

The regular meeting of the Board of Zoning Appeals was held in the Board Auditorium of the Government Center on Wednesday, September 27, 2023. The following Board Members were present: Chairman John F. Ribble III (arrived at 9:09 AM); Thomas W. Smith III; Rebecca Ballo; Donte Tanner; Daniel Aminoff; and Karen L. Day. Vice Chairman James R. Hart was absent from the meeting. There is one vacancy on the Board and Mr. Smith acted in his capacity as an alternate member for the entirety of the meeting.

Donte Tanner called the meeting to order at 9:05 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. Mr. Tanner called the first scheduled case.

~ ~ ~ September 27, 2023, Scheduled case of:

Abdul S. Ahmady and Amina Ahmady, VC-2022-MA-00020 to permit construction of a single family detached dwelling 9.4 ft. from the front lot line. Located at 6624 Tunlaw Ct., Alexandria, 22312 on approx. 1.18 ac. of land zoned R-2. Mason District. Tax Map 71-4 ((1)) 69 and 71-4 ((14)) A. (Admin moved from 3/29/2023, 5/17/2023, and 6/28/2023)

Mr. Tanner noted that appeal application VC-2022-MA-00020 had been administratively moved to November 29, 2023.

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~ ~ ~ September 27, 2023, Scheduled case of:

Masood M. Rahimi, ZAPL-2022-SP-00011 Appeal of a notice of violation (NOV) that the surfaced area for driveway, vehicle, or trailer parking in the front yard exceeds 25% of the front yard, in the R-1 District, in violation of the Zoning Ordinance. Located at 5513 Clifton Road, Clifton, Virginia 20124, on approx. 31,297 sq. ft. of land zoned R 1, Springfield District, Tax Map 55-3 ((4)) 23. (Admin moved from 4/19/2023, 6/7/2023, and 7/26/2023)

Mr. Tanner noted that application ZAPL-2022-SP-00011 had been withdrawn by the applicant.

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~ ~ ~ September 27, 2023, Scheduled case of:

Hina Kamran and Learn and Grow Home Day Care LLC, SP-2023-SP-00019 to permit a home day care facility. Located at 6706 Portree Ct., Springfield, 22152 on approx. 10,520 sq. ft. of land zoned R-2 (Cluster). Springfield District. Tax Map 89-1 ((6)) 86.

The participants in the hearing were as follows:

- Brent Krasner, Chief, Special Permit and Variance Branch
- Brandon Lesko, Staff Coordinator
- Hina Kamran and Kamran Khan, Applicants
- Speakers
 - Sarah Roberts, 6707 Portree Ct, Springfield, VA

After the hearing where testimony was presented by Mr. Lesko, Mr. Krasner, Mrs. Kamran, Mr. Khan, and there being one public speakers, Sarah Roberts, for this case, Mr. Aminoff moved to continue SP-2023-SP-00019 to November 1, 2023. Mr. Smith seconded the motion, which carried by a vote of 6-0.

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~ ~ ~ September 27, 2023, Scheduled case of:

Rory Cooper and Emily Cooper, SP-2022-DR-00201 to permit a reduction of setback requirements to permit an addition 12.8 ft. from the rear lot line. Located at 2205 North

Trinidad St., Falls Church, 22043 on approx. 12,006 sq. ft. of land zoned R-4. Dranesville District. Tax Map 41-3 ((6)) 11.

The participants in the hearing were as follows:

- Brent Krasner, Chief, Special Permit and Variance Branch
- Philip Isaiah, Staff Coordinator
- Rory Cooper, Applicants

After the hearing where testimony was presented by Mr. Isaiah and Mr. Cooper, and there being no public speakers for this case, Mr. Tanner moved to approve SP-2022-DR-00201 for the reasons stated in the Resolution. Mr. Smith seconded the motion, which carried by a vote of 6-0.

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COUNTY OF FAIRFAX, VIRGINIA

SPECIAL PERMIT RESOLUTION OF THE BOARD OF ZONING APPEALS

Rory Cooper and Emily Cooper, SP-2022-DR-00201 to permit a reduction of setback requirements to permit an addition 12.8 ft. from the rear lot line. Located at 2205 North Trinidad St., Falls Church, 22043 on approx. 12,006 sq. ft. of land zoned R-4. Dranesville District. Tax Map 41-3 ((6)) 11. 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 September 27, 2023; and

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

1. The applicants are the owners of property.
2. The present zoning is R-4.
3. The area of the lot is 12,006 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 only for the location of the screened porch addition as shown on the special permit plat, entitled "*Plat Showing Special Permit Lot 11, Offutts Addition to Leland Park*" prepared by Kendall Consulting, Inc. dated, June 8, 2023 and revised August 7, 2023, 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 (2,864 square feet existing + 4,296 square feet (150%) = 7,160 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 setback 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. There must be no storage, lay down, or stockpiling of materials within the critical root zones of the oak trees near the rear lot line or the storm sewer easement.
6. 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.
7. 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 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.

