



APPLICATION ACCEPTED: July 28, 2014
ADMINISTRATIVELY MOVED AT APPLICANTS REQ.
BOARD OF ZONING APPEALS: January 7, 2015
TIME: 9:00 a.m.

County of Fairfax, Virginia

December 31, 2014

STAFF REPORT

SPECIAL PERMIT SP 2014-MA-158

MASON DISTRICT

APPLICANT: Hoang, Long Kim

OWNERS: Long Kim Hoang
Raina N. Hoang

STREET ADDRESS: 6331 Beachway Drive, Falls Church, 22044

SUBDIVISION: Lake Barcroft

TAX MAP REFERENCE: 61-1 ((11)) 1031A

LOT SIZE: 18,914 square feet

ZONING DISTRICT: R-2

ZONING ORDINANCE PROVISIONS: 8-922

SPECIAL PERMIT PROPOSAL: To permit a reduction in certain side yard requirements to permit construction of addition 7.6 ft. from side lot line

STAFF RECOMMENDATION:

Staff recommends approval of SP 2014-MA-158 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.

Laura Arseneau

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.

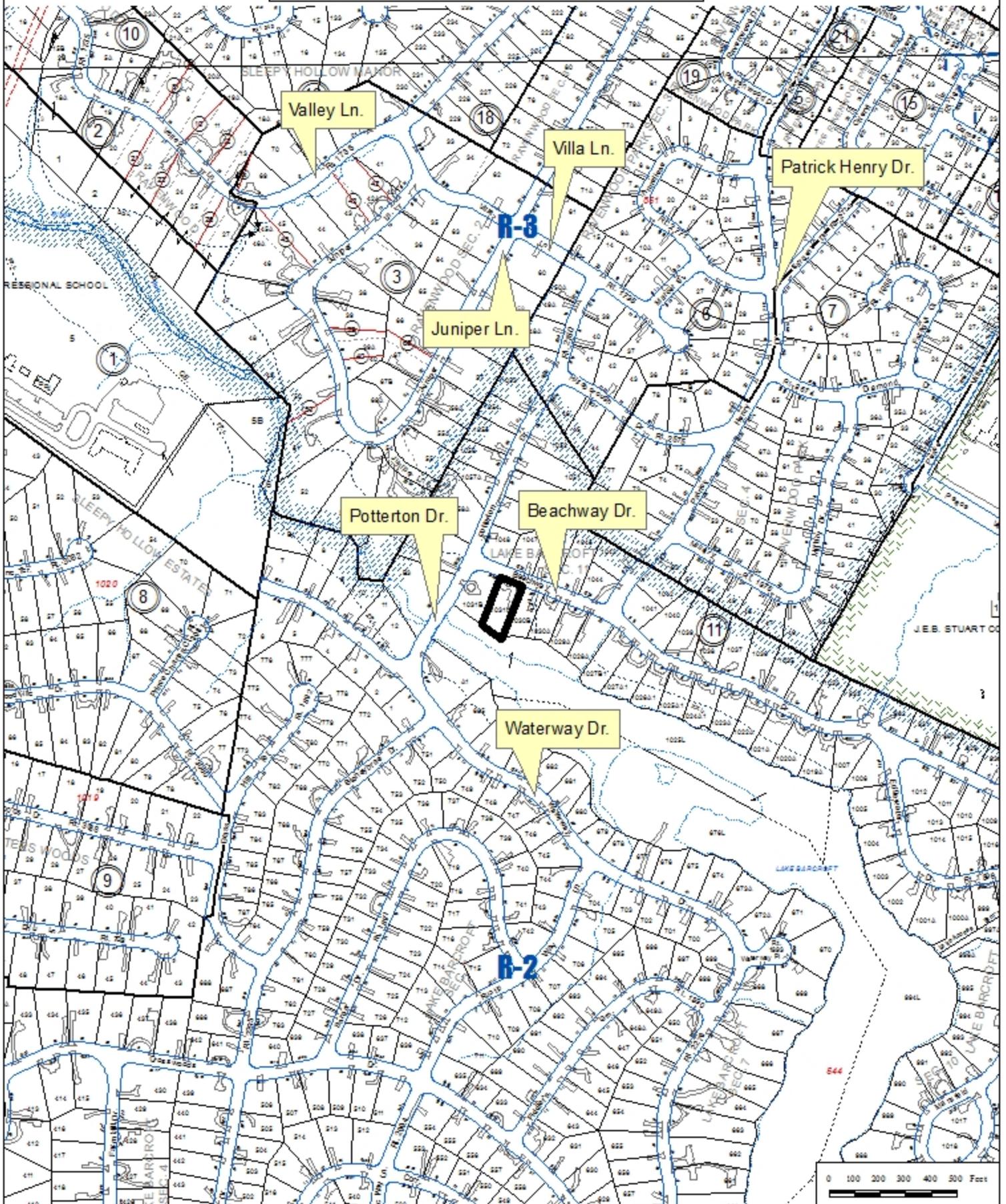
For additional information, call Zoning Evaluation Division, Department of Planning and Zoning at 703-324-1280, 12055 Government Center Parkway, Suite 801, Fairfax, Virginia 22035. **Board of Zoning Appeals' meetings are held in the Board Room, Ground Level, Government Center Building, 12000 Government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

