



APPLICATION ACCEPTED: March 18, 2014
BOARD OF ZONING APPEALS: June 18, 2014
TIME: 9:00 a.m.

County of Fairfax, Virginia

June 11, 2014

STAFF REPORT

SPECIAL PERMIT SP 2014-MV-022

MOUNT VERNON DISTRICT

APPLICANTS/OWNERS: Craig A. Purser
Gretchen Purser

STREET ADDRESS: 7714 Ridgecrest Drive, Alexandria, 22308

SUBDIVISION: Wellington, Section 2

TAX MAP REFERENCE: 102-2 ((17)) 91B

LOT SIZE: 21,780 square feet

ZONING DISTRICT: R-2

ZONING ORDINANCE PROVISIONS: 8-914, 8-922, 8-923

SPECIAL PERMIT PROPOSAL: To permit reduction of certain yard requirements to permit addition 17.2 ft. from the rear lot line and modification of minimum yard requirements based on error in building location to permit existing addition to remain 12.8 ft. from the side lot line and 22.0 ft. from the rear lot line, and a fence greater than 4.0 ft. in height to remain in the front yard.

STAFF RECOMMENDATION: Staff recommends approval of SP 2014-MV-022 for the additions 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.

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.**

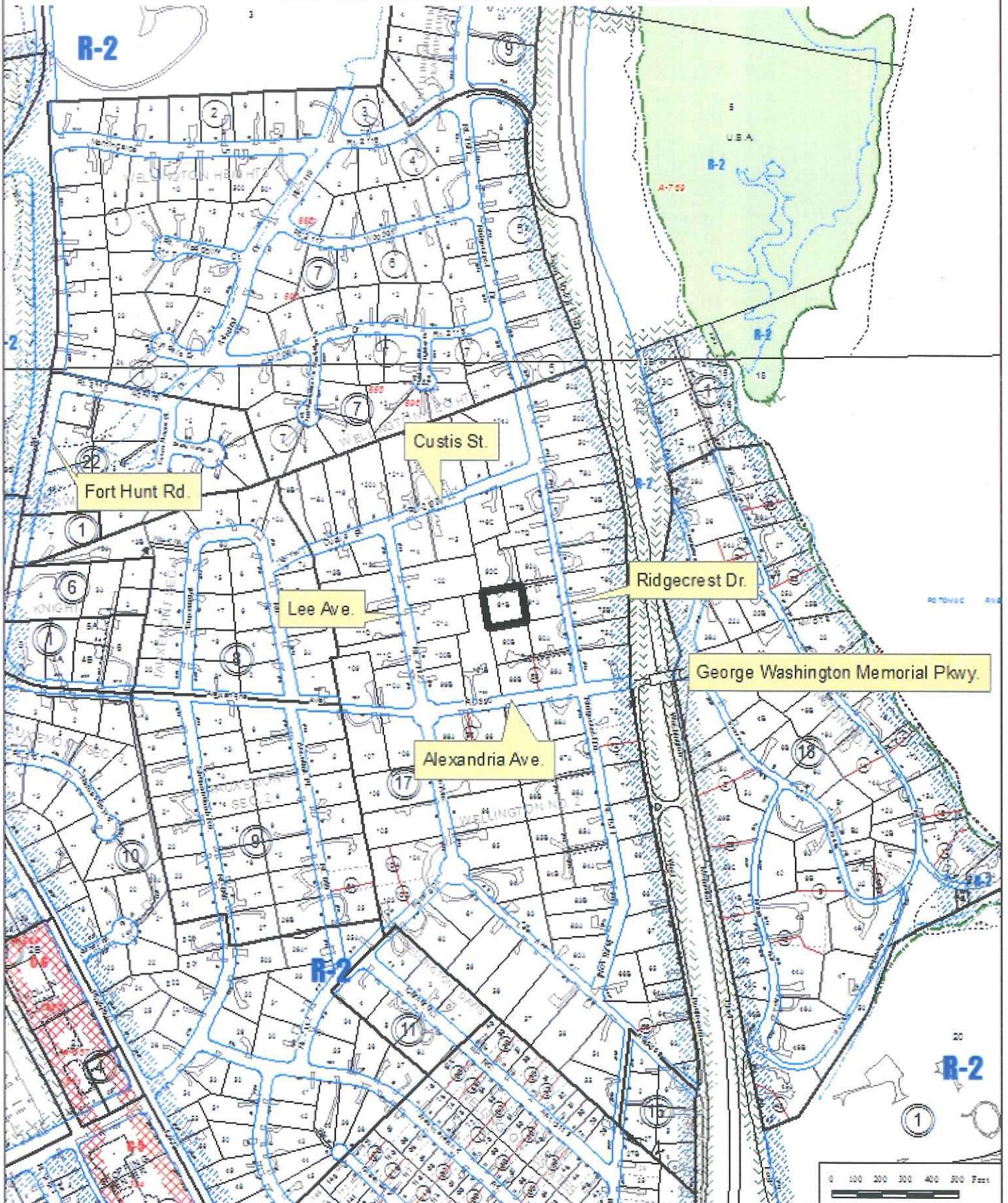


Americans with Disabilities Act (ADA): Reasonable accommodation is available upon 48 hours advance notice. For additional information on ADA call (703) 324-1334 or TTY 711 (Virginia Relay Center).

Special Permit
SP 2014-MV-022
GRETCHEN AND CRAIG PURSER



Special Permit
SP 2014-MV-022
GRETCHEN AND CRAIG PURSER



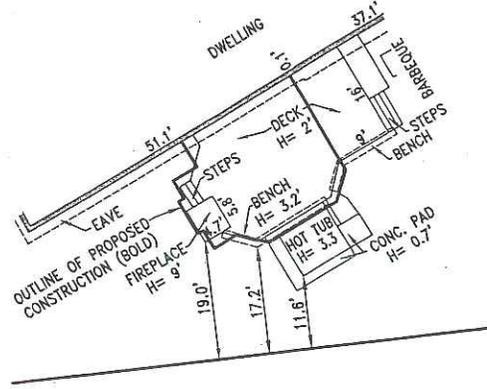
1. TAX MAP: 1022 17 0091B ZONE: R-2
2. PROPERTY SERVED BY PUBLIC WATER AND SEWER.
3. NO UTILITY EASEMENTS 25 FEET WIDE OR GREATER WERE FOUND ON THIS PROPERTY.
4. THERE ARE NO FLOOD PLAIN OR RESOURCE PROTECTION AREAS ON THIS PROPERTY.
5. NO GRAVE SITES OR BURIAL GROUNDS WERE FOUND ON THIS PROPERTY.
6. MINIMUM YARDS REQUIRED:
FRONT 35 FEET
SIDE 15 FEET
REAR 25 FEET
7. HEIGHTS:
DWELLING 24 FEET
ADDITION 12 FEET
OPEN PORCH FLOOR 2.2 FEET
FENCES/OTHER AS SHOWN
8. APPROXIMATE FLOOR AREAS:
DWELLING 4,850 SQUARE FEET
PROPOSED ADDITION 475 SQUARE FEET
ADDITION EQUALS 9.8% OF EXISTING SHED
FAR: EXISTING .23 PROPOSED .25
9. THE DWELLING WAS CONSTRUCTED IN 1964 AND AN ADDITION MADE IN 1973.
10. IMPROVEMENTS SHOWN ON THIS PLAN ARE EXISTING UNLESS NOTED.
11. THERE ARE NO PLANNED CHANGES TO TREES OR SHRUBS.

