



APPLICATION ACCEPTED: April 10, 2014
BOARD OF ZONING APPEALS: June 25, 2014
TIME: 9:00 a.m.

County of Fairfax, Virginia

June 18, 2014

STAFF REPORT

SPECIAL PERMIT SP 2014-SP-036

SPRINGFIELD DISTRICT

APPLICANT: Diane Brady

OWNER: Diane J. Brady Revocable Trust

STREET ADDRESS: 8008 Brandt Court, Fairfax Station 22039

SUBDIVISION: Barrington

TAX MAP REFERENCE: 97-1 ((7)) 17

LOT SIZE: 12,525 square feet

ZONING DISTRICT: PDH-2

ZONING ORDINANCE PROVISION: 8-922, 8-914

SPECIAL PERMIT PROPOSAL: To permit reduction of certain yard requirements to permit construction of addition (screened porch) 16.2 feet from the rear lot line and reduction in yard requirements based on error in building location to permit deck to remain 1.1 feet from rear lot line.

STAFF RECOMMENDATION: Staff recommends approval of SP 2014-SP-026 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.

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.**

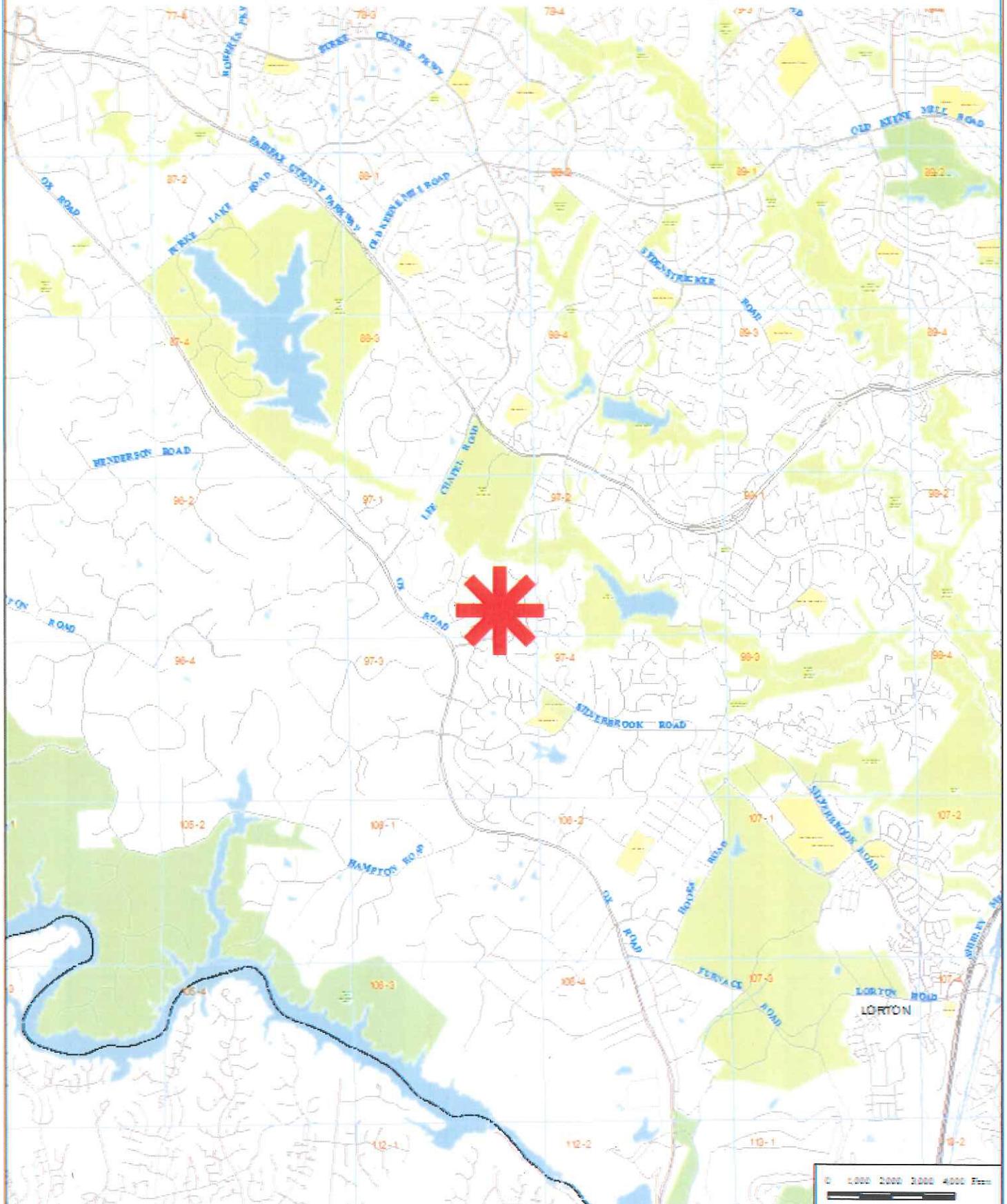


Americans with Disabilities Act (ADA): Reasonable accommodation is available upon 48 hours advance notice. For additional information on ADA call (703) 324-1334 or TTY 711 (Virginia Relay Center).

Special Permit

SP 2014-SP-036

DIANE BRADY



Special Permit

SP 2014-SP-036
DIANE BRADY



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COPYRIGHT SCARTZ SURVEYS. THIS IS A SERVICE DOCUMENT AND IS VALID FOR SIX MONTHS FROM DATE ISSUED.
THIS SURVEY WAS PERFORMED ACCORDING TO THE STANDARDS SET FORTH IN VIRGINIA CODE SECTION 54.1-407.

NOTES:
1. TAX MAP 097-1-01-0017

2. PROPERTY SHOWN HEREON IS ZONED:
PDH-2 (RESIDENTIAL 2 DU/AC)

3. MINIMUM YARD REQUIREMENTS IN ZONE PDH-2
FRONT: 25'
SIDE: 8', BUT A TOTAL OF 24'
REAR: 25'

4. PROPERTY IS SERVED BY PUBLIC WATER AND SEWER.

5. THE PROPERTY SHOWN HERE IS LOCATED IN FLOOD
ZONE "X" AS PER INSURANCE RATE MAP COMMUNITY
PANEL NUMBER 51059C0360E EFFECTIVE DATE,
SEPTEMBER 17, 2010.

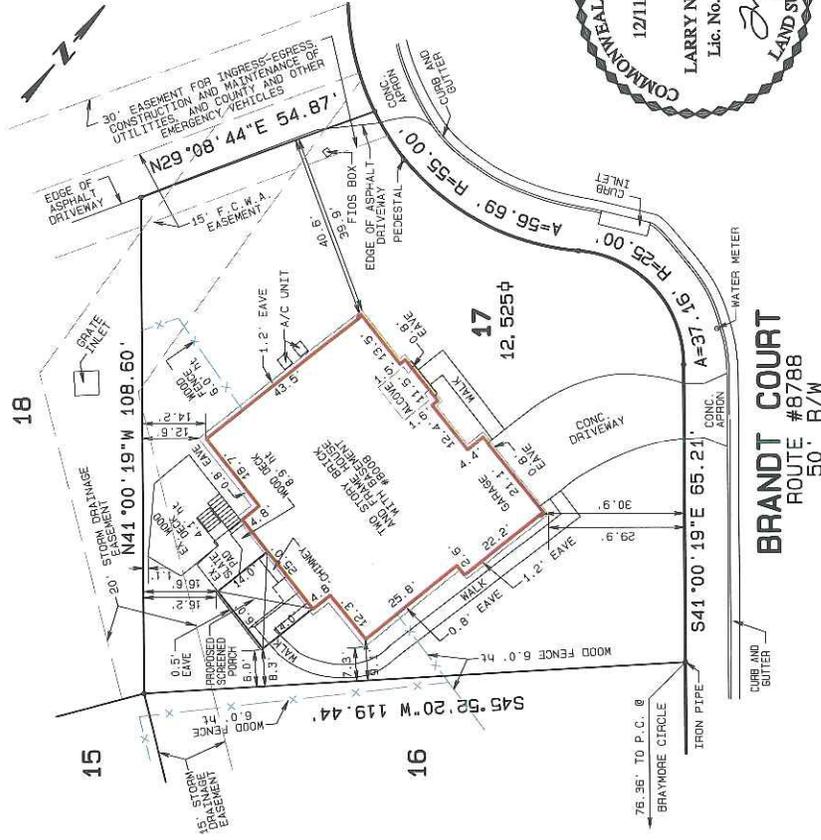
6. THE RECORD PLAT DOES NOT SHOW ANY UTILITY
EASEMENTS HAVING A WIDTH OF TWENTY-FIVE (25)
FEET OR MORE EFFECTING THIS PROPERTY.

7. THE PROPERTY IS NOT LOCATED IN A FLOODPLAIN
NOR AN RPA (RESOURCE PROTECTION AREA).

8. FLOOR AREA:
EXISTING GROSS FLOOR AREA HOUSE 4,207 SQ. FT.
EXISTING GROSS FLOOR AREA GARAGE 484 SQ. FT.
EXISTING GROSS FLOOR AREA DECK 276 SQ. FT.
PROPOSED GROSS FLOOR AREA DECK 40 SQ. FT.
PROPOSED GROSS FLOOR SCREENED PORCH 224 SQ. FT.
TOTAL FLOOR AREA 5,231 SQ. FT.
PROPOSED FLOOR AREA RATIO: 0.41

HEIGHT TABLE

EXISTING HEIGHT OF HOUSE: 31.47'
EXISTING HEIGHT OF DECK: 8.9'
PROPOSED HEIGHT OF SCREENED PORCH: 21.0'
PROPOSED HEIGHT OF DECK: 8.9'



