



APPLICATION ACCEPTED: June 20, 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-MV-038

MOUNT VERNON DISTRICT

APPLICANTS/OWNERS: Eric Norland
Leakhena Au

STREET ADDRESS: 2501 Fort Drive, Alexandria, 22303

SUBDIVISION: Fair Haven

TAX MAP REFERENCE: 83-3 ((9)) (6) 20

LOT SIZE: 7,106 square feet

ZONING DISTRICT: R-4

ZONING ORDINANCE PROVISION: 8-914 and 8-922

SPECIAL PERMIT PROPOSALS: To permit reduction in minimum yard requirements based on errors in building locations to permit dwelling to remain 21.2 feet from front lot line and 4.0 feet from side lot line, steps to remain 15.2 feet from one front lot line and roofed deck to remain 18.2 feet from other front lot line and accessory structure to remain 6.1 feet from side lot line and 6.8 feet from rear lot line and to permit a reduction in certain yard requirements to permit construction of second floor addition 24.9 feet from a front lot line.

STAFF RECOMMENDATION: Staff recommends approval of SP 2012-MV-038 for the addition with adoption of the proposed development conditions contained in Appendix 1.

*O:\dhedri\Special Permits\9-12) SP 2012-MV-038 Norland & Au (50 & error)\SP 2012-MV-038 Norland & Au staff report.doc
Deborah Hedrick*

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. A copy of the BZA's Resolution setting forth this decision will be mailed within five (5) days after the decision becomes final.

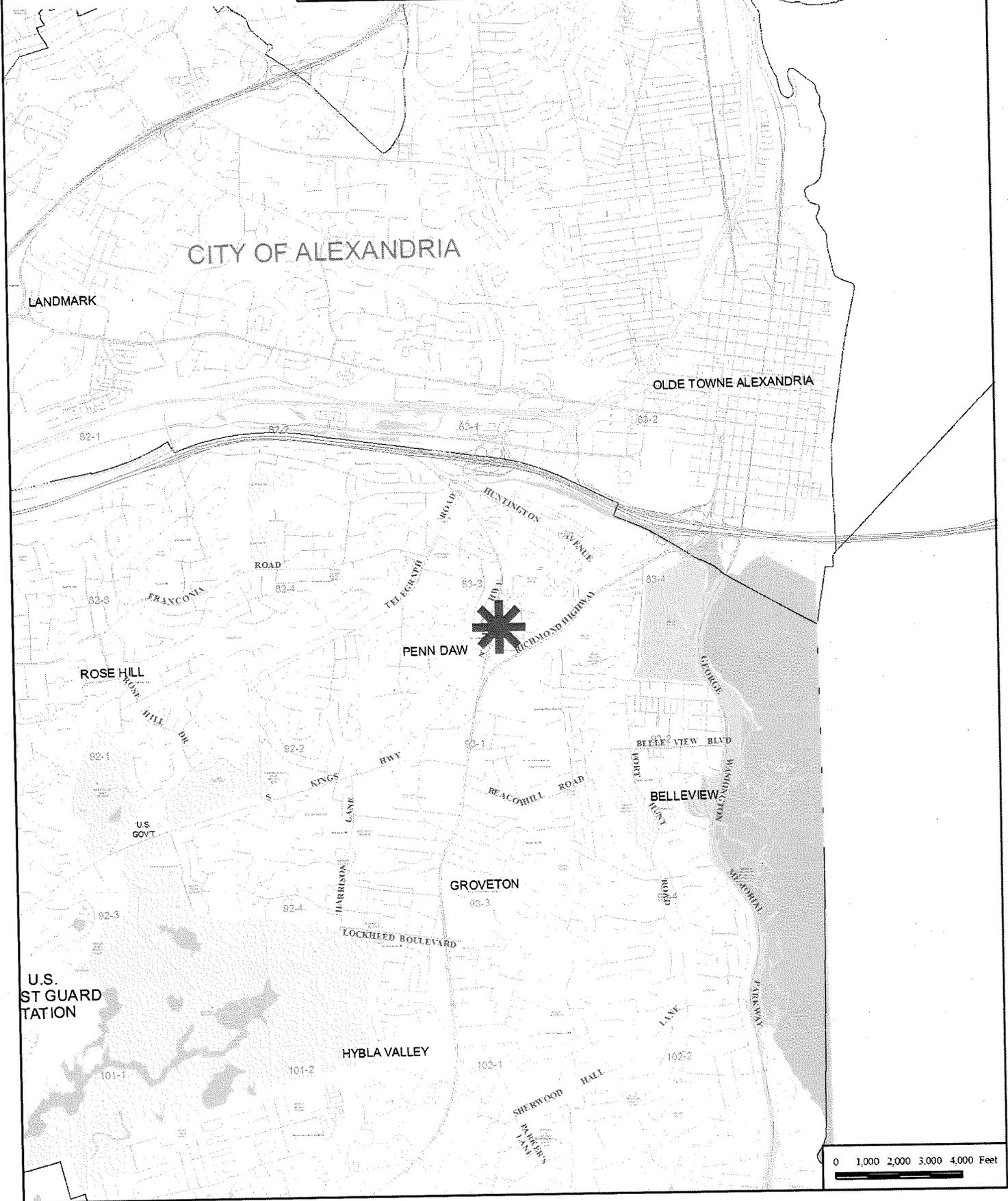
The approval of this application does not interfere with, abrogate or annul any easements, covenants, or other agreements between parties, as they may apply to the property subject to the application.

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.**



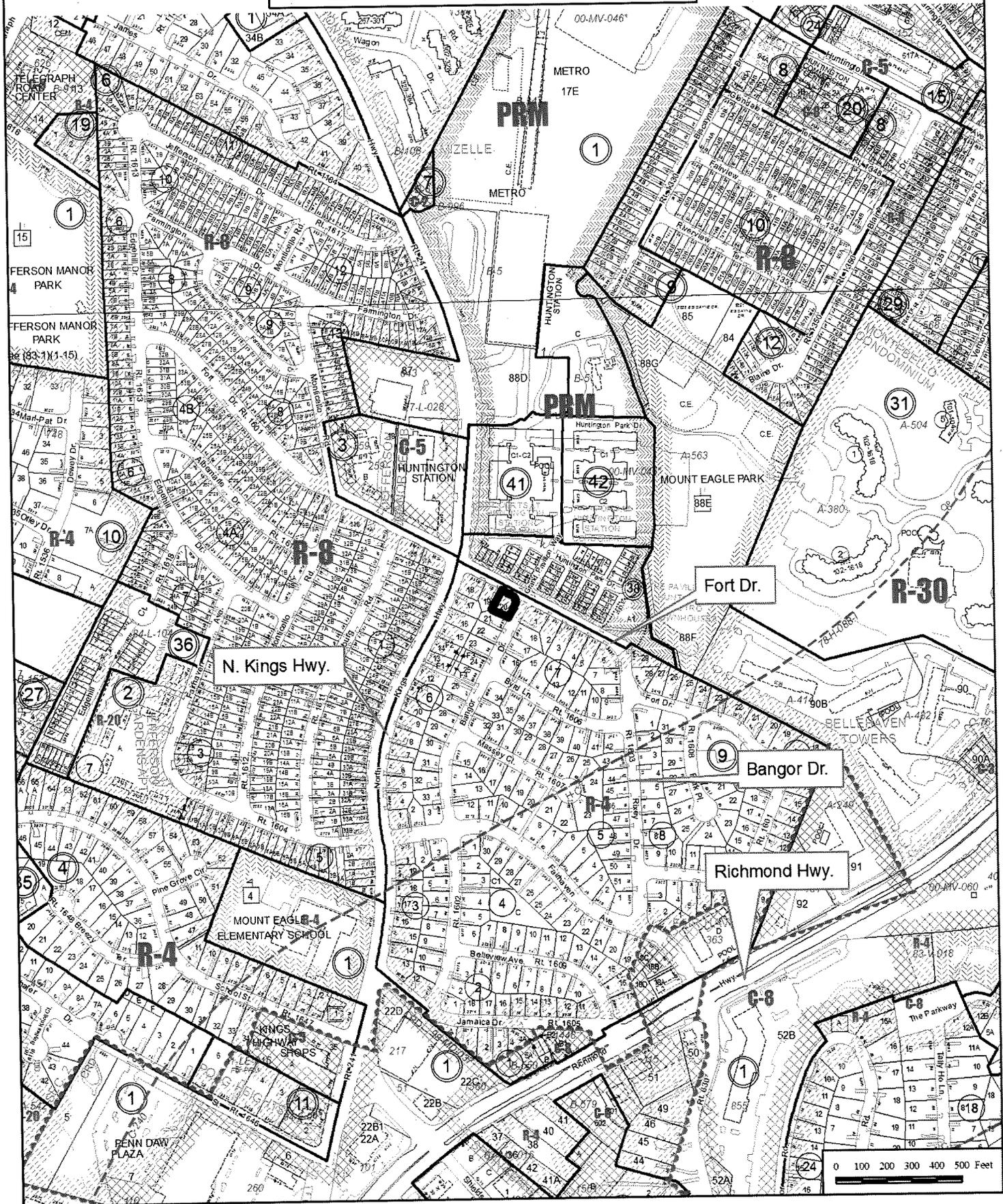
Americans with Disabilities Act (ADA): Reasonable accommodation is available upon 7 days advance notice. For additional information on ADA call (703) 324-1334 or TTY 711 (Virginia Relay Center).

Special Permit
SP 2012-MV-038
ERIC NORLAND, LEAKHENA AU



0 1,000 2,000 3,000 4,000 Feet

Special Permit
SP 2012-MV-038
ERIC NORLAND, LEAKHENA AU



NOTES:

- TAX MAP: 83-3-009-06-0020
- ZONE: R-4 (RESIDENTIAL 4 DU/AC)
- LOT AREA: 7,106 SF (0.1631 AC)
- REQUIRED YARDS: (CORNER LOT)
 - FRONT: = 30.0 FEET
 - SIDE: = 10.0 FEET
 - REAR: = 25.0 FEET
- HEIGHTS:
 - EX. DWELLING: = 15.6 FEET (21.7' TO RIDGELINE)
 - EX. GARAGE: = 09.3 FEET
 - PROPOSED ADDITION: = 15.6 FEET (RIDGELINE WILL MATCH EX. 21.7')
 - EX. FRAME AWNING: = 09.6 FEET
 - FRAME FENCES: = AS NOTED (ALL FENCES ARE FRAME)
 - EX. PLAY HOUSE: = 09.2 FEET
 - EX. DECK: = 01.6 FEET
 - EX. LATTICE PERGOLA: = 07.4 FEET
- THIS PROPERTY IS SERVED BY PUBLIC WATER AND SEWER.
- THERE IS NO OBSERVABLE EVIDENCE OF GRAVE SITES OR BURIAL GROUNDS ON THIS PROPERTY.
- ALL IMPROVEMENTS SHOWN ON THIS PLAT ARE EXISTING UNLESS DENOTED AS PROPOSED.
- THE SURVEYOR IS NOT AWARE OF ANY UTILITY EASEMENTS 25 FEET IN WIDTH OR GREATER AFFECTING THIS PROPERTY.
- TOPOGRAPHY DELINEATED HEREON WAS TAKEN FROM AVAILABLE RECORDS, IS SHOWN AT 2' INTERVALS, AND IS AERIAL.
- THERE ARE NO FLOODPLAINS OR RESOURCE PROTECTION AREAS ON THIS PROPERTY.
- AREAS:
 - EX. 1ST FLOOR: = 1,363 SF
 - EX. 2ND FLOOR: = 392 SF
 - EX. GROSS FLOOR AREA: = 1,755 SF
 - EX. FLOOR AREA RATIO: 0.25
 - PROP. ADDN.: = 196 SF / EX. GFA (1755 SF) = 0.11
 - PROP. 1ST FLOOR: = 1,363 SF
 - PROP. 2ND FLOOR: = 588 SF
 - PROP. GROSS FLOOR AREA: = 1,951 SF
 - PROP. FLOOR AREA RATIO: 0.27

PLAT
 SHOWING THE IMPROVEMENTS ON
 LOT 20, BLOCK 6, SECTION TWO
FAIR HAVEN
 (PLAT BOOK 4, PAGE 133)
 FAIRFAX COUNTY, VIRGINIA
 MOUNT VERNON DISTRICT
 MARCH 22, 2012
 APRIL 26, 2012 (REV)
 MAY 25, 2012 (PLAYHOUSE)
 SCALE: 1" = 10'

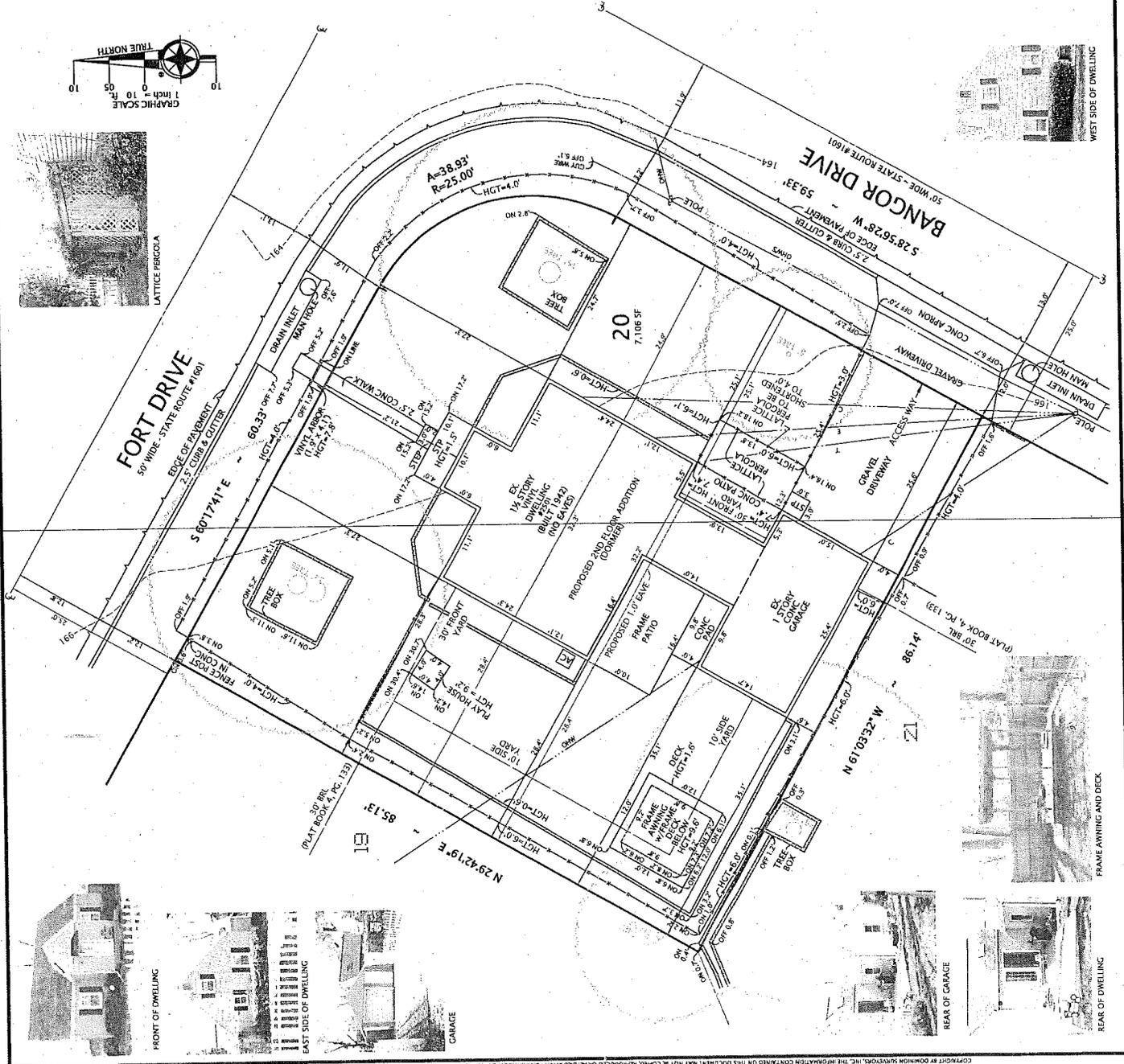
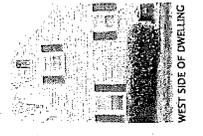
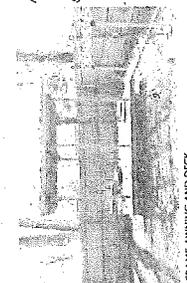
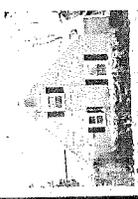
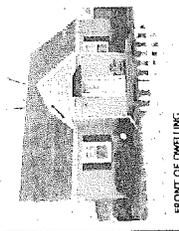
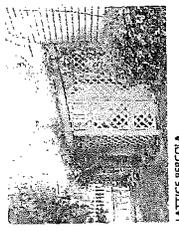
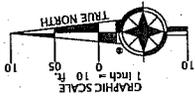
I HEREBY CERTIFY THAT THE POSITIONS OF ALL THE EXISTING IMPROVEMENTS HAVE BEEN ACCURATELY LOCATED BY ME OR A SURVEYOR AND UNLESS SHOWN THERE ARE NO VISIBLE ENCROACHMENTS AS OF THIS DATE.

