



County of Fairfax, Virginia

May 27, 2015

STAFF REPORT

SPECIAL PERMIT APPLICATION NO. SP 2015-PR-034

PROVIDENCE DISTRICT

APPLICANT/OWNER: Thomas L. Koger

STREET ADDRESS: 2919 Linden Lane, Falls Church, 22042

SUBDIVISION: Hillwood, Section 3

TAX MAP REFERENCE: 51-3 ((3)) B and 51-3 ((3)) 96 pt.

LOT SIZE: 7,448 square feet

ZONING DISTRICT: R-4, HC

ZONING ORDINANCE PROVISION: 8-922

SPECIAL PERMIT PROPOSAL: To permit a reduction of certain yard requirements to permit construction of roofed deck 21.0 feet and steps 19.0 feet from front lot line.

STAFF RECOMMENDATION:

Staff recommends approval of SP 2015-PR-034 for the addition and fence 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.**

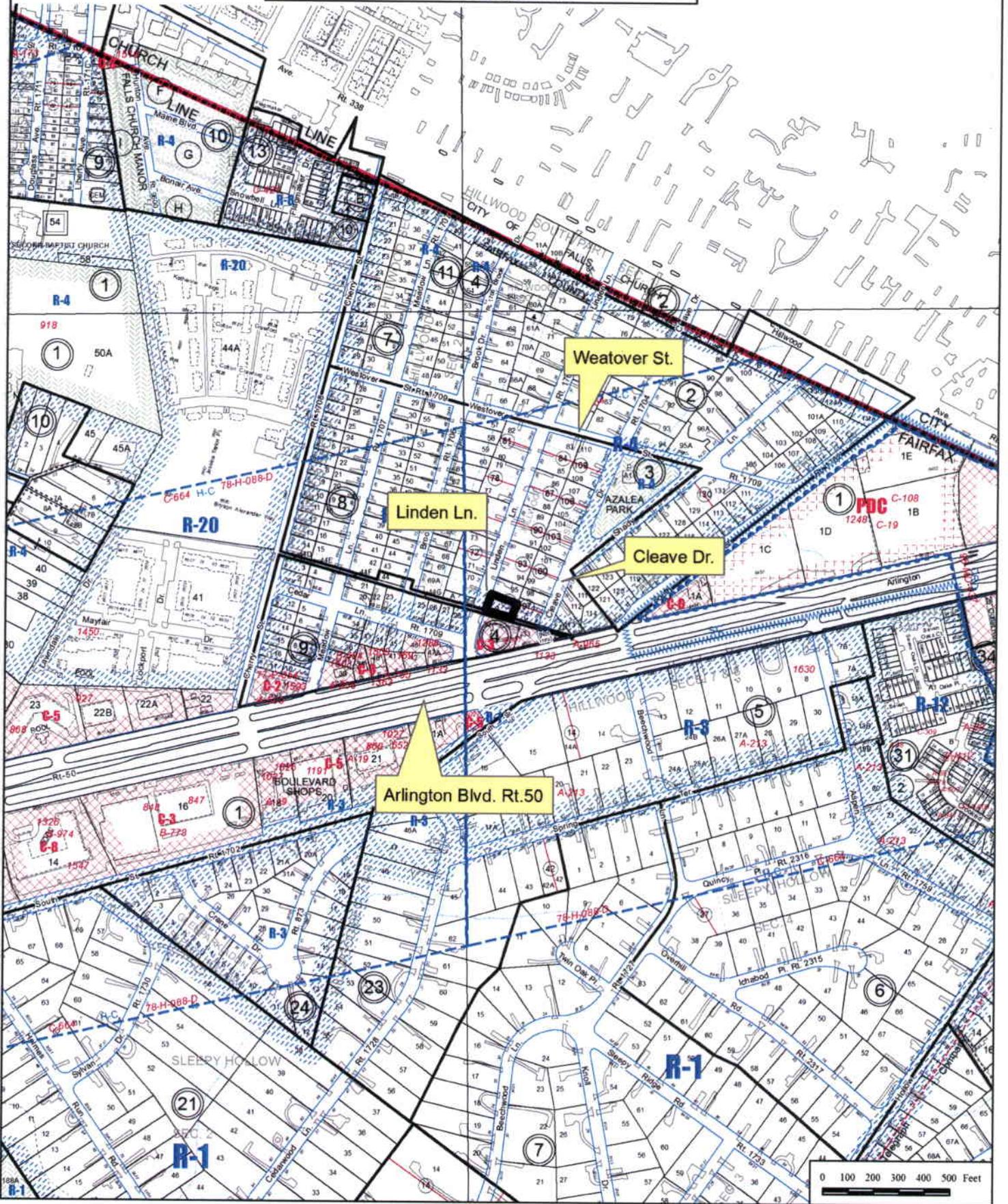


Americans with Disabilities Act (ADA): Reasonable accommodation is available upon 48 hours advance notice. For additional information on ADA call (703) 324-1334 or TTY 711 (Virginia Relay Center).

