



APPLICATION ACCEPTED: March 8, 2011
BOARD OF ZONING APPEALS: May 25, 2011
TIME: 9:00 a.m.

County of Fairfax, Virginia

May 18, 2011

STAFF REPORT

SPECIAL PERMIT APPLICATION NO. SP 2011-BR-020

BRADDOCK DISTRICT

APPLICANT/OWNER: Charlotte J. Hartell-Garcia

STREET ADDRESS: 5213 Light Street

SUBDIVISION: North Springfield

TAX MAP REFERENCE: 70-4 ((4)) (56) 7

LOT SIZE: 12,400 square feet

ZONING DISTRICT: R-3

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 deck to remain 0.4 feet from a side lot line and to permit reduction of certain yard requirements to permit construction of addition 10.4 feet from a side lot line.

STAFF RECOMMENDATION: Staff recommends approval of SP 2011-BR-020 for an 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 applicants/owners from compliance with the provisions of any applicable ordinances, regulations, or adopted standards.

O:\dhedri\Special Permits\5-25) SP 2011-BR-020 Hartell-Garcia (50 & error)\SP 2011-BR-020 Hartell-Garcia staff report.doc

Deborah Hedrick

Excellence * Innovation * Stewardship
Integrity * Teamwork * Public Service

Department of Planning and Zoning
Zoning Evaluation Division
12055 Government Center Parkway, Suite 801
Fairfax, Virginia 22035-5509
Phone 703-324-1290 FAX 703-324-3924
www.fairfaxcounty.gov/dpz/



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.

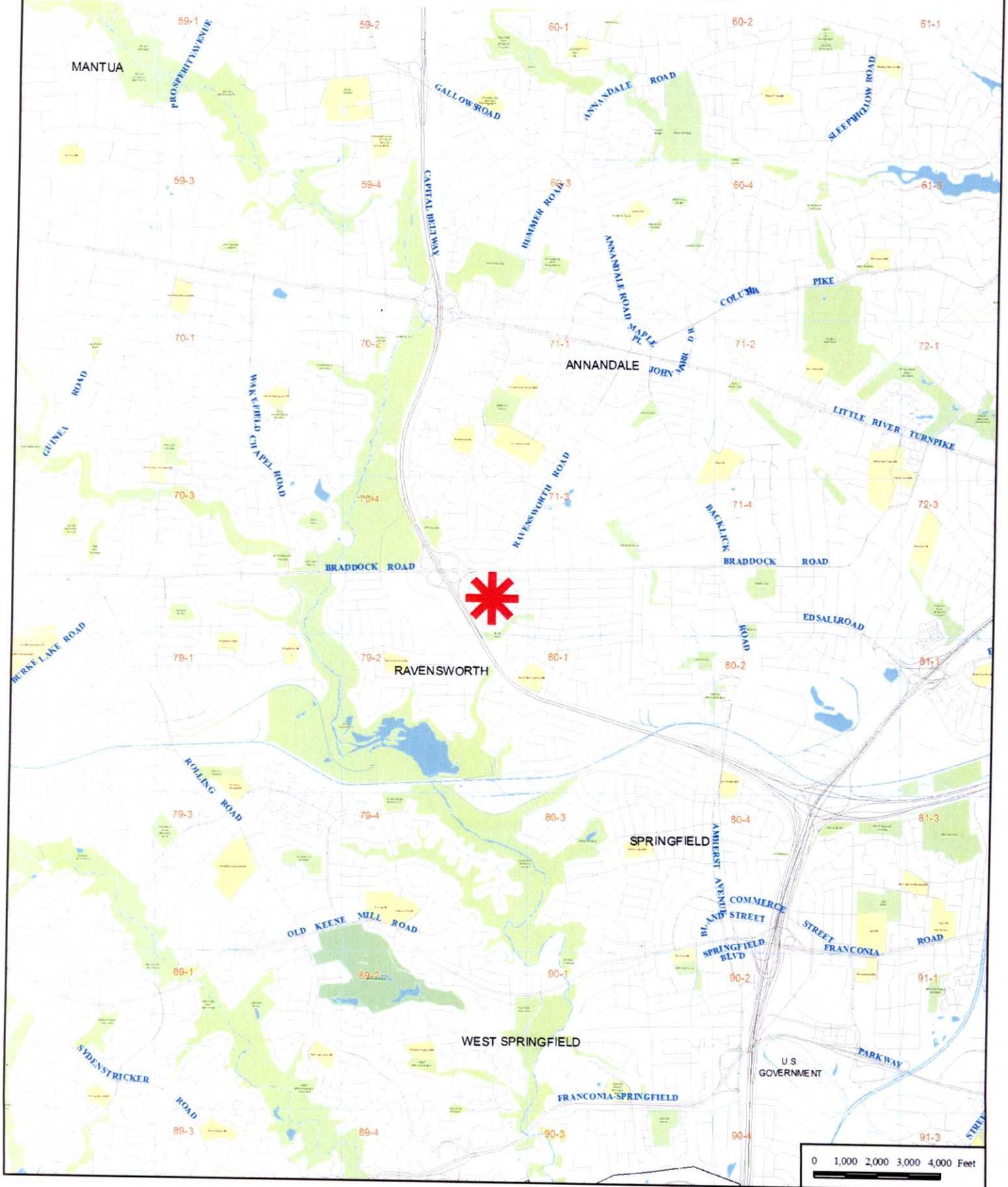
The approval of this application does not interfere with, abrogate or annul any easements, covenants, or other agreements between parties, as they may apply to the property subject to the application.

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.**



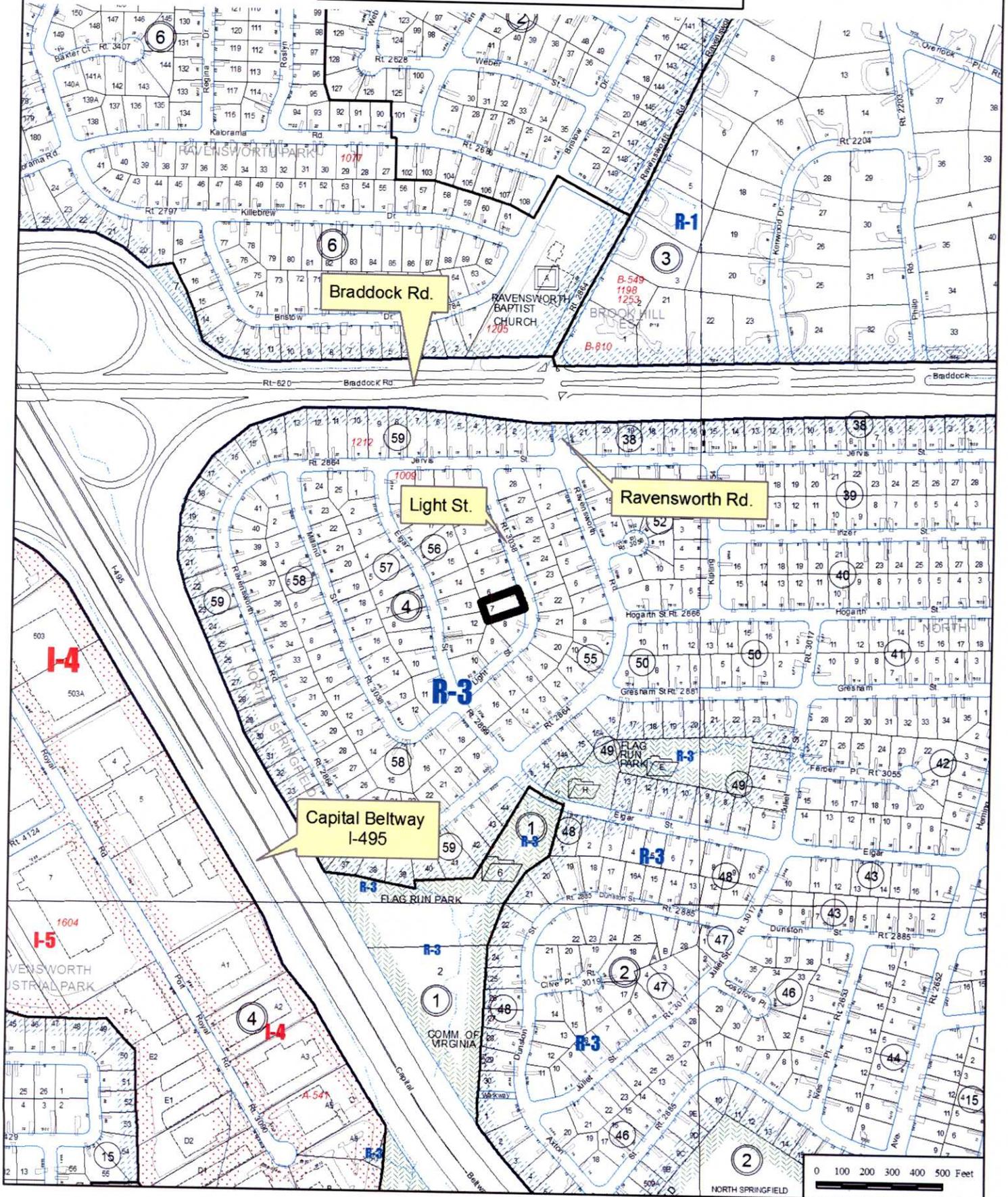
Americans with Disabilities Act (ADA): Reasonable accommodation is available upon 7 days advance notice. For additional information on ADA call (703) 324-1334 or TTY 711 (Virginia Relay Center).

Special Permit
SP 2011-BR-020
CHARLOTTE J. HARTELL-GARCIA



0 1,000 2,000 3,000 4,000 Feet

Special Permit
SP 2011-BR-020
CHARLOTTE J. HARTELL-GARCIA



COPYRIGHT SCARTZ SURVEYS - THIS IS A SERVICE DOCUMENT AND IS VALID FOR SIX MONTHS FROM DATE ISSUED.
THIS SURVEY WAS PERFORMED ACCORDING TO THE STANDARDS SET FORTH IN VIRGINIA CODE SECTION 54.1-407.

NOTES:

- TAX MAP 070-4-04-56-0007
- 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 HERE IS LOCATED IN FLOOD
ZONE "X" AS PER INSURANCE RATE MAP COMMUNITY
PANEL NUMBER 515525 0100 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.
- FLOOR AREA:
EXISTING GROSS FLOOR AREA HOUSE 1,592 SQ. FT.
EXISTING GROSS FLOOR AREA SHED 100 SQ. FT.
PROP. FLOOR AREA ENCLOSED CARPORT 192 SQ. FT.