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

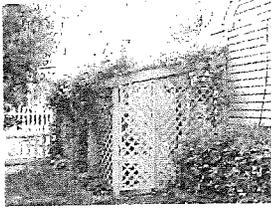
DOMINION Surveyors Inc.
 8808-H FEAR TREE VILLAGE COURT
 ALEXANDRIA, VA 22309
 PHONE: 703-619-6335
 FAX: 703-795-6412

George M. O'Quinn
 License No. 2009
 State of Virginia
 03/22/2012

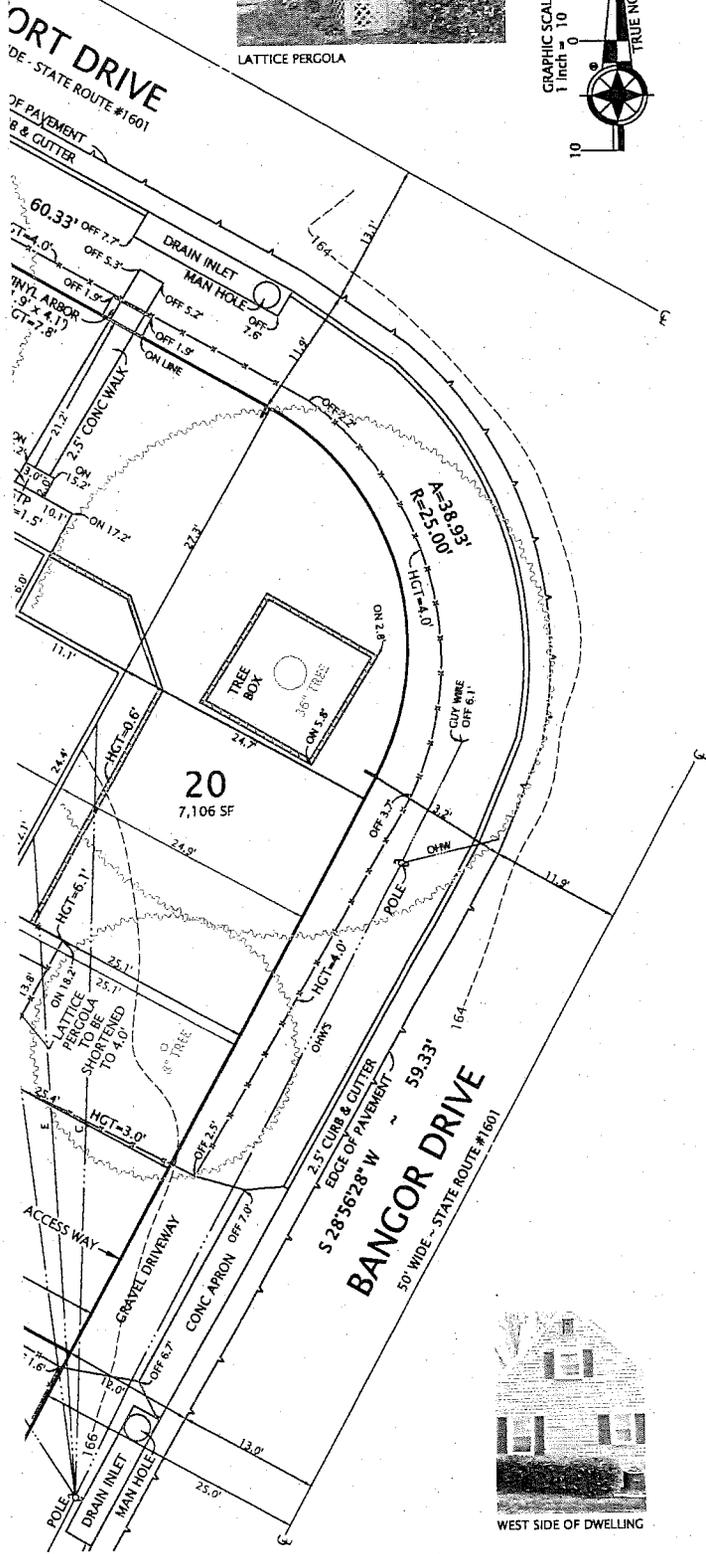
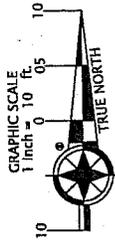
CASE NAME:
 ERIC NORLAND
 LEAKHEIM AU



COPYRIGHT BY DOMINION SURVEYORS, INC. THE INFORMATION CONTAINED ON THIS DOCUMENT MAY NOT BE COPIED, REPRODUCED OR ALTERED IN ANY MANNER WITHOUT PERMISSION IN WRITING FROM THE COPYRIGHT OWNER.



LATTICE PERGOLA



NOTES:

1. TAX MAP: 83-3-009-06-0020
2. ZONE: R-4 (RESIDENTIAL 4 DU/AC)
3. LOT AREA: 7,106 SF (0.1631 AC)
4. REQUIRED YARDS: (CORNER LOT)

FRONT:	=	30.0 FEET
SIDE:	=	10.0 FEET
REAR:	=	25.0 FEET
5. HEIGHTS:

EX. DWELLING	=	15.6 FEET (21.7' TO RIDGELINE)
EX. GARAGE	=	09.3 FEET
PROPOSED ADDITION	=	(RIDGELINE WILL MATCH EX. 21.7' MIDLINE OF ROOF = 19.6'
EX. FRAME AWNING	=	09.6 FEET
FRAME FENCES	=	AS NOTED (ALL FENCES ARE FRAME)
EX. PLAY HOUSE	=	09.2 FEET
EX. DECK	=	01.6 FEET
EX. LATTICE PERGOLA	=	07.4 FEET
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7. THERE IS NO OBSERVABLE EVIDENCE OF GRAVE SITES OR BURIAL GROUNDS ON THIS PROPERTY.
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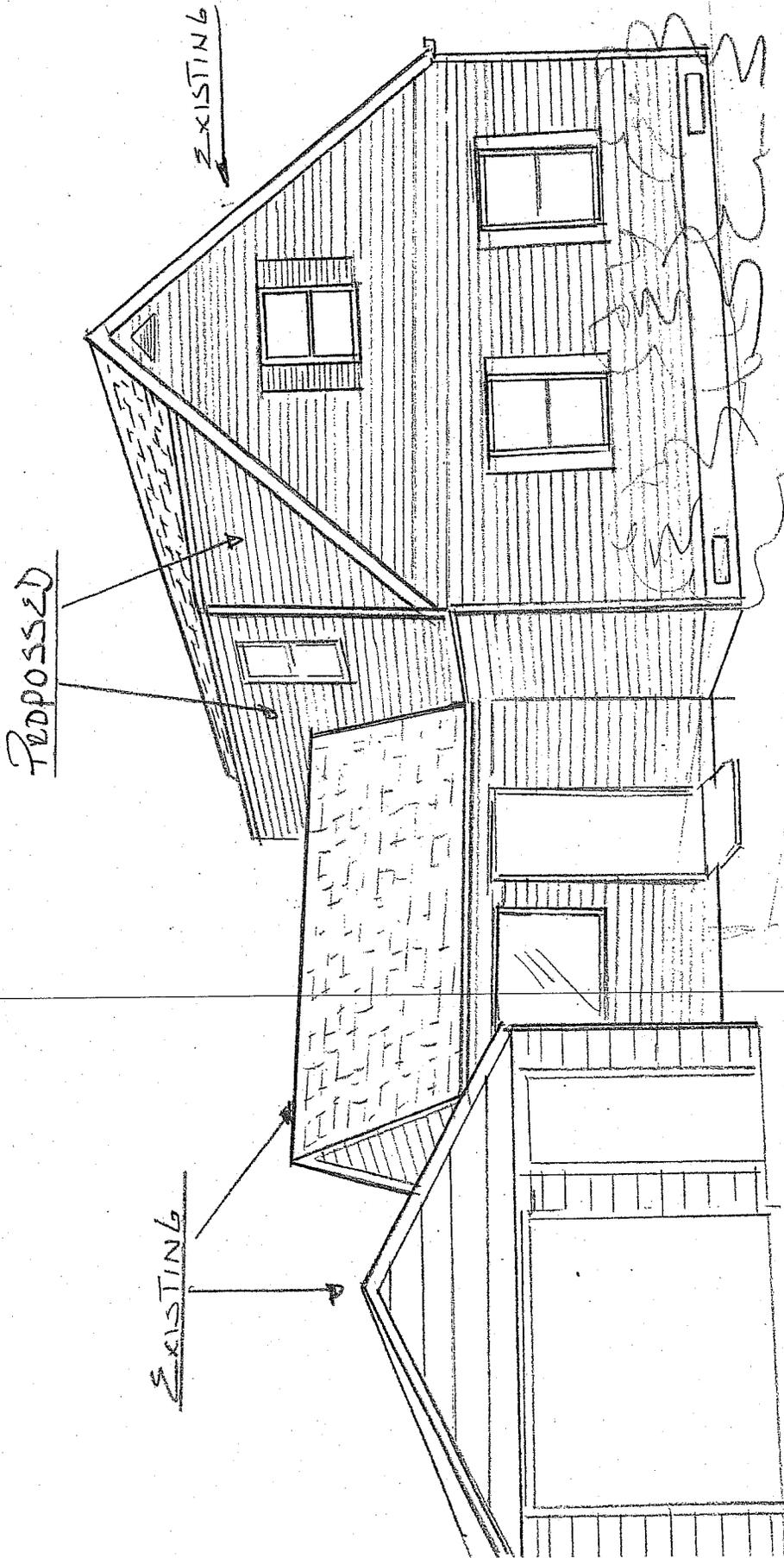
PROP. FLOOR AREA RATIO: 0.27

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FAIR HAVEN
 (PLAT BOOK 4, PAGE 133)
 FAIRFAX COUNTY, VIRGINIA
 MOUNT VERNON DISTRICT
 SCALE: 1" = 10' MARCH 22, 2012
 APRIL 26, 2012 (REV)
 MAY 25, 2012 (PLAYHOUSE)



WEST SIDE OF DWELLING

<p>I HEREBY CERTIFY THAT THE POSITIONS OF ALL THE EXISTING IMPROVEMENTS HAVE BEEN CAREFULLY ESTABLISHED BY A CURRENT FIELD SURVEY AND UNLESS SHOWN THERE ARE NO VISIBLE ENCROACHMENTS AS OF THIS DATE:</p>		<p>CASE NAME: ERIC NORLAND LEAKHERA AU</p>
<p>THIS PLAT IS SUBJECT TO RESTRICTIONS OF RECORD. A TITLE REPORT WAS NOT FURNISHED. NO CORNER MARKERS SET.</p>	<p><i>George M. O'Quinn</i></p>	<p>DOMINION Surveyors Inc.* 8808-H PEAR TREE VILLAGE COURT ALEXANDRIA, VIRGINIA 22309 703-619-6555 FAX: 703-799-6412</p>



EAST VIEW

2501 FORT DR
ALEXANDRIA VA 22303

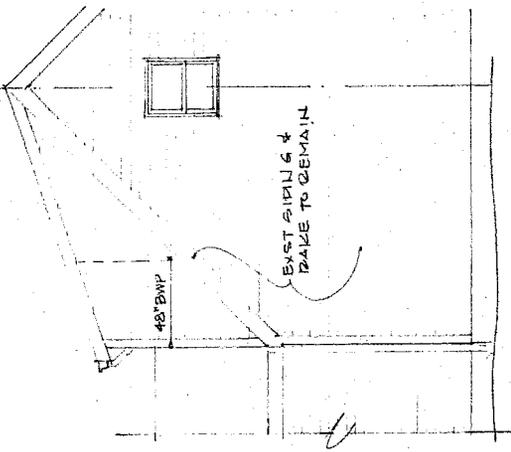
Addition for:
Leakhena Au and Eric Norland
2501 Fort Drive
Alexandria, Virginia 22303

SP 2013-0026

Scott W. Sterl, AIA, PLLC
1473 Wagaman Circle
McLean, Virginia 22101
703-734-6246

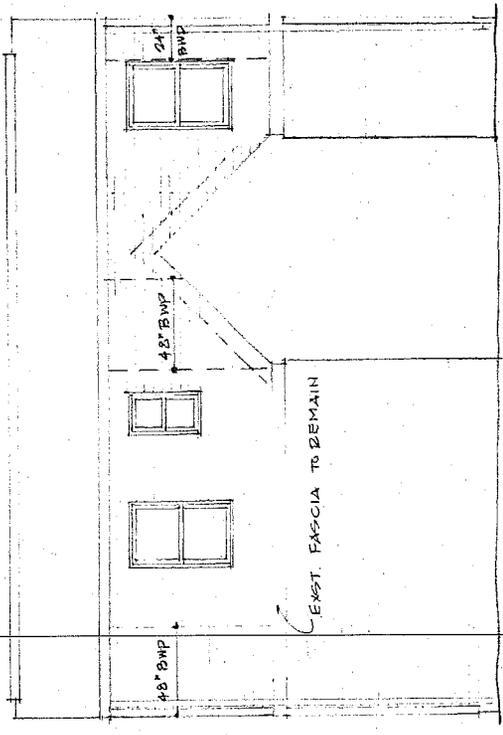
IRC 2006 Design Criteria	
Floor live load	40 psf
Roof live load	30 psf
Ground snow load	30 psf
Wind speed exposure	90 mph
Seismic design category	B
Weathering	severe
Frost line depth	24"
Termites area	moderate to heavy
Decay area	slight to moderate
Winter design temperature	13 F
Ice shield underlayment	yes, required
Flood hazard	July 2, 1979
Air freezing index	300
Mean annual temperature	55 F
Framing lumber	SPF #2

