



# County of Fairfax, Virginia

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March 11, 2015

## STAFF REPORT

**SPECIAL PERMIT APPLICATION NO. SP 2014-MV-256**

### MOUNT VERNON DISTRICT

**APPLICANT:** Samuel Gyulnazarian

**OWNERS:** Samuel Gyulnazarian  
Karine Spondijian

**STREET ADDRESS:** 2109 Mason Hill Drive, Alexandria, 22306

**SUBDIVISION:** Hollin Hills, Section 20

**TAX MAP REFERENCE:** 93-3 ((20)) 22

**LOT SIZE:** 15,718 square feet

**ZONING DISTRICT:** R-2

**ZONING ORDINANCE PROVISION:** 8-922

**SPECIAL PERMIT PROPOSAL:** To permit reduction in certain yard requirements to permit construction of an addition 10.3 feet from the side lot line.

### STAFF RECOMMENDATION:

Staff recommends approval of SP 2014-MV-256 for the addition with adoption of the proposed development conditions contained in Appendix 1.

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

*Laura Arseneau*

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

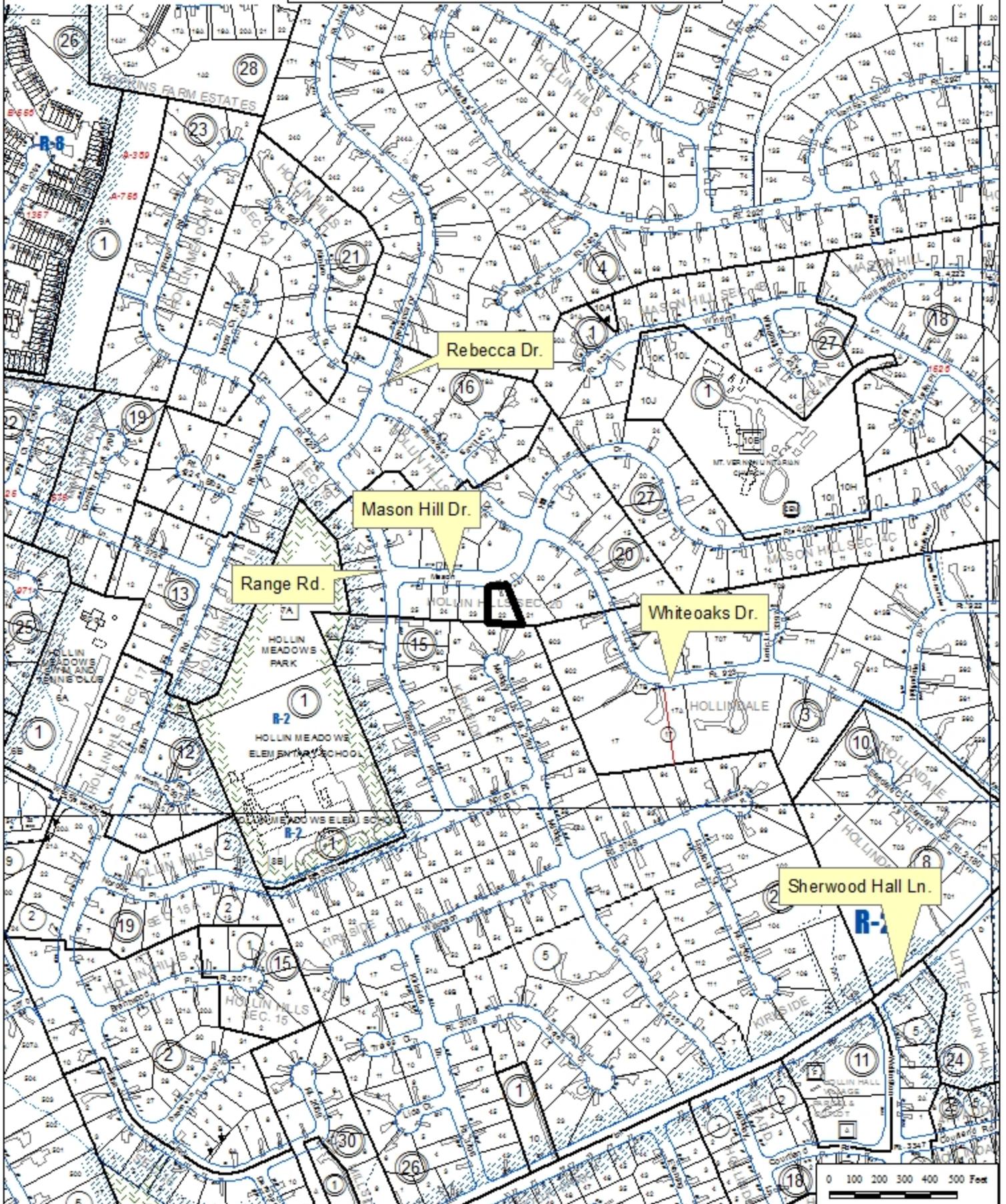
The approval of this application does not interfere with, abrogate or annul any easements, covenants, or other agreements between parties, as they may apply to the property subject to the application.

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



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

**Special Permit**  
SP 2014-MV-256  
SAMUEL GYULNAZARIAN

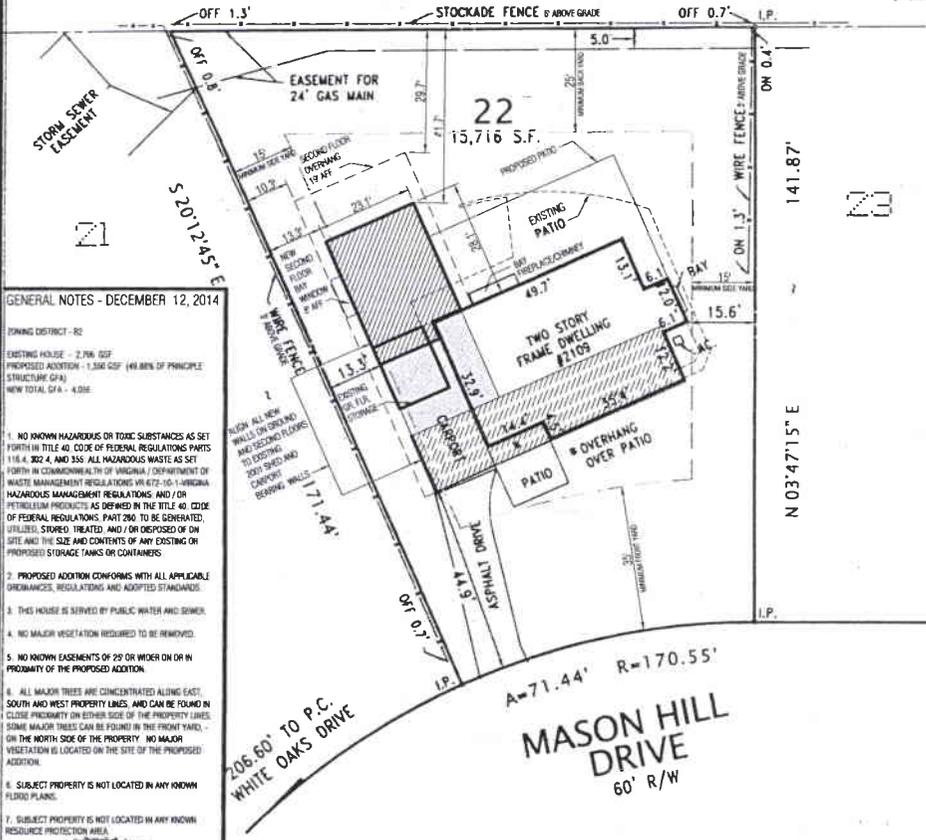


NOTE: UTILITIES ARE UNDERGROUND

KIRKSIDE, SECTION THREE

6:3

N 86°12'45" W - 139.10'