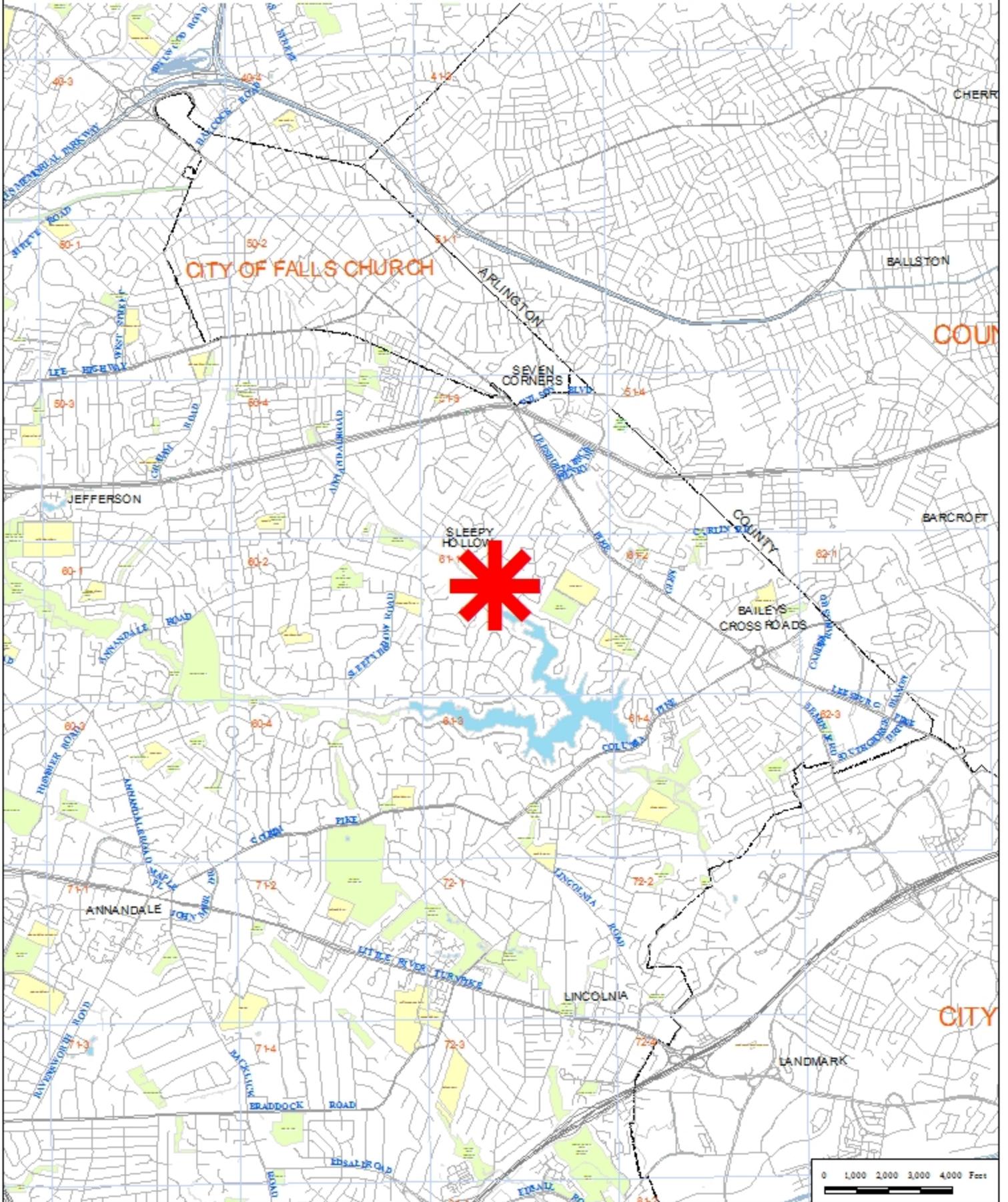
Special Permit

SP 2014-MA-158
HOANG LONG KIM



Special Permit

SP 2014-MA-158
HOANG LONG KIM



GENERAL NOTES:

- THE SUBJECT PROPERTY IS LOCATED AT 6331 BEACHWAY DRIVE, FALLS CHURCH, VIRGINIA AT TAX MAP NUMBER 61-1-11-1031A.
- THE PROPOSED DISTURBANCE LIES OUTSIDE THE 100 YEAR FLOODPLAIN AND IS CLASSIFIED AS ZONE 'X' BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) MAP #51059C0285E, REVISED: SEPTEMBER 17, 2010.
- PROPERTY BOUNDARY AND BUILDING LOCATION SURVEY PERFORMED BY WILLIAM RAMSEY PC PERFORMED IN SEPTEMBER 30, 2014.
- 2 FOOT TOPOGRAPHY SHOWN HEREON REPRESENTS A FIELD RUN SURVEY PERFORMED BY WILLIAM RAMSEY PC, DATED SEPTEMBER 30, 2014.
- THE SUBJECT PROPERTY IS CURRENTLY SERVED BY PUBLIC WATER AND SEWER.
- THE PROPERTY IS LOCATED WITHIN THE RESOURCE PROTECTION AREA (RPA).
- THERE ARE NO KNOWN HAZARDOUS OR TOXIC SUBSTANCES, AS SET FORTH IN TITLE 40, CODE OF FEDERAL REGULATIONS, PARTS 116.4, 302.4 AND 305; AND / OR ALL HAZARDOUS WASTE AS SET FORTH IN COMMONWEALTH OF VIRGINIA DEPARTMENT OF WASTE MANAGEMENT VR 672-10-1- VIRGINIA HAZARDOUS WASTE MANAGEMENT REGULATIONS, AND / OR PETROLEUM PRODUCTS AS DEFINED IN TITLE 40, CODE OF FEDERAL REGULATIONS PART 280; TO BE GENERATED, UTILIZED, STORED, TREATED, AND / OR DISPOSED OF ON SITE.
- THERE ARE NO KNOWN GRAVES OR BURIAL SITES LOCATED ON THE PROPERTY.
- THERE ARE NO KNOWN TRAILS REQUIRED BY THE COMPREHENSIVE PLAN ON OR ALONG THE FRONTAGES OF THIS PROPERTY.
- 34' FRONT BRL AS PER PLAT RECORDED IN DEED BOOK 2343 PAGE 19.
- TO TITLE REPORT FURNISHED
- ALL EASEMENTS SHOWN HEREON ARE RECORDED IN DEED BOOK 2343 PAGE 19.
- FAIRFAX COUNTY SANITARY SEWER VERTICAL DATUM.

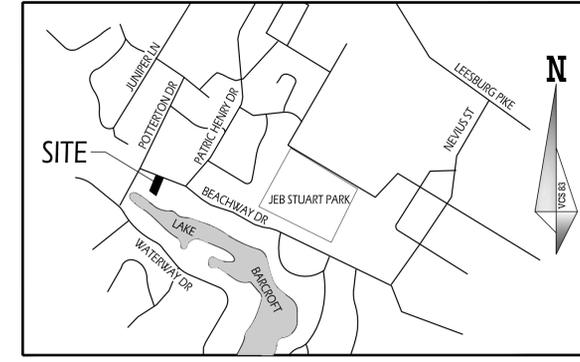
SITE TABULATIONS:

EXISTING ZONE:	R-2
EXISTING USE:	RESIDENTIAL
SITE AREA:	18,914 SF OR 0.43421 ACRES
MAXIMUM F.A.R.:	0.20 OR 3,783 SF
EXISTING F.A.R.:	+0.085 OR +3,707 SF
PROPOSED F.A.R.:	+0.113 OR +4,932 SF
MAXIMUM BUILDING HEIGHT:	35 FT.
EXISTING BUILDING HEIGHT:	+29 FT.
MINIMUM LOT AREA:	15,000 SF
EXISTING LOT AREA:	18,914 SF
MINIMUM LOT WIDTH:	100 FT.
EXISTING LOT WIDTH:	90 FT.
MINIMUM YARDS:	
FRONT:	45' PER PLAT RECORDED IN DEED BOOK 2343 PAGE 19
SIDE:	15'
REAR:	25'

