



APPLICATION ACCEPTED: September 21, 2009
BOARD OF ZONING APPEALS: December 15, 2009
TIME: 9:00 a.m.

County of Fairfax, Virginia

December 8, 2009

STAFF REPORT

SPECIAL PERMIT APPLICATION NO. SP 2009-BR-094

BRADDOCK DISTRICT

APPLICANT & OWNER: James Baker

STREET ADDRESS: 6305 Gormley Place

SUBDIVISION: Keene Mill Manor

TAX MAP REFERENCE: 79-4 ((2)) 623

LOT SIZE: 17,848 square feet

ZONING DISTRICT: R-3

ZONING ORDINANCE PROVISIONS: 8-918 and 8-922

SPECIAL PERMIT PROPOSAL: To permit an accessory dwelling unit and reduction of certain yard requirements to permit construction of an additions 6.0 feet from a side lot line.

STAFF RECOMMENDATION: Staff recommends denial of the application.

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.

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Shelby Johnson/Susan Langdon

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.

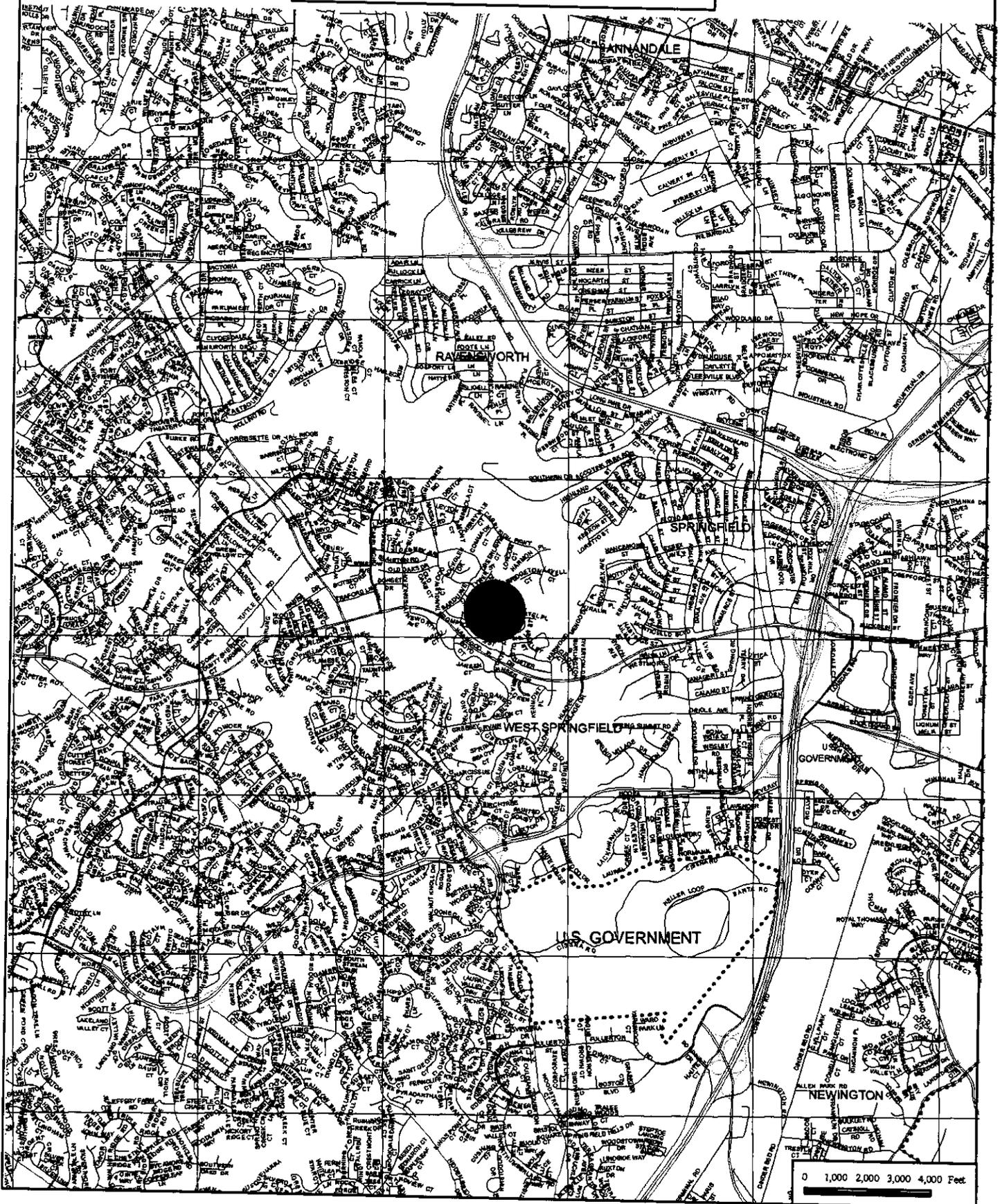
The approval of this application does not interfere with, abrogate or annul any easements, covenants, or other agreements between parties, as they may apply to the property subject to the application.

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.**

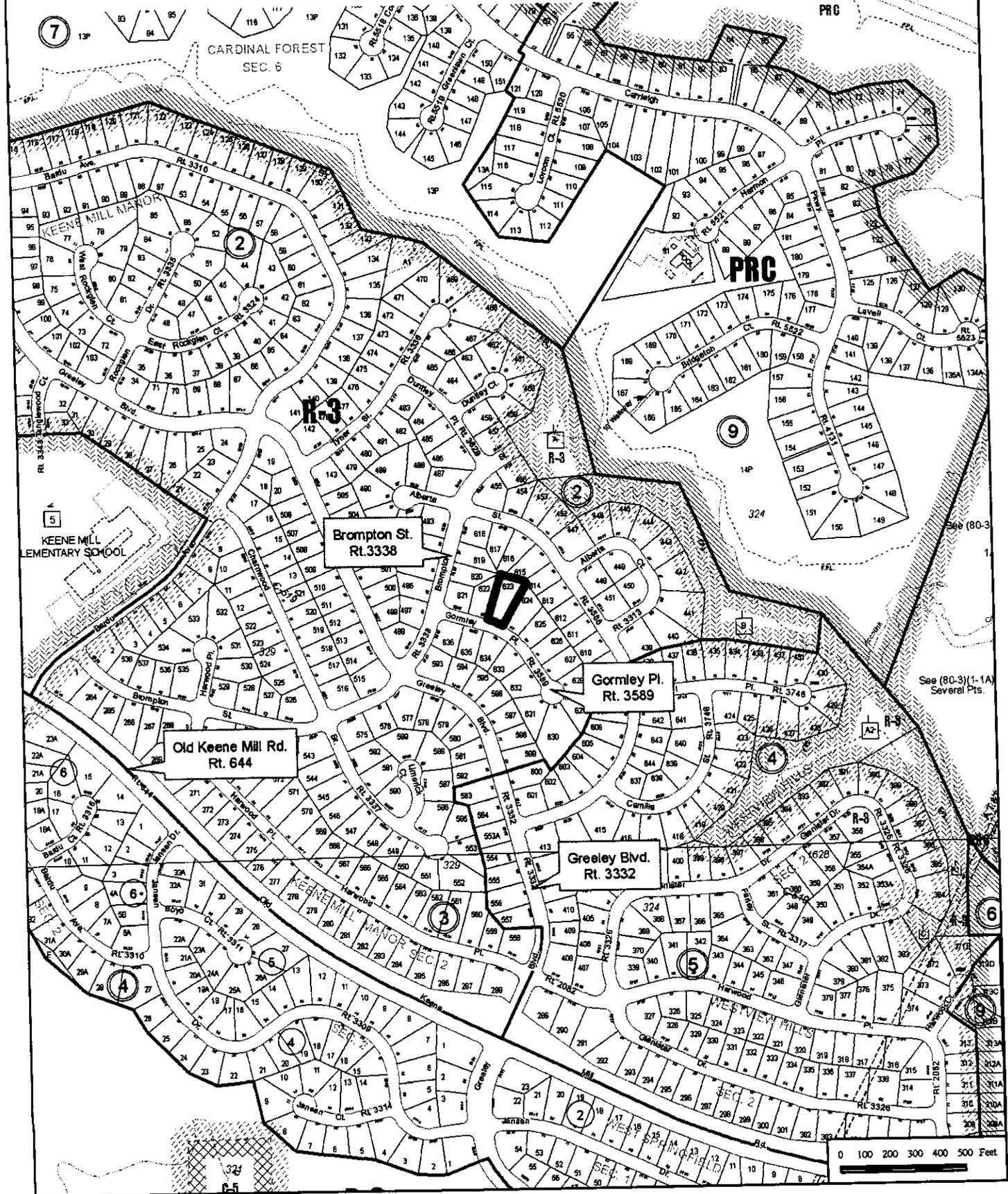


Americans with Disabilities Act (ADA): Reasonable accommodation is available upon 7 days advance notice. For additional information on ADA call (703) 324-1334 or TTY 711 (Virginia Relay Center).

Special Permit
SP 2009-BR-094
JAMES BAKER



Special Permit
SP 2009-BR-094
JAMES BAKER



Brompton St.
Rt. 3338

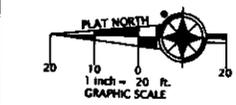
Gormley Pl.
Rt. 3589

Old Keene Mill Rd.
Rt. 644

Greeley Blvd.
Rt. 3332

See (80-3)(1-1A)
Several Pts.

0 100 200 300 400 500 Feet



- NOTES:**
- TAX MAP: #79-4-02-0623
 - ZONE: R-3 (RESIDENTIAL 3 DU/AC)
 - LOT AREA: 17,848 SF (0.40973 AC)
 - REQUIRED YARDS:
 - FRONT: 30.0 FEET
 - SIDE: 12.0 FEET
 - REAR: 25.0 FEET
 - HEIGHTS:
 - EX DWELLING: 16.0 FEET
 - PROPOSED ADDITION: 16.0 FEET
 - (PROP ADDN'S ROOF RIDGE WILL MATCH EX LEFT SIDE OF DWELLING)
 - PATIO, WALLS, ETC.: AS NOTED
 - FENCES: AS NOTED
 - PROP DECK: AS NOTED
 - THIS PROPERTY IS SERVED BY PUBLIC WATER AND SEWER.
 - THERE IS NO OBSERVABLE EVIDENCE OF GRAVE SITES OR BURIAL GROUNDS ON THIS PROPERTY.
 - ALL IMPROVEMENTS SHOWN ON THIS PLAT ARE EXISTING UNLESS DENOTED AS PROPOSED.
 - THE SURVEYOR IS NOT AWARE OF ANY UTILITY EASEMENTS 25 FEET IN WIDTH OR GREATER AFFECTING THIS PROPERTY.
 - TOPOGRAPHY DELINEATED HEREON WAS TAKEN FROM AVAILABLE RECORDS, IS SHOWN AT 5' INTERVALS, AND IS AERIAL.
 - THERE ARE NO FLOODPLAINS OR RESOURCE PROTECTION AREAS ON THIS PROPERTY.
 - AREAS:
 - BASEMENT: 765 SF
 - FIRST FLOOR: 676 SF
 - SECOND FLOOR: 765 SF
 - EX GROSS FLOOR AREA: 2,206 SF
 - EX FLOOR AREA RATIO = EX GFA (2,206) / LOT AREA (17,848) = 0.12
 - PROP GARAGE: 347 SF
 - PROP 2 STORY ADDN: 688 SF
 - TOTAL: 1,035 SF
 - PROP GARAGE (347)/EX GFA (2,206) = 0.16
 - PROP ADDN (688)/ EX GFA (2,206) = 0.31
 - TOTAL PROP GARAGE/ADDN (1,035)/EX GFA (2,206) = 0.47
 - PROP GFA = EX GFA (2,206) + PROP GAR/ADDN (1,035) = 3,241 SF
 - PROP FAR = PROP GFA (3,241) / LOT AREA (17,848) = 0.18

13. THERE ARE NO TREES ON THIS PROPERTY.

14. THE CONC PATIO AND A PORTION OF THE FRAME FENCE WILL BE REMOVED TO ALLOW FOR THE PROPOSED GARAGE AND ADDITION.

SHOWING THE IMPROVEMENTS ON LOT 623, SECTION SIX

KEENE MILL MANOR

FAIRFAX COUNTY, VIRGINIA
BRADDOCK DISTRICT

SCALE: 1" = 20' JULY 28, 2009 NOVEMBER 17, 2009 (REV)
SEPTEMBER 14, 2009 (REV)

CASE NAME: JAMES BAKER



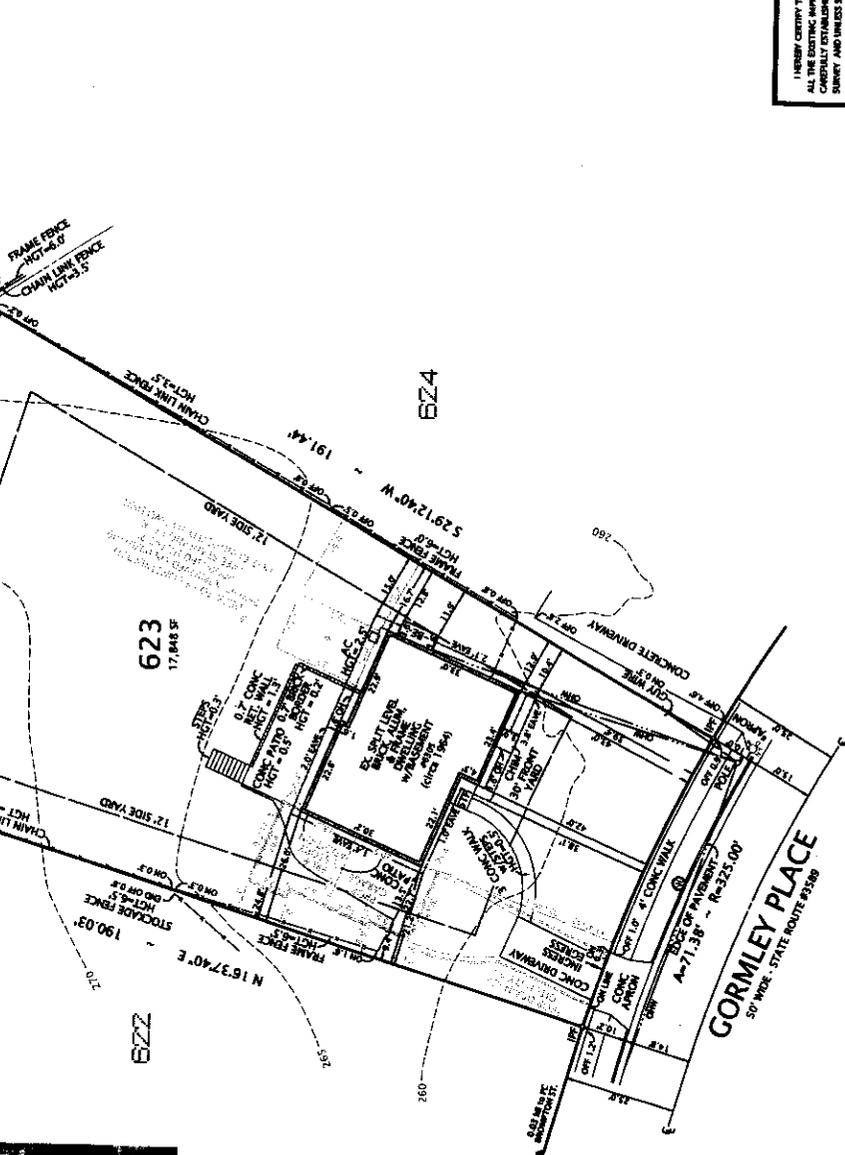
8808-H PEAR TREE VILLAGE COURT
ALEXANDRIA, VIRGINIA 22309
TEL: 703-935-5151
FAX: 703-939-9412

THE PLAT IS SUBJECT TO ALL THE EXISTING IMPROVEMENTS HAVING BEEN CAREFULLY ESTABLISHED BY A CURRENT FIELD SURVEY AND UNLESS SHOWN THERE ARE NO VISIBLE ENCROACHMENTS AS OF THE DATE.

