



APPLICATION ACCEPTED: September 26, 2014
BOARD OF ZONING APPEALS: January 14, 2015
TIME: 9:00 a.m.

County of Fairfax, Virginia

January 7, 2015

STAFF REPORT

SPECIAL PERMIT AMENDMENT APPLICATION NO. SPA 2013-SU-047

SULLY DISTRICT

APPLICANT/OWNER: Michael A. Olson

STREET ADDRESS: 14725 Cranoke Street, Centreville, 20120

SUBDIVISION: Chalet Woods

TAX MAP REFERENCE: 53-2 ((3)) 283

LOT SIZE: 12,658 square feet

ZONING DISTRICT: R-3 (Cluster), WS

ZONING ORDINANCE PROVISION: 8-922

SPECIAL PERMIT PROPOSAL: To amend SP 2013-SU-047 previously approved to permit reduction in certain yard requirements to permit construction of addition 5.1 feet from a side lot line such that side yards total 17.1 feet, to permit site modifications to permit construction of an addition 5.0 feet from a side lot line such that side yards total 17.0 feet.

STAFF RECOMMENDATION:

Staff recommends approval of SPA 2013-SU-047 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.

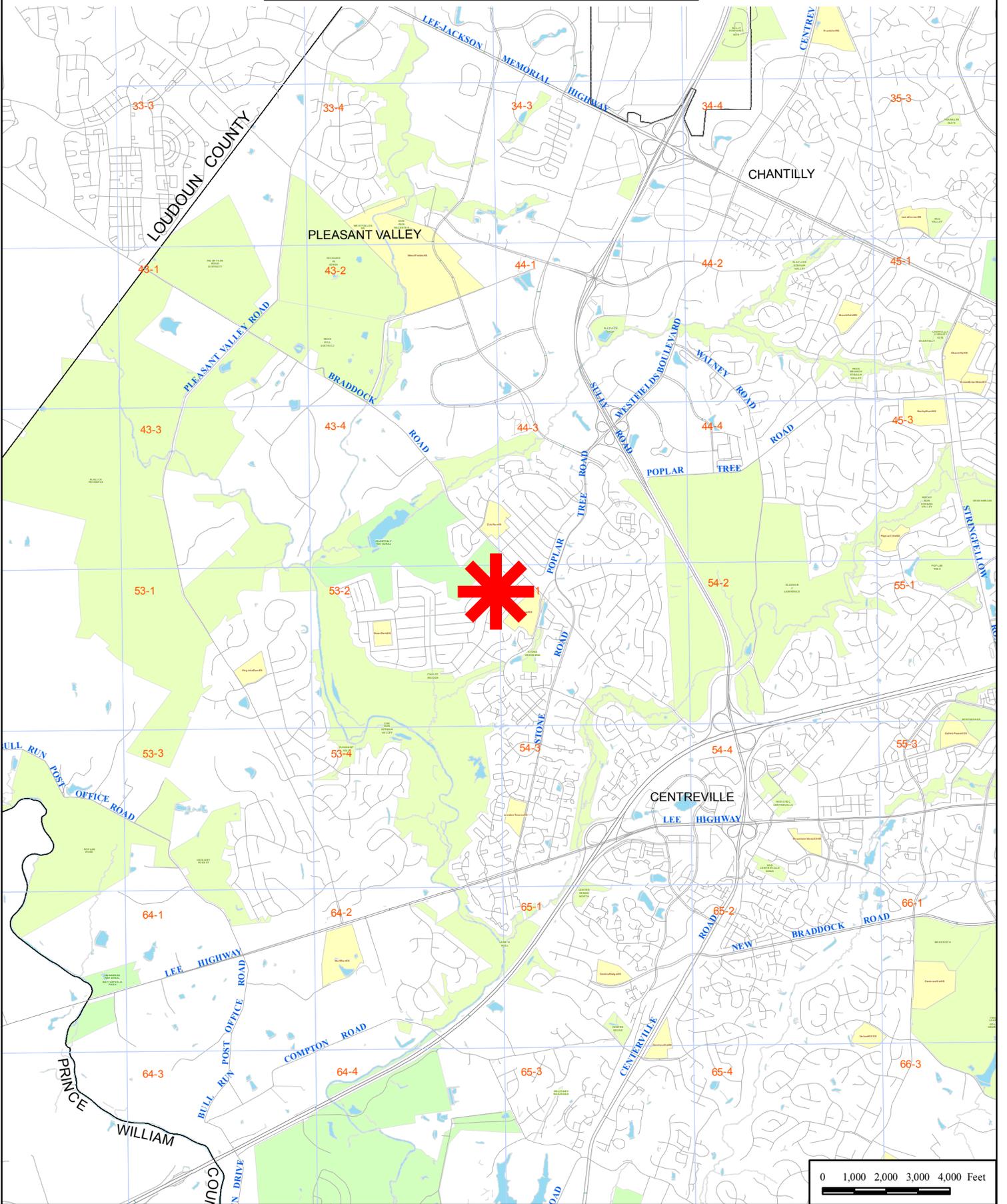
For additional information, call Zoning Evaluation Division, Department of Planning and Zoning at 703-324-1280, 12055 Government Center Parkway, Suite 801, Fairfax, Virginia 22035. **Board of Zoning Appeals' meetings are held in the Board Room, Ground Level, Government Center Building, 12000 Government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

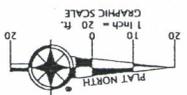
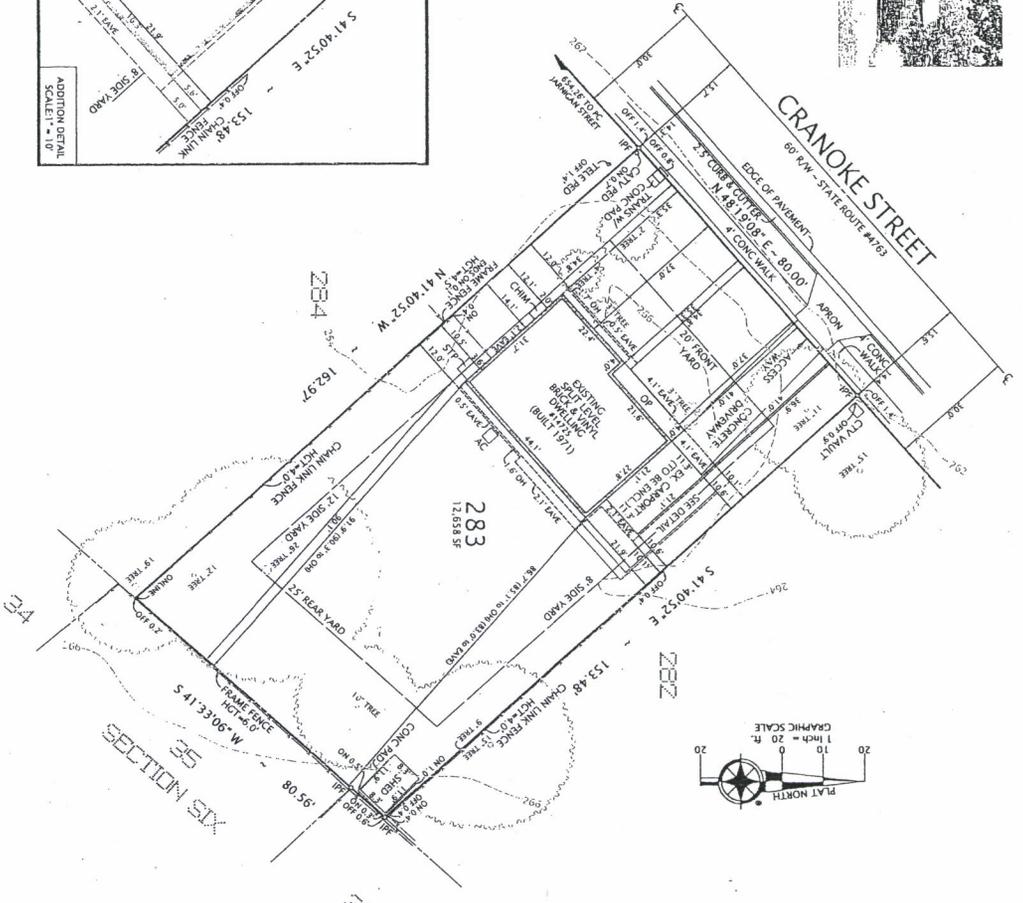
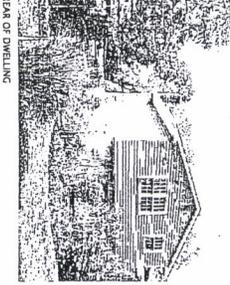
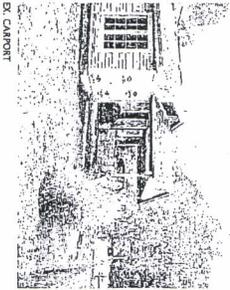
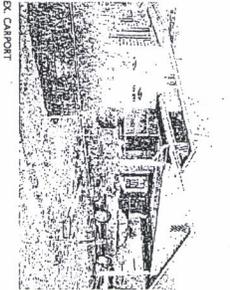
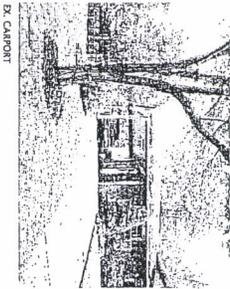
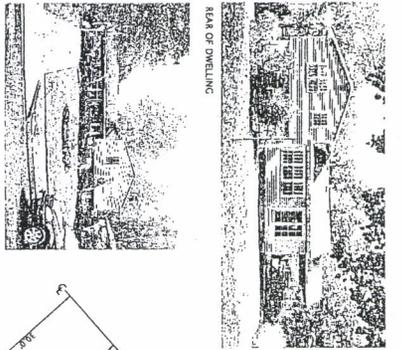