IMPERVIOUS AREA

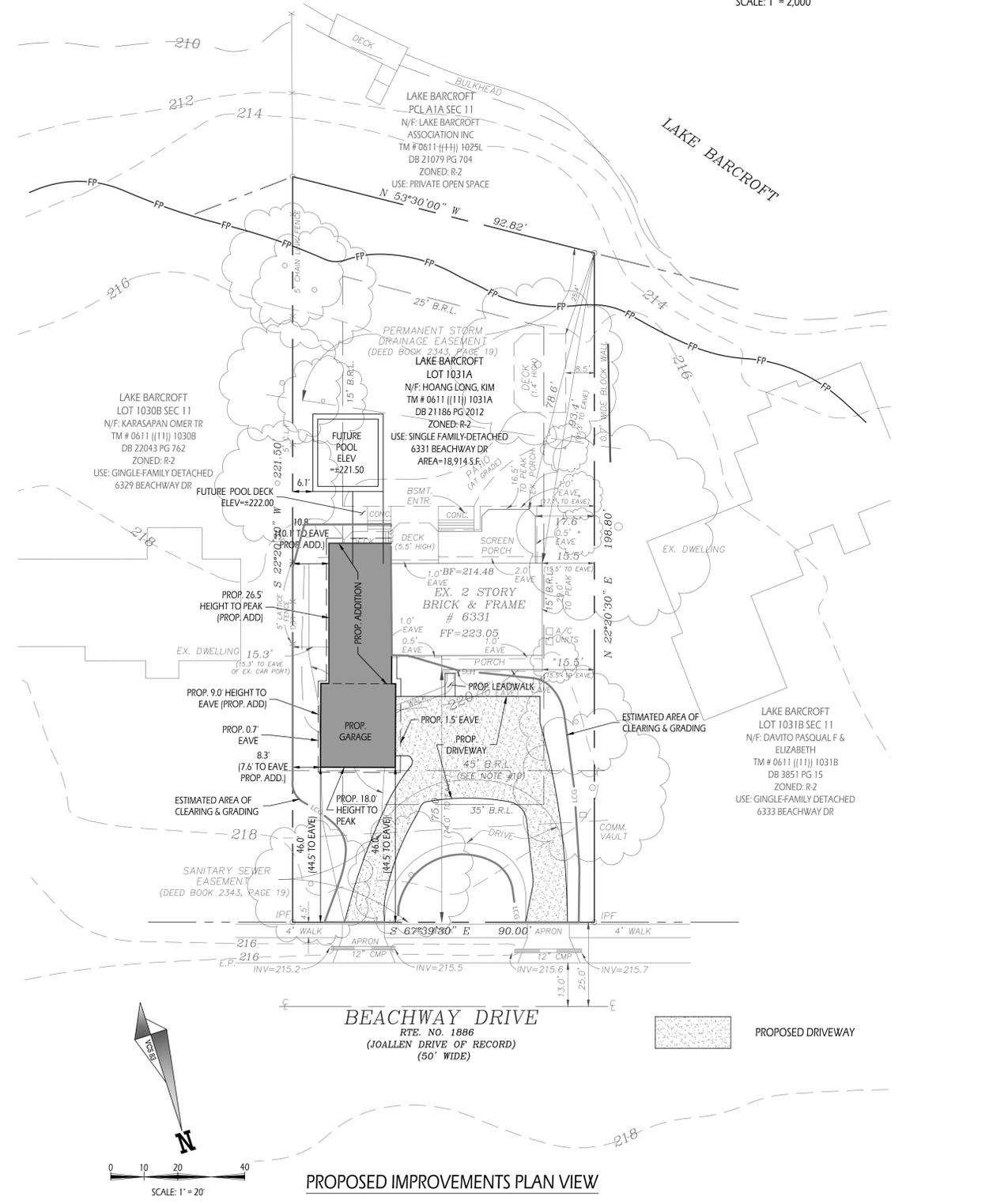
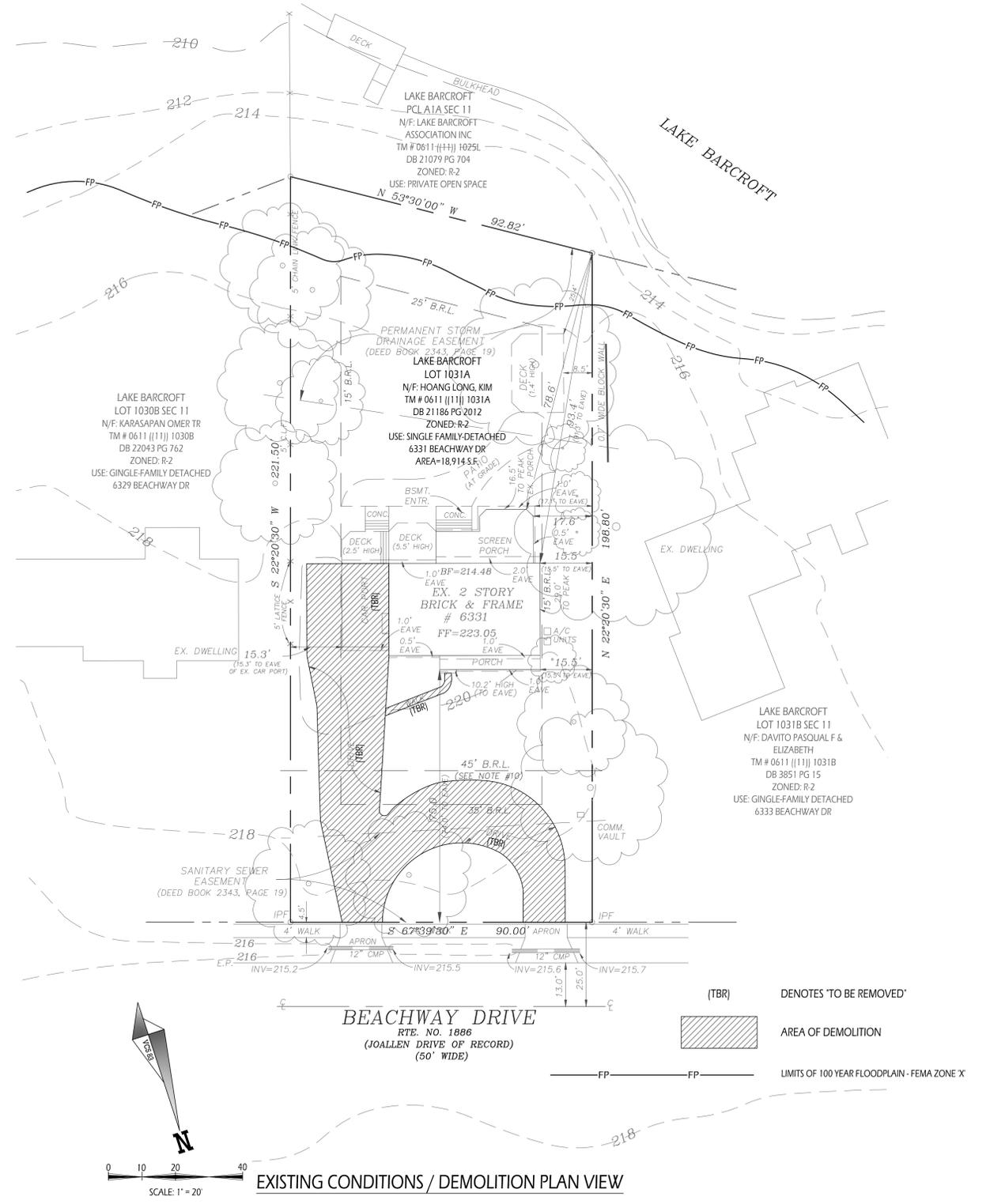
TOTAL EXISTING:	5,382 SF
EXISTING DWELLING:	1,234 SF
EXISTING FRONT PORCH:	126 SF
EXISTING REAR PORCH:	376 SF
EXISTING PATIO:	595 SF
EXISTING CONCRETE:	74 SF
EXISTING CAR PORT:	347 SF
EXISTING LEADWALK:	53 SF
EXISTING DRIVEWAY:	3,027 SF
TOTAL PROPOSED:	5,856 SF
EXISTING DWELLING:	1,234 SF
EXISTING FRONT PORCH:	126 SF
EXISTING REAR PORCH:	376 SF
EXISTING PATIO:	595 SF
EXISTING CONCRETE:	74 SF
PROPOSED ADDITION:	1,314 SF
PROPOSED DRIVEWAY:	2,116 SF
PROPOSED LEADWALK:	21 SF
INCREASE IN IMPERVIOUS AREA=	474 SF
< 500 SF INCREASE PER § 124-7.3 b(1)	
NO SWM/BMP ANALYSIS IS REQUIRED	
FUTURE POOL:	483 SF
FUTURE POOL DECK:	194 SF

(X) OWNER TRUSTEE	OWNER INFORMATION	{ } A CORPORATION { } A PARTNERSHIP { } AN INDIVIDUAL
HOANG LONG KIM		703-820-6331
NAME		PHONE
6331 BEACHWAY DR, FALLS CHURCH, VA 22044		
ADDRESS		



FRONT YARD COVERAGE:

EXISTING FRONT YARD TO 35' BRL:	3,150 SF	EXISTING FRONT YARD TO EXISTING HOUSE:	6,752 SF
EXISTING DRIVEWAY IN FRONT YARD:	1,587 SF	EXISTING DRIVEWAY IN FRONT YARD:	2,604 SF
= 50.4% EXISTING FRONT YARD COVERAGE		= 38% EXISTING FRONT YARD COVERAGE	
PROPOSED FRONT YARD TO 35' BRL:	3,150 SF	EXISTING FRONT YARD TO 45' BRL:	4,050 SF
PROPOSED DRIVEWAY IN FRONT YARD:	722 SF	EXISTING DRIVEWAY IN FRONT YARD:	1,988 SF
= 22.9% PROPOSED FRONT YARD COVERAGE		= 49.1% EXISTING FRONT YARD COVERAGE	
(25% MAX PER ZO 11-102.8)		PROPOSED FRONT YARD TO 45' BRL:	4,050 SF
		PROPOSED DRIVEWAY IN FRONT YARD:	1,156 SF
		= 28.5% PROPOSED FRONT YARD COVERAGE	



SMITH ENGINEERING

SPECIAL PERMIT PLAT
LAKE BARCROFT
6331 BEACHWAY DRIVE
MASON DISTRICT
FAIRFAX COUNTY, VIRGINIA
CO # SE



SMITH ENGINEERING
PROJECT: 165-01
ASHLEIGH T. BLEEKER
703-956-6204
Ashleigh@SmithEngineeringVA.com
14901 BOGLE DRIVE SUITE 202
CHANTILLY, VA 20151

PLAN SUBMISSIONS	
10/ /14	SUBMIT TO FFX DPZ
OTHER PLAN DISTRIBUTIONS	

SCALE: 1" = 20'
DATE: SEPTEMBER 25, 2014
SHEET 1 OF 1

P:\165-01 Lake Barcroft Lot 1031A Sec 11 (Eng) SPAP Sheets\Special Permit Amendment Plat.dwg 12/16/14_13:11

SPECIAL PERMIT REQUEST

The applicant is requesting approval of a special permit for a reduction in certain side yard requirements to permit construction of an addition 7.6 feet from side lot line. The approximately 1,255 square foot kitchen and two-car garage addition will be 26.5 feet in height to the ridgeline. The side yard setback for properties zoned R-2 is 15 feet; therefore the applicant is requesting a reduction of 7.4 feet, or 49.3 percent.