SPECIAL PERMIT PLAT
LOT 17, SECTION 2

BARRINGTON

SPRINGFIELD MAGISTERIAL DISTRICT
FAIRFAX COUNTY, VIRGINIA
SCALE: 1"=25' DATE: DECEMBER 14, 2013

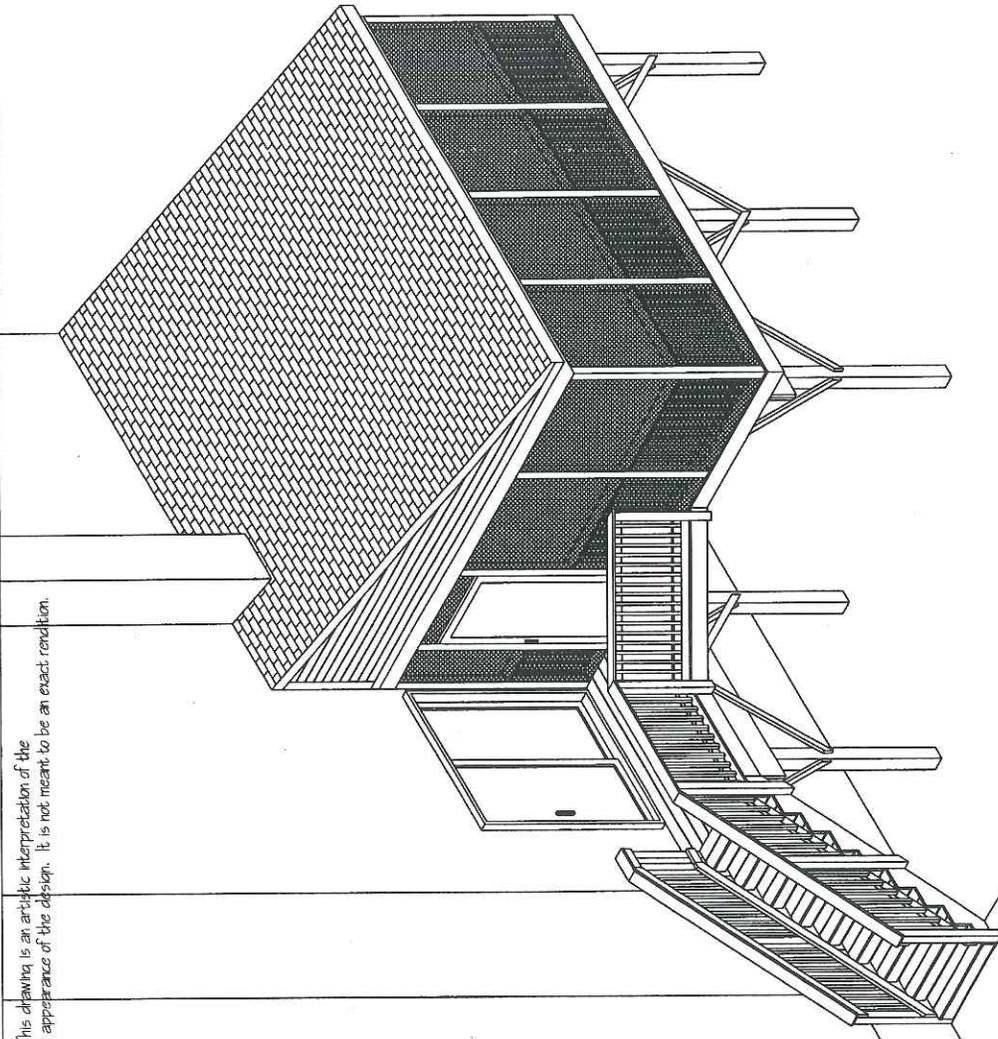
NO TITLE REPORT FURNISHED.
PLAT SUBJECT TO RESTRICTIONS & EASEMENTS OF RECORD OR OTHERWISE.
FENCE LOCATIONS IF SHOWN ARE APPROXIMATE ONLY
AND DO NOT CERTIFY AS TO DIMENSIONS.



SCARTZ SURVEYS

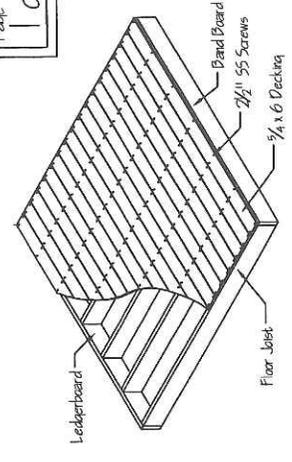
LARRY N. SCARTZ LOCAL (703) 494-4181
CERTIFIED LAND SURVEYOR FAX (703) 494-3330
WOODBRIDGE, VIRGINIA LARRY.SCARTZ@SCARTZ.COM

Note: This drawing is an artistic interpretation of the general appearance of the design. It is not meant to be an exact rendition.

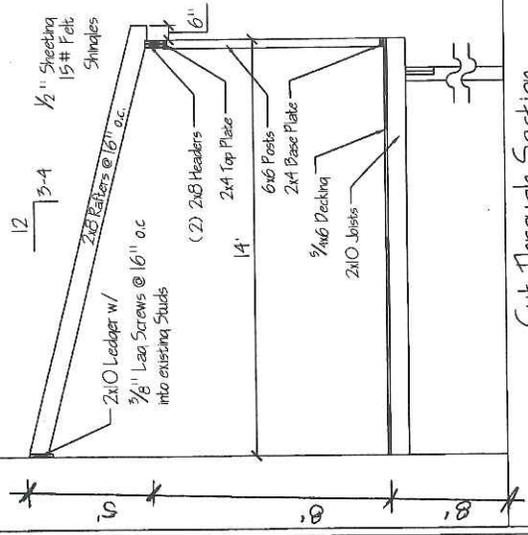


Isometric View

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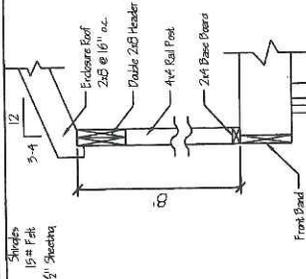
Typical Floor Section



Cut Through Section

Scale: 3/16" = 1'

Customer Name Diane Brady	Order Date Jul. 2, 13
Customer Address 8008 Brandt Court, Prince William Home Improvement	Location Fairfax Station, VA 22039
Contractor's Address 14906 Persistence Dr Woodbridge, VA 22191	Drawn by Henry Villanueva

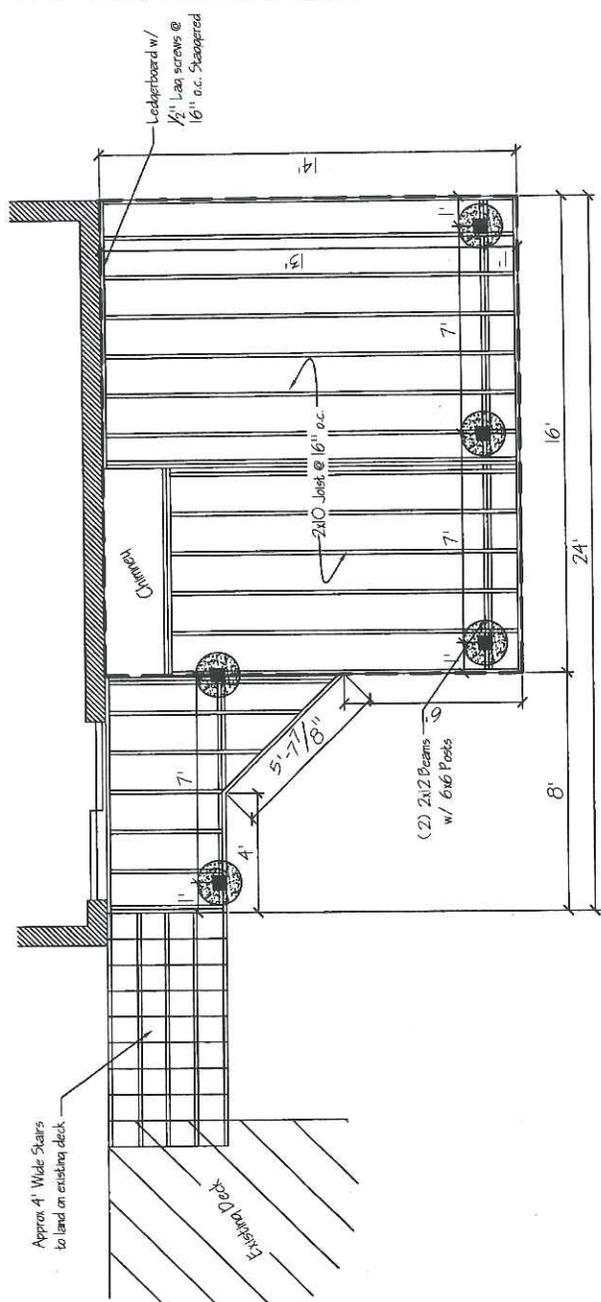


Typical Wall Section

This Space Left
Blank Intentionally

- Notes:
- 1) Joist to be spaced 16" o.c.
 - 2) Beam - Double 2x12 P.I.
 - 3) Footers 24" deep - 18" across - 10' min concrete
 - 4) Decking to be 3/4" x 6 Trex Transcend - Rope Swing
 - 5) Stairs to be built per county typical deck details.
 - 6) Railings are to be P.I. w/ Trex - Rope Swing Rail Cap
 - 7) Elevation is 8'-0"

Customer Name	Diane Prady	Created Date	Jul 2, 13
Customer Address	8008 Brandt Court, Fairfax Station, VA 22059		
Contractor	Prince William Home Improvement		
Contractor's Address	14906 Persistence Dr Woodbridge, VA 22191	Drawn by	Henry Villanueva



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Plan View
Scale: 1/4" = 1'



