



# County of Fairfax, Virginia

---

September 9, 2015

## STAFF REPORT

SPECIAL PERMIT SP 2015-DR-070

### DRANESVILLE DISTRICT

**APPLICANTS/OWNERS:** Tim Burns  
Heeyung Burns

**STREET ADDRESS:** 8021 Falstaff Road, McLean, 22102

**SUBDIVISION:** McLean Hamlet

**TAX MAP REFERENCE:** 29-2 ((3)) 342

**LOT SIZE:** 15,044 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 9.1 feet from the side lot line and 34.2 feet from the front lot line.

### STAFF RECOMMENDATION:

Staff recommends approval of SP 2015-DR-070 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.

*Erin M. Haley*

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.

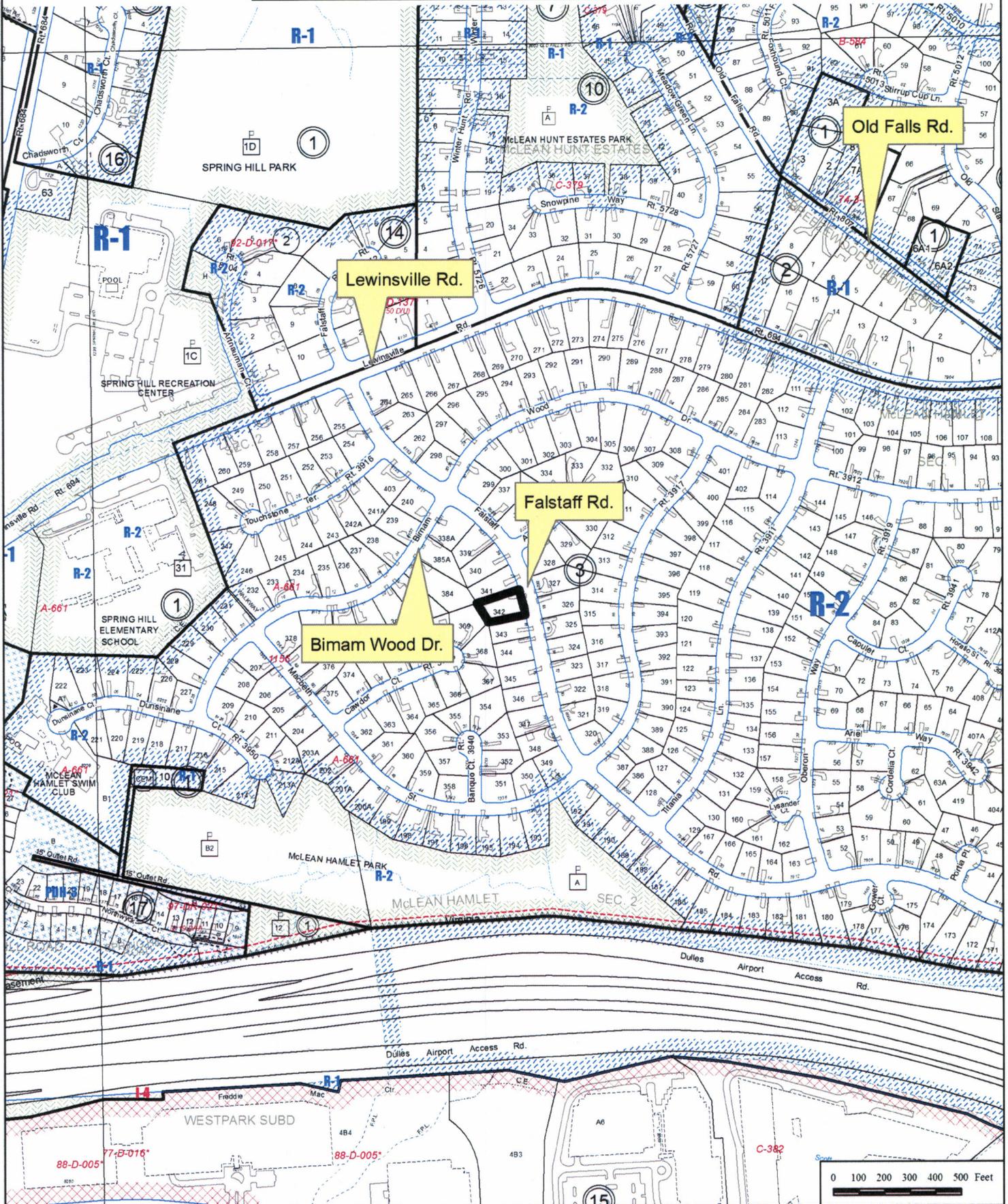
The approval of this application does not interfere with, abrogate or annul any easements, covenants, or other agreements between parties, as they may apply to the property subject to the application.

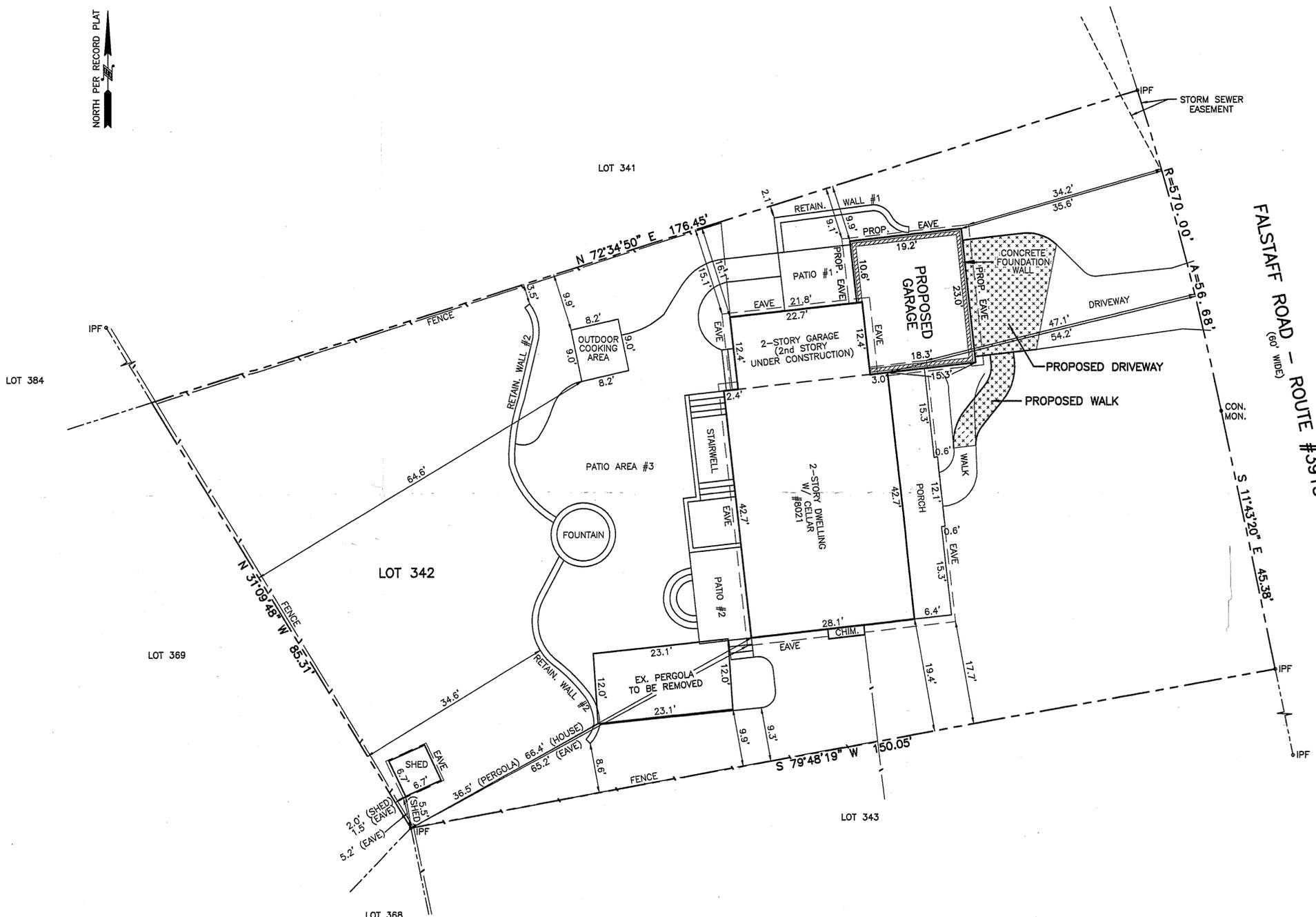
For additional information, call Zoning Evaluation Division, Department of Planning and Zoning at 703-324-1280, 12055 Government Center Parkway, Suite 801, Fairfax, Virginia 22035. **Board of Zoning Appeals' meetings are held in the Board Room, Ground Level, Government Center Building, 12000 Government 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-DR-070**  
**TIM BURNS & HEEYUNG BURNS**





- NOTES**
- TAX MAP - 029-2-03-0342
  - ZONED - R-2
  - LOT AREA = 15,044 S.F.
  - NO TITLE REPORT FURNISHED
  - MINIMUM YARD REQUIREMENTS  
FRONT YARD = 35'  
SIDE YARD = 15'  
REAR YARD = 25'
  - THIS PROPERTY IS SERVED BY PUBLIC WATER AND SEWER.
  - NO GRAVE, OR OBJECT MARKING A PLACE OF BURIAL WAS OBSERVED DURING FIELD INSPECTION.
  - ACCORDING TO FAIRFAX COUNTY FEMA SPECIAL FLOOD HAZARD AREAS MAP THERE IS NO FLOODPLAIN ON THIS LOT.
  - ACCORDING TO FAIRFAX COUNTY CHESAPEAKE BAY PRESERVATION AREAS MAP THERE ARE NO RPA'S ON THIS LOT. THERE ARE NO KNOWN EASEMENTS 25' OR GREATER IN WIDTH ON THIS LOT.
  - BECAUSE OF PARTIAL DEMOLITION AND STORED CONSTRUCTION MATERIALS THE LOCATION OF THE REMAINDER OF THE FRONT WALK AND DRIVEWAY WAS UNAVAILABLE.

