



# County of Fairfax, Virginia

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October 14, 2015

## STAFF REPORT

### SPECIAL PERMIT APPLICATION SP 2015-MV-111

#### MOUNT VERNON DISTRICT

**APPLICANTS/OWNERS:** John A. Leary III and Sarah A. Steierman

**STREET ADDRESS:** 8700 Yardley Drive, Alexandria, VA 22308

**SUBDIVISION:** Riverside Park, Hessick and Sharp Addition

**TAX MAP REFERENCE:** 111-1 ((13)) 16, B, and C

**LOT SIZE:** 14,679 square feet

**ZONING DISTRICT:** R-3

**ZONING ORDINANCE PROVISION:** 8-922

**SPECIAL PERMIT PROPOSAL:** To permit reduction in certain yard requirements to permit construction of an addition 8.7 feet from a side lot line

#### STAFF RECOMMENDATION:

Staff recommends approval of SP 2015-MV-111 for the addition with adoption of the proposed development conditions contained in Appendix 1.

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

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

*Megan Duca, AICP*

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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.**

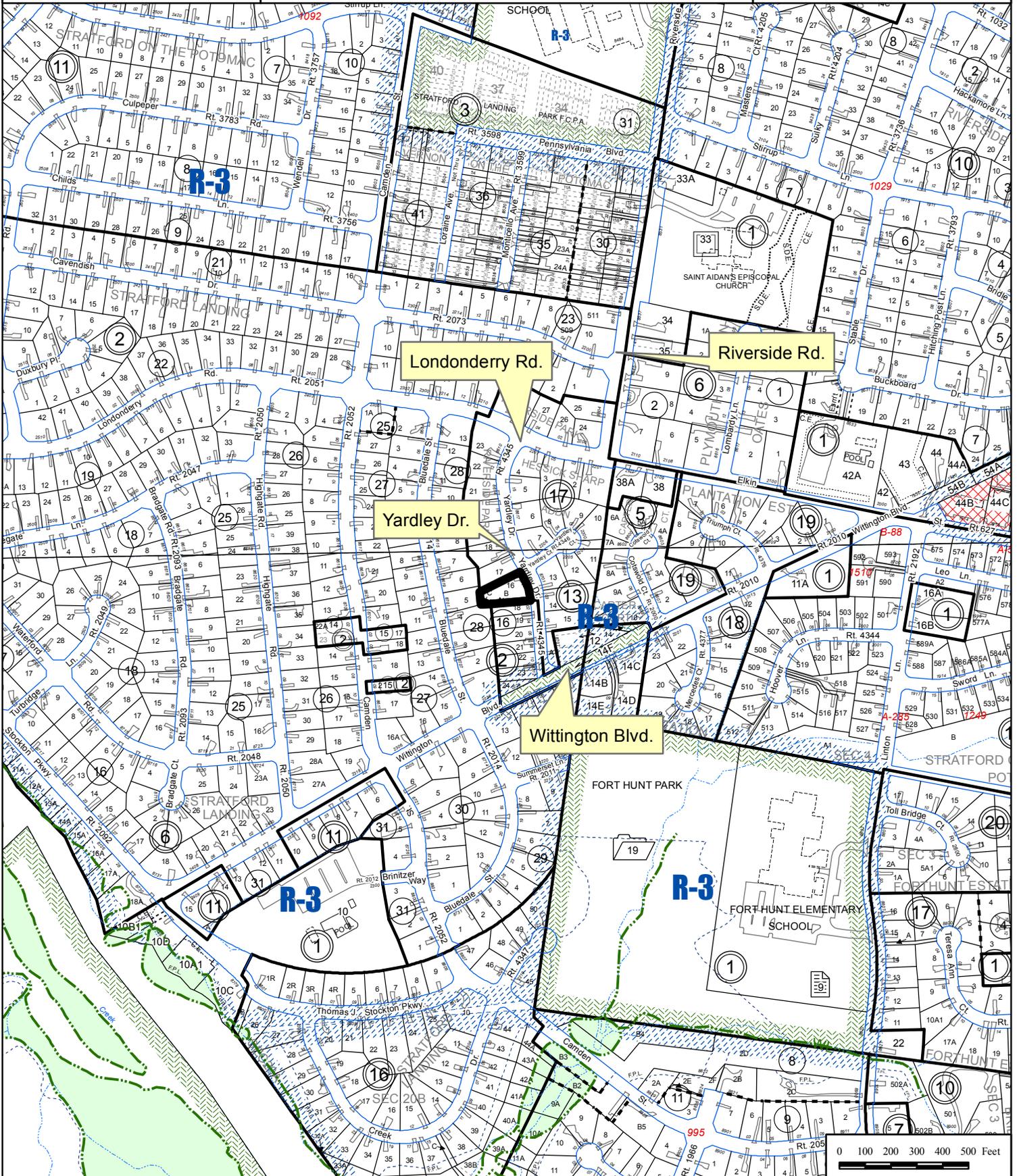


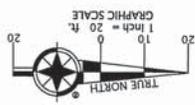
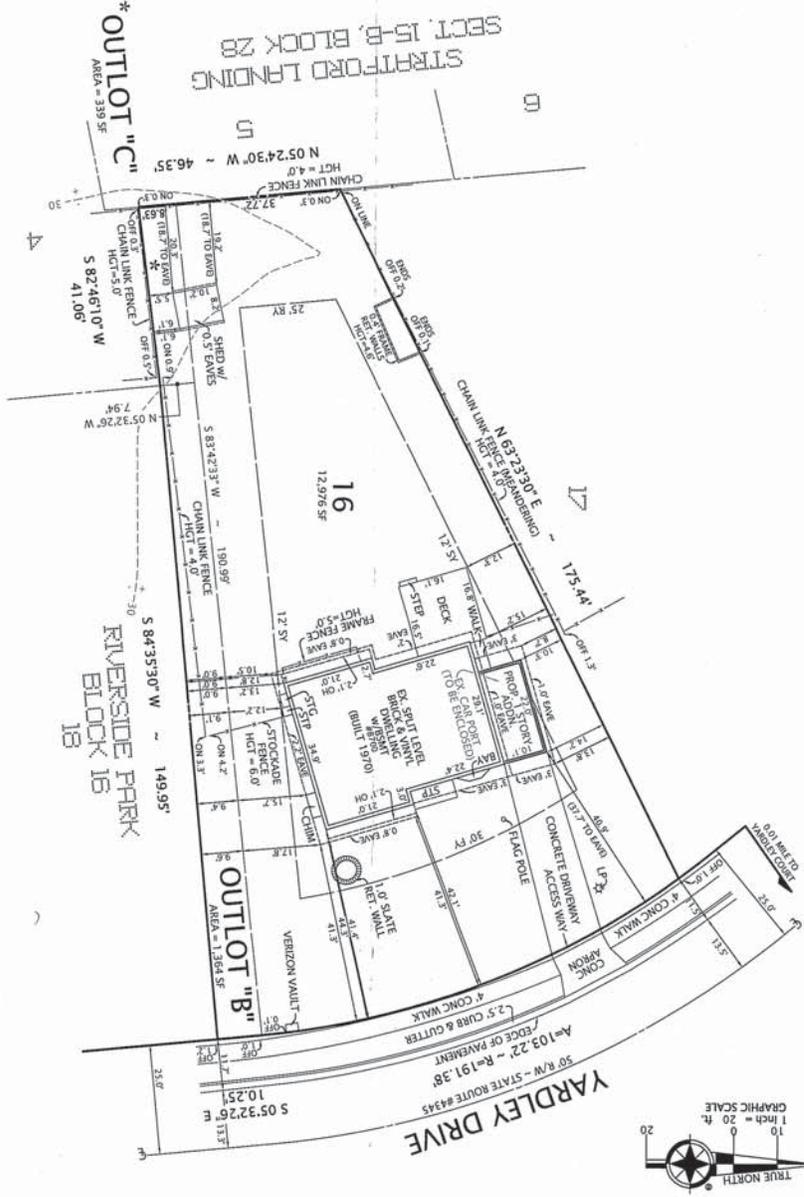
Americans with Disabilities Act (ADA): Reasonable accommodation is available upon 48 hours advance notice. For additional information on ADA call (703) 324-1334 or TTY 711 (Virginia Relay Center).



