



APPLICATION ACCEPTED: May 25, 2011
BOARD OF ZONING APPEALS: August 10, 2011
TIME: 9:00 a.m.

County of Fairfax, Virginia

August 3, 2011

STAFF REPORT

SPECIAL PERMIT APPLICATION NO. SP 2011-SP-051

SPRINGFIELD DISTRICT

APPLICANTS/OWNERS: Melissa J. Brady
Philippe M. Brady

STREET ADDRESS: 7530 Evans Ford Road

SUBDIVISION: Noble Estates

TAX MAP REFERENCE: 85-2 ((1)) 1A

LOT SIZE: 31,232 square feet

ZONING DISTRICT: R-C, WS

ZONING ORDINANCE PROVISIONS: 8-914 and 8-922

SPECIAL PERMIT PROPOSALS: To permit reductions to minimum yard requirements based on errors in building location to permit an accessory storage structure (shed) to remain 2.9 feet and patio to remain 9.7 feet from a side lot line and to permit a reduction to certain yard requirements to permit construction of a deck 10.5 feet from a side lot line.

N:\SP\SP 2011-SP-051 Brady\SP 2011-SP-051 Brady staff report.doc

Suzie Zottl

Excellence * Innovation * Stewardship
Integrity * Teamwork * Public Service

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



STAFF RECOMMENDATION: Staff recommends approval of SP 2011-SP-051 for a deck with adoption of the proposed development conditions contained in Appendix 1.

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

It should be further noted that the content of this report reflects the analysis and recommendations of staff; it does not reflect the position of the Board of Zoning Appeals. A copy of the BZA's Resolution setting forth this decision will be mailed within five (5) days after the decision becomes final.

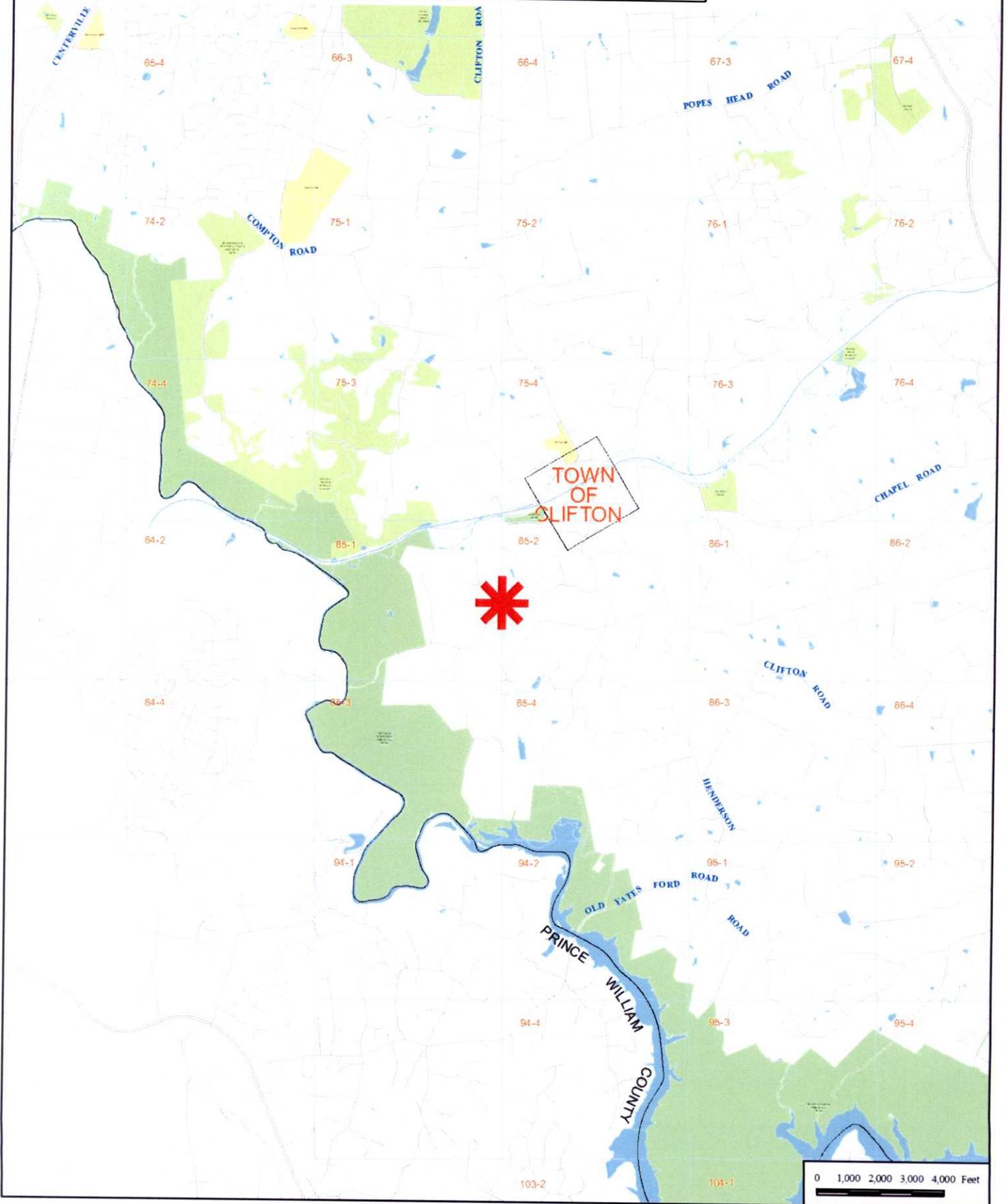
The approval of this application does not interfere with, abrogate or annul any easements, covenants, or other agreements between parties, as they may apply to the property subject to the application.

For additional information, call Zoning Evaluation Division, Department of Planning and Zoning at 703-324-1280, 12055 Government Center Parkway, Suite 801, Fairfax, Virginia 22035. **Board of Zoning Appeals' meetings are held in the Board Room, Ground Level, Government Center Building, 12000 Government Center Parkway, Fairfax, Virginia 22035-5505.**

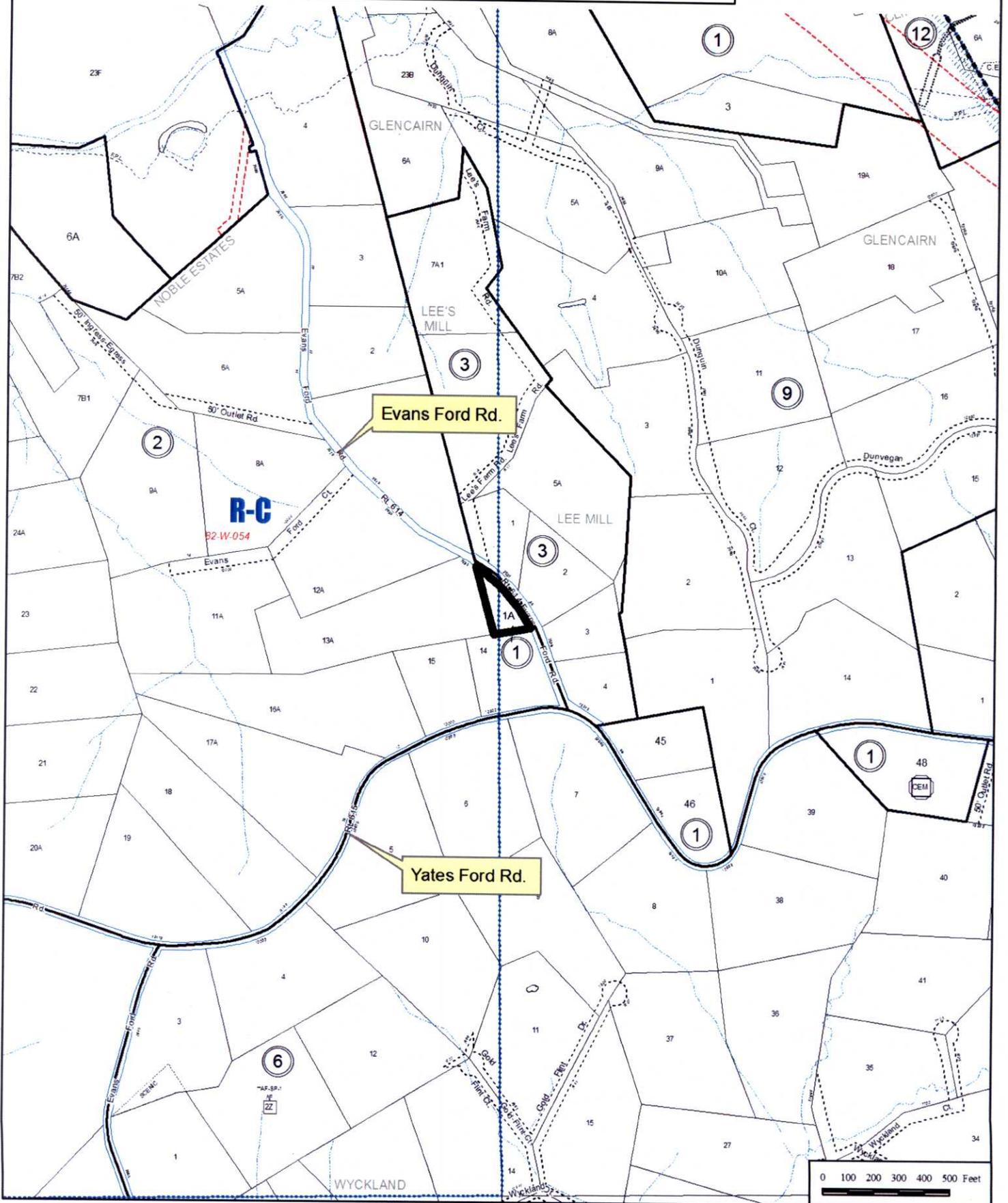


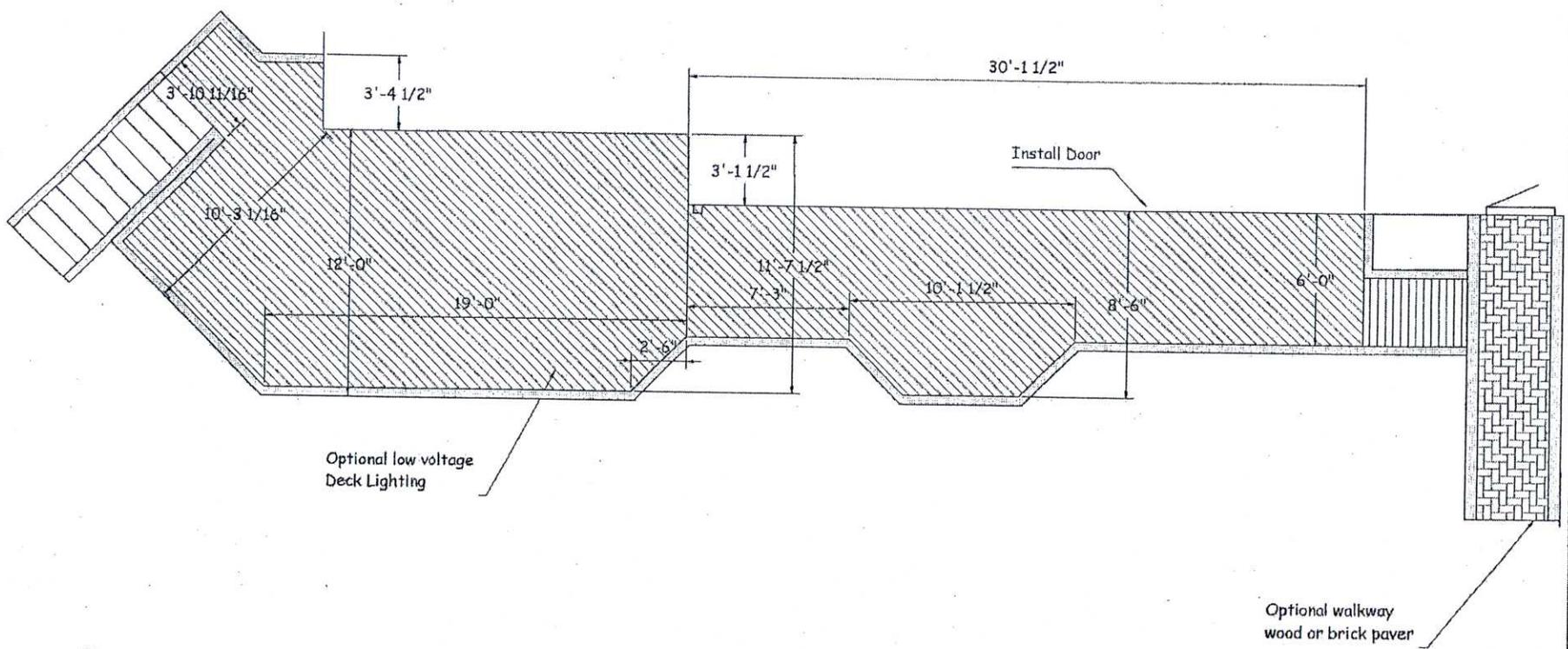
Americans with Disabilities Act (ADA): Reasonable accommodation is available upon 7 days advance notice. For additional information on ADA call (703) 324-1334 or TTY 711 (Virginia Relay Center).

Special Permit
SP 2011-SP-051
MELISSA AND PHILIPPE BRADY



Special Permit
SP 2011-SP-051
MELISSA AND PHILIPPE BRADY





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Drawings By: Ray Kruse
 Truebilt General Contractors
 7316 Hogarth St
 Springfield VA 22151
 571-332-7596

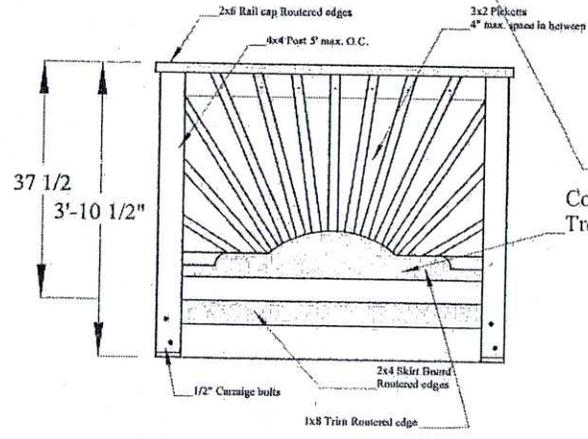
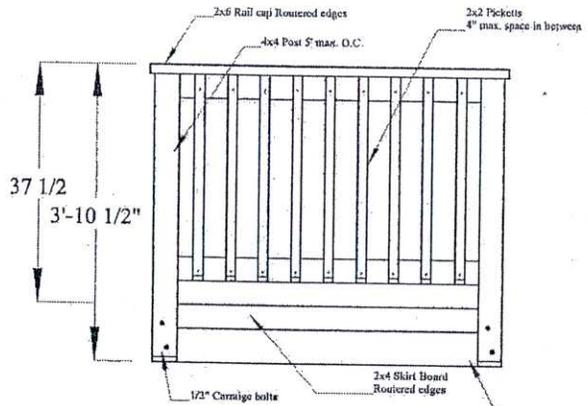


Deck Design

Melissa Brady
 7580 Evans Ford Rd
 Clifton, VA 20124-1805
 703-899-4896

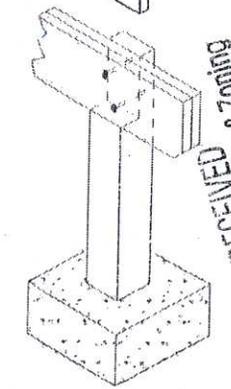
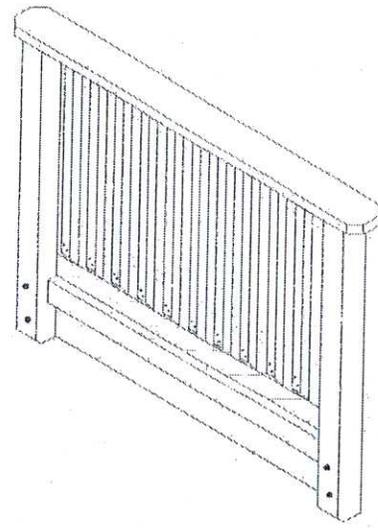
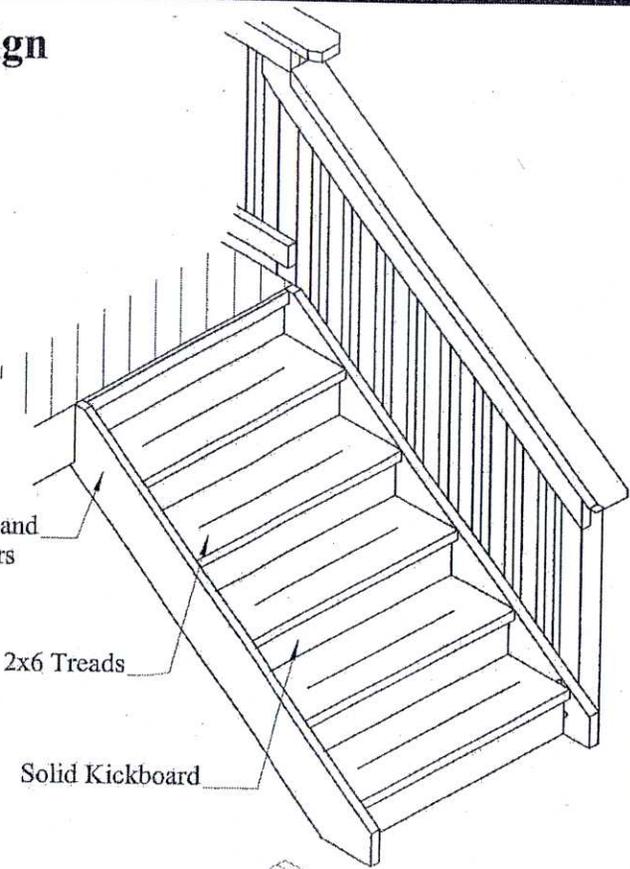
Brady Deck
Truebilt General Contractors Ray Kruse 354-1732

