



APPLICATION ACCEPTED: April 4, 2013
DATE OF PUBLIC HEARING: June 12, 2013
TIME: 9:00 a.m.

County of Fairfax, Virginia

June 5, 2013

STAFF REPORT

SPECIAL PERMIT APPLICATION NO. SP 2013-LE-028

LEE DISTRICT

APPLICANTS/OWNERS: Raymond D. Hallquist
Jennifer C. Hallquist

LOCATION: 4801 Poplar Dr., Alexandria, 22310

SUBDIVISION: Fairfax Homes

TAX MAP: 82-1 ((6)) (H) 37

LOT SIZE: 14,100 square feet

ZONING: R-3

ZONING ORDINANCE PROVISION: 8-914, 8-922

SPECIAL PERMIT PROPOSAL: To permit reduction of minimum yard requirements based on error in building location to permit accessory storage structure to remain 2.4 ft. from rear lot line and 3.2 ft. from side lot line and addition to remain 5.5 ft. from side lot line and reduction of minimum yard requirements to permit construction of addition 9.1 ft. from side lot line.

Recommendation: Staff recommends approval of SP 2013-LE-028 for the addition with adoption of the proposed development conditions contained in Appendix 1.

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

O:\rhomert\Special Permits\Hallquist 50% and error\Hallquist staff report.docx

Rebecca Homer

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

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

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

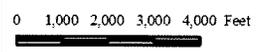
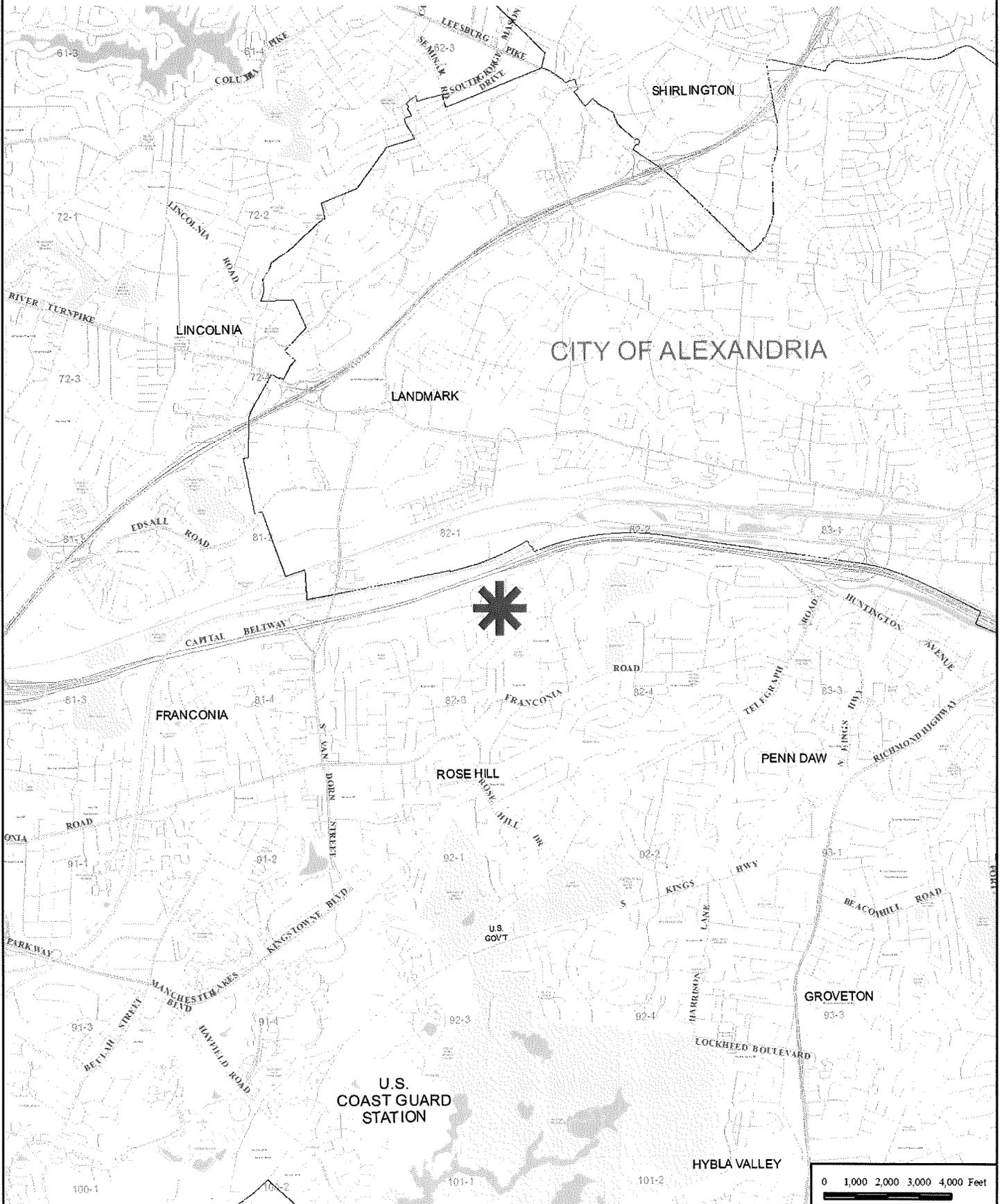


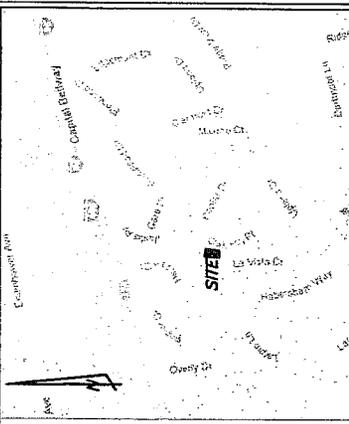
Americans with Disabilities Act (ADA): Reasonable accommodation is available upon 48 hours advance notice. For additional information on ADA call (703) 324-1334 or TTY 711 (Virginia Relay Center).

