County of Fairfax, Virginia

June 6, 2012

STAFF REPORT

SPECIAL PERMIT APPLICATION NO. SP 2012-SU-014

Concurrent with VC 2012-SU-002

SULLY DISTRICT

APPLICANT/OWNER:	Michael B. Jones
SUBDIVISION:	Country Club Manor
STREET ADDRESS:	14618 Crenshaw Drive
TAX MAP REFERENCE:	44-3 ((2)) (27) 1
LOT SIZE:	12,945 square feet
ZONING DISTRICT:	R-3 and WS
ZONING ORDINANCE PROVISIONS:	8-923 & 18-401
SPECIAL PERMIT PROPOSAL:	To permit existing fence greater than 4.0 feet in height to remain in a front yard of a corner lot.
VARIANCE PROPOSAL:	To permit an accessory storage structure greater than 200 square feet in gross floor area to remain in a front yard of a lot containing 36,000 square feet or less.

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.

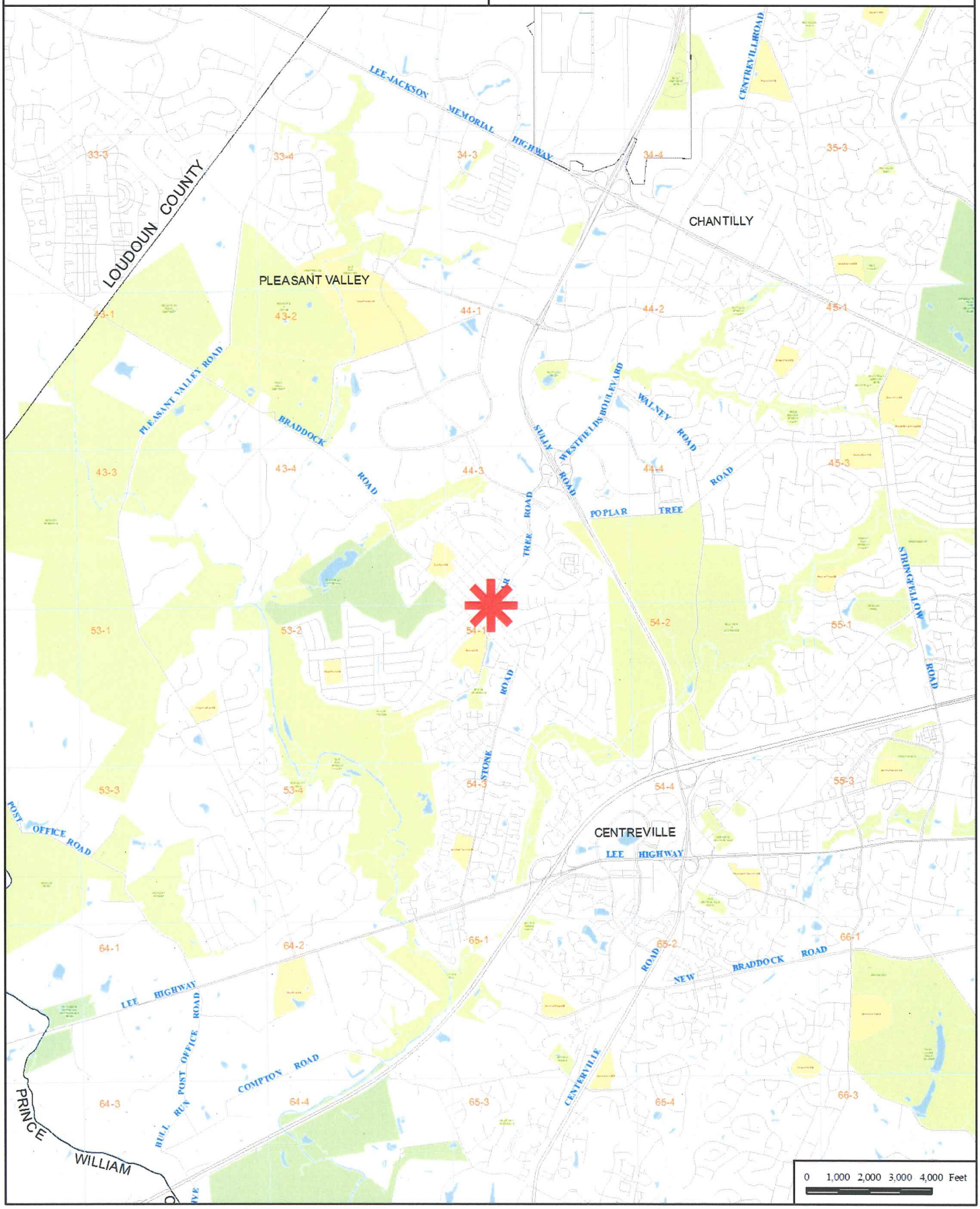
O:\dhedri\Special Permits\(6-13) SP 2012-SU-014 & VC 2012-SU-002 Jones\SP 2012-SU-014 & VC 2012-SU-002 staff report.doc *Deborah Hedrick*

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 2012-SU-014
MICHAEL B. JONES

Variance Application
VC 2012-SU-002
MICHAEL B. JONES

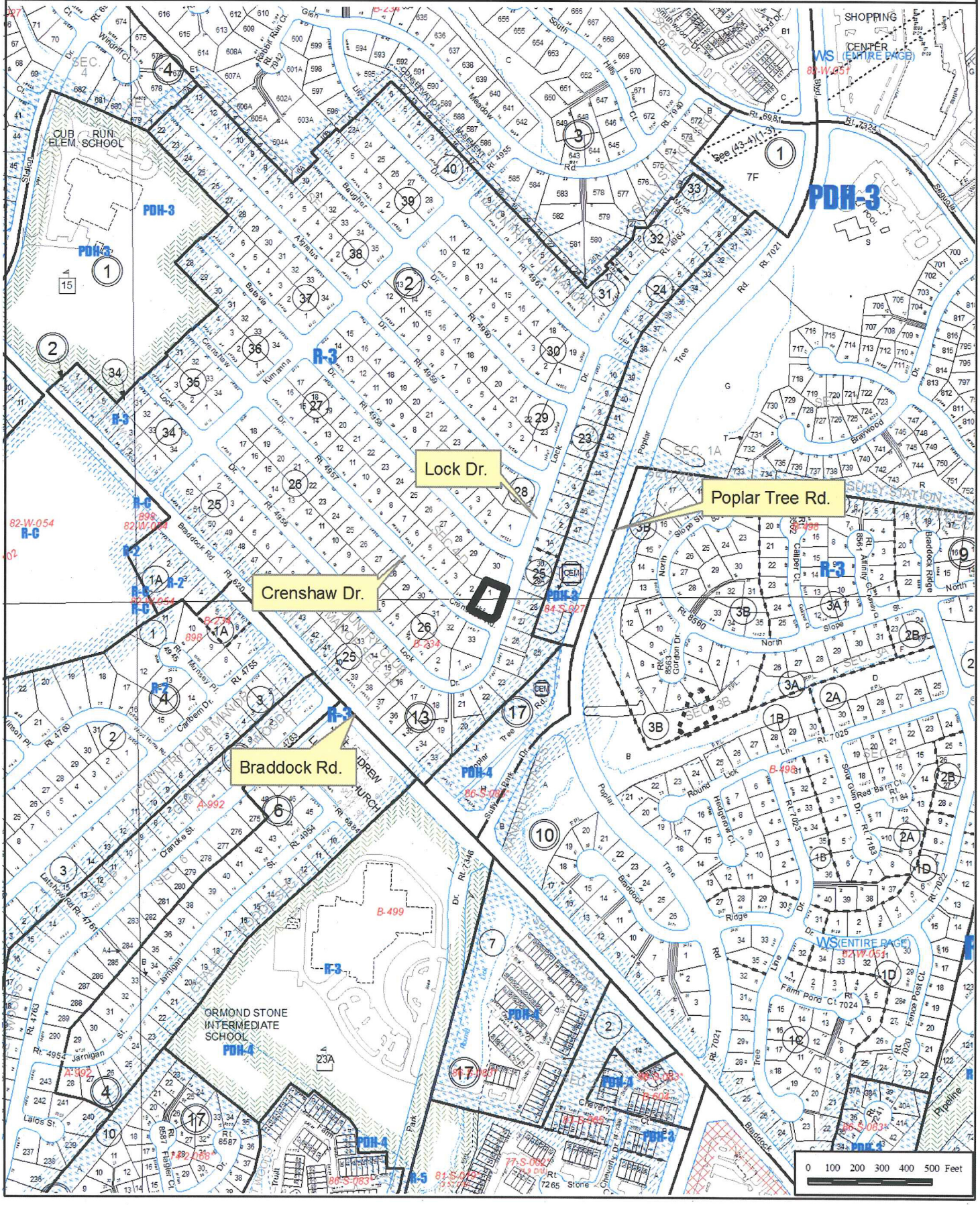


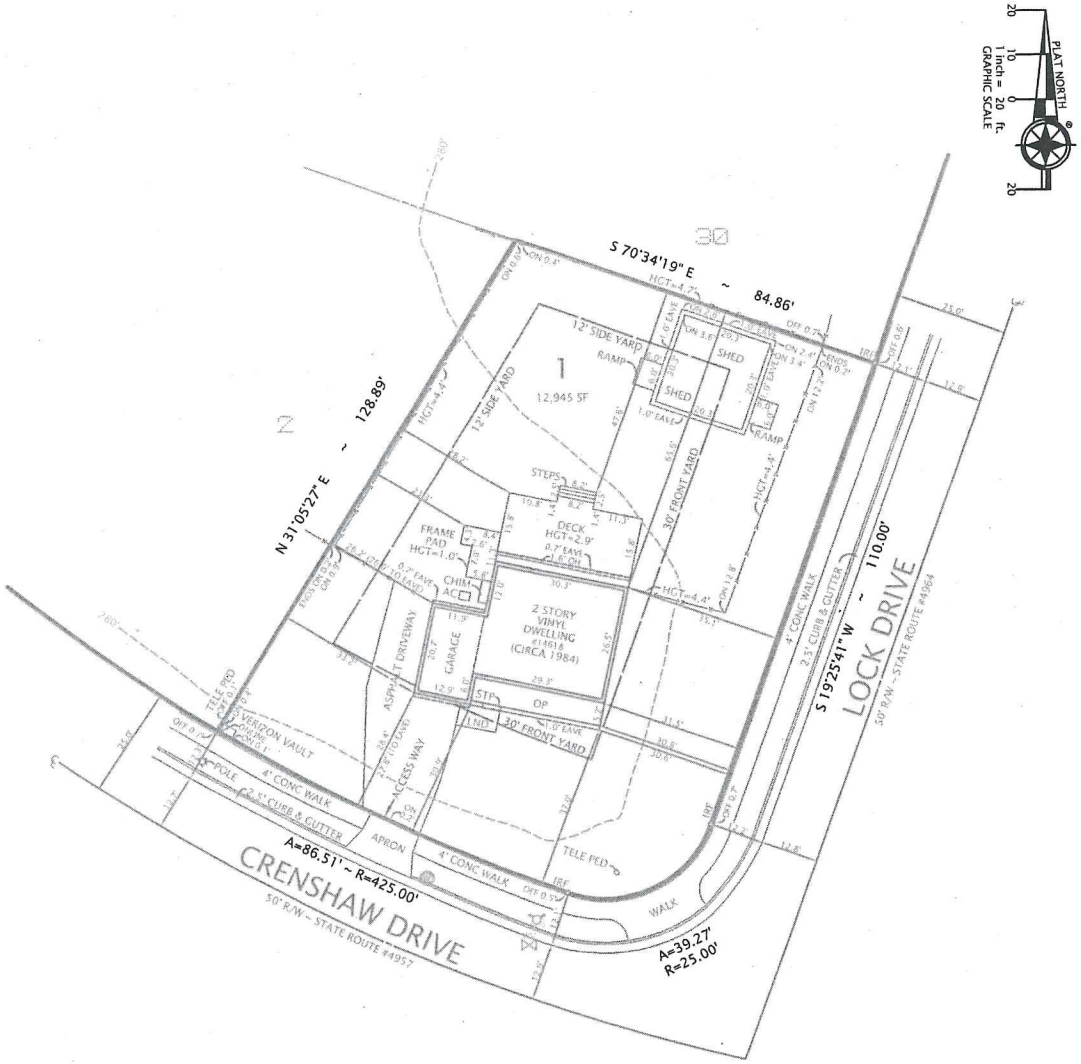
Special Permit
SP 2012-SU-014

MICHAEL B. JONES

Variance Application
VC 2012-SU-002

MICHAEL B. JONES



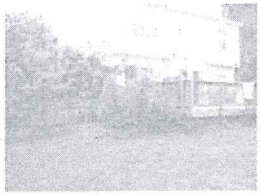


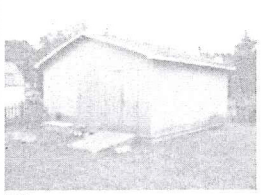
NOTES

1. TAX MAP: 0443 02270001
2. ZONE: R-3 (RESIDANTIAL 3 DU/AC)
3. LOT AREA: 12,945 SF (0.2972 ACRE)
4. REQUIRED YARDS:
   FRONT: = 30.0 FEET
   SIDE: = 12.0 FEET
5. HEIGHTS:
   DWELLING = 24.2 FEET
   SHED = 13.3 FEET
   DECK AND FRAME PAD = AS NOTED
   FENCES = 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. AREAS:
    BASEMENT = 803 SF
    FIRST FLOOR = 1,054 SF
    SECOND FLOOR = 852 SF
    GROSS FLOOR AREA = 2,709 SF

    FLOOR AREA RATIO: GFA (2709) / LOT AREA (12945) = 0.21
13. FENCES ARE FRAME AND UTILITIES ARE UNDERGROUND.

