



# County of Fairfax, Virginia

July 21, 2009

## STAFF REPORT

SPECIAL PERMIT APPLICATION NO. SP 2009-MA-036

### MASON DISTRICT

**APPLICANT/OWNER:** Michael J. Hale  
**STREET ADDRESS:** 7120 Noland Road  
**SUBDIVISION:** Woodley  
**TAX MAP REFERENCE:** 50-3 ((4)) 178  
**LOT SIZE:** 10,226 square feet  
**ZONING DISTRICT:** R-4  
**ZONING ORDINANCE PROVISION:** 8-922  
**SPECIAL PERMIT PROPOSAL:** To permit reduction of certain yard requirements to permit construction of an addition 24.0 feet from one front lot line and 27.0 feet from other front lot line.

**STAFF RECOMMENDATION:** Staff recommends approval of SP 2009-MA-036 for the addition 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.

*O:\dhedri\Special Permits\7-28 SP 2009-MA-036 Hale\SP 2009-MA-036 Hale staff report.doc*

*Deborah Hedrick*

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.

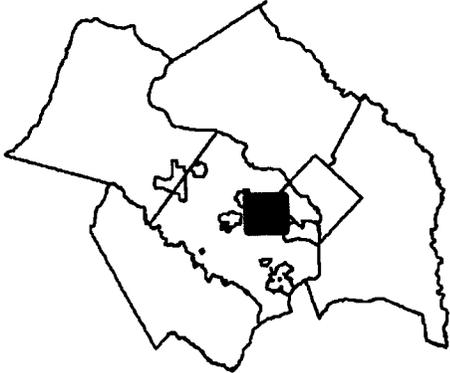
For additional information, call Zoning Evaluation Division, Department of Planning and Zoning at 703-324-1280, 12055 Government Center Parkway, Suite 801, Fairfax, Virginia 22035. **Board of Zoning Appeals' meetings are held in the Board Room, Ground Level, Government Center Building, 12000 Government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



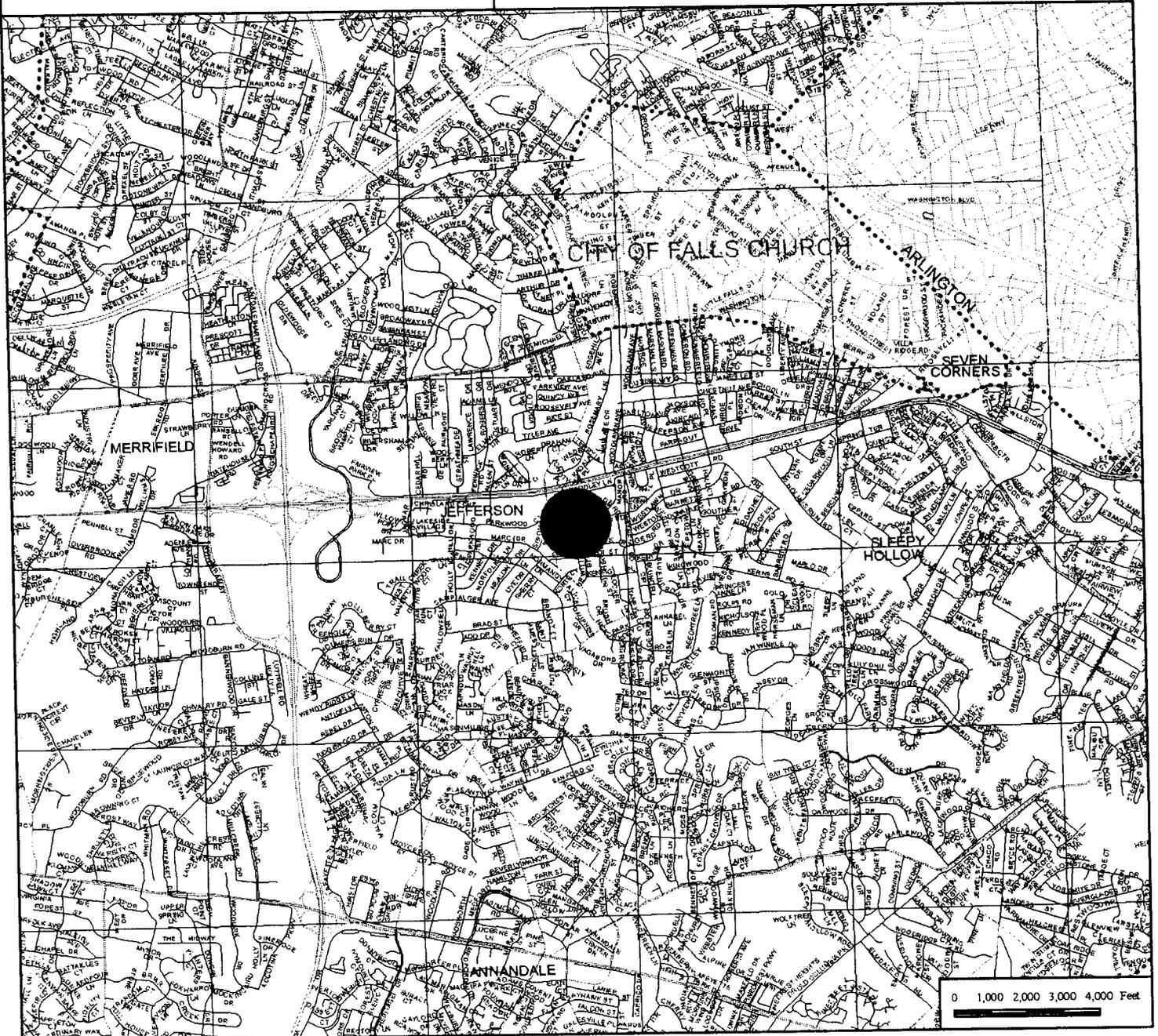
Americans with Disabilities Act (ADA): Reasonable accommodation is available upon 7 days advance notice. For additional information on ADA call (703) 324-1334 or TTY 711 (Virginia Relay Center).

**Special Permit**  
SP 2009-MA-036

Applicant: MICHAEL HALE  
Accepted: 05/15/2009  
Proposed: REDUCTION OF CERTAIN YARD REQUIREMENTS TO PERMIT ADDITION 24.0 FEET FROM FRONT LOT LINE AND 27.0 FEET FROM OTHER FRONT LOT LINE OF A CORNER LOT



Area: 10,226 SF OF LAND; DISTRICT - MASON  
Zoning Dist Sect: 08-922  
Art 8 Group and Use: 9-21  
Located: 7120 NOLAND ROAD  
Zoning: R- 4  
Overlay Dist:  
Map Ref Num: 050-3- /04/ /0178

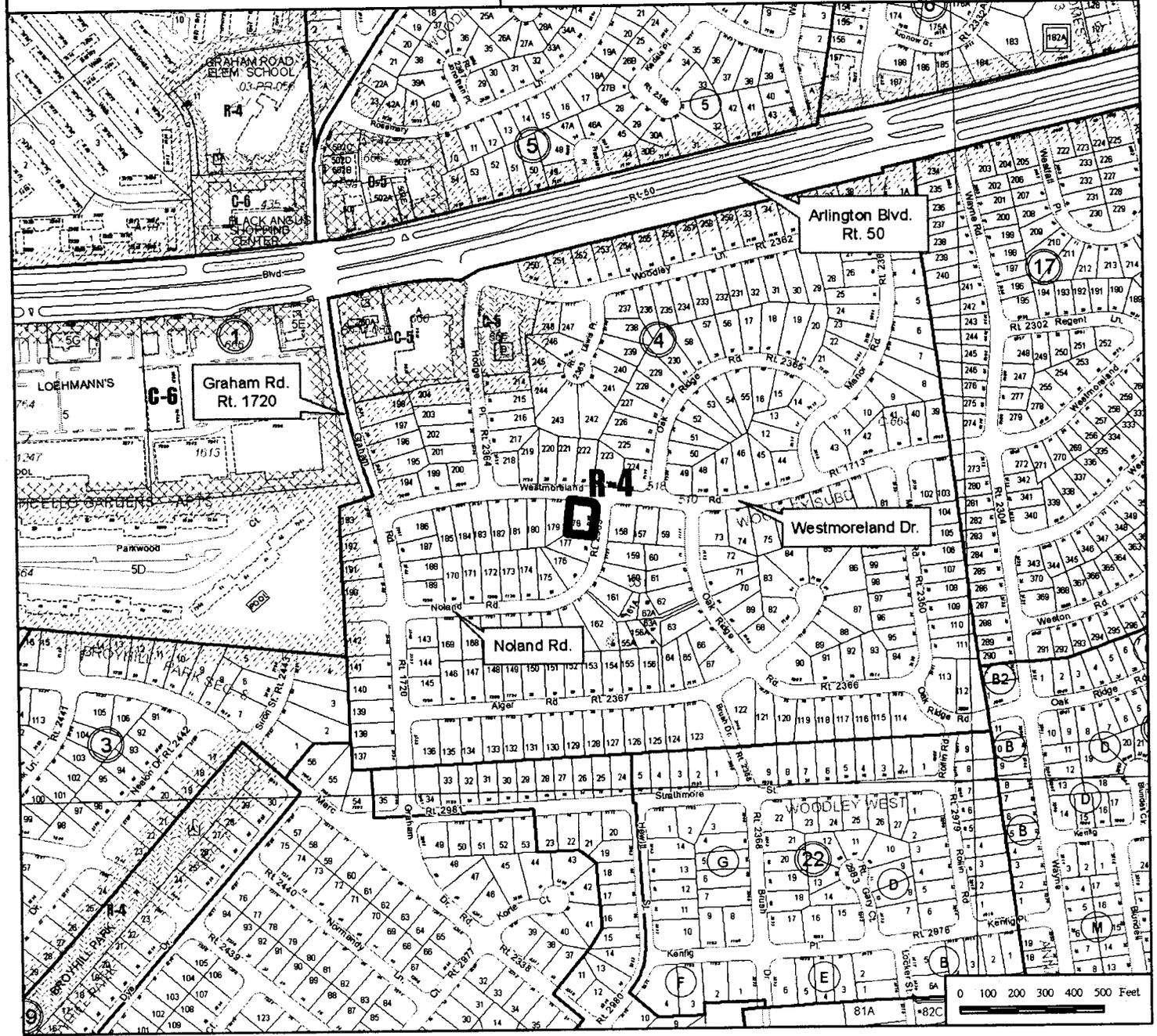
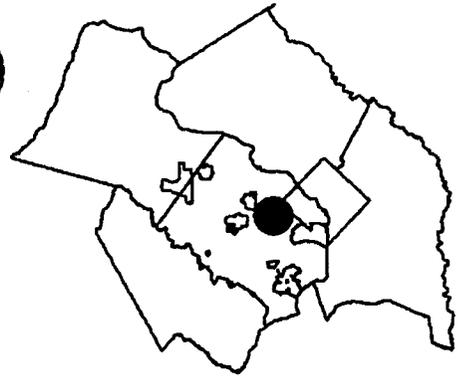


# Special Permit

SP 2009-MA-036

Applicant: MICHAEL HALE  
Accepted: 05/15/2009  
Proposed: REDUCTION OF CERTAIN YARD REQUIREMENTS TO PERMIT ADDITION 24.0 FEET FROM FRONT LOT LINE AND 27.0 FEET FROM OTHER FRONT LOT LINE OF A CORNER LOT

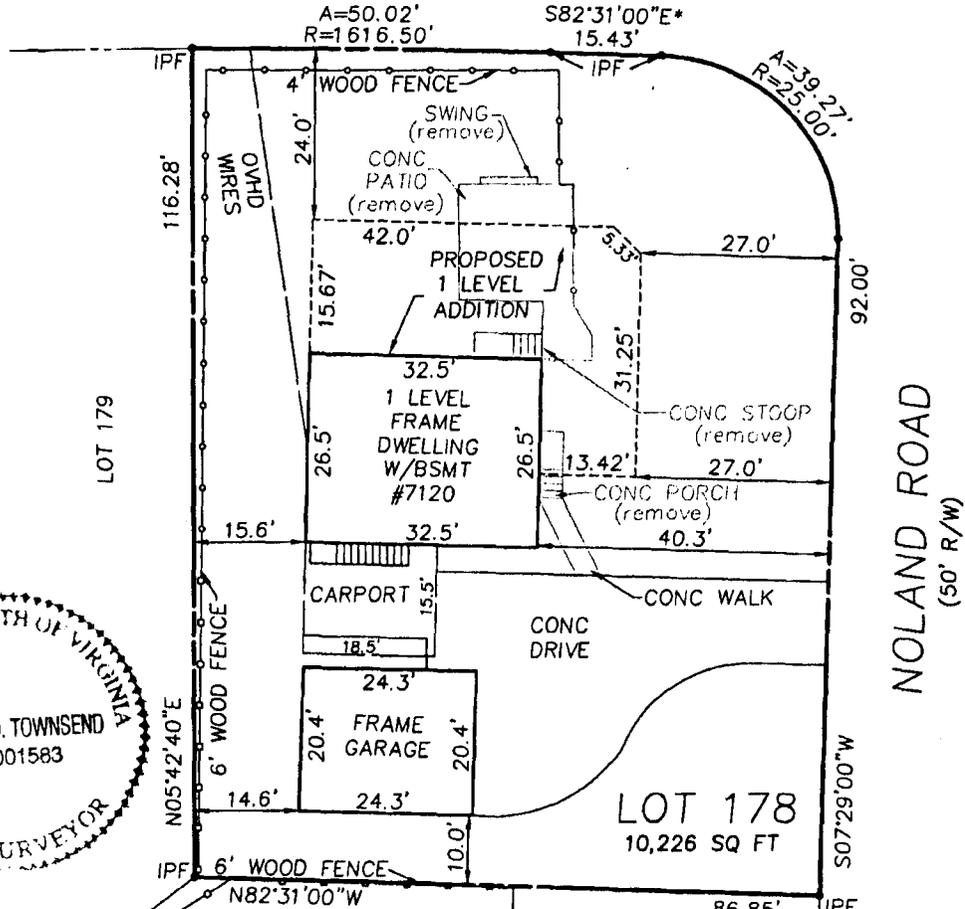
Area: 10,226 SF OF LAND; DISTRICT - MASON  
Zoning Dist Sect: 08-922  
Art 8 Group and Use: 9-21  
Located: 7120 NOLAND ROAD  
Zoning: R-4  
Overlay Dist:  
Map Ref Num: 050-3- /04/ /0178