Mr. Smith seconded the motion, which carried by a vote of 6-0.

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Ms. Day moved that the Board recess and enter into Closed Session for consultation with legal counsel and/or briefings by staff members and consultants regarding litigation in the Washington Gas case pursuant to Virginia Code Ann. Sec. 2.2-3711 (A) (7) (LNMB Supp. 2002). Mr. Tanner seconded the motion, which carried by a vote of 6-0.

The meeting recessed at 9:49 a.m. and reconvened at 10:03 a.m.

Ms. Day then moved that the Board of Zoning Appeals certify that, to the best of its knowledge, only public business matters lawfully exempted from the open meeting requirements prescribed by the Virginia Freedom of Information Act and only matters identified in the motion to convene Closed Session were heard,

discussed, or considered by the Board during the Closed Session. Ms. Ballo and Mr. Tanner seconded the motion, which carried by a vote of 6-0.

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~ ~ ~ September 27, 2023, Scheduled case of:

Malik B. Salifu and Maria R. Aguilar, SP-2022-MA-00214 to permit a reduction in setback requirements to permit an addition 19.5 ft. from the front lot line adjacent to Arnet Street and to permit an increase in fence height in a front yard. Located at 3720 Lacy Blvd., Falls Church, 22041 on approx. 17,885 sq. ft. of land zoned R-3. Mason District. Tax Map 61-4 ((1)) 67.

The participants in the hearing were as follows:

- Brent Krasner, Chief, Special Permit and Variance Branch
- Kevin McMahan, Staff Coordinator
- Malik B. Salifu, Applicant
- Speakers
 - Tip Burns, President of Lacy Boulevard Homeowners Association, Address not given
 - Nancy Carter, Member of Lacy Boulevard Homeowners Association, Address not given
 - Gladys Pemberton, Representative of Palisades Homeowners Association, Address not given

After the hearing where testimony was presented by Mr. McMahan, Mr. Krasner, and Mr. Salifu and the public speakers identified above , Ms. Day moved to approve SP-2022-DR-00111 for the reasons stated in the Resolution. Ms. Ballo seconded the motion, which carried by a vote of 6-0.

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COUNTY OF FAIRFAX, VIRGINIA

SPECIAL PERMIT RESOLUTION OF THE BOARD OF ZONING APPEALS

Malik B. Salifu and Maria R. Aguilar, SP-2022-MA-00214 to permit a reduction in setback requirements to permit an addition 19.5 ft. from the front lot line adjacent to Arnet Street. Located at 3720 Lacy Blvd., Falls Church, 22041 on approx. 17,885 sq. ft. of land zoned R-3. Mason District. Tax Map 61-4 ((1)) 67. 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 September 27, 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-3.
3. The area of the lot is 17,885 square feet.
4. The improvements that were initially constructed on this lot were prior to the Zoning Ordinance.
5. There were three separate grants to the county for right-of-way that have reduced the setback on this property which reduced the front yard areas.
6. The Board finds that given the history of the lot, the layout of the existing structure, and its orientation on the lot, the Board , finds they meet the requirements.
7. The applicant has read, understands, and concurs with the modified 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. A copy of the Board's approval, including these accompanying 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. A copy of the recorded conditions must be provided to the Zoning Permit Review Branch, Department of Planning and Zoning.
2. This special permit is approved for the location of the proposed two-story addition as shown on the plat, entitled "Special Permit Plat on Part of Lot A, B.H. Warners Resubdivision of Lot 8 of the Oakland Tract," prepared by Guy H. Briggs, Land Surveyor, dated December 27, 2022, as submitted with this application and is not transferable to other land.
3. Pursuant to Paragraph 6 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 (823 square feet existing + 1,235 square feet [150%] = 2,058 square feet maximum permitted on lot) regardless of whether such addition complies with the minimum yard requirement or is the subject of a subsequent yard reduction special permit. Subsequent additions that meet minimum yard requirements must be permitted without an amendment to this special permit.
4. The two-story addition must be generally consistent with the architectural renderings as shown in Attachment 1 to these conditions.
5. The applicants are 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. 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 of the addition 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

