



APPLICATION ACCEPTED: April 13, 2012  
DATE OF PUBLIC HEARING: June 27, 2012  
TIME: 9:00 a.m.

# County of Fairfax, Virginia

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June 20, 2012

## STAFF REPORT

SPECIAL PERMIT APPLICATION NO. SP 2012-SU-018

### SULLY DISTRICT

**APPLICANT:** Prashant Sawant

**OWNERS:** Prashant and Mona Sawant

**LOCATION:** 2300 Hunter Mill Road, Vienna, 22181

**SUBDIVISION:** Hunters Valley

**TAX MAP:** 37-2 ((12)) 0002

**LOT SIZE:** 2.069 acres

**ZONING:** R-E

**ZONING ORDINANCE PROVISION:** 8-914, 8-922

**SPECIAL PERMIT PROPOSAL:** To permit reduction of minimum yard requirements based on error in building location to permit accessory storage structure to remain 5.3 ft. from side lot line and reduction of certain yard requirements to permit construction of addition 10.2 ft. from side lot line.

**Recommendation:** Staff recommends denial.

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

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Rebecca Homer

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.

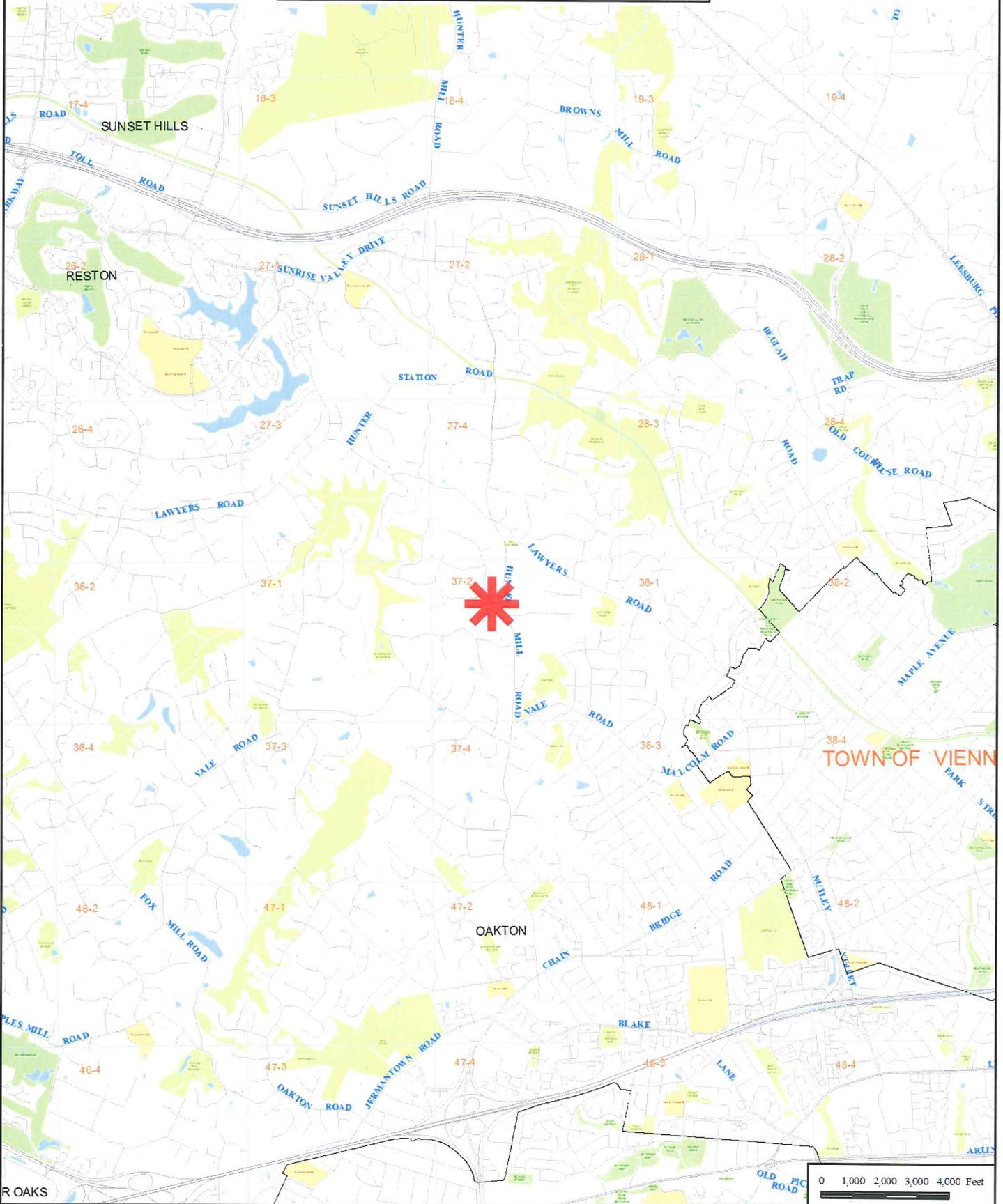
The approval of this special permit does not interfere with, abrogate or annul any easement, covenants, or other agreements between parties, as they may apply to the property subject to this application.

For additional information, call Zoning Evaluation Division, Department of Planning and Zoning at 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-018**  
**PRASHANT SAWANT**





**NOTES:**

- TAX MAP: 37-2-12-0002
- ZONE: RE (RES ESTATE 1DU/ZAC)
- LOT AREA: 2.069 ACRES (90,126 SF)
- REQUIRED YARDS:
  - FRONT: 50.0 FEET
  - SIDE: 20.0 FEET
  - REAR: 25.0 FEET
- HEIGHTS:
  - DWELLING: 30.5 FEET
  - SHED: 13.5 FEET
  - PROPOSED ADDITION: AS NOTED
  - DECK: 09.0 FEET
  - TREE HOUSE: 23.0 FEET
  - PERGOLA: 10.8 FEET
  - FENCES, WALLS, ETC: AS NOTED
- THIS PROPERTY IS SERVED BY PUBLIC WATER.
- 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. THERE IS A 30' STORM DRAIN EASEMENT ON THE PROPERTY.
- TOPOGRAPHY DELINEATED HEREON WAS TAKEN FROM AVAILABLE RECORDS. IS SHOWN AT 5' INTERVALS, AND IS AERIAL.
- THERE ARE NO FLOODPLAINS OR RESOURCE PROTECTION AREAS ON THIS PROPERTY.
- EX. BASEMENT = 1953 SF  
EX. FIRST FLOOR = 2537 SF  
EX. SECOND FLOOR = 1010 SF  
EX. GROSS FLOOR AREA = 5500 SF
- EX. FLOOR AREA RATIO = 0.06  
PROP. ADDITION = 3099 SF / EX GFA (5500) = 0.56  
PROP. BASEMENT = 1953 SF  
PROP. FIRST FLOOR = 3861 SF  
PROP. SECOND FLOOR = 2785 SF  
PROP. GROSS FLOOR AREA = 8599 SF  
PROP. FLOOR AREA RATIO = 0.10
- THE LOCATIONS OF THE SANITARY PUMP CHAMBER AND SEPTIC TANK ARE BASED ON FAIRFAX COUNTY HEALTH DEPARTMENT RECORDS.