Standard Rail Design Stairs & Column



- #1 Pressure Treated Lumber
- Routed edges handrail cap
- 2x4 skirt board w/routed edges
- 2x6 decking
- Standard 2x2 Pickett handrail
- 2x2 Pickets attached w/screws
- 2x8 Floor joists
- Double 2x10 Beams
- 6x6 Columns w/ routed edges
- 16"x 16"x8" concrete footings
- 24" minimum depth

5 12 penny nails to attach outside band to joists
Colored areas depict Trex (if trex option is included)

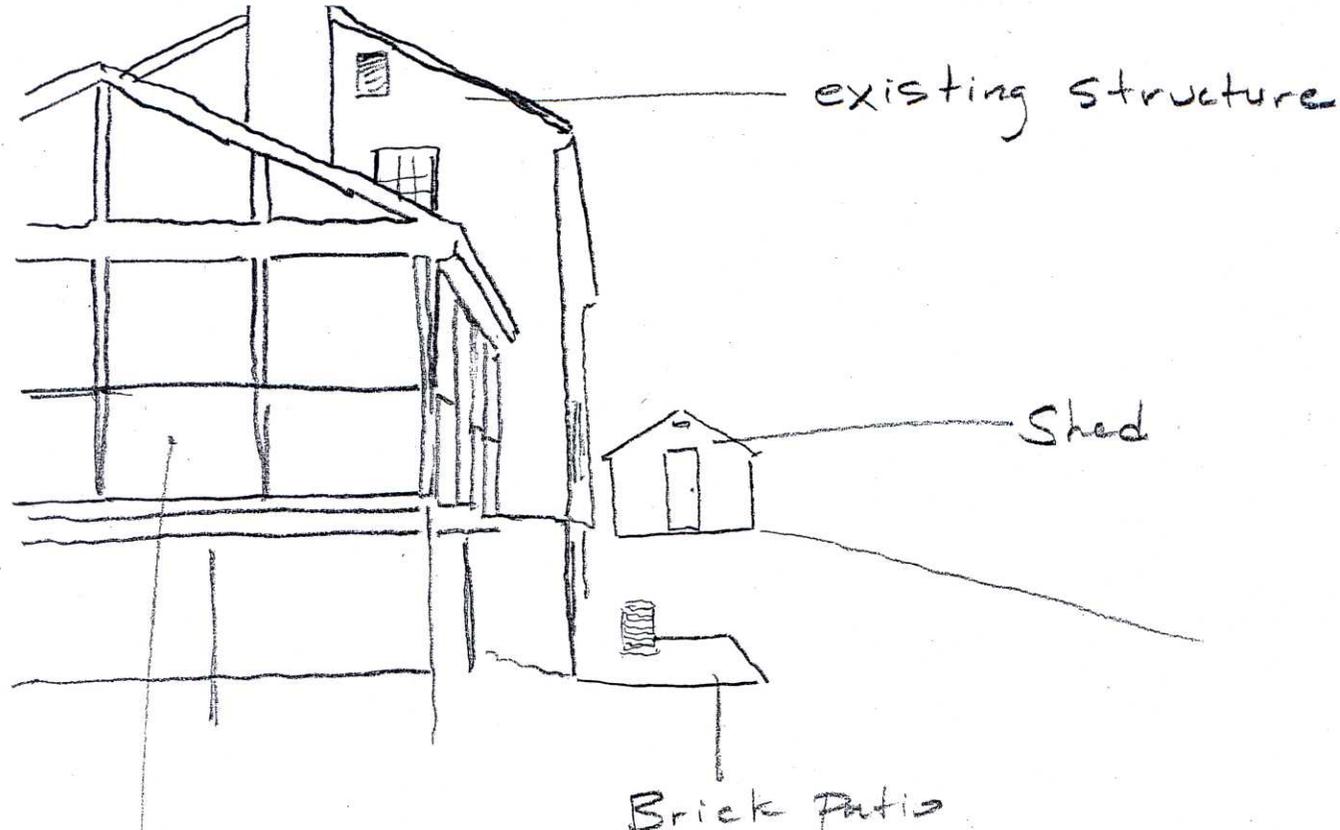


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Specialty Contractors

Deck details

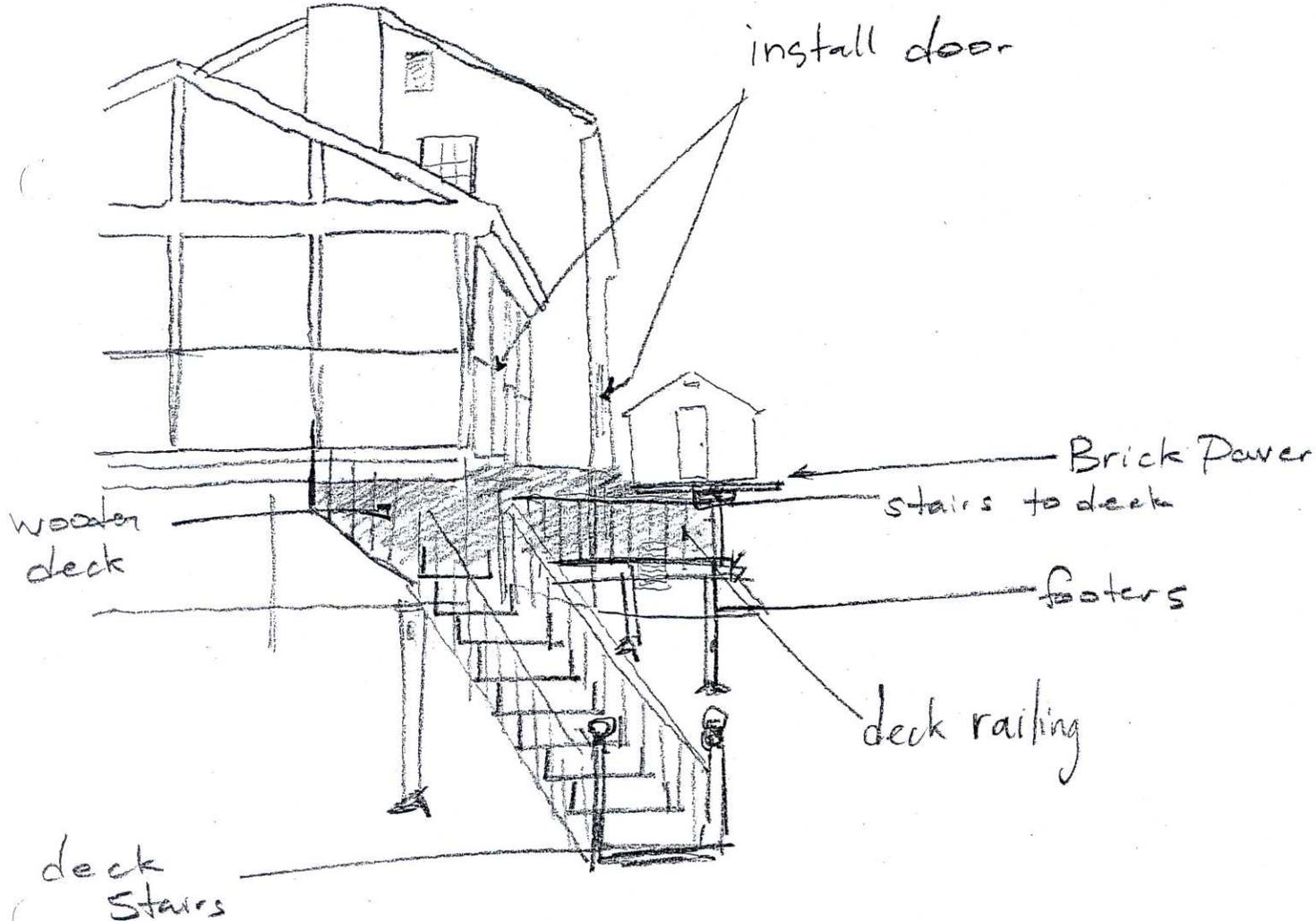
Truebilt General Contractors
Ray Kruse 354-1732 ★



Screened
Porch

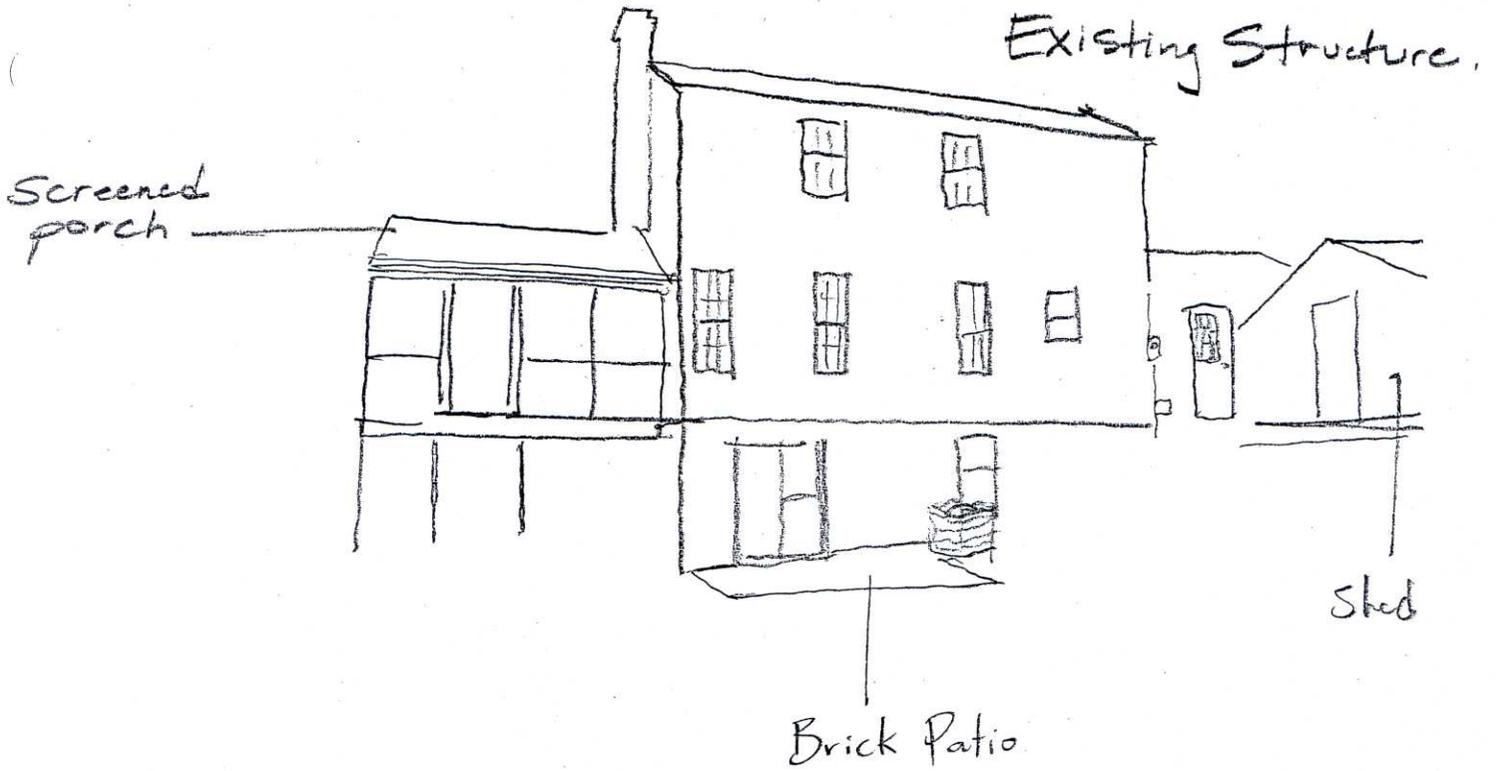
Side view (from left)
no addition

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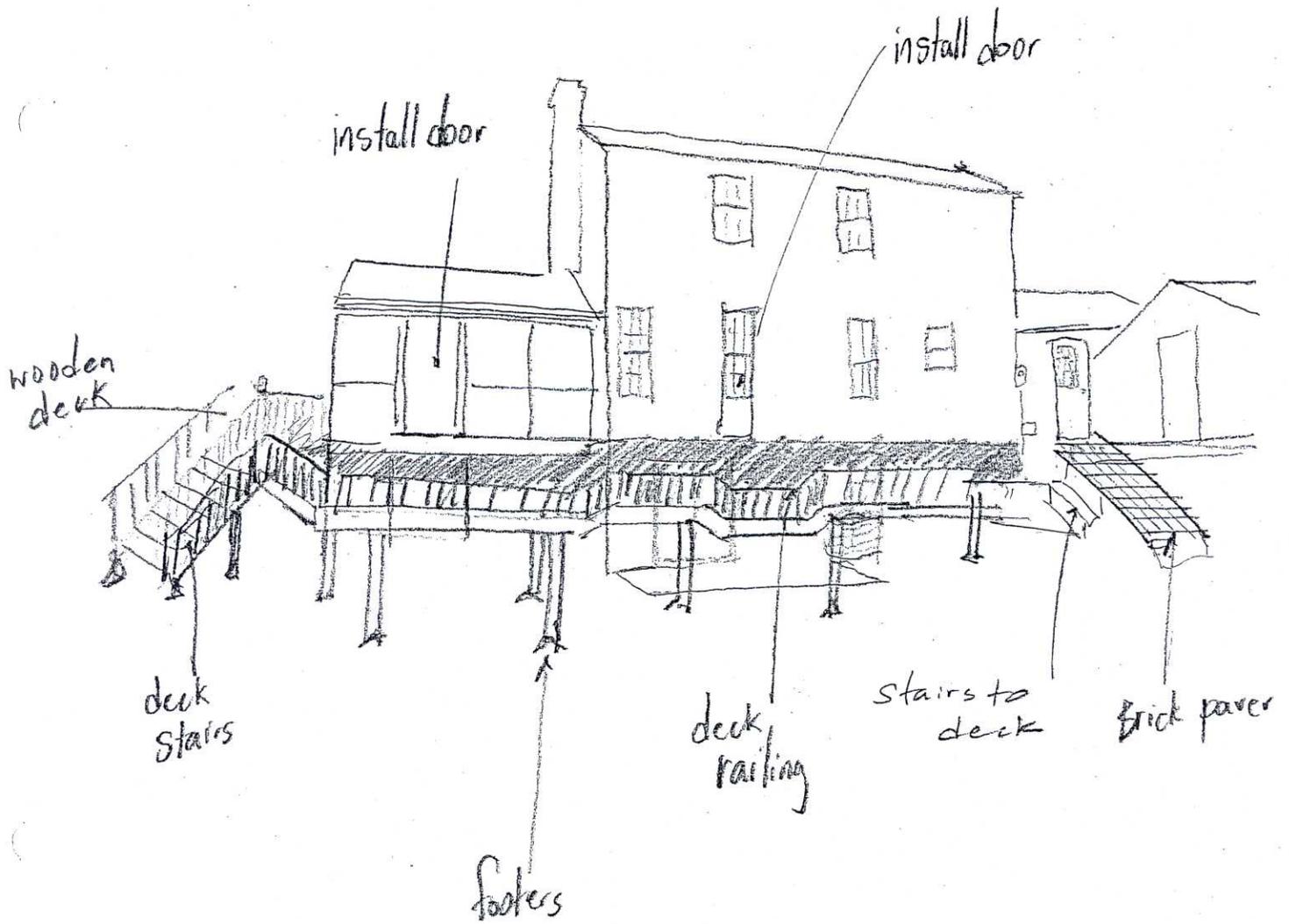
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Side view (from left)
w/ Addition



