

The regular meeting of the Board of Zoning Appeals was held in the Board Auditorium of the Government Center on Wednesday, February 8, 2023. The following Board Members were present: Chairman John F. Ribble III; Thomas W. Smith III; Rebeccah Ballo; Daniel Aminoff; Donte Tanner; and Karen L. Day. Vice Chairman James R. Hart was absent from the meeting.

Chairman Ribble called the meeting to order at 9:02 a.m. He asked if there were any Board Matters to bring before the Board. As there were no Board Matters, he then discussed the policies and procedures of the Board of Zoning Appeals. Chairman Ribble called for the first scheduled case.

~ ~ ~ February 08 ,2023, Scheduled case of:

Joseph P. Clancy, VC-2021-MV-00024 to allow an accessory structure (detached carport) in a front yard (23.0 feet from the front lot line adjacent to Stafford Road) on a lot less than 36,000 sq. ft. in area. Located at 7314 Stafford Rd., Alexandria, 22307 on approx. 21,590 sq. ft. of land zoned R-2 and HD Mount Vernon District. Tax Map 93-3 ((4)) 58. *(Admin moved from 7/13/2022, 10/05/2022, and 11/30/2022)*

Chairman Ribble noted that application **VC-2021-MV-00024** had been administratively moved to March 22, 2023.

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~ ~ ~ February 08 ,2023, Scheduled case of:

Trustees of Garfield Memorial Christian Church, SP 2022-DR-00143, to permit the continuation of an existing religious assembly including construction of a new principal building, modification to site conditions, and deletion of land area. Located at 1731 Great Falls St., McLean, 22101 on approx. 4.10 ac. of land (0.87 acres proposed after deletion) zoned R-3. Dranesville District. Tax Map 30-3 ((1)) 21A. *(Admin move from 12/7/2022)*

Chairman Ribble noted that application **SP 2022-DR-00143** had been administratively moved to April 19, 2023.

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~ ~ ~ February 08 ,2023, Scheduled case of:

David J. Zimmerman and Denna H. Zimmerman, SP-2021-SP-00143 to permit a detached accessory living unit. Located at 6400 Newman Rd., Clifton, 20124 on approx. 6.93 ac. of land zoned R-C and WS. Springfield District. Tax Map 75-2 ((1)) 4 *(Admin move from 10/5/22, and 11/30/2022)*

Chairman Ribble noted that application **SP-2021-SP-00143** had been administratively moved to March 22, 2023.

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~ ~ ~ February 08 ,2023, Scheduled case of:

George F. Train, III and Laura B. Train, SP-2022-SP-00014 to permit a reduction in setback requirements to permit an addition 13.4 ft. from the rear lot line. Located at 7149 Game Lord Dr., Springfield, 22153 on approx. 10,539 sq. ft. of land zoned R-2 (Cluster). Springfield District. Tax Map 88-4 ((5)) 220.

The participants in the hearing were as follows:

- Brent Krasner, Chief, Special Permit and Variance Branch
- Philip Isaiah, Staff Coordinator
- Dawn Settle, Agent for the Applicants
- George F. Train, III, Applicant

- Laura B. Train, Applicant

After the hearing where public testimony was presented by Philip Isaiah and Ms. Settle, with no testimony from the public,

Mr. Aminoff moved to approve SP-2022-SP-00014 for the reasons stated in the Resolution, the motion carried by a vote of 7-0, Mr. Tanner seconded the motion.

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COUNTY OF FAIRFAX, VIRGINIA

SPECIAL PERMIT RESOLUTION OF THE BOARD OF ZONING APPEALS

George F. Train, III and Laura B. Train, SP-2022-SP-00014 to permit a reduction in setback requirements to permit an addition (screen porch) 13.4 ft. from the rear lot line. Located at 7149 Game Lord Dr., Springfield, 22153 on approx. 10,539 sq. ft. of land zoned R-2 (Cluster). Springfield District. Tax Map 88-4 ((5)) 220. Mr. Aminoff 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 February 8, 2023; and

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

1. The applicants are the owners of the property.
2. The present zoning is R-2 (Cluster).
3. The area of the lot is 10,539 square feet.
4. There is favorable staff recommendation, and the Board adopts the rationale in the staff report.
5. The Board finds the lot is irregularly shaped,
6. The proposed screen porch does not extend farther than the existing open deck.
7. The subject property abuts Park Authority property The Park Authority land is located on the other side of the property and
8. There is no encroachment on any RPA.
9. The applicant has read, understands, and concurs with the proposed development conditions.

