



APPLICATION ACCEPTED: October 19, 2012
BOARD OF ZONING APPEALS: January 9, 2013
TIME: 9:00 a.m.

County of Fairfax, Virginia

January 2, 2013

STAFF REPORT

SPECIAL PERMIT APPLICATION NO. SP 2012-LE-072

LEE DISTRICT

APPLICANTS: Thomas J. Stanton
Jill R. Stanton

OWNERS: Michael W. Kilpatrick
Wendy Bronson Kilpatrick

STREET ADDRESS: 3202 Collard Street, Alexandria 22306

SUBDIVISION: Valley View

TAX MAP REFERENCE: 92-2 ((19)) 12

LOT SIZE: 9,750 square feet

ZONING DISTRICT: R-2, HC

ZONING ORDINANCE PROVISION: 8-914 and 8-922

SPECIAL PERMIT PROPOSALS: To permit reduction of minimum yard requirements based on error in building location to permit shed to remain 2.3 ft. from side lot line and 7.8 ft. from rear lot line and reduction of certain yard requirements to permit construction of accessory structure 8.0 ft. from side lot line and 15.6 ft. from rear lot line.

STAFF RECOMMENDATION: Staff recommends approval of SP 2012-LE-072 for the accessory structure with adoption of the proposed development conditions contained in Appendix 1.

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

O:\gumk2\SP Cases\1-9) SP 2012-LE-072 Stanton (Error and 50%)\SP 2012-LE-072 Stanton 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



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.

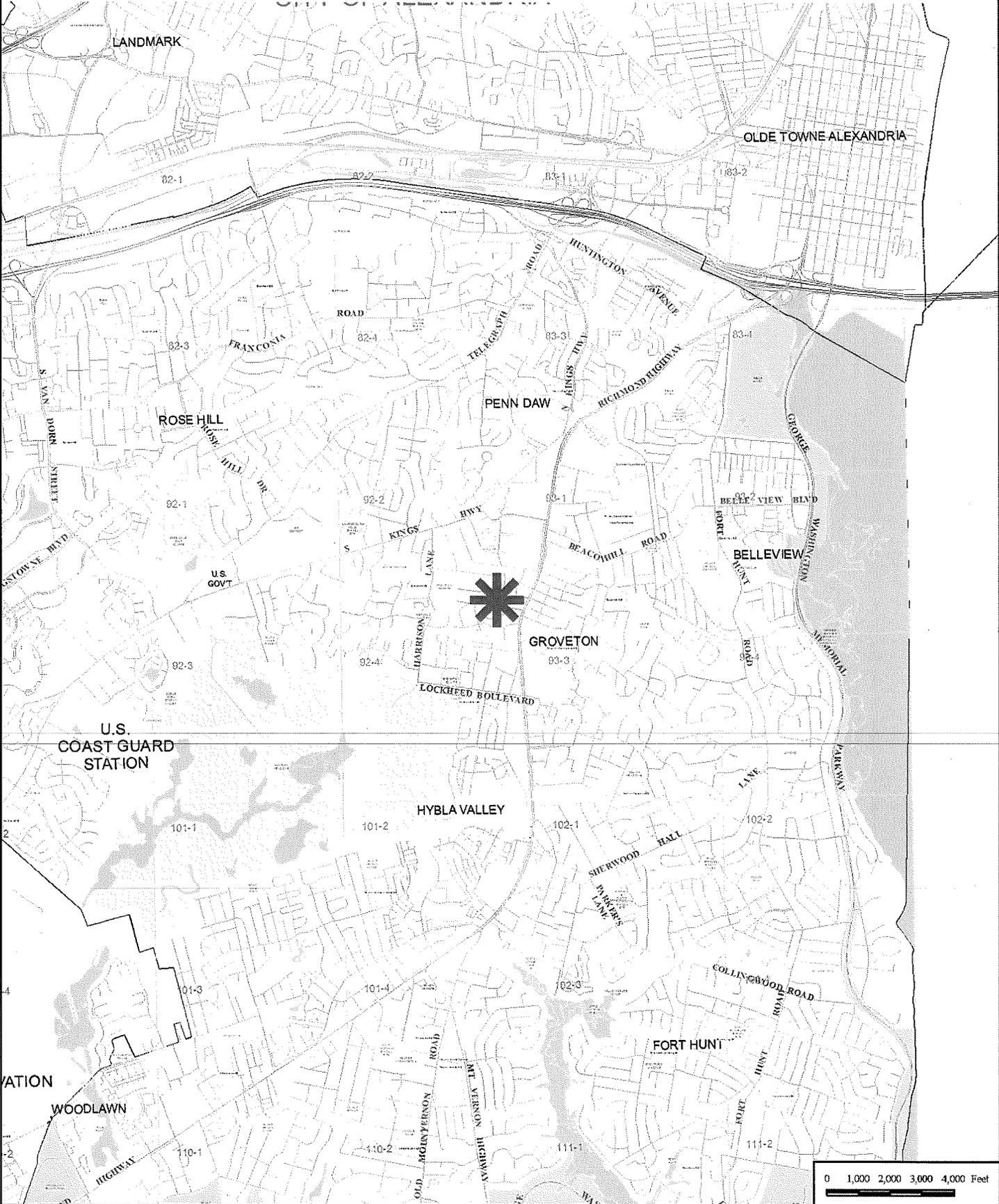
The approval of this application does not interfere with, abrogate or annul any easements, covenants, or other agreements between parties, as they may apply to the property subject to the application.

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).

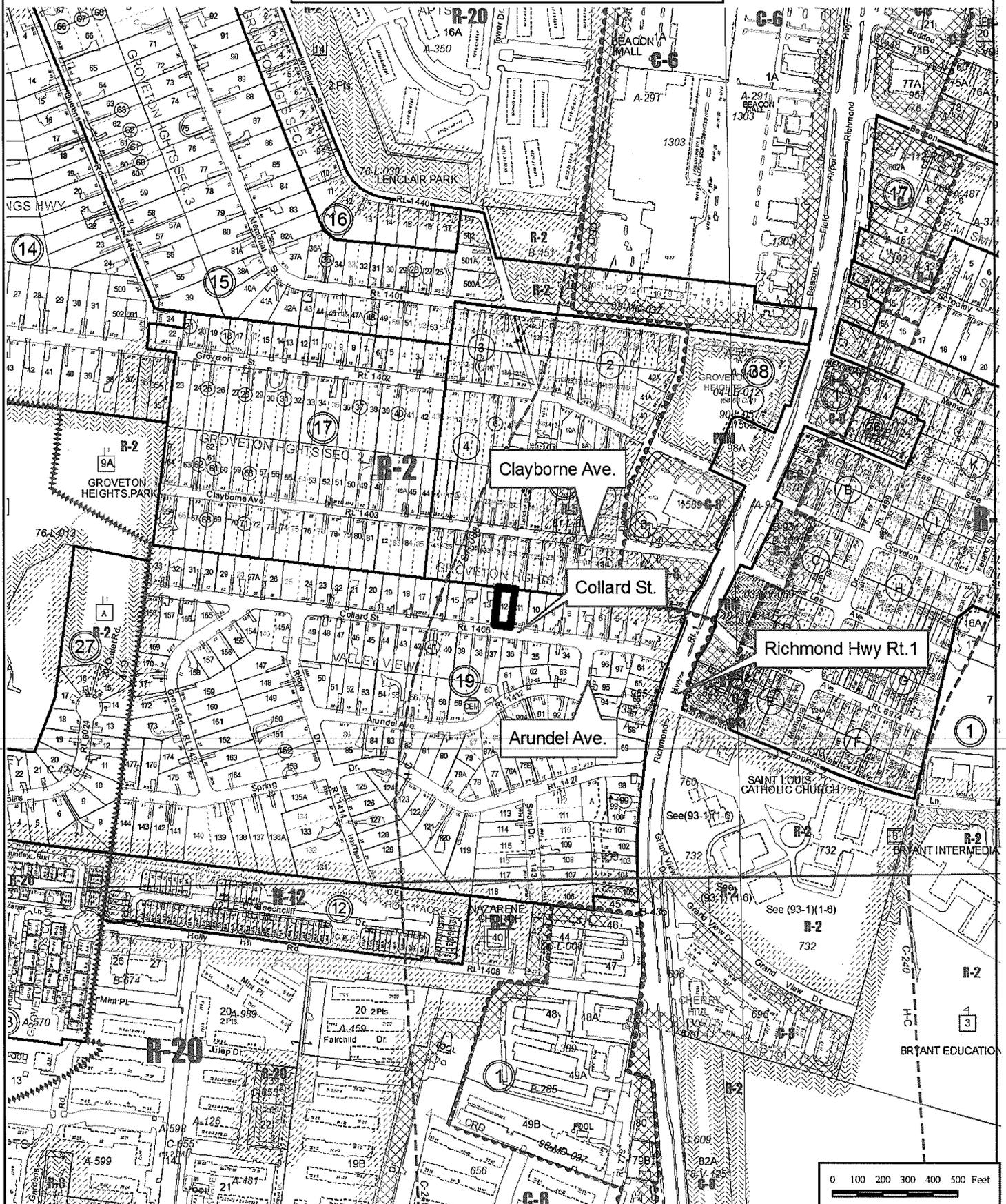
Special Permit
SP 2012-LE-072
THOMAS J. STANTON AND JILL R. STANTON



Special Permit

SP 2012-LE-072

THOMAS J. STANTON AND JILL R. STANTON



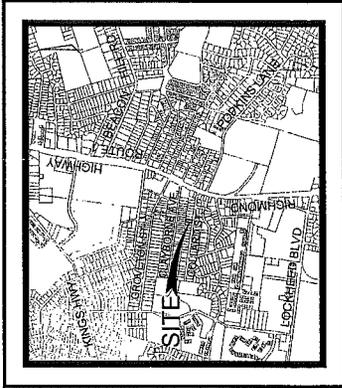
TREE TABLE

NO.	SIZE (DIA.)	TYPE
1	24"	RED CEDAR
2	18"	AMERICAN HOLLY
3	18"	AMERICAN HOLLY
4	18"	AMERICAN HOLLY
5	8"	SOUTHERN MAGNOLIA
6	14"	RED MAPLE
7	6"	BLUE SPRUCE
8	6"	JAPANESE MAPLE
9	6"	JAPANESE MAPLE
10	28"	PIN OAK
11	8"	JAPANESE MAPLE

Zoning Tabulations:
R-2 (Residential District, Two Dwelling Unit/Acre)

	Required	Existing
Minimum Lot Size	18,000 S.F.	9,750 S.F.
Minimum Lot Width	100'	65'
Maximum Building Height	35'	42.5'

Setbacks:
 Front (along any street right-of-way): 35 Feet
 Front (along any street right-of-way): 18.1' From O/H
 Sides: (W)/(E): 10.6 Feet (W) / 16.1 Feet (E)
 Rear: 25 Feet (W) / 8.8 Feet (E)



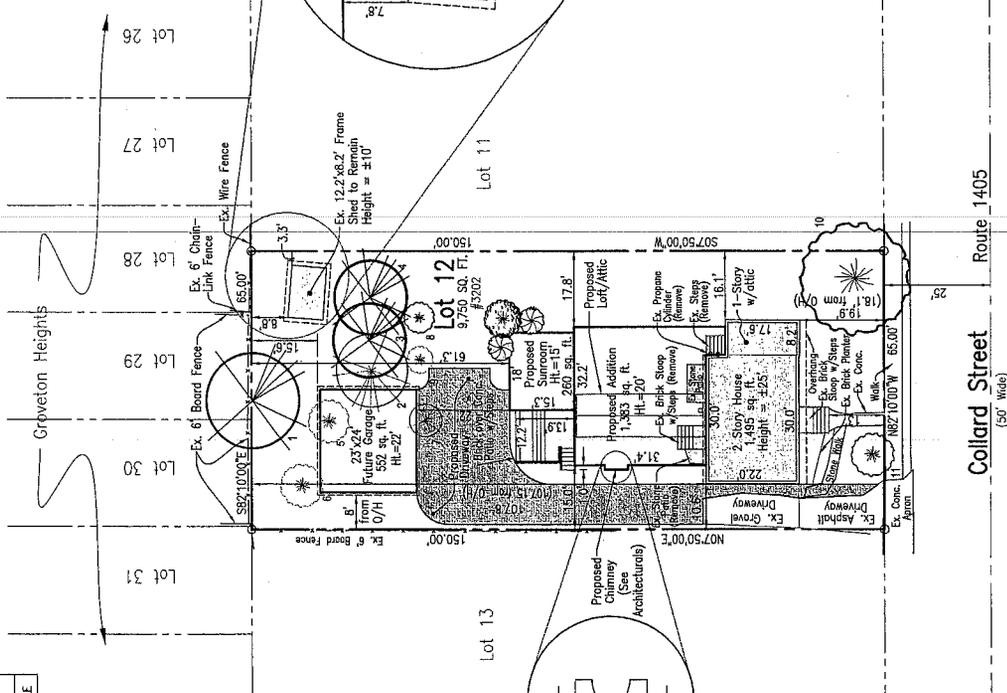
VICINITY MAP
SCALE: 1"=2,000'

