



APPLICATION ACCEPTED: June 22, 2012
BOARD OF ZONING APPEALS: September 12, 2012
TIME: 9:00 a.m.

County of Fairfax, Virginia

September 5, 2012

STAFF REPORT

SPECIAL PERMIT APPLICATION NO. SP 2012-PR-039

PROVIDENCE DISTRICT

APPLICANT: Peter S. Ferry

OWNERS: Peter S. Ferry
Leslie R. Ferry

STREET ADDRESS: 8505 Redwood Drive, Vienna, 22180

SUBDIVISION: Oakdale Park

TAX MAP REFERENCE: 39-3 ((7)) 6

LOT SIZE: 21,783 square feet

ZONING DISTRICT: R-1

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 accessory storage structure to remain 2.5 feet from one side lot line and reduction of certain yard requirements to permit construction of addition 15.3 feet from other side lot line

STAFF RECOMMENDATION: Staff recommends approval of SP 2012-PR-039 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:\dhedr\Special Permits\9-12) SP 2012-PR-039 Ferry (50 & error)\SP 2012-PR-039 Ferry 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-PR-039

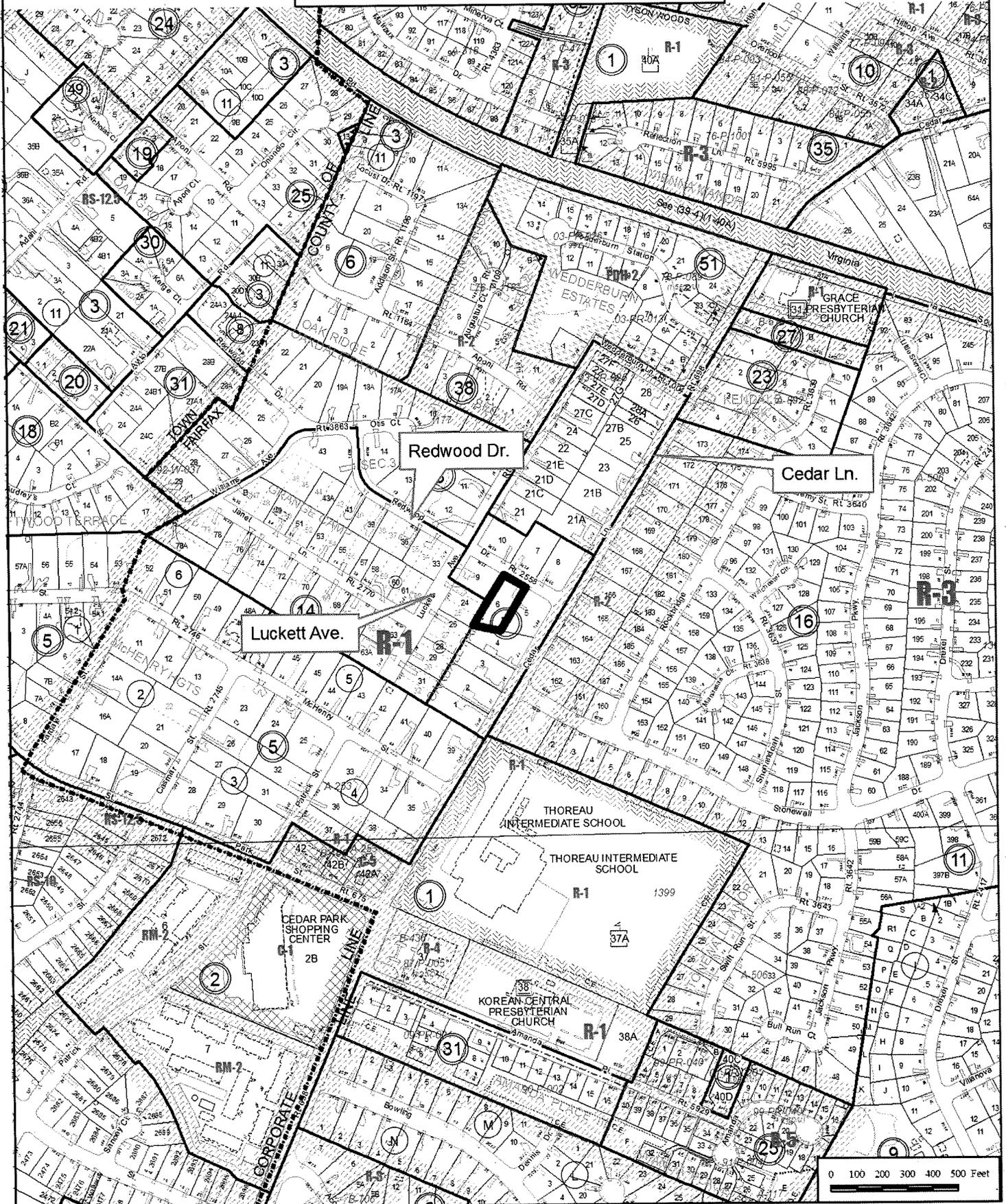
PETER S. FERRY

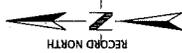


Special Permit

SP 2012-PR-039

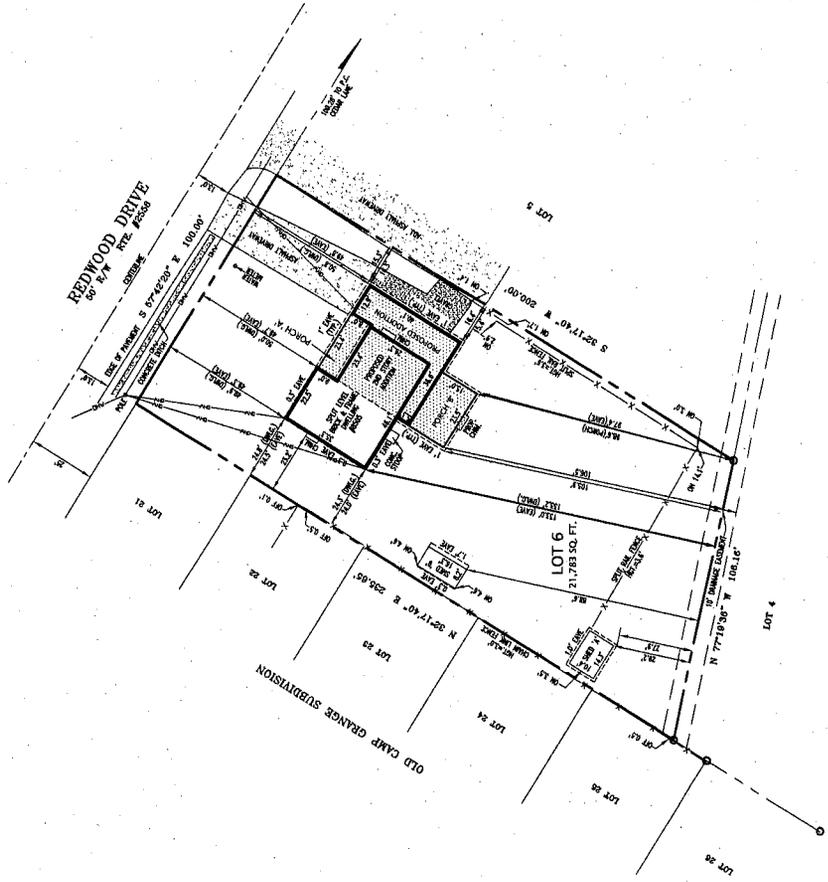
PETER S. FERRY





NOTES:

1. THIS PROPERTY IS LOCATED IN TAX MAP 039-3-07-06-0006 AND IS ZONED R-1.
2. PROPERTY OWNERS ARE PETER FERRY & LESLIE RANSON AS RECORDED IN DEED BOOK 11583 AT PAGE 828 OF THE FAIRFAX COUNTY LAND RECORDS.
3. THIS PROPERTY IS SERVICED BY PUBLIC SEWER AND WATER.
4. NO TITLE REPORT FURNISHED AND ALL EASEMENTS OF RECORD MAY NOT BE SHOWN.
5. BOUNDARY SURVEY WAS DONE BY THIS FIRM DATED JUNE 20, 2011 AND WAS ESTABLISHED BY AN ELECTRONIC TOTAL STATION AND TAPE.
6. ZONING YARD REQUIREMENTS:
FRONT = 40 FEET SIDE YARD = 20 FEET REAR = 25 FEET
7. HEIGHT REQUIREMENT: 35 FEET
8. HEIGHTS:
DWELLING = 20.6 FEET
SHED "A" = 8.7 FEET
SHED "B" = 8.7 FEET
FENCE = AS NOTED
PROPOSED ADDITION "A" = 24.2 FEET
PROPOSED ADDITION "B" = 11.0 FEET
PORCH "A" = 17.0 FEET
9. THERE IS NO EVIDENCE OF A BURIAL SITE ON THIS PROPERTY.
10. THERE ARE NO EASEMENTS OF 25 FEET OR MORE IN WIDTH THAT AFFECTS THIS PROPERTY.
11. THERE ARE NO KNOWN HAZARDOUS OR TOXIC SUBSTANCES THAT AFFECTS THIS PROPERTY.
12. FLOOR AREA: REQUIRED = 0.15
EXISTING DWELLING = 794 SQ.FT. (1ST FLOOR)
PORCH "A" = 615 SQ.FT. (2ND FLOOR)
TOTAL GROSS FLOOR AREA = 1,761 SQ.FT.
TOTAL F.A.S. = 0.08
PROPOSED ADDITION = 643 SQ.FT. (1ST FLOOR)
PROPOSED ADDITION = 846 SQ.FT. (2ND FLOOR)
TOTAL GROSS FLOOR AREA = 1,589 SQ.FT.
TOTAL F.A.S. = 0.07
13. THIS SUBJECT IS IN ZONING "NO FLOOD" OF THE FEMA MAP FLOOD PANEL 51552501000 DATED MARCH 21, 1991.



SPECIAL PERMIT PLAT
 LOT 6 SECTION ONE
 OAKDALE PARK
 DEED BOOK 11583 PAGE 828
 PROVIDENCE DISTRICT
 FAIRFAX COUNTY, VIRGINIA
 DATE: MAY 11, 2012 SCALE: 1" = 30'
 DATE: JUNE 14, 2012 (REVISED)
 DATE: AUGUST 14, 2012 (REVISED)

SAM WHITSON LAND SURVEYING, INC.
 7081 GALEWAY COURT SUITE 100 MANASSAS, VIRGINIA 20108
 PHONE: (703)330-9652 FAX: (703)330-8778

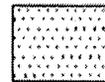
OWNER: PETER FERRY & LESLIE RANSON

NOTES:

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2. PROPERTY OWNERS ARE PETER FERRY & LESLIE RANSOM AS RECORDED IN DEED BOOK 11583 AT PAGE 928 OF THE FAIRFAX COUNTY LAND RECORDS.
3. THIS PROPERTY IS SERVICED BY PUBLIC SEWER AND WATER.
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5. BOUNDARY SURVEY WAS DONE BY THIS FIRM DATED JUNE 20, 2011 AND WAS ESTABLISHED BY AN ELECTRONIC TOTAL STATION AND TAPE.
6. ZONING YARD REQUIREMENTS:
FRONT = 40 FEET SIDE YARD = 20 FEET REAR = 25 FEET
7. HEIGHT REQUIREMENT: 35 FEET
8. HEIGHTS:
DWELLING = 20.6 FEET
SHED 'A' = 9.7 FEET
SHED 'B' = 8.0 FEET
FENCE = AS NOTED
PROPOSED ADDITION 'A' = 24.2 FEET
PORCH 'A' = 13.8 FEET
PORCH 'B' = 17.0 FEET
9. THERE IS NO EVIDENCE OF A BURIAL SITE ON THIS PROPERTY.
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11. THERE ARE NO KNOWN HAZARDOUS OR TOXIC SUBSTANCES THAT AFFECTS THIS PROPERTY.
12. FLOOR AREA: REQUIRED = 0.15

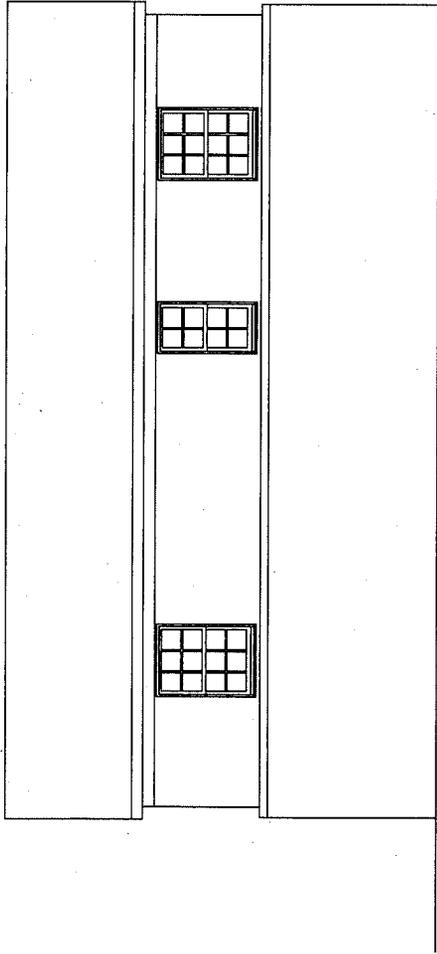
EXISTING DWELLING = 794 SQ.FT. (1ST FLOOR)
= 615 SQ.FT. (2ND FLOOR)
PORCH 'B' = 352 SQ.FT.
TOTAL GROSS FLOOR AREA = 1,761 SQ.FT.
TOTAL F.A.R. = 0.08

PROPOSED ADDITION = 643 SQ.FT. (1ST FLOOR)
PROPOSED ADDITION = 946 SQ.FT. (2ND FLOOR)
TOTAL FLOOR AREA = 1,589 SQ.FT.
TOTAL F.A.R. = 0.07

