



APPLICATION ACCEPTED: February 25, 2014
BOARD OF ZONING APPEALS: May 21, 2014
TIME: 9:00 a.m.

County of Fairfax, Virginia

May 14, 2014

STAFF REPORT

SPECIAL PERMIT SP 2014-SP-011

SPRINGFIELD DISTRICT

APPLICANTS/OWNERS: Mark Walker
Fereshteh Ejtemai-Walker

STREET ADDRESS: 6334 Karmich Street, Fairfax Station 22039

SUBDIVISION: Fairfax Station East

TAX MAP REFERENCE: 87-2 ((6)) 62

LOT SIZE: 42,594 square feet

ZONING DISTRICT: R-1

ZONING ORDINANCE PROVISION: 8-922

SPECIAL PERMIT PROPOSAL: To permit reduction of certain yard requirements to permit construction of accessory structure 17.2 feet from the rear lot line.

STAFF RECOMMENDATION: Staff recommends approval of SP 2014-SP-011 for the addition with adoption of the proposed development conditions contained in Appendix 1.

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

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Integrity * Teamwork * Public Service

Department of Planning and Zoning
Zoning Evaluation Division
12055 Government Center Parkway, Suite 801
Fairfax, Virginia 22035-5509
Phone 703-324-1290 FAX 703-324-3924
www.fairfaxcounty.gov/dpz/



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 days after the decision becomes final.

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

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

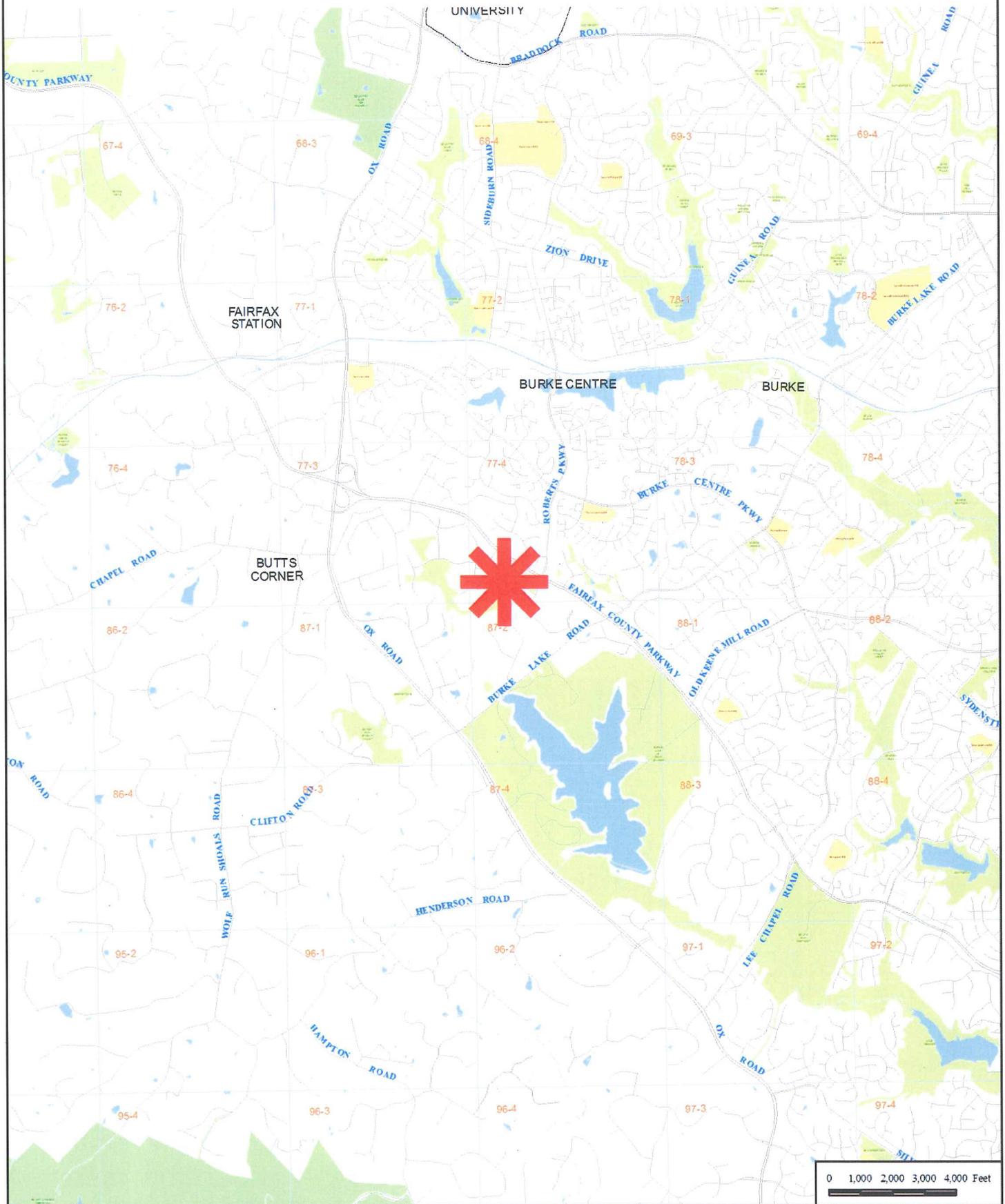


Americans with Disabilities Act (ADA): Reasonable accommodation is available upon 48 hours advance notice. For additional information on ADA call (703) 324-1334 or TTY 711 (Virginia Relay Center).

Special Permit

SP 2014-SP-011

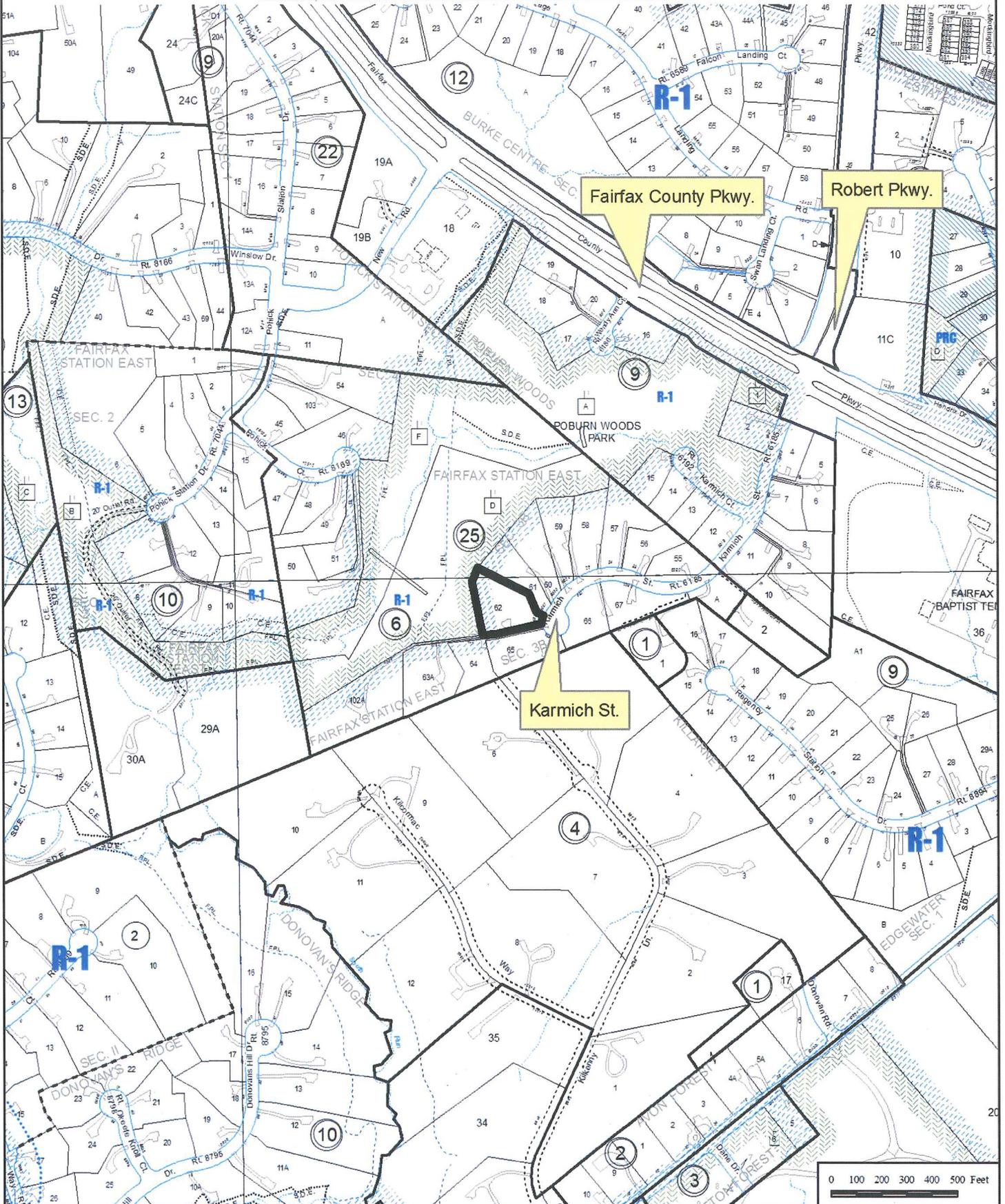
MARK WALKER & FERESHTEH EJTEMAI-WALKER

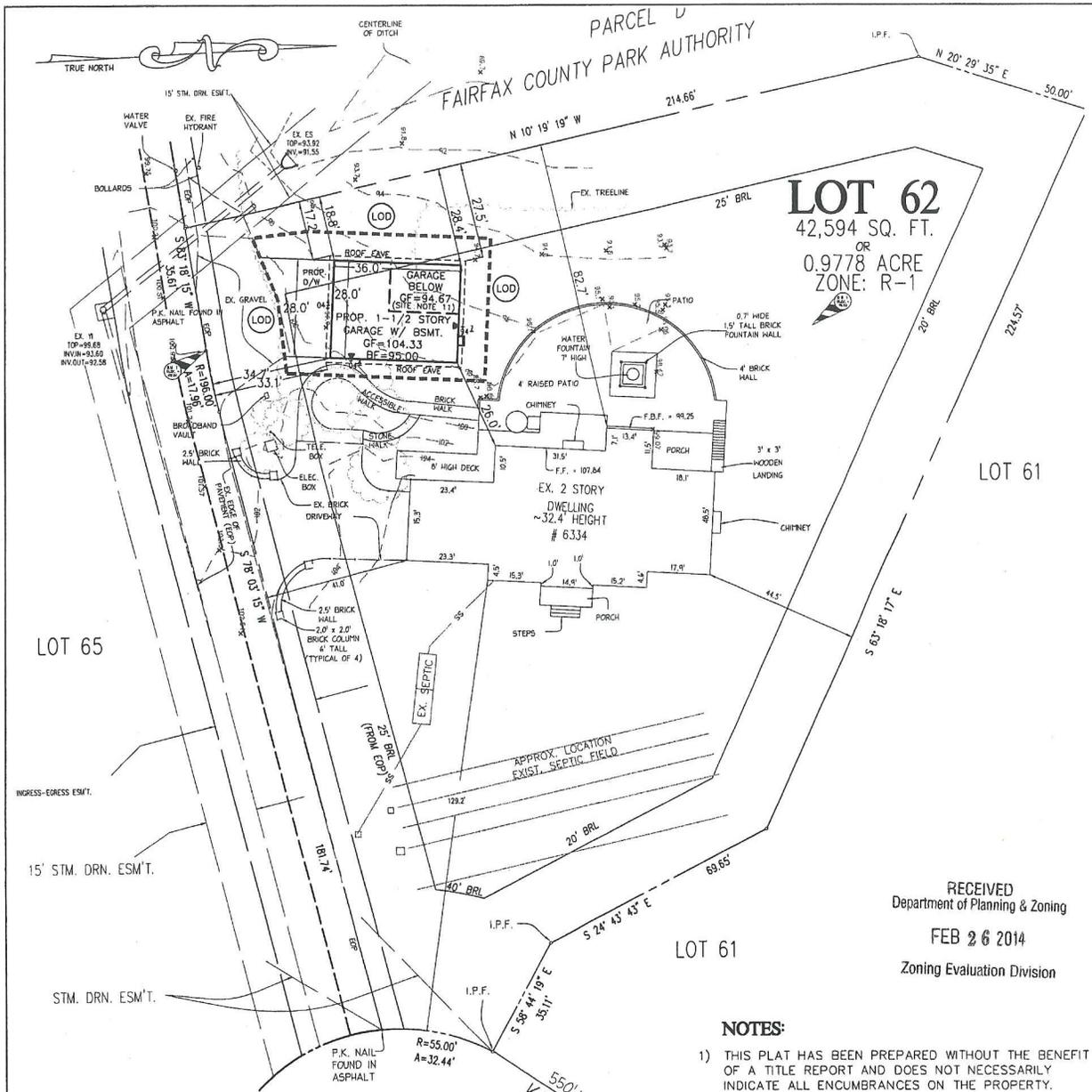


Special Permit

SP 2014-SP-011

MARK WALKER & FERESHTEH EJEMAI-WALKER





LOT 62
42,594 SQ. FT.
OR
0.9778 ACRE
ZONE: R-1

LOT 61

LOT 65

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Zoning Evaluation Division

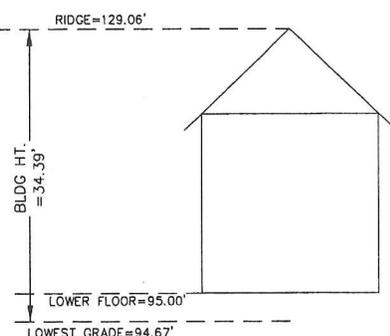
NOTES:

- 1) THIS PLAT HAS BEEN PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND DOES NOT NECESSARILY INDICATE ALL ENCUMBRANCES ON THE PROPERTY.
- 2) THE LOT SHOWN HEREON APPEARS TO PLOT IN FLOOD ZONE "X" AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS SHOWN ON F.E.M.A. MAP# 51059C0270E EFFECTIVE DATE: SEPTEMBER 17, 2010
- 3) THE PROPERTY SHOWN ON THIS PLAT IS LOCATED ON TAX ASSESSMENT MAP # 87-2-((6))-0062
- 4) EASEMENTS, B.R.L.S & MERIDIAN, IF SHOWN HEREON, ARE AS DELINEATED ON PLAT RECORDED IN DEED BOOK 6893, PAGE 472 (UNLESS NOTED OTHERWISE).
- 5) BOUNDARY INFORMATION & TOPOGRAPHY SHOWN HEREON IS A RESULT OF FIELD RUN TOPOGRAPHY DONE BY B.W. SMITH AND ASSOCIATES DATED 3/29/2012.
- 6) VERTICAL DATUM HAS BEEN ASSUMED. 2' CONTOURS.
- 7) BENCHMARK #1 IS A IRON ROD SET WITH AN ELEVATION OF 95.53. BENCHMARK #2 IS A P.K. NAIL IN THE ASPHALT WITH AN ELEVATION OF 100.64.
- 8) THIS PROPERTY IS SERVED BY PUBLIC WATER, AND A PRIVATE SEPTIC SYSTEM.
- 9) DISTURBED AREA = 2,485 SQUARE FEET
- 10) ALL MATERIAL SPOILS TO BE HAULED OFFSITE TO AN ADEQUATE RECEIVING FACILITY.
- 11) LOWER LEVEL GARAGE TO BE USED FOR YARD EQUIPMENT/STORAGE.

GROSS FLOOR AREA CALCULATION (GFA)

EXISTING PRINCIPAL STRUCTURE = 3,577 S.F.
EXISTING ATTACHED GARAGE = 506 S.F.
TOTAL EXISTING STRUCTURE = 4,083 S.F.
PROPOSED DETACHED GARAGE = 1,890 S.F.
ADDITION GFA / EXIST. GFA = 1,890 / 4,083
= 0.4629 = 46.29% < 150%

GARAGE HEIGHT DIAGRAM



ELEVATION SKETCH
SCALE: N.T.S.