**GROSS FLOOR AREA TABULATION**

EXISTING HOUSE	= 1,356 S.F.
FIRST FLOOR	= 1,356 S.F.
SECOND FLOOR	= 1,356 S.F.
TOTAL	= 2,712 S.F.
PROPOSED GARAGE	= 386 S.F.
TOTAL GFA	= 3,098 S.F.
PROPOSED GARAGE	= 386 S.F. = 14.2%
EXISTING HOUSE	= 2,712 S.F.
CELLAR	1,092 S.F.

**FLOOR AREA RATIO TABULATION**

EXISTING	
EXISTING HOUSE GFA	= 2,712 S.F. = 18.0%
LOT AREA	= 15,044 S.F.
PROPOSED	
EXISTING HOUSE GFA	= 2,712 S.F.
PROPOSED GARAGE GFA	= 386 S.F.
TOTAL GFA	= 3,098 S.F. = 20.6%
LOT AREA	= 15,044 S.F.

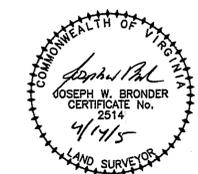
**HEIGHT TABULATION**

2-STY. DWL.	= 24'
PORCH	= 0'-0.7'
WALK	= 0'
PATIO #1	= 0'-0.7'
PATIO #2	= 2.3'
PATIO AREA #3	= 0'-0.6'
RETAIN. WALL #1	= 0'-2.4'
RETAIN. WALL #2	= 0'-1.3'
PERGOLA	= 10.2'
OUTDOOR COOKING AREA	= 3.3'
FOUNTAIN	= 1.5'
SHED	= 8.2'
FENCES	= 6'
PROPOSED GARAGE	= 12'

REVISED GFA AND GFA RATIO CALCS., ADDED ADD'L DIMENSIONS TO GARAGE, ADD DIMENSIONS TO PERGOLA AND DENOTE EX. PERGOLA TO BE REMOVED, ADDED PROPOSED WALK AND DRIVEWAY, SEE NOTE #9 FOR RPA NOTE, DIMENSION PORCH & OUTDOOR COOKING AREA	
NO.	DESCRIPTION
1	REVISION BLOCK

I HEREBY CERTIFY THAT NO OTHER CHANGES HAVE BEEN MADE ON THIS PLAT FROM THAT PREVIOUSLY SUBMITTED OR APPROVED.

*Joseph W. Bronder*  
JOSEPH W. BRONDER



RECEIVED  
Department of Planning & Zoning  
APR 17 2015  
Zoning Evaluation Division

SPECIAL PERMIT PLAT  
LOT 342  
SECTION TWO  
**MCLEAN HAMLET**  
DRANESVILLE DISTRICT  
FAIRFAX COUNTY, VIRGINIA  
SCALE - 1"=10' FEBRUARY 11, 2015  
**DIGULIAN ASSOCIATES, P.C.**  
LAND SURVEYORS  
7000-D NEWINGTON ROAD  
LORTON, VIRGINIA 22079  
703-339-7449

## SPECIAL PERMIT REQUEST

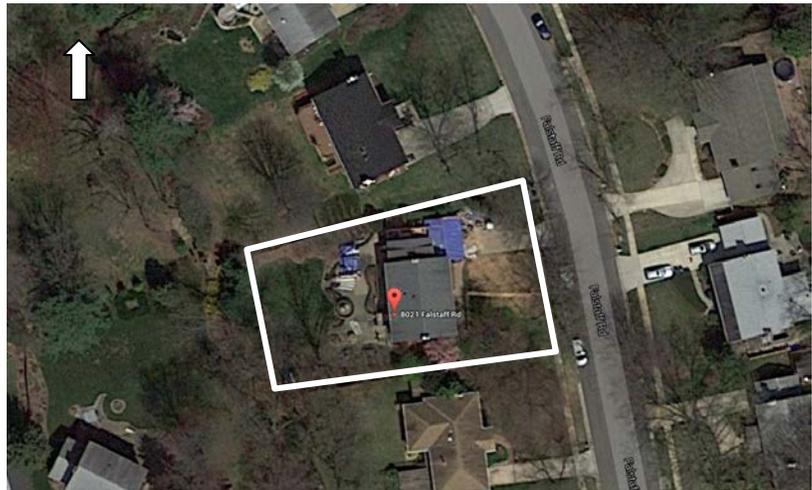
The applicant is requesting approval of a special permit to allow a reduction in yard requirements for the construction of a garage addition 9.1 feet from a side lot line and 34.2 feet from the front lot line. The proposed addition, located at the front of the house, will measure 12.0 feet in height and 386 square feet in area.

A copy of the special permit plat titled, "Special Permit Plat, Lot 342, Section Two, McLean Hamlet," prepared by Joseph W. Bronder, L.S., dated February 11, 2015, as revised through April 14, 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 15,044 square foot lot contains a two story single family detached dwelling. A concrete driveway provides access from Falstaff Road to a two car carport located at the front of the house. A walkway leads from the driveway to the front porch. A patio at the rear of the carport has a walkway that leads to a patio area at the rear of the house. An outdoor cooking area and fountain are located in this patio area. A



retaining wall varying from 0.0 feet to 1.3 feet in height runs across the width of the rear yard near the fountain. A pergola 10.2 feet in height is to be removed from the rear yard. A shed 8.2 feet in height and approximately 45.0 square feet in size is located in the southwestern corner of the rear yard. The rear yard is enclosed by a frame fence 6.0 feet in height. A small portion of storm sewer easement runs across the northeast corner of the property.

The subject property and surrounding properties are zoned R-2 and developed with single family detached dwellings.

## BACKGROUND AND HISTORY

Fairfax County Tax Records indicate that the single family dwelling was constructed in 1966 and remodeled in 2010. The property was purchased by the applicants in 2014.

On December 5, 2014, a building permit was issued for the construction of a second story addition over the existing one car garage, conversion of the garage to living space, and construction of a new, two car carport (Appendix 4). All of the permitted construction was done by-right without the need for a special permit. The new construction passed final inspection on July 16, 2015. Per Zoning Ordinance Sect. 2-412, carports may extend 5.0 feet into any minimum required side yard so the newly constructed carport was approved for its current location 10.0 feet from the northern side yard.

Since the adoption of the Zoning Ordinance, there have been similar cases for a reduction in minimum required yards on nearby properties. This information is included in Appendix 5.

### DESCRIPTION OF THE APPLICATION

The applicant is requesting approval of a special permit for a reduction of certain yard requirements to enclose the newly constructed carport to create a two car garage. The garage will be located 9.1 feet from the northern side lot line, and 34.2 feet from the front lot line. In the R-2 zoning district, the required side yard is 15.0 feet and the required front yard is 35.0 feet. Therefore, the applicant is requesting a reduction of 5.9 feet, or 39.3 percent from the side lot line, and 0.8 feet, or 2.3 percent from the front lot line.

The addition would be approximately 386 square feet in size and 12.0 feet in height. Elevations and the applicant's statement of justification indicate that the addition would match the appearance and materials of the existing house.



FRONT ELEVATION

**ANALYSIS**

**Comprehensive Plan Provisions**

**Plan Area:** Area II, McLean Planning District  
**Planning Sector:** Spring Hill Community Planning Sector (M6)  
**Plan Map:** Residential, 2-3 dwelling units per acre

**Zoning District Standards**

Bulk Standards (R-2)		
Standard	Required	Provided
Lot Size	15,000 sf.	15,044 sf.
Lot Width	Interior: 100 feet	102.06 feet
Building Height	35 feet	24.0 feet
Front Yard	35 feet	Existing: 35.6 feet Proposed: 34.2 feet
Side Yard	15 feet	Northern: 10.0 feet* Southern: 17.7 feet
Rear Yard	25 feet	65.2 feet

\* Per Zoning Ordinance Sect. 2-412, carports may extend 5.0 feet into any minimum required side yard.

**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

This special permit is subject to sections of the Zoning Ordinance as referenced above, a copy of which is included in Appendix 6. Subject to development conditions, the special permit must meet these 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. The proposed use is in harmony with the Comprehensive Plan and the general purpose and intent of the R-2 District.
<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. Through testimony provided by the applicant and photographic research, staff has observed that several properties in the surrounding area have added on to their existing dwellings, and that enclosed garages rather than carports are the character of the neighborhood.

<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 proposed addition will be over the existing footprint of the carport. No additional land disturbance is proposed and the existing landscaping and screening will not be disturbed during construction activity.
<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>	A modification of the minimum required side yard is requested with this special permit application. The property conforms to all other lot and bulk regulations.
<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 any additional land area; 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 9.1 feet from the northern side lot line and 34.2 feet from the front lot line; the required side yard in an R-2 district is 15 feet, resulting in a reduction of 5.9 feet or 39.3 percent. The required front yard is 35 feet, resulting in a reduction of 0.8 feet or 2.9 percent.</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>
<b>Standard 2</b> <i>Not a Detached Structure in a Front Yard</i>	The application does not propose a detached accessory structure.
<b>Standard 3</b> <i>Principal Structure that Complied with Yard Requirements When Established</i>	The subject property contains a single family dwelling that is an existing principal structure. The existing structure was built as approved in 1966.

