



APPLICATION ACCEPTED: January 4, 2008  
BOARD OF ZONING APPEALS: April 1, 2008  
TIME: 9:00 a.m.

# County of Fairfax, Virginia

March 25, 2008

## STAFF REPORT

SPECIAL PERMIT APPLICATION NO. SP 2008-PR-002

### PROVIDENCE DISTRICT

**APPLICANT:** Mark R. Ashby

**OWNERS:** Mark R. and Audrey J. Minsky Ashby

**SUBDIVISION:** Linda Maria Heights

**STREET ADDRESS:** 9011 Linda Maria Court

**TAX MAP REFERENCE:** 48-4 ((20)) 10

**LOT SIZE:** 11,922 sq. ft.

**ZONING DISTRICT:** R-4 (Cluster) and HC

**ZONING ORDINANCE PROVISION:** 8-922

**SPECIAL PERMIT PROPOSAL:** To permit reduction of certain yard requirements to permit construction of roofed deck 16.9 ft. rom front lot line.

**STAFF RECOMMENDATION:** Staff recommends approval of SP 2008-PR-002 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.

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.

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/](http://www.fairfaxcounty.gov/dpz/)

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.

For additional information, call Zoning Evaluation Division, Department of Planning and Zoning at 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**  
**SP 2008-PR-002**

**Applicant:** MARK R. ASHBY  
**Accepted:** 01/04/2008  
**Proposed:** REDUCTION OF CERTAIN YARD REQUIREMENTS  
TO PERMIT ROOFED DECK 16.9 FEET FROM  
FRONT LOT LINE

**Area:** 11,922 SF OF LAND; DISTRICT - PROVIDENCE

**Zoning Dist Sect:** 08-922

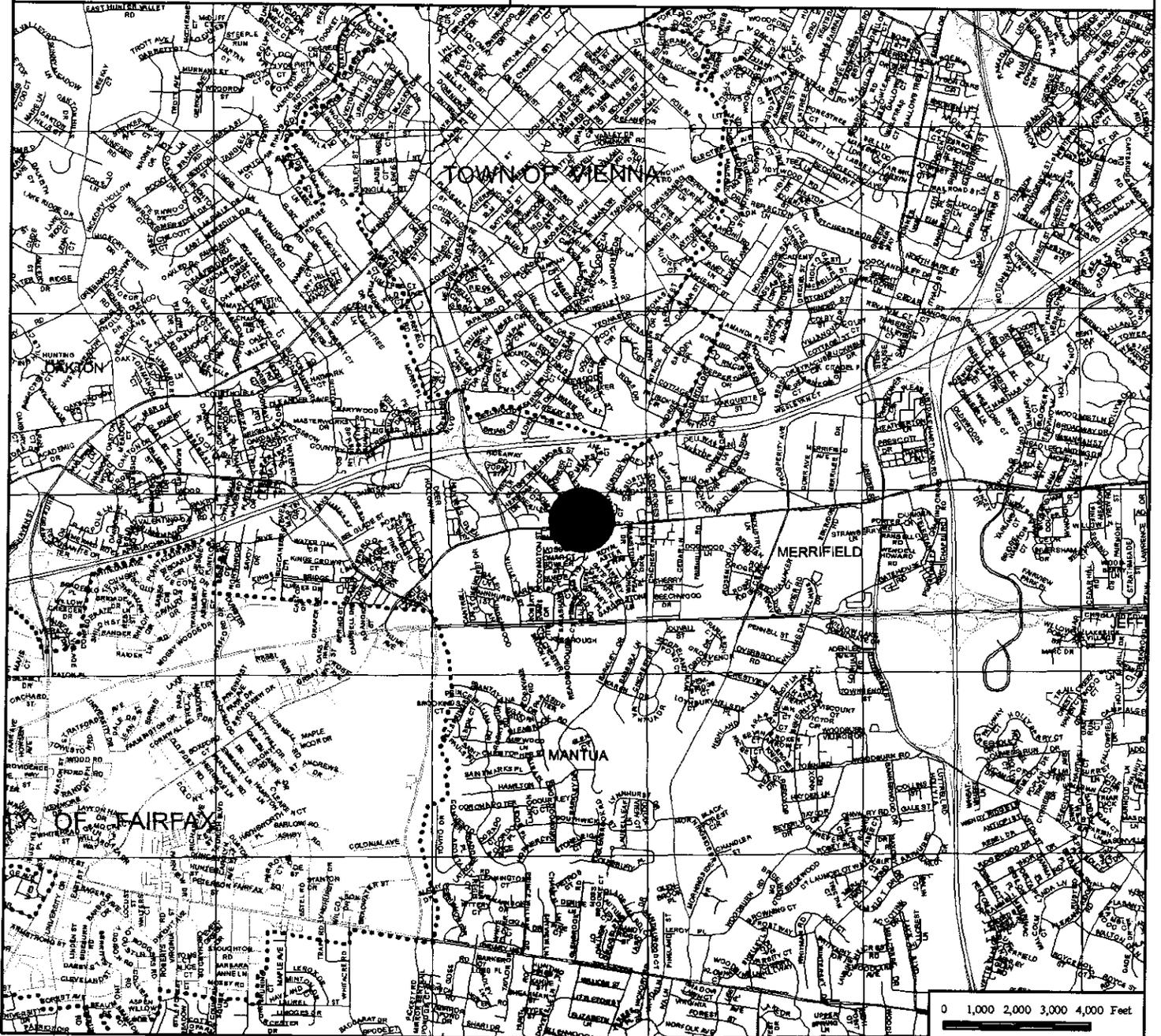
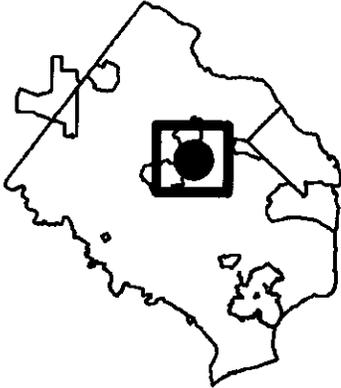
**Art 8 Group and Use:** 9-21

**Located:** 9011 LINDA MARIA COURT

**Zoning:** R-4 Cluster

**Overlay Dist:** HC

**Map Ref Num:** 048-4 /20/ /0010



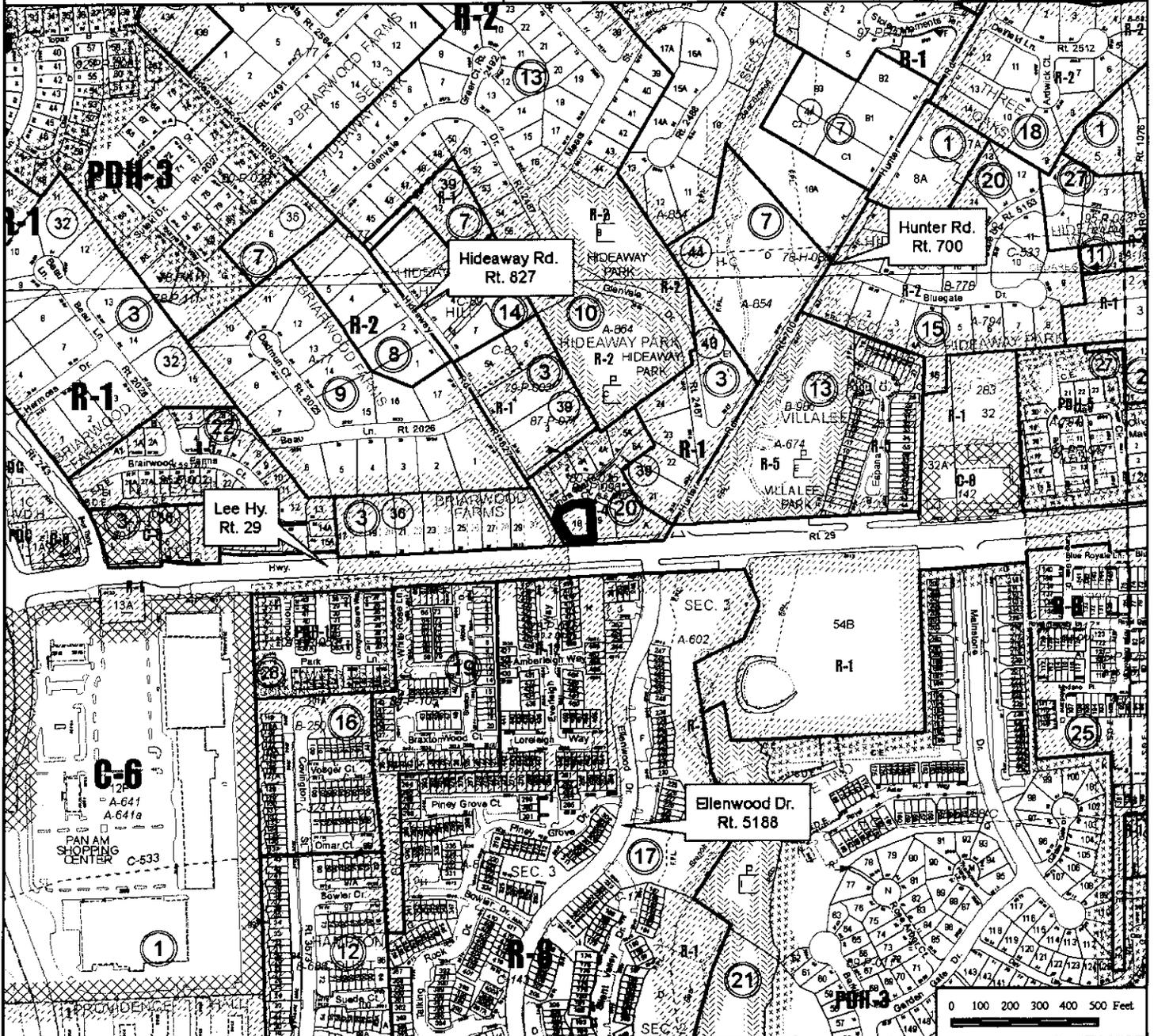
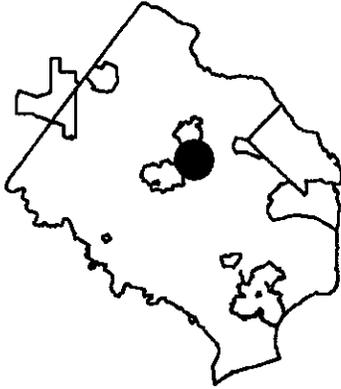
# Special Permit

