



APPLICATION ACCEPTED: May 17, 2012
BOARD OF ZONING APPEALS: July 18, 2012
TIME: 9:00 a.m.

County of Fairfax, Virginia

July 11, 2012

STAFF REPORT

SPECIAL PERMIT APPLICATION NO. SP 2012-DR-028

DRANESVILLE DISTRICT

APPLICANTS/OWNERS: Nancy Matisoff
Robert Matisoff

STREET ADDRESS: 1925 Kenbar Court, McLean, 22101

SUBDIVISION: Kenbargan

TAX MAP REFERENCE: 41-1 ((24)) 21A

LOT SIZE: 27,704 square feet

ZONING DISTRICT: R-2

ZONING ORDINANCE PROVISION: 8-914 and 8-922

SPECIAL PERMIT PROPOSALS: To permit reduction of minimum yard requirements based on error in building location to permit deck (at-grade slate patio) to remain 5.6 feet from one side lot line and reduction of certain yard requirements to permit construction of addition 8.2 feet from other side lot line

STAFF RECOMMENDATION: Staff recommends approval of SP 2012-DR-028 for the addition with adoption of the proposed development conditions contained in Appendix 1.

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

O:\dhedri\Special Permits(7-18) SP 2012-DR-028 Matisoff (50 & error)\SP 2012-DR-028 Matisoff staff report.doc Deborah Hedrick

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

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

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

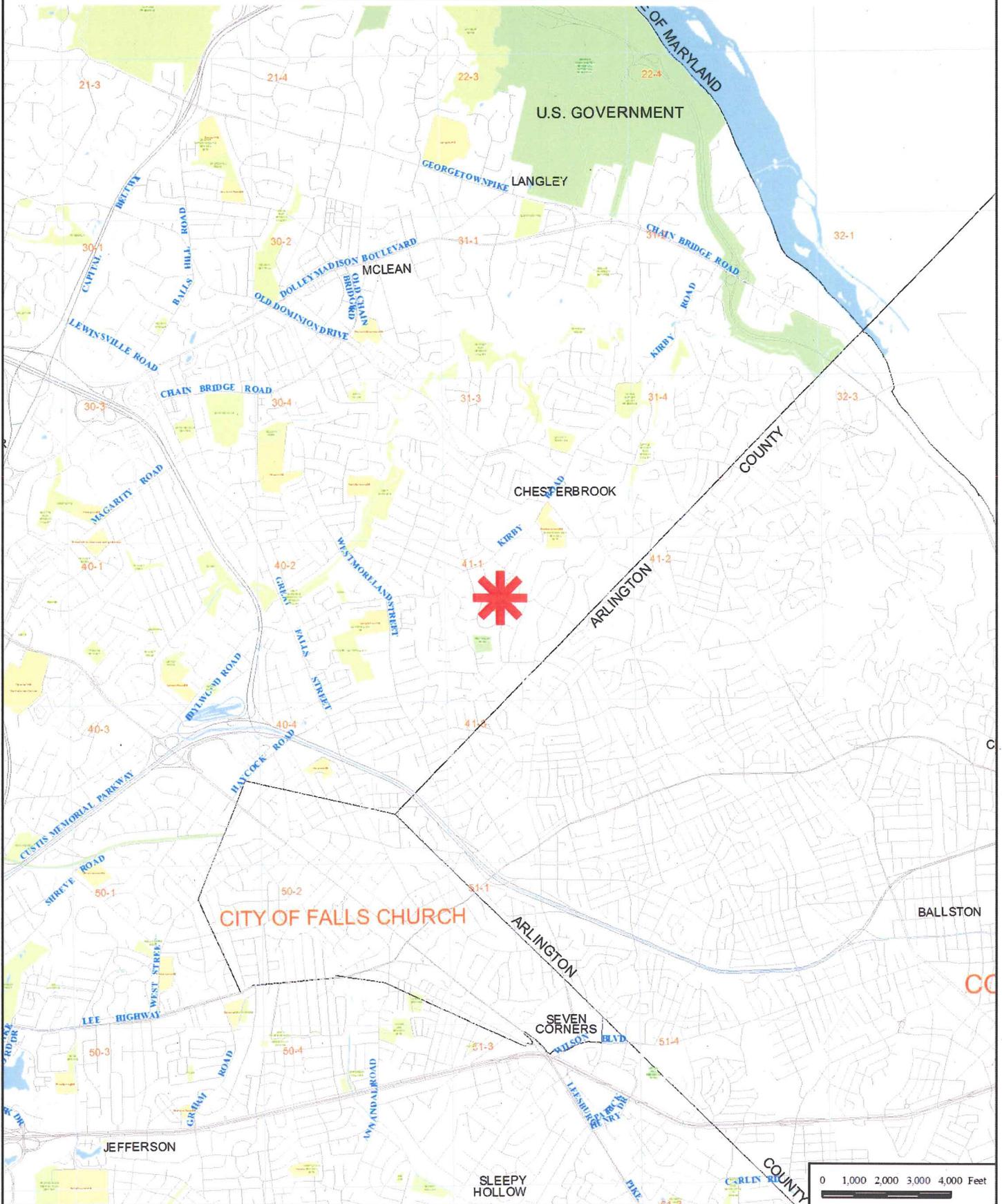


Americans with Disabilities Act (ADA): Reasonable accommodation is available upon 7 days advance notice. For additional information on ADA call (703) 324-1334 or TTY 711 (Virginia Relay Center).

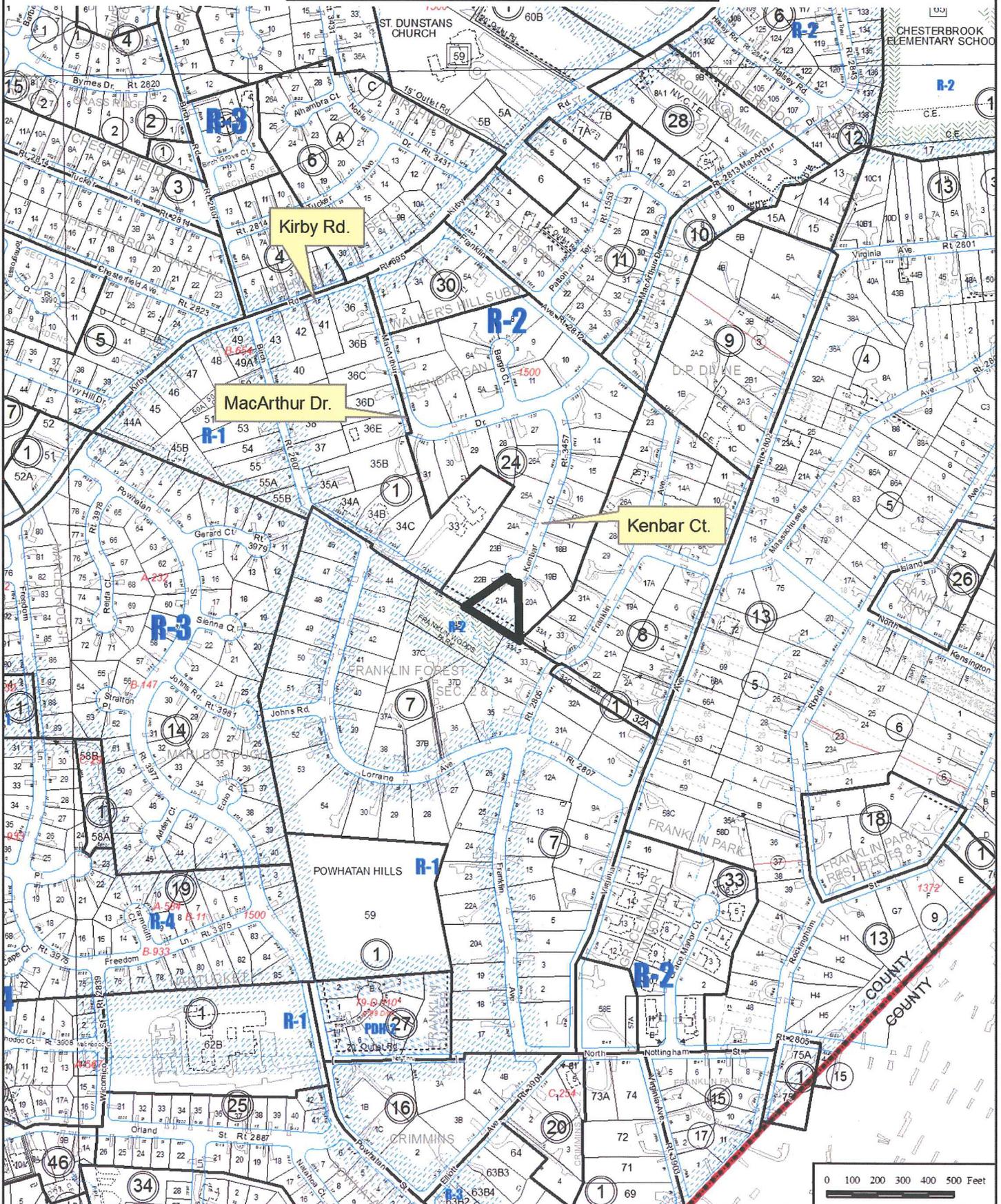
Special Permit

SP 2012-DR-028

NANCY MATISOFF AND/OR ROBERT MATISOFF



Special Permit
SP 2012-DR-028
NANCY MATISOFF AND/OR ROBERT MATISOFF



NOTES:

1. TAX MAP: #41-1-24-0021A
2. ZONE: R-2 (RESIDENTIAL 2 DU/AC)
3. LOT AREA: 27,704 SF (0.6360 ACRE)
4. REQUIRED YARDS:
 - FRONT: = 35.0 FEET
 - SIDE: = 15.0 FEET
 - REAR: = 25.0 FEET
5. HEIGHTS:
 - EX. DWELLING = 32.5 FEET
 - EX. GARAGE = 12.7 FEET (RIDGELINE OF ROOF)
 - PROPOSED GARAGE = 23.6 FEET (RIDGELINE OF ROOF)
 - EX. DECK = 18.3 FEET (MIDLINE OF ROOF)
 - EX. RET. WALLS = 11.8 FEET
 - EX. RET. WALLS = 01.1 FEET
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 IS A RESOURCE PROTECTION AREA ON THIS PROPERTY. THIS PROPERTY IS IN ZONE X OF THE FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 51059C0170E EFFECTIVE SEPTEMBER 17, 2010.
12. AREAS:
 - EX. BASEMENT = 2020 SF
 - EX. 1ST FLOOR = 1730 SF
 - EX. 2ND FLOOR = 1339 SF
 - EX. GROSS FLOOR AREA = 5089 SF
 - EX. FLOOR AREA RATIO = 0.18 (5089 / 27704)
- PROP. 1 STORY GARAGE GROSS FLOOR AREA = 240 SF.
PROP. GFA (240) / EX. GFA (5089) = 0.05
- PROP. BASEMENT = 2261 SF
- PROP. 1ST FLOOR = 1730 SF
- PROP. 2ND FLOOR = 1338 SF
- PROP. GROSS FLOOR AREA = 5329 SF
- PROP. FLOOR AREA RATIO: 0.19 (5329 / 27704)
13. THE PROPOSED GARAGE IS ON THE BASEMENT LEVEL.

PLAT
SHOWING HOUSE LOCATION ON
LOT 21-A
OF A RESUBDIVISION OF LOTS 18 THROUGH 26

KENBARGAN
(DEED BOOK 1882, PAGE 294)
FAIRFAX COUNTY, VIRGINIA
DRANESVILLE DISTRICT
SCALE: 1" = 20'
OCTOBER 20, 2011
DECEMBER 05, 2011 (REV AREAS)

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 THE DATE.