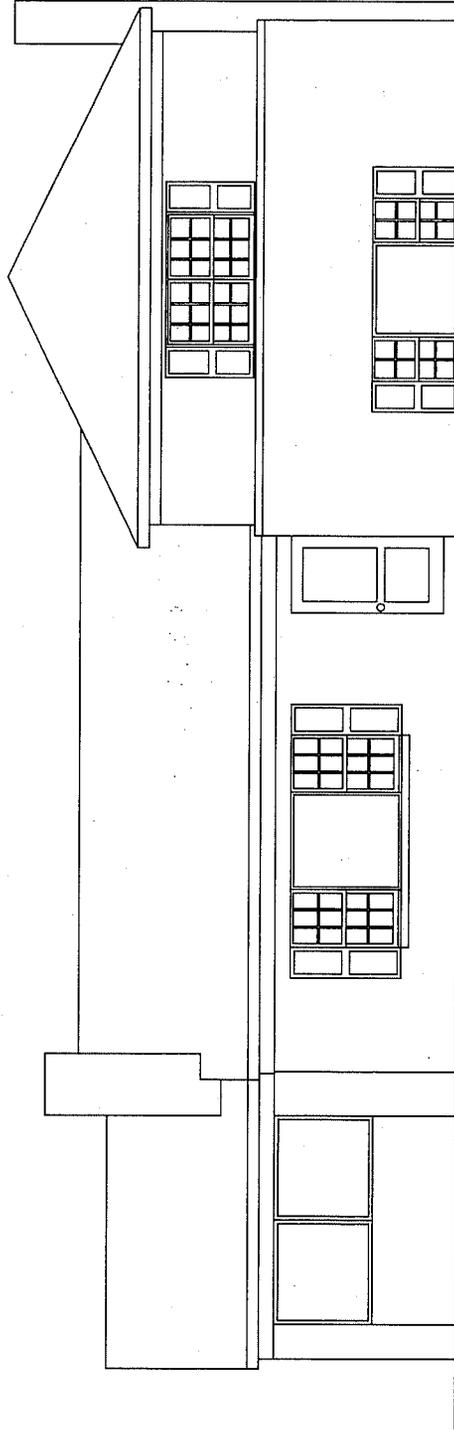


DENOTES PROPOSED ADDITION

13. THIS PROPERTY IS IN ZONE 'X' (NO FLOOD) OF THE FEMA MAP FLOOD PANEL 5155250100D DATED MARCH 5, 1990.



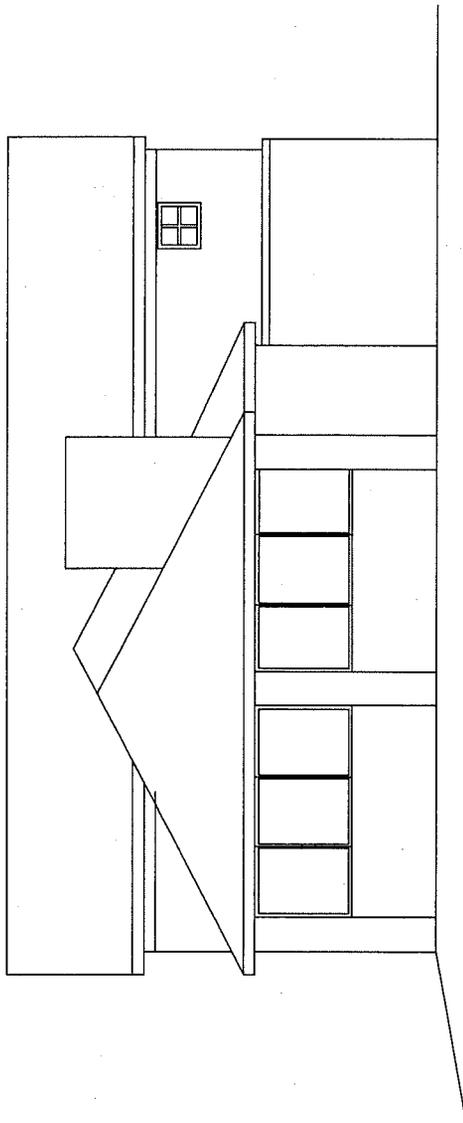
EXISTING WEST ELEVATION



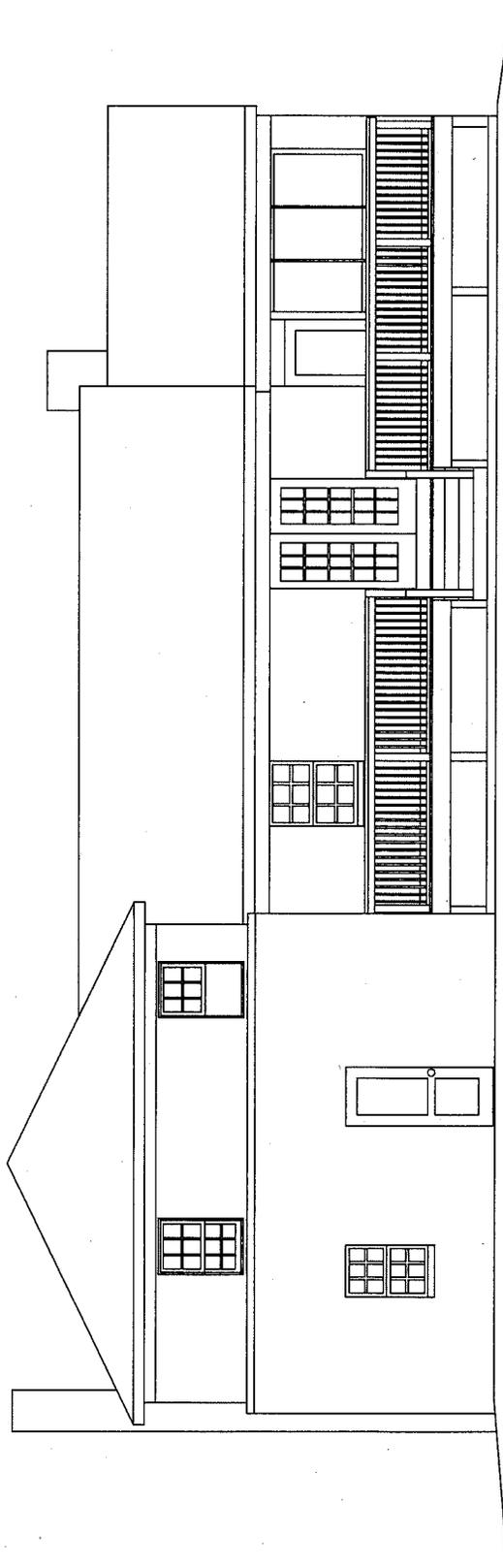
EXISTING NORTHELEVATION

8505 REDWOOD DRIVE
1/8" = 1'-0"

RECEIVED
Department of Planning & Zoning
JUN 19 2012
Zoning Evaluation Division



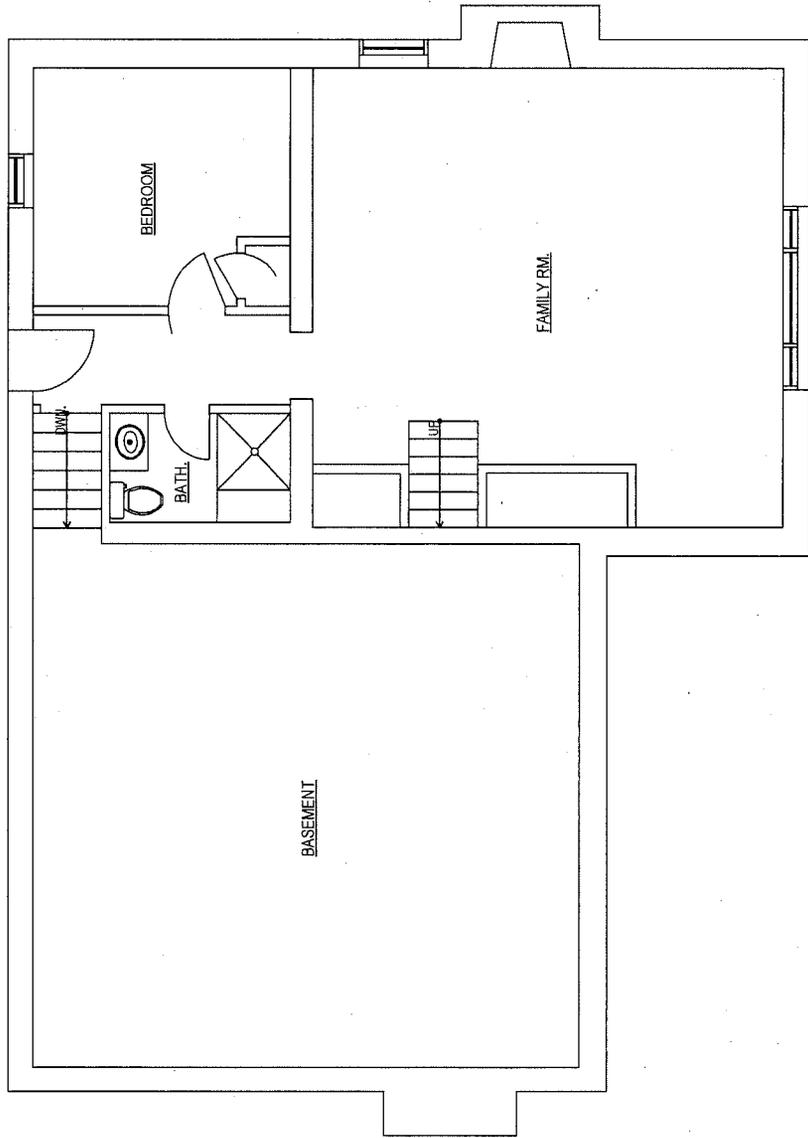
EXISTING EAST ELEVATION



EXISTING SOUTH ELEVATION

8505 REDWOOD DRIVE
1/8" = 1'-0"

RECEIVED
Department of Planning & Zoning
JUN 19 2012
Zoning Evaluation No. .

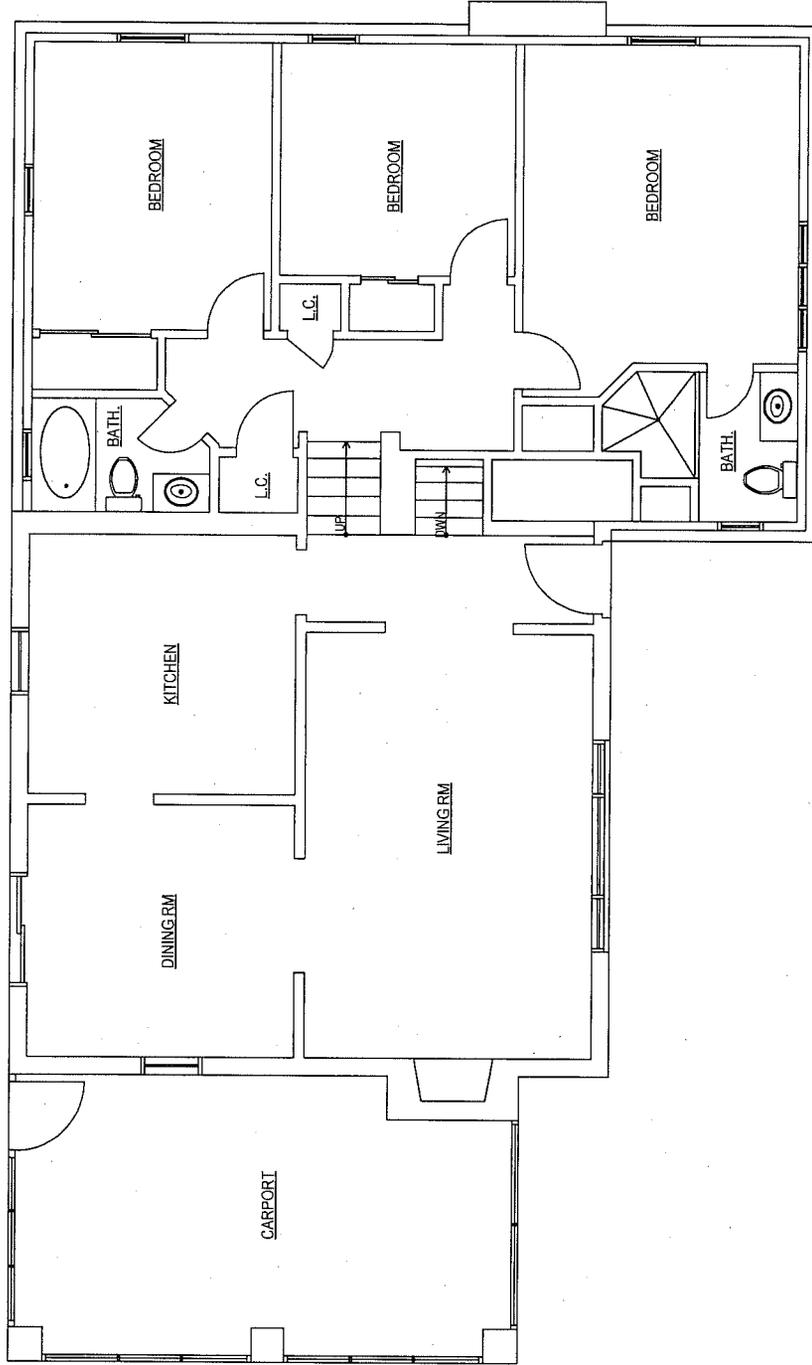


8505 REDWOOD DRIVE
1/8" = 1'-0"

EXISTING LOWER LEVEL & BASEMENT PLAN

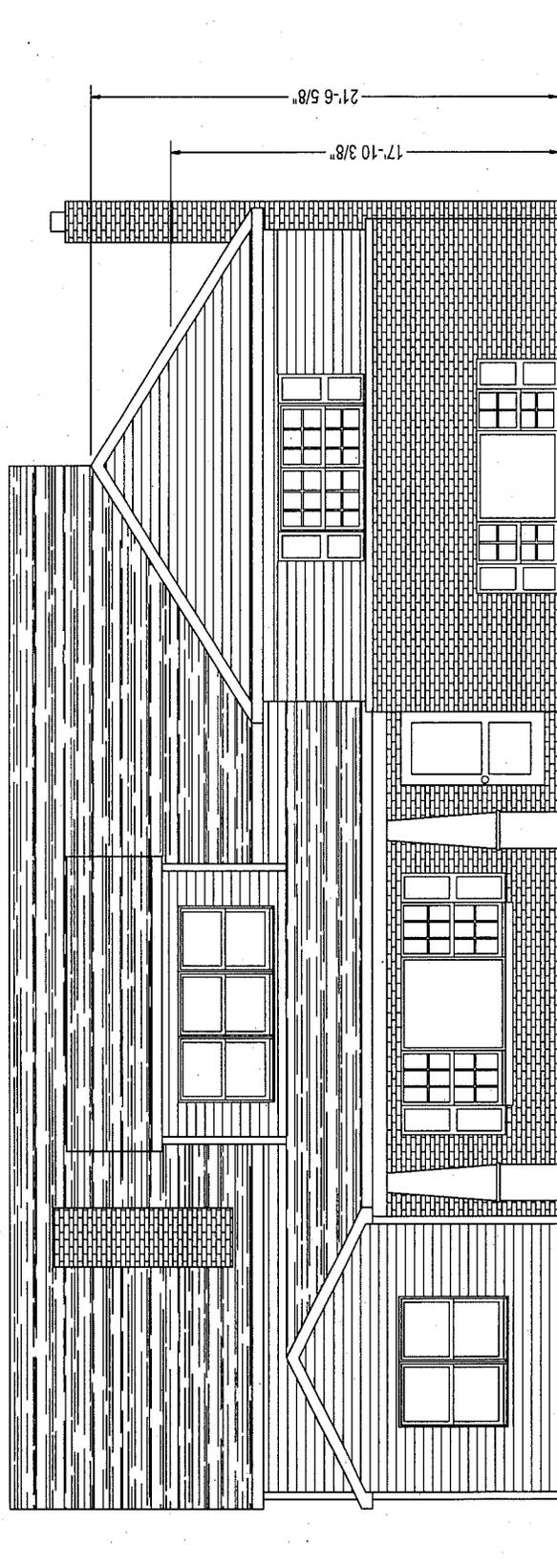
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JUN 19 2012
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Zoning Evaluation Division



