APPLICATION ACCEPTED: September 28, 2012
BOARD OF ZONING APPEALS: December 5, 2012
TIME: 9:00 a.m.

County of Fairfax, Virginia

November 28, 2012

STAFF REPORT

SPECIAL PERMIT APPLICATION NO. SP 2012-MV-064

MOUNT VERNON DISTRICT

APPLICANT/OWNER:	Elton L. Short
STREET ADDRESS:	8108 Frye Road, Alexandria 22309
SUBDIVISION:	Woodlawn Terrace
TAX MAP REFERENCE:	101-1 ((4)) 36
LOT SIZE:	10, 891 square feet
ZONING DISTRICT:	R-3
ZONING ORDINANCE PROVISION:	8-923
SPECIAL PERMIT PROPOSAL:	To permit fence greater than 4.0 feet in height to remain in a front yard of a corner lot.

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

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

O:\lgumk2\SP Cases\(12-5) SP 2012-MV-064 Short (fence)\SP 2012-MV-064 Short staff report.doc

Laura Gumkowski

Department of Planning and Zoning
Zoning Evaluation Division
12055 Government Center Parkway, Suite 801
Fairfax, Virginia 22035-5509
Phone 703-324-1290 FAX 703-324-3924
www.fairfaxcounty.gov/dpz/

DEPARTMENT OF PLANNING & ZONING

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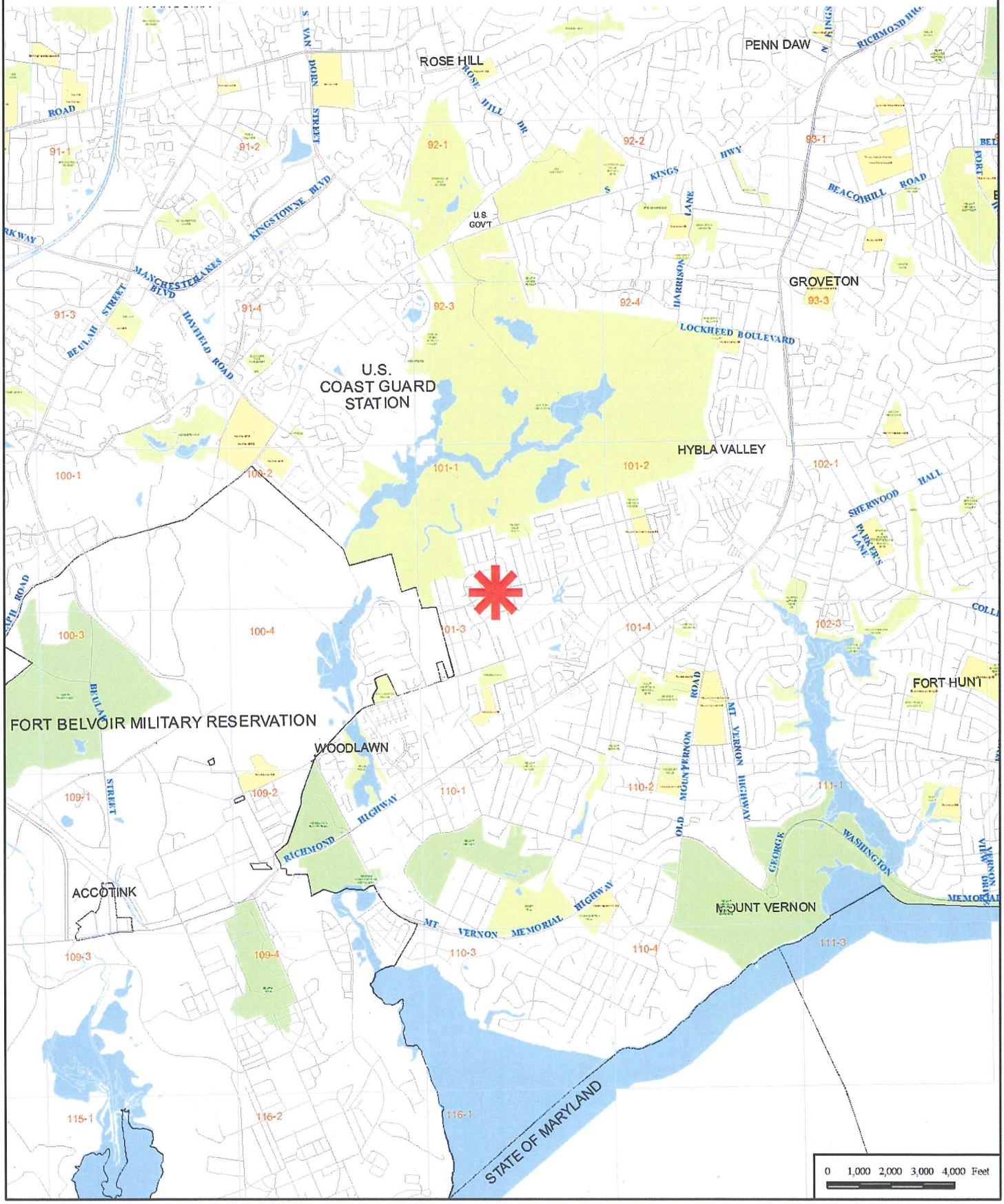
For additional information, call Zoning Evaluation Division, Department of Planning and Zoning at 703-324-1280, 12055 Government Center Parkway, Suite 801, Fairfax, Virginia 22035. **Board of Zoning Appeals' meetings are held in the Board Room, Ground Level, Government Center Building, 12000 Government 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-064