SPECIAL PERMIT RESOLUTION OF THE BOARD OF ZONING APPEALS

Leona T. Hammond, SP-2023-SU-00054 to permit a reduction in setback requirements to permit an open deck 8.1 ft. from the southeast side lot line. Located at 11828 Wayland St., Oakton, 22124 on approx. 20,841 sq. ft. of land zoned R-1 Cluster. Sully District. Tax Map 46-1 ((16)) 19A. Mr. Smith 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 September 27, 2023; and

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

1. The applicants, Leona T. Hammond and Robert Hammond, are the co-owners of the property.
2. The present zoning is R-1 Cluster.
3. The area of the lot is 20,841 square feet.
4. There is a favorable staff report, and the Board adopts the rationale in the staff report.
5. There is a drainfield in the front yard and that is a reason why the house was set back the way that it was. There are a number of mature trees that provide screening.
6. There was a prior deck that has been in the same location for over 15 years.
7. 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:

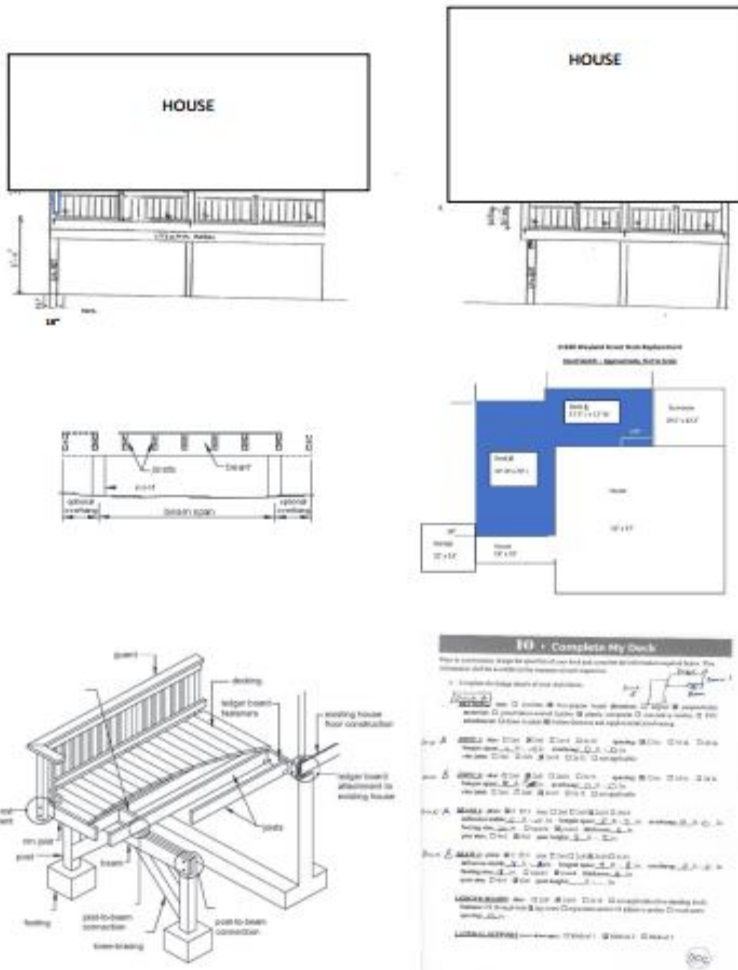
1. This special permit is approved for the location of the proposed open deck as shown on the plat, "Special Permit Plat, 0461 16 0019A, Fox Vale, Lot 19A, Sec. 6," prepared by Andrew N. Hornbeck, Land Surveyor, dated February 6, 2023 and last revised on May 12, 2023, as submitted with this application and is not transferable to other land.

2. The open deck must be generally consistent with the architectural renderings as shown in Attachment 1 to these conditions.
3. The applicant must obtain all required trade permits and pass final building inspections for the open deck which is the subject of this special permit, within 120 days of approval of this special permit.
4. 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. Approval of this application does not abrogate, vacate, interfere with, or invalidate such claims.
5. 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 of the open deck 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.

Ms. Ballo seconded the motion, which carried by a vote of 6-0.

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ARCHITECTURAL DEPICTION
11828 Wayland Raised Open Decks



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~ ~ ~ September 27, 2023, Scheduled case of:

Eric A. Le and Stephanie M. Long, SP-2022-SU-00207 to permit a reduction in setback requirements to permit a roofed deck 4.7 ft. from the southwest side lot line. Located at 13348 Jasper Ct., Fairfax, 22033 on approx. 9,427 sq. ft. of land zoned R-3 (Cluster), HC and WS. Sully District. Tax Map 45-1 ((6)) 25.