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A TITLE REPORT WAS NOT FURNISHED.

60328001

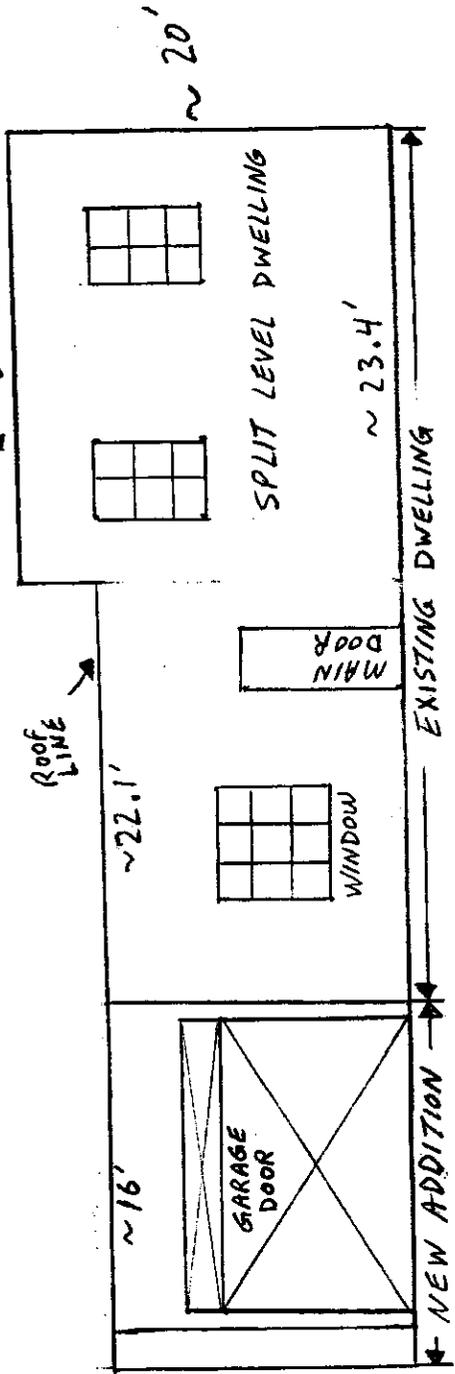


IMPERVIOUS COVER CALCULATION:

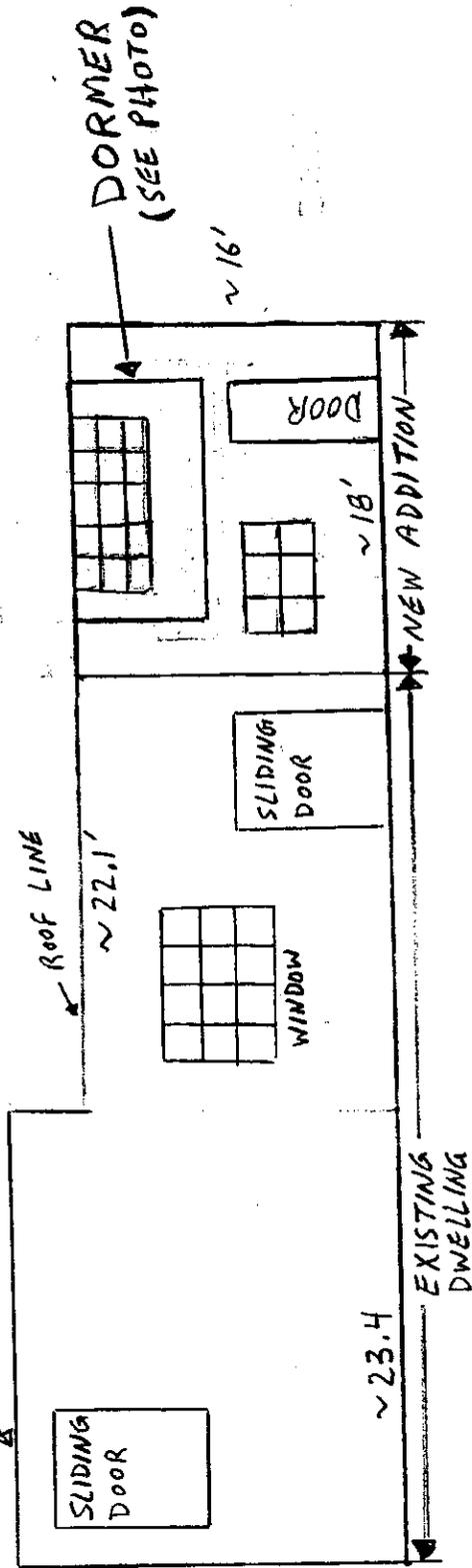
FRONT YARD	= 2,240 SF
EX IMPERVIOUS COVER	= 281 SF
EX IMPERVIOUS COVER RATIO	= 281 / 2,240 = 0.13
PROPOSED IMPERVIOUS COVER	= 281 + 92 = 373 SF
PROP IMPERVIOUS COVER RATIO	= 373 / 2,240 = 0.17

10 FEET
2 FEET

FRONT VIEW



REAR VIEW



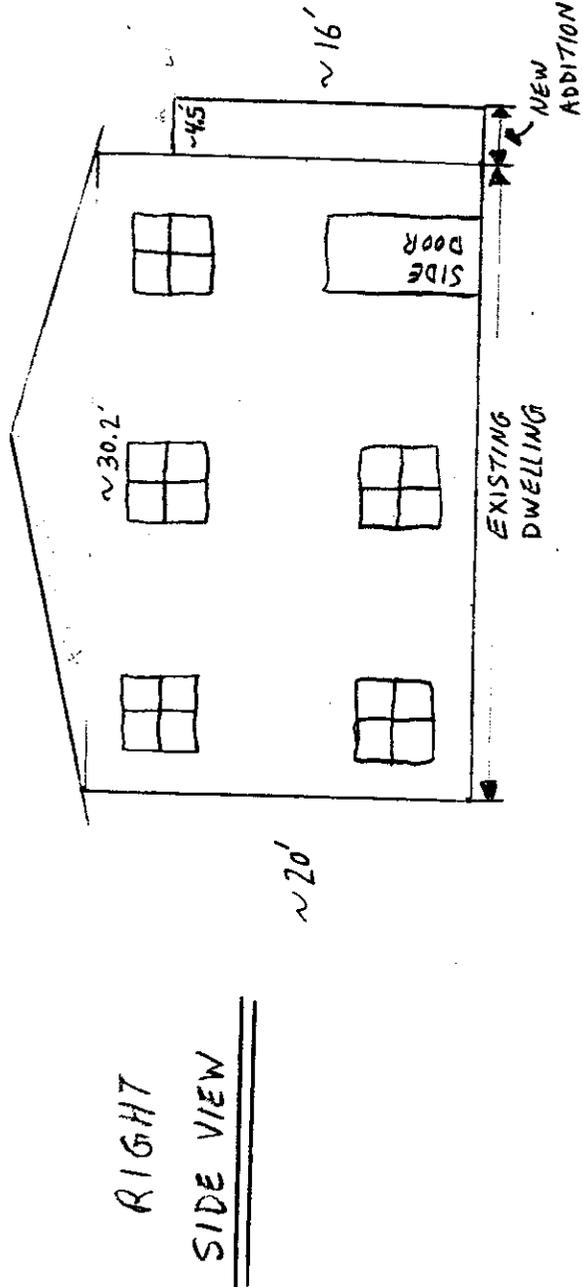
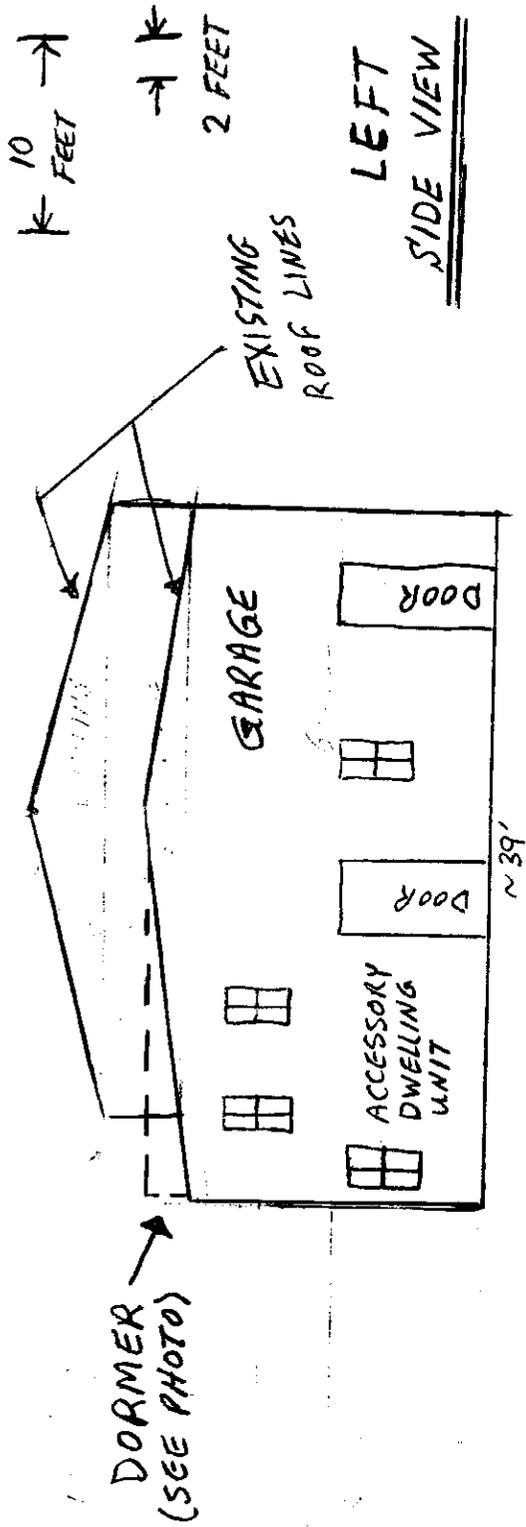
ARCHITECTURAL DEPICTIONS AND DIMENSIONS ARE APPROXIMATE.

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42-381 100 SHEETS 4 SQUARE
42-386 200 SHEETS 5 SQUARE

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Department of Planning & Zoning

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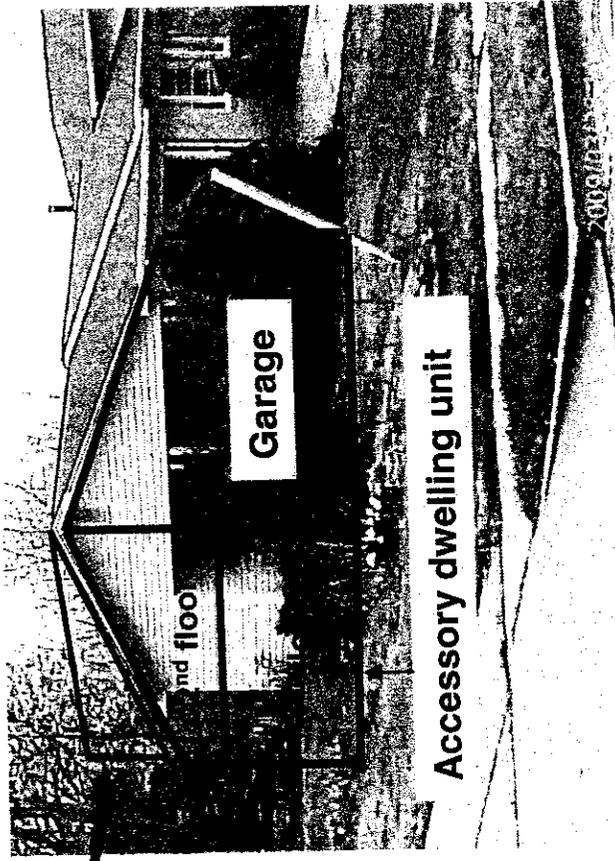
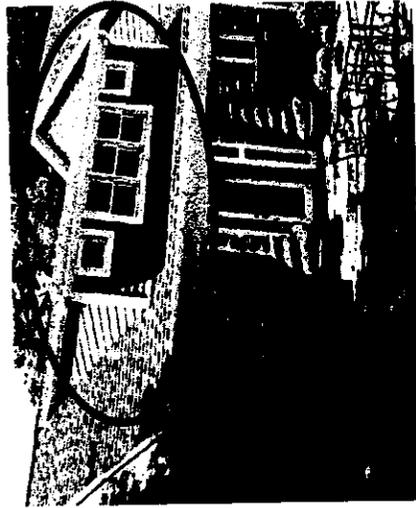
Zoning Evaluation Division



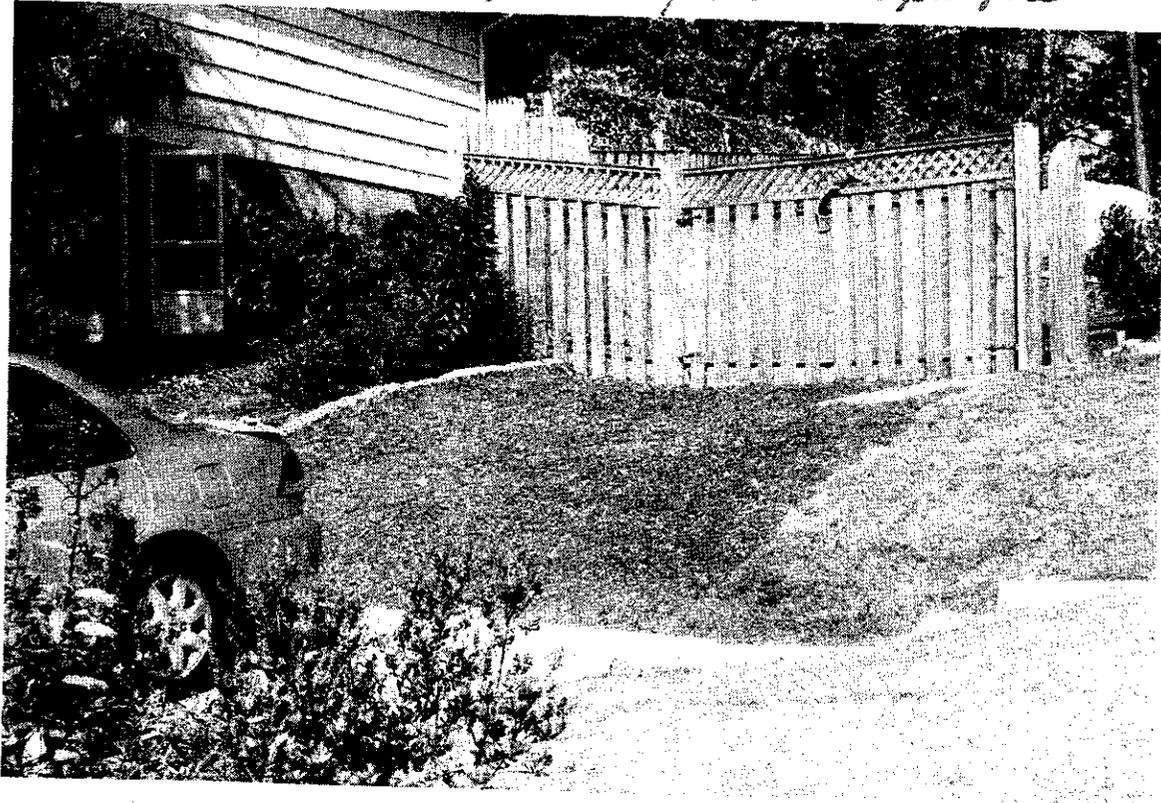
ARCHITECTURAL DEPICTIONS AND DIMENSIONS ARE APPROXIMATE.