Americans with Disabilities Act (ADA): Reasonable accommodation is available upon 48 hours advance notice. For additional information on ADA call (703) 324-1334 or TTY 711 (Virginia Relay Center).

Special Permit Amendment

SPA 2013-SU-047
MICHAEL A OLSON





NOTES

1. TAX MAP: 53-2-03-0283
 2. ZONE: R-3C (R-3 W/CLUSTER DEVELOPMENT)
 3. LOT AREA: 12,658 SF (0.29059 ACRE)
 4. REQUIRED YARDS:
 - FRONT: 20.0 FEET
 - SIDE: 8.0 FEET BUT A TOTAL OF 20 FEET
 - REAR: 25.0 FEET
 5. HEIGHTS:
 - EX. DWELLING: 17.9 FEET
 - EX. SHED: 08.0 FEET
 - EX. CARPORT: 10.9 FEET (MIDLINE OF ROOF)
 - PROPOSED ADDITION: 10.9 FEET (MIDLINE OF ROOF)
 - FENCES: AS NOTED
 6. THIS PROPERTY IS SERVED BY PUBLIC WATER AND SEWER.
 7. THERE IS NO OBSERVABLE EVIDENCE OF GRAVE SITES OR BURIAL GROUNDS ON THIS PROPERTY.
 8. ALL IMPROVEMENTS SHOWN ON THIS PLAT ARE EXISTING UNLESS DENOTED AS PROPOSED.
 9. THE SURVEYOR IS NOT AWARE OF ANY UTILITY EASEMENTS 25 FEET IN WIDTH OR GREATER AFFECTING THIS PROPERTY.
 10. TOPOGRAPHY DELINEATED HEREON WAS TAKEN FROM AVAILABLE RECORDS, IS SHOWN AT 2' INTERVALS, AND IS AERIAL.
 11. THERE ARE NO FLOODPLAINS OR RESOURCE PROTECTION AREAS ON THIS PROPERTY.
12. AREAS:
- EX. BASEMENT = 710 SF
 - EX. FIRST FLOOR = 635 SF
 - EX. SECOND FLOOR = 786 SF
 - EX. GROSS FLOOR AREA = 2,131 SF
 - EX. FLOOR AREA RATIO: EX. GFA (2131) / LOT AREA (12658) = 0.17
 - PROP. ADDN. = 479 SF / EX. GFA (2131) = 0.225
 - PROP. GROSS FLOOR AREA = 2,610 SF
 - PROP. FLOOR AREA RATIO = PROP. GFA (2610) / LOT AREA (12658) = 0.206

HIGHER COUNTRY HAVE THE POSSESSION OF ALL THE EXISTING IMPROVEMENTS HAVE BEEN CAREFULLY ESTABLISHED BY A CURRENT FIELD SURVEY AND UNLESS SHOWN THERE ARE NO VISIBLE ENCROACHMENTS AS OF THIS DATE.

THIS PLAT IS SUBJECT TO RESTRICTIONS OF RECORD, A TITLE REPORT WAS NOT FURNISHED, NO CORNER MARKERS SET.

COMMONWEALTH OF VIRGINIA
 10/19/2012
 LICENSE NO. 0009
 GEORGE M. DOMINION
 LAND & SURVEYING

RECEIVED
 Department of Planning & Zoning
 SEP 0 4 2014
 Zoning Evaluation Division

CASE NAME:
 MICHAEL A OLSON
 DEBRA S OLSON

DOMINION SURVEYORS
 8808 FEAR TREE VILLAGE COURT
 ALEXANDRIA, VIRGINIA 22309
 703.931.9553
 FAX: 703.931.2512

SPECIAL PERMIT REQUEST

The applicant is requesting approval to amend SP 2013-SU-047 previously approved to permit reduction in certain yard requirements to permit construction of addition 5.1 feet from a side lot line such that side yards total 17.1 feet. The current request is to permit site modifications, to permit construction of an addition, larger than the previously approved, 5.0 feet from a side lot line such that side yards total 17.0 feet.

The applicant proposes enclose an existing carport by constructing an approximately 479 square foot addition on the northeast elevation. The addition will be approximately 10.9 feet in height with a gable roof with brick and vinyl siding.

A copy of the special permit plat titled "Plat, Showing the Improvements on Lot 283, Section Five, Chalet Woods," prepared by George M. O'Quinn, L.S., of Dominion Surveyors Inc., on October 19, 2012, as revised through August 29, 2014, is included in the front of the staff report.

Copies of the proposed development conditions, the statement of justification and select file photographs and the affidavit are contained in Appendices 1 through 3, respectively.

CHARACTER OF THE SITE AND SURROUNDING AREA

The 12,658 square foot lot contains a split level brick and vinyl dwelling. A carport is attached to the northeastern elevation. An open porch exists on the northwest façade of the house. A brick chimney and stoop are located on the southwestern façade of the house. The concrete driveway provides access to the lot from Cranoke Street. A 4.0 foot tall chain link fence exists along a portion of the northeastern property line and a portion of the southwestern property line. A 6.0 foot tall wood frame fence exists along the southeastern property line.



BACKGROUND AND HISTORY

Fairfax County Tax Records indicate that the single family dwelling was constructed in 1971 and purchased by the applicant in 1996.

A building permit was approved in June of 1988 for the construction of a 297 square foot screened porch on the existing deck attached to the northwest façade of the dwelling (Appendix 4).

Special Permit SP 2013-SU-047 was approved for this property on September 11, 2013 (Appendix 5). The application was approved for the construction of a garage, 344 feet in size, to be located 5.1 feet from the northeastern side property line with a total side yard set back of 17.1 feet.