Special Permit

SP 2013-LE-028

RAYMOND D. HALLQUIST AND JENNIFER C. HALLQUIST





NOTES (CONTINUED)

- THE RESULTING GROSS FLOOR AREA OF AN EXISTING ACCESSORY STRUCTURE AND ANY ADDITION TO IT SHALL BE SUBORDINATE IN PURPOSE, SCALE, USE AND INTENT TO THE PRINCIPAL STRUCTURE.
- THE BZA SHALL DETERMINE THAT THE PROPOSED DEVELOPMENT IS HARMONIOUS WITH THE SURROUNDING STRUCTURES IN TERMS OF DESIGN, HEIGHT, MASS, AND SCALE OF SCULPTURING. SIGNIFICANT TREES AS DETERMINED BY THE DIRECTOR.
- IN ACCORDANCE WITH THE BZA THE PROPOSED DEVELOPMENT WILL NOT ADVERSELY IMPACT THE USE AND ENJOYMENT OF ADJACENT PROPERTIES WITH REGARD TO NOISE, LIGHT, AIR, SAFETY, EROSION OR STORMWATER RUNOFF.
- THE PROPOSED DEVELOPMENT, SINCE IT WILL BE CONSTRUCTED IN REPLYMENT OF THE EXISTING CARPORT (PLUS 2 FEET), WILL NOT GREATLY ENCHANCE DISTURBANCE TO THIS SITE. ENVIRONMENTAL CHARACTERISTICS OF THIS SITE WILL NOT BE AFFECTED ADVERSELY AS A RESULT OF CONSTRUCTION DUE TO THE FACT THAT MOST CONSTRUCTION WILL TAKE PLACE WHERE AN EXISTING CARPORT WILL BE REMOVED.
- SOILS ARE: "71C" KINGSTOWNE-SASSARRAS MARUMSCO COMPLEX. NO NEW FOUNDATIONS ARE PROPOSED (THOUGH IT IS POSSIBLE AN EXISTING ONE MAY BE REPLACED), NO LIMITED GEOTECH SOILS IS REQUIRED.

GROSS FLOOR AREA TABLE

EXISTING GROSS FLOOR AREA	1,391 S.F.
GARAGE AREA	342 S.F.
RESULTING TOTAL	1,733 S.F.
RESULTING GROSS FLOOR AREA RATIO	=24.8%

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE	TANGENT
C1	349.58'	98.39'	98.28'	S 86°23'59" E	111°12'35"	34.31'

SPECIAL PERMIT PLAT

ON
LOT 37, BLOCK H
FAIRFAX HOMES
LEE DISTRICT
FAIRFAX COUNTY, VIRGINIA

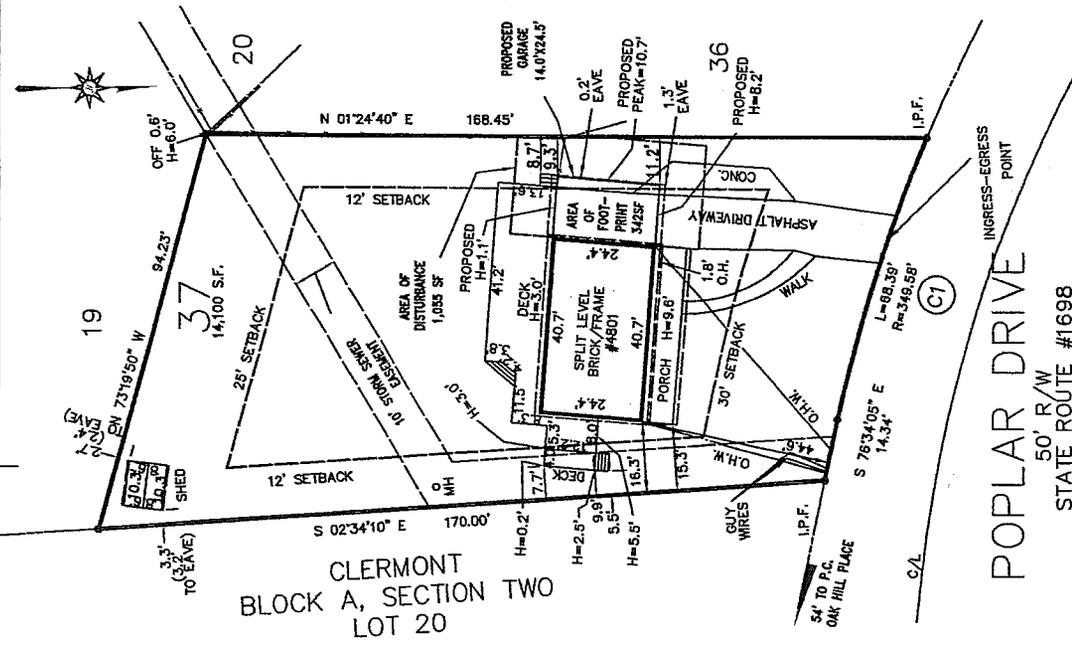
SCALE: 1" = 20'
DATE: JANUARY 7, 2013
REVISED 3/25/13



