



County of Fairfax, Virginia

July 28, 2010

STAFF REPORT

SPECIAL PERMIT APPLICATION NO. SP 2010-MV-036

MOUNT VERNON DISTRICT

APPLICANT: David C. O'Donnell

OWNERS: David C. O'Donnell
Amy J. O'Donnell

STREET ADDRESS: 7728 Tauxemont Road

SUBDIVISION: Tauxemont

TAX MAP REFERENCE: 102-2 ((8)) 8

LOT SIZE: 20,036 square feet

ZONING DISTRICT: R-2

ZONING ORDINANCE PROVISION: 8-914 and 8-922

SPECIAL PERMIT PROPOSAL: To permit reduction to minimum yard requirements based on error in building location to permit accessory storage structure to remain 0.8 feet from a side lot line and to permit reduction of certain yard requirements to permit construction of an addition 7.5 feet from a side lot line and 30.6 feet from the front lot line.

STAFF RECOMMENDATION: Staff recommends approval of SP 2010-MV-036 for the addition with adoption of the proposed development conditions contained in Appendix 1.

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

O:\dhedri\Special Permits\8-4) SP 2010-MV-036 O'Donnell\SP 2010-MV-036 O'Donnell staff report.doc

Deborah Hedrick

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.**

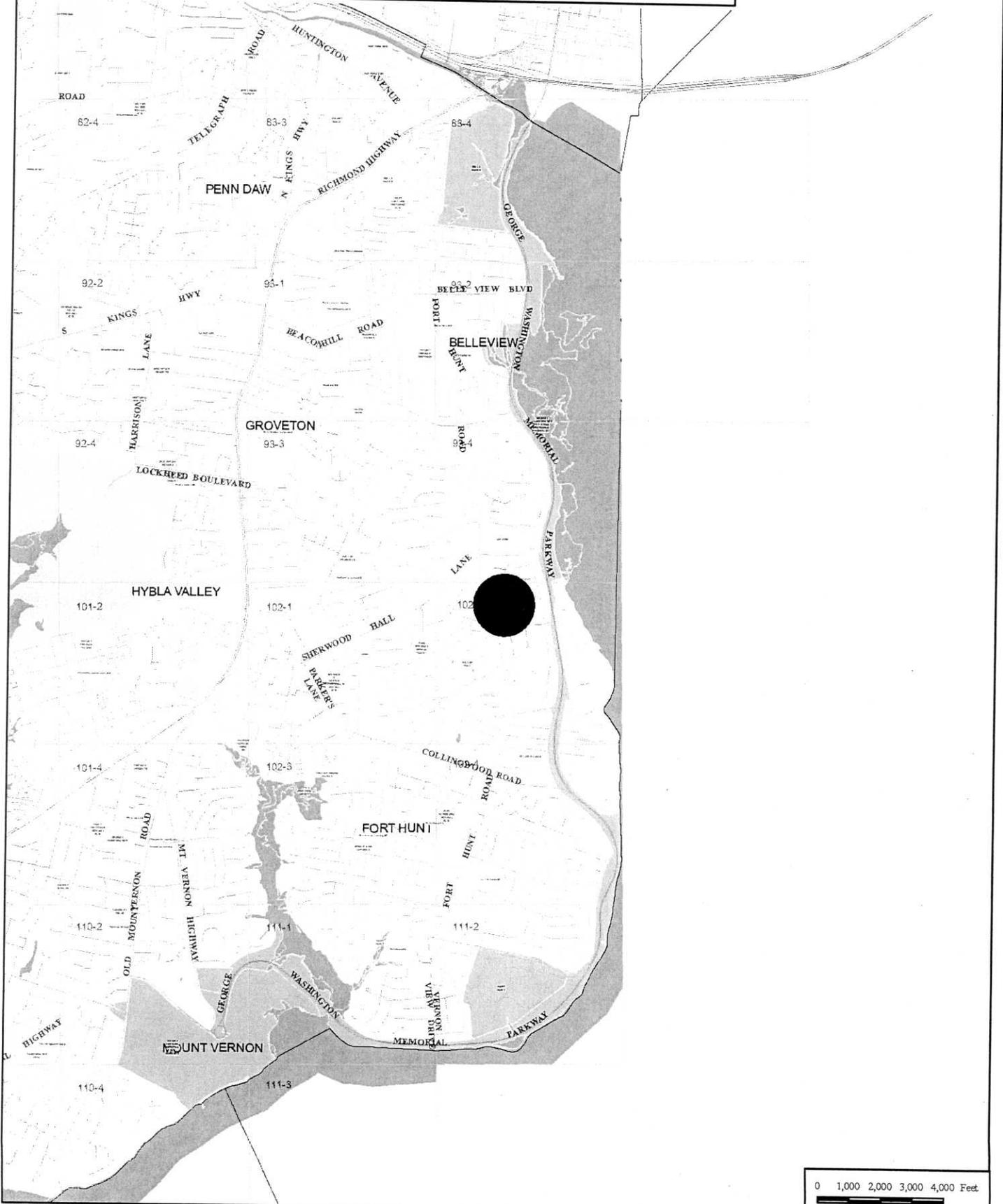


Americans with Disabilities Act (ADA): Reasonable accommodation is available upon 7 days advance notice. For additional information on ADA call (703) 324-1334 or TTY 711 (Virginia Relay Center).

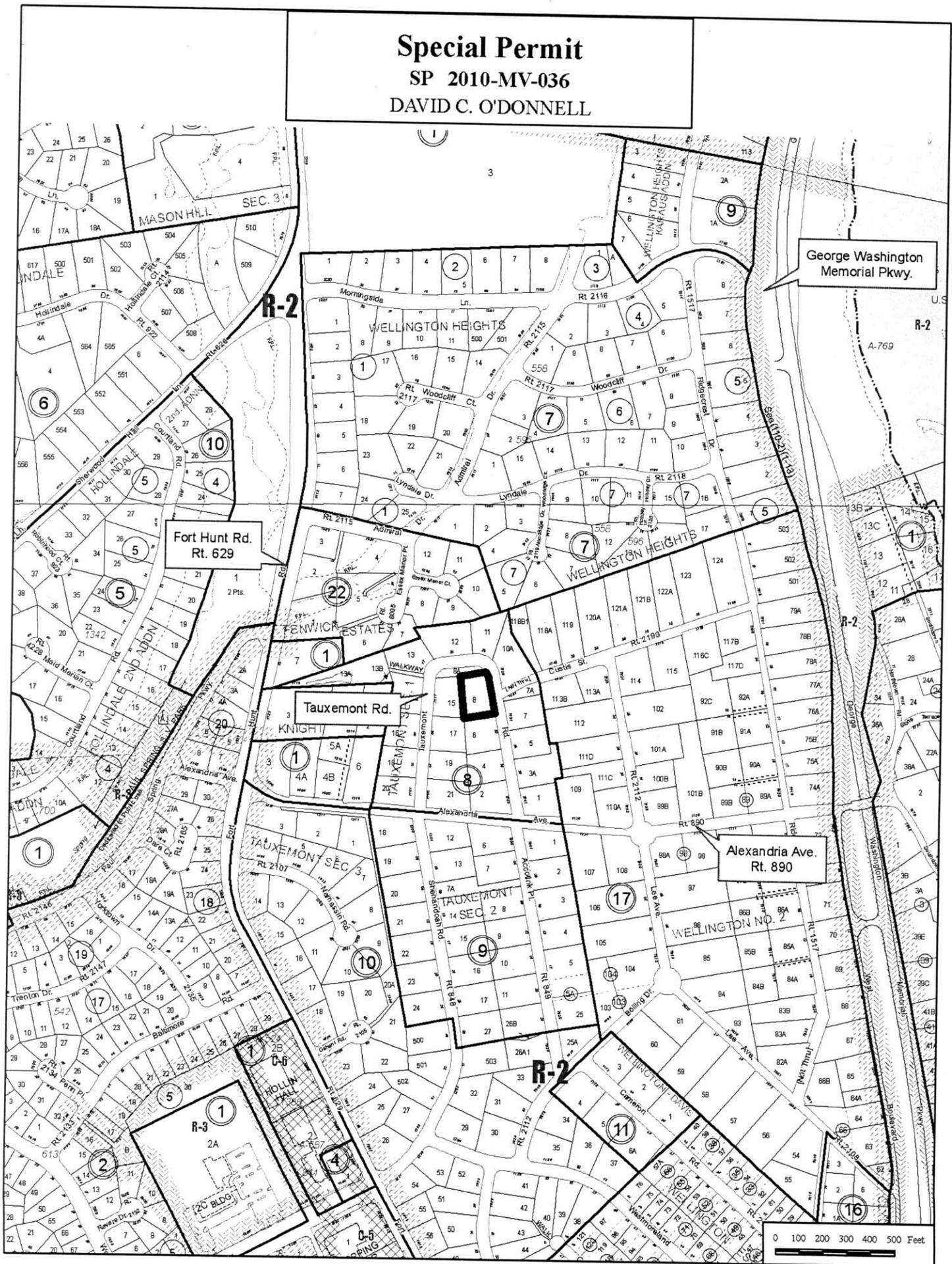
Special Permit

SP 2010-MV-036

DAVID C. O'DONNELL



Special Permit
SP 2010-MV-036
DAVID C. O'DONNELL



George Washington Memorial Pkwy.

Fort Hunt Rd.
Rt. 629

Tauxemont Rd.

Alexandria Ave.
Rt. 890

0 100 200 300 400 500 Feet

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FRONT



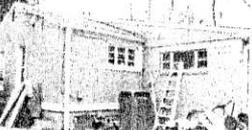
LEFT SIDE



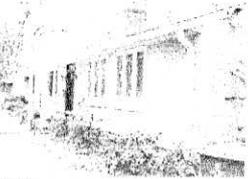
LEFT SIDE



REAR LEFT



RIGHT REAR



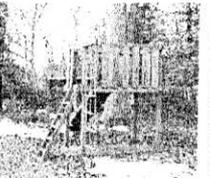
FRONT



FRONT



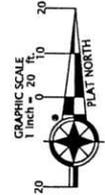
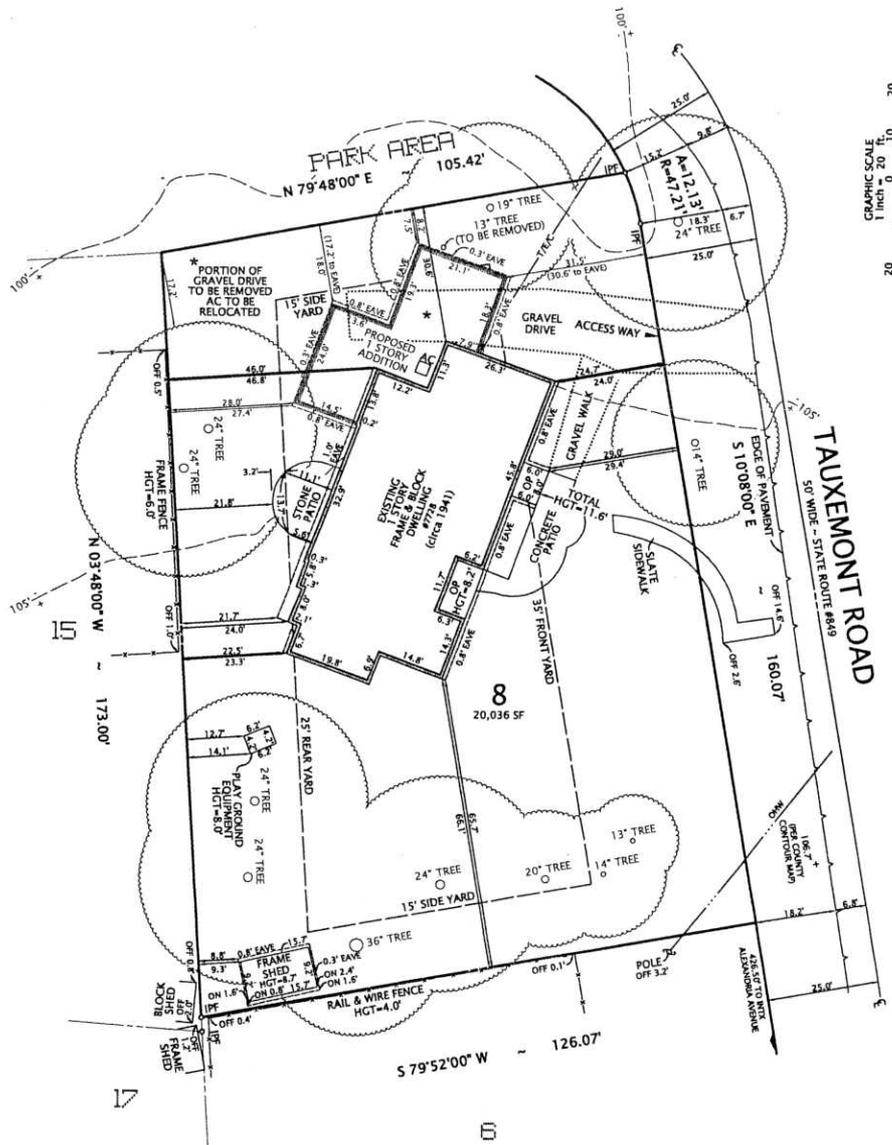
REAR YARD