RECEIVED
Department of Planning & Zoning
MAR 05 2014

SPECIAL PERMIT PLAN
LOT 91-B
SECTION 2
WELLINGTON
FAIRFAX COUNTY, VIRGINIA
OCTOBER 9, 2013
MARCH 3, 2014 (REVISED)

RECORD NORTH

RIDGECREST DRIVE
30' R/W



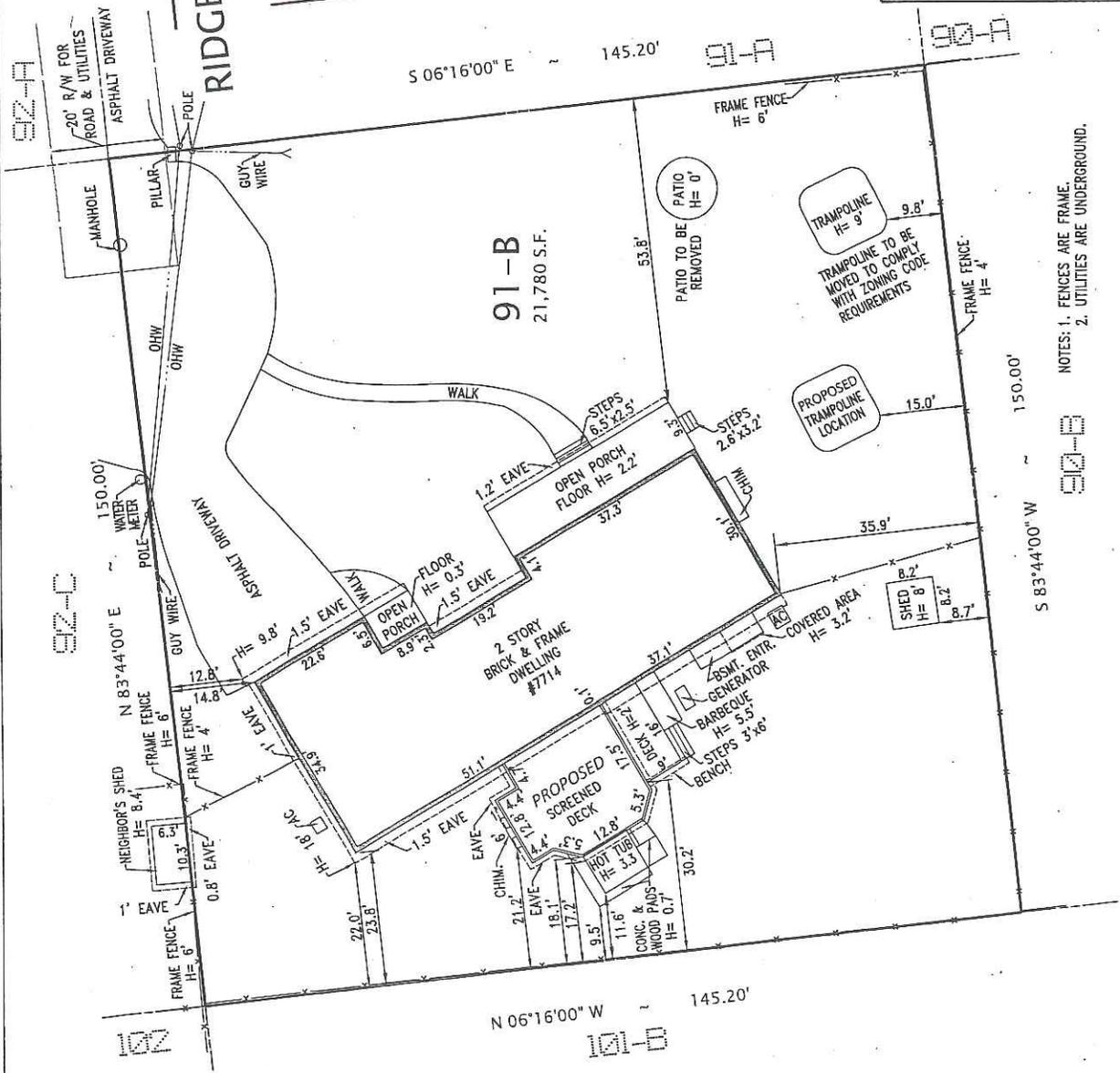
THE STEPS AND PORTION OF DECK AND BENCH THAT ARE WITHIN THE OUTLINE OF THE PROPOSED CONSTRUCTION ARE TO BE REMOVED. THE FIREPLACE IS TO BE REMOVED.



NO TITLE REPORT FURNISHED. THIS PLAN IS SUBJECT TO RESTRICTIONS AND EASEMENTS RECORDED OF RECORD OR ESTABLISHED.

CASE NAME: PURSER
ORDERED BY: CRAFTED ARCHITECTURE LLC

ALTERRA SURVEYS, INC.
11350 RANDOM HILLS ROAD #30
FAIRFAX, VIRGINIA 22030
TEL. NO. 703-520-1558
FAX NO. 703-995-4800
INBOX@ALTERRASURVEYS.COM



NOTES: 1. FENCES ARE FRAME.
2. UTILITIES ARE UNDERGROUND.

CRAFTED ARCHITECTURE LLC

Christine A. Kelly, AIA
2109 Popkins Lane Alexandria, Virginia 22307
ph 703-768-7371 fax 703-768-8444
e-mail christine@craftedarchitecture.com

PROJECT

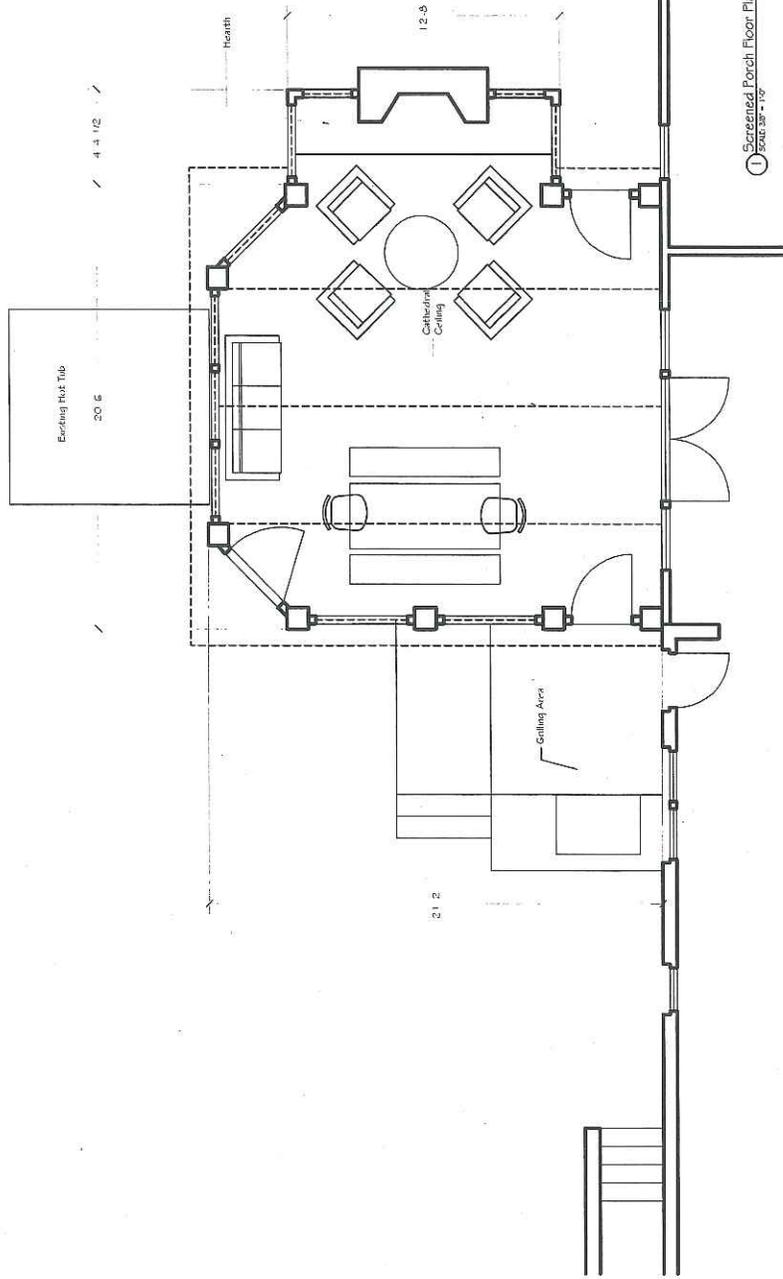
Palmer Residence
77714 Ridgecrest Drive
Alexandria, Virginia 22308

