



APPLICATION ACCEPTED: June 23, 2011  
BOARD OF ZONING APPEALS: September 14, 2011  
TIME: 9:00 a.m.

# County of Fairfax, Virginia

September 7, 2011

## STAFF REPORT

**SPECIAL PERMIT APPLICATION NO. SP 2011-HM-057**

### HUNTER MILL DISTRICT

**APPLICANTS & OWNERS:** Owen M. McCall  
Joyce Z. McCall

**SUBDIVISION:** Concord Green

**STREET ADDRESS:** 9522 Rockport Road

**TAX MAP REFERENCE:** Tax Map 38-1 ((17)) 22

**LOT SIZE:** 11,200 square feet

**ZONING DISTRICT:** R-3, Residential

**ZONING ORDINANCE PROVISIONS:** 8-922

**SPECIAL PERMIT PROPOSAL:** To grant a reduction of certain yard requirements to permit construction of an addition 8.81 feet from the side lot line

**STAFF RECOMMENDATION:** Staff recommends approval of SP 2011-HM-057 for the 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 applicant/owner from compliance with the provisions of any applicable ordinances, regulations, or adopted standards.

*O:\rhorner\Special Permits\McCall 9522 Rockport Rd\DRAFT Staff Report McCall 081811.docdoc*

*Rebecca Horner*

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.

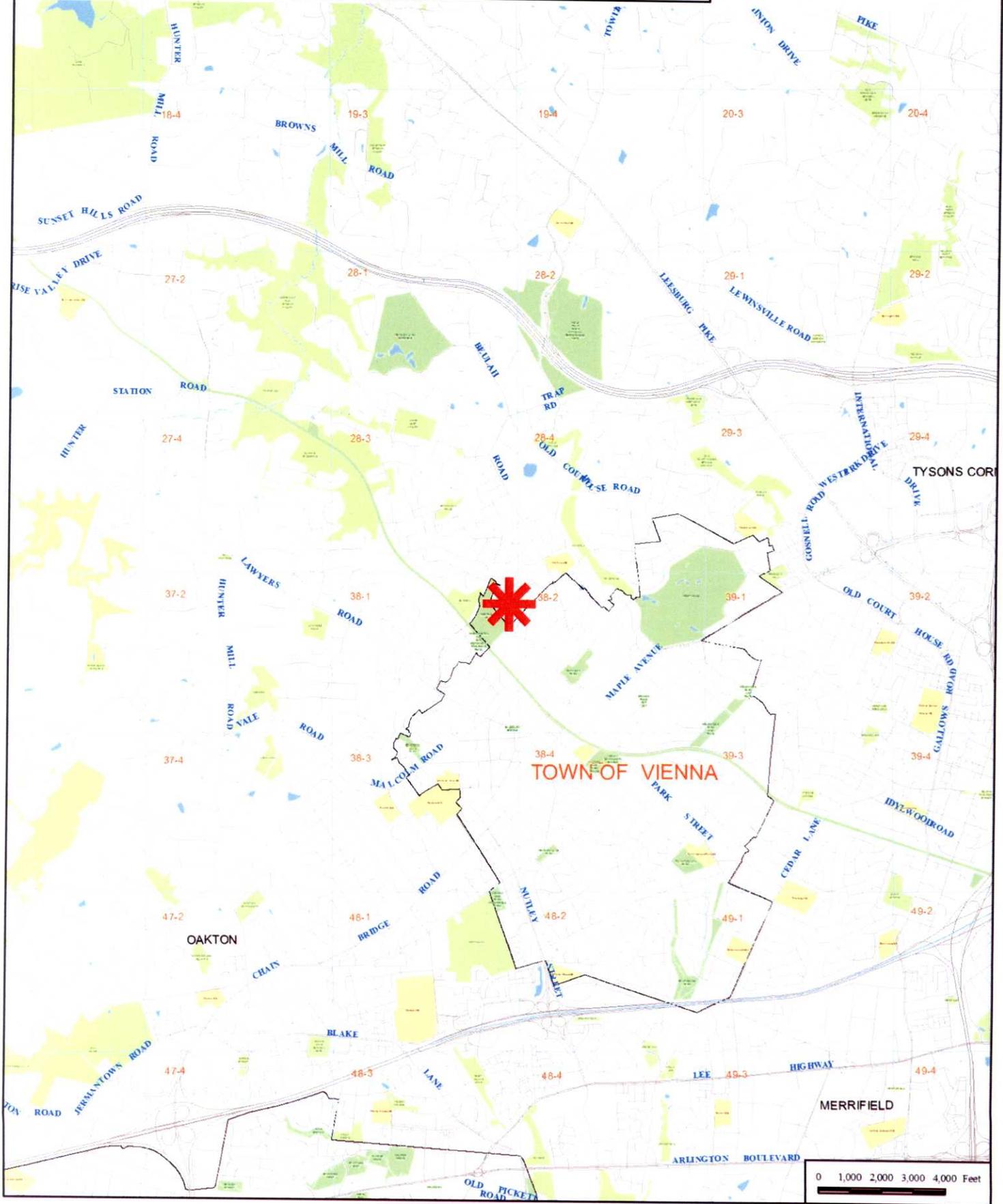
The approval of this application does not interfere with, abrogate or annul any easements, covenants, or other agreements between parties, as they may apply to the property subject to the application.

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.**

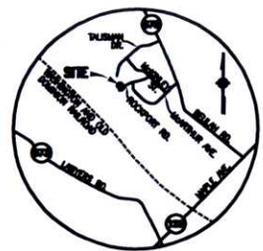
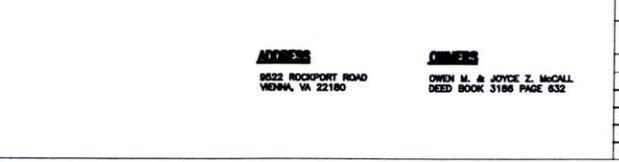
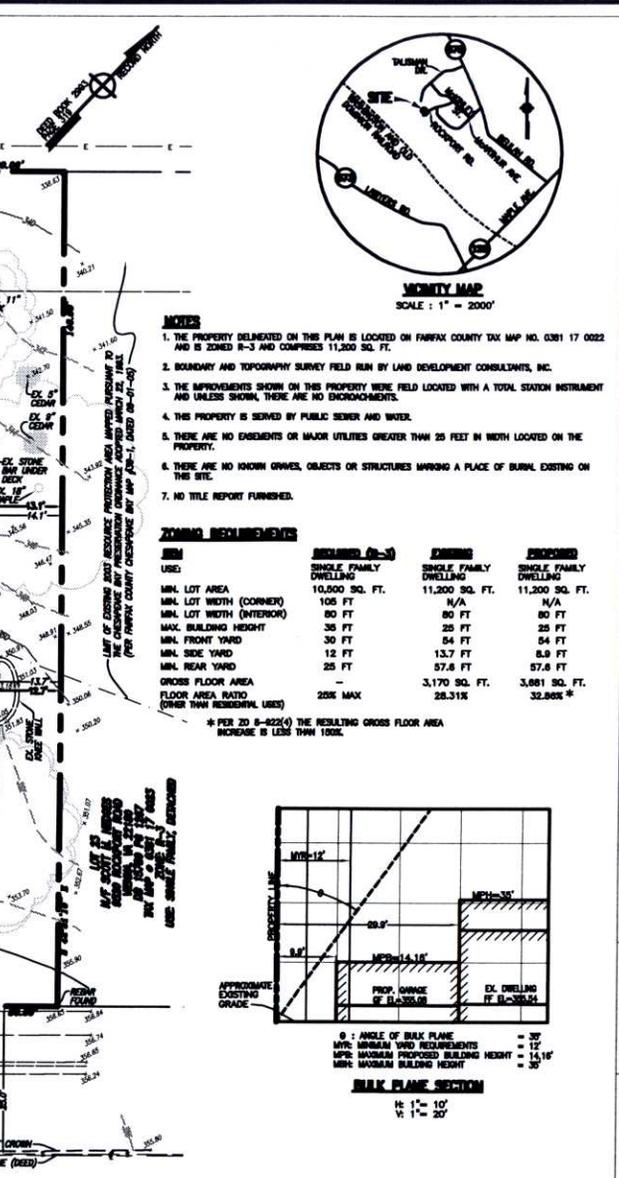
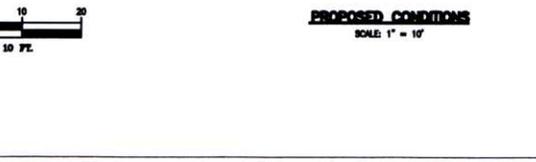
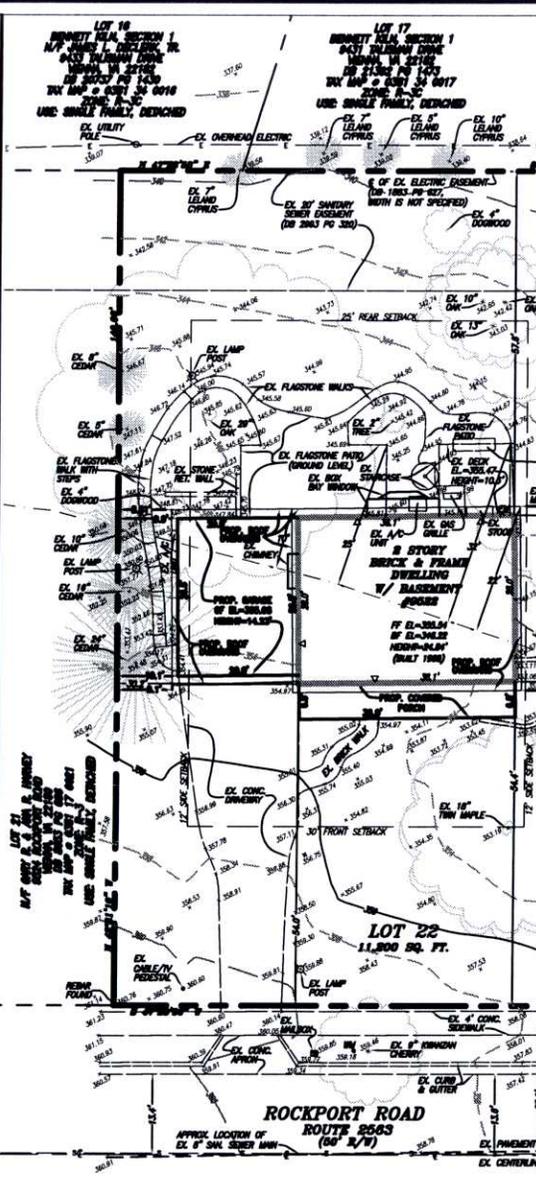
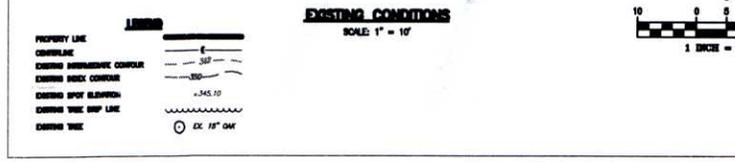
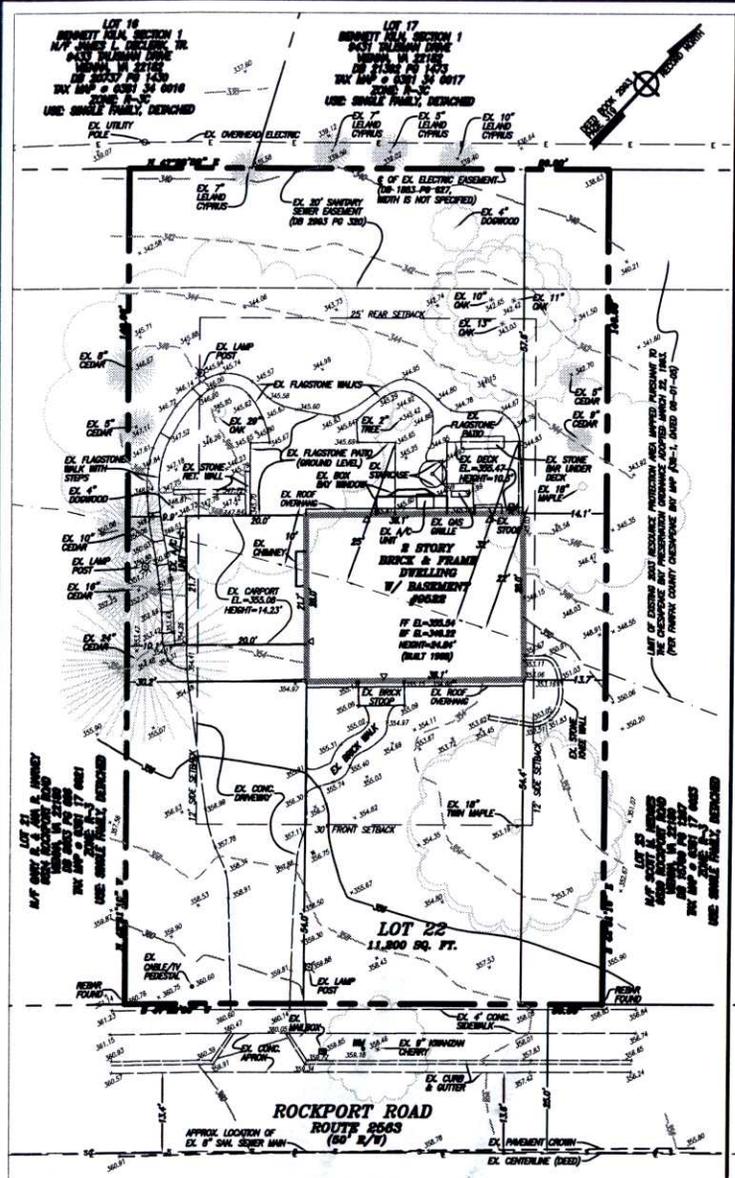


Americans with Disabilities Act (ADA): Reasonable accommodation is available upon 7 days advance notice. For additional information on ADA call (703) 324-1334 or TTY 711 (Virginia Relay Center).

**Special Permit**  
**SP 2011-HM-057**  
**OWEN M. AND JOYCE Z. MCCALL**







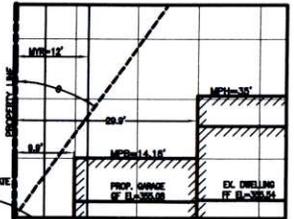
VICINITY MAP  
SCALE: 1" = 2000'

- NOTES**
1. THE PROPERTY DELINEATED ON THIS PLAN IS LOCATED ON FAIRFAX COUNTY TAX MAP NO. 0381 17 0022 AND IS ZONED R-3 AND COMPRISES 11,200 SQ. FT.
  2. BOUNDARY AND TOPOGRAPHY SURVEY FIELD RUN BY LAND DEVELOPMENT CONSULTANTS, INC.
  3. THE IMPROVEMENTS SHOWN ON THIS PROPERTY WERE FIELD LOCATED WITH A TOTAL STATION INSTRUMENT AND UNLESS SHOWN, THERE ARE NO ENCROACHMENTS.
  4. THIS PROPERTY IS SERVED BY PUBLIC SEWER AND WATER.
  5. THERE ARE NO ENCROACHMENTS OR MAJOR UTILITIES GREATER THAN 25 FEET IN WIDTH LOCATED ON THE PROPERTY.
  6. THERE ARE NO KNOWN GRUBS, OBJECTS OR STRUCTURES HAVING A PLACE OF BURIAL EXISTING ON THIS SITE.
  7. NO TITLE REPORT FURNISHED.

**ZONING REQUIREMENTS**

	SECTION 1 (R-3)	SECTION 1 (R-3)	SECTION 1 (R-3)
USE:	SHINGLE FAMILY DWELLING	SHINGLE FAMILY DWELLING	SHINGLE FAMILY DWELLING
MIN. LOT AREA	10,500 SQ. FT.	11,200 SQ. FT.	11,200 SQ. FT.
MIN. LOT WIDTH (CORNER)	105 FT	N/A	N/A
MIN. LOT WIDTH (INTERIOR)	80 FT	80 FT	80 FT
MAX. BUILDING HEIGHT	35 FT	25 FT	25 FT
MIN. FRONT YARD	30 FT	54 FT	54 FT
MIN. SIDE YARD	12 FT	13.7 FT	8.9 FT
MIN. REAR YARD	25 FT	57.8 FT	57.8 FT
GROSS FLOOR AREA	-	3,170 SQ. FT.	3,861 SQ. FT.
FLOOR AREA RATIO (OTHER THAN RESIDENTIAL USES)	20% MAX	28.31%	32.86%*

\* PER ZD 8-82(4) THE RESULTING GROSS FLOOR AREA INCREASE IS LESS THAN 100%.



**BULK PLANE SECTION**

θ : ANGLE OF BULK PLANE  
 MIN. MAXIMUM PROPOSED BUILDING HEIGHT = 12'  
 MIN. MAXIMUM PROPOSED BUILDING HEIGHT = 15.1'  
 MIN. MAXIMUM BUILDING HEIGHT = 35'

**ADDRESSES**  
 8522 ROCKPORT ROAD  
 HENRIC, VA 22180

**OWNERS**  
 OWEN M. & JOYCE Z. McCALL  
 DEED BOOK 3186 PAGE 632

**LAND DEVELOPMENT CONSULTANTS, INC.**  
 CIVIL ENGINEERING, LAND PLANNING, SURVEYING

10800 MAIN STREET, SUITE 700, FAIRFAX, VA 22030  
 PH. 703 901 0000 FAX. 703 979 7981  
 www.landdevelopment.com mail@landdevelopment.com

**SPECIAL PERMITS PLAN**  
 LOT 22  
 SECTION 1  
 CONCORD GREEN  
 PAGE ROCKPORT ROAD  
 HENRIC, VA DISTRICT, FAIRFAX COUNTY, VIRGINIA

**SCALE**  
 1" = 10'

**DATE**  
 6/20/2011

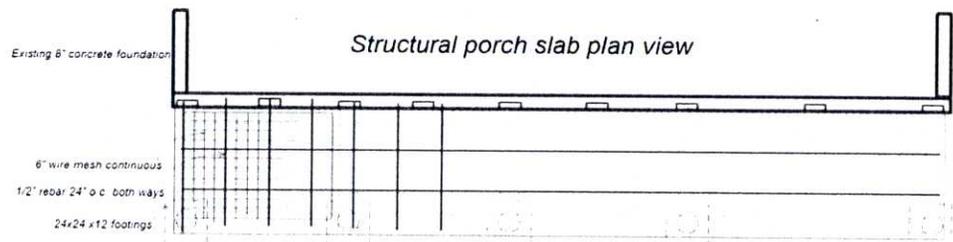
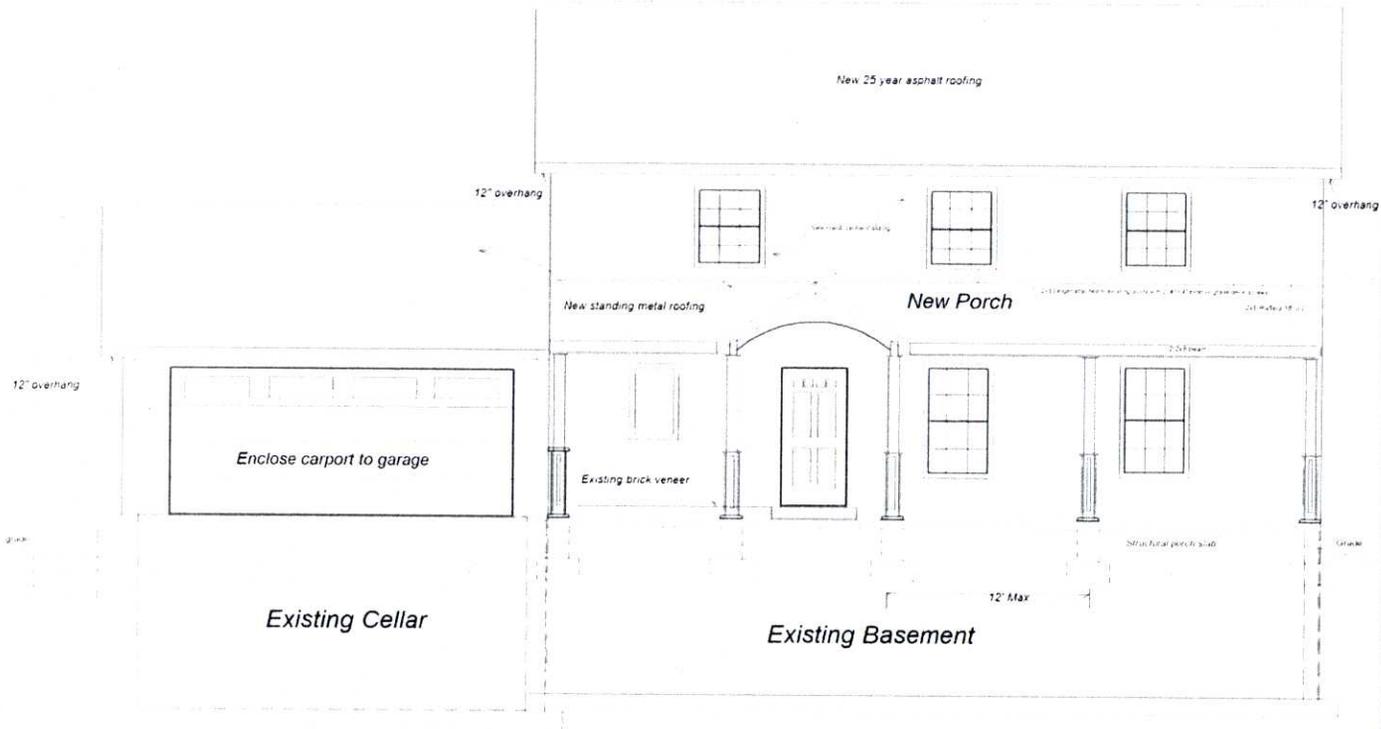
**SHEET**  
 1 OF 1

