



APPLICATION ACCEPTED: March 14, 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-SU-024

SULLY DISTRICT

APPLICANT: Carol C. Robinson

OWNERS: Robert E. Robinson
Carol C. Robinson

STREET ADDRESS: 6503 Flowerdew Hundred Ct,
Centreville, 20120

SUBDIVISION: Weltman Estates

TAX MAP REFERENCE: 53-3 ((4)) (2) 08

LOT SIZE: 13,333 square feet

ZONING DISTRICT: R-C and WS

ZONING ORDINANCE PROVISION: 8-913

SPECIAL PERMIT PROPOSAL: To permit modification to certain yard requirements for R-C lots to permit construction of an addition 11.6 feet from a side lot line.

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.

*O:\mstah\Special Permits\6-5-2013\SP 2013-SU-024 Robinson (R-C lot)\SP 2013-SU-024 Robinson Staff Report
Michelle Stahlhut*

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



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

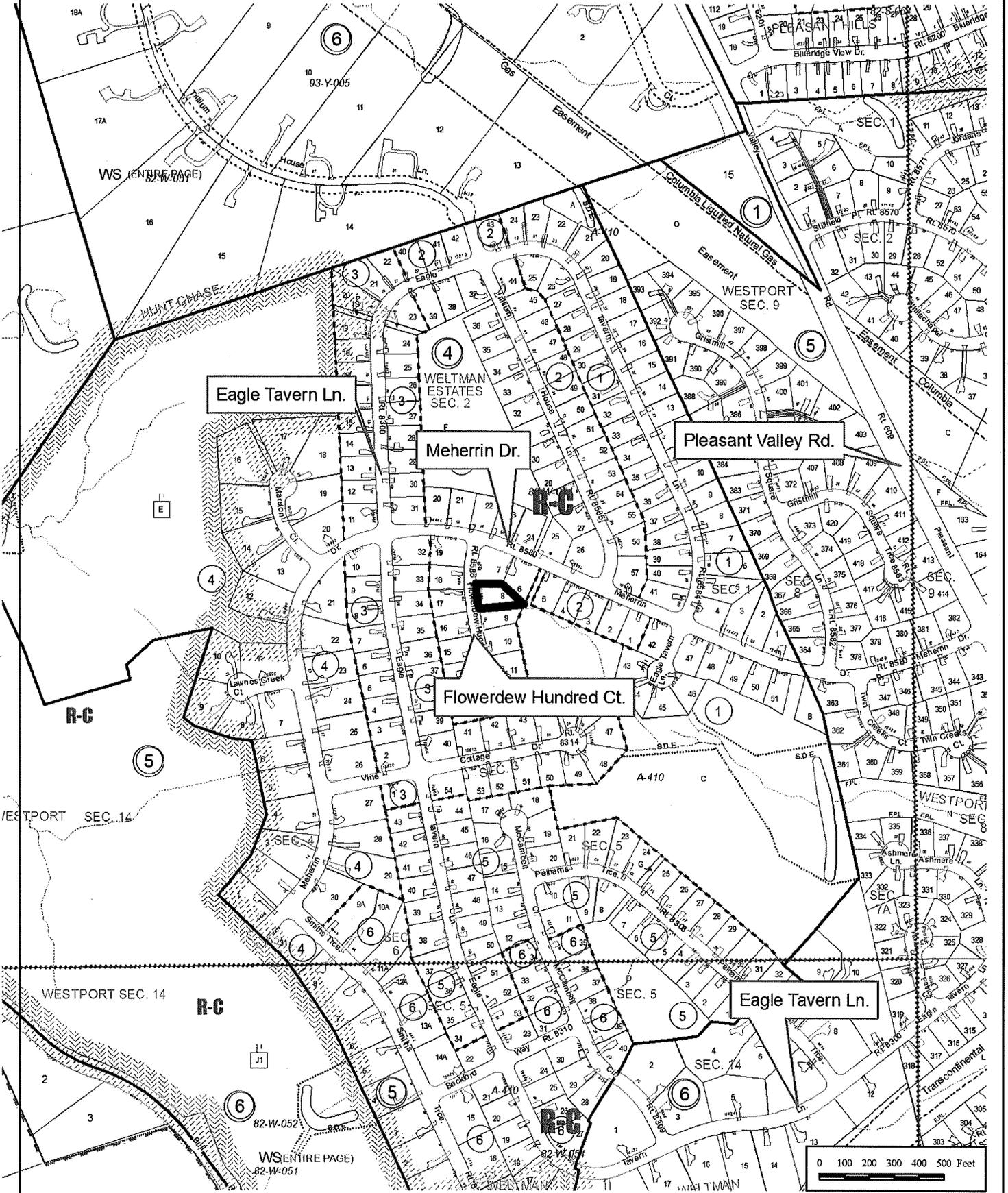
Special Permit
SP 2013-SU-024
CAROL C. ROBINSON



