



# County of Fairfax, Virginia

August 3, 2011

## STAFF REPORT

**SPECIAL PERMIT APPLICATION NO. SP 2011-MV-053**

### MOUNT VERNON DISTRICT

**APPLICANTS/OWNERS:** Richard J. Campbell  
Sabrina Campbell

**STREET ADDRESS:** 1907 Joliette Court

**SUBDIVISION:** Hollin Glen

**TAX MAP REFERENCE:** 93-3 ((24)) 46

**LOT SIZE:** 12,458 square feet

**ZONING DISTRICT:** R-4

**ZONING ORDINANCE PROVISION:** 8-914 and 8-922

**SPECIAL PERMIT PROPOSALS:** To permit reduction to minimum yard requirements based on errors in building locations to permit addition to remain 22.4 feet from the rear lot line, existing open concrete patio to remain 0.9 feet from the western side lot line and 1.1 foot from the northern side lot line and to permit reduction of certain yard requirements to permit construction of a two-story addition 7.9 feet from a side lot line.

**STAFF RECOMMENDATION:** Staff recommends approval of SP 2011-MV-053 for an addition with adoption of the proposed development conditions contained in Appendix 1.

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

*O:\dhedr\Special Permits(8-10) SP 2011-MV-053 Campbell (50 & error)\SP 2011-MV-053 Campbell staff report.doc  
Deborah Hedrick*

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.**

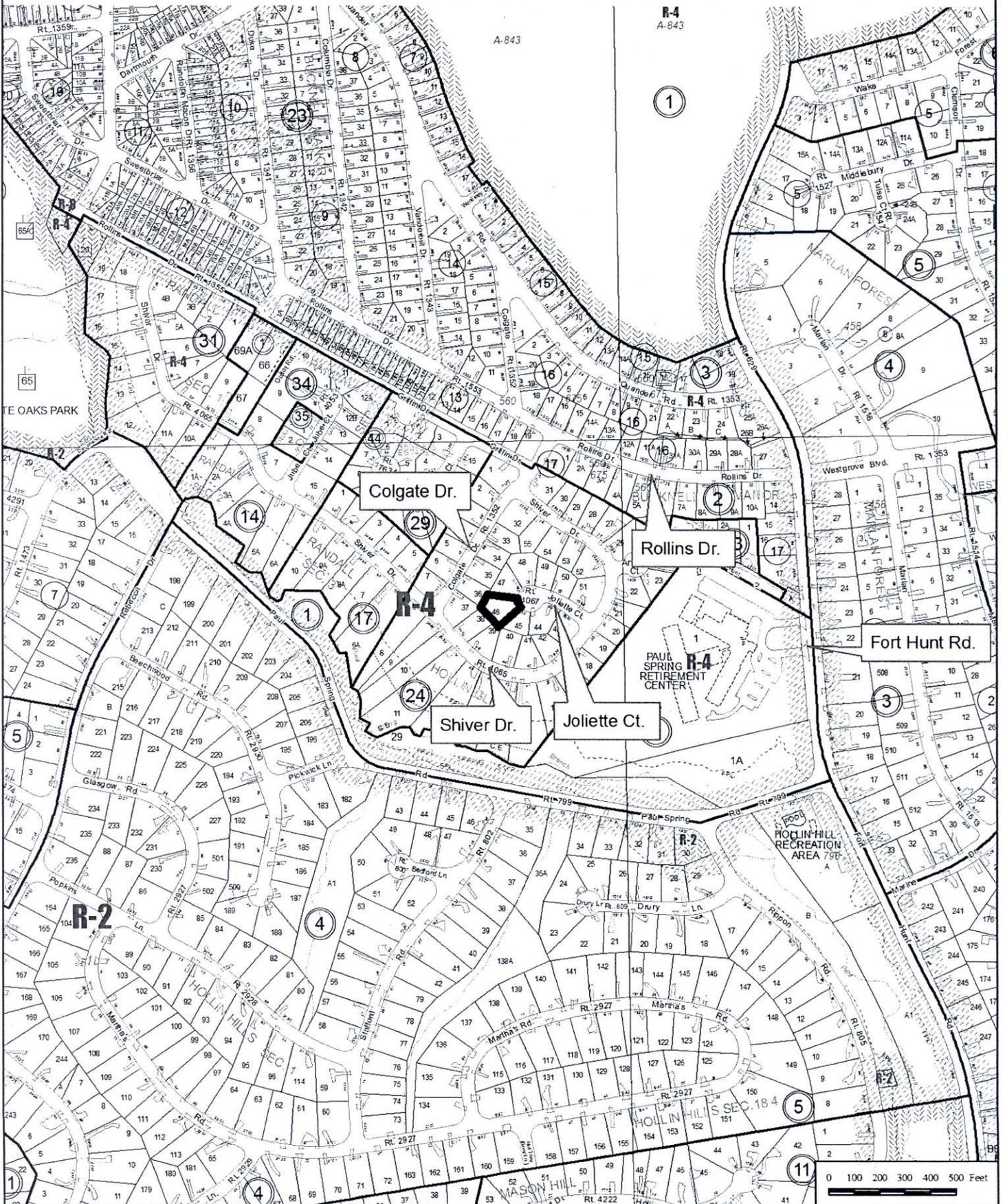


Americans with Disabilities Act (ADA): Reasonable accommodation is available upon 7 days advance notice. For additional information on ADA call (703) 324-1334 or TTY 711 (Virginia Relay Center).

**Special Permit**  
**SP 2011-MV-053**  
**RICHARD AND SABRINA CAMPBELL**

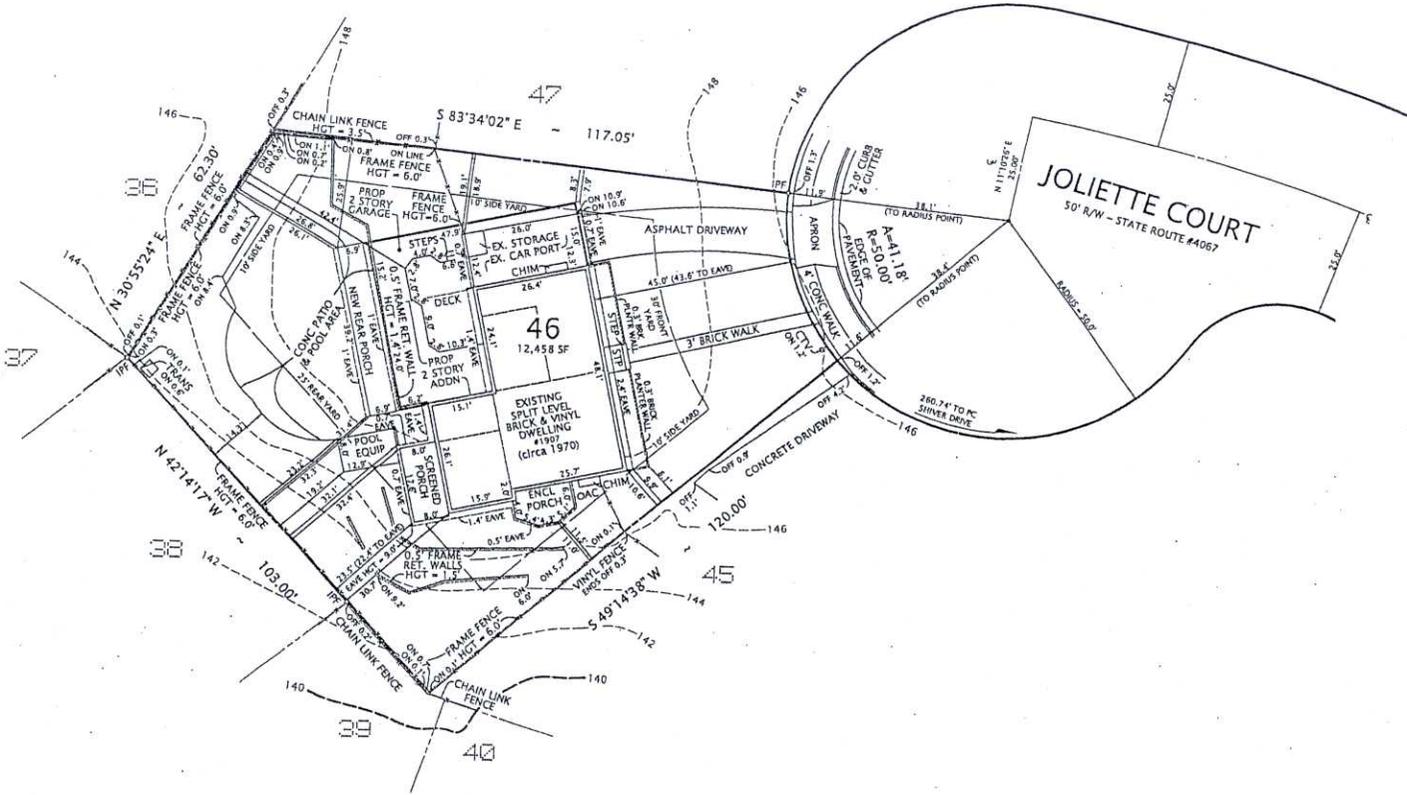


**Special Permit**  
**SP 2011-MV-053**  
**RICHARD AND SABRINA CAMPBELL**



NOTES (CONT):

- 13. THE POOL EQUIPMENT IS OPEN AND UNCOVERED.
- 14. THE EXISTING CARPORT, STORAGE, AND DECK WILL BE REMOVED.



NOTES

- 1. TAX MAP: 93-3-24-0046
- 2. ZONE: R-4 (RESIDENTIAL 4 DU/AC)
- 3. LOT AREA: 12,458 SF (0.2860 ACRES)
- 4. REQUIRED YARDS:
  - FRONT: = 30.0 FEET
  - SIDE: = 10.0 FEET
  - REAR: = 25.0 FEET
- 5. HEIGHTS:
  - DWELLING = 22.8 FEET
  - CAR PORT = 14.0 FEET
  - PROP. GARAGE/ADDN = 21.1 FEET
  - DECK = 02.6 FEET
  - FENCES = AS NOTED
  - ENCL PORCH = 08.5 FEET
  - SCREEN PORCH = 09.0 FEET
  - POOL EQUIPMENT = 03.0 FEET
- 6. THIS PROPERTY IS SERVED BY PUBLIC WATER AND SEWER.
- 7. THERE IS NO OBSERVABLE EVIDENCE OF GRAVE SITES OR BURIAL GROUNDS ON THIS PROPERTY.
- 8. ALL IMPROVEMENTS SHOWN ON THIS PLAT ARE EXISTING UNLESS DENOTED AS PROPOSED. FENCES ARE FRAME UNLESS NOTED.
- 9. THE SURVEYOR IS NOT AWARE OF ANY UTILITY EASEMENTS 25 FEET IN WIDTH OR GREATER AFFECTING THIS PROPERTY.
- 10. TOPOGRAPHY DELINEATED HEREON WAS TAKEN FROM AVAILABLE RECORDS, IS SHOWN AT 2' INTERVALS, AND IS AERIAL.
- 11. THERE ARE NO FLOODPLAINS OR RESOURCE PROTECTION AREAS ON THIS PROPERTY.

12. AREAS:

EX BASEMENT	=	1,133 SF
EX 1ST FLOOR	=	638 SF
EX 2ND FLOOR	=	894 SF
EX 3RD FLOOR	=	749 SF
EX GROSS FLOOR AREA	=	3,414 SF

EX FLOOR AREA RATIO: EX GFA (3414) / LOT AREA (12,458) = 0.27

PROP. 2 STORY GARAGE	=	1,438 SF. (719 SF X 2)
PROP. 2 STORY ADDN	=	1,018 SF. (509 SF X 2)
TOTAL	=	2,456 SF

PROP. 2456 SF/ EX GFA (3414) = 0.72

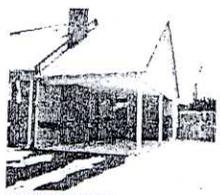
PROP GFA = EX GFA (3414) + PROP TOTAL (2456) = 5870  
 PROP FLOOR AREA RATIO = PROP GFA (5870) / LOT AREA (12458) = 0.47

(NOTES CONTINUED ON THE LEFT)

PLAT  
 SHOWING THE IMPROVEMENTS ON  
 LOT 46  
**HOLLIN GLEN**  
 (DEED BOOK 3176, PAGE 31)  
 FAIRFAX COUNTY, VIRGINIA  
 MOUNT VERNON DISTRICT  
 SCALE: 1" = 20'      JANUARY 31, 2011  
 APRIL 05, 2011 (REV)  
 JUNE 10, 2011 (REV)



FRONT OF DWELLING



FRONT OF CAR PORT



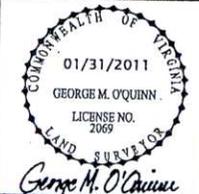
REAR OF DWELLING



SCREENED PORCH AND ENCLOSED PORCH

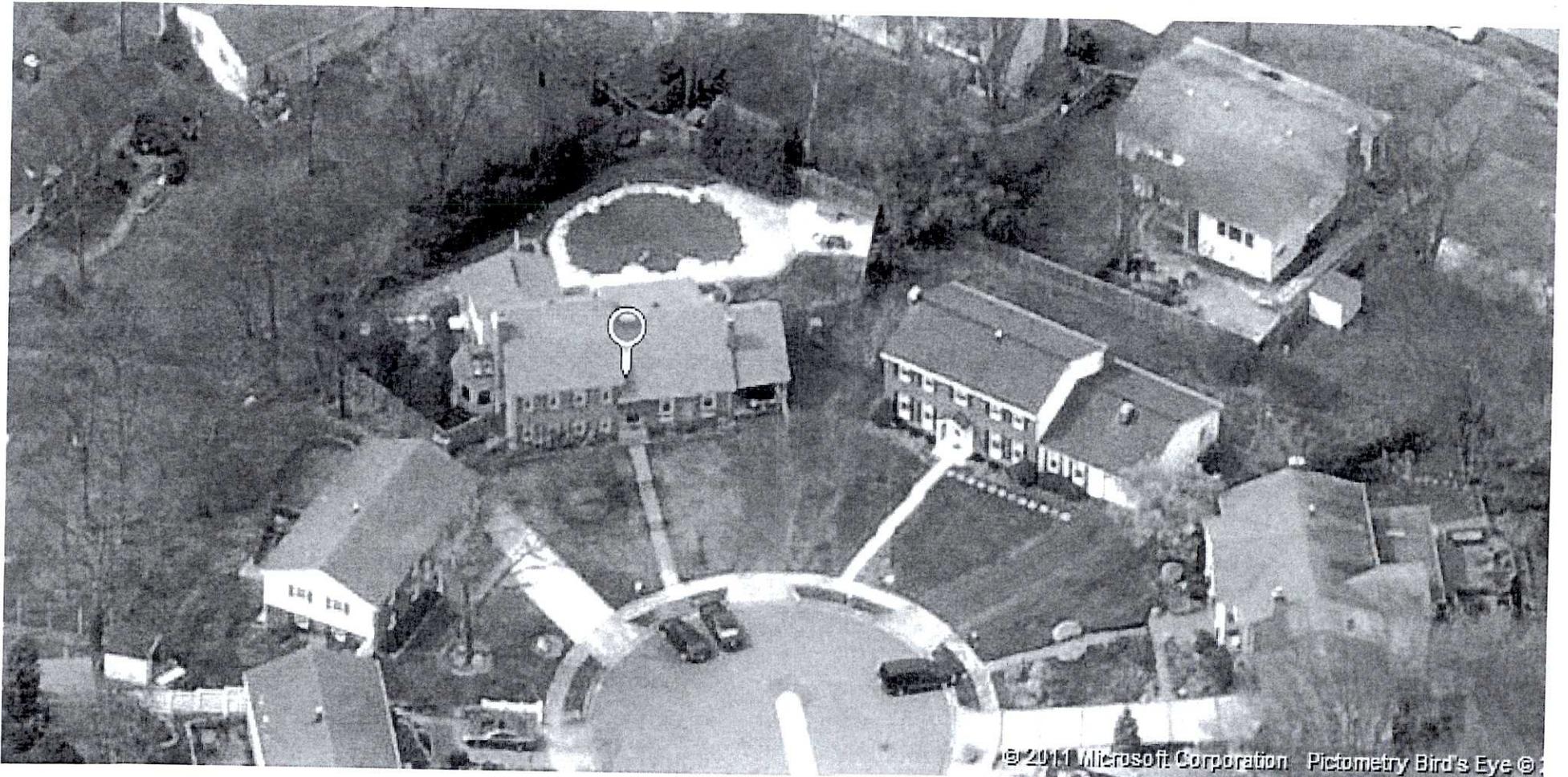
I HEREBY CERTIFY THAT THE POSITIONS OF ALL THE EXISTING IMPROVEMENTS HAVE BEEN CAREFULLY ESTABLISHED BY A CURRENT FIELD SURVEY AND UNLESS SHOWN THERE ARE NO VISIBLE ENCROACHMENTS AS OF THIS DATE:

THIS PLAT IS SUBJECT TO RESTRICTIONS OF RECORD.  
 A TITLE REPORT WAS NOT FURNISHED.  
 NO CORNER MARKERS SET.

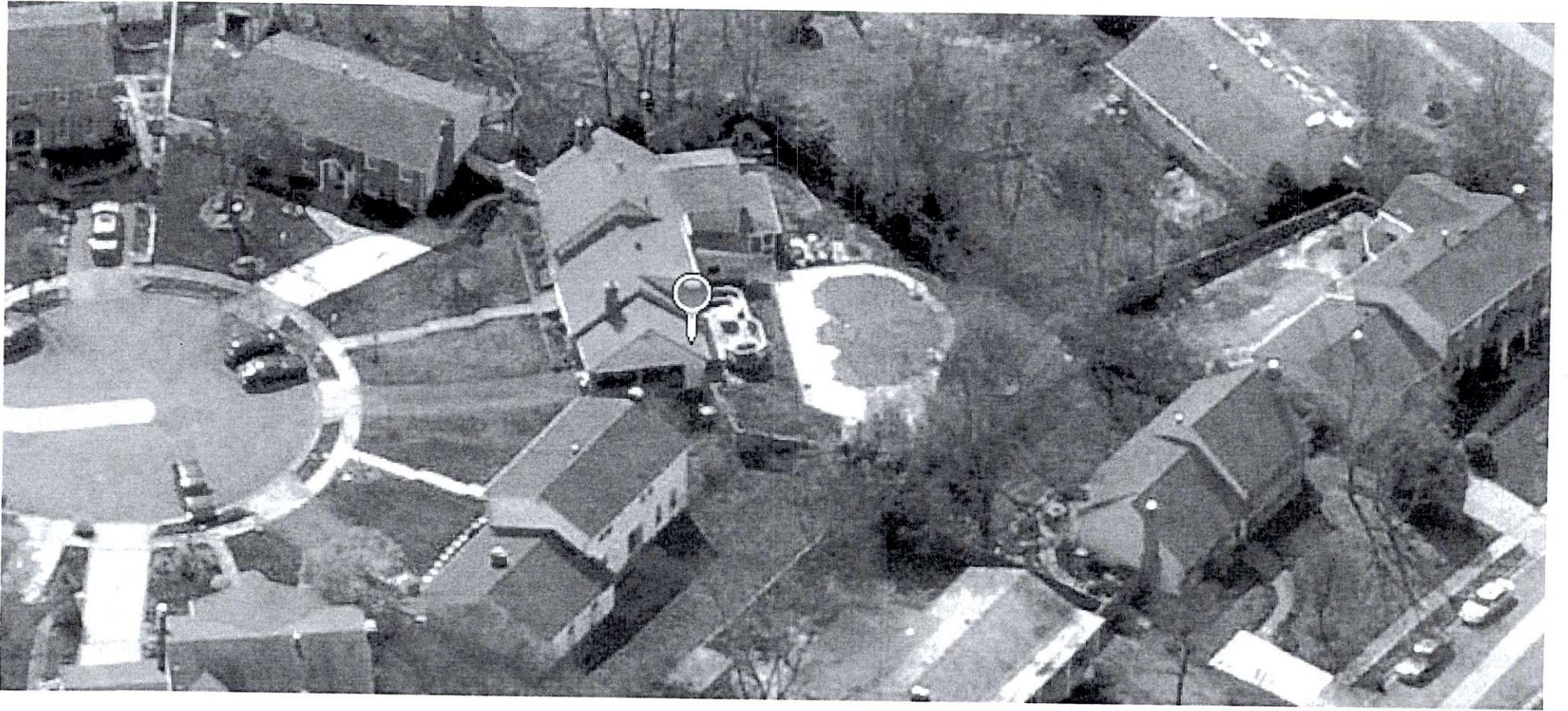


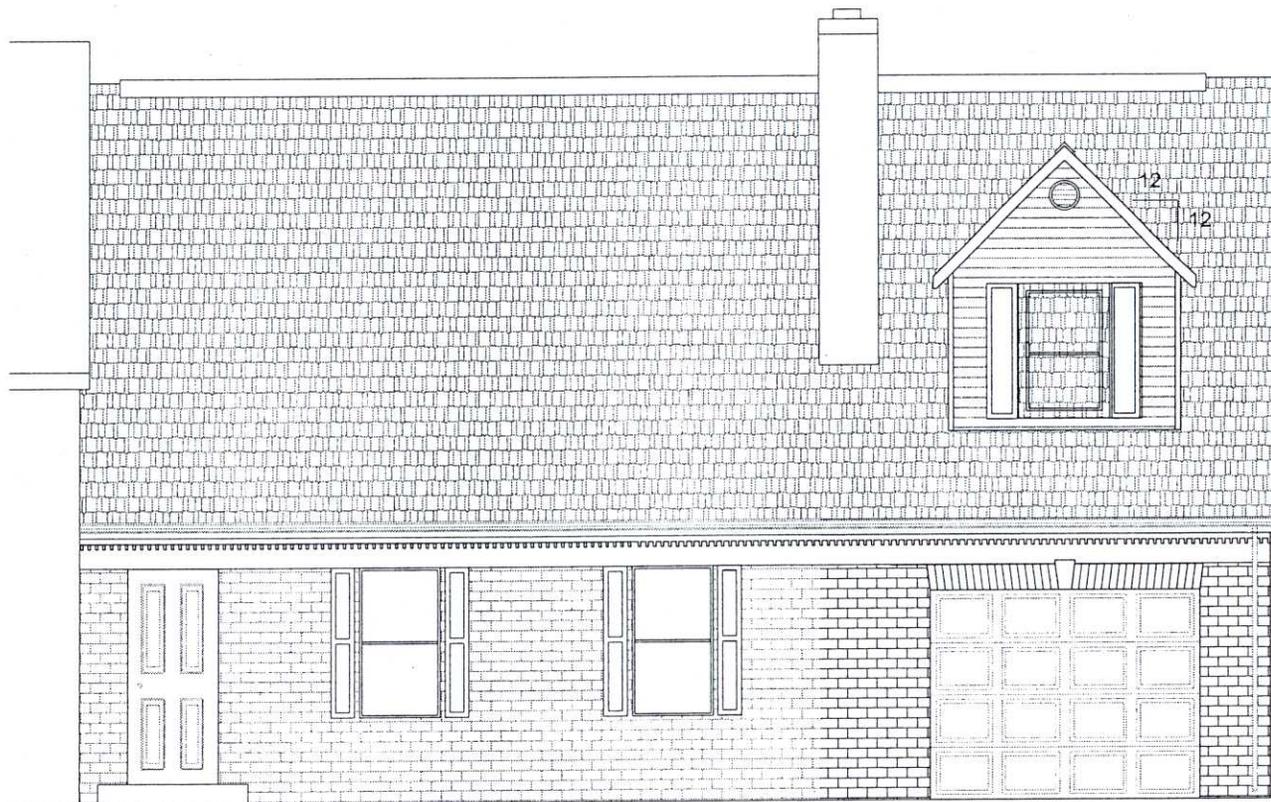
CASE NAME:  
 CAMPBELL  
 CAPITAL BUILDERS GROUP, INC.