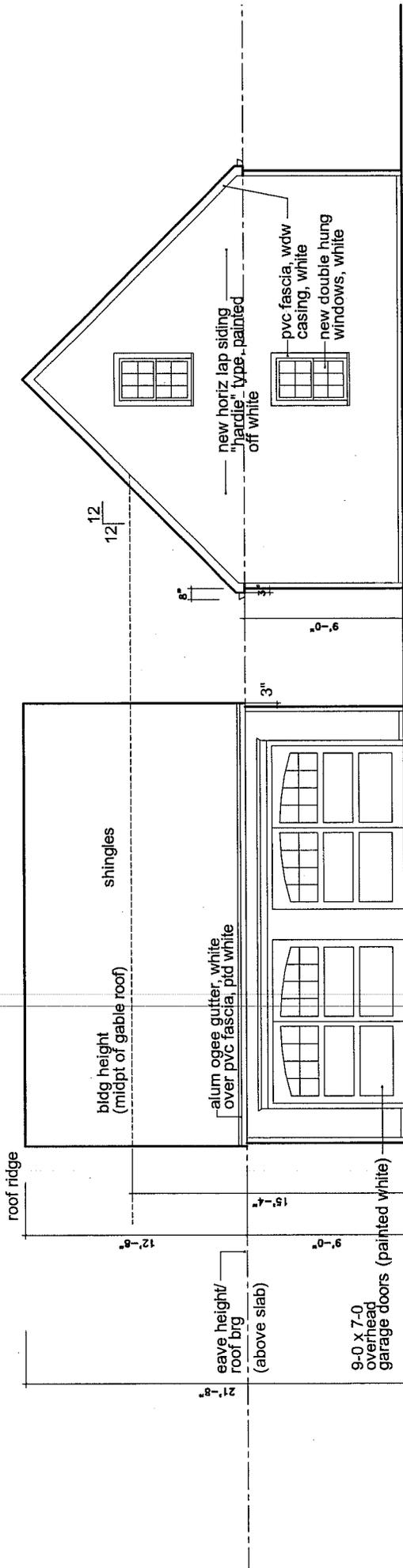
NOTES:

- THIS REQUEST IS FOR AN ADDITION OF 1,383 S.F. AND A 260 S.F. SUNROOM ONTO AN EXISTING NONCONFORMING SINGLE FAMILY 2-STORY DWELLING WITH A SIDE YARD OF 10.6' WHERE 15' IS REQUIRED AND AN EXISTING 19.9' FRONT YARD WHERE 35' IS REQUIRED. THE EXISTING SHED IS LOCATED WITHIN BOTH THE REQUIRED REAR AND SIDE YARDS. IN THE FUTURE, THE APPLICANT PLANS TO BUILD A 2-STOREY GARAGE WHICH WILL BE LOCATED 8' (INCLUDING THE OVERHANG) FROM THE WESTERN SIDE YARD AND 15.6' FROM THE REAR PROPERTY LINE.
- THIS PROPERTY IS LOCATED ON FAIRFAX COUNTY TAX MAP 92-2 ((19)) PARCEL 12 AND IS ZONED R-2 (RESIDENTIAL 2 DU/AC) AND THE HIGHWAY CORRIDOR OVERLAY DISTRICT.
- THE PROPERTY SHOWN HEREON IS CURRENTLY IN THE NAME OF MICHAEL W. KILPATRICK & WENDY BRONSON AS RECORDED IN DEED BOOK 7578 AT PAGE 1306 AMONG THE LAND RECORDS FAIRFAX COUNTY, VIRGINIA.
- THE BOUNDARY INFORMATION SHOWN HEREON IS BASED ON A FIELD RUN SURVEY BY RINKER DESIGN ASSOCIATES ON APRIL 27, 2012.
- THE SITE IS SERVED BY PUBLIC WATER AND SEWER.
- NO ADDITIONAL LANDSCAPING OR SCREENING IS PROPOSED, AT THIS TIME.
- TO THE BEST OF OUR KNOWLEDGE THERE ARE NO KNOWN EXISTING UTILITY EASEMENTS HAVING A WIDTH OF 25' OR GREATER ON THIS PROPERTY.
- ACCORDING TO FAIRFAX COUNTY MAPPINGS THERE ARE NO WETLANDS, FLOODPLAIN, EDC OR RPA ON THIS PROPERTY.

Original House + Existing Shed GFA: 1,595 S.F.
 Proposed Main Addition: 1,383 S.F.
 Proposed Sunroom: 260 S.F.
 Future Garage (23'x24'): + 552 S.F.
 = 2,195 S.F. (147%)
 Max Allowable Addition: = 2,243 S.F. (150%)
 (1,495 S.F. x 1.5)

Section 8-922
 Section 8-914
 Special Permit Plat
 Lot 12
3202 Collard Street
 Fairfax County, Virginia
 Scale: 1"=20' May 10, 2012
 Revised July 10, 2012
 Revised September 12, 2012
 Revised October 10, 2012
 Revised December 6, 2012
 Sheet 1 of 1
GRAPHIC SCALE
 (IN FEET)
 1 Inch = 20 Ft.



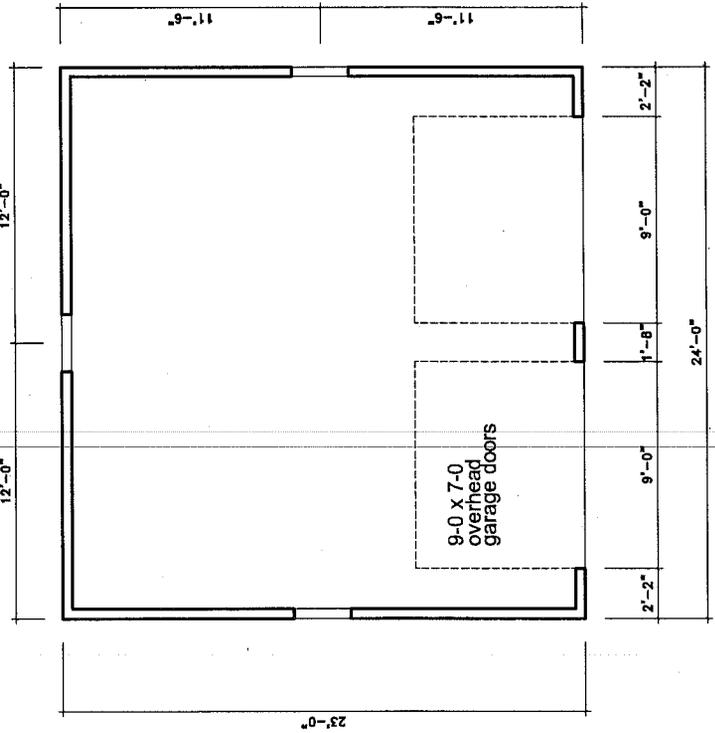


Garage Front Elevation

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

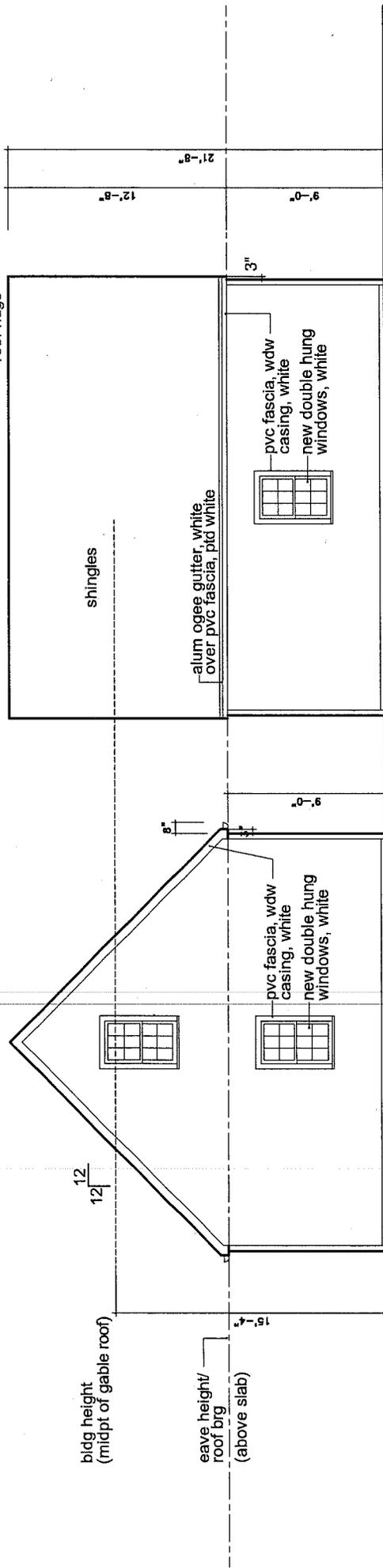
Garage Right Side Elevation

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



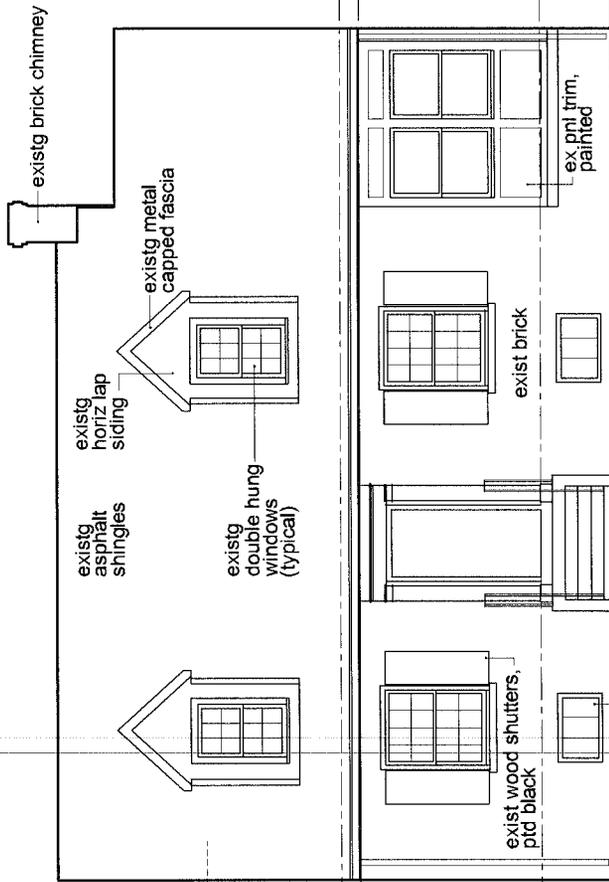
Proposed Garage Floor Plan

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



Garage Rear Elevation
scale: 1/8" = 1'-0"

Garage Left Side Elevation
scale: 1/8" = 1'-0"



exist bldg height
(midpt of front main roof)

2nd flr ff exist house

1st flr ff exist house

10'-3"
11'-5"
8'-2"
3'-3"

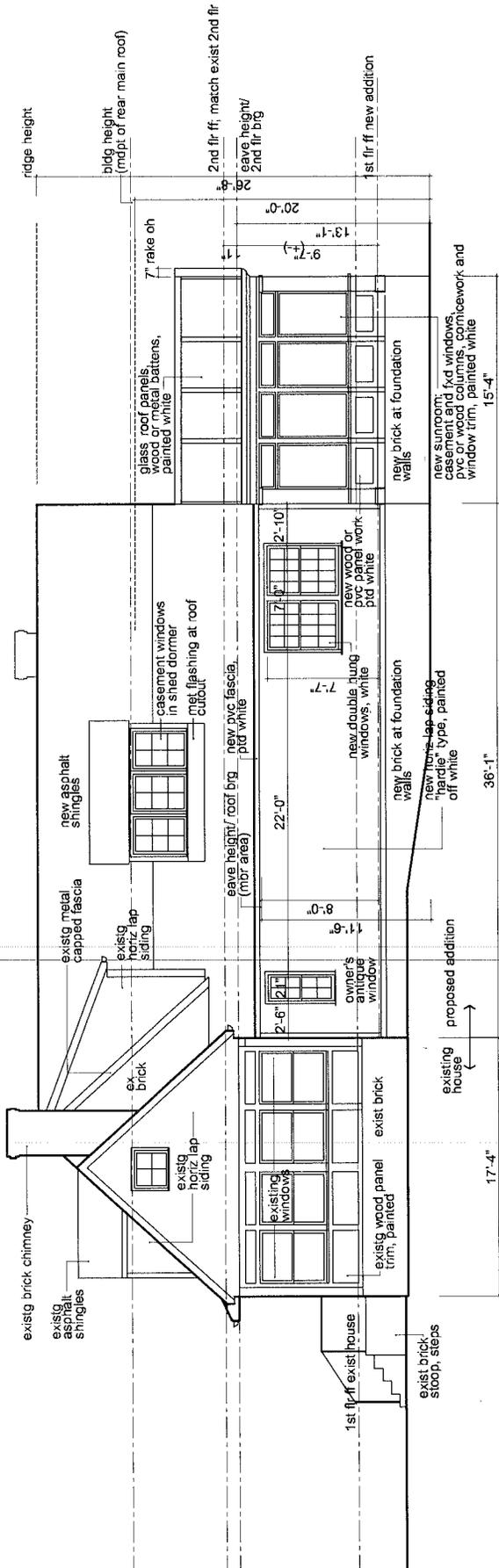
eave height
(existing, front)

Front Elevation
scale: 1/8" = 1'-0"