FRONT OF DWELLING


REAR OF DWELLING


SHED

PLAT

SHOWING THE IMPROVEMENTS ON

LOT 1, BLOCK 27, SECTION FOUR-D

COUNTRY CLUB MANOR

(DEED BOOK 5919, PAGE 1473)

FAIRFAX COUNTY, VIRGINIA

SULLY DISTRICT

SCALE: 1" = 20' MAY 24, 2011

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
05/24/2011
GEORGE M. O'QUINN
LICENSE NO. 2069
LAND SURVEYOR

George M. O'Quinn

ORDERED BY:

MICHAEL AND ANNE JONES

RON McCORMACK, P.C.

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

#110511017

#71-11

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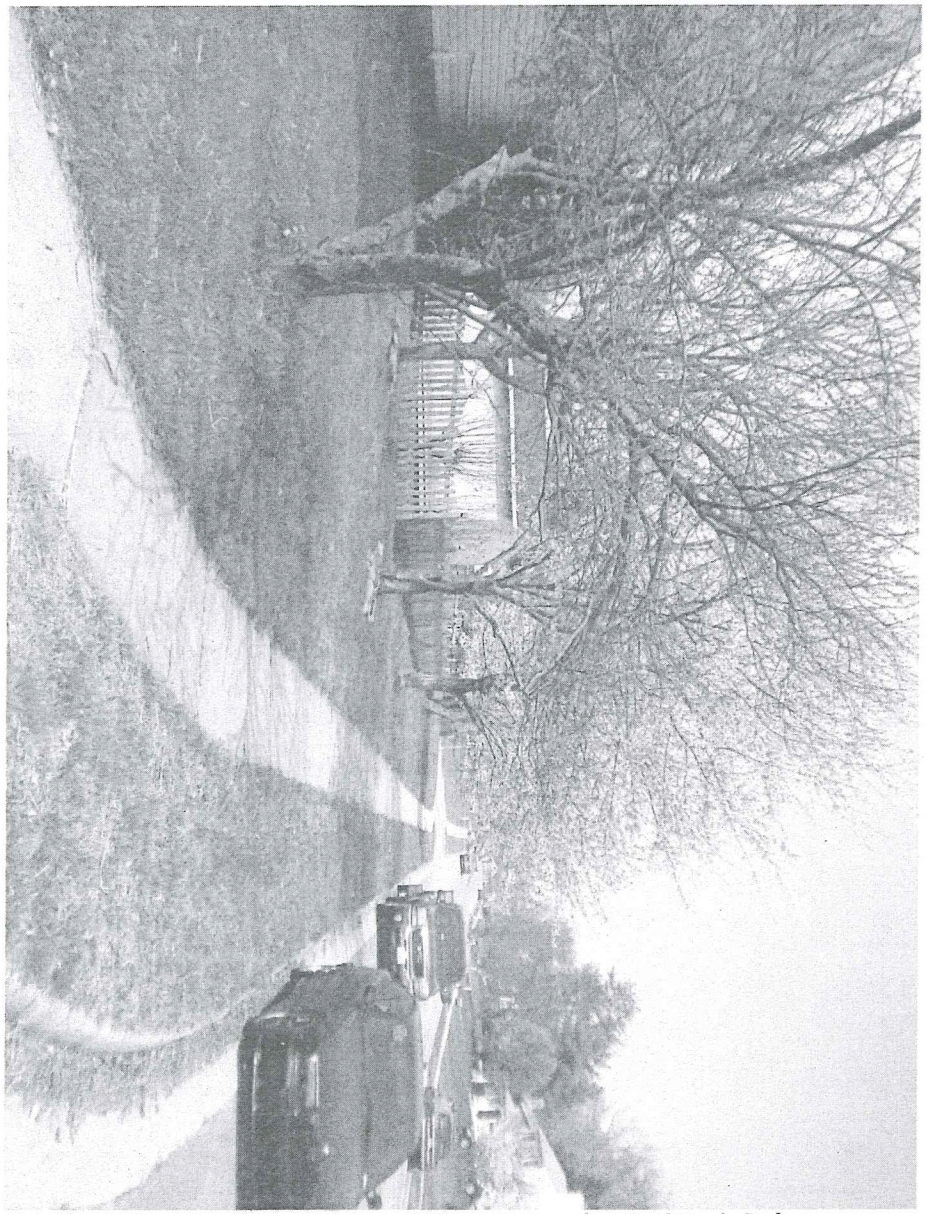
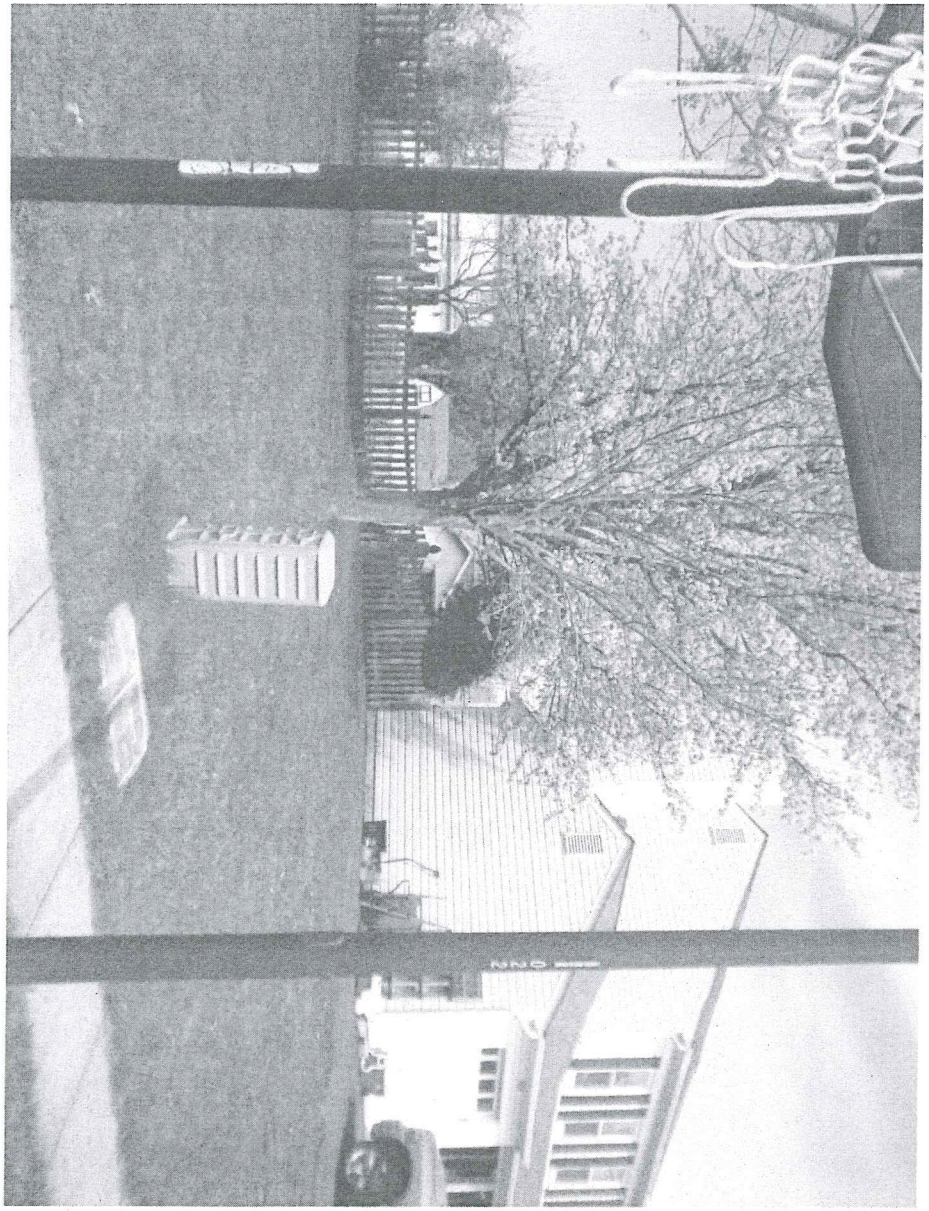
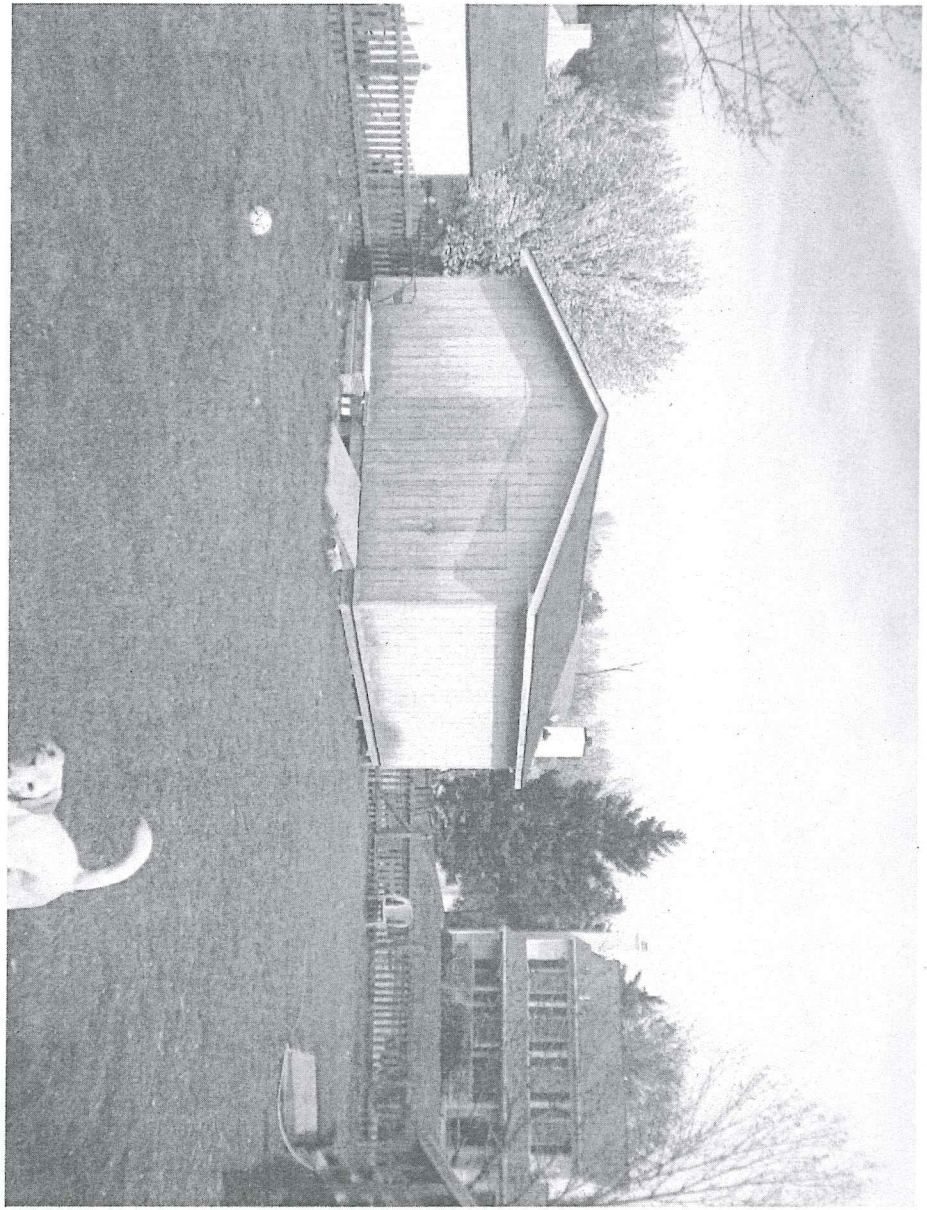


Taken from the intersection of Crenshaw Drive and Lock Drive looking north up Lock Drive with the subject shed behind the fence on the left.