**PLAT**

SHOWING THE IMPROVEMENTS ON LOT 2, SECTION SEVEN

**HUNTERS VALLEY**  
 (OVER BOOK 23-50, PAGE 644)  
**FAIRFAX COUNTY, VIRGINIA**  
 SULLY DISTRICT

SCALE: 1" = 30'  
 AUGUST 11, 2011 (FENCES)  
 NOVEMBER 01, 2011 (IMPROVEMENTS)  
 MARCH 21, 2012 (1ST FLOOR ADDN)  
 MAY 24, 2012 (DRAINFIELD)

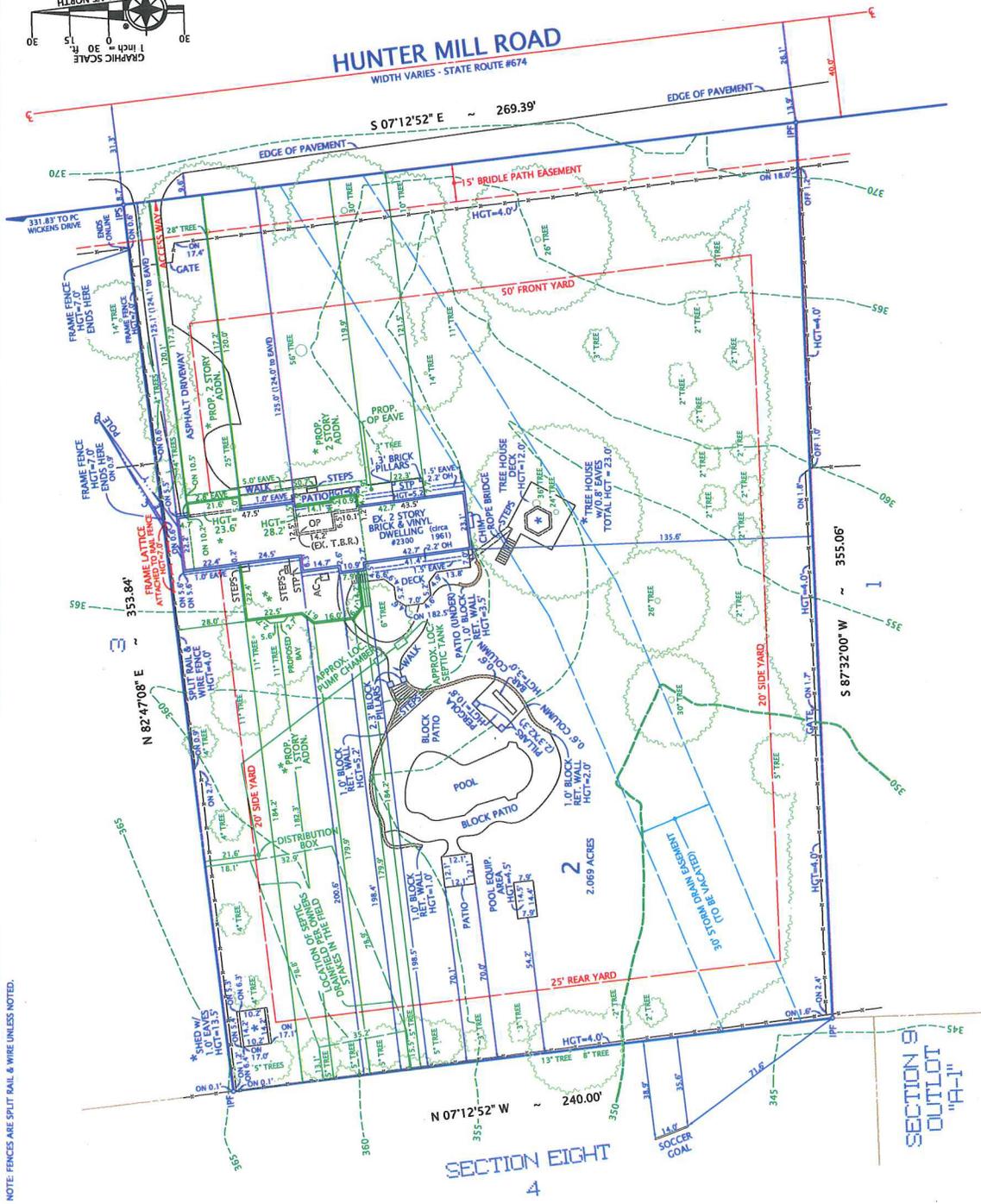
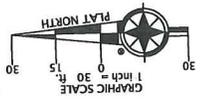
CASE NAME:  
 PRASHANT V. SAWANT  
 MONA SAWANT  
 CAPITAL AREA CONSTRUCTION

Surveyors  
**DOMINION** Inc.  
 8808-H PEAR TREE VILLAGE COURT  
 ALEXANDRIA, VA 22309  
 TEL: 703-619-6535  
 FAX: 703-799-6412

COMMONWEALTH OF VIRGINIA  
 08/11/2011  
 LICENSE NO. 2805  
 LAND SURVEYOR  
*George H. O'Quinn*

I HEREBY CERTIFY THAT THE PORTIONS 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.

#60625013 #112-11



NOTE: FENCES ARE SPLIT RAIL & WIRE UNLESS NOTED.