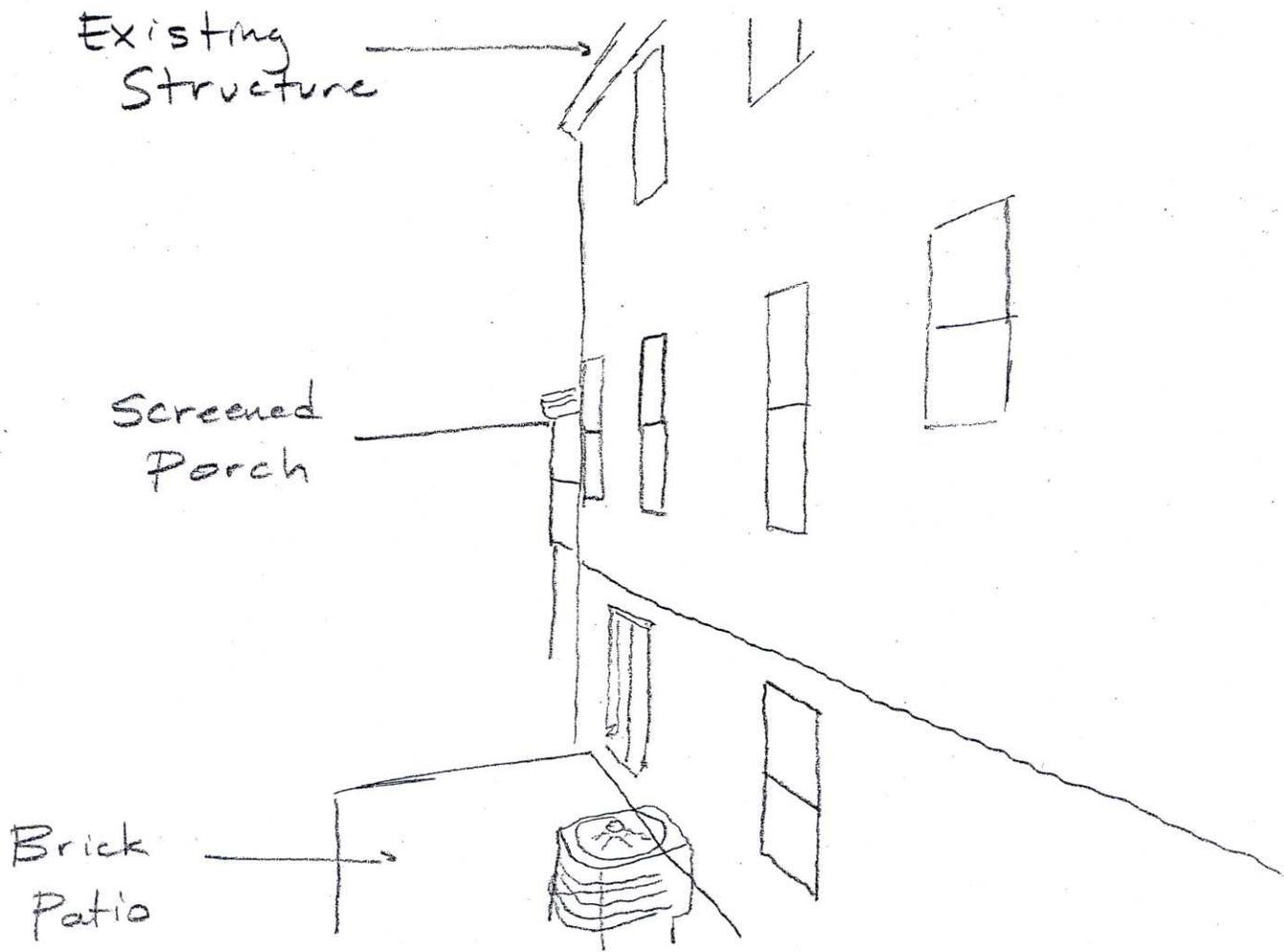
Rear view
(straight on)
no addition

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Rear View
(straight on)
w/ Addition

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Side view (from Right)
no addition

deck stairs

install door

wood deck

footers

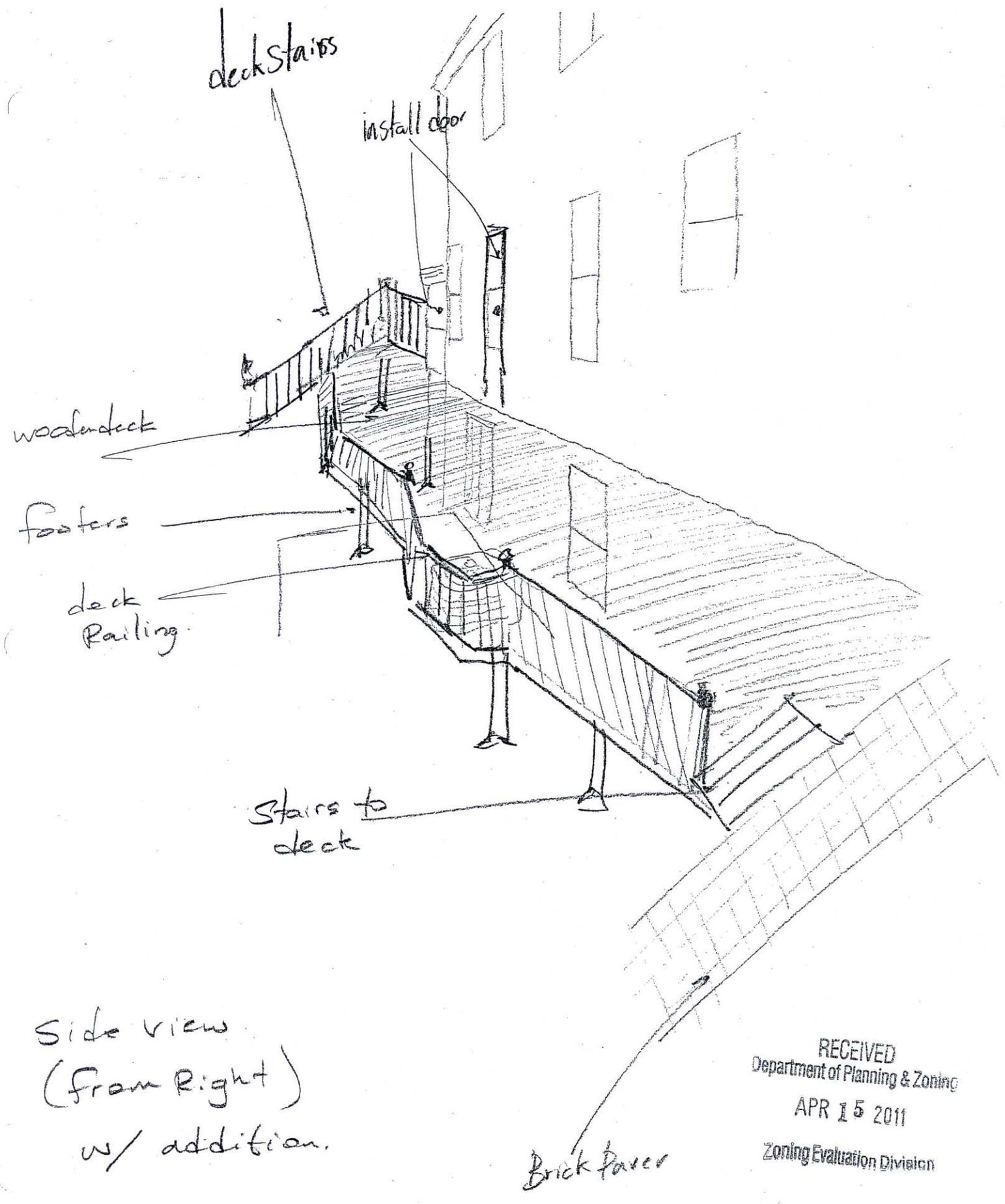
deck railing

stairs to deck

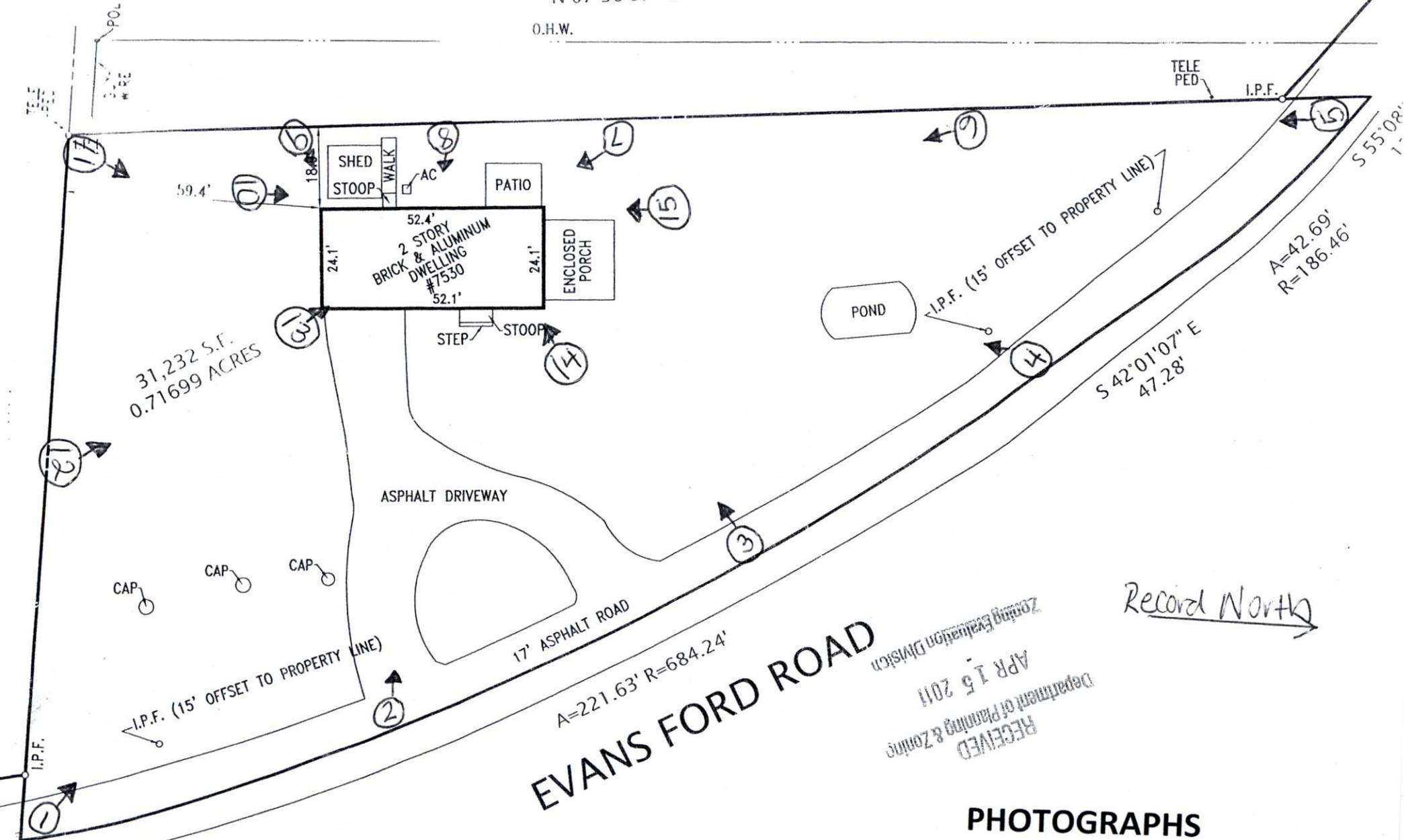
Side view
(from right)
w/ addition.

Brick Paver

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N 07°36'07" W ~ 301.67'
O.H.W.



EVANS FORD ROAD
A=221.63' R=684.24'

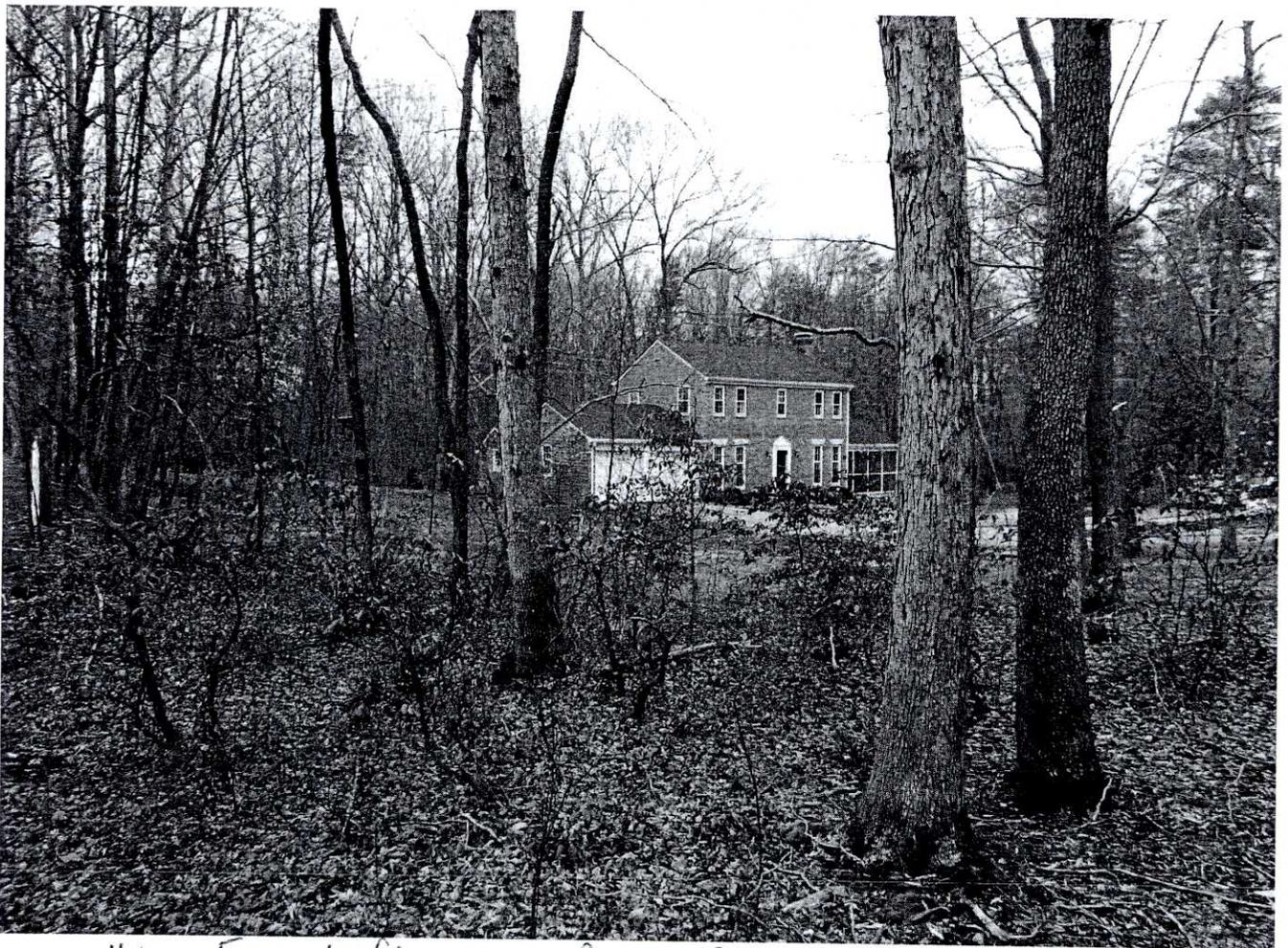
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Record North