8505 REDWOOD DRIVE
1/8" = 1'-0"

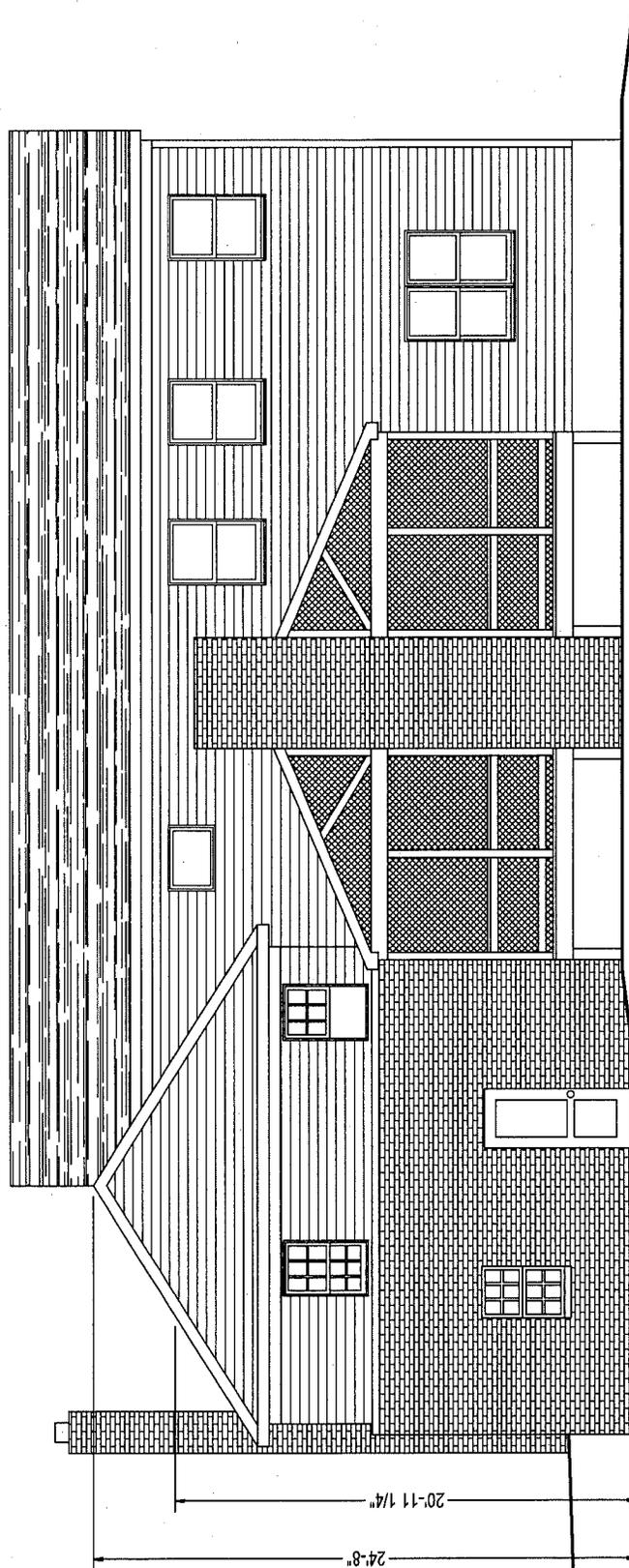
EXISTING 1ST FLOOR PLAN



NEW NORTH ELEVATION

8505 REDWOOD DRIVE
1/8" = 1'-0"

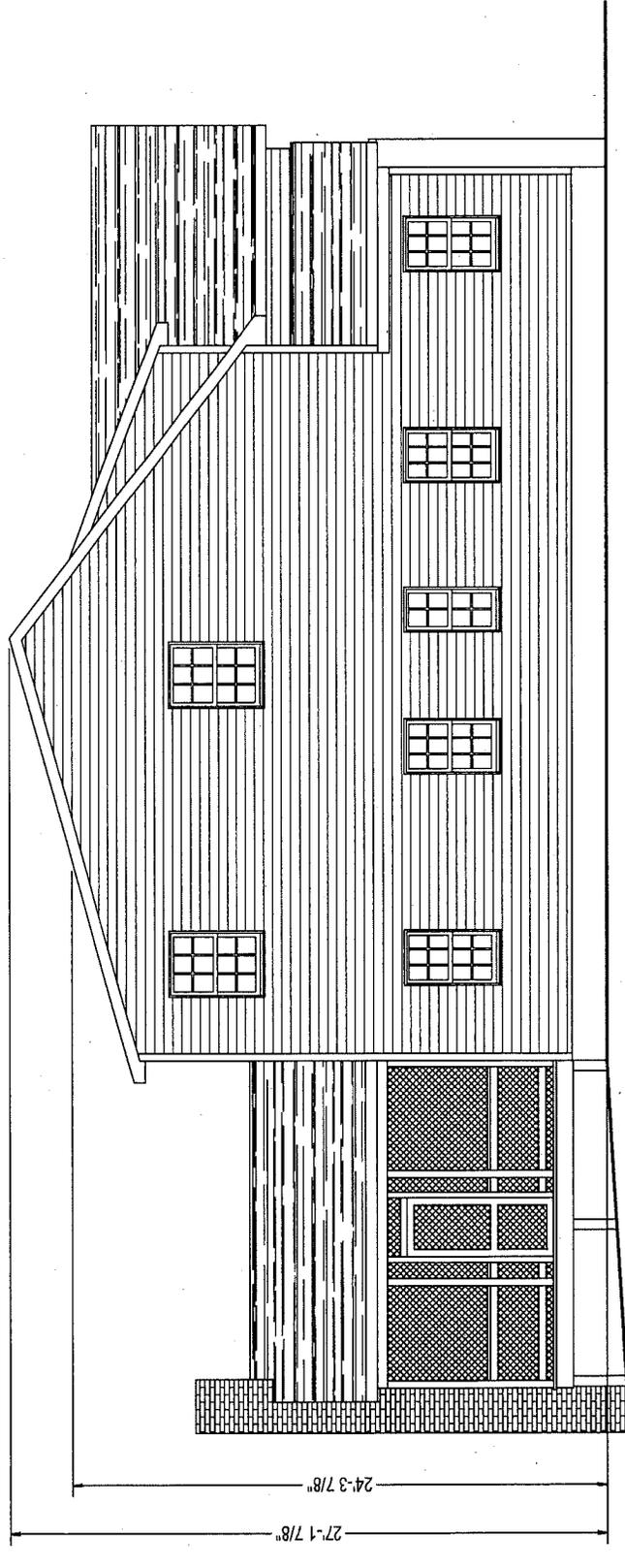
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Department of Planning & Zoning
JUN 19 2012
Zoning Evaluation Div.



NEW SOUTH ELEVATION

8505 REDWOOD DRIVE
 1/8" = 1'-0"

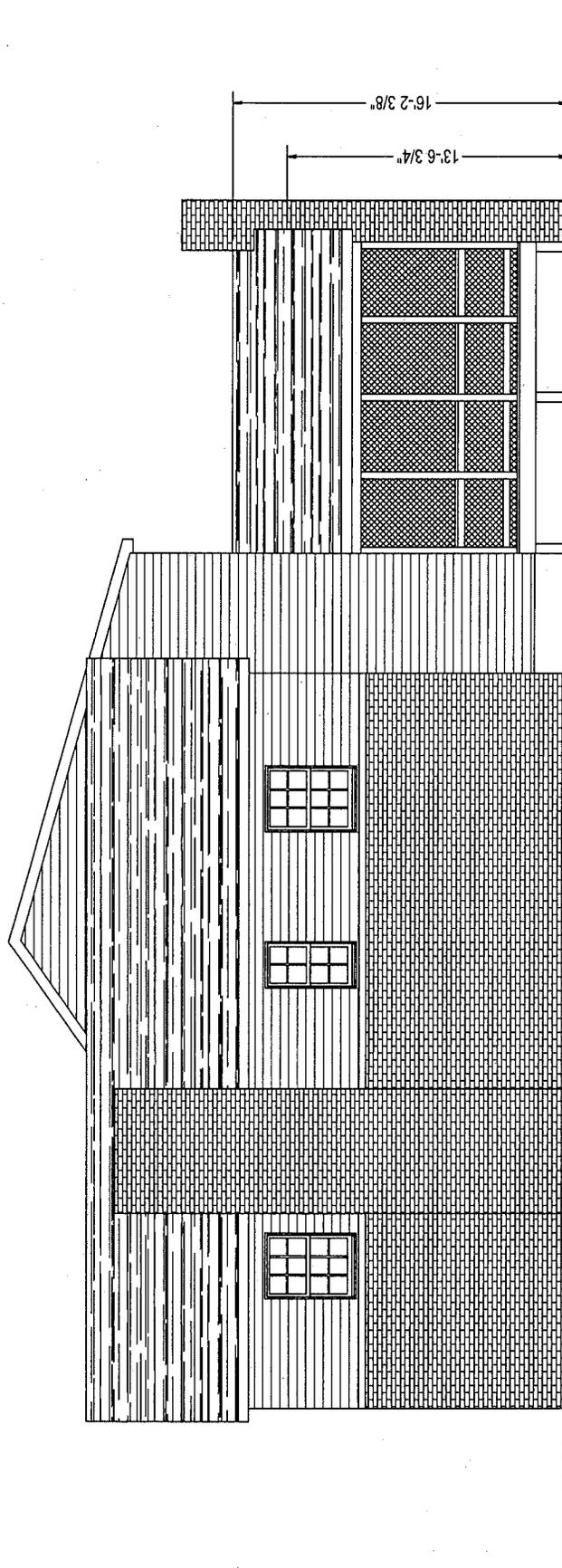
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Department of Planning & Zoning
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NEW EAST ELEVATION

8505 REDWOOD DRIVE
1/8" = 1'-0"

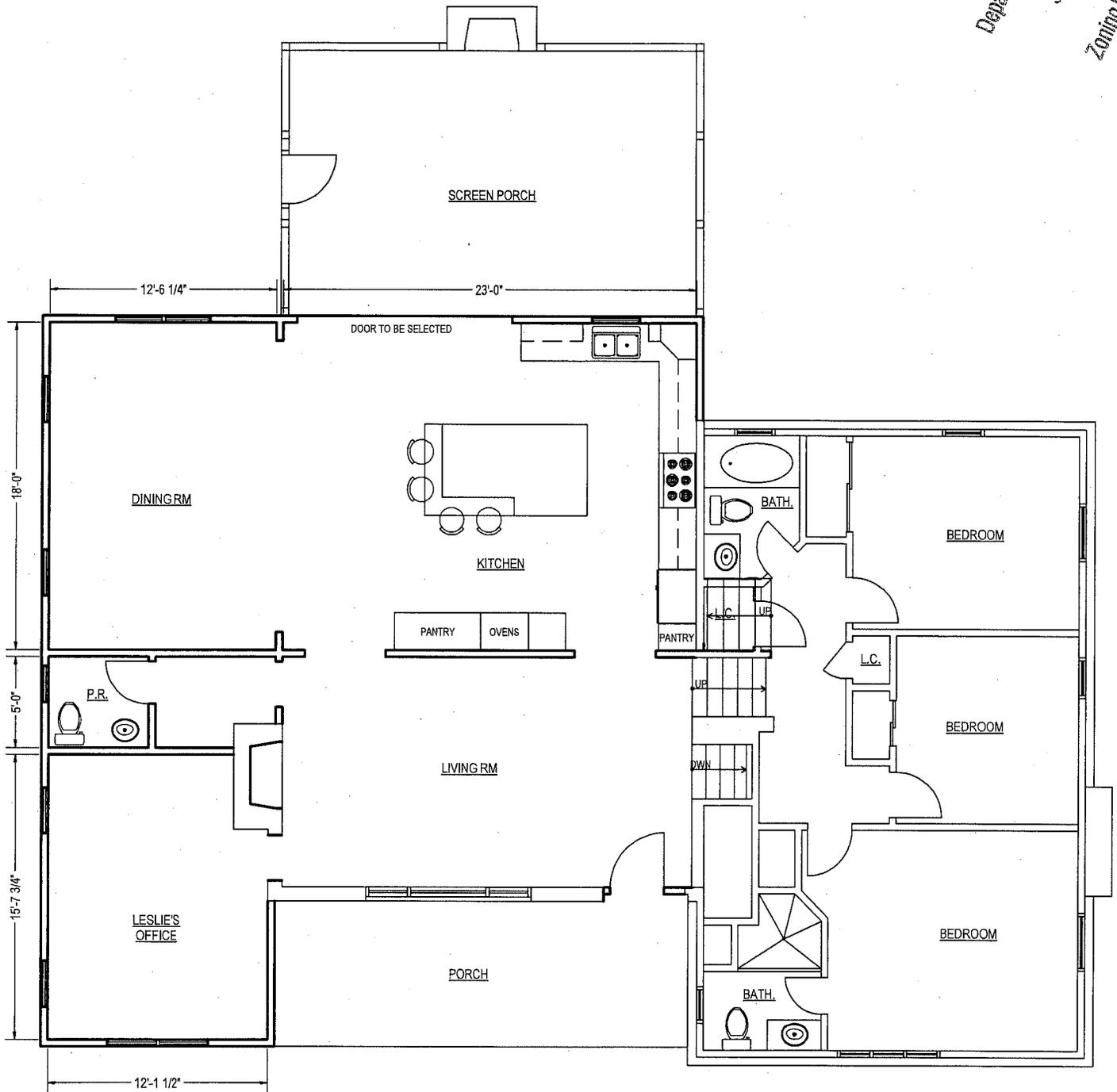
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Department of Planning & Zoning
JUN 19 2012
Zoning Evaluation Div.



