



APPLICATION ACCEPTED: November 21, 2012

DATE OF PUBLIC HEARING: February 6, 2013

TIME: 9:00 a.m.

# County of Fairfax, Virginia

January 30, 2013

## STAFF REPORT

SPECIAL PERMIT APPLICATION NO. SP 2012-SP-082

### SPRINGFIELD DISTRICT

**APPLICANT:** Rajesh Kale

**OWNERS:** Rajesh Kale  
Sarita Kale

**LOCATION:** 4207 Majestic Lane, Fairfax, 22033

**SUBDIVISION:** Greenbriar

**TAX MAP:** 45-3 ((02)) (24) 13

**LOT SIZE:** 8,775 square feet

**ZONING:** R-3 (Cluster), WS

**ZONING ORDINANCE PROVISION:** 8-914, 8-922

**SPECIAL PERMIT PROPOSAL:** To permit reduction to minimum yard requirements based on error in building location to permit deck to remain 4.0 ft. from rear lot line and accessory storage structure to remain 2.1 ft. from side lot line and to permit reduction of certain yard requirements to permit construction of an addition 17.7 ft. from rear lot line.

**Recommendation:** Staff recommends approval of SP 2012-SP-082 for the addition with adoption of the proposed development conditions contained in Appendix 1.

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

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Rebecca Homer  
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/](http://www.fairfaxcounty.gov/dpz/)



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 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.

For additional information, call Zoning Evaluation Division, Department of Planning and Zoning at 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 48 hours advance notice. For additional information on ADA call (703) 324-1334 or TTY 711 (Virginia Relay Center).

# Special Permit

SP 2012-SP-082

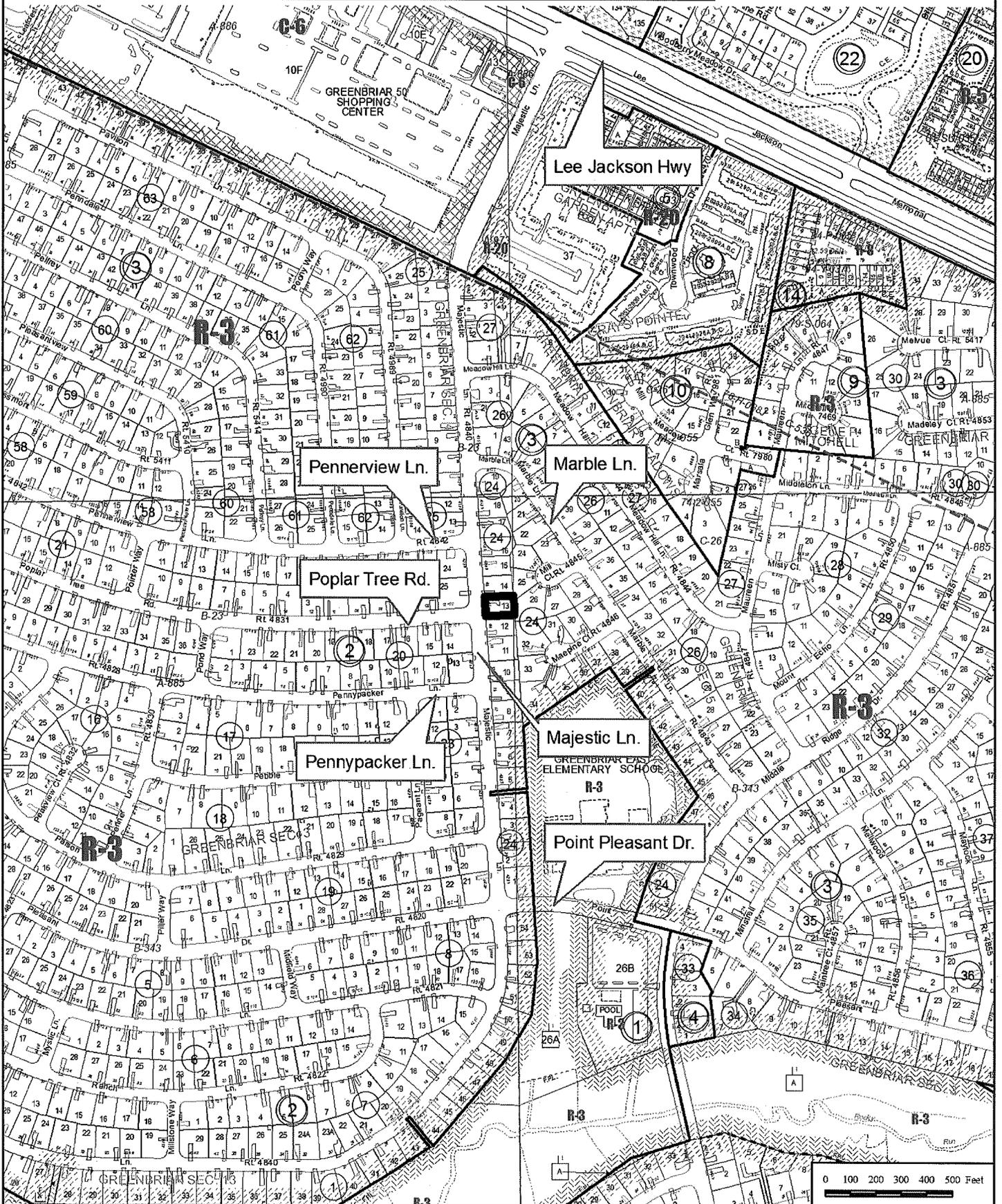
RAJESH KALE



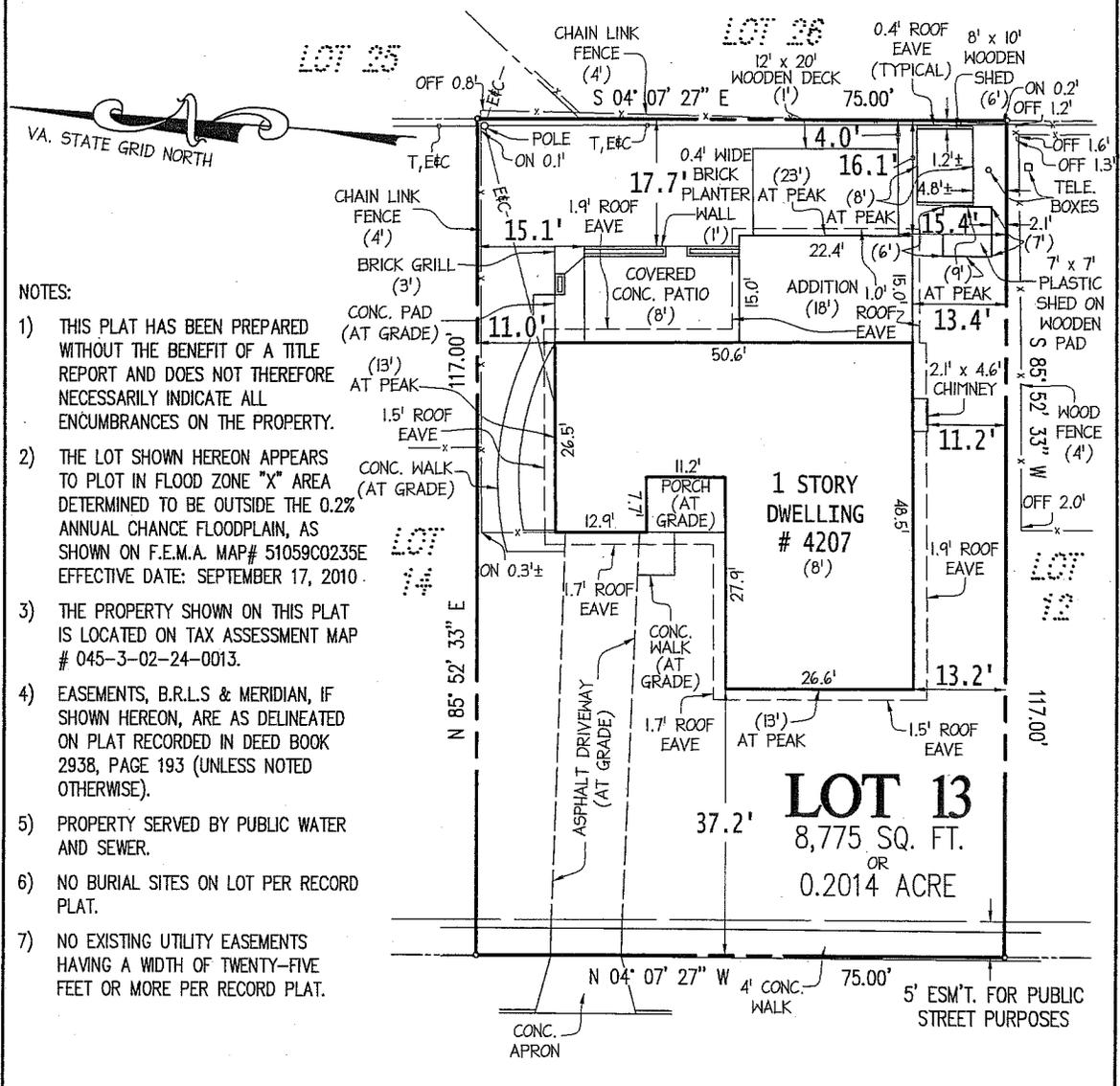
# Special Permit

SP 2012-SP-082

RAJESH KALE



SECTION FIVE, BLOCK 24



NOTES:

