



APPLICATION ACCEPTED: August 27, 2007
BOARD OF ZONING APPEALS: November 6, 2007
TIME: 9:00 a.m.

County of Fairfax, Virginia

October 30, 2007

STAFF REPORT

SPECIAL PERMIT AMENDMENT APPLICATION NO. SPA 84-M-078

MASON DISTRICT

APPLICANTS/OWNERS: John Steven Judge
Sharon L. Judge

SUBDIVISION: Sleepy Hollow Run

STREET ADDRESS: 4109 Sleepy Hollow Road

TAX MAP REFERENCE: 60-4 ((22)) 114

LOT SIZE: 12,194 square feet

ZONING DISTRICT: R-3

ZONING ORDINANCE PROVISIONS: 8-922

SPECIAL PERMIT PROPOSAL: To amend SP 84-M-078 to permit reduction of certain yard requirements to permit addition to remain 27.0 feet from front lot line of a corner lot.

STAFF RECOMMENDATION: Staff recommends approval of SPA 84-M-078 subject to the proposed development conditions contained in Appendix 1.

It should be noted that it is not the intent of staff to recommend that the Board, in adopting any conditions, relieve the applicant/owner from compliance with the provisions of any applicable ordinances, regulations, or adopted standards.

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

O:\dhedri\Special Permits\SPA 84-M-078 Judge (11-6)\SPA 84-M-078 Judge staff report.doc

Department of Planning and Zoning
Zoning Evaluation Division
12055 Government Center Parkway, Suite 801
Fairfax, Virginia 22035-5509
Phone 703 324-1290
FAX 703 324-3924
www.fairfaxcounty.gov/dpz/

It should be further noted that the content of this report reflects the analysis and recommendations of staff; it does not reflect the position of the Board of Zoning Appeals. A copy of the BZA's Resolution setting forth this decision will be mailed within five (5) days after the decision becomes final.

For additional information, call Zoning Evaluation Division, Department of Planning and Zoning at 703-324-1280, 12055 Government Center Parkway, Suite 801, Fairfax, Virginia 22035. **Board of Zoning Appeals' meetings are held in the Board Room, Ground Level, Government Center Building, 12000 Government Center Parkway, Fairfax, Virginia 22035-5505.**



Americans with Disabilities Act (ADA): Reasonable accommodation is available upon 7 days advance notice. For additional information on ADA call (703) 324-1334 or TTY 711 (Virginia Relay Center).

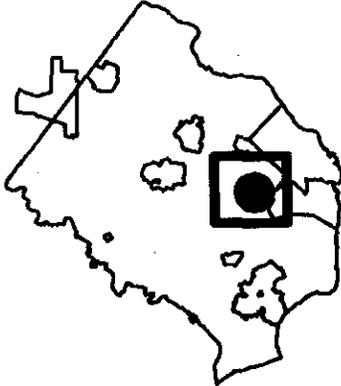
Special Permit Amendment

SPA 84-M-078

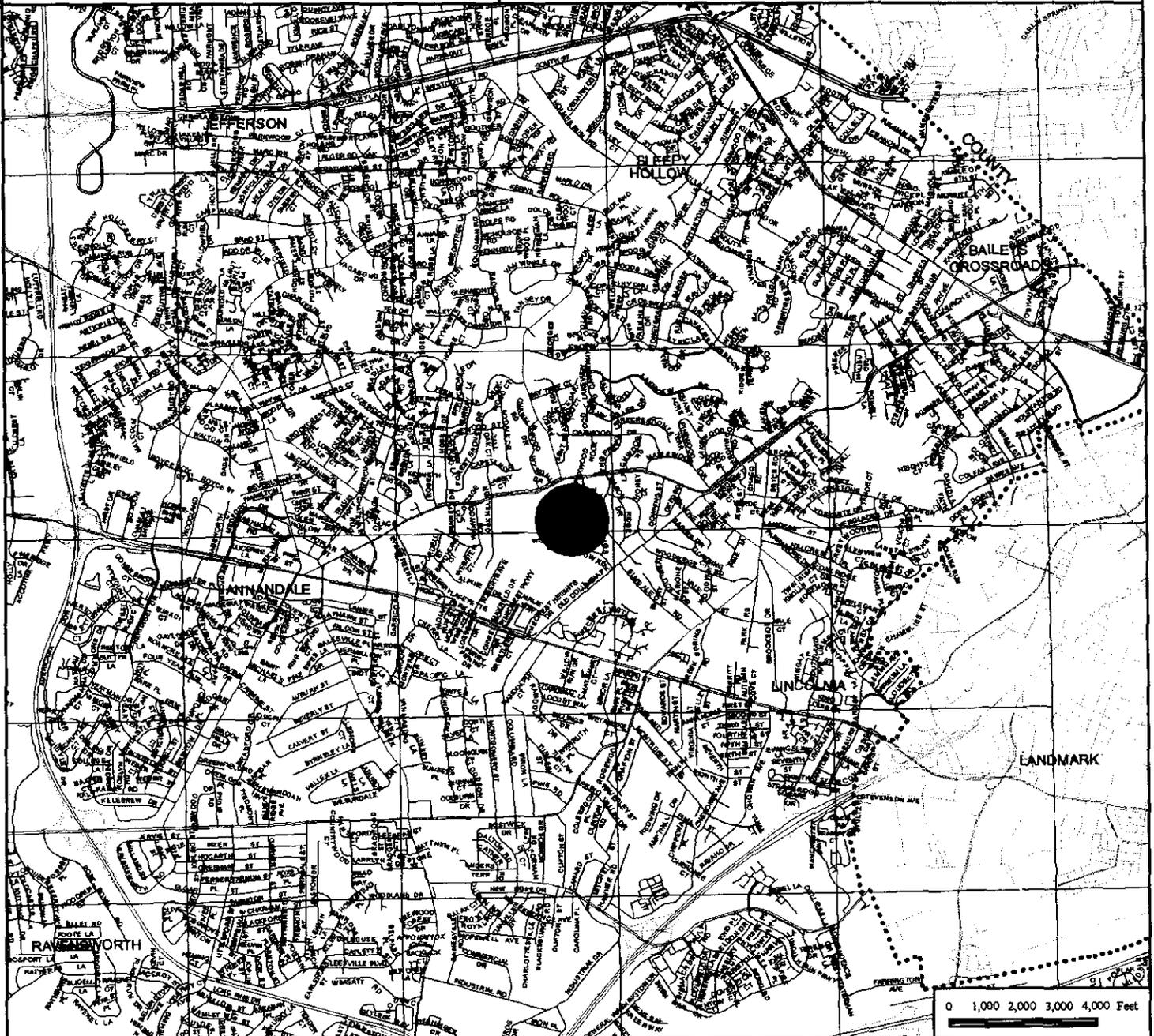
Applicant:
Accepted:
Proposed:

JOHN STEVEN AND SHARON L. JUDGE
08/27/2007

AMEND SP 84-M-078 TO PERMIT REDUCTION OF CERTAIN
YARD REQUIREMENTS TO PERMIT ADDITION TO REMAIN
27.0 FEET FROM FRONT LOT LINE OF A CORNER LOT



Area: 12,194 SF OF LAND; DISTRICT - MASON
Zoning Dist Sect: 8-922
Art 8 Group and Use: 9-13
Located: 4109 SLEEPY HOLLOW ROAD
Zoning: R-3
Overlay Dist:
Map Ref Num: 060-4 /22/ /0114



Special Permit Amendment

SPA 84-M-078

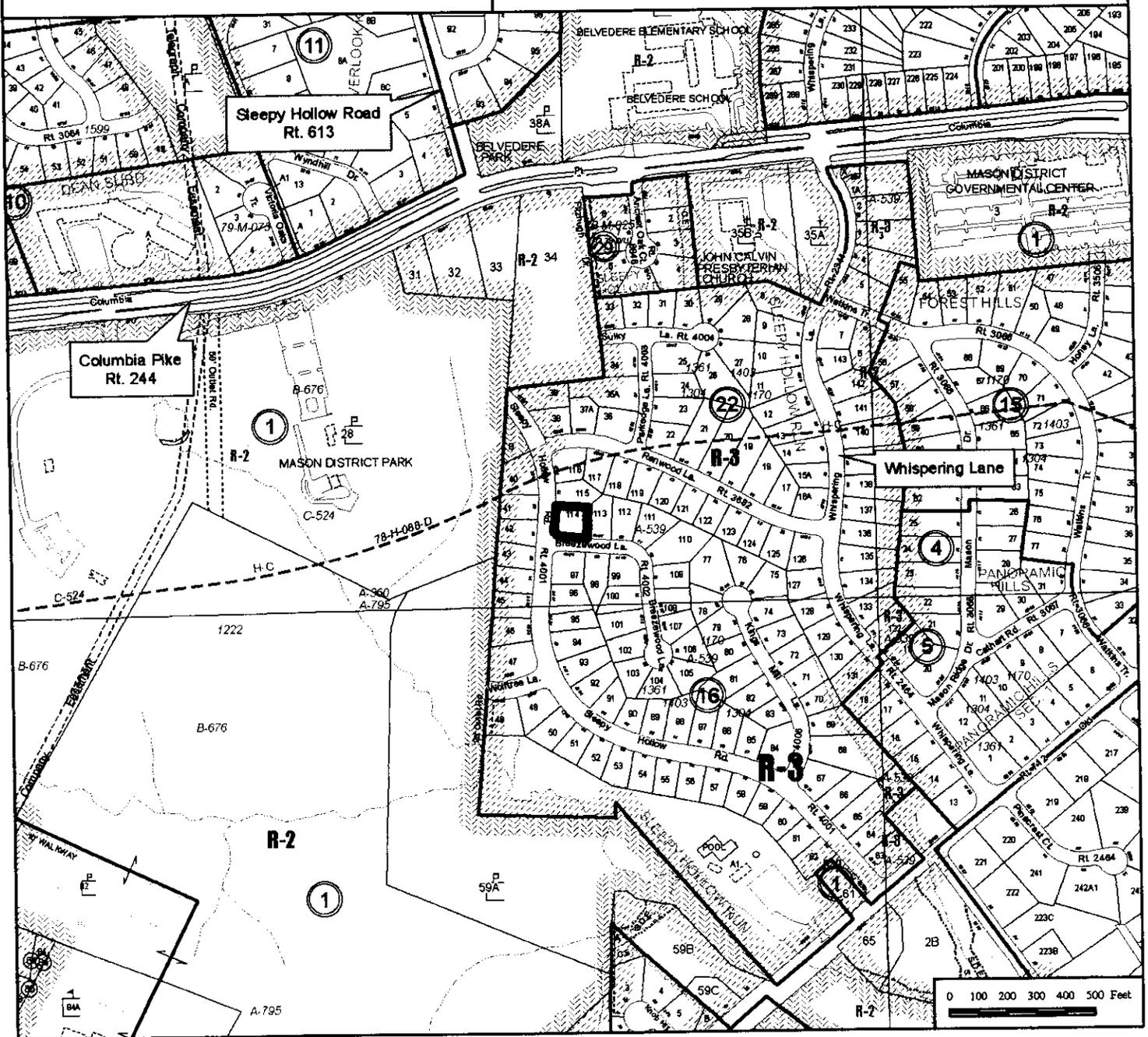
Applicant:
Accepted:
Proposed:

JOHN STEVEN AND SHARON L. JUDGE
08/27/2007

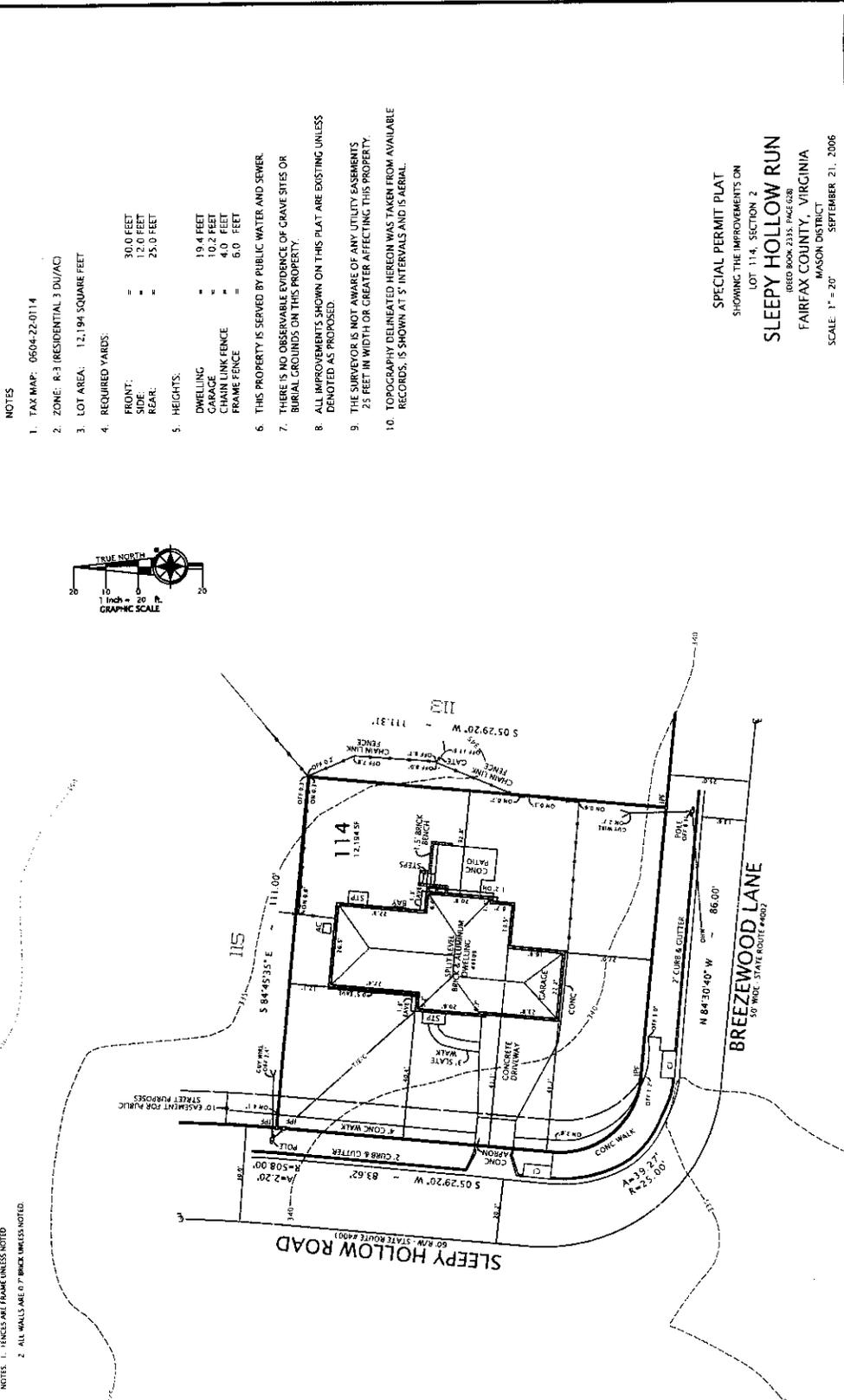
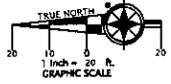
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NOTES:
 1. FENCES AND FRAME UNLESS NOTED
 2. ALL WALLS ARE 6" BRICK UNLESS NOTED



- NOTES**
- TAX MAP: 0604-22-0114
 - ZONE: R-3 (RESIDENTIAL 3 DU/AC)
 - LOT AREA: 12,194 SQUARE FEET
 - REQUIRED YARDS:
 - FRONT: = 30.0 FEET
 - SIDE: = 12.0 FEET
 - REAR: = 25.0 FEET
 - HEIGHTS:
 - DWELLING = 19.4 FEET
 - GARAGE = 10.2 FEET
 - CHAIN LINK FENCE = 4.0 FEET
 - FRAME FENCE = 5.0 FEET
 - THIS PROPERTY IS SERVED BY PUBLIC WATER AND SEWER.
 - THERE IS NO OBSERVABLE EVIDENCE OF GRAVE SITES OR BURIAL GROUNDS ON THIS PROPERTY.
 - ALL IMPROVEMENTS SHOWN ON THIS PLAT ARE EXISTING UNLESS DENOTED AS PROPOSED.
 - THE SURVEYOR IS NOT AWARE OF ANY UTILITY BASINMENTS 25 FEET IN WIDTH OR GREATER AFFECTING THIS PROPERTY.
 - TOPOGRAPHY DELINEATED HEREON WAS TAKEN FROM AVAILABLE RECORDS, IS SHOWN AT 5' INTERVALS AND IS AERIAL.

SPECIAL PERMIT PLAT
 SHOWING THE IMPROVEMENTS ON
 LOT 114, SECTION 2
SLEEPY HOLLOW RUN
 (RECORD BOOK 2335, PAGE 028)
 FAIRFAX COUNTY, VIRGINIA
 MASON DISTRICT

SCALE: 1" = 20'
 SEPTEMBER 21, 2006

1. I HEREBY CERTIFY THAT THE POSITIONS OF ALL THE EXISTING IMPROVEMENTS HAVE BEEN SURVEYED AND UNLESS SHOWN OTHERWISE ARE CORRECTLY LOCATED AND SHOWN THEREON AND ARE CORRECTLY INCORPORATED AS OF THE DATE:

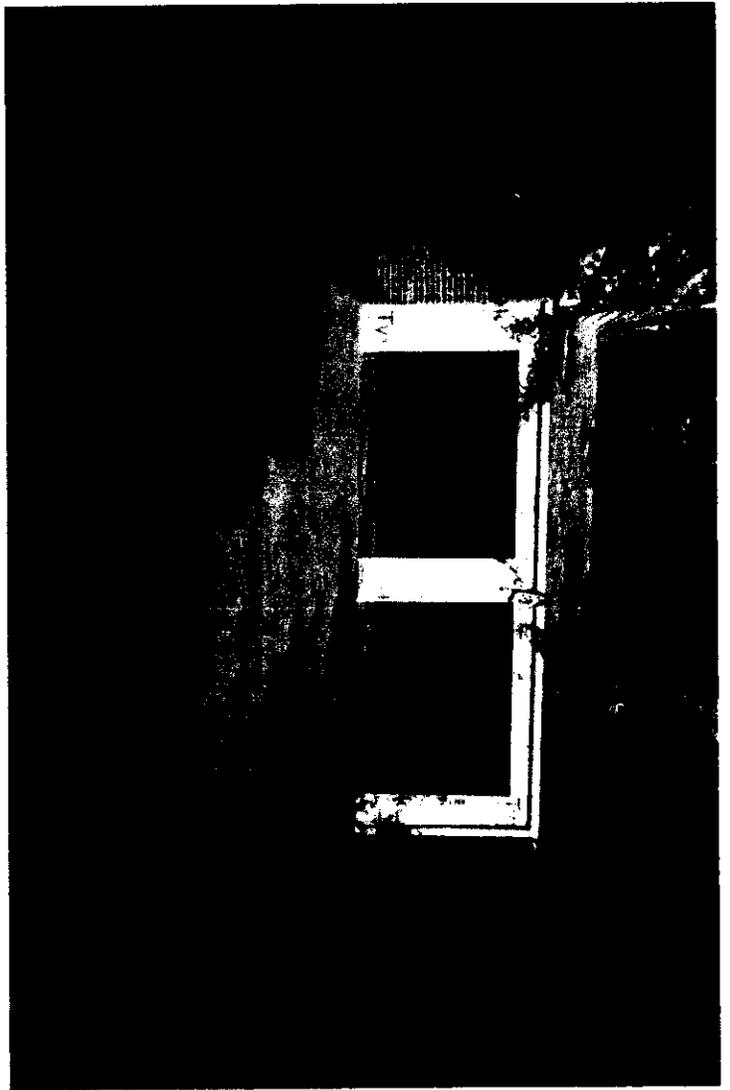
THIS PLAT IS SUBJECT TO ANY FUTURE REVISIONS OR AMENDMENTS TO THE RECORDS OF FAIRFAX COUNTY, VIRGINIA. A TITLE REPORT WAS NOT FURNISHED. NO CORNER MARKERS SET.