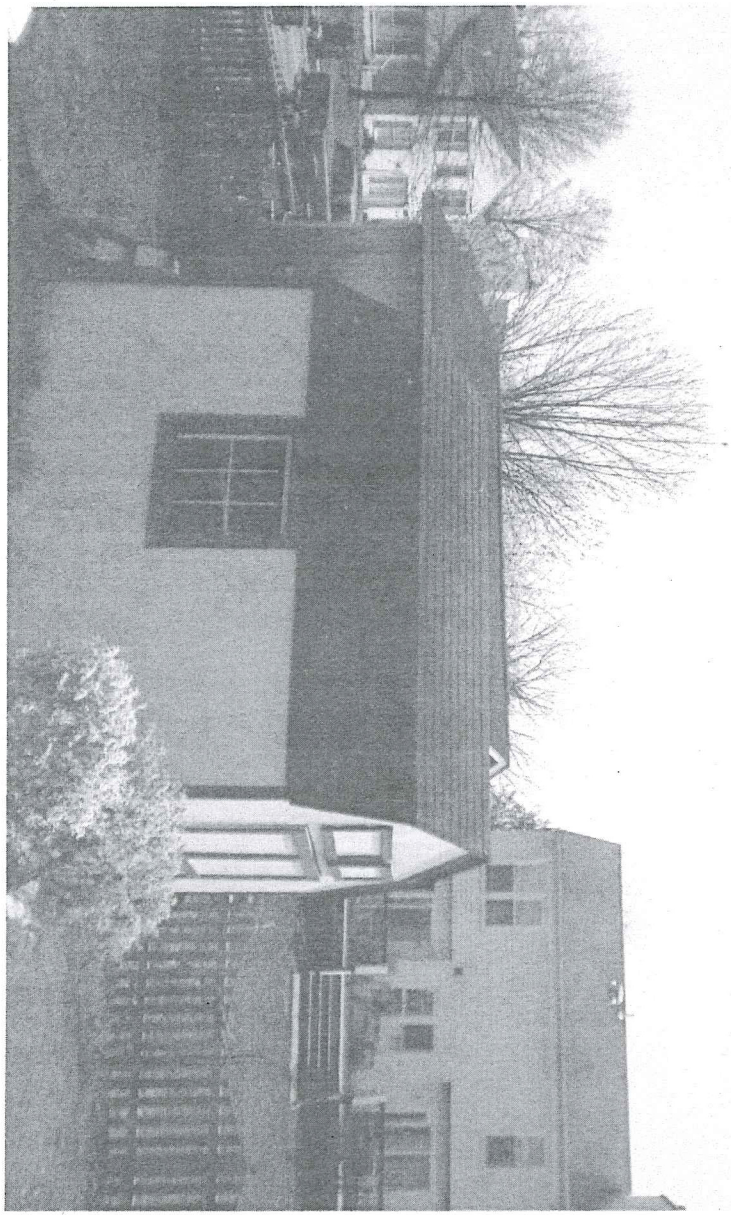
Taken from Crenshaw Drive at front of applicant;s home.



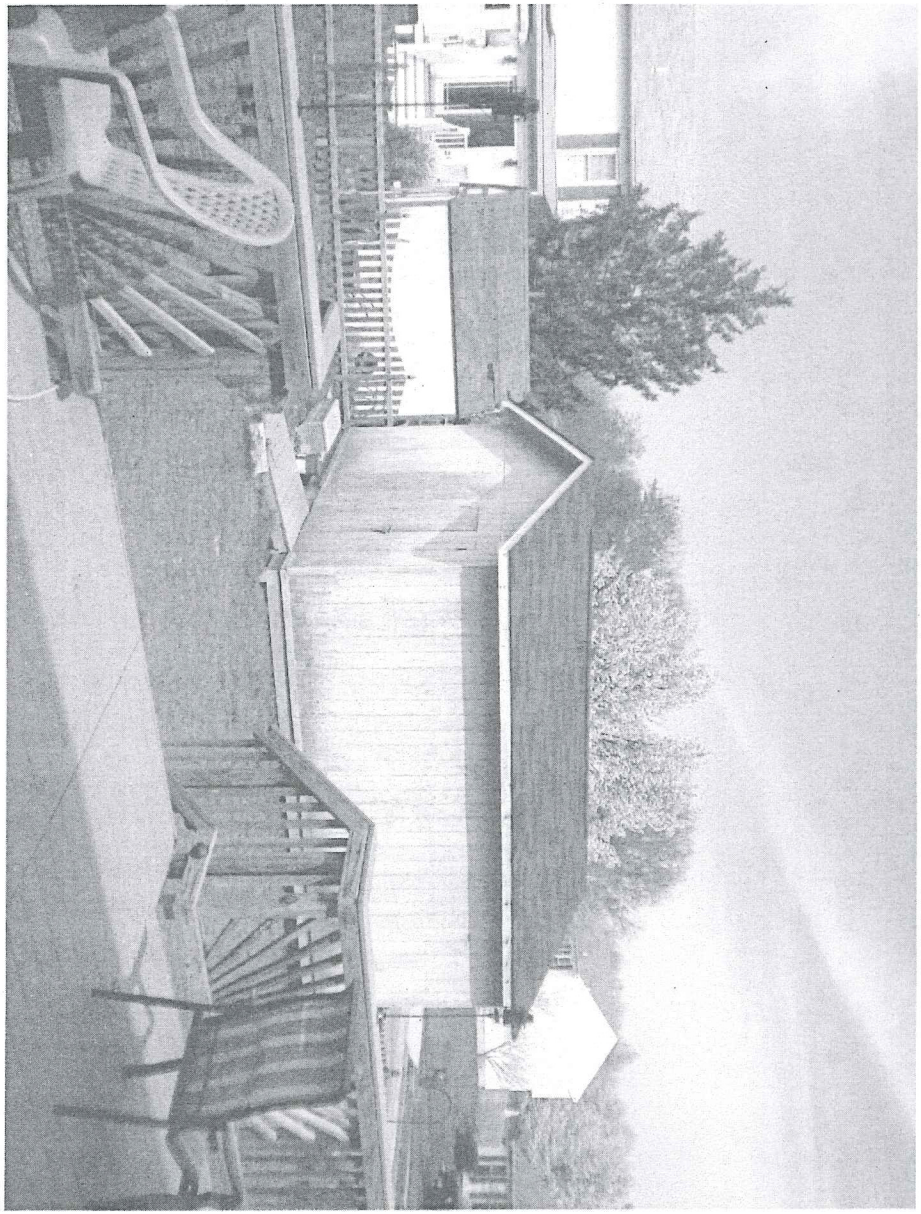
Taken from the southwestern corner of applicant's lot looking towards the west side of applicant's home.



Taken from the center of applicant's western boundary line looking towards the northeast corner of applicant's lot and the subject shed.

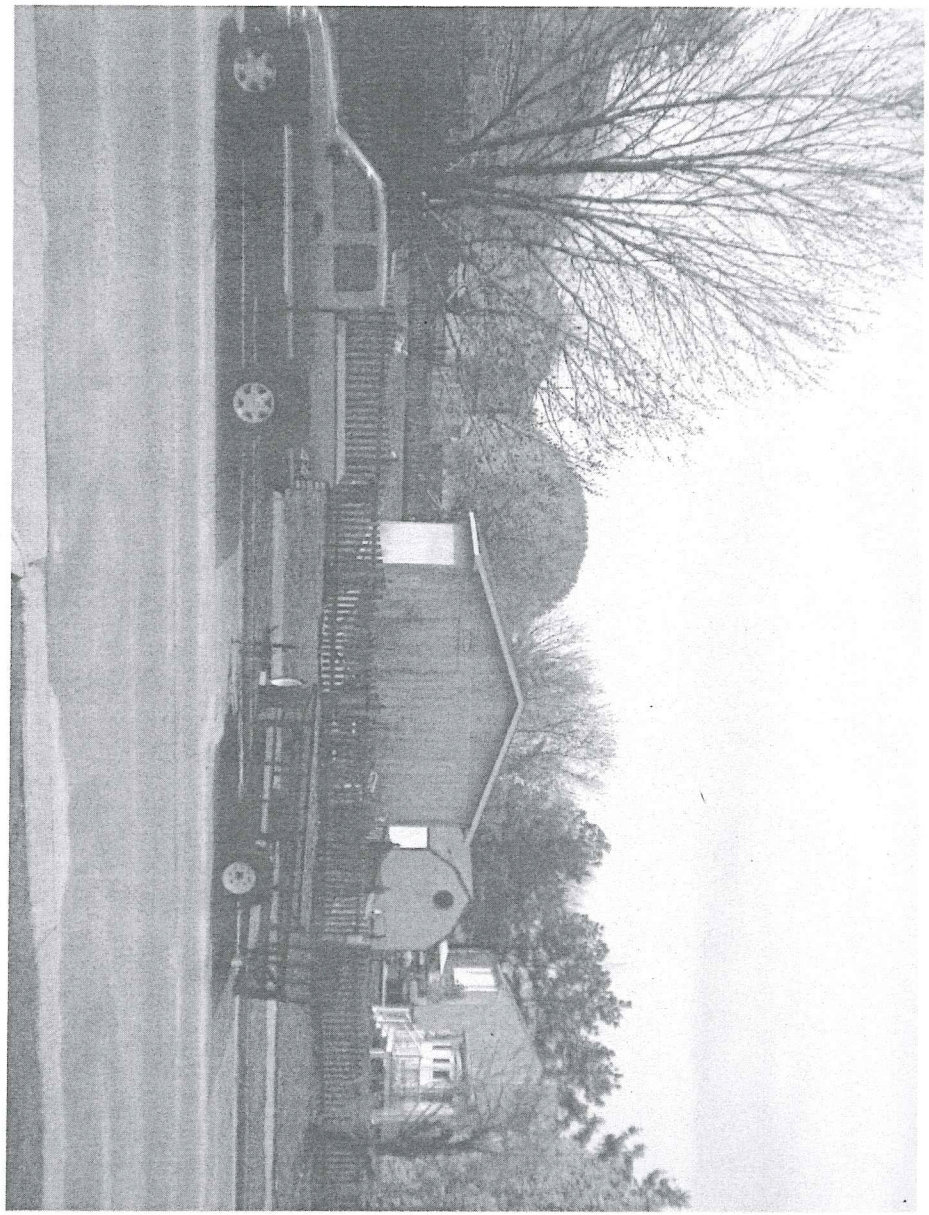


Taken from neighbor's backyard looking at the back of applicant's house.

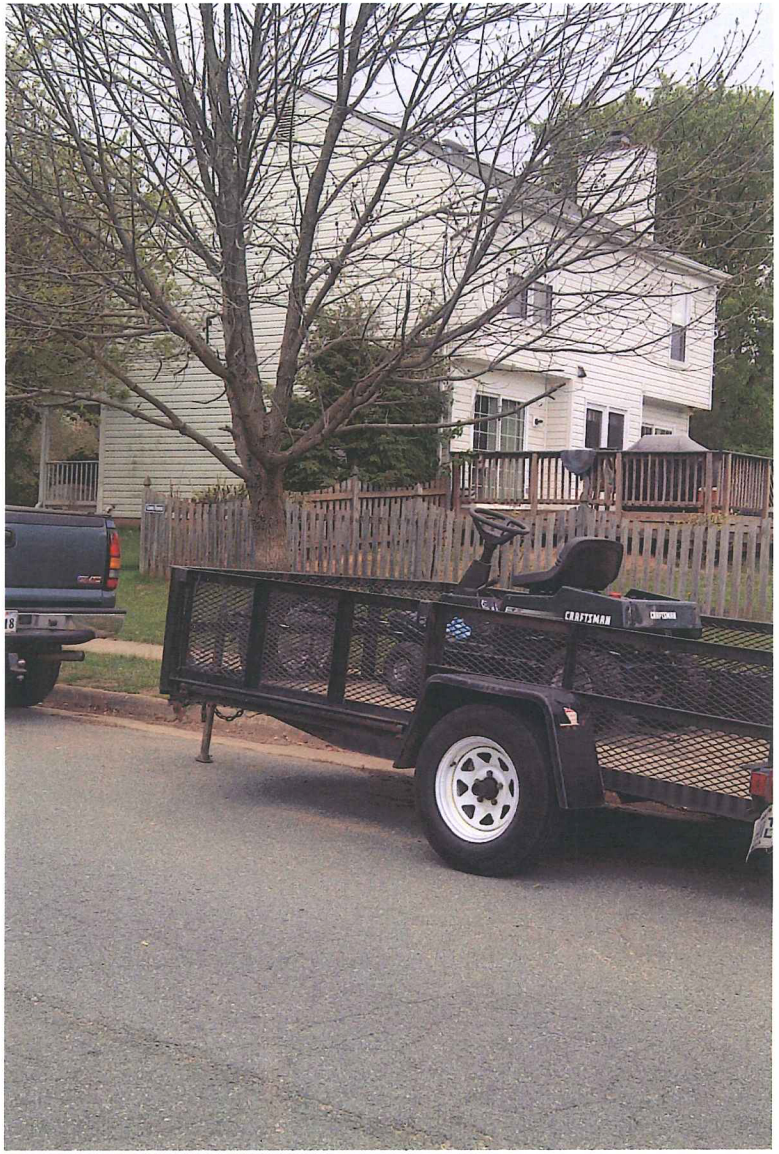


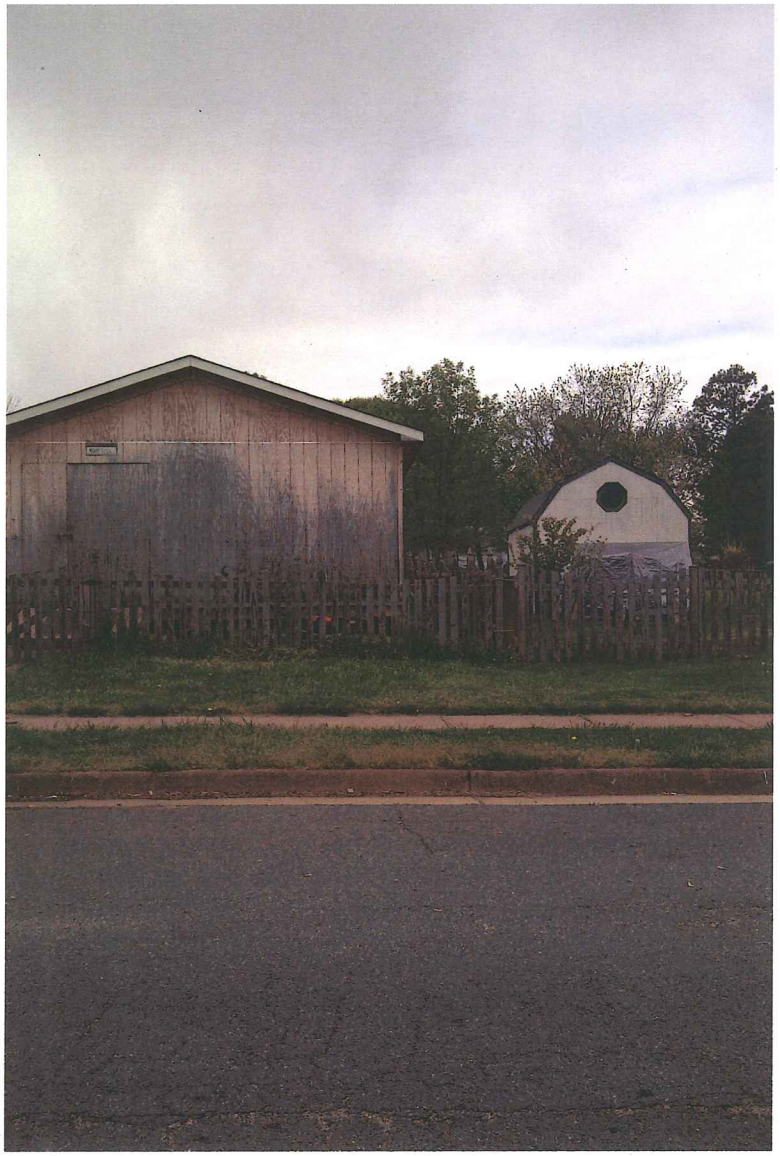
Taken from applicant's back porch looking at subject shed and neighbor to the north of applicant's lot.