Drawing
Floor Plans

Submission
for Building Review

Date
September 22, 2013

Sheet No. **A1**



PROJECT

Project Residence
 7714 Ridgewood Drive
 Alexandria, Virginia 22306

Drawing
 Interior Elevations

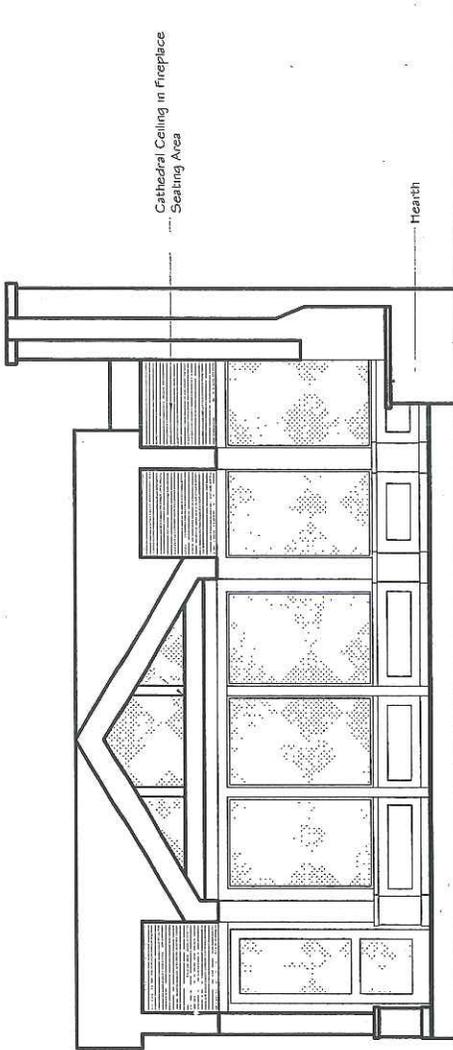
Submission
 For Design Review

Date
 September 22, 2013

Sheet No.

A3

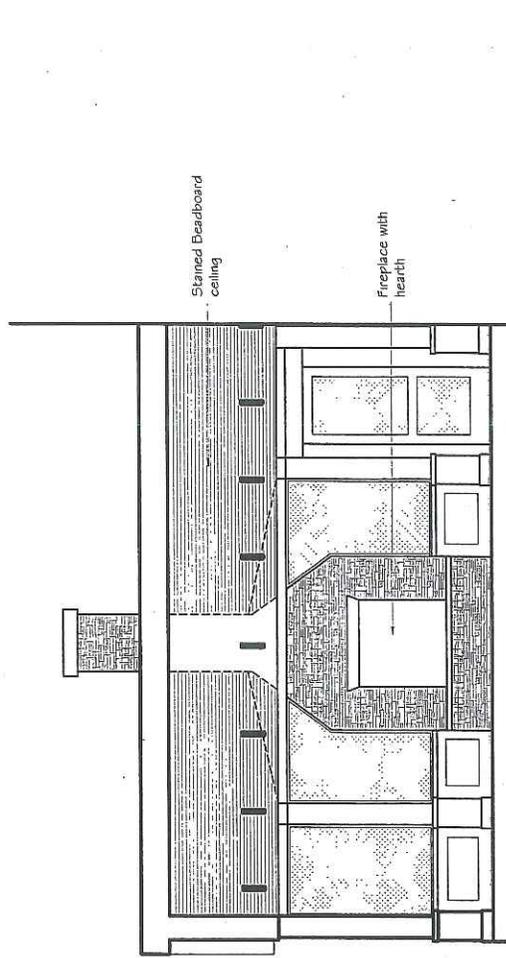
Wood Cross Beams



① Interior Elevation
SCALE: 1/8" = 1'-0"

Stained Beadboard ceiling

Fireplace with hearth



② Interior Elevation
SCALE: 1/8" = 1'-0"