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

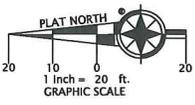
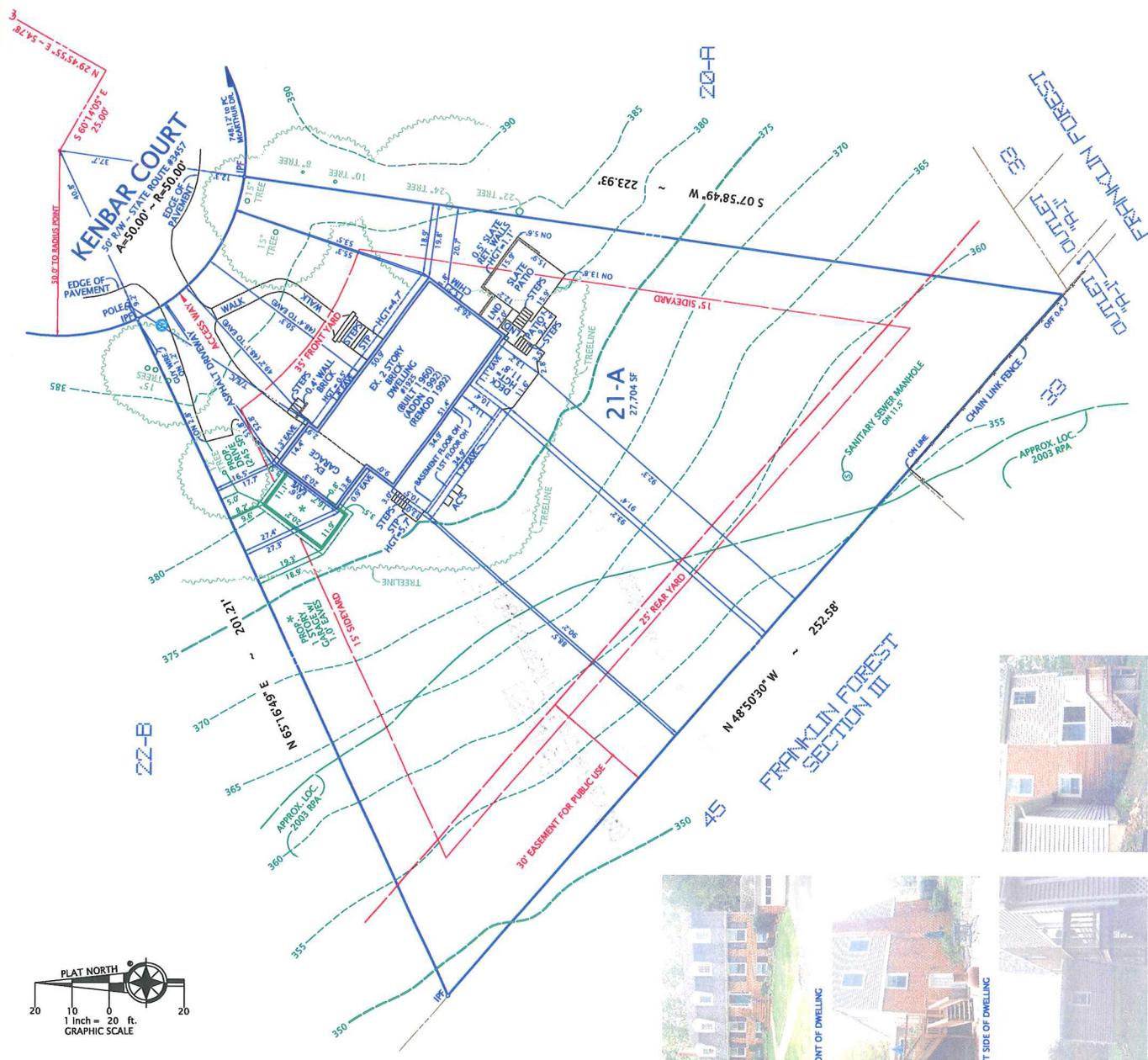


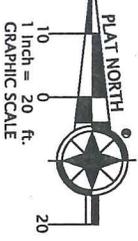
George M. Quinn

CASE NAME:
ROBERT MATSOFF, TRUSTEE
NANCY B. MATSOFF, TRUSTEE
DOMINION Surveys, Inc.
8808-H PEAR TREE VILLAGE COURT
ALEXANDRIA, VIRGINIA 22309
703.619.6555
FAX: 703.759.6412

#127-11

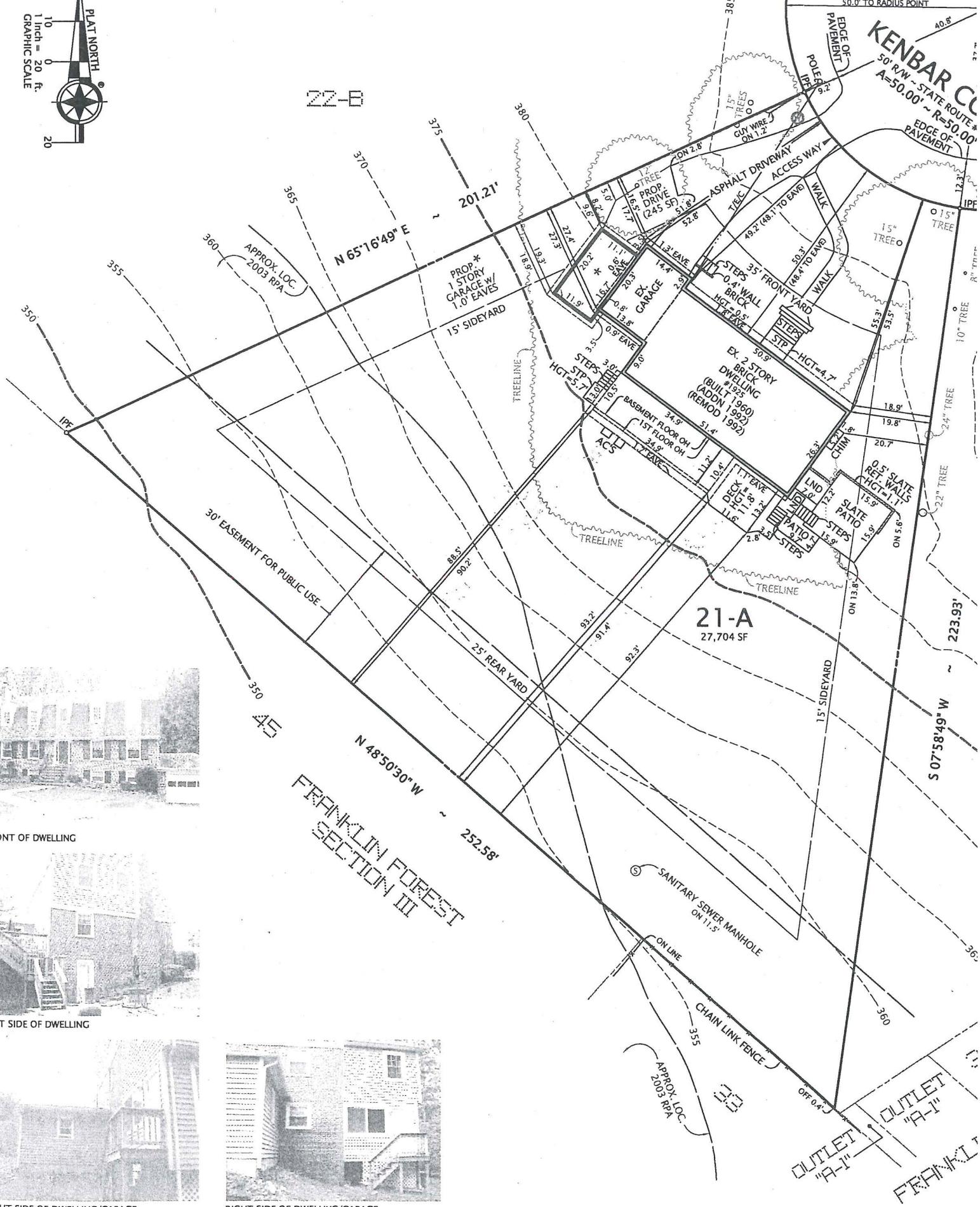
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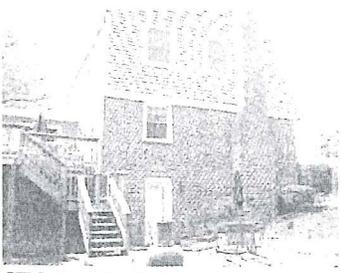


22-B

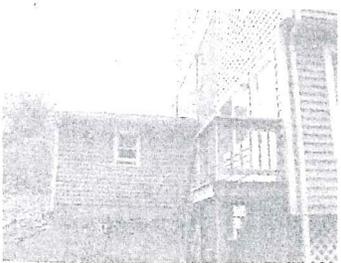
KENBAR CC
50' R/W ~ STATE ROUTE
A=50.00' ~ R=50.00'
EDGE OF PAVEMENT



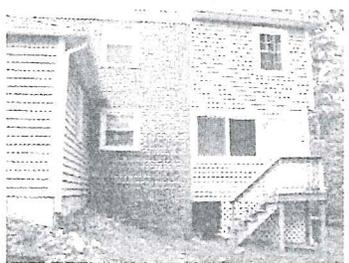
FRONT OF DWELLING



LEFT SIDE OF DWELLING



RIGHT SIDE OF DWELLING/GARAGE



RIGHT SIDE OF DWELLING/GARAGE

FRANKLIN FOREST
SECTION III

21-A
27,704 SF

OUTLET "A-1"
OUTLET "A-1"
FRANKLIN

N 29°45'55" E ~ 54.78'

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FRONT:	=	35.0 FEET
SIDE:	=	15.0 FEET
REAR:	=	25.0 FEET
5. HEIGHTS:

EX. DWELLING	=	32.5 FEET
EX. GARAGE	=	12.7 FEET (RIDGELINE OF ROOF)
PROPOSED GARAGE	=	25.6 FEET (RIDGELINE OF ROOF)
		18.3 FEET (MIDLINE OF ROOF)
EX. DECK	=	11.8 FEET
EX. RET. WALLS	=	01.1 FEET
6. THIS PROPERTY IS SERVED BY PUBLIC WATER AND SEWER.
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12. AREAS:

EX. BASEMENT	=	2020 SF
EX. 1ST FLOOR	=	1730 SF
EX. 2ND FLOOR	=	1339 SF
EX. GROSS FLOOR AREA	=	5089 SF

EX. FLOOR AREA RATIO = 0.18 (5089 / 27704)

PROP. 1 STORY GARAGE GROSS FLOOR AREA = 240 SF.
PROP. GFA (240) / EX. GFA (5089) = 0.05

PROP. BASEMENT	=	2261 SF
PROP. 1ST FLOOR	=	1730 SF
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PLAT

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LOT 21-A
OF A RESUBDIVISION OF LOTS 18 THROUGH 26

KENBARGAN

(DEED BOOK 1882, PAGE 294)

FAIRFAX COUNTY, VIRGINIA

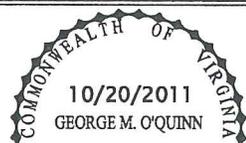
DRANESVILLE DISTRICT

SCALE: 1" = 20'

