SOUTH SIDE OF GARAGE

REAR OF DWELLING AND BE

GATE, DRIVE, & FRONT OF GARAGE

FRONT OF DWELLING

ENCLOSED PORCH

SHED

REAR OF DWELLING

ENCLOSED PORCH B

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

NOTES:

1. TAX MAP: 72-1-06-0051
2. ZONE: R-1 (RESIDENTIAL 1 DU/AC)
3. LOT AREA: 28,718 SF (0.6593 ACRE)
4. REQUIRED YARDS:

FRONT:	=	40.0 FEET
SIDE:	=	20.0 FEET
REAR:	=	25.0 FEET

5. EX. HEIGHTS:

DWELLING	=	19.0 FEET (MIDLINE)
GARAGE	=	24.6 FEET (RIDGELINE OF ROOF)
		22.1 FEET (MIDLINE)
SHED	=	11.8 FEET (RIDGELINE OF ROOF)
ENCLOSED PORCH	=	22.7 FEET (RIDGELINE OF ROOF)
ENCLOSED PORCH B	=	11.5 FEET (RIDGELINE OF ROOF)
FENCES, WELL, ETC..	=	AS NOTED

6. THIS PROPERTY IS SERVED BY PUBLIC WATER AND SEWER.
7. THERE IS NO OBSERVABLE EVIDENCE OF GRAVE SITES OR BURIAL GROUNDS ON THIS PROPERTY.
8. ALL IMPROVEMENTS SHOWN ON THIS PLAT ARE EXISTING UNLESS DENOTED AS PROPOSED.
9. THE SURVEYOR IS NOT AWARE OF ANY UTILITY EASEMENTS 25 FEET IN WIDTH OR GREATER AFFECTING THIS PROPERTY.
10. TOPOGRAPHY DELINEATED HEREON WAS TAKEN FROM AVAILABLE RECORDS, IS SHOWN AT 5' INTERVALS, AND IS AERIAL.
11. THERE ARE NO FLOODPLAINS OR RESOURCE PROTECTION AREAS ON THIS PROPERTY.
12. EXISTING DWELLING AREAS:

BASEMENT	=	859 SF
1ST FLOOR	=	1,215 SF
2ND FLOOR	=	429 SF
GROSS FLOOR AREA	=	2,503 SF

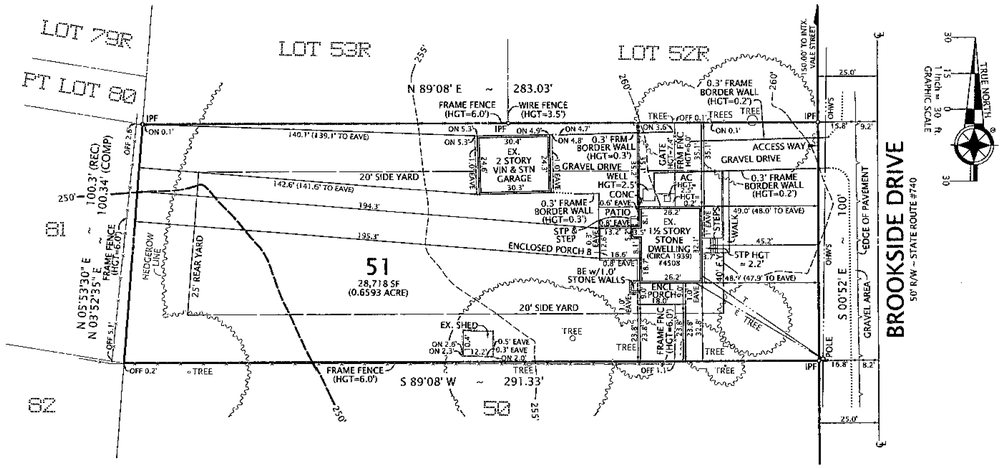
EXISTING GARAGE AREAS:

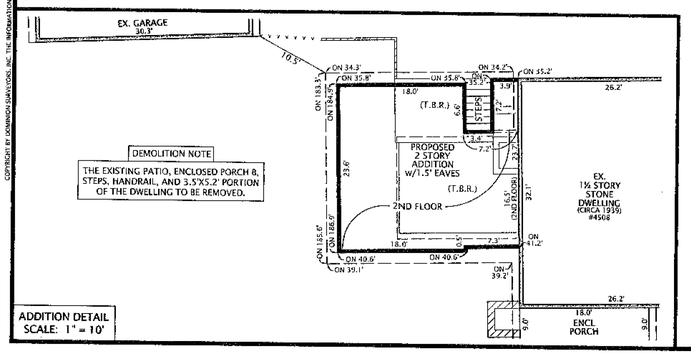
1ST FLOOR	=	741 SF
2ND FLOOR	=	741 SF
GROSS FLOOR AREA	=	1,482 SF

TOTAL GROSS FLOOR AREA = 3,985 SF
FLOOR AREA RATIO = 0.14

PROP. 1ST FLOOR	=	572 SF
PROP. 2ND FLOOR	=	544 SF
	=	1,116 SF

PROP. ADDN (1116) / EX. GFA (2503) = 0.45





DEMOLITION NOTE

THE EXISTING PATIO, ENCLOSED PORCH B, STEPS, HANDRAIL, AND 3.5'X5.2' PORTION OF THE DWELLING TO BE REMOVED.

NOTES: (CONT)

12. PROPOSED DWELLING AREA:

PROP. BASEMENT	=	859 SF
PROP. 1ST FLOOR	=	1,594 SF
PROP. 2ND FLOOR	=	973 SF
PROP. GROSS FLOOR AREA	=	3,426 SF

PROP. GFA (3426) + GARAGE GFA (1125) = 4551 SF.

PROP. FLOOR AREA RATIO: 0.16

APPROVED - IN-PART *

Application No. SP 2011-MA-093

John Hitlen

Chairman, Board of Zoning Appeals

* accessory sted in error was approved as Shown. Accessory detached garage was approved #110908008 to be restored back to its original condition as specified in the development conditions dated 02-15-2012

PLAT

SHOWING THE IMPROVEMENTS ON

LOT 51

PINECREST

(PLAT BOOK T-12, PAGE 567)

FAIRFAX COUNTY, VIRGINIA

MASON DISTRICT

SCALE: 1" = 30'

SEPTEMBER 14, 2011
OCTOBER 19, 2011 (REV AREAS)
DECEMBER 15, 2011 (ADDN.)

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.

COMMONWEALTH OF VIRGINIA
09/14/2011
GEORGE M. O'QUINN
LICENSE NO. 2069
LAND SURVEYOR

George M. O'Quinn

CASE NAME:

ABDERRAHMAN RHANIME

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

#110-11

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