**COUNTY PROJ. NO.:**  
 LDC PROJ. NO. 12348

**SCALE:**  
 1" = 10'

**DATE:**  
 6/20/2011

**SHEET:**  
 1 OF 1



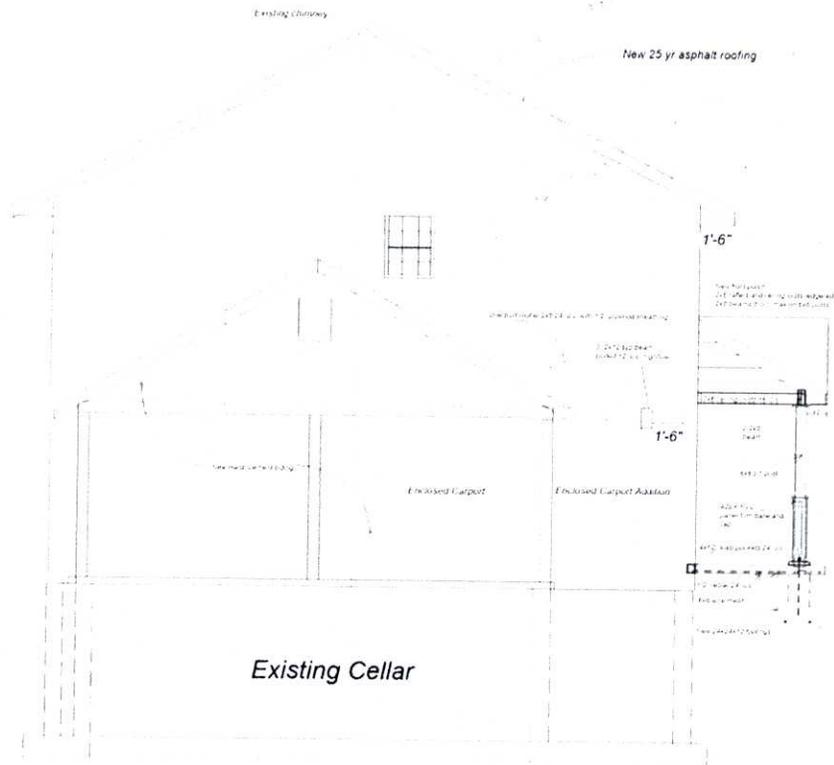
Builder  
 Bair Group LLC  
 11160 C-1 South Lakes Dr.  
 Reston, VA 20191

McCall Residence  
 9522 Rockport Road  
 Vienna, VA 22180

Garage/Porch Addition

11-24-2010 Dimension revision  
 Revised 5-2-2011

Scale 1/4"=1'



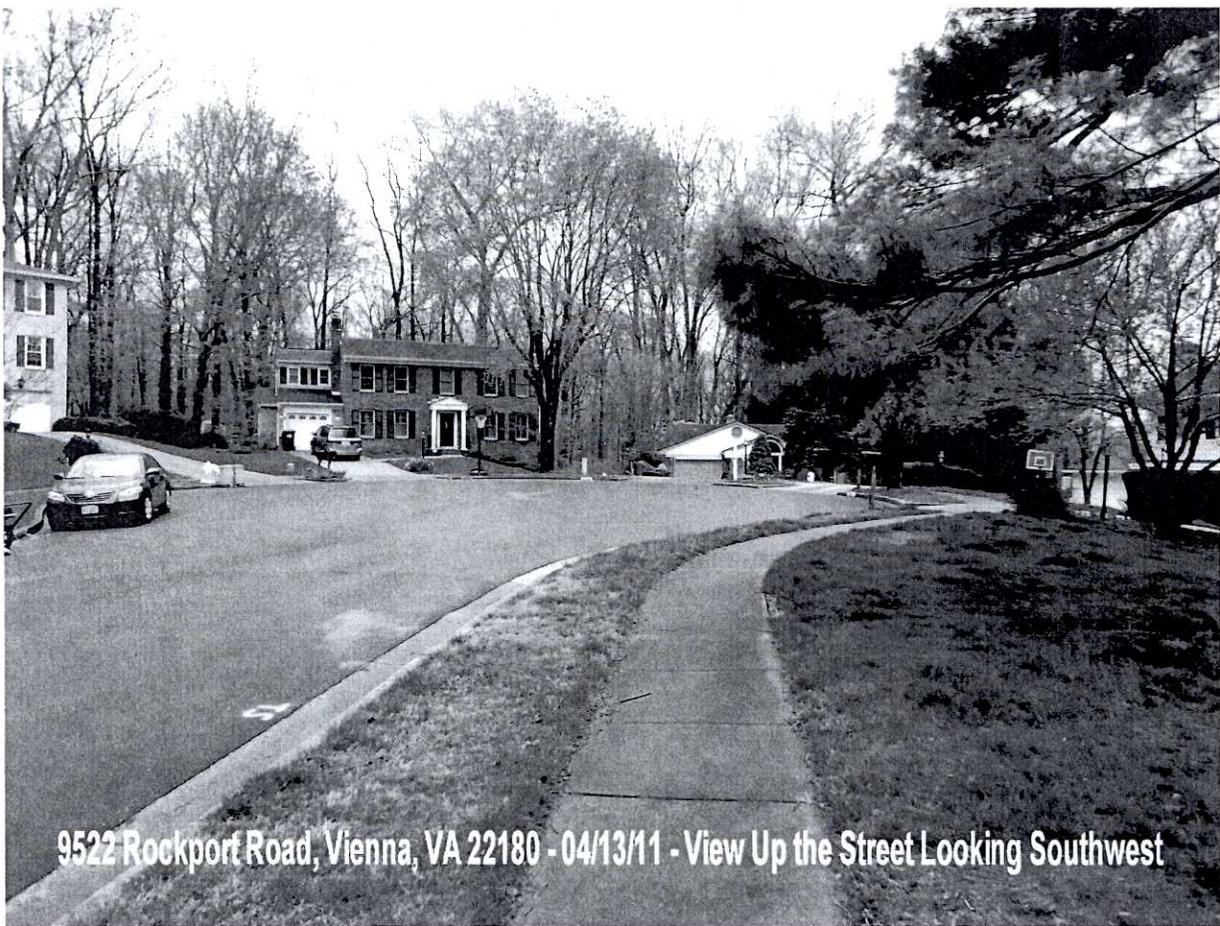
**Builder**  
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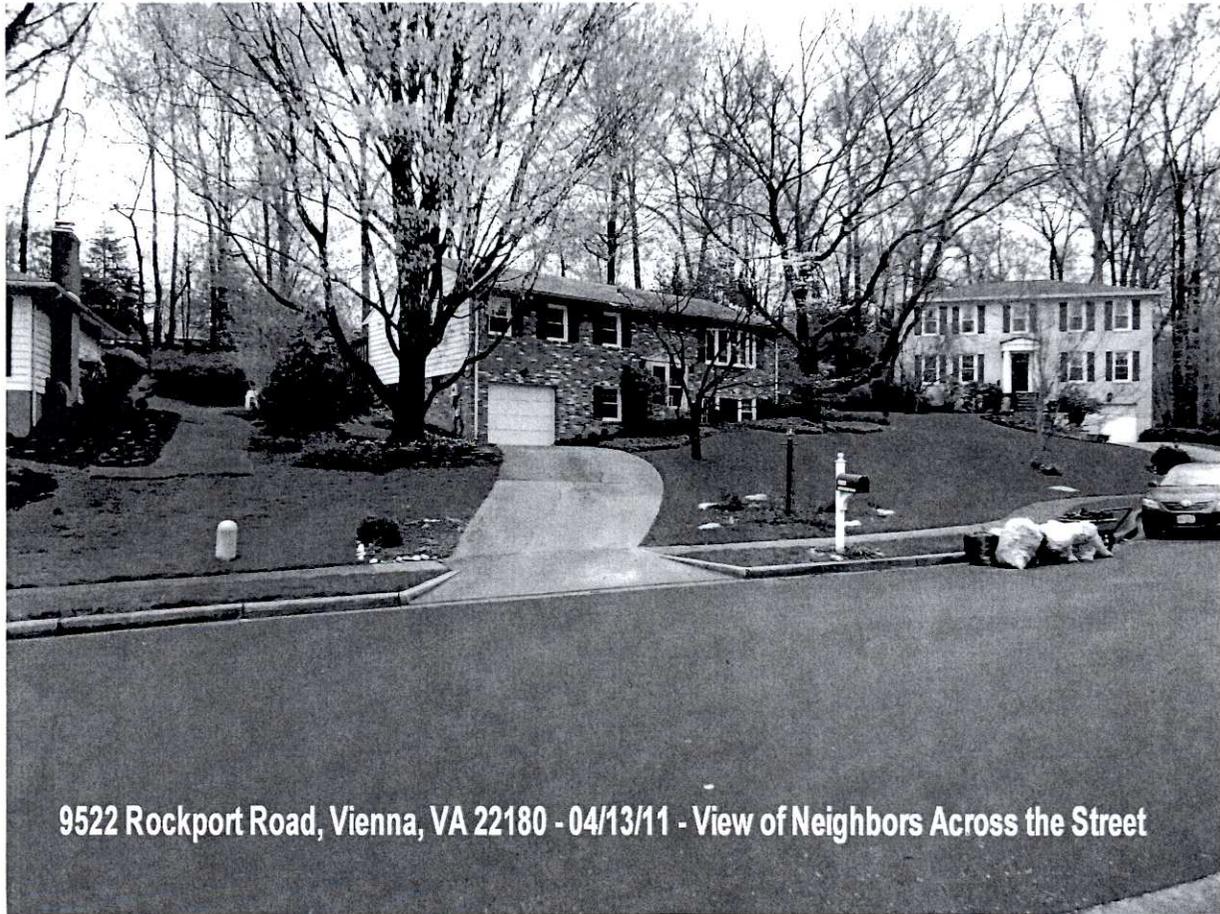
**Garage/Porch Addition**

11-24-2010  
 Revised 5-2-2011

Scale 1/4"=1'



9522 Rockport Road, Vienna, VA 22180 - 04/13/11 - View Up the Street Looking Southwest



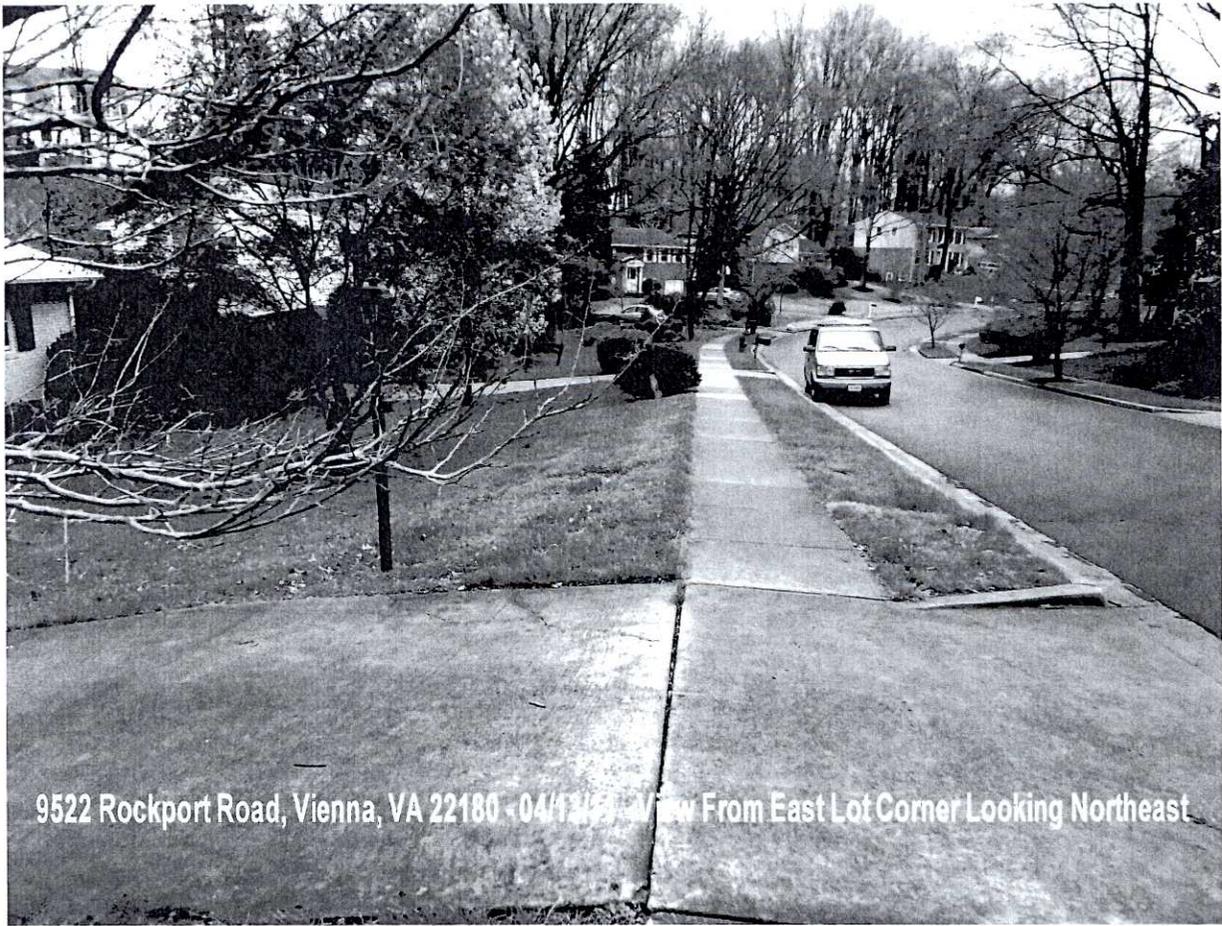
9522 Rockport Road, Vienna, VA 22180 - 04/13/11 - View of Neighbors Across the Street



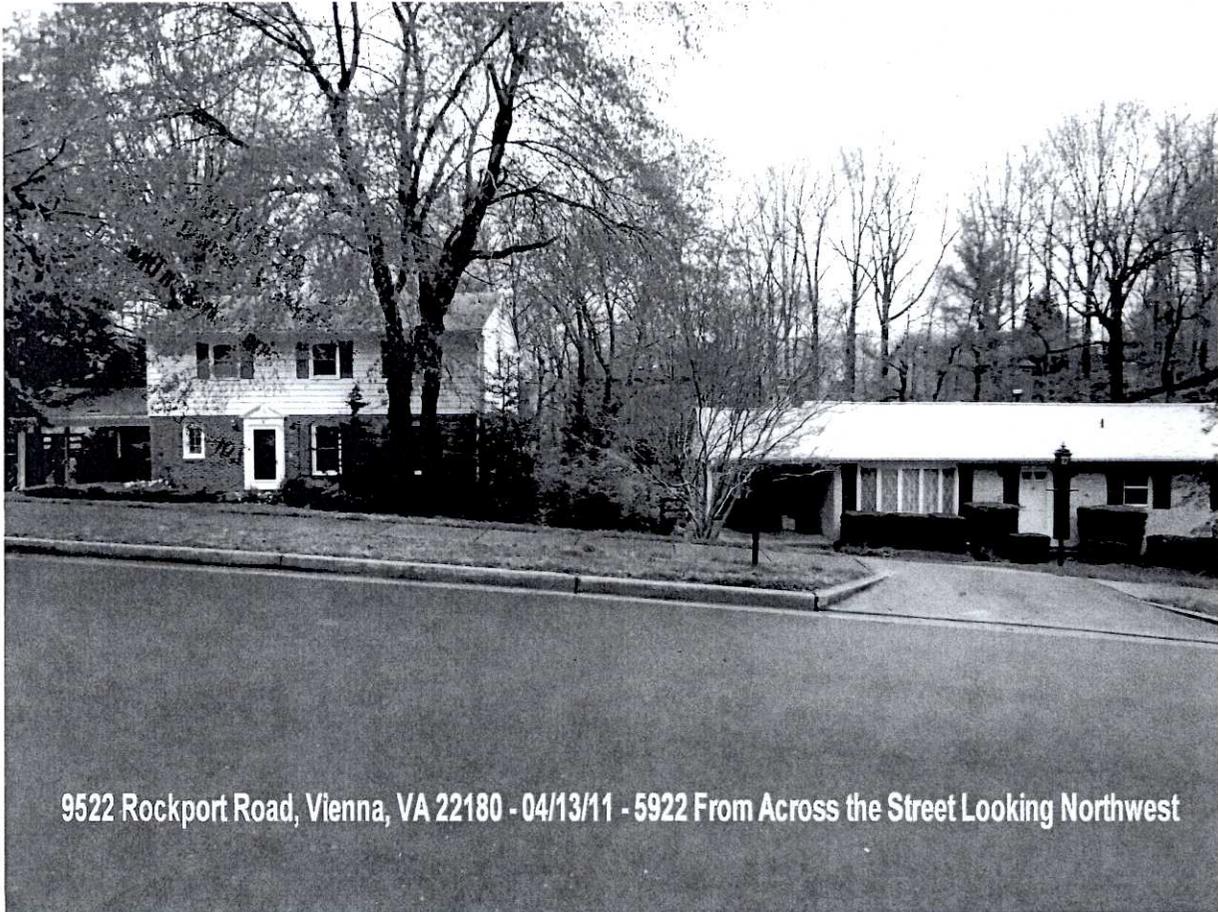
9522 Rockport Road, Vienna, VA 22180 - 04/13/11 - 5924 and 5922 From Across the Street



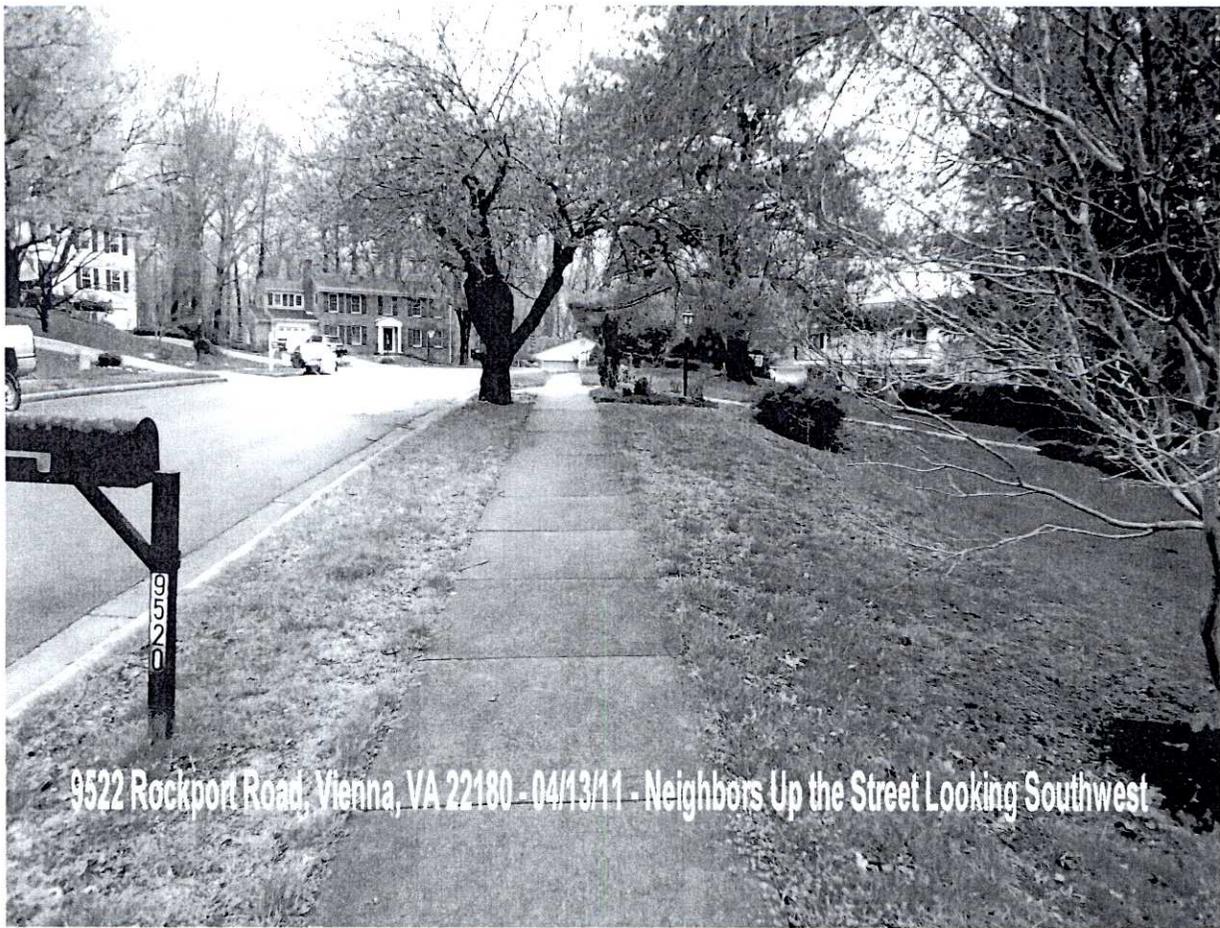
9522 Rockport Road, Vienna, VA 22180 - 04/13/11 - 5924 From Top of Driveway Looking Northeast



