



County of Fairfax, Virginia

September 7, 2016

STAFF REPORT

SPECIAL PERMIT SP 2016-PR-056

PROVIDENCE DISTRICT

APPLICANTS/OWNERS: Jonathan and Julia Nathan

STREET ADDRESS: 9315 Coronado Terrace, Fairfax 22031

SUBDIVISION: Mantua Hills, Section 4

TAX MAP REFERENCE: 58-2 ((12)) 40

LOT SIZE: 20,119 square feet

ZONING DISTRICT: R-2

ZONING ORDINANCE PROVISION: 8-922

SPECIAL PERMIT PROPOSAL: To permit a reduction in minimum yard requirements to permit construction of an addition (deck with pergola) 19.7 feet from a rear lot line.

STAFF RECOMMENDATION: Staff recommends approval, subject to the Proposed Development Conditions contained in Appendix 1 of the staff report.

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.

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 days after the decision becomes final.

Heath Eddy, AICP

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.

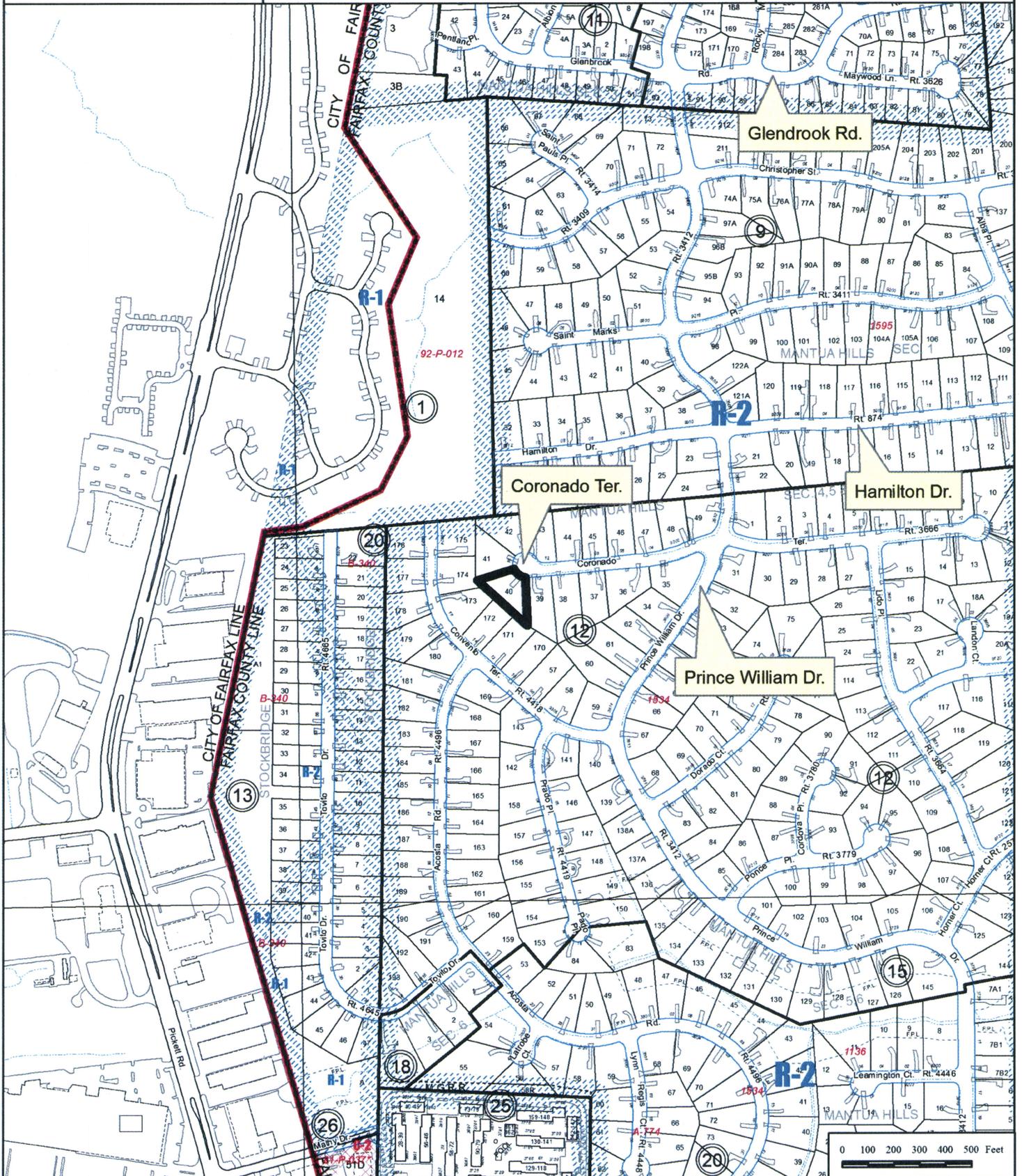
For additional information, call Zoning Evaluation Division, Department of Planning and Zoning at 703-324-1280, 12055 Government Center Parkway, Suite 801, Fairfax, Virginia 22035. **Board of Zoning Appeals' meetings are held in the Board Room, Ground Level, Government Center Building, 12000 Government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

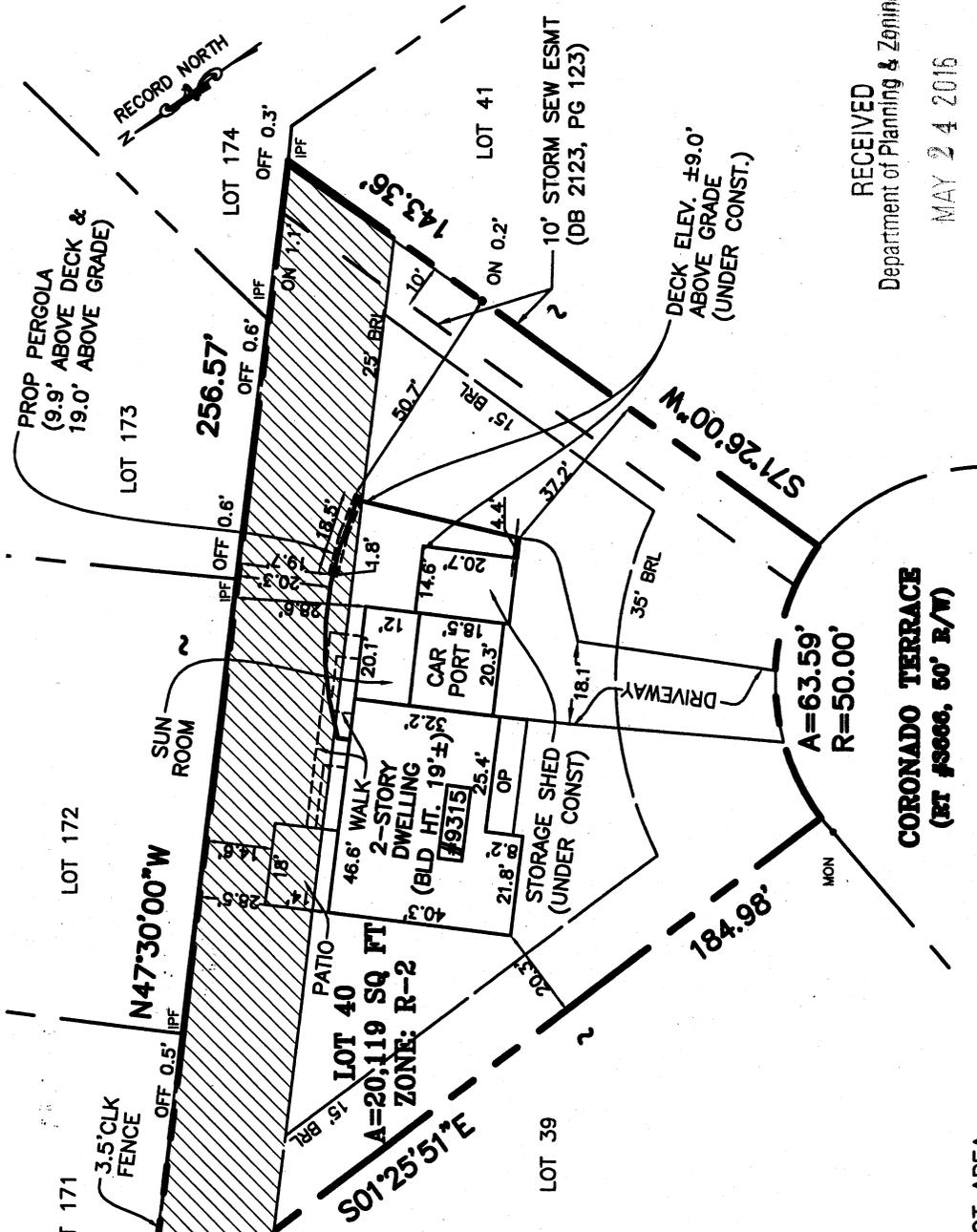


Special Permit SP 2016-PR-056 JONATHAN & JULIA NATHAN



LEGEND

IPF
CONST IRON PIPE FOUND
CONSTRUCTION



SETBACK PER SECTION 2-412.3.B.3:

A REAR DECK MAY EXTEND 12' FEET INTO THE REAR SETBACK BUT NO CLOSER THAN 5' TO THE PROPERTY LINE. R-2 REAR SETBACK 25'

IMPERVIOUS AREA COMPUTATIONS:

| | |
|--------------|-------------|
| BUILDING | 1,695 SQ FT |
| SUN ROOM | 243 SQ FT |
| STORAGE SHED | 300 SQ FT |
| CAR PORT | 375 SQ FT |
| DRIVEWAY | 1,295 SQ FT |
| CONC. PATIO | 252 SQ FT |
| FRONT PORCH | 153 SQ FT |
| WALK | 169 SQ FT |
| DECK | 679 SQ FT |

SUB-TOTAL= 3,482 SQ FT OR 22.2% OF LOT AREA
LOT AREA= 20,119 SQ FT

FRONT YARD COVERAGE:

FRONT YARD AREA: 5,849 SQ FT
IMPERVIOUS AREA (VEHICLE RELATED AREA): 1,003 SQ FT
% OF FRONT YARD: =1,003/5,849X100%=17.15% < 25%



AJMA ENGINEERS, LLC
3930 Pender Drive, Suite 310
Fairfax, Va-22030
TEL: 703-655-2151 (cell)
703-273-0300 (off)
Fax: 703-273-0303

1ST REVISION 5/20/2016

NOTES:

- TAX MAP#: 058-2-12-0040
- OWNER OF RECORDS: NATHAN JONATHAN, DEED BOOK: 2123, PAGE: 123
- LOCATION OF FENCES ARE APPROXIMATE.
- THE DWELLING IS SERVED BY PUBLIC WATER AND SEWER SYSTEM.
- THERE IS NO FLOOD PLAIN OR RESOURCE PROTECTION AREA ON THE LOT.
- THERE IS NO GRAVEYARD OR BURIAL SITE ON THE LOT.
- NO UTILITY EASEMENTS HAVING A WIDTH OF TWENTY-FIVE (25) FEET OR MORE, OR NO OTHER EASEMENTS EXIST ON THE LOT.
- GROSS FLOOR AREA
 - PRINCIPAL BUILDING=1,695 (BSMT)+1,695 (1ST FLOOR)+243 SUN ROOM+300 STORAGE SHED (UNDER CONST)=3,933 SQ FT
 - CAR PORT (ACCESSORY BLD)=375 SQ FT OR 9.53% OF PRINCIPAL STRUCTURE
 - DECK UNDER CONST=679 SQ FT

- REAR YARD COVERAGE=5,941 SQ FT (ENCLOSED BY 25' SETBACK FROM THE REAR PROPERTY LINE, SHOWN ON HATCH AREA)
PART OF PATIO WITHIN BRL=188 SQ FT
TOTAL COVERAGE=298 SQ FT OR 5.02% OF REAR YARD AREA < 30%
BUILDING HEIGHT=19.0'±

RECEIVED
Department of Planning & Zoning

MAY 24 2016

Zoning Evaluation Division

SPECIAL PERMIT PLAT

ON
LOT 40, SECTION 4
MANTUA HILLS
PROVIDENCE DISTRICT
9315 CORONADO TERRACE
FAIRFAX COUNTY, VIRGINIA
SCALE: 1"=40' APRIL 5, 2016

SPECIAL PERMIT REQUEST

The applicant requests special permit approval to permit a reduction in minimum yard requirements to permit construction of an addition (a deck with a pergola) 19.7 feet from a rear lot line.