LEGEND:

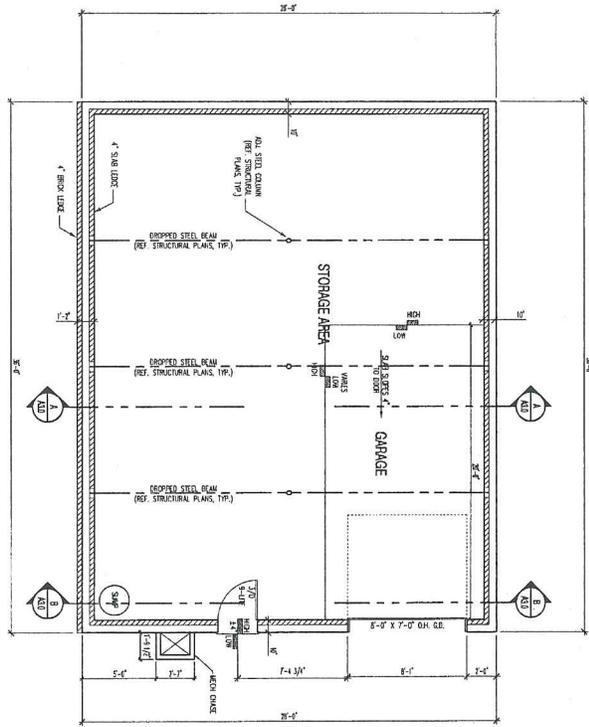
- I.P.F. DENOTES IRON PIPE FOUND
- X- DENOTES FENCE LINE
- I.R.F. DENOTES IRON ROD FOUND
- T.E.&C- DENOTES OVERHEAD TELEPHONE, ELECTRIC, AND CABLE LINES
- DENOTES BENCH MARK

Project:	WALKER GARAGE
Checked:	LAN
Scale:	1" = 30'
Date:	1/28/14
Cty Proj. #:	SP 2013-0300
Sheet No.:	1 OF 1

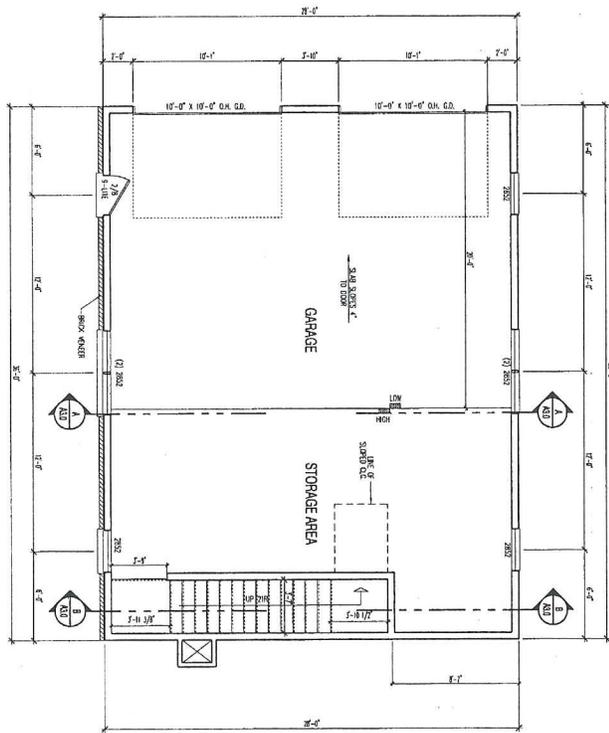
SPECIAL PERMIT PLAT
LOT 62
SECTION 3-B
FAIRFAX STATION EAST
SPRINGFIELD DISTRICT
FAIRFAX COUNTY, VIRGINIA

LAND | Engineering, plc
11350 Random Hills Road, Suite 800
Fairfax, Virginia 22030
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A DETACHED GARAGE BASEMENT PLAN
SCALE: 1/4" = 1'-0"



B DETACHED GARAGE FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"



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22x34 Plotted at 1/4"=1'-0" - 11x17 Plotted at 1/8" = 1'-0"

DETACHED GARAGE - 6334 KARMICH STREET
GARAGE PLAN

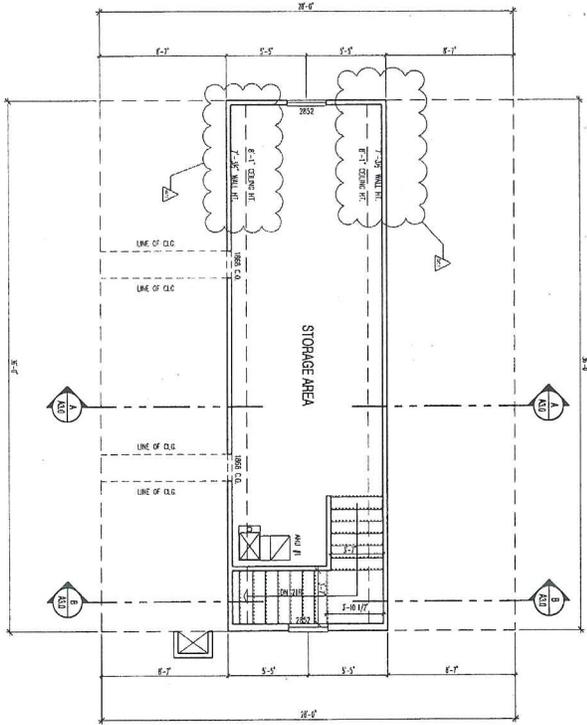
DRWING BY:	DOB
DATE:	09/21/12
REV. NO.	SHEET
XXX	XXX
XXX	XXX

SHEET NO. **A10**

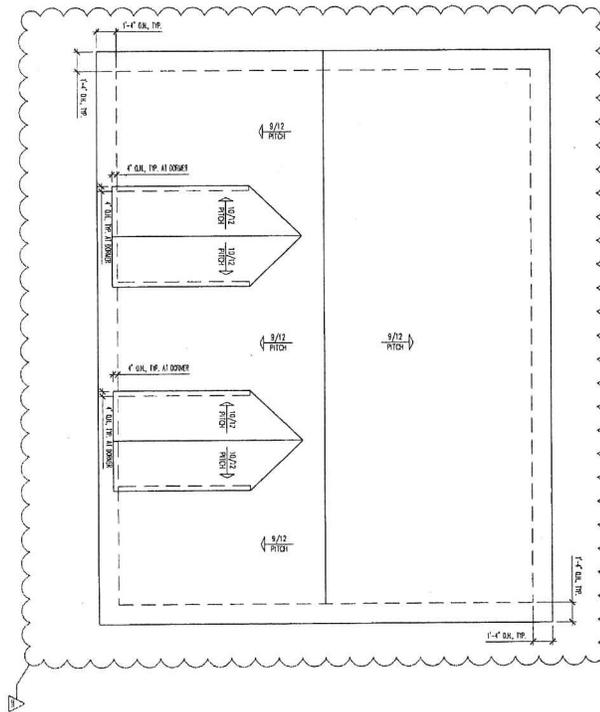
XX-XXX

DC • VIRGINIA • MD
10530 WARWICK AVENUE, SUITE #CS
FAIRFAX, VA 22030
Phone: 703.988.2350 • Email: info@msegllc.com
Website: www.msegllc.com





A UNFINISHED STORAGE ABOVE GARAGE
SCALE: 1/4" = 1'-0"



B DETACHED GARAGE ROOF PLAN
SCALE: 1/4" = 1'-0"



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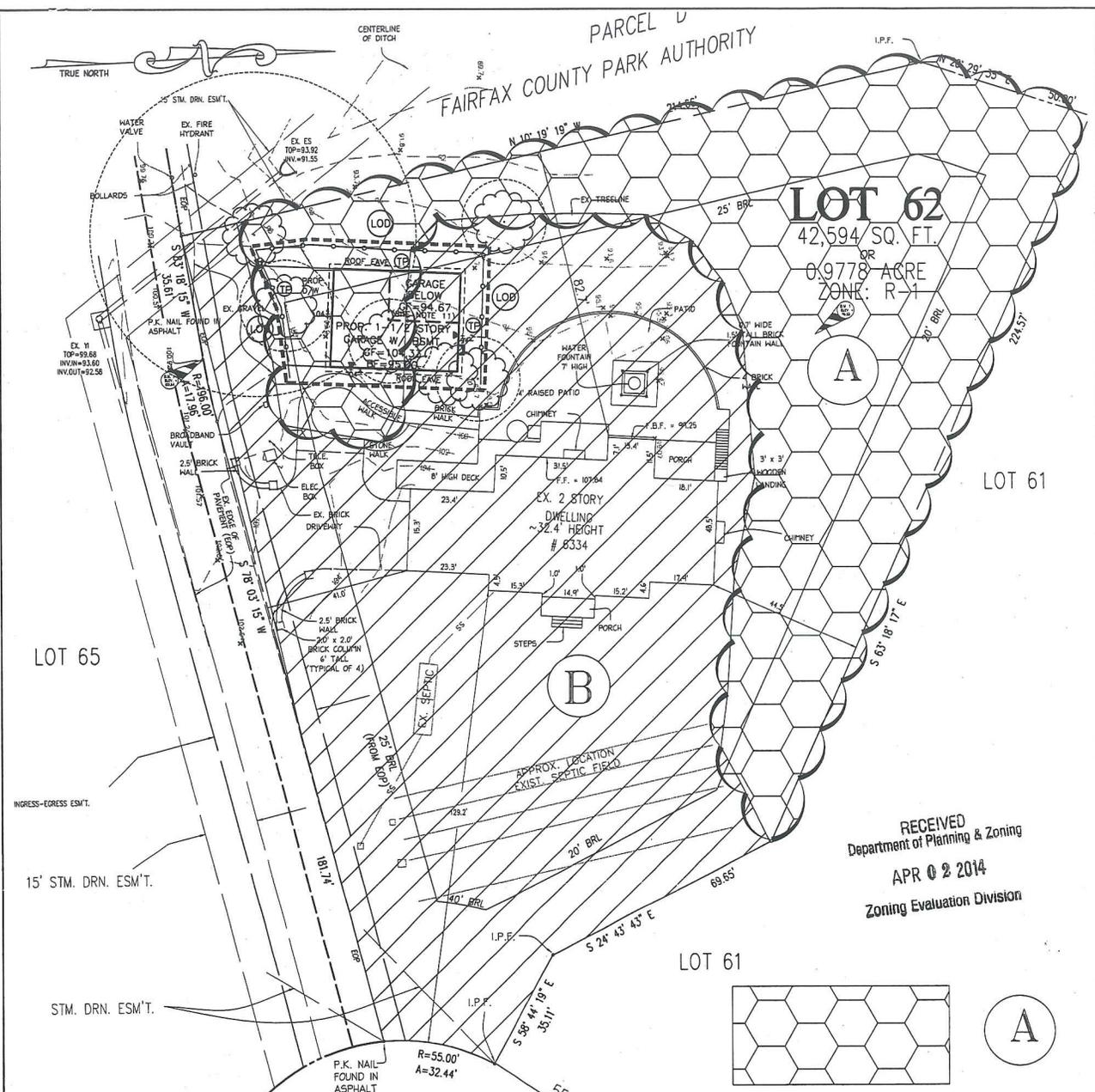
22x34 Plotted at 1/4"=1'-0" - 11x17 Plotted at 1/8" = 1'-0"

DETACHED GARAGE - 6334 KARMICH STREET
STORAGE AND ROOF PLANS

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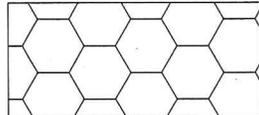


DATE: 02/27/12	BY: [Signature]
DATE: 02/27/12	BY: [Signature]
DATE: 10/15/13	BY: [Signature]
SHEET No. XX-XXX	
A1.1	

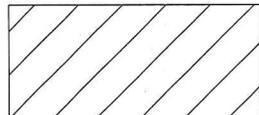


LOT 62
 42,594 SQ. FT.
 OR
 0.9778 ACRE
 ZONE: R-1

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 APR 02 2014
 Zoning Evaluation Division



A



B

KARMICH STREET
 ROUTE 6185
 (50' R/W)

550'± TO INTX.
 KARMICH COURT

Cover Type	Primary Species	Understory Species	Comments	Successional Stage	Condition	Area
A Upland Forest	<i>Quercus prinus</i> , <i>Acer rubrum</i> , <i>Liriodendron tulipifera</i>	<i>Ilex opaca</i> , <i>Picea abies</i> , <i>Nandina domestica</i>	Old field hedgerow along property line	Sub-climax	Good	0.4118 acre
B Developed	N/A	Grass,	Abandoned and reverting to old field	N/A	N/A	0.566 acre



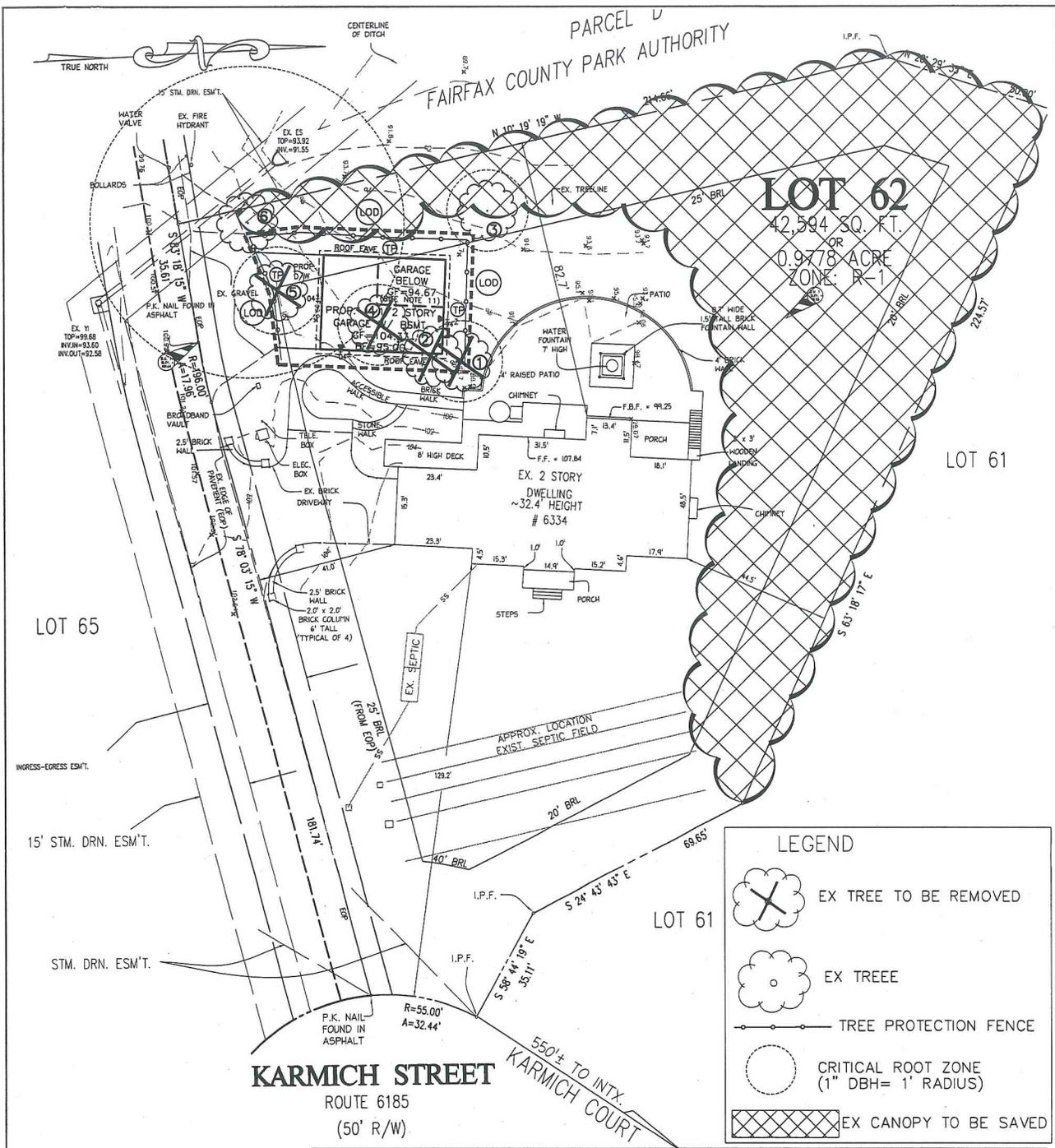
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- DENOTES BENCH MARK

Project:	WALKER GARAGE
Checked:	LAN
Scale:	1"=30'
Date:	4/1/14
Cty Proj. #:	SP 2013-0300
Sheet No.:	2 OF 4

EXISTING VEGETATION MAP
LOT 62
 SECTION 3-B
FAIRFAX STATION EAST
 SPRINGFIELD DISTRICT
 FAIRFAX COUNTY, VIRGINIA

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LEGEND

- EX TREE TO BE REMOVED
- EX TREE
- TREE PROTECTION FENCE
- CRITICAL ROOT ZONE (1" DBH= 1' RADIUS)
- EX CANOPY TO BE SAVED

Tree #	DBH (Diameter at 4.5 feet above grade)	Common Name	Condition Rating %	Condition Rating	CRZ Critical Zone (Radius in Feet)	Removal	Recommended Preservation Measures				Remarks
							Root Prune	Tree Protection Fence	Mulch	Crown Prune	
1	12	red maple	75	fair	12	X					does not survive, within LOD
2	12	red maple	80	Fair	12	X					does not survive, within LOD
3	12	red maple	80	Fair	12		X	X	X		run all measures as mentioned in phase I
4	13	red maple	75	Fair	13	X					does not survive, within LOD
5	14	red maple	75	Fair	14	X					does not survive, within LOD
6	16	red maple	70	Fair	16		X	X	X		run all measures as mentioned in phase I

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Project: WALKER GARAGE

Checked: LAN

Scale: 1"=30'

Date: 4/1/14

Cty Proj. #: SP 2013-0300

Sheet No.: 3 OF 4

EXISTING VEGETATION INVENTORY

LOT 62

SECTION 3-B

FAIRFAX STATION EAST

SPRINGFIELD DISTRICT

FAIRFAX COUNTY, VIRGINIA

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TABLE 12.10 10-YEAR TREE CANOPY CALCULATION WORKSHEET

A. TREE PRESERVATION TARGET AND STATEMENT	
A1	PRE-DEVELOPMENT AREA OF EXISTING TREE CANOPY (FROM EXISTING VEGETATION MAP)= 17938 SF
A2	PERCENTAGE OF GROSS SITE AREA COVERED BY EXISTING TREE CANOPY= 41.8%
A3	PERCENTAGE OF 10-YEAR TREE CANOPY REQUIRED FOR SITE (SEE TABLE 12.4)= 30%
A4	PERCENTAGE OF THE 10-YEAR TREE CANOPY REQUIREMENT THAT SHOULD BE MET THROUGH TREE PRESERVATION= 41.8%
A5	PROPOSED PERCENTAGE OF CANOPY REQUIREMENT THAT WILL BE MET THROUGH TREE PRESERVATION= 113.9%
A6	HAS THE TREE PRESERVATION TARGET MINIMUM BEEN MET? YES
A7	IF NO FOR A6, THEN SHEET NUMBER WHERE DEVIATION REQUEST IS LOCATED N/A
A8	IF STEP G REQUIRES A NARRATIVE, IT SHALL BE PREPARED IN ACCORDANCE WITH § 12-0507.4 N/A
B. TREE CANOPY REQUIREMENT	
B1	GROSS SITE AREA= 42954 SF
B2	SUBTRACT TO PARKS, ROAD FRONTAGE AND OTHERS= 0 SF
B3	SUBTRACT AREA OF EXEMPTIONS= 0 SF
B4	ADJUSTED GROSS SITE AREA (B1-B2)= 42954 SF
B5	SITE ZONE/USE= R-1
B6	PERCENT OF 10-YEAR TREE CANOPY REQUIREMENT= 30%
B7	AREA OF 10-YEAR TREE CANOPY REQUIRED (B4xB5)= 12896 SF
B8	MODIFICATION OF 10-YEAR TREE CANOPY REQUIREMENT REQUESTED? NO
B9	IF B8 IS YES, THEN LIST PLAN SHEET WHERE MODIFICATION REQUEST IS LOCATED= N/A
C. TREE PRESERVATION	
C1	TREE PRESERVATION TARGET AREA= 14680 SF
C2	TOTAL CANOPY AREA MEETING STANDARDS OF § 12-0200= 14680 SF
C3	C2x1.25= 18350 SF
C4	TOTAL CANOPY AREA PROVIDED BY UNIQUE OR VALUABLE FOREST OR WOODLAND COMMUNITIES= 0 SF
C5	C4x1.5= 0 SF
C6	TOTAL OF CANOPY AREA PROVIDED BY "HERITAGE", "MEMORIAL", "SPECIMEN" OR "STREET" TREES= 0 SF
C7	C6x1.25 OR 1.50= 0 SF
C8	CANOPY OF TREES WITHIN THE RESOURCE PROTECTION AREAS AND 100-YEAR FLOODPLAINS= 0 SF
C9	C8x1.0= 0 SF
C10	TOTAL OF C3, C5, C7 AND C9= 18350 SF
D. TREE PLANTING	
D1	AREA OF CANOPY TO BE MET THROUGH TREE PLANTING (B7-C10)= -5464 SF
D2	AREA OF CANOPY PLANTED FOR AIR QUALITY BENEFITS= 0 SF
D3	(D2x1.5)= 0 SF
D4	AREA OF TREE PLANTED FOR ENERGY CONSERVATION= 0 SF
D5	(D4x1.5)= 0 SF
D6	AREA OF TREE PLANTED FOR WATER QUALITY BENEFITS= 0 SF
D7	(D6x1.25)= 0 SF
D8	AREA OF CANOPY PLANTED FOR WILDLIFE BENEFITS= 0 SF
D9	(D8x1.5)= 0 SF
D10	AREA OF CANOPY PROVIDED BY NATIVE TREES= 0 SF
D11	(D10x1.5)= 0 SF
D12	AREA OF CANOPY PROVIDED BY IMPROVED CULTIVARS AND VARIETIES= 0 SF
D13	(D12x1.25)= 0 SF
D14	AREA OF CANOPY PROVIDED THROUGH TREE SEEDLINGS= 0 SF
D15	(D14x1.0)= 0 SF
D16	PERCENTAGE OF D14 REPRESENTED BY D15= (MUST NOT EXCEED 33% OF D14) 0 SF
D17	TOTAL OF CANOPY AREA PROVIDED THROUGH TREE PLANTING= 0 SF
D18	IS AN OFF-SITE PLANTING RELIEF REQUESTED? NO
D19	TREE BANK OR TREE FUND? § 12-0511= NO
D20	CANOPY AREA REQUESTED TO BE PROVIDED THROUGH OFFSITE BANKING OR TREE FUND= 0 SF
D21	AMOUNT TO BE DEPOSITED INTO THE TREE PRESERVATION AND PLANTING FUND= 0 SF
E. TOTAL OF 10-YEAR TREE CANOPY PROVIDED	
E1	TOTAL OF CANOPY AREA PROVIDED THROUGH TREE PRESERVATION= 18350 SF
E2	TOTAL OF CANOPY AREA PROVIDED THROUGH TREE PLANTING= 0 SF
E3	TOTAL OF CANOPY AREA PROVIDED THROUGH OFFSITE MECHANISM (D19)= 0 SF
E4	TOTAL OF 10-YEAR TREE CANOPY PROVIDED= 18350 SF

THIS, SPECIAL PERMIT PLAT, PLAN AND COMPUTATIONS HAVE BEEN PREPARED/REVIEWED BY ISA CERTIFIED ARBORIST.

