



APPLICATION ACCEPTED: October 30, 2014
BOARD OF ZONING APPEALS: January 28, 2015
TIME: 9:00 AM

County of Fairfax, Virginia

January 22, 2015

STAFF REPORT

APPLICATION SP 2014-MV-230

MOUNT VERNON DISTRICT

APPLICANT/OWNER: Holly L. Nolting

LOCATION: 8208 East Boulevard Drive, Alexandria

PARCEL: 102-4 ((9)) 2A

LOT SIZE: 29,811 square feet

ZONING: R-2: Residential, Two Dwelling Units/Acre

ZONING ORDINANCE PROVISIONS: 8-914 and 8-922

PROPOSAL: To permit a reduction of certain yard requirements to construct an addition 13.1 feet from the side lot line and to permit a reduction in certain yard requirements based on an error in building location to permit a dwelling to remain 13.3 feet from the side lot line

STAFF RECOMMENDATIONS:

Staff recommends approval of SP 2014-MV-230 for the reduction of the side yard requirement, subject to the proposed conditions listed in Appendix 1.

It should be noted that it is not the intent of staff to recommend that the Board, in adopting any conditions proffered by the owner, relieve the applicant/owner 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

Nick Rogers, AICP

Excellence * Innovation * Stewardship
Integrity * Teamwork * Public Service

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



recommendation of staff; it does not reflect the position of the Board of Supervisors.

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 this application

For information, contact the Zoning Evaluation Division, Department of Planning and Zoning, 12055 Government Center Parkway, Suite 801, Fairfax, Virginia 22035-5505, (703) 324-1290.

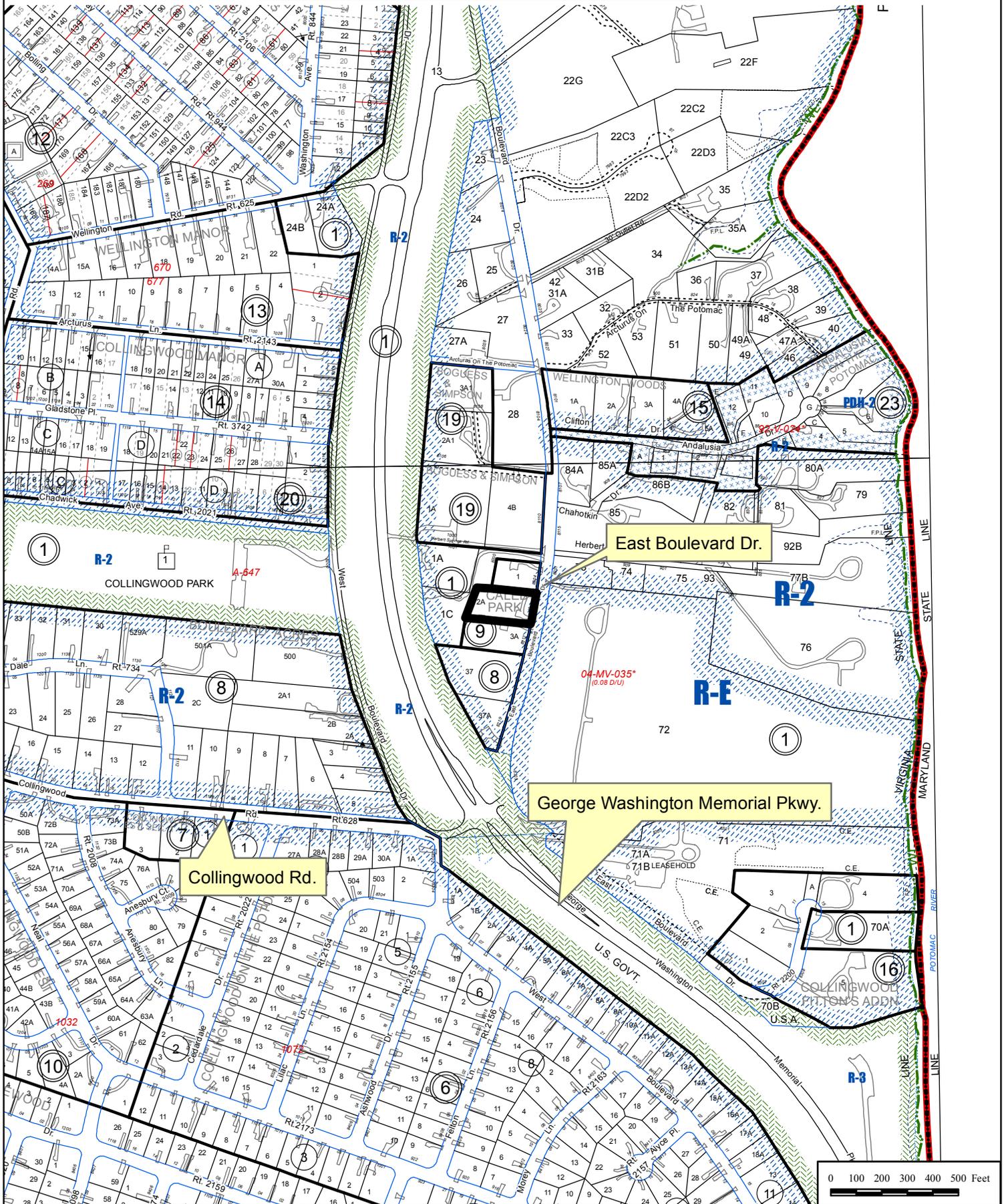
Board of Zoning Appeals meetings are held in the Board Auditorium of the Government Center (12000 Government Center Parkway, Fairfax, VA 22035)



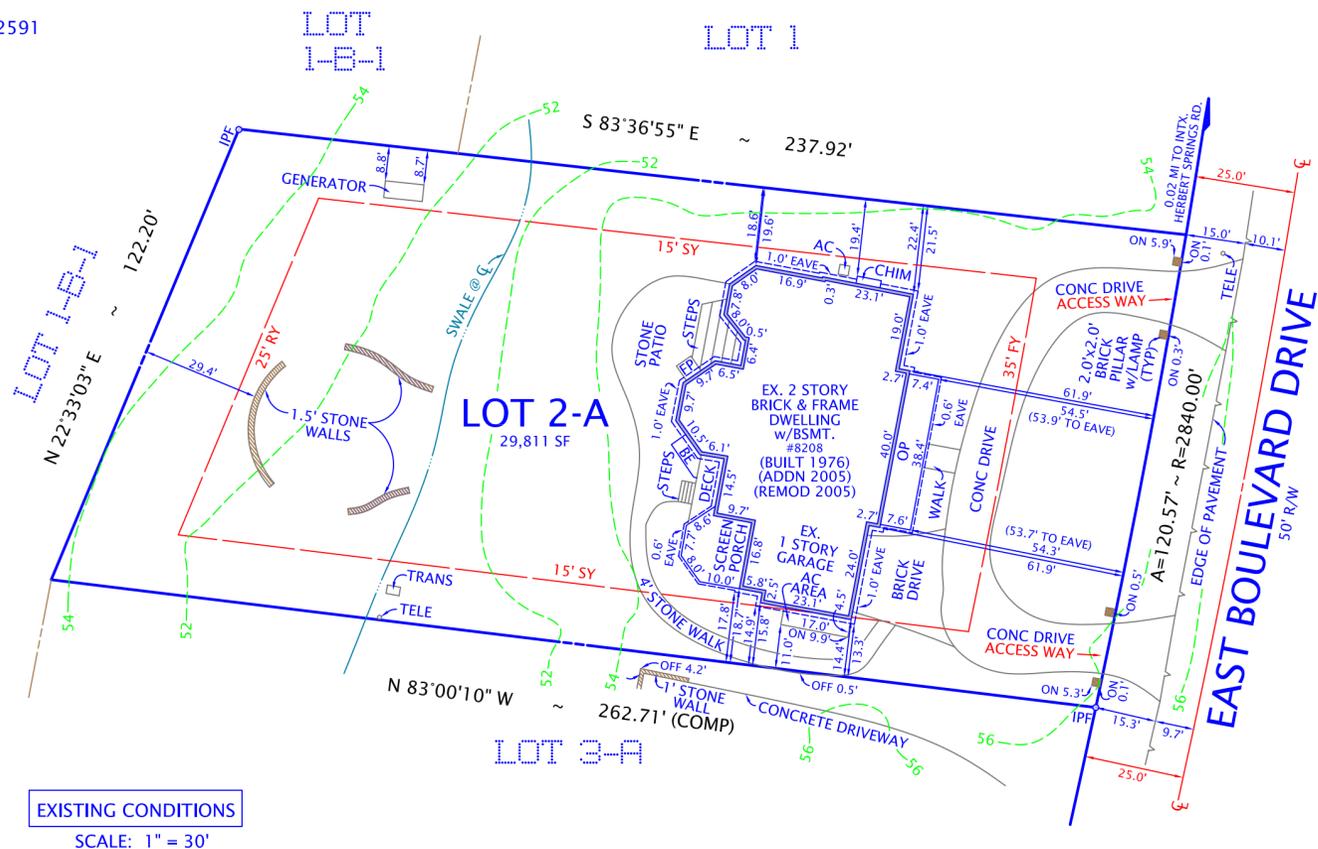
Americans with Disabilities Act (ADA): Reasonable accommodation is available upon 48 hours advance notice. For additional information on ADA call (703) 324-1334 or TTY 711 (Virginia Relay Center).