A copy of information outlining similar variance requests is attached in Appendix 6.

ANALYSIS

Comprehensive Plan Provisions

Plan Area: III
Planning District: Bull Run
Planning Sector: Flatlick Community Planning Sector (BR3)

Zoning Ordinance Requirements (Appendix 7)

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

Sect. 8-006 General Special Permit Standards

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

<p>Standards 1 & 2 <i>Comprehensive Plan/ Zoning District</i></p>	<p>The Comprehensive Plan recommends residential uses and the property is developed with a residential use. The R-3 (Cluster) 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-3 Cluster District.</p>
<p>Standard 3 <i>Adjacent Development</i></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 <i>Pedestrian/ Vehicular Traffic</i></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>

Standard 5 <i>Landscaping/ Screening</i>	There is no landscaping or screening recommended by the Urban Forestry Management Division.
Standard 6 <i>Open Space</i>	There is no open space requirement.
Standard 7 <i>Utilities, Drainage, Parking, and Loading</i>	There are no changes to the utilities, drainage, parking or loading of the site.
Standard 8 <i>Signs</i>	No signage is proposed.

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

Standard 1 <i>Lot Size and Bulk Regulations</i>	The bulk regulations for minimum required yards are requested to be modified with the special permit application.
Standard 2 <i>Performance Standards</i>	The use will comply with the performance standards set forth in Article 14 of the Zoning Ordinance.
Standard 3 <i>Site Plan</i>	The construction is not disturbing more than 2,500 square feet; therefore the application is not 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>	<p>A. <i>Minimum required yards – Yards not less than 50% of the requirement and not less than 5 feet.</i></p> <p>The proposed addition would be located 5.0 feet from a side lot line such that side yards total 17.0 feet; the required side yard in an R-3 (Cluster) district is 8 feet such that side yards total 20 feet, resulting in a reduction of 37.5% (or 15% for the total side yards)</p> <p>B. Pipestem lots- N/A C. Accessory structure locations – N/A D. Extensions into minimum required yards allowed by Sect. 2-412- N/A</p>
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>	When the existing structure was built in 1971, it conformed with all applicable requirements at the time. A special permit was obtained for the property in 2013 for the construction of a garage 5.1 feet from a side lot line. This application amends that request to increase the size of the garage and decrease the distance from the side lot line.
Standard 4 <i>Addition No More than 150% of Existing Gross Floor Area (GFA)</i>	The proposed garage addition is 479 square feet. The existing GFA of the primary structure is 2,131 square feet, therefore the proposed addition will be 22.5% of the GFA.

<p>Standard 5 <i>Accessory Structure Subordinate in Purpose, Scale, Use and Intent</i></p>	<p>The proposed construction is subordinate to the primary use as it will be a garage addition to the primary residential dwelling. The height of the existing dwelling is 17.9 feet. The height of the proposed addition will be 10.9 feet.</p>
<p>Standard 6 <i>Construction in Character with On-Site Development</i></p>	<p>The proposed garage will be constructed to the northeast of the existing dwelling. The addition is being constructed on the location of an existing carport. 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 <i>Construction Harmonious with Off-Site Development</i></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, vegetation or existing trees.</p>
<p>Standard 8 <i>Construction Shall Not Adversely Impact Adjacent Properties</i></p>	<p>Staff believes that the proposed addition and covered porch, 479 square feet in total area, will not significantly impact the use and/or enjoyment of any adjacent property with regard to issues such as noise, light, air or safety. This proposed new size of the garage is 103 square feet bigger than what was approved by the BZA in the previous special permit request. 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.</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. In its proposed location it aligns with the existing driveway and disturbs preserves open space and pervious surfaces. Staff believes the special permit amendment proposal is a modest increase in size and the new encroachment into the affected side yards is an increase in 0.1 feet.</p> <p>Other issues of lot shape, yard determination, environmental characteristics, slopes, wells, floodplains and/or Resource Protection Areas, easements and historic resources are not applicable to this site.</p>
<p>Standard 10 <i>BZA May Impose Conditions</i></p>	<p>Proposed development conditions are included in Appendix 1.</p>
<p>Standard 11 <i>Submission Requirements</i></p>	<p>A copy of the plat is included in the beginning of this report.</p>
<p>Standard 12 <i>Architectural Elevations</i></p>	<p>Proposed elevations are included in the beginning of this report and are also included as an attachment to the proposed development conditions in Appendix 1.</p>

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

RECOMMENDATION

Staff recommends approval of SPA 2013-SU-047 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.

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 Statement of Justification
3. Applicant's Affidavit
4. Building Permit History
5. SP 2013-SU-047 Resolution and Approved Plat
6. Similar Case History
7. Applicable Zoning Ordinance Provisions

PROPOSED DEVELOPMENT CONDITIONS**SPA 2013-SU-047****January 7, 2015**

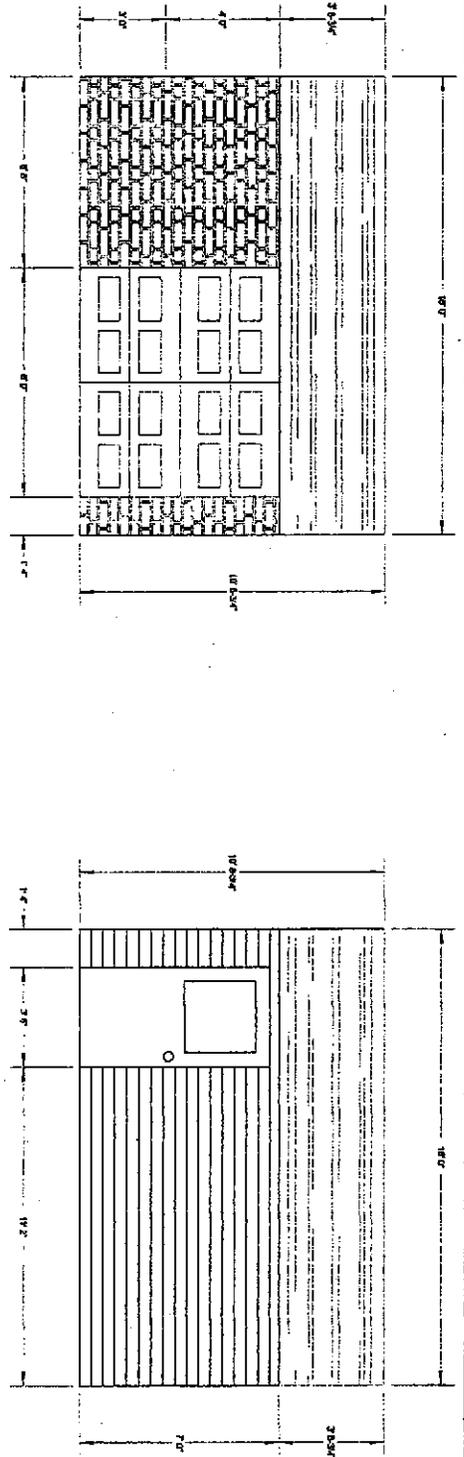
If it is the intent of the Board of Zoning Appeals to approve SPA 2013-SU-047 located at Tax Map 53-2 ((3)) 283 to permit reduction of certain yard requirements pursuant to Section 8-922 of the Fairfax County Zoning Ordinance, staff recommends that the Board condition the approval by requiring conformance with the following development conditions.

1. These conditions shall be recorded by the applicant among the land records of Fairfax County for this lot prior to the issuance of a building permit. A certified copy of the recorded conditions shall be provided to the Zoning Permit Review Branch, Department of Planning and Zoning.
2. This special permit is approved for the location and size of the addition (479 square feet and 10.9 feet in height), as shown on the "Plat, Showing the Improvements on Lot 283, Section Five, Chalet Woods," prepared by George M. O'Quinn, L.S., of Dominion Surveyors Inc., on October 19, 2012, as revised through August 29, 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 (2,131 square feet existing + 3,197 square feet (150%) = 5,328 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. 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.