- 1) THIS PLAT HAS BEEN PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND DOES NOT THEREFORE NECESSARILY INDICATE ALL ENCUMBRANCES ON THE PROPERTY.
- 2) THE LOT SHOWN HEREON APPEARS TO PLOT IN FLOOD ZONE "X" AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS SHOWN ON F.E.M.A. MAP# 51059C0235E EFFECTIVE DATE: SEPTEMBER 17, 2010.
- 3) THE PROPERTY SHOWN ON THIS PLAT IS LOCATED ON TAX ASSESSMENT MAP # 045-3-02-24-0013.
- 4) EASEMENTS, B.R.L.S & MERIDIAN, IF SHOWN HEREON, ARE AS DELINEATED ON PLAT RECORDED IN DEED BOOK 2938, PAGE 193 (UNLESS NOTED OTHERWISE).
- 5) PROPERTY SERVED BY PUBLIC WATER AND SEWER.
- 6) NO BURIAL SITES ON LOT PER RECORD PLAT.
- 7) NO EXISTING UTILITY EASEMENTS HAVING A WIDTH OF TWENTY-FIVE FEET OR MORE PER RECORD PLAT.

LEGEND:

- I.P.F. DENOTES IRON PIPE FOUND
- X- DENOTES FENCE LINE
- T,E&C- DENOTES OVERHEAD TELEPHONE, ELECTRIC, AND CABLE LINES
- (1') DENOTES HEIGHT ABOVE GRADE

CENTERLINE

MAJESTIC LANE

(60' WIDE)

SETBACK TABLE	
ZONED R3	
SETBACK REQUIREMENTS	
YARD	SETBACK
FRONT	20'
REAR	25'
SIDE	8' OR A TOTAL OF 20'

APPROX. LOCATION OF CENTERLINE OF POPLAR TREE RD.

SPECIAL PERMIT PLAT  
**LOT 13**  
 SECTION FOUR, BLOCK 24  
**GREENBRIAR**  
 SPRINGFIELD DISTRICT  
 FAIRFAX COUNTY, VIRGINIA



**B.W. SMITH AND ASSOCIATES, INC.**

PROFESSIONAL LAND SURVEYING  
 MANASSAS, VIRGINIA (703) 368-5866 1(800) 682-0996

FIELD CREW: J. SEEGER

JOB# 20122477

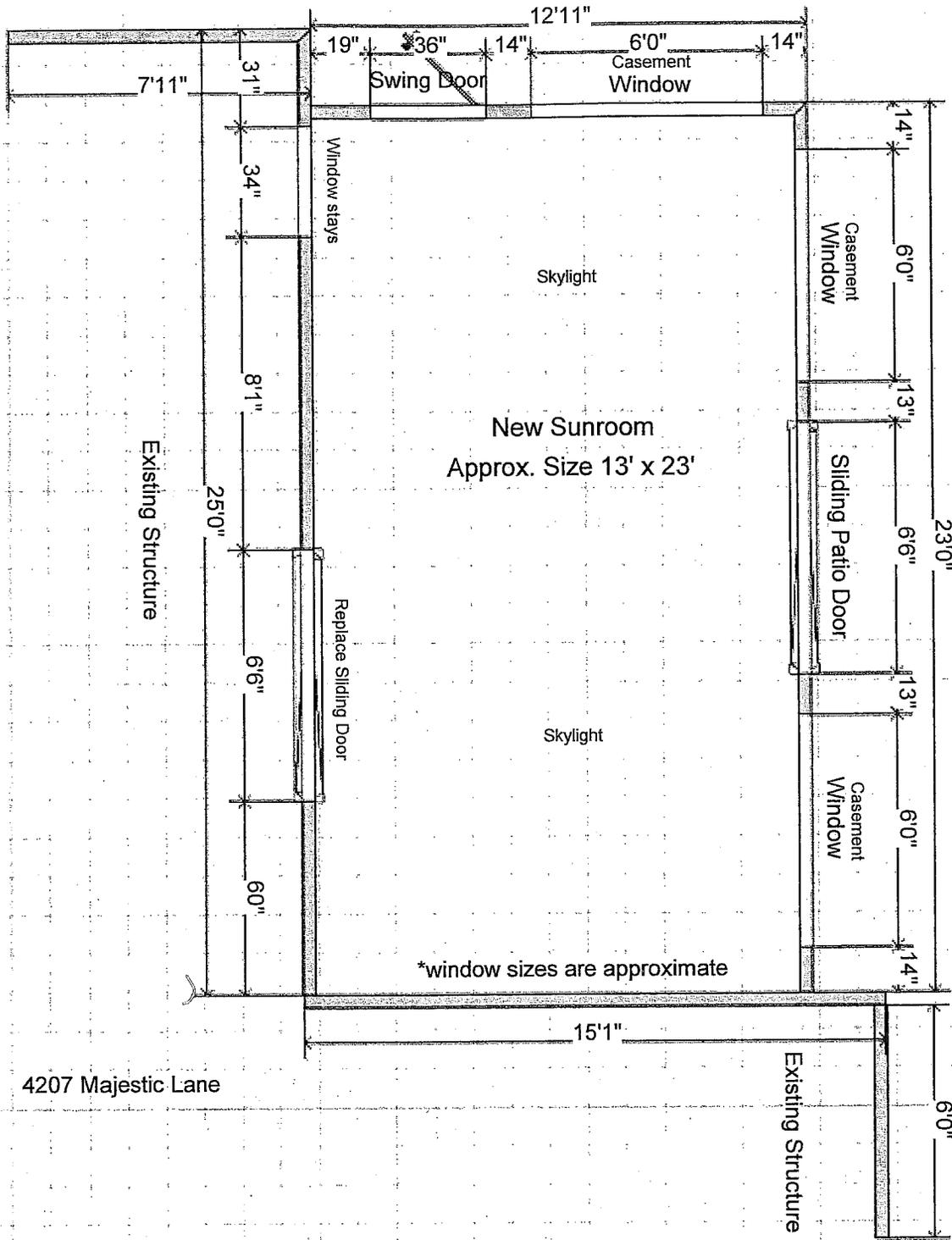
DFT: M.K.S.

CHK: T.J.F.