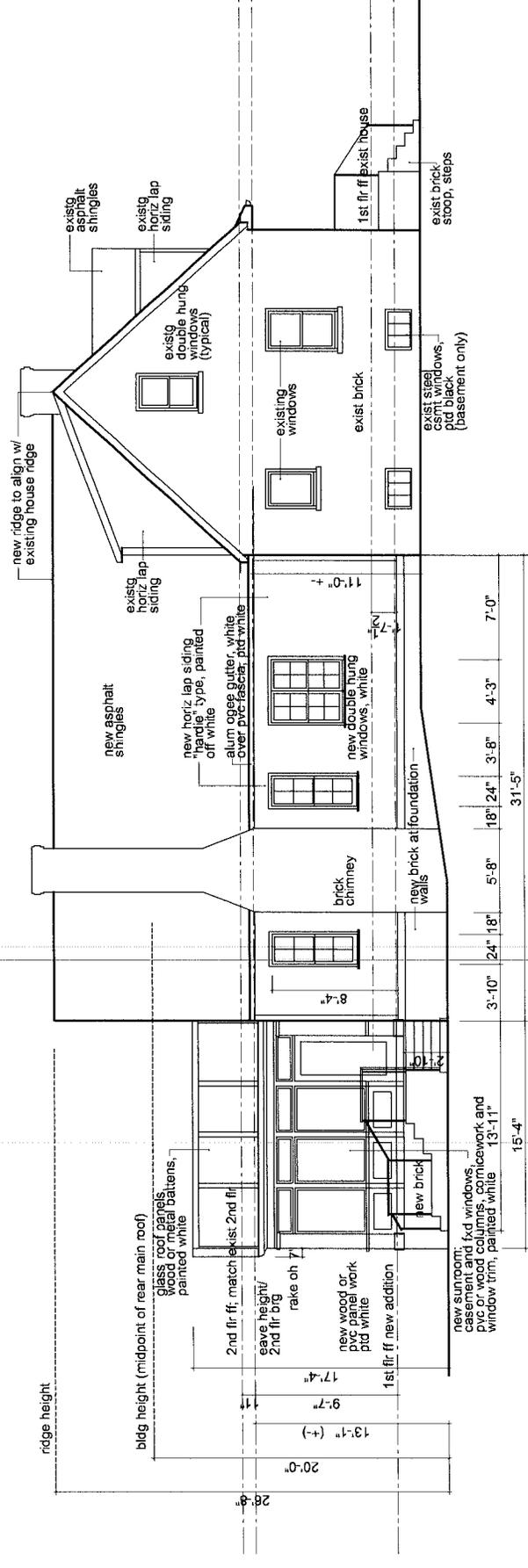
RECEIVED
Department of Planning & Zoning

SEP 12 2012

Zoning Evaluation Division

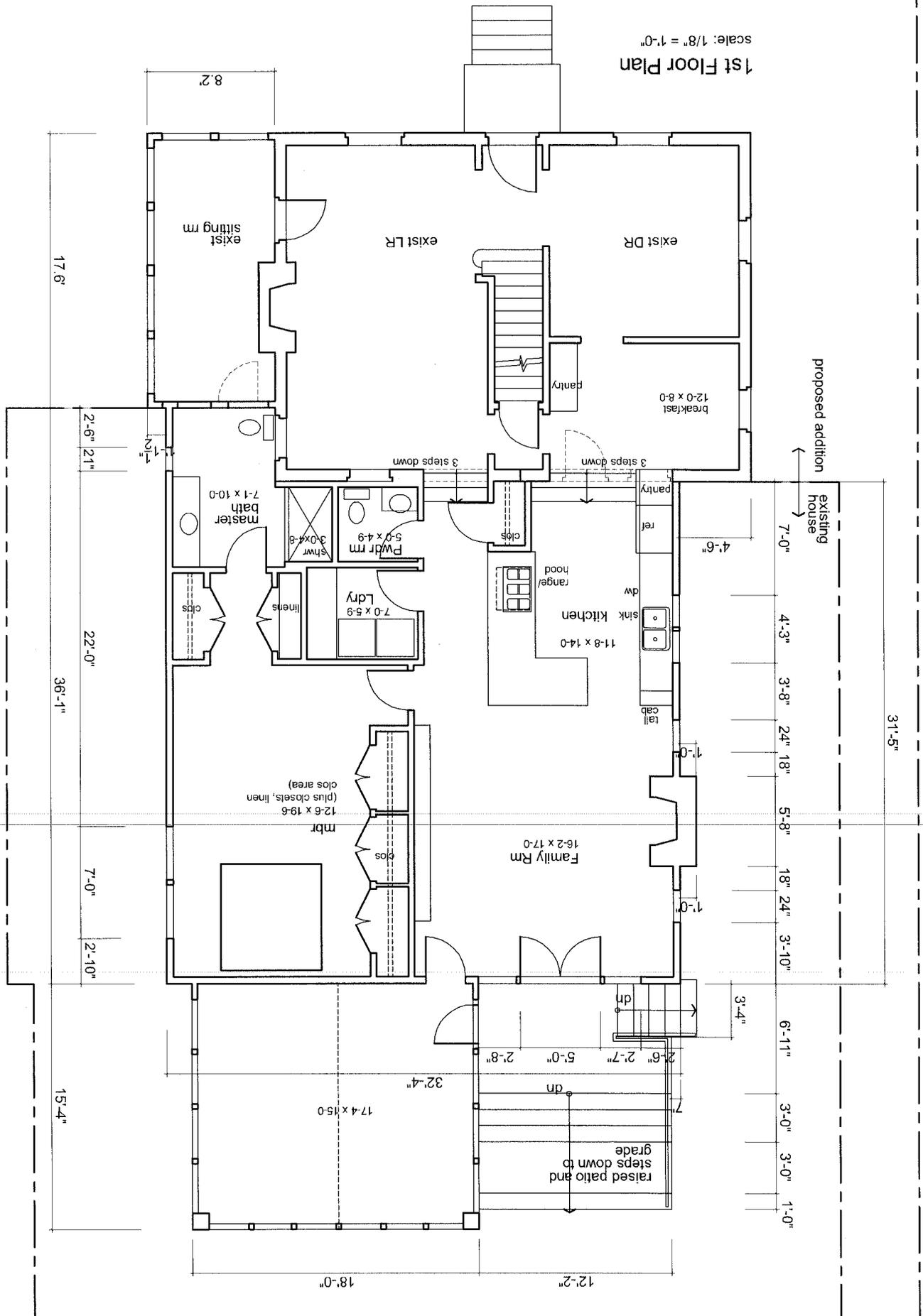


Right Side Elevation
 scale: 3/32" = 1'-0"



Left Side Elevation
 scale: 3/32" = 1'-0"

1st Floor Plan
 scale: 1/8" = 1'-0"



31'-5"

proposed addition
 existing house

7'-0" 4'-6" 4'-3" 3'-8" 24" 18" 5'-8" 18" 24" 3'-10" 6'-11" 3'-0" 3'-0" 1'-0"

3'-4"

1'-0" 1'-0"

12'-2"

18'-0"

32'-4"

17'-4" x 15'-0"

2'-10"

7'-0"

15'-4"

36'-1"

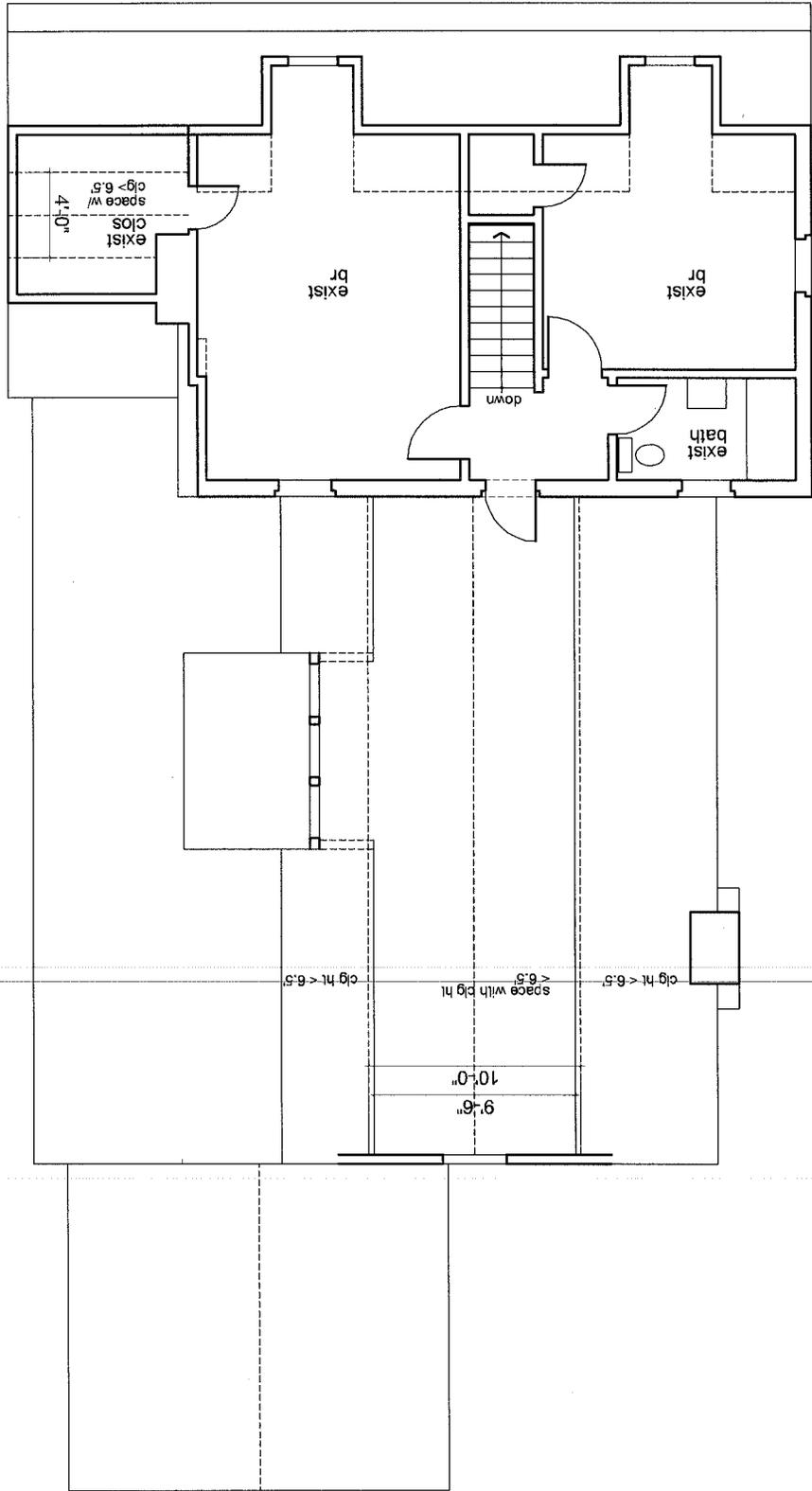
22'-0"

2'-6" 2'-1"

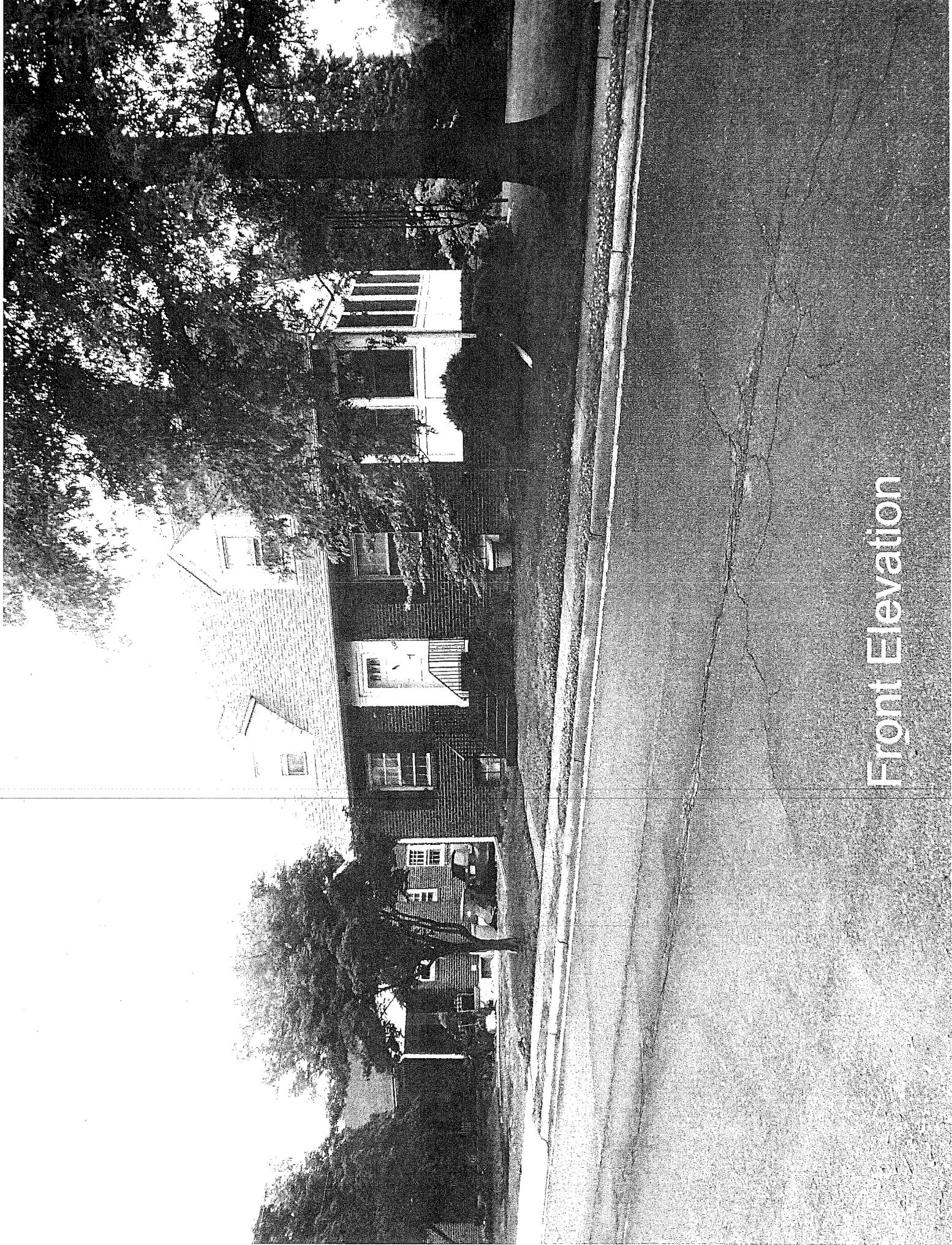
17'-6"