NEW WEST ELEVATION

8505 REDWOOD DRIVE
1/8" = 1'-0"

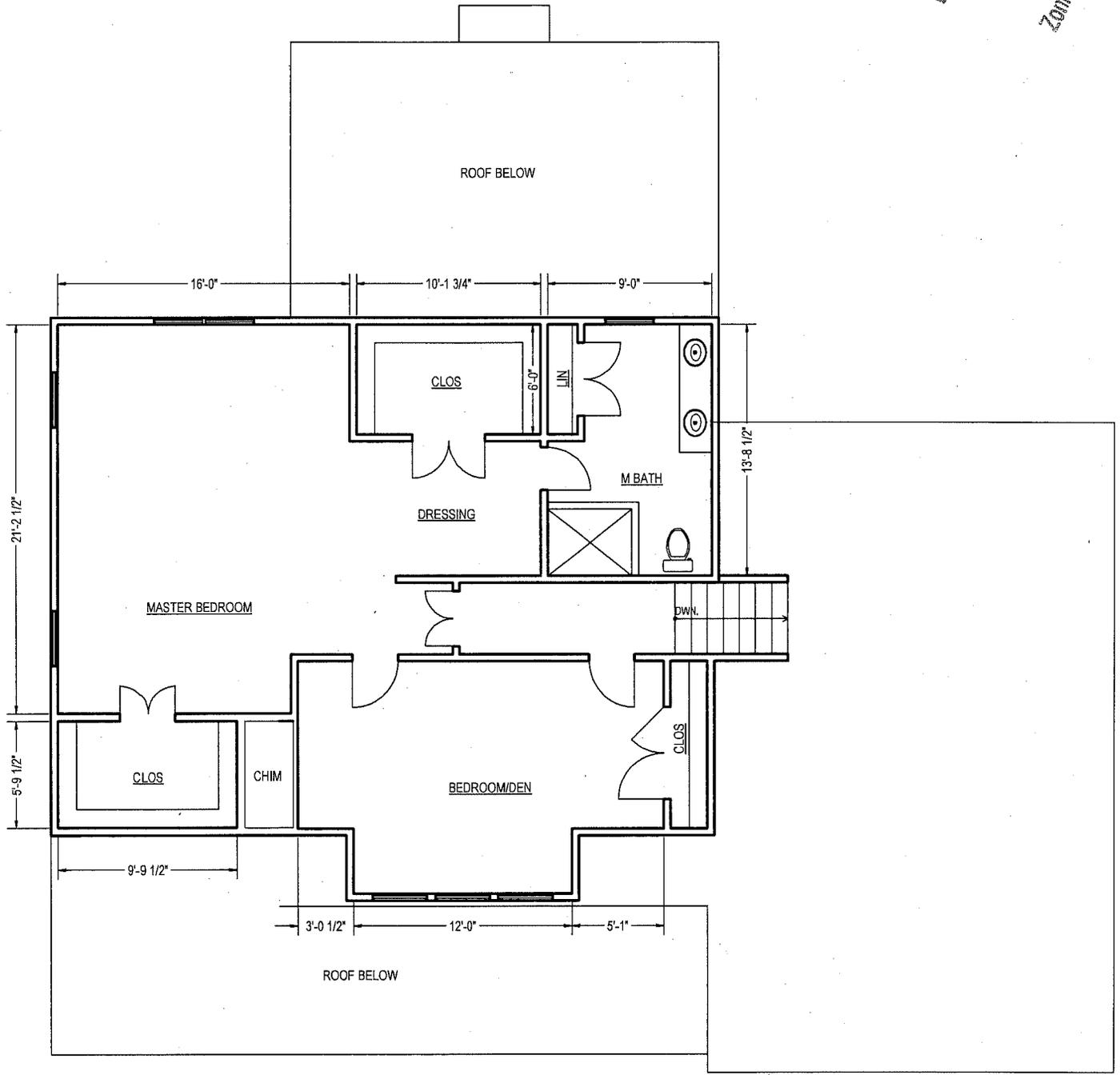
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Department of Planning & Zoning
JUN 19 2002
Zoning Evaluation Division



8505 REDWOOD DRIVE
1/8" = 1'-0"

NEW 1ST FLOOR PLAN

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Department of Planning & Zoning
JUN 19 2012
Zoning Evaluation Division



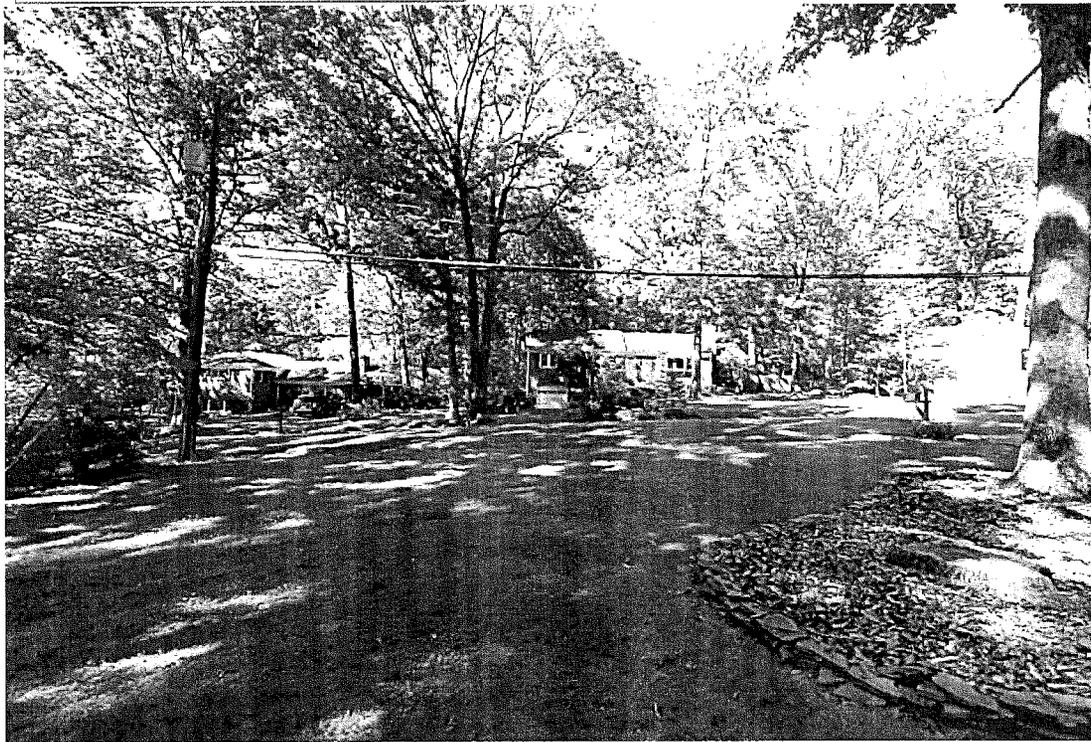
8505 REDWOOD DRIVE
1/8" = 1'-0"

NEW 2ND FLOOR PLAN

Front - North West



Front - North



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Zoning Evaluation Division

front - west (s)



Front - West



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Side - East



Rear - East



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Zoning Evaluation

Front - North East



Front - Side - East



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House - SE of property



Rear - SE

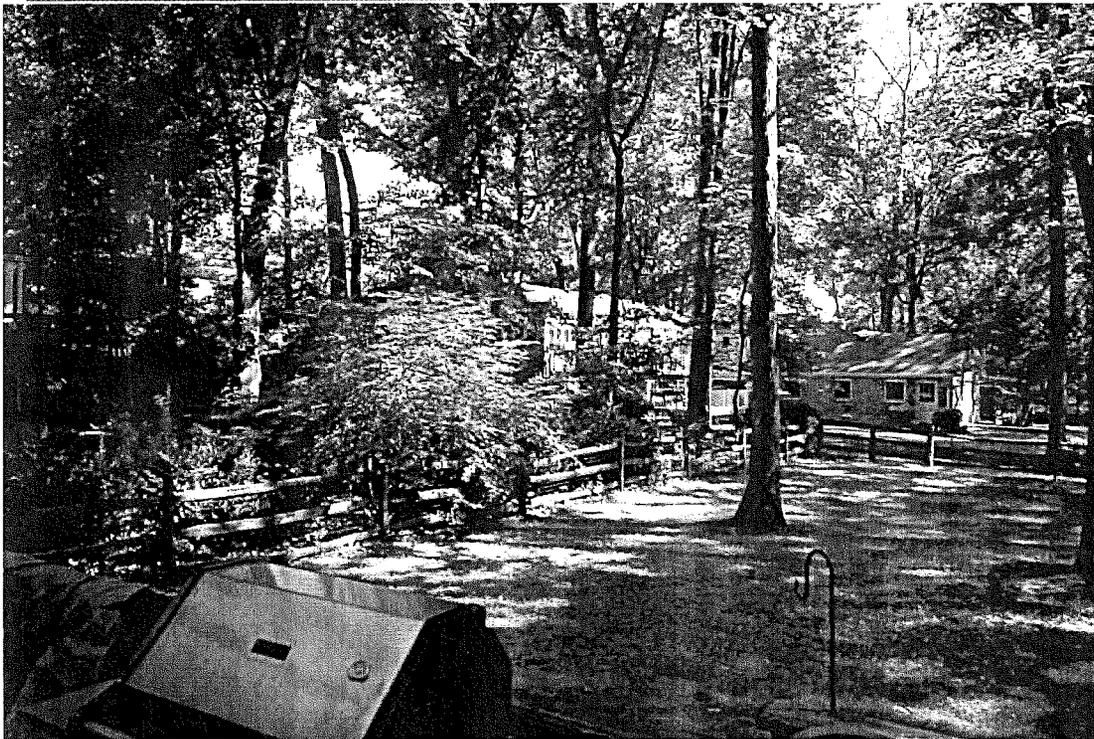


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House to east of property



Rear - South East



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Rear - South



House - SW of property



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Rear - SW



Rear - West

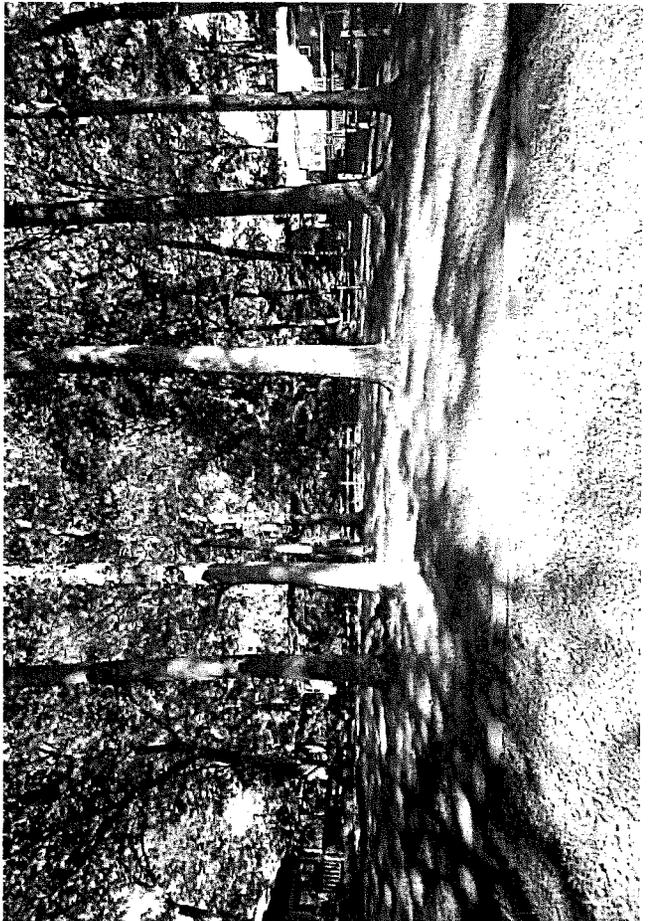


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Department of Planning & Zoning
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Zoning Evaluation Division