ALEXANDRIA SURVEYS, LLC
3949 PENDER DRIVE, STE #120 FAIRFAX, VIRGINIA 22030
TEL. NO. 703-660-6615 FAX NO. 703-768-7764

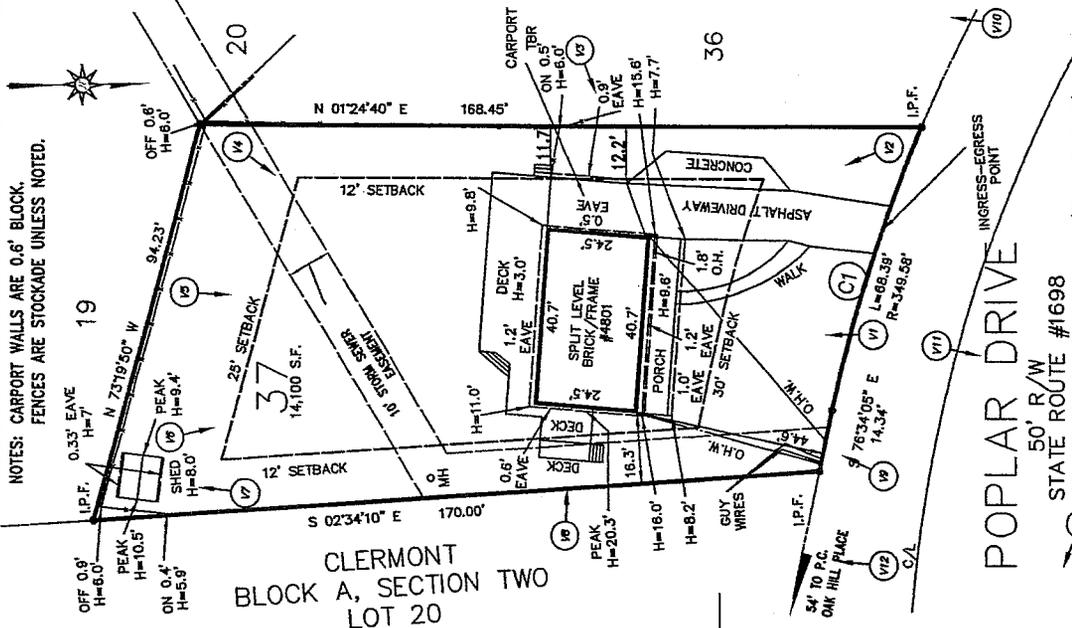


GRAPHIC SCALE
0 20 40



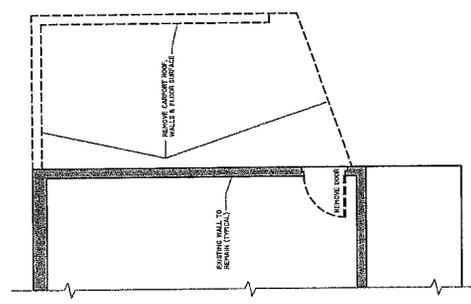
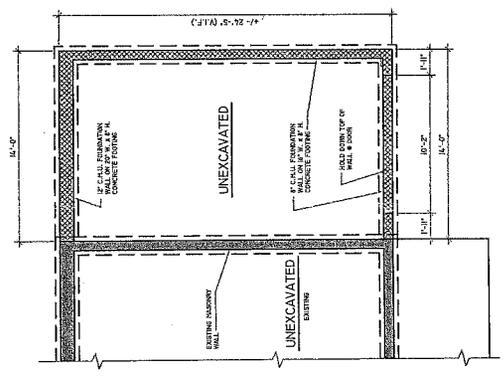
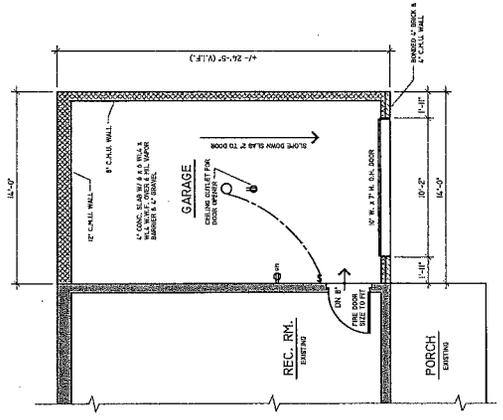
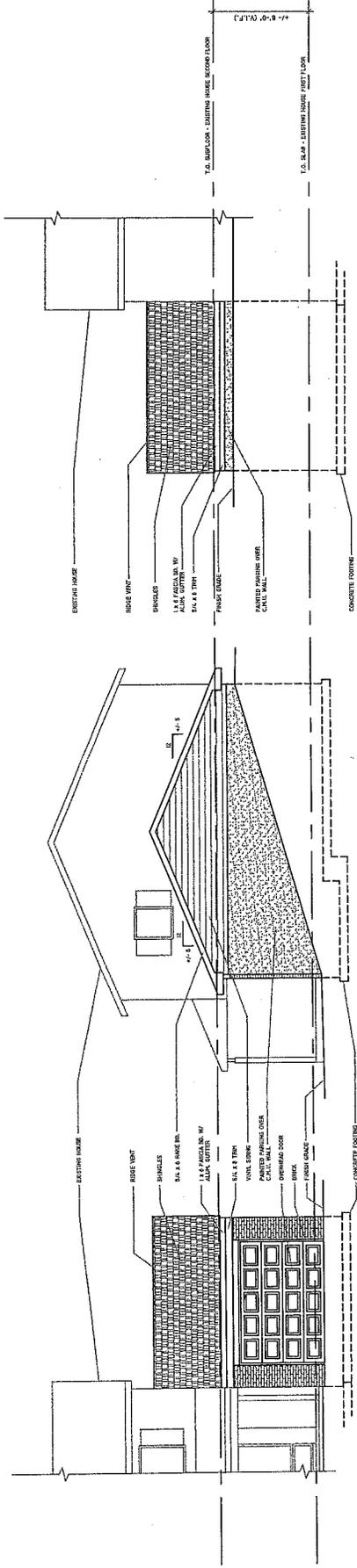
NOTES (CONTINUED)

- THIS SITE HAS PUBLIC WATER AND SEWER. DRY UTILITIES CONNECTED CONSIST OF GAS, COMMUNICATIONS AND CABLE.
- NO GRAVES OR STRUCTURES MARKING A GRAVE ARE LOCATED ON THIS LOT.
- LOT IS NOT LOCATED WITHIN A RESOURCE PROTECTION AREA (RPA) OR FLOOD PLAIN.
- THERE ARE NO HAZARDOUS OR TOXIC SUBSTANCES ON OR NEAR THIS PROPERTY AS DESCRIBED IN THE FEDERAL, FEDERAL REGULATIONS PARTS 116.4, 302.4 AND 355 OR OTHER STATE OR LOCAL REGULATIONS.
- THE MAIN STRUCTURE WAS BUILT CIRCA 1962. THE OTHER STRUCTURES WERE BUILT LATER WITH DEFINITE DATES UNKNOWN.
- THE EXISTING GROSS FLOOR AREA IS 1,391 SQUARE FEET. THE RESULTING FLOOR AREA OF THIS PROPOSED ADDITION IS 342 SQUARE FEET AND CONSISTS OF LESS THAN 25% OF THE GROSS FLOOR AREA OF THE EXISTING STRUCTURE (DWELLING) NONE OF THE PRINCIPAL STRUCTURE WILL BE REMOVED IN CONNECTION WITH THE PROPOSED REQUEST INCLUDING GROSS FLOOR AREA.