Special Permit

SP 2013-SU-024

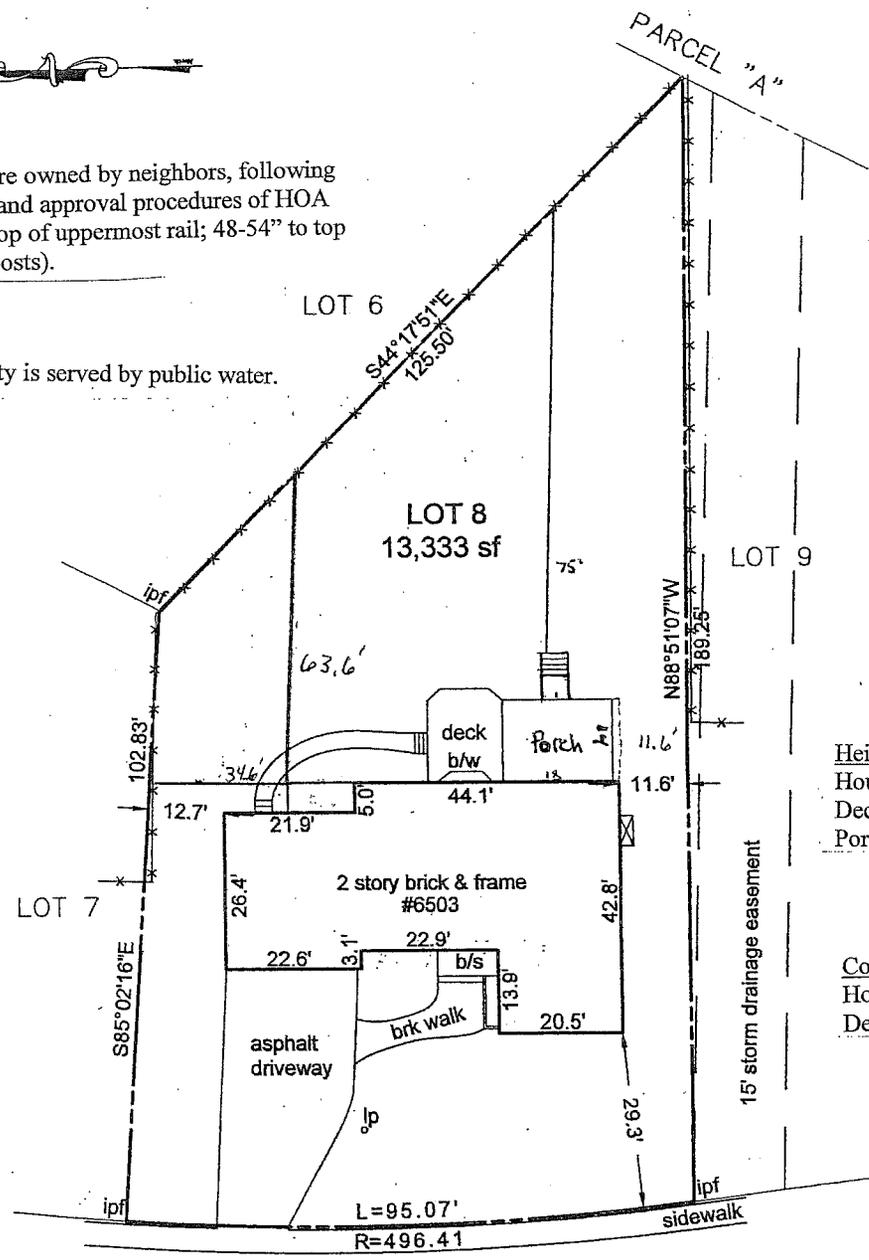
CAROL C. ROBINSON





Note
 All fences are owned by neighbors, following regulations and approval procedures of HOA (42-48" to top of uppermost rail; 48-54" to top of vertical posts).

Note
 This property is served by public water.



Heights
 House - 26.5'
 Deck - 3.34'
 Porch - 16'

Construction
 House - 1990
 Deck - 1992

FLOWERDEW HUNDRED COURT
 50' WIDE

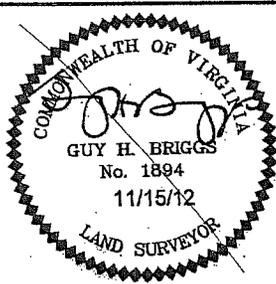
Route 8586

RECEIVED
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 MAR 07 2013
 Zoning Evaluation Division

ipf iron pipe found
 b/s brick stoop
 b/w bay window
 lp light pole

Applicant *Paul Robinson Feb. 22, 2013*

HOUSE LOCATION SURVEY JOB #: 12-0196



LOT 8, SECTION 2
WELTMAN
 SULLY DISTRICT
 FAIRFAX COUNTY, VIRGINIA
 NOVEMBER 15, 2012 SCALE: 1"=25'
APEX SURVEYS 7720 VICEROY STREET 703 866-1236
 SPRINGFIELD, VIRGINIA 22151