SP 2008-PR-002

Applicant: MARK R. ASHBY  
Accepted: 01/04/2008  
Proposed: REDUCTION OF CERTAIN YARD REQUIREMENTS TO PERMIT ROOFED DECK 16.9 FEET FROM FRONT LOT LINE

Area: 11,922 SF OF LAND; DISTRICT - PROVIDENCE

Zoning Dist Sect: 08-922  
Art 8 Group and Use: 9-21  
Located: 9011 LINDA MARIA COURT  
Zoning: R- 4 Cluster  
Overlay Dist: HC  
Map Ref Num: 048-4 /20/ /0010



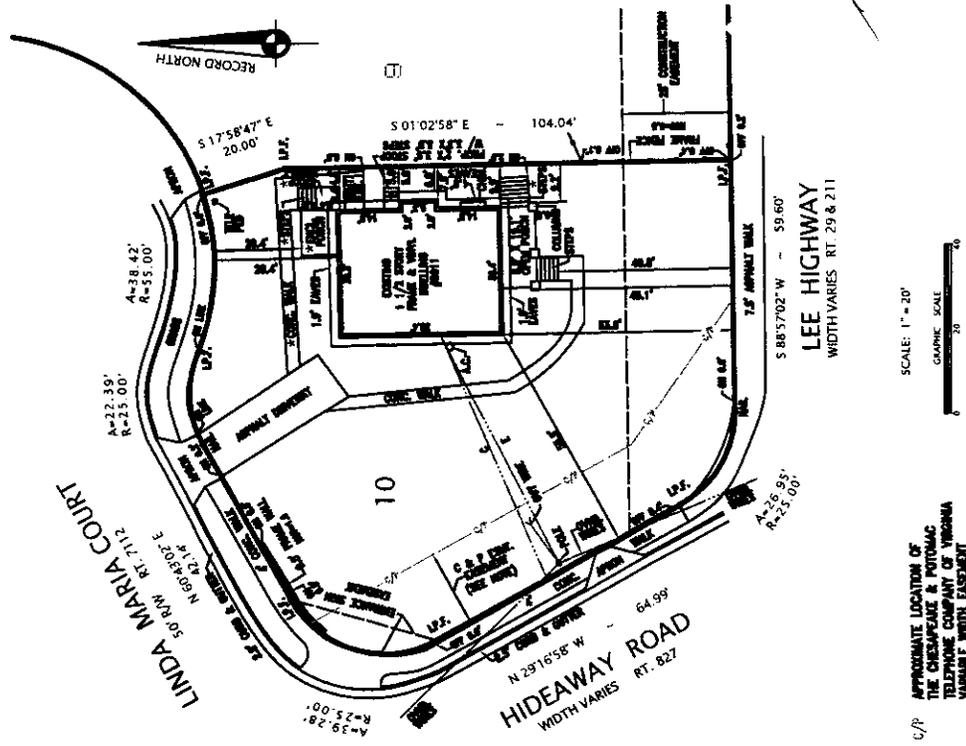
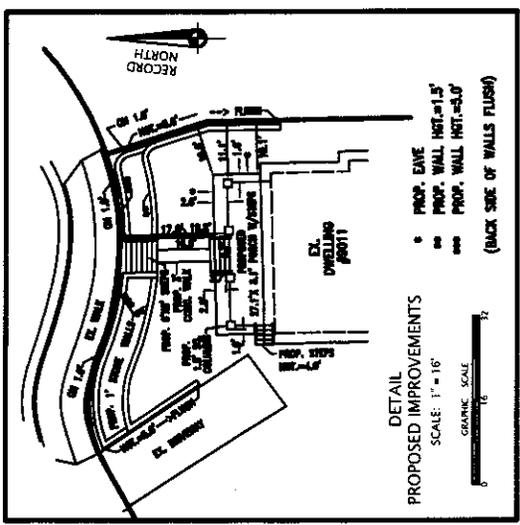
**NOTES**

- TAX MAP: 048-4-20-0010
- ZONE: R-4, HC  
RESIDENTIAL 4 DU/AC, HIGHWAY CORRIDOR OVERLAY DISTRICT
- LOT AREA: 11,922 SQUARE FEET
- REQUIRED YARDS (AS PROVIDED BY FAIRFAX COUNTY OFFICE OF PLANNING AND ZONING)
 

FRONT:	20 FEET
SIDE:	8 FEET
REAR:	25 FEET
- HEIGHTS
 

DWELLING:	19 FEET
ENCL. PORCH:	13 FEET
OPEN PORCH:	16 FEET
FENCES:	AS NOTED
WALLS:	AS NOTED
PROPOSED OPEN PORCH:	15 FEET
PROPOSED STOOP:	3.2 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.
- EXCEPT AS SHOWN, THE SURVEYOR IS NOT AWARE OF ANY UTILITY EASEMENTS 25 FEET IN WIDTH OR GREATER AFFECTING THIS PROPERTY.
- THERE ARE NO FLOOD PLAINS, FLOOD HAZARD AREAS OR RESOURCE PROTECTION AREAS ON THIS PROPERTY.
- GROSS FLOOR AREA  
EXISTING GFA = 3246 SF  
EXISTING FAR = 0.27 %  
PROPOSED GFA = 3394 SF  
PROPOSED FAR = 0.28 %  
150 % OF EXISTING STRUCTURE GFA  
EQUALS ALLOWABLE GROSS FLOOR  
AREA OF ADDITION  
RESULTING GROSS FLOOR AREA:  
ALLOWABLE 3246X1.5 = 4869 SF  
PROPOSED = 3394 SF  
3394 GSF IS LESS THAN ALLOWABLE 4869 GSF
- ACTUAL PERCENTAGE OF EXISTING GROSS FLOOR AREA TO BE REMOVED = 50 %  
2.65 % IS LESS THAN THE ALLOWABLE 50 %
- FLOOR AREA CALCULATIONS SHOWN IN NOTES 11 & 12 FURNISHED BY CLERUM DESIGN GROUP

PLAT  
SHOWING THE IMPROVEMENTS ON  
LOT 10  
**LINDA MARIA HEIGHTS**  
FAIRFAX COUNTY, VIRGINIA  
SCALE: AS NOTED    OCTOBER 11, 2007

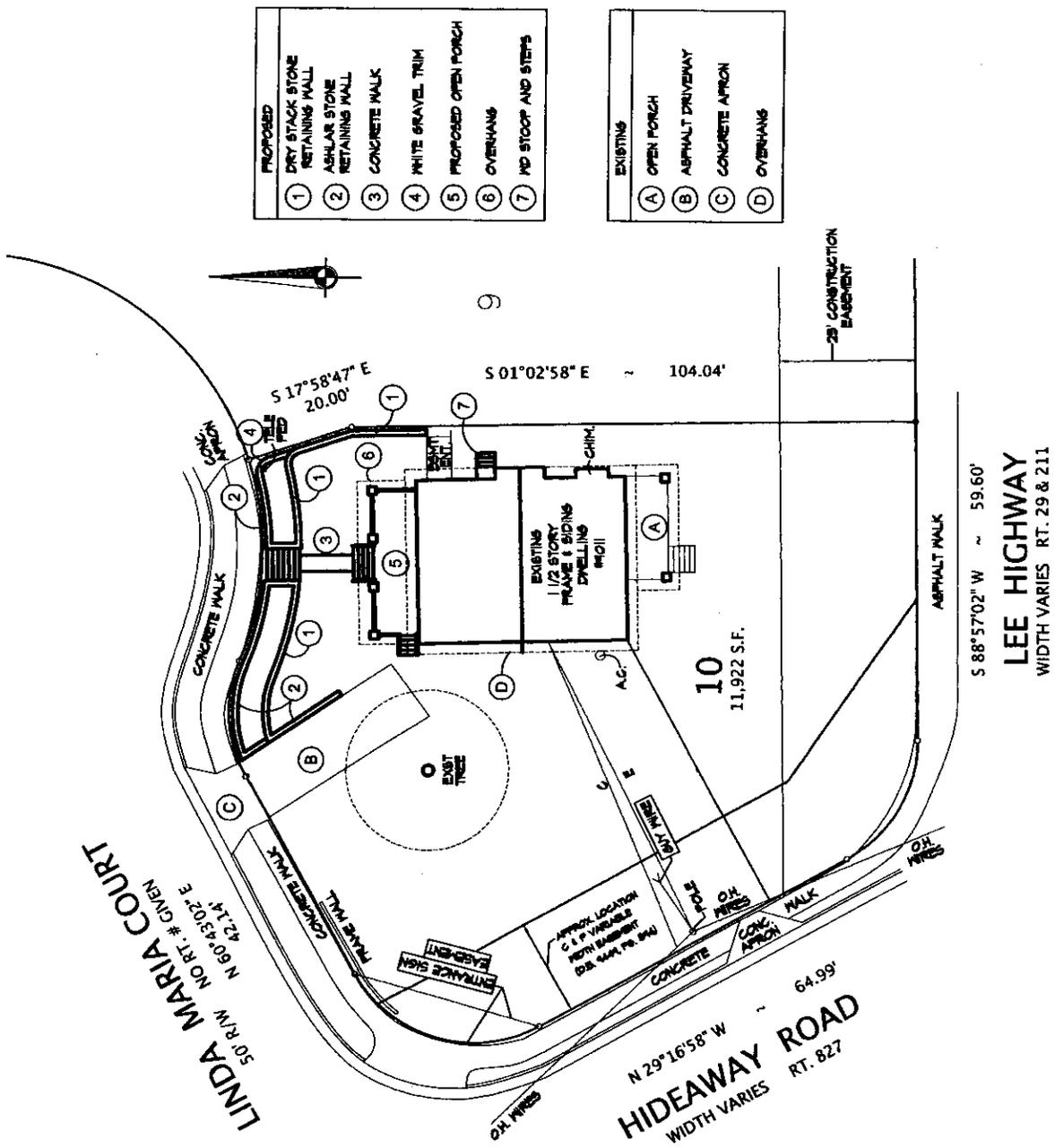


APPROXIMATE LOCATION OF THE CHESAPEAKE & POTOMAC TELEPHONE COMPANY OF VIRGINIA VARIABLE WIDTH EASEMENT (D.B. 8440, PG. 384)  
ENCL. PORCH, STEPS, STOOP, AND WALK TO BE REMOVED