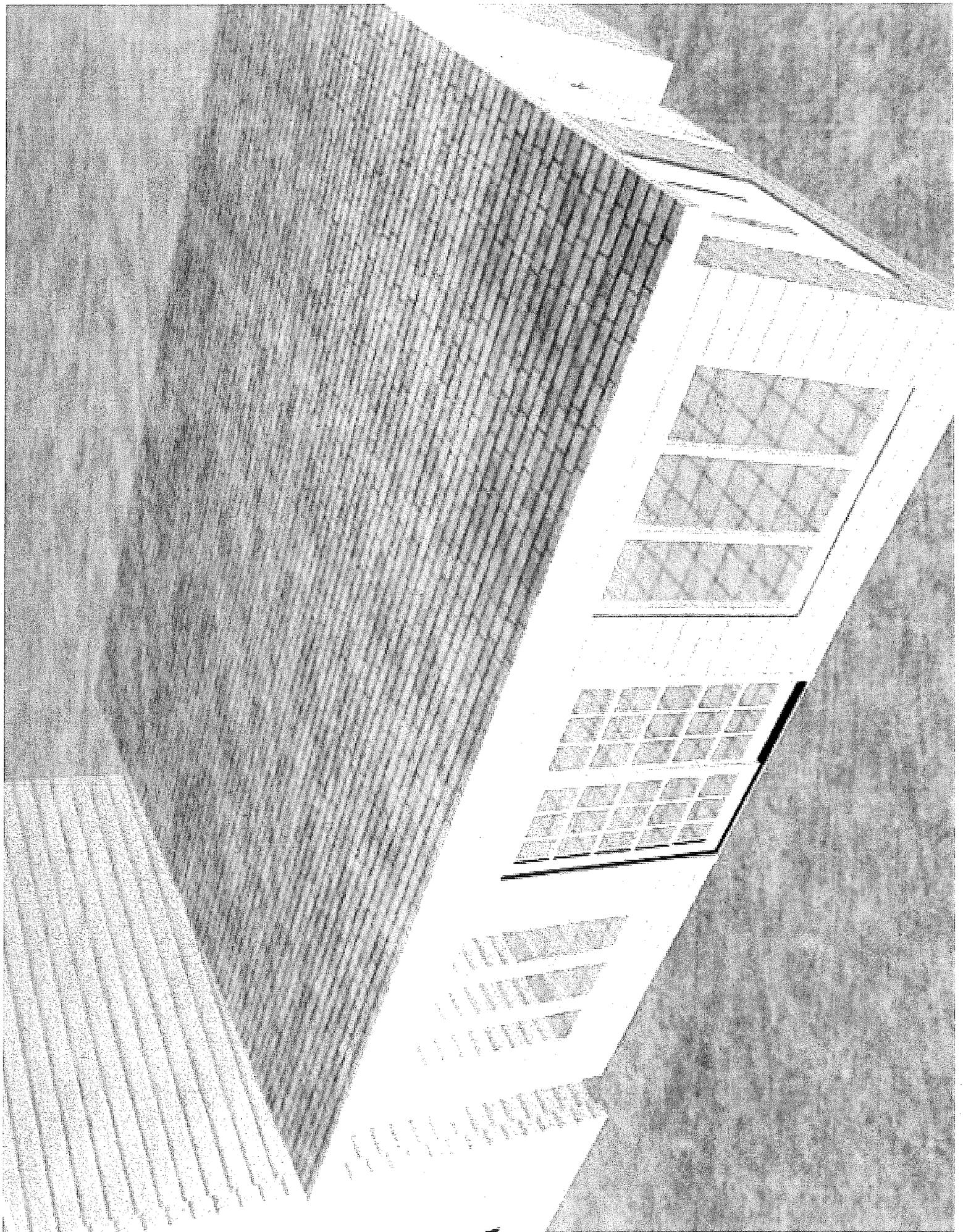
NO TITLE REPORT FURNISHED

SCALE= 1" = 20'

DATE: 8/22/12



Approximately 299 sq.  
 13' x 23' extension on  
 existing covered patio





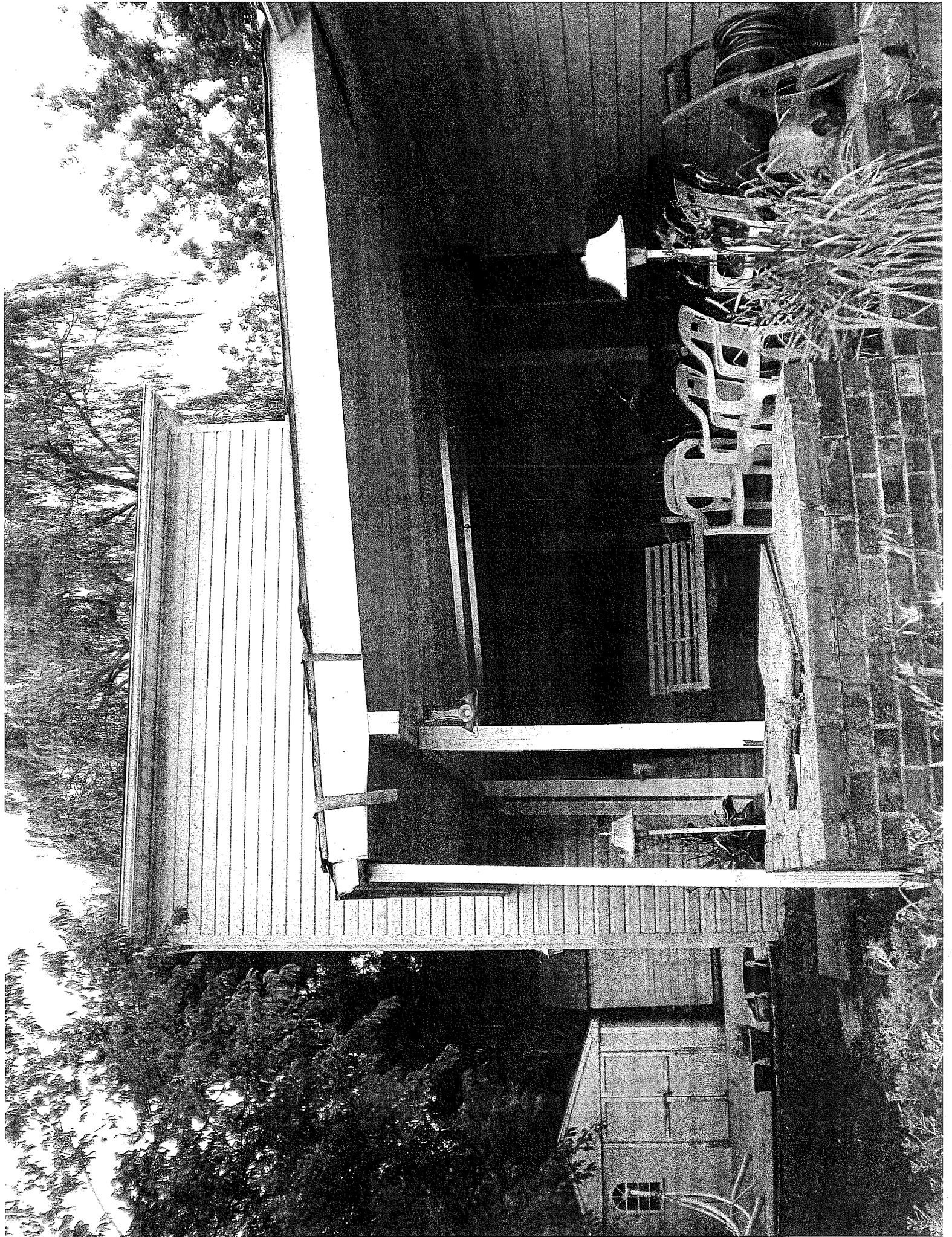
08/17/12  
Street View  
facing subject property adjacent  
lot #14 on left and lot #12  
on right