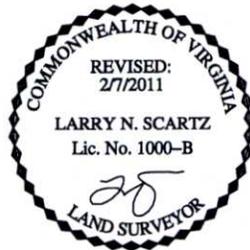
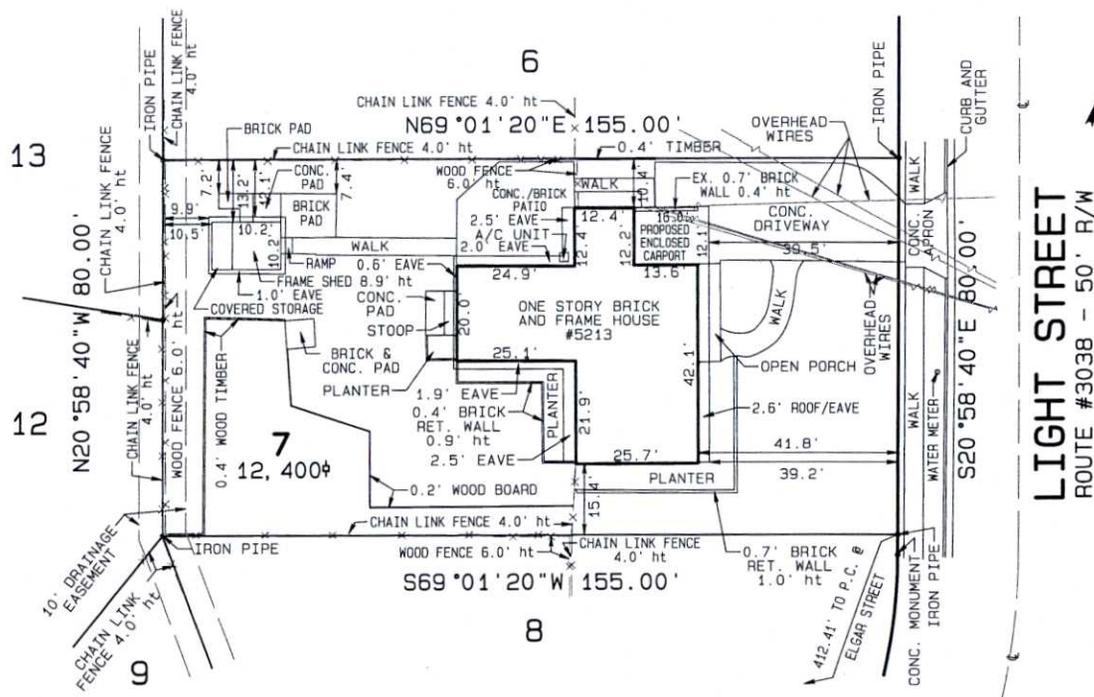
TOTAL FLOOR AREA 1,884 SQ. FT.

PROPOSED FLOOR AREA RATIO: 0.15
- FRONT AND REAR YARD COVERAGE RATIOS:

FRONT YARD: 0.29% (EXCLUDING WALK)
REAR YARD: 0.11%

HEIGHT TABLE

EXISTING HOUSE HEIGHT: 11.87'
EXISTING SHED HEIGHT: 8.9'



SPECIAL PERMIT PLAT
LOT 7, SECTION 17-A, BLOCK 56
NORTH SPRINGFIELD

BRADDOCK MAGISTERIAL DISTRICT
FAIRFAX COUNTY, VIRGINIA

SCALE: 1"=25' DATE: SEPTEMBER 1, 2010

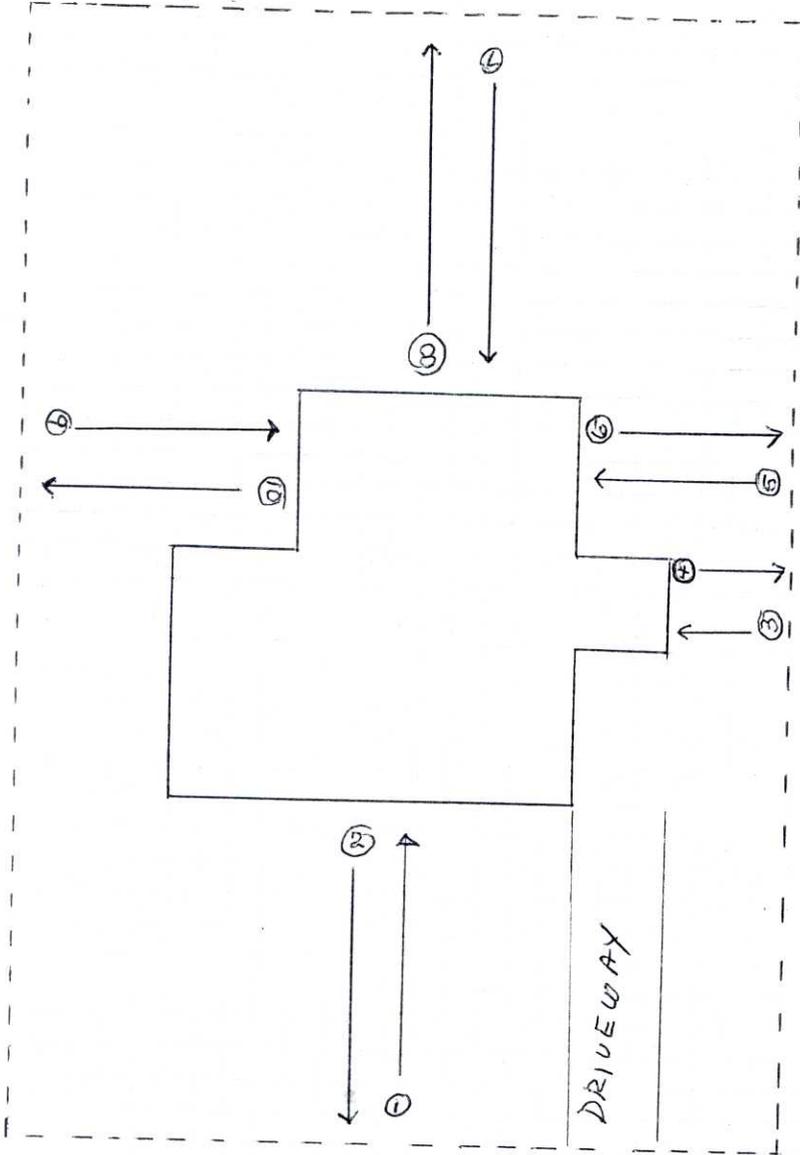
CASE NAME: HARTELL-GARCIA
SCHUYLER AHRENS