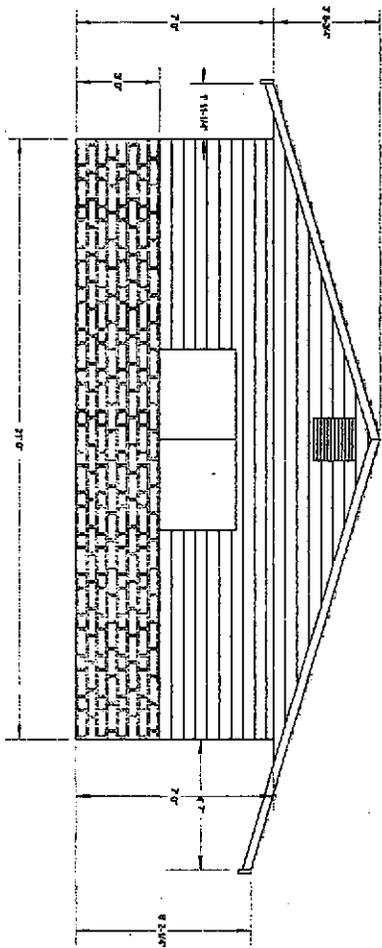
Pursuant to Sect. 8-015 of the Zoning Ordinance, this special permit shall automatically expire, without notice, 30 months after the date of approval unless construction has commenced and has been diligently prosecuted. The Board of Zoning Appeals may grant additional time to commence construction if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



FRONT ELEVATION
NOT TO SCALE

SIDE ELEVATION
NOT TO SCALE



NOT TO SCALE

NOT ALL DIMENSIONS ARE APPROPRIATE. CONSTRUCTION TO VERIFY IN FIELD.

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 Department of Planning & Zoning
 SEP 04 2014
 Zoning Evaluation Division

CARPORT ENCLOSURE
 Mr. Mike Olson
 14725 Crooka Street
 Centreville, VA 20120

NO.	REVISION	DATE
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S-4

SPECIAL PERMIT STATEMENT OF JUSTIFICATION

A WRITTEN STATEMENT FROM THE APPLICANT DESCRIBING THE PROPOSED USE, AND OTHER PERTINENT DATA, INCLUDING SPECIFICALLY:

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Department of Planning & Zoning

SEP 26 2014

Zoning Evaluation Division

A. Type of operation: Resident use.

B. Hours of operation: N/A

C. Estimated number of patrons / clients / patients / pupils / etc. : N/A

D. Proposed number of employees / attendants / teachers / etc.: N/A

E. Estimate of traffic impact of the proposed use. Including the maximum expected trip generation and the distribution of such trips by mode and time of day: This will be a single car garage. There are 2 cars associated with the property.

F. Vicinity or general area to be served by the use: N/A

G. Description of building façade and architecture of proposed new building or additions:
The existing construction is brick and vinyl siding. The new constructing will use these same components.

H. A listing, if known, of all hazardous or toxic substances as set forth in Title 40. Code of Federal Regulations Parts 116.4, 302.4, and 355: all hazardous waste as set forth in Virginia Department of Environmental Quality hazardous Waste management Regulations : N/A

I. A statement of how the proposed use conforms to the provisions of all applicable ordinances, regulations, 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: The reason for the addition is to improve the overall appearance of the property and increase the value of the property. I am also wanting to increase the size of the existing space to make it more functional. There are several other houses of the same Model as mine who have made this modification

Reference (SPA 2014-0432) Additional Statements Reference 8-922. Items 4-10

4. The current square footage of the existing house is 1920 square feet. The existing carport is 240 square feet. (SPA 2013-SU-047) approved permit added 104 square feet. The proposed change reference (SPA 2014-0432) will add an additional 135 square feet to the carport or garage for a total of 479 square feet.

5. The resulting gross floor of the existing structure shall be clearly subordinate in purpose and scale. I will not be altering any roofline angles or pitches.
6. My proposed development will be in character the bulk and scale of the existing house. There are several other houses on my street of the same model that have added on to and enclosed their existing carports.
7. My proposed development will be harmonious with the surrounding off-site uses and structures. No other structures, vegetation, or trees will be affected.
8. My proposed development will not adversely affect any adjacent property. My front and rear downspouts on the section of the house will be connected into the existing underground piping which takes the water 40' away from the house. There will be only a small increase in water runoff.
9. My proposed reduction represents the minimum amount of reduction necessary to accommodate the proposed structure on the lot. There are not steep slopes, floodplains, or protected areas involved.
10. I understand that the BZA may impose such conditions as it deems necessary to satisfy these criteria.



VIEW / FRONT OF
14727
CRANOKE ST.



REAR YARD OF
14725
CRANOKE ST,

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Department of Planning & Zoning

SEP 04 2014

Zoning Evaluation Division

VIEW/REAR OF HOUSE

14725

CRANOKE ST.



RECEIVED
Department of Planning & Zoning

SEP 04 2014

Zoning Evaluation Division



14723
CRANOKE ST.



14723
CRANOKE ST.

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Department of Planning & Zoning
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Zoning Evaluation Division

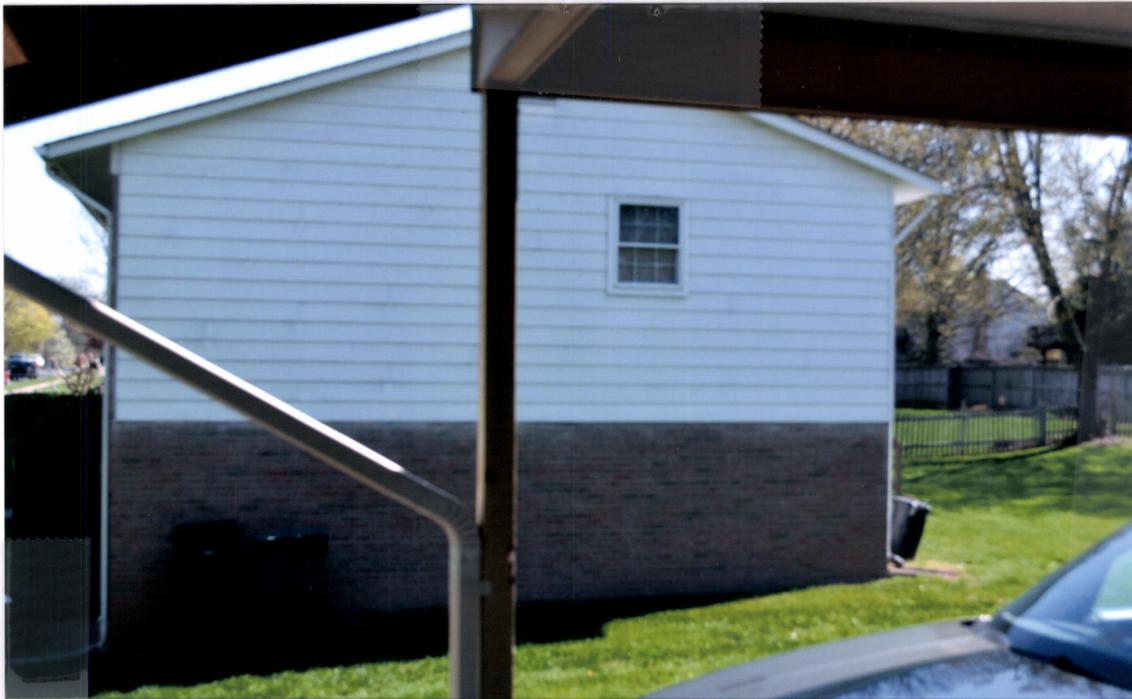


VIEW / FRONT RIGHT
14725
CRANOKE ST.