ASHBY

STATE OF VIRGINIA  
CLERK OF THE CIRCUIT COURT  
JAMES L. HUNTER  
JULY 20, 2007  
10/11/07

ALEXANDRIA SURVEYS  
1643 SOUTH BRIDGE HIGHWAY ALEXANDRIA, VIRGINIA 22304  
TEL. NO. 703-460-6615 FAX NO. 703-480-7764

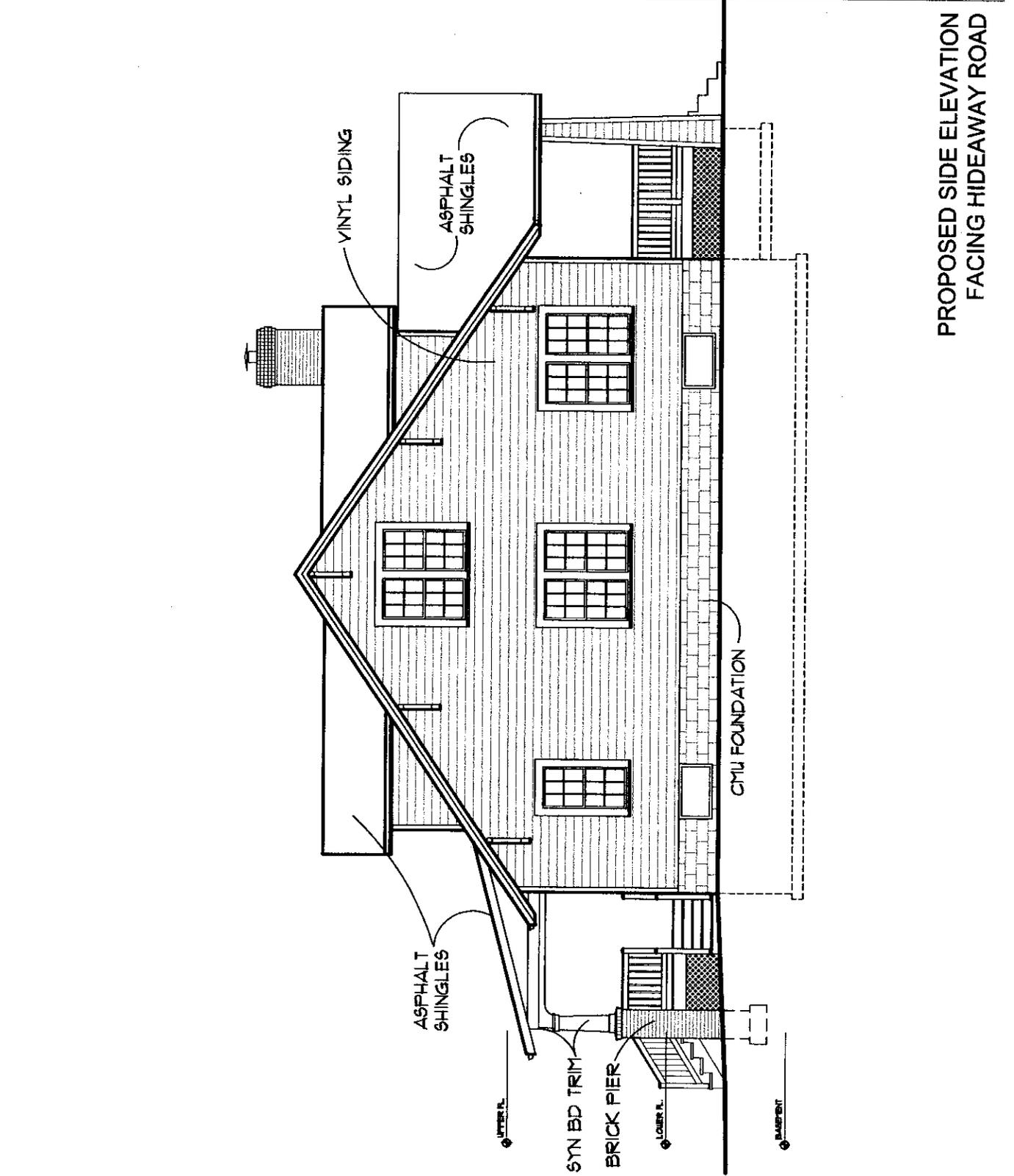


S 88°57'02" W ~ 59.60'  
**LEE HIGHWAY**  
 WIDTH VARIES RT. 29 & 211

N 29°16'58" W ~ 64.99'  
**HIDEAWAY ROAD**  
 WIDTH VARIES RT. 827

LINDA MARIA COURT  
 50' R/W N 60°43'02" E  
 42.14' NO RT. # GIVEN

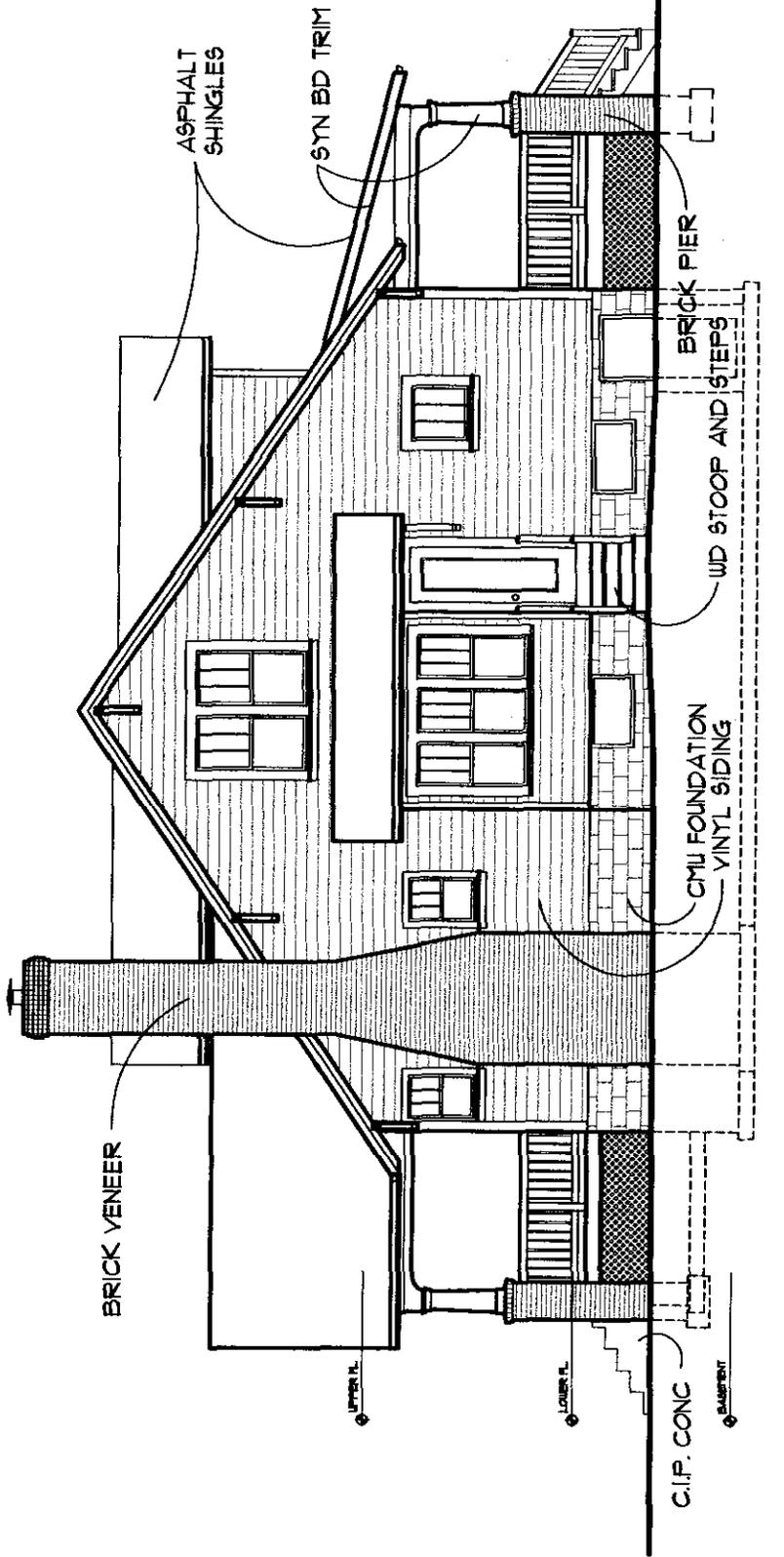
ASHBY RESIDENCE 9011 LINDA MARFA COURT FAIRFAX, VA 22031 Project Title		WEST ELEVATION - PROPOSED Sheet Title
GLERUM DESIGN GROUP, INC. 407 Thomas Street Alexandria, VA 22302 Phone 703.963.1666 Fax 703.968.0827		1/8" = 1'-0" Scale
Project No. 07014 Issue Date 11-26-2007		<b>A-11</b>



PROPOSED SIDE ELEVATION  
 FACING HIDEAWAY ROAD

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1 RIGHT SIDE ELEVATION - PROPOSED  
 1/4" = 1'-0"