STEADFAST CONSTRUCTION

111 Berry St., #103 Vienna, VA 22180

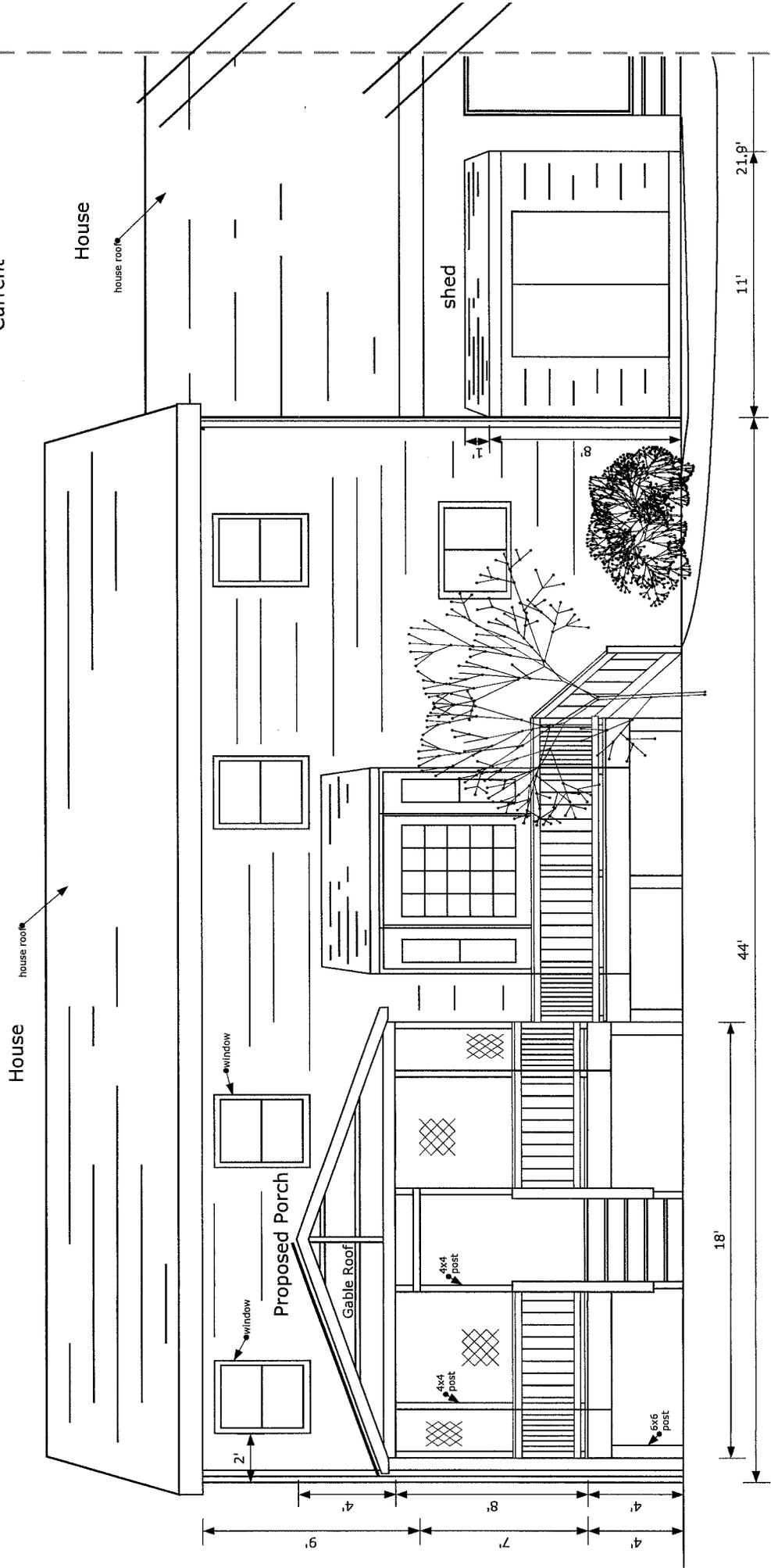
Drawing by: Omar Ruiz - Manager Scale: 1/4" = 1'