FRONT YARD OF 7714 RIDGECREST DRIVE



FRONT OF EXISTING HOUSE 7714 RIDGECREST DRIVE



FRONT - 7714 RIDGECREST DRIVE



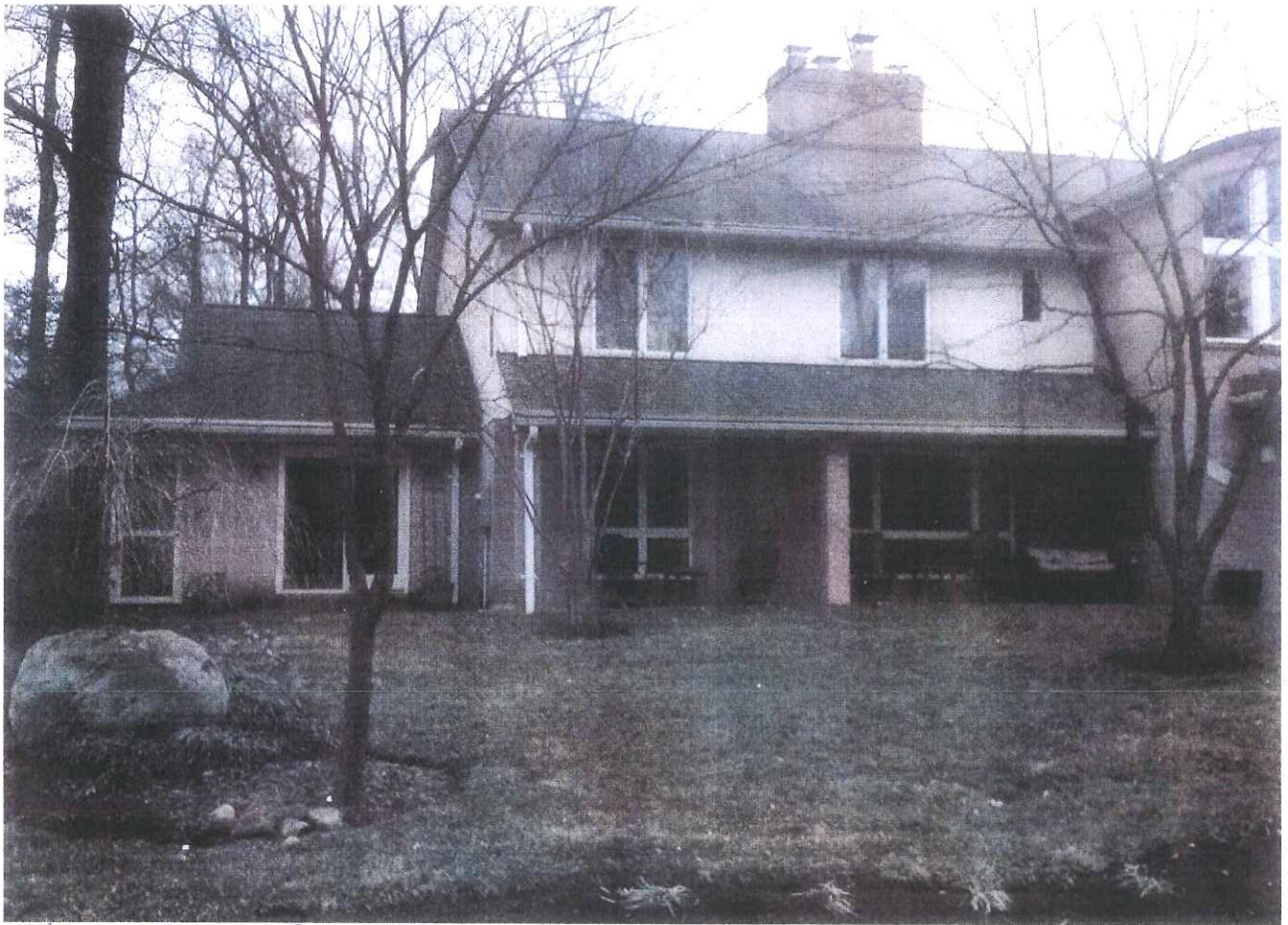
GARAGE - 7714 RIDGECREST DRIVE



FRONT YARD - 7714 RIDGECREST DRIVE - SHOWING FENCE LOCATION



CULDESAC IN FRONT OF 7714 RIDGECREST DRIVE



NEIGHBOR AT 7710 RIDGECREST DRIVE



NEIGHBOR AT 7710 RIDGECREST DRIVE



STONE PATIO - TO BE REMOVED



TRAMPOLINE TO BE RELOCATED



SIDE VIEW - 7714 RIDGECREST DRIVE



NEIGHBOR BEHIND/NEXT DOOR - 7718 RIDGECREST DRIVE



IN BACK YARD LOOKING AT NEIGHBOR AT 1120 ALEXANDRIA AVE.



IN BACK YARD LOOKING AT NEIGHBOR AT 1120 ALEXANDRIA AVE.



BACK YARD LOOKING INTO NEIGHBOR'S BACK YARD AT 1120 ALEXANDRIA AVE





HOT TUB AT 7714 RIDGEQUEST DRIVE



LOOKING INTO NEIGHBOR'S BACKYARD AT 1120 ALEXANDRIA AVE



BACKYARD LOOKING INTO NEIGHBOR'S BACKYARD AT 1120 ALEXANDRIA AVE



LOOKING AT SIDE OF NEIGHBOR'S HOUSE AT 7710 RIDGECREST DRIVE



SIDE YARD AT 7710 RIDGECREST DRIVE



BACKYARD/ LOCATION OF NEW SCREENED PORCH AT 7714 RIDGECREST DR.



LOOKING AT SIDE ELEVATION OF 7710 RIDGCREST DRIVE - NEIGHBORING HOME





SIDE YARD OF 7714 RIDGECKEST LOOKING TOWARD CULDESAC



FRONT YARD OF 7714 RIDGECKEST LOOKING TOWARD TRAMPOLINE

SPECIAL PERMIT REQUEST

The applicant is requesting approval of a special permit for a reduction in certain rear yard requirements to allow an addition (screened porch) to be constructed 17.2 ft. from the rear lot line. The 475 square foot screened porch addition will be 12 feet in height. The rear yard setback for properties zoned R-2 is 25 feet; therefore the applicant is requesting a reduction of 7.8 feet or 31.2 %.

The applicant is also requesting a modification of minimum yard requirements based on an error in building location to permit an existing addition to remain 12.8 ft. from the northern side lot line and 22.0 ft. from the rear lot line. The side yard setback for properties zoned R-2 is 15 feet; therefore the applicant is requesting a reduction of 2.2 feet or 14.6 %. Additionally, the rear yard minimum setback is 25 feet, therefore the applicant is requesting a reduction of 3.0 feet or 12%.

Finally, the applicant is requesting a fence 6.0 feet in height to remain in the front yard. The fence is located in the southeast corner of the property.

A copy of the special permit plat titled "Special Permit Plat, Lot 91-B, Section 2, Wellington," prepared by Patrick A. Eckert, L.S., of Alterra Surveys, Inc., dated October 9, 2013 and revised through March 3, 2014, is included in the front of the staff report.

CHARACTER OF THE SITE AND SURROUNDING AREA

The 21,780 square foot lot contains a two story single family detached dwelling. The property is located on a pipe stem lot that extends to Ridgecrest Drive. An open porch, walkway and asphalt driveway are located to the northeast of the dwelling. A deck, barbeque, hot tub and basement entrance are located on the west side of the dwelling. An eight foot high shed and the location of the proposed trampoline is located to the south of the structure. A circular patio in the front yard is to be removed. A four foot high wooden fence encloses the rear yard. A number of mature trees are located on the property and the lot is relatively flat.



As shown on the above, the existing lot and surrounding lots are zoned R-2 and developed with single family detached dwellings. The property is north of Alexandria Avenue and west of George Washington Memorial Parkway.

BACKGROUND AND HISTORY

Fairfax County Tax Records indicate that the single family dwelling was constructed in 1964 and purchased by the applicants in 2003. On April 8, 2004, a building permit was approved for interior renovations on the dwelling and the construction of a two story garage addition (Appendix 4). The approved building permit indicated that the garage location would be approximately 17 feet to the side line and 25 feet to the rear yard line. There is no evidence of a setback certification as this requirement was not implemented by the Department of Planning and Zoning until 2011 and the garage was constructed in 2004. There are no complaints related to the property.

County databases indicate that no special permits or variances related to a reduction in minimum required side or rear yards or the construction of an addition or error are located on nearby properties. However, there are two variance applications that were approved to allow a fence higher than 4 feet in a front yard. A copy of information related to the fence variance requests is attached in Appendix 5.

ANALYSIS

Comprehensive Plan Provisions

Plan Area: IV

Planning District: Mount Vernon

Planning Sector: Wellington Community Planning Sector (MV04)

Plan Map: Residential 2-3 du/ac

Zoning Ordinance Requirements

- *Sect. 8-006* General Special Permit Standards
- *Sect. 8-903* Group 9 Standards
- *Sect. 8-914* Provisions for Approval of Reduction of the Minimum Yard Requirements Based on an Error in Building Location
- *Sect. 8-922* Provisions for Reduction of Certain Yard Requirements
- *Sect. 8-923* Provisions for Increase in Fence and/or Wall Height in Any Front Yard

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.