**PROPOSED SIDE ELEVATION**

**A-10**

Project No.	07014
Issue Date	11 - 28 - 2007

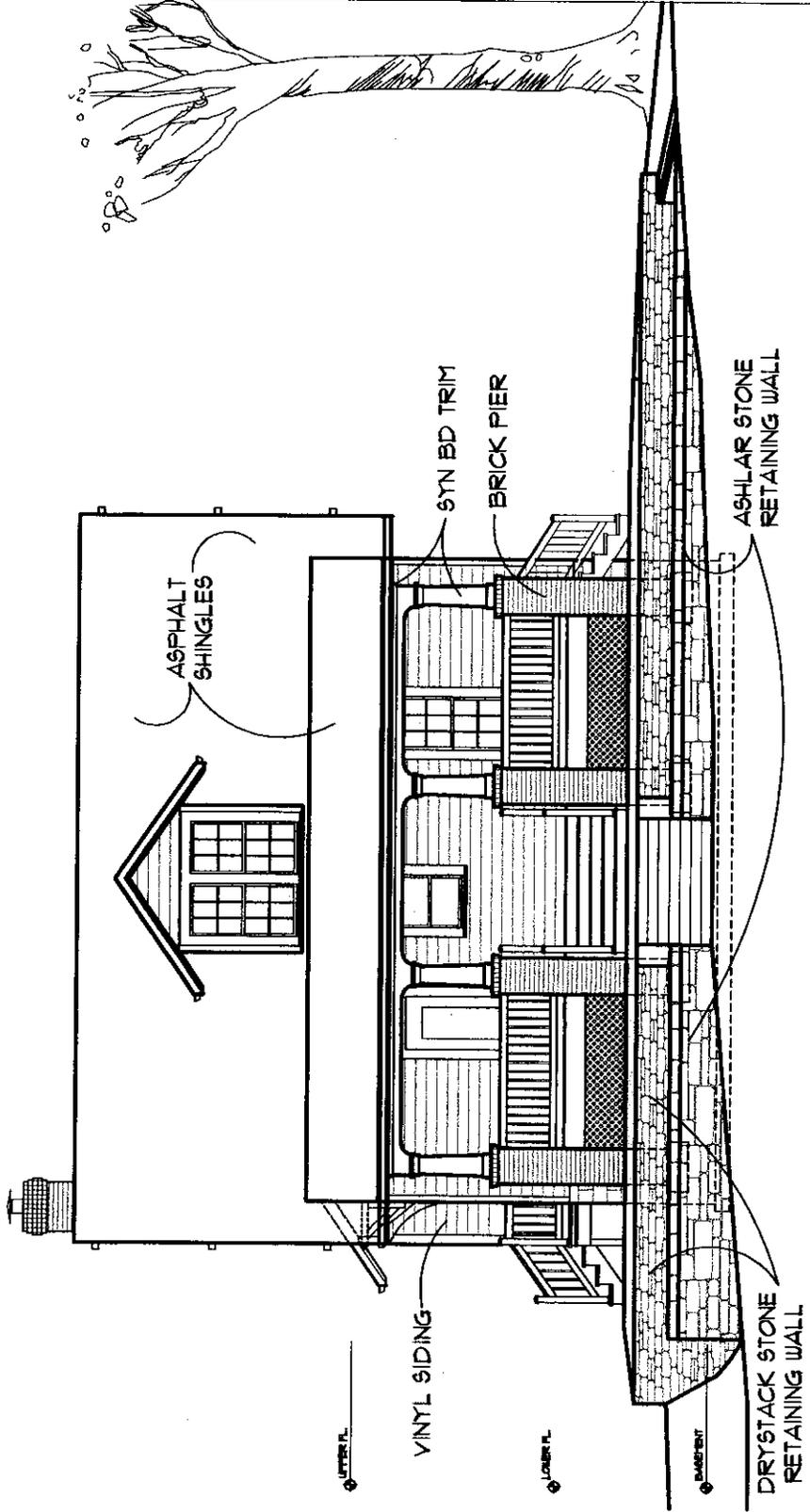
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1/8" = 1'-0"

Project No.	07014
Issue Date	11 - 28 - 2007

PROPOSED FRONT  
 FACING LINDA MARIA COURT

A-9



ASPHALT SHINGLES

VINYL SIDING

SYN BD TRIM

BRICK PIER

ASHLAR STONE RETAINING WALL

DRystack STONE RETAINING WALL

UPPER FL.

LOWER FL.

BASEMENT

9011 Linda

Page



butting Properties - Looking East

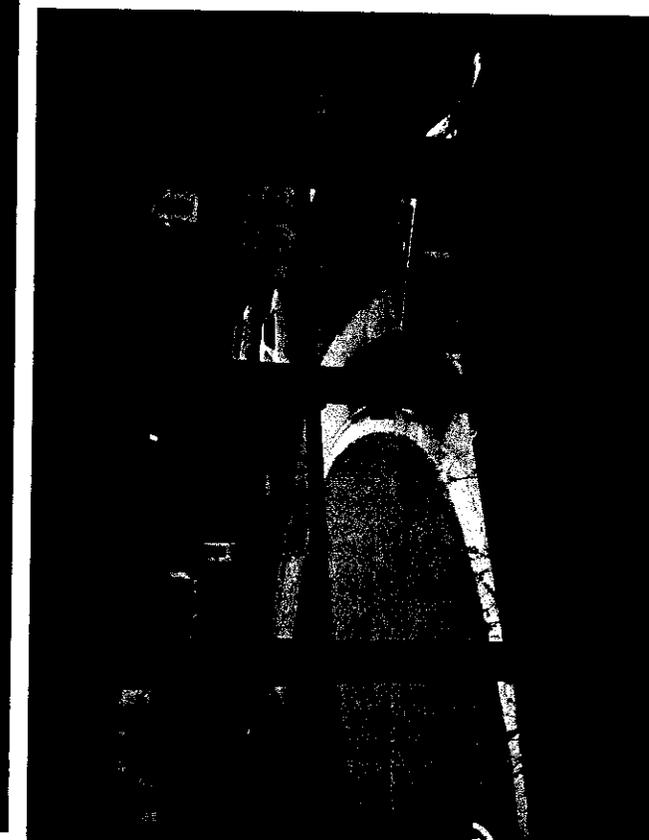
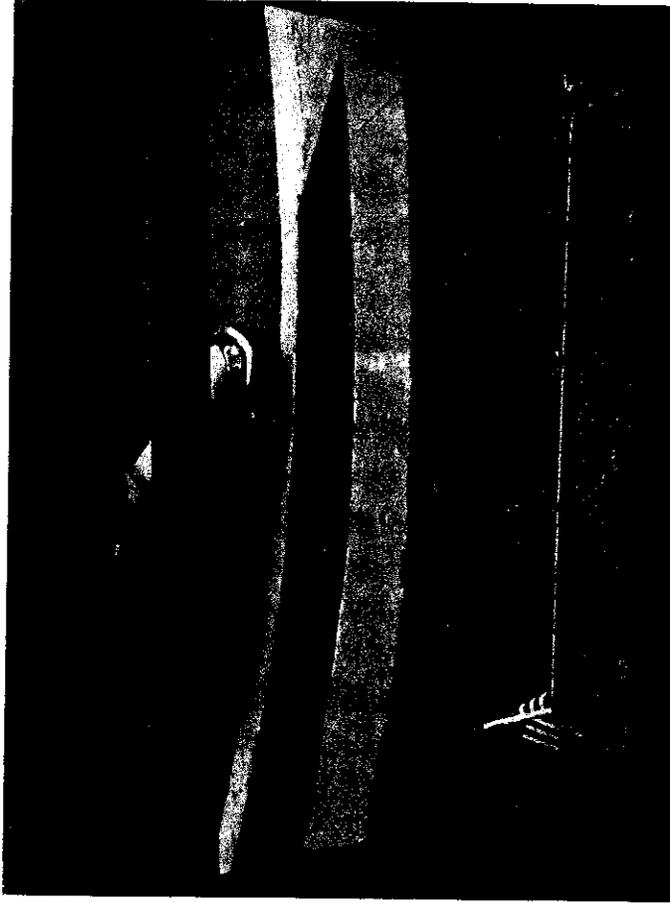
9011 Linda Maria Ct.

RECEIVED  
 Department of Planning & Zoning

AUG 23 2007

Zoning Evaluation Division

Inside House - looking North into yard



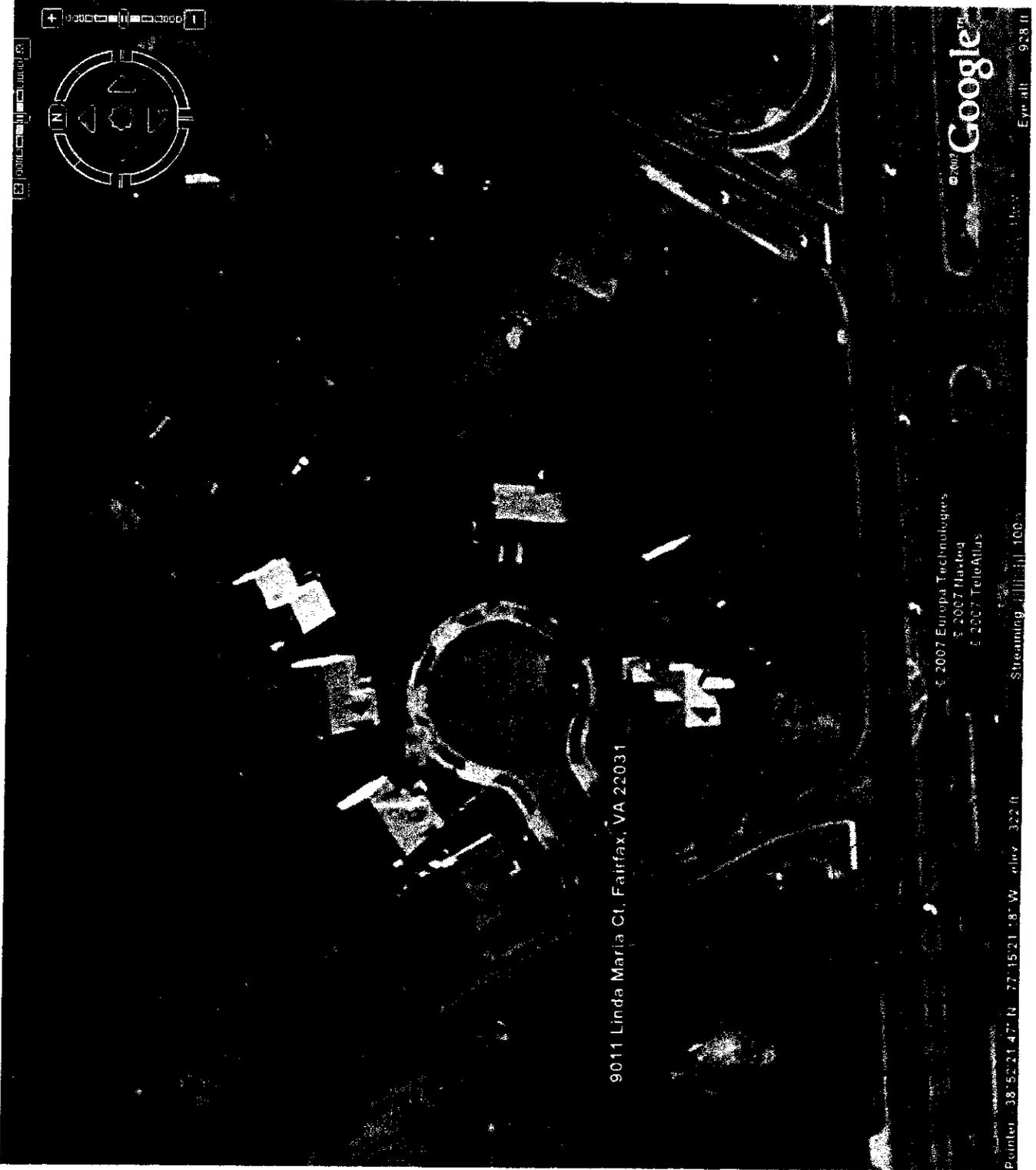
Property Line - Looking at West face of home from Hideaway Rd.



