



# County of Fairfax, Virginia

---

November 30, 2011

## STAFF REPORT

SPECIAL PERMIT APPLICATION NO. SP 2011-LE-087

### MASON DISTRICT

**APPLICANT/OWNER:** Phyllis C. Biondi, Trustee

**STREET ADDRESS:** 3311 Memorial Street

**SUBDIVISION:** Groveton Heights

**TAX MAP REFERENCE:** 92-2 ((15)) 0047A

**LOT SIZE:** 14,000 square feet

**ZONING DISTRICT:** R-2

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

**SPECIAL PERMIT PROPOSALS:** To permit reduction of minimum yard requirements based on error in building location to permit accessory storage structure to remain 5.2 ft. from rear lot line and reduction of certain yard requirements to permit construction of addition 12.2 ft. from side lot line.

**STAFF RECOMMENDATION:** Staff recommends approval of SP 2011-LE-087 for the home addition.

O:\rhomert\Special Permits\biondi\draft Staff Report.doc

Rebecca Homer

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

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

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

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



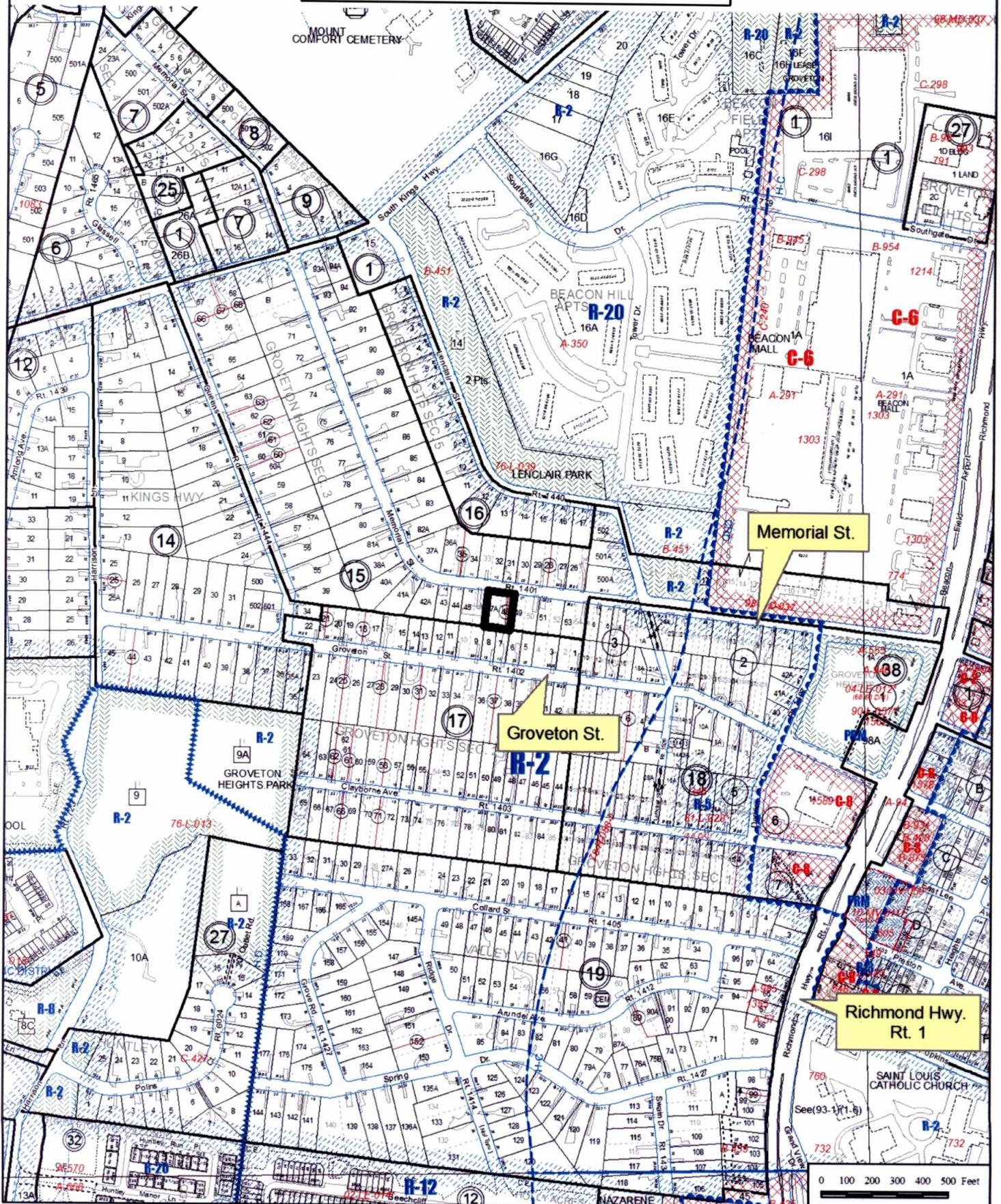
Americans with Disabilities Act (ADA): Reasonable accommodation is available upon 7 days advance notice. For additional information on ADA call (703) 324-1334 or TTY 711 (Virginia Relay Center).

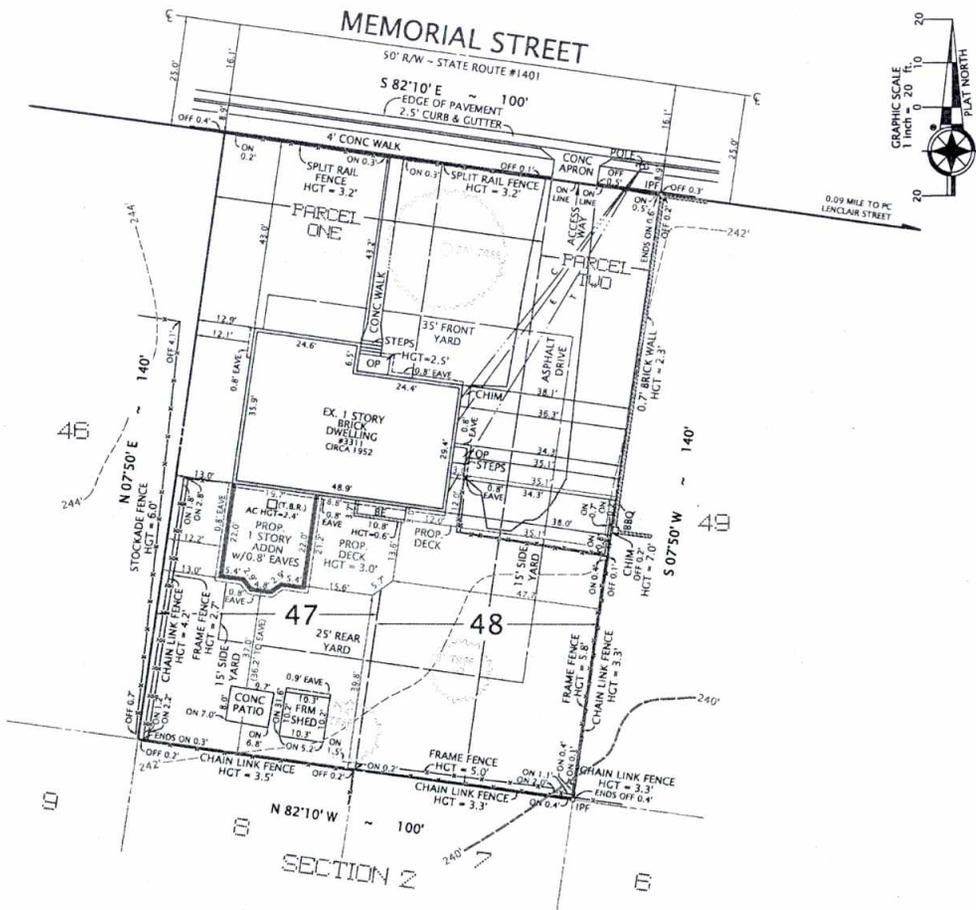
**Special Permit**  
**SP 2011-LE-087**  
**PHYLLIS C. BIONDI, TRUSTEE**

**CITY OF ALEXANDRIA**



**Special Permit**  
**SP 2011-LE-087**  
**PHYLLIS C. BIONDI, TRUSTEE**





- NOTES
- TAX MAP: 92-2-15-0047A
  - ZONE: R-2 (RESIDENTIAL 2 DU/AC)
  - TOTAL LOT AREA: 14,000 SF (0.3214)
  - REQUIRED YARDS:
 

FRONT:	=	35.0 FEET
SIDE:	=	15.0 FEET
REAR:	=	25.0 FEET
  - HEIGHTS:
 

DWELLING	=	15.2 FEET
SHED	=	09.9 FEET
PROPOSED ADDITION	=	14.2 FEET
PROPOSED DECK	=	03.0 FEET
FENCES	=	AS NOTED
OP, BBQ	=	AS NOTED
  - THIS PROPERTY IS SERVED BY PUBLIC WATER AND SEWER.
  - THERE IS NO OBSERVABLE EVIDENCE OF GRAVE SITES OR BURIAL GROUNDS ON THIS PROPERTY.
  - ALL IMPROVEMENTS SHOWN ON THIS PLAT ARE EXISTING UNLESS DENOTED AS PROPOSED.
  - THE SURVEYOR IS NOT AWARE OF ANY UTILITY EASEMENTS 25 FEET IN WIDTH OR GREATER AFFECTING THIS PROPERTY.
  - TOPOGRAPHY DELINEATED HEREON WAS TAKEN FROM AVAILABLE RECORDS, IS SHOWN AT 2' INTERVALS, AND IS AERIAL.
  - THERE ARE NO FLOODPLAINS OR RESOURCE PROTECTION AREAS ON THIS PROPERTY.
  - AREAS:
 

EX BASEMENT	=	761 SF
EX FIRST FLOOR	=	1,595 SF
EX GROSS FLOOR AREA	=	2,356 SF

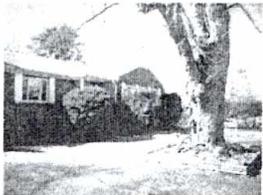
EX FLOOR AREA RATIO = EX GFA (2356) / LOT AREA (14000) = 0.17

PROP ADDITION = 447 SF  
PROP ADDN (447) / EX GFA (2356) = 0.19

PROP GFA = EX GFA (2356) + PROP ADDN (447) = 2803 SF

PROP FLOOR AREA RATIO = PROP GFA (2803) / LOT AREA (14000) = 0.20

PROP DECK = 368 SF.



FRONT OF DWELLING



FRONT OF DWELLING



REAR OF DWELLING



REAR OF DWELLING



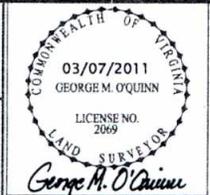
SHED

PLAT  
SHOWING THE IMPROVEMENTS ON  
LOTS 47 & 48, SECTION 3  
**GROVETON HEIGHTS**

(DEED BOOK R-13, PAGE 222)  
FAIRFAX COUNTY, VIRGINIA  
LEE DISTRICT  
SCALE: 1" = 20'  
MARCH 07, 2011  
JULY 19, 2011 (REV)

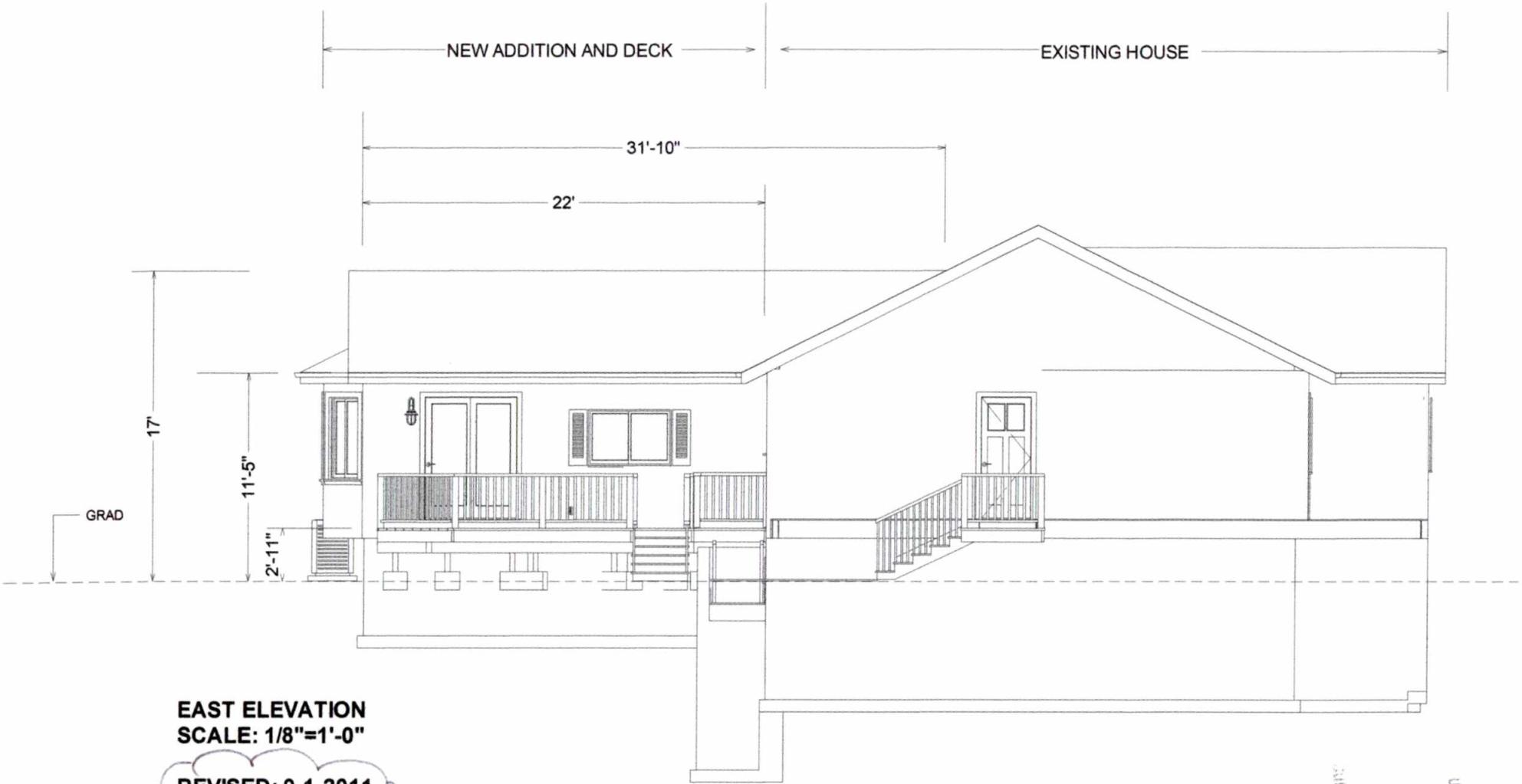
I HEREBY CERTIFY THAT THE POSITIONS OF ALL THE EXISTING IMPROVEMENTS HAVE BEEN CAREFULLY ESTABLISHED BY A CURRENT FIELD SURVEY AND UNLESS SHOWN THERE ARE NO VISIBLE ENCROACHMENTS AS OF THIS DATE.

