



County of Fairfax, Virginia

June 22, 2011

STAFF REPORT

SPECIAL PERMIT APPLICATION NO. SP 2011-SU-027

SULLY DISTRICT

APPLICANT: Christina L. Greathouse, Trustee

OWNERS: Christina L. Greathouse, Trustee of the
Christina L. Greathouse Revocable Trust,
for the benefit of Kevin J. Kelly

Kevin J. Kelly, Trustee of the Kevin J. Kelly
Revocable Trust for the benefit of
Christina L. Greathouse

STREET ADDRESS: 13413 Peachwood Court

SUBDIVISION: Franklin Glen

TAX MAP REFERENCE: 35-1 ((5)) 15

LOT SIZE: 10,590 square feet

ZONING DISTRICT: R-2 (Cluster) and WS

ZONING ORDINANCE PROVISION: 8-922

SPECIAL PERMIT PROPOSAL: To permit reduction of certain yard requirements to permit construction of an addition 22.7 feet from the rear lot line.

STAFF RECOMMENDATION: Staff recommends approval of SP 2011-SU-027 for an addition with adoption of the proposed development conditions contained in Appendix 1.

*O:\dhedri\Special Permits\6-29 SP 2011-SU-027 Greathouse (50)\SP 2011-SU-027 Greathouse staff report.doc
Deborah Hedrick*

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. A copy of the BZA's Resolution setting forth this decision will be mailed within five (5) days after the decision becomes final.

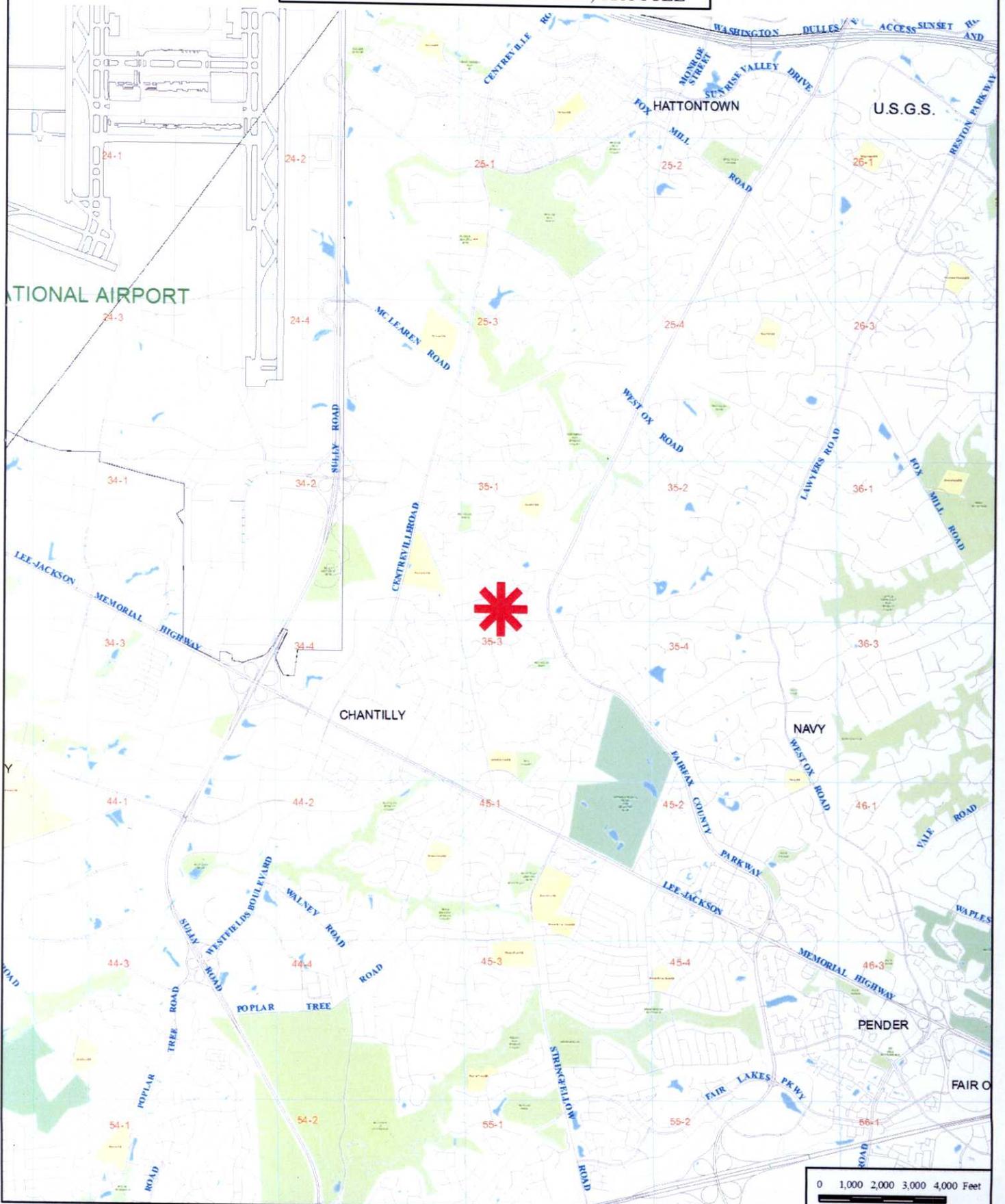
The approval of this application does not interfere with, abrogate or annul any easements, covenants, or other agreements between parties, as they may apply to the property subject to the application.

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-SU-027
CHRISTINA L. GREATHOUSE, TRUSTEE



Special Permit
SP 2011-SU-027
CHRISTINA L. GREATHOUSE, TRUSTEE

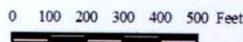


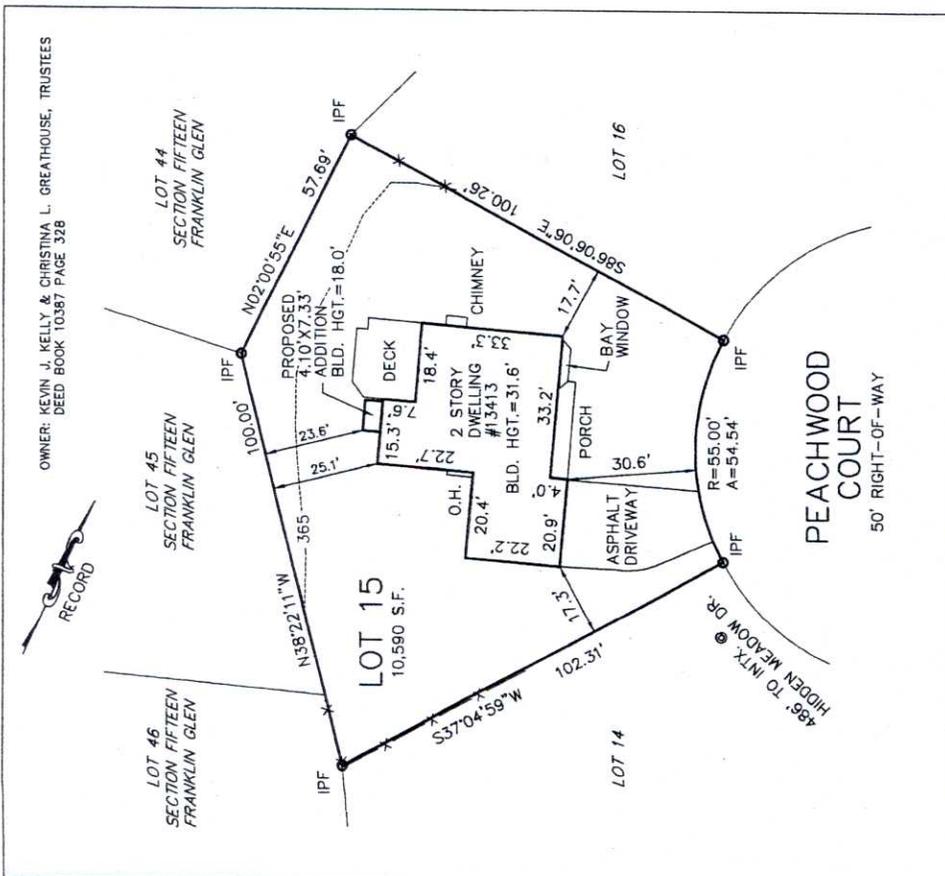
Franklin Farm Rd.

Hidden Meadow Dr.

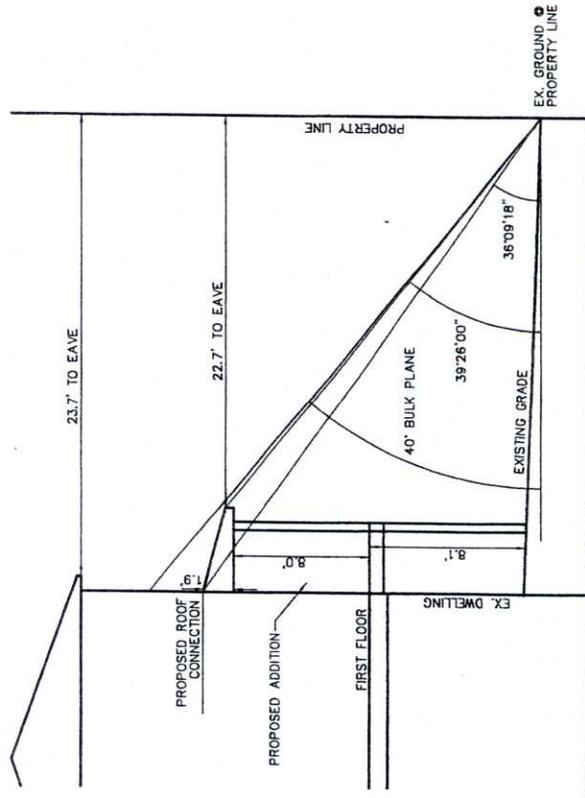
Peachwood Ct.

Fairfax County Pkwy
Rt. 7100





REQUIRED YARDS (CLUSTER SUBDIVISION LOT)
 FRONT YARD: 25 FEET
 SIDE YARD: 8 FEET, BUT TOTAL MINIMUM OF 24 FEET
 REAR YARD: 25 FEET



ELEVATION VIEW
 1"=5'

PLAN VIEW
 1"=20'

NOTES:

1. NO TITLE REPORT FURNISHED.
2. THE PROPERTY SHOWN HEREON IS LOCATED ON TAX MAP 035-1 ((6)) PARCEL 15 AND IS ZONED R-2.
3. THERE ARE NO FLOOD PLANS OR RPA LOCATED ON THIS LOT.
4. THIS PROPERTY IS LOCATED IN HUD FLOOD ZONE X AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOOD PLAIN PIER FIRM NO. 5155250025D EFFECTIVE DATE: MARCH 5, 1980.
5. THIS PROPERTY IS SERVED BY PUBLIC WATER AND SEWER.
6. SURVEYOR IS NOT AWARE OF ANY UTILITY EASEMENTS 25 FEET IN WIDTH OR GREATER AFFECTING THIS LOT.
7. TOPOGRAPHY DELINEATED HEREON TAKEN FROM FAIRFAX COUNTY TOPO MAP. 5 FOOT CONTOUR INTERVAL.

THE GROSS FLOOR AREA OF THE PROPOSED ADDITION IS 60 SQ. FT. AND THE GROSS FLOOR AREA OF THE EXISTING STRUCTURE IS 4300 SQ. FT. WHICH DOES NOT EXCEED THE ALLOWABLE 150 PERCENT OF THE TOTAL GROSS FLOOR AREA OF THE PRINCIPLE STRUCTURE.

THE TOTAL GROSS FLOOR AREA, INCLUDING THE NEW ADDITION WILL BE 4360 SQUARE FEET.

COPIES OF THE ORIGINAL DOCUMENTS HAVE BEEN RETAINED AND JEFF WARNER, L.S. CANNOT ASSUME RESPONSIBILITY FOR ANY SUBSEQUENT CHANGES TO THESE REPRODUCIBLE DRAWINGS, WHICH ARE NOT MADE BY JEFF WARNER OR THOSE WORKING UNDER HIS DIRECT CONTROL AND SUPERVISION AT JEFF WARNER LAND SURVEYING, INC.



PLAT SHOWING
 PROPOSED BUILDING ADDITION
 LOT 15
 SECTION FOURTEEN
FRANKLIN GLEN
 SULLY DISTRICT
 FAIRFAX COUNTY, VIRGINIA
 SEPTEMBER 22, 2010

JEFF WARNER LAND SURVEYING, INC.
 9442 CENTER POINT LANE
 MANASSAS, VA. 20110
 (703) 869-6249 FAX (703) 869-6783

RECEIVED
Department of Planning & Zoning

OCT 22 2010

Zoning Evaluation Division

SCOPE OF WORK:

BREAKFAST NICHE BUMP OUT, OFF REAR OF EXISTING KITCHEN

DESIGN (CODE) DATA

CODES USED: BUILDING: ICC/IBC 2006 & VIRGINIA UNIFORM STATEWIDE BUILDING CODE, 2006 VIRGINIA RESIDENTIAL CODE (IRC), 2006 VIRGINIA EXISTING BUILDING CODE (EBC) USBC PART II

USE GROUP: R-2
MINIMUM SECTION: 2 STORES + BASEMENT
BUILDING HEIGHT: 2 STORES + BASEMENT
SPRINKLER: NO
FIRE ALARM: NO
ACCESSIBILITY: NO

ZONING ANALYSIS

ADDRESS: 13413 PEACWOOD COURT, FARIAX CO VA 22033
LOT: 15 SECTION: 14
DISTRICT: WYMANVILLE GLEN
DISTRICT: SULLY

ZONE: R-2

PROPERTY SETBACKS:
FRONT YARD: 25'
SIDE YARD: 15'
FRONT YARD: 35'

GENERAL NOTES

ALL WORK SHALL CONFORM TO THE RELEVANT IBC OR IRC CODES, STATE AND/OR COUNTY SUPPLEMENTS, ZONING REGULATIONS AND ALL OTHER APPLICABLE CODES, REGULATIONS, AND REQUIREMENTS

IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY ALL DIMENSIONS AND EXISTING CONDITIONS IN THE FIELD PRIOR TO BEGINNING WORK. IF THE DRAWINGS CONFLICT WITH EXIST. CONDITIONS, IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO BRING THIS TO THE IMMEDIATE ATTENTION OF THE ARCHITECT.