**NOTES:**

1. FENCE LOCATIONS, IF SHOWN, ARE APPROXIMATE ONLY AND DO NOT CERTIFY AS TO OWNERSHIP.
2. ACCORDING TO THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT'S FLOOD INSURANCE RATE MAP, THE PARCEL SHOWN HEREON APPEARS TO BE IN ZONE: "C"
3. NO TITLE REPORT FURNISHED, PLAT SUBJECT TO RESTRICTIONS AND EASEMENTS OF RECORD.
4. METES AND BOUNDS AND MERIDIAN SHOWN HEREON WERE TAKEN FROM DEEDS OF RECORD.
5. IPF = IRON PIPE FOUND  
\* PLATTED AS S84°24'10"E

WESTMORELAND ROAD  
(50' R/W)



RECEIVED  
DEPARTMENT OF PLANNING  
AND ZONING

JUL 7 2009

SPECIAL PERMIT &  
VARIANCE BRANCH

HOUSE LOCATION SURVEY  
SHOWING A PROPOSED ADDITION  
LOT 178 - SECTION THREE

**WOODLEY SUBDIVISION**

MASON MAGISTERIAL DISTRICT  
FAIRFAX COUNTY, VIRGINIA

SCALE: 1"=20' DATE: 2-18-2009 REVISED: 7-6-2009

**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY THAT THE POSITIONS OF ALL THE EXISTING IMPROVEMENTS HAVE BEEN CAREFULLY ESTABLISHED BY A TRANSIT TAPE SURVEY AND UNLESS OTHERWISE SHOWN THERE ARE NO ENCROACHMENTS EITHER WAY ACROSS THE PROPERTY LINE.

*Richard D. Townsend*  
CERTIFIED LAND SURVEYOR



**SCHOOLS & TOWNSEND, P.C.**

ENGINEERS · SURVEYORS

9252 MOSBY STREET · MANASSAS, VIRGINIA 20110  
703-368-8001 · 631-2995 · FAX 703-368-8950

PARCEL IDENTIFICATION #: 0503-04-0178  
OWNER OF RECORD: MICHAEL J. HALE (D.B. 9277 PG. 1165)

CASE NAME: MICHAEL HALE

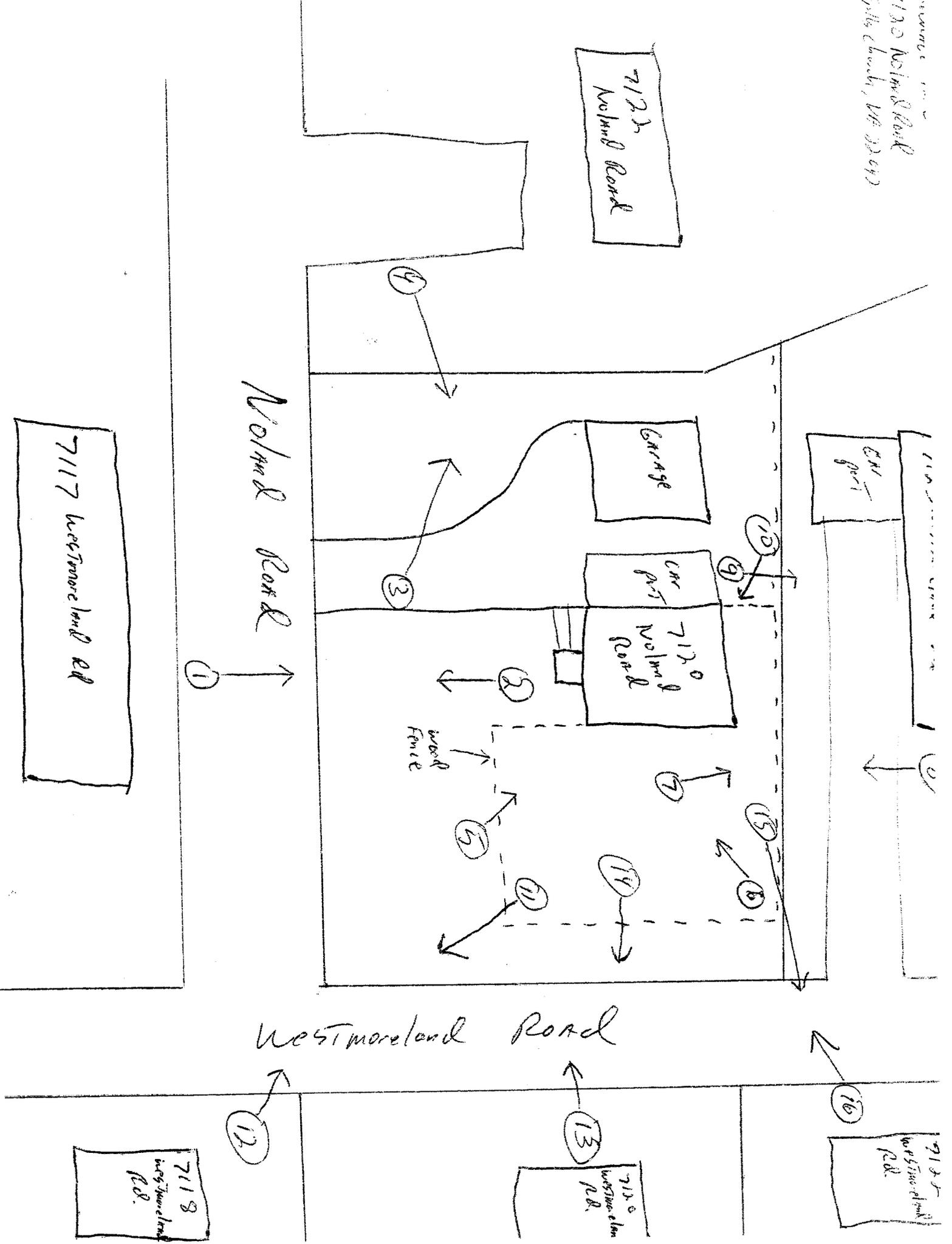
DRFT. BY: TS

WO#: 4-9-071

FB. 507 PG. 34

CHKD. BY: KH

7120 Nolman Road  
Ely's Church, W. 2204



7117 Westmoreland Rd

Nolman Road

Westmoreland Road

7125 Nolman Road

Garage

car port

7120 Nolman Road

wood fence

car port

7125 Westmoreland Rd

7125 Westmoreland Rd

7118 Westmoreland Rd

1

4

3

2

5

11

14

7

13

8

9

10

16

13

12

heel Hale 2120 Noland Road  
Falls Church, VA 22042

photos taken on 2/15/2009



① Front of house from Noland Rd.



② View of 7117 Westmoreland Rd house from front yard

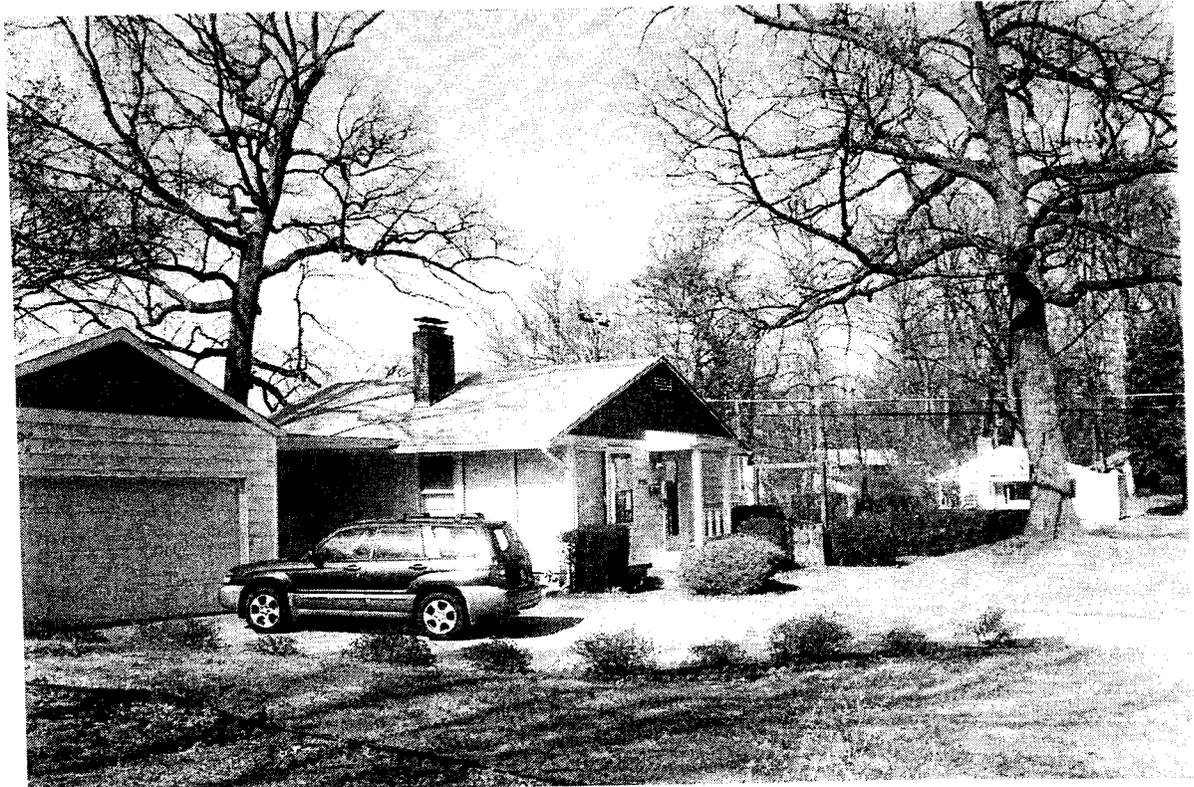
Wael Hole

7120 Noland Road  
Falls Church, VA 22042

photos taken on 2/13/2009



③ View of 7122 Noland Rd. house from driveway



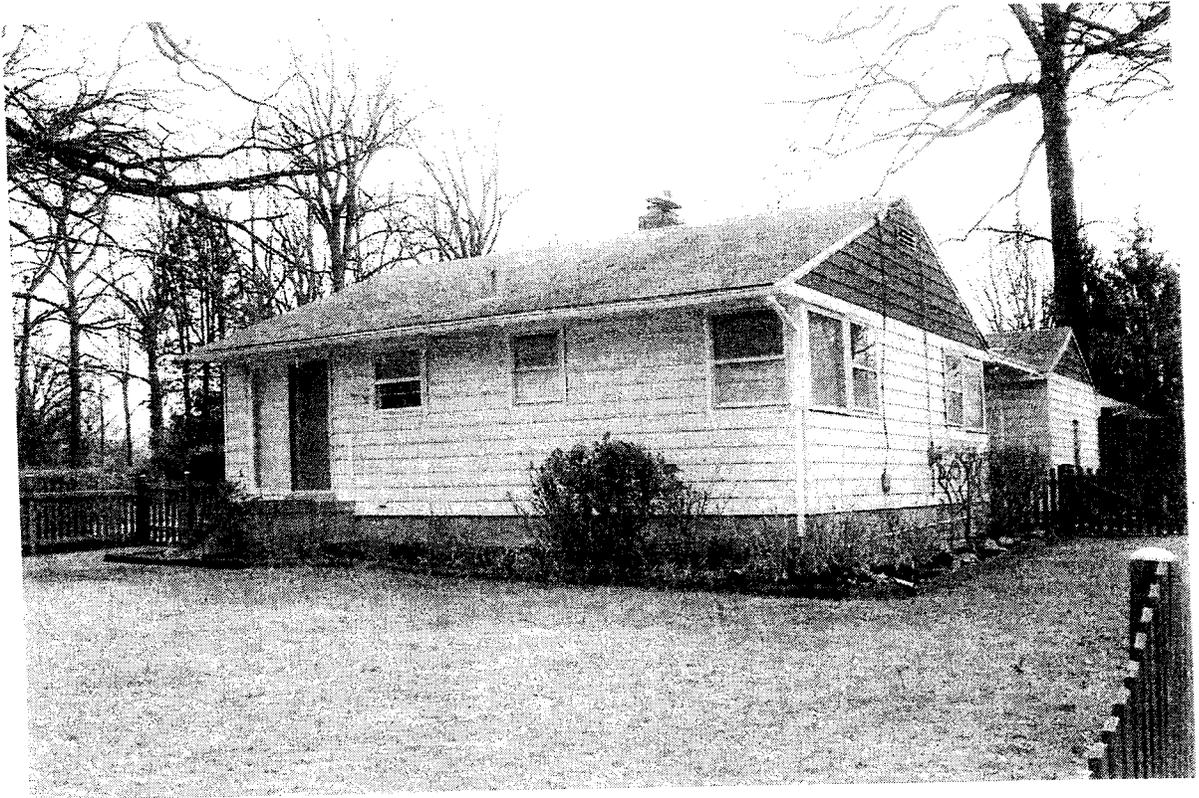
④ Front/side view of house from 7122 Noland Rd.

