



APPLICATION ACCEPTED: March 15, 2013
BOARD OF ZONING APPEALS: June 5, 2013
TIME: 9:00 a.m.

County of Fairfax, Virginia

May 29, 2013

STAFF REPORT

SPECIAL PERMIT APPLICATION NO. SP 2013-MA-025

MASON DISTRICT

APPLICANT: Brett Crozier

OWNERS: Brett E. Crozier, Trustee,
Patricia Nicole Canzoneri, Trustee,
As Trustees of the Patricia Nicole Canzoneri and
Brett Emerson Crozier Revocable Living Trust, for
the benefit of Brett Emerson Crozier and Patricia
Nicole Canzoneri

STREET ADDRESS: 6100 Larstan Drive, Alexandria, 22312

SUBDIVISION: Heywood Glen

TAX MAP REFERENCE: 72-2 ((9)) 80

LOT SIZE: 8,940 square feet

ZONING DISTRICT: R-3 (Cluster)

ZONING ORDINANCE PROVISIONS: 8-914, 8-922

SPECIAL PERMIT PROPOSAL: To permit reduction of certain yard requirements for
an error in building location to allow an accessory
structure (treehouse) to remain 3.0 feet from the
side lot line and 1.7 feet from the rear lot line, and
to permit construction of addition 5.0 ft. from side lot
line with total side yards of 14.9 feet.

STAFF RECOMMENDATION: Staff recommends approval of SP 2013-MA-025 for the
addition with adoption of the proposed development conditions contained in Appendix 1.

O:\vgumk2\SP Cases(6-5) SP 2013-MA-025 Crozier (50%)\Crozier Staff Report.doc

Laura Gumkowski

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

It should be further noted that the content of this report reflects the analysis and recommendations of staff; it does not reflect the position of the Board of Zoning Appeals. A copy of the BZA's Resolution setting forth this decision will be mailed within five (5) days after the decision becomes final.

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

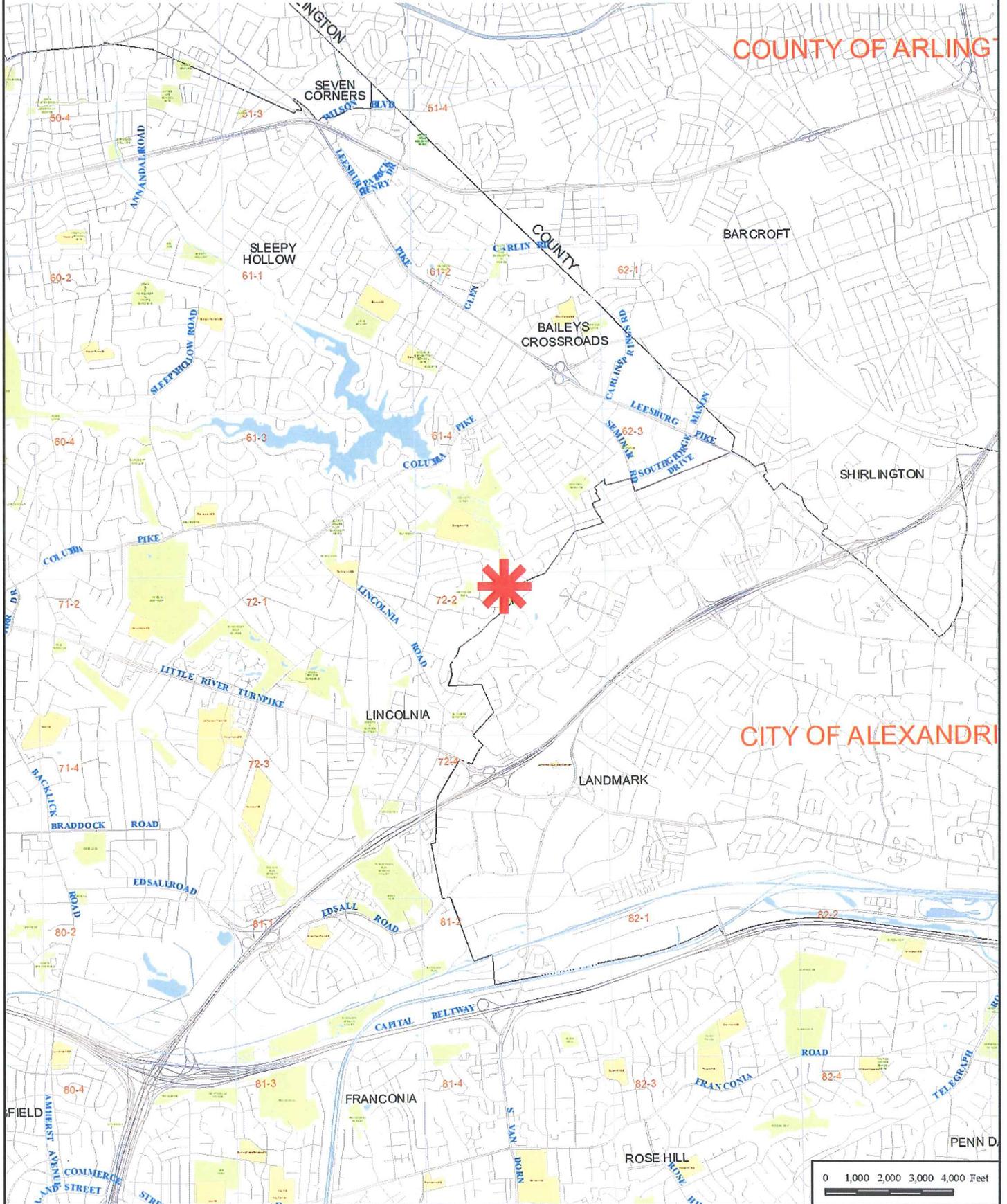
For additional information, call Zoning Evaluation Division, Department of Planning and Zoning at 703-324-1280, 12055 Government Center Parkway, Suite 801, Fairfax, Virginia 22035. **Board of Zoning Appeals' meetings are held in the Board Room, Ground Level, Government Center Building, 12000 Government Center Parkway, Fairfax, Virginia 22035-5505.**



Americans with Disabilities Act (ADA): Reasonable accommodation is available upon 48 hours advance notice. For additional information on ADA call (703) 324-1334 or TTY 711 (Virginia Relay Center).