<p><b>Standard 4</b> <i>Addition No More than 150% of Existing Gross Floor Area (GFA)</i></p>	<p>The proposed addition is 386 square feet. The existing GFA of the primary structure is 2,712 square feet; Therefore 150% of the total gross floor area could result in additions up to 4,068 square feet in size for a possible total square footage at build out of 6,780 square feet. The total square footage of the house with the addition is 3,098 square feet. Therefore the application meets this provision.</p>
<p><b>Standard 5</b> <i>Accessory Structure Subordinate in Purpose, Scale, Use and Intent</i></p>	<p>The existing dwelling is 2,712 square feet and 24.0 feet in height. The proposed addition will be 386 square feet in size and 12.0 feet in height, which staff believes is subordinate in scale to the primary dwelling. The addition will be a garage to serve the existing primary residence.</p>
<p><b>Standard 6</b> <i>Construction in Character with On-Site Development</i></p>	<p>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 and garages on neighboring properties. The proposed addition would be screened by existing mature vegetation. Staff believes that the proposed addition would not affect neighboring properties in terms of location, height and bulk.</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. In regards to stormwater, if the construction disturbs more than 2,500 square feet, the application is subject to the provisions of Article 17, Site Plans, and any anticipated stormwater issues will be addressed at that time.</p>
<p><b>Standard 9</b> <i>Represents the Minimum Amount of Reduction Necessary</i></p>	<p>The proposed addition is to enclose an existing carport which is located 10.0 feet from the northern side lot line. Once enclosed, including the proposed eaves, the addition will be located within the footprint of the existing carport, 9.1 feet from the side lot line and 34.2 feet from the front lot line, with no proposed increase in disturbed land area. Therefore, it would be difficult to find alternative locations for this addition without entirely relocating the driveway and carport area. Staff believes that the proposal is the minimum amount of space needed to have a usable garage.</p> <p>Other issues of lot shape, yard determination, environmental characteristics, slopes, wells, floodplains and/or Resource Protection Areas, easements and historic resources are not applicable to this site.</p>
<p><b>Standard 10</b> <i>BZA May Impose Conditions</i></p>	<p>Proposed development conditions are included in Appendix 1.</p>
<p><b>Standard 11</b> <i>Submission Requirements</i></p>	<p>A copy of the plat is included in the beginning of this report.</p>
<p><b>Standard 12</b> <i>Architectural Elevations</i></p>	<p>Proposed elevations are included as an attachment to the proposed development conditions in Appendix 1.</p>

**CONCLUSION**

Staff believes that the request for a special permit for reduction in certain yard requirements to permit the enclosure of the carport is in conformance with the applicable Zoning Ordinance provisions with the implementation of the proposed development conditions contained in Appendix 1 of the staff report.

**RECOMMENDATION**

Staff recommends approval of SP 2015-DR-070 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. Similar Case History
6. Applicable Zoning Ordinance Provisions

**PROPOSED DEVELOPMENT CONDITIONS****SP 2015-DR-070****September 9, 2015**

If it is the intent of the Board of Zoning Appeals to approve SP 2015-DR-070 located at Tax Map 29-2 ((3)) 342 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.

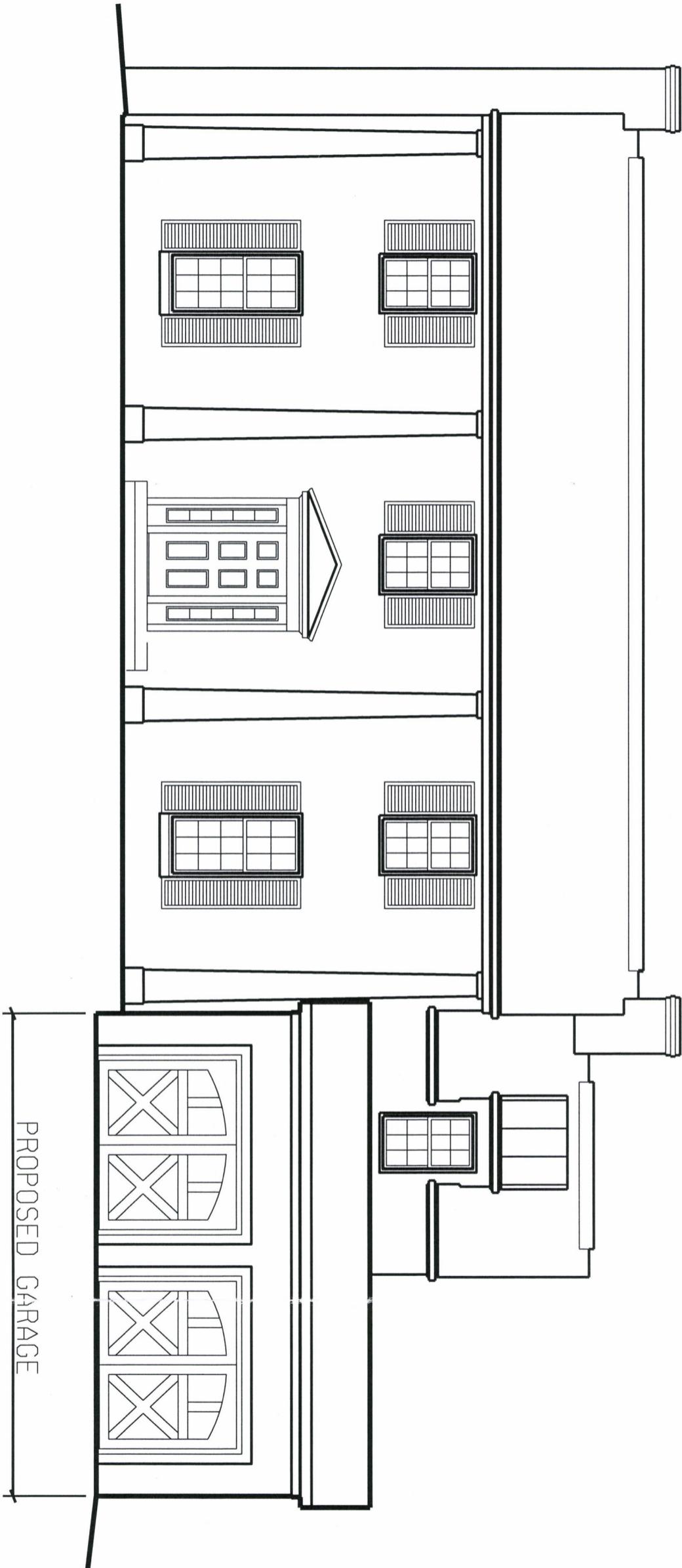
1. These conditions shall be recorded by the applicant among the land records of Fairfax County for this lot prior to the issuance of a building permit. A certified copy of the recorded conditions shall be provided to the Zoning Permit Review Branch, Department of Planning and Zoning.
2. This special permit is approved for the location and size of the addition (386 square feet, 12.0 feet in height, 9.1 feet from the northern side lot line, and 34.2 feet from the front lot line), as shown on the special permit plat titled, "Special Permit Plat, Lot 342, Section Two, McLean Hamlet," prepared by Joseph W. Bronder, L.S., dated February 11, 2015, as revised through April 14, 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 (2,712 square feet existing + 4,068 square feet (150%) = 6,780 square feet maximum permitted on lot) regardless of whether such addition complies with the minimum yard requirement or is the subject of a subsequent yard reduction special permit. Subsequent additions that meet minimum yard requirements shall be permitted without an amendment to this special permit.
4. The addition shall be generally consistent with the architectural renderings and materials as shown on Attachment 1 to these conditions.

This approval, contingent upon the above-noted conditions, shall not relieve the applicant from compliance with the provisions of any applicable ordinances, regulations or adopted standards.

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

grant additional time to commence construction if a written request for additional time is filed with the Zoning Administrator prior to the date of expiration of the special permit. The request must specify the amount of additional time requested, the basis for the amount of time requested and an explanation of why additional time is required.

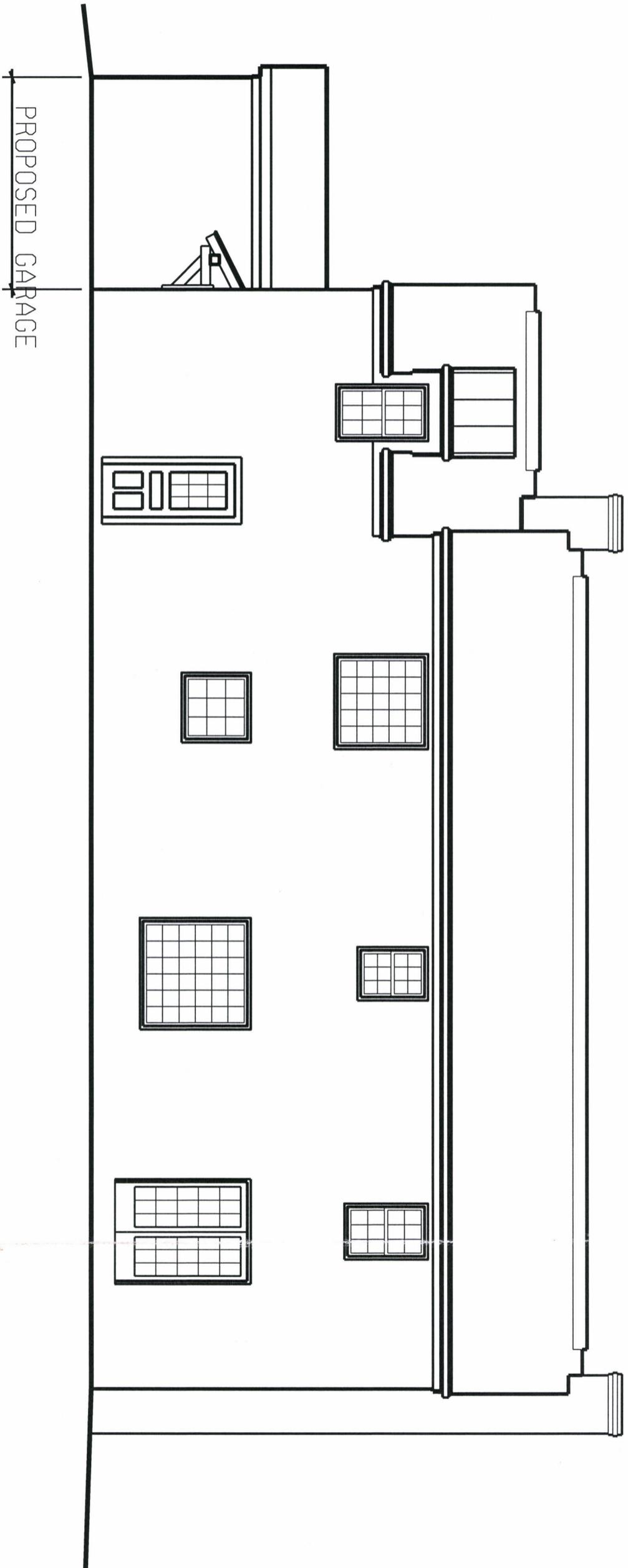
RECEIVED  
Department of Planning & Zoning  
MAR 10 2015  
Zoning Evaluation Division