VIEW / FRONT LEFT
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CRANOKE ST.

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Department of Planning & Zoning
SEP 04 2014
Zoning Evaluation Division



VIEW OF RIGHT SIDE
14723
CRANOKE ST.



FRONT VIEW OF
EXISTING CARPORT
14725
CRANOKE ST.



VIEW OF LEFT SIDE
14727
CRANOKE ST.

RECEIVED
Department of Planning & Zoning

SEP 04 2014

Zoning Evaluation Division



VIEW IS RIGHT SIDE
OF 14723 CRANOKE



← HY DRIVEWAY



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Department of Planning & Zoning

SEP 04 2014

Zoning Evaluation Division



ACROSS THE
STREET AND TO
THE LEFT, CENTER
AND RIGHT OF
14725 CRANOKE ST.

14724
CRANOKE ST.



14722
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CRANOKE ST.

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Department of Planning & Zoning

SEP 04 2014

Zoning Evaluation Division

Application No.(s): SPA 2013-SU-047
 (county-assigned application number(s), to be entered by County Staff)

SPECIAL PERMIT/VARIANCE AFFIDAVIT

DATE: 11/21/2014
 (enter date affidavit is notarized)

I, MICHAEL A. OLSON, do hereby state that I am an
 (enter name of applicant or authorized agent)

126873

(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)
MICHAEL A. OLSON	14725 CRANOKE STREET CENTREVILLE, VA 20120	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): SPA 2013-SU-047
(county-assigned application number(s), to be entered by County Staff)

Page Two

SPECIAL PERMIT/VARIANCE AFFIDAVIT

DATE: 11/21/2014
(enter date affidavit is notarized)

126873

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)

N/A

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): SPA 2013-SW-047
(county-assigned application number(s), to be entered by County Staff)

SPECIAL PERMIT/VARIANCE AFFIDAVIT

DATE: 11/21/14
(enter date affidavit is notarized)

126873

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

PARTNERSHIP INFORMATION

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

N/A

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

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

(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): SPA 2013-SU-047
(county-assigned application number(s), to be entered by County Staff)

SPECIAL PERMIT/VARIANCE AFFIDAVIT

DATE: 11/21/2014
(enter date affidavit is notarized)

126873

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): SPA 2013-SU-047
(county-assigned application number(s), to be entered by County Staff)

SPECIAL PERMIT/VARIANCE AFFIDAVIT

DATE: 11/21/2014
(enter date affidavit is notarized)

127873

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:

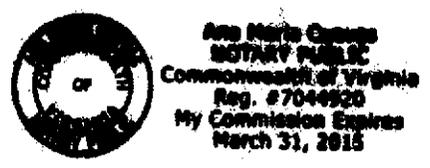
(check one) Applicant Michael A. Olson Applicant's Authorized Agent

MICHAEL A. OLSON
(type or print first name, middle initial, last name, and title of signee)

Subscribed and sworn to before me this 21 day of NOVEMBER 2014, in the State/Comm. of VIRGINIA, County/City of FAIRFAX.

[Signature]
Notary Public

My commission expires: 03/31/15



Bldg Permit #:

122680386

RESIDENTIAL ADDITION

Address: 14725 CRANOKE ST
CENTREVILLE VA 20120-1525
Bldg: N/A Floor: Suite: N/A

Tax Map: 0532 03 0283

Subdiv: **CHALET WOODS LT 283 SEC 5 11451-1132** 2,658.00

Owner: OLSON MICHAEL A
14725 CRANOKE ST CENTREVILLE VA 20120

Phone Day: (703) - x **Evening:**

Contractor:

OWNER IS CONTRACTOR
(999) 999-9999

Type of Work: GARAGE

Description of Work: enlarge and enclose existing carport to create a garage

Specific Description of Work:

1 Story Ground	1 Story Crawl	1 Story Bsmt Below	2 Story Ground	2 Story Crawl	2 Story Bsmt below	2nd Story Addn Over Exist Structure
Y	N	N	N	N	N	N

ZPRB Review:

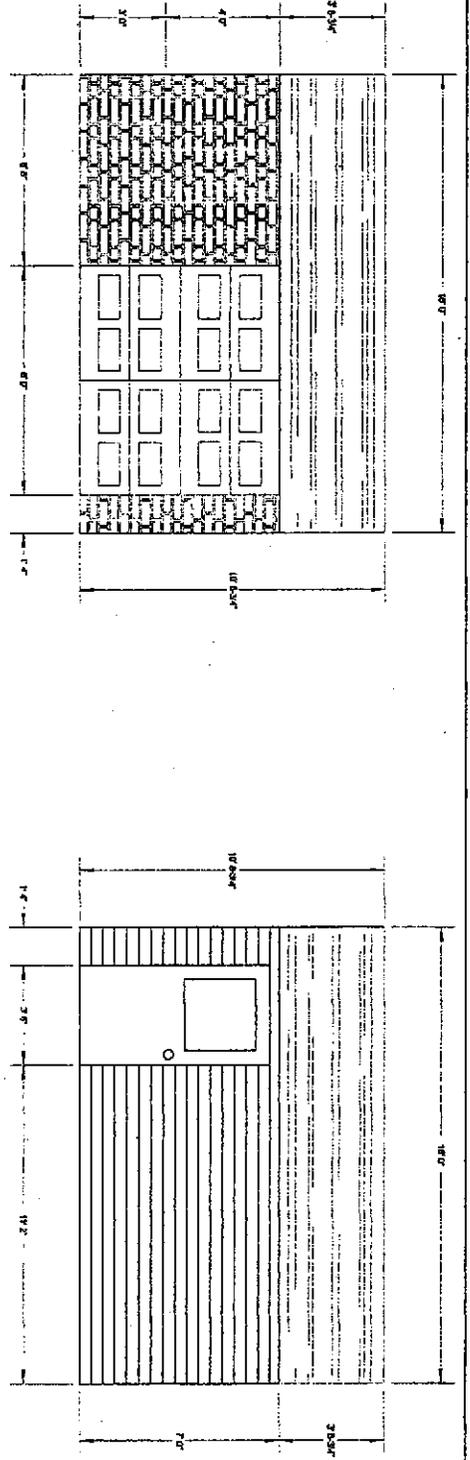
Date	Status
09/27/2013	RG00D3 Approved

Zoning Detail Review TAB:

Zoning Dist.	Cluster Subdiv	Use	Wet	2nd Bar	ADU Kitchen	Subdiv	Proffer	Setback
R-3	Y	SFD	N	N	N	N	N	Y
Zoning Case:								
Case Type Number								
SP 2013-SU-047								
Yard/Setbacks:								
Structure	Front (A)	Front (B)	Front (C)	Left	Right	Rear	Dimensions:	
garage	0.00	0.00	0.00	5.10	0.00	0.00	Structure Dimension	Height
							garage 16.3 x 21.1	10.90
								Structure Type
								ONE STORY
USE GRP	CNST TYPE	BLDGAREA						
R5	VB	210.00						

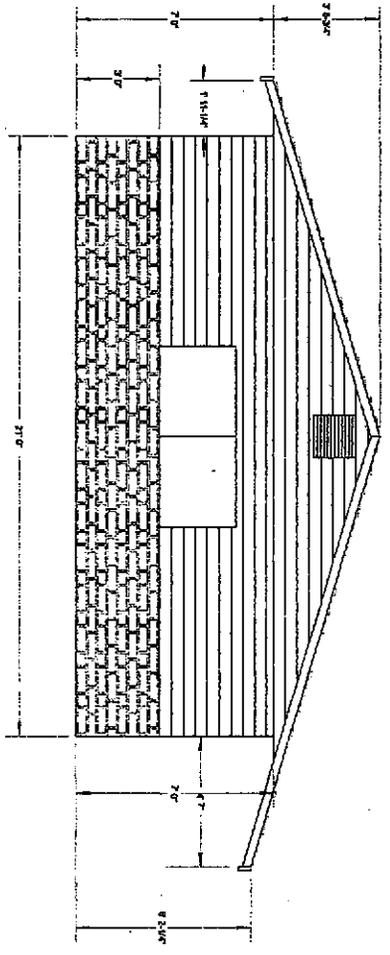
DETAILS COMMENTS:

Setback Certification is required prior to approval of final building inspection. Approved side yard is 5.1' as per SP 2013-SU-047



FRONT ELEVATION
SCALE

SIDE ELEVATION
SCALE



REAR ELEVATION
SCALE

NOT ALL DIMENSIONS ARE APPROPRIATE. CONSTRUCTION TO VERIFY IN FIELD.

