



APPLICATION ACCEPTED: April 14, 2011
DATE OF PUBLIC HEARING: July 13, 2011
MOVED AT APPLICANT'S REQUEST
TIME: 9:00 a.m.

County of Fairfax, Virginia

July 6, 2011

STAFF REPORT

SPECIAL PERMIT APPLICATION NO. SP 2011-SU-030

SULLY DISTRICT

APPLICANT/OWNER: Maria L. Michaels

LOCATION: 11224 Sorrel Ridge Lane

SUBDIVISION: Fox Lake

TAX MAP: 36-4 ((3)) 18

LOT SIZE: 2.34 acres

ZONING: R-1

ZONING ORDINANCE PROVISION: 8-914

SPECIAL PERMIT PROPOSAL: To permit reduction to minimum yard requirements based on errors in building locations to permit an accessory structure (gazebo) to remain 9.7 feet and an accessory storage structure (brick building) to remain 0.4 feet from a side lot line.

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 special permit does not interfere with, abrogate or annul any easement, covenants, or other agreements between parties, as they may apply to the property subject to this application.

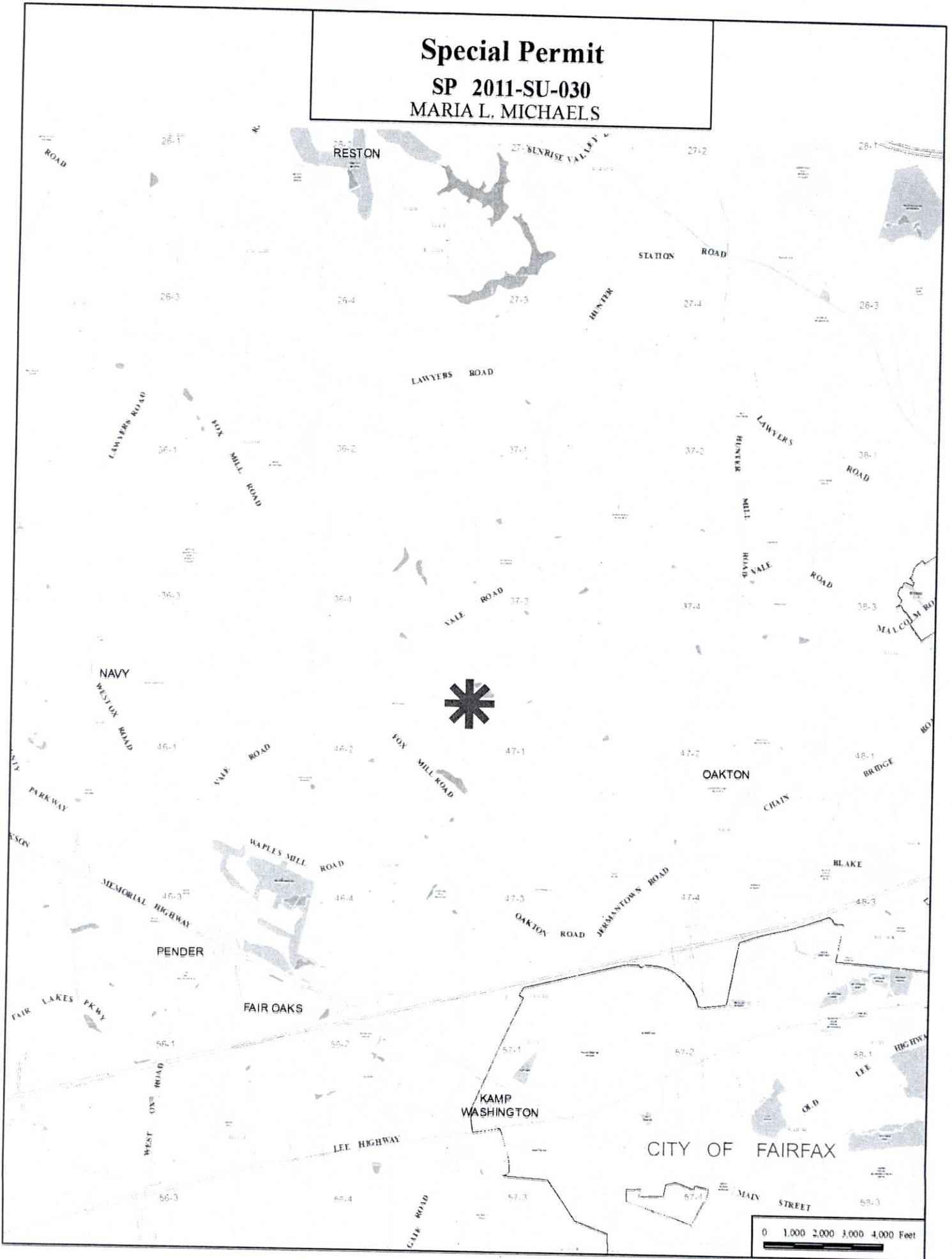
O:\dhedri\Special Permits\6-29 SP 2011-SU-030 Michaels (error)\SP 2011-SU-030 Michaels staff report.docx
Deborah Hedrick

For additional information, call Zoning Evaluation Division, Department of Planning and Zoning at 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.**

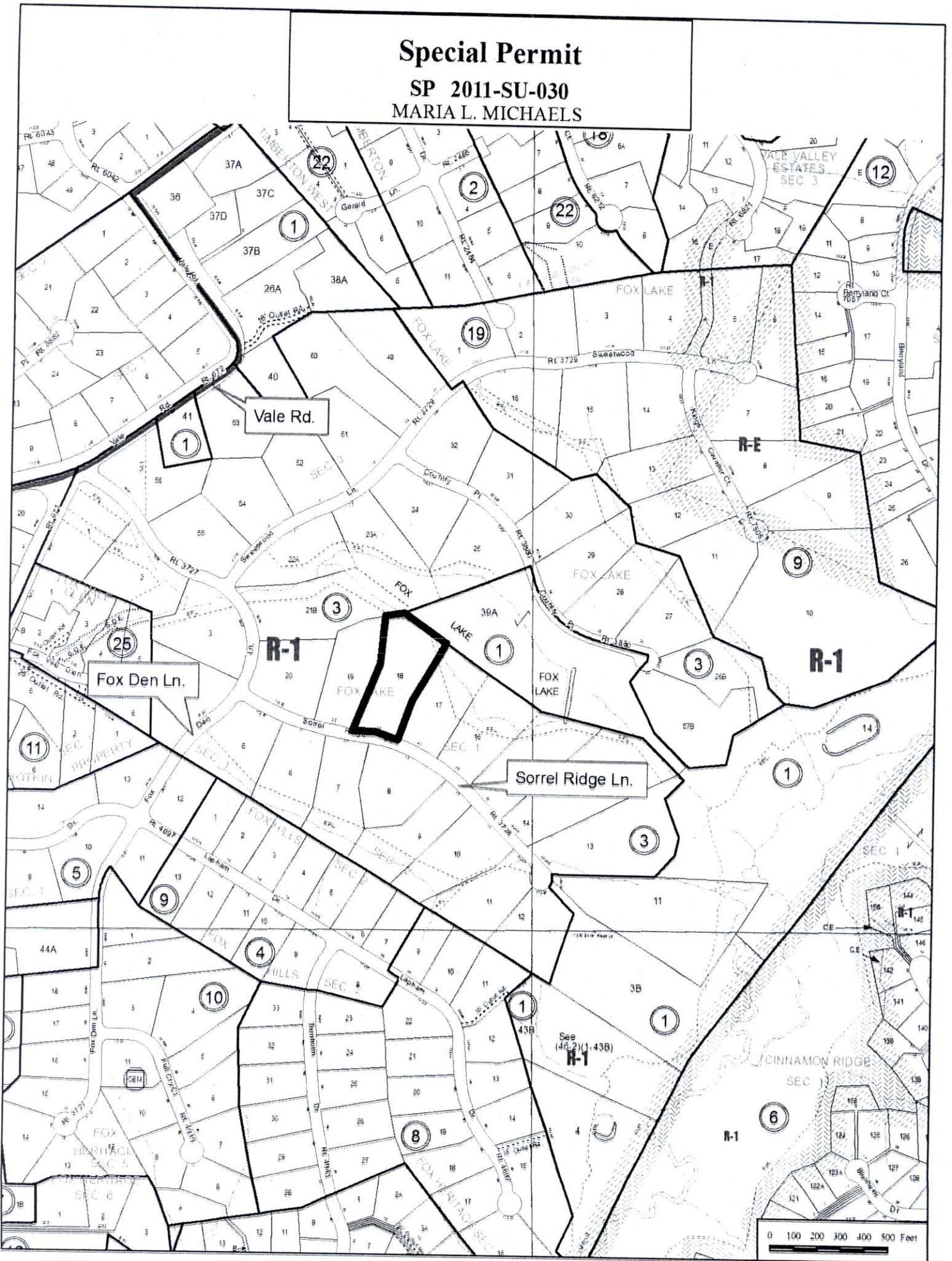


Americans with Disabilities Act (ADA): Reasonable accommodation is available upon 7 days advance notice. For additional information on ADA call (703) 324-1334 or TTY 711 (Virginia Relay Center).

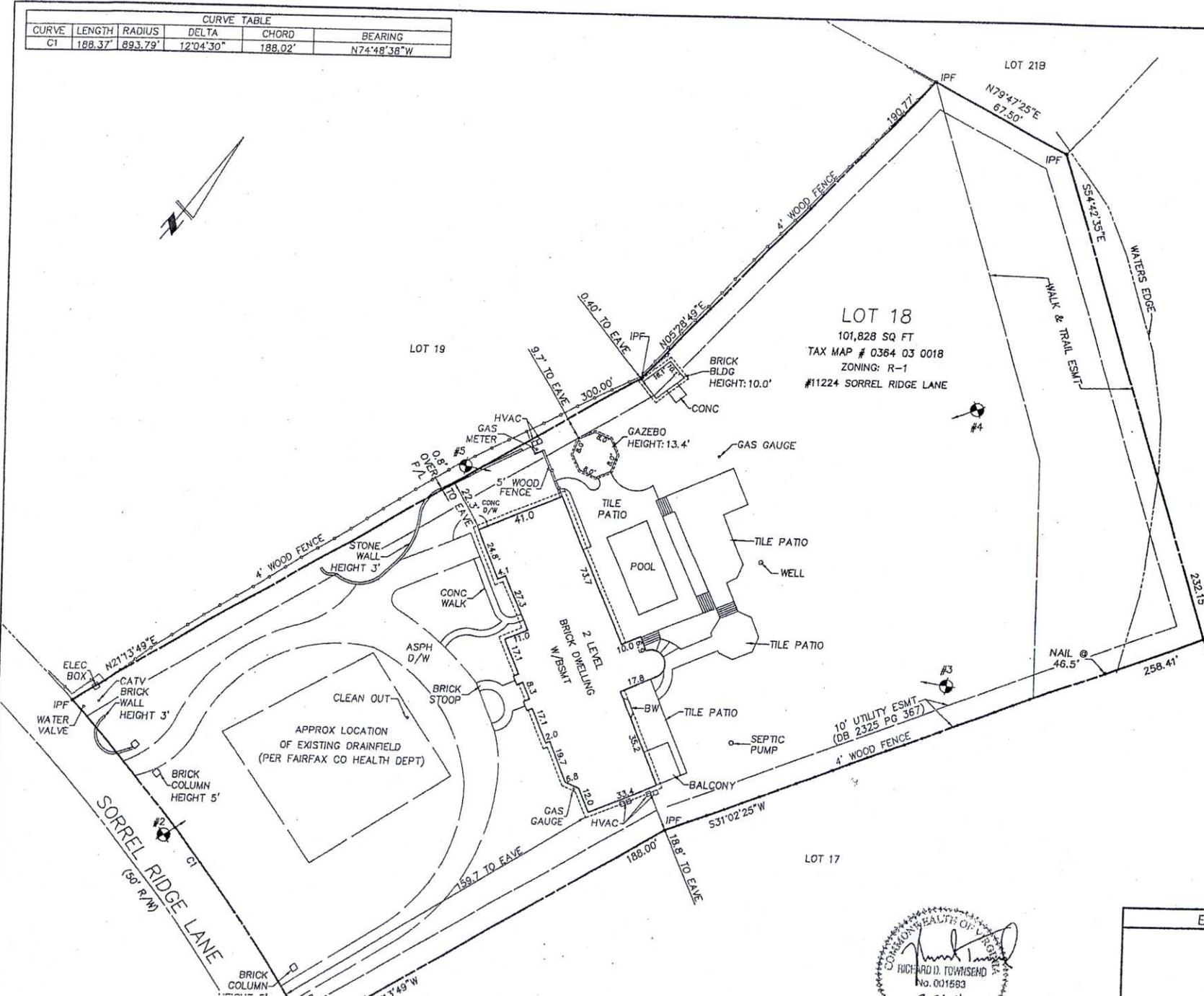
Special Permit
SP 2011-SU-030
MARIA L. MICHAELS



Special Permit
SP 2011-SU-030
MARIA L. MICHAELS

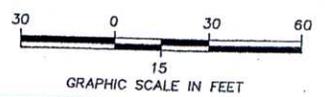


CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING
C1	188.37'	893.79'	12°04'30"	188.02'	N74°48'38"W



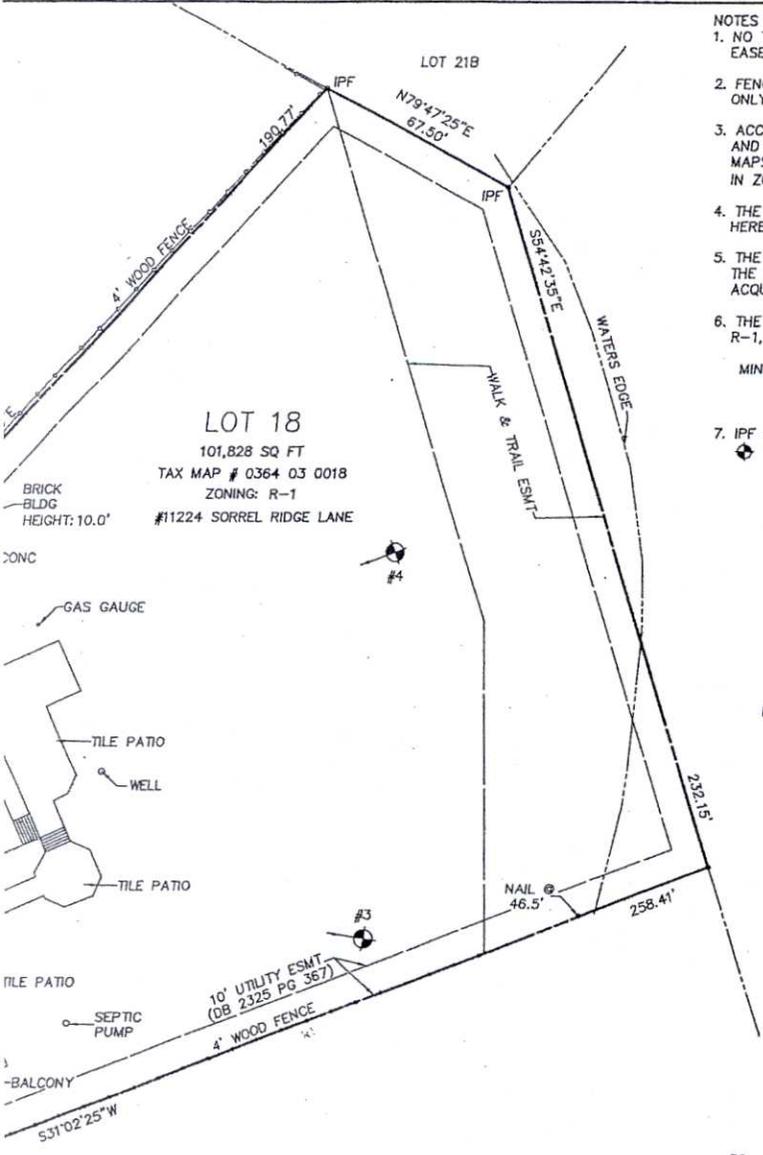
- NOTES
1. NO TITLE REPORT FURNISHED. PLAT SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.
 2. FENCE LOCATIONS, IF SHOWN ARE APPROXIMATE ONLY AND DO NOT CERTIFY AS TO OWNERSHIP.
 3. ACCORDING TO THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT'S FLOOD INSURANCE MAPS THE HOUSE SHOWN HEREON APPEARS TO BE IN ZONE "X".
 4. THE METES AND BOUNDS AND MERIDIAN SHOWN HEREON WERE TAKEN FROM DEEDS OF RECORD.
 5. THE PROPERTY SHOWN HEREON IS CURRENTLY ZONED R-1. THE NAME OF MARIA L MICHAELS HAVING BEEN ACQUIRED IN DEED BOOK 6,792 PAGE 1,076.
 6. THE PROPERTY SHOWN HEREON IS CURRENTLY ZONED R-1, THE BUILDING SETBACKS ARE AS FOLLOWS:
 MINIMUM REQUIRED YARD: FRONT 40'
 REAR 25'
 SIDE 20'
 7. IPF = IRON PIPE FOUND
 # = PHOTO POINT

0364 01 0039A
 FOX LAKE PROPERTY OWNERS ASSOC
 DB 4834 PG 683



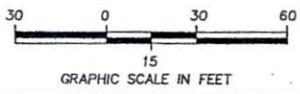
COMMONWEALTH OF VIRGINIA
 RICHARD D. TOWNSEND
 No. 001683
 3-31-11

EXHIBIT FOR SPECIAL USE PERMIT
 LOT 18
 FOX LAKE
 (DEED BOOK 2325 PAGE 367)
 SULLY MAGISTERIAL DISTRICT
 FAIRFAX COUNTY VIRGINIA