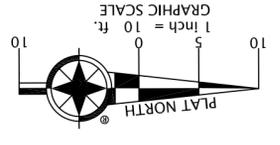
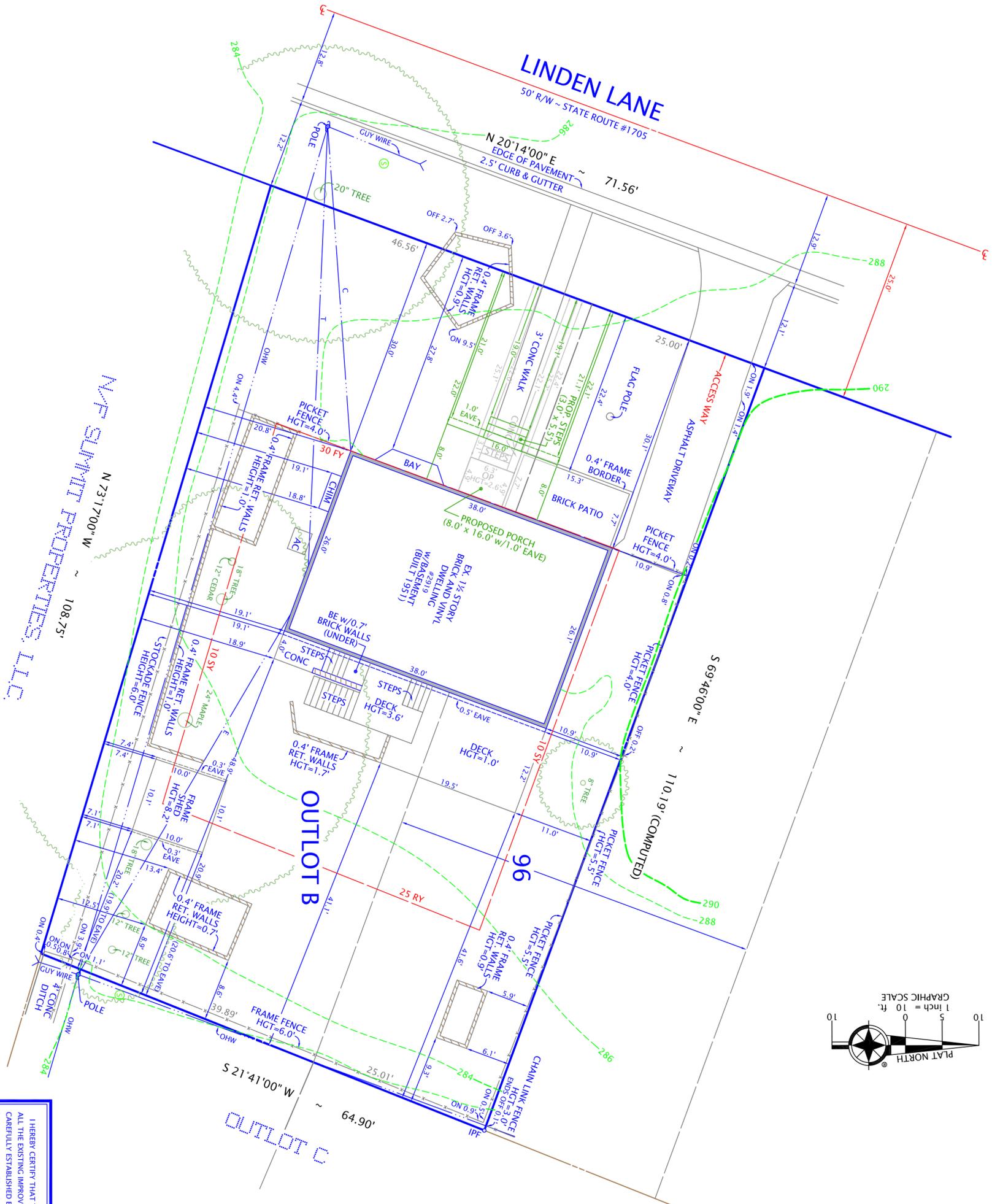
Special Permit

SP 2015-PR-034

THOMAS L KOGER



THE EXISTING CONC. STEPS, OP, AND PART OF THE BRICK PATIO WILL BE REMOVED PRIOR TO CONSTRUCTION. THEY ARE DRAWN WITH GREY LINES.



- NOTES**
- TAX MAP: 51-3-03-B
 - ZONE: R-4 (RESIDENTIAL 4 DU/AC)
 - TOTAL LOT AREA: 7,448 SF. (REC.) (0.1710 ACRE)
7,459 SF. (COMP.) (0.1712 ACRE)
 - REQUIRED YARDS:
FRONT: = 30.0 FEET
SIDE: = 10.0 FEET
REAR: = 25.0 FEET
 - HEIGHTS:
EX. DWELLING = 24.2 FEET (MIDLINE OF ROOF)
EX. SHED = 08.2 FEET
PROPOSED PORCH = MATCH EXISTING EAVELINE AT 11.6'
PROPOSED STEPS = MEET EXISTING ROOF AT 14.6'
EX. OP = 02.6 FEET
EX. DECKS = 02.6 FEET (FLOOR)
EX. FENCES = AS NOTED
 - THIS PROPERTY IS SERVED BY PUBLIC WATER AND SEWER.
 - THERE IS NO OBSERVABLE EVIDENCE OF GRAVE SITES OR BURIAL GROUNDS ON THIS PROPERTY.
 - ALL IMPROVEMENTS SHOWN ON THIS PLAT ARE EXISTING UNLESS DENOTED AS PROPOSED.
 - THE SURVEYOR IS NOT AWARE OF ANY UTILITY EASEMENTS. 25 FEET IN WIDTH OR GREATER AFFECTING THIS PROPERTY.
 - TOPOGRAPHY DELINEATED HEREON WAS TAKEN FROM AVAILABLE RECORDS, IS SHOWN AT 2' INTERVALS, AND IS AERIAL.
 - THERE ARE NO FLOODPLAINS OR RESOURCE PROTECTION AREAS ON THIS PROPERTY.
 - AREAS:
EX. BASEMENT = 992 SF
EX. FIRST FLOOR = 992 SF
EX. SECOND FLOOR = 496 SF
EX. GROSS FLOOR AREA = 2,480 SF
EX. FLOOR AREA RATIO: EX. GFA (2,480) / LOT AREA (7,459) = 0.33 (COMP)