The participants in the hearing were as follows:

- Brent Krasner, Chief, Special Permit and Variance Branch
- Brandon McCadden, Staff Coordinator
- **Eric A. Le**, Applicant
- Speakers
 - Rick Farrag, 13302 Tannery Ct. , Fairfax, VA 222033

After the hearing where testimony was presented by Mr. McCadden and Mr. Le, and there being a public speakers, Mr. Farrag, for this case, Ms. Ballo moved to approve SP-2022-SU-00207 for the reasons stated in the Resolution Ms. Day seconded the motion, which carried by a vote of 6-0.

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COUNTY OF FAIRFAX, VIRGINIA

SPECIAL PERMIT RESOLUTION OF THE BOARD OF ZONING APPEALS

Eric A. Le and Stephanie M. Long, SP-2022-SU-00207 to permit a reduction in setback requirements to permit a roofed deck 4.7 ft. from the southwest side lot line. Located at 13348 Jasper Ct., Fairfax, 22033 on approx. 9,427 sq. ft. of land zoned R-3 (Cluster), HC and WS. Sully District. Tax Map 45-1 ((6)) 25. Ms. Ballo 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 September 27, 2022; 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-3, HC and WS.
3. The area of the lot is 9,427 square feet.
4. There is a favorable staff recommendation, and the Board adopts the rationale in the staff report.
5. There are no objections from neighbors.
6. The previous deck did not meet the setback requirements ,
7. The applicants took additional steps to modify the design so they could come under compliance, while still having a usable deck.
8. 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;

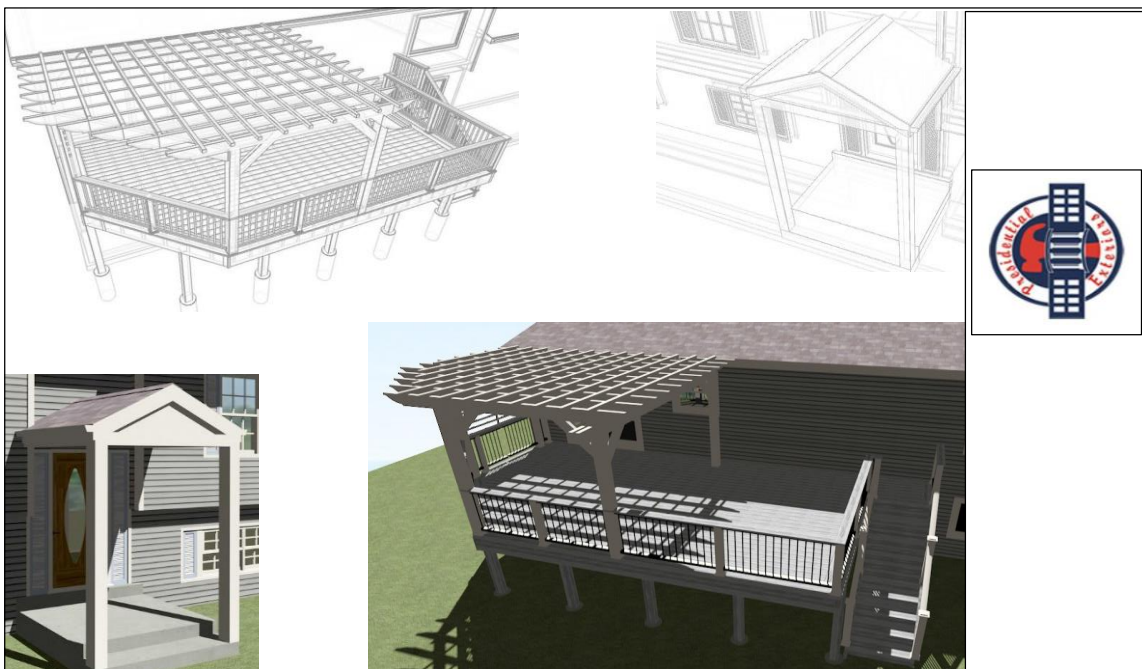
B. The resulting gross floor area of the existing accessory structure and any addition to it is clearly subordinate in purpose, scale, use and intent to the principal structure on the site.
3. The proposed scale of the development is harmonious with the existing on-site and surrounding off-site development, 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 special permit is granted only for the location of the proposed roofed deck as indicated on the plat titled "Special Permit Plat For Lot 25, Section 2, Chantilly Farm", prepared by John D. Jarrett of Jarrett Surveys, Inc., dated May 16, 2023, consisting of one sheet, and approved with this application, as qualified by these development conditions.
2. The roofed deck must be generally consistent with the design as depicted in the architectural elevations shown on Attachment 1 to these conditions.
3. 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.
4. 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 roofed deck 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.