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



ORDERED BY:  
PHYLLIS C. BIONDI

**DOMINION** Surveyors Inc.  
8808-H PEAR TREE VILLAGE COURT  
ALEXANDRIA, VIRGINIA 22309  
703-619-6335  
FAX: 703-799-6412



**EAST ELEVATION  
SCALE: 1/8"=1'-0"**

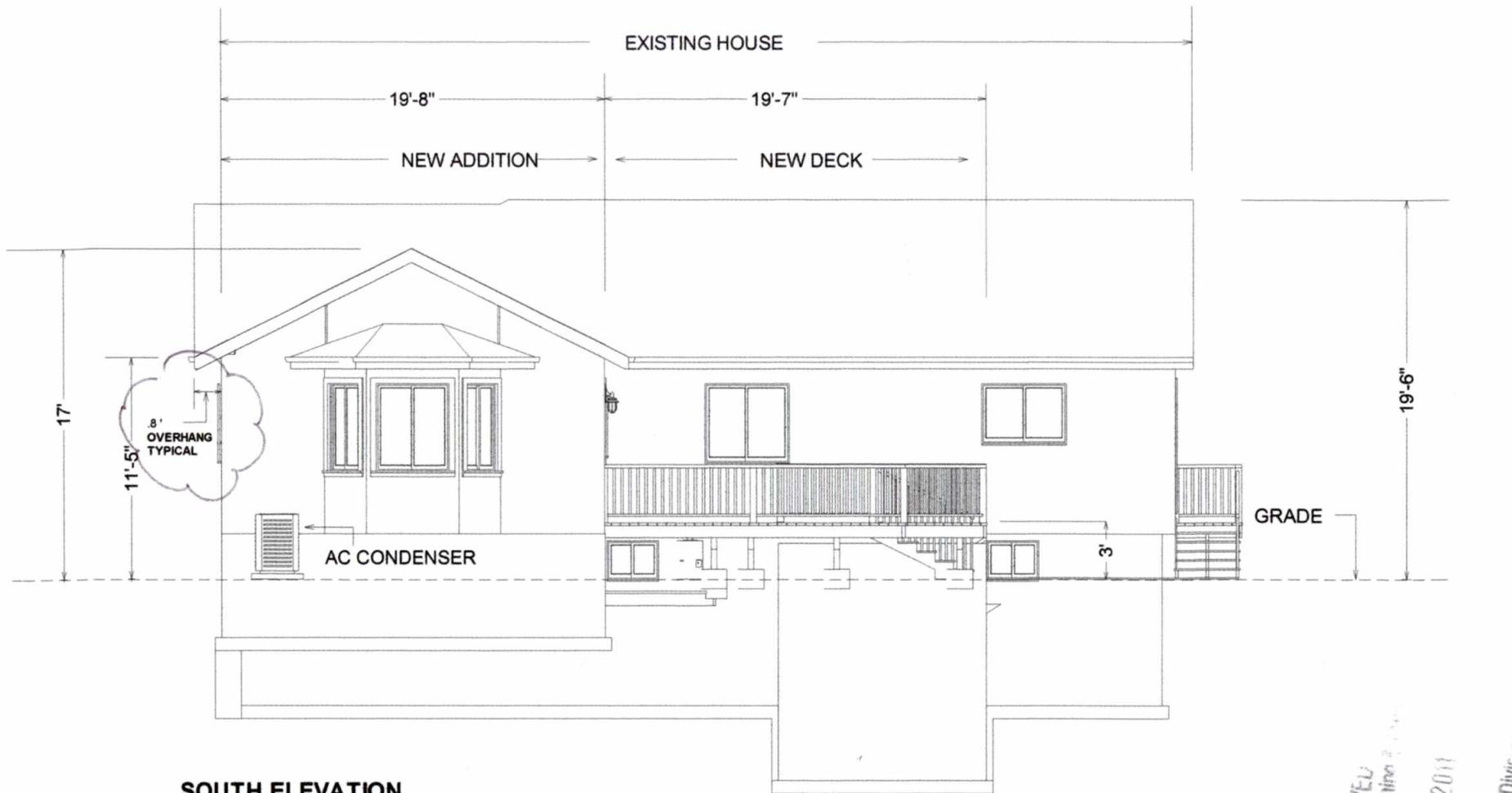
**REVISED: 9-1-2011**

PROPOSED ADDITION AND DECK  
3311 MEMORIAL STREET  
ALEXANDRIA, VA

RECEIVED  
Department of Planning & Zoning

SEP 07 2011

Zoning Evaluation Division

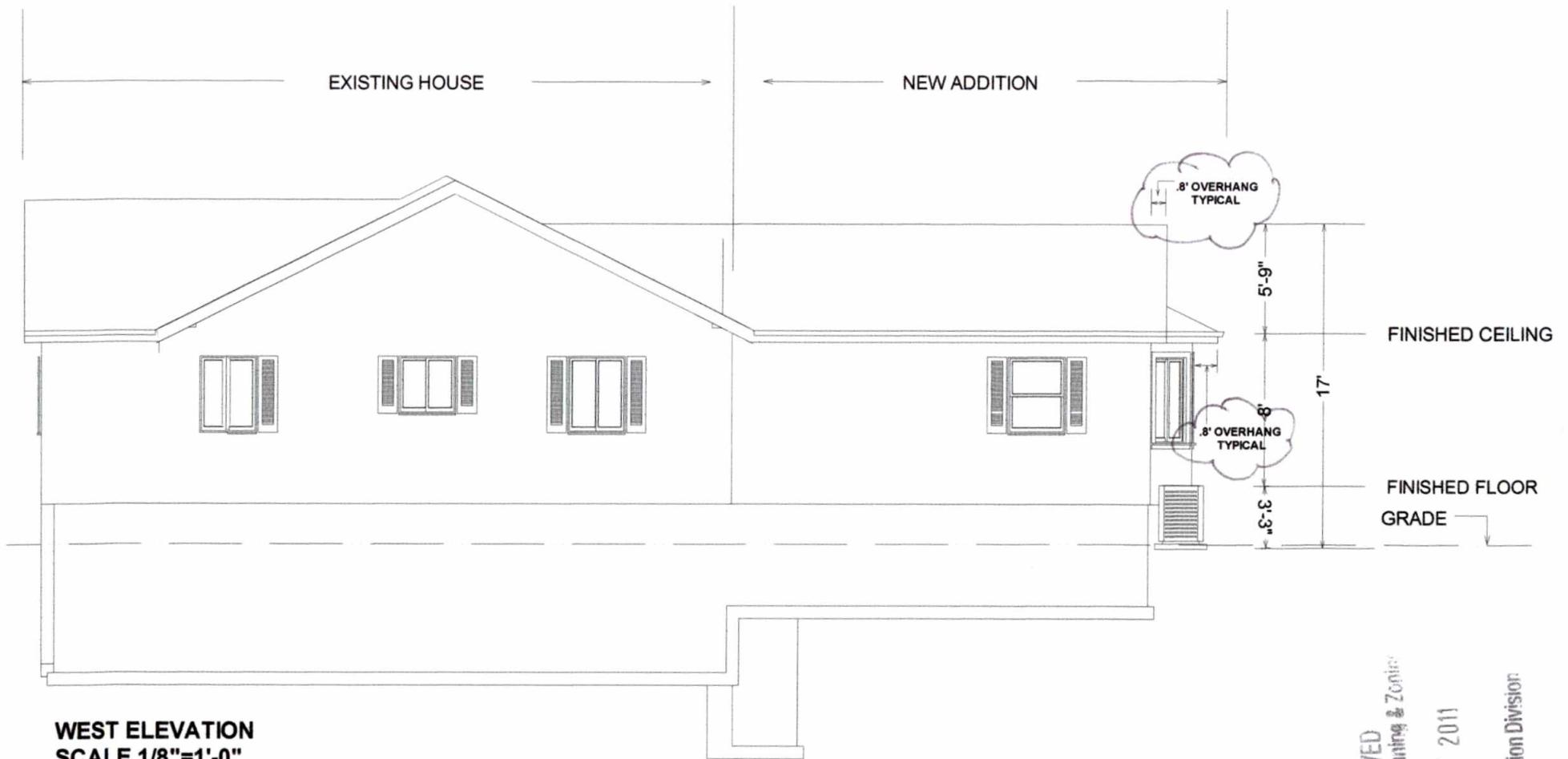


**SOUTH ELEVATION**  
**SCALE: 1/8"=1'0"**

**REVISED: 9-1-2011**

PROPOSED ADDITION AND DECK  
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 ALEXANDRIA, VA

RECEIVED  
 Department of Planning  
 SEP 07 2011  
 Zoning Evaluation Division



**WEST ELEVATION  
SCALE 1/8"=1'-0"**

**REVISED: 9-1-2011**

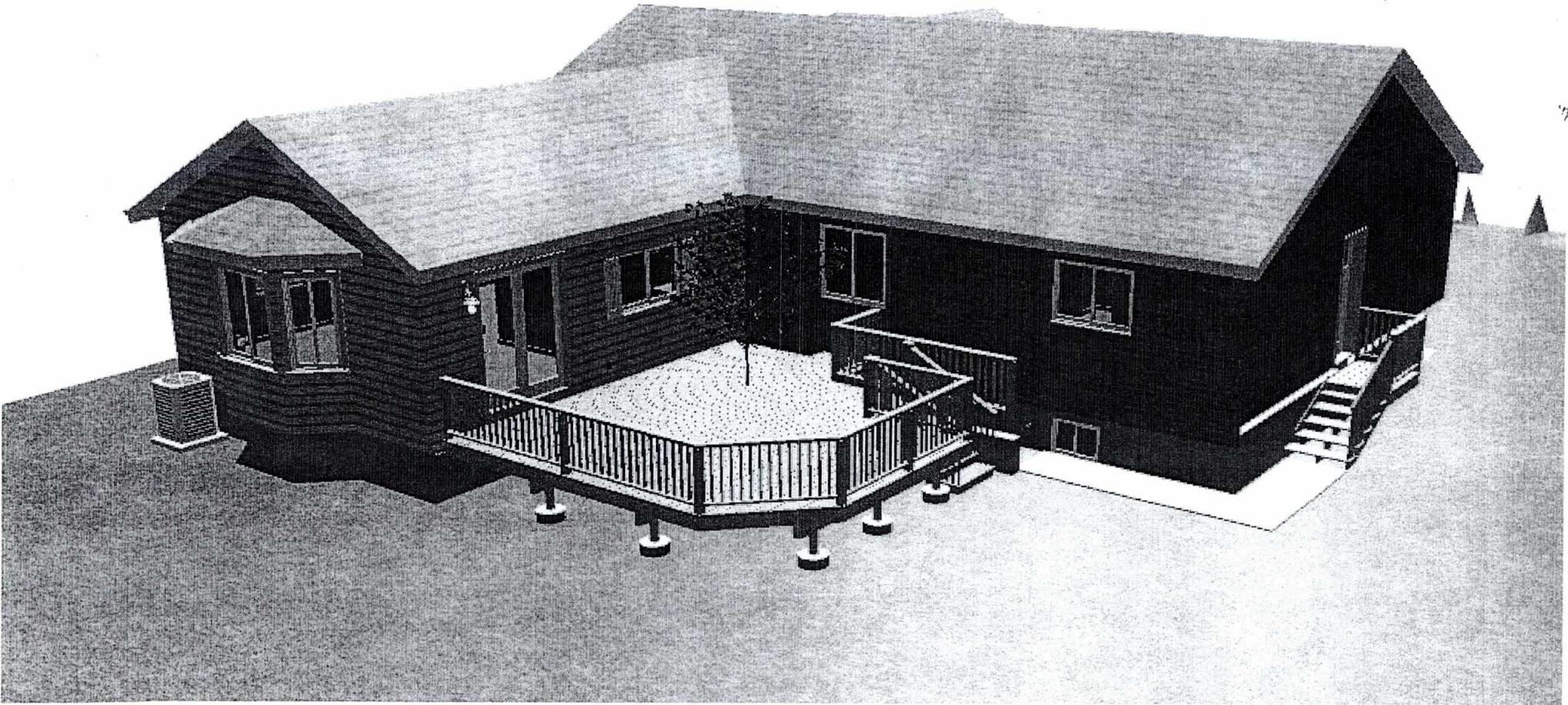
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Department of Planning & Zoning

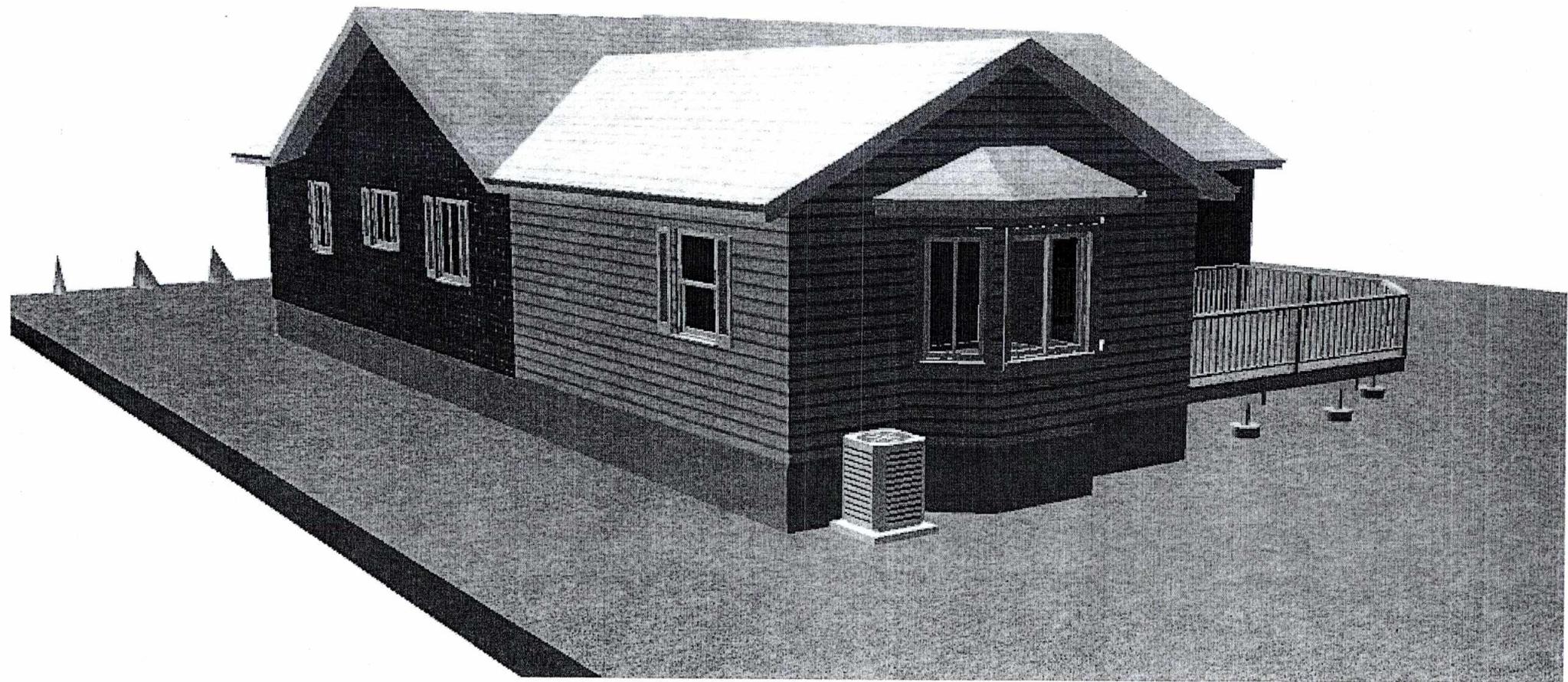
SEP 07 2011

Zoning Evaluation Division

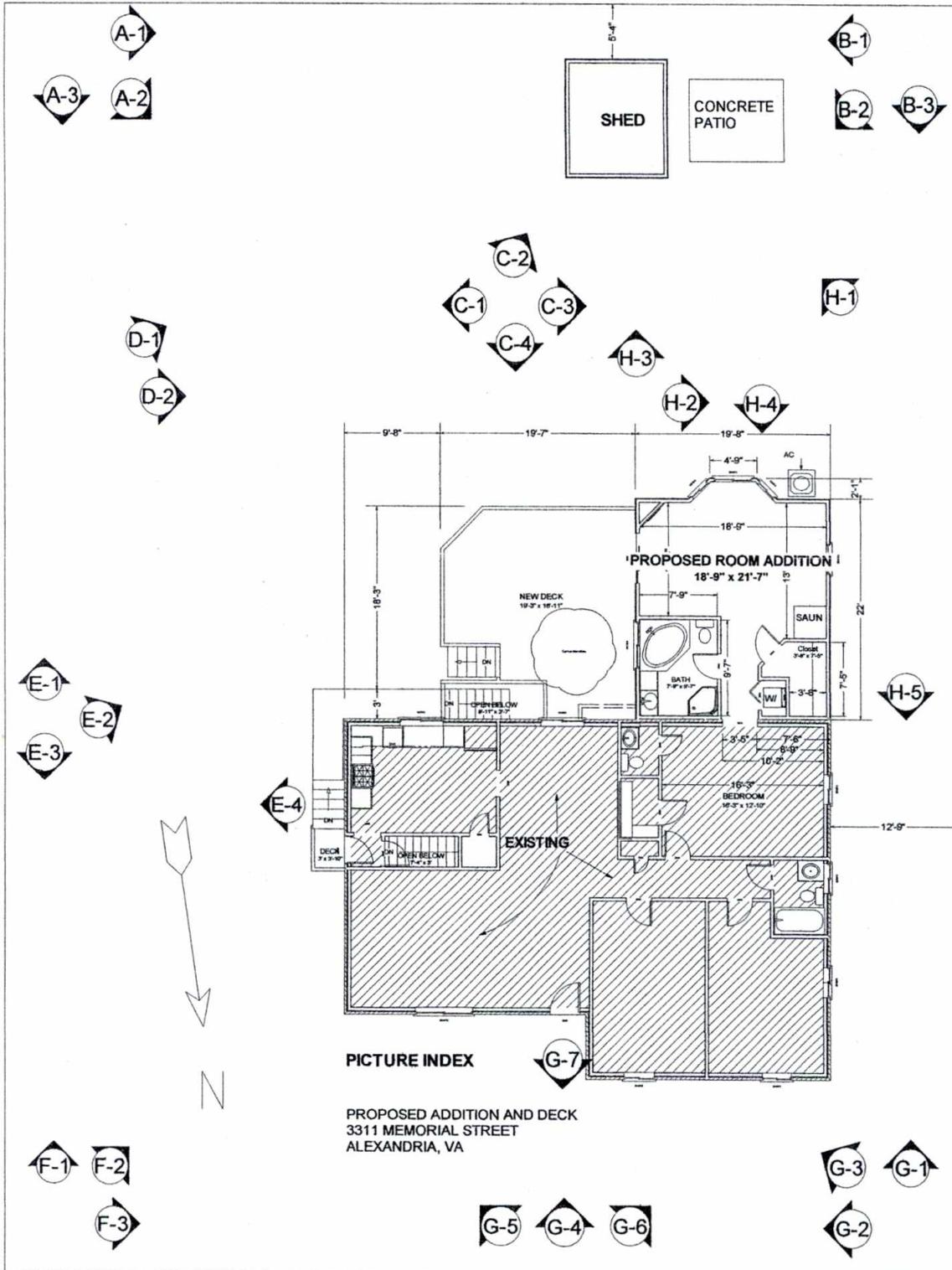
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Department of Planning & Zoning  
JUN 06 2011  
Zoning Evaluation Division



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JUN 06 2011  
Zoning Evaluation Division