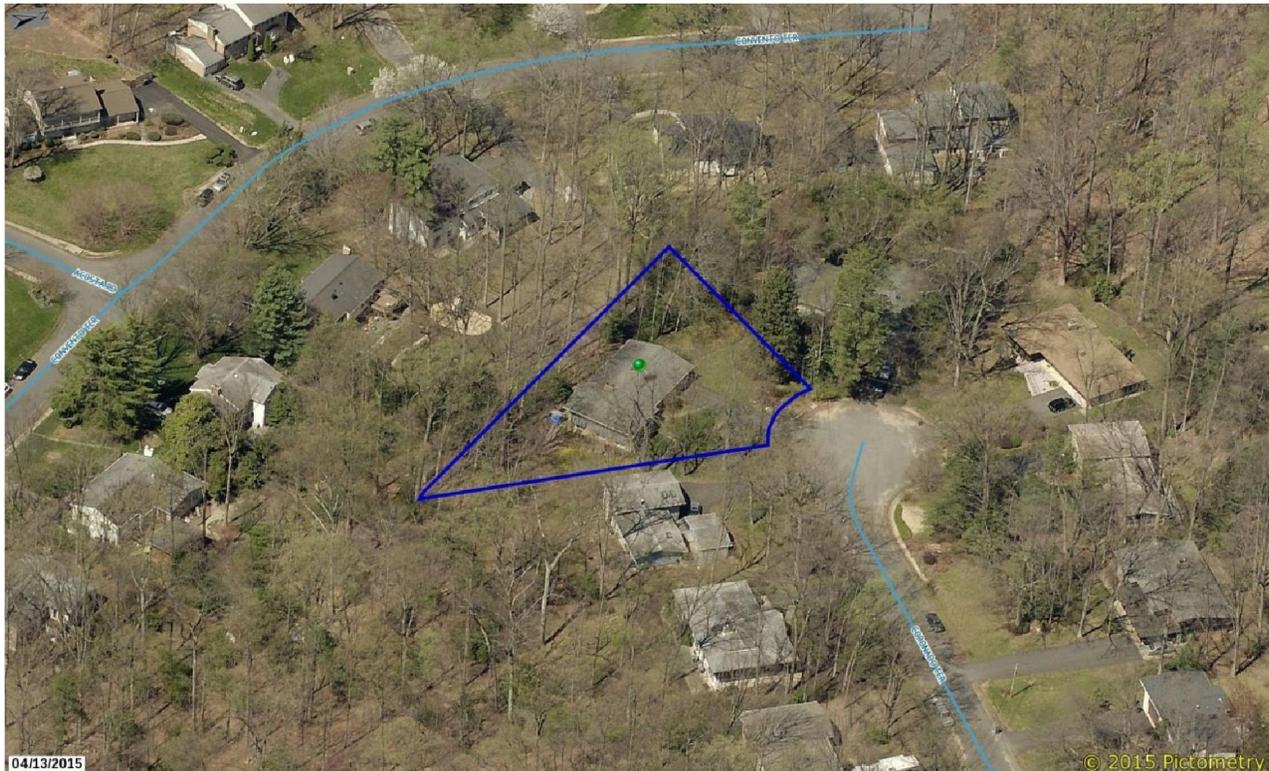


Figure 1: Subject property, Source: Pictometry 2015.

A copy of the special permit plat, entitled “Special Permit Plat on Lot 40, Section 4 Mantua Hills,” prepared by Prem K. Bhandari, L.S., of AMA Engineers, LLC, dated April 5, 2016, last revised August 17, 2016 and received August 17, 2016, consisting of one sheet is provided at the front of this staff report. A copy of the applicant’s statement of justification and relevant photographs, and architectural renderings, and the affidavit are provided in Appendices 1-3, respectively.

CHARACTER OF THE SITE AND SURROUNDING AREA

The 20,119-square foot subject property is located on Coronado Terrace, at the end of the cul de sac about 800 feet east of the County line with the City of Fairfax, in the Mantua Hills development which is located between Arlington Boulevard to the north and Little River Turnpike to the south. The nearest intersecting street is Prince William Drive.

The property is developed with a 3,390 square foot, 2-story single family detached dwelling (1 story plus walkout basement) with an open rear deck wrapped around the north side, 2-car attached carport, attached storage shed, front porch, and a driveway

access to Coronado Terrace. The residence is consistent with other dwellings on the street, consisting of low level ranch or split-level construction with attached carports, and was built in 1964.

BACKGROUND AND HISTORY

County Records indicate that the existing single family dwelling was constructed in 1964, which included the dwelling, the attached carport/screened porch (for a total of 3,633 square feet gross floor area (GFA)), a concrete patio in the rear yard, and the driveway. A permit was issued for construction of a playhouse in the southern corner of the lot, which was subsequently removed. The current applicants purchased the property in 2009 and have been making several changes under Building Permit #153570076, which include the rear deck, attached storage shed, conversion of the screened porch to a sunroom, and an additional trash room addition under the new deck, along with various repairs. This permit was subsequently amended in late December 2015 to remove a "trellis" which is the reason for the current request.

This is the first special permit or variance request for the subject property. County records indicate there have been no other special permit/variance applications within 500 feet of the subject property.

DESCRIPTION OF THE APPLICATION

The applicants request is to permit an addition consisting of a deck with a pergola to be located 19.7 feet from the rear lot line. The deck is already constructed (see above) and was compliant with the standards for permitted extensions into required yards under Sect. 2-412.2 of the Zoning Ordinance. However, once a vertical element above the deck railing (other than a roof) is constructed, the deck is no longer considered an extension but a building addition, and compliance with the minimum required yard, in this case for the R-2 District, is required. The deck currently is located 20.3 feet from the rear lot line, and the pergola will reduce this distance to 19.7 feet. Therefore, the applicants are requesting a reduction of 5.3 feet from the minimum rear yard, a reduction of 21.2 percent.

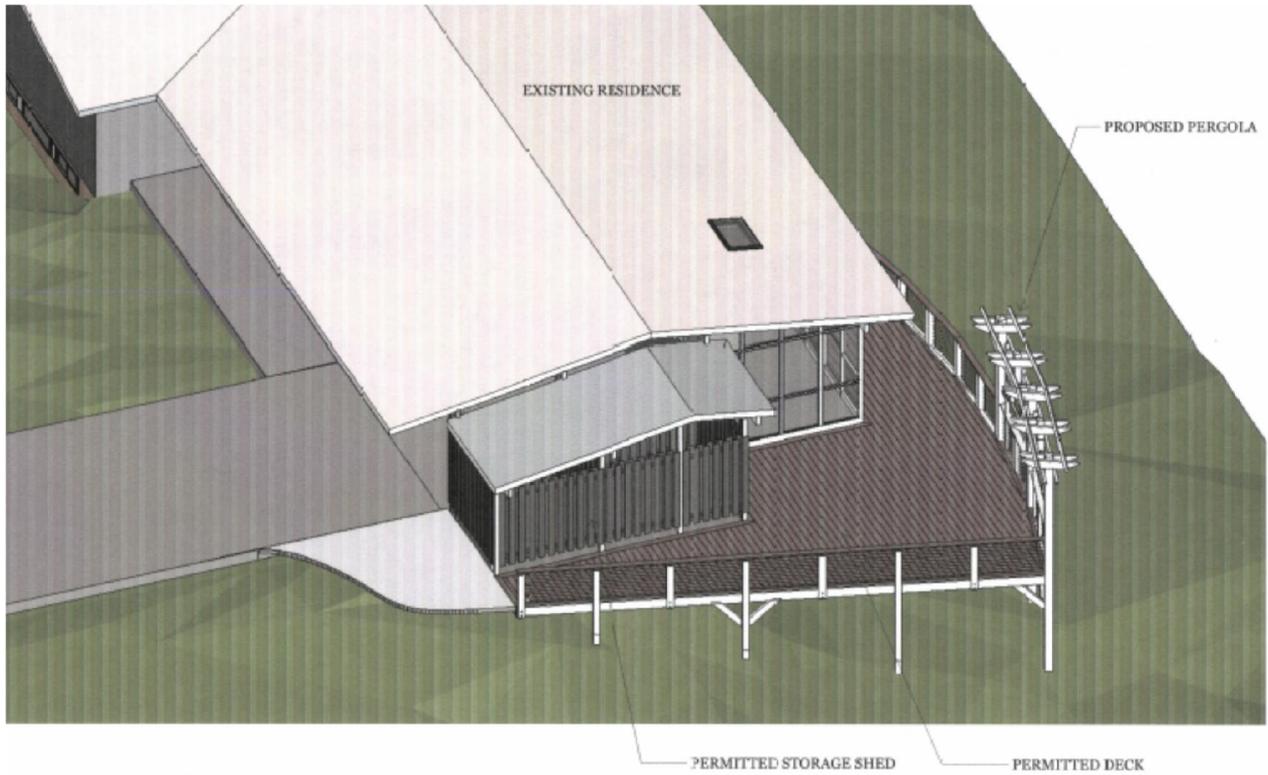


Figure 3: Birds eye view of proposed pergola, shown on right. Source: Applicant.



Figure 4: View of proposed pergola on deck from the rear yard. Source: Applicant.



Figure 5: View of proposed pergola on deck from the northwest side yard. Source: Applicant.

The pergola is designed consistent with the existing deck and the general modern design of the residence. Figure 6, below, provides a perspective of the existing deck against the property line.



Figure 6: View of existing deck and proposed pergola location from the rear lot line. Source: Applicant.

Figure 7, below, provides another view of the existing deck from the rear yard of the adjacent lot to the west.



Figure 7: View of existing deck and proposed pergola location from the adjacent neighbor's rear yard. Note: Some of the vertical piers are already in place, though not out of compliance with zoning regulations. Source: Applicant.

Staff received comment from the Urban Forestry Management Division (UFMD) regarding the existing construction, which noted that a set of concrete steps were built in the northwest side yard adjacent (but not attached) to the deck. This was done after the Special Permit Plat had been surveyed and completed, so they do not appear on the plat. The deck was constructed as a by-right extension, and the construction impacted some trees. However, staff believes that the remaining vegetation is adequate to buffer the proposed pergola.

ANALYSIS

Comprehensive Plan Provisions

| | |
|--------------------|---------------------|
| Plan Area: | II |
| Planning District: | Fairfax |
| Planning Sector: | Mantua (F2) |
| Plan Map: | Residential 2 du/ac |

The Plan does not contain any specific recommendations for the subject property but does note that this area is planned for infill residential development consistent with the surrounding neighborhoods at approximately 2 dwelling units/acre.

ZONING ORDINANCE REQUIREMENTS (Appendix 6)

The subject property is zoned R-2, which has the following lot size and bulk regulations.

| Bulk Standards (R-2) | | |
|-----------------------------|-----------------|--|
| Standard | Required | Provided |
| Minimum Lot Size | 15,000 sf. | 20,119 sf. |
| Minimum Lot Width | 100 feet | ~100 feet |
| Maximum Building Height | 35 feet | 19 feet +/- |
| Minimum Front Yard | 35 feet | ~54 feet |
| Minimum Side Yard | 15 feet | 20.3 feet (southeast side) 37.2 feet (northwest side) |
| Minimum Rear Yard | 25 feet | 19.7 feet* |

*As requested with this application for the deck with pergola

This special permit application is subject to the following provisions of the Zoning Ordinance and are provided as Appendix 6. Subject to the development conditions, the special permit must meet these standards.