Special Permit

SP 2014-MV-230
HOLLY L NOLTING

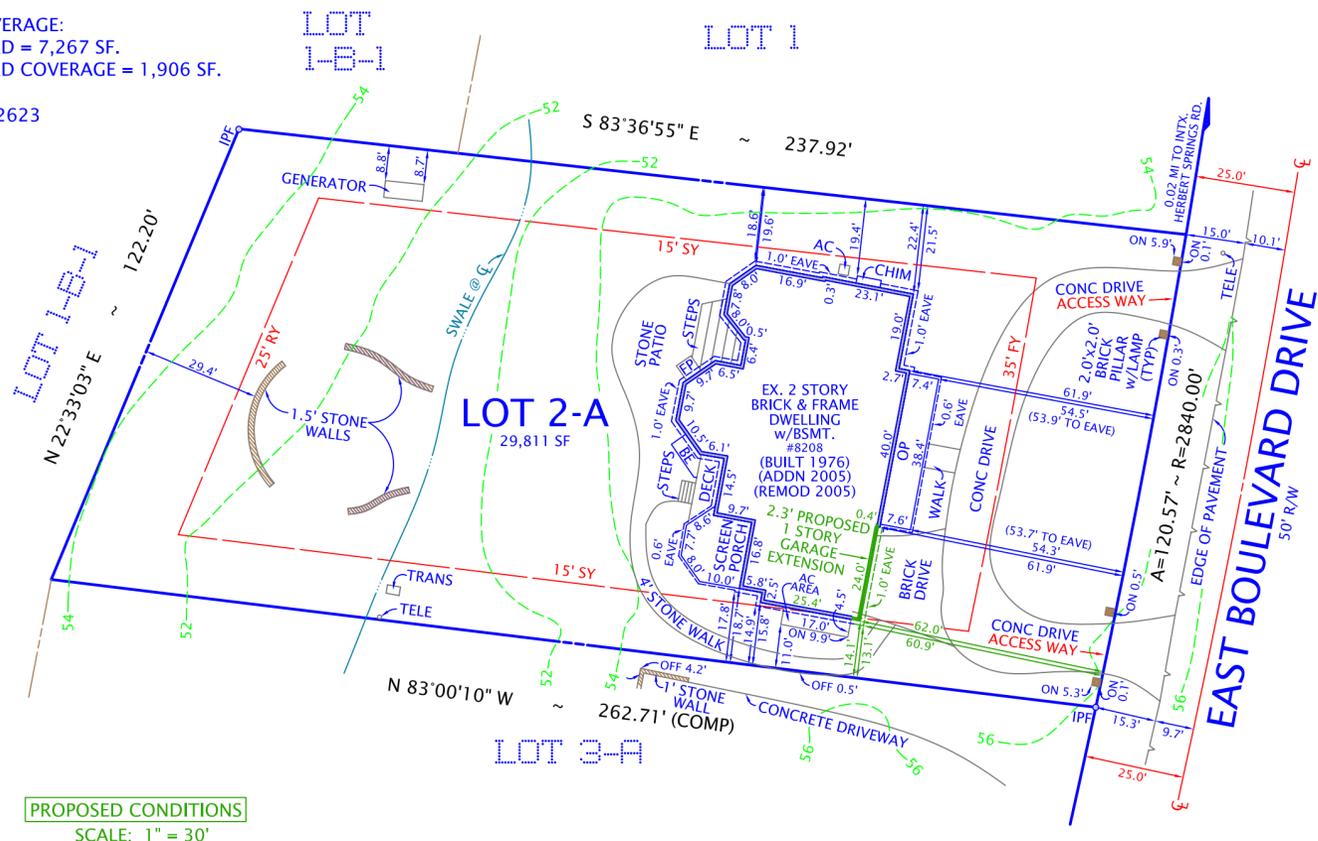


FRONT YARD COVERAGE:
 EX. FRONT YARD = 7,357 SF.
 EX. FRONT YARD COVERAGE = 1,906 SF.
 (CONC DRIVE)
 $1,906/7,357 = 0.2591$



EXISTING CONDITIONS
 SCALE: 1" = 30'

FRONT YARD COVERAGE:
 PROP. FRONT YARD = 7,267 SF.
 PROP. FRONT YARD COVERAGE = 1,906 SF.
 (CONC DRIVE)
 $1,906/7,267 = 0.2623$



PROPOSED CONDITIONS
 SCALE: 1" = 30'

NOTES

- TAX MAP: 102-4-09-0002A
- ZONE: R-2 (RESIDENTIAL 2 DU/AC)
- LOT AREA: 29,811 SF (0.6844 ACRE)
- REQUIRED YARDS:

FRONT:	=	35.0 FEET
SIDE:	=	15.0 FEET
REAR:	=	25.0 FEET
- HEIGHTS:

DWELLING	=	21.1 FEET (MIDLINE OF ROOF)
SCREENED PORCH	=	12.7 FEET (RIDGELINE OF ROOF)
1.5' STONE WALLS	=	01.2 FEET
DECK	=	02.0 FEET
PILLARS w/LAMPS	=	05.0 FEET (TOP OF LAMP)
EX. GARAGE	=	14.6 FEET (RIDGELINE OF ROOF)
PROP. 1 STORY GARAGE	=	12.1 FEET (MIDLINE OF ROOF)
		NOT TO EXCEED 14.6 FEET
- 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

BASEMENT	=	2,761 SF
FIRST FLOOR	=	3,489 SF
SECOND FLOOR	=	1,679 SF
GROSS FLOOR AREA	=	7,929 SF

FLOOR AREA RATIO: GFA (7,929) / LOT AREA (29,811) = 0.27

PROP. GARAGE EXTENSION = 55 SF. (55/7,929) = 0.01

PROP. GFA: 55 + 7,929 = 7,984 SF.

PROP. FLOOR AREA RATIO: PROP. GFA (7,984) / LOT AREA (29,811) = 0.27

PLAT
 SHOWING THE IMPROVEMENTS ON
 LOT 2-A
 OF A RESUBDIVISION OF
 LOTS 2 & 3 AND EDMUNDSON PROPERTY
CALEB PARK
 (DEED BOOK 6361, PAGE 1744)
 FAIRFAX COUNTY, VIRGINIA
 MT VERNON DISTRICT
 SCALE: 1" = 30'
 SEPTEMBER 06, 2014
 SEPTEMBER 25, 2014 (REV.)

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.