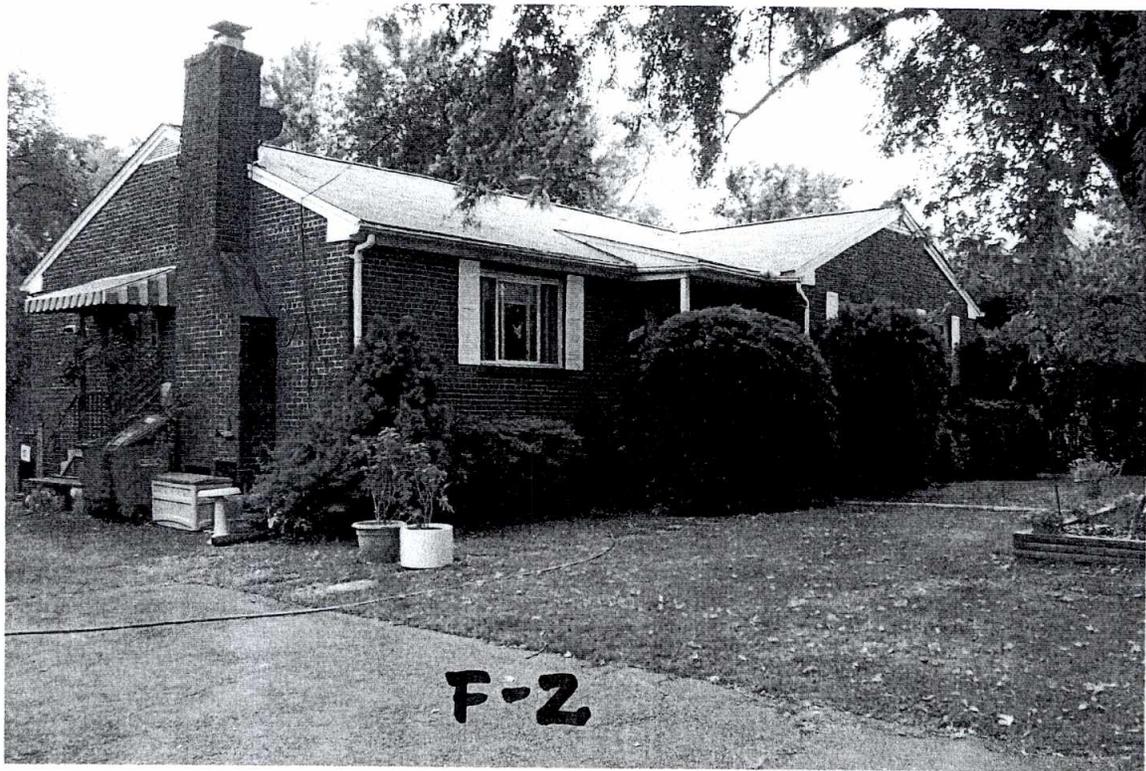


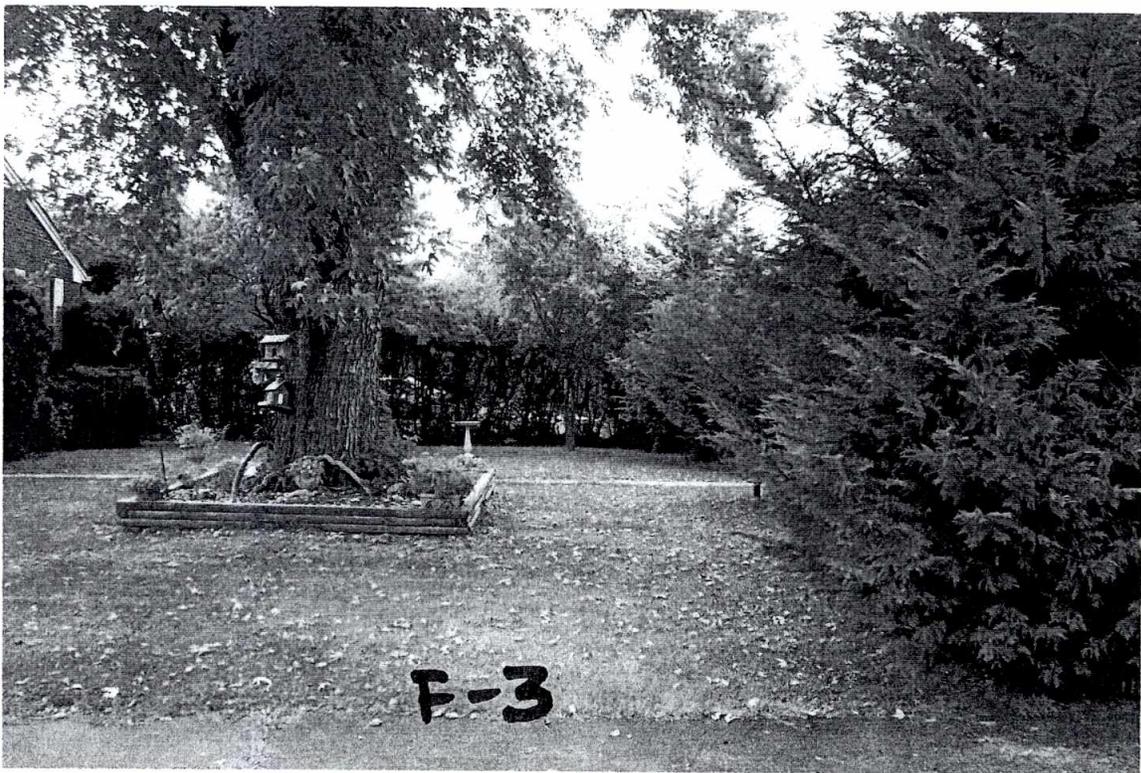
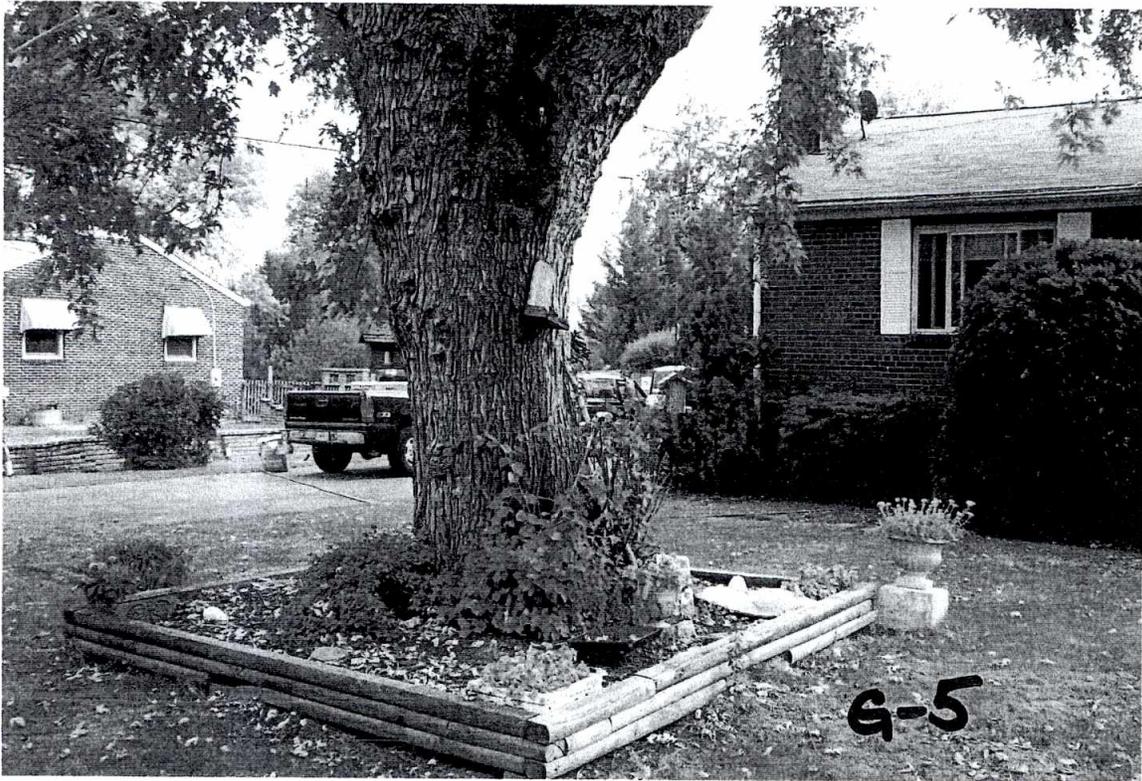
RECEIVED  
Department of Planning & Zoning

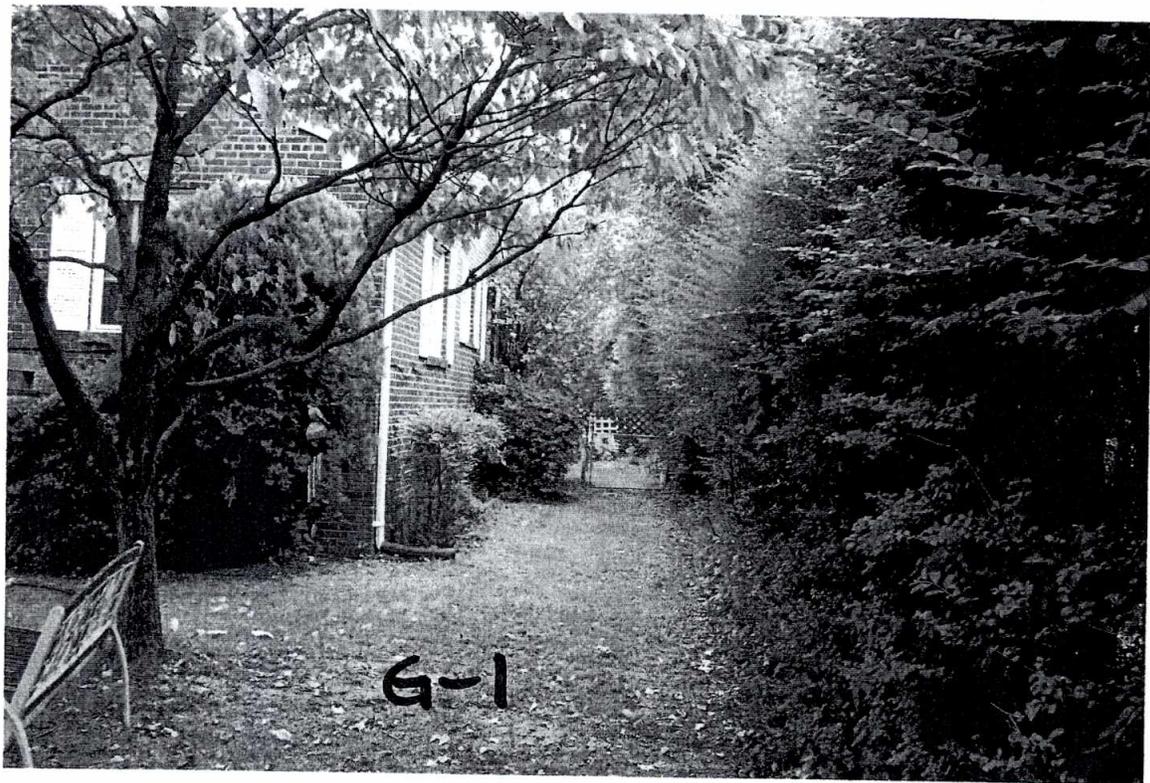
SEP 07 2011

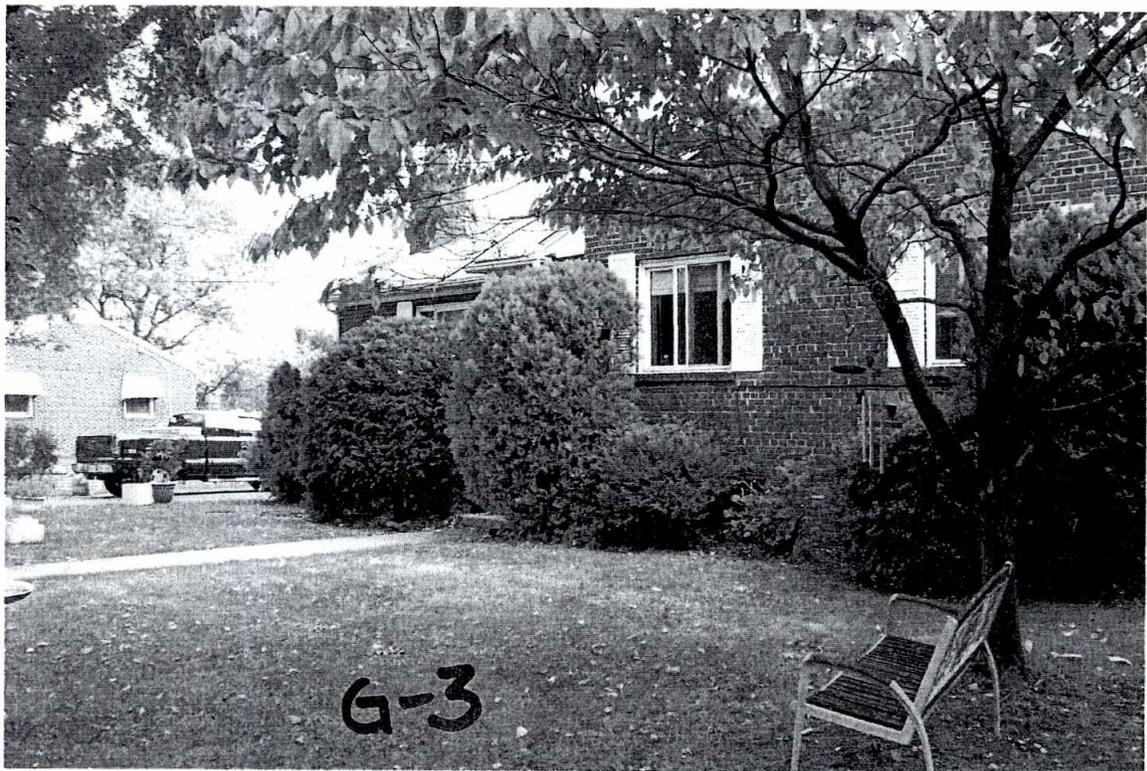
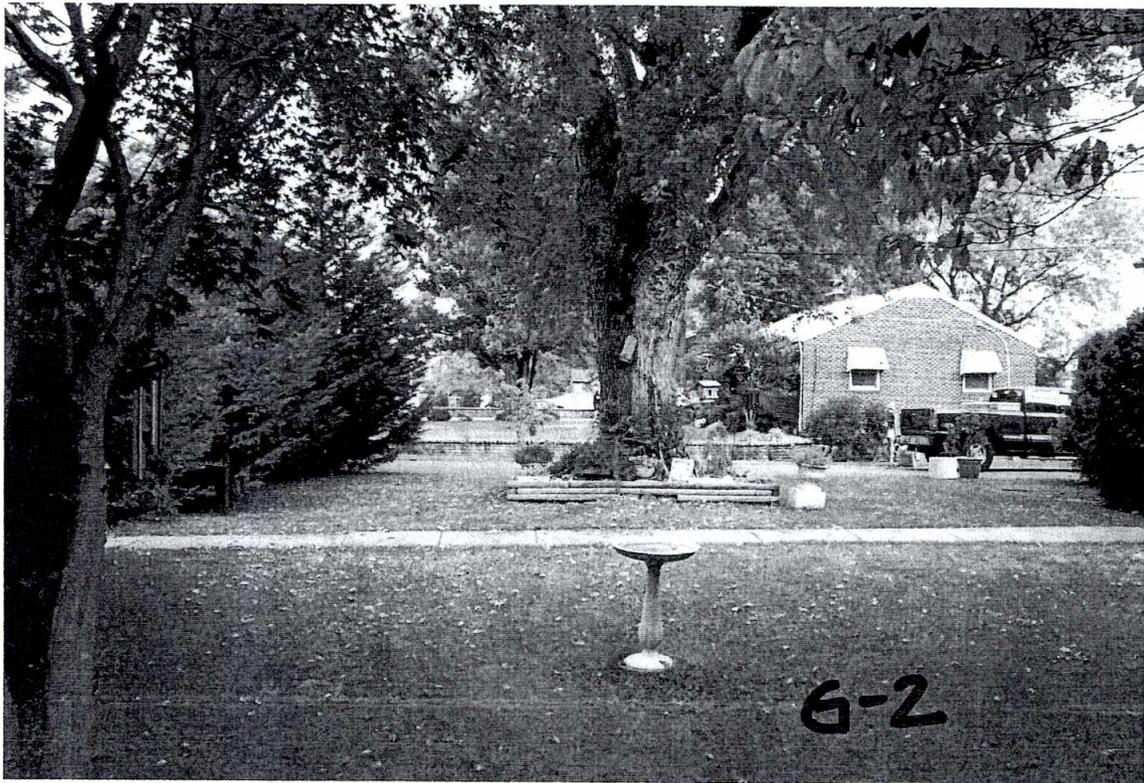
# INDEX FOR PICTURES