FRONT ELEVATION

PROPOSED GARAGE

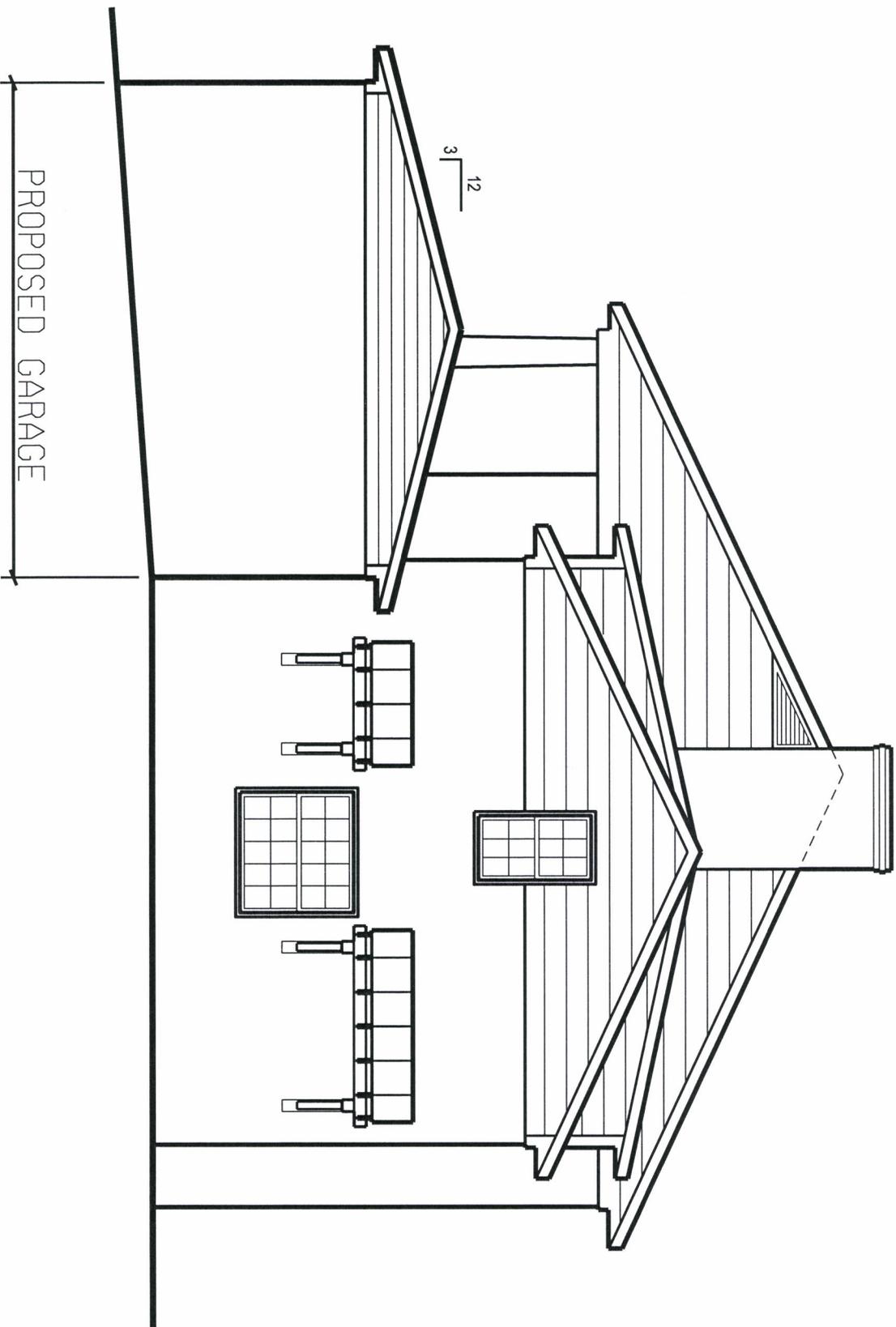
RECEIVED  
Department of Planning & Zoning  
MAR 10 2015  
Zoning Evaluation Division



REAR ELEVATION

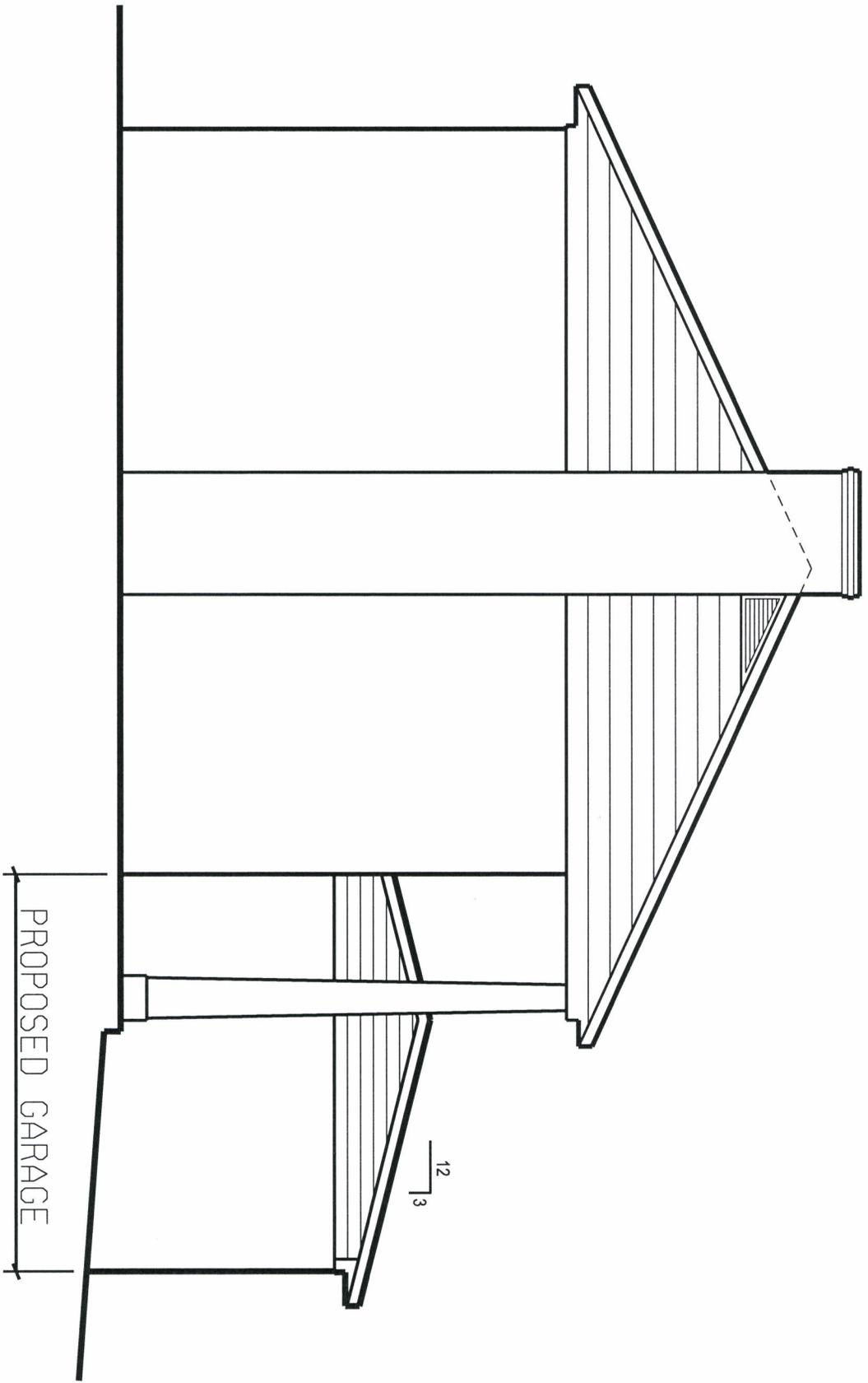
MAR 10 2015

Zoning Evaluation Division

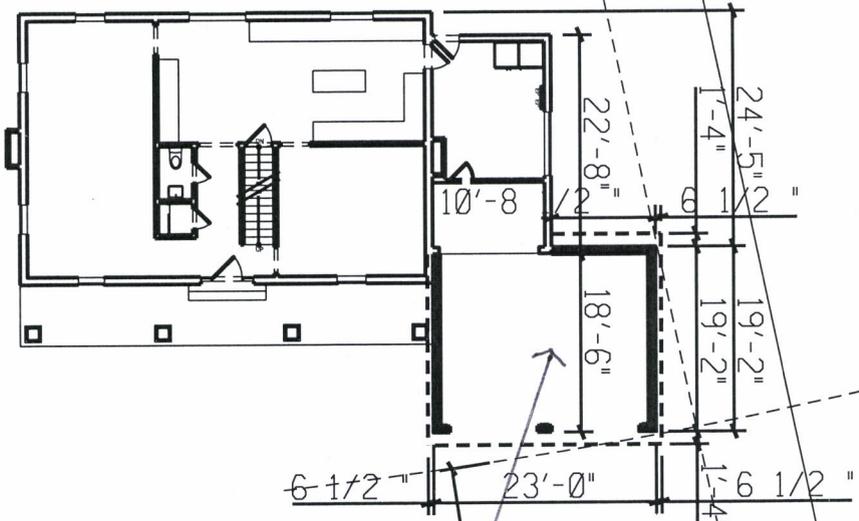


SIDE ELEVATION

RECEIVED  
Department of Planning & Zoning  
MAR 10 2015  
Zoning Evaluation Division