ORDERED BY:
 HOLLY NOLTING

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

SPECIAL PERMIT REQUEST

The applicant, Holly Nolting, is requesting approval of a Special Permit to allow a reduction of the side yard setback requirement along the southern lot line to construct an addition to the existing dwelling's garage. The proposed garage addition would extend out 2.33 feet from the existing garage's façade. Due to the house's orientation with the property lines, the addition would encroach 1.9 feet into the required 15-foot side yard setback, resulting in a 13.1-foot setback from the side yard lot line. This would result in a 12.6 percent encroachment into the required yard. Attachment A to the proposed development conditions in Appendix 1 shows the proposed garage façade.

The applicant is also requesting a reduction of the side yard setback requirement based on an error in building location to permit the existing structure's footprint to remain 13.3 feet from the side yard lot line. Specifically, the existing garage was constructed as part of a 2005 renovation of the subject property that resulted in the garage being constructed 1.7 feet into the required 15-foot side yard setback. The error was constructed without the benefit of a house location plat review.

A reduced copy of the Special Permit Plat (SP Plat) is included in the front of the staff report. Copies of the draft development conditions, the statement of justification with site photographs, and the affidavit are included in Appendices 1, 2, and 3, respectively.

CHARACTER OF THE SITE AND SURROUNDING AREA

The subject property is located approximately one quarter mile northeast of the Collingwood Library and Museum, and just east of the George Washington Memorial Parkway (Figure 1). The 29,811 square foot lot contains an approximately 21-foot tall, 2-story single family detached dwelling.

The adjacent properties and the surrounding properties are zoned R-2 and developed as single family detached dwellings, except for the Collingwood Library and Museum site which is zoned R-E: Residential Estate District. The Collingwood site operates under an approved Special Exception as a museum, library, public benefit association, cultural center, and conference center. The Board of Supervisors approved this use with SE 2003-MV-020 on October 27, 2003. Staff is currently reviewing an amendment request to this Special Exception, SEA 2003-MV-020, which proposes to delete land area from the previously approved Special Exception area.

BACKGROUND AND HISTORY

According to the Department of Tax Administration, the dwelling was originally constructed in 1976. The existing garage was added in 2005 as part of an overall renovation of the dwelling. The applicant purchased the property in 2011.

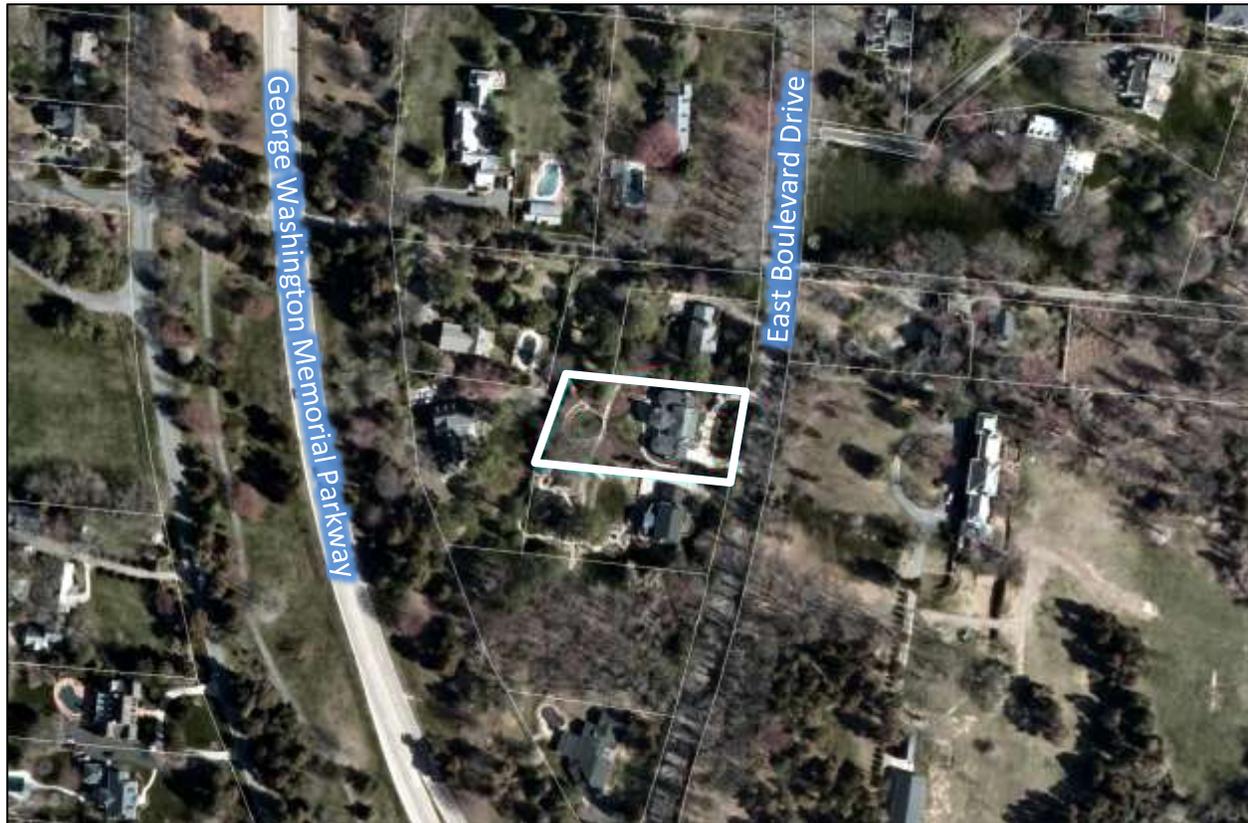


Figure 1: Aerial photograph of subject property and its surroundings. (Source: Fairfax County DPZ GIS and 2013 aerial photography)

The Department of Planning and Zoning's Zoning Administration Division (ZAD) issued two determinations during the initial review of the applicant's submission for this case (Appendix 4). Each determination considered whether the vested rights statute in the Code of Virginia (§15.2-2307) was applicable to existing improvements on the subject property.

- The first determination examined whether the statute would deem the existing garage's 1.7 foot encroachment into the required side yard as a nonconforming structure. The garage had not been taxed for more than 15 years, and no approved building permit was on file to demonstrate that the garage was approved for construction into the required yard. Based on this research, ZAD determined that the vested rights statute was not applicable. This determination resulted in the applicant amending the application to add a request to allow the garage to remain in the side yard setback based on an error in building location in addition to the request the reduction in the side yard requirement for the garage addition.

- The second determination examined whether the site’s semi-circular driveway would be deemed nonconforming since it exceeds the maximum coverage requirement for the surfaced area for front yard vehicle parking. Paragraph 8 of Sect. 11-102 of the Zoning Ordinance restricts such parking areas to no more than 25% of a lot’s front yard, which became effective on June 4, 2002. The SP Plat shows that the front yard coverage equals 32.5%. Based on an analysis of historical air photographs of the area and the application’s SP Plat, ZAD determined that the semi-circular driveway would be considered nonconforming per §15.2-2307 and could remain.

DESCRIPTION OF THE APPLICATION

The applicant proposes to remove the existing garage façade with two doors to the garage and replace it with a single garage door for both garage parking spaces. The replacement façade would extend 2.33 feet toward East Boulevard Drive, but would still be outside the minimum required front yard by approximately 26 feet. Due to the dwelling’s orientation to the property boundaries, this façade extension would increase the garage’s encroachment into the side yard setback from 1.7 feet to 1.9 feet. Figure 2 shows the proposed site design, while Attachment A of Appendix 1 contains front and side yard elevations to show the proposed façade.