8.2'

2nd Floor Plan
scale: 1/8" = 1'-0"



proposed addition
existing house



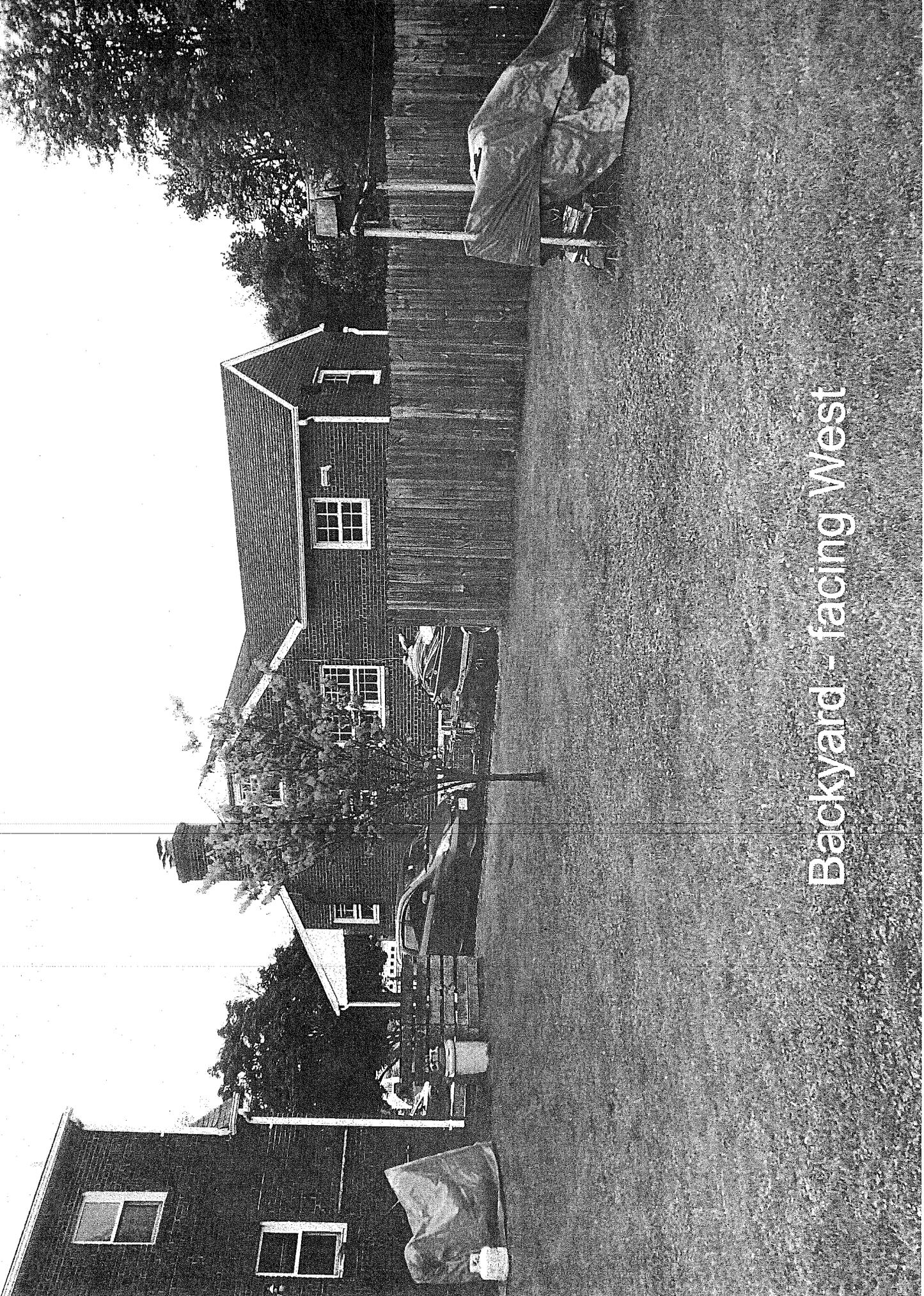
Front Elevation



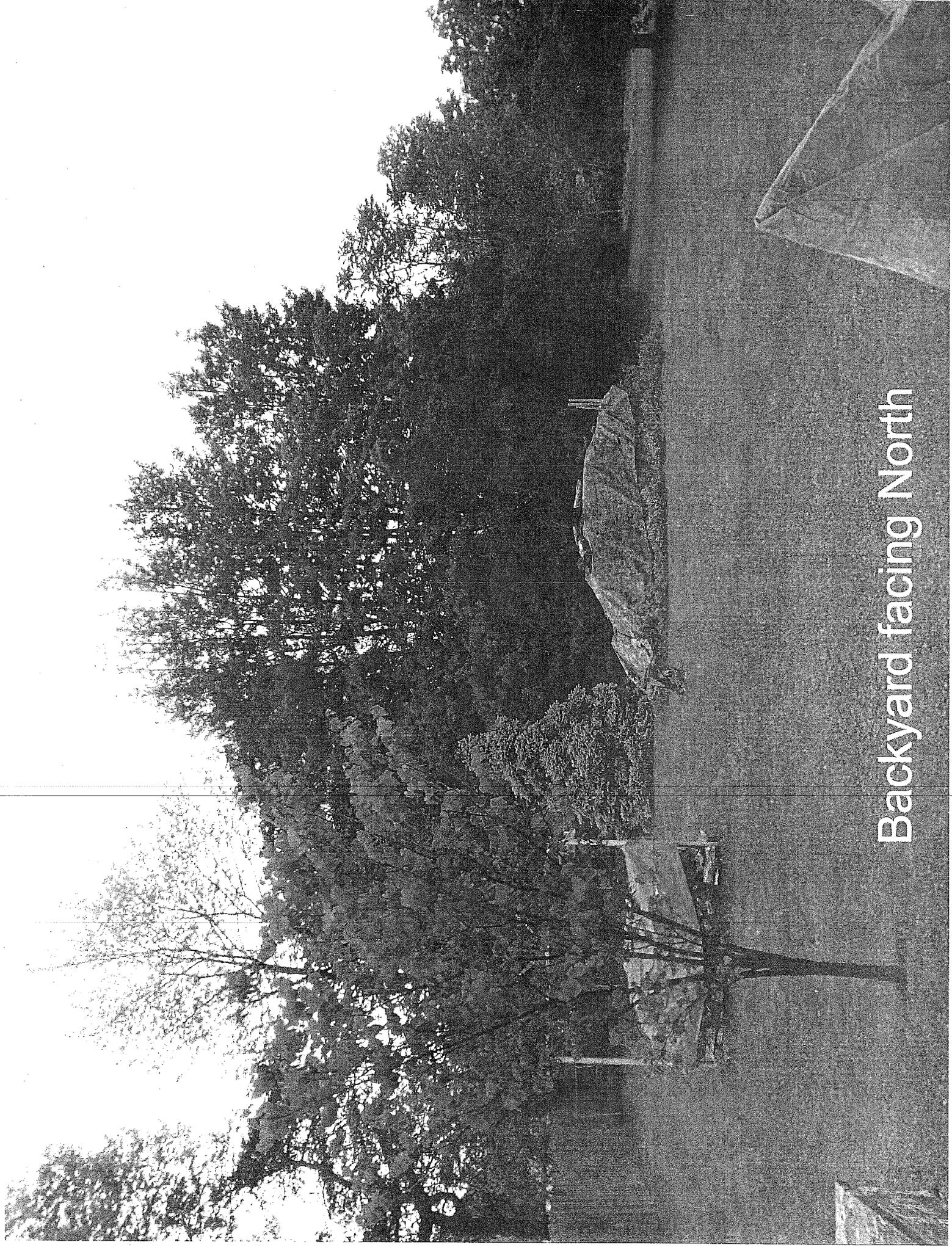
Facing West from Front Yard



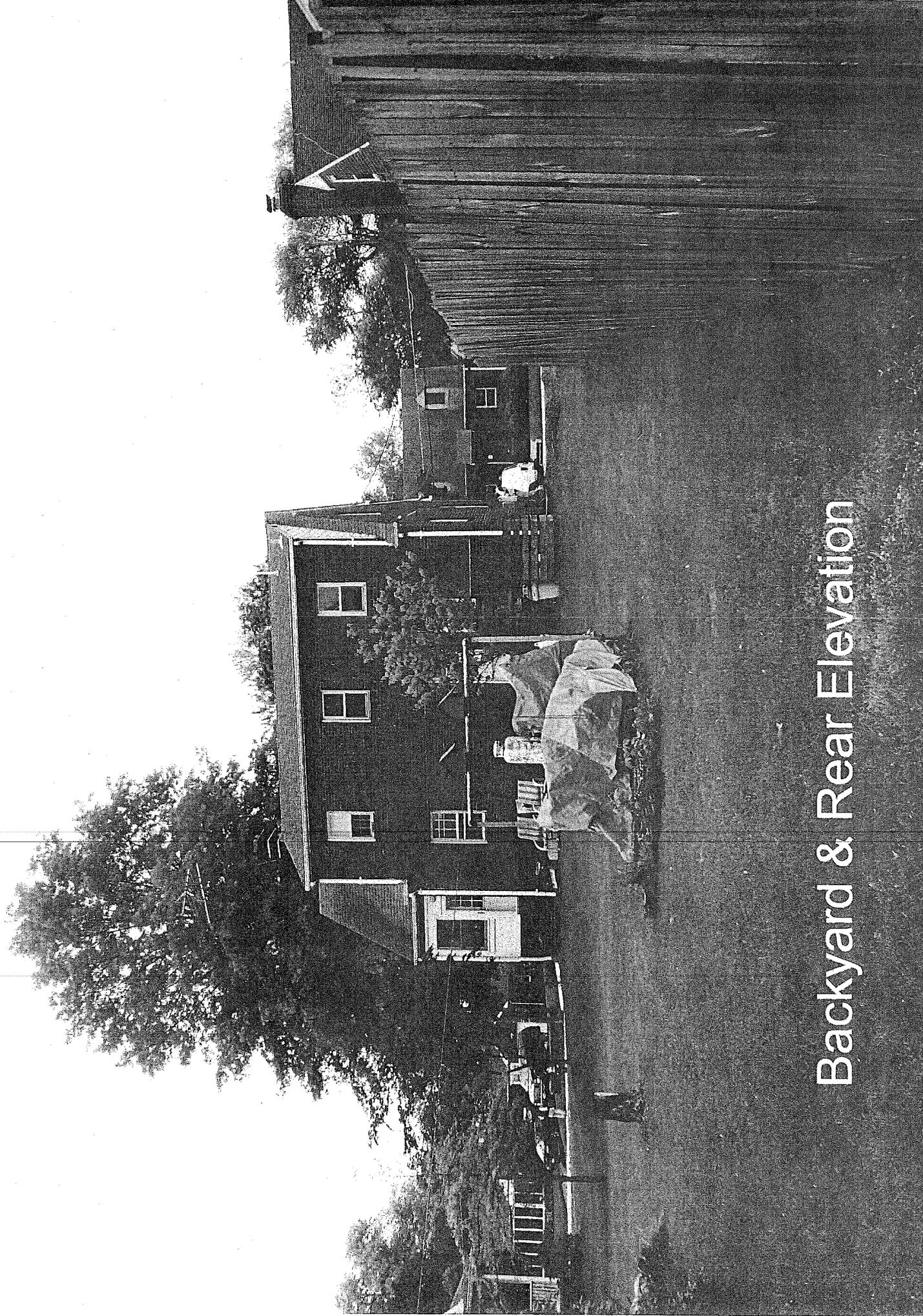
Left House Elevation



Backyard - facing West



Backyard facing North

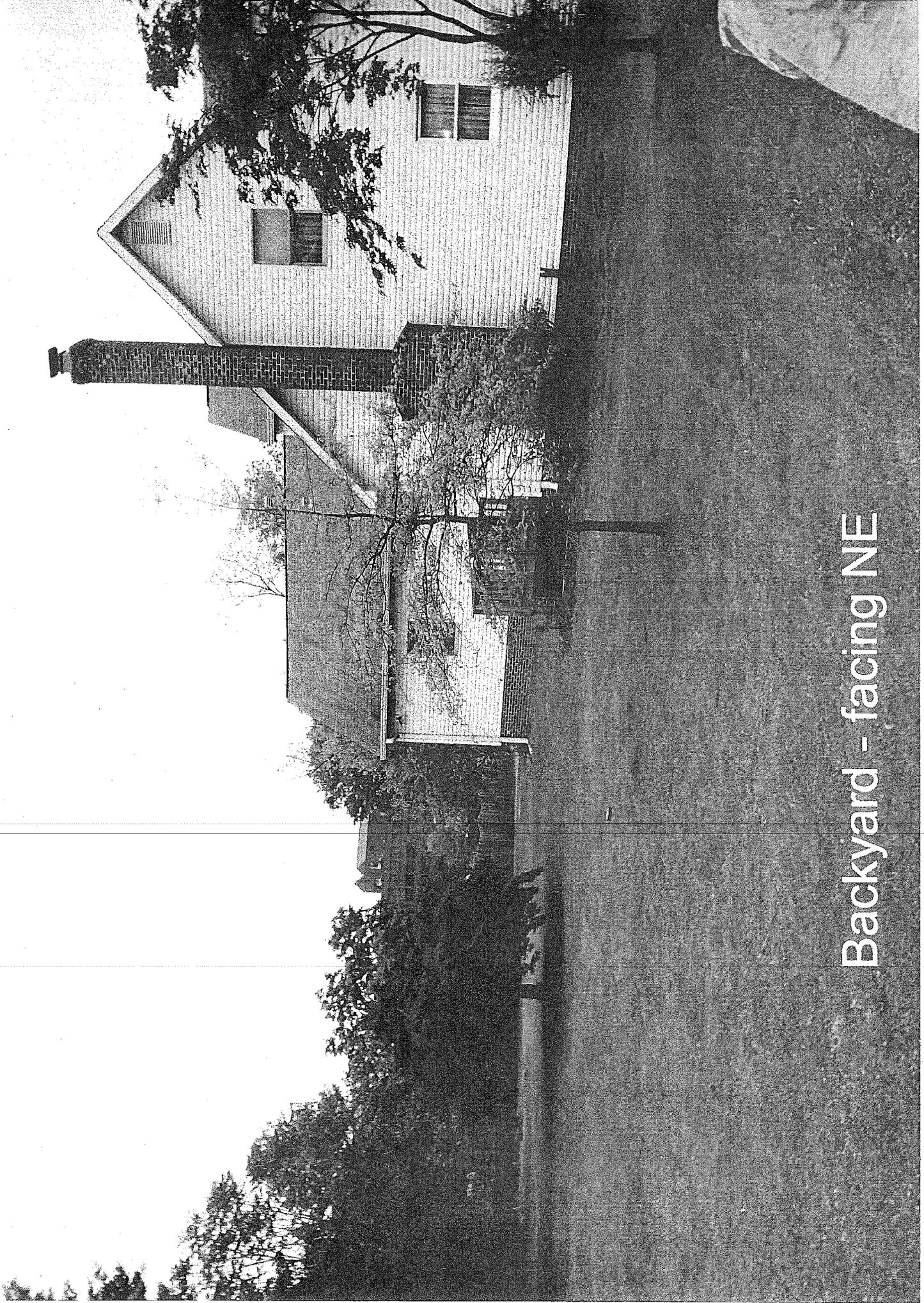


Backyard & Rear Elevation



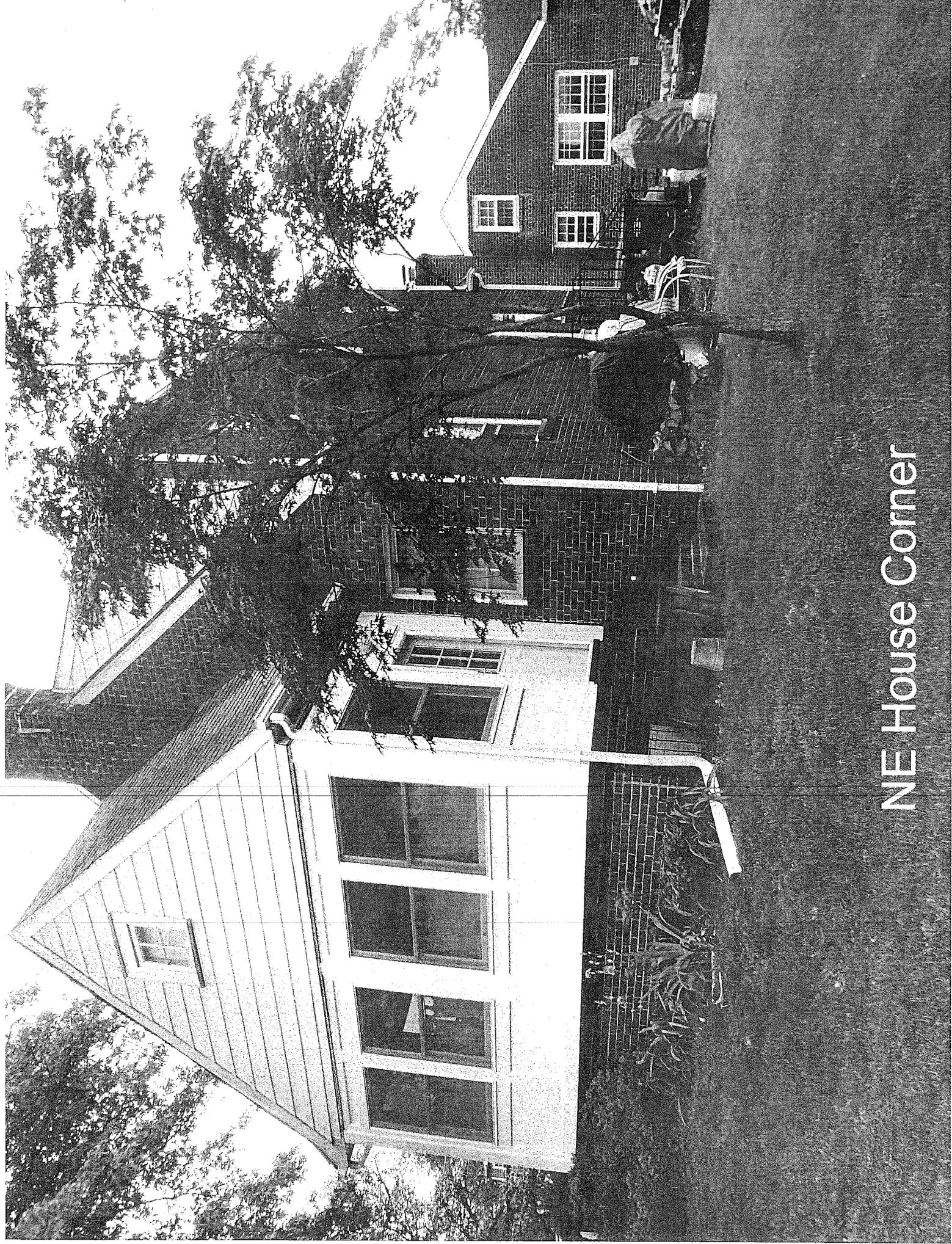
Rear Property Line & Shed

Backyard - facing NE

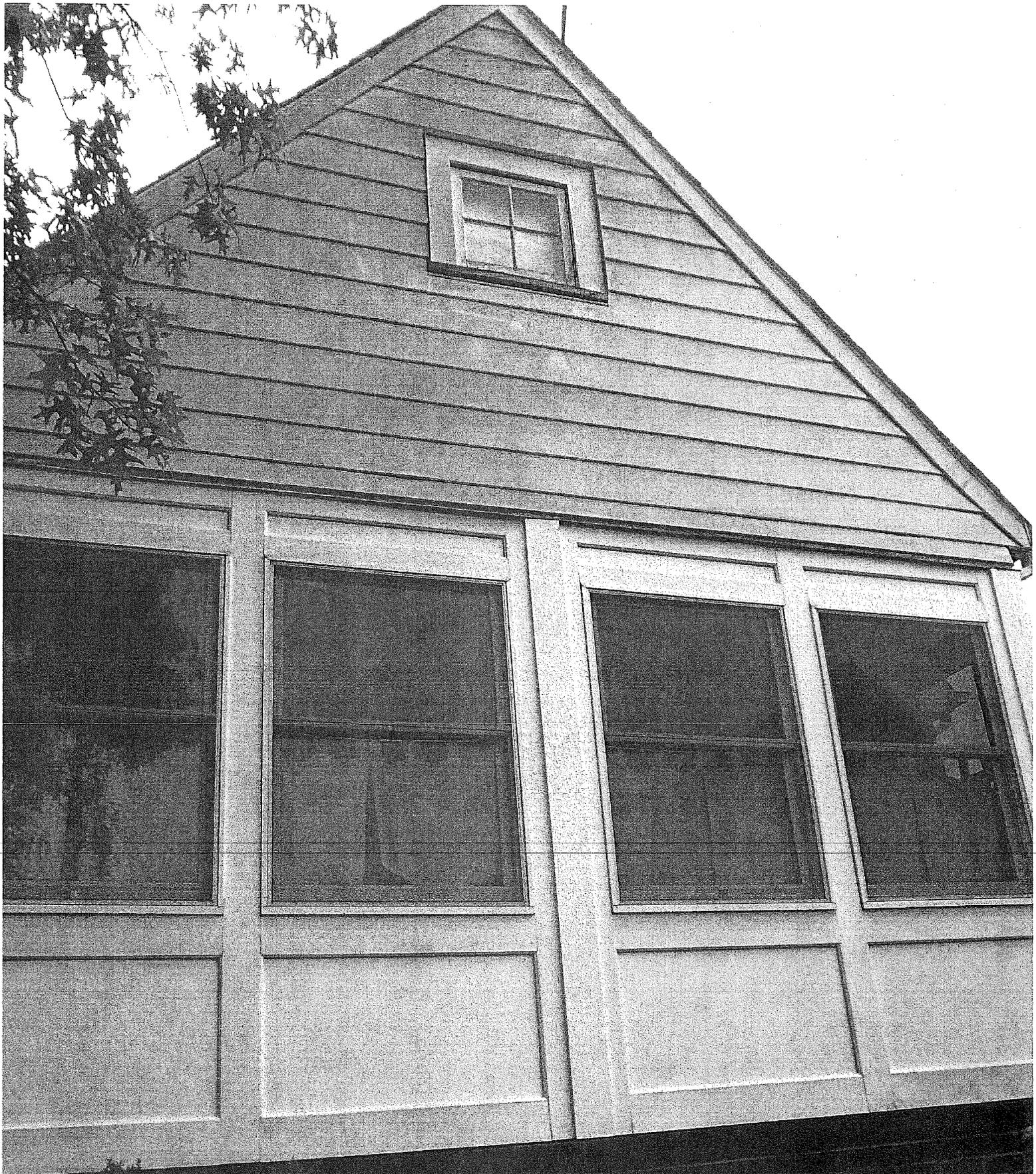




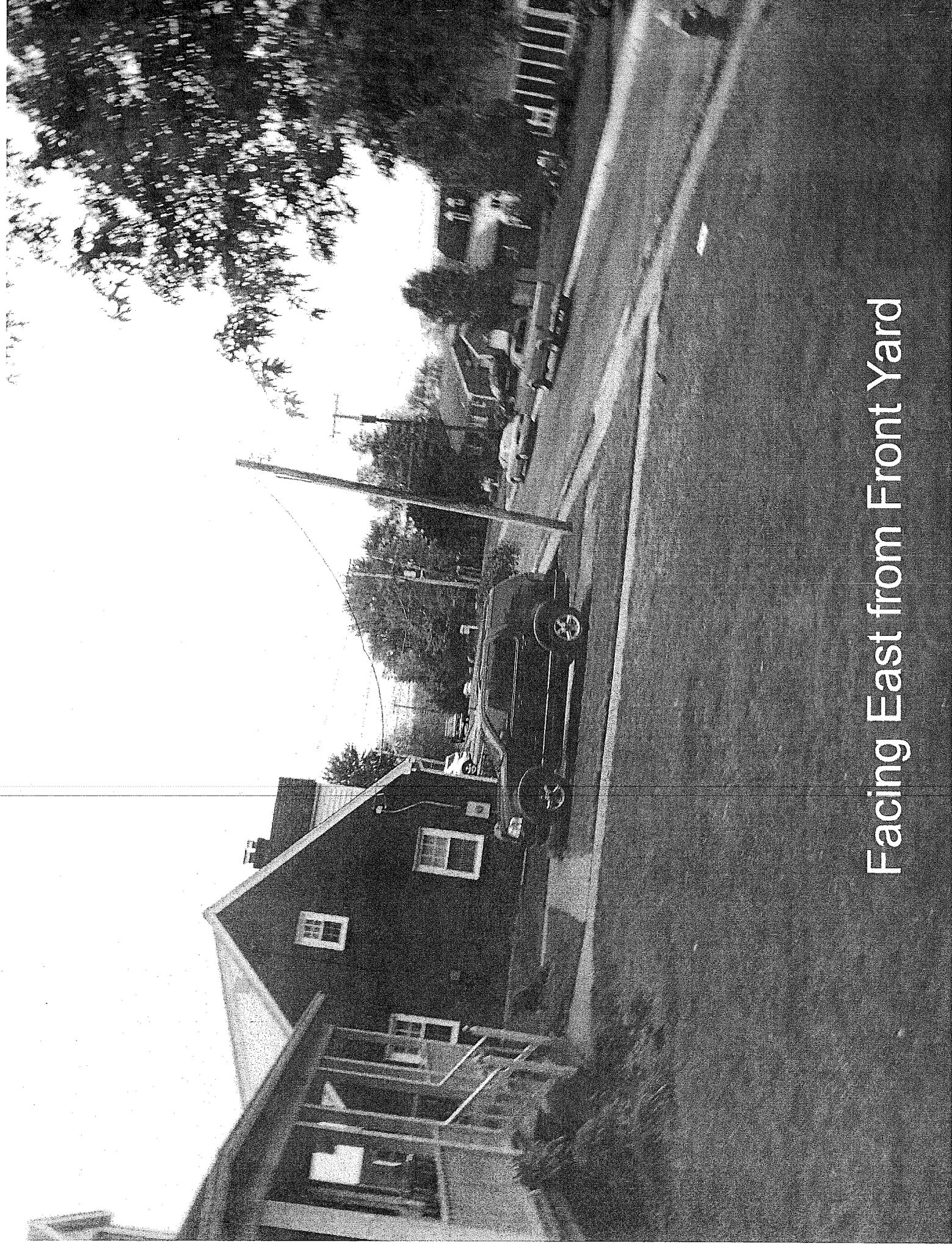
Backyard-facing SE



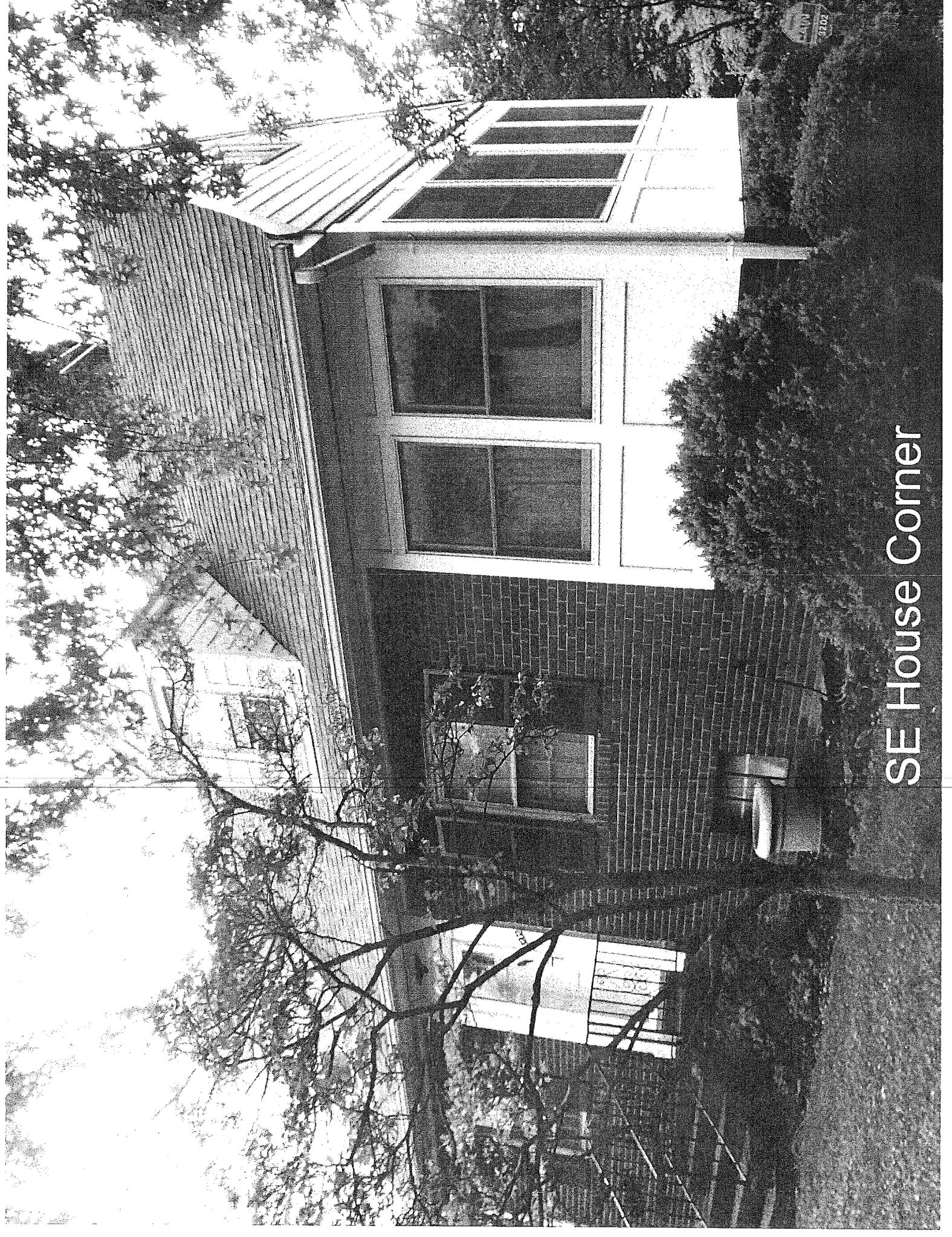
NE House Corner



Right Elevation



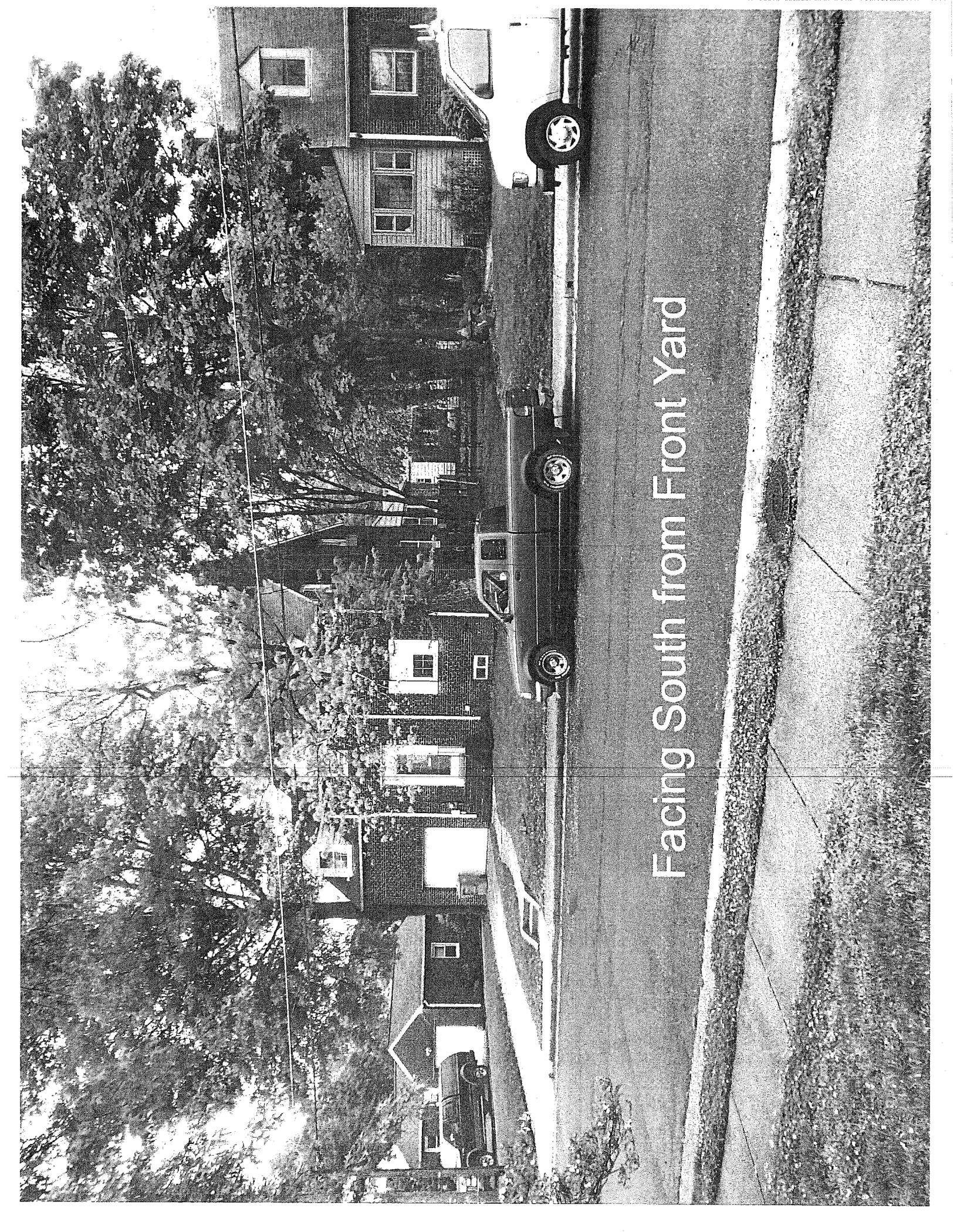
Facing East from Front Yard



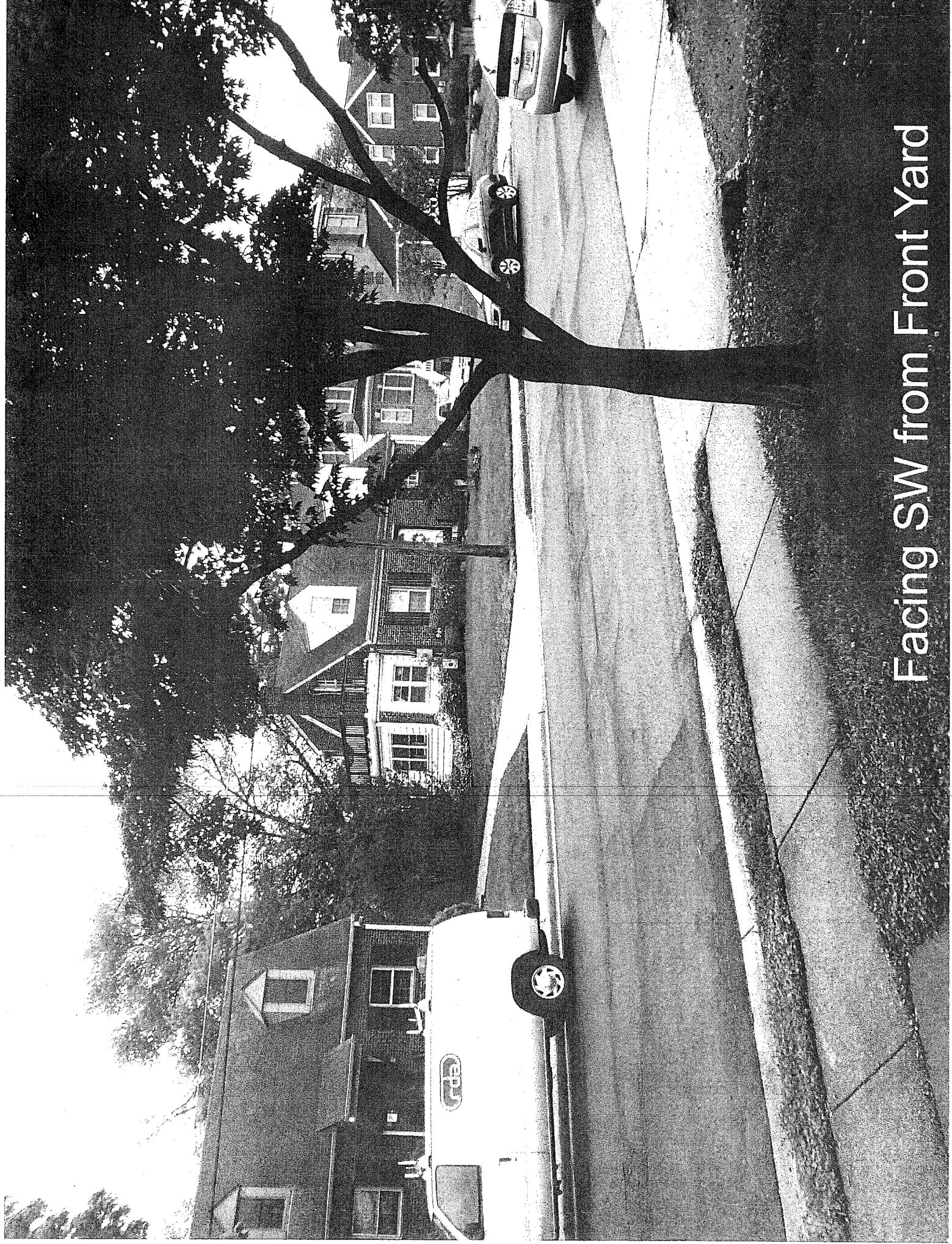
SE House Corner



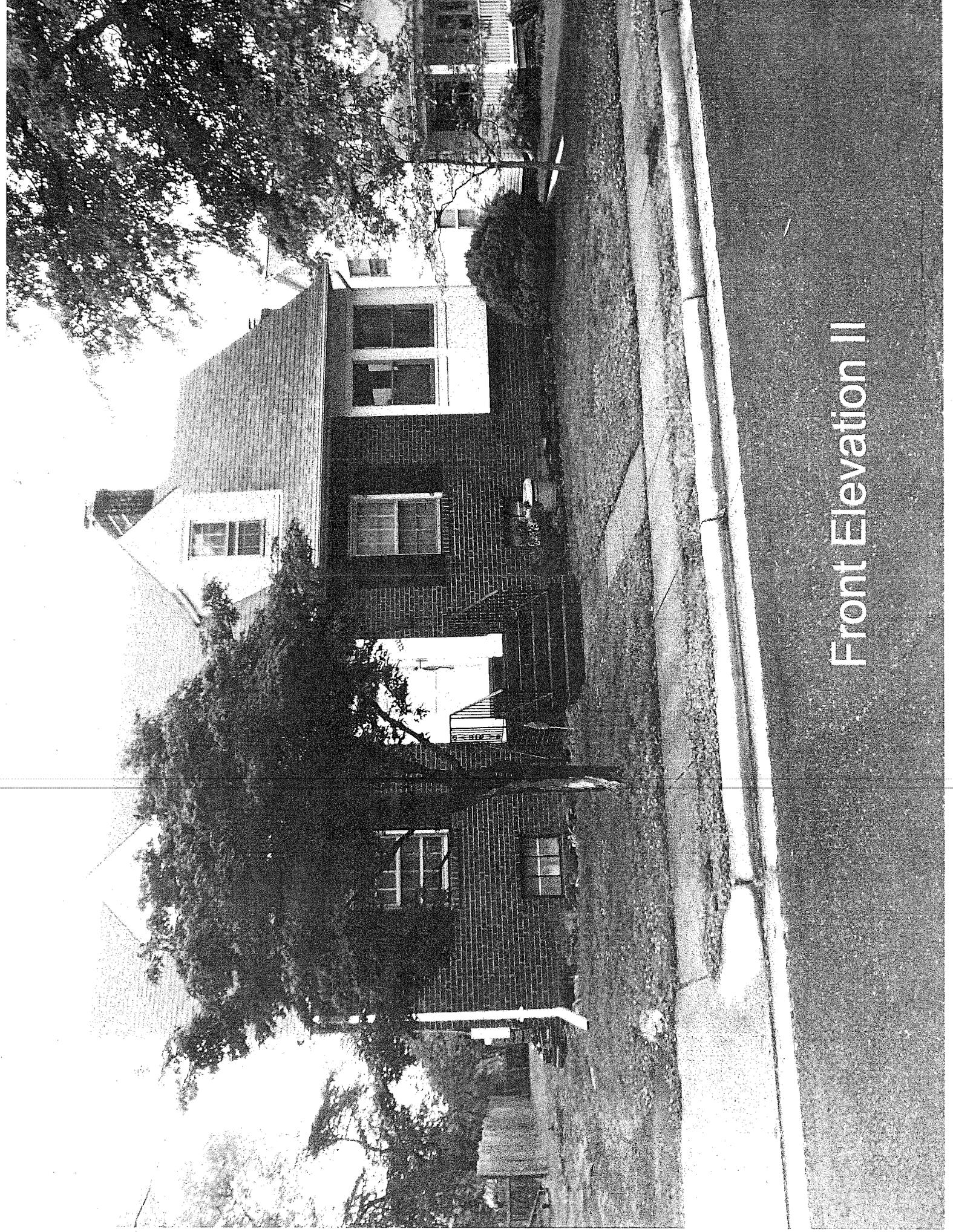
Adjacent Homes - East

A black and white photograph of a residential street. The street is paved and has a concrete curb on the right side. Several cars are parked along the curb, including a white car, a dark car, and a light-colored car. The houses are two-story brick buildings with gabled roofs and dormer windows. Large trees with dense foliage are in the foreground, partially obscuring the houses. The overall scene is a typical suburban neighborhood.

Facing South from Front Yard



Facing SW from Front Yard



Front Elevation II

DESCRIPTION OF THE APPLICATIONS

The applicant is requesting approval of a special permit to permit reduction to minimum yard requirements based on error in building location to allow an existing accessory storage structure, a shed, which measures 10.0 feet in height, to remain 2.3 feet to its eave from the eastern side lot line and 7.8 feet from its eave to the rear lot line.

	Structure	Yard	Min. Yard Req.*	Structure Location	Amount of Error	Percent of Error
Special Permit	Shed	Side (east)	15.0 feet	2.3 feet	12.7 feet	84.7%
	Shed	Rear	10.0 feet	7.8 feet	2.2 feet	22%

*Minimum yard requirement per Section 10-104

The applicant is also requesting approval of a special permit to permit reduction of certain yard requirements to allow the construction of an accessory structure, a garage, 8.0 feet to its eave from the western side lot line and 15.6 feet from its eave to the rear lot line.

	Structure	Yard	Minimum Yard Required*	Proposed Location	Proposed Reduction	Percentage of Reduction Requested
Special Permit	Garage	Side (west)	15.0 feet	8.0 feet	7.0 feet	46.7%
	Garage	Rear	22.0 feet	15.6 feet	6.4 feet	29.0%

*Minimum yard requirement per Section 10-104

EXISTING AND SURROUNDING SITE DESCRIPTION

The R-2 zoned property is developed with a two story brick and vinyl sided single-family detached dwelling constructed in 1940. The dwelling is situated toward the front of the 9,750 square foot lot. A one-story addition with attic exists to the east of the original dwelling. The existing dwelling is 10.6 feet from the western side lot line and 19.9 feet from the front lot line. The dwelling was in conformance with the minimum required yards at the time it was constructed. A