Urban Forestry

On April 14, 2014 the Urban Forestry Management Division (UFMD) provided comments concerning tree preservation (Appendix 6). Staff recommends that tree protection fencing be provided during construction around oak trees that are in close proximity to the existing deck. A development condition has been included in Appendix 1 to address this concern.

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 screen porch addition would not adversely affect the use or development of neighboring properties. The location of the addition would not substantially affect the existing onsite or offsite residential characteristics and would be*

similar to additions on neighboring properties. 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 5 relates to accessory structures, which does not apply to this application and Standard 10 allows the BZA to impose development conditions. Staff believes that the application has met all of the remaining standards, specifically Standards 4, 6, 7, 8, and 9.

Standard 4 states that the resulting gross floor area of an addition to an existing principal structure may be up to 150 percent of the total gross floor area of the principal structure that existed at the time of the first yard reduction request. In such instance, if a portion of the principal structure is to be removed; no more than fifty (50) percent of the gross floor area of the existing principal structure at the time of the first yard reduction shall be removed. The existing dwelling is 4, 850 square feet in size. Therefore 150% of the total gross floor area could result in additions up to 7,275 square feet in size for a possible total square footage at build out of 12,125 square feet. The proposed addition is approximately 475 square feet, resulting in a total square footage of the house with the addition of 5,325 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 addition is located to the rear of the property and will be constructed on an existing deck foundation. The elevation drawings indicate that the materials, size and scale of the proposed addition would be compatible with the existing dwelling. The height of the house is 24 feet and the height of the proposed one-story addition would be 12 feet in height to the midline and 13.5 feet in height to the ridge line. The height of the chimney would be 16.0 feet. 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 aerial photography, submitted photographs, and background research staff has confirmed that there are similar additions located in rear and side yards on the neighboring properties. The property directly to the east has an existing garage and screen porch addition similar in height to the proposed addition on this property. The proposed addition would not affect neighboring properties in terms of topography, vegetation or existing trees. 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 application meets the erosion and stormwater runoff portion of the standards since DPWES has indicated that there are no drainage complaints on file related to this property. Staff believes that the proposed addition, 475 square feet in area, will not significantly impact the use and/or enjoyment of any adjacent property with regard to issues such as noise, light, air or safety. Staff believes the screen porch addition will not significantly increase runoff or erosion as it would be constructed on the footprint of an existing deck and would not dramatically increase the impervious area existing on-site. 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. *The layout and orientation of the existing structure limits the amount of alternate locations for the construction of the screen porch addition on the lot. The house was constructed at an angle not parallel to the side yards and if the addition was constructed in the northern side yard a special permit would also be necessary. The addition could be constructed on the southern side of the house but it would increase the impervious area on the lot and have a larger visual impact on the neighbors to the east and south. According to the Urban Forestry Management Division, as mentioned earlier, the construction of the addition may have a minor impact on trees and they are recommending tree protection for existing trees near the construction site.*

Other issues of lot shape, yard determination, environmental characteristics, slopes, wells, floodplains and/or Resource Protection Areas, easements and historic resources are not applicable to this site. Staff believes the application meets this provision.

CONCLUSION

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

RECOMMENDATION

Staff recommends approval of SP 2014-MV-022 for the addition and the covered porch 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. Building Permit for garage addition dated April 8, 2004
5. Similar Case History
6. Urban Forestry Management Division Memo dated April 14, 2014
7. Applicable Zoning Ordinance Provisions

PROPOSED DEVELOPMENT CONDITIONS**SP 2014-MV-022****June 11, 2014**

If it is the intent of the Board of Zoning Appeals to approve SP 2014-MV-022 located at Tax Map 102-2 ((17) 91B to permit reduction of certain yard requirements pursuant to Sects. 8-914, 8-922 and 8-923 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 addition (475 square feet in size and 12.0 feet in height to the midline, 13.5 feet in height to the ridgeline and 16 feet in height to the top of the chimney) and the existing location of the garage addition and fence in the front yard as shown on the plat titled "Special Permit Plat, Lot 91-B, Section 2, Wellington," prepared by Patrick A. Eckert, L.S., of Alterra Surveys, Inc., dated October 9, 2013 and revised through March 3, 2014, as 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 (4,850 square feet existing + 7,275 square feet (150%) = 12,125 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. Subsequent additions that meet minimum yard requirements shall be permitted without an amendment to this special permit.
4. Prior to commencement of and during the entire construction process, the applicant shall install tree protection fencing around the existing trees located near the proposed construction site to protect these trees from construction activities. The protective fencing shall remain intact during the entire construction process, and shall be the maximum limit for clearing and grading.

The applicant shall monitor the site to ensure that an inappropriate activity, such as the storage of construction equipment, does not occur within the area.

5. The addition shall be generally consistent with the architectural renderings and materials as shown on Attachment 1 to these conditions.

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

Pursuant to Sect. 8-015 of the Zoning Ordinance, this special permit shall automatically expire, without notice, 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.

CRAFTED ARCHITECTURE LLC

Christine A. Kelly, AIA
2109 Popkins Lane Alexandria, Virginia 22307
ph 703-768-7371 fax 703-768-8444
e-mail christine@craftedarchitecture.com

PROJECT

Primer Residence
7714 Ridgecrest Drive
Arlington, Virginia 22206

Drawing
Master Elevations

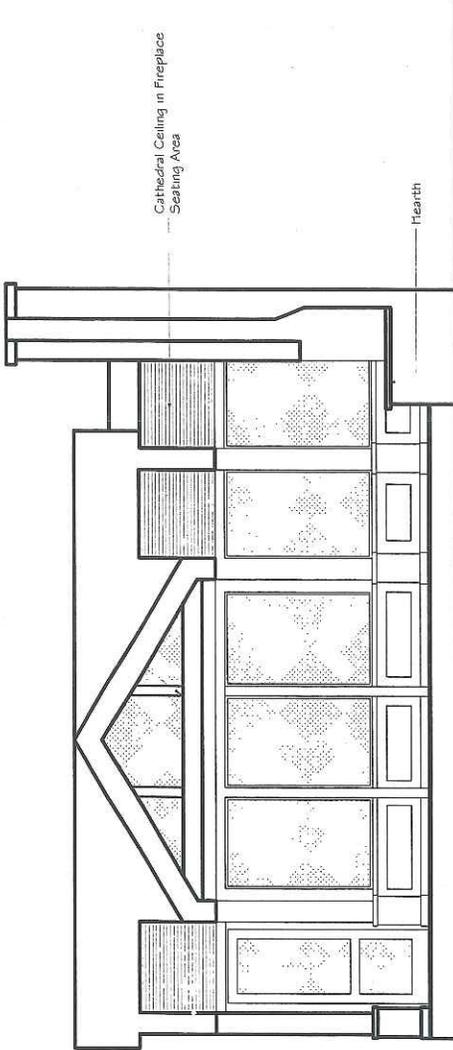
Submission
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Date
September 22, 2013

Sheet No.