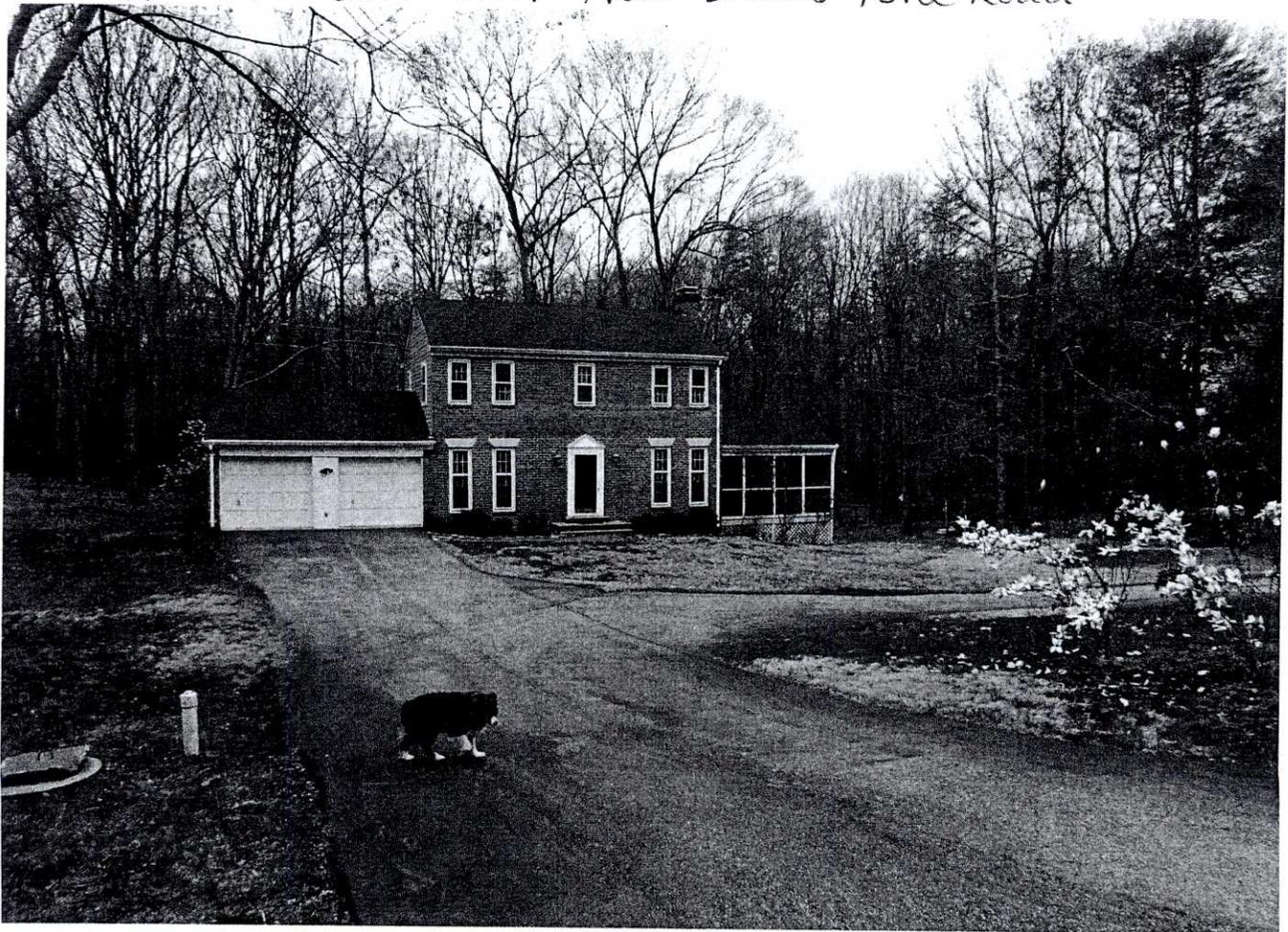
PHOTOGRAPHS

APPLICATION PROPERTY LEGEND

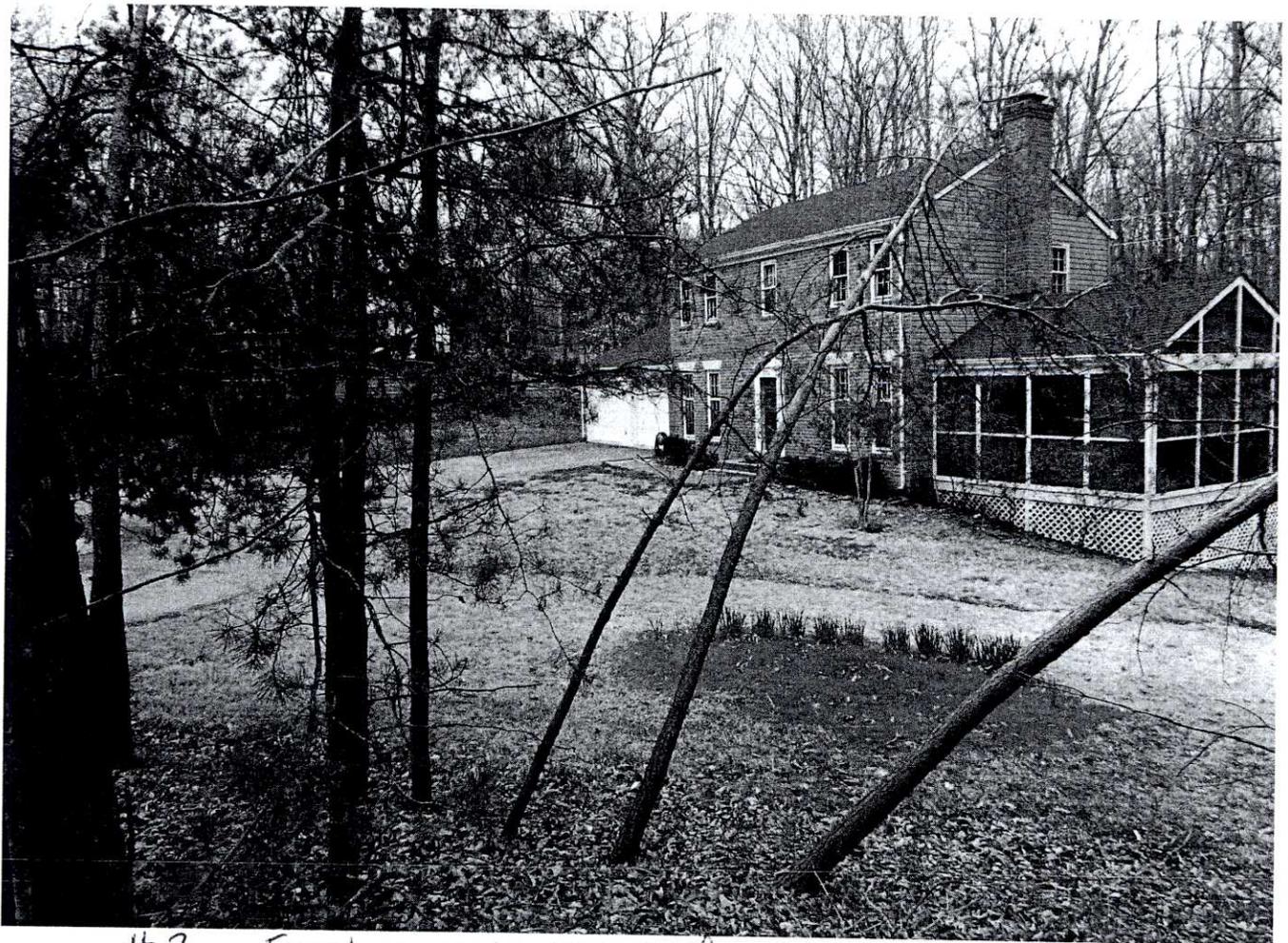
(All photographs were taken 04/10/2011)