OCTOBER 20, 2011

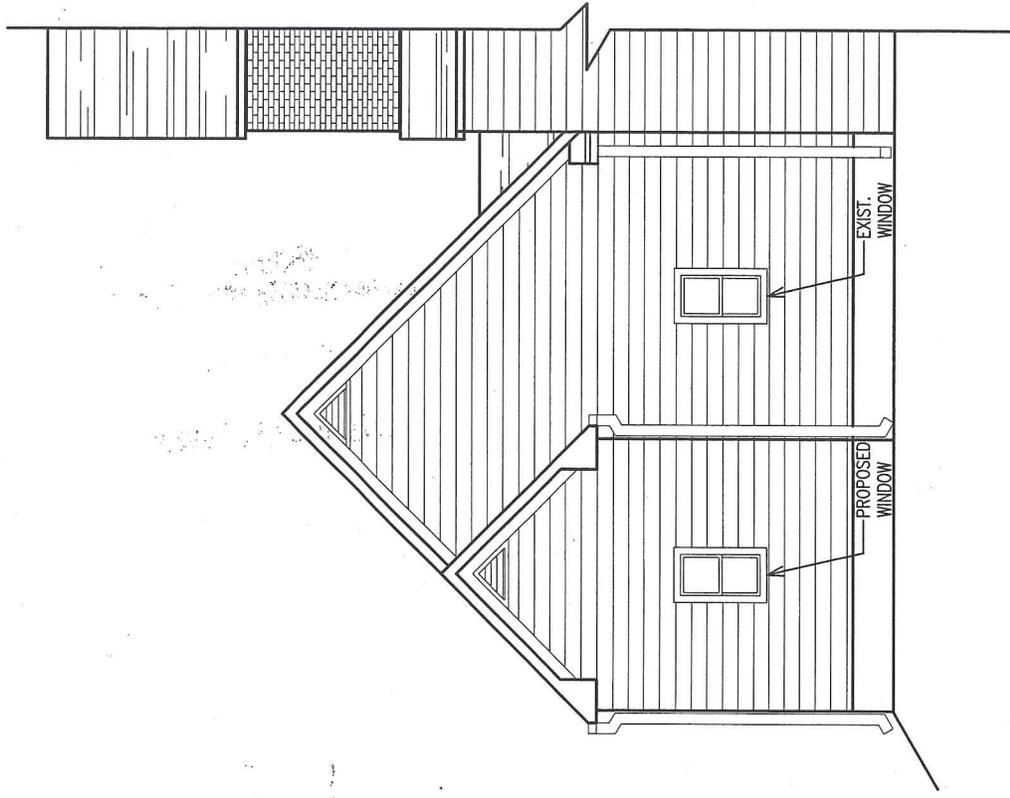
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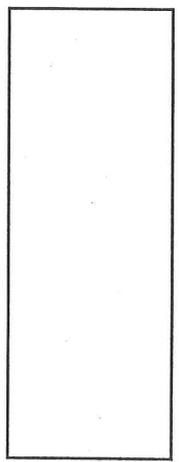
CASE NAME:

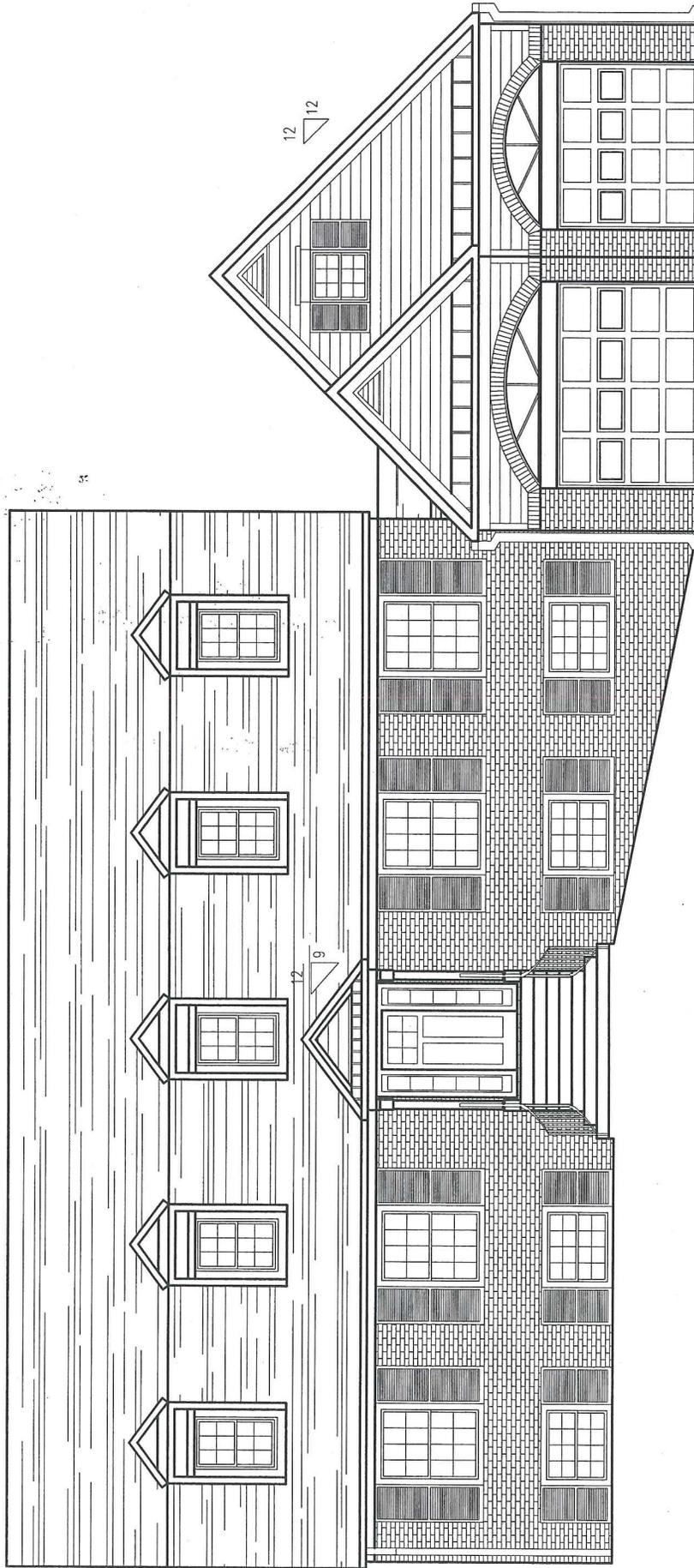
ROBERT MATISOFF, TRUSTEE
NANCY B. MATISOFF, TRUSTEE



Design Collaborative
 8486 Black Stallion Place
 Vienna, Virginia 22182
 t. 703.242.8300
 f. 703.242.0065
 architecture . interior design

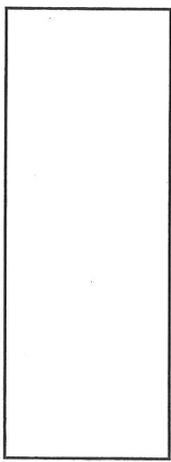
PROPOSED SIDE & REAR ELEVATION - REVISED		SCALE: 1/8" = 1'-0"
FLOOR: ALL	MATISOFF RESIDENCE	
BY: LEE	CHK'D: KIB	DATE: 3 NOV 2011
1925 KENBAR CT. MCLEAN, VA 22101		