DIMENSIONS ARE GIVEN TO THE FACE OF FINISH MATERIAL, U.O.N.

DO NOT SCALE FROM DRAWINGS - VERIFY ALL STRUCTURAL DIMENSIONS WITH ARCHITECTURAL PLANS

THE CONTRACTOR SHALL PROVIDE ALL MATERIALS, LABOR, EQUIPMENT, TOOLS, AND SUPERVISION AS REQUIRED TO COMPLETE ALL PARTS OF THE WORK.

CONTRACTOR SHALL SUBMIT SHOP DRAWINGS WHERE REQUIRED AND SAMPLES, CUT SHEETS, AND MANUFACTURER SPECIFICATIONS FOR ALL SUBSTITUTION REQUESTS OR UNSPECIFIED EQUIPMENT/MATERIALS TO THE ARCHITECT/OWNER FOR APPROVAL PRIOR TO BEGINNING THE WORK.

IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO INSTALL ALL COMPONENTS OF THE STRUCTURE, INCLUDING ALL MATERIALS, SYSTEMS AND EQUIPMENT, IN COMPLIANCE WITH MANUFACTURER'S SPECIFICATIONS AND APPLICABLE BUILDING CODES. IF THE DRAWINGS ARE IN CONFLICT WITH EITHER OF THESE TERMS, IT SHOULD BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE ARCHITECT.

CONTRACTOR SHALL MAINTAIN THE WORK AREA IN A SAFE MANNER AT ALL TIMES. ALL DC AND OSHA SAFETY STANDARDS AND MEASURES SHALL BE EXERCISED AT ALL TIMES FOR THE DURATION OF CONSTRUCTION. THE CONSTRUCTION SITE SHALL BE RESTRICTED TO AUTHORIZED PERSONS ONLY.

GREATHOUSE RESIDENCE

13413 PEACWOOD COURT

DRAWING LIST

- T1 TITLE SHEET
- A1 FLOOR PLANS
- A2 ELEVATION/SECTION
- A3 FRAMING PLAN
- A4 DETAILS
- A5 DETAILS

SYMBOLS LIST

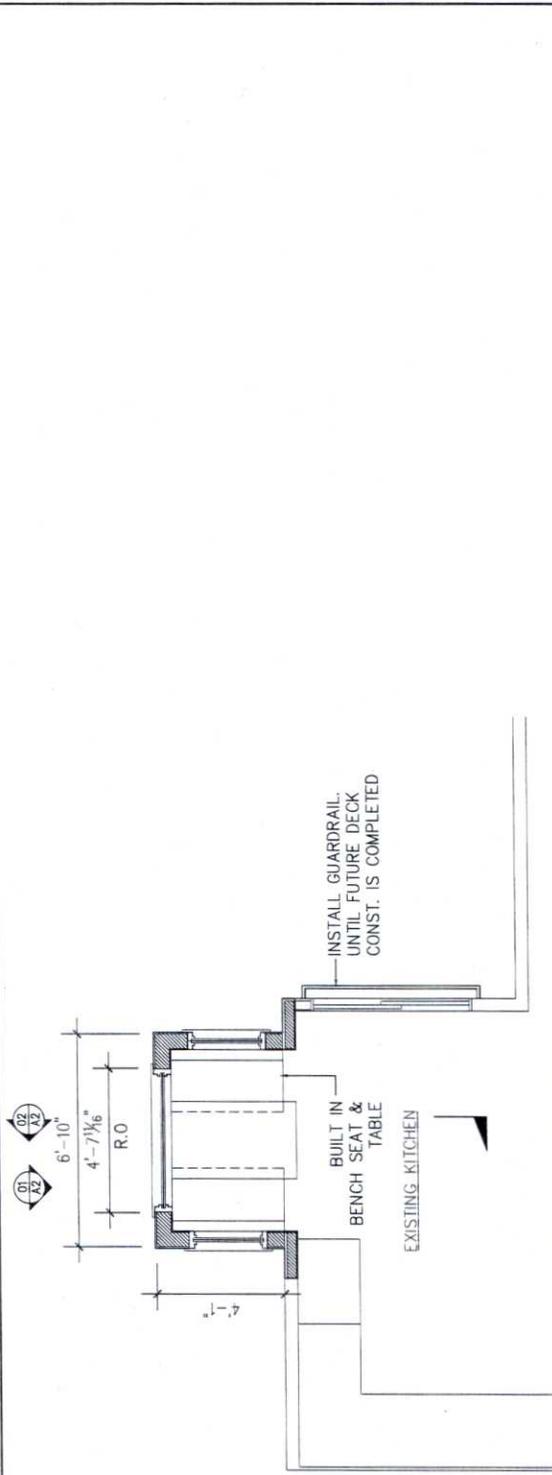
- ◆ WALL TYPE SECTION TAG
- ▬ EXISTING WALL
- ▬ NEW WALL
- ⊕ EXTERIOR ELEVATION
- ⊖ INTERIOR ELEVATION
- ⊙ NORTH ARROW

ABBREVIATIONS

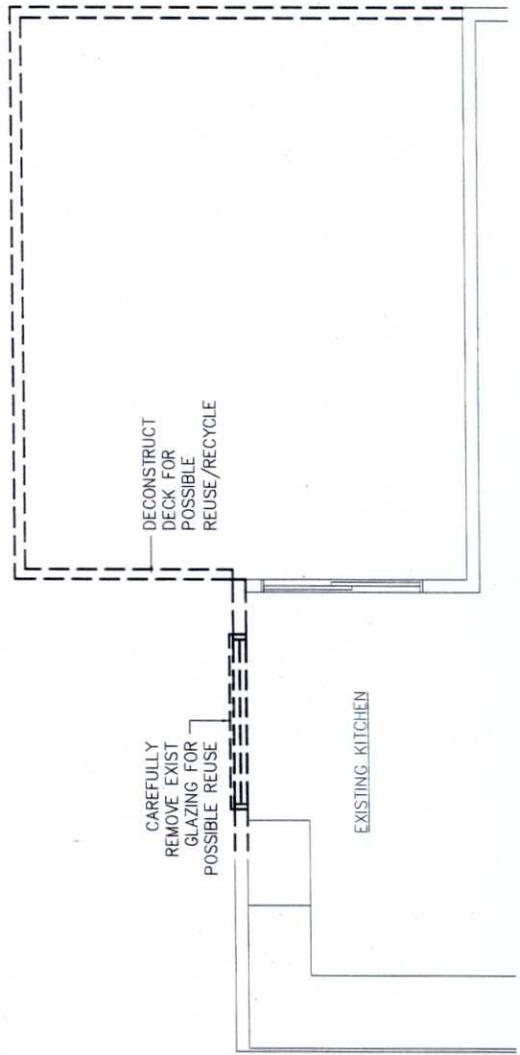
- ADJ. ADJUSTABLE
- ADL. AIR CONDITIONER
- A.C. ACoustICAL
- ALUM. ALUMINUM
- ARCH. ARCHITECT
- A.F.F. ABOVE FINISHED FLOOR
- A.T.C. ACoustICAL TILE CEILING
- BLDG. BUILDING
- BLK'G. BLOCKING
- BTM. BOTTOM
- BTWN. BETWEEN
- C.H. CEILING HEIGHT
- CL.G. CEILING OUT
- COL. COLUMN
- CONT. CONTINUOUS
- DEMO. DEMOLISH
- DIAM. DIAMETER
- DNF. DOWN
- DR. DOOR
- DTL. DETAIL
- D.V. DIVISION
- DRWG. DRAWING
- ELEC. ELECTRICAL
- EQ. EQUAL
- EQUIP. EQUIPMENT
- EXP. EXPANSION
- F.A. FIRE ALARM
- F.B.O. FURNISHED BY OTHERS
- F.E. FIRE EXTINGUISHER
- F.F. FINISH
- F.P. FIRE PROOF
- ' OR FT. ' OR FOOT
- GWB. GYPSUM WALLBOARD
- H.C. HOLLOW CORE
- HW. HARDWARE
- H.M. HOLLOW METAL
- H.P. HOT PRESS. LAMINATE TILE
- H.R. HORIZONTAL
- H.V.A.C. HEAT, VENT. & AIR COND.
- I.D. INSIDE DIAMETER
- INFO. INFORMATION
- J.M. JUNCTION
- J.M. LAMINATED
- MANUF. MANUFACTURER
- MECH. MECHANICAL
- MIN. MINIMUM
- MISC. MISCELLANEOUS
- N.C. NUMBER
- N.T.S. NOT TO SCALE
- O.C. ON CENTER
- O.D. OUTSIDE DIAMETER
- O.L. OUTSIDE LAMINATE
- P.T. PRESSURE TREATED
- PLYM. PLYWOOD
- REQD. REQUIRED
- SCHED. SCHEDULE
- SP. SPECIFICATIONS
- S.S. STAINLESS STEEL
- STD. STANDARD
- STL. STEEL
- TYP. TYPICAL
- U.O.N. UNLESS OTHERWISE NOTED
- V.C.T. VINYL COMPOSITION TILE
- V.I.F. VERIFY IN FIELD
- W/ WITH
- W/O WITHOUT

| | |
|---|----------|
| ISSUE | DATE |
| PERMIT | 07.02.10 |
| GREATHOUSE 13413 Peachwood Court Fairfax, VA 22033 | |
| OWNER SIGNATURE: designworks 205 Yoakum Pkwy Alexandria VA | |
| DRAWING TITLE: NORTH ARROW | |
| TITLE SHEET SITE PLAN | |
| SHEET NO.: T1 | |

| | | | | | | | |
|--------|----------|--|------------------|---|--------------|------------------------------|------------------|
| ISSUE | DATE | GREATHOUSE 13413 Peachwood Court Fairfax, VA 22033 | OWNER SIGNATURE: | designworks 205 Yoakum Pkwy Alexandria VA | NORTH ARROW: | DRAWING TITLE: FLOOR PLAN | SHEET NO.: A1 |
| PERMIT | 07.02.10 | | | | | | |