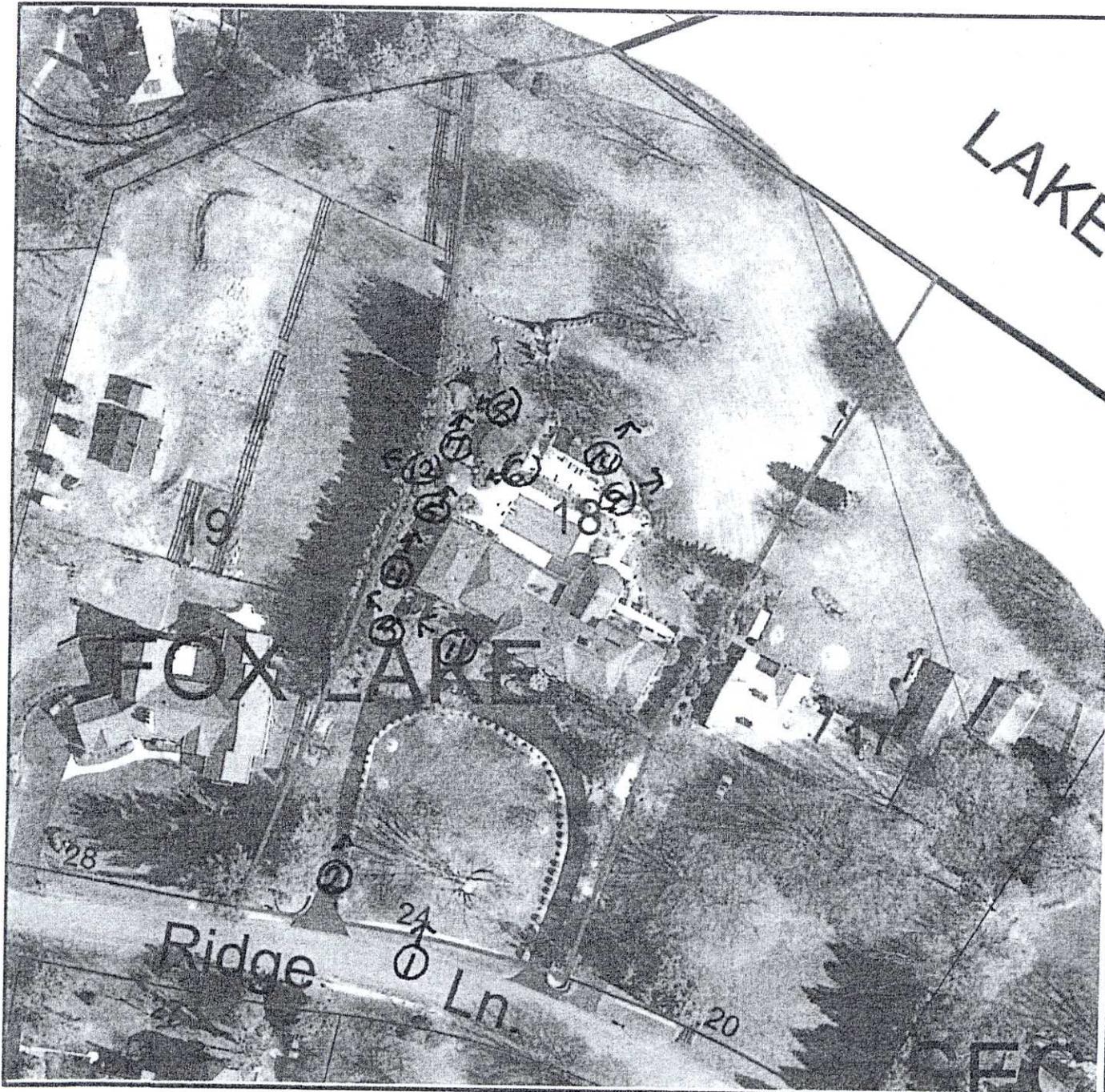
- NOTES**
1. NO TITLE REPORT FURNISHED. PLAT SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.
 2. FENCE LOCATIONS, IF SHOWN ARE APPROXIMATE ONLY AND DO NOT CERTIFY AS TO OWNERSHIP.
 3. ACCORDING TO THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENTS FLOOD INSURANCE RATE MAPS THE HOUSE SHOWN HEREON APPEARS TO BE IN ZONE "X".
 4. THE METES AND BOUNDS AND MERIDIAN SHOWN HEREON WERE TAKEN FROM DEEDS OF RECORD
 5. THE PROPERTY SHOWN HEREON IS CURRENTLY IN THE NAME OF MARIA L MICHAELS HAVING BEEN ACQUIRED IN DEED BOOK 6,792 PAGE 1,076.
 6. THE PROPERTY SHOWN HEREON IS CURRENTLY ZONED R-1, THE BUILDING SETBACKS ARE AS FOLLOWS:
 MINIMUM REQUIRED YARD: FRONT 40'
 REAR 25'
 SIDE 20'
 7. IPF = IRON PIPE FOUND
 ⊕ = PHOTO POINT

0364 01 0039A
 FOX LAKE PROPERTY OWNERS ASSOC
 DB 4834 PG 683



SURVEYORS CERTIFICATE
 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 ENCROACHMENTS EITHER WAY ACROSS THE PROPERTY LINE.

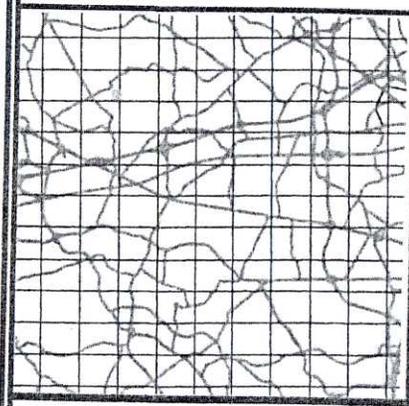
EXHIBIT FOR SPECIAL USE PERMIT		
LOT 18 FOX LAKE (DEED BOOK 2325 PAGE 367) SULLY MAGISTERIAL DISTRICT FAIRFAX COUNTY, VIRGINIA		
DATE: FEB 17, 2010		SCALE: 1" = 30'
SCHOOLS & TOWNSEND, P.C.		
<small>ENGINEERS • SURVEYORS 9252 MOSBY STREET • MANASSAS, VIRGINIA 20110 703-368-8001 • 631-2295 • FAX 703-368-9990</small>		
WO # 4-0-559	CASE NAME: MICHAELS	FILE: HLS
DRAWN BY: SHEVY	CHECKED BY: RT	FB: 523 PG: 34



Property Map



1 inch = 83 feet



Legal Disclaimer:

The information contained on this page is NOT to be construed or used as a "legal description". Fairfax County does not provide any guarantee of accuracy or completeness regarding the map information. Any errors or omissions should be reported to the Fairfax County Geographic Information Services Branch of the Department of Information Technology. In no event will Fairfax County be liable for any damages, including but not limited to loss of data, lost profits, business interruption, loss of business information or any other pecuniary loss that might arise from the use of this map or information it contains.

Virginia State Plane Coordinate System, North Zone
North American Datum 1983 93 (1996 H.A.R.V.)

Compiled by digital photogrammetric methods
from 1:7920 scale aerial photographs taken March 1997

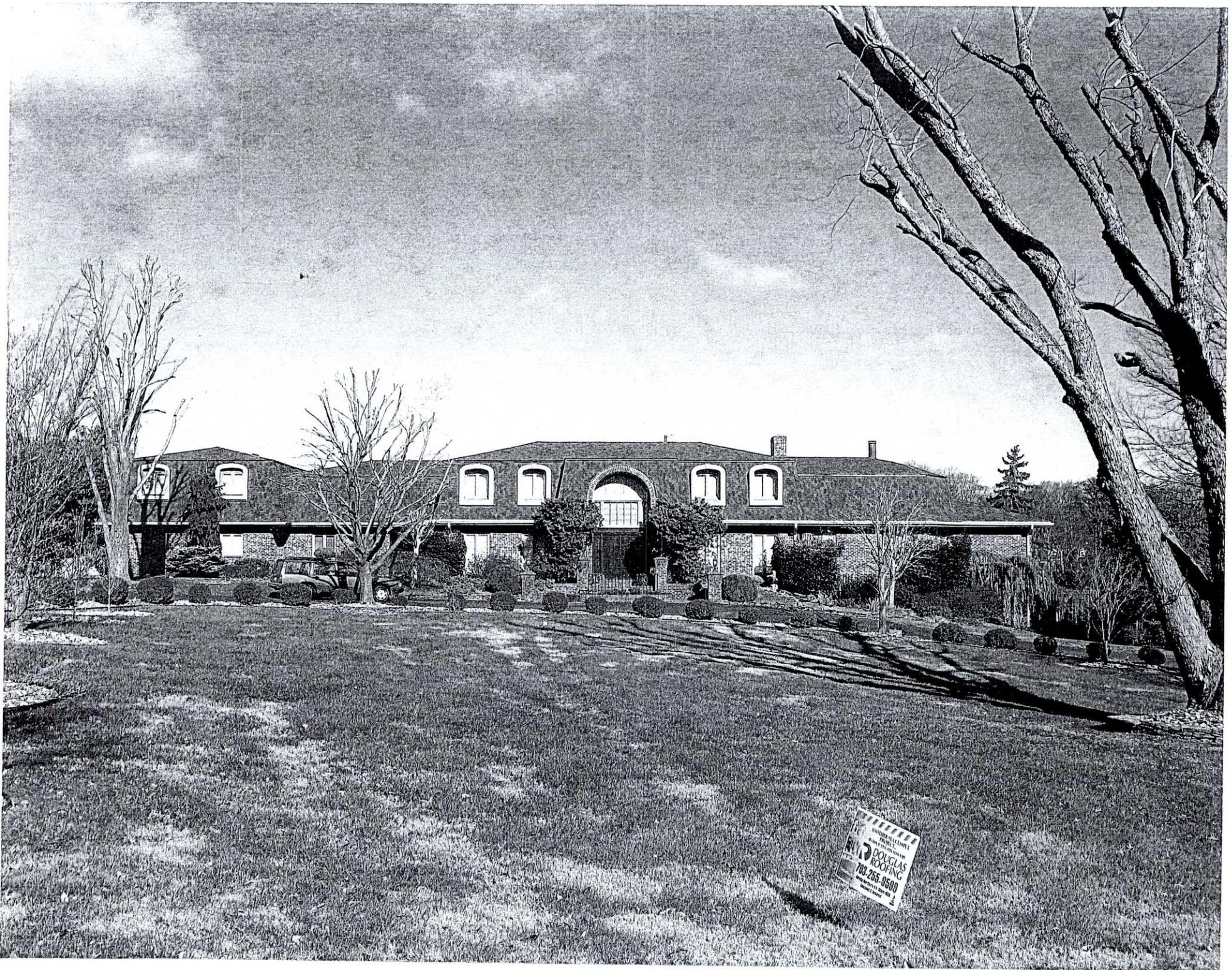
Planimetric mapping meets ASPRS Accuracy Standard for Large Scale Maps
for 1:1200 map scale (Class 1)
Contour Interval 3 Feet
National Geodetic Vertical Datum 1929

Contours meet National Map Accuracy Standards, accurate to 2.5 feet.

Prepared by Fairfax County Geographic Information Services Branch
© 2004 The County of Fairfax
Aerial Imagery © 2002 Commonwealth of Virginia

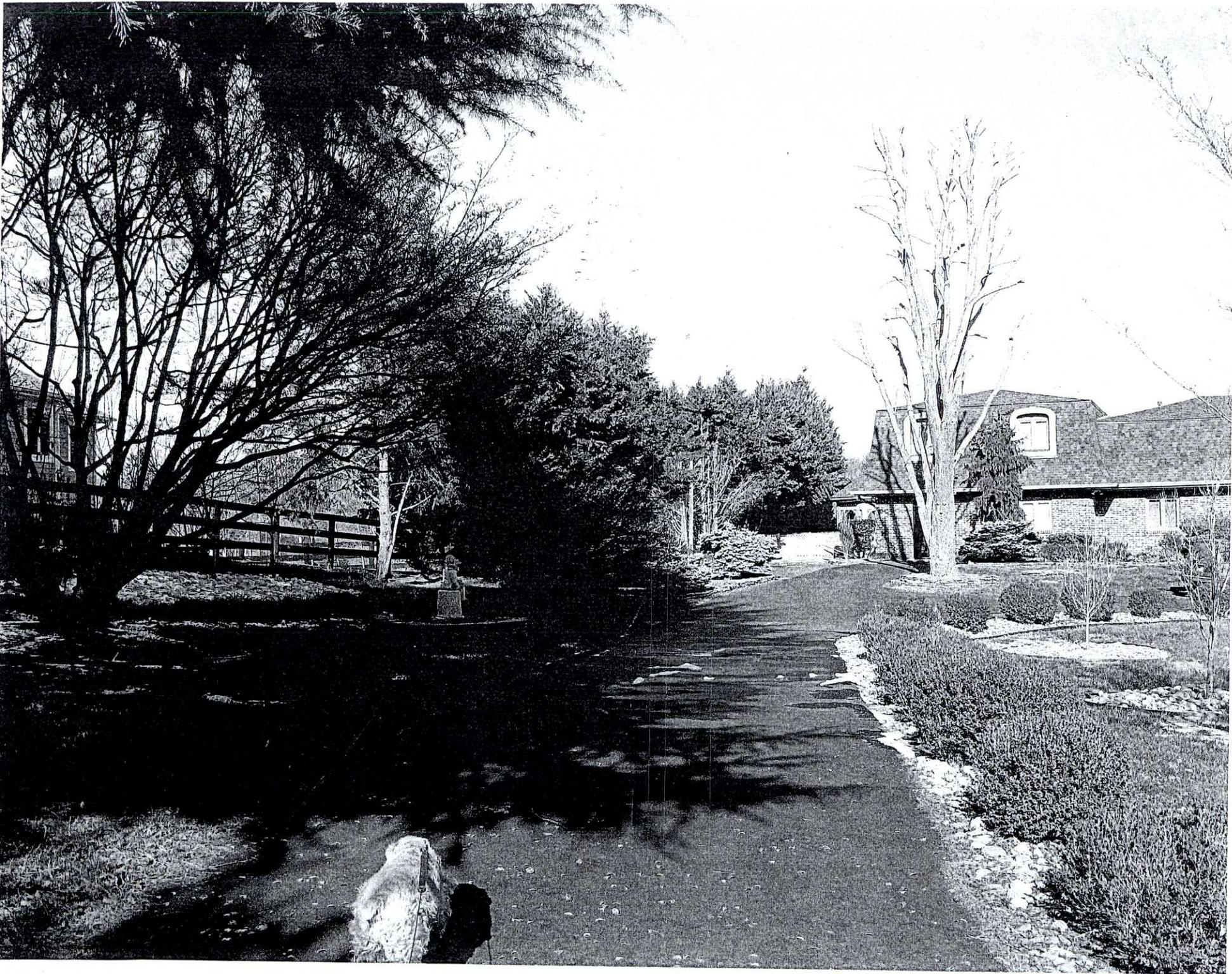
Department of Information Technology
GIS and Mapping Services
12000 Government Center Parkway
Suite 117
Fairfax, VA 22036-0010
(703) 324-2712
(703) 324-3937 - FAX
www.fairfaxcounty.gov/maps/map.htm
e-mail: gis.help@fairfaxcounty.gov

PHOTOGRAPHS OF MICHAELS PROPERTY



WIND RESISTANT
SHAKE SHEDDING
ICE & SNOW
RESISTANT
DUGLAS
ROOFING
703-266-8589
MEMBER OF THE
ROOFING CONTRACTORS ASSOCIATION OF AMERICA