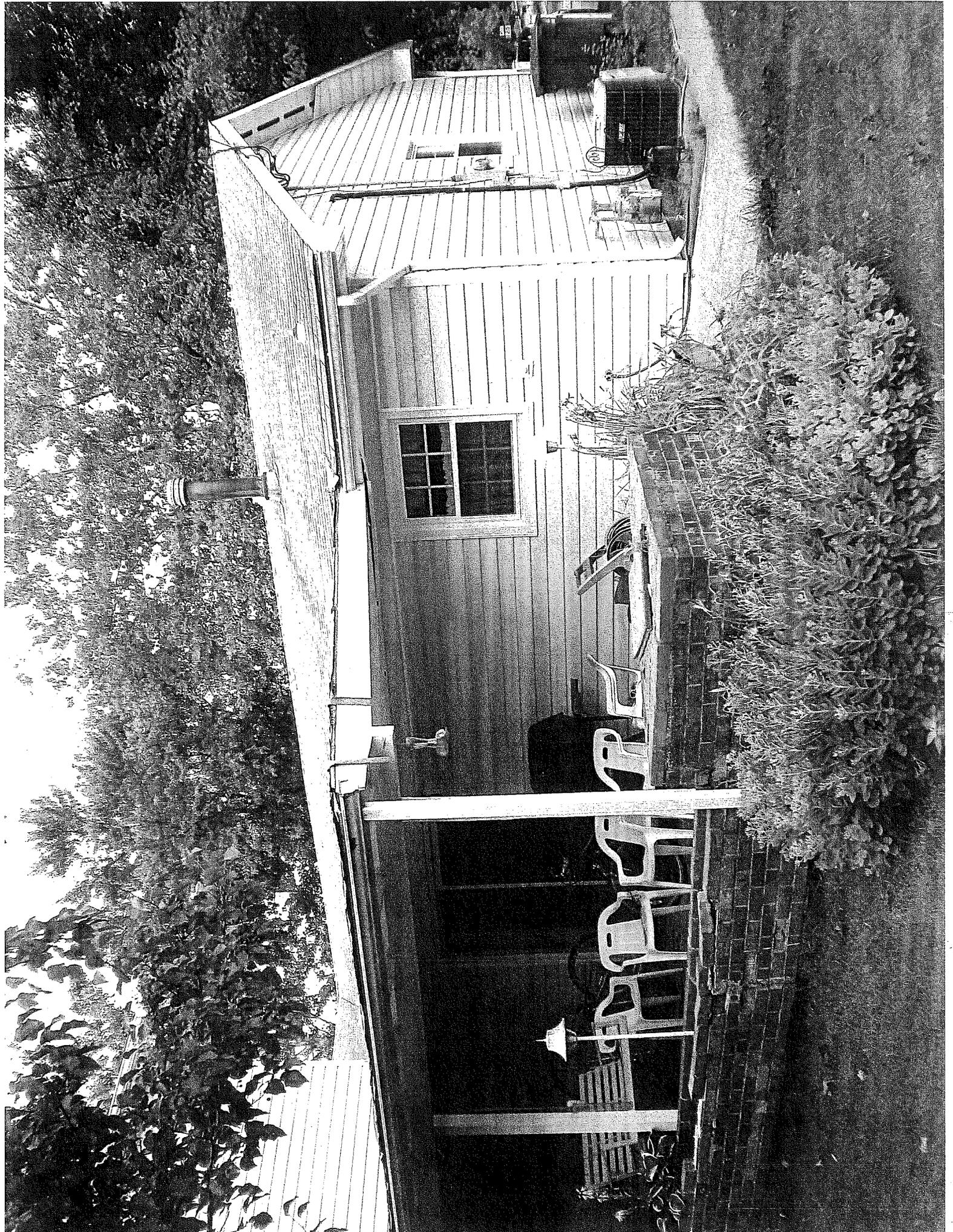


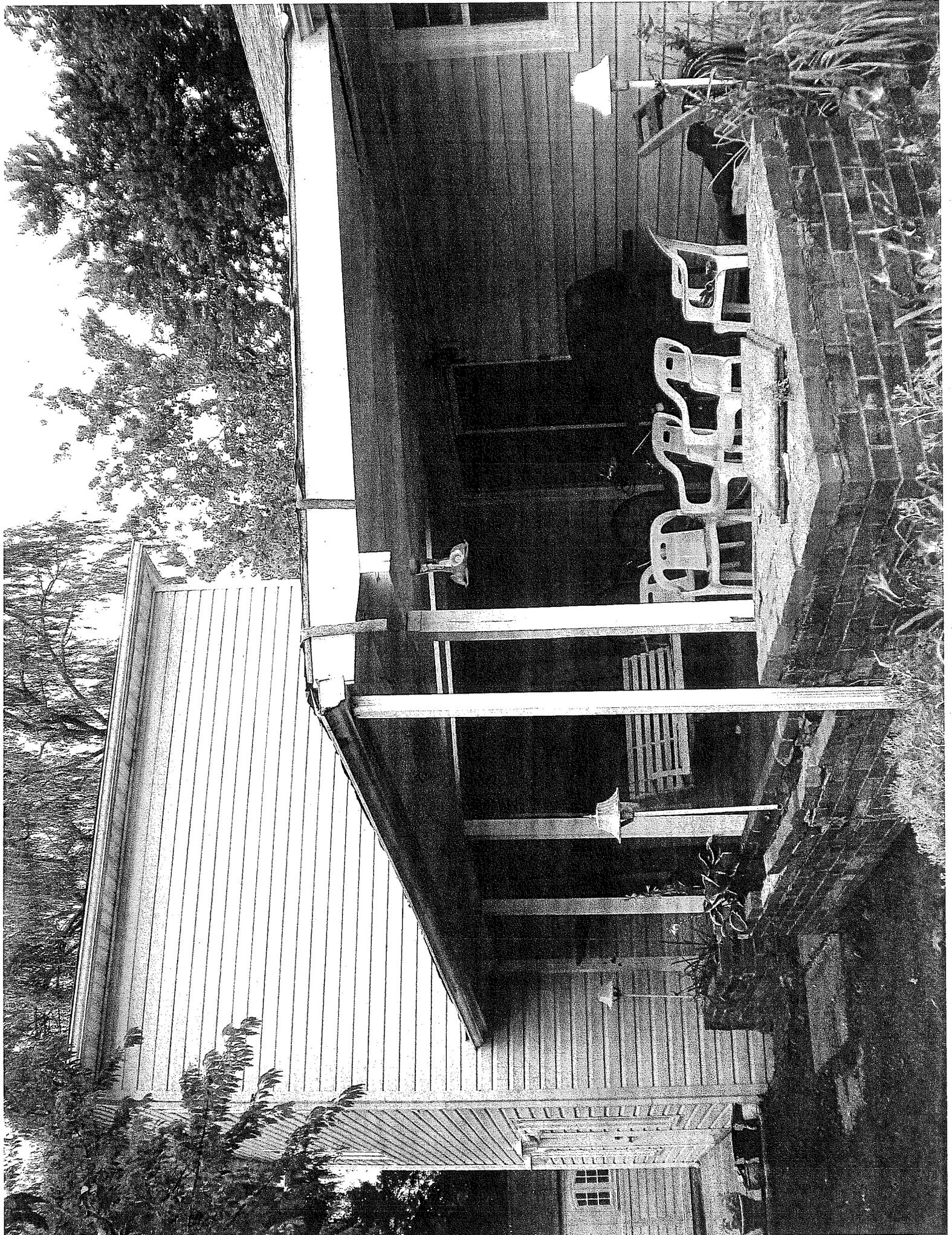
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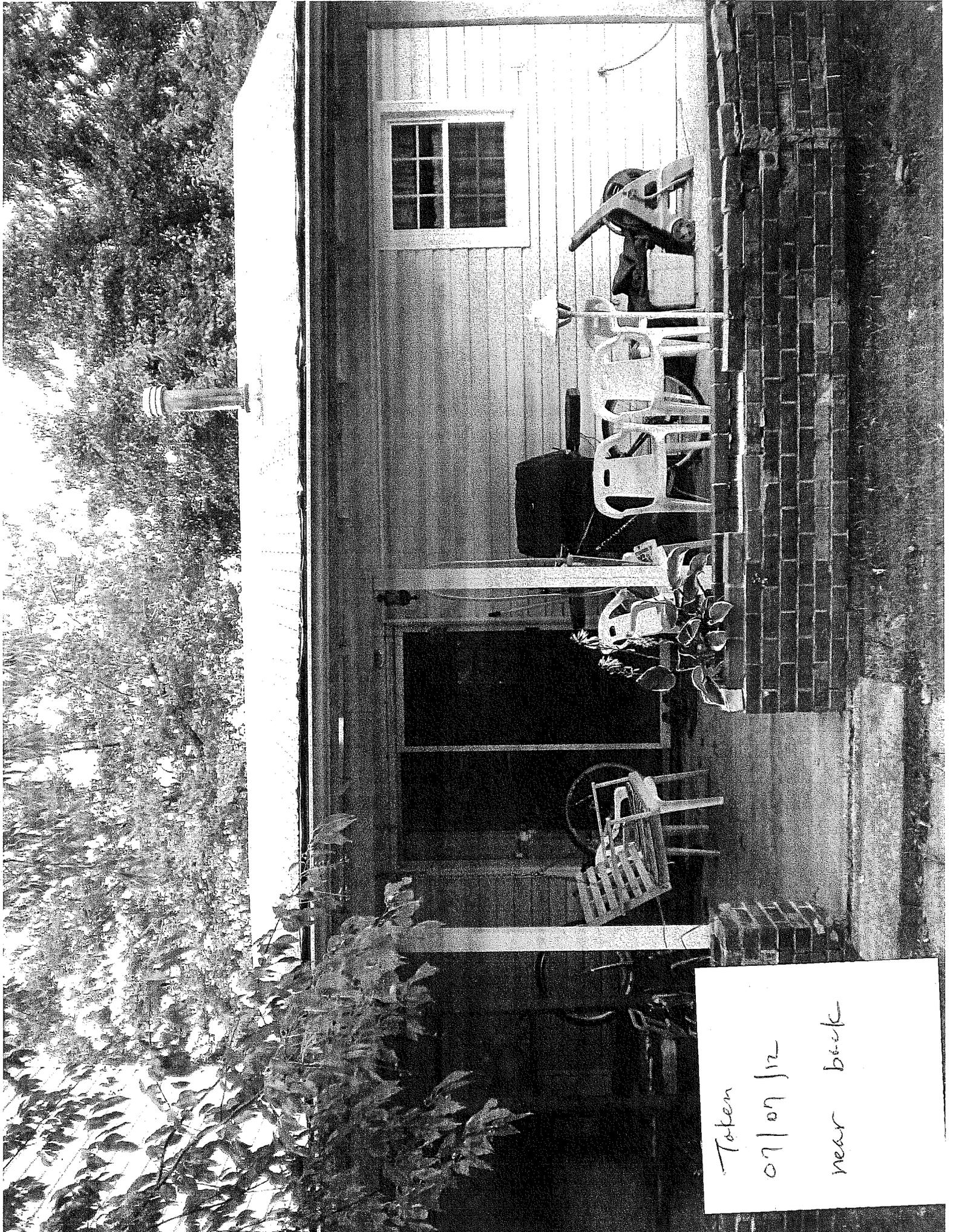
Side View

Close look on covered patio  
13' x 23' proposed area to  
be enclosed









Taken  
07/07/12  
near back



**DESCRIPTION OF THE APPLICATION**

The applicant is requesting approval of several special permit requests. Two requests are for errors in building locations to permit 1) a deck to remain 4.0 ft. from the rear lot line, and 2) an accessory storage structure, a 9.0 foot high shed, to remain 2.1 ft. from the southern side lot line.

Special Permit	Structure	Yard	Min. Yard Req.*	Structure Location	Amount of Error	Percent of Error
Request #1	Deck	Rear	5.0 feet	4.0 feet	1.0 feet	20.0%
Request #2	Accessory Storage Structure	Side	8.0 feet	2.1 feet	5.9 feet	73.7%

The applicant is also requesting approval of a reduction of certain yard requirements to permit construction of an addition 17.7 feet from the rear lot line. The addition is an enclosure of the existing 13 x 23 roofed deck into a 299 square foot sun room. The applicant indicates the addition will provide for space to accommodate additional family members during visits. Elevation drawings are included at the front of the staff report.