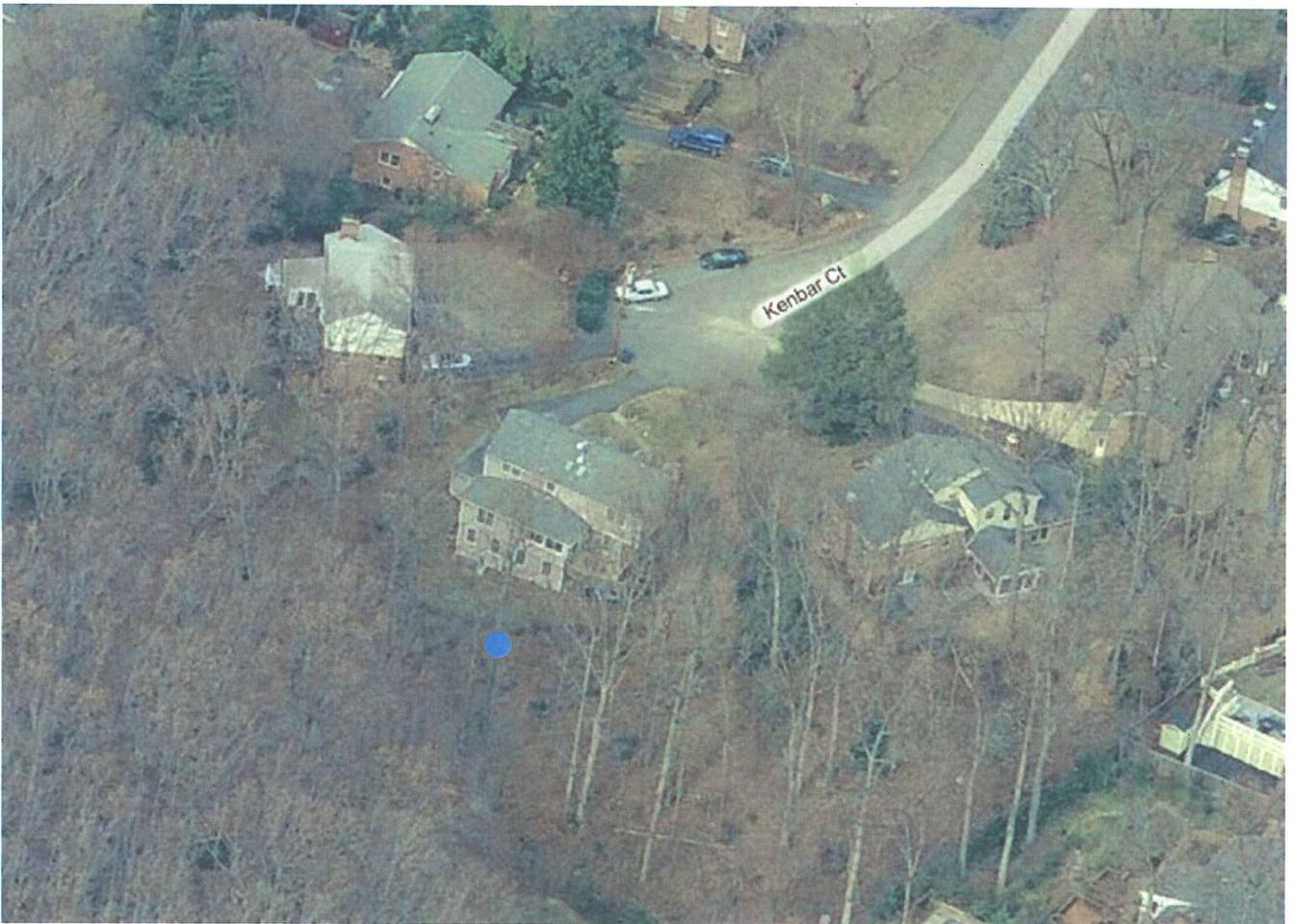


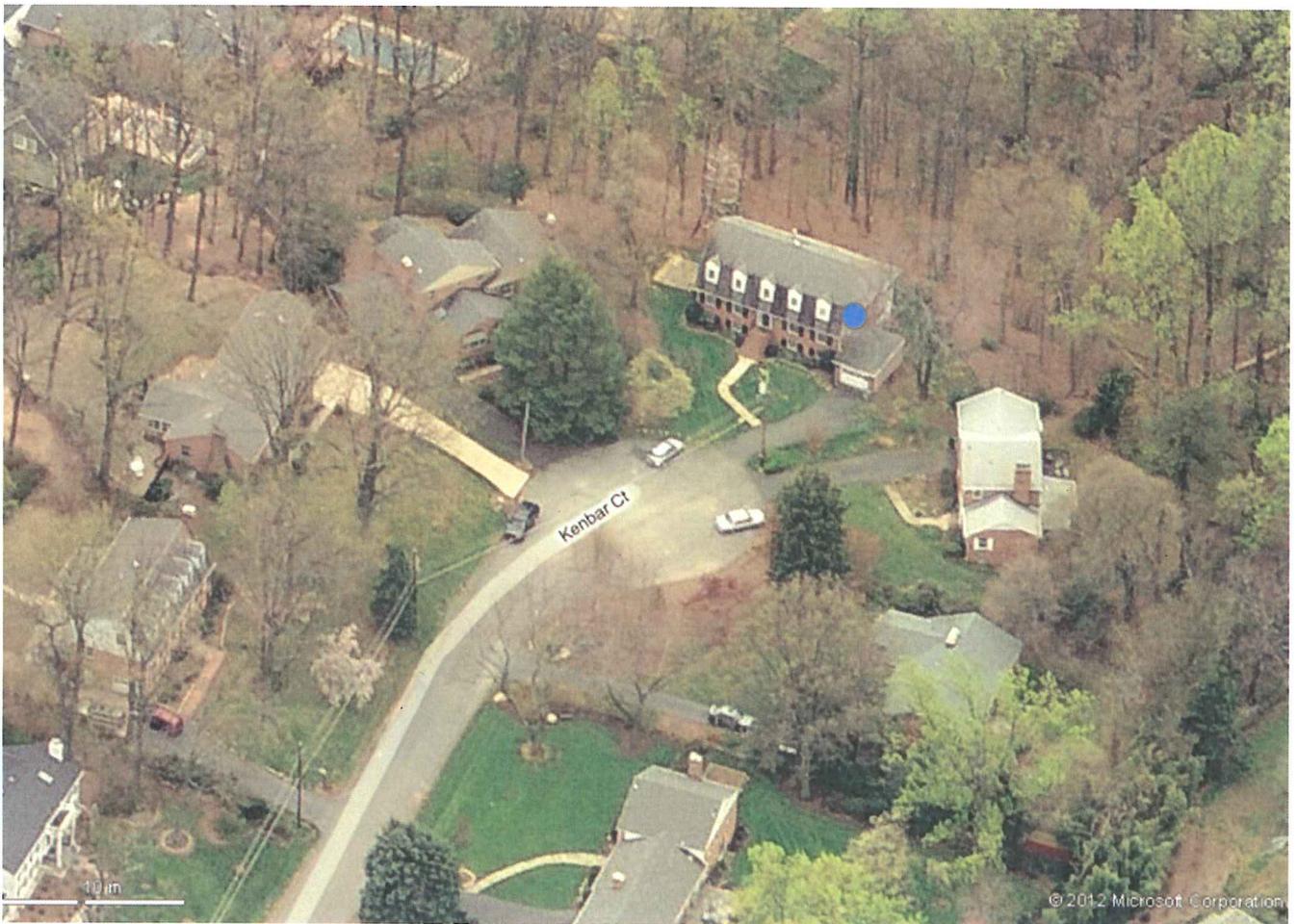
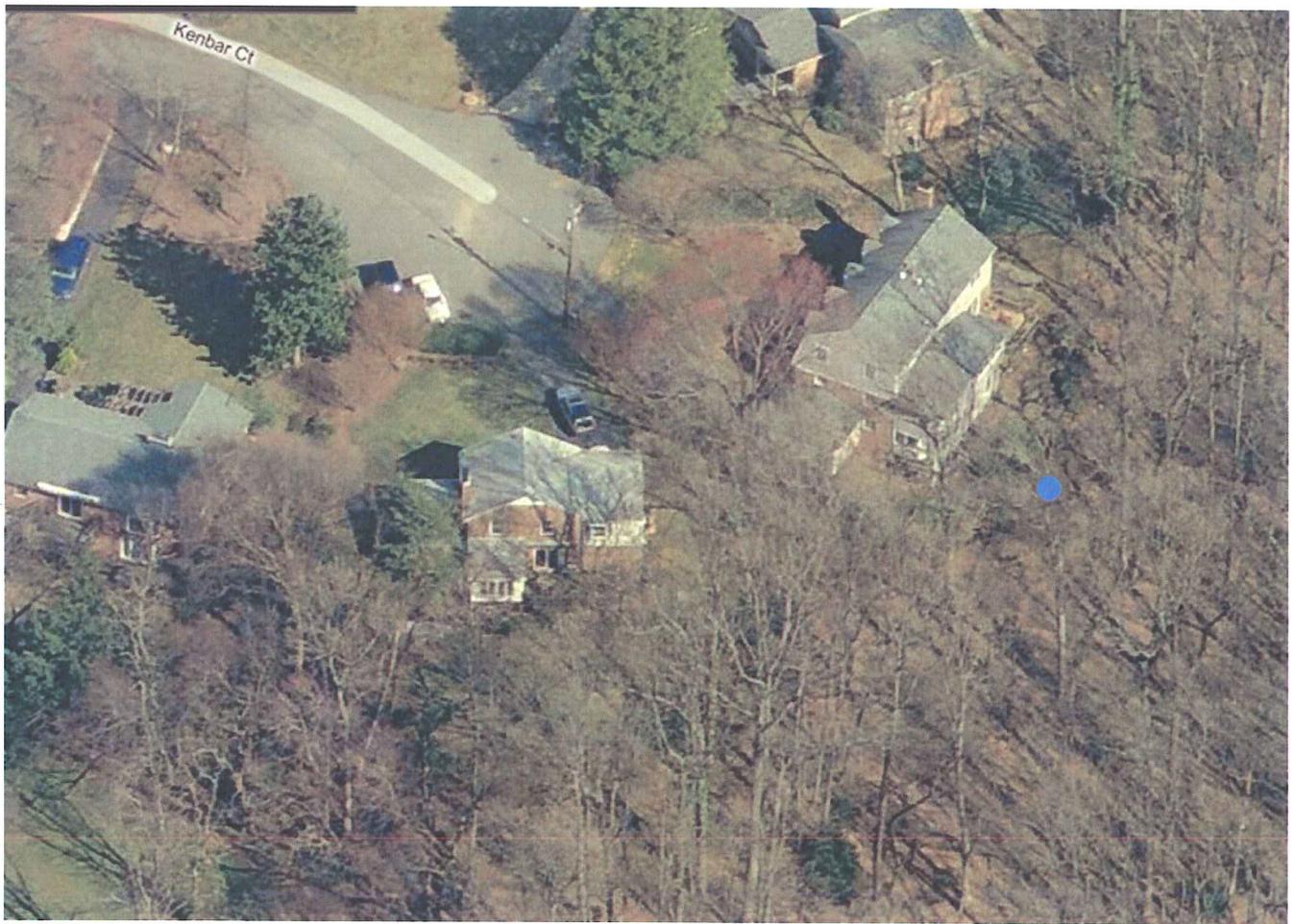


Design Collaborative
 8436 Black Stallion Place
 Vienna, Virginia, 22182
 t. 703.242.8300
 f. 703.242.0068
 architecture . interior design

PROPOSED FRONT ELEVATION - REVISED		SCALE: 1/8" = 1'-0"
FLOOR: ALL	MATISOFF RESIDENCE 1925 KENBAR CT. MCLEAN, VA 22101	DATE: 3 NOV 2011
BY: LEE		CHK'D: KIB







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12. AREAS:

EX. BASEMENT	=	1633 SF
EX. 1ST FLOOR	=	1716 SF
EX. 2ND FLOOR	=	1745 SF
EX. GROSS FLOOR AREA	=	5094 SF

EX. FLOOR AREA RATIO = 0.18

PROP. 1 1/2 STORY GARAGE GROSS FLOOR AREA = 342 SF.
PROP. GFA (342) / EX. GFA (5094) = 0.07

PROP. BASEMENT	=	1633 SF
PROP. 1ST FLOOR	=	1944 SF
PROP. 2ND FLOOR	=	1859 SF
PROP. GROSS FLOOR AREA	=	5436 SF

PROP. FLOOR AREA RATIO: 0.20 (5436 / 27704)

PLAT
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KENBARGAN
(DEED BOOK 1882, PAGE 294)
FAIRFAX COUNTY, VIRGINIA
DRANESVILLE DISTRICT
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THIS IS A PUBLIC ACT AND RESTRICTIONS OF RECORD.
A TITLE REPORT WAS NOT FURNISHED.
NO CORNER MARKERS SET.

CASE NAME: MATTSOFF, TRUSTEES

ROBERT MATTSOFF, TRUSTEE
NANCY R. MATTSOFF, TRUSTEE

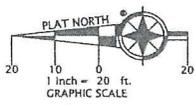
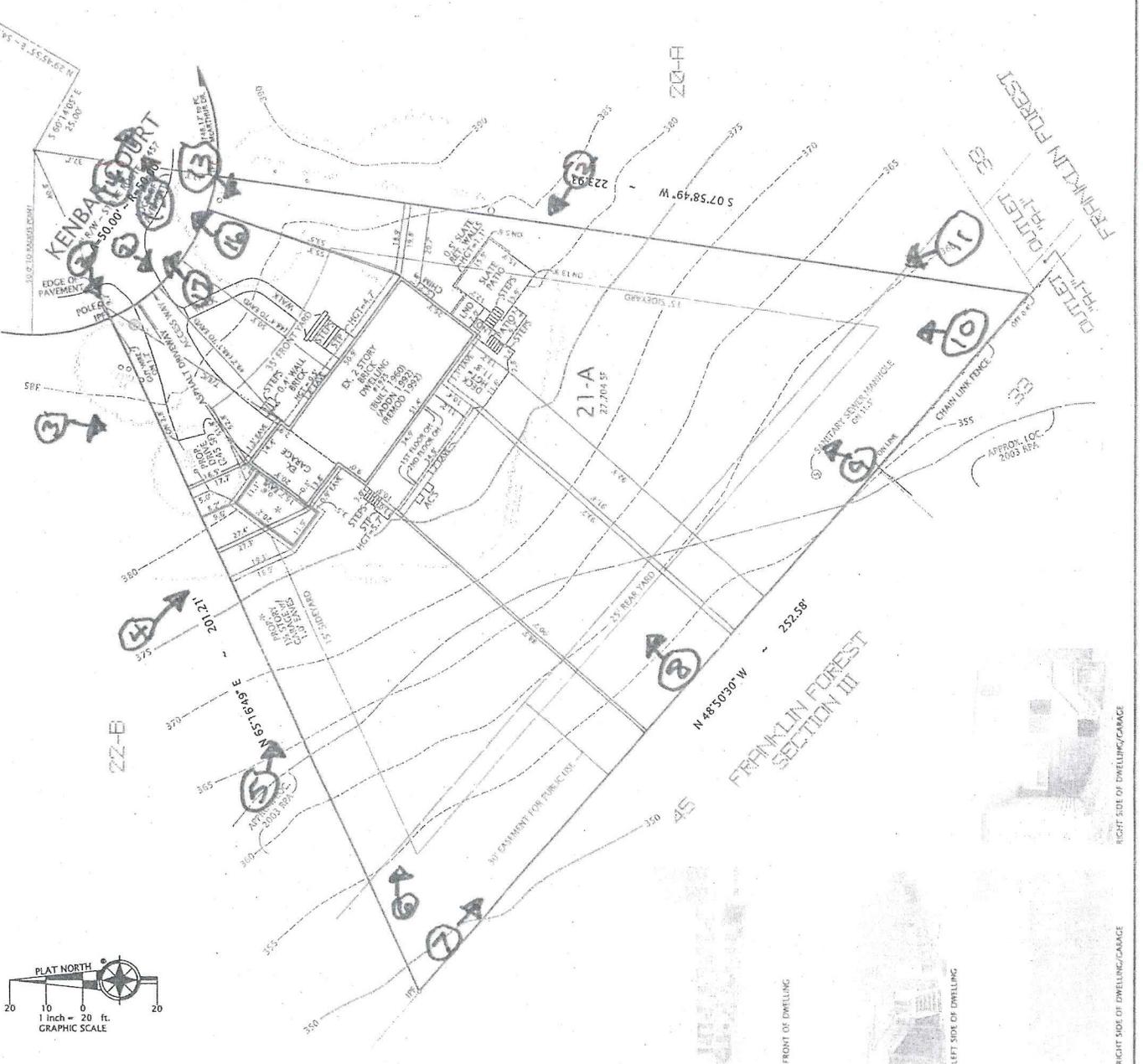
DOMINION REALTY SERVICES, INC.
8000 BURNING TREE BLVD., SUITE 100
ALEXANDRIA, VIRGINIA 22304
TEL: 703-799-6412
FAX: 703-799-6412