Macl Hale 7120 Island Road  
Falls Church, VA 22042

photos taken on 2/15/2009



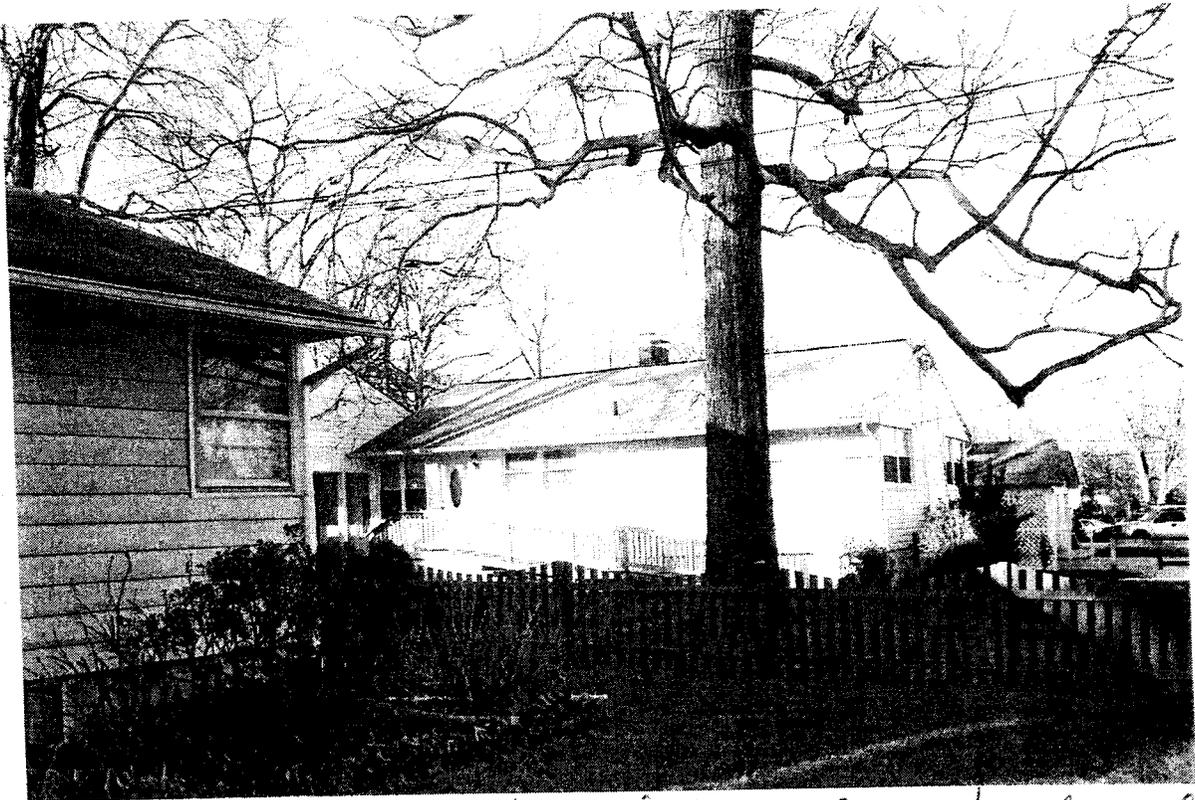
⑤ Front/right side of house from front yard.



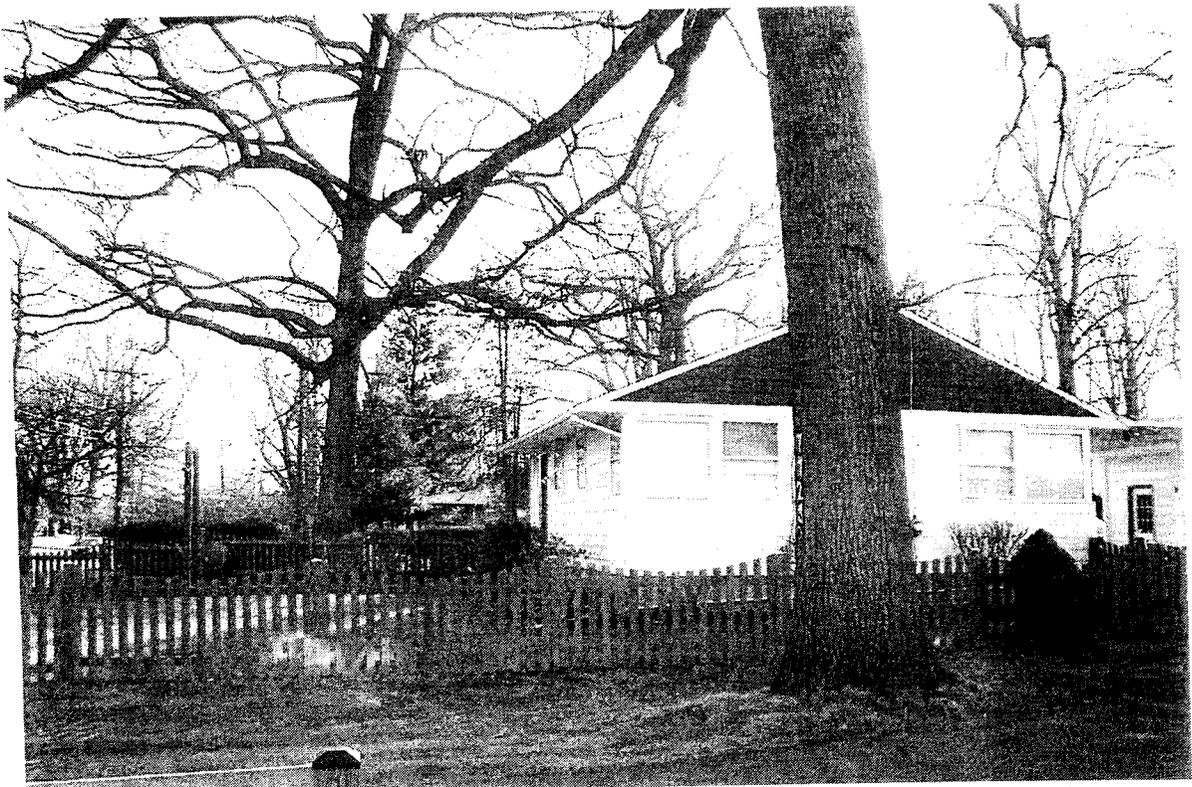
⑥ Right side/back of house

Israel Hale 7120 Notland Road  
Falls Church, VA 22042

Photos Taken on 2/15/2009



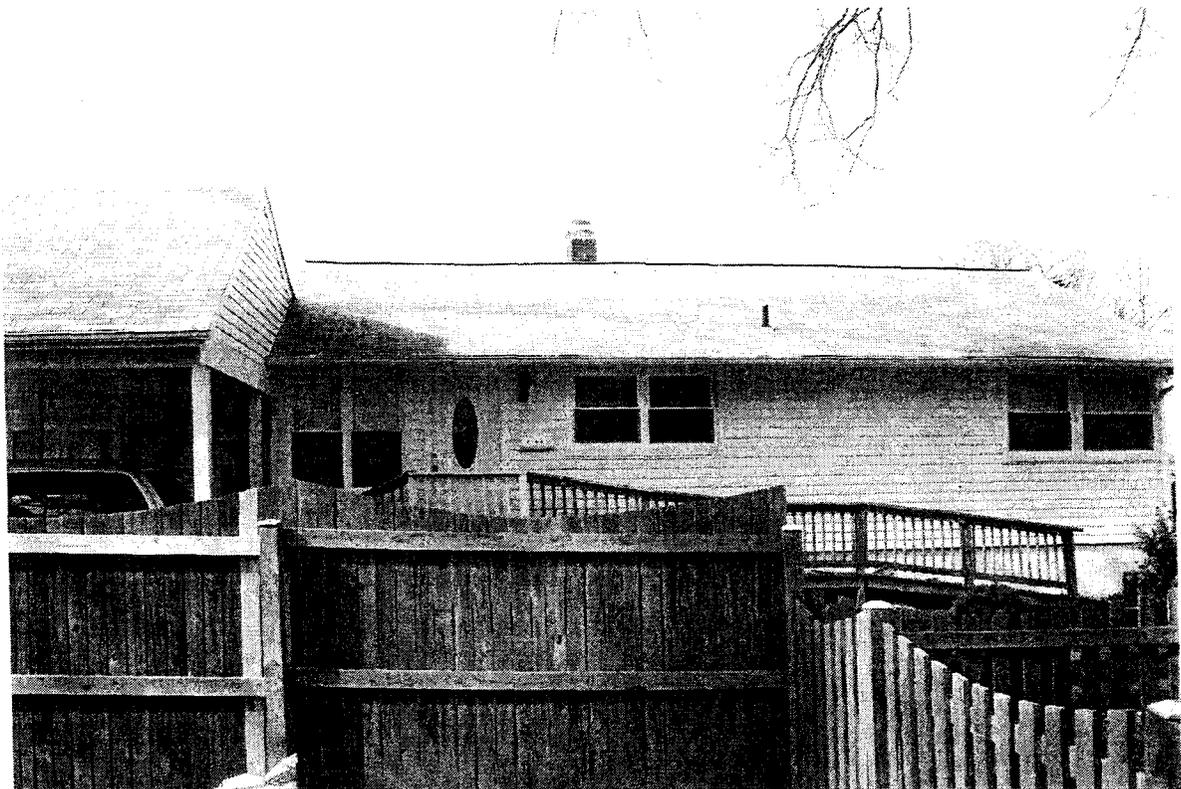
⑦ View of 7123 Westmoreland Rd house from right side yard



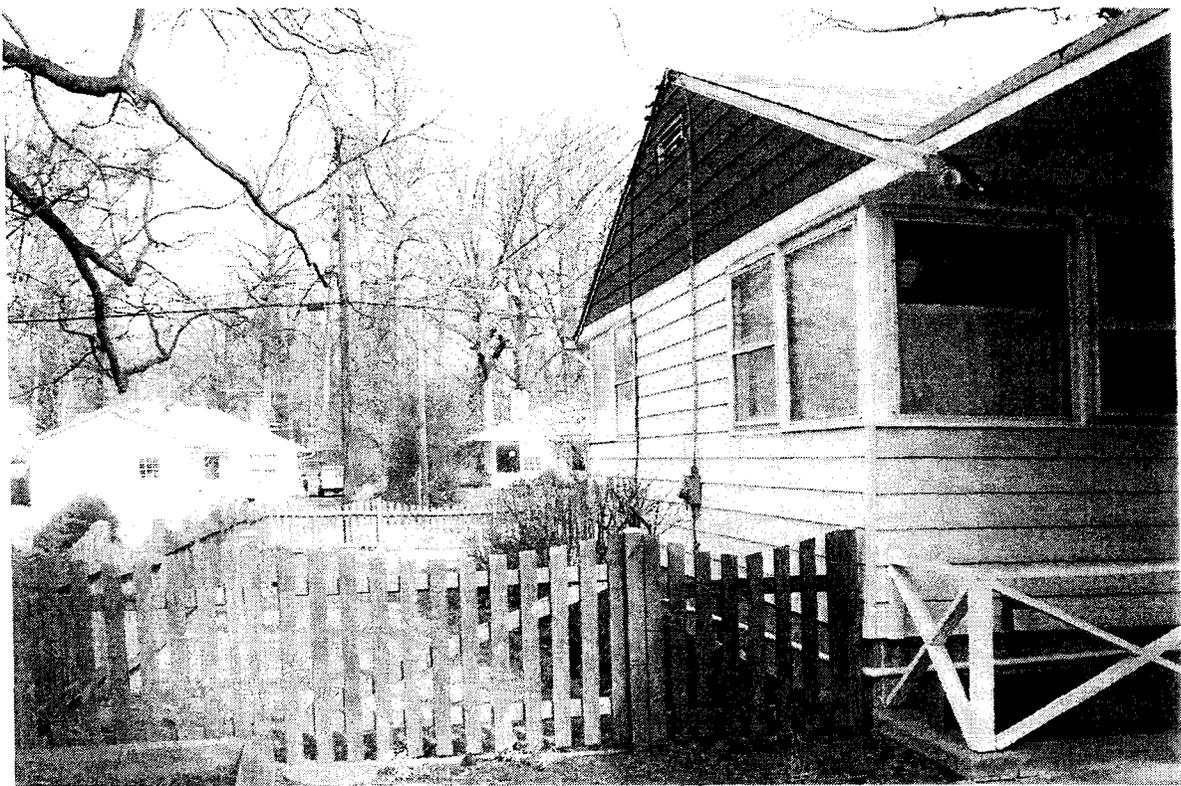
⑧ View of back/right side from 7123 Westmoreland Rd

