



County of Fairfax, Virginia

October 19, 2016

STAFF REPORT ADDENDUM

SPECIAL PERMIT SP 2016-PR-052

PROVIDENCE DISTRICT

APPLICANTS/OWNERS: Bruce T. Biggs
Helen J. Biggs

STREET ADDRESS: 2416 Jackson Parkway, Vienna, 22180

SUBDIVISION: Stonewall Manor

TAX MAP REFERENCE: 102-3 ((10)) (3) 24

LOT SIZE: 10,503 square feet

ZONING DISTRICT: R-3

ZONING ORDINANCE PROVISION: 8-914, 8-922

SPECIAL PERMIT PROPOSAL: To permit reduction of certain yard requirements to permit construction of an addition 6.0 feet from a side lot line and to permit reduction of minimum yard requirements based on an error in building location to permit an accessory storage structure to remain 2.4 feet from a side lot line and 3.3 feet from the rear lot line.

STAFF RECOMMENDATION:

Staff recommends approval of SP 2016-PR-052 subject to the proposed development conditions contained in Appendix 1.

It should be noted that it is not the intent of staff to recommend that the Board, in adopting any conditions, relieve the applicants/owners from compliance with the provisions of any applicable ordinances, regulations, or adopted standards.

Erin M. Haley

It should be further noted that the content of this report reflects the analysis and recommendations of staff; it does not reflect the position of the Board of Zoning Appeals. A copy of the BZA's Resolution setting forth this decision will be mailed within five (5) days after the decision becomes final.

The approval of this application does not interfere with, abrogate or annul any easements, covenants, or other agreements between parties, as they may apply to the property subject to the application.

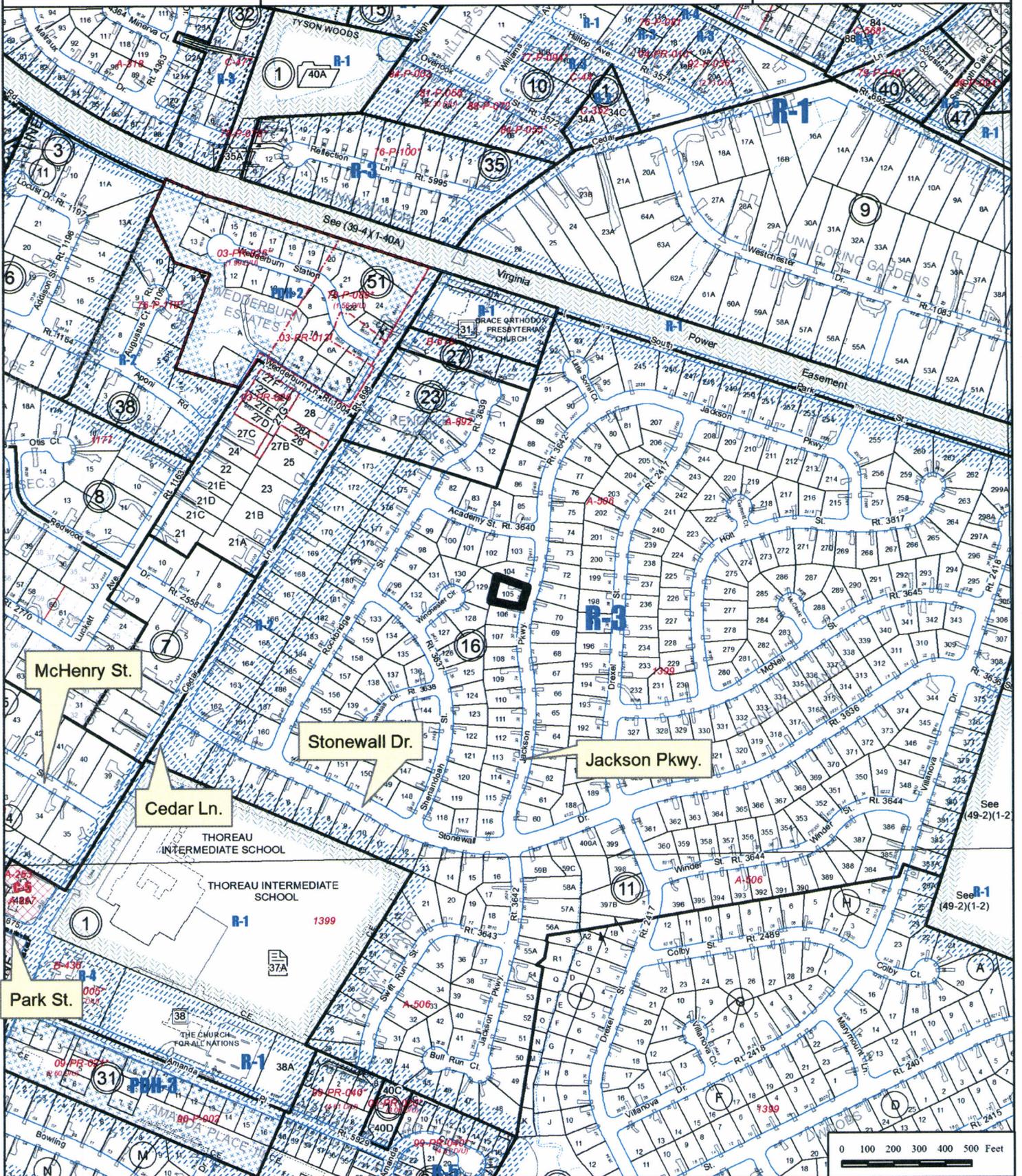
For additional information, call Zoning Evaluation Division, Department of Planning and Zoning at 703-324-1280, 12055 Government Center Parkway, Suite 801, Fairfax, Virginia 22035. **Board of Zoning Appeals' meetings are held in the Board Room, Ground Level, Government Center Building, 12000 Government Center Parkway, Fairfax, Virginia 22035-5505.**