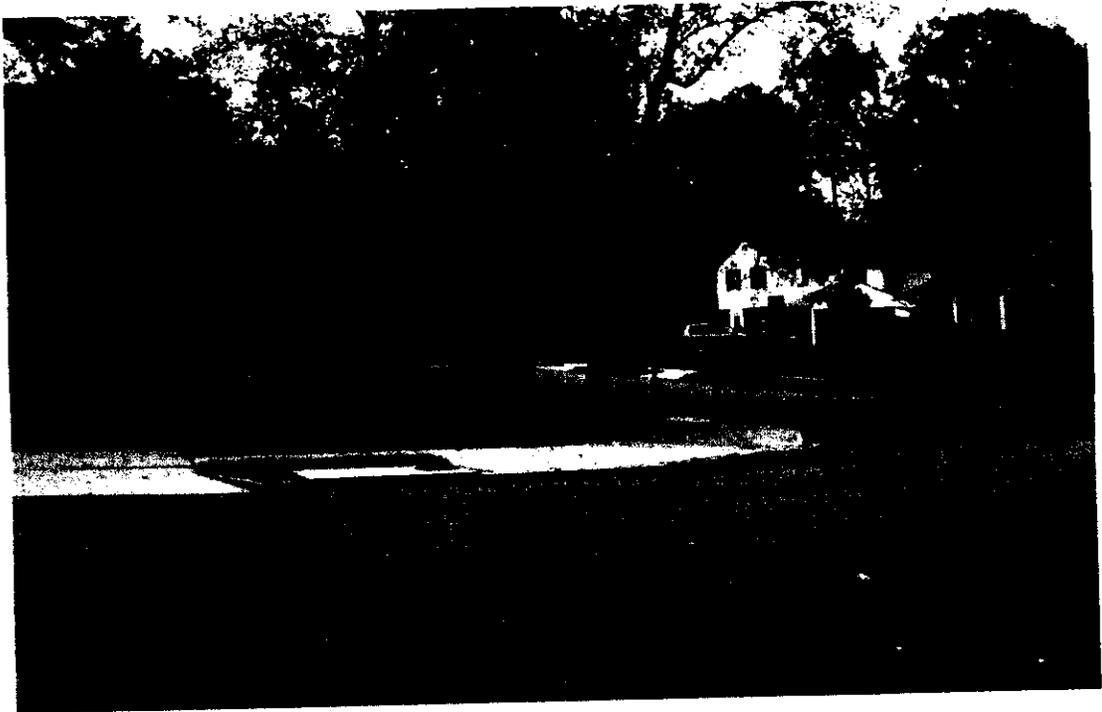
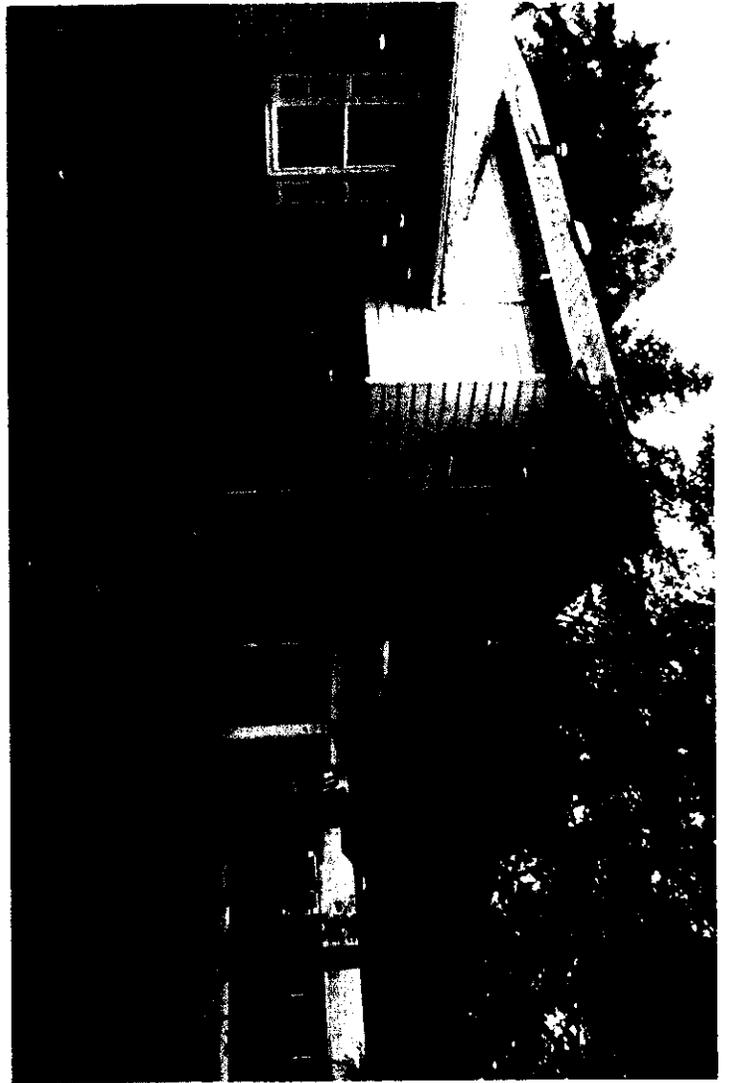
CASE NAME: STEVE JUICE

09/21/2006
 GEORGE B. O'CONNOR
 LICENSE NO. 2006
 LAND SURVEYOR

Surveyor's
DOMINION Inc.
 8806-N PEAR TREE VILLAGE COURT
 ALEXANDRIA, VA 22309
 TEL: 703-995-6412
 FAX: 703-995-6412







DESCRIPTION OF THE APPLICATION

To amend SP 84-M-078 to permit reduction of certain yard requirements to permit an addition, specifically, the enclosure of an existing carport into a garage, to remain 27.0 feet from the front lot line of a corner lot. SP 84-M-078 was approved on January 9, 1985 to permit construction of a two-car carport to be located 27.3 feet from the street line of a corner lot.

Description of Special Permit

	Structure	Yard	Minimum Yard Required*	Proposed Location	Proposed Reduction	Percentage of Reduction Requested
Special Permit	Addition (garage)	Front	30.0 feet	27.0 feet	3.0 feet	10%

* Minimum yard requirement per Section 3-307

EXISTING SITE DESCRIPTION

The site is currently zoned R-3 and is developed with a single family detached dwelling, built in 1964. On January 29, 1985, the previous homeowner received approval from the Board of Zoning Appeals under Section 8-916, to allow the construction of a two-car carport 27.3 feet from the front lot line of a corner lot. A copy of the Resolution and Minutes are attached as Appendix 4.

The existing northern side lot line is 12.1 feet where 12 feet is required in the R-3 District; the existing rear lot line is 32.8 feet where 25 feet is required; and the existing front yard facing Sleepy Hollow Road is 40.4 feet where 30 feet is required in the R-3 District.

CHARACTER OF THE AREA

	Zoning	Use
North	R-3	Single Family Detached Dwellings
East	R-3	Single Family Detached Dwellings
South	R-3	Single Family Detached Dwellings
West	R-3	Single Family Detached Dwellings

BACKGROUND

The applicants received verbal notice from Zoning Enforcement staff that construction of their garage required approval of a special permit or variance. The applicants halted construction on the garage when they received the verbal notice.

Records indicate there were no other special permits for properties in the vicinity of the application site heard by the BZA.

ANALYSIS

Special Permit Plat (Copy at front of staff report)

Title of SP Plat: Special Permit Plat, Showing the Improvements on Lot 114, Section 2, Sleepy Hollow Run, Deed Book 2335, Page 628, Fairfax County, Virginia

Prepared By: Dominion Surveyors Inc.

Dated: September 21, 2006

Proposal:

To permit reduction of certain yard requirements to permit an existing garage addition (under construction) to remain 27.0 feet from the front lot line of a corner lot. The purpose is to permit the applicants the ability finish the enclosure of their existing two car carport into a two car garage. The proposed addition will only be 0.3 feet closer to the front lot line than the existing footprint of the carport, which was approved by the Board in 1985.

ZONING ORDINANCE REQUIREMENTS (Appendix 5)

Applicable bulk regulation(s) and additional location regulations are set forth on Page 1.

The application meets all of the following standards, copies of which are attached as Appendix 5:

- Sect. 8-006 General Special Permit Standards
- Sect. 8-903 Group 9 Standards
- Sect. 8-922 Provisions for Reduction of Certain Yard Requirements

Sect. 8-006 General Special Permit Standards

Staff believes that the application meets all of the 8 General Special Permit Standards. Of particular note regarding this application are General Standards 3 and 5.