SIDE ELEVATION



Proposed Garage

RECEIVED  
Department of Planning & Zoning

MAR 10 2015

Zoning Evaluation Division

APR 20 2015

Zoning Evaluation Division

SPECIAL PERMIT STATEMENT OF JUSTIFICATION

APPENDIX 2

I Felix Serrano am describing the proposed use, and other pertinent data for the 8021 Falstaff Road, Mclean, VA 22102, including specifically:

- A. Type of operation(s):  
N/A
- B. Hours of operation:  
N/A
- C. Estimated number of patron:  
N/A
- D. Proposed number of attendants:  
N/A
- E. Estimate of traffic impact of the proposed use:  
N/A
- F. Vicinity or general area to be served by the use:  
N/A
- G. Description of building facade and architecture of proposed new building or additions:  
Enclose carport under construction with brick veneer. Please see the attached drawings.
- H. A listing, if known, of all hazardous or toxic substances as set forth in Title 40, Code of Federal Regulations Parts 116.4, 302.4 and 355; all hazardous waste as set forth in Virginia Department of Environmental Quality Hazardous Waste Management Regulations; 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:  
There is no use of hazardous and/or toxic substances as set forth in the Title 40, Code of Federal Regulations Part 116.4, 302.4 and 355; also, there is no use any hazardous waste as set forth in Virginia Department of Environmental Quality Hazardous Waste Management Regulations; also, there is no use of 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 proposed storage tanks or containers.
- I. A statement of how the proposed use conforms to the provisions of all applicable ordinances, regulations, adopted standards and any applicable conditions, or, if any waiver, exception or variance is sought by the applicant from such ordinances, regulations, standards and conditions, such shall be specifically noted with the justifications for any such modification:

Summary of Justification:

According to regulations, for a car garage should have fifteen (15) feet of setback and for using part of the yard for expanding car garage as a proposed use should be less than fifty (50)

percent of the total yard size allowed by Fairfax County with a Special Permit, meaning it should be seven and a half (7.5) feet of size.

In my case, the proposed use conforms to require exception or variance from such standards of a car garage because, the proposed use will be less than the max standards allowed by Fairfax County Regulations. The proposed development will be to expand the existing car garage using five (5) feet of setback, meaning to use only thirty three (33) percent of the total yard size, so the mentioned setback will be ten (10) feet.

Based on the Special Permits document "Provisions for Reduction of Certain Yard Requirements" 8-922 point, I am asking for an approval a special permit to allow a reduction of certain yard requirements subject to all of the following:

1. Approval of a reduction of yard requirements 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.
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. The reduction is only to accommodate a double car garage
3. The single family home met the setback requirements when it was originally built.
4. The actual gross area of the house is 2712 square feet, and the proposed area with the new garage will be 386 square feet, so the increased gross area of the house will be 3098 square feet, the percent that the square footage is increasing with the garage is 14.2 percent. The resulting gross floor area of subsequent addition will be 114.20 percent of the gross floor area of the dwelling that existed at the time of the first expansion request.
5. The resulting gross floor area of an existing accessory structure and my addition to it shall be clearly subordinate in purpose, scale, use and intent to the principal structure on the site.
6. 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. Please see the attached drawings.
7. The carport enclosure is in character with the neighborhood, because the proposed use will be harmonious with the surrounding off-site. The structures in terms of location will use the same kind of materials, heights and proportions used in the original development for the garages.

The brick is going to match as much as possible to color and dimensions of the existing ones, because the original ones were fabricated 50 years ago.

The doors of the garage are going to be in the same material, style and colors of the other garages.

The roof is going to have the same kind of shingles with the color to match the original garage roofs.

The height of the existing carport is one story like the other garages in the neighborhood.

We are going to enclose a carport, so we are not going to change topography or tear down any trees, so we are going to preserve all the existing trees.

Originally there are not carports in this neighborhood, only single and double car garages, we aim to have another double car garage like any other in this neighborhood. We are going to meet with all regulations given for Fairfax County for a special permit.

8. 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 storm water runoff.
9. The proposed reduction represents the minimum amount of reduction necessary to accommodate the proposed garage on the lot; the lot has the lot lines skew with the front is bigger than the back that is why we place the garage at the front. Also, for the same issue the house has originally a single car garage. The majority of the houses in this neighbor has two (2) original car garages.