GENERAL NOTES - DECEMBER 12, 2014

- ZONING DISTRICT - R2  
 EXISTING HOUSE - 2,700 GSF  
 PROPOSED ADDITION - 1,580 GSF (48.8% OF PRINCIPLE STRUCTURE GFA)  
 NEW TOTAL GFA - 4,280
1. NO KNOWN HAZARDOUS OR TOXIC SUBSTANCES AS SET FORTH IN TITLE 40, CODE OF FEDERAL REGULATIONS PARTS 116.4, 302.4, AND 355. ALL HAZARDOUS WASTE AS SET FORTH IN COMMONWEALTH OF VIRGINIA / DEPARTMENT OF WASTE MANAGEMENT REGULATIONS 8VAC15-1-1, VIRGINIA HAZARDOUS MANAGEMENT REGULATIONS AND / OR PETROLEUM PRODUCTS AS DEFINED IN THE TITLE 40, CODE OF FEDERAL REGULATIONS PART 296, TO BE GENERATED, UTILIZED, STORED, TREATED, AND / OR DISPOSED OF ON SITE AND THE SIZE AND CONTENTS OF ANY EXISTING OR PROPOSED STORAGE TANKS OR CONTAINERS.
  2. PROPOSED ADDITION CONFORMS WITH ALL APPLICABLE ORDINANCES, REGULATIONS AND ADOPTED STANDARDS.
  3. THIS HOUSE IS SERVED BY PUBLIC WATER AND SEWER.
  4. NO MAJOR VEGETATION REQUIRED TO BE REMOVED.
  5. NO KNOWN EASEMENTS OF 20' OR WIDER ON OR IN PROXIMITY OF THE PROPOSED ADDITION.
  6. ALL MAJOR TREES ARE CONCENTRATED ALONG EAST, SOUTH AND WEST PROPERTY LINES, AND CAN BE FOUND IN CLOSE PROXIMITY ON EITHER SIDE OF THE PROPERTY LINES. SOME MAJOR TREES CAN BE FOUND IN THE FRONT YARD, - ON THE NORTH SIDE OF THE PROPERTY. NO MAJOR VEGETATION IS LOCATED ON THE SITE OF THE PROPOSED ADDITION.
  6. SUBJECT PROPERTY IS NOT LOCATED IN ANY KNOWN FLOOD PLAIN.
  7. SUBJECT PROPERTY IS NOT LOCATED IN ANY KNOWN RESOURCE PROTECTION AREA.

12.12.2014  
 SAMUEL H. GYULNAZARIAN  
 Lic. # 0401 010494  
 ARCHITECT

PLAT  
 SHOWING HOUSE LOCATION ON  
 LOT 22 SECTION 20  
**HOLLIN HILLS**  
 FAIRFAX COUNTY, VIRGINIA  
 SCALE: 1" = 30'      AUGUST 9, 2001

LEGEND

- MINIMUM YARD SET BACK
- EXISTING SECOND FLOOR
- NEW 2 STORY ADDITION
- NEW SECOND FLOOR OVER EXISTING STORAGE LIVING ROOM AND CARPORT

PLAT SUBJECT TO RESTRICTIONS OF RECORD.  
 TITLE REPORT NOT FURNISHED.

COMMONWEALTH OF VIRGINIA  
 GEORGE M. O'QUINN  
 LICENSE NO. 2069  
 LAND SURVEYOR

CASE NAME  
 PONEMAN - GYULNAZARIAN  
 HERITAGE TITLE

ALEXANDRIA SURVEYS  
 INTERNATIONAL, LLC.  
 6343 SOUTH KINGS HIGHWAY  
 ALEXANDRIA, VIRGINIA 22306  
 703-880-6815  
 FAX 703-768-7764

I HEREBY CERTIFY THAT THE POSITIONS OF ALL THE EXISTING IMPROVEMENTS HAVE BEEN CAREFULLY ESTABLISHED BY A TRANSIT TAPE SURVEY AND UNLESS OTHERWISE SHOWN, THERE ARE NO VISIBLE ENCROACHMENTS.  
 George M. O'Quinn  
 GEORGE M. O'QUINN L.S.

## SPECIAL PERMIT REQUEST

The applicant is requesting approval to permit reduction in certain yard requirements to permit construction of an addition 10.3 feet from side lot line. The proposed addition, located on the rear of the house will measure 19 feet 10 inches in height and 1,350 square feet in gross floor area. The proposed addition will contain one bedroom, one recreation room and two bathrooms.

A copy of the special permit plat titled "Plat, Showing the House Location on Lot 22, Section 20, Hollin Hills," prepared by George M. O'Quinn, L.S., of Alexandria Surveys International, LLC, on August 9, 2001, as revised by Samuel Gyulnazarian, Architect, on December 12, 2014, is included in the front of the staff report.

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

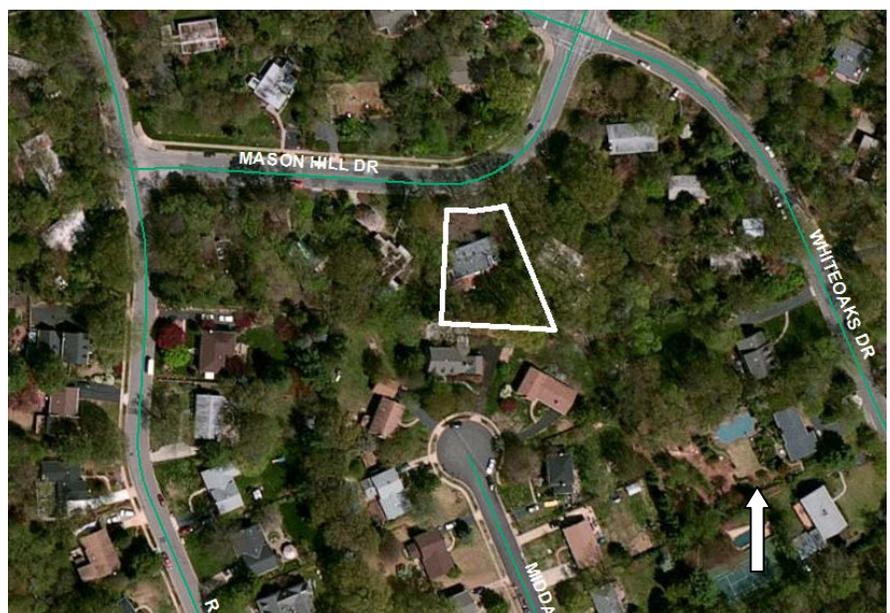
## CHARACTER OF THE SITE AND SURROUNDING AREA

The 15,718 square foot lot contains a two story single family detached dwelling. A carport is attached to the eastern (left) side of the house. A patio and an asphalt driveway are located at the north (front) side of the dwelling. A separate patio exists to the south (rear) of the dwelling. A three foot high wire fence runs along the eastern property line and a portion of the western property line. A six foot high wood fence is located along the southern property line. A gas main easement exists along the southern property line.

## BACKGROUND AND HISTORY

Fairfax County Tax Records indicate that the single family dwelling was constructed in 1968 and purchased by the applicant in 2001.

On January 23, 1979, a building permit was issued for the construction of an addition with a carport and living space above at the north side of the dwelling (Appendix 4). The proposed dwelling will be directly attached to the rear side of this carport. Upon review of



the application, staff observed that this addition encroaches into the required 15 foot side yard by 1.7 feet.

As a result, a Vested Rights Determination was completed by the Zoning Administration Division on October 31, 2014 (Appendix 5). Staff found that the 1.7 foot encroachment is vested as it has been taxed for at least 15 years.

A similar case for a reduction in minimum required front yards was approved on a nearby property. On November, 4, 2003, Variance Application VC 2003-MV-129 was approved by the BZA for the construction of an addition 18.0 feet from the front lot line. The property was located at 93-3 ((20)) 18 and is located in the same subdivision as the subject property.

A copy of information outlining this Variance request is attached in Appendix 6.

**ANALYSIS**

**Comprehensive Plan Provisions**

**Plan Area:** IV  
**Planning District:** Mount Vernon  
**Planning Sector:** Groveton Community Planning Sector (MV5)  
**Recommendation:** 2-3 dwelling units an acre

**Zoning District Standards**

<b>Bulk Standards (R-2)</b>		
<b>Standard</b>	<b>Required</b>	<b>Provided</b>
Lot Size	15,000 sf.	15, 718 acres
Lot Width	100 feet	139.1 feet
Building Height	35 feet max.	19 feet 10inches (proposed addition)
Front Yard	ABP (min. 35 feet)	44.9 feet
Side Yard	ABP (min. 15 feet)	15.6 feet (western) 10.3 feet (eastern, part of SP request)
Rear Yard	ABP (min. 25 feet)	29.7 feet

**Zoning Ordinance Requirements (Appendix 7)**

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

**Sect. 8-006 General Special Permit Standards**

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

<b>Standards 1 &amp; 2</b> <i>Comprehensive Plan/ Zoning District</i>	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 special permit approval.
<b>Standard 3</b> <i>Adjacent Development</i>	In staff’s opinion, the proposed use will not hinder or discourage use or development of neighboring properties or negatively affect value.
<b>Standard 4</b> <i>Pedestrian/ Vehicular Traffic</i>	No increase vehicular or pedestrian traffic is expected with this application. In staff’s opinion, the proposed use is not hazardous and does not conflict with existing and anticipated traffic in the neighborhood.
<b>Standard 5</b> <i>Landscaping/ Screening</i>	The Urban Forestry Management Division is requesting additional measures for tree protection and preservation occur along the eastern side property line. Staff has proposed a development condition to address these concerns.
<b>Standard 6</b> <i>Open Space</i>	There is no prescribed open space requirement in the R-2 District.
<b>Standard 7</b> <i>Utilities, Drainage, Parking, and Loading</i>	There are no changes to the utilities, drainage, parking or loading of the site.
<b>Standard 8</b> <i>Signs</i>	No signage is proposed.