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
WOODBRIIDGE, VIRGINIA LARRY.SCARTZ@SCARTZ.COM

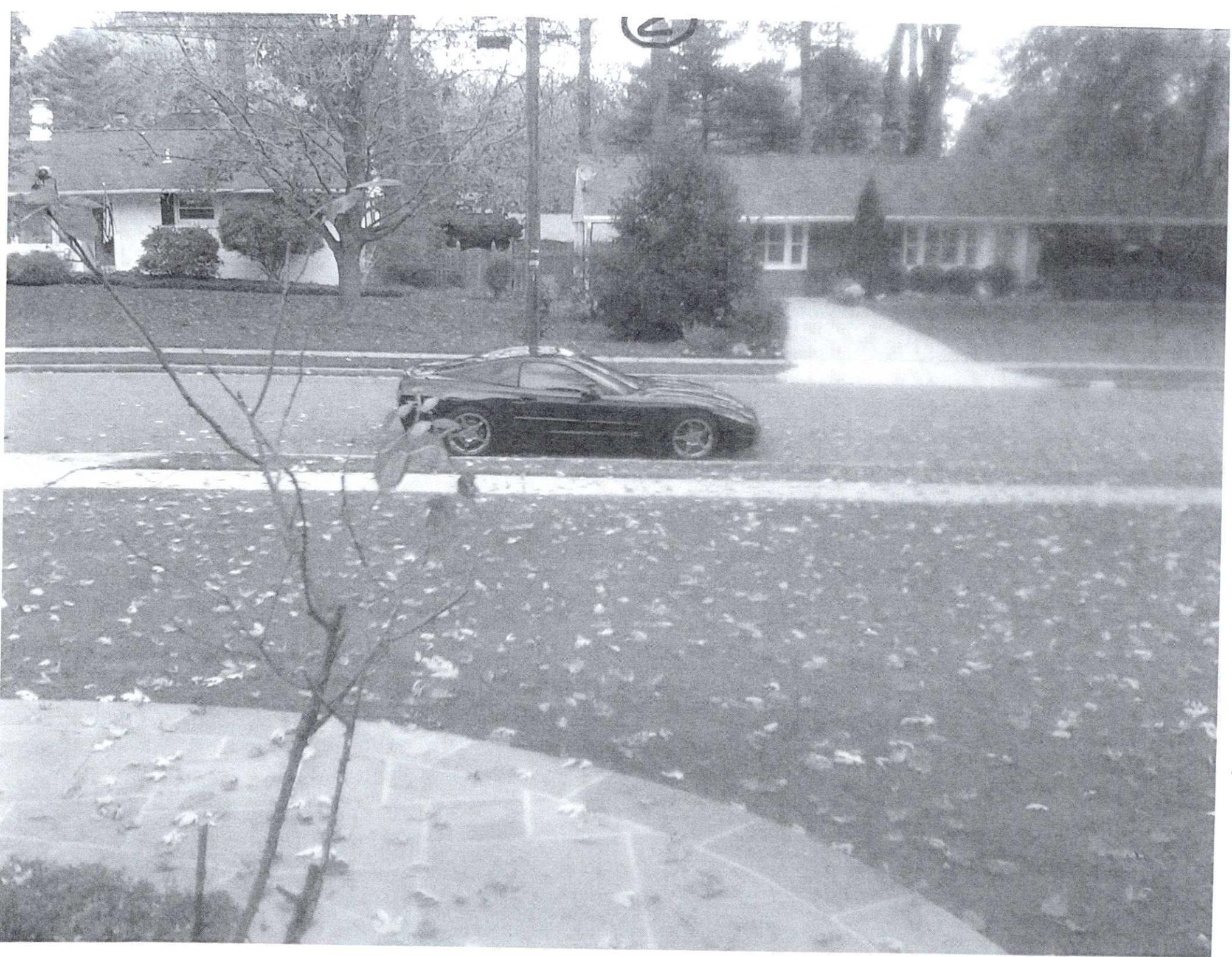


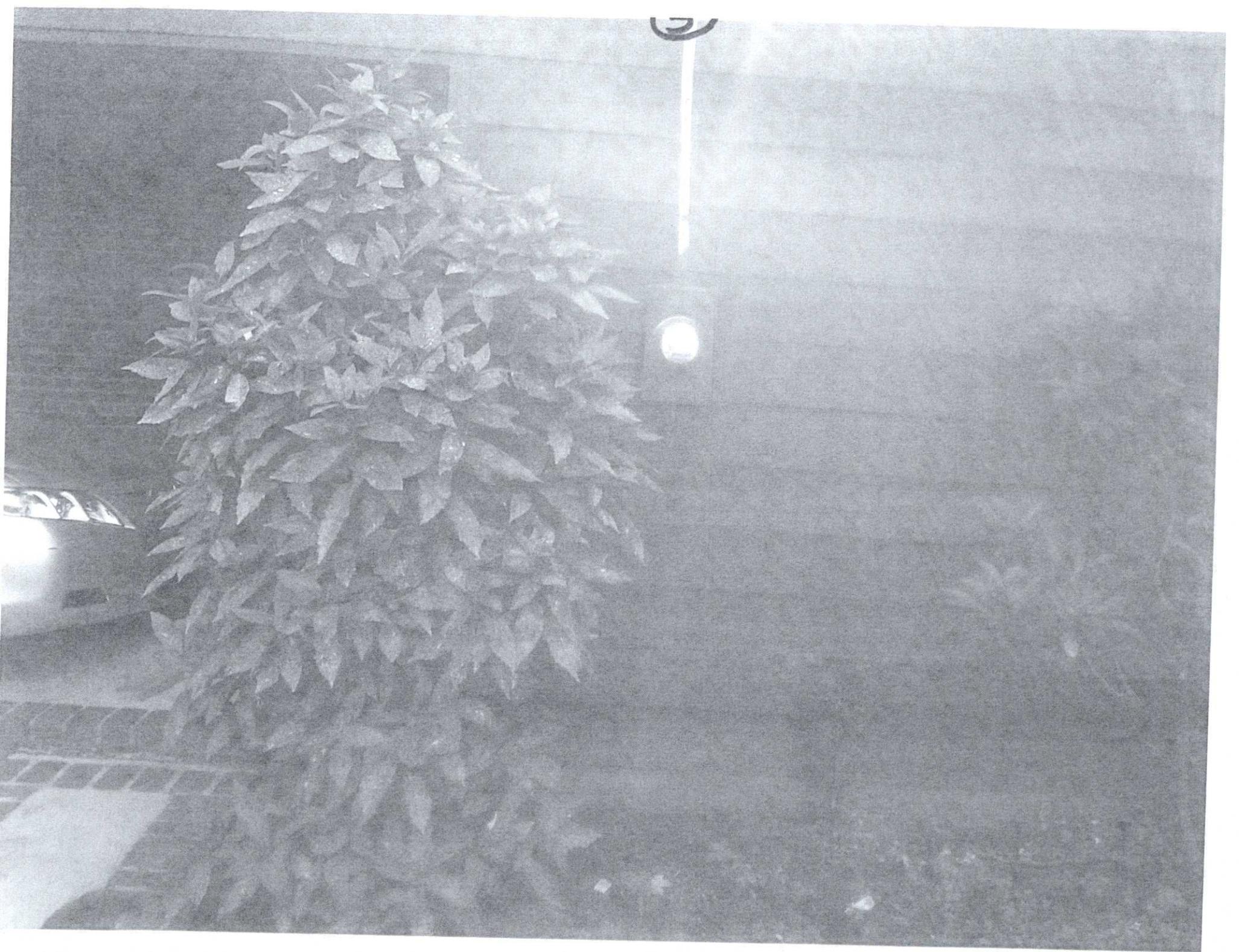
11/3/10



LIGHT STREET

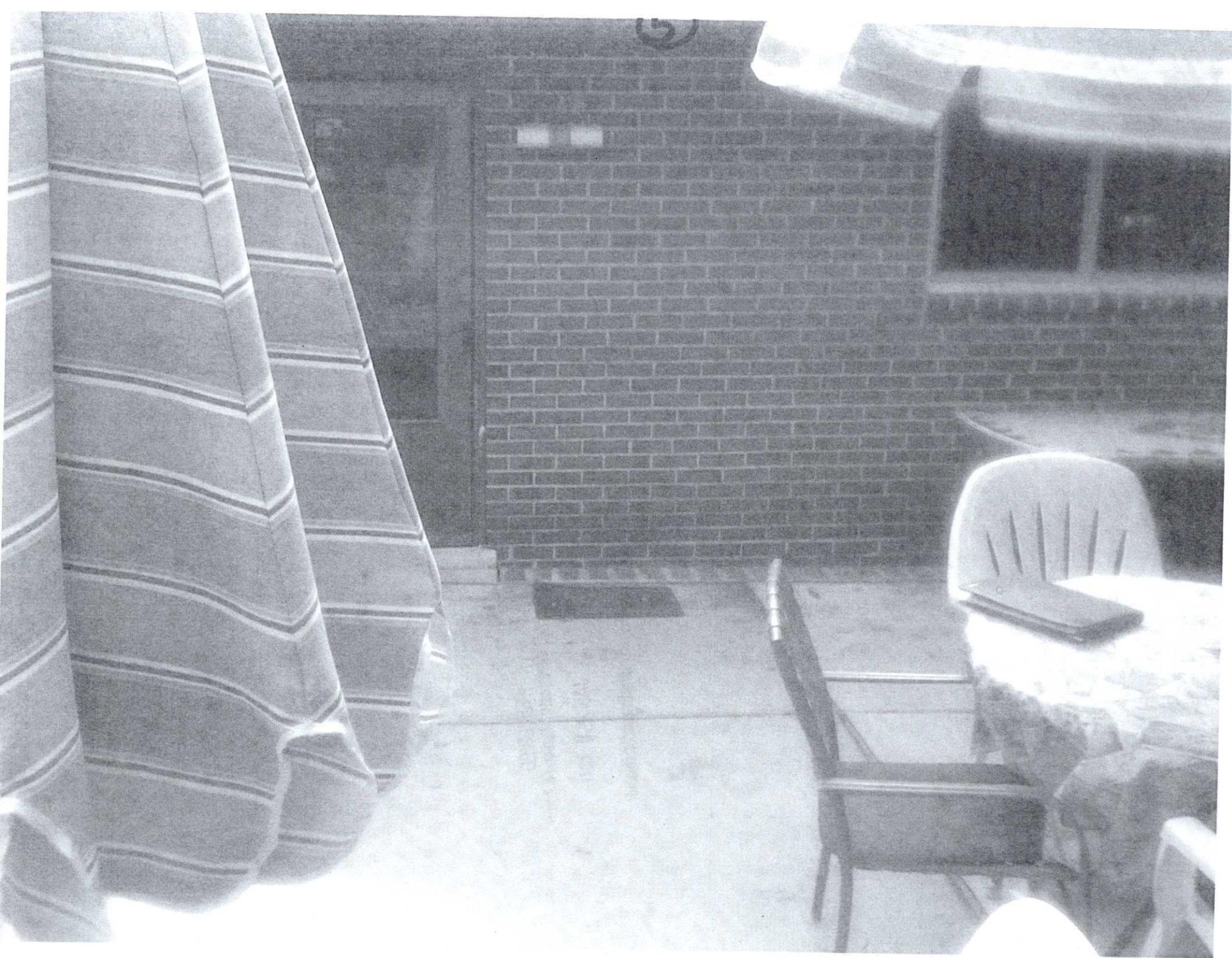






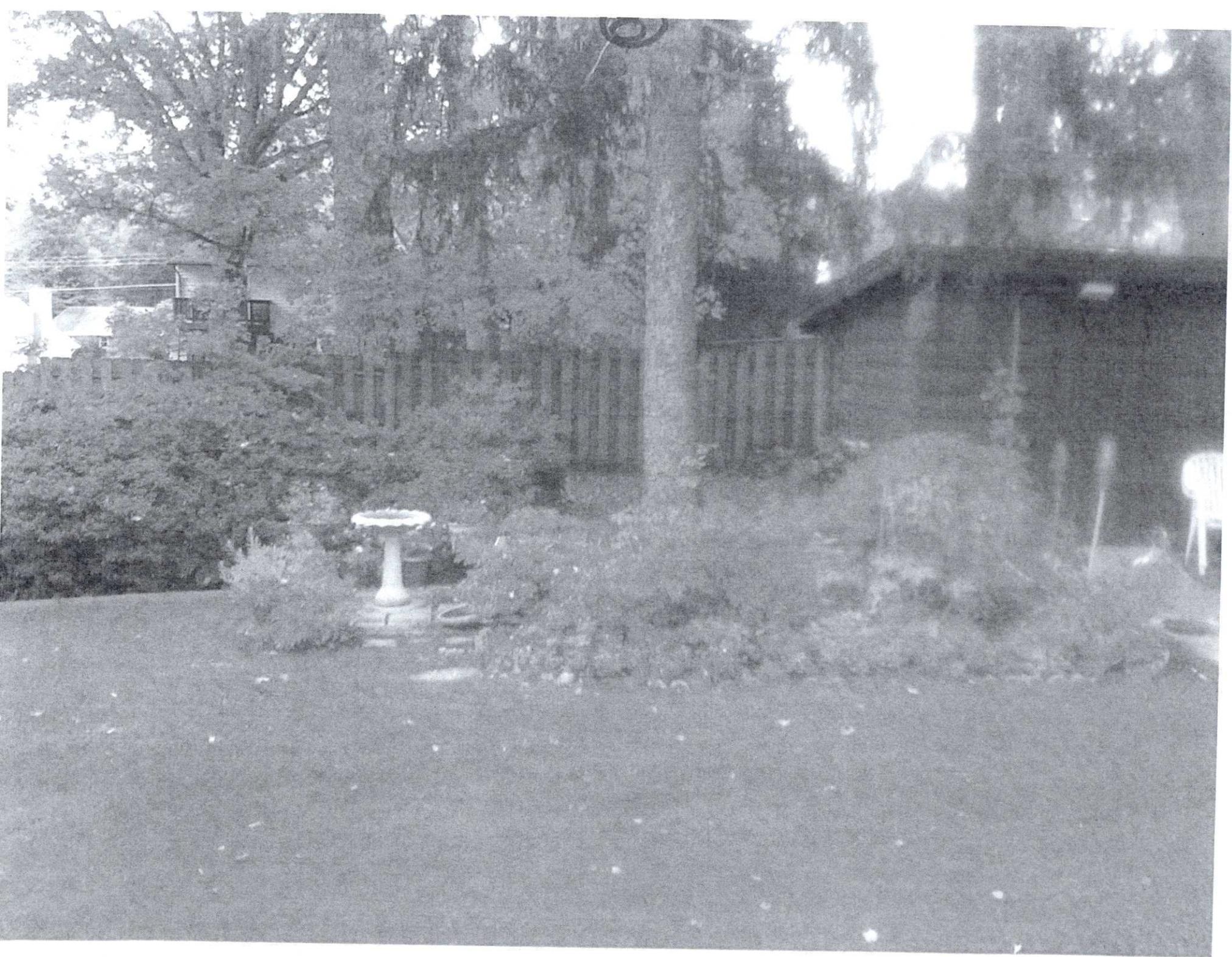
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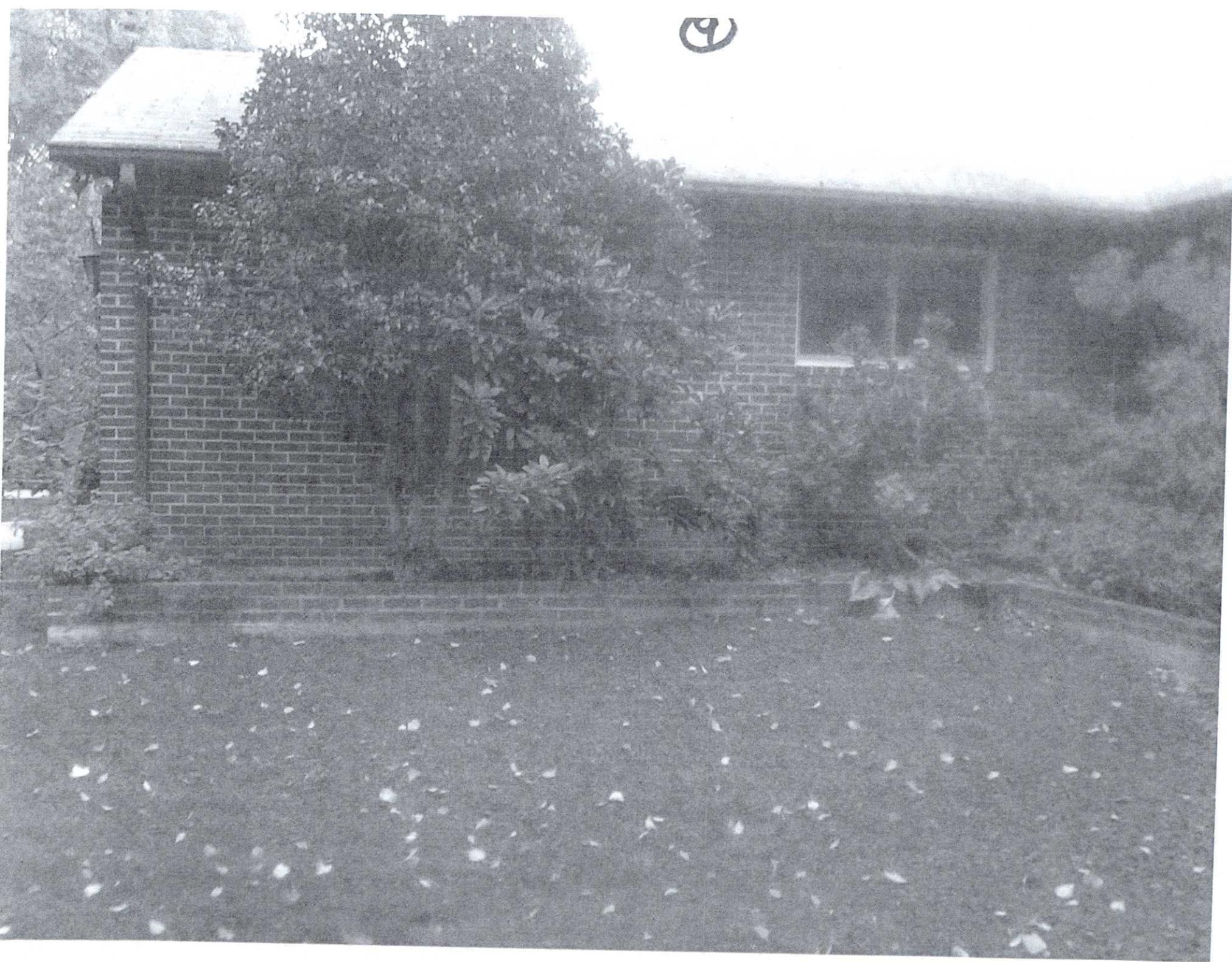








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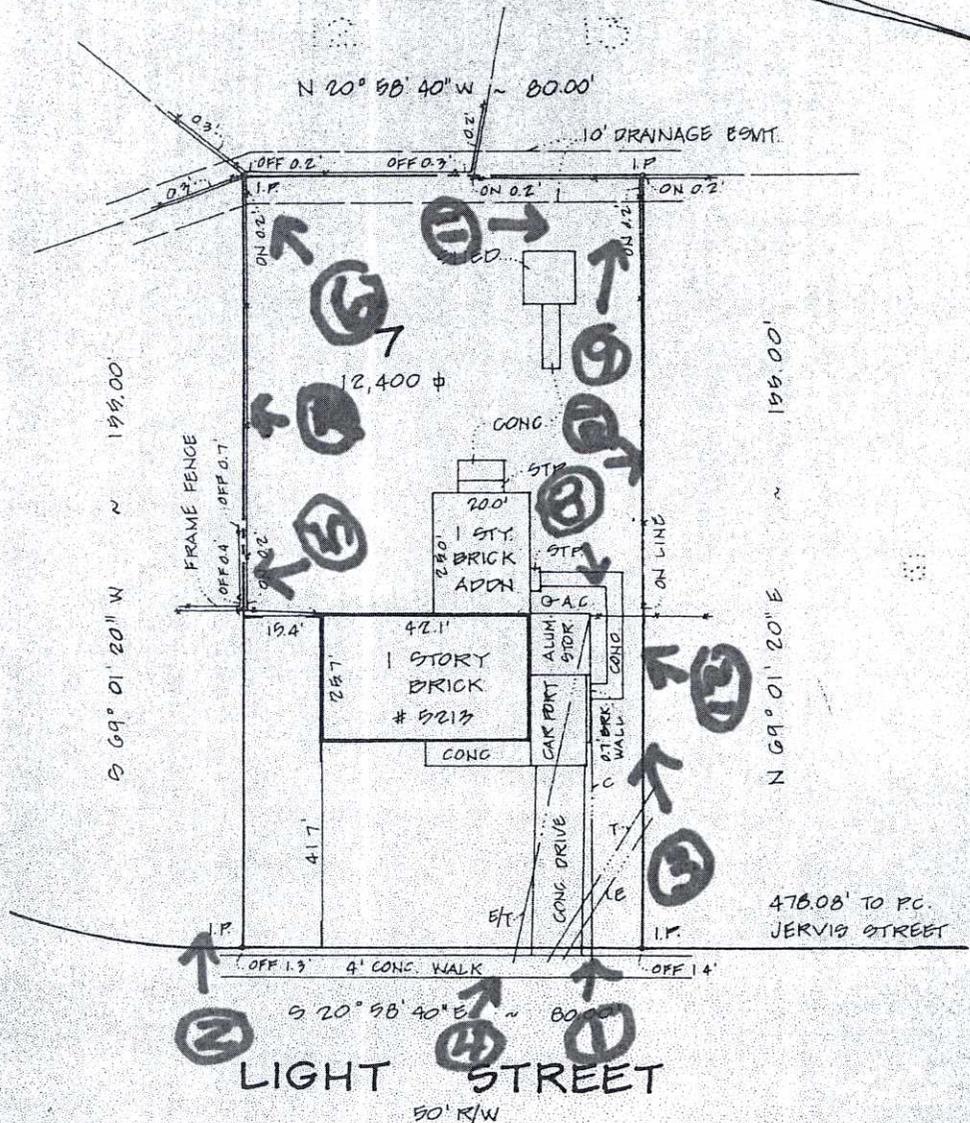
SHED



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PICTURE IDENTIFICATION

NOTE: FENCES ARE CHAIN LINK UNLESS NOTED

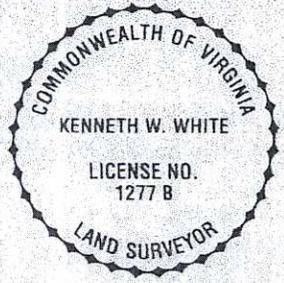


PLAT
 SHOWING HOUSE LOCATION ON
 LOT 7, BLK 96 SBC. 17-A
NORTH SPRINGFIELD
FAIRFAX COUNTY, VIRGINIA
 SCALE 1" = 30' OCT 11, 1995

THIS PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA.
 PLAT SUBJECT TO RESTRICTIONS OF RECORD.
 TITLE REPORT NOT FURNISHED.

I HEREBY CERTIFY THAT THE POSITIONS OF ALL THE EXISTING IMPROVEMENTS HAVE BEEN CAREFULLY ESTABLISHED BY A TRANSIT TAPE SURVEY AND UNLESS OTHERWISE SHOWN, THERE ARE NO VISIBLE ENCROACHMENTS

Kenneth W. White
 KENNETH W. WHITE L.S.