The accessory dwelling unit will be attached to the left side of the existing dwelling and it will be located behind the garage addition as shown on the plat. It will have a dormer in order to provide enough headroom height for the second level.

Dormer



6305 Gormley Place
Applicant's Widened driveway & new enlarged gate 11/5/09



Western Adjacent to 6303 Gormley Place



11/5/09

Applicant's Drive 6305 Gormley Place



DESCRIPTION OF THE APPLICATION

The application includes three requests. The first request is to permit an accessory dwelling unit. The dwelling unit is to be located within a proposed 2-story addition. This addition is proposed to be located 6.0 feet from the western side lot line (this is the second special permit request.) The third special permit request is to permit a 1-story, two-car garage addition to be located 6.0 feet from the western site lot line.

	Yard	Min. Yard Req.*	Proposed Location	Amount Of Reduction	Percent of Reduction
Special Permit #2	Side (west)	12.0 feet	6.0 feet	6.0 feet	50%
Special Permit #3	Side (west)	12.0 feet	6.0 feet	6.0 feet	50%

* Minimum yard requirement per Section 3-307

EXISTING SITE DESCRIPTION

The site is currently zoned R-3 and contains a split-level single family detached dwelling, built in 1964. The lot is 17,848 square feet in size and is surrounded by single-family detached homes on all lot lines. The lot is slightly pie-shaped and the topography rises a little over 10 feet from the front to the rear of the lot. An existing patio is located at the northwest rear of the house and a deck is proposed to be constructed at the northeast rear of the house. The site is accessed from Gormley Place. Both a chain link and frame fence ranging in height from 3.5 to 6.5 feet surround the rear yard. Vegetation is scattered throughout the yard.

CHARACTER OF THE AREA

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

BACKGROUND

County tax records indicate that the dwelling was constructed in 1964. A building permit was issued on September 1, 2009 to permit the construction of a 12' x 20' deck, measuring approximately 5.7' in height on the northeast corner of the dwelling. The permit also allowed for the construction of 7-foot high privacy fence along the side and rear lot lines. A copy of the building permit is included as Appendix 4 of this staff report.

The Board of Zoning Appeals (BZA) heard the following similar special permit and variance applications in the vicinity of the application parcel:

- *Variance VC 83-S-029* was approved on May 10, 1983 for Tax Map 79-4 ((2)) 185, zoned R-3, at 8203 Dabney Avenue, to permit construction of garage addition to dwelling 9.0 feet from side lot line (12 feet minimum side yard required).
- *Variance VC 90-S-018* was denied on May 16, 1990 for Tax Map 79-4 ((2)) 151, zoned R-3, at 8110 Dabney Avenue, to permit construction of a detached garage 6.0 feet from side and rear lot lines (12 feet minimum side yard and 15 feet minimum rear yard required).
- *Variance VC 90-S-065* was approved on September 14, 1990 for Tax Map 79-4 ((4)) 583, zoned R-3, at 6314 Greeley Boulevard, to permit construction of addition (sunroom) 5.5 feet from side lot line (12 feet minimum side yard required).
- *Variance VC 91-S-068* was approved on August 14, 1991 for Tax Map 79-4 ((2)) 151, zoned R-3, at 8110 Dabney Avenue, to permit construction of a detached garage 8.0 feet from side and rear lot lines (12 feet minimum side yard and 15 feet minimum rear yard required).
- *Variance VC 93-S-056* was approved on August 5, 1993 for Tax Map 79-4 ((2)) 204, zoned R-3, at 8206 Old Oaks Drive, to permit construction of an addition (two-car garage) 6.0 feet from side lot line (12 feet minimum side yard required).

The BZA has not heard any special permit applications to permit an accessory dwelling unit within the vicinity of the application property.

ANALYSIS

Special Permit Plat (Copy at front of staff report)

- **Title of Plat:** Plat Showing the Improvements on Lot 623, Section Six, Keene Mill Manor
- **Prepared by:** Dominion Surveyors Inc., dated July 29, 2009, revised through November 17, 2009.

Proposal:

The applicant proposes to construct a two-story addition to be located 6.0 feet from the western side lot line and a one-story, two-car garage addition, also to be located 6.0 feet from the western side lot line. The two additions will be attached, with the garage in front of the two-story addition. The two-story portion of the addition will contain 688 square feet and is proposed to contain an accessory dwelling unit for the applicant's sister. The existing dwelling is 2,206 square feet in size, so that the accessory dwelling unit will occupy 31.1 % of the dwelling. The applicant states that the accessory unit will have one or two bedrooms and will be occupied by his sister. The architectural renderings of the addition depict the addition with a dormer at the rear. A short concrete driveway is accessed from Gormley Place. The driveway is shown to be extended to access the two-car garage.

The renderings also depict a deck and the statement of justification references a six foot high fence in the front yard. The applicant withdrew both of these requests and they have not been advertised with the application.

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 5:

- Sect. 8-006 General Special Permit Standards
- Sect. 8-903 Group 9 Standards
- Sect. 8-918, Additional Standards for Accessory Dwelling Units
- Sect. 8-922 Provisions for Reduction of Certain Yard Requirements

Sect. 8-006 General Special Permit Standards

Applications must meet all of the 8 General Special Permit Standards. Of particular note regarding this application is General Standards 3.

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. *A drive throughout the subdivision identified numerous houses in the neighborhood with garages and carports, however review of building permit files show that only one had been approved via special permit or variance for a distance of 6.0 feet from a side lot line; the remaining appear to meet minimum yard requirements or require less of a reduction to minimum yard requirements. Though this application lot is slightly pie-shaped, it is not excessively so that it presents a hardship. The house sits toward the front of the lot, with over 100 feet from the back of the house to the rear lot line. The additions combined are proposed to be 39 feet in length, with much of this length only 6 feet from the western property line and almost half of that length 2-story in height. Staff*

believes the additions are out of character with the neighboring properties and could adversely affect their use and development. While staff does not object to an accessory dwelling unit and believes one could be compatible with the neighborhood, there is more than adequate space in the rear yard to construct an addition, either in place of the proposed deck and/or over a portion of the concrete patio. Either of these options would have much less impact on surrounding properties. Therefore, staff does not believe 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 dwelling is 2,206 square feet in size. Therefore 150% of the total gross floor area could result in an addition up to 3,309 square feet in size for a possible total square footage at build out of 5,515. The proposed additions are 1,035 square feet, for a total square footage of the house with the addition of 3,241 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 existing house is a split-level. The proposed additions include a one-story garage and a two-story accessory dwelling unit. These additions are proposed to be added adjacent to the one-story portion of the existing house. It appears that this would not be particularly compatible with the house. The architectural renderings show an unusual dormer configuration and it is not clear how this dormer functions. Additionally, in the latest renderings submitted by the applicant, the garage appears to be as tall as the two-story addition. From the submitted material, staff does not believe that the application meets this provision.

Standard 7 states that the BZA shall determine that the proposed development is harmonious with the surrounding off-site uses and structures in terms of location, height, bulk and scale of surrounding structures, topography, existing vegetation and the preservation of significant trees as determined by the Director. As stated above, a drive throughout the subdivision identified numerous houses in the neighborhood with garages and carports, however review of building permit files show that only one had been approved via special permit or variance for a distance of 6.0 feet from a side lot line; the remaining appear to meet minimum yard requirements or require less of a

reduction to minimum yard requirements. Though the application lot is slightly pie-shaped, it is not excessively so that it presents a hardship. The house sits toward the front of the lot, with over 100 feet from the back of the house to the rear lot line. The additions combined are proposed to be 39 feet in length, with much of this length only 6 feet from the western property line and almost half of that length 2-story in height. Staff believes the additions are out of character with the neighboring properties and could adversely affect their use and development. While staff does not object to an accessory dwelling unit and believes one could be compatible with the neighborhood, there is more than adequate space in the rear yard to construct an addition, either in place of the proposed deck and/or over a portion of the concrete patio. Either of these options would have much less impact on surrounding properties. It's possible that if the portion of the addition proposed to house the accessory unit were moved to the rear of the house, the proposed garage could be moved back, possibly even with the rear of the house. If it maintained the 17 foot width, it would be approximately 9 feet from the side lot line, and at one-story, may then be more compatible with neighboring properties. As proposed, staff does not believe this standard has been met

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. The Department of Public Works and Environmental Services (DPWES) has indicated that there are no drainage complaints on file related to this property. Even though the application property sits slightly lower than the adjacent property to the west, staff believes that noise could increase with the proposed addition. Currently the driveway is short and does not extend close to the side of the adjacent property. With this proposal, the driveway will be extended and even though a garage will be added, both the garage and accessory unit will have side doors directly abutting the common lot line. Staff believes that the application does not meet 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. Staff does not believe that the proposed reduction represents the minimum amount of reduction necessary to accommodate the proposed structures. The rear yard is quite large, with over 100 feet of space between the rear of the house and the rear lot line. The yard slopes slightly up toward the rear lot line, however the slope is not severe and there is an existing concrete patio and a proposed deck, one or both of which could be replaced with at least the accessory dwelling portion of the request. If the two-story addition were moved, the garage could then be moved back and could be located at least 9 feet from the side lot line, therefore requiring a lesser modification to the requirements. The rear yard is generally open, so no trees would have to be removed to accommodate the addition in the rear yard and another deck and/or patio could be added to the back of the addition and still meet minimum yards. Staff sees no compelling reason that

prohibits at least the two- story portion of the addition to be located within the minimum required side yard. Staff does not believe that the application meets this provision.

CONCLUSION

Staff does not believe that the request is in conformance with the applicable Zoning Ordinance provisions for the reasons outlined above.

RECOMMENDATION

Staff recommends denial of SP 2009-BR-094 for the additions as proposed. However, if the Board should approve the application, staff recommends the approval be conditioned subject to the proposed Development Conditions included 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. Previously Approved Building Permit
5. Applicable Zoning Ordinance Provisions

PROPOSED DEVELOPMENT CONDITIONS**SP 2009-BR-094****December 8, 2009**

If it is the intent of the Board of Zoning Appeals to approve SP 2009-BR-094 located at Tax Map 79-4 ((2)) 623 to permit as accessory dwelling unit and reduction of certain yard requirements pursuant to Sections 8-918 and 8-922 of the Fairfax County Zoning Ordinance, staff recommends that the Board condition the approval by requiring conformance with the following development conditions.