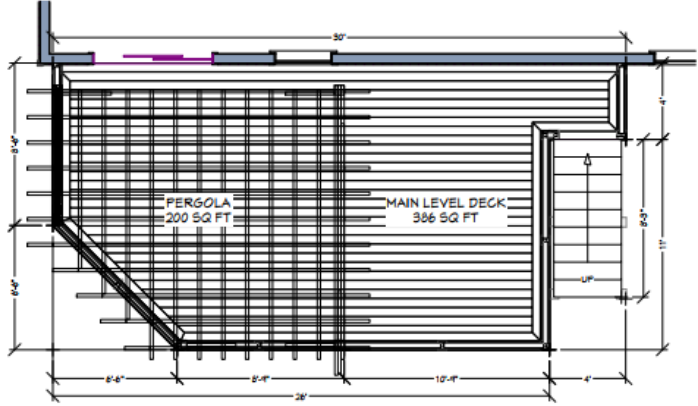
Ms. Day seconded the motion, which carried by a vote of 6-0.

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DECK DESIGN FEATURES:
 5500 PSI CONCRETE PIERS
 #48 DOUG FIR #2 PRESSURE TREATED DECK POSTS
 KILN DRIED SOUTHERN YELLOW PINE #2 PRESSURE TREATED LUMBER
 SIMPSON STRONG TIE HARDWARE
 ICE & WATER SHIELD DECK FRAME PROTECTION
 TREX CAPPED COMPOSITE DECKING
 TREX CAPPED COMPOSITE FASCIA
 TREX CAPPED COMPOSITE RAILING SYSTEM
 ROUGH SAWN DOUGLAS FIR PERGOLA

ATTACHMENT 1



MAIN LEVEL DECK FLOOR PLAN



2015 International Residential Code (IRC)
 2015 Virginia Residential Code (VRC)

Plans Provided By:
 Sean Griffin
 Deck Design Specialist
 (303) 352-1616

Long Residence
 13348 Jasper Court
 Fairfax, VA 22033

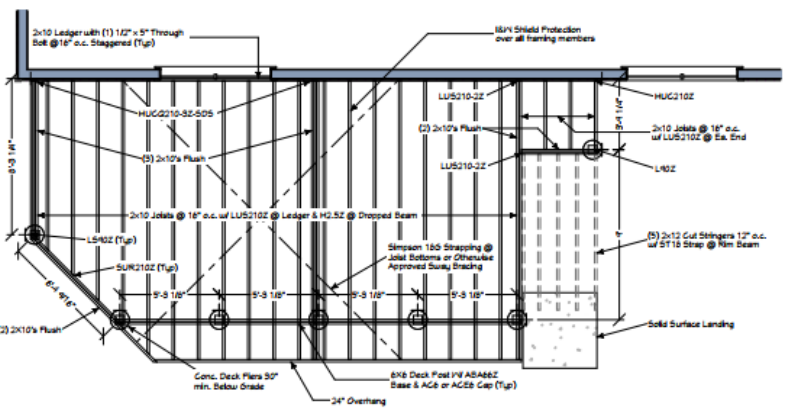
DATE:
 9/13/2022

SCALE:
 1/4"=1'

DECK PLAN

A-2

PERMITS NOTES:
 -DECK DESIGN CRITERIA:
 2015 Virginia Construction Code (VCC) L4802, Part 1
 2015 International Residential Code (IRC) R502
 2015 Virginia Residential Code (VRC)
 -Deck Designed to IRC 2015
 -Deck Live Load = 40 psf
 -Deck Dead Load = 12 psf
 -Ground Snow Load = 25 psf
 -Wind Speed = 120 mph
 -Wind Breathe 15 min. V₁₀ Exposure B
 -Rise/Run = 24"
 -ALL FINISHING TO BE DONE BY OTHER
 -ALL FINISHING ALLOWING TO BE SCHEDULED 2023
 -ALL ENGINEERING COMMENTS TO BE INSTALLED TO HPH SPEC'S
 -ALL DECKING PRODUCTS TO BE INSTALLED TO HPH SPEC'S
 -ALL ENGINEERING HARDWARE PRODUCTS TO BE INSTALLED TO HPH SPEC'S
 -ALL CONSTRUCTION TO BE IN ACCORDANCE WITH IRC 2015



