

The regular meeting of the Board of Zoning Appeals was held in the Board Auditorium of the Government Center on Wednesday, February 1, 2023. The following Board Members were present: Chairman John F. Ribble III (Arrived at 9:06 a.m.); Vice Chairman James R. Hart; Donte Tanner; Rebecca Ballo; Daniel Aminoff; and Karen L. Day. Thomas W. Smith III was absent from the meeting.

As Chairman Ribble had not yet arrived, Vice Chairman Hart called the meeting to order at 9:00 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. Vice Chairman Hart called the first scheduled case.

~ ~ ~ February 1, 2023, Scheduled case of:

Adam P. Garofalo, SP-2022-SP-00147 to permit a reduction in setback requirements to permit an addition 9.6 ft. from the north side lot line and a reduction in setback requirements based on an error in building location to permit an accessory structure (shed) 1.5 ft. from the south side lot line. Located at 7238 Whitson Dr., Springfield, 22153 on approx. 9,319 sq. ft. of land zoned R-3. Springfield District. Tax Map 89-3 ((6)) 19.

Vice Chairman Hart noted that application SP-2022-SP-00147 had been withdrawn.

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~ ~ ~ February 1, 2023, Scheduled case of:

Trustees Of Saint Matthews United Methodist Church, SPA-80-A-087-05 amend SP 80-A-087 previously approved for a religious assembly with child care center to permit modifications to site and development conditions. Located at 8617 Little River Tpke., Annandale, 22003 on approx. 4.01 ac. of land zoned R-1. Braddock District. Tax Map 59-3 ((10)) 13. (Admin moved from 11/2/2022)

Vice Chairman Hart noted that application SPA-80-A-087-05 had been administratively moved to March 29, 2023.

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~ ~ ~ February 1, 2023 Scheduled case of:

Newer LLC, A 2020-MV-028 An appeal of a determination that the appellant is operating a kennel that includes outdoor play/exercise areas in the C-6 District, in violation of Zoning Ordinance provisions. Located at 8101 Alban Road, Springfield, VA 22150, 22074 on approx. 72,710 sq. ft. of land zoned C-6, Mount Vernon District. Tax. Map 99-1 ((17)) 6.

Vice Chairman Hart noted that appeal application A 2020-MV-028 had been administratively moved to June 28, 2023.

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~ ~ ~ February 1, 2023 Scheduled case of:

6651 LLC and Campbell & Ferrara Nurseries, Inc., A 2022-MV-015

Vice Chairman Hart noted that appeal application A 2022-MV-015 had been administratively moved to May 3, 2023.

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~ ~ ~ February 1, 2023, Scheduled case of:

Rink Management Services Corp, SP-2022-PR-00086 to permit a temporary use—a special event for more than 21 days—consisting of a roller-skating rink and ice-skating rink. Roller-skating rink located in Merrifield Town Center Drive (between District Avenue and Merrifield Cinema Drive). Ice-skating rink located in Penny Lane Park and in District Avenue (between Penny Lane and Merrifield Town Center Drive) in Fairfax, 22031 on approx. 5.9 acres of land zoned PRM and PDC. Providence District. Tax Map 49-3 ((37)) J (pt.), 49-3 ((37)) N (pt.), and 49-3 ((38)) (6) 1 (pt.).

The participants in the hearing were as follows:

- Brent Krasner, Chief, Special Permit and Variance Branch

Vice Chairman Hart noted that application SP-2022-PR-00086 had requested to continue to June 14, 2023 due to all the conditions agreed to by the applicants and the Board not being completed yet. With there being no public speakers, Mr. Hart asked for a motion to continue this case. Mr. Aminoff moved to continue this case to June 14, 2023. Mr. Tanner seconded the motion, which carried the vote of 6-0. Mr. Smith was absent from the meeting.

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~ ~ ~ February 1, 2023 Scheduled case of:

Muhammed Rafay Hassan, SPA-2020-DR-072, to amend SP-2020-DR-072 previously approved for modifications to the provisions for the keeping of animals (chickens) to allow for modifications to development conditions. Located at 9608 Pembroke Pl., Vienna, 22182, on approx. 39,999 sq. ft. of land zoned R-1. Dranesville District. Tax Map 19-3 ((2)) 15.

The participants in the hearing were as follows:

- Brent Krasner, Chief, Special Permit and Variance Branch
- Daniel Creed, Staff Coordinator
- Muhammed Rafay Hassan, Applicant

After the hearing where public testimony was presented by Mr. Creed and Mr. Hassan, and there being no public speakers for this case, Mr. Aminoff moved to approve SPA-2020-DR-072 for the reasons stated in the Resolution. Mr. Tanner seconded the motion, which carried by a vote of 6-0. Mr. Smith was absent from the meeting.

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COUNTY OF FAIRFAX, VIRGINIA

SPECIAL PERMIT RESOLUTION OF THE BOARD OF ZONING APPEALS

Muhammed Rafay Hassan, SPA-2020-DR-072, to amend SP-2020-DR-072 previously approved for modifications to the provisions for the keeping of animals (chickens) to allow for modifications to development conditions. Located at 9608 Pembroke Pl., Vienna, 22182, on approx. 39,999 sq. ft. of land zoned R-1. Dranesville District. Tax Map 19-3 ((2)) 15. 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 1, 2023; and

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

1. The applicants are the owners of the land.
2. The present zoning is R-1.
3. The area of the lot is 39,999 square feet.
4. There is a favorable staff report, and the Board concurs with the analysis contained therein. It is agreed that the standards will continue to be met even with the increase of chickens.