CASE NAME:
 HESTER - GARCIA
 GORDON, ESTABROOK & PESHER

ALEXANDRIA SURVEYS, INC.
 6343 SOUTH KINGS HIGHWAY
 ALEXANDRIA, VIRGINIA 22306
 703-660-6615
 FAX 703-768-7764

Zoning Evaluation Division

SEP 17 2010

RECEIVED
 Department of Planning & Zoning

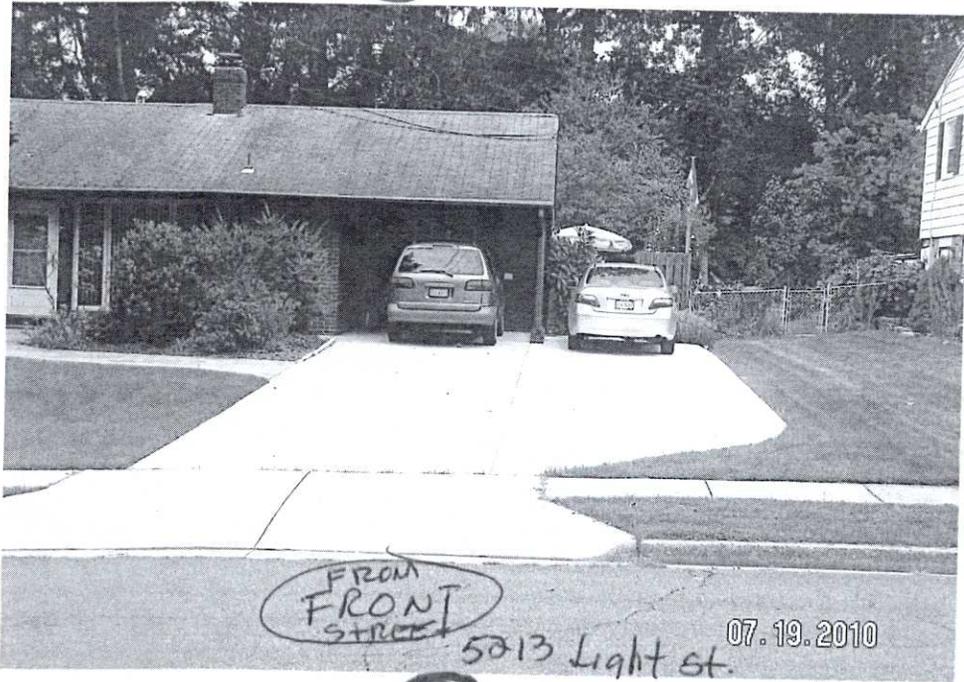
Zoning Evaluation

SEP 17 2010

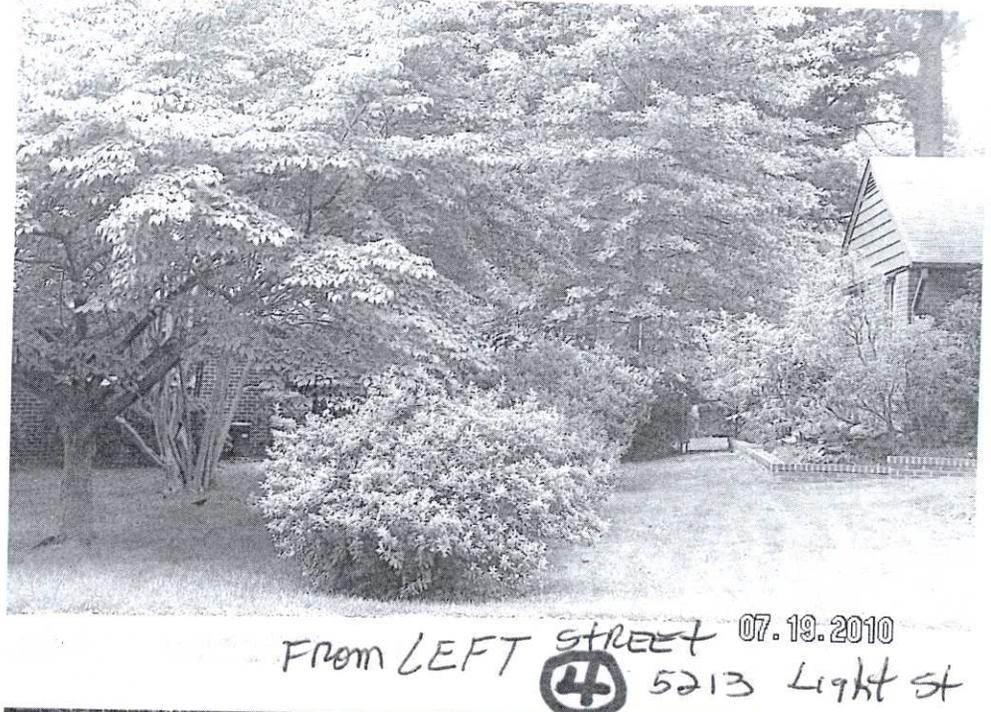
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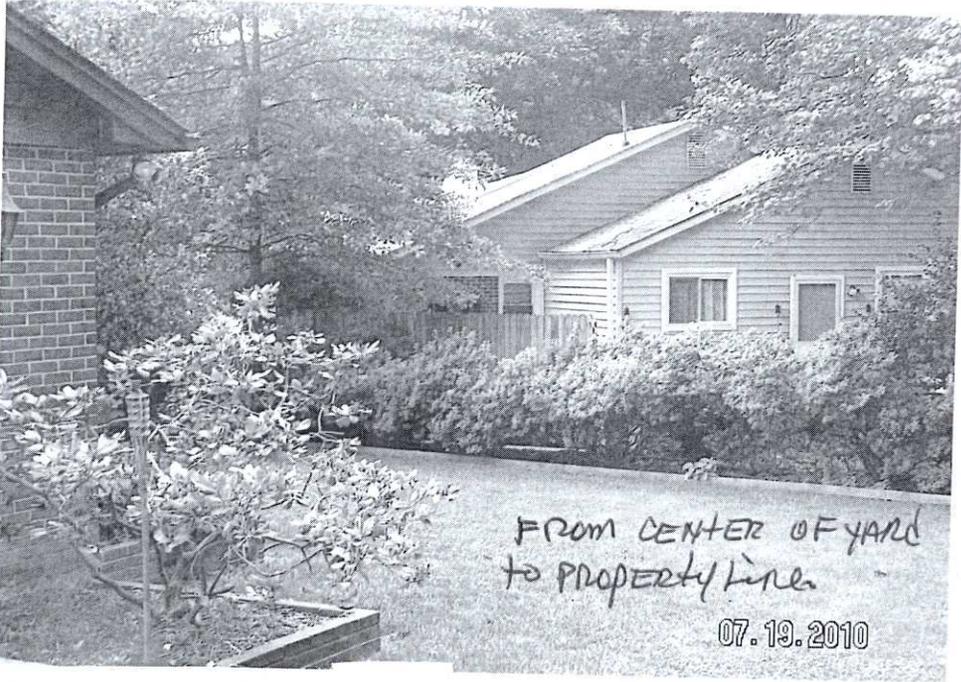
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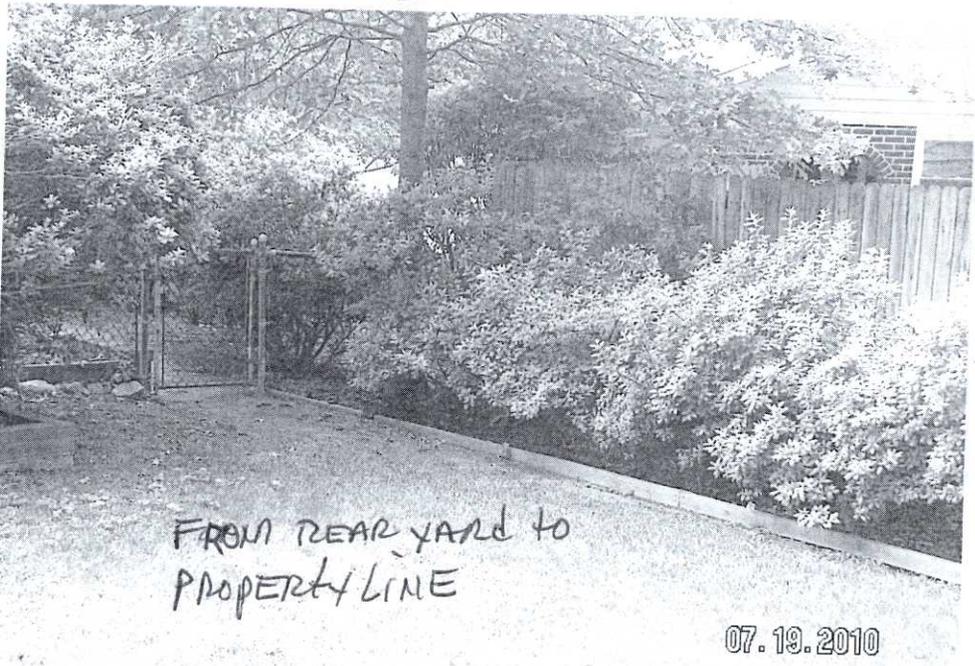
From Right side yard ③