**Property Line – Looking from West face of home towards Hideaway Rd.**



Aerial View



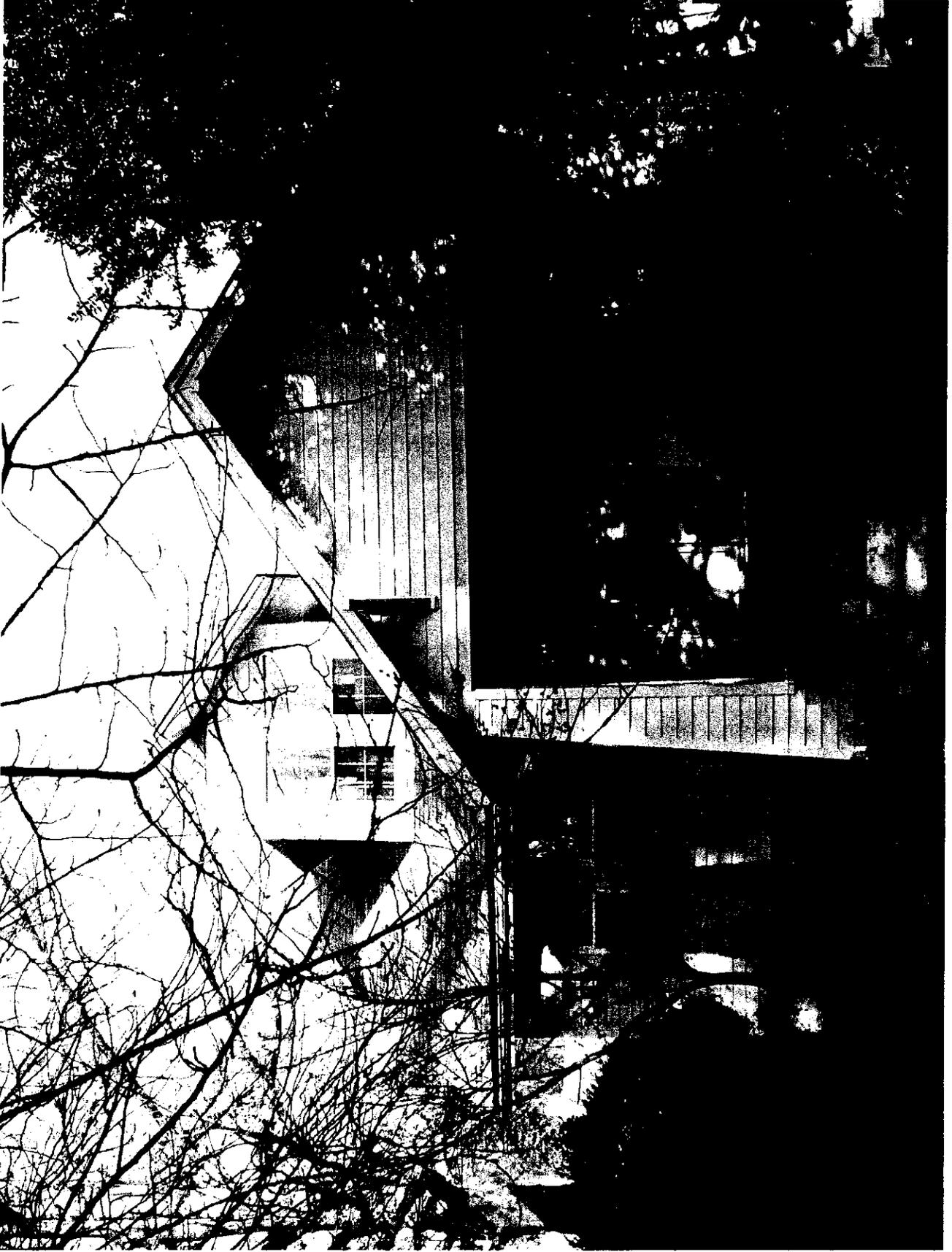


Property Line - Looking at East face of home

RECEIVED  
Department of Planning & Zoning  
AUG 23 2007  
Zoning Evaluation Division

May 29, 2007

Property Line – Looking at South face of home



Inside House – looking North into yard



Abutting Properties – Looking South



9011 Linda Maria Ct.

**DESCRIPTION OF THE APPLICATION**

The application is a request to permit reduction of certain yard requirements to permit construction of roofed deck, a porch with stairs, 16.9 ft. from the front lot line.

	<b>Structure</b>	<b>Yard</b>	<b>Minimum Yard Required*</b>	<b>Proposed Location</b>	<b>Proposed Reduction</b>	<b>Percentage of Reduction Requested</b>
<b>Special Permit</b>	Roofed Deck	Front	20.0 feet	16.9 feet	3.1 feet	15.5 %

\*Minimum yard requirement per Section 3-407

**EXISTING SITE DESCRIPTION**

The site is currently zoned R-4 (Cluster) and is developed with a single-family-detached dwelling, built in 1930. The topography of the property is flat with existing mature deciduous and evergreen vegetation along the periphery of the property and foundation planting and shrubs along the edges of the structure. The property has an asphalt driveway that extends from Linda Maria Court in the northwestern portion of the property. The existing yards are as follows:

The existing yards are as follows:

<b>Yard</b>	<b>Required</b>	<b>Existing</b>
<b>Front (Lee Hwy.)</b>	20 feet	40.8 feet
<b>Front (Hideaway Rd.)</b>	20 feet	55.5 feet
<b>Front ( Linda Maria Court)</b>	20 feet	20.4 feet
<b>Side</b>	8 feet	7.9 feet*

\*Granted an administrative reduction by staff of Zoning Administration Division (Appendix 4)

## CHARACTER OF THE AREA

	<b>Zoning</b>	<b>Use</b>
<b>North</b>	R-4 (Cluster)	Single Family Detached Dwellings
<b>East</b>	R-4 (Cluster)	Single Family Detached Dwellings
<b>South</b>	R-4 (Cluster)	Single Family Detached Dwellings
<b>West</b>	R-4 (Cluster)	Single Family Detached Dwellings

## BACKGROUND

Records indicate the dwelling was originally constructed in 1930. The property was part of rezoning application, RZ 81-P-098, which was approved by the Board of Supervisors on February 1, 1982 to rezone 2.82 acres of land from the R-3 District to the R-4 District with development under the Cluster provisions. The rezoning was approved for the development of nine single family detached dwelling units and the retention of a dwelling (the subject of this application) on the property. A copy of the Board of Supervisors resolution and proffers for RZ 81-P-098 are included as Appendix 5.

## ANALYSIS

**Special Permit Plat** (Copy at front of staff report)

**Title of SP Plat:** Plat Showing the Improvements on Lot 10,  
Linda Maria Heights, Fairfax County, Virginia

**Prepared By:** Alexandria Surveys International LLC

**Dated:** October 11, 2007 revised to December 11, 2007

### **Proposal:**

The applicant requests approval to permit a reduction to certain yard requirements to permit the construction of a 148 square foot porch (roofed deck) . The existing structure is 3,246 square feet in size. The steps on the rear porch (facing Lee Highway) will be removed so that the porch will meet minimum yard requirements. The porch addition is proposed to be located on the Linda Maria Court frontage of the property. The applicant states that this request will provide the family with needed private outdoor living space as well as a reorientation of the house's front façade to Linda Maria Court providing better linkage to the neighborhood.

## **ZONING ORDINANCE REQUIREMENTS (Appendix 6)**

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

The application must meet all of the following standards, copies of which are attached as Appendix 6:

- 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 uses 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. *The dwelling on the subject property pre-dates the other houses in the neighborhood since it was built prior to the rezoning which resulted in the development of the adjacent dwellings. The newer houses are larger and are oriented towards Linda Maria Court. The addition of the porch will reorient the front façade of the subject dwelling to Linda Maria Court and will be more architecturally compatible and closer to the size of the newer houses and therefore will not adversely affect their use. Therefore, 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 proposed porch will be located in a portion of the site of an existing enclosed porch. The new porch will extend across the width of the house along Linda Maria Court. The new porch will create a new orientation to Linda Lou Court. The adjacent properties on Linda Lou Court have vegetation that is similar to the vegetation along the subject property's frontage on Linda Lou Court. The existing screening from mature vegetation on the property will remain to provide a substantial landscape buffer from the porch to the adjacent properties to the east. Staff believes that this standard has been met.*

### **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 and Standard 4 relates to enclosed structures, which do 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 6, 7, 8, and 9.

*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. An evaluation of the photographs and elevation drawings submitted indicate that the materials, size and scale of the proposed porch will be in character with the existing structure. The proposed porch will be one story in height. The house is one and one-half stories in height. The existing house is sheathed in wood siding. The applicant has indicated that the materials will be installed which matches the existing materials. 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. An evaluation of the photographs submitted and elevation drawings indicate that the proposed improvements are compatible with the surrounding houses in the neighborhood. The dwelling on the subject property pre-dates the other houses in the neighborhood since it was built prior to the rezoning which resulted in the development of the adjacent dwellings. The newer houses are larger and are oriented towards Linda Maria Court. The addition of the porch will provide a more compatible façade with dwellings in the neighborhood and will orient the frontage of the property to Linda Maria Court. 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. Additionally, existing screening from mature vegetation on the property will remain to continue to provide a buffer from the porch to the adjacent properties to the east. The addition will be located in the same location and distance from the adjacent property as the porch. 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 placement of the new porch in the area of an existing porch is the logical location for the addition and allows for the reorientation of the dwelling front to Linda Maria Court. Existing vegetation will continue to be maintained between the dwelling and new porch and adjacent properties. Other issues of well and/or septic, easements, floodplains and/or Resource*

*Protection Areas and preservation are not applicable to this site. 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 SP 2008-PR-002 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.

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.