Americans with Disabilities Act (ADA): Reasonable accommodation is available upon 48 hours advance notice. For additional information on ADA call (703) 324-1334 or TTY 711 (Virginia Relay Center).



Special Permit SP 2016-PR-052 BRUCE T. AND HELEN J. BIGGS



REASONS FOR ADDENDUM

The applicants, Bruce and Helen Biggs, filed an application (SP 2016-PR-052) on 2416 Jackson Parkway (Tax Map 102-3 ((10)) (3) 24) to permit a reduction of certain yard requirements to permit construction of an addition 6.0 feet from the northern side lot line. A map of the subject property is located in the front of the staff report addendum.

The staff report, recommending denial of the application, was published September 7, 2016 and concluded that the proposed two story, two car garage addition was out of character with development on nearby properties. As proposed, the addition was large, tall, and would be located too close to the house on the adjacent property. Staff recommended that the applicant should build a by-right addition, or reduce the proposed encroachment into the required side yard. Staff concluded that the special permit application was not in conformance with the applicable Zoning Ordinance provisions and did not meet the intent of the Comprehensive Plan.



Figure 1- Applicant's original proposed front elevation



Figure 2- Applicant's original proposed side elevation

After the publication of the staff report, the applicants requested to defer the public hearing so the proposal could be revised. The applicants met with staff and subsequently submitted a revised special permit plat (Attachment 2) and revised elevations (Attachment 3).

Changes to the proposal include:

- Reducing visual impacts to the adjacent property by altering the design of the addition to remove the second story from the required setback altogether.
- Adding windows and other architectural elements to soften the appearance of the side elevation. A development condition is proposed that would require the applicant to construct the addition to be generally consistent with the provided elevations to ensure that these elements are included.
- A decrease to the overall size of the addition from 1,128 square feet to 949 square feet. The portion that remains encroaching into the side yard is approximately 180 square feet in size.



Figure 3- Applicant's revised proposed front elevation



Figure 4- Applicant's revised proposed side elevation

Development condition revisions include:

- New date of October 19, 2016
- Modification of development condition 2 to reflect the revised square footage of the addition and the new date of the special permit plat.

CONCLUSIONS

The design of the proposal has improved from the original submission and lessened impacts on adjacent properties. By removing the second story of the addition from the minimum required side yard and adding more windows and other architectural elements, staff can now support the applicant's request. With these changes, staff can conclude that the special permit application is in conformance with all applicable Zoning Ordinance provisions.