[Signature] 3/30/2014 MA-5372A
 YUBARAJ BUDHATHOKI DATE CERTIFICATE NUMBER)

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- BENOTES BENCH MARK

Project:	WALKER GARAGE
Checked:	LAN
Scale:	N/A
Date:	4/1/14
Cty Proj. #:	SP 2013-0300
Sheet No.:	4 OF 4

TREE CANOPY COMPUTATIONS
 LOT 62
 SECTION 3-B
FAIRFAX STATION EAST
 SPRINGFIELD DISTRICT
 FAIRFAX COUNTY, VIRGINIA

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Table 12.12 10-year Tree Canopy Calculation Worksheet

Step	Totals	Reference
A. Tree Preservation Target and Statement		
A1		see § 12-0507.2 for list of required elements and worksheet
Table 12.3		
A	17,938 SF	
B	42%	
C	30%	
D	42%	
E	100%	
F	YES	
G		
H		
I		

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APR 18 2014

Zoning Evaluation Division

B. Tree Canopy Requirement		
B1	Identify gross site area =	42,594 SF § 12-0510.1A
B2	Subtract area dedicated to parks, road frontage, and major utility easements.	0 § 12-0510.1B
B3	Subtract area of exemptions =	0 § 12-0510.1C(1) through § 12-0510.1C(6)
B4	Adjusted gross site area (B1 - B2) =	42,594 SF
B5	Identify site's zoning and/ or use	R-1
B6	Percentage of 10-year tree canopy required =	30% § 12-509.1 and Table 12.4
B7	Area of 10-year tree canopy required (B4 x B5) =	12,778 SF
B8	Modification of 10-year Tree Canopy Requirements requested?	NO Yes or No
B9	If B8 is yes, then list plan sheet where modification request is located	Sheet number

C. Tree Preservation		
C1	Tree Preservation Target Area =	5,381 SF
C2	Total canopy area meeting standards of § 12-0200 =	14,680 SF
C3	C2 x 1.25 =	18,350 SF § 12-0509.3B
C4	Total canopy area provided by unique or valuable forest or woodland communities =	0 SF
C5	C4 x 1.5 =	0 SF § 12-0509.3B(1)
C6	Total of canopy area provided by "Heritage," "Memorial," "Specimen," or "Street" trees =	0 SF
C7	C6 x 1.5 to 3.0 =	0 SF § 12-0509.3B(2)
C8	Canopy area of trees within Resource Protection Areas and 100-year floodplains =	0 SF
C9	C8 x 1.0 =	0 SF § 12-0509.3C(1)
C10	Total of C3, C5, C7 and C9 =	18,350 SF

If area of C10 is less than B7 remainder of requirement must be met through tree planting - go to D

D. Tree Planting		
D1	Area of canopy to be met through tree planting (B7-C10) =	-5,572 SF
D2	Area of canopy planted for air quality benefits =	0 SF
D3	x 1.5 =	0 SF § 12-0509.4B(1)
D4	Area of canopy planted for energy conservation =	0 SF
D5	x 1.5 =	0 SF § 12-0509.4B(2)
D6	Area of canopy planted for water quality benefits =	0 SF (Tree Box Filters)
D7	x 1.25 =	0 SF § 12-0509.4B(3)
D8	Area of canopy planted for wildlife benefits =	0 SF
D9	x 1.5 =	0 SF § 12-0509.4B(4)
D10	Area of canopy provided by native trees =	0 SF
D11	x 1.5 =	0 SF § 12-0509.4B(5)
D12	Area of canopy provided by improved cultivars and varieties =	0 SF
D13	x 1.25 =	0 SF § 12-0509.4B(6)
D14	Area of canopy provided through tree seedlings =	0 SF § 12-0509.4D(1)
	x 1.0 =	0 SF
D15	Area of canopy provided through native shrubs or woody seed mix =	0 SF § 12-0509.4D(1)(a)
	x 1.0 =	0 SF § 12-0509.4D(1)(a)
D16	Percentage of D14 represented by D15 =	0 SF Must not exceed 33% of D14
D17	Total of canopy area provided through tree planting =	0 SF
D18	Is an offsite planting relief requested?	NO Yes or No
D19	Tree Bank or Tree Fund?	NO § 12-0511
D20	Canopy area requested to be provided through offsite banking or tree fund	N/A
D21	Amount to be deposited into the Tree Preservation and Planting Fund	N/A

THIS, SPECIAL PERMIT PLAT, PLAN AND COMPUTATIONS HAVE BEEN PREPARED/REVIEWED BY ISA CERTIFIED ARBORIST.

E. Total of 10-year Tree Canopy Provided		
E1	Total of canopy area provided through tree preservation (C10) =	18,350 SF
E2	Total of canopy area provided through tree planting (D17) =	0 SF
E3	Total of canopy area provided through offsite mechanism (D19) =	0 SF
E4	Total of 10-year Tree Canopy Provided =	18,350 SF

Total of E1 through E3. Area should meet or exceed area in B6

[Signature]
YUBARAJ BUDHATHOKI

3/30/2014 MA-5372A
DATE CERTIFICATE NUMBER)

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DENOTES BENCH MARK

Project:	WALKER GARAGE
Checked:	LAN
Scale:	N/A
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City Proj. #:	SP 2013-0300
Sheet No.:	4 OF 4

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EAST
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6334 Karmich Street

TOTAL LOT AREA: 42,594 0.978
 "A" S.F. AC.

IMPERVIOUS COVER SUMMARY

	PRE-DEV	POST-DEV
BUILDING:	2,918	3,926
DRIVEWAY:	1,701	2,205
PATIOS/STOOP/WALK:	2,996	2,996
PORCH:	81	81
GRAVEL DRIVEWAY:	0	1,046
TOTAL:	7,696	10,254
(ACRES)	0.177	0.235
% IMPERVIOUS	18.1%	24.1%

RUNOFF COEFF.

C =	0.90	0.90
A =	0.177	0.235
C =	0.30	0.30
A =	0.801	0.742

SITE C = 0.41 0.44

WATER QUALITY (BMP)

TOTAL IMPERVIOUS AREA = 24.1% > 18.0%
 CBAYPO objectives have been met by an existing offsite BMP facility.

WATER QUANTITY (SWM)

Rational Method (10-minute T.C.) $Q(\text{Flow}) = C \times I \times A$

	2-YR	10-YR	100-YR	
Intensity (in/hr)	5.45	7.27	9.84	
Peak Flow (cfs)	2.18	2.90	3.93	PRE
Peak Flow (cfs)	2.37	3.16	4.28	POST

Q Increase 0.19 0.26 0.35

PRELIMINARY STORMWATER MANAGEMENT NARRATIVE

THE EXISTING SITE CONDITION IS A MIX OF MATURE GRASSES AND TREES OF VARYING EVERGREEN AND DECIDUOUS SPECIES. PREVIOUS SITE DEVELOPMENT ACTIVITIES INCLUDE ONE RESIDENTIAL SINGLE-FAMILY DWELLING ON THE LOT.

WATER QUALITY (BMP) IS CURRENTLY PROVIDED BY AN EXISTING EXTENDED DETENTION DRY POND, ON THE ADJACENT LOT TO THE WEST. THIS POND WAS DESIGNED & CONSTRUCTED UNDER PLAN # 6155-SD-01 (FAIRFAX STATION EAST SECTION 3A). THIS POND WAS CONSTRUCTED WITH 1,259 CUBIC FEET OF EXCESS CAPACITY. (DRAINAGE MAPS, DESIGN COMPUTATIONS, AND STRUCTURE DETAILS FOR THE EXISTING POND WILL BE INCLUDED ON THE SITE GRADING PLAN).

THE POND WAS ALSO DESIGNED WITH SURPLUS DETENTION AVAILABLE OF 101.8 CFS (2-YR STORM) & 167.8 CFS (10-YR STORM). IN GENERAL, IT IS NOT RECOMMENDED TO PROVIDE A DETENTION FACILITY IN CLOSE PROXIMITY TO AN EXISTING DETENTION FACILITY.

THE PROPOSED ADDITIONAL 2,558 SQUARE FEET OF IMPERVIOUS AREA RESULTS IN AN ADDITIONAL 38 CUBIC FEET OF BMP STORAGE VOLUME (650 CF/AC.), 0.19 CFS (2-YR), AND 0.26 CFS (10-YR). THEREFORE IT IS OUR OPINION THAT THE EXISTING FACILITY IS ADEQUATE TO PROPERLY HANDLE AND TREAT RUNOFF FLOWS FROM THE PROPOSED ADDITION.

PRELIMINARY OUTFALL NARRATIVE

RUNOFF FROM THE PROJECT SHEET FLOWS 300' WEST, DIRECTLY INTO THE EXISTING SWM/BMP POND 791DP ON THE ADJACENT PARCEL. DISCHARGE FLOWS FROM THIS POND ARE CONTROLLED BY A PRINCIPAL SPILLWAY STRUCTURE, BEFORE FLOWING INTO AN UNNAMED TRIBUTARY DRAINING INTO BURKE LAKE. FURTHER DETAILED ANALYSIS COMPUTATIONS AND CROSS-SECTIONS WILL BE PREPARED FOR THE FINAL SITE GRADING PLAN.

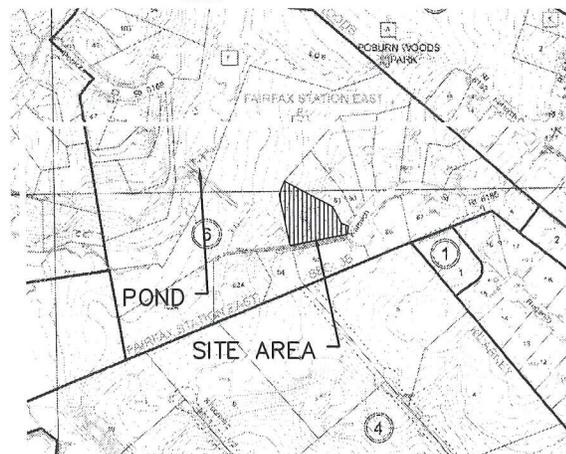
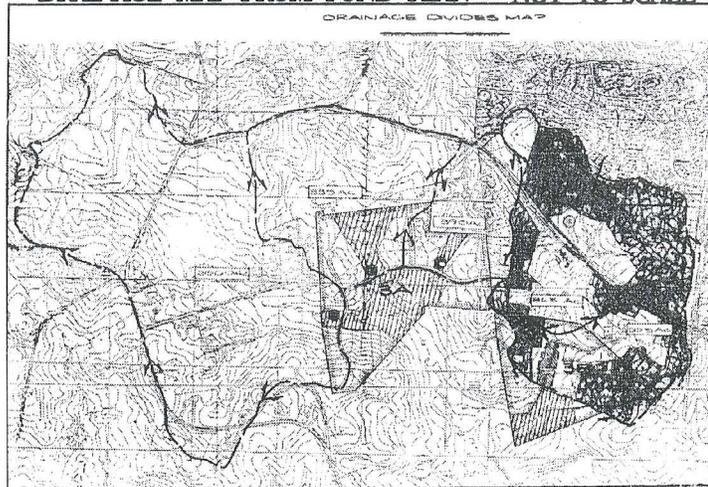
BASED ON OUR INVESTIGATION, IT IS OUR PROFESSIONAL OPINION THAT THIS DEVELOPMENT WILL NOT ADVERSELY IMPACT DOWNSTREAM PROPERTIES, AND THE OUTFALL IS ADEQUATE TO CONVEY RUNOFF FLOWS ASSOCIATED WITH THE PROPOSED ADDITION.

OVERLAND RELIEF NARRATIVE

OVERLAND RELIEF IS PROVIDED BY MEANS OF PROPOSED SPLASH BLOCKS AT THE ROOF DRAIN DOWNSPOUT DISCHARGE POINTS. THESE DISCHARGES TRAVEL OVERLAND WESTWARD AS SHEET FLOW TO THE EXISTING BMP/SWM POND. THERE ARE NO DOWNSTREAM STRUCTURES WHICH COULD BE IMPACTED AS RESULT OF DRAINAGE FROM THIS PROJECT. THE USE OF SPLASH BLOCKS TO ENSURE RUNOFF LEAVES THE SITE AS NON-CONCENTRATED SHEET FLOW WILL ENSURE THAT THE DEVELOPMENT WILL NOT EXACERBATE ANY EXISTING DRAINAGE PROBLEMS, NOR IMPACT FUTURE WATERSHED MANAGEMENT PROJECTS.

DETAILED STORMWATER MANAGEMENT COMPUTATIONS, AND A DETAILED OUTFALL ANALYSIS WILL BE PROVIDED AT FINAL SITE GRADING PLAN TO ENSURE ADEQUACY OF OUTFALL.

DRAINAGE MAP FROM POND PLAN NOT TO SCALE



CONTOUR MAP SCALE: 1"=500'

LEGEND:

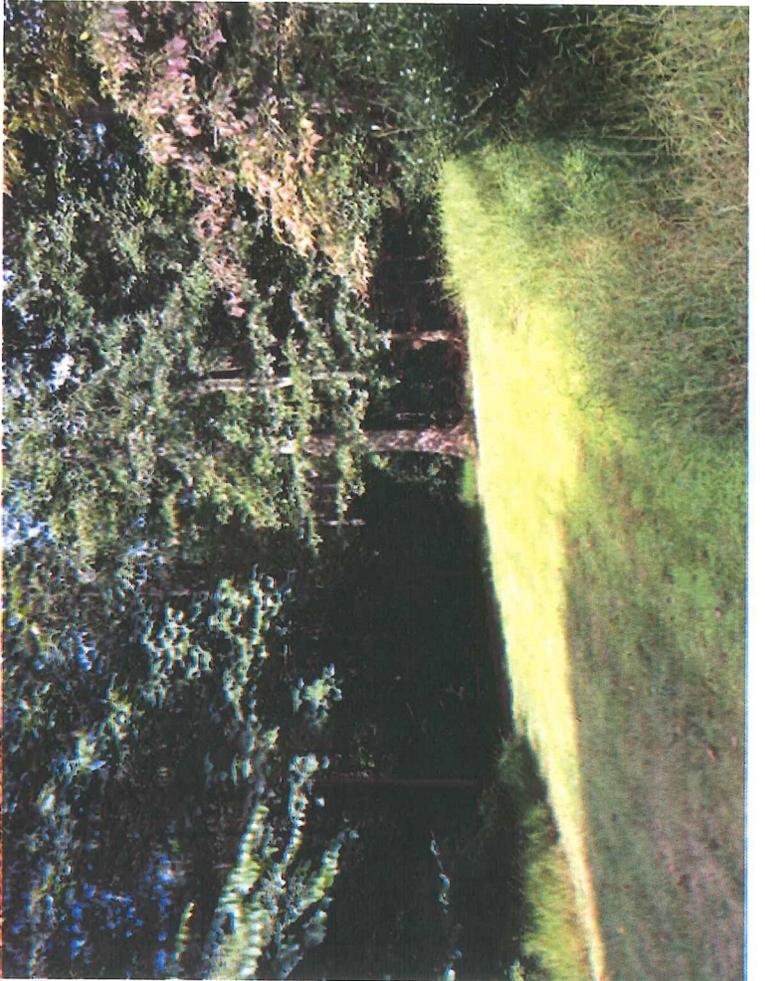
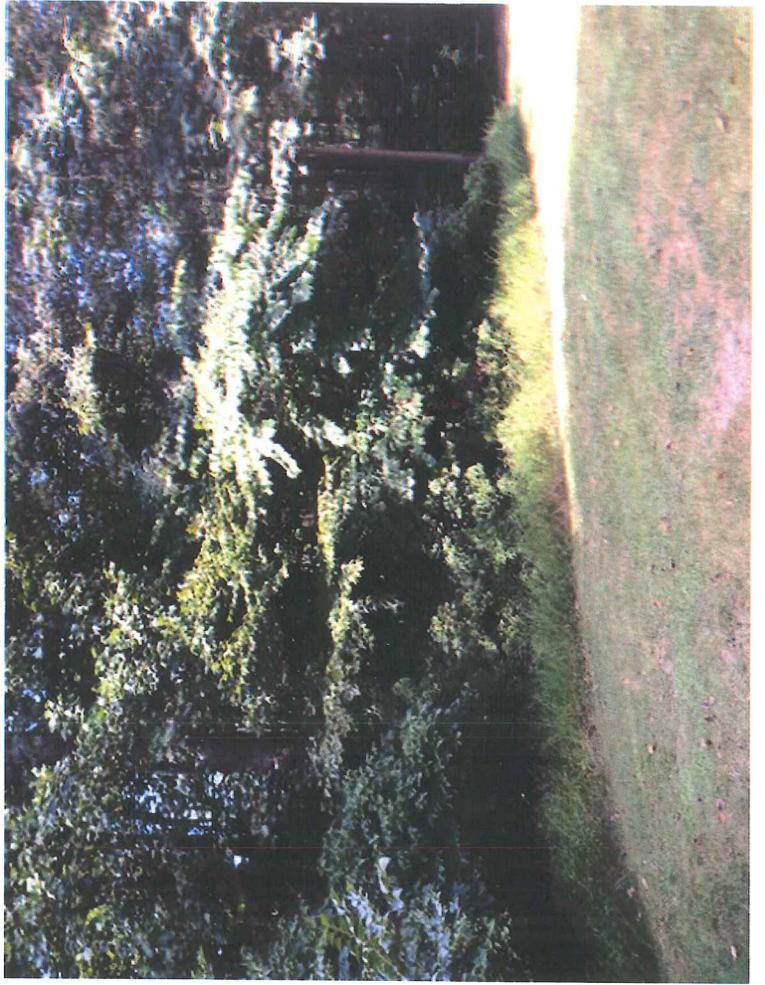
- I.P.F. DENOTES IRON PIPE FOUND
- X- DENOTES FENCE LINE
- I.R.F. DENOTES IRON ROD FOUND
- T.E.&C- DENOTES OVERHEAD TELEPHONE, ELECTRIC, AND CABLE LINES
- DENOTES BENCH MARK