NEW SHED DORMER



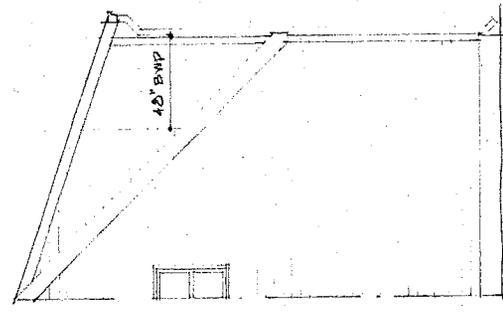
EAST ELEV. 1/4"=1'-0"

NEW SHED DORMER

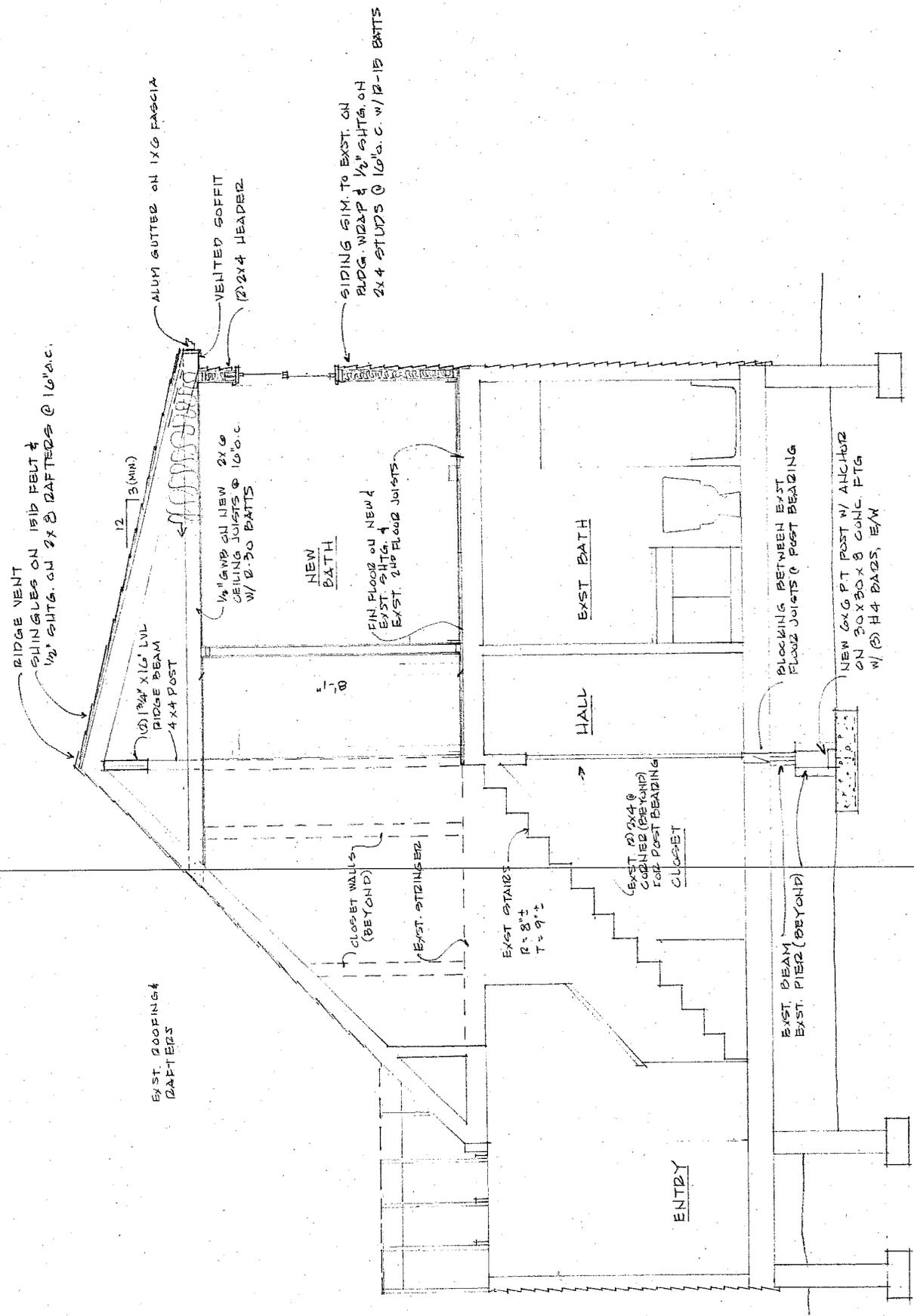


SOUTH ELEVATION 1/4"=1'-0"

NEW SHED DORMER



WEST ELEV. 1/4"=1'-0"