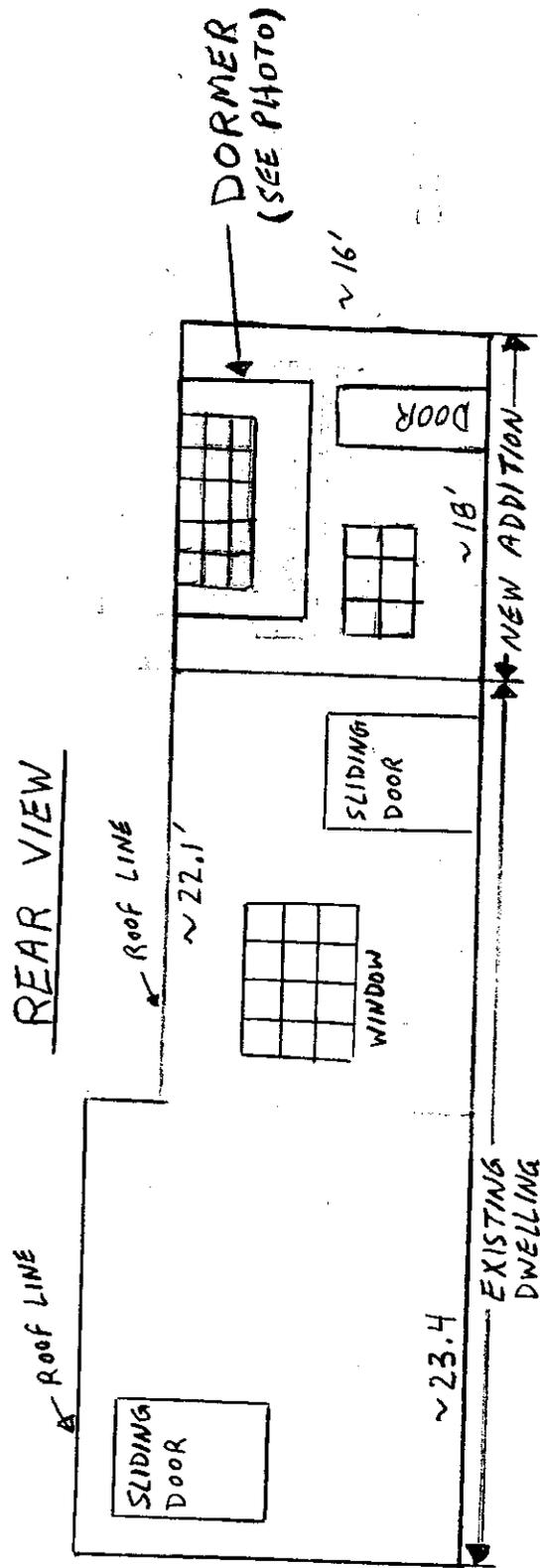
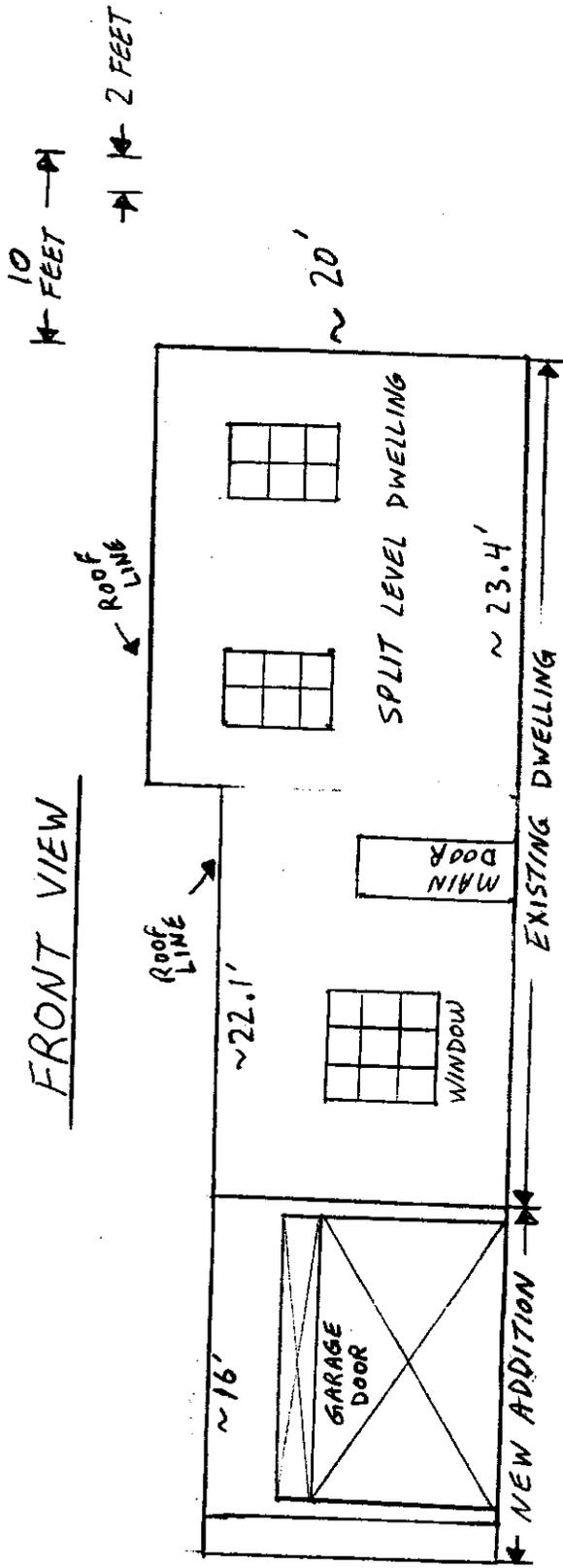
1. These conditions shall be recorded by the applicant among the land records of Fairfax County for this lot prior to the issuance of a building permit. A certified copy of the recorded conditions shall be provided to the Zoning Permit Review Branch, Department of Planning and Zoning.
2. This special permit is approved for the an accessory dwelling unit and the location and size of a one-story garage (347 square feet) and two-story addition (688 square feet) as shown on the plat prepared by Dominion Surveyors Inc., dated July 29, 2009, as revised through November 17, 2009, as submitted with this application and is not transferable to other land.
3. Pursuant to Paragraph 4 of Section 8-922 of the Zoning Ordinance, the resulting gross floor area of an addition to the existing principal structure may be up to 150 percent of the gross floor area of the dwelling that existed at the time of the first expansion (2,206 square feet existing + 3,309 square feet (150%) = 5,515 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 additions shall be consistent with the architectural renderings and materials as shown on Attachment 1 to these conditions.
5. The occupant(s) of the principal dwelling and the accessory dwelling unit shall be in accordance with Par. 5 of Sect. 8-918 of the Zoning Ordinance which states in part that one of the dwelling units shall be occupied by a person or

persons who qualify as elderly (55 years of age or older) and/or permanently and totally disabled.

6. All applicable permits and final inspections for the kitchen located within the accessory dwelling unit shall be approved prior to occupancy of the unit.
7. The accessory dwelling unit shall contain a maximum of 688 square feet, including a maximum of two (2) bedrooms in accordance with Attachment 1 to these conditions.
8. Provisions shall be made for the inspection of the property by County personnel during reasonable hours upon prior notice and the accessory dwelling unit shall meet the applicable regulation for building, safety, health and sanitation.
9. The accessory dwelling unit shall be approved for a period of five (5) years from the final approval date of the special permit and may be extended for five (5) year periods with prior approval of the Zoning Administrator in accordance with Section 8-012 of the Zoning Ordinance.
10. If the use of the accessory dwelling unit ceases and/or the property is sold or otherwise conveyed, the accessory unit shall be converted to a use permitted by the Zoning Ordinance or if the property is sold or conveyed, a special permit amendment may be submitted to permit the continued use of an accessory dwelling unit.
11. Parking shall be provided as shown on the special permit plat.

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 DEPICTIONS AND DIMENSIONS ARE APPROXIMATE.



 43,381 50 SHEETS 5 SQUARE

 43,382 100 SHEETS 3 SQUARE

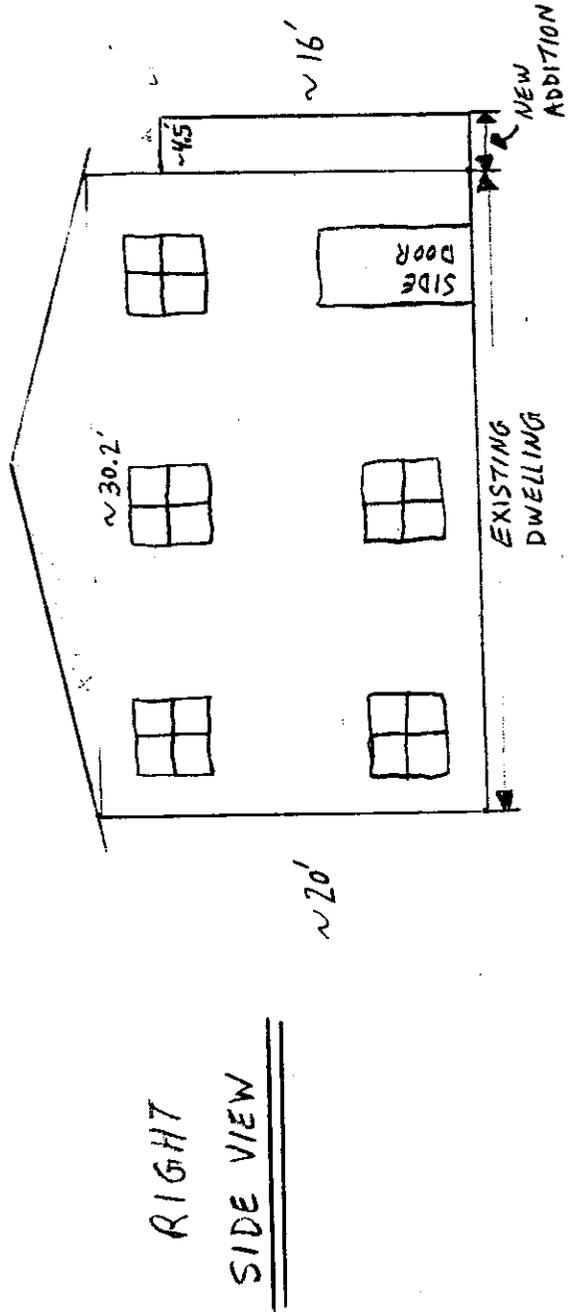
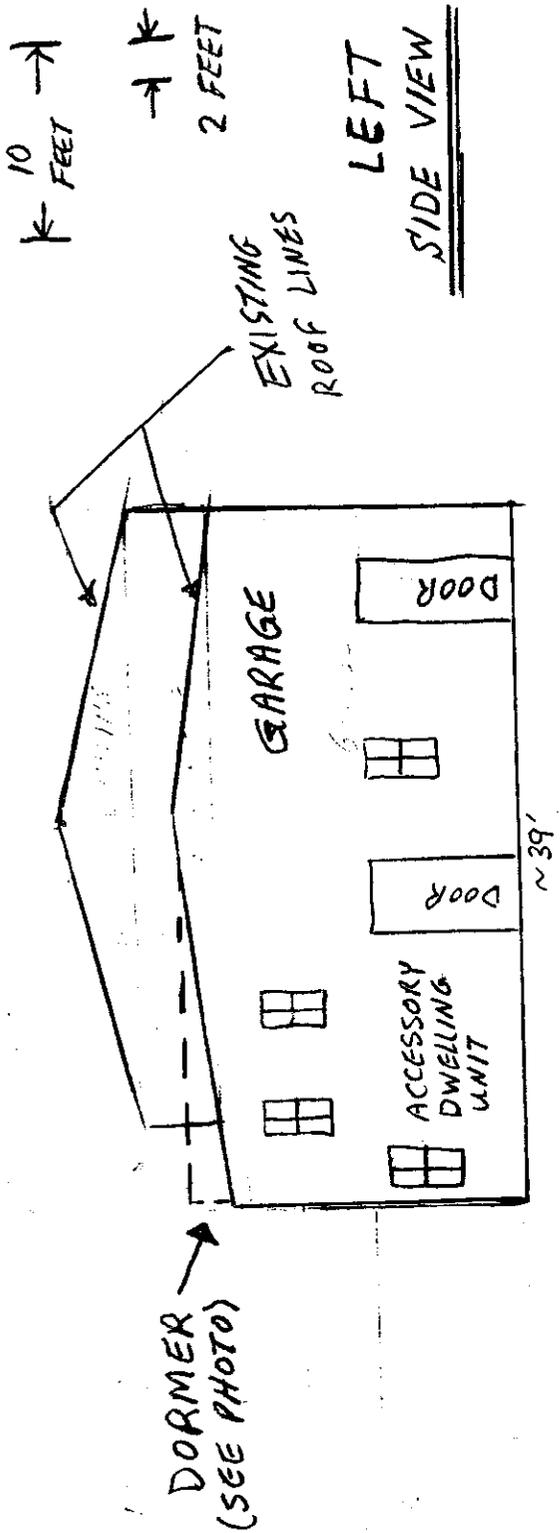
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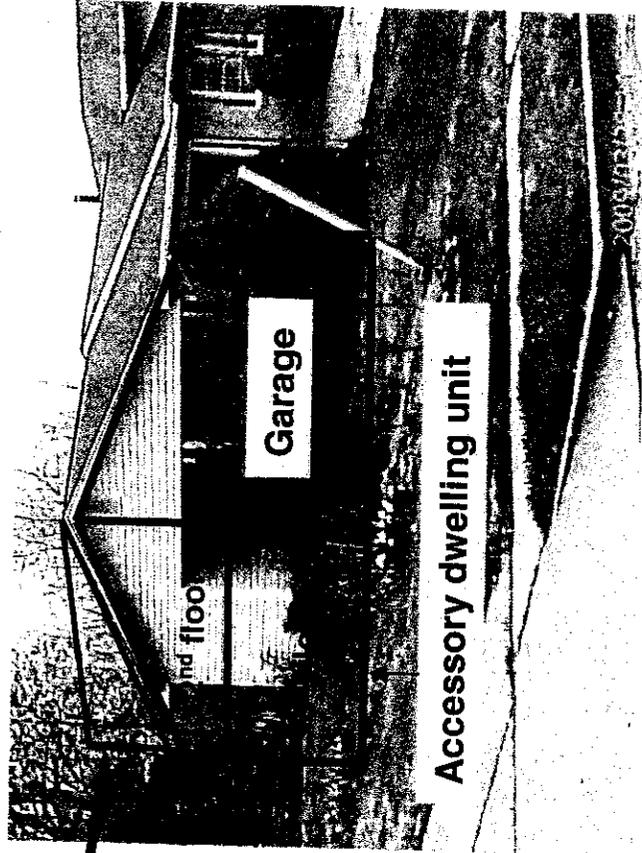
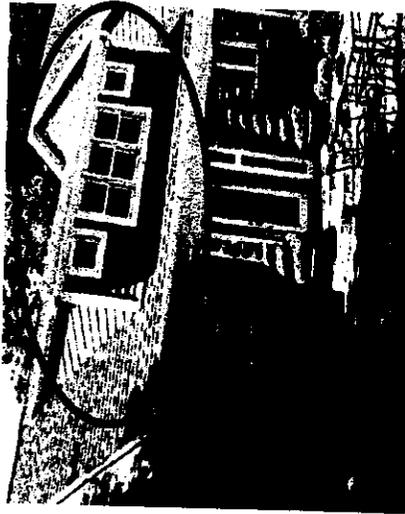
 Zoning Evaluation Division



ARCHITECTURAL DEPICTIONS AND DIMENSIONS ARE APPROXIMATE.

The accessory dwelling unit will be attached to the left side of the existing dwelling and it will be located behind the garage addition as shown on the plat. It will have a dormer in order to provide enough headroom height for the second level.

Dormer



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

SPECIAL PERMIT/VARIANCE AFFIDAVIT

DATE: August 17, 2009
 (enter date affidavit is notarized)

I, James Baker, 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 105855

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

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

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

NAME (enter first name, middle initial, and last name)	ADDRESS (enter number, street, city, state, and zip code)	RELATIONSHIP(S) (enter applicable relationships listed in BOLD above)
James Baker	6305 Gormley Place, Springfield, VA 22152	APPLICANT / TITLE OWNER

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

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

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

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

SPECIAL PERMIT/VARIANCE AFFIDAVIT

DATE: August 17, 2009
(enter date affidavit is notarized)

105855

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)

N/A

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)

N/A

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

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

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

SPECIAL PERMIT/VARIANCE AFFIDAVIT

DATE: August 17, 2009
(enter date affidavit is notarized)

105855

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**)

N / A

(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: August 17, 2009
(enter date affidavit is notarized)

105855

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: August 17, 2009
(enter date affidavit is notarized)

105855

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

James Baker / TITLE OWNER

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

Subscribed and sworn to before me this 17th day of August 2009, in the State/Comm. of Virginia, County/City of Falls Church.