DECK STRUCTURAL PLAN



2015 International Residential Code (IRC)
 2015 Virginia Residential Code (VRC)

Plans Provided By:
 Sean Griffin
 Deck Design Specialist
 (303) 352-1616

Long Residence
 13348 Jasper Court
 Fairfax, VA 22033

DATE:
 9/13/2022

SCALE:
 1/4"=1'

DECK PLAN

A-3

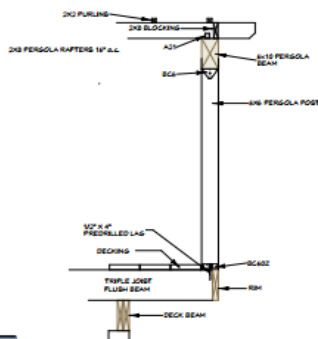
PERGOLA NOTES:

-DECK DESIGN CRITERIA:

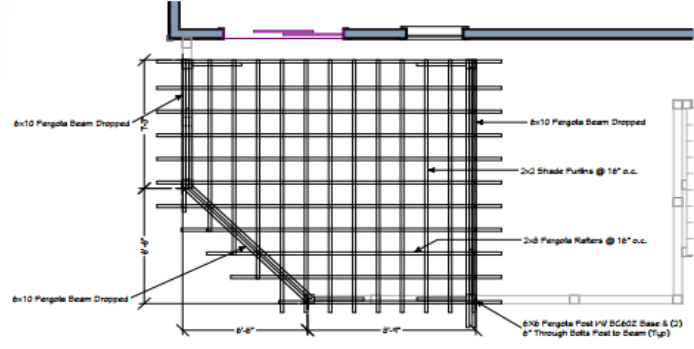
2018 Virginia Construction Code (VCC) (UBC, Part 1)
 2004 Accessibility and Usability Subcode and Facilities (SCANS) (A111.1)
 2018 Virginia Residential Code (VRC)

-Roof Design to 2018 IRC
 -Roof Live Load = 20 psf
 -Roof Dead Load = 10 psf
 -Ground Snow Load = 20 psf
 -Wind Speed = 115 mph, Vult Exposure B
 -Wind Dist = 10'

-ALL FRAMING TO BE #2 OR BETTER DOUGL. FIR
 -ALL FRAMING HARDWARE TO BE SAMPSON DRYW
 -ALL DIMENSIONED LAMBER TO BE INSTALLED TO MPB SPEC
 -ALL ROOFING PRODUCTS TO BE INSTALLED TO MPB SPEC
 -ALL CONSTRUCTION TO BE IN ACCORDANCE WITH 2018 IRC



PERGOLA SECTION
NO SCALE



PERGOLA STRUCTURAL PLAN

2018 International Residential Code (IRC)
 2018 Virginia Residential Code (VRC)

Plans Provided By:
 Sean Griffin, Architect
 Deck Design Specialist
 (303) 682-1616



Long Residence
 13348 Jasper Court
 Fairfax, VA 22033

DATE:	9/13/2022
SCALE:	1/4"=1'
PERGOLA PLAN	
A-4	

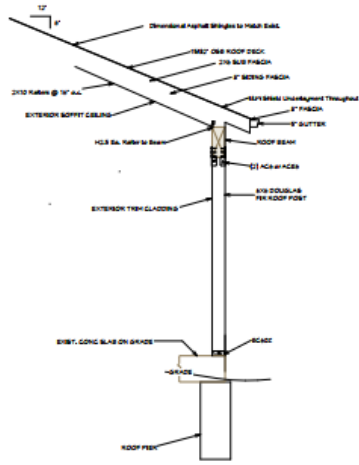
ROOF NOTES:

-DECK DESIGN CRITERIA:

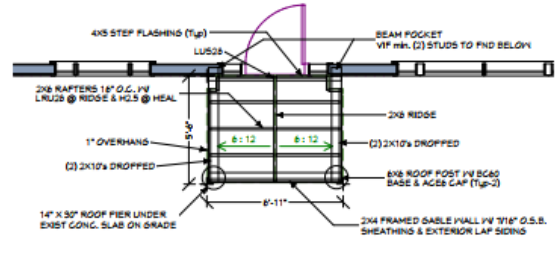
2018 Virginia Construction Code (VCC) (UBC, Part 1)
 2004 Accessibility and Usability Subcode and Facilities (SCANS) (A111.1)
 2018 Virginia Residential Code (VRC)