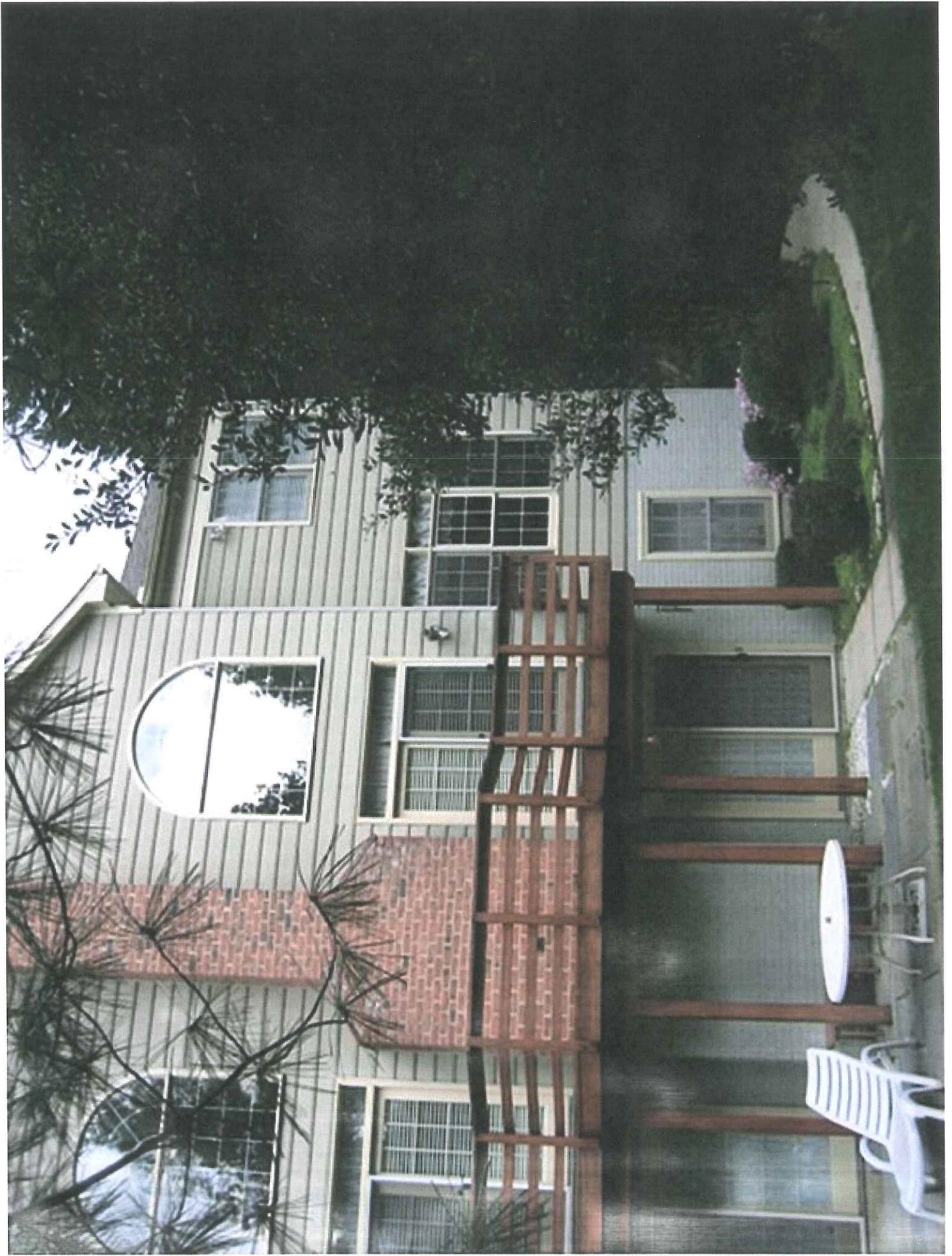
FRONT OF HOUSE FROM STREET



FRONT OF HOUSE FROM STREET



LEFT SIDE OF HOUSE FROM STREET



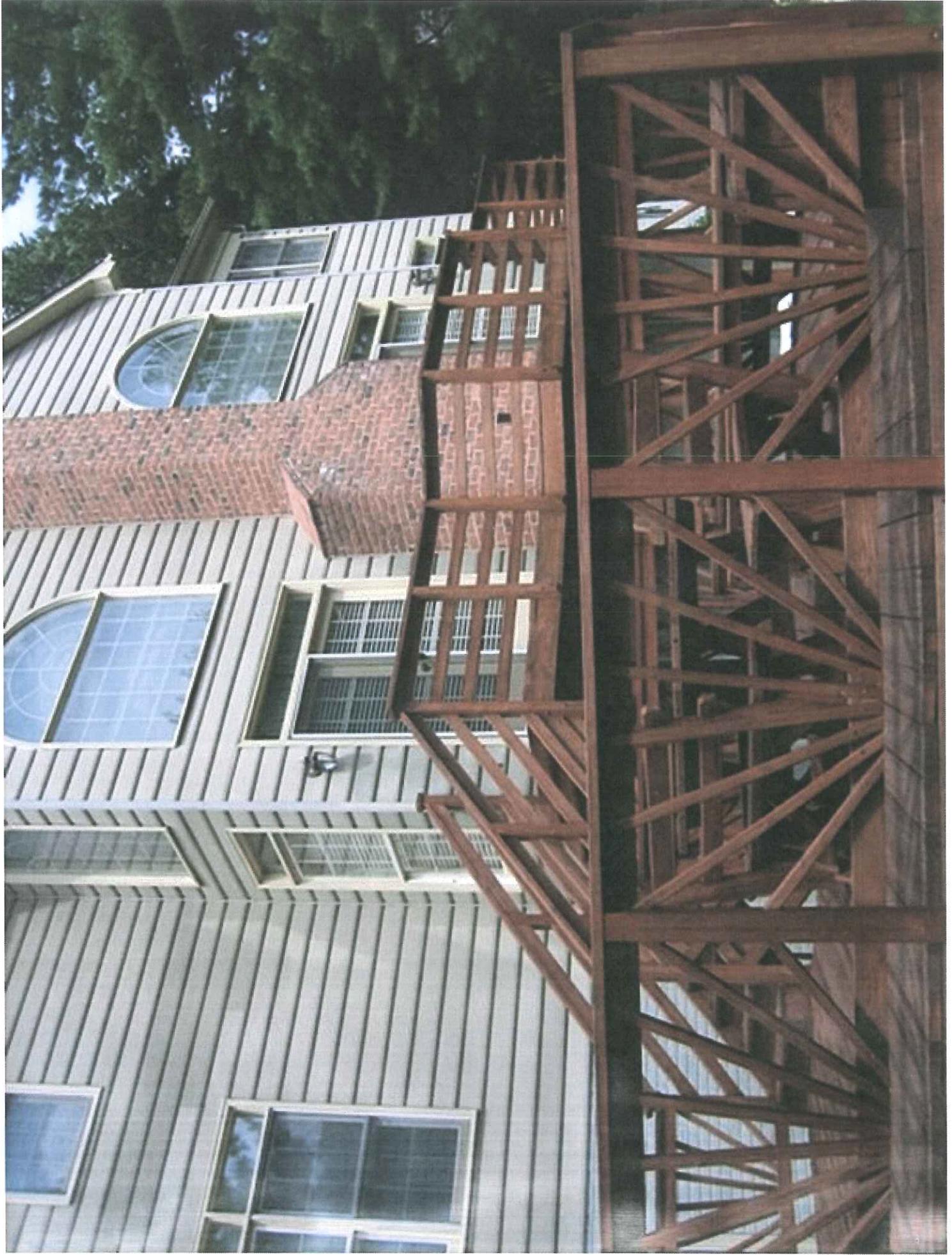
BACK RIGHT OF HOUSE FROM PROPERTY LINE. PROPOSED PORCH LOCATION.