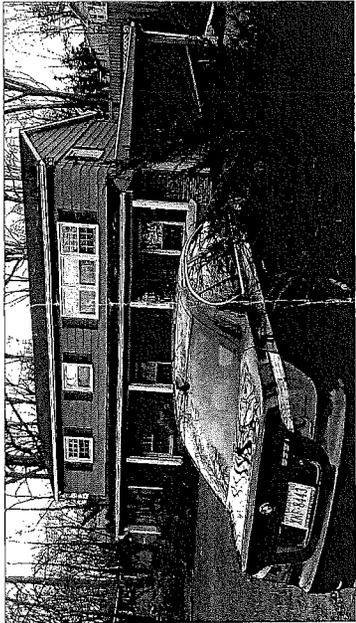
NOTES:

- THE PROPERTY SHOWN HEREON IS LOCATED ON FAIRFAX COUNTY TAX ASSESSMENT MAP AS 092-1-06H-0037 AND IS ZONED R-3 (RESIDENTIAL 3 DU/AC) THE LOT IS LOCATED IN LEE DISTRICT.
- EXISTING USE: R-3. REDUCTION OF CERTAIN YARD REQUIREMENTS TO PERMIT CONSTRUCTION OF GARAGE 9.5' FROM THE RIGHT SIDE LOT LINE AND PERMIT SHED TO REMAIN 3.5' FROM SIDE LOT LINE AND 2.7' FROM REAR LOT LINE AND TO PERMIT DECK ON LEFT SIDE OF HOUSE BEING OVER 4' IN HEIGHT TO BE 9.9' FROM LEFT LOT LINE. CURRENT SETBACKS REQUIRED: FRONT = 30', SIDE = 12', REAR = 25'
- ALL PREVIOUSLY RECORDED RIGHTS-OF-WAY, EASEMENTS OR OTHER INTERESTS OF THE COUNTY REMAIN IN FULL FORCE AND EFFECT UNLESS OTHERWISE SHOWN HEREON. NO KNOWN UTILITY EASEMENTS EXIST ON THIS SITE. NO KNOWN EASEMENTS OVER 25'
- OWNER: HALLQUIST, RAYMOND D. AND JENNIFER CARPENTER HALLQUIST
4801 POPLAR DR.
ALEXANDRIA, VA 22310
DEED BOOK 18417 AT PAGE 1284

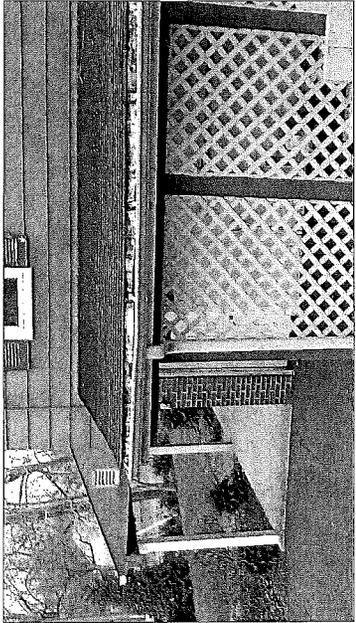




LOOKING SOUTH AT SUBJECT HOUSE AND CARPORT



LOOKING FROM RIGHT FRONT CORNER



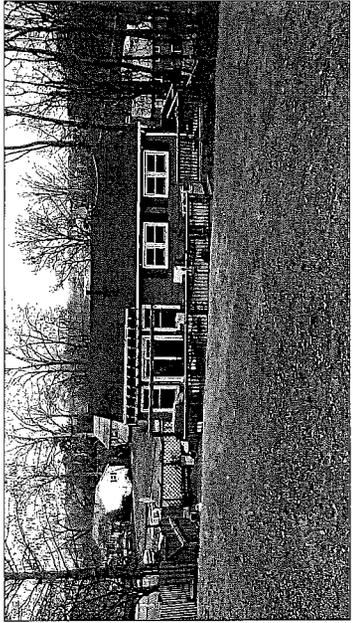
LOOKING AT CARPORT TO BE REMOVED



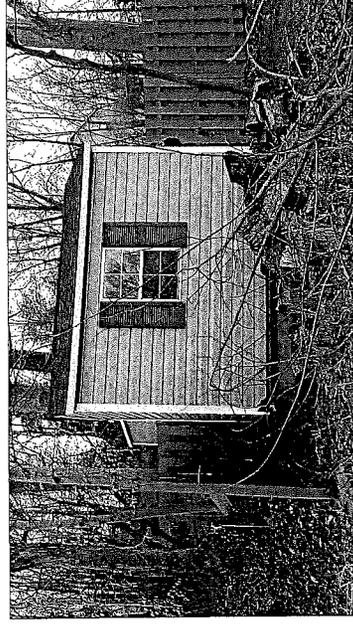
LOOKING FROM RIGHT REAR



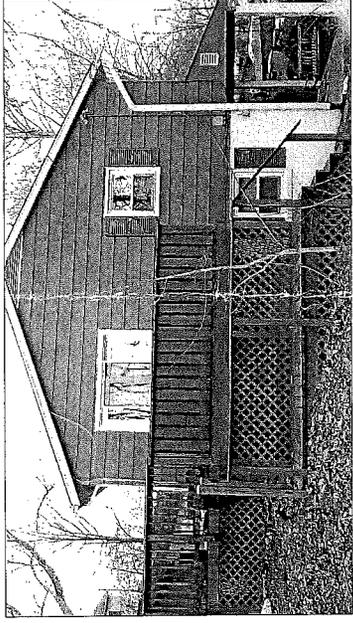
LOOKING FROM CENTER REAR



LOOKING FROM RIGHT REAR



LOOKING AT SHED FROM NORTH SIDE



LOOKING AT LEFT SIDE OF HOUSE



LOOKING FROM RIGHT REAR

RECEIVED
Department of Planning & Zoning
JAN 2 2013
Zoning Enforcement Division

HOUSE PHOTOS
ON
LOT 37, BLOCK H
FAIRFAX HOMES
LEE DISTRICT
FAIRFAX COUNTY, VIRGINIA

SCALE: 1" = 20'
DATE: JANUARY 7, 2013



ALEXANDRIA SURVEYS, LLC
3949 PENDER DRIVE, STE #120 FAIRFAX, VIRGINIA 22030
TEL. NO. 703-660-6615 FAX NO. 703-768-7764



DESCRIPTION OF THE APPLICATION

The applicant is requesting approval of three special permit requests. The first is to permit reduction of minimum yard requirements based on error in building location to permit accessory storage structure, a 10.5 foot tall shed, to remain 2.4 feet from the rear lot line and 3.2 feet from the eastern side lot line.

Special Permit	Structure	Yard	Min. Yard Req.*	Structure Location	Amount of Error	Percent of Error
Request #1	Accessory Storage Structure	Rear	10.5 feet	2.4 feet	8.1 feet	77.1%
		Side	12 feet	3.2 feet	8.8 feet	73.3%

The second special permit request is to reduction of minimum yard requirements based on error in building location to permit an addition, a deck with lattice below, to remain 5.5 feet from the eastern side lot line

Request #2	Deck Addition	Side	12 feet	5.5 feet	6.5 feet	54.2%
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The third request is for a reduction of minimum yard requirements to permit construction of an addition 9.3 feet from the western side lot line. Elevation drawings are included at the front of the staff report.

Request #3	Addition	Side	12 feet	9.1 feet	2.9 feet	24.2%
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*Minimum Yard Requirement per Section 3-207 and 10-104. Accessory storage structures shall be setback a distance equal to its height from the rear lot line and shall be setback a distance equal to the side yard setback from the side lot line.