PLAYGROUND



SHED



NOTES

- TAX MAP: 102-2-08-0008
- ZONE: R-2 (RESIDENTIAL 2 DU/AC)
- LOT AREA: 20,036 SF (0.4600 ACRE)
- REQUIRED YARDS:

| | | |
|--------|---|-----------|
| FRONT: | = | 35.0 FEET |
| SIDE: | = | 15.0 FEET |
| REAR: | = | 25.0 FEET |
- HEIGHTS:

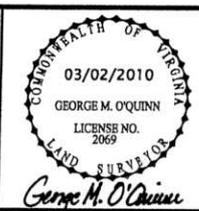
| | | |
|-------------------|---|-----------|
| EX DWELLING | = | 12.9 FEET |
| OP | = | AS NOTED |
| PROP ADDN | = | 11.6 FEET |
| SHED | = | 08.7 FEET |
| PLAYGROUND EQUIP. | = | 08.0 FEET |
| FENCES | = | AS NOTED |
- THIS PROPERTY IS SERVED BY PUBLIC SEWER. WATER IS SERVED BY THREE COMMUNITY WELLS.
- 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. THIS PROPERTY IS IN ZONE X OF THE FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 515525 0137 D, REVISED MARCH 5, 1990.
- AREAS:

| | | |
|---------------------------------|---|--|
| EX FIRST FLOOR | = | 2,666 SF (GROSS FLOOR AREA) |
| EX FLOOR AREA RATIO | = | EX GFA (2666) / LOT AREA (20036) = 0.13 |
| PROP 1 STORY ADDN | = | 873 SF |
| PROP ADDN (873) / EX GFA (2666) | = | 0.33 |
| PROP GROSS FLOOR AREA | = | PROP ADDN (873) + EX GFA (2666) = 3,539 SF |
| PROP FLOOR AREA RATIO | = | PROP GFA (3539) / LOT AREA (20036) = 0.18 |

PLAT
 SHOWING THE IMPROVEMENTS ON
 LOT 8
TAUXEMONT
 (DEED BOOK Q-14, PAGE 406)
 FAIRFAX COUNTY, VIRGINIA
 MOUNT VERNON DISTRICT
 SCALE: 1" = 20' MARCH 02, 2010

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.
 NO CORNER MARKERS SET.



ORDERED BY:
 DAVE O'DONNELL

DOMINION Surveyors Inc.
 8808-H PEAR TREE VILLAGE COURT
 ALEXANDRIA, VIRGINIA 22309
 703-619-6355
 FAX: 703-799-6412

NOTES

1. SIDING FOR NEW ADDITION TO MATCH EXISTING STRUCTURE (T-111 SIDING).
2. ROOFING MATERIAL FOR ADDITION TO MATCH EXISTING STRUCTURE (TAN SHINGLES).
3. DESIGN OF NEW ADDITION WAS INTENDED TO MATCH THE ARCHITECTURAL STYLE OF THE EXISTING STRUCTURE AND THE HOUSES IN THE SURROUNDING NEIGHBORHOOD.
4. TAX MAP: 102-2-08-0008
5. ZONE: R-2 (RESIDENTIAL 2 DU/ACRE)
6. LOT AREA: 20,036 SF (0.4600 ACRE)
7. THIS PROPERTY IS SERVED BY PUBLIC SEWER. WATER IS PROVIDED BY THREE COMMUNITY WELLS.
8. ALL IMPROVEMENTS SHOWN ARE EXISTING UNLESS DENOTED OTHERWISE.
9. AREAS:

EXISTING 1ST FLOOR = 2,666 SF (GROSS FLOOR AREA)
EXISTING FLOOR AREA RATIO = EX GFA (2666)/LOT AREA (20036) = 0.13

PROPOSED 1 STORY ADDITION = 873 SF
PROPOSED ADDITION (873)/EX GFA (2666) = 0.33
PROPOSED GROSS FLOOR AREA = PROP ADDN (873) + EX GFA(2666) = 3,539 SF
PROPOSED FLOOR AREA RATIO = PROP GFA (3539)/LOT AREA (20036) = 0.18

O'DONNELL RESIDENCE ADDITION

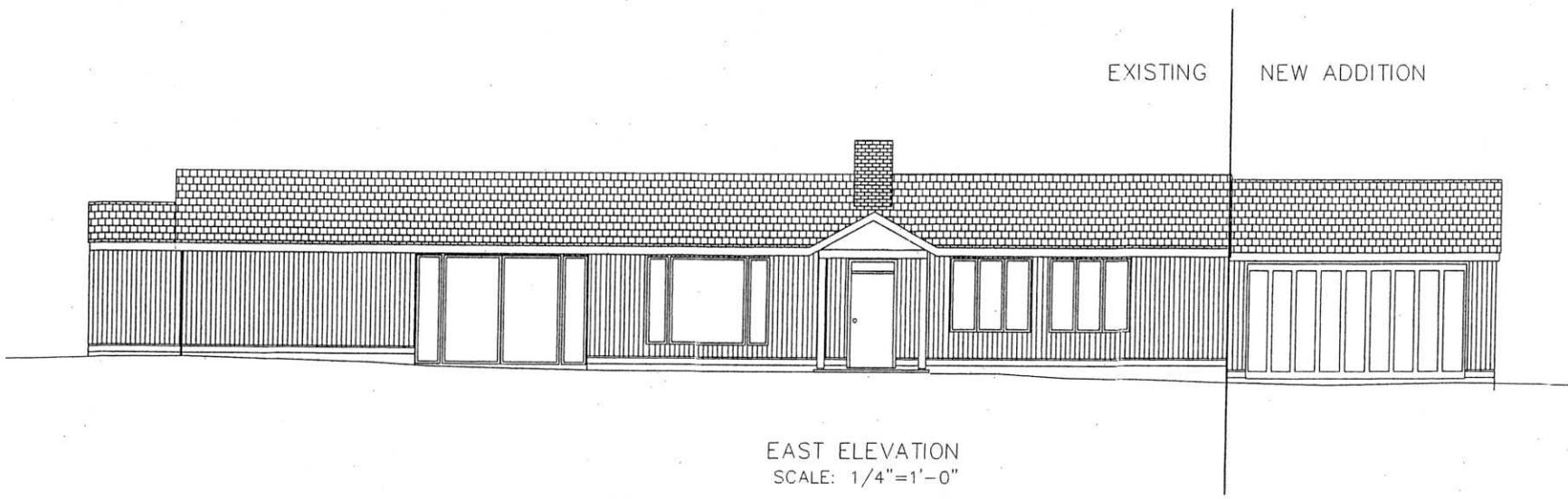
7728 TALUEMONT ROAD ALEXANDRIA, VA 22308

DATES

| | |
|--------|----|
| 5/3/10 | DD |
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RECEIVED
Department of Planning & Zoning
MAY 07 2010
Zoning Enforcement Division

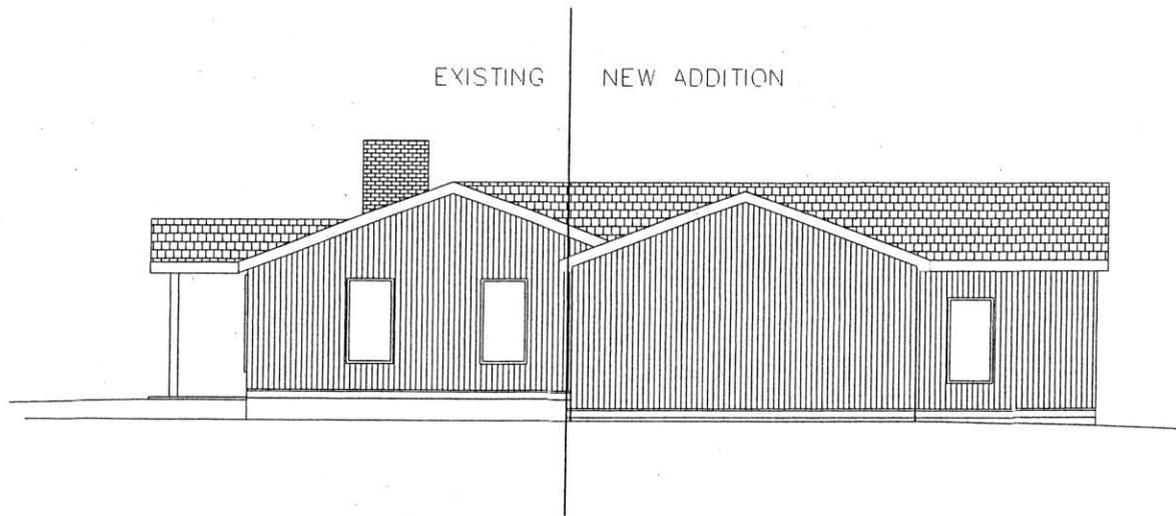
A-



EAST ELEVATION
SCALE: 1/4"=1'-0"

O'DONNELL RESIDENCE ADDITION
7728 TAUXEMONT ROAD ALEXANDRIA, VA 22308

| DATES | |
|--------|-----|
| 5/3/10 | DDO |
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EXISTING

NEW ADDITION

NORTH ELEVATION
SCALE: 1/4"=1'-0"

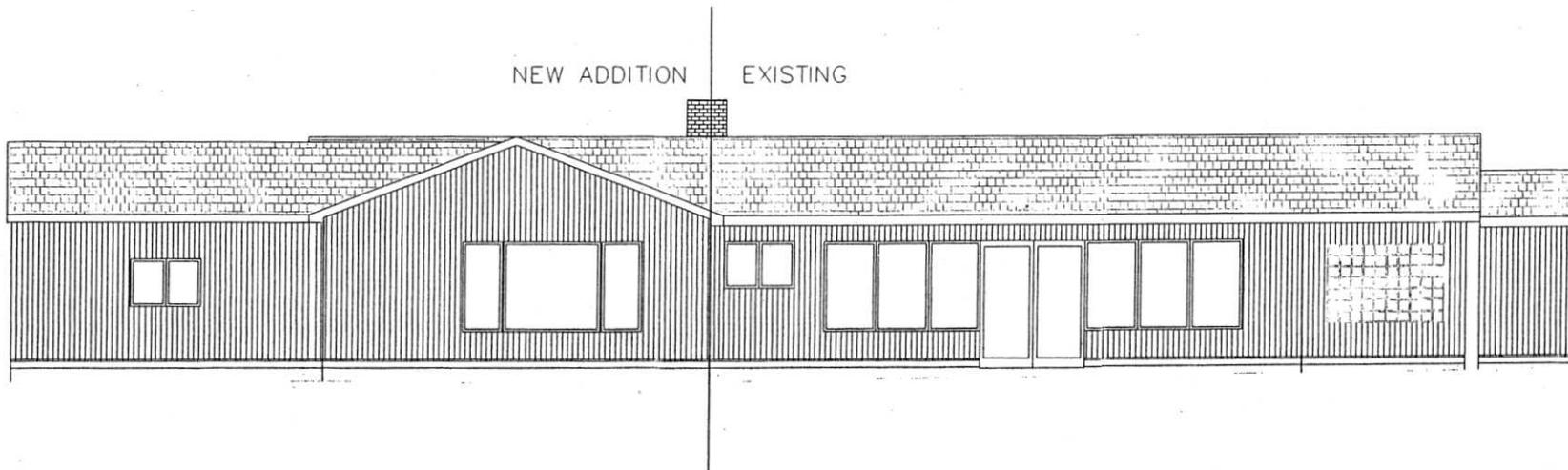
O'DONNELL RESIDENCE ADDITION
7728 TAUXEMONT ROAD ALEXANDRIA, VA 22308

DATES

5/3/10 DOC

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A-3



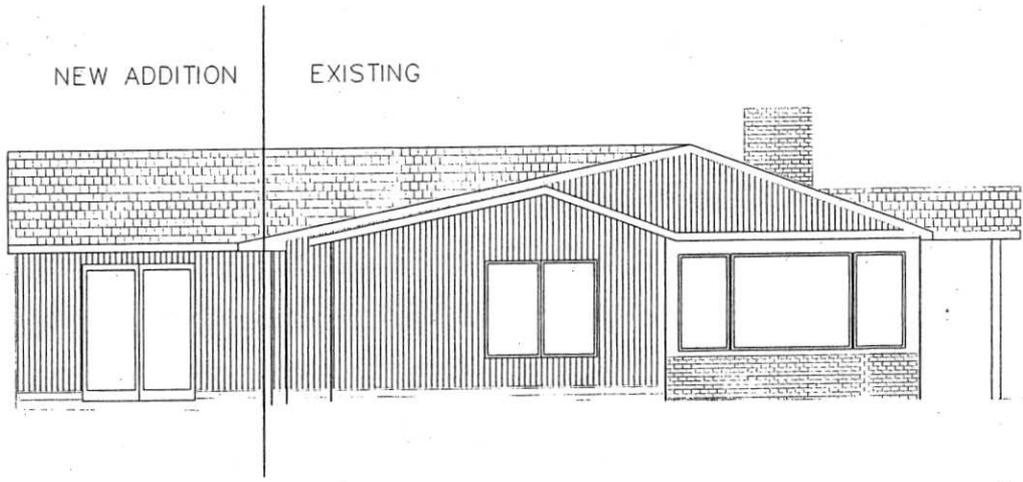
NEW ADDITION EXISTING

WEST ELEVATION
SCALE: 1/4"=1'-0"

