

NOTES:

- TAX MAP 040-2-26-0053
- PROPERTY SHOWN HEREON IS ZONED:
R-3 (RESIDENTIAL 3 DU/AC)
- MINIMUM YARD REQUIREMENTS IN ZONE R-3
FRONT: 30'
SIDE: 12'
REAR: 25'
- PROPERTY IS SERVED BY PUBLIC WATER AND SEWER.
- THE PROPERTY SHOWN HEREON IS LOCATED IN FLOOD ZONE "A" AND "X" AS PER INSURANCE RATE MAP COMMUNITY PANEL NUMBER 515525 0083 D EFFECTIVE DATE, MARCH 5, 1990.
- THE RECORD PLAT DOES NOT SHOW ANY UTILITY EASEMENTS HAVING A WIDTH OF TWENTY-FIVE (25) FEET OR MORE EFFECTING THIS PROPERTY.

7. FLOOR AREA:

EXISTING GROSS FLOOR AREA HOUSE	1,824 SQ. FT.
EXISTING GROSS FLOOR AREA PORCH	228 SQ. FT.
EXISTING GROSS FLOOR AREA GARAGE	408 SQ. FT.
PROPOSED GROSS FLOOR AREA CARPORT	300 SQ. FT.
PROPOSED GROSS FLOOR AREA ADDITION	346 SQ. FT.
PROPOSED GROSS FLOOR AREA DECK	316 SQ. FT.

TOTAL FLOOR AREA 3,422 SQ. FT.

FLOOR AREA RATIO: 32%

HEIGHT TABLE

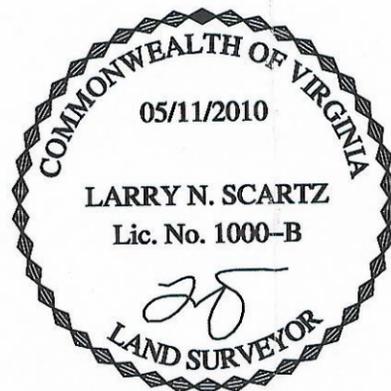
EXISTING HOUSE HEIGHT:	22.4'
PROPOSED CARPORT AND ONE STORY ADDITION HEIGHT:	14.2'
PROPOSED ADDITION EAVE HEIGHT:	10.0'

Application No. SP 2010-DR-037

Chairman, Board of Zoning Appeals

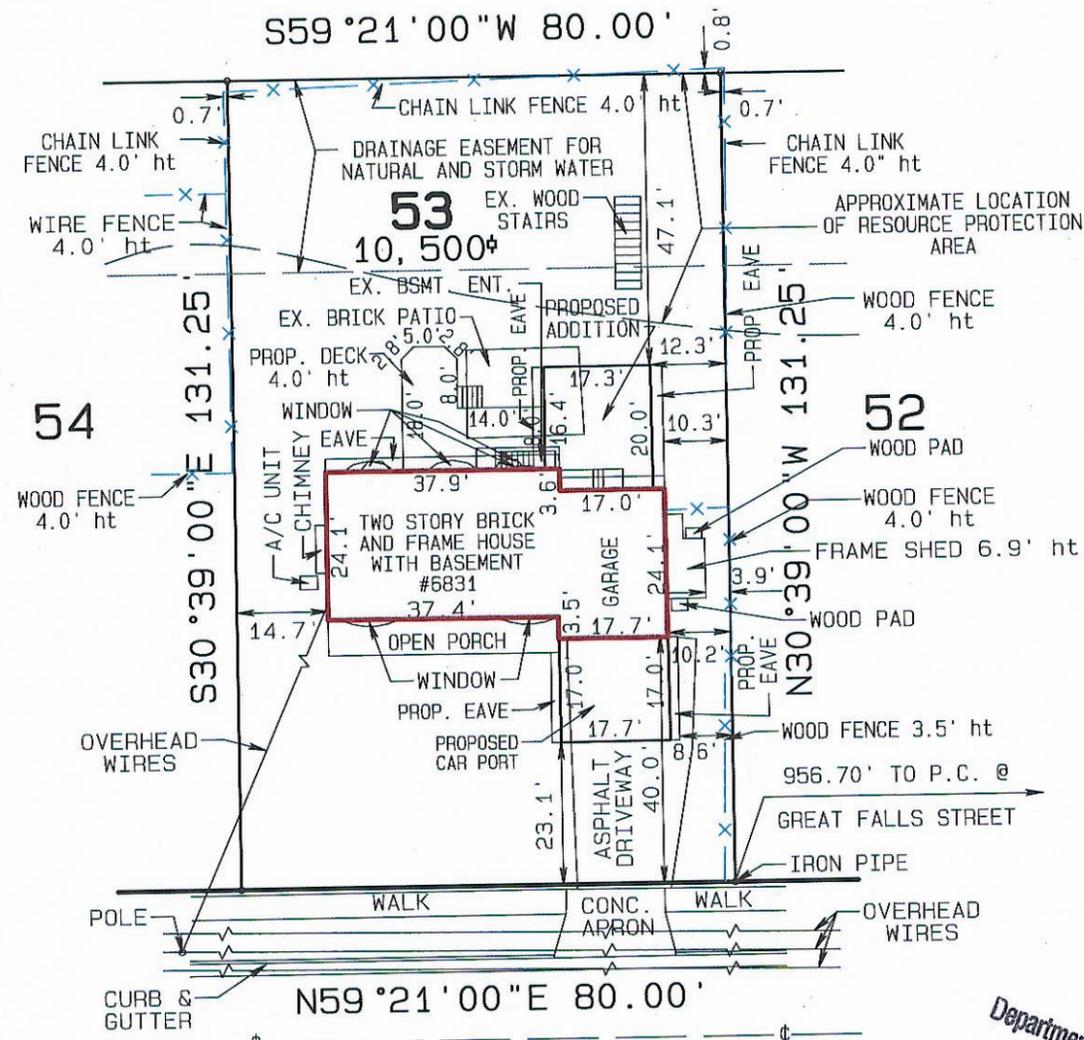
John A. McNeill

Approved



RECORD PLAT NORTH

FAIRFAX COUNTY PARK AUTHORITY



LEMON ROAD
RTE. #2672 - 50' R/W

RECEIVED
Department of Planning
MAY 12 2010
Zoning Evaluation Division

SPECIAL PERMIT PLAT

LOT 53, SECTION 1

DEVON PARK

DRANESVILLE MAGISTERIAL DISTRICT
FAIRFAX COUNTY, VIRGINIA

SCALE: 1"=30' DATE: FEBRUARY 22, 2010

CASE NAME: VAN VOORTHUIZEN
SCHUYLER AHRENS

NO TITLE REPORT FURNISHED.
PLAT SUBJECT TO RESTRICTIONS & EASEMENTS OF RECORD OR OTHERWISE.
FENCE LOCATIONS, IF SHOWN, ARE APPROXIMATE ONLY
AND DO NOT CERTIFY AS TO OWNERSHIP.

SCARTZ SURVEYS

LARRY N. SCARTZ LOCAL (703) 494-4181
CERTIFIED LAND SURVEYOR FAX (703) 494-3330
WOODBIDGE, VIRGINIA LARRY.SCARTZ@SCARTZ.COM