A3

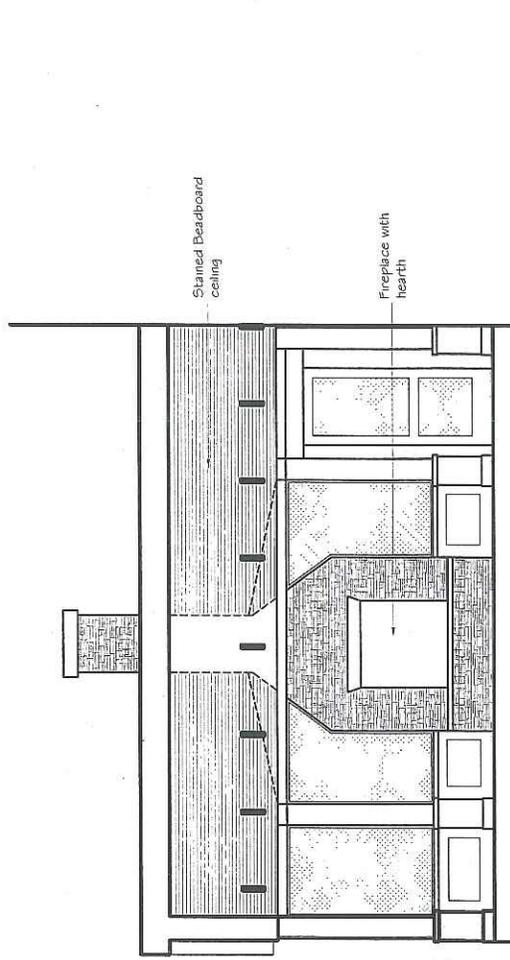
Wood Cross Beams



① Interior Elevation
Scale: 1/8" = 1'-0"

Stained Beadboard ceiling

Fireplace with hearth



② Interior Elevation
Scale: 1/8" = 1'-0"

Application No.(s): SP 2014-MV-022
 (county-assigned application number(s), to be entered by County Staff)

SPECIAL PERMIT/VARIANCE AFFIDAVIT

DATE: Nov 4, 2013
 (enter date affidavit is notarized)

123222

I, Christine A. Kelly, 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)
Christine A. Kelly Crafted Architecture LLC	2109 Popkins Lane Alexandria, VA 22307	Authorized Agent
Craig A. Purser	7714 Ridgecrest Drive Alexandria, VA 22308	Applicant/Title Owner
Gretchen Purser	7714 Ridgecrest Drive Alexandria, VA 22308	Applicant/Title owner

(check if applicable) There are more relationships to be listed and Par. 1(a) is continued on a "Special Permit/Variance Attachment to Par. 1(a)" form.

* In the case of a condominium, the title owner, contract purchaser, or lessee of 10% or more of the units in the condominium.
 ** List as follows: Name of trustee, Trustee for (name of trust, if applicable), for the benefit of: (state name of each beneficiary).

Application No.(s):

SP 2014-MV-022

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

Page Two

SPECIAL PERMIT/VARIANCE AFFIDAVIT

DATE:

123222

(enter date affidavit is notarized)

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)

Crafted Architecture LLC
2109 Popkins Lane, Alexandria, VA 22307

DESCRIPTION OF CORPORATION: (check one statement)

- [X] 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)

Christine A. Kelly, member

(check if applicable) [] There is more corporation information and Par. 1(b) is continued on a "Special Permit/Variance Attachment 1(b)" form.

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

Application No.(s): SP 2014-MV-022
(county-assigned application number(s), to be entered by County Staff)

SPECIAL PERMIT/VARIANCE AFFIDAVIT

DATE: _____ 173222
(enter date affidavit is notarized)

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.

SP 2014 - MV - 022

Application No.(s):

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

Page Four

SPECIAL PERMIT/VARIANCE AFFIDAVIT

DATE: _____

123222

(enter date affidavit is notarized)

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.

SP 2014-MV-022

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

SPECIAL PERMIT/VARIANCE AFFIDAVIT

DATE: 123222
(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.

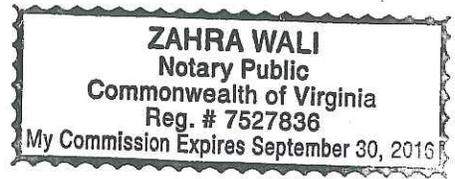
WITNESS the following signature: *[Signature]*
(check one) Applicant Applicant's Authorized Agent

Christine A. Kelly, Architect
(type or print first name, middle initial, last name, and title of signee)

Subscribed and sworn to before me this 4th day of November 2013, in the State/Comm. of Virginia, County/City of Fairfax.

[Signature]
Notary Public

My commission expires: 09/30/2016



Statement of Justification
Purser Residence
7714 Ridgecrest Drive
Alexandria, Virginia 22308

RECEIVED
Department of Planning & Zoning
JAN 28 2014
Zoning Evaluation Division

We are proposing a special permit for a rear yard setback reduction for the construction of a new screened porch that is attached to the existing house. The screened porch will be utilized daily by the owners of the property, Gretchen and Craig Purser, and their children. The proposed use will not affect the flow of traffic on the street or increase the number of trips made by the Pursers from their house in Alexandria, Virginia.

The existing house is 4149 sq. ft and the proposed new development is 470 sq. ft. The addition will be 12% of the existing structure and therefore subordinate in purpose, scale use and intent to the principal structure on site. The existing FAR for the property is 23%. The Floor Area Ratio (including the new addition) is 25%. An addition to an accessory structure is not part of the project.

The proposed addition is in scale and character with the existing on-site development in terms of location (it is in line with the existing rear deck), height (it does not exceed the height of the existing two story home), bulk and scale of the existing home on the lot. The addition is wood frame construction with a gable roof to tie in with the existing house. The materials of the new porch will match the existing house. The proposed extension is in harmony with the existing fabric of the neighborhood, off-site uses, structures and zoning district. The height and scale of the addition match the scale, height and location of the surrounding structures. One tree will be removed for the construction of the addition. The addition does not adversely affect the use or development of neighboring properties with regard to issues such as noise, light, air, safety, erosion and storm water runoff. The size and height of the addition does not conflict with the existing and anticipated traffic in the neighborhood.

Drainage and parking will be suitable for the site and project. There are no signs associated with this project. There are no known toxic or hazardous substances or waste on the site.

There are no existing storage containers on site. There are no easements, septic fields, or preservation of historic resources on site.

Other than our application for a Special Use Permit from Fairfax County, the proposed addition conforms to all known ordinances, regulations and standards and all proposed uses are residential.

The amount of disturbed area = 2017 sq. ft. which includes access from the existing driveway

We would also like to ask for a reduction in the side yard and rear yard set back for an existing addition. The addition was designed and constructed to be in compliance with the setbacks and Fairfax County zoning guidelines and it was unknown to the owners, Gretchen and Craig Purser that the addition was not in compliance until a new survey was conducted. The error in building location of the addition does not affect the location or size of the proposed screened porch and has no adverse affect on the neighbors' use and enjoyment of their property at 7710 Ridgecrest Drive. The location of the addition does not create an unsafe condition. To remove a portion of the addition to meet the required setback would create an undue hardship to the owners as they had no knowledge of the violation when the addition was constructed. The addition does not result in an increase in density or Floor Area Ratio for the zoning district guidelines.

Our last request is to permit the existing fence that is higher than 4' to remain in the front yard. The fence does not exceed 6' in height and meets the sight distance requirements in Section 2-505 of the Fairfax County Zoning Ordinance. The existing fence is at the corner of the front yard and is partially concealed with vegetation. It matches the existing fence surrounding the side yard and is consistent with the height, bulk, and scale of the other fences in the neighborhood. The existing fence does not adversely impact the neighboring house as it borders their back yard.