5. 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. This approval is granted to the applicant, Muhammed Rafay Hassan, and is not transferable without further action of the Board, and is for the location indicated on the application, 9608 Pembroke Place Vienna, VA 22182, and is not transferable to other land.
2. This special permit amendment is granted only for the keeping of chickens as depicted on the plat entitled "Plat Showing House Location on Lot 15, Section Two, Beau Ridge", dated May 11, 2012, prepared by George M. O'Quinn, amended by Muhammed Rafay Hassan on February 1, 2023, and approved with this application, as qualified by these development conditions.
3. This approval is for a maximum twelve (12) hen chickens. No roosters are permitted.
4. The chickens must remain in a fenced area at all times.
5. The coop must be located within the 40 foot by 30 foot dashed area shown on the plat. The coop may be relocated within this area to permit the restoration of the forage areas.
6. All chicken waste must be thoroughly composted before use or distribution. Any composted waste on-site must be spread in an environmentally responsible manner. The compost bin must be covered to prevent the runoff of pollutants onto adjacent properties or into the Resource Protection Area in the northwest corner of the lot.
7. Any on-site burial must be at least 2 feet above the high ground water table and 2 feet below the soil surface, or removal of dead chickens must be through a licensed animal removal company or must be cremated by a licensed company.
8. 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.

9. Pursuant to Section 8100.4.D(6) of the Zoning Ordinance, this special permit will take effect upon a vote of approval by the Board of Zoning Appeals.

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 6-0. Mr. Smith was absent from the meeting.

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~ ~ ~ February 1, 2023, Scheduled case of:

Gary M. and Jessica B. Horewitz, SP-2022-PR-00165 to permit a reduction of setback requirements to permit an addition 8.9 ft. from the west side lot line. Located at 9127 Saint Marks Pl., Fairfax, 22031 on approx. 20,028 sq. ft. of land zoned R-2. Providence District. Tax Map 58-2 ((9)) 107.

The participants in the hearing were as follows:

- Brent Krasner, Chief, Special Permit and Variance Branch
- Philip Isaiah, Staff Coordinator
- Jessica B. Horewitz, Applicant

After the hearing where public testimony was presented by Mr. Isaiah, Mr. Krasner, and Mrs. Horewitz, and there being no public speakers for this case, Mr. Tanner moved to approve SP-2022-PR-00165 for the reasons stated in the Resolution. Mr. Hart seconded the motion, which carried by a vote of 6-0. Mr. Smith was absent from the meeting.

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COUNTY OF FAIRFAX, VIRGINIA

SPECIAL PERMIT RESOLUTION OF THE BOARD OF ZONING APPEALS

Gary M. and Jessica B. Horewitz, SP-2022-PR-00165 to permit a reduction of setback requirements to permit an addition 8.9 ft. from the west side lot line. Located at 9127 Saint Marks Pl., Fairfax, 22031 on approx. 20,028 sq. ft. of land zoned R-2. Providence District. Tax Map 58-2 ((9)) 107. 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 1, 2023; and

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

1. The applicants are the owners of the land.
2. The present zoning is R-2.
3. The area of the lot is 20,028 square feet.
4. 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 addition as shown on the special permit plat, entitled "*Special Permit Plat, Lot 107, Section 1, Mantua Hills, Providence Magisterial District, Fairfax County, Virginia,*" prepared by Scartz Surveys, dated August 3, 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 (2,983 square feet existing + 4,475 square feet (150%) = 7,458 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.
5. 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 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.

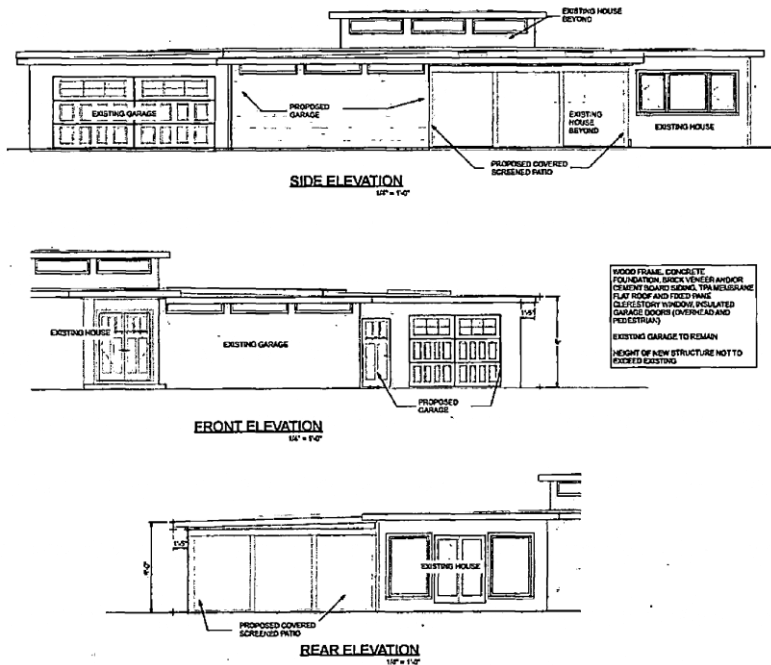
This approval, contingent upon the above-noted conditions, does not relieve the applicant from compliance with the provisions of any applicable ordinances, regulations or adopted standards.

Mr. Hart seconded the motion, which carried by a vote of 6-0. Mr. Smith was absent from the meeting.

SP 2022-PR-00165

APPENDIX 1

ATTACHMENT 1



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~ ~ ~ February 1, 2023, Scheduled case of:

Shannon P. Callahan, SP-2022-LE-00104 to permit an increase in fence height in the front yard adjacent to Beechcraft Drive and Fordson Road. Located at 7500 Fordson Rd., Alexandria 22306 on approx. 13,292 sq. ft. of land zoned R-4 and HC. Lee District. Tax Map 92-4 ((3)) (5) 10.)