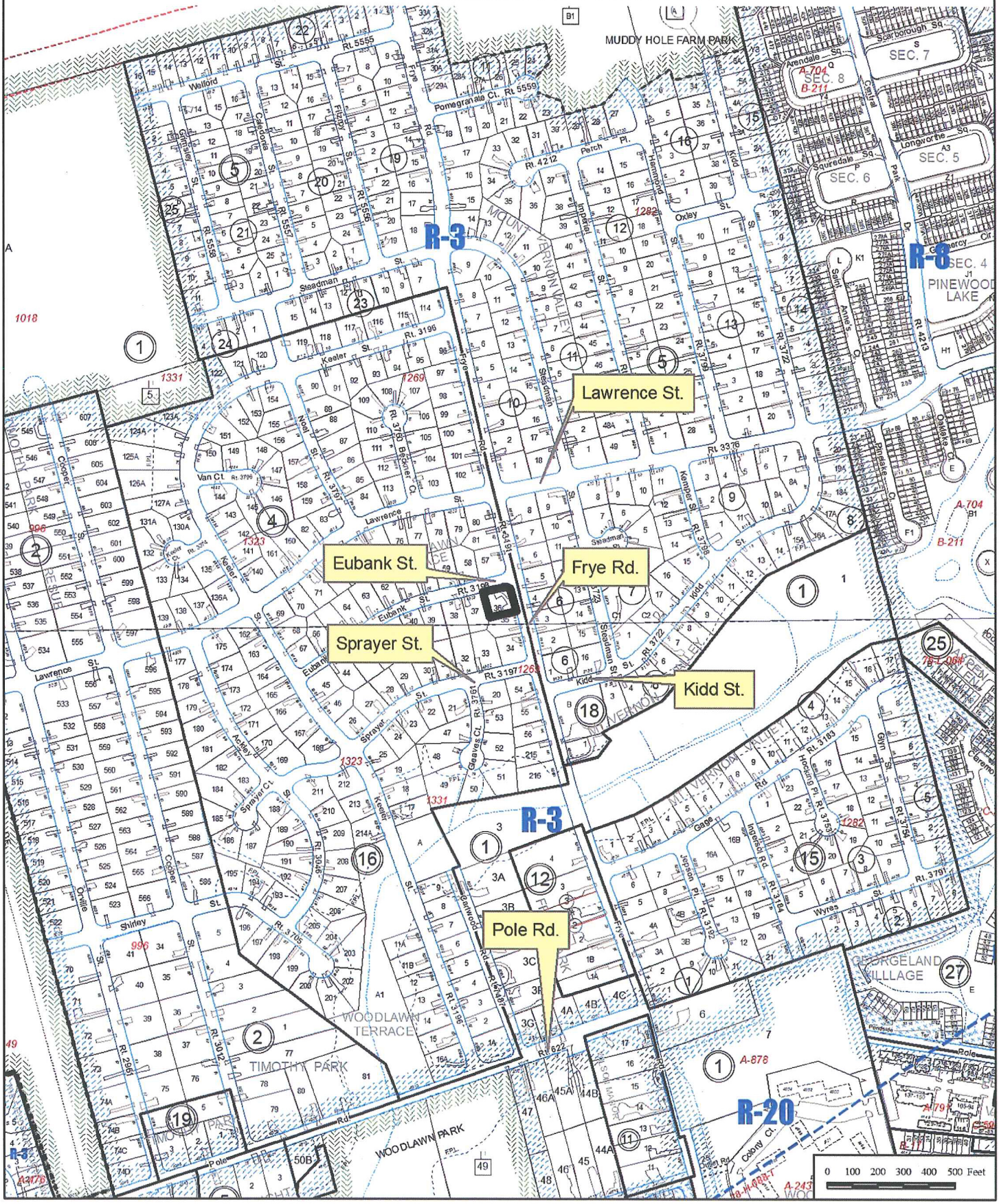
ELTON LAMAR SHORT

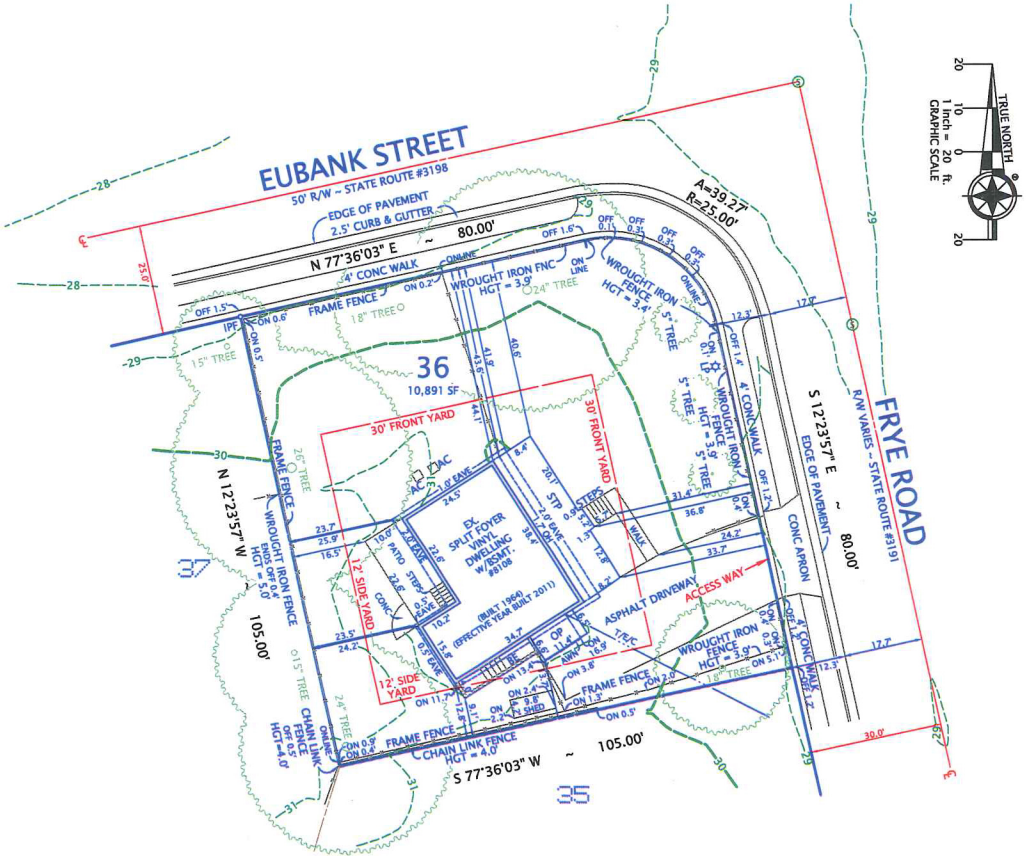


Special Permit

SP 2012-MV-064

ELTON LAMAR SHORT





NOTES

1. TAX MAP: 101-1-004-0036
2. ZONE: R-3 (RESIDENTIAL 3 DU/AC)
3. LOT AREA: 10,891 SF (0.2500 ACRE)
4. REQUIRED YARDS: (SUBJECT PROPERTY IS A CORNER LOT)

FRONT:	=	30.0 FEET
SIDE:	=	12.0 FEET
REAR:	=	25.0 FEET

5. HEIGHTS:

EX. DWELLING	=	26.4 FEET
EX. SHED	=	08.0 FEET
EX. STP	=	04.6 FEET
EX. OP	=	10.3 FEET (TO RIDGELINE)
EX. FRAME FENCES	=	06.2 FEET (06.5' TO POST)
ALL OTHER EX. FENCES	=	AS NOTED

6. THIS PROPERTY IS SERVED BY PUBLIC WATER AND SEWER.
7. THERE IS NO OBSERVABLE EVIDENCE OF GRAVE SITES OR BURIAL GROUNDS ON THIS PROPERTY.
8. ALL IMPROVEMENTS SHOWN ON THIS PLAT ARE EXISTING.
9. THE SURVEYOR IS NOT AWARE OF ANY UTILITY EASEMENTS 25 FEET IN WIDTH OR GREATER AFFECTING THIS PROPERTY.
10. TOPOGRAPHY DELINEATED HEREON WAS CONDUCTED IN THE FIELD BY THIS FIRM AND IS SHOWN AT 1' INTERVALS.
11. THERE ARE NO FLOODPLAINS OR RESOURCE PROTECTION AREAS ON THIS PROPERTY.
12. AREAS:

EX. BASEMENT	=	941 SF
EX. FIRST FLOOR	=	1,102 SF
EX. SECOND FLOOR	=	1,006 SF
EX. GROSS FLOOR AREA	=	3,049 SF

EX. FLOOR AREA RATIO: EX GFA (3049) / LOT AREA (10891) = 0.28

WEST SIDE OF DWELLING

SOUTH SIDE OF DWELLING AND SHED

FRONT OF DWELLING

NORTH SIDE OF DWELLING

WEST SIDE OF DWELLING AND ADDITION

FRAME FENCE FROM EUBANK STREET

INTERSECTION OF EUBANK STREET AND FRYE ROAD

PLAT

SHOWING HOUSE LOCATION ON

LOT 36, SECTION SIX

WOODLAWN TERRACE

(DEED BOOK 2362, PAGE 16)

FAIRFAX COUNTY, VIRGINIA

MT. VERNON DISTRICT

SCALE: 1" = 20' JUNE 29, 2012

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: 06/29/2012

THIS PLAT IS SUBJECT TO RESTRICTIONS OF RECORD.

A TITLE REPORT WAS NOT FURNISHED.

NO CORNER MARKERS SET.

COMMONWEALTH OF VIRGINIA
GEORGE M. O'QUINN
LICENSE NO. 2069
LAND SURVEYOR

George M. O'Quinn

ORDERED BY:

ELTON L. SHORT

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

CASE NAME: SHORT

#120620006

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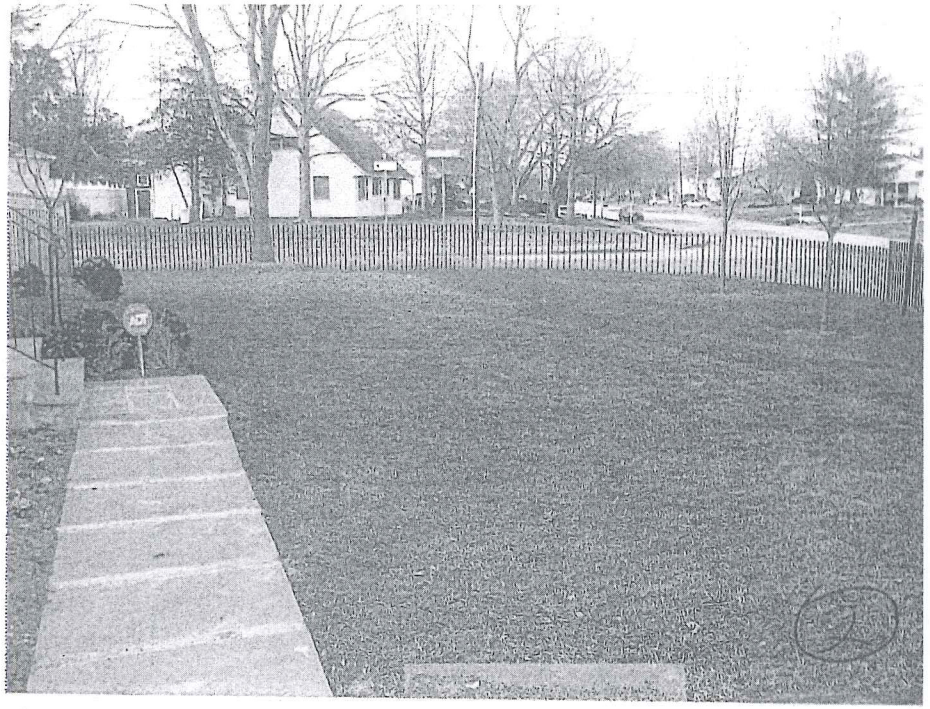