The applicant requests to remove the existing single stall carport and replace it with a new, 342 square foot, single stall garage addition to be located 9.1 feet, from the eave, to the western side lot line. Elevations show the proposed garage addition to be built to match the existing dwelling. The plat indicates the garage will be 14.0 feet by 24.5 feet and in the area of the existing carport and asphalt pad.

LOCATION AND CHARACTER OF THE AREA

Character of the Area

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

Existing Site Description

The 14,100 square foot lot is zoned R-3 and developed with a single family detached dwelling constructed in 1962. The dwelling includes an existing carport on the west side of the dwelling.

According to the special permit plat, the existing gross floor area of the dwelling is 1,391 square feet.

The dwelling includes an attached deck which wraps around the east side of the dwelling. A portion of the deck, located 5.5 feet from the eastern side lot line, is enclosed with lattice below, making it an addition to the dwelling.

An accessory storage structure, a shed, is located within a portion of the rear yard and side yard southeast of the dwelling. The shed is 10.5 feet to the peak and is located 3.2 feet (from the eave) from the side lot line and 2.4 feet (from the eave) from the rear lot line.

The lot slopes from the rear toward Poplar Drive and contains several mature trees and shrubs. The site is accessed via a hard surfaced driveway from Poplar Drive.

BACKGROUND

The applicant constructed a roof over the existing porch in the front of the dwelling in 1987, which was approved by a building permit.

Staff does not know when the deck structure was constructed or when the shed was placed on the property, as no internal records were found pertaining to those structures.

A copy of the special permit plat titled "Special Permit Plat, on Lot 37, Block H" prepared by Alexandria Surveys, LLC, dated January 7, 2013, as revised through March 25, 2013, signed by Michael L. Flynn, Land Surveyor, is included at the front of the staff report.

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

- Variance (VC) 86-L-064 was approved on November 30, 1986 for Tax Map 82-1 ((6)) (J) 3, zoned R-3, at 5733 Overly Drive, to permit garage addition to dwelling to 5.0 feet from side lot line.
- Variance (VC) 98-L-14 was approved on April 15, 1998 for Tax Map 82-1 ((6)) (I) 11 zoned R-3, at 5730 Lavista Drive, to permit construction of addition 7.4 feet from side lot line.
- Special Permit (SP) 2007-LE-078 was approved October 16, 2007 for Tax Map 82-1 ((6)) (D) 11, zoned R-3, at 4814 Upland Drive, to permit reduction to minimum yard requirements based on error in building location to permit accessory storage structure to remain 9.0 feet from side lot line and 4.2 feet from rear lot line.
- Special Permit (SP) 2009-LE-093 was approved on March 10, 2010 for Tax Map 82-41 ((6)) (F) 3, zoned R-3, at 5811 Larpin Lane, to permit reduction of minimum yard requirements based on error in building location to permit accessory storage structure to remain 3.3 feet from side lot line and 5.8 feet from rear lot line.

ZONING ORDINANCE REQUIREMENTS (See Appendix 4)

- General Special Permit Standards (Sect. 8-006)
- Group 9 Standards (Sect. 8-903)
- Provisions for Approval of Reduction of the Minimum Yard Requirements Based on an Error in Building Location (Sect. 8-914)
- Sect. 8-922 Provisions for Reduction of Certain Yard Requirements

Sect. 8-006 General Special Permit Standards

Staff believes that the application meets all of the 8 General Special Permit Standards with notes regarding General Standards 3.

General Standard 3 requires that the proposed uses be harmonious with and not adversely affect the use or development of neighboring properties in accordance with the applicable zoning district regulations and the adopted comprehensive plan. *The general character of the residential neighborhood is similar; single family detached homes, with brick and wood siding. The applicant indicates with the elevations that the proposed garage addition will be built to match the existing home.*

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

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

Standard 4 states that the resulting gross floor area of an addition to an existing principal structure may be up to 150 percent of the total gross floor area of the principal structure that existed at the time of the first yard reduction request. In such instance, if a portion of the principal structure is to be removed; no more than fifty (50) percent of the gross floor area of the existing principal structure at the time of the first yard reduction shall be removed. According to the stamped drawings provided by the surveyor, the existing dwelling has 1,391 square feet of living area. Therefore 150% of the total gross floor area could result in an addition up to 2,086.5 square feet square feet in size for a possible total building size of 3,477.5 square feet of living area. The proposed addition is approximately 342 square feet in area, thereby realizing a total house size of 1,733 square feet. Therefore the application meets this provision.

Standard 6 states that the BZA shall determine that the proposed development will be in character with the existing on-site development in terms of the location, height, bulk and scale of the existing structure(s) on the lot. The applicant has provided architectural elevations for the proposed addition which indicates the addition to be built to match the existing dwelling. The addition will be built in the area of the existing carport. The height of the proposed addition is in character with the existing dwelling and similar to the existing carport that will be removed. The proposed addition appears to blend in with the bulk of the existing structure. Staff believes this standard has been met.

Standard 7 states that the BZA shall determine that the proposed development is harmonious with the surrounding off-site uses and structures in terms of location, height, bulk and scale of surrounding structures, topography, existing vegetation and the preservation of significant trees as determined by the Director. The proposed addition is in the location of the existing carport and hard surfaced parking area. No additional impervious surface will be added. No trees or vegetation will be removed. The request is harmonious with surrounding uses because the addition will enclose the existing carport. The bulk and scale is harmonious with the existing dwelling and surrounding properties because the footprint and height of the dwelling will not increase. Staff believes this standard has been met.

Standard 8 states that the BZA shall determine that the proposed development shall not adversely impact the use and/or enjoyment of any adjacent property with regard to issues such as noise, light, air, safety, erosion, and storm water runoff. The carport enclosure will not adversely impact the adjacent properties. It will allow the applicant to enclose storage that is presently visible to neighbors and will enhance the appearance

of the property. *The proposed addition will not encroach into an RPA or storm water easement. Because the addition is on the footprint of the existing carport, no new impervious area is proposed. Staff believes this standard is met.*

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

CONCLUSION

Staff finds that the subject application is in conformance with the applicable Zoning Ordinance provisions with the implementation of the Proposed Development Conditions contained in Appendix 1 of the staff report.

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

It should be further noted that the content of this report reflects the analysis and recommendations of staff; it does not reflect the position of the Board of Zoning Appeals.