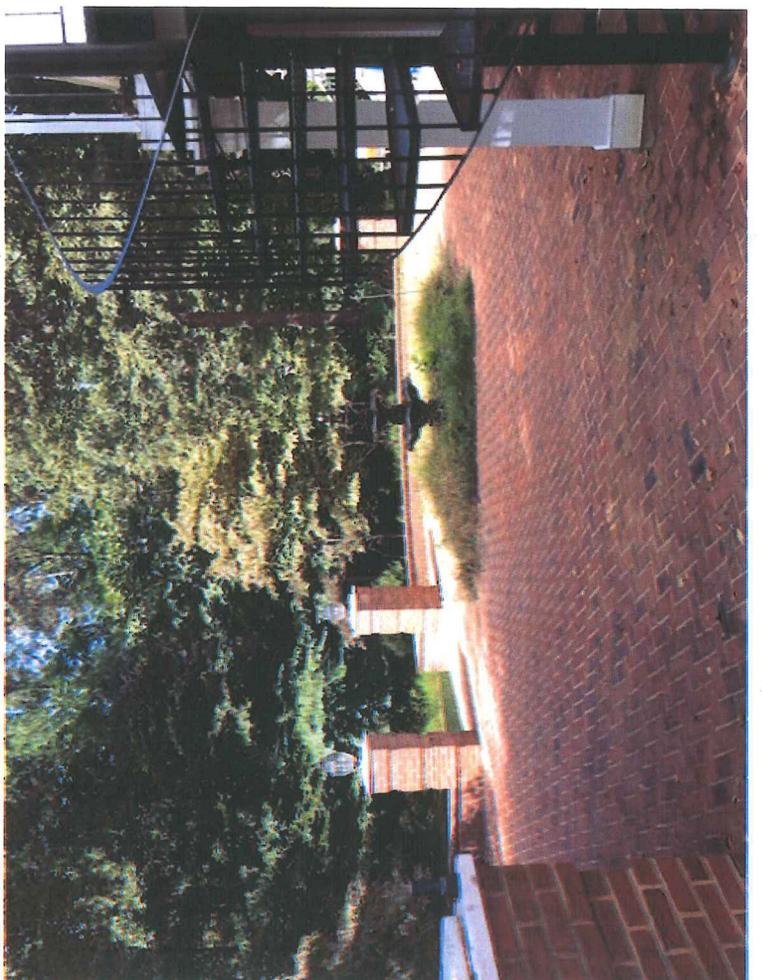
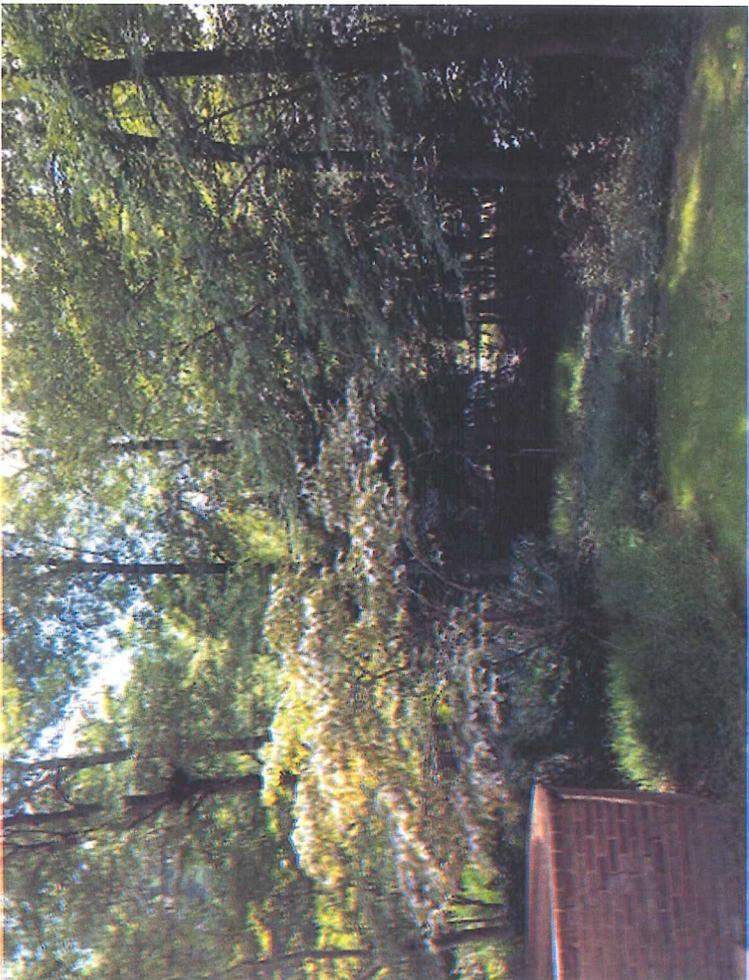
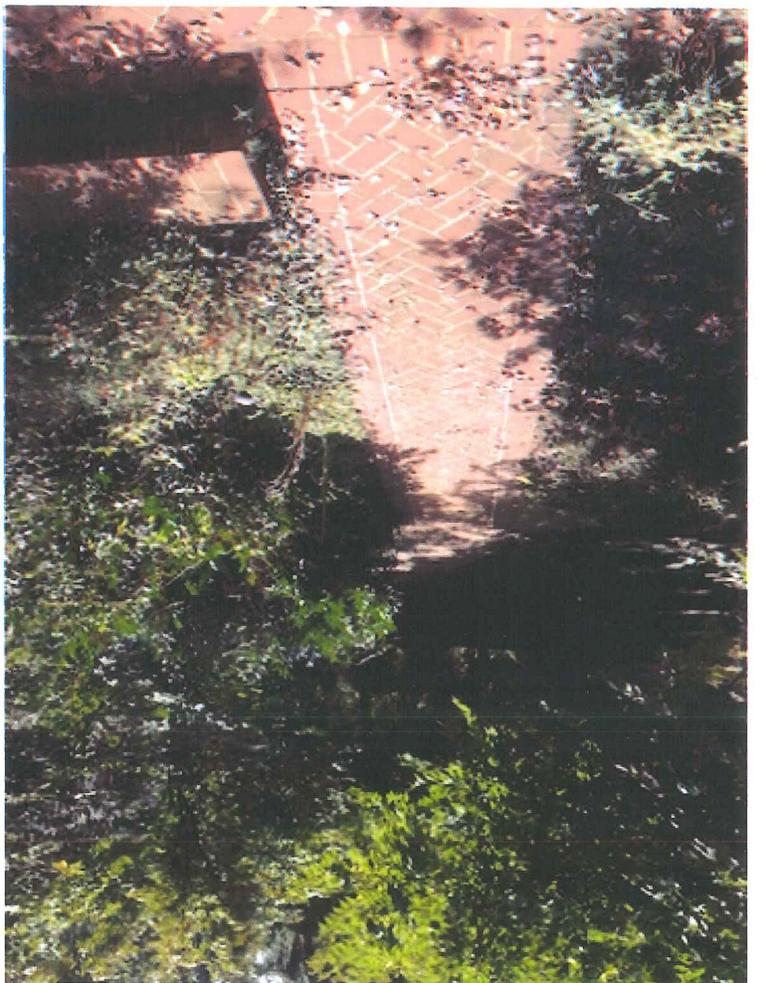
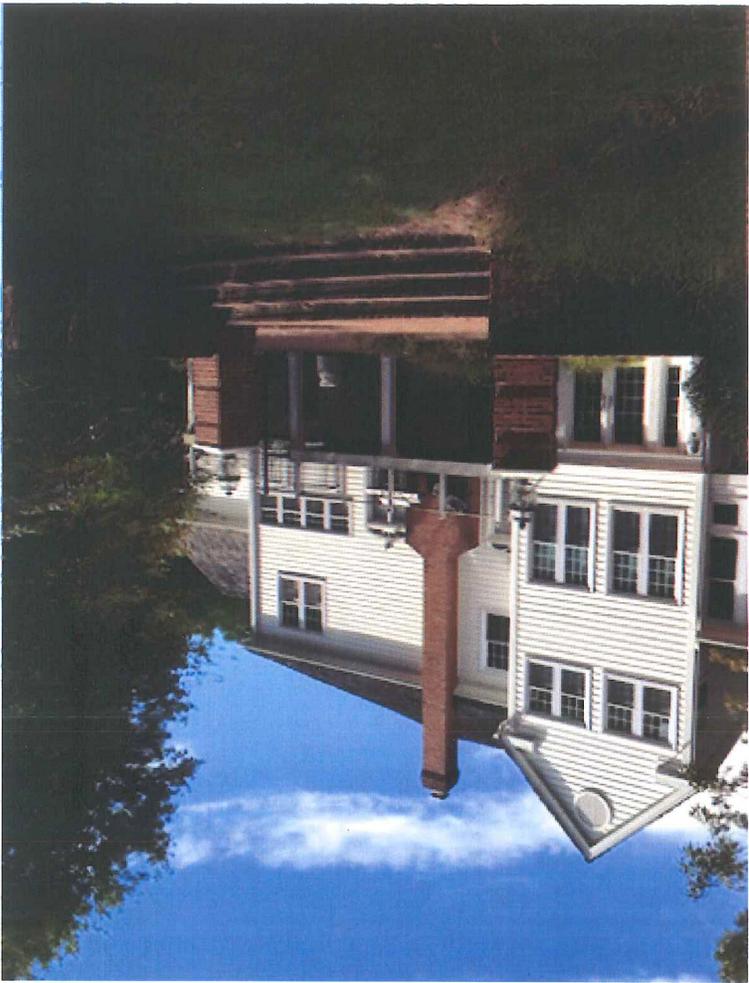
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Scale:	N/A
Date:	4/24/14
City Proj. #:	SP 2013-0300
Sheet No.:	5 OF 5

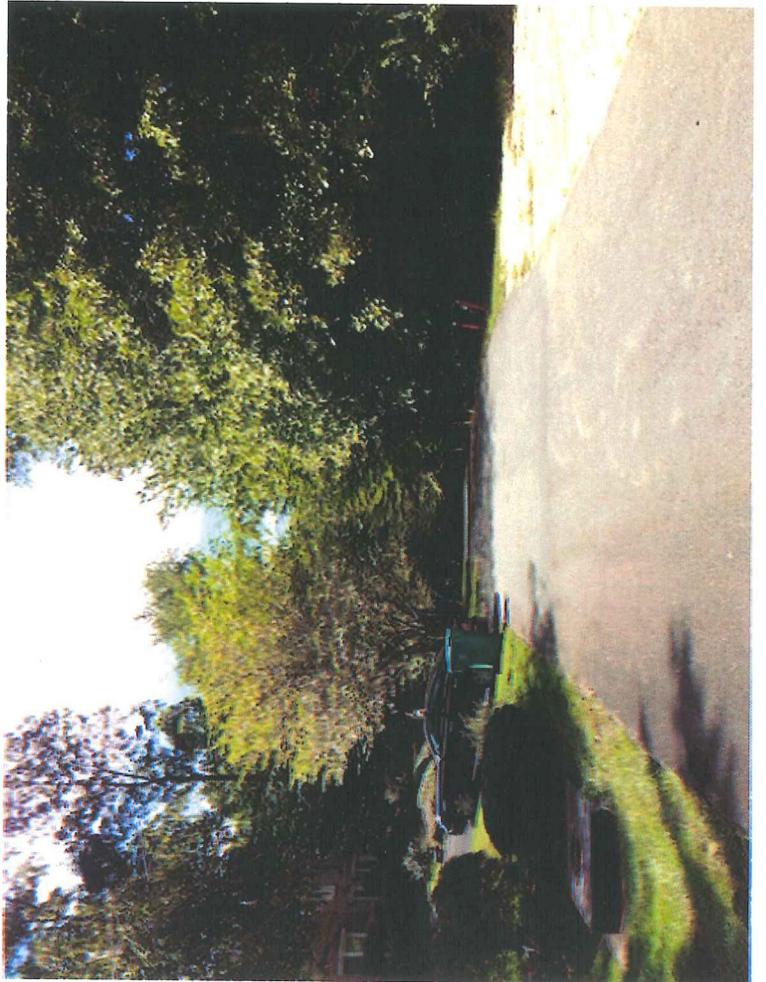
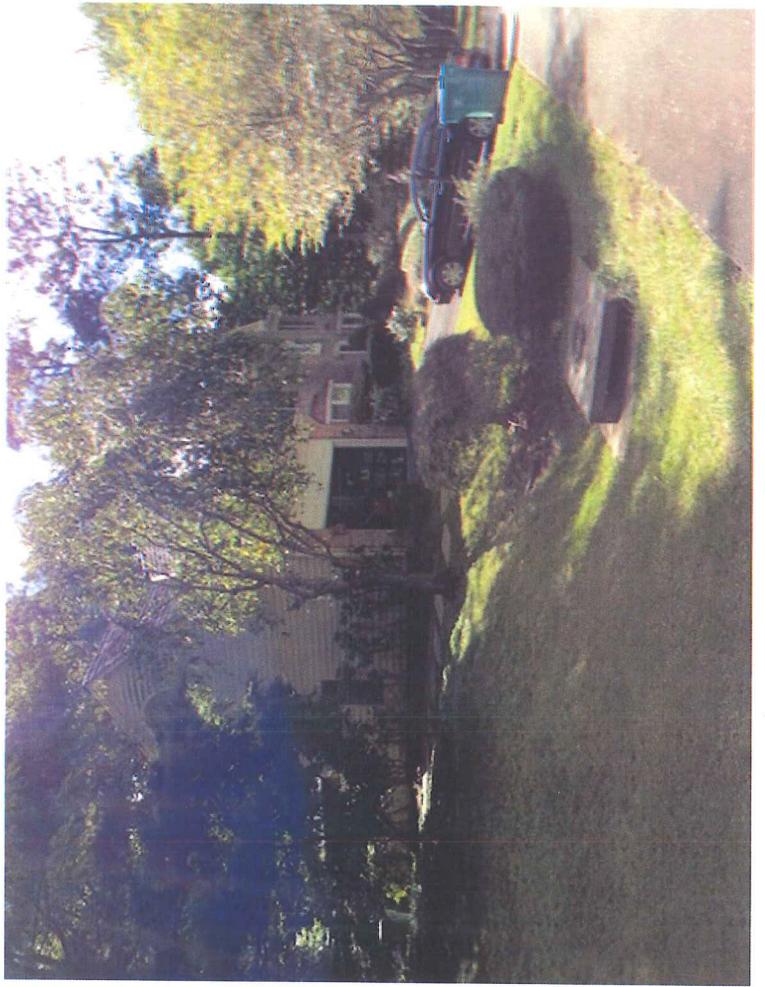
TREE CANOPY COMPUTATIONS
 LOT 62
 SECTION 3-B
FAIRFAX STATION EAST
 SPRINGFIELD DISTRICT
 FAIRFAX COUNTY, VIRGINIA