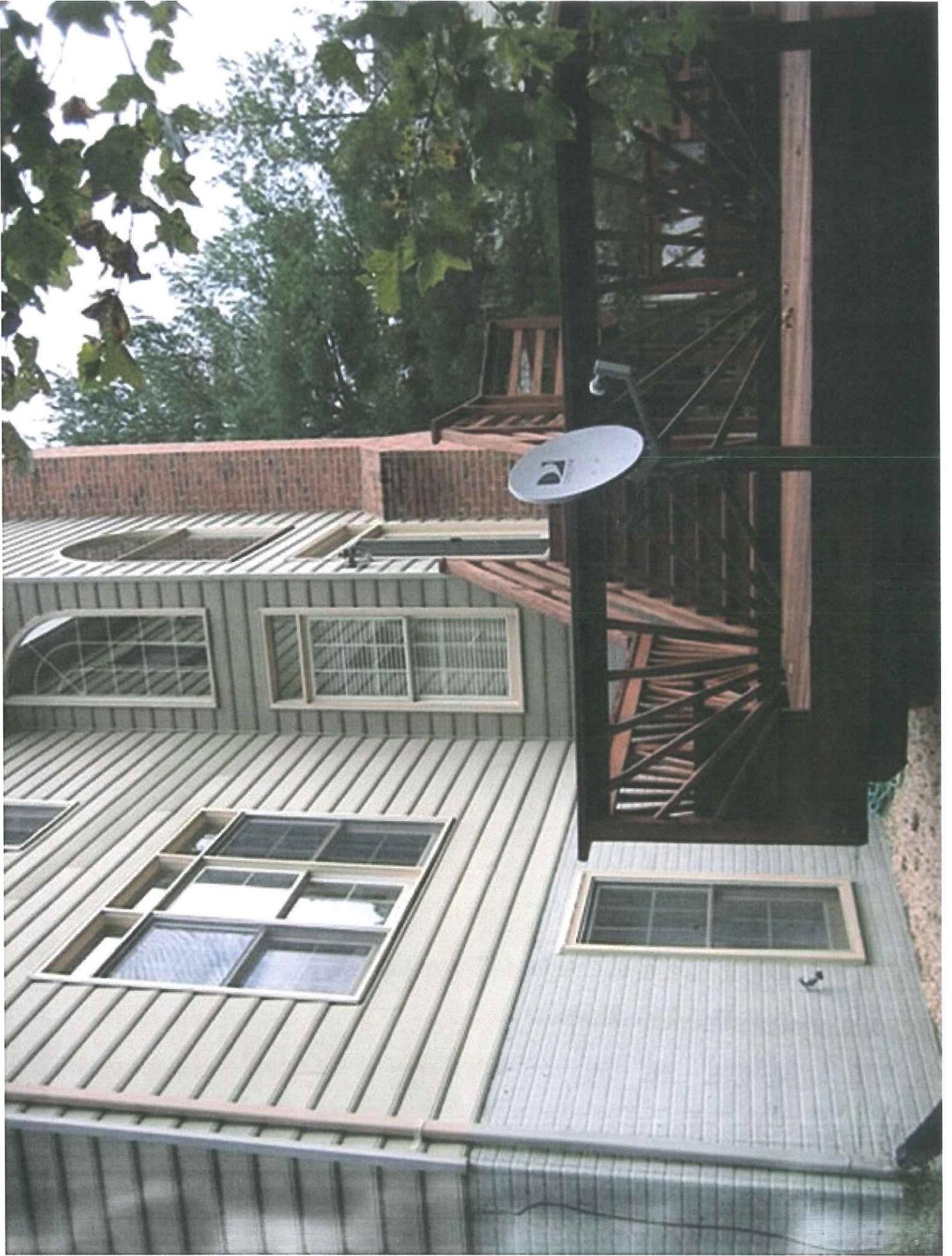
BACK OF HOUSE. PROPOSED PORCH LOCATION



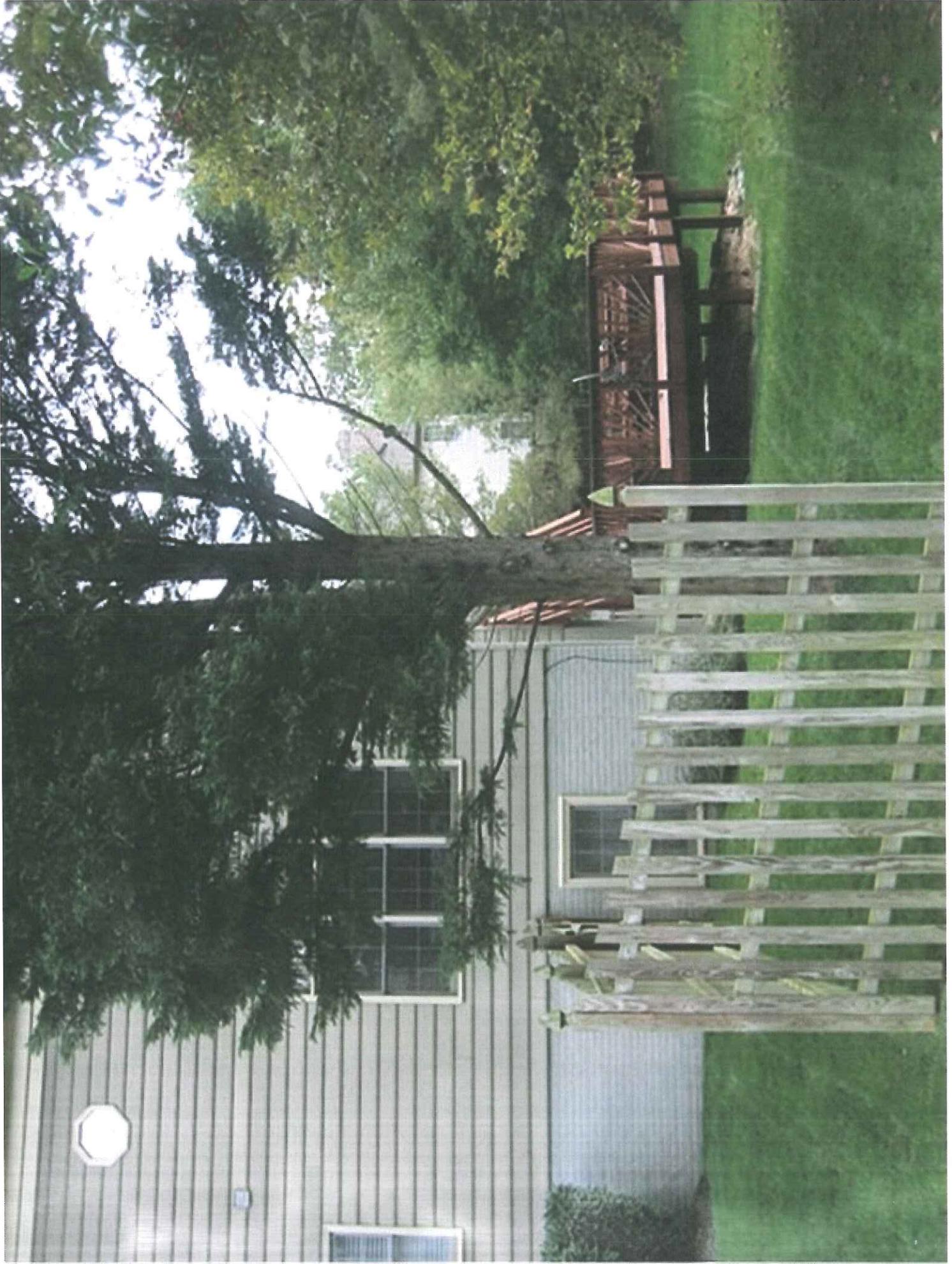
PROPOSED PORCH LOCATION



PROPOSED PORCH LOCATION FROM SIDE



SIDE VIEW OF PROPOSED PORCH LOCATION



RIGHT SIDE OF HOUSE FROM PIPE STEM



RIGHT SIDE OF HOUSE FROM PIPE STEM



RIGHT SIDE OF HOUSE FROM FRONT YARD



RIGHT FRONT FROM STREET



NEXT DOOR HOUSE ON LEFT. FROM PROPOSED PORCH LOCATION



HOUSE ON LEFT FROM GROUND LEVEL



HOUSE ON LEFT FROM PROPOSED PORCH LOCATION



HOUSE ON LEFT REAR FROM PROPOSED PORCH LOCATION



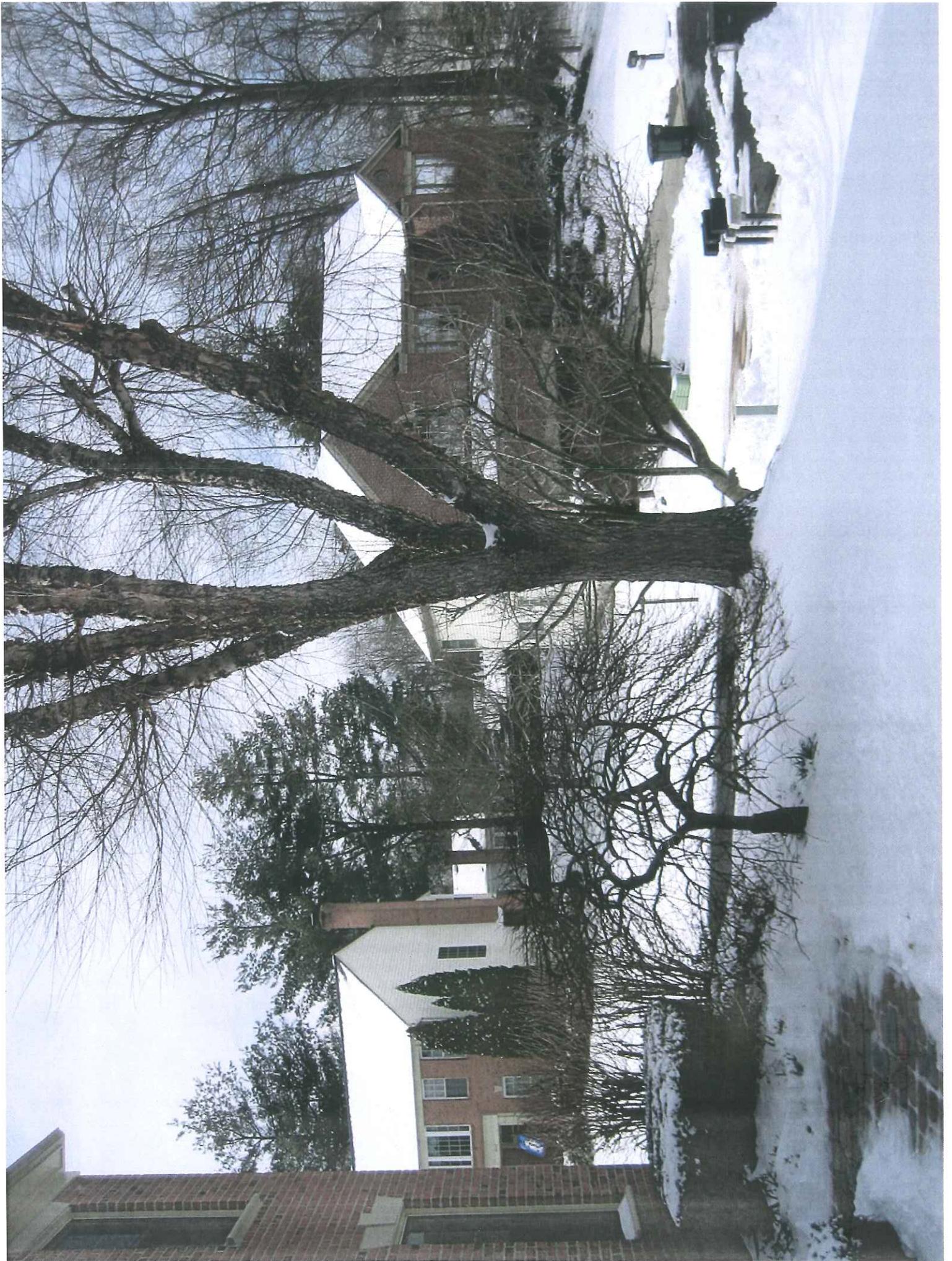
HOUSE DIRECTLY BEHIND FROM PROPOSED PORCH LOCATION