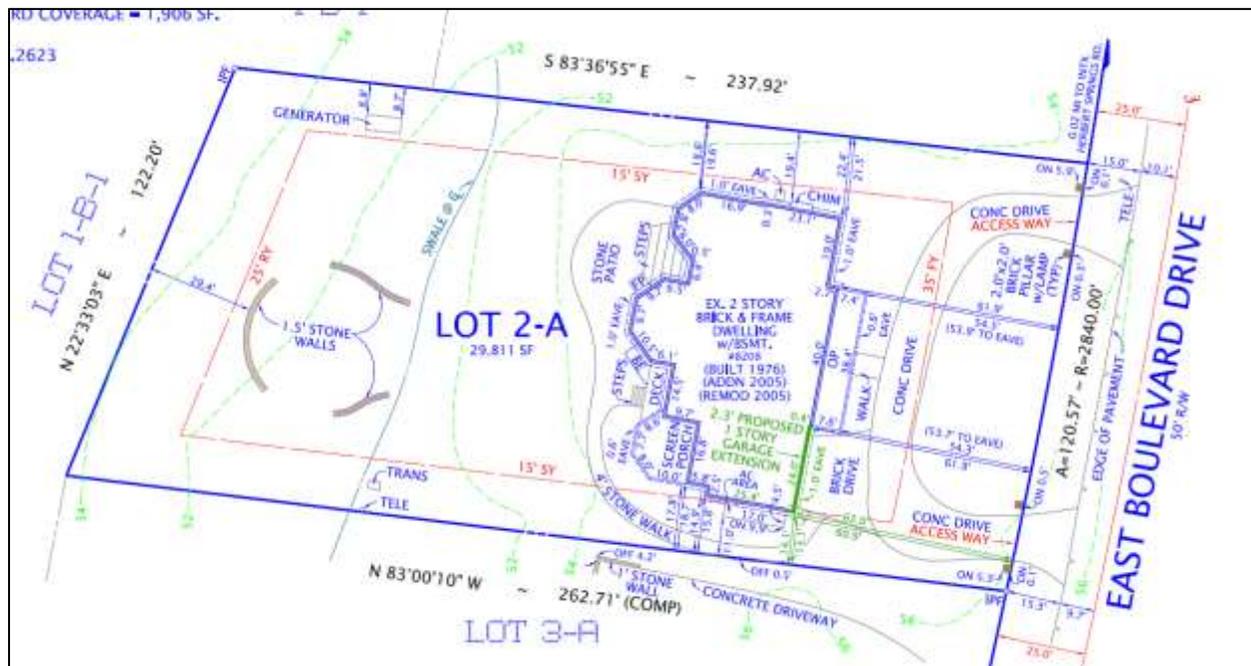


Figure 2: The site design shown on the SP Plat (Source: Dominion Surveyors, Inc., 9/6/2014)

Table 1 outlines the garage’s proposed encroachment into the required side yard, while Figure 3 depicts the existing and proposed garage façade from a side profile for better clarity.

Table 1: Encroachment Calculation for Side Yard						
	Structure	Yard	Minimum Required Yard	Proposed Location	Proposed Reduction	Percentage Reduction Requested
Special Permit	Garage	Side	15.0 feet	13.1 feet	1.9 feet	12.6%

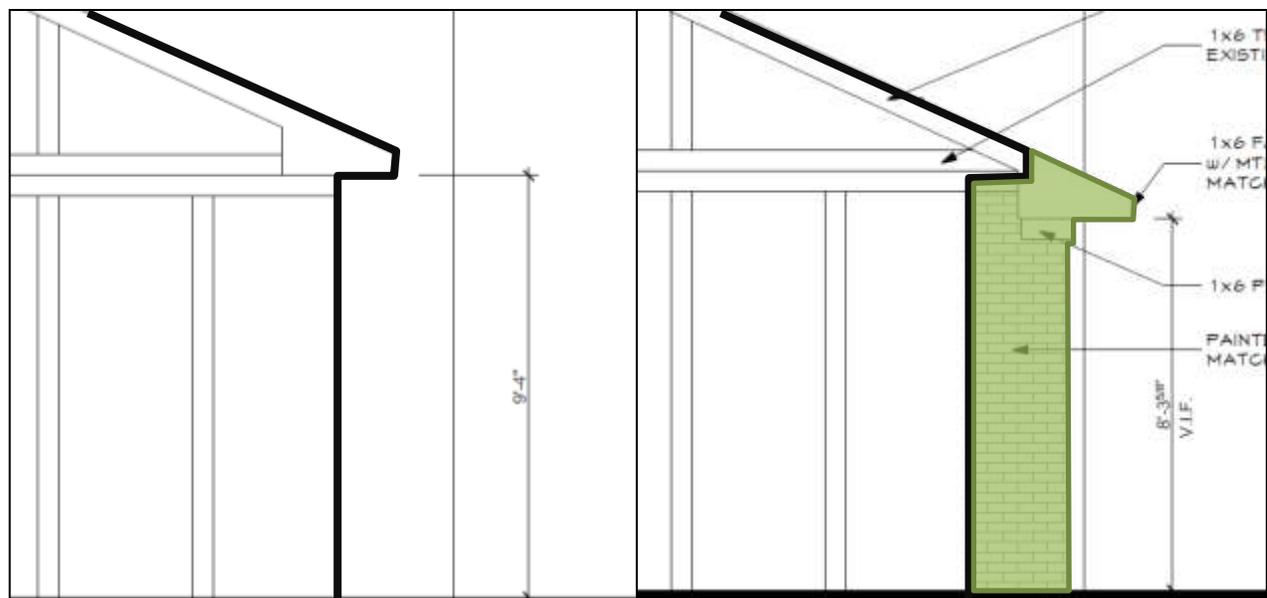


Figure 3: The proposed garage, shown in green, would extend 2.33 feet beyond the existing garage façade toward East Boulevard Drive (Source: Dvorak Drafting Consultants, LLC 12/10/2014)

ANALYSIS

Comprehensive Plan Provisions

- Plan Area:** III
- Planning District:** Mount Vernon
- Planning Sector:** Wellington Community Planning Sector
- Plan Map:** Residential development at 2 to 3 dwelling units per 1 acre

Zoning Ordinance Requirements (Appendix 4)

The applicant's request must meet the standards of the following Zoning Ordinance Sections:

- Sect. 8-006, General Special Permit Standards;
- Sect. 8-903, Standards for all Group 9 Uses;
- Sect. 8-914, Provisions for Approval of Reduction to the Minimum Yard Requirements Based on Error in Building Location; and,
- Sect. 8-922, Provisions for Reduction of Certain Yard Requirements.

General Special Permit Standards (Sect. 8-006):

Standards 1 and 2 Comprehensive Plan/ Zoning District	The Comprehensive Plan recommends residential uses and the property is developed with a residential use. The R-2 District allows a reduction in minimum required yards with a Special Permit approval. The proposed design would be in harmony with the Comprehensive Plan and the general purpose and intent of the R-2 District.
Standard 3 Adjacent Development	In staff's opinion, the proposed use will not hinder or discourage use or development of neighboring properties or value.
Standard 4 Pedestrian/ Vehicular Traffic	No increase vehicular or pedestrian traffic beyond customary traffic patterns would occur with this proposal. In staff's opinion, the proposed design would not be hazardous and would not conflict with existing and anticipated traffic in the neighborhood.
Standard 5 Landscaping/ Screening	In staff's opinion, the proposed design would be compatible with the use and character of the adjacent residential property. The minimal nature of the encroachment request would not elicit the need for additional screening.
Standard 6 Open Space	There is no open space requirement for R-2 Districts.
Standard 7 Utilities, Drainage, Parking, and Loading	There are no changes to the utilities, drainage, parking or loading of the site.
Standard 8 Signs	No signage is proposed.

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

Standard 1 Lot Size and Bulk Regulations	The bulk regulations for minimum required yards would be modified to permit a 1.9 encroachment into the required side yard with the approval of this Special Permit application.
Standard 2 Performance Standards	The use will comply with the performance standards set forth in Article 14 of the Zoning Ordinance.
Standard 3 Site Plan	The construction is not disturbing more than 2,500 square feet; therefore the application is not subject to the provisions of Article 17, Site Plans.