The participants in the hearing were as follows:

- Brent Krasner, Chief, Special Permit and Variance Branch
- Kevin McMahan, Staff Coordinator
- Shannon P. Callahan, Applicant

After the hearing where public testimony was presented by Mr. McMahan, Mr. Krasner, Mr. Callahan, and there being no public speakers for this case, Mr. Hart moved to approve SP-2022-LE-00104 for the reasons stated in the Resolution. Mr. Tanner seconded the motion, which carried by a vote of 6-0. Mr. Smith was absent from the meeting.

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COUNTY OF FAIRFAX, VIRGINIA

SPECIAL PERMIT RESOLUTION OF THE BOARD OF ZONING APPEALS

Shannon P. Callahan, SP-2022-LE-00104 to permit an increase in fence height in the front yard adjacent to Beechcraft Drive and Fordson Road. Located at 7500 Fordson Rd., Alexandria 22306 on approx. 13,292 sq. ft. of land zoned R-4 and HC. Lee District. Tax Map 92-4 ((3)) (5) 10. 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 1, 2023; and

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

1. The applicant is the owner of the land.
2. The present zoning is R-4.
3. The area of the lot is 13,292 square feet.
4. The lot is unusual, and there is a favorable staff recommendation, and the Board will adopt the rationale within the staff report.
5. The unique geometry pertinent to this case; particularly referring to the overhead image in the staff report. Ordinarily in a situation like this for a house on a corner lot, the fence along Beechcraft would have been harder to justify, but there are a couple things mitigating in favor of the fence.
6. The lot is oddly shaped, and the corner is not a square 90-degree corner. It is a wider angle. The house is also set at an angle, so the space between the house and street is not really lined up with Fordson Rd. or Beechcraft Dr. If the fence were not uniform, that space would be stranger than it already is. The fence is an effort to enclose the usable area in front of the house, and due to the traffic situation on Fordson, it is okay to put the fence around the corner even if the rest of the house is on Beechcraft Drive.
7. The house is facing a car dealership parking lot. It is appropriate to have a traditional separation between a residential use and a commercial use across the street. On the south side of the house there are condos, and the taller white plastic fence there is not interfering with anyone's sight line from the condos.
8. The applicant has met all the standard requirements for the fence height increase in his front yard and back yard as well.
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 general standards for Special Permit Uses as set forth in Sect. 4102.1.F(2) and the standards for this use as contained in the Zoning Ordinance.

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

1. This special permit is approved for the location of the proposed fence greater than four feet in height in the front yard adjacent to Beechcraft Drive and Fordson Road as shown on the plat, entitled "Plat Showing the Improvements on Lot 10, Block 5, Section One, Hybla Valley," prepared by George M. O'Quinn, Land Surveyor, dated August 22, 2022, and last revised on December 27, 2022.
2. The design of the fence must be generally consistent with styles as depicted in Attachment 1 to these conditions. With the exception of the short section of fence along the southern lot line which may be solid, the remainder of the fence in the front yard adjacent to the sidewalk must be an open and transparent style.
3. The subject fence must be maintained in good condition at all times.
4. Pursuant to Article 8100.4.D (6) of the Zoning Ordinance, this special permit automatically expires, without notice, 18 months after the date of approval unless construction of the fence has commenced and has been diligently prosecuted. The Board of Zoning Appeals may grant additional time to commence construction if a written request for additional time is filed with the Zoning Administrator prior to the date of expiration of the special permit. The request must specify the amount of additional time requested, the basis for the amount of time requested and an explanation of why additional time is required.
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/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.

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 6-0. Mr. Smith was absent from the meeting.

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~ ~ February 1, 2023, Scheduled case of:

George W. Turiansky, SP-2022-MA-00087 to permit a reduction in setback requirements to permit an addition 22.8 ft. from the rear lot line and to allow an accessory living unit exceeding 800 sq. ft. of gross floor area. Located at 6529 Crosswoods Dr., Falls Church, 22044 on approx. 1.15 ac. of land zoned R-2. Mason District. Tax Map 60-2 ((20)) 18.

The participants in the hearing were as follows:

- Brent Krasner, Chief, Special Permit and Variance Branch
- Brandon McCadden, Staff Coordinator
- George W. Turiansky, Applicant
- Kenneth Lewis, Architect

After the hearing where public testimony was presented by Mr. McCadden, Mr. Krasner, Mr. Lewis, and Mr. Turiansky, and there being no public speakers for this case, Ms. Day moved to approve SP-2022-MA-00087 for the reasons stated in the Resolution. Mr. Tanner seconded the motion, which carried by a vote of 6-0. Mr. Smith was absent from the meeting.

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COUNTY OF FAIRFAX, VIRGINIA

SPECIAL PERMIT RESOLUTION OF THE BOARD OF ZONING APPEALS

George W. Turiansky, SP-2022-MA-00087 to permit a reduction in setback requirements to permit an addition 22.8 ft. from the rear lot line and to allow an accessory living unit exceeding 800 sq. ft. of gross floor area. Located at 6529 Crosswoods Dr., Falls Church, 22044 on approx. 1.15 ac. of land zoned R-2. Mason District. Tax Map 60-2 ((20)) 18. Ms. Day 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 January 25, 2023; and

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

1. The applicants are the owners of the land.
2. The present zoning is R-2.
3. The area of the lot is 1.15 acres.
4. There is a favorable staff report, and the Board concurs with the analysis contained therein.
5. This is an interesting situation. We have a long standing separate garage that would have been vested. According to the staff report, the garage had been used as an accessory living unit prior to the applicants purchase of the property. In order for the applicant to bring it in to compliance by renovating it, it would lose its current vesting.
6. After the applicant consulting with staff, they have come up with a proposal to do a connection which would remove the garage as a free-standing structure; which is not permitted on lots under 2 acres .
7. . Each case has its own sets of facts and circumstances, and this particular accessory living unit is going to be occupied by the applicants' elderly parent. It meets the criteria to permit this accessory living unit. Since it is over 800 feet this case is before us today, and the Board believes the standards have been met. Although there is some question with the shared area it is permissible for this case to be approved.
8. The reduction in yard requirement for the preexisting garage (which is now the accessory living unit) is 22 feet from the 25-foot setback
9. It has existed for years, and has not disturbed the neighbors, and meets all the requirements for it to be there. Additionally, there were numerous letters sent in support for this application.
10. 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.

