

## COUNTY OF FAIRFAX, VIRGINIA

### SPECIAL PERMIT RESOLUTION OF THE BOARD OF ZONING APPEALS

CYRUS A. RAMSEY SP 2016-DR-064 Appl. under Sect. 8-922 of the Zoning Ordinance to permit a reduction in certain yard requirements for the construction of an addition 10.1 ft. from a side lot line. Located at 1327 Woodside Dr. McLean 22102 on approx. 39,218 sq. ft. of land zoned R-1. Dranesville District. Tax Map 20-3 ((5)) 20. Mr. Smith moved that the Board of Zoning Appeals adopt the following resolution:

WHEREAS, the captioned application has been properly filed in accordance with the requirements of all applicable State and County Codes and with the by-laws of the Fairfax County Board of Zoning Appeals; and

WHEREAS, following proper notice to the public, a public hearing was held by the Board on October 5, 2016; and

WHEREAS, the Board has made the following findings of fact:

1. The applicant is the owner of the land.
2. The applicant has read, understands, and concurs with the proposed development conditions as modified.
3. The present zoning is R-1.
4. The area of the lot is 39,218 square feet.
5. The proposed addition is relatively modest, as it is only 308 square feet.
6. Two existing sheds will be relocated into a by-right area.
7. There will be no additional curb cuts.
8. The existing driveway will be utilized.
9. There will be minimal disruption to the site and minimal addition of impermeable surface.
10. Architectural renderings show the proposed addition to be harmonious with the existing property and the surrounding neighborhood.
11. The Board received seven letters of support from surrounding neighbors, with no opposition heard at the public hearing.
12. The adjacent home is located so that it is not immediately aligned with the property of the applicant, so it will not be adversely affected by the addition.
13. There is existing screening between the two homes.

AND WHEREAS, the Board of Zoning Appeals has reached the following conclusions of law:

THAT the applicant has presented testimony indicating compliance with the general standards for Special Permit Uses as set forth in Sect. 8-006 and the additional standards for this use as contained in the Zoning Ordinance.

NOW, THEREFORE, BE IT RESOLVED that the subject application is **APPROVED** with the following limitations:

1. These conditions shall be recorded by the applicants among the land records of Fairfax County for this lot prior to the issuance of a building permit. A certified copy of the recorded conditions shall be provided to the Zoning Permit Review Branch, Department of Planning and Zoning.
2. This special permit is approved for the location and size of the addition (308 square feet, 16 feet in height), as shown on the plat titled, "Special Permit Plat, 1327 Woodside Drive", prepared by Michael L. Flynn, L.S., dated April 25, 2016, as revised through June 16, 2016, as submitted with this application, and is not transferable to other land.
3. Pursuant to Paragraph 4 of Section 8-922 of the Zoning Ordinance, the resulting gross floor area of an addition to the existing principal structure may be up to 150 percent of the gross floor area of the dwelling that existed at the time of the first expansion (7,099 square feet existing + 10,648.5 square feet (150%) = 17,747.5 square feet maximum permitted on lot) regardless of whether such addition complies with the minimum yard requirement or is the subject of a subsequent yard reduction special permit. Subsequent additions that meet minimum yard requirements shall be permitted without an amendment to this special permit.
4. The addition shall be generally consistent with the architectural renderings and materials as shown on Attachment 1 to these conditions.

This approval, contingent upon the above-noted conditions, shall not relieve the applicant from compliance with the provisions of any applicable ordinances, regulations, or adopted standards.

Pursuant to Sect. 8-015 of the Zoning Ordinance, this special permit shall automatically expire, without notice, 30 months after the date of approval unless construction has commenced and has been diligently prosecuted. The Board of Zoning Appeals may grant additional time to commence construction if a written request for additional time is filed with the Zoning Administrator prior to the date of expiration of the special permit. The request must specify the amount of additional time requested, the basis for the amount of time requested, and an explanation of why additional time is required.

Mr. Beard seconded the motion, which carried by a vote of 7-0.

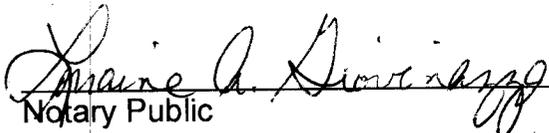
A Copy Teste:

  
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 Emily C. Armstrong, Deputy Clerk  
 Board of Zoning Appeals

ACKNOWLEDGEMENT

County of Fairfax  
Commonwealth of Virginia

The foregoing instrument was acknowledged before me this 11<sup>th</sup> day of  
October, 2016.