A copy of the special permit plat titled "Special Permit Plat, Lake Barcroft" prepared by Ashleigh T. Bleeker, P.E., dated September 25, 2014, is included in the front of the staff report.

CHARACTER OF THE SITE AND SURROUNDING AREA

The 18,914 square foot lot contains a two story single family detached dwelling. A porch, walkway and driveway, with two access points to Beachway Drive, are located to the north of the dwelling. A carport (to be removed for proposed addition) is attached to the east of the dwelling. A number of decks, a screen porch, a patio and a basement entrance are located to the south of the dwelling. A five foot high part lattice, part chain link fence exists along the eastern property line. The property slopes downward towards Lake Barcroft to the direct south of the dwelling. A number of mature trees exist to the south of the dwelling. A permanent storm drainage easement exists to the south of the dwelling and a sanitary sewer easement exists along the northern front property line.



As shown above, the existing lot and surrounding lots are zoned R-2 and developed with single family detached dwellings. The property is south of Leesburg Pike and west of Patrick Henry Drive.

BACKGROUND AND HISTORY

Fairfax County tax records indicate that the single family dwelling was constructed in 1973 and purchased by the applicants in 2010.

On October 12, 2011, a building permit was approved for the by-right construction of a screen porch addition and a deck with stairs to the south of the dwelling (Appendix 4).

There is no building permit for the 1.4 foot high deck to the south of the dwelling found in county files.

There are no complaints related to the property in Fairfax County files.

County databases indicate that a number of special permits or variances requests related to a reduction in minimum required side or rear yards for the construction of an addition are located on nearby properties. Please see Appendix 5 for a list of related nearby cases.

ANALYSIS

Comprehensive Plan Provisions

Plan Area: I
 Planning District: Baileys
 Planning Sector: Barcroft Community Planning Sector (B05)
 Plan Map: Residential 2-3 du/ac

Zoning Ordinance Requirements (Appendix 8)

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

General Standards for Special Permit Uses (Sect. 8-006)

<p>Standards 1 and 2 Comprehensive Plan/ Zoning District</p>	<p>The Comprehensive Plan recommends residential uses and the property is developed with a residential use. The R-2 District allows a reduction in minimum required yards with a special permit approval. The proposed use is in harmony with the Comprehensive Plan and the general purpose and intent of the R-2 District.</p>
<p>Standard 3 Adjacent Development</p>	<p>In staff’s opinion, the proposed use will not hinder or discourage use or development of neighboring properties or value.</p>
<p>Standard 4 Pedestrian/ Vehicular Traffic</p>	<p>No increase vehicular or pedestrian traffic is expected with this application. In staff’s opinion, the proposed use is not hazardous and does not conflict with existing and anticipated traffic in the neighborhood.</p>
<p>Standard 5 Landscaping/ Screening</p>	<p>There is minimal existing vegetation that would screen the proposed addition from the property to the east. Staff from Urban Forestry Management Division has recommended tree</p>

	plantings to help screen the proposed addition (please see the Urban Forestry section of this report). A development condition has been included in Appendix 1 to address this concern.
Standard 6 Open Space	There is no open space requirement.
Standard 7 Utilities, Drainage, Parking, and Loading	There are no changes to the utilities, drainage, parking or loading of the site.
Standard 8 Signs	No signage is proposed.

Standards for all Group 9 Uses (Sect. 8-903)

Standard 1 Lot Size and Bulk Regulations	The bulk regulations for minimum required yards are requested to be modified with the special permit application.
Standard 2 Performance Standards	The use will comply with the performance standards set forth in Article 14 of the Zoning Ordinance.
Standard 3 Site Plan	The construction is disturbing more than 2,500 square feet; therefore the application is subject to the provisions of Article 17, Site Plans.

Standards for Reduction of Certain Yard Requirements (8-922)

Standard 1 <i>Yard Requirements Subject to Special Permit</i>	<i>A. Minimum Required Yards - Yard not less than 50% of the requirement and not less than 5 feet:</i> The proposed addition will be located 7.6 feet from the eastern side lot line. The required side yard in an R-2 District is 15 ft., resulting in a reduction 49.3%. <i>B. Pipestem Lots:</i> N/A <i>C. Accessory Structure Locations:</i> N/A <i>D. Extensions into Minimum Required Yards:</i> N/A
Standard 2 <i>Not a Detached Structure in a Front Yard</i>	The application does not propose a detached accessory structure.
Standard 3 <i>Principal Structure that Complied with Yard Requirements When Established</i>	The subject property contains a single family dwelling which is an existing principal structure.
Standard 4 <i>Addition No More than 150% of the Gross Floor Area (GFA) at the Time of First Expansion Request</i>	The proposed dining room and garage addition is 1,255 square feet. The existing GFA of the primary structure is 3,707 square feet, therefore the proposed addition will be 33.9% of the GFA.

<p>Standard 5 <i>Accessory Structure Subordinate in Purpose, Scale, Use and Intent</i></p>	<p>As the proposed addition is not an accessory structure, this standard does not apply.</p>
<p>Standard 6 Construction in Character with On-Site Development</p>	<p>The proposed addition is being constructed to the east of the dwelling. The elevation drawings indicate that the materials, size and scale of the proposed addition would be compatible with the existing dwelling.</p>
<p>Standard 7 Construction Harmonious with Off-Site Development</p>	<p>Through aerial photography, submitted photographs, and background research staff has confirmed that there are similar additions located in side yards on the neighboring properties. The proposed additions would not affect neighboring properties in terms of location, height and bulk, and vegetation. An existing red maple in the property to the east may be affected by the proposed addition. Staff is recommending tree protection fencing and including a development condition to address this concern.</p>
<p>Standard 8 Construction Shall Not Adversely Impact Adjacent Properties</p>	<p>Staff believes that the proposed addition at approximately 1,225 square feet, will not significantly impact the use and/or enjoyment of any adjacent property with regard to issues such as noise, light, air or safety. DPWES has indicated that there are no drainage complaints on file related to this property. Staff believes the addition will not significantly increase runoff or erosion as it would be partially constructed on the footprint of an existing carport and driveway.</p>
<p>Standard 9 <i>Represents the Minimum Amount of Reduction Necessary</i></p>	<p>The layout of the existing structure limits the amount of alternate locations for the construction of the addition to the east. A portion of the proposed addition would be constructed in the location of the existing carport and driveway. The addition could be constructed by-right on the southern side of the house but it would increase the impervious area on the lot.</p> <p>In addition the applicant increased the setback of the dining room portion of the addition by two feet from the original submission to be further away from the neighboring property and also to allow tree plantings for screening.</p> <p>The entire property is in a Resource Protection Area (RPA) and has a floodplain to the south of the dwelling. No construction is taking place in the floodplain. Staff from the Department of Public Works and Environmental Services has made comments addressing the construction in the RPA (please see the DPWES section). Other issues of lot shape, yard determination, environmental characteristics, slopes, wells, easements and historic resources are not applicable to this site.</p>

Standard 10 BZA May Impose Conditions	Proposed development conditions are included in Appendix 1.
Standard 11 Submission Requirements	A copy of the plat is included in the beginning of this report.
Standard 12 Architectural Elevations	Proposed elevations are included in the beginning of this report and are also included as an attachment to the development conditions.