My commission expires: 2/28/13



Brendan P. Kincaid
Notary Public

NOV 18 2009

Zoning Evaluation Division

Statement of Justification

James Baker
6305 Gormley Place
Springfield, VA 22152

Summary: The applicant is planning to extend the existing dwelling roof line/pitch/slope toward the left side (Western) lot line and utilize the area under the extended roof for a two-car garage (Special Permit #1) in front and an accessory dwelling unit (Special Permit #2) in back (see photo at the end). The applicant is allowed by right to extend the existing roof line up to 7 feet from the lot line and utilized the area under as a carport. The footprint area/volume of the proposed additions (due to its shape) is very similar to the footprint area/volume of a carport which is allowed by right in the same location. The applicant is requesting approval of the two Special Permits as described below;

1) The applicant is applying for a Special Permit for construction of an attached one-story garage-addition, 6 feet from the left side (Western) lot line. The addition will be constructed to match the existing dwelling both in shape, size, and utilizing similar materials and will have the same height as the existing dwelling. The existing dwelling was built in 1964 and its square footage area is ~2,200 SF. The garage will be ~17' wide x ~20.5' long (or ~347 SF), and will hold two compact cars, parked next to each other, or one large car with adequate side space for accessing and removing the bikes, lawnmower, snow remover, garden tools, and other items. The applicant has studied and measured the space required to park two compact cars next to each other and the proposed width meets it. The side yard requirement is 12 feet and applicant is requesting approval for 50% reduction or 6 feet into the side yard requirement. The Special permit is only for the left side (Western) lot line and no part of this garage will be in the front yard or go into the backyard setbacks. The left wall of the garage structure has a zig zag shape and doesn't run 6' in parallel to the lot line. There are corners points at 6 feet, 7.1 feet, and even 8.2 feet away from the lot line. The left wall will have no eave. The rain-gutter will be in the front (south wall). The applicant requires approval of a Special permit because subtracting the 12' side yard requirement from the available ~22' would result to only 10', which is not enough for parking two compact cars next to each other or even a single large car. The applicant has attached (at the end) some published data from Ryland Homes in Fairfax County, Virginia. These show the dimensions for one-car (12 ft. wide) and two-car (16.1 ft. wide) garages located in Skyview Park, Alexandria, VA. Applicant's plat shows ~17 ft. available for a two-car garage. The smallest two-car garage door is 16 ft. wide plus the required wall thicknesses would bring the total to ~17 feet. Applicant's minimum requirement happens to be 6 feet or 50%. Anything less will not be enough for a two-car garage. By right, the applicant is allowed to construct a carport 7 feet from the lot line (i.e. a 15-foot wide carport, however that is not wide enough for two cars). The applicant is really asking for an extra foot into the set-back and to utilize the space as a garage instead of a carport. A square footage area comparison between the proposed garage and a carport results to similar numbers due to

the proposed zig zag shape of the garage, however the garage will utilize half of the allowed area. The other half is utilized by the accessory dwelling unit as described under paragraph #2. A 10'-wide garage would look skinny / unattractive and will not match the aspect ratio of existing structure. The garage would shield the applicant's cars from wintery weather, a place to store the lawnmower, bikes, snow remover, garden tools, and other items. The garage would improve the look of the neighborhood by hiding these items from being seen. The proposed garage is compatible with the existing structure because it is attached to its left side (as shown on the plat), it lines up with the existing driveway, it has the same roof slope/pitch, same height, and has the right aspect ratio to the house (i.e. it looks like that it belongs to the existing structure). The footprint area for the garage is already covered by a concrete walkway, which will be removed in order to open up room for the garage foundation, resulting to minimal increase in impervious area. The applicant could have constructed a much larger garage in the middle of his backyard without requiring a Special Permit, however that location would have required a very long driveway starting from the street level, continuing on the left side of the house and ending in the backyard, which has an elevation 10-15' higher than the street. That location would have blocked the views from the abutting properties and destroyed the backyard usage, not mentioning the huge increase in the impervious area. The proposed location of the garage doesn't impact the adjacent properties because the abutting properties can hardly see it from their properties. There is an existing ~6' tall wood privacy fence between the applicant's left side (Western) lot line and the abutting property on the left. The neighbor's house (on the left) is located at much higher elevation and they have no windows facing this addition, therefore not being impacted. There are huge trees in the front yard of the left side neighbor, therefore blocking this addition from even being seen from their front yard. The abutting property on the north side has no visual impact because their house is located on the other side of the hill. The abutting property on the right side will have no visual impact because the existing dwelling will block the addition. The proposed addition would have no effect on the abutting properties. There are no known hazardous or toxic substances on the property and no storm water management plan is required. The proposed use is harmonious with and will not adversely affect the use or development of neighboring properties. This type addition is very common in the KEENE MILL MANOR area. There are even additions which are closer than 6 feet to the property line. Please refer to the garage photos located on the submitted CD and at the end of this Statement of Justification.

Sect. 8-006 General Special Permit Standards

The applicant meets all of the 8 General Special Permit Standards with notes regarding standard 3.

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 Special Permit application satisfies this condition based on the fact that many other homes in the neighborhood have carports constructed by right in a similar fashion as the proposed garage as close as 7 feet to adjacent lot lines. The applicant currently parking vehicle on existing driveway; a garage would hide the vehicle and be more in keeping with the neighborhood.*

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

The Special permit application satisfies 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. The application meets all 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 ~2,200 square feet. Therefore 150% of the total gross floor area could result in an addition up to 3,300 square feet; which makes a combined total of 5,500 square feet. The proposed addition will be ~347 square feet for a total of 2,547 square feet for the existing house and addition. 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 location, height, bulk and scale of the existing structure(s) on the lot. *The proposed addition will be 16 feet in height which matches the height of the house. The applicant will utilize similar materials for constructing the garage, so its exterior will match the siding on the existing house. The proposed addition will not be out of character with existing on-site development.*

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 proposed garage will hide vehicles and other items from sight. Though a carport could be constructed by right in the current location of the proposed garage, an enclosed space would mitigate noise from vehicles and people entering and exiting them. The height of garage is same as the house and will have the same roof slope/pitch as existing house.*

Standard 8 states 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 storm water runoff. *No downstream complaints have been indicated by DPWES and there is relatively small increase of impervious area due to the proposed addition being constructed over an existing concrete walkway. As stated previously, the applicant will be able to house two compact cars (and other yard items). The proposed addition will not have any adverse impact on neighboring properties.*

Standard 9 states 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 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 applicant is only asking for an extra foot into the set back requirements vs. what is allowed by right when constructing a carport and the footprint area of the proposed addition is very similar to the carport. The proposed addition could not have been constructed on the northern side of the existing house due to the elevation level being 10-15 feet higher than the street, requiring a very long driveway which would have extremely increased the impervious area; it would be visible to all abutting properties and block their views. There are no Resource Protection areas on the subject property and the topography suggests very little change in grade in the proposed location. Applicant's proposed garage will utilize half of the foot print/volume of what is allowed by right as a carport and he will use the other half for an accessory dwelling unit as described below.*

2) The applicant is applying for a Special Permit for construction/establishment of a two-story accessory dwelling unit, 6 feet from the left side (Western) lot line. The accessory dwelling unit will be attached to the left side of the existing dwelling and it will be located behind the garage addition as shown on the plat. The accessory dwelling unit will have the same roof slope/pitch/height as the existing dwelling and it will have a dormer in order to provide enough headroom height for the second level. The addition will be constructed to match the existing dwelling both in shape, size and similar materials as the existing dwelling. The existing dwelling was built in 1964 and its square footage area is ~2,200 SF. The accessory dwelling unit will be ~18.5' W x ~18.5' L (or ~688 SF). The side yard requirement is 12 feet and applicant is requesting approval for 50% reduction or 6 feet into the side yard requirement in addition to establishment of the accessory dwelling unit. The Special permit is only for the left side (Western) lot line and no part of this addition will be in the front yard or go into the backyard setbacks. The left wall of accessory dwelling unit will be 6 feet or more away from the property line (without any eave on its left wall). Its rain-gutter will be in the back (north wall). The proposed addition is compatible with the existing structure because it is attached to its left side (as shown on the plat), it is hidden behind the garage, it has the same roof slope/pitch/height, and has the right aspect ratio to the house (i.e. it looks like that it belongs to the existing structure). The footprint area for the addition is already covered by a concrete walkway, which will be removed in order to open up room for its foundation, resulting to minimal increase in impervious area. The rules require an accessory dwelling unit to be part of a single family detached structure (i.e. placing the accessory dwelling unit in the backyard and connecting it to the main existing dwelling structure via a breezeway WILL NOT make it part the existing dwelling). Applicant's proposed location meets this requirement due to being under the same roof structure as the existing dwelling. In addition, all the utility lines are present in the proposed location.

In addition, the backyard location would have blocked the views from the abutting properties, increased the impervious area, and destroyed the backyard usage. The proposed location of the addition doesn't impact the adjacent properties because the abutting properties can hardly see it from their properties. There is an existing 6' tall wood privacy fence on the left side. The neighbor's house (on the left) is located at much higher elevation and they have no windows facing this addition, therefore not being impacted. There are huge trees in the front yard of left side neighbor, and since the accessory dwelling unit is located behind the garage, it will not be visible from the street or from their front yard. The abutting property on the north side has no visual impact because their house is located on the other side of the hill. The abutting property on the right side will have no visual impact because the existing dwelling will block the addition. The proposed addition would have no effect on abutting properties. There are no known hazardous or toxic substances on the property and no storm water management plan is required. The accessory dwelling will allow the applicant and his 63 year old sister to each have their own privacy based on their own schedules. Approval of this Special Permit would be consistent with the Comprehensive Plan and with the Policy of the Board of Supervisors (Zoning Ordinance, Appendix 5) concerning Accessory Dwelling Units in the context of the County's policy concerning the maintenance of affordable housing. The proposed use is part of a single family-detached house and, as such, will be in harmony with the general purpose and intent of the zoning ordinances. The proposed use is harmonious with and will not adversely affect the use or development of neighboring properties. The proposed use will not add materially to either vehicular or pedestrian traffic. There are adequate off-street parking and access to the property (see Plat). There are similar additions in the KEENE MILL MANOR area, with some that are closer than 6 feet to the property line. Please refer to the accessory dwelling photos located on the submitted CD and at the end of this Statement of Justification.

Sect. 8-006 General Special Permit Standards

The applicant meets all of the 8 General Special Permit Standards with notes regarding standard 3.

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 Special Permit application satisfies this condition based on the fact that many other homes in the neighborhood have carports constructed by right as close as 7 feet to adjacent lot lines, in a similar fashion the accessory dwelling unit is part of (under) the roof structure which could be used as a carport/garage instead. The accessory dwelling unit will not be visible from the street and by abutting neighbors on the north and east. The abutting neighbor on the left has no windows facing this addition.*

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

The Special permit application satisfies 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 is covered under Sect. 8-918 (below) and Standard 10 allows the BZA to impose development conditions. The application meets all 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 ~2,200 square feet. Therefore 150% of the total gross floor area could result in an addition up to 3,300 square feet; which makes a combined total of 5,500 square feet. The proposed addition will be ~688 square feet for a total of 2,888 square feet for the existing house and addition. 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 location, height, bulk and scale of the existing structure(s) on the lot. *The proposed addition will be 16 feet in height which matches the height of the house. The applicant will utilize similar materials for constructing the unit, so its exterior will match the siding on the existing house. The proposed addition will not be out of character with existing on-site development.*

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 accessory dwelling unit will not be visible from the street and the abutting neighbors. The accessory dwelling is under the same roof structure similar to a carport, which could have been constructed by right in the current location of the proposed dwelling unit. The height of accessory dwelling is same as the house and will have the same roof slope/pitch as existing house.*

Standard 8 states 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 storm water runoff. *No downstream complaints have been indicated by DPWES and there is relatively small increase of impervious area due to the proposed addition being constructed over an existing concrete walkway. As stated previously, the dwelling unit is under (part of) the same roof structure as a carport/garage and not visible from street. The proposed addition will not have any adverse impact on neighboring properties.*

Standard 9 states 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 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 could not have been constructed on the northern side of the existing house due to the elevation level being much higher than the street, requiring a breezeway to attached it to the house, increase in the impervious area; it would be visible to all abutting properties and block their views. There are no Resource Protection areas on the subject property and the topography suggests very little change in grade in the proposed location. The rules require an accessory dwelling unit to be part of a single family detached structure (i.e. placing the accessory dwelling unit in the backyard and connecting it to the main existing dwelling structure via a breezeway WILL NOT make it part the existing dwelling). Applicant's proposed location meets this requirement due to being under the same roof structure as the existing dwelling. In addition, all the utility lines are present in the proposed location.*

Sect. 8-918 Additional Standards for Accessory Dwelling Units

The Special Permit application satisfies all of the provisions contained in Sect. 8-918.

Provision#1, the dwelling in question is a single family detached dwelling. There will be only one "accessory" unit.

Provision#2, the "accessory" unit will be located within and will be part of the dwelling.

Provision#3, the "accessory" unit will be ~688 square feet in size or 31 percent of the existing gross floor area, and thus, is within the 35 percent requirement.

Provision#4, the "accessory" unit will have one or two bedrooms.

Provision#5, the primary dwelling unit will be occupied by the applicant and his 63 year old sister will occupy the accessory dwelling unit. The occupant(s) of the principal dwelling and the accessory dwelling unit will be in accordance with Par. 5 of Sect. 8-918 of the Zoning Ordinance.

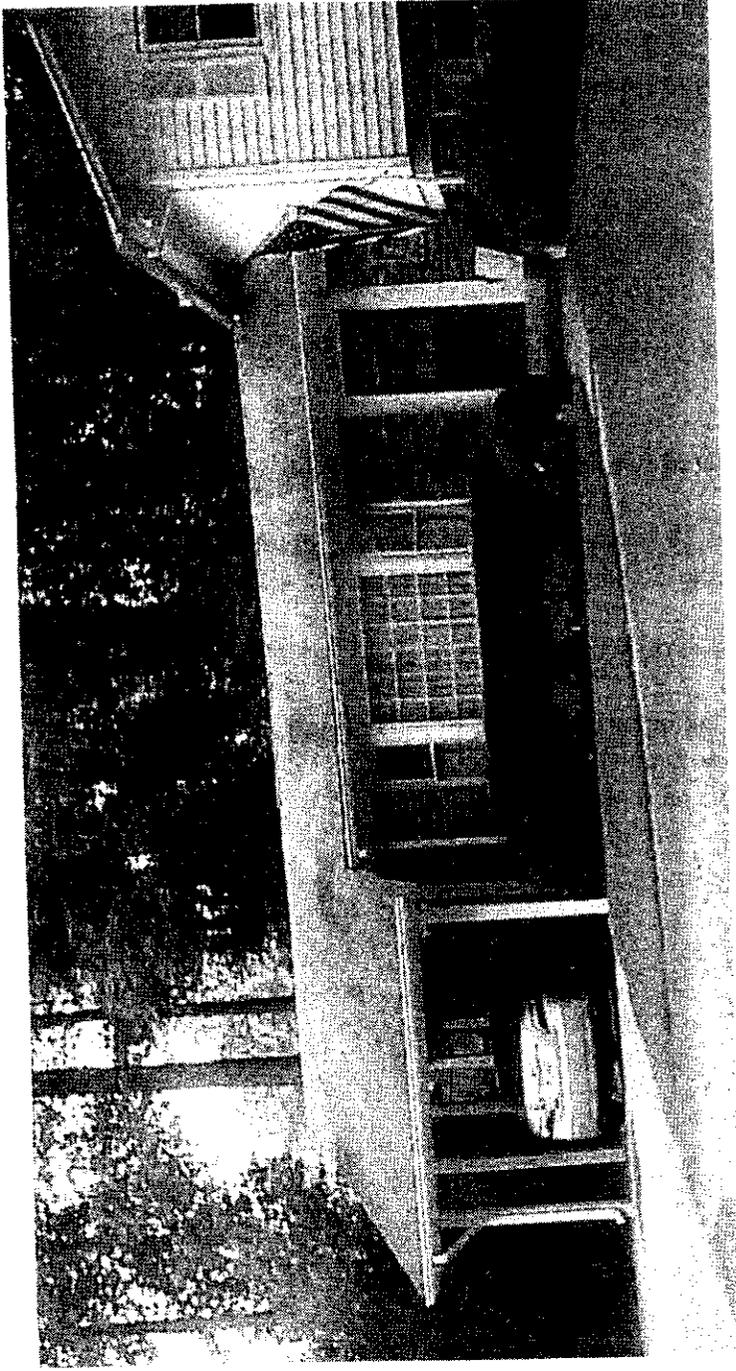
Provision#6, not applicable.