**DOMINION** Surveyors Inc.  
 8808-H PEAR TREE VILLAGE COURT  
 ALEXANDRIA, VIRGINIA 22309  
 703-619-6555  
 FAX: 703-799-6412



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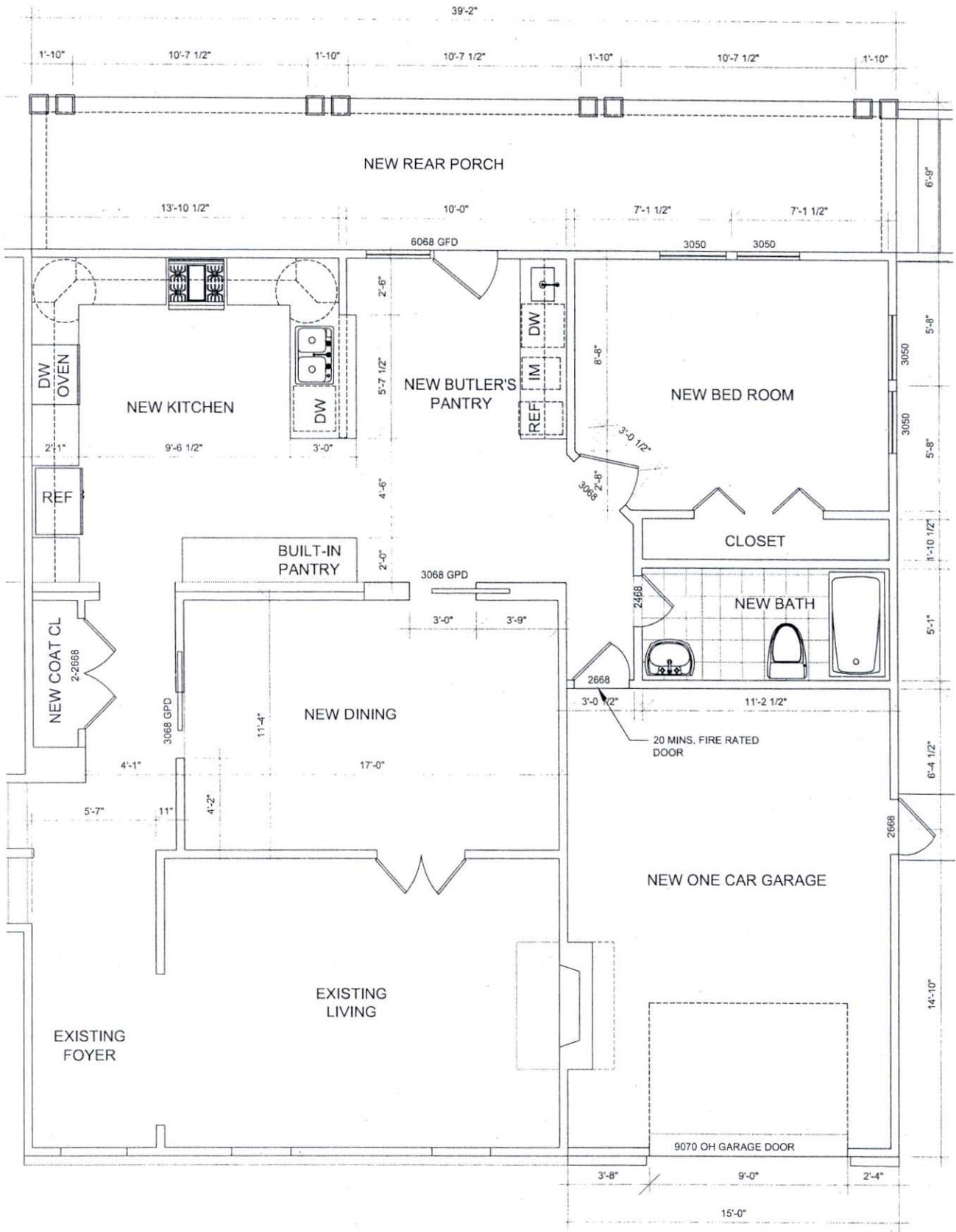
Front Elevation



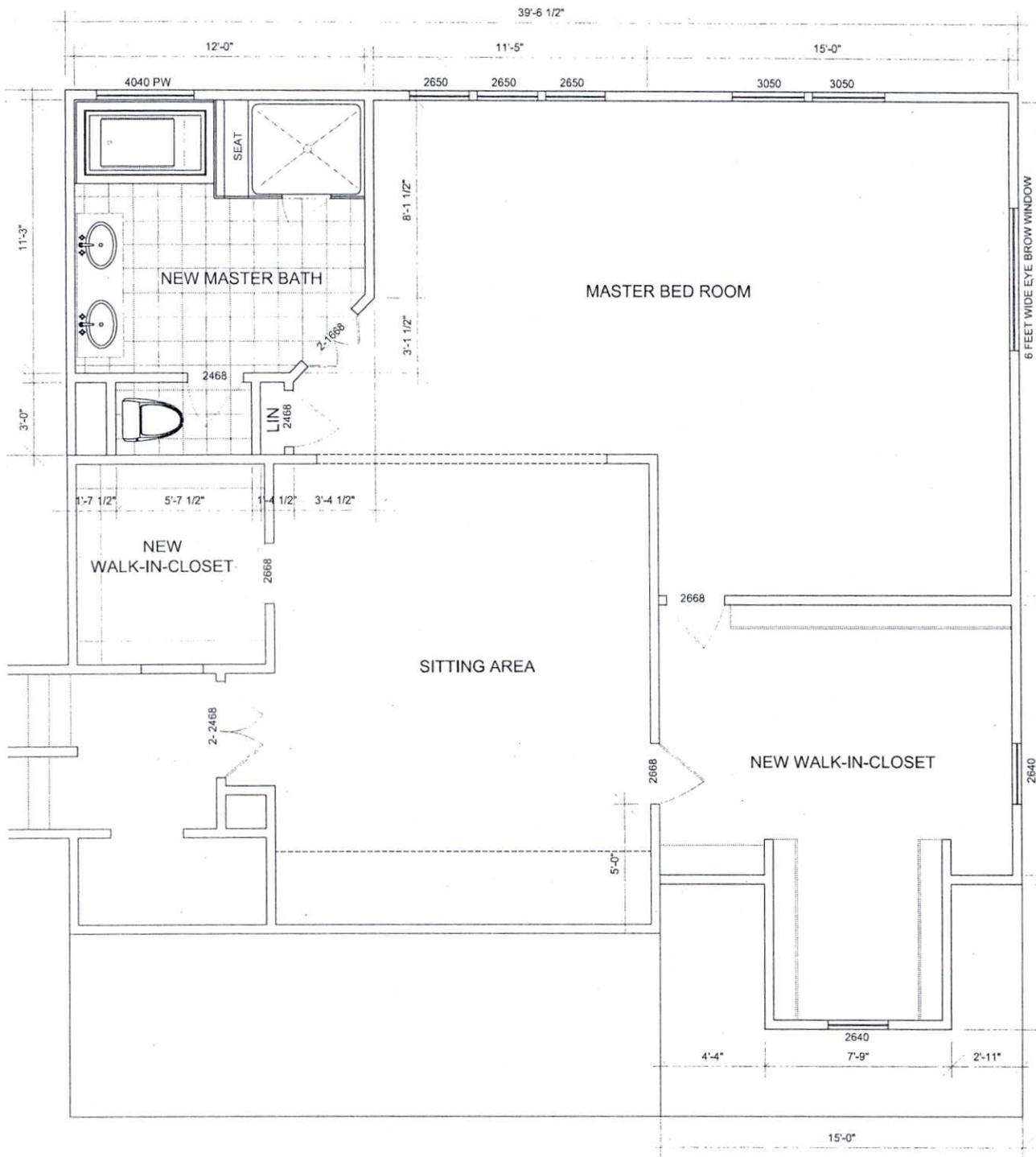
Rear Elevation



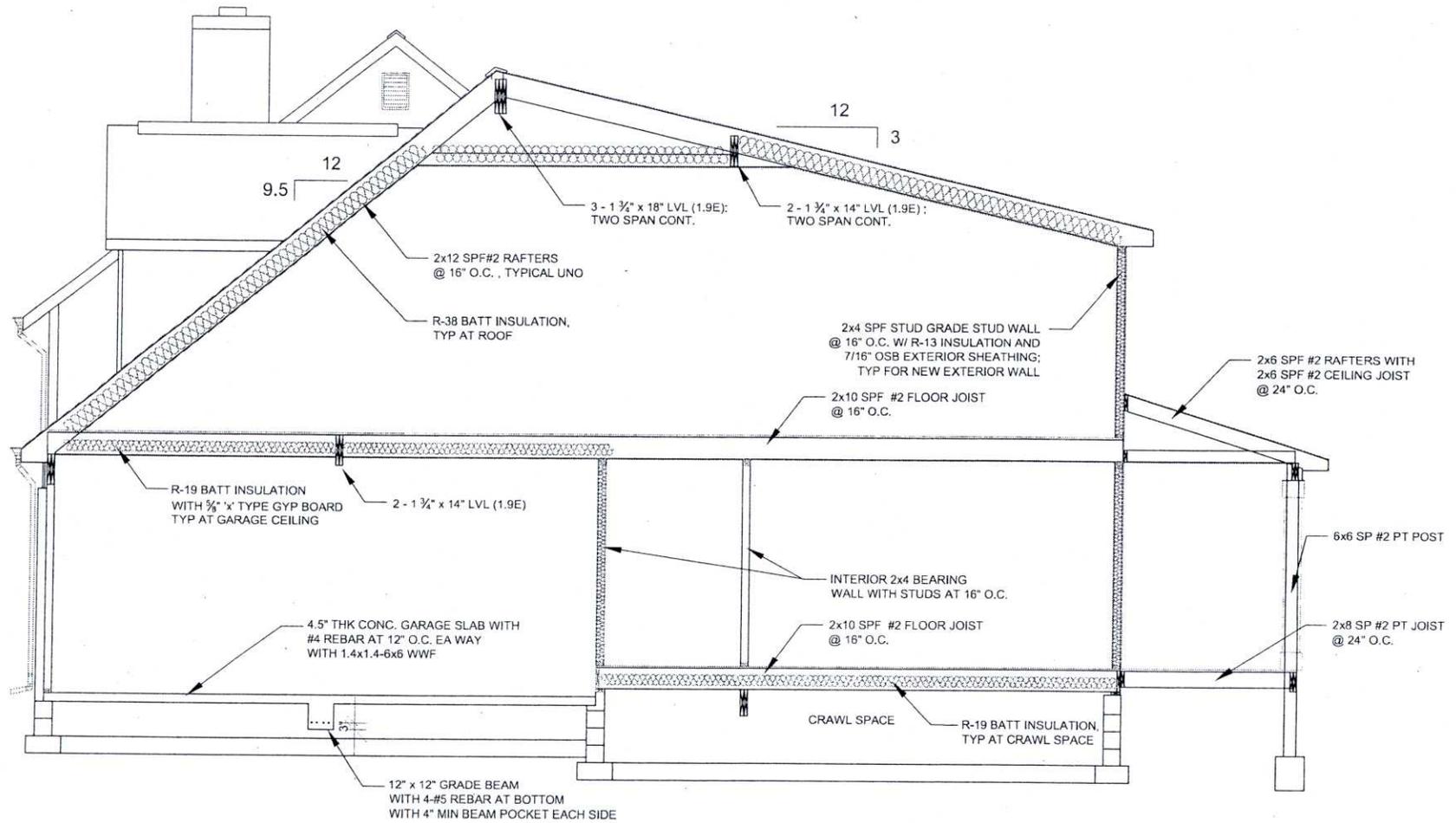
Right Side Elevation



First floor



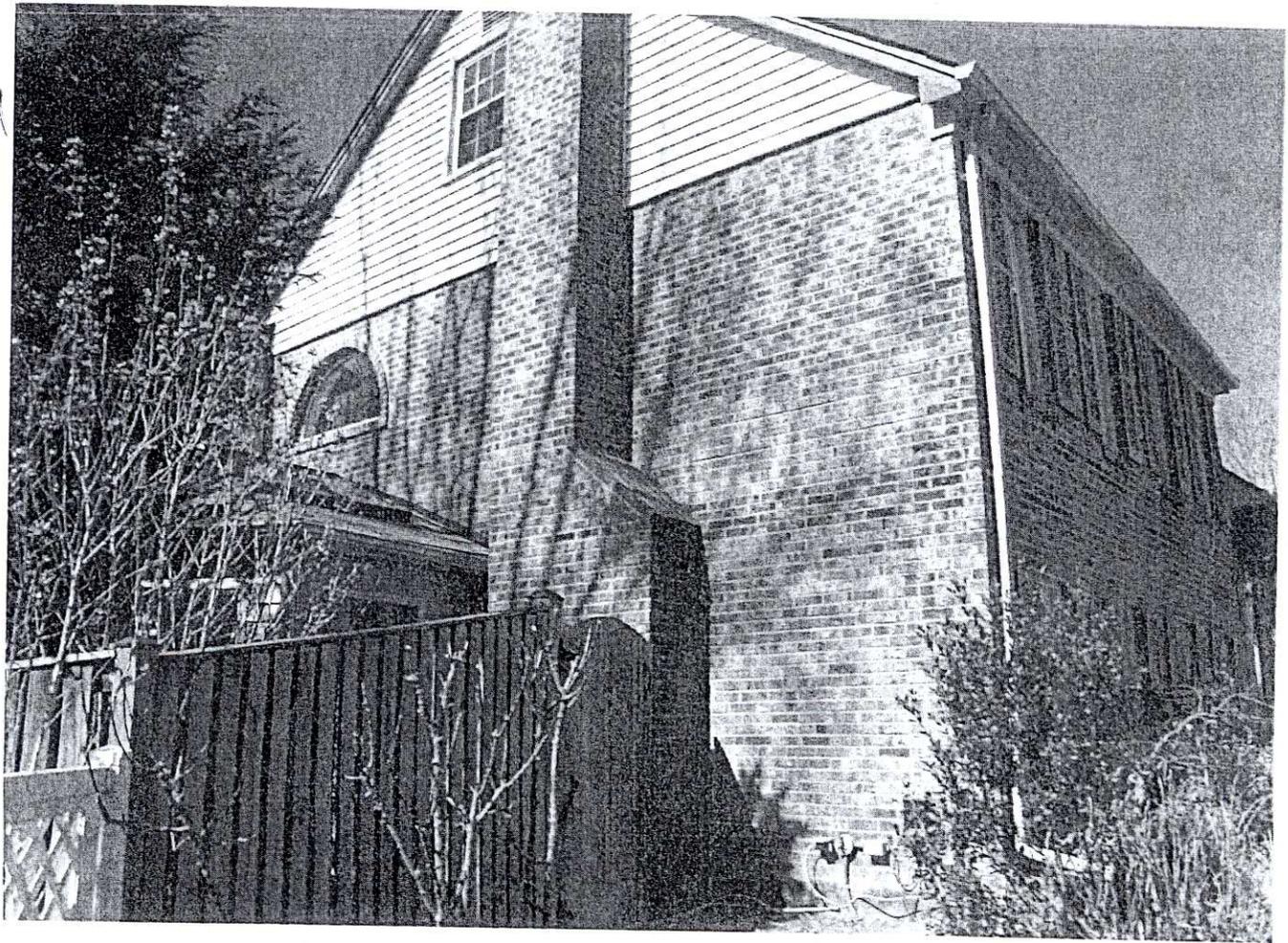
Second floor



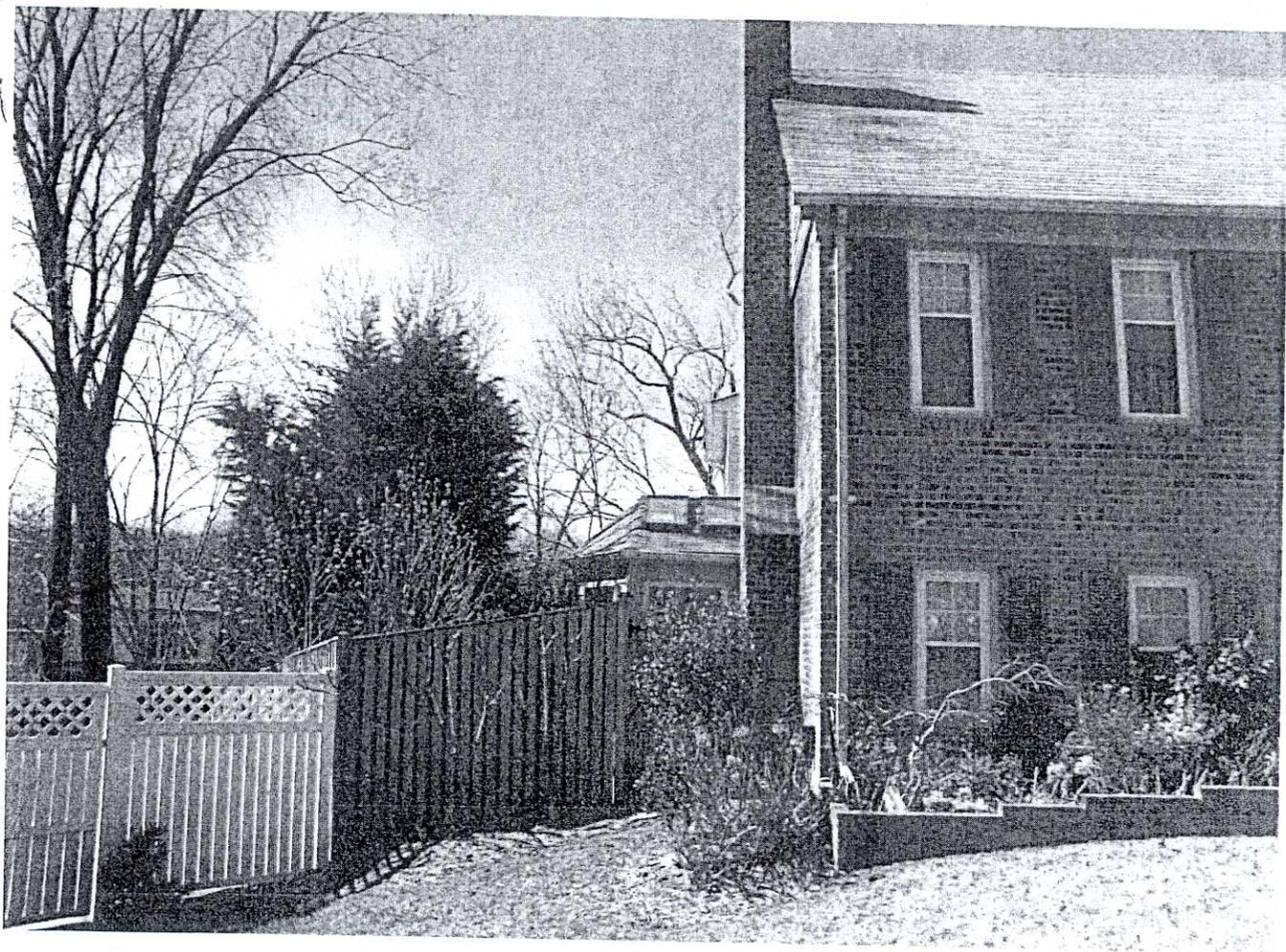
ROOF  
ACING



ROOF  
ACING  
20M  
:00



Row  
11-1-59  
left  
side



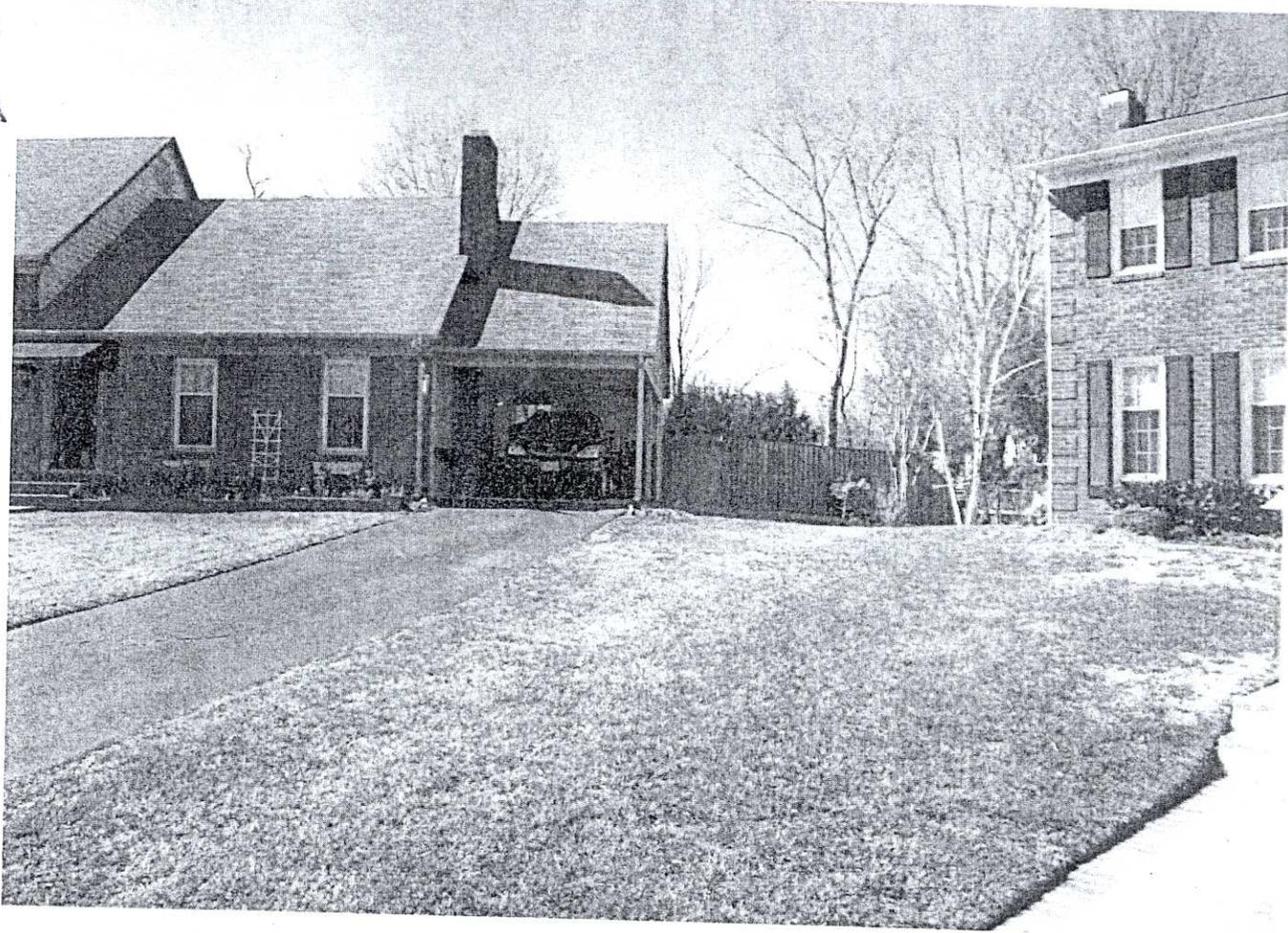
3

same  
view  
out



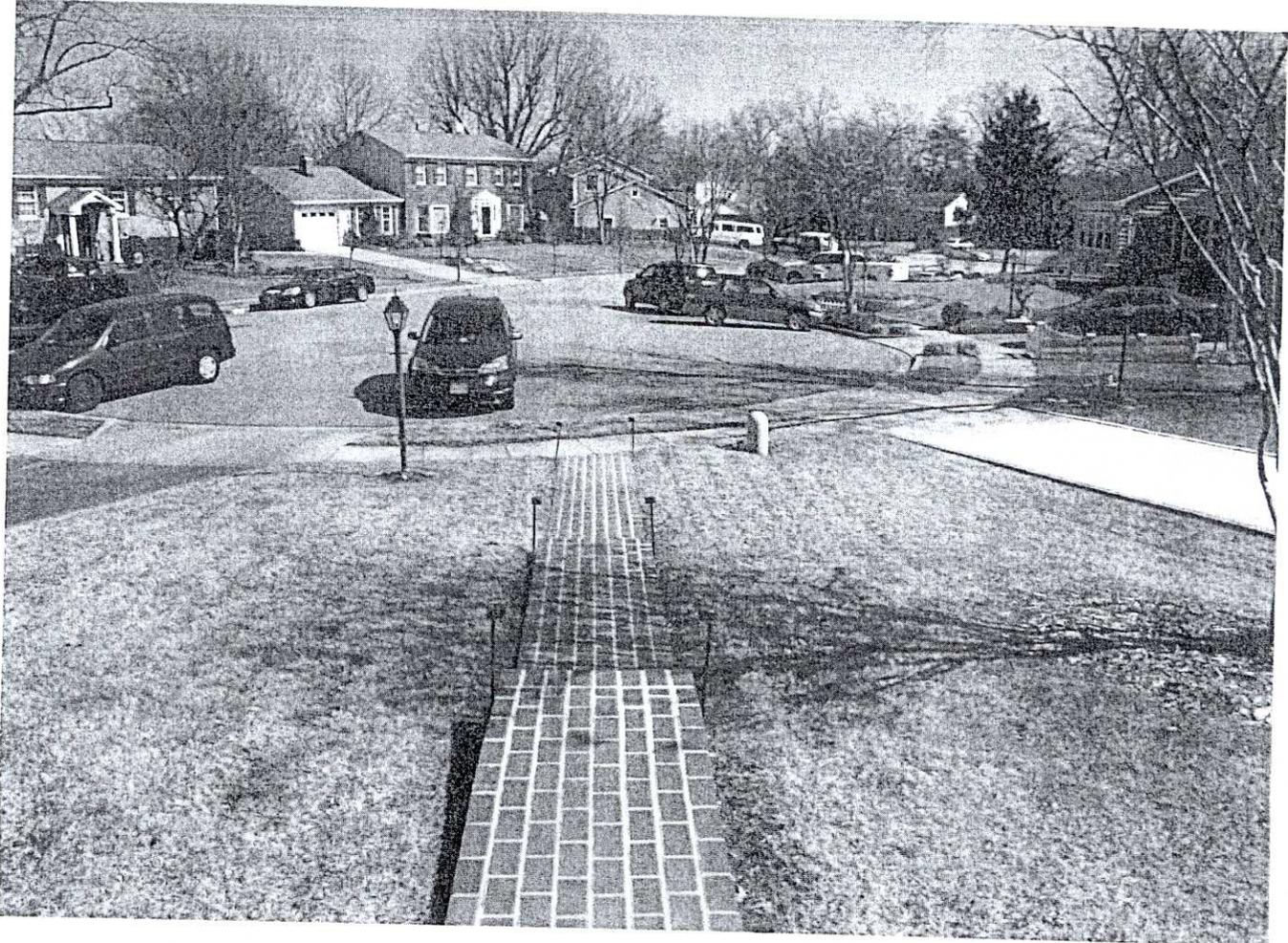
4

Right  
from  
street.