Carol & Bob Robinson
6503 Flowerdew Hundred Ct.
Centreville, VA
703-631-0644

House/Proposed Porch Elevation



Current



STEADFAST CONSTRUCTION 111 Berry St., #103 Vienna, VA 22180

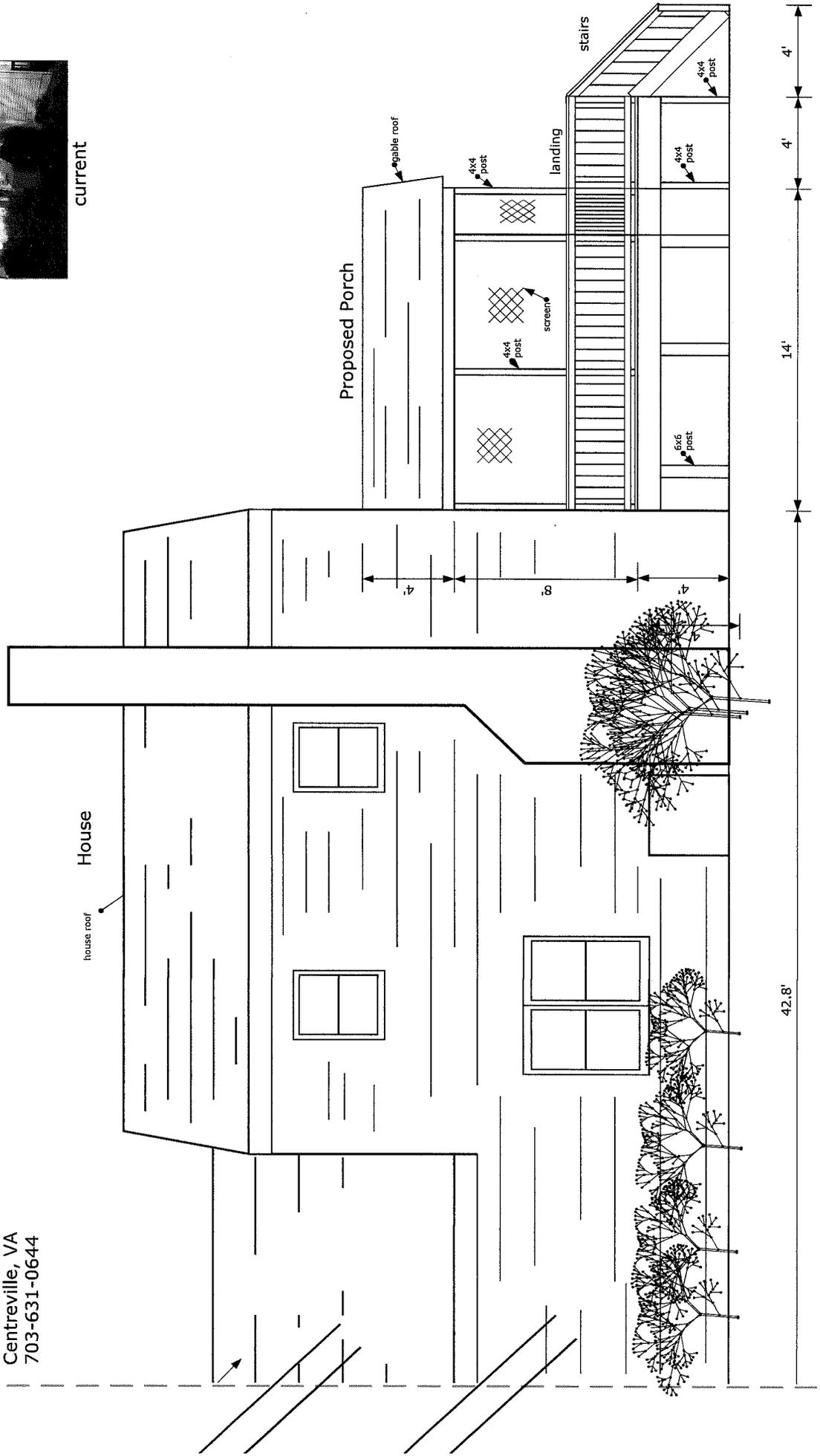
Drawing by: Omar Ruiz - Manager Scale: 1/4" = 1'

Carol & Bob Robinson
6503 Flowerdew Hundred Ct.
Centreville, VA
703-631-0644

Left Side Elevation



current



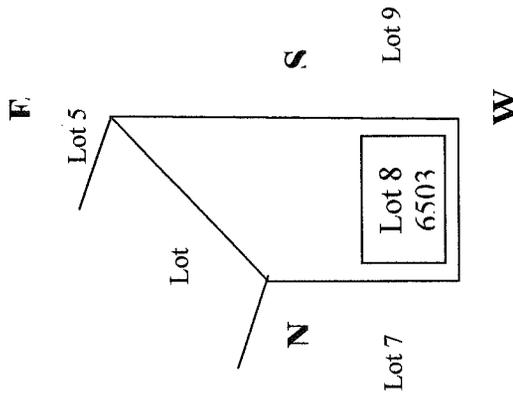
Special Permit Application - Requirement 4: Photographs – View of House (6503 Flowerdew Hundred Court Centreville, VA 20120)

Note: All pictures were taken October/November 2012

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Department of Planning & Zoning