Very truly yours

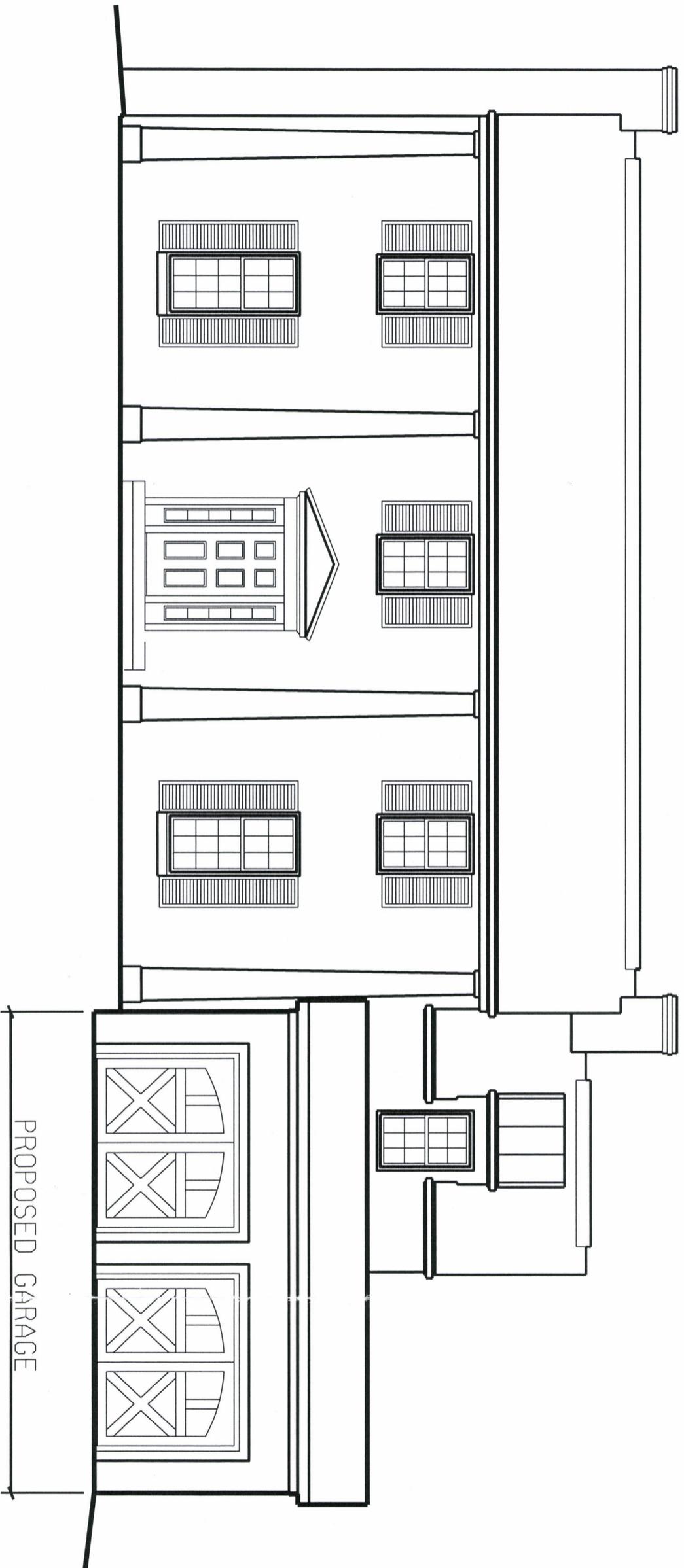


Felix Serrano  
Agent

RECEIVED  
Department of Planning & Zoning

MAR 10 2015

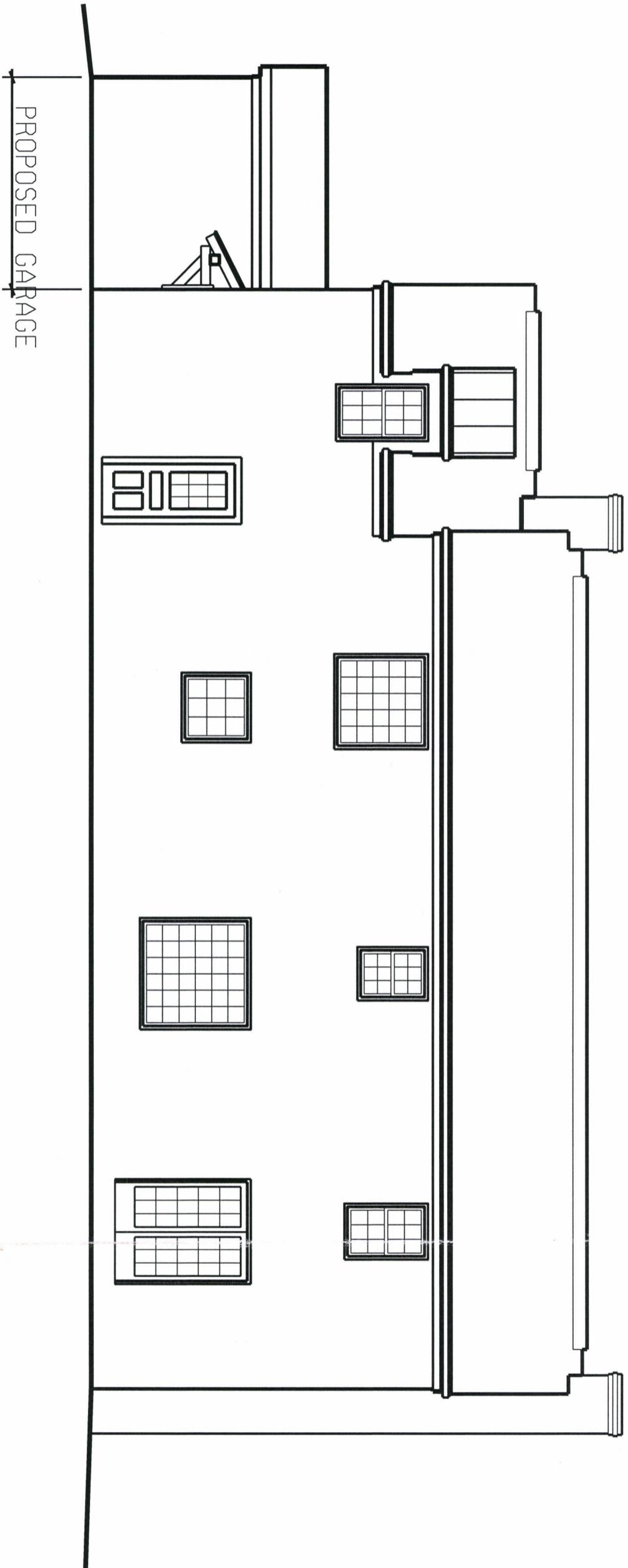
Zoning Evaluation Division



FRONT ELEVATION

PROPOSED GARAGE

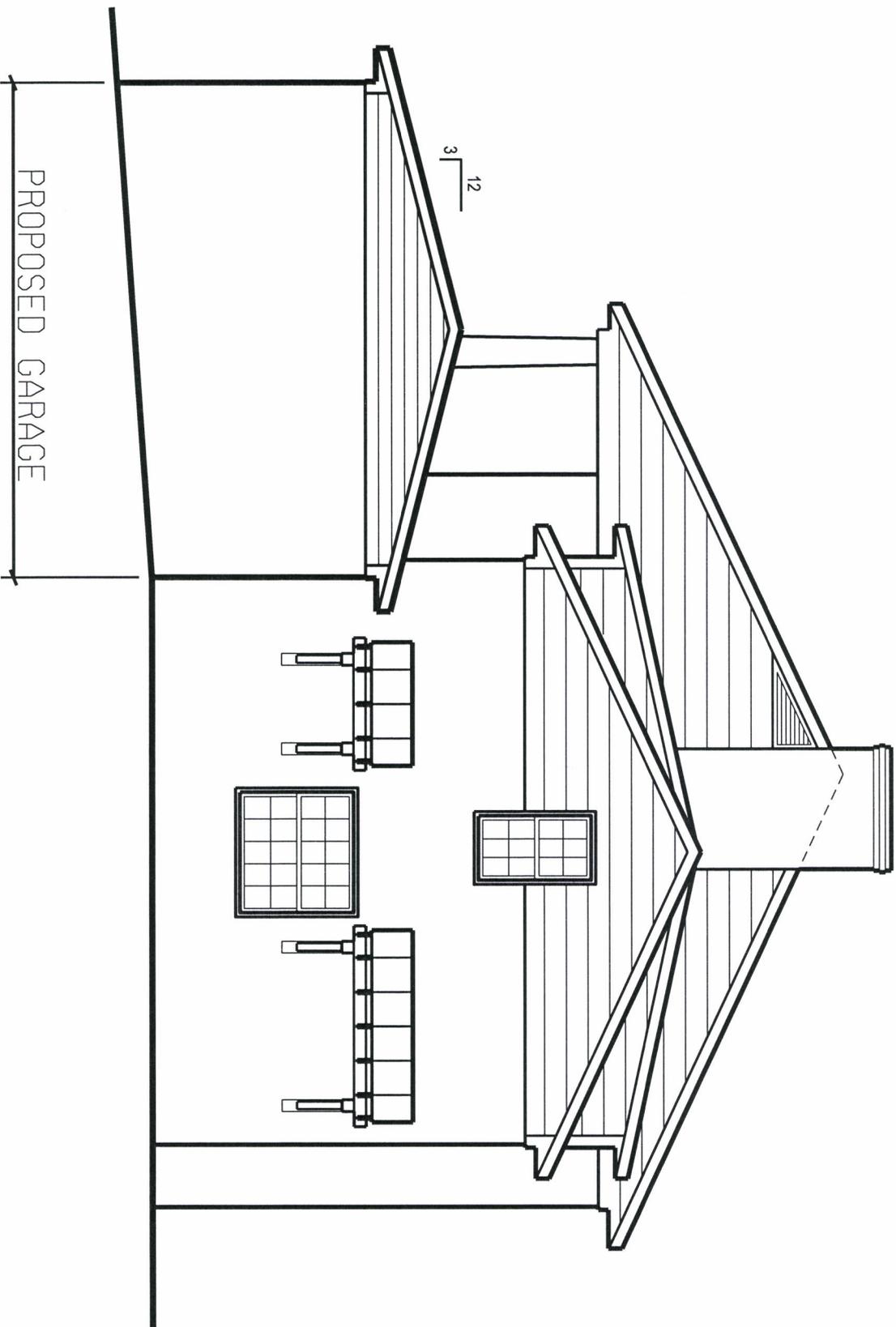
RECEIVED  
Department of Planning & Zoning  
MAR 10 2015  
Zoning Evaluation Division