Taken from sidewalk next to Lock Drive looking south with subject shed off to the right behind trees.



Taken from across Lock Drive looking west towards subject shed.


CRAFTSMAN



Crenshaw Dr
Crenshaw Dr
Lock Dr
Batavia Dr
© 2012 Microsoft Corporation Pictometry Bird's Eye © 2010 Pictometry

1
Lock Dr
Lock Dr
Crenshaw Dr
Crenshaw Dr

DESCRIPTION OF THE APPLICATIONS

Description of Special Permit Request

The applicant requests special permit approval to allow an existing fence greater than 4.0 feet in height to remain in the front yard of a corner lot. The 4.4 foot high wood picket fence is located along the front lot line facing Lock Drive, which is used as the applicant's side and rear yards. The front of the dwelling faces Crenshaw Drive. The Zoning Ordinance currently permits fences 4.0 feet in height by-right; however, through a special permit, an applicant can request a fence in the front yard up to 6.0 feet in height.

	Structure	Yard	Height Permitted by-right	Maximum Height Requested	Modification Requested
Special Permit Request	**Fence**	Front	4.0 feet	4.4 feet	0.4 feet

Description of Variance Request

The applicant also requests variance approval to permit an accessory storage structure greater than 200 square feet in gross floor area to remain in a front yard of a lot containing 36,000 square feet or less. The shed measures approximately 413 square feet in size.

Section 10-102, Par. 25, of the Zoning Ordinance permits storage structures, incidental to a permitted use, provided no such structure that is accessory to a single family detached or attached dwelling in the R-2 through R-20 Districts exceeds 200 square feet in gross floor area.

Section 10-104, Par. 12-C, of the Zoning Ordinance states that no accessory structure or use, except a statue, basketball standard or flagpole, shall be located (a) in any minimum required front yard on any lot or (b) in any front yard on any lot containing 36,000 square feet or less.

EXISTING SITE DESCRIPTION

The application property is zoned R-3, is located in the Country Club Manor subdivision, contains 12,945 square feet and is developed with a two-story, single-family detached dwelling. Access to the site is provided from Crenshaw Drive via an asphalt driveway that extends to and alongside an existing one-car attached garage. Existing mature trees are located within the front and side yards of the property; however, there is no

vegetation within the rear yard. The rear yard is flat and contains a well-manicured lawn. A 4.4 foot high wood picket fence is located along the front yard facing Lock Drive and surrounds the side and rear yards. A 413 square foot accessory storage structure is located in the northeastern portion of the lot partially within a front yard. The site is surrounded by single-family detached homes along all property lines.

CHARACTER OF THE AREA

	Zoning	Use
North	R-3	Single family detached dwellings
South	R-3	Single family detached dwellings
East	R-3	Single family detached dwellings
West	R-3	Single family detached dwellings

BACKGROUND

According to County records:

- A two-story, vinyl, single-family detached dwelling was constructed by building permit in 1984
- A building permit was obtained in June 1990 by the previous owner of the property to construct an attached 380 square foot open deck to the rear of the dwelling
- The applicant purchased the property in April of 1997
- In September 2007, the applicant obtained a building permit to replace and enlarge the existing deck to 480 square feet in size
- On May 11, 2010, the applicant obtained a building permit to construct a 20 x 20 "detached garage", 14 feet in height to be located 27 feet from the side lot line adjacent to Lot 2 and 20 feet from the rear lot line adjacent to Lot 30. The structure was shown to be outside of the front yard and located entirely behind the existing dwelling on the corner lot. Although the applicant referred to the structure as a garage on the building permit, the structure is referred to on the current plat as a "shed" and is described within the statement of justification as a "shed" and not a garage. The shed has a door with a ramp on the front facing Lock Drive and a door with a ramp on the back facing into the rear yard. Both doors appear to be standard sized doors and not garage doors and the structure is located within a fenced yard without a driveway to access the structure with a vehicle. Although a building permit was obtained for the construction of the accessory storage structure, the structure has not received final inspections; therefore, if this application is approved, a development

condition has been included to address this issue. As indicated in the statement of justification, the applicant states that the existing structure replaced a smaller older shed on the lot in the same location. An aerial image below depicts the old shed on the lot which was replaced.

The building permit history is included as Appendix 5.

- On August 10, 2010, a Notice of Violation (NOV) was issued to the applicant subsequent to a July 20, 2010 inspection, for the accessory "garage" structure.

  A copy of the NOV is included as Appendix 6.

- On March 2, 2012, the applicant obtained a 2.2 foot Administrative Reduction for the attached garage, including an eave, which is less than 10 feet above finished grade, to be located 27.8 feet from the front lot line facing Crenshaw Drive.

  A copy of the letter is included as Appendix 7.

A copy of the submitted plat titled "Plat Showing the Improvements on Lot 1, Block 27, Section Four-D, Country Club Manor" prepared by Dominion Surveyors Inc., dated May 24, 2011, is included at the front of the staff report.

County records reflect that there have been no applications heard by the Board in the immediate vicinity for accessory storage structures exceeding 200 square feet in gross floor area, accessory structures in a front yard or for fences exceeding 4.0 feet in a front yard.

ZONING ORDINANCE REQUIREMENTS (See Appendix 8)

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

- Sect. 8-006 General Special Permit Standards
- Sect. 8-903 Group 9 Standards
- Sect. 8-923 Provisions for Increase in Fence and/or Wall Height in Any Front Yard
- Sect. 18-404 Required Standards for Variances

This special permit and variance are subject to Sects. 8-006, 8-903, 8-923 and 18-404 of the Zoning Ordinance as referenced above, a copy of which is included in Appendix 8. Subject to development conditions, the special permit and variance must meet these standards.

CONCLUSION

If it is the intent of the BZA to approve these applications, staff suggests the BZA condition its approval by requiring conformance with the conditions set forth in Appendix 1 and Appendix 2 of this report, Proposed Development Conditions.

APPENDICES

1. Proposed Special Permit Development Conditions
2. Proposed Variance Development Conditions
3. Applicant's Affidavits
4. Applicant's Statement of Justification
5. Building Permit History
6. Notice of Violation dated August 10, 2010
7. Administrative Reduction letter dated March 2, 2012
8. Applicable Zoning Ordinance Provisions

PROPOSED DEVELOPMENT CONDITIONS

SP 2012-SU-014

June 6, 2012

1. This special permit is approved for the location of a 4.4 foot high wood picket fence as shown on the plat prepared by Dominion Surveyors Inc., dated May 24, 2011, as submitted with this application and is not transferable to other land.

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.

PROPOSED DEVELOPMENT CONDITIONS

VC 2012-SU-002

June 6, 2012

1. This variance is approved for the size and location of an accessory storage structure (413 square foot shed) greater than 200 square feet in gross floor area in the front yard of a lot containing 36,000 square feet or less, as shown on the plat prepared by Dominion Surveyors Inc., dated May 24, 2011, as submitted with this application and is not transferable to other land.

2. All applicable permits and final inspections for the accessory storage structure (shed) shall be obtained within 120 days of approval of this variance application.

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 including requirements for building permits.

Application No.(s): SP 2012-SU-014
(county-assigned application number(s), to be entered by County Staff)

SPECIAL PERMIT/VARIANCE AFFIDAVIT

DATE: April 18, 2012
(enter date affidavit is notarized)

I, Ronald C. McCormack, 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

11397

and that, to the best of my knowledge and belief, the following is true:

1(a). The following constitutes a listing of the names and addresses of all **APPLICANTS, TITLE OWNERS, CONTRACT PURCHASERS,** and **LESSEES** of the land described in the application,* and, if any of the foregoing is a **TRUSTEE,**** each **BENEFICIARY** of such trust, and all **ATTORNEYS** and **REAL ESTATE BROKERS,** and all **AGENTS** who have acted on behalf of any of the foregoing with respect to the application:

(**NOTE**: All relationships to the application listed above in **BOLD** print must be disclosed. Multiple relationships may be listed together, e.g., **Attorney/Agent, Contract Purchaser/Lessee, Applicant/Title Owner**, etc. For a multiparcel application, list the Tax Map Number(s) of the parcel(s) for each owner(s) in the Relationship column.)

NAME (enter first name, middle initial, and last name)	**ADDRESS** (enter number, street, city, state, and zip code)	**RELATIONSHIP(S)** (enter applicable relationships listed in **BOLD** above)
Michael B. Jones	14618 Crenshaw Drive Centreville, Virginia 20120	Applicant/Title Owner
Ronald C. McCormack, Esq. Ronald C. McCormack, P.C.	2740 Chain Bridge Road, Ste. 106 Vienna, Virginia 22181	Attorney/Agent

(check if applicable) [ ] There are more relationships to be listed and Par. 1(a) is continued on a "Special Permit/Variance Attachment to Par. 1(a)" form.

* In the case of a condominium, the title owner, contract purchaser, or lessee of 10% or more of the units in the condominium.

** List as follows: Name of trustee, Trustee for (name of trust, if applicable), for the benefit of: (state name of each beneficiary):

Application No.(s): SP 2012-SU-014

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

SPECIAL PERMIT/VARIANCE AFFIDAVIT

113897

DATE: April 18, 2012

(enter date affidavit is notarized)

1(b). The following constitutes a listing*** of the **SHAREHOLDERS** of all corporations disclosed in this affidavit who own 10% or more of any class of stock issued by said corporation, and where such corporation has 10 or less shareholders, a listing of all of the shareholders:

(**NOTE:** Include **SOLE PROPRIETORSHIPS, LIMITED LIABILITY COMPANIES,** and **REAL ESTATE INVESTMENT TRUSTS** herein.)

CORPORATION INFORMATION

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

Ronald C. McCormack, P.C.
2740 Chain Bridge Road, Suite 106
Vienna, Virginia 22181

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)

Ronald C. McCormack

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

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

Application No.(s): SP 2012 - SU - 014

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

SPECIAL PERMIT/VARIANCE AFFIDAVIT

DATE: April 18, 2012

(enter date affidavit is notarized)

113897

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): SP 2012-SU-014

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

SPECIAL PERMIT/VARIANCE AFFIDAVIT

DATE: April 18, 2012

(enter date affidavit is notarized)

113877

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): SP 2012-SU-014
(county-assigned application number(s), to be entered by County Staff)

SPECIAL PERMIT/VARIANCE AFFIDAVIT

DATE: April 18, 2012
(enter date affidavit is notarized)

113897

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: Ronald C. McCormack

(check one) [ ] Applicant [✓] Applicant's Authorized Agent

Ronald C. McCormack, Attorney/Agent
(type or print first name, middle initial, last name, and title of signee)

Subscribed and sworn to before me this 18th day of April 2012, in the State/Comm. of Virginia, County/City of Fairfax.

Samantha Rose Turner
Notary Public

My commission expires: 8/31/13

SAMANTHA ROSE TURNER NOTARY PUBLIC REG # 368803 COMMISSION EXPIRES 8/31/13 COMMONWEALTH OF VIRGINIA

Application No.(s): VC 2012-SU-002
(county-assigned application number(s), to be entered by County Staff)

SPECIAL PERMIT/VARIANCE AFFIDAVIT

DATE: March 29, 2012
(enter date affidavit is notarized)

I, Ronald C. McCormack, 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

115406

and that, to the best of my knowledge and belief, the following is true:

1(a). The following constitutes a listing of the names and addresses of all **APPLICANTS, TITLE OWNERS, CONTRACT PURCHASERS,** and **LESSEES** of the land described in the application,* and, if any of the foregoing is a **TRUSTEE,**** each **BENEFICIARY** of such trust, and all **ATTORNEYS** and **REAL ESTATE BROKERS,** and all **AGENTS** who have acted on behalf of any of the foregoing with respect to the application:

(**NOTE**: All relationships to the application listed above in **BOLD** print must be disclosed. Multiple relationships may be listed together, e.g., **Attorney/Agent, Contract Purchaser/Lessee, Applicant/Title Owner**, etc. For a multiparcel application, list the Tax Map Number(s) of the parcel(s) for each owner(s) in the Relationship column.)