#1 Far Left view from Evans Ford Road



#2 Front view from Evans Ford Road



#3 Front right view from Evans Ford Road



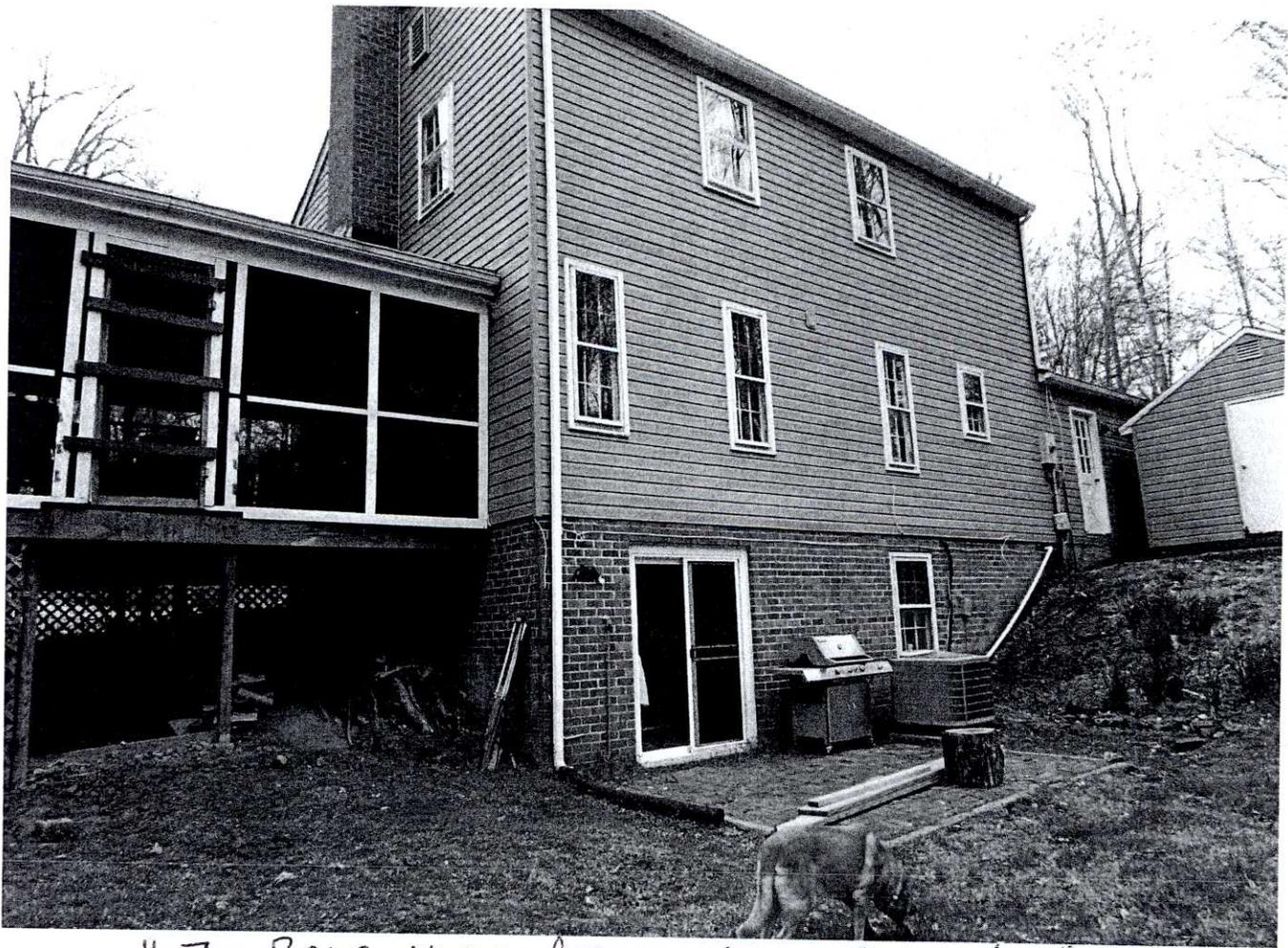
#4 Right view from Evans Ford Road



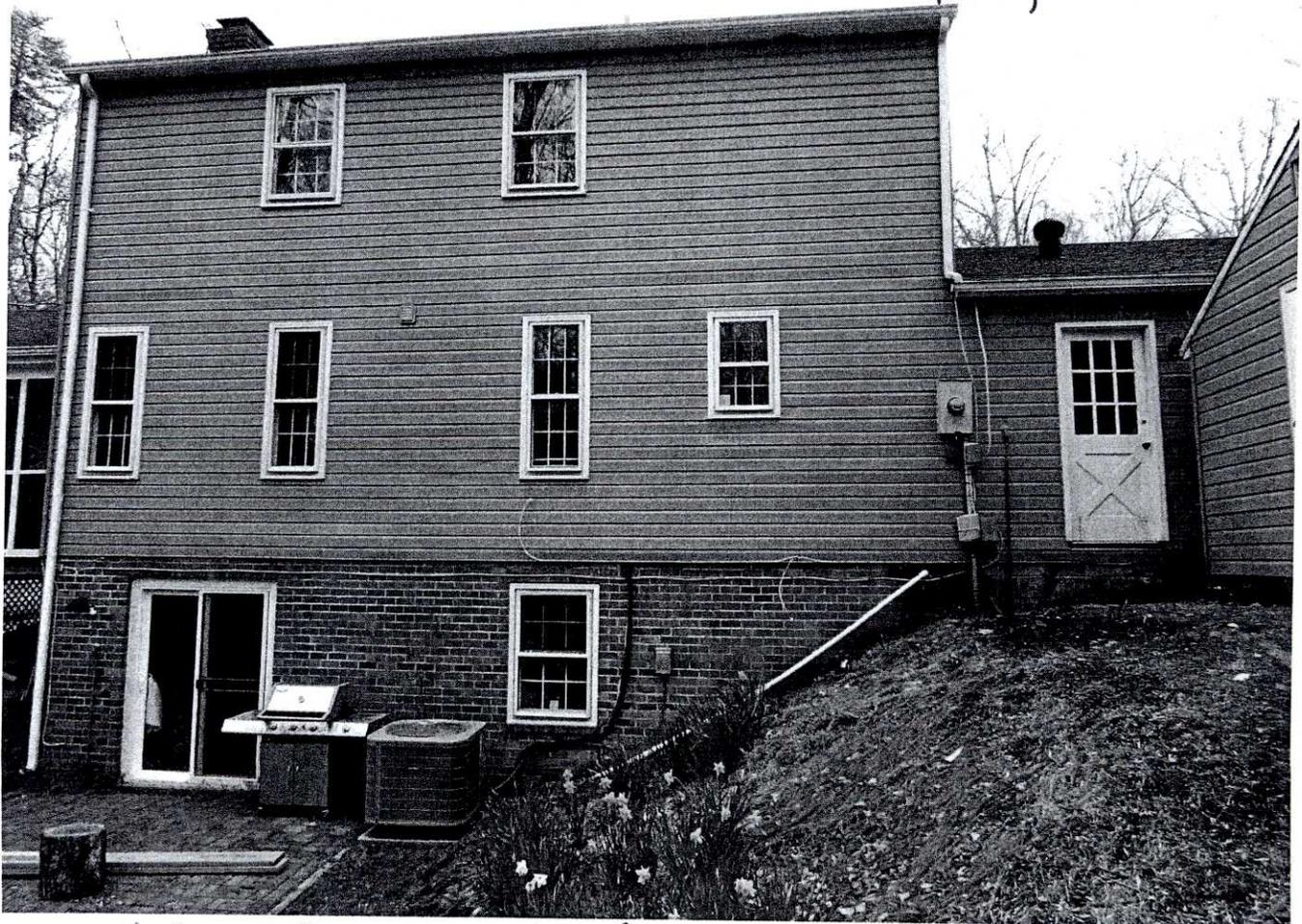
#5 Right view from far end of property



#6 Right view from near property line



#7 Rear view from rear property line



#8 Rear view from rear property line



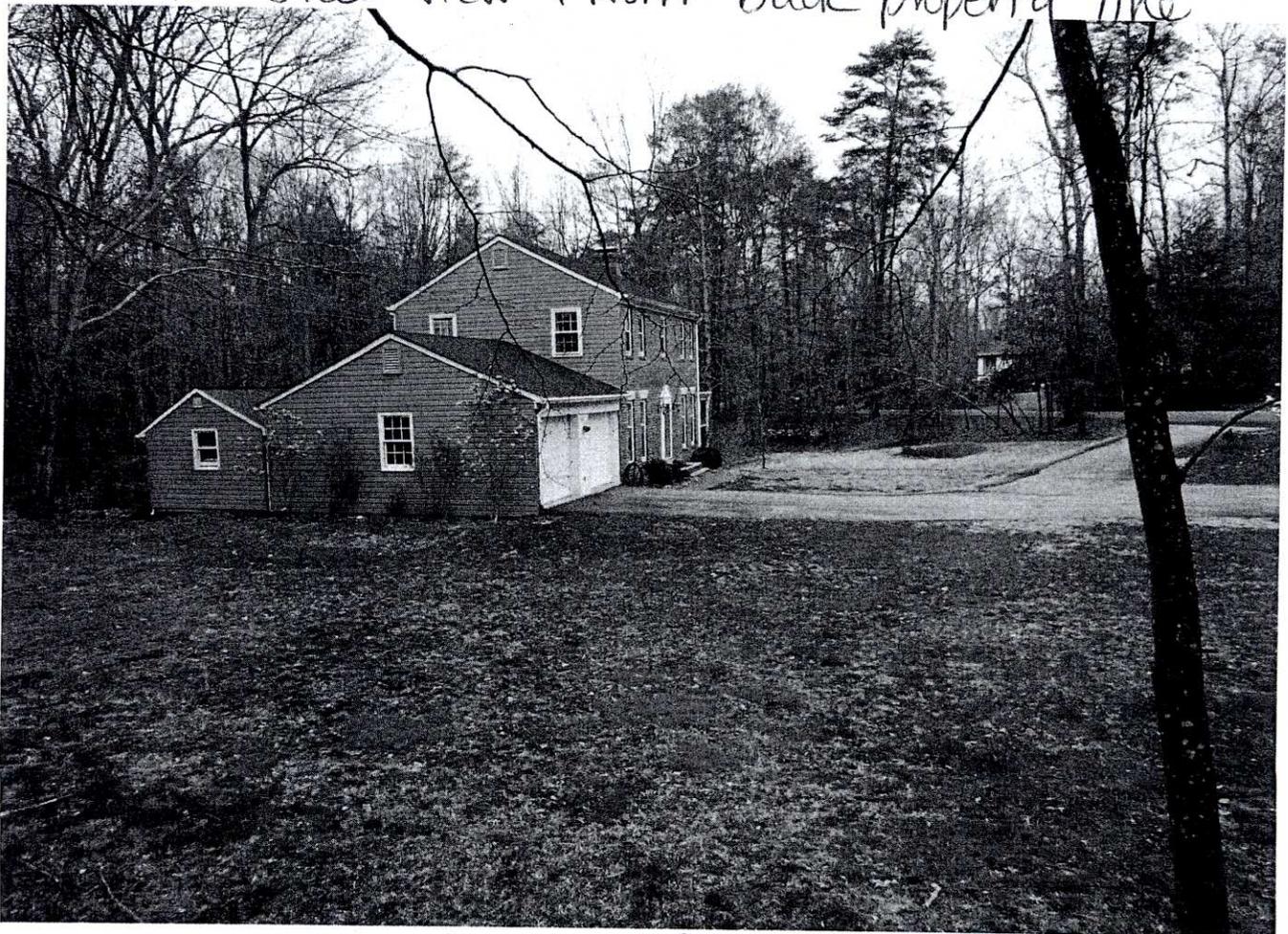
9 Rear view from rear property line



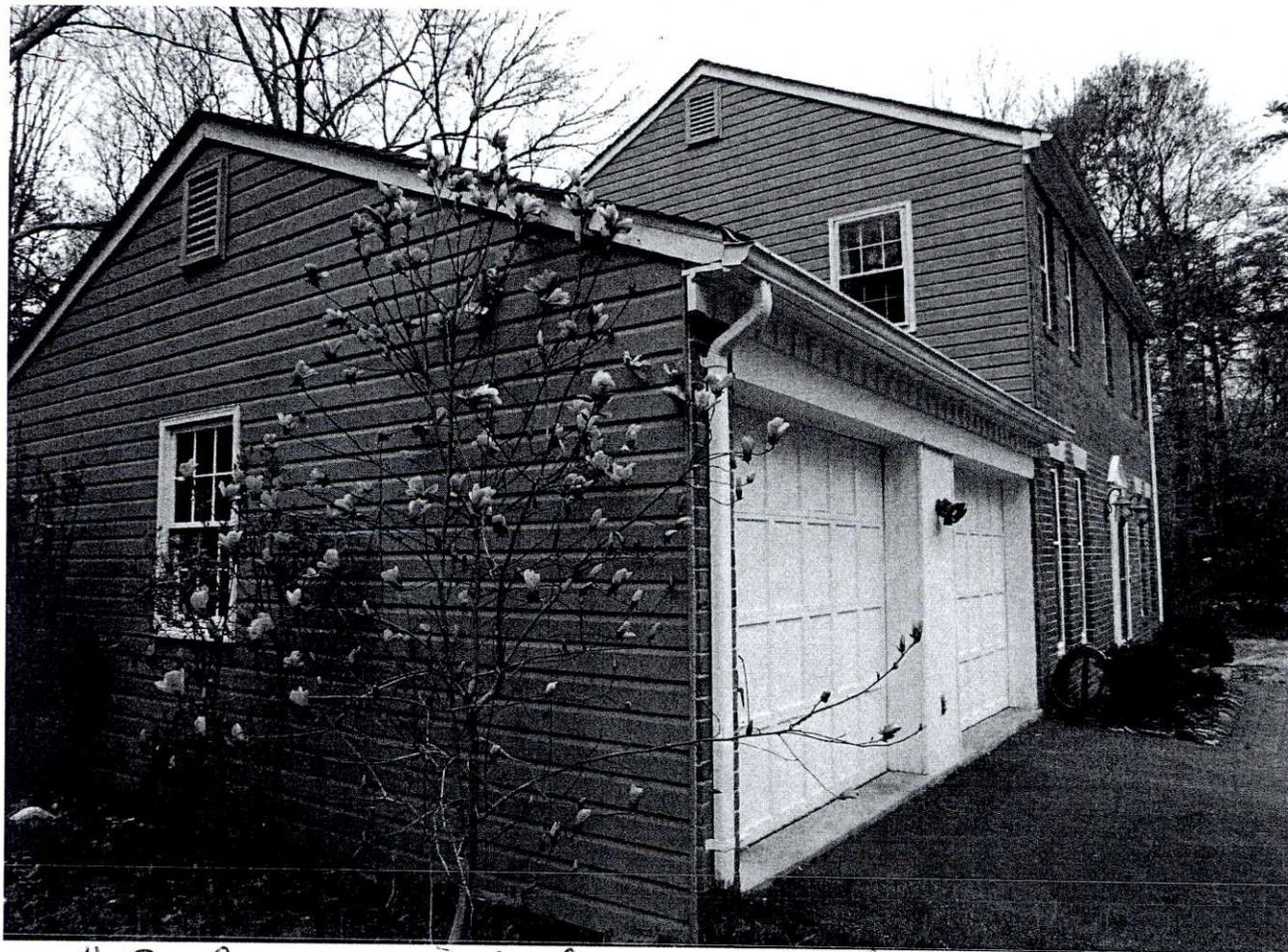
10 Shed - view from side yard



11 Side view from back property line



12 Side view from side property line



#13 Corner view of property from left



#14 Front of property from right



#15 Side view of rear from back

DESCRIPTION OF THE APPLICATIONS

The application contains several special permit requests based on errors in building location. The first request is to permit an accessory storage structure (shed) which measures 12 feet in height to remain 2.9 feet from the western side lot line. The second request is to permit an existing patio to remain 9.7 feet from the western side lot line. The Zoning Ordinance requires accessory storage structures which exceed 8.5 feet in height must meet the minimum side yard requirements.

	Structure	Yard	Minimum Setback/ Yard Required*	Permitted Extension **	Structure Location	Amount of Error	Percent of Error
Special Permit #1	Existing Accessory Structure Storage (shed)	Side	20.0 feet	NA	2.9 feet	17.1 feet	85.5%
Special Permit #2	Existing Patio	Side	20.0 feet	5.0 feet	9.7 feet	5.3 feet	36.0%

*Minimum yard/setback requirements per Sect. 3-C07 and Section 10-104

**Permitted Extension per Sect. 2-214

The applicants are also requesting approval of a special permit for a reduction of certain yard requirements to permit construction of a second-story deck to be located at its closest point 10.5 feet from the western side lot line.

	Structure	Yard	Minimum Yard Required*	Proposed Location	Proposed Reduction	Percentage of Reduction Requested
Special Permit #3	Deck	Side	20.0 feet	10.5 feet	9.5 feet	47.5%

*Minimum yard requirement per Section 3-207

Note: A 1.8 foot administrative reduction in the minimum required western side yard was granted per Zoning Ordinance Section 2-419, on April 20, 2011, for the existing house. A copy of the determination is attached as Appendix 4.

EXISTING SITE DESCRIPTION

The lot consists of 31,232 square feet and is surrounded by single-family detached dwellings along all lot lines. The two-story brick and aluminum dwelling measures 3,125 square feet and was built in 1978. The property is accessed via a circular asphalt driveway from Evans Ford Road which terminates at an existing one-car garage. There is a drainfield located along the southern property line. An assumed ingress/egress easement is located along the entire site frontage on Evans Ford Road, which varies in width. The lot is flat and contains existing vegetation consisting of mature trees and shrubs.

CHARACTER OF THE AREA

	Zoning	Use
North	R-C and WS	Single Family Detached Dwellings
East	R-C and WS	Single Family Detached Dwellings
South	R-C and WS	Single Family Detached Dwellings
West	R-C and WS	Single Family Detached Dwellings

BACKGROUND

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

ANALYSIS

- **Special Permit Plat:** (Copy at front of staff report)
- **Title of Plat:** Special Permit Plat Showing the Improvements on the Property Located at #7530 Evans Ford Road
- **Prepared by:** Alexandria Surveys International, LLC dated April 15, 2011 as revised through May 18, 2011
- **Permits required:** The at-grade patio does not require a building permit. The shed measures approximately 153 square feet in size and therefore would not require a building permit. A building permit will be required for the proposed deck.
- **Errors made by:** The previous homeowners.

Proposal:

The applicants propose to construct a second-story deck with stairs down to the ground level from the existing screened in porch which is located on the northern end of the home. The deck would span nearly the entire length of the rear of the home. The deck would be no closer than 10.5 feet to the side lot line at its closest point and may also have additional stairs on the southern end.

The applicants are also requesting an existing accessory storage structure and an existing patio be permitted to remain in the side yard. The applicants' state at these improvements were installed by the previous owner and no information was conveyed to the current homeowners at the time of purchase regarding these improvements.

ZONING ORDINANCE REQUIREMENTS

Applicable bulk regulation(s) and additional location regulations are set forth on Page 1.

The application must meet all of the following standards, copies of which are attached as Appendix 5:

- Sect. 8-006 General Special Permit Standards
- Sect. 8-903 Group 9 Standards
- Sect. 8-914 Provisions for Minimum Yard Requirements Based on Error in Building Location
- Sect. 8-922 Provisions for Reduction of Certain Yard Requirements

Sect. 8-006 General Special Permit Standards

Staff believes that the application for the second story addition meets all of the 8 General Special Permit Standards. Of particular note regarding this application is General Standard 3.

General Standard 3 requires that the proposed use be harmonious with and not adversely affect the use or development of neighboring properties in accordance with the applicable zoning district regulations and the adopted comprehensive plan. Staff believes that the special permit application satisfies this condition since the proposed deck and the existing accessory storage structure are located in the side yard. The houses to the south and west both sit roughly 200 feet away and the area between the structures is fully vegetated with mature trees. Therefore, staff believes this standard has been met.

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

This special permit application must satisfy all of the provisions contained in Sect. 8-922, Provisions for Reduction of Certain Yard Requirements. Standards 1, 2, 3, 11 and 12 relate to submission requirements and were satisfied at the time of submission.

Standard 4 relates to additional square footage, which does not apply to this application. Standard 10 allows the BZA to impose development conditions.

Standard 5 relates to accessory structures and states that the resulting floor area of an existing accessory structure and any addition to it shall be clearly subordinate in purpose, scale, use, and intent to the principle structure on the site. *The existing accessory storage structure is approximately 144 square feet while the total square footage of the existing house (including screened in porch) is 3,125 square feet. Therefore, the accessory storage structure would represent 0.46% of the total square footage of the existing home and is clearly subordinate to the principle structure. This standard has been met.*

Standard 6 states that the BZA shall determine that the proposed development will be in character with the existing on-site development in terms of the location, height, bulk and scale of the existing structure(s) on the lot. *The elevation drawings and pictures submitted indicate that the materials, size and scale of the proposed second-story deck will not be out of character with the architecture of the existing dwelling on the lot. The deck will span nearly the length of the existing house and will provide the homeowners access to the backyard from the screened in porch. Staff believes that the application meets this provision.*

Standard 7 states that the BZA shall determine that the proposed development is harmonious with the surrounding off-site uses and structures in terms of location, height, bulk and scale of surrounding structures, topography, existing vegetation and the preservation of significant trees as determined by the Director. *The applicants propose to construct a deck. No vegetation is proposed to be removed to accommodate the proposed deck. Staff believes the deck will be harmonious with surrounding off-site uses and meets this provision.*

Standard 8 states that the BZA shall determine that the proposed development shall not adversely impact the use and/or enjoyment of any adjacent property with regard to issues such as noise, light, air, safety, erosion, and stormwater runoff. *Staff believes that the application meets the erosion and stormwater runoff portion of the standards since DPWES has indicated that there are no drainage complaints on file related to this property. Staff believes that the deck will not impact the use and/or enjoyment of any adjacent property with regard to issues such as noise, light, air or safety as the nearest home is approximately 200 feet away from the subject property. Staff believes the request is modest and should not increase runoff or erosion significantly. Staff believes that the application meets this provision.*

Standard 9 states that the BZA shall determine that the proposed reduction represents the minimum amount of reduction necessary to accommodate the proposed structure on the lot. Specific factors to be considered include, but are not limited to, the layout of the existing structure; availability of alternate locations for the addition; orientation of the structure(s) on the lot; shape of the lot and the associated yard designations on the lot; environmental characteristics of the site, including presence of steep slopes, floodplains and/or Resource Protection Areas; preservation of existing vegetation and significant trees as determined by the Director; location of a well and/or septic field; location of

easements; and/or preservation of historic resources. *The request to construct a deck on the second story of the rear of the house is not an unreasonable request. Due to the triangular shape of the lot, the rear of the house actually faces into the side yard, not the rear yard. The side yard has a stricter requirement than the rear yard. The request, although close to the maximum allowable request of a 50% reduction in the required yard, represents the minimum amount necessary to accommodate a deck that is usable by the homeowners. At its most narrow point, the deck is 6 feet wide- enough to accommodate a walkway. At its widest point it is 12 feet wide- enough to accommodate a table with outdoor seating. Also, given the placement of the dwelling on the lot and the layout of the house, there are no other locations for the deck that would be more appropriate. Staff believes the application meets this provision. Other issues of floodplains and/or Resource Protection Areas are not applicable to this site.*

CONCLUSION

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

RECOMMENDATION

Staff recommends approval of SP 2011-SP-051 for a deck with adoption of the Proposed Development Conditions contained in Appendix 1 of the staff report. It should be noted that it is not the intent of staff to recommend that the Board, in adopting any conditions, relieve the applicant/owner from compliance with the provisions of any applicable ordinances, regulations, or adopted standards.

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

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

APPENDICES

1. Proposed Development Conditions
2. Applicant's Affidavit
3. Applicant's Statement of Justification
4. Yard Determination Letter
5. Applicable Zoning Ordinance Provisions

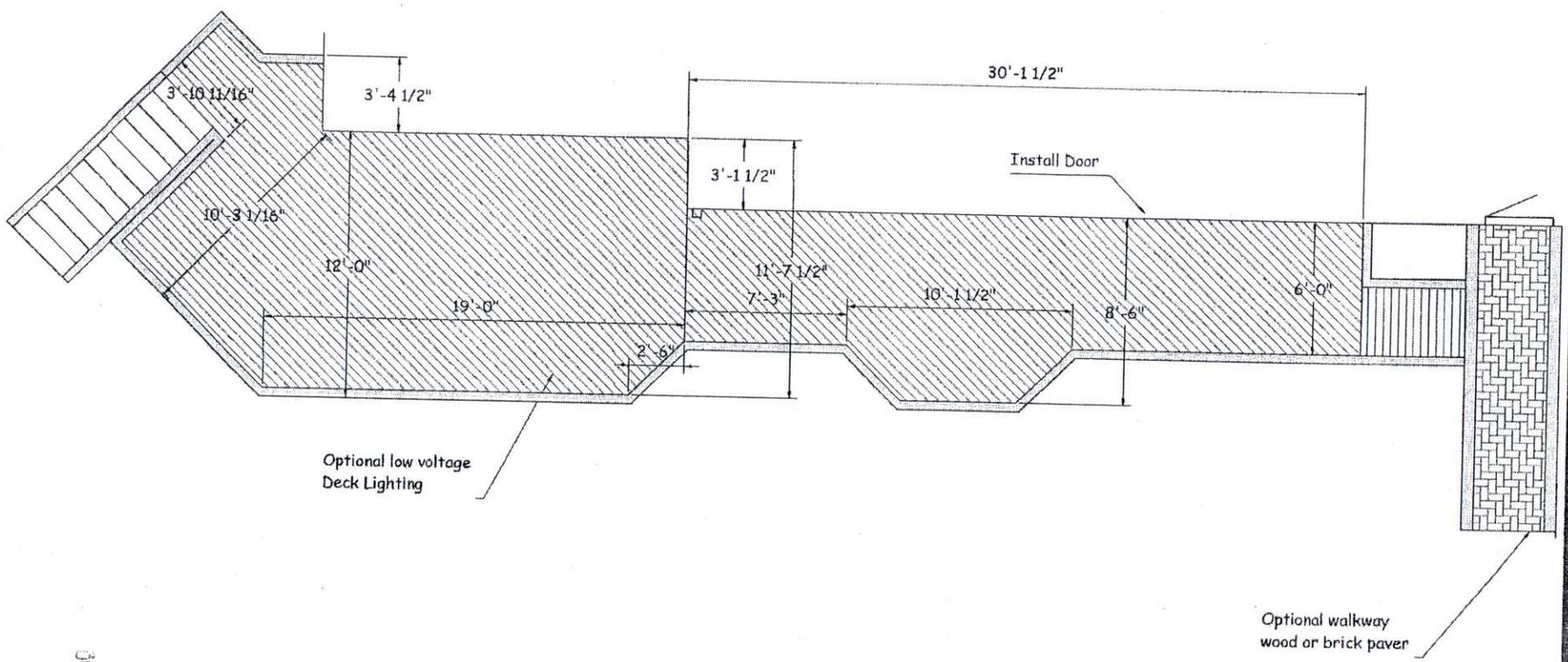
PROPOSED DEVELOPMENT CONDITIONS**SP 2011-SP-051****August 3, 2011**

If it is the intent of the Board of Zoning Appeals to approve SP 2011-SP-051 located at Tax Map 85-2 ((1)) 1A to permit reduction of minimum yard and certain yard requirements pursuant to Sections 8-914 and 8-922 of the Fairfax County Zoning Ordinance, staff recommends that the Board condition the approval by requiring conformance with the following development conditions.

1. This special permit is approved for the location of the accessory structures (accessory storage structure and patio) and location and size of a second-story deck, as shown on the plat prepared by Alexandria Surveys International, LLC, dated April 15, 2011, as revised through May 18, 2011, submitted with this application and is not transferable to other land.
2. The deck shall be generally consistent with the architectural renderings and materials as shown on Attachment 1 to these conditions.

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

Pursuant to Sect. 8-015 of the Zoning Ordinance, this special permit shall automatically expire, without notice, thirty (30) months after the date of approval unless construction has commenced and has been diligently prosecuted. The Board of Zoning Appeals may grant additional time to commence construction if a written request for additional time is filed with the Zoning Administrator prior to the date of expiration of the special permit. The request must specify the amount of additional time requested, the basis for the amount of time requested and an explanation of why additional time is required.