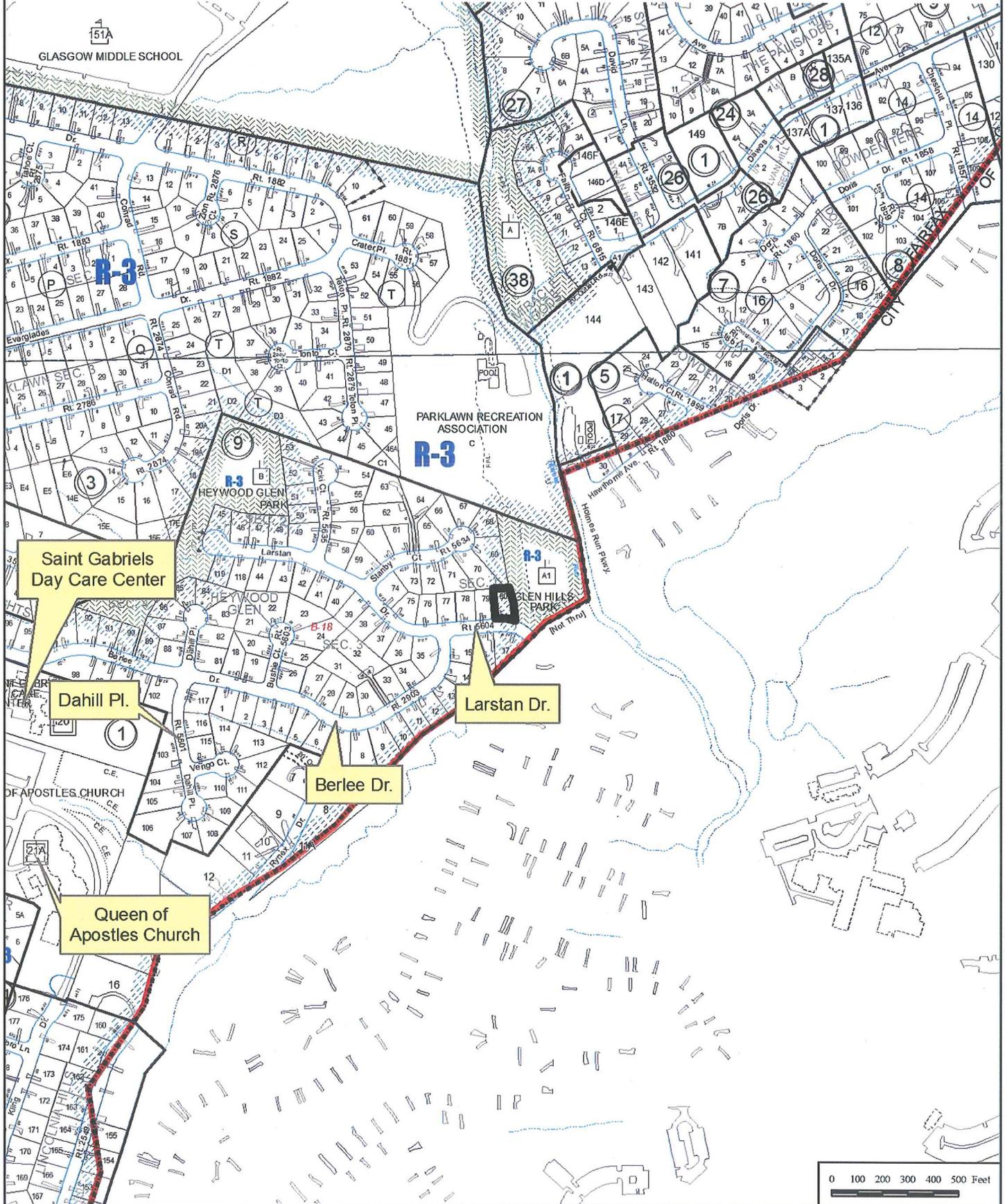
Special Permit

SP 2013-MA-025
BRETT CROZIER



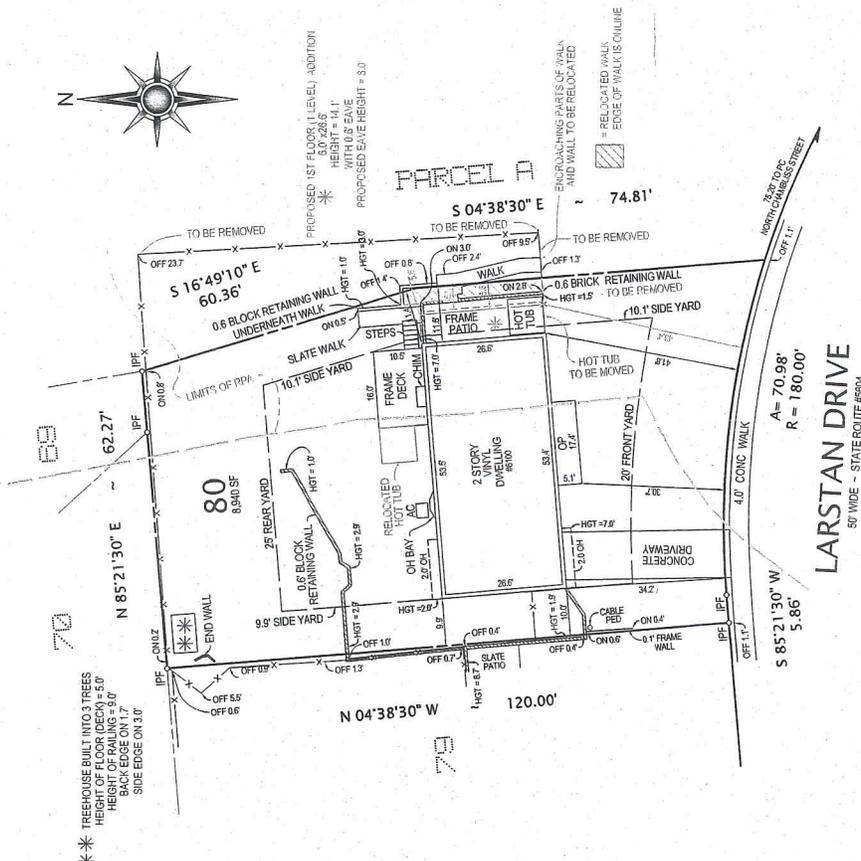
Special Permit

SP 2013-MA-025
BRETT CROZIER

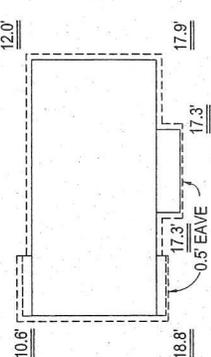


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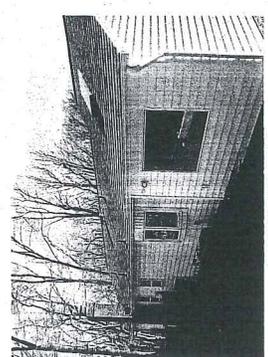
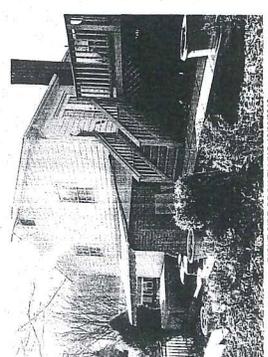
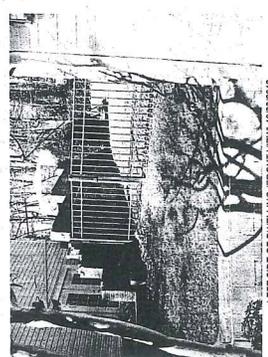
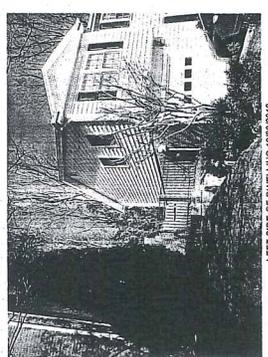
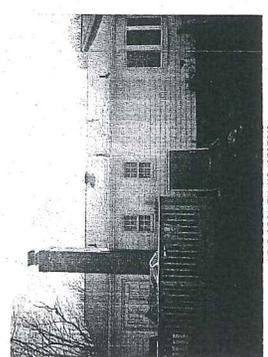
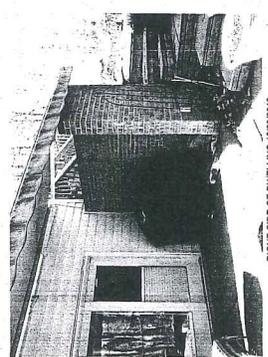
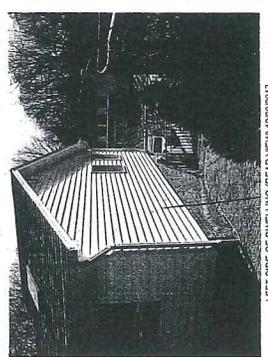
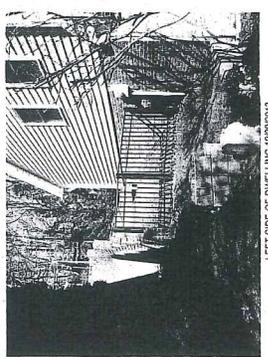
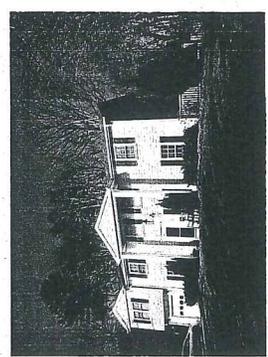
- TAX MAP: 0722 09 0080
- ZONE: R-3C (R-3 WITH CLUSTER DEVELOPMENT)
- LOT AREA: 8,940 SF
- REQUIRED YARDS:
 - FRONT: = 20.0 FEET
 - SIDE: = 8.0 FEET (20.0 FEET TOTAL)
 - REAR: = 25.0 FEET
- HEIGHTS:
 - EX. DWELLING = 25.8 FEET
 - DECK = 5.1 FEET
 - OPEN PORCH = AT GRADE
 - FRAME PATIO = 1.0 FEET
 - WALLS = AS NOTED
 - FENCES = 4.7 FEET
 - PROPOSED ADDITION = 14.1 FEET
 - PROPOSED CONC PATIO = AT GRADE
- THIS PROPERTY IS SERVED BY PUBLIC WATER AND SEWER.
- THERE IS NO OBSERVABLE EVIDENCE OF GRAVE SITES OR BURIAL GROUNDS ON THIS PROPERTY.
- ALL IMPROVEMENTS SHOWN ON THIS PLAN ARE EXISTING UNLESS DENOTED AS PROPOSED.
- THE SURVEYOR IS NOT AWARE OF ANY UTILITY EASEMENTS 25 FEET IN WIDTH OR GREATER AFFECTING THIS PROPERTY.
- THERE ARE NO FLOOD PLAINS ON THIS PROPERTY.
- RESOURCE PROTECTION AREA IS AS SHOWN HEREON.
- AREAS:
 - EX. FIRST FLOOR = 1,423 SF
 - EX. SECOND FLOOR = 1,423 SF
 - EX. GROSS FLOOR AREA = 2,846 SF
- FLOOR AREA RATIO: EX. GFA (2846)/LOT AREA (8940) = 0.32
- PROPOSED ADDITION = 159 SF
- PROP. ADDN. (159)/EX. GFA (2846) = 0.06
- PROP. FIRST FLOOR = 1,582 SF
- PROP. SECOND FLOOR = 1,423 SF
- PROP. GROSS FLOOR AREA = 3,005 SF
- FLOOR AREA RATIO: PROP. GFA (3005)/LOT AREA (8940) = 0.34
- FENCES ARE CHAIN LINK UNLESS NOTED.
- UTILITIES ARE UNDERGROUND.
- NORTH IS RECORD NORTH (DEED BOOK 4709, PAGE 172).
- ALL EXISTING IMPROVEMENTS SHOWN UNDERNEATH PROPOSED ADDITION WILL BE REMOVED.