RECEIVED
 Department of Planning & Zoning
 SEP 04 2014
 Zoning Evaluation Division

CARPORT ENCLOSURE
 Mr. Mike Olson
 14725 Crooka Street
 Centreville, VA 20120

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PREPARED BY ROBERT WYATT HARRISON

COUNTY OF FAIRFAX, VIRGINIA

SPECIAL PERMIT RESOLUTION OF THE BOARD OF ZONING APPEALS

MICHAEL A. OLSON, SP 2013-SU-047 Appl. under Sect(s). 8-922 of the Zoning Ordinance to permit reduction of certain yard requirements to permit construction of addition 5.1 ft. from side lot line such that side yards total 17.1 ft. Located at 14725 Cranoke St., Centreville, 20120, on approx. 12,658 sq. ft. of land zoned R-3 (Cluster). Sully District. Tax Map 53-2 ((3)) 283. Mr. Hammack moved that the Board of Zoning Appeals adopt the following resolution:

WHEREAS, the captioned application has been properly filed in accordance with the requirements of all applicable State and County Codes and with the by-laws of the Fairfax County Board of Zoning Appeals; and

WHEREAS, following proper notice to the public, a public hearing was held by the Board on September 11, 2013; and

WHEREAS, the Board has made the following findings of fact:

1. The applicant is the owner of the property.
2. It is a minimal reduction.
3. It is an enclosure of an existing carport, the only logical place to complete this sort of construction.
4. The Board has a favorable staff recommendation.
5. The Board has determined that the applicant has presented testimony indicating compliance with subsections 1 through 6 set forth more specifically in the Ordinance.

AND WHEREAS, the Board of Zoning Appeals has reached the following conclusions of law:

THAT the applicant has presented testimony indicating compliance with the general standards for Special Permit Uses as set forth in Sect. 8-006 and the additional standards for this use as contained in the Zoning Ordinance.

NOW, THEREFORE, BE IT RESOLVED that the subject application is **APPROVED** with the following limitations:

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 (344 square feet), as shown on the plat prepared by George M. O'Quinn, L.S. of Dominion

MICHAEL A. OLSON
14725 CRANOKE ST.
CENTREVILLE, VA 20120

Surveyors Inc., dated October 19, 2012, 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 (2,131 square feet existing + 3,197 square feet (150%) = 5,328 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. 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.

Mr. Byers seconded the motion, which carried by a vote of 6-0.

A Copy Teste:

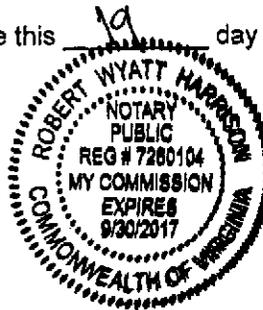
Suzanne Frazier
 Suzanne Frazier, Deputy Clerk
 Board of Zoning Appeals

ACKNOWLEDGEMENT

County of Fairfax
Commonwealth of Virginia

The foregoing instrument was acknowledged before me this 19 day of September, 2013.

Robert Wyatt Harrison
 Notary Public
 My commission expires: 9-30-2017



A COPY TESTE:
JOHN T. FREY, CLERK

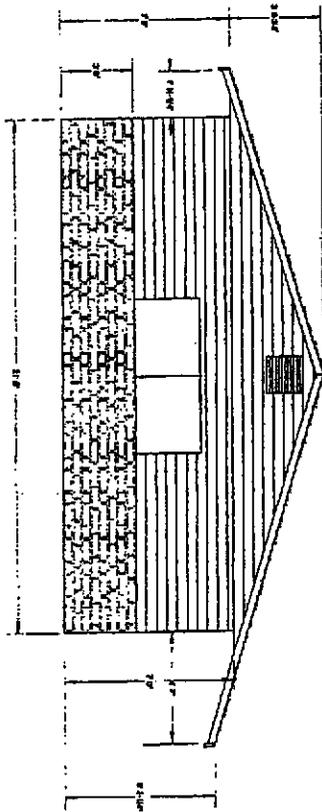
BY: *Jason C. Jones*
 Deputy Clerk

PLAT ATTACHED

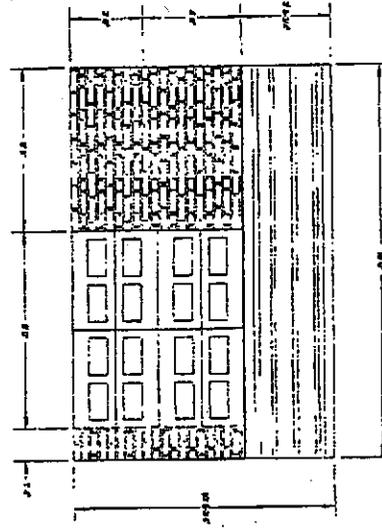
09/27/2013
 RECORDED FAIRFAX CO VA
 TESTE: *J. Frey*
 CLERK