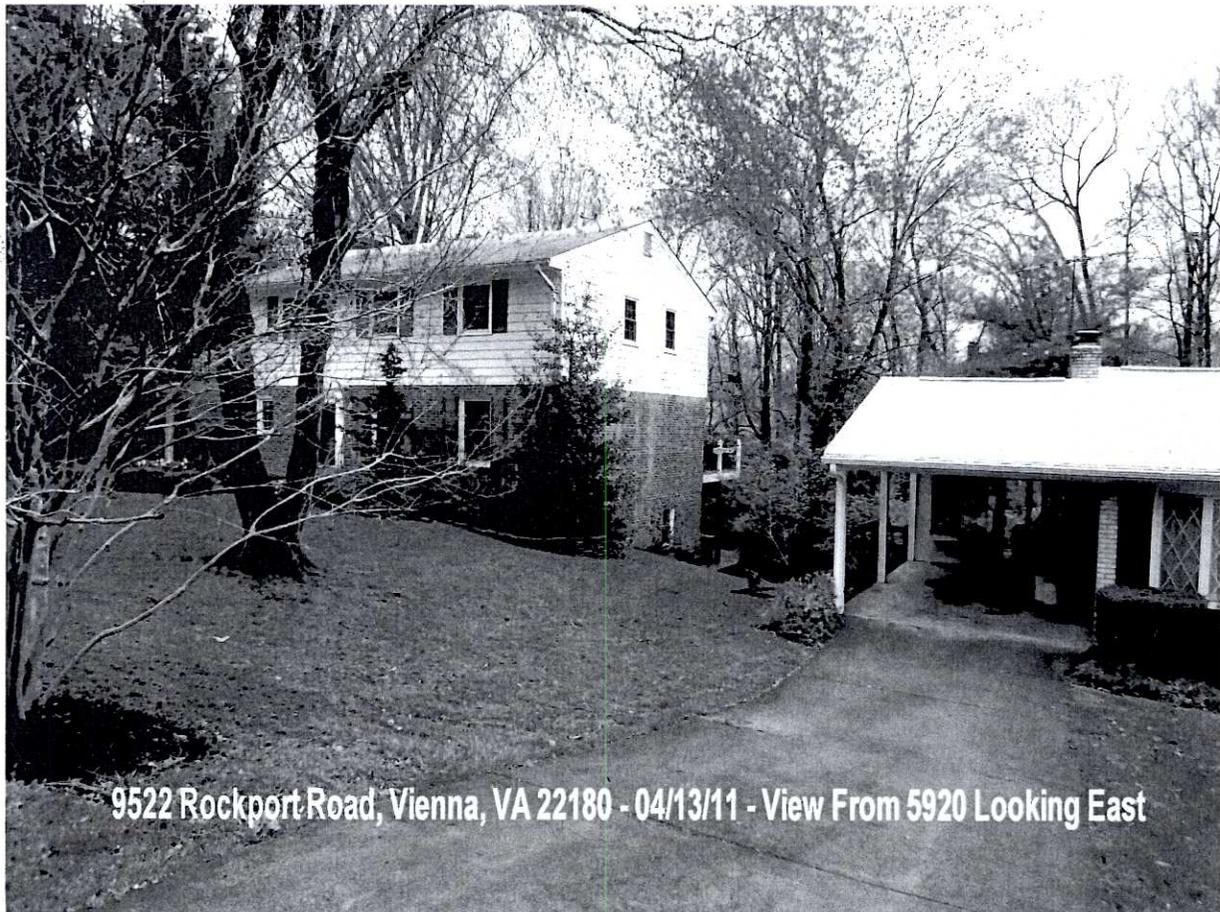
9522 Rockport Road, Vienna, VA 22180 - 04/13/11 - View From East Lot Corner Looking Northeast



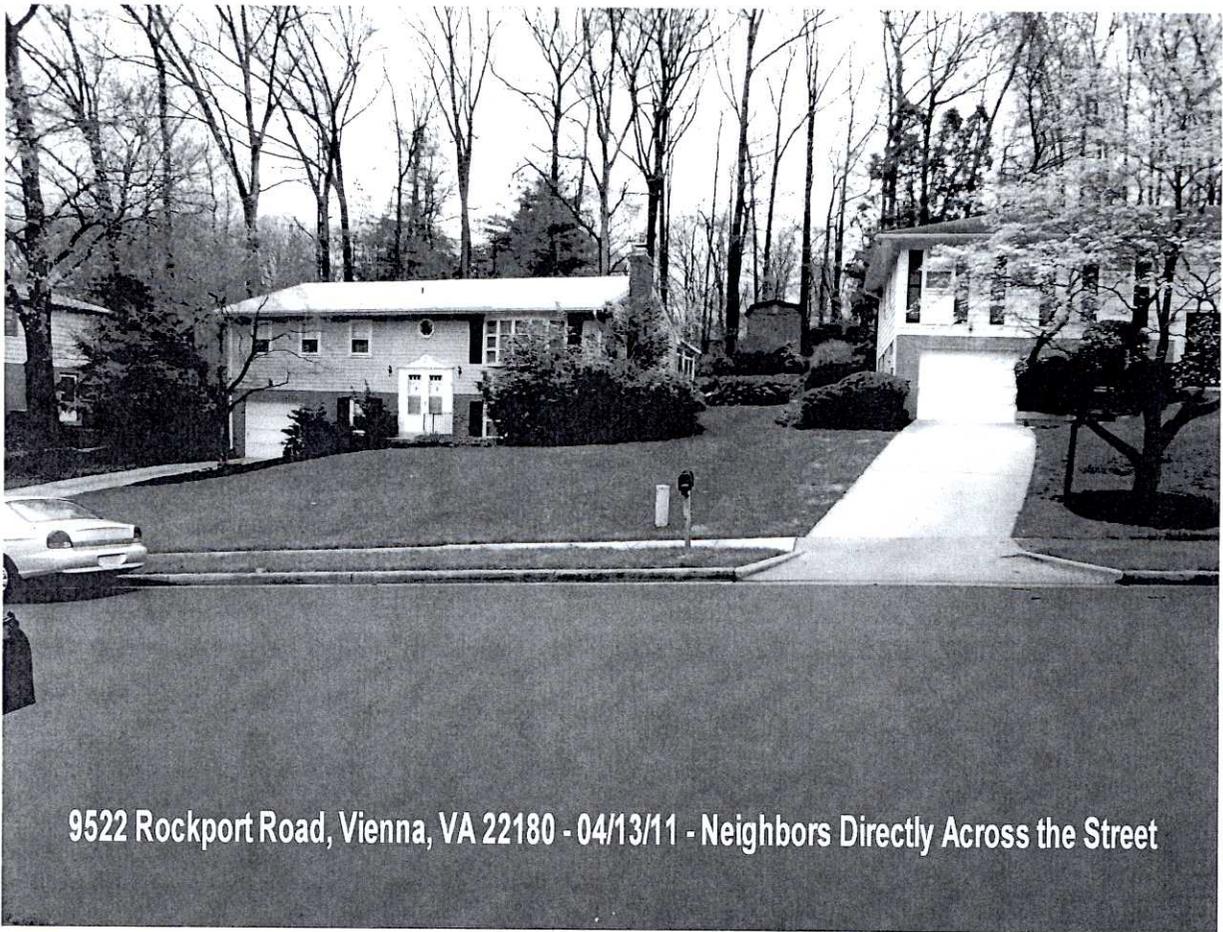
9522 Rockport Road, Vienna, VA 22180 - 04/13/11 - 5922 From Across the Street Looking Northwest



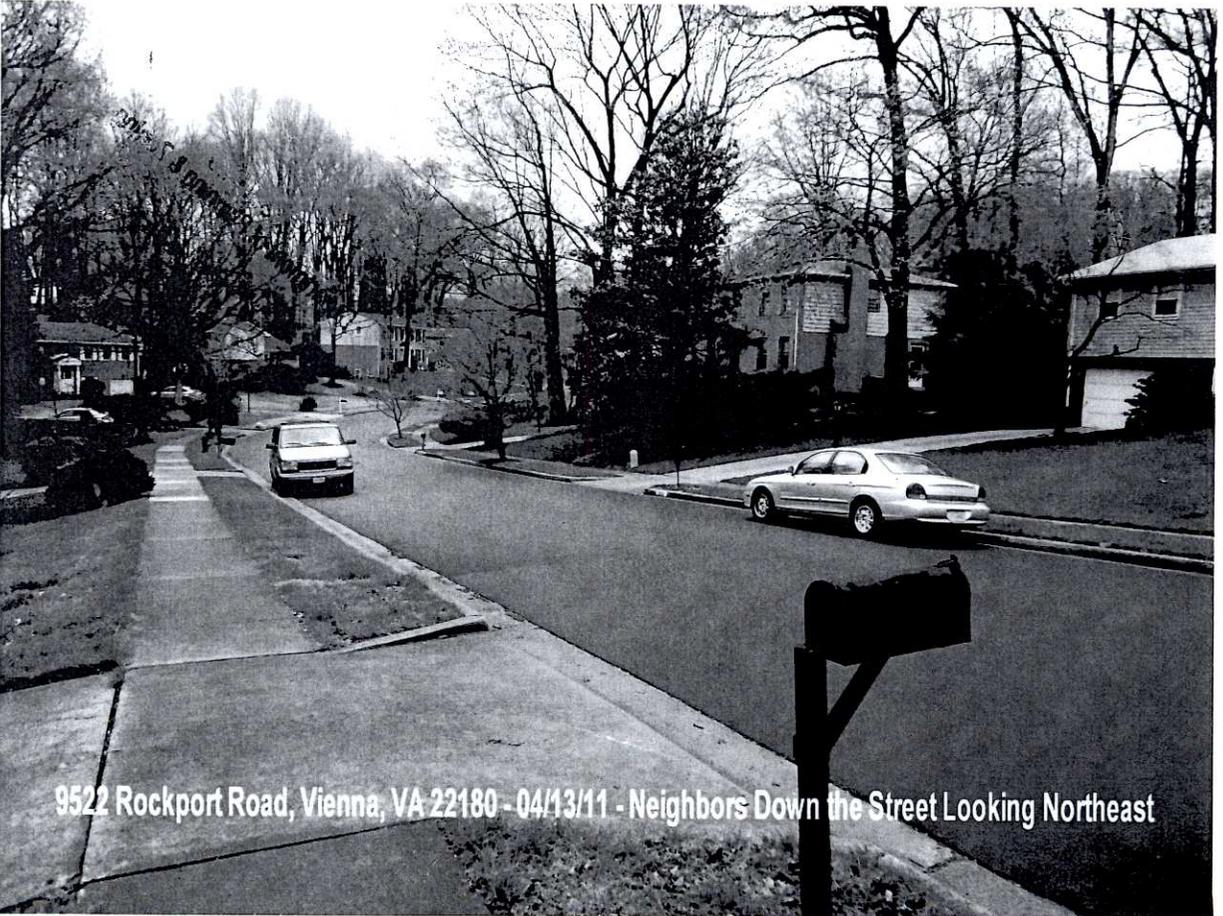
9522 Rockport Road, Vienna, VA 22180 - 04/13/11 - Neighbors Up the Street Looking Southwest



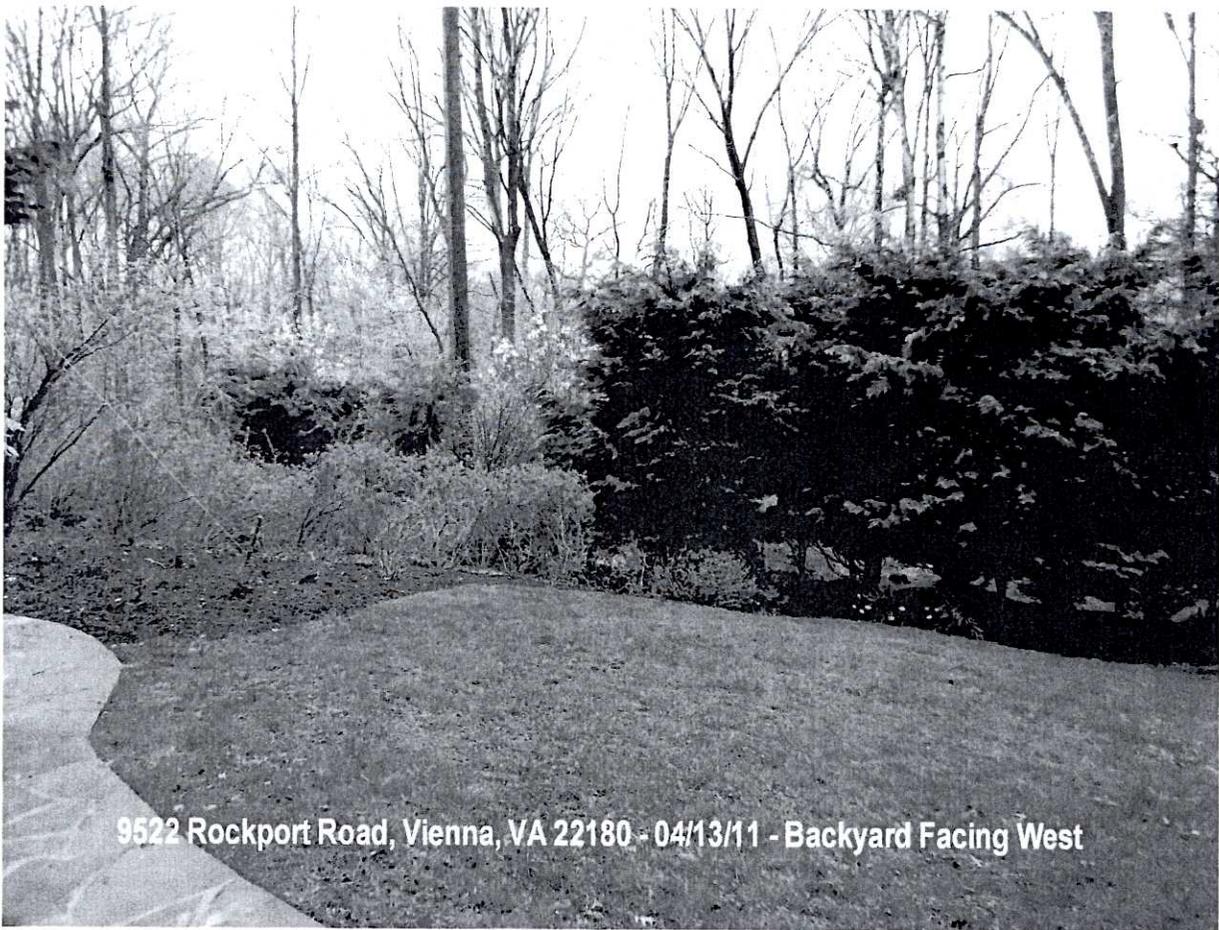
9522 Rockport Road, Vienna, VA 22180 - 04/13/11 - View From 5920 Looking East



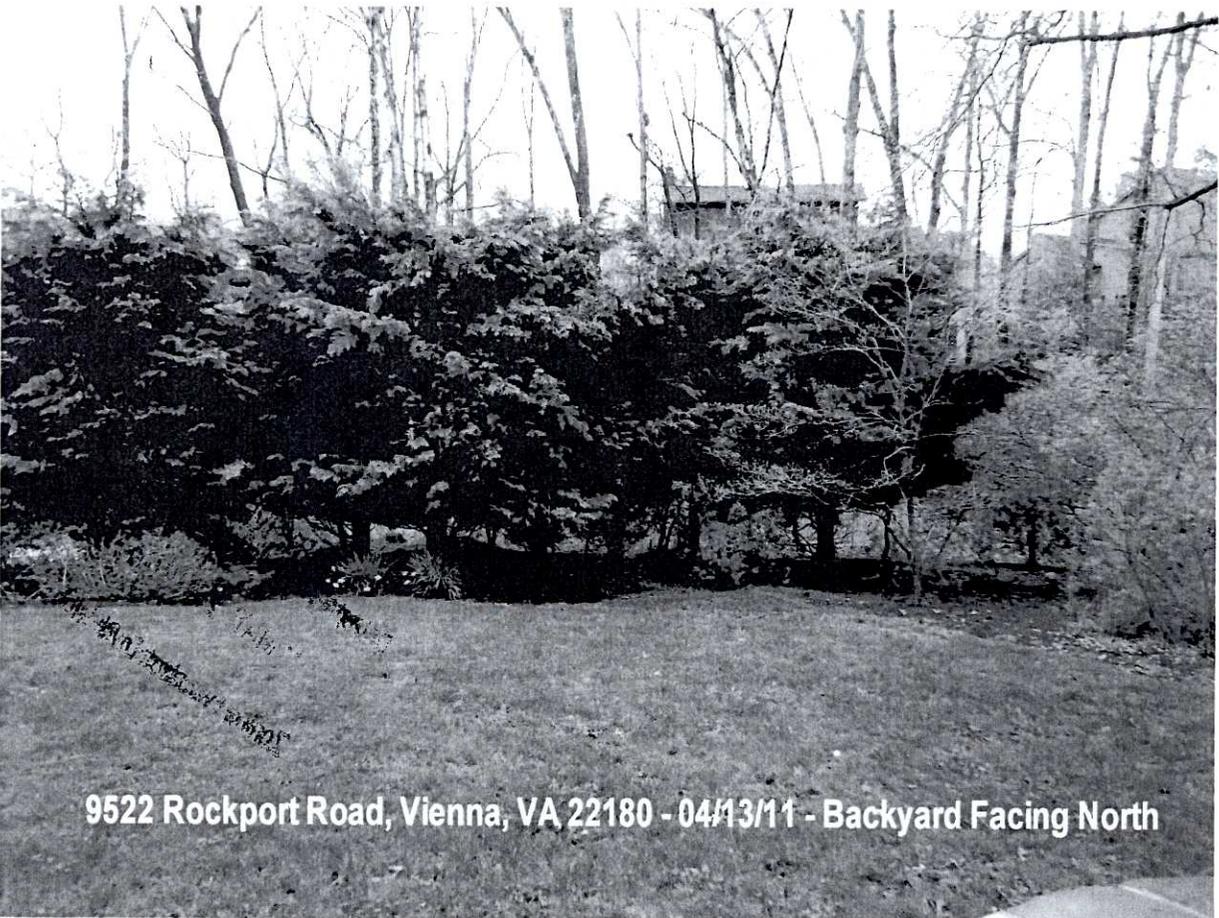
9522 Rockport Road, Vienna, VA 22180 - 04/13/11 - Neighbors Directly Across the Street



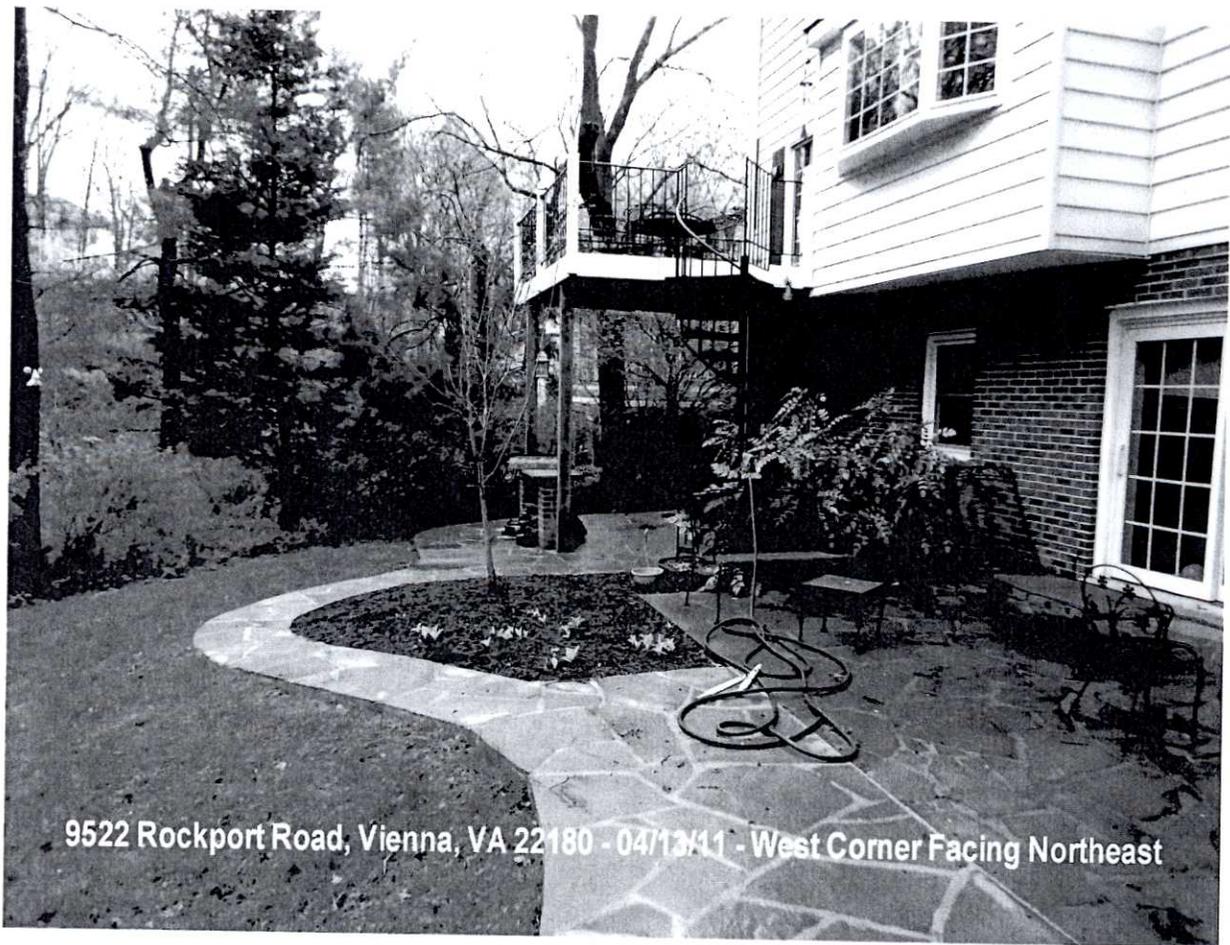
9522 Rockport Road, Vienna, VA 22180 - 04/13/11 - Neighbors Down the Street Looking Northeast