① 12/23/2010



12/23/2010
②



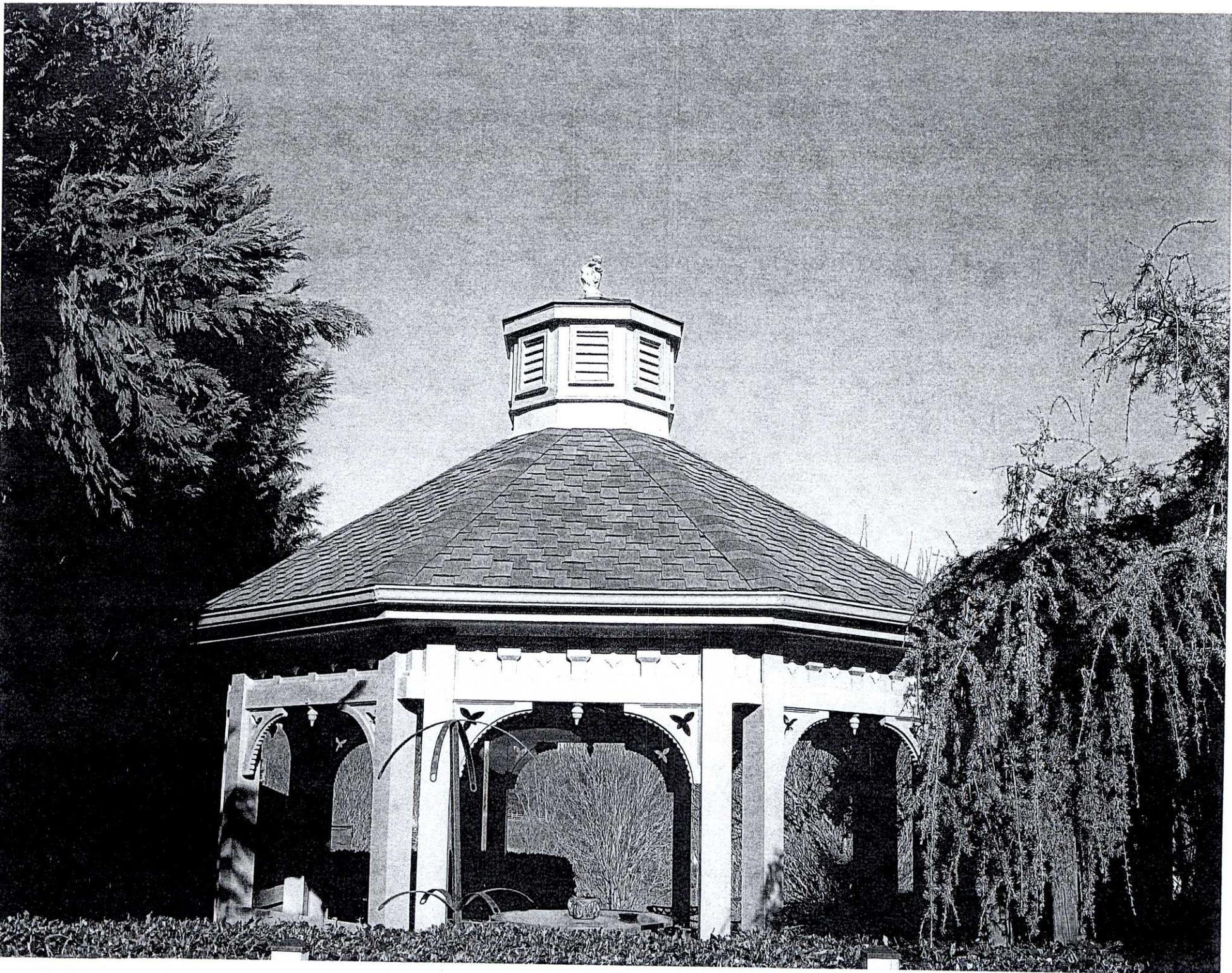
0102/02/11
12/23/2010

③



12/23/10

④

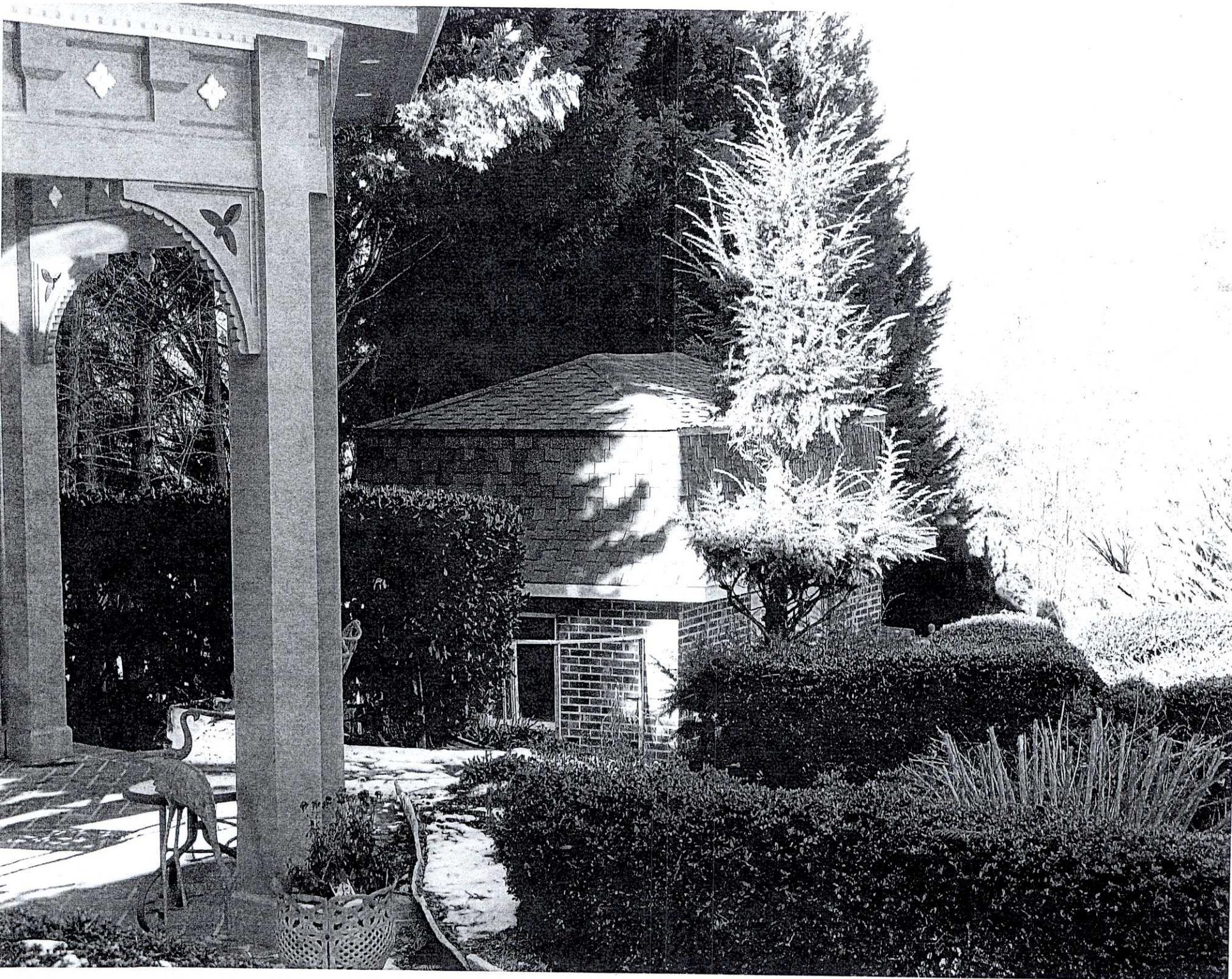


12/23/10

5



© 12/23/2010



12/23/2010

⑦



12/23/2010

©



⑨ 12/23/2010



12/23/2010
⑩



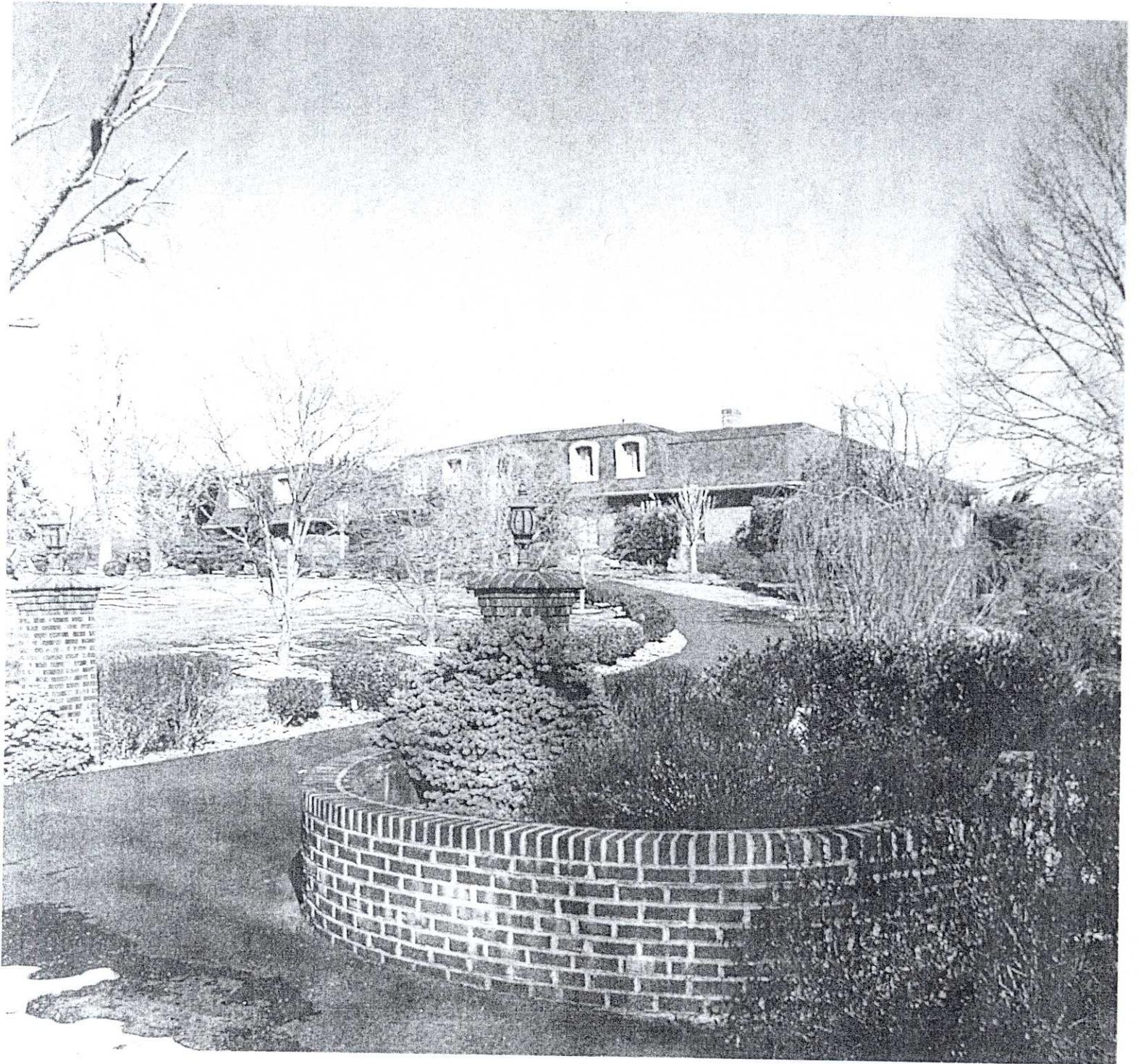
12/23/2010

③

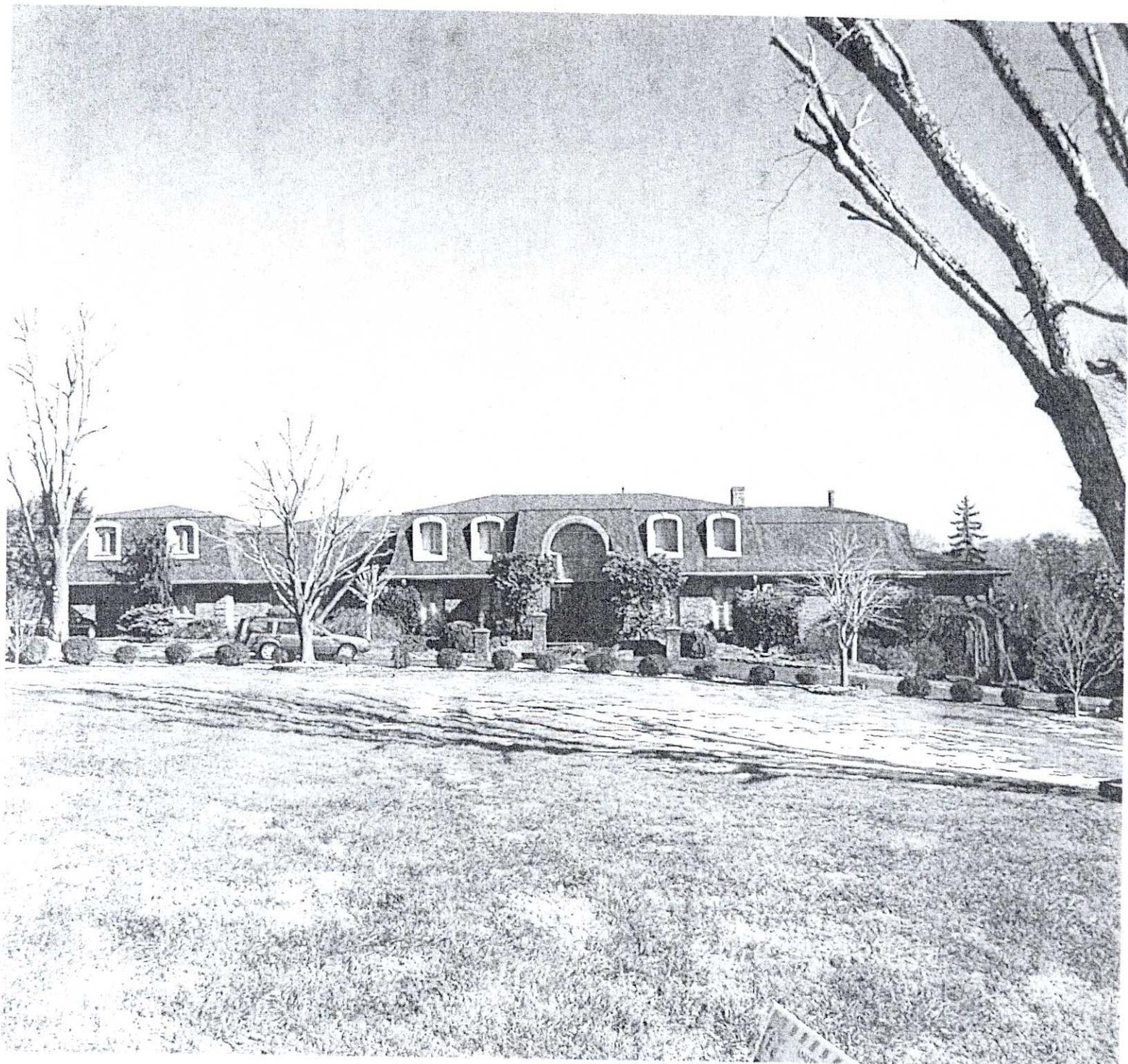


12/23/2010

②



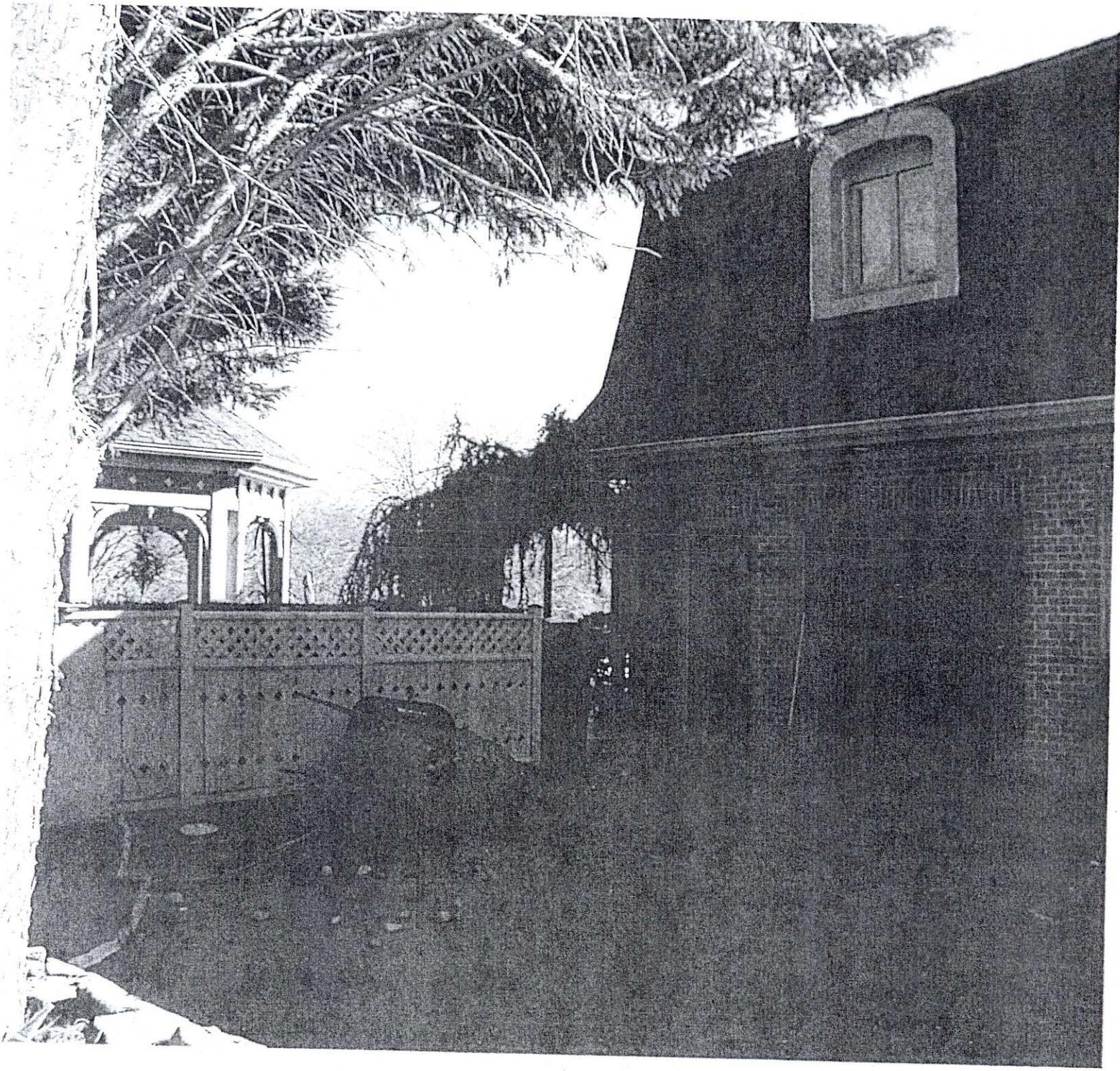
⊕ #1



⊕ #2







DESCRIPTION OF THE APPLICATION

The applicant is requesting approval of a special permit for errors in building locations to permit 1) an accessory structure, a 13.4 foot high gazebo, to be located 9.7 feet to its eave from the western side lot line, and 2) an accessory storage structure, depicted as a 10.0 foot high “Brick Building”, to be located 0.4 feet to its eave from the western side lot line.

	Structure	Yard	Min. Yard Req.*	Structure Location	Amount of Error	Percent of Error
Special Permit #1	Gazebo	Side	20.0 feet	9.7 feet	10.3 feet	52%
Special Permit #2	Brick Building	Side	20.0 feet	0.4 feet	19.6 feet	98%

*Minimum Yard Requirement per Sections 3-107 and 10-104

LOCATION AND CHARACTER

Character of the Area

	Zoning	Use
North	R-1	Fox Lake – Fox Lake Property Owners Association
South	R-1	Single Family Detached Dwellings
East	R-1	Single Family Detached Dwellings
West	R-1	Single Family Detached Dwellings

Existing Site Description

The 2.34 acre parcel is developed with a two-level, brick dwelling, with basement, constructed in 1973. Two separate two-story additions have been constructed on the property through approved building permits, one in 1987 and another in 1994. An in-ground swimming pool with an associated tile patio is located along the entire length of

the rear of the dwelling, which was also constructed by an approved building permit. The tile patio leads to a detached gazebo located in the western side yard. The rear property boundary adjoins the Fox Lake. A "Walk and Trail Easement" ranging in width from 50 feet to 80 feet, is located along the entire rear lot line adjoining the Fox Lake. A 10' wide utility easement surrounds the property along all lot lines. There is existing mature vegetation located throughout the property consisting of a variety of evergreen trees and shrubs, and a well-manicured lawn.

BACKGROUND

On December 13, 2010, the applicant was issued a Notice of Violation (NOV) for an accessory structure (gazebo) measuring approximately 256 square feet in size and 13.4 feet in height and an accessory storage structure (brick building) measuring approximately 162 square feet in size and 10.0 feet in height, neither of which meets the minimum side yard requirement of 20 feet in the R-1 District. A copy of the NOV is attached as Appendix 4. Since the gazebo measures over 200 square feet in size, and there does not appear to be a building permit or final inspections within the County records for construction of the structure, the applicant will be required to obtain applicable permits and final inspections if this application is approved. A building permit would not be required for the brick building as it measures less than 200 square feet in size. Building permit history is attached as Appendix 5. The applicant's agent has indicated to staff that these structures were constructed in approximately 1994. The Department of Tax Administration records do not reflect either of these structures as having been taxed for a period of at least 15 years; therefore, the structures are not permitted to remain under a Vested Rights Determination and require approval of this special permit application to remain in their current locations. A copy of the submitted special permit plat titled "Exhibit for Special Use Permit, Lot 18, Fox Lake" prepared by Schools & Townsend, P.C., dated February 17, 2010 as sealed through March 31, 2011, is included at the front of the staff report.

As shown on the plat, a majority of the "Brick Building" is located within an existing 10' utility easement. The easement appears to have utilities for, at a minimum, electric, water and gas. Staff has informed the applicant that the County is not responsible for any repair to, or the replacement of, any portion of the "Brick Building" if work must be performed within the easement.

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

ZONING ORDINANCE REQUIREMENTS

- General Special Permit Standards (Sect. 8-006)
- Group 9 Standards (Sect. 8-903)
- Provisions for Approval of Reduction of the Minimum Yard Requirements Based on an Error in Building Location (Sect. 8-914)

This special permit is subject to Sects. 8-006, 8-903 and 8-914 of the Zoning Ordinance as referenced above, a copy of which is included in Appendix 6. Subject to development conditions, the special permit must meet these standards.