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

<b>Standard 1</b> <i>Lot Size and Bulk Regulations</i>	The bulk regulations for minimum required yards are requested to be modified with the special permit application.
<b>Standard 2</b> <i>Performance Standards</i>	The use will comply with the performance standards set forth in Article 14 of the Zoning Ordinance.
<b>Standard 3</b> <i>Site Plan</i>	The construction is not disturbing more than 2,500 square feet; therefore the application is not subject to the provisions of Article 17, Site Plans.

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

<b>Standard 1</b> <i>Yard Requirements Subject to Special Permit</i>	<p>A. <i>Minimum required yards – Yards not less than 50% of the requirement and not less than 5 feet.</i></p> <p>The proposed addition would be located 10.3 feet from the side lot line on the eastern side of the lot; the required side yard in an R-2 district is 15 feet, resulting in a reduction of 4.7 feet or 31.3 %.</p> <p>B. Pipestem lots- N/A                  C. Accessory structure locations – N/A                  D. Extensions into minimum required yards allowed by Sect. 2-412- N/A</p>
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<p><b>Standard 2</b> <i>Not a Detached Structure in a Front Yard</i></p>	<p>The application does not propose a detached accessory structure.</p>
<p><b>Standard 3</b> <i>Principal Structure that Complied with Yard Requirements When Established</i></p>	<p>When the existing structure was built in 1968, it conformed with all applicable requirements at the time. A vested rights determination, completed in October 2014, recognized the legal status of the existing carport structure which is 13.3 feet from the side lot line. This application requests to construct a new addition that aligns with the 13.3 foot approved setback with an eave of 10.3 foot.</p>
<p><b>Standard 4</b> <i>Addition No More than 150% of Existing Gross Floor Area (GFA)</i></p>	<p>The bedroom and recreation room addition is 1,350 square feet. The existing GFA of the primary structure is 2,706 square feet; therefore the proposed addition will be 49.9% of the GFA.</p>
<p><b>Standard 5</b> <i>Accessory Structure Subordinate in Purpose, Scale, Use and Intent</i></p>	<p>The proposed construction is subordinate to the primary use as it will be a bedroom and recreation room addition to the primary residential dwelling. The height of the existing dwelling is 18 feet 10 inches. The height of the proposed addition will be 19 feet 10 inches.</p>
<p><b>Standard 6</b> <i>Construction in Character with On-Site Development</i></p>	<p>The proposed addition will be constructed to the southeast of 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> <i>Construction Harmonious with Off-Site Development</i></p>	<p>Through aerial photography, submitted photographs, and background research staff has confirmed that there are similar additions on neighboring properties. The proposed additions would not affect neighboring properties in terms of location, height and bulk. Proposed development conditions have been included to ensure tree preservation and adequate screening of the addition.</p>
<p><b>Standard 8</b> <i>Construction Shall Not Adversely Impact Adjacent Properties</i></p>	<p>Staff believes that the proposed addition will not significantly impact the use and/or enjoyment of any adjacent property with regard to issues such as noise, light, air or safety. DPWES has indicated that there are no drainage complaints on file related to this property. Staff believes the addition will not significantly increase runoff or erosion as it would be partially constructed on the footprint of an existing carport.</p>
<p><b>Standard 9</b> <i>Represents the Minimum Amount of Reduction Necessary</i></p>	<p>The layout of the existing structure limits the amount of alternate locations for the construction of the addition. In its proposed location it does not encroach further into the side yard than the existing house and preserves open space in the rear yard. Staff believes the special permit amendment proposal is the minimum amount of reduction necessary as it encroaches 4.7 feet into the minimum required rear yards and is a reduction of 31.3%.</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>

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

## CONCLUSION

Staff believes that the request is in conformance with the applicable Zoning Ordinance provisions and is in harmony with the Comprehensive Plan.

## RECOMMENDATION

Staff recommends approval of SP 2014-MV-256 for the addition with adoption of the proposed development conditions contained in Appendix 1.

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

It should be further noted that the content of this report reflects the analysis and recommendations of staff; it does not reflect the position of the Board of Zoning Appeals.

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

## APPENDICES

1. Proposed Development Conditions
2. Applicant's Statement of Justification
3. Applicant's Affidavit
4. Building Permit History
5. Vested Rights Determination dated October 31, 2014
6. Similar Case History
7. Applicable Zoning Ordinance Provisions

**PROPOSED DEVELOPMENT CONDITIONS****SP 2014-MV-256****March 11, 2015**

If it is the intent of the Board of Zoning Appeals to approve SP 2014-MV-256 located at Tax Map 93-3 ((20)) 22 to permit reduction of certain yard requirements pursuant to Section 8-922 of the Fairfax County Zoning Ordinance, staff recommends that the Board condition the approval by requiring conformance with the following development conditions.

1. These conditions shall be recorded by the applicant among the land records of Fairfax County for this lot prior to the issuance of a building permit. A certified copy of the recorded conditions shall be provided to the Zoning Permit Review Branch, Department of Planning and Zoning.
2. This special permit is approved for the location and size of the addition (479 square feet and 10.9 feet in height), as shown on the "Plat, Showing the House Location on Lot 22, Section 20, Hollin Hills," prepared by George M. O'Quinn, L.S., of Alexandria Surveys International, LLC, on August 9, 2001, as revised by Samuel Gyulnazarian, Architect, on December 12, 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 (2,706 square feet existing + 4,059 square feet (150%) = 6,765 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.
5. The applicant shall demonstrate how the existing trees shall be preserved and protected from construction impacts in consultation with the Urban Forestry Management Division.

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.

SP 2014-0491

JUSTIFICATION STATEMENT

December 10, 2014

To: **FAIRFAX COUNTY**RECEIVED  
Department of Planning & Zoning**ZONING EVALUATION DIVISION**

DEC 16 2014

**12055 Government Center Parkway, Suite 801, Fairfax, VA 22035**

Zoning Evaluation Division

Re: **Special Permit Application for 2109 Mason Hill Drive, Alexandria, VA 22306**

From: Samuel Gyulnazarian

## JUSTIFICATION STATEMENT

**BACKGROUND:** 2109 Mason Hill Drive, Alexandria VA 22306 is in Zoning District R2. This house is part of Hollin Hills developed by Robert C. Davenport and designed by Charles Goodman in unique mid. 20<sup>th</sup> century modernist architectural style built from mid 50s to late 60s. Some of characteristic elements in this development are, - flat roofs, vast floor-to-ceiling storefront windows, wood siding, brick fireplace with chimney floating outside the house to just mention a few. This house was originally built in 1968. Current house Gross Floor Area (GSA) is 2,706 GSF and is 18'-10" tall Above Finished Floor (AFF) of the Ground Floor.

In the design process for future house addition we have discovered that existing building is encroaching in-to the East Side Yard. We have applied to Fairfax County Zoning Administration Division (ZAD) in order to obtain Vested Rights Determination regarding mentioned encroachment. Determination has been obtained from ZAD on October 31, 2014 (Copy attached). Current Side Yard is 15'. Determination indicates encroachment in-to the East Side Yard by 1.7 foot, but since the property has been taxed for at least 15 years, and this portion of the property has been build based on Building Permit #7901B0652 approved on January 25, 1979, ZAD has determined that the 1.7 foot encroachment in-to the East Side Yard legal and that it may remain.

**GOAL:** Proposed structure with 1,350 GSF constitutes 49.88% addition to the principal house. The new total GFA including addition equals to 4,056 GSF. Proposed addition will include 1 additional bedroom, 1 REC. Room, and 2 additional bathrooms, so it will be fully subordinate to the principal house. Entrance to the house will not be changed. Proposed addition will be between 18' – 10" and 19'-10" AFF to account for some roof drainage management. Future house addition is planned parallel to the East Property line, and in order to maintain uniform wall we ask for East Side Yard reduction by 1.7 foot to allow full alignment of existing and future house walls, thus resulting in reduction of the East Side Yard to 13.3 feet. In addition roof overhang will be extended due East leaving 10.3' to the East property line.