General Standard 3 requires that the proposed use be harmonious with and not adversely affect the use or development of neighboring properties in accordance with the applicable zoning district regulations and the adopted comprehensive plan. *Staff believes by observation of the neighborhood through submitted photographs that the addition of a two car garage will not adversely affect the use or development of neighboring properties. The request to enclose an existing two car carport into a two car garage is consistent with other properties in the neighborhood. The addition only affects the front lot line and will only be 0.3 feet closer than the existing carport and therefore will not have any impact on surrounding properties. Therefore, staff believes this standard has been met.*

General Standard 5 requires that in addition to the standards which may be set forth in this Article for a particular group or use, the BZA shall require landscaping and screening in accordance with the provisions of Article 13. *The enclosure of an existing two car carport into a two car garage is very minor in scope and will not exceed the existing footprint of the carport. Therefore, staff does not believe any additional vegetation is required.*

Sect. 8-922 Provisions for Reduction of Certain Yard Requirements

This special permit application must satisfy all of the provisions contained in Sect. 8-922, Provisions for Reduction of Certain Yard Requirements. Standards 1, 2, 3, 11 and 12 relate to submission requirements and were satisfied at the time of submission. Standard 5 relates to accessory structures, which does not apply to this application and Standard 10 allows the BZA to impose development conditions. Staff believes that the application has met all of the remaining standards, specifically Standards 4, 6, 7, 8, and 9.

Standard 4 states that the resulting gross floor area of an addition to an existing principal structure may be up to 150 percent of the total gross floor area of the principal structure that existed at the time of the first yard reduction request. In such instance, if a portion of the principal structure is to be removed; no more than fifty (50) percent of the gross floor area of the existing principal structure at the time of the first yard reduction shall be removed. *According to County Land Records, the existing structure is 1,527 square feet in size. Therefore 150% of the total gross floor area could result in an addition up to 2,291 square feet in size for a possible total square footage at build out of 3,818 square feet. The existing two car carport is 483 square feet in size for a total square footage of the house with the garage addition of 2,010 square feet. Therefore the application meets this provision.*

Standard 6 states that the BZA shall determine that the proposed development will be in character with the existing on-site development in terms of the location, height, bulk and scale of the existing structure(s) on the lot. *The pictures submitted with the application, and included at the front of this staff report, indicate that the materials, size and scale of the addition is compatible with the existing structure. Therefore, staff believes that the application meets this provision.*

Standard 7 states that the BZA shall determine that the proposed development is harmonious with the surrounding off-site uses and structures in terms of location, height, bulk and scale of surrounding structures, topography, existing vegetation and the preservation of significant trees as determined by the Director. As referenced in the applicants statement of justification, as well as viewed through the photographs submitted, the enclosure of the existing carport into a garage would be compatible with the surrounding houses in the neighborhood as several other homes currently have garages and the garage addition will not adversely impact any adjoining neighbors as there has been an existing carport in its current location since 1985. Therefore, staff believes that the application meets this provision.

Standard 8 states that the BZA shall determine that the proposed development shall not adversely impact the use and/or enjoyment of any adjacent property with regard to issues such as noise, light, air, safety, erosion, and stormwater runoff. Staff believes that the application meets the erosion and stormwater runoff portion of the standards since the Department of Public Works and Environmental Services (DPWES) has indicated that there are no drainage complaints on file related to this property and have provided no stormwater management comments in reference to this application. Staff believes that the enclosure an existing carport into a garage for an additional square footage of 483 square feet of usable space will have very little impact on stormwater runoff, noise, light, air, safety or erosion, since the addition will be constructed over existing impervious area. Staff believes that the application meets this provision.

Standard 9 states that the BZA shall determine that the proposed reduction represents the minimum amount of reduction necessary to accommodate the proposed structure on the lot. Specific factors to be considered include, but are not limited to, the layout of the existing structure; availability of alternate locations for the addition; orientation of the structure(s) on the lot; shape of the lot and the associated yard designations on the lot; environmental characteristics of the site, including presence of steep slopes, floodplains and/or Resource Protection Areas; preservation of existing vegetation and significant trees as determined by the Director; location of a well and/or septic field; location of easements; and/or preservation of historic resources. The location of the garage is the most logical place for such an addition since there currently exists a carport in that location. The application property has two front yards and therefore must meet the front yard requirement of 30 feet; however, the area of the garage is used as their side yard, which would only require a 12 foot minimum yard. Therefore, staff believes that the application meets this provision.

CONCLUSION

Staff believes that the subject application is in conformance with the applicable Zoning Ordinance provisions with the implementation of the Proposed Development Conditions contained in Appendix 1 of the staff report.

RECOMMENDATION

Staff recommends approval of SPA 84-M-078 subject to the Proposed Development Conditions contained in Appendix 1 of the staff report. It should be noted that it is not the intent of staff to recommend that the Board, in adopting any conditions, relieve the applicant/owner from compliance with the provisions of any applicable ordinances, regulations, or adopted standards.

It should be further noted that the content of this report reflects the analysis and recommendations of staff; it does not reflect the position of the Board of Zoning Appeals.

APPENDICES

1. Proposed Development Conditions and Architectural Rendering
2. Applicant's Affidavit
3. Applicant's Statement of Justification and Attachments
4. January 29, 1985, Resolution and Minutes
5. Applicable Zoning Ordinance Provisions

PROPOSED DEVELOPMENT CONDITIONS**SPA 84-M-078****October 30, 2007**

If it is the intent of the Board of Zoning Appeals to approve SPA 84-M-078 located at Tax Map 60-4 ((22)) 114, to permit reduction of certain yard requirements pursuant to Section 8-922 of the Fairfax County Zoning Ordinance, staff recommends that the Board condition the approval by requiring conformance with the following development conditions.

1. These conditions shall 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 Zoning.
2. This special permit is approved for the location and size (483 square feet) of a two car garage addition, as shown on the plat prepared by Dominion Surveyors, Inc., dated September 21, 2006, as submitted with this application and is not transferable to other land.
3. Pursuant to Paragraph 4 of Section 8-922 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 (1,527 square feet) regardless of whether such addition complies with the minimum yard requirement or is the subject of a subsequent yard 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 shall be deemed to include the floor area of any attached garage. Subsequent additions that meet minimum yard requirements shall be permitted without an amendment to this special permit.
4. The addition shall be architecturally compatible with the dwelling.
5. Building permits and final inspections for the addition shall be diligently pursued and obtained within 120 days of final approval or this special permit shall be null & void.

This approval, contingent upon the above-noted conditions, shall not relieve the applicant from compliance with the provisions of any applicable ordinances, regulations or adopted standards.

Application No.(s): _____
 (county-assigned application number(s), to be entered by County Staff)

SPECIAL PERMIT/VARIANCE AFFIDAVIT

DATE: 7/9/07
 (enter date affidavit is notarized)

I, John Steven AND Sharon L. Judge, do hereby state that I am an
 (enter name of applicant or authorized agent)

(check one) applicant
 applicant's authorized agent listed in Par. 1(a) below

96702

and that, to the best of my knowledge and belief, the following is true:

1(a). The following constitutes a listing of the names and addresses of all **APPLICANTS, TITLE OWNERS, CONTRACT PURCHASERS, and LESSEES** of the land described in the application,* and, if any of the foregoing is a **TRUSTEE,**** each **BENEFICIARY** of such trust, and all **ATTORNEYS and REAL ESTATE BROKERS**, and all **AGENTS** who have acted on behalf of any of the foregoing with respect to the application:

(NOTE: All relationships to the application listed above in **BOLD** print must be disclosed. Multiple relationships may be listed together, e.g., **Attorney/Agent, Contract Purchaser/Lessee, Applicant/Title Owner**, etc. For a multiparcel application, list the Tax Map Number(s) of the parcel(s) for each owner(s) in the Relationship column.)

NAME (enter first name, middle initial, and last name)	ADDRESS (enter number, street, city, state, and zip code)	RELATIONSHIP(S) (enter applicable relationships listed in BOLD above)
JOHN STEVEN Judge	4109 Sleepy Hollow Rd. ANNANDALE, VA 22003	Applicant [Title Owner]
SHARON L. Judge	4109 Sleepy Hollow Rd. ANNANDALE, VA 22003	Applicant [Title Owner]

(check if applicable) There are more relationships to be listed and Par. 1(a) is continued on a "Special Permit/Variance Attachment to Par. 1(a)" form.

* In the case of a condominium, the title owner, contract purchaser, or lessee of 10% or more of the units in the condominium.

** List as follows: Name of trustee, Trustee for (name of trust, if applicable), for the benefit of: (state name of each beneficiary).

SPECIAL PERMIT/VARIANCE AFFIDAVIT

DATE: 7/9/07 96702
(enter date affidavit is notarized)

1(b). The following constitutes a listing*** of the **SHAREHOLDERS** of all corporations disclosed in this affidavit who own 10% or more of any class of stock issued by said corporation, and where such corporation has 10 or less shareholders, a listing of all of the shareholders:

(NOTE: Include SOLE PROPRIETORSHIPS, LIMITED LIABILITY COMPANIES, and REAL ESTATE INVESTMENT TRUSTS herein.)

CORPORATION INFORMATION

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)

DESCRIPTION OF CORPORATION: (check one statement)

- There are 10 or less shareholders, and all of the shareholders are listed below.
- There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
- There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

NAMES OF SHAREHOLDERS: (enter first name, middle initial, and last name)

(check if applicable) There is more corporation information and Par. 1(b) is continued on a "Special Permit/Variance Attachment 1(b)" form.

*** All listings which include partnerships, corporations, or trusts, to include the names of beneficiaries, must be broken down successively until (a) only individual persons are listed or (b) the listing for a corporation having more than 10 shareholders has no shareholder owning 10% or more of any class of stock. *In the case of an APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE* of the land that is a partnership, corporation, or trust, such successive breakdown must include a listing and further breakdown of all of its partners, of its shareholders as required above, and of beneficiaries of any trusts. Such successive breakdown must also include breakdowns of any partnership, corporation, or trust owning 10% or more of the APPLICANT, TITLE OWNER, CONTRACT PURCHASER or LESSEE* of the land. Limited liability companies and real estate investment trusts and their equivalents are treated as corporations, with members being deemed the equivalent of shareholders; managing members shall also be listed.* Use footnote numbers to designate partnerships or corporations, which have further listings on an attachment page, and reference the same footnote numbers on the attachment page.