REAR ELEVATION

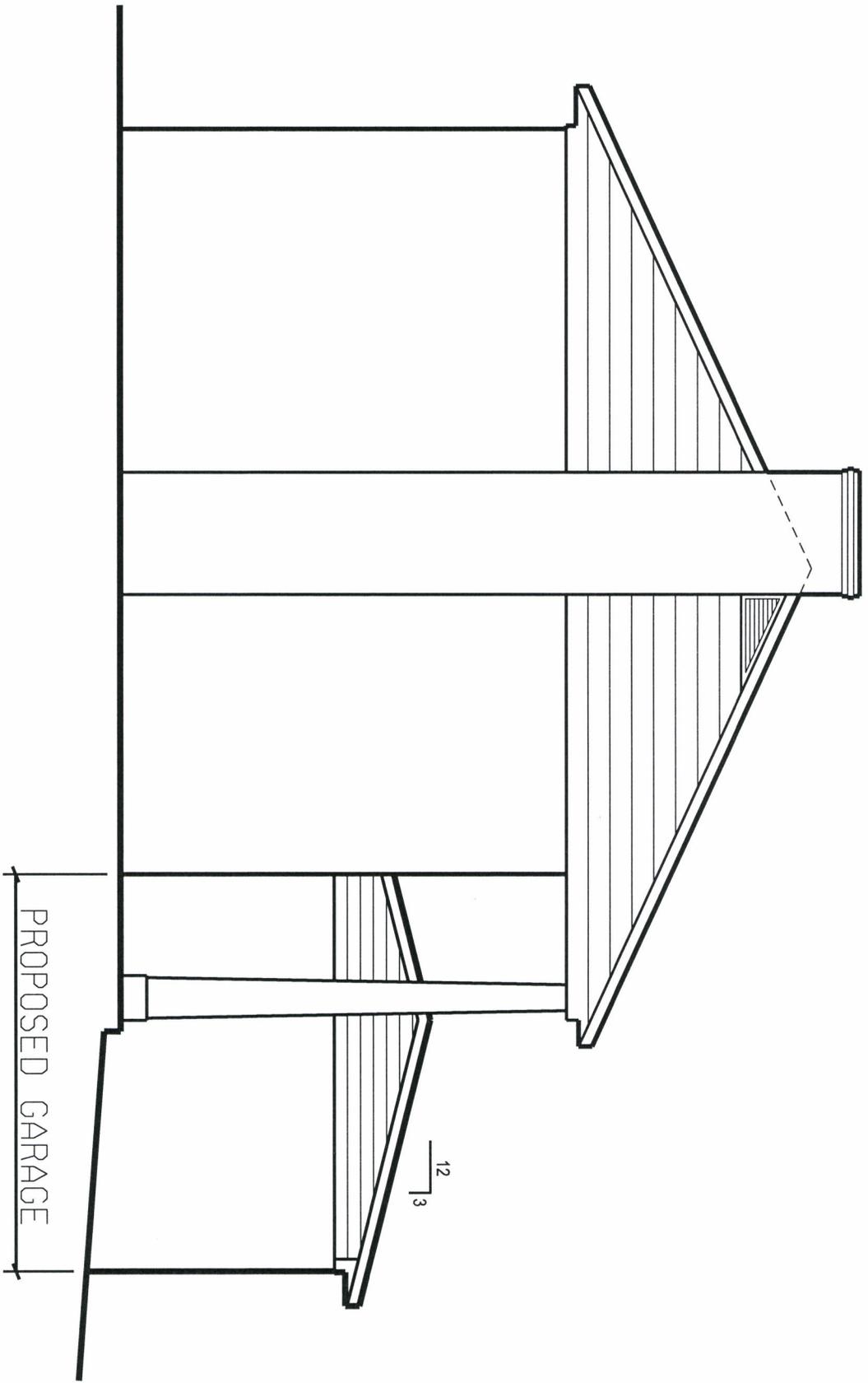
MAR 10 2015

Zoning Evaluation Division

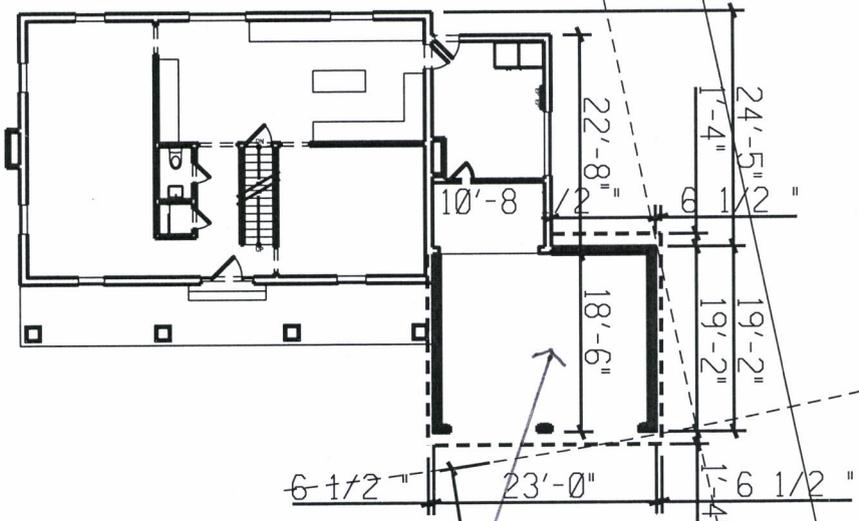


SIDE ELEVATION

RECEIVED  
Department of Planning & Zoning  
MAR 10 2015  
Zoning Evaluation Division



SIDE ELEVATION



Proposed Garage

RECEIVED  
Department of Planning & Zoning

MAR 10 2015

Zoning Evaluation Division











LEFT SIDE FRONT ELEVATION



FRONT ELEVATION

Department of Planning & Zoning  
MAR 16 2015  
Zoning Evaluation Division



RIGHT SIDE FRONT ELEVATION



RIGHT SIDE FRONT ELEVATION

RECEIVED  
Department of Planning & Zoning  
MAR 10 2015  
Zoning Evaluation Division



RIGHT SIDE FRONT ELEVATION



FAR RIGHT SIDE FRONT ELEVATION

RECEIVED  
Department of Planning & Zoning

MAR 10 2015

Zoning Evaluation Division



RIGHT SIDE FRONT ELEVATION NEIGHBOR



LEFT SIDE REAR ELEVATION

RECEIVED  
Department of Planning & Zoning

MAR 10 2015

Zoning Evaluation Division



LEFT SIDE REAR ELEVATION

RECEIVED  
Department of Planning & Zoning

MAR 10 2015

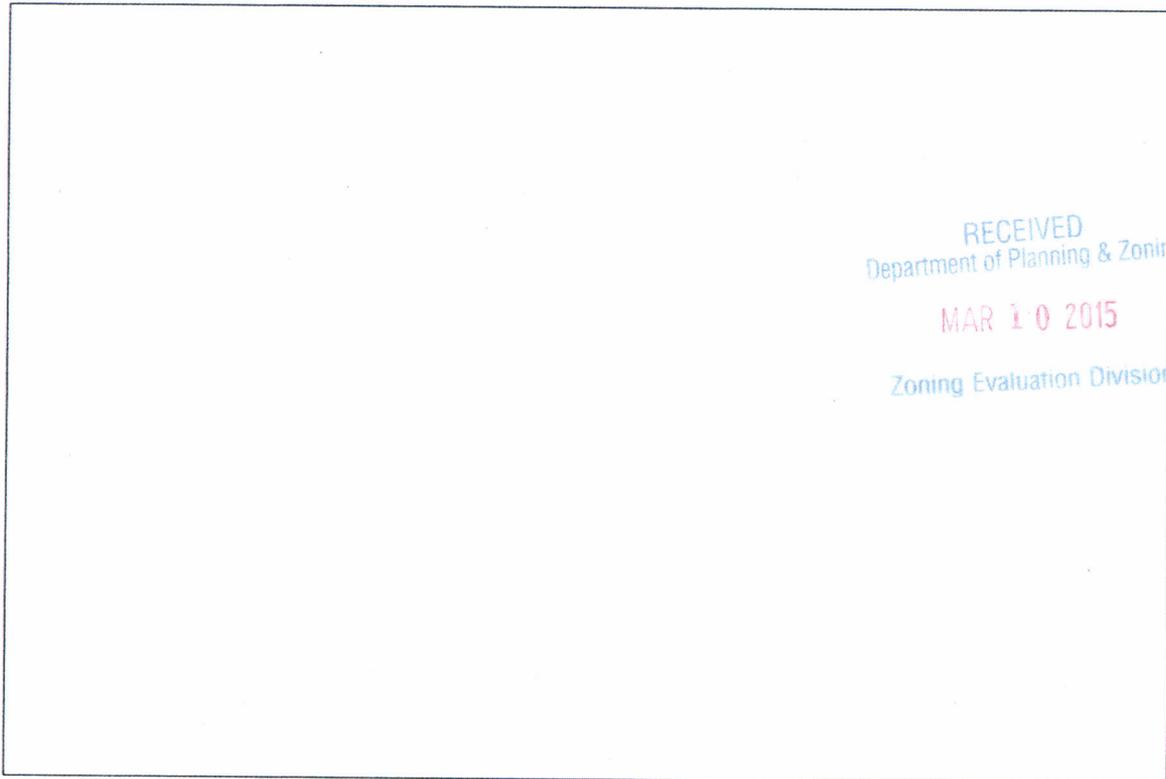
Zoning Evaluation Division



FRONT ELEVATION HOUSES @ OTHER SIDE OF THE STREET



EXAMPLE OF OTHER HOUSE @ OTHER SIDE OF THE STREET (IN DIAGONAL)



APR 20 2015

Zoning Evaluation Division



LEFT SIDE REAR YARD



RIGHT SIDE REAR YARD

APR 20 2015

Zoning Evaluation Division



REAR PATIO



REAR PATIO

APR 20 2015

Zoning Evaluation Division



LEFT FENCE BETWEEN REAR PATIO AND FRONT YARD



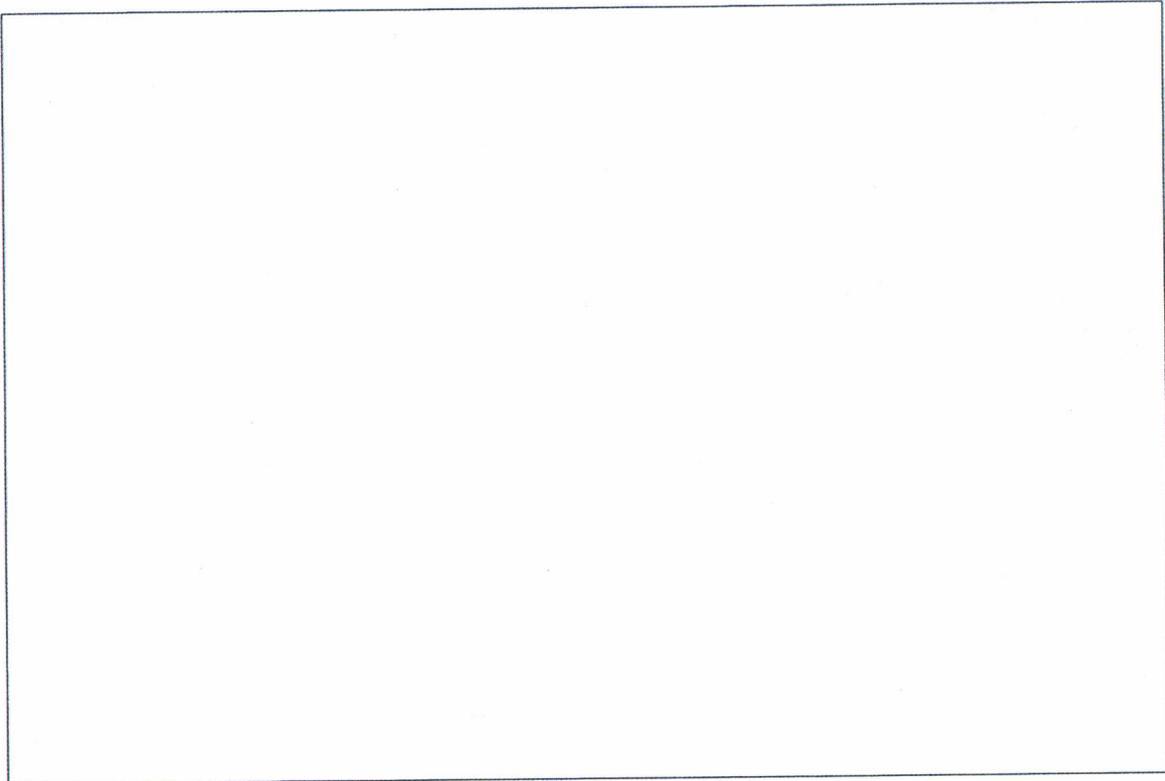
RIGHT FENCE BETWEEN REAR PATIO AND FRONT YARD