SHOWING HOUSE LOCATION ON THE SOUTH HALF OF THE FULL DEPTH OF LOT 96, AND ALL OF OUTLOT "B", SECTION THREE

HILLWOOD
(DEED BOOK K-13, PAGE 55)
(DEED BOOK 887, PAGE 167)

FAIRFAX COUNTY, VIRGINIA
PROVIDENCE DISTRICT

OCTOBER 24, 2014
JANUARY 23, 2015 (REV.)

SCALE: 1" = 10'

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.



CASE NAME:
THOMAS L. KOGER

DOMINION Inc.
Surveyors

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

SPECIAL PERMIT REQUEST

The applicant is requesting approval to permit a reduction in certain yard requirements to permit construction of a roofed deck 21 feet from the front lot line and stairs 19 feet from the front lot line. The proposed 128 square foot roofed deck will to be a maximum of 14.6 feet in height.

A copy of the special permit plat titled "Plat, Showing House Location on the South Half of the Full Depth of Lot 96, and all of Outlot "B", Section 3, Hillwood," prepared by George M. O'Quinn, L.S., on October 24, 2014, as revised through January 23, 2015, 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 7,448 square foot lot contains a one and one-half story single family detached dwelling with a basement. A stoop with steps, brick patio, concrete walkway and an asphalt driveway are located in the front yard of the dwelling. Two decks and a shed are located in the rear yard. The rear yard is enclosed with a fence ranging from 3.5 feet to 6.0 feet in height.



Figure 1- Aerial View of Subject Property

The subject property is located northeast of the intersection of Arlington Boulevard and Linden Lane in the Hillwood neighborhood. The properties to the north, east and west are zoned R-4 and developed with single family detached dwellings. The property to the south is zoned C-3 and developed with a low rise office building.

BACKGROUND AND HISTORY

Fairfax County Tax Records indicate that the single family dwelling was constructed in 1951 and purchased by the applicant in 1996.

On December 17, 2002, a building permit was approved for the construction of a walk out bay window in the basement (Appendix 4). A final inspection was approved on March 7, 2003.

On April 1, 2004, a building permit was approved for the construction of a shed dormer on the back of the house (Appendix 4). A final building permit inspection was never conducted. A development condition is proposed to address this deficiency.

A similar application located nearby, at 2910 Cleave Drive, to permit a reduction in minimum required front yards was approved by the Board of Zoning Appeals. Variance application VC 2002-PR-054 was approved on June 18, 2002 to permit the construction of an addition located 25.3 feet from the front lot line. The approved resolution and plat are contained in Appendix 5.

ANALYSIS

Comprehensive Plan Provisions

Plan Area: I
Planning District: Jefferson
Planning Sector: Hillwood Community Planning Sector (J1)
Recommendation: 3-4 dwelling units/acre

Zoning District Standards

Bulk Standards (R-4)		
Standard	Required	Provided
Lot Size	8,400 sf.	7,448 sf. ¹
Lot Width	Interior: 70 feet	64.90 feet ¹
Building Height	35 feet max.	24.2 feet
Front Yard	Min. 30 feet	30 feet
Side Yard	Min. 10 feet	10.9 feet, 19.1 feet
Rear Yard	Min. 25 feet	52.9 feet

1. The lot was established in 1951 which predates the effected date of the ordinance, thus under Sect. 2-405 the lot has been deemed legally non-conforming.

Zoning Ordinance Requirements (Appendix 6)

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

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

Standards 1 & 2 <i>Comprehensive Plan/ Zoning District</i>	The Comprehensive Plan recommends residential uses and the property is developed with a residential use. The R-4 District allows a reduction in minimum required yards with special permit approval.
--	--

Standard 3 <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.
Standard 4 <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.
Standard 5 <i>Landscaping/ Screening</i>	The proposed roofed deck does not appear to impact any existing landscaping and will not require screening.
Standard 6 <i>Open Space</i>	There is no prescribed open space requirement in the R-4 District.
Standard 7 <i>Utilities, Drainage, Parking, and Loading</i>	There are no changes to the utilities, drainage, parking or loading of the site.
Standard 8 <i>Signs</i>	No signage is proposed.

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

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

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

Standard 1 <i>Yard Requirements Subject to Special Permit</i>	<p>A. <i>Minimum required yards – Yards not less than 50% of the requirement and not less than 5 feet.</i></p> <p>The proposed roofed deck would be located 21.0 feet with stairs 19.0 feet from a front yard lot line along Linden Lane; the required front yard in an R-4 District is 30 feet, resulting in a reduction of 9.0 feet or 30% for the roofed deck, and a reduction of 11.0 feet or 37% for the stairs.</p> <p>B. Pipestem lots- N/A C. Accessory structure locations – N/A D. Extensions into minimum required yards allowed by Sect. 2-412- N/A</p>
Standard 2 <i>Not a Detached Structure in a Front Yard</i>	The application does not propose a detached accessory structure.
Standard 3 <i>Principal Structure that Complied with Yard Requirements When Established</i>	When the existing dwelling was built in 1951 it complied with all zoning ordinance requirements.