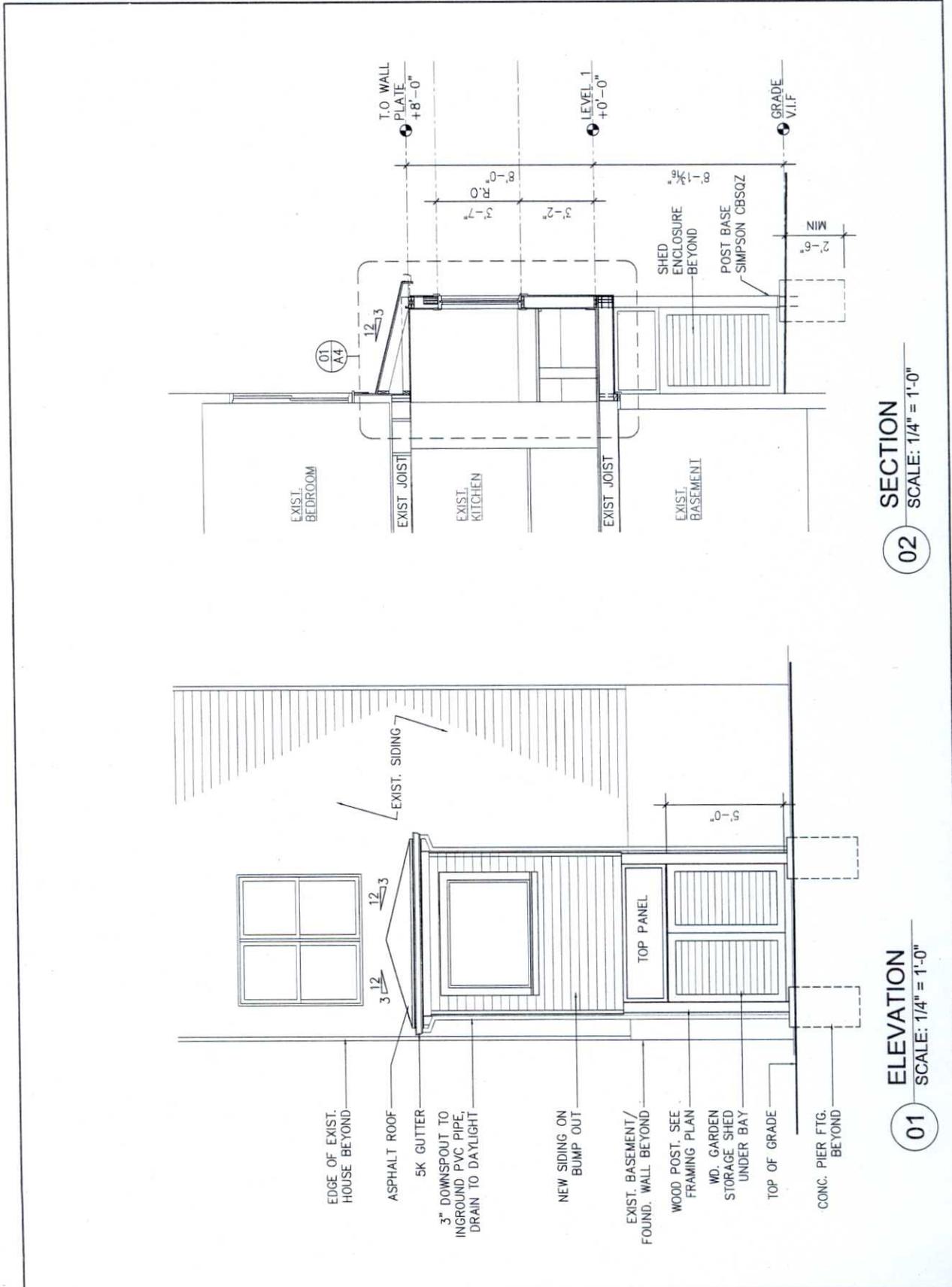


01 PROPOSED LEVEL 1 FLOOR PLAN
SCALE: 1/4" = 1'-0"



02 PROPOSED LEVEL 1 FLOOR PLAN
SCALE: 1/4" = 1'-0"

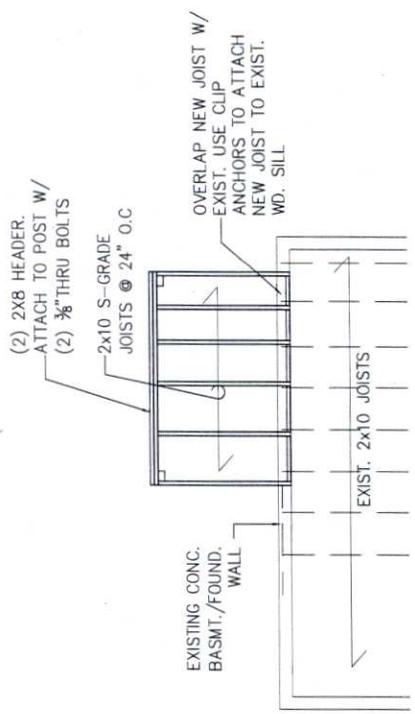
| | |
|------------------|--|
| SHEET NO.: | A2 |
| DRAWING TITLE: | ELEVATION & SECTION |
| NORTH ARROW: | |
| designworks | 205 Yoakum Pkwy Alexandria VA |
| OWNER SIGNATURE: | |
| GREATHOUSE | 13413 Peachwood Court Fairfax, VA 22033 |
| ISSUE | DATE |
| PERMIT | 07.02.10 |



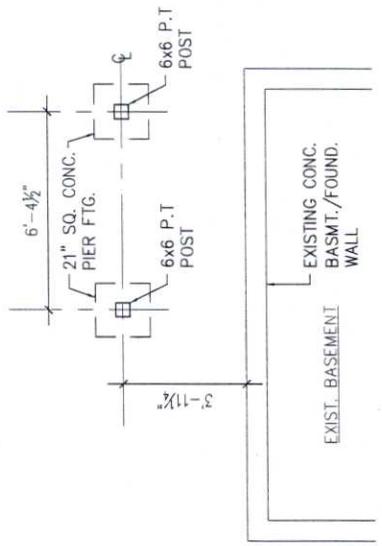
SECTION
SCALE: 1/4" = 1'-0"

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

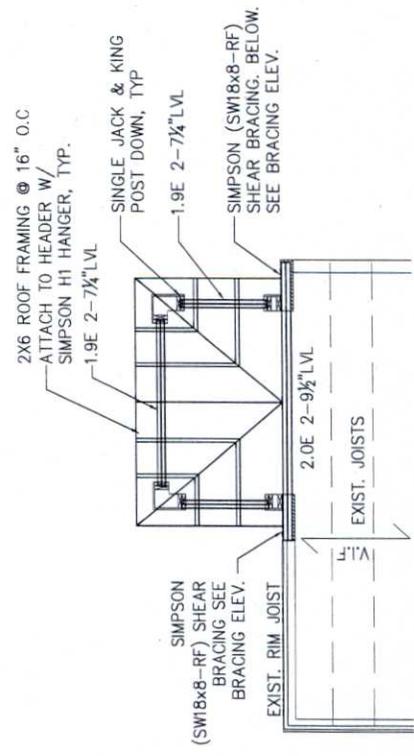
| | | |
|------------------|----------|---|
| ISSUE | DATE | GREATHOUSE 13413 Peachwood Court Fairfax, VA 22033 |
| PERMIT | 07.02.10 | |
| | | |
| OWNER SIGNATURE: | | designworks 205 Yoakum Pkwy Alexandria VA |
| | | |
| DRAWING TITLE: | | FRAMING PLANS |
| SHEET NO.: | | A3 |
| NORTH ARROW: | | |



02 FLOOR FRAMING PLAN
SCALE: 1/4" = 1'-0"

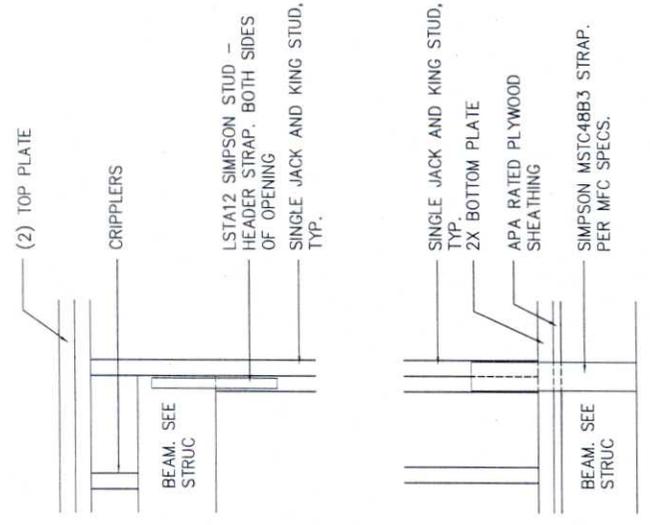


01 FOOTING PLAN
SCALE: 1/4" = 1'-0"

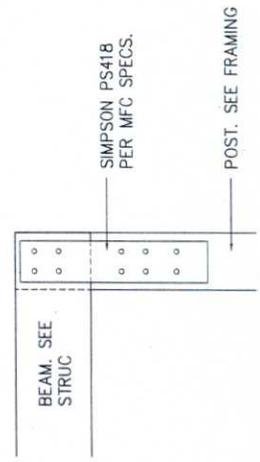


03 ROOF FRAMING PLAN
SCALE: 1/4" = 1'-0"

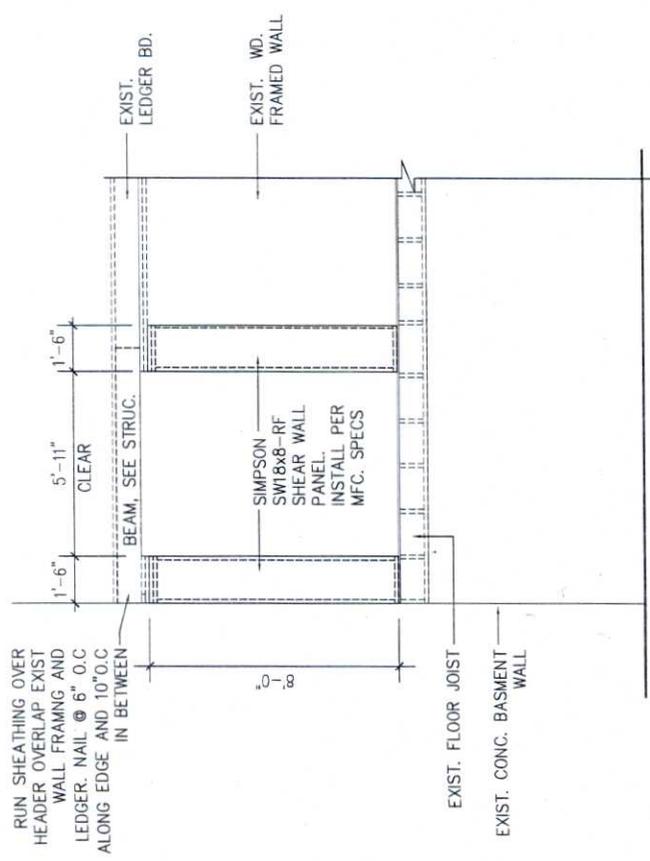
| | | | | | | |
|--------------|----------|--|------------------|---|---------------------------|------------------|
| ISSUE | DATE | GREATHOUSE 13413 Peachwood Court Fairfax, VA 22033 | OWNER SIGNATURE: | designworks 205 Yoakum Pkwy Alexandria VA | DRAWING TITLE: DETAILS | SHEET NO.: A5 |
| PERMIT | 07.02.10 | | | | | |
| NORTH ARROW: | | | | | | |



02 FRAMED OPENING DETAIL
SCALE: 1" = 1'-0"



03 POST - BEAM DETAIL
SCALE: 1" = 1'-0"

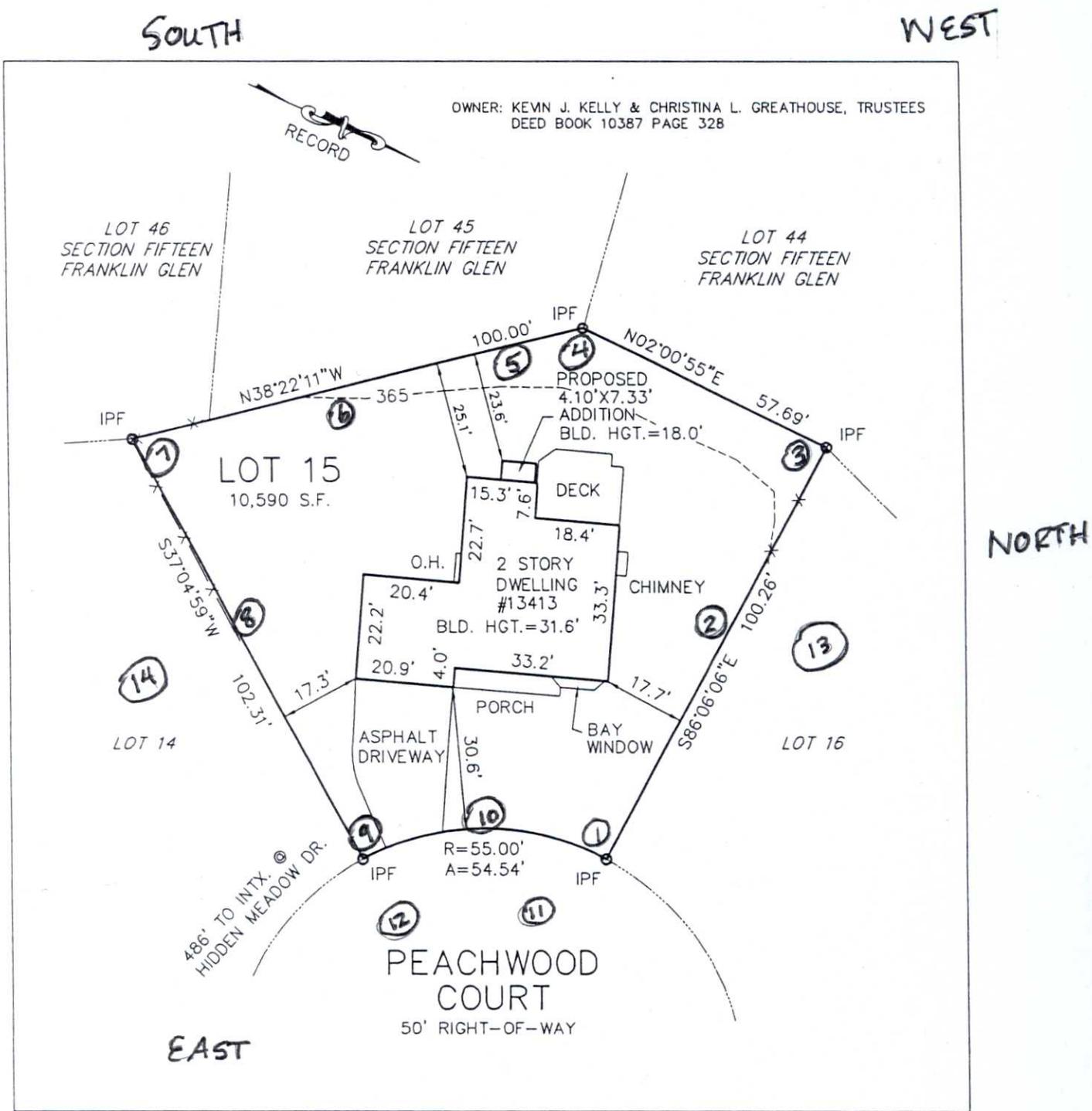


01 BRACING ELEVATION
SCALE: 1/4" = 1'-0"

GENERAL NOTES

- ALL FRAMING TO BE NO. 2 OR BETTER SOUTHERN YELLOW PINE, STRUCTURAL GRADE LUMBER.
- ALL SHEATHING SHALL BE APA RATED SHEATHING FOR WALL FRAMING NAIL ALL EDGES INCLUDING WINDOW OPENINGS @ 4" O.C. & 10" O.C. IN BETWEEN AND @ ALL STUD LOCATIONS USING 8D RINKSHANK NAILS.
- OVERLAP SHEATHING WITH TOP PLATE, STUD WALL & RIM BOARD, TYPICAL WALL ASSEMBLY
- NAIL OR SCREW BUILT UP HEADERS 2 ROWS @ 8" O.C. STAGGERED. IF SCREWS ARE PREFERRED USE SIMPSON "STRONG DRIVE" SDS. ENSURE ALL EPOXY TO BE USED PER MANUFACTURERS SPECS. ACCOMPANYING PRODUCT.