Provisions for Reduction of Certain Yard Requirements (Sect. 8-922):

Standard 1 <i>Yard Requirements Subject to Special Permit</i>	<i>A. Minimum Required Yards – Yard not less than 50% of the requirement and not less than 5 feet: The proposed façade extension would be located 13.1 feet from the southern side lot line. The required side yard in an R-2 District is 15 feet, resulting in 12.6 percent reduction</i> <i>B. Pipestem lots - N/A</i> <i>C. Accessory structure locations - N/A</i> <i>D. Extensions into minimum required yards – N/A</i>
Standard 2 <i>Not a Detached Structure in a Front Yard</i>	No accessory structure is proposed in the front yard.
Standard 3 <i>Principal Structure that Complied with Yard Requirements When Established</i>	The subject property contains a single family dwelling which is an existing principal structure.
Standard 4 <i>Addition No More than 150% of Gross Floor Area (GFA) at the Time of First Expansion Request</i>	The garage façade extension would be 55 square feet. The existing GFA of the primary structure is 7,929 square feet. The proposed extension would be 0.01% of the GFA.
Standard 5 <i>Accessory Structure Subordinate in Purpose, Scale, Use and Intent</i>	The proposed façade extension would not be for an accessory structure. This standard is not applicable for this Special Permit application.

<p>Standard 6 <i>Construction in Character with On-Site Development</i></p>	<p>The proposed façade extension would be commensurate to the height, bulk and scale of the existing structure on the lot. The elevation drawings enclosed in Attachment A of Appendix 1, when compared with the architecture of the existing house, display a compatible design that is in character with the existing on-site development.</p>
<p>Standard 7 <i>Construction Harmonious with Off-Site Development</i></p>	<p>As previously discussed, the proposed façade extension would be minimal and would not affect the neighboring property 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>In staff's opinion, the proposed façade extension would not significantly impact the use and/or enjoyment of any adjacent property with regard to issues such as noise, light, air, and safety. The extension would not increase runoff or erosion as it would be constructed within the existing footprint of the concrete driveway and would not increase the site's impervious area.</p>
<p>Standard 9 <i>Represents the Minimum Amount of Reduction Necessary</i></p>	<p>The proposed façade extends into the minimum required side yard by 12.6 percent and staff believes this is the minimum encroachment necessary for the construction. The orientation of the existing structure to the site's lot lines limits the applicant's ability to construct the proposed garage extension outside the required side yard.</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>The applicant met the submission requirements.</p>
<p>Standard 12 <i>Architectural Elevations</i></p>	<p>Proposed elevations are included in Attachment A of Appendix 1.</p>

CONCLUSIONS AND RECOMMENDATIONS

The applicant's request would conform to the applicable provisions in the Zoning Ordinance which regulate reductions in required yards. The proposed extension of the garage façade would result in a minimal 12.6 percent encroachment into the required side yard, which would not adversely impact the adjacent property owner based on the materials submitted by the applicant.

Staff recommends approval of SP 2014-MV-230 for the reduction of the side yard requirement, subject to the proposed conditions listed in Appendix 1.

Staff makes no recommendation on the error in building location.

It should be noted that it is not the intent of staff to recommend that the Board, in adopting any conditions proffered by the owner, relieve the applicant/owner 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 recommendation of staff; it does not reflect the position of the Board of Supervisors.

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 this application

APPENDICES

1. Draft Development Conditions
 - A. Architectural Elevations
2. Applicant's Statement of Justification and File Photos
3. Affidavit
4. Vested Rights Determination – October 1, 2014
5. Applicable Zoning Ordinance Provisions

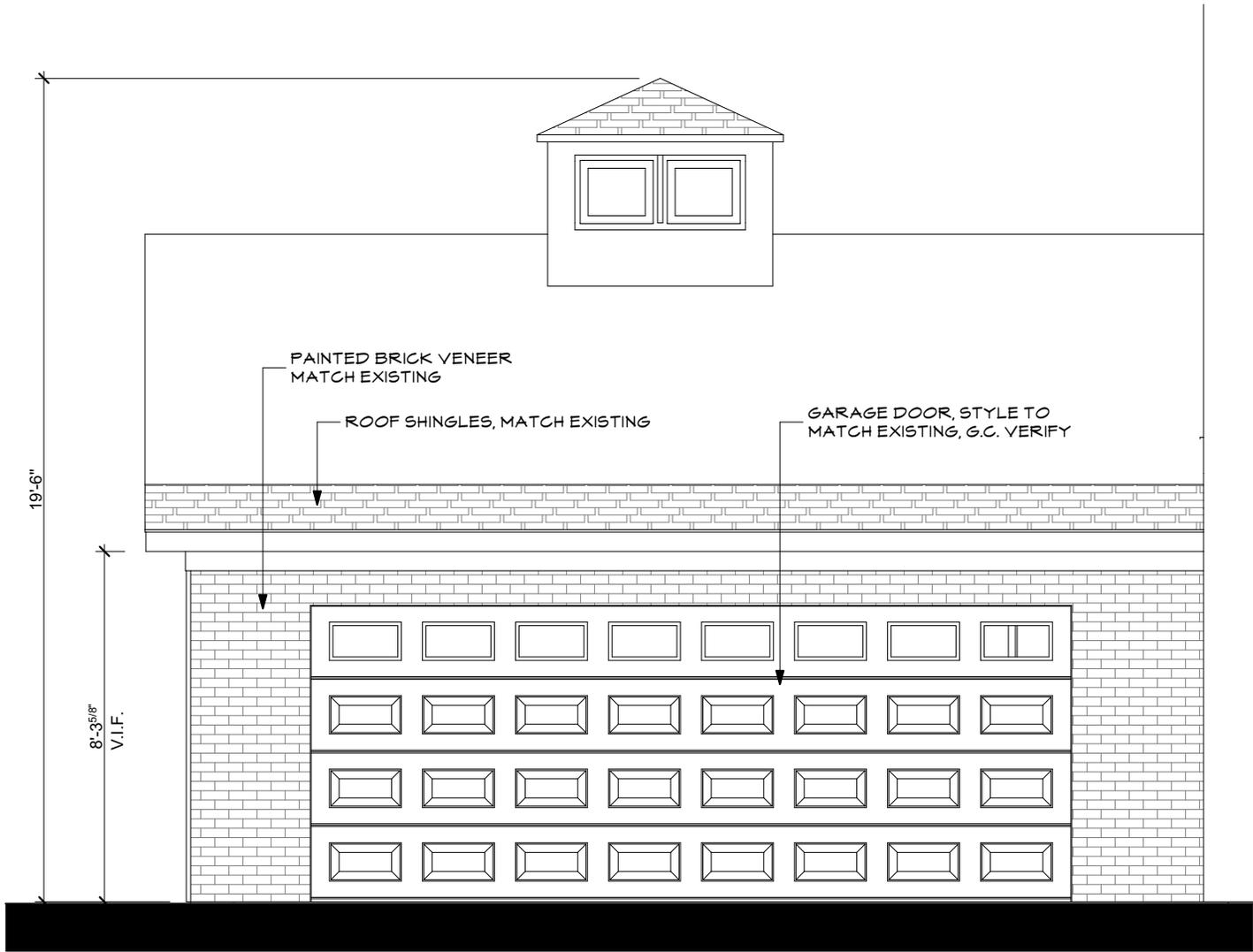
PROPOSED DEVELOPMENT CONDITIONS**SP 2014-MV-230****January 22, 2015**

If it is the intent of the Board of Zoning Appeals to approve SP 2014-MV-230 located at Tax Map 102-4 ((9)) 2A to permit reduction of certain yard requirements for the construction of an addition pursuant to Sect. 8-922 and to permit the existing structure to remain in place as an error in building location pursuant to 8-914 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 garage extension as shown on the Special Permit Plat entitled "Plat Showing the Improvements on Lot 2-A of a Resubdivision of Lots 2 & 3 and Edmundson Property," prepared by Dominion Surveyors, Inc. and dated September 6, 2014, and the proposed front and side elevations enclosed as Attachment A to these conditions.
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 existing at the time of the first expansion (7,929 square feet existing + 11,893 square feet (150%) = 19,883 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.

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.