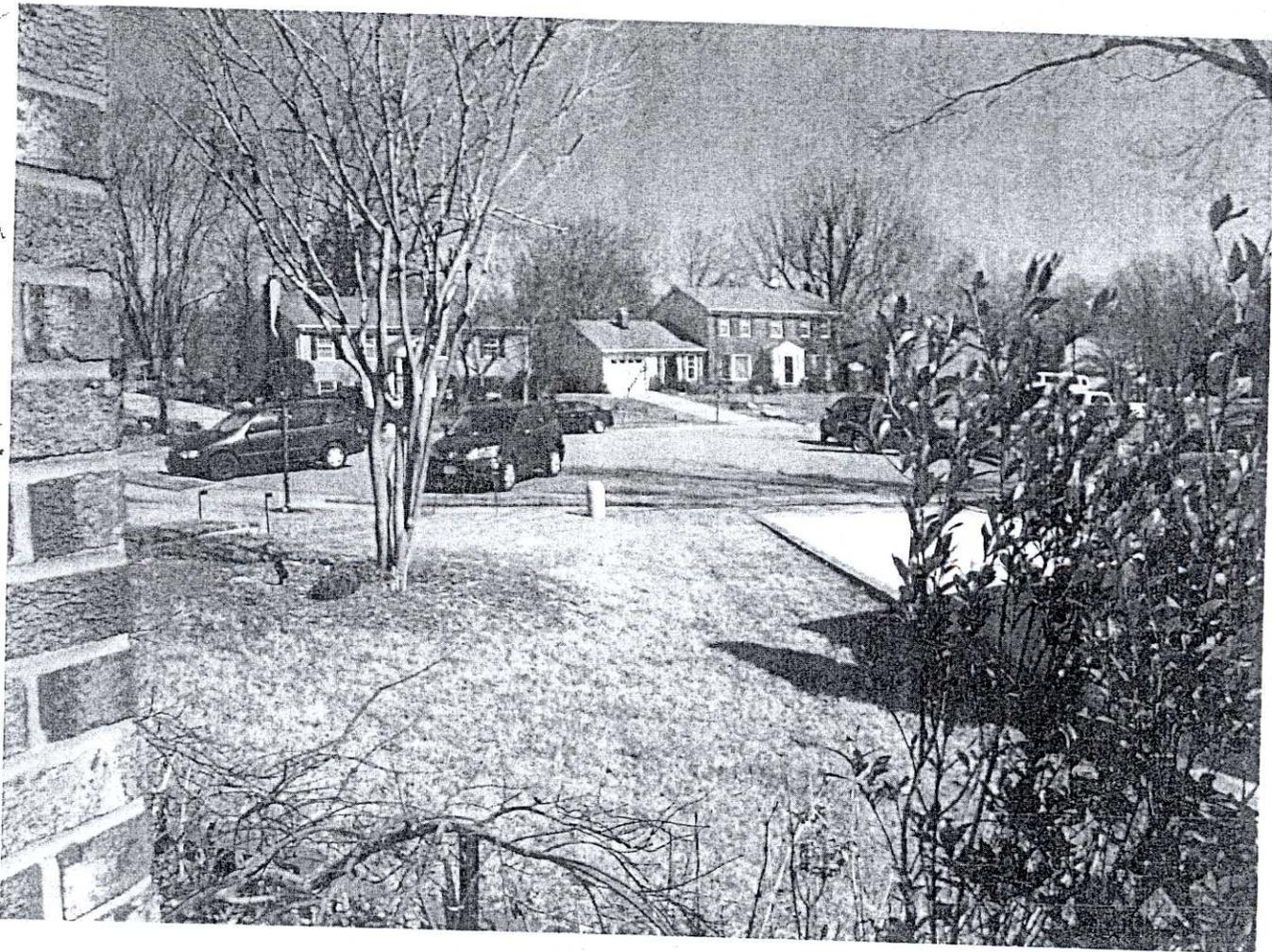
5

Up.



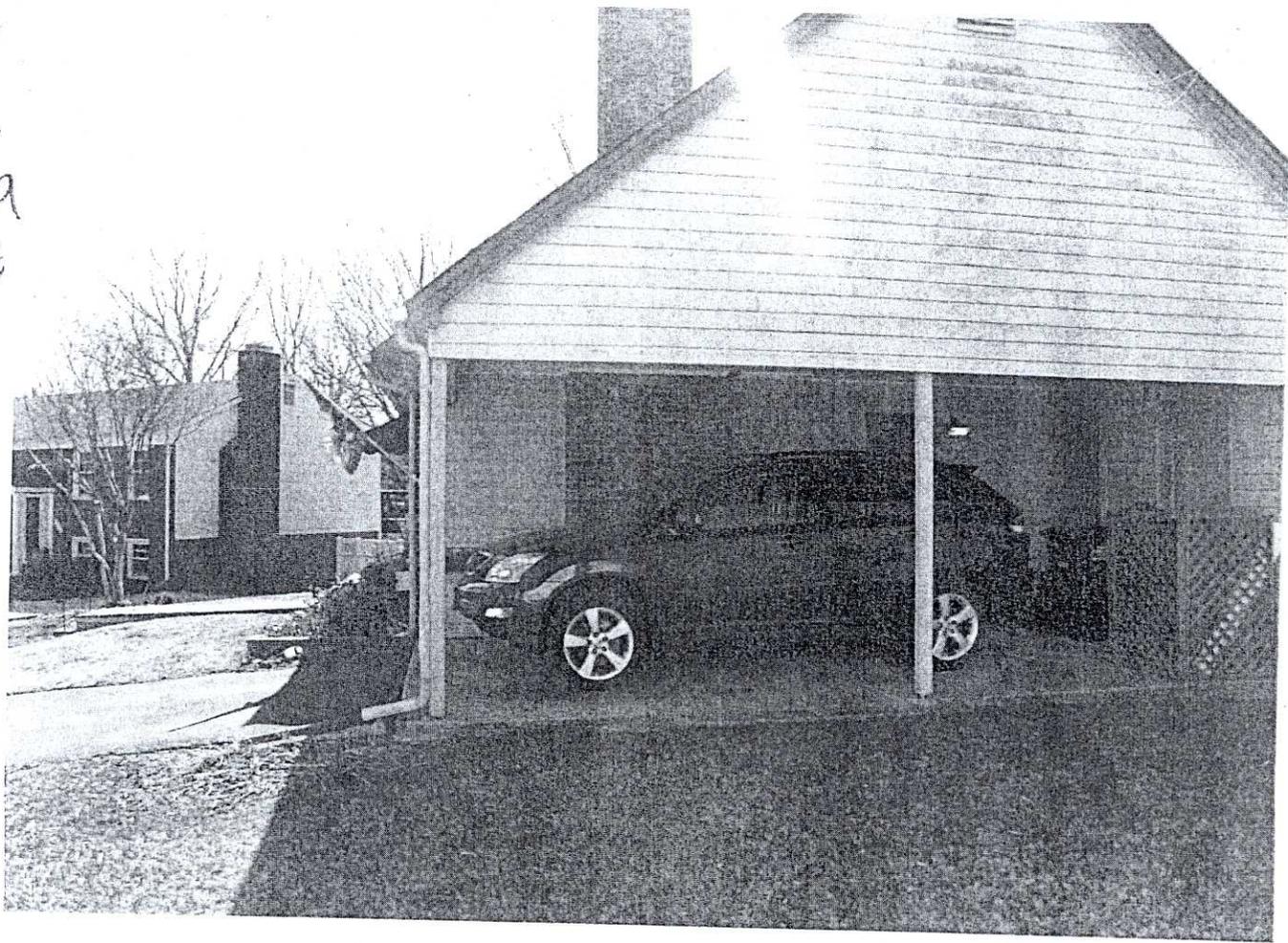
6

right  
side  
ACING  
out.  
o  
street.