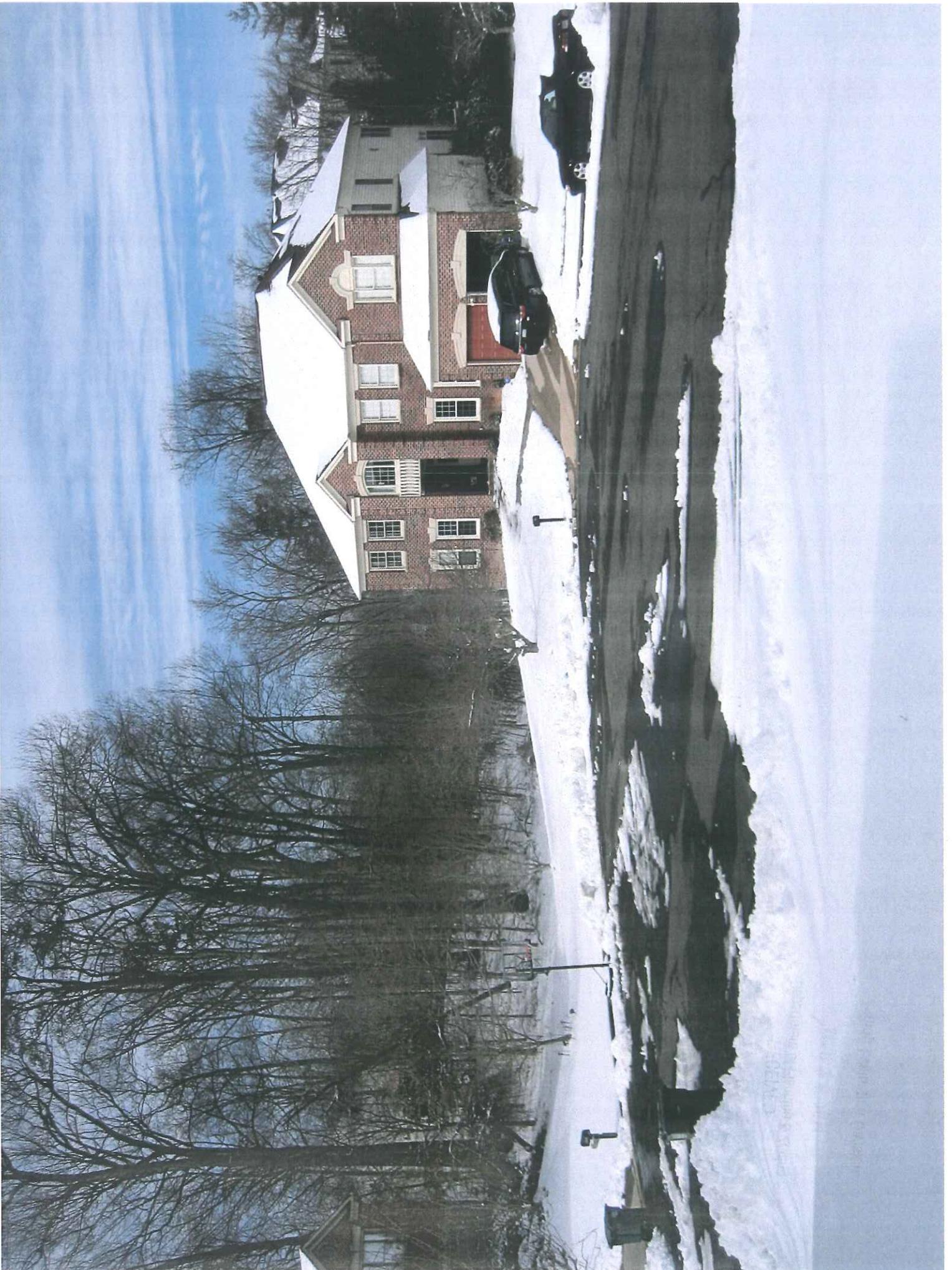


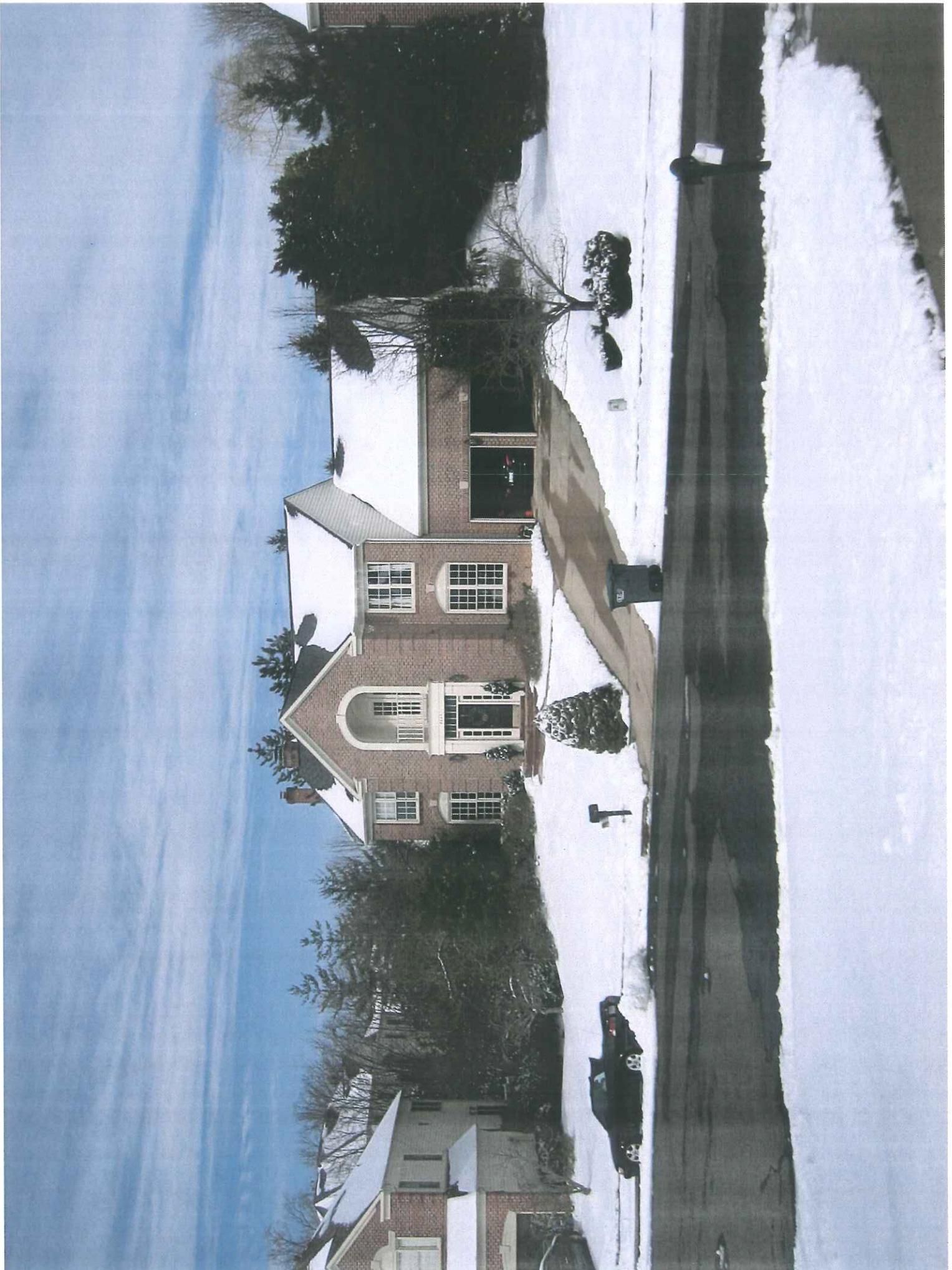
HOUSE ACROSS PIPE STEM ON RIGHT, FROM PROPOSED PORCH LOCATION



LEFT SIDE OF HOUSE FROM STREET







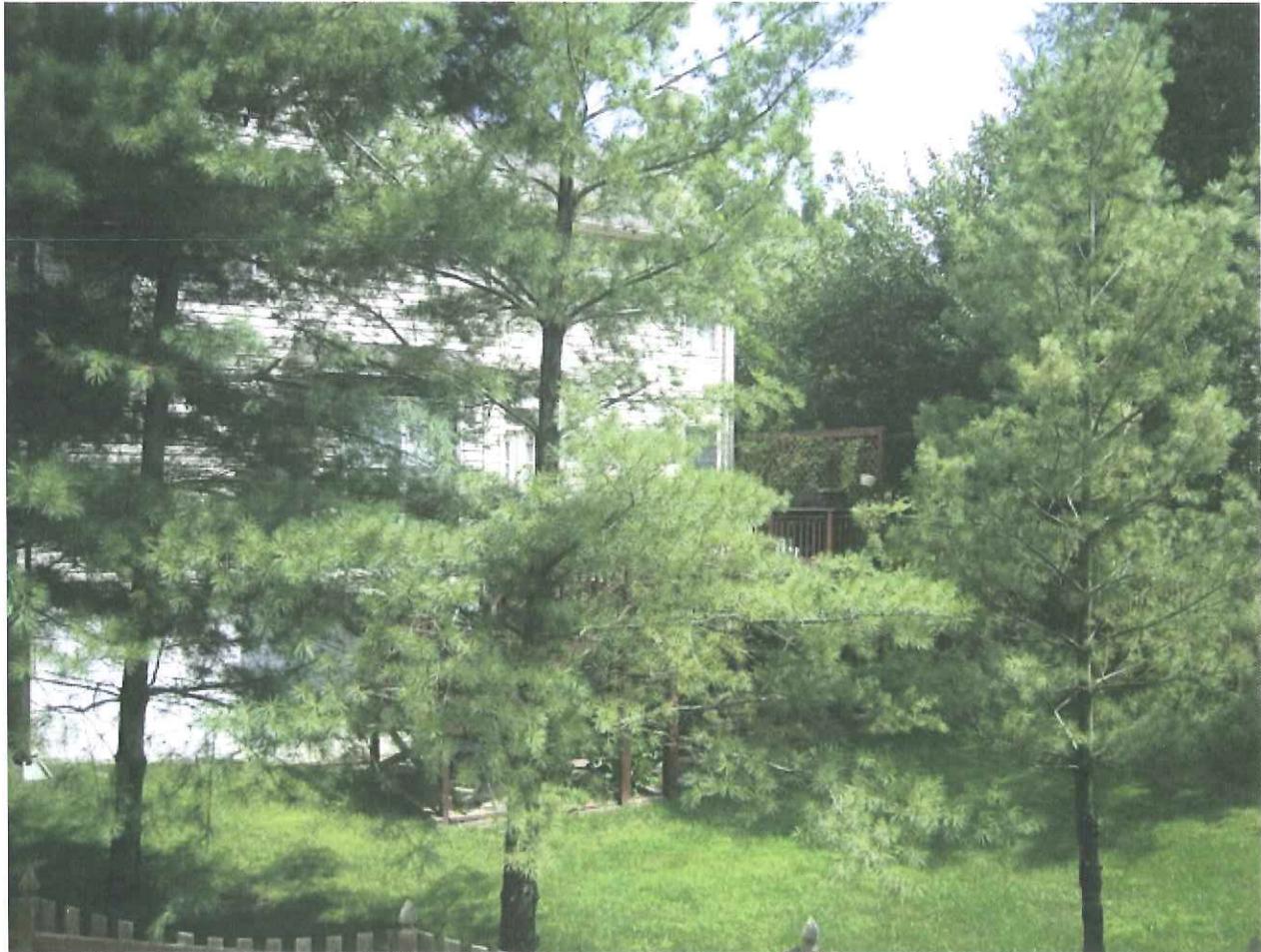




Henry Villanueva

From: Dakes Michael [greekmike@verizon.net]
Sent: Friday, August 09, 2013 3:18 PM
To: henry@pwhomeimprovement.com
Subject: Photos from PORCH PROJECT

HERE ARE THE PICTURES FOR THE SPECIAL PERMIT FOR DIANE BRADY. I HAVE DESCRIBED BELOW EACH PICTURE WHAT IT IS. LET ME KNOW IF THESE ARE OKAY. THE FIRST 5 ARE TAKEN FROM THE EXISTING WALK WAY WHICH IS THE SIGHT OF THE PROPOSED PORCH.



NEIGHBOR TO THE LEFT AS SEEN FROM PROPOSED PORCH.

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NEIGHBOR LEFT CENTER

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NEIGHBOR STRAIGHT BACK

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VIEW TO THE RIGHT

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EXISTING LOWER DECK. NO SHADE AND DOWN FLIGHT OF STAIRS.

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SIGHT OF PROPOSED PORCH.

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DIFFERENT VIEW OF SIGHT OF PROPOSED PORCH. SHOWS EXISTING LOWER DECK AND UPPER WALKWAY.