- *Sect. 8-006* General Special Permit Standards
- *Sect. 8-903* Group 9 Standards
- *Sect. 8-922* Provisions for Reduction of Certain Yard Requirements

The following is staff’s analysis of the Zoning Ordinance provisions and the proposal to permit a reduction in the minimum rear yard to 19.7 feet to allow construction of a deck with attached pergola.

General Standards for Special Permit Uses (Sect. 8-006)

| | |
|--|---|
| Standards 1 & 2 Comprehensive Plan/ Zoning District | The Comprehensive Plan recommends residential uses and the property is developed with a residential use. The R-2 District allows a reduction in minimum required yards with special permit approval. |
| Standard 3 Adjacent Development | Residences in the neighborhood have a variety of different improvements including decks, patios, and other on-lot improvements. While this is the first special permit application in the vicinity, the proposal would have no negative impact on the surrounding area. |
| Standard 4 Pedestrian/ Vehicular Traffic | No increased vehicular or pedestrian traffic is expected with this application. |

| | |
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| Standard 5 Landscaping/ Screening | There is some screening from the adjacent properties to the rear and northwest side of the subject property. |
| Standard 6 Open Space | There is no prescribed open space requirement on individual lots in the R-2 District. |
| Standard 7 Utilities, Drainage, Parking, and Loading | The proposed changes would not result in any impact on the public utilities, drainage patterns, or parking in the surrounding area. |
| Standard 8 Signs | No signage is proposed. |

Standards for all Group 9 Uses (Sect. 8-903)

| | |
|---|--|
| Standard 1 Lot Size and Bulk Regulations | The bulk regulation for the minimum required rear yard is requested to be modified with the special permit application. The subject property complies with all bulk standards of the R-2 District. |
| Standard 2 Performance Standards | The use will comply with the performance standards set forth in Article 14 of the Zoning Ordinance. |
| Standard 3 Site Plan | The proposed construction will not disturb more than 2,500 square feet, therefore no additional site plan requirements are required. |

Standards for Reduction of Certain Yard Requirements (8-922)

| | |
|---|---|
| Standard 1 Yard Requirements Subject to Special Permit | <p><i>A. Minimum required yards – Yards not less than 50% of the requirement and not less than 5 feet: The proposal is to reduce the minimum rear yard by 5.3 feet, or 21.2%.</i></p> <p><i>B. Pipestem lots- N/A</i></p> <p><i>C. Accessory structure locations – N/A.</i></p> <p><i>D. Extensions into minimum required yards allowed by Sect. 2-412: N/A</i></p> |
| Standard 2 Not a Detached Structure in a Front Yard | The application does not included a detached structure in a front yard. |
| Standard 3 Principal Structure that Complied with Yard Requirements When Established | The principal structure complied with all yard requirements when constructed in 1964, and all subsequent improvements, including the existing deck, comply with the yard requirements of the R-2 District or with the allowed extensions under Sect. 2-412. |

| | |
|--|---|
| <p>Standard 4 Addition No More than 150% of Existing Gross Floor Area (GFA)</p> | <p>The existing dwelling, plus attached storage shed and sunroom, totals 3,933 square feet GFA. The proposed addition of the deck and pergola is an increase of 1,049 square feet based on Building Permit records. The total increase in GFA is about 26.7% of the existing GFA. The maximum total increase for the subject property is 5,900 square feet.</p> |
| <p>Standard 5 Accessory Structure Subordinate in Purpose, Scale, Use and Intent</p> | <p>The application does not include an accessory structure.</p> |
| <p>Standard 6 Construction in Character with On-Site Development</p> | <p>The proposed pergola attachment to the deck will be consistent with the on-site character of the existing residence.</p> |
| <p>Standard 7 Construction Harmonious with Off-Site Development</p> | <p>The neighborhood consists of residences built of similar scale and design by the same builder. The proposed pergola attachment represents a harmonious addition to the neighborhood.</p> |
| <p>Standard 8 Construction Shall Not Adversely Impact Adjacent Properties</p> | <p>The deck has already been constructed, in compliance with applicable requirements of Sect. 2-412.2 of the Zoning Ordinance. The addition of the pergola will not create any adverse impacts, as the pergola and deck are screened from view of all directly impacted properties.</p> |
| <p>Standard 9 Represents the Minimum Amount of Reduction Necessary</p> | <p>The deck was constructed in compliance with Sect. 2-412.2, but the addition of the pergola changes the classification of the deck from a permitted extension into a building addition, which must comply with the minimum rear yard. This is a reduction of 5.3 feet, or 21.2%. However, since the deck was a by-right structure in a by-right location, adding the pergola in actuality represents a reduction of 0.6 feet from the existing features on the site. Staff believes this request represents a negligible change to the conditions on-site.</p> <p>Other issues of environmental characteristics, slopes, wells, floodplains and/or Resource Protection Areas, easements and historic resources are not applicable to this site.</p> |
| <p>Standard 10 BZA May Impose Conditions</p> | <p>Proposed development conditions are included in Appendix 1.</p> |
| <p>Standard 11 Submission Requirements</p> | <p>A copy of the plat is included in the beginning of this report.</p> |
| <p>Standard 12 Architectural Elevations</p> | <p>Proposed elevation drawings are included as an attachment to the proposed development conditions in Appendix 1.</p> |

CONCLUSION

Staff finds that the proposal to permit a reduction of certain yard requirements to permit construction of a deck with pergola addition 19.7 feet from the rear lot line is in conformance with the applicable Zoning Ordinance provisions.

RECOMMENDATION

Staff recommends approval of SP 2016-PR-056 subject to the Proposed Development Conditions contained in Appendix 1 of the staff report.

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.

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 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.

APPENDICES

1. Proposed Development Conditions
2. Applicant's Statement of Justification, Architectural Renderings, and Photographs
3. Applicant's Affidavit
4. Available Street File Information
5. Agency Comments
6. Zoning Ordinance Provisions

PROPOSED DEVELOPMENT CONDITIONS

SP 2016-PR-056

September 7, 2016

If it is the intent of the Board of Zoning Appeals to approve SP 2016-PR-056 located at Tax Map 58-2 ((12)) 40 to permit a reduction in minimum yard requirements to permit construction of an addition (deck with pergola) 19.7 feet from a rear lot line pursuant to Sect. 8-922 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 applicant 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 deck with pergola as shown on the special permit plat, entitled "Special Permit Plat on Lot 40, Section 4 Mantua Hills," prepared by Prem K. Bhandari, L.S., of AMA Engineers, LLC, dated April 5, 2016, last revised August 17, 2016 and received August 17, 2016, consisting of one sheet as submitted with this application and is not transferable to other land.
3. Pursuant to Par. 4 of Sect. 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 (3,933 square feet existing + 5,900 square feet (150%) = 9,833 square feet permitted) regardless of whether such addition complies with the minimum yard requirement or is the subject of a subsequent yard reduction special permit. Notwithstanding the definition of gross floor area as set forth in the Ordinance, the gross floor area of a single family dwelling for the purpose of this paragraph shall be deemed to include the floor area of any attached garage. Subsequent additions that meet minimum yard requirements shall be permitted without an amendment to this special permit.
4. The deck and pergola shall be generally consistent with the architectural renderings 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 on the pergola addition 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.

ATTACHMENT 1: Architectural Renderings for Proposed Addition

Front Elevation



Northwest Side Elevation



Southeast Side Elevation



Rear Elevation



Statement of Justification

Jonathan and Julia Nathan
9315 Coronado Terrace
Fairfax, VA 22031

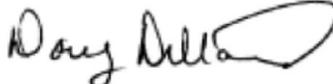
April 5, 2016

Re: Special Permit Application - Jonathan Nathan Statement of justification

The proposed deck and pergola is harmonious with the surrounding off-site uses and structures in terms of location height, bulk and scale of surrounding structures topography, existing vegetation and the preservation of significant trees. The deck and pergola heights are less than the existing structure, the scale is appropriate for a residential deck, does not require modification to the existing topography, and does not require any reduction to the existing vegetation and significant trees.

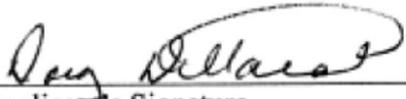
The proposed deck and pergola shall not adversely impact the use and/or enjoyment of any adjacent property with regard to noise, light, air, erosion, and stormwater runoff. This is a residential deck and does not provide a means of additional noise, light, air, erosion, or additional stormwater runoff than the existing un-improved portion of the lot.

The proposed reduction represents the minimum amount of reduction necessary to accommodate the proposed structure. The deck location needs to be off of the living area and utilizes a very narrow projection to the rear. The zoning code allows for a deck to extend into the rear setback 12 feet. We are requesting that a small open pergola be allowed for Architectural interest and not for any form of screening or weather protection, while working within the allowed by right area for a deck. We are asking for less than 3 feet of encroachment into the setback for additions.


4-11-2016

- I. A statement that the proposed use conforms to the provisions of all applicable ordinances, regulations, adopted standards and any applicable conditions, or, if any waiver, exception or variance is sought by the applicant from such ordinances, regulations, standards and conditions, such shall be specifically noted with the justification for any such modification.

Zoning Ordinance Compliance. The proposed development conforms to the provisions of all applicable ordinances, regulations and adopted standards or, if any waiver, exception or variance is sought, such request has been specifically noted with the justification for such modification.



Applicant's Signature



Date

ZONING ORDINANCE GENERAL STANDARDS FOR A SPECIAL PERMIT

All special permit uses must satisfy the following general standards pursuant to Section 8-006 of the Zoning Ordinance in order for the Board of Zoning Appeals to approve the application.

1. The proposed use at the specified location shall be in harmony with the adopted comprehensive plan.
2. The proposed use shall be in harmony with the general purpose and intent of the applicable zoning district regulations. **The addition of a small pergola would be in harmony with the intent of the zoning district as it is a residential use.**
3. The proposed use shall be such that it will be harmonious with and will not adversely affect the use or development of neighboring properties in accordance with the applicable zoning district regulations and the adopted comprehensive plan. The location, size and height of buildings, structures, walls and fences, and the nature and extent of screening, buffering and landscaping shall be such that the use will not hinder or discourage the appropriate development and use of adjacent or nearby land and/or buildings or impair the value thereof. **The approved deck is allowed by the zoning code. The addition of a small pergola would not impact the development of the neighboring properties beyond that of the allowed deck.**
4. The proposed use shall be such that pedestrian and vehicular traffic associated with such use will not be hazardous or conflict with the existing and anticipated traffic in the neighborhood. **No change as part of this application.**
5. In addition to the standards which may be set forth in this Article for a particular group or use, the Board of Zoning Appeals shall require landscaping and screening in accordance with the provisions of Article 13, Landscaping and Screening, in the Zoning Ordinance.
6. Open space shall be provided in an amount equivalent to that specified for the zoning district in which the proposed use is located. **No Change as part of this application. R-2 zoning district does not have open space requirements.**
7. Adequate utility, drainage, parking, loading and other necessary facilities to serve the proposed use shall be provided. Parking and loading requirements shall be in accordance with the provisions of Article 11. **No impact on any of the above.**
8. Signs shall be regulated by the provisions of Article 12, Signs, in the Zoning Ordinance; however, the Board of Zoning Appeals may impose more strict requirements for a given use than those set forth in this Ordinance. **No signs as part of this application.**

In addition to the general standards outlined above, some types of special permits also have specific standards which must be met. These specific standards can be found in Article 8 of the Zoning Ordinance, which is available on the County's web site at www.fairfaxcounty.gov/dpz/zoningordinance.