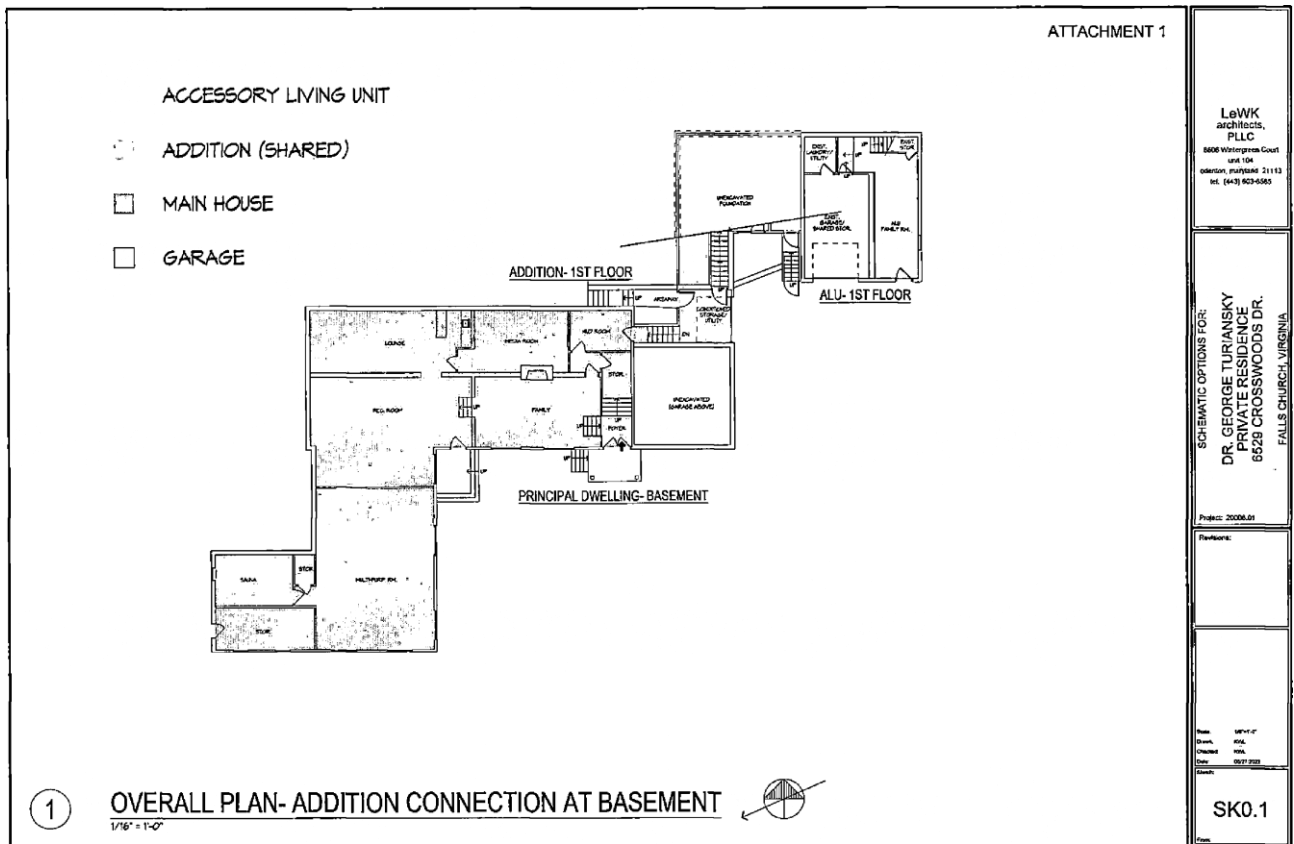
5. The proposed reduction represents the minimum amount of reduction necessary to accommodate the proposed structure on the lot.