FROM FRONT STREET
5213 Light St

5

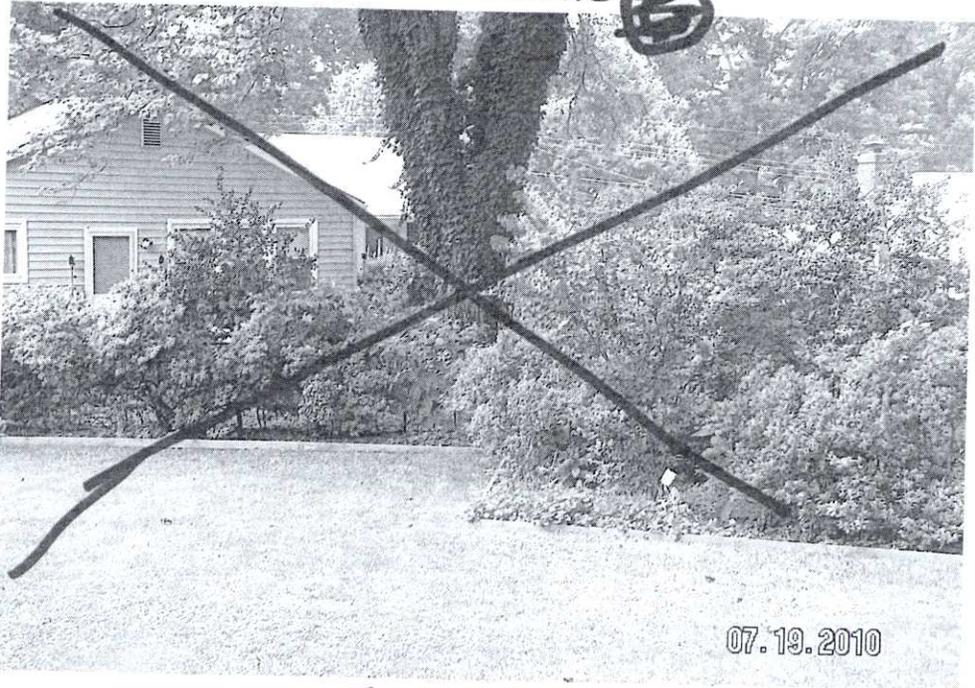
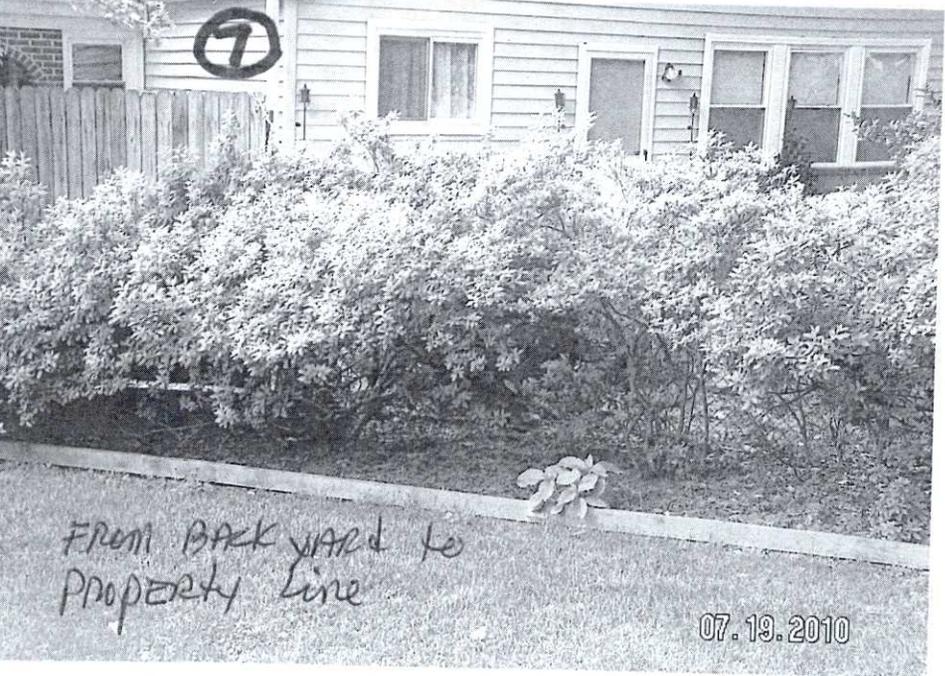


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LEFT - REAR 3

7



LEFT

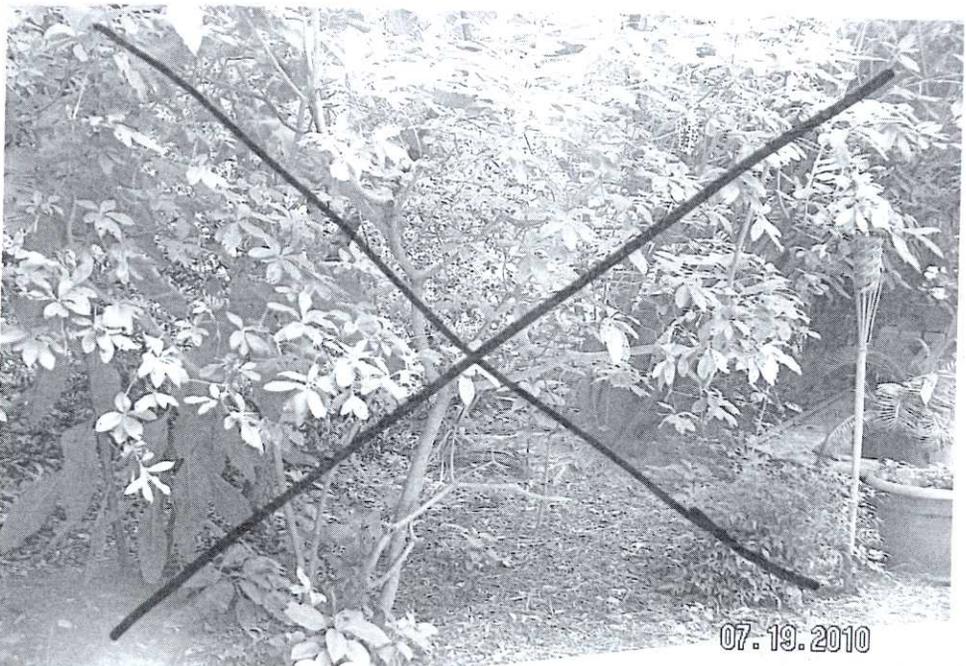
07.19.2010

8



FROM SIDE YARD TO PROPERTY LINE.

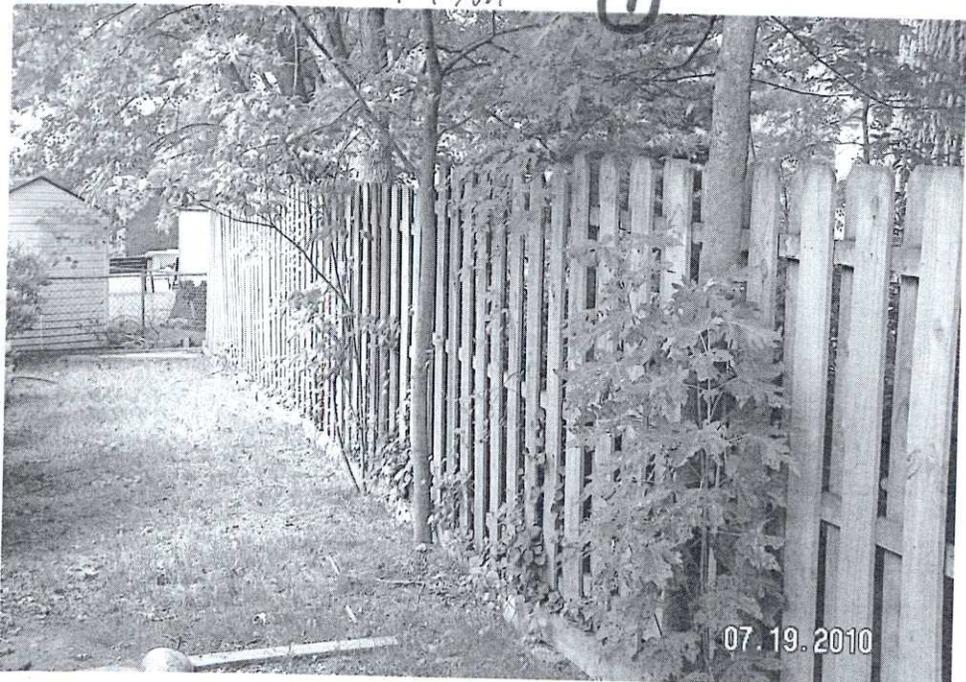
07.19.2010



07.19.2010

Right

9



07.19.2010

FROM RIGHT SIDE OF YARD TO PROPERTY LINE

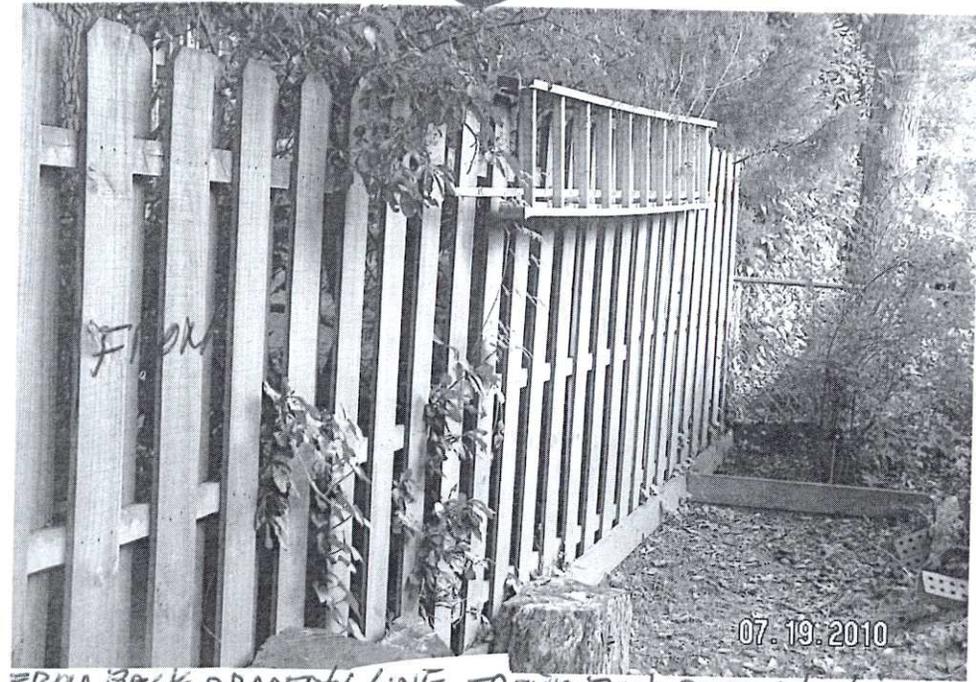
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07.19.2010

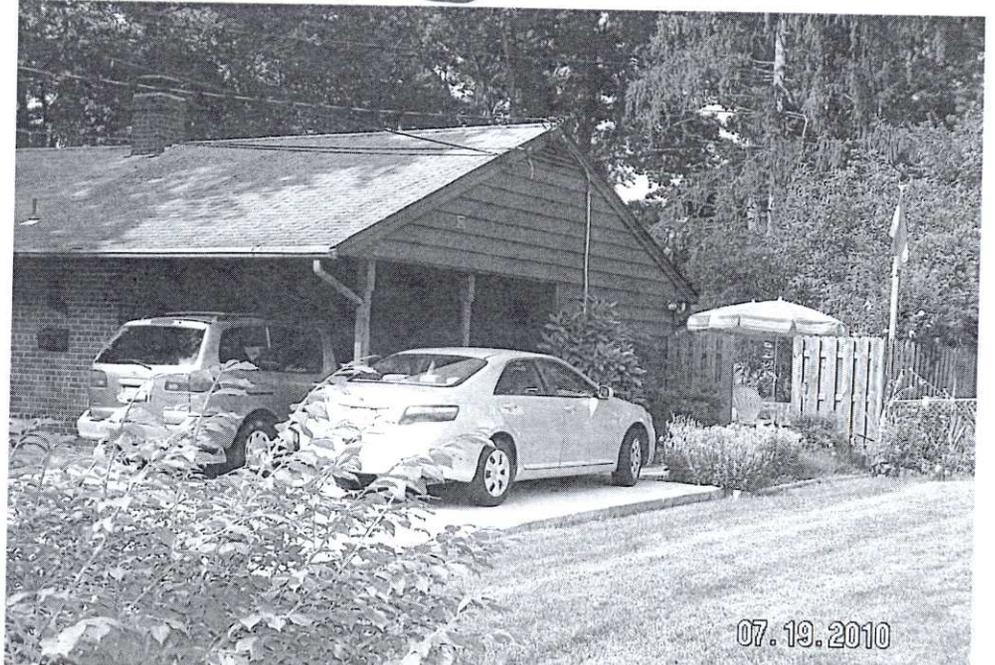
FROM RIGHT SIDE OF YARD TO PROPERTY LINE

11



FROM BACK PROPERTY LINE FACING RIGHT PROPERTY LINE

12



FROM FRONT STREET - RIGHT SIDE - 5213 LIGHT ST.