POOL AND PATIO

TREE HOUSE

REAR DECK

FRONT OF DWELLING

FRONT OF DWELLING

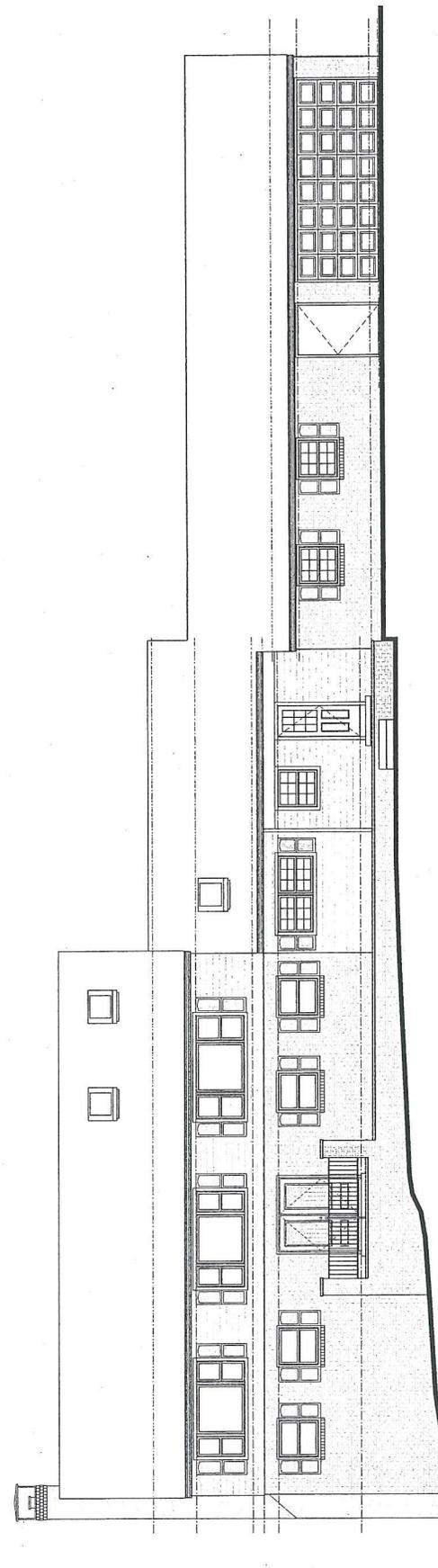

**Mowen Construction LLC**  
 21450 South Lakeshore  
 Spring, VA 22152  
 Phone: 540-433-8888  
 Fax: 540-433-8888


**alesher architects & interior**  
 ALFONSO ESTRADA  
 ARCHITECT  
 345 Park Ave. East  
 Columbus, OH 43215

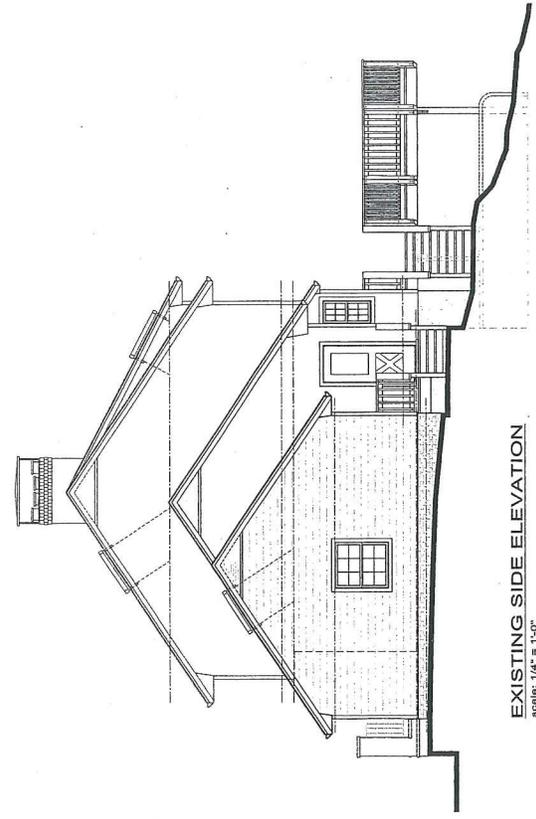
Project title: **SAWMILL RESIDENCE**  
 Project number: **01-10**  
 Date: **Nov 18, 2010**  
 Revision: **01**  
 Date: **Oct 14, 2010**  
 Date: **Sept 09, 2010**  
 Date: **Jan 27, 2011**

Drawing title: **Existing Front Elevation**  
 Scale: **As Noted**

Drawing number: **A-6**



**EXISTING FRONT ELEVATION**  
 scale: 1/4" = 1'-0"



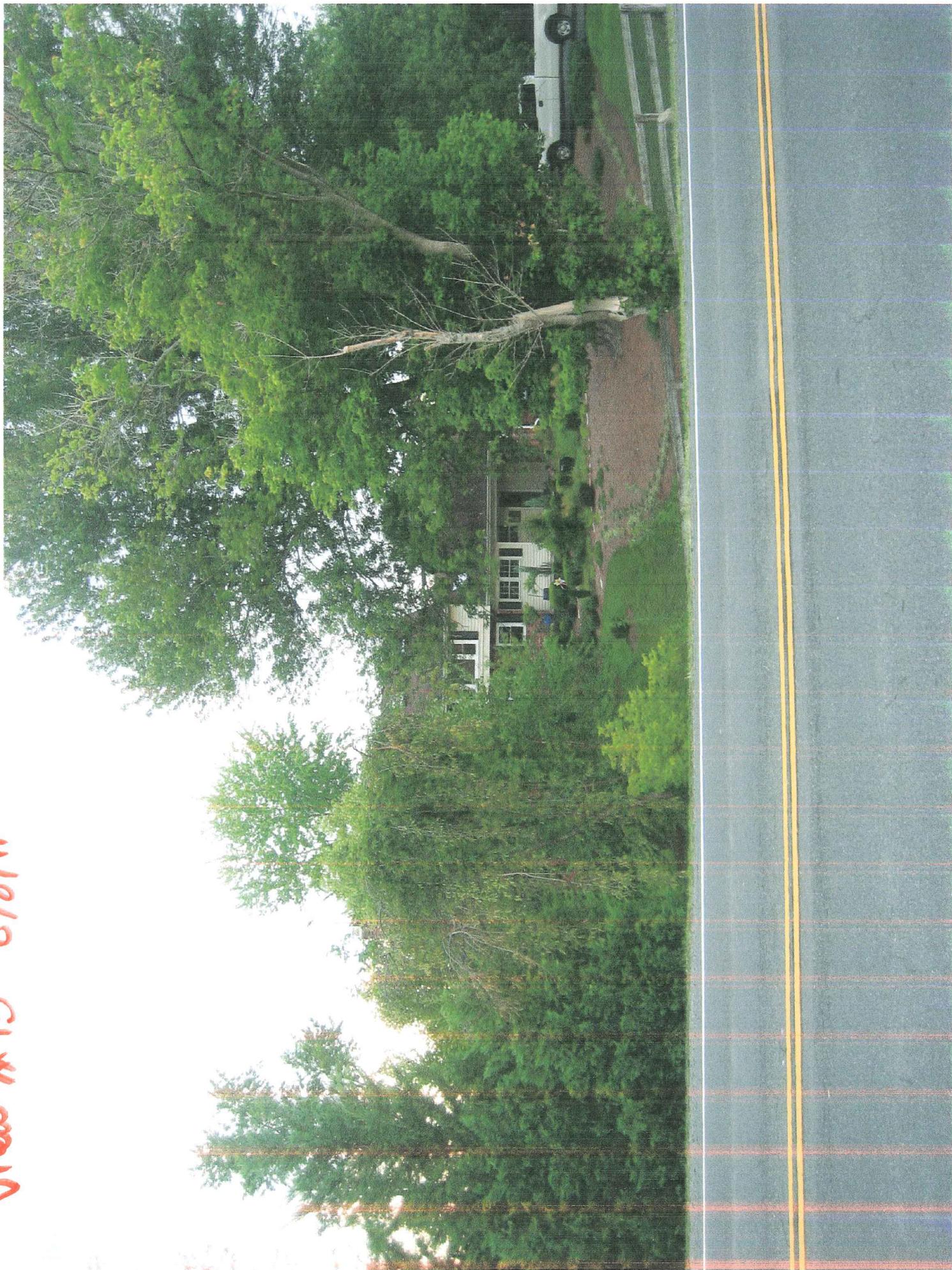
**EXISTING SIDE ELEVATION**  
 scale: 1/4" = 1'-0"