Provision#7, there is adequate off street parking for applicant and his sister vehicles. Their cars will be parked in the driveway or in the garage. There is plenty of space on the street to park three more cars in front of the house without impeding traffic.

Provision#8, the lot will not be subdivided.

Provision#9, it will meet all the applicable regulations for building, safety, health and sanitation.

Provision#10, it will be recorded by Clerk of BZA.



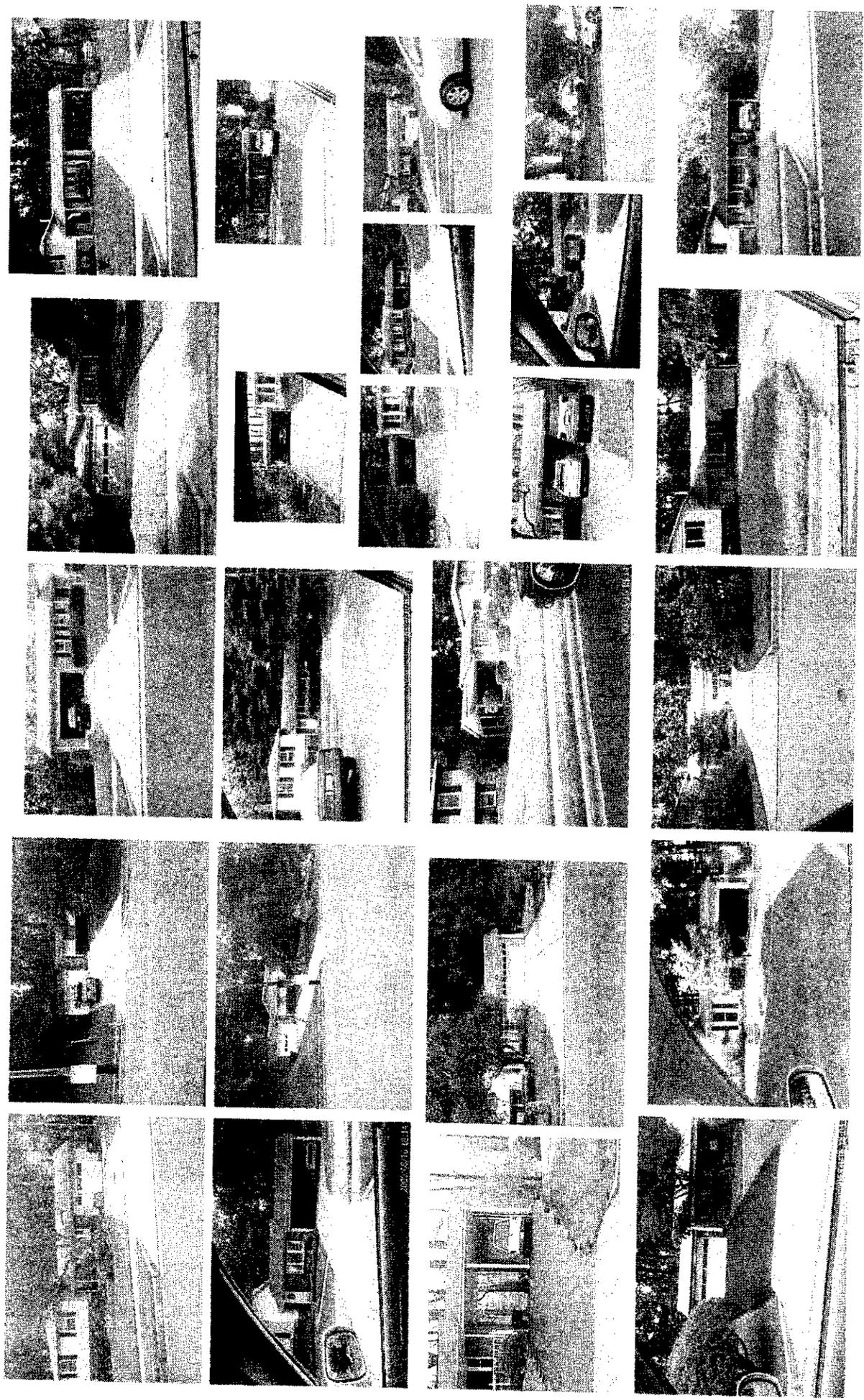
The slope/pitch of the roof above my garage addition would be very similar to this photo (i.e. same as the existing dwelling, as viewed from the street), except it will be enclosed and will have a door in front (instead of a carport). There will be no eave on the left. The garage will be attached to the left side of the existing dwelling as shown on the plat and similar to this photo. Its rain-gutter will be in the front. This photo is from a dwelling located in KEENE MILL MANOR.



Garage Photos

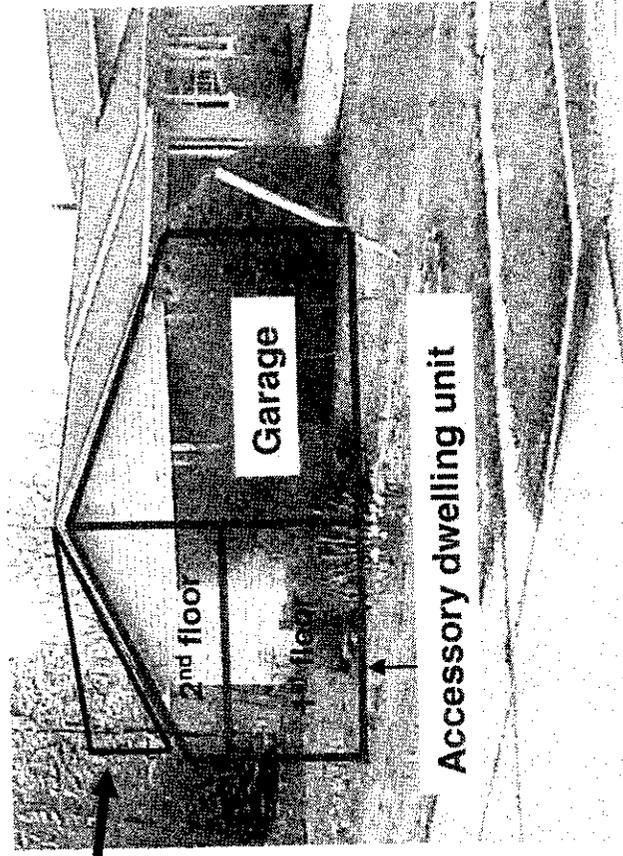
Photos have date stamp

These photos are from dwellings located in KEENE MILL MANOR. The garage addition is very common in this area. There are even additions which are closer than 6 feet from the lot line.



The accessory dwelling unit will be attached to the left side of the existing dwelling and it will be located behind the garage addition as shown on the plat. It will have a dormer in order to provide enough headroom height for the second level.

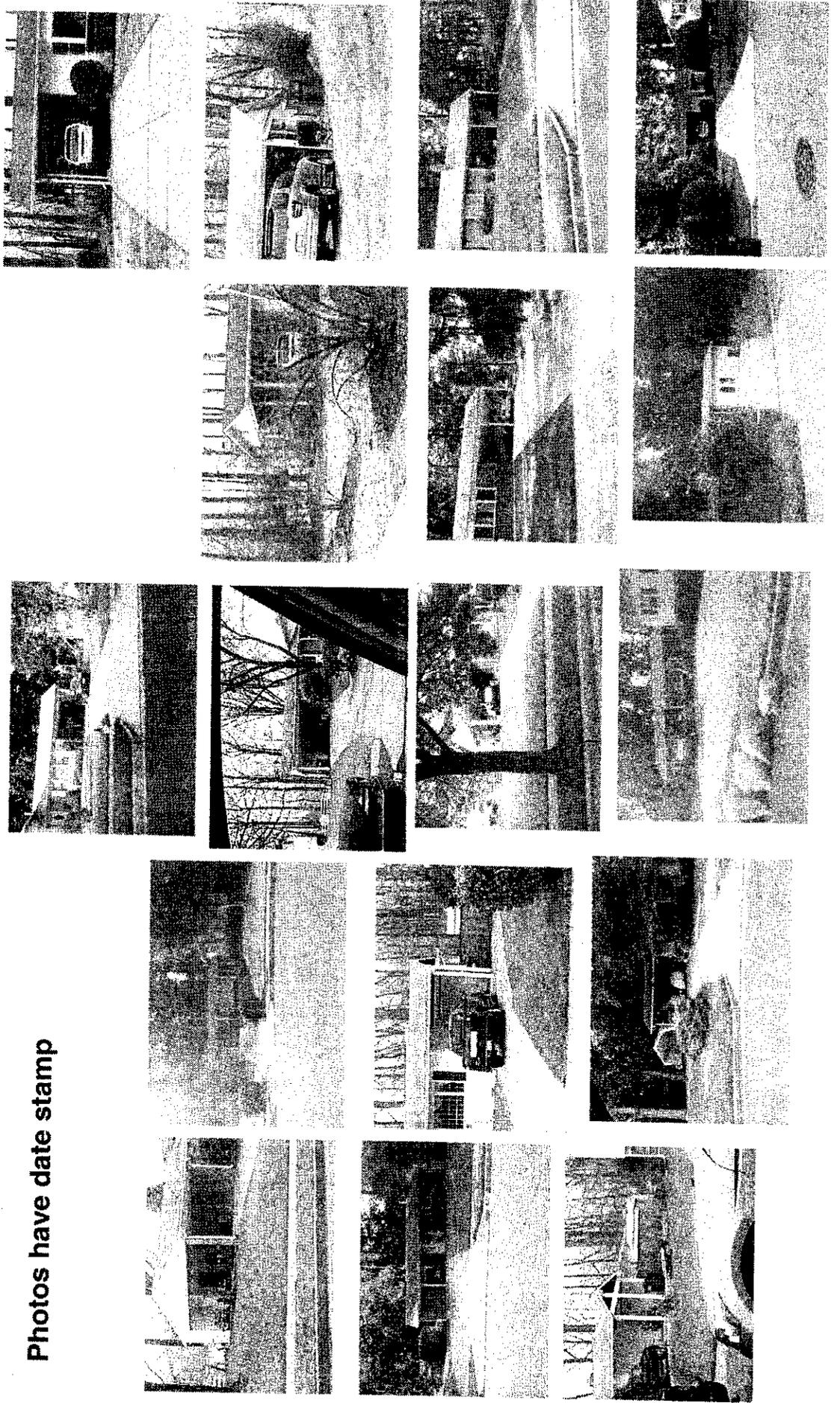
Dormer



Accessory Dwelling Unit photos

These photos are from dwellings located in KEENE MILL MANOR, which show how the rear of the garages/carports are used as storage or dwelling units. Some of these additions are closer than 6 feet from the lot line.

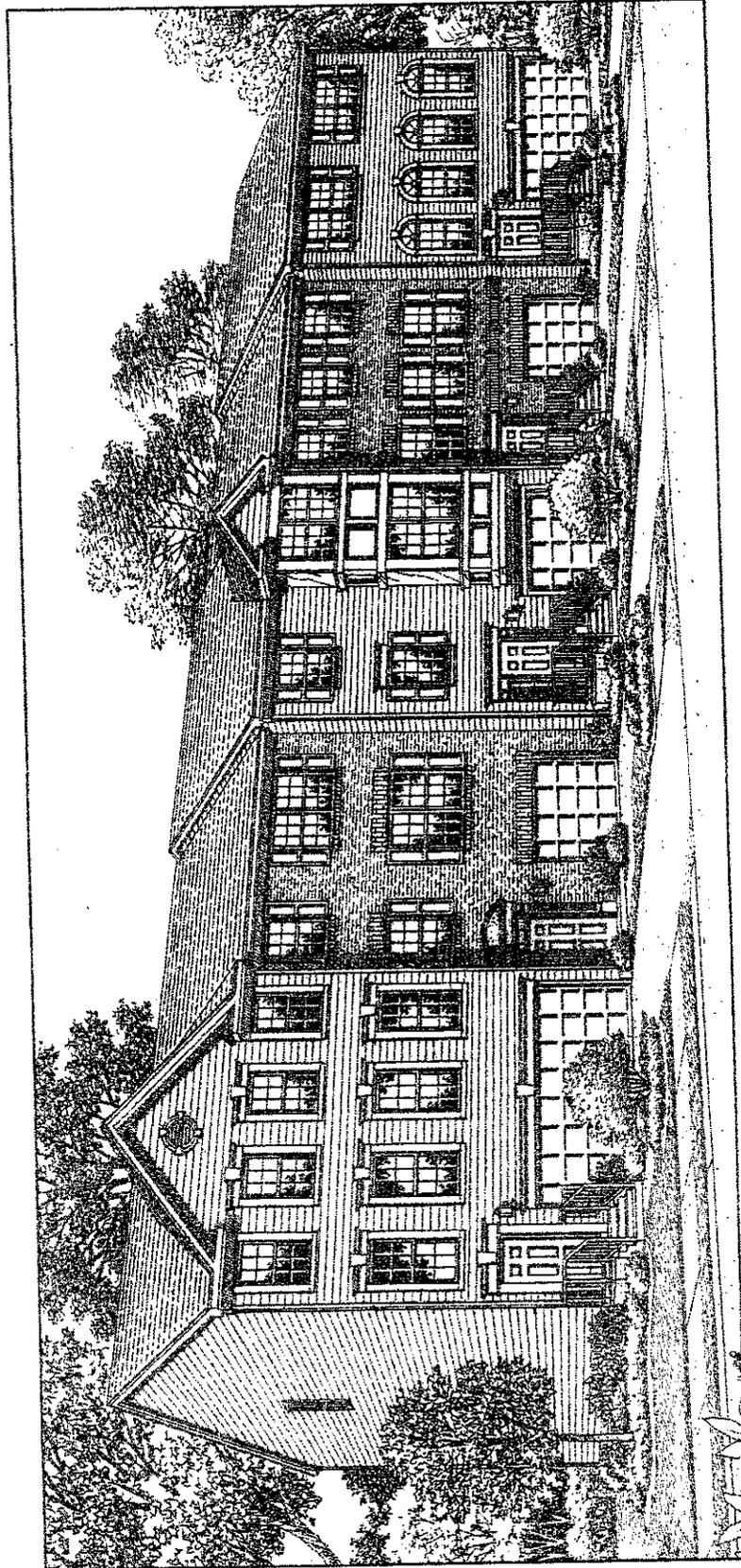
Photos have date stamp



SP 2009-BR-094

ELEVATIONS

Kentwell



RYLAND HOMES
America's Home Builders

ryland.com

4100 Monument Corner Drive, Suite 300 • Fairfax, Virginia 22030 • Phone: (703) 502-5200 • Fax: (703) 502-5220



Plan prices subject to change without notice. See local Ryland Home Builders for details.