RECOMMENDATION

Staff now recommends approval of SP 2016-PR-052 with the adoption of the Revised Proposed Development Conditions in Attachment 1 of the staff report addendum.

It should be noted that it is not the intent of staff to recommend that the Board, in adopting any conditions, relieve the applicant/owner from compliance with the provisions of any applicable ordinances, regulations, or adopted standards.

It should be further noted that the content of this report reflects the analysis and recommendations of staff; it does not reflect the position of the Board of Zoning Appeals.

The approval of a portion this application does not interfere with, abrogate or annul any easements, covenants, or other agreements between parties, as they may apply to the property subject to the application.

ATTACHMENTS

1. Revised Development Conditions dated October 19, 2016
2. Revised Special Permit Plat
3. Revised Floor Plans and Elevations
4. Revised Statement of Justification

REVISED PROPOSED DEVELOPMENT CONDITIONS**SP 2016-PR-052****October 19, 2016**

If it is the intent of the Board of Zoning Appeals to approve SP 2016-PR-052 located at Tax Map 39-3 ((16)) 105 to permit reduction of certain yard requirements for an addition pursuant to Section 8-922 and to permit a shed to remain pursuant to Section 8-914 of the Fairfax County Zoning Ordinance, staff recommends that the Board condition the approval by requiring conformance with the following development conditions.

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 accessory storage structure (shed), and the addition (949 square feet, 24 feet in height), as shown on the plat titled, "Special Permit, Lot 105, Section One, Stonewall Manor," prepared by William E. Ramsey, L.S., dated March 28, 2016, as revised through October 5, 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 (2,244 square feet existing + 3,366 square feet (150%) = 5,610 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.
5. A row of evergreen species trees such as, but not limited to, holly, arborvitae, or cypress, a minimum of 6.0 feet in height at planting, shall be installed between the addition and the northern side lot line. These trees shall be planted a maximum of 10.0 feet on center along the full length of the addition, parallel to the property line.

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.

NOTES:

