



# County of Fairfax, Virginia

To protect and enrich the quality of life for the people, neighborhoods and diverse communities of Fairfax County

## NOTICE OF VIOLATION Fairfax County Zoning Ordinance

**DATE OF ISSUANCE:** 2/29/2024

**METHOD OF SERVICE:** Office of the Sheriff

**LEGAL NOTICE ISSUED TO:** John Q. Homeowner

**ADDRESS:** 1234 Example Court  
Fairfax, VA 22033

**LOCATION OF VIOLATION:** 1234 Example Court  
Fairfax, VA 22033

**TAX MAP REF:** 055-5 ((55)) 0555

**ZONING DISTRICT:** R-3

**INVESTIGATION #:** ZINV-2024-00000 **COMPLAINT #:** DCCCOMP-2024-00000

**ISSUING INVESTIGATOR:** Jane Smith, 703-555-5555

### POTENTIAL CIVIL PENALTIES UNDER ZONING ORDINANCE § 8106.3.A(1):

Zoning Violation	First Offense	Each Subsequent Offense
4102.1.B(3)	\$200.00	\$500.00
<b>TOTAL:</b>	<b>\$200.00</b>	<b>\$500.00</b>

Dear Responsible Party:

An inspection of the above referenced property on February 29, 2024 revealed the following violation(s) of the Fairfax County Zoning Ordinance:

An inspection has determined that you are allowing storage in the front and side yards of the address listed above. These items consist of, but are not limited to lumber, multiple ladders, artwork, moving dollies, barbeque grills, tools, tool boxes, bicycle, and items under tarps.

This outdoor storage exceeds 100 square feet in area and is located in the front yard.

This outdoor storage is in violation of subsection 4102.1.B(3) of the Fairfax County Zoning Ordinance that states:

Outdoor storage is allowed, subject to the following limitations:

- (a) It must not be located in the front yard; and
- (b) The total area is limited to 100 square feet.

Therefore, you are in violation of subsection 4100.3 of the Zoning Ordinance that states:

No structure or use of land may be built, moved, remodeled, established, altered, or enlarged unless it complies with all regulation of this Ordinance.

A follow-up inspection will be made at the expiration of the time period outlined in this Notice. Failure to comply with the notice will result in the initiation of appropriate legal action to gain compliance with the Zoning Ordinance which can result in court ordered sanctions or civil penalties. Civil penalties may be ordered in the amount of \$200.00 for each violation of the Zoning Ordinance cited herein for the first violation and \$500.00 for each violation of the Zoning Ordinance cited herein for any subsequent violation, in accordance with Zoning Ordinance §8106.3.A(1). The Zoning Administrator may also seek to enjoin this violation.

Civil penalties entered by the General District Court must be paid to the Office of the County Attorney. Investigators may not accept any payments, including those associated with fines and fees.

You may have the right to appeal this Notice of Zoning Violation within thirty (30) days of the date of this letter in accordance with §15.2-2311 of the Code of Virginia and Zoning Ordinance §8100.10. This decision shall be final and unappealable if it is not appealed within such thirty (30) days. You may have the right to appeal this Notice of Zoning Violation within ten (10) days of the date of this letter in accordance with §§15.2-2311 and 15.2-2286 of the Code of Virginia and the Zoning Ordinance §8100.10. This decision shall be final and unappealable if it is not appealed within such ten (10) days. Should you choose to appeal, the appeal must be filed with the Zoning Administrator and the Board of Zoning Appeals (BZA) in accordance with Fairfax County Zoning Ordinance §§ 8100-8102. Those provisions require the submission of an application form, a written statement setting forth the decision being appealed, the date of decision, the grounds for the appeal, how the appellant is an aggrieved party, any other information that you may wish to submit and a \$600.00 filing fee. Once an appeal application is accepted, it will be scheduled for public hearing and decision before the BZA. For information regarding an appeal contact:

Zoning Administration Division  
12055 Government Center Parkway, Suite 807  
Fairfax, Virginia 22035  
Office: (703)324-1314

Information and forms can also be obtained at <https://www.fairfaxcounty.gov/planning-development/board-zoning-appeals/appeals-process>.

If you have questions, would like to schedule an appointment to meet with an investigator, or schedule a follow up inspection, please contact me directly at 703-324-1300. For any other questions, contact our main office at (703)324-1300.

LEGAL NOTICE ISSUED BY:



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Signature

Investigator Name  
Code Compliance Investigator  
703-324-1300  
Investigator.Name@fairfaxcounty.gov

EXAMPLE