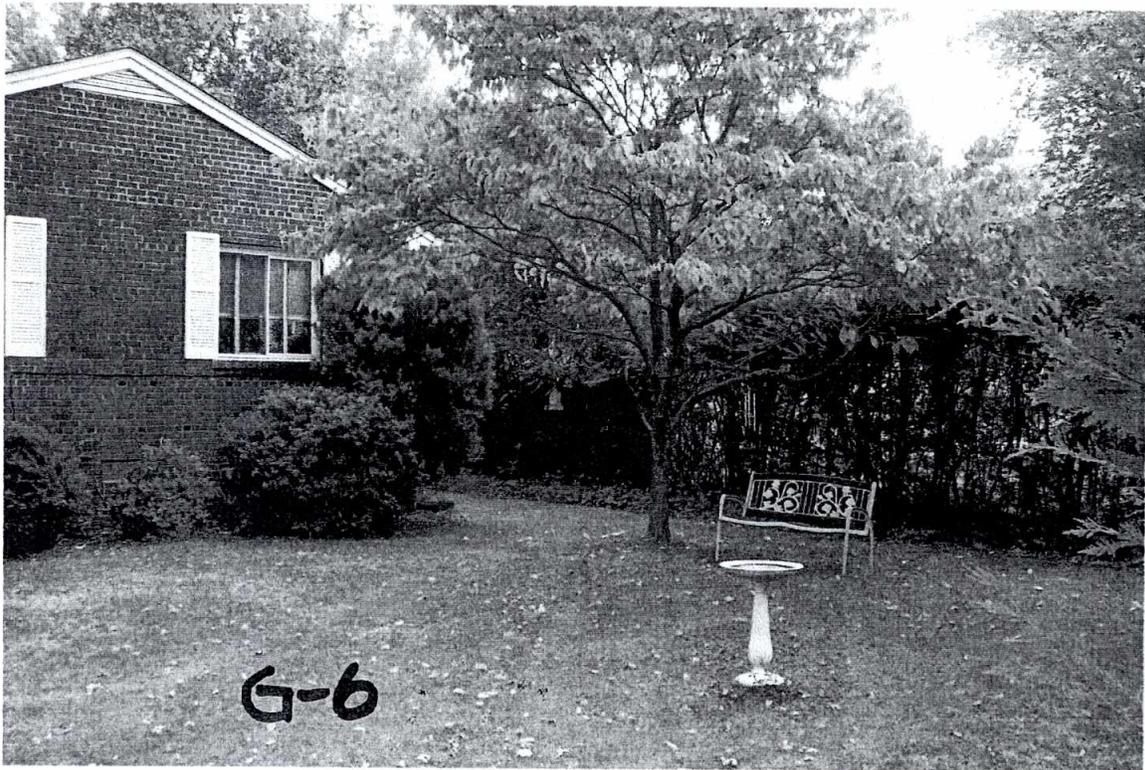
Zoning Evaluation Division

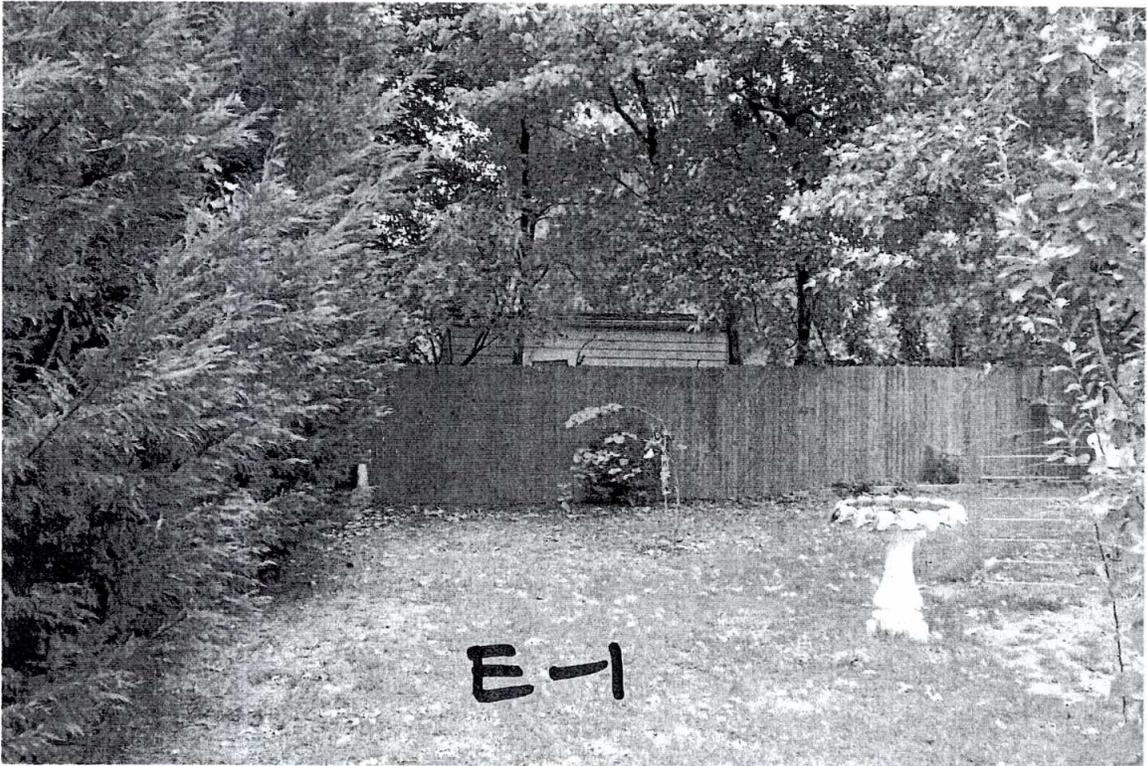
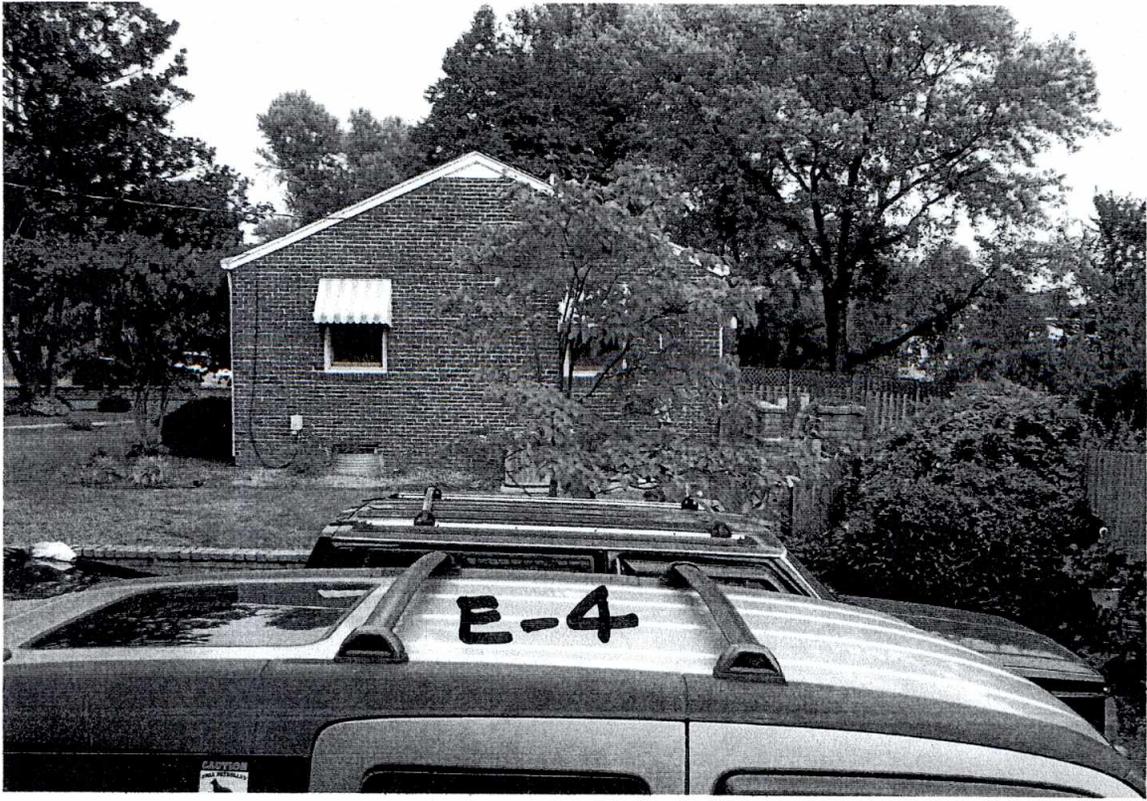


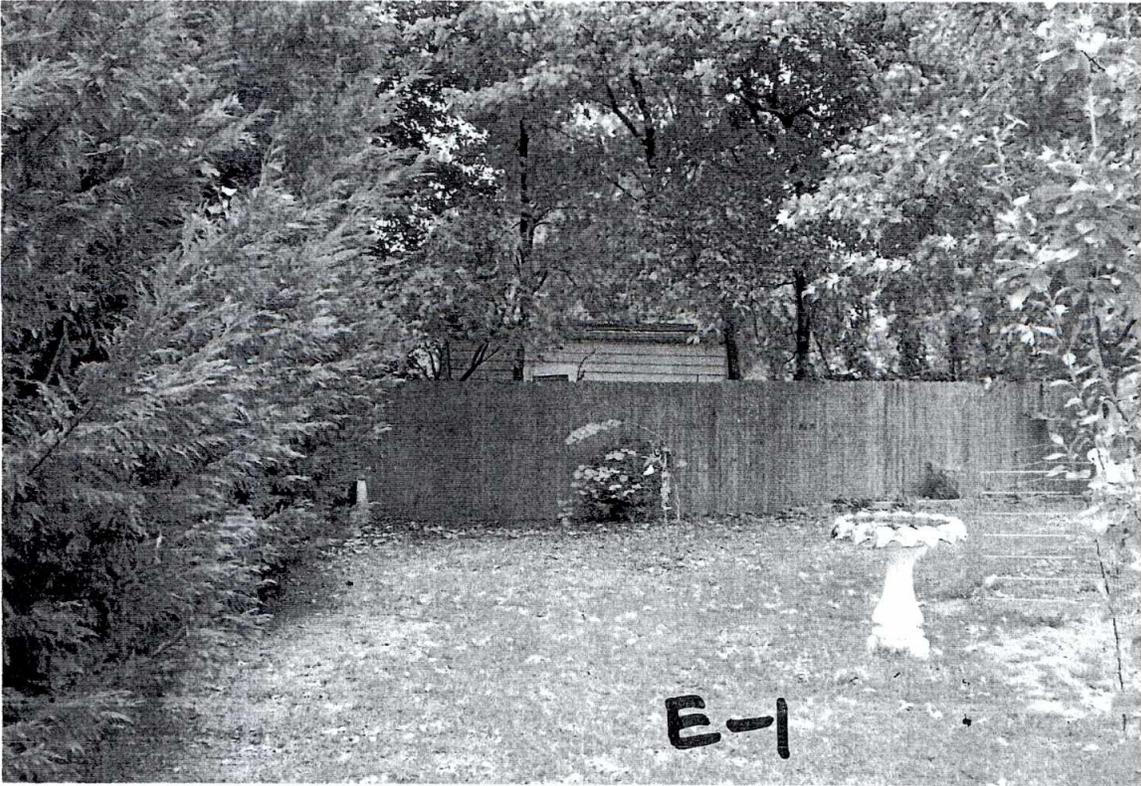


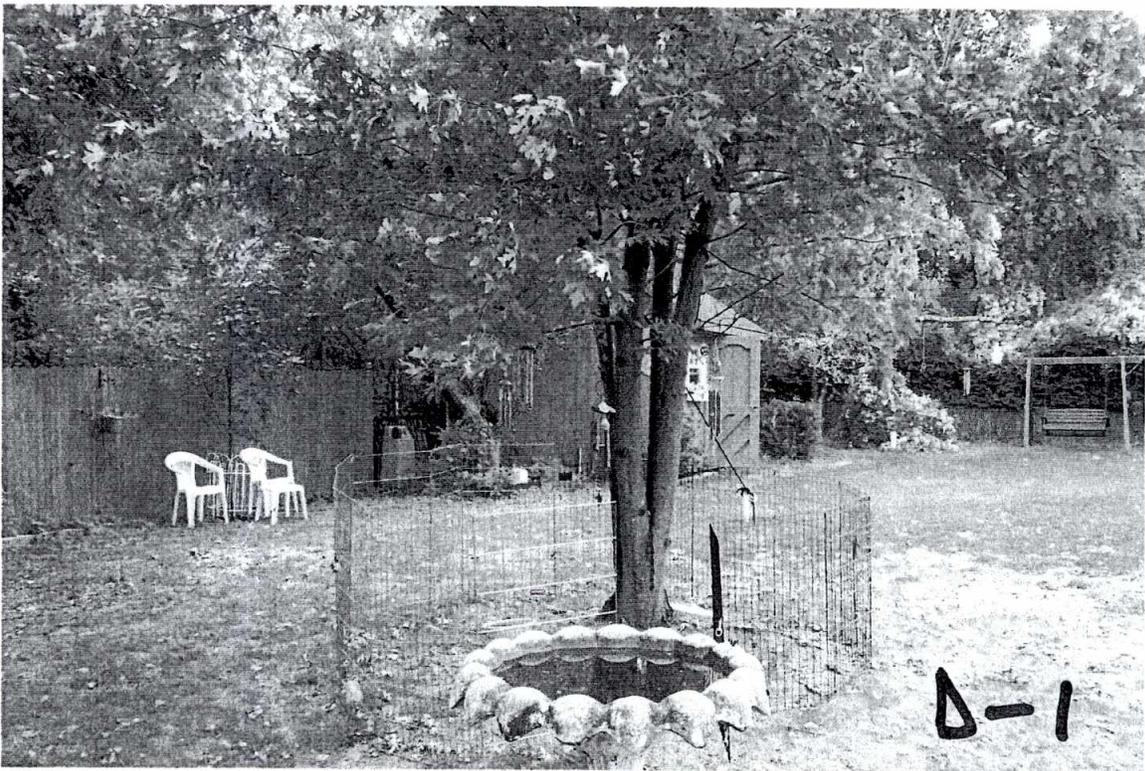
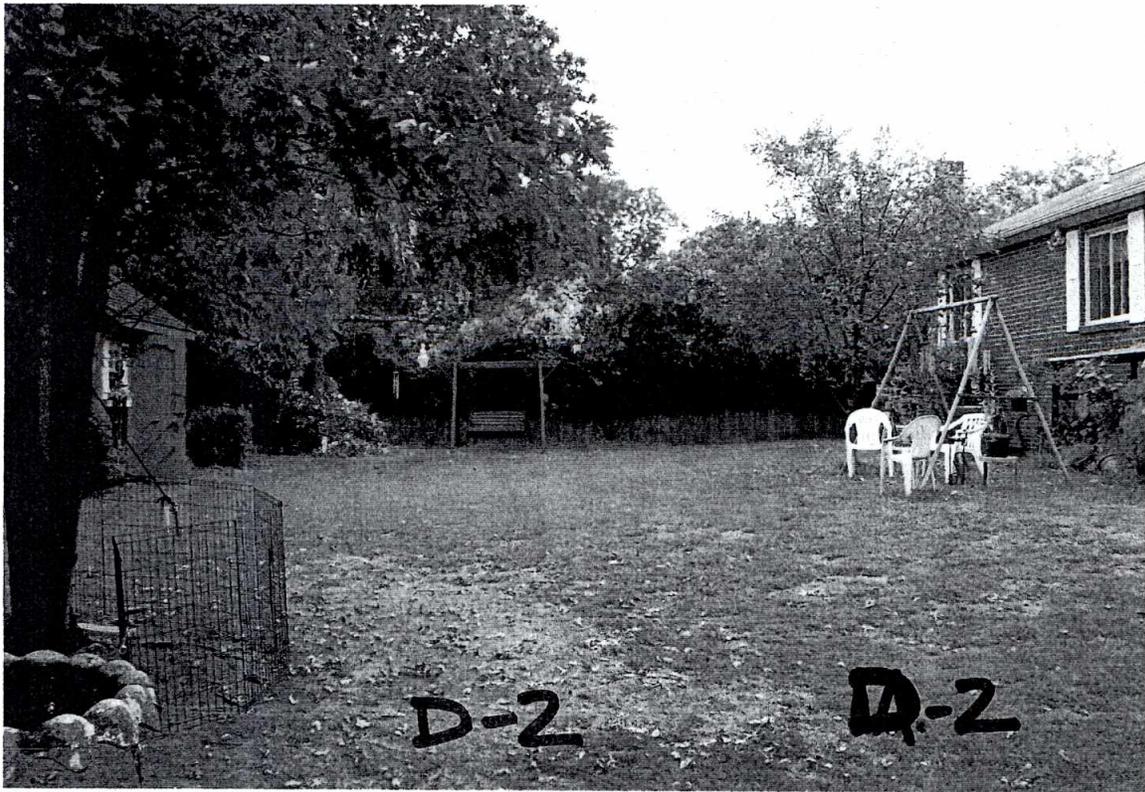