House - West of Property



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Zoning Evaluation Division





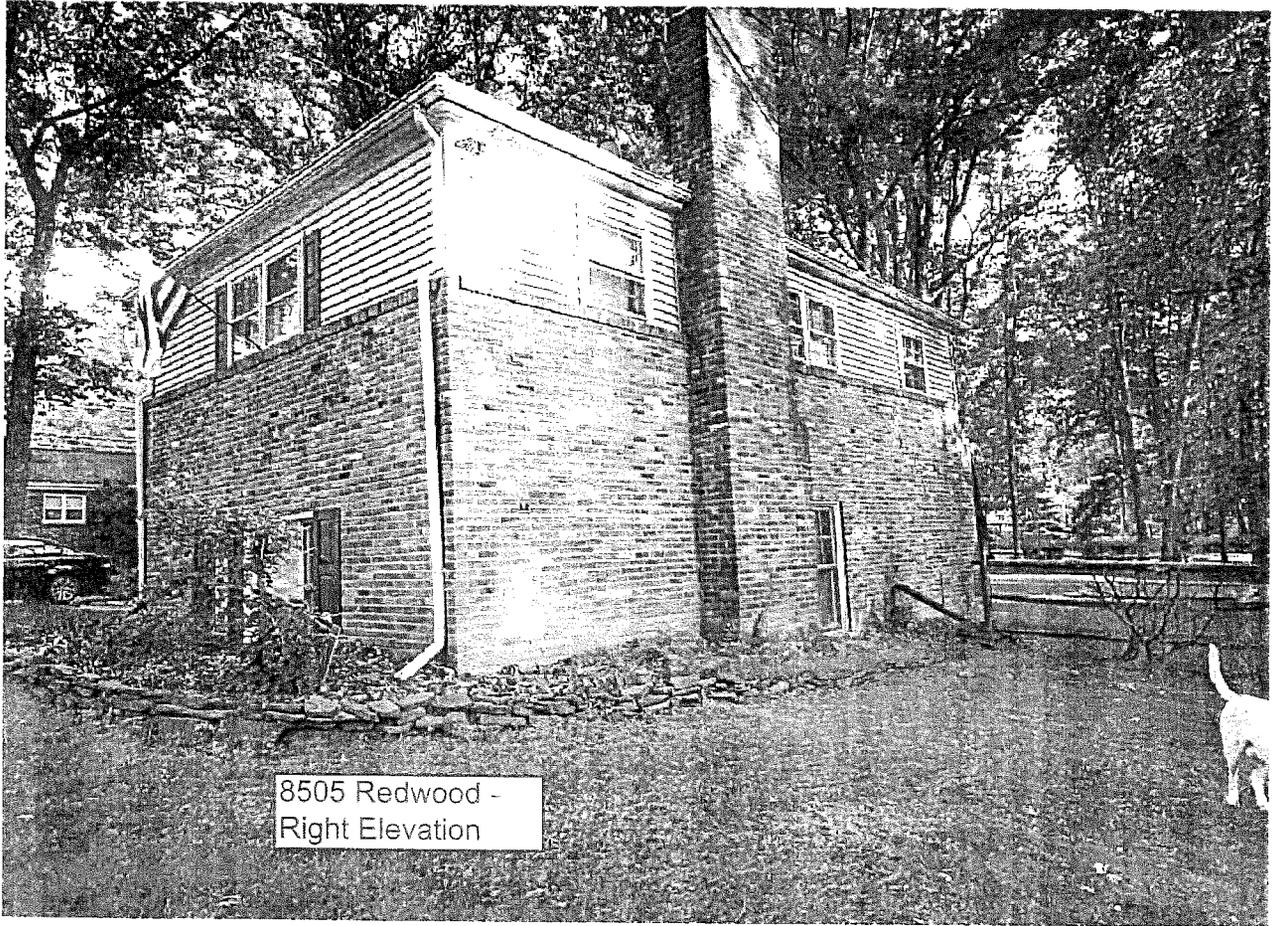
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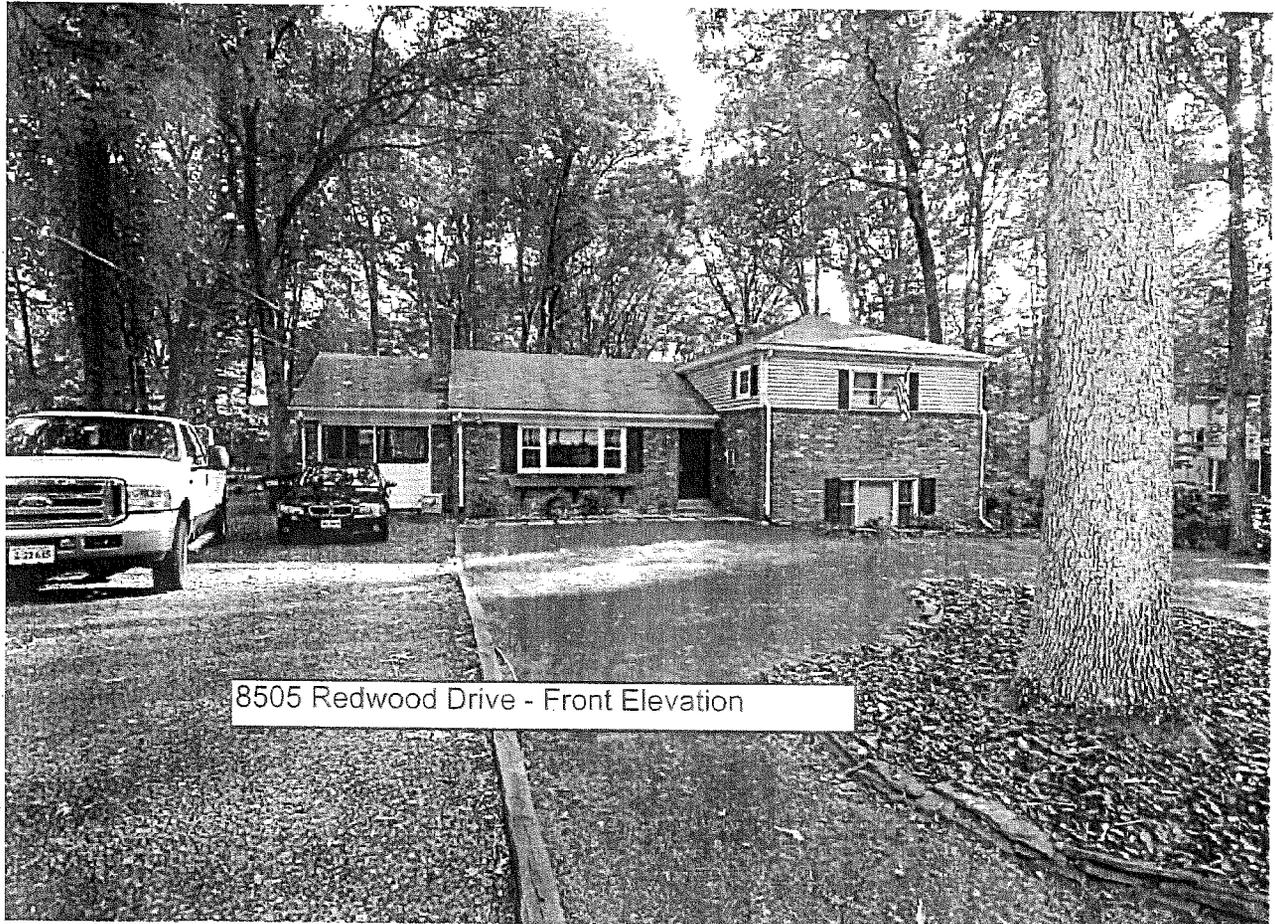
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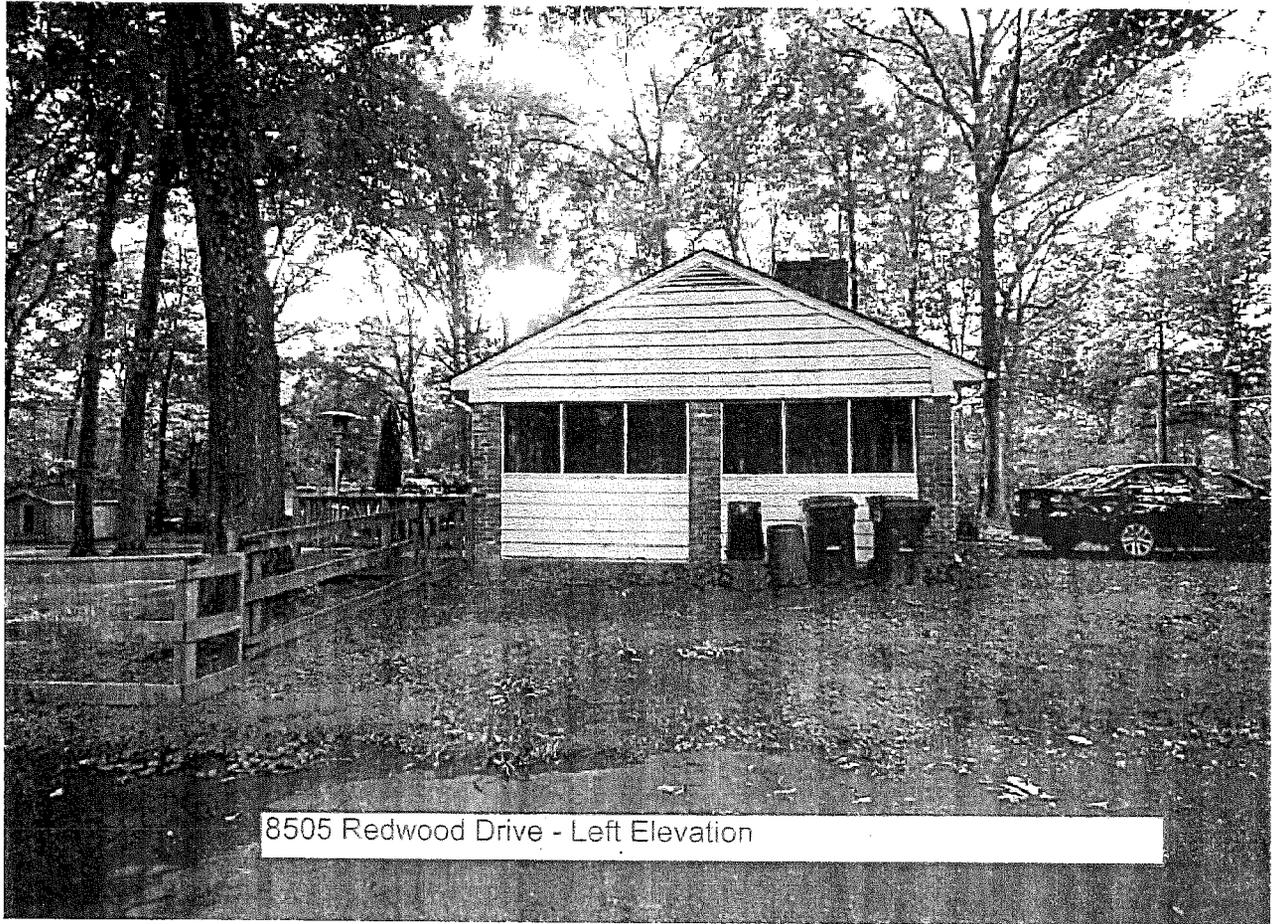
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JUN 19 2012
Zoning Evaluation Division



8505 Redwood -
Right Elevation



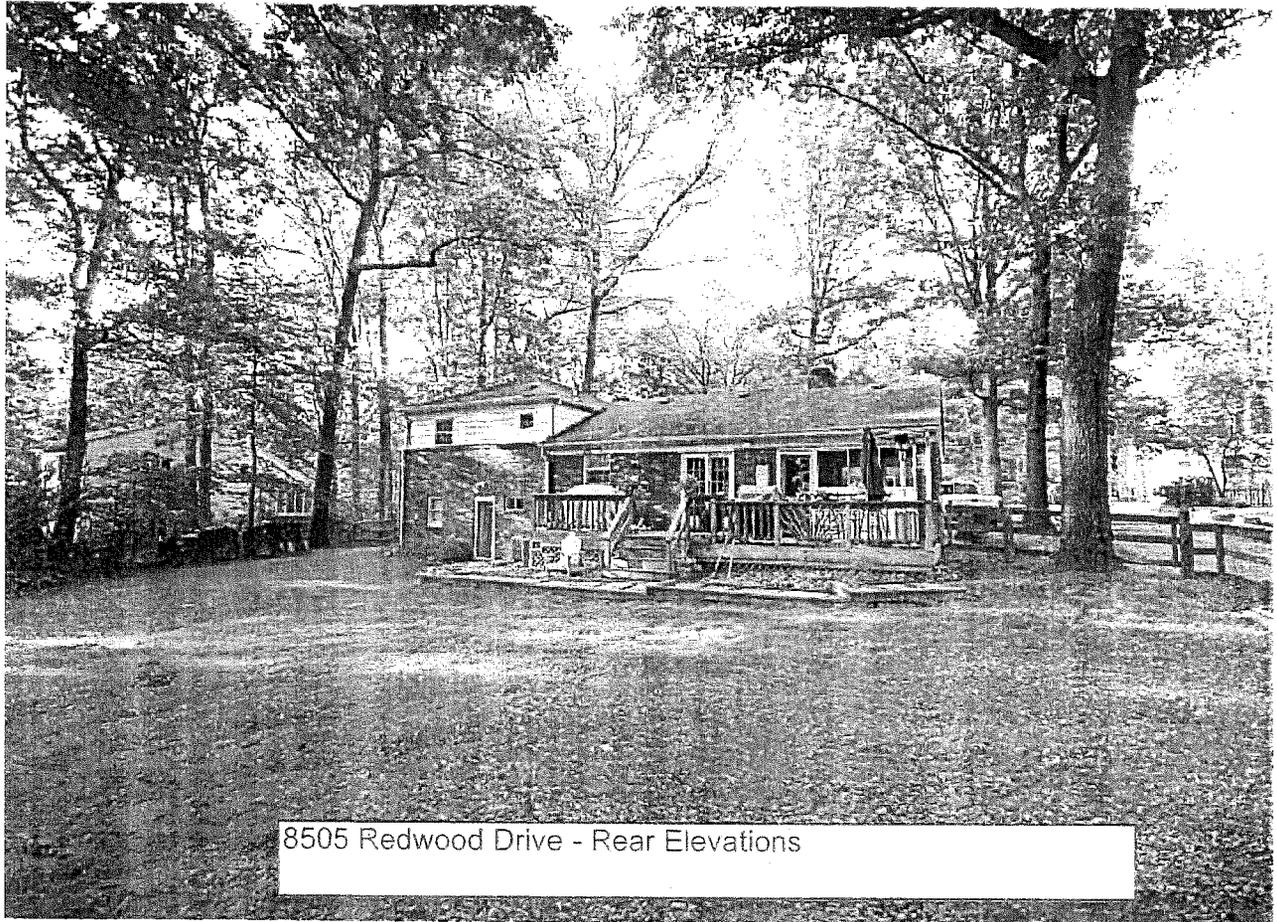
8505 Redwood Drive - Front Elevation



8505 Redwood Drive - Left Elevation



8505 Redwood Drive - Left Rear Elevation



8505 Redwood Drive - Rear Elevations





8505 Redwood Drive - Left Elevation - Rear

DESCRIPTION OF THE APPLICATIONS

The applicant is requesting approval of a special permit to permit reduction to minimum yard requirements based on error in building location to allow an existing accessory storage structure, depicted as "Shed A" on the special permit plat, which measures 9.7 feet in height, to remain 2.5 feet to its eave from the western side lot line.

	Structure	Yard	Min. Yard Req.*	Structure Location	Amount of Error	Percent of Error
Special Permit	Shed	Side (west)	20.0 feet	2.5 feet	17.5 feet	88%

*Minimum yard requirement per Section 3-107

The applicant is also requesting approval of a special permit to permit reduction of certain yard requirements to allow the construction of an addition 15.3 feet to its eave from the eastern side lot line.

	Structure	Yard	Minimum Yard Required*	Proposed Location	Proposed Reduction	Percentage of Reduction Requested
Special Permit	Addition	Side (east)	20.0 feet	15.3 feet	4.7 feet	24%

*Minimum yard requirement per Section 3-107

EXISTING AND SURROUNDING SITE DESCRIPTION

The R-1 zoned property is developed with a split-level, single-family detached dwelling constructed with an approved building permit in 1956. The original construction of the dwelling included an open carport which was subsequently converted into a screened porch which according to County tax assessment records has been taxed as a screened porch since at least 1997. The dwelling is situated toward the front of the 21,783 square foot lot. The existing dwelling with screened porch is located 15.3 feet to its eave from the eastern side lot line. The dwelling was in conformance with the minimum yards at the time it was constructed. Two accessory storage structures are located in the western portion of the rear yard, one of which is in error. A split rail fence surrounds the side and rear yards of the property. The property is surrounded by single-family detached dwellings. There is significant existing mature vegetation consisting of mature trees throughout the lot and foundation plantings around the dwelling.