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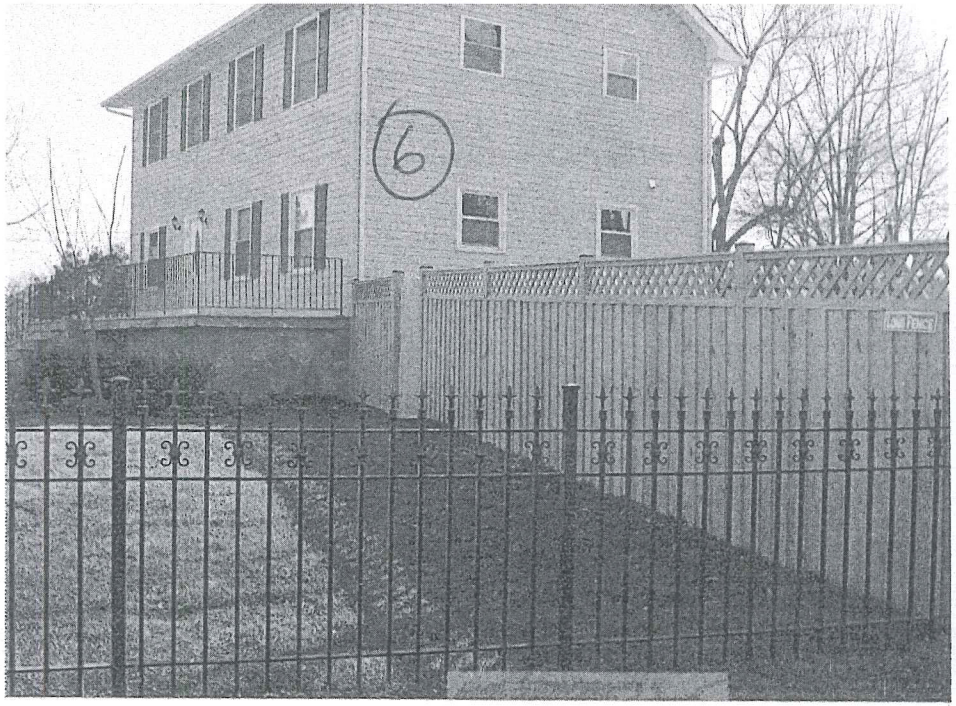
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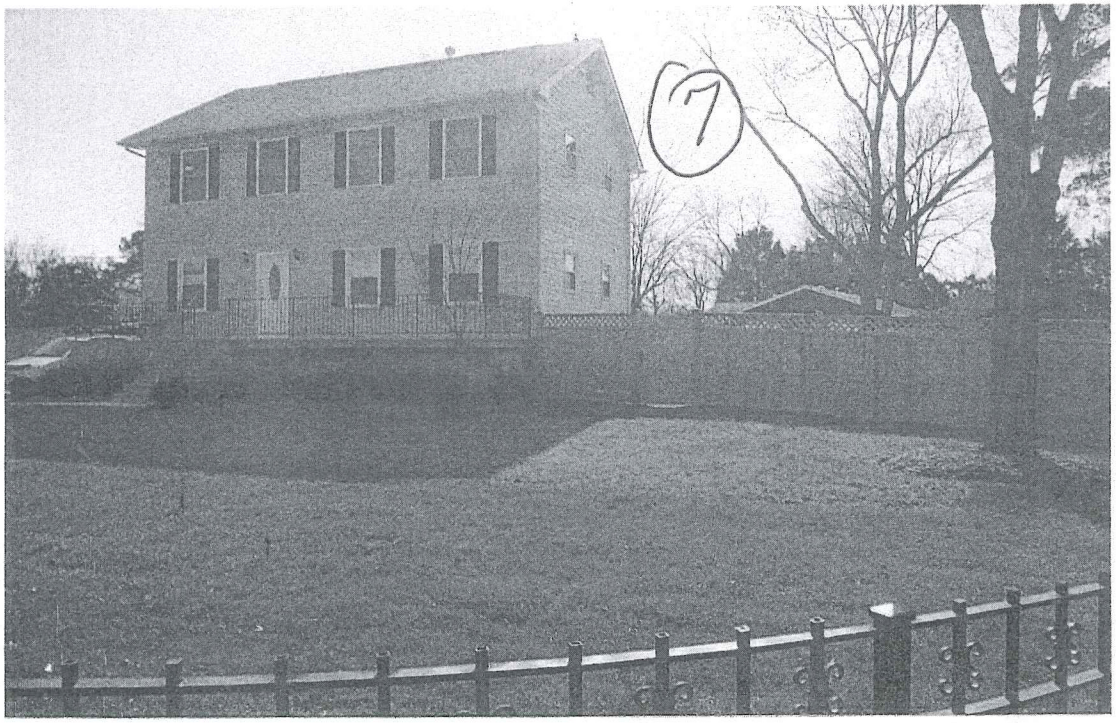
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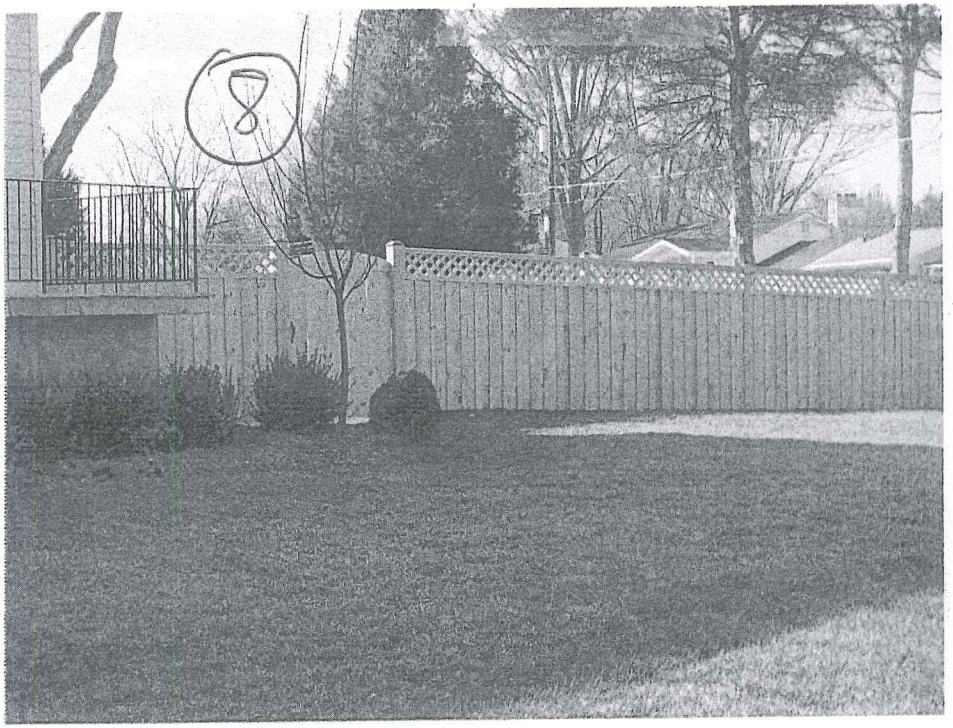
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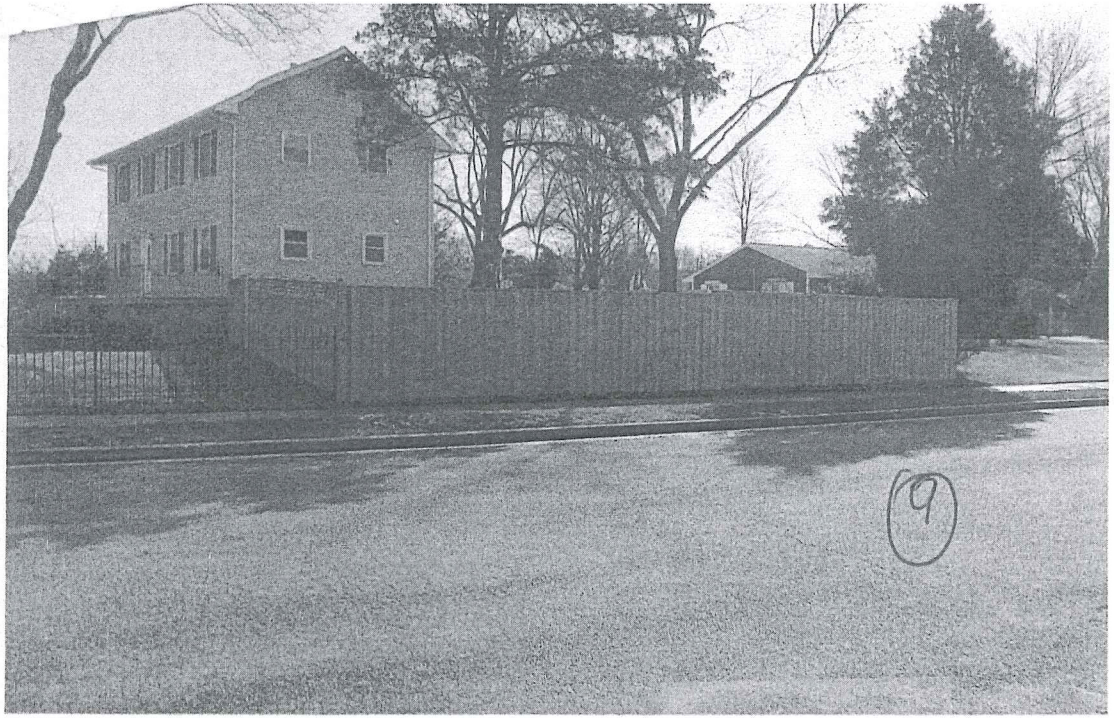

