



**APPLICATION ACCEPTED:** September 8, 2014  
**BOARD OF ZONING APPEALS:** January 28, 2015  
**ADMINISTRATIVELY MOVED AT APPLICANT'S REQUEST**  
**TIME:** 9:00 a.m.

# County of Fairfax, Virginia

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**January 21, 2015**

## **STAFF REPORT**

**SPECIAL PERMIT APPLICATION NO. SP 2014-MV-200**

### **MOUNT VERNON DISTRICT**

**APPLICANT/OWNER:** Edgar Ferrer

**STREET ADDRESS:** 1220 I Street, Alexandria, VA, 22307

**SUBDIVISION:** New Alexandria

**TAX MAP REFERENCE:** 93-2 ((8)) (37) 32A

**LOT SIZE:** 10,500 square feet

**ZONING DISTRICT:** R-3

**ZONING ORDINANCE PROVISION:** 8-922

**SPECIAL PERMIT PROPOSAL:** To permit reduction of certain yard requirements to permit construction of second story addition 15.4 feet from the front lot line

### **STAFF RECOMMENDATION:**

Staff recommends approval of SP 2014-MV-200 for the addition with adoption of the proposed development conditions contained in Appendix 1.

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

It should be further noted that the content of this report reflects the analysis and recommendations of staff; it does not reflect the position of the Board of Zoning Appeals. A copy of the BZA's Resolution setting forth this decision will be mailed within five days after the decision becomes final.

*Megan Duca*

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



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

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



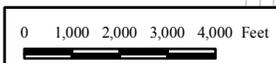
Americans with Disabilities Act (ADA): Reasonable accommodation is available upon 48 hours advance notice. For additional information on ADA call (703) 324-1334 or TTY 711 (Virginia Relay Center).

# Special Permit

SP 2014-MV-200

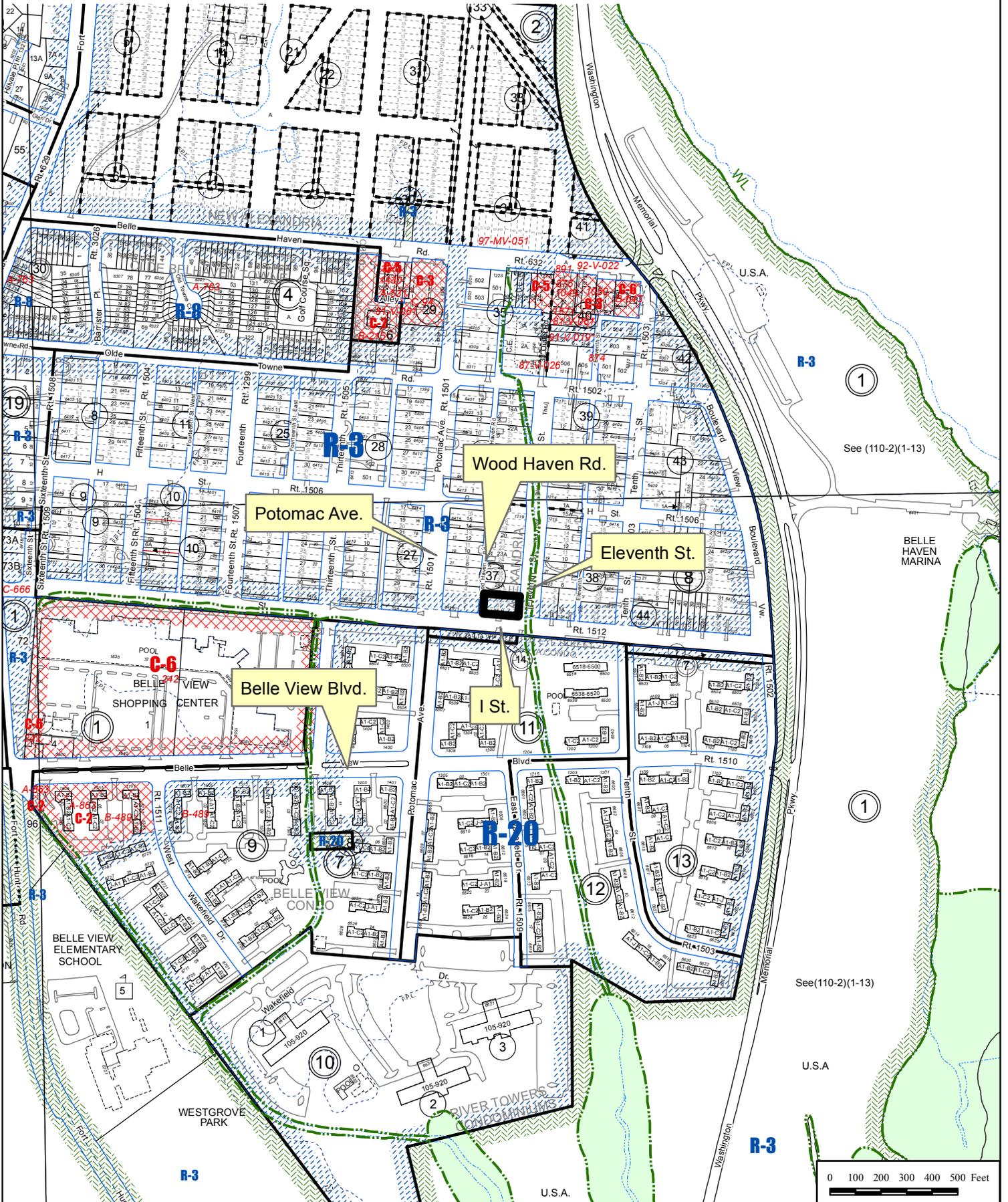
EDGAR FERRER

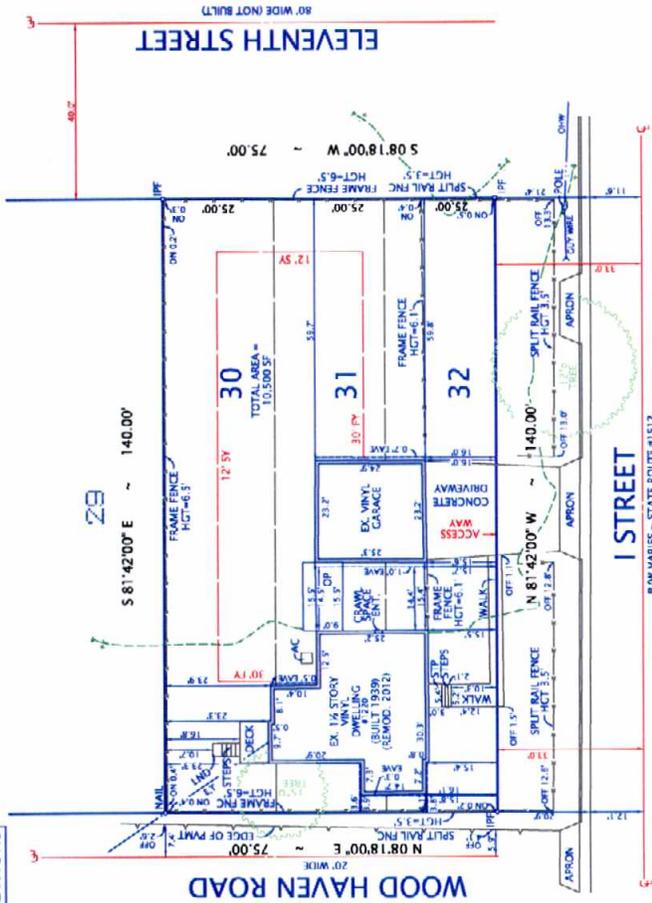
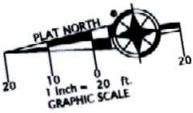
CITY OF ALEXANDRIA