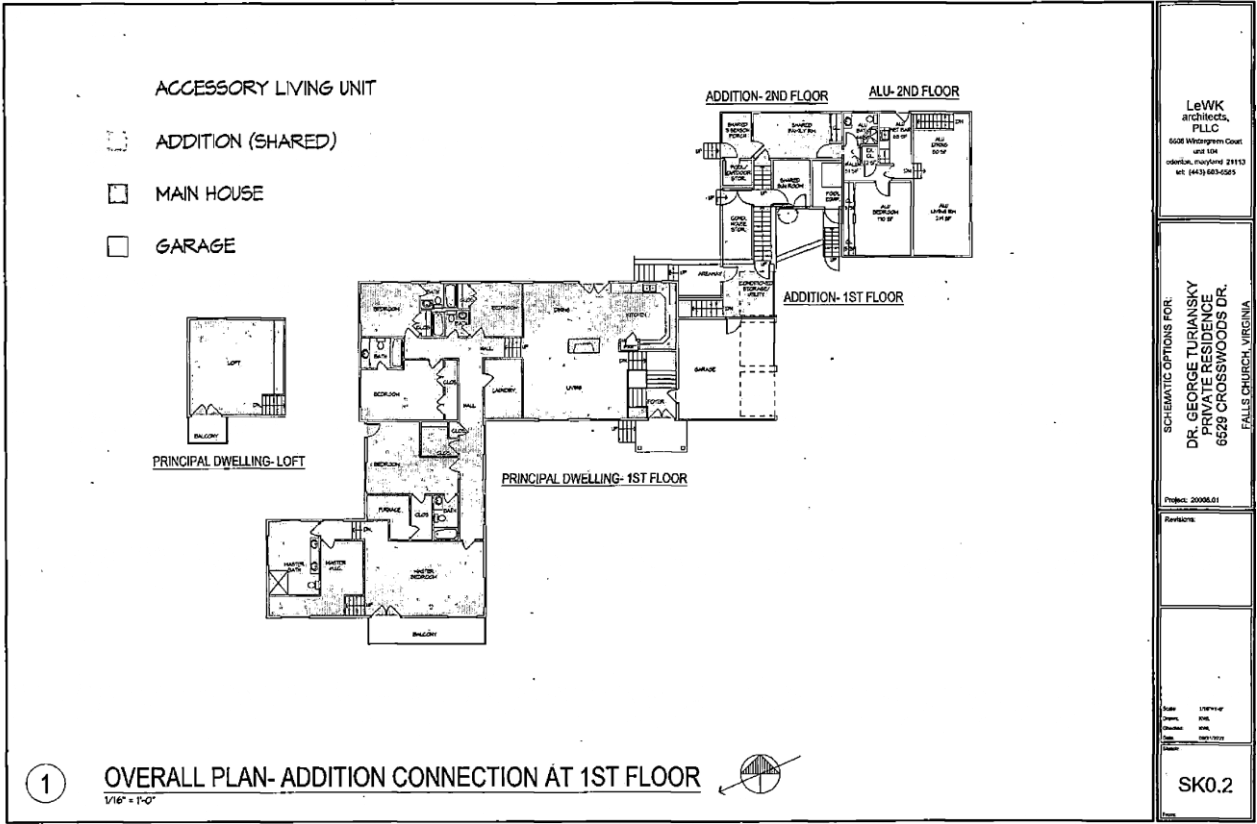
NOW, THEREFORE, BE IT RESOLVED that the subject application is **APPROVED**, with the following development conditions:

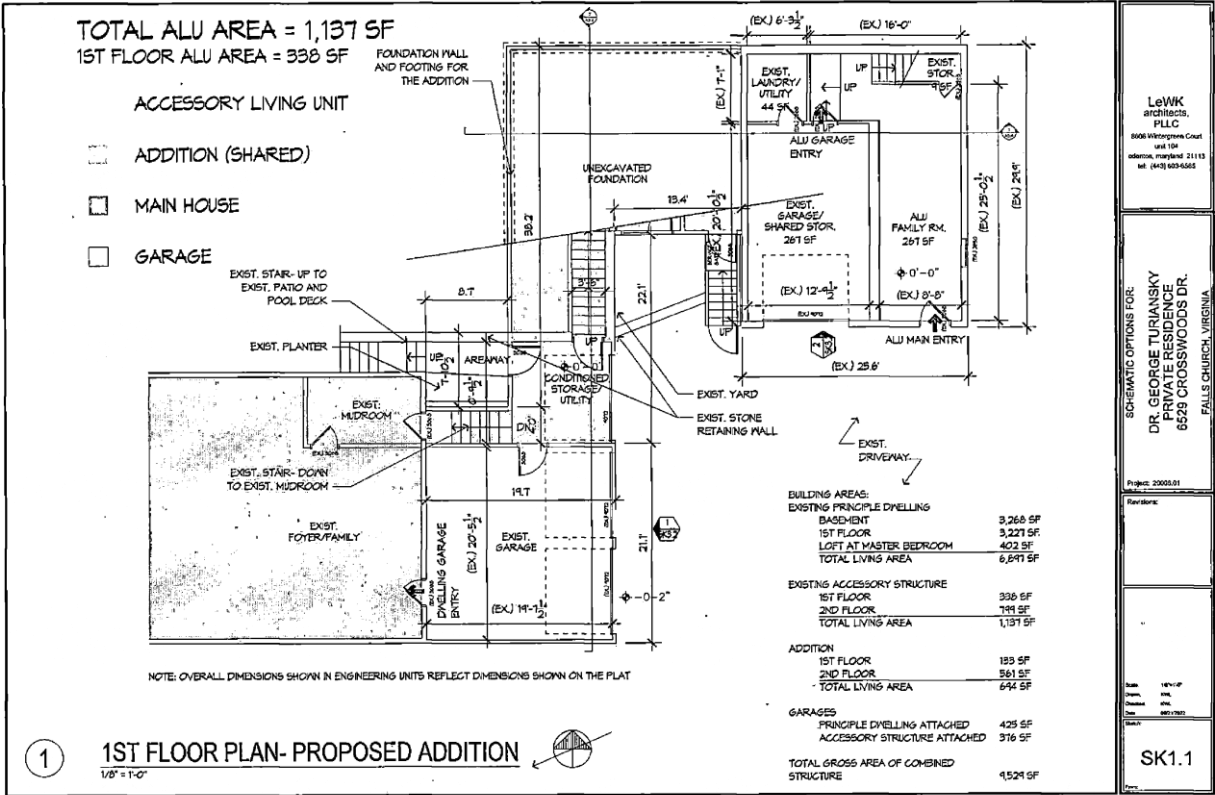
1. These conditions must be recorded by the applicant among the land records of Fairfax County for this property.
2. This approval is granted to the applicant, George W. Turiansky, only, for the location indicated on the application, 6529 Crosswoods Drive, Falls Church, 22044, and is not transferable to other land or other owners.
3. This special permit is granted only for an interior accessory living unit at the subject property and the location of the proposed addition as indicated on the plat titled "6529 Crosswoods Drive, Falls Church, VA, Part of Lot18, Section 2, Malbrook", prepared by Kenneth Lewis of LeWK Architects, dated October 6, 2022, as submitted with this application, and is not transferable to other land.
4. The accessory living unit is limited to a maximum of 1,137 square feet, and the layout must be in substantial conformance with the floor plan included as Attachment 1 to these conditions.
5. The ALU must be built pursuant to an approved building permit and pass final inspection prior to occupancy.
6. Occupancy of the accessory living unit is limited to no more than two persons.
7. The ALU must contain a working multi-purpose fire extinguisher and smoke and carbon monoxide detectors that are interconnected with the principal dwelling.
8. 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 succeeding periods of up to five years.
9. 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 (7,322 square feet existing + 10,983 square feet (150%) = 18,305 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.
10. The subject addition must be generally consistent with the designs as depicted in the architectural elevations and renderings as shown on Attachment 1 to these conditions.
11. 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.
12. 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 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, shall 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 6-0. Mr. Smith was absent from the meeting.