EAVE DETAIL

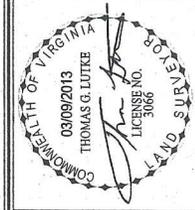


10.6' = EAVE HEIGHT TO EXISTING GRADE
 NOTE: ALL EAVES HIGHER THAN 10.0'.
 NOTE: 1.2' EAVES UNLESS NOTED.



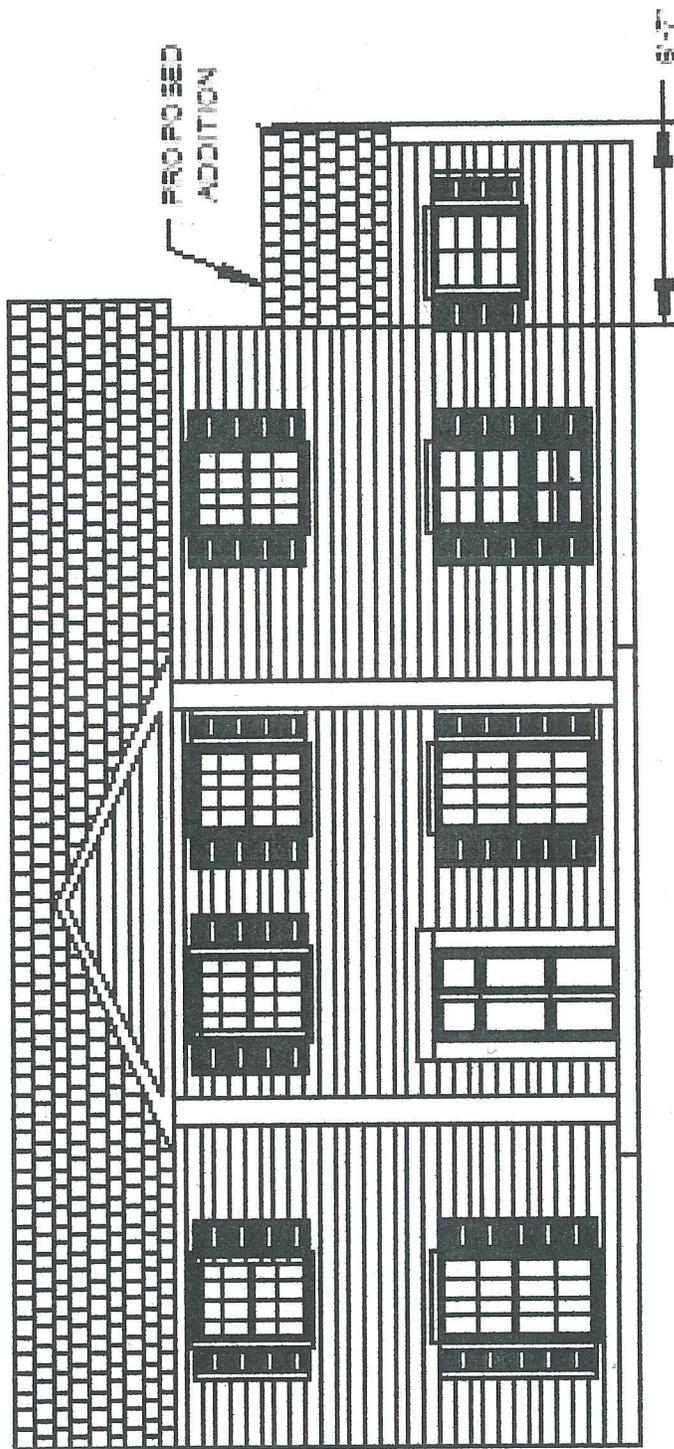
PLAT
 SHOWING IMPROVEMENTS ON
 LOT 80, SECTION 1
 REVIEWED
 Department of Planning & Zoning
 MAY 08 2013

HEYWOOD GLEN
 (DEED BOOK 3160, PAGE 290)
 FAIRFAX COUNTY, VIRGINIA
 MASON DISTRICT
 SCALE: 1" = 20'
 MARCH 9, 2013



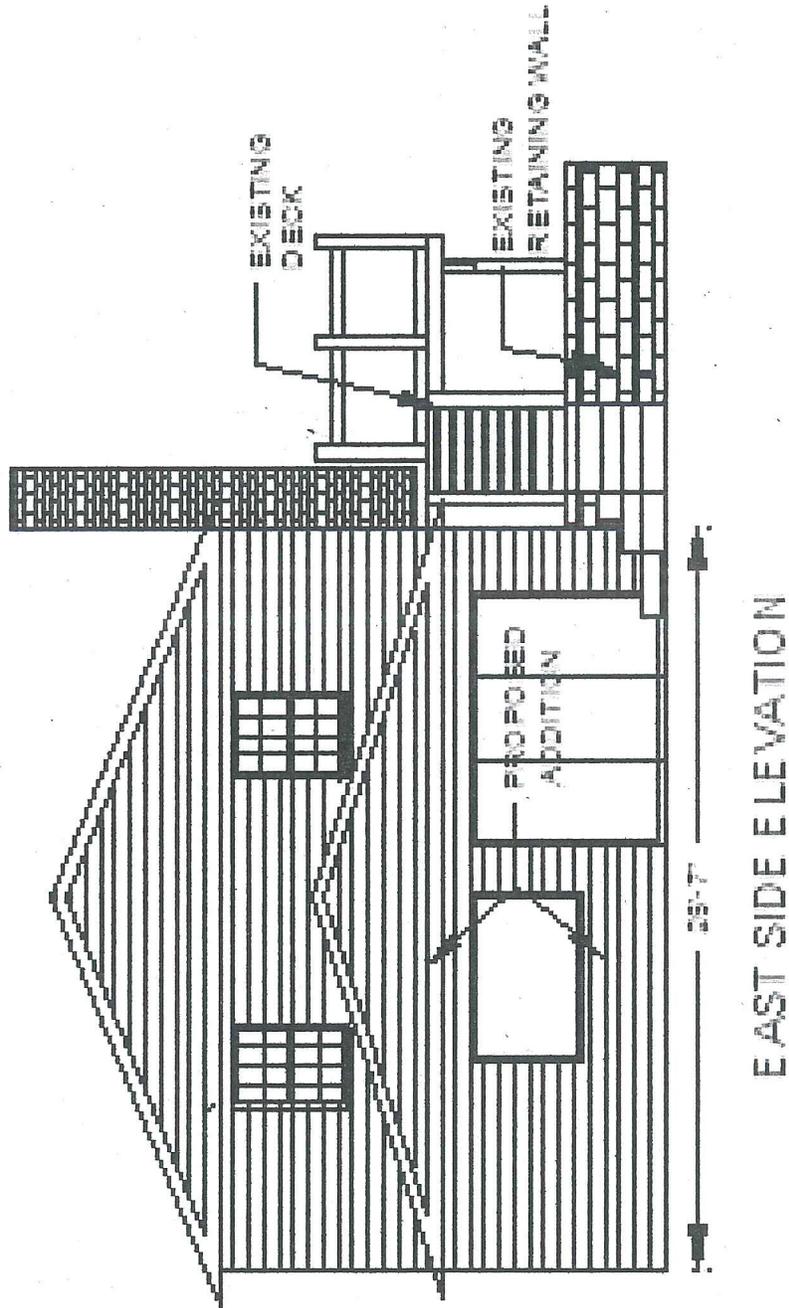
HEREBY CERTIFY THAT THE LOCATIONS OF ALL EXISTING IMPROVEMENTS HAVE BEEN CAREFULLY ESTABLISHED BY A CURRENT FIELD SURVEY AND UNLESS SHOWN, THESE ARE INVISIBLE ENCROACHMENTS.
 THIS PLAN IS SUBJECT TO RESTRICTIONS OF RECORD. NORTH IS RECORD NORTH. A TITLE REPORT WAS NOT FURNISHED. NO CORNER MARKERS SET.