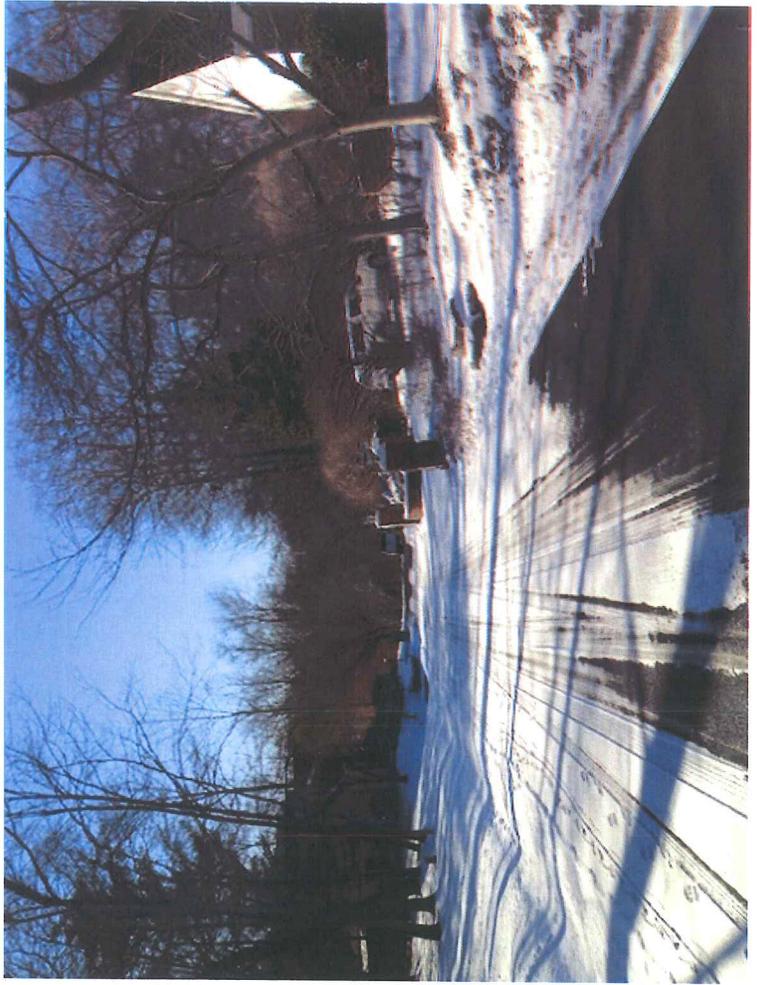
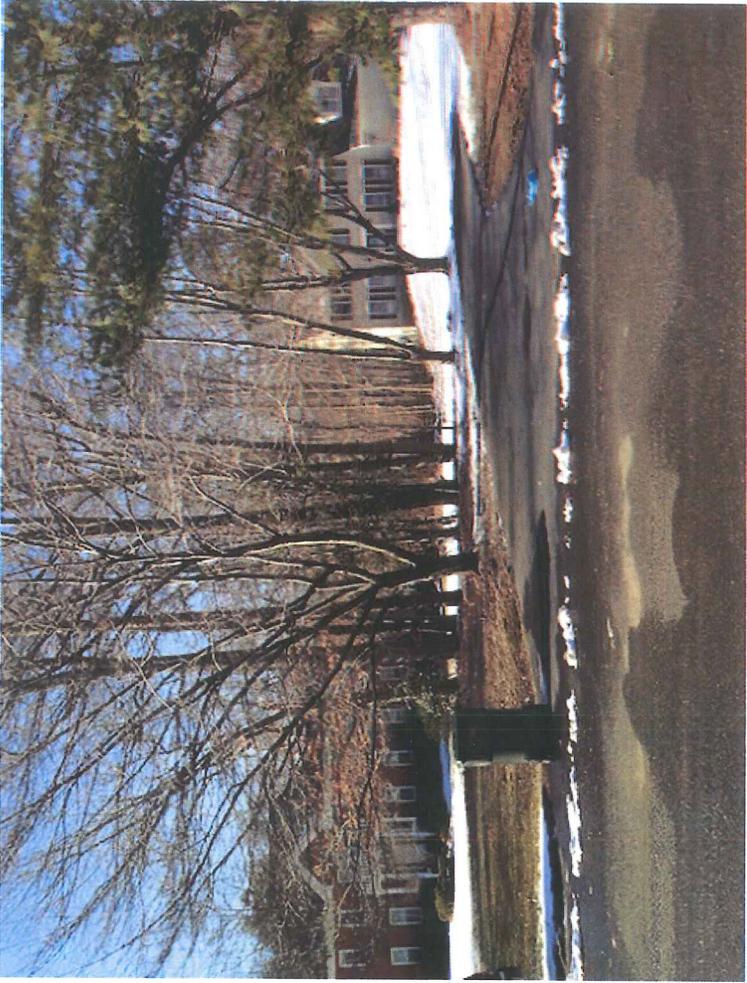
LAND | Engineering, plc

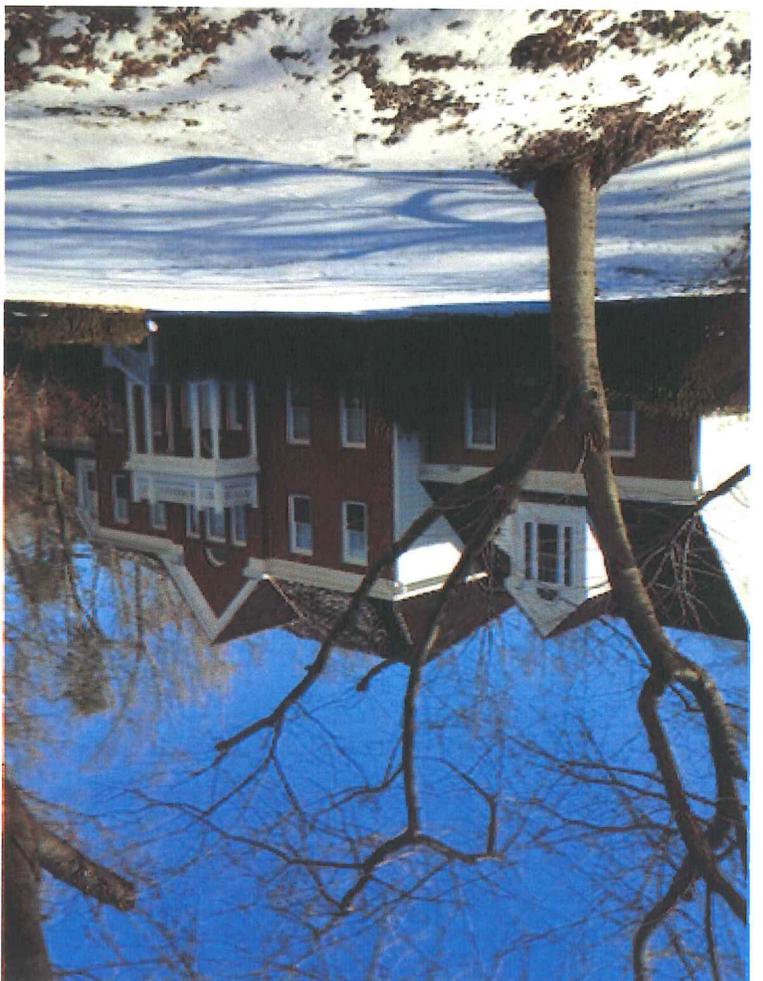
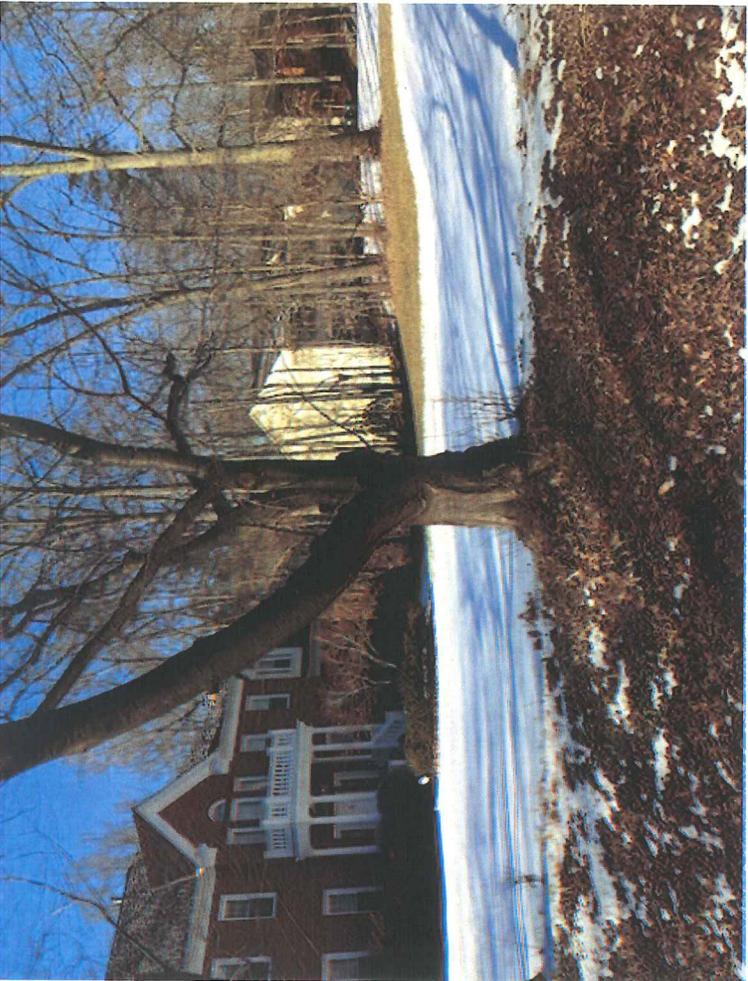
11350 Random Hills Road,
 Suite 800 PMB #27
 Fairfax, Virginia 22030
 T (703) 375 9596
 F (703) 591 3049
 www.landengineeringplc.com

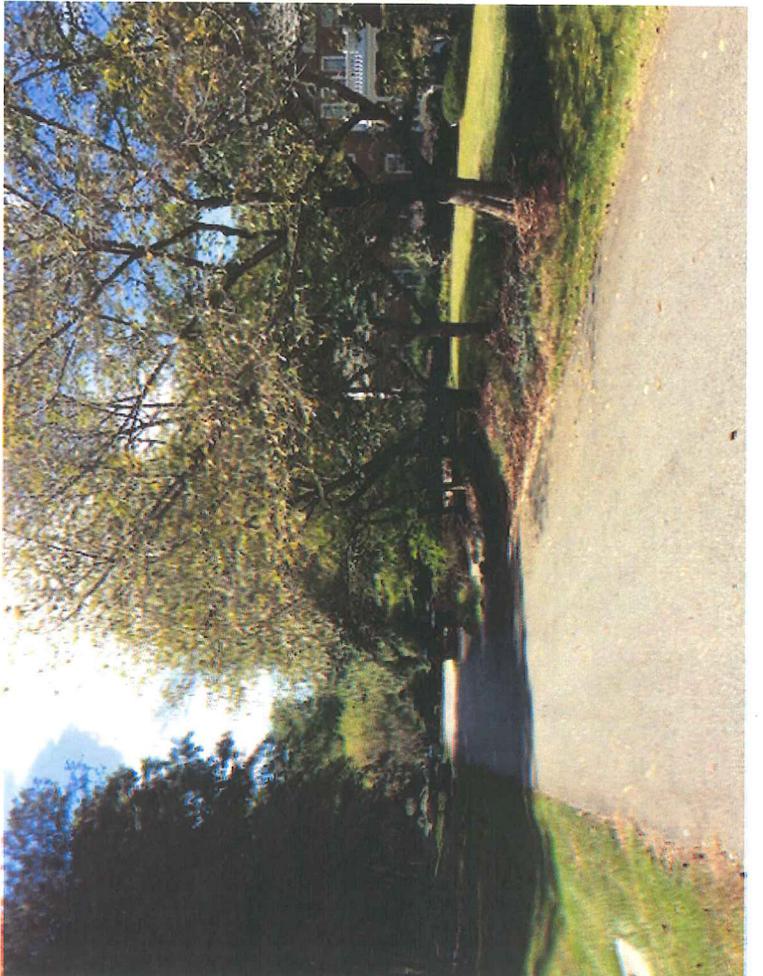
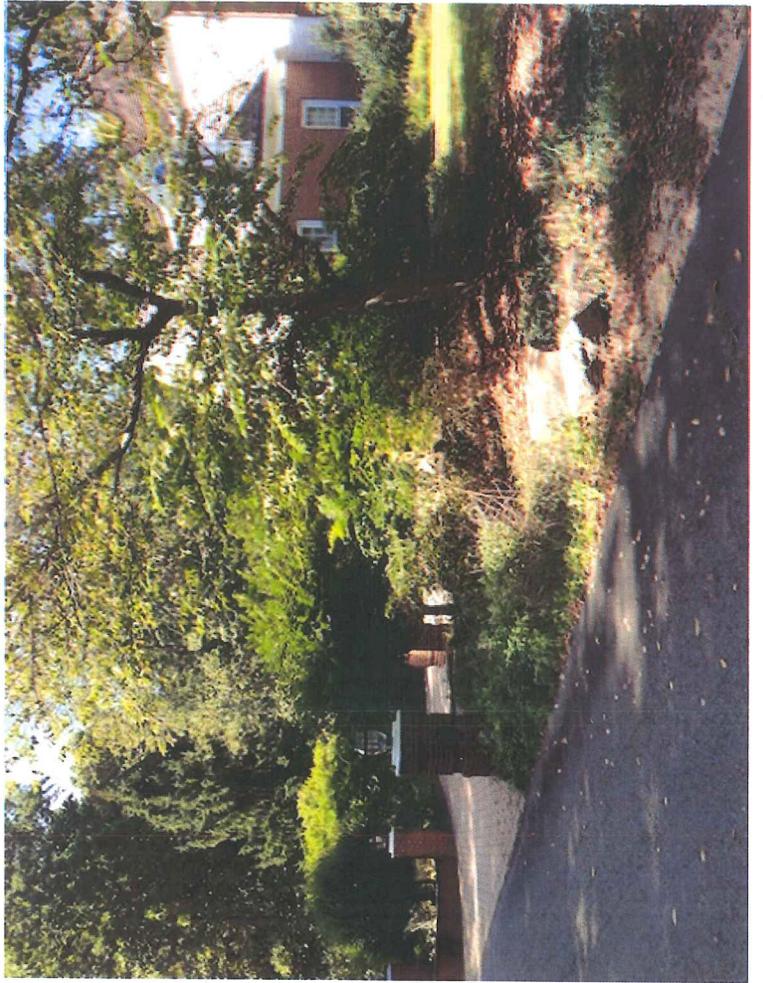
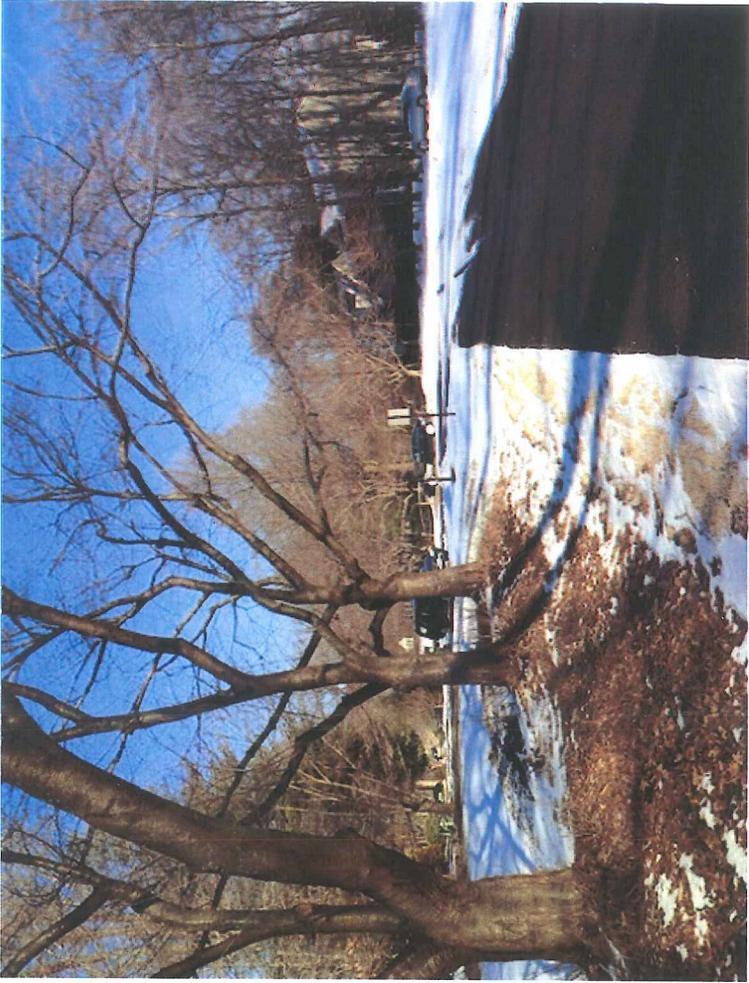


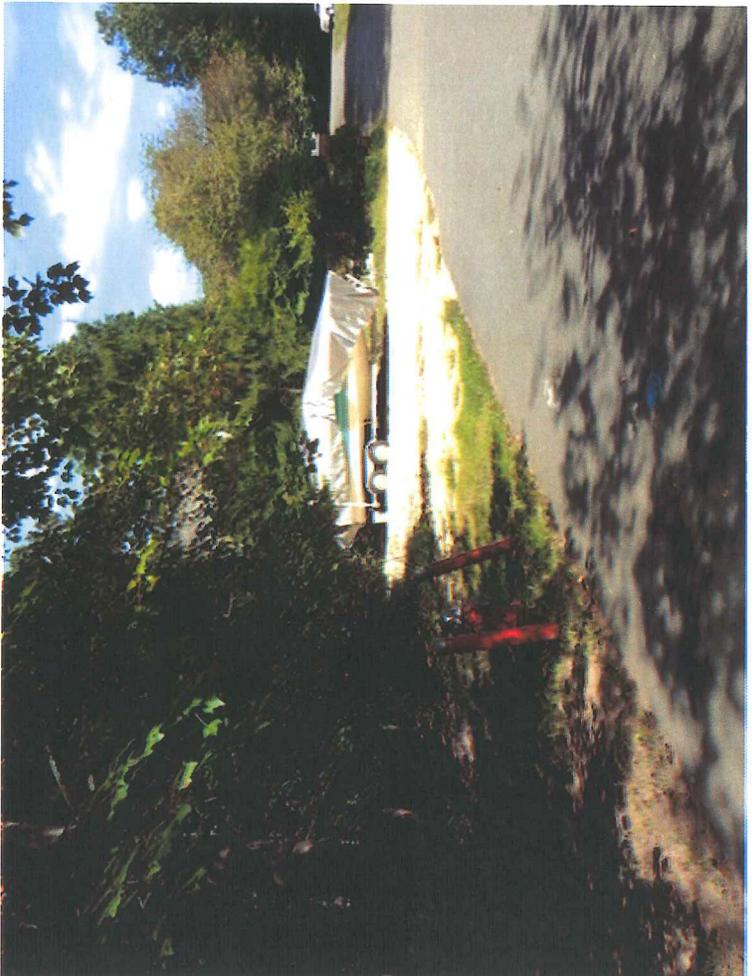
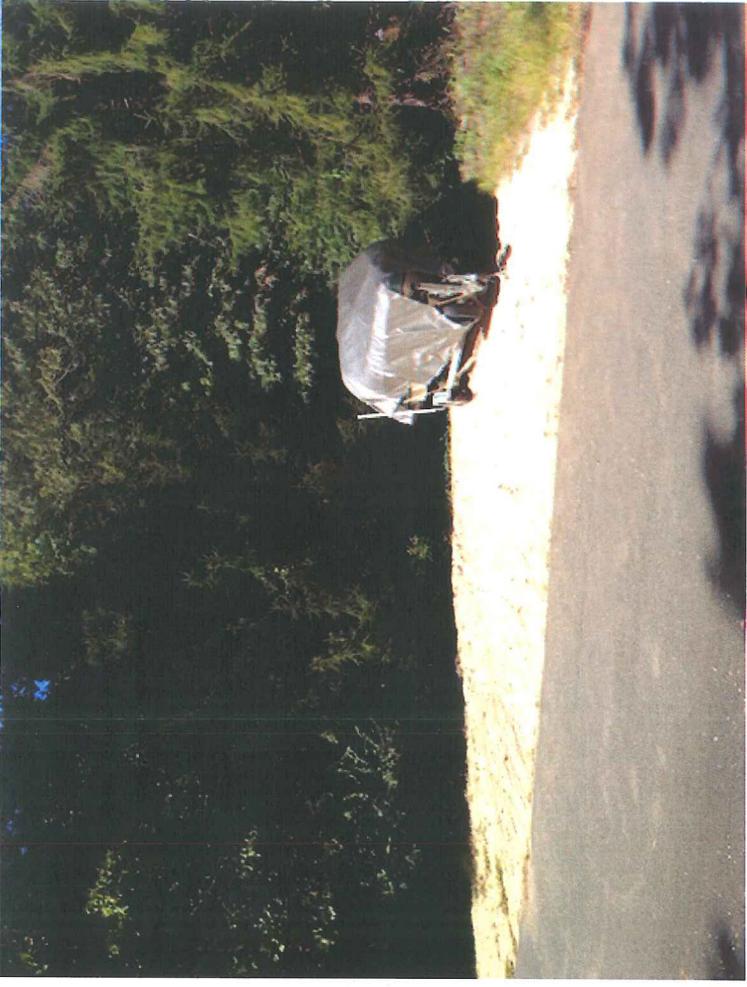