O'DONNELL RESIDENCE ADDITION
7728 TAUNEMONT ROAD ALEXANDRIA, VA 22308

DATES

5/3/10 000



NEW ADDITION

EXISTING

SOUTH ELEVATION
SCALE: 1/4"=1'-0"

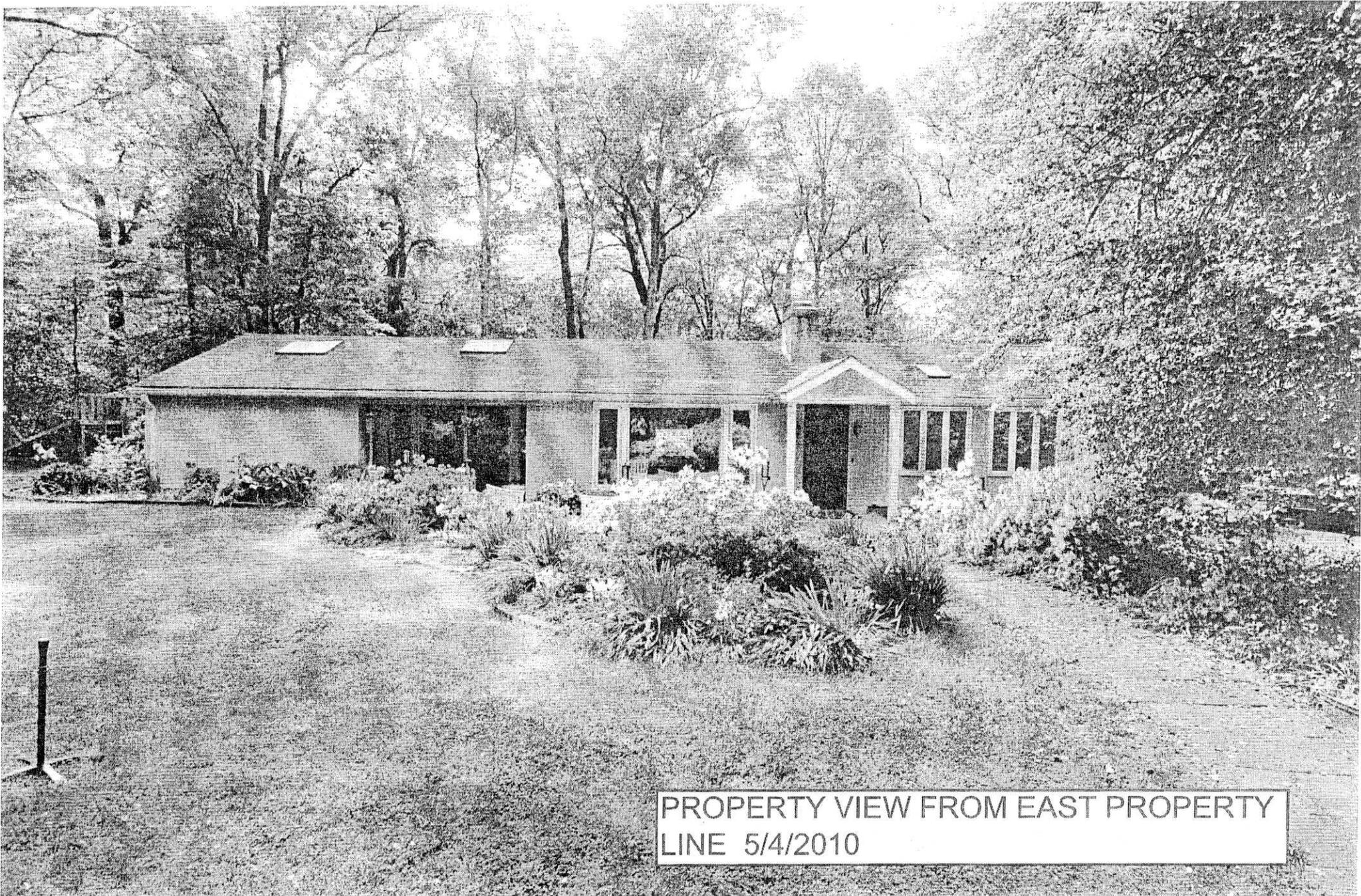
O'DONNELL RESIDENCE ADDITION

7728 TAUXEMONT ROAD ALEXANDRIA, VA 22308

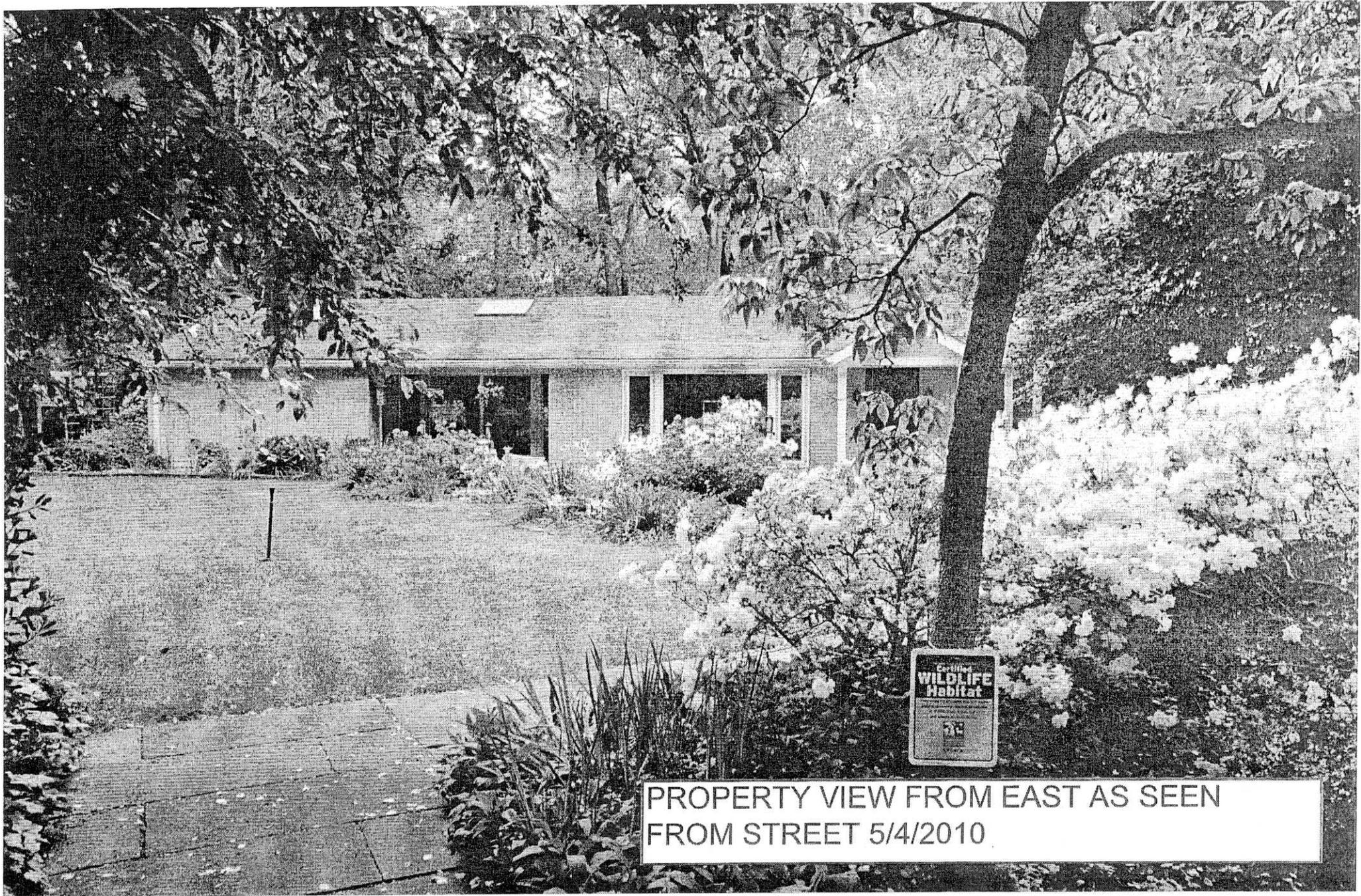
DATES

5/3/10 DC

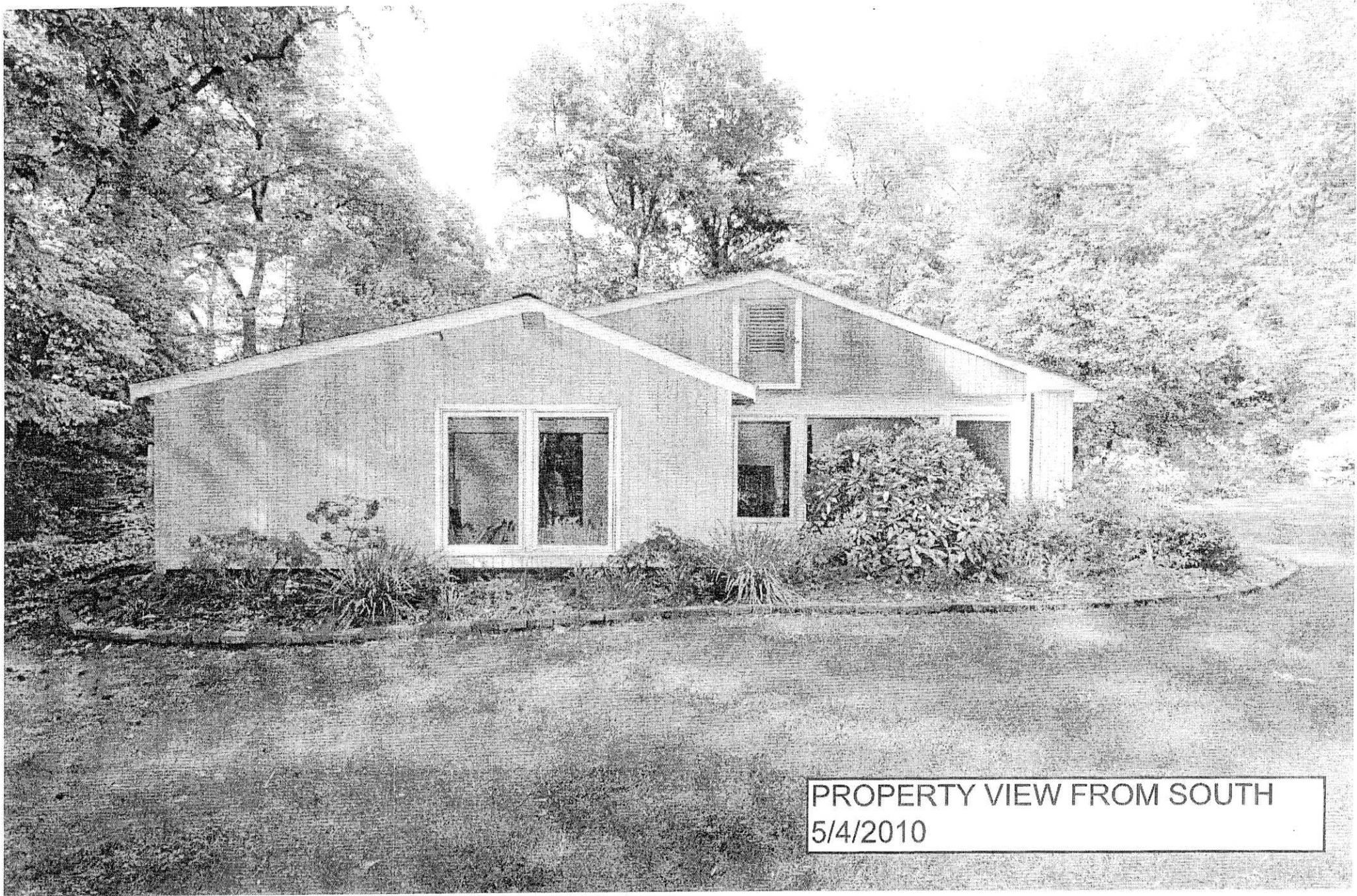
A-3



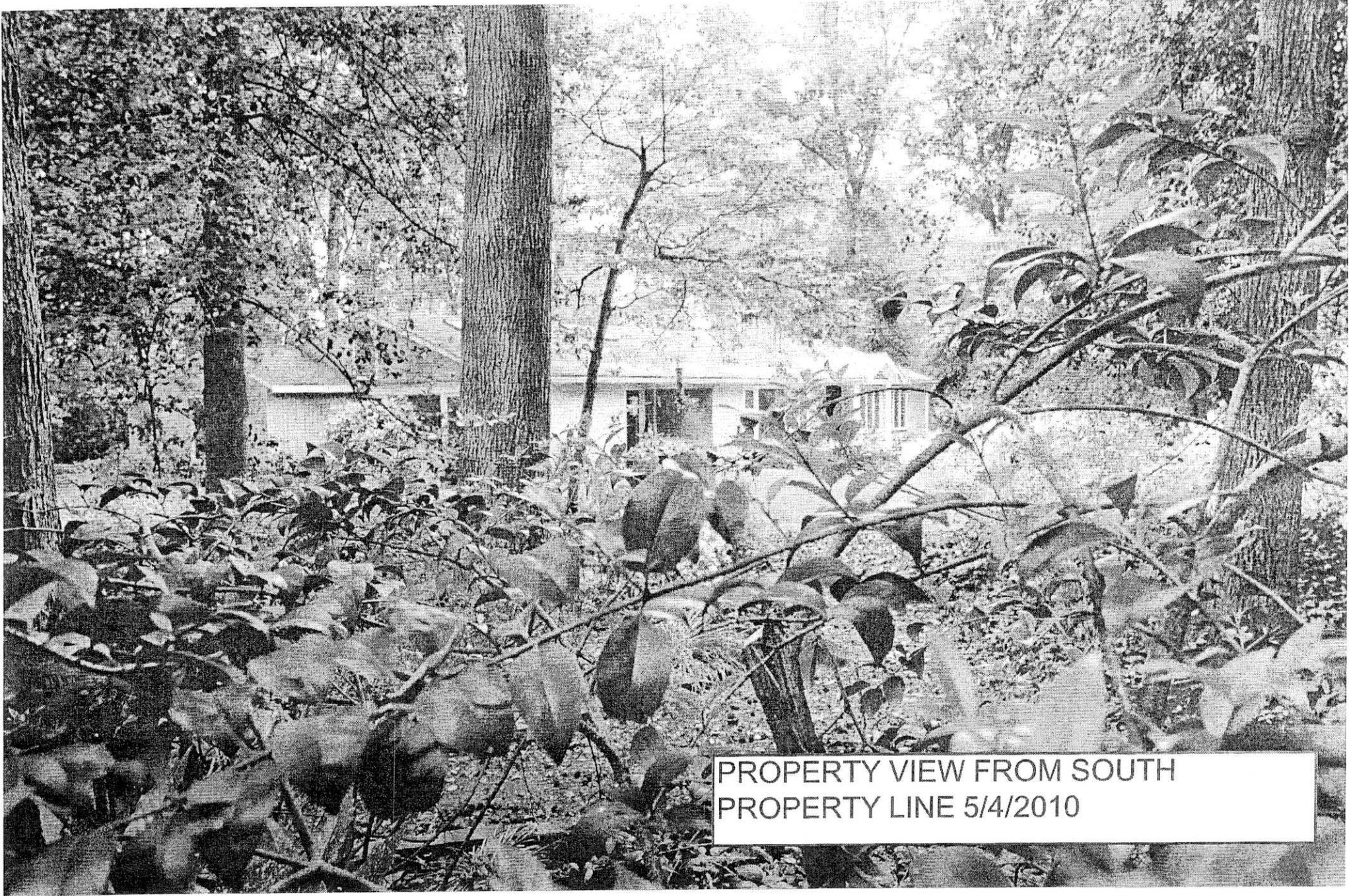
PROPERTY VIEW FROM EAST PROPERTY
LINE 5/4/2010



PROPERTY VIEW FROM EAST AS SEEN