Urban Forestry (Appendix 6)

On November 20, 2014, the Urban Forestry Management Division (UFMD) provided comments concerning tree plantings and tree preservation. Staff recommends that tree protection fencing be provided during construction around a red maple on the neighboring property. Staff also recommends evergreen plantings to enhance screening between the proposed addition and the property to the east. Development condition have been included in Appendix 1 to address both of these concerns.

DPWES- Stormwater Site Development (Appendix 7)

On October 31, 2014, staff noted that during site plan analysis that the applicant must apply for a waiver for loss of buildable area due to the fact the entire property is located in a Resource Protection Area and the proposed construction is over 1,000 square feet. Additionally, staff noted that a floodplain use determination is required, but this will also take place during site plan review by the Department of Public Works and Environmental Services (DPWES).

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-MA-158 for the reduction of certain yard requirements to permit construction of an addition, subject to the proposed conditions set forth 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.

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 History
5. Similar Case History
6. Urban Forestry Memorandum dated November 20, 2014
7. DPWES-SDID Stormwater Memorandum dated October 31, 2014
8. Applicable Zoning Ordinance Provisions

PROPOSED DEVELOPMENT CONDITIONS**SP 2014-MA-158****December 31, 2014**

If it is the intent of the Board of Zoning Appeals to approve SP 2014-MA-158 located at Tax Map 61-1 ((11)) 1031A to permit reduction of certain yard requirements pursuant to Sects. 8-922 of the Fairfax County Zoning Ordinance, staff recommends that the Board condition the approval by requiring conformance with the following development conditions.

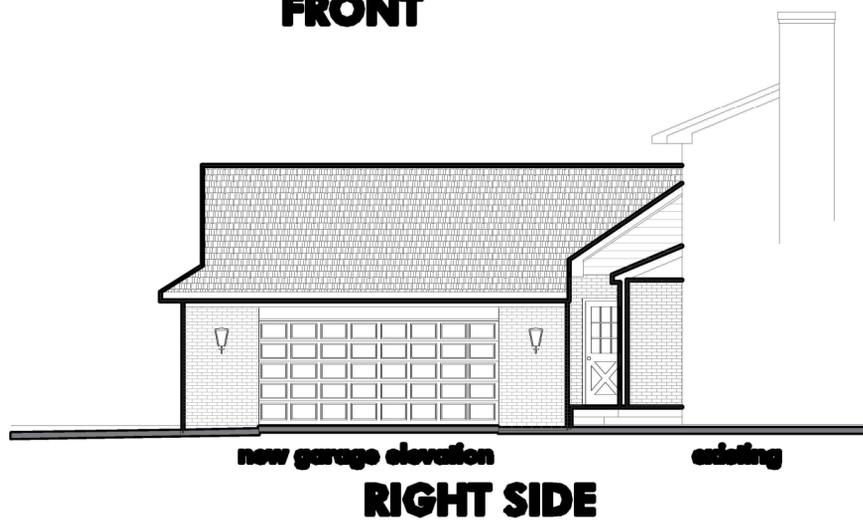
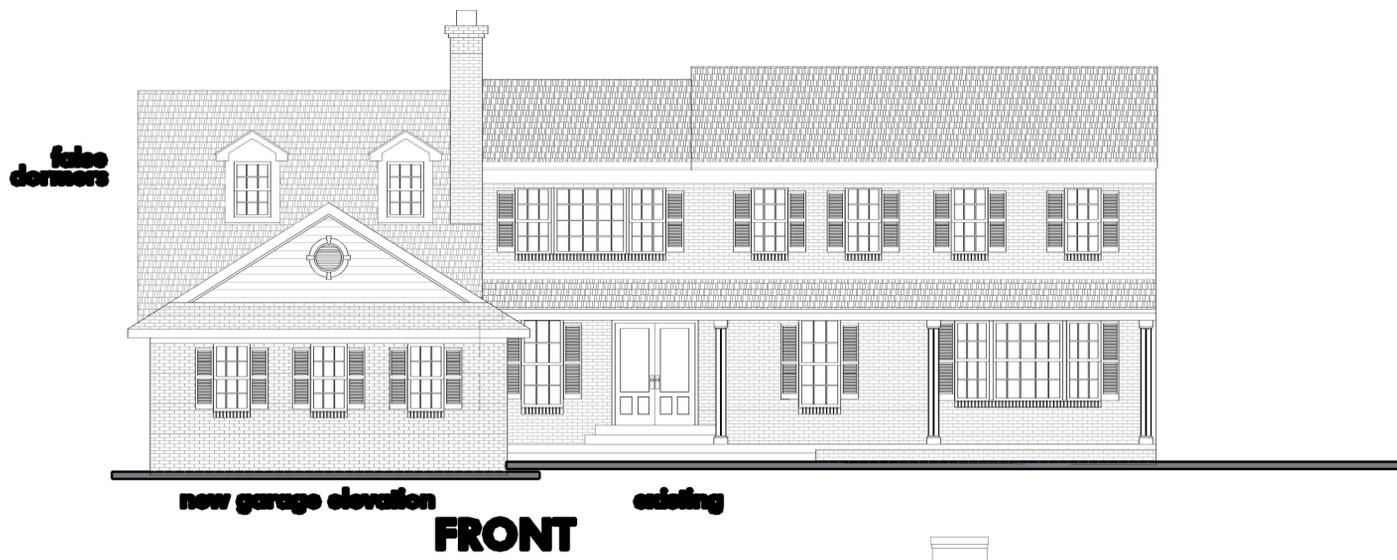
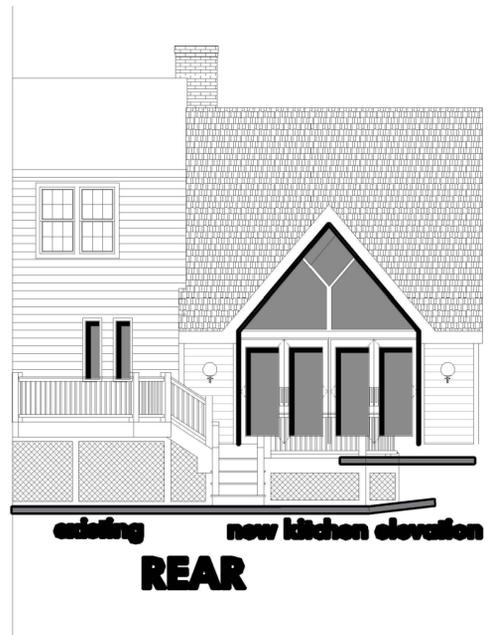
1. These conditions shall be recorded by the applicant among the land records of Fairfax County for this lot prior to the issuance of a building permit. A certified copy of the recorded conditions shall be provided to the Zoning Permit Review Branch, Department of Planning and Zoning.
2. This special permit is approved for the location and size of the accessory structure as shown on the plat titled, "Special Permit Plat, Lake Barcroft" prepared by Ashleigh T. Bleeker, P.E., dated September 25, 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 (3,707 square feet existing + 5,561 square feet (150%) = 9,268 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. This special permit is subject to the provisions of Article 17, Site Plans. Any plan submitted to the Department of Public Works and Environmental Services (DPWES) pursuant to this special permit shall be in substantial conformance with these conditions. Minor modifications to the approved special permit may be permitted pursuant to Par. 4 of Sect. 8-004 of the Zoning Ordinance.
5. 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 in accordance with the Urban Forestry Management Division requirements. 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.

6. In consultation with the Urban Forestry Management Division, a single row of six, 6 to 8 foot tall, Category I or II evergreens that are upright in nature will be provided with a spacing of 6 to 8 foot on center between the adjacent property line to the east and the proposed dining room and garage addition.
7. The applicant shall obtain a building permit and final inspections for an existing detached deck located to the south of the dwelling.
8. 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.