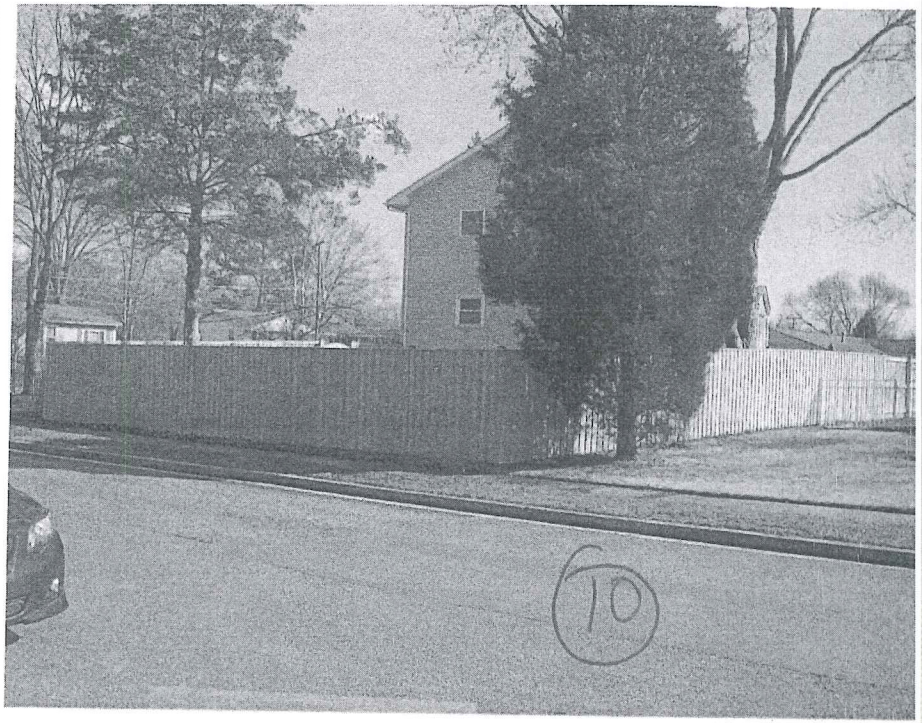

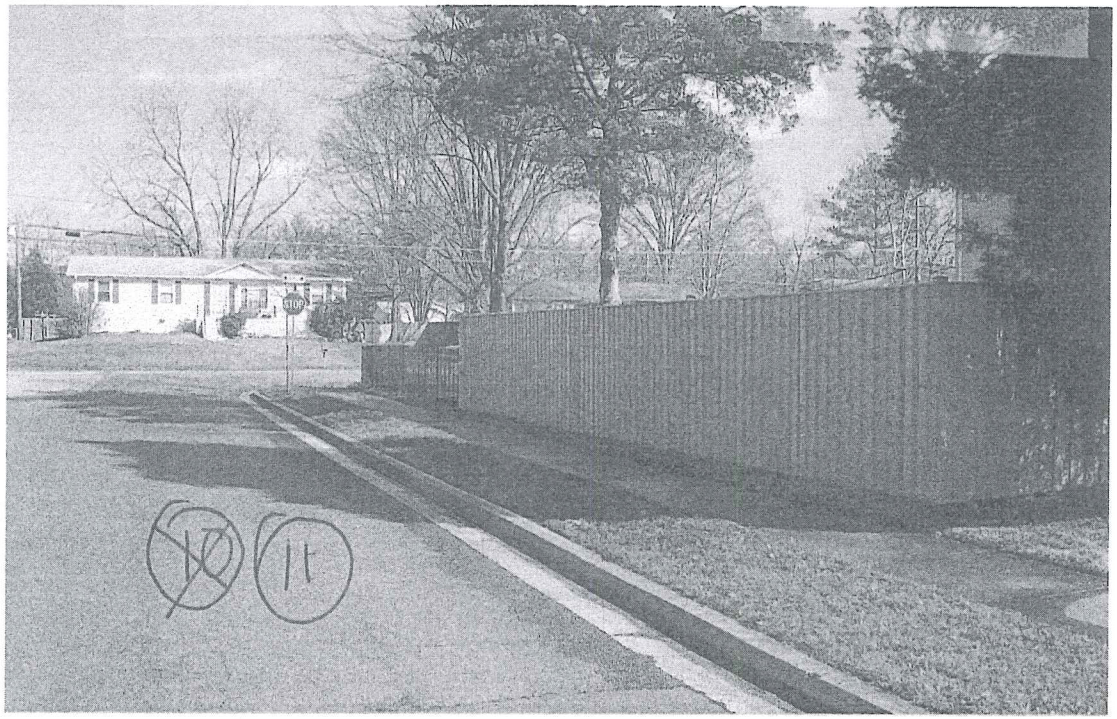

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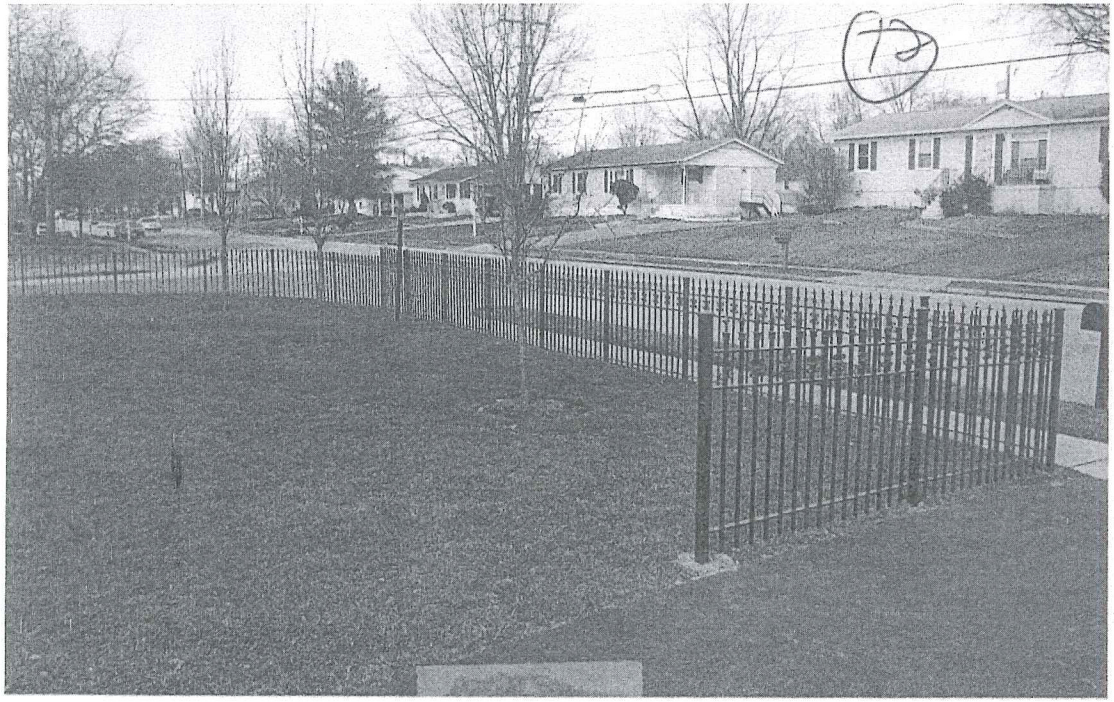
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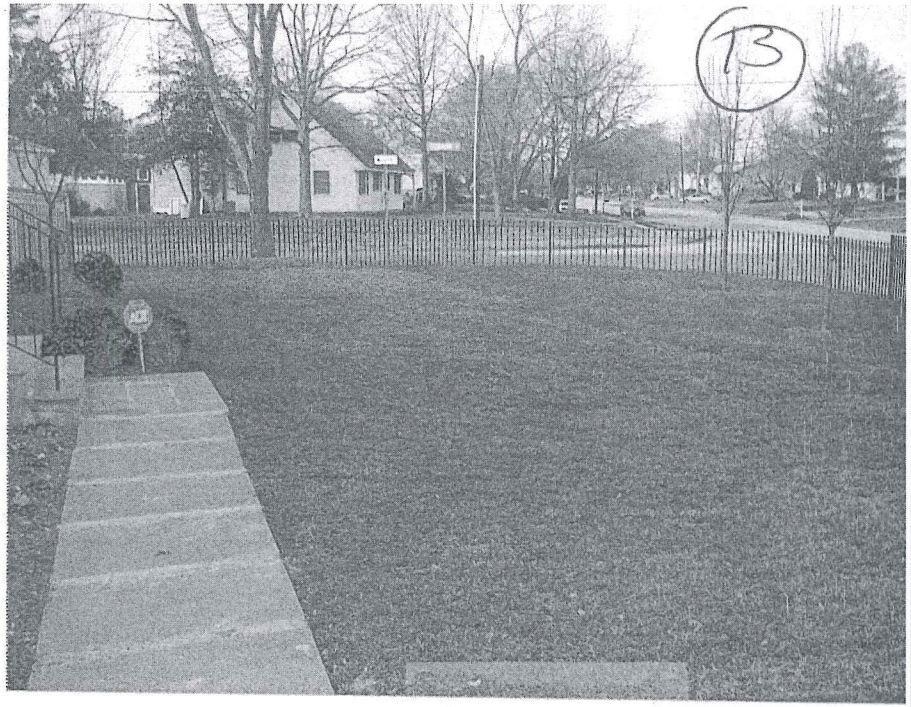
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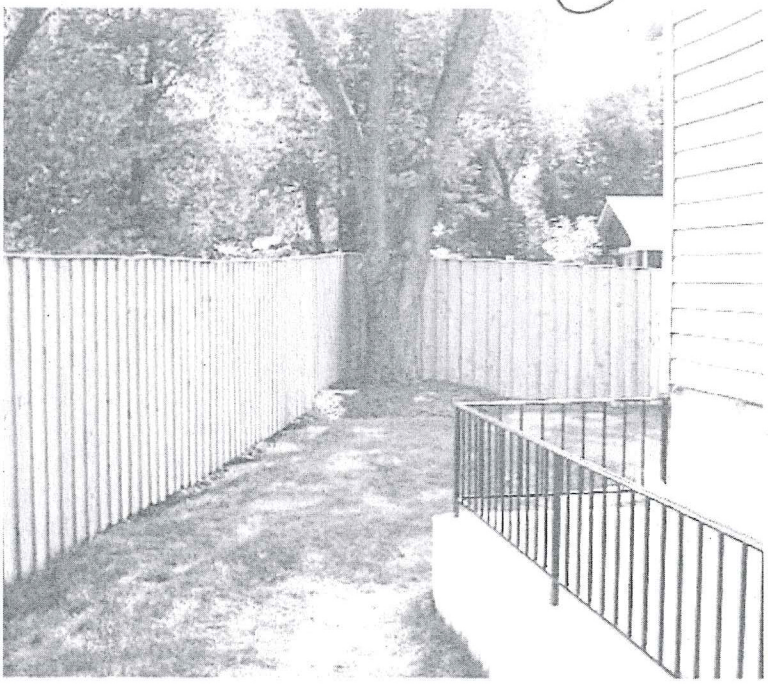

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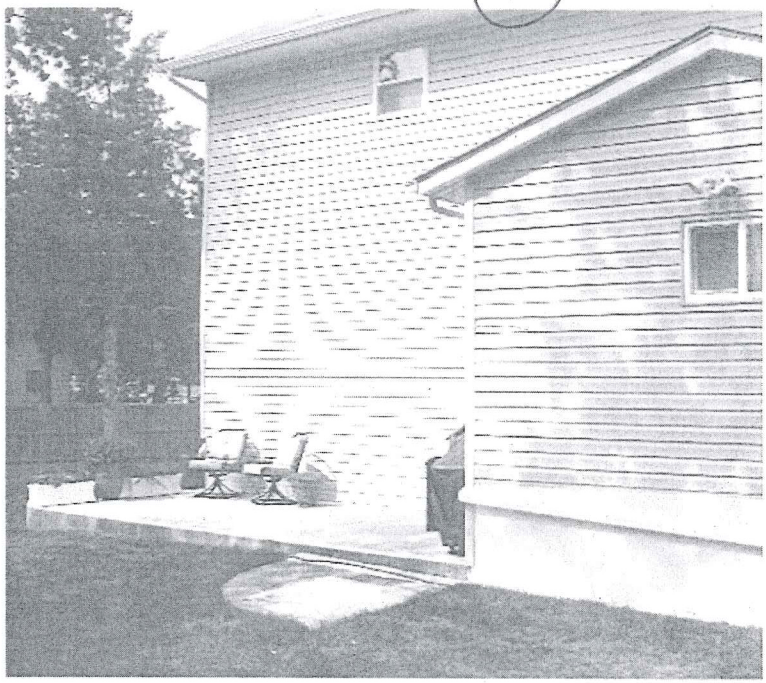

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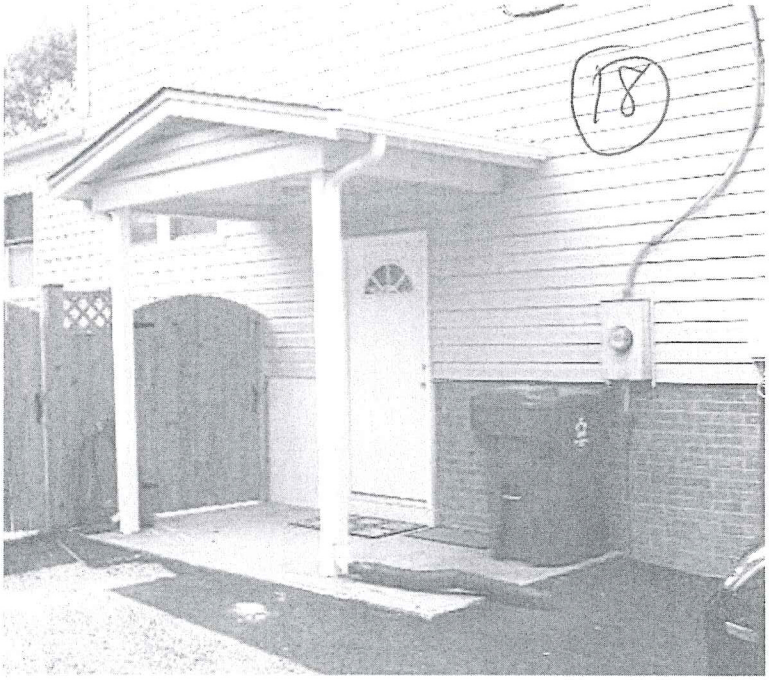

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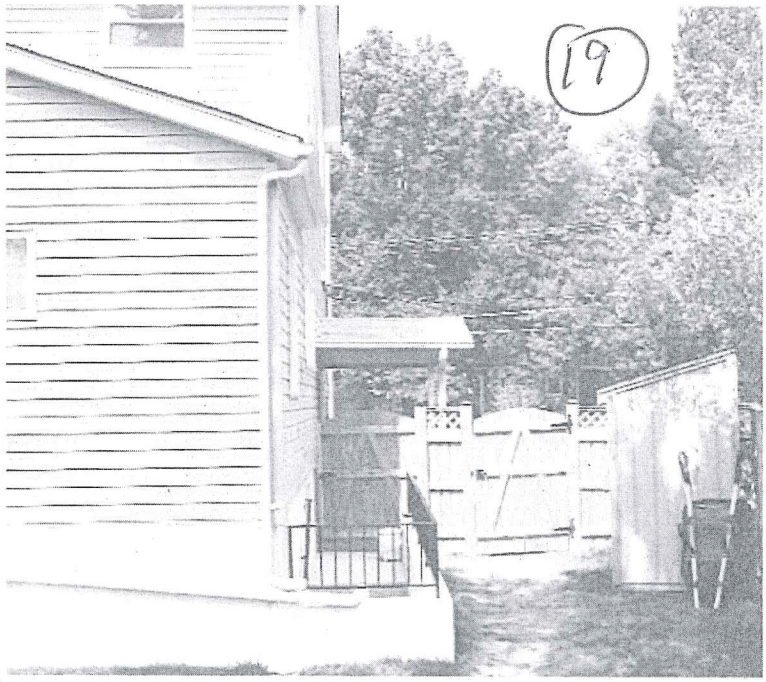