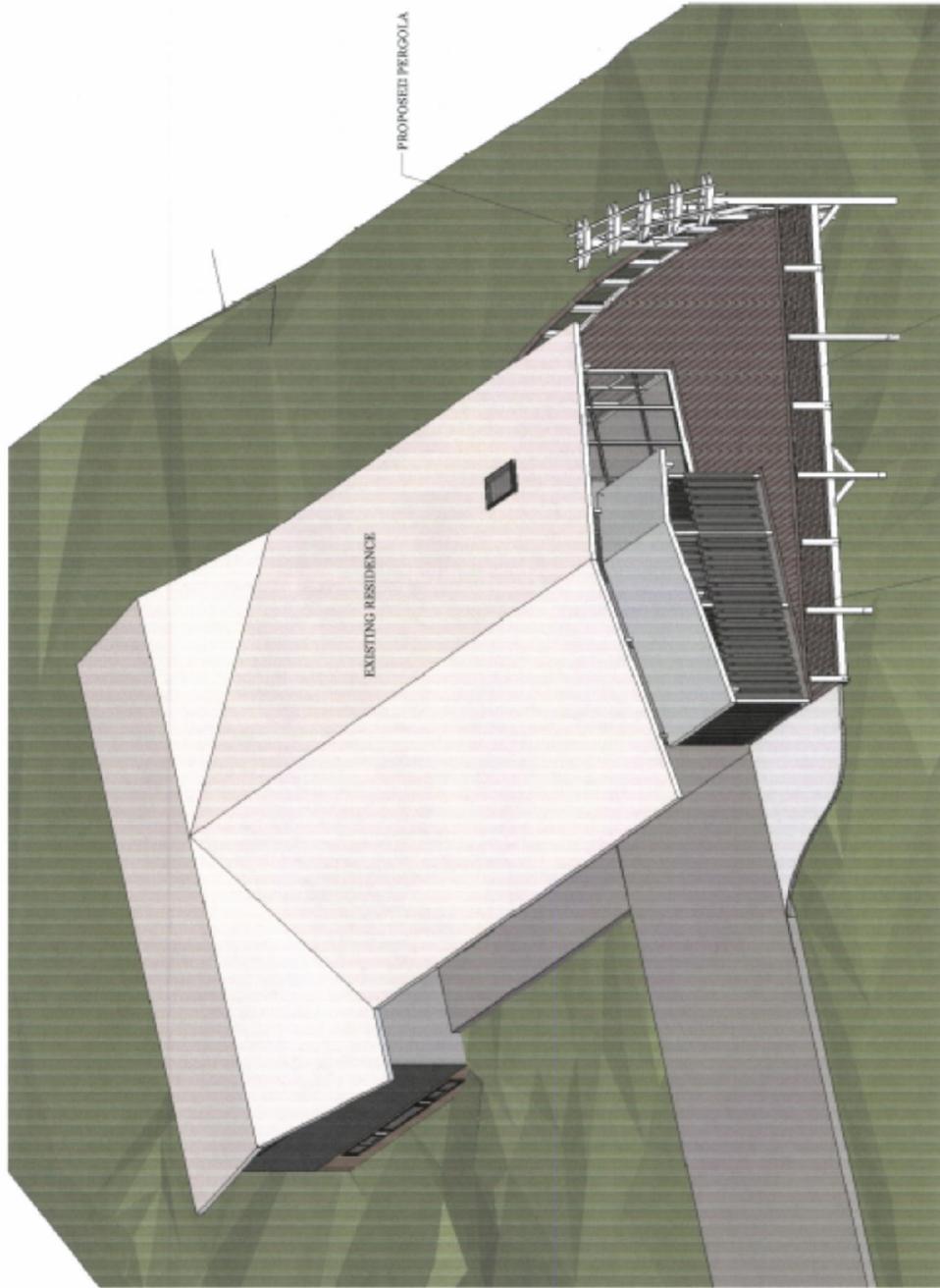
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FEB 11 2016

Zoning Evaluation Division

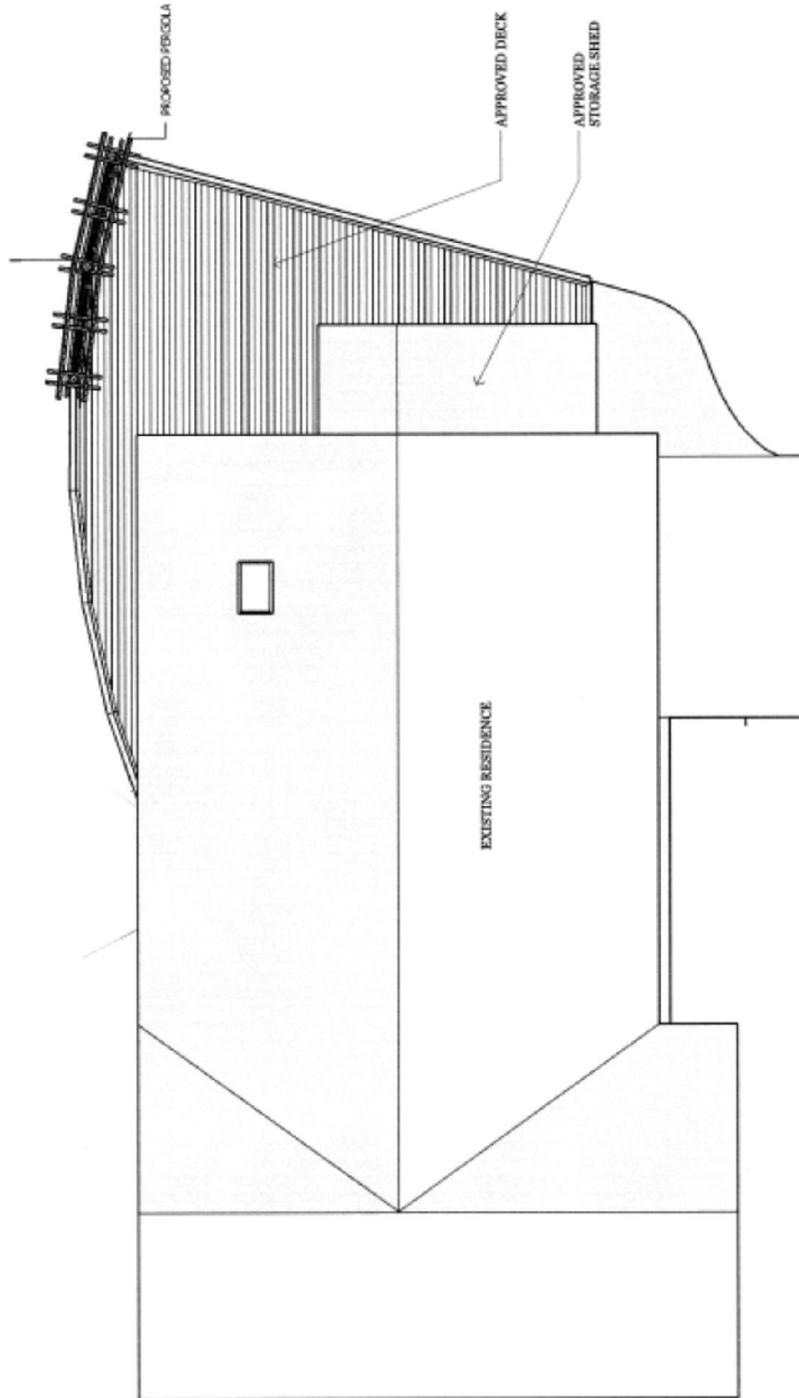
Architectural Renderings

| | | | |
|--|--|--|---|
|  <p>POLLARD MI NORRIS ARCHITECTURE 1001 WEST 10TH STREET, SUITE 100 FAIRFAX, VA 22031 TEL: 703.991.1800 WWW.POLLARDMI.COM</p> | | <p>TRUSTEES Jon R. Jolly, Nathan Sage CHROMADO TERRACE FAIRFAX, VA 22031</p> <p>PROJECT NATHAN RESIDENCE</p> | <p>DRAWN BY DHD</p> <p>DATE 20-11-2016</p> <p>A0.1</p> |
|--|--|--|---|



PERSPECTIVE

| | | | |
|---|--|--|---|
|  <p>PALLADIUM ARCHITECTURE, INC. ARCHITECTS 10000 WOODBURN ROAD, SUITE 100 FAIRFAX, VA 22031 TEL: 703.271.1100 WWW.PALLADIUMARCHITECTS.COM</p> | | <p>CLIENT John & Julia Nathan 3015 CORONADO TERRACE FAIRFAX, VA 22031</p> <p>PROPERTY NATHAN RESIDENCE</p> | <p>DRAWN BY DHD</p> <p>DATE 02-11-2016</p> <p>A0.2</p> |
|---|--|--|---|



FLOOR PLAN
SCALE: 1/8"=1'-0"

| | | | |
|---|--|---|--|
|  <p>ARCHITECTS PC BALLARD MI NSOLA 3300 W. BROADWAY, SUITE 200 FAIRFAX, VA 22031 TEL: 703.271.7300 FAX: 703.271.7301 www.ballardmi.com</p> | | <p>CLIENT Joe & Julia, Nathan 3316 COURAGEOUS TERRACE FAIRFAX, VA 22031</p> <p>PROJECT NATHAN RESIDENCE</p> | <p>DRAWN BY DHD</p> <p>ISSUE 02-11-2015</p> <p>A0.3</p> |
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FRONT ELEVATION
SCALE: 1/8"=1'-0"

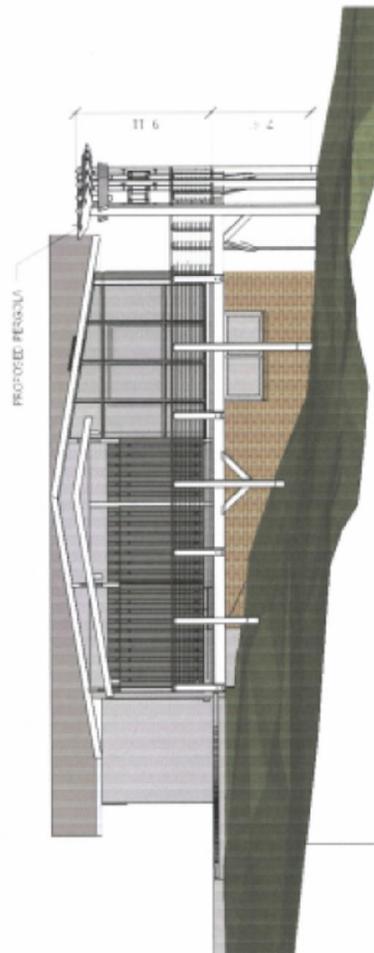


LEFT SIDE ELEVATION
SCALE: 1/8"=1'-0"

| | | | | | |
|--|--|---|-------------------------------------|--|---------------|
|  <p>PAUL ABED ARCHITECTURE PAUL ABED ARCHITECTURE 7750 W. PINEWOOD DRIVE, SUITE 301 FALLS CHURCH, VA 22031 TEL: 571-247-1500 www.paulabed.com</p> | | <p>OWNER Jon & Julia Nathan 835 CONRADO TERRACE FAIRFAX, VA 22031</p> | <p>PROJECT NATHAN RESIDENCE</p> | <p>DRAWN BY DHD</p> <p>DATE 02-11-2016</p> | <h1>A0.4</h1> |
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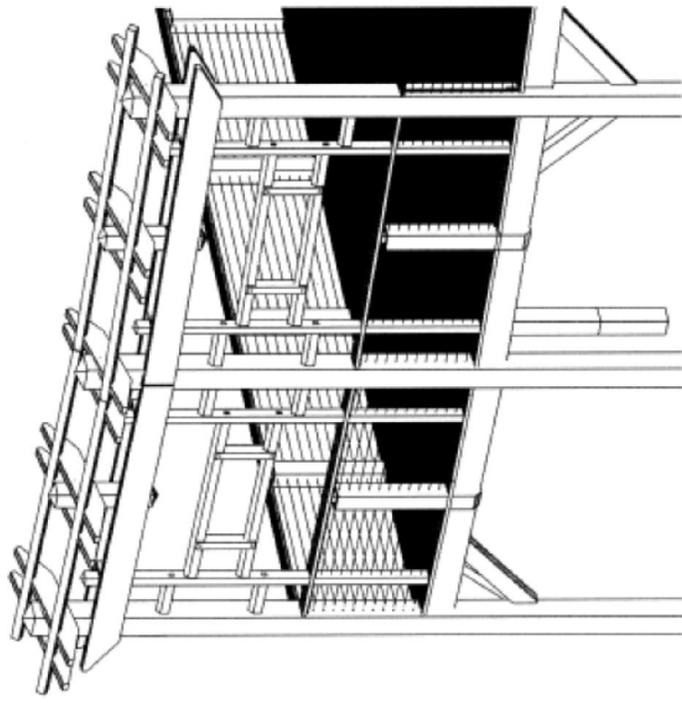
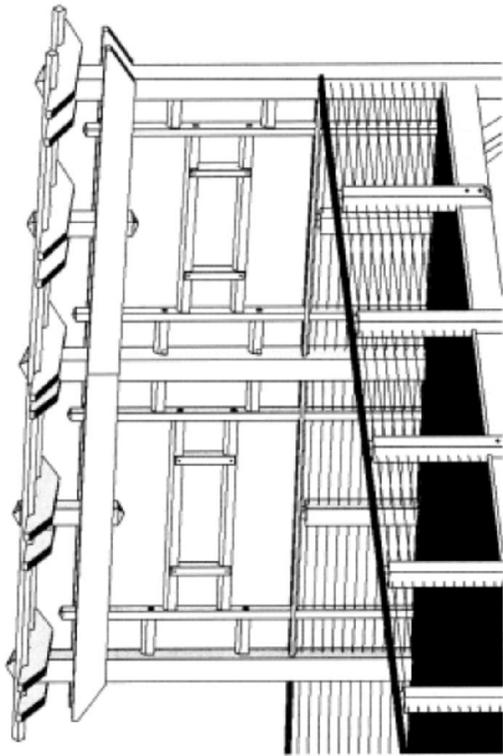