**JUSTIFICATION:** Aligning East wall of proposed structure with existing East wall is critical to maintain logical flow of the plan, as well as consistent East wall new or old without awkward, unjustified setbacks unless required by the design necessity intent. Proposed addition will match with the existing house in character and materials. It will be attached to the existing house South East Corner of the house and extend parallel to the East property line due South. The goal is to align old and new East walls in a single

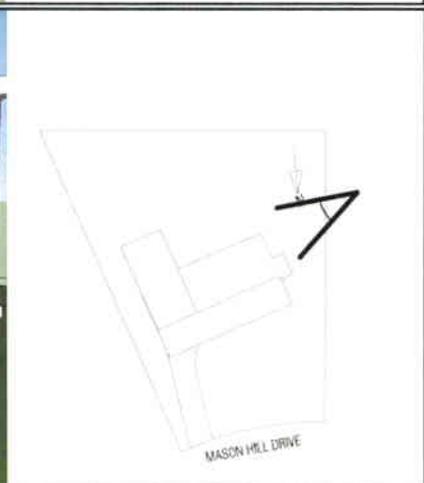
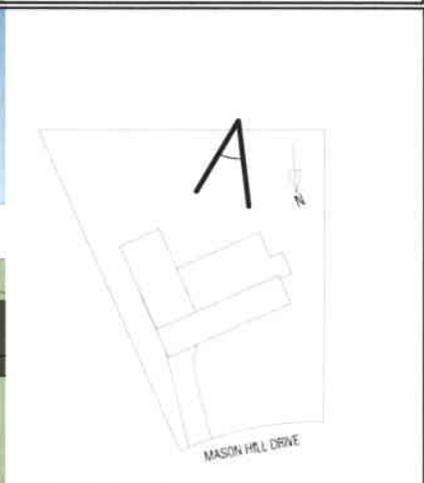
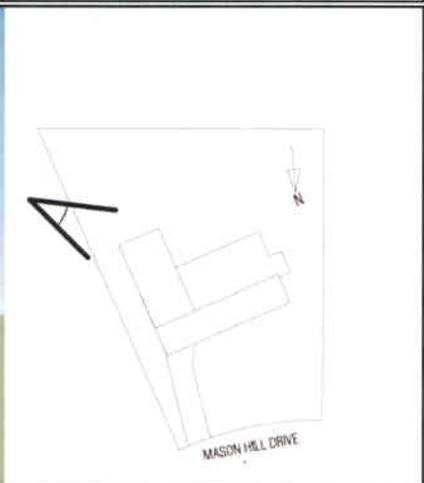
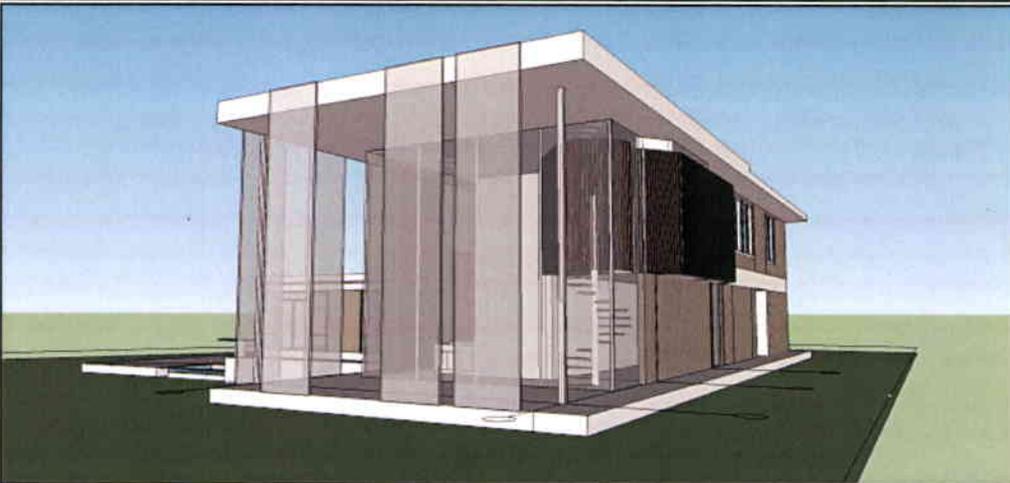
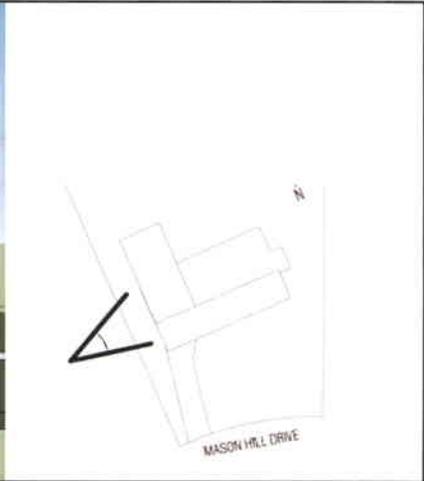
general plane to achieve a wholesome and harmonious appearance. Proposed addition is to have a flat roof with minimal slope to manage roof drainage and will have roof line anywhere between 18'10" (to match existing) to 19'10" for roof drainage management. Windows of the proposed addition to match aesthetics of the existing house, - floor to ceiling (unless impossible) and as wide as possible to create a storefront appearance similar to the existing house. Exterior walls finished with wood or comparable siding / rainscreen with vertical grain, to match existing T1-11 plywood siding. This will also ensure that proposed addition will be harmonious with surrounding buildings because most of them have flat roofs, T1-11 siding and vast floor to ceiling windows, - typical for Hollin Hills homes in general and to the neighboring 2107 and 2113 Mason Hill Drive houses in particular.

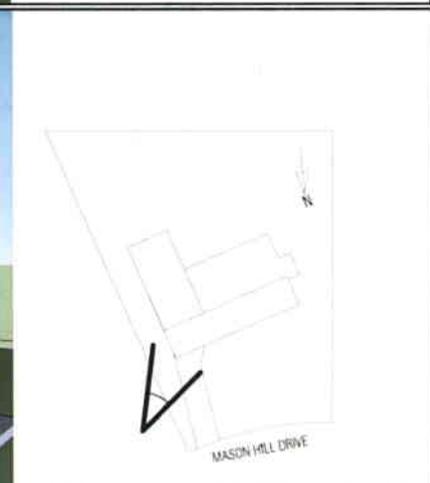
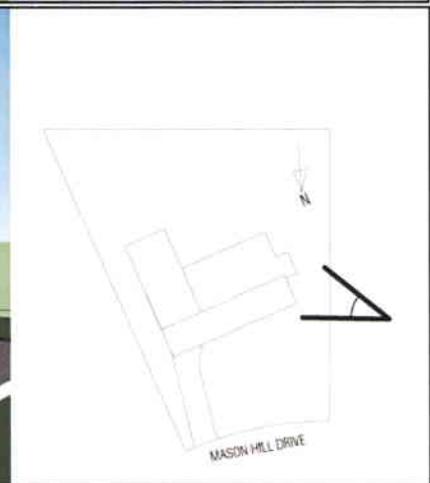
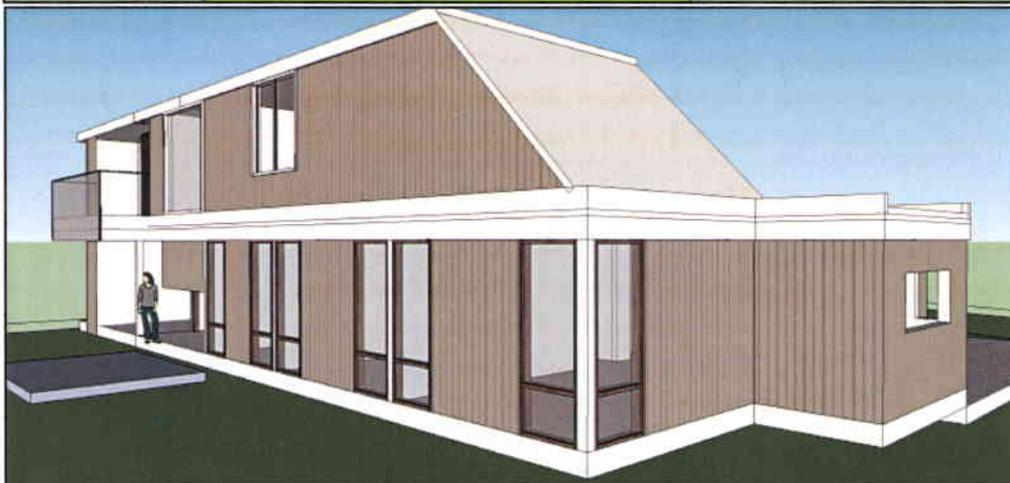
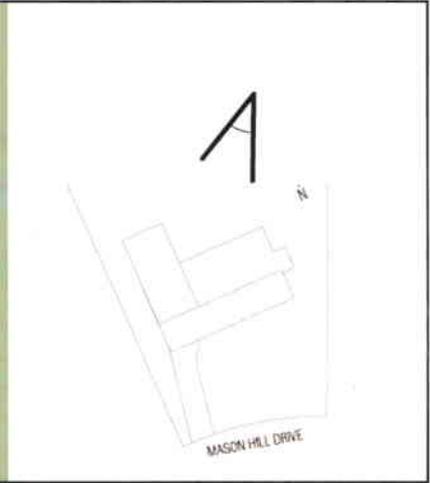
**Additional Disclosures:**