COMMONWEALTH OF VIRGINIA
10/20/2011
GEORGE M. O'CONNOR
LICENSE NO. 20090

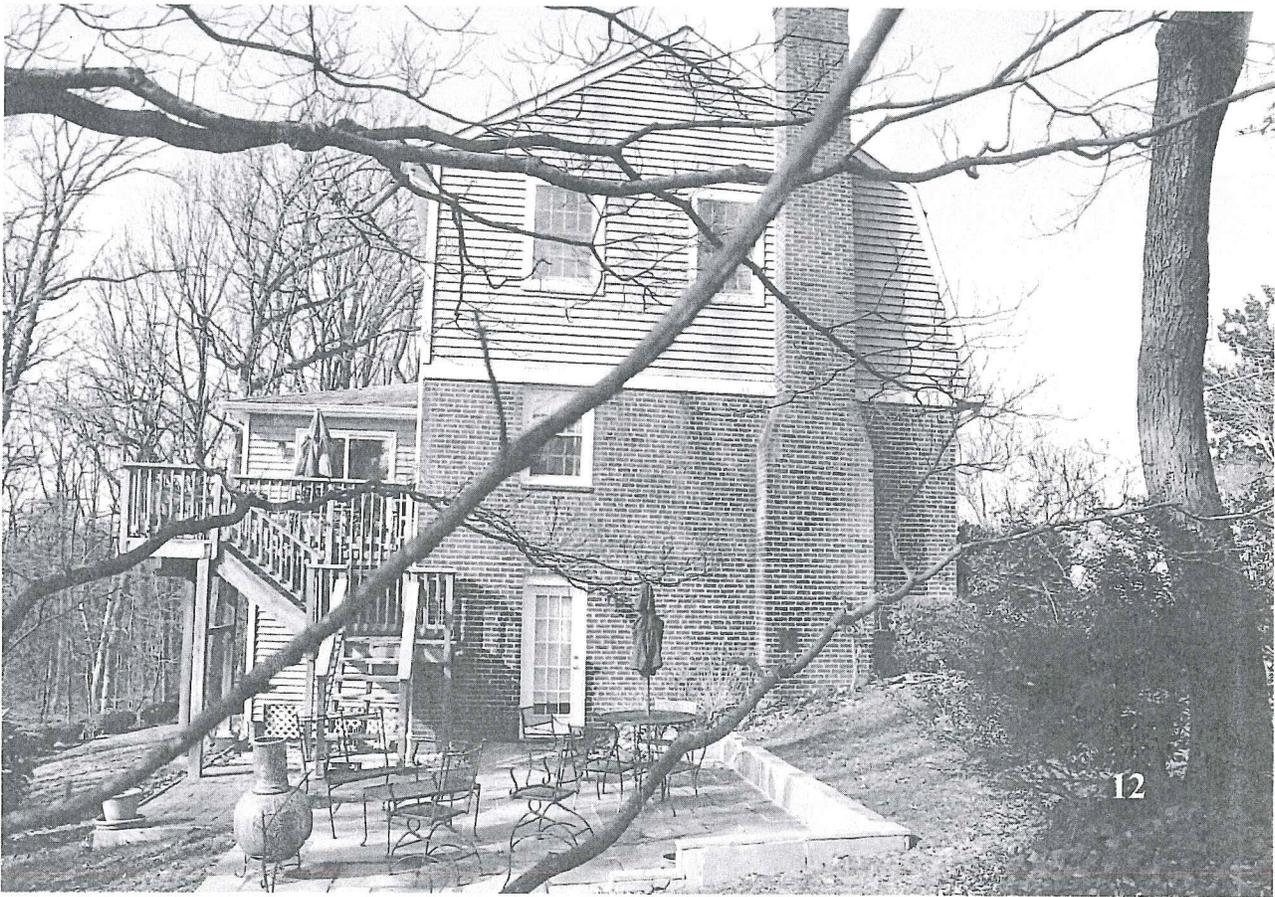
George M. O'Connor
LAND SURVEYOR

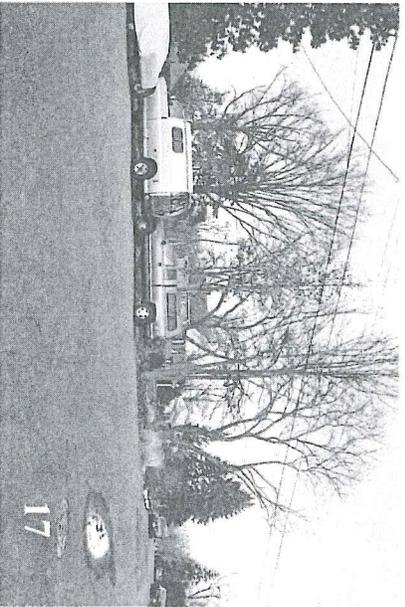
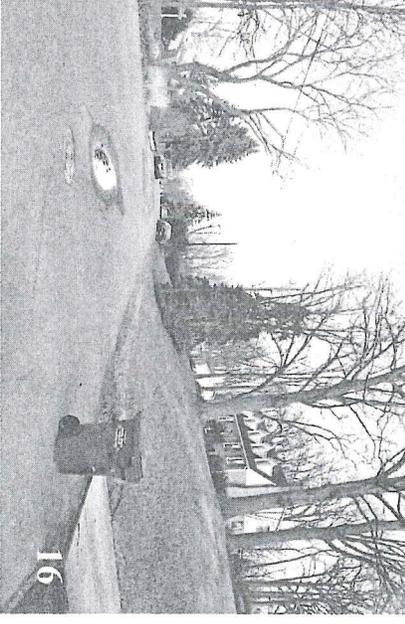
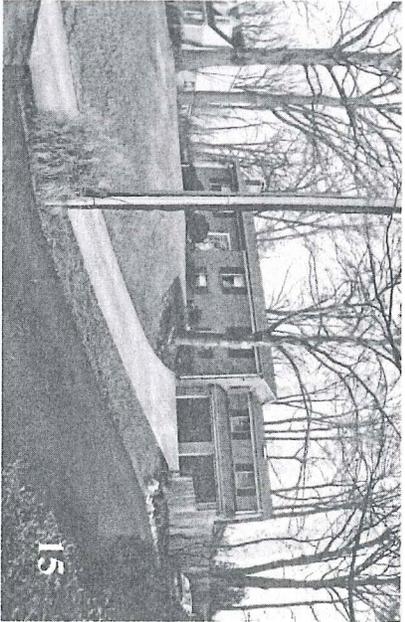
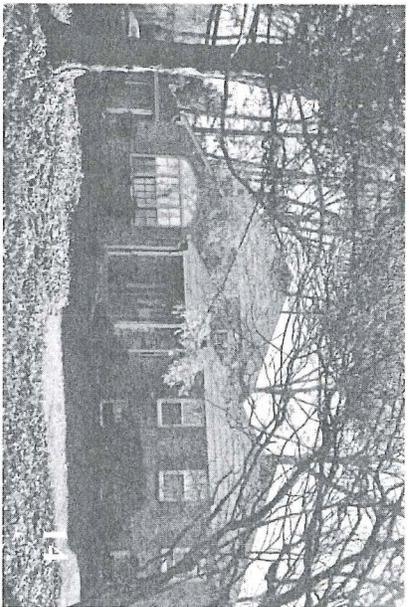
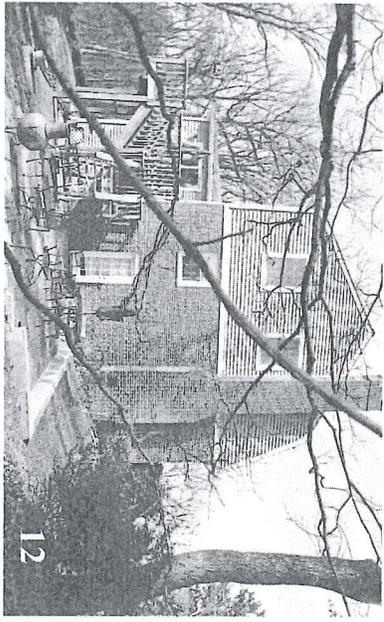
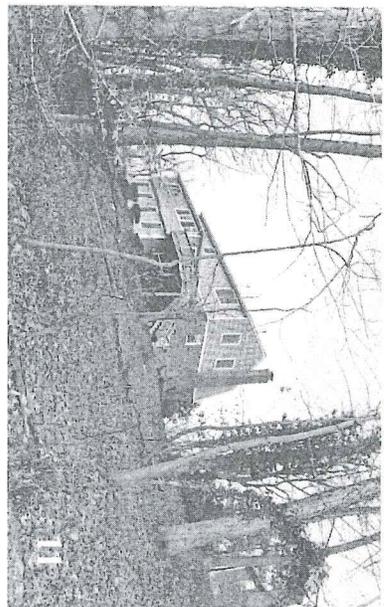
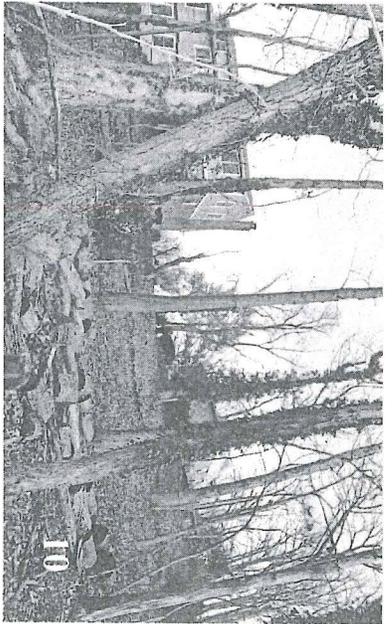
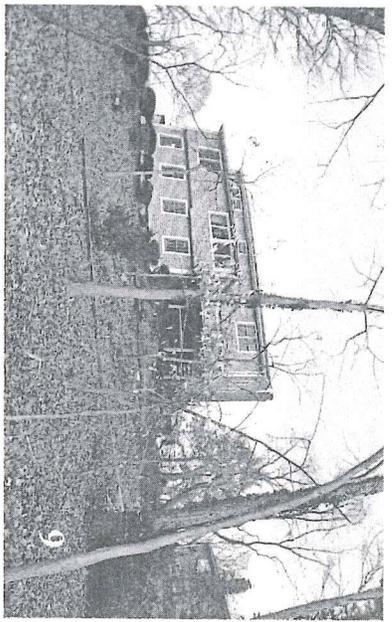
CASE NAME: MATTSOFF, TRUSTEES