REAR ELEVATION
SCALE: 1/8"=1'-0"



RIGHT SIDE ELEVATION
SCALE: 1/8"=1'-0"

| | | | |
|---|--|--|---|
|  <p>PAUL ANDERSON ARCHITECTURE 1000 W. PINE STREET, SUITE 101 FAIRFAX, VA 22031 TEL: 703.441.7440 FAX: 703.441.7440 www.paulanderson.com</p> | | <p>CLIENT Jon & Julia Nathan 3515 CORONADO TERRACE FAIRFAX, VA 22031</p> <p>PROJECT NATHAN RESIDENCE</p> | <p>DRAWN BY DHD</p> <p>DATE 02-11-2016</p> <p>A0.5</p> |
|---|--|--|---|



PERGOLA PERSPECTIVES
SCALE: 3/8" = 1'-0"

Select Photographs



26/04/2016 10:34 AM Looking Southwest

Image 1: Front view of subject property, shown on right.



26/04/2016 10:16 AM Looking North

Image 2: View north at adjacent neighbor.



26/04/2016 10:17 AM Looking North

Image 3: View of Coronado Terrace cul de sac from subject property.



26/04/2016 10:20 AM Looking Southeast

Image 4: View of the neighbor to the southeast (far side from proposed pergola).



Image 5: View of adjacent rear yard neighbor, behind center of subject property.



Image 6: View of adjacent rear yard neighbor, located behind southern corner of subject property.



Image 7: View of adjacent rear yard neighbor, directly behind deck.



Image 8: View to northwest as taken from deck.



Image 9: View of deck from rear lot line.



Image 10: View of existing deck from adjacent neighbor's lot.



Image 11: View of existing deck and location of proposed pergola.



Image 12: Perspective image of deck, proposed pergola location, and adjacent rear yard neighbor.



Image 13: View of front from Coronado Terrace cul de sac.



County of Fairfax, Virginia

MEMORANDUM

Office of the County Attorney
 Suite 549, 12000 Government Center Parkway
 Fairfax, Virginia 22035-0064
 Phone: (703) 324-2421; Fax: (703) 324-2665
 www.fairfaxcounty.gov

DATE: May 26, 2016

TO: Deborah Pemberton, Senior Applications Acceptance Planner
 Applications Acceptance Section
 Zoning Evaluation Division
 Department of Planning and Zoning

FROM: Sepideh Aflaki-Khosrowshahi, Paralegal
 Office of the County Attorney

SUBJECT: BZA Affidavit
 Temporary Application No. SP 2016-0036

REF.: 134451

RECEIVED
 Department of Planning & Zoning

MAY 27 2016
 Zoning Evaluation Division

Attached is a copy of an application and an original affidavit that has been approved by the Office of the County Attorney for the following case:

Name of Applicant

Affidavit Date of Oath

Doug Dillard

5/3/16

Attachment

OWNER CONSENT STATEMENT

To Whom It May Concern:

I, JON & JULIA NATHAN, the undersigned title owner of the property identified below, do hereby authorize DOUG DILLARD to apply for a SPECIAL PERMIT FOR DECK on my property located at: 9315 CORONADO TER, FAIRFAX, VA 22031.
Tax Map No. 0582-12-0040.

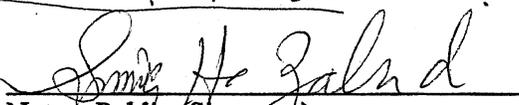
Thank you in advance for your cooperation.

3/10/16 TITLE OWNER 
Date: 3/10/2016 By: Julia P. Nathan
(Signor)

COMMONWEALTH/STATE OF: VA
CITY/COUNTY OF: Fairfax, TO WIT:

The foregoing instrument was acknowledged before me this 10th day of Mar, 2016,
by Jonathan L. Nathan and Julia P. Nathan
(Signor)

SIMA H ZAHID
NOTARY PUBLIC 7371339
COMMONWEALTH OF VIRGINIA
MY COMMISSION EXPIRES 05-31-2018


Notary Public (Signature)
Notary Registration No. 7371339
My Commission Expires: 05-31-2018

AFFIX NOTARY SEAL/STAMP



COUNTY OF FAIRFAX
Department of Planning and Zoning
Zoning Evaluation Division
12055 Government Center Parkway, Suite 801
Fairfax, VA 22035 (703) 324-1290, TTY 711
www.fairfaxcounty.gov/dpz/zoning/applications

APPLICATION No: SP 2016-PR-056
(Staff will assign)

RECEIVED
Department of Planning & Zoning

FEB 11 2016

Zoning Evaluation Division

APPLICATION FOR A SPECIAL PERMIT

(PLEASE TYPE or PRINT IN BLACK INK)

| | | |
|---|---|------------------------------------|
| APPLICANT | NAME JONATHAN & JULIA NATHAN | |
| | MAILING ADDRESS 9315 CORONADO TER., FAIRFAX, VA 22031 | |
| | PHONE HOME () WORK () | |
| | PHONE MOBILE () | |
| PROPERTY INFORMATION | PROPERTY ADDRESS 9315 CORONADO TER. FAIRFAX, VA 22031 | |
| | TAX MAP NO. 0582 12 0040 | SIZE (ACRES/SQ FT) 20,119 S.F. |
| | ZONING DISTRICT R-2 | MAGISTERIAL DISTRICT Providence |
| | PROPOSED ZONING IF CONCURRENT WITH REZONING APPLICATION: | |
| SPECIAL PERMIT REQUEST INFORMATION | ZONING ORDINANCE SECTION 8-922 | |
| | PROPOSED USE REDUCTION IN CERTAIN YARD REQ'S. TO PERMIT ADDITION (DECK w/ PERGOLA) 22.4 FT. FROM REAR LOT LINE | |
| AGENT/CONTACT INFORMATION | NAME DOUG DILLARD | |
| | MAILING ADDRESS 3161 PARKWOOD TER., FALLS CHURCH, VA 22042 | |
| | PHONE HOME (571) 334-7140 WORK () | |
| | PHONE MOBILE () | |
| MAILING | Send all correspondence to (check one): <input type="checkbox"/> Applicant -or- <input checked="" type="checkbox"/> Agent/Contact | |
| The name(s) and addresses of owner(s) of record shall be provided on the affidavit form attached and made part of this application. The undersigned has the power to authorize and does hereby authorize Fairfax County staff representatives on official business to enter the subject property as necessary to process the application. | | |
| DOUG DILLARD | | |
| TYPE/PRINT NAME OF APPLICANT/AGENT | SIGNATURE OF APPLICANT/AGENT | |

DO NOT WRITE IN THIS SPACE

SP 2016-0036

Date Application accepted: _____

Application Fee Paid: \$ _____

Application No.(s): SA 2016-PR-056
(county-assigned application number(s), to be entered by County Staff)

SPECIAL PERMIT/VARIANCE AFFIDAVIT

DATE: 05/03/2016
(enter date affidavit is notarized)

134457

I, Jonathan L. Nathan, do hereby state that I am an
(enter name of applicant or authorized agent)

(check one) applicant
 applicant's authorized agent listed in Par. 1(a) below

and that, to the best of my knowledge and belief, the following is true:

1(a). The following constitutes a listing of the names and addresses of all **APPLICANTS, TITLE OWNERS, CONTRACT PURCHASERS, and LESSEES** of the land described in the application,* and, if any of the foregoing is a **TRUSTEE,**** each **BENEFICIARY** of such trust, and all **ATTORNEYS** and **REAL ESTATE BROKERS**, and all **AGENTS** who have acted on behalf of any of the foregoing with respect to the application:

(NOTE: All relationships to the application listed above in **BOLD** print must be disclosed. Multiple relationships may be listed together, e.g., **Attorney/Agent, Contract Purchaser/Lessee, Applicant/Title Owner**, etc. For a multiparcel application, list the Tax Map Number(s) of the parcel(s) for each owner(s) in the Relationship column.)

| NAME (enter first name, middle initial, and last name) | ADDRESS (enter number, street, city, state, and zip code) | RELATIONSHIP(S) (enter applicable relationships listed in BOLD above) |
|---|--|---|
| Jonathan L. Nathan | 9315 Coronado Terrace, Fairfax, VA 22031 | Applicant/Title Owner |
| Julia P. Nathan | 9315 Coronado Terrace, Fairfax, VA 22031 | Applicant/Title Owner |
| Doug Dillard | 3161 Parkwood Terrace, Falls Church, VA 22042 | Agent |

(check if applicable) There are more relationships to be listed and Par. 1(a) is continued on a "Special Permit/Variance Attachment to Par. 1(a)" form.

* In the case of a condominium, the title owner, contract purchaser, or lessee of 10% or more of the units in the condominium.
** List as follows: Name of trustee, Trustee for (name of trust, if applicable), for the benefit of: (state name of each beneficiary).

(Handwritten signature)

Application No.(s): SP 2016-PR-056
(county-assigned application number(s), to be entered by County Staff)

SPECIAL PERMIT/VARIANCE AFFIDAVIT

DATE: 05/03/2016
(enter date affidavit is notarized)

134451

1(b). The following constitutes a listing*** of the **SHAREHOLDERS** of all corporations disclosed in this affidavit who own 10% or more of any class of stock issued by said corporation, and where such corporation has 10 or less shareholders, a listing of all of the shareholders:

(NOTE: Include **SOLE PROPRIETORSHIPS, LIMITED LIABILITY COMPANIES, and REAL ESTATE INVESTMENT TRUSTS** herein.)

CORPORATION INFORMATION

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)

DESCRIPTION OF CORPORATION: (check one statement)

- There are 10 or less shareholders, and all of the shareholders are listed below.
- There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
- There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

NAMES OF SHAREHOLDERS: (enter first name, middle initial, and last name)

(check if applicable) There is more corporation information and Par. 1(b) is continued on a "Special Permit/Variance Attachment 1(b)" form.