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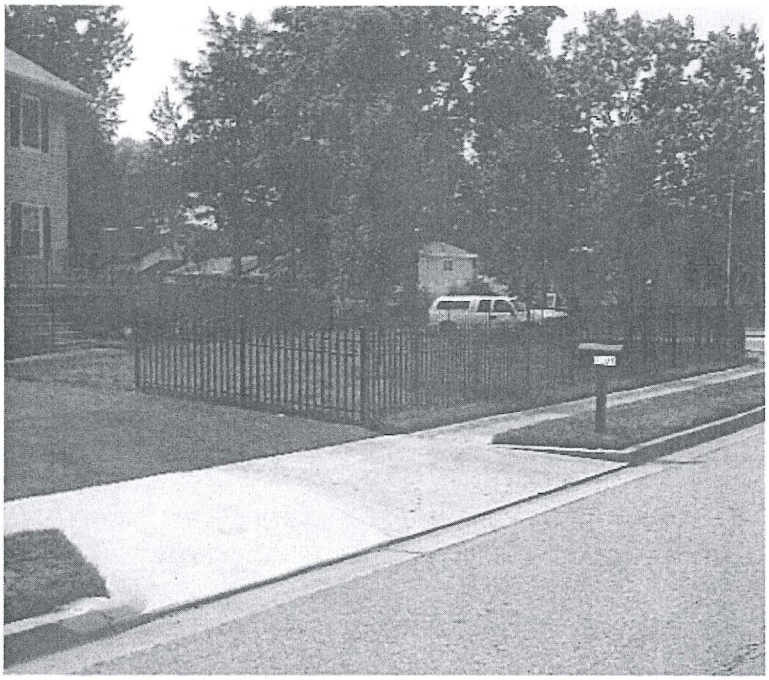

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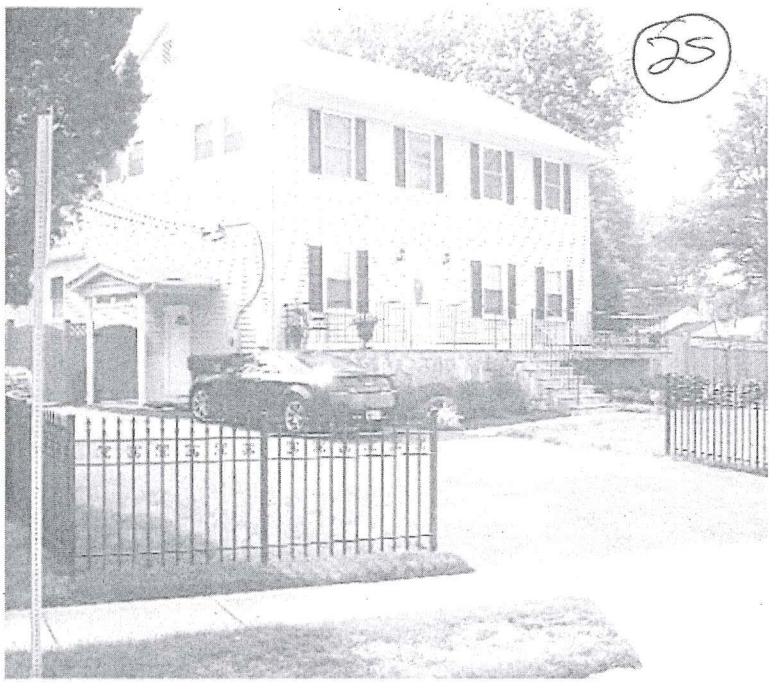

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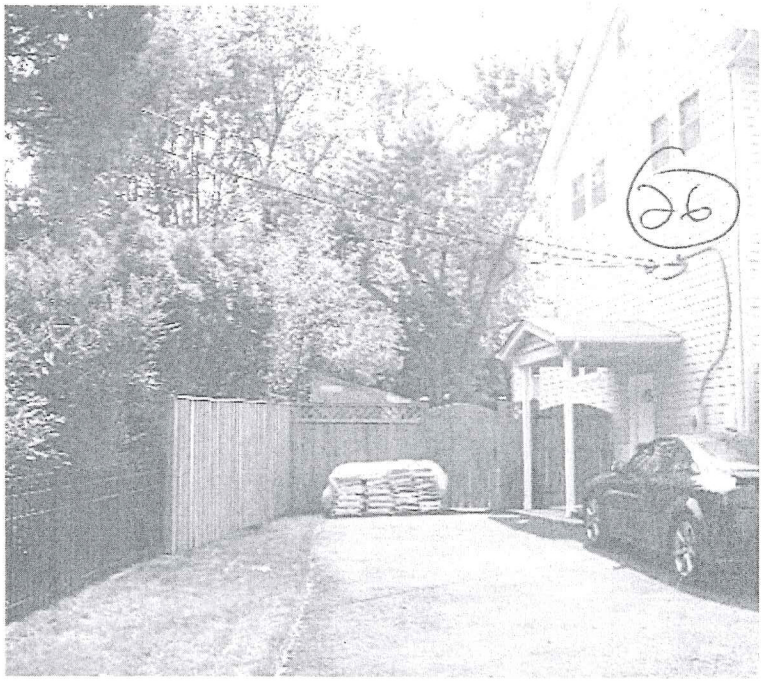

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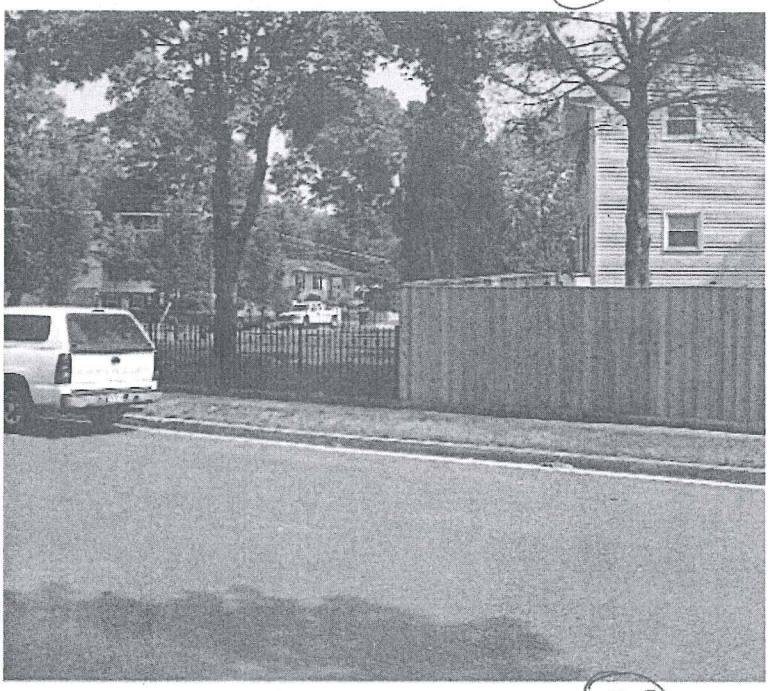

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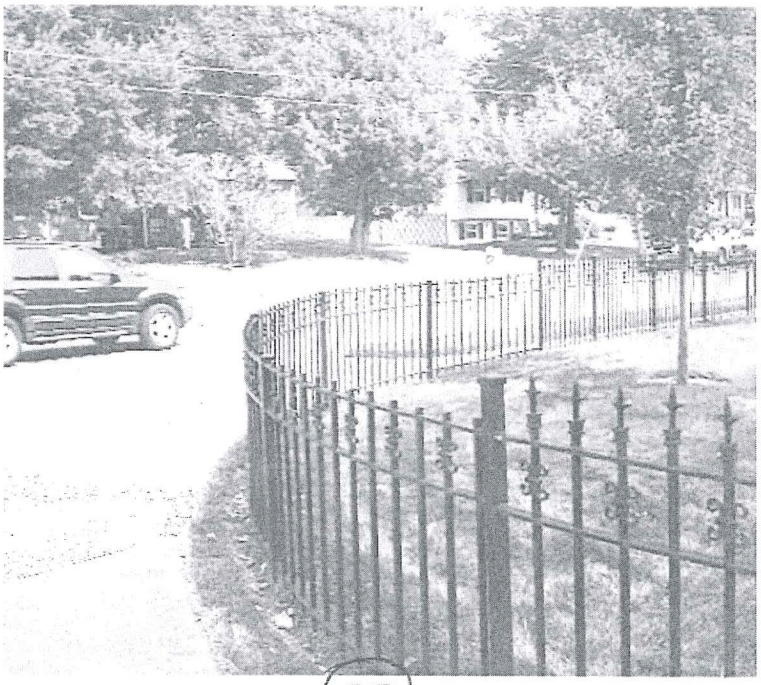

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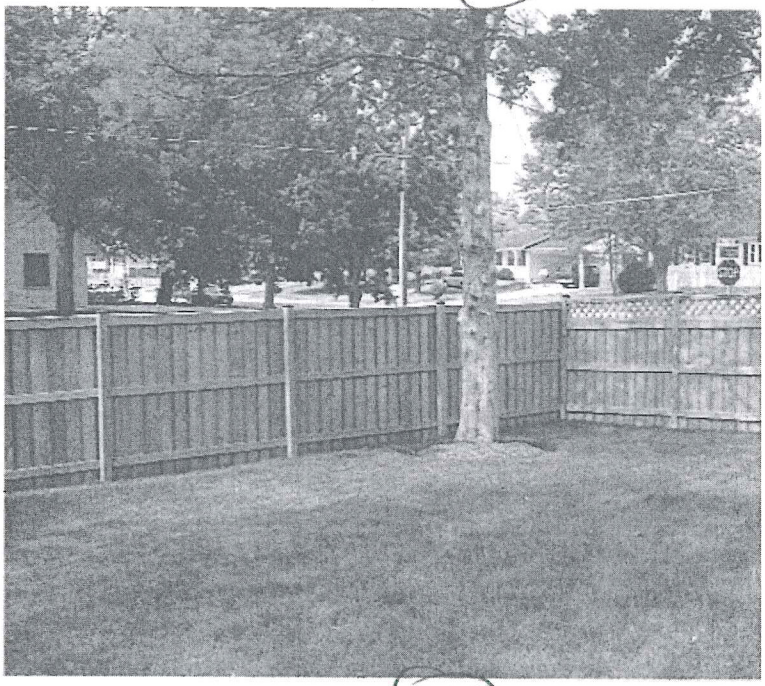