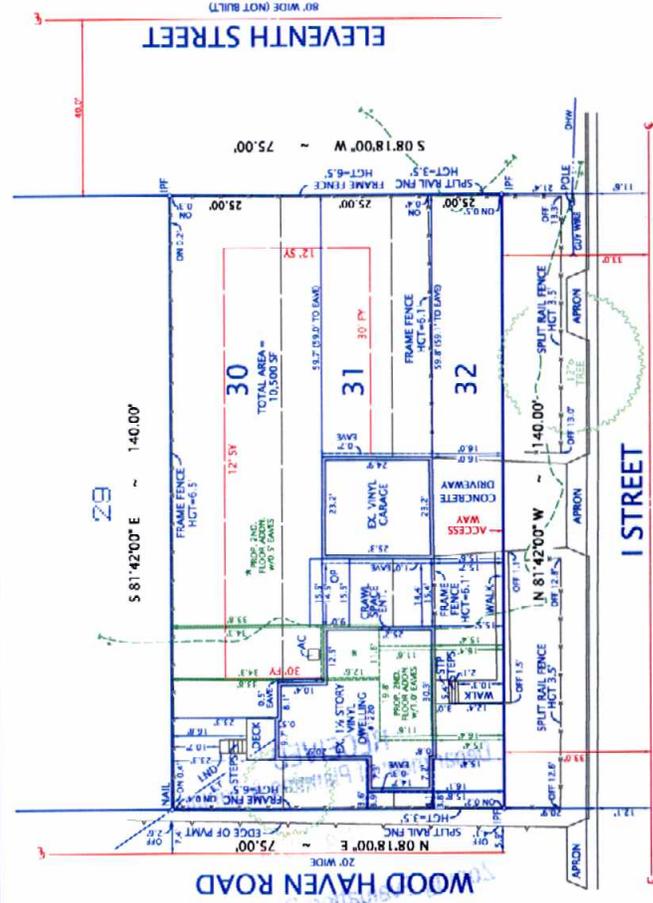
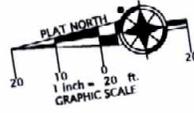
# Special Permit

SP 2014-MV-200  
EDGAR FERRER





EXISTING CONDITIONS



PROPOSED CONDITIONS

NOTES:

- TAX MAP: 93-2-08-37-0032A
- ZONE: R-3 (RESIDENTIAL 3 DU/AC)
- LOT AREA: 10,500 SF (0.2410 ACRES)
- REQUIRED YARDS: (CORNER LOT)
  - FRONT: 30.0 FEET
  - SIDE: 12.0 FEET
- HEIGHTS:
  - EX. DWELLING: 16.8 FEET (MIDLINE OF ROOF)
  - EX. GARAGE: 13.7 FEET (MIDLINE OF ROOF)
  - PROP. 2ND FLOOR ADDN.: MATCH EXISTING DWELLING ROOFLINE
  - EX. DECK: 03.5 FEET
  - 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, BECAUSE OF THE FLAT GRADE, ONLY THE 4 FOOT CONTOUR IS SHOWN.
- THIS PROPERTY IS WITHIN THE 1993 RPA. THIS PROPERTY IS ALSO IN ZONE AE OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 51059C0320E, EFFECTIVE SEPTEMBER 17, 2010.

- AREAS
  - EX. FIRST FLOOR: 1,065 SF
  - EX. SECOND FLOOR: 382 SF (30.3' x 25.2')
  - EX. GARAGE: 583 SF
  - EX. GROSS FLOOR AREA: 2,030 SF
  - EX. FLOOR AREA RATIO: EX. GFA (2,030) / LOT AREA (10,500) = 0.19
  - PROP. 2ND FLOOR ADDN.: 177 SF (6% IS EXISTING) (177 / EX. GFA (2,030)) = 0.087
  - PROP. GROSS FLOOR AREA: EX. GFA (2,030) + PROP. ADDN. (177) = 2,207 SF.
  - PROP. FLOOR AREA RATIO: PROP. GFA (2,207) / LOT AREA (10,500) = 0.210

PLAT  
 SHOWING THE IMPROVEMENTS ON  
 LOTS 30, 31, AND 32, BLOCK 37  
**NEW ALEXANDRIA**  
 (USED BOOK NOS. PAGE 134)  
 FAIRFAX COUNTY, VIRGINIA  
 MOUNT VERNON DISTRICT  
 SCALE: 1" = 20'  
 AUGUST 23, 2014 (REV.)  
 DECEMBER 03, 2014 (REV.)

I HEREBY CERTIFY THAT THE PORTIONS OF ALL THE EXISTING IMPROVEMENTS HAVE BEEN CAREFULLY ESTABLISHED BY A CURBNEY FIELD SURVEY AND UNLESS SHOWN THERE ARE NO VISIBLE ENCROACHMENTS AS OF THIS DATE:

THIS IS A SURVEY TO INSTRUCTIONS OF RECORD.  
 A TITLE REPORT WAS NOT FURNISHED.  
 NO CORNER MARKERS SET.



CASE NAME: EDGAR REBER

**DOMINION** Surveys Inc.  
 8808A PEAR TREE VILLAGE COURT  
 ALEXANDRIA, VIRGINIA 22309  
 703-491-6333  
 FAX: 703-299-6412

## SPECIAL PERMIT REQUEST

The applicant seeks a special permit to allow a reduction of certain yard requirements to permit construction of an addition approximately 15.4 feet from the front lot line. A more detailed description of the proposal is provided on page two of this report.

A copy of the special permit plat titled "Plat Showing the Improvements on Lots 30, 31, and 32, Block 37, New Alexandria," prepared by George M. O'Quinn of Dominion Surveyors Inc., dated August 23, 2014, as revised through December 3, 2014, is included in the front of the staff report.

