County of Fairfax, Virginia
Planning Commission Meeting
March 12, 2025
Planning Commission Action

FDPA 78-C-118-24– CARRIE S. WELCH, TRUSTEE OF THE WELCH FAMILY TRUST DATED JUNE 12, 2023, AND TIMOTHY S. WELCH, TRUSTEE OF THE WELCH FAMILY TRUST DATED JUNE 12, 2023.
(Sully District)

PLANNING COMMISSION RECOMMENDATIONS:
On March 12, 2025, the Planning Commission voted 10-0 (Commissioner Bennett was absent from the meeting) to approve FDPA 78-C-118-24, subject to the development conditions dated February 27, 2025.

ATTACHED DOCUMENTS:
Final Development Plan Amendment Conditions dated February 27, 2025.

MJ

PROPOSED DEVELOPMENT CONDITIONS

FDPA 78-C-118-24

February 27, 2025

If it is the intent of the Planning Commission to approve FDPA 78-C-118-24, previously approved for residential uses, to permit a modification of certain minimum required yards on a single family detached lot, located at Tax Map 035-2((8)) (13) 11, staff recommends that the Commission condition the approval by requiring conformance with the following development condition:

1. Any plan submitted must be in substantial conformance with the approved FDPA Plat entitled "Lot 11, Section Thirteen, Franklin Farm" prepared by Guy H. Briggs, consisting of one sheet dated April 28, 2021, revised through January 28, 2025, and these conditions. Minor modifications to the approved special exception may be permitted pursuant to Sect. 8100.5 of the Zoning Ordinance.

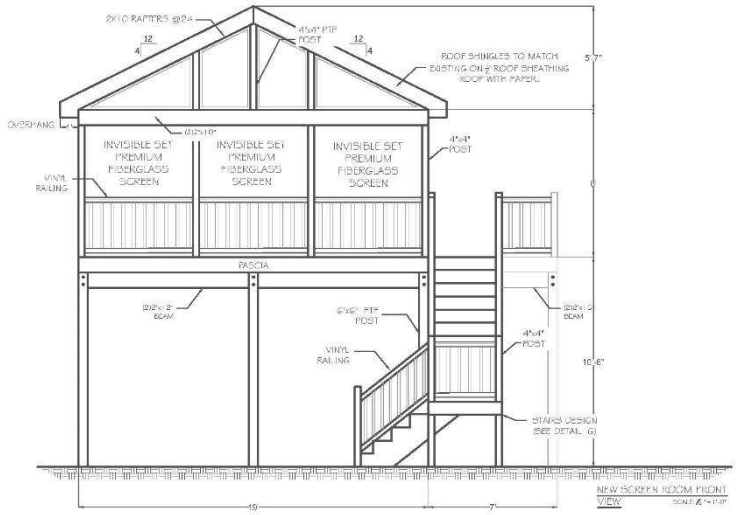
2. The proposed addition must be constructed with architectural details compatible with the existing dwelling, as depicted on Exhibit 1 attached to these conditions.

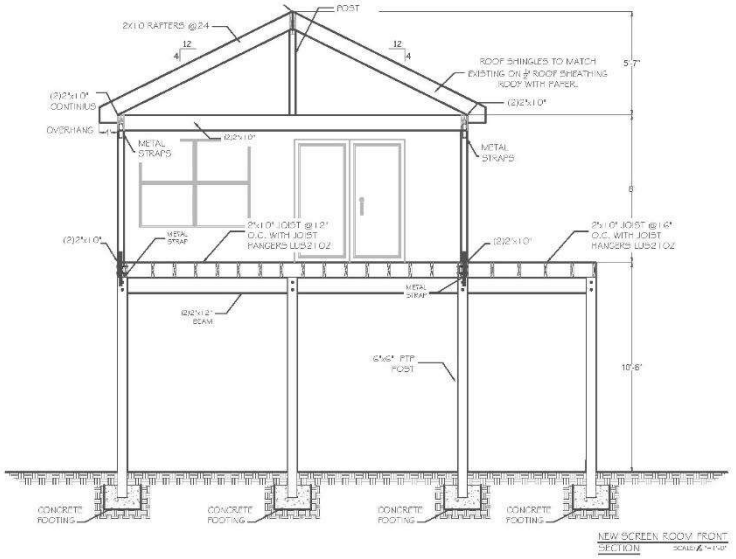
The above proposed conditions are staff recommendations and do not reflect the position of the Planning Commission unless and until adopted by that Commission.