NAME (enter first name, middle initial, and last name)	**ADDRESS** (enter number, street, city, state, and zip code)	**RELATIONSHIP(S)** (enter applicable relationships listed in **BOLD** above)
Michael B. Jones	14618 Crenshaw Drive Centreville, Virginia 20120	Applicant /Title Owner
Ronald C. McCormack, Esq., Ronald C. McCormack, P.C.	2740 Chain Bridge Road #106 Vienna, Virginia 22181	Attorney/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): VC 2012-SU-002

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

SPECIAL PERMIT/VARIANCE AFFIDAVIT

DATE: March 29, 2012

(enter date affidavit is notarized)

115406

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)

Ronald C. McCormack,P.C.
2740 Chain Bridge Road
#106
Vienna, Virginia 22181

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)

Ronald C. McCormack

(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): VC 2012-SU-002
(county-assigned application number(s), to be entered by County Staff)

SPECIAL PERMIT/VARIANCE AFFIDAVIT

DATE: March 29, 2012 11540G
(enter date affidavit is notarized)

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

PARTNERSHIP INFORMATION

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

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

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

(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): VC 2012-SU-002

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

SPECIAL PERMIT/VARIANCE AFFIDAVIT

DATE: March 29, 2012

(enter date affidavit is notarized)

115406

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): VC 2012-SU-002
(county-assigned application number(s), to be entered by County Staff)

SPECIAL PERMIT/VARIANCE AFFIDAVIT

115406

DATE: March 29, 2012
(enter date affidavit is notarized)

3. That within the twelve-month period prior to the public hearing of this application, no member of the Fairfax County Board of Zoning Appeals, Planning Commission, or any member of his or her immediate household, either directly or by way of partnership in which any of them is a partner, employee, agent, or attorney, or through a partner of any of them, or through a corporation in which any of them is an officer, director, employee, agent, or attorney or holds 10% or more of the outstanding bonds or shares of stock of a particular class, has, or has had any business or financial relationship, other than any ordinary depositor or customer relationship with or by a retail establishment, public utility, or bank, including any gift or donation having a value of more than $100, singularly or in the aggregate, with any of those listed in Par. 1 above.

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

(NOTE: Business or financial relationships of the type described in this paragraph that arise after the filing of this application and before each public hearing must be disclosed prior to the public hearings. See Par. 4 below.)

(check if applicable) [ ] There are more disclosures to be listed and Par. 3 is continued on a "Special Permit/Variance Attachment to Par. 3" form.

4. **That the information contained in this affidavit is complete, that all partnerships, corporations, and trusts owning 10% or more of the APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE* of the land have been listed and broken down, and that prior to each and every public hearing on this matter, I will reexamine this affidavit and provide any changed or supplemental information, including business or financial relationships of the type described in Paragraph 3 above, that arise on or after the date of this application.**

WITNESS the following signature: Ronald C. McCormack

(check one) [ ] Applicant [✓] Applicant's Authorized Agent

Ronald C. McCormack, Attorney/Agent
(type or print first name, middle initial, last name, and title of signee)

Subscribed and sworn to before me this 29th day of March 2012, in the State/Comm. of Virginia, County/City of Fairfax.

Xenia T. Barnes
Notary Public 7066393

My commission expires: 6/30/2014

XENIA T. BARNES
NOTARY PUBLIC
REGISTRATION # 7066393
COMMONWEALTH OF VIRGINIA
MY COMMISSION EXPIRES
JUNE 30, 2014

RECEIVED
Department of Planning & Zoning
MAR 09 2012
Zoning Evaluation Division

Application Number

STATEMENT OF PROPOSED USE

SPECIAL PERMIT-SHED LOCATION

1. The applicant owns a corner lot, that fronts on two streets in a subdivision. Two years ago the applicant replaced an existing shed that was located in the back corner of his back yard. The new shed was constructed substantially in the same location as the previous shed, approximately 20 feet from the front property line and 2.5 feet from the side property line in the corner of the back yard. The applicant recently learned that the shed was built too close to the property lines. He now seeks a special permit to allow the shed to remain in its current location.

2. The non-compliance was done in good faith with the applicant placing the shed substantially in the same location as the previous shed, which was on the lot when the applicant purchased the house in 1997.

3. The reduction in the set back requirements will not impair the purpose and intent of the set back ordinance.

4. The reduction in the set back requirements will not be detrimental to the use and enjoyment of other properties in the immediate vicinity of the applicant's residence.

5. The reduction in the set back requirements and allowing the shed to remain in its current location will not create an unsafe condition with respect to the property of others and/or the public streets.

6. To enforce compliance with the set back requirements would cause an unreasonable hardship on the applicant. If the special permit is not granted, the only way for the applicant to come into compliance would be to tear down the shed. That would impose an extremely unreasonable hardship on the applicant as he went to considerable expense and effort to construct the shed.

7. The reduction will not result in an increase in density or floor area ratio from that permitted by R-3 zoning regulations. The applicant's lot is 12,945 square feet and his house has 1620 square feet of above ground living space. The shed is detached and does not add any square feet to the house.

SPECIAL PERMIT-FENCE HEIGHT

1. The applicant hired a company to install the picket style wood fence around his backyard in 2009 to give the applicant's Labrador retriever a place to run. The height of the picket fence is mostly under the 4 feet height requirement with the exception of the posts which have an ornate ball on top that cause the posts to be 4'4'' on two sections of the fence located along the sides of the backyard, and 4'7" on the sections of the fence that is located along rear property line. Since the fence is located on a corner lot, what otherwise would be considered a backyard fence and not subject to the 4 feet maximum height requirement, in this case has one side of the fence that runs along one of the two streets that the property fronts on, and as such this section of fence is subject to the 4 feet maximum height requirement. The section of fence that runs along the street has posts that are 4'4'' in height. The picket portion of this section of fence is under the 4' feet maximum height limit. The applicant in good faith relied upon the contractor to construct the fence in accordance with County ordinance.

2. The picket fence meets the sight distance requirements contained in Section 2-505.

3. The picket fence as it now exists is warranted as it located along the rear and side property lines of the applicant's backyard and not close to the applicants house which is the principal structure on the 12,945 sq. ft. lot. The fence is located along a rear and side boundary lines shared with two neighbors and is not located close to either neighbor's home.

4. The existing picket fence is in harmony with surrounding structures in the neighborhood. Most other fences in the neighborhood are of a similar design and height.

5. The applicant's picket fence does not impact the use and/or enjoyment of any other properties in the immediate vicinity of the applicant's lot. In fact the adjacent neighbors have a similar wood picket fence in their yards.

VARIANCE-STORAGE SHED SIZE

1. The storage shed was constructed in good faith with its 20.3' x 20.3' size being based on the size of the dilapidated shed that was located on the property when the applicant purchased the property in 1997. The current shed is approximately the same size as the previous shed; however it is a little larger.

2. The applicant's property has the characteristic of being a corner lot, so no matter where the applicant places the storage shed it is technically in the front yard (a yard that adjacent to a street). In the applicant's case, the storage shed is built in back of his house off to one corner of the yard.

3. The situation of the applicant's property is not so general or recurring a nature as to make reasonably practicable the formulation of a general regulation to be adopted by the Board of Supervisors as an amendment to the Zoning Ordinance.

4. The strict application of this ordinance would produce an undue hardship on the applicant because if would cause the applicant to have to demolish the storage shed which was constructed at a significant cost and is needed by the applicant for storage. It would also be a significant cost for the applicant to demolish and haul away the shed which the applicant cannot afford to pay at this time.

5. The undue hardship experience by the applicant with being on a corner lot is not shared generally by other properties in the same zoning district and same vicinity because most other lots are not corner lots that front on two streets.

6. The granting of a variance will alleviate a clearly demonstrable hardship placed upon the applicant that is caused by being on a corner lot.

7. The authorization of the variance will not be of substantial detriment to adjacent property. There are similar storage sheds located on adjacent properties and in the surrounding neighborhood.

8. The character of the zoning district will not be changed by the granting of the variance.

9. The variance will be in harmony with the intended spirit and purpose of this ordinance and will not be contrary to the public interest. The storage shed which is located in back of the applicant's house is typical of the size and appearance of the other storage sheds located in backyards throughout the applicant's neighborhood and Fairfax County. This storage shed and its predecessor that was similar in size has been located on the lot since 1997 and the applicant is not aware of any complaints from anyone in the neighborhood.

RECEIVED
Department of Planning & Zoning
MAR 09 2012
Zoning Evaluation Division

Ronald C. MscCormack
Attorney at Law
2740 Chain Bridge Road, Suite 106
Vienna, Virginia 22181

Tel: (703) 865-4940
Fax: (703) 865-4941

March 8, 2012

Department of Planning and Zoning
Attention: Virginia H. Rufner, Planner III
Application Acceptance Section, ZED, DPZ
12055 Government Center Parkway
Suite 801
Fairfax, Virginia 22035-5509

Re: Application for a special permit and for a variance submitted on behalf of Michael B. Jones

Dear Ms. Rufner:

I am enclosing the following items in response to your October 31, 2011 letter and Checklist Report, copies of which are attached for your reference:

1. Four copies of an Application For Special Permit for an error in building location to permit a shed to remain 2.5 feet from the side property line on a corner lot, and also to permit a fence that is greater than 4 feet in height to remain in the front yard.

2. Four copies of an Application For Variance to permit an existing 412.09 square feet shed to remain in front yard (rear of house) on a corner lot.

3. Statement of Proposed Use which addresses the Special Permit application for the error in building location, the Special Permit application for the fence height and the Variance application for the shed size.

4. Additional photographs of entire property as viewed from all lot lines.

5. Additional photographs of all abutting and adjacent properties.

6. A copy of a letter from Hill G. Cooper, Senior Assistant Zoning Adminstrator, advising that Michael B. Jones' request for an admisinistrative reduction permiting his garage to be located 27.8 feet from the front property line, has been approved.

7. A check in the amount of $910.00 to cover the application fee for the Variance.

Hopefully this takes care of all of your concerns.

Thank you for your assistance. Please call if there are any questions

Best regards,

Ronald C. McCormack

Ronald C. McCormack

cc: Michael B. Jones

Ronald C. McCormack

Attorney at Law
2740 Chain Bridge Road, Suite 106
Vienna, Virginia 22181

Tel: (703) 865-4940
Fax: (703) 865-4941

RECEIVED
Department of Planning & Zoning

MAR 3 0 2012

Zoning Evaluation Division

March 30, 2012

Department of Planning and Zoning
Attention: Virginia H. Ruffner, Planner III
Application Acceptance Section, ZED, DPZ
12055 Government Center Parkway
Suite 801
Fairfax, Virginia 22035-5509

Re: Applications for special permit and for variance submitted on behalf of Michael B. Jones

Dear Ms. Ruffner:

Please find enclosed 12 copies of the plats recently requested by you in your March 21, 2012 correspondence, a copy of which is enclosed for your reference. I am assuming that the 12 copies of the plats satisfy the request for the application for the special permit, as well as the application for the variance, but please let me know if I am wrong and if you need more copies of the plat.

I am also enclosing an Affidavit for the Variance application and a new Certification indicating that I am authorized to represent Michael Jones in his application for a variance.

Thank you for your assistance. Please call if there are any questions

Best regards,

Ronald C. McCormack

Ronald C. McCormack

cc: Michael B. Jones

Application Number

CERTIFICATION OF
AUTHORIZATION OF AGENT

On this 30 day of March 2012 the below signed applicant, Michael B. Jones, does hereby confirm and certify that I am the owner of the property located at 14618 Crenshaw Drive, Centreville, Virginia 20120, also know as Lot 1, Block 27, Section 4-D, Country Club Manor Subdivision, Centreville, Virginia, tax map no: 0443 02270001, and that I have appointed and authorized attorney, Ronald C. McCormack as my agent and attorney in fact, to act on my behalf in any and all matters pertaining to my application for a special permit and/or a variance with the Fairfax County Department of Planning and Zoning.

Michael B. Jones

County of Fairfax
Commonwealth of Virginia

On this 30th of March 2012, Michael B. Jones appeared before me, a notary public, and under oath, certified and executed the aforesaid statement.