Application No.(s): _____
(county-assigned application number(s), to be entered by County Staff)

SPECIAL PERMIT/VARIANCE AFFIDAVIT

DATE: 7/9/07
(enter date affidavit is notarized) 96702

1(c). The following constitutes a listing*** of all of the **PARTNERS**, both **GENERAL** and **LIMITED**, in any partnership disclosed in this affidavit:

PARTNERSHIP INFORMATION

PARTNERSHIP NAME & ADDRESS: (enter complete name, number, street, city, state, and zip code)

(check if applicable) The above-listed partnership has no limited partners.

NAMES AND TITLE OF THE PARTNERS (enter first name, middle initial, last name, and title, e.g. **General Partner, Limited Partner, or General and Limited Partner**)

(check if applicable) There is more partnership information and Par. 1(c) is continued on a "Special Permit/Variance Attachment to Par. 1(c)" form.

*** All listings which include partnerships, corporations, or trusts, to include the names of beneficiaries, must be broken down successively until: (a) only individual persons are listed or (b) the listing for a corporation having more than 10 shareholders has no shareholder owning 10% or more of any class of stock. *In the case of an APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE* of the land that is a partnership, corporation, or trust, such successive breakdown must include a listing and further breakdown of all of its partners, of its shareholders as required above, and of beneficiaries of any trusts. Such successive breakdown must also include breakdowns of any partnership, corporation, or trust owning 10% or more of the APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE* of the land. Limited liability companies and real estate investment trusts and their equivalents are treated as corporations, with members being deemed the equivalent of shareholders; managing members shall also be listed.* Use footnote numbers to designate partnerships or corporations, which have further listings on an attachment page, and reference the same footnote numbers on the attachment page.

SPECIAL PERMIT/VARIANCE AFFIDAVIT

DATE: 7/9/07
(enter date affidavit is notarized)

96702

1(d). One of the following boxes **must** be checked:

In addition to the names listed in Paragraphs 1(a), 1(b), and 1(c) above, the following is a listing of any and all other individuals who own in the aggregate (directly and as a shareholder, partner, and beneficiary of a trust) 10% or more of the **APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE*** of the land:

Other than the names listed in Paragraphs 1(a), 1(b), and 1(c) above, no individual owns in the aggregate (directly and as a shareholder, partner, and beneficiary of a trust) 10% or more of the **APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE*** of the land.

2. That no member of the Fairfax County Board of Zoning Appeals, Planning Commission, or any member of his or her immediate household owns or has any financial interest in the subject land either individually, by ownership of stock in a corporation owning such land, or through an interest in a partnership owning such land.

EXCEPT AS FOLLOWS: (NOTE: If answer is none, enter "NONE" on the line below.)

NONE

(check if applicable) There are more interests to be listed and Par. 2 is continued on a "Special Permit/Variance Attachment to Par. 2" form.

SPECIAL PERMIT/VARIANCE AFFIDAVIT

DATE: 7/9/09
(enter date affidavit is notarized)

96702

3. That within the twelve-month period prior to the public hearing of this application, no member of the Fairfax County Board of Zoning Appeals, Planning Commission, or any member of his or her immediate household, either directly or by way of partnership in which any of them is a partner, employee, agent, or attorney, or through a partner of any of them, or through a corporation in which any of them is an officer, director, employee, agent, or attorney or holds 10% or more of the outstanding bonds or shares of stock of a particular class, has, or has had any business or financial relationship, other than any ordinary depositor or customer relationship with or by a retail establishment, public utility, or bank, including any gift or donation having a value of more than \$100, singularly or in the aggregate, with any of those listed in Par. 1 above.

EXCEPT AS FOLLOWS: (NOTE: If answer is none, enter "NONE" on line below.)

NONE

(NOTE: Business or financial relationships of the type described in this paragraph that arise after the filing of this application and before each public hearing must be disclosed prior to the public hearings. See Par. 4 below.)

(check if applicable) [] There are more disclosures to be listed and Par. 3 is continued on a "Special Permit/Variance Attachment to Par. 3" form.

4. That the information contained in this affidavit is complete, that all partnerships, corporations, and trusts owning 10% or more of the APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE* of the land have been listed and broken down, and that prior to each and every public hearing on this matter, I will reexamine this affidavit and provide any changed or supplemental information, including business or financial relationships of the type described in Paragraph 3 above, that arise on or after the date of this application.

WITNESS the following signature:

(check one)

John Steven Judge
 Applicant [] Applicant's Authorized Agent

John Steven Judge
(type or print first name, middle initial, last name, and title of signee)

Subscribed and sworn to before me this 9th day of July 2007, in the State/Comm. of District of Columbia, County/City of Washington.

[Signature]
Notary Public

My commission expires: 01/01/2008

Guillaume Tourniaire
Notary Public, District of Columbia
My Commission Expires 01-01-2008

JUL 17 2007

Zoning Evaluation Division

Statement of Justification for Special Permit

John Steven and Sharon L. Judge
4109 Sleepy Hollow Road
Annandale, Virginia

The applicant, John Steven and Sharon L. Judge, wishes to enclose the existing carport located at 4109 Sleepy Hollow Road, Annandale.

Background

The proposed garage would be situated atop the existing cement pad for the carport and would be within the existing carport roofline. The "foot print" of the structure would not increase or be altered. We wish to enclose the three open sides of the carport with walls and double garage doors. Within our neighborhood of homes built in the early sixties, numerous carports have been totally or partially enclosed. Generally the homeowners and the neighbors find garages preferable to carports. Homeowners benefit from the increased convenience and storage afforded by a garage. Neighbors appreciate that the lawn mowers, bicycles, tools and other items not appropriately stored in a House, are out of view. In our case, we know of no neighbor who opposes our enclosing our carport. Indeed owners of all adjoining properties welcome the garage and have signed the attached petition.

Garage Consistent with General Standards for a Special Permit

1. The garage is in harmony with the adopted comprehensive plan.
2. The garage is in harmony with the general purpose and intent of the applicable district regulations.
3. The garage is harmonious with and does not adversely affect the use or development of neighboring properties. Nothing in our proposal affects or impairs the value of neighboring property. Nor does the garage hinder or discourage the appropriate development or use of nearby land or buildings. The garage occupies no more square footage than the carport and since it utilizes the existing carport roof it raises no questions regarding height.
4. The garage will have no impact on pedestrian or vehicular traffic in the neighborhood.
5. The project will result in no changes to our current landscaping.
6. The amount of open space will not be changed by the garage.

7. The garage will have no effect upon utilities, drainage, parking loading or other necessary facilities.
8. The garage will have no signage.

Written Statement of applicant describing the proposed use and other pertinent data.

1. Type of operation. There will be no operation in the garage, only parking of vehicles and storage of household materials.
2. Hours of operation. N/A
3. Estimated number of patrons/clients/patients/pupils. None
4. Proposed number of employees/attendants /teachers None
5. Estimate of traffic impact. No impact on traffic.
6. Vicinity or general area to be served by the use. The residents of 4109 Sleepy Hollow Road. 2 adults and 2 teenage children
7. Description of building façade and architecture of proposed building. The façade will mirror the façade of the house and is consistent with the facades of the homes as they were originally constructed. The front and side will consist of brick up to window level. Consistent with the rest of the house, above the brick there will be horizontal siding matching the color in the rest of the house. The rear of the garage will be horizontal siding.
8. A listing of hazardous or toxic substances on site. None
9. A statement of how the proposed use conforms to the provisions of all applicable ordinances, regulation, adopted standard and any applicable conditions, or if any waiver, exception or variance is sought by the applicant from such ordinances, regulations, standards and conditions such shall be specifically noted with the justification for any such modifications. The existing carport was given a variance to extend 2 feet 7 inches into the setback in the mid '80s. This additional two feet was needed to provide enough space to accommodate two cars. We began constructing the garage with the understanding that no additional permits were required because we were not increasing the footprint of the existing carport.. As a result we need an "Error in Building " special use permit. Zoning regulations permit the BZA to grant such a special permit.

When we bought our House in 1991 the original owner pointed out with pride the two-car carport and the cement pad that already had fasteners

imbedded in the cement to attach sills for walls for a garage. He made no mention of the variance he received in 1981 to permit a two car carport. We were unaware of the variance until we had begun to enclose the carport.

In the summer of 2005 we solicited bids from several builders to enclose the carport. None of them mentioned the need for a special permit. All builders thought that if we weren't making any structural changes to the property or that we were not expanding the existing structure closer to the street or to neighboring houses that the construction could proceed with out a special permit.

In July 2005 we began construction. Our builder completed the walls, ceiling, and wiring. He had procured the matching siding and brick. In August 2005 our builder received a call the zoning enforcement division informing him that a variance had been granted in 1985 for a carport and that whether a garage would be permitted under that variance needed to be determined. We immediately halted construction. After consultation with the enforcement personnel we sent a letter asking for administrative relief to a Mr. William Shoup. We received no written response from the department of zoning. We did have numerous conversations with zoning personnel and other county officials. We were told that until litigation was resolved and rules were promulgated there would no avenue for us to obtain permission to complete our construction.

In the fall of 2006 we inquired about the status the Board's authority to approve projects such as our. We were told that there was the possibility to obtain administrative relief. We obtained a plat of the property, sent it to the zoning department and asked for administrative relief to finish our construction. In January of 2007, we received a call from Tammy Brown of the enforcement division informing us that administrative relief was not possible and that our options were to revert back to a carport, move the walls three feet inside of the current line of the cement pad and the roof, or to apply for a special permit.

We are asking that the Board approve a error in building special permit so that we can finish the construction of the garage. The garage is almost totally complete. When we suspended construction in August of 2005 all that remained was to complete the masonry work, install the siding, complete the finishing work around the window, hang the garage door and turn on the electrical power. Since that time the unfinished status of the

exterior been subject to the rain and cold resulting in damage to some dry wall. We will have to reinstall some panels of drywall.