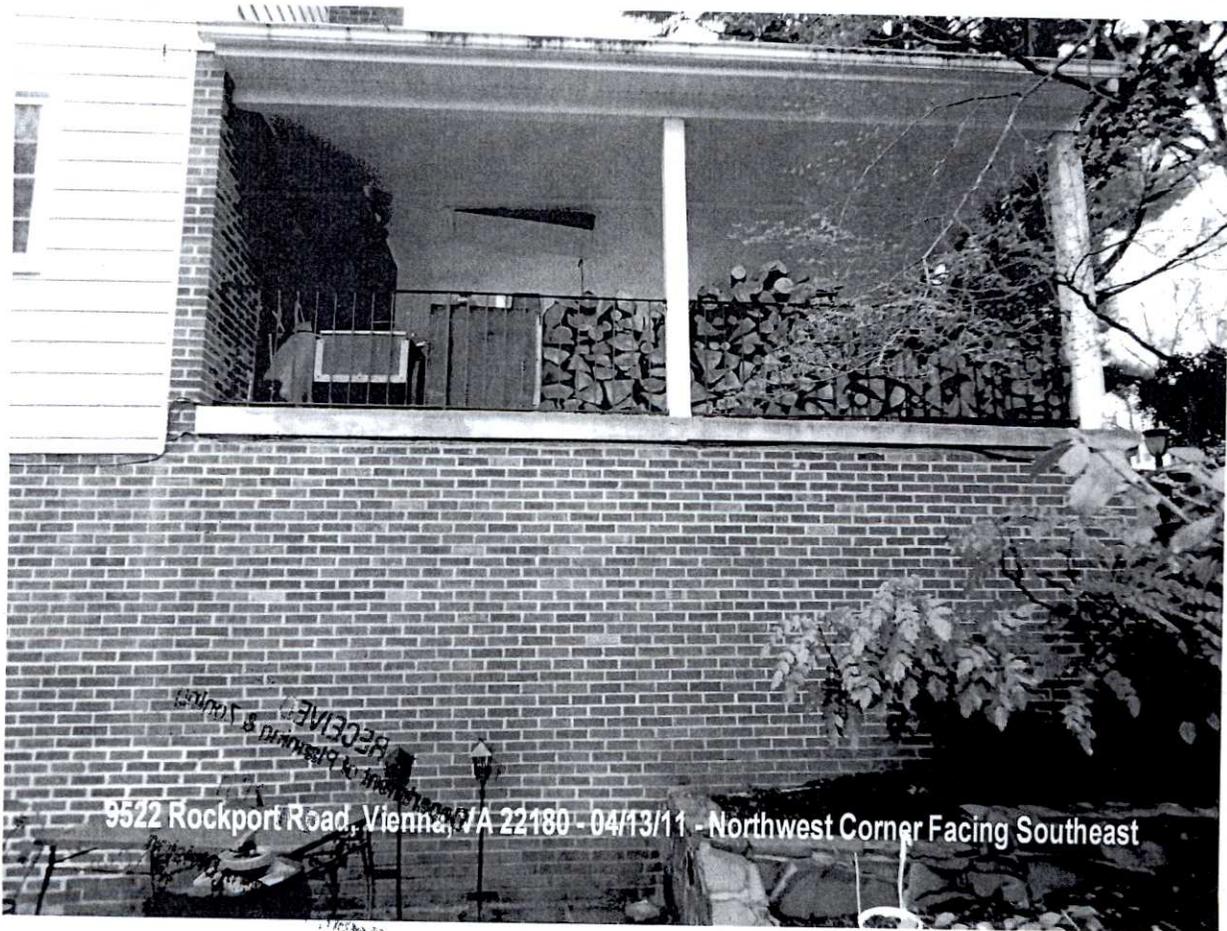
9522 Rockport Road, Vienna, VA 22180 - 04/13/11 - Backyard Facing West



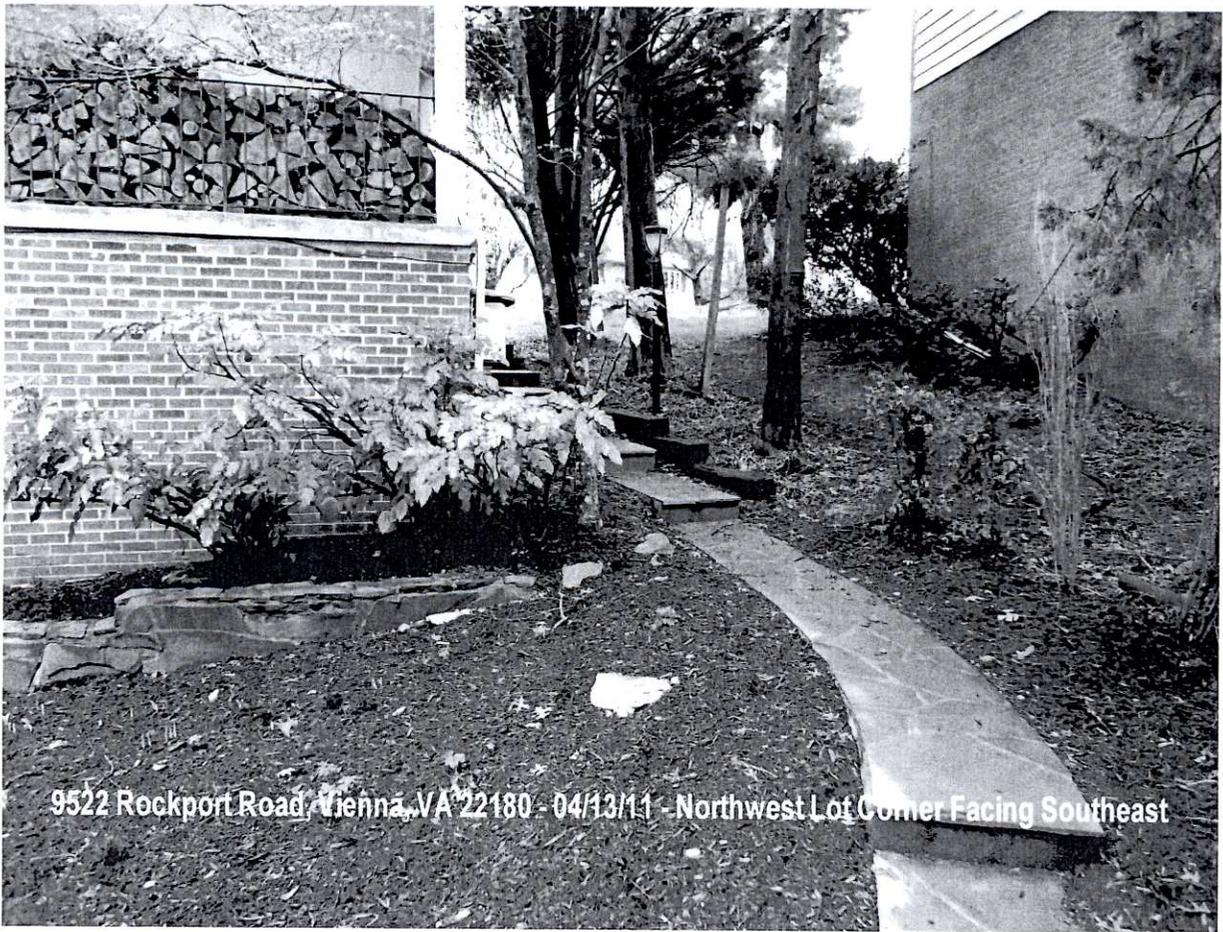
9522 Rockport Road, Vienna, VA 22180 - 04/13/11 - Backyard Facing North



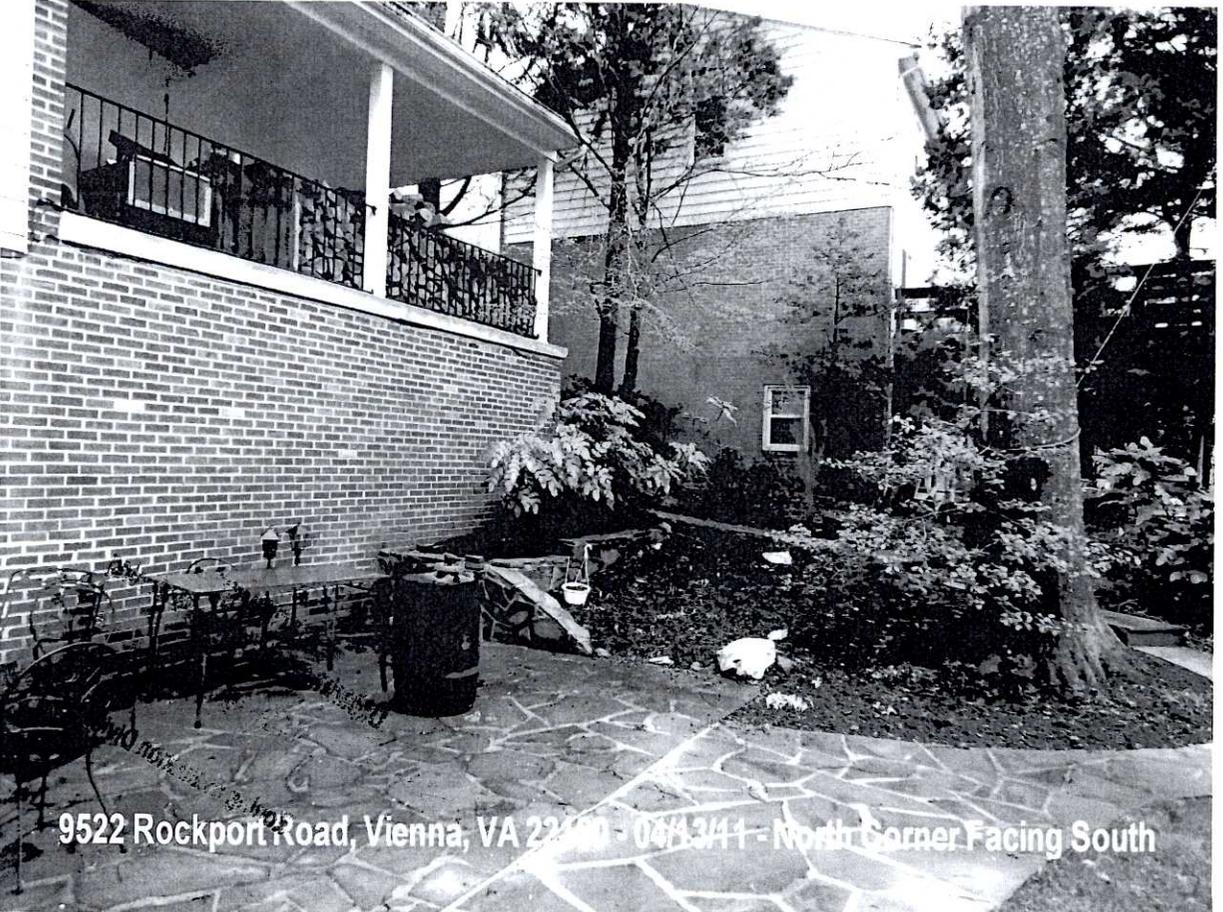
9522 Rockport Road, Vienna, VA 22180 - 04/13/11 - West Corner Facing Northeast



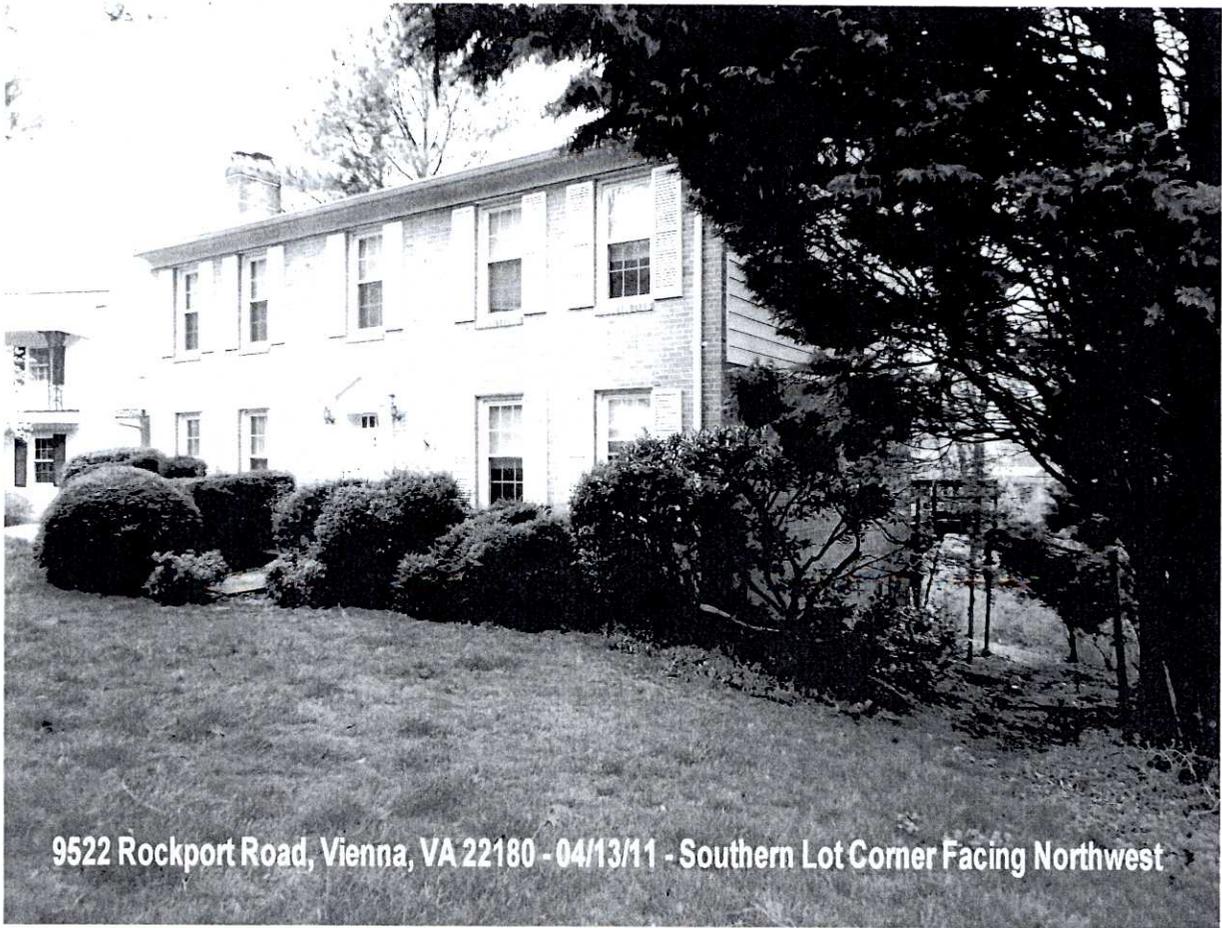
9522 Rockport Road, Vienna, VA 22180 - 04/13/11 - Northwest Corner Facing Southeast



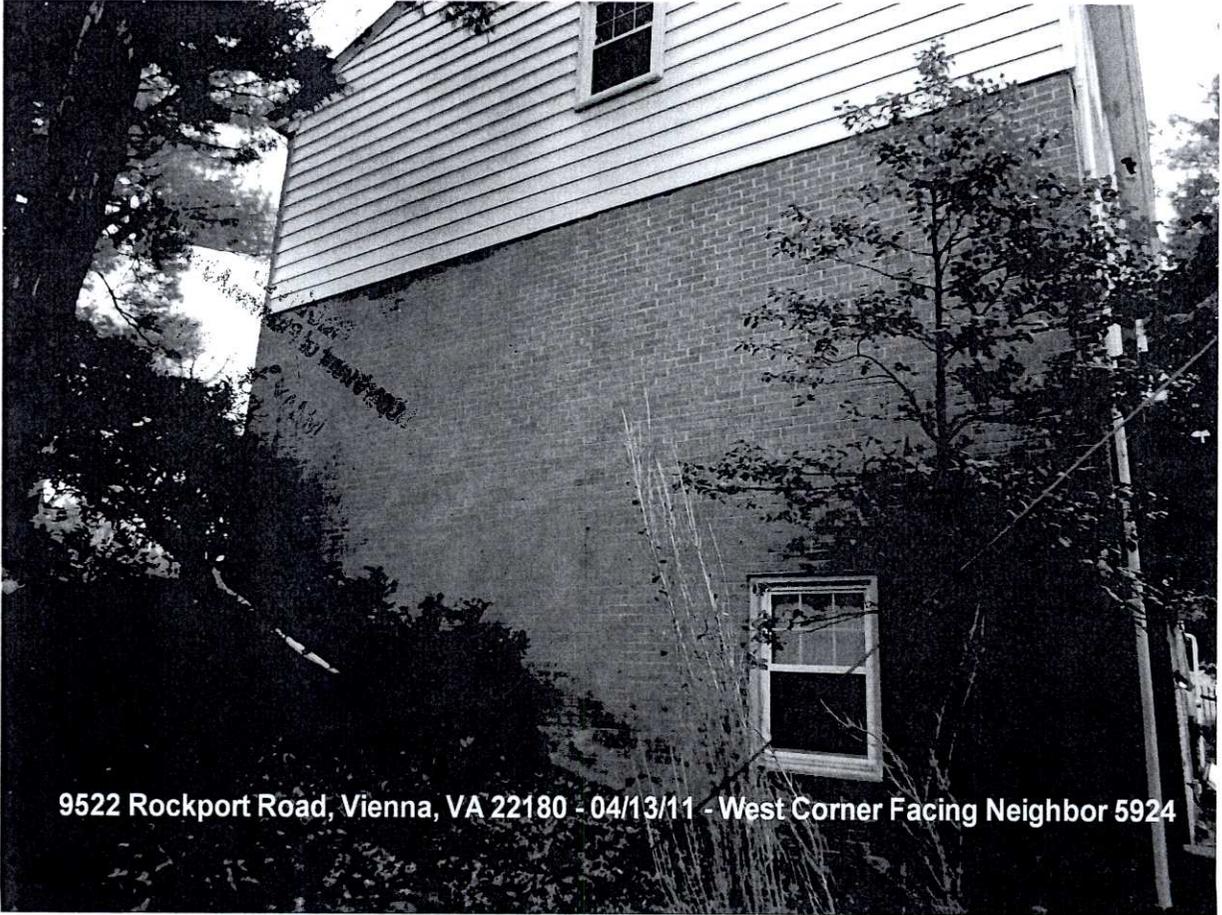
9522 Rockport Road, Vienna, VA 22180 - 04/13/11 - Northwest Lot Corner Facing Southeast



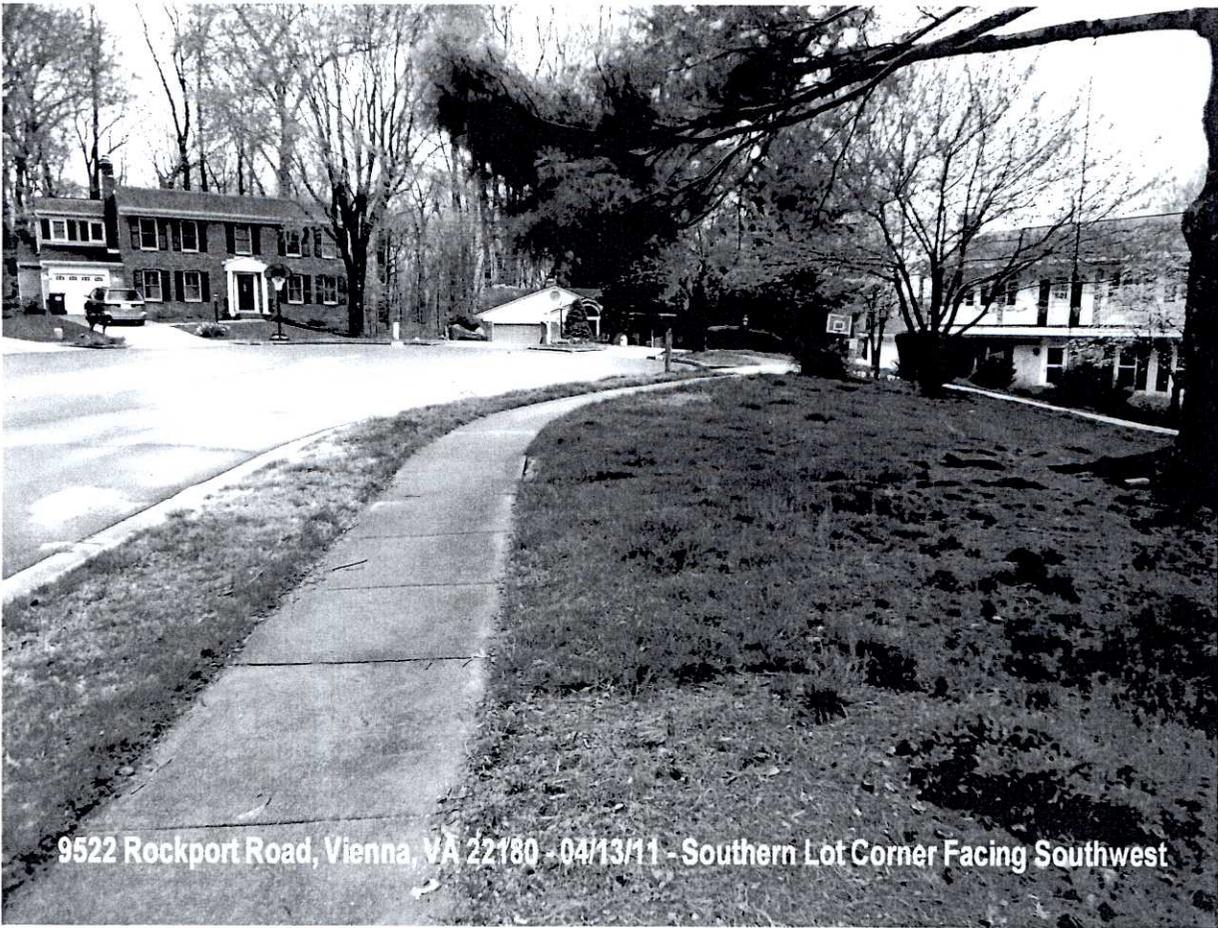
9522 Rockport Road, Vienna, VA 22180 - 04/13/11 - North Corner Facing South