set of brick steps and a concrete walkway to the sidewalk are located in the front yard. A gravel and asphalt driveway exists to the west of the dwelling. A stone walkway leads from the front concrete walkway to the driveway. Two stone patios and two sets of steps exist to the rear of the dwelling. One accessory storage structure is located in the northwestern portion of the property. A six foot board fence exists along a portion of the western property line and the northern property line.

There is significant existing mature vegetation consisting of mature trees on the property.

CHARACTER OF THE AREA

	Zoning	Use
North	R-2	Single Family Detached Dwellings
East	R-2	Single Family Detached Dwellings
South	R-2	Single Family Detached Dwellings
West	R-2	Single Family Detached Dwellings

BACKGROUND

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

- Variance VC 93-L-098 was approved on November 17, 1993 for Tax Map 92-2 ((19)) 17, zoned R-2, at 3300 Collard Street, to permit construction of accessory structure 6.0 feet from side and rear lot lines.
- Special Permit SP 2008-LE-027 was approved on September 9, 2008 for Tax Map 92-2 ((19)) 5, zoned R-2, at 3106 Collard Street to permit reduction to minimum yard requirements based on errors in building locations to permit an accessory storage structure to remain 3.0 feet from side lot line and roofed deck to remain 22.5 feet from front lot line and 10.3 feet from a side lot line.

ANALYSIS

- **Special Permit Plat** (Copy at front of staff report)
- **Title of Plat:** Special Permit Plat, Lot 12, 3202 Collard Street
- **Prepared by:** Rinker Design Associates, P.C., dated May 10, 2012 as revised through December 6, 2012.

Proposal:

The applicant proposes to construct a 552 square foot detached garage to be located 8.0 feet to its eave from the western side lot line and 15.6 feet from the rear lot line. It is proposed to be 22 feet in height. The existing driveway is proposed to be extended along the western side of the house to the garage.

According to the plat four trees will be removed due to the construction of the driveway and garage. The applicant has included four new trees, three proposed to be planted near the edge of the sunroom and one near the holly trees, to offset the trees that will be

removed during the construction.

The applicant also requests approval of an existing accessory storage structure, which measures 10 feet in height, to remain 2.3 feet from its eave to the eastern side lot line and 7.8 feet from the rear lot line.

ZONING ORDINANCE REQUIREMENTS

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

The application for the proposed addition must meet all of the following standards, copies of which are attached as Appendix 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, that the construction of the garage will not adversely affect the use or development of neighboring properties. It appears that other homes within the neighborhood have also made modifications to accommodate similar expansions. The garage appears to be in character with the properties and uses within the vicinity. Therefore, staff believes this standard has been met.*