# Special Permit SP 2015-MV-111

JOHN A. LEARY, III AND SARAH A. STEIERMAN





**NOTES:**

1. TAX MAP: 111-1-13-001 6, 8 and C.
2. ZONE: R-3 (RESIDENTIAL 3 DU/AC)
3. TOTAL AREA: 14,679 SF
4. REQUIRED YARDS:
  - FRONT: = 30 FEET
  - SIDE: = 12 FEET
  - REAR: = 25 FEET
5. HEIGHTS:
  - EX. DWELLING = 18.8 FEET (MIDLINE OF ROOF)
  - EX. CARPORT = 07.0 FEET
  - EX. SHED = AS NOTED
  - EX. WALLS = 01.0 FEET
  - EX. DECK = AS NOTED
  - EX. FENCES = AS NOTED
6. THIS PROPERTY IS SERVED BY PUBLIC WATER AND SEWER.
7. THERE IS NO OBSERVABLE EVIDENCE OF GRAVE SITES OR BURIAL GROUNDS ON THIS PROPERTY.
8. ALL IMPROVEMENTS SHOWN ON THIS PLAT ARE EXISTING UNLESS DENOTED AS PROPOSED.
9. THE SURVEYOR IS NOT AWARE OF ANY UTILITY EASEMENTS 25 FEET IN WIDTH OR GREATER AFFECTING THIS PROPERTY.
10. TOPOGRAPHY DELINEATED HEREON WAS TAKEN FROM AVAILABLE RECORDS, IS SHOWN AT 5' INTERVALS, AND IS AERIAL.
11. THERE ARE NO FLOODPLAINS OR RESOURCE PROTECTION AREAS ON THIS PROPERTY.
12. AREAS:
  - EX. BASEMENT = 658 SF
  - EX. FIRST FLOOR = 733 SF
  - EX. SECOND FLOOR = 821 SF
  - EX. GROSS FLOOR AREA = 2,212 SF
- EX. FLOOR AREA RATIO: EX. GFA (2,212) / LOT AREA (14,679) = 0.151
- PROP. 1 STORY ADDITION = 222 SF (222 / EX. GFA 2,212 = 0.10)
- PROP. GROSS FLOOR AREA: EX. GFA (2,212) + PROP. ADDN. (222) = 2,434 SF
- PROP. FLOOR AREA RATIO: PROP. GFA (2,434) / LOT AREA (14,679) = 0.166

PLAT  
 SHOWING THE IMPROVEMENTS ON  
 LOT 16, OUTLOT "B", AND OUTLOT "C"  
 HESSICK AND SHARPS ADDITION TO  
 RIVERSIDE PARK  
 (DEED BOOK 3968, PAGE 137)  
 FAIRFAX COUNTY, VIRGINIA  
 MOUNT VERNON DISTRICT  
 FEBRUARY 23, 2015

SCALE: 1" = 20'

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

THIS PLAT IS SUBJECT TO ALL APPLICABLE RESTRICTIONS OF RECORD. A TITLE REPORT WAS NOT FURNISHED. NO CORNER MARKERS SET.



ORDERED BY:  
 JOHN A. LEARY, III  
 SCHOON A. STEPHANOU  
 JEFF KERKLAND DESIGN BUILD, LLC

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







RIGHT ELEVATION

1/4" = 1'-0"