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Department of Planning & Zoning

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Zoning Evaluation Division

SPECIAL PERMIT REQUEST

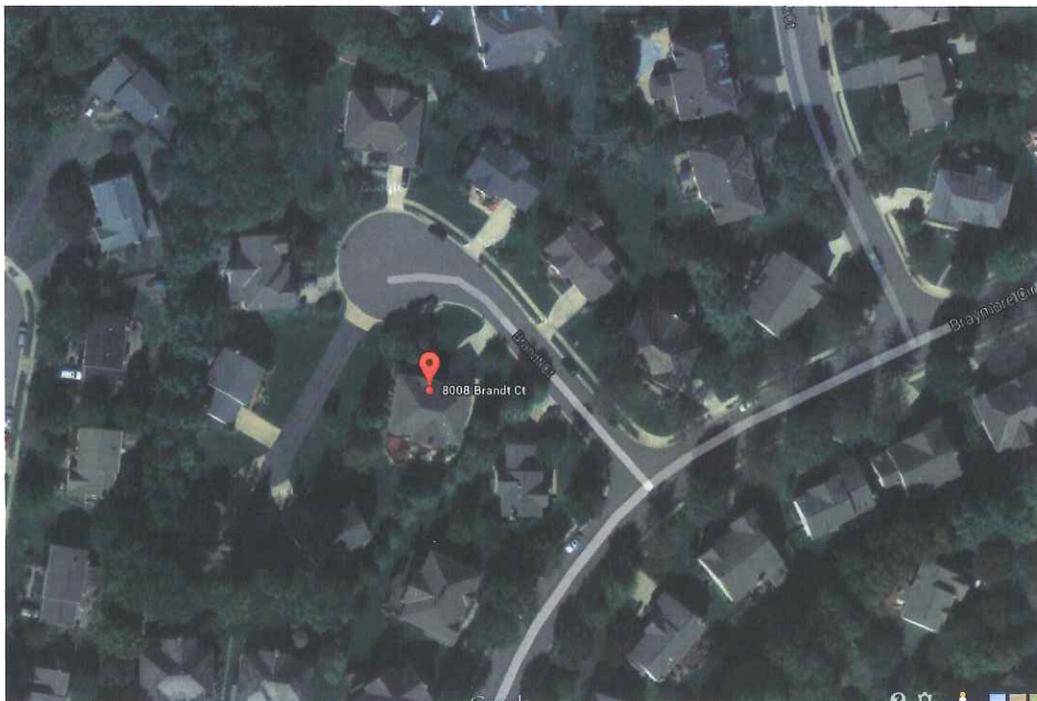
The applicant is seeking approval of a special permit to allow a reduction of certain yard requirements to permit construction of an addition 16.2 feet from the rear lot line and a reduction of yard requirements based on an error in building location to permit a deck to remain 1.1 feet from the rear lot line.

A copy of the special permit plat titled "Special Permit Plat, Lot 17, Section 2, Barrington," prepared by Larry N. Scartz, Land Surveyor, dated December 11, 2013, 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 concrete driveway provides access to the lot from Brandt Court. A concrete walkway leads from the driveway to a front stoop located on the north façade of the dwelling. Another concrete walkway leads from the driveway around the east side of the dwelling to a patio and deck located at the rear of the dwelling. An ingress-egress easement extends along the west side lot line from Brandt Court to the rear lot line to provide for a pipestem driveway. A portion of a 20 foot wide storm drainage easement covers the southeast corner of the lot. A 15 foot wide Fairfax County Water Authority easement runs across the southwest corner of the property. A wood fence 6.0 feet in height attaches to the sides of the dwelling and extend to the lot lines. The property has a manicured lawn, mature trees and landscaping.



The subject property and surrounding properties are zoned PDH-2 and developed with single family detached dwellings.

BACKGROUND AND HISTORY

Fairfax County Tax Records indicate that the single family dwelling was constructed in 1990 and purchased by the applicant in June, 2000. In 1993, the previous owner applied for and was approved for a building permit to construct a sundeck in the rear yard. This building permit is included as Appendix 5. From examining the plat that was approved for the deck with the special permit plat submitted with this application, it appears that the deck that was constructed is larger than the one originally approved, and is located within a portion of an existing stormwater management easement.

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 addition, a screened porch, 16.2 feet from the rear lot line. The PDH-2 zone uses the yard requirements of an R-2 cluster zone. The required rear yard dictated by the R-2 cluster requirements is 25 feet. Therefore, the applicant is requesting a reduction of 8.8 feet, or 35.2 percent.

The applicant is proposing to construct a screened porch approximately 21 feet in height and a total of 264 square feet in size. The porch will be constructed at the rear of the existing dwelling. The exterior of the addition will match the appearance of the existing dwelling.

The applicant is also requesting a reduction of yard requirements based on an error in building location to permit the existing deck to remain 1.1 feet from the rear lot line.

ANALYSIS

Comprehensive Plan Provisions

Plan Area: III

Planning Sector: Pohick, PO 07 Burke Lake

Plan Map: 2 dwelling units per acre

Zoning Ordinance Requirements

- *Sect. 8-006* General Special Permit Standards
- *Sect. 8-903* Group 9 Standards

- *Sect 8-914 Provisions for the Approval of Reduction to the Minimum Yard Requirements based on Error in Building Location*
- *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 6. 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, generally in the same location as an existing deck and slate pad, and shorter in height than the existing dwelling. 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 5 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 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 4,691 square feet in size. The proposed addition is approximately 264 square feet, which is approximately 5.6% of the principal structure. 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 in their statement of justification, and aerial photography, staff has confirmed that the addition 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 addition (screened porch) will not impact the use and/or enjoyment of any adjacent property with regard to issues such as noise, light, air or safety. The addition is to be to the rear of the dwelling, generally in the same location as an existing deck and slate pad, and shorter than the existing dwelling. 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 addition is a modest request. The size of the structure will be subordinate to the existing dwelling and generally in the same location as an existing deck and slate pad. 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.

CONCLUSION

Staff believes that the request for a special permit for reduction in certain yard requirements to permit an addition (screened porch) 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-036 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.

If it is the intention of the Board to approve the special permit request for error in building location to allow the existing open deck to remain 1.1 feet from the rear lot line, staff recommends that such approval be made subject to the development conditions contained in Appendix 1.

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. Building Permit, dated March 25, 1993
6. Applicable Zoning Ordinance Provisions

PROPOSED DEVELOPMENT CONDITIONS**SP 2014-SP-036****June 18, 2014**

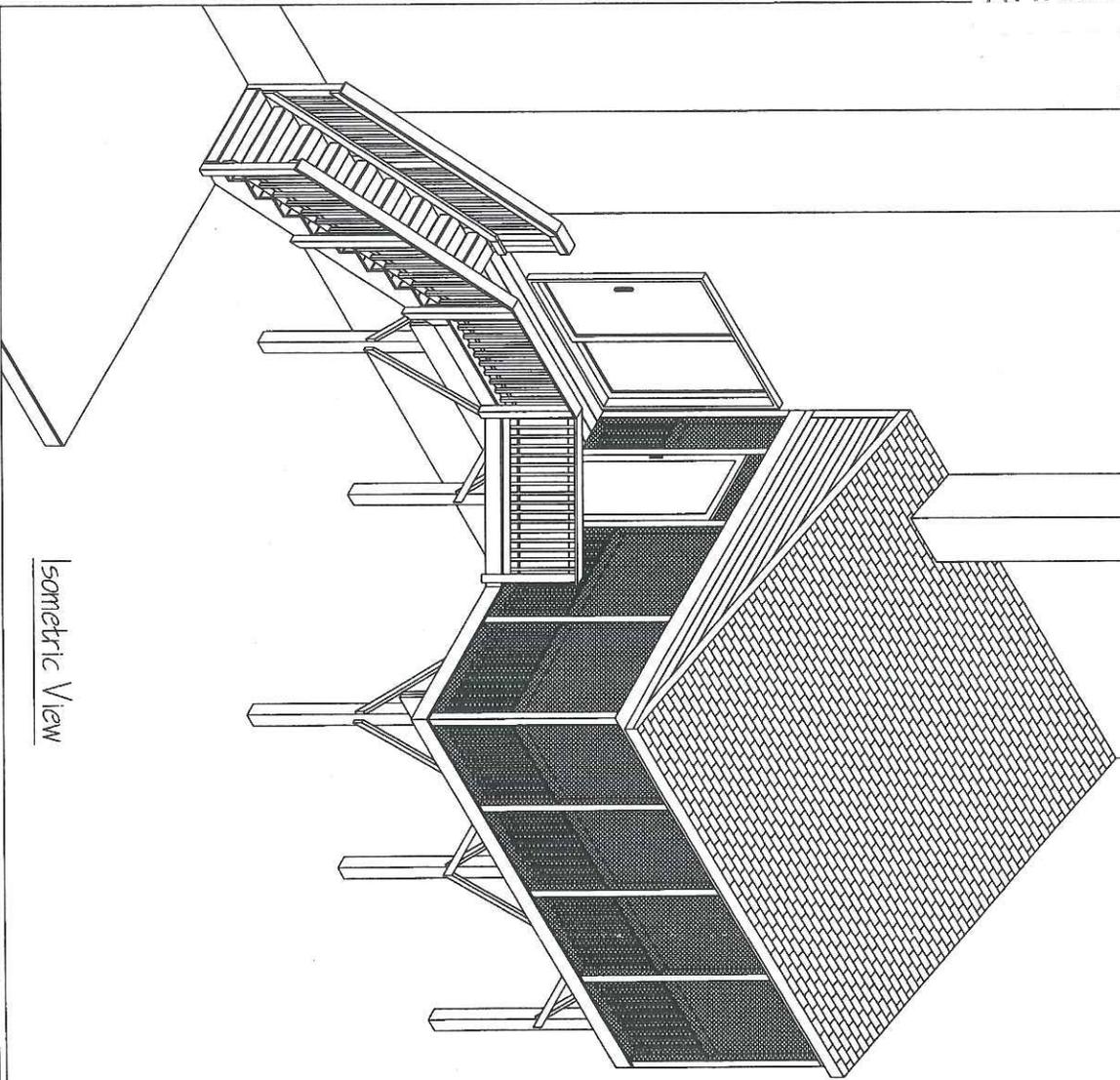
If it is the intent of the Board of Zoning Appeals to approve SP 2014-SP-036 located at Tax Map 97-1 ((7)) 17 to permit reduction of certain yard requirements pursuant to Section 8-922 of the Fairfax County Zoning Ordinance, and reduction of certain yard requirements based on error in building location pursuant to Section 8-914 of the 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 (264 square feet, 21 feet in height), and the existing open deck, as shown on the plat prepared by Larry N. Scartz, Land Surveyor dated December 11, 2013, as submitted with this application and is not transferable to other land.
3. The addition shall be generally consistent with the architectural renderings and materials- as shown on Attachment 1 to these conditions.
4. The structure (open deck) located in the existing storm drainage easement is subject to all applicable terms and conditions specified in the easement instrument.

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.