Sect. 8-922 Provisions for Reduction of Certain Yard Requirements

This special permit application must satisfy all of the provisions contained in Sect. 8-922, Provisions for Reduction of Certain Yard Requirements. Standards 1, 2, 3, 11 and 12 relate to submission requirements and were satisfied at the time of submission. Standard 4 relates to additions, 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 5, 6, 7, 8, and 9.

Standard 5 states that 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. *The proposed accessory structure, the garage, shall be*

552 square feet and be 22 feet high. The garage is subordinate in size, purpose and use to the 1,495 square foot, 26 foot 8 inch high existing dwelling.

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 one and one half story garage will be compatible with the existing dwelling on the lot. The architecture and material will match the existing dwelling. The applicants have proposed the location of the garage in order to preserve a number of mature holly trees on the lot and to align the garage to the existing and proposed expansion of the driveway. Staff believes that the application meets this provision.

Standard 7 states that the BZA shall determine that the proposed development is harmonious with the surrounding off-site uses and structures in terms of location, height, bulk and scale of surrounding structures, topography, existing vegetation and the preservation of significant trees as determined by the Director. Staff research has shown that a number of neighboring properties have constructed additions or garages similar to the garage being proposed in this application (See Appendix 4). 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. The applicants state in the statement of justification that the total rear coverage, including the existing shed and the proposed garage, would be 19% of the minimum required yard. Staff believes that the proposed garage will not impact the use and or enjoyment of any adjacent property with regard to issues such as noise, air or safety. The applicants will need to ensure that there is minimal light encroachment onto their neighbors yards if they decide to install outdoor lighting. Staff believes that the application meets this provision.

Standard 9 states that the BZA shall determine that the proposed reduction represents the minimum amount of reduction necessary to accommodate the proposed structure on the lot. Specific factors to be considered include, but are not limited to, the layout of the existing structure; availability of alternate locations for the addition; orientation of the structure(s) on the lot; shape of the lot and the associated yard designations on the lot; environmental characteristics of the site, including presence of steep slopes, floodplains and/or Resource Protection Areas; preservation of existing vegetation and significant trees as determined by the Director; location of a well and/or septic field; location of easements; and/or preservation of historic resources. Staff believes the request to construct the detached garage is shown in the most suitable location as it will accommodate adequate automobile access to the garage and will preserve mature vegetation on site, as mentioned previously. The applicants state in their statement of