FROM STREET 5/4/2010



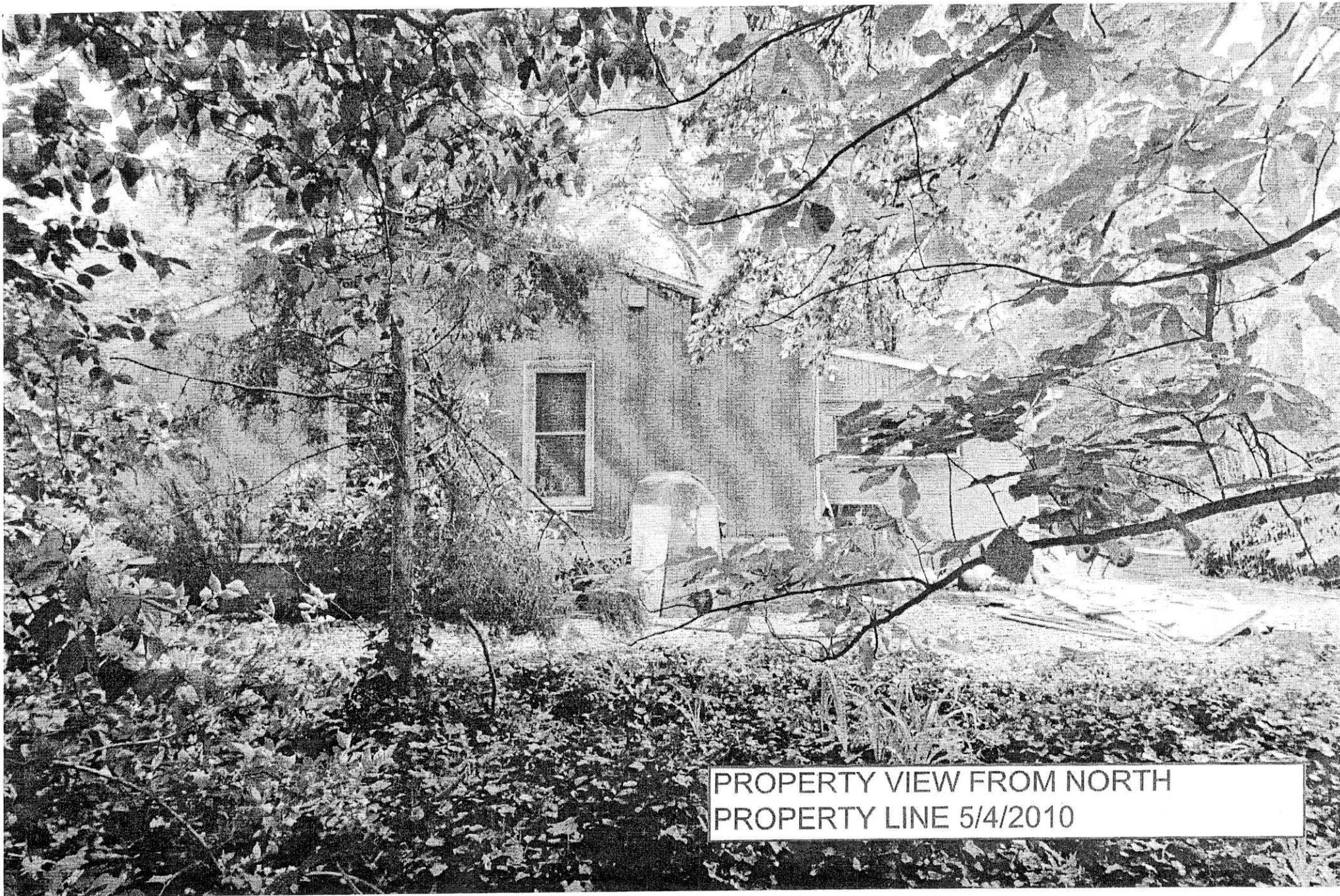
PROPERTY VIEW FROM SOUTH
5/4/2010



PROPERTY VIEW FROM SOUTH
PROPERTY LINE 5/4/2010



PROPERTY VIEW FROM WEST
PROPERTY LINE 5/4/2010



PROPERTY VIEW FROM NORTH
PROPERTY LINE 5/4/2010



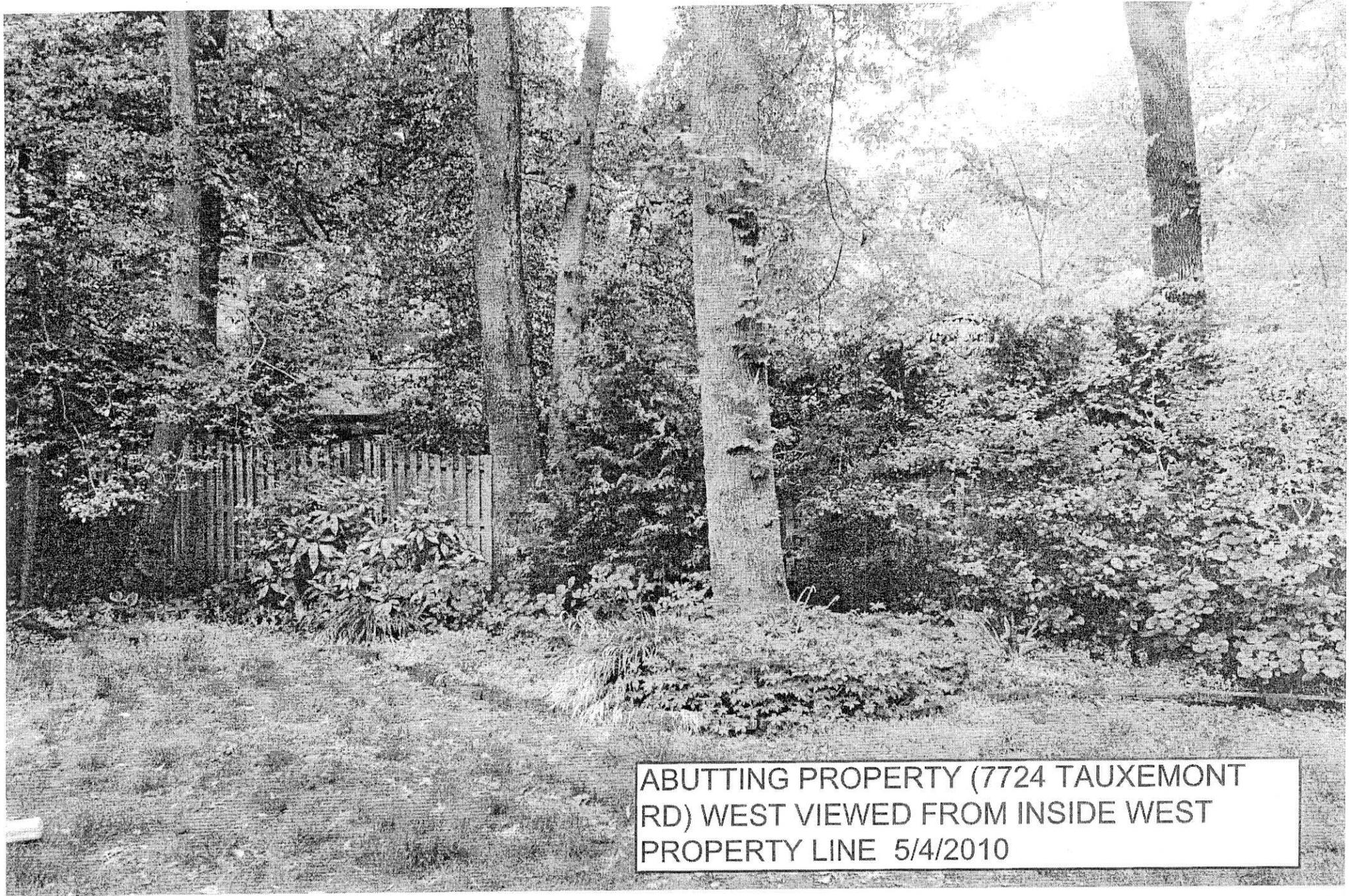
PROPERTY VIEWED FROM STREET FROM
NORTH SIDE 5/4/2010



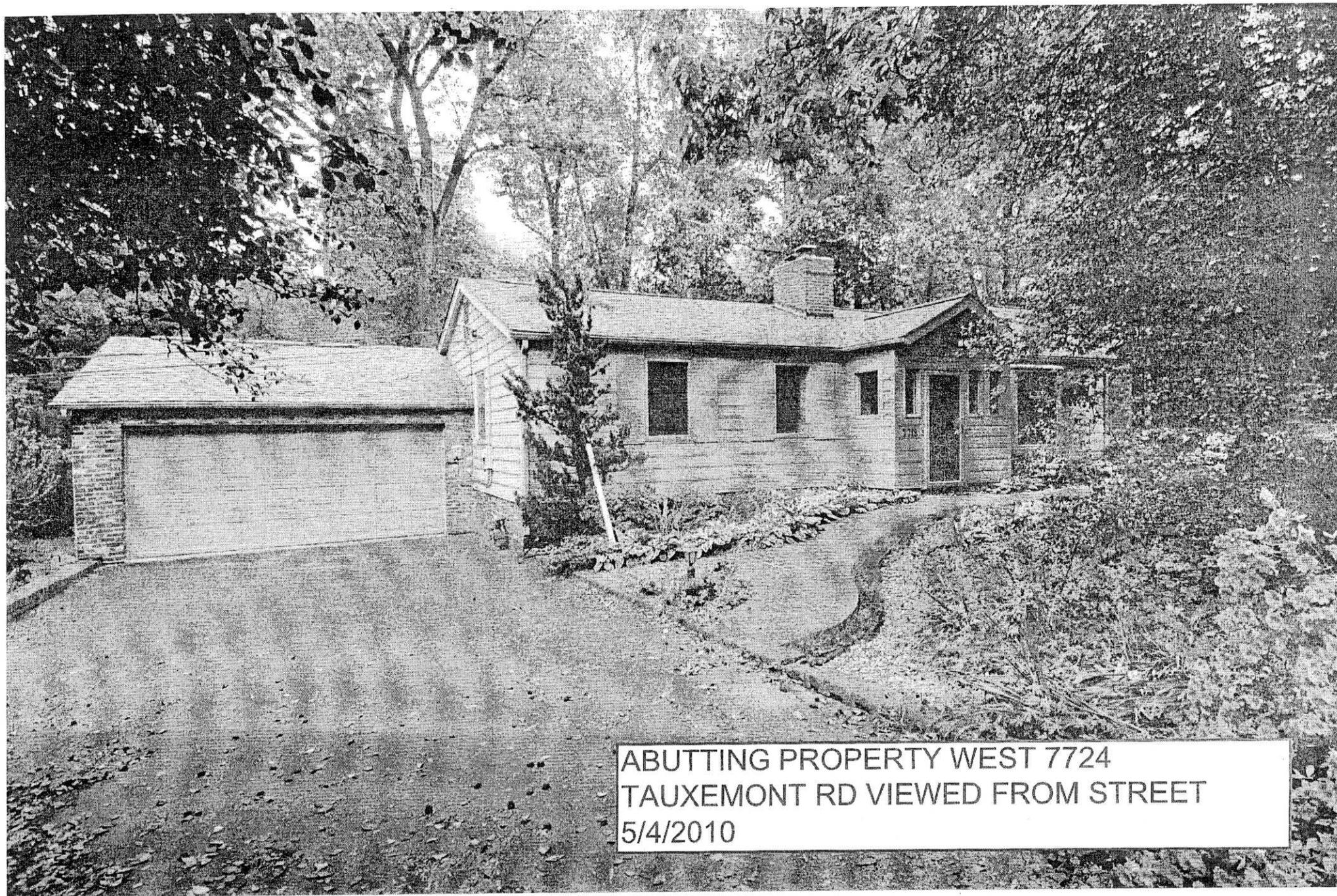
ABUTTING PROPERTY (7732 TAUXEMONT RD)
FROM SOUTH PROPERTY LINE 5/4/2010