ORDERED BY:
 BRETT CROZIER
 6655 ROCKLEIGH WAY
 ALEXANDRIA, VA 22315
 703-688-4008
 FAX: 703-649-6008
 NOVA SURVEYS



FRONT ELEVATION

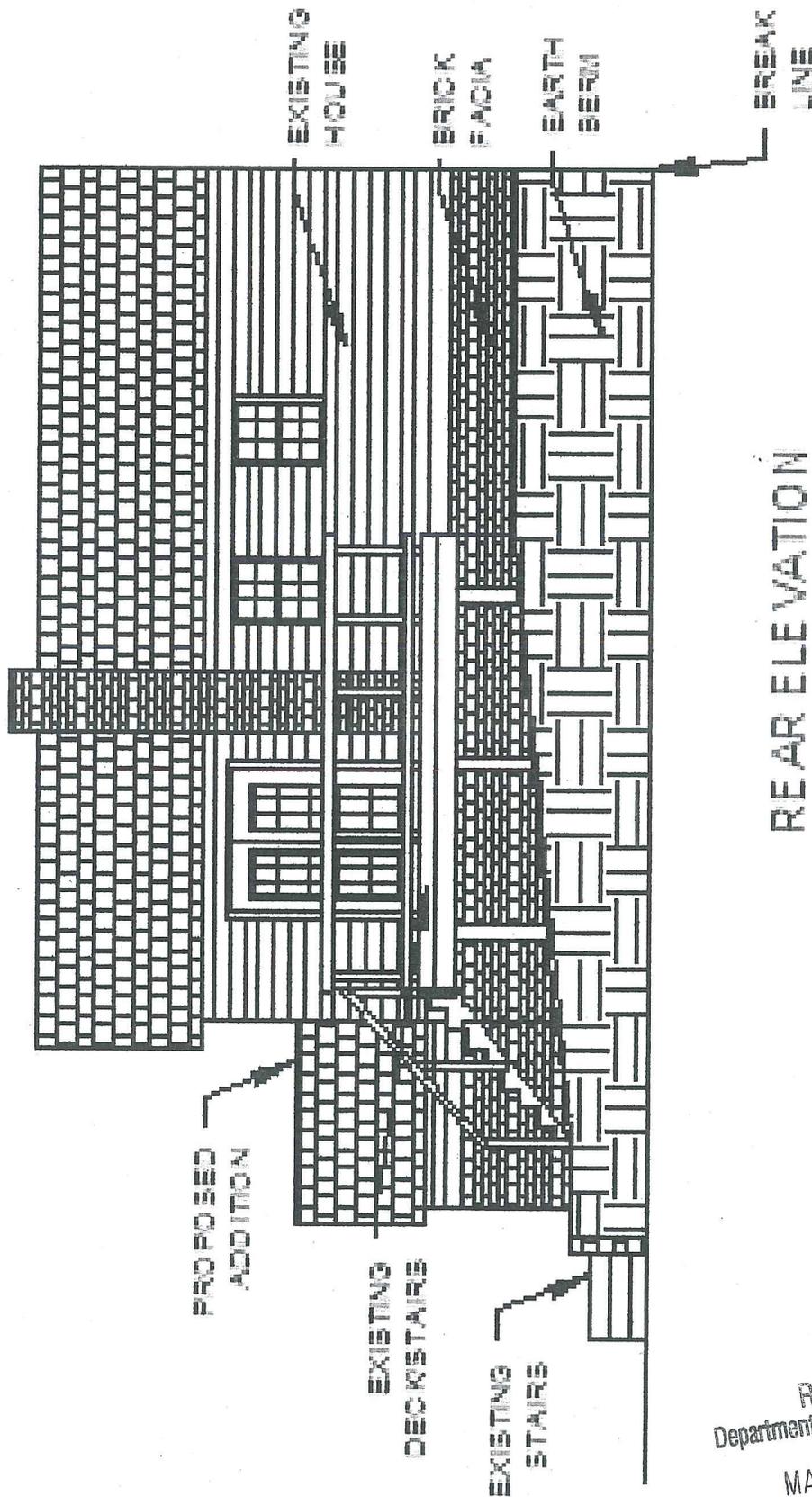
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Department of Planning & Zoning
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Zoning Evaluation Division



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Point 1 – Looking N (Photo 1)



Point 1 – Looking W (Photo 2)



Point 1 – Looking NW (Photo 3)



Point 2 – Looking NW (Photo 4)



Point 2 – Looking SW (Photo 5)



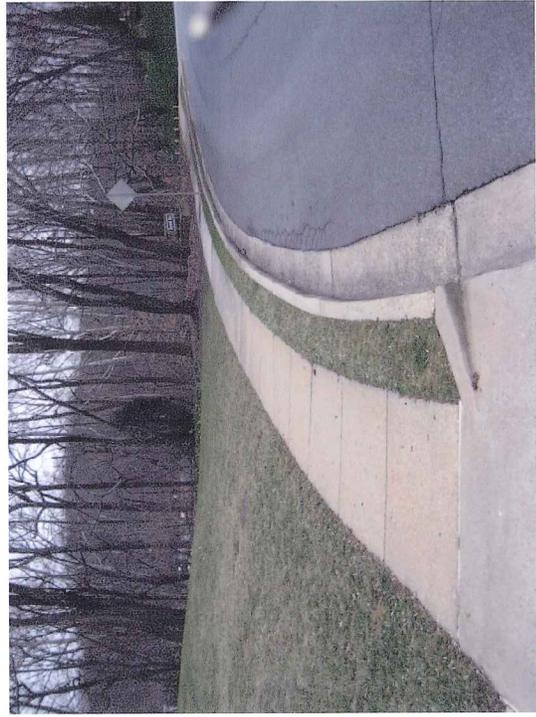
Point 2 – Looking S (Photo 6)



Point 2 – Looking E (Photo 7)



Point 3 – Looking N (Photo 8)



Point 3 – Looking E (Photo 9)



Point 3 – Looking NE (Photo 10)



Point 4 – Looking N (Photo 11)



Point 4 – Looking E (Photo 12)



Point 4 – Looking S (Photo 13)



Point 4 – Looking W (Photo 14)



Point 3 – Looking NW (Photo 15)



Point 5 – Looking N (Photo 16)



Point 5 – Looking W (Photo 17)



Point 5 – Looking E (Photo 18)



Point 5 – Looking NE (Photo 19)



Point 6 – Looking S (Photo 20)



Point 6 – Looking E (Photo 21)



Point 6 – Looking SE (Photo 22)



Point 7 – Looking N (Photo 23)



Point 7 – Looking South (Photo 24)



Point 7 – Looking SW (Photo 26)



Point 8 – Looking SW (Photo 28)



Point 7 – Looking SE (Photo 25)



Point 8 – Looking S (Photo 27)



Point 8 – Looking SE (Photo 29)



Point 8 – Looking S (Photo 30)



Point 9 – Looking S (Photo 31)



Point 9 – Looking W (Photo 32)



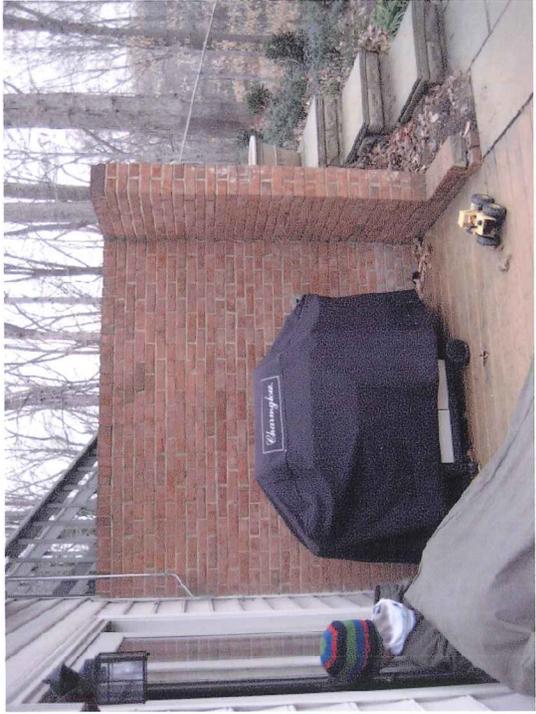
Point 10 – Looking E (Photo 33)



Point 10 – Looking NE (Photo 34)



Point 10 – Looking SE (Photo 35)



Point 11 – Looking N (Photo 36)



Point 11 – Looking NE (Photo 37)



Point 11 – Looking E (Photo 38)



Point 11 – Looking SE (Photo 39)