Standard 4 <i>Addition No More than 150% of Existing Gross Floor Area (GFA)</i>	The proposed roofed deck will be approximately 128 square feet. The existing GFA of the primary structure and garage is 2,480 square feet; therefore the proposed addition will be 5.2% of the GFA.
Standard 5 <i>Accessory Structure Subordinate in Purpose, Scale, Use and Intent</i>	The proposed construction is subordinate to the primary use as it will be a roofed deck with stairs.
Standard 6 <i>Construction in Character with On-Site Development</i>	The proposed addition will be constructed in the front yard 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.
Standard 7 <i>Construction Harmonious with Off-Site Development</i>	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.
Standard 8 <i>Construction Shall Not Adversely Impact Adjacent Properties</i>	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 roofed deck addition will not significantly increase runoff or erosion as it is being constructed on an existing stoop.
Standard 9 <i>Represents the Minimum Amount of Reduction Necessary</i>	Staff believes the special permit amendment proposal is the minimum amount of reduction necessary as it is a modest enlargement of the existing stoop. The proposed location is appropriate as it will serve as a covered entrance to the front door. The requested reductions, 30% for the deck and 37% for the stairs, are well below the 50% allowable reduction. 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.
Standard 10 <i>BZA May Impose Conditions</i>	Proposed development conditions are included in Appendix 1.
Standard 11 <i>Submission Requirements</i>	A copy of the plat is included in the beginning of this report.
Standard 12 <i>Architectural Elevations</i>	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 2015-PR-034 for the roofed deck and steps 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. VC 2002-PR-054 Approved Resolution and Plat
6. Applicable Zoning Ordinance Provisions

PROPOSED DEVELOPMENT CONDITIONS**SP 2015-PR-034****May 27, 2015**

If it is the intent of the Board of Zoning Appeals to approve SP 2015-PR-034 located at Tax Map 51-3 ((3)) B and 51-3 ((3)) 96 pt. to permit reduction of certain yard requirements to construct a roofed deck and stairs pursuant to Sect.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 roofed deck as shown on the plat, "Plat, Showing House Location on the South Half of the Full Depth of Lot 96, and all of Outlot "B", Section 3, Hillwood," prepared by George M. O'Quinn, L.S., on October 24, 2014, as revised through January 23, 2015, 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 2,480 square feet existing + 3,720 square feet (150%) = 6,200 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 obtain all final inspections for the building permits related to construction of the shed dormer addition.

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.

Special Permit Statement Of Justification Regarding 2919 Linden Ln. by applicant Thomas Koger**A. Type of operation(s).**

The premises at 2919 Linden Lane is a two-story Cape Cod single family house with surrounding property as reflected in the plat provided with this Application. It is the applicant's year-round and only residence. It is home to the applicant and applicant's wife. It has no commercial purpose or usage.

B. Hours of operation.

The residence is in operation 24 hours per day, 365 days per year. The proposed new "entrance structure" would be used as the primary entrance to the residence, as the current steps and stoop are now. The proposed porch is designed to accommodate a pair of rocking chairs. These could be used as weather permits, foreseeably between 8:00 A.M. and 10:00 P. M.

C. Estimated number of patrons/clients/patients/pupils/etc.

Two adult residents and occasional guests, fewer than 10 in number.

D. Proposed number of employees/attendants/teachers/etc.

None.

E. Estimate of traffic impact of the proposed use, including the maximum expected trip generation and the distribution of such trips by mode and time of day.

The proposed use will foreseeably have no traffic impact.

F. Vicinity or general area to be served by the use.

The proposed steps and porch would serve only the residence and not general public, although the improved appearance of the house would benefit immediately surrounding neighbors.

G. Description of building aside and architecture of proposed new building or additions.

The proposed porch would be 16 feet wide. The porch itself would protrude 8 feet from the front of the house, and the three steps leading from the front to the porch to the sidewalk would run 3 feet farther from the house, as reflected in the drawings submitted with this application.

RECEIVED
Department of Planning & Zoning

FEB 03 2015

Zoning Evaluation Division

H. Description of building façade and architecture of proposed new building or additions.

The existing façade is the brick and mortar front of the two-story Cape Cod home, with a bow window to the right of the existing steps and stoop and a conventional window to the left.

I. A listing, if known, of all hazardous or toxic substances as set forth in Title 40, Code of Federal Regulations Parts 116.4, 302.4 and 355; all hazardous waste as set forth in Virginia Department of Environmental Quality Hazardous Waste Management Regulations; and/or petroleum products as defined in Title 40, Code of Federal Regulations Part 280; to be generated, utilized, stored, treated, and/or disposed of on site and the size and contents of any existing or proposed storage tanks or containers.

Of the substances identified in Title 40, Code of Federal Regulations Parts 116.4, I know 302.4 and 355; all hazardous waste as set forth in Virginia Department of Environmental Quality Hazardous Waste Management Regulations; and/or petroleum products as defined in Title 40, Code of Federal Regulations Part 280, those of which I have any knowledge that are used or stored on the premises are limited to (1) the chlorine contained as an ingredient laundry products in two or three jugs, each 1-gallon or less in volume, (2) the acetone contained in one or two small bottles of nail polish remover within the home and that in a 1-quart can of paint thinner kept in the shed in the backyard, and (3) a limited amount of gasoline in the fuel tanks of the lawn mower and garden roto-tiller stored in the shed, and that in the fuel tanks of the two automobiles that my wife and I own. In addition, I maintain a propane grill in which I maintain a propane canister at any point in time. I know of no other materials identified in any of the provisions of the Code of Federal Regulations (“CFRs”) or the Virginia Department of Environmental Quality Hazardous Waste Management Regulations (“Va. Regs”) on this property.