My commission expires: 3/31/2014

Notary Public

Curtis C. Takemoto
Commonwealth of Virginia
Notary Public
Commission No. 315875
My Commission Expires 3/31/2014

APPENDIX 5

BUILDING PERMIT APPLICATION

FAIRFAX COUNTY GOVERNMENT
PERMIT APPLICATION CENTER
12055 Government Center Parkway, 2nd Floor
Fairfax, Virginia 22035-5504
Telephone: 703-222-0801
Web site: http://www.fairfaxcounty.gov/dpwes

PERMIT # 10131018 1

FOR INSPECTIONS CALL 703-222-0455 (see back for more information)
OR VISIT US ON THE WEB AT
http://www.fairfaxcounty.gov/isisnet/inspection_sched.asp

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

JOB LOCATION
ADDRESS 14618 Crenshaw Dr
LOT # 1 BUILDING 1
FLOOR SUITE
SUBDIVISION Contry Club Manor
TENANT'S NAME Mike Jones Sec 4 D
EMAIL
CONTACT ID 703 217 0909

OWNER INFORMATION OWNER ☒ TENANT ☐
NAME Mike B Jones
ADDRESS 14618 Crenshaw Dr
CITY Centreville STATE Va ZIP 20120
TELEPHONE 703-217-0909
EMAIL
CONTACT ID

CONTRACTOR INFORMATION SAME AS OWNER ☒
CONTRACTORS MUST PROVIDE THE FOLLOWING:
COMPANY NAME
ADDRESS
CITY STATE ZIP
TELEPHONE
EMAIL
STATE CONTRACTORS LICENSE #
COUNTY BPOL #
CONTACT ID

APPLICANT Steven L Frazier
NAME ~~Mike B Jones~~
ADDRESS 14618 Crenshaw Dr
CITY Centreville STATE Va ZIP 20120
TELEPHONE ~~703-217-0909~~
EMAIL 571-236-7255
CONTACT ID

DESCRIPTION OF WORK
~~Shed~~ 20'x20'
Detached Garage
[illegible]

HOUSE TYPE
ESTIMATED COST OF CONSTRUCTION 5,000
USE GROUP OF BUILDING
TYPE OF CONSTRUCTION

DESIGNATED MECHANICS' LIEN AGENT
(Residential Construction Only)
NAME
ADDRESS

NONE DESIGNATED ☒ PHONE

DO NOT WRITE IN GRAY SPACES - COUNTY USE ONLY
PLAN #
TAX MAP #

ROUTING	DATE	APPROVED BY
LICENSING		
ZONING		
SITE PERMITS		
HEALTH DEPT		
BUILDING REVIEW		
SANITATION		
FIRE MARSHAL		
ASBESTOS		
PROFFERS		

FEE $
FILING FEE $
AMOUNT DUE = $

BUILDING PLAN REVIEW
REVIEWER # OF HOURS
REVISION FEES $
FIRE MARSHAL FEES $
FIXTURE UNITS PLAN LOC: L ☐ R ☐

APPROVED FOR ISSUANCE OF BUILDING PERMIT
(LOG OUT)
BY DATE

ZONING REVIEW
USE SFD R3 C
ZONING DISTRICT HISTORICAL DISTRICT
ZONING CASE #
GROSS FLOOR AREA OF TENANT SPACE

YARDS:	
FRONT	NC
FRONT	NC
L SIDE	27
R SIDE	20
REAR	NC

GARAGE 1 ☐ 2 ☐ 3 ☐
OPTIONS YES ☐ NO ☐
REMARKS Build Detached garage 20 x 20 14' tall Existing sq FT 1638 sq FT corner lot

REMARKS

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

[signature] 5-11-10
Signature of Owner or Agent Date

Steven L Frazier Friend
Printed Name and Title
(Notarization of signature is required if owner is listed as the contractor and is not present at time of application)

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

(Notary Signature)

6/2/2006

...GS AND PIERS MUST BE
...ED ON COMPETENT MATERIAL

No Second Kitchen or Wet Bar.

APPROVED 5-11-10
Eileen M McLane Dep
Zoning Administrator

DPW&ES
LAND DEVELOPMENT SERVICES
SITE PERMITS & ... CENTER
APPROVED FOR
garage
BY SS
DATE 5/11/10

CASE NO. 39735

HOUSE LOCATION DRAWING

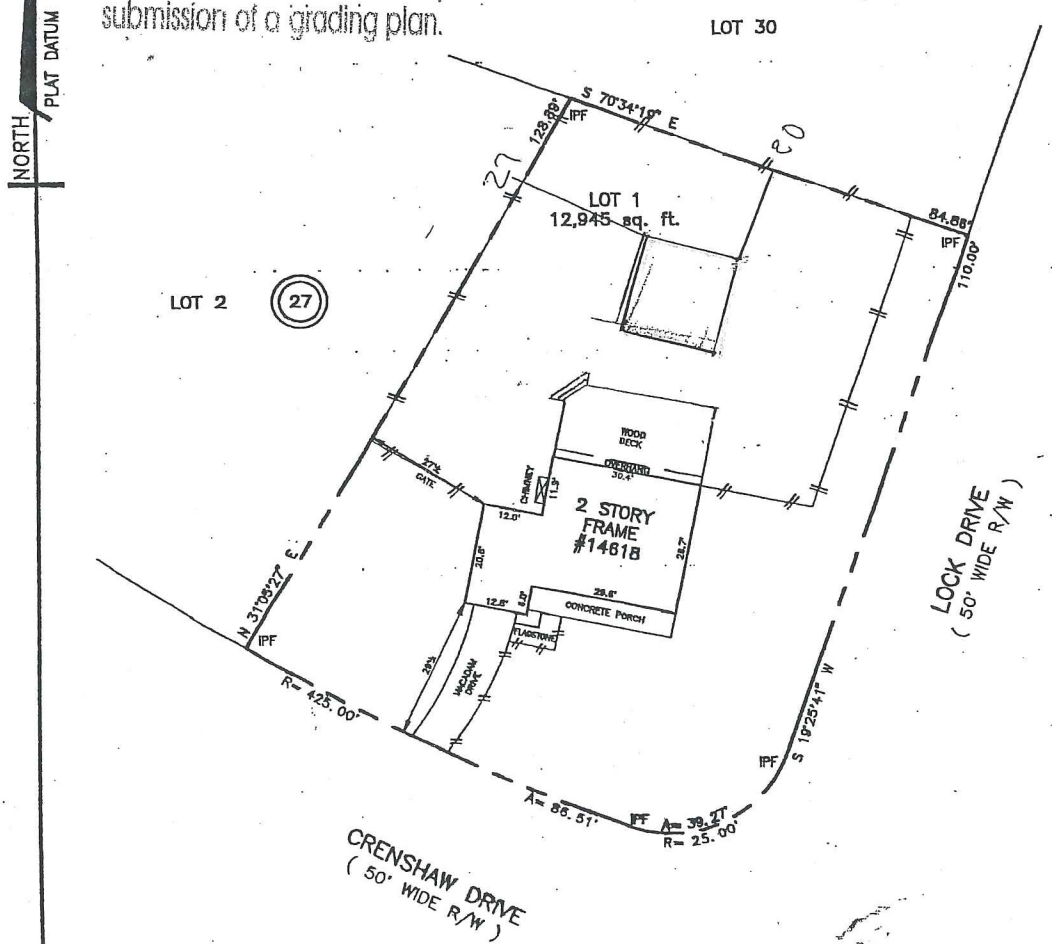
THOMAS & TAMMY MARIE CAPORALE
DEED BOOK 8602 PAGE NO. 1703

SUBDIVISION PLAT
SECTION FOUR – D

COUNTRY CLUB MANOR

LOT 1 BLOCK 27
FAIRFAX COUNTY, VIRGINIA

total earth disturbance on this lot shall not exceed 2500 sq. ft. - Earth disturbance in excess of 2500 shall constitute a violation and require the submission of a grading plan.



Scale 1-30

COMMON...
GATE
SIZE
3-27-97
LAND TU...

...CTION WITHOUT EXPRESSED
...MISSION BY CMS, INC.

BUILDING PERMIT APPLICATION

FAIRFAX COUNTY GOVERNMENT
PERMIT APPLICATION CENTER
12055 Government Center Parkway, 2nd Floor
Fairfax, Virginia 22035-5504
Telephone: 703-222-0801
Web site: http://www.fairfaxcounty.gov/dpwes

PERMIT # 7-0640029

FOR INSPECTIONS CALL 703-222-0455 (see back for more information)
OR VISIT US ON THE WEB AT
http://www.fairfaxcounty.gov/isisnet/inspection_sched.asp

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

JOB LOCATION
ADDRESS 14618 CRENSHAW DR.
LOT # 16 BUILDING
FLOOR SUITE
SUBDIVISION Country Club Manor Sec 4
TENANT'S NAME MIKE JONES
EMAIL
CONTACT ID

OWNER INFORMATION OWNER ☒ TENANT ☐
NAME MIKE JONES
ADDRESS 14618 Crenshaw Dr.
CITY Centreville STATE VA ZIP 20120
TELEPHONE 703-217-0909
EMAIL mjones21@aol.com
CONTACT ID

CONTRACTOR INFORMATION SAME AS OWNER ☒
CONTRACTORS MUST PROVIDE THE FOLLOWING:
COMPANY NAME
ADDRESS
CITY STATE ZIP
TELEPHONE
EMAIL
STATE CONTRACTORS LICENSE #
COUNTY BPOL #
CONTACT ID

APPLICANT
NAME
ADDRESS
CITY STATE ZIP
TELEPHONE
EMAIL
CONTACT ID

DESCRIPTION OF WORK
Replace + enlarge existing deck
400 SQ FT // PER PLAN

HOUSE TYPE SF Colonial
ESTIMATED COST OF CONSTRUCTION 10,000
USE GROUP OF BUILDING
TYPE OF CONSTRUCTION

DESIGNATED MECHANICS' LIEN AGENT
(Residential Construction Only)
NAME
ADDRESS
NONE DESIGNATED ☒ PHONE

DO NOT WRITE IN GRAY SPACES - COUNTY USE ONLY

PLAN # 1-A-1 1-A-2
TAX MAP # 55-4 ((4)) 16

ROUTING	DATE	APPROVED BY
LICENSING		
ZONING		
SITE PERMITS		
HEALTH DEPT		
BUILDING REVIEW		
SANITATION		
FIRE MARSHAL		
ASBESTOS		
PROFFERS		

FEE $
FILING FEE $
AMOUNT DUE = $

BUILDING PLAN REVIEW
REVIEWER # OF HOURS
REVISION FEES $
FIRE MARSHAL FEES $
FIXTURE UNITS PLAN LOC. L ☐ R ☐

APPROVED FOR ISSUANCE OF BUILDING PERMIT
(LOG OUT)
BY DATE

ZONING REVIEW
USE SFD R-3C
ZONING DISTRICT HISTORICAL DISTRICT
ZONING CASE #
GROSS FLOOR AREA OF TENANT SPACE

YARDS:	
FRONT	35
FRONT	NC
L SIDE	27
R SIDE	NC
REAR	41

GARAGE 1 ☐ 2 ☐ 3 ☐
OPTIONS YES ☐ NO ☐
REMARKS 3' wall
OPEN Enclosed
deck with
16 x 36
with steps
Per county
deck not
Hot tub
R bath
attached

REMARKS

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

M R B Jones 9/2/07
Signature of Owner or Agent Date

MIKE JONES
Printed Name and Title
(Notarization of signature is required if owner is listed as the contractor and is not present at time of application)

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

(Notary Signature)

CASE NO. 39735

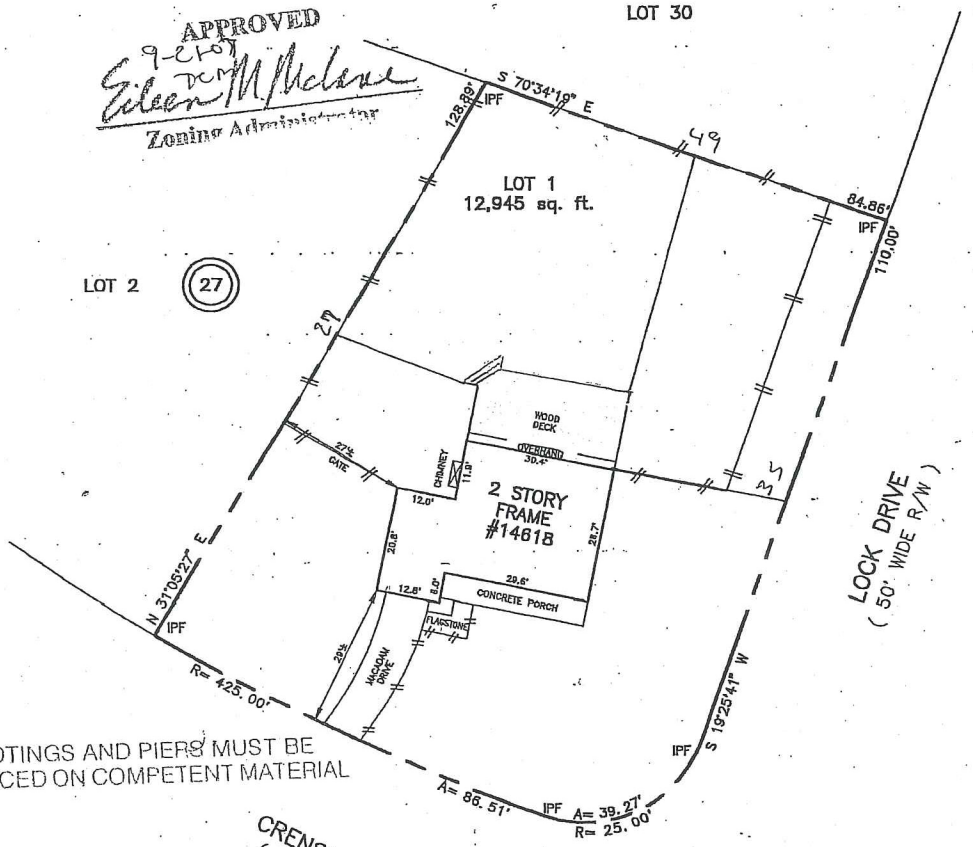
HOUSE LOCATION DRAWING

THOMAS & TAMMY MARIE CAPORALE
DEED BOOK 8602 PAGE NO. 1703

SUBDIVISION PLAT
SECTION FOUR – D
COUNTRY CLUB MANOR
LOT 1 BLOCK 27
FAIRFAX COUNTY, VIRGINIA

NORTH PLAT DATUM

APPROVED
9-21-97
Eileen M. McLane DCM
Zoning Administrator



FOOTINGS AND PIERS MUST BE PLACED ON COMPETENT MATERIAL

DPW&ES
LAND DEVELOPMENT SERVICES
SITE PERMITS & ADDRESSING CENTER
APPROVED FOR
Open Deck
BY
DATE 09/11/97

COMMONWEALTH OF VIRGINIA
GARY DEAN SIMPSON
No. 001122
3-27-97
LAND SURVEYOR

NOTE: THIS IS NOT A BOUNDARY SURVEY.
IPF – DENOTE IRON PIPE FOUND

PROPERTY ADDRESS: 14618 CRENSHAW DRIVE

THE PROPERTY SHOWN HEREON IS LOCATED IN ZONE X (AREAS DETERMINED TO BE OUTSIDE 500 – YEAR FLOODPLAIN.) ACCORDING TO NATIONAL FLOOD INSURANCE PROGRAM F.I.R.M. MAP COMMUNITY PANEL NO. 515525 0025 D AS REVISED 03/05/1990.