Request #3	Addition	Rear	25.0 feet	17.7 feet	7.3 feet	29.2%
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\*Minimum Yard Requirement per Section 3-307 and Permitted Extensions per Section 2-412.

**LOCATION AND CHARACTER OF THE AREA**

**Character of the Area**

	Zoning	Use
North	R3-C	Single Family Detached Dwellings
South	R3-C	Single Family Detached Dwellings
East	R3-C	Single Family Detached Dwellings
West	R3-C	Single Family Detached Dwellings

### **Existing Site Description**

The 8,775 square foot lot is zoned R-3 and was developed under the cluster provisions. An existing one-story single family detached dwelling was constructed in 1968. According to tax records, the existing gross floor area of the dwelling is 2,515 square feet.

An existing covered patio, a roofed deck, which includes a surrounding 1.0 foot tall brick wall, extends off the rear of the dwelling into a portion of the rear yard. The roofed deck is compliant with permitted extensions.

In addition to the dwelling, the lot contains an open deck extending off the 2002 addition into the rear yard. Two accessory storage structures are located within the rear yard. An 8.0 foot tall (at peak) accessory structure, located in the southeast corner of the lot is less than 1.0 feet from the rear lot line. Because the shed is less than 8.5 feet tall, the shed may be located in any part of the side or rear yard and complies with Zoning Ordinance Regulations.

The 9.0 foot tall (at peak) accessory storage structure is located in the southeast corner of the property. The closest point of the accessory storage structure is located 2.1 feet from the side lot line and more than 9.0 feet from the rear lot line.

The land surveyor confirmed that accessory structures within the rear yard cover approximately 22% of the minimum required rear yard, which is less than the maximum 30% permitted.

A 4.0 foot high chain link fence, attached to the northern side of the dwelling extends along the northern side lot line and along a portion of the rear lot line.

The site is level and has several mature trees and shrubs. The site is accessed via a hard surfaced driveway from Majestic Lane.

### **BACKGROUND**

In 1999, the applicant purchased the property. On December 11, 2002 the Board of Zoning Appeals approved Variance VC 2002-SP-146 to permit construction of a two-story addition 16.0 feet from the rear lot line. A copy of the Resolution and approved special permit plat is included in Appendix 4.

Staff does not know when the accessory storage structures were erected or have any records pertaining to the structures.

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

- Variance (VC) 2002-SP-146 was approved on December 3, 2002, for Tax Map 45-3 ((02)) (24) 13, zoned R-3 Cluster, at 4207 Majestic Lane, to permit construction of an addition 16.0 feet from the rear lot line.
- Variance (VC) 99-Y-073 was approved on July 20, 1999 for Tax Map 45-4 ((03)) (27) 17, zoned R-3 Cluster, at 4127 Meadow Hill Lane, to permit construction of an addition 14.2 feet from rear lot line.
- Variance (VC) 96-Y-119 was approved on November 26, 1996 for Tax Map 45-1 ((03)) (63) 16, zoned R-3 Cluster, at 13126 Penndale Lane, to permit construction of addition 16.9 feet from rear lot line.
- Variance (VC) 91-Y-073 was approved on September 18, 1991, for Tax Map 45-1 ((03)) (25) 41, zoned R-3 Cluster, at 13154 Pavilion Lane, to permit construction of an addition 16.0 feet from the rear lot line.
- Variance (VC) 30-P-136 was denied on March 6, 1991, for Tax Map 45-3 ((02)) (03) 24, zoned R-3 Cluster, at 13214 Moss Ranch Lane to permit construction of addition 14.0 feet from rear lot line.
- Variance (VC) 90-P-103 was denied on December 11, 1990, for Tax Map 45-3 ((02)) (5) 5, zoned R-3 Cluster, at 13127 Point Pleasant Drive, to permit construction of an addition 18.4 feet from the rear lot line.
- Variance (VC) 86-P-126 was approved on March 3, 1987, for Tax Map 45-1 ((03)) (25), zoned R-3 Cluster, at 4104 Majestic Lane, to permit construction of a screened porch addition 15.3 feet from the rear lot line.
- Variance (VC) 86-P-089 was approved on December 10, 1986, for Tax Map 45-2 ((03)) (27) 7, zoned R-3 Cluster, at 4107 Meadow Hill Lane, to permit construction of an enclosed porch 18.5 feet from the rear lot line.
- Variance (VC) 83-P-001 was approved March 8, 1983, for Tax Map 45-3 ((02)) (06) 5, zoned R-3 Cluster, at 13119 Memory Lane to permit construction of an addition 15.3 feet from rear lot line.
- Variance (V) 81-S-086 was approved on June 16, 2981, for Tax Map 45-1 ((03)) (60) 6, zoned R-3 Cluster, on 13135 Pelfrey Lane, to permit construction of an addition 15.9 feet from the rear lot line.
- Variance (V) 175-79 was approved on September 11, 1979, for Tax Map 45-1 ((03)) (25) 23, zoned R-3 Cluster, at 13118 Pavilion Lane, to permit enclosure of an existing patio 21.0 feet from the rear lot line.

A copy of the special permit plat titled "Special Permit Plat, Lot 13, Section 4, Block 24, Greenbriar", prepared by B.W. Smith and Associates, Inc., dated August 22, 2012, signed by Timothy J. Farrell is included at the front of the staff report.

**ZONING ORDINANCE REQUIREMENTS (See Appendix 5)**

- General Special Permit Standards (Sect. 8-006)
- Group 9 Standards (Sect. 8-903)
- Provisions for Approval of Reduction of the Minimum Yard Requirements Based on an 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 meets all of the 8 General Special Permit Standards with notes regarding General Standards 3.

*General Standard 3* requires that the proposed uses 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. *The general character of the residential neighborhood is similar; a mix of one and two-story homes, with wood and vinyl siding and brick. Several additions have been approved at the rear of dwellings in the neighborhood. The applicant states the proposed addition will be built with materials to match the existing home.*

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

This special permit application must satisfy all of the provisions contained in Sect. 8-922, Provisions for Reduction of Certain Yard Requirements. Standards 1, 2, 3, 11 and 12 relate to submission requirements and were satisfied at the time of submission. Standard 5 relates to existing accessory structures, which does not apply to this application and Standard 10 allows the BZA to impose development conditions. *Staff believes that the application has met all of the remaining standards, specifically Standards 4, 6, 7, 8, and 9.*

*Standard 4* states that the resulting gross floor area of an addition to an existing principal structure may be up to 150 percent of the total gross floor area of the principal structure that existed at the time of the first yard reduction request. In such instance, if a portion of the principal structure is to be removed; no more than fifty (50) percent of the gross floor area of the existing principal structure at the time of the first yard reduction shall be removed. *According to tax records, the existing dwelling has 2,515 square feet of living area. Therefore 150% of the total gross floor area could result in an addition up to 3,772.5 square feet square feet in size for a possible total building size of 6,287.5 square feet above-grade living area. The proposed addition is approximately 299 square feet in area, thereby realizing a total house size of 2,814 square feet. Therefore the application meets this provision.*

*Standard 6* states that the BZA shall determine that the proposed development will be in character with the existing on-site development in terms of the location, height, bulk and scale of the existing structure(s) on the lot. *The applicant has indicated the addition will be built to match the existing dwelling. Attached elevations show the addition to be*

*constructed with siding of similar color and shingles to match the existing dwelling. Staff believes this standard has been met.*

*Standard 7 states that the BZA shall determine that the proposed development is harmonious with the surrounding off-site uses and structures in terms of location, height, bulk and scale of surrounding structures, topography, existing vegetation and the preservation of significant trees as determined by the Director. The proposed addition is in the location of the existing roofed deck. The roofed deck is not being enlarged and no additional impervious surface will be added. No trees or vegetation will be removed. The request is harmonious with surrounding uses because the addition will enclose the existing roofed deck as some of neighboring properties have already done. The bulk and scale is harmonious with the existing dwelling and surrounding properties because the area and height will not change. Staff believes this standard has been met.*

*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 storm water runoff. The carport enclosure will not adversely impact the adjacent properties. It will allow the applicant to enclose storage that is presently visible to neighbors and will enhance the appearance of the property. The proposed addition will not encroach into an RPA or storm water easement. Because the addition is on the footprint of the existing roofed deck, no new impervious area is proposed. Staff believes this standard is met.*

*Standard 9 states that the BZA shall determine that the proposed reduction represents the minimum amount of reduction necessary to accommodate the proposed structure on the lot. Specific factors to be considered include, but are not limited to, the layout of the existing structure; availability of alternate locations for the addition; orientation of the structure(s) on the lot; shape of the lot and the associated yard designations on the lot; environmental characteristics of the site, including presence of steep slopes, floodplains and/or Resource Protection Areas; preservation of existing vegetation and significant trees as determined by the Director; location of a well and/or septic field; location of easements; and/or preservation of historic resources. The addition is on the footprint of the existing roofed deck. There is no proposed impact to topography or vegetation because the addition is in an area that is already developed. Staff believes this is the most logical location for the addition and this standard has been met.*

## **CONCLUSION**

Staff finds that the subject application 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.