This property is not used for any commercial activity. To my knowledge there are no underground storage tanks within this property and no above ground storage tanks. None of the substances listed in any of the provisions of the CFRs or Va Regs identified in this question are generated or disposed of on this property.

I will not alter status regarding the identified substances and practices addressed by this question if I am granted a Special Permit authorizing the reduction of certain yard requirements to permit construction of a roofed deck 21.0 feet and steps 19.0 feet from the front lot line requested by this Application.

J. A statement of how the proposed use conforms to the provisions of all applicable ordinances, regulations, adopted standards and any applicable conditions, or, if any waiver, exception or variance is sought by the applicant from such ordinances, regulations,

standards and conditions, such shall be specifically noted with the justification for any such modification.

The reduction of certain yard requirements to permit construction of a roofed deck 21.0 feet and steps 19.0 feet from the front lot line requested by this Application conforms to the provisions of all applicable ordinances, regulations, adopted standards. This applicant does not seek any waiver, exception or variance from such ordinances, regulations, standards and conditions. The special permit, if granted, would provide for the proposed porch, as reflected in the drawings submitted with this application, to comply with setback requirements.

 4/3/15
Thomas L. Koger

Statement of Justification of Applicant Thomas L. Koger regarding items 5-9 of Section 8-922 - Provisions for Reduction of Certain Yard Requirements

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.

The resulting gross floor area of the proposed structure, a roofed deck on the front of the house, will be clearly subordinate to house at 2919 Linden Lane to which it would be added if permitted. As illustrated in the drawings submitted with this application, this roofed deck would be 16' wide by 11' feet deep, including steps, and would be open, rather than enclosed, although it would have appropriate railings to provide safety and comply with applicable regulations. Its use and intent are to replace a metal awning that has become an eyesore, cover the existing unattractive stoop and steps, and to provide sufficient space for a pair of rockers to be used by the residents on pleasant days.

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.

The design of the proposed roofed deck is intended to be entirely compatible with the existing house, having a modest peak on its roof to be in keeping with the two dormers on the second floor of the home. It will cover an existing concrete front stoop and set of steps, and eliminate a metal awning depicted in photographs submitted with this application. As reflected in the drawings submitted with this application, it would be built on to the front of the home and centered on the face of the house. Thus, it 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.

As reflected by photographs submitted with this application of surrounding homes and structures, the proposed roofed deck would be 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. In fact, comparing the design drawings submitted to the photographs of the front of 2919 Linden Lane submitted makes clear that the proposed roofed deck will make the residence at 2919 Linden Lane more harmonious with the off-site uses and structures than it currently is. This modest addition will not involve any meaningful alteration of existing topography or existing vegetation; nor will any trees be affected by it.

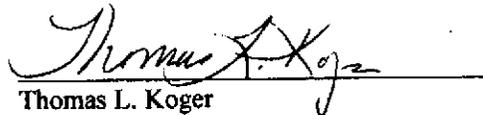
8. The BZA shall determine that the proposed development shall not adversely impact the use and/or enjoyment of any adjacent property with regard to issues such as noise, light, air, safety, erosion, and stormwater runoff.

The proposed open, roofed deck will 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. On the contrary, the replacement of the unsightly front stoop and awning on 2919 Linden Lane will foreseeably increase my neighbors' enjoyment of their properties.

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.

The proposed reduction represents the minimum amount of reduction necessary to accommodate the proposed roofed deck with steps (largely built directly over the existing stoop and steps that are part of the house as originally built) on the lot. As reflected in the drawings submitted with this application, the proposed roofed deck would be built directly on the front of the house. Because it is intended to replace the existing stoop and front steps, there is no other viable or appropriate location or orientation for it. The lot does not have any steep slopes, floodplains or Resource Protection Areas. This proposed roofed deck will not affect any existing vegetation or any trees. The lot does not have any wells, septic tanks, or historic resources. Nor would the proposed roofed deck approach, much less impinge on any easement.