9522 Rockport Road, Vienna, VA 22180 - 04/13/11 - Southern Lot Corner Facing Northwest



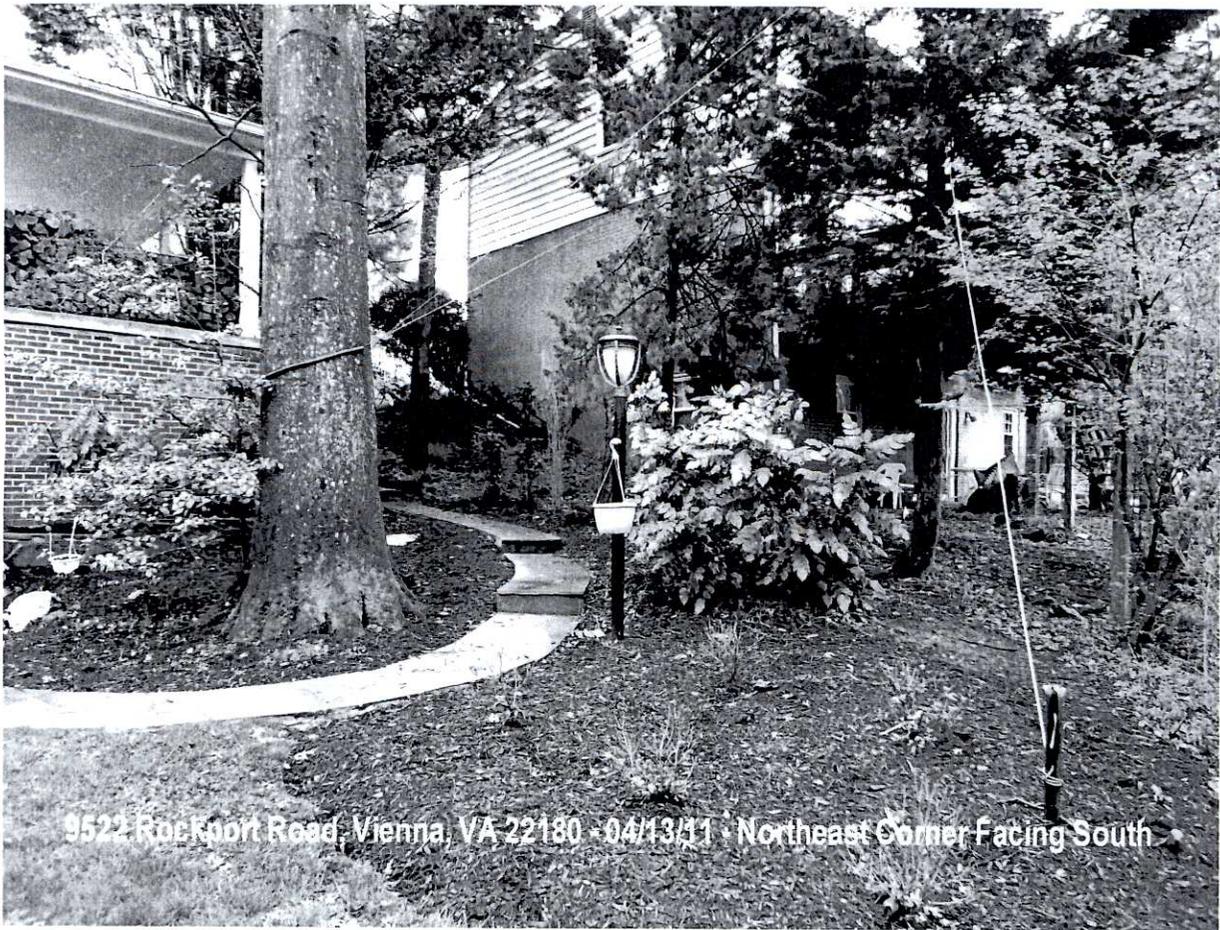
9522 Rockport Road, Vienna, VA 22180 - 04/13/11 - West Corner Facing Neighbor 5924



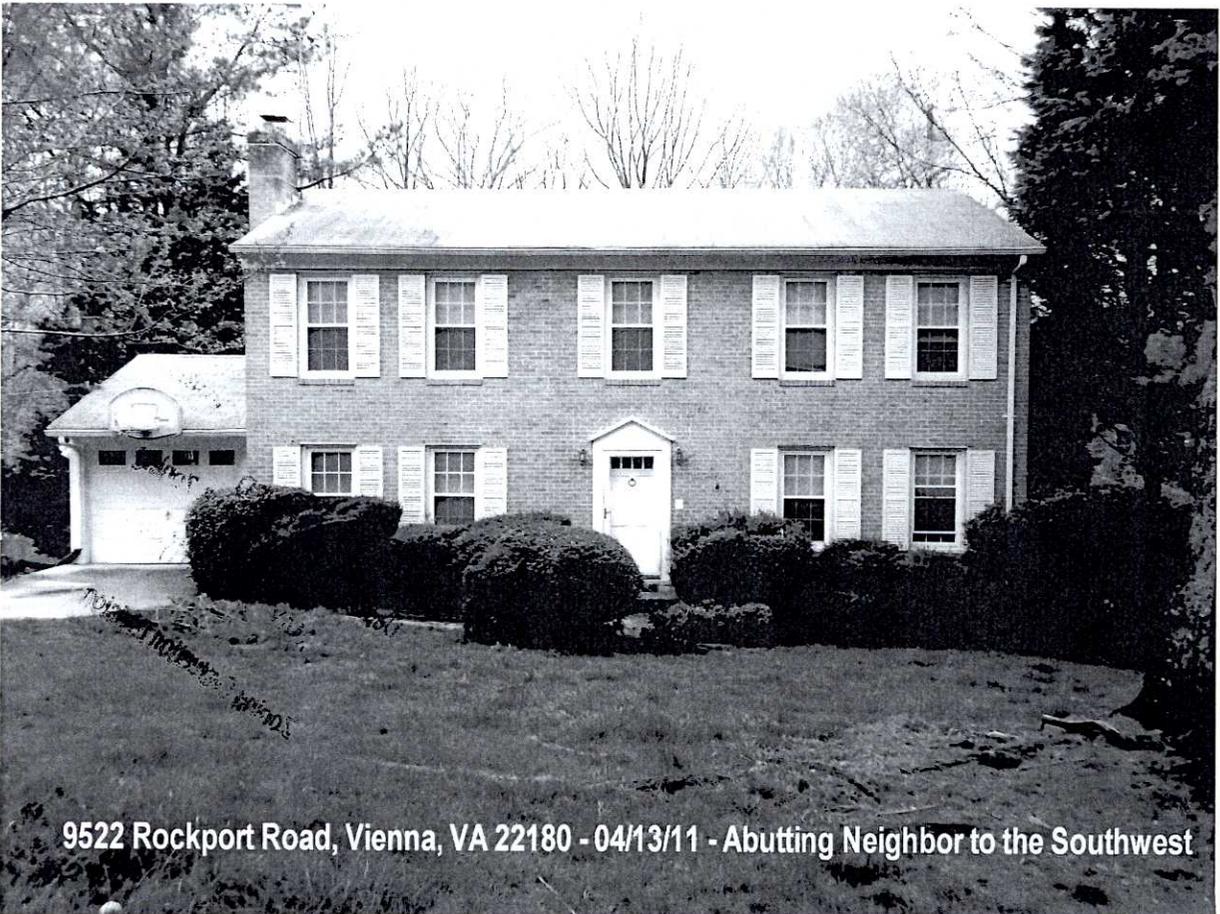
9522 Rockport Road, Vienna, VA 22180 - 04/13/11 - Southern Lot Corner Facing Southwest



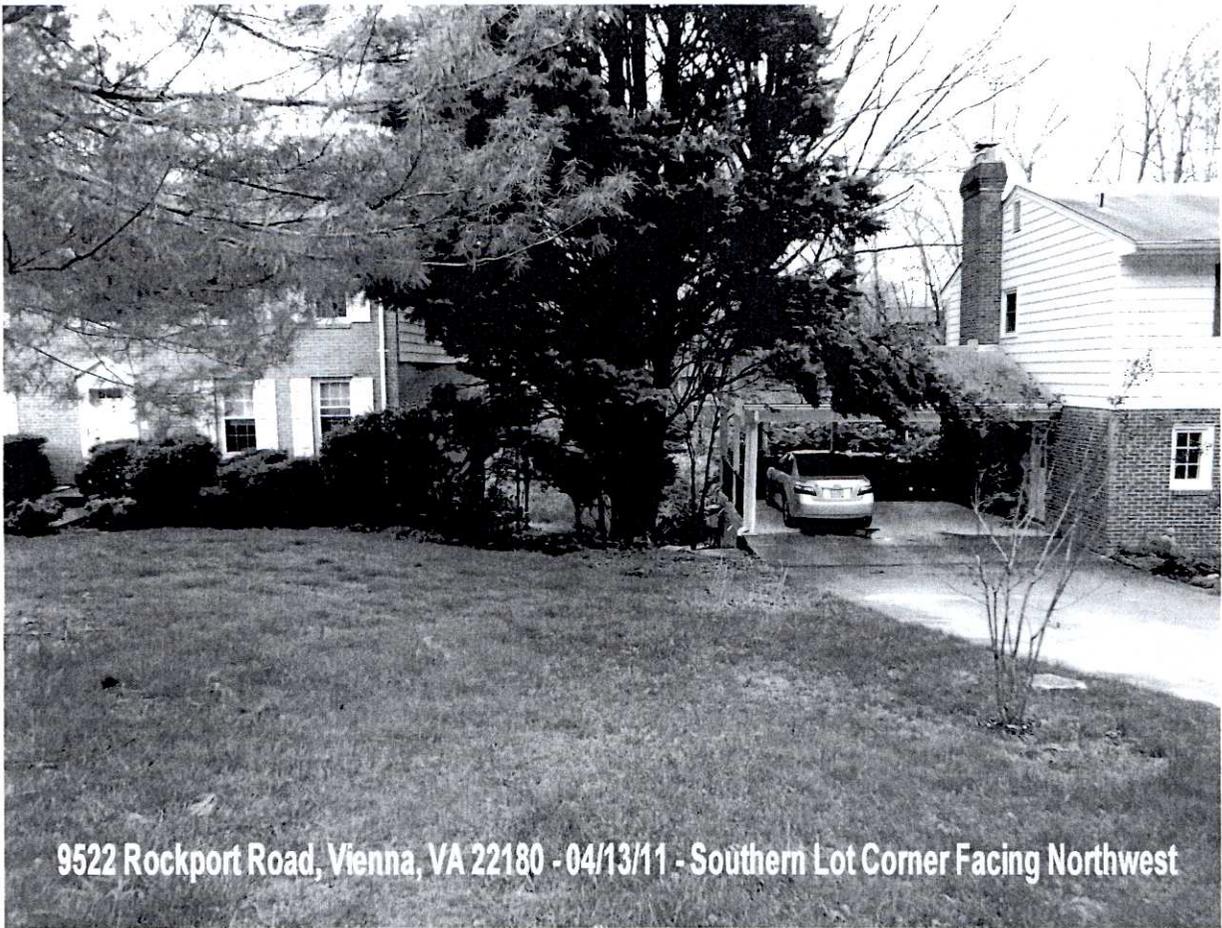
9522 Rockport Road, Vienna, VA 22180 - 04/13/11 - Southern Lot Corner Facing Northwest



9522 Rockport Road, Vienna, VA 22180 - 04/13/11 - Northeast Corner Facing South



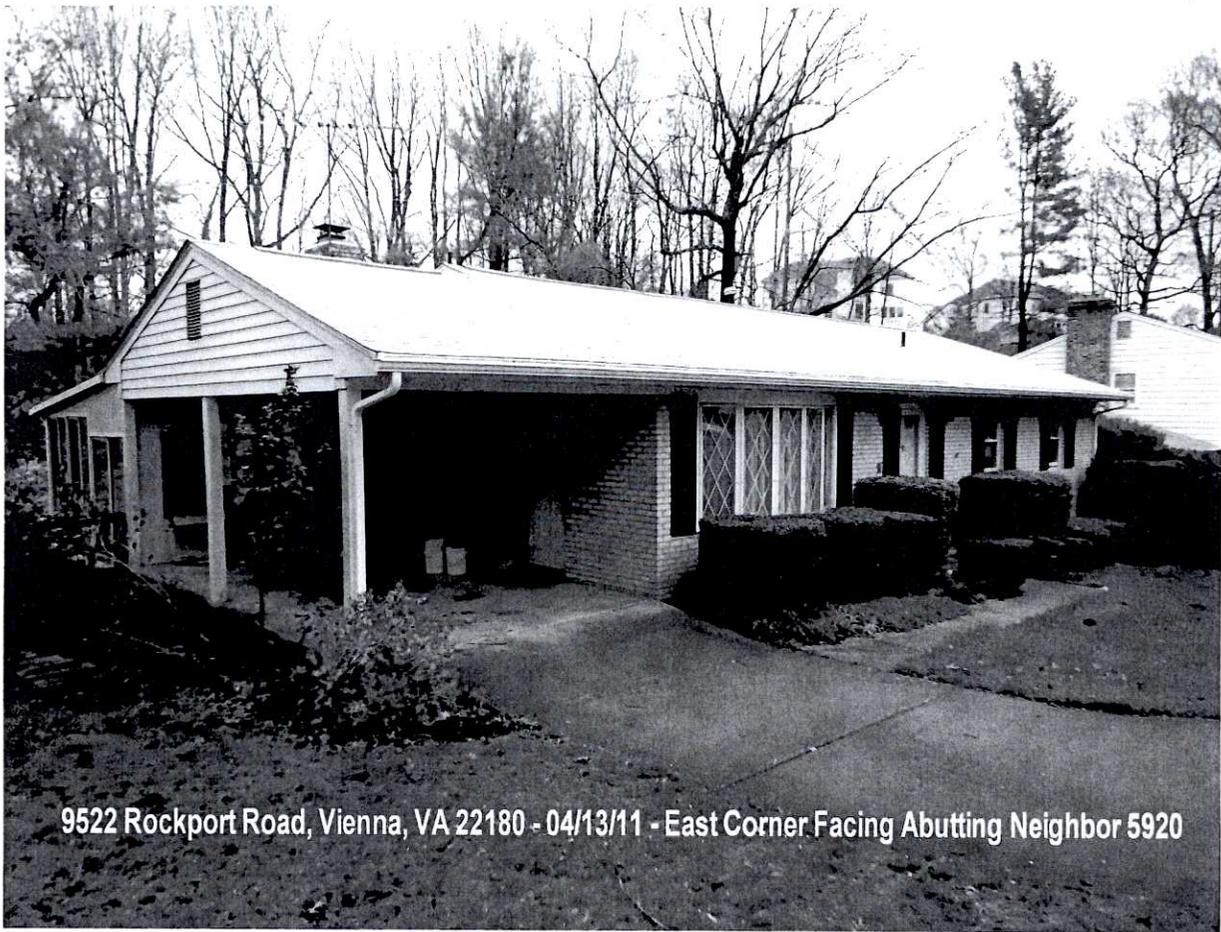
9522 Rockport Road, Vienna, VA 22180 - 04/13/11 - Abutting Neighbor to the Southwest



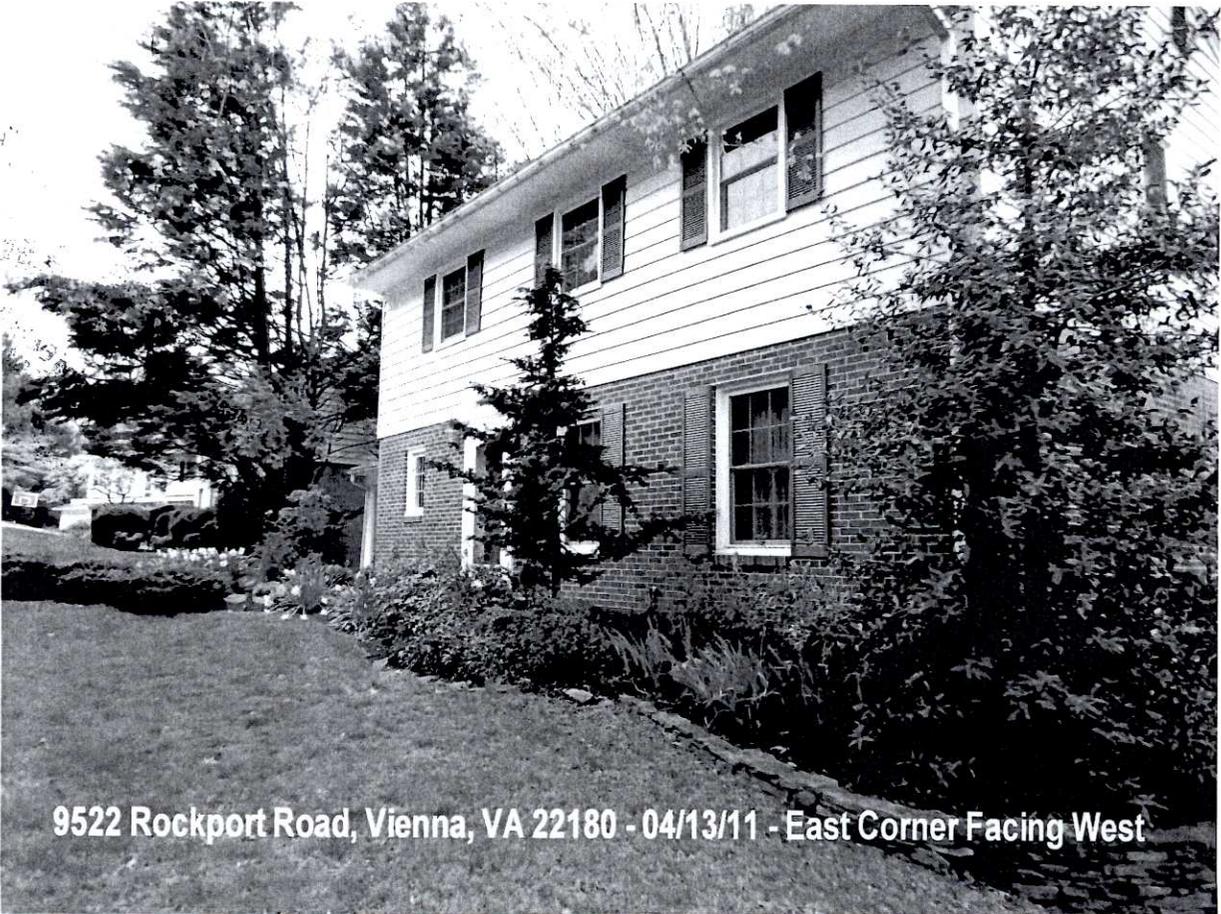
9522 Rockport Road, Vienna, VA 22180 - 04/13/11 - Southern Lot Corner Facing Northwest



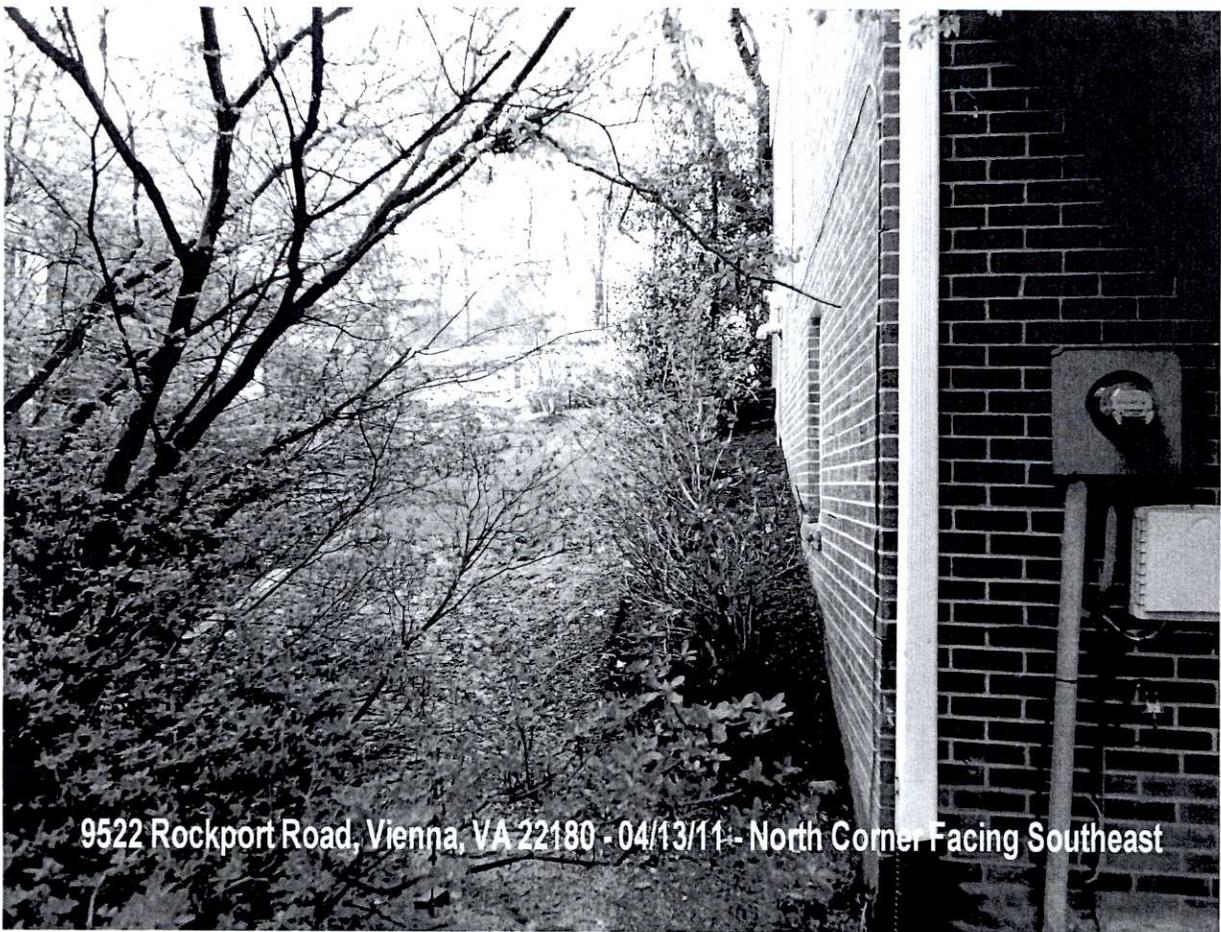
9522 Rockport Road, Vienna, VA 22180 - 04/13/11 - Eastern Lot Corner Facing Northwest