LeWK architects, PLLC
 8008 Whitestone Court
 4th Flr
 Odenton, Maryland 21113
 tel. (410) 553-6455

SCHEMATIC OPTIONS FOR:
 DR. GEORGE TURANSKY
 PRIVATE RESIDENCE
 6625 CROSSWOODS DR.
 FALLS CHURCH, VIRGINIA

Project: 22005.01

Revisions:

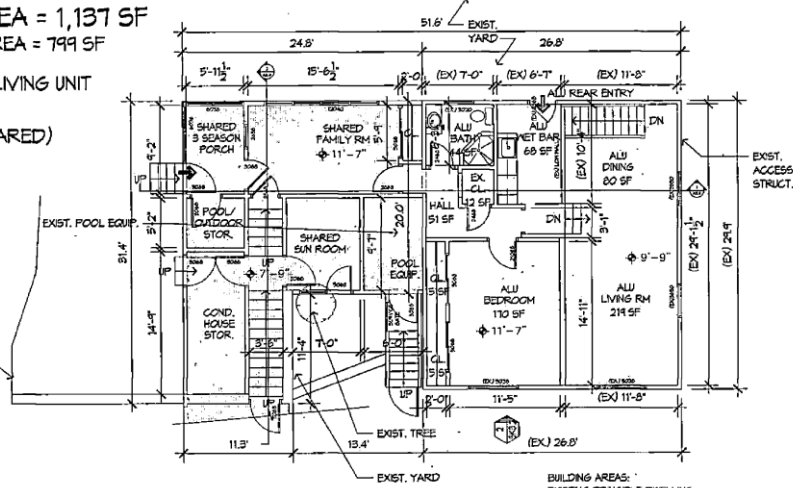
Scale: 1/8" = 1'-0"
 Date: 08/18/11
 Author: JH
 Title: SK1.1

TOTAL ALU AREA = 1,137 SF
 2ND FLOOR ALU AREA = 799 SF

ACCESSORY LIVING UNIT

- ADDITION (SHARED)
- MAIN HOUSE
- GARAGE

EXIST. 4'-0" HIGH FENCE



NOTE: OVERALL DIMENSIONS SHOWN IN ENGINEERING UNITS REFLECT DIMENSIONS SHOWN ON THE PLAN

1 2ND FLOOR PLAN- PROPOSED ADDITION
 1/8" = 1'-0"



BUILDING AREAS:	
EXISTING PRINCIPLE DWELLING	
BASEMENT	3,269 SF
1ST FLOOR	3,227 SF
LOFT AT MASTER BEDROOM	402 SF
TOTAL LIVING AREA	6,898 SF
EXISTING ACCESSORY STRUCTURE	
1ST FLOOR	386 SF
2ND FLOOR	799 SF
TOTAL LIVING AREA	1,185 SF
ADDITION	
1ST FLOOR	133 SF
2ND FLOOR	561 SF
TOTAL LIVING AREA	694 SF
GARAGES	
PRINCIPLE DWELLING ATTACHED	423 SF
ACCESSORY STRUCTURE ATTACHED	376 SF
TOTAL GROSS AREA OF COMBINED STRUCTURE	9,521 SF

LeWK
 architects,
 PLLC
 8800 Whitegreen Court
 apt 104
 Woodbridge, VA 22191
 tel: (443) 643-2585