WHEREAS, the Board has made the following conclusions of law:

THAT the applicant has presented testimony indicating compliance with the standards for the Reduction of Setback Requirements as contained in Sect. 5100.2.D(11)(e) of the Zoning Ordinance, the Board has determined that:

1. The application meets all the submission requirements set forth in Sect. 8101.3
2. A. The resulting gross floor area of the addition to the existing principal structure is not greater than 150 percent of the total gross floor area of the principal structure that existed at the time of the first expansion request. If a portion of the single-family detached dwelling is to be removed, no more than 50 percent of the gross floor area of the existing dwelling at the time of the first yard reduction will be removed;

B. The resulting gross floor area of the existing accessory structure and any addition to it is clearly subordinate in purpose, scale, use and intent to the principal structure on the site.
3. The proposed scale of the development is harmonious with the existing on-site and surrounding off-site development, and the development preserves existing vegetation and significant trees, as determined by the Director, in a manner that is characteristic of surrounding off-site development.
4. The proposal does not adversely impact the use or enjoyment of any adjacent property through the creation of issues related to noise, light, air, safety, erosion, and stormwater runoff.

5. The proposed reduction represents the minimum amount of reduction necessary to accommodate the proposed structure on the lot.

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

1. These conditions must 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 Development.
2. This special permit is approved for the location of the screen porch addition as shown on the special permit plat, entitled "*Special Exception Plat, Lot 220 Section 8, Orange Hunt Estates West*" prepared by BL Survey Arborist, dated January 24, 2022, as submitted with this application and is not transferable to other land.
3. Pursuant to Par. 6 of Sect. 5100.2.D(11)(e) 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 (2,184 square feet existing + 3,276 square feet (150%) = 5,460 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 will be deemed to include the floor area of any attached garage. Subsequent additions that meet minimum yard requirements will be permitted without an amendment to this special permit.
4. The addition must be generally consistent with the architectural elevations as shown on Attachment 1 to these conditions.
5. The applicant is responsible for identifying and complying with the terms of all legally binding easements, covenants, conditions, liens, judgments, encroachments, or other encumbrances to title affecting the subject property, shown or not shown, on the approved special permit plat, as may be determined by a court of competent jurisdiction. Approval of this application does not abrogate, vacate, interfere with, or invalidate such claims.
6. Pursuant to Sect. 8100.4.D(6) of the Zoning Ordinance, this special permit will automatically expire, without notice, 30 months after the date of approval unless construction has commenced on the screen porch 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.

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

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

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Sunroom Extends to
end of deck



Sunroom extends to
end of deck

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~ ~ ~ February 08 ,2023, Scheduled case of:

David E. Schmitz, TR and Hollis A. Schmitz, TR, SP-2022-SP-00113 to permit an attached accessory living unit with greater than 800 sq. ft. of gross floor area and a reduction in setback requirements based on an error in building location to permit an accessory structure (shed) to remain 3.2 ft. from the northwest side lot line. Located at 8137 Crestridge Rd., Fairfax Station, 22039 on approx. 5.0 ac. of land zoned R-C and WS. Springfield District. Tax Map 95-4 ((1)) 10A. *(Admin move from 11/16/2022)*

The participants in the hearing were as follows:

- Brent Krasner, Chief, Special Permit and Variance Branch
- Kevin McMahan, Staff Coordinator
- David G. Keyser, Agent for the Applicants

After the hearing where public testimony was presented by Kevin McMahan, and Mr. Keyser, with testimony from the public, Mr. Tanner moved to approve SP-2022-SP-00113 for the reasons stated in the Resolution

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COUNTY OF FAIRFAX, VIRGINIA

SPECIAL PERMIT RESOLUTION OF THE BOARD OF ZONING APPEALS

David E. Schmitz, TR and Hollis A. Schmitz, TR, SP-2022-SP-00113 to permit an attached accessory living unit with greater than 800 sq. ft. of gross floor area and a reduction in setback requirements based on an error in building location to permit an accessory structure (shed) to remain 3.2 ft. from the northwest side lot line. Located at 8137 Crestridge Rd., Fairfax Station, 22039 on approx. 5.0 ac. of land zoned R-C and WS. Springfield District. Tax Map 95-4 ((1)) 10A. Mr. Tanner 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 February 8, 2023; and

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

1. The applicants are the owners of the property.
2. The present zoning is R-C and WS.
3. The area of the lot is 5.0 acres.
4. The applicants have read, understands, and concurs with the proposed development conditions.