9522 Rockport Road, Vienna, VA 22180 - 04/13/11 - East Corner Facing Abutting Neighbor 5920



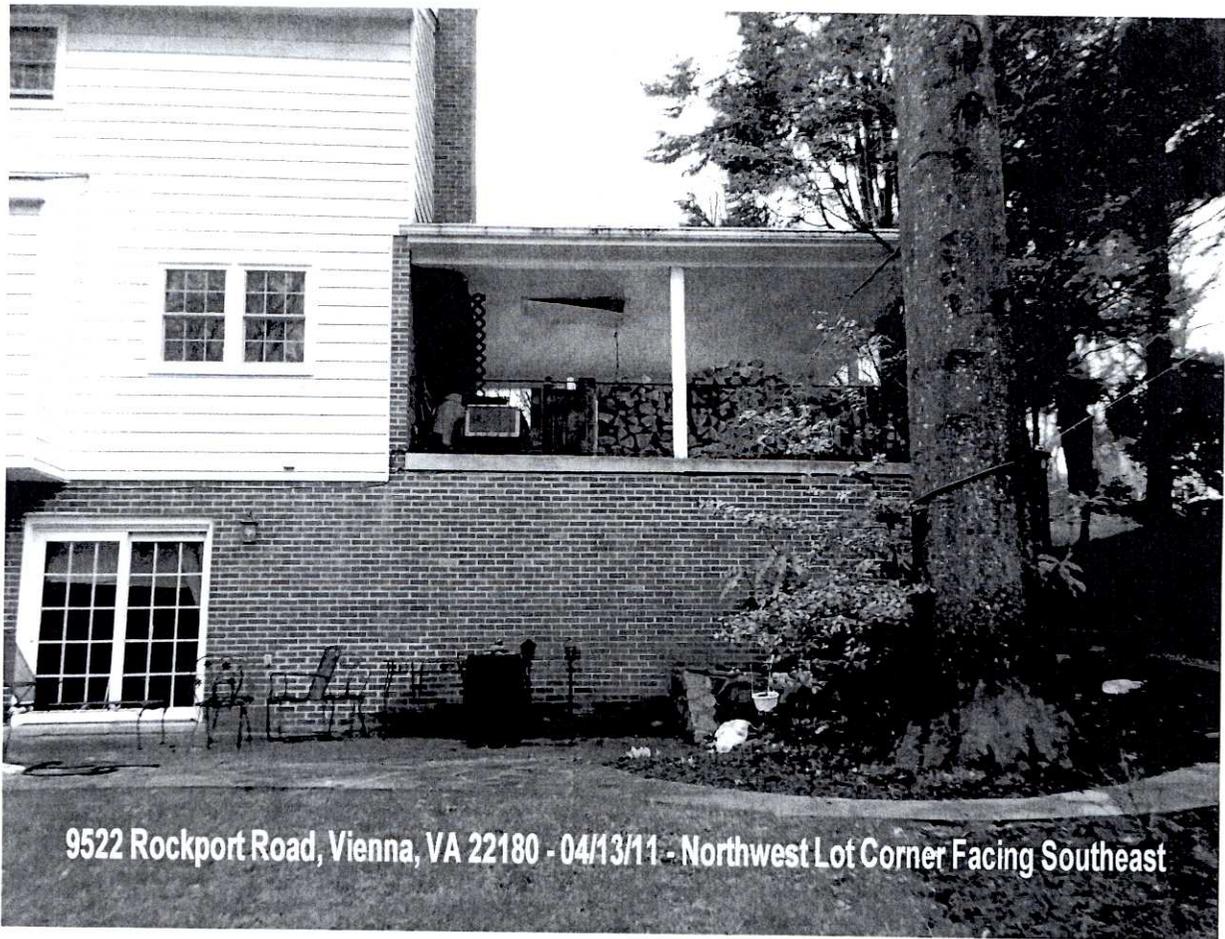
9522 Rockport Road, Vienna, VA 22180 - 04/13/11 - East Corner Facing West

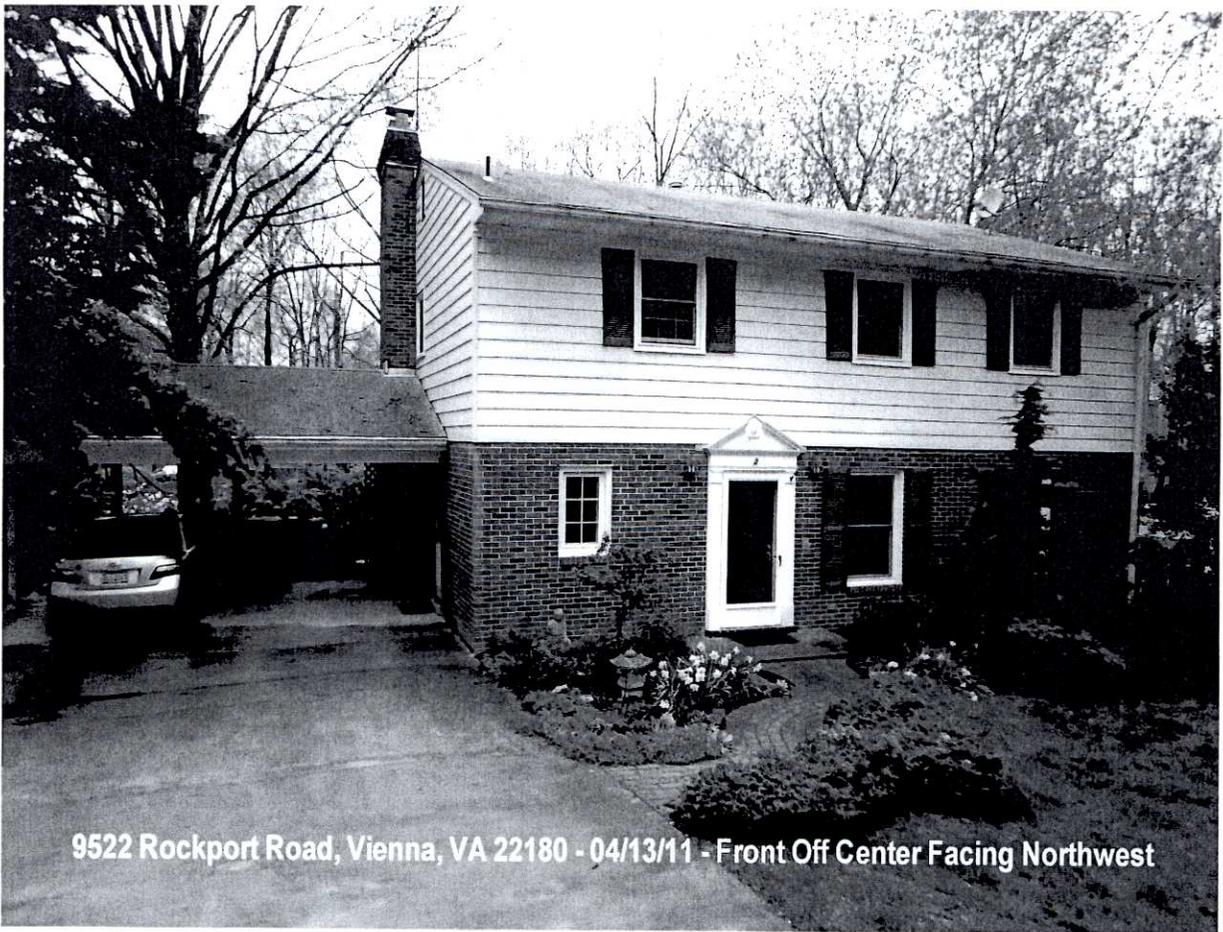


9522 Rockport Road, Vienna, VA 22180 - 04/13/11 - North Corner Facing Southeast

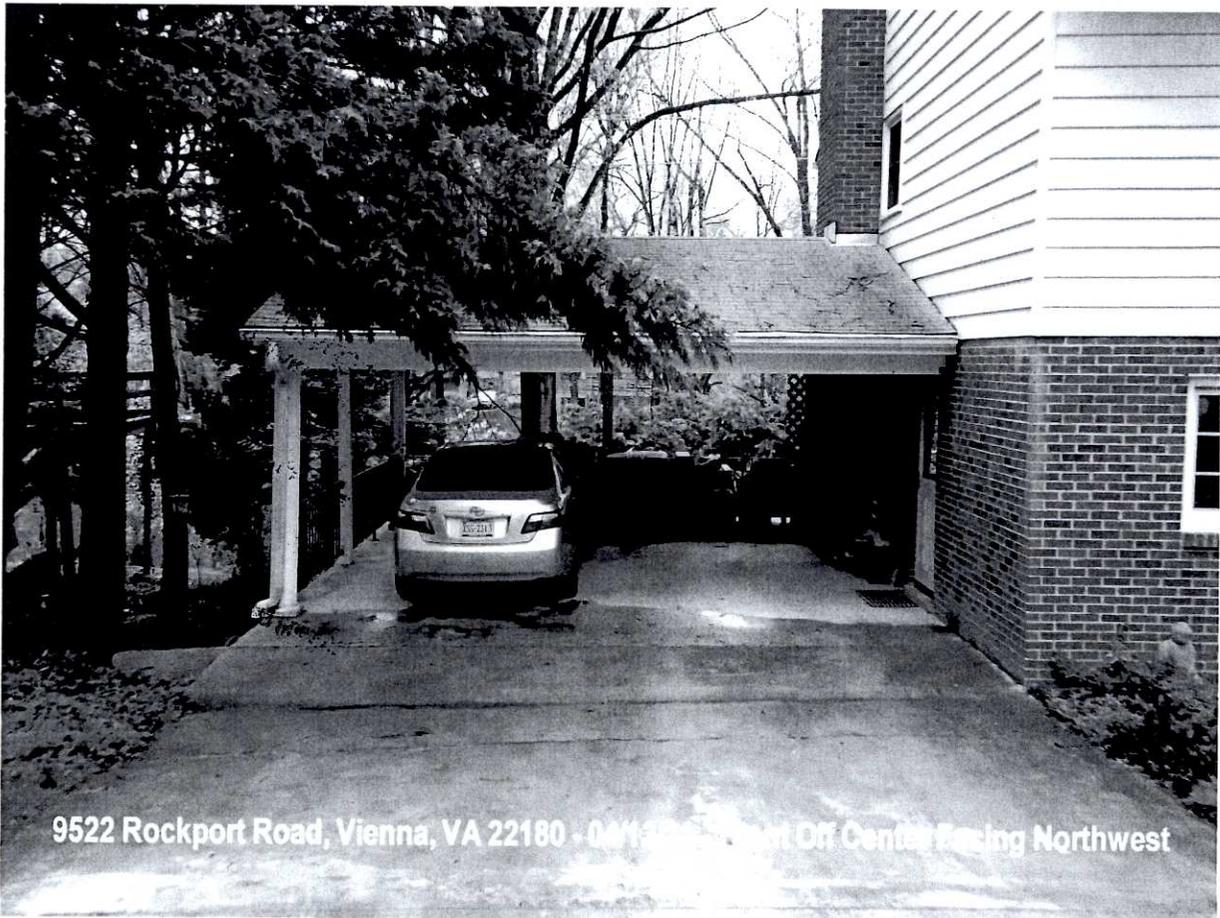


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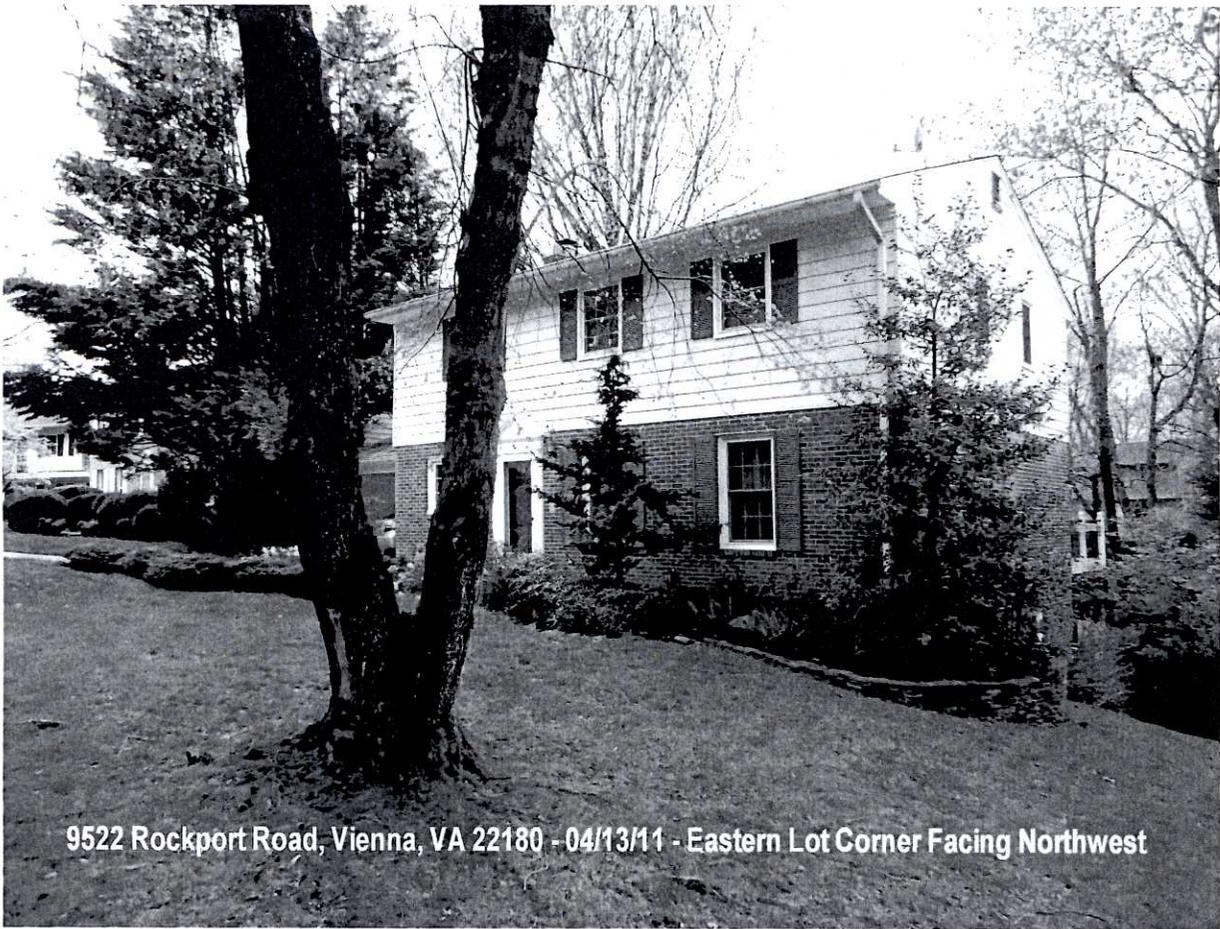




9522 Rockport Road, Vienna, VA 22180 - 04/13/11 - Front Off Center Facing Northwest



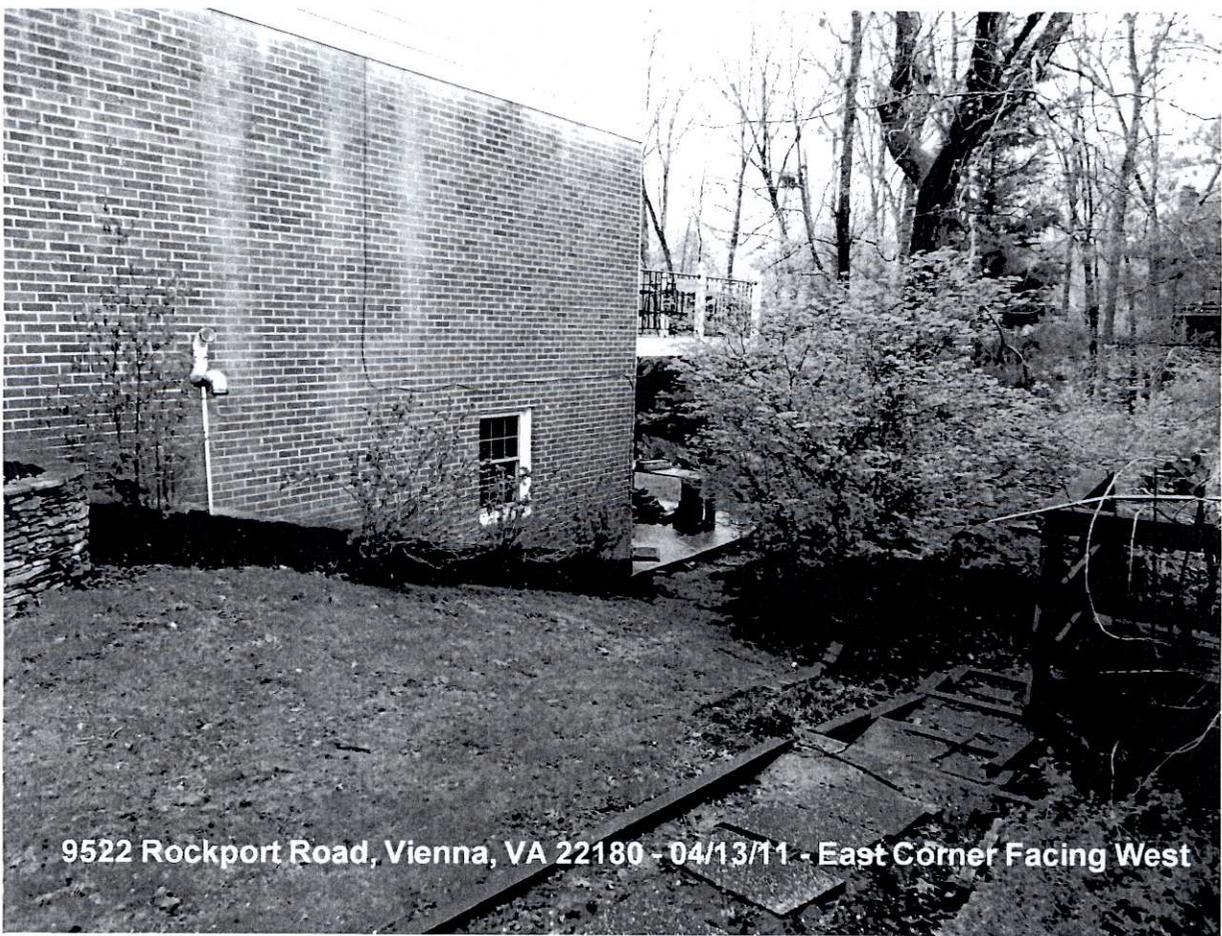
9522 Rockport Road, Vienna, VA 22180 - 04/13/11 - Front Off Center Facing Northwest



9522 Rockport Road, Vienna, VA 22180 - 04/13/11 - Eastern Lot Corner Facing Northwest



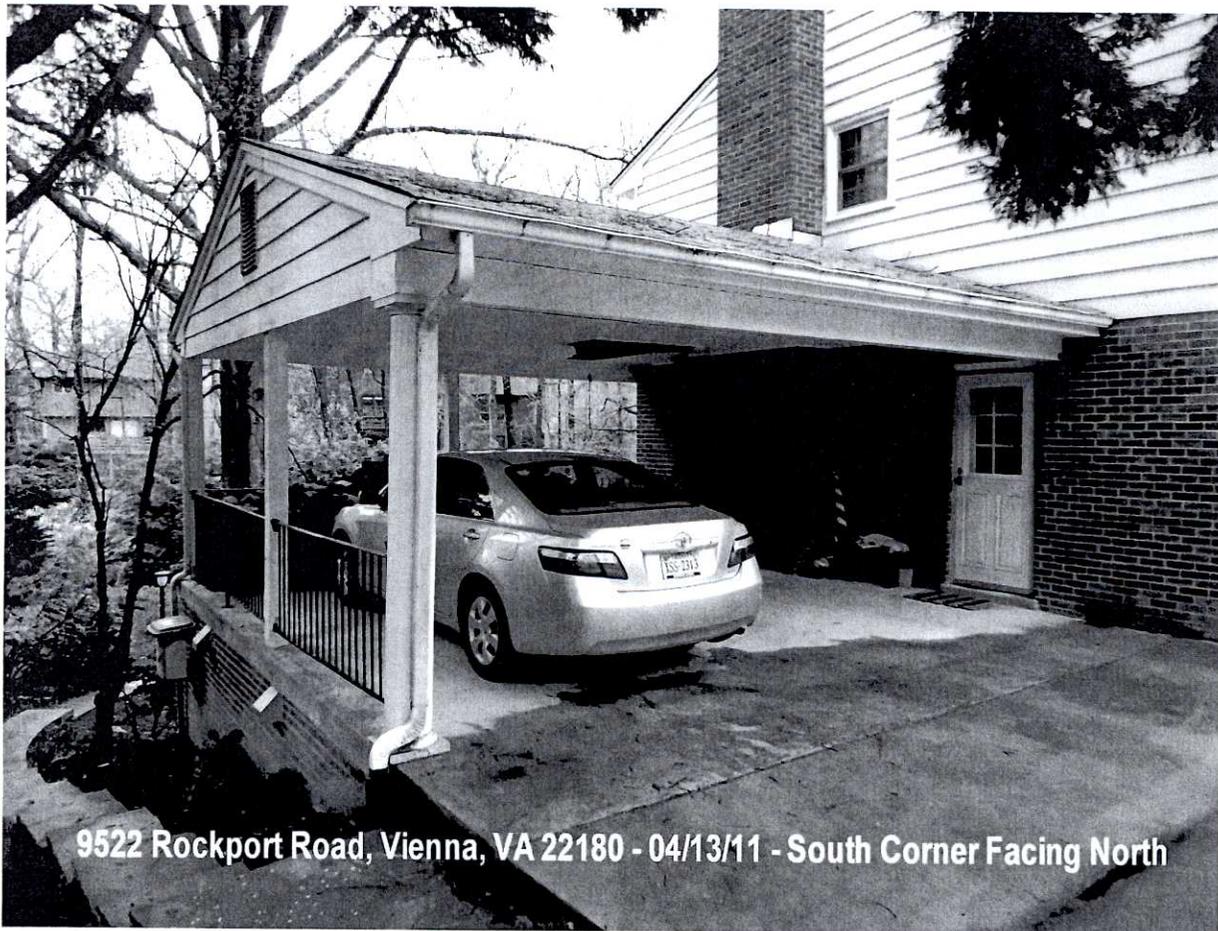
9522 Rockport Road, Vienna, VA 22180 - 04/13/11 - Front Center Facing Northwest