GREATHOUSE ADDITION PHOTO KEY



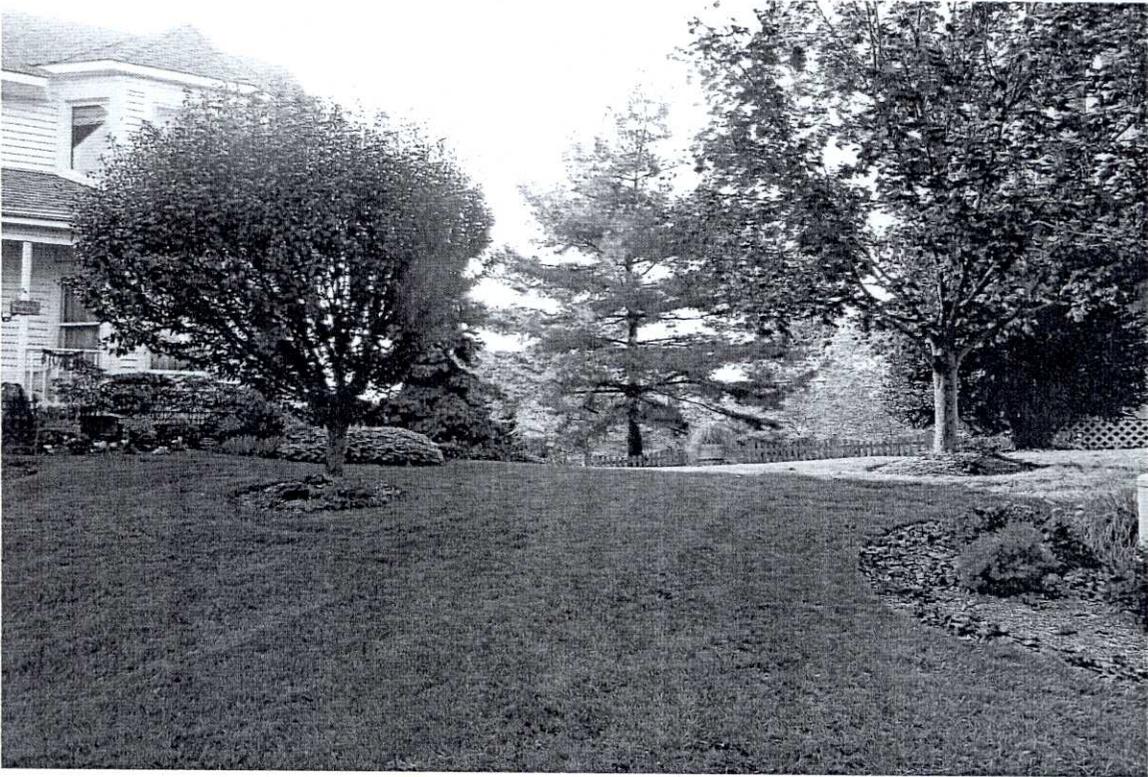
PLAN VIEW
1" = 20'

NOTES:

1. NO TITLE REPORT FURNISHED.
2. THE PROPERTY SHOWN HEREON IS LOCATED ON TAX MAP 035-1 ((5)) PARCEL 15 AND IS ZONED R-2.
3. THERE ARE NO FLOOD PALINS OR RPA LOCATED ON THIS LOT.
4. THIS PROPERTY IS LOCATED IN HUD FLOOD ZONE X, AREAS DETERMINED TO BE OUTSIDE 500 YEAR FLOOD PLAIN PER FIRM NO. 5155250025D EFFECTIVE DATE: MARCH 5, 1990.
5. THIS PROPERTY IS SERVED BY PUBLIC WATER AND SEWER.
6. SURVEYOR IS NOT AWARE OF ANY UTILITY EASEMENTS 25 FEET IN WIDTH OR GREATER AFFECTING THIS LOT.
7. TOPOGRAPHY DELINEATED HEREON TAKEN FROM FAIRFAX COUNTY TOPO MAP. 5 FOOT CONTOUR INTERVAL.

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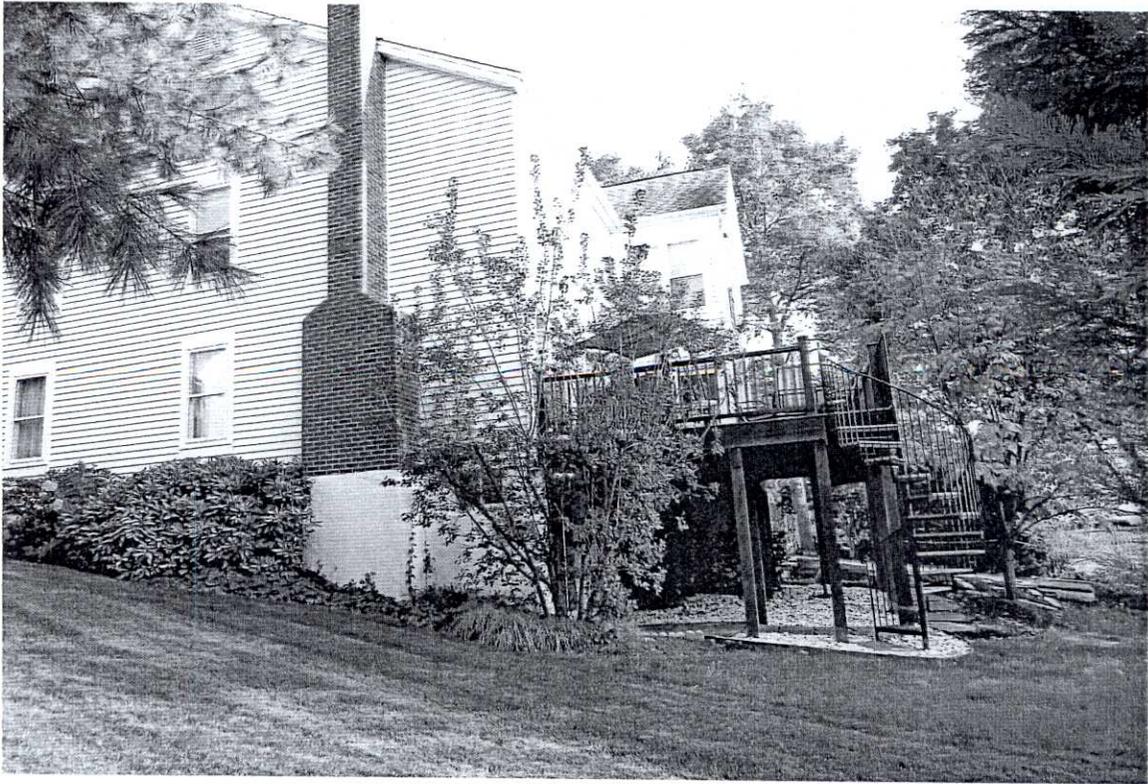
GREATHOUSE ADDITION



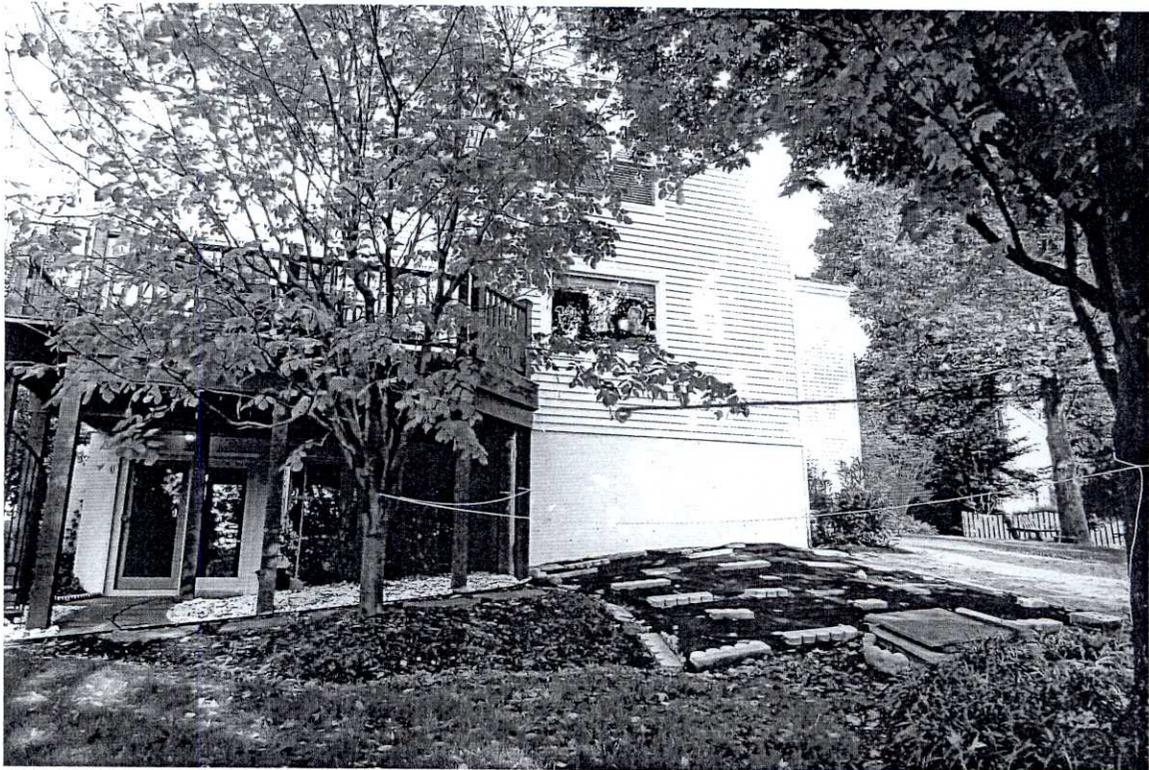
1. Front right (view from)