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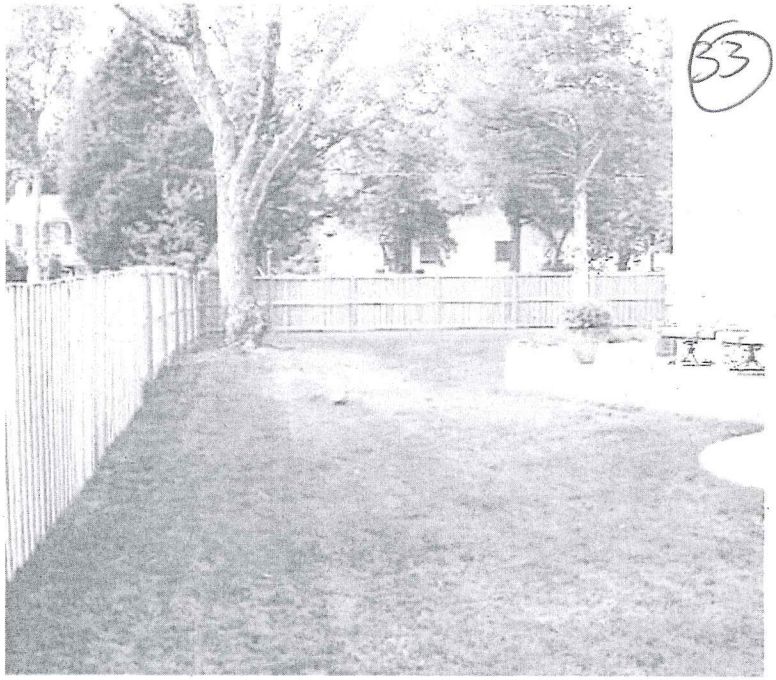

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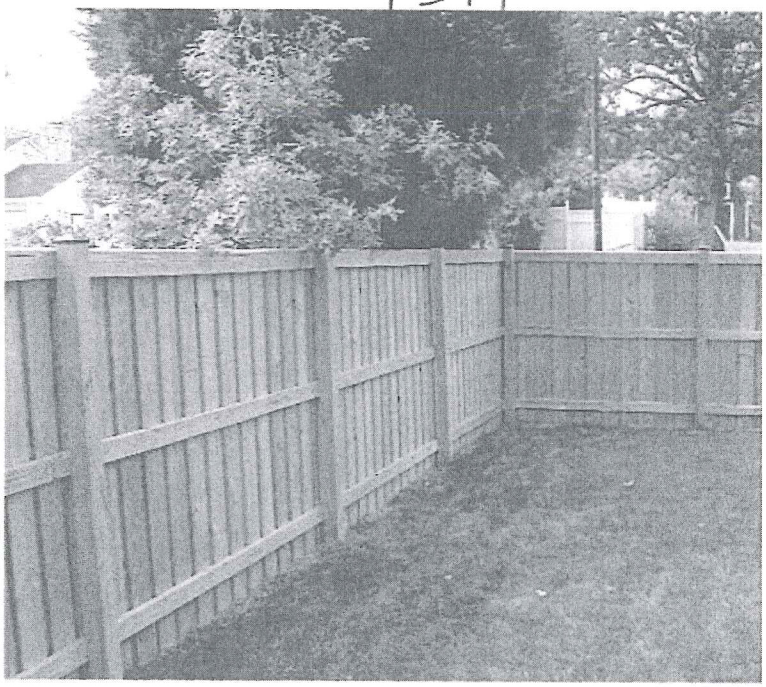

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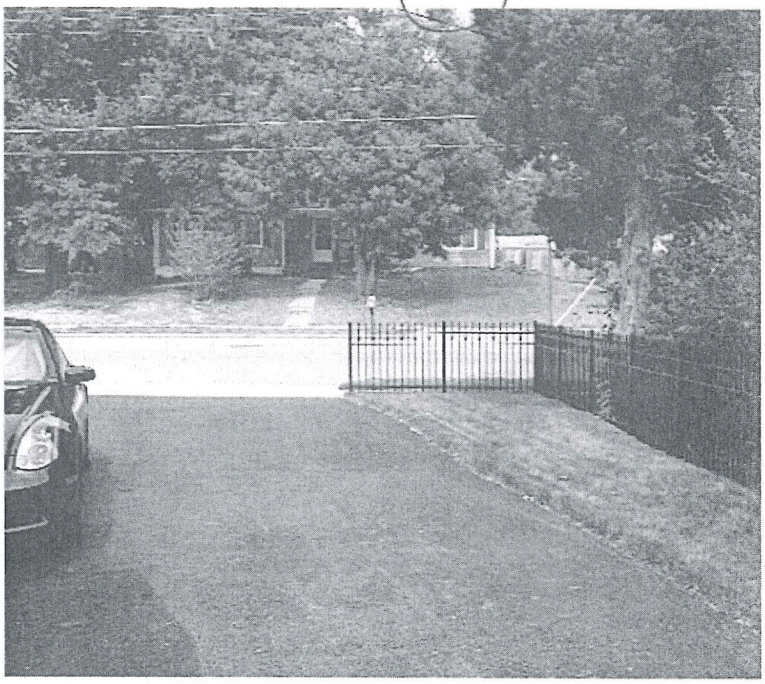

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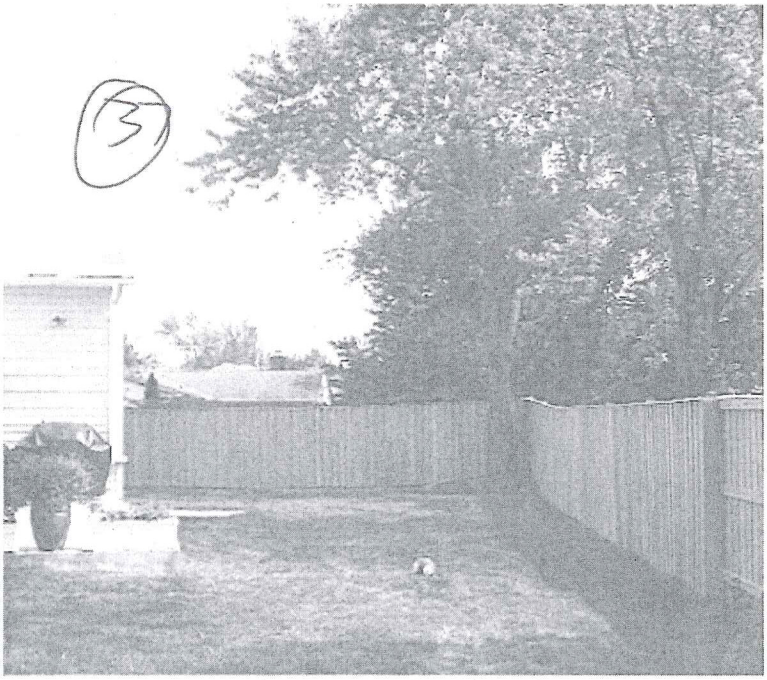

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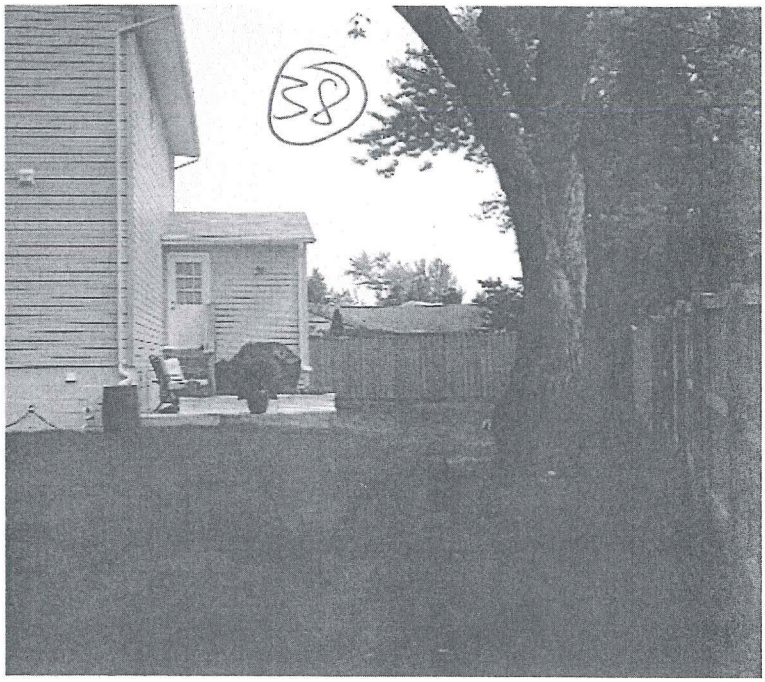

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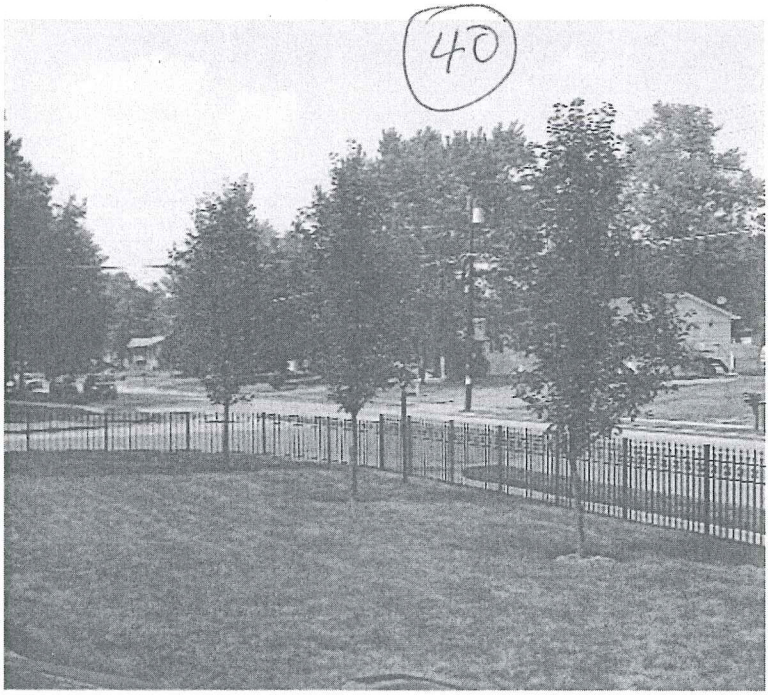