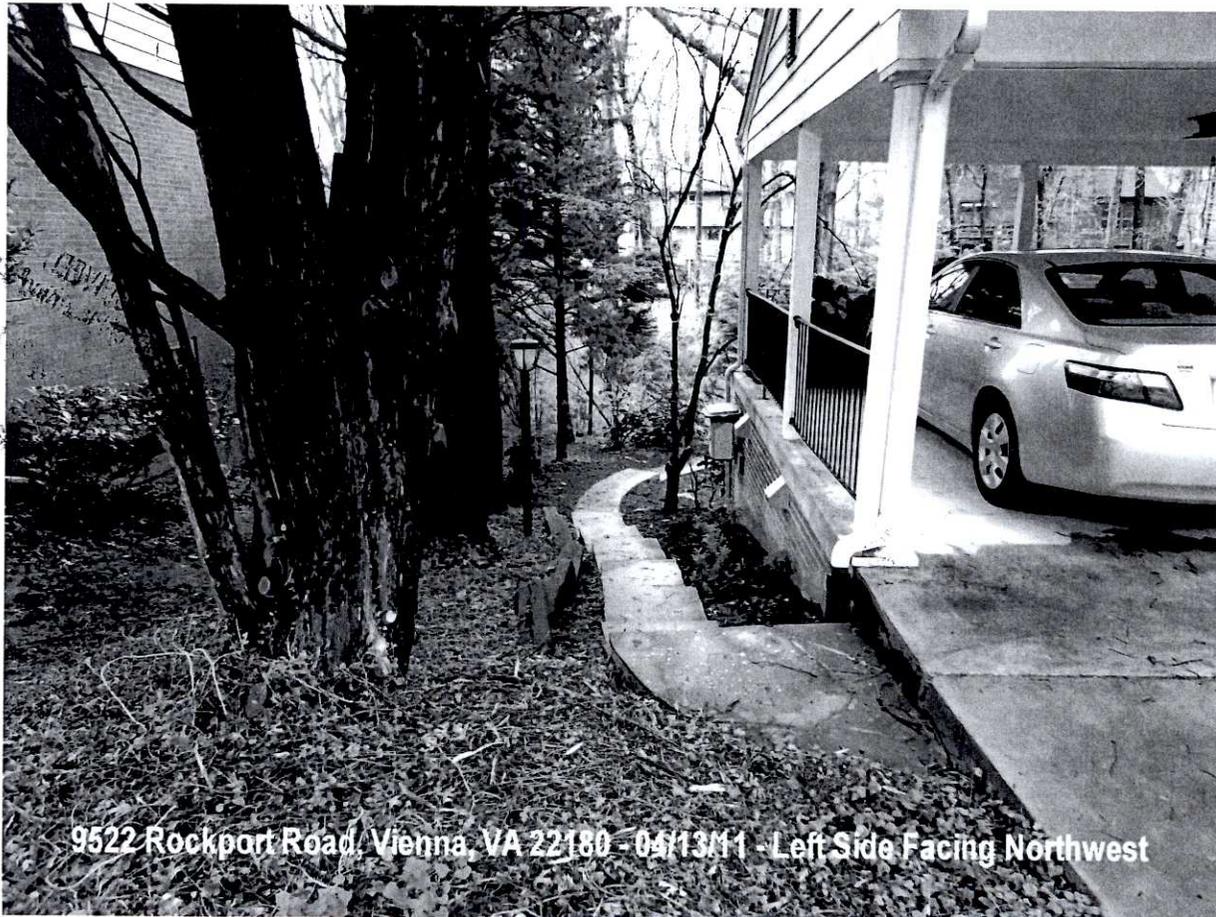
9522 Rockport Road, Vienna, VA 22180 - 04/13/11 - East Corner Facing West



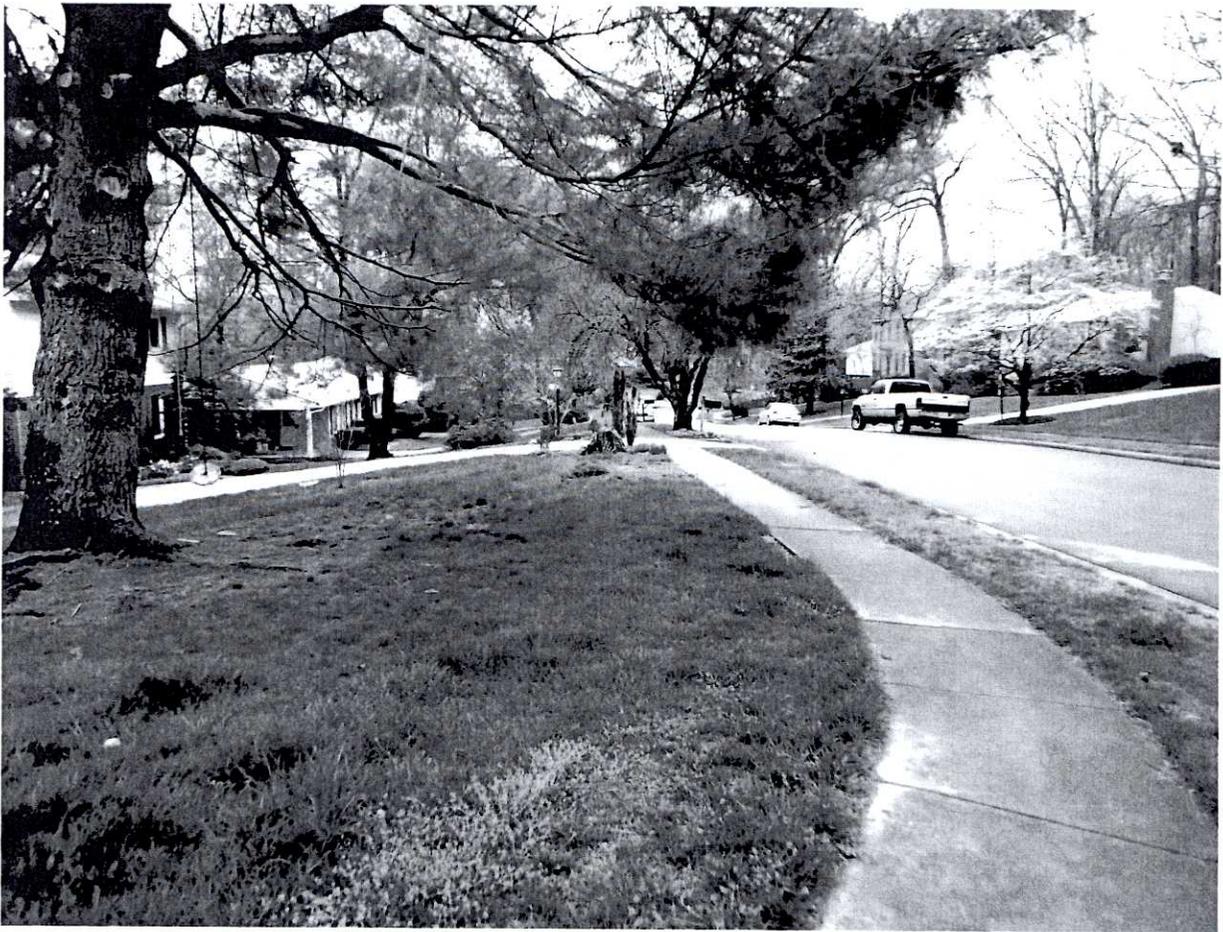
9522 Rockport Road, Vienna, VA 22180 - 04/13/11 - East Corner Facing Northwest



9522 Rockport Road, Vienna, VA 22180 - 04/13/11 - South Corner Facing North

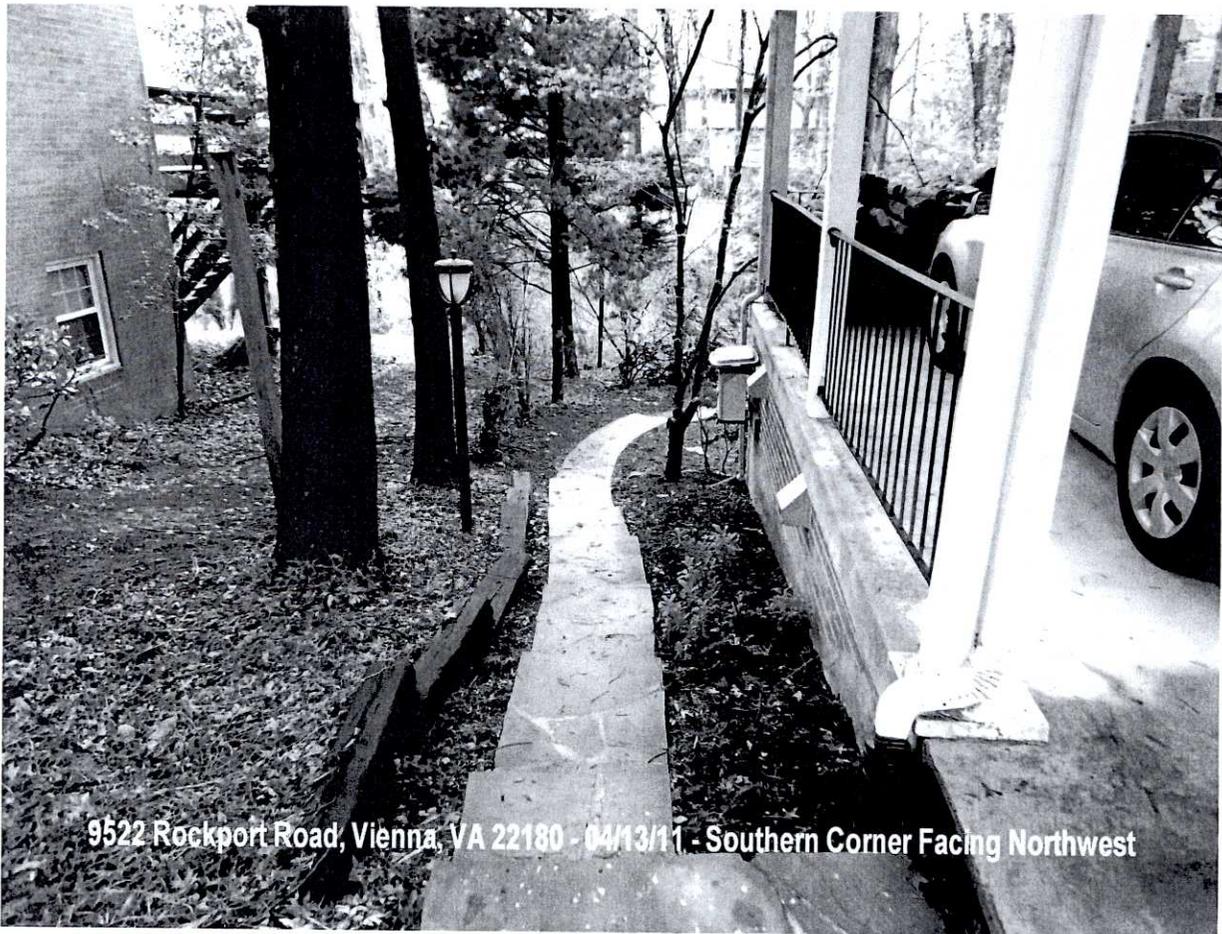


9522 Rockport Road, Vienna, VA 22180 - 04/13/11 - Left Side Facing Northwest



9522 Rockport Road, Vienna, VA 22180 - 04/13/11 - Northwest Corner Facing North





9522 Rockport Road, Vienna, VA 22180 - 04/13/11 - Southern Corner Facing Northwest



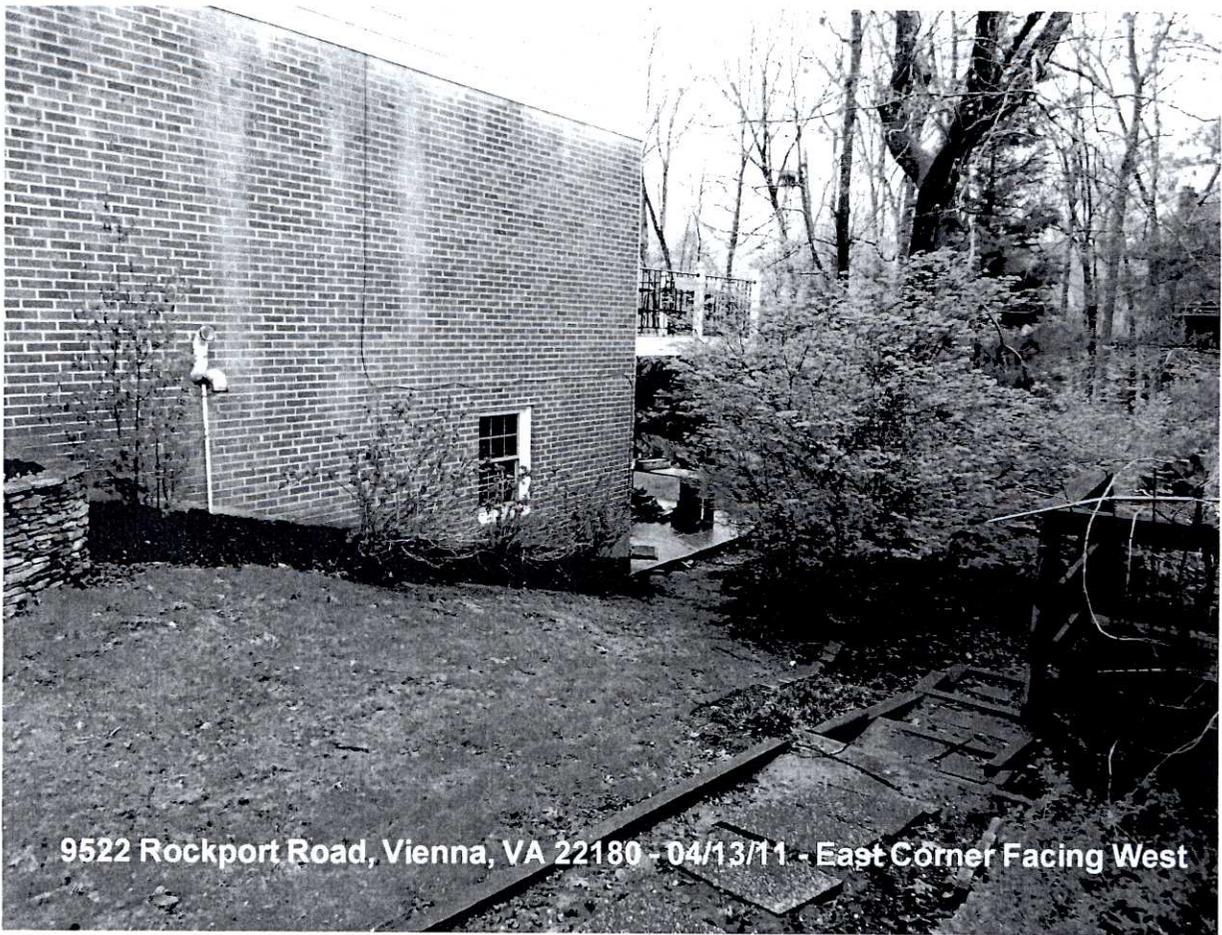
9522 Rockport Road, Vienna, VA 22180 - 04/13/11 - Western Corner Facing Northwest



9522 Rockport Road, Vienna, VA 22180 - 04/13/11 - Front Center Facing Northwest



9522 Rockport Road, Vienna, VA 22180 - 04/13/11 - Front Off Center Facing Northwest



9522 Rockport Road, Vienna, VA 22180 - 04/13/11 - East Corner Facing West



9522 Rockport Road, Vienna, VA 22180 - 04/13/11 - Eastern Lot Corner Facing Northwest

Property Address: 9522 Rockport Road, Vienna, Virginia 22180



Date Photo Taken: 3/02/11

Facing: East

RECEIVED  
Department of Planning & Zoning  
MAR 18 2011  
Zoning Evaluation Division

Property Address: 9522 Rockport Road, Vienna, Virginia 22180



Date Photo Taken: 3/02/11

Facing: West

RECEIVED  
Department of Planning & Zoning

MAR 18 2011

Zoning Evaluation Division

Property Address: 9522 Rockport Road, Vienna, Virginia 22180



Date Photo Taken: 3/02/11

Facing: Northwest

RECEIVED  
Department of Planning & Zoning

MAR 18 2011

Zoning Evaluation Division

Property Address: 9522 Rockport Road, Vienna, Virginia 22180



Date Photo Taken: 3/02/11

Facing: Southeast

RECEIVED  
Department of Planning & Zoning

MAR 18 2011

Zoning Evaluation Division

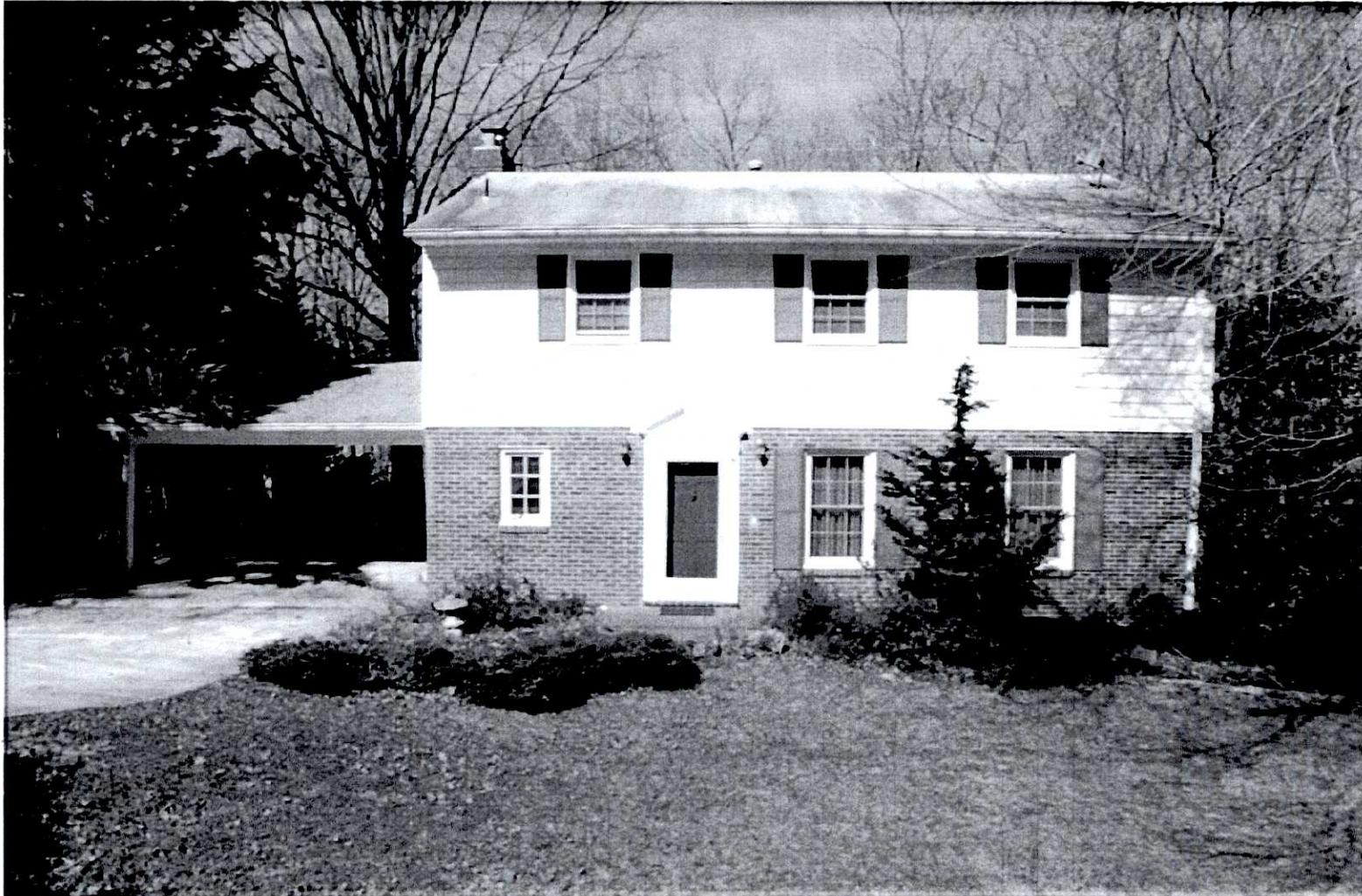
Property Address: 9522 Rockport Road, Vienna, Virginia 22180



Date Photo Taken: 3/02/11      Facing: North

RECEIVED  
Department of Planning & Zoning  
MAR 18 2011  
Zoning Evaluation Division

Property Address: 9522 Rockport Road, Vienna, Virginia 22180



Date Photo Taken: 3/02/11

Facing: Northwest

RECEIVED  
Department of Planning & Zoning  
MAR 18 2011  
Zoning Evaluation Division

Abutting Property: 9520 Rockport Road, Vienna, Virginia 22180



Date Photo Taken: 3/02/11

Front Elevation

RECEIVED  
Department of Planning & Zoning  
MAR 18 2011  
Zoning Evaluation Division

Abutting Property: 9524 Rockport Road, Vienna, Virginia 22180



Date Photo Taken: 3/02/11

Front Elevation

RECEIVED  
Department of Planning & Zoning  
MAR 18 2011  
Zoning Evaluation Division

Neighboring Property: 9526 Rockport Road, Vienna, Virginia 22180



Date Photo Taken: 3/02/11

Front Elevation

RECEIVED  
Department of Planning & Zoning  
MAR 18 2011  
Zoning Evaluation Division

Neighboring Property: 9528 Rockport Road, Vienna, Virginia 22180



Date Photo Taken: 3/02/11      Front Elevation

RECEIVED  
Department of Planning & Zoning  
MAR 18 2011  
Zoning Evaluation Division