CONCLUSION

If it is the intent of the BZA to approve this application, the BZA should condition its approval by requiring conformance with the conditions set forth in Appendix 1 of this report, Proposed Development Conditions.

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

APPENDICES

1. Proposed Development Conditions
2. Applicant's Affidavit
3. Applicant's Statement of Justification
4. Notice of Violation dated December 13, 2010
5. Building Permit History
6. Zoning Ordinance Provisions

PROPOSED DEVELOPMENT CONDITIONS

SP 2011-SU-030

July 6, 2011

1. This special permit is approved only for the location of an accessory structure (gazebo) and an accessory storage structure (brick building), as shown on the plat prepared by Schools & Townsend, P.C., dated February 17, 2010 as sealed through March 31, 2011, submitted with this application and is not transferable to other land.
2. All applicable permits and final inspections shall be obtained for the accessory structure (approximate 256 square foot gazebo) within 120 days of approval of this special permit or the structure shall be reduced in height, relocated or removed to comply with applicable Zoning Ordinance provisions.

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.

Application No.(s): SP 2011-SU-030
 (county-assigned application number(s), to be entered by County Staff)

SPECIAL PERMIT/VARIANCE AFFIDAVIT

DATE: 2/19/11
 (enter date affidavit is notarized)

I, MARIA L. MICHAELS, 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 110812 a

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)
MARIA L. MICHAELS	11224 SORREL RIDGE LANE OAKTON, VA. 22124	APPLICANT/ TITLE OWNER
George F. Trowbridge Jr.	11325 RANDOM HILLS RD. Suite 360 FAIRFAX, VA. 22030	ATTORNEY/ 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-SU-030
(county-assigned application number(s), to be entered by County Staff)

SPECIAL PERMIT/VARIANCE AFFIDAVIT

DATE: 2/11/11
(enter date affidavit is notarized)

1108120

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)

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)

GEORGE F. TROWBRIDGE, JR. ATTORNEY
(UNINCORPORATED SOLE PROPRIETOR)

(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-030
(county-assigned application number(s), to be entered by County Staff)

SPECIAL PERMIT/VARIANCE AFFIDAVIT

DATE: 2/11/11
(enter date affidavit is notarized)

110812a

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-SU-030

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

Page Four

SPECIAL PERMIT/VARIANCE AFFIDAVIT

DATE:

2/11/11

(enter date affidavit is notarized)

110812 a

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:

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

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

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

NONE

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

SPECIAL PERMIT/VARIANCE AFFIDAVIT

DATE: 2/11/11
(enter date affidavit is notarized)

110812a

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:

Maria Michaels

(check one)

Applicant

Applicant's Authorized Agent

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

Subscribed and sworn to before me this 11th day of February, 2011, in the State Comm. of Virginia, County/City of Fairfax.

My commission expires: _____

LINDSAY MELISSA WHITE
A Notary Public Commonwealth of Virginia
My Commission Expires May 31, 2011
Registration # 7129495

[Signature]
Notary Public
(Formerly Lindsay White)

FEB 18 2011

Zoning Evaluation Division

APPLICANT'S JUSTIFICATION

Applicant Maria Michaels and her future husband Roy Scott Johnson purchased Lot 18, Section One, Fox Lake (the lot which is the subject of this application) on July 15, 1987. The lot contained 2.33 acres, more or less, and was bordered on the south by Sorrel Ridge Lane, on the west by Lot 19, Section One, Fox Lake, on the north by Fox Lake, and on the east by Lot 17 of Fox Lake, Section One. At the time that Ms. Michaels and Mr. Johnson purchased the property, the lot was improved by a single family residence as well as a wooden storage shed.

Between 1987 and 1997 Ms. Michaels and her husband constructed substantial improvements to the property. The wooden storage shed which was located in the northwest portion of the property deteriorated and was replaced by a permanent brick structure prior to 1995. Ms. Michaels also planted, pruned and cared for a row containing at least 21 evergreen trees along the border of her lot and the adjoining Lot 19. Ms. Michaels also landscaped Lot 18 extensively, as shown in the photographs submitted with this application. An extensive improvement to both the house and property took place in 1995. In that improvement Mr. Johnson and Ms. Michaels constructed a three-car garage, a new driveway, and the gazebo. They also repaired the wooden storage shed on the property and construct a brick storage shed at the same location as the wooden one which had fallen into disrepair.

The gazebo and storage shed are the subject of this application to allow the buildings to remain in place pursuant to Fairfax County Zoning Ordinance Section 8-914. An analysis of the applicable criteria is as follows:

A. The error exceed 10 percent of the measurement involved. On December 13, 2010 the Fairfax County Zoning Office sent a Notice of Violation to Ms. Michaels. The Notice stated that the gazebo needed to be at least twenty feet from the side property line and that it violated the ordinance because it was only 12 feet from the line. The Notice also stated that the storage building also needed to be 20 feet from the side property line but that it was only four feet from the line. The December 13, 2010 letter was the first indication to Ms. Michaels that any structure on her property violated the Fairfax County Zoning Ordinance. While Ms. Michael has been unaware of any issues relating to either the gazebo or shed since they were constructed in 1995, she does not dispute the measurements set forth in the Notice of Violation. The error in the location of both buildings exceeds 10% of the measurements involved.

B. The noncompliance was done in good faith. Ms. Michaels believed in good faith that all of the construction performed in 1995 was in accordance with all County requirements. The gazebo was located in a accordance with a landscaping plan prepared by J. Byron landscapes, Inc. in July, 1993. The landscape plan is attached as Exhibit A. A building permit was obtained for the construction in October, 1994. The receipt for the permit along with representative invoices for materials used in the gazebo and shed is attached as Exhibit B. While Mrs. Michaels did not believe that the consent of her

neighbors was legally required, she obtained the verbal blessing of her existing neighbors before commencing the construction. No one objected to the location of either the gazebo or shed at the time they were built, and to the best of Mrs. Michaels' knowledge no one objected until late this year

C. The reduction of side yard requirements will not impair the purpose and intent of the Zoning Ordinance. The Michaels residence is located in the Fox Lake Community in Oakton, Virginia. Fox Lake is an upscale neighborhood surrounding an 18 acre parcel which contains a 7 acre lake, a horse show ring, and a skating pond owned by the Fox Lake Properties Association, Inc. The community has identified the lake as the centerpiece of the community. The Michaels residence is located on the lake and consists of an upscale house surrounded by a beautifully landscaped lot. Since 1995, the gazebo and storage shed have been part of a beautifully landscaped lot as shown in the photographs attached to this application. The gazebo and overall landscaping are in harmony with the upscale neighborhood of Fox Lake and the Comprehensive Plan of Fairfax County. They contribute to the overall value of the neighborhood.

D. The reduction of the side yard requirements will not be detrimental to the use and enjoyment of any other property. Neither the gazebo nor the storage shed is detrimental to the use or enjoyment of any property in the neighborhood. Both the gazebo and the storage shed have been in existence for more than 15 years without any objection from any adjoining property owner. Neither is located close to the adjoining residence on lot 19. The gazebo is located midway along the lot line between lot 18 and lot 19. The residence on lot 19 is near the front of the lot approximately 100 feet from the gazebo and farther from the storage shed. The storage shed is virtually invisible from the residence on Lot 19.

Lot 19, the lot adjoining the Michaels lot to the west, was purchased by Victor V. Bocharniknov and Michelle Susskind Bocharnikov in August, 1997. To the best of Ms. Michaels' her knowledge, neither the Bocharnikov's nor any other party objected to the location of either the gazebo or the brick storage shed until December of 2010. However, in November, 2010 Mrs. Michaels received a letter from the Bocharnikov's attorney objecting to Mrs. Michaels' removal of dying trees on the property line between the two lots. In December, 2010, Ms. Michaels received a Notice of Violation from the Fairfax County Department of Zoning Enforcement advising her that both the gazebo and the brick storage shed violated the minimum side yard setbacks required under the Fairfax County Zoning Ordinance. The Notice of Violation directed her to tear down the storage shed and gazebo, to move the structures so that they complied with minimum set-back requirements, to reduce the height of the gazebo to 7' or less, or to apply to the Fairfax County Board of Zoning Appeals to obtain a Group 9 special permit for an error in building location. It is probable that the complaint which led to the Notice of Violation related more to the removal of the dying trees than to any genuine zoning concern.

Approval of this application for a Special Permit pursuant to Section 8-914 will not result in any traffic, ground clearing operations, or changes in storm water runoff, nor will it affect any historical sites

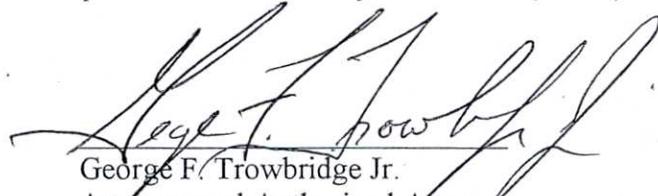
E. The reduction of the side yard will not create any unsafe condition. The gazebo and storage shed have been in existence for more than 15 years. Neither has caused any safety issue to date. The gazebo is located a few feet behind the Michaels' garage with a trellised passageway between it and the garage. It is a permanent structure which is in no danger of falling down. The storage shed was rebuilt in 1995 for safety reasons. Rebuilding the storage shed from a deteriorating wooded structure to its current brick structure has significantly reduced the possibility of injury to people in the vicinity of the shed.

While the gazebo and the storage shed are closer to the side lot line than the Zoning Ordinance permits, both adjoin largely unoccupied portions of the adjoining lot. The distance between the structures and the occupied portions of the adjoining Lot 19 far exceeds the minimum side yard requirement. The gazebo and storage shed do not generate traffic. Neither results in any unsafe condition with regard to either a street or any adjoining property

F. To force compliance with minimum side yard requirements would cause unreasonable hardship upon the owner. Both the gazebo and the storage shed are permanent structures which are capable of being moved intact. It is not possible to reduce the height of the gazebo to 7' or to relocate either structure from its permanent location. The gazebo was built in 1995 at a cost in excess of \$40,000. It is now part of a carefully designed landscape which includes not only the gazebo but also a swimming pool, trellises, numerous plantings, and benches leading from the rear of the residence to Fox Lake. The overall landscaping in the rear yard of the residence cost more than \$100,000. Mrs. Michaels immaculately cares for all of the landscaping. Moving the gazebo would cost many thousands of dollars and destroy the effect of the overall landscaping scheme. It would be devastating both financially and emotionally to Ms. Michaels to have to tear down the gazebo and shed. It would not only cause unreasonable hardship to the owner, but also reduce the beauty of Maria Michaels' lot without any corresponding benefit to anyone.

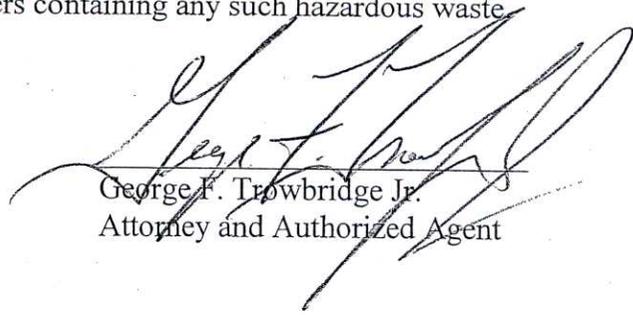
G. The reduction will not result in an increase in density or floor area ration. The Michaels' lot contains 2.34 acres and is zoned R-1. It contains only one single family residence in accordance with the zoning ordinance. The gazebo and storage shed are both valid accessory uses. Neither violates the permitted density or floor area ratio.

The only practical response to the Notice of Violation is a Special Permit to allow the existing permanent structures to remain in their present location. This application for a Special Permit has consequently been filed pursuant to the County's December, 2010, Notice of Violation.


George F. Trowbridge Jr.
Attorney and Authorized Agent

APPLICANT'S STATEMENT REGARDING HAZARDOUS SUBSTANCES

To the best of Applicant's knowledge, there are no known hazardous or toxic substances, as set forth in title 40, Code of Federal Regulations parts 116.4, 302.4 and 355; All hazardous waste as set forth in Commonwealth of Virginia/Department of Waste Management Regulations VR 672-10-1-Virginia Hazardous Waste regulations; and/or petroleum products as defined in Title 40, Code of Federal Regulations, part 280; to be generated, utilized, stored, treated, and/or disposed of on site. There are no existing or proposed storage tanks or containers containing any such hazardous waste.



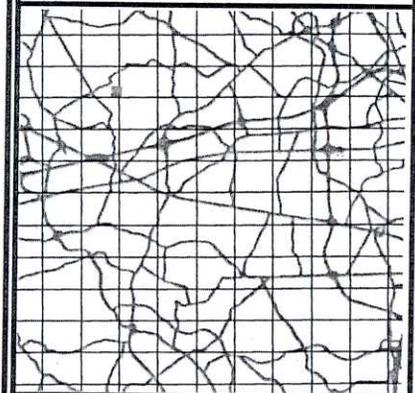
George F. Trowbridge Jr.
Attorney and Authorized Agent

RECEIVED
Department of Planning & Zoning
APR 05 2011
Zoning Evaluation Division

Property Map



1 inch = 83 feet



Legal Disclaimer:

The information contained on this page is NOT to be construed or used as a "legal description". Fairfax County does not provide any guarantee of accuracy or completeness regarding the map information. Any errors or omissions should be reported to the Fairfax County Geographic Information Services Branch of the Department of Information Technology. In no event will Fairfax County be liable for any damages, including but not limited to loss of data, lost profits, business interruption, loss of business information or any other pecuniary loss that might arise from the use of this map or information it contains.

Virginia State Plane Coordinate System, North Zone
North American Datum 1983/93 (1996 HARN)

Compiled by digital photogrammetric methods
from 1:7920 scale aerial photographs taken March 1997

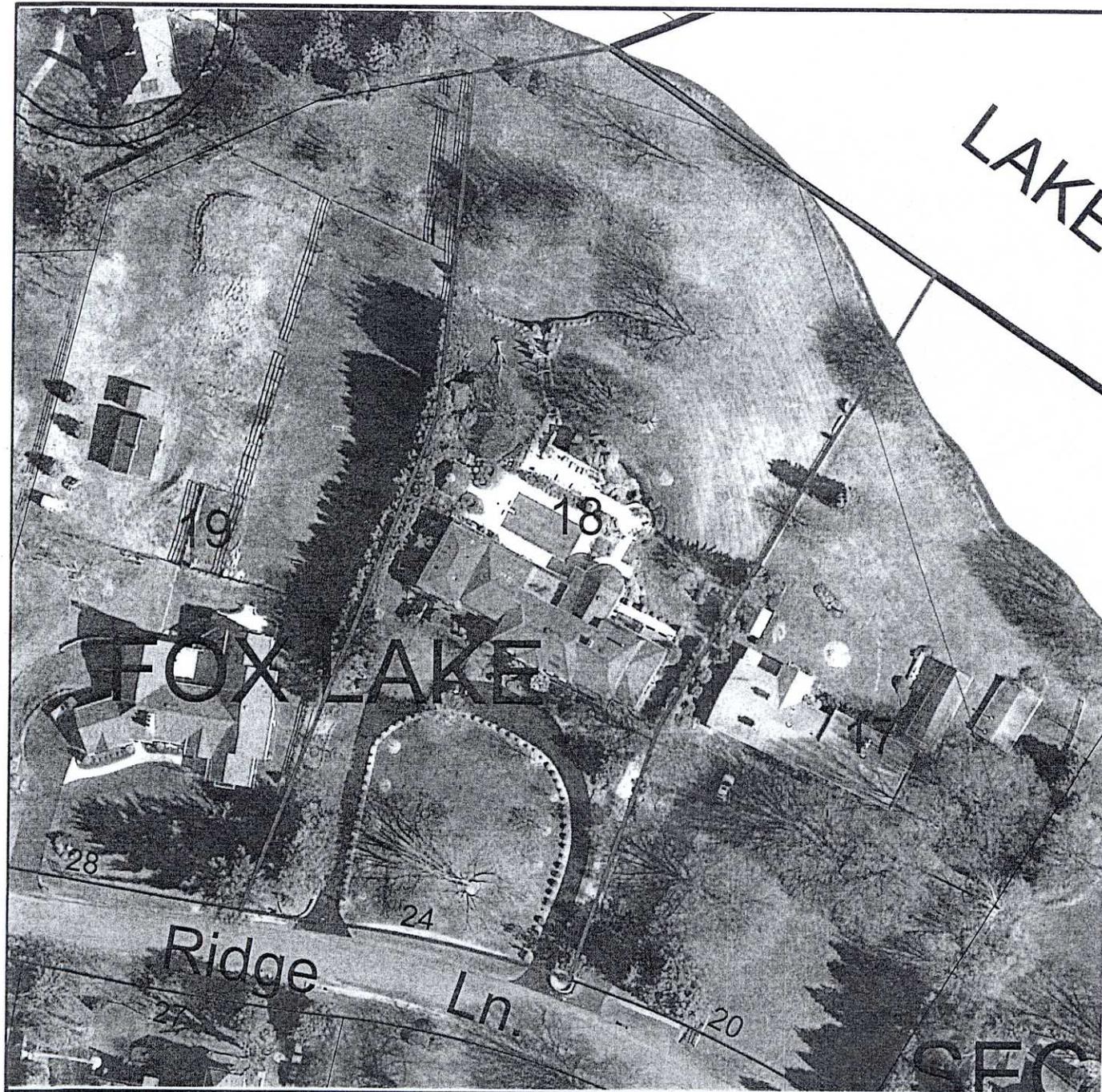
Planimetric mapping meets ASPRS Accuracy Standard for Large Scale Maps
for 1:1200 map scale (Class I)
Contour Interval 5 Feet
National Geodetic Vertical Datum 1929

Contours meet National Map Accuracy Standards, accurate to 2.5 feet.

