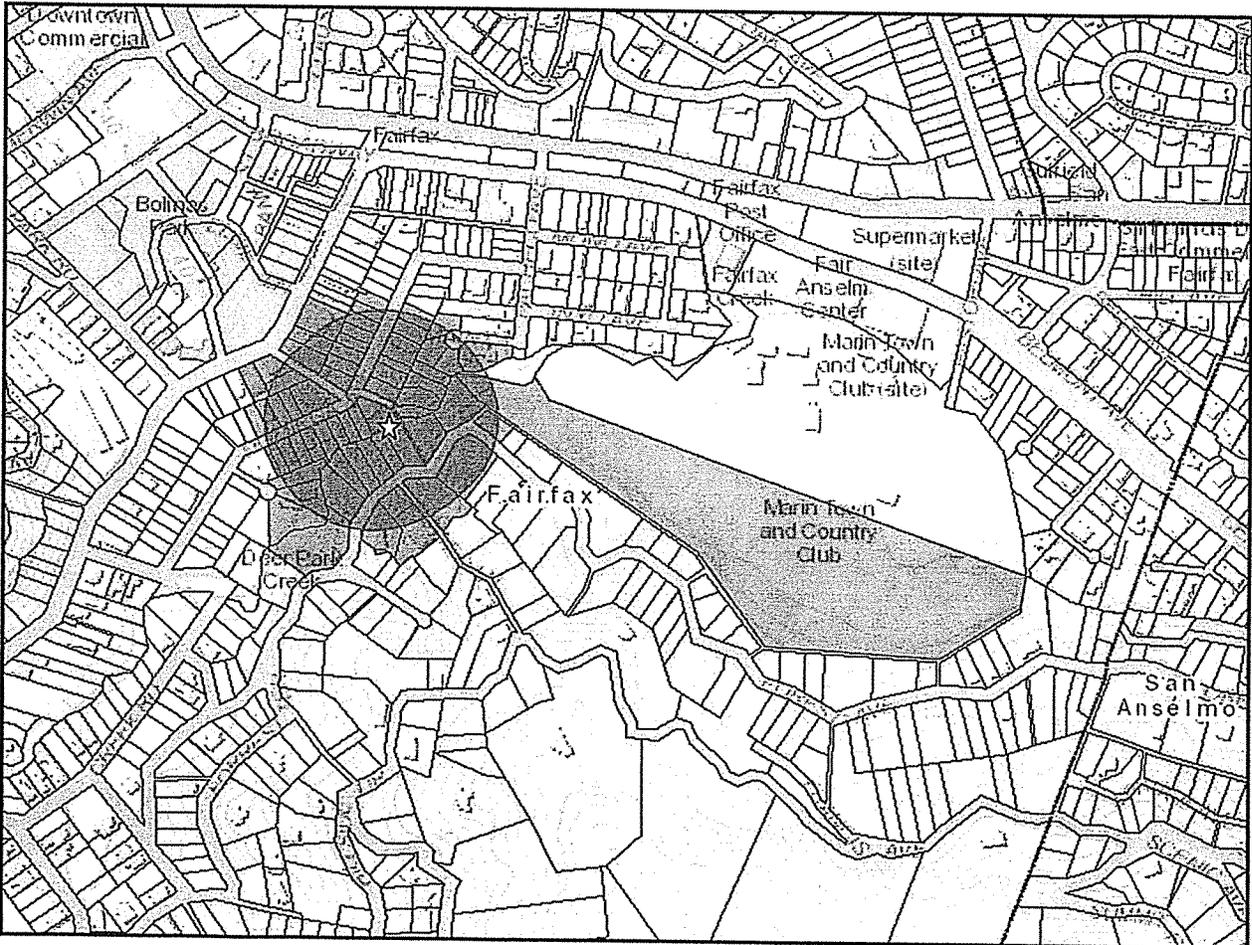


**TOWN OF FAIRFAX
STAFF REPORT
Department of Planning and Building Services**

TO: Fairfax Planning Commission
DATE: April 24, 2014
FROM: Jim Moore, Director of Planning and Building Services
Linda Neal, Senior Planner
LOCATION: 6 Bridge Court; Assessor's Parcel No. 002-105-13
PROJECT: 50% remodel/addition to single-family residence
ACTION: Use Permit, Setback Variance and Design Review; Application # 14-15
APPLICANT: Rich Rushton, Rushton-Chartock Architects
OWNER: Lee MacPherson and Rae Gordon
CEQA STATUS: Categorically exempt, § 15305(a)



6 BRIDGE COURT

Staff is recommending that this item be continued. New FEMA flood maps went into effect at the beginning of April and the addition is on the boundary of the newly designated floodway area and the existing house is on the edge of flood zone AE with portions of the yard within the AE flood zone area. Staff and the applicants have agreed to continue the item to enable us to do more research on the effects of the map change on the existing pre flood insurance rate map (FIRM) residence, the addition and the homeowner's insurance rates.