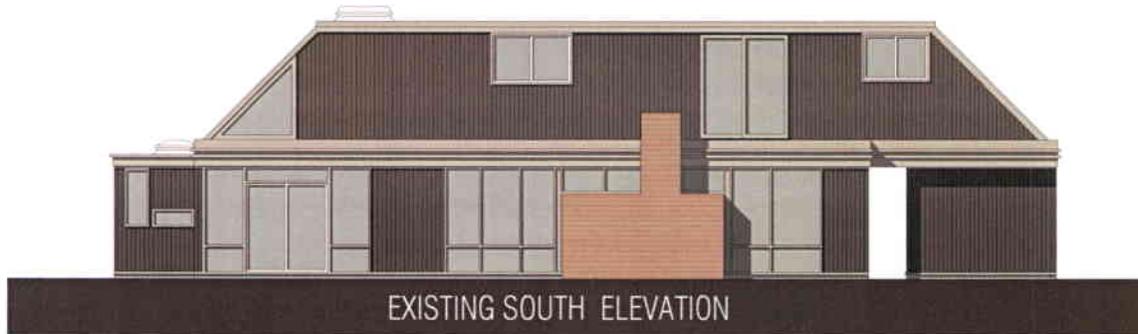
1. No known hazardous or toxic substances as set forth in title 40, Code of Federal Regulations Parts 116.4, 302.4, and 355: all hazardous waste as set forth in Commonwealth of Virginia / Department of Waste Management Regulations VR 672-10-1-Virginia Hazardous Management Regulations: and / or petroleum products as defined in the title 40, Code of Federal Regulations, Part 280: to be generated, utilized, stored, treated, and / or disposed of on site and the size and contents of any existing or proposed storage tanks or containers.
2. Proposed addition conforms to all applicable ordinances, regulations and adopted standards. If any waiver, exception or variance is sought by the applicant, such shall be specifically noted with the justification for such modification.
3. No major vegetation will be removed in the process of construction of this addition.
4. The terrain on the site of the proposed addition is essentially flat and in the same general plane with the existing house, so there will be no terrain negotiating steps required anywhere in the design, therefore proposed addition will not alter storm water runoff pattern.
5. Access to the house will not be changed.
6. There are no known wells and/or septic fields located on the site.
7. This house is served by public water and sewer.
8. No known easements of 25' or more are known to be on or in proximity of proposed addition. The closest easement is 5' wide and roughly 30-40' to the South of proposed structure.
9. All major trees are concentrated along east, south and west property lines, and can be found in close proximity on either side of the property lines. Some major trees can be found in the front yard, - on the north side of the property. No major vegetation is located or to be removed on the site of proposed addition.
10. Subject property is not located in any known flood plains.
11. Subject property is not located in any known resource protection area.

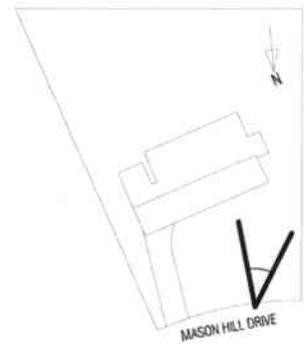
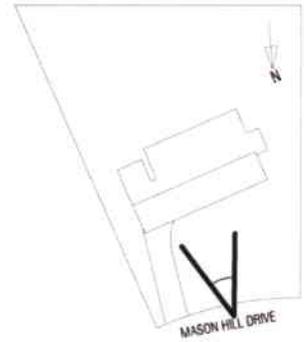
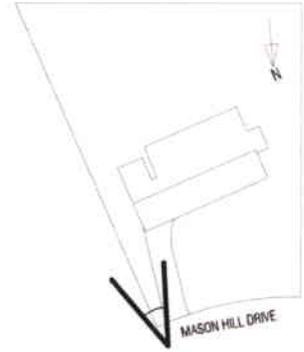
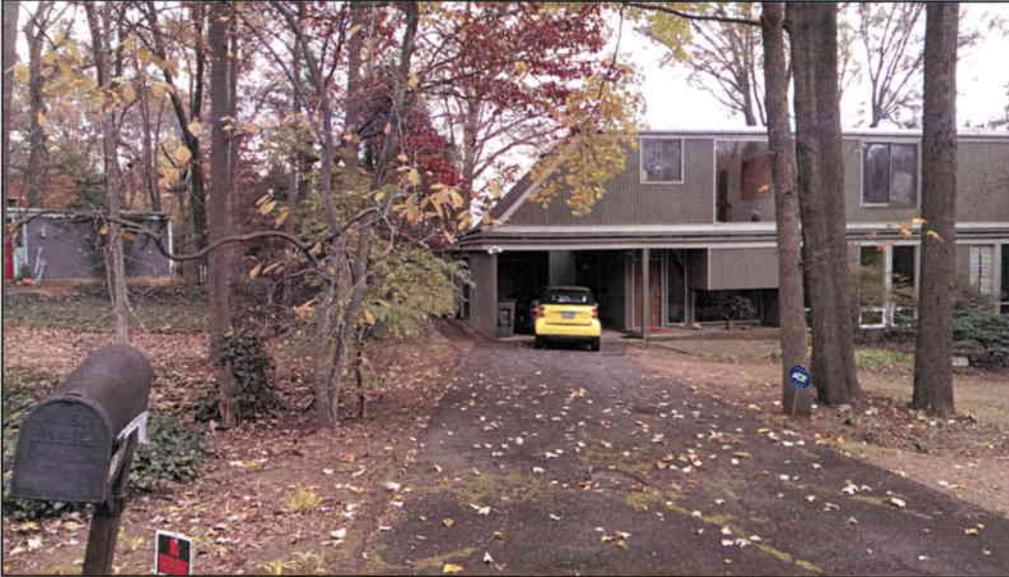
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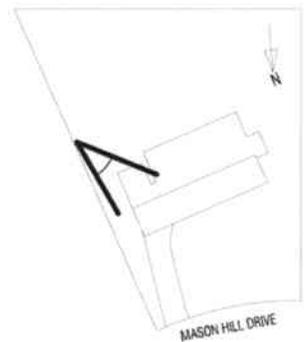
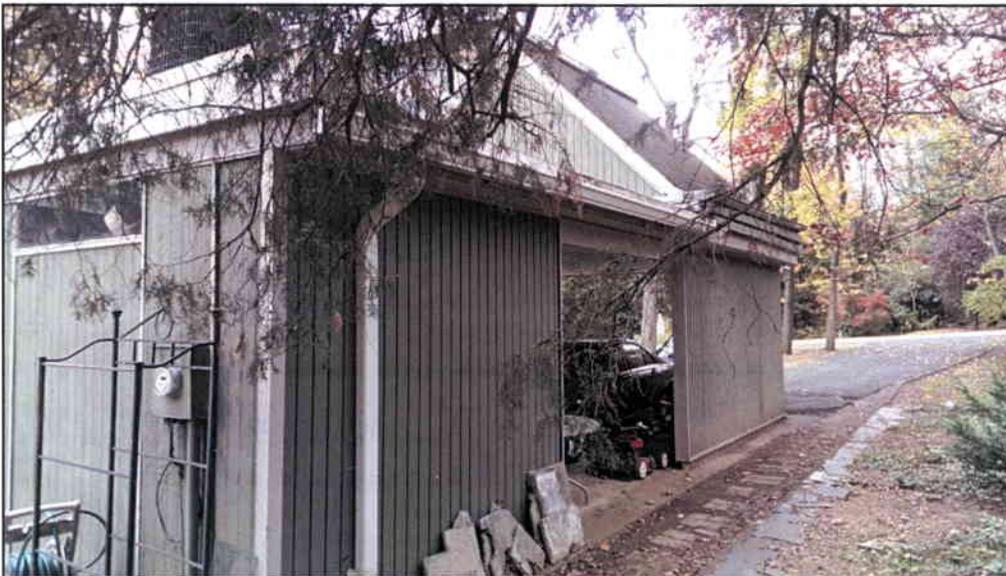
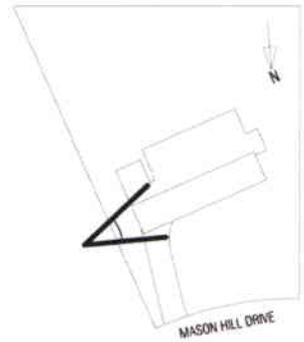
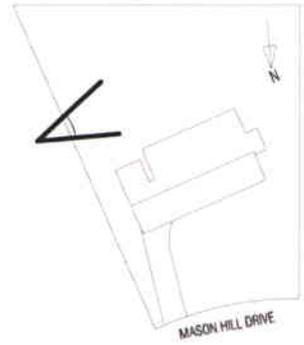
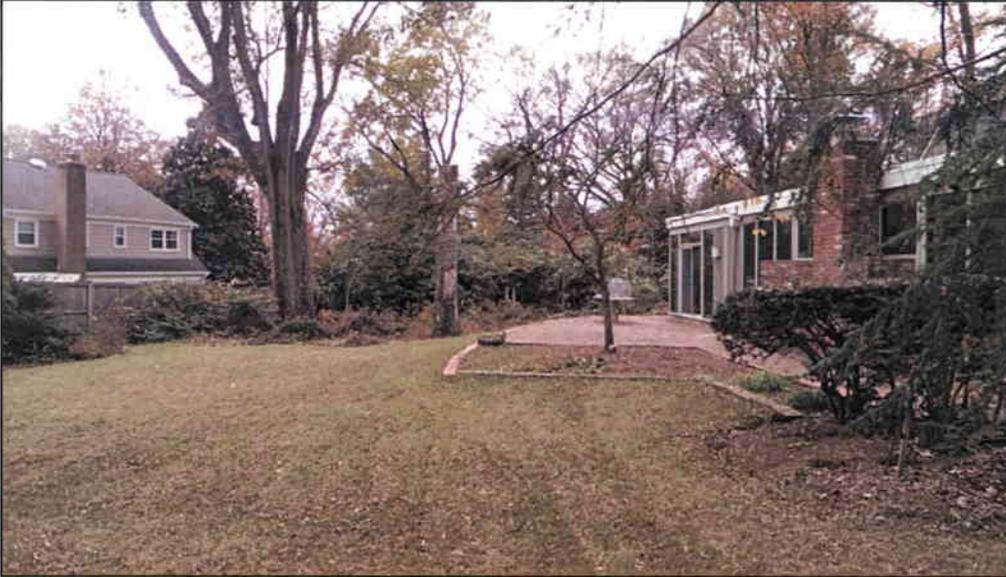