2. Side right

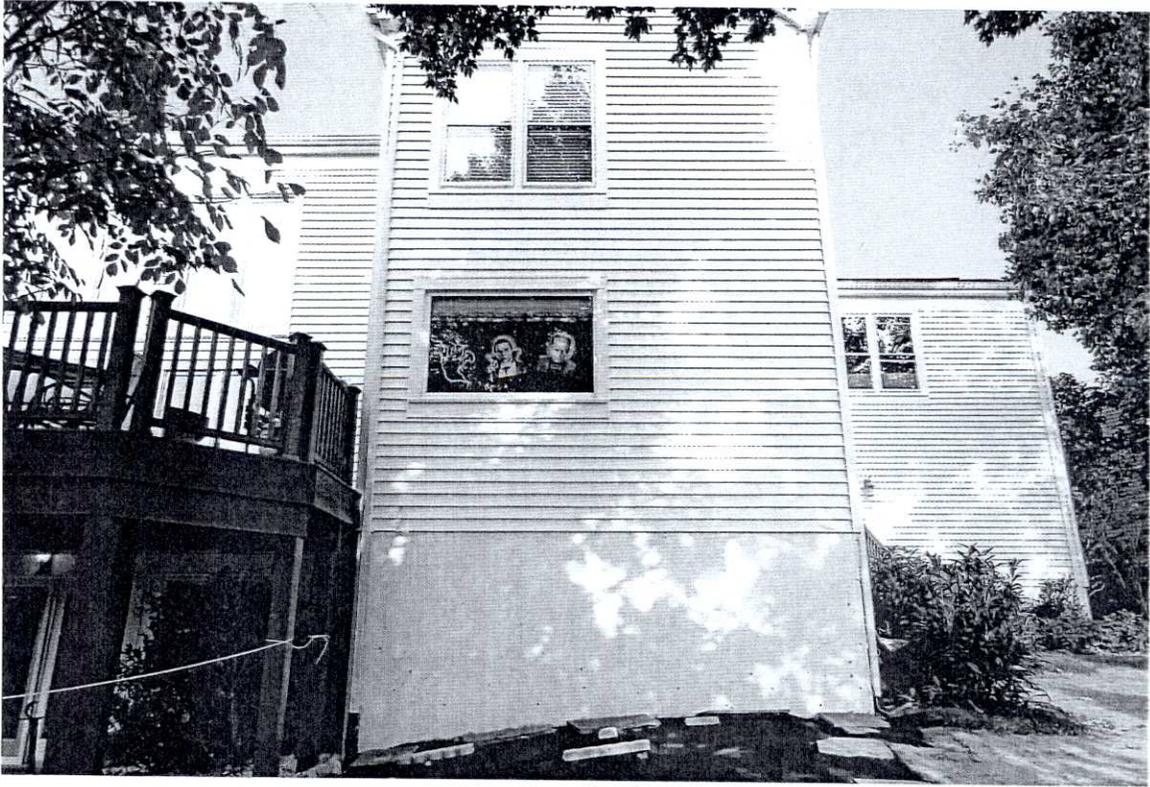


3. Rear right

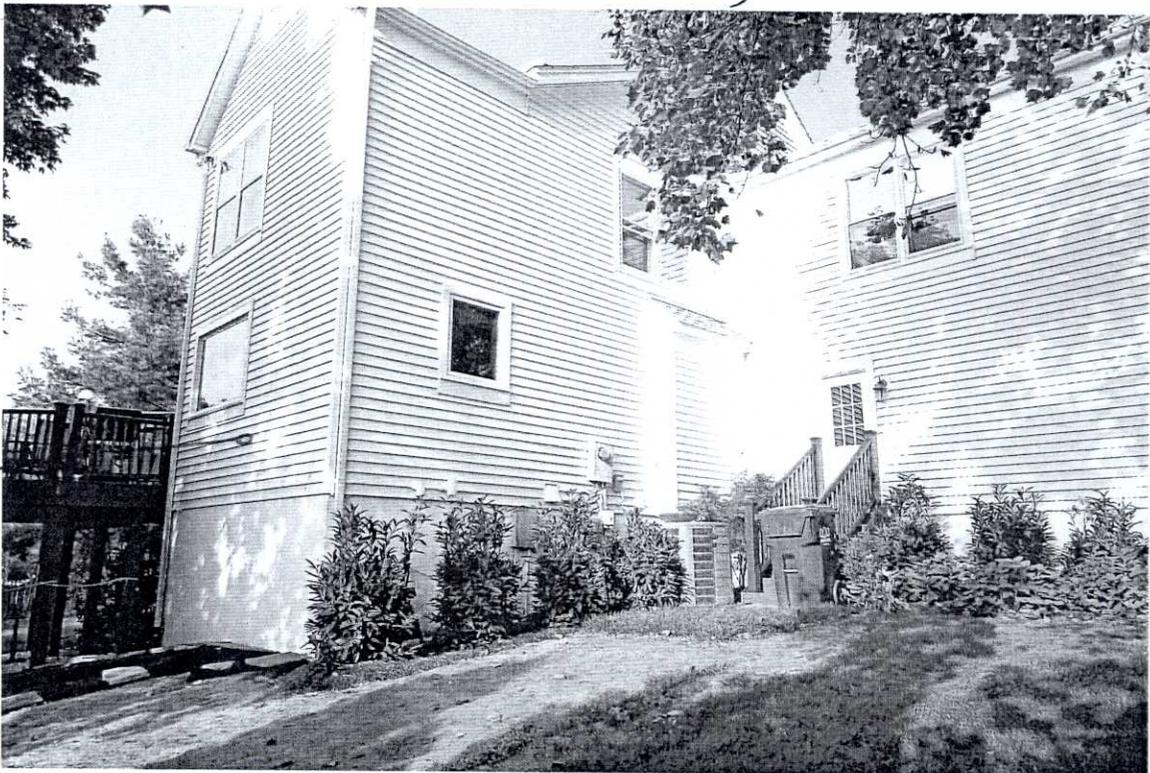


Site
of
addition

4. Rear center - facing SE



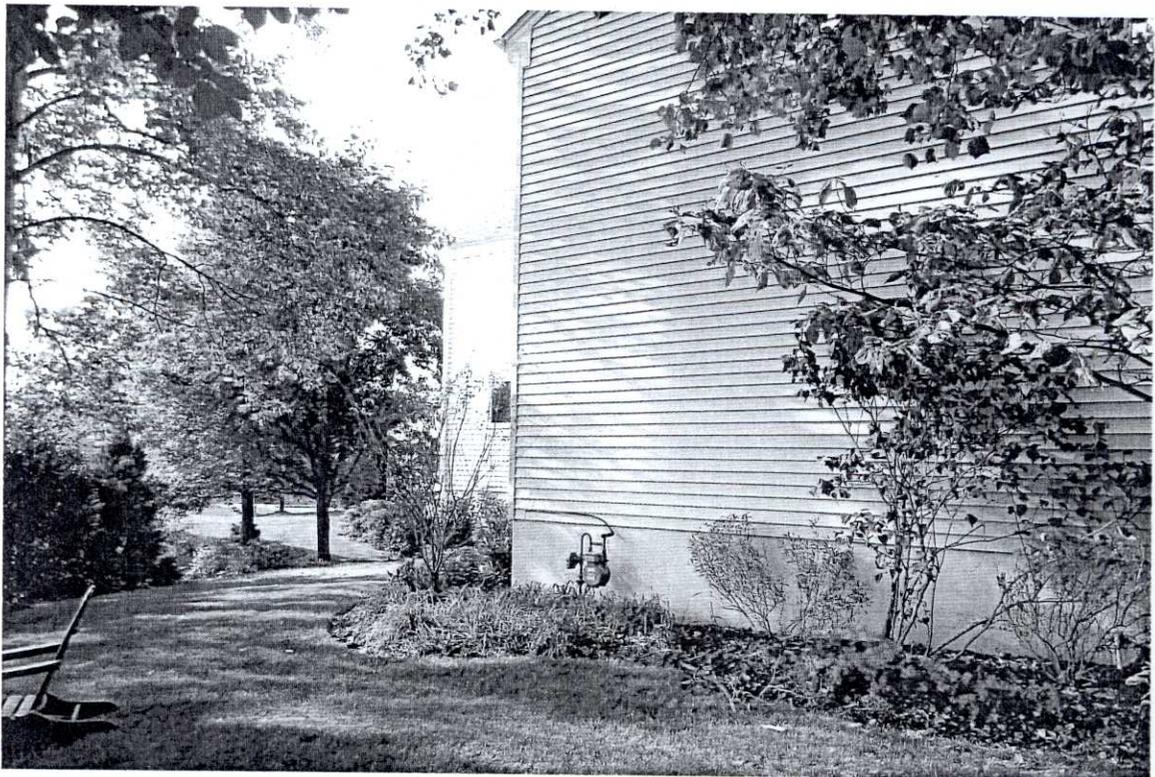
5. Rear center facing site of addition



6. Rear center facing NE



7. Rear left



8. Side left



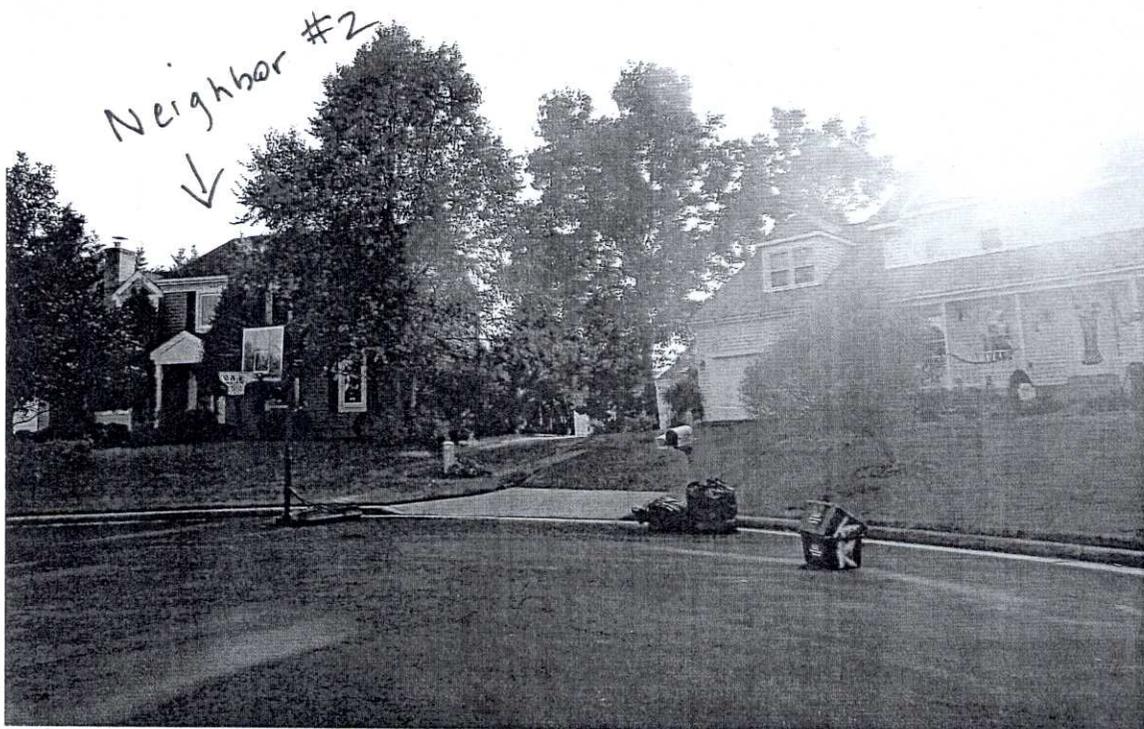
9. Front left



10. Front center



11. Neighbor front right



12. Neighbor front left



Neighbor
← #3

13. Facing neighbor rear right



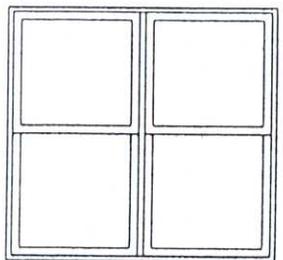
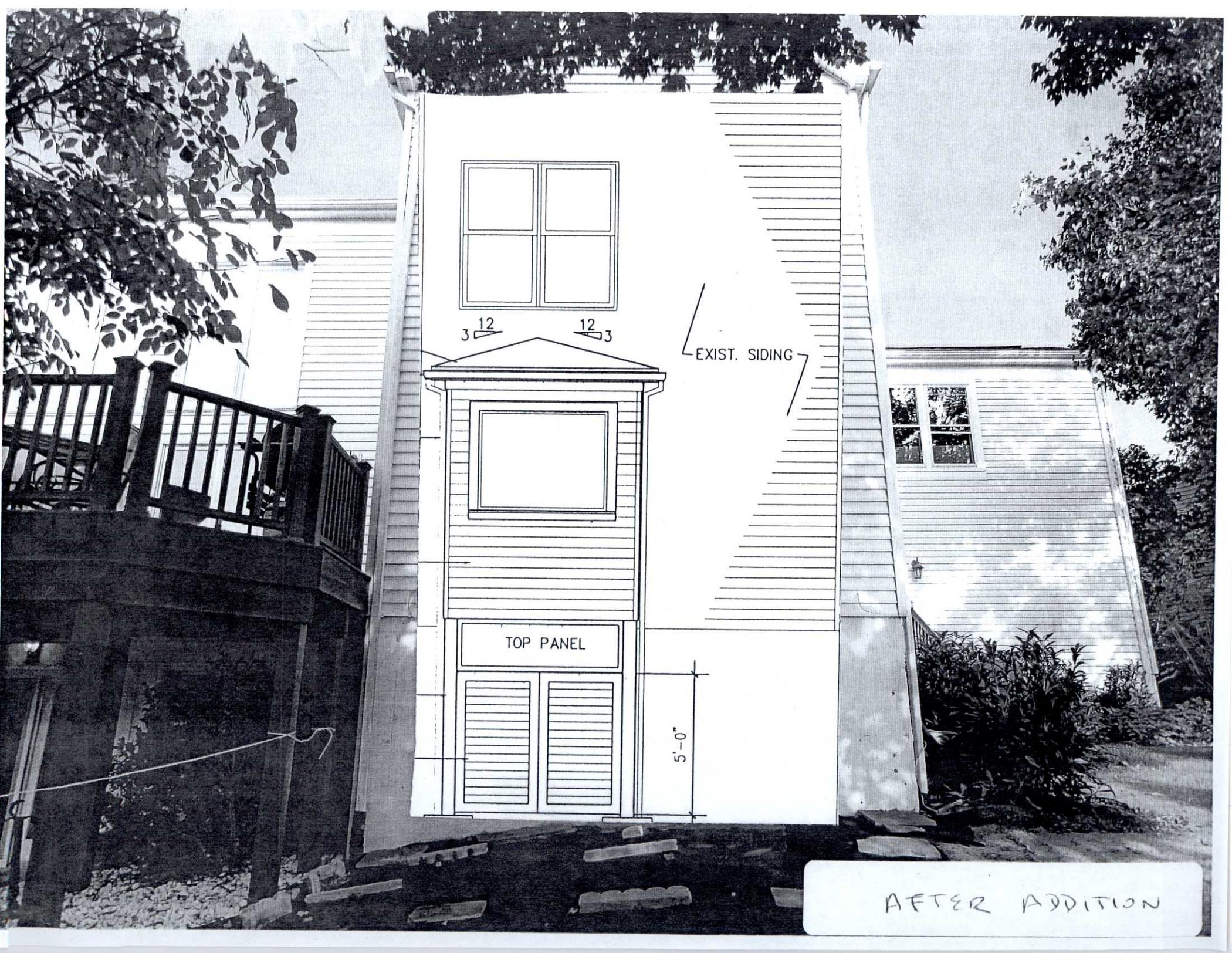
Neighbor
#3