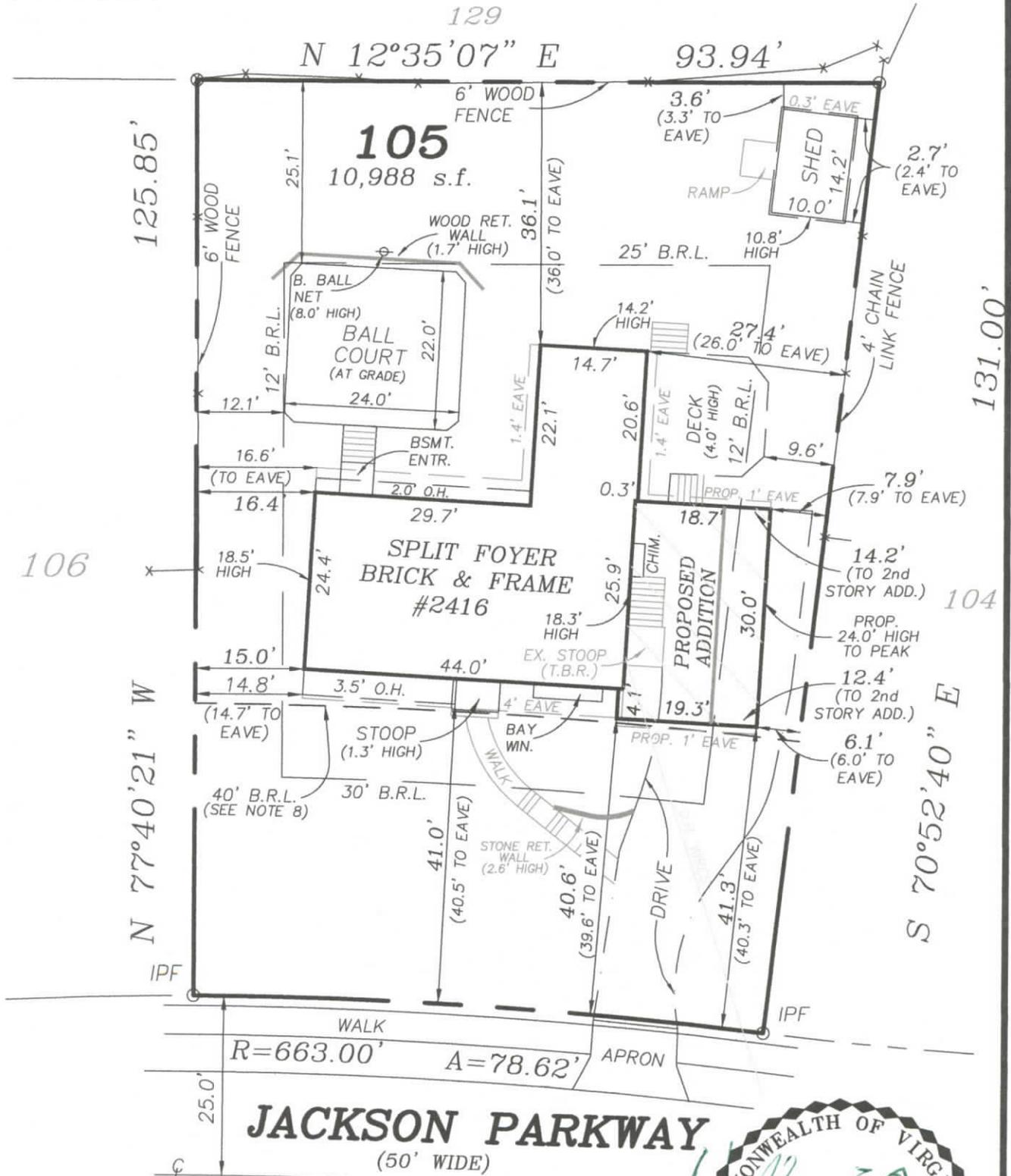
- PROPERTY IS LOCATED ON TAX MAP NO. 39-3-16-0105 AND IS PRESENTLY ZONED R-3 AS PER FAIRFAX COUNTY RECORDS.
- R-3 B.R.L.'s: FRONT: 30'
SIDE: 12'
REAR: 25'
- NO TITLE REPORT FURNISHED.
- PROPERTY IS SERVED BY PUBLIC WATER AND SEWER.
- AS PER PLAT OF RECORD AND INFORMATION PROVIDED BY OWNER, THERE ARE NO EASEMENTS ON THIS PROPERTY.
- THERE ARE NO FLOODPLAINS OR RESOURCE PROTECTION AREAS ON THIS PROPERTY.
- PLANT HANGERS AND FRONT STEPS ON EXISTING DECK TO BE REMOVED.

- ACCORDING TO HUD-FIA MAP FOR FAIRFAX COUNTY, THIS PROPERTY IS SHOWN TO BE IN ZONE "X", AN AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.
- 40' FRONT B.R.L. AS PER SUBDIVISION PLAT.
- SHED HEIGHT TO BE REDUCED TO 8.5' HIGH.

AREA CALCULATIONS

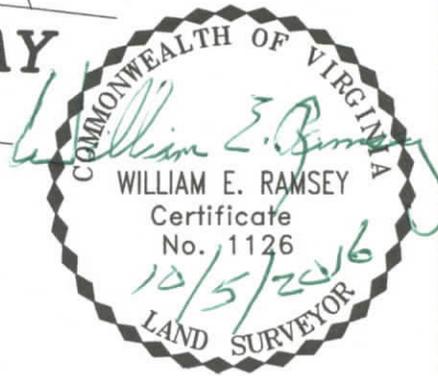
(AS PER INFORMATION PROVIDED BY CONTRACTOR)

EX. FIRST FLOOR: 1,078 s.f.
EX. SECOND FLOOR: 1,166 s.f.
EX. GROSS FLOOR AREA: 2,244 s.f.
EX. FLOOR AREA RATIO: EX. GFA (2,244)/LOT AREA (10,988)=20.42%
PROP. ADDITION: 949 s.f./EX. GFA (2,244)=42.3%
PROP. GFA: EX. GFA (2,244) + PROP. ADDITION (949)=3,193 s.f.
PROP. FLOOR AREA RATIO: PROP. GFA (3,193)/LOT AREA (10,988)=29.5%



SPECIAL PERMIT
LOT 105
SECTION ONE
STONEWALL MANOR
PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA
SCALE: 1"=20'
DATE: MARCH 28, 2016
REVISED: MAY 10, 2016
REVISED: OCTOBER 5, 2016