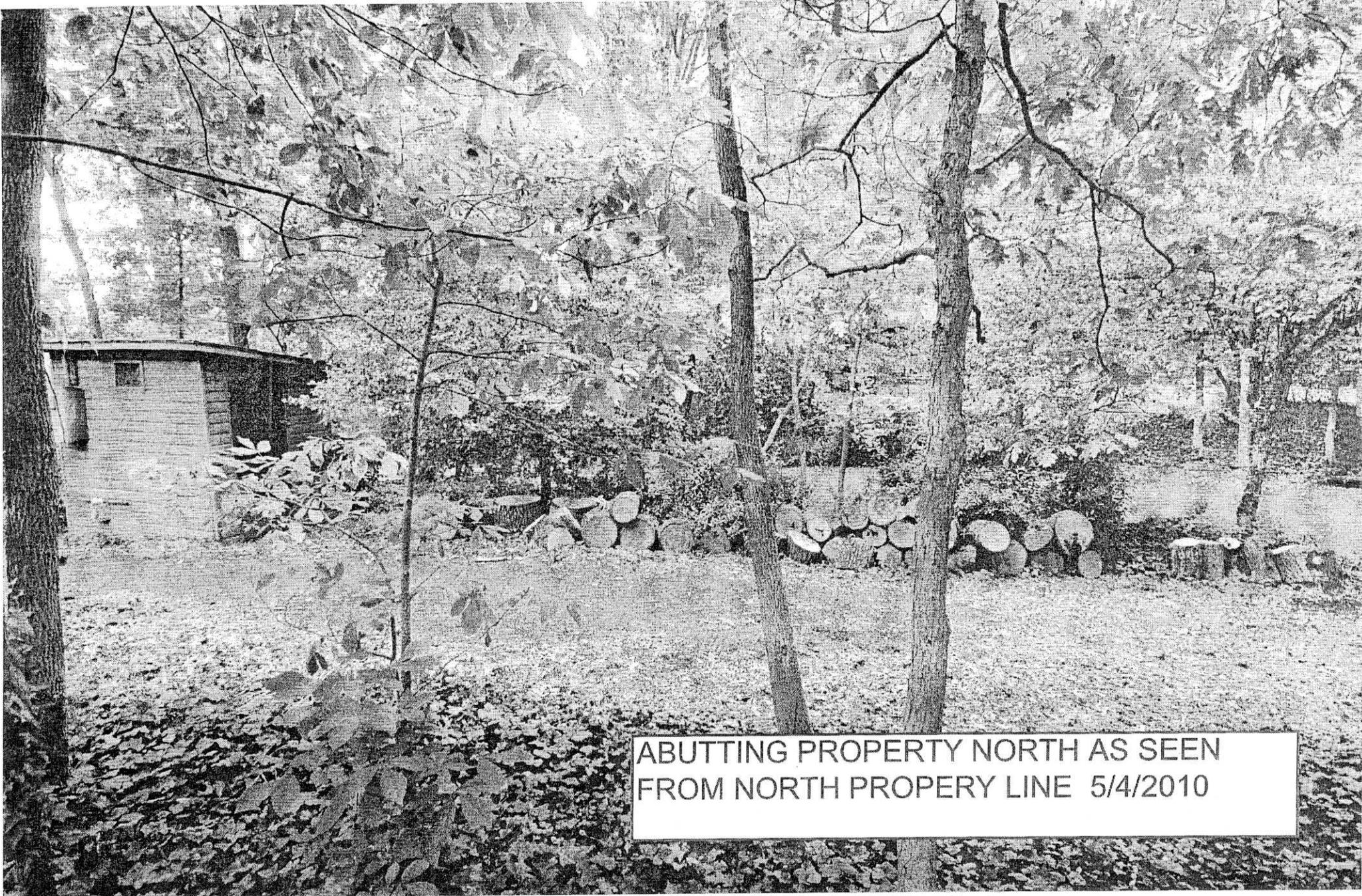
ABUTTING PROPERTY 7732 TAUXEMONT
ROAD (SOUTH) VIEW FROM STREET
5/4/2010



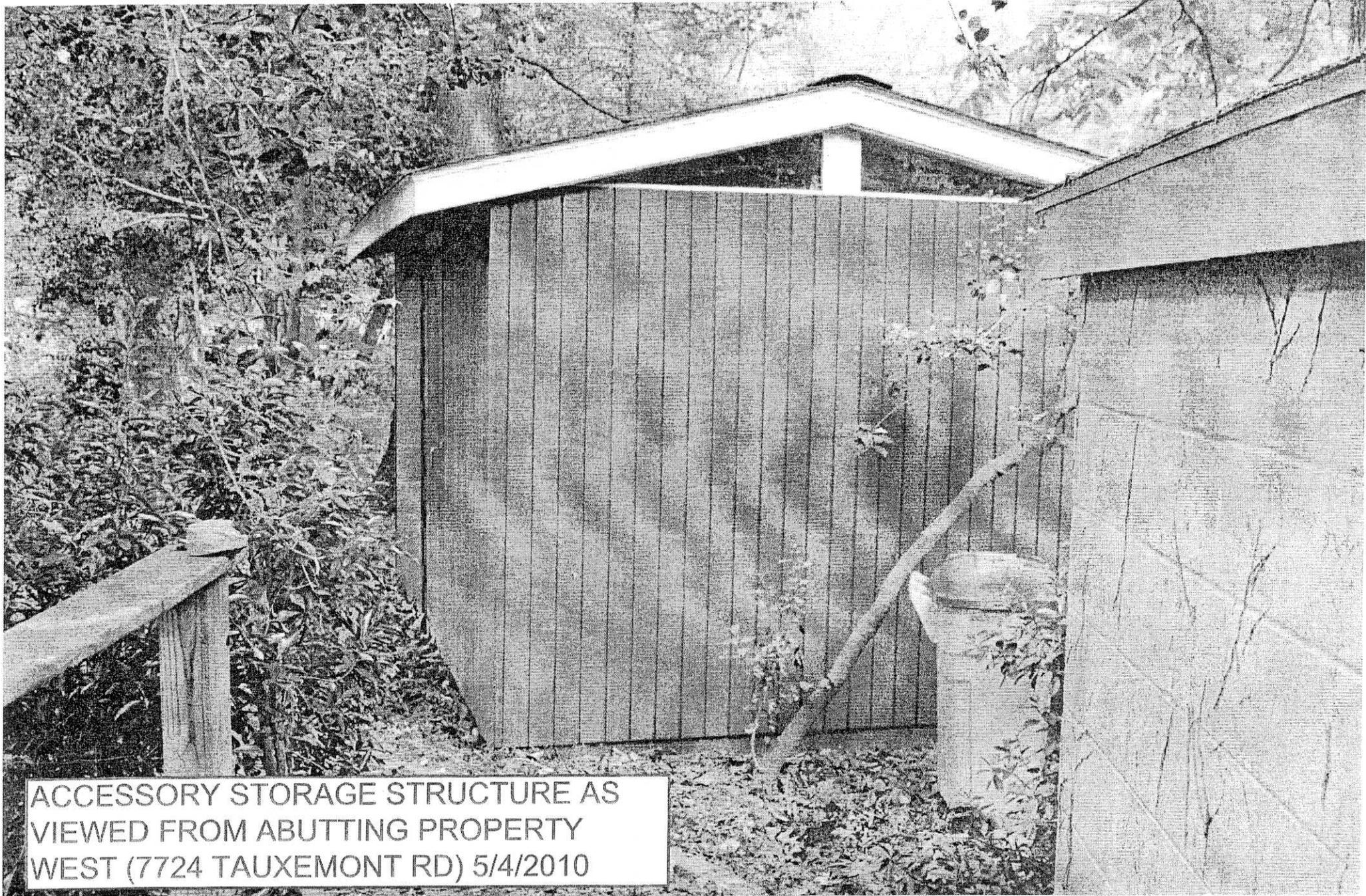
ABUTTING PROPERTY (7724 TAUXEMONT RD) WEST VIEWED FROM INSIDE WEST PROPERTY LINE 5/4/2010



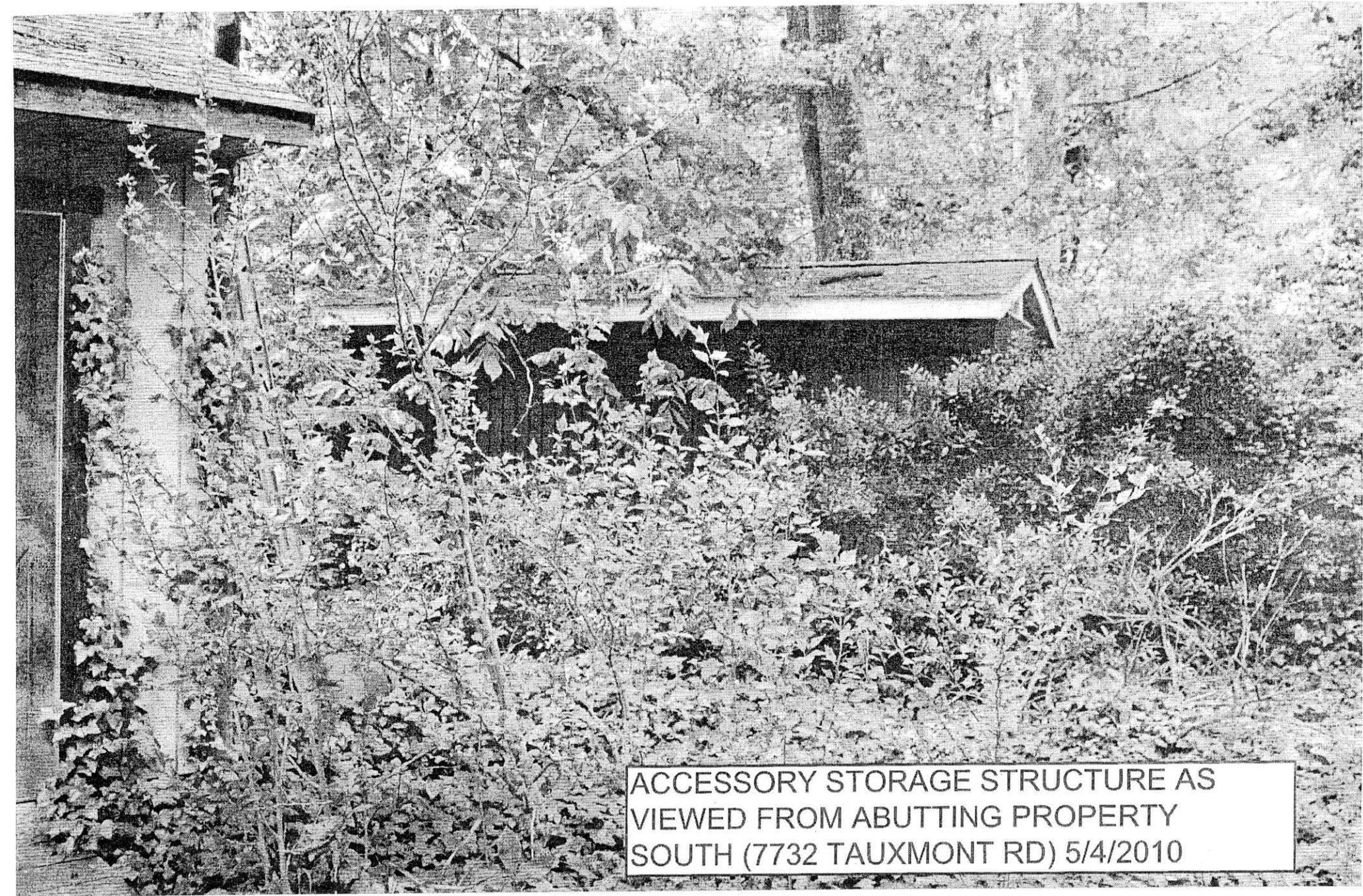
ABUTTING PROPERTY WEST 7724
TAUXEMONT RD VIEWED FROM STREET
5/4/2010