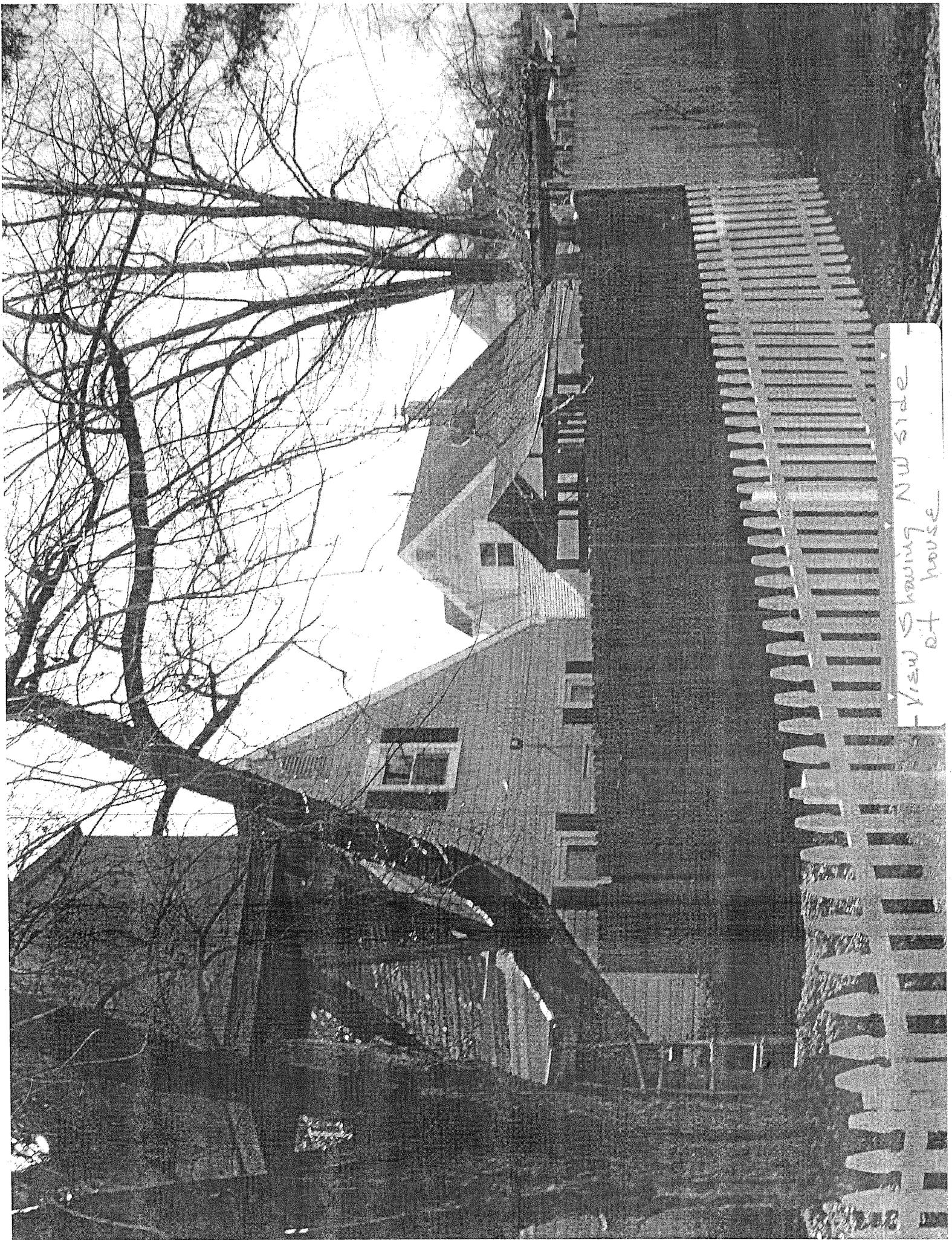


SECTION

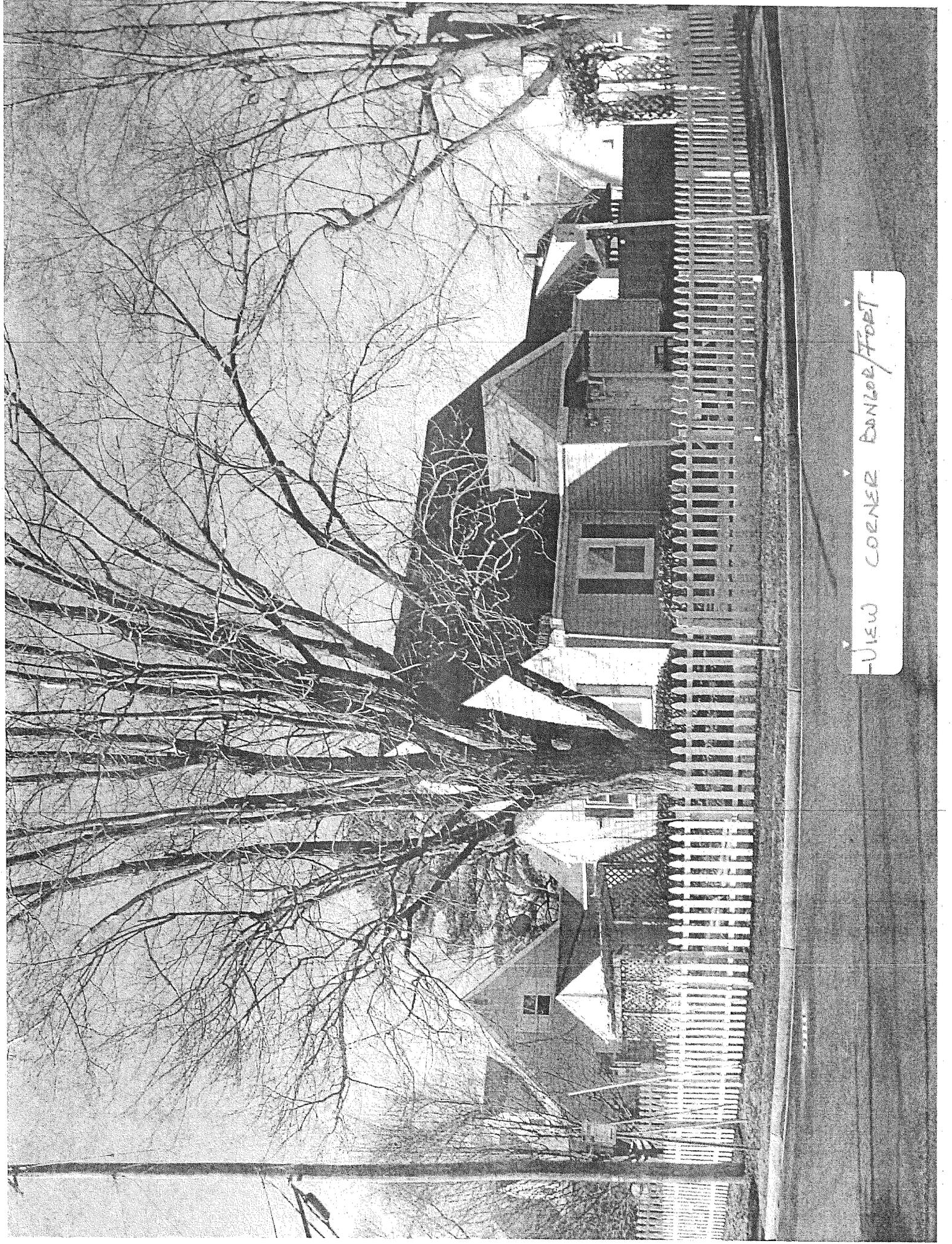


- Tree House (existing)
- To be removed

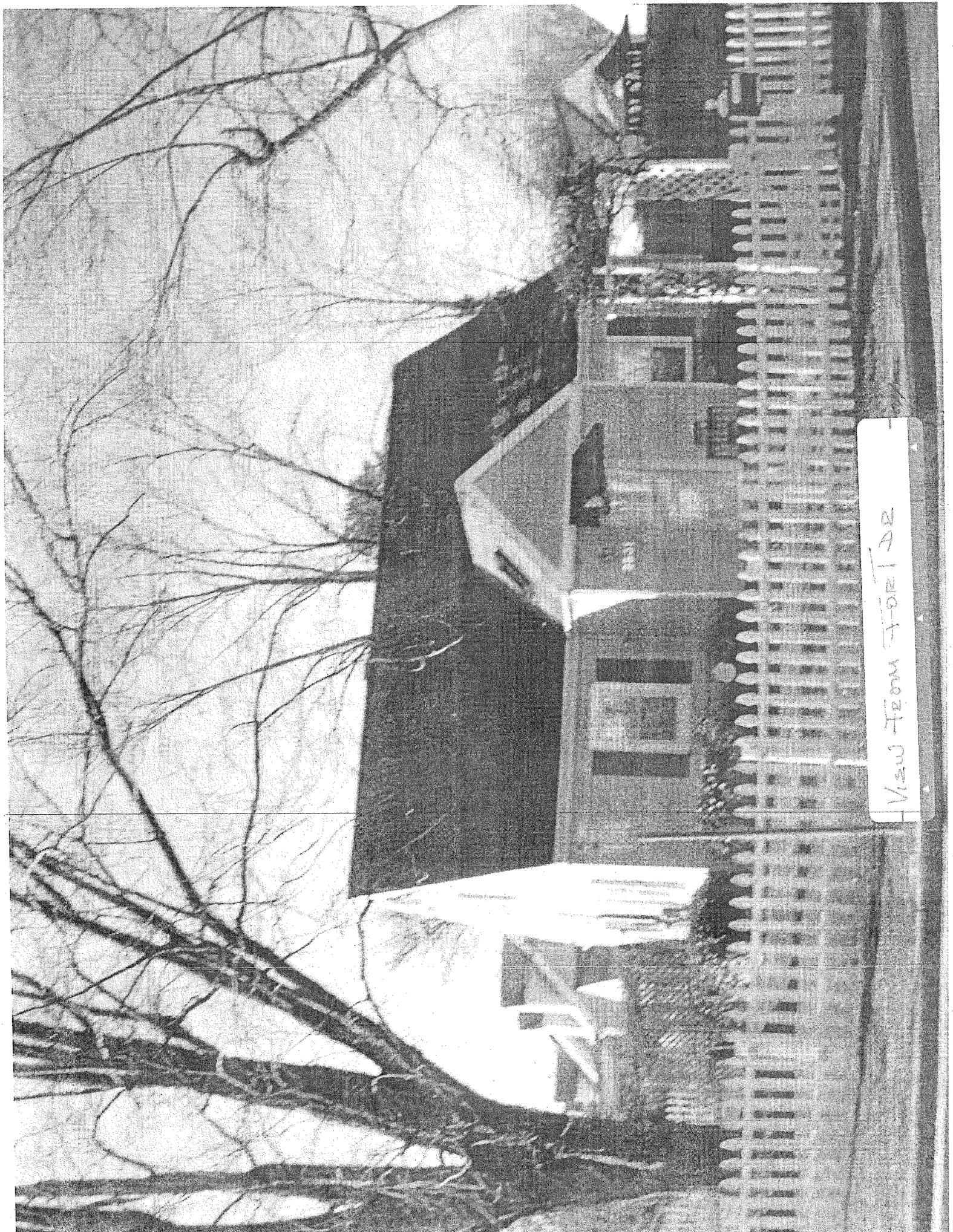
- View From Ford Dr



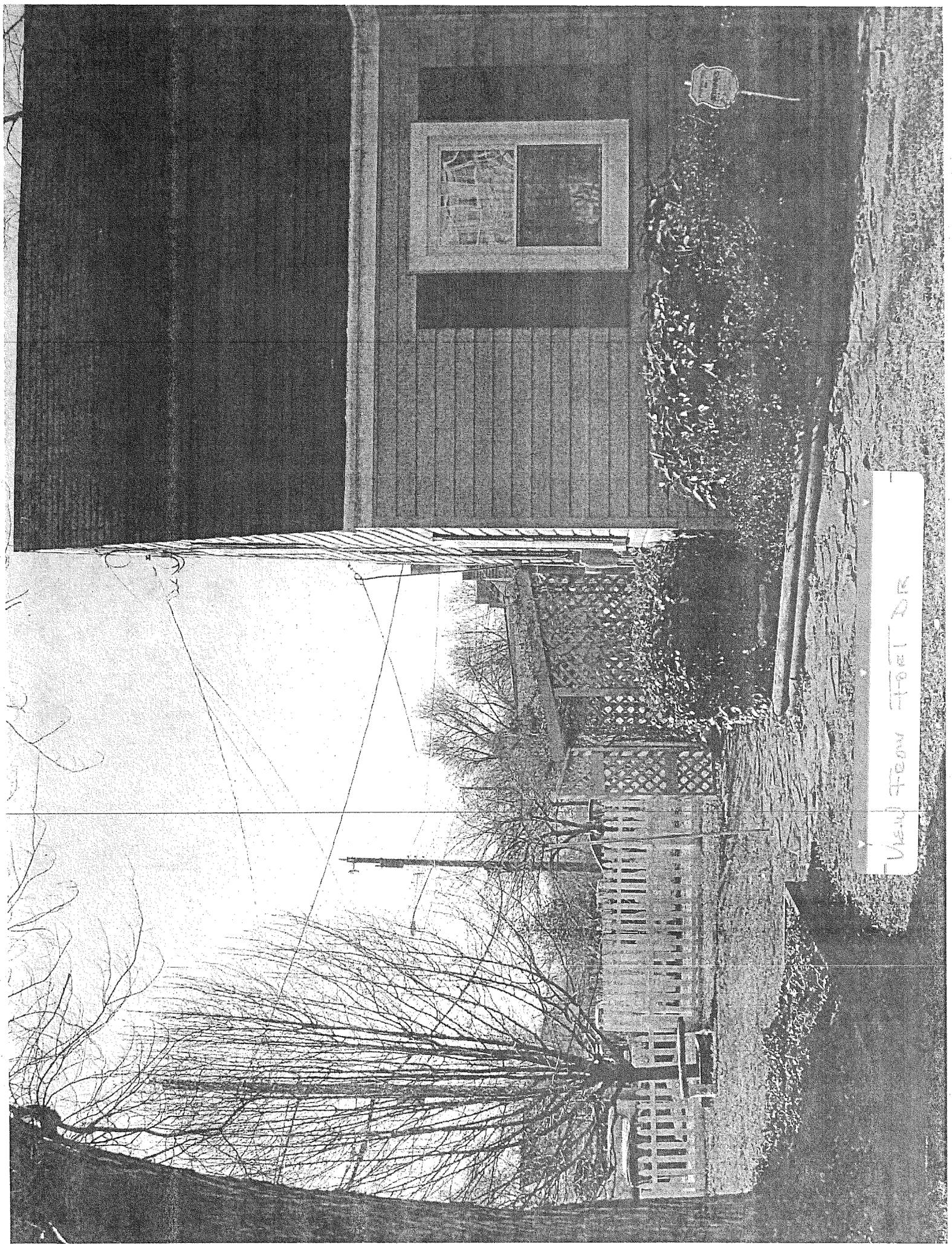
-View Showing NW side
of house



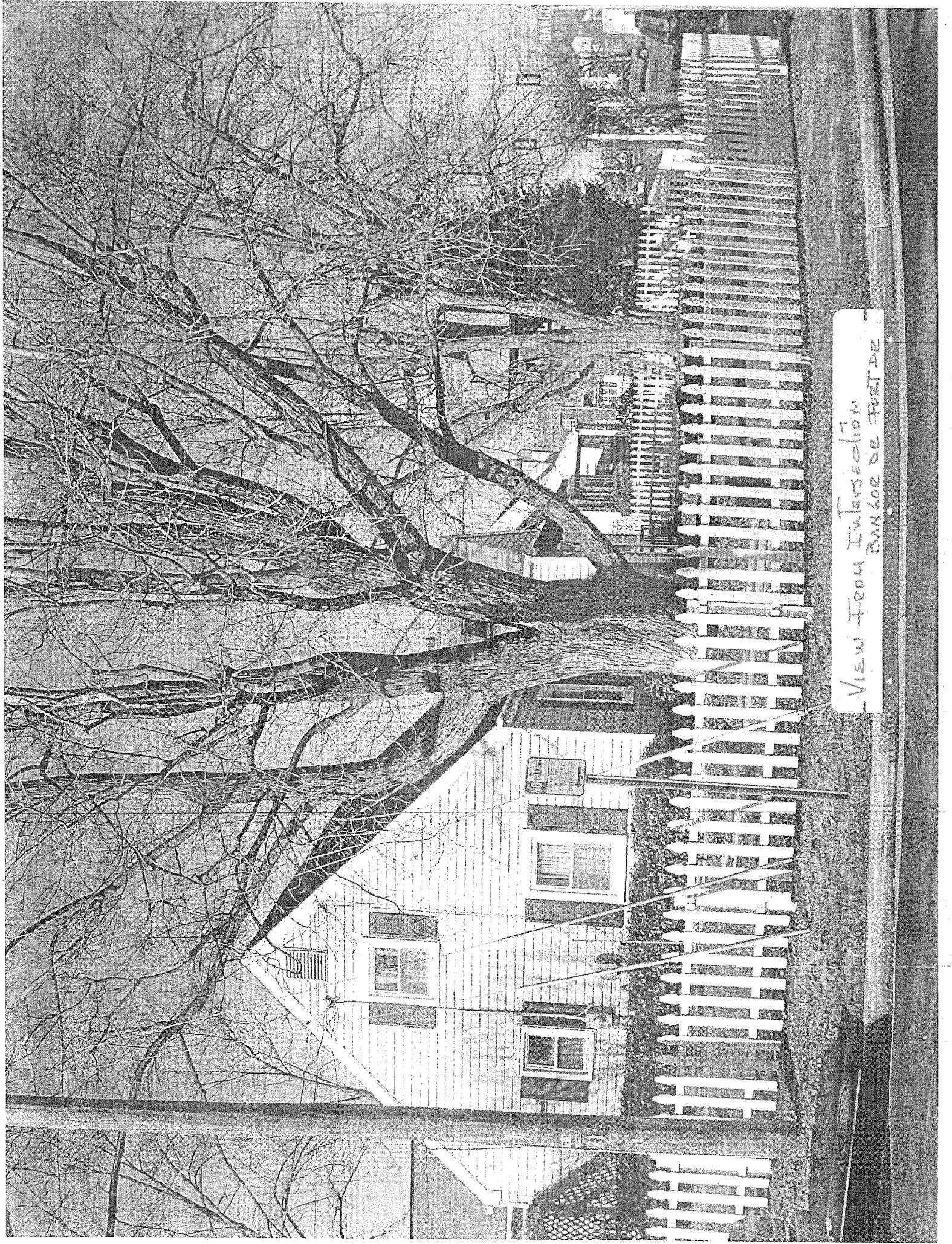
-VIEW CORNER DANLOE/FOOT -



View from Front



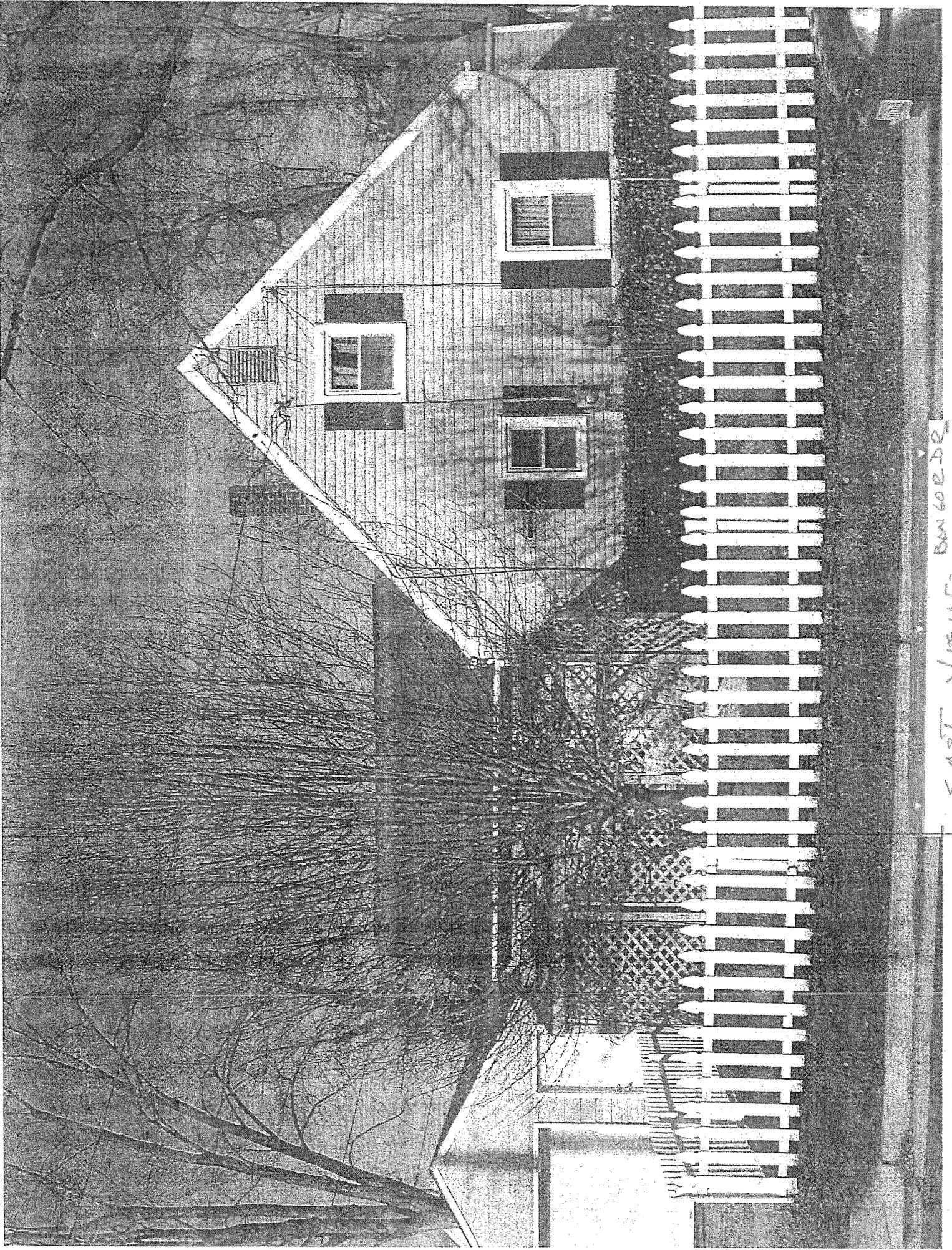
View from Fort Dr



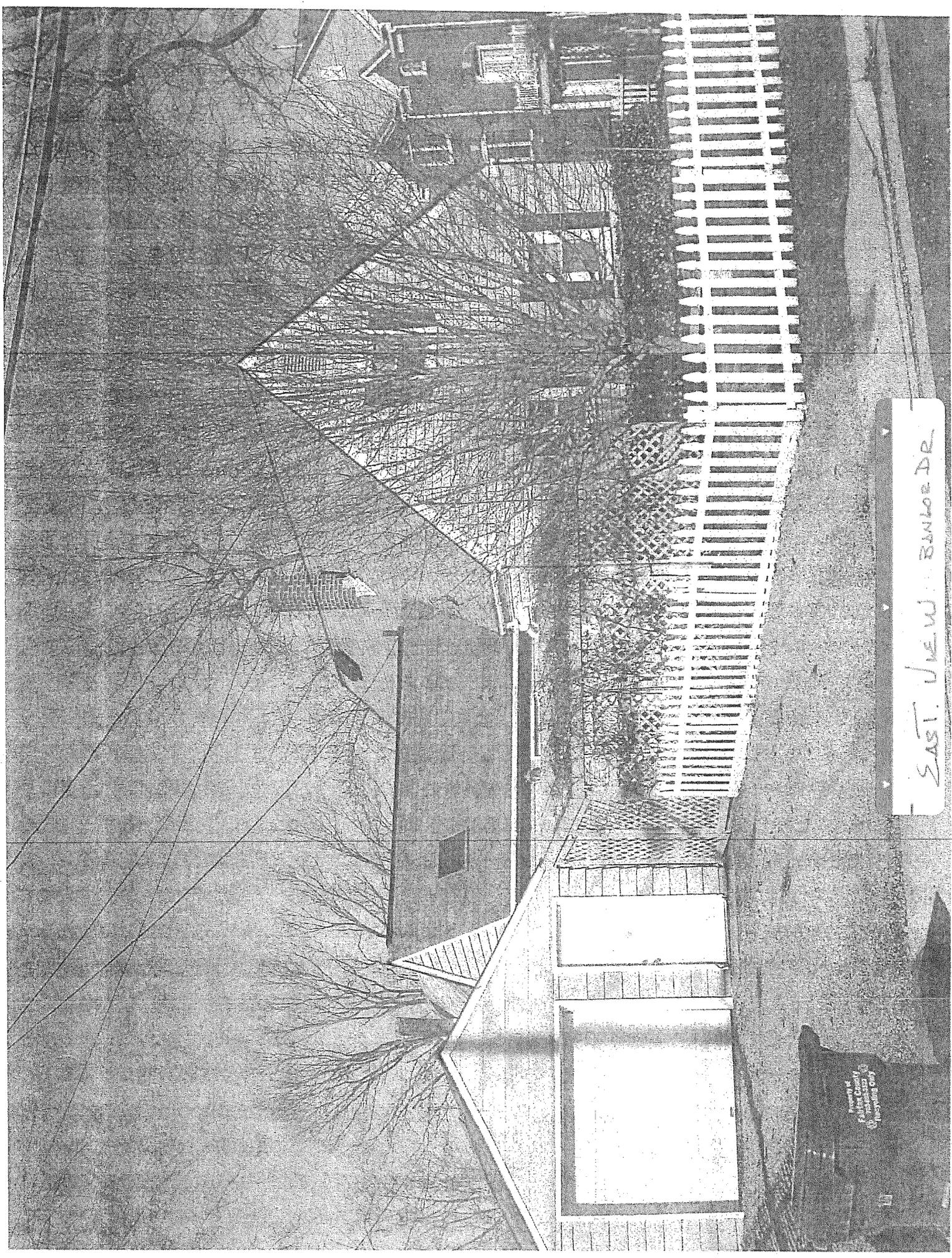
View From Intersection
DASH LOC DE APPT 22