## **APPENDICES**

1. Proposed Development Conditions
2. Applicant's Affidavit
3. Applicant's Statement of Justification
4. Letter granting administrative reduction from the Zoning Administration Staff
5. Board of Supervisors resolution and proffers for RZ 81-P-098
6. Applicable Zoning Ordinance Provisions

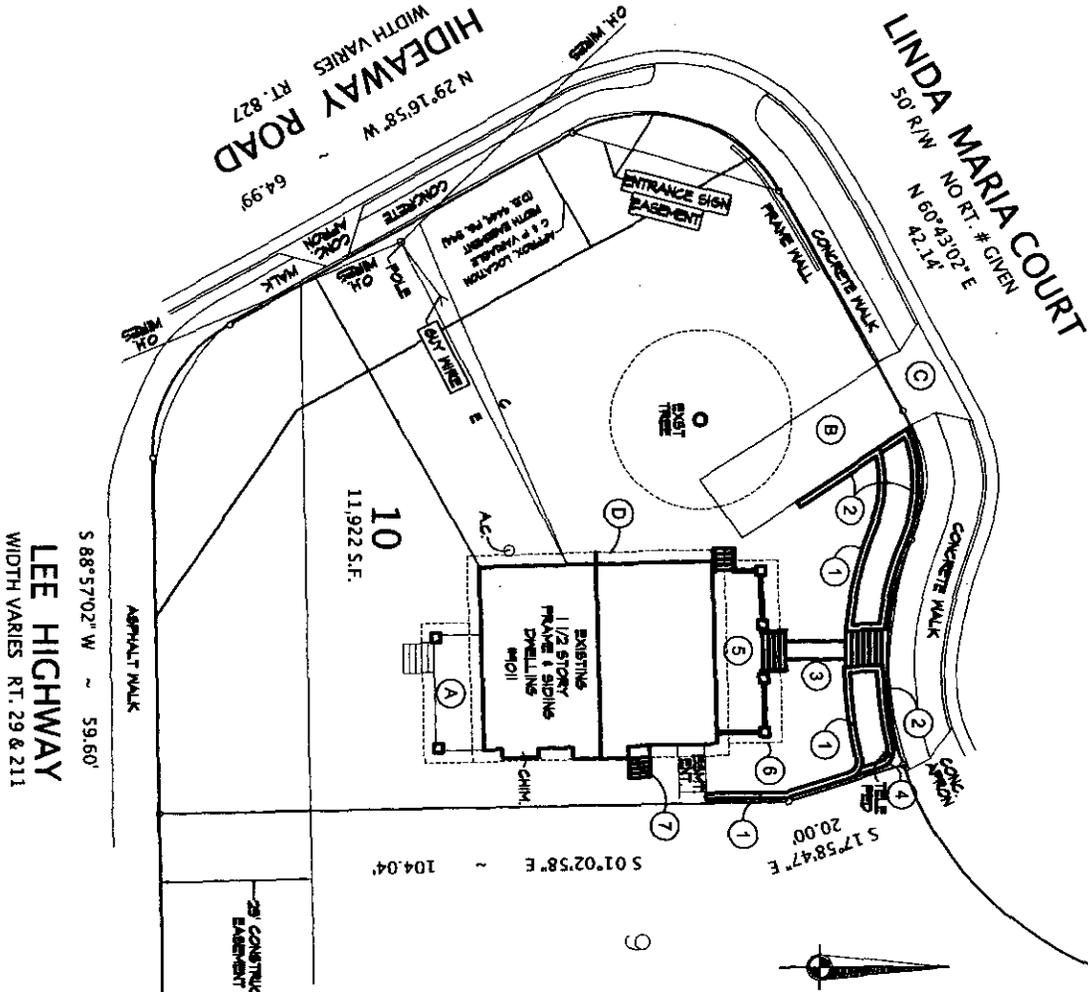
**PROPOSED DEVELOPMENT CONDITIONS****SP 2008-PR-002****March 25, 2008**

If it is the intent of the Board of Zoning Appeals to approve SP 2008-PR-002 located at Tax Map 48-4 ((20)) 10, to permit reduction of certain yard requirements pursuant to 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. This special permit is approved for the location and size (approximately 148 square feet) of the proposed one story roofed deck (porch with stairs) as shown on the plat prepared by Alexandria Surveys International, LLC, dated October 11, 2008, and signed December 11, 2008, as submitted with this application and is not transferable to other land.
2. The addition shall be consistent with the architectural renderings and materials included in Attachment 1 to these conditions.
3. The limits of clearing and grading for the proposed addition shall be the minimum possible and existing vegetation on the property shall be preserved to the greatest extent possible.
4. A Building Permit shall be obtained prior to construction and approval of final inspections shall be obtained.

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.

Pursuant to Sect. 18-407 of the Zoning Ordinance, this variance shall automatically expire, without notice, thirty (30) months after the date of approval unless construction 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 variance. 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.



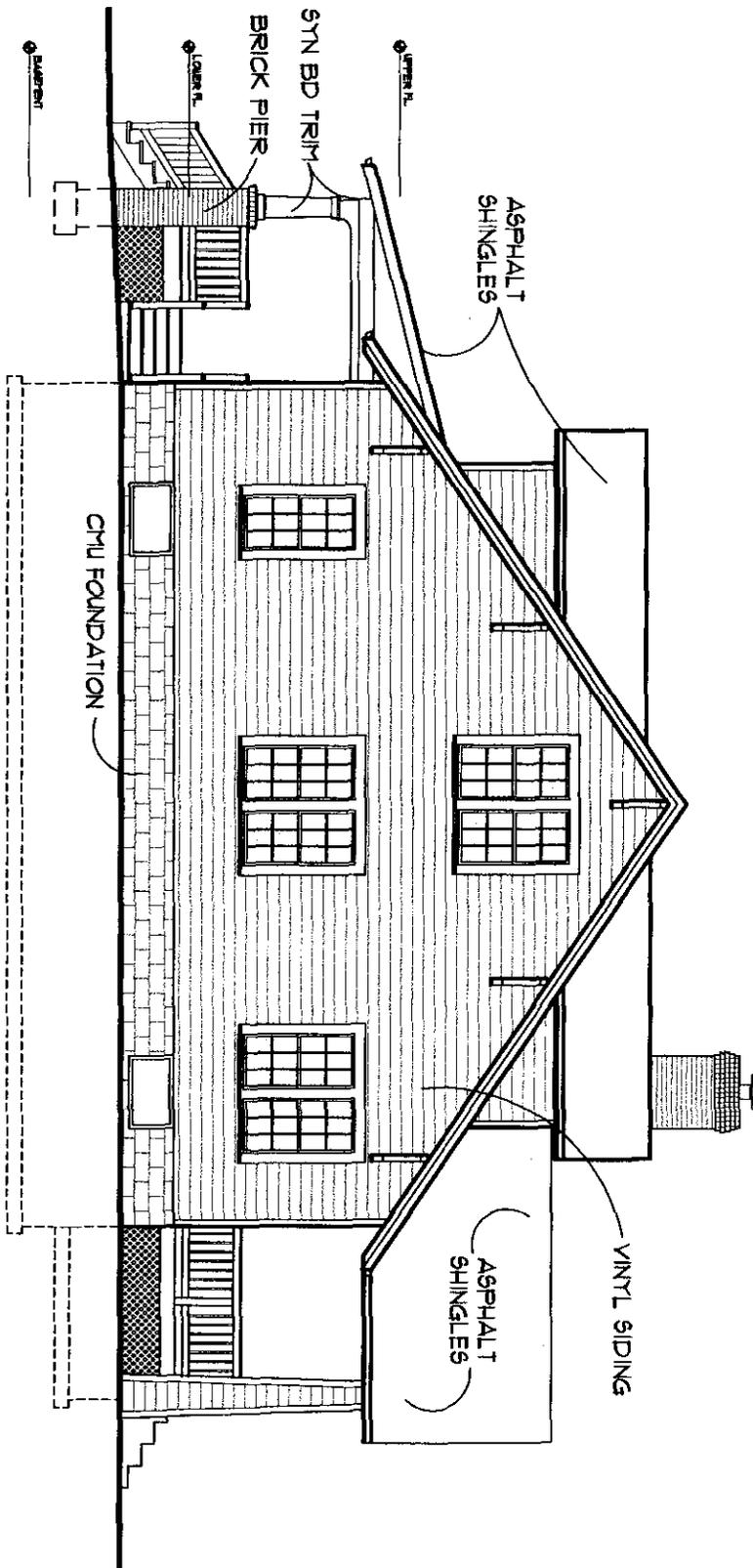
RECEIVED  
 Department of Planning & Zoning  
 NOV 05 2007  
 Zoning Enforcement Division

- | PROPOSED                         | EXISTING           |
|----------------------------------|--------------------|
| 1 DRY STACK STONE RETAINING WALL | A OPEN PORCH       |
| 2 ASHLAR STONE RETAINING WALL    | B ASPHALT DRIVEWAY |
| 3 CONCRETE WALK                  | C CONCRETE APRON   |
| 4 WHITE GRAVEL TRIM              | D OVERHANG         |
| 5 PROPOSED OPEN PORCH            |                    |
| 6 OVERHANG                       |                    |
| 7 MD STOOP AND STEPS             |                    |

Project No. 07014 Issue Date 10-01-2007	Project Title <b>ASHBY RESIDENCE</b> 9011 LINDA MARIA COURT FAIRFAX, VA 22031	GLERUM DESIGN GROUP, INC. 407 Thomas Street Alexandria, VA 22302 Phone 703.963.1866 Fax 703.836.0927	© The drawings and the design, layout, content, and construction of this set of drawings are the property of Glerum Design Group, Inc. and shall remain the property of Glerum Design Group, Inc. No part of this set of drawings may be reproduced or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written permission of Glerum Design Group, Inc.
	Sheet Title <b>ARCHITECTURAL SITE PLAN</b>		