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

APPENDICES

1. Proposed Development Conditions
2. Applicant's Affidavit
3. Applicant's Statement of Justification
4. Zoning Ordinance Provisions

PROPOSED DEVELOPMENT CONDITIONS**SP 2013-LE-028****June 5, 2013**

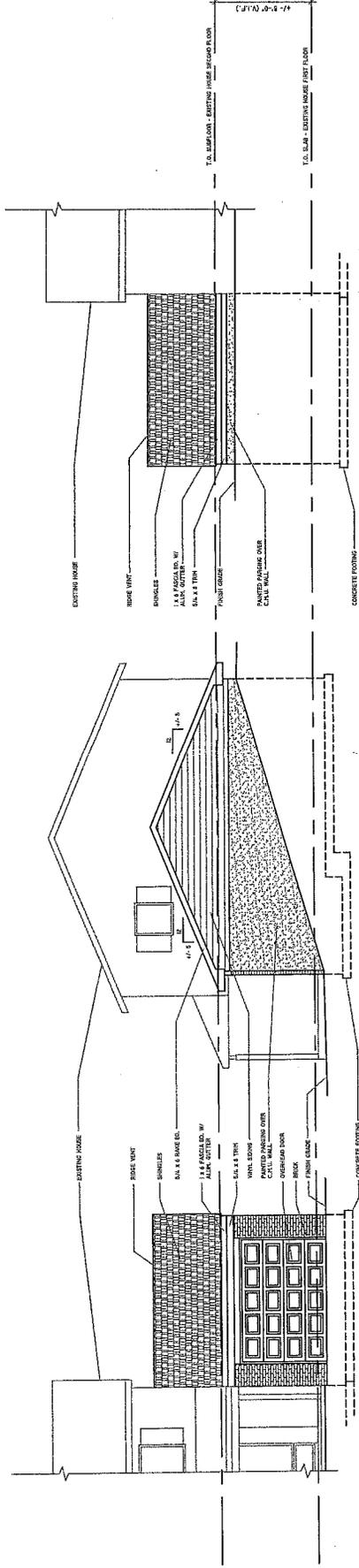
If it is the intent of the Board of Zoning Appeals to approve SP 2013-LE-028 located at 4801 Poplar Drive, Tax Map 82-1 ((6)) (H) 37 permit reduction of certain yard requirements pursuant to Section 8-922 of the Fairfax County Zoning Ordinance, staff recommends that the Board condition the approval by requiring conformance with the following development conditions.

1. These conditions shall be recorded by the applicant among the land records of Fairfax County for this lot prior to the issuance of a building permit. A certified copy of the recorded conditions shall be provided to the Zoning Permit Review Branch, Department of Planning and Zoning.
2. This special permit is approved only for the location of the existing deck, shed and the proposed garage addition (approximately 342 square feet), as shown on the plat prepared by Alexandria Surveys, LLC, dated January 7, 2013, as revised through March 25, 2013, signed by Michael L. Flynn, Land Surveyor, submitted with this application and is not transferable to other land.
3. Pursuant to Paragraph 4 of Section 8-922 of the Zoning Ordinance, the resulting gross floor area of an addition to the existing principal structure may be up to 150 percent of the gross floor area of the dwelling that existed at the time of the first expansion (1,391 square feet existing + 2,086.5 square feet (150%) = 3,477.5 square feet maximum permitted on lot) regardless of whether such addition complies with the minimum yard requirement or is the subject of a subsequent yard reduction special permit. Notwithstanding the definition of gross floor area as set forth in the Ordinance, the gross floor area of a single family dwelling for the purpose of this paragraph shall be deemed to include the floor area of any attached garage. Subsequent additions that meet minimum yard requirements shall be permitted without an amendment to this special permit.
4. The addition shall generally be consistent with the architectural renderings and materials as shown on Attachment 1 to these conditions.

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

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

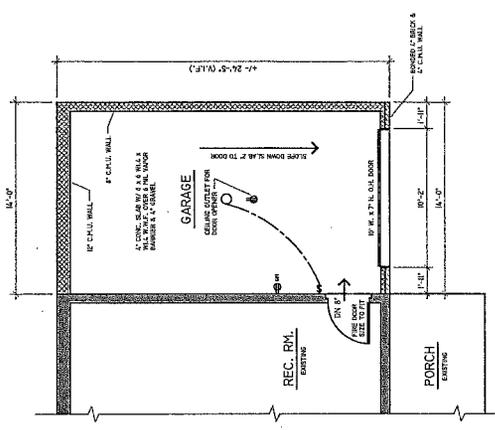
ARCHITECT GARY M. ZICKARPOSE 300 WEST 10TH AVE ALBANY, ALASKA 99701-2232 (907) 586-6124	GARAGE ADDITION TO THE HALLQUIST RESIDENCE	DEMOLITION PLAN, ELEVATIONS FLOOR PLAN, ELEVATIONS		REGION:
		SHEET NO. A-1	DATE: 12-11-12	SCALE:
		DRAWN: GYZ	JOB:	PROJECT:



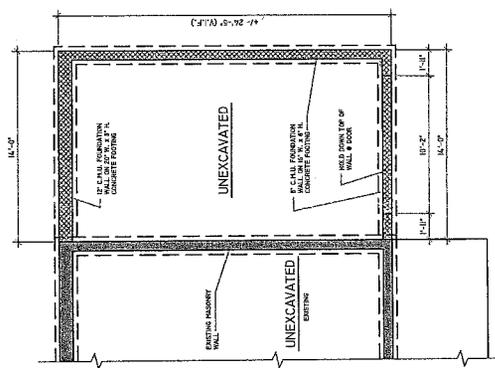
FRONT ELEVATION
SCALE: 1/4" = 1'-0"

RIGHT SIDE ELEVATION
SCALE: 1/4" = 1'-0"

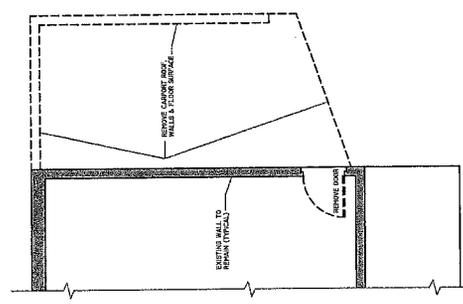
REAR ELEVATION
SCALE: 1/4" = 1'-0"



FLOOR PLAN
SCALE: 1/4" = 1'-0"



FOUNDATION PLAN
SCALE: 1/4" = 1'-0"



DEMOLITION PLAN
SCALE: 1/4" = 1'-0"