04/18/2013



04/18/2013





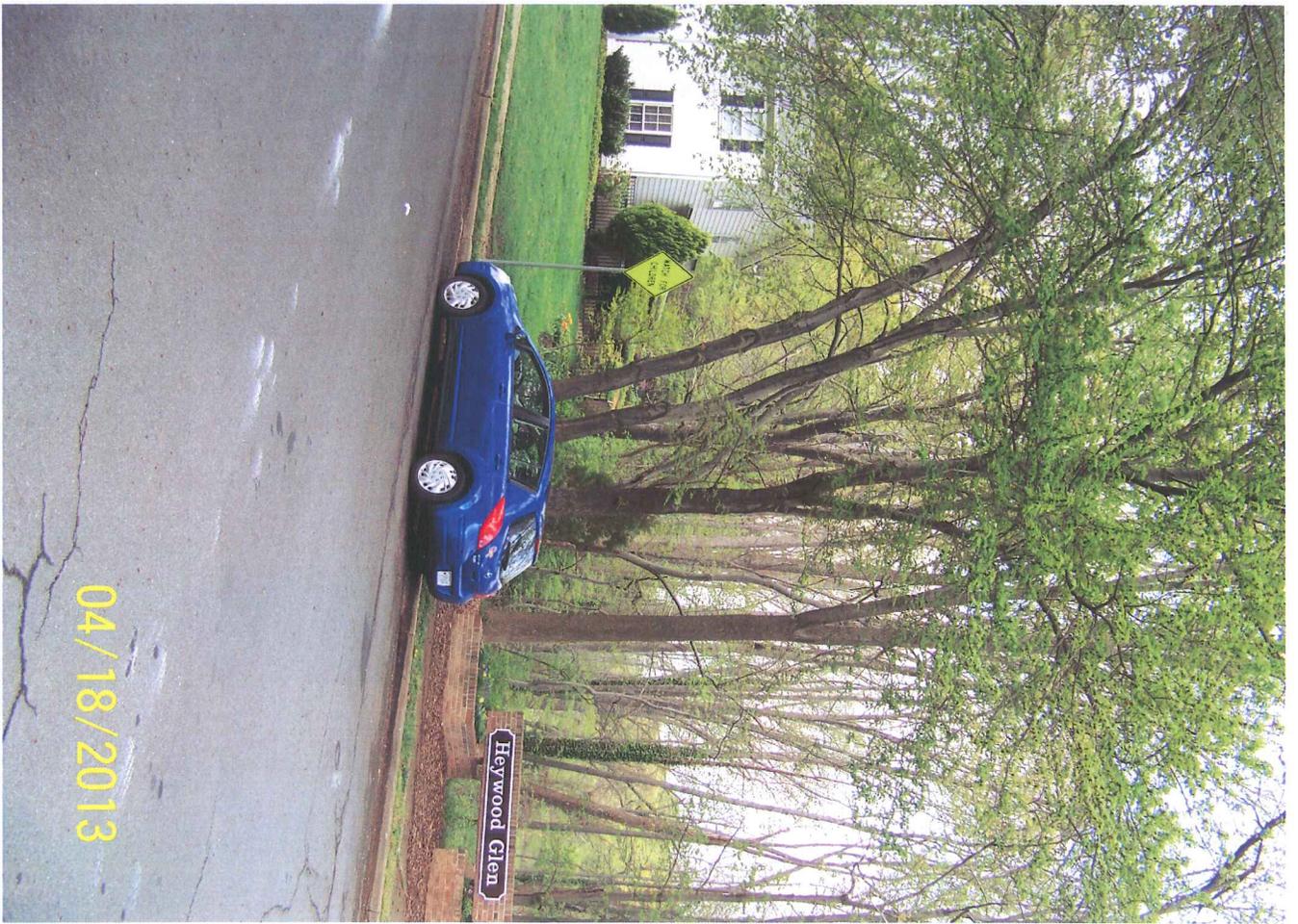


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DESCRIPTION OF THE APPLICATIONS

The applicant is seeking approval of two special permit requests. The first request is to permit a reduction in minimum yard requirements based on an error in building location to permit an existing accessory structure, a tree house, to remain 3.0 feet from the west side lot line and 1.7 feet from the rear lot line. The tree house is 5.0 feet from the ground at its base and 9.0 feet from the ground at its peak.

	Structure	Yard	Min. Yard Req.*	Structure Location	Proposed Reduction	Percent of Reduction
Special Permit	Tree house	Side	8.0 feet	3.0 feet	5.0 feet	62.5%
	Tree house	Rear	9.0 feet	1.7 feet	7.3 feet	81.1%

* Minimum yard requirement per Sects. 3-307 and 10-104

The second special permit request is for a reduction in minimum yard requirements to permit an addition, 14.1 feet in height, to be constructed 5.0 feet from the east side lot line with total side yards of 14.9 feet. The addition will be an expanded kitchen and dining room area and will be 159 square feet in size. A copy of the architect's rendition is included at the front of the staff report.

	Structure	Yard	Min. Yard Req.*	Structure Location	Proposed Reduction	Percent of Reduction
Special Permit	Addition	Side	8.0 feet	5.0 feet	3.0 feet	37.5%
	Addition	Total Sides	20.0 feet	14.9	5.1 feet	25.5%

* Minimum yard requirement per Section 3-307

A copy of the special permit plat titled "Plat, Showing the Improvements on Lot 80, Section 1, Heywood Glen" prepared by NoVA Surveys dated March 9, 2013 is also included at the front of the staff report.

EXISTING SITE DESCRIPTION

The 8,940 square foot lot is currently zoned R-3 and developed with cluster regulations with a two story vinyl detached dwelling constructed in 1969. A wood frame deck with stairs, a retaining wall, and tree house exist in the rear yard. A retaining wall, which begins in the rear yard extends along a portion of the western property line, enters the front yard and terminates at the southwest corner of the dwelling. A slate walkway and a patio are located to the east of the single family dwelling. A hot tub is currently located on the patio, and will be relocated to the rear yard. A brick retaining wall also exists to the east of the house and north of the patio. An open porch and a concrete driveway exist in the front yard. The concrete driveway provides access to Larstan Drive. A 4.7

foot high chain link fence exists in the rear yard, a portion of which exists on the neighboring property. The yard is well manicured and contains mature trees and shrubs. The property slopes down towards Larstan Drive with the highest portion of the property being along the northern property line. A Resource Protection Area exists on the eastern half of this property.

CHARACTER OF THE AREA

	Zoning	Use
North	R-3C	Single-Family Dwellings
East	R-3C	Glen Hills Park, owned by FCPA
South	R-3C	Single-Family Dwellings
West	R-3C	Single Family Dwellings

BACKGROUND

According to Fairfax County Tax Records, the applicant purchased the property in 2007. A building permit was issued in July of 2007, for the construction of a 160 square foot wooden deck attached to the existing house. Another building permit was issued in January of 2012, to allow a second story addition over the existing garage. In August of 2012, a Setback Certification was requested and approved by the Zoning Administration Division for the 9.9 foot western side yard. (See Appendix 4)

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

- Special Permit SP 2009-MA-064, was approved on September 29, 2009 for Tax Map 072-2 ((9)) 96, zoned R-3, at 6224 Berlee Drive, to permit a reduction in the minimum yard requirements based on error in building location to permit addition to remain 0.0 feet from side lot line and 5.4 feet from rear lot line.

ZONING ORDINANCE REQUIREMENTS (See Appendix 6)

- Sect. 8-006 General Special Permit Standards
- Sect. 8-903 Group 9 Standards
- Sect. 8-914 Provisions for Approval of Reduction of the Minimum Yard Requirements Based on an Error in Building Location
- 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 Standard 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. *Staff believes by observation of the neighborhood through submitted photographs and through aerial images that the addition will not adversely affect the use or development of neighboring properties. The general character of the residential neighborhood is single family dwellings. The proposed addition is of a similar style to the existing home on the property and similar in style to other single family dwellings in the neighborhood. Therefore, staff believes that the application meets this provision.*

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

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

Standard 4 states that the resulting gross floor area of an addition to an existing principal structure may be up to 150 percent of the total gross floor area of the principal structure that existed at the time of the first yard reduction request. In such instance, if a portion of the principal structure is to be removed; no more than fifty (50) percent of the gross floor area of the existing principal structure at the time of the first yard reduction shall be removed. *The existing dwelling is 2,846 square feet in size. Therefore 150% of the total gross floor area could result in an addition up to 4,269 square feet in size for a possible total square footage at build out of 7,115 square feet. The proposed garage addition is approximately 159 square feet in size, for a total square footage of the house, with the addition, of 3,005 square feet. Therefore the application meets this provision.*

Standard 6 states that the BZA shall determine that the proposed development will be in character with the existing on-site development in terms of the location, height, bulk and scale of the existing structure(s) on the lot. *The elevation drawings submitted indicate that the materials, size and scale of the proposed garage addition will be compatible with the existing structure. The addition is clearly subordinate in bulk and scale to the principal dwelling and the proposed addition will not create any additional height to the overall existing structure. The addition is proposed at 14.1 feet to the*

peak; the existing house is 25.8 feet to the peak. Staff believes 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. It appears the proposed improvements are compatible with the surrounding houses in the neighborhood. The proposed exterior building materials are consistent with the on-site dwelling and compatible with those in the neighborhood. There are no dwellings immediately to the east of the property as the plot is owned by the Fairfax County Park Authority. The applicant has committed to move the walkway and fence located on the Park Authority property plot back onto his property. Staff believes that the addition request is modest in size and will not negatively impact the neighborhood. Therefore, staff believes the application meets this provision.