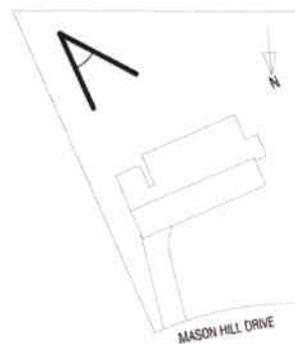
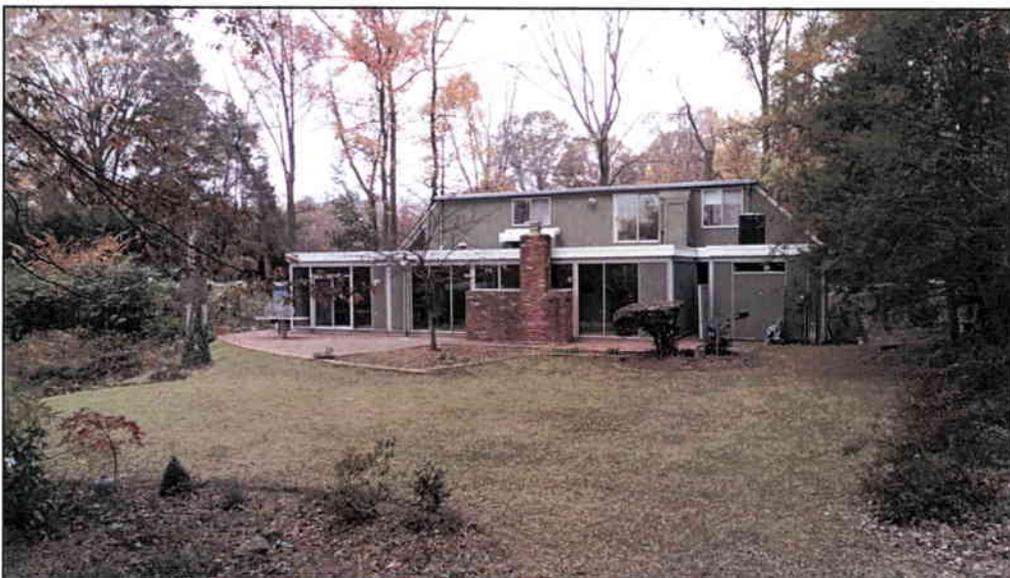
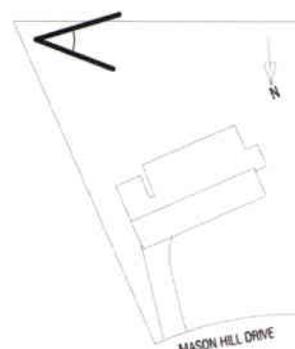
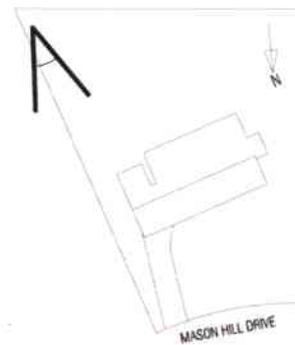


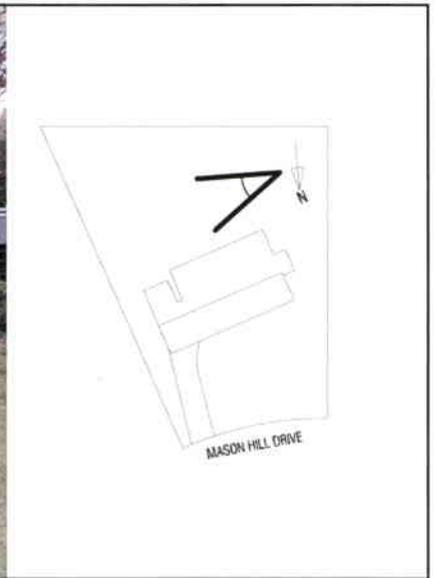
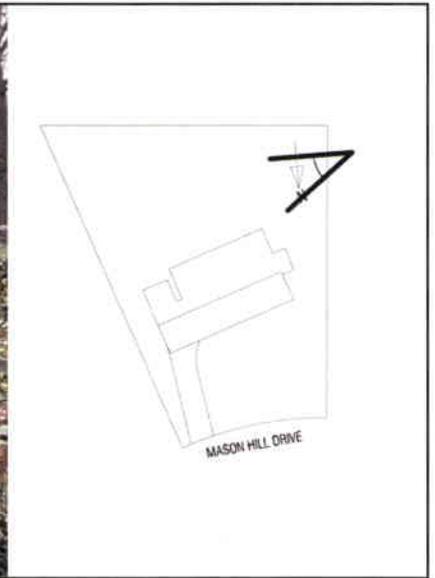
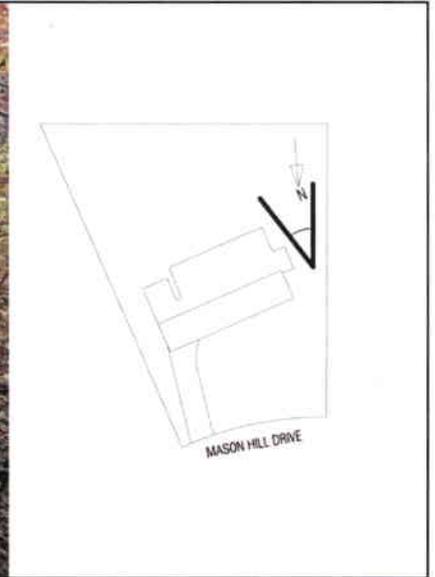












Application No.(s): SP 2014-MV-256  
 (county-assigned application number(s), to be entered by County Staff)

**SPECIAL PERMIT/VARIANCE AFFIDAVIT**

DATE: November 20, 2014  
 (enter date affidavit is notarized)

127693

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

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

and that, to the best of my knowledge and belief, the following is true:

1(a). The following constitutes a listing of the names and addresses of all **APPLICANTS, TITLE OWNERS, CONTRACT PURCHASERS, and LESSEES** of the land described in the application,\* and, if any of the foregoing is a **TRUSTEE,\*\*** each **BENEFICIARY** of such trust, and all **ATTORNEYS** and **REAL ESTATE BROKERS**, and all **AGENTS** who have acted on behalf of any of the foregoing with respect to the application:

**(NOTE:** All relationships to the application listed above in **BOLD** print must be disclosed. Multiple relationships may be listed together, e.g., **Attorney/Agent, Contract Purchaser/Lessee, Applicant/Title Owner**, etc. For a multiparcel application, list the Tax Map Number(s) of the parcel(s) for each owner(s) in the Relationship column.)