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

SPECIAL PERMIT/VARIANCE AFFIDAVIT

DATE: 3/27/13
(enter date affidavit is notarized)

I, Roger K. Bohr, 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 119626

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)
Raymond D. Hallquist	4801 Poplar Drive Alexandria Va. 22310	Applicant/Title Owner
Jennifer C. Hallquist	4801 Poplar Drive Alexandria Va. 22310	Applicant/Title Owner
Alexandria Surveys, LLC. Roger K. Bohr	3949 Pender Drive, #120 Fairfax Va. 22030	Agent "

(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: 3/27/13
(enter date affidavit is notarized)

119 626

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)

Alexandria Surveys, LLC
3949 Pender Drive #120
Fairfax Va. 22030

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)

Michael L. Flynn
Sharon R. Hoofnagle

(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)

Page Three

SPECIAL PERMIT/VARIANCE AFFIDAVIT

DATE: 3/27/13
(enter date affidavit is notarized)

119626

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

PARTNERSHIP INFORMATION

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

n/a

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

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

n/a

(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): _____
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SPECIAL PERMIT/VARIANCE AFFIDAVIT

DATE: 3/27/13
(enter date affidavit is notarized)

119626

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:

n/a

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: 3/27/13
(enter date affidavit is notarized)

119624

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

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

NONE

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

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

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

WITNESS the following signature:

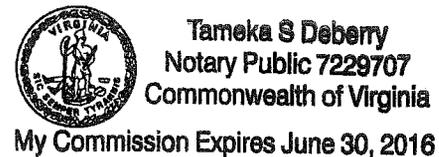
(check one) [] Applicant [x] Applicant's Authorized Agent

ROGER K. BOHR AGENT
(type or print first name, middle initial, last name, and title of signee)

Subscribed and sworn to before me this 27th day of March 2013, in the State/Comm. of Virginia, County/City of Stafford.

Tameka S DeBerry
Notary Public

My commission expires: June 30, 2016



MAR 29 2013

ALEXANDRIA SURVEYS, LLC

3949 PENDER DRIVE, #120

FAIRFAX, VA 22030

TELEPHONE: 703-660-6615

FACSIMILE: 703-768-7764

Zoning Evaluation Division

March 27, 2013

Ms. Susan Langdon
 Department of Planning & Zoning
 Board of Zoning Appeals Support Branch
 12055 Government Center Parkway; Suite 801
 Fairfax, Virginia 22030

Re: Special Permit for Construction of New Garage and other
 SP 2013-0018
 Tax Map 082-1 ((6H))-0037
 Property of Raymond D. & Jennifer HALLQUIST
 Owners and Applicant of 4801 Poplar Drive, Alexandria, VA

Dear Ms. Langdon:

The following is a statement of justification for the above referenced Special Permit application. The applicant lives at the above referenced property located in the subdivision of Fairfax Homes, Block H, Lot 37. The owners of this residence are in a situation where they need to remove the dilapidated carport. As a result of this work it would provide an opportune time to construct a new garage. In doing so, their request is to construct a larger, nicer garage than the old dilapidated carport and thusly will require County Approval; also a reduction of certain yard requirements to permit shed the to remain 3.3' from left side lot line and 2.7' from the rear lot line and to permit the deck on the east side of the house, ~~being over 4' in height, to be 9.9' from the side lot line and a deck less than 4 feet in height to be 5.5 feet from the side lot line.~~ ^{addition}

It is further submitted that criteria set forth in Section 8-922 is satisfied as follows:

- 4) The existing gross floor area is 1,391 square feet. The new garage will be 342 square feet. The resulting floor area is 1,733 square feet and consists of 24.6% of the gross floor area of the existing structure (dwelling) and less than the maximum 150% of the total gross floor area. None of the principal structure will be removed in connection with the proposed request including gross floor area.
- 5) The resulting gross floor area of the existing accessory structure and the addition to it will be subordinate in purpose, scale, use and intent to the principal structure. The proposed structure takes the place of an existing structure.
- 6) The proposed development will be in character with the existing on-site development in terms of location, height, bulk and scale of the existing structures on the lot. The proposed structure takes the place of an existing structure and is built into the hillside.

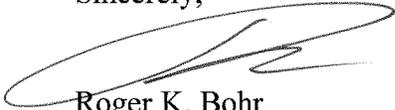
- 7) The proposed development is harmonious with the surrounding structures in terms of position, height, bulk and scale of surrounding structures, topography, vegetation and preservation of significant trees as determined by the director. The proposed structure takes the place of an existing structure and is built into the hillside.
- 8) The proposed development shall not adversely impact the use and enjoyment of adjacent properties with regard to noise, light, air, safety, erosion or storm-water runoff. The proposed structure takes the place of an existing structure and is built into the hillside.
- 9) The proposed reduction represents the minimum amount reduction necessary to accommodate the proposed structure on the lot including all factors. The proposed structure takes the place of an existing structure and will not encroach any further than the existing carport.
- 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 screening requirements.

It is further submitted that criteria set forth in Section 8-914 is satisfied as follows:

- A. The existing shed has a maximum height from the lowest ground level to the peak of 10.5 feet. The required rear setback for the shed is 10.5 feet, the required side setback for the shed is 12 feet. The shed currently has a rear setback of 2.7 feet (2.4 feet to the eave) and a side setback of 3.3 feet (3.2 feet to the eave). The existing decks (a deck landing area and a wooden walkway) on the east side of the house have heights of 2.5 feet (the wooden walkway) and 5.5 feet (for the deck landing). The required side yard for the 2.5 foot height deck is 7 feet (12 foot side and allowable 5 foot encroachment). The required side yard for the 5.5 foot height deck is 12 feet. The provided setbacks for the decks are 5.5 feet (for the 2.5 foot high wooden walkway) and 9.9 feet (for the 5.5 foot high wooden landing). The decks on the east side of the house and the shed all encroach greater than 10% into the required setback. Please note that a deck on the west side of the house is 3 feet high and encroaches 3.3 feet (an 8.7 foot tie to the property line) into the required 12 foot side yard. This encroachment is allowable up to 5 feet.
- B. The encroachments were done in good faith, where as the topography of the lot (sloping down hill towards the right-of-way) makes the rear portion of each deck at or near grade while the front portion is raised from the sloping grade resulting in greater deck heights than allowable. The shed was also placed on the lot in good faith by the property owners who set it within the lot boundaries and the grade again accounts for increased building heights.
- C. The reduction of the ordinance would not impair the purpose and intent of the ordinance as the structures are unobtrusive and located wholly on the respective parcel.