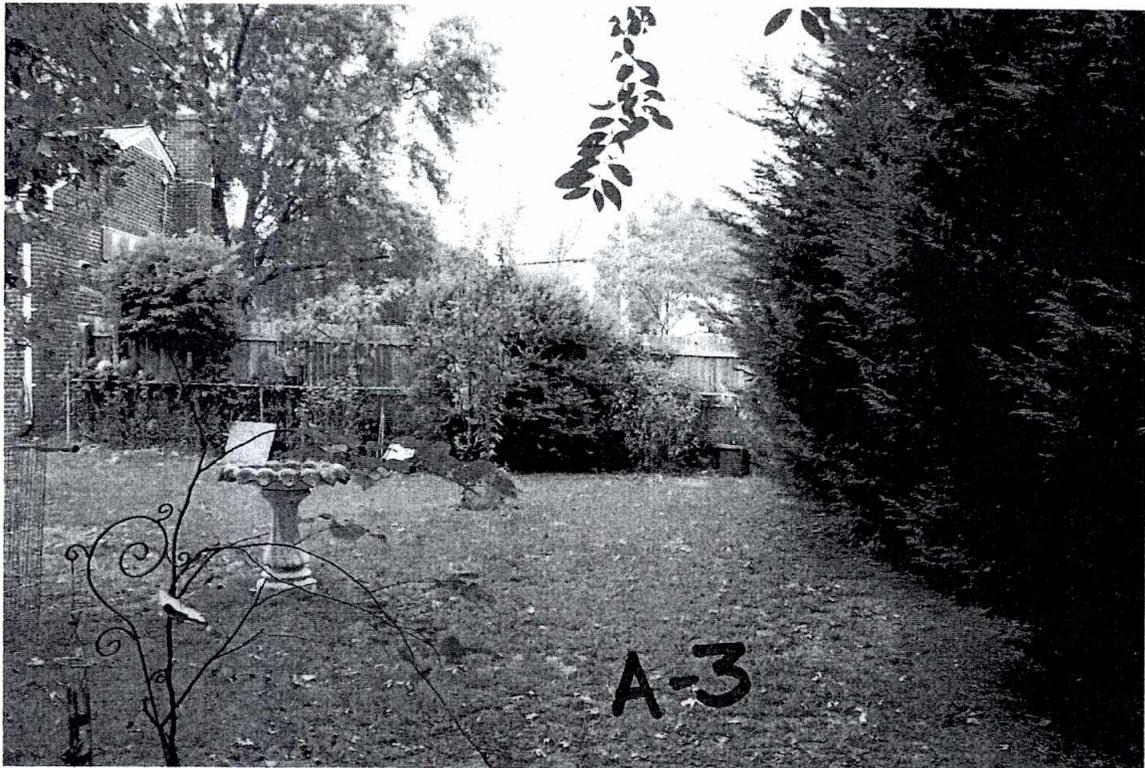


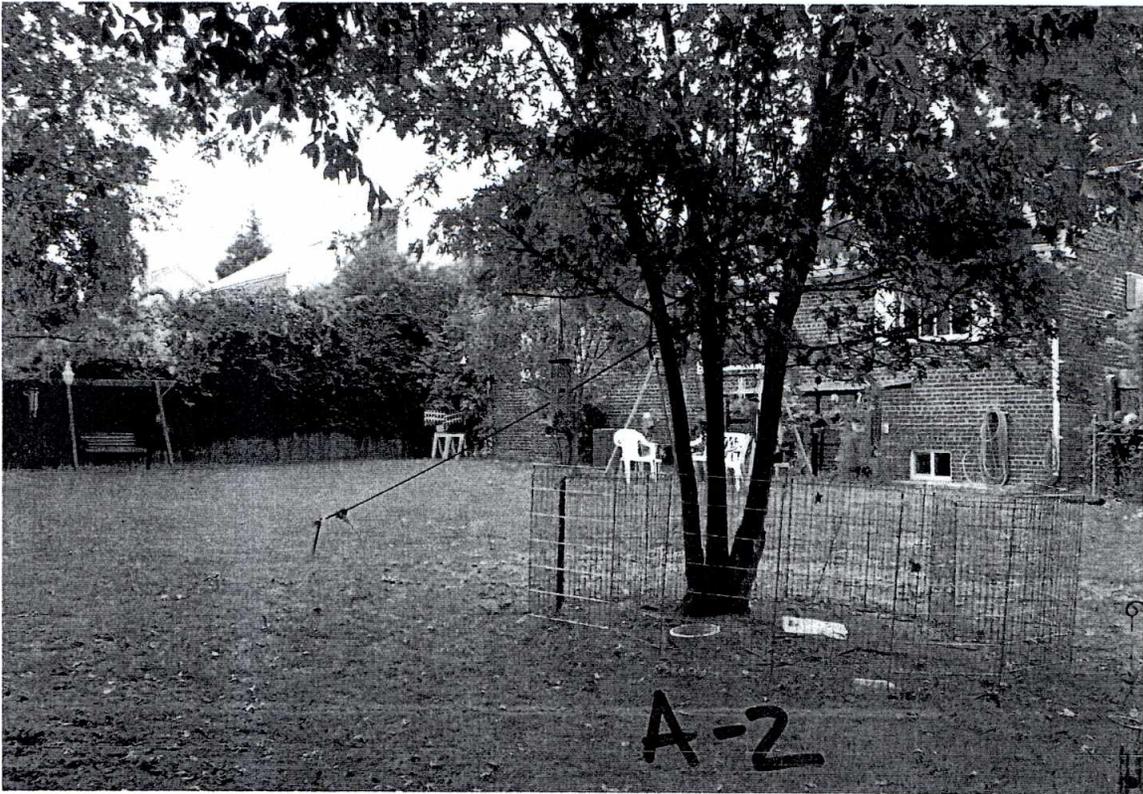


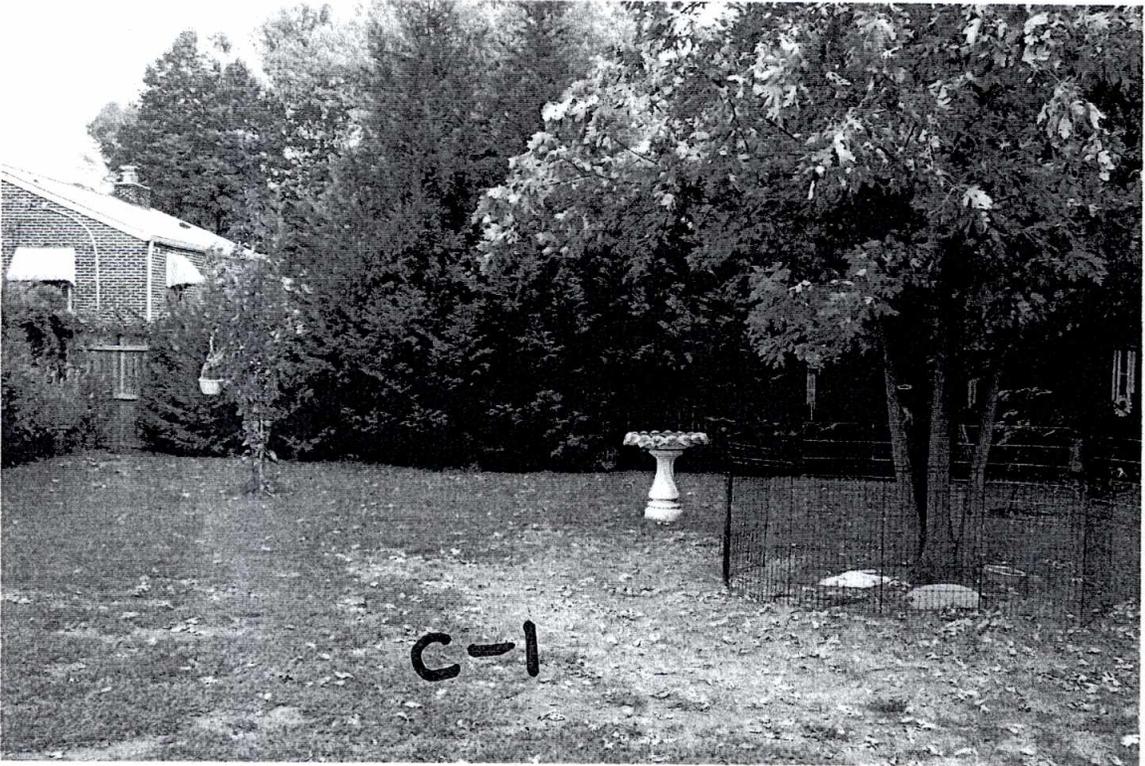
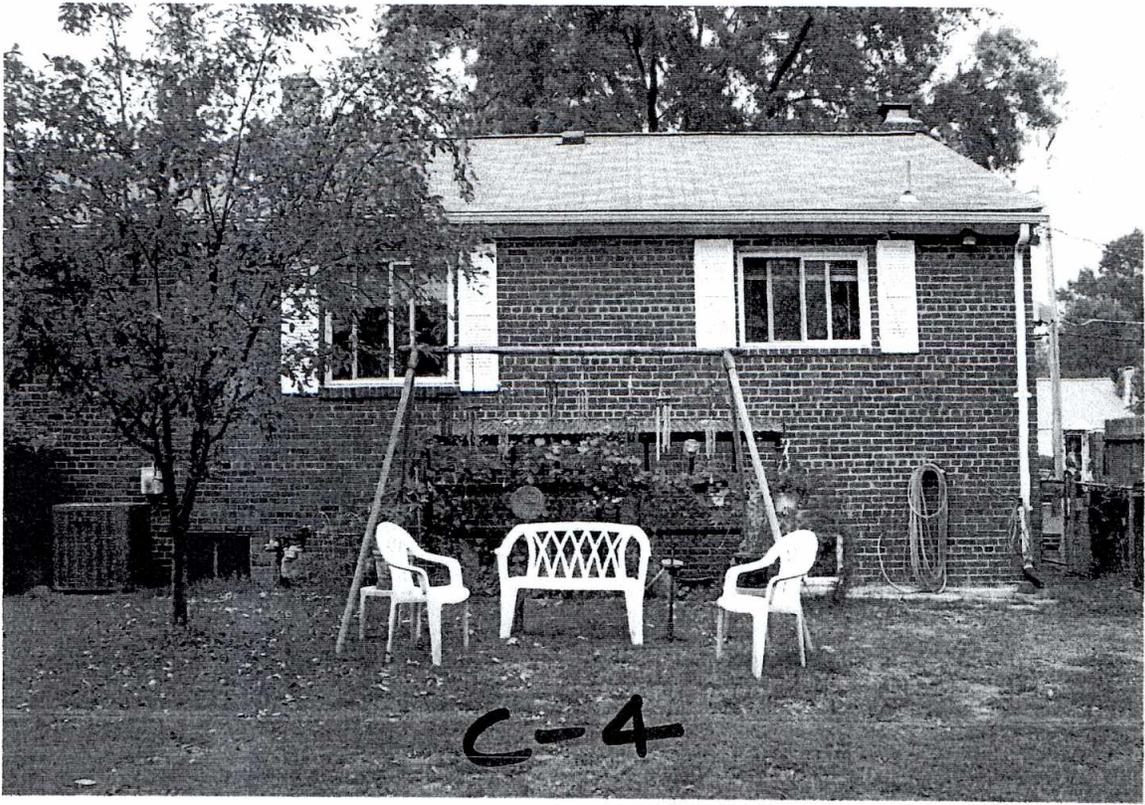


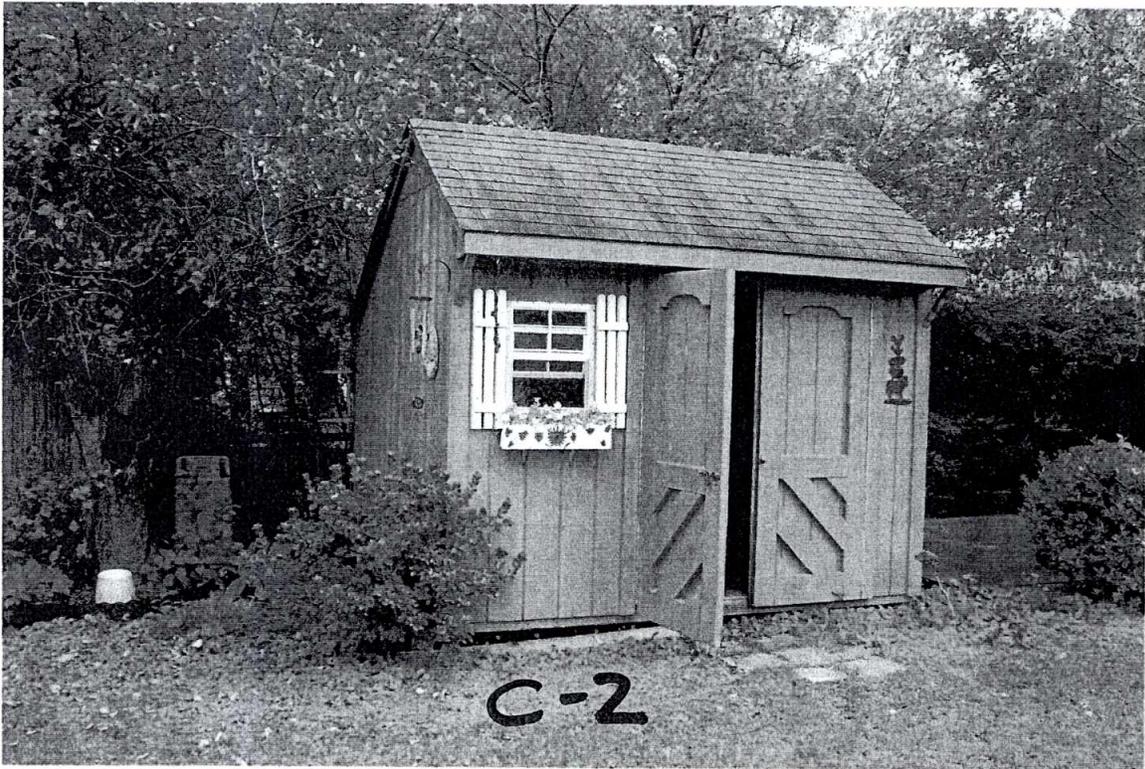
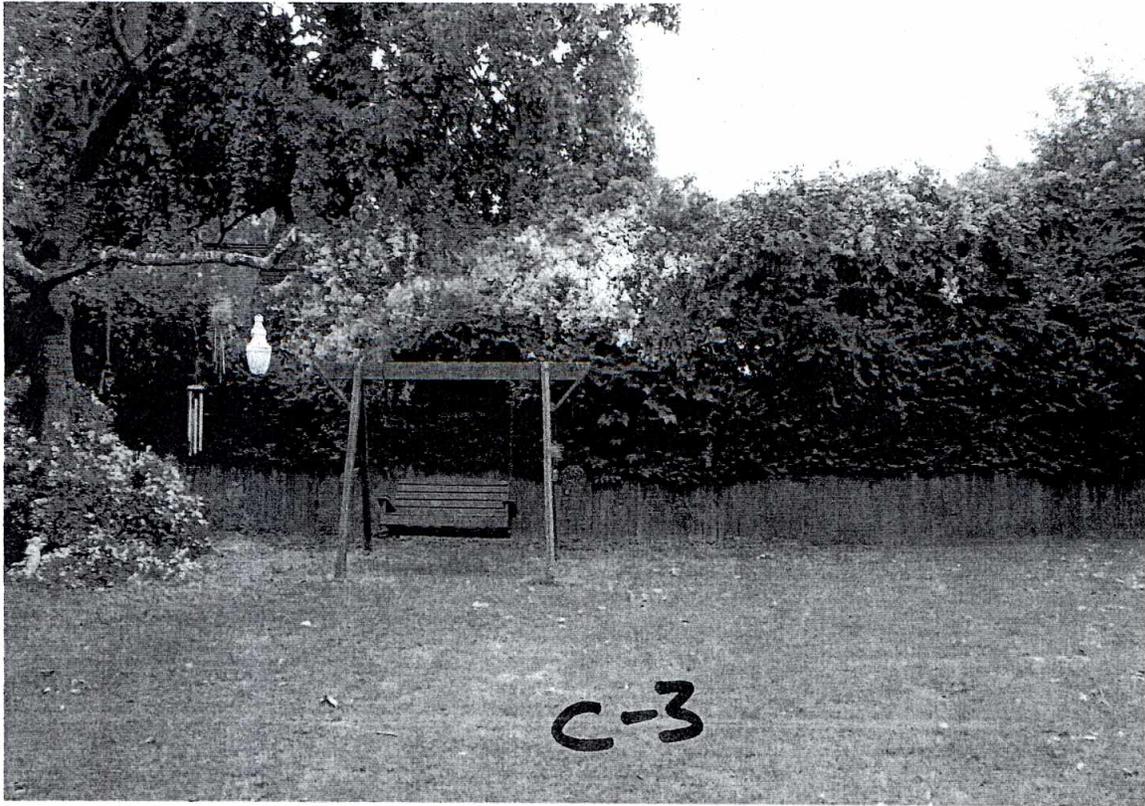