RECEIVED
Department of Planning & Zoning
OCT 06 2016
Zoning Evaluation Division



WILLIAM E. RAMSEY, P.C.
LAND SURVEYOR
FAIRFAX, VIRGINIA
703-385-4499

GFA CALCULATION:

1. HEIGHT TO THE TOP OF THE ROOF = 24'
2. EXISTING LIVING AREA TOTAL SQ. FT. = 1078 + 1166 = 2244
3. EXISTING DECK SQ. FT. = 365
4. NEW ATTACHED GARAGE ADDITION SQ. FT. = 560
5. NEW ATTACHED LIVING AREA SQ. FT. = 389

AREA CALCULATIONS:

- | | |
|------------------------------------------------|----------------------------------------------------------------------|
| 1. HEIGHT TO THE TOP OF THE ROOF: | 24' |
| 2. EXISTING FIRST FLOOR: | 1078 SQ. FT. |
| 3. EXISTING SECOND FLOOR: | 1166 SQ. FT. |
| 4. EXISTING DECK : | 365 SQ. FT. |
| 5. EXISTING GROSS FLOOR AREA: | 2244 SQ. FT. |
| 6. EXISTING FLOOR AREA RATIO: | EX GFA (2244 SQ. FT.)/LOT AREA (10, 836 SQ. FT.) x 100% = 20.71%. |
| 7. PROP. FIRST FLOOR ATTACHED GARAGE ADDITION: | 560 SQ. FT. |
| 8. PROP. SECOND FLOOR ATTACHED LIVING AREA: | 389 SQ. FT. |
| 9. PROP. ADDITION: | 949 SQ. FT. / 2244 GFA (SQ. FT.) x 100% = 42.3% |
| 10. PROP GFA: | EX. GFA (2244 SQ. FT.) + PROP. ADDITION (949 SQ. FT.) = 3193 SQ. FT. |
| 11. PROP. FLOOR AREA RATIO: | PROP. GFA (3193 SQ. FT.)/LOT AREA (10, 836 SQ. FT.) x 100% = 29.5% |