DEC 11 2012

Zoning Evaluation Division



Flowerdew Hundred

View facing East, front of home, Lot 8



View facing East



View facing Southeast



View facing South



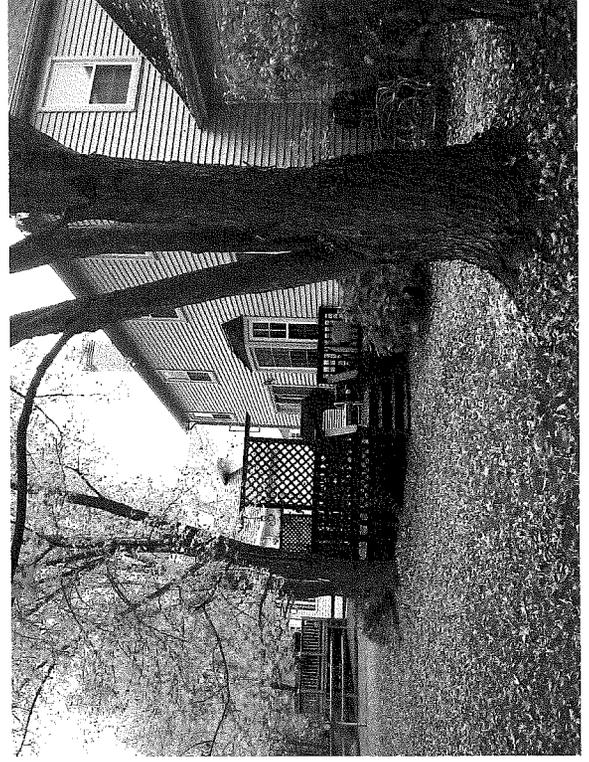
View facing South



View facing South, from Lot 7



View facing South, from Lot 7



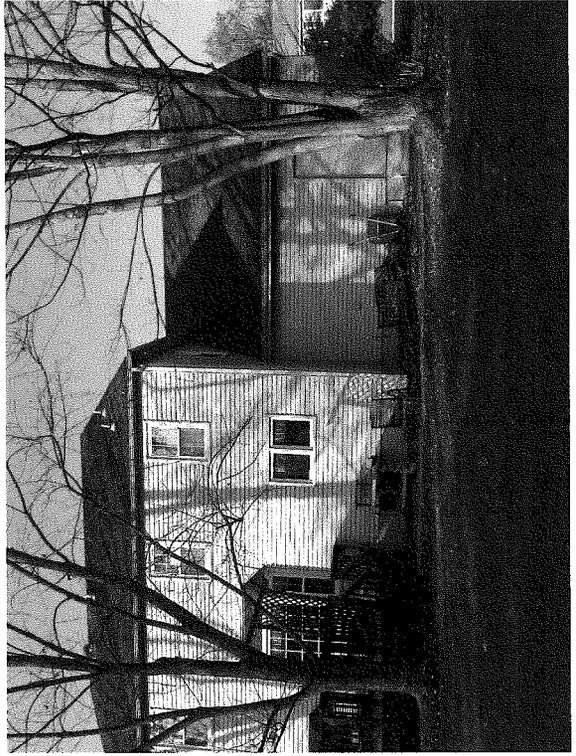
View facing Southwest



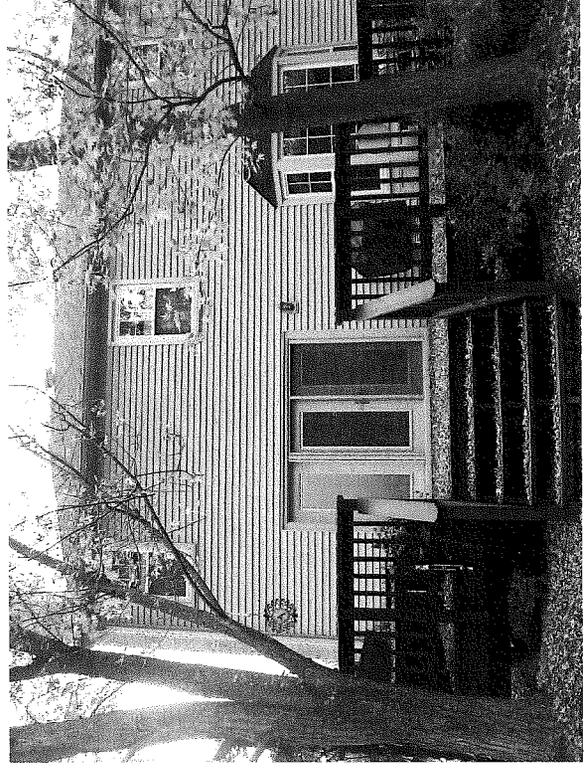
View facing Southwest



View facing West



View facing West



Special Permit Application - Requirement 4: Photographs -- View of House (6503 Flowerdew Hundred Court Centreville, VA 20120)