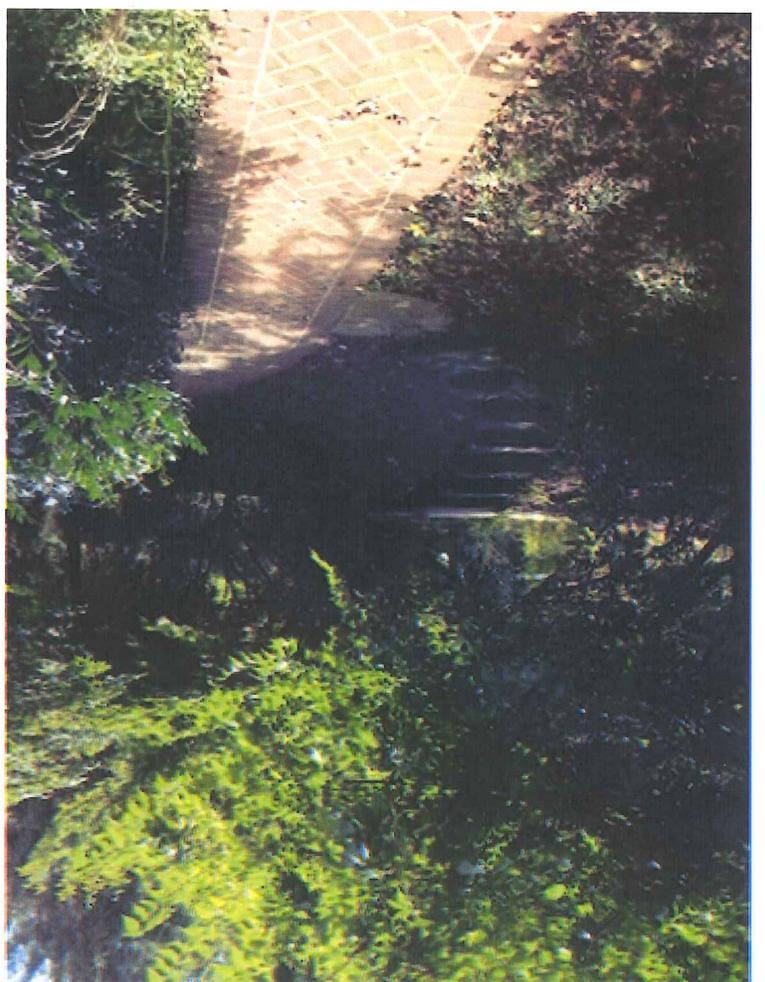
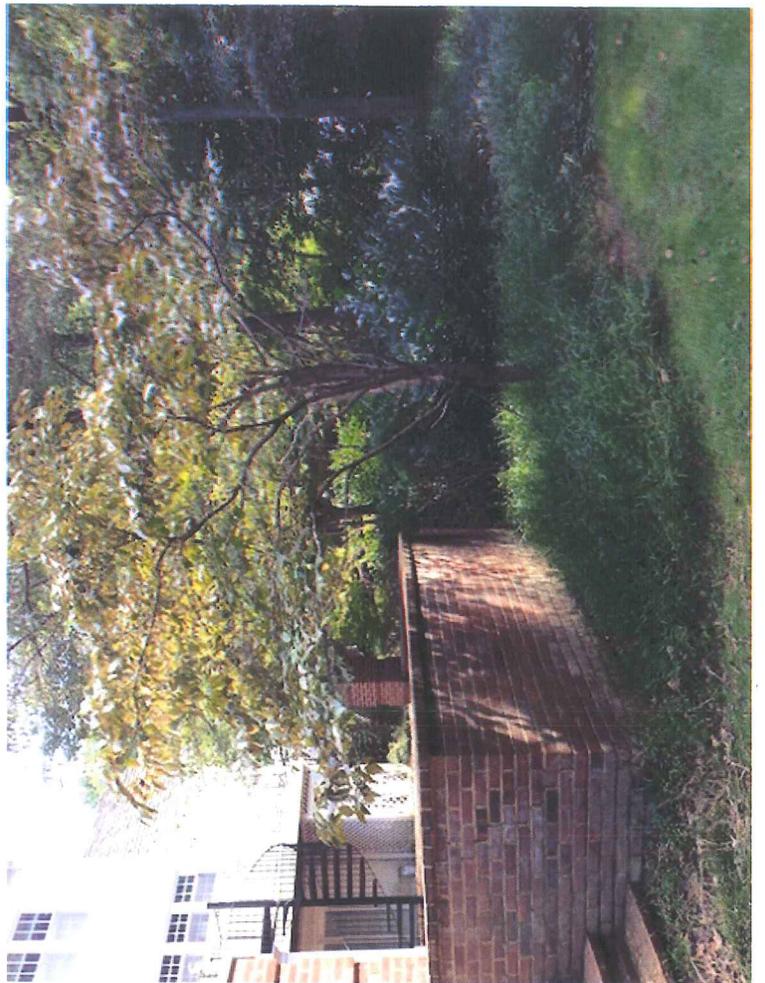
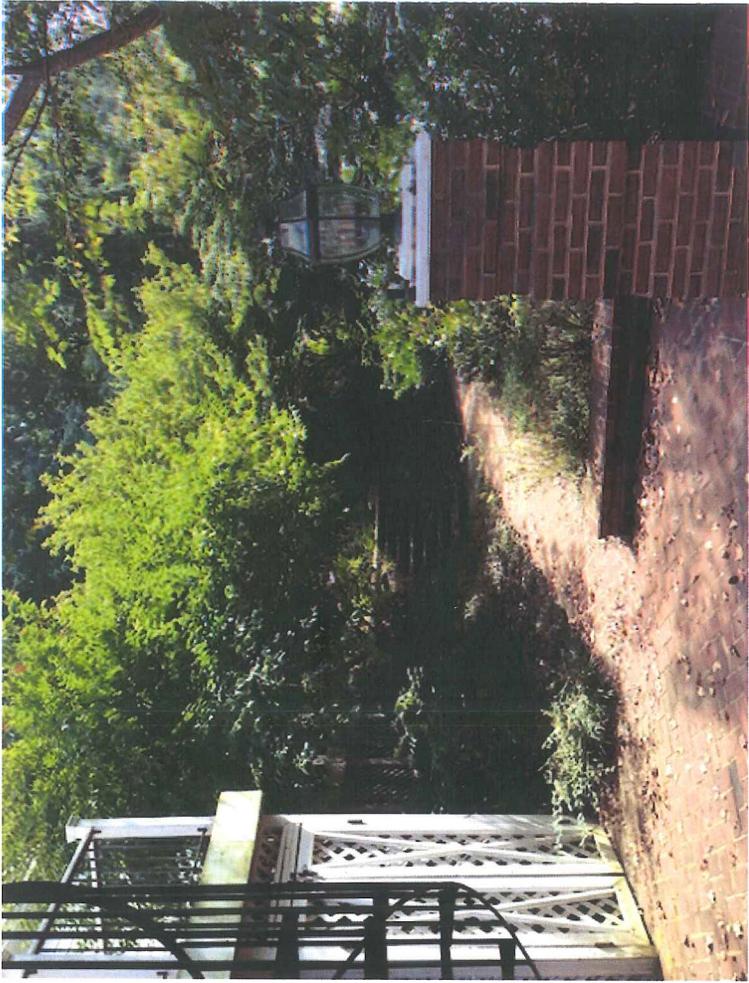




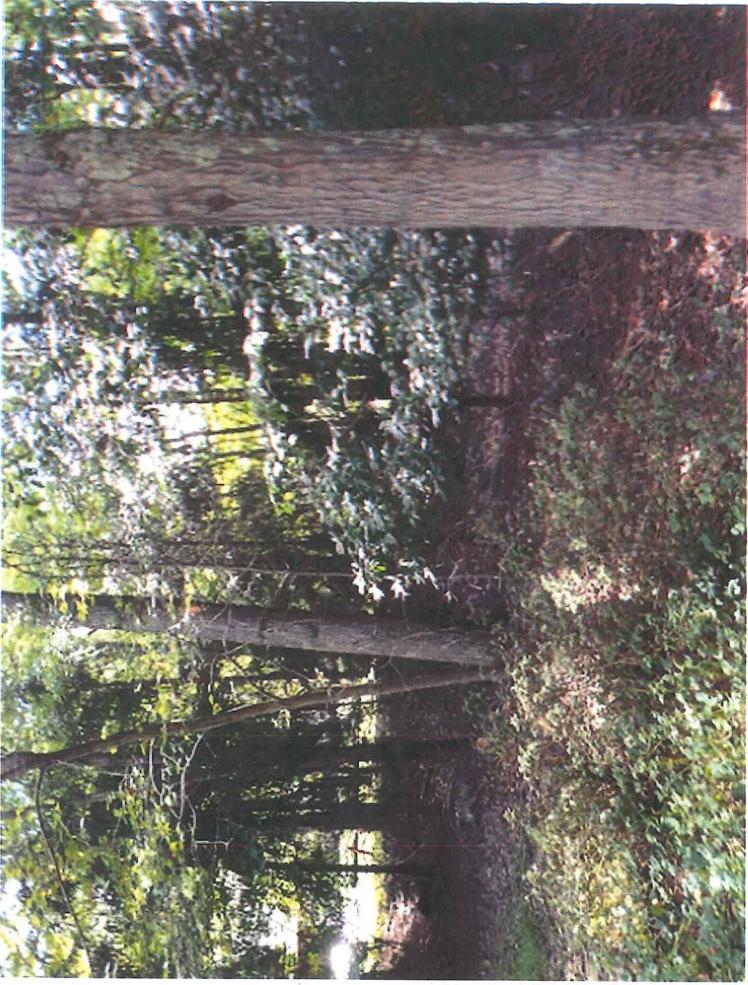












SPECIAL PERMIT REQUEST

The applicant is seeking approval of a special permit to allow a reduction of certain yard requirements to permit construction of an accessory structure 17.2 feet from the rear lot line.

A copy of the special permit plat titled "Special Permit Plat, Lot 62, Section 3-B, Fairfax Station East," prepared by Lloyd A. Ntuk, Professional Engineer, dated January 28, 2014, is included in the front of the staff report.

A more detailed description of the proposal is provided on page two.

CHARACTER OF THE SITE AND SURROUNDING AREA

The 42,594 square foot lot contains a two story brick and frame dwelling with an attached garage and a full basement. A brick driveway provides access to the lot from a pipestem driveway leading from Karmich Street. A front stoop is located on the east side of the dwelling. A stone walkway leads from the driveway to a raised patio and deck located at the rear of the dwelling. A septic field is located in the front yard. An ingress-egress easement extends along the south side lot line from Tapestry Drive to the rear lot line to provide for the pipestem driveway. A portion of a storm drainage easement covers the southeast corner of the lot. The property has a manicured lawn, mature trees and landscaping.



The subject property and surrounding properties are zoned R-1. The subject property and properties to the north, south, and east are developed with single family detached dwellings. The property to the west is Poburn Woods Park.

BACKGROUND AND HISTORY

Fairfax County Tax Records indicate that the single family dwelling was constructed in 1989 and purchased by the applicants in October, 2001.

Since the adoption of the Zoning Ordinance, special permit and variance applications have been heard by the Board of Zoning Appeals for nearby properties as shown in Appendix 4.

DESCRIPTION OF THE APPLICATION

The applicant is requesting approval of a special permit for a reduction of certain yard requirements to permit construction of an accessory structure, a detached garage, 17.2 feet from the rear lot line. The required rear yard dictated by the R-1 requirements is 25 feet. Therefore, the applicant is requesting a reduction of 7.8 feet, or 31.2 percent.

The applicant proposes to construct a detached garage approximately 34.4 feet in height and a total of 1,890 square feet in size. The garage would be constructed to the rear of the existing dwelling and would have room for two vehicles. The structure will also provide storage areas on the main level, a partial basement area, and in an unfinished attic area. The exterior of the addition will match the height and appearance of the existing dwelling.

ANALYSIS

Comprehensive Plan Provisions

Plan Area: III

Planning Sector: Pohick, PO 07 Burke Lake

Plan Map: 1 dwelling unit per acre

Zoning Ordinance Requirements

- *Sect. 8-006* General Special Permit Standards
- *Sect. 8-903* Group 9 Standards
- *Sect. 8-922* Provisions for Reduction of Certain Yard Requirements

This special permit is subject to sections of the Zoning Ordinance as referenced above, a copy of which is included in Appendix 7. Subject to development conditions, the special permit must meet these standards.

Sect. 8-006 General Special Permit Standards

Staff believes that the application for the addition meets all of the 8 General Special Permit Standards. Of particular note regarding this application is General Standard 3.

General Standard 3 requires that the proposed use be harmonious with and not adversely affect the use or development of neighboring properties in accordance with the applicable zoning district regulations and the adopted comprehensive plan. *Staff believes by observation of the neighborhood through submitted photographs and aerial photography that the construction of the addition will not adversely affect the use or development of neighboring properties. The addition will be to the rear of the dwelling, which is adjacent to parkland and a pipestem. The exterior will match the existing dwelling, which is of similar appearance and materials as neighboring dwellings. Therefore, staff believes this standard has been met.*

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

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

Standard 5 states that the resulting gross floor area of an existing accessory structure and any addition to it shall be clearly subordinate in purpose, scale, use and intent to the principal structure on the site. *The existing dwelling is 4,083 square feet in size. The proposed detached garage is approximately 1,890 square feet, which is approximately 46.3% of the principal structure. Development conditions have been proposed to limit the use of the proposed structure to storage and prevent it from being used as a dwelling. Therefore the application meets this provision.*

Standard 6 states that the BZA shall determine that the proposed development will be in character with the existing on-site development in terms of the location, height, bulk and scale of the existing structure(s) on the lot. *The elevation drawings and pictures submitted indicate that the materials, size and scale of the proposed addition will be compatible with the dwelling. Staff believes that the application meets this provision.*

Standard 7 states that the BZA shall determine that the proposed development is harmonious with the surrounding off-site uses and structures in terms of location, height, bulk and scale of surrounding structures, topography, existing vegetation and the preservation of significant trees as determined by the Director. *Through testimony submitted by the applicant, and aerial photography, staff has confirmed that the garage is similar to other structures in the neighborhood in terms of its height, scale and architecture. Therefore, staff believes the addition will be harmonious with surrounding off-site uses and meets this provision.*

Standard 8 states that the BZA shall determine that the proposed development shall not adversely impact the use and/or enjoyment of any adjacent property with regard to issues such as noise, light, air, safety, erosion, and stormwater runoff. *Staff believes that the*

proposed detached garage will not impact the use and/or enjoyment of any adjacent property with regard to issues such as noise, light, air or safety. The garage is to be to the rear of the dwelling and the rear yard is adjacent to a pipestem and a park. According to the applicants' agent, one of the applicants is in the automotive field. A development condition has been proposed that would disallow any commercial vehicle activity. Therefore, staff believes the application meets this provision.

Standard 9 states that the BZA shall determine that the proposed reduction represents the minimum amount of reduction necessary to accommodate the proposed structure on the lot. Specific factors to be considered include, but are not limited to, the layout of the existing structure; availability of alternate locations for the addition; orientation of the structure(s) on the lot; shape of the lot and the associated yard designations on the lot; environmental characteristics of the site, including presence of steep slopes, floodplains and/or Resource Protection Areas; preservation of existing vegetation and significant trees as determined by the Director; location of a well and/or septic field; location of easements; and/or preservation of historic resources. Staff believes the request to build the garage is a modest request. The size of the structure will be subordinate to the existing dwelling. In response to comments from the Urban Forest Management Division, the applicants have provided a tree preservation plan and tree canopy calculations to meet the requirements of the public facilities manual. A memo from the Urban Forest staff has been included as Appendix 5. Other issues of Resource Protection Areas, wells, and/or floodplains, and historic resources are not applicable to this site. Staff believes the application meets this provision.

Stormwater Analysis

The area of disturbance for the proposed construction will be greater than 2,500 square feet and will therefore require a full grading plan, water quality controls, and erosion and sedimentation control. The applicants have provided a stormwater information sheet and preliminary stormwater narrative plan sheet which are included with the special permit plat at the front of this report. Detailed information will be provided at the time of site plan review. A memo with comments from Stormwater staff has been included as Appendix 6.

CONCLUSION

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

RECOMMENDATION

Staff recommends approval of SP 2014-SP-011 for the addition with adoption of the Proposed Development Conditions contained in Appendix 1 of the staff report. It should be noted that it is not the intent of staff to recommend that the Board, in adopting any

conditions, relieve the applicants/owners from compliance with the provisions of any applicable ordinances, regulations, or adopted standards.