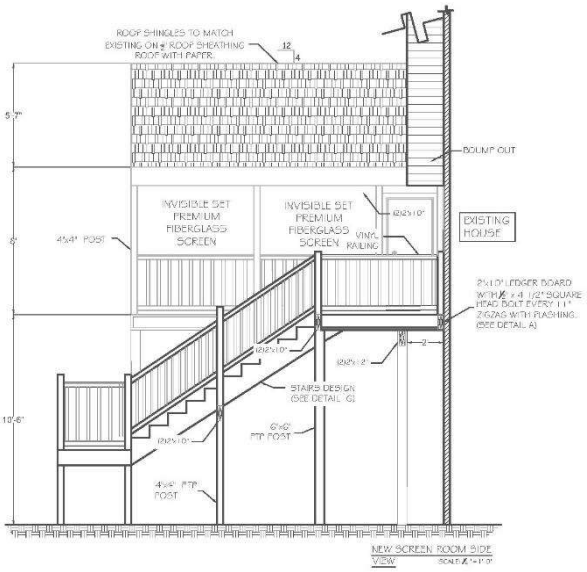
This approval, contingent on the above noted conditions, will not relieve the applicants from compliance with the provisions of any applicable ordinances, regulations or adopted standards.

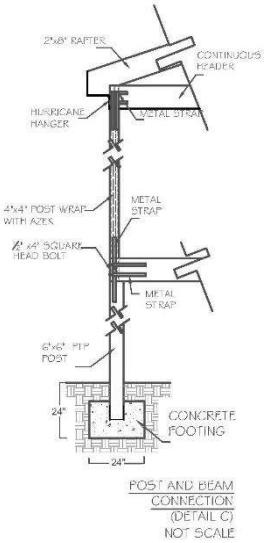
The approval of this special exception also does not interfere with abrogate or amend any easements, covenants, or other agreements between parties, as they may apply to the property subject to this application.

Exhibit 1


2X10 RAFTERS @24
4"x4" PTP POST
ROOF SHINGLES TO MATCH EXISTING ON 5/8" ROOF SHEATHING W/OOF WITH PAPER.
OVERHANG
(2)2"x10"
INVISIBLE SET PREMIUM FIBERGLASS SCREEN
INVISIBLE SET PREMIUM FIBERGLASS SCREEN
INVISIBLE SET PREMIUM FIBERGLASS SCREEN
4"x4" POST
VINYL RAILING
FASCIA
(2)2"x 2" BEAM
6"x6" PTP POST
VINYL RAILING
4"x4" POST
(2)2"x 2" BEAM
STAIRS DESIGN (SEE DETAIL 6)
5'-7"
10'-6"
19'
7'
NEW SCREEN ROOM FRONT VIEW


POST
2X10 RAFTERS @24
ROOF SHINGLES TO MATCH EXISTING ON 5/8" ROOF SHEATHING W/OOF WITH PAPER.
5'-7"
(2)2"x10" CONTINUOUS
(2)2"x10"
OVERHANG
(2)2"x10"
METAL STRAPS
METAL STRAPS
(2)2"x10"
2"x10" JOIST @12" O.C. WITH JOIST HANGERS LUS210Z
(2)2"x10"
2"x10" JOIST @16" O.C. WITH JOIST HANGERS LUS210Z
METAL STRAP
METAL STRAP
(2)2"x12" BEAM
6"x6" PTP POST
10'-6"
CONCRETE FOOTING
CONCRETE FOOTING
CONCRETE FOOTING
CONCRETE FOOTING
NEW SCREEN ROOM FRONT SECTION


ROOF SHINGLES TO MATCH EXISTING ON ½" ROOF SHEATHING ROOF WITH PAPER.
12
14
5'-7"
8'
10'-6"
BOUMP OUT
INVISIBLE SET PREMIUM FIBERGLASS SCREEN
INVISIBLE SET PREMIUM FIBERGLASS SCREEN
VINYL RAILING
EXISTING HOUSE
4"X4" POST
2"X10" LEDGER BOARD WITH ½" x 4 1/2" SQUARE HEAD BOLT EVERY 11" ZIGZAG WITH FLASHING. (SEE DETAIL A)
STAIRS DESIGN (SEE DETAIL G)
6"X6" PTP POST
4"x4" PTP POST
NEW SCREEN ROOM SIDE VIEW


2"X8" RAFTER
CONTINUOUS HEADER
HURRICANE HANGER
METAL STRAP
4"X4" POST WRAP WITH AZEK
METAL STRAP
½" x4" SQUARE HEAD BOLT
METAL STRAP
6"X6" PTP POST
24"
CONCRETE FOOTING
24"
POST AND BEAM CONNECTION (DETAIL C)
NOT SCALE