The proposed development conditions, applicant's statement of justification with photographs, and affidavit are contained in Appendices 1 through 3, respectively.

## CHARACTER OF THE SITE AND SURROUNDING AREA

The 10,500 square foot lot is located at the corner of I Street and Wood Haven Road in New Alexandria. The subject property contains an existing dwelling that is approximately 16.8 feet in height. A garage is located to the east of the dwelling. The concrete driveway provides vehicular access to the lot from I Street and an existing walkway and porch provide pedestrian access to the front of the dwelling. The entire property is located within a Resource Protection Area (RPA) and floodplain. There is an existing frame fence approximately 6.1 feet in height near the front of the dwelling and 6.5 feet in height in the side and rear yards of the property. The fence that is located across the front of the dwelling is located behind the plane of the dwelling and, therefore, meets the location requirements for fences outlined in Article 10 of the Zoning Ordinance.



Source: Fairfax County GIS

requirements for fences outlined in Article 10 of the Zoning Ordinance.

## BACKGROUND AND HISTORY

Fairfax County Tax Records indicate that the single family dwelling was constructed in 1939 and purchased by the applicant in 2013.

On July 23, 2012, a building permit was approved to raise the roof of the existing garage located 15.6 feet from the front lot line from 8.5 feet in height to approximately 9.5 feet in height. This modification to the garage passed final inspection on October 4, 2012. It was later determined that this permit was issued in error because no variance or special permit was approved in conjunction with the garage modification. Regardless of this error, the existing garage is legal despite its noncompliance with the zoning regulations because a building permit was issued, the structure was constructed in accordance with the permit, and the structure passed a final inspection.

On May 9, 2014, the Zoning Administration Division of the Department of Planning and Zoning issued a letter to the applicant regarding zoning approval of two proposed dormers to enlarge the attic above the existing single family dwelling. This letter stated that because the proposed dormers would be within the 30 foot minimum required front yard, a special permit pursuant to Section 8-922 of the Zoning Ordinance would be required to allow construction of the dormers as close as 15 feet from the front lot line. Appendix 4 contains copies of the building permit history and Zoning Administration letter.

A copy of information outlining similar special permit and variance requests heard by the Board of Zoning Appeals is attached as Appendix 5.

## DESCRIPTION OF THE REQUEST

The applicant is requesting approval of a special permit for a reduction of certain yard requirements to permit construction of a second story addition 15.4 feet from the front lot line along the subject property's I Street frontage.

	Structure	Yard	Minimum Yard Required*	Proposed Location	Proposed Reduction	Percentage of Reduction Requested
Special Permit	Addition	Front	30.0 feet	15.4 feet	14.6 feet	48.7%

\*Minimum yard requirement pursuant to Section 3-307

The applicant proposes to construct dormers on the existing dwelling to allow for additional area within the second floor of the dwelling. The total square footage of the second story addition is approximately 177 square feet. The addition would match the roofline of the existing dwelling, which is 16.8 feet in height to the midline of the roof. The addition would be covered with siding to match the existing dwelling.

**ANALYSIS**

**Comprehensive Plan Provisions**

**Plan Area:** Area IV, Mount Vernon Planning District  
**Planning Sector:** Belle Haven Community Planning Sector (MV3)  
**Plan Map:** Residential 2-3 du/ac

**Allowed Use Determination within a Floodplain (Appendix 6)**

On November 5, 2014, the Department of Public Works and Environmental Services (DPWES) issued an Allowed Use Determination within a Floodplain to the applicant for the proposed addition. This letter stated that the proposed addition to the existing house within the designated floodplain is approved, subject to nine conditions. A copy of this determination is included in Appendix 6.

**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

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

<p><b>Standards 1 and 2</b> Comprehensive Plan/ Zoning District</p>	<p>The Comprehensive Plan recommends residential uses and the property is developed with a residential use. The R-3 District allows a reduction in minimum required yards with special permit approval. Staff believes that the proposed use is in harmony with the Comprehensive Plan and the general purpose and intent of the R-3 District.</p>
<p><b>Standard 3</b> 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><b>Standard 4</b> Pedestrian/ Vehicular Traffic</p>	<p>No increase in 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>

<b>Standard 5</b> Landscaping/ Screening	There is no transitional screening or barrier requirement for the subject property.
<b>Standard 6</b> Open Space	There is no open space requirement.
<b>Standard 7</b> Utilities, Drainage, Parking, and Loading	There are no changes to the utilities, drainage, parking or loading on the site.
<b>Standard 8</b> Signs	No signage is proposed.

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

<b>Standard 1</b> Lot Size and Bulk Regulations	The bulk regulations for minimum required yards are requested to be modified with the special permit application.
<b>Standard 2</b> Performance Standards	The use will comply with the performance standards set forth in Article 14 of the Zoning Ordinance.
<b>Standard 3</b> Site Plan	The application is not subject to the provisions of Article 17, Site Plans.

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

<b>Standard 1</b> Yard Requirements Subject to Special Permit	<p>A. Minimum Required Yards - Yard not less than 50% of the requirement: The proposed addition will be located 15.4 feet from the front lot line. The required front yard in an R-3 District is 30 feet, resulting in a reduction of 48.7%.</p> <p>B. Pipestem lots- N/A</p> <p>C. Accessory structure locations – N/A</p> <p>D. Extensions into minimum required yards- N/A</p>
<b>Standard 2</b> Not a Detached Structure in a Front Yard	There is no accessory structure proposed in a front yard.
<b>Standard 3</b> Principal Structure that Complied with Yard Requirements When Established	The subject property contains a single family dwelling that is an existing principal structure.
<b>Standard 4</b> Addition No More than 150% of the Gross Floor Area (GFA) at the Time of First Expansion Request	The proposed addition is 177 square feet. The existing GFA of the primary structure is 2,030 square feet; therefore, the proposed addition will be 8.7% of the GFA.