RECEIVED
Department of Planning & Zoning

OCT 06 2016

Zoning Evaluation Division



ADDITION TO:
Mr. & Mrs. Biggs
RESIDENCE

2416 Jackson Pkwy
Vienna, VA 22180

Date:
04-13-16

DISCLAIMER

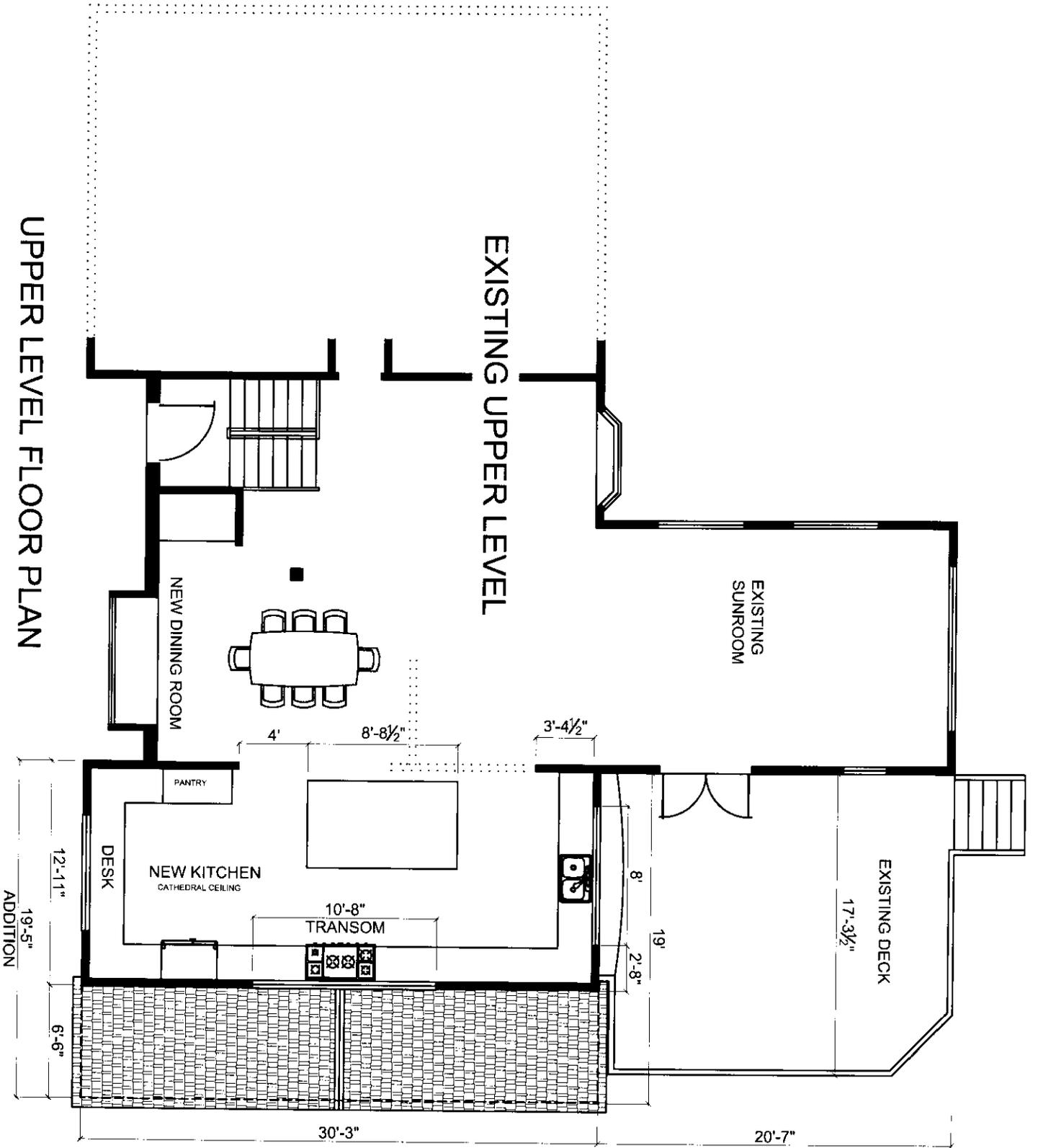
Due to site conditions and existing improvements, measurements on final architectural plans, renderings and site drawings may sometimes vary from as-built improvements. Exact measurements are only possible after completion of finishing.

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Tigran Ghulyan Shawn Nazemian
Scale: N/A

GFA CALCULATION

Sheet #

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ADDITION TO:
Mr. & Mrs. Biggs
RESIDENCE

2416 Jackson Pkwy
 Vienna, VA 22180

Date:
 04-13-16

DISCLAIMER
 Due to site conditions and existing improvements, measurements on initial architectural plans, renderings and shop drawings may sometimes vary from as-built improvements. Exact measurements are only possible after completion of framing.

Drawn by: Checked by:
 Tigran Ghulian Steven Nazarian
 Scale: 3/8" = 1'-0"