CERTIFICATE

I HEREBY DECLARE THAT THE POSITION OF ALL THE VISIBLE EXISTING IMPROVEMENTS SHOWN ON THE ABOVE DESCRIBED PROPERTY HAVE BEEN ESTABLISHED BY PROPER FIELD METHODS.

Gary Dean Simpson
GARY DEAN SIMPSON
REG. LAND SURVEYOR, VA. NO. 001122 & MD. NO. 514

REFERENCES
DEED BK. 5919
PAGE 1423
LIBER
FOLIO

CMS
CENTRAL MARYLAND SURVEYORS
4319 NORTHVIEW DRIVE (301) 262–2500 FAX (301) 262–9878 BOWIE, MD 20716

DATES:
WALL CHECK:
HSE. LOC.: 09/27/97
BOUNDARY:

SCALE: 1" = 30'
DRAWN BY: S.D.
JOB NO.: 0675–97

NOTES: 1) This location for title purposes only, no title report furnished, not to be used for determining property lines, building fences or other improvements.
2) Property corner markers NOT found, or guaranteed by this location.
3) B.R.L. information, if shown was obtained from existing record plat or local agencies and is not guaranteed by CMS, INC.
4) Building line and/or Flood Zone information is subject to the interpretation of the originator.
5) CMS, Inc. does not certify to unshown or unrecorded encroachments or overlaps.

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DEPARTMENT OF ENVIRONMENTAL MANAGEMENT
FAIRFAX COUNTY, VIRGINIA
PERMIT APPLICATION CENTER
4050 LEGATO ROAD, 2ND FLOOR
FAIRFAX, VA. 22033 246-1550
FOR INSPECTIONS CALL: 352-0970

BUILDING PERMIT APPLICATION

APPLICATION NO
19
Date

Job Location
Street 14618 CRENSHAW DRIVE
Building _____ Floor _____ Suite _____
Subdivision _____
Tenants Name THOMAS CAPORALE

DO NOT WRITE IN THIS SPACE
Permit No. 90172B0680
Map Reference 044-3-02-27-0001
Building Permit No. _____ Control No. _____
Std. _____ Mag. _____ Plan _____ Census _____

OWNER
Name THOMAS CAPORALE
Address (Mailing) 14618 CRENSHAW DRIVE
City CENTREVILLE State VA Zip 22020
Telephone (703) 222-8678

CONTRACTOR
Company Name _____
Master _____
Address OWNER
City _____ State _____ Zip _____
Telephone _____ License No. _____
State Contractors License No. _____
County Business Account No. _____

For Description
DECK ATTACHED TO BACK OF HOUSE
No Hot Tub
Model/Use _____

Sewage: Public ☑ Community ☐ Septic Tank ☐ None ☐
WATER: Public ☑ Individual Well ☐ None ☐

☐ N-New ☐ D-Demolish
☐ R-Alter or Repair ☐ M-Move
☐ A-Add To ☐ O-Other

REMARKS:

ROUTING

		Date	Approved By:
	Health Review		
2	Site Review	6/21/90	[illegible]
1	Zoning Review	6-21-90	[illegible]
	Sanitation Review		
3	Building Review	6-21-90	[illegible]
	Fire Review		
4	Overgrant		

Use Group of Building R4
Type of Construction SB
Building Area _____
Estimated Const. Cost 2,000.00

BUILDING DESCRIPTION QUANTITY
Units _____
Stories _____
Rooms _____
Bedrooms _____
To be Added _____
Baths _____
Half Baths _____
Kitchens _____
Fireplaces _____
Basement _____
% Basements to Finish _____

ZONING REVIEW
Zoning Proffers Building _____
Zoning Class R-3
Zoning Case # _____

BUILDING CHARACTERISTICS
Building Height 2 feet
Exterior Walls _____
Interior Walls _____
Roofing Material _____
Flooring Material _____
Heating Fuel _____
Heating System _____

GRADING AND DRAINAGE REVIEW
Soils _____
Historical _____
Plan # _____
Retaining Wall _____

BUILDING DIMENSIONS

No. Stories	Width	Depth	Sq. Ft.
~~1~~	~~[illegible]~~	×	=
1	38	× 15	= 380
		×	=
		×	=

YARDS	Front	Front	Left Side	Right Side	Rear
	N/C	32'+	25'+	25'+	—

SD-84

REMARKS
Country Club Manor
22x11, 14x15 Sec 4-D Blk 27
Lot 1
Open deck on rear of dwelling
380 ID and 2ft off grade level 1
Plats Attached!

FOR COUNTY USE ONLY:

Date 6/21/90 By [signature]
Approved for Issuance of Building Permit

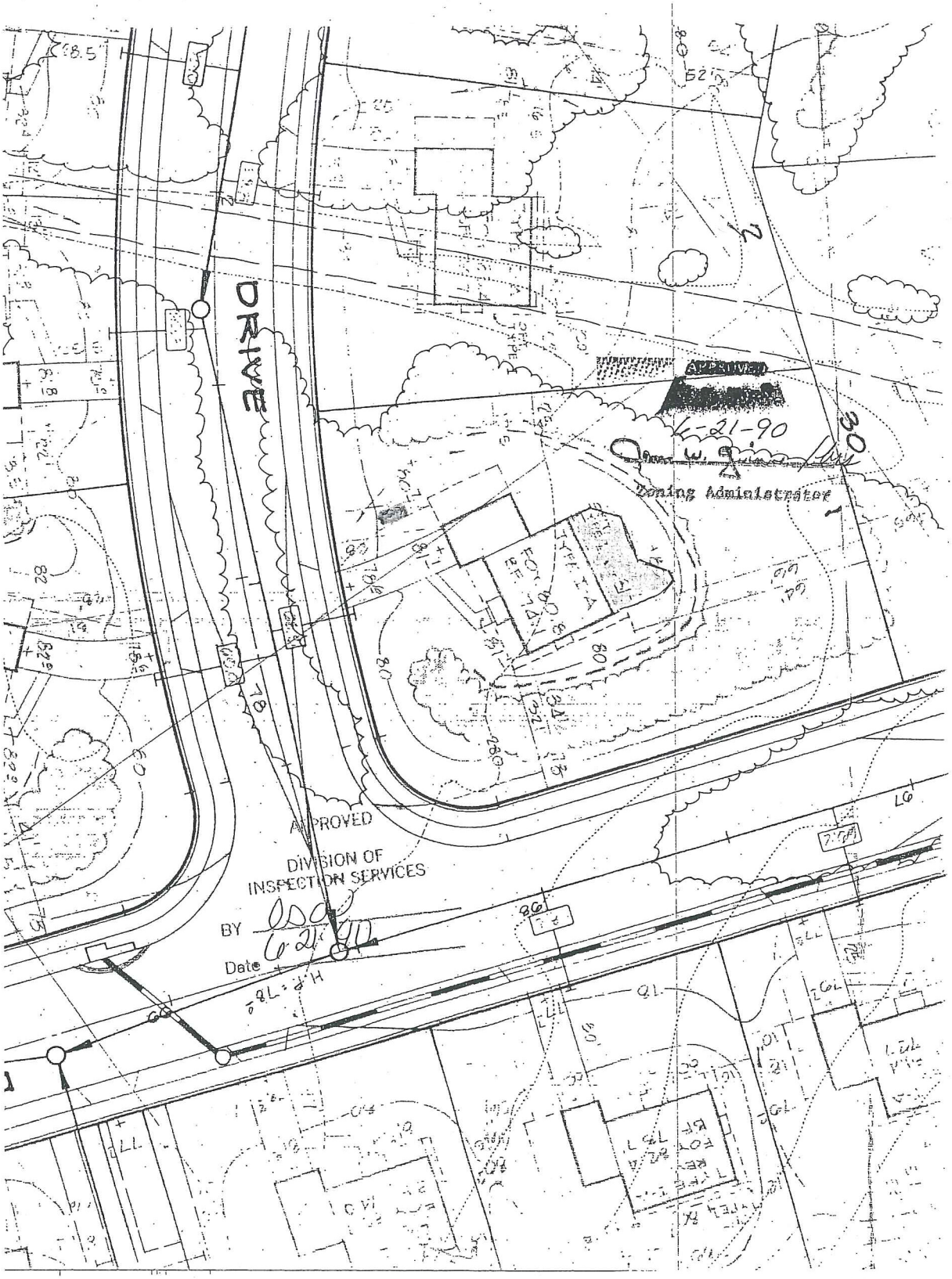
Fee $56.00
Filing Fee _____
Amount Due _____

The request for and use of personal information on this form is subject to the provisions of the Privacy Protection Act of 1976 and the Freedom of Information Act.

I hereby certify that I have authority of the owner to make this application, that the information is complete and correct, and that if a permit is issued the construction and/or use will conform to the building code, the zoning ordinance and other applicable laws and regulations including private building restrictions, if any, which relate to the property. He/She and the company or organization named and represented herein is duly registered or exempt from registration in accord with the provisions of Chapter 7 of the *Code of Virginia*.

T. Caporale 6/21/90
Signature of Owner or Agent Date

Notary Signature Date


DRIVE
APPROVED
4-21-90
Zoning Administrator
APPROVED
DIVISION OF
INSPECTION SERVICES
BY
Date
6-21-90

DEPARTMENT OF ENVIRONMENTAL MANAGEMENT
FAIRFAX COUNTY, VIRGINIA
PERMIT APPLICATION CENTER
10555 MAIN STREET, 4TH FLOOR
FAIRFAX, VA. 22030 691-3031

BUILDING PERMIT APPLICATION

APPLICATION NO. 19
Date

JOB LOCATION
Street: [illegible] Crenshaw Dr. [illegible]
Building: ____ Floor: ____ Suite: Sec. 4D
Subdivision: [illegible]
Tenants Name: Sec 4D

DO NOT WRITE IN THIS SPACE
Permit No.: [illegible]
Map Reference: [illegible]
Building Permit No.: ____ Control No.: ____
Std.: ____ Mag.: ____ Plan: ____ Census: ____

OWNER
Name: Kettler & Scott Inc.
Address (Mailing): 8150 Leesburg Pk.
City: Vienna State: Va Zip: 22181
Telephone: ____

CONTRACTOR
Company Name: ____
Master: OWNER
Address: ____
City: ____ State: ____ Zip: ____
Telephone: ____ License No.: ____
State Contractors License No.: 1934100
County Business Account No.: 000078806

For: Description
SFD Type 1

Model/Use: ____

Sewage: Public ☒ Community ☐ Septic Tank ☐ None ☐
WATER: Public ☒ Individual Well ☐ None ☐

☒ N-New ☐ D-Demolish
☐ R-Alter or Repair ☐ M-Move
☐ A-Add To ☐ O-Other

ROUTING

	Date	Approved By:
Health Review	/ /	
Site Review	[illegible]	[illegible]
Zoning Review	8/2/84	[illegible]
Sanitation Review	[illegible]	[illegible]
Building Review		
Fire Review		

REMARKS:

BUILDING DESCRIPTION / **QUANTITY**
Units: 1
Stories: 2
Rooms: 8
Bedrooms: 4
To be Added: 0
Baths: 1
Half Baths: 1
Kitchens: 1
Fireplaces: 1
Basement: INS
% Basements to Finish: ____

Use Group of Building: ____
Type of Construction: ____
Building Area: 1630
Estimated Const. Cost: 48,000.00

ZONING REVIEW
Zoning Proffers Building: ____
Zoning Class: [illegible]
Zoning Case #: ____

BUILDING CHARACTERISTICS
Building Height: 26
Exterior Walls: FRAME
Interior Walls: Drywall
Roofing Material: Fiber glass
Flooring Material: Carpet
Heating Fuel: Electric
Heating System: Heat pump

GRADING AND DRAINAGE REVIEW
Soils: ____
Historical: ____
Plan #: ____
Retaining Wall: ____

BUILDING DIMENSIONS

No. Stories	Width	Depth	Sq. Ft.
	×	=	
	×	=	
	×	=	
	×	=	

YARDS	Front	Front	Left Side	Right Side	Rear
	32	28	17.5	64	NA

REMARKS: 4350 sq. ft.

FOR COUNTY USE ONLY:

Date: [illegible] By: ____
Approved for Issuance of Building Permit

Fee: ____
Filing Fee: ____
Amount Due: [illegible]

The request for and use of personal information on this form is subject to the provisions of the Privacy Protection Act of 1976 and the Freedom of Information Act.