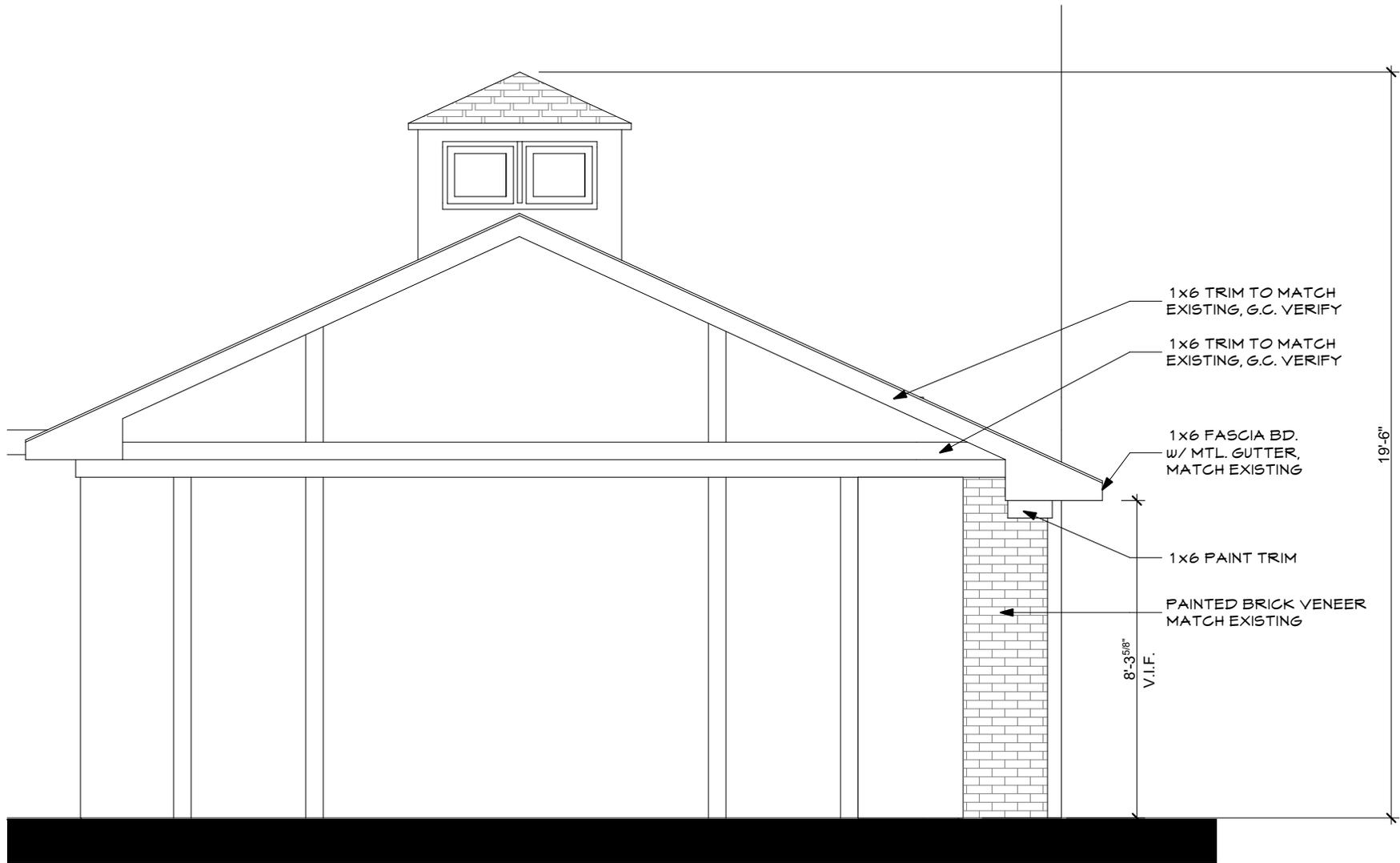
Pursuant to Sect. 8-015 of the Zoning Ordinance, this Special Permit shall automatically expire, without notice, 30 months after the date of approval unless construction has commenced and has been diligently prosecuted. The Board of Zoning Appeals may grant additional time to commence construction if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



1

E02 FRONT ELEVATION - PROPOSED

SCALE: 1/4" = 1'-0"



1

E01 SIDE ELEVATION - PROPOSED

SCALE: 1/4" = 1'-0"

OCT 28 2014

Zoning Evaluation Division

SPECIAL PERMIT STATEMENT OF JUSTIFICATION8208 East Boulevard Drive
Alexandria, VA 22308**SPECIAL PERMIT – GARAGE ADDITION**

The owner requests a special permit for a 2.33' addition to the existing garage at the above referenced property. The width of the addition will align with the existing garage width of 24.0'. The corner of the new garage will now be no closer than 14.1' to the side property line, with the roof overhang being no closer than 13.1'. The addition was designed to provide the depth of garage desired for vehicle storage, and represents the minimum amount of reduction of the side yard necessary to accommodate the proposed structure.

The proposed garage addition will have a brick façade, to match the original house. The roof overhang will be an extension of the existing roof overhang. The addition will be a wood framed addition with a brick veneer. As a result, the character and style of the house will not change with this addition. The use for this addition will be a residential garage, as it currently is now. The proposed development will be in character with the existing on-site development in terms of height, bulk and scale of the existing structure.

The proposed addition will be harmonious with the surrounding off-site uses and structures in terms of height, bulk and scale. A by-right solution was studied, where the addition would be set in 2' from the face of the existing side yard wall, so that the addition would be 15' from the side lot line. This solution created a roof line and front façade for the garage that is awkward and detracts from the aesthetic value of the front elevation. It also reduces the use of the existing garage by reducing the maximum use of the garage width.

The owner is asking for a special permit based on Section 8-922 - Provisions for the reduction of certain yard requirements. The resulting encroachment will only reduce the required side yard by 12.6%. There are no known hazardous or toxic substances associated with the proposed addition. The proposed development conforms to the provisions of all applicable ordinances, regulations or adopted standards. The gross floor area of the existing property is .26 and the proposed addition will add 55 SF, so the new gross floor area ratio will be .27.

SPECIAL PERMIT STATEMENT OF JUSTIFICATION

8208 East Boulevard Drive
Alexandria, VA 22308

RECEIVED
Department of Planning & Zoning

OCT 28 2014

Zoning Evaluation Division

ERROR IN BUILDING LOCATION:

The existing structure is currently 13.3' from the side lot line, as measured from the eave. It is 14.4' from the side lot line, as measured from the wall. The request is to permit a reduction to the minimum yard requirements for the existing structure, based on an error in building location to permit the dwelling to remain 13.3' from the side lot line. The current owner, through no fault of their own, purchased the home with the existing structure already in non-compliance with the required 15' side yard setback. There is no permit on file with the county and the current owner does not know how this error occurred.

The error in building location results in an 11.3% reduction of the required 15' side yard setback. By approving this request, the reduction will not impair the purpose and intent of the ordinance; no will it be detrimental to the use and enjoyment of other property in the immediate vicinity, due to the minimal encroachment. The reduction also will not create an unsafe condition for other properties or the public street, and it will not result in the increase in density or the FAR from that permitted by the applicable zoning district. The current FAR is .27. To force compliance with the minimum yard would result in unreasonable hardship as it would require demolition of the existing garage wall and moving it in the required distance.







Application No.(s): SP 2014-MV-230
(county-assigned application number(s), to be entered by County Staff)

SPECIAL PERMIT/VARIANCE AFFIDAVIT

DATE: 11/3/14
(enter date affidavit is notarized)

I, HOLLY L. NOLTING, do hereby state that I am an
(enter name of applicant or authorized agent)

(check one) applicant 121675
 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)
HOLLY NOLTING	8208 E. Blvd. Dr., ALEX., VA 22308	APPLICANT/TITLE OWNER
CHRISTIAN DVORAK	DVORAK Drafting, LLC 5432 DAWES AVENUE ALEX, VA 22311	APPLICANT'S AUTHORIZED AGENT

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

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

Application No.(s): SP 2014 - MV - 230
(county-assigned application number(s), to be entered by County Staff)

SPECIAL PERMIT/VARIANCE AFFIDAVIT

DATE: 11/3/14
(enter date affidavit is notarized)

126679

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)

DVORAK DRAFTING CONSULTANTS, LLC
5432 DAWES AVENUE
ALEXANDRIA, VA 22311

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)

Christian C. Dvorak

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

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

Application No.(s): SP 2014-MV-230
(county-assigned application number(s), to be entered by County Staff)