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

THAT the applicant has presented testimony indicating compliance with Sect. 5100.2.D(11)(d), Provisions for BZA Authorized Reductions in Setback Requirements Based on an Error in Building Location, the Board has determined:

- A. The error exceeds ten percent of the applicable measurement, or
- B. The error is up to ten percent of the applicable measurement and the reduction or modification is requested in conjunction with the approval of another special permit or application for a variance on the property, and
- C. The noncompliance was done through no fault of the property owner, or was the result of an error in the relocation of the building after the issuance of a building permit, if one was required, and
- D. It will not impair the purpose and intent of this Ordinance, and

- E. It will not be detrimental to the use and enjoyment of other property in the immediate vicinity, and
- F. It will not create an unsafe condition regarding other properties or public streets, and
- G. Compliance with the minimum setback requirements or location regulations would cause the owner unreasonable hardship, and
- H. It will not result in an increase in density or floor area ratio from that permitted by the applicable zoning district regulations.

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

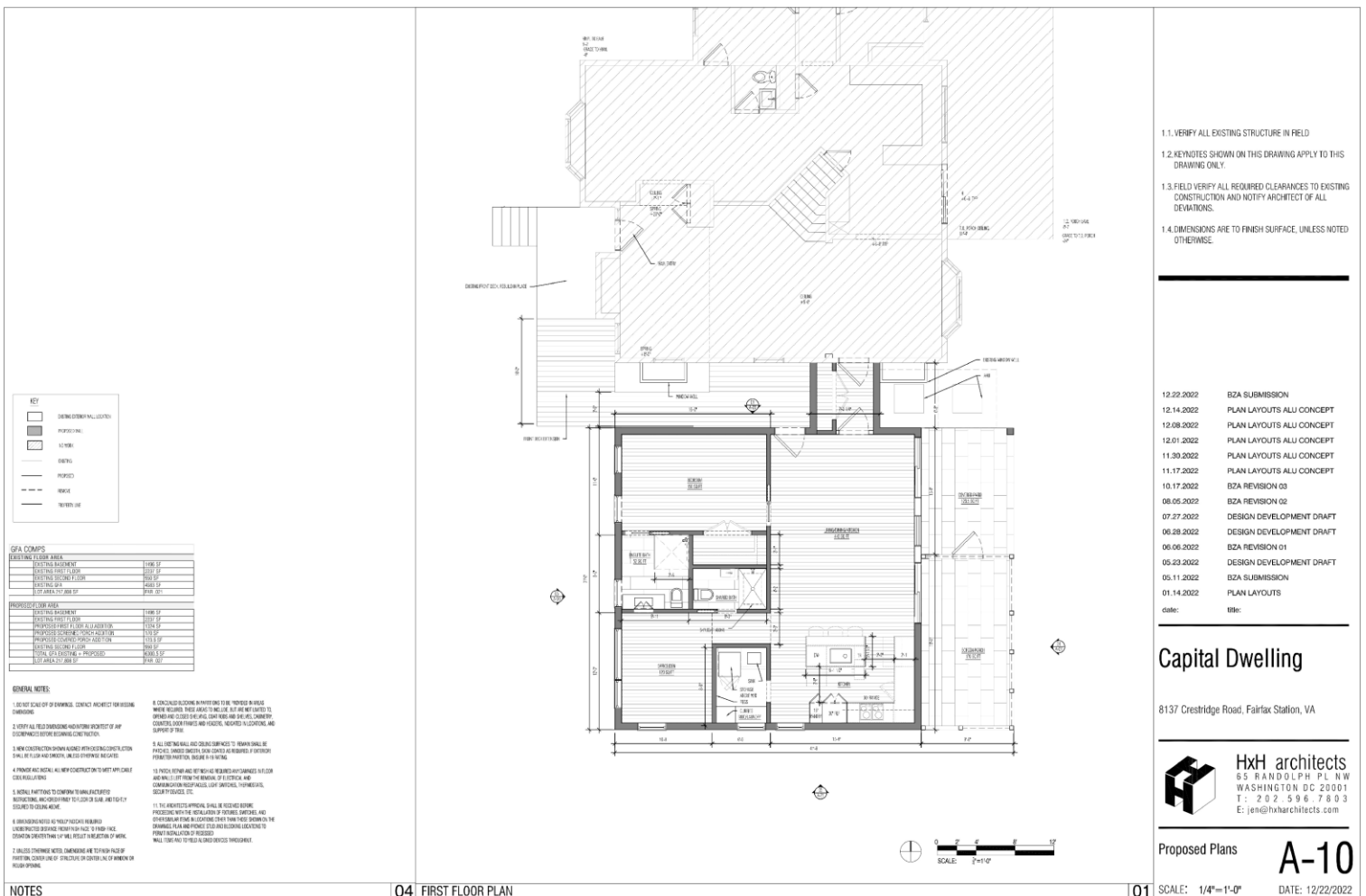
- 7. These conditions must be recorded by the applicants among the land records of Fairfax County for this property.
- 8. This approval is granted to the applicants, David E. Schmitz TR and Hollis A. Schmitz TR, only, for the location indicated on the application, 8137 Crestridge Road, Fairfax Station 22039, and is not transferable to other land or other owners.
- 9. This special permit is granted for the accessory living unit (ALU) at the subject property and the location of the existing shed "C" as identified on the plat titled "Plat Showing the Improvements on the Property Located at #8137 Crestridge Road," prepared by George M. O'Quinn, Land Surveyor, dated March 28, 2022 and last revised on January 18, 2023, as submitted with this application, and is not transferable to other land. Notwithstanding what is shown on the plat, the reference to note 15 was intended to reference note 14.
- 10. The accessory living unit is limited to a maximum of 1,194 square feet (including the screened porch), and the layout must be in conformance with the floor plan included as Attachment 1 to these conditions.
- 11. The ALU must be built pursuant to an approved building permit and pass final inspection prior to occupancy.
- 12. Subject to Health Department approval, at the time of building plan review, the applicants must demonstrate compliance with all applicable regulations for required setbacks between building foundations and potable wells.
- 13. Occupancy of the accessory living unit is limited to no more than two persons.
- 14. The ALU must contain a working multi-purpose fire extinguisher and smoke and carbon monoxide detectors that are interconnected with the principal dwelling.
- 15. The accessory living unit is approved for an initial period of two years from the approval date of the special permit and may be extended by the Zoning Administration for screening periods of up to five years.
- 16. The shed, labeled "C" on the plat, that is the subject of this application, must be maintained in good condition at all times or otherwise brought into compliance with the Ordinance.
- 17. In order to bring the existing 8.5 foot tall shed, located in the front yard adjacent to September Lane into compliance with the Ordinance the applicants must either remove the shed from the property or relocate it to a conforming location within 180 days of approval of this special permit.
- 18. In order to bring the remnants of the batting cage, located in the front yard adjacent to September Lane, into compliance with the Ordinance, the applicants must remove the remaining frame posts within 180 days of approval of this special permit.