FEB 21 2014

Zoning Evaluation Division

STATEMENT OF JUSTIFICATION

- A. **Type of operation** *Not applicable*
- B. **Hours of operation** *Not applicable*
- C. **Estimated number of patrons/clients/patients/etc.** *Not applicable*
- D. **Proposed number of employees/attendants/teachers/etc** *Not applicable*
- E. **Estimate of traffic impact.....** *None or not applicable*
- F. **Vicinity or general area to be served by the use** *Not applicable*
- G. **Description of building façade and architecture of proposed new building or addition.**

The addition is in keeping with the architecture of the existing house. It is standard colonial in style. We have attached drawings to show what the addition will be.

- H. **A listing, if known of all hazardous** *None or not applicable*
- I. **A Statement of how the proposed use conforms to the provisions of all applicable ordinances, regulation, adopted standards and any applicable conditions, or, if any waiver, exception or variance is sought by the applicant from such ordinances, regulations, standards and conditions, such shall be specifically noted with the justification for any such modification.**

This special permit request is to allow for a garage/kitchen addition to be built within 7.9 feet of the side property line in lieu of the standard 15 foot side yard setback. All in conformance with ordinances and regulations except for side yard setback. This is because the lot has some unusual conditions. It is on the waterfront of Lake Barcroft and the waterfront lots tend to be somewhat narrow, which allowed the developer to sell more lakefront lots. However, as can be seen, this house fully utilized its allowable width in the allowable footprint with just a single carport. This is also true for its neighbor to the left (as seen from the street) as can be seen in the photos.

Also because it is waterfront, it has severe requirements to the rear imposed by the Chesapeake Bay Ordinances.

The existing house is set further back than required which (with approval of the special permit) allows the placement of the garage part of the addition in the front of the house without greatly altering or hiding the appearance of the existing house. (See drawings)

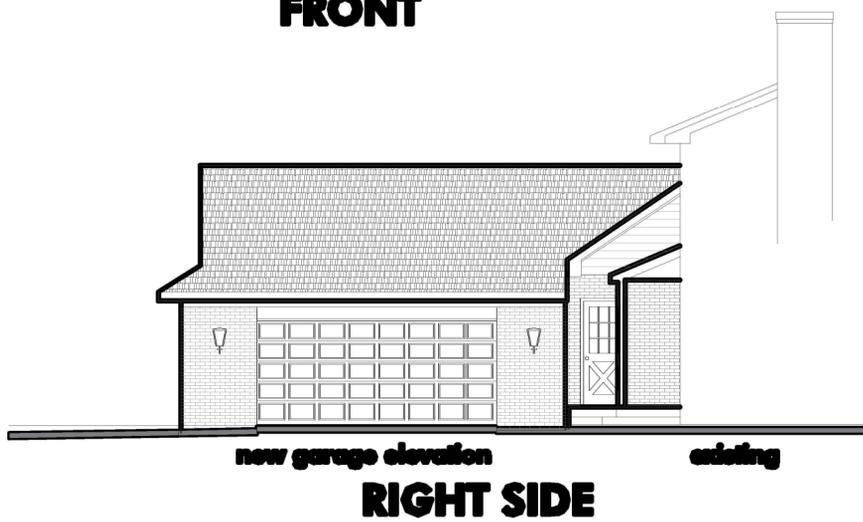
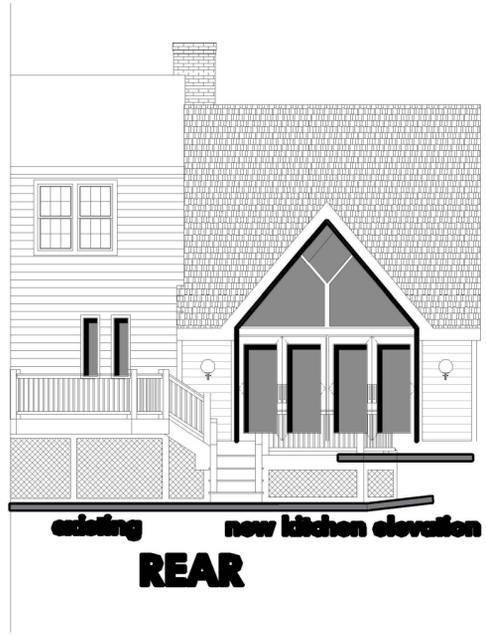












Application No.(s): SP 2014-MA-158
(county-assigned application number(s), to be entered by County Staff)

SPECIAL PERMIT/VARIANCE AFFIDAVIT

DATE: 9/3/2014
(enter date affidavit is notarized)

124513

I, LONG, KIM HOANG, RAINA NAM HOANG 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)
LONG, KIM HOANG	6331 BEACHWAY DR FALLS CHURCH, VA 22044	TITLE OWNER
RAINA N HOANG	6331 BEACHWAY DR FALLS CHURCH, VA 22044	TITLE OWNER
PASQUALE FRANK DIVITO d/B/A Divito & Assoc.	6333 BEACHWAY DR FALLS CHURCH, VA 22044	AGENT / ARCHITECT

(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-MA-158
(county-assigned application number(s), to be entered by County Staff)

SPECIAL PERMIT/VARIANCE AFFIDAVIT

DATE: 9/3/2014
(enter date affidavit is notarized)

124513

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): SP 2014-MA-158
(county-assigned application number(s), to be entered by County Staff)

Page Three

SPECIAL PERMIT/VARIANCE AFFIDAVIT

DATE: 9-3-2014
(enter date affidavit is notarized)

124513

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): SP-2014-MA-158
(county-assigned application number(s), to be entered by County Staff)

Page Four

SPECIAL PERMIT/VARIANCE AFFIDAVIT

DATE: 9-3-2014
(enter date affidavit is notarized)

124513

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 MA-158
(county-assigned application number(s), to be entered by County Staff)

SPECIAL PERMIT/VARIANCE AFFIDAVIT

DATE: 9-3-2014
(enter date affidavit is notarized)

124513

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 *Long K. Hoang* Applicant's Authorized Agent *Raina N Hoang*

LONG, K. HOANG, owner & Raina N HOANG, owner
(type or print first name, middle initial, last name, and title of signee)

Subscribed and sworn to before me this 3rd day of September, 2014, in the District of Columbia, State/Comm. of _____, County/City of _____.

[Signature]
Notary Public

My commission expires: _____

SOOK J KINLEY
Notary Public, District of Columbia
My Comm. Exp. 3/31/2015



Land Development Information History: FIDO - ADDITION R - 112580261

Permit Information

Permit Number:	112580261	Application Date:	
Permit Type:	RESIDENTIAL ADDITION	Tax Map:	061-1 ((11)) 1031A
Job Address:	006331 BEACHWAY DR	Permit Status:	Finalized
	FALLS CHURCH , VA 22044-1510	Bldg:	Floor: Suite:
		Permit Fee:	\$8.67

Location:

Subdivision: LAKE BARCROFT

Magisterial District: MASON

Subcensus Tract:

AP (Tenant) Name:

Work Description: build screen porch and deck with stairs / no hot tub

Type of Work: ADDITIONAL STORIES

Building Use: SFD - SINGLE FAMILY DWELLING

Standard: IR06 - IRC 2006

Plan Number: W-11-5088

Parent Permit:

ISIS Permit:

Type of Const: VB

Use Group: R5

Comments:

Link to FIDO record : [112580261](#)

Owner Information

Owner: HOANG LONG KIM
Address: 6331 BEACHWAY DR
City: FALLS CHURCH State: VA
 Zip: 22044

Contractor Information

Name: SUNDECKS INC **BPOL License:**
Address: 8195 C EUCLID COURT **State License:**
City: MANASSAS PARK State: VA **Trade Reg.:**
 Zip: 20111-0000

Trade Name:

Applicant Information

Applicant: WARD
Address: 14325 CLIMBING ROSE WAY
City: CENTREVILLE State: VA
 Zip: 20121