#12-7-11



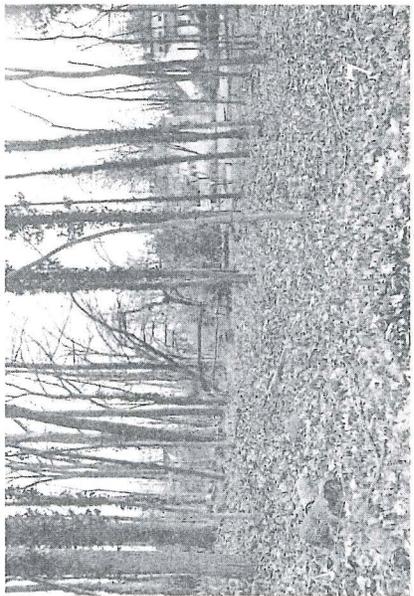
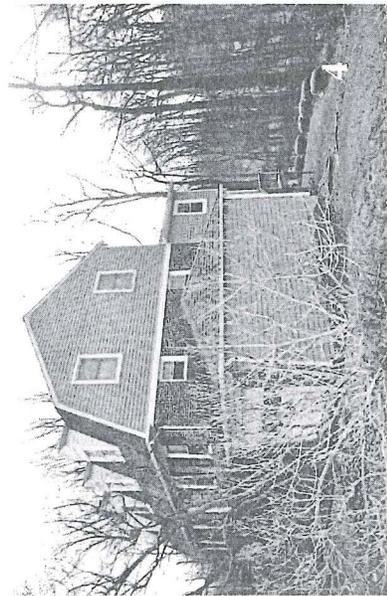
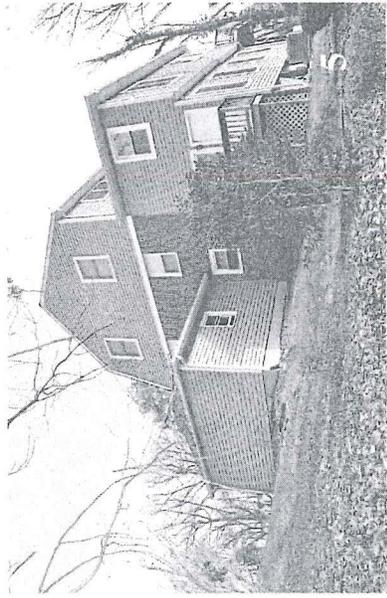
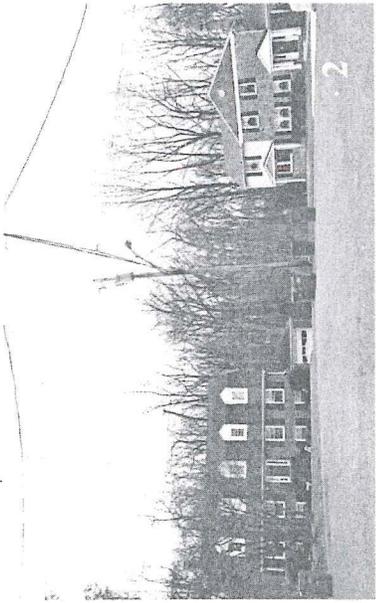
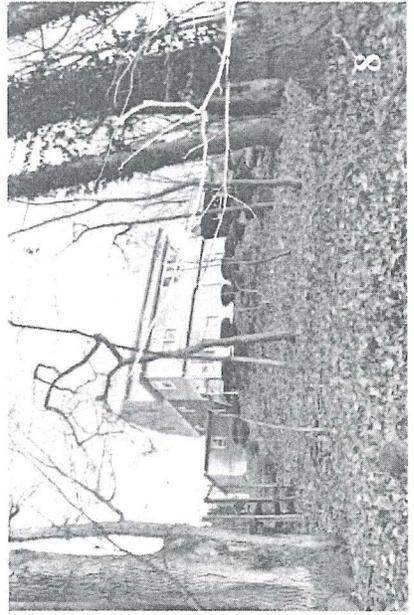
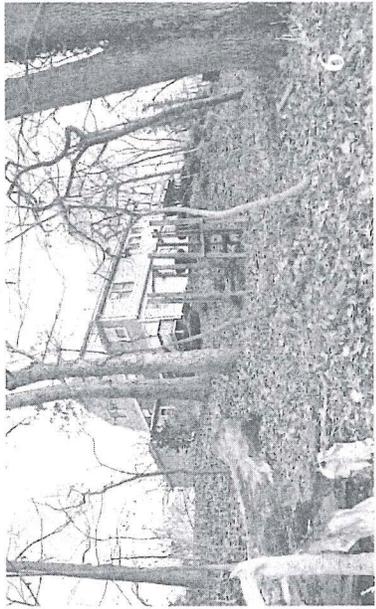
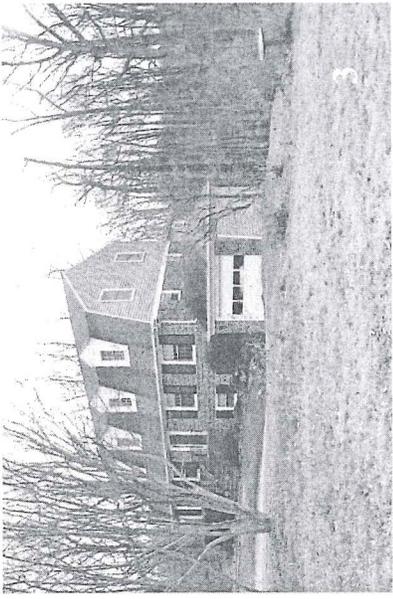
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1925 Kenbar Court, McLean, VA 22101





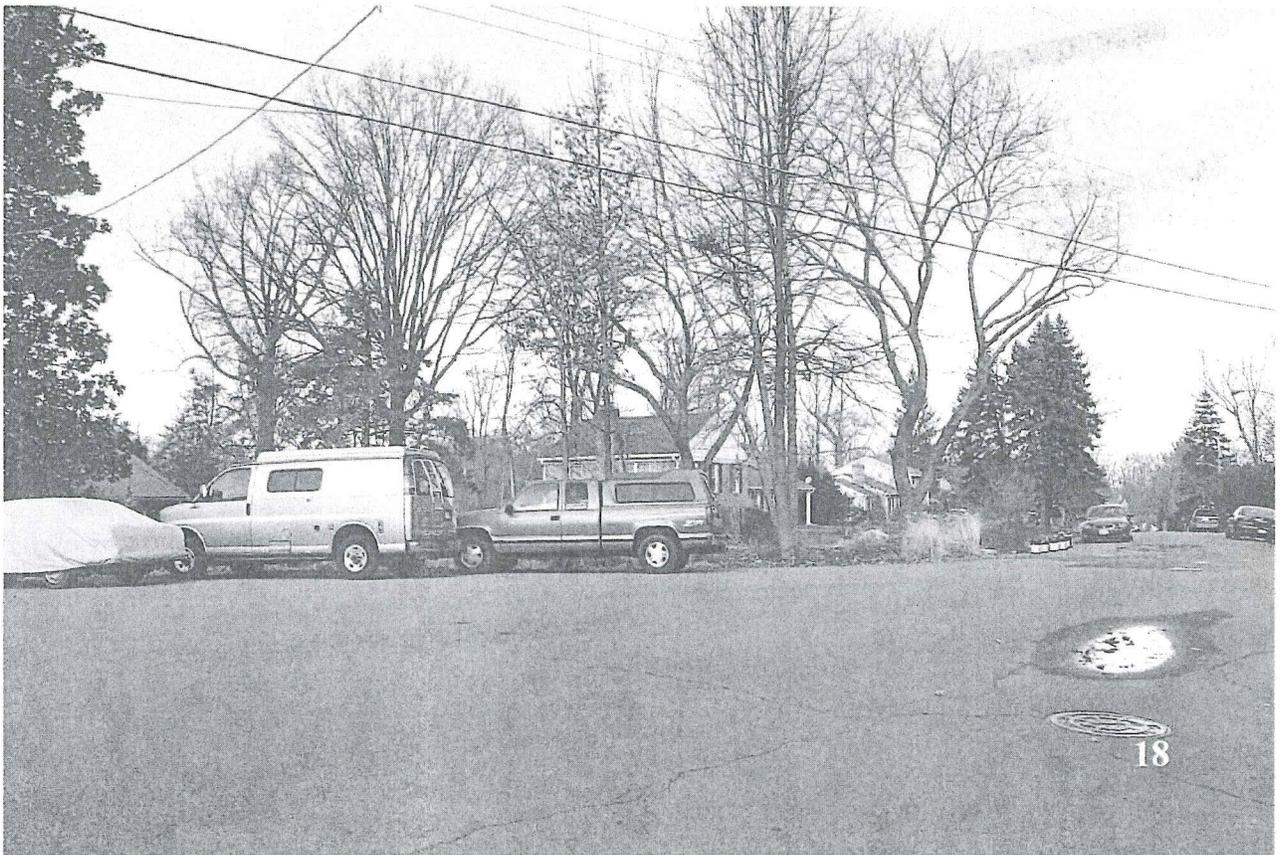












DESCRIPTION OF THE APPLICATIONS

The applicants are requesting approval of a special permit to permit reduction to minimum yard requirements based on error in building location to allow an existing deck, consisting of an at-grade slate patio, to remain 5.6 feet from the eastern side lot line.

	Structure	Yard	Min. Yard Req.*	Permitted Extension **	Permitted Yard	Structure Location	Amount of Error	Percent of Error
Special Permit	Deck (at-grade patio)	Side (east)	15.0 feet	5.0 feet	10.0 feet	5.6 feet	4.4 feet	44%

*Minimum yard requirement per Section 3-207

**Permitted Extensions per Section 2-412

The applicants are also requesting approval of a special permit to permit reduction of certain yard requirements to allow the construction of an addition 8.2 feet to its eave from the western side lot line.

	Structure	Yard	Minimum Yard Required*	Proposed Location	Proposed Reduction	Percentage of Reduction Requested
Special Permit	Addition	Side	15.0 feet	8.2 feet	6.8 feet	45%

*Minimum yard requirement per Section 3-207

EXISTING SITE DESCRIPTION

The R-2 zoned property is developed with a two-story, with basement, half-wood and half-brick, single-family detached dwelling which was constructed in 1960. The dwelling is situated toward the front of the irregularly shaped 27,704 square foot lot, located at the end of a cul-de-sac. The applicants obtained building permits to construct a two-story addition and deck located along the rear of the dwelling and a one-car garage located on the western side of the dwelling. The wood deck with steps leads onto a slate patio on the east side of the dwelling. The property is accessed via an asphalt driveway from Kenbar Court which terminates at the existing one-car garage. The Franklin Woods Park is located along the property's rear lot line and is heavily wooded. There is significant existing mature vegetation consisting of mature trees throughout the lot and foundation plantings around the dwelling. A County mapped Resource Protection Area (RPA) is located within a portion of the rear of the property. The topography of the rear yard slopes significantly downward from the dwelling. A 30 foot easement for public use is located along the entire rear property line with the Franklin Woods Park.

CHARACTER OF THE AREA

	Zoning	Use
North	R-2	Single Family Detached Dwellings
East	R-2	Single Family Detached Dwellings
South	R-2	Fairfax County Park Authority – Franklin Woods Park
West	R-2	Single Family Detached Dwellings

The dwelling on Lot 22B is located approximately 40 feet from the subject property's existing one-car garage.