CHARACTER OF THE AREA

	Zoning	Use
North	R-1	Single Family Detached Dwellings
East	R-1	Single Family Detached Dwellings
South	R-1	Single Family Detached Dwellings
West	R-1	Single Family Detached Dwellings

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 00-P-154 was approved on February 7, 2001 for Tax Map 39-3 ((6)) 4, zoned R-1, at 8605 Aponi Road, to permit construction of an addition 15.3 feet from a side lot line.
- Special Permit SP 01-P-045 was approved on September 11, 2001 for Tax Map 39-3 ((5)) (5) 43, zoned R-1, at 8616 McHenry Street, to permit reduction in minimum yard requirements based on error in building location to permit addition to remain 14.9 feet from a side lot line.
- Variance VC 84-P-009 was denied on April 24, 1984 for Tax Map 39-3 ((6)) 1, zoned R-1, at 8535 Aponi Road, to permit addition to dwelling 10 feet from a side lot line.
- Special Permit SP 93-P-055 was approved on February 3, 1994 for Tax Map 39-3 ((6)) 21, zoned R-1, at 8603 Locust Drive, to permit reduction to minimum yard requirements based on error in building location to allow carport to remain 5.4 feet and accessory structure to remain 0.1 feet from a side lot line.
- Variance VC 2003-PR-125 was approved on November 4, 2003 for Tax Map 39-3 ((5)) (3) 29, zoned R-1, at 8634 Park Street, to permit construction of deck 10.1 feet from a side lot line.

ANALYSIS

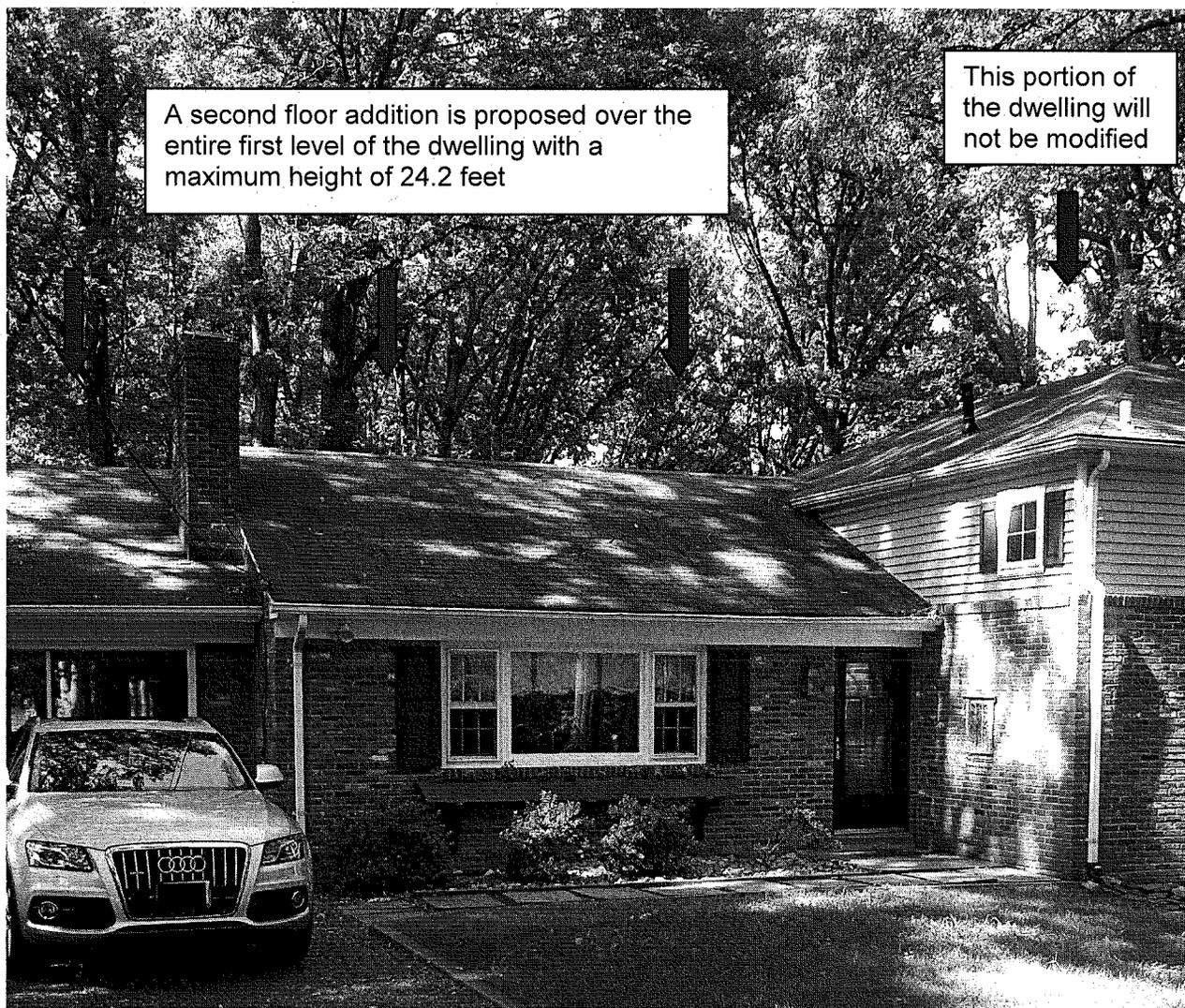
- **Special Permit Plat** (Copy at front of staff report)
- **Title of Plat:** Special Permit Plat, Lot 6, Section One, Oakdale Park
- **Prepared by:** Sam Whitson Land Surveying, Inc., dated May 11, 2012 as revised through August 14, 2012

Proposal:

The applicant proposes to construct a 1,589 square foot two-story addition to be located 15.3 feet to its eave from the eastern side lot line. The addition as proposed will enclose an area which was originally constructed as an open carport attached to the dwelling. According to the applicant, a previous homeowner converted the open carport into a screened porch as shown in the image below.



The addition as proposed will provide for interior renovations to the dwelling. A "Porch A" and a "Porch B" are also shown on the special permit plat; however, these additions are permitted by-right and are not part of this application.



The applicant also requests approval of an existing accessory storage structure, which measures 9.7 feet in height, to remain 2.5 feet to its eave from the western side lot line where a minimum side yard of 20 feet is required. The storage shed is depicted as Shed A on the plat.

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 by a site visit conducted on August 13, 2012, that the construction of the addition will not adversely affect the use or development of neighboring properties. It appears that other homes within the neighborhood have also made modifications to accommodate similar expansions. The encroachment appears to be minimal as it would create additional living space where there currently exists a structure on the lot. 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 1,761 square feet in size. Therefore 150% of the total gross floor area could result in an addition up to 2,641.5 square feet in size for a possible total square footage at build out of 4,402.5. The proposed addition is 1,589 square feet, for a total square footage of the house with the addition of 3,350 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 two-story addition*

will be compatible with the existing dwelling on the lot. The architecture and material will match the existing dwelling. Staff believes that 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 applicant proposes to construct a two-story addition where there currently exists a one-story screen porch along the western side lot line. As noted previously, other homes within the neighborhood have made modifications to their existing homes and some surrounding properties have received similar approvals. No significant vegetation is proposed to be removed to accommodate the addition as proposed. Based on visual inspection of the neighborhood by staff, it appears the proposed improvements are compatible with the surrounding houses in the neighborhood. The proposed exterior building materials appear to be consistent with the on-site dwelling and compatible with those in the neighborhood. Staff believes the application meets this provision. 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 1,589 square foot, two-story addition by enclosing an existing porch and adding a second story above 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 addition faces the rear yard of the dwelling on the most affected property located on Lot 5. Staff believes the request will not increase runoff or erosion significantly as the area currently has an existing structure. The addition as proposed will not encroach further into the minimum side yard than the existing structure on the lot. 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 two-story addition is shown in the most logical location, as it will incorporate an existing screen porch on the house and will maintain the interior layout of the home. The lot was developed in 1956 and is smaller in size than a typical R-1 zoned lot,

providing 21,783 square feet instead of the now required 36,000 square feet. As noted above, no vegetation will be required to be removed to accommodate the structure. The addition of a front porch and a screened back porch are permitted by-right and are not subject to this application. 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-PR-039 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 with Attachments
4. Applicable Zoning Ordinance Provisions

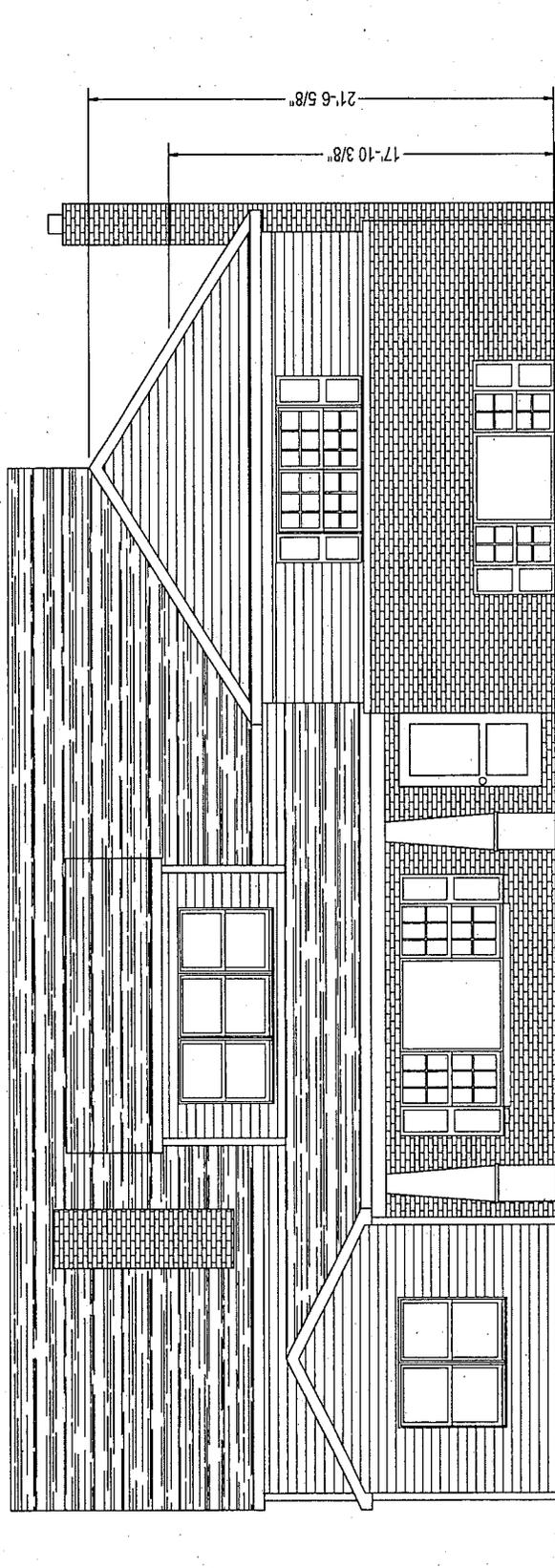
PROPOSED DEVELOPMENT CONDITIONS**SP 2012-PR-039****September 5, 2012**

If it is the intent of the Board of Zoning Appeals to approve SP 2012-PR-039 located at Tax Map 39-3 ((7)) 6 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 the location and size of an accessory storage structure (Shed A) and a two-story addition (1,589 square feet), as shown on the plat prepared Sam Whitson Land Surveying, Inc., dated May 11, 2012 as revised through August 14, 2012, 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 (1,761 square feet existing + 2,641.5 square feet (150%) = 4,402.5 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.