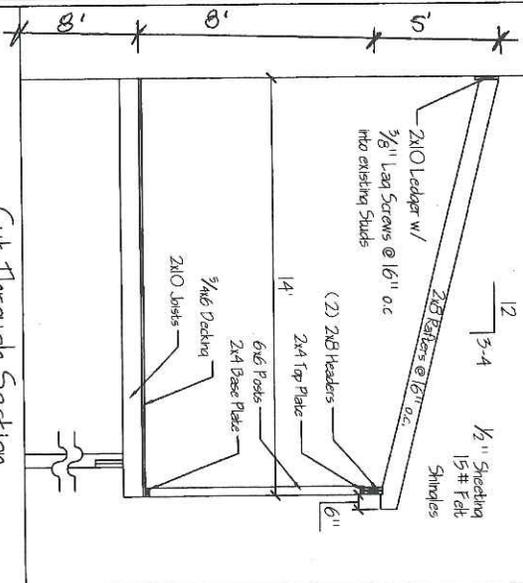
Pursuant to Sect. 8-015 of the Zoning Ordinance, this special permit shall automatically expire, without notice, 30 months after the date of approval unless construction has commenced and has been diligently prosecuted. The Board of Zoning Appeals may grant additional time to commence construction if 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.

Note: This drawing is an artistic interpretation of the general appearance of the design. It is not meant to be an exact rendition.

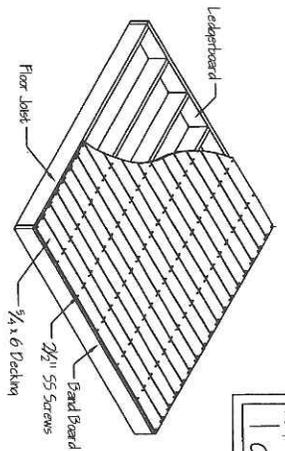


Isometric View

Hand 3/21/14
21' Total Height



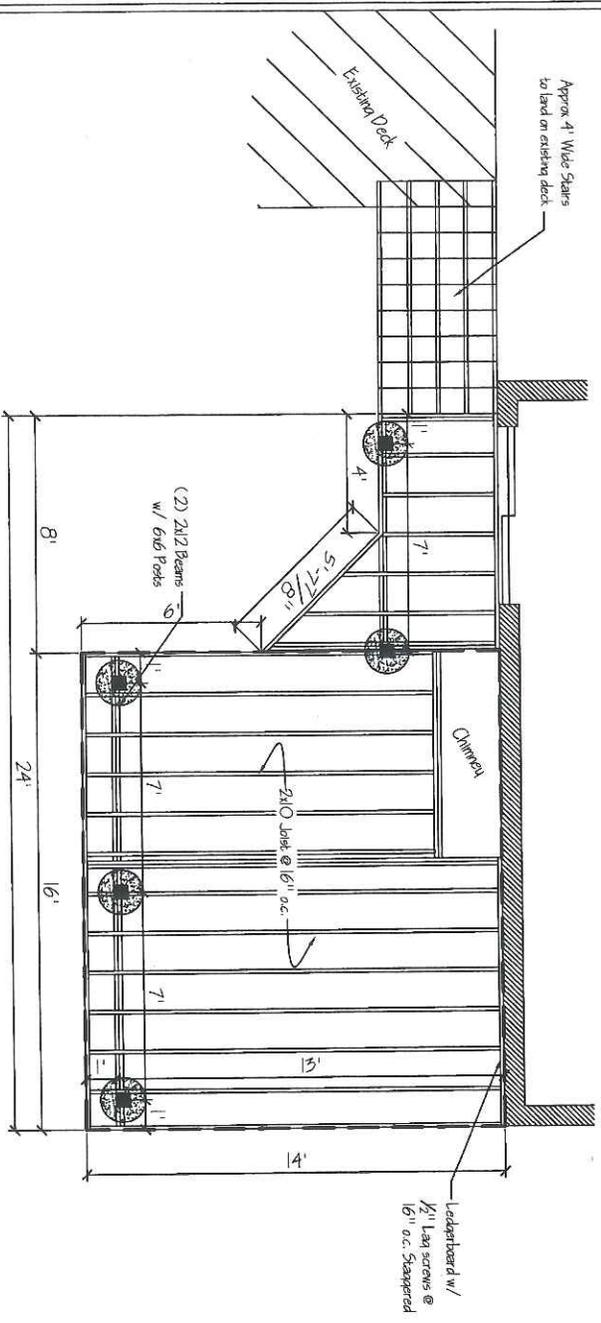
Cut Through Section
Scale: 3/8" = 1"



Typical Floor Section

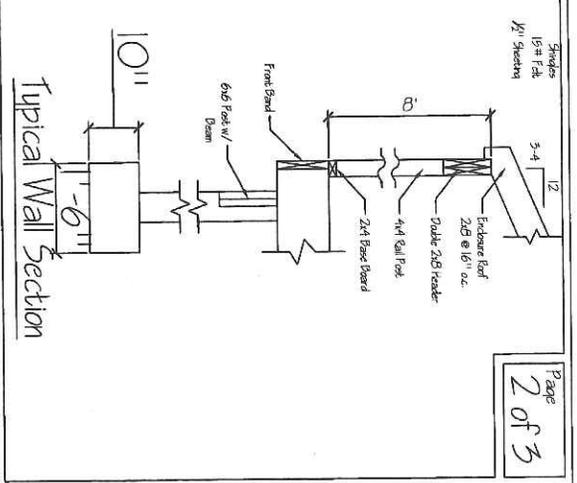
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Customer Name Diane Brady	Original Date Jul 2, 13
Customer Address 8008 Brandt Court,	Fairfax Station, VA 22059
Contractor P. Price William Home Improvement	
Contractor's Address 14906 Persistence Dr	Woodbridge, VA 22191
	Drawn by Hernu Villanueva



Plan View
Scale: 1/4" = 1'

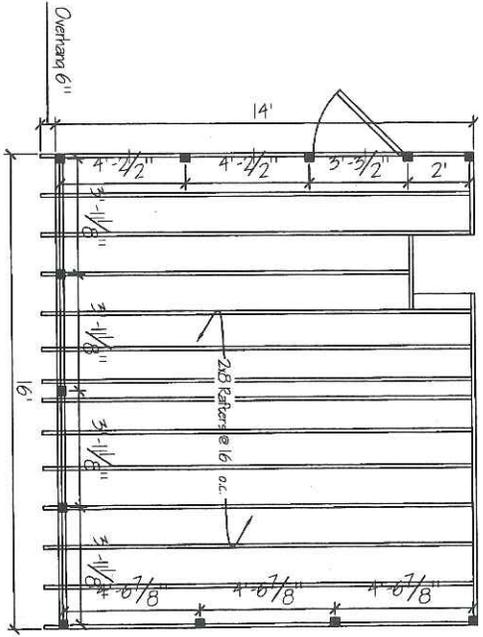
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Blank Intentionally

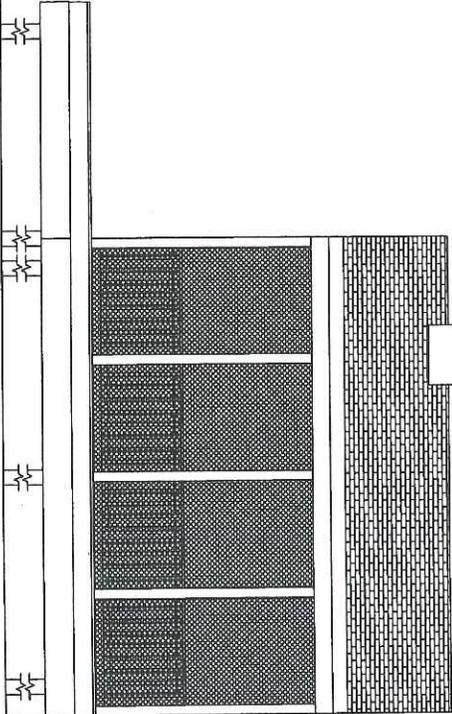
- Notes:
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 - 3) Fenders 24" deep - 18" across - 1'-0" min concrete
 - 4) Decking to be 3/4" x 6 Trex - Transcend - Kape Swing
 - 5) Stairs to be built per county typical deck details.
 - 6) Railings are to be P.F. w/ Trex - Kape Swing Rail Cap
 - 7) Elevation is 8'-0"

Customer Name Diane Brady	Original Date Jul 2, 13
Customer Address 8008 Brandt Court, Fairfax Station, VA 22059	
Contractor Prince William Home Improvement Contractor's Address 14906 Persistence Dr Woodbridge, VA 22191	Drawn by Henna Villanueva



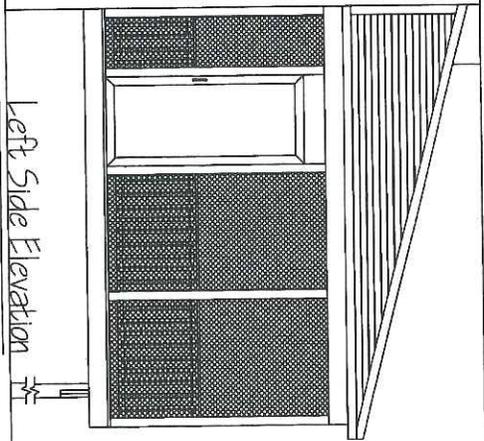
Roof Framing Plan

Scale: 1/4" = 1'



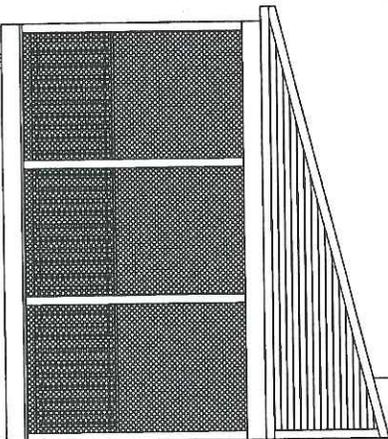
Front Elevation

Scale: 1/4" = 1'



Left Side Elevation

Scale: 1/4" = 1'



Right Side Elevation

Scale: 1/4" = 1'

AUG 29 2013

Zoning Evaluation Division

Note: These drawings are an artistic interpretation of the general appearance of the design. It is not meant to be an exact rendition.