STND

Skyview Park

Town Homes

Exciting Living Areas

- *9' Ceilings on Main Level (per plan)
- *Six Panel Colonial Doors
- *Decorator Lighting Fixtures
- *Luxurious Wall to Wall Carpeting
- *Telephone Jack in Owner's Suite and Kitchen and Lower Level when finished
- *~~Cable Pre-Wire Main Floor~~, Owner's Suite and Lower Level when finished
- ✓ *~~3 Piece Plumbing Rough-In in Lower Level~~ (per plan)

Gourmet Kitchens

- *Aristokraft Wood Cabinetry w/42" Wall Cabinets
- *Stainless Steel Sink and Moen Faucet
- *GE Frost Free 18 cu ft Refrigerator w/Icemaker
- *GE Range with Self Cleaning Oven
- *GE Potscrubber Dishwasher
- *Garbage Disposal
- *Laminate Countertops w/ Choice of Colors
- *Mannington No-Wax Resilient Floors
- *Kitchen Island (per plan)

Spacious Baths

- *Pedestal Sink in Powder Room w/Oval Mirror
- *Owner's Bath with Ceramic Tile Surround
- *Hall Bath Tub & Shower w/Ceramic Tile Surround
- *Wood Vanities and Cultured Marble Tops
- *Wood Cabinetry Vanities
- *Moen Faucets
- *Mannington No-Wax Resilient Floors

Energy Saving and Safety Features

- *Energy Efficient Gas Heat
- *50 Gallon Quick Recovery Gas Hot Water Heater
- *Thermal Insulated Vinyl Windows with Screens
- *Air Infiltration Prevention System
- ✓ *~~Smoke Detector on Each Level and all Bedrooms~~
- *Insulated Fiberglass Front Entry Door w/Dead Bolt

Classic Exteriors

- *Sodded Lawns and Landscape Package
- *Maintenance Free Vinyl Siding
- ✓ *~~Poured Concrete Driveway and Leadwalk~~
- ✓ *~~Front and Rear Hose Bibs~~ (location per plan)
- ✓ *~~All Weather Electrical Outlets GFI Protected~~ (location per plan)
- *One or Two Car Garage with w/Opener Outlet (per plan)

Buyer Assurance and Warranty

- *Pre-settlement Quality Control Inspection
- *Pre-settlement Buyer Demonstration and Orientation
- *60 Day Post Settlement Customer Service Orientation
- *One Year Drywall Certificate
- *10 Year Ryland Warranty

Ryland Homestore

- *At Our Decorator Showroom you select from our wide variety of Aristokraft Kitchen/Bathroom Cabinets, Moen Faucets, Countertops, Flooring, G.E. Appliances, and Fireplaces Facades to personalize your Ryland Home.

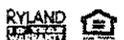
RYLAND HOMES

America's Home Builder

ryland.com

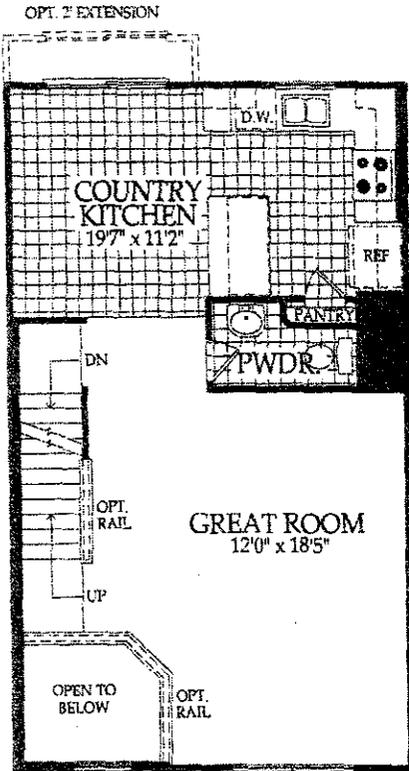
4100 Monument Corner Drive, Suite 300 • Fairfax, Virginia 22030 • Phone: (703) 502-5200 • Fax: (703) 502-5220

Plans, prices, specifications subject to change without notice. See Sales Counselor for details.

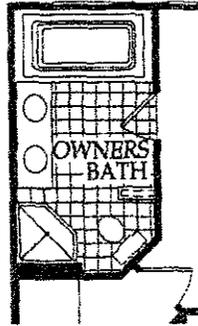


FLOOR PLAN

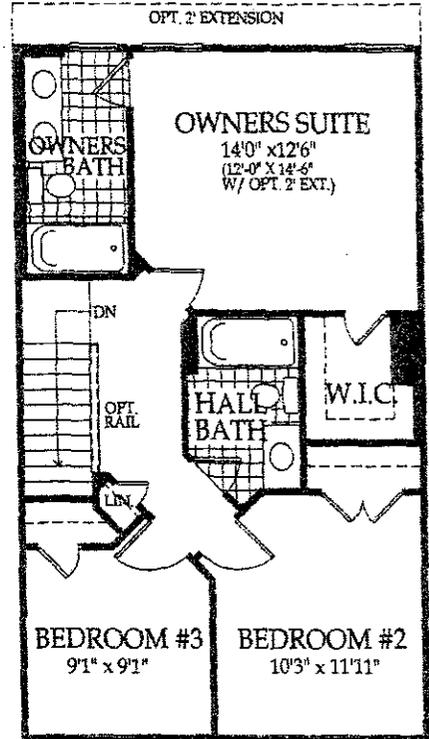
Lakewood



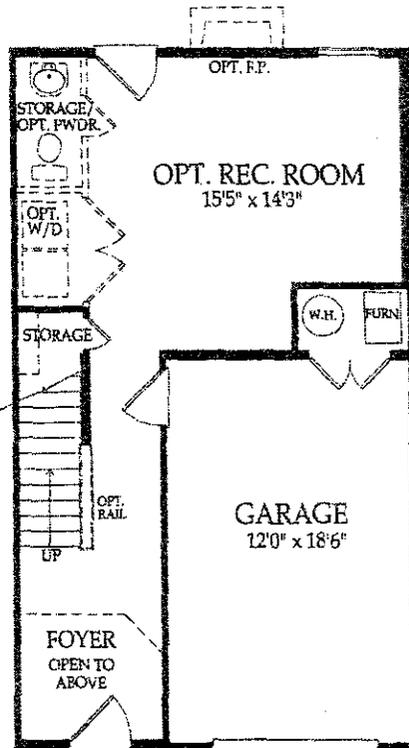
FIRST FLOOR



OWNERS BATH
W/OPT. 2' EXTENSION



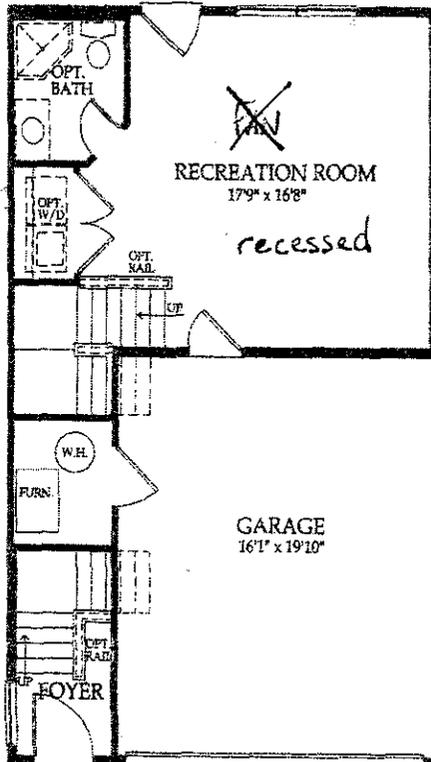
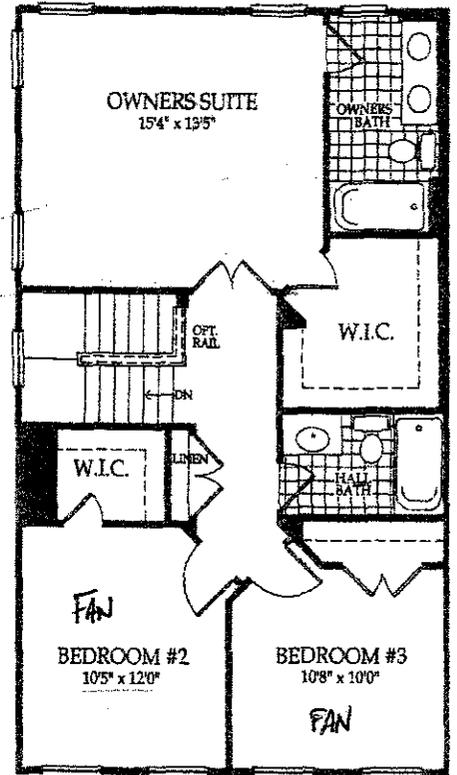
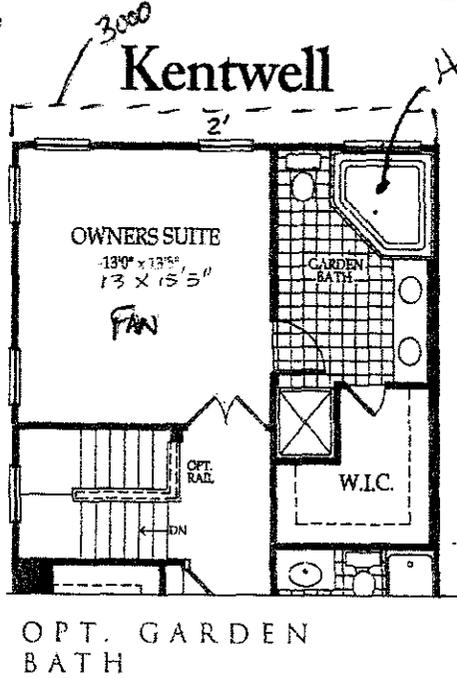
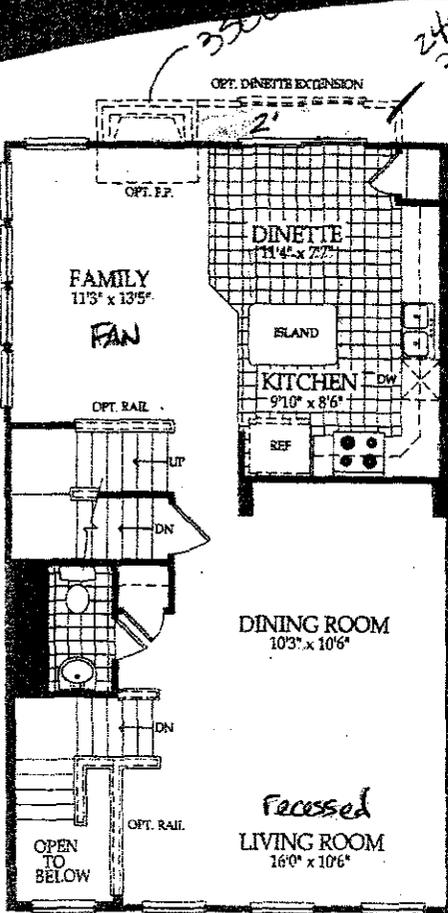
SECOND FLOOR



LOWER LEVEL

FLOOR PLAN

Kentwell



LOWER LEVEL

BUILDING PERMIT APPLICATION
FAIRFAX COUNTY GOVERNMENT
PERMIT APPLICATION CENTER
 12055 Government Center Parkway, 2nd Floor
 Fairfax, Virginia 22035-5504
 Telephone: 703-222-0001
 Web site: <http://www.fairfaxcounty.gov/dpwes>

PERMIT # 124 40143
 FOR INSPECTIONS CALL 703-222-0455 (see back for more information)
 OR VISIT US ON THE WEB AT
http://www.fairfaxcounty.gov/inspect/inspection_sched.asp

FILL IN ALL APPROPRIATE INFORMATION IN THIS COLUMN
 (PLEASE PRINT OR TYPE)

JOB LOCATION
 ADDRESS 6305 GORMLEY PLACE
 LOT # 623, Sec 6 BUILDING _____
 FLOOR _____ SUITE _____
 SUBDIVISION KEENE MILL MANOR
 TENANT'S NAME _____
 EMAIL _____
 CONTACT ID _____

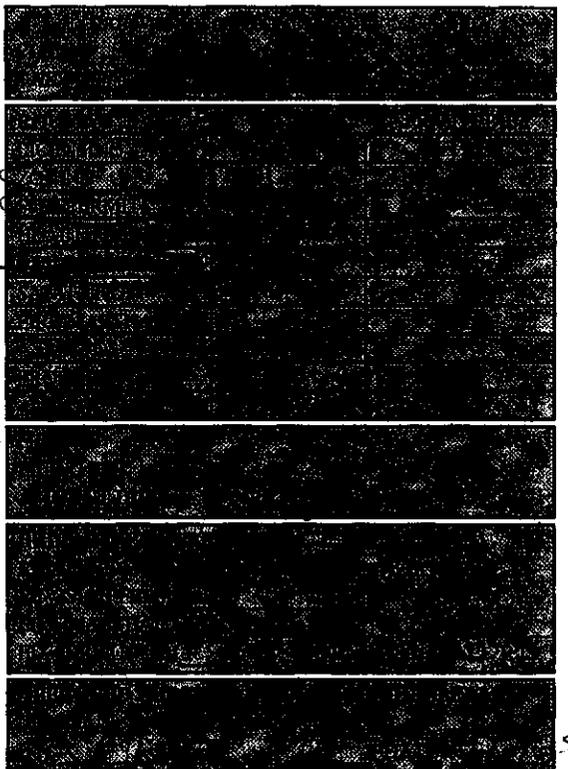
OWNER INFORMATION OWNER TENANT
 NAME JAMES BAKER
 ADDRESS 6305 GORMLEY PLACE
 CITY SPRINGFIELD STATE VA ZIP 22152
 TELEPHONE 703-879-8871
 EMAIL JAMESBAKER813@HOTMAIL.COM
 CONTACT ID _____