It should be noted that it is not the intent of staff to recommend that the Board, in adopting any conditions, relieve the applicant/owner 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. Resolution for Variance (VC) 2002-SP-146
5. Zoning Ordinance Provisions

**PROPOSED DEVELOPMENT CONDITIONS****SP 2012-SP-082****January 30, 2013**

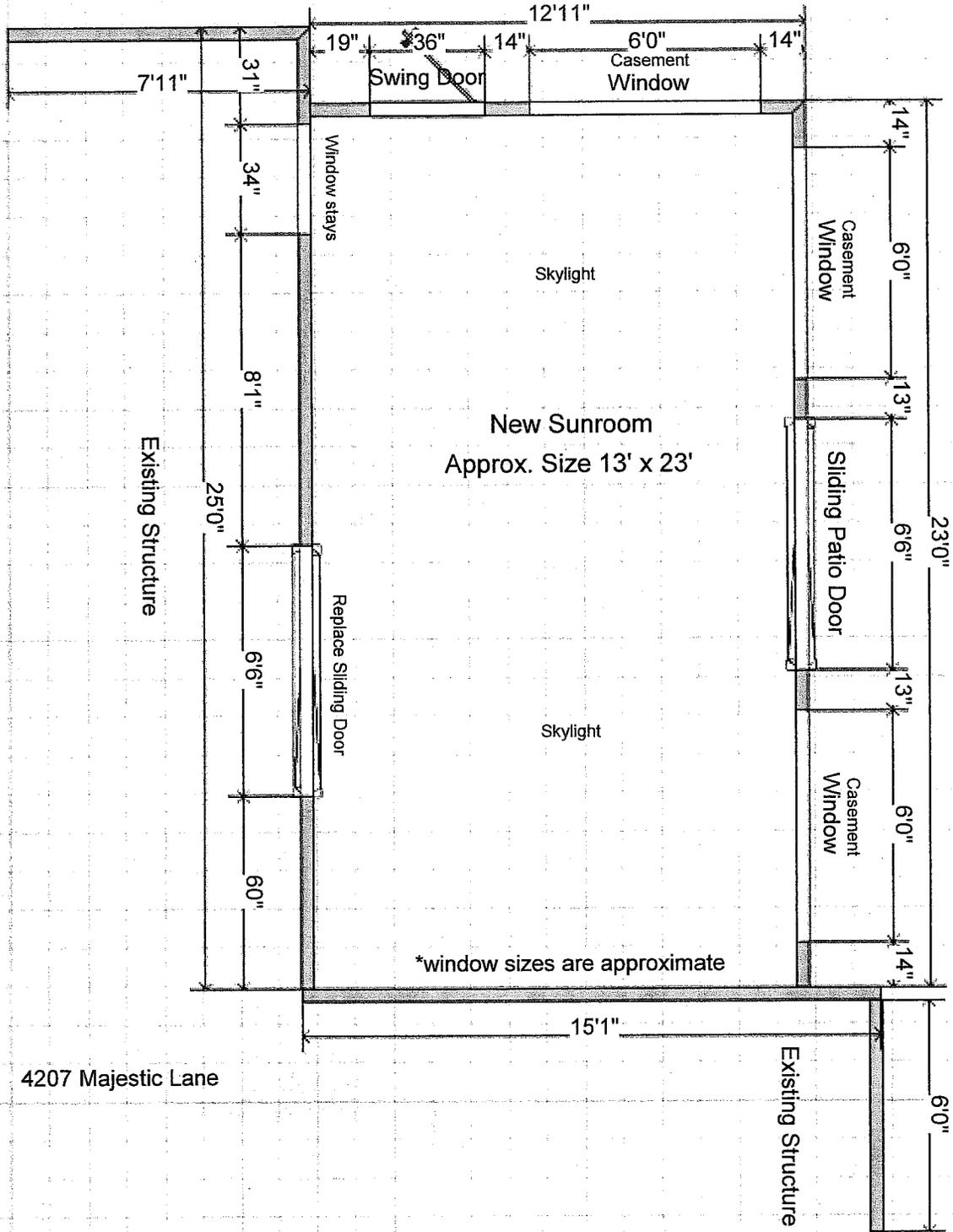
If it is the intent of the Board of Zoning Appeals to approve SP 2012-SP-082 located at 4207 Majestic Lane, Tax Map 45-3 ((02)) (24) 13 to permit reduction of certain yard requirements pursuant to Section 8-922 of the Fairfax County Zoning Ordinance, staff recommends that the Board condition the approval by requiring conformance with the following development conditions.

1. These conditions shall be recorded by the applicant among the land records of Fairfax County for this lot prior to the issuance of a building permit. A certified copy of the recorded conditions shall be provided to the Zoning Permit Review Branch, Department of Planning and Zoning.
2. This special permit is approved only for the location of the accessory storage structure, and the sunroom addition (approximately 299 square feet), as shown on the plat prepared by B.W. Smith and Associates, Inc., dated August 22, 2012, signed by Timothy J. Farrell, Land Surveyor, submitted with this application and is not transferable to other land.
3. Pursuant to Paragraph 4 of Section 8-922 of the Zoning Ordinance, the resulting gross floor area of an addition to the existing principal structure may be up to 150 percent of the gross floor area of the dwelling that existed at the time of the first expansion (2,515 square feet existing + 3,772.5 square feet (150%) = 6,287.5 square feet maximum permitted on lot) regardless of whether such addition complies with the minimum yard requirement or is the subject of a subsequent yard reduction special permit. Notwithstanding the definition of gross floor area as set forth in the Ordinance, the gross floor area of a single family dwelling for the purpose of this paragraph shall be deemed to include the floor area of any attached garage. Subsequent additions that meet minimum yard requirements shall be permitted without an amendment to this special permit.
4. The addition shall generally be consistent with the architectural renderings and materials as shown on Attachment 1 to these conditions.

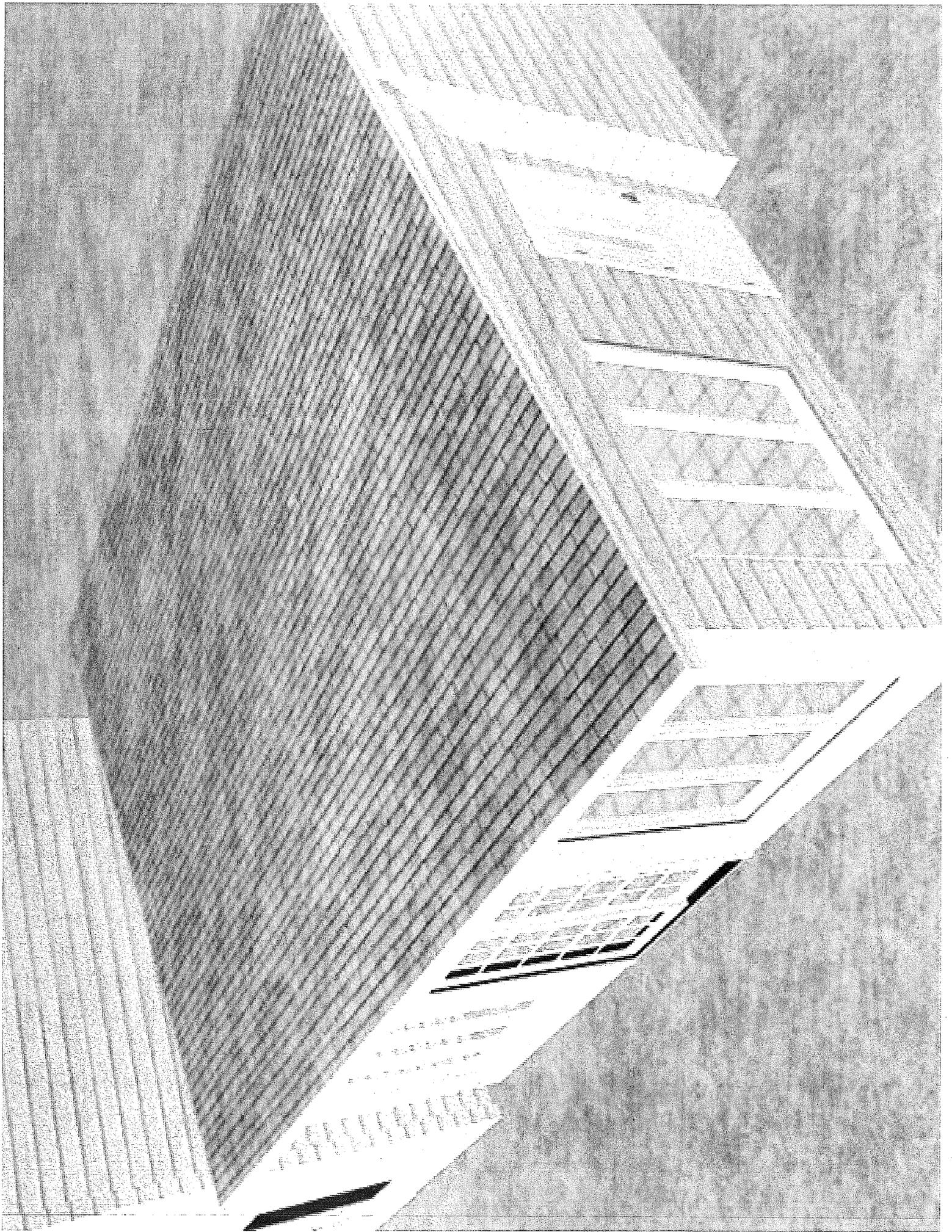
This approval, contingent upon the above-noted conditions, shall not relieve the applicant from compliance with the provisions of any applicable ordinances, regulations or adopted standards.