BACKGROUND

Following the adoption of the current Ordinance, the BZA has heard the following special permit and variance requests in the vicinity of the application parcel:

- Variance VC 96-D-123 was approved on December 4, 1996 for Tax Map 41-1 ((7)) 16, zoned R-2, at 2017 Franklin Avenue, to permit construction of an addition 8.1 feet from a side lot line.
- Variance VC 98-D-002 was approved on March 11, 1998 for Tax Map 41-1 ((24)) 17, zoned R-2, at 1917 Kenbar Court, to permit construction of an accessory structure 6.0 feet from a side lot line.
- Variance VC 00-D-163 was approved on February 28, 2001 for Tax Map 41-1 ((8)) 24, zoned R-2, at 1918 Franklin Avenue, to permit construction of an addition 12 feet and 5 5/8 inches from a side lot line.
- Variance VC 01-D-025 was approved on May 2, 2001 for Tax Map 41-1 ((8)) 22, zoned R-2, at 1935 Franklin Avenue, to permit construction of an addition 11.8 feet from a side lot line.
- Special Permit SP 01-D-024 was denied on July 25, 2001 for Tax Map 41-1 ((8)) 32, zoned R-2, at 2000 Virginia Avenue, to permit reduction to minimum yard requirements based on error in building location to permit deck to remain 5.3 feet from a side lot line.
- Variance VC 2002-DR-085 was approved on August 7, 2002 for Tax Map 41-1 ((7)) 2, zoned R-2, at 2025 Franklin Avenue, to permit construction of dwelling 13 feet and chimney 10 feet from a side lot line.

- Special Permit SP 2002-DR-040 was approved on October 15, 2002 for Tax Map 41-1 ((24)) 19B, zoned R-2, at 1921 Kenbar Court, to permit reduction to minimum yard requirements based on error in building location to permit an addition to remain 10.8 feet from a side lot line.
- Special Permit SP 2007-DR-144 was approved on February 12, 2008 for Tax Map 41-1 ((7)) 4, zoned R-2, at 2021 Franklin Avenue, to permit reduction to minimum yard requirements based on error in building location to permit roofed deck 10.6 feet from one side lot line, dwelling 12.2 feet from other side lot line and fence greater than 4.0 feet in height to remain in a front yard.

ANALYSIS

- **Special Permit Plat** (Copy at front of staff report)
- **Title of Plat:** Plat, Showing House Location on Lot 21-A, of a Resubdivision of Lots 18 through 26, Kenbargan
- **Prepared by:** Dominion Surveyors Inc., dated and sealed on October 20, 2011, as revised through December 5, 2011

Proposal:

The applicants propose to construct a 240 square foot one-story garage addition which will provide for an additional garage bay to enlarge the existing one-car garage to a two-car garage. The addition is proposed to be located 8.2 feet to its eave from the western side lot line. The front of the addition will be set back or staggered from the garage.

The proposal also requests to permit an existing at-grade slate patio to remain 5.6 feet from the eastern side lot line.

ZONING ORDINANCE REQUIREMENTS

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

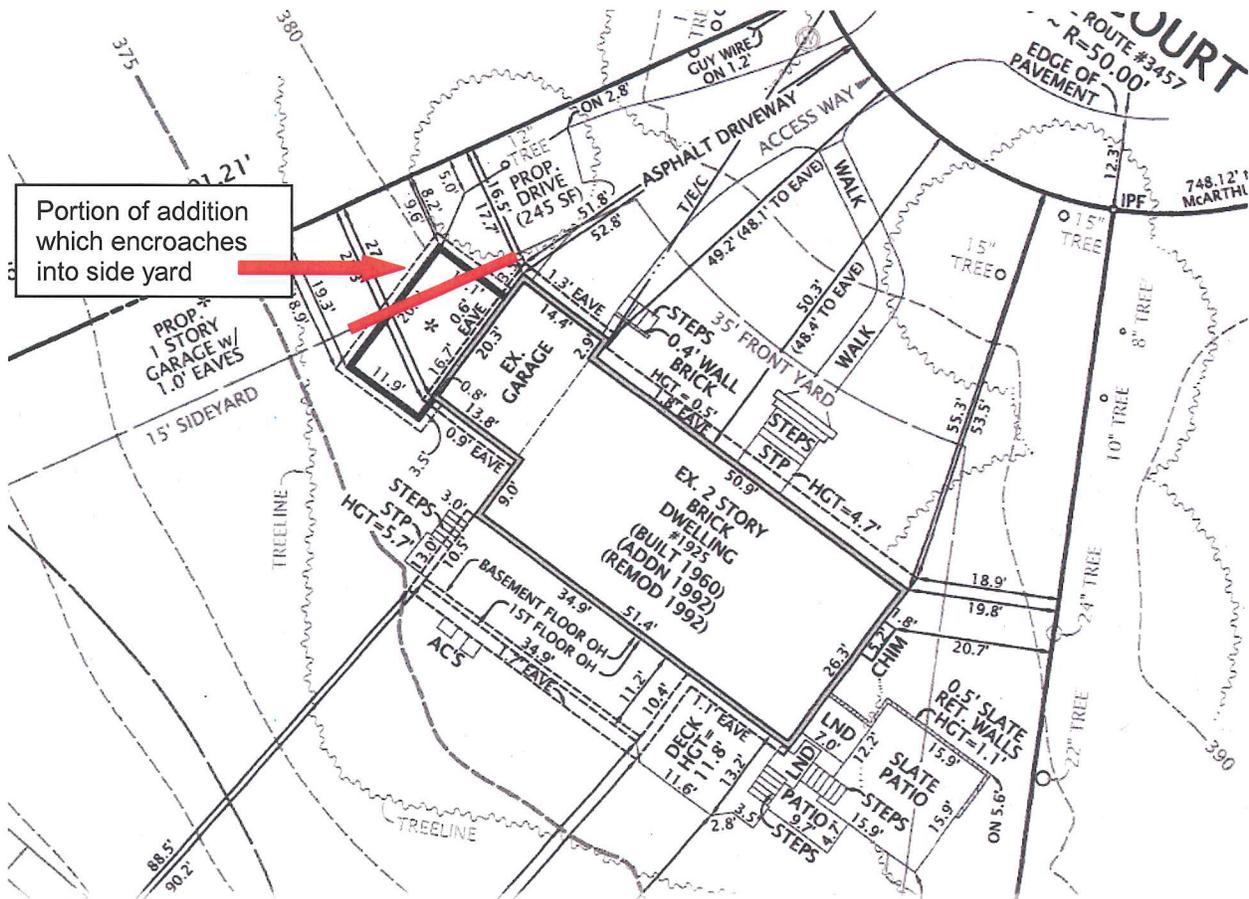
The application for the proposed addition must meet all of the following standards, copies of which are attached as Appendix 4:

- *Sect. 8-006* General Special Permit Standards
- *Sect. 8-903* Group 9 Standards
- *Sect. 8-914* Provisions for Approval of Reduction to the Minimum Yard Requirements Based on 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 for the addition meets all of the 8 General Special Permit Standards. Of particular note regarding this application is General Standard 3.

General Standard 3 requires that the proposed use 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. *Staff believes by observation of the neighborhood through submitted photographs and through aerial images that the construction of the addition will not adversely affect the use or development of neighboring properties. The dwelling on the most affected lot, Lot 22B, is located approximately 40 feet from the existing one-car garage. The encroachment appears to be minimal as only a portion of the request is beyond the building restriction line. Additionally, it appears that other homes in the neighborhood also have two-car garage additions, so the additional garage bay would not seem out of character with the surrounding properties. As noted under the Background section, several additions have been approved by the BZA in the vicinity of the application property. The addition appears to be in character with the properties and uses within the vicinity. Therefore, staff believes this standard has been met.*



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 accessory structures, which does not apply to this application and Standard 10 allows the BZA to impose development conditions. Staff believes that the application has met all of the remaining standards, specifically Standards 4, 6, 7, 8, and 9.

Standard 4 states that the resulting gross floor area of an addition to an existing principal structure may be up to 150 percent of the total gross floor area of the principal structure that existed at the time of the first yard reduction request. In such instance, if a portion of the principal structure is to be removed; no more than fifty (50) percent of the gross floor area of the existing principal structure at the time of the first yard reduction shall be removed. The existing dwelling is 5,089 square feet in size. Therefore 150% of the total gross floor area could result in an addition up to 7,633.5 square feet in size for a possible total square footage at build out of 12,722.5. The proposed addition is 240 square feet, for a total square footage of the house with the addition of 5,329 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 and pictures submitted indicate that the materials, size and scale of the proposed addition will be compatible with the architecture of the existing dwelling on the lot. Although the overall height of the proposed one-story garage will increase from 12.7 feet to 25.6 feet, the roofline of the existing garage will tie into the proposed garage roofline and will add only 240 square feet of additional bulk to the property by creating a two-car garage where there currently exists only a one-car garage. Therefore, staff believes the addition will be in character with existing on-site development and therefore the application meets this provision.



Standard 7 states that the BZA shall determine that the proposed development is harmonious with the surrounding off-site uses and structures in terms of location, height, bulk and scale of surrounding structures, topography, existing vegetation and the preservation of significant trees as determined by the Director. The applicants propose to add an additional garage bay to their existing one-car garage along the western side lot line. As noted previously, other homes within the neighborhood currently have two-car garages and some surrounding properties have received similar approvals. The addition as proposed appears to add minimal bulk and scale to the property, as it will only increase by an additional 240 square feet. The applicant has indicated verbally to staff that no significant vegetation is proposed to be removed to accommodate the addition as proposed. Therefore, staff believes the addition will be harmonious with surrounding off-site uses and meets this provision.

Standard 8 states that the BZA shall determine that the proposed development shall not adversely impact the use and/or enjoyment of any adjacent property with regard to issues such as noise, light, air, safety, erosion, and stormwater runoff. Staff believes that the application meets the erosion and stormwater runoff portion of the standards since the Department of Public Works and Environmental Services (DPWES) has indicated that there are no drainage complaints on file related to this property. Staff believes that the construction of a 240 square foot addition adding an additional one-bay garage to an existing one-bay garage will not impact the use and/or enjoyment of any adjacent property with regard to issues such as noise, light, air or safety, as the most affected property is located approximately 40 feet away from the existing garage and the encroachment is minimal. The structure has been shifted slightly back from the existing one-car garage in an effort not to encroach significantly into the side yard setback requirement. The driveway is proposed to increase slightly to accommodate the additional garage bay. In discussion with the engineer, the total front yard impervious coverage of paved areas used for parking would be 22%, where 25% is permitted in this Zoning District. Staff believes the request will not increase runoff or erosion significantly as the area currently has existing structures. Staff believes that the application meets this provision.

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. Staff believes the request to construct a one-story, 240 square foot one-car garage bay addition is shown in the most logical location, as it will be placed next to an existing one-car garage addition and will be located at the end of the driveway which will be expanded slightly to accommodate a vehicle. The rear of the property contains an easement and an area designated as an RPA. The house was constructed in 1960 and was situated toward the front of the

irregular shaped lot which appears to restrict the applicants' ability to expand along the sides of the dwelling to accommodate such a request. Therefore, staff believes the request is minimal and the application meets this provision. Other issues of well and floodplains are not applicable to this site.

CONCLUSION

Staff believes that the request is in conformance with the applicable Zoning Ordinance provisions with the implementation of the Proposed Development Conditions contained in Appendix 1 of the staff report.

RECOMMENDATION

Staff recommends approval of SP 2012-DR-028 for an addition with adoption of the Proposed Development Conditions contained in Appendix 1 of the staff report. It should be noted that it is not the intent of staff to recommend that the Board, in adopting any conditions, relieve the applicants/owners from compliance with the provisions of any applicable ordinances, regulations, or adopted standards.