Michael Hale 7120 Nolank Road  
Falls Church, VA 22042

Photos taken on 2/15/2009



(9) View of 7123 Westmoreland Rd house from back yard



(10) Back side of house

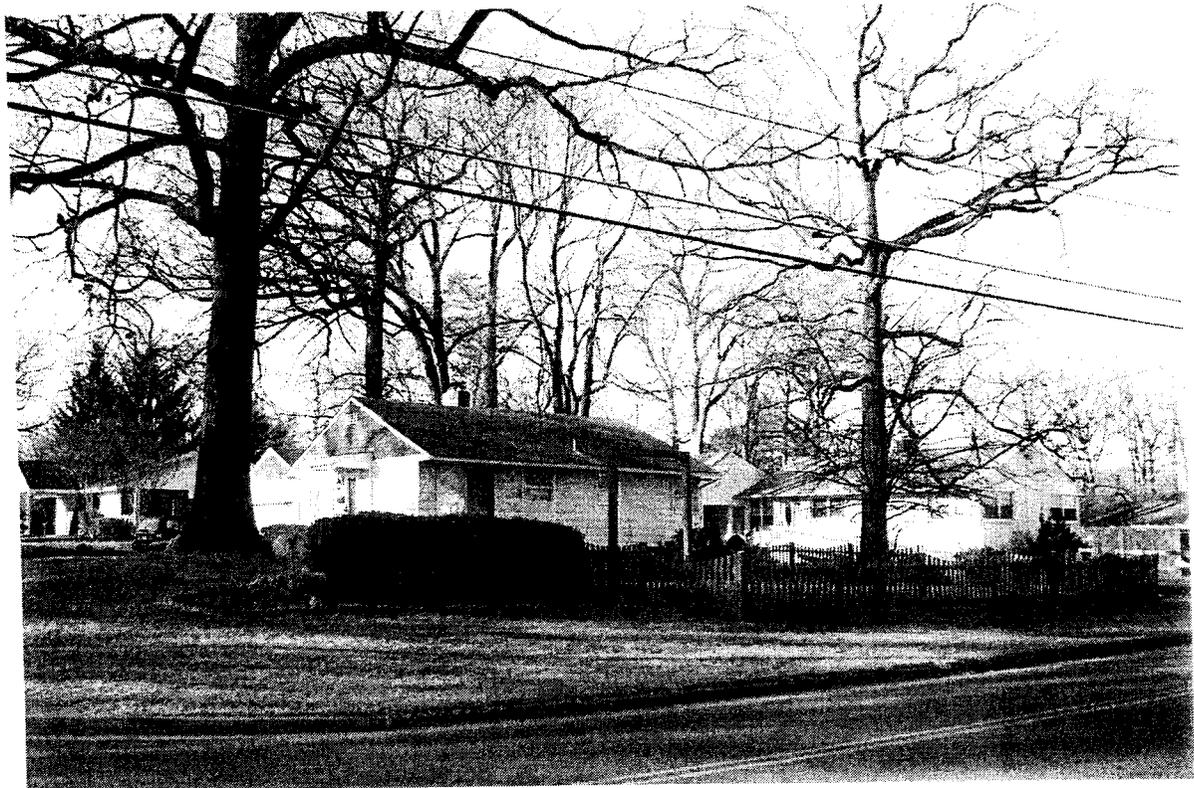
Israel Hale

7120 Noland Road  
Falls Church, VA 22042

Photos taken on 2/15/2009



(11) View of 7118 Westmeadow Rd house from right side yard

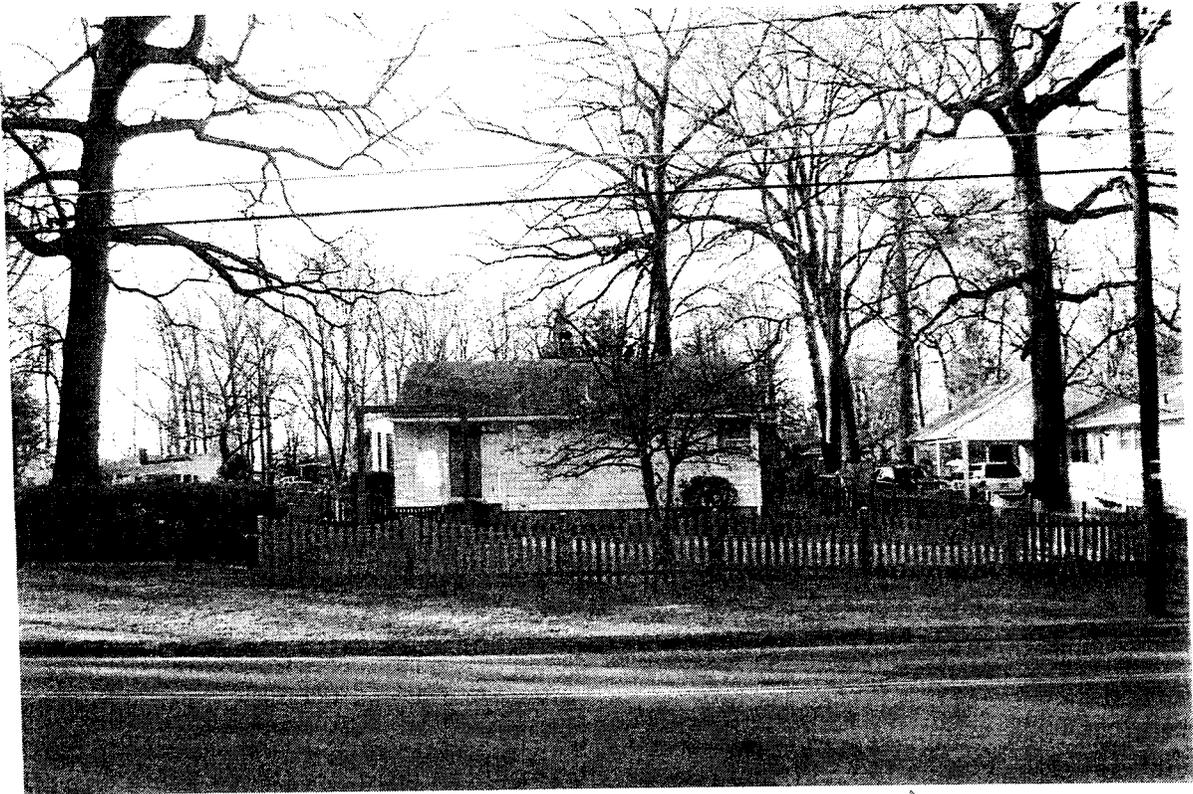


(12) View of house from 7118 Westmeadow Rd

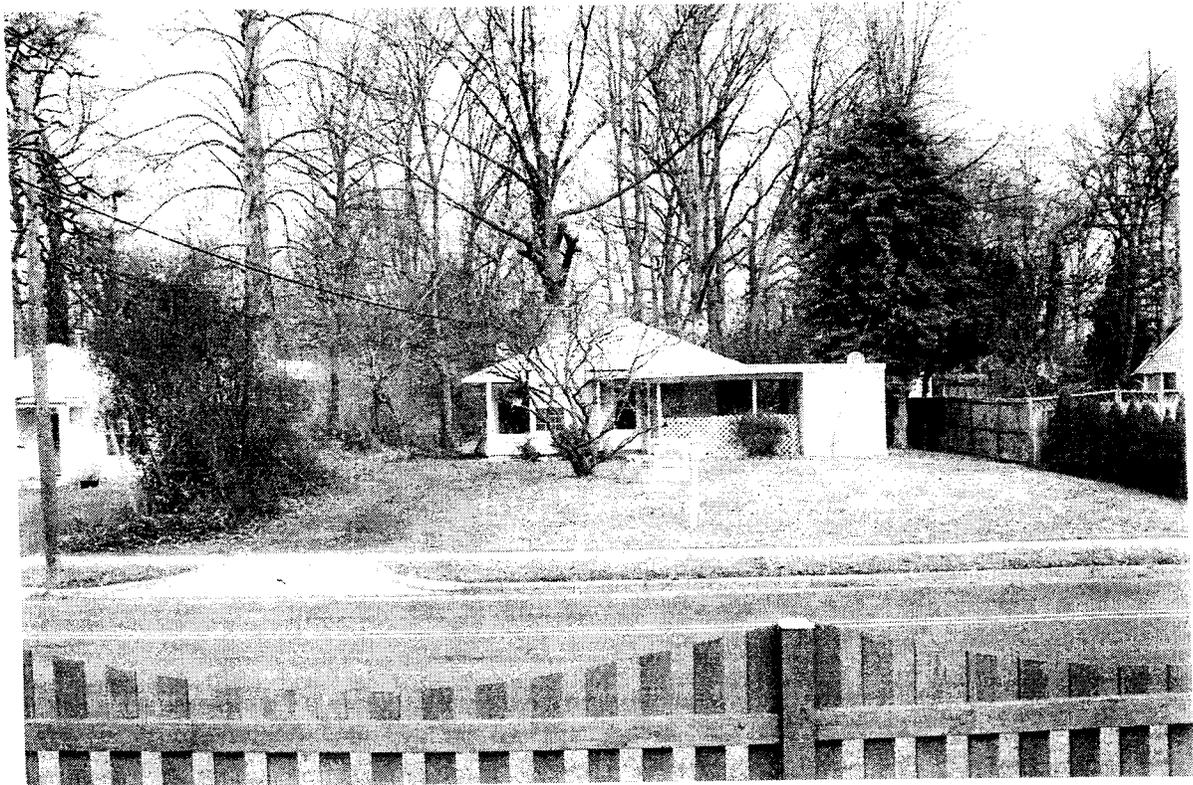
Michael Hale

7120 Noland Road  
Falls Church, VA 22042

Photos Taken on 2/15/2009



(13) View of house from 7120 Westmoreland Rd.