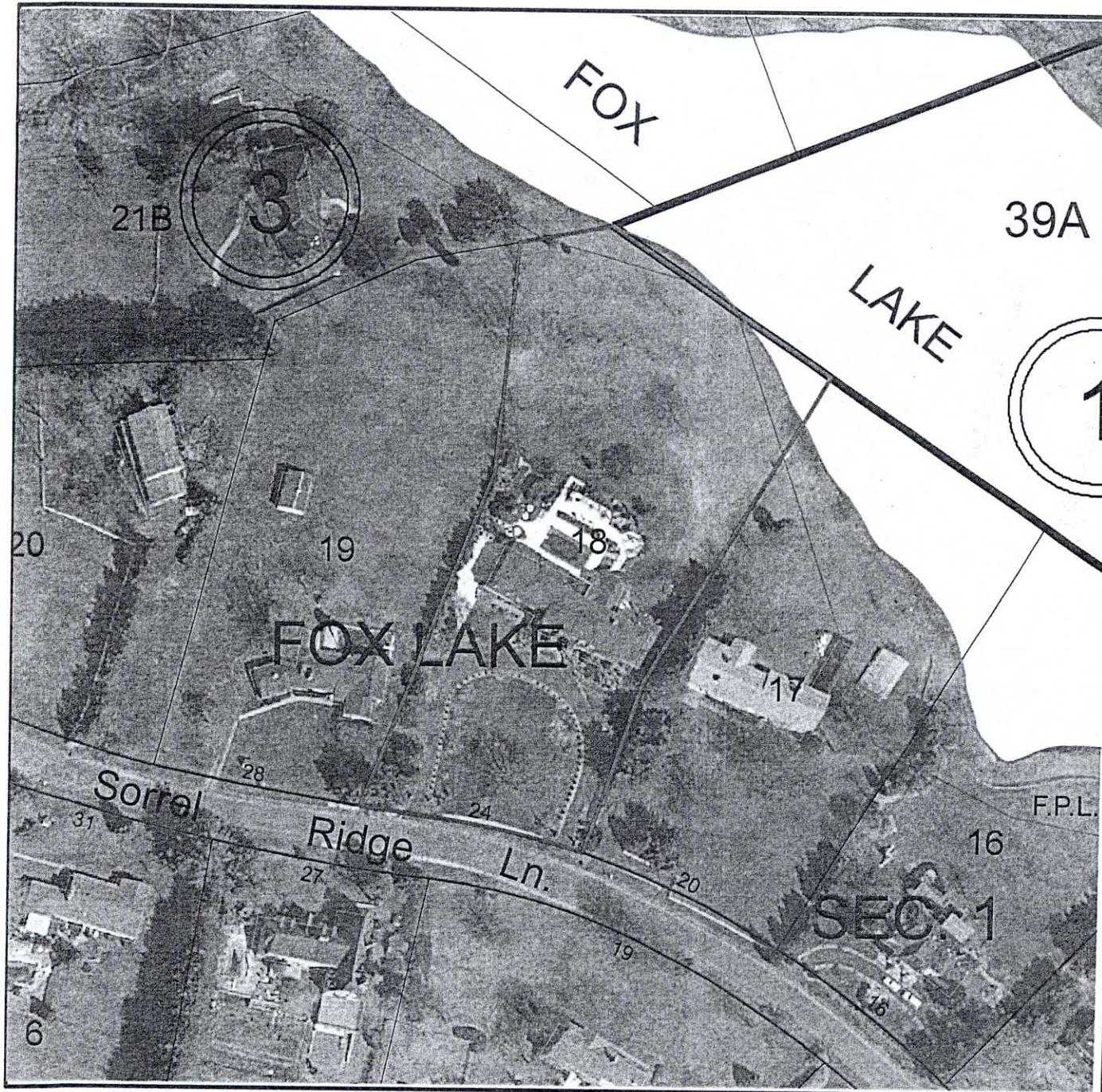
Prepared by Fairfax County Geographic Information Services Branch
© 2004 The County of Fairfax
Aerial Imagery © 2002 Commonwealth of Virginia

Department of Information Technology
GIS and Mapping Services
12000 Government Center Parkway
Suite 117

Fairfax, VA 22036-0010
(703) 324-2712
(703) 324-3837 - FAX
www.fairfaxcounty.gov/maps/map.htm
e-mail: gis.help@fairfaxcounty.gov



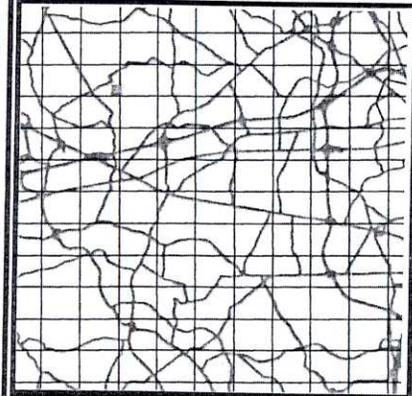
2009 COUNTY AERIAL PHOTO



Property Map



1 inch = 123 feet



Legal Disclaimer:

The information contained on this page is NOT to be construed or used as a "legal description". Fairfax County does not provide any guaranty of accuracy or completeness regarding the map information. Any errors or omissions should be reported to the Fairfax County Geographic Information Services Branch of the Department of Information Technology. In no event will Fairfax County be liable for any damages, including but not limited to loss of data, lost profits, business interruption, loss of business information or any other pecuniary loss that might arise from the use of this map or information it contains.

Virginia State Plane Coordinate System, North Zone
North American Datum 1983/93 (1996 HARN)

Compiled by digital photogrammetric methods
from 1:7920 scale aerial photographs taken March 1997

Planimetric mapping meets ASPRS Accuracy Standard for Large Scale Maps
for 1:1200 map scale (Class I)
Contour Interval 5 Feet
National Geodetic Vertical Datum 1929

Contours meet National Map Accuracy Standards, accurate to 2.5 feet.

Prepared by Fairfax County Geographic Information Services Branch
© 2004 The County of Fairfax

Aerial Imagery © 2002 Commonwealth of Virginia

Department of Information Technology
GIS and Mapping Services
12000 Government Center Parkway
Suite 117
Fairfax, VA 22035-0010
(703) 324-2712
(703) 324-3937 - FAX
www.fairfaxcounty.gov/maps/map.htm
e-mail: gis.help@fairfaxcounty.gov

1997 COUNTY AERIAL PHOTO

1128

Legal

10/20/94

FAIRFAX COUNTY, VIRGINIA
DEPARTMENT OF ENVIRONMENTAL MANAGEMENT
RECEIPT FOR FEES PAID

942930222

PERMIT NO	DESCRIPTION	AMOUNT
94290B0230	BUILDING PERMIT	\$ 95.90
	TOTAL	\$ 95.90
	TENDERED	\$ 95.90
	CHANGE	\$.00

THIS RECEIPT DOES NOT AUTHORIZE ANY WORK TO BE COMMENCED.
IT IS ONLY TO ACKNOWLEDGE FEES PAID TO FAIRFAX COUNTY.
AUTHORITY TO COMMENCE WORK CAN ARISE ONLY THROUGH PROPERLY
APPROVED DOCUMENTS OR PERMITS.

DELIVERY TICKET

CLAY PRODUCTS
BRICK
COMMERCIAL
RESIDENTIAL
HANDMADE COLONIALS
CEMENTS MORTARS
MASONRY LIME

BRICK SPECIALIST SINCE 1932

Phone: (703) 751-5420

L. C. SMITH, INC.

BUILDING MATERIALS

MASONRY CLEANING MATERIALS
WATERPROOFINGS & CHEMICALS
CONTRACTOR'S EQUIPMENT
MASONRY STEEL PRODUCTS
MASONRY TOOLS
FIREPLACE EQUIPMENT
CINDER BLOCK

5920 Farrington Avenue
Alexandria, Va. 22304

Phone (703) 751-5420
Route 495 Exit 3
Off S. Van Dorn Street

SOLD TO:

MARIA M. JOHNSON
11224 SORRELL RIDGE LANE
DAXTON, VA.

SHIP TO:

SAME

CUSTOMER NUMBER	DATE	ZONE	SOLD BY	PAY TYPE	PURCHASE ORDER NUMBER	LOAD CHECK	TICKET
99095	5/03/94	1	3	PREPD	000000		68430
QUANTITY DELIVERED	DESCRIPTION	PKG	CODE NUMBER	UNIT PRICE	AMOUNT		
40	MORTAR, RIVERTON BRICK-MIX "N"	BAG	2151	5.220	208.80		
1	PALLET COVERS	EA	2501	2.000	2.00		
1,050	PINEHALL 2-1/4" F/R W/C PAVER	/M	5199	286.000	300.30		
120	BLOCK--4 X 8 X 16 HOLLOW	EA	1010	.700	84.00		
1	UNITED CONC. PALLET A/R	EA	8297	11.000	11.00		
TOTAL MERCHANDISE					606.10		
SALES TAX 4.5%					27.27		
HAULING CHARGE					29.30		
SPECIAL HANDLING					.00		
RETURN CHARGES					.00		
SPECIAL CHARGE					.00		
TOTAL					662.67		

less 60

DRIVER: ~~FRYER~~

Fred

TRUCK # 3

[Handwritten signature]

LIABILITY CEASES AT CURB LINE

NO UNLOADING TIME IS 30 MINUTES BEFORE HOURLY TRUCKING RATE APPLIES
Customer must inspect material and quantity received in satisfactory condition, otherwise call for office immediately and
make claims or broken. No claims considered 24 hours after delivery. Materials must be returned within 30 days, unreturned
materials for all materials returned in good condition, credit will be issued as follows:
If returned by our truck and returned by yours - a 20% hauling charge.
If returned by other means - a 25% backhaul charge, with a \$45.00 minimum. This amount is for each

SALES QUOTE

L. C. SMITH, INC.

5920 Farrington Avenue
Alexandria, Va. 22304

FAX: 648-9164

Phone (703) 751-5420
Route 495 Exit 3
Off S. Van Dorn Street

QUOTE FOR:

MARIA M. JOHNSON
11224 SORRELL RIDGE LANE
OAKTON, VA.SHIP TO:
11224 SORRELL RIDGE LANE
OAKTON, VA

0

CUSTOMER NUMBER	DATE	ZONE	SOLD BY	PAY TYPE	PURCHASE ORDER NUMBER	LOAD CHECK	TICKET
99095	4/25/94	1	6	QUOTE			050003
QUANTITY DELIVERED	DESCRIPTION	PKG	CODE NUMBER	UNIT PRICE	AMOUNT		
30	MORTAR, RIVERTON BRICK-MIX "N"	BAG	2151	5.220	156.60		
1	PALLET COVERS	EA	2501	2.000	2.00		
TOTAL MERCHANDISE					158.60		
SALES TAX					7.14		
HAULING CHARGE					64.86		
TOTAL					230.60		

DELIVERY TOMORROW - APRIL 26, 1994 -
BEFORE 4:00 P.M.

OUR DELIVERY LIABILITY CEASES AT CURB LINE

MAXIMUM WAITING TIME IS 30 MINUTES BEFORE HOURLY TRUCKING RATE APPLIES

Signed ticket indicates correct material and quantity received in satisfactory condition, otherwise call our office immediately and note any claim on ticket. No claims considered 24 hours after delivery. Materials must be returned within 30 days, accompanied by this ticket. For all materials returned in good condition, credit will be issued as follows:

1. If delivered by our truck and returned by yours - a 20% hauling charge.
2. If delivered and returned by our truck - a 25% backhaul charge, with a \$65.00 minime, plus \$12.00 for each zone.

Pallets will be charged until returned in a good condition.

estimate

Block
Thinked
94

DELIVERY TICKET

CLAY PRODUCTS
BRICK

COMMERCIAL
RESIDENTIAL
HANDMADE COLONIALS
CEMENTS MORTARS
MASONRY LIME

BRICK SPECIALIST SINCE 1938

Phone: (703) 751-5420

L. C. SMITH, INC.

WILLIAM MATTIE ST.

5920 Farrington Avenue
Alexandria, Va. 22304

SOLD TO:

MARIA M. JOHNSON
11224 SORRELL RIDGE LANE
DARTON, VA.

DEL TO:

HOME

Block

CUSTOMER NUMBER	DATE	ZONE	SOLD BY	PAID TYPE	PURCHASE ORDER NUMBER	QUANTITY DELIVERED	DESCRIPTION	PKG	CODE NUMBER	UNIT PRICE	AMOUNT
99095	4/13/94	1	3	PREPD							
						100	TRIANGLE #1001 NO. GRAV. S.C.	TM	1001	1.12	112.00
						100	BLOCK--8 X 8 X 16 HOLLOW	EA	1000	1.12	112.00
						375	BLOCK--4 X 8 X 16 HOLLOW	EA	1004	1.12	420.00
						25	MORTAR, CAPITAL BRICK-LOK "N"	BA6	1001	1.12	280.00
						10	DUROWALL -- 12" TRUSS. GALV.	EA	1015	1.12	112.00
						30	DUROWALL -- 14" TRUSS. GALV.	EA	1017	1.12	336.00
						2	ANGLE IRON -- 96"	EA	1021	1.12	224.00
						4	ANGLE IRON -- 48"	EA	1023	1.12	448.00
						1	PALLET COVERS	EA	1031	1.12	112.00
						2	UNITED COND. PALLET A & B	EA	1041	1.12	224.00
						420	PINEHALL 2-1/4" F/P W/C COVER	TM	1045	1.12	470.40

TOTAL MERCHANDISE

SALES TAX 4.5%

HAULING CHARGE

SPECIAL HANDLING

RETURN CHARGES

SPECIAL CHARGE

TOTAL

DRIVER: TAYLOR

6-5-2222

Rock, Sand & Gravel Inc.

550-8091

3 Tons - TAY

Del

50 TAX

OUR DELIVERY GUARANTEE

MAXIMUM WAITING TIME IS 30 MINUTES DURING HOURS TRUCKING PART AVAILABLE

Signed ticket indicates correct material and quantity received in satisfactory condition, otherwise call our office immediately and note any claim on ticket. No claims considered 24 hours after delivery. Materials will be returned within 30 days, accompanied by this ticket. For all materials returned in good condition, credit will be issued as follows:

- If delivered by our truck and returned by yours - a 20% hauling charge.
- If delivered and returned by our truck - a 25% handling charge, with a \$5.00 minimum, plus 10% for fuel.

ORDER

Order Number: 01509434

THE HOME DEPOT
 FLORIDA
 1224 SORRELL RIDGE PLAZA
 WAX, VA 21734
 Phone: (703) 648-3888
 Department: CE BUILDING MATERIALS

ORDER
 Order Date: 04/25/94
 Order Number: 01509434
 Page: 1
 Version: SVD BOND OUTLINE 4/94

S R01 J. HANSEN
 11224 SORRELL RIDGE DR
 D
 T DANTON, VA 22030
 Home Phone: (703) 648-3888
 Work Phone: (703) 648-3888 ext.

All New
 Estimated Ship Date: 05/09/94

Quantity	SKU Number	Model Number / Description	Price Each	Total
1.00	326057	6-0X5-8 FT 6-0X2-E FT 6-0X5-8 FT LEFT ACTIVE DRAWING STANDARD ROPE DEADEND STANDARD JAME ANL BILL	2.00	2.00

MERCHANDISE SUBTOTAL BEFORE SALES TAX

THIS IS A CONTRACT:

This merchandise is being ordered to the Customer's exact specifications. Special orders must be paid in full when ordering.
 -- ALL SALES ARE FINAL -- no cancellations -- no returns.
 Home Depot offers curb service deliveries for an additional charge. Any additional delivery service shall be the responsibility of the customer.

CUSTOMER APPROVAL RECEIVED BY: Michael Thomas DATE: 4/25/94
 MANAGEMENT APPROVAL: _____

DISTRIBUTION: White - Store / Yellow - Customer
 NOT VALID WITHOUT CASH REGISTER VALIDATION

TOTAL \$

04 786 4601 00022 29409

SALE

Complete
5-15 MB

CONTINUED ON NEXT DOCUMENT
 326057 6.0 (EMCO)
 402.00
 4601 00022 29409
 786
 04/25/94
 05:54 PM

CHARGE SALE



Order Number: 0150993E

ORDER

Order Date: 04/28
Sold By: PPK
Page: 1
Vendor: S/O MORRIS

Shed

THE HOME DEPOT 4601
12275 PRICE CLUB PLAZA, FAIRFAX VA 22030
STORE MANAGER-FLAVIAN GRAY (703)266-9800

Shed Doors

Estimated Arrival: 05/02/1994

SALE 4601 00022 29409 04/25/94
786 05:57 PM

72530000644 HOME DEPOT 783:62
AUTH #/INVOICE 000963/9221069 TA

Number	Description	Price Each	Quantity
	ONE LEFT ONE RIGHT		
	CHANDISE SUBTOTAL BEFORE TAX		

5934299

THIS IS...
This merchandise is being sold as is with the obligation to perform the obligations set forth in the specifications. Special orders must be paid in full prior to ordering.
Home Depot offers curb service delivery charge. An additional charge will be assessed for delivery.

CUSTOMER APPROVAL RECEIVED BY CUSTOMER
Michael Johnson

DISTRIBUTION: white - Store yellow -...
NOT VALID WITHOUT THIS REGISTER VALIDATION

TOTAL 786
4601 00022 29409

BAG

161.85

4601 00022 29409 04/25/94

CONTINUATION (INCUMENI) PAGE

SALE 786

329477 S.O MORRIS 823.7
2,000 @ \$161.85
329477 S.O MORRIS
2,000 @ \$12.09

749.81 SUBTOTAL 24.1
TAX UN 4,500 749.8
TOTAL 823.7

72530000644 HOME DEPOT 783.6
AUTH #/INVOICE 000963/9221069 TA



STATEMENT COPY
INVOICE

SHEETS WHOLESALE, Inc.

HARDWARE & BUILDING SUPPLIES • STEEL
PHONE: 703-938-9111 • FAX: 703-938-2673

INVOICE NO. 202191

P.O. BOX 759
430 MILL STREET, N.E.
VIENNA, VIRGINIA 22180

SHAW ROAD
STERLING, VA
(703) 430-0116
FAX: (703) 430-7973

ORDER # 392

DATE 5-1-94

SOLD TO
WHITNER + JACKSON
CO.D

SHIP TO
11224 Sorrel Ridge Lane
Oakton (Fox Lake)
648-3222

SALES TAX | CUSTOMER ORDER NO | LOADED BY | DRIVER | SALESMAN | DELIVERY DATE

VA MD D.C. EXEMPT

ORDERED	SHIPPED	DESCRIPTION	UNIT	AMOUNT	TOTAL
2	2	2x4x6x16		13.25	26.50
20	20	2x4x6x10		14.15	283.00
2	2	2x6x10		8.95	17.90
15	15	2x4x10		5.67	85.05
12	12	2x6x10 #2		5.87	70.44
2	2	2x6x16 #2		10.15	20.30
20	20	2x4x8 - PF		3.39	67.80
10	10	2x6x12 #2		6.74	67.40
4	4	2x6x8 - #2		4.67	18.76
1	1	2x8x12 - #2		9.32	9.32
10	10	2x1/2" - CDX Plywood		15.99	159.90
2	2	2x1x6x14 - #2		11.62	23.24
2	2	2x1x6x15		8.30	16.60
2	2	2x1x6x8		6.64	32.2
3	3	2x1/2" - A/C Plywood		24.80	74.40

QUANTITIES SHIPPED SAME AS ORDERED UNLESS OTHERWISE MARKED. 15% HANDLING CHARGE WILL BE MADE ON ALL MERCHANDISE AUTHORIZED FOR RETURN UNLESS OTHERWISE SPECIFIED. NO RETURNS PERMITTED ON SPECIAL ORDER ITEMS. DELIVERIES ARE AUTHORIZED TO BE MADE WITHOUT SIGNATURE. PLEASE EXAMINE MERCHANDISE CAREFULLY - NO CLAIMS WILL BE ALLOWED AFTER RECEIPT OF DELIVERY.