<p><b>Standard 5</b> Accessory Structure Subordinate in Purpose, Scale, Use and Intent</p>	<p>The proposed construction is subordinate to the primary use as it is a second story addition to the primary residential dwelling. The existing dwelling is 16.8 feet in height to the midline of the roof, and the proposed second story addition would match the roofline of the existing dwelling.</p>
<p><b>Standard 6</b> Construction in Character with On-Site Development</p>	<p>The proposed addition is being constructed as a second story expansion to the existing dwelling. The elevation drawings indicate that the materials, size and scale of the proposed addition would be compatible with the existing dwelling.</p>
<p><b>Standard 7</b> Construction Harmonious with Off-Site Development</p>	<p>Based on a review of aerial imagery and the submitted photographs, staff believes that the proposed addition would not affect neighboring properties in terms of location, height and bulk, and vegetation.</p>
<p><b>Standard 8</b> Construction Shall Not Adversely Impact Adjacent Properties</p>	<p>Staff believes that the proposed addition containing approximately 177 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 stormwater management is not required because there is no land disturbance associated with the application. The applicant was required to submit a floodplain use determination because the property is in the floodplain. This use determination was approved by DPWES on November 4, 2014.</p>
<p><b>Standard 9</b> Represents the Minimum Amount of Reduction Necessary</p>	<p>The layout of the existing structure and the presence of floodplain and RPA on the property limit the amount of alternate locations for additions to the existing dwelling. The proposed second story addition would not result in any additional land disturbance because it would be constructed within the footprint of the existing dwelling.</p> <p>As previously discussed, DPWES approved the floodplain use determination for the proposed addition. Other issues of lot shape, yard determination, environmental characteristics, slopes, wells, easements and historic resources are not applicable to this site.</p>
<p><b>Standard 10</b> BZA May Impose Conditions</p>	<p>Proposed development conditions are included in Appendix 1.</p>
<p><b>Standard 11</b> Submission Requirements</p>	<p>A copy of the plat is included in the beginning of this report.</p>
<p><b>Standard 12</b> Architectural Elevations</p>	<p>Proposed elevations are included in the beginning of this report and are also included as an attachment to the development conditions.</p>

## **CONCLUSION / RECOMMENDATION**

Staff believes that the request is in conformance with the applicable Zoning Ordinance provisions.

Staff recommends approval of SP 2014-MV-200 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 and Select File Photographs
3. Applicant's Affidavit
4. Building Permit History
5. Similar Case History
6. Allowed Use Determination within a Floodplain
7. Applicable Zoning Ordinance Provisions

**PROPOSED DEVELOPMENT CONDITIONS****SP 2014-MV-200****January 21, 2015**

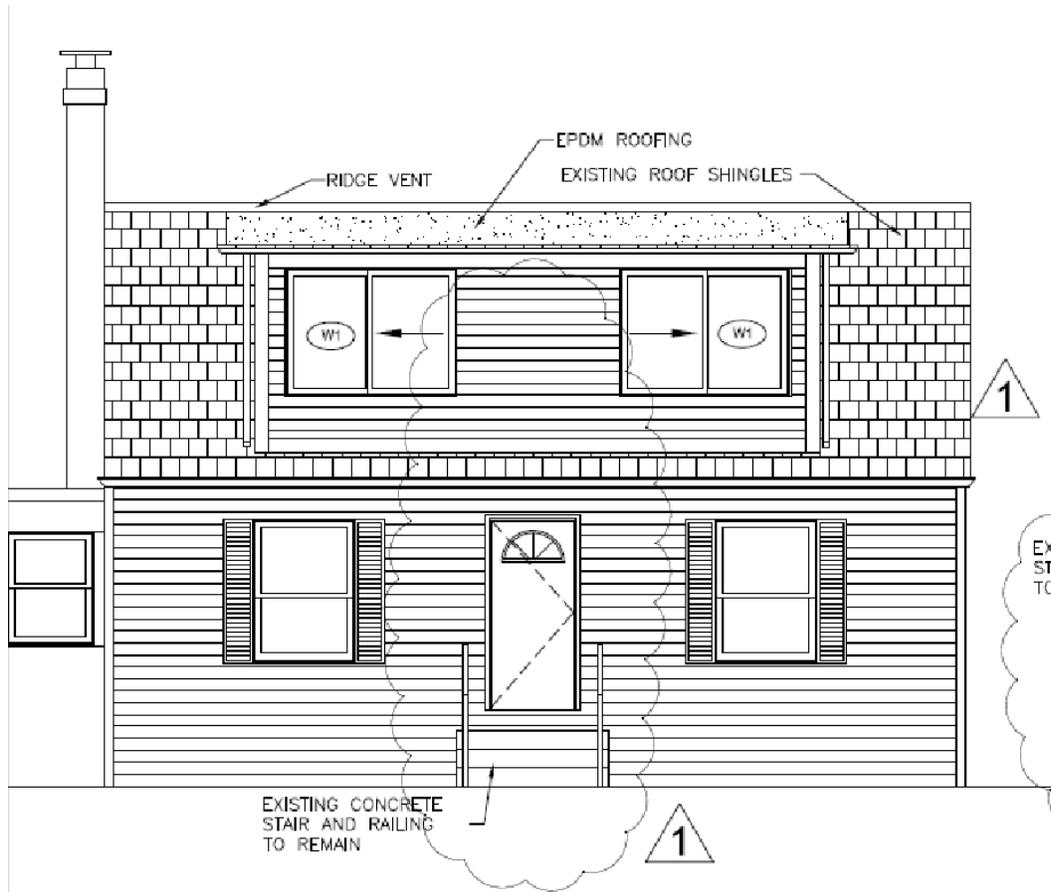
If it is the intent of the Board of Zoning Appeals to approve SP 2014-MV-200 located at Tax Map 93-2 ((8)) (37) 32A to permit reduction of certain yard requirements pursuant to Section 8-922 of the Fairfax County Zoning Ordinance, staff recommends that the Board condition the approval by requiring conformance 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 (177 square feet), as shown on the plat prepared by George M. O'Quinn of Dominion Surveyors Inc., dated August 23, 2014, as revised through December 3, 2014, as submitted with this application and is not transferable to other land.
3. Pursuant to Paragraph 4 of Section 8-922 of the Zoning Ordinance, the resulting gross floor area of an addition to the existing principal structure may be up to 150 percent of the gross floor area of the dwelling that existed at the time of the first expansion (2,030 square feet existing + 3,045 square feet (150%) = 5,075 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.