I hereby certify that I have authority of the owner to make this application, that the information is complete and correct, and that if a permit is issued the construction and/or use will conform to the building code, the zoning ordinance and other applicable laws and regulations including private building restrictions, if any, which relate to the property. He/She and the company or organization named and represented herein is duly registered or exempt from registration in accord with the provisions of Chapter 7 of the *Code of Virginia*.

[illegible] 8/[illegible]
Signature of Owner or Agent — Date — Notary Signature — Date

County of Fairfax, Virginia

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

NOTICE OF VIOLATION

DATE OF ISSUANCE: August 6, 2010

SHERIFF LETTER

CASE #: 201002146 **SR#:** 62767

SERVE: Michael B. Jones
Anne W. Jones
14618 Crenshaw Drive
Centreville, VA 20120-5504

LOCATION OF VIOLATION 14618 Crenshaw Drive
Centreville, VA 20120-5504
Subdivision: Country Club Manor, Blk 27, Sec 4-D, Lot 1
Tax Map: 44-3 ((2)) (27) 1
Zoning District: R-3

Posted 2

Dear Property Owners:

The purpose of this letter is to rescind the Notice of Violation issued to Michael B. Jones and Anne W. Jones, dated August 2, 2010. This new Notice of Violation is being issued to correct the previous Notice of Violation.

An inspection of the above referenced property on July 20, 2010, revealed a violation of the Fairfax County Zoning Ordinance.

§ 10-104 (12F) Accessory Structure Location on a corner lot
§ 2-302 (6) Accessory Use must comply with Article 10:

The presence of an accessory structure (garage) which measured approximately 13'4" in height, is approximately 400 square feet in area and is located approximately 23'9" from the street side lot line and approximately 4' from the rear lot lines.

The Fairfax County Zoning Ordinance permits accessory structures to be located in minimum required yards; however, if the structure exceeds seven (7) feet in height, it must be located on the lot so as to comply with 12F of Sect. 10-104 of the Zoning Ordinance which states:

> On a corner lot, the rear lot line of which adjoins a side lot line of a lot to the rear, no accessory structure or use which exceeds seven (7) feet in height shall be located:

Department of Code Compliance
12055 Government Center Parkway, Suite 1016
Fairfax, VA 22035
Phone 703-324-1300, Fax 703-324-9346
www.fairfaxcounty.gov

(1) Nearer to any part of the rear lot line that adjoins the side yard on the lot to the rear than a distance equal to the minimum required side yard on such lot to the rear, or

(2) Nearer to the side street line than a distance equal to the minimum required front yard on the lot to the rear.

The minimum required front yard in the R-3 District is 30' and the minimum required side yard in the R-3 District is 12' as detailed in Par. 2A (1) of Sect. 3-301 of the Zoning Ordinance.

Therefore, as this accessory structure exceeds seven (7) feet in height and is not located in accordance with the provisions of Par. 12F of Sect. 10-104 above, it is in violation of Par. 12F of Sect. 10-104 and Par. 6 of Sect. 2-302 of the Zoning Ordinance which states:

> No accessory structure or use, as defined in Article 20, shall hereafter be built, moved, remodeled, established, altered or enlarged unless such accessory structure or use complies with the provisions of Par. 1 of Article 10.

For purposes of determining height, the height of an accessory structure shall be measured in accordance with Par. 4 of Section 10-103 which states:

> All accessory uses and structures shall comply with the maximum height regulations applicable in the zoning district in which they are located, except as may be qualified by Sect. 2-506. For the purposes of determining height, unless otherwise specified in Sect. 10-104 below, the height of an accessory structure shall be measured from the highest point of the structure to the lowest point of finished ground level adjacent to the structure.

For the purpose of determining location for an accessory structure not exceeding seven (7) feet please refer to Par 12B of Sect. 10-104 of the Zoning Ordinance which states:

> An accessory structure or use, which does not exceed seven (7) feet in height, may be located in any part of any side or rear yard, except as qualified in Sect. 2- 505.

You are hereby directed to clear this violation within thirty (30) days of the date of this Notice. Compliance can be accomplished by:

- Removing the accessory structure from the property in its entirety; or
- Reducing the height of the structure to seven (7') feet in height or less and adhere to location requirements in accordance with Par. 12B of Sect. 10-104

of the Zoning Ordinance; or

- Relocating the structure to a distance from the rear and street side lot lines in accordance with Par. 12F of Sect. 10-104 of the Zoning Ordinance as outlined above.

As an alternative, you may apply to the Fairfax County Board of Zoning Appeals (BZA) and actively pursue and ultimately obtain approval of a Group 9 Special Permit for an error in building location to allow the accessory storage structure to remain at its present height and at its present location. For information and answers to any questions regarding this application process, you may contact the Zoning Evaluation Division at 703-324-1290.

A follow-up inspection will be made at the expiration of the time period outlined in this Notice. Failure to comply with the Notice will result in the initiation of appropriate legal action to gain compliance with the Zoning Ordinance.

You may have the right to appeal this Notice of Zoning Violation within thirty (30) days of the date of this letter in accordance with Sec. 15.2-2311 of the Code of Virginia. This decision shall be final and unappealable if it is not appealed within such thirty (30) days. Should you choose to appeal, the appeal must be filed with the Zoning Administrator and the Board of Zoning Appeals (BZA) in accordance with Part 3 of Article 18 of the Fairfax County Zoning Ordinance. Those provisions require the submission of an application form, a written statement setting forth the decision being appealed, the date of decision, the grounds for the appeal, how the appellant is an aggrieved party and any other information that you may wish to submit and a $2,455.00 filing fee. Once an appeal application is accepted, it will be scheduled for public hearing and decision before the BZA.

Should you have any questions or need additional information, please do not hesitate to contact me at (703) 324-1317 or (703) 324-1300.

Sincerely,

Nancy Stallings
Property Maintenance/Zoning Enforcement Inspector

County of Fairfax, Virginia

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

Via Email (mccormacklaw@aol.com) and U.S. Mail

March 2, 2012

Ronald C. McCormack, Esquire
2740 Chain Bridge Road
Suite 106
Vienna, VA 22181

RE: 14618 Crenshaw Drive
Country Club Manor, Sec. 4D, Blk. 27
Tax Map: 44-3 ((2)) (27) 1
Zoning District: R-3

Dear Mr. McCormack:

This is in response to your email of February 24, 2012 requesting an administrative reduction of the minimum required front yard for an existing attached garage at the referenced location. The property is zoned R-3, a district that requires a 30-foot minimum front yard. The attached garage, including an eave that is less than 10 feet above finished ground level, is located 27.8 feet from the front lot line along Crenshaw Drive as shown on the plat dated May 24, 2011 and prepared by Dominion Surveyors Inc. You state in your email that the garage was constructed with the dwelling in 1984 and that the current owner purchased the property with this existing condition in 1997. These statements are supported by zoning and Department of Tax Administration records.

Pursuant to Sect. 2-419 of the Zoning Ordinance, the Zoning Administrator has the authority to reduce the minimum required yard for any building wherein the error does not exceed 10% of the measurement involved, was the result of an error in the location of the building subsequent to the issuance of a Building Permit and/or the noncompliance was done in good faith or through no fault of the property owner. Therefore, as a duly authorized agent of the Zoning Administrator, I have determined that the requirements for an administrative reduction are applicable and a 2.2-foot administrative reduction for the front yard adjacent to Crenshaw Drive is granted.

I would note that this request was submitted in conjunction with the special permit application you have submitted for a reduction in minimum yard requirements based on an error in building location to permit an existing detached accessory structure to remain in its current configuration, also as shown on the plat.

Should you have any additional questions, please feel free to contact me at 703-324-1314.

Department of Planning and Zoning
Zoning Administration Division
Ordinance Administration Branch
12055 Government Center Parkway, Suite 807
Fairfax, Virginia 22035-5505
Phone 703-324-1314 FAX 703-803-6372
www.fairfaxcounty.gov/dpz/

Sincerely,

Jill G. Cooper, AICP
Senior Assistant to the Zoning Administrator

cc: Michael B. and Ann W. Jones, 14618 Crenshaw Drive, Centreville, VA 20120
Michael R. Frey, Supervisor, Sully District
Eileen M. McLane, Zoning Administrator
Mavis E. Stanfield, Deputy Zoning Administrator for Appeals
Diane Johnson-Quinn, Deputy Zoning Administrator for Zoning Permit Review Branch
Michael Chauncey, Application Acceptance, Zoning Evaluation Division

Muir, Amy M.

From: mccormacklaw@aol.com
Sent: Friday, February 24, 2012 6:15 PM
To: DPZ ORDADMIN
Subject: Request for Administrative Reduction-Attention: Eileen McLane

Re: My client: Michael B. Jones
Request for Administrative Reduction
Property: 14618 Crenshaw Drive
Centreville, Virginia 22120
Tax map: 0443 02270001

RECEIVED
Dept. of Planning & Zoning
FEB 27 2012
2012-0271
Zoning Administration Div.

To: Ms. Eileen McLane

I am the attorney for Michael B. Jones and recently filed an application for a special permit for an error in building location to permit a shed to remain on Mr. Jones' property even though it violates the County set back requirements. The survey that was required by Planning and Zoning for the application revealed that Mr. Jones' garage is located 27.8 feet from the front boundary line, thus in violation of the 30 ft. front line setback requirement. The house and attached garage were built in 1984. Mr. Jones purchase the property in 1997. There have been no additions or modifications to the garage since it was constructed in 1984. It is my understanding that Planning and Zoning cannot go forward with Mr. Jones' application for the Special Permit without first obtaining an administrative reduction from your office. With this in mind, I am writing to request that you grant Mr. Jones an administrative reduction to permit his garage to remain 27.8 feet from the front property line.

Please let me know what I must do to obtain the administrative reduction. The survey showing the location of the garage, as well photographs and all pertinent documents should be on file at Planning and Zoning.

Best regards,

Ronald C. McCormack, Esquire
2740 Chain Bridge Road
Suite 106
Vienna, Virginia 22181
Office: 703-865-4940
Fax: 703-865-4941
Email: mccormacklaw@aol.com

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.

8-923 ***Provisions for Increase in Fence and/or Wall Height in Any Front Yard***

The BZA may approve a special permit to allow an increase in fence and/or wall height in any front yard subject to all of the following:

1. The maximum fence and/or wall height shall not exceed six (6) feet and such fence and/or wall shall not be eligible for an increase in fence and/or wall height pursuant to Par. 3I of Sect. 10-104.

2. The fence and/or wall shall meet the sight distance requirements contained in Sect. 2-505.

3. The BZA shall determine that the proposed fence and/or wall height increase is warranted based upon such factors to include, but not limited to, the orientation and location of the principal structure on the lot, the orientation and location of nearby off-site structures, topography of the lot, presence of multiple front yards, and concerns related to safety and/or noise.

4. The BZA shall determine that the proposed fence and/or wall height increase will be in character with the existing on-site development and will be harmonious with the surrounding off-site uses and structures in terms of location, height, bulk, scale and any historic designations.

5. The BZA shall determine that the proposed fence and/or wall height increase shall not adversely impact the use and/or enjoyment of other properties in the immediate vicinity.

6. The BZA may impose such conditions as it deems necessary to satisfy these criteria, including but not limited to imposition of landscaping or fence and/or wall design requirements.

7. 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 or structure, to include existing or proposed fences and/or walls.

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 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. If applicable, existing 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.

8. Architectural depictions of the proposed fence and/or wall to include height, building materials and any associated landscaping shall be provided.

18-404 Required Standards for Variances

To grant a variance the BZA shall make specific findings based on the evidence before it that the application satisfies all of the following enumerated requirements:

1. That the subject property was acquired in good faith.
2. That the subject property has at least one of the following characteristics:
   - A. Exceptional narrowness at the time of the effective date of the Ordinance;
   - B. Exceptional shallowness at the time of the effective date of the Ordinance;
   - C. Exceptional size at the time of the effective date of the Ordinance;
   - D. Exceptional shape at the time of the effective date of the Ordinance;
   - E. Exceptional topographic conditions;
   - F. An extraordinary situation or condition of the subject property; or
   - G. An extraordinary situation or condition of the use or development of property immediately adjacent to the subject property.
3. That the condition or situation of the subject property or the intended use of the subject property is not of so general or recurring a nature as to make reasonably practicable the formulation of a general regulation to be adopted by the Board of Supervisors as an amendment to the Zoning Ordinance.
4. That the strict application of this Ordinance would produce undue hardship.
5. That such undue hardship is not shared generally by other properties in the same zoning district and the same vicinity.
6. That:
   - A. The strict application of the Zoning Ordinance would effectively prohibit or unreasonably restrict all reasonable use of the subject property, or
   - B. The granting of a variance will alleviate a clearly demonstrable hardship as distinguished from a special privilege or convenience sought by the applicant.
7. That authorization of the variance will not be of substantial detriment to adjacent property.
8. That the character of the zoning district will not be changed by the granting of the variance.
9. That the variance will be in harmony with the intended spirit and purposes of this Ordinance and will not be contrary to the public interest.

18-405 Conditions

Upon a determination by the BZA that the applicant has satisfied the requirements for a variance as set forth in Sect. 404 above, the BZA shall then determine the minimum variance that would afford relief. In authorizing such variance the BZA may impose such conditions regarding the location, character and other features of the proposed structure or use as it may deem necessary in the public interest and may require a guarantee or bond to insure that the conditions imposed are being and will continue to be met.