SUB-TOTAL 996.22

TAX

TOTAL 996.22

PURCHASER AGREES TO PAY A LATE CHARGE OF 1.5% PER MONTH FOR ALL AMOUNTS NOT PAID WITHIN 30 DAYS AFTER FIRST MONTHLY BILLING. PURCHASER ALSO AGREES TO PAY REASONABLE ATTORNEY'S FEE IF PAYMENT MUST GO TO ATTORNEY FOR NON-PAYMENT. LUMBER NOT RETURNABLE.



DuBROOK CONCRETE, INC.

146 Wade Drive • P.O. Box 220746
 Chantilly, VA 22022
 Metro 703-471-6969
 703-327-4334

6:00	6:15
7:00	5:00
	4:20

ARRIVE AT PLANT
LEAVE JOB
FINISH UNLOAD
START UNLOAD
ARRIVE AT JOB
LEAVE PLANT
BATCH TIME

DUBROOK WILL DELIVER MATERIAL ONLY ON STREETS ACCESSIBLE TO OUR EQUIPMENT. OUR PRICES ARE BASED ON SIDEWALK DELIVERY. IF DELIVERY BEYOND PROPERTY LINE IS DESIRED, ANY DAMAGES TO PROPERTY CAUSED BY OUR EQUIPMENT ARE AT THE EXPENSE OF THE PURCHASER. THE RELEASE IS REQUIRED.

STAND-BY CONDITION

WHEN TRUCKS ARE HELD AT WORK SITE IN EXCESS OF FREE DELIVERY TIME, THE PURCHASER WILL BE BILLED FOR THE EXCESS TIME AT DEMURRAGE RATE APPLICABLE TO TRUCK MAKING DELIVERY. TRUCK DRIVER WILL ACCOUNT PURCHASER WITH APPLICABLE RATES. HE IS REQUIRED TO SHOW ARRIVAL AND DEPARTURE TIME ON FACE OF TICKET AND THE SIGNATURE OF THE PURCHASER CERTIFYING AS TO THEIR CORRECTNESS IS REQUESTED.

QUALITY OF CONCRETE

THE SELLER IS NOT RESPONSIBLE FOR THE SLUMP, STRENGTH, OR QUALITY OF ANY CONCRETE TO WHICH ADDITIONAL WATER HAS BEEN ADDED BY PURCHASER OR AT HIS REQUEST. DRIVERS WILL MAKE NO ALTERATIONS TO THE MIX WITHOUT SPECIFIC SIGNED AUTHORIZATION BY PURCHASER.

CAUTION: CAUSES SKIN IRRITATION-IRRITIOUS TO EYES

FRESHLY MIXED CONCRETE CONTAINS CEMENT AND OTHER CHEMICALS THAT MAY CAUSE SKIN INJURY. AVOID CONTACT WHERE POSSIBLE AND WASH EXPOSED SKIN AREAS PROMPTLY WITH WATER. IF ANY CONCRETE GETS INTO THE EYE, RINSE IMMEDIATELY AND REPEATEDLY WITH WATER FOR 15 MINUTES AND GET PROMPT MEDICAL ATTENTION. KEEP CHILDREN AWAY.

TICKET NO.

CONTROL NO. 11602

VOICE TO:	VERIFIED LOT NO	VERIFIED USE
DELIVER TO:	COMMENTS:	
DIRECTIONS		
SLUMP		

DATE	ORDER NO.	PROJECT NO.	USE	PLANT	QTY. ORDERED	QTY. DELIVERED	LOADS TODAY	TRUCK NO.	DRIVER

PROD. CODE NO.	QUANTITY	PRODUCT DESCRIPTION	UNIT PRICE	ZONE NO.	EXTENDED	SALES TAX	TOTAL

AGGREGATE TEMP.	°	MOISTURE ON AGGREGATES	Please do not add salt to this concrete during first year of service.		TOTAL
CONCRETE TEMP.	°	TOTAL BATCH WATER			
SLUMP	"	WASH DOWN WATER AT PLANT			
WATER CONTENT	%	1ST	2ND	3RD	
EXCESS AMOUNT OF WATER ALLOW AFTER BATCH	G.	WATER ADDED YDS. ON TRUCK			
TOTAL WATER ALLOWED	G.	TOTAL WATER USED GALS.			

THE UNDERSIGNED, IN CONSIDERATION OF THE GRATUITOUS DELIVERY AT MY REQUEST BEYOND CURB LINE OF MATERIAL PURCHASED FOR MY ACCOUNT, DO HEREBY RELEASE THE SAID DUBROOK CONCRETE, INC. OF ALL LIABILITY FROM DAMAGE AS A RESULT OF SUCH DELIVERY.

CUSTOMER SIGNATURE: _____

*J. Am...
P...*

SALES QUOTE

L. C. SMITH, INC.

5920 Farrington Avenue
Alexandria, Va. 22304

Phone (703) 751-5420
Route 495 Exit 3
Off S. Van Dorn Street

SHIP TO:
11224 SORREL RIDGE LANE
DARTON, VA

QUOTE FOR:
MAUREEN SYKES

FOR: ROY JOHNSON FAX 648-9164

PHONE 648-3222

Handwritten notes:
"Call on job with..."
"5920 Farrington Ave..."
"957-6620"

CUSTOMER NUMBER	DATE	ZONE	ISOLDT BY	PAY TYPE	PURCHASE ORDER NUMBER	LOAD + CHECK	TICKET
70114	4/12/94	1	6	QUOTE			040201

QUANTITY DELIVERED	DESCRIPTION	PKG	CODE NUMBER	UNIT PRICE	AMOUNT
5830	TRIANGLE #1001 NO. GRAY S/S	/M	2009	196.000	1,142.68
225	BLOCK--8 X 8 X 16 HOLLOW	EA	1060	1.040	234.00
375	BLOCK--4 X 8 X 16 HOLLOW	EA	1010	.670	251.25
25	MORTAR, CAPITAL BRICK-LOK "N"	BAG	2241	4.520	113.00
18	DUROWALL -- 12" TRUSS, GALV.	EA	6175	1.150	20.70
30	DUROWALL -- (4" TRUSS, GALV.	EA	6145	.950	28.50
2	ANGLE IRON -- 96"	EA	5135	29.750	59.50
4	ANGLE IRON -- 48"	EA	5065	8.400	33.60
1	PALLET COVERS	EA	2501	2.000	2.00
2	UNITED CONC. PALLET A/R	EA	8297	11.000	22.00
28	TRIANGLE OG-4 CGEE HEADER	EA.	99089	1.650	46.20
420	PINEHALL 2-1/4" F/R W/C PAVER	/M	5199	285.000	120.12

TOTAL MERCHANDISE 2,073.55
SALES TAX 93.31

TOTAL 2,166.86

Handwritten calculations:
 2,166.86 + 61.05 = 2,227.91
 2,227.91 + 3.05 = 2,230.96
 2,230.96 + 63.80 = 2,294.76
 2,294.76 + 36.90 = 2,331.66
 2,331.66 - 101.70 = 2,229.96
 2,229.96 + 2.00 = 2,231.96
 2,231.96 + 6.00 = 2,237.96
 2,237.96 + 6.00 = 2,243.96
 2,243.96 + 6.00 = 2,249.96
 2,249.96 + 6.00 = 2,255.96
 2,255.96 + 6.00 = 2,261.96
 2,261.96 + 6.00 = 2,267.96
 2,267.96 + 6.00 = 2,273.96
 2,273.96 + 6.00 = 2,279.96
 2,279.96 + 6.00 = 2,285.96
 2,285.96 + 6.00 = 2,291.96
 2,291.96 + 6.00 = 2,297.96
 2,297.96 + 6.00 = 2,303.96
 2,303.96 + 6.00 = 2,309.96
 2,309.96 + 6.00 = 2,315.96
 2,315.96 + 6.00 = 2,321.96
 2,321.96 + 6.00 = 2,327.96
 2,327.96 + 6.00 = 2,333.96
 2,333.96 + 6.00 = 2,339.96
 2,339.96 + 6.00 = 2,345.96
 2,345.96 + 6.00 = 2,351.96
 2,351.96 + 6.00 = 2,357.96
 2,357.96 + 6.00 = 2,363.96
 2,363.96 + 6.00 = 2,369.96
 2,369.96 + 6.00 = 2,375.96
 2,375.96 + 6.00 = 2,381.96
 2,381.96 + 6.00 = 2,387.96
 2,387.96 + 6.00 = 2,393.96
 2,393.96 + 6.00 = 2,399.96
 2,399.96 + 6.00 = 2,405.96
 2,405.96 + 6.00 = 2,411.96
 2,411.96 + 6.00 = 2,417.96
 2,417.96 + 6.00 = 2,423.96
 2,423.96 + 6.00 = 2,429.96
 2,429.96 + 6.00 = 2,435.96
 2,435.96 + 6.00 = 2,441.96
 2,441.96 + 6.00 = 2,447.96
 2,447.96 + 6.00 = 2,453.96
 2,453.96 + 6.00 = 2,459.96
 2,459.96 + 6.00 = 2,465.96
 2,465.96 + 6.00 = 2,471.96
 2,471.96 + 6.00 = 2,477.96
 2,477.96 + 6.00 = 2,483.96
 2,483.96 + 6.00 = 2,489.96
 2,489.96 + 6.00 = 2,495.96
 2,495.96 + 6.00 = 2,501.96
 2,501.96 + 6.00 = 2,507.96
 2,507.96 + 6.00 = 2,513.96
 2,513.96 + 6.00 = 2,519.96
 2,519.96 + 6.00 = 2,525.96
 2,525.96 + 6.00 = 2,531.96
 2,531.96 + 6.00 = 2,537.96
 2,537.96 + 6.00 = 2,543.96
 2,543.96 + 6.00 = 2,549.96
 2,549.96 + 6.00 = 2,555.96
 2,555.96 + 6.00 = 2,561.96
 2,561.96 + 6.00 = 2,567.96
 2,567.96 + 6.00 = 2,573.96
 2,573.96 + 6.00 = 2,579.96
 2,579.96 + 6.00 = 2,585.96
 2,585.96 + 6.00 = 2,591.96
 2,591.96 + 6.00 = 2,597.96
 2,597.96 + 6.00 = 2,603.96
 2,603.96 + 6.00 = 2,609.96
 2,609.96 + 6.00 = 2,615.96
 2,615.96 + 6.00 = 2,621.96
 2,621.96 + 6.00 = 2,627.96
 2,627.96 + 6.00 = 2,633.96
 2,633.96 + 6.00 = 2,639.96
 2,639.96 + 6.00 = 2,645.96
 2,645.96 + 6.00 = 2,651.96
 2,651.96 + 6.00 = 2,657.96
 2,657.96 + 6.00 = 2,663.96
 2,663.96 + 6.00 = 2,669.96
 2,669.96 + 6.00 = 2,675.96
 2,675.96 + 6.00 = 2,681.96
 2,681.96 + 6.00 = 2,687.96
 2,687.96 + 6.00 = 2,693.96
 2,693.96 + 6.00 = 2,699.96
 2,699.96 + 6.00 = 2,705.96
 2,705.96 + 6.00 = 2,711.96
 2,711.96 + 6.00 = 2,717.96
 2,717.96 + 6.00 = 2,723.96
 2,723.96 + 6.00 = 2,729.96
 2,729.96 + 6.00 = 2,735.96
 2,735.96 + 6.00 = 2,741.96
 2,741.96 + 6.00 = 2,747.96
 2,747.96 + 6.00 = 2,753.96
 2,753.96 + 6.00 = 2,759.96
 2,759.96 + 6.00 = 2,765.96
 2,765.96 + 6.00 = 2,771.96
 2,771.96 + 6.00 = 2,777.96
 2,777.96 + 6.00 = 2,783.96
 2,783.96 + 6.00 = 2,789.96
 2,789.96 + 6.00 = 2,795.96
 2,795.96 + 6.00 = 2,801.96
 2,801.96 + 6.00 = 2,807.96
 2,807.96 + 6.00 = 2,813.96
 2,813.96 + 6.00 = 2,819.96
 2,819.96 + 6.00 = 2,825.96
 2,825.96 + 6.00 = 2,831.96
 2,831.96 + 6.00 = 2,837.96
 2,837.96 + 6.00 = 2,843.96
 2,843.96 + 6.00 = 2,849.96
 2,849.96 + 6.00 = 2,855.96
 2,855.96 + 6.00 = 2,861.96
 2,861.96 + 6.00 = 2,867.96
 2,867.96 + 6.00 = 2,873.96
 2,873.96 + 6.00 = 2,879.96
 2,879.96 + 6.00 = 2,885.96
 2,885.96 + 6.00 = 2,891.96
 2,891.96 + 6.00 = 2,897.96
 2,897.96 + 6.00 = 2,903.96
 2,903.96 + 6.00 = 2,909.96
 2,909.96 + 6.00 = 2,915.96
 2,915.96 + 6.00 = 2,921.96
 2,921.96 + 6.00 = 2,927.96
 2,927.96 + 6.00 = 2,933.96
 2,933.96 + 6.00 = 2,939.96
 2,939.96 + 6.00 = 2,945.96
 2,945.96 + 6.00 = 2,951.96
 2,951.96 + 6.00 = 2,957.96
 2,957.96 + 6.00 = 2,963.96
 2,963.96 + 6.00 = 2,969.96
 2,969.96 + 6.00 = 2,975.96
 2,975.96 + 6.00 = 2,981.96
 2,981.96 + 6.00 = 2,987.96
 2,987.96 + 6.00 = 2,993.96
 2,993.96 + 6.00 = 2,999.96
 2,999.96 + 6.00 = 3,005.96
 3,005.96 + 6.00 = 3,011.96
 3,011.96 + 6.00 = 3,017.96
 3,017.96 + 6.00 = 3,023.96
 3,023.96 + 6.00 = 3,029.96
 3,029.96 + 6.00 = 3,035.96
 3,035.96 + 6.00 = 3,041.96
 3,041.96 + 6.00 = 3,047.96
 3,047.96 + 6.00 = 3,053.96
 3,053.96 + 6.00 = 3,059.96
 3,059.96 + 6.00 = 3,065.96
 3,065.96 + 6.00 = 3,071.96
 3,071.96 + 6.00 = 3,077.96
 3,077.96 + 6.00 = 3,083.96
 3,083.96 + 6.00 = 3,089.96
 3,089.96 + 6.00 = 3,095.96
 3,095.96 + 6.00 = 3,101.96
 3,101.96 + 6.00 = 3,107.96
 3,107.96 + 6.00 = 3,113.96
 3,113.96 + 6.00 = 3,119.96
 3,119.96 + 6.00 = 3,125.96
 3,125.96 + 6.00 = 3,131.96
 3,131.96 + 6.00 = 3,137.96
 3,137.96 + 6.00 = 3,143.96
 3,143.96 + 6.00 = 3,149.96
 3,149.96 + 6.00 = 3,155.96
 3,155.96 + 6.00 = 3,161.96
 3,161.96 + 6.00 = 3,167.96
 3,167.96 + 6.00 = 3,173.96
 3,173.96 + 6.00 = 3,179.96
 3,179.96 + 6.00 = 3,185.96
 3,185.96 + 6.00 = 3,191.96
 3,191.96 + 6.00 = 3,197.96
 3,197.96 + 6.00 = 3,203.96
 3,203.96 + 6.00 = 3,209.96
 3,209.96 + 6.00 = 3,215.96
 3,215.96 + 6.00 = 3,221.96
 3,221.96 + 6.00 = 3,227.96
 3,227.96 + 6.00 = 3,233.96
 3,233.96 + 6.00 = 3,239.96
 3,239.96 + 6.00 = 3,245.96
 3,245.96 + 6.00 = 3,251.96
 3,251.96 + 6.00 = 3,257.96
 3,257.96 + 6.00 = 3,263.96
 3,263.96 + 6.00 = 3,269.96
 3,269.96 + 6.00 = 3,275.96
 3,275.96 + 6.00 = 3,281.96
 3,281.96 + 6.00 = 3,287.96
 3,287.96 + 6.00 = 3,293.96
 3,293.96 + 6.00 = 3,299.96
 3,299.96 + 6.00 = 3,305.96
 3,305.96 + 6.00 = 3,311.96
 3,311.96 + 6.00 = 3,317.96
 3,317.96 + 6.00 = 3,323.96
 3,323.96 + 6.00 = 3,329.96
 3,329.96 + 6.00 = 3,335.96
 3,335.96 + 6.00 = 3,341.96
 3,341.96 + 6.00 = 3,347.96
 3,347.96 + 6.00 = 3,353.96
 3,353.96 + 6.00 = 3,359.96
 3,359.96 + 6.00 = 3,365.96
 3,365.96 + 6.00 = 3,371.96
 3,371.96 + 6.00 = 3,377.96
 3,377.96 + 6.00 = 3,383.96
 3,383.96 + 6.00 = 3,389.96
 3,389.96 + 6.00 = 3,395.96
 3,395.96 + 6.00 = 3,401.96
 3,401.96 + 6.00 = 3,407.96
 3,407.96 + 6.00 = 3,413.96
 3,413.96 + 6.00 = 3,419.96
 3,419.96 + 6.00 = 3,425.96
 3,425.96 + 6.00 = 3,431.96
 3,431.96 + 6.00 = 3,437.96
 3,437.96 + 6.00 = 3,443.96
 3,443.96 + 6.00 = 3,449.96
 3,449.96 + 6.00 = 3,455.96
 3,455.96 + 6.00 = 3,461.96
 3,461.96 + 6.00 = 3,467.96
 3,467.96 + 6.00 = 3,473.96
 3,473.96 + 6.00 = 3,479.96
 3,479.96 + 6.00 = 3,485.96
 3,485.96 + 6.00 = 3,491.96
 3,491.96 + 6.00 = 3,497.96
 3,497.96 + 6.00 = 3,503.96
 3,503.96 + 6.00 = 3,509.96
 3,509.96 + 6.00 = 3,515.96
 3,515.96 + 6.00 = 3,521.96
 3,521.96 + 6.00 = 3,527.96
 3,527.96 + 6.00 = 3,533.96
 3,533.96 + 6.00 = 3,539.96
 3,539.96 + 6.00 = 3,545.96
 3,545.96 + 6.00 = 3,551.96
 3,551.96 + 6.00 = 3,557.96
 3,557.96 + 6.00 = 3,563.96
 3,563.96 + 6.00 = 3,569.96
 3,569.96 + 6.00 = 3,575.96
 3,575.96 + 6.00 = 3,581.96
 3,581.96 + 6.00 = 3,587.96
 3,587.96 + 6.00 = 3,593.96
 3,593.96 + 6.00 = 3,599.96
 3,599.96 + 6.00 = 3,605.96
 3,605.96 + 6.00 = 3,611.96
 3,611.96 + 6.00 = 3,617.96
 3,617.96 + 6.00 = 3,623.96
 3,623.96 + 6.00 = 3,629.96
 3,629.96 + 6.00 = 3,635.96
 3,635.96 + 6.00 = 3,641.96
 3,641.96 + 6.00 = 3,647.96
 3,647.96 + 6.00 = 3,653.96
 3,653.96 + 6.00 = 3,659.96
 3,659.96 + 6.00 = 3,665.96
 3,665.96 + 6.00 = 3,671.96
 3,671.96 + 6.00 = 3,677.96
 3,677.96 + 6.00 = 3,683.96
 3,683.96 + 6.00 = 3,689.96
 3,689.96 + 6.00 = 3,695.96
 3,695.96 + 6.00 = 3,701.96
 3,701.96 + 6.00 = 3,707.96
 3,707.96 + 6.00 = 3,713.96
 3,713.96 + 6.00 = 3,719.96
 3,719.96 + 6.00 = 3,725.96
 3,725.96 + 6.00 = 3,731.96
 3,731.96 + 6.00 = 3,737.96
 3,737.96 + 6.00 = 3,743.96
 3,743.96 + 6.00 = 3,749.96
 3,749.96 + 6.00 = 3,755.96
 3,755.96 + 6.00 = 3,761.96
 3,761.96 + 6.00 = 3,767.96
 3,767.96 + 6.00 = 3,773.96
 3,773.96 + 6.00 = 3,779.96
 3,779.96 + 6.00 = 3,785.96
 3,785.96 + 6.00 = 3,791.96
 3,791.96 + 6.00 = 3,797.96
 3,797.96 + 6.00 = 3,803.96
 3,803.96 + 6.00 = 3,809.96
 3,809.96 + 6.00 = 3,815.96
 3,815.96 + 6.00 = 3,821.96
 3,821.96 + 6.00 = 3,827.96
 3,827.96 + 6.00 = 3,833.96
 3,833.96 + 6.00 = 3,839.96
 3,839.96 + 6.00 = 3,845.96
 3,845.96 + 6.00 = 3,851.96
 3,851.96 + 6.00 = 3,857.96
 3,857.96 + 6.00 = 3,863.96
 3,863.96 + 6.00 = 3,869.96
 3,869.96 + 6.00 = 3,875.96
 3,875.96 + 6.00 = 3,881.96
 3,881.96 + 6.00 = 3,887.96
 3,887.96 + 6.00 = 3,893.96
 3,893.96 + 6.00 = 3,899.96
 3,899.96 + 6.00 = 3,905.96
 3,905.96 + 6.00 = 3,911.96
 3,911.96 + 6.00 = 3,917.96
 3,917.96 + 6.00 = 3,923.96
 3,923.96 + 6.00 = 3,929.96
 3,929.96 + 6.00 = 3,935.96
 3,935.96 + 6.00 = 3,941.96
 3,941.96 + 6.00 = 3,947.96
 3,947.96 + 6.00 = 3,953.96
 3,953.96 + 6.00 = 3,959.96
 3,959.96 + 6.00 = 3,965.96
 3,965.96 + 6.00 = 3,971.96
 3,971.96 + 6.00 = 3,977.96
 3,977.96 + 6.00 = 3,983.96
 3,983.96 + 6.00 = 3,989.96
 3,989.96 + 6.00 = 3,995.96
 3,995.96 + 6.00 = 4,001.96
 4,001.96 + 6.00 = 4,007.96
 4,007.96 + 6.00 = 4,013.96
 4,013.96 + 6.00 = 4,019.96
 4,019.96 + 6.00 = 4,025.96
 4,025.96 + 6.00 = 4,031.96
 4,031.96 + 6.00 = 4,037.96
 4,037.96 + 6.00 = 4,043.96
 4,043.96 + 6.00 = 4,049.96
 4,049.96 + 6.00 = 4,055.96
 4,055.96 + 6.00 = 4,061.96
 4,061.96 + 6.00 = 4,067.96
 4,067.96 + 6.00 = 4,073.96
 4,073.96 + 6.00 = 4,079.96
 4,079.96 + 6.00 = 4,085.96
 4,085.96 + 6.00 = 4,091.96
 4,091.96 + 6.00 = 4,097.96
 4,097.96 + 6.00 = 4,103.96
 4,103.96 + 6.00 = 4,109.96
 4,109.96 + 6.00 = 4,115.96
 4,115.96 + 6.00 = 4,121.96
 4,121.96 + 6.00 = 4,127.96
 4,127.96 + 6.00 = 4,133.96
 4,133.96 + 6.00 = 4,139.96
 4,139.96 + 6.00 = 4,145.96
 4,145.96 + 6.00 = 4,151.96
 4,151.96 + 6.00 = 4,157.96
 4,157.96 + 6.00 = 4,163.96
 4,163.96 + 6.00 = 4,169.96
 4,169.96 + 6.00 = 4,175.96
 4,175.96 + 6.00 = 4,181.96
 4,181.96 + 6.00 = 4,187.96
 4,187.96 + 6.00 = 4,193.96
 4,193.96 + 6.00 = 4,199.96
 4,199.96 + 6.00 = 4,205.96
 4,205.96 + 6.00 = 4,211.96
 4,211.96 + 6.00 = 4,217.96
 4,217.96 + 6.00 = 4,223.96
 4,223.96 + 6.00 = 4,229.96
 4,229.96 + 6.00 = 4,235.96
 4,235.96 + 6.00 = 4,241.96
 4,241.96 + 6.00 = 4,247.96
 4,247.96 + 6.00 = 4,253.96
 4,253.96 + 6.00 = 4,259.96
 4,259.96 + 6.00 = 4,265.96
 4,265.96 + 6.00 = 4,271.96
 4,271.96 + 6.00 = 4,277.96
 4,277.96 + 6.00 = 4,283.96
 4,283.96 + 6.00 = 4,289.96
 4,289.96 + 6.00 = 4,295.96
 4,295.96 + 6.00 = 4,301.96
 4,301.96 + 6.00 = 4,307.96
 4,307.96 + 6.00 = 4,313.96
 4,313.96 + 6.00 = 4,319.96
 4,319.96 + 6.00 = 4,325.96
 4,325.96 + 6.00 = 4,331.96
 4,331.96 + 6.00 = 4,337.96
 4,337.96 + 6.00 = 4,343.96
 4,343.96 + 6.00 = 4,349.96
 4,349.96 + 6.00 = 4,355.96
 4,355.96 + 6.00 = 4,361.96