(14) View of 7120 Westmoreland Rd. house from right side yard

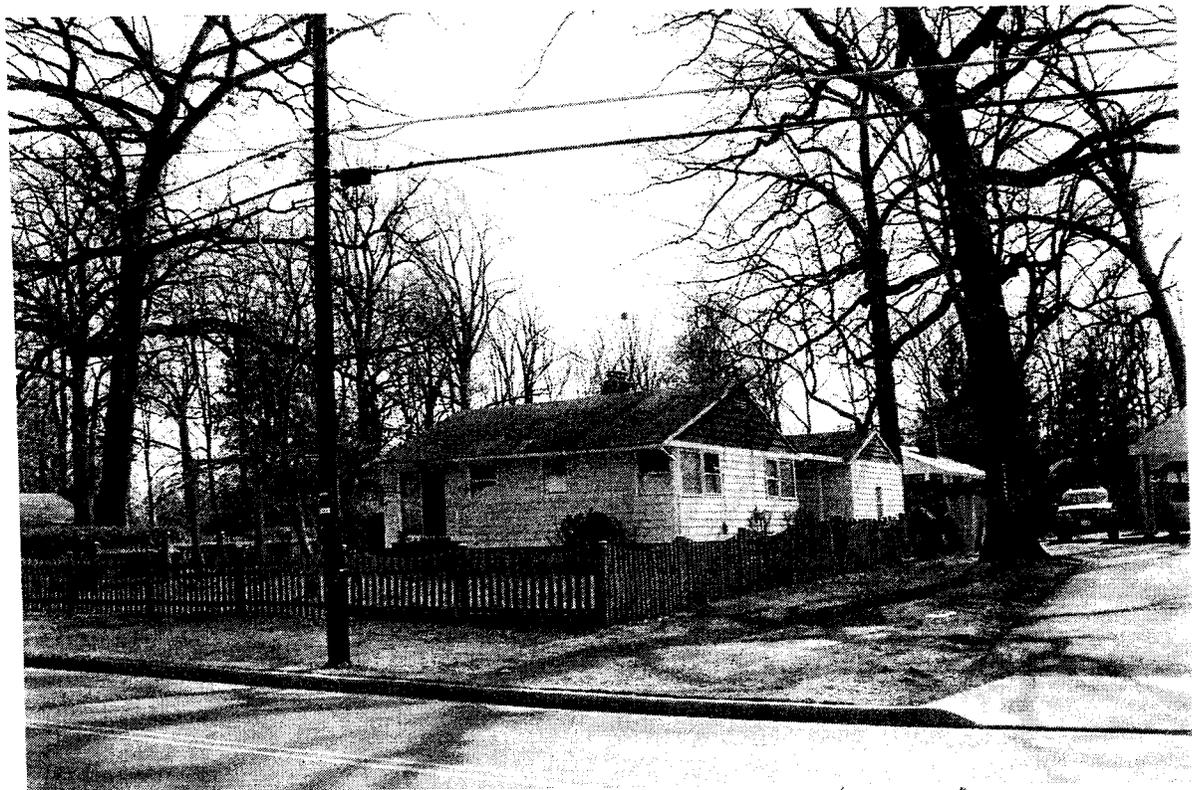
Kael Hale

7120 Noland Rd  
Falls Church, VA 22042

photos taken on 2/15/2009



(15) View of 7122 Westmoreland Rd. house from right side yard



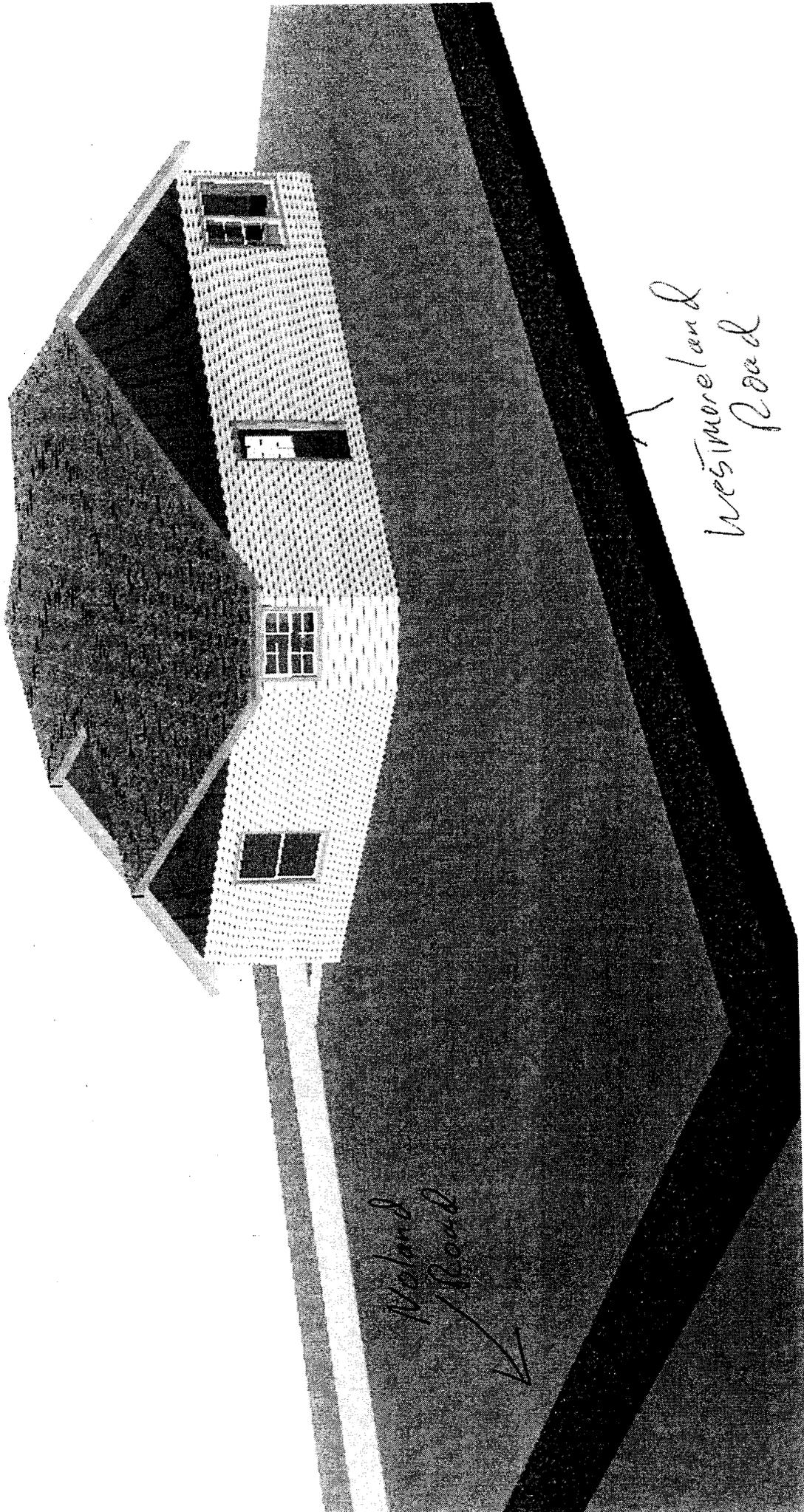
(16) View of house from 7122 Westmoreland Rd.

Architectural Depiction

After #2

Front & right side of house

7120 Meland Rd  
Falls Church VA 22042



Meland Road

Westmoreland Road

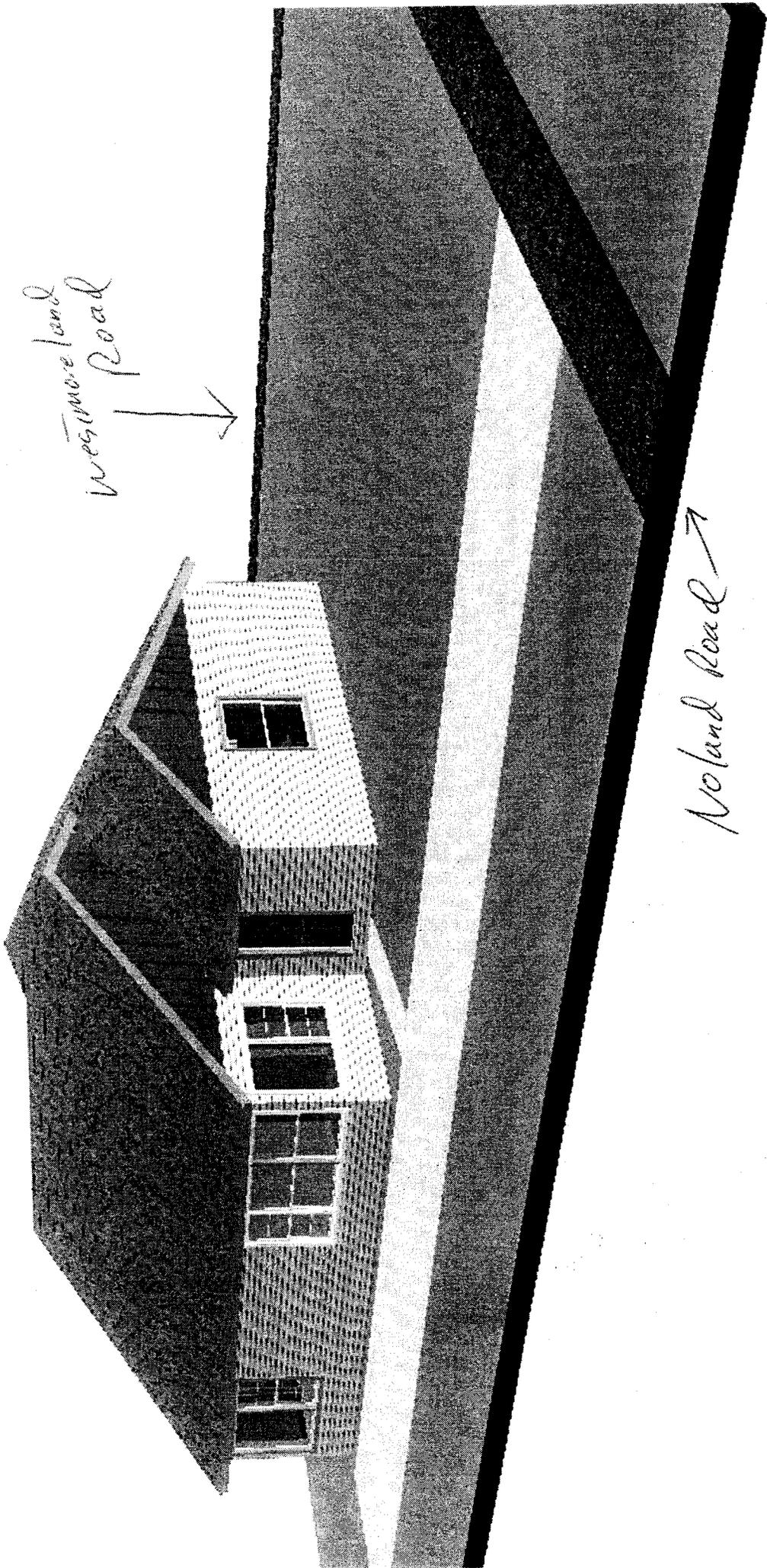
Architectural Depiction

After #1

Front & left side of house

7120 Noland Rd  
Falls Church, VA 22047

Westmoreland  
Road



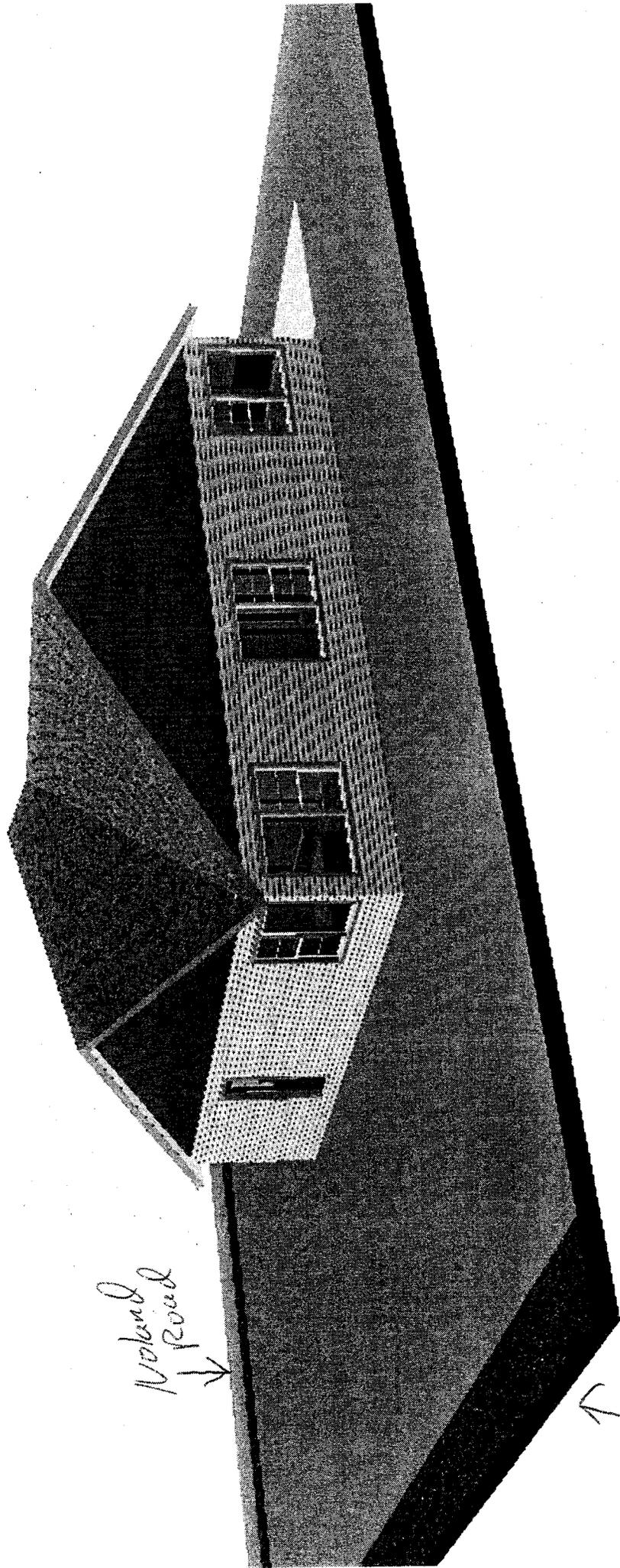
Noland Road

7120 Noland Rd  
Falls Church, VA 22042

Architectural Depiction

After # 3

Right side & back of house



Noland  
Road

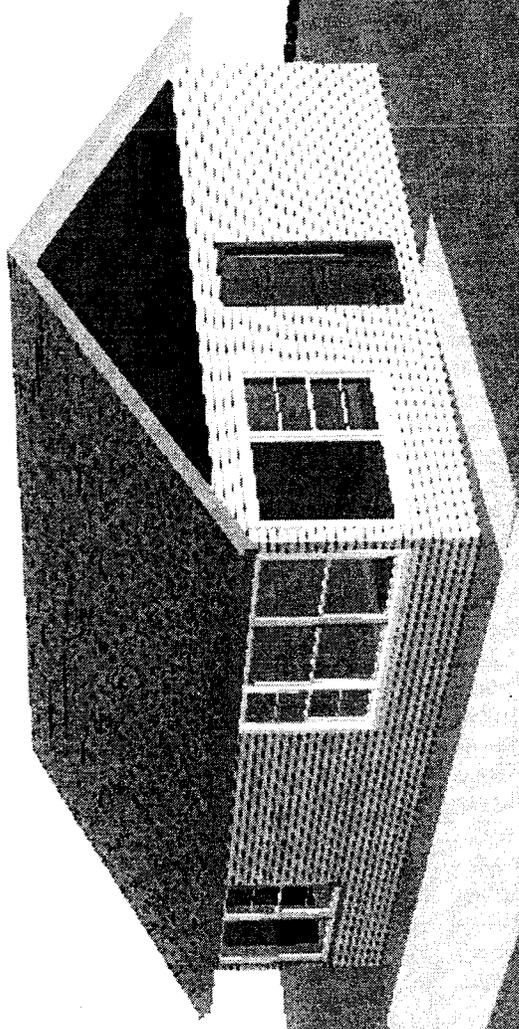


Westmoreland  
Road

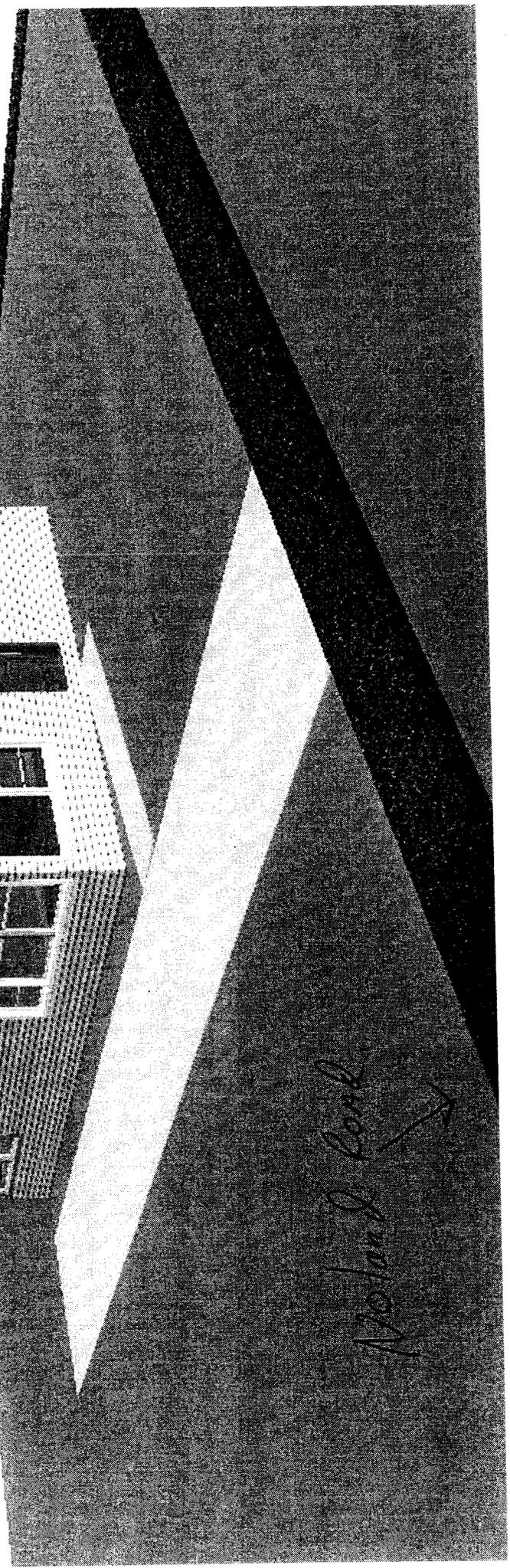
7120 Noland Road  
Falls Church, VA 22042