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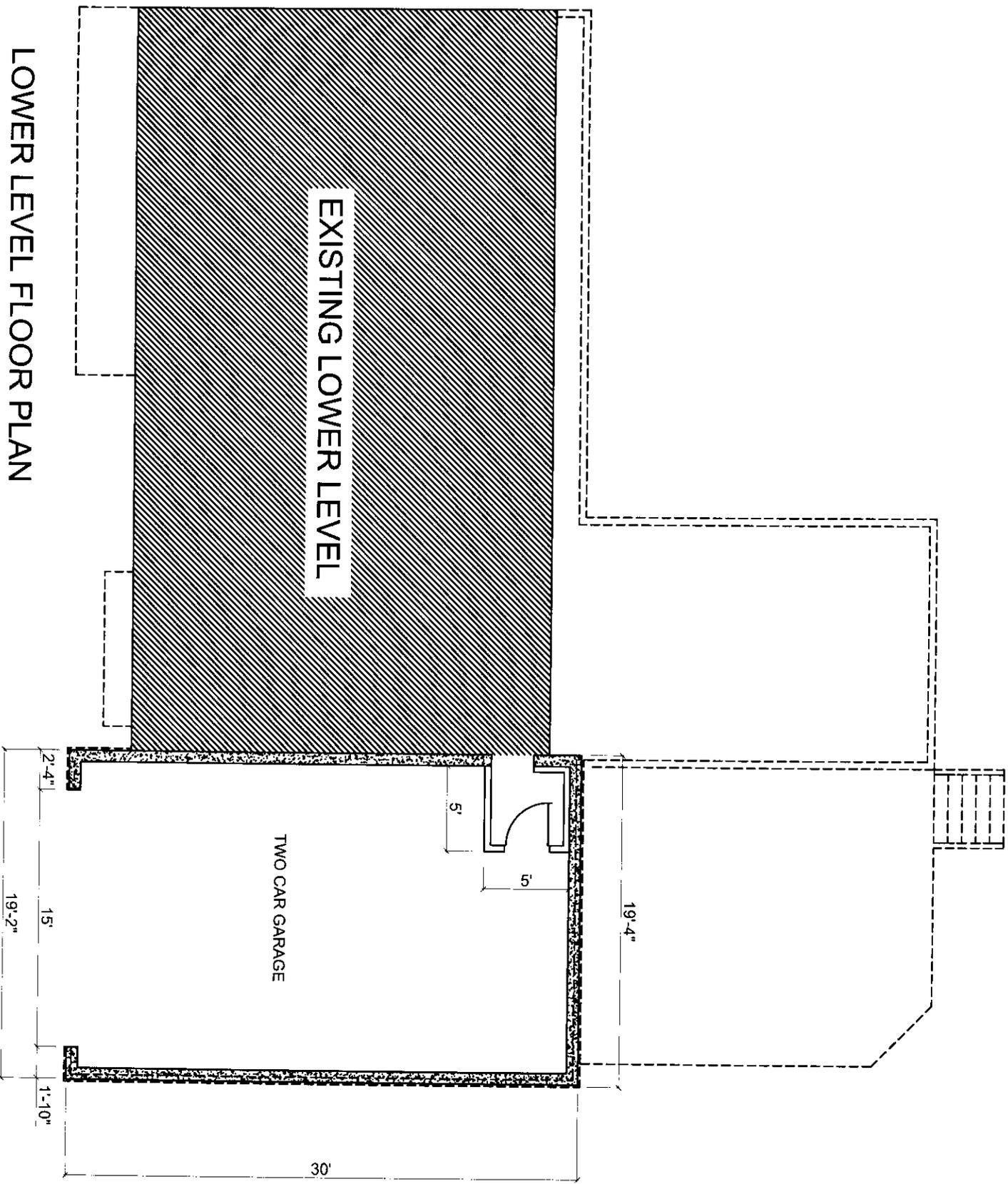
1000 E. 11th Street, Suite 100, Norfolk, VA 23502
Tel: 757-261-1111 Fax: 757-261-1112