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

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

APPENDICES

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

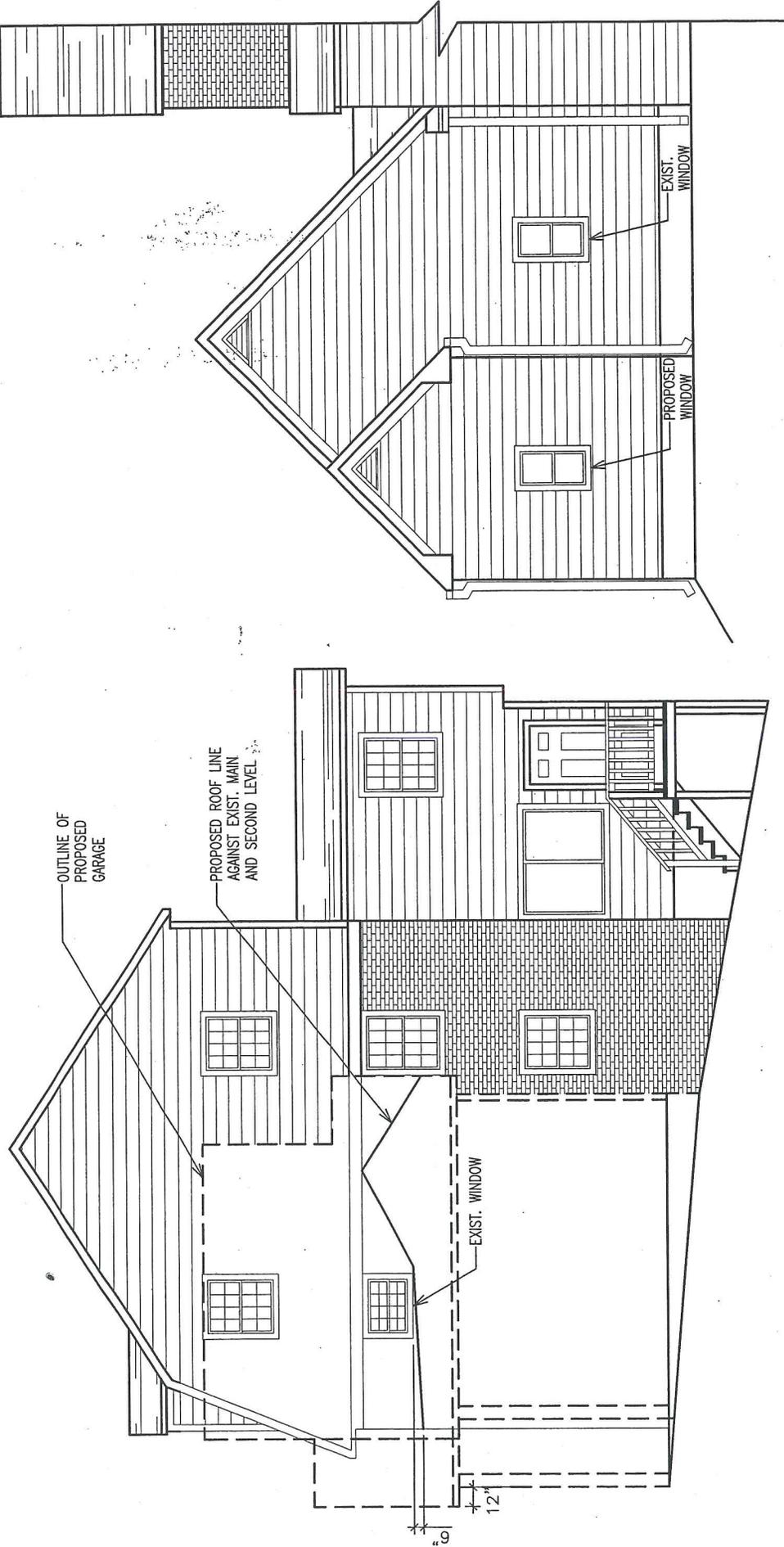
PROPOSED DEVELOPMENT CONDITIONS**SP 2012-DR-028****July 18, 2012**

If it is the intent of the Board of Zoning Appeals to approve SP 2012-DR-028 located at Tax Map 41-1 ((24)) 21A to permit reduction of minimum and certain yard requirements pursuant to Sections 8-914 and 8-922 of the Fairfax County Zoning Ordinance, staff recommends that the Board condition the approval by requiring conformance with the following development conditions.

1. These conditions shall be recorded by the applicant among the land records of Fairfax County for this lot prior to the issuance of a building permit. A certified copy of the recorded conditions shall be provided to the Zoning Permit Review Branch, Department of Planning and Zoning.
2. This special permit is approved for a deck (at-grade slate patio) and the location and size of an addition (240 square feet), as shown on the plat prepared Dominion Surveyors, Inc., dated and sealed on October 20, 2011, as revised through December 5, 2011, as submitted with this application and is not transferable to other land.
3. Pursuant to Paragraph 4 of Section 8-922 of the Zoning Ordinance, the resulting gross floor area of an addition to the existing principal structure may be up to 150 percent of the gross floor area of the dwelling that existed at the time of the first expansion (5,089 square feet existing + 7,733.5 square feet (150%) = 12,722.5 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 be generally consistent with the architectural renderings and materials as shown on Attachment 1 to these conditions.

This approval, contingent upon the above-noted conditions, shall not relieve the applicant from compliance with the provisions of any applicable ordinances, regulations or adopted standards.

Pursuant to Sect. 8-015 of the Zoning Ordinance, this special permit shall automatically expire, without notice, thirty (30) months after the date of approval unless construction has commenced and has been diligently prosecuted. The Board of Zoning Appeals may grant additional time to commence construction if a written request for additional time is filed with the Zoning Administrator prior to the date of expiration of the special permit. The request must specify the amount of additional time requested, the basis for the amount of time requested and an explanation of why additional time is required.



Design Collaborative

8436 Black Stallion
Vienna, Virginia
t. 703.241.
f. 703.241.

architecture . interior

PROPOSED SIDE & REAR ELEVATION - REVISED

SCALE: 1/8" = 1'-0"

DATE: 3 NOV 2011

MATISOFF RESIDENCE

1925 KENBAR CT.
MCLEAN, VA 22101

FLOOR: ALL

CHK'D: KIB

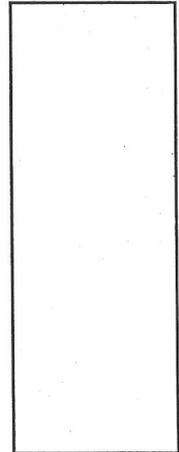
BY: LEE



Design Collaborative

8436 Black Stallion Place
 Vienna, Virginia 22182
 t. 703.242.8300
 f. 703.242.0068
 architecture . interior design

PROPOSED FRONT ELEVATION - REVISED	
FLOOR:	ALL
BY:	LEE
SCALE:	1/8" = 1'-0"
DATE:	3 NOV 2011
MATISOFF RESIDENCE 1925 KENBAR CT. MCLEAN, VA 22101	
CHK'D:	KIB



Application No.(s): SP 2012-DR-028
(county-assigned application number(s), to be entered by County Staff)

SPECIAL PERMIT/VARIANCE AFFIDAVIT

DATE: 2/18/12
(enter date affidavit is notarized)

I, Robert & Nancy Matsoff, 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

115157

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)
Robert Matsoff	1925 Kenbar Ct. McLean, VA 22101	Applicant
Nancy Matsoff	1925 Kenbar Ct. McLean, VA 22101	Applicant

(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-DR-028

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

Page Two

SPECIAL PERMIT/VARIANCE AFFIDAVIT

DATE: 2/15/12
(enter date affidavit is notarized)

115157

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):

SP 2012-DR-028
(county-assigned application number(s), to be entered by County Staff)

SPECIAL PERMIT/VARIANCE AFFIDAVIT

DATE: 2/19/12
(enter date affidavit is notarized)

115157

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.

SP 2012-DR-028

Application No.(s):

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

Page Four

SPECIAL PERMIT/VARIANCE AFFIDAVIT

DATE: 2/18/12
(enter date affidavit is notarized)

115157

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:

[X] 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-DR-028

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

SPECIAL PERMIT/VARIANCE AFFIDAVIT

115/57

DATE: 2/18/12 (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:

(check one)

Handwritten signature of Nancy Matisoff

[X] Applicant [] Applicant's Authorized Agent

Nancy Matisoff

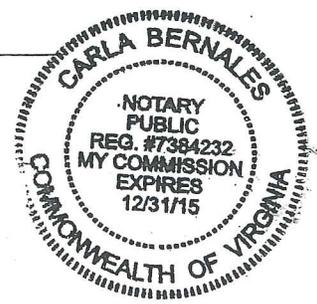
Robert Matisoff

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

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

Handwritten signature of Notary Public

My commission expires: 12/31/2015



FEB 2

Zoning Evaluation Division

Robert and Nancy Matisoff
1925 Kenbar Ct.
McLean, VA 22101
Cell (Robert) 202-607-3991 Cell (Robert) 703-244-0169
Home: 703-237-4660

Statement of Justification

The purpose of this project is to make a two car garage by adding a 11.1 foot x 20.2 foot single story structure to attach to the existing 14 foot by 20 foot garage.

The following are answers to the provisions detailed in article 8-922.

1. The proposed use would result in the reduction of a side yard from 15 feet to 8.2 feet which meets the allowable 50% maximum reduction of 7.5 ft in the current 15 foot side yard set back. The garage would be offset back from the current garage and thus would not impact the front yard 35 foot set back and the rear of the new structure meets the rear set back of 25 feet by more than 100 feet. The existing garage of 14 x 20 ft (280ft) would be increased by adding a single car garage of 11.4 x 20.2 or 230.28 sq ft. totaling 510.28 sq ft.
2. The structure will be attached to the existing garage which is subordinate to a principal residence that met existing yard requirements. The existing house is 3068 on the main and upper levels and 1730 in the basement which includes 330 sq ft of unheated storage space. The existing garage is 290 approximately and enters on the basement level. Total GFA of existing house plus the garage is 2020. The additional garage would add 230 sq (11.4x 20.2) feet for a total GFA increase of 12% addition and is less than the 150% limit established by the County. The resulting addition is clearly subordinate in purpose scale and intent to the principal structure on the site.
3. This is an existing house with a wood deck and one car garage.
4. The proposed addition is subordinate in purpose to the principal structure.
6. The proposed addition is similar to other additions in the neighborhood.
7. The proposed addition will be in harmony with surrounding structures.
8. The proposed addition will not adversely impact the use or enjoyment of adjacent properties. All gutters will be fed into a French drain and the driveway run off will be channeled into that French drain as well. All existing trees will remain.
9. There are no other locations for this structure that would be suitable.
10. Additional information
The addition will be a single story garage with a structural slab, if needed. The structure will be 11.1 feet wide by 20.2 feet in depth. The shingle roof will match the existing house. Framing components will match existing garage and outside will be vinyl siding and brick front to match existing garage. The highest point will be the gable ridge 25.6 feet off the ground.
11. There will be no hazardous or toxic materials in the garage addition.
The proposed addition will conform to all applicable ordinances regulations and adopted standards.

This addition will enhance the protection to our cars and the approval would be greatly appreciated. If there are any questions regarding this application, please to not hesitate to call or email us.

Sincerely,

Robert and Nancy Matisoff
bmatisoff@odonoghuelaw.com
nancymatisoff@gmail.com

Special Permit 2012-0036

The patio which is within 5.6 feet from the side lot fulfills section 8-914 in that:

The error exceeds 10 percent of the 15 foot set back since it is 5.6 feet from the side lot.

However, the non-compliance was done in good faith.

The reduction will not impair the purpose and intent of the ordinance nor be harmful to the use and enjoyment of other properties in the immediate vicinity. Furthermore it will not be an unsafe structure in relation to public streets or other properties. If we were required to comply with the minimum yard requirements, it would cause an unreasonable hardship us, the owners. Finally the reduced side lot caused by the patio will not cause an increase in density or floor area ratio permitted by applicable zoning regulations.

In terms of history, this patio used to be a baseball court attached by a concrete pad from the house. A few years ago, we covered the patio with flagstone.

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.