Neighbor
#4

14. Facing neighbors rear left

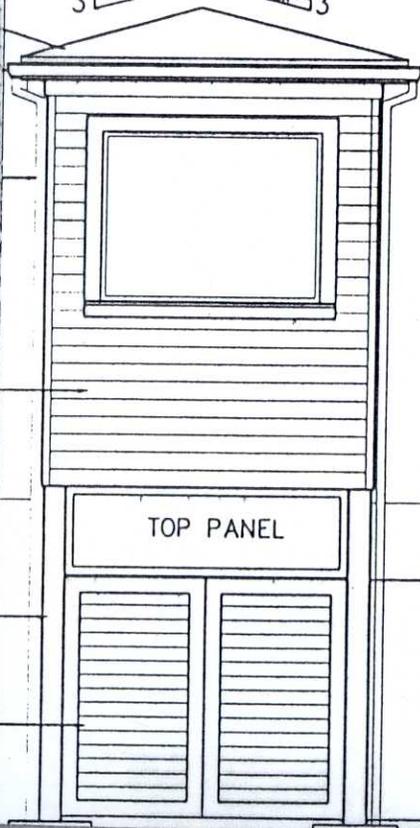


BEFORE ADDITION



12 12
3 3

EXIST. SIDING

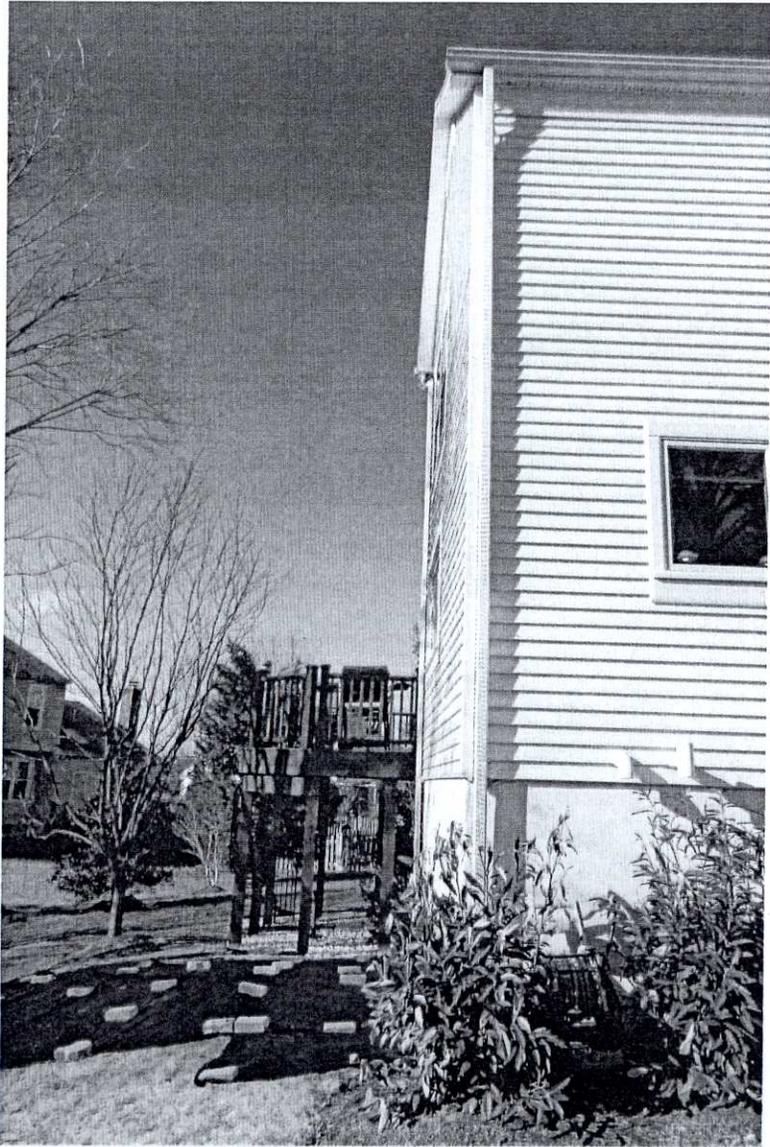


TOP PANEL

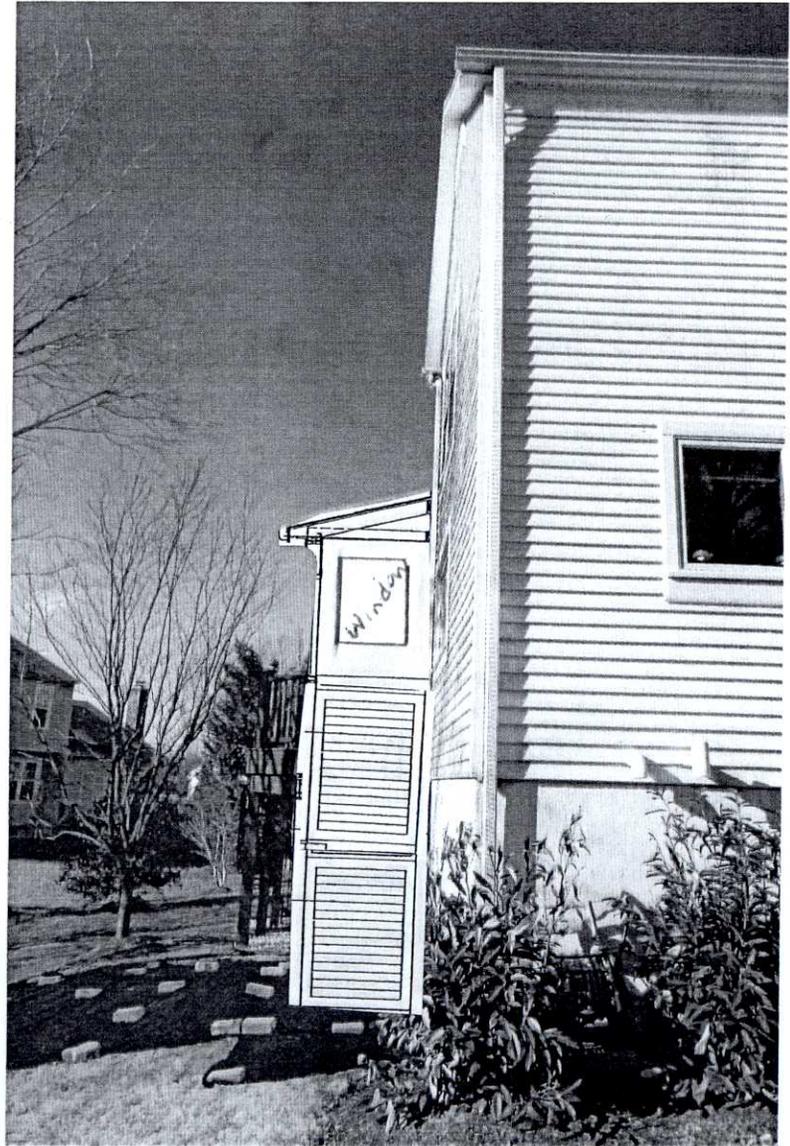
5'-0"

AFTER ADDITION

C. Greathouse
13413 Peachwood Ct.
Fairfax, VA 22033



Before - Side View



After - Side View

↑
└ This area will be landscaped

DESCRIPTION OF THE APPLICATION

The applicant is requesting approval of a special permit to allow reduction of certain yard requirements to permit construction of an addition to be located 22.7 to its eave from the rear lot line.

| | Structure | Yard | Minimum Yard Required* | Proposed Location | Proposed Reduction | Percentage of Reduction Requested |
|-----------------------|------------------|-------------|-------------------------------|--------------------------|---------------------------|--|
| Special Permit | Addition | Rear | 25.0 feet | 22.7 feet | 2.3 feet | 9% |

*Minimum yard requirement per Section 3-207

EXISTING SITE DESCRIPTION

The site is currently zoned R-2, developed under the cluster regulations, with a two-story single-family detached dwelling, built in 1985. The lot consists of 10,590 square feet and is accessed via an asphalt driveway from a cul-de-sac on Peachwood Court which terminates at an existing two-bay, two-car garage. There is an existing wood deck with a spiral staircase which leads to a well-manicured and landscaped lawn with contains some mature trees and shrubs.

CHARACTER OF THE AREA

| | Zoning | Use |
|--------------|---------------|----------------------------------|
| North | R-2 (Cluster) | Single Family Detached Dwellings |
| East | R-2 (Cluster) | Single Family Detached Dwellings |
| South | R-2 (Cluster) | Single Family Detached Dwellings |
| West | R-2 (Cluster) | Single Family Detached Dwellings |

BACKGROUND

Records indicate there were no other similar applications for properties in the vicinity of the application site heard by the BZA.

ANALYSIS

- **Special Permit Plat** (Copy at front of staff report)
- **Title of Plat:** Plat Showing Proposed Building Addition, Lot 15, Section Fourteen, Franklin Glen
- **Prepared by:** Jeff Warner Land Surveying, Inc., dated September 22, 2010

Proposal:

The applicant proposes to construct a 60 square foot addition which will consist of two stories; a small storage structure on the ground level and a small kitchen addition above on the second level. The addition is proposed to be located 22.7 feet to its eave from the rear 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 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 small addition will not adversely affect the use or development of neighboring properties as noted in several emails received from the most affected*

neighboring property owners. The request is modest in size and scale. 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 4,300 square feet in size. Therefore 150% of the total gross floor area could result in an addition up to 6,450 square feet in size for a possible total square footage at build out of 10,750. The proposed addition is 60 square feet, for a total square footage of the house with the addition of 4,360 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 two-story, 60 square foot addition will be compatible with the architecture of the existing dwelling on the lot. The applicant's request is to add a small bump out to an existing kitchen to provide for additional seating within the existing space, while also accommodating a small storage structure below the kitchen bump out addition, which will be at ground level. 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 two-story, 60 square foot addition at the rear of an existing dwelling. The yard has existing mature vegetation and no trees are proposed to be removed with the construction. Additionally, the proposed addition will not extend beyond the plane of the existing wood deck attached to the dwelling. As noted previously, the applicant has also received several emails in support of the application from nearby homeowners. 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 60 square foot two-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 a modest request and will not dramatically change the existing conditions on the site. Staff believes the request is modest and does not believe it will increase runoff or erosion. 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 small two-story, 60 square foot addition to the rear of the dwelling is shown in the most logical location, as it will be a bump out for an existing kitchen which will provide additional seating within the kitchen. The lot is a pie-shaped lot and the location of the existing dwelling on the lot does not provide for alternate locations to the rear of the dwelling without the benefit of special permit approval. The request is modest in size and scale as it will accommodate only a 30 square foot storage structure on the lower level and a 30 square foot kitchen addition on the second level. 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-SU-027 for a two-story, 60 square foot 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-SU-027****June 22, 2011**

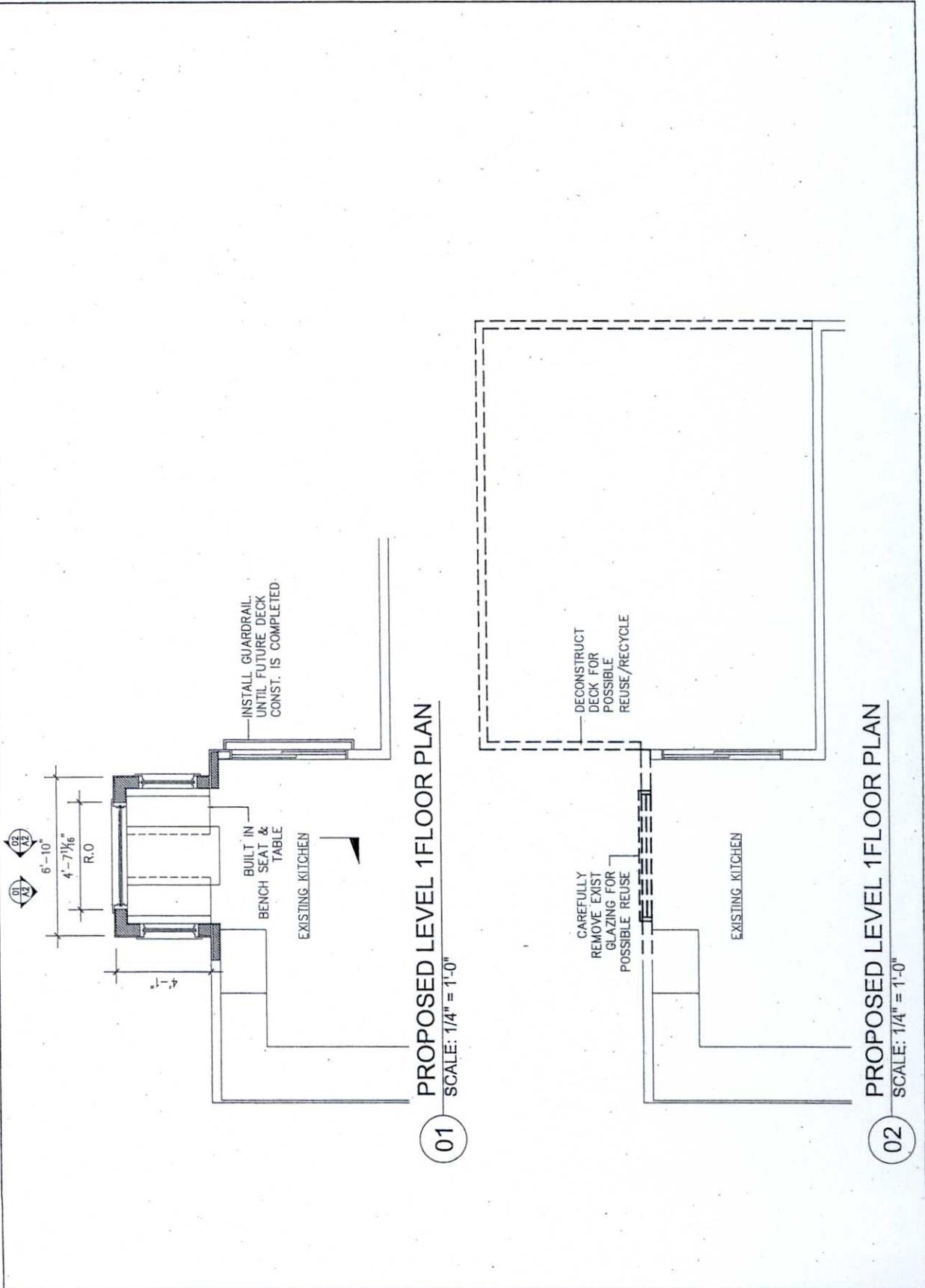
If it is the intent of the Board of Zoning Appeals to approve SP 2011-SU-027 located at Tax Map 35-1 ((5)) 15 to permit reduction of certain yard requirements pursuant to Section 8-922 of the Fairfax County Zoning Ordinance, staff recommends that the Board condition the approval by requiring conformance 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 and size of a two-story addition (approximately 60 square feet), as shown on the plat prepared by Jeff Warner Land Surveying, Inc., dated September 22, 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 (4,300 square feet existing + 6,450 square feet (150%) = 10,750 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.