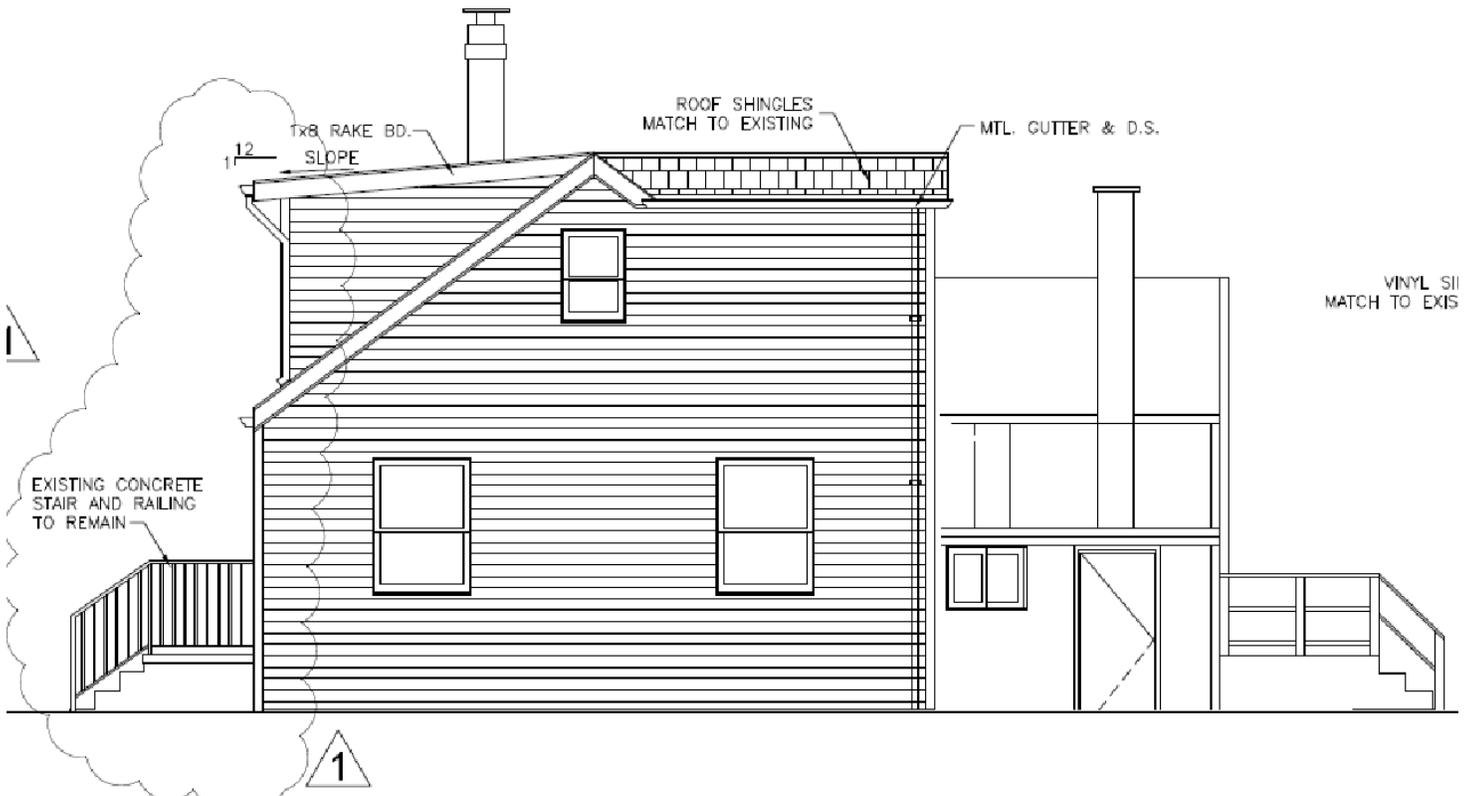
The request must specify the amount of additional time requested, the basis for the amount of time requested and an explanation of why additional time is required.



**PROPOSED  
FRONT ELEVATION**

1  
A201

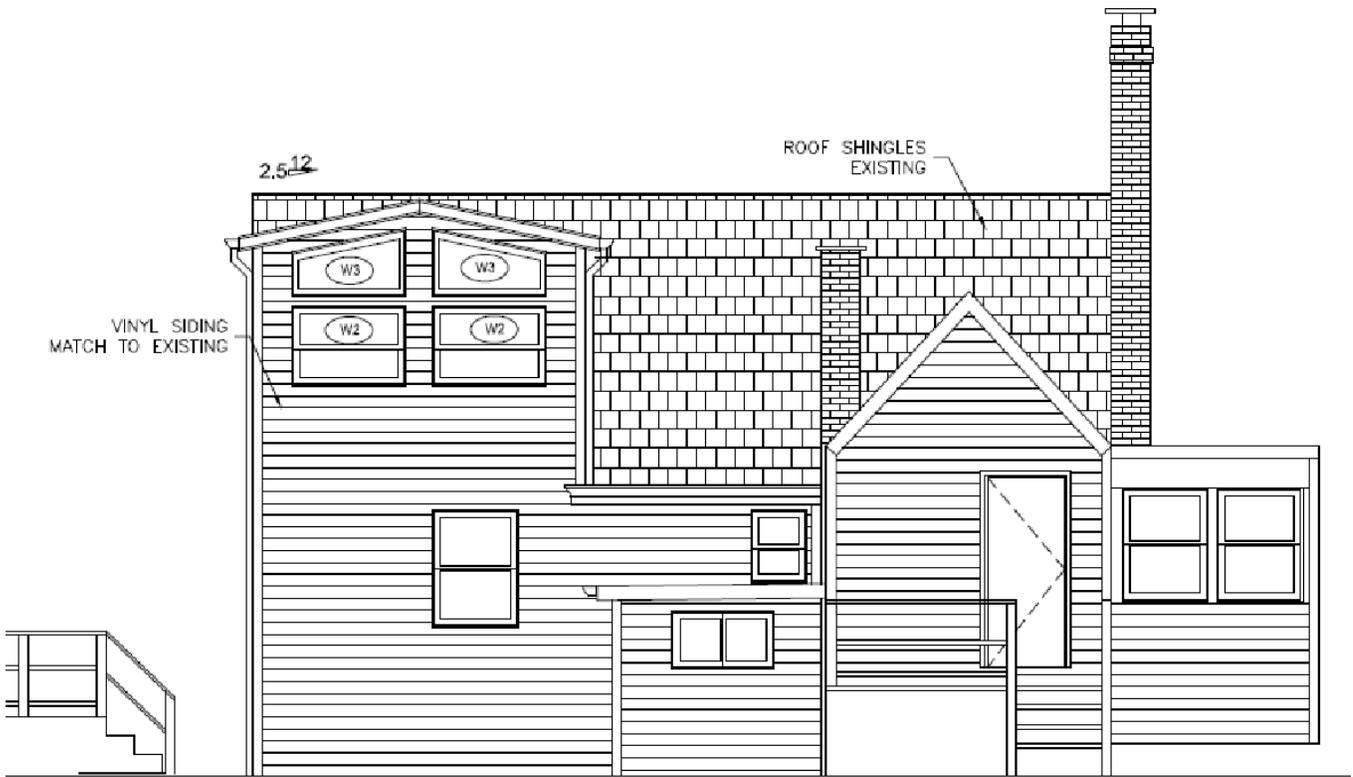
1/4" = 1'-0"



2  
A201

**PROPOSED  
SIDE ELEVATION**

1/4" = 1'-0"



**3**  
A201

**PROPOSED  
BACK ELEVATION**

1/4" = 1'-0"

**Special Permit Statement of Justification**

July 11, 2014

RECEIVED  
Department of Planning & Zoning

JUL 11 2014

Zoning Evaluation Division

Proposed Additions (Dormers)