Westmoreland  
Road

Architectural Depiction  
Before #1  
Front & left side of house



Noland Road



Architectural Depiction

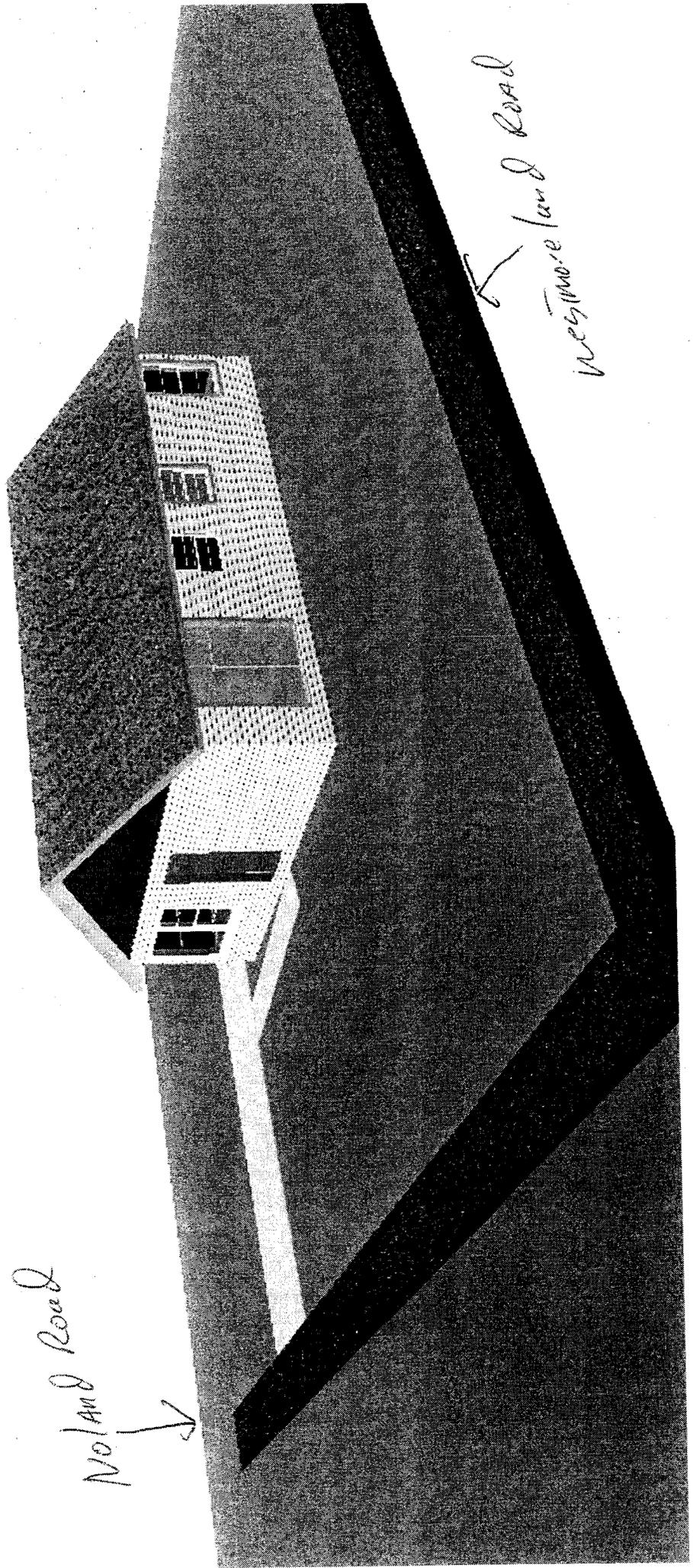
Before #2

Front & right side of house

7120 Noland Rd  
Falls Church, VA 22041

Noland Road  
↓

Westmoreland Road  
↙



Architectural Depiction

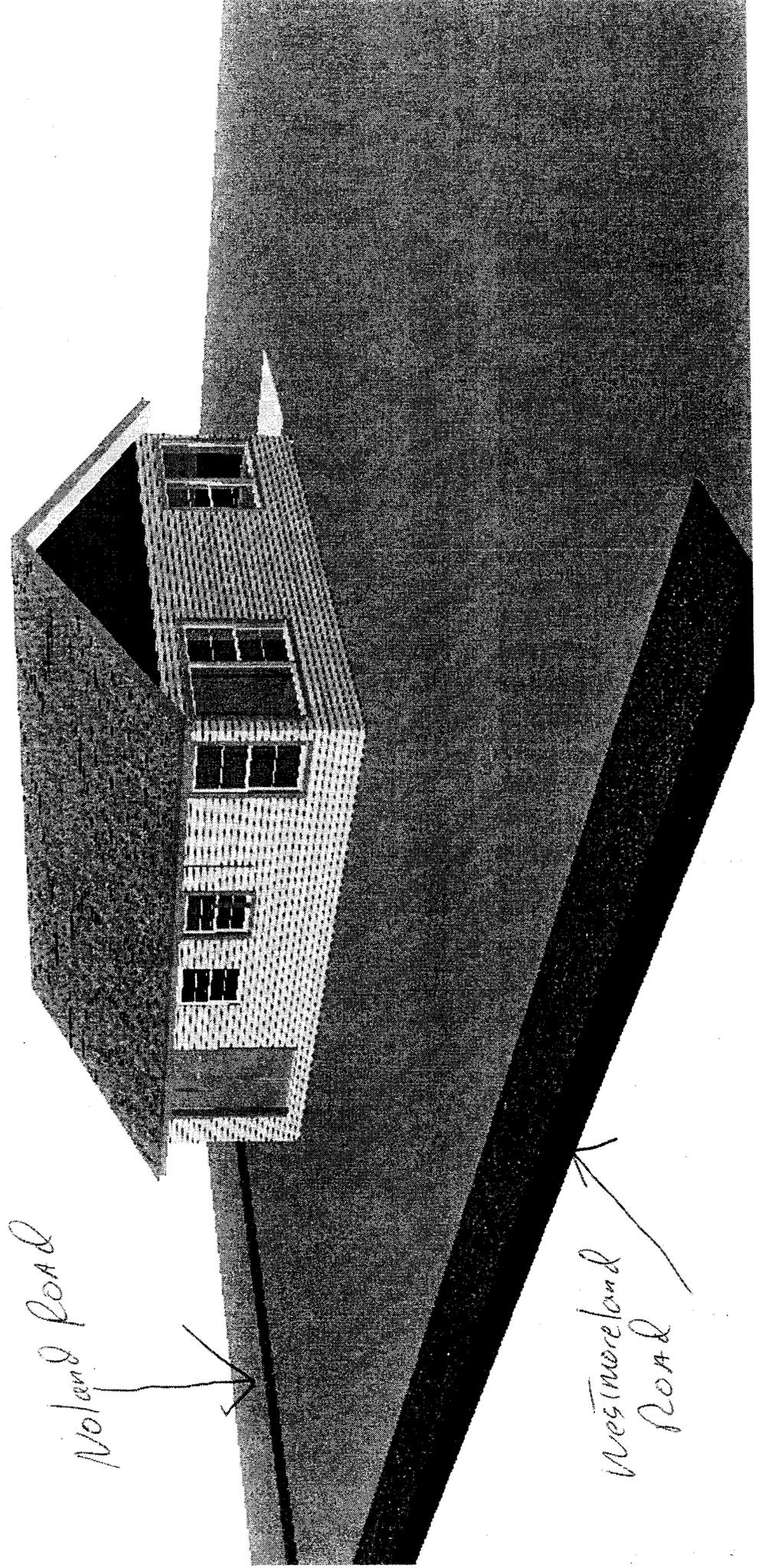
Before #3

Right side & back of house

1 1/2" -  
7120 Noland Road  
Falls Church, VA 22042

Noland Road

Westmoreland Road



**DESCRIPTION OF THE APPLICATION**

The applicant is requesting a special permit to permit reduction of certain yard requirements to permit construction of a one-story addition to be located not closer than 24.0 feet from one front lot line, facing Westmoreland Road, and 27.0 feet from the other front lot line, facing Noland Road.

**Description of Reduction**

	<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>	Addition	Front (northern)	30.0 feet	24.0 feet	6.0 feet	20%
<b>Special Permit</b>	Addition	Front (eastern)	30.0 feet	27.0 feet	3.0 feet	10%

\*Minimum yard requirement per Section 3-407

**EXISTING SITE DESCRIPTION**

The site is currently zoned R-4 and contains a one-story single family detached dwelling built in 1951. The lot consists of 10,226 square feet and is surrounded by single family detached dwellings on all lot lines. The dwelling is situated toward the western side lot line and a carport and detached garage are located in the southern portion of the property. The lot is a flat lot with a few mature trees scattered throughout the yard.

**CHARACTER OF THE AREA**

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

## BACKGROUND

Records indicate there were no other similar applications 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 Plat:** House Location Survey, Showing a Proposed Addition, Lot 178, Section Three, Woodley Subdivision
- **Prepared by:** Schools & Townsend, P.C.
- **Dated:** February 18, 2009 as revised through July 6, 2009

### Proposal:

The applicant proposes to construct a one-story addition, 876 square feet in size, to be located not closer than 24.0 feet from the northern front lot line facing Westmoreland Road and 27.0 feet from the eastern front lot line facing Noland Road. The addition as proposed will provide a new master bedroom and bathroom as well as enlarge the existing dining room and kitchen area. The applicant states that the building footprint shown actually represents a building envelope. He does not have a final design and therefore is showing a maximum building envelope. Within the proposed envelop, there may be an actual addition as well as porches, steps, bays windows, etc.

## ZONING ORDINANCE REQUIREMENTS

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 for the addition 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 construction of the one-story addition will be in keeping with the surrounding properties and will not adversely affect the use or development of neighboring properties. Staff believes that the encroachment into the front yards is minimal since the existing dwelling is situated toward the rear and side of the lot and the proposed addition will retain the one level appearance from all surrounding lot lines. Most homes in the immediate vicinity are one-story and rather than expanding upward in an addition that would tower over other houses the applicant proposes only one story. Staff believes a one-story addition is in keeping with the surrounding neighborhood.*

*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 one-story addition will be constructed toward the front lot lines of the house, therefore not creating any direct impact to adjacent lots. Given that there is not much vegetation on site, the applicant has agreed to plant foundation plantings to replace vegetation proposed to be removed for the addition. Therefore, staff believes 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, 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. *The existing structure is 832 square feet in size. Therefore 150% of the total gross floor area could result in an addition up to 1,248 square feet in size for a possible total square footage at build out of 2,080. The proposed addition is approximately 876 square feet. If the entire area shown becomes an addition (not porches or decks that do not count toward square footage) than the maximum square footage of the house with the building envelope shown would be 1,708 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 elevation drawings and pictures submitted indicate that the materials, size and scale of the proposed one-story addition will be compatible with the architecture of the existing house on the lot. The proposed addition will be constructed along the front of the existing dwelling and will remain in keeping with the existing structure on the lot. Although the addition could add up to approximately 876 square feet in total area, staff does not believe it will create the appearance of significant additional bulk to the property due to the placement of the existing dwelling on the lot and will retain the one level appearance. 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. The photographs submitted and elevation drawings indicate that the proposed one-story addition will be compatible with the surrounding houses in the neighborhood. Since the addition proposed will not exceed the height of the existing one-story dwelling, staff believes that the addition to the side and front of the dwelling will have no significant negative impact to the surrounding properties and will abut the driveway of the most affected property on Lot 179. Although there is a possibility that the applicant will remove one significant tree on the site due to safety reasons, it is not proposed to be removed solely to accommodate the addition. Staff has indicated to the applicant that additional landscaping would be appropriate to soften the appearance of the addition to the front lot lines. The dwelling, along with its carport and a detached garage are situated toward the rear and side of the lot, leaving no other location for placing the structure. Staff has included a development condition requiring the applicant plant four, 2 to 4 inch red oak trees, if the existing 36" red oak is considered a threat to the existing dwelling and proposed addition and is recommended to be removed. 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. In a memorandum from Environmental and Site Review Division, DPWES, attached as Appendix 4, staff has indicated that since the proposed addition will disturb more than 2,500 square feet and will result in impervious cover in excess of 18%, water quality controls or an approved waiver will be required before an infill grading plan can be approved per the Public Facilities Manual. Staff believes that the one-story addition to the side and front of the existing dwelling will have very little impact on stormwater runoff, noise, light, air, safety or erosion, since the proposed addition will wrap around the existing dwelling on the front and sides only. The location of the addition to the*