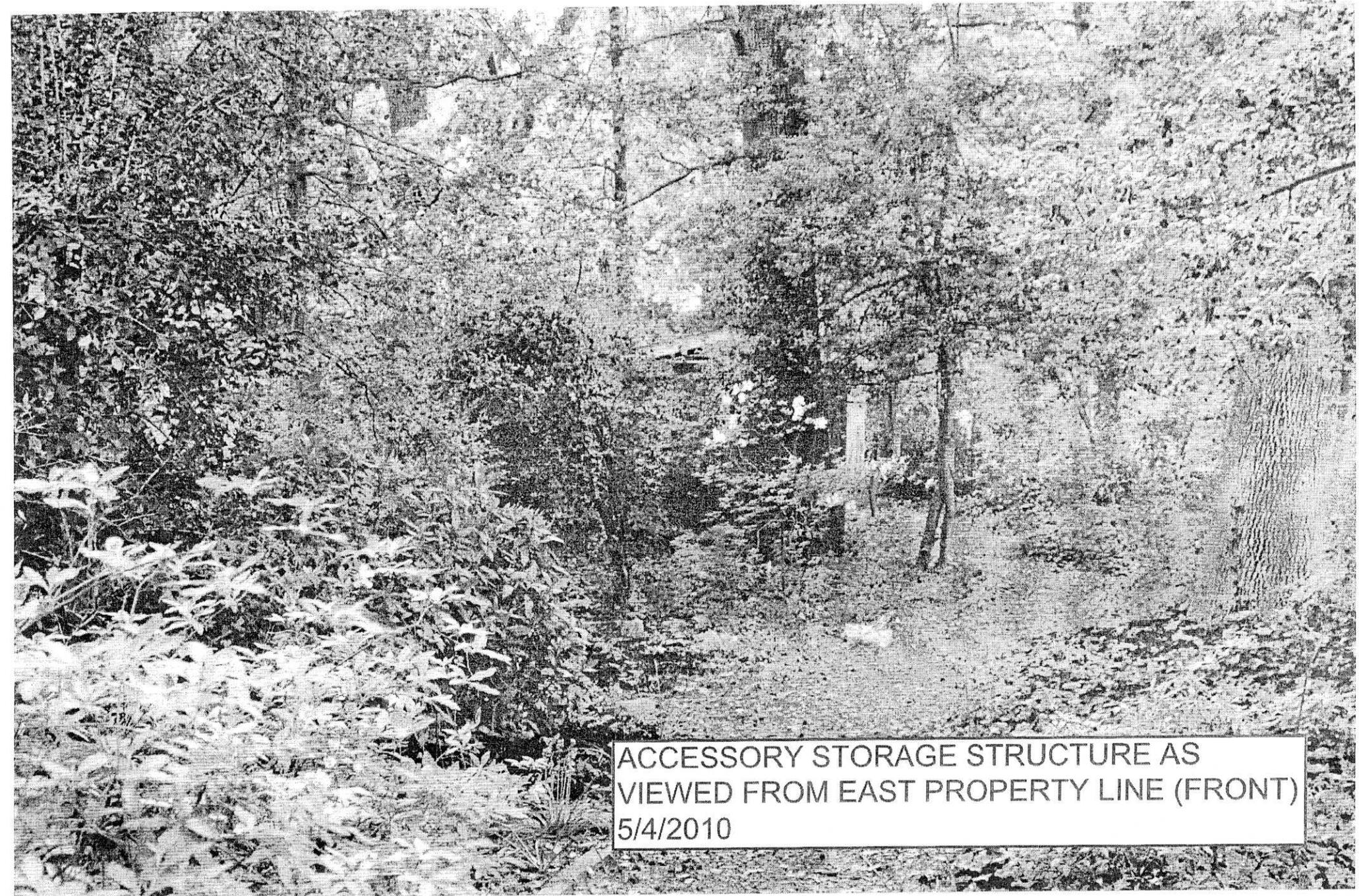
ABUTTING PROPERTY NORTH AS SEEN
FROM NORTH PROPERTY LINE 5/4/2010



ACCESSORY STORAGE STRUCTURE AS
VIEWED FROM ABUTTING PROPERTY
WEST (7724 TAUXEMONT RD) 5/4/2010



ACCESSORY STORAGE STRUCTURE AS
VIEWED FROM ABUTTING PROPERTY
SOUTH (7732 TAUXMONT RD) 5/4/2010



ACCESSORY STORAGE STRUCTURE AS
VIEWED FROM EAST PROPERTY LINE (FRONT)
5/4/2010

DESCRIPTION OF THE APPLICATION

The applicant is requesting approval of a special permit for an error in building location to permit an 8.7 foot tall accessory storage structure to remain 0.8 feet from the southern side lot line.

| | Structure | Yard | Min. Yard Req.* | Structure Location | Amount of Error | Percent of Error |
|-----------------------|------------------------------------|-------------|------------------------|---------------------------|------------------------|-------------------------|
| Special Permit | Accessory Storage Structure | Side | 15.0 feet | 0.8 feet | 14.2 feet | 95% |

* Minimum yard requirement per Section 10-104

The applicant is also requesting approval of a special permit to permit reduction of certain yard requirements to permit construction of a garage addition to be located 7.5 feet from the northern side lot line and 30.6 feet from the front lot line.

| | Structure | Yard | Minimum Yard Required* | Proposed Location | Proposed Reduction | Percentage of Reduction Requested |
|-----------------------|------------------|-------------|-------------------------------|--------------------------|---------------------------|--|
| Special Permit | Addition | Side | 15.0 feet | 7.5 feet | 7.5 feet | 50% |
| Special Permit | Addition | Front | 35.0 feet | 30.6 feet | 4.4 feet | 13% |

*Minimum yard requirement per Section 3-207

EXISTING SITE DESCRIPTION

The site is currently zoned R-2 and developed with a one-story frame and block single family detached dwelling, built in 1941. The lot consists of 20,036 square feet and is surrounded by single family detached dwellings along the northern and western lot lines. The Tauxemont Community Association open space park area is located along the northern side lot line. The dwelling, which is situated diagonally toward the rear and northern side lot lines, was constructed prior to adoption of the current Zoning Ordinance and therefore met the requirements at the time of construction. The existing dwelling does not meet the current yard requirements with regard to the rear lot line and front lot line. The property is accessed via a gravel drive access way from Tauxemont Road which terminates at the dwelling. The lot is flat and contains existing mature vegetation.

CHARACTER OF THE AREA

| | Zoning | Use |
|--------------|---------------|--|
| North | R-2 | Open Space – Tauxemont Community Association |
| East | R-2 | Single Family Detached Dwellings |
| South | R-2 | Single Family Detached Dwellings |
| West | R-2 | Single Family Detached Dwellings |

BACKGROUND

Following the adoption of the current Ordinance, the BZA has heard the following similar special permits or variances in the vicinity of the application parcel:

- Special Permit SP 2006-MV-048 was approved on November 7, 2006 for property located at 7735 Tauxemont Road, zoned R-2, to permit reduction of certain yard requirements to permit construction of an addition 28.8 feet and roofed deck 23.5 feet from the front lot line.
- Variance VC 92-V-101 was approved on November 13, 1992 for property located at 7736 Tauxemont Road, zoned R-2, to allow construction of addition 21 feet from the front lot line.
- Variance VC 83-V-026 was approved on May 10, 1983 for property located at 7717 Tauxemont Road, zoned R-2, to allow enclosure of carport 11.0 feet from side lot line.

ANALYSIS

- **Special Permit Plat** (Copy at front of staff report)
- **Title of Plat:** Plat, Showing the Improvements on Lot 8, Tauxemont
- **Prepared by:** Dominion Surveyors, Inc., March 2, 2010

Proposal:

The applicant proposes to construct a two-car garage addition, consisting of 873 square feet, to be located 7.5 feet from the northern side lot line and 30.6 feet from the front lot line. The one-story addition will incorporate not only a two-car garage, but will include renovations to the interior of the dwelling for a new bedroom and bathroom addition. A majority of the new construction meets the required yards. Only a small portion of the garage will intrude into the minimum side yard. Additionally, the applicant proposes to retain an existing 8.7 foot tall frame shed located in the southwestern corner of the property which is located 0.8 feet from the southern side lot line.

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. 8-914 Provisions for Minimum Yard Requirements Based on Error in Building Location
- Sect. 8-922 Provisions for Reduction of Certain Yard Requirements

Sect. 8-006 General Special Permit Standards

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

General Standard 3 requires that the proposed use be harmonious with and not adversely affect the use or development of neighboring properties in accordance with the applicable zoning district regulations and the adopted comprehensive plan. *Staff believes by observation of the neighborhood through submitted photographs that the construction of the garage addition will not adversely affect the use or development of neighboring properties since the structure will be located adjacent to wooded park area and will not directly affect other homes in the area. Therefore, staff believes this standard has been met.*

General Standard 5 requires that in addition to the standards which may be set forth in this Article for a particular group or use, the BZA shall require landscaping and screening in accordance with the provisions of Article 13. *The proposed addition will consist of a 873 square foot one-story addition which will include a two-car garage located toward the front of the addition and a bedroom and bathroom located toward the rear of the addition. Only one (1) gum tree is proposed to be removed with the new construction activities. The applicant has stated that any tree cover that is removed would be replaced as well as additional landscaping planted. Given that the addition is adjacent to open space park area, staff does not believe additional landscaping or screening is needed and 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 2,666 square feet in size. Therefore 150% of the total gross floor area could result in an addition up to 3,999 square feet in size for a possible total square footage at build out of 6,665. The proposed addition is 873 square feet, for a total square footage of the house with the addition of 3,539 square feet. Therefore the application meets this provision.*

Standard 6 states that the BZA shall determine that the proposed development will be in character with the existing on-site development in terms of the location, height, bulk and scale of the existing structure(s) on the lot. *The elevation drawings and pictures submitted indicate that the materials, size and scale of the proposed one-story addition will be compatible with the architecture of the existing dwelling on the lot. The height of the new addition (11.6 feet) will not exceed the height of the existing dwelling (12.9 feet); therefore, the proposed addition will be in character with existing on-site development. Staff believes that the application meets this provision.*

Standard 7 states that the BZA shall determine that the proposed development is harmonious with the surrounding off-site uses and structures in terms of location, height, bulk and scale of surrounding structures, topography, existing vegetation and the preservation of significant trees as determined by the Director. The applicant proposes to construct a one-story addition to include a two-car garage toward the front of the addition and a new bedroom and bathroom toward the rear of the addition. Only a portion of the garage addition requires the need for the special permit. There is ample mature vegetation both on and off-site, and the addition is proposed adjacent to open space park area owned by the Tauxemont Community Association. As noted in a memorandum from the Forest Conservation Branch of the Department of Public Works and Environmental Services (DPWES), attached as Appendix 4, some trees will either be removed or impacted by the construction activities. It is recommended that the applicant commit to replacing the amount of existing tree cover that is proposed to be removed or substantially impacted by the construction activities. The applicant has indicated that he will commit to replacing any tree cover removed and that only one (1) gum tree may be affected by the construction activities. Staff believes the addition will be harmonious with surrounding off-site uses and meets this provision.

Standard 8 states that the BZA shall determine that the proposed development shall not adversely impact the use and/or enjoyment of any adjacent property with regard to issues such as noise, light, air, safety, erosion, and stormwater runoff. Staff believes that the application meets the erosion and stormwater runoff portion of the standards since DPWES has indicated that there are no drainage complaints on file related to this property. Staff believes that the addition of a 873 square foot one-story addition, adjacent to vegetated parkland, will not impact the use and/or enjoyment of any adjacent property with regard to issues such as noise, light, air or safety. Staff believes the request is modest and does not believe it will increase runoff or erosion significantly. Staff believes that the application meets this provision.

Standard 9 states that the BZA shall determine that the proposed reduction represents the minimum amount of reduction necessary to accommodate the proposed structure on the lot. Specific factors to be considered include, but are not limited to, the layout of the existing structure; availability of alternate locations for the addition; orientation of the structure(s) on the lot; shape of the lot and the associated yard designations on the lot; environmental characteristics of the site, including presence of steep slopes, floodplains and/or Resource Protection Areas; preservation of existing vegetation and significant trees as determined by the Director; location of a well and/or septic field; location of easements; and/or preservation of historic resources. The request to construct a one-story addition is shown in the most logical location given the placement of the existing dwelling on the lot, which was constructed in 1941, prior to current Zoning Ordinance standards. As noted previously, although the overall request is for an 873 square foot one-story addition, only a small portion of the proposed two-car garage addition requires the need for the special permit request as a majority of the construction would be by-right. The applicant has indicated to staff, and included as an attachment to the

statement of justification, a scale drawing which depicts that the area of the garage is the least amount necessary to accommodate both vehicles and has been situated in a way to create the least amount of impact necessary. Staff believes the application meets this provision. Other issues of well, floodplains and/or Resource Protection Areas are not applicable to this site.