justification that they will add tree landscaping to replace some of the trees that are to be removed during construction. A development condition to this affect has been provided in Appendix 1. The lot was developed in 1940 and is smaller in size than a typical R-2 zoned lot, providing 9,750 square feet instead of the now required 18,000 square feet. The proposed rear addition and proposed sunroom are permitted by-right and are not the subject of this application. Other issues of wells, septic tanks, location of easements and preservation of historic resources are not applicable to this site. Therefore, staff believes that the application meets this provision.

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-LE-072 for the accessory garage structure with the 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. 2011 Aerial Photo of Property Neighborhood with Similar Garages
5. Applicable Zoning Ordinance Provisions

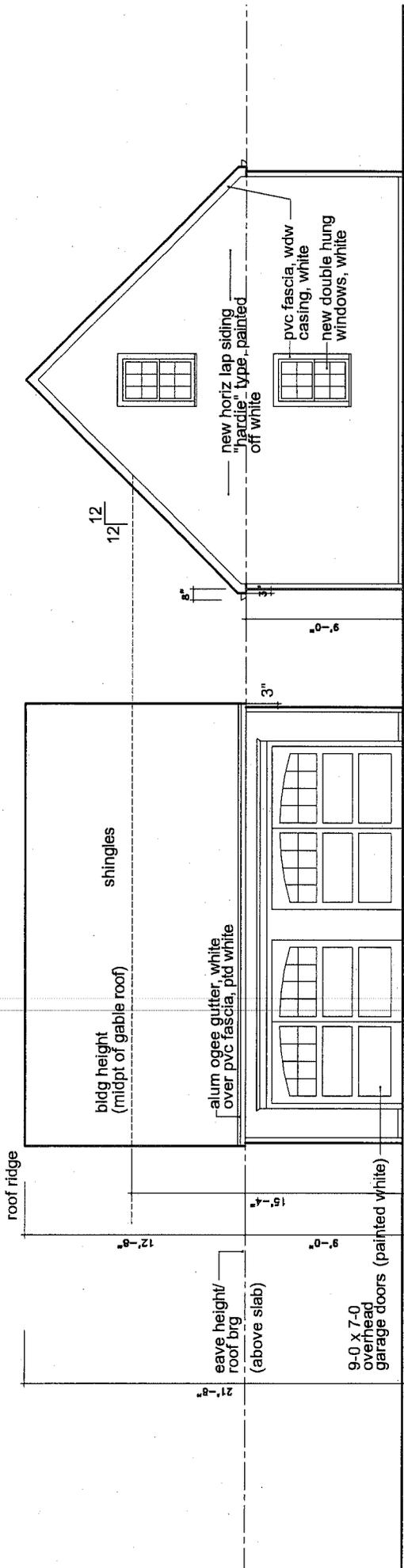
PROPOSED DEVELOPMENT CONDITIONS
SP 2012-LE-072
January 2, 2013

If it is the intent of the Board of Zoning Appeals to approve SP 2012-LE-072 located at Tax Map 92-2 ((19)) 12 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. This special permit is approved for the location and size of an accessory storage structure and a garage (552 square feet), as shown on the plat prepared by Rinker Design Associates, P.C., dated May 10, 2012 as revised through December 6, 2012, as submitted with this application and is not transferable to other land.
2. Prior to commencement of and during the entire construction process, the applicant shall designate the area around trees 1, 3 and 4 as shown on the special permit plat as a tree save area to protect existing on-site vegetation and shall install tree protection fencing to protect the vegetation in this area from construction activities. The protective fencing shall remain intact during the entire construction process, and shall be the maximum limit for clearing and grading. The applicant shall monitor the site to ensure that inappropriate activities such as the storage of construction equipment does not occur within the area.
3. Notwithstanding Note 7 on the special permit plat, three evergreen trees, a minimum of four feet in height at time of planting, shall be planted between the proposed garage and the western lot line.
4. The garage shall be generally consistent with the architectural renderings and materials as shown on Attachment 1 to these conditions.

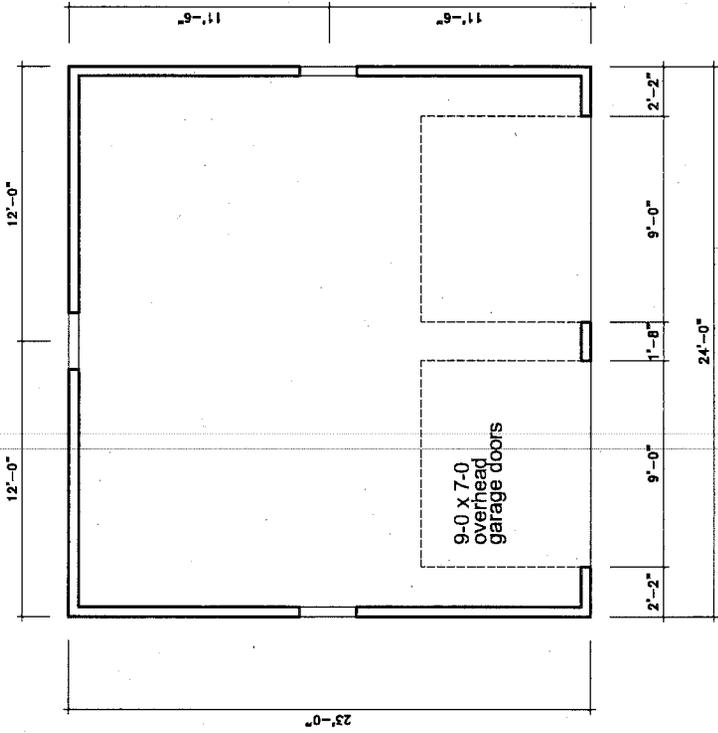
This approval, contingent upon the above-noted conditions, shall not relieve the applicant from compliance with the provisions of any applicable ordinances, regulations or adopted standards.