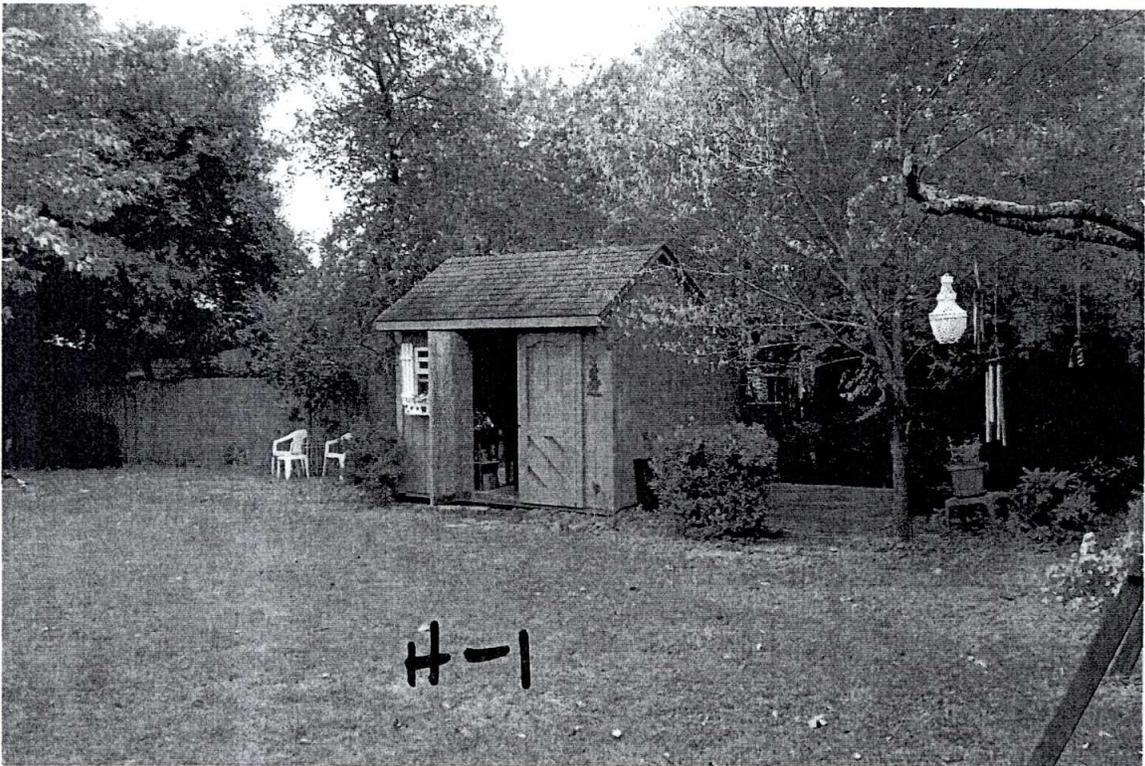
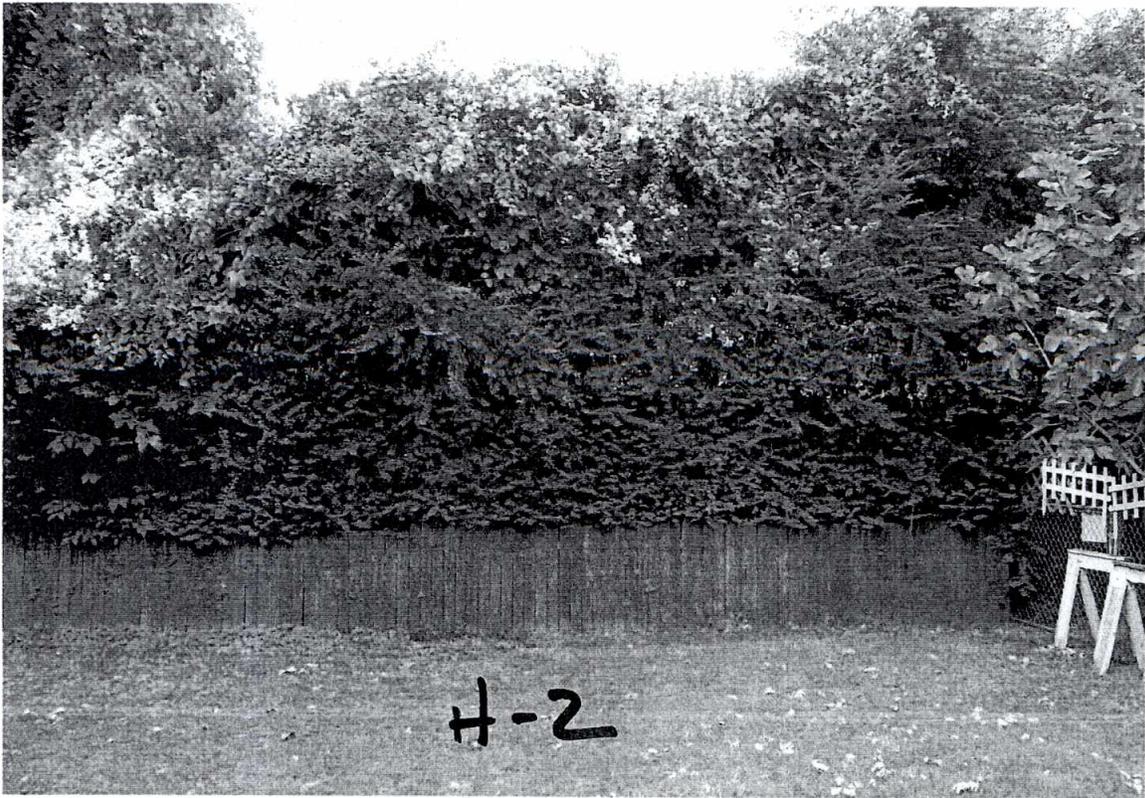


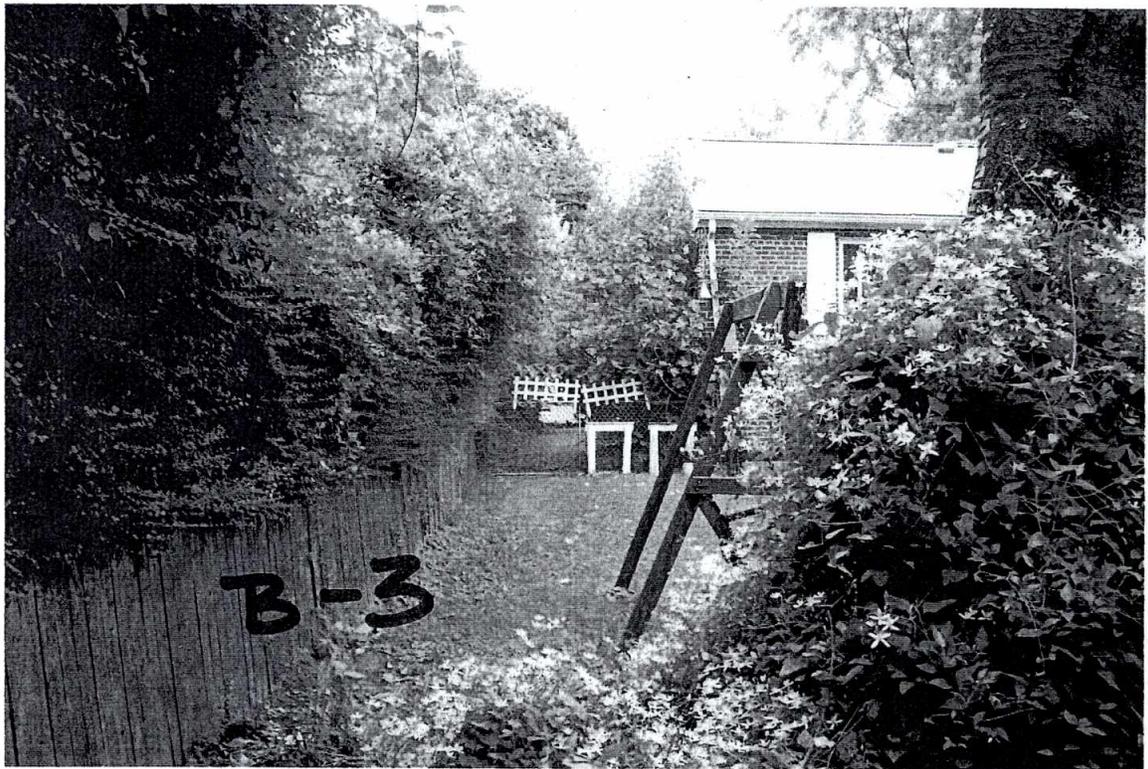


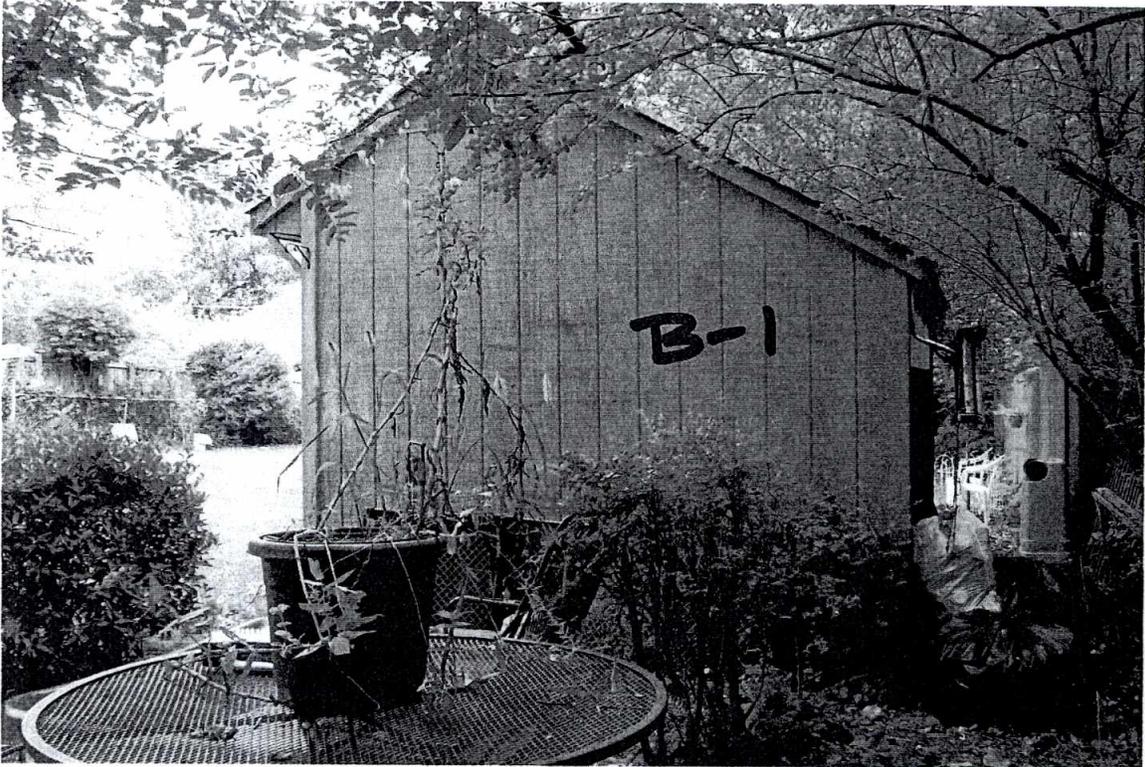
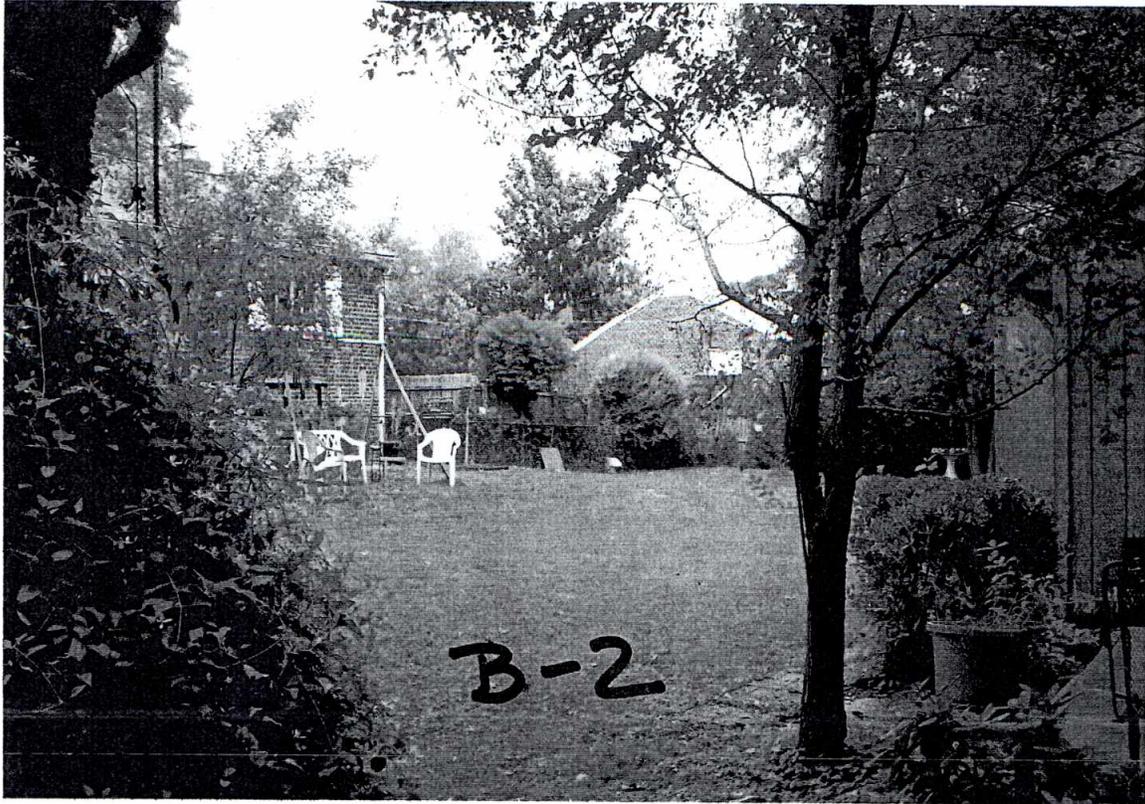


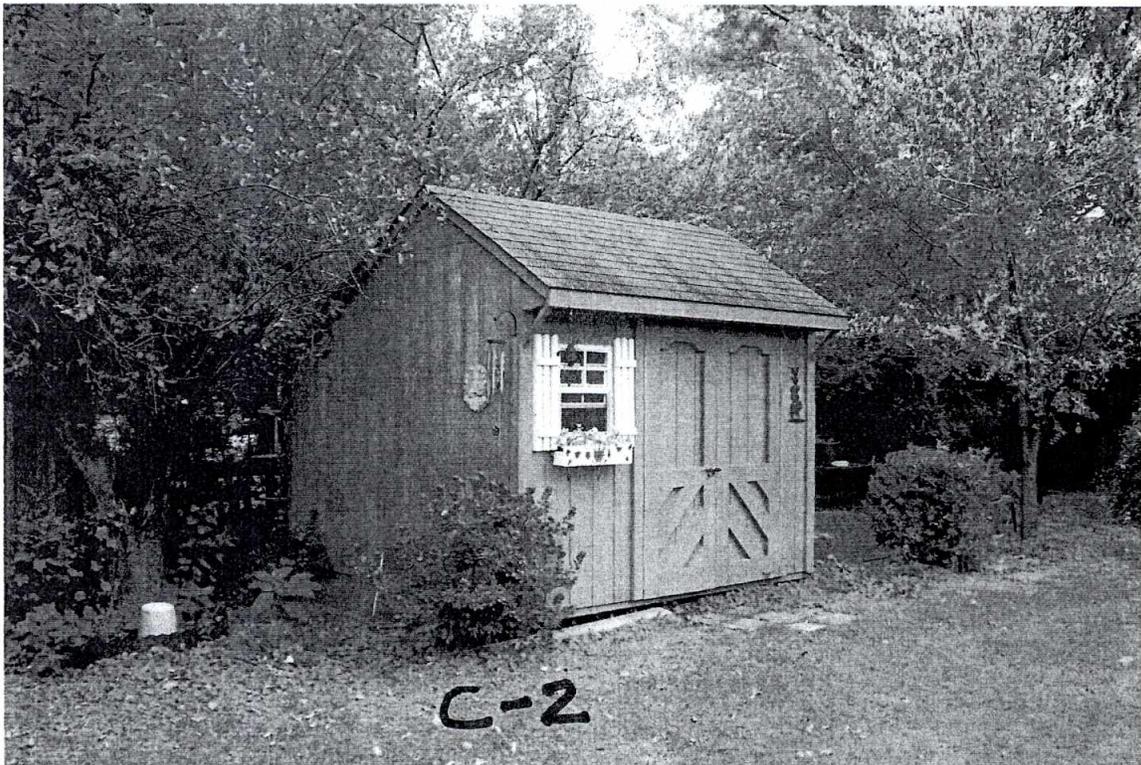
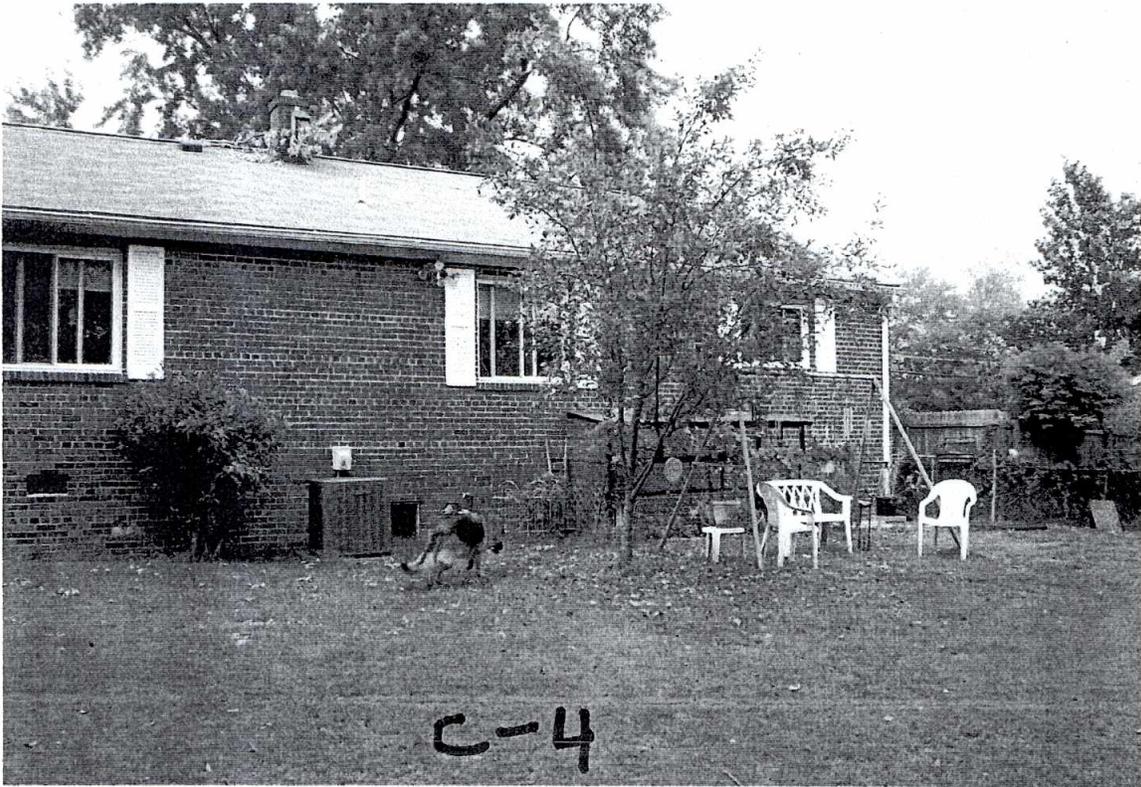