1 inch = 213 feet

View #15 8/8/11



view # 16 8/8/11



photo #41

9/28/2010



View #12 8/8/11



View # 20 8/8/11



View #13 8/8/11



View \* 30 8/8/11



8/8/11

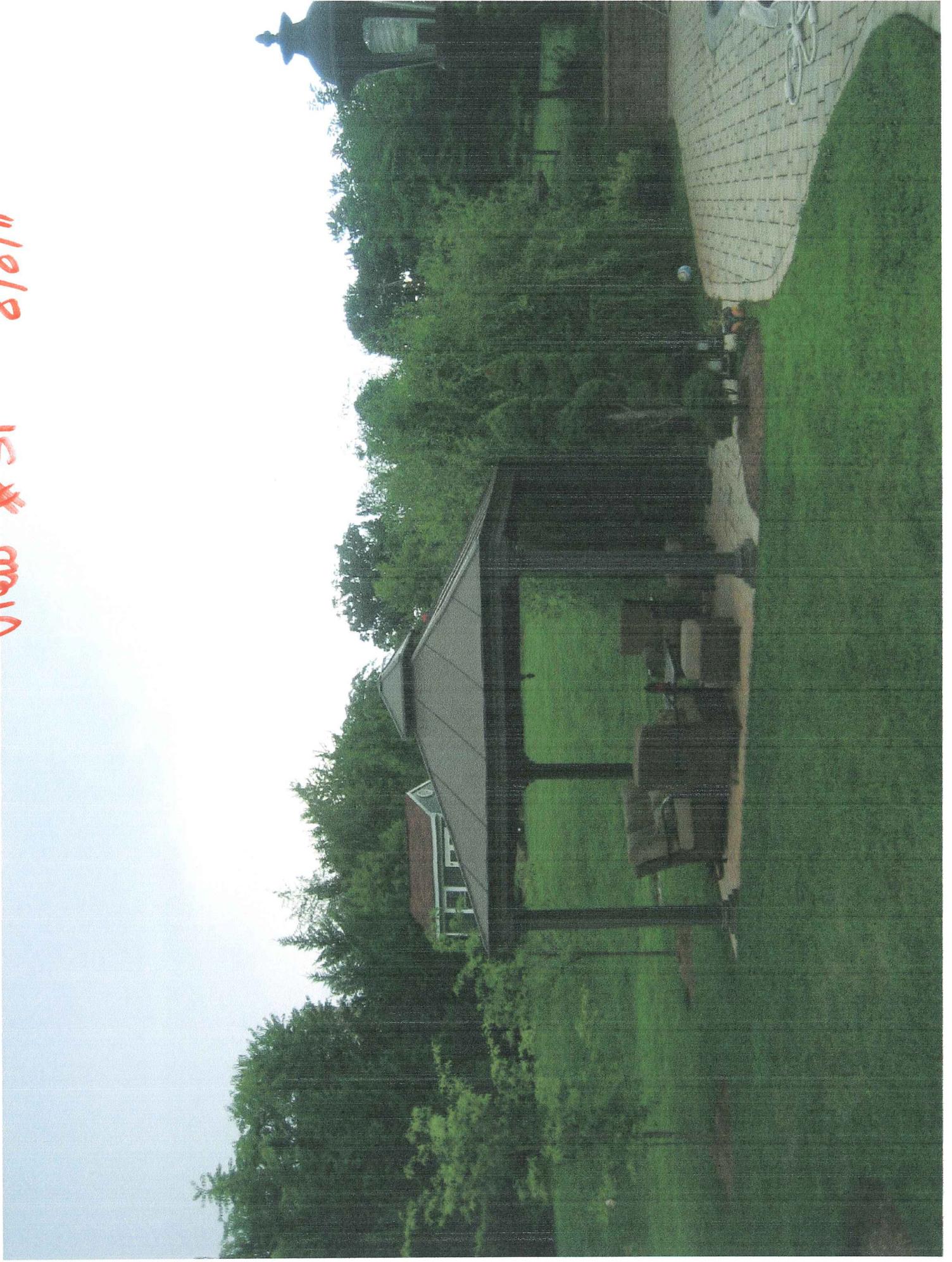
View #29



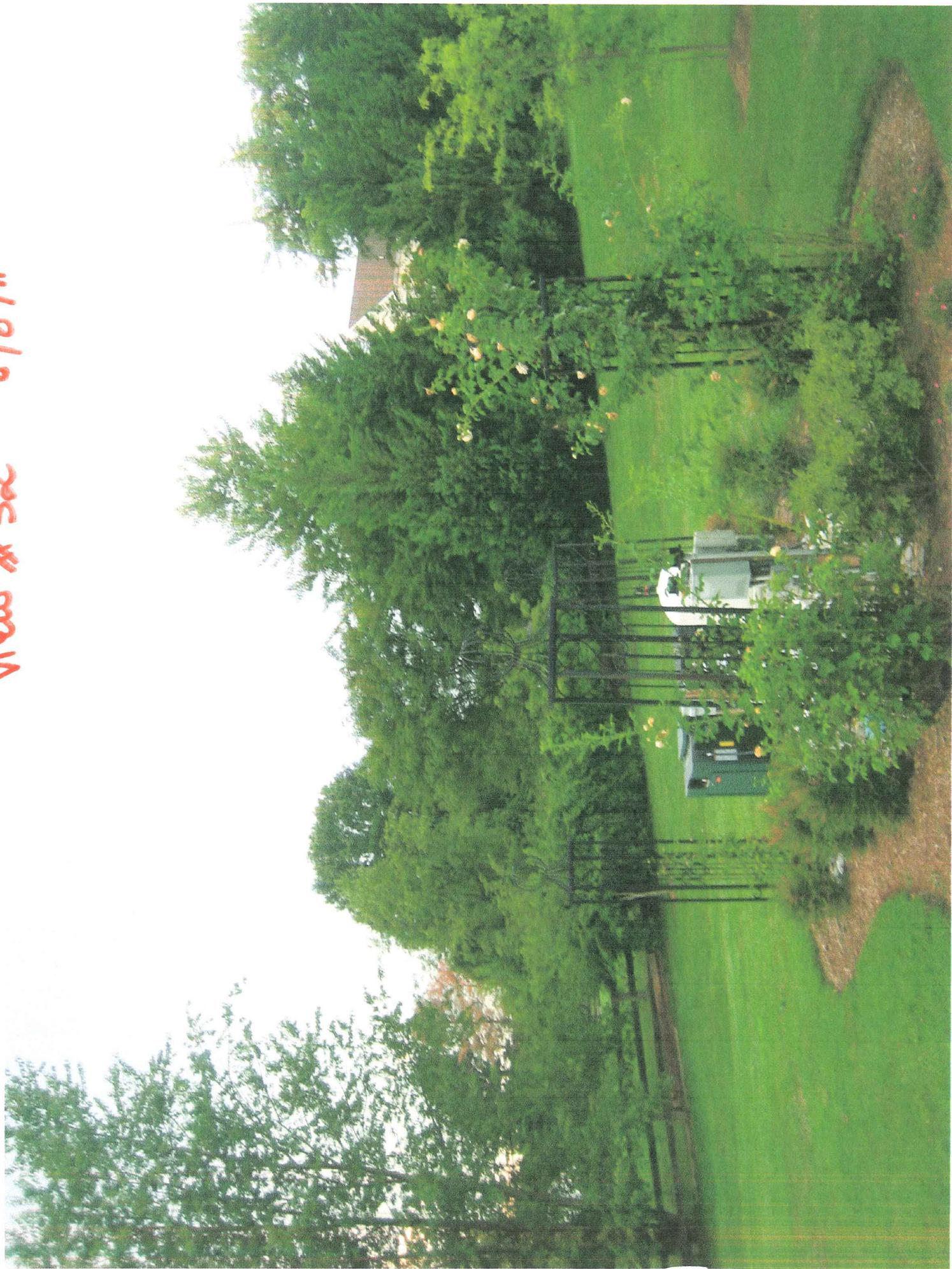
view # 38 8/8/11



View #31 8/8/11



View #32 8/8/11

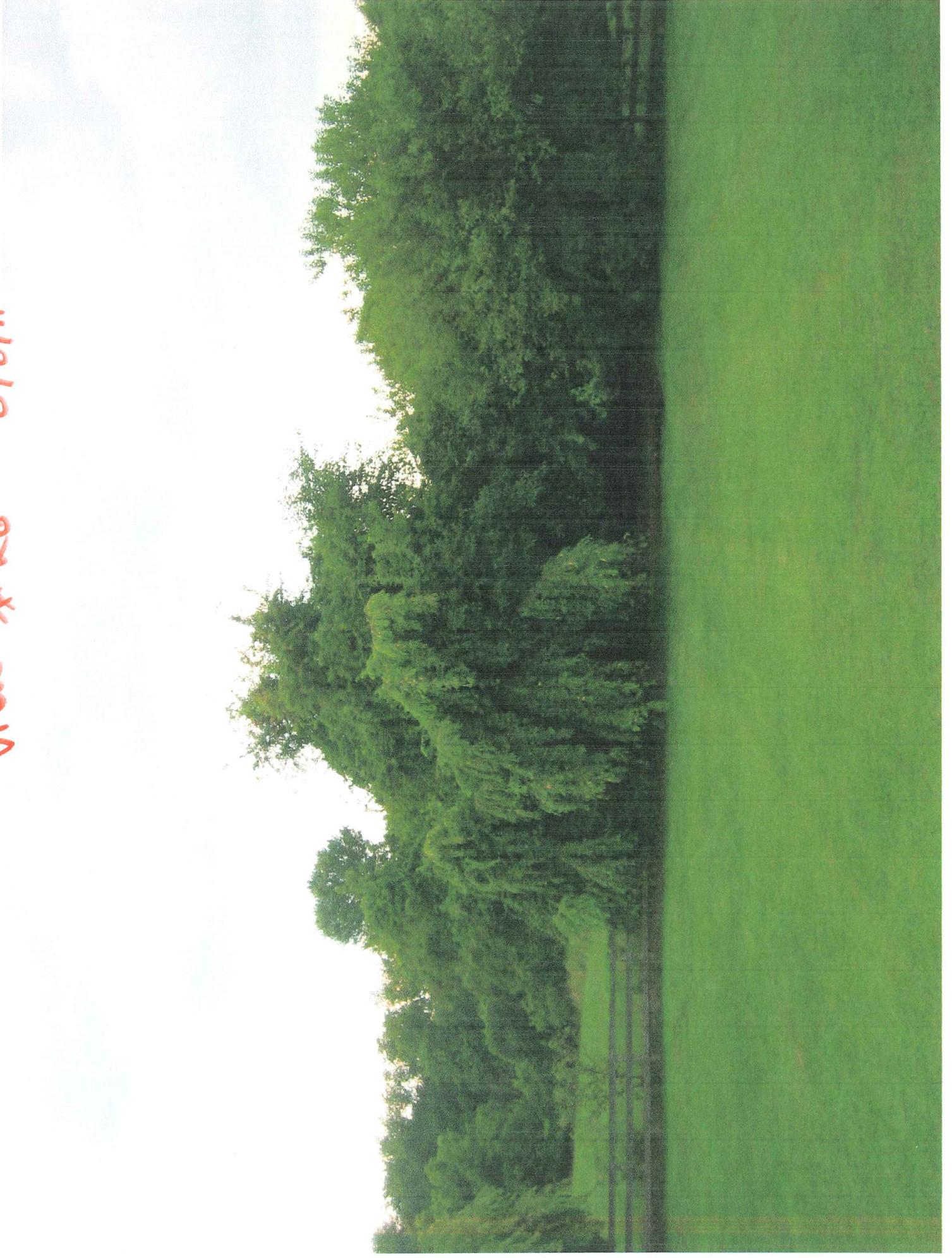


8/8/11

View #37



View #26 8/8/11



View # 27 8/8/11



view #25

8/8/11



View \* 39 8/8/11



View # 40 8/8/11



View #24 8/8/11



View # 21 8/8/11



View #22 8/8/11



**DESCRIPTION OF THE APPLICATION**

The applicant is requesting approval of 1) a special permit for reduction of minimum yard requirements based on error in building location to permit an accessory storage structure (shed) to remain 5.3 ft. from the northern side lot line and 2) a reduction of certain yard requirements to permit construction of a home addition, 10.2 ft. from the northern side lot line.

Special Permit	Structure	Yard	Min. Yard Req.*	Structure Location	Amount of Error	Percent of Error
Request #1	Accessory Storage Structure	Side	20 feet	5.3 feet	14.7 feet	73.5%
Request #2	Addition	Side	20 feet	10.2 feet	9.8	49%

\*Minimum Yard Requirement per Section 3-E07

**LOCATION AND CHARACTER OF THE AREA**

**Character of the Area**

	Zoning	Use
North	RE	Single Family Detached Dwellings
South	RE	Single Family Detached Dwellings
East	RE	Single Family Detached Dwellings
West	RE	Single Family Detached Dwellings

**Existing Site Description**

The 2.069 acre lot was developed under the R-E regulations and contains a two-story single family detached dwelling, constructed in 1967. According to the Special Permit Plat, the existing gross floor area of the dwelling is 5,500 square feet.