ADDITION TO:
Mr. & Mrs. Biggs
RESIDENCE

2416 Jackson Pkwy
Vienna, VA 22180

EXISTING LOWER LEVEL

TWO CAR GARAGE



LOWER LEVEL FLOOR PLAN

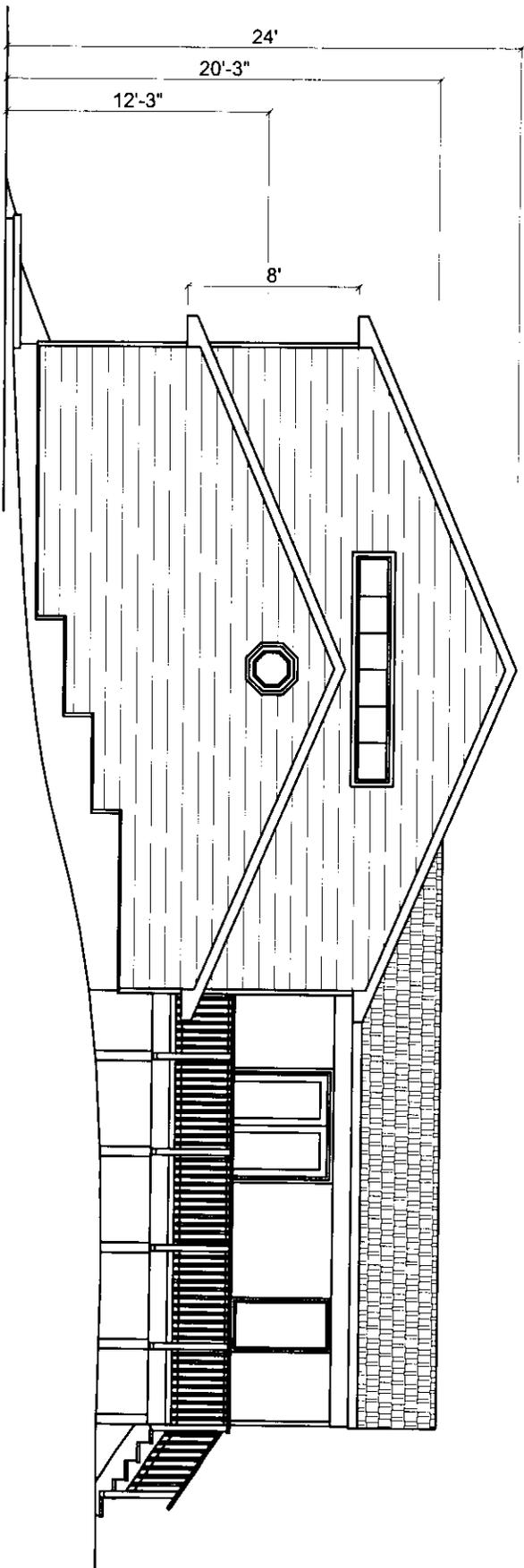
Date:
04-13-16

DISCLAIMER
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Tigran Ghulyan Shawn Nazemian
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A-2



SIDE ELEVATION



2416 Jackson Pkwy
Vienna, VA 22180

ADDITION TO:
Mr. & Mrs. Biggs
RESIDENCE

2416 Jackson Pkwy
Vienna, VA 22180

Date:
04-13-16

DISCLAIMER
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Tigran Ghulyan Shawn Nazemian
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A-4



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ADDITION TO:
Mr. & Mrs. Biggs
RESIDENCE

2416 Jackson Hwy
Vienna, VA 22180



REAR ELEVATION

Date:
04-13-16

DISCLAIMER
Due to site conditions and existing improvements, measurements on initial architectural plans, renderings and shop drawings may sometimes vary from as-built improvements. Exact measurements are only possible after completion of framing.

Drawn by: Checked by:
Tigran Ghulyan Shavri Nazamian
Scale: 1/8" = 1'-0"

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A-5

County of Fairfax Virginia

Zoning Evaluation Division

Special Permit Statement of Justification

The project that is the subject of this special exemption is an addition of a two garage with a smaller kitchen above that. The addition will provide more living space for a family of 6 currently living in the home and improved facility for storing our cars particularly during the difficult winter months. Instead of moving to a larger home, we want to remain in our current neighborhood where we have grown to love our neighbors and location. Because of the size of the houses in the neighborhood many people have added on and improved their houses, which has added to the look and value of these homes. We would like to be a part of that neighborhood improvement.

1. The garage, when completed, will result in 6.5 feet of yard between the lot line and the garage.
2. The lot line distance from the closest point to the closest point as shown on plat (6.5 feet).
3. The garage addition, on the right side of the existing structure, will be 522 s.f (18X29) with a kitchen above that will be 389 s.f.
4. The percentage increase as shown on the plat is approximately 50.2% GFA increase
5. The addition will be in character with the existing structure and surrounding homes. There are no homeowner association guidelines that would affect this addition.
6. The addition also conforms to the provision of all applicable ordinances, regulations and adopted standards. There are 3 identical houses within a couple blocks of ours that have done the exact same addition.
7. The owners of the adjacent neighboring properties have agreed that the addition will not adversely impact them or their property.
8. There are no known hazardous materials or toxic substances that will be generated, utilized, stored, treated and or disposed of on this site.
9. The proposed reduction is the minimum necessary to accommodate the proposed garage so that we can fit our 2 cars.
10. The location, right side of the home and location of the garage, along with the fact that we are only installing thin small transom windows that will not allow visual access to the neighbors house.
11. The shed in the back yard that was placed too close to the property line for the height will be brought into compliance.