NO PARKING
ANY TIME
ON THIS STREET

DASH

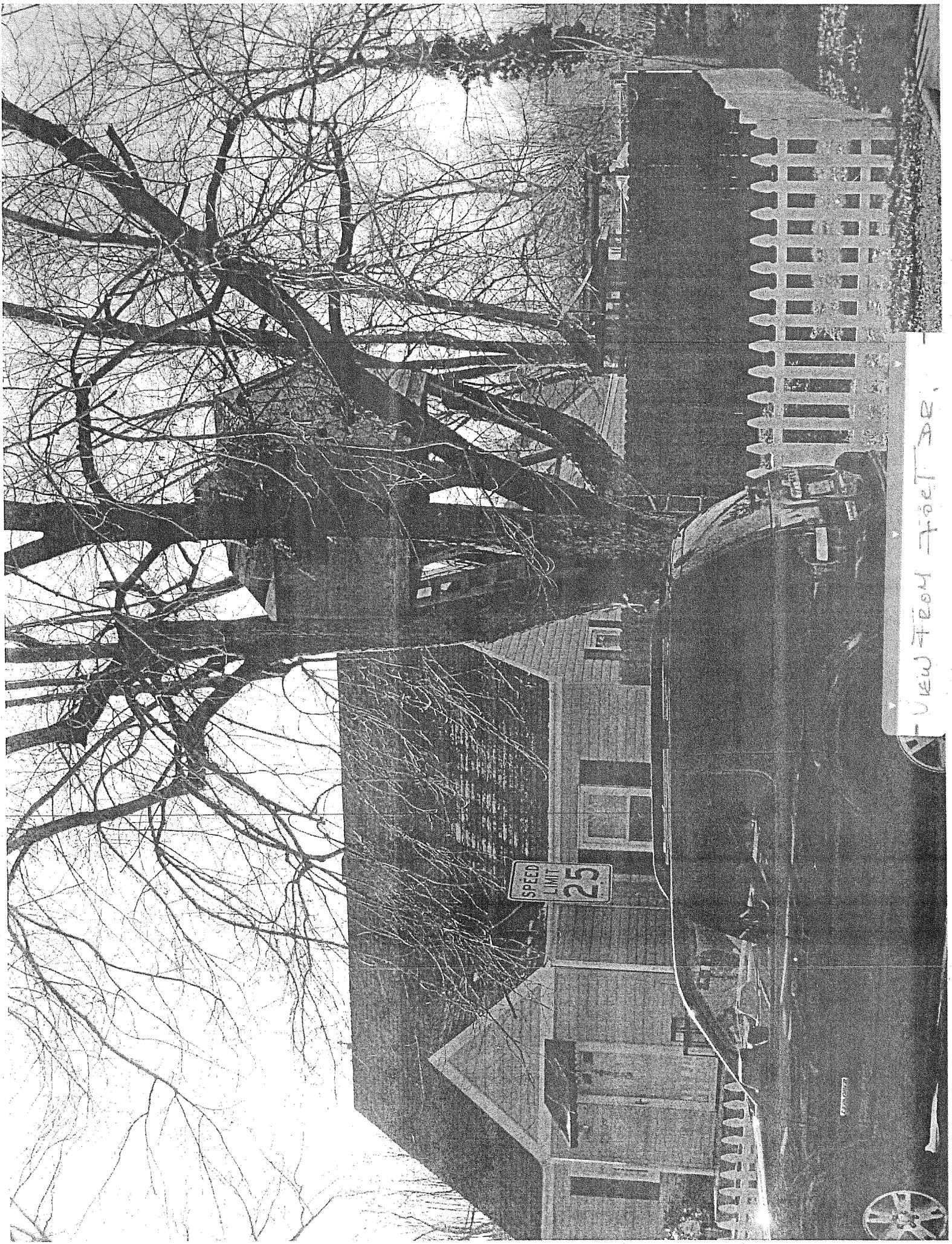


EAST VIEW - Bm 60 DE



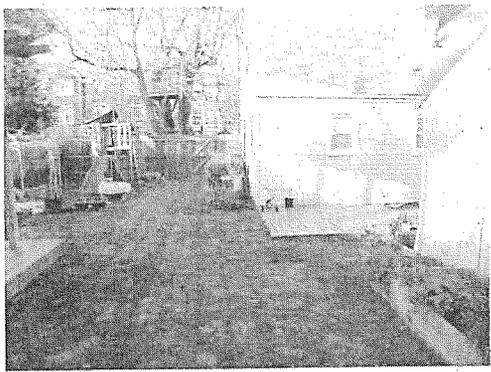
EAST VIEW BANLOR DR

Property of
Frank County
Fairfax 22323
Huntington City

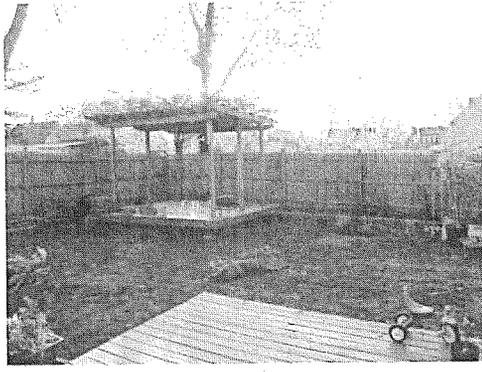


View from Foote Dr.

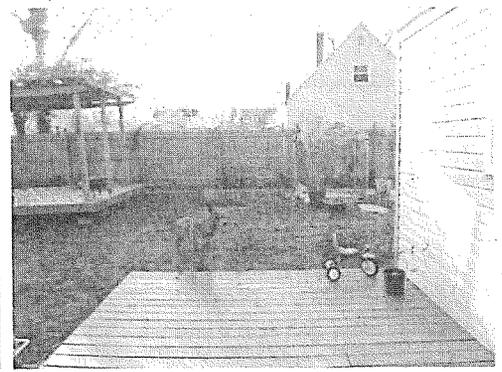
SPEED
LIMIT
25



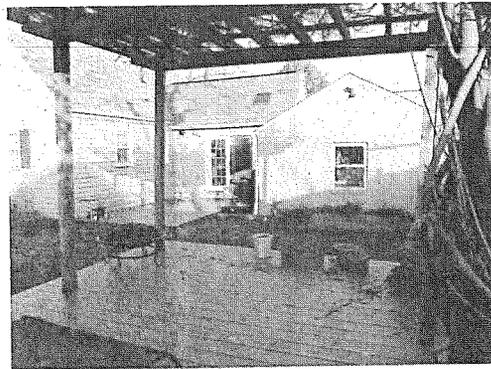
view from rear sw lot line.JPG



view from house to rear w corner.JPG



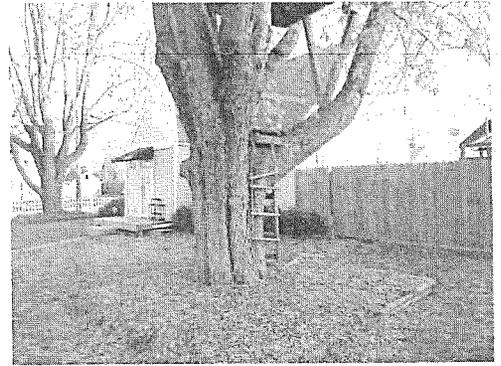
from w rear of house to nw lot line.JPG



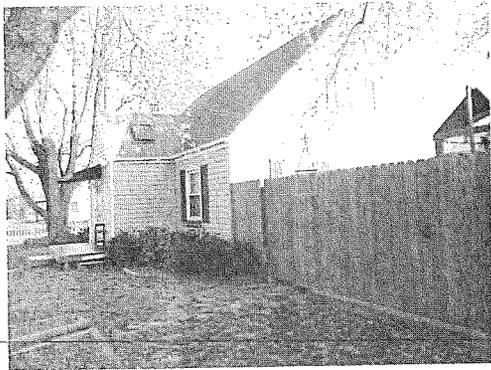
from w corner to house.JPG



from nw lot line to nw side.JPG



from n corner to house.JPG



from nw lot line to front.JPG



from front of house to n corner.JPG



from front to fort drive.JPG



from front to fort & bangor.JPG



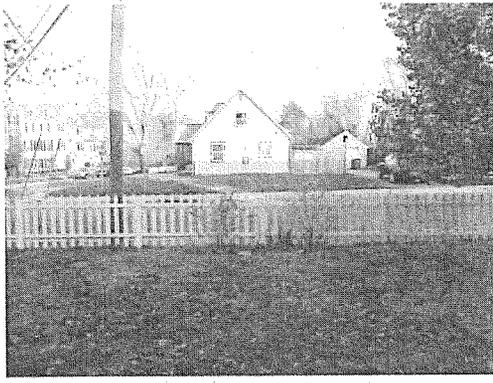
from fort drive to house.JPG



from front gate to house.JPG



from ne corner to house.JPG



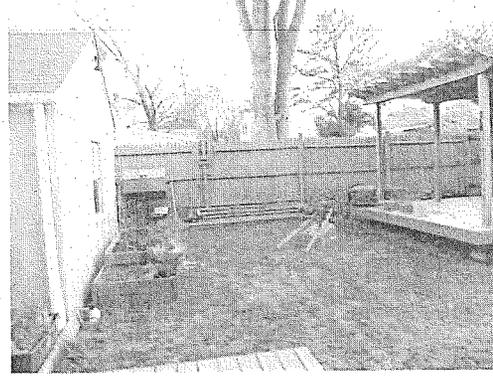
from house to bangor rd.JPG



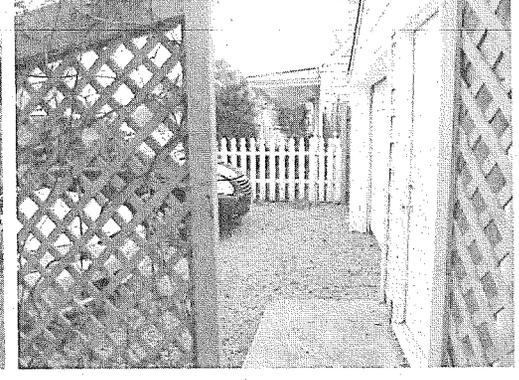
from s corner to house.JPG



from bangor rd to house.JPG



from w rear of house to sw lot line.jpg



from s corner of house to sw lot line.JPG

DESCRIPTION OF THE APPLICATIONS

The applicants are requesting approval of a special permit for reduction in minimum yard requirements based on errors in building locations to permit:

- 1) the dwelling to remain 21.2 feet from front lot line facing Fort Drive and 4.0 feet from the side lot line;
- 2) steps (which are associated with an uncovered front stoop 10.1 feet in width) to remain 15.2 feet from the front lot line facing Fort Drive;
- 3) a roofed deck (lattice pergola) to remain 18.2 feet from the front lot line facing Bangor Drive; and
- 4) an accessory structure (frame awning with frame deck below which measures 9.6 feet in height) to remain 6.1 feet from the side lot line and 6.8 feet from the rear lot line.

	Structure	Yard	Min. Yard Req.*	Structure Location	Amount of Error	Percent of Error
Special Permit #1	Dwelling	Front (Fort Drive)	30.0 feet	21.2 feet	8.8 feet	29%
Special Permit #1	Dwelling	Side (south)	10.0 feet	4.0 feet	6.0 feet	60%
Special Permit #2	Steps	Front (Fort Drive)	30.0 feet	15.2 feet	14.8 feet	49%
Special Permit #3	Roofed Deck	Front (Bangor Drive)	30.0 feet	18.2 feet	11.8 feet	39%
Special Permit #4	Accessory Structure	Side (south)	10.0 feet	6.1 feet	3.9 feet	39%
Special Permit #4	Accessory Structure	Rear	9.6 feet	6.8 feet	2.8 feet	29%

*Minimum yard requirement per Section 3-407 and 10-104

The applicants are also requesting approval of a special permit to allow a reduction in certain yard requirements to permit the construction of second floor dormer addition to be located 24.9 feet from the front lot line facing Bangor Drive.

	Structure	Yard	Minimum Yard Required*	Proposed Location	Proposed Reduction	Percentage of Reduction Requested
Special Permit	Addition	Front (Bangor Drive)	30.0 feet	24.9 feet	5.1 feet	17%

*Minimum yard requirement per Section 3-407

EXISTING SITE DESCRIPTION

The R-4 zoned corner lot is developed with a one and one-half story, single-family detached dwelling which includes an enclosed porch with stoop and steps on the north side, a one-story addition on the south side, and a one-story garage that is attached to the one-story addition. The dwelling was constructed on the lot in 1942 with an addition permitted in 1948 and a detached garage in 1954. The site is accessed via a gravel driveway from Bangor Drive which terminates at the existing one-story concrete garage. A freestanding frame awning with frame deck below is located in the southwestern corner of the rear yard. A combination of frame fencing ranging in height from 4.0 feet in the front yard to 6.0 feet in the rear and side yard surrounds the property on all lot lines. There are several significant mature trees throughout the lot and foundation plantings around the dwelling.

CHARACTER OF THE AREA

	Zoning	Use
North	PRM	Pavilions at Huntington Metro Townhouses
East	R-4	Single Family Detached Dwellings
South	R-4	Single Family Detached Dwellings
West	R-4	Single Family Detached Dwellings

BACKGROUND

In a letter dated November 9, 2011, from the Zoning Administration Division, attached as Appendix 4, the applicants requested a Vested Rights Determination for multiple structures on the lot. As a result of this determination, the applicants have applied for numerous special permit requests to remedy location regulations on the lot as outlined on Page 1 of this report. Additionally within this letter, the applicants were granted an 0.3 foot Administrative Reduction for the existing dwelling with regard to its location adjoining Bangor Drive. The existing dwelling was constructed in 1942 and at the time of its construction required a minimum front yard of 25.0 feet, therefore, a 0.3 foot Administrative Reduction has been granted to permit the dwelling to remain 24.7 feet from the front lot line.

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:

- Special Permit SP 86-V-015 was approved on July 22, 1986 for Tax Map 83-3 ((9)) (4) 2, zoned R-4, at 6103 Bangor Drive, to permit reduction to minimum yard requirements based on error in building location to allow 12 foot high dish antenna to remain on side lot line and 11 foot high shed to remain 1.9 feet from side lot line and 2.0 feet from rear lot line.
- Variance VC 87-V-011 was approved on May 27, 1987 for Tax Map 83-3 ((9)) (4) 2, zoned R-4, at 6103 Bangor Drive, to allow construction of a second story addition to dwelling 25.1 feet from front lot line.
- Variance VC 90-V-006 was denied on April 4, 1990 for Tax Map 83-3 ((9)) (5) 27, zoned R-4, at 2506 Massey Court, to allow an accessory structure to cover 42% of the minimum required rear yard.
- Special Permit SP 90-V-003 was approved on April 4, 1990 for Tax map 83-3 ((9)) (5) 27, zoned R-4, at 2506 Massey Court, to permit dwelling to remain 20 feet from front lot line.
- Special Permit SP 91-L-009 was approved on June 5, 1991 for Tax Map 83-3 ((9)) (5) 24, zoned R-4, at 6001 Bangor Drive, to permit reduction to minimum yard requirements based on error in building location to allow deck to remain 0.1 feet from a side lot line.
- Special Permit SP 2007-MV-070 was approved on September 25, 2007 for Tax Map 83-3 ((9)) (4) 29, zoned R-4, at 2503 Fairhaven Avenue, to permit reduction of certain yard requirements to permit construction of a roofed deck 16.1 feet from a front lot line.

An existing trellis extends over the front walkway adjacent to the street facing Fort Drive. Trellises are defined in the Zoning Ordinance as accessory structures and up to two trellises are permitted in a front yard if they are not taller than 8 feet and wider than 4 feet. The trellis on site is wider than 4 feet so a development condition has been included in Appendix 1 which addresses the trellis.