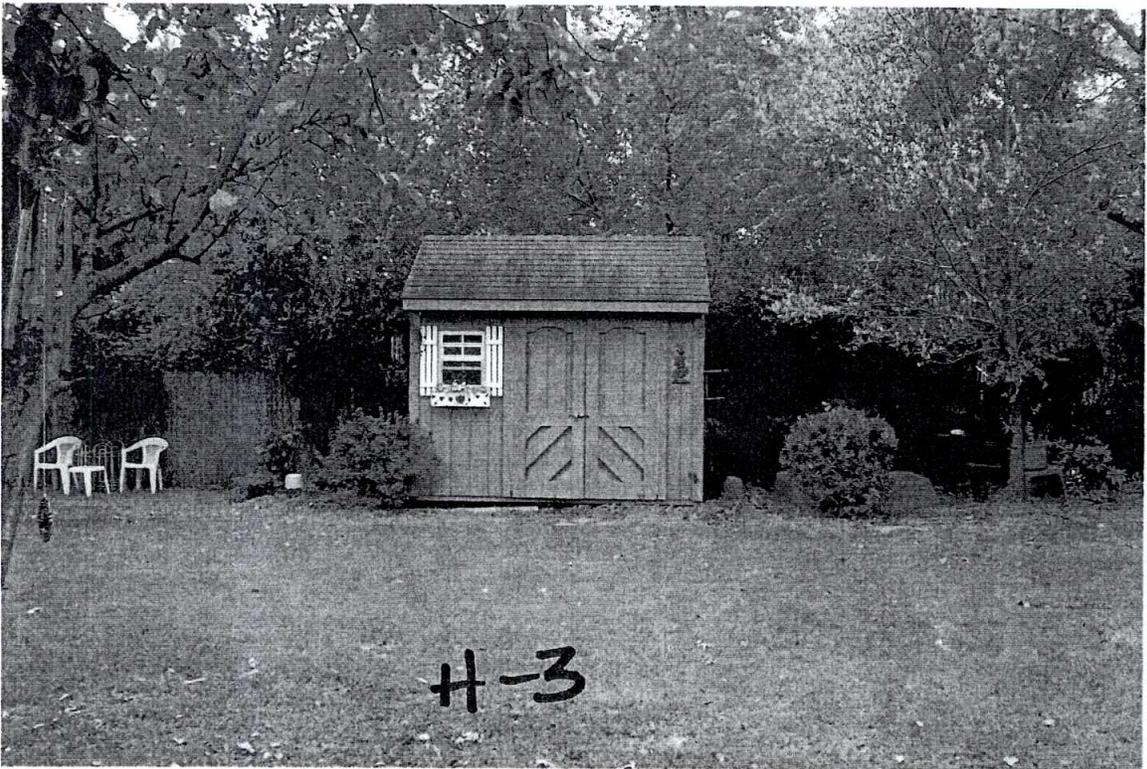
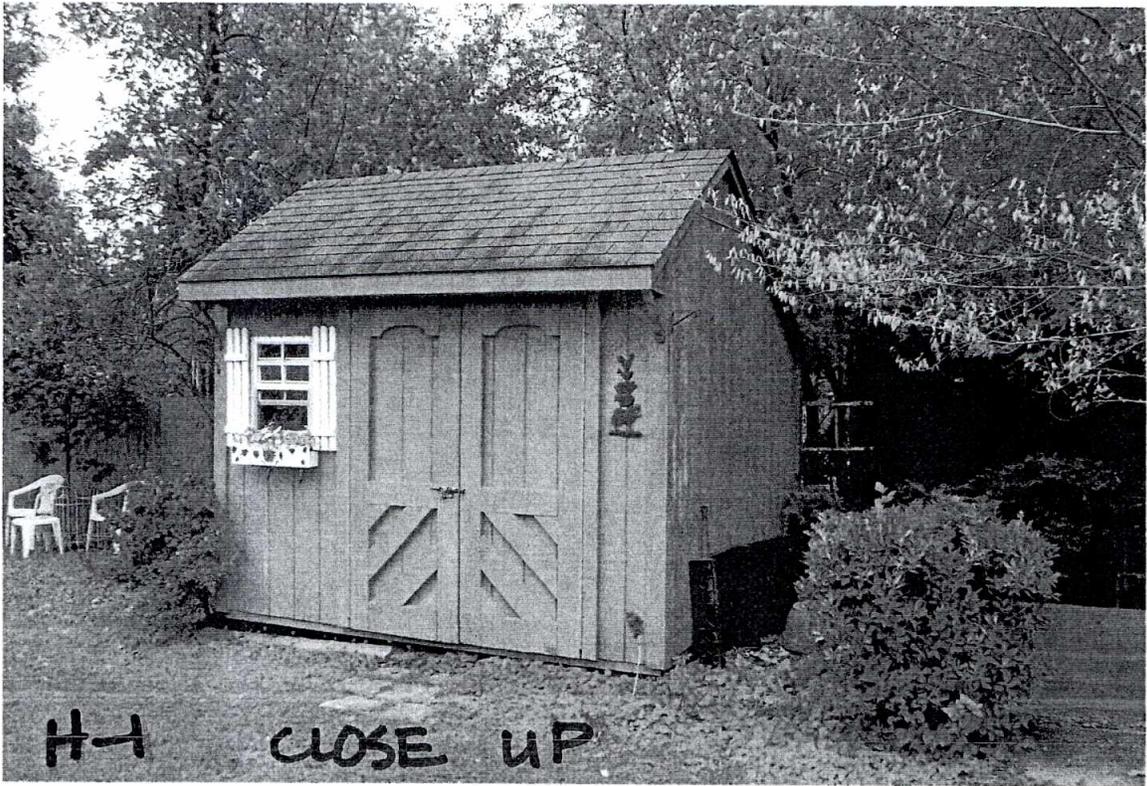


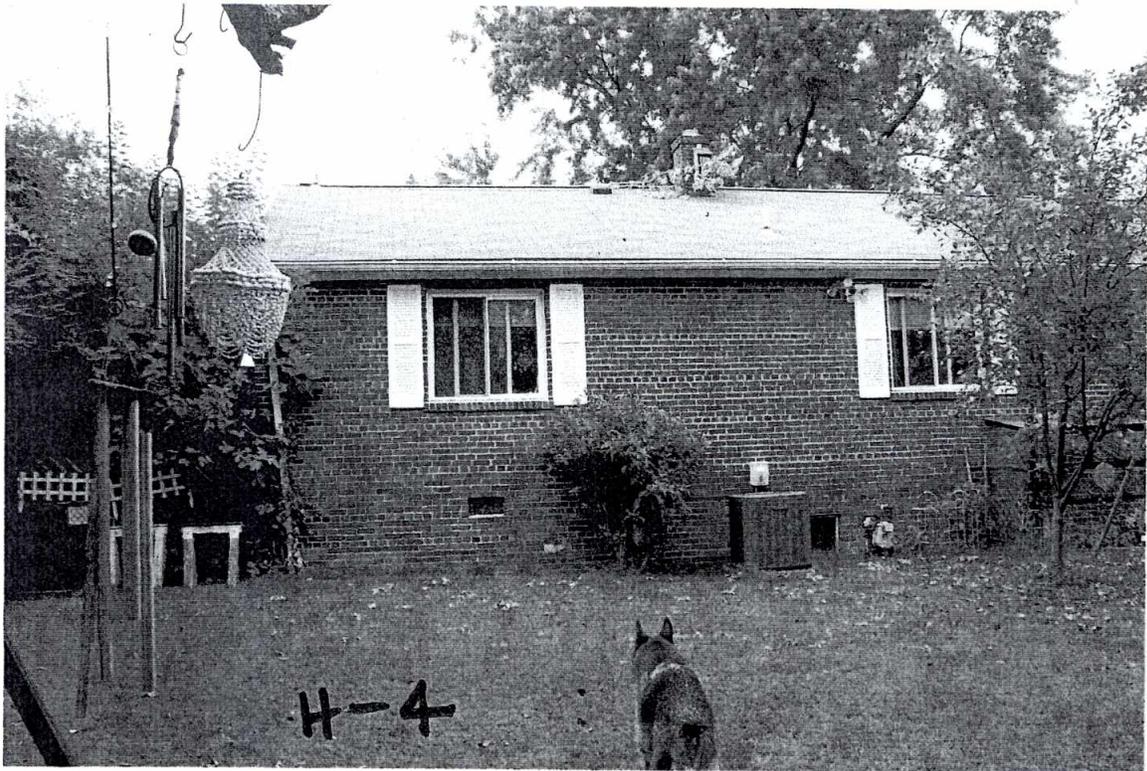














**DESCRIPTION OF THE APPLICATIONS**

The application contains one special permit request based on error in building location and one request for a reduction of certain yard requirements for a home addition. The first request is to permit an accessory storage structure, a frame shed, to remain 5.2 feet from the rear lot line.

	<b>Structure</b>	<b>Yard</b>	<b>Minimum Setback/ Yard Required*</b>	<b>Structure Location</b>	<b>Amount of Error</b>	<b>Percent of Error</b>
<b>Special Permit #1</b>	<b>Accessory Structure</b>	Rear	9.9 feet*	5.2 feet	4.7 feet	47.5%

\*Section 10-104 allows the rear yard setback to be reduced for accessory structures (greater than 8.5 feet in height) to a distance no less than equal to the height of the structure, or, in this case, 9.9 feet.

The applicant is also requesting approval of a special permit for a reduction of certain yard requirements to permit construction of an addition 12.2 feet from a side lot line to extend south along the existing western side of the dwelling toward the rear southern property line with a slight 0.8 foot eave overhang. The application shows a proposed deck addition that can be built by-right.

	<b>Structure</b>	<b>Yard</b>	<b>Minimum Yard Required*</b>	<b>Proposed Location</b>	<b>Proposed Reduction</b>	<b>Percentage of Reduction Requested</b>
<b>Special Permit</b>	<b>Addition</b>	Side	15.0 feet	12.2 feet	2.8 feet	18.7%

\*Minimum yard requirement per Section 3-207

**EXISTING SITE DESCRIPTION**

The existing single family dwelling is a one-story brick house with a partially exposed basement/cellar, built in 1952. The existing dwelling is located 12.1 feet from the western side. The dwelling was in conformance with the minimum yards at the time it was built. The lot consists of 14,000 square feet and is surrounded by single-family detached dwellings. The property is accessed via a hard surfaced driveway from Memorial Street which terminates on the eastern side of the dwelling. The lot is generally flat and contains some existing vegetation consisting of trees and shrubs. An existing 9.5 foot tall accessory storage shed, built in error, is located at the rear of the lot, along with an adjacent existing concrete patio/open deck. A combination of 3.3' chain link and 5' and 2.7' high wood fencing encloses the backyard along the eastern and western side lot lines and along the southern rear yard lot line.

The existing brick dwelling is approximately 2,356 square feet in area, as stated by the applicant. There are no records regarding the accessory storage structure, built in error. It does not appear that the accessory storage structure is being taxed; therefore the accessory structure may not be vested per Statute 15-2307, Code of Virginia.

The neighborhood was developed in the 1950's and consists of a mix of architectural styles and building materials.

**CHARACTER OF THE AREA**

	<b>Zoning</b>	<b>Use</b>
<b>North</b>	R-2	Single Family Detached Dwellings
<b>East</b>	R-2	Single Family Detached Dwellings
<b>South</b>	R-2	Single Family Detached Dwellings
<b>West</b>	R-2	Single Family Detached Dwellings

**BACKGROUND**

Records indicate that the dwelling was originally constructed in 1952. A second kitchen letter was issued on September 28, 2010 and a building permit issued for the construction of a second kitchen on November 23, 2010.

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

- Special Permit SP 91-L-075 was approved on October 29, 1991 for Tax Map 92-((17)), zoned R-2, at 3311 Clayborne Avenue, to allow detached accessory structure 4.0 feet from side lot line.
- Special Permit SP 91-L-067 was approved February 19, 1992 for Tax Map 92-2 ((17)), zoned R-2, at 3310 Groveton Street, to allow dwelling to remain 8.3 feet from one side lot line, 13.3 feet from other side lot line, 30.8 feet from front lot line and uncovered stairs to remain 27 feet from the front lot line.
- Special Permit SP 93-L-118 was approved on March 16, 1994 for Tax Map 92-2 ((16)), zoned R-2, at 6716 Lenclair Street, to allow reduction to minimum yard requirements based on error in building location to allow dwelling to remain 12 foot from side lot line.
- Special Permit SP 93-L-161 was denied on March 16, 1994 for Tax Map 92-2 ((16)), zoned R-2, at 6716 Lenclair Street, to permit fence 6.9 feet in height to remain in front yard.

## ANALYSIS

- **Special Permit Plat:** (Copy at front of staff report)
- **Title of Plat:** Plat Showing the improvements on Lots 47 and 48, Section 3, Groveton Heights, Fairfax County, Virginia, Lee District
- **Prepared by:** George M. O'Quinn, dated March 7, 2011, revised July 19, 2011.
- **Permits required:** Building permits are required for all new construction.
- **Errors made by:** Property owner

### Proposal:

The first request is to permit an existing accessory storage shed to remain 5.2 feet from the rear property line. The applicant indicated they replaced an existing metal shed with the current wood framed shed over top of an existing concrete foundation. The property owner indicated they were unaware they were creating a violation.

The second request is to construct a home addition 12.2 feet from the western side lot line. The 447 square foot addition includes a new room, full bathroom, sauna, closet and washer/dryer facilities. The proposed addition would extend off the rear of the dwelling and follow the existing west wall of the dwelling with a slight eave overhang of 0.8 inches.

## 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. 8-914 Provisions for Minimum Yard Requirements Based on Error in Building Location
- Sect. 8-922 Provisions for Reduction of Certain Yard Requirements

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

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

*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 mixed; one story homes, with wood siding and brick of typical mid-1950's construction. The proposed addition will be located at the rear of the dwelling, largely unseen from the street, and match the existing home and neighborhood.*

### **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 2,356 square feet of living area. Therefore 150% of the total gross floor area could result in an addition up to 3,534 square feet square feet in size for a possible total building size of 5,890 square feet above-grade living area. The proposed addition is approximately 447 square feet in area, thereby realizing a total house size of 2,803 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 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 by staff, it appears the proposed improvements are compatible with the surrounding houses in the neighborhood. The proposed exterior building materials appear to be 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. There is no RPA*

*on the area of the home addition. The bulk and scale of the home addition is one-story and located at the rear of the dwelling. The home addition does not encroach further into the side yard setback than the existing structure. 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 at the rear of the existing dwelling. There is a small tree and shrub that appear to be impacted by the addition. The vegetation is not mature and will likely not have a major impact on the property. Staff believes that the application meets this provision.*

## **CONCLUSION**

Staff believes that the request for the home addition is in conformance with the applicable Zoning Ordinance provisions for the reasons outlined above.

## **RECOMMENDATION**

Staff recommends approval of SP 2011-LE-087 for the home addition with the adoption of the proposed development conditions which are attached in Appendix 1 of this report.