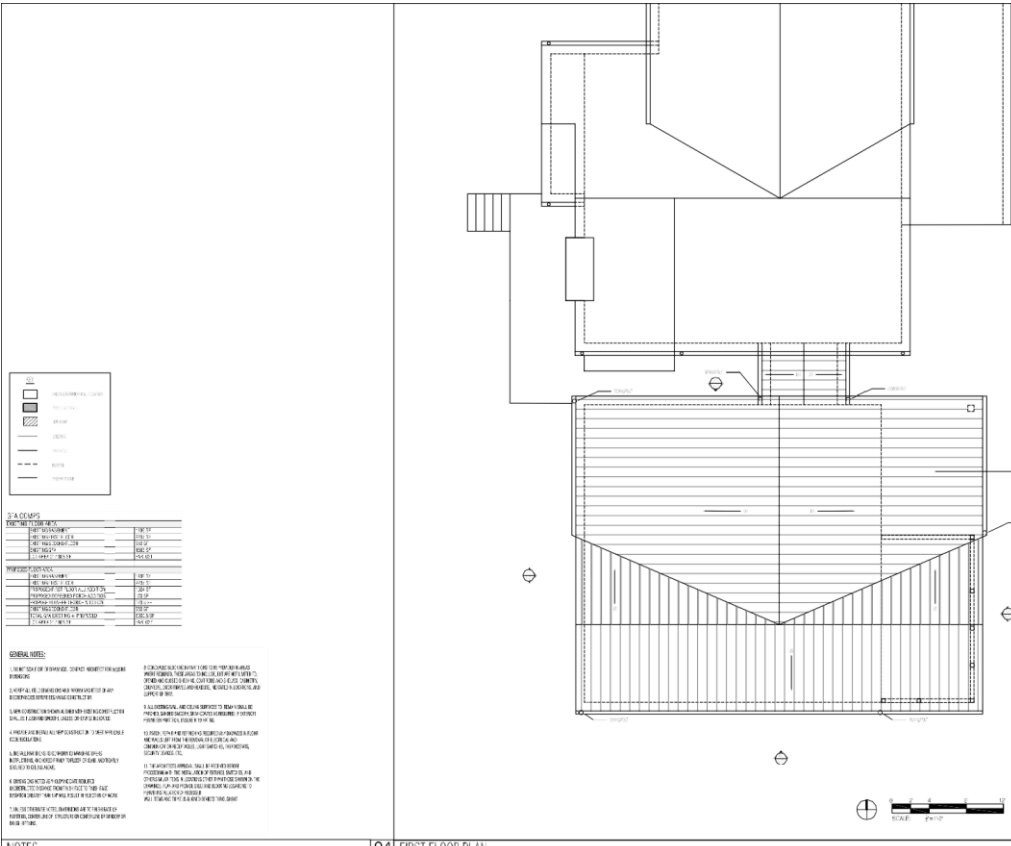
19. The applicants must relocate any structure used for confining or sheltering poultry, including the fencing around the chicken coop area, at least 50 feet from all lot lines, and not conflicting with the septic drainage field.
20. The applicants are responsible for identifying and complying with the terms of all legally enforceable easements, covenants, conditions, liens, judgments, encroachments or other encumbrances to title affecting the subject property, shown or not shown, on the approved special permit plat as may be determined by a court of competent jurisdiction. Approval of this application does not abrogate, vacate, interfere with, or invalidate such claims.
21. Pursuant to Article 8100.4.D (6) of the Zoning Ordinance, this special permit automatically expires, without notice, 30 months after the date of approval unless construction has commenced on the accessory living unit 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.