*** All listings which include partnerships, corporations, or trusts, to include the names of beneficiaries, must be broken down successively until (a) only individual persons are listed or (b) the listing for a corporation having more than 10 shareholders has no shareholder owning 10% or more of any class of stock. *In the case of an APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE* of the land that is a partnership, corporation, or trust, such successive breakdown must include a listing and further breakdown of all of its partners, of its shareholders as required above, and of beneficiaries of any trusts. Such successive breakdown must also include breakdowns of any partnership, corporation, or trust owning 10% or more of the APPLICANT, TITLE OWNER, CONTRACT PURCHASER or LESSEE* of the land. Limited liability companies and real estate investment trusts and their equivalents are treated as corporations, with members being deemed the equivalent of shareholders; managing members shall also be listed.* Use footnote numbers to designate partnerships or corporations, which have further listings on an attachment page, and reference the same footnote numbers on the attachment page.

Application No.(s): SP 2016-PR-056
(county-assigned application number(s), to be entered by County Staff)

SPECIAL PERMIT/VARIANCE AFFIDAVIT

DATE: 05/03/2016
(enter date affidavit is notarized)

134451

1(c). The following constitutes a listing*** of all of the **PARTNERS**, both **GENERAL** and **LIMITED**, in any partnership disclosed in this affidavit:

PARTNERSHIP INFORMATION

PARTNERSHIP NAME & ADDRESS: (enter complete name, number, street, city, state, and zip code)

(check if applicable) The above-listed partnership has no limited partners.

NAMES AND TITLE OF THE PARTNERS (enter first name, middle initial, last name, and title, e.g. **General Partner, Limited Partner, or General and Limited Partner**)

(check if applicable) There is more partnership information and Par. 1(c) is continued on a "Special Permit/Variance Attachment to Par. 1(c)" form.

*** All listings which include partnerships, corporations, or trusts, to include the names of beneficiaries, must be broken down successively until: (a) only individual persons are listed or (b) the listing for a corporation having more than 10 shareholders has no shareholder owning 10% or more of any class of stock. ***In the case of an APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE* of the land that is a partnership, corporation, or trust, such successive breakdown must include a listing and further breakdown of all of its partners, of its shareholders as required above, and of beneficiaries of any trusts. Such successive breakdown must also include breakdowns of any partnership, corporation, or trust owning 10% or more of the APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE* of the land. Limited liability companies and real estate investment trusts and their equivalents are treated as corporations, with members being deemed the equivalent of shareholders; managing members shall also be listed.*** Use footnote numbers to designate partnerships or corporations, which have further listings on an attachment page, and reference the same footnote numbers on the attachment page.

Application No.(s): SP 2016-PR-056
(county-assigned application number(s), to be entered by County Staff)

SPECIAL PERMIT/VARIANCE AFFIDAVIT

DATE: 05/03/2016
(enter date affidavit is notarized)

134451

1(d). One of the following boxes **must** be checked:

In addition to the names listed in Paragraphs 1(a), 1(b), and 1(c) above, the following is a listing of any and all other individuals who own in the aggregate (directly and as a shareholder, partner, and beneficiary of a trust) 10% or more of the **APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE*** of the land:

Other than the names listed in Paragraphs 1(a), 1(b), and 1(c) above, no individual owns in the aggregate (directly and as a shareholder, partner, and beneficiary of a trust) 10% or more of the **APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE*** of the land.

2. That no member of the Fairfax County Board of Zoning Appeals, Planning Commission, or any member of his or her immediate household owns or has any financial interest in the subject land either individually, by ownership of stock in a corporation owning such land, or through an interest in a partnership owning such land.

EXCEPT AS FOLLOWS: (NOTE: If answer is none, enter "NONE" on the line below.)

NONE

(check if applicable) There are more interests to be listed and Par. 2 is continued on a "Special Permit/Variance Attachment to Par. 2" form.

Application No.(s): SP 2016-PR-056
(county-assigned application number(s), to be entered by County Staff)

SPECIAL PERMIT/VARIANCE AFFIDAVIT

DATE: 05/03/2016
(enter date affidavit is notarized)

134451

3. That within the twelve-month period prior to the public hearing of this application, no member of the Fairfax County Board of Zoning Appeals, Planning Commission, or any member of his or her immediate household, either directly or by way of partnership in which any of them is a partner, employee, agent, or attorney, or through a partner of any of them, or through a corporation in which any of them is an officer, director, employee, agent, or attorney or holds 10% or more of the outstanding bonds or shares of stock of a particular class, has, or has had any business or financial relationship, other than any ordinary depositor or customer relationship with or by a retail establishment, public utility, or bank, including any gift or donation having a value of more than \$100, singularly or in the aggregate, with any of those listed in Par. 1 above.

EXCEPT AS FOLLOWS: (NOTE: If answer is none, enter "NONE" on line below.)

NONE

(NOTE: Business or financial relationships of the type described in this paragraph that arise after the filing of this application and before each public hearing must be disclosed prior to the public hearings. See Par. 4 below.)

(check if applicable) [] There are more disclosures to be listed and Par. 3 is continued on a "Special Permit/Variance Attachment to Par. 3" form.

4. That the information contained in this affidavit is complete, that all partnerships, corporations, and trusts owning 10% or more of the APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE* of the land have been listed and broken down, and that prior to each and every public hearing on this matter, I will reexamine this affidavit and provide any changed or supplemental information, including business or financial relationships of the type described in Paragraph 3 above, that arise on or after the date of this application.

WITNESS the following signature:



Brendan Patrick Burke
(check one)
Commonwealth of Virginia
Notary Public
Commission No. 7650543
My Commission Expires 11/30/2019

[Signature]
 Applicant [] Applicant's Authorized Agent

Jonathan L. Nathan
(type or print first name, middle initial, last name, and title of signee)

Subscribed and sworn to before me this 3rd day of May 2016, in the State Comm. of Virginia, County/City of Fairfax.

[Signature]
Notary Public

My commission expires: 11/30/2019

[Red mark]

MAP REFERENCE SHEET NO. 58-2 PROPERTY IDENTIFICATION NO B-8809

FORM ZA

Sewer

COUNTY OF FAIRFAX, VIRGINIA
OFFICE OF THE ZONING ADMINISTRATOR

APPLICATION FOR CERTIFICATE OF OCCUPANCY

FOR USE IN CONNECTION WITH A NEW BUILDING OR FOR CHANGE IN THE
EXTERIOR OUTLINE OF AN EXISTING BUILDING

(WRITE WITH INK)

Date 9-25-63

Name of Proposed Occupant or Trade Name

Applicant

Ken Freeman Const. Co. Inc.

Premises number

6706 Loring Ct. Bethesda Md

Lot number

40

Block

Section

4

Subdivision or

Acreage Description

Mantua Hills

To be used as

one family dwelling

Last used as

new

Non Conforming Use _____

Material of Building _____

No. of stories high _____

Which floor do you propose to use? _____

Owner of Building (or agent) _____

Address _____

| | |
|--------------------------|-----------------|
| TO BE FILLED IN BY CLERK | |
| ZONE | <i>Re-0.5</i> |
| HEIGHT | <i>1</i> |
| FIRE ZONE | _____ |
| BUILDING PERMIT NO | <i>P-18356</i> |
| DATE | <i>9-25-63R</i> |
| INITIALS | |

1701 Coronado Terrace

This Application Constitutes A Written Request For a Certificate of Occupancy Upon Compliance By the Applicant With Provisions of Section 30-20 (d) of the Code.

It is understood that the Certificate of Occupancy does not take the place of any license that may be required by law, and also that it does not confer the right to erect or maintain any kind of signs.

| | |
|----------------|--------------------|
| Zoning Section | No. <u>D-15788</u> |
| Issued | <i>[Signature]</i> |
| Date | <u>JAN 10 1966</u> |

Signature of Proposed Occupant

Applicant *Michael Baborchak*

Address *6706 Loring Ct. Bethesda Md.*

Telephone number 365-4700

OK to file

B-T

COUNTY OF FAIRFAX, VIRGINIA

SITE PLAN

APPLICATION FOR BUILDING PERMIT
AND CERTIFICATE OF OCCUPANCY
DEPARTMENT OF COUNTY DEVELOPMENT
DIVISION OF INSPECTION SERVICES

| |
|-------------------------------------|
| APPLICATION NO. <u>7837</u> |
| DATE _____ PERMIT NO. <u>208133</u> |

| MAP REFERENCE | | | |
|---------------|------------|--------------|---------------|
| Plat Number | Subd. Des. | Blk. or Sec. | Parcel or Lot |
| <u>582</u> | <u>12</u> | | <u>40</u> |

IMPORTANT - Applicant to complete ALL items. Mark where applicable

| | | | | | |
|-------------------------|--|-------|---------------------|------------------------------------|------------|
| I. LOCATION OF BUILDING | STREET <u>9315 Coronado Terrace</u> | | | | |
| | LOT NO. <u>40</u> | BLOCK | SECTION <u>4</u> | SUBDIVISION <u>Mantua Hills</u> | MAG. DIST. |
| | LEAVE BLANK FOR NEW CONSTRUCTION | | | | |
| | PRESENT USE _____ | | | | |

DEPARTMENTAL USE ONLY
PLAN APPROVAL

Use Group of Building M

Type of Construction 4-B

Area of Bldg. _____ @ _____

Total Fee \$ 5.00

Approved by Building Inspector Joseph A. Dugan, J.E.D.

DATE APPROVED 8/14/70

II. TYPE AND COST OF BUILDING - Please check appropriate box

A. TYPE OF IMPROVEMENT

- New Structure
- Addition (if residential, enter number of new housing units added, if any, in Part D-2)
- Alteration (See 2 above)
- Repair
- Wrecking
- Moving (relocation)
- Foundation Only
- Other _____

D. PROPOSED USE
(For "Wrecking" show most recent use)

RESIDENTIAL

- One-family (Incl. Semi-detached, row, town)
- Two or more family
No. of dwelling units _____
- Transient hotel, motel or dormitory
- Garage
- Carport
- Mobile Homes
- Other-Specify _____

B. OWNERSHIP

Public

- Federal
- State
- County
- City or Town
- Other (International)
Please Specify _____

Private

- Taxable
- Tax Exempt Inst.

NON-RESIDENTIAL

- Amusement, recreational
- Church, other Religious
- Industrial
- Parking garage
- Service Station, Repair Garage
- Hospital, Institutional
- Office, Bank, Professional
- Public utility
- School
- Stores, Mercantile
- Tanks, Towers
- Other-Specify _____
- Structures other than buildings

C. COST (Estimate)

Cost of improvement \$ _____
To be installed but not included in the above cost

a. Electrical _____

b. Plumbing _____

c. Heating, air conditioning _____

d. Other (elevator, etc.) _____

TOTAL COST OF IMPROVEMENT \$ _____

E. Is this structure part of a larger complex such as a hospital, university, industrial plant, shopping center, office building complex, etc.

YES (enter principal activity of the complex, e.g. Hospital, University, etc.)

NO

ZONING-Identify use for which land is zoned, for example: residential, commercial, industrial, other. Res

NON-RESIDENTIAL-Describe in detail proposed use of buildings, e.g. laundry building at hospital, elementary school, parking garage - or department store, rental office building or office building at industrial plant. If use of existing building is being changed, enter proposed use.

DESCRIPTION & REMARKS:

III. SELECTED CHARACTERISTICS OF NEW BUILDINGS, ADDITIONS OR ALTERATIONS ONLY (Leave blank for repairs, wrecking, etc.)

G. PRINCIPAL TYPE OF FRAME

- Masonry (wall bearing)
- Wood frame
- Structural Steel
- Reinforced concrete
- Other-Specify _____

K. TYPE OF MECHANICAL

AIR CONDITIONING

- Central-elec.
- Central-gas
- Individual room air conditioner
- None

INCINERATOR

- None
Incinerator with air-pollution control
- Settling chamber
- Precipitator
- Scrubber
- Other _____
- Incinerator without air-pollution control

M. NUMBER OF OFF STREET PARKING SPACES

Enclosed _____ Outdoors _____

H. PRINCIPAL TYPE OF HEATING FUEL

- Gas
- Oil-Grade No. (circle) 1, 2, 3, 4, 5, 6
- Electricity
- Coal
- Other-Specify _____

ELEVATOR(s)

Enter number (0, 1, 2, etc.) _____

N. RESIDENTIAL (Complete only for new bldg.)

Single Family

Total Single Family Units _____

Total No. of Bedrooms _____

Bathrooms _____

Full _____

Half _____

Multi-family

Total No. Kitchens _____

Bathrooms: _____

Full _____

Half _____

Total Other Rooms _____

Total No. of Buildings _____

Total No. apartments by no. of bedrooms:

0 (efficiency) _____

1 _____

2 _____

3 _____

4 _____

5 or more-specify _____

Total No. Apartments _____

I. TYPE OF SEWAGE DISPOSAL

- Public
- Private (septic tank, etc.)