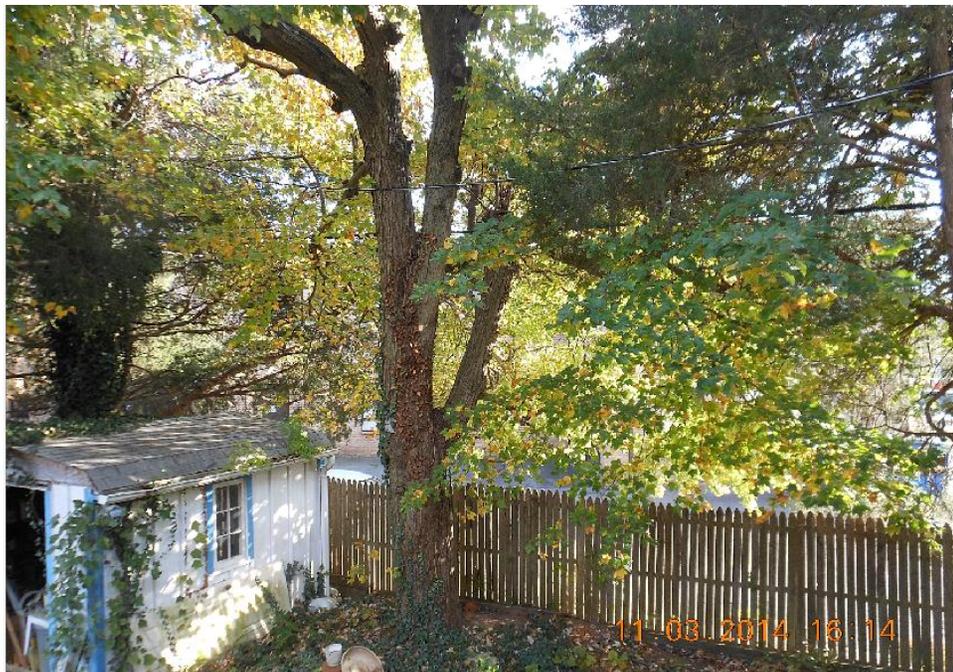
Dated: Feb. 24, 2015


Thomas L. Koger















Application No.(s): SP 2015-PR-034
(county-assigned application number(s), to be entered by County Staff)

SPECIAL PERMIT/VARIANCE AFFIDAVIT

DATE: Nov. 13, 2014
(enter date affidavit is notarized)

128597

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

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

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

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

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

NAME (enter first name, middle initial, and last name)	ADDRESS (enter number, street, city, state, and zip code)	RELATIONSHIP(S) (enter applicable relationships listed in BOLD above)
THOMAS L. KOGER	2919 LINDEN LANE FALLS CHURCH, VA 22042	APPLICANT and TITLE OWNER

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

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

Application No.(s): SP 2015-PR-034
(county-assigned application number(s), to be entered by County Staff)

SPECIAL PERMIT/VARIANCE AFFIDAVIT

DATE: Nov. 13, 2014
(enter date affidavit is notarized)

128957

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)

NONE

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)

NONE.

(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 2015-PR-034

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

SPECIAL PERMIT/VARIANCE AFFIDAVIT

DATE: NOV. 13, 2014
(enter date affidavit is notarized)

128957

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)

NONE

(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)

NONE

(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.

SP 2015-PR-034

Application No.(s):

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

Page Four

SPECIAL PERMIT/VARIANCE AFFIDAVIT

DATE: Nov. 13, 2014

(enter date affidavit is notarized)

128957

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 2015-PR-034

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

SPECIAL PERMIT/VARIANCE AFFIDAVIT

DATE: Nov. 13, 2014 (enter date affidavit is notarized)

128957

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)

[X] Applicant

[] Applicant's Authorized Agent

THOMAS L. KOGER

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

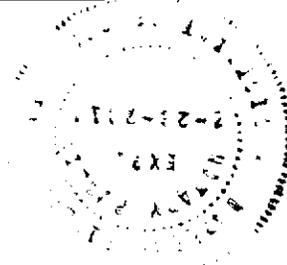
Subscribed and sworn to before me this 13th day of November 2014, in the State/Comm. of Dist. of Col., County/City of

Darlene Fields Notary Public

My commission expires: 2/28/19



DARLENE FIELDS NOTARY PUBLIC DISTRICT OF COLUMBIA My Commission Expires February 28, 2019





Land Development Information History: ISIS - Building Permit - 02351B0230

Permit Information

Permit Id:	02351B0230	Application Date:	2002-12-17	Time:	10:53:11
Job Address:	002919 LINDEN LA	Tax Map:	051-3 ((03)) B		
Subdivision:	HILLWOOD	Permit Status:	Initial/Approved (IA)		
Trade Name:	NA	Subobj:	181 R/C: R		
Applicant Name:	JOSEPH HALTON	Bldg:	NA	Floor:	NA
		Suite:	NA		

Work Description:	SFD/BUILD WALK OUT BAY WINDOW//MM
Type Work:	Misc.-Entry Walls (O18)
Building Use:	Single-Family, Detached Or Semi-Detached (010)
Standard:	0295
Plan Number:	Use Group: R4 Bldg Permit: NA
Permit Hold Date:	By: QNO: W-02-07592 POF: J
Hold Release Date:	By: Proffer: Pre-Const Meeting: Date:

Comments:

Permit Status Summary

Permit Status:	Initial/Approved (IA)	Building Plan Review:	2002-12-17	RSLT:	APP	BY:	SEG
Applied Date:	2002-12-17	Real Estate:	2002-12-17	RSLT:	APP	BY:	MSM
Issued Date:	2002-12-17	Business Licensing:	2002-12-17	RSLT:	APP	BY:	AA
Paid Date:	2002-12-17	Zoning:	2002-12-17	RSLT:	APP	BY:	TM
Inspection Date:	2003-03-07	Licensing:	2002-12-17	RSLT:	APP	BY:	AA
Expiry Date:	2003-06-17	Final Inspection:	2003-03-07	RSLT:	A	BY:	RMB

Owner Information

Leasee:		Corp:	
Owner:	KOGER THOMAS L	Job Magisterial Dist:	Providence

Address: 02919 LINDEN LA
City: FALLS CHURCH **State:** VA
Zip: 22042
Phone:

Planning Dist: Jefferson
Subcensus Tract: 503.04

Contractor Information

Name: CASE DESIGN & REMODELING
Address: 04701 SANGAMORE RD
City: BETHESDA **State:** MD **Zip:** 20816
Phone:

Master:
BPOL Licnese: 35034
State License: 39723
Trade Reg.: 0

Building Permit

Building Plan Review

Estimated Cost: 18821
Use Group: (01) R4
Type Const: (01) Combustible/Unprotected (5B)

Sewer Water Code: 1
Sewer Shed: I1

Model Group:

Plan Received: 2002-12-17
Review Started: 2002-12-17
Review Completed: 2002-12-17
Review Time: 00:00:00
Results: APP
Engineer: SEG

Comments:

Totals Fee Area

Type of Construction	Fee	Fee Rate
Combustible/Unprotected (5B)	0	0.054

Total	0
Filing Fee	141.15
Total Fee	282.31
Amount paid	282.31

Real Estate Review

Building Units: 0
Kitchens: 0
Baths: 0
Half Baths: 0
Basement:
Ext Walls:
Int Walls:
Roofing:
Flooring:

Bedrooms: 0
Rooms: 0
Stories:
Building Height: 0
Building Area: 0

Base Fin:
Fuel/Heat:
Fuel System:
Fireplace: 0

Owner of Record: KOGER THOMAS L

Review Data

Date To: 2002-12-17
Date From: 2002-12-17
Results: APP
Reviewer: MSM
Comments:

Business Licensing Review

Review Data

Date To: 2002-12-17
Date From: 2002-12-17
Results: APP
Reviewer: AA
Comments:

Zoning Review

Review Data

Date To: 2002-12-17
Date From: 2002-12-17
Results: APP
Reviewer: TM
Comments:

Grading / Drainage Review

Review Data

Date To:
Date From:
Results: NRQ
Reviewer: MSM

Comments:

Public Works Review

Review Data

Date To:

Date From:

Results: NRQ

Reviewer: MSM

Comments:

Licensing Review

Review Data

Date To: 2002-12-17

Date From: 2002-12-17

Results: APP

Reviewer: AA

Comments:

Inspections

Inspection - FTGH - 999998

Req Taken: **Phone:**

Time: **Floor:** NA

Sched For: **Suite/Area:** NA

Assigned To: **Comments:**

Branch: **Req Taken By:**

Requested By: **Ovrd:**

Rpt Br: 4

Insp Type	Mech Ind	Insp Date	Insp Init	P/C	Result	Re-Fee	Elev Type	Crit Stru	Stru Type	Cert Eng	Visit Arrive	Visit Depart	Insp Time	Units
FTGH		2003-01-23	EDB	C	A	N		N			00:00:00	00:00:00	00:00:00	1

Inspection - FRM - 999997

Req Taken: 2003-02-02 **Phone:**

Time: 22:39:46 **Floor:** NA

Sched For: 2003-02-03 **Suite/Area:** NA

Assigned To: A37 **Comments:**

Branch: 4

Req Taken By: VR2

Requested By: FROM VRU

Ovrd:

Rpt Br: 4

Insp Type	Mech Ind	Insp Date	Insp Init	P/C	Result	Re-Fee	Elev Type	Crit Stru	Stru Type	Cert Eng	Visit Arrive	Visit Depart	Insp Time	Units
FRM		2003-02-03	EDB	C	A	N					00:00:00	00:00:00	00:00:00	1

Inspection - FINB - 999996

Req Taken: 2003-03-06

Phone:

Time: 19:19:58

Floor: NA

Sched For: 2003-03-07

Suite/Area: NA

Assigned To: A37

Comments:

Branch: 4

Req Taken By: VR2

Requested By: FROM VRU

Ovrd:

Rpt Br: 4

Insp Type	Mech Ind	Insp Date	Insp Init	P/C	Result	Re-Fee	Elev Type	Crit Stru	Stru Type	Cert Eng	Visit Arrive	Visit Depart	Insp Time	Units
FINB		2003-03-07	RMB	C	A	N					00:00:00	00:00:00	00:00:00	1

Contact Us: [General \(Office of Public Affairs\)](#) | [Technical \(Web Administrator\)](#) | [Directed Inquiries \(County Agencies\)](#)

Phone: County Main Number - 703-FAIRFAX (703-324-7329), TTY 711 | [County Phone Listing](#)

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

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

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



Land Development Information History: ISIS - Building Permit - 04092B0080

Permit Information

Permit Id:	04092B0080	Application Date:	2004-04-01	Time:	08:50:53
Job Address:	002919 LINDEN LA	Tax Map:	051-3 ((03)) B		
Subdivision:	HILLWOOD	Permit Status:	Initial/Approved (IA)		
Trade Name:	NA	Subobj:	181	R/C:	R
Applicant Name:	PAUL WRIGHT	Bldg:	NA	Floor:	NA
		Suite:	NA		

Work Description: SFD/RAISE ROOF ON BACK OF HSE (SHED DORMER)

Type Work: Exterior Addition (A02)

Building Use: Single-Family, Detached Or Semi-Detached (010)

Standard: IROO

Plan Number: **Use Group:** R5 **Bldg Permit:** NA

Permit Hold Date: **By:** QNO: W-04-01840 **POF:** R

Hold Release Date: **By:** **Proffer:** **Pre-Const Meeting:** **Date:**

Comments:

Permit Status Summary

Permit Status:	Initial/Approved (IA)	Real Estate:	2004-04-01	RSLT:	APP	BY:	CEW
Applied Date:	2004-04-01	Business Licensing:	2004-04-01	RSLT:	APP	BY:	MJ
Issued Date:	2004-04-21	Zoning:	2004-04-01	RSLT:	APP	BY:	JC
Paid Date:	2004-04-21	Licensing:	2004-04-01	RSLT:	APP	BY:	MJ
Expiry Date:	2004-10-22	Building Plan Review:	2004-04-21	RSLT:	APP	BY:	DM