ALL DIMENSIONS ARE UNLESS OTHERWISE SPECIFIED AND ARE TO FACE UNLESS NOTED OTHERWISE

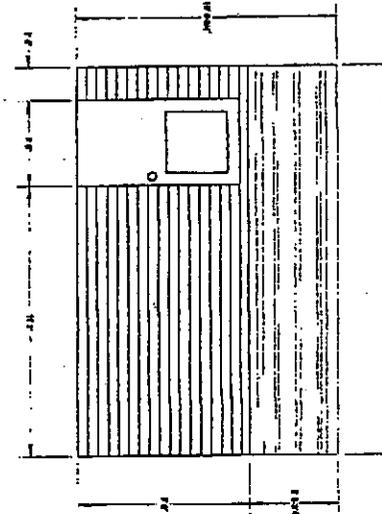
SECTION 10100 - FINISHES



SECTION 10100 - FINISHES



SECTION 10100 - FINISHES



1

ELEVATIONS

NO.	DESCRIPTION	DATE	BY	CHKD.
1	ISSUED FOR PERMIT			
2				
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5				

CARPORT ENCLOSURE

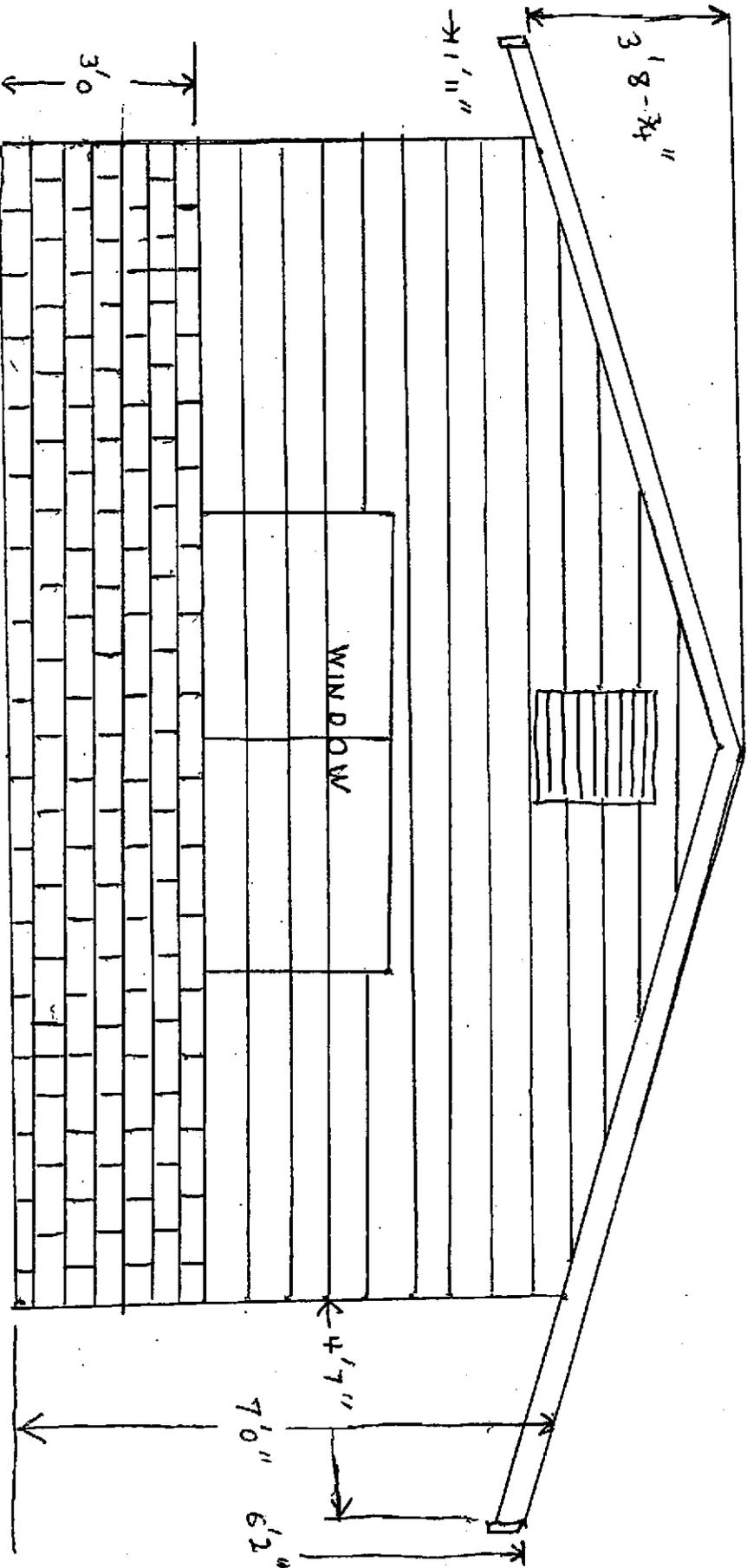
Mr. Mike Olson
 14725 Cranoke Street
 Centreville, VA 20120

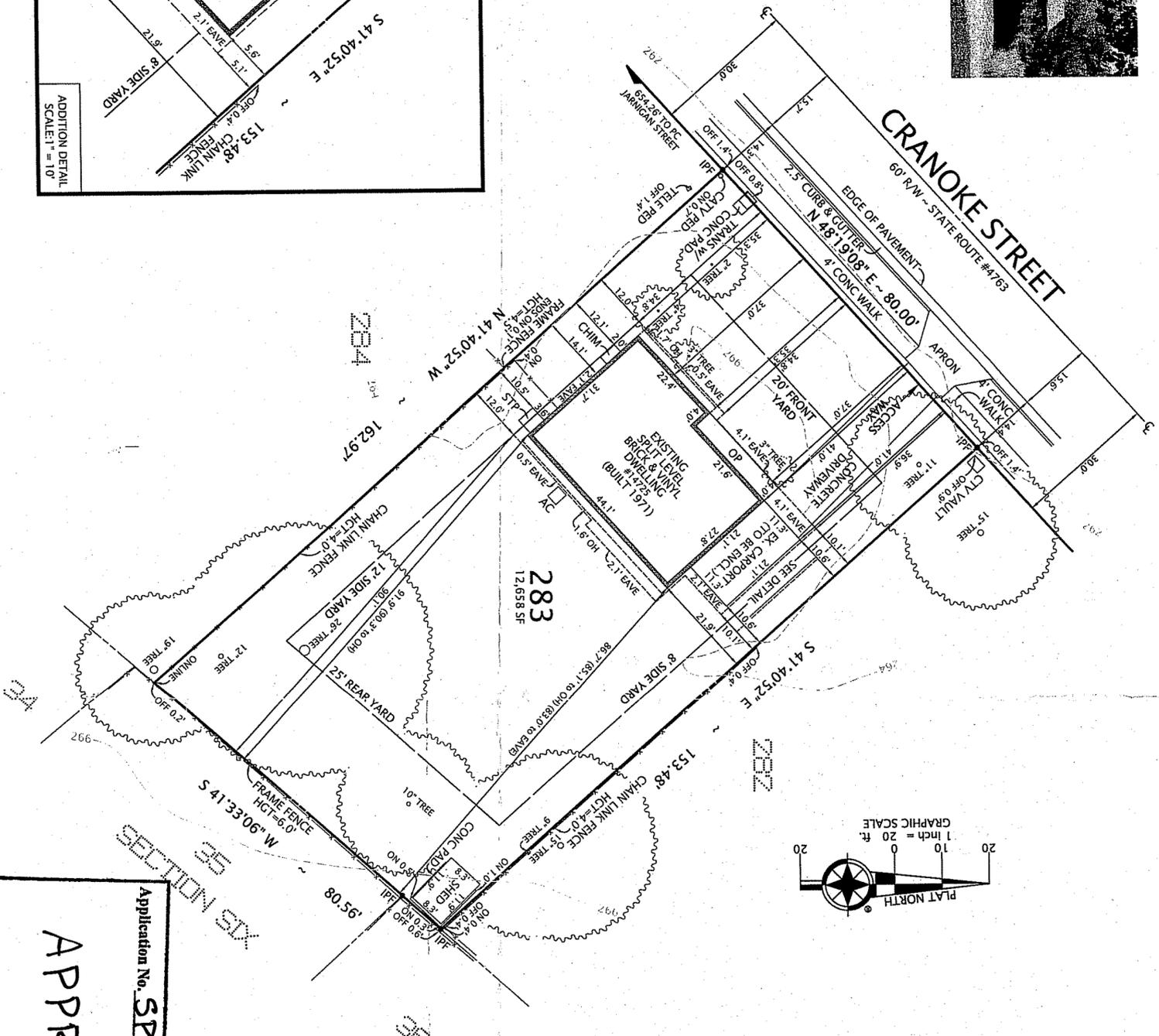
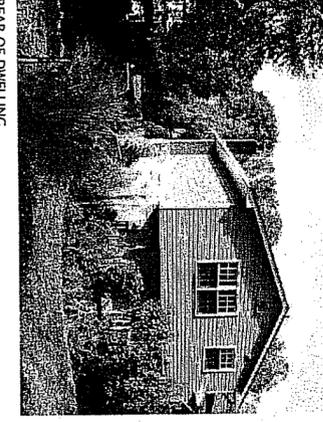
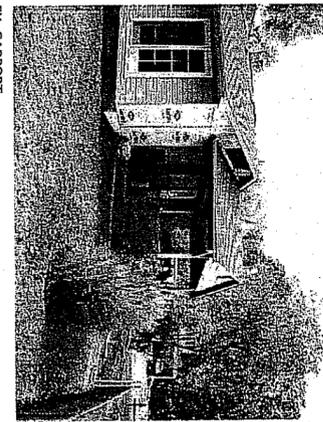
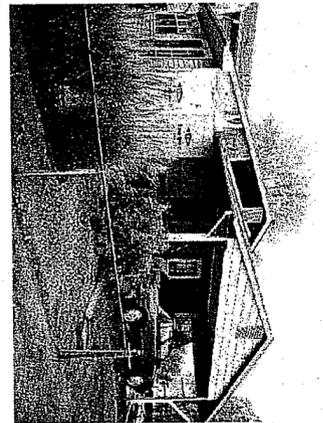
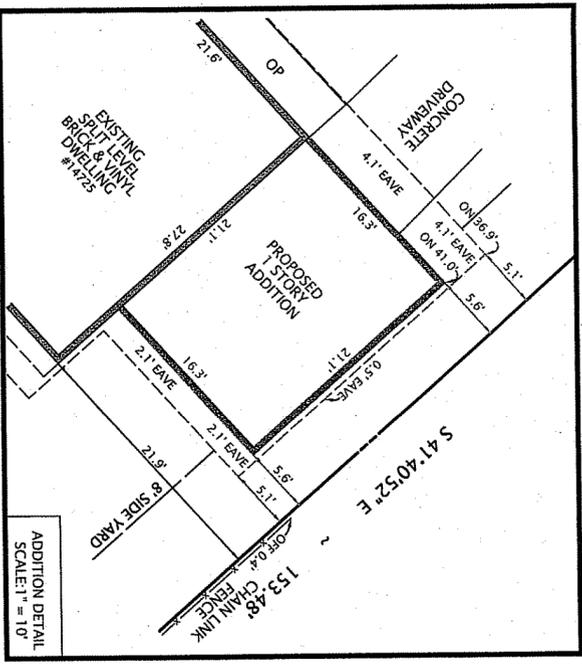
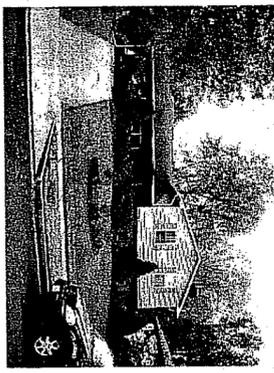
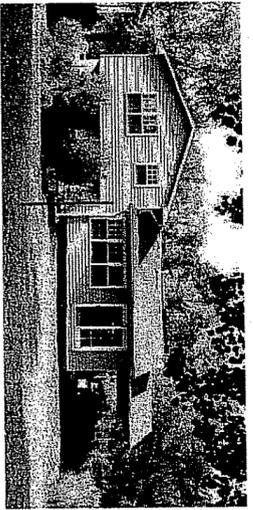
LITTLEFIELD
 ARCHITECTS
 P.C.
 14725 CRANOKE STREET
 CENTREVILLE, VA 20120
 (703) 441-1111
 www.littlefieldarchitects.com