Clay Products
 Brick
 Commercial
 Residential
 Handmade Colonials
 Cements Mortars
 Masonry Lime
 Cinder Block

SALES RECEIPT

BRICK SPECIALIST SINCE 1932

Phone: (703) 751-5420

Masonry Cleaning Materials
 Waterproofings & Chemicals
 Contractor's Equipment
 Masonry Steel Products
 Masonry Tools
 Fireplace Equipment

L.C. SMITH, INC.

BUILDING MATERIALS

5920 Farrington Avenue
 Alexandria, VA 22304

29 Synan Road
 Falmouth, VA 22405

S
O
L
D

T
O

R-30 1200

L
O
C
A
T
I
O
N

SAME AS S...

TAX STATUS

CUSTOMER NUMBER	DATE:	SOLD BY	SALESMAN	PAYTYPE	PURCHASE ORDER NUMBER	LOAD CHECK	TICKET
-----------------	-------	---------	----------	---------	-----------------------	------------	--------

QUANTITY	DESCRIPTION	PKG	CODE NUMBER	UNIT PRICE	AMOUNT
1	JOINTER-BRAKEWINE, 24" x 36"	EA	125	12.50	12.50
30	DIROWALL -- 4" TRUSS, GALV.	EA	6145	1.20	36.00
30	DIROWALL -- 8" TRUSS, GALV.	EA	6145	1.35	40.50
16	ANCHOR BOLTS -- 9"	EA	5445	2.50	40.00
				MERCHANDISE	1.00
				SALES TAX	1.25
CASH	23.59			INVOICE TOTAL	23.59
CHANGE	0.00				

Signed ticket indicates correct material and quantity received in satisfactory condition, otherwise call our office immediately and note any claims on ticket. No claims considered 24 hours after delivery. Materials must be returned within 30 days, accompanied by this ticket. For all materials returned in good condition, credit will be issued as follows:

1. If picked up and returned by your truck - a 10% handling charge.
2. If delivered by our truck and returned by yours - a 20% charge.

RECEIVED BY _____

Brick: _____ cubes _____ straps
 Brick: _____ cubes _____ straps

Pallets will be charged until returned in a good condition.

Control # **102467**

CUSTOMER COPY

DELIVERY TICKET

CLAY PRODUCTS
 BRICK
 COMMERCIAL
 RESIDENTIAL
 HARDWARE COLONIALS
 CEMENTS MORTARS
 MASONRY LIME

BRICK SPECIALIST SINCE 1932

Phone: (703) 751-5420

L. C. SMITH, INC.

BUILDING MATERIALS

MASONRY CLEANING MATERIALS
 WATERPROOFINGS & CHEMICALS
 CONTRACTOR'S EQUIPMENT
 MASONRY STEEL PRODUCTS
 MASONRY TOOLS
 FIREPLACE EQUIPMENT
 CINDER BLOCK

5920 Farrington Avenue
 Alexandria, Va. 22304

Phone (703) 751-5420
 Route 495 Exit 3
 Off S. Van Dorn Street

SOLD TO: MARIA M. JOHNSON
 11224 SORRELL RIDGE LANE
 OAKTON, VA.

SHIP TO: SAME *Leave room for Dumpster*
Put brick with other brick

CUSTOMER NUMBER	DATE	ZONE	SOLD BY	PAY TYPE	PURCHASE ORDER NUMBER	LOAD CHECK	TICKET
99095	4/13/94	1	3	PREPD	000000		68880

QUANTITY DELIVERED	DESCRIPTION	PKG	CODE NUMBER	UNIT PRICE	AMOUNT
1,590	TRIANGLE #1001 NO. GRAY S/S	/M	2009	196.000	311.64
225	BLOCK--8 X 8 X 16 HOLLOW	EA	1060	1.240	279.00
375	BLOCK--4 X 8 X 16 HOLLOW	EA	1010	.670	251.25
25	MORTAR, CAPITAL BRICK-LOK "N"	BAG	2241	4.520	113.00
18	DUROWALL -- 12" TRUSS, GALV.	EA	6175	1.150	20.70
30	DUROWALL -- 4" TRUSS, GALV.	EA	6145	.950	28.50
2	ANGLE IRON -- 96"	EA	5135	29.750	59.50
4	ANGLE IRON -- 48"	EA	5065	8.400	33.60
1	PALLET COVERS	EA	2501	2.000	2.00
2	UNITED CONC. PALLET A/R	EA	8297	11.000	22.00
420	PINEHALL 2-1/4" F/R W/C PAVER	/M	5199	286.000	120.12

TOTAL MERCHANDISE 1,196.31
 SALES TAX 4.5% 53.83
 HAULING CHARGE .00
 SPECIAL HANDLING .00
 RETURN CHARGES .00
 SPECIAL CHARGE .00

TOTAL 1,250.14

DRIVER: ~~TAYLOR~~ TRUCK # 3

Whiskers

Vale R IT Fox Den L IT Sorrell Ridge Lane

OUR DELIVERY LIABILITY CEASES AT CURB LINE

MAXIMUM WAITING TIME IS 30 MINUTES BEFORE HOURLY TRUCKING RATE APPLIES
 Signed ticket indicates correct material and quantity received in satisfactory condition, otherwise call our office immediately and note any claim on ticket. No claims considered 24 hours after delivery. Materials must be returned within 30 days, accompanied by this ticket. For all materials returned in good condition, credit will be issued as follows:
 2. If delivered by our truck and returned by yours - a 20% hauling charge.
 3. If delivered and returned by our truck - a 25% backhaul charge, with a \$65.00 minimum, plus \$12.00 for each zone.

SALES QUOTE

L. C. SMITH, INC.

5920 Farrington Avenue
Alexandria, Va. 22304

Phone (703) 751-5420
Route 495 Exit 3
Off S. Van Dorn Street

QUOTE FOR:
MAUREEN SYKES

SHIP TO:
11224 SORREL RIDGE LANE
OAKTON, VA

FOR: ROY JOHNSON FAX 648-9164
PHONE 648-3222

CUSTOMER NUMBER	DATE	ZONE	SOLD BY	PAY TYPE	PURCHASE ORDER NUMBER	LOAD CHECK	TICKET
70114	4/12/94	1	6	QUOTE			240001

QUANTITY DELIVERED	DESCRIPTION	PKG	CODE NUMBER	UNIT PRICE	AMOUNT
5830	TRIANGLE #1001 NO. GRAY S/S	/M	2009	196.000	1,142.68
225	BLOCK--8 X 8 X 16 HOLLOW	EA	1060	1.040	234.00
375	BLOCK--4 X 8 X 16 HOLLOW	EA	1010	.670	251.25
25	MORTAR, CAPITAL BRICK-LOK "N"	BAG	2241	4.520	113.00
18	DUROWALL -- 12" TRUSS, GALV.	EA	6175	1.150	20.70
30	DUROWALL -- 4" TRUSS, GALV.	EA	6145	.950	28.50
2	ANGLE IRON -- 96"	EA	5135	29.750	59.50
4	ANGLE IRON -- 48"	EA	5065	8.400	33.60
1	PALLET COVERS	EA	2501	2.000	2.00
2	UNITED CONC. PALLET A/R	EA	8297	11.000	22.00
28	TRIANGLE OG-4 CGRE HEADER	EA.	99089	1.650	46.20
420	PINEHALL 2-1/4" F/R W/C PAVER	/M	5199	285.000	120.12

TOTAL MERCHANDISE SALES TAX 2,073.55 93.31

TOTAL TRIANGLE 1001 MODULAR SIZE 2,166.86

Handwritten calculations:
 2,166.86 + 61.05 + 3.05 = 2,230.96
 2,230.96 - 63.80 = 2,167.16
 2,167.16 + 21.66 = 2,188.82
 2,188.82 + 41.84 = 2,230.66 (circled)
 2,230.66 + 3.05 = 2,233.71 (circled)

OUR DELIVERY LIABILITY CEASES AT CURB LINE

MAXIMUM WAITING TIME IS 30 MINUTES BEFORE HOURLY TRUCKING RATE APPLIES

Signed ticket indicates correct material and quantity received in satisfactory condition, otherwise call our office immediately and note any claim on ticket. No claims considered 24 hours after delivery. Materials must be returned within 30 days, accompanied by this ticket. For all materials returned in good condition, credit will be issued as follows:

- If delivered by our truck and returned by yours - a 20% hauling charge.
- If delivered and returned by our truck - a 25% backhaul charge, with a \$5.00 minimum, plus \$2.00 for each zone.

Pallets will be charged until returned in a good condition.



County of Fairfax, Virginia

To protect and enrich the quality of life for the people, neighborhoods and diverse communities of Fairfax County.

NOTICE OF VIOLATION

DATE OF ISSUANCE: December 13, 2010

SHERIFF'S LETTER

CASE #: 201006955 **SR#:** 66241

SERVE: Maria L Michaels
11224 Sorrel Ridge Lane
Oakton, Virginia 22124

LOCATION OF VIOLATION 11224 Sorrel Ridge Lane
Fox Lake Lot 18
Oakton, Virginia 22124-1322
Tax Map Ref: 36-4 ((3)) 0018
Zoning District: R-1

Dear Property Owner:

An inspection of the above referenced property on December 03, 2010 revealed the following violations of the Fairfax County Zoning Ordinance.

§ 10-104 (12E) Accessory Structure Location
§ 2-302 (6) Accessory Use must comply with Article 10:

The presence of an accessory structure (Gazebo) which measured approximately sixteen (16) feet in height, is approximately two hundred fifty six (256) square feet in area and is located approximately twelve (12) feet from the side lot line and approximately two hundred twenty (220) feet from the rear lot line.

The Fairfax County Zoning Ordinance permits accessory structures to be located in minimum required yards; however, if the structure exceeds seven (7) feet in height, it must be located on the lot so as to comply with Par. 12E of Sect. 10-104 of the Zoning Ordinance which states:

No accessory structure or use which exceeds seven (7) feet in height shall be located closer than a distance equal to its height to the rear lot

Michaels Maria L
December 13, 2010
Page 2

line or located closer than a distance equal to the minimum required side yard to the side lot line.

The minimum required side yard distance in the R- 1 District is twenty (20) feet as detailed in Par. 2 A (1) (b) Sect 3-107 of the Zoning Ordinance.

Therefore, as this accessory structure exceeds seven (7) feet in height and is not located in accordance with the provisions of Par. 12E of Sect. 10-104 above, it is in violation of Par. 12E of Sect. 10-104 and Par 6. of Sect. 2-302 of the Zoning Ordinance which states:

No accessory structure or use, as defined in Article 20, shall hereafter be built, moved, remodeled, established, altered or enlarged unless such accessory structure or use complies with the provisions of Par 1 of Article 10.

You are hereby directed to clear this violation within fifteen (15) days of the date of this Notice. Compliance can be accomplished by:

- Removing the accessory structure from the property in its entirety; or
- Reducing the height of the structure to seven (7') feet in height or less to allow it to remain at its present location; or
- Relocating the structure to a distance from the rear and side lot lines in accordance with Par. 12E of Sect. 10-104 of the Zoning Ordinance as outlined above.

As an alternative you may apply to the Fairfax County Board of Zoning Appeals (BZA) and actively pursue and ultimately obtain approval of a Group 9 Special Permit for an error in building location to allow the accessory storage structure to remain at its present height and at its present location. For information and answers to any questions regarding this application process, you may contact the Zoning Evaluation Division at 703-324-1290.

§ 10-104 (10E) Accessory Storage Structure Location
§ 2-302 (6) Accessory Use must comply with Article 10:

The presence of an accessory storage structure which measured approximately twelve (12) feet in height, is approximately one hundred twelve (112) square feet in area and is located approximately four (4) feet from the side lot line and approximately one hundred and ninety (190) feet from the rear lot line.

The Fairfax County Zoning Ordinance permits accessory storage structures to be located in minimum required yards; however, if the structure exceeds eight and one-half (8½) feet in height, it must be located on the lot so as to comply with Par. 10E of Sect. 10-104 of the Zoning

Michaels Maria L
December 13, 2010
Page 3

Ordinance which states:

An accessory storage structure which exceeds eight and one-half (8 ½) feet in height shall not be located closer than a distance equal to its height to the rear lot line or located closer than a distance equal to the minimum required side yard to the side lot line.