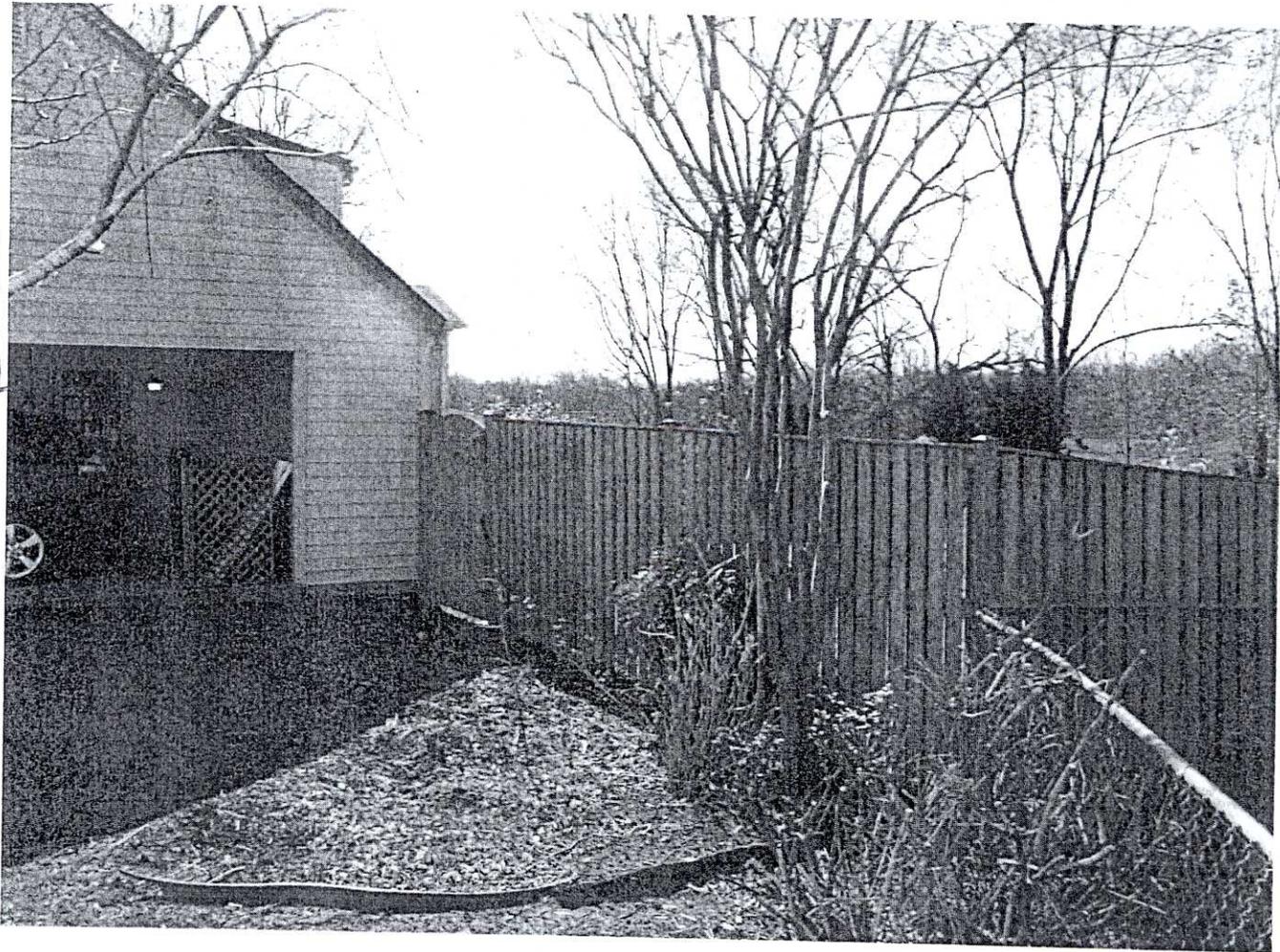
7

right  
side  
ACING  
HOUSE



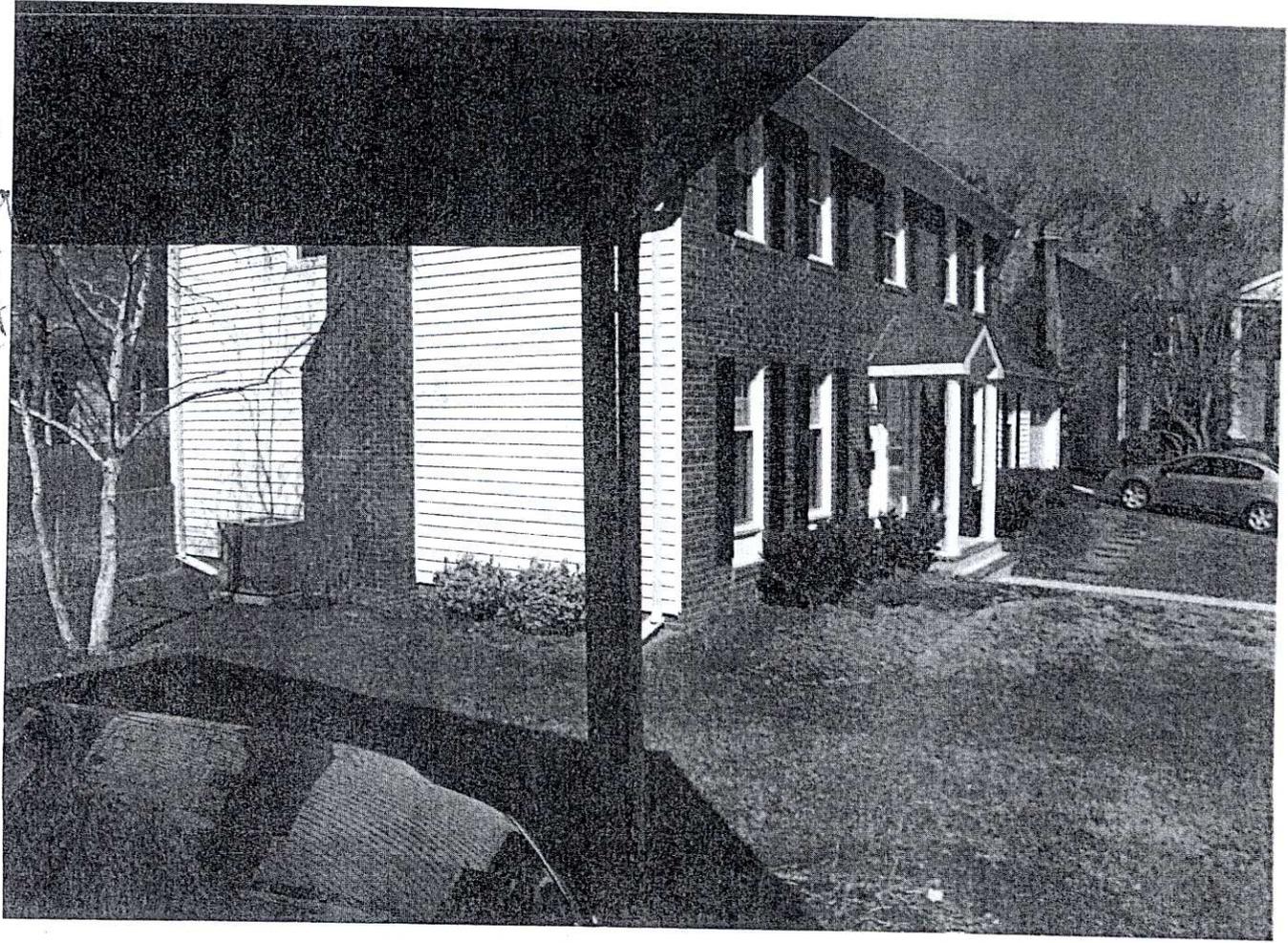
8

right  
side  
icing  
house  
+ ROAD  
- report



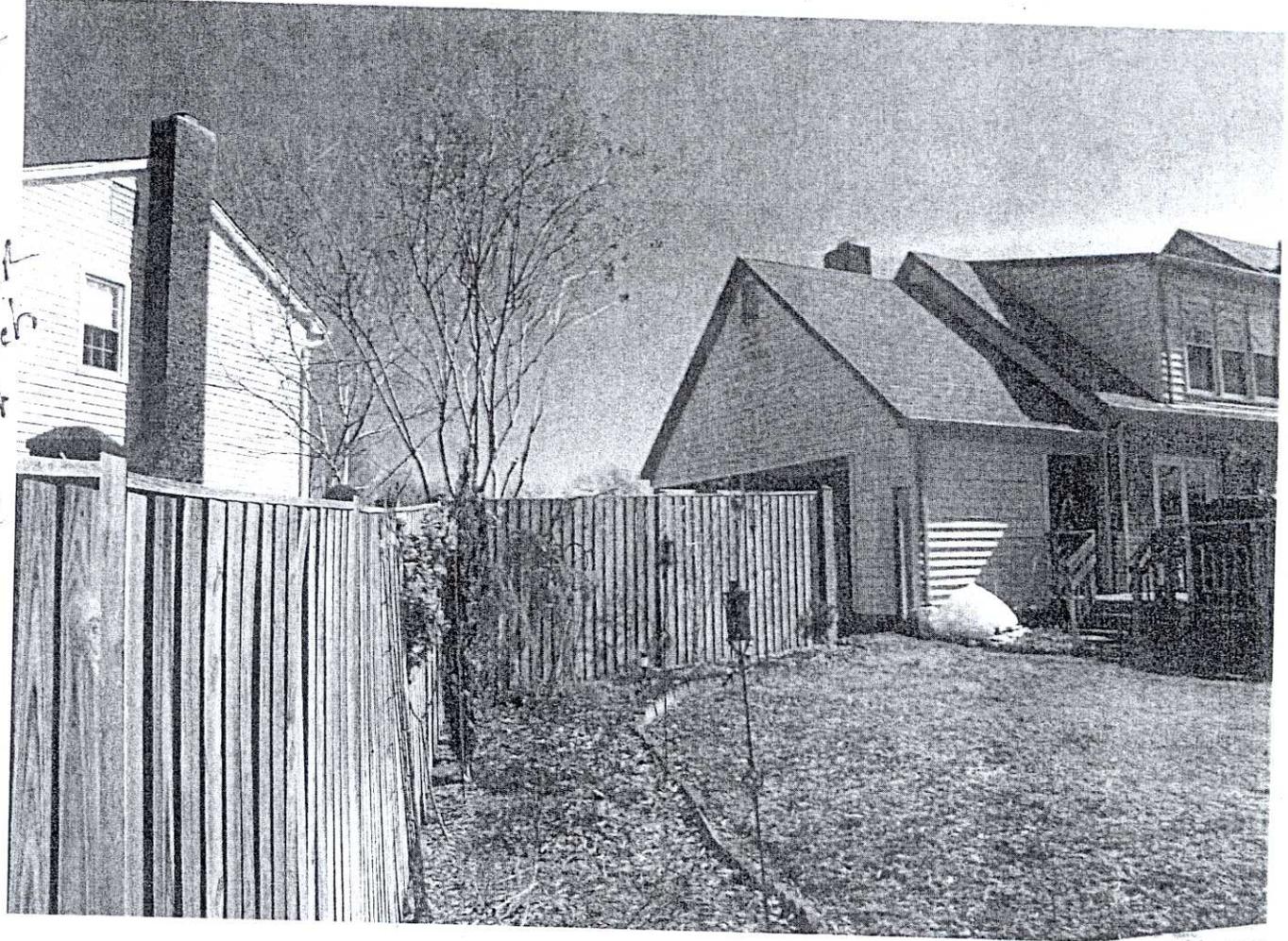
9

right  
side  
ACING  
at of  
report



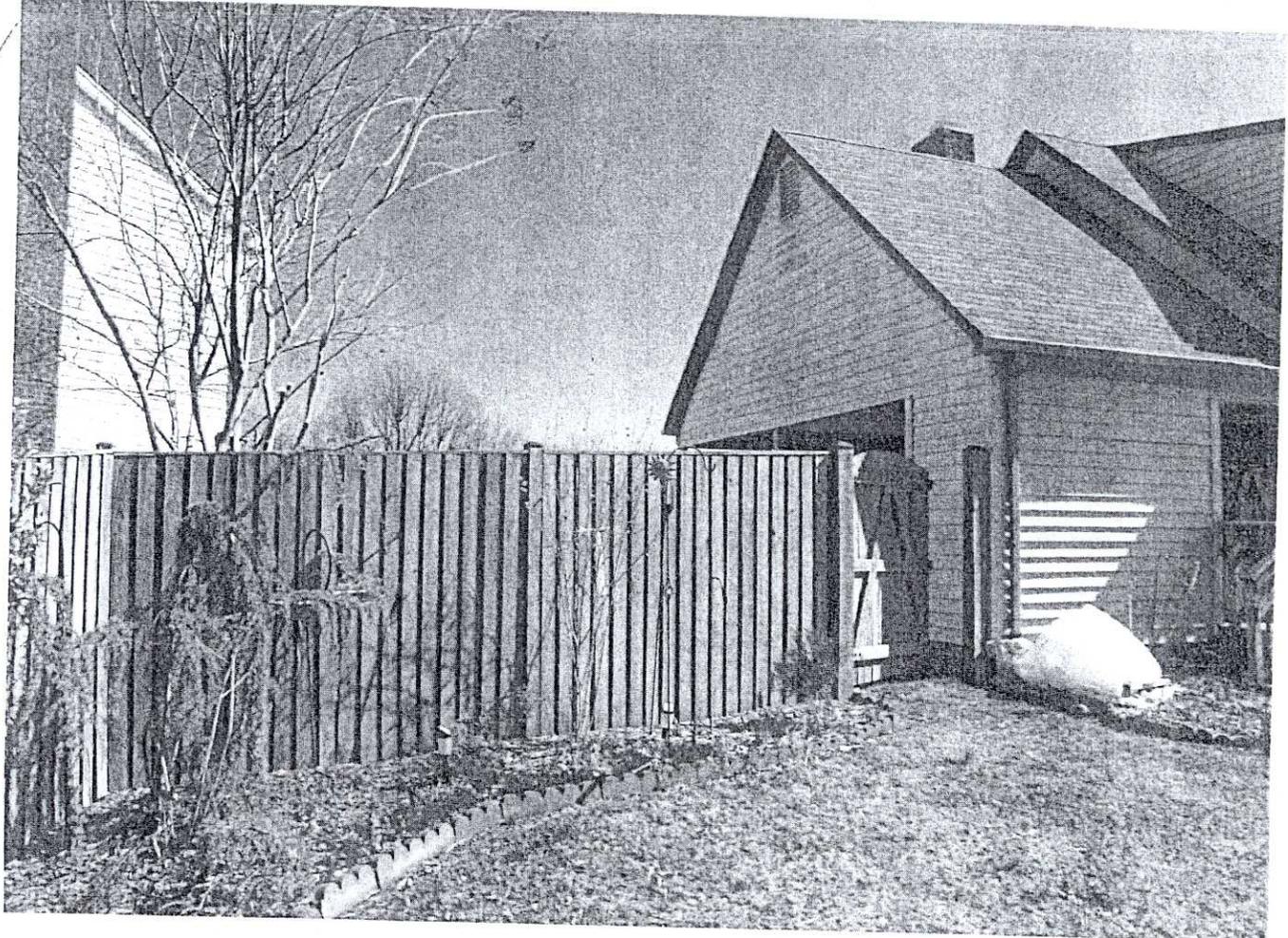
10

right  
side  
up  
border  
fence  
away  
house



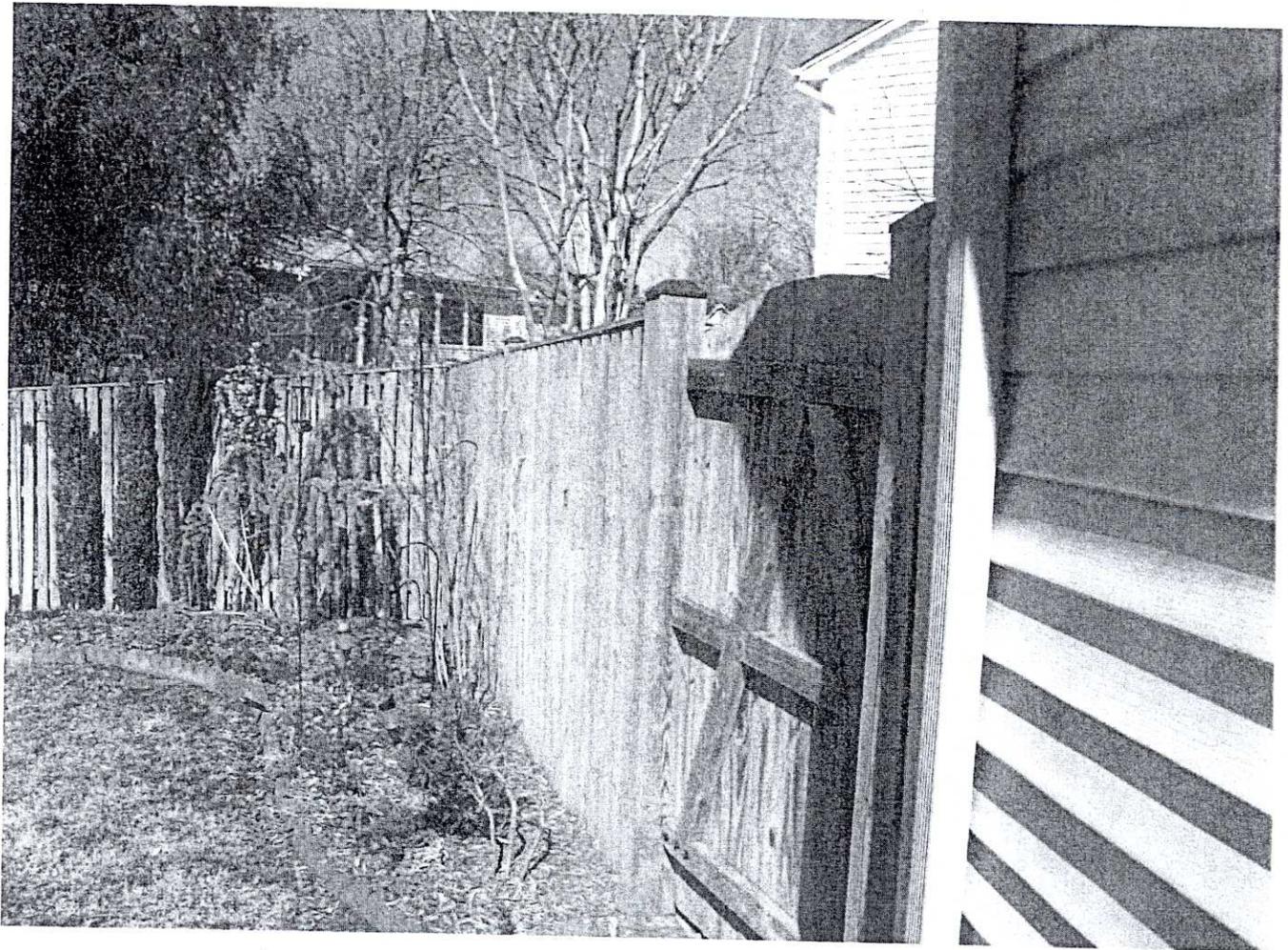
11

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angle



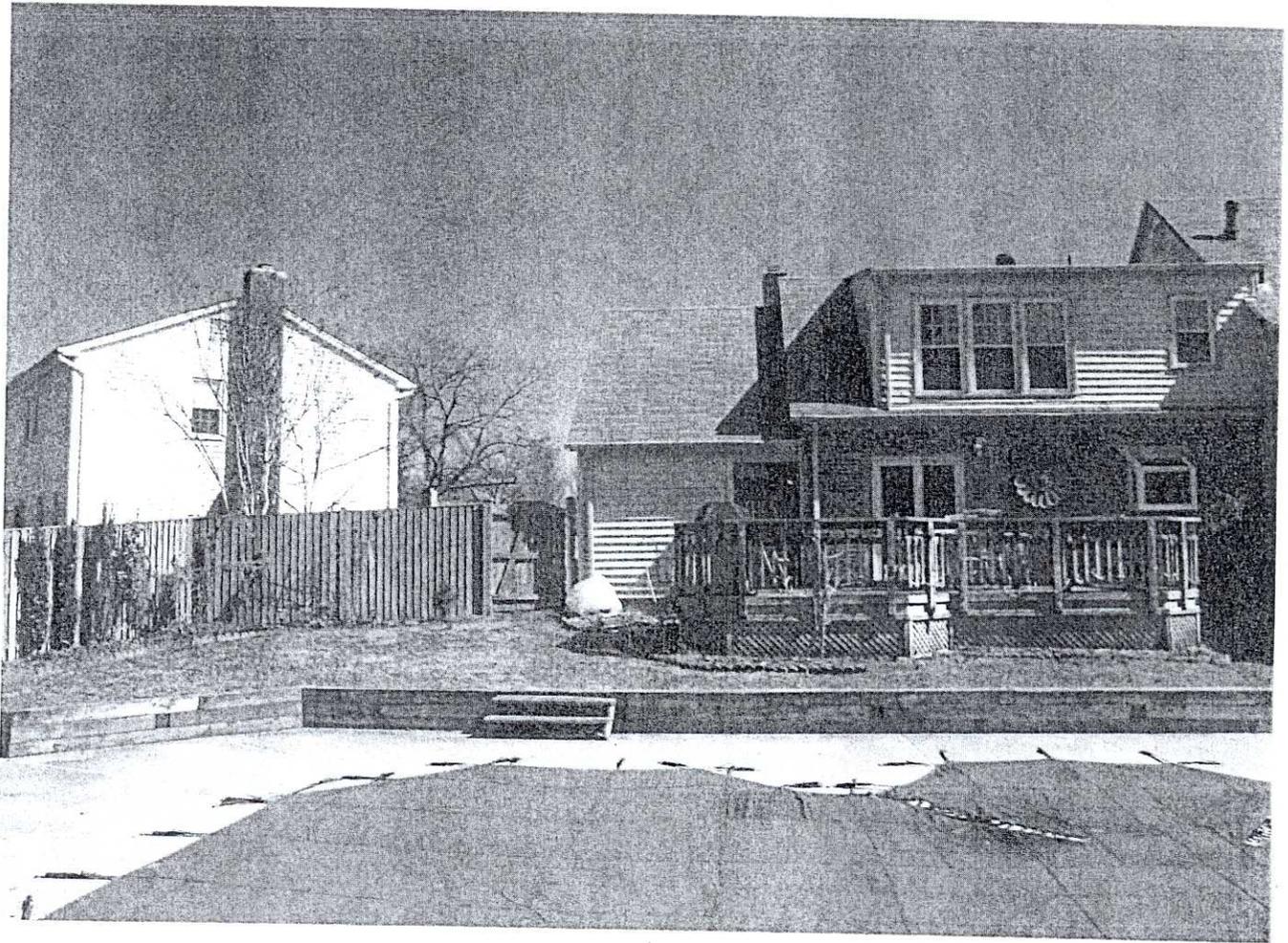
12

Right  
side  
car  
corner  
report



13

Left  
side  
house



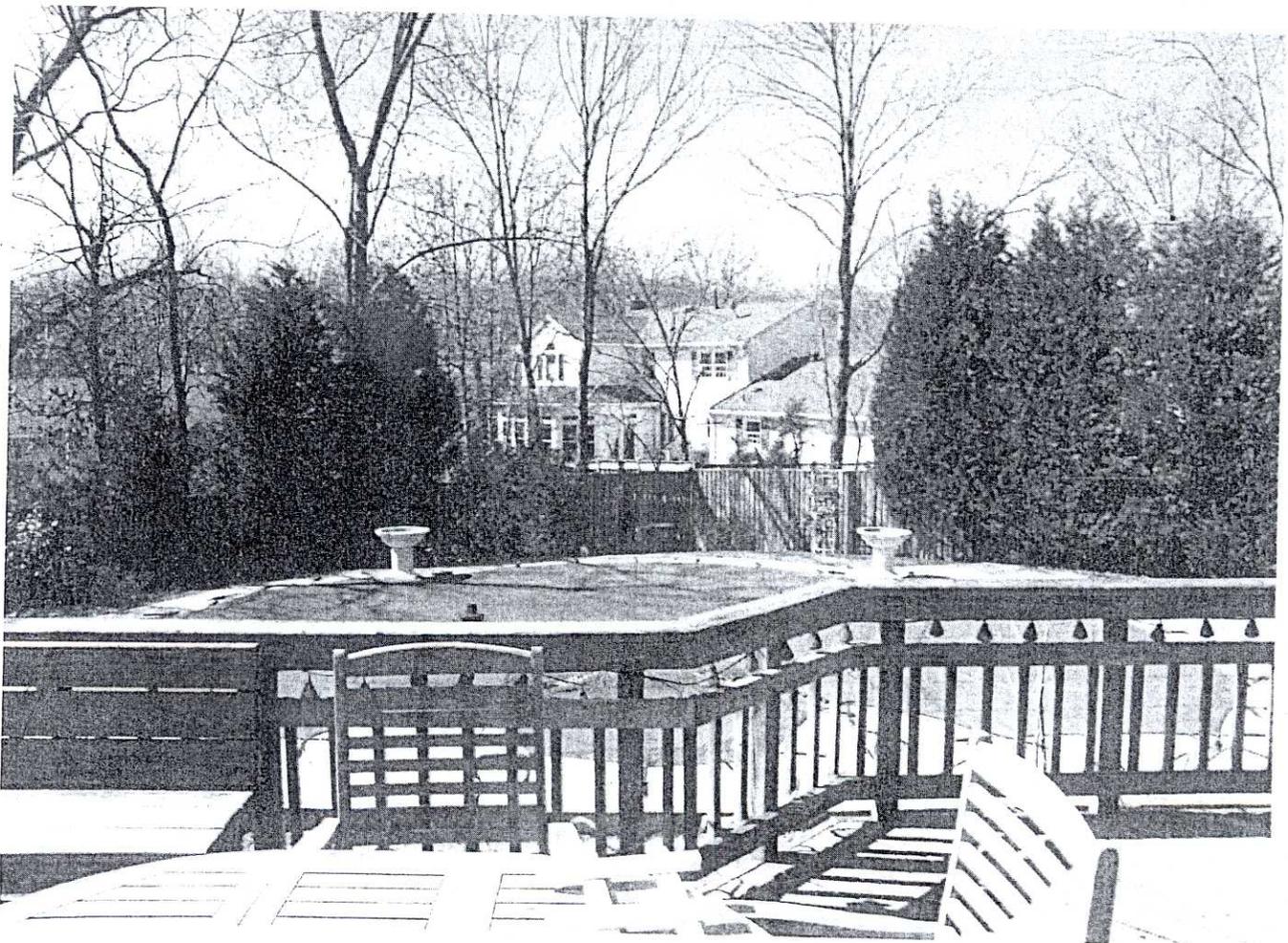
14

AR  
Living  
house



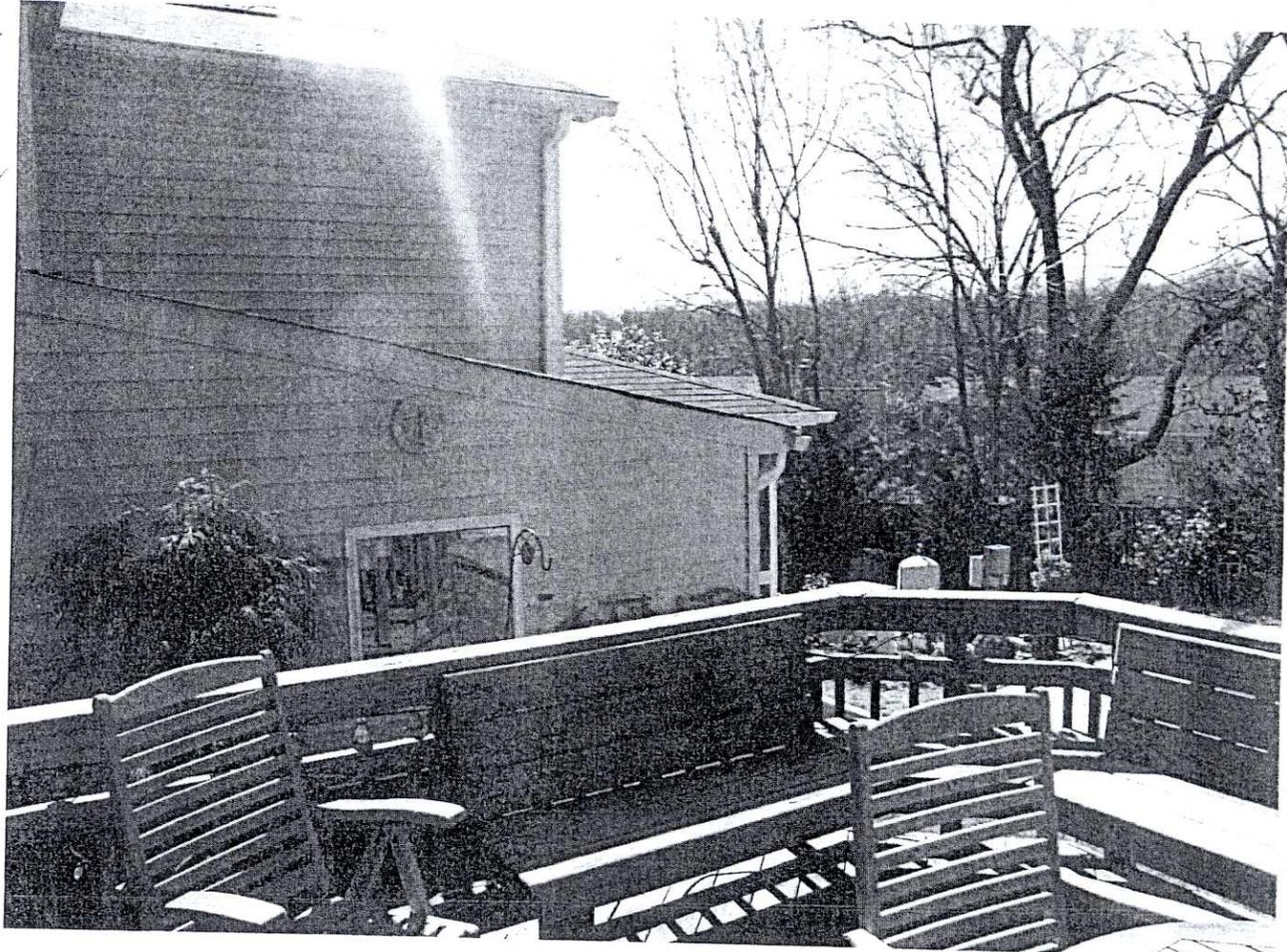
15

AR  
Living  
at.