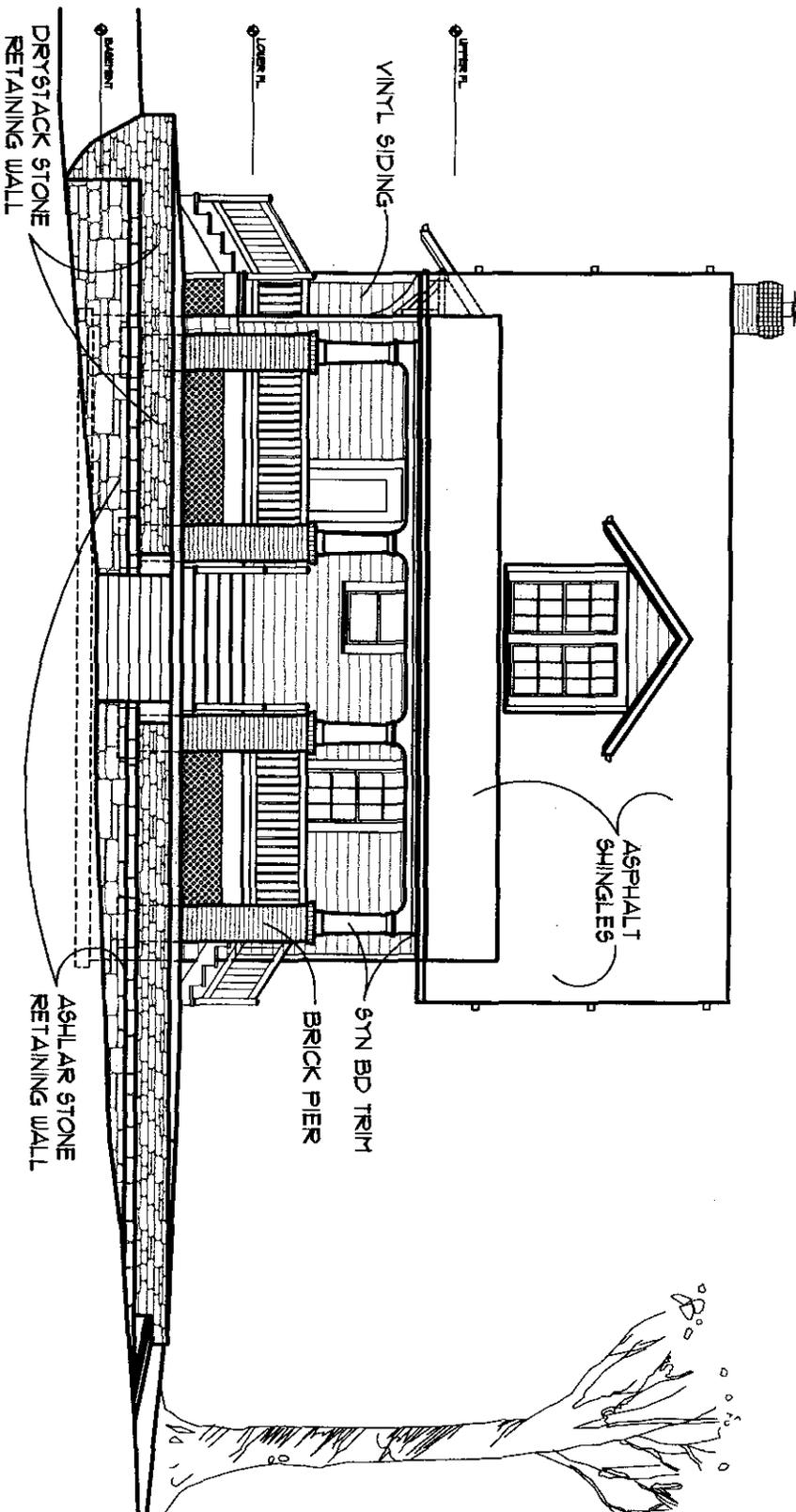
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 Zoning Evaluation Division



PROPOSED SIDE ELEVATION  
 FACING HIDEAWAY ROAD

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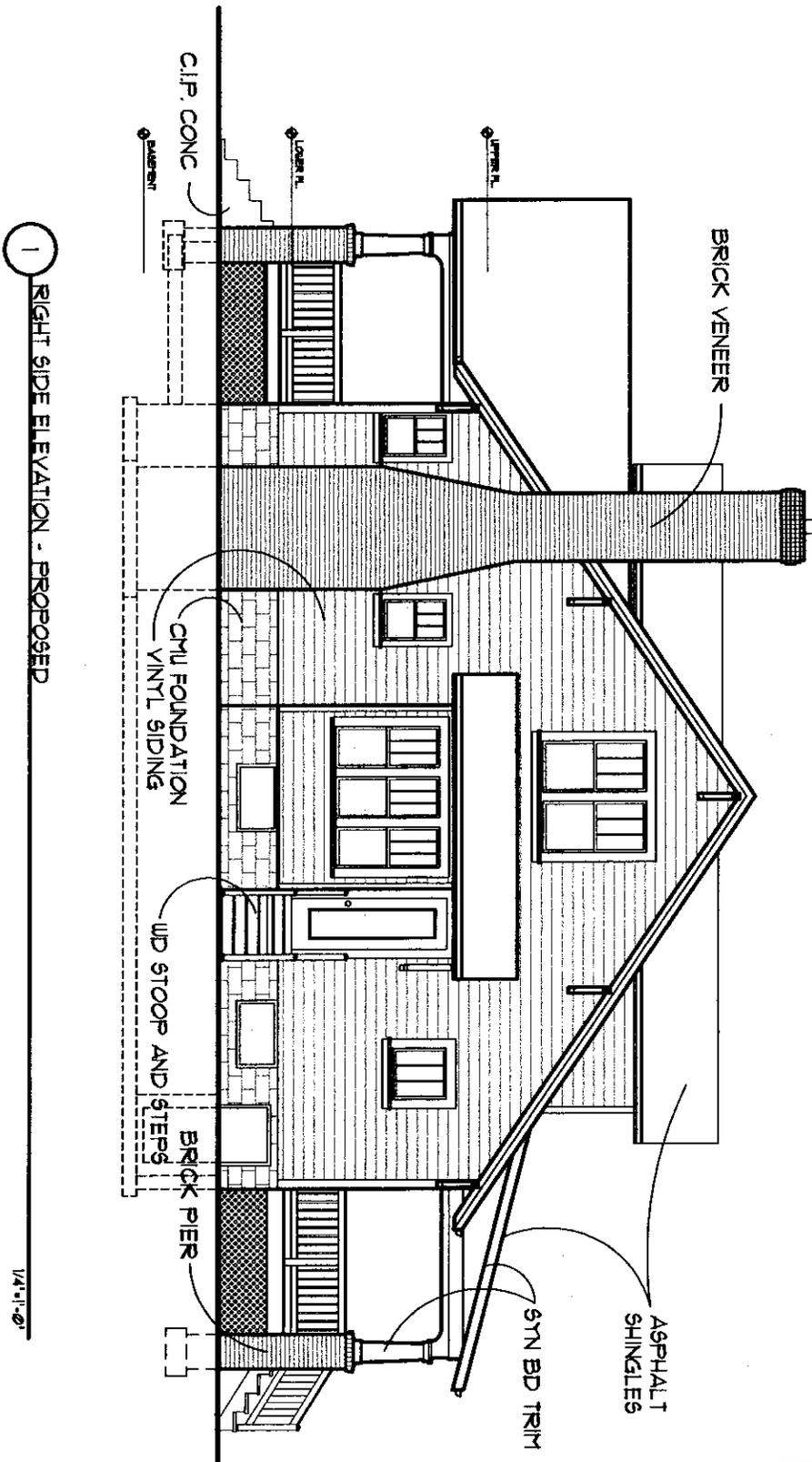
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 Department of Planning & Zoning  
 NOV 05 2007  
 Zoning Evaluation Division

PROPOSED FRONT  
 FACING LINDA MARIA COURT

Project No. 07014 Issue Date 10-01-2007	Project Title <b>ASHBY RESIDENCE</b> 9011 LINDA MARIA COURT FAIRFAX, VA 22031	<b>GLERUM DESIGN GROUP, INC.</b> 407 Thomas Street Alexandria, VA 22302 Phone 703.963.1868 Fax 703.836.0927	<small>© 2007 Glerum Design Group, Inc. All rights reserved. This drawing is the property of Glerum Design Group, Inc. and is not to be reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written permission of Glerum Design Group, Inc. The user of this drawing shall be held responsible for any errors or omissions. The user shall indemnify and hold Glerum Design Group, Inc. harmless from and against all claims, damages, and expenses, including reasonable attorneys' fees, arising from the use of this drawing.</small>
Sheet Title <b>NORTH ELEVATION - PROPOSED</b>			

1/8" = 1'-0"

**A-9**



1 RIGHT SIDE ELEVATION - PROPOSED

1/4" = 1'-0"

RECEIVED  
 Department of Planning & Zoning  
 NOV 05 2007  
 Zoning Evaluation Division

PROPOSED SIDE  
 ELEVATION

Project No. 07014 Issue Date 10-01-2007 <b>A-10</b>	Project Title <b>ASHBY RESIDENCE</b> 9011 LINDA MARIA COURT FAIRFAX, VA 22031 Sheet Title <b>EAST ELEVATION - PROPOSED</b>	<b>GLERUM DESIGN GROUP, INC.</b> 407 Thomas Street Alexandria, VA 22302 Phone 703.963.1886 Fax 703.836.0827
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© The Architect, Engineer, Planner, Surveyor, or other professional responsible for the preparation of this drawing shall be responsible for the accuracy of the information shown hereon. It is the responsibility of the client to provide accurate information to the professional responsible for the preparation of this drawing.

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

**SPECIAL PERMIT/VARIANCE AFFIDAVIT**

DATE: September 14, 2007  
 (enter date affidavit is notarized)

I, Mark R. Ashby, 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            *97125a*

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.)

<b>NAME</b> (enter first name, middle initial, and last name)	<b>ADDRESS</b> (enter number, street, city, state, and zip code)	<b>RELATIONSHIP(S)</b> (enter applicable relationships listed in <b>BOLD</b> above)
Mark R. Ashby	9011 Linda Maria Ct. Fairfax, VA 22031	Applicant/Title Owner
Audrey J. Mirsky-Ashby	9011 Linda Maria Ct. Fairfax, VA 22031	Title Owner
Shawn C. Glerum	Glerum Design Group 407 Thomas Street, Alexandria VA 22303	Designer/Agent

(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).

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

**SPECIAL PERMIT/VARIANCE AFFIDAVIT**

DATE: September 14, 2007  
(enter date affidavit is notarized)

97125a

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)

Glerum Deisng Group, Inc., 407 Thomas Street, Alexandria, VA 22302

**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)

Shawn C. Glerum

(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)

Page Three

**SPECIAL PERMIT/VARIANCE AFFIDAVIT**

DATE: September 14, 2007  
(enter date affidavit is notarized)

97125 a

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)

N/A

(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.

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

**SPECIAL PERMIT/VARIANCE AFFIDAVIT**

DATE: September 14, 2007  
(enter date affidavit is notarized)

09/12/07

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.

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

**SPECIAL PERMIT/VARIANCE AFFIDAVIT**

DATE: September 14, 2007  
(enter date affidavit is notarized)

97125a

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

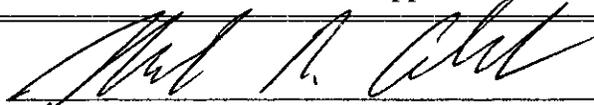
(NOTE: Business or financial relationships of the type described in this paragraph that arise after the filing of this application and before each public hearing must be disclosed prior to the public hearings. See Par. 4 below.)

(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)



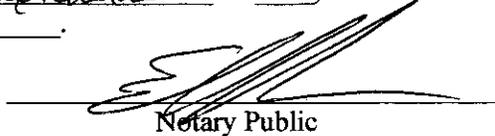
Applicant

Applicant's Authorized Agent

Mark R. Ashby Applicant/Title Owner

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

Subscribed and sworn to before me this 14<sup>th</sup> day of September 2007, in the State/Comm. of Virginia, County/City of Fairfax.