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Deck Design

Melissa Brady
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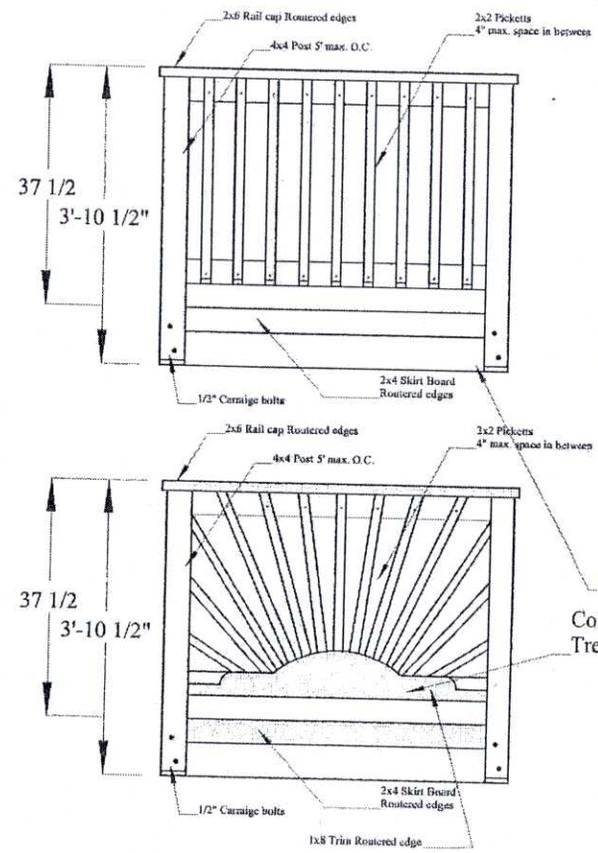
Brady Deck
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Optional walkway
 wood or brick paver

Optional low voltage
 Deck Lighting

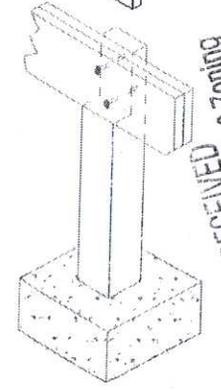
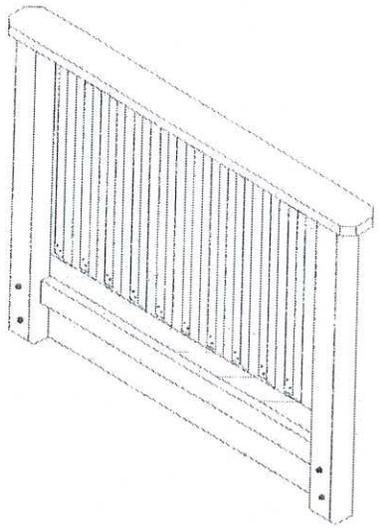
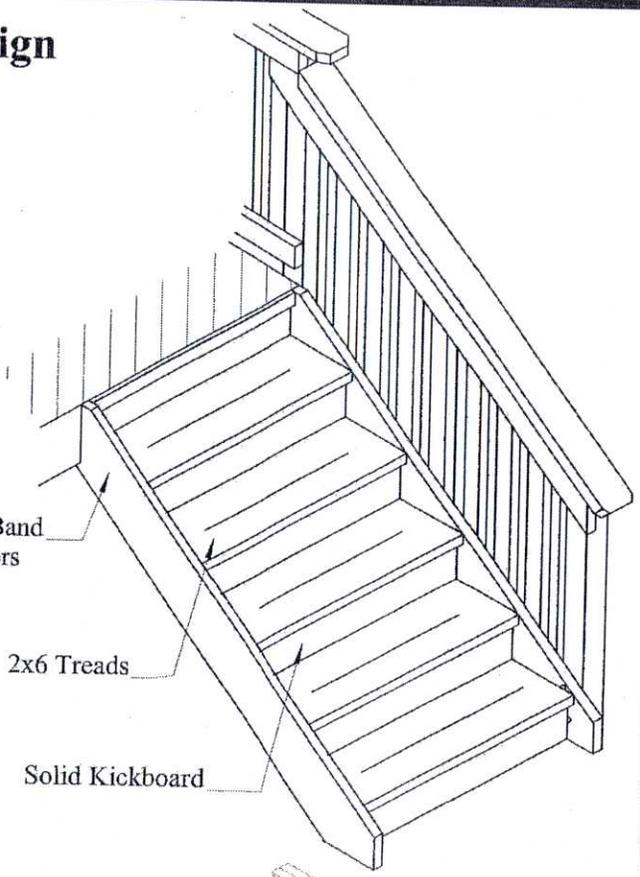
Install Door

Standard Rail Design Stairs & Column



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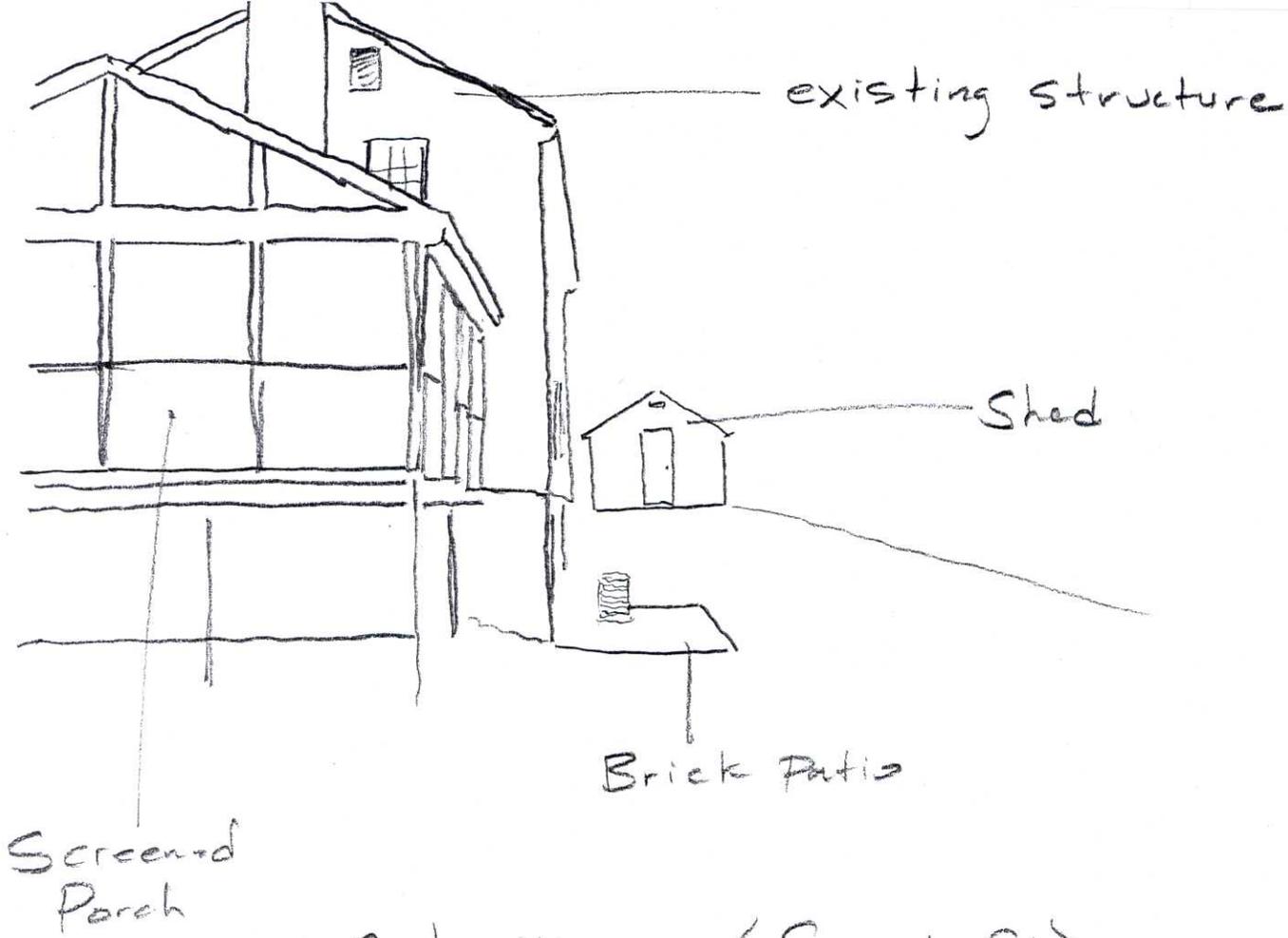


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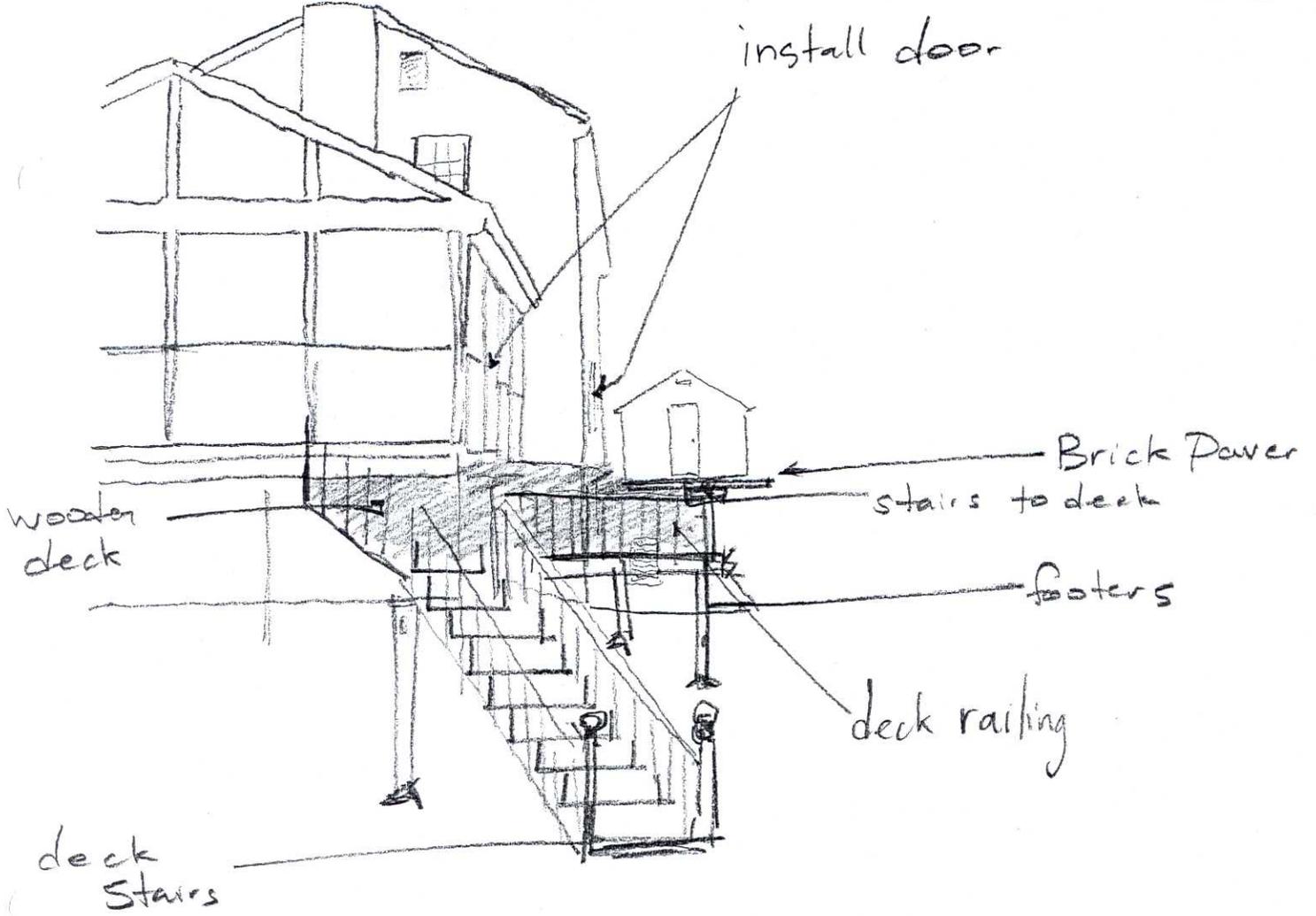
Deck details

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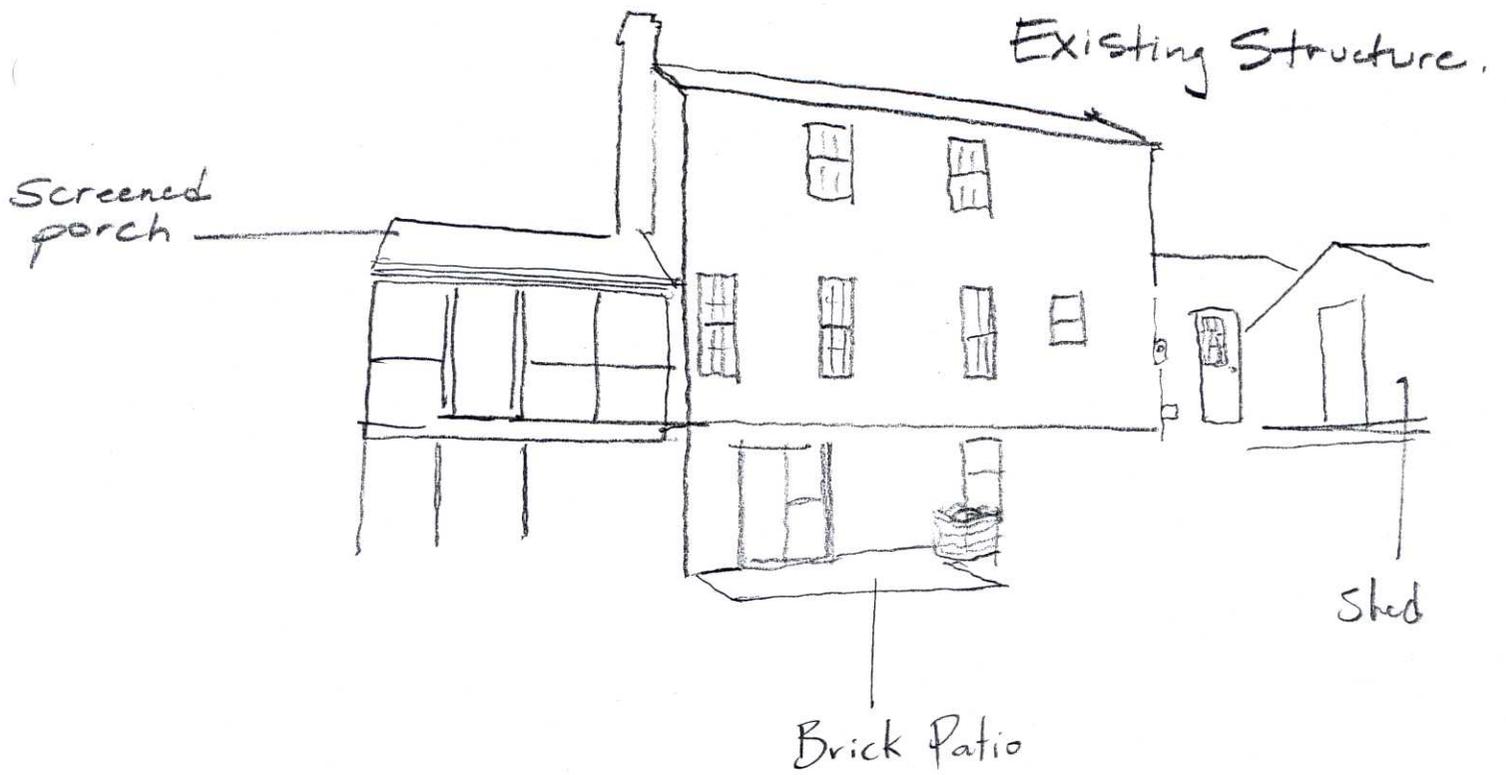
Side view (from left)
no addition

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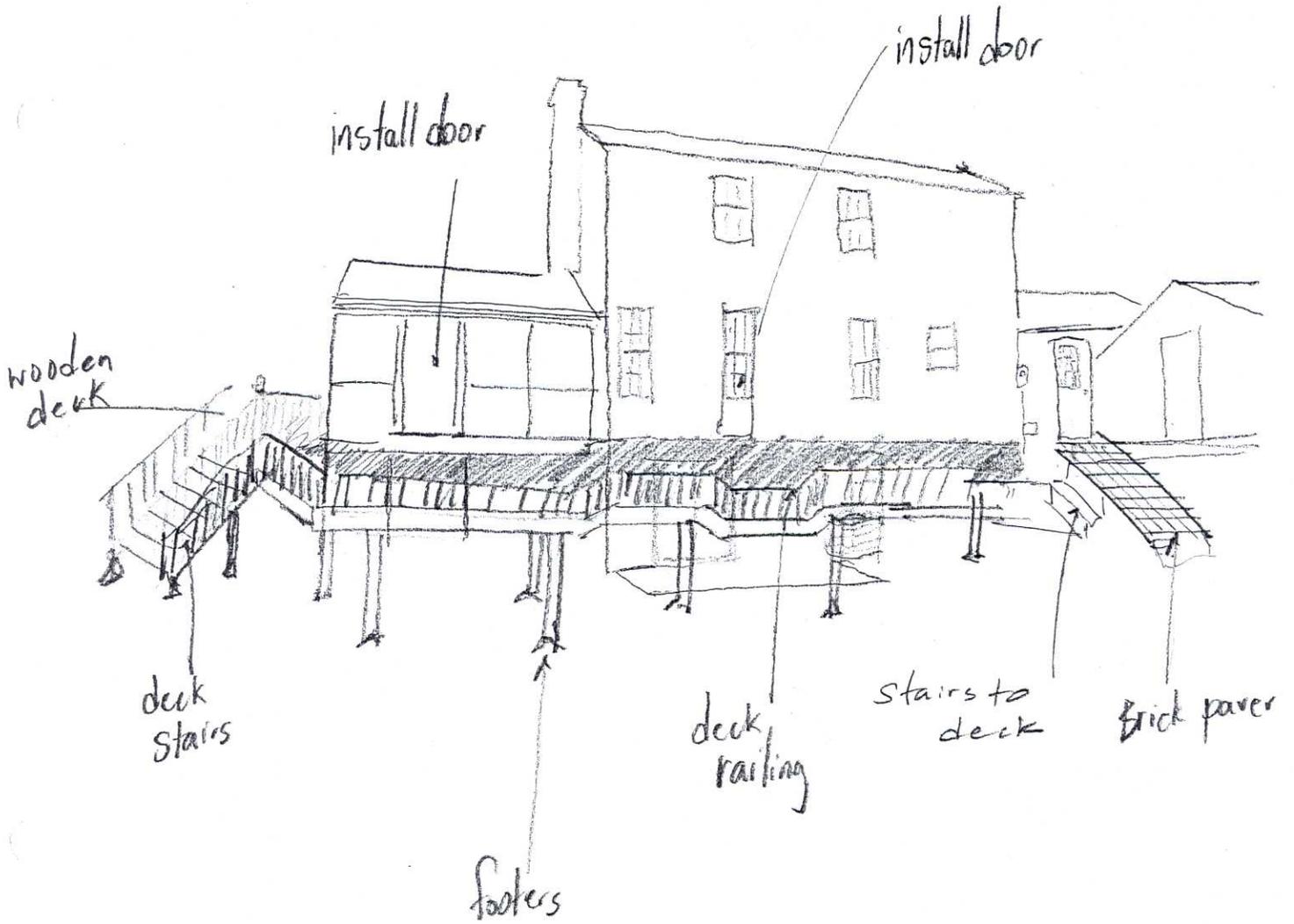
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Side view (from left)
w/ Addition