Neighboring Property: 9527 Rockport Road, Vienna, Virginia 22180



Date Photo Taken: 3/02/11

Front Elevation

RECEIVED  
Department of Planning & Zoning  
MAR 18 2011  
Zoning Evaluation Division

Neighboring Property: 9525 Rockport Road, Vienna, Virginia 22180



Date Photo Taken: 3/02/11

Front Elevation

RECEIVED  
Department of Planning & Zoning  
MAR 18 2011  
Zoning Evaluation Division

Neighboring Property: 9523 Rockport Road, Vienna, Virginia 22180



Date Photo Taken: 3/02/11

Front Elevation

RECEIVED  
Department of Planning & Zoning  
MAR 18 2011  
Zoning Evaluation Unit

Neighboring Property: 9521 Rockport Road, Vienna, Virginia 22180



Date Photo Taken: 3/02/11

Front Elevation

RECEIVED  
Department of Planning & Zoning  
MAR 18 2011  
Zoning Evaluation Division

Neighboring Property: 9519 Rockport Road, Vienna, Virginia 22180

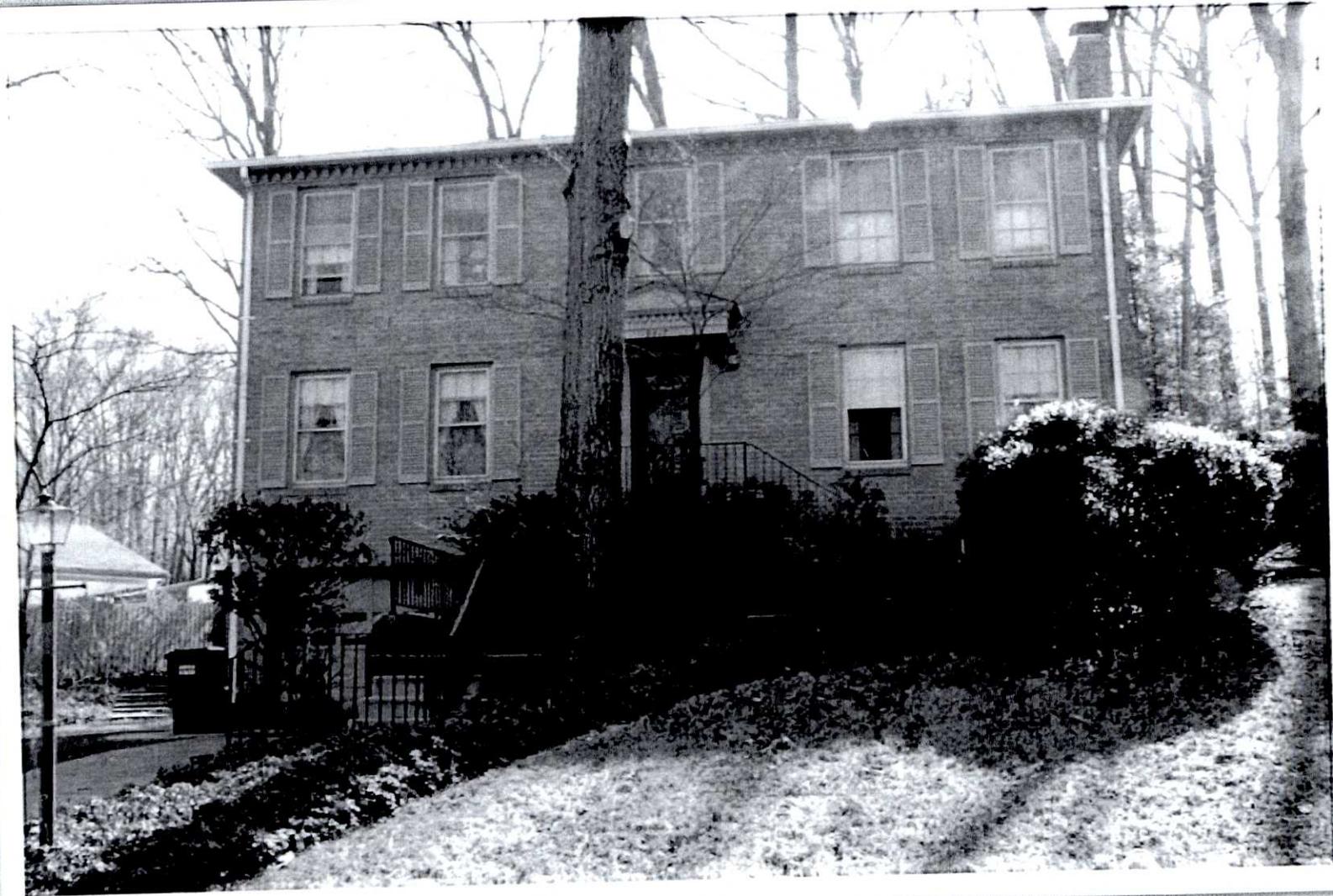


Date Photo Taken: 3/02/11

Front Elevation

RECEIVED  
Department of Planning & Zoning  
MAR 18 2011  
Zoning Evaluation Division

Neighboring Property: 9517 Rockport Road, Vienna, Virginia 22180



Date Photo Taken: 3/02/11

Front Elevation

RECEIVED  
Department of Planning  
MAR 18 2011  
Zoning Evaluation Division

Neighboring Property: 9518 Rockport Road, Vienna, Virginia 22180



Date Photo Taken: 3/02/11

Front Elevation

RECEIVED  
Department of Planning & Zoning  
MAR 18 2011  
Zoning Evaluation Div.

**DESCRIPTION OF THE APPLICATION**

The applicant is seeking approval of a special permit to reduce certain yard requirements to permit the enclosure of an existing carport 8.81 feet from the western side lot line.

	Structure	Yard	Min. Yard Req.*	Structure Location	Proposed Reduction	Percent of Reduction
<b>Special Permit</b>	<b>Addition</b>	Side	12.0 feet	8.81 feet	3.15 feet	26.2%

\* Minimum yard requirement per Section 3-307 (2)(A)(1)(b)

**EXISTING SITE DESCRIPTION**

The 11,200 square foot lot is currently zoned R-3 and developed with a two-story, single family detached dwelling. The minimum lot size in an R-3 district is 10,500 square feet. There is an existing carport attached to the dwelling that is 9.9 feet (as shown on the engineer’s drawing) from the side lot line. The lot slopes away from the street and the lot is partially encumbered by a Resource Protection Area (RPA). The property contains medium size deciduous trees and foundation plantings.

<b>Structure</b>	
<b>Floor Area</b>	3,170 square feet
<b>Year Constructed</b>	1971
<b>Access</b>	hard-surfaced driveway that extends from Rockport Road (Rte. 2563)
<b>Site Features</b>	Mature vegetation
<b>Easements</b>	20’ sanitary sewer easement along rear of lot. Unspecified dimension of a Virginia Power easement at the rear of the lot.

\*According to the stamped drawings provided by the engineer.

The side yard is legally non-conforming because the carport was built prior to the current regulation. The carport was built at the same time as the dwelling in 1971. The setback for structures was ½ the height of the building, but not less than 10’. Attached carports were allowed to extend into the side yard up to 5’, but never leaving a side yard setback of less than 5’ (1971, Zoning Ordinance).

**CHARACTER OF THE AREA**

	<b>Zoning</b>	<b>Use</b>
<b>North</b>	R-3	Single-Family Detached Dwellings
<b>East</b>	R-3	Single-Family Detached Dwellings
<b>South</b>	R-3	Single-Family Detached Dwellings
<b>West</b>	R-3	Single-Family Detached Dwellings

**BACKGROUND**

The property was zoned R-3, and is not subject to proffers. A building permit was issued on June 2, 1971 for the dwelling, which included the attached carport shown as 10.1 feet from the side lot line. A sundeck was added on March 11, 1980 at the rear of the house. A permit was issued on August 8, 1999 for a cellar under the carport, shown 10.1 feet from the side lot line.

The proposed addition will encroach into the RPA and will require the Department of Public Works and Environmental Services (DPWES) to review a RPA Exception application, which also incorporates a Water Quality Impact Assessment. Due to the proposed size of the addition (less than 1,000 square feet or 2% of the lot area up to 2,500 square feet); the addition may qualify as a minor addition.

The BZA has heard the following similar variance in the vicinity of the application parcel:

- Variance VC 84-C-016 was approved on April 24, 1984 for Tax Map 38-1((18)) 261, zoned R-3, at 2120 Sheriff Court to permit the enclosure of an existing carport 11.6 feet from the side lot line.

<b>PLAT</b>	
<b>Special Permit Plat</b>	Attached
<b>Title of SP Plat:</b>	Special Permit Plan, Lot 22, Section 1, Concord Green, 9522 Rockport Rd.
<b>Prepared By:</b>	Land Development Consultants, Inc., dated May 9, 2011, signed by John C. Maganello on June 20, 2011

**Proposal:**

The applicant requests to enclose an existing carport. The proposed addition will be located 8.81 feet, measured from the edge of the eave, from the side lot line. The Zoning Ordinance requires a minimum side yard of 12 feet in the R-3 Zoning District; therefore, a modification of 3.15 feet (26.2%) for the proposed home addition is requested. The porch addition shown at the front of the dwelling is conforming and does not require modification.

**ZONING ORDINANCE REQUIREMENTS**

Applicable bulk regulation(s) and additional location regulations are set forth on Page 1. The application must meet all of the following standards, copies of which are attached as Appendix 4:

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

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

Staff believes that the application meets all of the 8 General Special Permit Standards with notes regarding General Standards 3 and 5.

*General Standard 3* requires that the proposed uses 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. *The general character of the residential neighborhood is similar; two story homes, with wood siding and brick of typical mid-1970's construction. The proposed addition will match the existing home and neighborhood. Staff made this finding during a site visit on July 28, 2011.*

**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 existing 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. *According to the stamped drawings provided by the engineer, the existing dwelling has 3,170 square feet of living area. Therefore 150% of the total gross floor area could result in an addition up to 4,755 square feet square feet in size for a possible total building size of 7,925 square feet above-grade living area. The proposed addition is approximately 511 square feet in area, thereby realizing a total house size of 3,681 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 submitted indicate that the materials, size and scale of the proposed addition will be compatible with the existing structure. The addition is clearly subordinate in bulk and scale to the principal dwelling and the proposed addition will not create any additional height to the overall existing structure. Staff believes 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. Based on visual inspection of the neighborhood during the staff site visit on July 28, 2011, it appears the proposed improvements are compatible with the surrounding houses in the neighborhood. The surrounding neighborhood contains homes with a mixture of enclosed garages and attached carports. The proposed exterior building materials are consistent with the on-site dwelling and compatible with those in the neighborhood. Staff believes the application 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. The proposed addition will encroach into the RPA and will require the Department of Public Works and Environmental Services (DPWES) to review a RPA Exception application, which also incorporates a Water Quality Impact Assessment. Due to the proposed size of the addition (less than 1,000 square feet or 2% of the lot area up to 2,500 square feet); the addition may qualify as a minor addition. Because the addition is on the footprint of the existing carport and paved driveway area and no new impervious area is proposed. Staff believes this standard is met.*

*Standard 9 states that the BZA shall determine that the proposed reduction represents the minimum amount of reduction necessary to accommodate the proposed structure on the lot. Specific factors to be considered include, but are not limited to, the layout of the existing structure; availability of alternate locations for the addition; orientation of the structure(s) on the lot; shape of the lot and the associated yard designations on the lot; environmental characteristics of the site, including presence of steep slopes, floodplains and/or Resource Protection Areas; preservation of existing vegetation and significant trees as determined by the Director; location of a well and/or septic field; location of easements; and/or preservation of historic resources. The proposed addition is on the footprint of the existing carport and paved driveway area. It appears there will be no impact to existing vegetation. Staff believes that the application meets this provision.*

## **CONCLUSION**

Staff finds that the subject application 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-HM-057 for the addition, subject to the Proposed Development Conditions contained in Appendix 1 of the staff report.

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

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

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

## **APPENDICES**

1. Proposed Development Conditions with Attachment 1
2. Applicant's Affidavit
3. Applicant's Statement of Justification
4. Applicable Zoning Ordinance Provisions

**PROPOSED DEVELOPMENT CONDITIONS****SP 2011-HM-057****September 7, 2011**

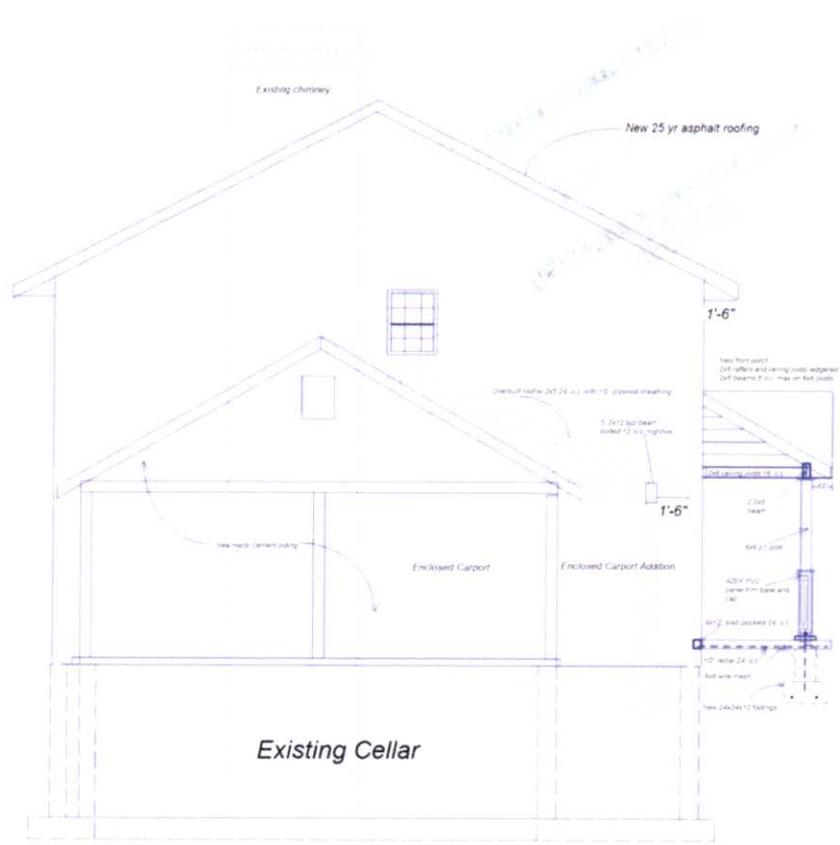
If it is the intent of the Board of Zoning Appeals to approve SP 2011-HM-057 located at 9522 Rockport Road, Tax Map 38-1 ((17)) 22 to permit reduction of certain yard requirements pursuant to Section 8-922 of the Fairfax County Zoning Ordinance, staff recommends that the Board condition the approval by requiring conformance with the following development conditions.

1. These conditions shall be recorded by the applicant among the land records of Fairfax County for this lot prior to the issuance of a building permit. A certified copy of the recorded conditions shall be provided to the Zoning Permit Review Branch, Department of Planning and Zoning.
2. This special permit is approved for the location and size (approximately 511 square feet) of the addition, as shown on the plat prepared by Land Development Consultants, Inc., dated May 9, 2011, signed by John C. Maganello, Professional Engineer, on June 20, 2011, 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 (3,170 square feet existing + 4,755 square feet (150%) = 7,925 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 generally be consistent with the architectural renderings and materials as shown on Attachment 1 to these conditions.
5. The applicant shall complete a Resource Protection Area (RPA) Exception application for review and approval by the Department of Public Works and Environmental Services (DPWES), prior to approval of a building permit.

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.





**Builder**  
 Bair Group LLC  
 11160 C-1 South Lakes Dr.  
 Reston, VA 20191

**McCall Residence**  
 9522 Rockport Road  
 Vienna, VA 22180

**Garage/Porch Addition**

11-24-2010  
 Revised 5-2-2011

Scale 1/4"=1'

Application No.(s): \_\_\_\_\_  
 (county-assigned application number(s), to be entered by County Staff)

**SPECIAL PERMIT/VARIANCE AFFIDAVIT**

DATE: May 03, 2011  
 (enter date affidavit is notarized)

I, Noel L. Tagliaferre, 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      *111453a*

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.)

<b>NAME</b> (enter first name, middle initial, and last name)	<b>ADDRESS</b> (enter number, street, city, state, and zip code)	<b>RELATIONSHIP(S)</b> (enter applicable relationships listed in <b>BOLD</b> above)
Owen M. McCall	9522 Rockport Road, Vienna, Virginia 22180	Applicant / Title Owner
Joyce Z. McCall	9522 Rockport Road, Vienna, Virginia 22180	Applicant / Title Owner
Artisan Carpentry LLC	1972B Villa Ridge Drive, Reston, Virginia 20191	Agent
Noel L. Tagliaferre	1972B Villa Ridge Drive, Reston, Virginia 20191	Agent
Bair Group LLC	11802 Tree Fern Court, Reston, Virginia 20191	Agent
Dennins M. Bair	11802 Tree Fern Court, Reston, Virginia 20191	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): \_\_\_\_\_  
(county-assigned application number(s), to be entered by County Staff)

Page 1 of 1

**Special Permit/Variance Attachment to Par. 1(b)**

DATE: May 03, 2011  
(enter date affidavit is notarized)

111453a

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

Bair Group LLC, 11802 Tree Fern Court, Reston, Virginia 20191

**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 THE SHAREHOLDERS:** (enter first name, middle initial, and last name)

Dennis M. Bair

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

**DESCRIPTION OF CORPORATION:** (check one statement)

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

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

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

Application No.(s): \_\_\_\_\_  
(county-assigned application number(s), to be entered by County Staff)

Page Two

**SPECIAL PERMIT/VARIANCE AFFIDAVIT**

DATE: May 03, 2011  
(enter date affidavit is notarized)

111453 a

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)

Artisan Carpentry LLC, 1972B Villa Ridge Drive, Reston, Virginia 20191

**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)

Noel L. Tagliaferre

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

**SPECIAL PERMIT/VARIANCE AFFIDAVIT**

DATE: May 03, 2011  
(enter date affidavit is notarized)

111453 a

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

**PARTNERSHIP INFORMATION**

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

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

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

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

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

Application No.(s): \_\_\_\_\_  
(county-assigned application number(s), to be entered by County Staff)

Page Four

**SPECIAL PERMIT/VARIANCE AFFIDAVIT**

DATE: May 03, 2011  
(enter date affidavit is notarized)

1114530

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

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

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

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

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

NONE

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

Application No.(s): \_\_\_\_\_  
(county-assigned application number(s), to be entered by County Staff)

**SPECIAL PERMIT/VARIANCE AFFIDAVIT**

DATE: May 03, 2011  
(enter date affidavit is notarized)

111453a

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)

[Signature]  
[ ] Applicant [X] Applicant's Authorized Agent

NOEL L. TAGLIAFERRE  
(type or print first name, middle initial, last name, and title of signee)

Subscribed and sworn to before me this 3<sup>rd</sup> day of MAY 2011, in the State/Comm. of VIRGINIA, County/City of FAIRFAX.

[Signature]  
Notary Public

My commission expires: 11.30.14



Larry Grant Burnett  
NOTARY PUBLIC  
Commonwealth of Virginia  
Reg. #7041942  
My Commission Expires  
November 30, 2014

## Special Permit Statement of Justification

RECEIVED  
Department of Planning & Zoning  
MAY 24 2011  
Zoning Evaluation Division

### **1. Description of Proposed Use**

- The purpose of the special permit application is to close in an existing two-car carport, and convert it to a two-car garage. Virtually all the houses on Rockport Road with the exception of three homes have enclosed attached garages. The owners simply wish to utilize the additional enclosed garage space for the secure storage of their possessions, and their vehicles.
- The side dimensions of the existing single family dwelling will not change except for the roof overhang. The garage will extend the front of the carport 4.8' to allow for more storage area.
- The materials, colors and finish of the garage will match the existing materials, colors and finish of the single family dwelling.
- The designated property is a private single family dwelling. There are no hours and/or days of operation.
- The designated property is a private single family dwelling. There are no employees, patrons, visitors, students, etc. expected.
- Private use of the proposed enclosed garage requires no service area.
- There are no maintenance requirements of any frequency.

### **2. Requirement For Proposed Use**

- The proposed enclosed garage is desired by the homeowners for the secure storage of their possessions and their vehicles. Virtually all the houses on Rockport Road have enclosed garages and the homeowners wish to enjoy the same amenity.
- The proposed location is the best because it occupies 100% of the footprint of the existing carport. The additional 96 square feet is being added to the front of the carport using only a very small portion of the footprint of the driveway. No yardage is being utilized in the conversion of the carport.
- The proposed type of structure is the least disruptive because it simply closes in an existing carport, and adds a door to the front.
- The general area to be served by the proposed use will be that of the single family dwelling and its inhabitants.

### **3. Anticipated Impacts on Adjoining Properties and On- and Off-Site Environmental Features**

- There will be no traffic impacts to the adjoining properties. In fact, no changes to the existing traffic patterns are anticipated.

- There will be no noise or lighting impacts to the adjoining properties.
- There will also be no impacts on environmental features of the site, including impacts on air and water quality.
- There will be no visual impacts. The elevation of the property will remain the same with a slight increase in the roof line above the garage.

**4. Alternative Sites Considered For The Proposal**

- No alternative sites were considered or evaluated. The use of the footprint of the existing carport for the location of the garage is the only location that makes sense.

**5. Property Identification Maps Identifying the Proposed Site For the Facility or Use**

- Property identification maps have been provided.

**6. Proposed Facility Plan**

- A proposed addition to the existing single family dwelling plan has been provided.

**7. Reduced Copy of Plans**

- A reduced copy of the plan is attached to this statement of justification.

**8. Other Information As May Be Deemed Appropriate By The 2232 Review Coordinator**

- Other documents will be provided at the request of the staff coordinator.

### **8-006 General Standards**

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

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

**8-903 Standards for All Group 9 Uses**

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

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

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

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

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

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

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

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

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

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

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

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