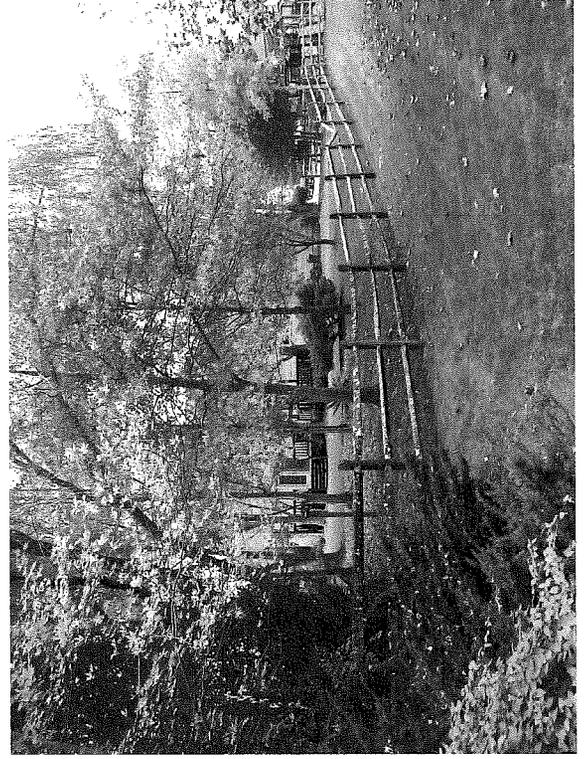
View facing West, through backyard



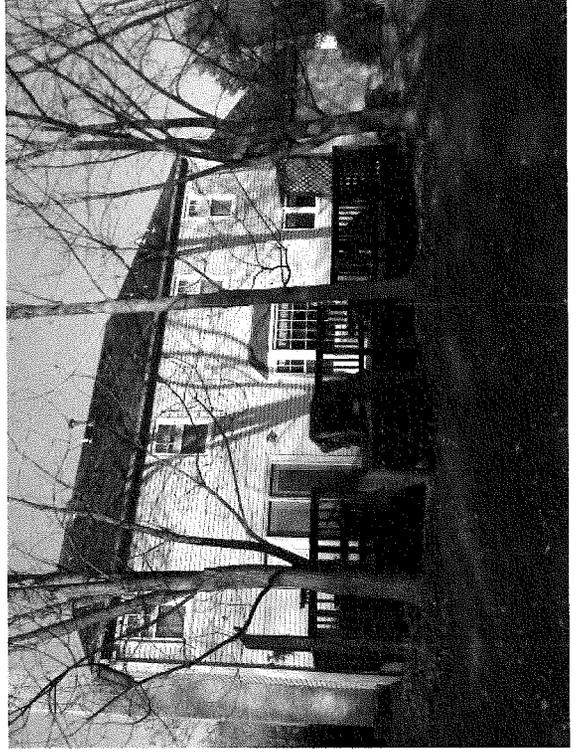
View facing West, through Lot 6



View from West, through Lots 6 and 5



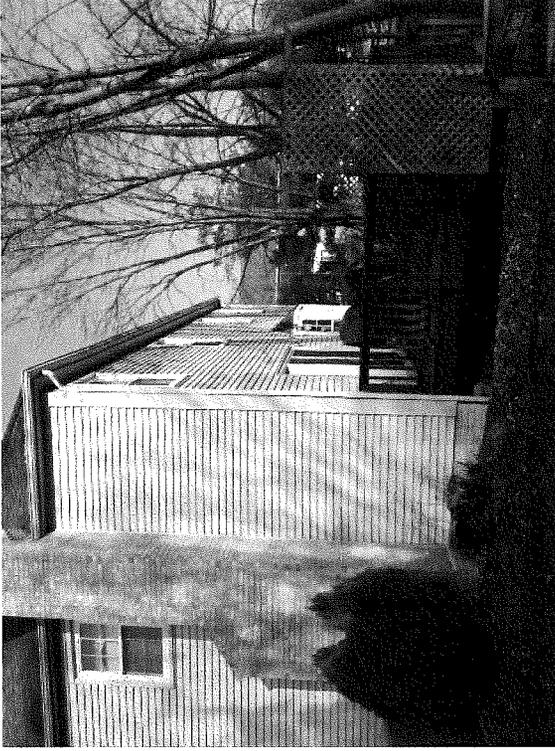
View facing Northwest



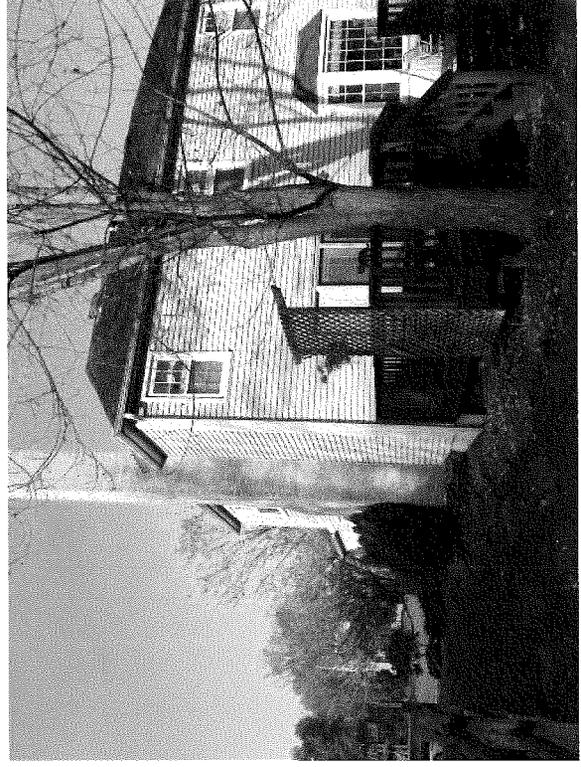
View facing North, from Lot 9



View facing North



View facing West



View facing North



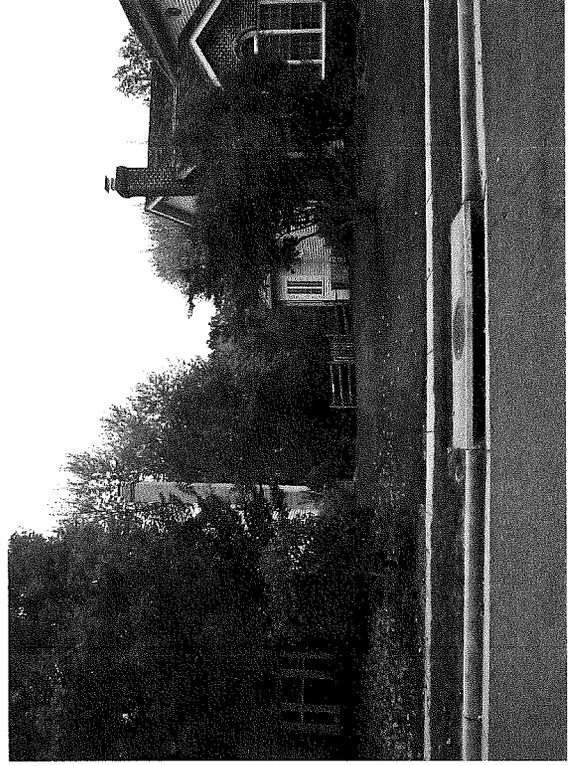
View facing Northeast



View facing East



View facing East



DESCRIPTION OF THE APPLICATION

The applicant is seeking approval of a special permit to permit the modification of certain yard requirements for R-C lots to allow the enclosure of an existing deck located 11.6 feet from a side lot line into a screen porch.