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

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

APPENDICES

1. Proposed Development Conditions
2. Applicant's Affidavit
3. Applicant's Statement of Justification
4. Similar Case History
5. Urban Forestry memo, dated March 19, 2014
6. Stormwater memo, dated April 17, 2014
7. Applicable Zoning Ordinance Provisions

PROPOSED DEVELOPMENT CONDITIONS**SP 2014-SP-011****May 14, 2014**

If it is the intent of the Board of Zoning Appeals to approve SP 2014-SP-011 located at Tax Map 87-2 ((6)) 62 to permit reduction of certain yard requirements pursuant to Section 8-922 of the Fairfax County Zoning Ordinance, staff recommends that the Board condition the approval by requiring conformance with the following development conditions.

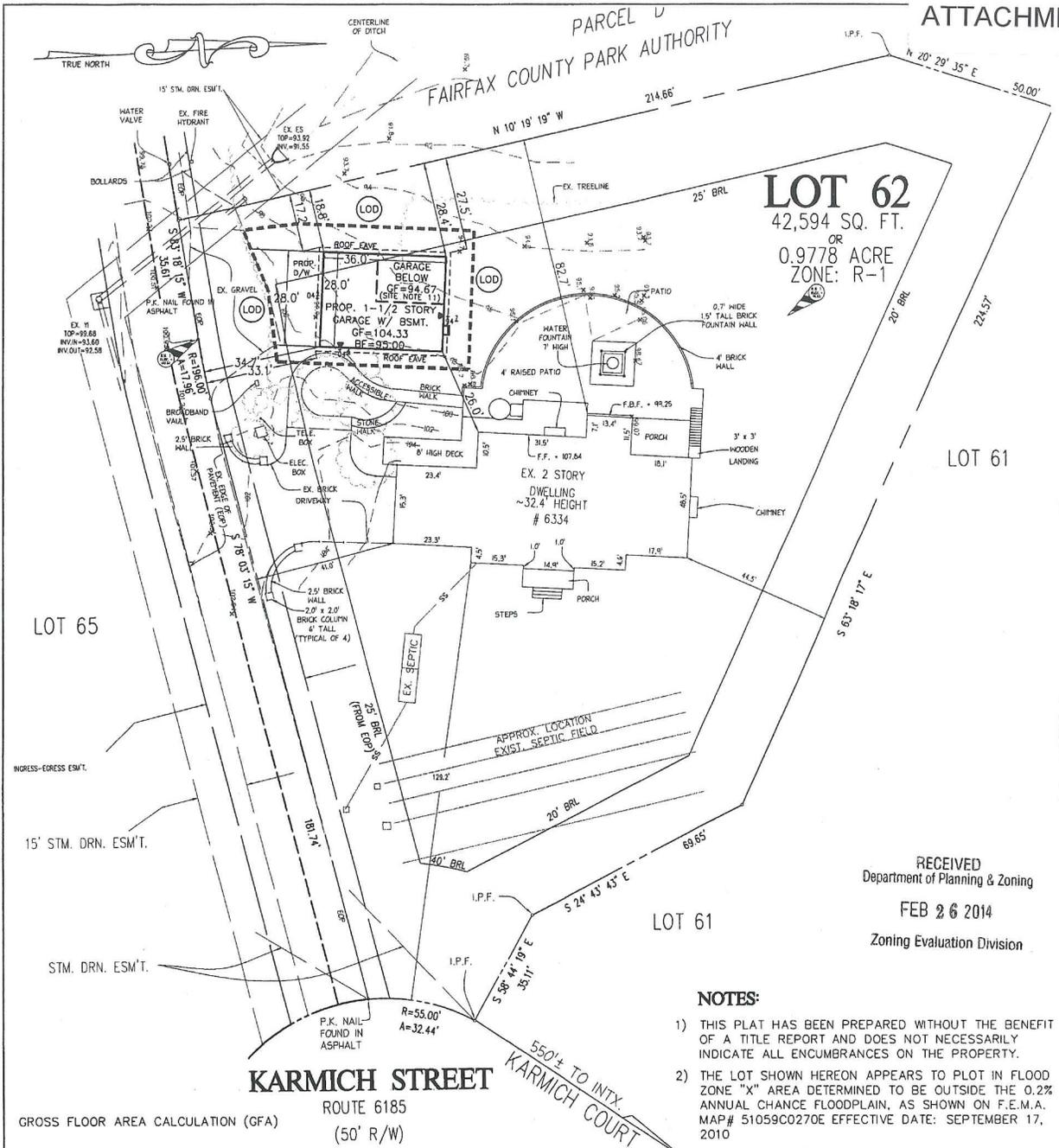
1. These conditions shall be recorded by the applicant among the land records of Fairfax County for this lot prior to the issuance of a building permit. A certified copy of the recorded conditions shall be provided to the Zoning Permit Review Branch, Department of Planning and Zoning.
2. This special permit is approved for the location and size of the accessory structure (1,890 square feet in size, 34.4 feet in height), as shown on the plat prepared by Lloyd A. Ntuk, Professional Engineer dated January 28, 2014, as submitted with this application and is not transferable to other land.
3. The accessory structure shall be generally consistent with the architectural renderings and materials- as shown on Attachment 1 to these conditions.
4. The accessory structure, a detached garage, shall only be used for the storage of vehicles and other items. The structure shall not be used as a dwelling.
5. No commercial automotive repairs or storage shall occur on the property.
6. The applicants shall provide a Tree Conservation Plan with the first and any subsequent submissions of the Grading Plan. The Tree Conservation Plan shall consist of the following elements:
 - a. The location and type of tree protection devices to be provided as well as information, specifications, and graphical details relating to the timing, installation and maintenance of tree protection fencing.
 - b. A tree preservation narrative to describe specific practices used to preserve existing trees. Such practices include, but are not limited to crown pruning, mulching, and root pruning.
 - c. All site engineering and layout information matching information provided in the associated special permit plat as required by PFM 12-0501.1A.

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, 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.

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, 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.



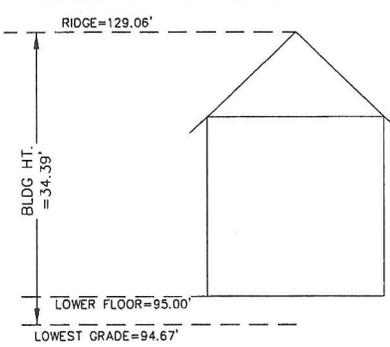
LOT 62
42,594 SQ. FT.
OR
0.9778 ACRE
ZONE: R-1

KARMICH STREET
ROUTE 6185
(50' R/W)

GROSS FLOOR AREA CALCULATION (GFA)

EXISTING PRINCIPAL STRUCTURE = 3,577 S.F.
EXISTING ATTACHED GARAGE = 506 S.F.
TOTAL EXISTING STRUCTURE = 4,083 S.F.
PROPOSED DETACHED GARAGE = 1,890 S.F.
ADDITION GFA / EXIST. GFA = 1,890 / 4,083
= 0.4629 = 46.29% < 150%

GARAGE HEIGHT DIAGRAM



ELEVATION SKETCH
SCALE: N.T.S.

RECEIVED
Department of Planning & Zoning
FEB 26 2014
Zoning Evaluation Division

NOTES:

- 1) THIS PLAT HAS BEEN PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND DOES NOT NECESSARILY INDICATE ALL ENCUMBRANCES ON THE PROPERTY.
- 2) THE LOT SHOWN HEREON APPEARS TO PLOT IN FLOOD ZONE "X" AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS SHOWN ON F.E.M.A. MAP # 51059C0270E EFFECTIVE DATE: SEPTEMBER 17, 2010
- 3) THE PROPERTY SHOWN ON THIS PLAT IS LOCATED ON TAX ASSESSMENT MAP # 87-2-((6))-0062
- 4) EASEMENTS, B.R.L.S & MERIDIAN, IF SHOWN HEREON, ARE AS DELINEATED ON PLAT RECORDED IN DEED BOOK 6893, PAGE 472 (UNLESS NOTED OTHERWISE).
- 5) BOUNDARY INFORMATION & TOPOGRAPHY SHOWN HEREON IS A RESULT OF FIELD RUN TOPOGRAPHY DONE BY B.W. SMITH AND ASSOCIATES DATED 3/29/2012.
- 6) VERTICAL DATUM HAS BEEN ASSUMED. 2' CONTOURS.
- 7) BENCHMARK #1 IS AN IRON ROD SET WITH AN ELEVATION OF 95.53. BENCHMARK #2 IS A P.K. NAIL IN THE ASPHALT WITH AN ELEVATION OF 100.64.
- 8) THIS PROPERTY IS SERVED BY PUBLIC WATER, AND A PRIVATE SEPTIC SYSTEM.
- 9) DISTURBED AREA = 2,485 SQUARE FEET
- 10) ALL MATERIAL SPOILS TO BE HAULED OFFSITE TO AN ADEQUATE RECEIVING FACILITY.
- 11) LOWER LEVEL GARAGE TO BE USED FOR YARD EQUIPMENT/STORAGE.

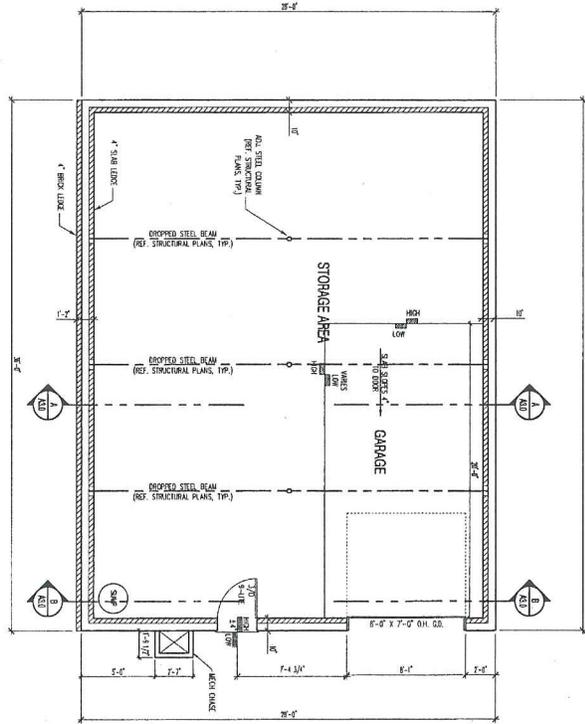


LEGEND:
I.P.F. DENOTES IRON PIPE FOUND
-X- DENOTES FENCE LINE
I.R.F. DENOTES IRON ROD FOUND
-T,E&C- DENOTES OVERHEAD TELEPHONE, ELECTRIC, AND CABLE LINES
DENOTES BENCH MARK

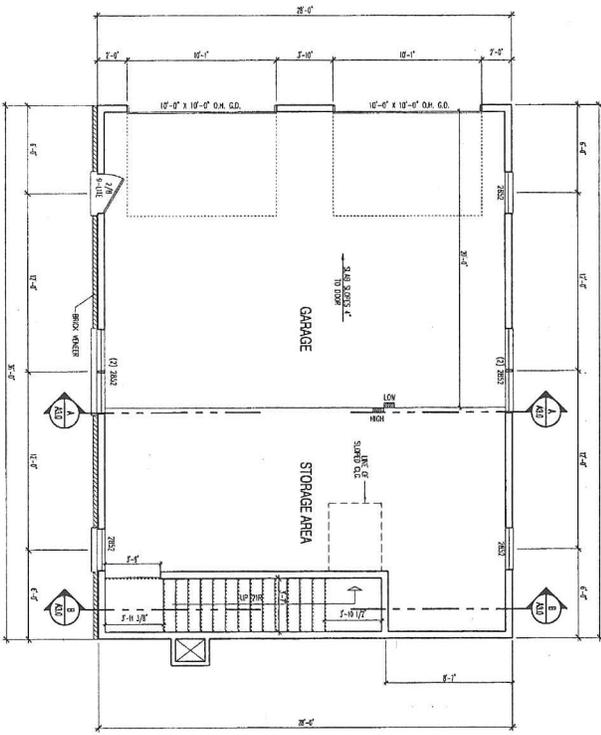
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Checked:	LAN
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Date:	1/28/14
Cty Proj. #:	SP 2013-0300
Sheet No.:	1 OF 1

SPECIAL PERMIT PLAT
LOT 62
SECTION 3-B
FAIRFAX STATION EAST
SPRINGFIELD DISTRICT
FAIRFAX COUNTY, VIRGINIA

LAND | Engineering, plc
11350 Random Hills Road, Suite 800
Fairfax, Virginia 22030
T (703) 375 9596
F (703) 591 3049
www.landengineeringplc.com



A DETACHED GARAGE BASEMENT PLAN
SCALE: 1/4" = 1'-0"



B DETACHED GARAGE FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"

02/20/09 © MSEG LLC 2009

22x34 Plotted at 1/4"=1'-0" - 11x17 Plotted at 1/8" = 1'-0"
DETACHED GARAGE - 6334 KARMICH STREET
GARAGE PLAN

DC • VIRGINIA • MD
 10530 WARWICK AVENUE, SUITE #C5
 FAIRFAX, VA 22030
 Phone: 703.568.2350 • Email: info@mseng.com
 Website: www.mseng.com

DATE: 06/12
 DRAWN BY: BJB
 CHECKED BY: BJB
 PROJECT NO: XX-XXX
 SHEET NO: A1.0

Application No.(s): SP 2014-SP-011
 (county-assigned application number(s), to be entered by County Staff)

SPECIAL PERMIT/VARIANCE AFFIDAVIT

DATE: 11/18/13
 (enter date affidavit is notarized)

122998

I, LLOYD A. NTUK, 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

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)
Mark Walker & Fereshteh Ejtemai-Walker	6334 Karmich Street Fairfax Station, VA 22039	APPLICANT/TITLE OWNER
LLOYD A. NTUK	2655 Prosperity Avenue, #430 Fairfax, VA 22031	AGENT FOR APPLICANT
LAND ENGINEERING, PLC	11350 Random Hills Road, Suite 800 Fairfax, VA 22030	AGENT FOR 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: 11/18/13
(enter date affidavit is notarized)

122998

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)

LAND Engineering, plc
2655 Prosperity Avenue, #430
Fairfax, VA 22031

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)

LLOYDA. NTUK

(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: 11/18/13
(enter date affidavit is notarized)

122998

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

PARTNERSHIP INFORMATION

PARTNERSHIP NAME & ADDRESS: (enter complete name, number, street, city, state, and zip code)
NONE

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

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

(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)

SPECIAL PERMIT/VARIANCE AFFIDAVIT

DATE: 11/18/13
(enter date affidavit is notarized)

122998

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.

SPECIAL PERMIT/VARIANCE AFFIDAVIT

122998

DATE: 11/18/13
(enter date affidavit is notarized)

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

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

NONE

(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

LLOYD A. NTUK

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

Subscribed and sworn to before me this 18th day of NOVEMBER 2013, in the State/Comm. of VA, County/City of FAIRFAX.

My commission expires: 03/31/2017


Notary Public
Jayakumari Duraiswamy
Notary Public
Commonwealth of Virginia
7010089
My Commission Expires Mar 31, 2017

Section 5

STATEMENT OF JUSTIFICATION

- A. Type of operation(s): **Residential accessory structure**
- B. Hours of operation(s): **N/A**
- C. Estimated number of patrons/clients/patients/pupils/etc.: **N/A**
- D. Proposed number of employees/attendants/teachers/etc.: **N/A**
- E. Estimate of traffic impact: **N/A**
- F. General areas to be served: **N/A**
- G. Description of building facade: **Traditional 1-1/2 story with gable roof, brick veneer**
- H. Listing of hazardous materials or toxic substances: **None known.**
- I. Statement of conformance:

This request is for permission to construct a residential detached storage garage in the Springfield district of Fairfax County, with a reduction to the minimum rear yard under Article 8-922. This application is in general conformance to the ordinances, regulations, standards and applicable conditions for the Residential-District (R-1) district as set forth in the Fairfax County Zoning Ordinance.

GENERAL STANDARDS

- 1) **The proposed garage construction is consistent with the comprehensive plan for the Pohick Planning District. Specifically, the project development preserves the suburban character of the district; protects the Pohick-Middle Run segment of the Pohick watershed by means of limiting onsite impervious surface area; and maintains compatibility with surrounding areas of low-density residential uses. There are no specific transportation, parks & recreation, public facilities, heritage resource, trails, or land use recommendations on the subject property.**
2. **Accessory structures may be constructed according to the location regulations established in Article 10-104 of the Zoning Ordinance, or by special permit in accordance with Article 8-922. This application requests a ^{2.0}6.2 feet encroachment into the rear yard to locate the garage a safe distance from the existing 2-story dwelling, and to maintain the existing accessible brick walk way from the driveway to the rear yard patio. The height of the proposed garage is 34.39 feet (34'-5"). The 1,890 square foot addition is 46.29% of the existing 4,083 square feet of the principal structure. Therefore the proposed addition is clearly subordinate in purpose, scale, use, and intent to the principal structure on the site.**

RECEIVED
Department of Planning & Zoning

JAN 31 2014

Zoning Evaluation Division

3. **The proposed structure is located adjacent to parkland and a pipestem with existing landscape screening. The size and scale of the building/site improvements does not adversely impact the character of the surrounding area. Appropriate materials will be utilized so as not to impair the use or value of adjacent properties.**
- 4) **Site vehicular access is oriented to a pipestem from Karmich Street, and the proposed vehicular and pedestrian circulation patterns will remain unchanged.**
- 5) **Tree preservation, and tree cover requirements will be met per R-1 district regulations, and will be shown in detail on the final grading plan.**
- 6) **Open space requirements are not applicable to this development.**
- 7) **The site is currently served by public water, a private onsite septic system, electric, and gas service. These utility services will remain unchanged with the proposed garage construction. Existing driveway/ parking conditions will be improved by means of this construction.**
- 8) **There are no anticipated signage proposed with this construction.**

Any additional standards set forth for accessory structures or as required by the Board of Zoning Appeals will be implemented in the final grading plan.

Haley, Erin M.

From: Lloyd A. Ntuk <lloyd.ntuk@landengineeringplc.com>
Sent: Tuesday, April 29, 2014 2:01 PM
To: Haley, Erin M.
Subject: Fwd: SP 2014-SP-011 (6334 Karmich, Walker Garage)
Attachments: Walker_05-SWM.pdf; Walker_SWM Sheet.pdf

Begin forwarded message:

From: "Lloyd A. Ntuk" <lloyd.ntuk@landengineeringplc.com>
Subject: **SP 2014-SP-011 (6334 Karmich, Walker Garage)**
Date: April 25, 2014 at 2:44:28 PM EDT
To: William.Veon@fairfaxcounty.gov
Cc: "Haley, Erin M." <Erin.Haley@fairfaxcounty.gov>, Mark Walker <kiku505@cox.net>

Good afternoon Mr. Veon,

In light of the pressed staff schedule ahead of the May 21 hearing, I'm sending you an advance electronic copy of some documents - and can meet in person at your earliest convenience to discuss.