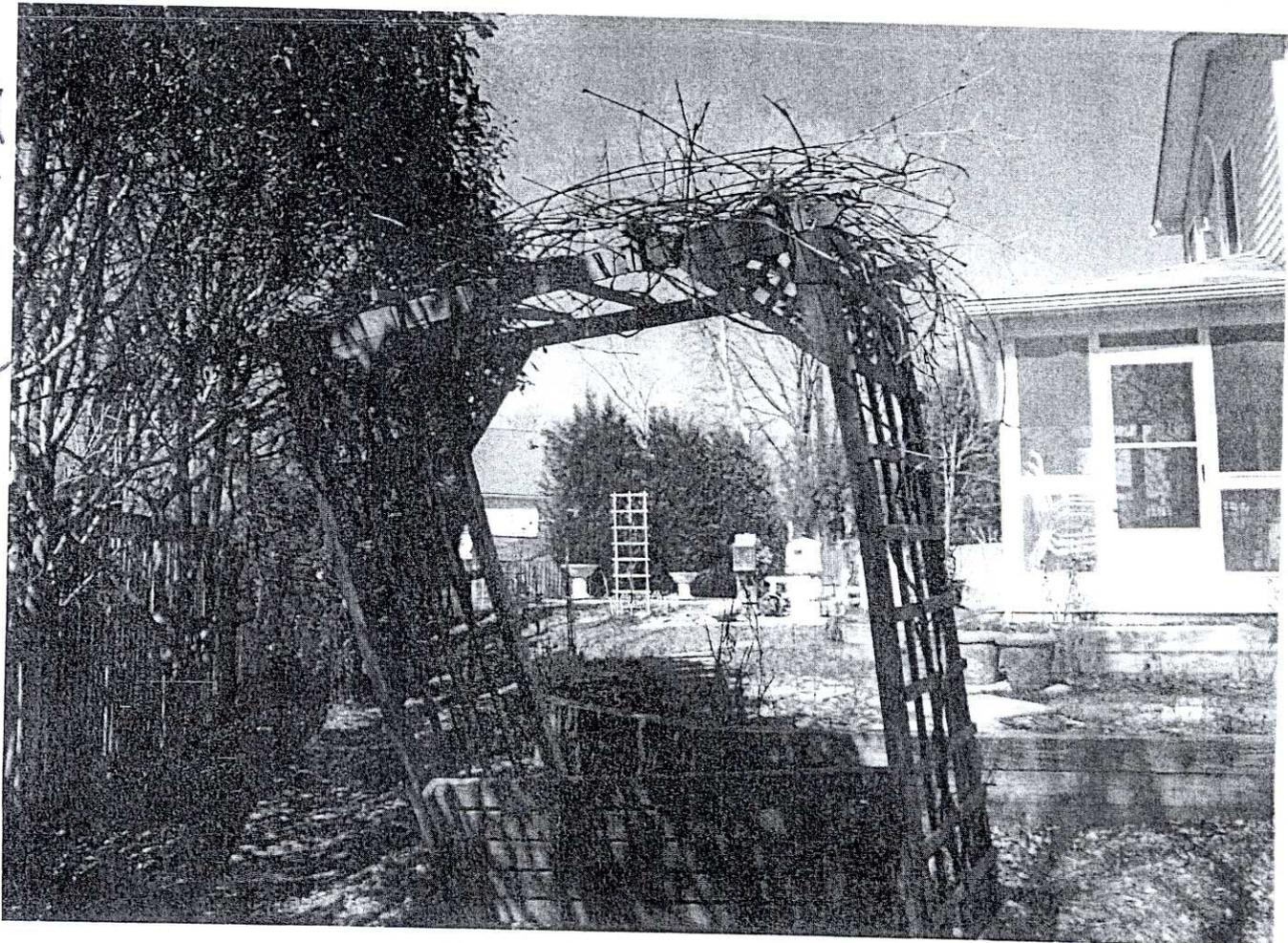
16

EAR  
HOUSE  
RING  
AT  
SIDE



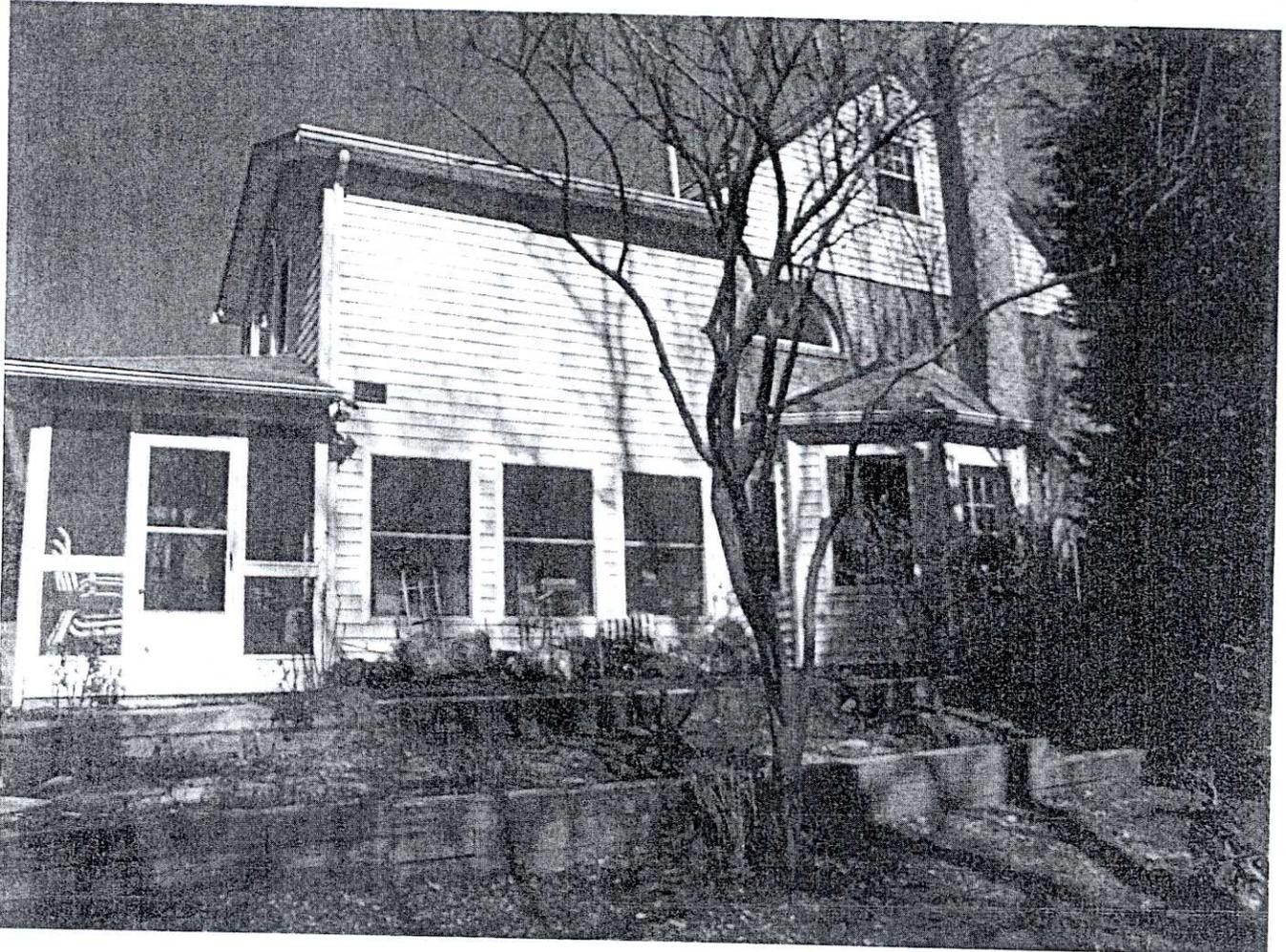
17

EAR  
ACROSS  
HOUSE  
AT  
SIDE  
ORNER  
COM  
INCH  
ONE



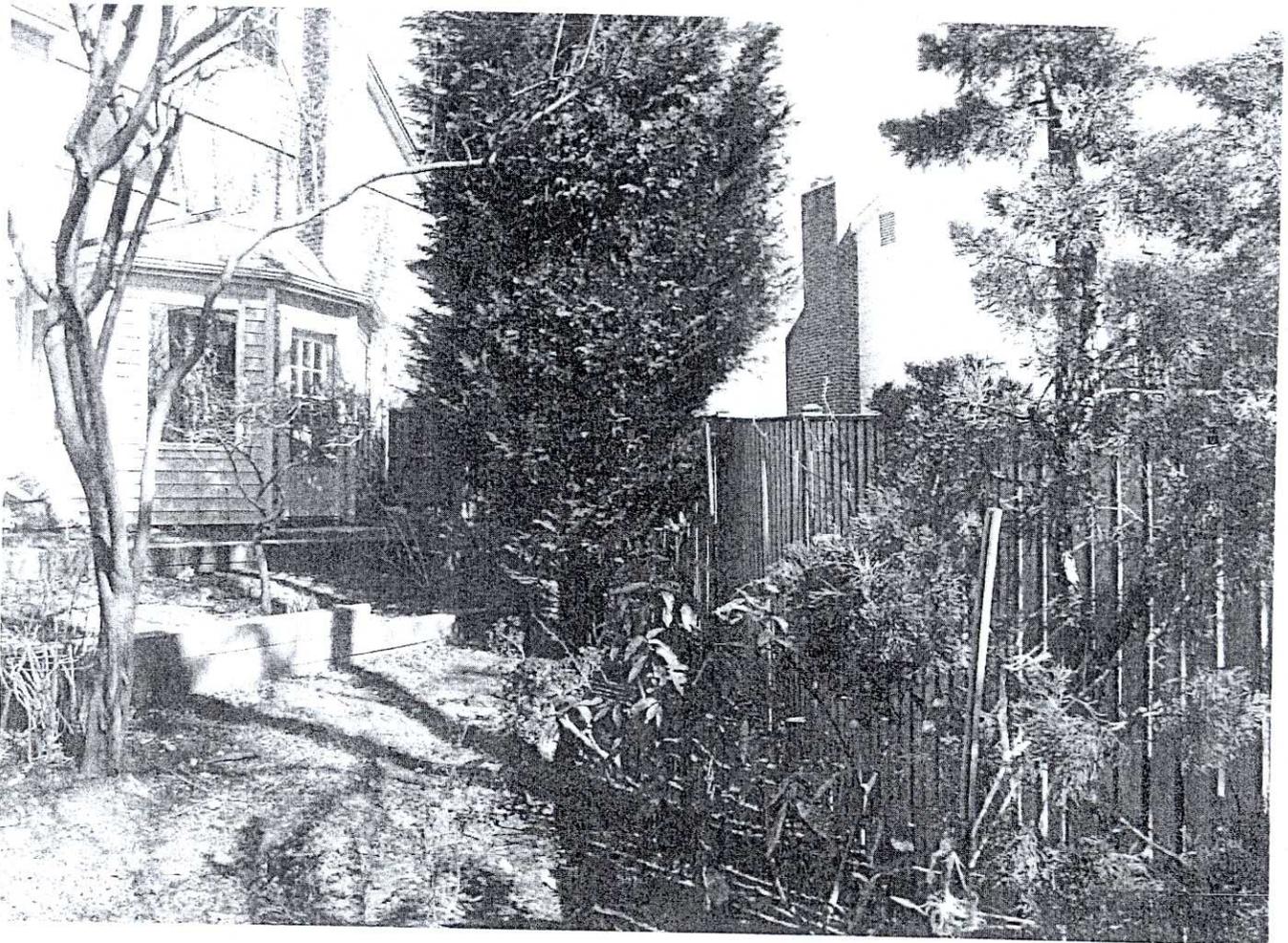
18

rear  
side  
wing  
house



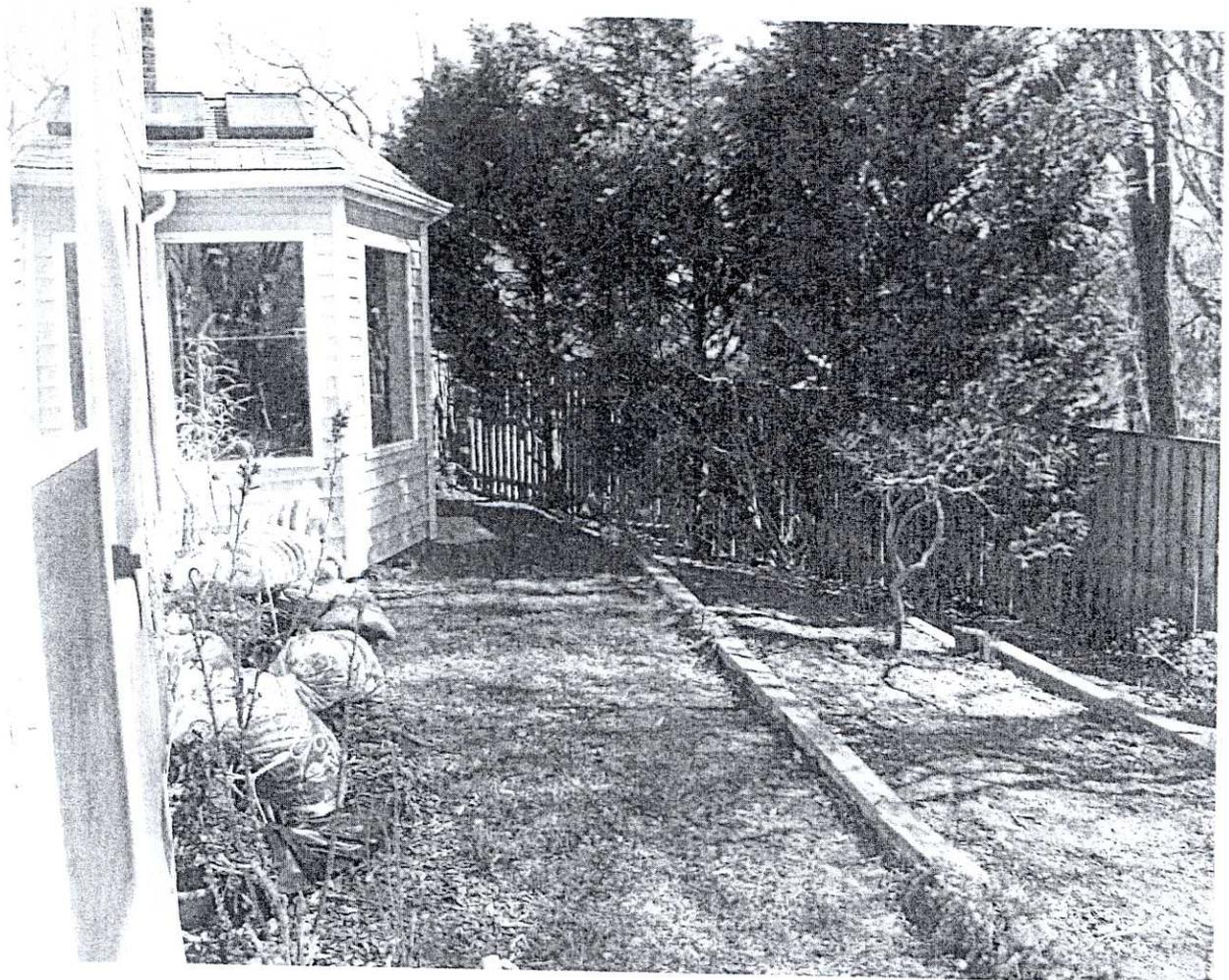
19

rear  
side  
wing  
house



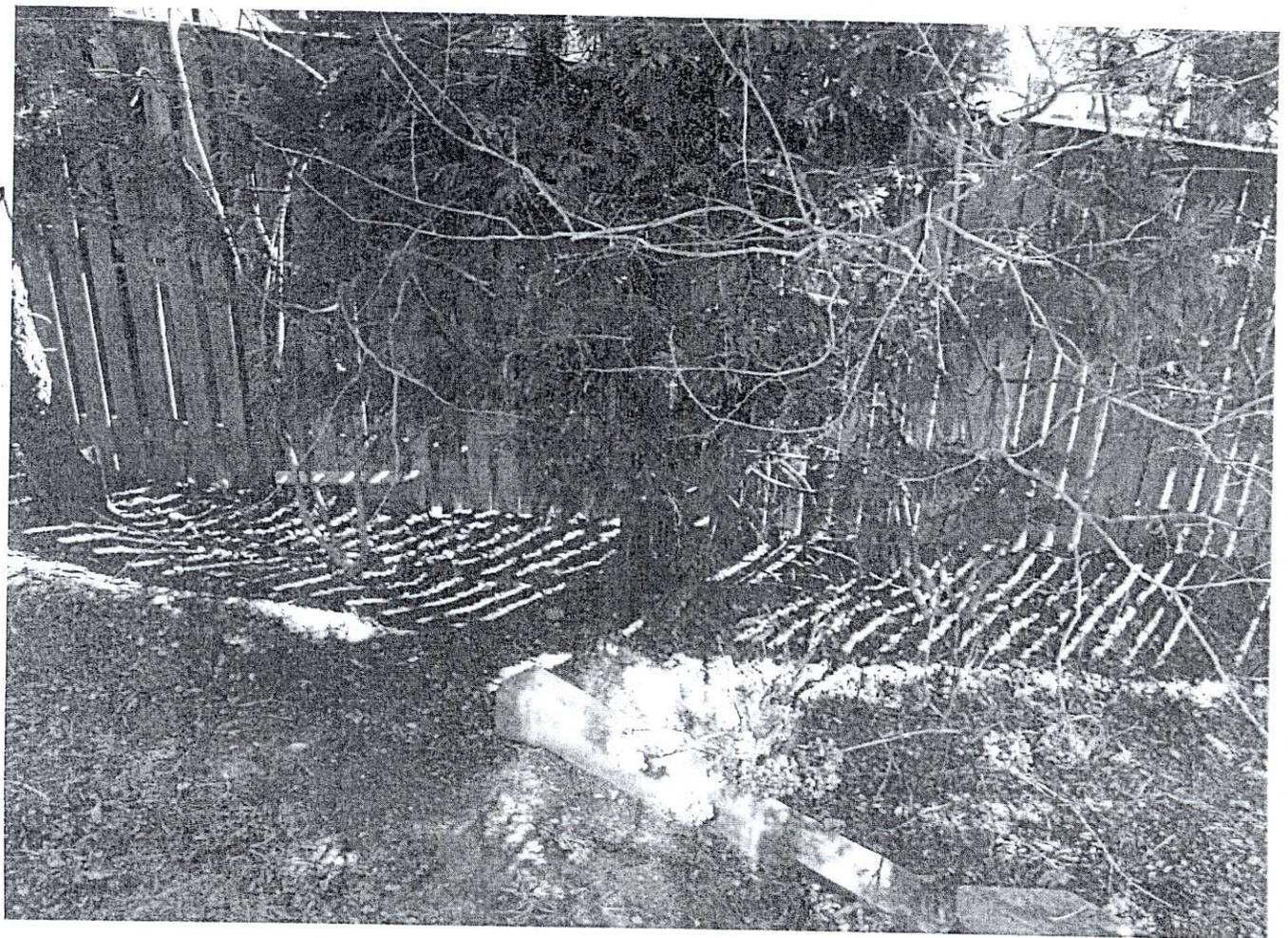
20

off  
side  
fence  
house  
looking  
forward



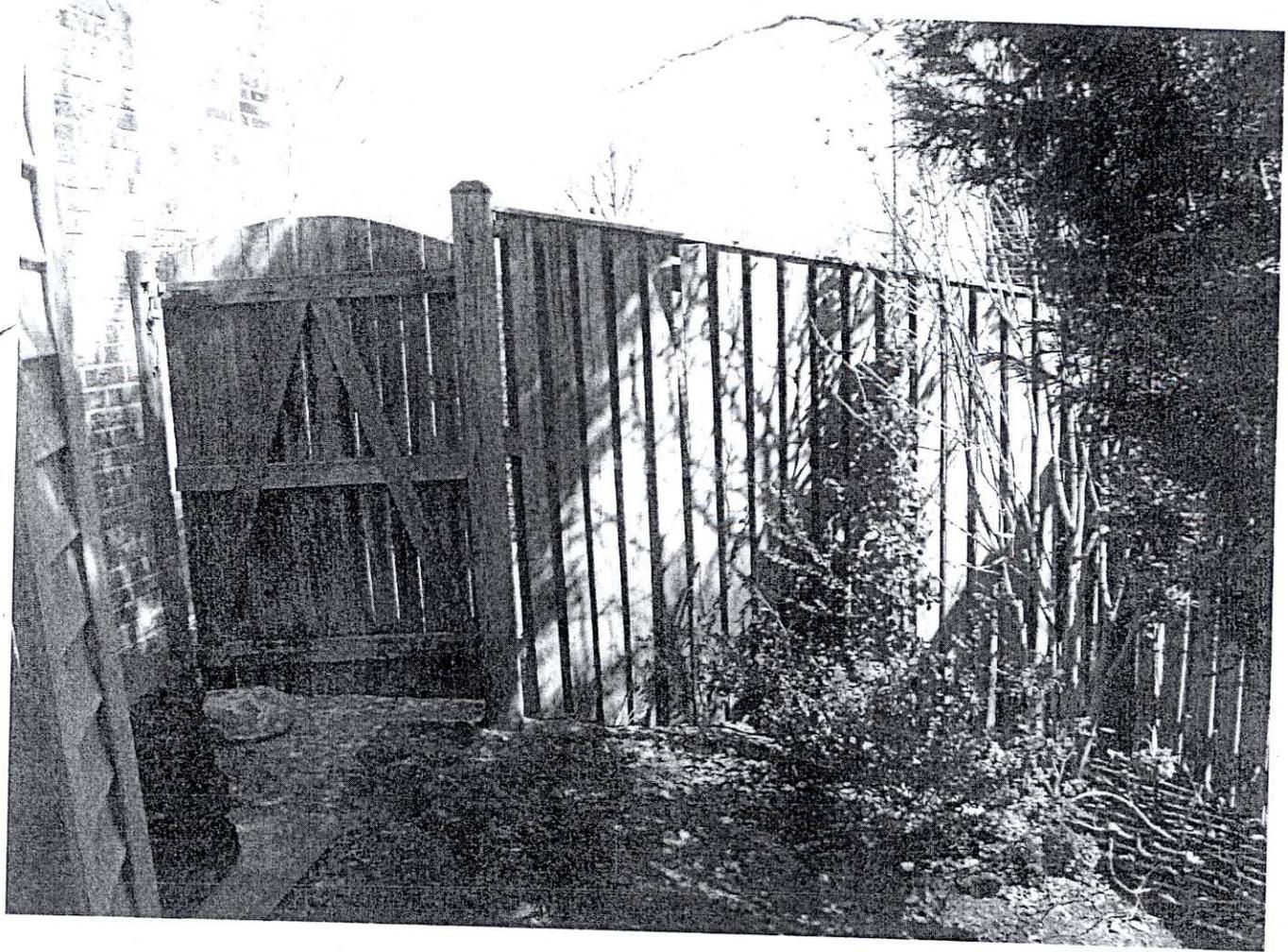
21

off  
side  
fence  
at  
from  
ground  
out



22

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23

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24

Front  
Yard



**DESCRIPTION OF THE APPLICATIONS**

The applicants are requesting approval of a special permit to permit reduction to minimum yard requirements based on errors in building locations to permit 1) an existing screened porch addition to remain 22.4 feet to its eave from the rear lot line and 2) to permit an existing open concrete patio to remain 0.9 feet from the western side lot line and 1.1 foot from the northern side lot line.

	Structure	Yard	Min. Yard Req.*	Permitted Extension **	Permitted Yard	Structure Location	Amount of Error	Percent of Error
Special Permit	Addition	Rear	25.0 feet	n/a	n/a	22.4 feet	2.6 feet	10%
Special Permit	Open Deck	Side (west)	10.0 feet	5.0 feet	5.0 feet	0.9 feet	4.1 feet	82%
Special Permit	Open Deck	Side (north)	10.0 feet	5.0 feet	5.0 feet	1.1 foot	3.9 feet	78%

\*Minimum yard requirement per Section 3-407

\*\*Permitted Extensions per Section 2-412

The applicants are also requesting approval of a special permit to permit construction of a 2,456 square foot, 21.1 feet in height, two-story addition 7.9 feet from the northern side lot line.

	Structure	Yard	Minimum Yard Required*	Proposed Location	Proposed Reduction	Percentage of Reduction Requested
Special Permit	Addition	Side	10.0 feet	7.9 feet	2.1 feet	21%

\*Minimum yard requirement per Section 3-407

**EXISTING SITE DESCRIPTION**

The 12,458 square foot lot is currently zoned R-4 and developed with a split-level brick and vinyl single-family detached dwelling constructed in 1970. The existing dwelling measures 3,414 square feet in area and 22.8 feet in height. The rear yard contains a

swimming pool with an associated concrete patio, a screened porch addition, a wood deck and frame retaining walls (ranging in height from 1.4 feet to 1.5 feet), all of which were constructed by building permits. A 6-foot high wood fence is located along the side and rear lot lines. The property is accessed via an asphalt driveway from Joliette Court which terminates at an existing one-car carport.

**CHARACTER OF THE AREA**

	<b>Zoning</b>	<b>Use</b>
<b>North</b>	R-4	Single Family Detached Dwellings
<b>East</b>	R-4	Single Family Detached Dwellings
<b>South</b>	R-4	Single Family Detached Dwellings
<b>West</b>	R-4	Single Family Detached Dwellings

The dwelling on Lot 47 is located approximately 10.6 feet from the shared side lot line.

**BACKGROUND**

According to County records, the application property was originally developed with a 1-½ story dwelling and carport with an attached storage room in 1970. Several structures have been added to the property since that time with approved building permits, which include a screened porch addition in 1977, a wood deck in 1996, an in-ground pool, with spa and decking and multiple retaining walls in 1999, a two-story addition and one-story sunroom addition in 2003, and a covered screened porch in 2004. Building permit history is attached as Appendix 4.

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

- Variance VC 2002-MV-115 was approved on October 30, 2002 for Tax Map 93-3 ((24)) 17, zoned R-4, at 1937 Shiver Drive, to permit construction of addition 6.6 feet from side lot line.
- Variance VC 00-V-104 was approved on October 10, 2000 for Tax Map 93-3 ((24)) 25, zoned R-4, at 1902 Ancilla Court, to permit the construction of an addition 7.0 feet from a side lot line.
- Variance VC 96-V-045 was approved on July 3, 1996 for Tax Map 93-3 ((24)) 10, zoned R-4, at 1953 Shiver Drive, to permit construction of addition 8.0 feet from a side lot line.

- Variance VC 94-V-031 was denied on June 22, 1994 for Tax Map 93-3 ((24)) 10, zoned R-4, at 1953 Shiver Drive, to permit construction of addition (garage) 3.0 feet from a side lot line.
- Special Permit SP 85-V-004 was approved on April 16, 1985 for Tax Map 93-3 ((24)) 44, zoned R-4, at 1903 Joliette Court, to permit reduction to minimum yard requirements based on error in building location to allow addition to dwelling to remain 8.0 feet from a side lot line.

## ANALYSIS

- **Special Permit Plat** (Copy at front of staff report)
- **Title of Plat:** Plat, Showing the Improvements on Lot 46, Hollin Glen
- **Prepared by:** Dominion Surveyors Inc., dated and sealed through January 31, 2011 as revised through June 10, 2011
- **Permits required:** Since the deck is an at-grade concrete patio, a building permit is not required. A building permit was obtained in 2004 for the screened porch addition; however, the addition was constructed too close to the rear lot line.
- **Errors made by:** The current homeowners.

## Proposal:

The applicants propose to construct a 2,456 square foot two-story addition to their existing dwelling. The two-story addition will be located in an area of an existing carport and wood deck along the northern side and rear of the dwelling. The addition ranges in distance from the northern side lot line 7.9 feet at its closest point to its eave at the front of the addition to 25.9 feet at its furthest point toward the rear of the addition. The addition will consist of enclosing an existing one-car carport, which is currently approximately 12.4 feet in width, and expanding it to 15.0 feet in width to create a one-car garage at the front of dwelling. In addition to the enclosure of the carport area, the newly proposed two-story addition will include multiple interior design changes to include a new kitchen, dining area, pantry, bedroom and bathroom on the first level and a new master bedroom suite on the second level. The proposed plans also include a covered porch along the entire rear of the dwelling. A majority of the proposed construction will meet the minimum setback requirements of the Zoning Ordinance, which requires a 10.0 foot side yard and a 25.0 foot rear yard. Only a small portion of the proposed structure requires the need for the special permit in order to accommodate the design configuration for the one-car garage enclosure.

The proposal also requests to permit an existing concrete patio, associated with an in-ground swimming pool, to remain 0.9 feet from the western side lot line and 1.1 feet from the northern side lot line and a screened porch to remain 22.4 feet from the rear lot line.

## **ZONING ORDINANCE REQUIREMENTS**

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

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

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

### **Sect. 8-006 General Special Permit Standards**

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

*General Standard 3* requires that the proposed use be harmonious with and not adversely affect the use or development of neighboring properties in accordance with the applicable zoning district regulations and the adopted comprehensive plan. *Staff believes by observation of the neighborhood through submitted photographs and through aerial images (located at the front of the staff report) that the construction of the addition will not adversely affect the use or development of neighboring properties since many of the surrounding properties have enclosed carports on their homes and the majority of the construction would be permitted by-right as only a small corner of the proposed addition encroaches into the minimum required side yard. Additionally, as noted under the Background section, several similar applications have been heard and approved by the BZA within the immediate vicinity. Therefore, staff believes this standard has been met.*

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

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

*Standard 4 states that the resulting gross floor area of an addition to an existing principal structure may be up to 150 percent of the total gross floor area of the principal structure that existed at the time of the first yard reduction request. In such instance, if a portion of the principal structure is to be removed; no more than fifty (50) percent of the gross floor area of the existing principal structure at the time of the first yard reduction shall be removed. The existing dwelling is 3,414 square feet in size. Therefore 150% of the total gross floor area could result in an addition up to 5,121 square feet in size for a possible total square footage at build out of 8,535. The proposed addition is 2,456 square feet, for a total square footage of the house with the addition of 5,870 square feet. Therefore the application meets this provision.*

*Standard 6 states that the BZA shall determine that the proposed development will be in character with the existing on-site development in terms of the location, height, bulk and scale of the existing structure(s) on the lot. The elevation drawings and pictures submitted indicate that the materials, size and scale of the proposed two-story addition will be compatible with the architecture of the existing dwelling on the lot. The only portion of the application which requires the need for the special permit is a small corner of the carport enclosure and the second story above into the minimum required side yard. The first floor addition in its entirety will provide for a new bedroom and bathroom for the applicant's mother and will be located behind the proposed one-car garage enclosure and other interior improvements to the home. Staff believes the addition will be in character with existing on-site development and therefore 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 two-story addition by enclosing and slightly expanding an existing one-car carport to create a one-car garage. The majority of the proposal would be permitted by-right without the need for this special permit. Many of the homes in the immediate vicinity have enclosed one-car garages on their property. No vegetation is proposed to be removed to accommodate the addition as proposed. Therefore, staff believes the addition will be harmonious with surrounding off-site uses and meets this provision.*

*Standard 8 states that the BZA shall determine that the proposed development shall not adversely impact the use and/or enjoyment of any adjacent property with regard to issues such as noise, light, air, safety, erosion, and stormwater runoff. Staff believes that the application meets the erosion and stormwater runoff portion of the standards since the Department of Public Works and Environmental Services (DPWES) has indicated that there are no drainage complaints on file related to this property. Staff believes that the construction of a two-story addition will not impact the use and/or enjoyment of any adjacent property with regard to issues such as noise, light, air or safety, as it will be placed where there currently exists an open carport and deck located in the area of the proposed addition. Staff believes the request will not increase*

*runoff or erosion significantly as the area currently has existing structures. 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. With regard to the carport enclosure, staff believes the request to construct a two-story addition is shown in the most logical location, as it will be placed where the existing driveway currently terminates and will replace an open carport which has existed on the property since the construction of the home in 1970. The purpose for the slight expansion from 12.4 feet to 15.0 feet for the carport enclosure is to accommodate a standard garage door for a one-car garage. Only a small corner of the enclosure encroaches into the minimum side yard setback. The remainder of the proposed addition would be permitted by-right without the need for this special permit. Therefore, staff believes the encroachment is minimal and the application meets this provision. Other issues of well, floodplains and/or Resource Protection Areas are not applicable to this site.*

## **CONCLUSION**

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

## **RECOMMENDATION**

Staff recommends approval of SP 2011-MV-053 for a two-story addition with adoption of the Proposed Development Conditions contained in Appendix 1 of the staff report. It should be noted that it is not the intent of staff to recommend that the Board, in adopting any conditions, relieve the applicants/owners from compliance with the provisions of any applicable ordinances, regulations, or adopted standards.

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

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

**APPENDICES**

1. Proposed Development Conditions
2. Applicant's Affidavit
3. Applicant's Statement of Justification
4. Building Permit History
5. Applicable Zoning Ordinance Provisions

**PROPOSED DEVELOPMENT CONDITIONS****SP 2011-MV-053****August 3, 2011**

If it is the intent of the Board of Zoning Appeals to approve SP 2011-MV-053 located at Tax Map 93-3 ((24)) 46 to permit reduction of minimum 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. These conditions shall be recorded by the applicant among the land records of Fairfax County for this lot prior to the issuance of a building permit. A certified copy of the recorded conditions shall be provided to the Zoning Permit Review Branch, Department of Planning and Zoning.
2. This special permit is approved for the screened porch and deck (concrete patio) and the location and size of a two-story addition (2,456 square feet), as shown on the plat prepared Dominion Surveyors, Inc., dated and sealed through January 31, 2011, as revised through June 10, 2011, as submitted with this application and is not transferable to other land.
3. Pursuant to Paragraph 4 of Section 8-922 of the Zoning Ordinance, the resulting gross floor area of an addition to the existing principal structure may be up to 150 percent of the gross floor area of the dwelling that existed at the time of the first expansion (3,414 square feet existing + 5,121 square feet (150%) = 8,535 square feet maximum permitted on lot) regardless of whether such addition complies with the minimum yard requirement or is the subject of a subsequent yard reduction special permit. Notwithstanding the definition of gross floor area as set forth in the Ordinance, the gross floor area of a single family dwelling for the purpose of this paragraph shall be deemed to include the floor area of any attached garage. Subsequent additions that meet minimum yard requirements shall be permitted without an amendment to this special permit.
4. The addition shall be generally consistent with the architectural renderings and materials as shown on Attachment 1 to these conditions.