Standard 8 states that the BZA shall determine that the proposed development shall not adversely impact the use and/or enjoyment of any adjacent property with regard to issues such as noise, light, air, safety, erosion, and stormwater runoff. Staff believes that the application meets the erosion and stormwater runoff portion of the standards since the Department of Public Works and Environmental Services (DPWES) has indicated that there are no drainage complaints on file related to this property. Staff believes that the addition is modest in size and scale and will not impact the use and/or enjoyment of adjacent properties. The proposed addition is being constructed on an existing patio. Therefore, there will be minimal, if any, increase in impervious surfaces. Staff has determined from the site visit that existing trees will adequately buffer the viewshed from the east. The neighbors most immediately impacted by the addition will be the neighbors immediately to the south of the property along Larstan drive. Staff believes that the addition will not negatively impact the surrounding properties through noise, light, air safety or erosion. 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 proposed structure; 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. Due to the cluster regulations on this property, the side yards are narrow. The total minimum side yards need to be 20 feet and each side needs to be a minimum of 8 feet. The proposed location of this addition was chosen as the addition will be an expansion of the kitchen and dining room areas, which are located on this portion of the house. The slope of the lot also affects the proposed location of this addition. The lot slopes

dramatically from north to south and the location of the proposed addition is on a leveled area that currently serves as a patio. Any other location on the side yard would involve extensive re-grading and land disturbance.

The proposed addition is located in a Resource Protection Area. Staff from the Department of Public Works and Environmental Services (DPWES) has provided comments. Staff commented that if less than 2,500 square feet of land is disturbed in the Resource Protection Area, than no grading plan or stormwater management review is required (See Appendix 5). The addition will be 159 square feet in area and it does not appear that the construction will reach the 2,500 square feet threshold required for DPWES review. One evergreen tree will need to be removed along the front property line in order to construct the addition and realign the walkway onto the applicant's property. Other issues of wells, 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 2013-MA-025 for the addition, subject to 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. ZAD Setback Certification dated August 17, 2012
5. DPWES Memo from Thakur Dhakal dated April 26, 2013
6. Applicable Zoning Ordinance Provisions

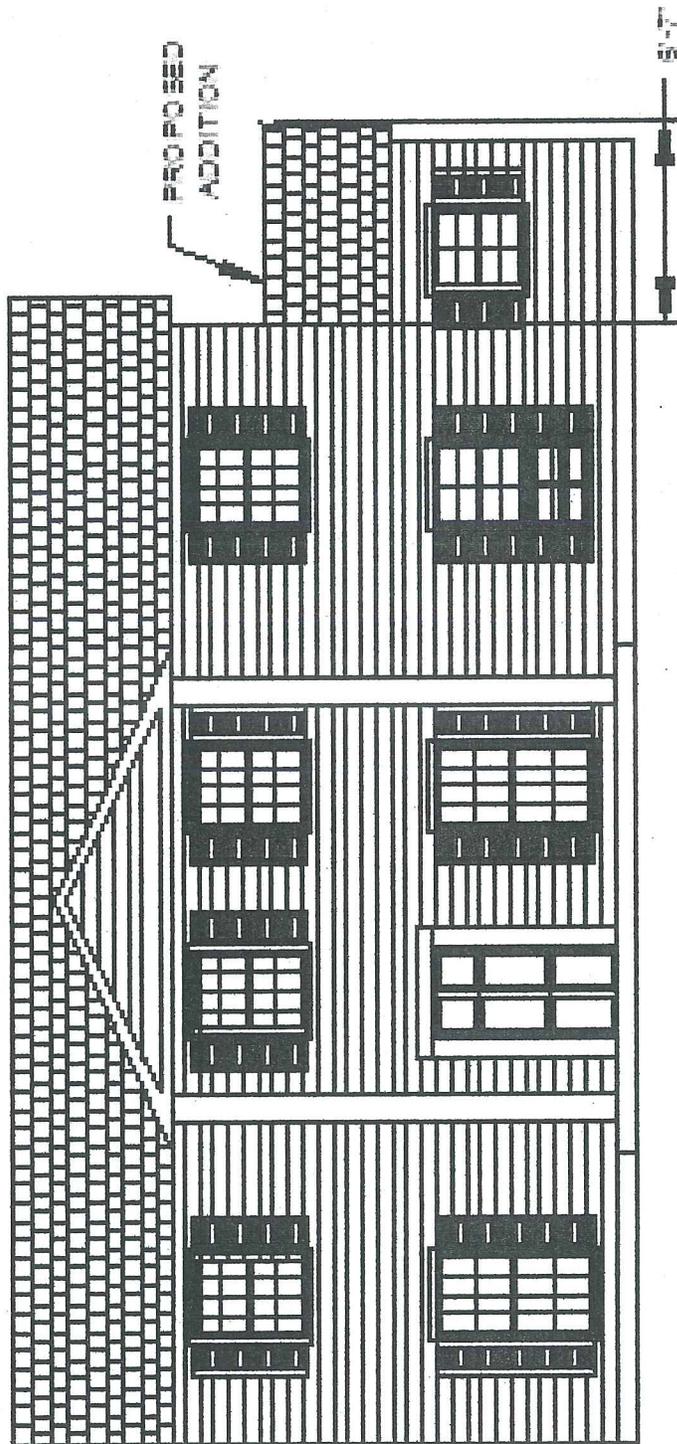
PROPOSED DEVELOPMENT CONDITIONS**SP 2013-MA-025****May 29, 2013**

If it is the intent of the Board of Zoning Appeals to approve SP 2013-MA-025 located at Tax Map 72-2 ((9)) 80 to permit reduction of certain yard requirements pursuant to Sects. 8-914 and 8-922 of the Fairfax County Zoning Ordinance, staff recommends that the Board condition the approval by requiring conformance with the following development conditions.

1. These conditions shall be recorded by the applicant among the land records of Fairfax County for this lot prior to the issuance of a building permit. A certified copy of the recorded conditions shall be provided to the Zoning Permit Review Branch, Department of Planning and Zoning.
2. This special permit is approved for the kitchen addition and the treehouse located as shown on the special permit plat, prepared by NoVA Surveys Inc., dated March 9, 2013, as submitted with this application and is not transferrable 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 (2,846 square feet existing + 4,269 square feet (150%) = 7,115 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. Every effort shall be made to protect offsite trees during construction of the garage. If needed, the applicant shall hire a certified arborist to assess and make recommendations on tree protection measures.
5. The addition shall be generally consistent with the architectural renderings and materials as shown on Attachment 1 to these conditions.

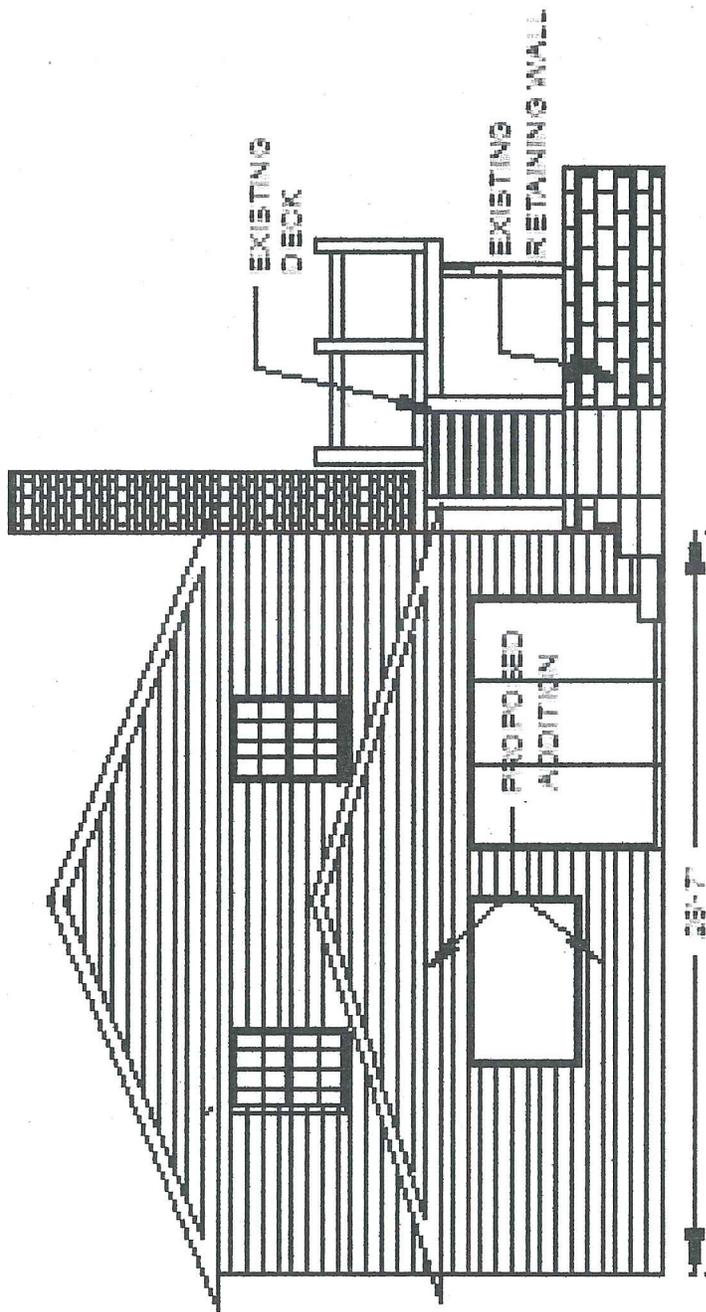
This approval, contingent upon the above-noted conditions, shall not relieve the applicant from compliance with the provisions of any applicable ordinances, regulations or adopted standards.