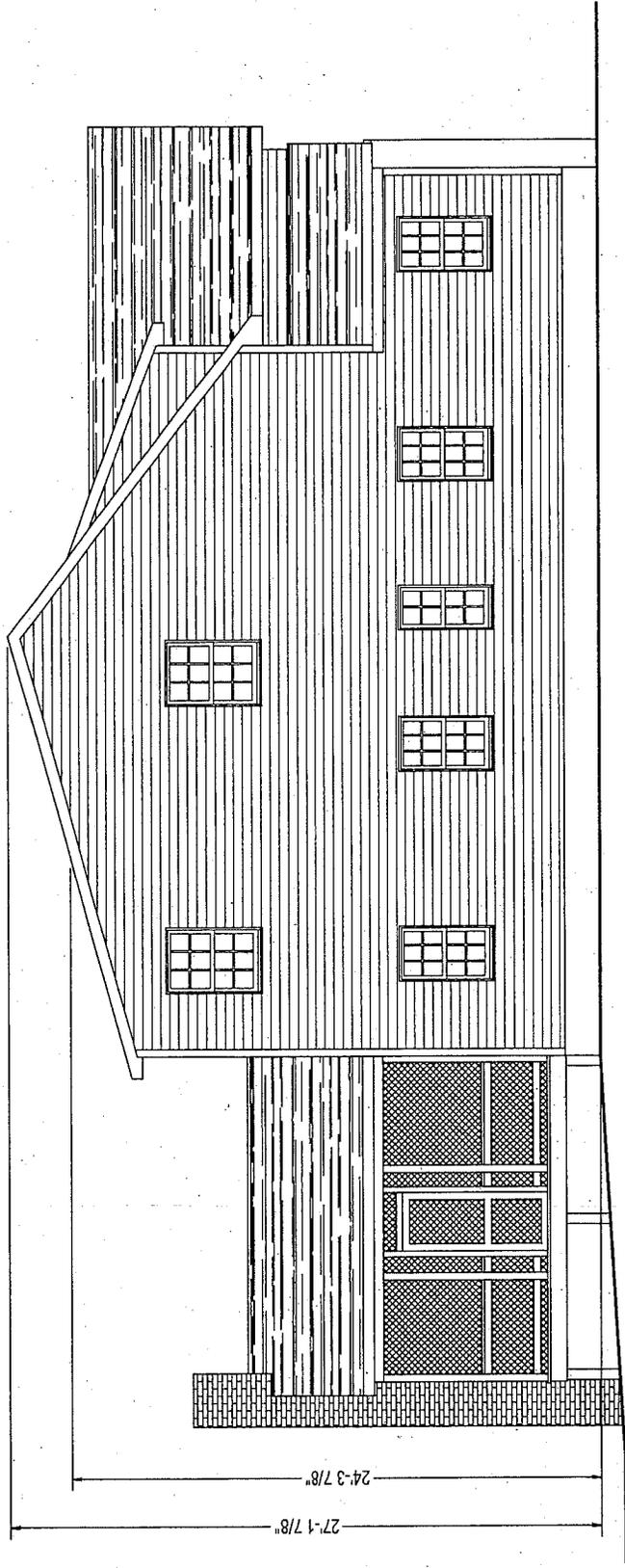


NEW NORTH ELEVATION

8505 REDWOOD DRIVE
1/8" = 1'-0"

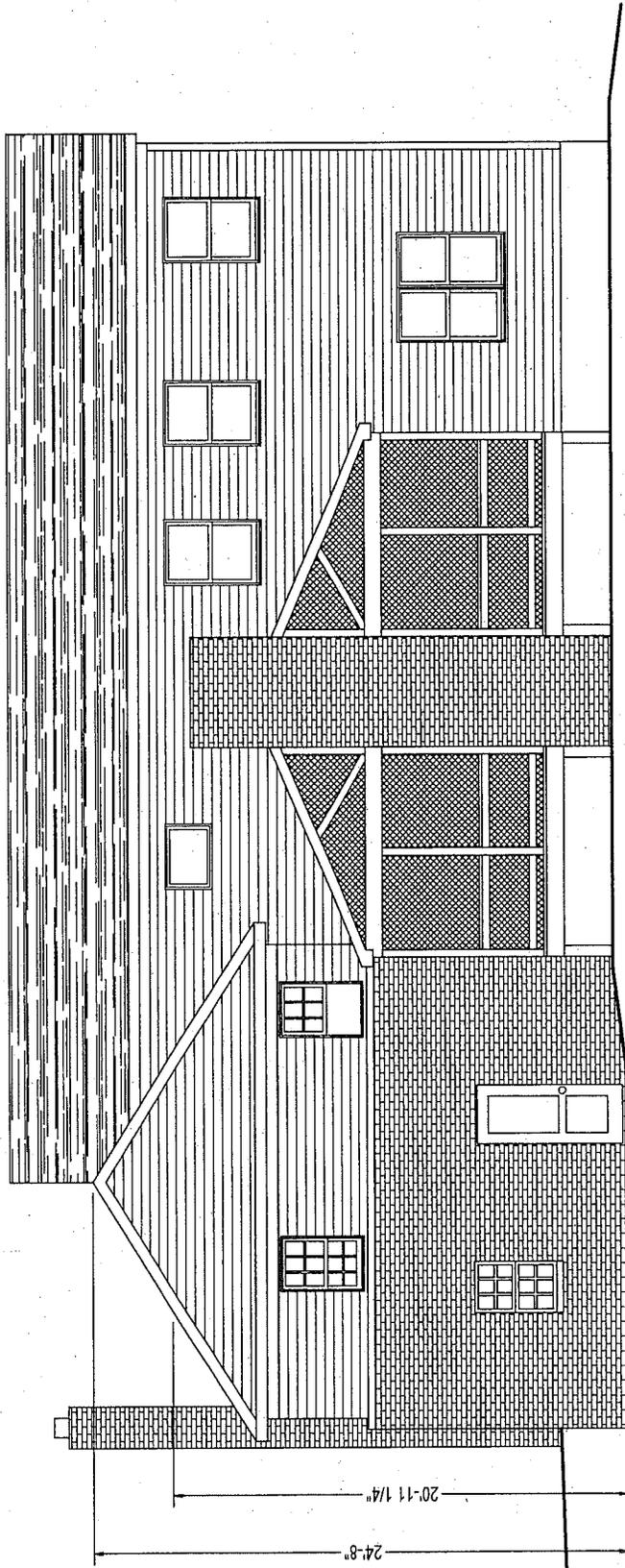
RECEIVED
Department of Planning & Zoning
JUN 19 2012
Zoning Evaluation Div.

RECEIVED
Department of Planning & Zoning
JUN 19 2012
Zoning Evaluation Dir.



NEW EAST ELEVATION

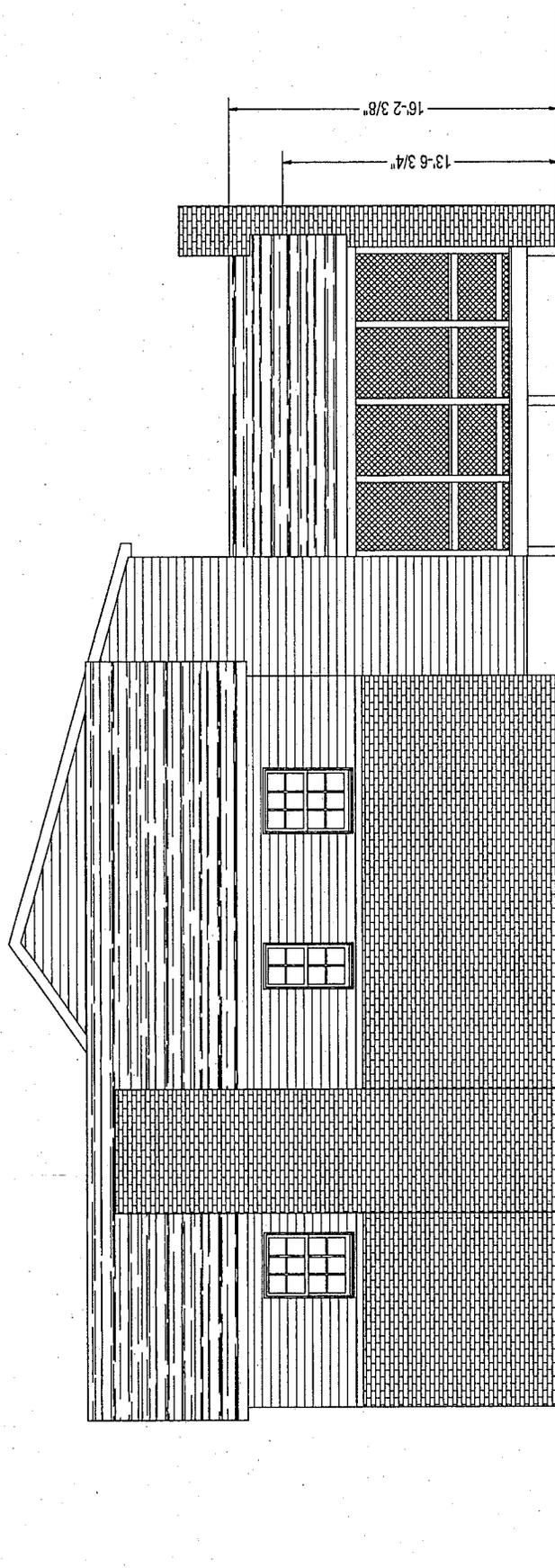
8505 REDWOOD DRIVE
1/8" = 1'-0"



NEW SOUTH ELEVATION

8505 REDWOOD DRIVE
1/8" = 1'-0"

RECEIVED
Department of Planning & Zoning
JUN 19 2012
Zoning Evaluation Div.



NEW WEST ELEVATION

8505 REDWOOD DRIVE
1/8" = 1'-0"

Application No.(s):

SP 2012-PH-039
(county-assigned application number(s), to be entered by County Staff)

SPECIAL PERMIT/VARIANCE AFFIDAVIT

DATE: 5/18/2012
(enter date affidavit is notarized)

I, Peter S Ferry, 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

116324

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)
PETER S. FERRY	8505 Redwood Drive Vienna VA 22180	APPLICANT / TITLE OWNER
LESLIE R. FERRY	8505 Redwood Drive Vienna VA 22180	TITLE OWNER

(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-PR-039
(county-assigned application number(s), to be entered by County Staff)

SPECIAL PERMIT/VARIANCE AFFIDAVIT

DATE: 5/18/2012
(enter date affidavit is notarized)

116324

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-PK-039
(county-assigned application number(s), to be entered by County Staff)

Page Three

SPECIAL PERMIT/VARIANCE AFFIDAVIT

DATE: 3/18/2012
(enter date affidavit is notarized)

116234

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

PARTNERSHIP INFORMATION

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

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

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

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

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

Application No.(s):

SP 2012 PR-039

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

SPECIAL PERMIT/VARIANCE AFFIDAVIT

DATE: 5/18/2012
(enter date affidavit is notarized)

116234

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.

SPECIAL PERMIT/VARIANCE AFFIDAVIT

DATE: 5/18/2012
(enter date affidavit is notarized)

116234

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.

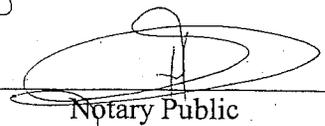
WITNESS the following signature:

(check one)

Applicant [] Applicant's Authorized Agent

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

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


Notary Public

My commission expires: 07-31-2012

Commonwealth of Virginia
Homaira Amin - Notary Public
Commission No. 7196278
My Commission Expires 07/31/2012

RECEIVED
Department of Planning & Zoning
JUN 19 2012
Zoning Evaluation Division

STATEMENT OF JUSTIFICATION APPLICATION FOR SPECIAL PERMIT

We hereby request a special permit for the addition (screened porch / dining room / office / front porch) on our single family home located @ 8505 Redwood Drive, Vienna VA 22180, in accordance with the Fairfax County Article 8-922, Provisions for Reduction of Certain Yard Requirements, as follows:

1. We believe that the proposed addition will be in harmony with the adopted comprehensive planning and zoning regulations.
2. The original house was approved as a part of the Oakwood subdivision and was zoned R-1. The original structure has a carport on the left elevation, we are asking for the same set back for the new addition. This will require a Special Permit because when the structure in the area of the existing carport is closed in, it would no longer be able to have the same setback as a carport.
3. Based on the enclosed plat we are asking for Special Permit for the approval of the proposed addition, which will not be located any closer than 15.3' from the left side property line (location of existing carport)
4. We believe that the approval of this request will not be detrimental to the use and enjoyment of the other properties in the immediate vicinity since the addition will be no closer to the left side property line than the existing original carport. The proposed screen porch of the addition was moved to the center of the structure to allow for more side yard.
5. We believe that the addition will be harmonious with the use and development of the neighboring properties since the size, style, materials are consistent with the other homes in the area and other neighboring screen porches and additions. Many of the design elements of other houses in the neighborhood were incorporated in our design. The front porch was added because we thought it made the front of the structure more approachable.
6. There are no known hazardous, toxic, petroleum substances being generated, utilized, stored, treated and/or disposed of on the site
7. The proposed development conforms to the provisions of all applicable ordinances, regulations and adopted standards or, if any waiver, exception or variance is sought by the applicant, such shall be specifically noted with the justification for such modification.
8. The resulting gross floor area of an addition to an existing principal structure may be up to 150% of the total gross floor area of the principal structure that existed at the time of the first expansion request. The resulting gross floor area of any subsequent addition is limited to 150% of the gross floor area of the dwelling that existed at the time of the first expansion request, regardless of whether such addition complies with the minimum yard requirements or is the subject of a subsequent yard reduction special permit. If a portion of a single family detached dwelling is to be removed, no more than 50% percent of the gross floor area of the existing dwelling at the time of the first yard reduction shall be removed. Notwithstanding

the definition of gross floor area, as set forth in this Ordinance, the gross floor area of a single family dwelling for the purpose of this paragraph shall be deemed to include the floor area of any attached garage.

9. The 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
10. 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 structures on lot. The exterior finishes are to match existing and the reduction in side yard setback is no closer to the side lot line than the existing carport.
11. 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, exiting vegetation and the preservation of significant trees as determined by the director.
12. 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
13. 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 (using the existing carport footprint for the addition), availability of alternate locations for the addition (the addition is on the same level as the existing main floor / other areas would make the addition the second floor or basement level): orientation of the structure on the lot (front of structure to face the same direction as existing), shape of the lot and the associated yard designations on the lot, environmental characteristics of the site, including the presence of steep slopes, floodplains and/or Resource Protection Areas; preservation of existing vegetation and significant trees determined by the director; location of well and/or septic (N/A public water and sewer), location of easements and/or preservation of historic resources (N/A non on site).
14. Conditions may be imposed as the BZA 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.

8-914 Provisions for Approval of Reduction to the Minimum Yard Requirements Based on error in Building Location

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

The non-compliance was done in good faith by the property owner. The owner knew the height and SF requirements but did not know the structure height was measured from the ground and not the actual shed height, which makes its height too tall for its location in relation to the side lot line

The reduction will not impair the intent of the ordinance and

It will not be detrimental to enjoyment of the other property in the immediate vicinity, it was placed to be in the least conspicuous area on the lot and to keep from removing trees.

It does not create an unsafe condition with respect to both other property in the immediate vicinity and

To force compliance with the minimum yard requirements would cause unreasonable hardship upon the owner, (trees would need to be removed to relocate the shed)

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

STATEMENT OF JUSTIFICATION APPLICATION FOR SPECIAL PERMIT

We hereby request a special permit for the addition (screened porch / dining room / office) on our single family home located @ 8505 Redwood Drive, Vienna VA 22180, in accordance with the Fairfax County Article 8-922, Provisions for Reduction of Certain Yard Requirements, as follows :

1. We believe that the proposed addition will be in harmony with the adopted comprehensive planning and zoning regulations.
2. The original house was approved as a part of the Oakwood subdivision and was zoned R-1. The original structure has a carport on the left elevation, we are asking for the same set back for the new addition. This will require a Special Permit because when the structure in the area of the existing carport is closed in, it would no longer be able to have the same setback as a carport.
3. Based on the enclosed plat we are asking for Special Permit for the approval of the proposed addition, which will not be located any closer than 16.3' from the left side property line (location of existing carport)
4. We believe that the approval of this request will not be detrimental to the use and enjoyment of the other properties in the immediate vicinity since the addition will be no closer to the left side property line than the existing original carport. The proposed screen porch of the addition was moved to the center of the structure to allow for more side yard.
5. We believe that the addition will be harmonious with the use and development of the neighboring properties since the size, style, materials are consistent with the other homes in the area and other neighboring screen porches and additions. Many of the design elements of other houses in the neighborhood were incorporated in our design. The front porch was added because we thought it made the front of the structure more approachable.

RECEIVED
Department of Planning & Zoning
MAY 18 2012
Zoning Evaluation Division

October 18, 2011

To: Fairfax County Department of Zoning

From: Bradley W. Sellman
2434 Cedar Lane
Vienna, Virginia 22180

Re: Special Permit
8505 Redwood Drive
Vienna, VA.