	Structure	Yard	Min. Yard Req.*	Structure Location	Proposed Reduction	Percent of Reduction
Special Permit	Deck	Side (east)	20.0 feet	11.6 feet	8.4 feet	42%

* Minimum yard requirement per Sect. 3-C07

The applicant proposes to convert a portion of an existing legally built deck into an 18 foot x14 foot screened porch addition at the rear of the existing dwelling. The existing deck spans a majority of the length of the rear of the dwelling. According to County records, the deck was legally built in 1992.

The proposed porch addition will be 12 feet in height from the existing deck floor to top of ridge, and a total of 16 feet to grade, and located 11.6 feet from the southern lot line. The applicant has submitted elevations for the proposed deck (included at the front of the staff report). The deck will not extend beyond the side plane of the principal dwelling.

EXISTING SITE DESCRIPTION

The 13,333 square foot lot is currently zoned R-C and developed with a two-story, brick and frame, single-family detached dwelling, constructed in 1990. The site is accessed via a driveway located along the southern side lot line. A 4-foot high split rail fence surrounds the side and rear yards. An existing legal open wood deck extends approximately 22 feet along the length of the rear of the existing dwelling. There are no other structures located in the rear yard.

CHARACTER OF THE AREA

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

BACKGROUND

The subject property was developed under the R-2 Cluster regulations. The property was zoned R-17 with rezoning B-264 by the Board of Supervisors on June 15, 1966, which in 1978 was converted to the R-2 Cluster District. On July 26, 1982, the property was rezoned to the R-C District as part of rezoning RZ 82-W-054. The R-2 Cluster regulations specified a minimum required side yard of eight (8) feet, with total minimum side yards of 24 feet. At the time the dwelling was constructed, it met the R-2 Cluster regulations. With the adoption of RZ 82-W-054, the property was subject to the R-C Zoning District regulations, which specify a minimum side yard of 20 feet.

Following the adoption of the current Ordinance, the BZA has heard many special permit and variance applications within the subdivision; however, the following applications have been heard by the Board which were applications specifically for modification to yard requirements to permit construction of additions:

- Special Permit 95-Y-004 was approved May 5, 1995 for Tax Map 53-3((04))(05) 005 at 6616 Pelhams Trace to permit an addition 14.2 feet from the side lot line.
- Special Permit 95-Y-032 was approved August 2, 1995 for Tax Map 53-3((04))(03) 004 at 15471 Eagle Tavern Lane to permit an addition 9.9 feet from the side lot line.
- Special Permit 96-Y-025 was approved October 9, 1996 for Tax Map 53-3((04))(02) 035 at 6504 Trillium House Lane, to permit an addition 14.7 feet from the side lot line.
- Special Permit SP97-Y-038 was approved November 12, 1997 for Tax Map 53-3((04))(05) 045 at 15460 Eagle Tavern Lane, to permit an addition 14.0 feet from the side lot line.
- Special Permit SP97-Y-060 was approved March 11, 1998 for Tax Map 53-3((04))(02) 030 at 6514 Trillium House Lane, to permit an addition 14.2 feet from side lot line.
- Special Permit SP00-Y-067 was approved on January 31, 2001 for Tax Map 53-3((04))(01) 016 at 15535 Eagle Tavern Lane, to permit an addition 8.8 feet from the side lot line such that side yards total 30.7 feet.
- Special Permit SP01-Y-029 was approved on August 1, 2001 for Tax Map 53-3((04))(02) 049 at 6511 Trillium House Lane, to permit an addition 13.3 feet from side lot line such that side yards total 34.8 feet.
- Special Permit SP 2003-SU-015 was approved on July 16, 2003 for Tax Map 53-4 ((03)) 007 at 15477 Eagle Tavern Lane, to permit construction of an addition 9.3 feet from side lot line.

- Variance VC 89-S-136 was approved on December 29, 1989 for Tax Map 53-4 ((04)) 22 at 15607 Meherrin Drive to permit enclosure of an existing deck on the rear of the dwelling to 10.7 feet from the side lot line.
- Variance VC 91-Y-095 was approved on November 15, 1991 for Tax Map 53-4 ((3)) 26 at 15498 Eagle Tavern Lane to permit an addition 10.9 feet from the side lot line.
- Variance VC 91-Y-105 was approved on December 11, 1991 for Tax Map 53 – 3 ((4))(2) 24 at 15508 Meherrin Drive to permit an addition 6.0 feet and 7.0 feet from the side lot line.

ZONING ORDINANCE REQUIREMENTS

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

The application meets all of the following standards, copies of which are attached as Appendix 5:

- Sect. 8-006, General Standards
- Sect. 8-903, Standards for all Group 9 Uses
- Sect. 8-913, Provisions for Approval of Modifications to the Minimum Yard Requirements for Certain R-C Lots

CONCLUSION

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

The approval of this 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 with Attachment 1
2. Applicant's Affidavit
3. Applicant's Statement of Justification
4. Applicable Zoning Ordinance Provisions

PROPOSED DEVELOPMENT CONDITIONS**SP 2013-SU-024****May 29, 2013**

1. This special permit is approved for the location and size (approximately 18 x 14) porch addition, as shown on the plat prepared by Apex Surveys, dated November 15, 2012, as signed by Carol Robinson, Owner, on February 22, 2013, submitted with this application and is not transferable to other land.
2. All applicable permits shall be obtained prior to any construction and approval of final inspections shall be obtained.