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

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



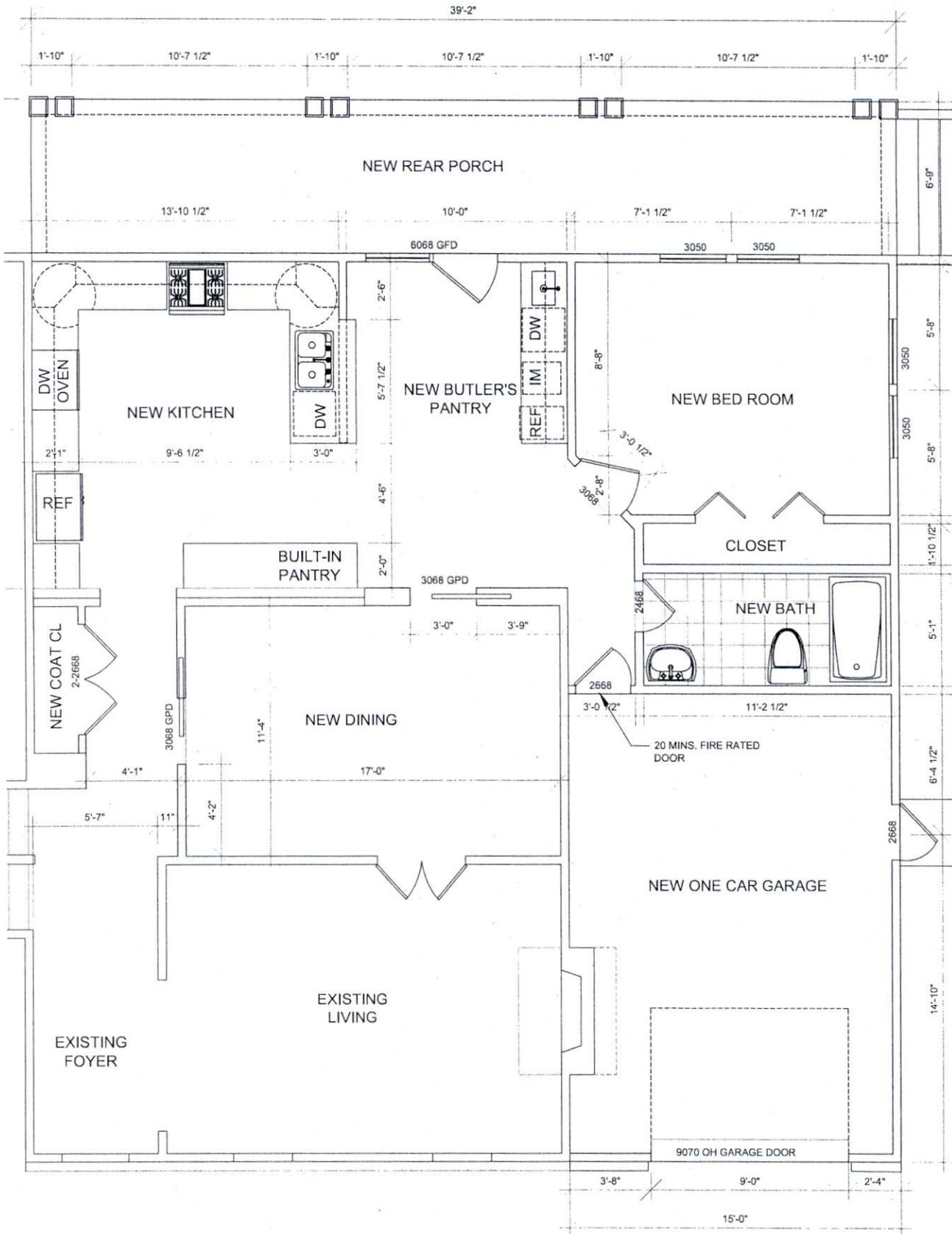
Front Elevation



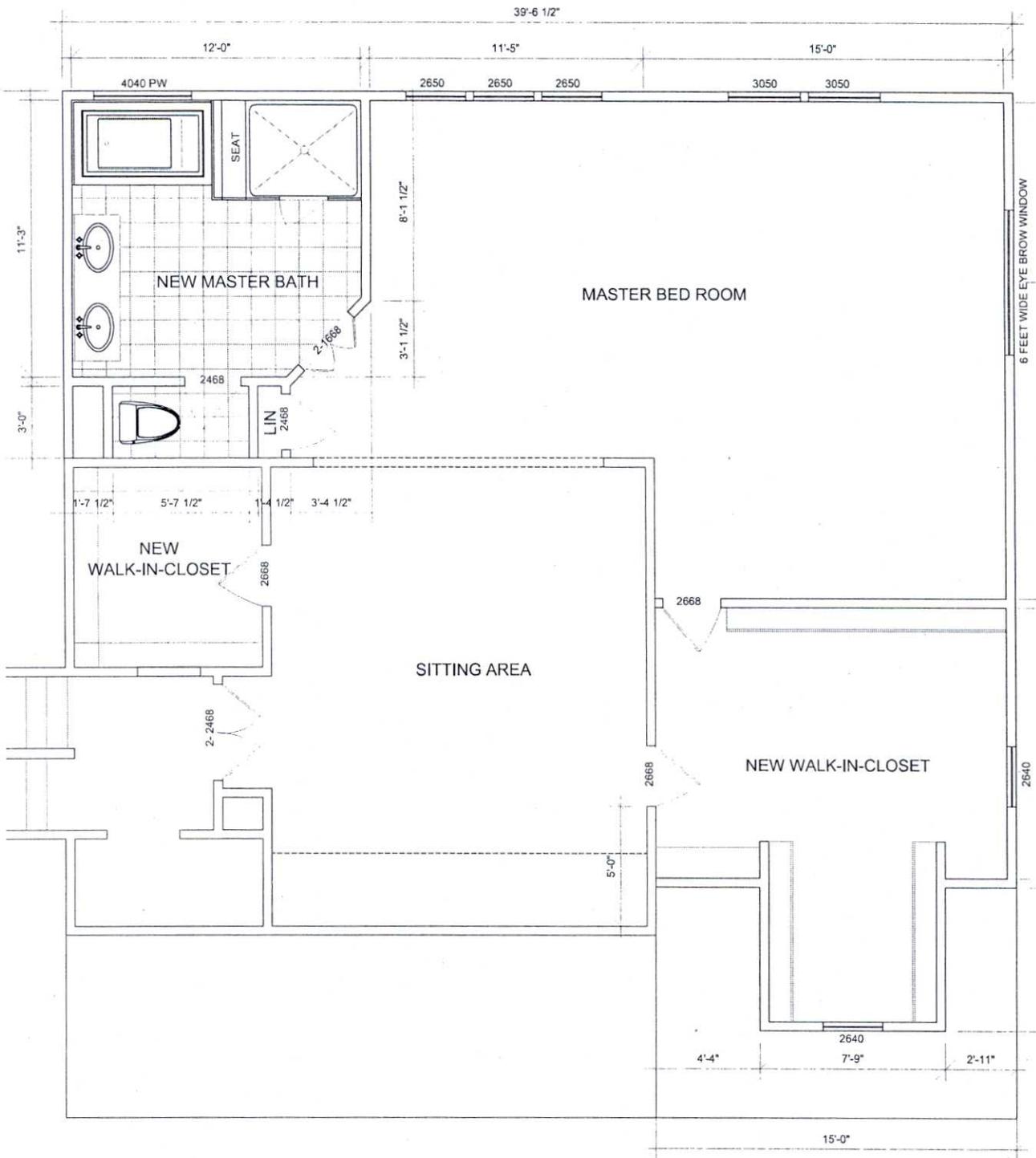
Rear Elevation



Right Side Elevation



First floor



Second floor

Application No.(s): SP 2011-MV-053  
 (county-assigned application number(s), to be entered by County Staff)

**SPECIAL PERMIT/VARIANCE AFFIDAVIT**

DATE: 7/15/11  
 (enter date affidavit is notarized)

I, RICHARD CAMPBELL, 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

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 <b>BOLD</b> above)
Richard J. Campbell	1107 JOLIETTE CT ALEXANDRIA, VA 22307	Applicant/Title Owner
Sabrina Campbell	same	Applicant/Title owner
Capitol Builders Group, Inc.	13400 Yardley Ln. Woodbridge VA 22191	Former Agent
Guy R. Alexander	same	Former 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-MV-053  
(county-assigned application number(s), to be entered by County Staff)

**SPECIAL PERMIT/VARIANCE AFFIDAVIT**

DATE: 7/15/11  
(enter date affidavit is notarized)

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)

Capitol Builders Group, Inc. (Former Agent)  
13400 Yardley Ln, Woodbridge VA 22191

**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)

Martir Hernandez (Former Agent)  
13400 Yardley Ln, Woodbridge VA 22191

(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-MV-053

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

**SPECIAL PERMIT/VARIANCE AFFIDAVIT**

DATE:

7/15/11

(enter date affidavit is notarized)

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**)

None

(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-MV-053  
(county-assigned application number(s), to be entered by County Staff)

Page Four

**SPECIAL PERMIT/VARIANCE AFFIDAVIT**

DATE: 7/15/11  
(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:

None

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-MV-053  
(county-assigned application number(s), to be entered by County Staff)

**SPECIAL PERMIT/VARIANCE AFFIDAVIT**

DATE: 7/15/11  
(enter date affidavit is notarized)

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)

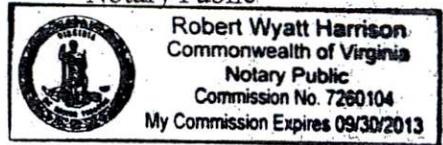
Richard Campbell  
[X] Applicant [ ] Applicant's Authorized Agent

RICHARD CAMPBELL  
(type or print first name, middle initial, last name, and title of signee)

Subscribed and sworn to before me this 15 day of July, 2011, in the State/Comm. of Virginia, County/City of Fairfax.

Robert Wyatt Harrison  
Notary Public

My commission expires: 9-30-2013



MAY 06 2011

Zoning Evaluation Division

Guy Alexander  
Po. Box 8466  
Falls Church Va. 22041

May 3, 2011

Zoning Evaluation Division  
12055 Government Center Pkwy. Ste.801  
Fairfax Va. 22035.

Dear Sirs:

My name is Guy Alexander and I am the authorized agent for Mr. and Mrs. Richard and Sabrina Campbell. They are the titled owners of the home located at 1907 Joilette Ct. Alexandria Va. 22307. I am writing to request a Special permit for a proposed conversion from a carport to a garage addition with a second level above, on the front right side of the property. The request falls under zoning ordinance 8-922. We are requesting a reduction of the side set back from 10ft to 7ft. to allow for the front corner of the garage wall and eave. The encroachment will only be for a small area at the front right corner of the property because of the angle and shape of the lot.

We have supplied an up dated Special permit plat showing the existing structure and proposed garage addition.

1a,c,d. Current yard requirements allow for this permit. All accessory structures have been located and are shown on plat. The proposed garage addition will not result in a yard of less than required and the structure will not cause any yard to be less than 5 ft.

2. The reduction will not result in any detached accessory structure in the front yard.

3. There is currently a principal structure on the property and its use is in compliance.

4. The gross floor area is within acceptable guidelines and is below the 150% the existing gross floor area is 3414sf and the proposed is 2,456sf.

5, 6, 7. The addition is designed to maintain the architectural look of the home and is subordinate to the principal structure. Its height and size have been factored in to conform to the neighborhood and the existing structure on site.

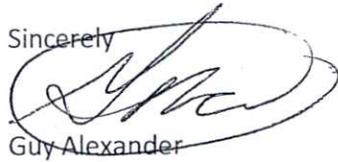
8. The garage addition will have the same run off areas for storm water as the existing structure. All new structures will have gutters and spouts and will be directed for proper flow in the current existing channels. This will not affect the neighboring properties or cause a public problem.

9. The property is not in a resource protection center and garage addition is located on the property at the most feasible place, taking into consideration topography and existing structure. There are no septic fields and no easements to cause a concern.

In closing we ask for your assistance on this. We are undertaking this project to allow for the Campbell's elderly mother to have a better quality of life and to allow them to care for her.

Thank you for your consideration on this. Please feel free to call me with any questions. 571-471-8644

Sincerely

A handwritten signature in black ink, appearing to read 'Guy Alexander', enclosed within a large, hand-drawn oval.

Guy Alexander

Guy Alexander  
Po. Box 8466  
Falls Church Va. 22041

RECEIVED  
Department of Planning & Zoning  
MAY 04 2011  
Zoning Evaluation Division

May 3, 2011

Zoning Evaluation Division  
12055 Government Center Pkwy. Ste.801  
Fairfax Va. 22035.

Dear Sirs:

My name is Guy Alexander and I am the authorized agent for Mr. and Mrs. Richard and Sabrina Campbell. They are the titled owners of the home located at 1907 Joilette Ct. Alexandria Va. 22307. I am writing to request a Special permit for an error in construction of a screened porch at the rear of the property. The request falls under zoning ordinance 8-914. We are requesting a reduction of the set back from 25ft to 22.5ft.

2a. We have requested an administrative exception of 10% however the error exceeds this slightly on the eave.

2b. The non compliance was done in good faith. The project was built in 2004 and a permit was obtained from Fairfax County. A licensed contractor then built the porch, per the plans and the construction was inspected by Fairfax County. At no time was the homeowner aware that the project was out of compliance.

2c,d,e. The screened porch does not impair this ordinance. It is not detrimental to other property in the area and does not cause any unsafe conditions to private or public roadways and is designed to match the architecture of the existing home.

2f,g. To force the homeowner to compliance would cause considerable hard ship on them, after they have made every attempt by obtaining a building permit and final inspection on the property to comply, and the structure has been a part of their home for over 7 years. The reduction will not result in an increase in floor area.

Please feel free to call me on my personal line with any questions 571-471-8644.

Sincerely Yours

Guy Alexander

Guy Alexander  
Po. Box 8466

May 3, 2011

Falls Church Va. 22041

Zoning Evaluation Division  
12055 Government Center Pkwy. Ste.801  
Fairfax Va. 22035.

Dear Sirs:

My name is Guy Alexander and I am the authorized agent for Mr. and Mrs. Richard and Sabrina Campbell. They are the titled owners of the home located at 1907 Joilette Ct. Alexandria Va. 22307. I am writing to request a Special permit for an error in construction of a screened porch at the rear of the property. The request falls under zoning ordinance 8-914. We are requesting a reduction of the set back from 25ft to 22.4ft.

2a. We have requested an administrative exception of 10% however the error exceeds this slightly on the eave.

2b. The non compliance was done in good faith. The project was built in 2004 and a permit was obtained from Fairfax County. A licensed contractor then built the porch, per the plans and the construction was inspected by Fairfax County. At no time was the homeowner aware that the project was out of compliance.

2c,d,e. The screened porch does not impair this ordinance. It is not detrimental to other property in the area and does not cause any unsafe conditions to private or public roadways and is designed to match the architecture of the existing home.

2f,g. To force the homeowner to compliance would cause considerable hard ship on them, after they have made every attempt by obtaining a building permit and final inspection on the property to comply, and the structure has been a part of their home for over 7 years. The reduction will not result in an increase in floor area.

Deficient 5.08. There is no known toxic substances or hazardous substances located on the property. The property is a single family residence and has been since the land was developed and has never been used as a storage or dump facility.

Deficient 5.09. The proposed development conforms to the provisions of all ordinances and regulations and is architecturally matching the existing structure and the surrounding homes. Please feel free to call me on my personal line with any questions 571-471-8644.

Sincerely Yours

Guy Alexander



RECEIVED  
Department of Planning & Zoning

JUN 09 2011

Zoning Evaluation Division

Guy Alexander  
Po. Box 8466  
Falls Church Va. 22041

May 3, 2011

Zoning Evaluation Division  
12055 Government Center Pkwy. Ste.801  
Fairfax Va. 22035.

Dear Sirs:

My name is Guy Alexander and I am the authorized agent for Mr. and Mrs. Richard and Sabrina Campbell. They are the titled owners of the home located at 1907 Joilette Ct. Alexandria Va. 22307. I am writing to request a Special permit for a proposed conversion from a carport to a garage addition with a second level above, on the front right side of the property. The request falls under zoning ordinance 8-922. We are requesting a reduction of the side set back from 10ft to 7.9ft. to allow for the front corner of the garage wall and eave. The encroachment will only be for a small area at the front right corner of the property because of the angle and shape of the lot.

We have supplied an up dated Special permit plat showing the existing structure and proposed garage addition.

1a,c,d. Current yard requirements allow for this permit. All accessory structures have been located and are shown on plat. The proposed garage addition will not result in a yard of less than required and the structure will not cause any yard to be less than 5 ft.

2. The reduction will not result in any detached accessory structure in the front yard.

3. There is currently a principal structure on the property and its use is in compliance.

4. The gross floor area is within acceptable guidelines and is below the 150% the existing gross floor area is 3414sf and the proposed is 2,456sf. The actual percentage is 72%

RECEIVED  
Department of Planning & Zoning

JUN 09 2011

Zoning Evaluation Division

5, 6, 7. The addition is designed to maintain the architectural look of the home and is subordinate to the principal structure. Its height and size have been factored in to conform to the neighborhood and the existing structure on site.

8. The garage addition will have the same run off areas for storm water as the existing structure. All new structures will have gutters and spouts and will be directed for proper flow in the current existing channels. This will not affect the neighboring properties or cause a public problem.

9. The property is not in a resource protection center and garage addition is located on the property at the most feasible place, taking into consideration topography and existing structure. There are no septic fields and no easements to cause a concern.

10. We are aware that the BZA may impose conditions and limitations as it deems necessary to satisfy these criteria.

Deficient 5.08. There is no known toxic substances or hazardous substances located on the property. The property is a single family residence and has been since the land was developed and has never been used as a storage or dump facility.

Deficient 5.09. The proposed development conforms to the provisions of all ordinances and regulations and is architecturally matching the existing structure and the surrounding homes.

In closing we ask for your assistance on this. We are undertaking this project to allow for the Campbell's elderly mother to have a better quality of life and to allow them to care for her.

Thank you for your consideration on this. Please feel free to call me with any questions. 571-471-8644

Sincerely



Guy Alexander

RECEIVED  
Department of Planning & Zoning

JUN 09 2011

Zoning Evaluation Division



# County of Fairfax, Virginia

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

April 21, 2011

Ms. Sabrina Campbell  
1907 Joliette Court  
Alexandria, Virginia 22307

Re: Requested Administrative Reduction for Existing Screened Porch  
Hollin Glen, Lot 46  
1907 Joliette Court  
Tax Map Ref: 93-3 ((24)) 46  
Zoning District: R-4

Dear Ms. Campbell:

This letter is in response to your April 18, 2011 request for an administrative reduction for the existing screened porch located in the rear yard of the referenced property. The plat entitled "Plat Showing the Improvements on Lot 46, Hollin Glen," prepared by George M. O'Quinn, and revised through April 5, 2011, shows the wall of the screened porch as being located 23.5 feet from the rear lot line and the associated porch eave as being located 22.4 feet from the rear lot line. Although the height of the eave above the ground is not indicated on the plat, the surveyor has confirmed that the eave is 9 feet above the ground.

The property is zoned R-4 District which district has a minimum rear yard requirement of 25 feet. In addition, eaves that are less than 10 feet above the ground cannot encroach into any minimum required yard. As such, the eaves are subject to the 25 foot minimum rear yard requirement. Given that the eaves are less than 10 feet above the ground and are located 22.4 feet from the rear lot line, a reduction of more than 10% of the minimum rear yard would be required. A 10% reduction is the maximum reduction that the Zoning Administrator can grant pursuant to 2-419 of the Zoning Ordinance. Therefore, your requested administrative reduction of 2.6 feet in the minimum required rear yard for the existing screened porch has been denied.

You can either modify the structure to meet the minimum required yard or seek special permit or variance approval from the Board of Zoning Appeals. It is my understanding that you are in the process of submitting a special permit application for a reduction of the minimum required yards for a new building addition with the Zoning Evaluation Division (ZED). It is possible to amend the pending application to include a reduction of yard special permit for the existing covered porch. By copy of this letter, I am sending this information to ZED.

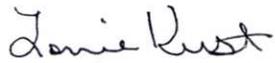
Ms. Sabrina Campbell

April 21, 2011

Page 2

If you have any questions regarding this response, please feel free to contact me at 703-324-1314.

Sincerely,



Lorrie Kirst, AICP

Deputy Zoning Administrator

for Ordinance Administration Branch

cc: Gerald W. Hyland, Supervisor, Mount Vernon District

Eileen McLane, Zoning Administrator

Diane Johnson-Quinn, Deputy Zoning Administrator for Zoning Permit Review Branch

Barbara C. Berlin, Director, Zoning Evaluation Division

✓ Lisa Feibelman, Staff Coordinator, ZED



Dear Sirs,

April 18, 2011

I am writing to request a special administrative exception for my screened porch at the rear corner of my home at 1907 Joliette Ct. Alexandria Va. 22307.

My name is Sabrina Campbell and my husband and I are the titled owners of the property.

The project was built in 2004 and a permit was obtained from Fairfax County. A licensed contractor then built the porch, per the plans and the construction was inspected by Fairfax County.

I am sure my husband and I acted in good faith as we followed all county guidelines, and hired a licensed contractor to handle construction. We appreciate all the protection the county gives us with the permits and inspections process.

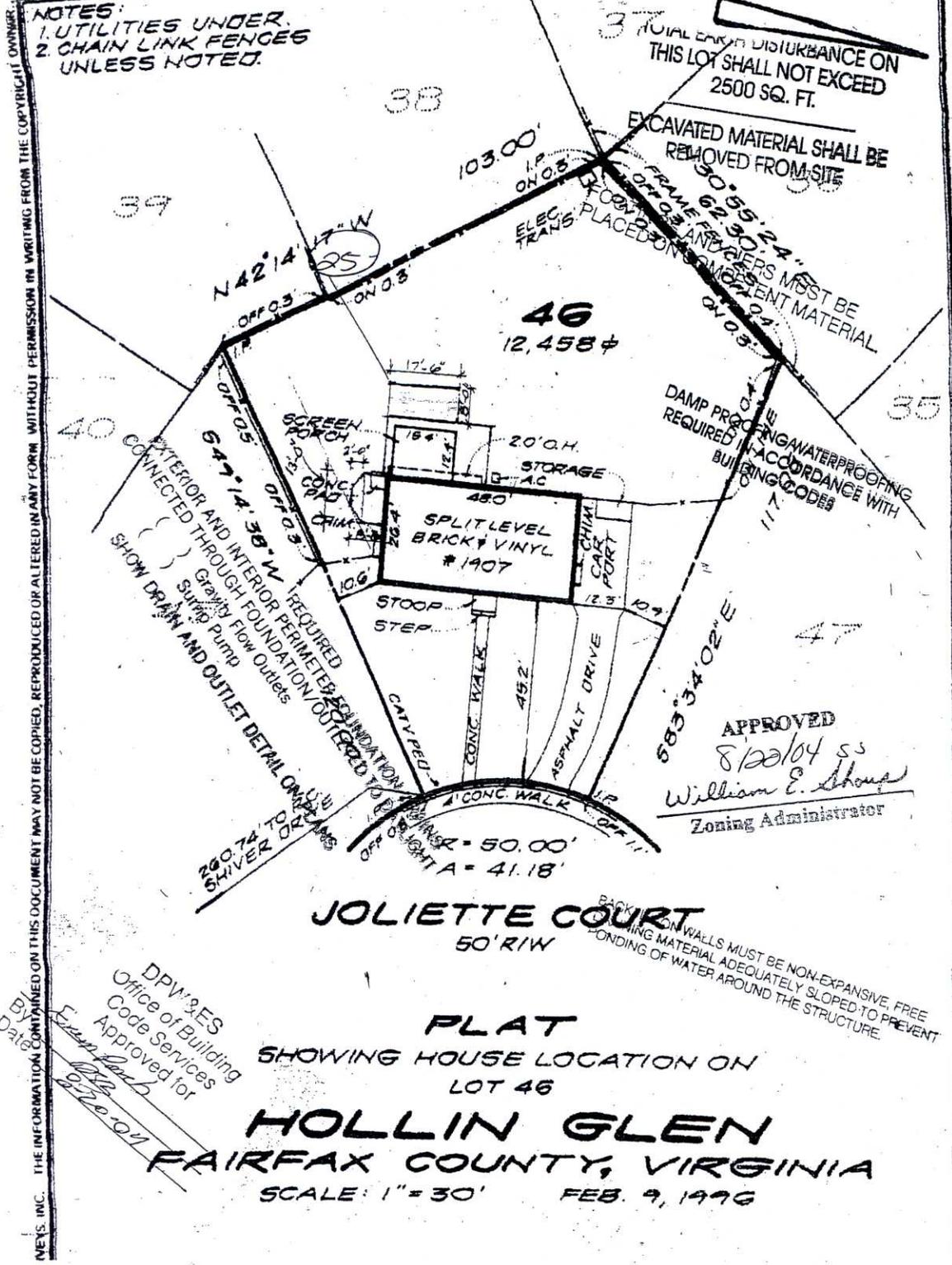
Please allow us this exception so we may move forward on the special permit application for our planned project.

Our current project is planned to allow my elderly mother comfortable accommodations and we are working under certain time restrictions.

Please feel free to call me with any questions at 202-251-9460

Sincerely Sabrina Campbell

*PLEASE CALL  
Guy Alexander for pickup  
571-471-8644.*



NOTES:  
1. UTILITIES UNDER.  
2. CHAIN LINK FENCES UNLESS NOTED.

TOTAL DISTURBANCE ON THIS LOT SHALL NOT EXCEED 2500 SQ. FT.

EXCAVATED MATERIAL SHALL BE REMOVED FROM SITE

FRAME ANTI-ROCKERS MUST BE PLACED ON CONCRETE

DAMP PROOFING WATERPROOFING REQUIRED IN ACCORDANCE WITH BUILDING CODES

APPROVED  
8/20/04 ss  
William E. Shoup  
Zoning Administrator

JOLIETTE COURT  
50' R/W

PLAT  
SHOWING HOUSE LOCATION ON  
LOT 46

HOLLIN GLEN  
FAIRFAX COUNTY, VIRGINIA

SCALE: 1"=30' FEB. 9, 1996

DPW'S ES  
Office of Building  
Code Services  
Approved for  
[Signature]  
8-22-04

BACK WALLS MUST BE NON-EXPANSIVE, FREE  
LOADING MATERIAL ADEQUATELY SLOPED TO PREVENT  
LOADING OF WATER AROUND THE STRUCTURE.