DESCRIPTION OF THE APPLICATIONS

The applicant is requesting approval of a special permit to permit reduction to minimum yard requirements based on error in building location to permit a deck (concrete/brick patio) to remain 0.4 feet from the northern side lot line.

	Structure	Yard	Min. Yard Req.*	Permitted Extension **	Permitted Yard	Structure Location	Amount of Error	Percent of Error
Special Permit	Open Deck	Side	12.0 feet	5.0 feet	7.0 feet	0.4 feet	6.6 feet	0.94%

*Minimum yard requirement per Section 3-307

** Permitted Extensions per Section 2-412

The applicant is also requesting approval of a special permit to permit construction of an addition, enclosure of an existing carport, 10.4 feet from the northern side lot line.

	Structure	Yard	Minimum Yard Required*	Proposed Location	Proposed Reduction	Percentage of Reduction Requested
Special Permit	Addition	Side	12.0 feet	10.4 feet	1.6 feet	13%

*Minimum yard requirement per Section 3-307

EXISTING SITE DESCRIPTION

The site is currently zoned R-3 and developed with a one-story brick and frame single-family detached dwelling. The lot consists of 12,400 square feet and is surrounded by single family detached dwellings along all lot lines. A combination of wood privacy and chain link fencing surrounds the side and rear yards of the property. A 10-foot drainage easement is located along the entire rear lot line. The property is accessed via a concrete driveway from Light Street which extends alongside the northern side lot line and terminates at a one-car carport with an additional uncovered concrete pad to accommodate parking for an additional vehicle. As noted on the special permit plat, the amount of surface used for parking is 29%, where no more than 30% is permitted. The lot is flat with a well manicured lawn and scattered mature vegetation.

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

According to County records, the application property was originally developed with a one-story dwelling and carport with an attached utility shed in 1959. An addition attached to the rear of the dwelling and a detached shed were constructed in 1967.

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

- Variance VC 91-A-017 was approved on April 3, 1991 for Tax Map 70-4 ((4)) (56) 16, zoned R-3, at 7718 Elgar Street, to allow enclosure of existing carport 10.5 feet from side lot line.
- Special Permit SP 00-B-027 was approved on July 25, 2000 for Tax Map 71-3 ((4)) (40) 3, zoned R-3, at 7502 Hogarth Street, to permit reduction to minimum yard requirements based on error in building location to permit addition to remain 10.4 feet from side lot line.
- Special Permit SP 95-B-019 was approved on June 28, 1995 for Tax Map 71-3 ((4)) (40) 12, zoned R-3, at 7600 Hogarth Street, to permit reduction to minimum yard requirements based on error in building location to permit addition to remain 10.5 feet from side lot line.

ANALYSIS

- **Special Permit Plat** (Copy at front of staff report)
- **Title of Plat:** Special Permit Plat, Lot 7, Section 17-A, Block 56, North Springfield
- **Prepared by:** Scartz Surveys, dated September 1, 2010 as sealed through February 7, 2011

- **Permit required:** Since the deck is an at-grade concrete patio, a building permit is not required.
- **Error made by:** The current homeowner.

Proposal:

The applicant proposes to enclose an existing one-car carport to provide a new bedroom and handicapped accessible master bathroom. The addition will be approximately 192 square feet in size and located 10.4 feet at its closest point to the northern side lot line. The applicant is also requesting an existing concrete patio to remain 0.4 feet from the northern side lot line. As noted in the statement of justification, the patio was constructed by the applicant to provide a level area for walking for a handicapped member of her family.

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 4:

- *Sect. 8-006* General Special Permit Standards
- *Sect. 8-903* Group 9 Standards
- *Sect. 8-922* Provisions for Reduction of Certain Yard Requirements

Sect. 8-006 General Special Permit Standards

Staff believes that the application for the addition meets all of the 8 General Special Permit Standards. Of particular note regarding this application is General Standard 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. *Staff believes by observation of the neighborhood through submitted photographs that the construction of the addition will not adversely affect the use or development of neighboring properties since a majority of the surrounding properties have enclosed carports on their homes and the request as proposed is modest. As noted under the Background section, a parcel on the same street received approval of a variance for the same type of request. Several special permits were also approved as errors for similar additions to side lot lines. Therefore, staff believes this standard has been met.*

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

This special permit application must satisfy all of the provisions contained in Sect. 8-922, Provisions for Reduction of Certain Yard Requirements. Standards 1, 2, 3, 11 and 12 relate to submission requirements and were satisfied at the time of submission. Standard 5 relates to accessory structures, which does not apply to this application and Standard 10 allows the BZA to impose development conditions. Staff believes that the application has met all of the remaining standards, specifically Standards 4, 6, 7, 8, and 9.

Standard 4 states that the resulting gross floor area of an addition to an existing principal structure may be up to 150 percent of the total gross floor area of the principal structure that existed at the time of the first yard reduction request. In such instance, if a portion of the principal structure is to be removed; no more than fifty (50) percent of the gross floor area of the existing principal structure at the time of the first yard reduction shall be removed. The existing dwelling is 1,592 square feet in size. Therefore 150% of the total gross floor area could result in an addition up to 2,388 square feet in size for a possible total square footage at build out of 3,980. The proposed addition is 192 square feet, for a total square footage of the house with the addition of 1,784 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 applicant's request is to merely enclose an existing open carport to create a handicapped accessible master bedroom and bathroom. Therefore the addition will be in character with existing on-site development and 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 by enclosing an existing one-car carport to create additional living space within her home. There is existing mature vegetation both on and off-site and no vegetation is proposed to be removed to accommodate the addition. Therefore, 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 192 square foot one-story addition will not

impact the use and/or enjoyment of any adjacent property with regard to issues such as noise, light, air or safety, as it is an existing structure which only requires the installation of side walls to complete its construction. Staff believes the request is modest and does not believe it will increase runoff or erosion as the area is already paved. 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, as it will be placed where the existing driveway currently terminates and will replace an open carport which has existed on the property for a number of years. The request is modest in size and scale as it is meant to accommodate additional handicapped accessible features for a member of the applicant's family. 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 2011-BR-020 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 applicants/owners 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. Applicable Zoning Ordinance Provisions

PROPOSED DEVELOPMENT CONDITIONS**SP 2011-BR-020****May 18, 2011**

If it is the intent of the Board of Zoning Appeals to approve SP 2011-BR-020 located at Tax Map 70-4 ((4)) (56) 7 to permit reduction of certain yard requirements pursuant to Section 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 of a deck (concrete/brick patio) and the location and size of a one-story addition (192 square feet), as shown on the plat prepared Scartz Surveys dated September 1, 2010, as signed and sealed through February 7, 2011, 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 (1,592 square feet existing + 2,388 square feet (150%) = 3,980 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 generally 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.

Application No.(s): SP 2011 - BR - 020
 (county-assigned application number(s), to be entered by County Staff)

SPECIAL PERMIT/VARIANCE AFFIDAVIT

DATE: 4/26/11
 (enter date affidavit is notarized)

I, ARTHUR G. NEAL, 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

109863a

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)
1) CHARLOTTE J. HARTELL-GARCIA	5213 LIGHT ST, SPRINGFIELD, VA 22151	APPLICANT/TITLE OWNER
2) NEAL CONSTRUCTION GROUP, LLC	7405 ALBAN STATION CT, #A-107 SPRINGFIELD, VA 22150	AGENT
3) ARTHUR G. NEAL	AS # 2, ABOVE	AGENT

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

* In the case of a condominium, the title owner, contract purchaser, or lessee of 10% or more of the units in the condominium.
 ** List as follows: Name of trustee, Trustee for (name of trust, if applicable), for the benefit of: (state name of each beneficiary).

Application No.(s): SP 2011-BR-020
(county-assigned application number(s), to be entered by County Staff)

SPECIAL PERMIT/VARIANCE AFFIDAVIT

DATE: 4/26/11
(enter date affidavit is notarized)

109863a

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)
NEAL CONSTRUCTION GROUP, LLC
7405 ALBAN STATION CT. #A-107
SPRINGFIELD, WA 22150

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)

ARTHUR G. NEAL

(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): SP 2011-BR-020
(county-assigned application number(s), to be entered by County Staff)

Page Three

SPECIAL PERMIT/VARIANCE AFFIDAVIT

DATE: 4/26/11
(enter date affidavit is notarized)

109863a

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)

(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):

SP 2011-BR-020
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Page Four

SPECIAL PERMIT/VARIANCE AFFIDAVIT

DATE: 4/26/11
(enter date affidavit is notarized)

109863a

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): SP 2011-BR-020
(county-assigned application number(s), to be entered by County Staff)

SPECIAL PERMIT/VARIANCE AFFIDAVIT

DATE: 4/26/11
(enter date affidavit is notarized)

109863a

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

[x] Applicant's Authorized Agent

Arthur G. Neal

ARTHUR G. NEAL AUTHORIZED AGENT
(type or print first name, middle initial, last name, and title of signee)

Subscribed and sworn to before me this 26 day of April 2011, in the State/Comm. of VIRGINIA, County/City of Fairfax.