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.

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

SPECIAL PERMIT/VARIANCE AFFIDAVIT

DATE: December 6, 2012
 (enter date affidavit is notarized)

I, Carol C. Robinson, 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 119301

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)
Robert E. Robinson	6503 Flowerdew Hundred Court Centreville, VA 20120	Title Owner
Carol C. Robinson	6503 Flowerdew Hundred Court Centreville, VA 20120	Title Owner/Applicant

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

SPECIAL PERMIT/VARIANCE AFFIDAVIT

DATE: December 6, 2012
(enter date affidavit is notarized)

119301

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)

NA

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)

NA

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

SPECIAL PERMIT/VARIANCE AFFIDAVIT

DATE: December 6, 2012
(enter date affidavit is notarized)

11930)

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)

NA

(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**)

NA

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

Page Four

SPECIAL PERMIT/VARIANCE AFFIDAVIT

DATE: December 6, 2012
(enter date affidavit is notarized)

119301

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

SPECIAL PERMIT/VARIANCE AFFIDAVIT

DATE: December 6, 2012
(enter date affidavit is notarized)

119301

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

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

None

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

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

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

WITNESS the following signature:

(check one) [x] Applicant [] Applicant's Authorized Agent

Carol C. Robinson, Title Owner and Applicant
(type or print first name, middle initial, last name, and title of signee)

Subscribed and sworn to before me this 6th day of December 2012, in the State/Comm. of Fairfax VA, County/City of Fairfax.

Saul Ramos
Notary Public

My commission expires: 11-30-2015



Special Permit Application

Location: 6503 Flowerdew Hundred Court Centreville, VA 20120

Requirement 5: Statement of Justification

Our home is currently on a lot which was comprehensively rezoned to the R-C District on July 26, 1982. We are completing the special permit application process in order to add a screened-in porch, with roof, onto our current deck that is behind and between the planes of the house. By having a screened-on porch, we will be able to extend our enjoyment of outdoor activities with less worry regarding weather and mosquitoes. We anticipate that having the screened-in porch with roof will add value to our property.

Per the property survey conducted on November 15, 2012, the distance between the side property lines are 11.6' and 12.7'. These measurements meet the requirements of more than 8' in distance on each side and, with a total of 24.3', of being more than 24' total.

The design of the screened-in porch with roof will be harmonious with, and not impair the value of, existing development in the neighborhood. The model of our porch is based on porches that have been built throughout the neighborhood. The porch and roof will match the house in color and materials and meet building code requirements.

The plan was approved by the Architectural Review Board of the Virginia Run Homeowners Association at their meeting on Dec. 3, 2012.

There are no known hazardous or toxic substances, existing or proposed, for this property. CR (2/15/2013)

With this exception of this request, all other development meets all applicable ordinances, regulations, and adapted standards. CR (2/15/2013)

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Department of Planning & Zoning
DEC 11 2012
Zoning Evaluation Division

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.

8-913 Provisions for Approval of Modifications to the Minimum Yard Requirements for Certain R-C Lots

The BZA shall approve a special permit to allow a modification to the minimum yard requirements of the R-C District, but only in accordance with the following provisions:

1. The proposed dwelling or addition thereto is on a lot which was comprehensively rezoned to the R-C District on July 26, 1982 or August 2, 1982 and such lot was: (a) the subject of final plat approval prior to July 26, 1982, or (b) recorded in accordance with a final consent decree entered in Chancery No. 78451 by the Fairfax County Circuit Court on September 17, 1985, or (c) recorded in accordance with a final consent decree entered in Chancery Nos. 78425, 78452, 78454, 78461, 78462 and 78465 by the Fairfax County Circuit Court on September 17, 1985, as amended by a final consent decree entered on November 25, 1991 by the Fairfax County Circuit Court in Chancery No. 123887.
2. Such modification shall result in a yard not less than the minimum yard requirement of the zoning district which was applicable to the lot on July 25, 1982.
3. Such a modification shall be approved if it is established that the resultant development will be harmonious with existing development in the neighborhood and will not adversely impact the public health, safety and welfare of the area.
4. Notwithstanding Par. 2 of Sect. 011 above, all applications shall be accompanied by ten (10) copies of a plat. Such plat shall be prepared by a certified land surveyor or registered engineer except plats submitted for additions to existing single family dwellings or accessory structures related to existing single family dwellings may be prepared by the applicant. Such plat shall contain the following information:
 - A. The dimensions of the lot or parcel, the lot lines thereof, and the area of land contained therein.
 - B. The location, dimensions 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 and for accessory structures, the height of the highest point of the structure from finished ground level.
 - C. The distance from all property lines to the proposed building, structure or addition, shown to the nearest one-tenth of a foot.
 - D. The existing and intended use of each building or structure or part thereof, including the number of dwelling units within a dwelling.
 - E. The location and configuration of any existing or proposed off-street parking space(s), the number of spaces proposed to be provided, and information as to the proposed surfacing of such areas.
 - F. The delineation of any Resource Protection Area and Resource Management Area.
 - G. The signature and certification number, if applicable, of the person preparing the plat.