In response to your 4/17/14 comments for the special permit application we offer the following:

- 1) Stormwater information sheet.
- 2) Special Permit sheet 5 added to explain water quality controls & detention controls, as well as an outfall narrative. We concur that the total area will exceed 2,500 square feet - and thus require a full grading plan with E&SC plan, details, and detailed stormwater calculations prior to building permit.
- 3) The gravel area is computed as new impervious area on the computations provided (Sheet 5).

I tried sending the record plans from the existing SWM/BMP pond through this email, but the file size was too large. I have summarized these plans in the SPP narrative, and they will be included for information on the future grading plan.

Please let me know if we can meet next week by phone or meeting, to discuss any further outstanding issues - so as to not impact the ZED staff review/recommendation.

Kind regards,

Lloyd A. Ntuk, PE, LEED AP
Principal

LAND | Engineering, plc
11350 Random Hills Road,
Suite 800 - PMB #27
Fairfax, VA 22030
T (703) 375 9596
F (703) 591 3049

Similar Case History

Group: 96-S-067

VC 96-S-067

APPLICANT:	WISHART, SANDRA F AND LEONARD P, III
STATUS:	APPLICATION APPROVED
STATUS/DECISION DTE:	08/06/1996
ZONING DISTRICT:	R-1
DESCRIPTION:	PERMIT CONSTRUCTION OF DECK 11.9 FT. AND ADDITION 5.0FT. FROM SIDE LOT LINE
LOCATION:	10602 DONOVAN'S HILL DRIVE
TAX MAP #5:	
0872 10 0017	



MEMORANDUM

DATE: March 19, 2014

TO: Erin M. Haley, Planner II
Zoning Evaluation Division, DPZ

FROM: Hugh Whitehead, Urban Forester II
Forest Conservation Branch, DPWES

AW

SUBJECT: Fairfax Station East Section 3B, Lot 62, SP 2014-SP-011

I have reviewed the above referenced Special Permit application including a Statement of Justification and a Special Permit plat of the subject property, stamped as received by the Zoning Evaluation Division on January 31, 2014, and February 26, 2014, respectively. The following comments and recommendations are based on this review, and a site visit conducted on March 18, 2014.

1. **Comments:** It is not clear that the projected 10-yr. tree canopy requirements have been satisfied for the site. The existing tree line is incomplete and the proposed garage requires the removal of a significant area of tree cover.

Recommendation: General Elements of the Tree Conservation Plan should be provided with the Special Permit Plat as per PFM 12-0501.

- a. Provide an Existing Vegetation Map showing the general composition and extent of existing vegetation, including an accurate delineation of the cover types that make up the wooded areas and the individual free standing trees on the site, as well as a percentage of the development site identified as existing tree canopy cover as specified in PFM 12-0506.
 - b. Provide Tree Preservation Target Calculations and Narrative including PFM Table 12.3 as required in PFM 12-0508.1&2.
 - c. Provide 10-year canopy calculations including table 12.10 using the guidance found in PFM 12-0511.1A-J.
2. **Comment:** The detached garage proposed for construction is located in what is now a heavily wooded and landscaped area. Tree removal and tree protection will be necessary. In order to meet tree conservation standards and maintain 10-year canopy cover requirements a tree preservation plan shall be provided at the time of the first and any subsequent grading plans for the proposed detached garage.



Fairfax Station East Section 3B, Lot 62
SP 2014-SP-011
March 19, 2014
Page 2 of 2

Recommendations: Make approval of the Special Permit contingent upon the following Development Condition:

The Applicant shall provide a Tree Conservation Plan with the first and any subsequent submissions of the Grading Plan. The Tree Conservation Plan shall consist of the following elements:

- a. The location and type of tree protection devices to be provided, as well as information, specifications, and graphical details relating to the timing, installation and maintenance of tree protection fencing.
- b. A tree preservation narrative to describe specific practices used to preserve existing trees. Such practices include, but are not limited to crown pruning, mulching, and root pruning.
- c. All site engineering and layout information matching information provided in the associated special permit plat as required by PFM 12-0501.1A.

If there are any questions, please contact me at (703)324-1770

HCW/
UFMDID #: 189144

cc: DPZ File



County of Fairfax, Virginia

MEMORANDUM

DATE: April 10, 2014

TO: Erin M. Haley, Planner II
Department of Planning and Zoning

FROM: Hugh Whitehead, Urban Forester II
Forest Conservation Branch, DPWES

SUBJECT: Fairfax Station East Section 3B, Lot 62
SP 2014-SP-011

I have reviewed the Existing Vegetation Map, Existing Vegetation Inventory, and Tree Canopy Computations for the above referenced site, stamped as received by the Zoning Evaluation Division (ZED) on April 2, 2014. The following comment is based on this review.

- Comment:** The Tree Preservation Target is calculated incorrectly. Based on the pre-development area of existing trees canopy, 41.8%, the correct Tree Preservation Target is 5,386.4 sq.ft., calculated as follows:

42,954 sq.ft.	B4 Adjusted Gross Site Area
<u>x 30 %</u>	A3 Percentage of 10-year Tree Canopy Required
12,886 sq.ft.	B7 Area of 10-year Tree Canopy Required
<u>x 41.8 %</u>	A2 Percentage of Gross Site Area Covered by Existing Trees
5,386 sq.ft.	C1 Tree Preservation Target Area

Recommendation: The Tree Canopy Computation should be revised to correctly record the Tree Preservation Target for the site.

HCW/
UFMDID #: 189144

cc: DPZ File

Department of Public Works and Environmental Services
Urban Forest Management Division
12055 Government Center Parkway, Suite 518
Fairfax, Virginia 22035-5503
Phone 703-324-1770, TTY: 703-324-1877, Fax: 703-803-7769
www.fairfaxcounty.gov/dpwes





County of Fairfax, Virginia

MEMORANDUM

DATE: April 17, 2014

TO: Julie B. Cline, Branch Chief
Zoning Evaluation Division
Department of Planning and Zoning

FROM: William J. Veon, Jr., Senior Engineer III (Stormwater)
Central Branch, Site Development and Inspections Division
Department of Public Works and Environmental Services

SUBJECT: Special Permit Application No.: SP 2014-SP-011
Mark & Fereshteh Walker (aka, Fairfax Station East, Sec 003B Lot 62)
Special Permit Plat (dated January 28, 2014)
LDS Project No.: 006155-ZONA-001-1
Tax Map No.: 087-2-06-0062
Springfield District

The subject application has been reviewed and the following stormwater management comments are offered at this time:

The applicant has not provided a Stormwater Information Sheet (LTI 06-06).

Chesapeake Bay Preservation Ordinance (CBPO)

There is no Resource Protection Area (RPA) on this site.

Water quality controls are required for this redevelopment site unless a waiver is approved by the Director (PFM 6-0401.2E). Although the submitted plat and other documentation indicate the total proposed land disturbance will be about 2485 sq. ft. (which would exempt the site from water quality requirements), the actual disturbance for the proposed construction will be greater than the 2500 sq. ft. exemption threshold. Per LTI 09-05 (copy attached) a work zone width of 10' along the perimeter of a structure must be included in the determination of land disturbance. Also, any significant regrading area around the structure may actually widen the effective structure perimeter to which the 10' is added. However, just by adding a 10' work zone perimeter around the proposed garage and driveway footprints, a land disturbance area of more than 2500 sq. ft. results. So, water quality controls, as well as erosion & sedimentation control, will need to be addressed.

Note: the existing gravel area adjacent to the proposed driveway is also considered to be new impervious surface for the site. This gravel area did not exist prior to the adoption of the

Department of Public Works and Environmental Services
Land Development Services, Site Development and Inspections Division
12055 Government Center Parkway, Suite 535
Fairfax, Virginia 22035-5503
Phone 703-324-1720 • TTY 711 • FAX 703-324-8359



Julie B. Cline, Branch Chief
Special Permit Application No.: SP 2014-SP-011
April 17, 2014
Page 2 of 3

Chesapeake Bay Protection Ordinance in 1993 – a 1997 aerial photograph clearly shows this area to be grassed. However, if a waiver or site plan approval can be provided that includes the installation of the gravel area, the area will then revert to existing impervious area only.

No SWM/BMP computations have been included with the current submittal. Therefore a preliminary determination of compliance for BMPs cannot be made.

Floodplains

There are no regulated floodplains on the property/site.

Downstream Drainage Complaints

There are no significant, contemporary downstream drainage complaints on file.

Stormwater Detention

Stormwater detention is required, if not waived (PFM 6-0301.3). No SWM/BMP computations have been included with the current submittal. Therefore a preliminary determination of compliance for SWM cannot be made.

Site Outfall

A preliminary Outfall Narrative has not been provided. Therefore a preliminary determination of compliance for Adequate Outfall cannot be made.

Stormwater Planning

This site is located in the Pohick Creek Watershed and the Pohick-Upper South Run Watershed Management Area. There are future County stormwater pond retrofit (PC9001) and stream restoration (PC9224) projects located adjacent to the subject site. A narrative will be needed to describe how the proposed site improvements will not exacerbate any existing stormwater management problems or otherwise impact the future watershed management projects.

Dam Breach

The property is not located within a dam breach inundation zone.

Miscellaneous

There are no other significant issues apparent at this time.

The preceding comments are based on the 2011 version of the Fairfax County Public Facilities Manual (PFM). However, a new stormwater ordinance and updates to the PFM's stormwater requirements were adopted by the County's Board of Supervisors on January 28, 2014. The effective date of implementation of these new regulations is scheduled for July 1, 2014, but is subject to possible change pending the outcome of the review of the regulations by the State's

Julie B. Cline, Branch Chief
Special Permit Application No.: SP 2014-SP-011
April 17, 2014
Page 3 of 3

Department of Environmental Quality. The site plan for this application may be required to conform to the updated PFM and the new ordinance.

Please contact me at 703-324-1648 or William.Veon@fairfaxcounty.gov, if you have any questions or require additional information.

WJV/

cc: Don Demetrius, Chief, Watershed Projects Evaluation Branch, SPD, DPWES
Fred Rose, Chief, Watershed Planning & Assessment Branch, SPD, DPWES
Durga Kharel, Chief, Central Branch, SDID, DPWES
Hani Fawaz, Senior Engineer III, Central Branch, SDID, DPWES
Zoning Application File

MINIMUM STORMWATER INFORMATION FOR REZONING, SPECIAL EXCEPTION, SPECIAL PERMIT AND DEVELOPMENT PLAN APPLICATIONS

The following information is required to be shown or provided in all zoning applications, or a waiver request of the submission requirement with justification shall be attached. Note: Waivers will be acted upon separately. Failure to adequately address the required submission information may result in a delay in processing this application.

This information is required under the following Zoning Ordinance paragraphs:

Special Permits (8-011 2J & 2L)	Special Exceptions (9-011 2J & 2L)
Cluster Subdivision (9-615 1G & 1N)	Commercial Revitalization Districts (9-622 2A (12) & (14))
Development Plans PRC District (16-302 3 & 4L)	PRC Plan (16-303 1E & 1O)
FDP P Districts (except PRC) (16-502 1F & 1Q)	Amendments (18-202 10F & 10I)

1. Plat is at a minimum scale of 1"=50' (unless it is depicted on one sheet with a minimum scale of 1"=100').
2. A graphic depicting the stormwater management facility(ies) and limits of clearing and grading accommodate the stormwater management facility(ies), storm drainage pipe systems and outlet protection, pond spillways, access roads, site outfalls, energy dissipation devices, and stream stabilization measures as shown on Sheet _____.

3. Provide:

Facility Name/ Type & No.	On-site area served (acres)	Off-site area served (acres)	Drainage area (acres)	Footprint area (sf)	Storage Volume (cf)	If pond, dam height (ft)
(e.g. dry pond A, infil. trench, underground vault, etc.)	_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____	_____
Totals	=====	=====	=====	=====	=====	=====

4. Onsite drainage channels, outfalls and pipe systems are shown on Sheet _____.
Pond inlet and outlet pipe systems are shown on Sheet _____.
5. Maintenance access (road) to stormwater management facility(ies) are shown on Sheet _____.
Type of maintenance access road surface noted on the plat is _____ (asphalt, geoblock, gravel, etc.).
6. Landscaping and tree preservation shown in and near the stormwater management facility is shown on Sheet _____.
7. A 'stormwater management narrative' which contains a description of how detention and best management practices requirements will be met is provided on Sheet _____.
8. A description of the existing conditions of each numbered site outfall extended downstream from the site to a point which is at least 100 times the site area or which has a drainage area of at least one square mile (640 acres) is provided on Sheet _____.
9. A description of how the outfall requirements, including known changes to contributing drainage areas (i.e. drainage diversions), of the Public Facilities Manual will be satisfied is provided on Sheet _____.
10. Existing topography with maximum contour intervals of two (2) feet and a note as to whether it is an air survey or field run is provided on Sheets _____.
11. A submission waiver is requested for _____.
12. Stormwater management is not required because _____.



County of Fairfax, Virginia

To protect and enrich the quality of life for the people, neighborhoods, and diverse communities of Fairfax County

DATE: March 30, 2009

TO: All Architects, Builders, Contractors, Developers, Engineers and Surveyors

SUBJECT: **Letter #09-05** - Compliance with Land Disturbance Regulations for Construction of Single Family Detached and Attached Dwellings, Additions to Existing Single Family Detached and Attached Dwellings, and Accessory Structures Related to Single Family Detached and Attached Dwellings

This letter supersedes Letter #08-17, dated September 8, 2008, regarding the subject above.

Issue: Ensuring compliance with the requirements of Chapter 104 (Erosion and Sedimentation Control) and 112 (Zoning Ordinance) of the Code of the County of Fairfax, Virginia (the Code) with respect to submission of a conservation plan (i.e. grading plan) for land disturbing activity greater than 2,500 square feet (sq ft).

Background: Pursuant to the submission requirements for building permit applications as outlined in the Zoning Ordinance, a plat certified by a land surveyor, engineer, landscape architect or architect must accompany applications associated with single family detached or attached dwellings. An exception to this requirement is allowed in the case of plats submitted for additions to an existing single family detached or attached dwelling or accessory structures related to an existing single family detached or attached dwelling, which may be prepared by someone other than a land surveyor, engineer, landscape architect or architect. Pursuant to the requirements of Chapters 104 and 112 of the Code, a grading plan certified by one of these professionals is required if the proposed land disturbing activity exceeds 2,500 sq ft.

The following are definitions from Section 104-1-7 of the Code:

- *Clearing* means removing or causing to be removed the vegetation growing in the soil which protects and stabilizes the soil. Such removing or causing to be removed shall include any intentional or negligent act to (1) cut down, (2) remove all or a substantial part of, or (3) damage a tree or other vegetation which will cause the tree or other vegetation to decline and/or die. Such acts shall include but not be limited to damage inflicted upon the root system of the vegetation by the application of toxic substances, by the operation of equipment and vehicles, by storage of materials, or by the damage of natural grade due to unapproved excavation or filling, or damage caused by the unapproved alteration of natural physical conditions.
- *Disturbed Land Area* means that land on which the soil has been disturbed or on which soil disturbances may be caused by natural elements due to clearing of the vegetation or on which pavement or other impervious surfaces have been placed over existing pervious surfaces.

Department of Public Works and Environmental Services
Land Development Services

12055 Government Center Parkway, Suite 444
Fairfax, VA 22035

Phone: 703-324-1780, TTY: 703-324-1877, Fax: 703-324-1847

www.fairfaxcounty.gov/dpwes



- *Land-Disturbing Activity* means any land change which may result in soil erosion from water or wind and the movement of sediments into State waters or onto lands in the Commonwealth, including, but not limited to, clearing, grading, excavating, transporting, and filling of land, paving of existing pervious areas or otherwise creating new impervious areas, except that the term shall not include...

(10) Disturbed land areas for commercial or noncommercial uses of two thousand five hundred (2,500) square feet or less in size;...

Requirement: *Effective immediately*, unless a grading plan is to be submitted, the disturbed area for building permit applications will be determined as the sum of the following items:

1. The area of any proposed building addition or stand-alone structure and any other improvement (stoop, stairs, patio, driveway, etc.) that will result in land disturbance. Include any change in the footprint as shown on the plan view.
2. A 10 foot wide work zone around the perimeter of the proposed structure and any other change in the footprint as shown on the plan view with the following exceptions:
 - a. When the distance between the property line and the proposed structure is less than 10 feet, that distance may be used.
 - b. For construction of improvements such as pool decking and paved driveways, a minimum of a 5 foot wide work zone may be used.
 - c. At the discretion of the Director, a 5 foot wide work zone around the perimeter may be used in lieu of 10 feet for small “bump outs” to existing walls (e.g. chimneys and small bay windows).
3. A 10 foot wide work zone around any portion of the existing structure that will have an additional story added.
4. Areas utilized for stockpiling (e.g. soil removed to dig a basement, pool, etc.). The disturbed area calculation for the stockpile area must include the access from the improvement to the stockpile area as well as the complete stockpile area itself. For excavations such as basements or swimming pools, the area used for stockpiling shall be equal to the square footage of the excavation.
5. Areas used as access to the proposed construction that are not paved. For the access area, at a minimum, a 10 foot wide strip from the access point at the street or driveway to the edge of the disturbed area shall be used when the proposed construction includes excavation such as that associated with the construction of a basement or pool.
6. Areas over which excavated soil is to be spread that is not included in any of the above areas.

A grading plan will be required if the total land disturbance exceeds 2,500 sq ft. Where the disturbed area is calculated to be greater than 2,000 sq ft, but less than 2,500 sq ft, an approval condition will be added to the permit to require the physical demarcation of the limits of disturbance prior to commencing construction, through the use of silt fence, snow fence, tree protection fencing or a comparable material. The fencing will be required to remain in place until construction is completed. The installation of the fencing will assist inspectors in ensuring that the land disturbance remains within the designated area and at 2,500 sq ft or less.

Please note that the practice of allowing a licensed professional engineer, land surveyor, or architect to certify that the limits of clearing and grading will be as little as 5 feet around the proposed structure will no longer be allowed.

If you have any questions or need additional information, please contact Site Permits at 703-324-1510, TTY 711.

Sincerely,

James W. Patteson, PE
Director

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.

8-922 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.