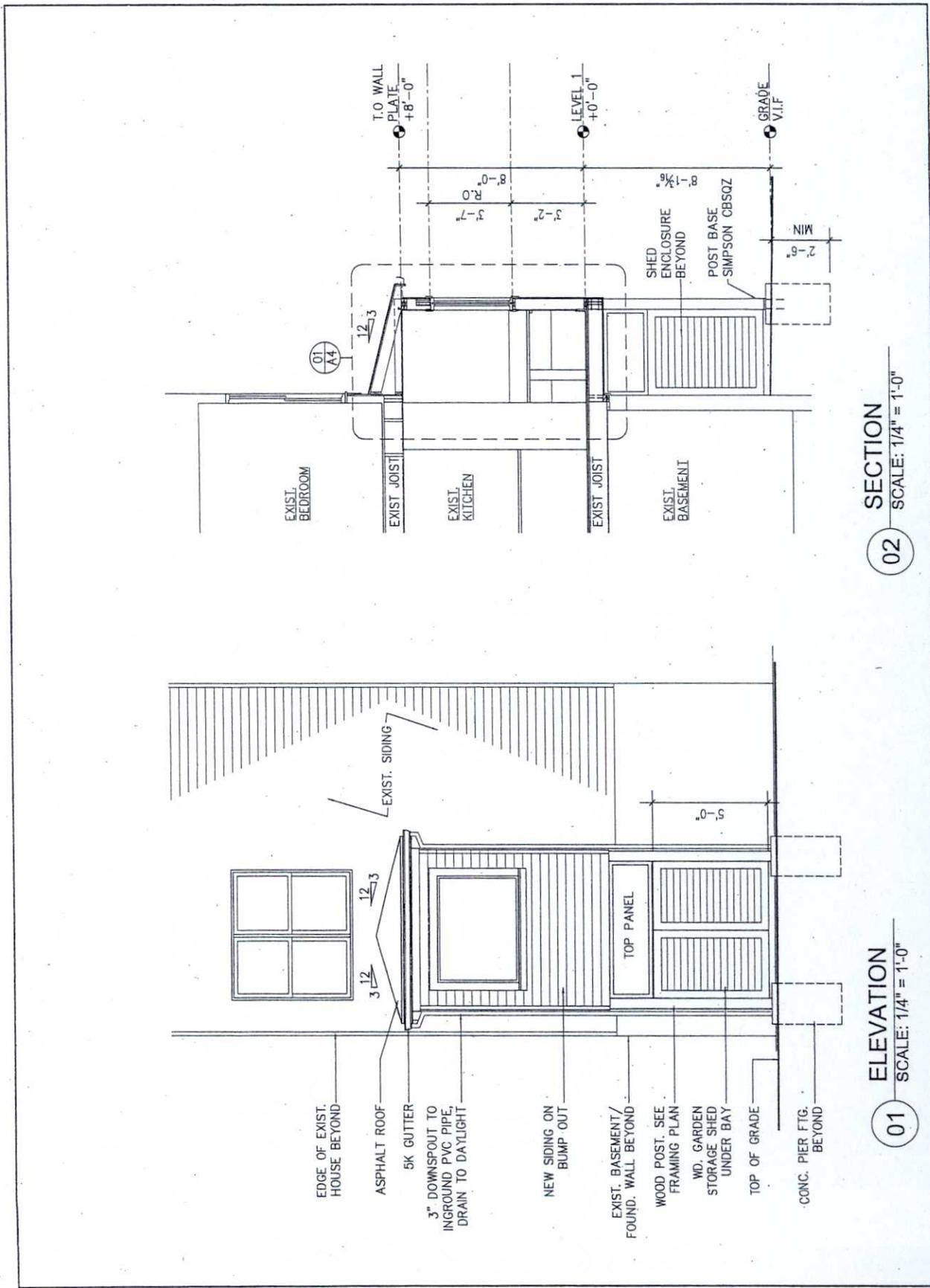
This approval, contingent upon the above-noted conditions, shall not relieve the applicant from compliance with the provisions of any applicable ordinances, regulations or adopted standards.

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.

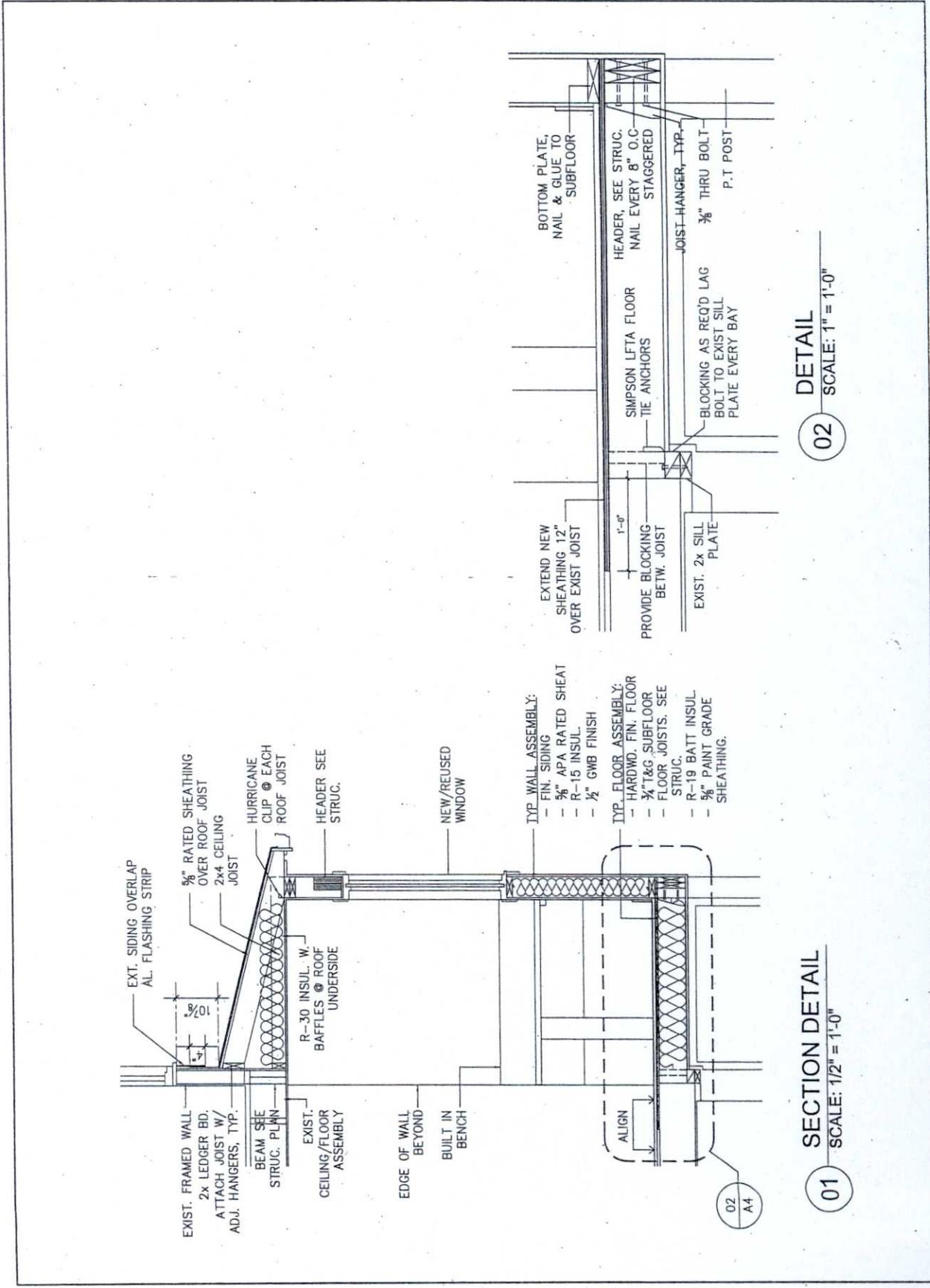
| | | | | | | | |
|--------|----------|--|------------------|---|---|------------------------------|------------------|
| ISSUE | DATE | GREATHOUSE 13413 Peachwood Court Fairfax, VA 22033 | OWNER SIGNATURE: | designworks 205 Yoakum Pkwy Alexandria VA | NORTH ARROW:  | DRAWING TITLE: FLOOR PLAN | SHEET NO.: A1 |
| PERMIT | 07.02.10 | | | | | | |



| | | | | | | | |
|--------|----------|--|------------------|---|-------------------------------|--------------|------------------|
| ISSUE | DATE | GREATHOUSE 13413 Peachwood Court Fairfax, VA 22033 | OWNER SIGNATURE: | designworks 205 Yoakum Pkwy Alexandria VA | DRAWING TITLE: ELEVATION A | NORTH ARROW: | SHEET NO.: A2 |
| PERMIT | 07.02.10 | | | | | | |



| | | | | | | |
|--------|----------|--|------------------|---|-----------------------------------|------------------|
| ISSUE | DATE | GREATHOUSE 13413 Peachwood Court Fairfax, VA 22033 | OWNER SIGNATURE: | designworks 205 Yoakum Pkwy Alexandria VA | DRAWING TITLE: SECTION DETAILS | SHEET NO.: A4 |
| PERMIT | 07.02.10 | | | | | |



02 DETAIL

SCALE: 1" = 1'-0"

01 SECTION DETAIL

SCALE: 1/2" = 1'-0"

NORTH ARROW

Application No.(s): SP 2011-SU-027
 (county-assigned application number(s), to be entered by County Staff)

SPECIAL PERMIT/VARIANCE AFFIDAVIT

DATE: 3/23/11
 (enter date affidavit is notarized)

I, CHRISTINA L. GREATHOUSE, TRUSTEE, do hereby state that I am an
 (enter name of applicant or authorized agent)

(check one) applicant 110211
 applicant's authorized agent listed in Par. 1(a) below

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) |
|---|--|---|
| CHRISTINA L. GREATHOUSE, TRUSTEE of the Christine L. Greathouse Revocable Trust, for the benefit of Kevin J. Kelly | 13413 Peachwood Ct. Fairfax, VA 22033 | Applicant/ Title owner |
| Kevin J. Kelly, Trustee of the Kevin J. Kelly Revocable Trust for the benefit of Christine L. Greathouse | 13413 Peachwood Ct. Fairfax, VA 22033 | Title owner |

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

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

Application No.(s): SP 2011-SU-027
(county-assigned application number(s), to be entered by County Staff)

SPECIAL PERMIT/VARIANCE AFFIDAVIT

DATE: 3/23/11
(enter date affidavit is notarized)

1102116

1(b). The following constitutes a listing*** of the **SHAREHOLDERS** of all corporations disclosed in this affidavit who own 10% or more of any class of stock issued by said corporation, and where such corporation has 10 or less shareholders, a listing of all of the shareholders:

(NOTE: Include **SOLE PROPRIETORSHIPS, LIMITED LIABILITY COMPANIES, and REAL ESTATE INVESTMENT TRUSTS** herein.)

CORPORATION INFORMATION

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)

N/A

DESCRIPTION OF CORPORATION: (check one statement)

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

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

N/A

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

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

Application No.(s): SP 2011-SU-027
(county-assigned application number(s), to be entered by County Staff)

SPECIAL PERMIT/VARIANCE AFFIDAVIT

DATE: 3/23/11
(enter date affidavit is notarized)

1102114

1(c). The following constitutes a listing*** of all of the **PARTNERS**, both **GENERAL** and **LIMITED**, in any partnership disclosed in this affidavit:

PARTNERSHIP INFORMATION

PARTNERSHIP NAME & ADDRESS: (enter complete name, number, street, city, state, and zip code)

N/A

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

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

N/A

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

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

Application No.(s):

SP 2011-SU-027

(county-assigned application number(s), to be entered by County Staff)

Page Four

SPECIAL PERMIT/VARIANCE AFFIDAVIT

DATE:

3/23/11

(enter date affidavit is notarized)

1102116

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-SU-027

(county-assigned application number(s), to be entered by County Staff)

Page Five

SPECIAL PERMIT/VARIANCE AFFIDAVIT

DATE: 3/23/11 (enter date affidavit is notarized)

1102116-

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)

[X] Applicant [] Applicant's Authorized Agent
Christine L Greathouse, Trustee

CHRISTINA L. GREATHOUSE, TRUSTEE
(type or print first name, middle initial, last name, and title of signee)

Subscribed and sworn to before me this 23rd day of March 20 11, in the State/Comm. of Virginia, County/City of Fairfax.

[Signature]
Notary Public

My commission expires: August 31, 2011



Mark Joseph Magliocchetti
NOTARY PUBLIC
Commonwealth of Virginia
Reg. # 326968
My Commission Expires
August 31, 2011.

Christina L. Greathouse
13413 Peachwood Court
Fairfax, VA 22033
703-736-0354

RECEIVED
Department of Planning & Zoning

APR 06 2011

Zoning Evaluation Division

October 5, 2010
Revised March 4, 2011
Revised April 1, 2011

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

Re: Special Permit Application
Applicant: Christina L. Greathouse
Zoning Ordinance Section 8-922
Tax map# 0351 05 0015
Zone: R-2 C
10,590 acres

To whom it may concern:

Please accept the following as a statement of justification for a special permit to reduce the rear set-back requirement from 25 feet to 22.7 feet in order to accommodate a small kitchen addition.

SPECIAL PERMIT STATEMENT OF JUSTIFICATION

1. Approval of a reduction of yard requirements shall NOT result in a yard that is less than fifty (50) percent of the requirement and shall NOT result in a 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 shall NOT result in an extension that exceeds the applicable distances set forth in Sect. 2-412 by more than fifty (50) percent.
2. Approval of a reduction of yard requirements 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. The addition we would like to build is not detached, nor is it in the front of the house.
3. The lot contains a principal structure and use that complied with the minimum yard requirements in effect when the use or structure was established.
4. The gross floor area of the proposed addition is 60 square feet and the gross floor area of the existing structure is 4300 square feet, so the gross floor area of the proposed addition is a 1.4% increase in the gross floor area of the existing structure. This does not exceed 6,450 feet, the allowable 150 percent of the total gross floor area of the principle structure.