Fatima Z El Hilali
Notary Public

My commission expires: sept 30, 2014



Fatima Z. El Hilali
NOTARY PUBLIC
Commonwealth of Virginia
Reg. # 7052204
My Commission Expires
September 30, 2014 FE

APPLICANT STATEMENT

RECEIVED
Department of Planning & Zoning
MAR 08 2011
Zoning Evaluation Division

SHED:

The existing shed exceeds the allowable height by 3". We respectfully request your consideration for approval, as this structure has been existing on the property prior to our purchasing the home more than 16 years ago. No modifications or alterations to the existing shed is being contemplated as part of this project.

PATIO:

The noncompliance of the patio was done in good faith and without malice. My handi-cap grand daughter suffered a fall on the (previous) uneven patio surface and as a result we opted to install a new "even, level" patio. We were unaware at the time that a permit was required for this replacement and that an 18" butting border was required.

This reduction will not impair the purpose and intent of this ordinance and it will not be detrimental to the use and enjoyment of other property in the immediate vicinity and it will not create an unsafe condition with respect to both other property and public streets, and to force compliance with the minimal yard requirement would cause unreasonable hardship. This reduction will not result in an increase in density or floor area ratio from that permitted by the applicable zoning district regulations.

Respectfully,

Charlotte J. Hartell-Garcia

Charlotte J. Hartell / Victor Garcia

Victor Garcia

Neal Construction Group, LLC

7405 Alban Station Court #A-107

Springfield, VA 22150

Tel: 703-455-1240

Fax: 703-455-1241

Va. Class A BLD Lic. # 2705087760A

Expires: 8/31/12

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

February 3, 2011 ®

Virginia H. Ruffner, Planner 111

Application Acceptance Section, ZED, DPZ

Thank you kindly for your assistance and help with the Special Permit Process.

The following are the deficient items addressed in you letter dater January 21, 2011 and the corresponding corrections:

1.00-Front yard coverage.

Attached is the revised survey indicating the minimum front yard coverage.

5.00- Homeowners installed the interior concrete patio (exceeding the 18") detachment from the house to accommodate their daughter's handi cap situation. Their daughter had suffered a fall on the previous patio and there concern was for her safety. The patio was installed without malice and in no way was the customer attempting to by pass or circumvent the permitting process. They were unaware at the time that a permit was required for the ground level interior patio. We respectfully request your consideration and approval.

5.07-Attached is the renderings depicting the building façade, elevation and Architecture for the enclosed carport.

930.06-Attached are the 15 copies of the plat.

930.20-Attached is the depiction indicating the Elevation. (No landscaping and or screening apply.)

Sincerely,

Louis Cruz
Neal Construction Group, llc.
703-907-9688

Neal Construction Group, LLC

7405 Alban Station Court #A-107

Springfield, VA 22150

Tel: 703-455-1240

Fax: 703-455-1241

Va. Class A BLD Lic. # 2705087760A

Expires: 8/31/12

RECEIVED
Department of Planning & Zoning
JAN 19 2011
Zoning Evaluation Division

Zoning Evaluation Division

Fairfax County

Department of Planning and Zoning

12055 Government Center Parkway, Suite 801

Fairfax, VA 22035

December 7, 2010 ®

Viginia H. Ruffner, Planner 111

Application Acceptance Section, ZED,DPZ

Thank you kindly for you help with the permit process.

The following are the deficient items addressed in you latter dater Oct 5, 2010 and the corresponding corrections:

1.00 1-Agent authorization, provided

2-?

3-?

3.00-Aditonal photos, included

5.00-See statement comments on 5.07, 5.08 and 5.09

5.07-Description of building facade is matching brick. Drawings previously submitted.

5.08-No hazardous or toxic materials or storage there of are applicable or utilized it this carport enclosure.

5.09-The proposed enclosure conforms to the provisions of all applicable ordinances, regulations and adopted standards.

930.02- The proposed carport enclosure will be in character with the existing on-site development in terms of location, height, bulk and scale of the existing structure.

930.03-The proposed carport enclosure will be harmonious with the surrounding off site use and structures in terms of location, height, bulk and scale of surrounding structures and the preservation of significant trees .

930.04-The proposed carport enclosure will not adversely impact the use and/or enjoyment of any adjacent property with regard to issues such as noise, light, air, erosion, and storm water runoff.

930.05-The proposed reduction for the carport enclosure represents the minimum amount necessary to accommodate the proposed structure on the lot.

930.06-Updated plat included in this package.

930-11-All required minimum yards to include front, side and rear, graphic depiction of the angle of bulk plane, if applicable, and the distances from all existing and proposed structures to lot lines are included.

930-17-No landscaping or existing screening applies to this carport enclosure.

930-19-M.Seal and signature of professional person certifying plat is included in this package.

930-20-Architectural depiction of proposed carport enclosure with view from lot lines and street lines to include building materials and window treatment previously submitted and is on file. Note, roof type is existing and will not be modified. No landscaping will be applicable for this carport enclosure.

Sincerely,

Louis Cruz

Neal Construction Group, llc.

703-907-9688

Neal Construction Group, LLC

7405 Alban Station Court #A-107

Springfield, VA 22150

Tel: 703-455-1240

Fax: 703-455-1241

Va. Class A BLD Lic. # 2705087760A

Expires: 8/31/12

RECEIVED
Department of Planning & Zoning

SEP 17 2010

Zoning Evaluation Division

Zoning Evaluation Division

Fairfax County

Department of Planning and Zoning

12055 Government Center Parkway, Suite 801

Fairfax, VA 22035

August 13, 2010

To whom it may concern:

This letter is intended to demonstrate how the attached application for a Special Permit for 5213 Light Street, Springfield, VA 22151, meets the Zoning Ordinance general standards for a Special Permit, pursuant to Section 8-006 of the Zoning Ordinance.

- 1. The proposed use at the specified location shall be in harmony with the adopted comprehensive plan.**

The proposed use at the specified location shall be in harmony with the adopted comprehensive plan. The conversion of the existing carport into a bedroom and ADA-compliant bathroom will be in complete harmony with the residential nature of the community. It will be primarily for the use of the grand daughter of Charlotte Hartell-Garcia, Laura Krein, age 20. Laura is afflicted with mild cerebral palsy, is slightly retarded, and has neurological problems causing her to need help walking. The renovation will provide better facilities for her use when she is with Mrs. Hartell-Garcia. The new bedroom and ADA-compliant bathroom is necessary in order to accommodate Laura's special needs because the existing bathroom and bedroom are not well-suited to her REQUIREMENTS.

- 2. The proposed use shall be in harmony with the general purpose and intent of the applicable zoning district regulations.**

The proposed use shall be in harmony with the general purpose and intent of the applicable zoning district regulations.

The proposed use shall be in harmony with the general purpose and intent of the applicable zoning district regulations since it is in harmony with existing exterior wall coverings (brick to match and siding) in the neighborhood and in no way introduces any new architectural or design concepts into the neighborhood. The new bedroom and bath structure will simply be an enclosure of the existing carport, with the exterior walls being covered by brick or siding fascia to match existing and a few windows.

The footprint of the new enclosure will be exactly the same as that of the existing carport on the side and in the rear, and the front wall will extend out approximately 1 (one) more foot toward the street from the existing front house wall. The front house wall is located 41.6 feet from the front property line, so the additional 1 (one)-foot extension of the front wall of the carport fill-in is well within the allowable front setback.

- 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.**

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.

There are numerous houses in the area where the owner/s have already filled in the carport and turned the area into habitable space. Besides not disrupting the harmony, use, or development of neighboring properties, this improvement will actually increase the value of the property and, as a result, should increase the value of the surrounding properties.

- 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.**

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.

There should be absolutely no change in pedestrian and vehicular traffic associated with the requested carport enclosure. It will not increase or decrease any such traffic.

5. **In addition to the standards which may be set forth in this Article for a particular group or use, the Board of Zoning Appeals shall require landscaping and screening in accordance with the provisions of Article 13, Landscaping and Screening, in the Zoning Ordinance.**

In addition to the standards which may be set forth in this Article for a particular group or use, the Board of Zoning Appeals shall require landscaping and screening in accordance with the provisions of Article 13, Landscaping and Screening, in the Zoning Ordinance.

There will be no change, and no need for change, in the appearance of the landscaping around this new enclosure. The existing driveway will remain where it is, which, even now, provides very ample parking for the inhabitants of this house.

6. **Open space shall be provided in an amount equivalent to that specified for the zoning district in which the proposed use is located.**

Open space shall be provided in an amount equivalent to that specified for the zoning district in which the proposed use is located.

Since there will be no change to the existing footprint of the property, except for an approx. 1 (one)-foot extension in the front of the house, there is no additional need for more open space.

7. **Adequate utility, drainage, parking, loading and other necessary facilities to serve the proposed use shall be provided.**

Adequate utility, drainage, parking, loading and other necessary facilities to serve the proposed use shall be provided.

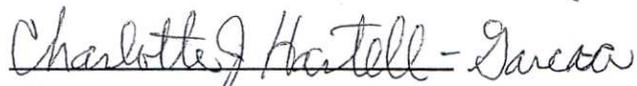
All the plumbing work for the bathroom will be internal as will be all electric and mechanical work. No additional utility, drainage, parking, loading, or other facilities are needed.

8. **Signs shall be regulated by the provisions of Article 12, Signs, in the Zoning Ordinance; however, the Board of Zoning Appeals may impose more strict requirements for a given use than those set forth in this Ordinance.**

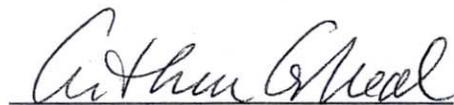
Number 8, above, does not apply.

Every attempt has been made in this presentation to fully explain how this renovation project will benefit the household of Charlotte J. Hartell-Garcia as well as the community at large. If more information is required or needed, we will gladly provide it.

Respectfully submitted,

A handwritten signature in cursive script that reads "Charlotte J. Hartell-Garcia".

Charlotte J. Hartell-Garcia, Owner

A handwritten signature in cursive script that reads "Arthur G. Neal".

Arthur G. Neal, Agent

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.