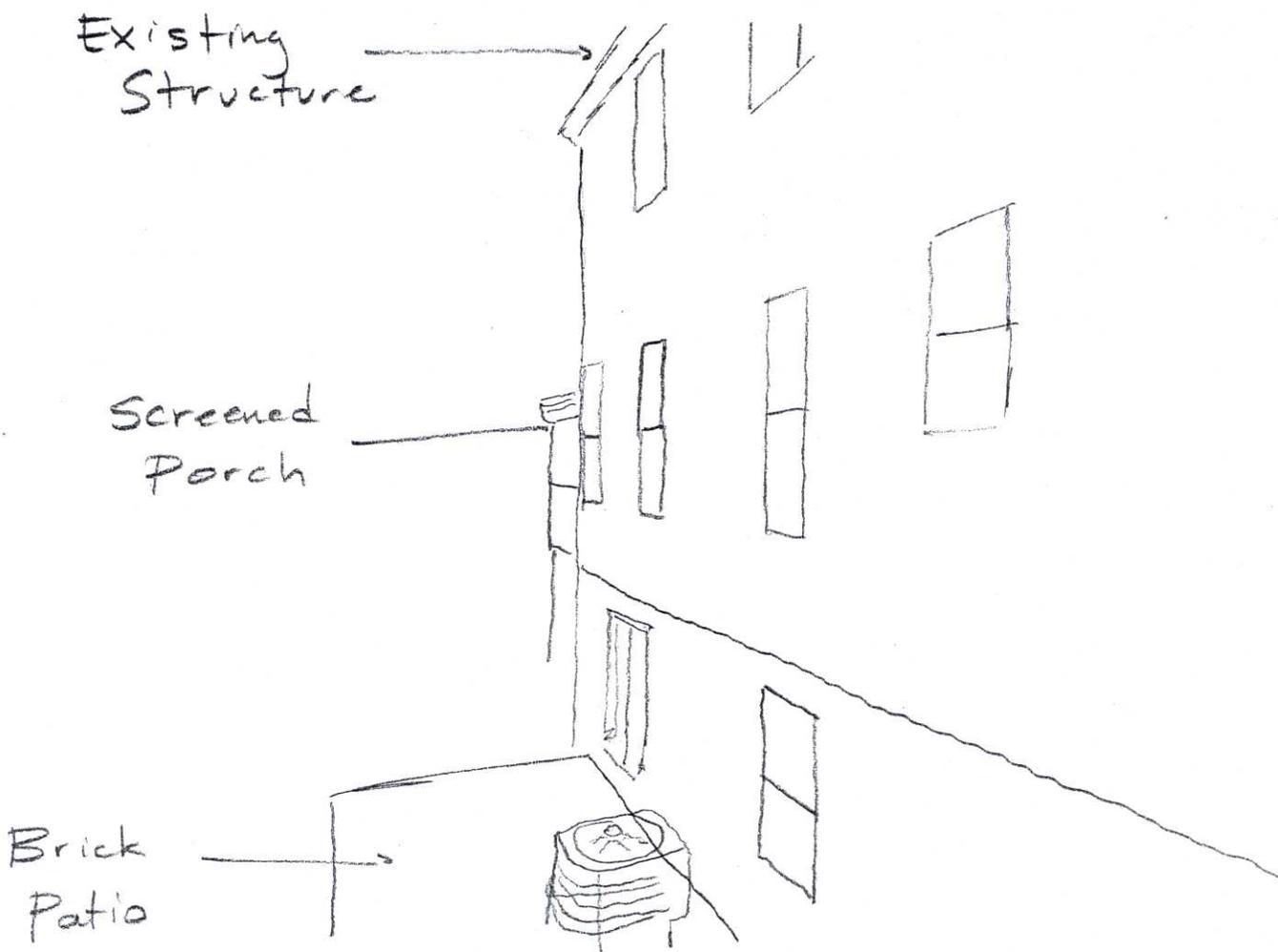
Rear view
(straight on)
no addition

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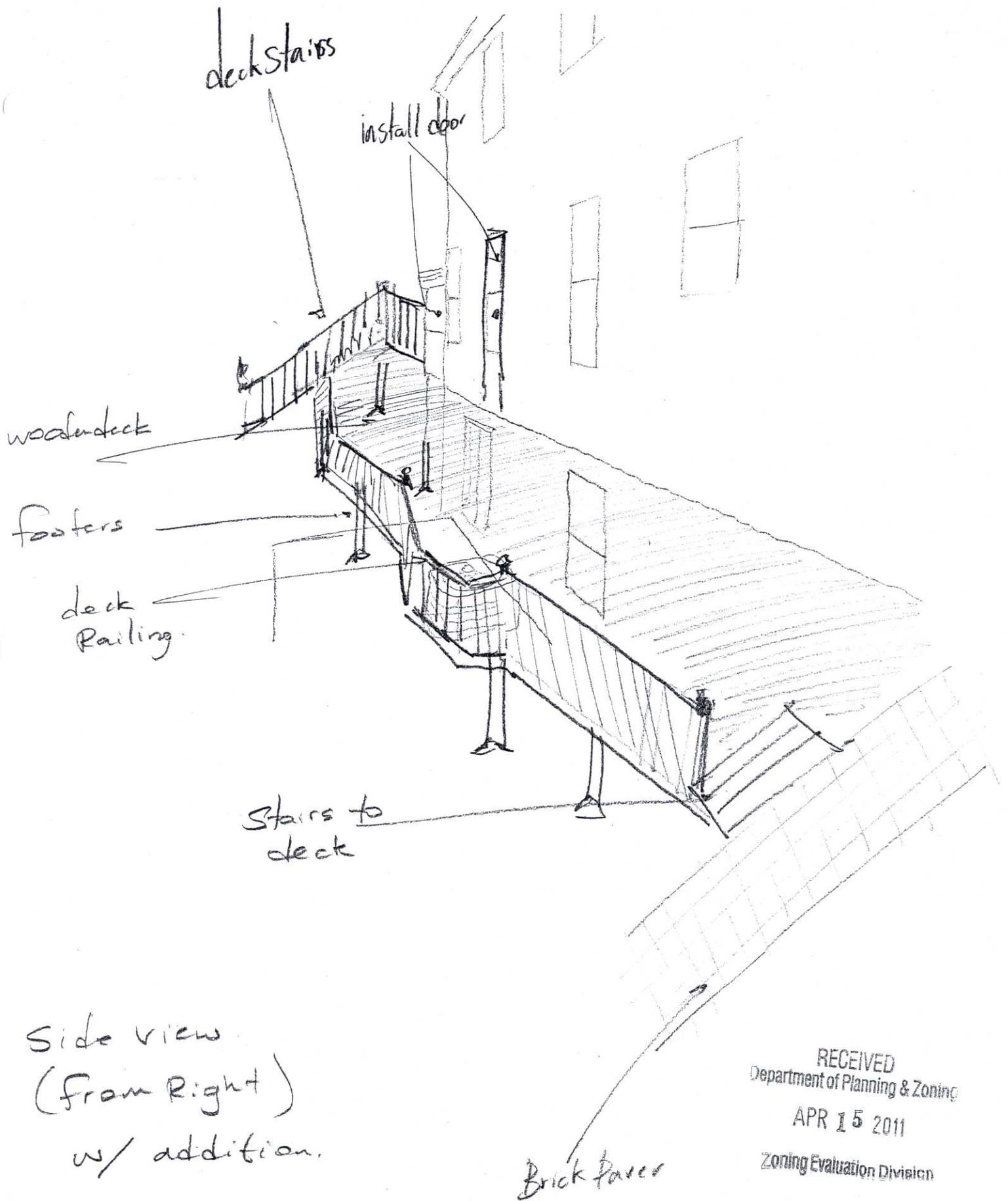
Rear View
(straight on)
w/ Addition

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Side view (from Right)
no addition



Side view
(from Right)
w/ addition.

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Zoning Evaluation Division

Application No.(s): SP 2011-SP-051
(county-assigned application number(s), to be entered by County Staff)

SPECIAL PERMIT/VARIANCE AFFIDAVIT

DATE: 4/13/11
(enter date affidavit is notarized)

I, MELISSA BRADY, 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

111741

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)
MELISSA J. BRADY	7530 EVANS Ford Road Clifton, VA 20124	Applicant/Title Owner
PHILIPPE M. BRADY	7530 EVANS Ford Road Clifton, VA 20124	Applicant / Title Owner

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

* In the case of a condominium, the title owner, contract purchaser, or lessee of 10% or more of the units in the condominium.

** List as follows: Name of trustee, Trustee for (name of trust, if applicable), for the benefit of: (state name of each beneficiary).

Application No.(s): SP 2011-SP-051
(county-assigned application number(s), to be entered by County Staff)

SPECIAL PERMIT/VARIANCE AFFIDAVIT

DATE: 4/13/11
(enter date affidavit is notarized)

111741

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)

(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-SP-051
(county-assigned application number(s), to be entered by County Staff)

SPECIAL PERMIT/VARIANCE AFFIDAVIT

DATE: 4/13/11
(enter date affidavit is notarized)

111741

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-SP-051
(county-assigned application number(s), to be entered by County Staff)

Page Four

SPECIAL PERMIT/VARIANCE AFFIDAVIT

DATE: 4/13/11 111741
(enter date affidavit is notarized)

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

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

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

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

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

NONE

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

Application No.(s): SP 2011-SP-051
(county-assigned application number(s), to be entered by County Staff)

SPECIAL PERMIT/VARIANCE AFFIDAVIT

DATE: 4/13/11
(enter date/affidavit is notarized)

111741

3. That within the twelve-month period prior to the public hearing of this application, no member of the Fairfax County Board of Zoning Appeals, Planning Commission, or any member of his or her immediate household, either directly or by way of partnership in which any of them is a partner, employee, agent, or attorney, or through a partner of any of them, or through a corporation in which any of them is an officer, director, employee, agent, or attorney or holds 10% or more of the outstanding bonds or shares of stock of a particular class, has, or has had any business or financial relationship, other than any ordinary depositor or customer relationship with or by a retail establishment, public utility, or bank, including any gift or donation having a value of more than \$100, singularly or in the aggregate, with any of those listed in Par. 1 above.

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

NONE

(NOTE: Business or financial relationships of the type described in this paragraph that arise after the filing of this application and before each public hearing must be disclosed prior to the public hearings. See Par. 4 below.)

(check if applicable) [] There are more disclosures to be listed and Par. 3 is continued on a "Special Permit/Variance Attachment to Par. 3" form.

4. That the information contained in this affidavit is complete, that all partnerships, corporations, and trusts owning 10% or more of the APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE* of the land have been listed and broken down, and that prior to each and every public hearing on this matter, I will reexamine this affidavit and provide any changed or supplemental information, including business or financial relationships of the type described in Paragraph 3 above, that arise on or after the date of this application.

WITNESS the following signature:

(check one)

Melissa J Brady / Philippe M Brady
 Applicant [] Applicant's Authorized Agent

MEISSA J BRADY PHILIPPE M BRADY - Applicant
(type or print first name, middle initial, last name, and title of signee)

Subscribed and sworn to before me this 13th day of APRIL 20 11, in the State/Comm. of VIRGINIA, County/City of FAIRFAX.

Susan T. Henderson
Notary Public

My commission expires: 1/31/14



Philippe and Melissa Brady
7530 Evans Ford Road
Clifton, VA 20124

(703) 899-4896

May 20th, 2011

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

Re: Special Permit Application
Applicants: Philippe and Melissa Brady
Zoning Ordinance Section 8-914 (patio)
Tax Map#: 85-2-01-0001A
Zone: RC
Size: 0.717 acres/31,232 sq. ft.

To whom in may concern:

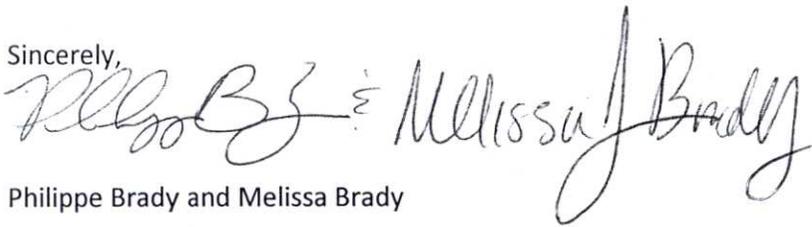
Please accept the following as a statement of justification for a special permit to allow a reduction to the minimum yard requirements for an existing patio that does not comply with the requirements applicable at the time it was erected.

After searching historical databases and county records, homeowners were not able to locate an explanation as to how the error in building location occurred. No information from previous owners was conveyed to the current homeowners at the time of purchase regarding an error in building location.

- A. The error on the property exceeds ten percent of the measurement involved.
- B. The noncompliance was done through no fault of the current property owner as the patio was there when we purchased the house in 2009.
- C. Such reduction will not impair the purpose and intent of this Ordinance.
- D. It will not be detrimental to the use and enjoyment of other property in the immediate vicinity since the patio cannot be seen from the front of the house and the property behind the patio has an estimated 3 acres of woods before the neighbor's house is visible.
- E. The patio will not create an unsafe condition with respect to all other properties and public streets.

- F. To force compliance with the minimum yard requirements would cause unreasonable hardship upon the owner. The patio is made of inlaid bricks and removing the patio be a substantial expense for the Applicant.
- G. The reduction will not result in an increase in density or floor area ratio from that of permitted by the applicable zoning district regulation.
- H. No hazardous or toxic substances will be generated, utilized, stored, treated, and/or disposed of at this residence and the size and contents of any existing or proposed storage tanks or containers. The patio is currently being used for enjoying the outdoor area in the rear of the property.
- I. A waiver is requested for the existing patio to remain in its current location 9.7 feet from the side lot property line in an R-C zone.

Sincerely,

A handwritten signature in cursive script, appearing to read "Philippe Brady & Melissa Brady". The signature is written in dark ink and is positioned to the right of the word "Sincerely,".

Philippe Brady and Melissa Brady

Melissa Jane Brady
Philippe Matthew Brady
7530 Evans Ford Road
Clifton, VA 20124

May 20th, 2011

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

Dear Sir or Madam:

This is a statement of justification for a Special Permit for the Reduction of Certain Yard Requirements located at 7530 Evans Ford Road (Tax Map #: 0852-01-0001A) in the Springfield district.

The subject property was purchased on July 17th, 2009 as the primary residence of Melissa J. Brady and Philippe M. Brady.

Our intent is to add a wood deck to the property.

We have designed a deck that is approximately 500 square feet that will allow the existing porch to have an exit. The deck will be placed so the adjoining properties will not have a view. The deck will face a wooded section of the adjoining property in the rear.

The property has extreme narrowness due to the shape of the lot and therefore prevents the deck elsewhere on the property.

This request is being made for aesthetic reasons:

Aesthetic – The deck will add value and aesthetic beauty to our existing home. This request is being made with consideration of the neighborhood by allowing us to enjoy the outdoors without being in the front of the property and visible to road. We plan to use the deck as an outdoor space to enjoy the woods and weather.

We intend to completely landscape the rear of the property. Adding planters' boxes and lighting so that the appearance is appealing. We will use high quality lumber and Pickett handrails.

There are no existing trees or shrubs in the area where the deck addition will be constructed.

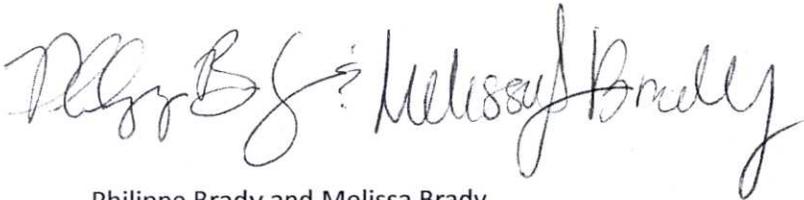
The adjoining property to the west (the side of the proposed deck) is a 5.8 acre lot where the house is near the back of their lot therefore the deck will not be visible to them.