L. DIMENSIONS

No. of Stories above street level _____

Basement Yes No

Height of Construction, Ft. _____

Width 6 Depth 8

Total floor area, sq.ft. incl. bsmt. _____

(All floors based on exterior dimensions)

Total Land Area, Sq. Ft. _____

J. TYPE OF WATER SUPPLY

- Public or Privately owned company
- Individual, well, cistern

| Name | Mailing address - Number, street, city, and state | ZIP code | Tel. No. |
|--|---|--------------|----------------------------|
| <input checked="" type="checkbox"/> Owner <u>Eugene E. Hustad</u> | <u>9315 Coronado Terrace</u> <u>Fairfax, Va. 22030</u> | <u>22030</u> | <u>591-</u> <u>3136</u> |
| Contractor | <u>Owner</u> | | |
| Architect | | | |
| Engineer | | | |

I hereby certify that I have the authority to make the foregoing application, that the application is correct, and that the construction will conform to the regulations in the Building Code, the Zoning Ordinance, or private building restrictions, if any, which may be imposed on the above property by deed.

Mrs. Eugene E. Hustad Date 8-12-70

(Signature of Owner or Authorized Agent)

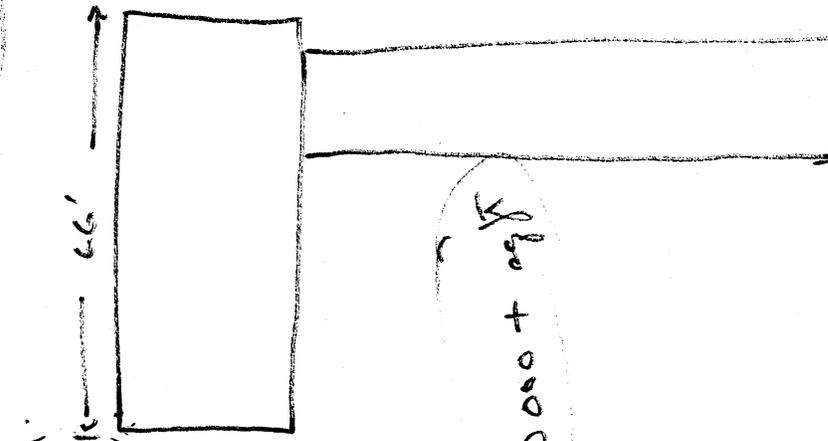
Same

Address _____

100' Woods

200'

Woods



Department of County Development
 Fairfax County, Virginia
 Application Number 6-7837

I hereby certify that this plot plan
 and structure shown hereon conform
 to the requirements of Section 113.10
 of The Fairfax County, Virginia
 Building Code.

Director of County Development

By His Agent

8-14-70

Date

Approved for Proposed
 location of building as
 shown. Final approval
 subject to wall check.
 Date AUG 14 1970

[Signature]
 Zoning Administrator

*will be handy in
 about and to neighbor*

Address

20000

**Building Permit
 Zoning Review**

*This document does not reflect the final
 Building Permit approval.*

12/30/15 3:19:37PM

Bldg Permit #: **153570076**

MULTIPLE WORK PERMIT

Address: 9315 CORONADO TE
 FAIRFAX VA 22031-3835
 Bldg: N/A Floor: Suite: N/A

Tax Map: 0582 12 0040

Subdiv: **MANTUA HILLS LT 40 SEC 4**

Owner: NATHAN JONATHAN
 9315 CORONADO TER FAIRFAX VA 22031

Phone Day: (703)383-1700 x Evening:

SCANNED 0,119.00

Contractor:
 CHASEMETRO CONSTRUCTION CORP
 6830 Elm St
 Mclean, Va 22101-0000
 (703) 383-1700

Type of Work: MULTI WORK

Description of Work: BUILD DECK WITH NO STAIRS NO HOT TUB AND ENCLOSE PORTION OF CARPORT AND ADD NEW SUNROOM ADDITION AND ADD SHED AND TRASH ROOM ADDITION BELOW NEW DECK AND STRUCTURAL REPAIRS TO REMAINING PORTION OF CARPORT//REPLACES 153560150 WRG SCOPE OF WORK

ZPRB Review:

| Date | Status |
|------------|------------------------|
| 12/30/2015 | CBARB4 Approved |

Zoning Detail Review TAB:

| Zoning Dist. | Cluster Subdiv | Height | Wet Bar | 2nd Kitchen | ADU Subdiv | Proffer | Setback |
|--------------|----------------|--------|---------|-------------|------------|---------|---------|
| R-2 | N | 0.00 | N | N | N | N | N |

Zoning Use

SFD

Yard/Setbacks:

| Structure | Front (A) | Front (B) | Front (C) | Left | Right | Rear |
|----------------|------------------|-----------|-----------------|------|-------|-------|
| open deck | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 22.40 |
| sunroom | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 30.00 |
| storage shed | 0.00 | 0.00 | 0.00 | 0.00 | 43.60 | 0.00 |
| USE GRP | CNST TYPE | | BLDGAREA | | | |
| R5 | VB | | 1,592.00 | | | |

DETAILS COMMENTS:

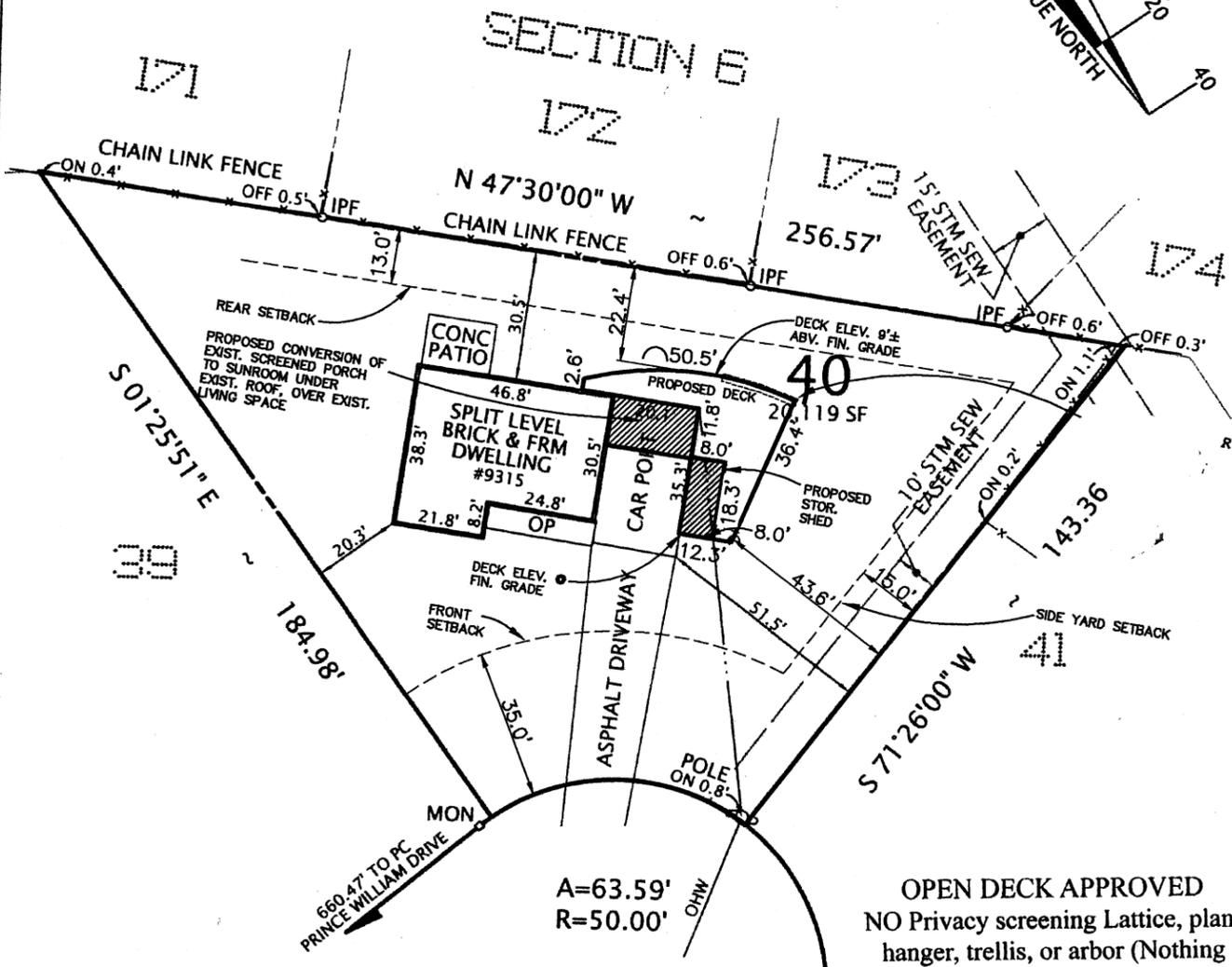
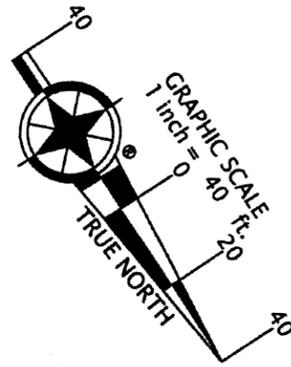
amend 12/30/15 permit to remove trellis from deck now 9' high deck reflects as open nothing above or below railings and add sunroom to rear of carport and build trash and storage shed to the right of home

SCANNED

153570076

NOTES: 1. FENCES ARE FRAME UNLESS NOTED.

SETBACK PER SECTION 2-412.3.B.3
A REAR DECK MAY EXTEND 12 FEET INTO THE REAR
SETBACK BUT NO CLOSER THAN 5' TO THE PROPERTY LINE
R2 REAR SETBACK=25'-12'=13'



CORONADO TERRACE

50' R/W ~ STATE ROUTE #3666

OPEN DECK APPROVED
NO Privacy screening Lattice, plant
hanger, trellis, or arbor (Nothing
above the rail and nothing below
the deck flooring)

SURVEY ERROR NOTED:
CARPORT DOES NOT EXTEND THE FULL DEPTH OF THE CARPORT
ROOF AS INDICATED ON THE SURVEY.
ORIGINAL CONSTRUCTION INCLUDED A SCREENED PORCH UNDER THE
CARPORT ROOF AND IS NOT INDICATED ON THE SURVEY

*Trash and storage
Shed, SUNROOM
APPROVED
9' high open deck
CB, 12/30/2015
Leah Johnson
Zoning Administrator*

PLAT
SHOWING HOUSE LOCATION ON
LOT 40, SECTION 4
MANTUA HILLS
(DEED BOOK 2123, PAGE 123)
FAIRFAX COUNTY, VIRGINIA
PROVIDENCE DISTRICT
SCALE: 1" = 40' MAY 7, 2009

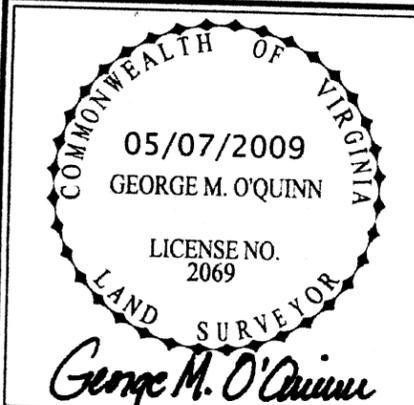
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I HEREBY CERTIFY THAT THE POSITIONS OF ALL THE EXISTING IMPROVEMENTS HAVE BEEN CAREFULLY ESTABLISHED BY A CURRENT FIELD SURVEY AND UNLESS SHOWN THERE ARE NO VISIBLE ENCROACHMENTS AS OF THIS DATE:

THIS PLAT IS SUBJECT TO RESTRICTIONS OF RECORD.