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



FRONT ELEVATION

RECEIVED
Department of Planning & Zoning
MAR 11 2013
Zoning Evaluation Division

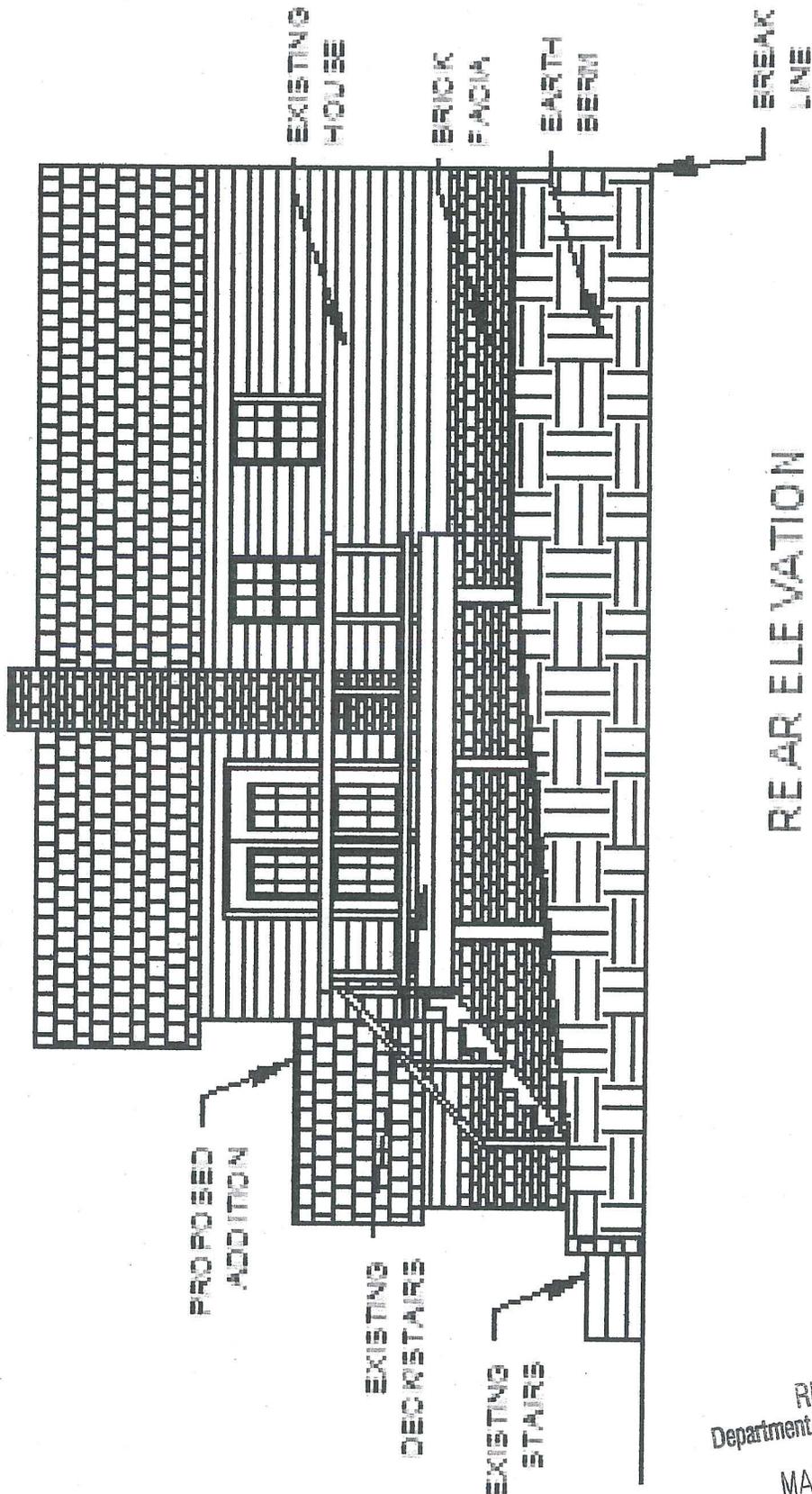


EAST SIDE ELEVATION

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 Department of Planning & Zoning

MAR 11 2013

Zoning Evaluation Division



RECEIVED
 Department of Planning & Zoning
 MAR 11 2013
 Zoning Evaluation Division

Application No.(s): SP 2013-MA-025
(county-assigned application number(s), to be entered by County Staff)

SPECIAL PERMIT/VARIANCE AFFIDAVIT

DATE: 2/14/2013
(enter date affidavit is notarized)

I, Brett E. Crozier, Trustee, 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

119704

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)
Brett E. Crozier, Trustee and Patricia Nicole Canzoneri, Trustee, as Trustees of the Patricia Nicole Canzoneri and Brett Emerson Crozier Revocable Living Trust, for the benefit of Brett Emerson Crozier and Patricia Nicole Canzoneri.	6100 Larstan Drive, Alexandria, VA 22312	Applicant/Title Owner 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 2013-MA-025
(county-assigned application number(s), to be entered by County Staff)

SPECIAL PERMIT/VARIANCE AFFIDAVIT

DATE: 2/14/2013
(enter date affidavit is notarized)

119704

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)
NONE

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)
NONE

(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 2013-MA-025
(county-assigned application number(s), to be entered by County Staff)

SPECIAL PERMIT/VARIANCE AFFIDAVIT

DATE: 2/14/2013
(enter date affidavit is notarized)

119704

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)
NONE

(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)
NONE

(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 2013-MA-025
(county-assigned application number(s), to be entered by County Staff)

SPECIAL PERMIT/VARIANCE AFFIDAVIT

DATE: 2/14/2013
(enter date affidavit is notarized)

119704

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 2013 - MA - 025
(county-assigned application number(s), to be entered by County Staff)

SPECIAL PERMIT/VARIANCE AFFIDAVIT

DATE: 2/2/2013 2/14/2013 MLC 119704
(enter date affidavit is notarized)

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 MLC

(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:

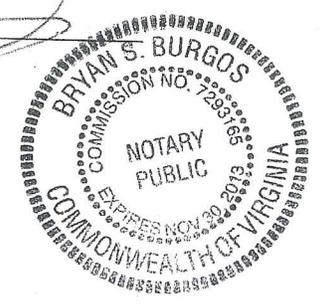
(check one) Applicant Brett E. Crozier, Trustee Applicant's Authorized Agent

Brett E. Crozier, Trustee
(type or print first name, middle initial, last name, and title of signee)

Subscribed and sworn to before me this 14th day of Feb. 2013, in the State/Comm. of Virginia, County/City of Fairfax

[Signature]
Notary Public

My commission expires: 11/30/13



Special Permit – Statement of Justification

6100 Larstan Drive, Alexandria, VA 22312

Description of Project

- This Special Permit request is to allow for a 5'-7" (including roof overhang) x 26'-7" (current width of house) single-level addition to our single family home to expand the kitchen and dining area on the East side of our residence.
- The proposed addition structure at the overhang edge would be 5' from the East property boundary. This boundary is adjacent to a hill, which is the boundary of the Glen Hills Park, a Fairfax County parkland. There are no residences on the East side of the property.
- To accommodate the addition, we are requesting that the East side yard requirement of 8' for our R-3C parcel be reduced to 5'. The corresponding total side yard (including the West side) would be 14.9', which is still less than the R-3C total yard requirement.
- No hazardous or toxic substances, hazardous wastes, and/or petroleum products will be generated, utilized, stored, treated, and/or disposed on the property as a result of the proposed addition, and there are no storage tanks of any kind currently on the property.
- Proposed addition conforms to the provisions of all applicable ordinances, regulations, and adopted standards or, if any waiver, exception or variance is sought by the applicant, such shall be specifically noted with the justification for such modification.
- Since the property does not contain any businesses, the type of operation, hours of operations, estimated/proposed number of employees, and corresponding traffic impact are not applicable for this application.
- The design and construction of the addition will conform with 2009 Virginia Residential Code, and all required permits and inspections will be coordinated through Fairfax County.
- The resulting gross floor area (3,005 sf) of the proposed addition to the existing principal structure (2,846 sf) is 106%, less than the 150% maximum ratio. There was one previous addition to the structure completed in 2012 which added 318 sf. The corresponding resulting gross floor area (3,005 sf) of the proposed addition to the original structure (2,528 sf) is 119%, less than the 150% maximum ratio. Gross floor area calculations include the floor area of the attached garage.
- The resulting gross floor area of the proposed addition (159 sf) is clearly subordinate in purpose, scale, use and intent to the principal structure (2,846 sf) on the property.
- The proposed addition will be in character with the existing on-site development in terms of location, height, bulk and scale of the existing structure on the lot. The proposed addition is architecturally compatible with the principal structure and like roof and siding finishes will be used.