APR 20 2015

Zoning Evaluation Division



REAR PATIO



NOT USED

Application No.(s): SP 2015-DR-070  
 (county-assigned application number(s), to be entered by County Staff)

**SPECIAL PERMIT/VARIANCE AFFIDAVIT**

DATE: 3/20/15 128793  
 (enter date affidavit is notarized)

I, Felix Serrano, 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 <b>BOLD</b> above)
Tim Burns	8021 Falstaff Rd	Owner
Heeyung Burns	Mclean VA 22102	Owner
Felix Serrano	7735 Inversham Dr Unit 171 Falls Church VA 22042	Agent

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

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

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

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

Page Two

**SPECIAL PERMIT/VARIANCE AFFIDAVIT**

DATE: 3/20/15  
(enter date affidavit is notarized)

128793

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

**SPECIAL PERMIT/VARIANCE AFFIDAVIT**

DATE: 3/10/15  
(enter date affidavit is notarized)

128793

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

**PARTNERSHIP INFORMATION**

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

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

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

NA

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

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

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

Page Four

**SPECIAL PERMIT/VARIANCE AFFIDAVIT**

DATE: 3/20/15  
(enter date affidavit is notarized)

120793

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

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

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

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

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

NONE

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

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

**SPECIAL PERMIT/VARIANCE AFFIDAVIT**

DATE: 3/10/15  
(enter date affidavit is notarized)

128793

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

Felix E Serrano Agent

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

Subscribed and sworn to before me this 10 day of March 2015, in the State/Comm. of Fairfax, County/City of Fairfax.

[Signature]  
Notary Public

My commission expires: 8/31/18

[Signature]





**Land Development Information History: FIDO - ADDITION R - 143010255**

**Permit Information**

Permit Number: 143010255      Application Date:  
Permit Type: RESIDENTIAL ADDITION      Tax Map: 029-2 ((03)) 0342  
Job Address: 008021 FALSTAFF RD      Permit Status: Finalized  
                 MC LEAN , VA 22102-0000      Bldg:      Floor: Suite:  
                      Permit Fee:  
Location:  
Subdivision: McLEAN HAMLET  
Magisterial District: DRANESVILLE  
Subcensus:  
Tract:  
AP (Tenant) Name:  
Work Description: BUILD 2ND STORY OVER  
                 EXISTING GARAGE AND  
                 NEW CARPORT IN FRONT  
                 AS PER PLANS  
Type of Work: ADDITIONAL STORIES  
Building Use: SFD - SINGLE FAMILY  
                 DWELLING  
Standard: IR09 - IRC 2009  
Plan Number: R-14-2021  
Parent Permit:  
ISIS Permit:  
Type of Const: VB  
Use Group: R5  
Comments:

Link to FIDO record :      [143010255](#)

**Owner Information**

Owner: BURNS TIMOTHY J  
Address: 8021 FALSTAFF RD  
City: MCLEAN State: VA Zip: 22102

**Contractor Information**

Name: OWNER IS CONTRACTOR      BPOL License:  
Address:      State License:  
City: State: VA Zip:      Trade Reg.:  
Trade Name:

**Applicant Information**

Applicant: SERRANO  
Address: 7735 INVERSHAM DR  
City: FALLS CHURCH State: VA  
         Zip: 22042

**Other Contact Information**

Contact:

Address:

City:

State: Zip:

**Inspections****Inspection - R FOOTING - FOOTING INSPECTION - 6592176**

Insp Type	Insp Date	Insp Name	Partial?	Insp Result	Re-Fee	Comments
R FOOTING	2015-02-06	JOHN PENDLETON	N	Passed	NO	

**Inspection - R FRAMING - FRAMING INSPECTION - 6660055**

Insp Type	Insp Date	Insp Name	Partial?	Insp Result	Re-Fee	Comments
R FRAMING			N	None	NO	Auto Finalization

**Inspection - R FRAMING - FRAMING INSPECTION - 6651432**

Insp Type	Insp Date	Insp Name	Partial?	Insp Result	Re-Fee	Comments
R FRAMING	2015-02-27	JOHN COOPER	Y	Passed	NO	This inspection and approval only applies to the portion of the project that does not include the planned carport.

**Inspection - R FRAMING - FRAMING INSPECTION - 6592177**

Insp Type	Insp Date	Insp Name	Partial?	Insp Result	Re-Fee	Comments
R FRAMING	2015-02-19	DILRAJ SIDHU	N	Failed	NO	block all plywood joints and nail 8" oc firestopping at fireplace both floors footing okay in garage floor, okay to pour add 4x4 post after concrete work complete amend plans to reflect carport is actually a garage electrical recess lights in garage ceiling below new room need to be fire rated at 1 hour.

**Inspection - RINSULATION - INSULATION INSPECTION - 6592178**

Insp Type	Insp Date	Insp Name	Partial?	Insp Result	Re-Fee	Comments
RINSULATION	2015-03-02	JOHN PENDLETON	N	Passed	NO	

**Inspection - R FINAL - FINAL INSPECTION - 6592179**

Insp Type	Insp Date	Insp Name	Partial?	Insp Result	Re-Fee	Comments
R FINAL	2015-07-16	PRODROMOS ANTONIADIS	N	Passed	NO	

**Reviews****Review - BUILDING - (BUILDING REVIEW) - 2385875**

Review Type	Review Date	Reviewer	Started	Status
BUILDING	2014-12-05	NORM CARLSON	Y	Approved

**Review - BUILDING - (BUILDING REVIEW) - 2381601**

Review Type	Review Date	Reviewer	Started	Status

Review Type	Review Date	Reviewer	Started	Status
BUILDING	2014-11-13	NORM CARLSON	Y	Failed

**Review - SITEPERMIT - (SITE PERMITS REVIEW) - 2381600**

Review Type	Review Date	Reviewer	Started	Status
SITEPERMIT	2014-10-28	JESSICA CARTER	Y	Approved

**Review - ZONING - (ZONING REVIEW) - 2381599**

Review Type	Review Date	Reviewer	Started	Status
ZONING	2014-10-28	REBECCA GOODYEAR	Y	Failed

**Review - ZONING - (ZONING REVIEW) - 2381618**

Review Type	Review Date	Reviewer	Started	Status
ZONING	2014-10-28	REBECCA GOODYEAR	Y	Approved

**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

# Similar Case History

---

## Group: 00-D -093

### VC 00-D -093

**APPLICANT:** JAMES, JOHN PAUL  
**STATUS:** APPLICATION APPROVED  
**STATUS/DECISION DTE:** 09/27/2000  
**ZONING DISTRICT:** R- 2  
**DESCRIPTION:** TO PERMIT THE CONSTRUCTION OF ADDITION 6.0 FT FROM SIDE LOT LINE SUCH THAT SIDE YARD TOTAL 19.4 FT.  
**LOCATION:** 8020 FALSTAFF ROAD  
**TAX MAP #S:**  
 0292 03 0327

## Group: 01-D -170

### VC 01-D -170

**APPLICANT:** BEDELL, BLAIR BOWEN & KEVIN B.  
**STATUS:** APPLICATION APPROVED  
**STATUS/DECISION DTE:** 01/16/2002  
**ZONING DISTRICT:** R- 2  
**DESCRIPTION:** TO PERMIT CONSTRUCTION OF AN ADDITION 6.4 FEET FROM THE SIDE LOT LINE  
**LOCATION:** 1309 CAPULET COURT, MCLEAN, VA 22102  
**TAX MAP #S:**  
 0292 03 0074

## Group: 84-D -133

### VC 84-D -133

**APPLICANT:** HETLAND, GEORGE AND ELIZABETH  
**STATUS:** APPLICATION APPROVED  
**STATUS/DECISION DTE:** 02/12/1985  
**ZONING DISTRICT:** R- 2  
**DESCRIPTION:** GARAGE ADDITION TO DWELLING TO 5.5 FEET FROM SIDE LOT LINE SUCH THAT SIDE YARDS TOTAL 18.5 FEET (8 FEET MINIMUM, 24 FEET TOTAL MINIMUM YARDS REQUIRED)  
**LOCATION:** 8018 FALSTAFF ROAD  
**TAX MAP #S:**  
 0292 03 0326

**Group: 88-D-137****VC 88-D-137**

**APPLICANT:** JACK C WILSON  
**STATUS:** APPLICATION APPROVED  
**STATUS/DECISION DTE:** 11/02/1988  
**ZONING DISTRICT:** R-2  
**DESCRIPTION:** ALLOW CONSTRUCTION OF ADDITION TO ATTACHED GARAGE TO 7.5 FT. FROM ONE SIDE LOT LINE AND ENCLOSURE OF EXISTING SCREENED PORCH 11.0 FT. FROM THE OPPOSITE SIDE LOT LINE (15 FT. MIN. SIDE YARD REQ.) \*(GRANTED SCREENED PORCH ONLY)\*  
**LOCATION:** 8017 LEWINSVILLE ROAD  
**TAX MAP #S:**  
0292 03 0268

**Group: 2007-DR-008****SP 2007-DR-008**

**APPLICANT:** ANGELO F. ARCARI AND KATHERINE E. JEWETT  
**STATUS:** APPLICATION APPROVED  
**STATUS/DECISION DTE:** 04/03/2007  
**ZONING DISTRICT:** R-2  
**DESCRIPTION:** REDUCTION OF CERTAIN YARD REQUIREMENTS TO PERMIT ADDITION 7.5 FEET FROM THE SIDE LOT LINE  
**LOCATION:** 8204 DUNSINANE COURT  
**TAX MAP #S:**  
0292 03 0225

### **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.