<b>NAME</b> (enter first name, middle initial, and last name)	<b>ADDRESS</b> (enter number, street, city, state, and zip code)	<b>RELATIONSHIP(S)</b> (enter applicable relationships listed in <b>BOLD</b> above)
Samuel Gyulnazarian Karine Sapondjian	2109 Mason Hill Drive, Alexandria VA 22306	Applicant / Title Owner

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

\* In the case of a condominium, the title owner, contract purchaser, or lessee of 10% or more of the units in the condominium.

\*\* List as follows: Name of trustee, Trustee for (name of trust, if applicable), for the benefit of: (state name of each beneficiary).

*Seale*

Application No.(s): SP 2014-MV-256  
(county-assigned application number(s), to be entered by County Staff)

**SPECIAL PERMIT/VARIANCE AFFIDAVIT**

DATE: November 20, 2014  
(enter date affidavit is notarized)

127693

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)  
NA

**DESCRIPTION OF CORPORATION:** (check one statement)

- There are 10 or less shareholders, and all of the shareholders are listed below.
- There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
- There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

**NAMES OF SHAREHOLDERS:** (enter first name, middle initial, and last name)

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

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

Application No.(s): SP 2014 -MV-256  
(county-assigned application number(s), to be entered by County Staff)

**SPECIAL PERMIT/VARIANCE AFFIDAVIT**

DATE: November 20, 2014  
(enter date affidavit is notarized)

127693

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)  
NA

(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-256  
(county-assigned application number(s), to be entered by County Staff)

**SPECIAL PERMIT/VARIANCE AFFIDAVIT**

DATE: November 20, 2014  
(enter date affidavit is notarized)

127493

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-256  
(county-assigned application number(s), to be entered by County Staff)

**SPECIAL PERMIT/VARIANCE AFFIDAVIT**

DATE: November 20, 2014  
(enter date affidavit is notarized)

127493

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

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

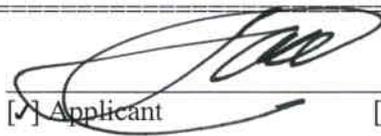
(NOTE: Business or financial relationships of the type described in this paragraph that arise after the filing of this application and before each public hearing must be disclosed prior to the public hearings. See Par. 4 below.)

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

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

WITNESS the following signature:

(check one)



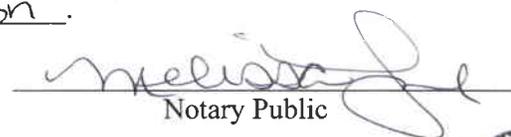
Applicant

Applicant's Authorized Agent

Samuel Gyulnazarian

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

Subscribed and sworn to before me this 20<sup>th</sup> day of November 2014, in the State/Comm. of District of Columbia, County/City of Washington.

  
Notary Public

My commission expires: April 19, 2017





MAP REFERENCE			
Plot Number	Subd. Des.	Blk. or Sec.	Parcel or Lot
933	20		22

COUNTY OF FAIRFAX, VIRGINIA  
DEPARTMENT OF ENVIRONMENTAL MANAGEMENT  
Application for Building Permit

APPLICATION NO.	19	790130652
DATE		PERMIT NO.

To: BUILD  ALTER OR REPAIR  ADD TO  DEMOLISH  MOVE

**JOB LOCATION**  
Street: 2109 MASON HILL DRIVE  
Lot No. 22 Block 20  
Subdivision: HOLLIN HILLS

**OWNER**  
Corp. Name: \_\_\_\_\_  
Name: MR & MRS. PETER YATES  
(Reg. Agent)  
Address: 2109 MASON HILL DR.  
City: ALEXANDRIA  
Telephone Number: \_\_\_\_\_

**ARCHITECT ENGINEER**  
Name: SWANEY KERNS  
Address: 1105 DE SALES T. NW  
City: WASHINGTON  
State Reg. No.: \_\_\_\_\_

**CONTRACTOR**  
Name: DESIGN CRAFT LTD.  
Address: 410 PINE STREET, #302  
City: VIENNA, VA 22180  
County Reg. #: \_\_\_\_\_ State Reg. #: 15444

**DESCRIPTION**  
3  
For: Addition - 2nd story

No. of Bldgs. \_\_\_\_\_ Est. Const. Cost \$ 30,000 -  
No. of Units \_\_\_\_\_ No. of Stories \_\_\_\_\_  
No. of Kitchens \_\_\_\_\_ Penthouse \_\_\_\_\_  
No. of Baths \_\_\_\_\_ Ht. of Bldg. \_\_\_\_\_ ft.  
No. of Rooms \_\_\_\_\_ Bldg. Area \_\_\_\_\_ sq. ft.

(Exclude Kit. & Bath)  
Basement  Slab  Crawl  Soil: Solid   
Fill

Ftg: Concrete  Pile  Caisson   
Ext. Walls: Wood  Metal  Brick   
Int. Walls: Plast  Drywall  Panel   
Roof: Flat  Pitch  Shed   
Roofing: Built-up  Shingle  Roll

Heat: Oil  Gas  Electric   
Equipment: Boiler  Furnace  Heat Pump  Air Cond.

Sewage: Public  Community  Septic Tank  None   
Water: Public  Individual Well  None

Remarks: \_\_\_\_\_

one kitchen only - one family dwelling

I hereby certify that I have the authority to make this application, that the information given is correct, and that the use and construction shall conform to the County Health Regulations, the Building and Zoning Ordinances, and private deed restrictions, if any, which are imposed on the property.

691-1100 1-23-79 Barbara Hughes  
Phone No. Date Signature of Owner or Auth. Agent

APPLICANT: DO NOT WRITE BELOW THIS LINE

**PLAN APPROVAL**  
Use Group of Building: R-3 Area of Bldg. \_\_\_\_\_ @ \_\_\_\_\_ per Sq. Ft. \$ \_\_\_\_\_  
Type of Construction: 1-B @ \_\_\_\_\_ \$ \_\_\_\_\_  
Fire District: \_\_\_\_\_ @ \_\_\_\_\_ \$ \_\_\_\_\_  
Date Checked: 1/25/79 By: [Signature] TOTAL FEE \$ 28.00  
Approved by Building Inspector: [Signature]

ROUTING	OFFICE	DATE	APPROVED BY	OFFICE	DATE	APPROVED BY
	Land Office	1-24-79	[Signature]	Fire Marshall		
Zoning Administrator	1/25/79	[Signature]	Design Review	1-24-79	[Signature]	
Public Works			Housing & License	1/25/79	[Signature]	
Health Dept.			Assessments -	1/24/79	[Signature]	

**CERTIFICATION**  
I hereby certify to the following statement:  
1. All materials used for work performed under this permit will be paid directly to the supplier by the property owner.  
2. All compensation will be on an hourly basis and paid by the property owner directly to the person(s) performing work under this permit.  
Date: \_\_\_\_\_ 19 \_\_\_\_\_ By: \_\_\_\_\_ Property Owner Authorized Agent