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.



Approximately 299 sq.  
13' x 23' extension on  
existing covered patio



Application No.(s): SP 2012-SP-082  
 (county-assigned application number(s), to be entered by County Staff)

**SPECIAL PERMIT/VARIANCE AFFIDAVIT**

DATE: 11/17/12  
 (enter date affidavit is notarized)

I, RAJESH KALE, 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 117196

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 <b>BOLD</b> above)
RAJESH KALE	4207 MAJESTIC LANE FAIRFAX, VA 22033	APPLICANT / TITLE OWNER
SARITA KALE	4207 MAJESTIC LANE FAIRFAX, VA 22033	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-SP-082  
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**SPECIAL PERMIT/VARIANCE AFFIDAVIT**

DATE: 11/17/12  
(enter date affidavit is notarized)

117196

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-SP-082  
(county-assigned application number(s), to be entered by County Staff)

**SPECIAL PERMIT/VARIANCE AFFIDAVIT**

DATE: 11/17/12  
(enter date affidavit is notarized)

117196

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

**PARTNERSHIP INFORMATION**

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

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

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

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

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

Application No.(s): SP 2012-SP-082  
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DATE: 11/17/12  
(enter date affidavit is notarized)

117196

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-SP-082  
(county-assigned application number(s), to be entered by County Staff)

**SPECIAL PERMIT/VARIANCE AFFIDAVIT**

DATE: 11/17/12  
(enter date affidavit is notarized)

117196

3. That within the twelve-month period prior to the public hearing of this application, no member of the Fairfax County Board of Zoning Appeals, Planning Commission, or any member of his or her immediate household, either directly or by way of partnership in which any of them is a partner, employee, agent, or attorney, or through a partner of any of them, or through a corporation in which any of them is an officer, director, employee, agent, or attorney or holds 10% or more of the outstanding bonds or shares of stock of a particular class, has, or has had any business or financial relationship, other than any ordinary depositor or customer relationship with or by a retail establishment, public utility, or bank, including any gift or donation having a value of more than \$100, singularly or in the aggregate, with any of those listed in Par. 1 above.

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

NONE

(NOTE: Business or financial relationships of the type described in this paragraph that arise after the filing of this application and before each public hearing must be disclosed prior to the public hearings. See Par. 4 below.)

(check if applicable) [ ] There are more disclosures to be listed and Par. 3 is continued on a "Special Permit/Variance Attachment to Par. 3" form.

4. That the information contained in this affidavit is complete, that all partnerships, corporations, and trusts owning 10% or more of the APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE\* of the land have been listed and broken down, and that prior to each and every public hearing on this matter, I will reexamine this affidavit and provide any changed or supplemental information, including business or financial relationships of the type described in Paragraph 3 above, that arise on or after the date of this application.

WITNESS the following signature:

(check one)

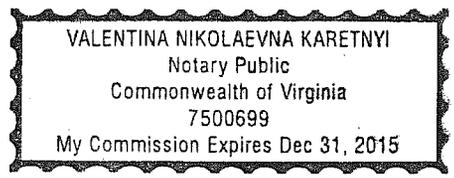
Applicant [Signature]  Applicant's Authorized Agent

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

Subscribed and sworn to before me this 17 day of November 2012 in the State/Comm. of Virginia, County/City of Fairfax.

Valentina Nikolaeovna Karetny  
Notary Public

My commission expires: Dec. 31, 2015



Addendum to Statement of Justification

In the existing covered patio, which is proposed to be converted to a sun room, we had a lot of gardening and other equipment lying. In preparation for the construction, I put up a plastic shed on a wooden platform towards the south side of the house to house the equipment.

It turns out that the accessory storage structure (plastic shed on a wooden platform ) has a height of 9 feet, for which it seems a permit is required , if a certain distance is not maintained from the side lot line. I was unaware of this as another shed exists a few feet away from the new one. However it seems that the 9 foot height of this shed is what makes it necessary to have a permit due to less space being present from the side lot line. The other shed is 8 feet in height.

Unfortunately the plot is such that there is no other place on the plot where this shed could be relocated, which would allow for the minimum distance being kept from the lot line. As such I ask for an error in building location to permit an accessory storage structure to remain 2.1 feet from the side lot line.

## Horner, Rebecca D.

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**From:** Kale, Rajesh <RKale@microstrategy.com>  
**Sent:** Friday, January 18, 2013 9:49 AM  
**To:** Horner, Rebecca D.  
**Cc:** Ritz Design  
**Subject:** RE: Special Permit Request

The building materials, color as follows:

Siding and roof shingle color to match current house.  
The siding color and design should match current color which is lite beige.  
'CertainTeed' brand siding and 3-tab 25 year shingle will be used to match house.  
The roof shingle should make closely as current color which is lite gray.  
Windows are casement windows with sliding patio door.  
The window company is either wincore, vista window, sunrise windows.  
All building materials will be builder's grade sold at Lowe's, Home Depot and or lumber company

Thanks

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**From:** Kale, Rajesh  
**Sent:** Friday, January 18, 2013 9:47 AM  
**To:** 'Horner, Rebecca D.'  
**Cc:** 'Ritz Design'  
**Subject:** RE: Special Permit Request

Hi Rebecca,

The emails seem to come back, so I am getting a bit concerned here. Can you please call me at 7036470551?

Thanks,

Rajesh

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**From:** Kale, Rajesh  
**Sent:** Friday, January 18, 2013 9:15 AM  
**To:** 'Horner, Rebecca D.'  
**Cc:** 'Ritz Design'  
**Subject:** RE: Special Permit Request  
**Importance:** High

Hi Rebecca,

The email below came back, so I am sending it again with the pictures attached. The building materials, color as follows:

Siding and roof shingle color to match current house.  
The siding color and design should match current color which is lite beige.  
'CertainTeed' brand siding and 3-tab 25 year shingle will be used to match house.  
The roof shingle should make closely as current color which is lite gray.  
Windows are casement windows with sliding patio door.  
The window company is either wincore, vista window, sunrise windows.



# FAIRFAX COUNTY

## DEPARTMENT OF PLANNING AND ZONING

Zoning Evaluation Division  
Special Permit and Variance Branch  
12055 Government Center Parkway, Suite 801  
Fairfax, Virginia 22035-5510

(703) 324-1280

Fax (703) 324-3924

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V I R G I N I A

December 11, 2002

Sarita and Rajesh Kale  
4207 Majestic Lane  
Fairfax, Virginia 22033

Re: Variance Application VC 2002-SP-146  
Sarita and Rajesh Kale

Dear Mr. and Mrs. Kale:

At its December 3, 2002 meeting, the Board of Zoning Appeals took action to **APPROVE** the above-referenced application. The final approval date is December 11, 2002. A copy of the Resolution is attached.

This action does not constitute exemption from the various requirements of this County and State. The applicant is responsible for ascertaining if permits are required and for obtaining the necessary permits such as Building Permits, Residential Use Permits and Non-Residential Use Permits. Information concerning building permits may be obtained by calling 222-0801.

Sincerely,

  
Lori Mallam, Deputy Clerk  
Board of Zoning Appeals

Enclosure: As stated

COUNTY OF FAIRFAX, VIRGINIA

VARIANCE RESOLUTION OF THE BOARD OF ZONING APPEALS

SARITA AND RAJESH KALE, VC 2002-SP-146 Appl. under Sect(s). 18-401 of the Zoning Ordinance to permit construction of addition 16.0 ft. from rear lot line. Located at 4207 Majestic La. on approx. 8,775 sq. ft. of land zoned R-3 (Cluster) and WS. Springfield District. Tax Map 45-3 ((2)) (24) 13. Mr. Pammel moved that the Board of Zoning Appeals adopt the following resolution:

WHEREAS, the captioned application has been properly filed in accordance with the requirements of all applicable State and County Codes and with the by-laws of the Fairfax County Board of Zoning Appeals; and

WHEREAS, following proper notice to the public, a public hearing was held by the Board on December 3, 2002; and

WHEREAS, the Board has made the following findings of fact:

1. The applicants are the owners of the land.
2. The lot is shallow.
3. The house is placed towards the rear of the property with a front set back of 37.2 feet, which facilitates the need for a variance.