Zoning Evaluation Division

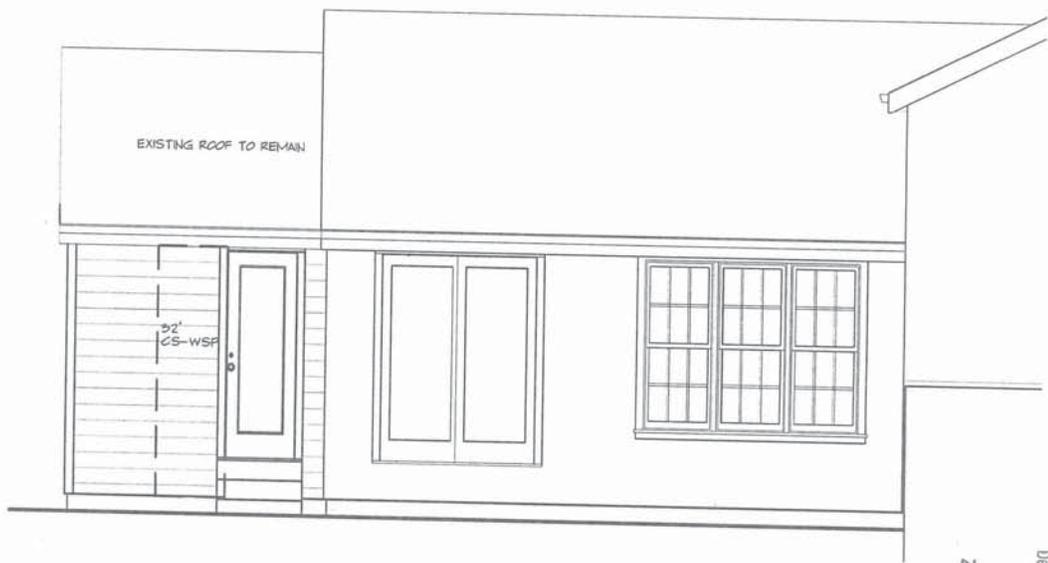
JUL 16 2015

RECEIVED  
Department of Planning & Zoning



○ FRONT ELEVATION  
1/4" = 1'-0"

RECEIVED  
Department of Planning & Zoning  
JUL 16 2015  
Zoning Evaluation Division



REAR ELEVATION

1/4" = 1'-0"

RECEIVED  
Department of Planning & Zoning  
JUL 16 2015  
Zoning Evaluation Division

## SPECIAL PERMIT REQUEST

The applicants request the approval of a reduction in certain yard requirements to permit the construction of an addition 8.7 feet from a side lot line. The proposed kitchen addition is located at the northern side of the house where the carport is currently located and would contain 222 square feet of gross floor area.

A copy of the special permit plat titled "Plat Showing the Improvements on Lot 16, Outlot 'B' and Outlot 'C,' Hessick and Sharp's Addition to Riverside Park," prepared by George M. O'Quinn, L.S., on February 23, 2015, is included in the front of the staff report.

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

## CHARACTER OF THE SITE AND SURROUNDING AREA

The application property includes three lots (Parcel 16, Outlot B and Outlot C). The property contains a split-level single family detached dwelling. A concrete driveway extends to Yardley Drive and provides access to the carport currently attached to the northern side of the dwelling. A deck that is one foot in height is located to the rear of the dwelling. A shed seven feet in height is located in the southwestern corner of the property. A chain link fence four feet in height lines the side and rear lot lines of the property, while a 6-foot high stockade fence is located between the dwelling and the southern side property line.



Figure 1: Subject Property

The subject property and surrounding properties are zoned R-3 and developed with single-family detached dwellings.

## BACKGROUND AND HISTORY

On August 10, 1968, a deed of vacation, resubdivision, and dedication was made for the Hessick and Sharp's Addition to Riverside Park. The plat approved with this resubdivision depicts the subject property, including Parcel 16, Outlot B, and Outlot C. A note on the plat states that no building permit for a dwelling will be issued for the outlots.

Fairfax County Tax Records indicate that the single family dwelling was constructed in 1970 and purchased by the applicants in 1994. Appendix 4 contains the building permit and House Location Plat for the dwelling.

Similar cases for reductions in minimum yard requirements have been approved by the BZA on nearby properties, and these cases are listed in Appendix 5.

## DESCRIPTION OF THE PROPOSED USE

The applicants are requesting approval of a special permit for a reduction of certain yard requirements to permit the construction of an addition. The addition, located 8.7 feet from a side lot line, would be for a kitchen expansion. In the R-3 district, the required side yard is 12 feet; therefore, the applicants are requesting a reduction of 3.3 feet, or 27.5%.

Structure	Yard	Minimum Yard Required	Proposed Location	Proposed Reduction	Percentage of Reduction Requested
Addition	Side	12.0 feet	8.7 feet	3.3 feet	27.5%

The applicants propose to construct the kitchen addition on the northern side of the dwelling where the existing carport is located. The addition would maintain the same roof as the existing carport and would contain 222 square feet of gross floor area. The dwelling currently contains 2,212 square feet, and the total resulting gross floor area with the addition will be 2,434 square feet.



Figure 2: Proposed Front Elevation

## ANALYSIS

### Comprehensive Plan Provisions

**Plan Area:** Area IV, Mount Vernon Planning District  
**Planning Sector:** Fort Hunt Community Planning Sector (MV6)  
**Plan Map:** Residential, 2 – 3 dwelling units per acre

### Urban Forestry Analysis (Appendix 6)

On September 1, 2015, the Urban Forest Management Division (UFMD) provided comments concerning off-site tree preservation. A site visit conducted by UFMD staff on August 26, 2015 revealed that two large oak trees are located off-site in close proximity to the north side of the proposed addition. Staff recommended that the applicants consider construction techniques that would limit the impacts to vegetation. The applicants clarified that the addition will be located within the footprint of the existing carport and, as a result, there will be minimal disturbance in the area of the trees in question. In order to ensure that these trees are protected during construction, staff recommends that the applicants install tree protection fencing before commencing construction. A development condition is included in Appendix 1 to address this concern.