Owner Information

Leasee:		Corp:	
Owner:	KOGER THOMAS L	Job Magisterial Dist:	Providence
Address:	02919 LINDEN LA	Planning Dist:	Jefferson
City:	FALLS CHURCH	State:	VA

Zip: 22042

Subcensus Tract: 503.04

Phone:

Contractor Information

Name: CASE DESIGN REMODELING IN

Master:

Address: 04701 SANGAMORE RD

BPOL Licnese: 35034

City: BETHESDA State: MD Zip: 20816

State License: 39723

Trade Reg.: 0

Phone:

Building Permit

Building Plan Review

Estimated Cost: 25000

Sewer Water Code: 1

Use Group: (01) R5

Sewer Shed: N1

Type Const: (01) Combustible/Unprotected (5B)

Model Group:

Plan Received: 2004-04-01

Review Time: 00:00:00

Review Started: 2004-04-01

Results: APP

Review Completed: 2004-04-21

Engineer: DM

Comments:

Totals Fee Area

Type of Construction	Fee	Fee Rate
Combustible/Unprotected (5B)	148	0.054

Total	148
Filing Fee	56.00
Total Fee	56.00
Amount paid	56.00

Real Estate Review

Building

Units: 0

Kitchens: 0

Baths: 0

Half Baths: 0

Bedrooms: 0

Rooms: 0

Basement:

Ext Walls:

Int Walls:

Roofing:

Flooring:

Base Fin:

Fuel/Heat:

Stories:

Building Height: 0

Building Area: 0

Fuel System:

Fireplace: 0

Owner of Record: KOGER THOMAS L

Review Data

Date To: 2004-04-01

Date From: 2004-04-01

Results: APP

Reviewer: CEW

Comments:**Business Licensing Review****Review Data**

Date To: 2004-04-01

Date From: 2004-04-01

Results: APP

Reviewer: MJ

Comments:**Zoning Review****Review Data**

Date To: 2004-04-01

Date From: 2004-04-01

Results: APP

Reviewer: JC

Comments:**Grading / Drainage Review****Review Data**

Date To:

Date From:

Results: NRQ

Reviewer: CB

Comments:**Licensing Review**

Inspections

Inspection - FRM - 999998

Req Taken: 2004-06-02 **Phone:**
Time: 15:57:56 **Floor:** NA
Sched For: 2004-06-03 **Suite/Area:** NA
Assigned To: A37 **Comments:**
Branch: 4 **Req Taken By:** NWM
Requested By: DENNIS **Ovrd:**
Rpt Br: 4

Insp Type	Mech Ind	Insp Date	Insp Init	P/C	Result	Re-Fee	Elev Type	Crit Stru	Stru Type	Cert Eng	Visit Arrive	Visit Depart	Insp Time	Units
FRM		2004-06-03	RMB	C	A	N					00:00:00	00:00:00	00:00:00	1

Inspection - RTNB - 999997

Req Taken: 2004-06-04 **Phone:**
Time: 13:46:04 **Floor:** NA
Sched For: 2004-06-07 **Suite/Area:** NA
Assigned To: A37 **Comments:** INSULATION
Branch: 4 **Req Taken By:** NWM
Requested By: DENNIS **Ovrd:**
Rpt Br: 4

Insp Type	Mech Ind	Insp Date	Insp Init	P/C	Result	Re-Fee	Elev Type	Crit Stru	Stru Type	Cert Eng	Visit Arrive	Visit Depart	Insp Time	Units
RTNB		2004-06-07	RMB		A						00:00:00	00:00:00	00:00:00	1

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

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



Land Development Information History: ZAPS - VC - VC 2002-PR-054

General Information

Application Number: VC 2002-PR-054
Application Description: TO PERMIT CONSTRUCTION OF ADDITION 25.3 FEET FROM FRONT LOT LINE
Current Status: APPLICATION APPROVED
Date Accepted by County: 04/03/2002
Magisterial District(s): PROVIDENCE

Link to LDSNet record : [VC 2002-PR-054](#)

Application and Agent

Primary Applicant: MARGARET JENNIFER SANTLEY
 2910 CLEAVE DR
 FALLS CHURCH VA 22042

Agent: MARGARET JENNIFER SANTLEY
 2910 CLEAVE DR
 FALLS CHURCH VA 22042

Approved Zoning

Zoning District: R- 4
Approved Area: 8,727.00 SQ FEET
Approved Land Use(s):
Approved Dwelling Units: 0
Approved Affordable Dwelling Units: 0

Approved Dwelling Units per Acres: 0
 Approved Gross Floor Area: 0
 Approved Floor Area Ratio: 0
 Parcel Identifiers (PINS): 0513 03 0102

Waivers/Modifications and Supplemental Motions

Waivers/Modifications: No Waivers/Modifications
 Supplemental Motions: No Supplemental Motions

PC, BOS and BZA Hearings

PC Hearing: Not Scheduled
 BZA Hearing: Occured on: 06/18/2002; Decision: APPROVE

Fairfax County Contact Information

Staff Coordinator: MAVIS STANFIELD

Attachments

Attachment Type	Record Date	Format Type
DEVELOPMENT PLAN	2002-11-21	DRAWING WEB FORMAT

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

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

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

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.