Customer Name Diane Bradu	Order Date Jul 2 13
Customer Address 8008 Branch Court, Prince William Home Improvement 14906 Persistence Dr Woodbridge, VA 22191	Drawn by Henry Villanueva
Fairfax Station, VA 22059	

Application No.(s): SP 2014-SP-036
 (county-assigned application number(s), to be entered by County Staff)

SPECIAL PERMIT/VARIANCE AFFIDAVIT

DATE: 9/13/13 122416
 (enter date affidavit is notarized)

I, Diane J. BRADY, Trustee, do hereby state that I am an
 (enter name of applicant or authorized agent)

(check one) applicant
 applicant's authorized agent listed in Par. 1(a) below

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)
Diane J. BRADY, Trustee of the Diane J. BRADY Revocable Trust, for the benefit of: Diane J. BRADY	8008 BRANDT CT. Fairfax Station, VA 22039-3174	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-SP-036
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SPECIAL PERMIT/VARIANCE AFFIDAVIT

DATE: 9/13/13
(enter date affidavit is notarized)

122416

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)

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)

(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):

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9/13/13

(enter date affidavit is notarized)

122416

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)

(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):

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DATE:

9/13/13

(enter date affidavit is notarized)

122416

1(d). One of the following boxes **must** be checked:

In addition to the names listed in Paragraphs 1(a), 1(b), and 1(c) above, the following is a listing of any and all other individuals who own in the aggregate (directly and as a shareholder, partner, and beneficiary of a trust) 10% or more of the **APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE*** of the land:

Other than the names listed in Paragraphs 1(a), 1(b), and 1(c) above, no individual owns in the aggregate (directly and as a shareholder, partner, and beneficiary of a trust) 10% or more of the **APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE*** of the land.

2. That no member of the Fairfax County Board of Zoning Appeals, Planning Commission, or any member of his or her immediate household owns or has any financial interest in the subject land either individually, by ownership of stock in a corporation owning such land, or through an interest in a partnership owning such land.

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

NONE

(check if applicable) There are more interests to be listed and Par. 2 is continued on a "Special Permit/Variance Attachment to Par. 2" form.

Application No.(s): SP 2014-SP-036
(county-assigned application number(s), to be entered by County Staff)

SPECIAL PERMIT/VARIANCE AFFIDAVIT

DATE: 9/13/13 122416
(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 Diane J. Brady, Trustee Applicant's Authorized Agent
Diane J. BRADY, Trustee of the Diane J. Brady
Revocable Trust
(type or print first name, middle initial, last name, and title of signee)

Subscribed and sworn to before me this 13 day of Sept, 2013, in the State/Comm. of VA, County/City of Fairfax.

Kathy Lopez
Notary Public

My commission expires: Aug 31, 2014

KATHY L. LOPEZ
NOTARY PUBLIC
COMMONWEALTH OF VIRGINIA
MY COMMISSION EXPIRES AUG. 31, 2014
COMMISSION # 275285

AUG 29 2013

Zoning Evaluation Division

PORCH JUSTIFICATION

The property at 8008 Brandt Ct., Fairfax Station, VA has an irregularly shaped lot with the predominance of the acreage being to the front and right side of the house. Currently, a narrow (4 ft. wide) uncovered walkway exists at the rear of the house accessible from the family room. There is also a ground level uncovered deck below the walkway. The uncovered walkway is too narrow for use other than walking. The lower deck requires traversing a flight of stairs to get to. There is no shade for either structure. The entire area is exposed to direct sunshine most of the day.

It is our wish, in our senior years, to enjoy the outside area of our home more than we can at this time. We are avid readers and lovers of the outdoors. We would make great use of a covered, screened porch for reading or just sitting while being protected from sun, rain and bugs. This porch would also eliminate any stairs since it would be entered directly from our family room. This would be a great asset for my life partner who suffers from back and knee problems.

The proposed porch will be constructed to the highest standards and will blend in with the current property. It will in no way detract from the value of adjacent properties rather it likely would enhance property values by raising the general quality of my property.

I have obtained the required approval of the Architectural Review Committee of the Barrington Homeowners Association to construct the porch. A copy of the approval is attached. In the course of that process, the homeowners of all properties contiguous to our property have given their personal permission for the building of the proposed screened porch.

I respectfully request approval of this Special Permit to build our proposed screened porch. It would provide my life partner and me with a refuge protected from the elements and would not cause any negative impact on our neighbors.

Diane J. Brady

MAR 26 2014

Zoning Evaluation Division

3/26/14

To whom it may concern,

Below are the pending submission requirements.

5.09 - The screened room will conform to the provisions of all applicable ordinances, regulations, and adopted standards or, if any waiver, exception or variance is sought by the applicant, such shall be specifically noted with the justification for such modification.

930.00 - Existing gross floor area of house - 4691 sqft
Existing gross floor area of dock - 276 sqft
Proposed gross floor area of porch - 264 sqft (5.6%)
TOTAL AFTER - 5231 sqft
Difference from
square footage of house - 11.5%

930.01 - The resulting gross floor area of the screen room and any addition to it will be clearly subordinate in purpose, scale, use and intent to the principal structure.

930.02 - The proposed structures will be in character with the existing on-site development in terms of the location, height, bulk and scale of the existing structures on the lot.

Q30.03 THE PROPOSED STRUCTURE WILL BE HARMONIOUS WITH THE SURROUNDING OFF-SITE USES AND STRUCTURES IN TERMS OF LOCATION, HEIGHT, BULK AND SCALE OF SURROUNDING STRUCTURES, TO PROXIMITY, EXISTING VEGETATION AND THE PRESERVATION OF SIGNIFICANT TREES.

Q30.04 THE PROPOSED STRUCTURE WILL NOT ADVERSELY IMPACT THE USE AND/OR ENJOYMENT OF ANY ADJACENT PROPERTY WITH REGARD TO ISSUES SUCH AS NOISE, LIGHT, AIR, EROSION, AND STORMWATER RUNOFF.

SINCERELY,

HENRY VILLANUEVA

PRINCE WILLIAM HOME IMPROVEMENT.

Similar Case History

Group: 96-S-018

SP 96-S-018

APPLICANT:	NVR HOMES INC
STATUS:	APPLICATION APPROVED
STATUS/DECISION DTE:	08/06/1996
ZONING DISTRICT:	R-2
DESCRIPTION:	REDUCTION TO MINIMUM YARD REQUIREMENTS BASED ON ERROR IN BUILDING LOCATION TO PERMIT DWELLING TO REMAIN 19.9 FT. FROM STREET LINE OF A CORNER LOT
LOCATION:	7831 PREAKNESS LANE
TAX MAP #S:	
0871 08 0012	

BUILDING PERMIT APPLICATION

DEPARTMENT OF ENVIRONMENTAL MANAGEMENT
 FAIRFAX COUNTY, VIRGINIA
 PERMIT APPLICATION CENTER
 12055 Government Center Parkway, 2nd Floor
 Fairfax, Virginia 22035-5504
 (703) 222-0801

PERMIT # 93085B0720
 FOR INSPECTIONS CALL: (703) 222-0455

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

JOB LOCATION:
 ADDRESS 3008 Brandt Ct
 LOT # 17 BUILDING _____
 FLOOR _____ SUITE _____
 SUBDIVISION BARRINGTON - 2
 TENANT'S NAME _____

OWNER INFORMATION: / OWNER TENANT
 NAME George Vizer
 ADDRESS 8008 Brandt Ct.
 CITY Fairfax Station STATE VA ZIP 22039
 TELEPHONE 703-690-2904

CONTRACTOR INFORMATION:
 CHECK IF SAME AS OWNER
 COMPANY NAME _____
 ADDRESS _____
 CITY _____ STATE _____ ZIP _____
 TELEPHONE _____
 LOCAL CONTRACTOR LICENSE # _____
 STATE CONTRACTORS LICENSE # _____
 COUNTY BUSINESS ACCOUNT # _____
 APPLICANT _____

DESCRIPTION OF WORK
Sundeck

HOUSE TYPE _____
 ESTIMATED COST OF CONSTRUCTION 4,000
 BLDG AREA (SQ FT OF FOOTPRINT) 350
 USE GROUP OF BUILDING _____
 TYPE OF CONSTRUCTION _____

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 <u>3'10"</u>	HEATING SYSTEM _____
BUILDING AREA _____	# FIREPLACES _____
BASEMENT _____	

DO NOT WRITE IN THIS SPACE - COUNTY USE ONLY

PLAN # 10-73-
 TAX MAP # 97-1-07-0017
 ROUTING _____ DATE _____ APPROVED BY: _____

ZONING	<u>1</u>	<u>3-16-93</u>	<u>Paul</u>
SITE PERMITS	<u>2</u>	<u>3-16-93</u>	<u>Doc</u>
SANITATION			
HEALTH DEPT.			
FIRE MARSHAL			
BUILDING REVIEW			
LICENSING			
ASBESTOS			

FEE \$ _____
 FILING FEE \$ _____
 AMOUNT DUE \$ 56.00

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

APPROVED FOR ISSUANCE OF BUILDING PERMIT
 BY Doc DATE _____

ZONING REVIEW: ZONING CLASS PDH-2
 USE _____
 ZONING CASE # _____
 SQUARE FOOTAGE OF TENANT SPACE _____

YARDS: GARAGE: 1 2 3
 FRONT NC OPTIONS: YES NO
 FRONT _____ REMARKS: NO PORTION
 L SIDE NC of DECK MAY
 R SIDE NC EXTEND INTO THE
 REAR 6' EASEMENT

GRADING AND DRAINING REVIEW
 SOILS: # _____ A B C
 HISTORICAL DISTRICT _____
 AREA TO BE DISTURBED (TOTAL SQ FT) _____
 ADD'L IMPERVIOUS AREA (ADDED SQ FT) _____
 PROFFERS _____
 PLAN # _____ APPROVAL DATE _____

STAMPS: _____

(See reverse side of application)

REMARKS: RATS REMOVED

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.

Signature of Owner/Agent _____ Date 3/25/93
George Vizer owner
 Printed Name and Title

Notary Signature _____ Date _____
 (Notarization required if owner not present at time of application)

Embossed Hereon Is My
 Commonwealth of Virginia Notary Public Seal
 My Commission Expires May 31, 1996
 MERYL K. SIEKERSKI

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, or
 - B. The error is up to ten (10) percent of the measurement involved and such reduction or modification is requested in conjunction with the approval of a special permit for another use or application for a variance on the property, or is in conjunction with another special permit for an error in building location on the property that exceeds ten (10) percent of the measurement involved, and
 - C. 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
 - D. Such reduction or modification will not impair the purpose and intent of this Ordinance, and
 - E. It will not be detrimental to the use and enjoyment of other property in the immediate vicinity, and
 - F. It will not create an unsafe condition with respect to both other property and public streets, and
 - G. To force compliance with the minimum yard requirements or location regulations would cause unreasonable hardship upon the owner.
 - H. The reduction or modification 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.