CONTRACTOR INFORMATION SAME AS OWNER
 CONTRACTORS MUST PROVIDE THE FOLLOWING:
 COMPANY NAME _____
 ADDRESS _____
 CITY _____ STATE _____ ZIP _____
 TELEPHONE _____
 EMAIL _____
 STATE CONTRACTORS LICENSE # _____
 COUNTY BPOL # _____
 CONTACT ID _____

APPLICANT
 NAME JAMES BAKER
 ADDRESS 6305 GORMLEY PLACE
 CITY SPRINGFIELD STATE VA ZIP 22152
 TELEPHONE 703-879-8871
 EMAIL JAMESBAKER813@HOTMAIL.COM
 CONTACT ID _____

DESCRIPTION OF WORK
 1) BUILD DECK 1/2" x 4" / 1/2" x 6" Timber
12x20 county
default
 2) BUILD 7' PRIVACY FENCE

HOUSE TYPE SINGLE FAMILY DETACHED
 ESTIMATED COST OF CONSTRUCTION \$3500.00
 USE GROUP OF BUILDING R
 TYPE OF CONSTRUCTION _____
 DESIGNATED MECHANICS' LIEN AGENT
 (Residential Construction Only)
 NAME _____
 ADDRESS _____
 NONE DESIGNATED PHONE _____



ZONING REVIEW
 USE SFD
 ZONING DISTRICT R-3 HISTORICAL DISTRICT No
 ZONING CASE # _____
 GROSS FLOOR AREA OF TENANT SPACE
 YARDS: GARAGE 1 2 3
 FRONT N/C OPTIONS YES NO
 FRONT _____ REMARKS Build 7' fence
 L SIDE _____ and build deck per
 R SIDE ↓ County detail
 REAR 97'
 REMARKS Deck- 12' x 20'
5.7' tall approx

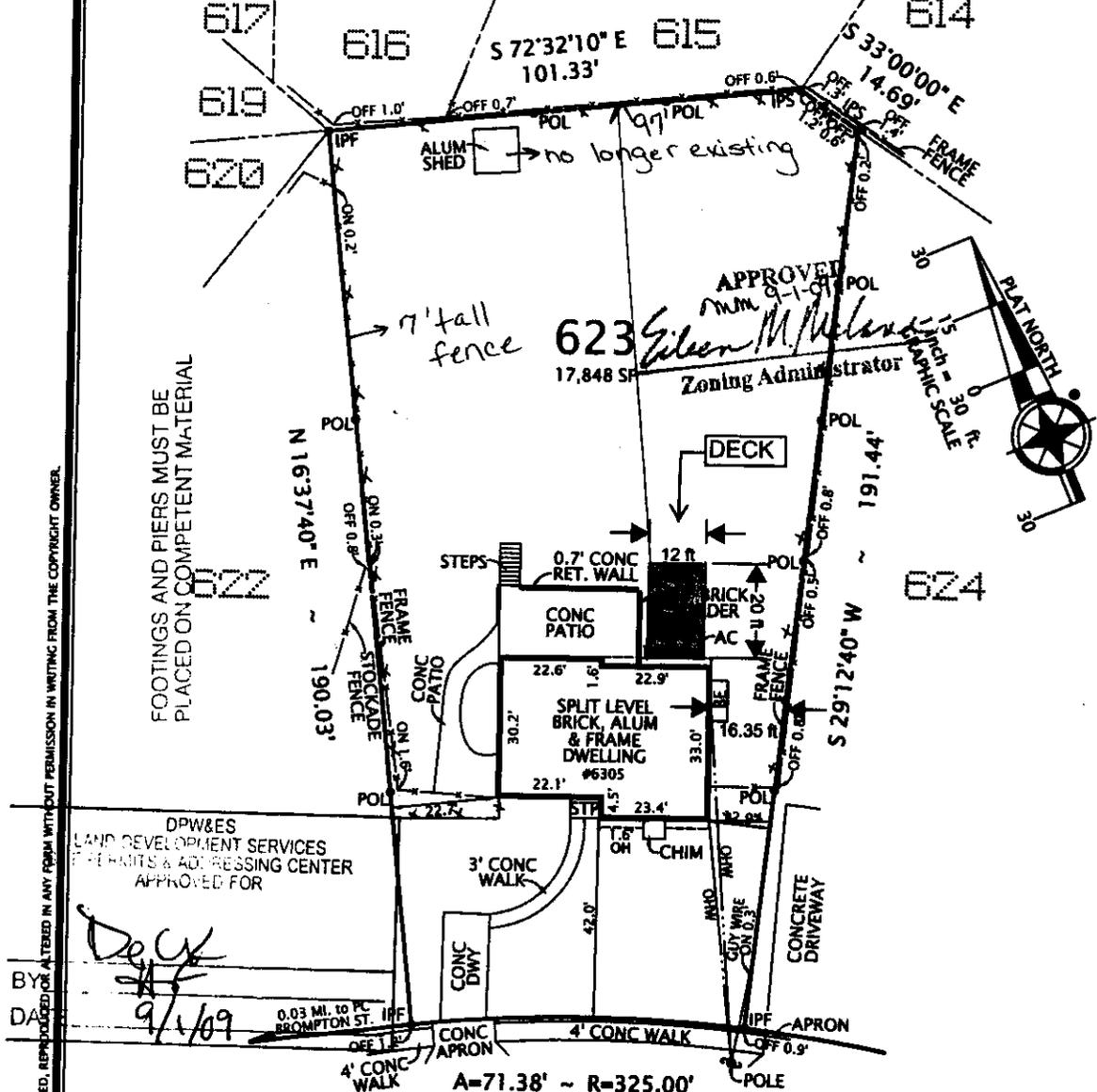
Any and all information and/or stamps on the reverse side of this form are a part of this application and must be complied with. I hereby certify that I have authority of the owner to make this application, that the information is complete and correct, and that the construction and/or use will conform to the building code, the zoning ordinance and other applicable laws and regulations which relate to the property.

[Signature] 9-1-2009
 Signature of Owner or Agent Date
JAMES BAKER, APPLICANT & OWNER
 Printed Name and Title
 (Notarization of signature is required if owner is listed as the contractor and is not present at time of application)

NOTARIZATION (if required)
 State (or territory or district) of _____
 County (or city) of _____, to wit: I, _____
 Notary Public in the State and County aforesaid, do certify that
 whose name is signed to this application, appeared before me in the State and County aforesaid and executed this affidavit.
 Given under my hand this _____ day of _____, 20____.
 My commission expires the _____ day of _____, 20____.

 (Notary Signature)

- NOTES: 1. FENCES ARE CHAIN LINK UNLESS NOTED. 3. IPF DENOTES IRON PIPE FOUND.
 2. POL DENOTES POINT ON LINE. 4. IPS DENOTES IRON PIPE SET.



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BY DATE: *Deck*
9/1/09

DPW&ES
 LAND DEVELOPMENT SERVICES
 PERMITS & ADDRESSING CENTER
 APPROVED FOR

GORMLEY PLACE
 50' WIDE - STATE ROUTE #3589
 PLAT
 SHOWING HOUSE LOCATION ON
 LOT 623, SECTION SIX
KEENE MILL MANOR
 (DEED BOOK 2312, PAGE 36)
 FAIRFAX COUNTY, VIRGINIA
 BRADDOCK DISTRICT
 SCALE: 1" = 30' MAY 30, 2008
 JANUARY 28, 2009 (STAKED LOT)

I HEREBY CERTIFY THAT THE POSITIONS OF ALL THE EXISTING IMPROVEMENTS HAVE BEEN CAREFULLY ESTABLISHED BY A CURRENT FIELD SURVEY AND UNLESS SHOWN THERE ARE NO VISIBLE ENCROACHMENTS AS OF THIS DATE:

THIS PLAT IS SUBJECT TO RESTRICTIONS OF RECORD.
 A TITLE REPORT WAS NOT FURNISHED.

COMMONWEALTH OF VIRGINIA
 05/30/2008
 GEORGE M. O'QUINN
 LICENSE NO. 2069
 LAND SURVEYOR
George M. O'Quinn

JAMES BAKER

DOMINION Surveyors Inc.
 8808-H PEAR TREE VILLAGE COURT
 ALEXANDRIA, VIRGINIA 22309
 703-619-6555
 FAX: 703-799-6412

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.

8-914 Provisions for Approval of Reduction to the Minimum Yard Requirements Based on Error in Building Location

The BZA may approve a special permit to allow a reduction to the minimum yard requirements for any building existing or partially constructed which does not comply with such requirements applicable at the time such building was erected, but only in accordance with the following provisions:

1. Notwithstanding Par. 2 of Sect. 011 above, all applications shall be accompanied by ten (10) 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 and 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. Location of all existing structures, with dimensions, including height of any structure and penthouse, and if known, the construction date(s) of all existing structures.

- E. All required minimum yards to include front, side and rear, and a graphic depiction of the angle of bulk plane, if applicable, and the distances from all existing 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 well and/or septic field.
- I. For nonresidential uses, a statement setting forth the maximum gross floor area and FAR for all uses.
- 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. Seal and signature of professional person certifying the plat.

In addition, the application shall contain a statement of justification explaining how the error in building location occurred and any supportive material such as aerial photographs, Building Permit applications, County assessments records, a copy of the contract to build the structure which is in error, or a statement from a previous owner indicating how the error in building location occurred.

- 2. The BZA determines that:
 - A. The error exceeds ten (10) percent of the measurement involved, and
 - B. The noncompliance was done in good faith, or through no fault of the property owner, or was the result of an error in the relocation of the building subsequent to the issuance of a Building Permit, if such was required, and
 - C. Such reduction will not impair the purpose and intent of this Ordinance, and
 - D. It will not be detrimental to the use and enjoyment of other property in the immediate vicinity, and
 - E. It will not create an unsafe condition with respect to both other property and public streets, and

- F. To force compliance with the minimum yard requirements would cause unreasonable hardship upon the owner.
 - G. The reduction will not result in an increase in density or floor area ratio from that permitted by the applicable zoning district regulations.
3. In granting such a reduction under the provisions of this Section, the BZA shall allow only a reduction necessary to provide reasonable relief and may, as deemed advisable, prescribe such conditions, to include landscaping and screening measures, to assure compliance with the intent of this Ordinance.
 4. Upon the granting of a reduction for a particular building in accordance with the provisions of this Section, the same shall be deemed to be a lawful building.
 5. The BZA shall have no power to waive or modify the standards necessary for approval as specified in this Section.

8-918 Additional Standards for Accessory Dwelling Units

As established by the Fairfax County Board of Supervisors' Policy on Accessory Dwelling Units (Appendix 5), the BZA may approve a special permit for the establishment of an accessory dwelling unit with a single family detached dwelling unit but only in accordance with the following conditions:

1. Accessory dwelling units shall only be permitted in association with a single family detached dwelling unit and there shall be no more than one accessory dwelling unit per single family detached dwelling unit.
2. Except on lots two (2) acres or larger, an accessory dwelling unit shall be located within the structure of a single family detached dwelling unit. Any added external entrances for the accessory dwelling unit shall be located on the side or rear of the structure.
On lots two (2) acres or greater in area, an accessory dwelling unit may be located within the structure of a single family detached dwelling unit or within a freestanding accessory structure.
3. The gross floor area of the accessory dwelling unit shall not exceed thirty-five (35) percent of the total gross floor area of the principal dwelling unit. When the accessory dwelling unit is located in a freestanding accessory structure, the gross floor area of the accessory dwelling unit shall not exceed thirty-five (35) percent of the gross floor

area of the accessory freestanding structure and the principal dwelling unit.

4. The accessory dwelling unit shall contain not more than two (2) bedrooms.
5. The occupancy of the accessory dwelling unit and the principal dwelling unit shall be in accordance with the following:
 - A. One of the dwelling units shall be owner occupied.
 - B. One of the dwelling units shall be occupied by a person or persons who qualify as elderly and/or disabled as specified below:
 - (1) Any person fifty-five (55) years of age or over and/or
 - (2) Any person permanently and totally disabled. If the application is made in reference to a person because of permanent and total disability, the application shall be accompanied by a certification by the Social Security Administration, the Veterans Administration or the Railroad Retirement Board. If such person is not eligible for certification by any of these agencies, there shall be submitted a written declaration signed by two (2) medical doctors licensed to practice medicine, to the effect that such person is permanently and totally disabled. The written statement of at least one of the doctors shall be based upon a physical examination of the person by the doctor. One of the doctors may submit a written statement based upon medical information contained in the records of the Civil Service Commission which is relevant to the standards for determining permanent and total disability.

For purposes of this Section, a person shall be considered permanently and totally disabled if such person is certified as required by this Section as unable to engage in any substantial gainful activity by reasons of any medically determinable physical or mental impairment or deformity which can be expected to result in death or can be expected to last for the duration of the person's life.
 - C. The accessory dwelling unit may be occupied by not more than two (2) persons not necessarily related by blood or marriage. The principal single family dwelling unit may be occupied by not more than one (1) of the following:

- (1) One (1) family, which consists of one (1) person or two (2) or more persons related by blood or marriage and with any number of natural children, foster children, step children or adopted children.
 - (2) A group of not more than four (4) persons not necessarily related by blood or marriage.
6. Any accessory dwelling unit established for occupancy by a disabled person shall provide for reasonable access and mobility as required for the disabled person. The measures for reasonable access and mobility shall be specified in the application for special permit. Generally, reasonable access and mobility for physically disabled persons shall include:
 - A. Uninterrupted access to one (1) entrance; and
 - B. Accessibility and usability of one (1) toilet room.
7. The BZA shall review all existing and/or proposed parking to determine if such parking is sufficient to meet the needs of the principal and accessory dwelling units. If it is determined that such parking is insufficient, the BZA may require the provision of one (1) or more off-street parking spaces. Such parking shall be in addition to the requirements specified in Article 11 for a single family dwelling unit.
8. The BZA shall determine that the proposed accessory dwelling unit together with any other accessory dwelling unit(s) within the area will not constitute sufficient change to modify or disrupt the predominant character of the neighborhood. In no instance shall the approval of a special permit for an accessory dwelling unit be deemed a subdivision of the principal dwelling unit or lot.
9. Any accessory dwelling unit shall meet the applicable regulations for building, safety, health and sanitation.
10. Upon the approval of a special permit, the Clerk to the Board of Zoning Appeals shall cause to be recorded among the land records of Fairfax County a copy of the BZA's approval, including all accompanying conditions. Said resolution shall contain a description of the subject property and shall be indexed in the Grantor Index in the name of the property owners.

11. The owner shall make provisions to allow inspections of the property by County personnel during reasonable hours upon prior notice.
12. Special permits for accessory dwelling units shall be approved for a period not to exceed five (5) years from the date of approval; provided, however, that such special permits may be extended for succeeding five (5) year periods in accordance with the provisions of Sect. 012 above.
13. Notwithstanding Par. 5 of Sect. 9-012, any accessory dwelling unit approved prior to July 27, 1987 and currently valid may be extended in accordance with the provisions of this Section and Sect. 012 above.

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.