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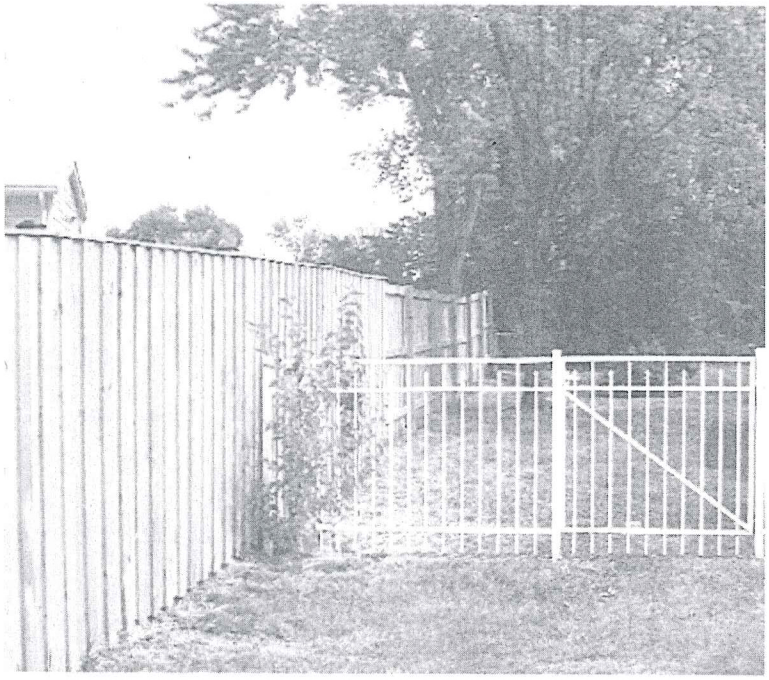

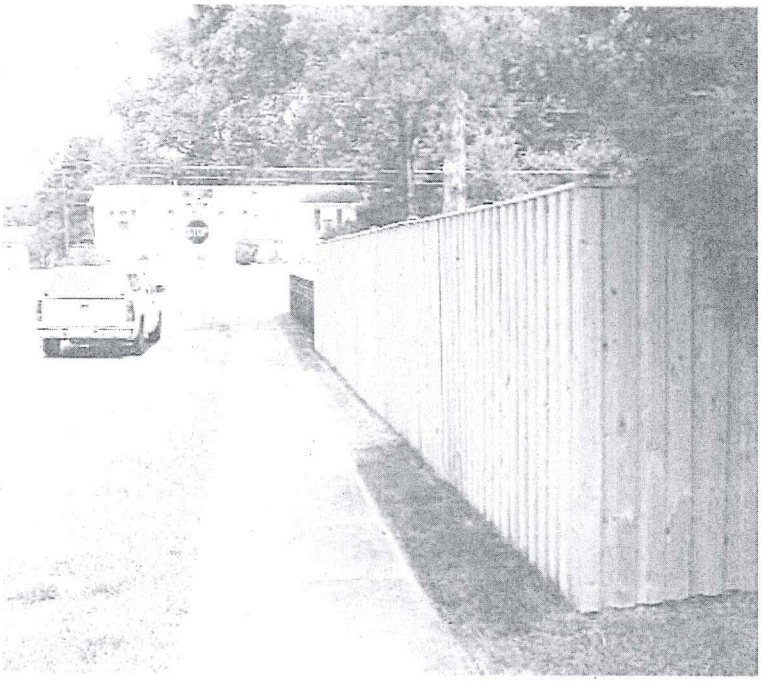

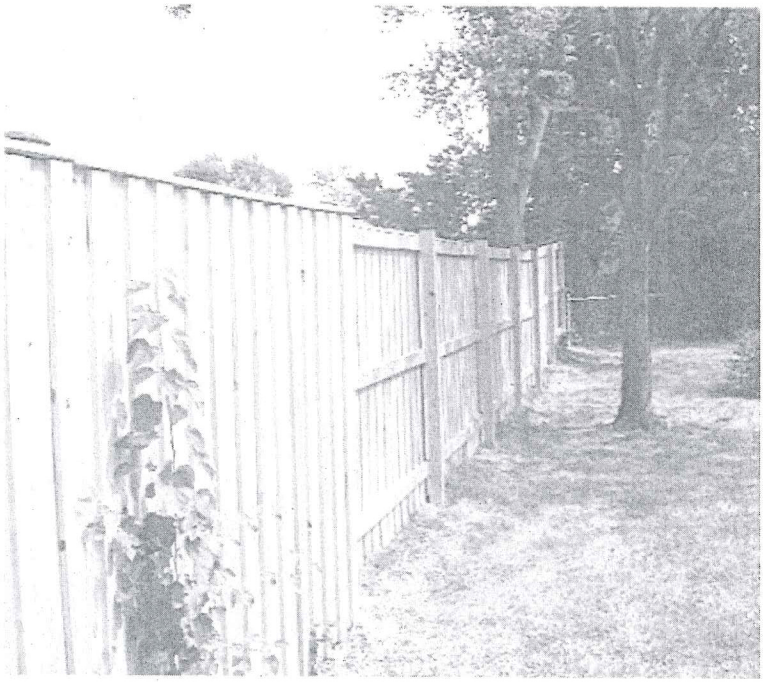

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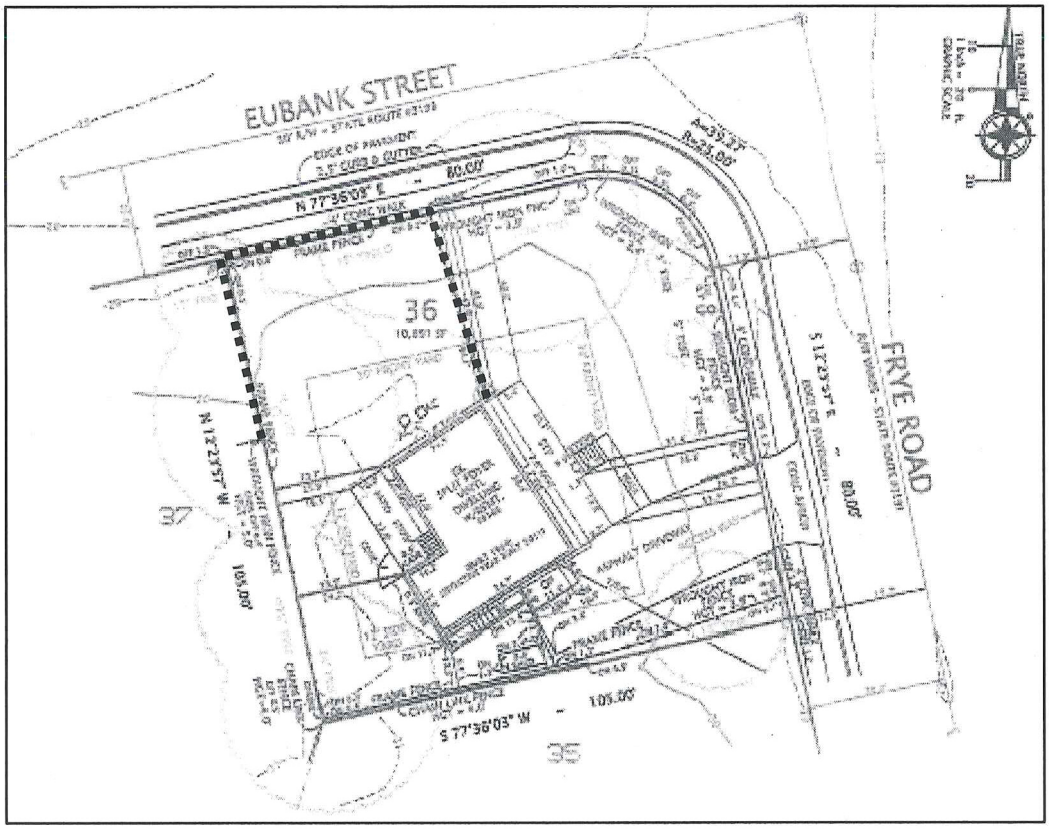
DESCRIPTION OF THE APPLICATION

The applicant is seeking a special permit to allow an existing fence greater than four feet in height to remain in the front yard of a corner lot. The 6.2 foot high frame fence, with posts up to 6.5 feet high which measures approximately 135 feet in length, is located in the northwest side of the lot. The portion of the wood frame fence that is in violation forms a "U" shape and extends from the northeast corner of the house to the northern side lot line, along Eubank Street, and along the northern portion of the western side property line (See picture below). The Zoning Ordinance currently permits fences four feet in height by-right; however, through a special permit, an applicant can request a fence in the front yard up to six feet in height. Therefore, if this special permit application is approved, the fence and posts must be reduced to a maximum height of six feet. The Zoning Ordinance permits fences up to seven feet in height in the side and rear yards.



	Structure	Yards	Height Permitted By right	Maximum Height Requested	Modification Requested
Special Permit	Fence	Front	4.0 feet	6.0 feet	2.0 feet

EXISTING SITE DESCRIPTION

The 10,891 square foot corner lot is currently zoned R-3 and developed with a two story, vinyl sided, single family detached dwelling originally constructed in 1964. The dwelling faces Frye Road. An eight foot high shed exists to the south of the single family dwelling. A wrought iron fence, ranging in height from 3.4 to 3.9 feet exists along portions of the northern and eastern property lines which face Frye Road and Eubank Street. A wrought iron fence exists on the eastern half of the southern side lot line. A 6.2 feet frame fence encloses the entire back yard. A stoop with stone detailing exists on the east side of the house. An additional concrete patio exists on the west side of the house. The site is accessed via an asphalt driveway from Frye Road which terminates at the southern side of the dwelling. The yard is well manicured and contains mature trees, shrubs and foundation plantings.

CHARACTER OF THE AREA

	Zoning	Use
North	R-3	Single-Family Dwellings
East	R-3	Single-Family Dwellings
South	R-3	Single Family Dwellings
West	R-3	Single Family Dwellings

BACKGROUND

The applicant purchased the property in November of 2011. In 1989 a building permit was requested to replace the roof on the single family dwelling. In 1990, a building permit was requested to build a screened porch addition. In 2006 a building permit requested the construction of a new garage, a new carport, a new front porch and a new set of stairs to access the basement. An amended building permit was filed for the 2006 permit that requested to extend the basement in the front of the house. In 2011, a building permit was requested for a second floor addition, a first floor renovation, an interior modification to refinish the basement and to add an attached exterior storage shed. This permit also allowed for the demolition of a detached shed in the rear of the house, a detached one story garage, a carport foundation, and a one story sunroom.

The applicant contracted a company to install a 6.0 foot high fence between the purchase of the property and February of 2012. The contracting company has written a letter stating that they installed a board and batten pine fence that was a total of 6 feet in height (see Appendix 4). The same contracting company installed a four foot high wrought iron fence on the property. Both fences are located outside of the required

sight distance per Section 2-505 of the Zoning Ordinance.