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



Garage Front Elevation

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

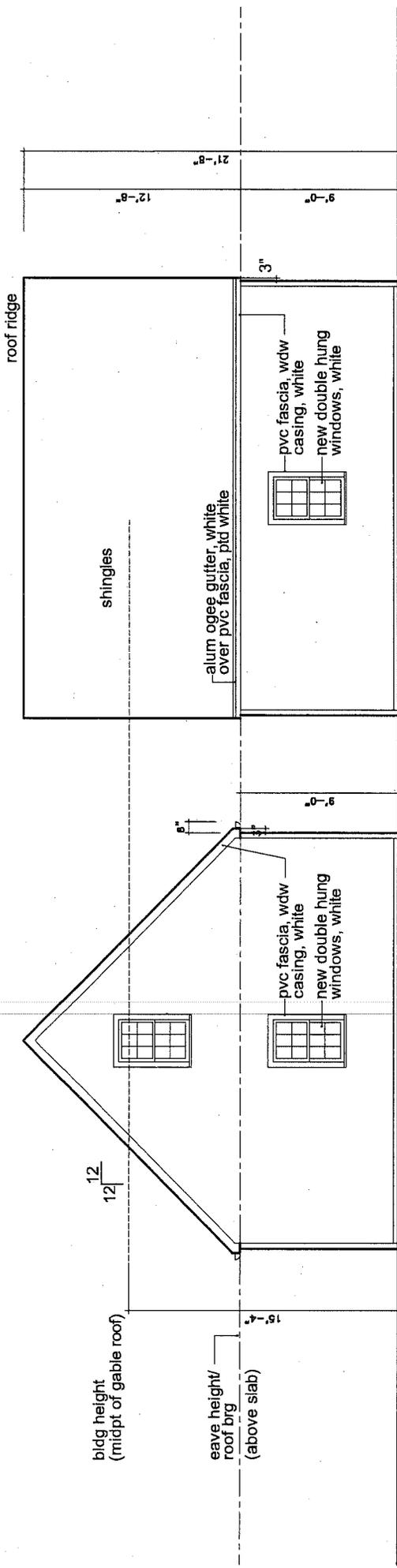


Proposed Garage Floor Plan

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

Garage Right Side Elevation

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



Application No.(s): SP 2012-LE-072
 (county-assigned application number(s), to be entered by County Staff)

SPECIAL PERMIT/VARIANCE AFFIDAVIT

DATE: June 19, 2012
 (enter date affidavit is notarized)

I, Thomas J. Stanton and Jill R. Stanton (contract purchasers), 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

116270

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)
Thomas J. Stanton and Jill R. Stanton	1211 Gatewood Drive, Alexandria, VA 22307	CONTRACT PURCHASERS Applicants
Michael W. Kilpatrick and Wendy Bronson Kilpatrick	7219 Beechwood Road, Alexandria, VA 22307	TITLE OWNERS
Rinker Design Associates, P.C. Eileen T. Carroll, Agent	9365 Discovery Blvd, Suite 200, Manassas, VA 20109 (New Address effective June 25, 2012)	AGENT/PROJECT PLANNER

Note: Thomas J. Stanton is a Virginia Attorney and practices law in Alexandria at 221 S. Fayette Street, with the Firm of Stanton & Associates, P.C.

(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-LE-072
(county-assigned application number(s), to be entered by County Staff)

SPECIAL PERMIT/VARIANCE AFFIDAVIT

DATE: June 19, 2012
(enter date affidavit is notarized)

116220

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)

RINKER DESIGN ASSOCIATES, P.C.
9300 West Courthouse Road, Suite 300
Manassas, VA 20110

Note New Address Effective June 25, 2012:
9365 Discovery Blvd, Suite 200, Manassas, VA 20109

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)

Edward B. Snider, Jr.
Stephen M. Seay
David S. Dwornik
Chun Mo Kim

(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-LE-072
(county-assigned application number(s), to be entered by County Staff)

SPECIAL PERMIT/VARIANCE AFFIDAVIT

DATE: June 19, 2012
(enter date affidavit is notarized)

116220

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**)

(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 - LE - 072
(county-assigned application number(s), to be entered by County Staff)

SPECIAL PERMIT/VARIANCE AFFIDAVIT

DATE: June 19, 2012
(enter date affidavit is notarized)

116220

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 - LE - 072
(county-assigned application number(s), to be entered by County Staff)

SPECIAL PERMIT/VARIANCE AFFIDAVIT

DATE: June 19, 2012
(enter date affidavit is notarized)

116220

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:

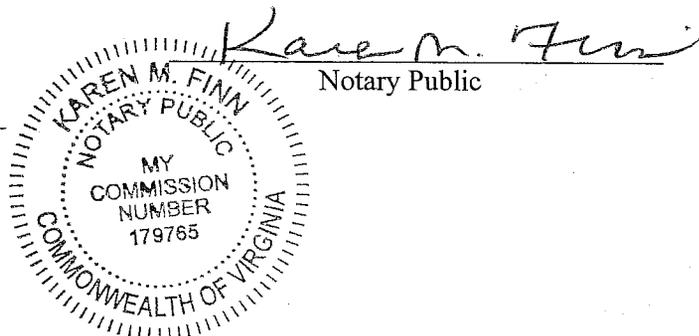
(check one)

[Signature] Jill R. Stanton
[✓] Applicant [] Applicant's Authorized Agent

Thomas J. Stanton and Jill R. Stanton, Applicants
(type or print first name, middle initial, last name, and title of signee)

Subscribed and sworn to before me this 19th day of June 2012, in the State/Comm. of Virginia, County/City of Alexandria.

My commission expires: 6/30/13





RINKER DESIGN ASSOCIATES, P.C.

Engineering • Surveying • Land Planning
Transportation • Right of Way • Environmental

Revised Statement of Justification December 2012

The applicants, Thomas J. Stanton and Jill R. Stanton, placed a contract to purchase an existing house in the Groveton area in Fairfax County. Mr. and Mrs. Stanton liked the neighborhood and wanted to live closer to their daughter's family, who live at 3314 Collard Street. Realizing that most of the surrounding homes had substantial additions, Mr. Stanton contacted the County and was told he needed a special permit since the existing house was nonconforming.

Built in the 1940's, and well before the current Zoning Ordinance was adopted, the house has a 19.9-foot front yard, where 35 feet is now required and the western side yard is 10.6 feet, where 15 feet is required. In addition, there is an existing wood-frame shed which sits within the rear and eastern side yard setbacks.

Subsequently, Mr. Stanton contacted his architect to design an addition which would provide a first floor master bedroom and a kitchen-family room but would fit into the neighborhood and onto the existing structure. The resulting proposed addition will be located at the back of the house but will comply with both of the 15-foot side yard setbacks. The main part of the addition will consist of a total of 1383 square feet, which includes a loft area above the proposed main level. Externally it will appear as a 2-story brick-and-siding addition to match the existing house. Toward the back of the proposed main level area, the applicant is proposing a sunroom, which consists primarily of multiple windows and is 260 square feet. The existing house has a total gross floor area of 1495 square feet.

In the future, the applicant is requesting permission to construct a 2-car garage toward the rear of the lot and parallel to the western property line and the existing board fence. The garage would measure 23 feet by 24 feet and have 552 square feet of floor area. It will be located 8 feet from the western property line to generally align with the existing driveway and to preserve as many of the existing trees as possible. The proposed garage encroaches the required minimum rear yard since it will be located 25 15.6 feet from the property line. This encroachment is 208 square feet and together with the existing shed (100 square feet) represents 19% of the minimum required rear yard, where a maximum 30% encroachment is allowed.

This request also includes allowing the existing shed to remain where it is currently located at 7.8 feet from the rear property line and 2.3 feet from the eastern property line, where a one-foot overhang completely surrounds the wood shed.

Written Description and Supplemental Justification

In addition, to the proposed residential addition and the detached garage, the applicant is requesting that the existing frame shed be allowed to remain under the provisions of Section 8-914 of the Zoning Ordinance, which allows a reduction of the minimum yard requirements based on an error in the placement of the structure on the lot.

In accordance with Section 8-914, Paragraph 2, the applicant believes that the BZA shall determine that:

- A. **The error exceeds 10%:** The shed is currently located 2.3 feet from the side lot line, where 15 feet is required. This side yard location represents an error of 85%. In addition, the shed is also located 7.8 feet from the rear property line, where 10 feet is required (a distance equal to its height). This represents a 22% error.
- B. **The noncompliance was done in good faith:** Although the applicant is the contract purchaser for this property, discussions with the owner substantiated that the shed was placed inadvertently too close to the property lines. See the Owner's Statement.
- C. **Such a reduction will not impair the purpose or intent of the Zoning Ordinance:** This side yard encroachment is located along the eastern property line toward the back of the lot where no additional physical structures are located. The only other feature is an unused clothes line pole.
- D. **It will not be detrimental to other properties:** Since the shed has been set in this location for several years, the use and enjoyment of the surrounding properties has not been reduced.
- E. **It will not create an unsafe condition:** The existing shed is well constructed and maintained. The contract purchaser intends to store the normal yard tools and equipment in the shed and keep it locked when not in use. It is located at least 130 feet from the public street.
- F. **Forced compliance would cause unreasonable hardship:** Originally, the existing shed was placed on cinder block footers and a concrete step was constructed at the front opening of the shed. It is also very close to the large American holly trees. To move and/or relocate this shed would be a substantial financial burden and a hardship to the contract purchaser. In addition the well-developed landscaping surrounding the shed may be damaged with the move.
- G. **No density increase:** The reduction in the required 15-foot side yard to 2.3 feet would not impact the density or FAR of this existing 2-story residential single family home.

To the best of our knowledge, there are no known hazardous or toxic substances being generated, utilized, stored, treated or disposed of on this property. There is an existing propane cylinder near the outdoor grill which will be removed, prior to the construction of the proposed addition.

As shown on the SUP Plat, the proposed addition will conform to all applicable ordinances, regulations and adopted standards.

As previously mentioned, this house was built in the 1940's and is representative of the style available at that time. The proposed addition will clearly be subordinate in purpose, scale, use and intent to the existing home. The existing living room, dining room and the two upstairs bedrooms will remain, while the addition will expand the entertainment and gathering areas for the family. Only one bedroom will be added and it will be located on the main level for the convenience of the applicants, who are 69 and 71.

In accordance with Section 8-922, the applicants believe the BZA shall determine that:

- The proposed addition will be in character with the existing house. As shown on the Plat and elevations, the addition will be located at the rear of the house and conform to the 15-foot minimum side yard requirement with the allowable extension for the proposed chimney and 11 inches for the eave and gutter, which will be at least 10 feet above the existing grade. The addition will also follow the existing roofline, so that standing directly in front of the house, the proposed addition would not be visible. Building materials for the addition will be very similar to the original brick and wood siding façade.
- The proposed addition will be harmonious with the neighboring residences since several of the surrounding neighbors have constructed additions onto their homes.
- Similarly, the proposed addition will not adversely impact the use or enjoyment of the adjacent property in regard to noise, light, air, erosion and stormwater runoff.
- Great care and consideration was given to the architectural layout of the proposed addition. At one time a full 2-story addition was considered but the decision was made for a lower profile, in keeping with the neighboring homes. As shown on the plat, the proposed addition will conform to the existing R-2 side yard requirements, where the original dwelling does not. In addition, the proposed sunroom has been centrally located to allow open space on both sides and a reasonable distance from the proposed garage. Additional landscaping will be added in the future to replace some of the existing trees which will be removed during construction.

In accordance with Section 8-922, the applicants believe the BZA shall determine that:

- The proposed garage has been architecturally designed to maintain the character of the existing residence. Using horizontal lap siding, painted off-white, the new garage will complement the existing wood trim on the original home as well as on the foundation of the proposed adjacent sunroom. Located between the 2-story house and the 10-foot high shed, the proposed ~~1-story~~ garage follows the grade contours and presents a tapering of the heights between the two existing structures.
- After reviewing the neighboring houses along Collard Street, it appears that both attached and detached garages are very common in the immediate vicinity. According to tax records, garages were noted on Lots 9, 10, 15, 34, 35, 37 and 39. In this case, the proposed garage is sited 8 feet from the western property line in an effort to preserve as many trees as possible. This 8-foot setback is more than 50% of the required minimum side yard requirement in the R-2 District.
- The garage will also be somewhat screened from the immediate neighbors to the west since an existing board fence is located along the property line. Overall the proposed garage will not adversely impact the use or enjoyment of the adjacent property in regard to noise, light, air, erosion and stormwater runoff.
- The proposed garage has been placed as far back into the rear yard as possible both to preserve the existing vegetation and to align with the existing driveway.



Applicant Property

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.