No hazardous or toxic substances or storage tanks are in existence and are not proposed by this permit application. There are no known toxic substances as set forth in title 40, code of federal regulations parts 116.4, 302.4 and 355. There are no known hazardous waste as set forth in commonwealth of Virginia/Department of waste management regulations VR 672-10-1-Virginia hazardous waste management 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 and the size and contents of any existing or proposed storage tanks or containers.

The following special permit justification questions do not apply to this request since this is a single family home, and there is no change in the current use of the area:

- Types of operation(s),
- Hours of operation
- Estimated number of patrons
- Proposed number of employees
- Traffic impact
- General area to be served

Sincerely,

A handwritten signature in cursive script, appearing to read "Philippe Brady and Melissa Brady". The signature is written in dark ink and is positioned above the printed name.

Philippe Brady and Melissa Brady



County of Fairfax, Virginia

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

April 20, 2011

Ms. Melissa Brady
7530 Evans Ford Road
Clifton, VA 20124

RE: Yard Determination
7530 Evans Ford Road
Tax Map Ref.: 85-2 ((1)) 1A
Zoning Districts: R-C, WS

Dear Ms. Brady:

This is in response to your April 12, 2011, email and our subsequent conversations on April 13 and April 14, 2011, regarding your request for a yard determination for the property located at 7530 Evans Ford Road.

It is my understanding that you would like to build an open deck that is greater than 4 feet in height behind the existing house and that you would like to know if the yard directly behind the existing house is considered a rear or side yard.

The property is located in the R-C District and the Water Supply Protection Overlay District. The property is developed with an existing two-story, single family house constructed in 1978. The existing house is located 18.9 feet from the western lot line and includes an enclosed porch located to the right of the house, a patio located to the rear of the house, and a shed located to the rear of the house.

In determining the required yards for the property, the following definitions set forth in Article 20 of the Zoning Ordinance shall apply:

FRONT LOT LINE: A street line which forms the boundary of a lot; or, in the case where a lot does not abut a street other than by its driveway, or is a through lot, that lot line which faces the principal entrance of the main building. On a corner lot, the shorter street line shall be deemed to be the front lot line, regardless of the location of the principal entrance or approach to the main building.

FRONT YARD: A yard extending across the full width of a lot and lying between the front lot line and the principal building. On a corner lot, the two (2) yards lying between the principal building and the intersecting streets shall both be deemed to be front yards.

On a through lot, the two (2) yards lying between the principal building and the two (2) or more public streets shall be deemed to be front yards and shall be controlled by the provisions for same, except as qualified in Sect. 2-413 for residential lots having reverse frontage, and except in those instances where one (1) of the public streets is an alley. On a pipestem lot or a lot abutting a pipestem driveway, any yard contiguous to the pipestem driveway shall be deemed a front yard and shall be subject to the provisions of Sect. 2-416.

SIDE LOT LINE: A lot line which is neither a front lot line nor a rear lot line as defined herein.

SIDE YARD: A yard between the side lot line of the lot and the principal building, and extending from the front yard to the rear yard, or, in the absence of either of such yards, to the front or rear lot lines, as may be.

REAR LOT LINE: That lot line that is most distant from, and is most nearly parallel with, the front lot line. If a rear lot line is less than ten (10) feet in length, or if the lot comes to a point at the rear, the rear lot line shall be deemed to be a ten (10) foot line parallel to the front lot line, lying wholly within the lot for the purpose of establishing the required minimum rear yard.

REAR YARD: A yard extending across the full width of the lot and lying between the rear lot line of the lot and the principal building group.

The property in question has three distinct lot lines and comes to a point in the rear. Based on the definition of a front lot line the lot line abutting Evans Ford Road is considered to be the front lot line. Based on the part of the definition of rear lot line that addresses lots that come to a point at the rear, the rear lot line has been determined to be a ten foot line parallel to the front lot line (see attached yard determination illustration). Based on the definition of a rear yard, the rear yard of the property is determined to extend from the established rear lot line across the full width of the property between the rear lot line and the left rear corner of the existing house. As the two remaining lot lines, the western and southern lot lines are considered to be side lot lines. Therefore, the yard located behind the existing house and abutting the western lot line is deemed to be a side yard. This determination is based on the definitions of a rear lot line, side lot line, rear yard and side yard and is consistent with the yard information found on Building Permit #7801B 0003, which was issued in 1978 for the existing house. The building permit identifies the 20 foot measurement shown on the corresponding building permit plat as a side yard. The 20 foot measurement has been highlighted on the attached building permit and building permit plat for your reference. Please see the attached yard determination illustration for the locations of all yards on the property along with the locations of all minimum required yards. Please note that this illustration is not drawn to scale and is for illustrative purposes only.

In the R-C District the minimum required rear yard is 25 feet, the minimum required side yard is 20 feet, and the minimum required front yard is 40 feet. Pursuant to Par. 2B of Sect. 2-412, an open deck that is over 4 feet in height may not encroach into any part of the minimum required side yard of 20 feet. Based on the submitted plat it does not appear that a deck of any size could be attached to the rear of the house without encroaching into the minimum required side yard,

which is not permitted. You may however apply for a special permit for a reduction of up to 50 percent of the minimum required side yard, which if granted by the Board of Zoning Appeals would allow you to construct a deck within 10 feet of the side lot line. For additional information on applying for a special permit please contact the Zoning Evaluation Division at 703-324-1290.

Please note that the submitted plat shows that the existing house is located 18.9 feet from the western side lot line and as such does not comply with the minimum required side yard of 20 feet. However, pursuant to Sect. 2-419, the Zoning Administrator may approve a reduction in the minimum yard requirements in the case of any building existing or partially constructed which does not comply with such requirements applicable at the time such building was erected. Therefore, you may request a 1.1 foot administrative reduction of the minimum required side yard abutting the western side lot line for the existing house. A request for an administrative reduction may be made through the Zoning Administration Division and should include a full size plat. The Zoning Administration Division can be contacted at 703-324-1314.

Please further note that the submitted plat shows a patio measuring approximately 13 feet by 10 feet located to the rear of the existing house. Per the Zoning Ordinance definition of a deck a patio is considered to be a deck. Pursuant to Par. 2A of Sect. 2-412, a deck that is less than 4 feet in height may extend 5 feet into a minimum required side yard but not closer than 5 feet to any side lot line. The patio is located approximately 10 feet from the western side lot line and as such extends 10 feet into the minimum required side yard of 20 feet rather than the permitted 5 feet. Therefore, the patio does not comply with the location regulations as described above. Please be advised that failure to address this issue may impact your ability to obtain future permits for this property.

Finally, the submitted plat shows a shed measuring approximately 12 feet by 12 feet located to the rear of the existing house. The shed is located partially in the rear yard and partially in the side yard, approximately 50 feet from the rear lot line and approximately 5 feet from the western side lot line. However, the height of the shed is not indicated, so we are unable to determine whether it complies with the Zoning Ordinance requirements. Sheds that are greater than 8.5 feet in height (measured from the highest point of the roof, to the lowest point at the grade) may not be located within the minimum required side yard of 20 feet, and must also be located a minimum distance equal to the height of the shed from the rear lot line. Sheds that are less than 8.5 feet in height may be located anywhere in the side or rear yard. Please note that if this shed is greater than 8.5 feet in height, then it should be moved to comply with the location regulations contained in Par. 10 of Sect. 10-104 of the Zoning Ordinance as described above, otherwise it may impact your ability to obtain future permits for this property.

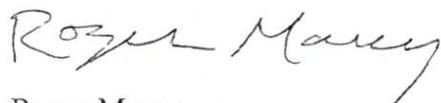
This determination is based upon the facts presented in your email request, subsequent conversations, and the applicable Fairfax County Zoning Ordinance provisions in effect as of the date of this letter. If the facts as presented change or if the applicable provisions of the Zoning

Melissa Brady
April 20, 2011
Page 4

Ordinance change subsequent to the issuance of this determination, the determination may be subject to modification.

I trust that this correspondence adequately responds to your request. If you have any additional questions, please feel free to contact me at 703-324-1396.

Sincerely,



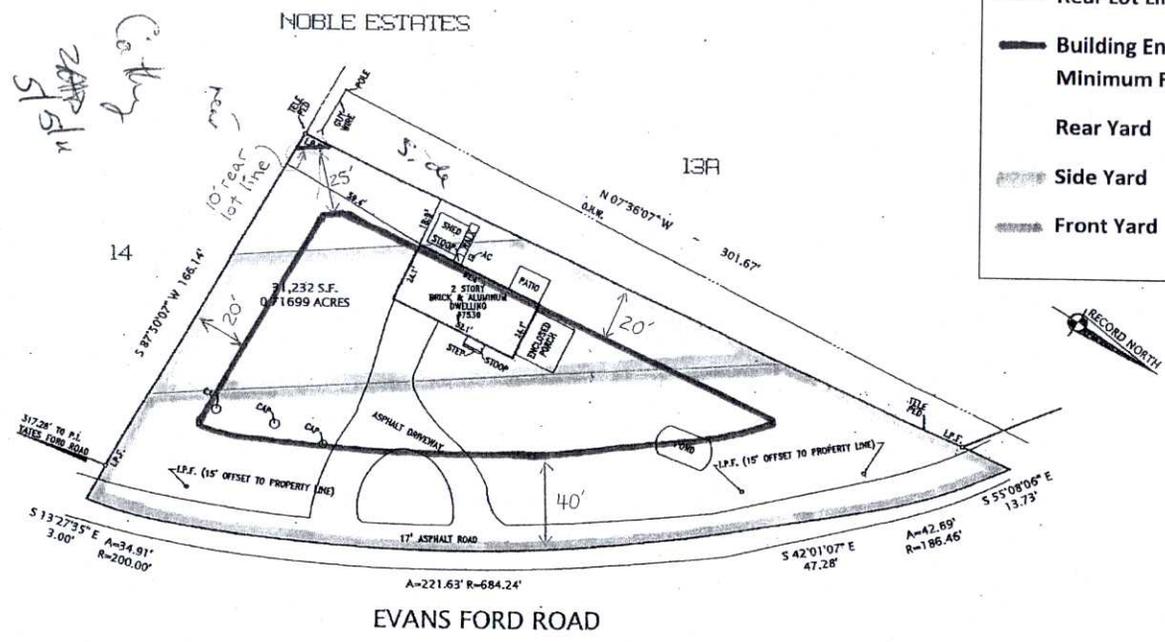
Roger Marcy
Assistant to the Zoning Administrator

Enclosure A/S

cc: Pat Herrity, Supervisor, Springfield District
Eileen M. McLane, Zoning Administrator
Mavis Stanfield, Deputy Zoning Administrator for Appeals
Lisa Feibelman, Staff Coordinator, Special Projects & Applications Branch
✓ Megan Brady, Planner, Zoning Evaluation Division
Diane Johnson-Quinn, Deputy Zoning Administrator for Zoning Permit Review
Branch

LEGEND

- Rear Lot Line
- ▬ Building Envelope as Established by Minimum Required Yards
- Rear Yard
- ▨ Side Yard
- ▩ Front Yard



YARD DETERMINATION

PREPARED BY THE FAIRFAX COUNTY ZONING ADMINISTRATION DIVISION

APRIL 20, 2011
FOR ILLUSTRATIVE PURPOSES ONLY
NOT TO SCALE

PLAT
SHOWING HOUSE LOCATION ON
THE PROPERTY LOCATED AT
#7530 EVANS FORD ROAD
FAIRFAX COUNTY, VIRGINIA

CASE NAME: CARPENTER/WICKSON/HUBMAN

DATE: 07/13/09

BY: J. W. ANDREWS, LIC. 2074

ALBANDRA CURVE

8-006 General Standards

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

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

8-903 Standards For All Group 9 Uses

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

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

8-914 Provisions for Approval of Reduction to the Minimum Yard Requirements Based on Error in Building Location

The BZA may approve a special permit to allow a reduction to the minimum yard requirements for any building existing or partially constructed which does not comply with such requirements applicable at the time such building was erected, but only in accordance with the following provisions:

1. Notwithstanding Par. 2 of Sect. 011 above, all applications shall be accompanied by ten (10) copies of a plat and such plat shall be presented on a sheet having a maximum size of 24" x 36", and one 8 ½" x 11" reduction of the plat. Such plat shall be drawn to a designated scale of not less than one inch equals fifty feet (1" = 50'), unless a smaller scale is required to accommodate the development. Such plat shall be certified by a professional engineer, land surveyor, architect, or landscape architect licensed by the State of Virginia and such plat shall contain the following information:
 - A. Boundaries of entire property, with bearings and distances of the perimeter property lines and of each zoning district.
 - B. Total area of the property and of each zoning district in square feet or acres.
 - C. Scale and north arrow, with north, to the extent feasible, oriented to the top of the plat and on all supporting graphics.
 - D. Location of all existing structures, with dimensions, including height of any structure and penthouse, and if known, the construction date(s) of all existing structures.
 - E. All required minimum yards to include front, side and rear, and a graphic depiction of the angle of bulk plane, if applicable, and the distances from all existing structures to lot lines.
 - F. Means of ingress and egress to the property from a public street(s).
 - G. For nonresidential uses, the location of parking spaces, indicating minimum distance from the nearest property line(s).
 - H. If applicable, the location of well and/or septic field.
 - I. For nonresidential uses, a statement setting forth the maximum gross floor area and FAR for all uses.
 - J. Location of all existing utility easements having a width of twenty-five (25) feet or more, and all major underground utility easements regardless of width.
 - K. Seal and signature of professional person certifying the plat.

In addition, the application shall contain a statement of justification explaining how the error in building location occurred and any supportive material such as aerial photographs, Building Permit applications, County assessments records, a copy of the contract to build the structure which is in error, or a statement from a previous owner indicating how the error in building location occurred.

2. The BZA determines that:
 - A. The error exceeds ten (10) percent of the measurement involved, and
 - B. The noncompliance was done in good faith, or through no fault of the property owner, or was the result of an error in the relocation of the building subsequent to the issuance of a Building Permit, if such was required, and
 - C. Such reduction will not impair the purpose and intent of this Ordinance, and
 - D. It will not be detrimental to the use and enjoyment of other property in the immediate vicinity, and
 - E. It will not create an unsafe condition with respect to both other property and public streets, and
 - F. To force compliance with the minimum yard requirements would cause unreasonable hardship upon the owner.
 - G. The reduction will not result in an increase in density or floor area ratio from that permitted by the applicable zoning district regulations.
3. In granting such a reduction under the provisions of this Section, the BZA shall allow only a reduction necessary to provide reasonable relief and may, as deemed advisable, prescribe such conditions, to include landscaping and screening measures, to assure compliance with the intent of this Ordinance.
4. Upon the granting of a reduction for a particular building in accordance with the provisions of this Section, the same shall be deemed to be a lawful building.
5. The BZA shall have no power to waive or modify the standards necessary for approval as specified in this Section.

8-922 Provisions for Reduction of Certain Yard Requirements

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

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

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

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

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

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

10. The BZA may impose such conditions as it deems necessary to satisfy these criteria, including, but not limited to imposition of a maximum gross floor area, floor area ratio, lot coverage, landscaping and/or screening requirements.
11. Notwithstanding Par. 2 of Sect. 011 above, all applications shall be accompanied by fifteen (15) copies of a plat and such plat shall be presented on a sheet having a maximum size of 24" x 36", and one 8 ½" x 11" reduction of the plat. Such plat shall be drawn to a designated scale of not less than one inch equals fifty feet (1" = 50'), unless a smaller scale is required to accommodate the development. Such plat shall be certified by a professional engineer, land surveyor, architect, or landscape architect licensed by the State of Virginia. Such plat shall contain the following information:
 - A. Boundaries of entire property, with bearings and distances of the perimeter property lines, and of each zoning district.
 - B. Total area of the property and of each zoning district in square feet or acres.
 - C. Scale and north arrow, with north, to the extent feasible, oriented to the top of the plat and on all supporting graphics.
 - D. The location, dimension and height of any building, structure or addition, whether existing or proposed. In addition, for decks, the height of the finished floor above finished ground level.
 - E. All required minimum yards to include front, side and rear, a graphic depiction of the angle of bulk plane, if applicable, and the distances from all existing and proposed structures to lot lines.
 - F. Means of ingress and egress to the property from a public street(s).
 - G. For nonresidential uses, the location of parking spaces, indicating minimum distance from the nearest property line(s).
 - H. If applicable, the location of a well and/or septic field.
 - I. Existing and proposed gross floor area and floor area ratio.
 - J. Location of all existing utility easements having a width of twenty-five (25) feet or more, and all major underground utility easements regardless of width.

- K. The location, type and height of any existing and proposed landscaping and screening.
 - L. Approximate delineation of any floodplain designated by the Federal Insurance Administration, United States Geological Survey, or Fairfax County, the delineation of any Resource Protection Area and Resource Management Area, and the approximate delineation of any environmental quality corridor as defined in the adopted comprehensive plan, and, if applicable, the distance of any existing and proposed structures from the floodplain, Resource Protection Area and Resource Management Area, or environmental quality corridor.
 - M. Seal and signature of professional person certifying the plat.
12. Architectural depictions of the proposed structure(s) as viewed from all lot lines and street lines to include building materials, roof type, window treatment and any associated landscaping and/or screening shall be provided.