*front lot lines is a minimal request of 6 feet into one yard requirement and 3 feet into the other yard requirement and should not adversely impact the use or enjoyment of the adjacent property. Therefore, a development condition has been included which staff believes will adequately address these issues. 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 proposed addition will consist of a one-story addition which will, in effect, wrap-around the existing dwelling encroaching into both front yards. The request to construct up to an 876 square foot one-story addition along the side and front of the existing dwelling appears to be the most logical location for such an addition. The dwelling with an attached carport as well as a detached garage is situated toward the rear and side of the small lot. Although staff from the Forest Conservation Branch has indicated in a memorandum dated June 5, 2009, attached as Appendix 5, that there is an approximately 36" diameter southern red oak located on the corner of the property which will be affected by construction activities and should be considered a priority for preservation, the applicant stated that this particular tree may be removed during the construction of the proposed addition because of safety concerns. Originally, the applicant had requested the addition facing Noland Road to be located 24.0 feet from the front lot line; however, in an effort to preserve the tree, the applicant has agreed to reduce the encroachment to lessen construction impacts on the tree. Urban Forestry staff has requested that an ISA Certified Arborist be hired to determine if the tree is a potential threat not only to the existing dwelling, but to the addition as well, and would recommend removal. The applicant has agreed to plant four, 2 to 4 inch in diameter red oak trees in its place to provide adequate landscaping on the property. Other issues of steep slopes, floodplains and/or Resource Protection Areas and location of well and/or septic field are not applicable to this site. Staff believes that the application meets this provision.*

## **CONCLUSION**

Staff believes that the request 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 2009-MA-036 for a one story addition 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. Memorandum dated June 8, 2009 from Environmental and Site Review
5. Memorandum dated June 5, 2009 from Forest Conservation
6. Applicable Zoning Ordinance Provisions

**PROPOSED DEVELOPMENT CONDITIONS****SP 2009-MA-036****July 21, 2009**

If it is the intent of the Board of Zoning Appeals to approve SP 2009-MA-036 located at Tax Map 50-3 ((4)) 178 to permit reduction of certain yard requirements pursuant to Sections 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 maximum size of the one-story addition (876 square feet), as shown on the plat prepared by School & Townsend, P.C., dated February 18, 2009, as revised through July 6, 2009, as submitted with this application and is not transferable to other land. The area depicted on the plat as a one-story addition shall be the maximum buildable area permitted under this special permit, to include eaves, overhangs, stairs, stoops, etc.
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 (832 square feet existing + 1,248 square feet (150%) = 2,080 square feet maximum permitted on lot) 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 one-story addition shall be in general conformance with the architectural renderings and materials as shown on Attachment 1 to these conditions except as qualified under Condition 2, eaves, stairs, stoops, bay windows may be added as long as the total square footage of the addition does not exceed 876 square feet in size and all structures are located within the footprint as depicted on the special permit plat
5. An infill grading plan shall be submitted to the Department of Public Works and Environmental Services (DPWES) prior to approval of a building permit
6. The applicant shall obtain a private ISA Certified Arborist to prepare a tree preservation plan for the 36" diameter red oak. If it is determined that the tree is a high risk and could cause a potential threat to the dwelling and/or the proposed addition, and should be removed, the applicant shall plant a minimum of four (4), two (2) inch to four (4) inch red oak trees in the front yards along Westmoreland Street and Noland Road. Documentation of the tree removal based on its risk evaluation shall be retained by the applicant and provided to the County upon request.

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.

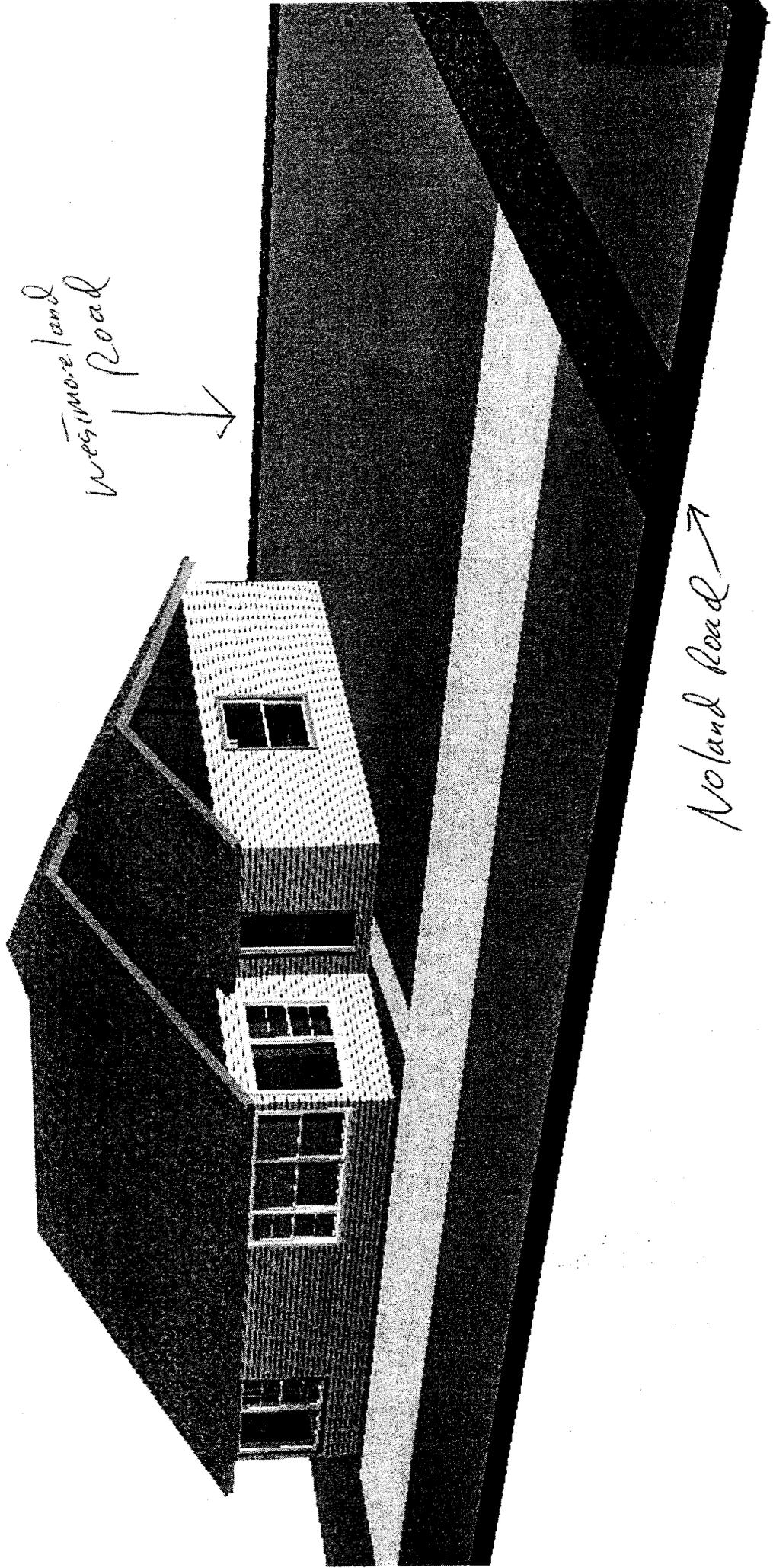
Pursuant to Sect. 8-015 of the Zoning Ordinance, this special permit shall automatically expire, without notice, thirty (30) months after the date of approval unless construction has commenced and has been diligently prosecuted. The Board of Zoning Appeals may grant additional time to commence construction if a written request for additional time is filed with the Zoning Administrator prior to the date of expiration of the special permit. 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.

Architectural Depiction

After # 1

Front & left side of house

1/1 TICAR  
7120 Noland Rd  
Falls Church, VA 22042

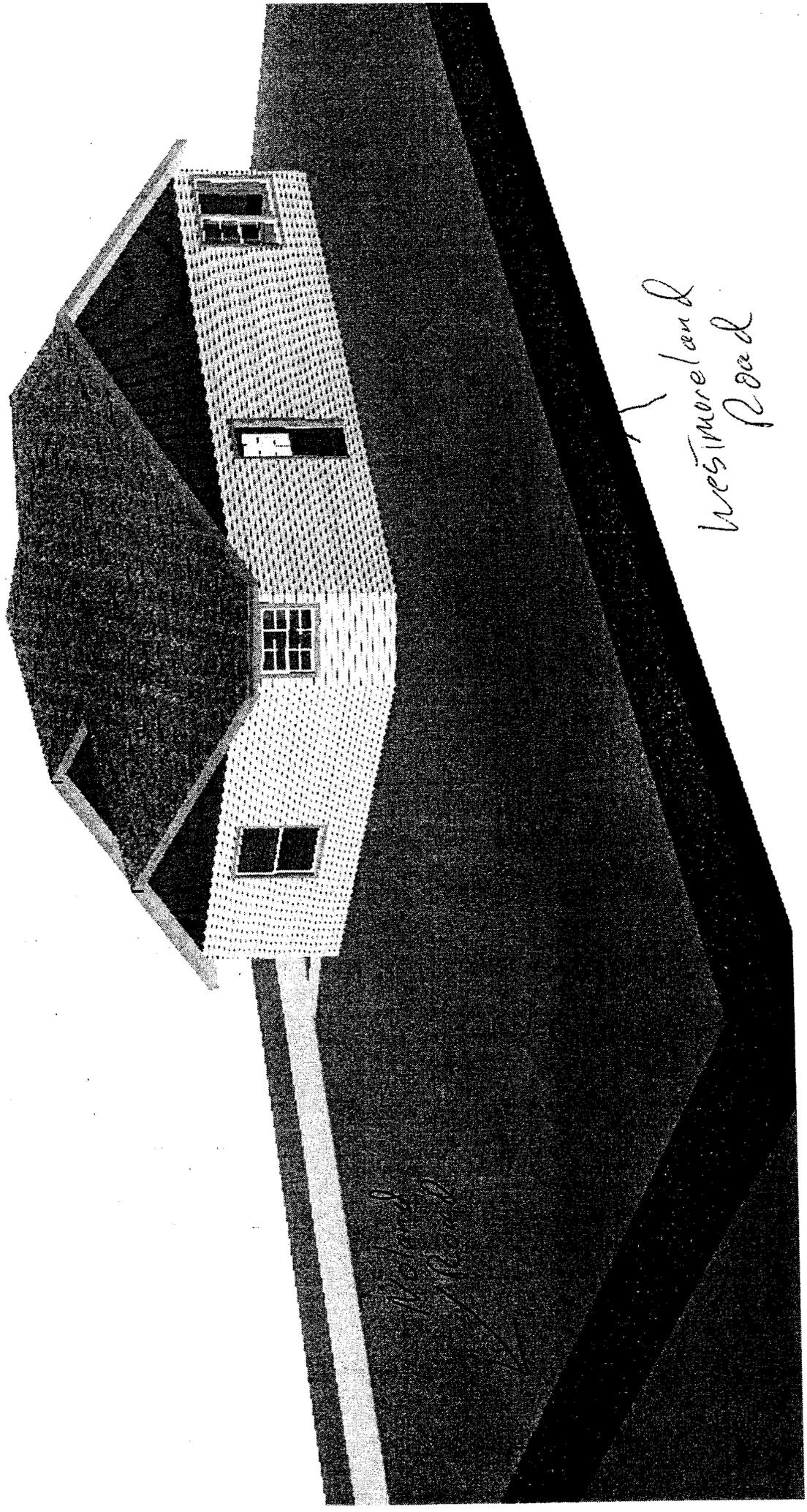


Architectural Depiction

After #2

Front & right side of house

1451616  
7120 Norland Rd  
Falls Church VA 22042



Westmoreland

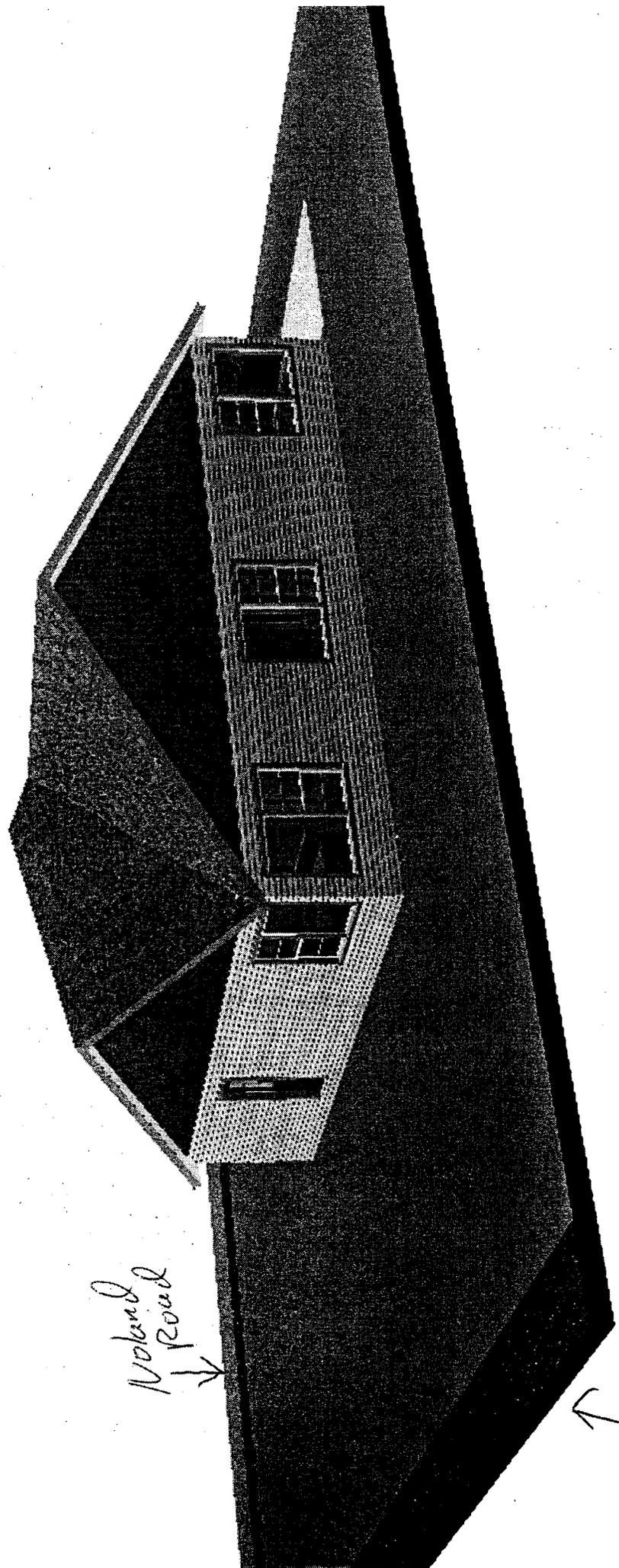
Westmoreland Road

Architectural Depiction

After # 3

Right side & back of house

M. Heale  
7120 Noland Rd  
Falls Church, VA 22071



Noland  
Road

Westmoreland  
Road

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

**SPECIAL PERMIT/VARIANCE AFFIDAVIT**

DATE: 3/6/2009  
(enter date affidavit is notarized)