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

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

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- 1.1. VERIFY ALL EXISTING STRUCTURE IN FIELD.
- 1.2. KEYNOTES SHOWN ON THIS DRAWING APPLY TO THIS DRAWING ONLY.
- 1.3. FIELD VERIFY ALL REQUIRED CLEARANCES TO EXISTING CONSTRUCTION AND NOTIFY ARCHITECT OF ALL DIVISIONS.
- 1.4. DIMENSIONS ARE TO FINISH SURFACE UNLESS NOTED OTHERWISE.

LEGEND

[Symbol]	EXISTING WALL/DOOR
[Symbol]	NEW WALL
[Symbol]	GLASS
[Symbol]	DOOR
[Symbol]	WINDOW
[Symbol]	ROOF
[Symbol]	STAIR
[Symbol]	FINISH

FINISH SCHEDULE

CEILING	9'-0" TO 10'-0"
FLOOR	1'-0" TO 2'-0"
WALL	3'-0" TO 8'-0"
ROOF	10'-0" TO 12'-0"
STAIR	1'-0" TO 2'-0"
FINISH	AS NOTED

GENERAL NOTES:

- 1.1. VERIFY ALL EXISTING STRUCTURE IN FIELD.
- 1.2. KEYNOTES SHOWN ON THIS DRAWING APPLY TO THIS DRAWING ONLY.
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REVISIONS