We have reviewed the elevations for Mr. Ferry's project and it appears to fit with the surrounding area in our neighborhood, and similar materials are being used. We are in favor of granting the special permit for this project.

RECEIVED
Department of Planning & Zoning
MAY 18 2012
Zoning Evaluation Division

October 20, 2011

To: Fairfax County Department of Zoning

From: Anne Meree and Les Craig
2430 Cedar Lane
Vienna, VA 22180

Re: Special Permit
8505 Redwood Drive
Vienna, VA

We support the planned project for 8505 Redwood Drive. The plans fit the size and scope of the neighborhood and the materials are similar to other homes.

We are in full support of the special permit.

RECEIVED
Department of Planning & Zoning
MAY 18 2012
Zoning Evaluation Division

Brian & Laura Shannon
8506 Redwood Drive
Vienna, VA 22180
October 21, 2011

Fairfax County Department of Zoning

Regarding the Special Permit at 8505 Redwood Drive, Vienna VA

We are writing to you to voice our hope that you will approve the special permit. Having lived in the neighborhood for almost 10 years, and having seen the plans for the project, we feel that the project will fit in well with the existing houses in our area. Their plans allow for a home that will blend well in size, scope and materials our neighborhood.

Again, we are in favor of the project, and hope you will approve their request.

Sincerely,

The Shannon Family

RECEIVED
Department of Planning & Zoning

MAY 18 2012

Zoning Evaluation Division

Statement of Ownership

I, Peter S. Ferry, am the owner of the property located @

8505 Redwood Drive

Vienna, VA 22180

Tax Map # 0393 07 0006



Peter Ferry

Department of Planning & Zoning
8 2012
Zoning Evaluation Division

MAP OF SIMILAR PROJECTS NEAR BY



nes Dr SE

oy Toddlers & School Land

1 Park School

Adahi Rd SE

ton St SE

Ovaisea Rd

Park St SE

McHenry St SE

Augusta Ct SE

Glyndon St SE

Adahi Rd SE

Casmar St SE

Fardale St SE

Ayilo Rd SE

SE

Cedarpark Computer

Park St SE

Casmar St

Williams Ave

Apri Ct

Apri Rd SE

Orlando Ct SE

Patrick St

McHenry St

Janel Ln

Redwood Dr

Oris Ct

Locust Ct

Adison St

Apri Rd

Augusta Ct

edar Ln

State Route 698

Rock Dr

Lockett Ave

Koreani Central

Thoreau Middle School

Stonewall Dr

Rockbridge St

Cedar Ln

Wendertown Ln

Washington and Old Dominion Trail

Reflection Ln

Run St

Nazareth Cir

Shenandoah St

Academy St

Rockbridge St

Grace Presbyterian Church

son Pkwy

Jackson Pkwy

Jackson Pkwy

Stone

State

St

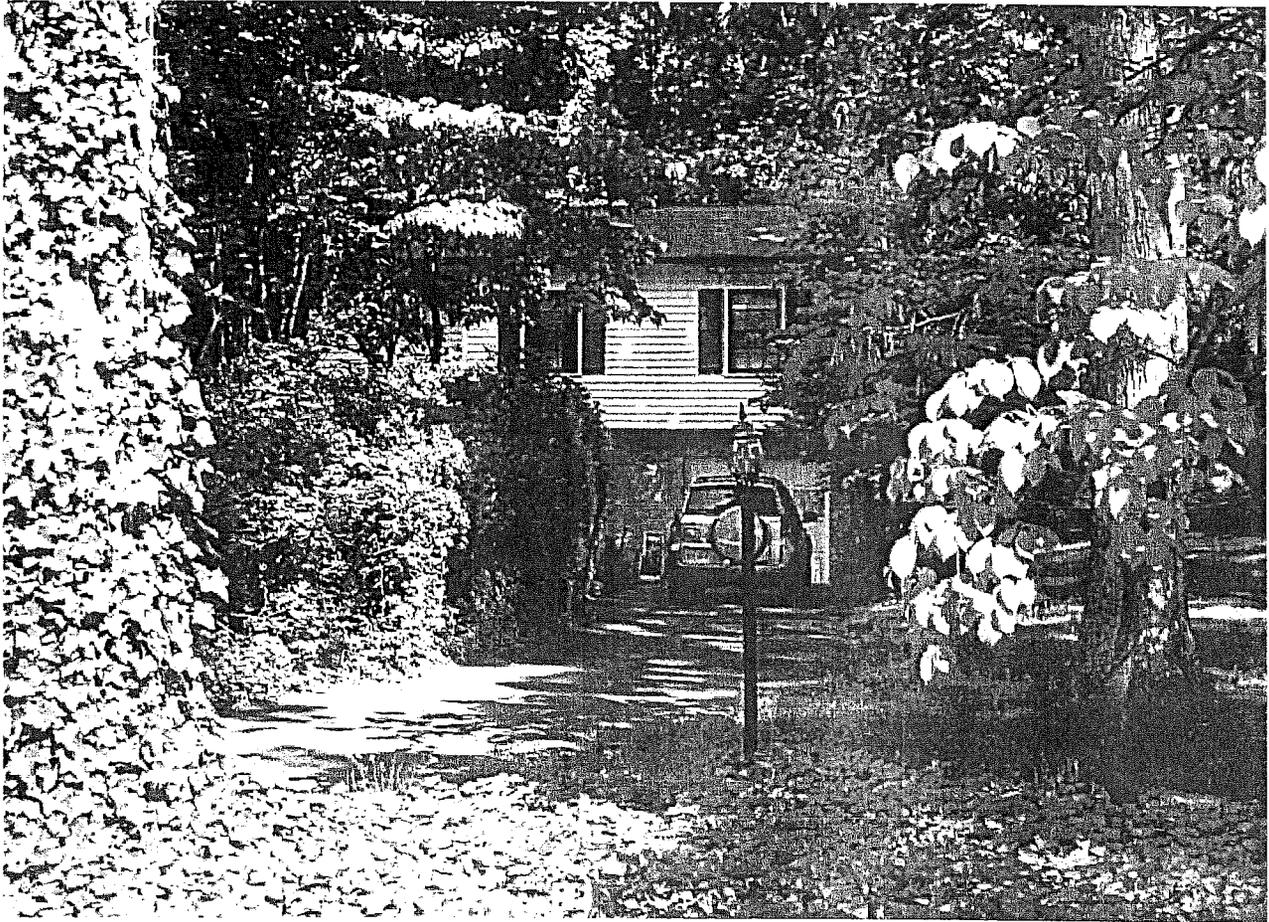


2416- Lockett Street - Addition over carport

RECEIVED
Department of Planning & Zoning

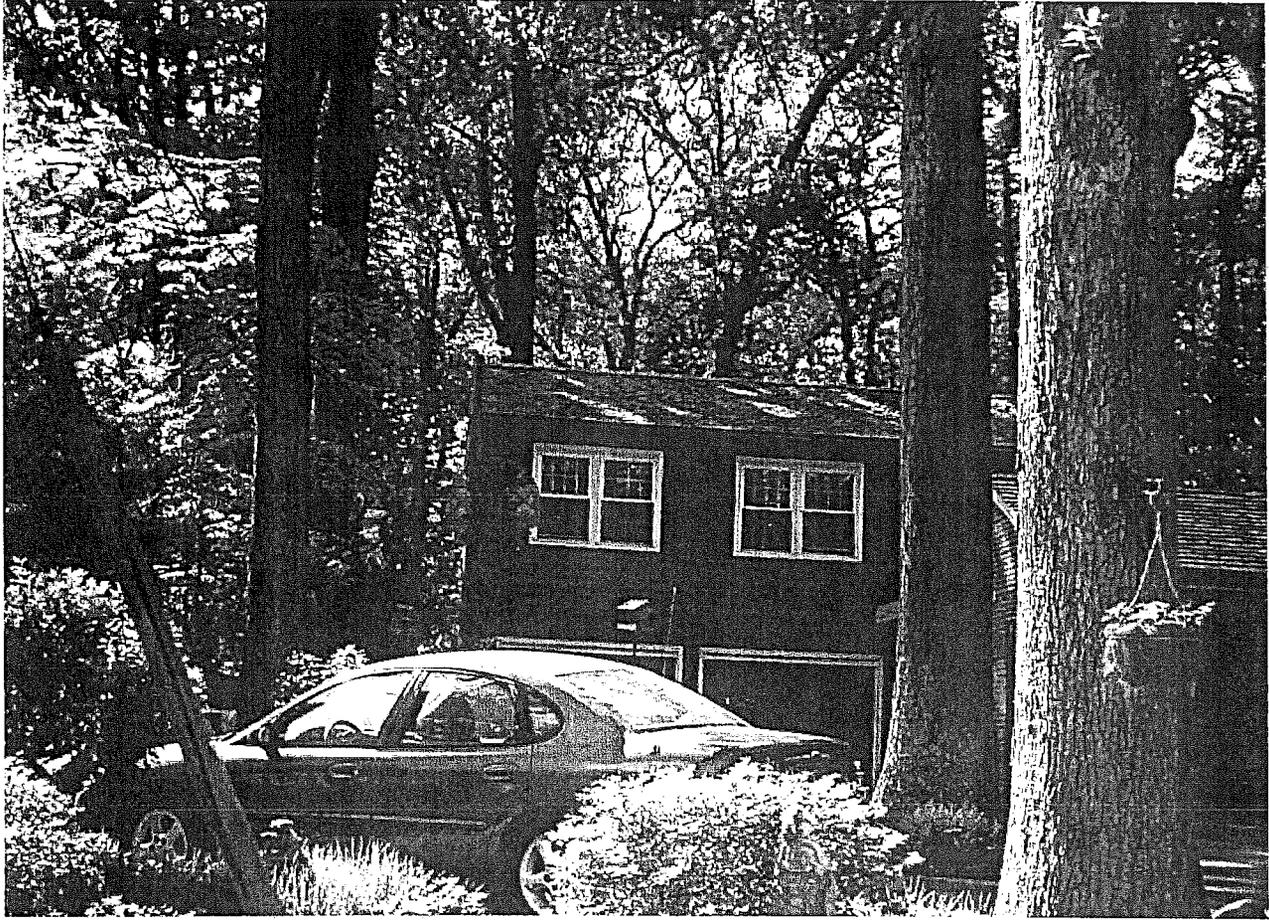
MAY 18 2012

Zoning Evaluation Division



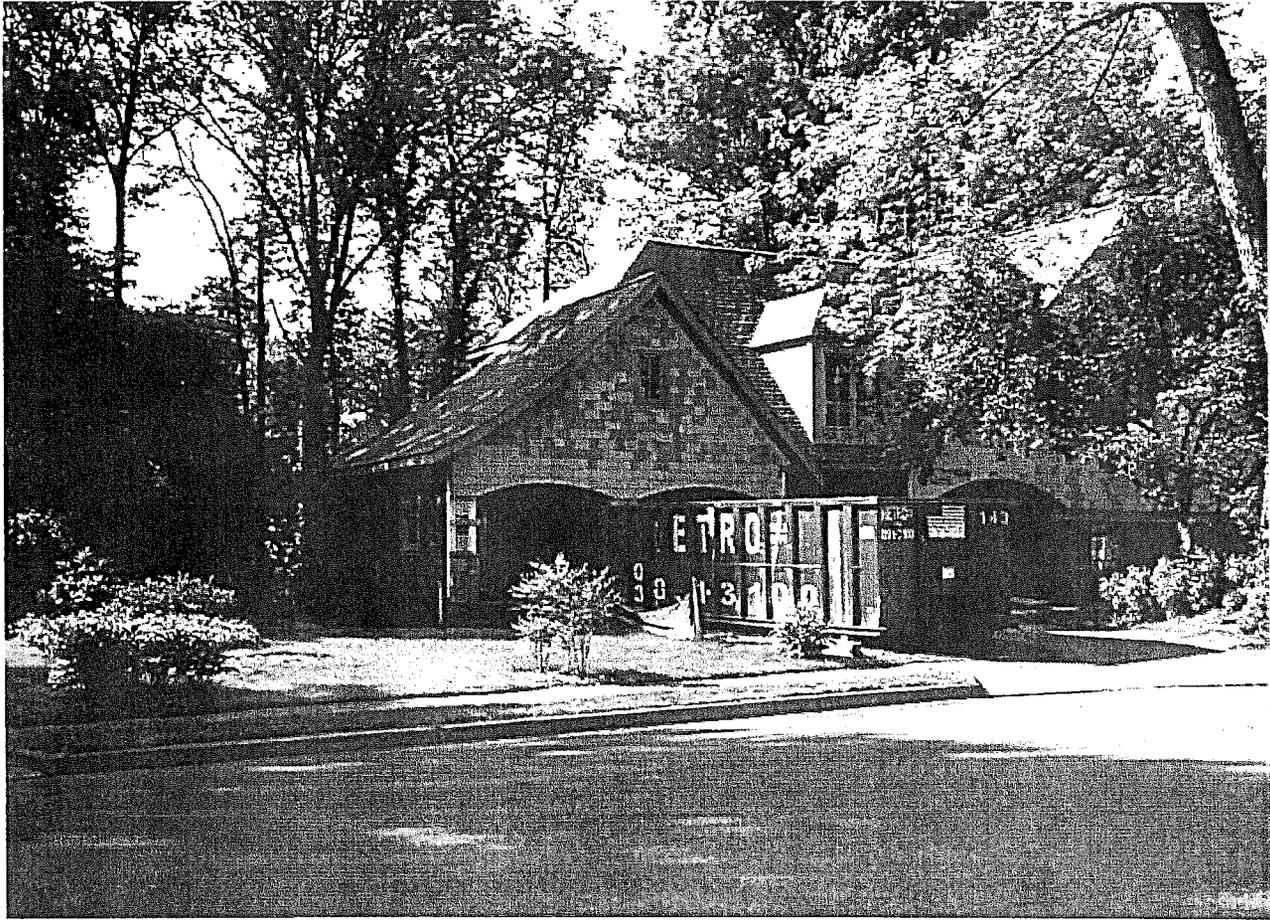
2413 Lockett - House and garage near property line

RECEIVED
Department of Planning & Zoning
MAY 18 2012
Zoning Evaluation Division



2334 Addison - Large addition with garage

RECEIVED
Department of Planning & Zoning
MAY 18 2012
Zoning Evaluation Division



411 Onondio - Split Foyer Remodel

RECEIVED
Department of Planning & Tech.
MAY 18
Zoning Evaluation Division

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.