1220 I Street

New Alexandria, Block 37, Lots 30-32

Tax Map Ref: 93-2 ((8)) (37) 30-32

Zoning District: R-3

- A. Type of operation: Dormer additions to second floor
- B. Hours of operation: 9-5 pm
- C. Estimated number of employees: 2-3
- D. Proposed number of employees: 2-3
- E. Estimate traffic impact of proposed use: minimal
- F. Vicinity of general area...: New Alexandria, Block 37, Lots 30-32
- G. Description of building...: single family home
- H. Hazardous or toxic substances...: none
- I. Statement of how the proposed use conforms to the provisions...:

To whom it may concern. As you review our case for home improvements, please consider a few facts about my home. It was built in 1939 and carries the same aesthetic charm now as it did back then. However, adapting to modern living will require some changes that will make living for my family that much easier. The second floor's ceiling is roughly 6'8" with limited windows and no circulation. We can barely fit a bed, let alone any other free standing furniture. The poor circulation causes wide temperature fluctuations for most of the year. During Summer and Fall months, temperatures often exceeds 80 degrees and, at times, it is unbearable in the evenings and completely uninhabitable during the day. My Contractor (Sam Safaeian, Ryan Design) design will allow us, at the very least, to enjoy the use of the 2<sup>nd</sup> floor all year round. I've asked Sam (the Contractor) to start the project as early in the year as possible, and well ahead of the dreaded Summer months. Delaying will impose a hardship on my family and will force us to reconsider renovations and perhaps moving and relocating altogether to a house that we can enjoy year round.

We purchased the house a year ago (closed March 2013), knowing a significant amount of work had already been completed (I'm certain you have access to all the permits on file). We also knew there would be more work required to make it more accommodating for a small family, as well as adding value to the property and to the benefit of the neighborhood. What we didn't expect was the notion of not ever being able to improve on a very small footprint that desperately needs it.

Please allow us to move forward with the plans. The small changes will make a big difference to our quality of life without compromising its aesthetic charm. Precedent was set when the previous owners completely rehabbed the place no more than 18 months ago. We're only asking that we be allowed to complete what should have been done properly to make the 2<sup>nd</sup> floor livable. The scale of Sam's proposed work is nowhere near the size or scope of the previous owner. Please allow us to 'append' to what the previous owner had to complete ours. We really don't want to go another Summer in sweltering heat or worse-- consider moving and starting all over again.



1220







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

**SPECIAL PERMIT/VARIANCE AFFIDAVIT**

DATE: 7-11-14  
(enter date affidavit is notarized)

I, Edgar Ferrer, do hereby state that I am an  
(enter name of applicant or authorized agent)

126251

(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 <b>BOLD</b> above)
Edgar Ferrer (EDGAR FERRER)	1220 1 St ALEXANDRIA VA 22307	SELF / OWNER / APPLICANT

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

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

Application No.(s): \_\_\_\_\_

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

**SPECIAL PERMIT/VARIANCE AFFIDAVIT**

DATE: 7-11-14  
(enter date affidavit is notarized)

126251

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)

N/A

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

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

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

**SPECIAL PERMIT/VARIANCE AFFIDAVIT**

DATE: 7-11-14  
(enter date affidavit is notarized)

126251

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

**PARTNERSHIP INFORMATION**

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

N/A

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

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

N/A

(check if applicable)  There is more partnership information and Par. 1(c) is continued on a "Special Permit/Variance Attachment to Par. 1(c)" form.

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

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

**SPECIAL PERMIT/VARIANCE AFFIDAVIT**

DATE: 1.11.14  
(enter date affidavit is notarized)

126251

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

**SPECIAL PERMIT/VARIANCE AFFIDAVIT**

DATE: 7-11-14  
(enter date affidavit is notarized)

176251

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)

E. Ferrer  
 Applicant [ ] Applicant's Authorized Agent  
Edgar Ferrer

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

Subscribed and sworn to before me this 11 day of July, 2014, in the State/Comm. of Virginia, County/City of Fairfax.

My commission expires: 9-30-2017



**Bldg Permit #:** **122050249**

**MISCELLANEOUS BUILDING WK RES**

**Address:** 1220 I St Alexandria VA 22307-1450

Bldg: N/A Floor: Suite: N/A

**Subdiv:** New Alexandria Lts 28 29 30 31 32 Blk 37

**Sub Census:** 152.01 **Lot Size:** 17,500.00

**Tax Map:** 0932 08370028

**Owner:** Zheng Qin H

**Phone Day:** (703)472-7119 x

**Evening:**

**Contractor:**

OWNER IS CONTRACTOR  
 (999) 999-9999

**Type of Work:** MISCELLANEOUS

**Description of Work:** raise roof of existing garage

**ZPRB Review:**

Date	Status
7/23/12	Approved

**Zoning Detail Review TAB:**

Zoning Dist.	Cluster Subdiv	Use	Wet Bar	2nd Kitchen	ADU Subdiv	Proffer	Setback
R-3	N	SFD	N	N	N	N	N

**Dimensions:**

Structure	Dimension	Height	Structure Type
Roof	9.5	9.50	ROOF

**Proffers:** N

**DETAILS COMMENTS:**

raise roof of existing garage. Applicant does not have an elevation of how roof is being raised, but states that the existing roof is approx 8.5' high and that new roof is approx 9.5' high, inspector should check this in the field.



# County of Fairfax, Virginia

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

Sent via U.S. Mail and Email (eaglevek@yahoo.com)

May 9, 2014

Sam Safaeian  
4124 Walney Road  
Suite J  
Chantilly, Virginia 20151

RE: Proposed Additions  
1220 I Street  
New Alexandria, Block 37, Lots 30-32  
Tax Map Ref.: 93-2 ((8)) (37) 30-32  
Zoning District: R-3

RECEIVED  
Department of Planning & Zoning

JUL 11 2014

Zoning Evaluation Division

Dear Mr. Safaeian:

This letter is in response to our conversation, your written inquiry dated April 10, 2014 and follow-up email received on April 14, 2014, requesting zoning approval for the construction of two (2) large dormers to enlarge the attic above the existing single family dwelling at the referenced property. While the plans also show a new front portico, you have stated that this improvement is no longer being pursued. As stated in your letter, zoning approval was not granted for the proposed dormers; however, there was no issue in obtaining zoning approval for an addition above the existing garage in July 2012. You are asking why the garage modification received zoning approval but the current proposal fails to meet zoning requirements.

The referenced property is zoned R-3 Residential District, Three Dwelling Units/Acre and is developed with a single family detached dwelling, a breezeway and a garage. The property is an interior lot from a zoning perspective, as Eleventh Street is unpaved and Wood Haven Road functions as an alley for the property. The minimum required yards for the property are as follows: Front – 30 feet; Sides – 12 feet and Rear – 25 feet. As shown on the plat provided, the dwelling is located a minimum of 15.4 feet from the front lot line, and the attached garage is located at least 15.6 feet from the front lot line. Therefore, the dwelling on the referenced property does not meet the minimum required yards for the R-3 District. Enclosed please find a sketch that depicts the encroachments.