In addition to the dwelling, the lot contains an accessory storage structure, in-ground pool, pool equipment area, gazebo, and tree house. The gazebo is adjacent to the in-ground pool and the tree house is south of the dwelling and attached to the existing decking of the home. The accessory storage structure is located in the northwest corner of the rear of the property backing up to several mature trees.

The lot slopes from the front of the lot to the rear and has numerous mature trees, shrubs and foundation plantings. The site is accessed via a hard surfaced driveway from Hunter Mill Road. There is an existing storm sewer easement along the southern side of the dwelling, for surface drainage. The drainage easement does not reflect actual drainage patterns and drainage occurs to the east of the drainage easement. The site utilizes a septic tank system and the septic field is shown on the special permit plat. The existing accessory storage structure is adjacent to, and not within, the existing septic field.

<b>Structure</b>	
<b>Floor Area</b>	5,500 square feet*
<b>Year Constructed</b>	1967
<b>Access</b>	hard-surfaced driveway that extends from Hunter Mill Drive
<b>Site Features</b>	Mature vegetation
<b>Easements</b>	Four foot high split wood rail and wire fencing around the entire property. Storm water easement, running east to west, south of the dwelling.

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

**BACKGROUND**

In 2008, the applicant purchased the property. The existing two-story dwelling, built in 1967, originally had a carport. The original carport was enclosed, and a new carport added in 1971. The 1971 building permit indicated the new carport was to be located 15 feet from the northern side lot line. The second carport was enclosed at some point after 1971; however there are no building permit records for that construction. The Zoning Administrator made a finding on April 13, 2009, that the existing dwelling had vested rights to the non-compliant side yard setback of 5.5 feet.

In 1998 the existing deck was removed and a new deck constructed.

In April 2009, the applicant requested a building permit for a tree house. The request was denied. The applicant requested an interpretation from the Zoning Administrator. On April 13, 2009, the Zoning Administrator issued a letter of interpretation regarding vested rights for the existing home, and indicated the existing garage and tree house required concurrent building permit approval. A copy of the letter is attached in Appendix 4.

The tree house was subsequently built without a permit. The existing tree house exceeds 150 square feet and requires a building permit. The applicant indicated he did not realize the tree house required a building permit. The tree house does not violate any setback requirements and is not a part of the current application; however, the tree house is located in a storm sewer easement and requires building permit approval. Therefore, a development condition addresses the minimum requirements of the tree house. Staff understands that the applicant has begun the process to vacate the storm sewer easement, at the recommendation of the Department of Public Works and Environmental Services Storm Water Division.

In 2009 the applicant received a building permit for an in-ground pool.

The accessory storage structure was erected by the applicant. The applicant indicates that the location of the accessory storage structure was determined following discussion about its location with adjacent neighbors. The accessory storage structure is not large enough to require a building permit; however the structure is 13.5 feet in height and is required to be set back a minimum of 13.5 feet from the rear lot line and 20 feet from the side lot line. The existing structure is located 5.3 feet from the side lot line. The applicant indicated that they were unaware of the setback requirement.

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

- Special Permit SP 91-C-006 was approved on May 15, 1991 for Tax Map 37-2 ((09)) 0092, zoned R-1, at 10009 Murnane Street, to permit a shed to remain 9.6 feet from a side lot line. A minimum side yard of 20 feet is required.

<b>PLAT</b>	
<b>Special Permit Plat</b>	At front of report
<b>Title of SP Plat:</b>	Plat showing the improvement on Lot 2, Section 7, Hunters Valley
<b>Prepared By:</b>	Dominion Surveyors Inc., dated August 11, 2011 as revised through May 24, 2012, signed by George M. O'Quinn

**Proposal:**

The applicant requests approval to allow the existing accessory storage structure to remain in its current location, 5.3 feet from the side lot line.

The applicant also requests a home addition proposed to be located 10.2 feet from the side lot line, a modification of 49%. The proposed addition is to include a first floor expansion of 1,324 square feet and a second floor expansion of 1,775 square feet thereby realizing a total of 3,099 square foot home addition.

The home addition will add 3,099 square feet to the existing dwelling for a combined total of 8,599 square feet of gross floor area.

The basement remains the same with 1,953 square feet and includes one bedroom, a bathroom and living spaces. The proposed first floor is enlarged and includes one bedroom, a large foyer and living spaces and an expanded garage. The proposed second floor is enlarged to include three bedrooms, an opening for the 2-level foyer, living spaces and attic space over the garage

The area of the request for reduction of certain yard requirements includes areas of the expanded garage and second floor attic.

### **ZONING ORDINANCE REQUIREMENTS (See Appendix 6)**

- General Special Permit Standards (Sect. 8-006)
- Group 9 Standards (Sect. 8-903)
- Provisions for Approval of Reduction of the Minimum Yard Requirements Based on an Error in Building Location (Sect. 8-914)
- 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 similar; two story homes, with wood and vinyl siding and brick. The lots in the area are large and many of the homes are equally large. The proposed addition will be built with siding to match the existing home.*

### **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 does not believe that the application has met all of the remaining standards, specifically Standards 6, 7, 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 5,500 square feet of living area. Therefore 150% of the total gross floor area could result in an addition up to 8,250 square feet square feet in size for a possible total building size of 13,750 square feet above-grade living area. The proposed addition is approximately 3,099 square feet in area, thereby realizing a total house size of 8,599 square feet. Therefore the application meets this provision.

Standard 6 states that the BZA shall determine that the proposed development will be in character with the existing on-site development in terms of the location, height, bulk and scale of the existing structure(s) on the lot. *The elevation drawings submitted indicate that the materials, size and scale of the proposed addition will be approximately 56% of the size of the existing structure. The addition will make the dwelling two stories along the entire footprint of the structure. The principal dwelling will create additional height to the overall existing structure over the existing garage because the dwelling will go from a one story to a two story dwelling. It does not appear that other dwellings in the area encroach into the side yard setback as much as the subject parcel. The dwelling encroaches into the side yard setback because of an illegal conversion into livable space that was later vested. It appears, on the aerial map provided, that the subject parcel was developed in the northern portion of the lot, probably because of the storm water easement. The dwelling was added onto and allowed to have a carport extension, but not closer than 15 feet from the northern side lot line. However, the carport was actually constructed closer to the side lot line than the building permit indicated and was later enclosed without a building permit. While the storm sewer easement created difficulty in developing the lot originally, the easement may now be vacated and no longer provides an obstacle to developing the southern portion of the lot. A vast majority of the other lots in the area do not appear to be developed in this manner and seem to better utilize their large lots that are characteristic of the area. Staff does not support the justification of using the existing structure, that was not originally constructed per specification of the building permit and that was not legally enclosed, as the rational for further and persistent encroachment into the side yard setback. While a letter of support is provided by that neighbor, staff does not believe this standard has been met.*