REQUIRED PERIMETER FOUNDATION/OUTERED TO  
EXTERIOR AND INTERIOR PERIMETER FOUNDATION/OUTERED TO  
CONNECTED THROUGH FOUNDATION/OUTERED TO  
SHOW DRAIN AND OUTLET DETAIL ONLY

REQUIRED PERIMETER FOUNDATION/OUTERED TO  
CONNECTED THROUGH FOUNDATION/OUTERED TO  
SHOW DRAIN AND OUTLET DETAIL ONLY

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SHOW DRAIN AND OUTLET DETAIL ONLY

# BUILDING PERMIT APPLICATION <sup>102</sup>

PERMIT # 042336640

FOR INSPECTIONS CALL 703-222-0455 (see back for more information)

FAIRFAX COUNTY OFFICE OF BUILDING CODE SERVICES  
 PERMIT APPLICATION CENTER  
 12055 Government Center Parkway, 2nd Floor  
 Fairfax, Virginia 22035-5504 Telephone: 703-222-0501  
 Web site: www.fairfaxcounty.gov/dpwec

DO NOT WRITE IN GRAY SPACES - COUNTY USE ONLY

PLAN # W-04-0554  
 TAX MAP # 093-3 R41/0096

ROUTING	DATE	APPROVED BY
① LICENSING	8/20/04	[Signature]
② ZONING	8/20/04	[Signature]
③ SITE PERMITS	8-20-04	[Signature]
HEALTH DEPT.		
④ BUILDING REVIEW	8/20/04	[Signature]
SANITATION		
FIRE MARSHAL		
ASBESTOS	170	
PROFFERS		

FILL IN ALL APPROPRIATE INFORMATION IN THIS COLUMN  
 (PLEASE PRINT OR TYPE)

**JOB LOCATION**

ADDRESS 1907 LOUIETTE CT ALEXANDRIA  
 LOT # 46 BUILDING VA 22307  
 FLOOR \_\_\_\_\_ SUITE \_\_\_\_\_  
 SUBDIVISION HOLLIS GLEN  
 TENANT'S NAME \_\_\_\_\_

**OWNER INFORMATION** OWNER  TENANT

NAME MR. & MRS. CAMPBELL  
 ADDRESS 1907 LOUIETTE CT.  
 CITY ALEXANDRIA STATE VA ZIP 22307  
 TELEPHONE 703.757.8757

**CONTRACTOR INFORMATION** SAME AS OWNER   
 CONTRACTORS MUST PROVIDE THE FOLLOWING:

COMPANY NAME K-ONE, CORP.  
 ADDRESS P.O. Box 1256  
 CITY GREST FALLS STATE VA ZIP 22066  
 TELEPHONE 703.757.8757  
 STATE CONTRACTORS LICENSE # 2705 031319A  
 COUNTY BPOL # 000-25-79311

**APPLICANT**  
JINA MOUSSAVI

**DESCRIPTION OF WORK**  
COVERED SCREEN PORCH  
8' x 17'-6"

**HOUSE TYPE**

ESTIMATED COST OF CONSTRUCTION \$0.00  
 BLDG AREA (SQ FT OF FOOTPRINT) 272  
 USE GROUP OF BUILDING R5  
 TYPE OF CONSTRUCTION SB  
 SEWER SERVICE PUBLIC  SEPTIC  OTHER   
 WATER SERVICE PUBLIC  WELL  OTHER   
 OTHER PLEASE SPECIFY \_\_\_\_\_

**DESIGNATED MECHANICS' LIEN AGENT**  
 (Residential Construction Only)

NAME \_\_\_\_\_  
 ADDRESS \_\_\_\_\_

NONE DESIGNATED  PHONE \_\_\_\_\_

**CHARACTERISTICS FOR NEW SFD, TH, APT & CONDOS**

# KITCHENS	EXTER. WALLS	_____
# BATHS	INTER. WALLS	_____
# HALF BATHS	ROOF MATERIAL	_____
# BEDROOMS	FLOOR MATERIAL	_____
# OF ROOMS	FIN. BASEMENT	_____ %
# STORIES	HEATING FUEL	_____
BUILDING HEIGHT	HEATING SYSTEM	_____
BUILDING AREA	# FIREPLACES	_____
BASEMENT		_____

FEE \$ \_\_\_\_\_  
 FILING FEE \$ \_\_\_\_\_  
 AMOUNT DUE \$ 56.00

**BUILDING PLAN REVIEW**

REVIEWER \_\_\_\_\_ # OF HOURS \_\_\_\_\_  
 REVISION FEES \$ \_\_\_\_\_  
 FIRE MARSHAL FEES \$ \_\_\_\_\_  
 FIXTURE UNITS \_\_\_\_\_ PLAN LOC. J  R

**APPROVED FOR ISSUANCE OF BUILDING PERMIT**

(LOG OUT) \_\_\_\_\_  
 BY [Signature] DATE 8/23/04

**ZONING REVIEW**

USE S1B  
 ZONING DISTRICT R-4 HISTORICAL DISTRICT \_\_\_\_\_  
 ZONING CASE # \_\_\_\_\_  
 GROSS FLOOR AREA OF TENANT SPACE \_\_\_\_\_

YARDS: GARAGE 1  2  3   
 FRONT 16' OPTIONS YES  NO   
 FRONT 16' REMARKS Screened porch with  
 L SIDE 20'  
 R SIDE 20'  
 REAR 25'

**GRADING AND DRAINAGE REVIEW**

SOILS # 46 A  B  C   
 AREA TO BE DISTURBED (TOTAL SQ FT THIS PERMIT) 6664  
 IMPERVIOUS AREA (TOTAL SQ FT THIS PERMIT) 1364  
 PLAN # \_\_\_\_\_ APPR. DATE \_\_\_\_\_

**STAMPS** FF, DP, BP, FDR, 2500  
Exmt.  
 (See reverse side of application)

**REMARKS**  
Opport attached

Any and all information and/or stamps on the reverse side of this form are a part of this application and must be complied with. I hereby certify that I have authority of the owner to make this application, that the information is complete and correct, and that the construction and/or use will conform to the building code, the zoning ordinance and other applicable laws and regulations which relate to the property.

Signature of Owner or Agent Jina Moussavi Date 8/20/04  
 Printed Name and Title JINA MOUSSAVI, K-ONE, CORP.  
 (Notarization of signature is required if owner is listed as the contractor and is not present at time of application)

**NOTARIZATION** (if required)  
 State (or territory or district) of \_\_\_\_\_  
 County (or city) of \_\_\_\_\_, to wit I, \_\_\_\_\_  
 Notary Public in the State and County aforesaid, do certify that \_\_\_\_\_  
 whose name is signed to this application, appeared before me in the State and County aforesaid and executed this affidavit.  
 Given under my hand this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_ My  
 commission expires the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_  
 (Notary Signature)

580051 COPYRIGHT 1996 BY ALEXANDRIA SURVEYS, INC. THE INFORMATION CONTAINED ON THIS DOCUMENT MAY NOT BE COPIED, REPRODUCED OR ALTERED IN ANY FORM WITHOUT PERMISSION IN WRITING FROM THE COPYRIGHT OWNER

NOTES:

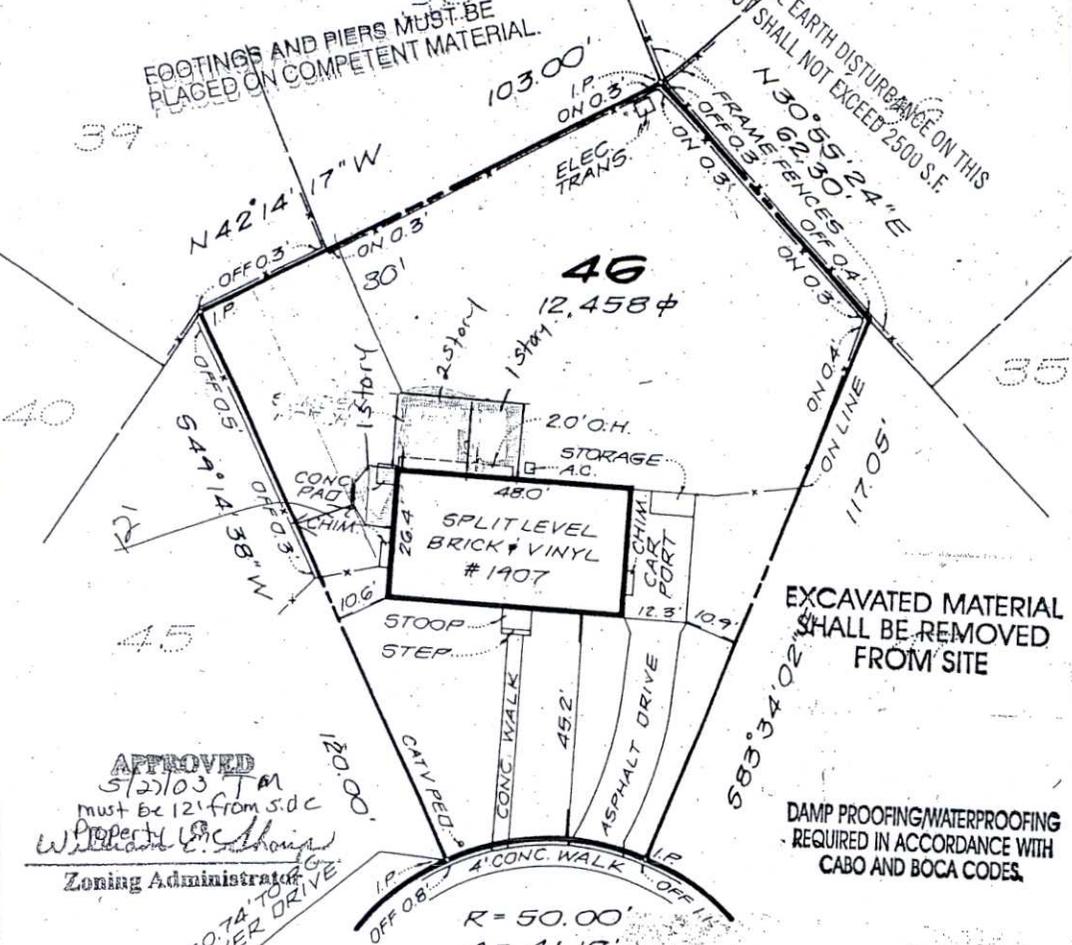
- 1. UTILITIES UNDER.
- 2. CHAIN LINK FENCES UNLESS NOTED.

FOOTINGS AND PIERS MUST BE PLACED ON COMPETENT MATERIAL.

TOTAL EARTH DISTURBANCE ON THIS LOT SHALL NOT EXCEED 2500 S.F.

EXCAVATED MATERIAL SHALL BE REMOVED FROM SITE

DAMP PROOFING/WATERPROOFING REQUIRED IN ACCORDANCE WITH CABO AND BOCA CODES.



APPROVED  
5/2/03 T.M.  
Must be 12' from S.D.C.  
Property of  
William E. Campbell  
Zoning Administrator

JOLIETTE COURT  
50' R/W

DPW&ES  
Office of Building  
Code Services  
Approved for  
Build 2 Story rear  
By *V.H.* of 2-1) story  
Date 6/26/99 rear & middle

PLAT  
SHOWING HOUSE LOCATION ON  
LOT 46  
**HOLLIN GLEN**  
FAIRFAX COUNTY, VIRGINIA  
SCALE: 1" = 30' FEB. 9, 1996

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

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

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



CASE NAME:  
BATY ~ CAMPBELL  
TOWNE TITLE

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

#19960119011

# BUILDING PERMIT APPLICATION

PERMIT # **03127B0510**

FAIRFAX COUNTY OFFICE OF BUILDING CODE SERVICES  
 PERMIT APPLICATION CENTER

FOR INSPECTIONS CALL 703-222-0455 (see back for more information)

11055 Government Center Parkway, 2nd Floor  
 Fairfax, Virginia, 22035-5504 Telephone: 703-222-0801  
 Web site: http://www.co.fairfax.va.us/dpwps

DO NOT WRITE IN THIS SPACE - COUNTY USE ONLY  
 PLAN # **R-03-05968**  
 TAX MAP # **003-3-124/0046**

FILL IN ALL APPROPRIATE INFORMATION IN THIS COLUMN  
 (PLEASE PRINT OR TYPE)

**JOB LOCATION** 22307  
 ADDRESS **1907 JOLIETTE CT. ALEXANDRIA**  
 LOT # **46** BUILDING **2#1**  
 FLOOR \_\_\_\_\_ SUITE \_\_\_\_\_  
 SUBDIVISION **HOLLIN GLEN**  
 TENANT'S NAME \_\_\_\_\_

**OWNER INFORMATION** OWNER  TENANT   
 NAME **MR. & MRS. CAMPBELL**  
 ADDRESS **1907 JOLIETTE CT.**  
 CITY **ALEXANDRIA** STATE **VA** ZIP **22307**  
 TELEPHONE **703.757.8757**

**CONTRACTOR INFORMATION** SAME AS OWNER   
 CONTRACTORS MUST PROVIDE THE FOLLOWING:  
 COMPANY NAME **KONEC CAMP**  
 ADDRESS **P.O. BOX 1256**  
 CITY **GREAT FALLS** STATE **VA** ZIP **22066**  
 TELEPHONE **703.757.8757**  
 STATE CONTRACTORS LICENSE # **2705**  
 COUNTY BPOL # **75-7931**

**APPLICANT**  
**JINA MOUSSAVI**

**DESCRIPTION OF WORK**  
**2 STORY ADDITION, SUN ROOM & LAUNDRY ROOM, & BEDROOM EXTENSION**

**HOUSE TYPE**  
 ESTIMATED COST OF CONSTRUCTION **32,000**  
 BLDG AREA (SQ FT OF FOOTPRINT) **455**  
 USE GROUP OF BUILDING **R4**  
 TYPE OF CONSTRUCTION **513**  
 SEWER SERVICE PUBLIC  SEPTIC  OTHER   
 WATER SERVICE PUBLIC  WELL  OTHER   
 OTHER PLEASE SPECIFY \_\_\_\_\_

**DESIGNATED MECHANICS' LIEN AGENT**  
 (Residential Construction Only)  
 NAME \_\_\_\_\_  
 ADDRESS \_\_\_\_\_  
 NONE DESIGNATED  PHONE \_\_\_\_\_

**CHARACTERISTICS FOR NEW SFD, TH, APT & CONDOS**

# KITCHENS	EXTER. WALLS	
# BATHS	INTER. WALLS	
# HALF BATHS	ROOF MATERIAL	
# BEDROOMS	FLOOR MATERIAL	
# OF ROOMS	FIN. BASEMENT	%
# STORIES	HEATING FUEL	
BUILDING HEIGHT	HEATING SYSTEM	
BUILDING AREA	# FIREPLACES	
BASEMENT		

ROUTING	DATE	APPROVED BY
LICENSING	5-7-03	AKJ
ZONING	5-27-03	T.M.
SITE PERMITS	6-26-03	V.M.
HEALTH DEPT.		
BUILDING REVIEW	8/12/03	AKJ
SANITATION		
FIRE MARSHAL		
ASBESTOS		
PROFFERS		

**FEE** \$ **61.54**  
**FILING FEE** \$ \_\_\_\_\_  
**AMOUNT DUE** = \$ \_\_\_\_\_

**BUILDING PLAN REVIEW**  
 REVIEWER \_\_\_\_\_ # OF HOURS \_\_\_\_\_  
 REVISION FEES \$ \_\_\_\_\_  
 FIRE MARSHAL FEES \$ \_\_\_\_\_  
 FIXTURE UNITS \_\_\_\_\_ PLAN LOC: J  R

**APPROVED FOR ISSUANCE OF BUILDING PERMIT**  
 (LOG OUT) \_\_\_\_\_  
 BY **AKJ** DATE **8/12/03**

**ZONING REVIEW** ZONING CLASS **R3**  
 USE **SFD**

ZONING CASE # \_\_\_\_\_  
 GROSS FLOOR AREA OF TENANT SPACE \_\_\_\_\_  
 YARDS: FRONT **11.6** REAR **30**  
 GARAGE 1  2  3   
 OPTIONS YES  NO   
 REMARKS **BLD 2 STORY**  
**in Room #5 x 17'**  
**BLD 25.7' x 15'**  
**BLD GLASS ASE 8' x 12'**

**GRADING AND DRAINAGE REVIEW** **BLD 15' x 16'**  
 SOILS **577** A  B  C   
 HISTORICAL DISTRICT \_\_\_\_\_  
 AREA TO BE DISTURBED (TOTAL SQ FT) **1726**  
 ADD'L IMPERVIOUS AREA (ADDED SQ FT) **486**  
 PLAN # \_\_\_\_\_ APPR DATE \_\_\_\_\_

**STAMPS**  
**FF, pp- up, 2500, EXMPL**  
 (See reverse side of application)

**REMARKS**  
**NO wet patches**  
**NO dirt**  
**NO PLANT ATTACHED**

Any and all information and/or stamps on the reverse side of this form are a part of this application and must be complied with. I hereby certify that I have authority of the owner to make this application, that the information is complete and correct, and that the construction and/or use will conform to the building code, the zoning ordinance and other applicable laws and regulations which relate to the property.

Signature of Owner or Agent **Jina Moussavi** Date **5/17/03**

Printed Name and Title **Jina Moussavi Sec/TRES. KONEC CAMP**  
 (Notarization of signature is required if owner is listed as the contractor and is not present at time of application)

**NOTARIZATION** (if required)  
 State (or territory or district) of \_\_\_\_\_  
 County (or city) of \_\_\_\_\_ to wit:  
 I, \_\_\_\_\_  
 a Notary Public in the State and County aforesaid, do certify that  
 whose name is signed to this application, appeared before me in the State and County aforesaid and executed this affidavit.  
 Given under my hand this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_  
 My commission expires the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_  
 (Notary Signature)

**BUILDING PERMIT APPLICATION**

DEPARTMENT OF ENVIRONMENTAL MANAGEMENT  
FAIRFAX COUNTY, VIRGINIA  
PERMIT APPLICATION CENTER  
12055 Government Center Parkway, 2nd Floor  
Fairfax, Virginia 22035-5504  
(703) 222-0801

PERMIT # 9922330850

FOR INSPECTIONS CALL: (703) 222-0455

FILL IN ALL APPROPRIATE INFORMATION IN THIS COLUMN  
(PLEASE PRINT OR TYPE)

JOB LOCATION:  
ADDRESS 1907 JOLIETTE CT  
LOT # 46 BUILDING \_\_\_\_\_  
FLOOR \_\_\_\_\_ SUITE \_\_\_\_\_  
SUBDIVISION Hollin Glen  
TENANT'S NAME owner

OWNER INFORMATION: OWNER  TENANT   
NAME Campbell, Richard  
ADDRESS 1907 JOLIETTE CT.  
CITY Alex. STATE VA ZIP 22307  
TELEPHONE 660-9397

CONTRACTOR INFORMATION:  
CHECK IF SAME AS OWNER   
COMPANY NAME MACULLAND POOLS, INC  
ADDRESS 9515 GENWIG LN.  
CITY Columbia STATE MD ZIP 21046  
TELEPHONE 410-995-6600  
LOCAL CONTRACTOR LICENSE # \_\_\_\_\_  
STATE CONTRACTORS LICENSE # Q30410A  
COUNTY BUSINESS ACCOUNT # 183517  
APPLICANT Linda Landon

DESCRIPTION OF WORK  
CONCRETE (R.E. RE) RETAINING  
WALL 200' HT NOT TO EXCEED  
36" IN HGT.

Per entry detail  
HOUSE TYPE \_\_\_\_\_ SFD  
ESTIMATED COST OF CONSTRUCTION \$17500.00  
BLDG AREA (SQ FT OF FOOTPRINT) \_\_\_\_\_  
USE GROUP OF BUILDING \_\_\_\_\_  
TYPE OF CONSTRUCTION \_\_\_\_\_

SEWER SERVICE: PUBLIC  SEPTIC  OTHER   
WATER SERVICE: PUBLIC  WELL  OTHER   
OTHER PLEASE SPECIFY \_\_\_\_\_

DESIGNATED MECHANICS' LIEN AGENT:  
(Residential Construction Only)  
NAME: NA  
ADDRESS: \_\_\_\_\_

NONE DESIGNATED:  PHONE: \_\_\_\_\_

CHARACTERISTICS FOR NEW SFD, TH, APT & CONDOS:  
# KITCHENS \_\_\_\_\_ EXTER. WALLS \_\_\_\_\_  
# BATHS \_\_\_\_\_ INTER. WALLS \_\_\_\_\_  
# HALF BATHS \_\_\_\_\_ ROOF MATERIAL \_\_\_\_\_  
# BEDROOMS \_\_\_\_\_ FLOOR MATERIAL \_\_\_\_\_  
# OF ROOMS \_\_\_\_\_ FIN. BASEMENT \_\_\_\_\_ %  
# STORIES \_\_\_\_\_ HEATING FUEL \_\_\_\_\_  
BUILDING HEIGHT \_\_\_\_\_ HEATING SYSTEM \_\_\_\_\_  
BUILDING AREA \_\_\_\_\_ # FIREPLACES \_\_\_\_\_  
BASEMENT \_\_\_\_\_

DO NOT WRITE IN THIS SPACE - COUNTY USE ONLY  
PLAN # N-99-10019  
TAX MAP # 95-3-24-0046  
ROUTING \_\_\_\_\_ DATE \_\_\_\_\_ APPROVED BY: \_\_\_\_\_  
ZONING 1 S1M49 S3  
SITE PERMITS 2 8/18/99  
SANITATION \_\_\_\_\_  
HEALTH DEPT. \_\_\_\_\_  
FIRE MARSHAL \_\_\_\_\_  
BUILDING REVIEW   
LICENSING 2/11/99  
ASBESTOS \_\_\_\_\_

FEE \$ \_\_\_\_\_  
FILING FEE \$ \_\_\_\_\_  
AMOUNT DUE \$ 56.00

BUILDING PLAN REVIEW  
REVIEWER \_\_\_\_\_ # OF HOURS \_\_\_\_\_  
REVISION FEES \$ \_\_\_\_\_  
FIRE MARSHAL FEES \$ \_\_\_\_\_  
FIXTURE UNITS \_\_\_\_\_ PLAN LOC: J  R

APPROVED FOR ISSUANCE OF BUILDING PERMIT  
BY DD DATE 8/18/99

ZONING REVIEW: ZONING CLASS R-3  
USE SD-70  
ZONING CASE # \_\_\_\_\_

GROSS FLOOR AREA OF TENANT SPACE  
YARDS: GARAGE: 1  2  3   
FRONT OPTIONS: YES  NO   
FRONT REMARKS: Per DPW +  
L SIDE \_\_\_\_\_ ES approval  
R SIDE \_\_\_\_\_  
REAR \_\_\_\_\_

GRADING AND DRAINAGE REVIEW  
SOILS: # UNMA1 A  B  C   
HISTORICAL DISTRICT \_\_\_\_\_  
AREA TO BE DISTURBED (TOTAL SQ FT) 2938.92 #  
ADD'L IMPERVIOUS AREA (ADDED SQ FT) 693. #  
PROFFERS: \_\_\_\_\_  
PLAN # \_\_\_\_\_ APPR. DATE \_\_\_\_\_

STAMPS:  
EPR, SFD, PRO, PEI, EXHALL  
ALL CONSTRUCTION INVOLVING PROBLEM SOILS MUST BE  
PERFORMED UNDER THE FULL TIME INSPECTION OF A  
GEOTECHNICAL ENGINEER - PFM 4-0402  
(See reverse side of application)

REMARKS: Dist + Imperv Areas (fixed)  
w/ pool amt # 9922330850  
Require Certificates or Phasing of job  
Orig price call card 8/17/99  
not to exceed 2500 sq ft

Any and all information and/or stamps on the reverse side of this form are a part of this application and must be complied with. I hereby certify that I have authority of the owner to make this application, that the information is complete and correct, and that the construction and/or use will conform to the building code, the zoning ordinance and other applicable laws and regulations which relate to the property.

Linda Landon, AGT. 8/11/99  
Signature of Owner or Agent Date

Linda Landon AGT.  
Printed Name and Title

Notary Signature \_\_\_\_\_ Date \_\_\_\_\_  
(Notarization required if owner not present at time of application)



**BUILDING PERMIT APPLICATION**

DEPARTMENT OF ENVIRONMENTAL MANAGEMENT  
FAIRFAX COUNTY, VIRGINIA  
PERMIT APPLICATION CENTER  
12055 Government Center Parkway, 2nd Floor  
Fairfax, Virginia 22035-5504  
(703) 222-0801

PERMIT # 99223B0830

FOR INSPECTIONS CALL: (703) 222-0455

FILL IN ALL APPROPRIATE INFORMATION IN THIS COLUMN  
(PLEASE PRINT OR TYPE)

JOB LOCATION: Joliette Ct  
ADDRESS 1907 Joliette Ct  
LOT # 46 BUILDING \_\_\_\_\_  
FLOOR \_\_\_\_\_ SUITE \_\_\_\_\_  
SUBDIVISION Hollin Glen  
TENANT'S NAME OWNER

OWNER INFORMATION: OWNER  TENANT   
NAME Campbell, Richard  
ADDRESS 1907 Joliette Ct  
CITY Alex STATE VA ZIP 22307  
TELEPHONE 660-9397

CONTRACTOR INFORMATION:  
CHECK IF SAME AS OWNER   
COMPANY NAME Maryland Pools, Inc.  
ADDRESS 9515 Geewie Ln  
CITY Columbia STATE MD ZIP 21046  
TELEPHONE 410-995-6600  
LOCAL CONTRACTOR LICENSE # \_\_\_\_\_  
STATE CONTRACTORS LICENSE # 030410A  
COUNTY BUSINESS ACCOUNT # 18-3517  
APPLICANT Linda Landon

DESCRIPTION OF WORK  
INSTALL INGROUND pool w/ spa = 68' x 4' DECK BIB AROUND POOL

HOUSE TYPE SFD  
ESTIMATED COST OF CONSTRUCTION 20,000.00  
BLDG AREA (SQ FT OF FOOTPRINT) \_\_\_\_\_  
USE GROUP OF BUILDING \_\_\_\_\_  
TYPE OF CONSTRUCTION \_\_\_\_\_  
SEWER SERVICE: PUBLIC  SEPTIC  OTHER   
WATER SERVICE: PUBLIC  WELL  OTHER   
OTHER PLEASE SPECIFY \_\_\_\_\_

DESIGNATED MECHANICS' LIEN AGENT:  
(Residential Construction Only)  
NAME: N/A  
ADDRESS: \_\_\_\_\_

NONE DESIGNATED:  PHONE: \_\_\_\_\_

CHARACTERISTICS FOR NEW SFD, TH, APT & CONDOS:	
# KITCHENS	EXTER. WALLS
# BATHS	INTER. WALLS
# HALF BATHS	ROOF MATERIAL
# BEDROOMS	FLOOR MATERIAL
# OF ROOMS	FIN. BASEMENT
# STORIES	HEATING FUEL
BUILDING HEIGHT	HEATING SYSTEM
BUILDING AREA	# FIREPLACES
BASEMENT	

Any and all information and/or stamps on the reverse side of this form are a part of this application and must be complied with. I hereby certify that I have authority of the owner to make this application, that the information is complete and correct, and that the construction and/or use will conform to the building code, the zoning ordinance and other applicable laws and regulations which relate to the property.