Given that the dwelling is located within the 30 foot minimum required front yard, any addition above the existing garage would not meet zoning requirements, unless the Board of Zoning Appeals (BZA) approves a variance for the property or a special permit for a reduction in certain yard requirements. A review of our records indicates that Building Permit #122050249 was approved on July 23, 2012 to increase the roof height of the existing garage. Furthermore, this modification to the garage passed

Department of Planning and Zoning  
Zoning Administration Division  
Ordinance Administration Branch  
12055 Government Center Parkway, Suite 807  
Fairfax, Virginia 22035-5505  
Phone 703-324-1314 FAX 703-803-6372  
[www.fairfaxcounty.gov/dpz/](http://www.fairfaxcounty.gov/dpz/)



Sam Safaeian

May 9, 2014

Page 2

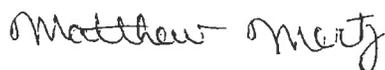
final inspection on October 4, 2012. Although zoning approval was granted in this instance, it was done in error since no variance or special permit was approved in conjunction with the garage modification. Regardless of the mistake, please note that the garage is legal despite its noncompliance with the zoning regulations. Pursuant to §15.2-2307 of the *Code of Virginia*, if a local government issued a building permit, the structure was constructed in accordance with the building permit, and the structure passed final inspection, it is legal and can remain.

Regarding the proposed dormers, as their construction would be within the 30 foot minimum required front yard, zoning approval of the associated Building Permit application cannot be granted. However, it is possible to seek BZA approval of a special permit pursuant to Sect. 8-922 for a reduction of certain yard requirements to allow construction of the dormers as close as 15 feet (50% of the 30 foot requirement) from the front lot line, provided that the proposed eaves do not extend closer than fifteen (15) feet from the front lot line. Based on the existing location of the dwelling and review of the architectural plans, the proposed eaves may need to be removed or modified to meet this requirement. A special permit requires an application, a filing fee, notification of adjacent property owners and a public hearing before the BZA. For more information on the special permit process, please contact the Zoning Evaluation Division at 703-324-1290.

This determination is based upon the facts presented in your inquiry, your email, our conversation and the applicable Fairfax County Zoning Ordinance provisions in effect as of the date of this letter. If the facts as presented change or if the applicable provisions of the Zoning Ordinance change subsequent to the issuance of this determination, the determination may be subject to modification.

I trust that this letter satisfactorily responds to your request. Should you have any questions, please feel free to contact me at (703) 324-1314.

Sincerely,



Matthew Mertz

Assistant to the Zoning Administrator

Enclosure

cc: Gerald W. Hyland, Supervisor, Mount Vernon District  
Edgar C. Ferrer, 1220 I Street, Alexandria, Virginia 22307 ✓  
Leslie B. Johnson, Zoning Administrator  
Michelle O'Hare, Deputy Zoning Administrator, Ordinance Administration Branch  
Diane Johnson-Quinn, Deputy Zoning Administrator, for Zoning Permit Review Branch,  
File: New Alexandria Blks. 35, 36, 37; Folder: Block 37

Minimum Required Yards



Front Yard  
30 Feet



Side Yards  
12 Feet



Rear Yard  
25 Feet

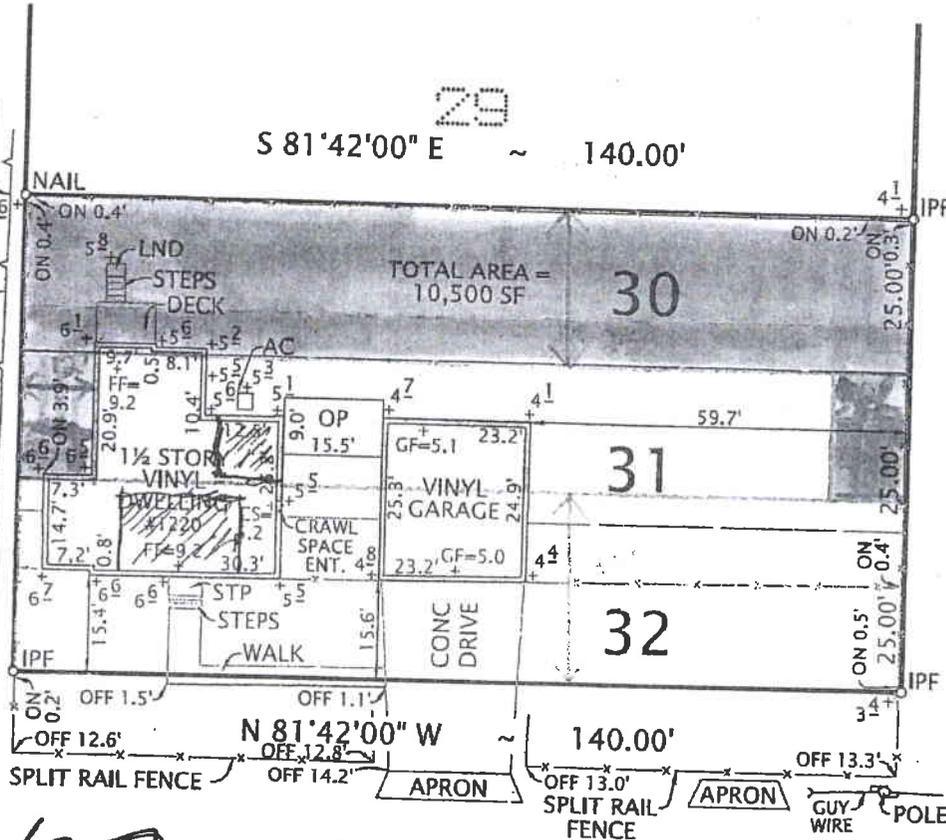
WOOD HAVEN ROAD

20' WIDE

N 08°18'00" E ~ 75.00'

OFF 4.1' EDGE OF PAVEMENT

OFF 2.6'



S 81°42'00" E ~ 140.00'

S 08°18'00" W ~ 75.00'

ELEVENTH STREET

80' WIDE (NOT BUILT)

1220

I STREET

R/W VARIES ~ STATE ROUTE #1512



Group: 88-V-049

**VC 88-V-049**

**APPLICANT:** BROWN, GLENN A. & SUSAN C.  
**STATUS:** APPLICATION APPROVED  
**STATUS/DECISION DTE:** 07/20/1988  
**ZONING DISTRICT:** R-3  
**DESCRIPTION:** ALLOW ADDITION TO DWELLING TO 4.6 FT. FROM ONE SIDE LOT LINE AND 8.2 FT. FROM OTHER SIDE LOT LINE (12 FT. MIN. SIDEYARD REQ.)  
**LOCATION:** 6421 POTOMAC AVENUE  
**TAX MAP #5:**  
0932 08370009 0932 08370008