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. *It appears the proposed improvements are not compatible with the surrounding houses in the neighborhood. The surrounding neighborhood contains two-story homes with enclosed attached garages that do not encroach into their setbacks. There is one lot that appears to be close to a side yard setback but is an anomaly compared to the majority of the other lots in the area. The addition will encroach on the dwelling to the north by increasing the height of the structure within the side yard setback. The proposed exterior building materials are consistent with the on-site dwelling and compatible with those in the neighborhood. Staff comments from the Urban Forestry Division, included as Appendix 5, indicate that if the addition is approved, the applicant should provide a barrier or tree protection devices to be put into place prior to construction in order to protect off-site vegetation and their critical root zones during construction. Staff does not believe this standard has been fully met.*

*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 storm water runoff. The proposed addition will not encroach into an RPA or storm water easement. Because the addition is on the footprint of the existing dwelling and paved driveway area, no new impervious area is proposed. Staff believes this standard is met.*

*Standard 9 states that the BZA shall determine that the proposed reduction represents the minimum amount of reduction necessary to accommodate the proposed structure on the lot. Specific factors to be considered include, but are not limited to, the layout of the existing structure; availability of alternate locations for the addition; orientation of the structure(s) on the lot; shape of the lot and the associated yard designations on the lot; environmental characteristics of the site, including presence of steep slopes, floodplains and/or Resource Protection Areas; preservation of existing vegetation and significant trees as determined by the Director; location of a well and/or septic field; location of easements; and/or preservation of historic resources. Though the proposed addition is on the footprint of the existing dwelling and paved driveway area, because of the limits for construction around the structure, it appears there could be impact to existing off-site vegetation. Staff believes there are other areas on the lot where expansion is permitted that would not necessitate a reduction of the side yard setback. Staff also believes the addition is quite expansive and an addition of similar size may be allowed in alternate locations and a reduction of the side yard setback may not necessary. The request does not appear to be the minimum amount of reduction necessary because there are several other options (to the rear and south) since the storm water easement to the south no longer creates a development obstacle and there are areas to the west that may be utilized for expansion. Staff believes this standard has not been met and the applicant should explore other options to achieve their goals without reducing the side yard setback.*

## **CONCLUSION**

It appears that in the area of the request for the reduction of certain yard requirements the applicant proposes to expand the existing garage slightly to the east and to construct new attic space in a new second level expansion. It appears as though the attic area within the setback requirement is unnecessary and that applicant may construct a home addition with slightly less attic space on the second level. Staff believes the home addition can be redesigned to meet the side yard setback requirement based on analysis provided in the staff report and recommends denial of the request to reduce certain yard setbacks for the home addition. If it is the intent of the BZA to approve this application, the BZA should condition its approval by requiring conformance with the conditions set forth in Appendix 1 of this report, Proposed Development Conditions.

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

**APPENDICES**

1. Proposed Development Conditions with Attachment 1
2. Applicant's Affidavit
3. Applicant's Statement of Justification
4. Zoning Administrator's Letter dated April 13, 2009
5. Urban Forestry Comments
6. Zoning Ordinance Provisions

**PROPOSED DEVELOPMENT CONDITIONS****SP 2012-SU-018****June 20, 2012**

If it is the intent of the Board of Zoning Appeals to approve SP 2011-SU-018 located at 2300 Hunter Mill Drive, Tax Map 37-2 ((12)) 0002 to permit reduction of certain yard requirements pursuant to Section 8-922 of the Fairfax County Zoning Ordinance, staff recommends that the Board condition the approval by requiring conformance with the following development conditions.

1. This special permit is approved only for the location of the accessory storage structure, and the home addition (approximately 3099 square feet), as shown on the plat prepared by Dominion Surveyors, Inc., dated August 11, 2011 as revised through May 24, 2012, signed by George M. O'Quinn, Land Surveyor, submitted with this application and is not transferable to other land.
2. 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.
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 (5,500 square feet existing + 8,250 square feet (150%) = 13,750 square feet maximum permitted on lot) regardless of whether such addition complies with the minimum yard requirement or is the subject of a subsequent yard reduction special permit. Notwithstanding the definition of gross floor area as set forth in the Ordinance, the gross floor area of a single family dwelling for the purpose of this paragraph shall be deemed to include the floor area of any attached garage. Subsequent additions that meet minimum yard requirements shall be permitted without an amendment to this special permit.
4. The addition shall generally be consistent with the architectural renderings and materials as shown on Attachment 1 to these conditions.
5. Prior to commencement of and during the entire construction process, the applicant shall designate the area along the northern property boundary as a tree save area to protect existing off-site vegetation and shall install tree protection fencing to protect the vegetation in this area from construction activities. The protective fencing shall remain intact during the entire construction process and shall be the maximum limit for clearing and grading. The applicant shall monitor the site to ensure that inappropriate activity such as the storage of construction equipment does not occur in this area.

6. The existing tree house shall become complaint with all applicable Zoning Ordinance provisions:
  - a. All applicable permits and final inspections shall be obtained for the treehouse within four months of approval of this special permit;  
and
  - b. The applicant shall vacate the drainage easement along the southern portion of the lot in the area of the tree house; or
  - c. The tree house shall be relocated to an area outside of required setbacks and easements, meeting all applicable Zoning Ordinance provisions.

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.



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

**SPECIAL PERMIT/VARIANCE AFFIDAVIT**

DATE: 8/30/11  
 (enter date affidavit is notarized)

I, Prashant Sawant, 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 113566

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 <b>BOLD</b> above)
Mona Sawant	2300 Hunter Mill Rd Vienna VA 22181	<b>@ WIFE</b> TITLE OWNER
Prashant Sawant	2300 Hunter Mill Rd Vienna VA 22181	Self <b>APPLICANT/ TITLE OWNER</b>

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

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

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

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

Page Two

**SPECIAL PERMIT/VARIANCE AFFIDAVIT**

DATE: 8/30/11  
(enter date affidavit is notarized)

113566

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)

**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: 8/30/11  
(enter date affidavit is notarized)

113566

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

**PARTNERSHIP INFORMATION**

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

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

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

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

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

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

**SPECIAL PERMIT/VARIANCE AFFIDAVIT**

DATE: 8/30/11  
(enter date affidavit is notarized)

113566

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: 8/30/11  
(enter date affidavit is notarized)

113566

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: Prashant V Sawant

(check one)

[ ] Applicant

[ ] Applicant's Authorized Agent

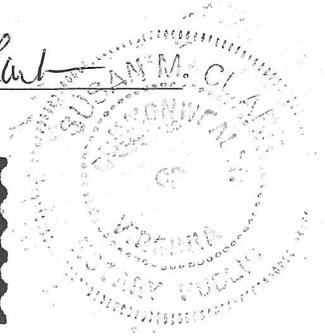
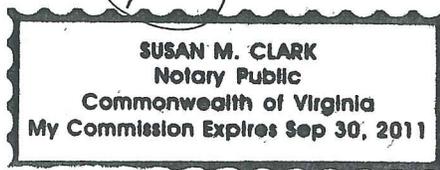
Prashant V Sawant

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

Subscribed and sworn to before me this 30th day of August 2011, in the State/Comm. of VIRGINIA, County/City of LOUDOUN.