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 and Attachments
4. Applicable Zoning Ordinance Provisions

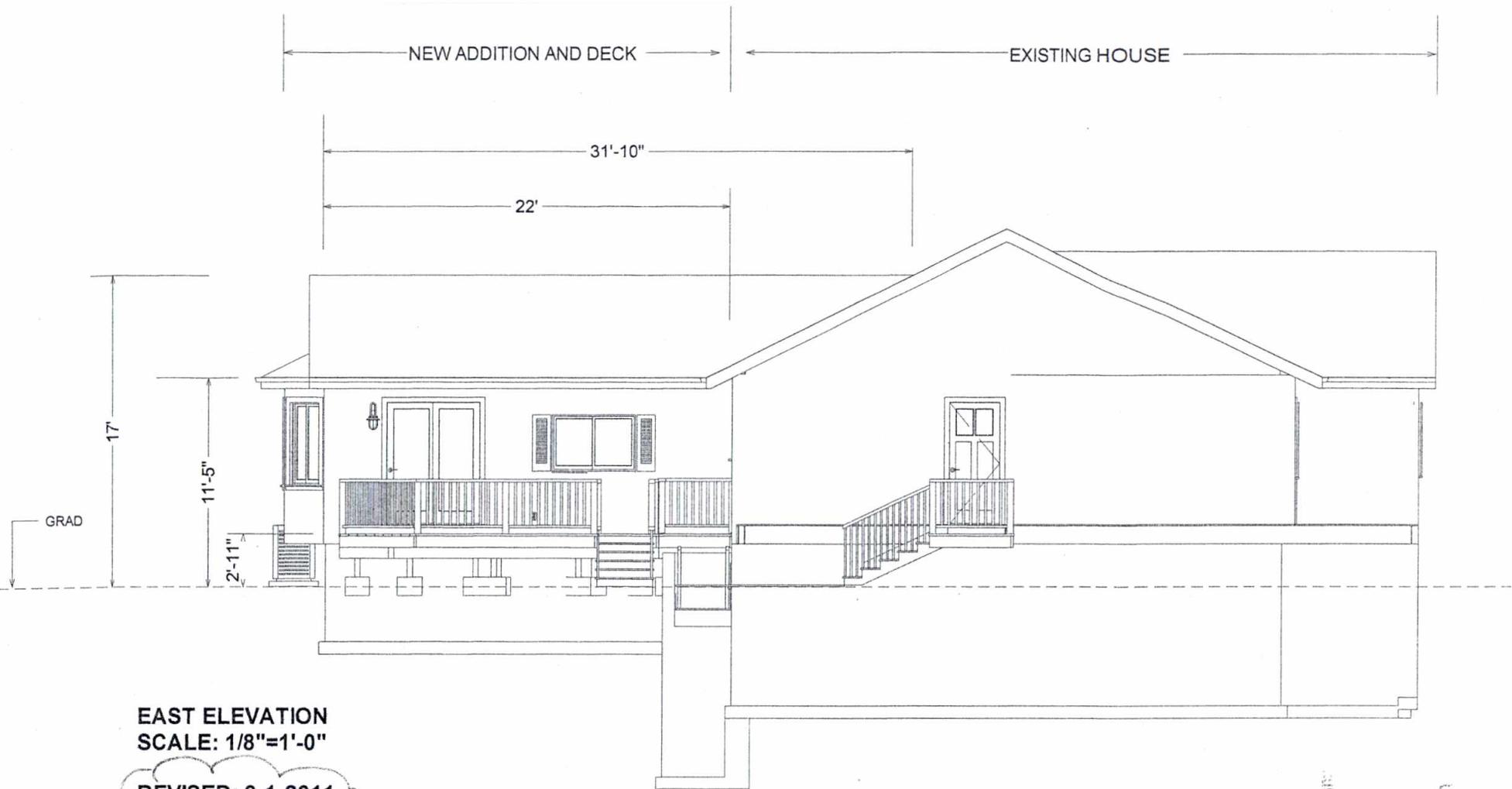
**PROPOSED DEVELOPMENT CONDITIONS****SP 2011-LE-087****November 30, 2011**

If it is the intent of the Board of Zoning Appeals to approve SP 2011-LE-087 located at Tax Map 92-2 ((15)) 0047A to permit reduction of minimum 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 location of the home addition and frame shed, as shown on the plat prepared by George M. O'Quinn dated March 7, 2011, revised July 19, 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 (2,356 square feet existing + 3,534 square feet (150%) = 5,890 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 new 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.



**EAST ELEVATION  
SCALE: 1/8"=1'-0"**

**REVISED: 9-1-2011**

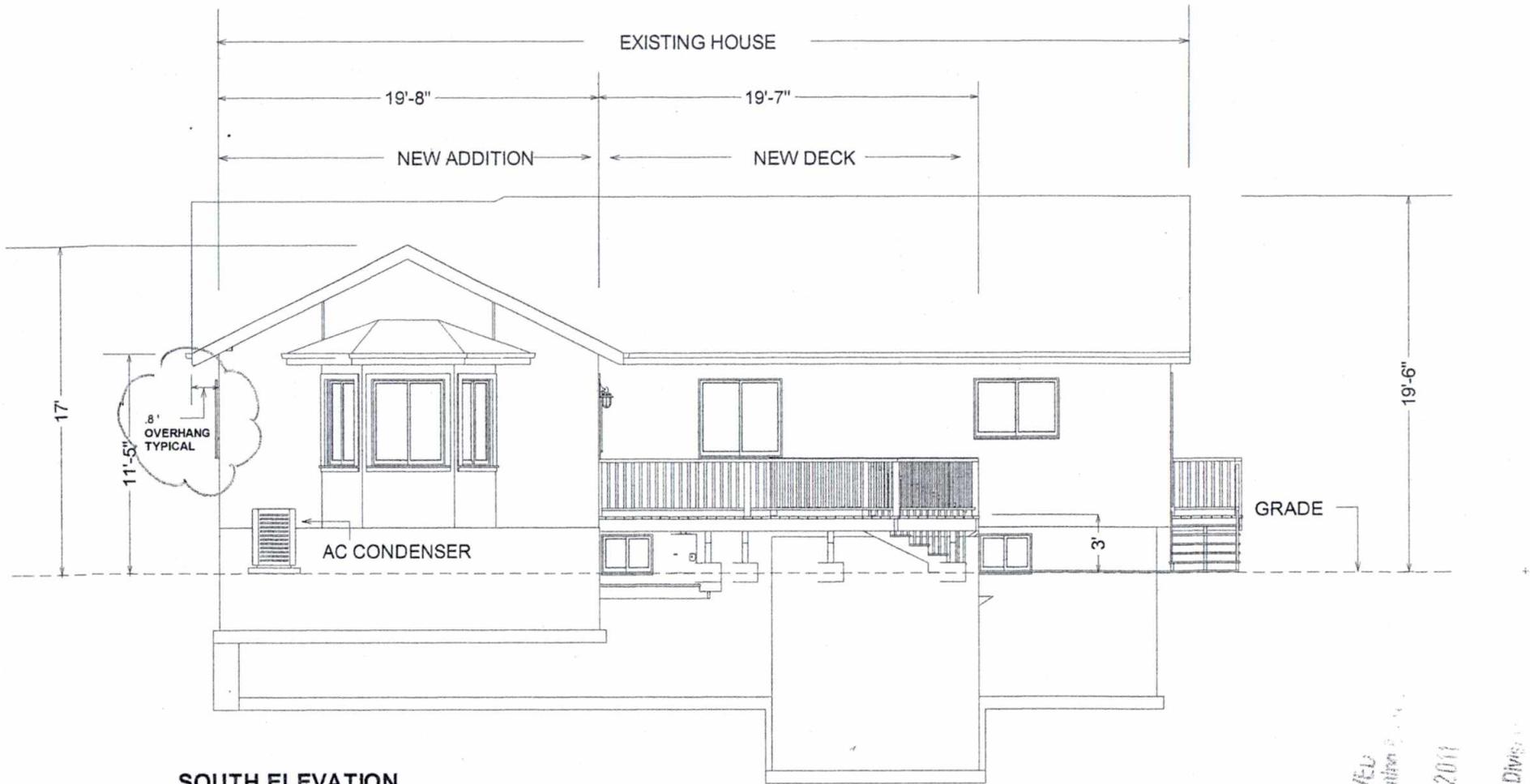
**PROPOSED ADDITION AND DECK  
3311 MEMORIAL STREET  
ALEXANDRIA, VA**

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Department of Planning & Zoning

SEP 07 2011

Zoning Evaluation Division

Attachment I



**SOUTH ELEVATION**  
**SCALE: 1/8"=1'0"**

**REVISED: 9-1-2011**

PROPOSED ADDITION AND DECK  
 3311 MEMORIAL STREET  
 ALEXANDRIA, VA

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 Department of Planning

SEP 07 2011

Zoning Evaluation Division



WEST ELEVATION  
SCALE 1/8"=1'-0"

REVISED: 9-1-2011

PROPOSED ADDITION AND DECK  
3311 MEMORIAL STREET  
ALEXANDRIA, VA

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Department of Planning & Zoning

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Zoning Evaluation Division

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

**SPECIAL PERMIT/VARIANCE AFFIDAVIT**

DATE: 6/05/11  
 (enter date affidavit is notarized)

I, Phyllis C. Biondi, Trustee, 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

112254

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)
Phyllis C. Biondi, Trustee for the Living Trust of Phyllis C. Biondi	3311 Memorial Street, Alexandria, Va. 22306	applicant/title owner
Jesse Lightner Park	3311 Memorial Street, Alexandria, Va. 22306	beneficiary
Alexander Vincent Park	7995 Fort Smith Road, Peyton, Colorado 80831	beneficiary
Earl R. Willis	1703 South Oakland St., Arlington, Va. 22204	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)

**SPECIAL PERMIT/VARIANCE AFFIDAVIT**

DATE: 6/05/11  
(enter date affidavit is notarized)

112254

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)

not applicable

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

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

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

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

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

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

**SPECIAL PERMIT/VARIANCE AFFIDAVIT**

DATE: 6/05/11  
(enter date affidavit is notarized)

112254

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)  
not applicable

(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)

**SPECIAL PERMIT/VARIANCE AFFIDAVIT**

DATE: 6/05/11  
(enter date affidavit is notarized)

112254

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: 6/05/11  
(enter date affidavit is notarized)

112254

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:

*Phyllis C. Biondi, Trustee*

(check one)

Applicant

Applicant's Authorized Agent

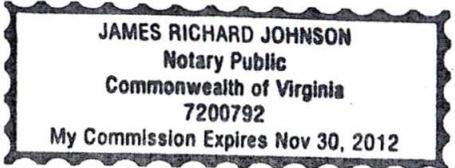
Phyllis C. Biondi, Trustee

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

Subscribed and sworn to before me this 5th day of June 20 11, in the State/Comm. of Virginia, County/City of Fairfax.

*James Richard Johnson*  
Notary Public

My commission expires: 11/30/2012



## SPECIAL PERMIT STATEMENT OF JUSTIFICATION

**Property:**  
3311 Memorial Street  
Alexandria, Va. 2230

Revised 9-14-2011

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SEP 15 2011  
Zoning Evaluation Division

### SECTION 8-011 — SUBMISSION REQUIREMENTS

**A. Type of operation.**

The property and building function as a single family residence.

**B. Hours of operation.**

Not applicable — single family residence

**C. Estimated number of patrons/clients/patients/pupils/etc.**

Not applicable — single family residence

**D. Proposed number of employees/attendants/teachers/etc.**

Not applicable — single family residence

**E Estimate of traffic impact of the proposed use, including the maximum expected trip generation and the distribution of such trips by mode and time of day.**

Not applicable — single family residence

**F. Vicinity or general area to be served by the use.**

Not applicable

**G. Description of building facade and architecture of proposed new building or additions.**

The existing house is a one story masonry structure with a brick exterior, white vinyl windows and trim and medium gray asphalt roof shingles.

The proposed addition would extend rearward from the right rear corner of the house and flush with the right side. The proposed addition will be one story in height, with an eave height matching the existing house. The exterior wall covering of the proposed addition will be horizontal vinyl siding. Windows will be white to match the existing house. Roof shingles will match the existing house in material and color. The roof slope of the proposed addition will closely resemble that of the existing house roof slope of 6/12.

**H. A listing, if known, of all hazardous or toxic substances as set forth in Title 40, Code of Federal Regulations Pads 116.4, 302.4 and 356; all hazardous waste as set forth in Virginia Department of Environmental Quality Hazardous Waste Management Regulations and/or petroleum products as defined in Title 40, Code of Federal Regulations Part 280; to be generated, utilized, stored, treated, and/or disposed of onsite and the size and contents of any existing or proposed storage tanks or containers.**

None known

**I. A statement of how the proposed use conforms to the provisions of all applicable ordinances, regulations, adopted standards and any applicable conditions, or, if any waiver, exception or variance is sought by the applicant from such ordinances, regulations, standards and conditions, such shall be specifically noted with the justification for any such modification.**

R-2 zoning ordinance

Permitted use:

Proposed use:

Dwelling, single family detached

Existing-Dwelling, single family detached

Minimum lot area  
15,000 sq ft

Existing-14,000 sq ft

Minimum lot width  
100 feet

Existing-100 feet

Maximum building height  
35 feet

Existing-15.2 ft

Minimum front yard  
35 feet

Existing-43 feet

Minimum side yard  
15 feet

Existing-12.2 feet

Minimum rear yard  
25 feet

Existing-61.8 feet

The proposed use is for a single family residence, which conforms to uses allowed in the zoning ordinance for an R2 zone. The proposed rear addition would not meet the side yard regulations since the existing house does not meet these regulations. A special permit is requested to permit side yard dimensions that do not currently conform to regulations as allowed for in Zoning Ordinance Section 8-922, "Provisions for Reduction of Certain Yard Requirements".

The side yard requirement is 15 feet but the existing house creates a side yard of 12.2 feet. The rear addition is proposed to be constructed flush with the existing house side, which like the house, would not meet the required yard regulations.

Several possibilities conforming to the zoning ordinance were examined for placement of the addition to the house. The addition is a rearward extension of the existing master bedroom which is located in the right rear corner of the house. Moving the addition away from the right side property line the additional two feet necessary to meet the zoning requirements encroaches on an existing tree and existing basement window. The proposed addition currently comes exactly to the edge of the existing basement window. A four foot wide window centered in the rear master bedroom wall will currently provide the new opening into the new addition. Relocation of the new addition will require this masonry opening to be completely relocated at substantial cost to the owner. Several floor plans were considered using a narrower width addition with severe and disappointing drawbacks to the addition floor plan.

#### **SECTION 8-922 — PROVISIONS FOR REDUCTION OF CERTAIN YARD REQUIREMENTS**

**1. Approval of a reduction of yard requirements...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.**

The existing house currently has a side yard of 12.2'. The proposed addition would also leave a side yard of 12.2', a reduction of 2.8' out of 15', or a reduction of 18.66%.

**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.**

Does not apply since the addition is on the rear of the house

**3. This special permit shall apply only to those lots that contain a principal structure and use that complied with the minimum yard requirements when the use or structure was established.**

It is assumed the structure preceded the zoning ordinance that currently governs it.

**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 expansion request. The resulting gross floor area of any subsequent addition is limited to 150 percent of the gross floor area of the dwelling that existed at the time of the first expansion request, regardless of whether such addition complies with the minimum yard requirements or is the subject of a subsequent yard reduction special permit. If a portion of a single family detached dwelling is to be removed, no more than fifty (50) percent of the gross floor area of the existing**

dwelling at the time of the first yard reduction shall be removed. Notwithstanding the definition of gross floor area, as set forth in this 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.

The total floor areas are as follows:

Existing house floor area	1595 sq ft
Existing basement floor area	761 sq ft
Existing garage floor area	0 sq ft
Total principal structure floor area	2356 sq ft
Proposed addition floor area	447 sq ft, or 19% of the principal structure
Proposed existing floor removed	0 sq ft

**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.**

Not applicable

**6. 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 addition is slightly less in height at the ridge than the existing house. Width of addition is in proportion to the existing house and the distance the addition extends into the back yard is visibly pleasing to the eye. Roof pitches are very similar and the gutter lines match between the existing house and the new addition.

**7. 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.**

No trees or vegetation will be removed to build the addition. Surrounding off-site uses are single family. Houses in the neighborhood are varied in design, structure size and lot size.

**8. 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 storm water runoff.**

The proposed addition does not affect neighboring structures air or light. The addition is completely hidden from the house to the west by tall scrubs that run the length of the existing house side and addition. The use does not change, and thus does not create any additional noise. No additional impervious areas are created on the site and no change in storm water runoff is made to adjacent properties.

**9. 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.**

Several possibilities conforming to the zoning ordinance were examined for placement of the addition to the house. The layout of the existing structure makes it difficult to extend the master bedroom and have a floor plan desirable to the owner without building flush to the existing side of the house. The addition is a rearward extension of the existing master bedroom which is located in the right rear corner of the house. The house is shifted to the far right of the lot. Moving the addition away from the right side property line the additional two feet necessary to meet the zoning requirements encroaches on an existing tree and existing basement window. The proposed addition currently comes exactly to the edge of the existing basement window. A four foot wide window centered in the rear master bedroom wall will currently provide the new opening to the new addition. Relocation of the new addition will require this masonry opening to be completely relocated at substantial cost to the owner. Several floor plans were considered using a narrower width addition with severe and disappointing drawbacks to the addition floor plan.

## SPECIAL PERMIT STATEMENT OF JUSTIFICATION FOR ERROR IN BUILDING LOCATION FOR ACCESSORY SHED

**Property:  
3311 Memorial Street  
Alexandria, Va. 22306**

Upon purchase of the property at 3311 Memorial St, the new homeowner replaced a deteriorated metal shed having a shed roof with a wooden structure of the same size footprint but containing a gable roof which exceeded the maximum height limitations. The new shed was placed on the existing concrete pad previously occupied by the former metal shed. The homeowner had no knowledge she was violating any restrictions or ordinances in replacing the existing shed.

**A. The error exceeds ten (10) percent of the measurement involved**

The current shed is 5.2 ft from the rear property line and should by code be a distance equal to it's height of 9.9 ft. The error in distance is 4.7 ft and constitutes an error of 90% in measurement.

**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**

Homeowner had no knowledge of wrong doing and saw no further than the replacement of an unsafe deteriorated metal shed with a more pleasing structurally sound wooden shed.

**C. Such reduction will not impair the purpose and intent of this Ordinance**

The purpose and intent of the Ordinance is maintained and the shed blends into the rear yard landscape easily with the presence of landscaping, perimeter plantings and tall shrubbery to minimize its presence.

**D. It will not be detrimental to the use and enjoyment of other property in the immediate vicinity**

In its present location, the shed is not visible from adjacent properties due to tall shrubbery that conceals its location and the majority of the rear yard where it is located.

**E. It will not create an unsafe condition with respect to both other property and public streets**

The shed is enclosed in a fenced yard and creates no unsafe condition to other properties. It is not located near any public street.

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Zoning Evaluation Dept.

**F. To force compliance with the minimum yard requirements would cause unreasonable hardship upon the owner**

Moving the shed, if possible, would require replacing the concrete pad and demolition of the existing concrete pad. The shed is located adjacent to a second concrete patio which serves as an outdoor living area containing chairs, a table and a swing. Movement of the shed would disrupt the entire setting and environment.

**G. The reduction will not result in an increase in density or floor area ratio from that permitted by the applicable zoning district regulations.**

There is no increase in floor area or density.

### **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.