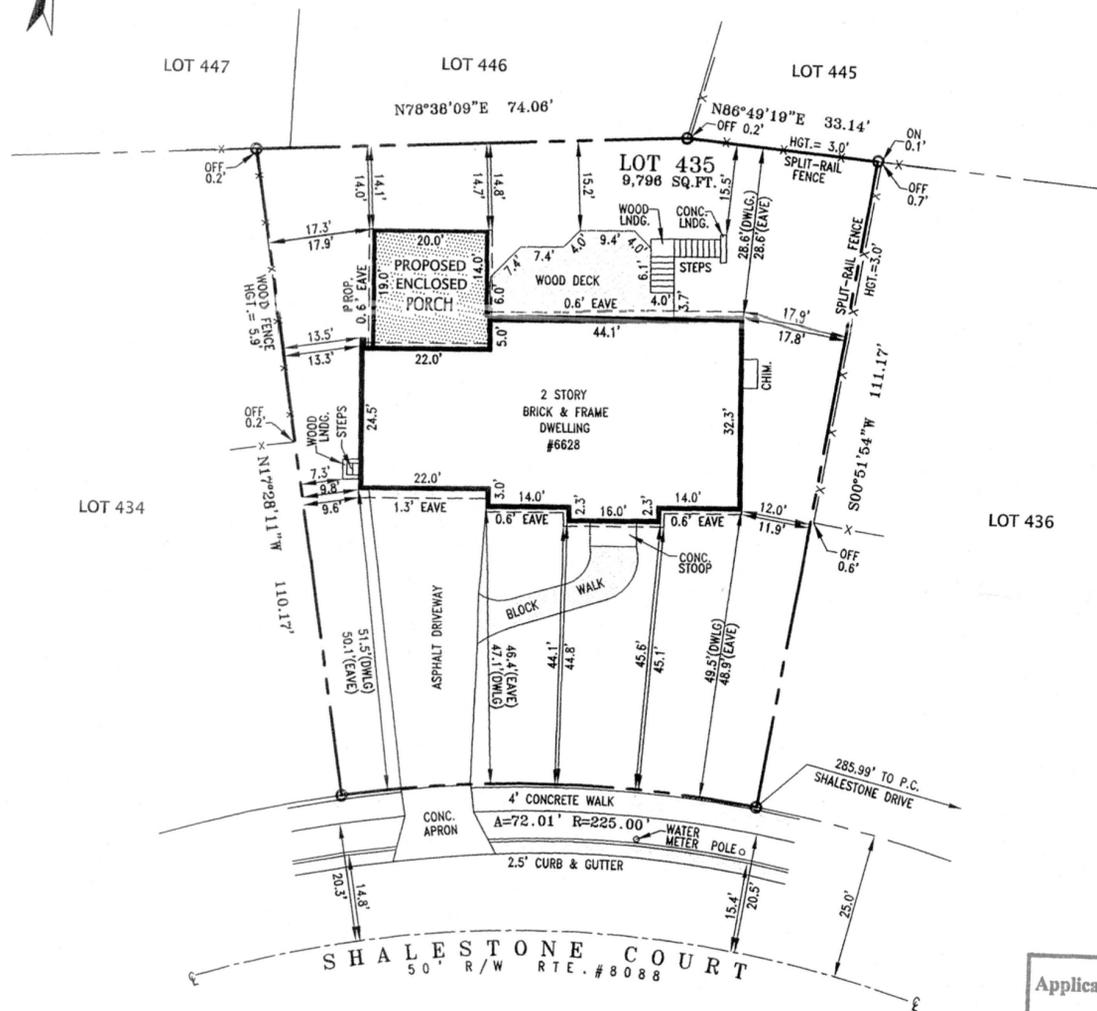


LITTLE ROCKY RUN ~ SECTION 33



NOTES:

1. THIS PROPERTY IS LOCATED IN TAX MAP: 65-4-02-00-435 AND IS ZONED R-3 CLUSTER
2. PROPERTY OWNER IS JOHN J. HESS AND IS RECORDED IN DEED BOOK 20988 AT PAGE 1853 OF THE FAIRFAX COUNTY LAND RECORDS.
3. THIS PROPERTY IS SERVICED BY PUBLIC SEWER AND WATER.
4. NO TITLE REPORT FURNISHED AND ALL EASEMENTS OF RECORD MAY NOT BE SHOWN.
5. ZONING YARD REQUIREMENTS:
FRONT = 20 FEET SIDE YARD = 8 FEET (TOTAL MINIMUM OF 20 FEET REAR = 25 FEET
6. HEIGHT REQUIREMENT: 35 FEET
7. HEIGHTS:
DWELLING = 23.7 FEET
WOOD DECK = 9.2 FEET
PROPOSED PORCH = 20.2 FEET
FENCES AS NOTED FENCES AS NOTED
8. THERE IS NO EVIDENCE OF A BURIAL SITE ON THIS PROPERTY.
9. THERE ARE NO EASEMENTS OF 25 FEET OR MORE IN WIDTH THAT AFFECTS THIS PROPERTY.
10. REAR COVERAGE = 500 SQ.FT. OR 19%
11. FLOOR AREA RATIO
EXISTING F.A.R. = 0.20
PROPOSED F.A.R. = 0.24

Application No. SP 2011-SP-024

John Shittles III
Approved
Chairman, Board of Zoning Appeals



RECEIVED
Department of Planning & Zoning
MAR 15 2011
Zoning Evaluation Division



SPECIAL PERMIT PLAT
LOT 435 SECTION 37
LITTLE ROCKY RUN
DEED BOOK 6832 PAGE 1896
SULLY DISTRICT
FAIRFAX COUNTY, VIRGINIA
DATE: AUGUST 3, 2010 SCALE: 1" = 20'
DATE: MARCH 7, 2011 (REVISED)

OWNER: JOHN HESS
W.O. #10-380

SAM WHITSON LAND SURVEYING, INC.
7061 GATEWAY COURT SUITE 150 MANASSAS, VIRGINIA 20109
PHONE: (703)330-9622 FAX: (703)330-9778