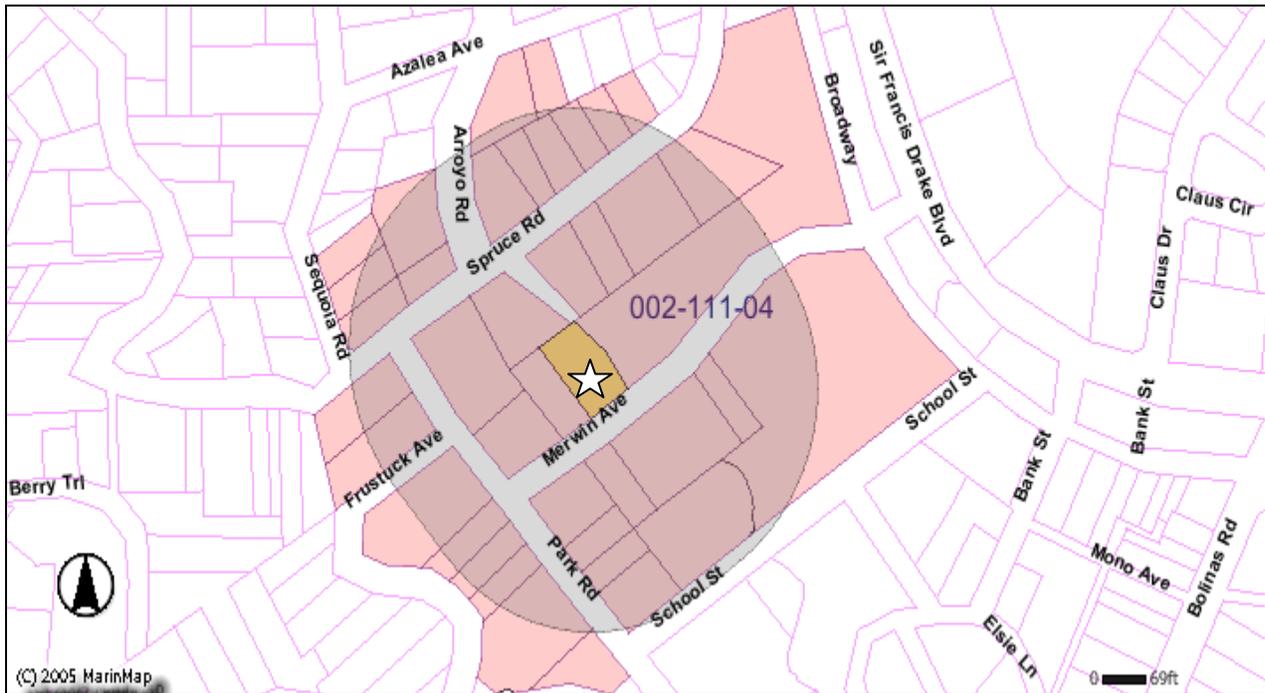


**TOWN OF FAIRFAX
STAFF REPORT
Department of Planning and Building Services**

TO: Fairfax Planning Commission
DATE: November 17, 2011
FROM: Jim Moore, Director of Planning and Building Services
Linda Neal, Senior Planner
LOCATION: 36 Merwin Avenue; Assessor's Parcel No. 002-111-04
ZONING: Multiple Family RM Zone District
PROJECT: Single-family residence addition
ACTION: Modification of previously approved Use Permit and Variances;
Application # 10-06
APPLICANT: Rowan and Vikki Fennel
OWNER: Same
CEQA STATUS: Categorically exempt, § 15301(e)(2)



36 MERWIN AVENUE

BACKGROUND

The 8,343 square foot site is almost level in the area of the house but then it slopes down steeply including a portion of Fairfax Creek. The level area is roughly 6,321 square feet in size while the remaining 2,022 square feet is the creek and creek bank. This results in the site with a smaller buildable area than appears on paper.

The 812 square foot residence was constructed in 1913 and contains two bedrooms and one bathroom.

On May 20, 2011 the Commission approved a Use Permit and Setback Variances to allow a 972 square feet addition to the residence including the removal of 112 square feet of the rear of the existing structure for an overall final square footage of 1,672 square feet. The project included a 220 square foot garage and increased the structure from a one (1) bedroom, one (1) bath residence to a three (3) bedroom, two (2) bath residence.

DISCUSSION

The residence and proposed addition that is under construction comply with the regulations set forth in RM Zone as follows:

	Minimum front setback	Minimum rear setback	Combined front/rear setback	Minimum side setbacks	Combined side setbacks	FAR	Lot coverage	height
Required/ Permitted	10ft	10ft	40ft	10ft & 10ft	25ft	.40	.35	28.5ft and 2 stories
Existing	12.5ft	77ft	89.5ft	10.5ft & 22.5ft	22.5ft	.09	.10	20ft, 1 story
Proposed	12.5ft	13ft	25.5ft	5ft & 22.5ft	27.5ft	2.0	.22	16ft, 1 story

The applicants are proposing to modify the floor plans and exterior elevations of their approved plans to include:

- Replacement of the cedar shingles on the northeast side of the addition, stained burnt hickory brown, with "3-bump" horizontal, wood siding painted grey to match the original residence facing the creek (see photo in Exhibit A, applicant's supplemental information).
- Addition of a half bathroom in the office increasing the residence to a three (3) bedroom, two and one-half (1 ½) bathrooms home.
- Installation of a second window in the office located at the front on the southwest side of the residence adjacent to the residence at 40 Merwin Avenue.

The proposed changes require the approval of a modification of Application # 10-06 per Use Permit Condition # 7, "Any changes, medications, additional or alterations to the approved plans will require a modification of Application # 10-06".

Other Agency/Department Review

None of the agencies or departments with jurisdiction over the project had any comments on the proposed modifications.

None of the changes will increase the living space square footage, result in any new construction encroaching further into a required setback or substantially alter the plans from those originally approved by the Commission on May 20, 2011.

RECOMMENDATION

Move to approve the proposed modification subject to the applicant submitting three (3) sets of building permit plans depicting the changes to the Building Department for inclusion in the "as built" project plan sets prior to the project final inspection.

ATTACHMENTS

- Exhibit A – applicant's supplemental information
- Exhibit B – Originally approved plans
- Exhibit C - Proposed modified plans