CONCLUSION

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

RECOMMENDATION

Staff recommends approval of SP 2010-MV-036 for a one-story addition with adoption of the Proposed Development Conditions contained in Appendix 1 of the staff report. It should be noted that it is not the intent of staff to recommend that the Board, in adopting any conditions, relieve the applicant/owner from compliance with the provisions of any applicable ordinances, regulations, or adopted standards.

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

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

APPENDICES

1. Proposed Development Conditions
2. Applicant's Affidavit
3. Applicant's Statement of Justification
4. Memorandum dated July 7, 2010, Forest Conservation Branch
5. Applicable Zoning Ordinance Provisions

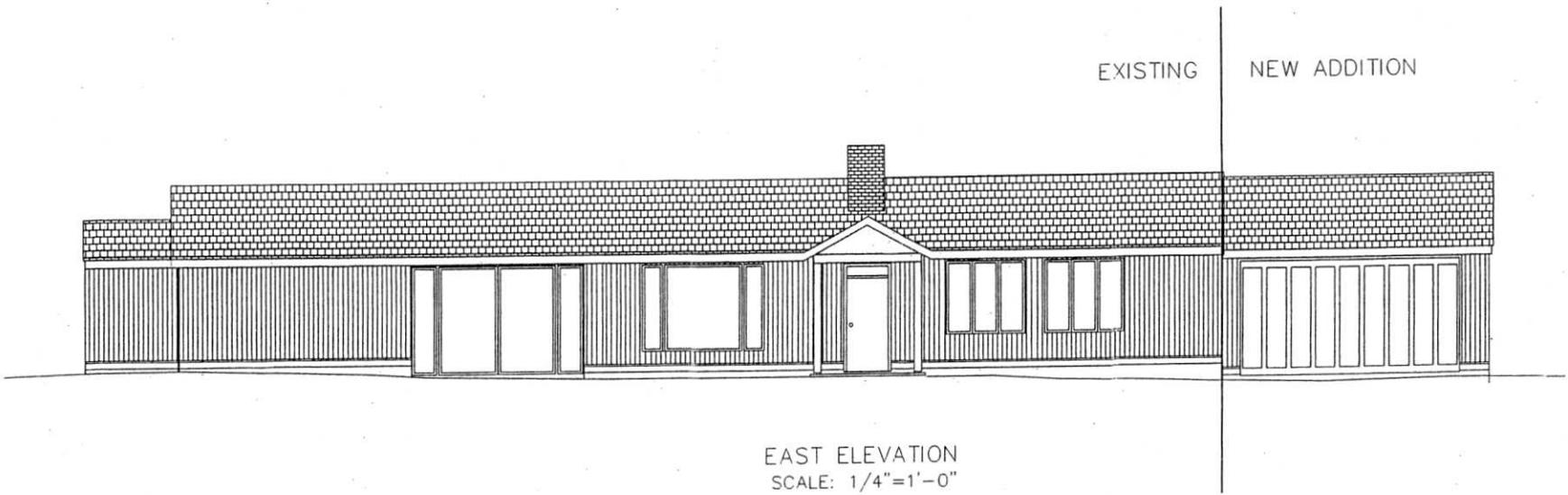
PROPOSED DEVELOPMENT CONDITIONS**SP 2010-MV-036****July 28, 2010**

If it is the intent of the Board of Zoning Appeals to approve SP 2010-MV-036 located at Tax Map 102-2 ((8)) 8 to permit reduction of minimum yard requirements and reduction of certain yard requirements pursuant to Sections 8-914 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.

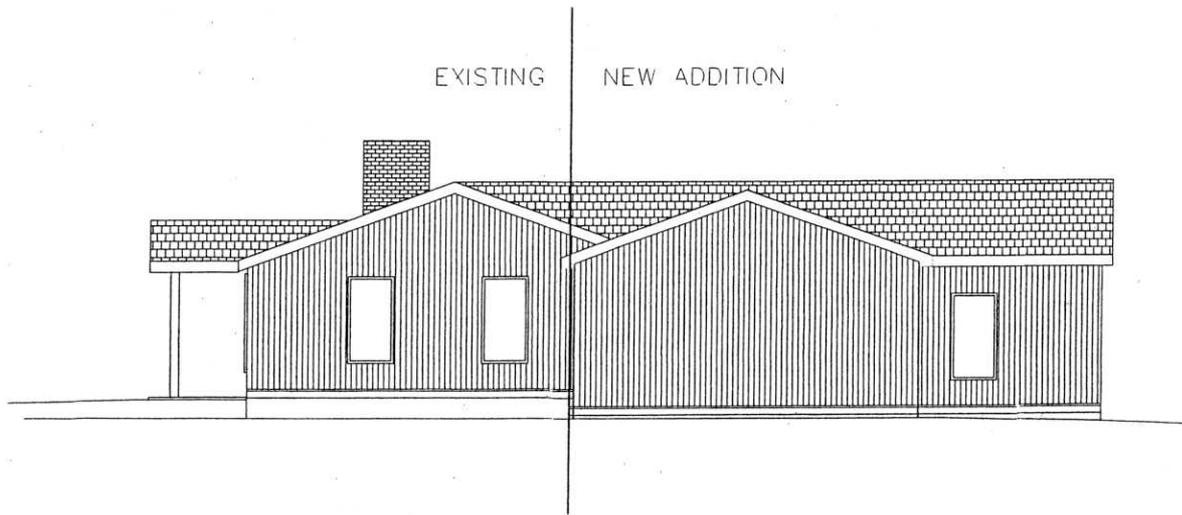
1. These conditions shall be recorded by the applicant among the land records of Fairfax County for this lot prior to the issuance of a building permit. A certified copy of the recorded conditions shall be provided to the Zoning Permit Review Branch, Department of Planning and Zoning.
2. This special permit is approved for the location and size of a one-story addition (873 square feet) and accessory storage structure, as shown on the plat prepared by Dominion Surveyors Inc., dated March 2, 2010, 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 (2,666 square feet existing + 3,999 square feet (150%) = 6,665 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 addition shall be consistent with the architectural renderings and materials as shown on Attachment 1 to these conditions.

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.



EAST ELEVATION
SCALE: 1/4"=1'-0"



EXISTING

NEW ADDITION

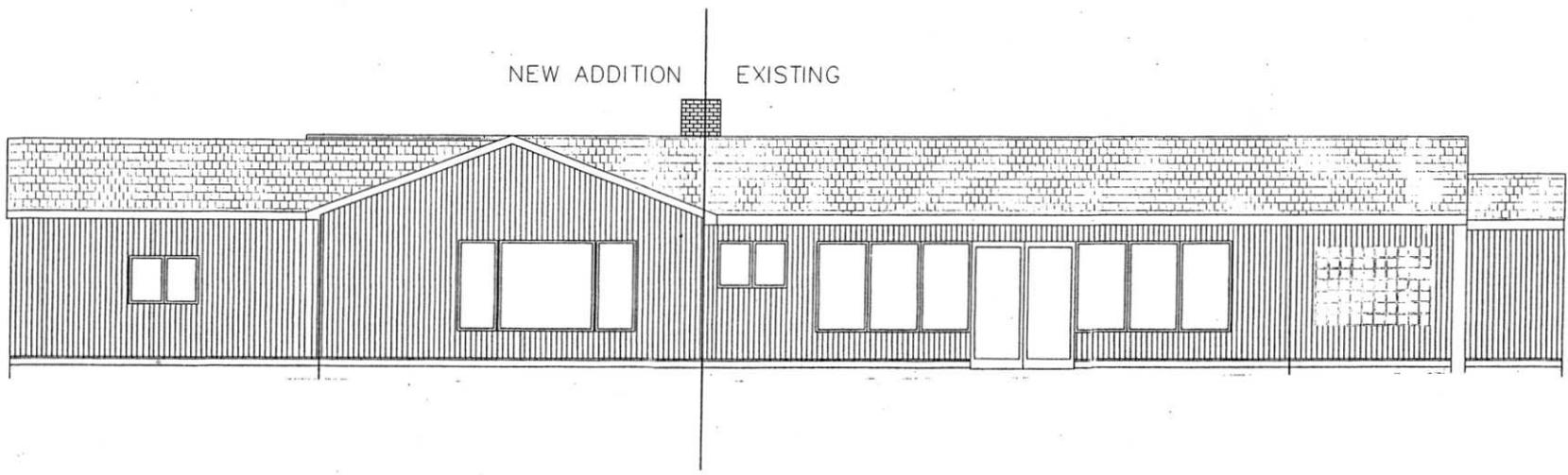
NORTH ELEVATION
SCALE: 1/4"=1'-0"

O'DONNELL RESIDENCE ADDITION
7728 TAUXEMONT ROAD ALEXANDRIA, VA 22308

DATES

5/3/10 DS

A-

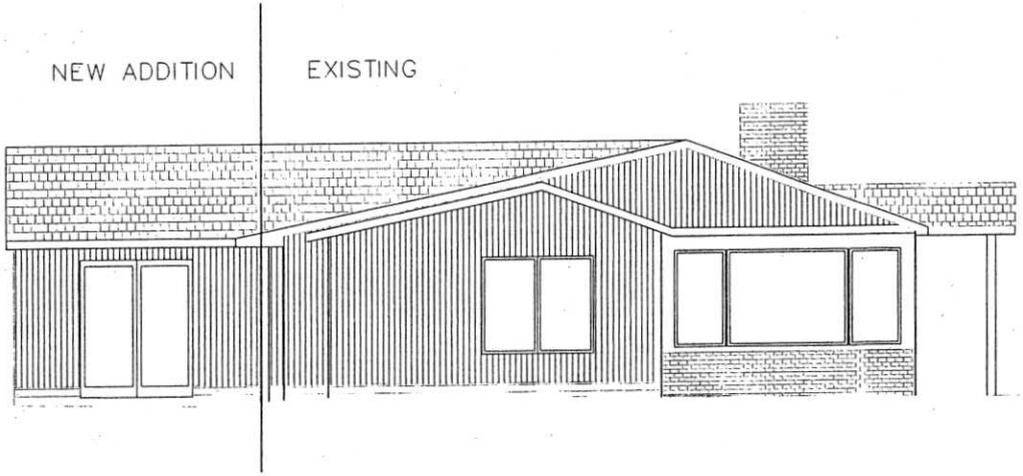


NEW ADDITION EXISTING

WEST ELEVATION
SCALE: 1/4"=1'-0"

O'DONNELL RESIDENCE ADDITION
7728 TAUXEMONT ROAD ALEXANDRIA, VA 22308

| DATES | |
|--------|-----|
| 5/3/10 | 000 |
| | |
| | |
| | |



NEW ADDITION

EXISTING

SOUTH ELEVATION
SCALE: 1/4"=1'-0"

O'DONNELL RESIDENCE ADDITION
7728 TAUXEMONT ROAD ALEXANDRIA, VA 22308

DATES

5/3/10 000

A-5

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

SPECIAL PERMIT/VARIANCE AFFIDAVIT

DATE: March 22, 2010
 (enter date affidavit is notarized)

I, David Charles O'Donnell, 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 107873

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) |
|--|---|--|
| David C O'Donnell | 7728 Tauxemont Road, Alexandria, VA 22308 | Owner |
| Amy J O'Donnell | 7728 Tauxemont Road, Alexandria, VA 22308 | Wife (Co-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: March 22, 2010
(enter date affidavit is notarized)

107873

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)

NOT APPLICABLE

DESCRIPTION OF CORPORATION: (check one statement)

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

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

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

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

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

SPECIAL PERMIT/VARIANCE AFFIDAVIT

DATE: March 22, 2010
(enter date affidavit is notarized)

107873

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)

NOT APPLICABLE

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

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

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

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

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

SPECIAL PERMIT/VARIANCE AFFIDAVIT

DATE: March 22, 2010
(enter date affidavit is notarized)

107873

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

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

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

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

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

NONE

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

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

SPECIAL PERMIT/VARIANCE AFFIDAVIT

DATE: March 22, 2010
(enter date affidavit is notarized)

107873

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) David O'Donnell
[] Applicant [] Applicant's Authorized Agent

David C O'Donnell (Owner)
(type or print first name, middle initial, last name, and title of signee)

Subscribed and sworn to before me this 22nd day of March 2010, in the State/Comm. of VIRGINIA, County/City of Fairfax.

[Signature]
Notary Public



Commission expires: MAY 31 2014

VM SP/VC-1 Updated (7/1/06)

David C O'Donnell
7728 Tauxemont Road
Alexandria, VA 22308
22 March 2010

Zoning Evaluation Division
Fairfax County Department of Planning and Zoning
12055 Government Center Parkway, Suite 801
Fairfax, VA 22035

RECEIVED
Department of Planning & Zoning
MAY 07 2010
Zoning Evaluation Division

Subject: SPECIAL PERMIT STATEMENT OF JUSTIFICATION

Dear Sir,

We are requesting approval for a reduction in minimum yard requirements in order to build an attached garage to our home. Our house was built in the early 1940's and location of the house does not permit the addition of a garage without exceeding the minimum yard clearance. Location of the house on our lot does not meet current minimum required yard requirements. The proposed addition will not extend into the minimum required yard by more than fifty (50) percent. Minimum yard clearances have been provided in a Special Permit Plat submitted with this application.