We appreciate the Board's consideration of our request.

The error exceeds ten (10%) percent of the measurement involved.

To tear down the enclosed walls would require significant additional costs in addition to the \$20,000 we have invested so far. We believe that requiring us to tear down the walls or to reduce the foot print of the structure would create an unreasonable hardship on us.

John Steven Judge
Steven L. Judge August 15, 2007
August 15, 2007

We request an waiver of the Minimum Stormwater Information Submission.

There will be no change in run off or storm water flowage because of enclosing an existing carport.

RECEIVED
Department of Planning & Zoning

JUL 17 2007

Zoning Evaluation Division

SPECIAL PERMIT RESOLUTION OF THE BOARD OF ZONING APPEALS

In Application No. SP 84-M-078 by ELBERT M. SLEEKER under Section 8-916 of the Zoning Ordinance to allow construction of addition to carport for a two-car carport 27.30 ft. from street line of a corner lot (30 ft. min. front yard req. by Sect. 3-307), on property located at 4109 Sleepy Hollow Rd., tax map reference 60-4((22))114, County of Fairfax, Virginia, Mrs. Thonen 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 January 29, 1985; and

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

1. That the owner of the subject property is the applicant.
2. The present zoning is R-3.
3. The area of the lot is 12,194 sq. ft.

AND WHEREAS, the Board of Zoning Appeals has reached the following conclusions of law:

THAT the applicant has presented testimony indicating compliance with Standards for Special Permit Uses in R Districts as contained in Section 8-006 of the Zoning Ordinance.

NOW, THEREFORE, BE IT RESOLVED that the subject application is GRANTED with the following limitations:

1. This approval is for the location and specific addition as shown on the plat included with this application and is not transferable to other land.

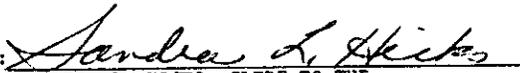
2. Under Sect. 8-015 of the Zoning Ordinance, this Special Permit shall automatically expire, without notice, eighteen (18) months after the approval date of the Special Permit unless construction has started and is diligently pursued, or unless additional time is approved by the Board of Zoning Appeals because of occurrence of conditions unforeseen at the time of the approval of this Special Permit. A request for additional time shall be justified in writing, and must be filed with the Zoning Administrator prior to the expiration date.

3. A building permit shall be obtained prior to any construction.

Mr. Hyland seconded the motion.

The motion passed by a vote of 4 to 1 (Mr. Smith)(Messrs. DiGiulian and Hammack being absent).

A COPY TESTE:


SANDRA L. HICKS, CLERK TO THE
BOARD OF ZONING APPEALS

10:50 A.M. ELBERT M. SLEEKER, appl. under Sect. 8-916 of the Ord. to allow construction of addition to carport for a two-car carport 27.30 ft. from street line of a corner lot (30 ft. min. front yard req. by Sect. 3-307), located 4109 Sleepy Hollow Rd., R-3, Sleepy Hollow Run Subd., Mason Dist., 60-4((22))114, approx. 12,194 sq. ft., SF 84-M-078.

Mr. William Shoup presented the staff report. Mr. Elbert Sleeker of 4109 Sleepy Hollow Road in Annandale informed the Board that his carport would be approximately 23 feet wide. He stated that he had two automobiles and was presently able to keep one under cover. By expanding the carport, it would allow him to keep both vehicles under cover and prevent he and his wife from having to go out into the weather. Mr. Sleeker's written statement indicated that his property is a corner lot having two front yards.

There was no one else to speak in support and no one to speak in opposition. The Board was in receipt of a letter of support from George H. and Mary A. Hill of 4106 Brezewood Lane in Annandale.

Page January 29, 1985
ELBERT M. SLEEKER

Board of Zoning Appeals

SPECIAL PERMIT RESOLUTION OF THE BOARD OF ZONING APPEALS

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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

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

1. That the owner of the subject property is the applicant.
2. The present zoning is R-3.
3. The area of the lot is 12,194 sq. ft.

AND WHEREAS, the Board of Zoning Appeals has reached the following conclusions of law:

THAT the applicant has presented testimony indicating compliance with Standards for Special Permit Uses in R Districts as contained in Section 8-006 of the Zoning Ordinance.

NOW, THEREFORE, BE IT RESOLVED that the subject application is GRANTED with the following limitations:

1. This approval is for the location and specific addition as shown on the plat included with this application and is not transferable to other land.

2. Under Sect. 8-015 of the Zoning Ordinance, this Special Permit shall automatically expire, without notice, eighteen (18) months after the approval date of the Special Permit unless construction has started and is diligently pursued, or unless additional time is approved by the Board of Zoning Appeals because of occurrence of conditions unforeseen at the time of the approval of this Special Permit. A request for additional time shall be justified in writing, and must be filed with the Zoning Administrator prior to the expiration date.

3. A building permit shall be obtained prior to any construction.

Mr. Hyland seconded the motion.

The motion passed by a vote of 4 to 1 (Mr. Smith)(Messrs. DiGiulian and Hannack being absent).

**BUILDING
 PERMIT APPLICATION**

APPLICATION NO
 19
 Date

JOB LOCATION
 Street _____
 Building _____ Floor _____ Suite _____
 Subdivision _____
 Tenants Name _____

DO NOT WRITE IN THIS SPACE
 Permit No. _____
 Map Reference _____
 Building Permit No. _____ Control No. _____
 Std. _____ Mag. _____ Plan _____ Census _____

OWNER
 Name _____
 Address (Mailing) _____
 City _____ State _____ Zip _____
 Telephone _____

CONTRACTOR
 Company Name _____
 Master _____
 Address _____
 City _____ State _____ Zip _____
 Telephone _____ License No. _____
 State Contractors License No. _____
 County Business Account No. _____

For _____ Description _____ ROUTING _____ Date _____ Approved By: _____

Model/Use _____
 Sewage: Public Community Septic Tank None
 WATER: Public Individual Well None
 N-New D-Demolish
 R-Alter or Repair M-Move
 A-Add To O-Other

Health Review		
Site Review		
Zoning Review	5/16/11	PULL
Sanitation Review		
Building Review		
Fire Review		

REMARKS:
BUILDING DESCRIPTION QUANTITY
 # Units _____
 # Stories _____
 # Rooms _____
 # Bedrooms _____
 # To be Added _____
 # Baths _____
 # Half Baths _____
 # Kitchens _____
 # Fireplaces _____
 Basement _____
 % Basements to Finish _____

Use Group of Building _____
 Type of Construction _____
 Building Area _____
 Estimated Const. Cost _____
ZONING REVIEW
 Zoning Proffers Building _____
 Zoning Class A-3
 Zoning Case # _____
BUILDING CHARACTERISTICS
 Building Height _____
 Exterior Walls _____
 Interior Walls _____
 Roofing Material _____
 Flooring Material _____
 Heating Fuel _____
 Heating System _____
GRADING AND DRAINAGE REVIEW
 Soils _____
 Historical Plan # SP-84-M-078
 Retaining Wall _____

BUILDING DIMENSIONS			
No. Stories	Width	Depth	Sq. Ft.
	X	=	
	X	=	
	X	=	
	X	=	

YARDS	Front	Front	Left Side	Right Side	Rear
	40.5	27.3	12	12	12

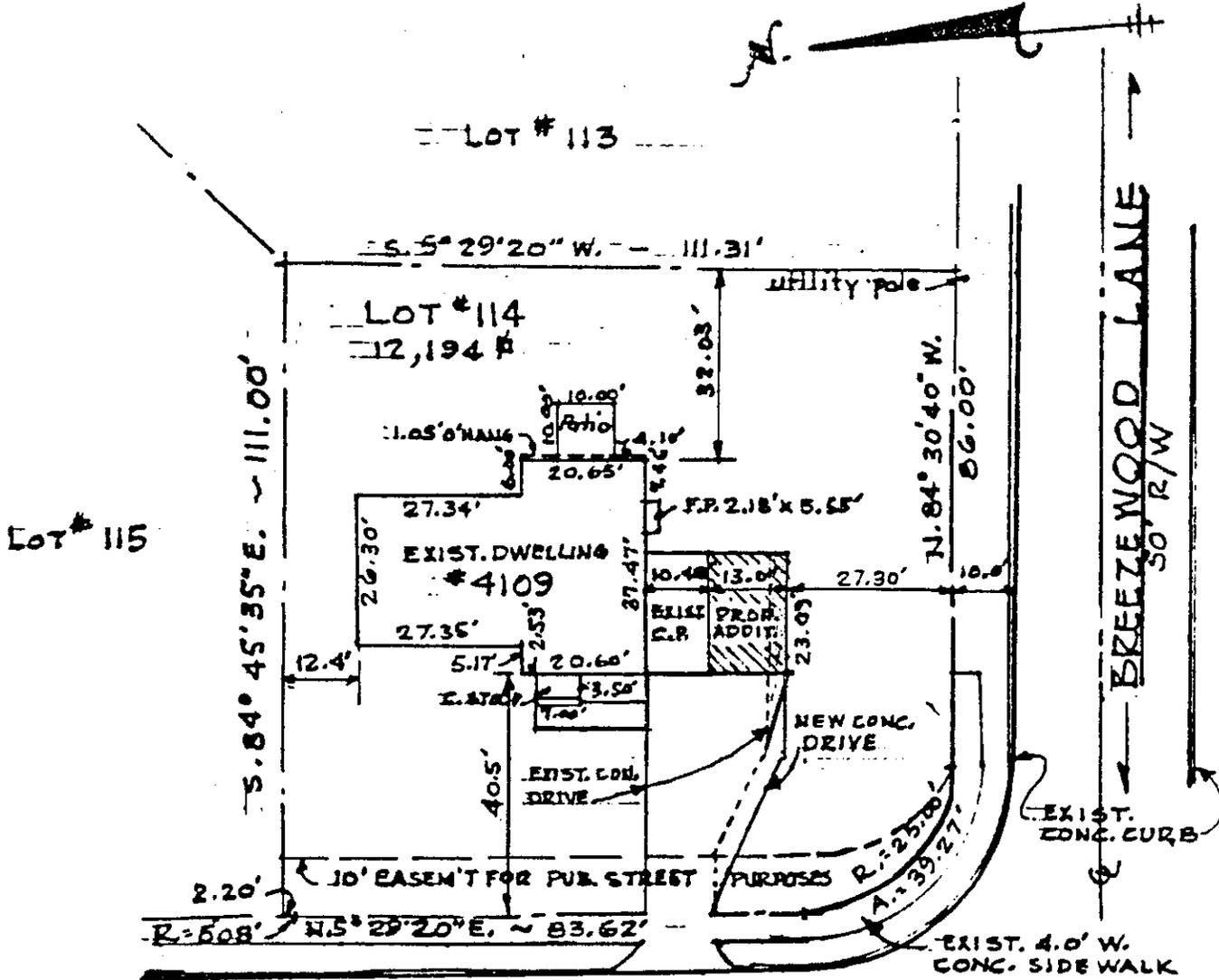
REMARKS _____

FOR COUNTY USE ONLY:

Date _____ By _____ Approved for Issuance of Building Permit	Fee _____ Filing Fee _____ Amount Due _____
---	---

The request for and use of personal information on this form is subject to the provisions of the Privacy Protection Act of 1976 and the Freedom of Information Act.
 I hereby certify that I have authority of the owner to make this application, that the information is complete and correct, and that if a permit is issued the construction and/or use will conform to the building code, the zoning ordinance and other applicable laws and regulations including private building restrictions, if any, which relate to the property. He/She and the company or organization named and represented herein is duly registered or exempt from registration in accord with the provisions of Chapter 7 of the Code of Virginia.

 Name Signature _____ Date _____



SLEEPY HOLLOW ROAD
60' R/W

LOT-114 SECTION 2
SLEEPY HOLLOW RUN
MASON MAGISTERIAL DISTRICT
FAIRFAX COUNTY, VIRGINIA

APPROVED
5/16/85
James W. Guinn
Zoning Administrator

- PLOT-PLAN - SCALE: 1" = 30.00

For: COL. & MRS. E. M. SLEEKER
4109 SLEEPY HOLLOW ROAD
ANNANDALE, VIRGINIA

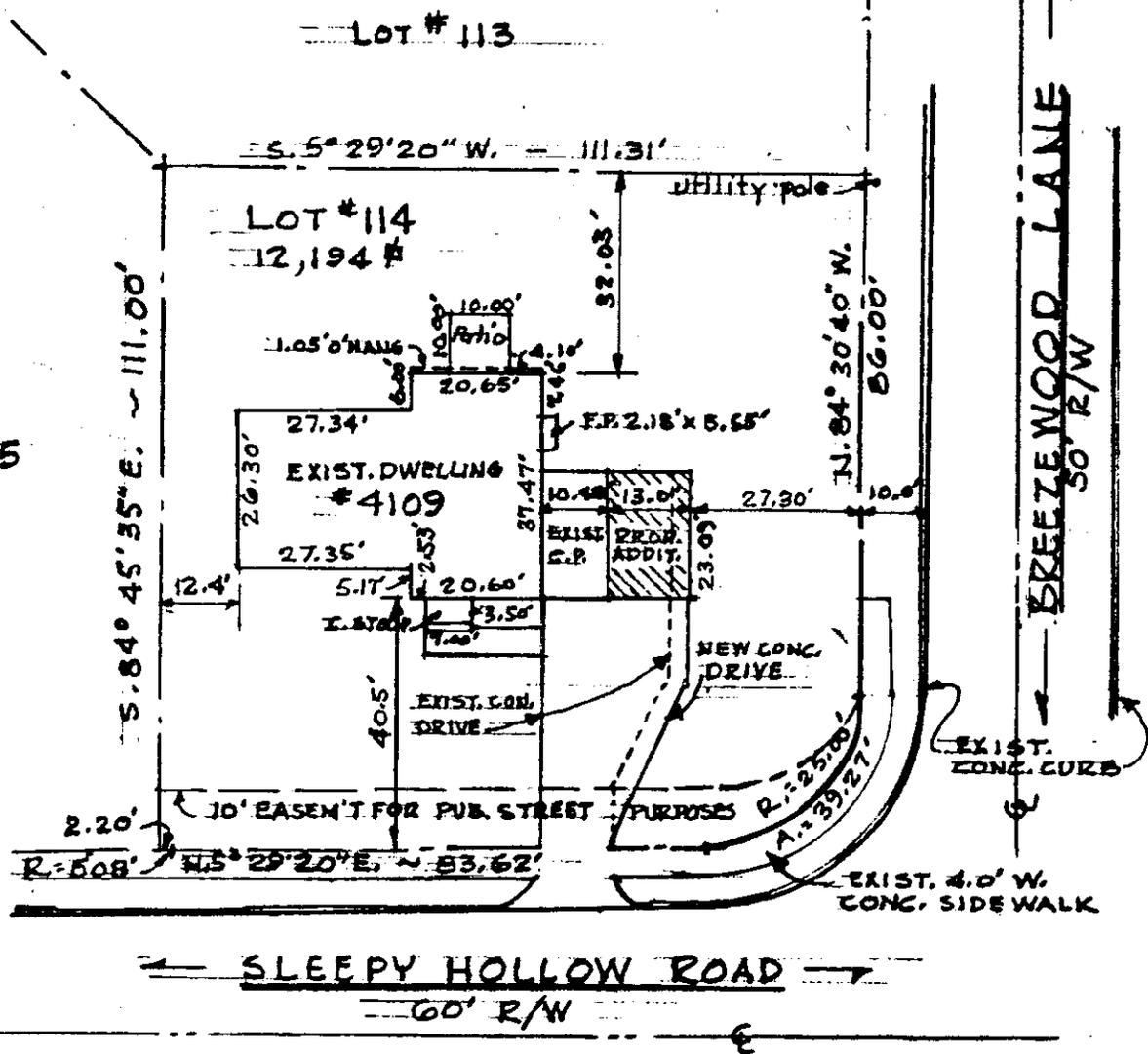
Prepared by: M. A. PATTERSON
ARCHITECT
ANNANDALE, VA.



Reference:
3-2335 PG. 632

COM. No 5-R-84.

10-10-80



LOT-114 SECTION 2
SLEEPY HOLLOW RUN
 MASON MAGISTERIAL DISTRICT
 FAIRFAX COUNTY, VIRGINIA

- PLOT-PLAN - SCALE: 1" = 30.00'

For: COL. & MRS. E. M. SLEEKER
 4109 SLEEPY HOLLOW ROAD
 ANNANDALE, VIRGINIA

Prepared by: M. A. PATTERSON
 ARCHITECT
 ANNANDALE, VA.



copy of Original Plot
 1/24/85
 WES

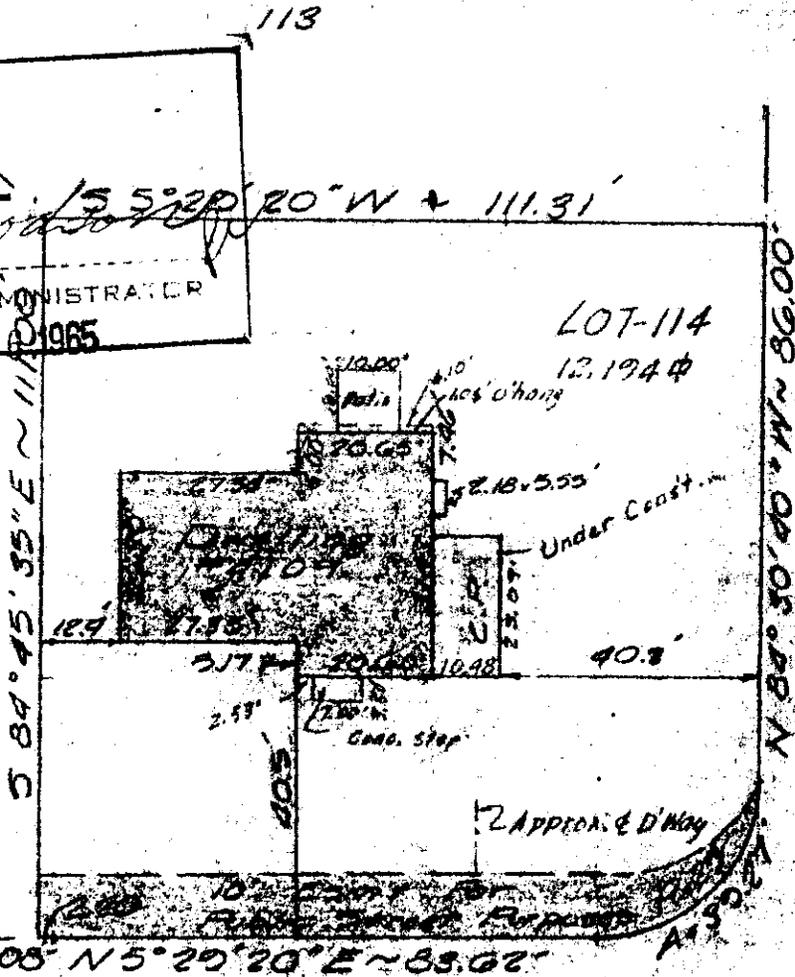
Reference:
 D.B. 2335 PG. 632

COM. No 5-R-84.