Other Contact Information

Contact:
Address:
City: **State:** **Zip:**

Inspections**Inspection - R FINAL - FINAL INSPECTION - 5504571**

Insp Type	Insp Date	Insp Name	Partial?	Insp Result	Re-Fee	Comments
R FINAL	2011-12-16	BRYANT WILKERSON	N	Passed	NO	

Inspection - R FOOTING - FOOTING INSPECTION - 5504568

Insp Type	Insp Date	Insp Name	Partial?	Insp Result	Re-Fee	Comments
R FOOTING	2011-10-18	CRAIG LEECH	N	Passed	NO	as noted take holes next to areaway both ses down to footing depth

Inspection - R FRAMING - FRAMING INSPECTION - 5512652

Insp Type	Insp Date	Insp Name	Partial?	Insp Result	Re-Fee	Comments
R FRAMING	2011-11-16	GEORGE FORD	N	Passed	NO	

Inspection - R FRAMING - FRAMING INSPECTION - 5504569

Insp Type	Insp Date	Insp Name	Partial?	Insp Result	Re-Fee	Comments
R FRAMING	2011-10-21	BRYANT WILKERSON	Y	Passed	NO	lower decks

Inspection - RINSLATION - INSULATION INSPECTION - 5504570

Insp Type	Insp Date	Insp Name	Partial?	Insp Result	Re-Fee	Comments
RINSLATION			N	None	NO	Auto Finalization

Reviews**Review - BUILDING - (BUILDING REVIEW) - 2064026**

Review Type	Review Date	Reviewer	Started	Status
BUILDING	2011-10-19	NORM CARLSON	Y	Approved

Review - ZONING - (ZONING REVIEW) - 2054508

Review Type	Review Date	Reviewer	Started	Status
ZONING	2011-09-15	ANDREA SABIN	Y	Approved

Review - SITEPERMIT - (SITE PERMITS REVIEW) - 2054509

Review Type	Review Date	Reviewer	Started	Status
SITEPERMIT	2011-10-12	ALYSIA GASKINS	Y	Approved

Review - BUILDING - (BUILDING REVIEW) - 2054510

Review Type	Review Date	Reviewer	Started	Status
BUILDING	2011-10-12	NORM CARLSON	Y	Approved

Review - BUILDING - (BUILDING REVIEW) - 2064665

Review Type	Review Date	Reviewer	Started	Status
BUILDING	2011-10-21	WILLIAM DOUGHERTY	Y	Approved

Contact Us: [General \(Office of Public Affairs\)](#) | [Technical \(Web Administrator\)](#) | [Directed Inquiries \(County Agencies\)](#)
Phone: County Main Number - 703-FAIRFAX (703-324-7329), TTY 711 | [County Phone Listing](#)

[ADA Accessibility](#) | [Website Accessibility](#)

[Awards](#) | [FOIA](#) | [Mobile](#) | [Using this Site](#) | [Web Disclaimer & Privacy Policy](#) | [Get Adobe Reader](#)

Official site of the County of Fairfax, Virginia, © Copyright 2011

Similar Case History

#	Record	Status
1	ZAPS - VC - VC 89-M -074 Appl Description: ALLOW CONSTRUCTION OF SECOND STORY ADDITION TO EXISTING ATTACHED GARAGE 8.8 FT. FROM SIDE LOT LINE (15 FT. MIN. SIDE YARD REQ.)	EXPIRED
2	ZAPS - VC - VC 83-M -122 Appl Description: TO ALLOW CONSTRUCTION OF INDOOR SWIMMING POOL ADDITION TO DWELLING TO 4.0 FT. FROM SIDE LOT LINE (15 FT. MIN. SIDE YARD REQ.)	APPLICATION APPROVED
3	ZAPS - VC - VC 93-M -100 Appl Description: PERMIT CONSTRUCTION OF ADDITION 12.2 FT. FROM SIDE LOT LINE AND 6 FOOT HIGH FENCE WITHIN THE FRONT YARD (15 FT. MIN. SIDE YARD REQ. AND 4 FOOT MAX. FENCE HEIGHT PERMITTED)	APPLICATION APPROVED
4	ZAPS - VC - VC 88-M -082 Appl Description: ALLOW CONSTRUCTION OF ADDITION TO DWELLING TO 10.0 FEET FROM SIDE LOT LINE (15 FT. MIN. SIDE YARD REQ.)	APPLICATION APPROVED
5	ZAPS - VC - VC 93-M -127 Appl Description: PERMIT CONSTRUCTION OF ADDITION 8.7 FT. FROM SIDE LOT LINE (15 FT. MIN. SIDE YARD REQ.)	APPLICATION APPROVED
6	ZAPS - VC - VC 2003-MA-019 Appl Description: TO PERMIT CONSTRUCTION OF ADDITION 5.5 FEET FROM SIDE LOT LINE AND EAVE 4.5 FEET FROM SIDE LOT LINE	APPLICATION APPROVED
7	ZAPS - VC - VC 85-M -080 Appl Description: CONSTRUCTION OF CAR SHELTER AND TOOL SHED ADDITION TO DWELLING TO 5.2 FT. FROM SIDE LOT LINE (15 FEET MIN. REQUIRED)	APPLICATION APPROVED
8	ZAPS - VC - VC 97-M -094 Appl Description: PERMIT CONSTRUCTION OF ADDITION 8.83 FT. FROM SIDE LOT LINE	APPLICATION APPROVED
9	ZAPS - VC - VC 2002-MA-070 Appl Description: TO PERMIT CONSTRUCTION OF ADDITION 8.0 FEET FROM SIDE LOT LINE AND 25.5 FEET FROM FRONT LOT LINE	APPLICATION APPROVED
10	ZAPS - VC - VC 97-M -100 Appl Description: PERMIT CONSTRUCTION OF AN ADDITION & DECK 10.6 FT. FROM SIDE LOT LINE	APPLICATION APPROVED
11	ZAPS - VC - VC 00-M -079 Appl Description: TO PERMIT THE CONSTRUCTION OF SECOND STORY ADDITION 13.3 FT. FROM SIDE LOT LINE	APPLICATION APPROVED



County of Fairfax, Virginia

MEMORANDUM

DATE: September 3, 2014

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

FROM: Nicholas J. Drunasky, Urban Forester II
Forest Conservation Branch, UFMD

SUBJECT: Lake Barcroft Sec 11 Lot 1031A, SP 2014-MA-158

I have reviewed the above referenced Special Permit application including a Special Permit plat of the subject property and a Statement of Justification, stamped as received by the Zoning Evaluation Division on May 23, 2014. A site visit was conducted on September 3, 2014

Comment: The red maple on the neighboring property to the east will require tree protection to minimize impacts to the critical root zone that extend into the subject site.

Recommendation: Tree protection fence should be installed to restrict construction activity within eight feet of the tree. Tree protection fence should consist of 4-foot high, 14-gauge welded wire attached to 6-ft. steel posts driven 18 inches into the ground.

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

NJD/

UFMDID #: 194942

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: 711, Fax: 703-653-9550
www.fairfaxcounty.gov/dpwes





County of Fairfax, Virginia

MEMORANDUM

DATE: October 31, 2014

TO: Laura Gumkowski, Staff Coordinator
Zoning Evaluation Division
Department of Planning and Zoning

FROM: Bel Pachhai, PE, CFM, Senior Engineer III Bel Pachhai
Site Development and Inspections Division
Department of Public Works and Environmental Services

SUBJECT: SP 2014-MA-158: 6351-ZONA-002-1; Mason District

We have reviewed the subject application and offer the following stormwater management comments.

Chesapeake Bay Preservation Ordinance (CBPO)

There are Resource Protection Areas on the site. Since the addition is more than 1000 sq. ft., an exception for loss of buildable area is required.

If the encroachment extends into the seaward 50 feet of RPA, an exception for loss of buildable area is required. Chapter 118-6-7

If the encroachment does not extend into the seaward 50 feet of RPA, a waiver for loss of buildable area is required. Chapter 118-5-4

Floodplain

The proposed addition is located in a regulated flood plain. The proposed addition may be permitted administratively. (ZO 2-903) Floodplain use determination is required.

Downstream Drainage Complaints

There are no current downstream drainage complaints on file.