SCHEMATIC OPTIONS FOR:
 DR. GEORGE TURANSKY
 PLANNING RESIDENCE
 6628 CROSSWOODS DR.
 FALLS CHURCH, VIRGINIA

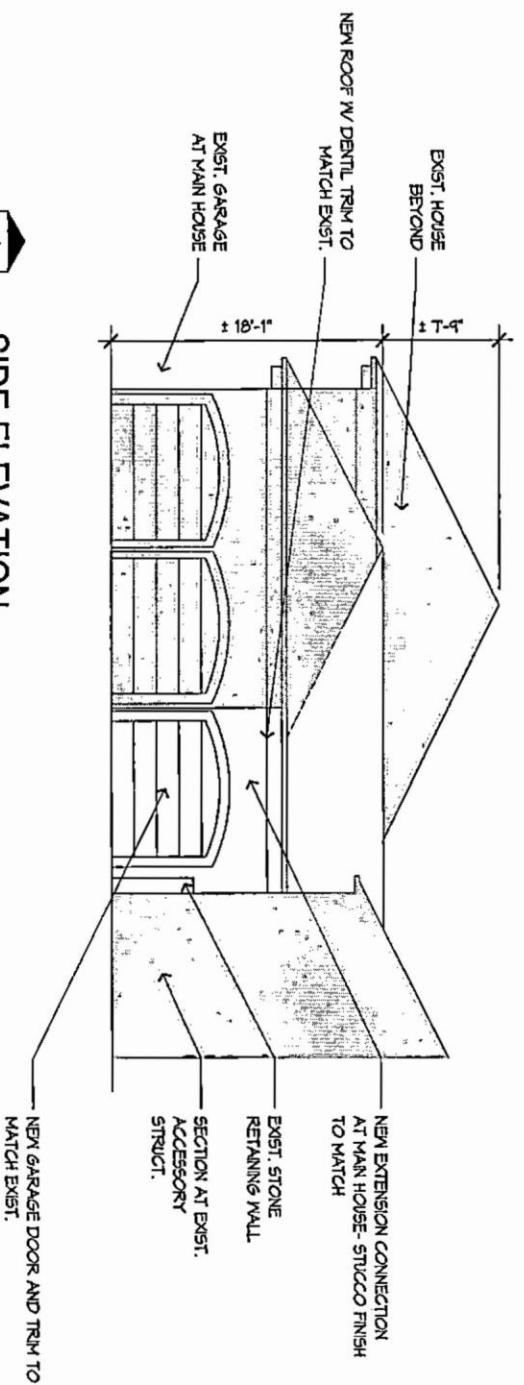
Project: 2006.01

Revisions:

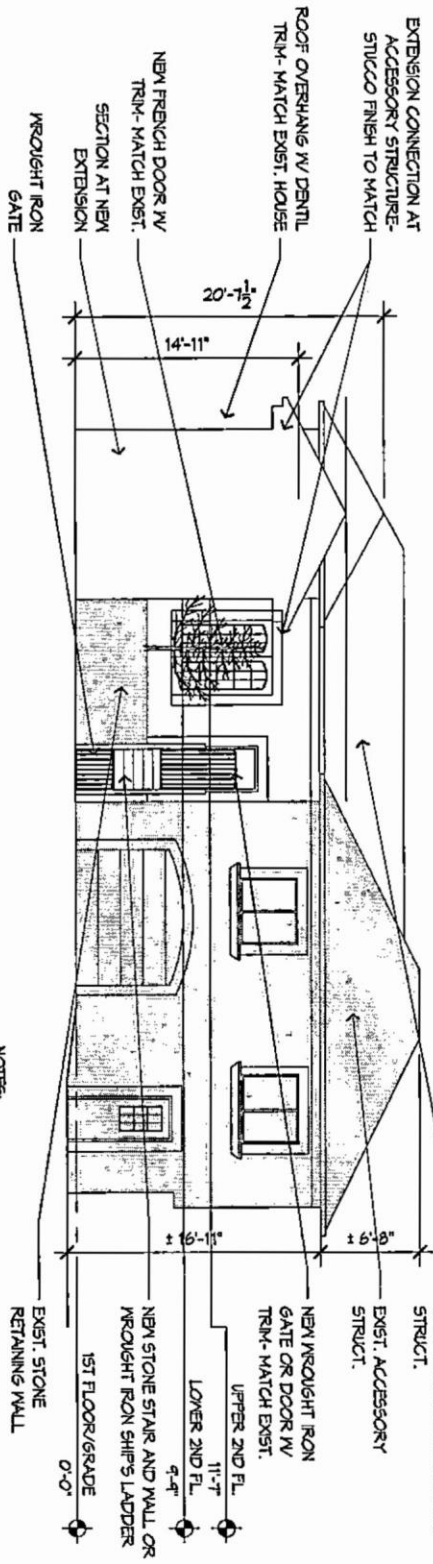
Date: 10/11/07
 Drawn: JH
 Checked: JH
 Date: 09/11/07

SK.2.1

1
SIDE ELEVATION
1/8" = 1'-0"

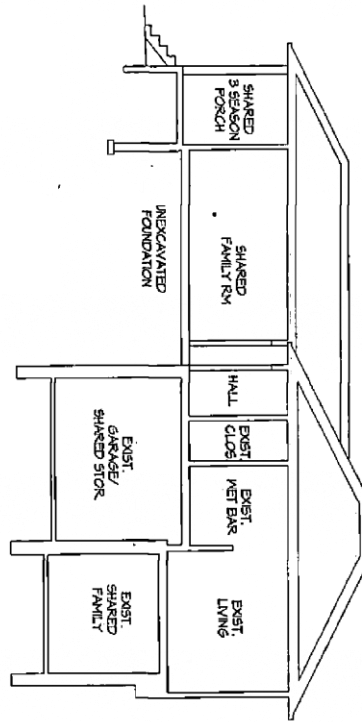


2
FRONT ELEVATION
1/8" = 1'-0"

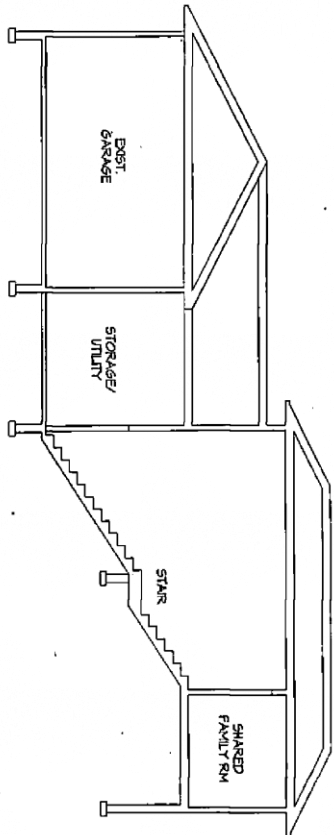


- NOTES:
- 1) NEW GARAGE DOOR TO MATCH EXISTING DOOR AT MAIN HOUSE
 - 2) EXTENSION TO USE SAME MATERIALS AND COLORS AT EXTERIOR (STUCCO, SHINGLES, TRIM).
 - 3) ROOF SLOPES AND CONFIGURATIONS TO BE SIMILAR TO EXISTING ROOFS
 - 4) WINDOW AND DOOR SIZES, PROPORTIONS, STYLES, AND TRIMS TO MATCH EXISTING HOUSE OR ACCESSORY STRUCTURE.