-Roof Design to 2018 IRC
 -Roof Live Load = 20 psf
 -Roof Dead Load = 10 psf
 -Ground Snow Load = 20 psf
 -Wind Speed = 115 mph, Vult Exposure B
 -Wind Dist = 10'

-ALL FRAMING TO BE #2 OR BETTER DOUGL. FIR
 -ALL FRAMING HARDWARE TO BE SAMPSON DRYW
 -ALL DIMENSIONED LAMBER TO BE INSTALLED TO MPB SPEC
 -ALL ROOFING PRODUCTS TO BE INSTALLED TO MPB SPEC
 -ALL CONSTRUCTION TO BE IN ACCORDANCE WITH 2018 IRC



ROOF SECTION PLAN
NOT TO SCALE



ROOF STRUCTURAL PLAN

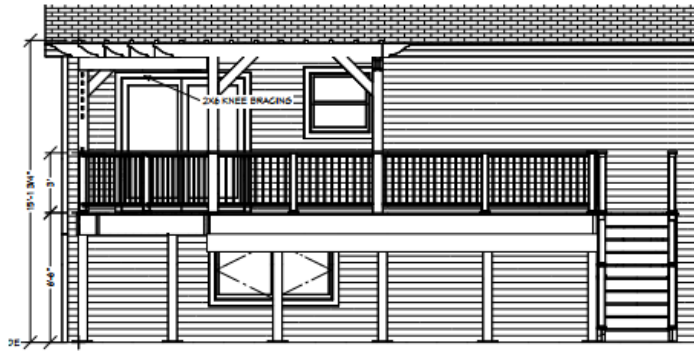
2018 International Residential Code (IRC)
 2018 Virginia Residential Code (VRC)

Plans Provided By:
 Sean Griffin, Architect
 Deck Design Specialist
 (303) 682-1616

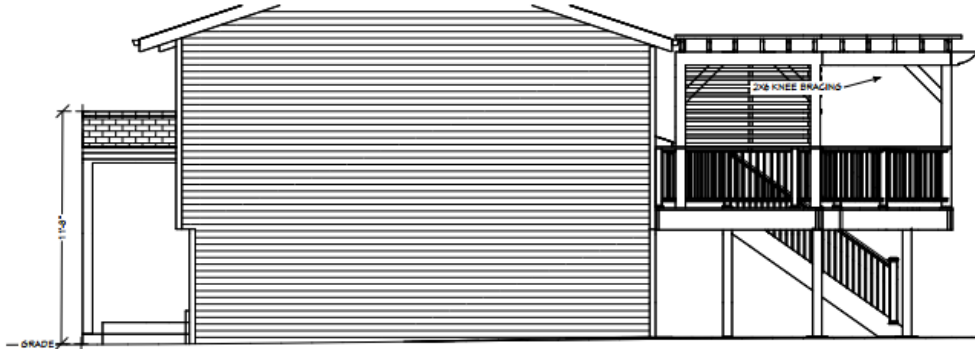


Long Residence
 13348 Jasper Court
 Fairfax, VA 22033

DATE:	9/13/2022
SCALE:	1/4"=1'
ROOF PLAN	
A-5	



SW ELEVATION



NW ELEVATION

2015 International Residential Code (IRC)
2015 Virginia Residential Code (VRC)

Plans Provided By:
Sean Griffin
Deck Design Specialist
(303) 862-1676



Long Residence
13348 Jasper Court
Fairfax, VA 22033

DATE:
#130222

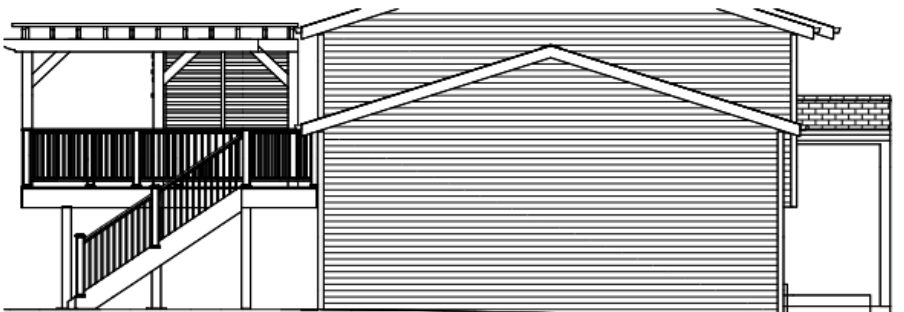
SCALE:
1/4" = 1'