ANALYSIS

- **Special Permit Plat** (Copy at front of staff report)
- **Title of Plat:** Plat, Showing the Improvements on Lot 20, Block 6, Section Two, Fair Haven
- **Prepared by:** Dominion Surveyors Inc., dated and sealed on March 22, 2012, as revised through May 25, 2012

Proposal:

The applicants propose to construct a 196 square foot second floor dormer addition over a portion of the existing dwelling. The addition is proposed to be located 24.9 feet to its eave from the front lot line facing Bangor Drive and will incorporate interior renovations to accommodate expansion of existing bedrooms and the addition of a second bathroom.

The proposal also requests to permit multiple errors in building locations on the lot to remain, as outlined in detail on Page 1 of this report.

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 5:

- *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 second floor dormer addition will not adversely affect the use or development of neighboring properties since many of the homes in the immediate surrounding neighborhood have received similar approvals to expand their homes, as noted in the Background section of this report. 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 1,755 square feet in size. Therefore 150% of the total gross floor area could result in an addition up to 2,632.5 square feet in size for a possible total square footage at build out of 4,387.5. The proposed addition is 196 square feet, for a total square footage of the house with the addition of 1,951 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 second story dormer addition will be compatible with the architecture of the existing dwelling. The second story addition in its entirety will provide for new larger bedrooms and the addition of a second bathroom. The height of the proposed addition will not exceed the height of the existing roofline. Staff believes the addition will be in character with existing on-site development and will create minimal bulk and scale to the existing structure on the lot. 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 maintain the same character of their home while increasing the footprint by enlarging the existing ½ story and including a 196 square foot dormer space. The property currently*

does not meet the minimum yard requirements and has received an Administrative Reduction dated November 9, 2011. Since the proposed construction will merely raise a portion of the roofline, no 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 second floor dormer addition 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 appears to be relatively minor by adding only an additional 196 square feet of living space and will not extend beyond the existing plane of the dwelling on any lot line. Staff believes the request will not increase runoff or erosion since no additional impervious area will be added to the site with this application. 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. The request appears to be minor in size and scale given that the applicants' propose to only add a second story addition, by expanding above the existing dwelling, which will only increase the size of the overall dwelling by 196 square feet. Other homes in the neighborhood have received similar approvals by the Board for the same type of request due to the layout of the homes on the lots within the subdivision. Given that the existing dwelling does not meet the current yard designations set forth for this Zoning District, staff believes the request is minimal and the application meets this provision. Other issues of well, floodplains and/or Resource Protection Areas 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-MV-038 for a second floor dormer 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. Vested Rights Determination dated November 9, 2011
5. Applicable Zoning Ordinance Provisions

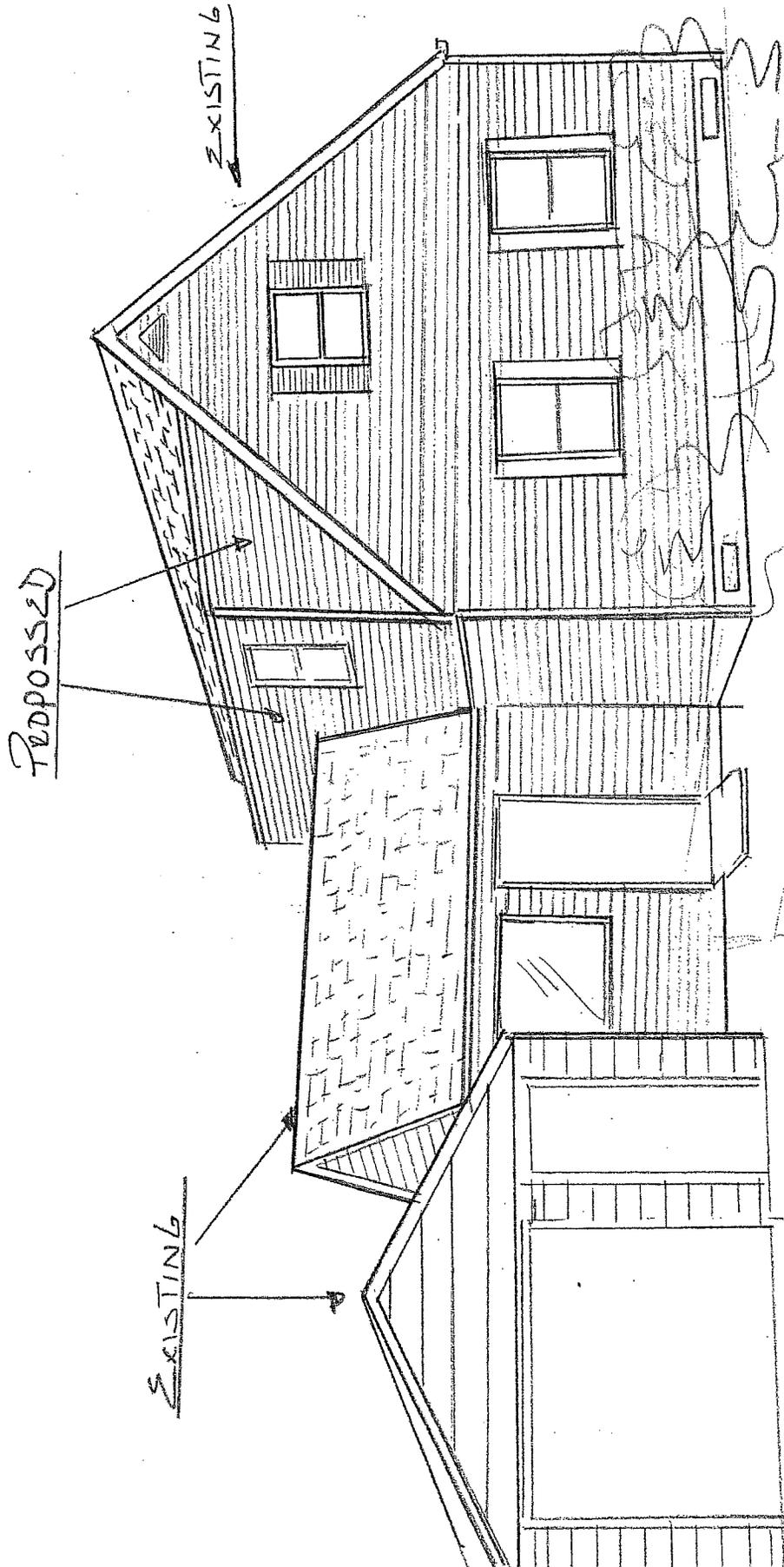
PROPOSED DEVELOPMENT CONDITIONS**SP 2012-MV-038****September 5, 2012**

If it is the intent of the Board of Zoning Appeals to approve SP 2012-MV-038 located at Tax Map 83-3 ((9)) (6) 20 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 of structures and the location and size of a second floor dormer addition (196 square feet), as shown on the plat prepared Dominion Surveyors, Inc., dated and sealed on March 22, 2012, as revised through May 25, 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 (1,755 square feet existing + 2,632.5 square feet (150%) = 4,387.5 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.
5. The existing trellis on the subject parcel shall be in conformance with Par. 4, 10-104 of the Zoning Ordinance and shall be no taller than 8.0 feet or wider than 4.0 feet.

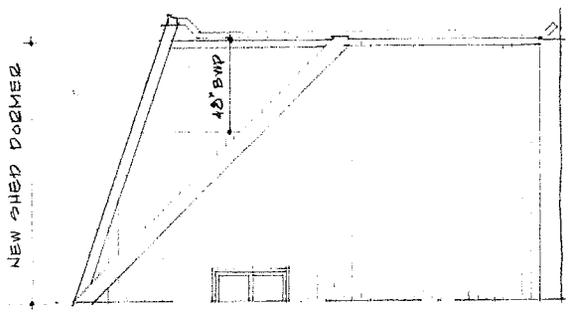
This approval, contingent upon the above-noted conditions, shall not relieve the applicant from compliance with the provisions of any applicable ordinances, regulations or adopted standards.

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.

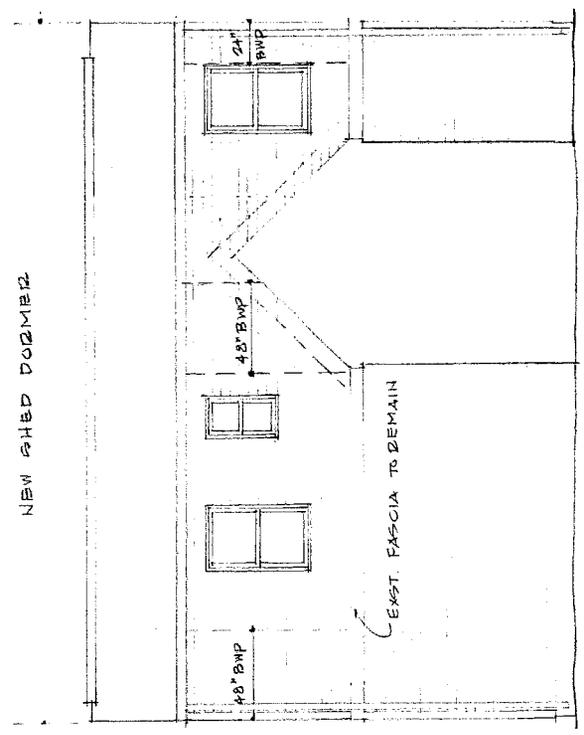


EAST VIEW

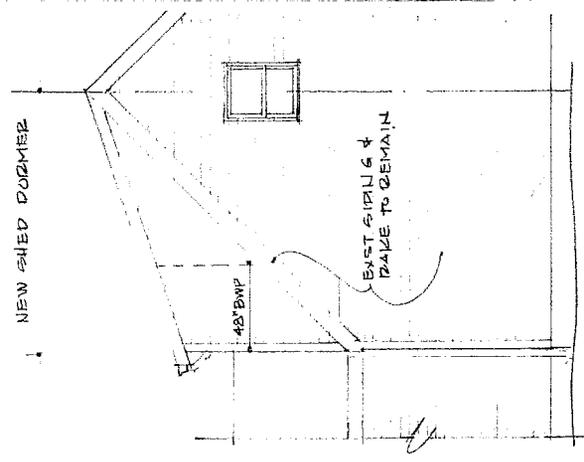
2501 FORT DR
ALEXANDRIA VA 22303



WEST ELEV. 1/4"=1'-0"



SOUTH ELEVATION 1/4"=1'-0"



EAST ELEV. 1/4"=1'-0"

IRC 2006 Design Criteria

Floor live load	40 psf
Roof live load	30 psf
Ground snow load	30 psf
Wind speed exposure	90 mph
Seismic design category	B
Weathering	severe
Frost line depth	24"
Termitile area	moderate to heavy
Decay area	slight to moderate
Winter design temperature	13 F
Ice shield underlayment	yes, required
Flood hazard	July 2, 1979
Air freezing index	300
Mean annual temperature	55 F
Framing lumber	SPF #2

2
OF 3
9/29/11
Addition for:
Leakena Au and Eric Norland
2501 Fort Drive
Alexandria, Virginia 22303

Scott W. Stern, AIA, PLLC
1473 Wagman Circle
McLean, Virginia 22101
703-734-6246
SP 2012-0026

Application No.(s): SP 2012-MV-038
(county-assigned application number(s), to be entered by County Staff)

SPECIAL PERMIT/VARIANCE AFFIDAVIT

DATE: 03/10/2012
(enter date affidavit is notarized)

I, LEAKHENA AU, 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

115014

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)
ERIC R. NORLAND	2501 FORT DR, ALEXANDRIA, VA 22303	OWNER/APPLICANT
LEAKHENA AU	2501 FORT DR, ALEXANDRIA, VA 22303	OWNER/APPLICANT
HUGO R. PALMA	2504 MASSEY ST, ALEXANDRIA, VA 22303	AGENT

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

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

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

Application No.(s): SP 2012-MV-038
(county-assigned application number(s), to be entered by County Staff)

Page Two

SPECIAL PERMIT/VARIANCE AFFIDAVIT

DATE: 03/10/2012
(enter date affidavit is notarized)

115014

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)

N/A

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-MV-038
(county-assigned application number(s), to be entered by County Staff)

Page Three

SPECIAL PERMIT/VARIANCE AFFIDAVIT

DATE: 03/10/2012
(enter date affidavit is notarized)

115014

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)

N/A

(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)

N/A

(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-MV-038
(county-assigned application number(s), to be entered by County Staff)

SPECIAL PERMIT/VARIANCE AFFIDAVIT

DATE: 03/10/2012
(enter date affidavit is notarized)

115014

1(d). One of the following boxes **must** be checked:

In addition to the names listed in Paragraphs 1(a), 1(b), and 1(c) above, the following is a listing of any and all other individuals who own in the aggregate (directly and as a shareholder, partner, and beneficiary of a trust) 10% or more of the **APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE*** of the land:

Other than the names listed in Paragraphs 1(a), 1(b), and 1(c) above, no individual owns in the aggregate (directly and as a shareholder, partner, and beneficiary of a trust) 10% or more of the **APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE*** of the land.

2. That no member of the Fairfax County Board of Zoning Appeals, Planning Commission, or any member of his or her immediate household owns or has any financial interest in the subject land either individually, by ownership of stock in a corporation owning such land, or through an interest in a partnership owning such land.

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

NONE

(check if applicable) There are more interests to be listed and Par. 2 is continued on a "Special Permit/Variance Attachment to Par. 2" form.

Application No.(s): SP 2012-NV-038
(county-assigned application number(s), to be entered by County Staff)

SPECIAL PERMIT/VARIANCE AFFIDAVIT

DATE: 03/10/2012
(enter date affidavit is notarized)

115014

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)

Leakhena
 Applicant

Applicant's Authorized Agent

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

Subscribed and sworn to before me this 10th day of March 20 12, in the State/Comm. of Virginia, County/City of Alexandria.

J. Morescalchi
Notary Public

My commission expires: 07/31/2015

**JODIT F MORESCALCHI
NOTARY PUBLIC 7506459
COMMONWEALTH OF VIRGINIA
MY COMMISSION EXPIRES 07/31/2015**

May 29, 2012

RECEIVED
Department of Planning & Zoning

JUN 04 2012

Zoning Evaluation Division

Ms. Virginia Ruffner
Department of Planning and Zoning
12055 Government Center Parkway
Suite 801
Fairfax, VA 22035-5509

Re: Special Permit Application 2012-0026

Dear Ms. Ruffner

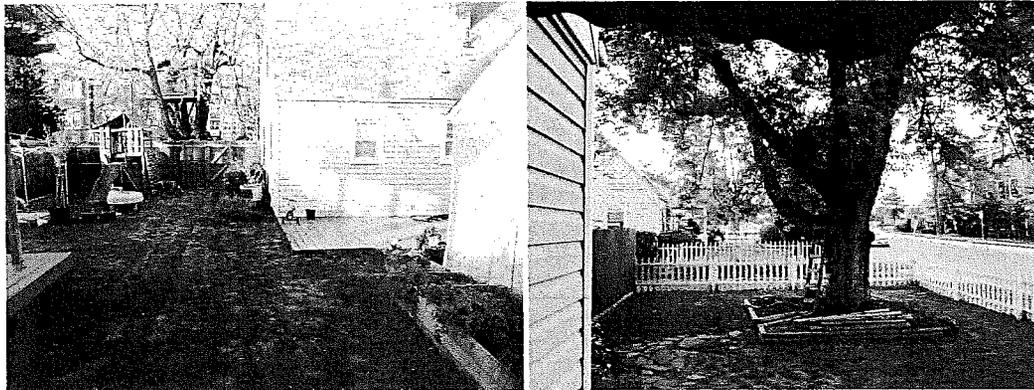
We are writing in response to your most recent deficiency letter. Please consider these comments as supplemental to previous comments.