- D. The location of the shed and decks are solely on the subject parcel and do not interfere with the use of enjoyment of the adjacent parcels (one of which is vacant and unbuilt.).
- E. The allowance of the shed and decks as they currently set would not create an unsafe or condition as they do not interfere with sight lines, ingress / egress or drainage. Conversely they have been in place for some time and no complaints have been made as to their location or height.
- F. To force compliance for the shed and the decks would cause a hardship for the owners who would have to remove and or modify items that have not created any adversity for others.
- G. The reduction will not alter the density or floor area.

Sincerely,



Roger K. Bohr
Agent for Owner
Alexandria Surveys, LLC

ALEXANDRIA SURVEYS, LLC

3949 PENDER DRIVE, #120
FAIRFAX, VA 22030
TELEPHONE: 703-660-6615
FACSIMILE: 703-768-7764

RECEIVED
Department of Planning & Zoning
FEB 19 2013
Zoning Evaluation Division
February 19, 2013

Ms. Susan Langdon
Department of Planning & Zoning
Board of Zoning Appeals Support Branch
12055 Government Center Parkway; Suite 801
Fairfax, Virginia 22030

Re: Special Permit for Construction of New Garage and other
SP 2013-0018
Tax Map 082-1 ((6H))-0037
Property of Raymond D. & Jennifer HALLQUIST
Owners and Applicant of 4801 Poplar Drive, Alexandria, VA

Dear Ms. Langdon:

The following is a statement of justification for the above referenced Special Permit application. The applicant lives at the above referenced property located in the subdivision of Fairfax Homes, Block H, Lot 37. The owners of this residence are in a situation where they need to remove the dilapidated carport. As a result of this work it would provide an opportune time to construct a new garage. In doing so, their request is to construct a larger, nicer garage than the old dilapidated carport and thusly will require County Approval; also a reduction of certain yard requirements to permit shed the to remain 3.3' from left side lot line and 2.7' from the rear lot line and to permit the deck on left side of the house, being over 4' in height, to be 9.9' from the left lot line.

It is further submitted that criteria set forth in Section 8-922 is satisfied as follows:

- 4) The existing gross floor area is 1,391 square feet. The new garage will be 342 square feet. The resulting floor area is 1,733 square feet and consists of 24.6% of the gross floor area of the existing structure (dwelling) and less than the maximum 150% of the total gross floor area. None of the principal structure will be removed in connection with the proposed request including gross floor area.
- 5) The resulting gross floor area of the existing accessory structure and the addition to it will be subordinate in purpose, scale, use and intent to the principal structure.
- 6) The BZA shall determine that the proposed development will be in character with the existing on-site development in terms of location, height, bulk and scale of the existing structures on the lot.

- 7) The BZA shall determine that the proposed development is harmonious with the surrounding structures in terms of position, height, bulk and scale of surrounding structures, topography, vegetation and 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 enjoyment of adjacent properties with regard to noise, light, air, safety, erosion or storm-water runoff.
- 9) The BZA shall determine that the proposed reduction represents the minimum amount reduction necessary to accommodate the proposed structure on the lot including all factors.
- 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 screening requirements.

It is further submitted that criteria set forth in Section 8-914 is satisfied as follows:

- A. Boundaries of entire property with bearings and distances of the perimeter property lines and of each zoning district are shown on the Special Permit Plat.
- B. Total area of the property and of each zoning district in square feet or acres is shown on the Special Permit Plat.
- C. Scale and North arrow, with North, to the extent feasible, oriented to the top of the plat and on all supporting graphics are shown on the Special Permit Plat.
- 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 are shown or noted on the Special Permit Plat.
- 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 are shown on the Special Permit Plat.
- F. Means of ingress and egress to the property from public streets are shown on the Special Permit Plat.
- G. Intentionally omitted (for nonresidential uses).

1. The maximum height of the structure will not exceed 19.0 feet from the ground which is less than allowed.
2. The screened porch will be built in place of an existing porch and will not increase runoff.
3. The deck and screened porch is consistent with others in this community.
4. The deck will not exceed the 12.5 feet encroachment in the 25.0 foot rear yard setback.

Per the checklist report dated January 16, 2013 the following statements are prepared to satisfy the requirements as set forth:

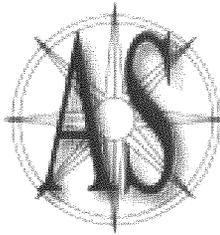
- 5.07 The new deck and screened porch will replace an old and unstable deck. By the architectures provided the new deck and screened porch will be tremendously more aesthetic. The new deck and stair structure will be constructed from pressure-treated lumber. The deck finishes will use composite decking and composite rails.

The screen porch columns, knee-walls and trim will be painted. The knee-walls will have a painted railing on top in order to meet the 36 inch height required by the building code. The roof over the screen porch will have architectural asphalt shingles to match the existing house.

- 5.08 There are no hazardous or toxic substances on or near this property as described in Title 40 Code of Federal Regulations Parts 116.4, 302.4 and 355 or other state or local regulations.

- 5.09 This lot conforms to the provisions of all other applicable codes or ordinances and regulations.

- 930.00 The resulting Gross Floor Area will be a 12.6 % increase of the Existing Gross Floor Area.



*Alexandria
Surveys*

*3949 Pender Drive, Suite 120
Fairfax, VA 22030-6048
703-660-6615 FAX 703-768-7764
asi@alexandriasurveys.com
www.AlexandriaSurveys.com*

RECEIVED
Department of Planning & Zoning
JAN 22 2013
Zoning Evaluation Division
January 8, 2013

Statement of Justification

Board of Supervisors of Fairfax County, Virginia
c/o County Attorney's Office
12000 Government Center Parkway, Suite 549
Fairfax, Virginia 22035-0064

Re: 4801 POPLAR DRIVE

Hallquist, Raymond D. and Jennifer Carpenter
Alexandria VA 22310
Tax Map: 082-1 ((06H)) 0037
Lee District #1
(Recorded DB 18417, PG 1284)

Dear Sirs and Madams:

The owners would like to be granted permission to remove the existing dilapidated carport and replace it with a one minimally larger (2 feet). The owners are occupying said residence as a single family. No additions are anticipated in the immediate future with the exception of said garage. The owners are hereby requesting approval of a Group 9 Special Permit (pursuant to 8-001) for a reduction in the right side yard setback from 12' to 9.3' in order to accommodate the new garage.

Please, consider approving this request and should you have any questions, feel free to contact myself, representative of the owner.

Thank you very much,

Dan Shea
703-660-6615

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.