Notary Public

My commission expires: 3-31-2009  
Reg# 312261

Date 12/10/2007

**Item# 5. Statement of Justification**

The residents of 9011 Linda Maria Court are requesting a special permit as applicable under section 8-922 Provisions for reduction of Certain Yard Requirements. The house is currently 21'-0" off the front (Linda Maria Court) and 7.9' off the side (East lot line). The residents are requesting a reduction of the front yard requirement of 20.0' to 16.9' (16% reduction) to construct an unenclosed front porch and a reduction in the side yard requirement of 8.0' to 4.6' (43% reduction) to construct a wooden stoop and steps at 38"+/- above grade.

The addition of the unenclosed porch will provide a much needed link to the neighborhood and reorientation of the home's front façade which was lost when the land was redeveloped. The other houses that front on Linda Maria Court have front entrances and front porches while the subject property currently has a rear façade and back door.

The addition of the side stoop and steps will provide a link for the family from the interior of the home to the private space of the yard. While the neighbors enjoy the protection of the Linda Maria Court cul de sac, the subject property has two yards that front on well traveled streets and a third yard that is the main entrance to the cul de sac. The private yard for the family is to the East and is a much needed quiet, exterior space whose function will be enhanced by the connection to the interior living space by the proposed side stoop and steps.

It is our opinion, that the proposed unenclosed porch and side stoop additions will be compatible with the scale, character and materials of the existing house's character as well as that of the neighborhood. The residents and neighborhood will benefit positively by the additions that are compatible with the architectural style of the house, align with the new orientation of the house and are in harmony with the neighborhood as a whole.

Please note that all front yard fences shown on the submitted plat do not belong to the 9011 Linda Maria Court property but belong to the neighbor. Also the steps at the rear porch will be removed to a point in-line with the existing house at 9.9' from the property line.

Special Permit Application  
Mark R. Ashby  
9011 Linda Maria Ct.

Statement of Justification

RECEIVED  
Department of Planning & Zoning  
AUG 23 2007  
Zoning Evaluation Division

- A. Type of operation – N/A
- B. Hours of operation – N/A
- C. Estimated number of patrons/clients/patients/pupils/etc. – N/A
- D. Proposed number of employees/attendants/teachers/etc. – N/A
- E. Estimate of traffic impact of the proposed use, including the maximum expected trip generation and the distribution of such trips by mode and time of day. N/A
- F. Vicinity or general area to be served by the use. – N/A
- G. Description of building façade and architecture of proposed new building or additions – see statement of justification below.
- H. A listing, if know, of all hazardous or toxic substances as set forth in Title 40, Code of Federal Regulations Parts 116.4, 302.4 and 355; all hazardous waste as set forth in Virginia Department of Environment Quality Hazardous Waste Management Regulations; and/or petroleum products as defined in Title 40, Code of Federal Regulations Part 280; to be generated, utilized, stored, treated, and/or disposed of on site and the size and contents of any existing or proposed storage tanks or containers. – N/A
- I. A statement of how the proposed use conforms to the provision of all applicable ordinances, regulations, adopted standards and any applicable conditions, or, if an 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 modification – see statement of justification below.

The homeowners make the following Statement of Justification:

The property known as 9011 Linda Maria Court, Fairfax, VA, is a single family dwelling located at the intersection of Lee Highway and Hideaway Road. The house is of the craftsman style with a side-gabled roof, decorative braces, wide overhangs and an open porch supported by square columns typical of the early 1900's. Originally the house fronted on and was accessed via a driveway from Lee Highway. The land was redeveloped and now the house is accessed from Linda Maria Court but the "front" is still oriented to Lee Highway. The redevelopment also places the existing footprint of the house outside the required setbacks on the front and side.

The residents of 9011 Linda Maria Court are requesting a special permit as applicable under section 8-922 *Provisions for Reduction of Certain Yard Requirements*. The house is currently 21'-0" off the front (Linda Maria Court). The

Special Permit Application  
Mark R. Ashby  
9011 Linda Maria Ct.

residents are requesting a reduction of the front yard requirement of 30'-0" to 17'-8" or a reduction of 41% to construct an unenclosed front porch.

The addition of the unenclosed porch will provide a much needed link to the neighborhood and reorientation of the home's front façade which was lost when the land was redeveloped. The other houses that front on Linda Maria Court have front entrances and front porches while the subject property currently has a rear façade and back door. It is our opinion, that the proposed unenclosed porch addition will be compatible with the scale, character and materials of the existing house's character as well as that of the neighborhood. The residents and neighborhood will benefit positively by an unenclosed porch addition that is compatible with the architectural style of the house, aligns with the new orientation of the house and in harmony with the neighborhood as a whole.

No adverse impacts would result from the reduction of the yard.

The square footage of the existing house is as follows:

Basement	1192	
First Floor	1266	
Back Porch	152	
Second Floor	636	



# County of Fairfax, Virginia

APPENDIX 4

To protect and enrich the quality of life for the people, neighborhoods and diverse communities of Fairfax County

October 31, 2007

Mark and Audrey Ashby  
9011 Linda Maria Court  
Fairfax, Virginia 22031

RE: Request for Administrative Reduction  
9011 Linda Maria Court  
Linda Maria Heights, Lot 10  
Tax Map Ref.: 48-4 ((20)) 10  
Zoning District: R-4 (cluster), H-C

Dear Mr. and Ms. Ashby:

This is in response to Shawn Glerum's letter dated October 15, 2007, which requested an administrative reduction in the minimum required side yard for the existing dwelling on the referenced property. After reviewing the request, and as a duly authorized agent of the Zoning Administrator, I have determined that the requirements set forth in Sect. 2-419 of the Zoning Ordinance have been met. Therefore, a 0.1 foot administrative reduction in the minimum required side yard has been granted for the dwelling on this date.

I trust this adequately responds to your request. Should you have any additional questions, please feel free to contact me at (703) 324-1359.

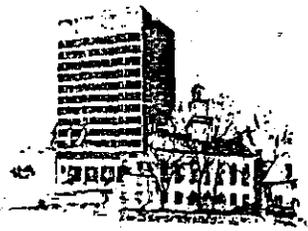
Sincerely,

Daryl L. Varney  
Assistant Branch Chief  
Zoning Permit Review Branch

Attachment: Approved Plat

cc: Linda Q. Smyth, Supervisor  
Providence District  
Eileen M. McLane, Zoning Administrator  
Diane Johnson-Quinn, Deputy Zoning Administrator  
for Zoning Permit Review Branch

RECEIVED  
Department of Planning & Zoning  
NOV 05 2007  
Zoning Evaluation Division



COMMONWEALTH OF VIRGINIA  
**COUNTY OF FAIRFAX**

4100 CHAIN BRIDGE ROAD  
 FAIRFAX, VIRGINIA 22030



February 16, 1982

Mr. Robert A. Lawrence  
 HAZEL, BECKHORN & HANES  
 4084 University Drive  
 Fairfax, Virginia 22030

Re: Rezoning Application  
 Number RZ-81-P-098

Dear Mr. Lawrence:

Enclosed you will find a copy of an Ordinance adopted by the Board of Supervisors at a regular meeting held on February 1, 1982, granting Rezoning Number RZ-81-P-098 (Board of Supervisors, Own Motion), to rezone certain land in Providence District from R-3 District to R-4 District on subject parcels 48-4 ((3)) (39) 1 and 21A consisting of 2.8313 acres.

In addition, the Board of Supervisors waived the minimum district regulations for the R-4 District and directed that the subdivision plat be forwarded the the Board of Supervisors for its review before approval.

Very truly yours,

Ethel Wilcox Register  
 Clerk to the Board

EWR/mg

cc: Mr. Patteson  
 Mr. Knowlton  
 Mr. Steele  
 Mr. Beales

At a regular meeting of the Board of Supervisors of Fairfax County, Virginia, held in the Board Room in the Massey Building at Fairfax, Virginia on the 1st day of February, 1982, the following ordinance was adopted:

AN ORDINANCE AMENDING THE ZONING ORDINANCE  
(PROPOSAL NO. RZ-81-P-098 )

WHEREAS, Board of Supervisors, Own Motion filed in proper form, an application requesting the zoning of a certain parcel of land hereinafter described, from R-3 District to R-4 District, and

WHEREAS, at a duly called public hearing the Planning Commission considered the application and the propriety of amending the Zoning Ordinance in accordance therewith, and thereafter did submit to this Board its recommendation, and

WHEREAS, this Board has today held a duly called public hearing and after due consideration of the reports, recommendation, testimony and facts pertinent to the proposed amendment, the Board is of the opinion that the Ordinance should be amended,

NOW, THEREFORE, BE IT ORDAINED, that that certain parcel of land situated in the Providence District, and more particularly described as follows: See attached legal description.

Be, and hereby is, zoned to the R-4 District, and said property is subject to the use regulations of said R-4 District, and further restricted by the conditions proffered and accepted pursuant to Va. Code Ann., § 15.1-491(a), which conditions are incorporated into the Zoning Ordinance as it affects said parcel, and

BE IT FURTHER ENACTED, that the boundaries of the Zoning Map heretofore adopted as a part of the Zoning Ordinance be, and they hereby are, amended in accordance with this enactment and that said zoning map shall annotate and incorporate by reference the additional conditions governing said parcel.

GIVEN under my hand this 1st day of February 1982.



Ethel Wilcox Register  
Clerk to the Board

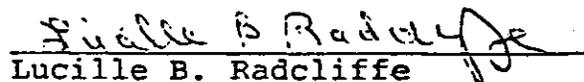
P R O F F E R S

Rezoning Application 81-P-098

Pursuant to Section 15.1-491(a) of the 1950 Code of Virginia, as amended, the undersigned property owners proffer the following conditions provided the property is rezoned to the R-4 category:

1. Development shall be in general conformance with the development plan prepared by Huntley Logan and Nyce, P.C. dated August 19, 1981.
2. On Lee Highway, dedicate right-of-way 40 feet from the southern property line or less, as determined by the Virginia Department of Highways and Transportation.
3. On Hunter Road, dedicate right-of-way 25 feet from centerline.
4. On Hideaway Road, dedicate right-of-way 25 feet from centerline.
5. Provide noise attenuation fencing (board on board) for patio perimeter privacy fencing on lot 9 and the southeastern and eastern patio perimeter of lot 8.
6. Any new home constructed on site shall not be initially sold for less than \$30,000.
7. No homes will be erected that are "trailer-home" in appearance.

  
James G. Radcliffe

  
Lucille B. Radcliffe



### 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.
- NA  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.
- NA  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 1/2" 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.