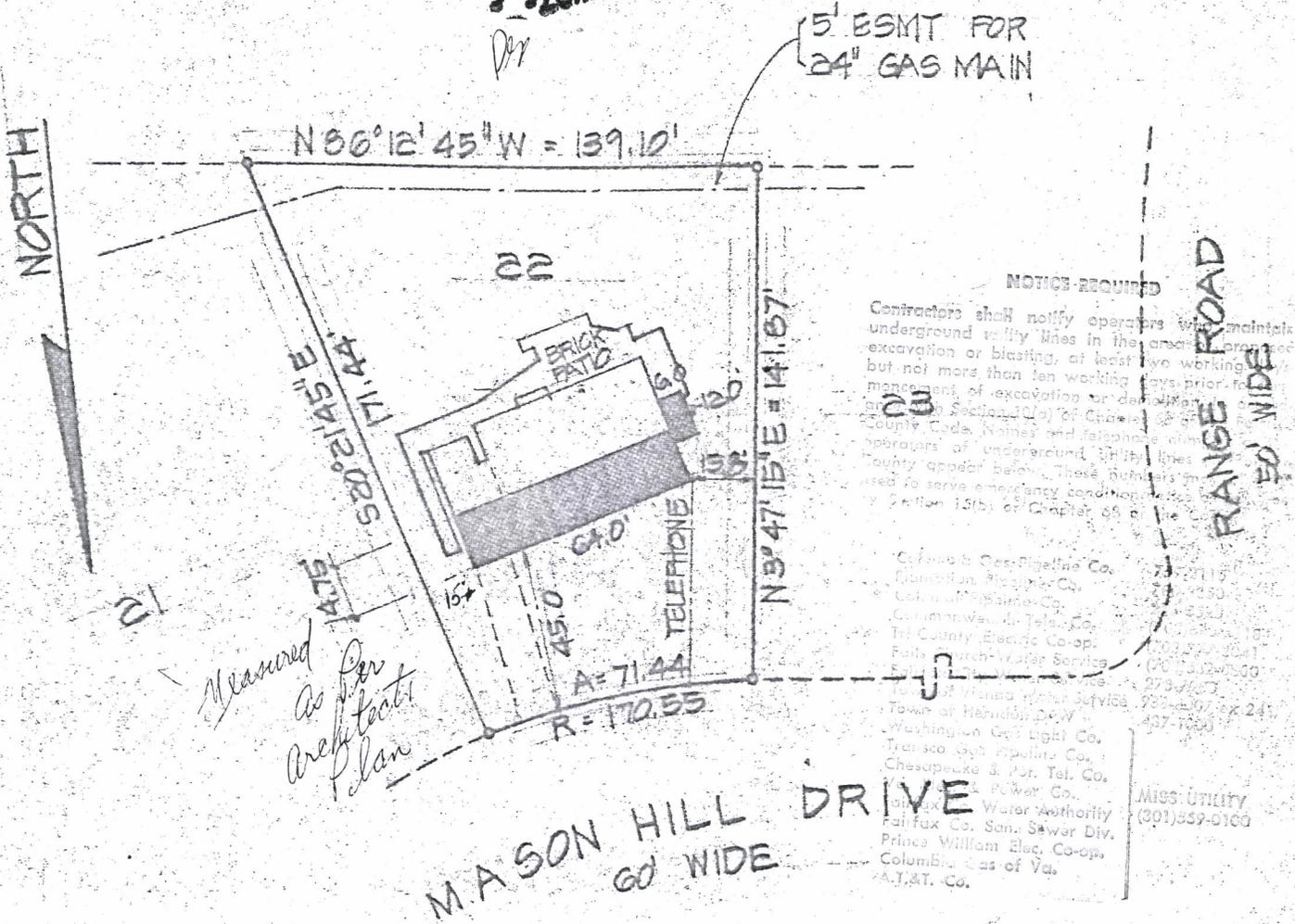
Supervisor of Assessments  
Property is listed in name of: Peter B Yates  
Magisterial District: Mt Vernon 1 Deed Book Reference: 2993-92  
Supervisor: [Signature]

**ZONING**  
Subdivision: Hollin Hills Lot No. 22 Block \_\_\_\_\_ Section 20 Zone R-2  
Street Address: \_\_\_\_\_  
Use of Bldg: add 2nd story Use after Alteration: [Signature] No. Families: one  
BZA: \_\_\_\_\_ SITE PLAN: [Signature]  
Set Back: Front: N/C Rt. Side: 15.0 Left Side: 15.0 Rear: 25.0 Zoning Administrator: [Signature]

Approved for proposed location of building as shown. Final approval subject to well check.

JAN 25 1979

*J.P. [Signature]*  
Zoning Administrator



SITE PLAN

SCALE: 1" = 50'

LEGAL DESCRIPTION:

LOT 22 SECTION 20  
HOLLIN HILLS SUBDIVISION  
FAIRFAX COUNTY, VIRGINIA

HOUSE LOCATION SURVEY  
AS PREPARED BY:

APPROVED  
DIVISION OF DESIGN  
1-24-79 BY *[Signature]*  
DATE DIV. DIRECTOR OR HIS AGENT

NOV 21 2014

Zoning Evaluation Division



# 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:	93-3 ((20)) 22
Property Address:	2109 Mason Hill Drive
Requestor's Name:	Samuel Gyulnazarian
Requestors Address: (if different than above)	
Requestor's Phone Number:	(703) 717-0582
Current Zoning:	R-2 District
Magisterial District:	Mount Vernon
Subdivision Name/Section/Block/Lot No.:	Hollin Hills Section 20, Lot 22

### Written Description of Structure that may be vested under §15.2-2307 of the Code of Virginia (See Attached Instruction Sheet)

The property is zoned R-2 Residential District Two Dwelling Units/Acre and is developed with a single family detached dwelling, built in 1968. The R-2 District requires 15 foot minimum side yards. A certified plat of the property dated August 9, 2001 shows the left side of the dwelling located 13.3 from the side lot line, thereby encroaching 1.7 feet into the minimum side yard requirement. Research of the plat, aerial photos and street view photos indicate that the far left side of the dwelling consists of a carport-like structure with a rear storage area and living space above. An older plat in our records shows the storage area (then labeled utility room) existing since at least 1976. Prior to 1984, it appears that such a storage area could be treated as part of a carport for zoning purposes. Regarding the living space above, our records indicate that Building Permit #7901B0652 was approved on January 25, 1979 for a second story addition over the entire front portion of the existing dwelling. Final building inspection records are not available.

### Background Summary (check all that are applicable):

- Department of Tax Administration records indicate the 1.7 foot encroachment into the minimum side yard requirement being taxed for at least 15 years.
- Department of Tax Administration records do not indicate the 1.7 foot encroachment into the minimum side yard requirement being taxed for at least 15 years.

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/



**Staff Determination:**

- §15.2-2307 of the Code of Virginia is applicable and the 1.7 foot encroachment into the minimum side yard requirement is legal and may remain, but may not be replaced or enlarged. Further, all future additions to the dwelling must comply with the minimum yard requirements for the R-2 District.
- §15.2-2307 of the Code of Virginia is not applicable for 1.7 foot encroachment into the minimum side yard requirement.

**Reviewer's Signature:** Matthew Moritz **Date:** 10-31-2014  
Zoning Administration Division  
Department of Planning and Zoning

cc: Tim Shirocky, Acting Director, Real Estate Division, DTA  
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

## Fairfax County Government, Fairfax, Virginia 22035

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### General Information

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<b>Application Number</b>	VC 2003-MV-129
<b>Application Description</b>	TO PERMIT CONSTRUCTION OF ADDITION 20.0 FEET WITH EAVE 18.0 FEET FROM FRONT LOT LINE
<b>Current Status</b>	APPLICATION APPROVED
<b>Date Accepted by County</b>	08/19/2003
<b>Magisterial District(s)</b>	MOUNT VERNON

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### Applicant and Agent

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<b>Primary Applicant</b>	ANA LADO 2111 WHITEOAKS DR ALEXANDRIA VA 22306-2434
<b>Agent(s)</b>	ANA LADO 2111 WHITEOAKS DR ALEXANDRIA VA 22306-2434

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### Approved Zoning

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<b>Zoning District</b>	<b>R- 2</b>
<b>Approved Area</b>	19,951.00 SQ FEET
<b>Approved Land Use(s)</b>	
<b>Approved Dwelling Units</b>	0
<b>Approved Affordable Dwelling Units</b>	0
<b>Approved Gross Floor Area</b>	0
<b>Approved Floor Area Ratio</b>	0
<b>Parcel Identifiers (PINs)</b>	0933 20 0018

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### Waivers/Modifications and Supplemental Motions

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No Waivers/Modifications.  
No Supplemental Motions.

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### PC, BOS and BZA Hearings

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<b>PC Hearing</b>	Not Scheduled
<b>BZA Hearing</b>	Occurred on 11/4/2003 9:00:00 AM; Decision: APPROVE



### **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.