BUILDING PERMIT APPLICATION

FAIRFAX COUNTY OFFICE OF BUILDING CODE SERVICES
 PERMIT APPLICATION CENTER
 12055 Government Center Parkway, 2nd Floor
 Fairfax, Virginia 22035-5504 Telephone: 703-222-0801
 Web site: http://www.co.fairfax.va.us/dpwes

PERMIT # 0335380010

FOR INSPECTIONS CALL 703-222-0455 (see back for more information)

FILL IN ALL APPROPRIATE INFORMATION IN THIS COLUMN
 (PLEASE PRINT OR TYPE)

JOB LOCATION

ADDRESS 7714 Ridgecrest Dr.
 LOT # 91-B BUILDING _____
 FLOOR _____ SUITE _____
 SUBDIVISION Wellington Sec 2
 TENANT'S NAME owner

OWNER INFORMATION

OWNER TENANT
 NAME Craig & Gretchen Purser
 ADDRESS 7714 Ridgecrest Dr.
 CITY Alexandria STATE VA ZIP 22308
 TELEPHONE 703-745-1149

CONTRACTOR INFORMATION

SAME AS OWNER
 CONTRACTORS MUST PROVIDE THE FOLLOWING:
 COMPANY NAME Michael J. Crowe
 ADDRESS Michael J. Crowe
 CITY Willington STATE Alex ZIP 22308
 TELEPHONE 703-745-1149
 STATE CONTRACTORS LICENSE # 0701-033701A
 COUNTY BPOL # 19-6A13

APPLICANT

Craig Purser

DESCRIPTION OF WORK

2007 2 BR / Garage / Living Addition - 2 story
Kitchen 10x38
130 sq ft 59 x 30

HOUSE TYPE

ESTIMATED COST OF CONSTRUCTION \$100,000
 BLDG AREA (SQ FT OF FOOTPRINT) 1420 sq ft
 USE GROUP OF BUILDING _____
 TYPE OF CONSTRUCTION SFR
 SEWER SERVICE PUBLIC SEPTIC OTHER
 WATER SERVICE PUBLIC WELL OTHER
 OTHER PLEASE SPECIFY _____

DESIGNATED MECHANICS' LIEN AGENT

(Residential Construction Only)
 NAME _____
 ADDRESS _____
 NONE DESIGNATED PHONE _____

CHARACTERISTICS FOR NEW SFD, TH, APT & CONDOS

# KITCHENS _____	EXTER. WALLS _____
# BATHS _____	INTER. WALLS _____
# HALF BATHS _____	ROOF MATERIAL _____
# BEDROOMS _____	FLOOR MATERIAL _____
# OF ROOMS _____	FIN. BASEMENT _____ %
# STORIES _____	HEATING FUEL _____
BUILDING HEIGHT _____	HEATING SYSTEM _____
BUILDING AREA _____	# FIREPLACES _____
BASEMENT _____	

Any and all information and/or stamps on the reverse side of this form are a part of this application and must be complied with. I hereby certify that I have authority of the owner to make this application, that the information is complete and correct, and that the construction and/or use will conform to the building code, the zoning ordinance and other applicable laws and regulations which relate to the property.

Craig A. Purser 12/19/03
 Signature of Owner or Agent Date

Craig A. Purser
 Printed Name and Title
 (Notarization of signature is required if owner is listed as the contractor and is not present at time of application)

DO NOT WRITE IN GRAY SPACES - COUNTY USE ONLY

PLAN # R-03-016,03
 TAX MAP # 102-2-117/10091-B

ROUTING	DATE	APPROVED BY
LICENSING	<u>4-8-04</u>	<u>[Signature]</u>
ZONING	<u>12-19-03</u>	<u>[Signature]</u>
SITE PERMITS	<u>12-30-03</u>	<u>[Signature]</u>
HEALTH DEPT.		
BUILDING REVIEW	<u>4-8-04</u>	<u>[Signature]</u>
SANITATION		
FIRE MARSHAL		
ASBESTOS 1976		
PROFFERS		

FEE \$ _____
 FILING FEE - \$ _____
 AMOUNT DUE = \$ 450.00

BUILDING PLAN REVIEW

REVIEWER _____ # OF HOURS _____
 REVISION FEES \$ _____
 FIRE MARSHAL FEES \$ _____
 FIXTURE UNITS _____ PLAN LOC: J R

APPROVED FOR ISSUANCE OF BUILDING PERMIT

(LOG OUT) BY [Signature] DATE 4/8/04

ZONING REVIEW

USE SFD HISTORICAL DISTRICT _____
 ZONING DISTRICT _____
 ZONING CASE # _____
 GROSS FLOOR AREA OF TENANT SPACE _____

YARDS:	GARAGE	1 <input type="checkbox"/>	2 <input type="checkbox"/>	3 <input type="checkbox"/>
FRONT <u>50</u>	OPTIONS	YES <input type="checkbox"/>	NO <input type="checkbox"/>	
FRONT <u>NC</u>	REMARKS	<u>Build 2 story</u>		
L SIDE <u>MC of [unclear]</u>		<u>Per Plans</u>		
R SIDE <u>16</u>		<u>\$ pad</u>		
REAR <u>NC</u>				

GRADING AND DRAINAGE REVIEW

SOILS # UNMA A B C
 AREA TO BE DISTURBED (TOTAL SQ FT THIS PERMIT) 2400 sq ft
 IMPERVIOUS AREA (TOTAL SQ FT THIS PERMIT) 1340 sq ft
 PLAN # _____ APPR. DATE _____