An Employee-Owned Company

14725 CRANCKE STREET
CENTREVILLE, VIRGINIA 20120

RECEIVED NORTH (SIDE) ELEVATION
Department of Planning & Zoning
APR 15 2013
Zoning Evaluation Division





Application No. **SP 2013-Su-047**
APPROVED
 Chairman, Board of Zoning Appeals
T. HEATH

I HEREBY CERTIFY THAT THE POSITIONS OF ALL THE EXISTING IMPROVEMENTS HAVE BEEN CAREFULLY ESTABLISHED BY A CURRENT FIELD SURVEY AND UNLESS SHOWN THERE ARE NO VISIBLE ENCROACHMENTS AS OF THIS DATE.
 THIS PLAT IS SUBJECT TO RESTRICTIONS OF RECORD. A TITLE REPORT WAS NOT FURNISHED. NO CORNER MARKERS SET.

COMMONWEALTH OF VIRGINIA
 10/19/2012
 LICENSE NO. 2069
 GEORGE M. OQUINN
 LEAD SURVEYOR

DOMINION Surveyors, Inc.
 8808-H PEAR TREE VILLAGE COURT
 ALEXANDRIA, VIRGINIA 22309
 703-619-6555
 FAX: 703-799-6412

RECEIVED
 Department of Planning & Zoning
 APR 15 2013
 Zoning Administration Division
 CASE NAME: MICHAEL A. OLSON
 DEBRA S. OLSON
 SHOWING THE IMPROVEMENTS ON LOT 283, SECTION FIVE
CHALET WOODS
 (DEED BOOK 3287, PAGE 505)
 FAIRFAX COUNTY, VIRGINIA
 SULLY DISTRICT
 OCTOBER 19, 2012
 SCALE: 1" = 20'

- NOTES
- TAX MAP: 53-2-03-0283
 - ZONE: R-3C (R-3 w/CLUSTER DEVELOPMENT)
 - LOT AREA: 12,658 SF (0.29059 ACRE)
 - REQUIRED YARDS:

FRONT:	=	20.0 FEET
SIDE:	=	8.0 FEET BUT A TOTAL OF 20 FEET
REAR:	=	25.0 FEET
 - HEIGHTS:

EX. DWELLING	=	17.9 FEET
EX. SHED	=	08.0 FEET
EX. CARPORT	=	10.9 FEET (MIDLINE OF ROOF)
PROPOSED ADDITION	=	10.9 FEET (MIDLINE OF ROOF)
FENCES	=	AS NOTED
 - THIS PROPERTY IS SERVED BY PUBLIC WATER AND SEWER.
 - THERE IS NO OBSERVABLE EVIDENCE OF GRAVE SITES OR BURIAL GROUNDS ON THIS PROPERTY.
 - ALL IMPROVEMENTS SHOWN ON THIS PLAT ARE EXISTING UNLESS DENOTED AS PROPOSED.
 - THE SURVEYOR IS NOT AWARE OF ANY UTILITY EASEMENTS 25 FEET IN WIDTH OR GREATER AFFECTING THIS PROPERTY.
 - TOPOGRAPHY DELINEATED HEREON WAS TAKEN FROM AVAILABLE RECORDS, IS SHOWN AT 2' INTERVALS, AND IS AERIAL.
 - THERE ARE NO FLOODPLAINS OR RESOURCE PROTECTION AREAS ON THIS PROPERTY.
 - AREAS:

EX. BASEMENT	=	710 SF
EX. FIRST FLOOR	=	635 SF
EX. SECOND FLOOR	=	786 SF
EX. GROSS FLOOR AREA	=	2,131 SF
EX. FLOOR AREA RATIO: EX. GFA (2131) / LOT AREA (12658)	=	0.17
PROP. ADDN. = 344 SF / EX. GFA (2131)	=	0.16
PROP. GROSS FLOOR AREA = 2,475 SF.		
PROP. FLOOR AREA RATIO = PROP. GFA (2475) / LOT AREA (12658)	=	0.20

Similar Case History

# Record	Status	Date
1 ZAPS - VC - VC 01-Y -043 Application Desc ...: TO PERMIT THE CONSTRUCTION OF ADDITION 5.1 FEET FROM SIDE LOT LINE SUCH THAT SIDE YARDS TOTAL 18.2 FEET	APPLICATION APPROVED	BOS Hearing: 0001-01-01
2 ZAPS - VC - VC 98-Y -133 Application Desc ...: PERMIT CONSTRUCTION OF ADDITION 7.3 FT. FROM SIDE LOT LINE SUCH THAT SIDE YARDS TOTAL 16.7 FT.	APPLICATION APPROVED	BOS Hearing: 0001-01-01

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.