A TITLE REPORT WAS NOT FURNISHED.

NO CORNER MARKERS SET.



ORDERED BY:
MACGREGOR ~ NATHAN
HIGHLAND TITLE & ESCROW

DOMINION Surveyors Inc.®
8808-H PEAR TREE VILLAGE COURT
ALEXANDRIA, VIRGINIA 22309
703-619-6555
FAX: 703-799-6412

CASE NAME: NATHAN

CASE NO: 11908

#90427015



County of Fairfax, Virginia

MEMORANDUM

DATE: July 18, 2016

TO: Heath Eddy, Staff Coordinator
Zoning Evaluation Division, DPZ

FROM: Jay Banks, Urban Forester II
Forest Conservation Branch, DPWES

SUBJECT: Mantua Hills, Section 4, Lot 40, SP 2016-PR-056

I have reviewed the above referenced Special Permit application stamped "Received, Department of Planning and Zoning, February 11, 2016; a Statement of Justification, stamped "Received, Department of Planning and Zoning, April 11, 2016"; and a Special Permit Plat stamped "Received, Department of Planning and Zoning, May 24, 2016". The following comments and recommendations are based on this review and a site visit conducted July 15, 2016.

1. **Comment:** Construction of the proposed improvements appears to have already been completed. However, the submitted plat does not accurately represent what was constructed. On the east side of the completed deck, a 3' wide set of concrete steps (see attached photo) run along the entire length of the deck to the rear of the property. This caused further encroachment into the critical root zones of the large diameter existing trees along the east side of the property.

Recommendation: The Plat should be corrected to reflect the true extent of the construction activities on site. Additionally, the Statement of Justification should be corrected. Currently it states that the improvements do not require any reduction to the existing vegetation and significant trees. Significant trees were impacted by the construction and vegetation was removed.

2. **Comment:** Along the rear of the property, in the area of the construction, there was a significant encroachment (see photo) into the existing vegetation and trees.

Recommendation: Again the Statement of Justification should be corrected as recommended above to reflect the significant disturbance with the existing vegetation and trees.

If there are any questions, please contact me at (703)324-1770.

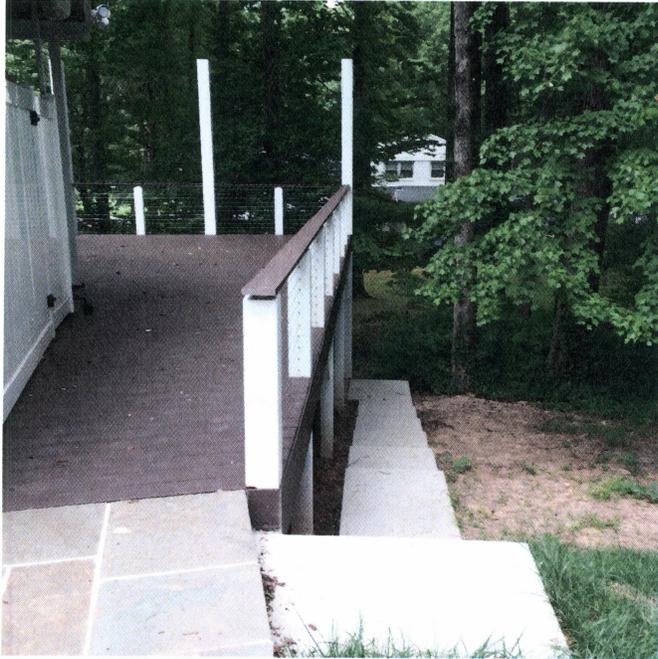
Department of Public Works and Environmental Services
Urban Forest Management Division
12055 Government Center Parkway, Suite 518
Fairfax, Virginia 22035-5503
Phone 703-324-1770, TTY: 711, Fax: 703-653-9550
www.fairfaxcounty.gov/dpwes



JSB/

UFMDID #: 217603

cc: DPZ File



Zoning Ordinance Provisions

8-006 General Standards

In addition to the specific standards set forth hereinafter with regard to particular special permit uses, all special permit uses shall satisfy the following general standards:

1. The proposed use at the specified location shall be in harmony with the adopted comprehensive plan.
2. The proposed use shall be in harmony with the general purpose and intent of the applicable zoning district regulations.
3. The proposed use shall be such that it will be harmonious with and will not adversely affect the use or development of neighboring properties in accordance with the applicable zoning district regulations and the adopted comprehensive plan. The location, size and height of buildings, structures, walls and fences, and the nature and extent of screening, buffering and landscaping shall be such that the use will not hinder or discourage the appropriate development and use of adjacent or nearby land and/or buildings or impair the value thereof.
4. The proposed use shall be such that pedestrian and vehicular traffic associated with such use will not be hazardous or conflict with the existing and anticipated traffic in the neighborhood.
5. In addition to the standards which may be set forth in this Article for a particular group or use, the BZA shall require landscaping and screening in accordance with the provisions of Article 13.
6. Open space shall be provided in an amount equivalent to that specified for the zoning district in which the proposed use is located.
7. Adequate utility, drainage, parking, loading and other necessary facilities to serve the proposed use shall be provided. Parking and loading requirements shall be in accordance with the provisions of Article 11.
8. Signs shall be regulated by the provisions of Article 12; however, the BZA, under the authority presented in Sect. 007 below, may impose more strict requirements for a given use than those set forth in this Ordinance.

8-903 Standards for All Group 9 Uses

In addition to the general standards set forth in Sect. 006 above, all Group 9 special permit uses shall satisfy the following standards:

1. All uses shall comply with the lot size and bulk regulations of the zoning district in which located, except as may be qualified below.
2. All uses shall comply with the performance standards specified for the zoning district in which located.
3. Before establishment, all uses, including modifications or alterations to existing uses, shall be subject to the provisions of Article 17, Site Plans, or other appropriate submission as determined by the Director.

8-922 Provisions for Reduction of Certain Yard Requirements

The BZA may approve a special permit to allow a reduction of certain yard requirements subject to all of the following:

1. Only the following yard requirements shall be subject to such special permit:
 - A. Minimum required yards, as specified in the residential, commercial industrial and planned development districts in Articles 3, 4, 5 and 6, provided such yards are not subject to proffered conditions or development conditions related to yards and/or such yards are not depicted on an approved conceptual development plan, final development plan, development plan, special exception plat, special permit plat or variance plat.
 - B. Yard regulations for pipestem lots and lots contiguous to pipestem driveways set forth in Sect. 2-416.
 - C. Accessory structure location requirements set forth in Sect. 10-104.
 - D. Regulations on permitted extensions into a minimum required yard as set forth in Sect. 2-412.

Approval of a reduction of yard requirements specified in Paragraphs A, B and C above shall not result in any yard that is less than fifty (50) percent of the requirement and shall not result in any yard of less than five (5) feet, as measured from the lot line to the closest point of the proposed structure.

Approval of a reduction of yard requirements specified in Par. D above shall not result in an extension that exceeds the applicable distances set forth in Sect. 2-412 by more than fifty (50) percent. Where no extension is permitted

- by the provisions of Sect. 2-412, the BZA shall not approve a special permit that results in a structure that extends into a minimum required yard by more than fifty (50) percent.
2. Such reduction shall not result in the placement of a detached accessory structure in a front yard where the placement of such accessory structure is not otherwise permitted in that yard.
 3. This special permit shall only apply to those lots that contain a principal structure and use that complied with the minimum yard requirements in effect when the use or structure was established.
 4. The resulting gross floor area of an addition to an existing principal structure may be up to 150 percent of the total gross floor area of the principal structure that existed at the time of the first expansion request. The resulting gross floor area of any subsequent addition is limited to 150 percent of the gross floor area of the dwelling that existed at the time of the first expansion request, regardless of whether such addition complies with the minimum yard requirements or is the subject of a subsequent yard reduction special permit. If a portion of a single family detached dwelling is to be removed, no more than fifty (50) percent of the gross floor area of the existing dwelling at the time of the first yard reduction shall be removed. Notwithstanding the definition of gross floor area, as set forth in this Ordinance, the gross floor area of a single family dwelling for the purpose of this paragraph shall be deemed to include the floor area of any attached garage.
 5. The resulting gross floor area of an existing accessory structure and any addition to it shall be clearly subordinate in purpose, scale, use and intent to the principal structure on the site.
 6. The BZA shall determine that the proposed development will be in character with the existing on-site development in terms of the location, height, bulk and scale of the existing structure(s) on the lot.
 7. The BZA shall determine that the proposed development is harmonious with the surrounding off-site uses and structures in terms of location, height, bulk and scale of surrounding structures, topography, existing vegetation and the preservation of significant trees as determined by the Director.
 8. The BZA shall determine that the proposed development shall not adversely impact the use and/or enjoyment of any adjacent property with regard to issues such as noise, light, air, safety, erosion, and stormwater runoff.
 9. The BZA shall determine that the proposed reduction represents the minimum amount of reduction necessary to accommodate the proposed structure on the lot. Specific factors to be considered include, but are not limited to, the

- layout of the existing structure; availability of alternate locations for the addition; orientation of the structure(s) on the lot; shape of the lot and the associated yard designations on the lot; environmental characteristics of the site, including presence of steep slopes, floodplains and/or Resource Protection Areas; preservation of existing vegetation and significant trees as determined by the Director; location of a well and/or septic field; location of easements; and/or preservation of historic resources.
10. The BZA may impose such conditions as it deems necessary to satisfy these criteria, including, but not limited to imposition of a maximum gross floor area, floor area ratio, lot coverage, landscaping and/or screening requirements.
11. Notwithstanding Par. 2 of Sect. 011 above, all applications shall be accompanied by fifteen (15) copies of a plat and such plat shall be presented on a sheet having a maximum size of 24" x 36", and one 8 ½" x 11" reduction of the plat. Such plat shall be drawn to a designated scale of not less than one inch equals fifty feet (1" = 50'), unless a smaller scale is required to accommodate the development. Such plat shall be certified by a professional engineer, land surveyor, architect, or landscape architect licensed by the State of Virginia. Such plat shall contain the following information:
- A. Boundaries of entire property, with bearings and distances of the perimeter property lines, and of each zoning district.
 - B. Total area of the property and of each zoning district in square feet or acres.
 - C. Scale and north arrow, with north, to the extent feasible, oriented to the top of the plat and on all supporting graphics.
 - D. The location, dimension and height of any building, structure or addition, whether existing or proposed. In addition, for decks, the height of the finished floor above finished ground level.
 - E. All required minimum yards to include front, side and rear, a graphic depiction of the angle of bulk plane, if applicable, and the distances from all existing and proposed structures to lot lines.
 - F. Means of ingress and egress to the property from a public street(s).
 - G. For nonresidential uses, the location of parking spaces, indicating minimum distance from the nearest property line(s).
 - H. If applicable, the location of a well and/or septic field.
 - I. Existing and proposed gross floor area and floor area ratio.

- J. Location of all existing utility easements having a width of twenty-five (25) feet or more, and all major underground utility easements regardless of width.
 - K. The location, type and height of any existing and proposed landscaping and screening.
 - L. Approximate delineation of any floodplain designated by the Federal Emergency Management Agency, United States Geological Survey, or Fairfax County, the delineation of any Resource Protection Area and Resource Management Area, and the approximate delineation of any environmental quality corridor as defined in the adopted comprehensive plan, and, if applicable, the distance of any existing and proposed structures from the floodplain, Resource Protection Area and Resource Management Area, or environmental quality corridor.
 - M. Seal and signature of professional person certifying the plat.
12. Architectural depictions of the proposed structure(s) as viewed from all lot lines and street lines to include building materials, roof type, window treatment and any associated landscaping and/or screening shall be provided.