<p>Scale: 1/8" = 1'-0" Drawing: SK3.1 Owner: TRM Date: 02/20/2022</p>	<p>Project: 202006.01 Revision:</p>	<p>SCHEMATIC OPTIONS FOR: DR. GEORGE TURIANSKY PRIVATE RESIDENCE 6529 CROSSWOODS DR. FALLS CHURCH, VIRGINIA</p>	<p>LeWIK Architects, PLLC 5626 Montgomery Court Unit 104 Odenton, Maryland 21113 Tel: (443) 803-8885</p>
<p>SK3.1</p>			



① SCHEMATIC SECTION AT EXISTING ACCESSORY BUILDING AND ADDITION



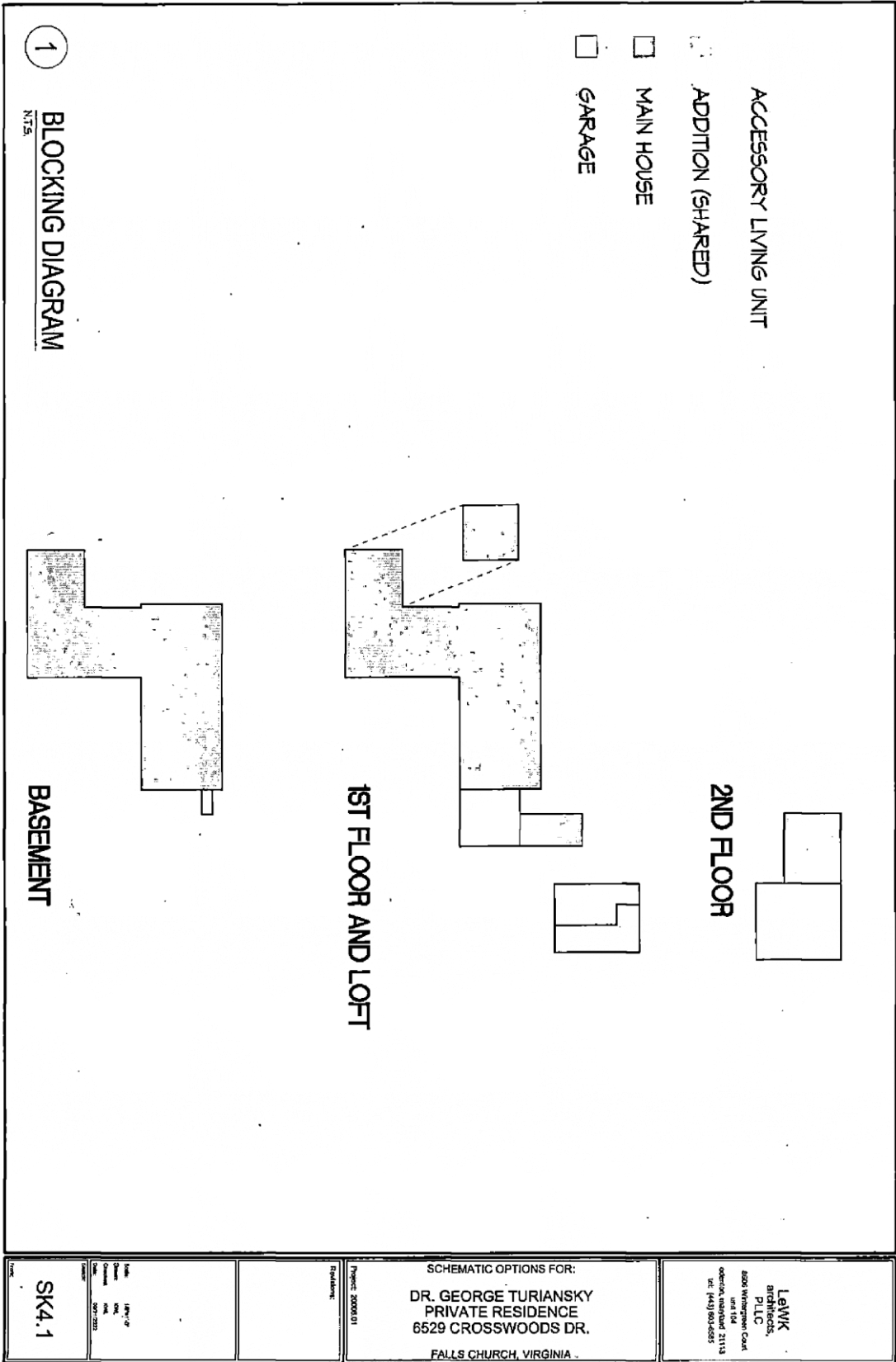
② SCHEMATIC SECTION AT EXIST. HOUSE AND ADDITION

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SCHEMATIC OPTIONS FOR:
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PRIVATE RESIDENCE
6529 CROSSWOODS DR.
 FALLS CHURCH, VIRGINIA

Project: 20082.01
 Revision:
 Date:
 Drawn by: [blank]
 Checked by: [blank]
 Title: [blank]

SK3.2



SCHEMATIC OPTIONS FOR:

DR. GEORGE TURIANSKY
PRIVATE RESIDENCE
6529 CROSSWOODS DR.

FALLS CHURCH, VIRGINIA

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architects,
P.L.L.C.
4800 Midwaypark Court,
Unit 104
Arlington, Virginia 22114
Tel: (443) 803-4553

Project: 20000101
Revision:

SK4.1

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As there was no other business to come before the Board, the meeting was adjourned at 10:15 a.m.

Minutes by: Antoinette Frankfurt

Approved on: June 14, 2023