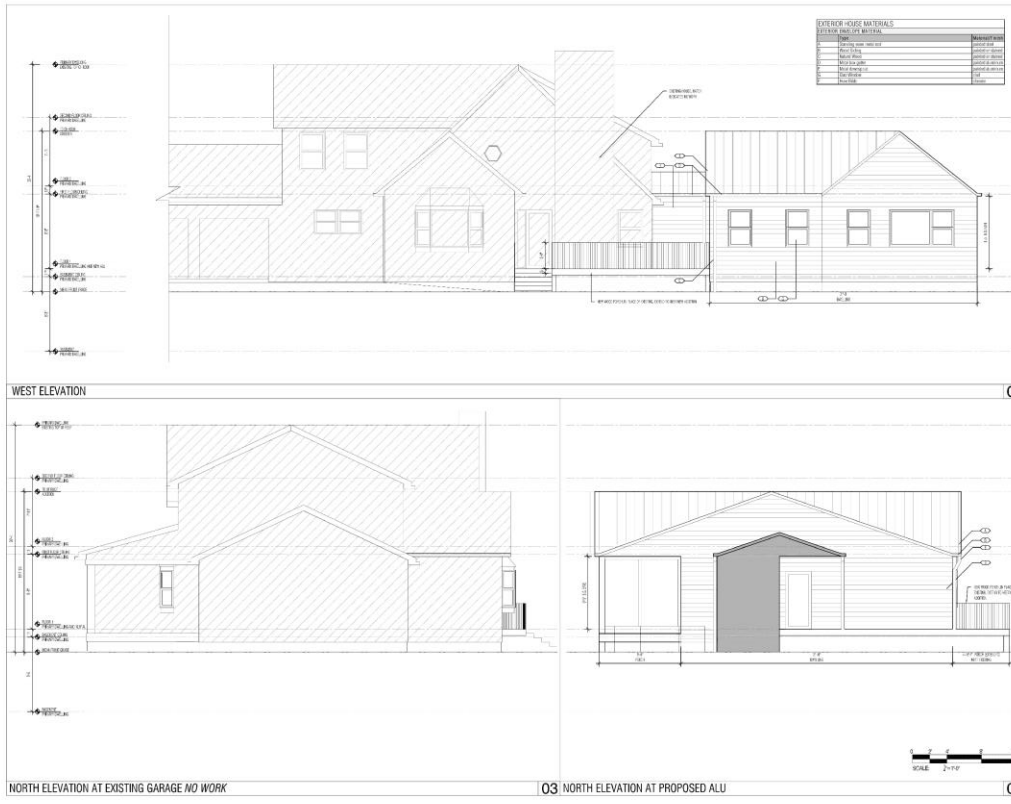
12.22.2022	EDA SUBMISSION
12.14.2022	PLAN LAYOUTS ALL CONCEPT
12.09.2022	PLAN LAYOUTS ALL CONCEPT
12.01.2022	PLAN LAYOUTS ALL CONCEPT
11.30.2022	PLAN LAYOUTS ALL CONCEPT
11.17.2022	PLAN LAYOUTS ALL CONCEPT
10.17.2022	EDA REVISION 02
09.25.2022	EDA REVISION 01
07.27.2022	DESIGN DEVELOPMENT DRAFT
06.28.2022	DESIGN DEVELOPMENT DRAFT
06.08.2022	EDA REVISION 01
05.23.2022	DESIGN DEVELOPMENT DRAFT
05.11.2022	EDA SUBMISSION
01.14.2022	PLAN LAYOUTS

Date: 12/22/2022

Capital Dwelling
 8137 Cresthodge Road, Fairfax Station, VA

HxH architects
 655 RANDOLPH P.O. BOX
 WASHINGTON DC 20001
 T 202.596.7893
 E jah@harchitects.com

Proposed Roof Plan
A-11
 SCALE: 1/4"=1'-0" DATE: 12/22/2022



EXTERIOR HOUSE MATERIALS

LOCATION	DESCRIPTION	FINISH
WALL	CLAY TILE	AS NOTED
WALL	WOOD SHAKES	AS NOTED
WALL	BRICK	AS NOTED
WALL	CONCRETE	AS NOTED
WALL	GLASS	AS NOTED
WALL	ROOF	AS NOTED
WALL	STAIR	AS NOTED
WALL	FINISH	AS NOTED

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- 1.3. FIELD VERIFY ALL REQUIRED CLEARANCES TO EXISTING CONSTRUCTION AND NOTIFY ARCHITECT OF ALL DIVISIONS.
- 1.4. DIMENSIONS ARE TO FINISH SURFACE UNLESS NOTED OTHERWISE.