Stormwater Detention

Proposed activity is exempt from detention requirements per Chapter 124-1-7.

Water Quality Control

Proposed activity is exempt from water quality requirements per Chapter 124-1-7.

cc: Don Demetrius, Chief, Watershed Projects Evaluation Branch, SPD, DPWES
Fred Rose, Chief, Watershed Planning & Assessment Branch, SPD, DPWES
Bijan Sistani, Chief, South Branch, SDID, DPWES
Clinton Abernathy, Senior Engineer III, South Branch, SDID, DPWES
Zoning Application File

8-006 General Standards

In addition to the specific standards set forth hereinafter with regard to particular special permit uses, all special permit uses shall satisfy the following general standards:

1. The proposed use at the specified location shall be in harmony with the adopted comprehensive plan.
2. The proposed use shall be in harmony with the general purpose and intent of the applicable zoning district regulations.
3. The proposed use shall be such that it will be harmonious with and will not adversely affect the use or development of neighboring properties in accordance with the applicable zoning district regulations and the adopted comprehensive plan. The location, size and height of buildings, structures, walls and fences, and the nature and extent of screening, buffering and landscaping shall be such that the use will not hinder or discourage the appropriate development and use of adjacent or nearby land and/or buildings or impair the value thereof.
4. The proposed use shall be such that pedestrian and vehicular traffic associated with such use will not be hazardous or conflict with the existing and anticipated traffic in the neighborhood.
5. In addition to the standards which may be set forth in this Article for a particular group or use, the BZA shall require landscaping and screening in accordance with the provisions of Article 13.
6. Open space shall be provided in an amount equivalent to that specified for the zoning district in which the proposed use is located.
7. Adequate utility, drainage, parking, loading and other necessary facilities to serve the proposed use shall be provided. Parking and loading requirements shall be in accordance with the provisions of Article 11.
8. Signs shall be regulated by the provisions of Article 12; however, the BZA, under the authority presented in Sect. 007 below, may impose more strict requirements for a given use than those set forth in this Ordinance.

8-903 Standards for All Group 9 Uses

In addition to the general standards set forth in Sect. 006 above, all Group 9 special permit uses shall satisfy the following standards:

1. All uses shall comply with the lot size and bulk regulations of the zoning district in which located, except as may be qualified below.
2. All uses shall comply with the performance standards specified for the zoning district in which located.
3. Before establishment, all uses, including modifications or alterations to existing uses, shall be subject to the provisions of Article 17, Site Plans, or other appropriate submission as determined by the Director.

8-922 Provisions for Reduction of Certain Yard Requirements

The BZA may approve a special permit to allow a reduction of certain yard requirements subject to all of the following:

1. Only the following yard requirements shall be subject to such special permit:
 - A. Minimum required yards, as specified in the residential, commercial, industrial and planned development districts in Articles 3, 4, 5 and 6, provided such yards are not subject to proffered conditions or development conditions related to yards and/or such yards are not depicted on an approved conceptual development plan, final development plan, development plan, special exception plat, special permit plat or variance plat.
 - B. Yard regulations for pipestem lots and lots contiguous to pipestem driveways set forth in Sect. 2-416.
 - C. Accessory structure location requirements set forth in Sect. 10-104.
 - D. Regulations on permitted extensions into a minimum required yard as set forth in Sect. 2-412.

Approval of a reduction of yard requirements specified in Paragraphs A, B and C above shall not result in any yard that is less than fifty (50) percent of the requirement and shall not result in any yard of less than five (5) feet, as measured from the lot line to the closest point of the proposed structure.

Approval of a reduction of yard requirements specified in Par. D above shall not result in an extension that exceeds the applicable distances set forth in Sect. 2-412 by more than fifty (50) percent. Where no extension is permitted by the provisions of Sect. 2-412, the BZA shall not approve a special permit that results in a structure that extends into a minimum required yard by more than fifty (50) percent.

2. Such reduction shall not result in the placement of a detached accessory structure in a front yard where the placement of such accessory structure is not otherwise permitted in that yard.

3. This special permit shall only apply to those lots that contain a principal structure and use that complied with the minimum yard requirements in effect when the use or structure was established.
4. The resulting gross floor area of an addition to an existing principal structure may be up to 150 percent of the total gross floor area of the principal structure that existed at the time of the first yard reduction request. In such instance, if a portion of the principal structure is to be removed, no more than fifty (50) percent of the gross floor area of the existing principal structure at the time of the first yard reduction shall be removed.
5. The resulting gross floor area of an existing accessory structure and any addition to it shall be clearly subordinate in purpose, scale, use and intent to the principal structure on the site.
6. The BZA shall determine that the proposed development will be in character with the existing on-site development in terms of the location, height, bulk and scale of the existing structure(s) on the lot.
7. The BZA shall determine that the proposed development is harmonious with the surrounding off-site uses and structures in terms of location, height, bulk and scale of surrounding structures, topography, existing vegetation and the preservation of significant trees as determined by the Director.
8. The BZA shall determine that the proposed development shall not adversely impact the use and/or enjoyment of any adjacent property with regard to issues such as noise, light, air, safety, erosion, and stormwater runoff.
9. The BZA shall determine that the proposed reduction represents the minimum amount of reduction necessary to accommodate the proposed structure on the lot. Specific factors to be considered include, but are not limited to, the layout of the existing structure; availability of alternate locations for the addition; orientation of the structure(s) on the lot; shape of the lot and the associated yard designations on the lot; environmental characteristics of the site, including presence of steep slopes, floodplains and/or Resource Protection Areas; preservation of existing vegetation and significant trees as determined by the Director; location of a well and/or septic

field; location of easements; and/or preservation of historic resources.

10. The BZA may impose such conditions as it deems necessary to satisfy these criteria, including, but not limited to imposition of a maximum gross floor area, floor area ratio, lot coverage, landscaping and/or screening requirements.
11. Notwithstanding Par. 2 of Sect. 011 above, all applications shall be accompanied by fifteen (15) copies of a plat and such plat shall be presented on a sheet having a maximum size of 24" x 36", and one 8 ½" x 11" reduction of the plat. Such plat shall be drawn to a designated scale of not less than one inch equals fifty feet (1" = 50'), unless a smaller scale is required to accommodate the development. Such plat shall be certified by a professional engineer, land surveyor, architect, or landscape architect licensed by the State of Virginia. Such plat shall contain the following information:
 - A. Boundaries of entire property, with bearings and distances of the perimeter property lines, and of each zoning district.
 - B. Total area of the property and of each zoning district in square feet or acres.
 - C. Scale and north arrow, with north, to the extent feasible, oriented to the top of the plat and on all supporting graphics.
 - D. The location, dimension and height of any building, structure or addition, whether existing or proposed. In addition, for decks, the height of the finished floor above finished ground level.
 - E. All required minimum yards to include front, side and rear, a graphic depiction of the angle of bulk plane, if applicable, and the distances from all existing and proposed structures to lot lines.
 - F. Means of ingress and egress to the property from a public street(s).
 - G. For nonresidential uses, the location of parking spaces, indicating minimum distance from the nearest property line(s).

- H. If applicable, the location of a well and/or septic field.
 - I. Existing and proposed gross floor area and floor area ratio.
 - J. Location of all existing utility easements having a width of twenty-five (25) feet or more, and all major underground utility easements regardless of width.
 - K. The location, type and height of any existing and proposed landscaping and screening.
 - L. Approximate delineation of any floodplain designated by the Federal Insurance Administration, United States Geological Survey, or Fairfax County, the delineation of any Resource Protection Area and Resource Management Area, and the approximate delineation of any environmental quality corridor as defined in the adopted comprehensive plan, and, if applicable, the distance of any existing and proposed structures from the floodplain, Resource Protection Area and Resource Management Area, or environmental quality corridor.
 - M. Seal and signature of professional person certifying the plat.
12. Architectural depictions of the proposed structure(s) as viewed from all lot lines and street lines to include building materials, roof type, window treatment and any associated landscaping and/or screening shall be provided.