Group: 98-V-084

**VC 98-V-084**

**APPLICANT:** KEENE, KENNETH D. & HARRIETT H.  
**STATUS:** APPLICATION APPROVED  
**STATUS/DECISION DTE:** 10/21/1998  
**ZONING DISTRICT:** R-3  
**DESCRIPTION:** PERMIT CONSTRUCTION OF ADDITION 8.0 FT. FROM SIDE LOTLINE  
**LOCATION:** 6418 15TH STREET  
**TAX MAP #5:**  
0932 08090027

Group: 2003-MV-196

**VC 2003-MV-196**

[STAFF REPORT](#)

**APPLICANT:** H BRADFORD GLASSMAN  
**STATUS:** APPLICATION APPROVED  
**STATUS/DECISION DTE:** 03/24/2004  
**ZONING DISTRICT:** R-3  
**DESCRIPTION:** TO PERMIT CONSTRUCTION OF DWELLING 4.8 FT. WITH EAVE 3.6 FT. FROM ONE SIDE LOT LINE AND 7.6 FT. WITH EAVE 6.4 FT. FROM OTHER SIDE LOT LINE AND 9.5 FT. FROM FRONT LOT LINE, DECK 4.8 FT. AND 7.6 FT. FROM SIDE LOT LINES, ROOFED DECK 2.5 FT. WITH EAVE 1.3 FT. FROM FRONT LOT LINE AND BAY WINDOWS 7.0 FT. FROM FRONT LOT LINE AND 3.4 FT. WITH EAVE 2.4 FT. FROM SIDE LOT LINE AND FENCE GREATER THAN 7.0 FT. IN HEIGHT TO REMAIN IN SIDE AND REAR YARDS  
**LOCATION:** 6428 POTOMAC AVENUE  
**TAX MAP #5:**  
0932 08270031

Group: 2004-MV-034

VC 2004-MV-034

[STAFF REPORT](#)

**APPLICANT:** AHMAD AMARLOOI MANSOUREH KAVIAN  
**STATUS:** APPLICATION DENIED  
**STATUS/DECISION DTE:** 07/28/2004  
**ZONING DISTRICT:** R-3  
**DESCRIPTION:** TO PERMIT CONSTRUCTION OF A ROOFED DECK 13.0 FEET FROM THE FRONT LOT LINE, SECOND STORY ADDITION 9.1 FEET FROM SIDE LOT LINE AND ADDITION 9.0 FEET FROM ONE SIDE LOTLINE AND 10.0 FEET FROM OTHER SIDE LOT LINE  
**LOCATION:** 1205 H STREET  
**TAX MAP #5:**  
0932 08440019



# County of Fairfax, Virginia

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

NOV 05 2014

Edgar Ferrer  
1220 I Street  
Alexandria, Virginia 22307

Subject: Lots 30, 31 and 32, Block 37; 1220 I Street; Tax Map #093-2-08-370032A;  
Mount Vernon District

Reference: Request for Allowed Use Determination within a Floodplain dated October  
16, 2014

Dear Mr. Ferrer:

In response to your request, the proposed addition to the existing house within the designated floodplain is approved under Fairfax County Zoning Ordinance (ZO) Section 2-903.8 subject to the following conditions:

1. The estimated cost of the addition shall be less than 50% of the market value of the existing structure as determined by the Department of Tax Administration (ZO 2-903.8A). In order to determine if your project meets the definition of substantial improvement, a detailed construction cost analysis must be provided with the building plans when applying for a building permit.
2. The new construction, when combined with all other existing, anticipated and planned development, shall not increase the water surface elevation above the 100-year flood level upstream and downstream, calculated in accordance with the provisions of the Public Facilities Manual and ZO 2-905-1.
3. Provision of an executed copy of the "hold harmless" agreement (copy enclosed) prior to final approval of the building permit plan, ZO 2-903.8.D.
4. To the extent possible, stable vegetation shall be protected and maintained in the floodplain, ZO 2-905.5.

Department of Public Works and Environmental Services  
Land Development Services, Site Development and Inspections Division  
12055 Government Center Parkway, Suite 535  
Fairfax, Virginia 22035-5503  
Phone 703-324-1720 • TTY 703-324-1877 • FAX 703-653-1782  
[www.fairfaxcounty.gov/dpwes](http://www.fairfaxcounty.gov/dpwes)



5. There shall be no storage of herbicides, pesticides or toxic or hazardous substances as set forth in Title 40, Code of Federal Regulations (CFR), Parts 116.4 and 261.30 et. seq., in the floodplain, ZO 2-905.6.
6. No more land within the floodplain shall be disturbed than is necessary for construction of the proposed addition, ZO 2-905-7(B).
7. The proposed use meets the environmental goals and objectives of the adopted Comprehensive Plan for the subject property, ZO 2-905-7(C).
8. The lowest part (i.e. the bottom of the floor joists or the top of the concrete, if slab on grade) of the lowest floor (including basement) of the proposed addition must be above the 100-year flood level, ZO 2-903.8B. Any new or replacement electrical equipment and heating, ventilation, and air conditioning systems shall be protected from flood damage by being placed above the base (100-year) flood elevation in accordance with the Virginia Uniform Statewide Building Code.
9. The proposed use and construction activity shall comply with the provisions of the Chesapeake Bay Preservation Ordinance, ZO 2-905-11.

Please note that Addition shall include any new construction to an existing principal residential structure that neither exceeds 100% of the existing gross floor area of the above grade finished area nor includes the demolition of more than 50% of the existing above grade finished area as defined by the ANSI Z765-2003 standard per ZO Section 61-1-2.

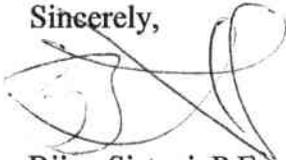
This determination is valid as of the date of this letter and does not relieve you of the responsibility to comply with any ZO, Building Code or other County regulation including, but not limited to the Chesapeake Bay Preservation Ordinance, currently in effect or which the Board of Supervisors may adopt at a future date.

Please ensure a copy of this letter is made part of the permit application.

Edgar Ferrer  
Tax Map # 093-2708-370032A  
Page 3 of 3

If further assistance is desired, please contact Bel Pachhai, Senior Engineer III, Site Development and Inspections Division (SDID) at 703-324-1698.

Sincerely,

A handwritten signature in black ink, appearing to read 'Bijan Sistani', written over a faint circular stamp or watermark.

Bijan Sistani, P.E.  
Chief, South Branch  
SDID

cc: Don Demetrius, Chief, Watershed Evaluation Branch, SPD, DPWES  
Brandy Mueller, Customer and Technical Support Center, LDS, DPWES  
Bel Pachhai, Senior Engineer III, SDID, LDS, DPWES  
IQ File #270755

## **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.