The minimum required side yard distance in the R- 1 District is twenty (20) feet as detailed in Par. 2 A (1) (b) Sect 3-107 of the Zoning Ordinance.

Therefore, as this accessory storage structure exceeds eight and one-half (8 ½) feet in height and is not located in accordance with the provisions of Par. 10E of Sect. 10-104 above, it is in violation of Par. 10E of Sect. 10-104 and Par 6. of Sect. 2-302 of the Zoning Ordinance which states:

No accessory structure or use, as defined in Article 20, shall hereafter be built, moved, remodeled, established, altered or enlarged unless such accessory structure or use complies with the provisions of Par 1 of Article 10.

You are hereby directed to clear this violation within fifteen (15) days of the date of this Notice. Compliance can be accomplished by:

- Removing the storage structure from the property in its entirety; or
- Reducing the height of the structure to eight and one-half (8 ½) feet or less to allow it to remain at its present location; or
- Relocating the structure to a distance from the rear and side lot lines in accordance with Par. 10E of Sect. 10-104 of the Zoning Ordinance as outlined above.

As an alternative you may apply to the Fairfax County Board of Zoning Appeals (BZA) and actively pursue and ultimately obtain approval of a Group 9 Special Permit for an error in building location to allow the accessory storage structure to remain at its present height and at its present location. For information and answers to any questions regarding this application process, you may contact the Zoning Evaluation Division at 703-324-1290.

A follow-up inspection will be made at the expiration of the time period outlined in this Notice. Failure to comply with the Notice will result in the initiation of appropriate legal action to gain compliance with the Zoning Ordinance.

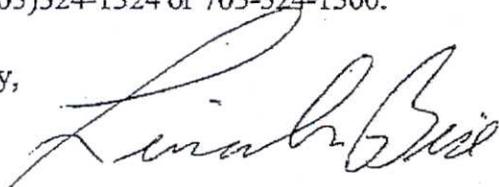
You may have the right to appeal this Notice of Zoning Violation within thirty (30) days of the date of this letter in accordance with Sec. 15.2-2311 of the Code of Virginia. This decision shall be final and unappealable if it is not appealed within such thirty (30) days. Should you choose to appeal, the appeal must be filed with the Zoning Administrator and the Board of Zoning Appeals (BZA) in accordance with Part 3 of Article 18 of the Fairfax County Zoning Ordinance. Those

Michaels Maria L
December 13, 2010
Page 4

provisions require the submission of an application form, a written statement setting forth the decision being appealed, the date of decision, the grounds for the appeal, how the appellant is an aggrieved party and any other information that you may wish to submit and a \$600.00 filing fee. Once an appeal application is accepted, it will be scheduled for public hearing and decision before the BZA.

Should you have any questions or need additional information, please do not hesitate to contact me at (703)324-1324 or 703-324-1300.

Sincerely,

A handwritten signature in cursive script, appearing to read "Lincoln Bise".

Lincoln Bise
Property Maintenance/Zoning Enforcement Inspector

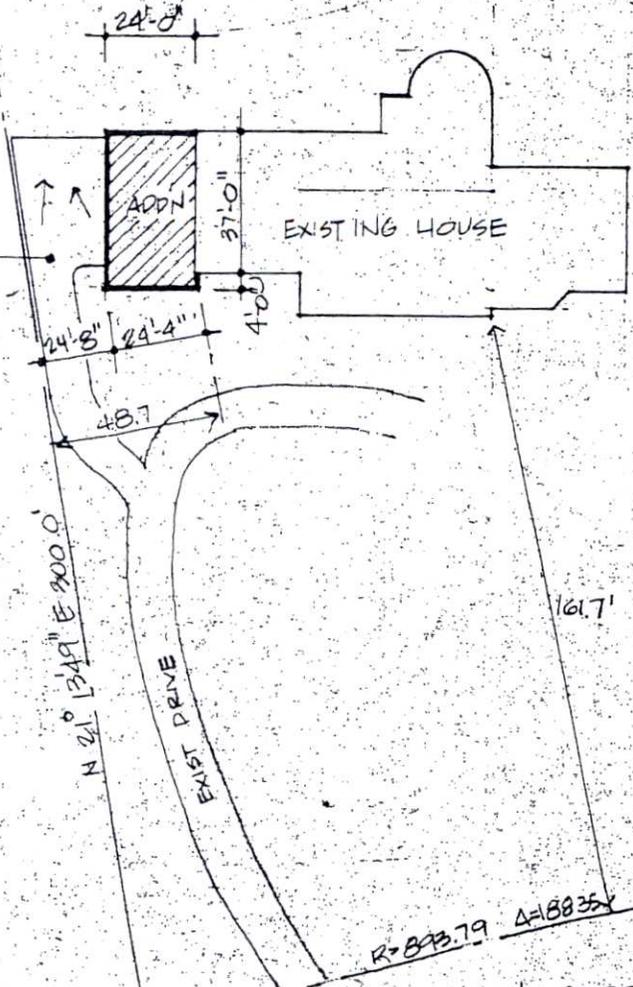
10/17/94
Date
Health Official

APPROVED
10/17/94
W. G. &
Zoning Administrator

N 05° 28' 49" E 126.1'

E 31° 02' 25" W 158.4'

ASPHALT
PAVING
SLOPE AS
SHOWN



TAX MAP
LOT
CENTR

11224 SORRELL RIDGE LANE

PLOT PLAN

SCALE 1"=40'

PROPERTY INFORMATION FROM
SURVEY BY HUNTLEY NYCE & ASSOC, CHARLES
HUNTLEY, CERT. NO. 908 & 165 DATED AUG. 17, 1

DEM
Division of
Inspection Services
Approved for
GARAGE

By Bl
Date 10/20/94

VARIATIONS

BUILDING I

- AREA (EXISTING) = 9330 SF
- AREA (ADDITION) = 1174 SF (987 UPPER)
- ZONING = R-1
- USE GROUP = R
- CONSTRUCTION TYPE = 5-B
- FLOOR LOADS = 40 PSF
- ROOF (SNOW) = 30 PSF
- WIND LOAD =

BUILDING PERMIT APPLICATION

APPLICATION NO

111 1989
 Date

JOB LOCATION
 Street 11224 Squirrel Ridge Lane
 Building _____ Floor _____ Suite _____
 Subdivision FOX LAKE
 Tenants Name Roy & Maria Johnson

DO NOT WRITE IN THIS SPACE
 Permit No. 8901120310
 Map Reference 2104-03-10
 Building Permit No. _____ Control No. _____
 Std. _____ Mag. _____ Plan _____ Census _____

OWNER
 Name Roy Scott Johnson
 Address (Mailing) 11224 Squirrel Ridge Ln.
 City DAKOTA State VA Zip 22124
 Telephone 648-3322

CONTRACTOR
 Company Name _____
 Master _____
 Address _____
 City _____ State _____ Zip _____
 Telephone _____ License No. _____
 State Contractors License No. _____
 County Business Account No. _____

For FINISH OFF BASEMENT
 Description (Rc Rm, Bath, Office, Apt)
 Model/Use DRAWINGS Available
 Sewage: Public Community Septic Tank None
 WATER: Public Individual Well None
 N-New D-Demolish
 R-Alter or Repair M-Move
 A-Add To O-Other

ROUTING

	Date	Approved By:
Health Review	11-28-89	[Signature]
Site Review	11-29-89	[Signature]
Zoning Review	11-29-89	[Signature]
Sanitation Review		
Building Review	11-29-89	[Signature]
Fire Review		

REMARKS:
BUILDING DESCRIPTION QUANTITY
 # Units _____
 # Stories _____
 # Rooms _____
 # Bedrooms _____
 # To be Added _____
 # Baths _____
 # Half Baths _____
 # Kitchens _____
 # Fireplaces _____
 Basement _____
 % Basements to Finish _____

Use Group of Building R-3
 Type of Construction SB
 Building Area _____
 Estimated Const. Cost \$5,000 \$5,000

ZONING REVIEW
 Zoning Proffers Building R-1
 Zoning Class _____
 Zoning Case # _____

BUILDING CHARACTERISTICS
 Building Height _____
 Exterior Walls _____
 Interior Walls _____
 Roofing Material _____
 Flooring Material _____
 Heating Fuel _____
 Heating System _____

BUILDING DIMENSIONS

No. Stories	Width	Depth	Sq. Ft.
	x	=	
	x	=	
	x	=	
	x	=	

GRADING AND DRAINAGE REVIEW
 Soils _____
 Historical _____
 Plan # _____
 Retaining Wall _____

YARDS Front Left Side Right Side Rear
Int only

REMARKS Fox Lake Lot 18 SD-73
Plumbing Roughed in now -
walls furred, Insulation blanket on
Heating & A/C Present (adequate)
No second kitchen added 11/11/89

FOR COUNTY USE ONLY:
 Date 1-11-89 By MB
 Approved for Issuance of Building Permit

Fee 200 211.50
 Filing Fee _____
 Amount Due _____

FAIRFAX COUNTY, VIRGINIA

SUBJECT: Request for Amendment of Existing Building Permit DATE: _____

REFERENCE: Building Permit Number B7362B 0010 0011

Address 11224 SORREL RIDGE LANE

Owner ROY JOHNSON

Subdivision FOX LAKE Grid _____

AMENDMENT REQUESTED:

- Change house type from Model _____ to Model _____
- House relocated Deck or Porch added R/
- Garage added Garage deleted
- Carport added Carport deleted
- Walkout Basement added Walkout Basement deleted
- Other. Specify: CHANGES IN EXTERIOR DIMENSIONS
ADD 100 #

SUPPORTING DOCUMENTATION SUBMITTED:

- Revised Plat Revised Site Plan
- Revised Construction Plans Revised Grading Plan

SIGNATURE OF OWNER OR AGENT [Signature] Phone: 356-6778

Current mailing address/ZIP _____

BELOW FOR COUNTY USE ONLY

PLAT No. _____ Subd Des _____ Blk/Sec _____ Pcl/Lot 18

AMENDMENT APPROVED: DESIGN REVIEW MAH (DATE) 12-29-88

ZONING LR (DATE) 12-29-88

HEALTH DEPT JCA (DATE) 12-29-88

CONSTR PLANS REVIEW MAH (DATE) 12-29-88

ADDITIONAL BUILDING PERMIT FEE TO BE PAID \$ 33.50 Fee Code 181

Distribution: White - Permit Jacket
Pink - Real Estate

Canary - Zoning
Goldenrod - Applicant

JOB LOCATION
 Street 11724 SORREL RIDGE LANE
 Building _____ Floor _____ Suite _____
 Subdivision FOX LAKE LOT 18
 Tenants Name ROY JOHNSON / MARIA MICHAELS

DO NOT WRITE IN THIS SPACE
 Permit No. 87-301-30010
 Map Reference 036-4-03-0019
 Building Permit No. _____ Control No. _____
 Std. _____ Mag. _____ Plan _____ Census _____

OWNER
 Name ROY JOHNSON / MARIA MICHAELS
 Address (Mailing) 11724 SORREL RIDGE LANE
 City FAIRFAX State VA Zip 22124
 Telephone _____

CONTRACTOR
 Company Name WILLKINSON CONST.
 Master _____
 Address 11724 SORREL RIDGE LANE
 City FAIRFAX State VA Zip 22124
 Telephone 703-157-2111 License No. _____
 State Contractors License No. 025-462-A
 County Business Account No. 870751370-9544

For Description
ADDITION TO EXISTING RESIDENCE

Model/Use CIF7
 Sewage: Public Community Septic Tank None
 WATER: Public Individual Well None
 N-New D-Demolish
 R-Alter or Repair M-Move
 A-Add To O-Other

REMARKS:
 BUILDING DESCRIPTION QUANTITY
 # Units 1
 # Stories 3
 # Rooms _____
 # Bedrooms 4 bedrooms - to be remodelled 452 4 total
 # To be Added 2
 # Baths 4
 # Half Baths _____
 # Kitchens _____
 # Fireplaces 1
 Basement _____
 % Basements to Finish 100%

BUILDING DIMENSIONS			
No. Stories	Width	Depth	Sq. Ft.
	X	=	
	X	=	
	X	=	
	X	=	

ROUTING

	Date	Approved By:
Health Review	<u>12/21/07</u>	<u>[Signature]</u>
Site Review	<u>12-28-07</u>	<u>[Signature]</u>
Zoning Review	<u>12/29/07</u>	<u>[Signature]</u>
Sanitation Review		
Building Review	<u>3-31-08</u>	<u>[Signature]</u>
Fire Review		

Use Group of Building R-4
 Type of Construction WOOD FRAME P 3 B
 Building Area 4000.50
 Estimated Const. Cost 260,000.00

ZONING REVIEW
 Zoning Proffers Building _____
 Zoning Class R-1
 Zoning Case # _____

BUILDING CHARACTERISTICS
 Building Height 26'-0"
 Exterior Walls FACE BRICK
 Interior Walls WOOD STUD
 Roofing Material FIBERGLASS SHINGLES
 Flooring Material WOOD JOISTS
 Heating Fuel ELECTRIC / GAS BACK-UP
 Heating System ELECTRIC

GRADING AND DRAINAGE REVIEW
 Soils _____
 Historical _____
 Plan # _____
 Retaining Wall _____

YARDS Front Left Side Right Side Rear
NC NC 20' 23.9'

REMARKS
INTERMEDIATE = 15' - 1/4" (1/4" SO) 1/4"
Bedroom & Family Room
2nd Kitchen
25,000.00
Plot Attached

This permit is approved with the understanding that the wet bar will not contain permanent cooking facilities and will not be used in conjunction with the bedroom, bathroom and other living space in a manner that would constitute the establishment of a separate dwelling unit.
 FOR COUNTY USE ONLY:

Date 3/3/08 By [Signature]
 Approved for Issuance of Building Permit

Fee _____
 Filing Fee 1112.63
 Amount Due 1112.63

The request for and use of personal information on this form is subject to the provisions of the Privacy Protection Act of 1976 and the Freedom of Information Act.
 I hereby certify that I have authority of the owner to make this application, that the information is complete and correct. and that if a permit is issued the construction and/or use will conform to the building code, the zoning ordinance and other applicable laws and regulations including private building restrictions, if any, which relate to the property. He/She and the company or organization named and represented herein is duly registered or exempt from registration in accord with the provisions of Chapter 7 of the Code of Virginia.
 Signature of Owner or Agent [Signature] Date 12-23-07 Notary Signature _____ Date _____

Map of - LCK 3/4/73

K9016

COUNTY OF FAIRFAX, VIRGINIA
OFFICE OF THE BUILDING INSPECTOR
Application for Building Permit
and Certificate of Occupancy

APPLICATION NO. _____
5/30 1973 DATE PERMIT NO. 47225

MAP REFERENCE			
Plot Number	Subd. Des.	Blk. or Sec.	Parcel or lot
56	4	3	18

To: BUILD ALTER OR REPAIR ADD TO DEMOLISH MOVE

JOB LOCATION
Street: 11224 Sorrel Ridge Ln
Lot No. (18)
Block Section
Subdivision: Fox Lake

OWNER
Corp. Name _____
Name: Michael P. ZAZANIS
(Rep. Agent)
Address: 8707 Southern Pines Ct
City: Vienna Va 938 0950
Telephone Number _____

ARCHITECT ENGINEER
Name _____
Address _____
City _____ State Reg. No. _____

CONTRACTOR
Name: owner
Address _____
City _____
County Reg. # _____ State Reg. # _____

DESCRIPTION
For: Swim pool 20x40

No. of Bldgs. _____ Est. Const. Cost \$ 4000.
No. of Units _____ No. of Stories _____
No. of Kitchens _____ Penthouse _____
No. of Baths _____ Ht. of Bldg. _____ ft.
No. of Rooms _____ Bldg. Area _____ sq. ft.
(Exclude Kit. & Bath)
Basement Slab Crawl Soil: Solid Fill

Ftg: Concrete Pile Caisson
Ext. Walls: Wood Metal Brick
Int. Walls: Plast Drywall Panel
Roof: Flat Pitch Shed
Roofing: Built-up Shingle Roll

Heat: Oil Gas Electric
Equipment: Boiler Furnace Heat Pump Air Cond.

Sewage: Public Community Septic Tank None
Water: Public Individual Well None

Remarks: _____

NO SEWER TAP INVOLVED

I hereby certify that I have the authority to make this application, that the information given is correct, and that the use and construction shall conform to the County Health Regulations, the Building and Zoning Ordinances, and private deed restrictions, if any, which are imposed on the property.

938 0950 5/30/73 M P Z
Phone No. Date Signature of Owner or Auth. Agent

APPLICANT: DO NOT WRITE BELOW THIS LINE

PLAN APPROVAL
Use Group of Building: M Area of Bldg. _____ @ _____ per Sq. Ft. \$ _____
Type of Construction _____ @ _____ \$ _____
Fire District _____ @ _____ \$ _____
Date Checked: 6/22, 1973 By: J. H. H. TOTAL FEE \$ 10.00
Approved by Building Inspector: Joseph Horton

ROUTING	OFFICE				OFFICE			
	FLOOR	DATE	APPROVED BY	FLOOR	DATE	APPROVED BY		
<input checked="" type="checkbox"/>	Land Office	4th	5/30/73 E. M. H.	Fire Marshall	B Level			
<input checked="" type="checkbox"/>	Zoning Administrator	8th	6/22/73 M.P.Z.	Design Review	7th	6/22/73 J.P.		
<input checked="" type="checkbox"/>	Sanitation	8th	6/22-73 DMZ	Housing & License	6th			
<input checked="" type="checkbox"/>	Health Dept.	Annex	5-30-73 M.P.Z.					

I hereby certify to the following statement:
 1. All materials used for work performed under this permit will be paid directly to the supplier by the property owner.
 2. All compensation will be on an hourly basis and paid by the property owner directly to the person(s) performing work under this permit.

Date _____ 19 _____ By _____
 Property Owner Authorize Agent

Supervisor of Assessments
 Property is listed in name of: Michael P. Zazanis
 Magisterial District: Centerville Deed Book Reference: 8-3530-500
 Supervisor: Julius W. Ferguson, Jr.

ZONING
 Subdivision: Fox Lake Lot No. _____ Block _____ Section _____ Zone: RF-1
 Street Address: 11224 Sorrel Ridge Ln
 Use of Bldg.: add pool Use after Alteration: (blank) No. Families: _____
 BZA: _____ SITE PLAN: _____
 Set Backs: Front: 10 Rt. Side: 204 Left Side: 204 Rear: 257 Zoning Administrator: _____

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.