10-10-84

FINAL APPROVAL

ZONING ADMINISTRATOR
DATE FEB 20 1965



SLEEPY HOLLOW ROAD
60' R/W

HOUSE LOCATION
LOT 114 SECTION 2

SLEEPY HOLLOW RUN

MASON MAGISTERIAL DISTRICT
FAIRFAX COUNTY, VIRGINIA

SCALE: 1" = 30' DATE: *Walt Ch. 10-11-63*
Final 5-17-64
GREENHORNE, O'HARA, DEWBERRY & NEALON
Civil Engineers - Land Surveyors
4610 Lee Highway, Arlington, Virginia, Jc 5073

Certified Correct:

Reference: *DB 2335 PG 632* Drawn by: *S.M.*
Checked by: *A.W.*

MAP REFERENCE SHEET NO. C-24, PROPERTY IDENTIFICATION NO. 3.8589

FORM ZA

Lawer
COUNTY OF FAIRFAX, VIRGINIA
OFFICE OF THE ZONING ADMINISTRATOR

APPLICATION FOR CERTIFICATE OF OCCUPANCY

FOR USE IN CONNECTION WITH A NEW BUILDING OR FOR CHANGE IN THE EXTERIOR OUTLINE OF AN EXISTING BUILDING

(WRITE WITH INK)

Date 9/13/63

Name of Proposed Occupant or Trade Name _____

Applicant Country Builders, Inc.

Premises number 4109 Sleepy Hollow Rd.

Lot number 114 Block _____ Section 11

Subdivision or Acreage Description Sleepy Hollow Farm

To be used as 1 Family Dwelling

Last used as Mail

Non Conforming Use _____

Material of building _____

No. of stories high _____

Which floor do you propose to use? _____

Owner of Building (or agent) _____

Address _____

TO BE FILLED IN BY CLERK	
ZONE	<u>R-12.5</u>
HEIGHT	_____
FIRE ZONE	_____
BUILDING PERMIT NO.	<u>D-17792</u>
DATE	<u>9-13-63</u>
INITIALS <u>[Signature]</u>	

4109 Sleepy Hollow Road
Corner Breckenridge Lane

This Application Constitutes a Written Request For a Certificate of Occupancy Upon Compliance By the Applicant With Provisions of Section 30-20 (d) of the Code.

It is understood that the Certificate of Occupancy does not take the place of any license that may be required by law, and also that it does not confer the right to erect or maintain any kind of signs.

Zoning Section
No. <u>D-13600</u>
Issued <u>LC</u>
Date <u>2-23-64</u>

Signature of Proposed Occupant
Applicant [Signature]
Address _____
Telephone number _____

8-006 General Standards

In addition to the specific standards set forth hereinafter with regard to particular special permit uses, all special permit uses shall satisfy the following general standards:

1. The proposed use at the specified location shall be in harmony with the adopted comprehensive plan.
2. The proposed use shall be in harmony with the general purpose and intent of the applicable zoning district regulations.
3. The proposed use shall be such that it will be harmonious with and will not adversely affect the use or development of neighboring properties in accordance with the applicable zoning district regulations and the adopted comprehensive plan. The location, size and height of buildings, structures, walls and fences, and the nature and extent of screening, buffering and landscaping shall be such that the use will not hinder or discourage the appropriate development and use of adjacent or nearby land and/or buildings or impair the value thereof.
4. The proposed use shall be such that pedestrian and vehicular traffic associated with such use will not be hazardous or conflict with the existing and anticipated traffic in the neighborhood.
5. In addition to the standards which may be set forth in this Article for a particular group or use, the BZA shall require landscaping and screening in accordance with the provisions of Article 13.
6. Open space shall be provided in an amount equivalent to that specified for the zoning district in which the proposed use is located.
7. Adequate utility, drainage, parking, loading and other necessary facilities to serve the proposed use shall be provided. Parking and loading requirements shall be in accordance with the provisions of Article 11.
8. Signs shall be regulated by the provisions of Article 12; however, the BZA, under the authority presented in Sect. 007 below, may impose more strict requirements for a given use than those set forth in this Ordinance.

8-903 Standards For All Group 9 Uses

In addition to the general standards set forth in Sect. 006 above, all Group 9 special permit uses shall satisfy the following standards:

1. All uses shall comply with the lot size and bulk regulations of the zoning district in which located, except as may be qualified below.
2. All uses shall comply with the performance standards specified for the zoning district in which located.
3. Before establishment, all uses, including modifications or alterations to existing uses, shall be subject to the provisions of Article 17, Site Plans, or other appropriate submission as determined by the Director.

8-922 Provisions for Reduction of Certain Yard Requirements

The BZA may approve a special permit to allow a reduction of certain yard requirements subject to all of the following:

- 1. Only the following yard requirements shall be subject to such special permit:
 - A. Minimum required yards, as specified in the residential, commercial, industrial and planned development districts in Articles 3, 4, 5 and 6, provided such yards are not subject to proffered conditions or development conditions related to yards and/or such yards are not depicted on an approved conceptual development plan, final development plan, development plan, special exception plat, special permit plat or variance plat.
 - B. Yard regulations for pipestem lots and lots contiguous to pipestem driveways set forth in Sect. 2-416.
 - C. Accessory structure location requirements set forth in Sect. 10-104.
 - D. Regulations on permitted extensions into a minimum required yard as set forth in Sect. 2-412.

Approval of a reduction of yard requirements specified in Paragraphs A, B and C above shall not result in any yard that is less than fifty (50) percent of the requirement and shall not result in any yard of less than five (5) feet, as measured from the lot line to the closest point of the proposed structure.

Approval of a reduction of yard requirements specified in Par. D above shall not result in an extension that exceeds the applicable distances set forth in Sect. 2-412 by more than fifty (50) percent. Where no extension is permitted by the provisions of Sect. 2-412, the BZA shall not approve a special permit that results in a structure that extends into a minimum required yard by more than fifty (50) percent.

- 2. Such reduction shall not result in the placement of a detached accessory structure in a front yard where the placement of such accessory structure is not otherwise permitted in that yard.
- 3. This special permit shall only apply to those lots that contain a principal structure and use that complied with the minimum yard requirements in effect when the use or structure was established.
- 4. The resulting gross floor area of an addition to an existing principal structure may be up to 150 percent of the total gross floor area of the principal structure that existed at the time of the first yard reduction request. In such instance, if a portion of the principal structure is to be removed, no more than fifty (50) percent of the gross floor area of the existing principal structure at the time of the first yard reduction shall be removed.
- 5. The resulting gross floor area of an existing accessory structure and any addition to it shall be clearly subordinate in purpose, scale, use and intent to the principal structure on the site.
- 6. The BZA shall determine that the proposed development will be in character with the existing on-site development in terms of the location, height, bulk and scale of the existing structure(s) on the lot.
- 7. The BZA shall determine that the proposed development is harmonious with the surrounding off-site uses and structures in terms of location, height, bulk and scale of surrounding structures, topography, existing vegetation and the preservation of significant trees as determined by the Director.
- 8. The BZA shall determine that the proposed development shall not adversely impact the use and/or enjoyment of any adjacent property with regard to issues such as noise, light, air, safety, erosion, and stormwater runoff.
- 9. The BZA shall determine that the proposed reduction represents the minimum amount of reduction necessary to accommodate the proposed structure on the lot. Specific factors to be considered include, but are not limited to, the layout of the existing structure; availability of alternate locations for the addition; orientation of the

structure(s) on the lot; shape of the lot and the associated yard designations on the lot; environmental characteristics of the site, including presence of steep slopes, floodplains and/or Resource Protection Areas; preservation of existing vegetation and significant trees as determined by the Director; location of a well and/or septic field; location of easements; and/or preservation of historic resources.

- 10. The BZA may impose such conditions as it deems necessary to satisfy these criteria, including, but not limited to imposition of a maximum gross floor area, floor area ratio, lot coverage, landscaping and/or screening requirements.

- 11. Notwithstanding Par. 2 of Sect. 011 above, all applications shall be accompanied by fifteen (15) copies of a plat and such plat shall be presented on a sheet having a maximum size of 24" x 36", and one 8 ½" x 11" reduction of the plat. Such plat shall be drawn to a designated scale of not less than one inch equals fifty feet (1" = 50'), unless a smaller scale is required to accommodate the development. Such plat shall be certified by a professional engineer, land surveyor, architect, or landscape architect licensed by the State of Virginia. Such plat shall contain the following information:
 - A. Boundaries of entire property, with bearings and distances of the perimeter property lines, and of each zoning district.
 - B. Total area of the property and of each zoning district in square feet or acres.
 - C. Scale and north arrow, with north, to the extent feasible, oriented to the top of the plat and on all supporting graphics.
 - D. The location, dimension and height of any building, structure or addition, whether existing or proposed. In addition, for decks, the height of the finished floor above finished ground level.
 - E. All required minimum yards to include front, side and rear, a graphic depiction of the angle of bulk plane, if applicable, and the distances from all existing and proposed structures to lot lines.

- F. Means of ingress and egress to the property from a public street(s).
 - G. For nonresidential uses, the location of parking spaces, indicating minimum distance from the nearest property line(s).
 - H. If applicable, the location of a well and/or septic field.
 - I. Existing and proposed gross floor area and floor area ratio.
 - J. Location of all existing utility easements having a width of twenty-five (25) feet or more, and all major underground utility easements regardless of width.
 - K. The location, type and height of any existing and proposed landscaping and screening.
 - L. Approximate delineation of any floodplain designated by the Federal Insurance Administration, United States Geological Survey, or Fairfax County, the delineation of any Resource Protection Area and Resource Management Area, and the approximate delineation of any environmental quality corridor as defined in the adopted comprehensive plan, and, if applicable, the distance of any existing and proposed structures from the floodplain, Resource Protection Area and Resource Management Area, or environmental quality corridor.
 - M. Seal and signature of professional person certifying the plat.
12. Architectural depictions of the proposed structure(s) as viewed from all lot lines and street lines to include building materials, roof type, window treatment and any associated landscaping and/or screening shall be provided.