REVISIONS

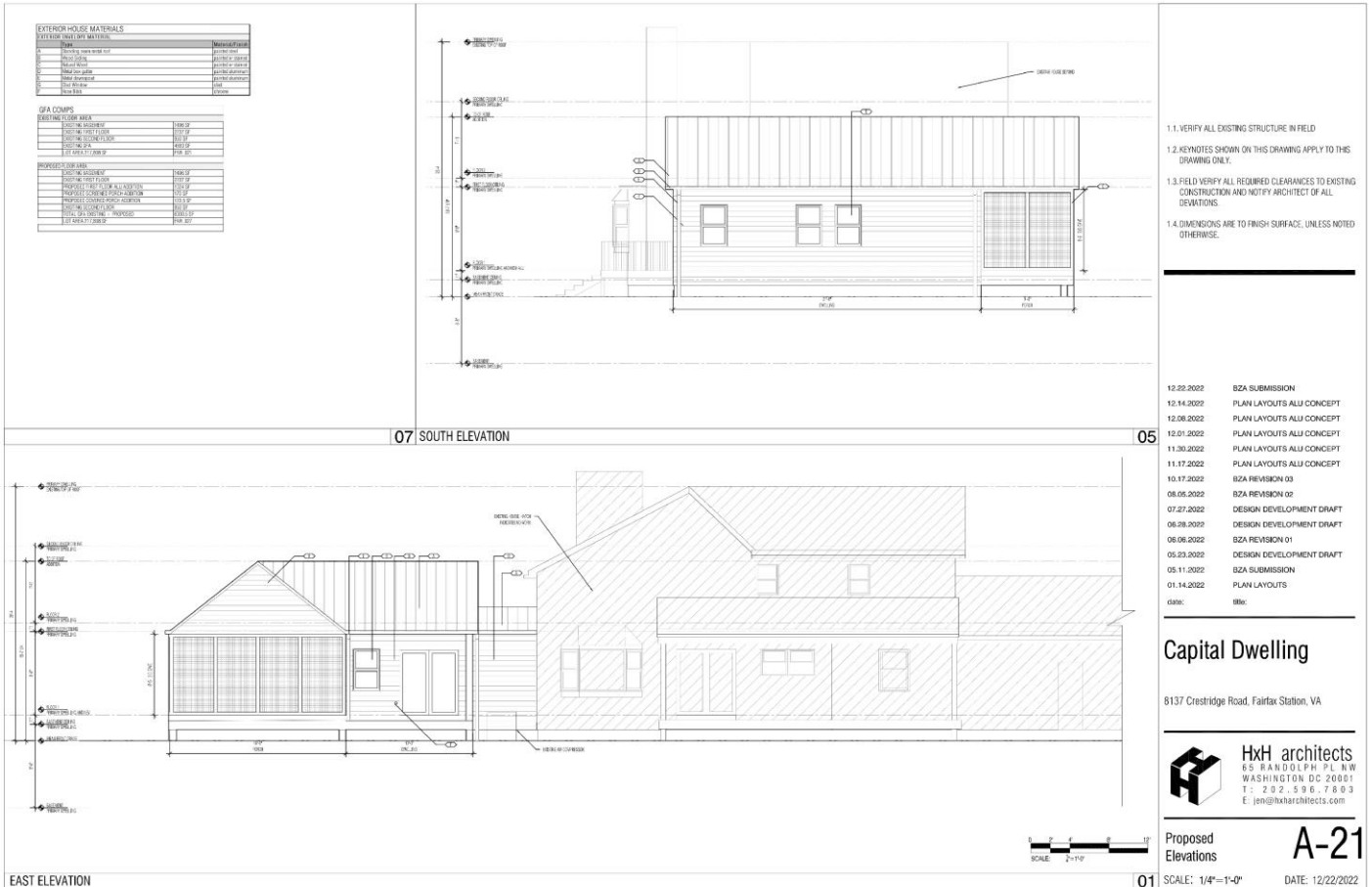
12.22.2022	EDA SUBMISSION
12.14.2022	PLAN LAYOUTS ALL CONCEPT
12.08.2022	PLAN LAYOUTS ALL CONCEPT
12.01.2022	PLAN LAYOUTS ALL CONCEPT
11.30.2022	PLAN LAYOUTS ALL CONCEPT
11.17.2022	PLAN LAYOUTS ALL CONCEPT
10.17.2022	EDA REVISION 02
09.25.2022	EDA REVISION 01
07.27.2022	DESIGN DEVELOPMENT DRAFT
06.28.2022	DESIGN DEVELOPMENT DRAFT
06.08.2022	EDA REVISION 01
05.23.2022	DESIGN DEVELOPMENT DRAFT
05.11.2022	EDA SUBMISSION
01.14.2022	PLAN LAYOUTS

Date: 12/22/2022

Capital Dwelling
 8137 Cresthodge Road, Fairfax Station, VA

HxH architects
 655 RANDOLPH P.O. BOX
 WASHINGTON DC 20001
 T 202.596.7893
 E jah@harchitects.com

Proposed Elevations
A-20
 SCALE: 1/4"=1'-0" DATE: 12/22/2022



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~ ~ ~ February 08, 2023 Scheduled case of:

Mark T. Murphy and Jeanette B. Murphy, SP-2022-SU-00037 to permit a reduction in setback requirements to permit an addition (screen porch) 20.7 ft. from the rear lot line. Located at 13235 Stone Heather Dr., Herndon, 20171 on approx. 9,556 sq. ft. of land zoned R-3 (Cluster). Sully District. Tax Map 35-1 ((2)) 239.

The participants in the hearing were as follows:

- Brent Krasner, Chief, Special Permit and Variance Branch
- Brandon McCadden, Staff Coordinator
- Mark T. Murphy and Jeanette B. Murphy, Applicants

After the hearing where public testimony was presented by Brandon McCadden and Mr. Murphy, with not public testimony, Mr. Hart moved to approve SP-2022-SP-00113 for the reasons stated in the Resolution.