SPECIAL PERMIT/VARIANCE AFFIDAVIT

DATE: 11/3/14
(enter date affidavit is notarized)

126675

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

PARTNERSHIP INFORMATION

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

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

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

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

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

Application No.(s): SP 2014-mv-230
(county-assigned application number(s), to be entered by County Staff)

Page Four

SPECIAL PERMIT/VARIANCE AFFIDAVIT

DATE: 11/3/14
(enter date affidavit is notarized)

126675

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

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

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

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

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

NONE

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

Application No.(s): SP 2014 MV-230
(county-assigned application number(s), to be entered by County Staff)

SPECIAL PERMIT/VARIANCE AFFIDAVIT

DATE: 11/3/14 126675
(enter date affidavit is notarized)

3. That within the twelve-month period prior to the public hearing of this application, no member of the Fairfax County Board of Zoning Appeals, Planning Commission, or any member of his or her immediate household, either directly or by way of partnership in which any of them is a partner, employee, agent, or attorney, or through a partner of any of them, or through a corporation in which any of them is an officer, director, employee, agent, or attorney or holds 10% or more of the outstanding bonds or shares of stock of a particular class, has, or has had any business or financial relationship, other than any ordinary depositor or customer relationship with or by a retail establishment, public utility, or bank, including any gift or donation having a value of more than \$100, singularly or in the aggregate, with any of those listed in Par. 1 above.

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

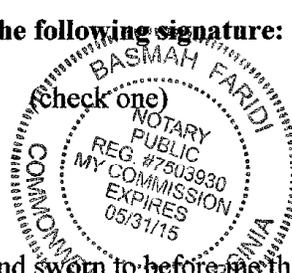
NONE

(NOTE: Business or financial relationships of the type described in this paragraph that arise after the filing of this application and before each public hearing must be disclosed prior to the public hearings. See Par. 4 below.)

(check if applicable) [] There are more disclosures to be listed and Par. 3 is continued on a "Special Permit/Variance Attachment to Par. 3" form.

4. That the information contained in this affidavit is complete, that all partnerships, corporations, and trusts owning 10% or more of the APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE* of the land have been listed and broken down, and that prior to each and every public hearing on this matter, I will reexamine this affidavit and provide any changed or supplemental information, including business or financial relationships of the type described in Paragraph 3 above, that arise on or after the date of this application.

WITNESS the following signature:



Bally L. Nalting
 Applicant [] Applicant's Authorized Agent

Holly L. Nocting
(type or print first name, middle initial, last name, and title of signee)

Subscribed and sworn to before me this 3rd day of November 2014, in the State/Comm. of Fairfax County County/City of Alexandria.

[Signature]
Notary Public

My commission expires: 05/31/2015



County of Fairfax, Virginia

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

Vested Rights Determination Under §15.2-2307 of the Code of Virginia

Property Tax Map Number:	102-4 ((9)) 2A
Property Address:	8208 E Boulevard Dr. Alexandria, VA 22308
Requestor's Name:	Mike Chauncey
Requestors Address: (if different than above)	Application Acceptance, ZED, DPZ
Requestor's Phone Number:	
Requestor's Email	
Current Zoning:	R-2
Magisterial District:	Mt. Vernon
Subdivision Name/Section/Block/Lot No.:	Caleb Park, Lot 2A

Written Description of Structures that may be vested under §15.2-2307 of the Code of Virginia

- Based on a house location plat dated January 24, 2014 and prepared by George M. O'Quinn, the structure in question is an existing garage addition. The house location plat shows that the addition is located at 14.4 feet from the left side lot line. The addition encroaches 0.6 feet into the minimum required 15 foot side yard.
- The plat also shows a semicircular concrete driveway on the referenced property.

Background Summary (check all that are applicable):

- No Building Permit on file for the existing garage addition.
- A Non-Residential Use Permit/Residential Use Permit has been issued or, when a Non-RUP/RUP is not required, evidence that the structure(s) has passed final inspection.
- Department of Tax Administration records indicate that the structure has been taxed for at least 15 years.
- Department of Tax Administration records indicate that the structure has not been taxed for at least 15 years.

Staff Determination:

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/



- §15.2-2307 is not applicable to the garage addition in the side yard because it has not been taxed for more than 15 years and there is no record that a building permit was issued and the garage addition was thereafter constructed in accordance with the building permit. Given the garage addition is located at 14.4 feet from the side lot line, it does not meet the 15 foot minimum side yard requirement.

Pursuant to Par. 8 of Sect. 11-102 of the Zoning Ordinance, in the R-2 District, parking for vehicles or trailers in a front yard shall be on a surfaced area, which does not exceed thirty (25) percent of the front yard, when a lot is 36,000 square feet or less in size and contains a single family detached dwelling. According to the above provision, which became effective on June 4, 2002 in conjunction with the effective date of Zoning Ordinance Amendment ZO-02-343, driveways and parking areas which existed prior to June 4, 2002 and exceed the limitation of vehicle parking in the front yards of single family detached dwellings may continue as a nonconforming use, provided that the area of parking or driveways is not expanded from that which existed on June 3, 2002. Based on the information we have from the aerial photographs and the plat submitted with vested right determination request, the existing driveway pavement appears to have existed prior to June 4, 2002; therefore, the existing driveway is considered nonconforming and may continue.

This determination is based upon the facts presented in your request 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.

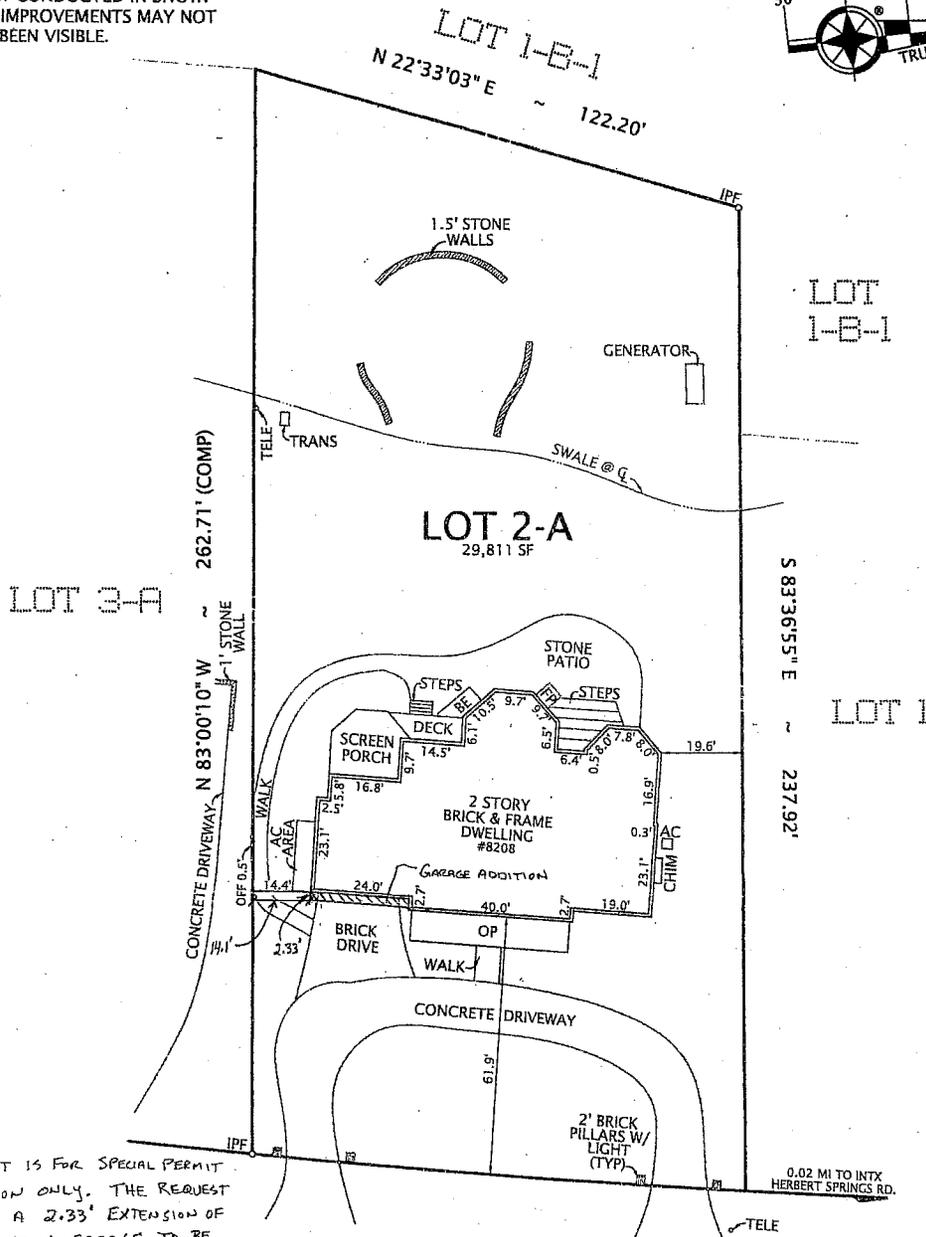
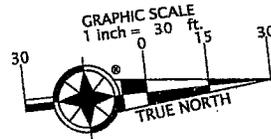
Reviewer's Signature: Christopher A. Fawcett **Date:** 10/01/2014
Zoning Administration Division
Department of Planning and Zoning