STAMPS

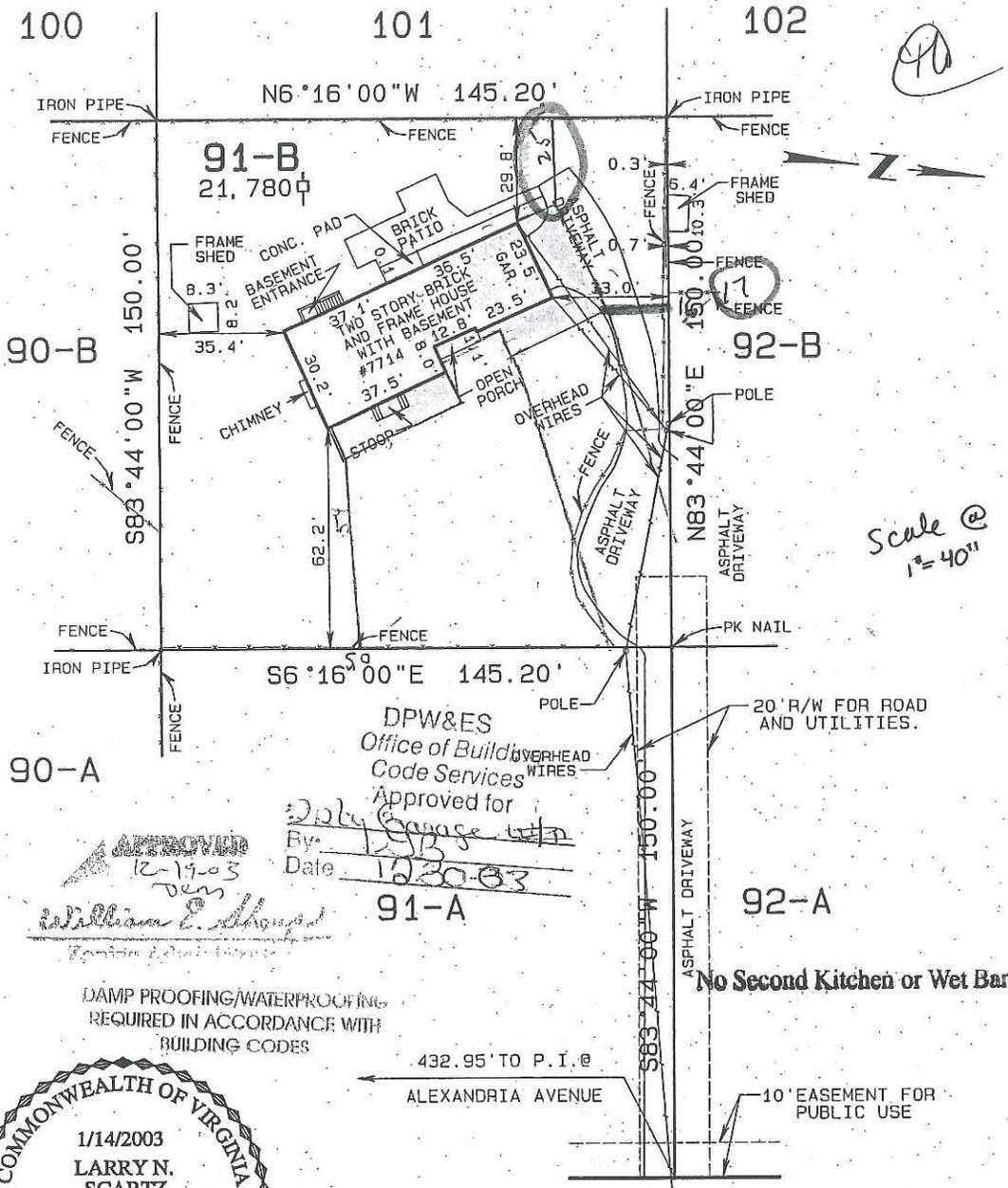
ESMT DP. SR 2500. [unclear]
 (See reverse side of application)

REMARKS

We ex-slab for [unclear]
TR [unclear] = 30K [unclear]
per Add = 70K [unclear]
[unclear] at this [unclear]
[unclear] attached
need soil [unclear]

NOTARIZATION (if required)

State (or territory or district) of _____
 County (or city) of _____, to wit: I, _____
 Notary Public in the State and County aforesaid, do certify that _____
 whose name is signed to this application, appeared before me in the State and County aforesaid and executed this affidavit.
 Given under my hand this _____ day of _____, 20____. My
 commission expires the _____ day of _____, 20____.
 (Notary Signature)

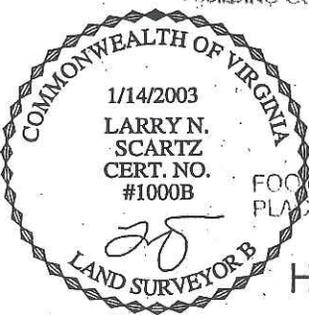


Scale @ 1" = 40"

DPW&ES
Office of Building Code Services
Approved for
By: *[Signature]*
Date: 12-30-03

APPROVED
12-19-03
Den
William E. Shoup
Land Surveyor

DAMP PROOFING/WATERPROOFING
REQUIRED IN ACCORDANCE WITH
BUILDING CODES



432.95' TO P.I. @
ALEXANDRIA AVENUE

No Second Kitchen or Wet Bar

RIDGECREST DRIVE

HOUSE LOCATION SURVEY

LOT 91-B, SECTION 2

WELLINGTON

MOUNT VERNON MAGISTERIAL DISTRICT
FAIRFAX COUNTY, VIRGINIA

TOTAL EARTH DISTURBANCE ON
THIS LOT SHALL NOT EXCEED
2500 SQ. FT.

EXCAVATED MATERIAL SHALL BE
REMOVED FROM SITE

NOTE:
NO Construction
shall Encroach into
County Easements
(Ground or Air Space)

SCALE: 1"=40' DATE: JANUARY 14, 2003

NO TITLE REPORT FURNISHED
PLAT SUBJECT TO RESTRICTIONS & EASEMENTS OF RECORD
OR OTHERWISE
FENCE LOCATIONS, IF SHOWN, ARE APPROXIMATE ONLY AND
DO NOT CERTIFY AS TO OWNERSHIP.

CASE NAME: McMURRAY TO PURSER (XT02N066)
MBH SETTLEMENT GROUP, L.C.

I HEREBY CERTIFY THAT THE POSITION OF ALL EXISTING
IMPROVEMENTS HAVE BEEN CAREFULLY ESTABLISHED BY
A TRANSIT TAPE SURVEY AND UNLESS OTHERWISE SHOWN,
THERE ARE NO ENCROACHMENTS EITHER WAY ACROSS
THE PROPERTY LINE

[Signature]
CERTIFIED LAND SURVEYOR

LARRY N. SCARTZ
CERTIFIED LAND SURVEYOR
WOODBIDGE, VIRGINIA
TELEPHONE: WOODBRIDGE (703) 494-4181
METRO (703) 690-4955
FAX (703) 690-3999

W91B2

Similar Case History

1 ZAPS - VC - VC 94-V -030	Land Use:	FENCE OR WALL MAY NOT EXCEED 4 FEET IN ANY FRONT YARD	APPLICATION APPROVED	BOS Hearing: 0001-01-01
	Appl Description:	PERMIT FENCES A MAXIMUM OF 8.5 FT. IN HEIGHT TO REMAIN IN FRONT YARD (4 FT. MAX. FENCE HEIGHT ALLOWED)		
2 ZAPS - VC - VC 98-V -110	Appl Description:	PERMIT CONSTRUCTION OF ACCESSORY STRUCTURE 14.7 FT. FROM FRONT LOT LINE ON A LOT CONTAINING LESS THAN 36,000 SQ. FT. AND FENCE EXCEEDING 4 FT. IN HEIGHT TO REMAIN IN FRONT YARD	APPLICATION APPROVED	BOS Hearing: 0001-01-01



County of Fairfax, Virginia

MEMORANDUM

DATE: April 14, 2014

TO: Laura Gumkowski, Staff Coordinator
Zoning Evaluations Division, DPZ

FROM: Jay Banks, Urban Forester II
Forest Conservation Branch, DPWES

SUBJECT: Wellington, Section 2, Lot 91B, SP 2014-MV-022

This review is based on the Application for a Special Permit stamped "Received, Department of Planning and Zoning, January 28, 2014" and Plat stamped "Received, Department of Planning and Zoning, March 5, 2014". A site visit was conducted on March 9, 2014.

1. **Comment:** Note number 11 on the Special Exception Plan states there are no planned changes to trees or shrubs. None of the existing mature trees at the rear of the site have been illustrated on the Special Exception Plat. Several large diameter oak trees are in close proximity to the existing deck. It is not clear if these trees will be preserved or removed. If they are to be preserved, a preservation plan should be developed so that construction impacts can be minimized.

Recommendation: To minimize construction impacts to the existing trees, a tree preservation plan should be developed and reviewed by UFMD.

JSB/

UFMDID #: 189765

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



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.