Item 1.00

The playhouse has been moved, as evidenced by the new plat. We obtained a vested rights determination for the property last year. A copy is in your files, as confirmed by Ms. Kelli-Mae Goddard-Sobers of your office.

Item 3.00

The treehouse has been removed, as shown in the newest plat. The playhouse is pictured in previously submitted photos, which are available in the file as confirmed by Ms. Goddard-Sobers. A view of the play structure is inserted below. A view of the tree with treehouse removed is also inserted below.



Item 7.00

One 8 ½" X 11" reduction of the plat is enclosed with this letter

Item 930.06

15 large copies and one 8 ½" X 11" reduction of the plat are enclosed with this letter

Item 930.10

The treehouse has been removed and the portion of the lattice/trellis to be removed is indicated on the revised plat

Item 930.11

The distances to the front step and front stoop are shown on the revised plat

We have addressed all of the comments posed to us by your multiple deficiency letters. We expect that our application will now be considered complete and processed expeditiously.

If this does not complete our application, please notify us and let us know what you need in order to process withdrawal of our permit application and a refund of our permit fees.

Sincerely,

The image shows two handwritten signatures in cursive. The first signature is 'Eric Norland' and the second is 'Leakhena Au'. Both are written in black ink.

Eric Norland and Leakhena Au

Goddard-Sobers, Kelli-Mae

From: Leakhena Au <henslowii@yahoo.com>
Sent: Wednesday, May 23, 2012 4:12 PM
To: Goddard-Sobers, Kelli-Mae
Subject: SP 2012-0026 Update to comments

Hi Kelly

This is an e-mail to supplement and update previous responses provided in support of our special permit application.

The tree house in the front yard has been removed. That is why it doesn't appear on the latest plat.

The trellis with pergola will be modified so that the pergola is removed and the trellis replaced/shortened to 4 ft. if the BPZ requires.

The front stoop and steps are all separate wooden painted boxes that are not part of the home. They are not part of the structure of the residence and can be moved at any time.

We can easily move the playhouse by a foot or two to comply with any required setbacks if necessary, but we received no prior indication that it is out of compliance.

We believe that requiring us to obtain another revision of the special permit plat is unduly onerous and unnecessary.

Please e-mail us a copy of the latest deficiency letter so that we can evaluate if we would like to withdraw our permit and request a refund of all permit fees.

Please call or e-mail if you have any additional questions. I appreciate your assistance.

Leakhena Au

MAY 09 2012

Zoning Evaluation Division

Virginia Ruffner
Fairfax County Dept of Planning and Zoning
12055 Government Center Pkwy, Suite 801
Fairfax, VA 22035-5509

Re: SP 2012-0026

Dear Ms. Ruffner

We are writing to respond to your latest letter regarding our permit application. We hope that this letter and accompanying documents fulfill all of the remaining requirements associated with our application. As you may know, we have been attempting to obtain an application to build a dormer on our home for over 8 months, so if there are any further concerns or deficiencies, we would greatly appreciate if you could call and discuss the permit application with us so that we can avoid additional delays.

This letter should be considered supplemental to our previous letter.

Item 5.00

8.914 - 1 A revised special permit plat has been included. The surveyor discussed your previous letter with you and we have been told that it meets all of your requests.

8.914 - 2 We have submitted copies of previous building permits for the property, as well as photographs of the property. The error in building location for the existing structure was made by multiple previous owners, some more than 50 years ago. We have no ability to contact those previous owners, so we request permission to retain the structures in question as they exist.

A. With respect to the dwelling, the error in the back room addition is approximately 35% greater than what was originally permitted (10' X 13.5' existing vs. 10' X 10' permitted). The additional square footage does not encroach into required setbacks. The front porch was permitted as an open structure and was enclosed without permit by a previous owner (unknown). It is approximately 6' X 10' and is 21.2' from the front lot line, which is less than required by zoning. The total permitted footage of the property is approximately 1,152 sq. ft, and the additional unpermitted space is approximately 100 sq. feet.

With respect to the garage, it is 1 foot closer to the fence than was permitted, making it 20% closer to the fence than was allowed by the permit.

With respect to the freestanding accessory structure in the backyard, it is 6.1' from the southwest side lot line, and 6.8' from the northwest side lot line. Therefore it is between 32% and 38% closer to the lot line than permitted by zoning.

B. The error in building location for all structures described in (A) occurred as a result of building errors by several previous owners. The structures in question were in place at the time the residence was purchased by the current owners.

C. The reduction of minimum yard requirements will not impair the purpose and intent of the Ordinance. The garage has been in place for approximately 60 years. All other structures have likely been in place for 10 years or more.

D. The reduction of minimum yard requirements will not be detrimental to the use and enjoyment of other property in the immediate vicinity. As evidence, residents of all adjacent properties have signed a letter of support for our special permit application.

E. The reduction of minimum yard requirements will not create an unsafe condition for other property or public streets.

F. To force compliance with the minimum yard requirements would create a significant hardship for us. It would radically alter the appearance and use of our home and property, and would cost us a significant amount of money.

G. The reduction would not result in an increase in density or floor area ration from that permitted by zoning district regulations.

Item 5.09

The arbor at the front gate is a plastic, prefabricated structure that supports landscaping plants. It is not a roofed deck. We request permission to retain it, but understand that may not conform with zoning requirements. There are mourning doves and mockingbirds nesting on the structure. If the Board of Zoning determines that we will be required to remove it as a condition of our special permit, we will remove it after all nesting activity is completed for the season. (Under the Federal Migratory Bird Treaty Act, it is illegal to harass, disturb, collect, remove, or harm the nests, eggs, or young of migratory birds).

Item 7.00

We have included an updated plat, including a large size and multiple reductions.

Item 930.00

8-922 – 4. The GFA of the existing principal structure, including garage, is approximately 1,755 sq. feet. The GFA of the existing dwelling without garage is approximately 1,255 sq. feet. The proposed upstairs dormer addition would add approximately 190 sq. feet, which would increase the existing dwelling by about 15%, and increase the overall structure (with garage) by 10%.

Item 930.01

8-922 - 5. The gross floor area of the existing freestanding accessory structure in the side yard is approximately 144 sq. feet, and the garage is approximately 380 sq. feet. Both are clearly subordinate to the home, which is 1,255 sq. feet. The proposed addition of 190 sq. feet will be added to the principal structure, and is subordinate to the existing home.

Item 930.02

8-922 - 6. The proposed development of a shed dormer will be in character of the on site development. It will not add to the overall height or change the footprint of the residence. It will be in character with the existing on-site development.

Item 930.03

8-922 - 7. The proposed addition of a shed dormer will be harmonious with the existing neighborhood. It will be consistent with other homes in the neighborhood. There will be no alternation of surrounding topography or vegetation.

Item 930.04

8-922 - 8. The proposed addition shall not alter the noise, light, air, erosion, or stormwater runoff associated with the existing residence. It will not adversely impact the use or enjoyment of any adjacent properties.

Item 930.05

8-922 - 9. The proposed reduction represents the minimum amount of reduction necessary to accommodate the proposed addition, as well as to accommodate existing structures. Because the addition is fully within the footprint of the existing structure, there will be no ground or vegetation disturbance.

Items 930.06 through 930.11, 930.19

See revised plat. Plat was certified and signed 3/22/2012.

Thank you for your consideration. Again, please feel free to call us at 703-765-1753 or e-mail at henslowii@yahoo.com if you have any further questions about our application.

Sincerely,



Eric Norland and Leakhena Au

Enc: 16 copies of plat:
5 large
11 8" x 11"

March 24, 2012

County of Fairfax
Department of Planning and Zoning
12055 Government Center Parkway
Suite 801
Fairfax, VA 22035

RECEIVED
Department of Planning & Zoning

MAR 29 2012

Zoning Evaluation Division

Re: Special Permit Application SP 2012-0026

Dear Ms. Ruffner:

We are writing in response to the checklist generated with regard to our Special Permit Application.

We request a special permit to retain our garage, our back deck with pergola, and the existing additions to our home. We would also like the permit to allow us to build a dormer on the second story of our home, which would expand the existing bedrooms and add a second bathroom where there is currently a closet. The garage, deck, and existing additions require a variance or waiver from zoning requirements for our neighborhood. Although the dormer would not extend past the existing footprint of the home, the section facing Bangor Road will require a variance from current zoning requirements.

Our home was built in approximately 1941, with the rear room addition permitted as a 10' X 10' structure in 1948. The garage was constructed with a permit in 1954. At some point in the last 50 years, the rear room (furthest away from Fort Drive) was expanded so that it abuts the garage. The vested rights determination dated Nov 9, 2011, stated that the garage is not considered a detached structure due to its adjacency to the house, but we would like to note that the garage and home do not share a structural wall and one cannot be accessed through the other. The garage has not been moved, expanded, or otherwise altered in size or location since it was constructed almost 60 years ago. The rear room was lengthened by 4 feet for a finished dimension of approximately 10' X 14'. The original front porch was also permitted in 1941, but at some point was enclosed and became a 'foyer'. The expanded rear room and the front porch are fully finished and incorporated into the home. We do not know when the rear room expansion and porch enclosure were constructed (we believe at least 15 years ago), but they provide valued and needed space in our home.

With respect to the back deck, it would be a significant hardship for us to move it. Our lot is rather small, and if we were forced to shift it so that it is at least 10 feet from any lot line, we would lose most of our useable back lawn space. The deck with pergola has wisteria growing through it. It is admired by all of our neighbors because of its attractiveness. We live a block from North Kings Highway and 2 blocks from the Huntington Metro Station. It is a busy, loud neighborhood. The

deck provides an aesthetically pleasing, peaceful and shady spot in our backyard. Although it is approximately the height of the neighbors' backyard sheds, it is not obtrusive and does not detract from any views enjoyed by the neighbors. On the contrary, our neighbors have told us they enjoy looking at the wisteria when it is blooming. We request permission to keep our back deck in its current location.

We also request permission to add a second floor dormer. Many of the homes in our neighborhood have dormers, so it would not be out of place. Our home currently has only one bathroom, located on the ground floor, so a second bathroom will provide much needed convenience for our family. The expansion of the bedrooms will provide us more living space in the bedrooms, as well as closet space for both rooms. The addition was designed by an architect, so it will improve the value of our home and benefit property values in our neighborhood as a whole.

fa We will remove the tree house in the front yard and remove the portion of the trellis *fa* that encloses the concrete patio in the ~~side~~ ^{front} yard that are out of compliance with zoning requirements (the partial pergola "roof", and any portion above ~~4~~ ^{fa} feet in height).

We appreciate your consideration,

Sincerely,



Eric R. Norland and Leakhena Au, homeowners

Note: There are no known toxic or hazardous substances on the property

RECEIVED
Department of Planning & Zoning

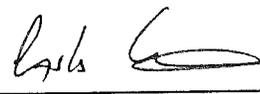
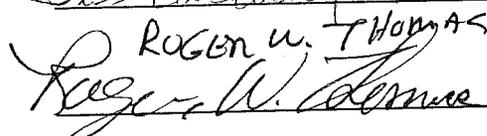
MAR 29 2012

Zoning Evaluation Division

County of Fairfax
Department of Planning and Zoning
12055 Government Center Parkway
Suite 801
Fairfax, VA 22035

Re: Special Permit Application SP 2012-0026

We are neighbors of Eric Norland and Leakhena Au. We have been notified of the proposed special permit application for the dormer and existing structures at 2501 Fort Drive, Alexandria, VA 22303. We support the special permit application.

Name (printed)	Street Address	Phone	Signature
Carlos Gaminio	2431 Fort Dr.	703 408 2739	
Se Yeon Lee	2431 Fort Dr.	703 785 6252	
Jessica Bwacoua	5932 Bangor Dr.	240 361 7914	
ROGER W. THOMAS	5933 Bangor Dr.	703-785-9231	
Stephen Handler	6006 Bangor Dr.	703 960-3216	 MARGARET TYSON
Margaret Tyson	2503 Fort Dr.	703-765-0882	
Benny Yang	2451 Huntington Park Dr, Alexandria, VA 22303		
RICH HOBSON	5834 BANGOR DR. ALEX VA 22303		



County of Fairfax, Virginia

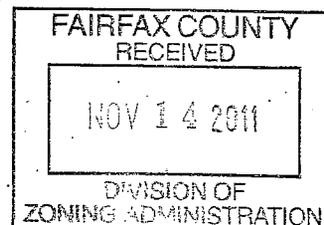
To protect and enrich the quality of life for the people, neighborhoods and diverse communities of Fairfax County

Via Email (henslowii@yahoo.com.com)

November 9, 2011

Ms. Leakhena Au

RE: Vested Rights Determination Request
2501 Fort Drive
Fair Haven, Lot 20, Block 6, Section 2
Tax Map: 83-3 ((9)) (6) 20
Zoning District: R-4



Dear Ms. Au:

This is in response to your letter received on October 7, 2011, and subsequent conversations in which you requested a vested rights determination pursuant to Section 15.2-2307 of the Code of Virginia for the location of the house and garage on the above-referenced property. You have proposed to add a shed dormer to the south side of the roof of the existing house. This shed dormer would serve to increase the square footage of the second floor by raising up the existing roof. No plans for the shed dormer were submitted but you have stated that the shed dormer will not run the entire length of the roof of the existing house so that the shed dormer will not extend into the minimum required front yard of 30 feet.

The property is located in the R-4 District, which has a minimum required front yard of 30 feet, a minimum required side yard of 10 feet, and a minimum required rear yard of 25 feet. The property is also a corner lot so the rear yard may take on the dimension of a side yard. The property is developed with a one and one-half story, single family detached house. The house includes an enclosed porch with stoop and step on the north side, a one-story addition on the south side, and a one-story garage that is attached to the addition. The distance from the enclosed porch to the lot line abutting Fort Drive is 21.2 feet, the distance from the house to the lot line abutting Bangor Drive is 24.7 feet, the distance from the garage to the southern side lot line is 4 feet, and the distance from the house to the western rear lot line is approximately 28 feet. Therefore, based on the preceding information, the house and attached garage do not comply with the minimum required front and side yards.

Under § 15.2-2307 of the Code of Virginia, if (a) a local government has issued a building permit, the structure was constructed in accordance with the building permit, and a certificate of occupancy was issued, or (b) the owner of the building has paid taxes for the structure for more than 15 years, the structure is not illegal and may remain. A review of the building permits associated with the property indicates that the enclosed porch was added without the benefit of a

building permit and has been taxed as an open porch rather than as an enclosed porch. Further, the garage was originally permitted as a detached structure and at the time the permit was issued could be located as close as 4 feet to the property line. However, it appears that the garage has been attached to the dwelling without the benefit of a building permit and has been taxed as a detached structure. Once the garage is attached to the principal structure it must meet the minimum side yard requirement of 10 feet. Therefore, § 15.2-2307 of the Code of Virginia is not applicable and the location of the house and the garage are not vested. Please see the attached Vested Right Determination for additional information.