The resulting Gross Floor Area of the addition (including the garage) is 873 SF. The existing structure Gross Floor Area is 2,666 SF. Proposed addition (873 SF)/existing structure (2,666 SF) = 0.33 and is significantly less than 150% of the Total Gross Floor Area of the principal structure. There will be removal involved with the proposed addition.

The resulting Gross Floor Area of the addition is 33% of the gross Floor Area of the existing structure and is clearly subordinate in purpose, scale, and intent to the principal structure on the site.

Our lot is full of trees and we have sustained damage to both of our cars from falling branches in the past. The garage will also offer protection to our cars from the weather and vandalism. The size of the garage was based on the minimum amount of space required to park our two cars and still open the doors. There is no alternate location on our property where an attached garage can be built within the minimum yard requirements. This is due to the arrangement of the existing house on the lot; the existing location is from 1941 when no set backs were in force.

The proposed addition will not adversely impact the use or enjoyment of the adjacent property. The adjacent property is a park area owned by our community.

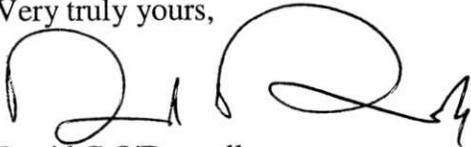
The design of the new garage was intended to match the surrounding homes with garages and maintain the architectural nature of the homes in our neighborhood. Siding for new

addition will be T-111 to match existing siding on the house, windows will be casement type with white frame to match existing windows, and shingles to be tan asphalt shingles to match existing roofing. The proposed addition is in character with the existing structure and surrounding houses in terms of location, bulk and scale. A drawing of the proposed addition has been provided with this application.

Our Special Permit Request also includes a request for a reduction in minimum yard requirements for an accessory storage structure (shed) to permit it to remain within 0.8 feet from the side lot line. The 145 SF shed was found to exceed maximum height requirements during preparation of the Special Survey Plat. Maximum height for a shed without any setback is 8.5', the Special Survey Plat identifies the height of this shed to be 8.7'. As an alternative to granting this request for a reduction in yard requirements, we are willing to adjust the grade surrounding this shed to bring the height into compliance. Sheds on abutting properties are similar in size and location, and leaving as is causes no detriment to use or enjoyment of abutting properties.

The 145 SF accessory structure (shed) is 6% of the Total Gross Floor Area of the existing structure and is clearly subordinate in purpose, scale, and intent to the principal structure on the site.

Very truly yours,

A handwritten signature in black ink, appearing to read 'D. O'Donnell', with a stylized flourish at the end.

David C O'Donnell

David C O'Donnell
7728 Tauxemont Road
Alexandria, VA 22308
22 March 2010

Zoning Evaluation Division
Fairfax County Department of Planning and Zoning
12055 Government Center Parkway, Suite 801
Fairfax, VA 22035

Subject: SPECIAL PERMIT STATEMENT OF JUSTIFICATION

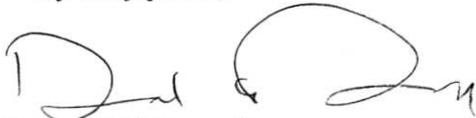
Dear Sir,

We are requesting approval for a reduction in yard requirements in order to build an attached garage to our home. Our house was built in the early 1940's and location of the house does not permit the addition of a garage without exceeding the minimum yard clearance. Location of the house on our lot does not meet current minimum required yard requirements. The proposed addition will not extend into the minimum required yard by more than fifty (50) percent.

Our lot is full of trees and we have sustained damage to both of our cars from falling branches in the past. The garage will also offer protection to our cars from the weather and vandalism.

The design of the new garage was intended to match the surrounding homes with garages and maintain the architectural nature of the homes in our neighborhood. A drawing depicting the proposed addition is shown in Figure 1.

Very truly yours,


David C O'Donnell

RECEIVED
Department of Planning & Zoning
MAR 22 2010
Zoning Evaluation Division

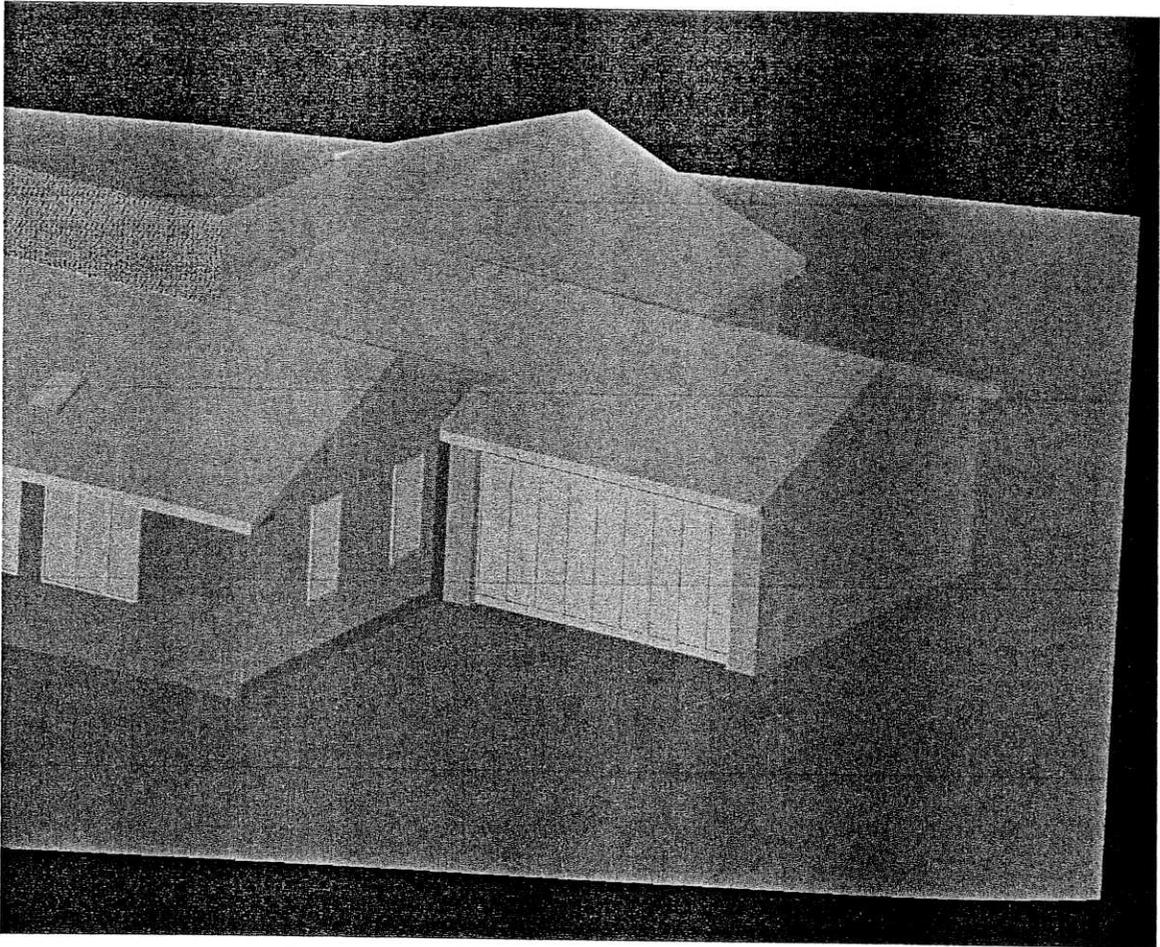


Figure 1 - Proposed Attached Garage

Hedrick, Debbie

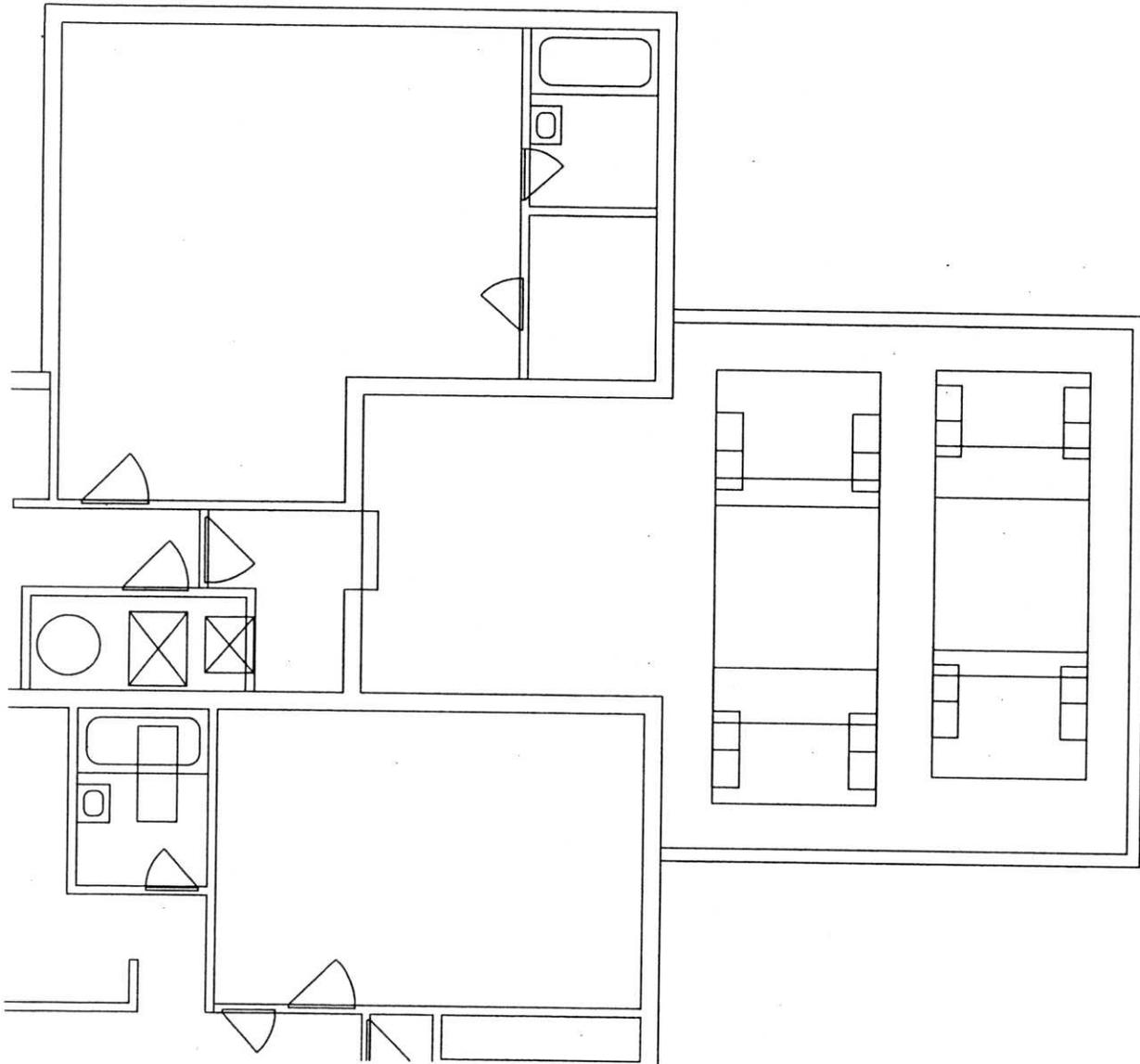
From: Dave.O'Donnell@dot.gov
Sent: Monday, June 14, 2010 9:45 AM
To: Hedrick, Debbie
Cc: amy_od@yahoo.com
Subject: O'Donnell Special Permit Application
Attachments: O'Donnell Proposed Garage.pdf

Ms. Hedrick,

Attached is a scale drawing of our cars in the proposed garage. The garage is as tight as I could make it and still fit both cars inside and open the car doors. We will forward our adjoining neighbors approval of our design in support of our special permit application shortly.

V/r,
David C. O'Donnell

6/14/2010





County of Fairfax, Virginia

MEMORANDUM

July 7, 2010

TO: Debbie Hedrick, Staff Coordinator
Zoning Evaluation Division, DPZ

FROM: Jessica Strother, Urban Forester II
Forest Conservation Branch, UFMD, DPWES

SUBJECT: Tauxemont, SP-2010-MV-038

RE: Comments and Recommendations

This review is based on the Plat stamped as received by the Department of Planning and Zoning on May 7, 2010. Due to time constraints a site visit was not conducted. The property is heavily forested per the aerial images and submitted Plat.

1. **Comment:** The Special Permit Plat for the addition indicates that some trees will either be removed or impacted. The addition is moderate in size. Additionally, limits of clearing and grading were not shown on the Plat.

Recommendation: The Applicant should commit to replacing the amount of existing tree cover that is removed or substantially impacted and provide that information at this time. The Plat should also be revised to show limits of clearing and grading.



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.

8-922 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.