Signature of Owner or Agent Linda Landon, AGT Date 8/11/99

Printed Name and Title LINDA LANDON, AGT

DO NOT WRITE IN THIS SPACE - COUNTY USE ONLY

PLAN # W-44-05435

TAX MAP # 93-3-24-0046

ROUTING \_\_\_\_\_ DATE 8/18/99 APPROVED BY: \_\_\_\_\_

ZONING Z

SITE PERMITS 1 DATE 8/18/99

SANITATION \_\_\_\_\_

HEALTH DEPT \_\_\_\_\_

FIRE MARSHAL \_\_\_\_\_

BUILDING REVIEW 3 DATE 8/18/99

LICENSING 3 DATE 8/11/99

ASBESTOS \_\_\_\_\_

FEE \$ \_\_\_\_\_  
FILING FEE \$ \_\_\_\_\_  
AMOUNT DUE \$ 26.00

BUILDING PLAN REVIEW  
REVIEWER \_\_\_\_\_ # OF HOURS \_\_\_\_\_  
REVISION FEES \$ \_\_\_\_\_  
FIRE MARSHAL FEES \$ \_\_\_\_\_  
FIXTURE UNITS \_\_\_\_\_ PLAN LOC. J  R

APPROVED FOR ISSUANCE OF BUILDING PERMIT  
BY [Signature] DATE 8/18/99

ZONING REVIEW: \_\_\_\_\_ ZONING CLASSIFICATION 3  
USE 3  
ZONING CASE # \_\_\_\_\_

GROSS FLOOR AREA OF TENANT SPACE \_\_\_\_\_  
YARDS: FRONT \_\_\_\_\_ REAR \_\_\_\_\_  
GARAGE: 1  2  3   
OPTIONS: YES  NO   
REMARKS: per DPW & AS approval

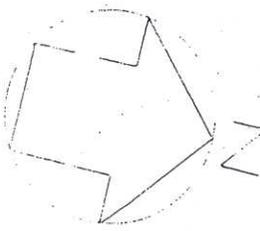
GRADING AND DRAINAGE REVIEW  
SOILS: # unmap A  B  C   
HISTORICAL DISTRICT \_\_\_\_\_  
AREA TO BE DISTURBED (TOTAL SQ FT) 2738.92  
ADD'L IMPERVIOUS AREA (ADDED SQ FT) 693.4  
PROFFERS \_\_\_\_\_  
PLAN # \_\_\_\_\_ APPR. DATE \_\_\_\_\_

STAMPS:  
VDT, ERB, PEI, PRV, SPW  
EX-MAT (P)  
ALL CONSTRUCTION INVOLVING PROBLEM SOILS MUST BE PERFORMED UNDER THE FULL TIME INSPECTION OF A GEOTECHNICAL ENGINEER. PFM 4-0402  
(See reverse side of application) OK

REMARKS: Chg Description add spa & Decking  
Eng's price certified 8/17/99  
Require Certification or Photos of job not to exceed 200 sq ft  
Dist + Imperv Areas figured w/ 99223B0830

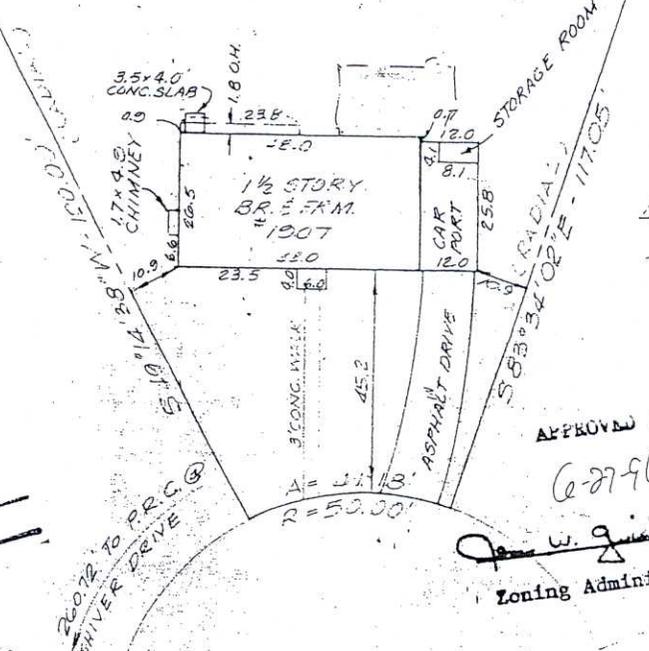
[Signature]

Notary Signature \_\_\_\_\_ Date \_\_\_\_\_  
(Notarization required if owner not present at time of application)



N 42° 41' 17" W - 103.00'  
 N 55° 11' 14" E - 63.20'

LOT 46  
 12,556 sq



DEM  
 Division of  
 Inspection Services  
 Approved for  
 Deck  
 By: [Signature]  
 Date: [Signature]

APPROVED  
[Signature]  
 Zoning Administrator

JOLIETTE  
 COURT  
 50' R/W

HOUSE LOCATION SURVEY  
**LOT 46**  
 HOLLIN GLEN,  
 MT. VERNON DISTRICT  
 FAIRFAX COUNTY, VIRGINIA  
 SCALE: 1" = 30' DATE: MARCH 19, 1970  
**PATTON, HARRIS & FOARD**  
 FAIRFAX, VIRGINIA

FOOTINGS AND PIERS MUST BE PLACED  
 ON COMPETENT MATERIAL

CERTIFIED CORRECT: [Signature]

TRK

# BUILDING PERMIT APPLICATION

DEPARTMENT OF ENVIRONMENTAL MANAGEMENT  
 FAIRFAX COUNTY, VIRGINIA  
 PERMIT APPLICATION CENTER  
 12055 Government Center Parkway, 2nd Floor  
 Fairfax, Virginia 22035-5504  
 (703) 222-0801

PERMIT # 9617930900

FOR INSPECTIONS CALL: (703) 222-0455

FILL IN ALL APPROPRIATE INFORMATION IN THIS COLUMN  
 (PLEASE PRINT OR TYPE)

**JOB LOCATION:**  
 ADDRESS 1907 Joliette Ct.  
 LOT # 46 BUILDING \_\_\_\_\_  
 FLOOR \_\_\_\_\_ SUITE \_\_\_\_\_  
 SUBDIVISION HOLLIN GLEAM  
 TENANT'S NAME owner

**OWNER INFORMATION:** OWNER  TENANT   
 NAME Sabrina Campbell  
 ADDRESS 1907 Joliette Ct.  
 CITY Alex. STATE VA ZIP \_\_\_\_\_  
 TELEPHONE 660-9397

**CONTRACTOR INFORMATION:**  
 CHECK IF SAME AS OWNER   
 COMPANY NAME The Deck Co.  
 ADDRESS P.O. Box 1467  
 CITY Stafford STATE VA ZIP 22555  
 TELEPHONE 703-690-7075  
 LOCAL CONTRACTOR LICENSE # 05331  
 STATE CONTRACTORS LICENSE # B006807  
 COUNTY BUSINESS ACCOUNT # 20-0899  
 APPLICANT David Sharp

**DESCRIPTION OF WORK**  
14'x18' Deck w/steps to grade  
to county detail

HOUSE TYPE CP  
 ESTIMATED COST OF CONSTRUCTION 3,000.00  
 BLDG AREA (SQ FT OF FOOTPRINT) 260  
 USE GROUP OF BUILDING 04  
 TYPE OF CONSTRUCTION SB

SEWER SERVICE: PUBLIC  SEPTIC  OTHER   
 WATER SERVICE: PUBLIC  WELL  OTHER   
 OTHER PLEASE SPECIFY \_\_\_\_\_

**DESIGNATED MECHANICS' LIEN AGENT:**  
 (Residential Construction Only)

NAME: \_\_\_\_\_  
 ADDRESS: \_\_\_\_\_

NONE DESIGNATED:  PHONE: \_\_\_\_\_

**CHARACTERISTICS FOR NEW SFD, TH, APT & CONDOS:**

# KITCHENS _____	EXTER. WALLS _____
# BATHS _____	INTER. WALLS _____
# HALF BATHS _____	ROOF MATERIAL _____
# BEDROOMS _____	FLOOR MATERIAL _____
# OF ROOMS _____	FIN. BASEMENT _____ %
# STORIES _____	HEATING FUEL _____
BUILDING HEIGHT <u>3'</u>	HEATING SYSTEM _____
BUILDING AREA _____	# FIREPLACES _____
BASEMENT _____	

DO NOT WRITE IN THIS SPACE - COUNTY USE ONLY		
PLAN #	<u>N 96-12336</u>	
TAX MAP #	<u>093-3-124/0046</u>	
ROUTING	DATE	APPROVED BY:
ZONING	<u>6/27/96</u>	<u>JB</u>
SITE PERMITS	<u>6/27/96</u>	<u>JB</u>
SANITATION		
HEALTH DEPT.		
FIRE MARSHAL		
BUILDING REVIEW		
LICENSING	<u>6/27/96</u>	<u>AK</u>
ASBESTOS		

FEE \$ \_\_\_\_\_  
 FILING FEE \$ 56.00  
 AMOUNT DUE \$ \_\_\_\_\_

**BUILDING PLAN REVIEW**  
 REVIEWER \_\_\_\_\_ # OF HOURS \_\_\_\_\_  
 REVISION FEES \$ \_\_\_\_\_  
 FIRE MARSHAL FEES \$ \_\_\_\_\_  
 FIXTURE UNITS \_\_\_\_\_ PLAN LOC: J  R

APPROVED FOR ISSUANCE OF BUILDING PERMIT  
 BY \_\_\_\_\_ DATE 6/27/96

ZONING REVIEW: ZONING CLASS R-3  
 USE SFD-70

ZONING CASE # \_\_\_\_\_  
 GROSS FLOOR AREA OF TENANT SPACE \_\_\_\_\_

YARDS: _____	GARAGE: 1 <input type="checkbox"/> 2 <input type="checkbox"/> 3 <input type="checkbox"/>
FRONT <u>NS</u>	OPTIONS: YES <input type="checkbox"/> NO <input type="checkbox"/>
FRONT <u>↓</u>	REMARKS: <u>Open Deck @</u>
L SIDE <u>↓</u>	<u>near SFD</u>
R SIDE _____	<u>6' plate attached.</u>
REAR <u>47'</u>	

**GRADING AND DRAINAGE REVIEW**  
 SOILS: # UN A  B  C

HISTORICAL DISTRICT \_\_\_\_\_

AREA TO BE DISTURBED (TOTAL SQ FT) \_\_\_\_\_

ADD'L IMPERVIOUS AREA (ADDED SQ FT) \_\_\_\_\_

PROFFERS \_\_\_\_\_

PLAN # \_\_\_\_\_ APPR. DATE \_\_\_\_\_

STAMPS:  
 FOOTINGS AND PIERS MUST BE PLACED  
 ON COMPETENT MATERIAL  
 (See reverse side of application)

REMARKS: \_\_\_\_\_

Any and all information and/or stamps on the reverse side of this form are a part of this application and must be complied with. I hereby certify that I have authority of the owner to make this application, that the information is complete and correct, and that the construction and/or use will conform to the building code, the zoning ordinance and other applicable laws and regulations which relate to the property.

Signature of Owner or Agent: David Sharp Date: 6/27/96

Printed Name and Title: David Sharp

Notary Signature: \_\_\_\_\_ Date: \_\_\_\_\_  
 (Notarization required if owner not present at time of application)

**NOTICE REQUIRED**

Contractors shall notify operators who maintain underground utility lines in the area of proposed excavation or blasting, at least two working days, but not more than ten working days prior to commencement of excavation or demolition in accordance with Section 10(a) of Chapter 68 of the Fairfax County Code. Names and telephone numbers of the operators of underground utility lines in Fairfax County appear below. These numbers may also be used to serve emergency condition notices as required by Chapter 68 of the Code.

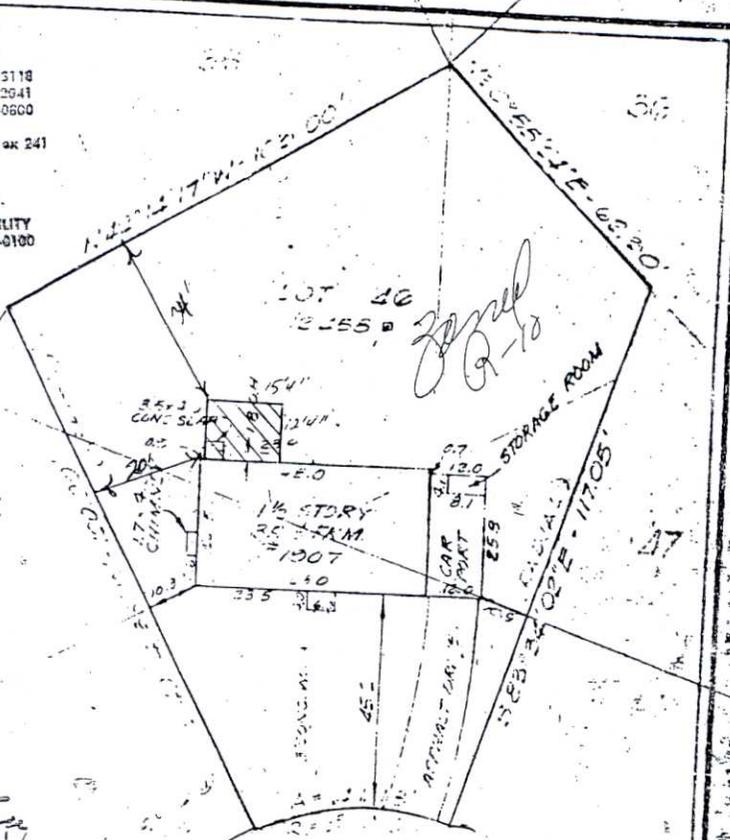
- Columbia Gas Pipeline Co. 759-2115
- Plantation Pipeline Co. 780-2050
- Colonial Pipeline Co. 273-5225
- Commonwealth Tele. Co. (703)470-3118
- Tri-County Electric Co-op. (703)777-2641
- Falls Church Water Service (703)532-0600
- Fairfax City Water Service 273-7900
- Town of Vienna Water Service 938-3007 ext 241
- Town of Herndon DWW 437-1000
- Washington Gas Light Co.
- Transco Gas Pipeline Co.
- Chesapeake & Pot. Tel. Co. Va. Elec. & Power Co.
- Fairfax Co. Water Authority
- Fairfax Co. San. Sewer Div.
- Prince William Elec. Co-op.
- Columbia Gas of Va. N.E.T. Co.

MISS UTILITY  
(703)559-0100

**APPROVED**  
DIVISION OF DESIGN REVIEW

6-29-77 *JK*

DATE BY DIRECTOR OR HIS AGENT



Approved for proposed location of building as shown. Final approval subject to wall check.

Date JUN 29 1977

*[Signature]*  
Zoning Administrator

JOLIETTE COURT

HOUSE LOCATION SURVEY  
LOT 46

FAIRFAX COUNTY, VIRGINIA  
SCALE: 1" = 10' DATE:

PATTON, HARRIS & FOARD

COUNTY OF FAIRFAX, VIRGINIA  
DEPARTMENT OF  
ENVIRONMENTAL MANAGEMENT  
Application for Building Permit

APPLICATION NO.

DATE 19 7/16/88 PERMIT NO. 41963-1-01

MAP REFERENCE

Plot Number Subd. Des. Blk. or Sec. Parcel or lot

To: BUILD  ALTER OR REPAIR  ADD TO  DEMOLISH  MOVE

**JOB LOCATION**  
Street: 1907 JOLIETTE CT  
Lot No. 46  
Block Section  
Subdivision: Hoffman Place

**OWNER**  
Corp. Name  
Name: Edward BATY  
(Reg. Agent)  
Address: 1907 JOLIETTE CT  
City: ALEX.  
Telephone Number

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

**CONTRACTOR**  
Name: HECHINGER  
Address: 1525 MD. AVE N.E. DC  
City  
County Reg. # State Reg. # 12495

**DESCRIPTION**  
For: SCREEN PORCH 12'0" X 15'4"

No. of Bldgs. \_\_\_\_\_ Est. Const. Cost \$ 3800.00  
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

Fig: Concrete  Pile  Caisson   
Ext. Walls: Wood  Metal  Brick   
Int. Walls: Plaster  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:

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.

699-9769 Phone No. Date Signature of Owner or Auth. Agent Stanley Michelson

APPLICANT: DO NOT WRITE BELOW THIS LINE

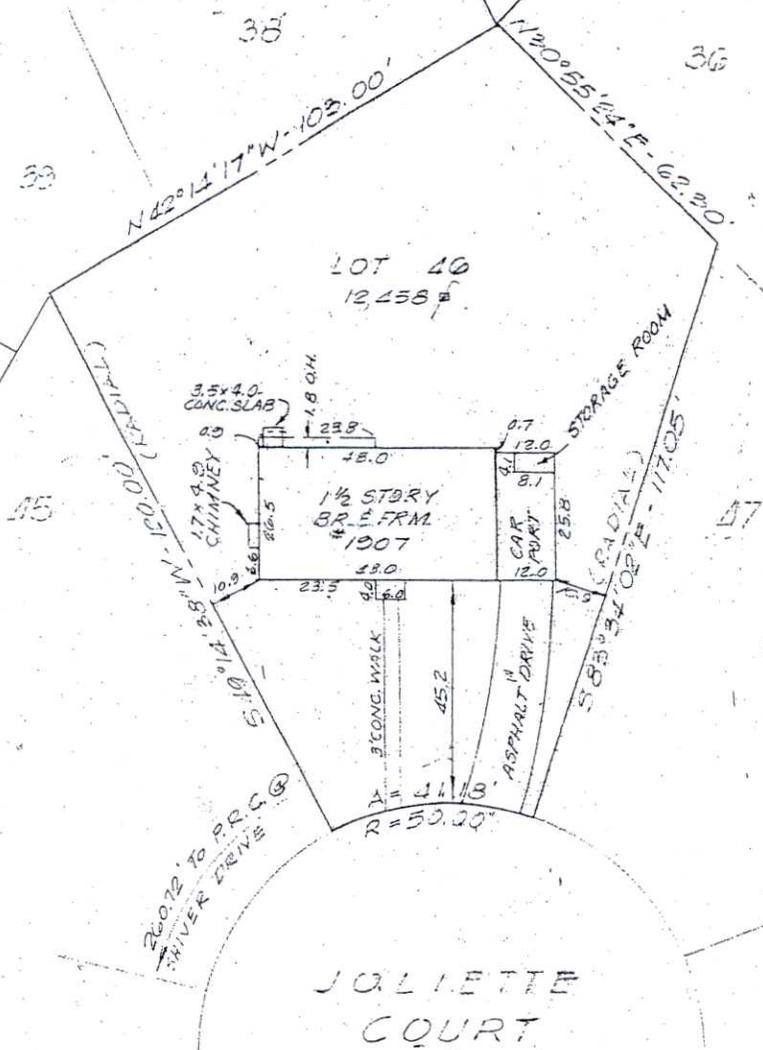
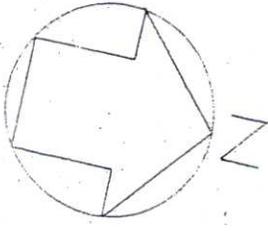
**PLAN APPROVAL**  
Use Group of Building R-3 Area of Bldg. @ per Sq. Ft. \$  
Type of Construction 4-B @ \$  
Fire District @ \$  
Date Checked 6/29/88 By [Signature] TOTAL-FEE \$ 1150  
Approved by Building Inspector [Signature]

ROUTING	OFFICE	DATE	APPROVED BY	OFFICE	DATE	APPROVED BY
	Land Office	6/29/88	[Signature]	Fire Marshall		
	Zoning Administrator	6/29/88	[Signature]	Design Review	6/29/88	[Signature]
	Public Works			Housing & License	6/29/88	[Signature]
	Health Dept.			Assessments	6/29/88	[Signature]

**CERTIFICATION**  
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 Authorized Agent

Supervisor of Assessments  
Property is listed in name of Edward BATY  
Magisterial District Hoffman Place Deed Book Reference 477-477  
Supervisor: [Signature]

**ZONING**  
Subdivision Hoffman Place Lot No. 46 Block Section Zone R-10  
Street Address  
Use of Bldg. [Signature] Use after Alteration [Signature] No. Families  
BZA SITE PLAN  
Set Back: Front 40' Rt. Side 40' Left Side 40' Rear 25' Zoning Administrator



HOUSE LOCATION SURVEY  
**LOT 46**

HOLLIN GLEM  
 MT. VERNON DISTRICT

FAIRFAX COUNTY, VIRGINIA  
 SCALE: 1" = 30'    DATE: MARCH 19, 1970

**PATTON, HARRIS & FOARD**  
 FAIRFAX, VIRGINIA

CERTIFIED CORRECT: George C. Foard

F7868  
P58396

COUNTY OF FAIRFAX, VIRGINIA  
OFFICE OF THE BUILDING INSPECTOR  
Application for Building Permit

MAP REFERENCE

Plot Number	Subd. Des.	Blk. or Sec.	Parcel or lot
53	1		2

APPLICATION NO. P58396  
DATE 19 69 PERMIT NO. P58396

To: BUILD  ALTER OR REPAIR  ADD TO  DEMOLISH  MOVE

**JOB LOCATION**  
Street Joliette Court  
Lot No. (see remarks) Block 1 Section 1  
Subdivision Hollin Glen

**OWNER**  
Corp. Name A.G. Van Metre Associates Inc  
Name Bill Maxwell  
Address 1200 Prince Street  
City Alexandria Virginia Telephone Number 683-0455

**ARCHITECT ENGINEER**  
Name Bill Maxwell  
Address Vienna Virginia State Reg. No. \_\_\_\_\_

**CONTRACTOR**  
Name Owner  
Address \_\_\_\_\_  
City \_\_\_\_\_  
County Reg. # \_\_\_\_\_ State Reg. # \_\_\_\_\_

**DESCRIPTION**  
For: Type 40 with carpet  
Split level

No. of Bldgs. 1 Est. Const. Cost \$ 21,000  
No. of Units 1 No. of Stories 2 1/2  
No. of Kitchens 1 Penthouse \_\_\_\_\_  
No. of Baths 3 Ht. of Bldg. \_\_\_\_\_ ft.  
No. of Rooms 7 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: \_\_\_\_\_

Lot 46 1907 Joliette Court.

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.

Phone No. 683 0455 Date 5/19/69 Signature of Owner or Auth. Agent M. J. Maxwell

APPLICANT: DO NOT WRITE BELOW THIS LINE

**PLAN APPROVAL**  
Use Group of Building L-3 Area of Bldg. \_\_\_\_\_ @ \_\_\_\_\_ per Sq. Ft. \$ 41.00  
Type of Construction T-B @ \_\_\_\_\_ \$ \_\_\_\_\_  
Fire District \_\_\_\_\_ @ \_\_\_\_\_ \$ \_\_\_\_\_  
Date Checked 6-6 19 69 By Paul H. TOTAL FEE 41.00  
Approved by Building Inspector Joseph P. Bunch

**ROUTING**

OFFICE	Rm. No.	DATE	BY	OFFICE	Rm. No.	DATE	BY
Land Office	112	5-20-69	MT	Fire Marshall			
Zoning Administrator	210	6-4-69	RC	Streets & Drainage			
Sanitary Engineer		6-4-69	RC	Housing & License	139		
Health Officer	Rt. 237					6-6-69	DD

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 \_\_\_\_\_ Authorized Agent \_\_\_\_\_

**CERTIFICATION**  
Supervisor of Assessments  
Property is listed in name of A.G. Van Metre Associates Inc  
Magisterial District out Deed Book Reference 3123-583  
Supervisor: Joliette Court

**ZONING**  
Subdivision Hollin Glen Lot No. 46 Block \_\_\_\_\_ Section 1 Zone R-10  
Street Address \_\_\_\_\_  
Use of Bldg. Dwelling Use after Alteration \_\_\_\_\_ No. Families one  
BZA \_\_\_\_\_ SITE PLAN \_\_\_\_\_  
Set Back: Front 85 Rt. Side 10 Left Side 10 Rear 25 Zoning Administrator RC

FORM ZA

COUNTY OF FAIRFAX, VIRGINIA  
OFFICE OF THE ZONING ADMINISTRATOR

~~FORM~~

APPLICATION FOR CERTIFICATE OF OCCUPANCY

FOR USE IN CONNECTION WITH A NEW BUILDING OR FOR CHANGE IN THE  
EXTERIOR OUTLINE OF AN EXISTING BUILDING

(WRITE WITH INK) DATE 5/21/69 19

Name of Proposed Occupant or Trade Name

Applicant A. G. Van Metre Assoc. Inc.

Address 1200 Prince Street, Alexandria, Virginia

Lot Number 46 Block \_\_\_\_\_ Section 1

Subdivision or Acreage Description Hollin Glen

To be used as one family dwelling

Last used as new

Non-Conforming Use \_\_\_\_\_

Material of Building \_\_\_\_\_

No. of Stories High \_\_\_\_\_

Which floor do you propose to use: \_\_\_\_\_

Owner of Building (or agent) \_\_\_\_\_

Address \_\_\_\_\_

TO BE FILLED IN BY CLERK	
Zone	<u>R-10</u>
Height	_____
Fire Zone	_____
Building Permit No.	<u>P-58396</u>
Date	<u>6-4-69</u>
Initials	_____

1907 Joliette Ct

This Application Constitutes a Written Request for a Certificate of Occupancy upon Compliance by the Applicant with Provisions of Section 30-9.4.4 of the Code. B

It is understood that the Certificate of Occupancy does not take the place of any license that may be required by law and also that it does not confer the right to erect or maintain any kind of signs.

Signature of Proposed Occupancy or Applicant A. G. VAN METRE ASSOCIATES, INC.

Address 1200 Prince Street  
Alexandria Virginia

Telephone Number 765-7800

Zoning Section
No. _____
Issued _____
Date _____

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## **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.