DECK ROOF PLAN

A-6



NE ELEVATION



SE ELEVATION

2015 International Residential Code (IRC)
2015 Virginia Residential Code (VRC)

Plans Provided By:
Sean Griffin
Deck Design Specialist
(303) 862-1676



Long Residence
13348 Jasper Court
Fairfax, VA 22033

DATE:
#130222

SCALE:
1/4" = 1'

DECK ROOF PLAN

A-7

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~ ~ ~ September 27, 2023, Scheduled case of:

Cristen O. Satre and Tyler C. Satre, VC-2023-SP-00009 to allow an increase in permitted building height for a single-family detached dwelling. Located at 12394 Caisson Rd., Fairfax, 22030 on approx. 1.78 ac. of land zoned R-C. Springfield District. Tax Map 56-3 ((1)) 36.

The participants in the hearing were as follows:

- Brent Krasner, Chief, Special Permit and Variance Branch
- Brandon McCadden, Staff Coordinator
- Cristen O. Satre and Tyler C. Satre, Applicant
- Speakers
 - Jenna Ferrell, 5315 Nutting Drive, Springfield VA 22151

After the hearing where testimony was presented by Mr. McCadden and Mrs. Satre, and there being a public speaker, Ms. Ferrell, for this case, Mr. Aminoff moved to approve SP-2022-LE-00124 for the reasons stated in the Resolution. Mr. Tanner seconded the motion, which carried by a vote of 6-0.

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**COUNTY OF FAIRFAX, VIRGINIA
VARIANCE RESOLUTION OF THE BOARD OF ZONING APPEALS**

Cristen O. Satre and Tyler C. Satre, VC-2023-SP-00009 to allow an increase in permitted building height for a single-family detached dwelling. Located at 12394 Caisson Rd., Fairfax, 22030 on approx. 1.78 ac. of land zoned R-C. Springfield District. Tax Map 56-3 ((1)) 36. 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 September 27, 2022; 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.
3. The area of the lot is 1.78 acres.
4. The Board has previously heard and approved a similar case for an increase in building height.
5. The lot was platted in 1981. It is undersized and irregularly shaped.
6. The applicants have made all efforts to preserve as many trees and vegetation as possible as well as looked at other options before pursuing the variance.
7. The applicant has read, understands, and concurs with the proposed development conditions.

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

- 1) That the strict application of the terms of the Ordinance would unreasonably restrict the utilization of the property, 2) the granting of the variance would alleviate a hardship due to a physical condition relating to the property or improvements thereon at the time of the effective date of the Ordinance, OR 3) the granting of the variance would alleviate a hardship by granting a reasonable modification to property or improvements requested by a person with a disability,

AND

1. That the property interest in the subject property for which the variance is being requested was acquired in good faith, and the applicant did not create any hardship for which relief is sought.

2. That the variance would not result in a substantial detriment to adjacent property or nearby properties in the proximity of that geographical area.
3. That the condition or situation of the subject property or the intended use of the subject property is not of so general or recurring a nature as to make reasonably practicable the formulation of a general regulation to be adopted by the Board of Supervisors as an amendment to the Zoning Ordinance.
4. That the granting of the variance would not result in an unpermitted use or a change in the zoning classification.
5. That the relief or remedy sought by the variance application is not available through a special exception or special permit.
6. That the variance would conform with the purposes of the Zoning Ordinance and not be contrary to the public interest.

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

1. This variance is approved for the height of the existing single-family dwelling as shown on the variance plat titled, "Variance Plat, Parcel 2B, Legato", prepared by Harold A. Logan of Harold A. Logan Associates P.C., dated July 5, 2023, as submitted with this application, and is not transferable to other land.
2. 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.
3. Pursuant to Sect. 8100.6.B.(1) of the Zoning Ordinance, this variance will take effect upon a vote of approval by the Board of Zoning Appeals.

Mr. Tanner seconded the motion, which carried by a vote of 6-0. Vice Chairman Hart was absent from the meeting. Mr. Smith voted in his capacity as the alternate member.

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~ ~ ~ September 27, 2023, Scheduled case of:

Approval of
May 3, 2023, May 10, 2023, May 17, 2023, and May 24, 2023 Minutes

Mr. Aminoff moved to approve the Minutes. Mr. Tanner seconded the motion, which carried by a vote of 6-0. Vice Chairman Hart was absent from the meeting.

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As there was no other business to come before the Board, the meeting was adjourned at 12:53 p.m.

Minutes by: Melissa R. Taylor

Approved on:

Keisha Strand, Clerk
Board of Zoning Appeals

John F. Ribble III, Chairman
Board of Zoning Appeals