As shown on the special permit plat titled "Plat, Showing House Location on Lot 36, Section 6, Woodlawn Terrace," prepared by Dominion Surveyors Inc., dated June 29, 2012, the existing frame fences measure at 6.2 feet high, with 6.5 feet high posts. The Zoning Ordinance only allows a special permit request for a fence up to 6.0 feet in height. A proposed development condition has been included requiring the fence height to be reduced (see Appendix 1).

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

- Variance VC 97-L-071 was approved on October 15, 1997 for Tax Map 101-1 ((04))120, zoned R-3, at 8114 Keeler Street to permit a fence to remain higher than 4.0 feet in front yard of corner lot.

ZONING ORDINANCE REQUIREMENTS (see Appendix 5)

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

CONCLUSION

If it is the intent of the BZA to approve this application, the BZA should condition its approval by requiring conformance with the conditions set forth in Appendix 1 of this report, Proposed Development Conditions.

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

APPENDICES

1. Proposed Development Conditions with Attachment 1
2. Applicant's Affidavit
3. Applicant's Statement of Justification and Attachments
4. Fence Contracting Company Letter
5. Applicable Zoning Ordinance Provisions

PROPOSED DEVELOPMENT CONDITIONS

SP 2012-MV-064

November 28, 2012

1. This special permit is approved for the location of a wood fence, as shown on the plat titled "Plat, Showing House Location on Lot 36, Section 6, Woodlawn Terrace," prepared by Dominion Surveyors Inc., dated June 29, 2012.

2. Within 180 days of the special permit approval the height of the wood frame fence and fence posts shall be reduced to a maximum height of 6.0 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.

APPENDIX 2

Application No.(s): SP 2012-MV-064
(county-assigned application number(s), to be entered by County Staff)

SPECIAL PERMIT/VARIANCE AFFIDAVIT

DATE: 7-18-12
(enter date affidavit is notarized)

I, Elton Lamar Short, do hereby state that I am an
(enter name of applicant or authorized agent)

(check one) [X] applicant
[ ] applicant's authorized agent listed in Par. 1(a) below

11584

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)
Elton L. Short	8108 Frye Road Alexandria, VA. 22309	Applicant/Title Owner

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

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

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

Application No.(s): SP 2012-MV-064

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

SPECIAL PERMIT/VARIANCE AFFIDAVIT

DATE: 7-18-12

(enter date affidavit is notarized)

11584

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

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

CORPORATION INFORMATION

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

DESCRIPTION OF CORPORATION: (check one statement)

[ ] There are 10 or less shareholders, and all of the shareholders are listed below.

[ ] There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.

[ ] There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

NAMES OF SHAREHOLDERS: (enter first name, middle initial, and last name)

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

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

Application No.(s): SP 2012-MV-064

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

SPECIAL PERMIT/VARIANCE AFFIDAVIT

DATE: 7-18-12

(enter date affidavit is notarized)

11558

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

PARTNERSHIP INFORMATION

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

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

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

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

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

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

[X] 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:

Elton L. Short, Applicant, Title Owner

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

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

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

NONE

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

Application No.(s): SP 2012-MV-064
(county-assigned application number(s), to be entered by County Staff)

SPECIAL PERMIT/VARIANCE AFFIDAVIT

DATE: 7-18-12
(enter date affidavit is notarized)

11558

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) [X] Applicant [ ] Applicant's Authorized Agent

Elton L. Short
(type or print first name, middle initial, last name, and title of signee)

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

Notary Public

My commission expires: 12/31/2016

JENNIFFER E. CABALLERO
NOTARY PUBLIC
REG. #7516229
MY COMMISSION EXPIRES
12/31/16
COMMONWEALTH OF VIRGINIA

Statements of Justification
8108 Frye Road

APPENDIX 3

Statement One
The maximum fence height does not exceed six feet as stated in at the attachment. Long Fence was hired by me to install said fence and verbally stated that said fence could stand at six feet at all areas as indicated in original work order seen in attachment.

Statement Two
The fence does meet sight distance requirement because area measured and marked by inspectors was lowered for four feet to three feet four inches at the intersection of Frye Road and Eubank Street. Said fence is wrought iron and has a see through design.

Statement Three
I feel that the proposed fence height increase is warranted for the following factors;
A) the fence provides added property protection against unwanted foot traffic and littering on my property which has been eliminated by said fence since installation.
B) I have been a professional Firefighter with Fairfax County for over ten years. My work schedule requires me to be away from my family overnight with my work schedule, at times exceeding 36 hours. Said fence provides added security and protection for my family and provides me with the peace of mind that my family as well as my property are secure.
C) Noise pollution from constant traffic on Frye Road and adjacent streets has been lessened since the installation of taller fence.
D) Safety and theft protection has been provided by said fence for family pets who are able to safely use enclosed yard as an exercise area.

Statement Four
The proposed fence appears to be in character with existing homes located on corner lots. Visual confirmation has been made by noting several homes on corner lots with fences similar to mine and standing at six feet in height. The proposed fence is architecturally pleasing to the home and property. The proposed fence is harmonious to the surrounding neighborhoods. Passing residents and neighbors have commented positively on the fence and property improvements. Previous property was considered an eyesore as stated by neighbors.

Statement Five
The proposed fence is being positively utilized by neighbors living on the adjacent properties. Immediate neighbors are benefiting from fence by using it privacy and family pets. I have received positive feedback from many neighbors in the immediate vicinity.

Statement Six
Original landscaping and yard design have not been altered by said fence. Proposed fence is being used as noted in statement one thru five.

Thank you for your assistance
Elton Short

RECEIVED
Department of Planning & Zoning
SEP 28 2012
Zoning Evaluation Division

Written Statement Of Justification/8108 Frye Road

Applicant is requesting a special permit and/or a variance to have the approved height for fencing on a corner lot raised to 6 feet for the following reasons:

Safety and security

Property protection

Architectural improvement and added beauty to the property which was vacant for close to two years and was an eyesore as communicated by residents of the community

Mitigate noise pollution from constant traffic on Frye Road and adjacent streets

Avoid wasted constructed costs to an architecturally pleasing addition to the property as well as the community

Avoid financial hardship for reconstruction costs

Safety and theft protection for pets

RECEIVED
Department of Planning & Zoning
AUG 15 2012
Zoning Evaluation Division

LONG FENCE

P.O. Box 220429
Chantilly, VA 20153-0429
Tel: 703-471-0960
Fax: 703-478-3545
www.longfence.com

February 9, 2012

RE: Short Residence Fence
8108 Frye Road
Alexandria, VA 22309

To Whom It May Concern:

The fence contracted for and installed by Long Fence in the rear of the Short residence is a total of 6' in height -- it is board and batten with lattice, 5'H board and batten and 1' of lattice at the top. This fence is constructed of pressure treated pine.

The fence contracted for in the front yard of the Short residence is 4'H black iron and installation should be completed on that fence at the end of this week.

If you have any questions or need any further information, please do not hesitate to contact me.

Thank you for your time in this matter.

Sincerely,

Colleen M. Taylor
Residential Sales

8-006 General Standards

In addition to the specific standards set forth hereinafter with regard to particular special permit uses, all special permit uses shall satisfy the following general standards:

1. The proposed use at the specified location shall be in harmony with the adopted comprehensive plan.

2. The proposed use shall be in harmony with the general purpose and intent of the applicable zoning district regulations.

3. The proposed use shall be such that it will be harmonious with and will not adversely affect the use or development of neighboring properties in accordance with the applicable zoning district regulations and the adopted comprehensive plan. The location, size and height of buildings, structures, walls and fences, and the nature and extent of screening, buffering and landscaping shall be such that the use will not hinder or discourage the appropriate development and use of adjacent or nearby land and/or buildings or impair the value thereof.

4. The proposed use shall be such that pedestrian and vehicular traffic associated with such use will not be hazardous or conflict with the existing and anticipated traffic in the neighborhood.

5. In addition to the standards which may be set forth in this Article for a particular group or use, the BZA shall require landscaping and screening in accordance with the provisions of Article 13.

6. Open space shall be provided in an amount equivalent to that specified for the zoning district in which the proposed use is located.

7. Adequate utility, drainage, parking, loading and other necessary facilities to serve the proposed use shall be provided. Parking and loading requirements shall be in accordance with the provisions of Article 11.

8. Signs shall be regulated by the provisions of Article 12; however, the BZA, under the authority presented in Sect. 007 below, may impose more strict requirements for a given use than those set forth in this Ordinance.

8-903 Standards for All Group 9 Uses

In addition to the general standards set forth in Sect. 006 above, all Group 9 special permit uses shall satisfy the following standards:

1. All uses shall comply with the lot size and bulk regulations of the zoning district in which located, except as may be qualified below.

2. All uses shall comply with the performance standards specified for the zoning district in which located.

3. Before establishment, all uses, including modifications or alterations to existing uses, shall be subject to the provisions of Article 17, Site Plans, or other appropriate submission as determined by the Director.

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

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

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

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

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

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

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

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

7. Notwithstanding Par. 2 of Sect. 011 above, all applications shall be accompanied by fifteen (15) copies of a plat and such plat shall be presented on a sheet having a maximum size of 24" x 36", and one 8 ½" x 11" reduction of the plat. Such plat shall be drawn to a designated scale of not less than one inch equals fifty feet (1" = 50'), unless a smaller scale is required to accommodate the development. Such plat shall be certified by a professional engineer, land surveyor, architect, or landscape architect licensed by the State of Virginia. Such plat shall contain the following information:

   A. Boundaries of entire property, with bearings and distances of the perimeter property lines, and of each zoning district.

B. Total area of the property and of each zoning district in square feet or acres.

C. Scale and north arrow, with north, to the extent feasible, oriented to the top of the plat and on all supporting graphics.

D. The location, dimension and height of any building or structure, to include existing or proposed fences and/or walls.

E. All required minimum yards to include front, side and rear, a graphic depiction of the angle of bulk plane, if applicable, and the distances from all existing structures to lot lines.

F. Means of ingress and egress to the property from a public street(s).

G. For nonresidential uses, the location of parking spaces, indicating minimum distance from the nearest property line(s).

H. If applicable, the location of a well and/or septic field.

I. If applicable, existing gross floor area and floor area ratio.

J. Location of all existing utility easements having a width of twenty-five (25) feet or more, and all major underground utility easements regardless of width.

K. The location, type and height of any existing and proposed landscaping and screening.

L. Approximate delineation of any floodplain designated by the Federal Insurance Administration, United States Geological Survey, or Fairfax County, the delineation of any Resource Protection Area and Resource Management Area, and the approximate delineation of any environmental quality corridor as defined in the adopted comprehensive plan, and, if applicable, the distance of any existing and proposed structures from the floodplain, Resource Protection Area and Resource Management Area, or environmental quality corridor.

M. Seal and signature of professional person certifying the plat.

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