5. The addition will clearly be subordinate in purpose, scale, use and intent to the principal structure on the site. The addition will be a 4.10 feet X 7.33 feet bump out in the kitchen, which will be used for a booth (table and bench seats).
6. The proposed addition is 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 proposed addition is in harmony 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.
8. The proposed addition will not adversely impact the use and/or enjoyment of any adjacent property with regard to issues such as noise, light, air, safety, erosion, and stormwater runoff. The addition is very small (30 square feet), and the landscaping along the property line makes the proposed addition invisible. In addition, the owner of the adjacent rear properties have indicated that they have no objection to the addition or the reduced set-back requirement. There will be virtually NO impact on noise, light, air, safety, erosion, and stormwater runoff.
9. The proposed reduction represents the minimum amount of reduction necessary to accommodate the proposed structure on the lot.
 - a. The layout of the existing structure does not allow for the addition to be placed anywhere else in the kitchen (doing so would require appliances, cabinetry, and windows to be torn out).
 - b. Since the purpose of the addition is to install a breakfast/dining booth, the addition must be in the kitchen. There are no alternative locations in the house that are suitable.
 - c. Because of the odd shape of the lot (pie shaped), the back yard is very shallow. The distance from the existing structure to the rear property line is only 25 feet, so ANY addition in the rear would require a set-back variance.
 - d. The proposed size of the addition is the minimum size to accommodate a small kitchen booth. In order to adhere to the current rear set-back requirement, the addition would have to be reduced to 1.5 feet deep, which would be too small.
10. NO hazardous or toxic substances as set forth in Title 40, Code of Federal Regulations Parts 116.4, 302.4 and 355; NO hazardous waste as set forth in Virginia Department of Environmental Quality Hazardous Waste Management Regulations; and NO petroleum products as defined in Title 40, Code of Federal Regulations Part 280 will be generated, utilized, stored, treated, and/or disposed of on site.

Sincerely,

Christina L. Greathouse

Christina L. Greathouse



Christina Greathouse
13413 Peachwood Court
Fairfax, VA 22033-1111

RECEIVED
Department of Planning & Zoning

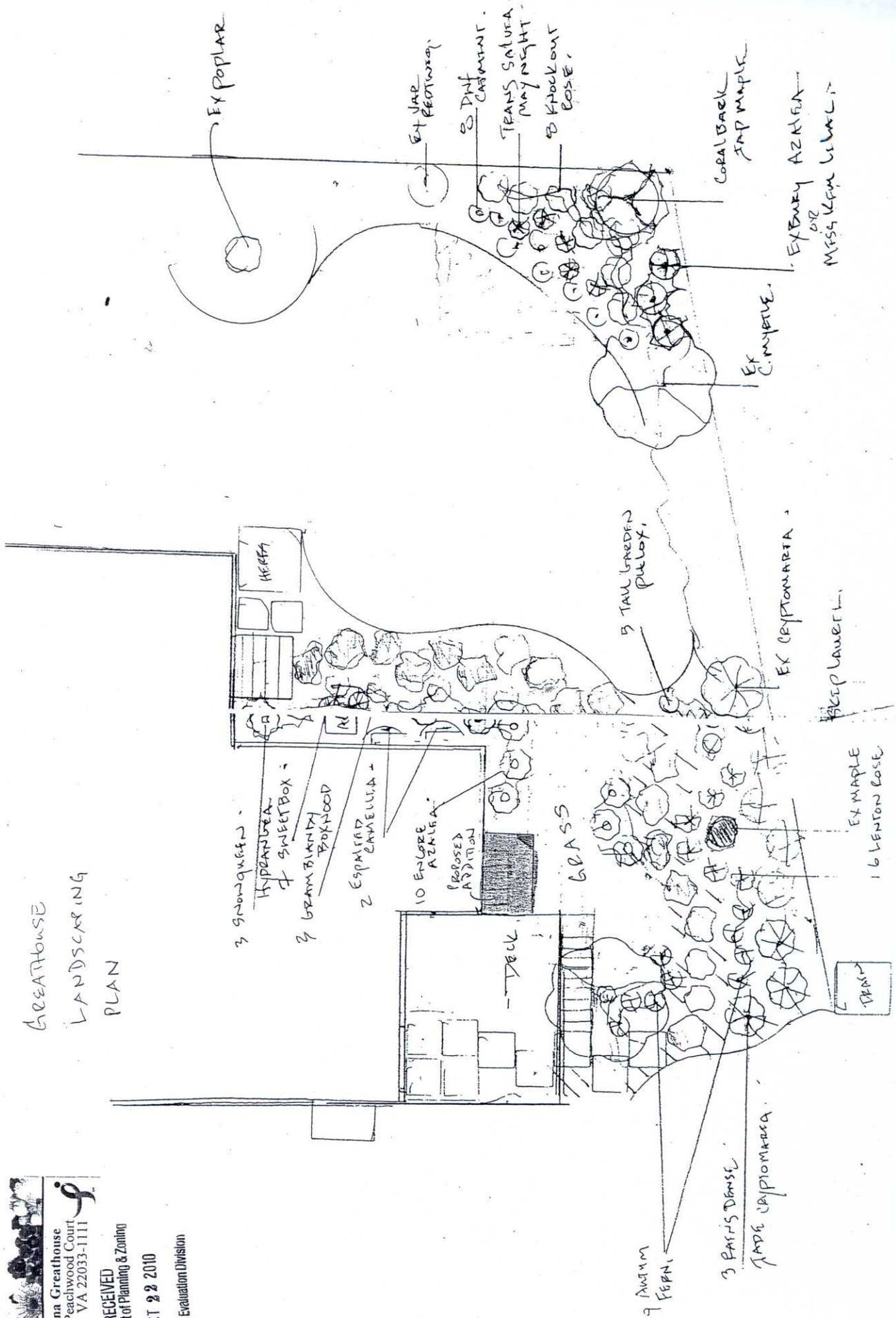
OCT 22 2010

Zoning Evaluation Division

GREATHOUSE

LANDSCAPING

PLAN



8-006 General Standards

In addition to the specific standards set forth hereinafter with regard to particular special permit uses, all special permit uses shall satisfy the following general standards:

1. The proposed use at the specified location shall be in harmony with the adopted comprehensive plan.
2. The proposed use shall be in harmony with the general purpose and intent of the applicable zoning district regulations.
3. The proposed use shall be such that it will be harmonious with and will not adversely affect the use or development of neighboring properties in accordance with the applicable zoning district regulations and the adopted comprehensive plan. The location, size and height of buildings, structures, walls and fences, and the nature and extent of screening, buffering and landscaping shall be such that the use will not hinder or discourage the appropriate development and use of adjacent or nearby land and/or buildings or impair the value thereof.
4. The proposed use shall be such that pedestrian and vehicular traffic associated with such use will not be hazardous or conflict with the existing and anticipated traffic in the neighborhood.
5. In addition to the standards which may be set forth in this Article for a particular group or use, the BZA shall require landscaping and screening in accordance with the provisions of Article 13.
6. Open space shall be provided in an amount equivalent to that specified for the zoning district in which the proposed use is located.
7. Adequate utility, drainage, parking, loading and other necessary facilities to serve the proposed use shall be provided. Parking and loading requirements shall be in accordance with the provisions of Article 11.
8. Signs shall be regulated by the provisions of Article 12; however, the BZA, under the authority presented in Sect. 007 below, may impose more strict requirements for a given use than those set forth in this Ordinance.

8-903 Standards for All Group 9 Uses

In addition to the general standards set forth in Sect. 006 above, all Group 9 special permit uses shall satisfy the following standards:

1. All uses shall comply with the lot size and bulk regulations of the zoning district in which located, except as may be qualified below.
2. All uses shall comply with the performance standards specified for the zoning district in which located.
3. Before establishment, all uses, including modifications or alterations to existing uses, shall be subject to the provisions of Article 17, Site Plans, or other appropriate submission as determined by the Director.

8-922 Provisions for Reduction of Certain Yard Requirements

The BZA may approve a special permit to allow a reduction of certain yard requirements subject to all of the following:

1. Only the following yard requirements shall be subject to such special permit:
 - A. Minimum required yards, as specified in the residential, commercial, industrial and planned development districts in Articles 3, 4, 5 and 6, provided such yards are not subject to proffered conditions or development conditions related to yards and/or such yards are not depicted on an approved conceptual development plan, final development plan, development plan, special exception plat, special permit plat or variance plat.
 - B. Yard regulations for pipestem lots and lots contiguous to pipestem driveways set forth in Sect. 2-416.
 - C. Accessory structure location requirements set forth in Sect. 10-104.
 - D. Regulations on permitted extensions into a minimum required yard as set forth in Sect. 2-412.

Approval of a reduction of yard requirements specified in Paragraphs A, B and C above shall not result in any yard that is less than fifty (50) percent of the requirement and shall not result in any yard of less than five (5) feet, as measured from the lot line to the closest point of the proposed structure.

Approval of a reduction of yard requirements specified in Par. D above shall not result in an extension that exceeds the applicable distances set forth in Sect. 2-412 by more than fifty (50) percent. Where no extension is permitted by the provisions of Sect. 2-412, the BZA shall not approve a special permit that results in a structure that extends into a minimum required yard by more than fifty (50) percent.

2. Such reduction shall not result in the placement of a detached accessory structure in a front yard where the placement of such accessory structure is not otherwise permitted in that yard.

3. This special permit shall only apply to those lots that contain a principal structure and use that complied with the minimum yard requirements in effect when the use or structure was established.
4. The resulting gross floor area of an addition to an existing principal structure may be up to 150 percent of the total gross floor area of the principal structure that existed at the time of the first yard reduction request. In such instance, if a portion of the principal structure is to be removed, no more than fifty (50) percent of the gross floor area of the existing principal structure at the time of the first yard reduction shall be removed.
5. The resulting gross floor area of an existing accessory structure and any addition to it shall be clearly subordinate in purpose, scale, use and intent to the principal structure on the site.
6. The BZA shall determine that the proposed development will be in character with the existing on-site development in terms of the location, height, bulk and scale of the existing structure(s) on the lot.
7. The BZA shall determine that the proposed development is harmonious with the surrounding off-site uses and structures in terms of location, height, bulk and scale of surrounding structures, topography, existing vegetation and the preservation of significant trees as determined by the Director.
8. The BZA shall determine that the proposed development shall not adversely impact the use and/or enjoyment of any adjacent property with regard to issues such as noise, light, air, safety, erosion, and stormwater runoff.
9. The BZA shall determine that the proposed reduction represents the minimum amount of reduction necessary to accommodate the proposed structure on the lot. Specific factors to be considered include, but are not limited to, the layout of the existing structure; availability of alternate locations for the addition; orientation of the structure(s) on the lot; shape of the lot and the associated yard designations on the lot; environmental characteristics of the site, including presence of steep slopes, floodplains and/or Resource Protection Areas; preservation of existing vegetation and significant trees as determined by the Director; location of a well and/or septic

field; location of easements; and/or preservation of historic resources.

10. The BZA may impose such conditions as it deems necessary to satisfy these criteria, including, but not limited to imposition of a maximum gross floor area, floor area ratio, lot coverage, landscaping and/or screening requirements.
11. Notwithstanding Par. 2 of Sect. 011 above, all applications shall be accompanied by fifteen (15) copies of a plat and such plat shall be presented on a sheet having a maximum size of 24" x 36", and one 8 ½" x 11" reduction of the plat. Such plat shall be drawn to a designated scale of not less than one inch equals fifty feet (1" = 50'), unless a smaller scale is required to accommodate the development. Such plat shall be certified by a professional engineer, land surveyor, architect, or landscape architect licensed by the State of Virginia. Such plat shall contain the following information:
 - A. Boundaries of entire property, with bearings and distances of the perimeter property lines, and of each zoning district.
 - B. Total area of the property and of each zoning district in square feet or acres.
 - C. Scale and north arrow, with north, to the extent feasible, oriented to the top of the plat and on all supporting graphics.
 - D. The location, dimension and height of any building, structure or addition, whether existing or proposed. In addition, for decks, the height of the finished floor above finished ground level.
 - E. All required minimum yards to include front, side and rear, a graphic depiction of the angle of bulk plane, if applicable, and the distances from all existing and proposed structures to lot lines.
 - F. Means of ingress and egress to the property from a public street(s).
 - G. For nonresidential uses, the location of parking spaces, indicating minimum distance from the nearest property line(s).

- H. If applicable, the location of a well and/or septic field.
 - I. Existing and proposed gross floor area and floor area ratio.
 - J. Location of all existing utility easements having a width of twenty-five (25) feet or more, and all major underground utility easements regardless of width.
 - K. The location, type and height of any existing and proposed landscaping and screening.
 - L. Approximate delineation of any floodplain designated by the Federal Insurance Administration, United States Geological Survey, or Fairfax County, the delineation of any Resource Protection Area and Resource Management Area, and the approximate delineation of any environmental quality corridor as defined in the adopted comprehensive plan, and, if applicable, the distance of any existing and proposed structures from the floodplain, Resource Protection Area and Resource Management Area, or environmental quality corridor.
 - M. Seal and signature of professional person certifying the plat.
12. Architectural depictions of the proposed structure(s) as viewed from all lot lines and street lines to include building materials, roof type, window treatment and any associated landscaping and/or screening shall be provided.