cc: Tim Shirocky, Director, Real Estate Division, DTA
Leslie B. Johnson, Zoning Administrator
Michelle M. O'Hare, Deputy Zoning Administrator, Ordinance Administration Branch
Diane Johnson-Quinn, Deputy Zoning Administrator, for Zoning Permit Review Branch
Holly Nolting, 8208 E Boulevard Drive, Alexandria, VA 22308 1313

NOTES: 1. MULTIPLE STONE WALLS, PATIOS, & WALKS ON PROPERTY.

2. UTILITIES ARE UNDERGROUND.

SURVEY CONDUCTED IN SNOW. SOME IMPROVEMENTS MAY NOT HAVE BEEN VISIBLE.



THIS PLAT IS FOR SPECIAL PERMIT SUBMISSION ONLY. THE REQUEST IS FOR A 2.33' EXTENSION OF THE EXISTING GARAGE, TO BE NO CLOSER THAN 14.1' TO THE SIDE PROPERTY LINE.

$A=120.57' \sim R=2840.00'$
EAST BOULEVARD DRIVE
 50' R/W



PLAT
 SHOWING HOUSE LOCATION ON
 LOT 2-A
 OF A RESUBDIVISION OF
 LOTS 2 & 3 AND EDMUNDSON PROPERTY
CALEB PARK
 (DEED BOOK 6361, PAGE 1744)
 FAIRFAX COUNTY, VIRGINIA
 MT VERNON DISTRICT
 SCALE: 1" = 30' JANUARY 24, 2014

<p>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:</p>		<p>CASE NAME: NOLTING HOMETOWN TITLE AND ESCROW, INC.</p>
<p>THIS PLAT IS SUBJECT TO RESTRICTIONS OF RECORD. A TITLE REPORT WAS NOT FURNISHED. NO CORNER MARKERS SET.</p>		<p>DOMINION Surveyors Inc. 8808-H PEAR TREE VILLAGE COURT ALEXANDRIA, VIRGINIA 22309 703-619-6555 FAX: 703-799-6412</p>

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8-006 General Standards

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

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

8-903 Standards for All Group 9 Uses

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

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

8-914 Provisions for Approval of Reduction to the Minimum Yard Requirements Based on Error in Building Location

The BZA may approve a special permit to allow a reduction to the minimum yard requirements for any building or a modification to the location regulations of any freestanding accessory structure existing or partially constructed which does not comply with such requirements applicable at the time such building or structure was erected, but only in accordance with the following provisions:

1. Notwithstanding Par. 2 of Sect. 011 above, all applications shall be accompanied by ten (10) copies of a plat and such plat shall be presented on a sheet having a maximum size of 24" x 36", and one 8 ½" x 11" reduction of the plat. Such plat shall be drawn to a designated scale of not less than one inch equals fifty feet (1" = 50'), unless a smaller scale is required to accommodate the development. Such plat shall be certified by a professional engineer, land surveyor, architect, or landscape architect licensed by the State of Virginia and such plat shall contain the following information:
 - A. Boundaries of entire property, with bearings and distances of the perimeter property lines and of each zoning district.
 - B. Total area of the property and of each zoning district in square feet or acres.
 - C. Scale and north arrow, with north, to the extent feasible, oriented to the top of the plat and on all supporting graphics.
 - D. Location of all existing structures, with dimensions, including height of any structure and penthouse, and if known, the construction date(s) of all existing structures.
 - E. All required minimum yards to include front, side and rear, and a graphic depiction of the angle of bulk plane, if applicable, and the distances from all existing structures to lot lines.
 - F. Means of ingress and egress to the property from a public street(s).
 - G. For nonresidential uses, the location of parking spaces, indicating minimum distance from the nearest property line(s).
 - H. If applicable, the location of well and/or septic field.
 - I. For nonresidential uses, a statement setting forth the maximum gross floor area and FAR for all uses.

- J. Location of all existing utility easements having a width of twenty-five (25) feet or more, and all major underground utility easements regardless of width.
- K. Seal and signature of professional person certifying the plat.

In addition, the application shall contain a statement of justification explaining how the error in building location occurred and any supportive material such as aerial photographs, Building Permit applications, County assessments records, a copy of the contract to build the structure which is in error, or a statement from a previous owner indicating how the error in building location occurred.

- 2. The BZA determines that:
 - A. The error exceeds ten (10) percent of the measurement involved, or
 - B. The error is up to ten (10) percent of the measurement involved and such reduction or modification is requested in conjunction with the approval of a special permit for another use or application for a variance on the property, or is in conjunction with another special permit for an error in building location on the property that exceeds ten (10) percent of the measurement involved, and
 - C. The noncompliance was done in good faith, or through no fault of the property owner, or was the result of an error in the relocation of the building subsequent to the issuance of a Building Permit, if such was required, and
 - D. Such reduction or modification will not impair the purpose and intent of this Ordinance, and
 - E. It will not be detrimental to the use and enjoyment of other property in the immediate vicinity, and
 - F. It will not create an unsafe condition with respect to both other property and public streets, and
 - G. To force compliance with the minimum yard requirements or location regulations would cause unreasonable hardship upon the owner.

- H. The reduction or modification will not result in an increase in density or floor area ratio from that permitted by the applicable zoning district regulations.
- 3. In granting such a reduction or modification under the provisions of this Section, the BZA shall allow only a reduction or modification necessary to provide reasonable relief and may, as deemed advisable, prescribe such conditions, to include landscaping and screening measures, to assure compliance with the intent of this Ordinance.
- 4. Upon the granting of a reduction or modification for a particular building or structure in accordance with the provisions of this Section, the same shall be deemed to be a lawful building.
- 5. The BZA shall have no power to waive or modify the standards necessary for approval as specified in this Section.

8-922 Provisions for Reduction of Certain Yard Requirements

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

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

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

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

2. Such reduction shall not result in the placement of a detached accessory structure in a front yard where the placement of such accessory structure is not otherwise permitted in that yard.
3. This special permit shall only apply to those lots that contain a principal structure and use that complied with the minimum yard requirements in

effect when the use or structure was established.

4. The resulting gross floor area of an addition to an existing principal structure may be up to 150 percent of the total gross floor area of the principal structure that existed at the time of the first expansion request. The resulting gross floor area of any subsequent addition is limited to 150 percent of the gross floor area of the dwelling that existed at the time of the first expansion request, regardless of whether such addition complies with the minimum yard requirements or is the subject of a subsequent yard reduction special permit. If a portion of a single family detached dwelling is to be removed, no more than fifty (50) percent of the gross floor area of the existing dwelling at the time of the first yard reduction shall be removed. Notwithstanding the definition of gross floor area, as set forth in this Ordinance, the gross floor area of a single family dwelling for the purpose of this paragraph shall be deemed to include the floor area of any attached garage.
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.