This application meets all of the following Required Standards for Variances in Section 18-404 of the Zoning Ordinance:

1. That the subject property was acquired in good faith.
2. That the subject property has at least one of the following characteristics:
  - A. Exceptional narrowness at the time of the effective date of the Ordinance;
  - B. Exceptional shallowness at the time of the effective date of the Ordinance;
  - C. Exceptional size at the time of the effective date of the Ordinance;
  - D. Exceptional shape at the time of the effective date of the Ordinance;
  - E. Exceptional topographic conditions;
  - F. An extraordinary situation or condition of the subject property, or
  - G. An extraordinary situation or condition of the use or development of property immediately adjacent to the subject property.
3. That the condition or situation of the subject property or the intended use of the subject property is not of so general or recurring a nature as to make reasonably practicable the formulation of a general regulation to be adopted by the Board of Supervisors as an amendment to the Zoning Ordinance.
4. That the strict application of this Ordinance would produce undue hardship.
5. That such undue hardship is not shared generally by other properties in the same zoning district and the same vicinity.
6. That:
  - A. The strict application of the Zoning Ordinance would effectively prohibit or unreasonably restrict all reasonable use of the subject property, or
  - B. The granting of a variance will alleviate a clearly demonstrable hardship approaching confiscation as distinguished from a special privilege or convenience sought by the applicant.
7. That authorization of the variance will not be of substantial detriment to adjacent property.

8. That the character of the zoning district will not be changed by the granting of the variance.
9. That the variance will be in harmony with the intended spirit and purpose of this Ordinance and will not be contrary to the public interest.

AND WHEREAS, the Board of Zoning Appeals has reached the following conclusions of law:

THAT the applicant has satisfied the Board that physical conditions as listed above exist which under a strict interpretation of the Zoning Ordinance would result in practical difficulty or unnecessary hardship that would deprive the user of all reasonable use of the land and/or buildings involved.

NOW, THEREFORE, BE IT RESOLVED that the subject application is **APPROVED** with the following limitations:

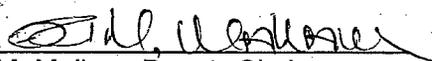
1. This variance is approved for the location of an addition, shown on the plat prepared by Brian W. Smith, dated July 17, 2002, as revised through July 26, 2002, submitted with this application and is not transferable to other land.
2. A Building Permit shall be obtained prior to any construction and approval of final inspections shall be obtained.
3. The addition shall be architecturally compatible with the existing dwelling.

Pursuant to Sect. 18-407 of the Zoning Ordinance, this variance 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 variance. 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.

Ms. Gibb seconded the motion which carried by a vote of 6-0. Mr. Ribble was absent from the meeting.

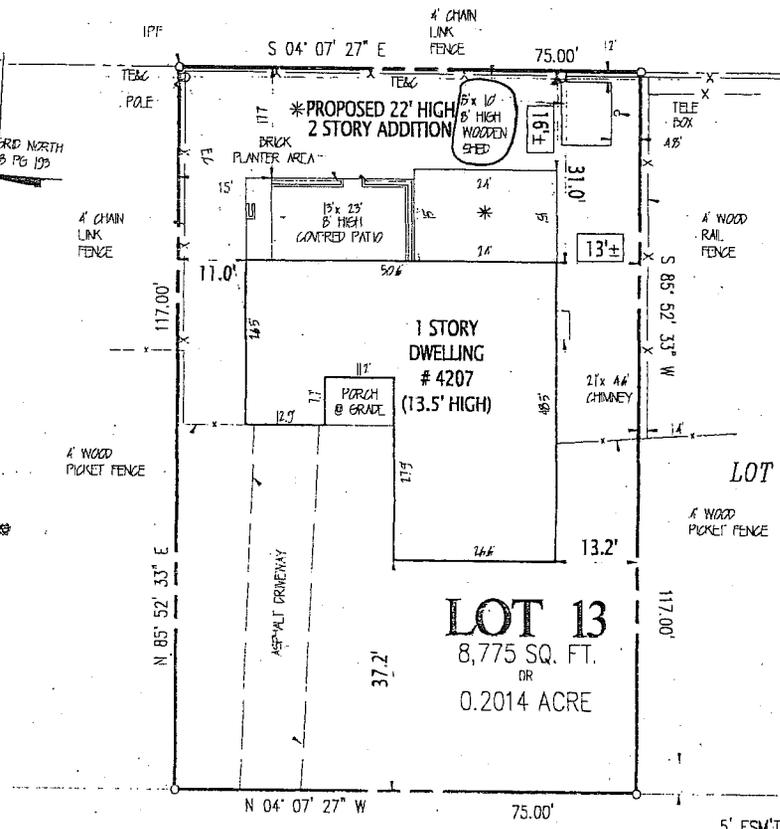
\*This decision was officially filed in the office of the Board of Zoning Appeals and became final on December 11, 2002. This date shall be deemed to be the final approval date of this variance.

A Copy Teste:

  
Lori M. Mallam, Deputy Clerk  
Board of Zoning Appeals

N/F LEVITT AND SONS INCORPORATED

Application No. **Vc. 2002-5P-146**  
**APPROVED VARIANCE PLAT**  
 SEE DEVELOPMENT CONDITIONS  
 Date of final BZA approval **12/11/02**  
 Staff Coordinator **M. Strachan**  
 Sheet **1** of **1**



- LEGEND:
- I.P.F. DENOTES IRON PIPE FOUND
  - X- DENOTES FENCE LINE
  - I.R.F. DENOTES IRON ROD FOUND
  - T,E&C DENOTES OVERHEAD TELEPHONE, ELECTRIC, AND CABLE LINES
  - B.R.L. DENOTES BUILDING RESTRICTION LINES
  - N/F DENOTES NOW OR FORMERLY
  - 13'± DENOTES PROPOSED SWING

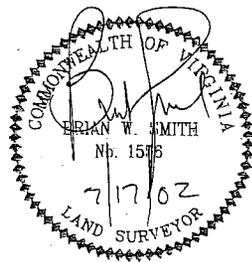
**MAJESTIC LANE**  
 (60' R/W)

VARIANCE TABLE  
 ZONED R-3 CLUSTER  
 MINIMUM YARD REQUIREMENTS  
 PER FAIRFAX COUNTY ZONING

YARD	REQUIRED SETBACK	PROPOSED SETBACK	VARIANCE REQUESTED
FRONT	20'	N/A	---
REAR	25'	N/A	---
REAR	6' MINIMUM 20' ADTM	N/A	---

APPROX LOCATION  
 CENTERLINE OF  
 POPLAR TREE RD.

- NOTES:
- 1) THIS PLAT HAS BEEN PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND DOES NOT THEREFORE NECESSARILY INDICATE ALL ENCUMBRANCES ON THE PROPERTY.
  - 2) THE LOT SHOWN HEREON APPEARS TO PLOT IN FLOOD ZONE "X" AREA DETERMINED TO BE OUTSIDE 500-YEAR FLOOD PLAIN, AS SHOWN ON F.E.M.A. MAP# 515525-0025-D EFFECTIVE DATE: MARCH 5, 1990
  - 3) PROPERTY SERVED BY PUBLIC WATER AND SEWER.
  - 4) NO KNOWN PUBLIC UTILITY EASEMENTS HAVING A WIDTH OF 25' OR MORE.
  - 5) NO BURIAL SITES ON LOT PER PLAT RECORDED IN DB 293B PG 193 AMONG THE LAND RECORDS OF FAIRFAX COUNTY.
  - 6) THE PROPERTY SHOWN ON THIS PLAT IS LOCATED ON TAX ASSESSMENTS MAP #045-3-02-24-0013



VARIANCE PLAT  
**LOT 13**  
 SECTION 4, BLOCK 24  
**GREENBRIAR**

SPRINGFIELD MAGISTERIAL DISTRICT  
 FAIRFAX COUNTY, VIRGINIA

RECEIVED  
 Department of Planning & Zoning  
 AUG 30 2002

<b>B.W. SMITH AND ASSOCIATES, INC.</b>		Zoning Evaluation Division		FIELD CREW: R. BROOKSHIRE
PROFESSIONAL LAND SURVEYING MANASSAS, VIRGINIA (703) 368-5866 1(800) 682-0996		NO TITLE REPORT FURNISHED		REVISION DATE: 07/26/02 (DIMENSION) JOB# 20022104
DFT: R.D.P.	CHK: T.J.F.	SCALE = 1" = 20'	DATE: 07/17/02	

### **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.