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COUNTY OF FAIRFAX, VIRGINIA
SPECIAL PERMIT RESOLUTION OF THE BOARD OF ZONING APPEALS

Mark T. Murphy and Jeanette B. Murphy, SP-2022-SU-00037 to permit a reduction in setback requirements to permit an addition (screen porch) 20.7 ft. from the rear lot line. Located at 13235 Stone Heather Dr., Herndon, 20171 on approx. 9,556 sq. ft. of land zoned R-3 (Cluster). Sully District. Tax Map 35-1 ((2)) 239. Mr. Hart 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 February 8, 2023; and

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

1. The applicants are the owner of the property.
2. The present zoning is R-3C.
3. The area of the lot is 9,556 square feet.
4. There is a favorable staff recommendation, and the Board adopts the rationale in the staff report.
5. The Board finds the property has a few geometrical problems. The first one being this a relatively small lot, the house was set back from the front lot line almost twice of what it needed to be. It was a 20-foot front yard, and the house is setback around 35-feet.
6. By the house being constructed towards the rear it makes it more difficult to have a porch or a deck in the back.
7. The other problem which staff had pointed out is the rear lot line is skewed, so this house is set at a slight angle, so the corner of whatever is at the back of the house is going to project into that minimum setback. Given that constraint the request is reasonable based on the photos and the record before the Board.
8. The Board finds there would be no negative significant impacts on anyone. In the photo, the corner where the addition is going is heavily screened by vegetation.
9. The applicant has read, understands, and concurs with the proposed development conditions.

WHEREAS, the Board has made the following conclusions of law:

THAT the applicant has presented testimony indicating compliance with the standards for the Reduction of Setback Requirements as contained in Sect. 5100.2.D(11)(e) of the Zoning Ordinance, the Board has determined that:

6. The application meets all the submission requirements set forth in Sect. 8101.3
7. A. The resulting gross floor area of the addition to the existing principal structure is not greater than 150 percent of the total gross floor area of the principal structure that existed at the time of the first expansion request. If a portion of the single-family detached dwelling is to be removed, no more than 50 percent of the gross floor area of the existing dwelling at the time of the first yard reduction will be removed;

B. The resulting gross floor area of the existing accessory structure and any addition to it is clearly subordinate in purpose, scale, use and intent to the principal structure on the site.
8. The proposed scale of the development is harmonious with the existing on-site and surrounding off-site development, and the development preserves existing vegetation and significant trees, as determined by the Director, in a manner that is characteristic of surrounding off-site development.
9. The proposal does not adversely impact the use or enjoyment of any adjacent property through the creation of issues related to noise, light, air, safety, erosion, and stormwater runoff.
10. The proposed reduction represents the minimum amount of reduction necessary to accommodate the proposed structure on the lot.

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

1. These conditions must be recorded by the applicants among the land records of Fairfax County for this lot prior to the issuance of a building permit for the addition. A copy of the recorded conditions must be provided to the Zoning Permit Review Branch, Department of Planning and Development.
2. This special permit is granted only for the location of the proposed screened porch addition as indicated on the plat entitled "Special Permit Plat, Lot 239, Section 8, Chantilly Highlands," prepared by Larry N. Scartz of Scartz Surveys, dated September 27, 2022, consisting of one sheet, and approved with this application, as qualified by these development conditions.
3. Pursuant to Article 5100.2.D(11)(e) 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 (2,562 square feet existing + 3,843 square feet (150%) = 6,405 square feet permitted) regardless of whether such addition complies with the minimum setback requirement or is the subject of a subsequent setback 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 will be deemed to include the floor area of any attached garage. Subsequent additions that meet minimum setbacks requirements are permitted without an amendment to this special permit.
4. The subject addition must be generally consistent with the design as depicted in the architectural elevations as shown on Attachment 1 to these conditions.
5. The applicant is responsible for identifying and complying with the terms of all legally binding easements, covenants, conditions, liens, judgments, encroachments or other encumbrances to title affecting the subject property, shown or not shown, on the approved variance plat as may be determined by a court of competent jurisdiction. Approval of this application does not abrogate, vacate, interfere with, or invalidate such claims.
6. Pursuant to Article 8100.4.D(6) of the Zoning Ordinance, this special permit automatically expires, without notice, 30 months after the date of approval unless construction has commenced on the screened porch 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.

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

Ms. Day seconded the motion, which carried by a vote of 7-0.

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As there was no other business to come before the Board, the meeting was adjourned at 9:52 a.m.

Minutes by: Melissa R. Taylor

Approved on: June 14, 2023