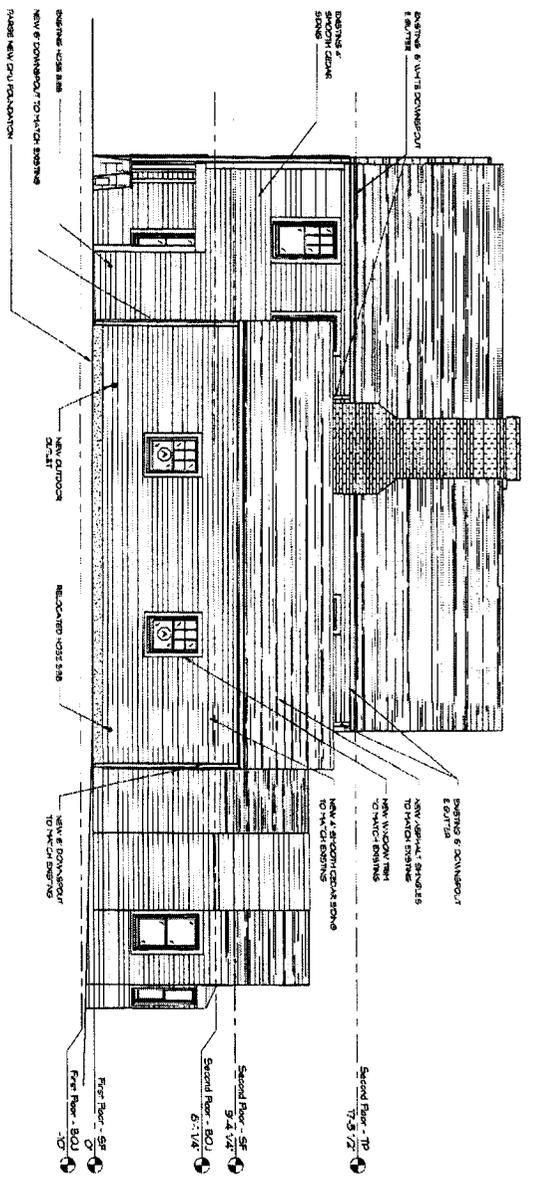
  
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 Notary Public

My commission expires: 6/30/18

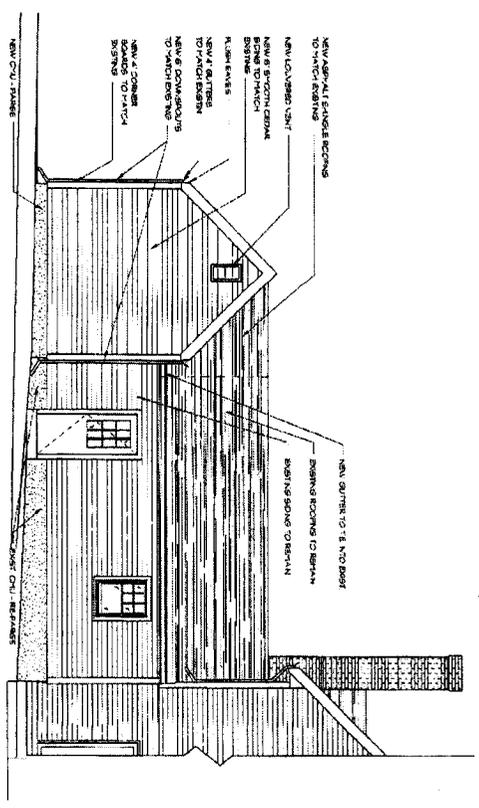




1371 NODDOR DRIVE  
 CLEAN VA 2202  
 PROPOSED EXTERIOR ELEVATIONS  
 NOTE: 1/4" = 1' DRAWINGS  
 SCALE 1/2"



1 PROPOSED SOUTH ELEVATION  
 1/4" = 1'



2 PROPOSED EAST ELEVATION  
 1/4" = 1'

RECEIVED  
 Department of Planning & Zoning  
 Zoning Evaluation Division