I, Michael J. Hale, 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      103926

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 <b>BOLD</b> above)
Michael J. Hale	7120 Noland Road, Falls Church, VA 22042	<b>Applicant/Title Owner</b>

(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)

Page Two

**SPECIAL PERMIT/VARIANCE AFFIDAVIT**

DATE: 3/6/2009  
(enter date affidavit is notarized)

103926

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)

*None*

**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)

Page Three

**SPECIAL PERMIT/VARIANCE AFFIDAVIT**

DATE: 3/6/2009  
(enter date affidavit is notarized)

103926

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)

*None*

(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)

Page Four

**SPECIAL PERMIT/VARIANCE AFFIDAVIT**

DATE: 3/6/2009  
(enter date affidavit is notarized)

103926

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: 3/6/2009 103926  
(enter date affidavit is notarized)

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

Michael J. Hale  
*Michael J. Hale Applicant*  
(type or print first name, middle initial, last name, and title of signee)

Subscribed and sworn to before me this 6th day of March 2009, in the State/Comm. of Virginia, County/City of Fairfax.

Sherrie A. Borden  
Notary Public

My commission expires: Dec 31, 2011

**SHERRI A. BORDEN  
NOTARY ID # 7110835  
NOTARY PUBLIC  
COMMONWEALTH OF VIRGINIA  
MY COMMISSION EXPIRES DECEMBER 31, 2011**

**UPDATED STATEMENT OF JUSTIFICATION  
SP 2009-0062**

Michael Hale  
7120 Noland Road  
Falls Church, VA 22042  
July 1, 2009

RECEIVED  
Department of Planning & Zoning

JUL 07 2009

Zoning Evaluation Division

Dear Sir or Madam:

A.

I am applying for a Special Permit so that I may build an addition onto my Fairfax County house (Principal Structure) located at the corner of Noland Road and Westmoreland Road. I am requesting a setback reduction on both front yards. On the Noland Road side I'm requesting a setback reduction to 27 feet (a difference of 3 feet) and on the Westmoreland side a reduction to 24 feet (a difference of 6 feet). This requested setback reduction yardage includes a "Building Envelope" for possible future minor adjustments by the architect or builder. The actual proposed addition is smaller than the additional space requested in the setback reduction. Under no circumstances will the proposed new addition to the principal exceed the setback distance.

For more detailed information on the new structure, I have included the design of the current principal structure (MHale\_CurrentLayout.pdf) and the proposed principal structure (MHale\_ProposedLayout\_Updated.pdf) on the Updated CD.

The materials to expand the principal structure would include a wooden frame, cement or concrete footer, shingles, plumbing, bathroom fixtures, kitchen fixtures, electrical wiring, windows, doors, and siding.

B.

There are no accessory structures in the front yard.

C.

The principal structure was build in 1951 with the following setbacks: Front Yard - 30 feet, Side Yard - 10 feet and Rear Yard - 25 feet.

D.

I calculate the existing square footage of the principal structure to be 1,353.50 as follows:

Existing House Area	861.25 sq ft
Existing Garage Area	<u>492.25 sq ft</u>

Total Square Feet                    1,353.50

I calculate the square footage of the principal structure including the proposed new structure to be 2,180.08 as follows:

Existing House Area	861.25 sq ft
Proposed Addition Area	875.42 sq ft
Existing Garage Area	<u>492.25 sq ft</u>
Total Square Feet	2,228.92

E.

The square footage for the proposed new structure (875.42 sq ft) will be subordinate to the principal structure (1,353.50 sq ft). The proposed new structure will result in a 64.7% ( $875.42 / 1353.50$ ) increase to the principal structure.

F.

The new structure has been designed to seamlessly flow out of the existing structure. The new structure will tie into the principal structure's electrical, plumbing, heating and air conditioning systems. I have delayed replacing the windows and siding on the principal structure so that the new structure will have the same appearance as the principal structure once the windows and siding have been replaced.

G.

The new structure will be used for residential use thus there are no off-site uses that will be affected by the new structure.

H.

The new structure will be added onto the principal structure in the direction of Westmoreland Road and Noland Road. There are no houses or other properties located in either direction of the new structure. The two houses adjacent to the principal structure, 7122 Noland Road and 7123 Westmoreland Road, will still be able to fully use and enjoy their properties without any harmful interference from the proposed new structure. I also don't anticipate any problems with water runoff caused by the new structure. I expect any water runoff to continue flowing towards either street and then flow into the nearest storm drain as

it has in the past. I know of no adverse impact the new structure will cause to the adjacent properties.

I.

The plans the I have provided on the CD were created by myself, not an architect. This is why I requesting a "Building Envelop" so that minor adjustments can be make without requiring a new Special Permit. During the design phase my goal was to create an addition with comfortable living space but not excessive living space. Cost is always a factor when planning an addition. I do not want to build and pay for more space than I actually need. The size of the lot is 10,226 square feet. The existing principle structure occupies 13.2% (1353.50 / 10226) of the lot. The new structure will occupy 21.8% (2228.92 / 10226) of the lot. The total yard reduction cause by the new structure will only be 8.6% (21.8% - 13.2%).

I believe the new structure is very efficient with its use of space creating the minimum reduction necessary while still meeting my goals of achieving a comfortable living space.

930.10

There are two eave/overhangs on the principal structure. One facing Westmoreland Road and the other facing the opposite side of the structure (carport side). Both eave/overhangs are 2 feet 5 inches wide and run for the length of the structure (32.5 feet). The height of the fences will be shown on the plat along with the dimensions of the carport.

930.14

There is no well or septic field associated with this property. The water and sewage lines run from Westmoreland Road into the middle area of the principal structure facing Westmoreland Road.

930.16

Listed on my title report is one easement to Virginia Electric and Power Company recorded in Deed Book 832 at Page 402. The power lines run from a utility pole located on Westmoreland Road to the back of the principle structure facing lot #179 (7123 Westmoreland Road property) See picture #16 on the included Updated CD.

930.17

The existing landscaping consists several Azalea bushes approximately 4.5 feet tall lining the front of the principle structure extending outward toward Westmoreland Road. See picture #5 on the included Updated CD. On the right side of the principle structure, facing Westmoreland Road, and continuing around to the backside are Hydrangea bushes, approximately 3.5 feet tall, and one Azalea bush, approximately 5 feet tall. See picture #6 on the included Updated CD. Except for the backside of the principle structure the current landscaping will be replaced by the proposed addition to the principle structure.

Because of concerns raised by the Urban Forest Management Division in their June 5, 2009 Memorandum, I agree to consult with a ISA Certified Arborist concerning the preservation of a southern red oak located on my front yard located between Noland and Westmoreland Road. If its determined that this tree must be removed, I agree to replace the tree with other suitable vegetation.

To implement the proposed addition to the principal structure I am requesting a reduction of both front yard setbacks (Noland Road side and Westmoreland Road side). On the Noland Road side from 30 feet to 27 feet and on the Westmoreland Road side from 30 feet to 24 feet. I have lived in my Fairfax County home for over 14 years and have become very attached to the neighborhood. I have looked at buying a larger house but have not been able to find a home that is suitable because of either its location or neighborhood. I enjoy living in my home and this neighborhood. I wish to remain here as long as possible.

I thank you for your attention to this matter.

Sincerely,

A handwritten signature in cursive script, appearing to read "Michael Hale".

Michael Hale

Michael Hale  
7120 Noland Road  
Falls Church, VA 22042  
(703) 849-8157 (home)  
(703) 405-0329 (cell)

Ms. Virginia Ruffner, Planner III  
Application Acceptance Section, ZED, DPZ  
County of Fairfax, Virginia

May 11, 2009

**In Re: SP 2009-0062 - April 14, 2009 Letter**

Dear Ms. Ruffner:

I am submitting the items that you indicated in your letter that were deficient in my application for a Fairfax County Special Permit. The information you requested is contained on a new certified plat, and an Updated Statement of Justification. I've also included an Updated CD with the previously submitted photos and an updated Proposed Layout diagram (Mhale\_ProposedLayout\_Updated.pdf) that will match the updated plat. The proposed addition square footage and yard reduction numbers have also been recalculated in the Updated Statement of Justification.

Thank you for your attention to the matter.

Sincerely,



Michael Hale

RECEIVED  
Department of Planning & Zoning

MAY 11 2009

Zoning Evaluation Division



# County of Fairfax, Virginia

## MEMORANDUM

**DATE:** June 8, 2009

**TO:** Debbie Hedrick, Staff Coordinator  
Zoning Evaluation Division  
Department of Planning and Zoning

**FROM:** Beth Forbes, Stormwater Engineer  
Environmental and Site Review Division  
Department of Public Works and Environmental Services

**SUBJECT:** Special Permit Application #SP 2009-MA-036, Hale Property, 7120 Noland Road, Plat dated February 18, 2009, LDS Project #907-ZONA-001-1, Tax Map #50-3-04-0178, Mason District

RECEIVED  
DEPARTMENT OF PLANNING  
AND ZONING

JUN 8 2009

SPECIAL PERMIT &  
VARIANCE BRANCH

We have reviewed the subject application and offer the following comments.

Chesapeake Bay Preservation Ordinance (CBPO)

There is no Resource Protection Area (RPA) on this site.

Since the proposed redevelopment will disturb more than 2500 sf and will result in an impervious cover in excess of 18%, water quality controls or an approved waiver will be required before an infill grading plan can be approved (PFM 6-0401.2B).

Floodplain

There are no regulated floodplains on the property.

Downstream Drainage Complaints

There are no downstream drainage complaints on file within the normal extent of review.

Please contact me at 703-324-1720 if you require additional information.

BF/

cc: Craig Carinci, Director, Stormwater Planning Division  
Jeremiah Stonefield, Chief, Stormwater & Geotechnical Section, ESRD, DPWES  
Zoning Application File

Department of Public Works and Environmental Services  
Land Development Services, Environmental and Site Review Division  
12055 Government Center Parkway, Suite 535  
Fairfax, Virginia 22035-5503  
Phone 703-324-1720 • TTY 711 • FAX 703-324-8359





## County of Fairfax, Virginia

## MEMORANDUM

June 5, 2009

**TO:** Debbie Hedrick, Staff Coordinator  
Department of Planning and Zoning, ZED

**FROM:** Ineke Dickman, Urban Forester II *AD*  
Forest Conservation Branch, DPWES

**SUBJECT:** Woodley Subdivision Section 3 Lot 178 (7120 Noland Road), SP 2009-MA-036  
907-ZONA-001-1

RECEIVED  
DEPARTMENT OF PLANNING  
AND ZONING

JUN 11 2009

SPECIAL PERMIT &  
VARIANCE BRANCH

Urban Forest Management Division staff has reviewed the above referenced Special Permit request, stamped as received by the Department of Planning and Zoning on May 11, 2009. A site visit was performed on June 3, 2009. The following comment is based on that review.

**Comment:** The site consists of an existing residence with associated landscaping. Of note is an approximately 36" diameter southern red oak, located on the corner of Noland Road and Westmoreland Road. This tree is in excellent condition and should be considered a priority for preservation. The proposed minor addition to the house appears to be located within a substantial percentage (more than 50%) of the critical root zone of this tree and therefore the tree will be impacted by the construction.

**Recommendation:** UFMD staff recommends that Applicant obtain a private ISA Certified Arborist to prepare a tree preservation plan for this tree which addresses measures to minimize construction impacts.

Please contact me if you have any questions.

AID/  
UFMID #: 146020

cc: RA File  
DPZ File

Department of Public Works and Environmental Services  
Land Development Services, Urban Forest Management Division  
12055 Government Center Parkway, Suite 518  
Fairfax, Virginia 22035-5503  
Phone 703-324-1770, TTY: 703-324-1877, Fax: 703-803-7769  
[www.fairfaxcounty.gov/dpwes](http://www.fairfaxcounty.gov/dpwes)



### **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.