Susan M. Clark  
Notary Public

My commission expires: 9-30-11



ID 4575282

## SPECIAL PERMIT STATEMENT OF JUSTIFICATION

To whoever is concerned.

We seek an exception to the 20' side-yard setback restricting the North side of the lot in question. The current garage structure and driveway are only 5.5' from the lot line. Although the lot itself is large, the home seems to have been originally constructed this way because a 30' storm drain easement crosses the south side of the lot. This particular condition makes it impossible to relocate the driveway and culvert to another location. Additionally, a mature oak tree (56" diameter canopy) dominates the front yard, and an arborist has advised us that if the driveway were any more than 5' closer to its root structure, it would slowly choke its root system.

We are thus requesting a special permit allowing us to construct an addition to the existing non-conforming garage. The proposed new structure is as small as we can make it. We are shifting the driveway and garage structure as far from the lot line as possible. In fact, if the addition were any smaller, a 2 car garage door would not even fit anymore. The garage addition will be constructed 10.5' from the property line, and will only violate the governing setback for 5 linear feet.

In addition, we seek the special permit to allow the existing shed to remain 5.4 feet from the property line.

The proposed and new front and side elevations are attached for visual context.

Thank you for your consideration,

Prashant Sawant, Owner

RECEIVED  
Department of Planning & Zoning

APR 02 2012

Zoning Evaluation Division

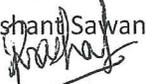
To,

Whomsoever this may concern,

I hereby certify that 7 foot Palisade fence at north side of the property belongs to the neighbor. The neighbor had this fence in place before we moved in. The reason they have this fence is because they have an area next to the fence that they use to wash their horses with hose. Further evidence is located in my plat that we have a chain link fence that is code compliant

Thanks

Prashant Sawant

  
Owner of the property at  
2300 Hunter Mill Road  
Vienna Virginia 22181

RECEIVED  
Department of Planning & Zoning  
DEC 06 2011  
Zoning Evaluation Division

**Horner, Rebecca D.**

---

**From:** Sawant, Prashant <psawant@verisign.com>  
**Sent:** Tuesday, May 15, 2012 2:47 PM  
**To:** Horner, Rebecca D.  
**Subject:** Explanation about my house foyer

Rebecca,

Sorry I did not send the below information when I sent out our neighbors message to you. This is in response to the question as to the size of the foyer. We made a decision to go with a large foyer so that it would look grand when you walked into the house. We have seen several of our neighborhood houses that are between 1.5 and 2 million and have seen that they not only have 2 story entrances but in some cases even 2 story family rooms and 2 story dining rooms. Their houses all look very impressive and luxurious. Keeping in mind that we may have to sell our house in the future we wanted to make sure that our upgrades would be comparable to the houses around us so that we do not lose out in getting buyers or top dollar in the event of a sale. Also in the last few years of down turn we have lost some equity in the house, so any changes to the property we have to make sure that it increases the value in accordance to the money we put in the remodeling effort.

Thanks  
Prashant  
571-230-7222



# County of Fairfax, Virginia

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

April 13, 2009

Mr. Prashant Sawant  
2300 Hunter Mill Road  
Vienna, VA 22181

RE: Building Permit for Proposed Tree House  
2300 Hunter Mill Road  
Hunters Valley, Section 7, Lot 2  
Tax Map Ref.: 37-2 ((12)) 02  
Zoning District: R-E

Dear Mr. Sawant:

This letter is in response to your written inquiry to Eileen McLane, received on April 2, 2009, regarding the building permit application for a proposed tree house. As stated in your letter, the Zoning Permit Review Branch denied your building permit application for the tree house because the existing, attached garage is located 5.5 feet from the side property line, and it encroaches into the 20 foot minimum required side yard. It is my understanding that the technician advised you that if taxes have been paid on the garage for a period of 15 years or more, the encroachment would no longer be an issue. You requested our office to determine if the structure has been taxed for the appropriate amount of time.

Pursuant to §15.2-2307 of the Code of Virginia, if a structure has been assessed as part of the improvements to the referenced property for a period of 15 years or more, it is considered a permitted improvement and may remain, but it shall not be expanded. According to the records provided by the Department of Tax Administration, the attached garage has been taxed since 1975 and, therefore, is permitted to encroach into the minimum required side yard. However, the garage must be brought into compliance with the Uniform Statewide Building Code. To proceed with the building permit application for the proposed tree house, you also must obtain building permit approval for the existing garage. The building permit applications for the garage and the proposed tree house can be processed concurrently.

I trust that this letter adequately responds to your request. 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/](http://www.fairfaxcounty.gov/dpz/)



Mr. Prashant Sawant

April 13, 2009

Page 2

Sincerely,

A handwritten signature in black ink, appearing to read "M O'Hare". The signature is written in a cursive style with a large, looped initial "M".

Michelle M. O'Hare, Deputy Zoning Administrator  
Ordinance Administration Branch

cc: Michael R. Frey, Supervisor, Sully District  
Eileen McLane, Zoning Administrator  
Diane E. Johnson-Quinn, Deputy Zoning Administrator, Zoning Permit Review Branch



## County of Fairfax, Virginia

## MEMORANDUM

May 7, 2012

**TO:** Rebecca Horner, Senior Staff Coordinator  
Zoning Evaluation Division, DPZ

**FROM:** Nicholas J. Drunasky, Urban Forester II  
Forest Conservation Branch, UFMD

**SUBJECT:** Hunters Valley Lot 2, Section 7, SP 2012-SU-018

**RE:** Request for assistance dated April 20, 2012

This review is based upon the Special Permit Application SP 2012-SU-018 stamped "Received, Department of Planning & Zoning September 29, 2011."

General Comment: It appears that constructing a two story addition to the existing two car garage will not have any significant impacts on existing trees. Existing trees appear to be located on the left side of the existing driveway. Staff recommends some type of barriers or tree protection devices be put into place prior to construction beginning in order to protect the existing trees and their critical root zones during construction of the garage addition.

If you have any questions, please feel free to contact me at 703-324-1770.

NJD/  
UFMID #: 169881

cc: RA File  
DPZ File



**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.