However, the side of the house that fronts onto Bangor Drive is 24.7 feet from the front lot line and at the time that the house was constructed in 1942, the property was zoned Urban Residence, which had a minimum required front yard of 25 feet. Pursuant to Sect. 2-419 of the Zoning Ordinance, the Zoning Administrator has the authority to reduce the minimum required yard for any building wherein the error does not exceed 10 percent of the measurement involved, was the result of an error in the location of the building subsequent to the issuance of a Building Permit and/or the noncompliance was done in good faith or through no fault of the property owner. I note that the error in building location does not exceed 10 percent of the measurement involved and that you have stated that the error occurred through no fault of your own, as the house was constructed by a previous owner. Therefore as duly authorized agent of the Zoning Administrator, I have determined that the requirements for an administrative reduction are applicable as set forth in Sect. 2-419. Therefore, a 0.3 foot administrative reduction of the minimum required front yard of 25 feet, as it existed at the time of construction, is granted for the side of the house that fronts onto Bangor Drive. I further note that pursuant to Sect. 8-914 of the Zoning Ordinance, the Board of Zoning Appeals may grant a special permit for an error in building location that exceeds 10 percent of the measurement involved. As the errors in building location for the attached garage and for the location of the dwelling abutting Fort Drive exceed 10 percent, the approval of such a special permit is required. All special permit applications require the submission of an application, plat, and fees, notification of adjacent property owners, and a public hearing before the Board of Zoning Appeals. Please contact the Zoning Evaluation Division at (703) 324-1290 for information and assistance. New construction may require building permits. Building permit information is available from DPWES at 703-222-0801.

The detached patio with trellis located in the rear yard, which abuts the side yard of 2503 Fort Drive, and located approximately 7 feet from the western property line and approximately 6 feet from the southern property line, is considered to be a freestanding accessory structure. Pursuant to Par. 12 of Sect. 10-104, Location Regulations, a copy of which is attached, on a corner lot, the rear lot line of which adjoins a side lot line of a lot to the rear, no accessory structure or use which exceeds 7 feet in height shall be located any closer to the rear lot line than a distance equal to the minimum required side yard of the adjoining property, which in this case is 10 feet. However, because the height of the trellis is not shown on the plat, I am unable to determine if the patio with trellis complies with the location regulations described above. Please note that if this structure is greater than 7 feet in height, the trellis should be moved so that it is at least 10 feet from the rear lot line lot, which abuts 2503 Fort Drive; or reduced in height to comply with the location regulations of the Zoning Ordinance as described above; or you may apply for a special permit for an error in building location pursuant to Sect. 8-914 of the Zoning Ordinance. The patio in the front yard which is partially roofed by a trellis and is screened on three sides by a gated fence is considered to be a roofed deck. Pursuant to Par. 2C of Sect. 2-412, Permitted Extensions into Minimum Required Yards, a roofed deck may not extend into a minimum

required front yard. As the roofed deck is located approximately 18.5 feet from the front lot line abutting Bangor Drive, it does not comply with the location regulations of the Zoning Ordinance as described above. However, you may apply for a special permit for an error in building location pursuant to Sect. 8-914 of the Zoning Ordinance.

Finally, I note that the pictures of the property that you have provided show that there is a tree house in the tree that is located in the northwestern corner of the front yard that abuts Fort Drive. The plat does not show the tree house but it does show the location of the tree box surrounding the tree in which the tree house is located. The distance from the farthest part of the tree box to the front lot line abutting Fort Drive is approximately 17 feet, which places the tree house within the 30 foot minimum required front yard. A tree house is considered a freestanding accessory structure and pursuant to Par. 12C of Sect. 10-104, no accessory structure may be located in any minimum required front yard or in any front yard on any lot containing 36,000 square feet or less. As the property is 7,106 square feet in size, the location of the tree house does not comply with the location regulations of the Zoning Ordinance as described above. Therefore, you must either remove the tree house or apply for a variance. A variance is an application to the Board of Zoning Appeals which seeks relief from a specific Zoning Ordinance regulation such as the location regulation noted above. To grant a variance the Board of Zoning Appeals must make specific findings that the application satisfies all of the requirements of Sect. 18-404 of the Zoning Ordinance. A copy of these requirements is enclosed for your review. All variance applications require the submission of an application, plat, and fees, notification of adjacent property owners, and a public hearing before the Board of Zoning Appeals. Please contact the Zoning Evaluation Division at (703) 324-1290 for information and assistance.

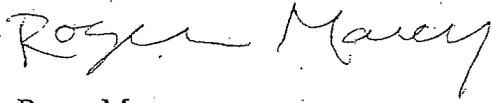
In conclusion, in order for you to proceed with your proposal to add a shed dormer to the roof of the existing house you would first need to obtain special permit approval for an error in building location for the existing dwelling. You would also need to remove the roofed deck that is located in the front yard or apply for a special permit for an error in building location. Additionally, if the trellis that is attached to the patio in the rear yard is greater than 7 feet in height, you will need to move the patio, reduce the trellis height, or obtain special permit approval for an error in building location. Finally, you will need to either remove the tree house or apply for and obtain approval of a variance. Failure to address these issues may impact your ability to obtain future permits for this property. Please note that if you would like the shed dormer to run the entire length of the roof and thereby extend into the minimum required front yard you may also apply for a special permit for a yard reduction under the provisions of Sect. 8-922 of the Zoning Ordinance.

This determination is based upon the facts presented in your email, subsequent conversations, the submitted plat and photos, and the applicable Fairfax County Zoning Ordinance provisions in effect as of the date of this letter. If the facts as presented change or if the applicable provisions of the Zoning Ordinance change subsequent to the issuance of this determination, the determination may be subject to modification.

I trust that this correspondence fully responds to your request. If you have any additional questions, please feel free to contact me at 703-324-1396.

Ms. Au
November 9, 2011
Page 4

Sincerely,

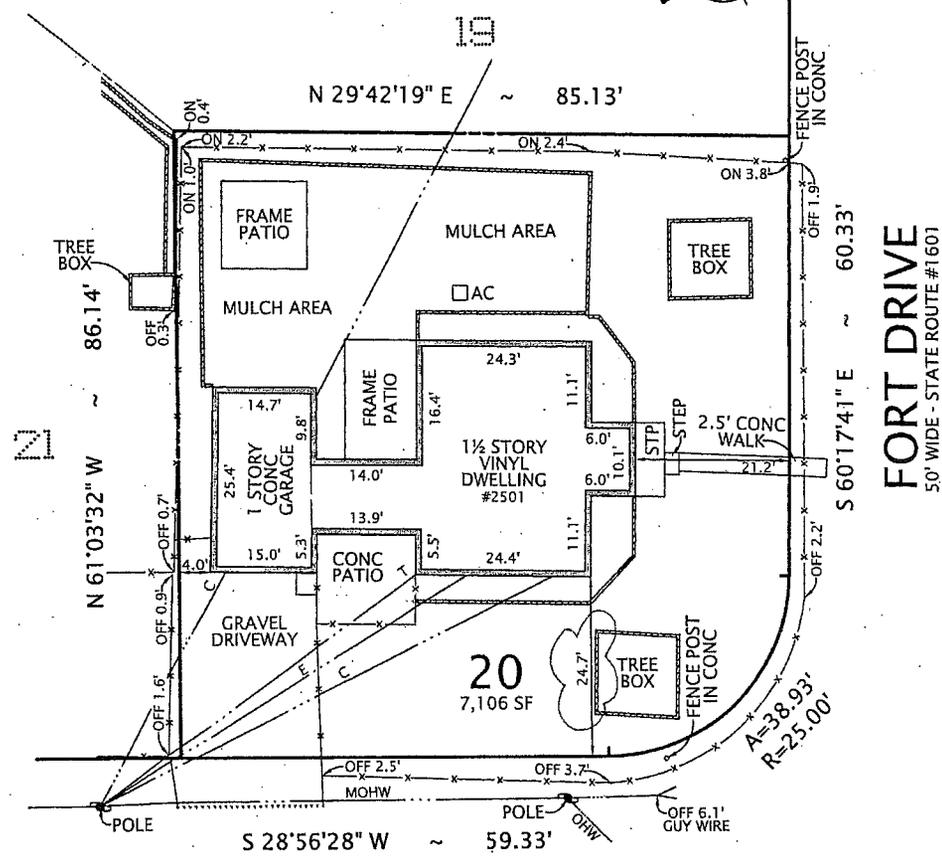
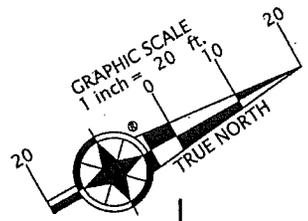


Roger Marcy
Assistant to the Zoning Administrator

Enclosure A/S

cc: Eric Norland, 2501 Fort Drive, Alexandria, VA 22303
Gerald W. Hyland, Supervisor, Mount Vernon District
Eileen M. McLane, Zoning Administrator
Mavis Stanfield, Deputy Zoning Administrator for Appeals
✓ Diane Johnson-Quinn, Deputy Zoning Administrator for Zoning Permit Review Branch

NOTES: 1. FENCES ARE FRAME.
2. WALLS ARE 0.4' FRAME.



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RECEIVED
Department of Planning & Zoning

FEB 08 2012

BANGOR DRIVE
50' WIDE ~ STATE ROUTE #1601

A 0.3 foot administrative reduction in the minimum required front yard has been GRANTED per Sect. 2-419 on October 31, 2011 by:

Roger H. Matry
Roger H. Matry,
Assistant to the Zoning Administrator

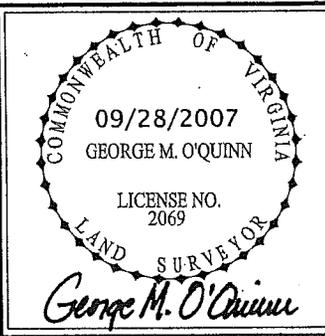
Zoning Evaluation Division
PLAT
SHOWING HOUSE LOCATION ON
LOT 20, BLOCK 6, SECTION TWO
FAIR HAVEN

* When the house was constructed in 1942, the property was zoned Urban Residential, which had a minimum required front yard of 25 feet. As such, the error in building location is calculated by using the 25 foot minimum required front yard that was in effect at the time of construction.

(PLAT BOOK 4, PAGE 123)
FAIRFAX COUNTY, VIRGINIA
MOUNT VERNON DISTRICT
SCALE: 1" = 20' SEPTEMBER 28, 2007

I HEREBY CERTIFY THAT THE POSITIONS OF ALL THE EXISTING IMPROVEMENTS HAVE BEEN CAREFULLY ESTABLISHED BY A CURRENT FIELD SURVEY AND UNLESS SHOWN THERE ARE NO VISIBLE ENCROACHMENTS AS OF THIS DATE:

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

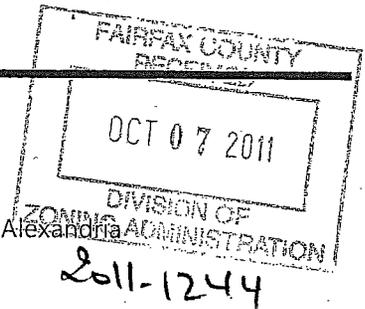


MBH
Settlement Group, L.C.
Ordered By:
6862 Elm Street
Suite 200
McLean, VA 22101
703-734-8900

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

Amin, Homaira

From: Leakhena Au <henslowii@yahoo.com>
Sent: Friday, October 07, 2011 10:49 AM
To: DPZ ORDADMIN
Subject: Request Vested Rights Determination for 2501 Fort Drive, Alexandria



Dear Dept. of Planning and Zoning

I am writing to request a Vested Rights Determination for the existing home and garage at 2501 Fort Drive, Alexandria, VA 22303. We are interested in adding a shed dormer to our home and were told that we needed to obtain a determination before we can proceed.

Thank you very much for your assistance.

Sincerely,

Leakhena Au



County of Fairfax, Virginia

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

Vested Rights Determination under §15.2-2307 of the Code of Virginia

Property Tax Map Number:	83-3 ((9)) (6) 20
Property Address:	2501 Fort Drive
Requestor's Name:	Leakhena Au
Requestors Address: (if different than above)	2501 Fort Drive
Requestor's Phone Number:	703-765-1753
Current Zoning:	R-4
Magisterial District:	Mount Vernon
Subdivision Name/Section/Block/Lot No.:	Fair Haven/ Section 2/ Block 6/ Lot 20

Written Description of Structure that may be vested under §15.2-2307 of the Code of Virginia

The structures in question are the existing house with addition and enclosed porch and the garage. Our records indicate Building Permit #3402 was issued on July 30, 1942 for a single family detached house without the addition or enclosed porch. Building Permit #1017 was issued on October 8, 1948, for a one room addition on the south side of the house that was to measure 10 feet by 10 feet in size and was to be located 27 feet from the front lot line abutting Bangor Drive. The addition is actually 10 feet by 14 feet in size and as such, was not constructed according to the requirements of the 1948 permit. Further, while the plat associated with the 1948 permit shows a porch on the north side of the house, there is no record that a building permit was ever issued for the porch.

Building Permit #7750 was issued on May 21, 1954 for a detached, cinder block garage that was to measure approximately 15 feet by 23 feet and be located 25 feet from the front lot line abutting Bangor Drive and 5 feet from the side lot line. The plat associated with the 1954 building permit indicates that the garage was to be detached from the addition that was constructed in 1948. The garage is actually 4 feet from the side lot line and is attached to the addition. As such, the garage does not meet the requirements of the 1954 permit, which states that the garage was to remain detached from the addition.

Finally, the tax records for the last 15 years indicate that the porch on the north side of the house has been taxed as an open porch rather than as an enclosed porch, the addition has been taxed as a 10 foot by 10 foot structure rather than as a 14 foot by 10 foot structure, and the garage has been taxed as a detached rather than an attached structure.

Background Summary (check all that are applicable):

- Building Permits were issued for the house, addition, and garage. However, the addition and garage were not constructed according to the building permits.
- No evidence that a Building Permit was issued for the enclosed porch.
- A Non-Residential Use Permit/Residential Use Permit has been issued or, when a Non-RUP/RUP is not required, evidence that the structure(s) has passed final inspection.
- Department of Tax Administration records indicate that the structure(s) have been taxed for at least 15 years but that they have been taxed as a detached garage and an open porch rather than in accordance with how they were actually constructed.
- Department of Tax Administration records do not indicate that the structure(s) has been taxed for at least 15 years.

Staff Determination:

- §15.2-2307 of the Code of Virginia is applicable and the structure(s) may remain; however, the structure(s) must be brought into compliance with the Virginia Uniform Statewide Building Code. The structure may not be replaced or enlarged unless the replacement or expansion complies with all regulations of the district in which located.
- §15.2-2307 of the Code of Virginia is applicable for the structure and the structure(s) may remain; however, §15.2-2307.1 is not applicable for the use of the structure. A separate letter explaining the status and use of the structure(s) will be issued.
- §15.2-2307 of the Code of Virginia is not applicable. A separate letter explaining the status of the structure(s) will be issued.

Reviewer's Signature:

Roger Marcy

Date:

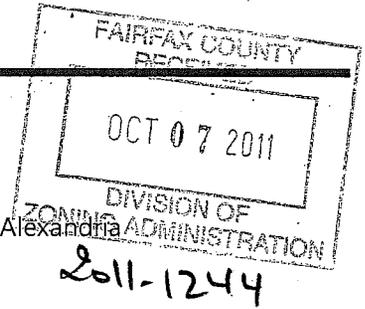
11-9-11

Zoning Administration Division
Department of Planning and Zoning

cc: Janet E. Coldsmith, Director, Real Estate Division, DTA
Eileen M. McLane, Zoning Administrator
Diane Johnson-Quinn, Deputy Zoning Administrator, for Zoning Permit Review Branch

Amin, Homaira

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Thank you very much for your assistance.

Sincerely,

Leakhena Au

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.