RECEIVED
Department of Planning & Zoning

1

MAR 11 2013

Zoning Evaluation Division

- The proposed addition 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. The footprint of the addition is within
- the footprint of an existing patio and will also encompass an existing 8' high brick retaining wall. No trees or vegetation are required to be disturbed to make way for the renovation. There are no surrounding structures on the side of the house for the proposed addition, as it is adjacent to park land (separated by a hill).
- The proposed addition shall not adversely impact the use and/or enjoyment of any adjacent property with regard to issues such as noise, light, air, erosion and stormwater runoff. The adjacent property is Fairfax County parkland, separated by a hill and substantive difference in elevation. The proposed addition will reside on an already developed area (on a patio and will encompass an existing 8' high brick retaining wall). The addition width (6') and height (single story) will be non-obtrusive.
- The proposed addition location represents the minimum amount of reduction necessary to accommodate desired purpose (kitchen expansion). The location was the only real alternative as it is adjacent to the existing kitchen and will be located on already-developed property (patio and retaining wall).
- Description of architecture of proposed addition:
 - The addition will incorporate existing 7' high brick retaining wall which is currently on the East side of the house.
 - The addition will be single level with a 4:12 roof to allow for the current 2nd level East side windows to remain without modification.
 - The exterior finishes of the addition will be consistent with the exterior finishes of the existing structure (white vinyl siding and black shingles).
- The following four pages provide concepts of the addition:
 - Side Elevation
 - Front Elevation
 - Rear Elevation
 - Floor Plan

RECEIVED
Department of Planning & Zoning

MAR 11 2013

Zoning Evaluation Division



County of Fairfax, Virginia

MEMORANDUM

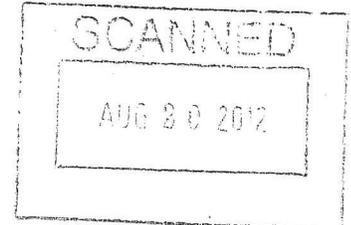
DATE: August 17, 2012

TO: Distribution

FROM:  Getachew Tadesse, Assistant to the Zoning Administrator

SUBJECT: Setback Certification: Application Permit No.: 112040142

RE: 6100 Larstan Drive
Heywood Glen, Section 1, Lot 80
Tax Map Ref: 72-2 ((9)) 80
Zoning District: R-3



Attached for your records is an approved Setback Certification for the referenced property, which is built in accordance with the cluster subdivision provisions of the R-3 District. The yard in question is the 9.9 foot side yard.

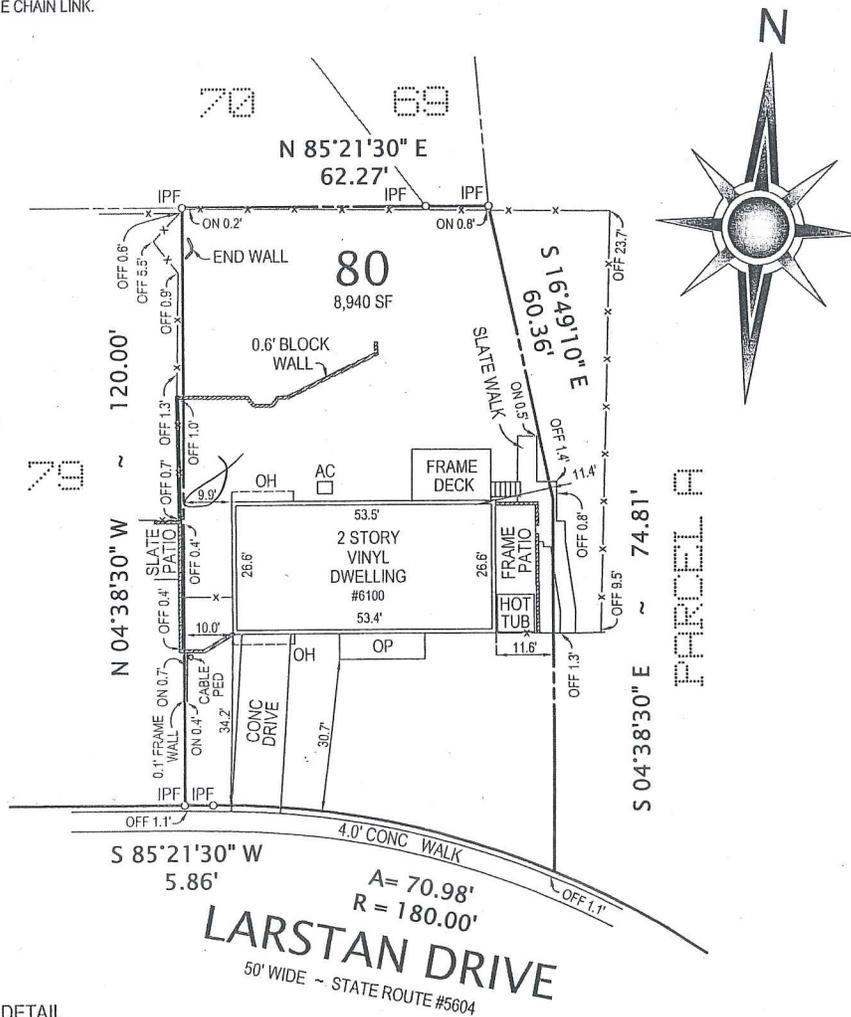
The setback certification plat shows that part of your fence and slate walkway is located on Parcel A, outside of the referenced property. Please note that your ability to obtain future permits for this property may be impacted unless part of the fence and the slate walkway is moved to the referenced property to comply with the location regulations contained in Sect. 10-104 of the Zoning Ordinance.

Distribution:

Patricia Canzoneri, 6100 Larstan Drive, Alexandria, Virginia 22312
Charles O'Donnell, Residential Inspections Division, DPWES
Elisabeth Smith, Director, Site Development and Inspections Division, DPWES
Diane Johnson-Quinn, Deputy Zoning Administrator for Zoning Permit Review Branch ✓

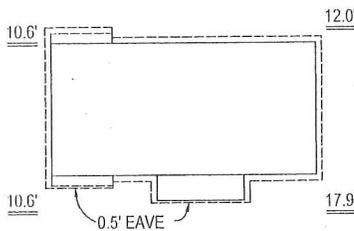


NOTES: 1. UTILITIES ARE UNDERGROUND.
 2. FENCES ARE CHAIN LINK.



LARSTAN DRIVE
 50' WIDE ~ STATE ROUTE #5604
 $A = 70.98'$
 $R = 180.00'$

EAVE DETAIL



10.6' = EAVE HEIGHT

NOTE: ALL EAVES HIGHER THAN 10.0'.
 NOTE: 1.2' EAVES UNLESS NOTED.

APPROVED
 Subject Cert. 08/17/12
 [Signature]
 Planning Administrator



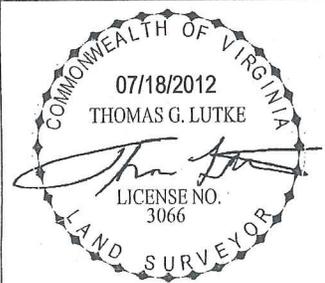
PLAT
 SHOWING HOUSE LOCATION ON
 LOT 80, SECTION 1
HEYWOOD GLEN
 (DEED BOOK 3140, PAGE 264)

FAIRFAX COUNTY, VIRGINIA
 MASON DISTRICT
 SCALE: 1" = 30' JULY 18, 2012



I HEREBY CERTIFY THAT THE LOCATIONS OF ALL EXISTING IMPROVEMENTS HAVE BEEN CAREFULLY ESTABLISHED BY A CURRENT FIELD SURVEY AND UNLESS SHOWN, THERE ARE NO VISIBLE ENCROACHMENTS.

THIS PLAT IS SUBJECT TO RESTRICTIONS OF RECORD.
 A TITLE REPORT WAS NOT FURNISHED.
 CORNER MARKERS WERE NOT SET.



ORDERED BY:
 CANZONERI

NOVA SURVEYS
 6655 ROCKLEIGH WAY
 ALEXANDRIA, VA 22315
 703-688-4038
 FAX: 703-649-6038
 WWW.NOVA-SURVEYS.COM

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Gumkowski, Laura B.

From: Dhakal, Thakur P.
Sent: Friday, April 26, 2013 3:30 PM
To: Gumkowski, Laura B.
Subject: SP2013-MA-025, LDS #1480-ZONA-002-2, 6100 Larstan Drive

Follow Up Flag: Follow up
Flag Status: Flagged

Laura,

I reviewed the above mentioned plat. The plan would disturb land within the limits of RPA, however, if land disturbance is less than 2,500 square feet and the addition qualify for minor addition (CBPO 118-5-5a, or b) no grading plan/Stormwater management review is required. But, for disturbance over 2,500 sf, an RPA Exception and water quality impact assessment are required prior to grading plan approval.

The plan does not show disturbed area computations, however it is likely that the disturbed area could be below 2,500 sf. Please let me know if they have plan to disturb more than 2,500 sf.

Thanks,

Thakur Dhakal
703 324 1698

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.