**Zoning District Standards**

<b>Bulk Standards (R-3)</b>		
<b>Standard</b>	<b>Required</b>	<b>Provided</b>
Lot Size	10,500 sf.	14,679 square feet
Lot Width	Interior: 80 feet	+/- 103 feet
Building Height	35 feet max.	18.8 feet
Front Yard	Min. 30 feet	37.7 feet
Side Yard	Min. 12 feet	8.7 feet (subject of current application)
Rear Yard	Min. 25 feet	>25 feet

**Accessory Structures On-Site**

<b>Structure</b>	<b>Yard</b>	<b>Minimum Yard Required</b>	<b>Location</b>
Deck	Side	No closer than 7 feet to side lot line*	12.3 feet
Shed	Side	No requirements (< 8.5 ft. in height)	5.5 feet

\*Pursuant to

Sect. 2-412 of the Zoning Ordinance, a deck with no part of its floor higher than four feet may extend five feet into the minimum required yard.

**Zoning Ordinance Requirements**

- 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 7. 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> Comprehensive Plan/ Zoning District	The Comprehensive Plan recommends residential uses and the property is developed with a residential use. The R-3 District allows a reduction in minimum required yards with special permit approval.
<b>Standard 3</b> Adjacent Development	In staff's opinion, due to the modest size of the proposed addition and the fact that the addition will be located in the same location as the existing carport, the proposed use will not hinder

	or discourage the use or development of neighboring properties or negatively affect value.
<b>Standard 4</b> Pedestrian/ Vehicular Traffic	No increase in vehicular or pedestrian traffic is expected with this application. In staff's opinion, the proposed use is not hazardous and does not conflict with existing and anticipated traffic in the neighborhood.
<b>Standard 5</b> Landscaping/ Screening	There is no landscaping or screening requirement for the proposed addition.
<b>Standard 6</b> Open Space	There is no prescribed open space requirement on individual lots in the R-3 District.
<b>Standard 7</b> Utilities, Drainage, Parking, and Loading	There are no proposed changes to the utilities or drainage on the site. Subsequent to the construction of the addition, the parking for the single family dwelling will be located within the driveway.
<b>Standard 8</b> Signs	No signage is proposed.

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

<b>Standard 1</b> Lot Size and Bulk Regulations	The bulk regulations for minimum required yards are requested to be modified with the special permit application.
<b>Standard 2</b> Performance Standards	The use will comply with the performance standards set forth in Article 14 of the Zoning Ordinance.
<b>Standard 3</b> Site Plan	If the proposed construction disturbs more than 2,500 square feet, the application will be subject to the provisions of Article 17, Site Plans.

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

<b>Standard 1</b> Yard Requirements Subject to Special Permit	<p><i>A. Minimum required yards – Yards not less than 50% of the requirement and not less than 5 feet: The proposed addition would be located 8.7 feet from the side lot line. The required side yard in an R-3 district is 12 feet, resulting in a reduction of 3.3 feet or 27.5%.</i></p> <p><i>B. Pipestem lots- N/A</i></p> <p><i>C. Accessory structure locations – N/A</i></p> <p><i>D. Extensions into minimum required yards allowed by Sect. 2-412 - N/A</i></p>
<b>Standard 2</b> Not a Detached Structure in a Front Yard	The application does not propose a detached accessory structure.

<p><b>Standard 3</b> Principal Structure that Complied with Yard Requirements When Established</p>	<p>When the existing structure was built in 1970, it conformed to all applicable requirements at the time.</p>
<p><b>Standard 4</b> Addition No More than 150% of Existing Gross Floor Area (GFA)</p>	<p>The kitchen addition will be 222 square feet. The existing GFA of the primary structure is 2,212 square feet. Therefore, the proposed addition will be approximately 10% of the GFA.</p>
<p><b>Standard 5</b> Accessory Structure Subordinate in Purpose, Scale, Use and Intent</p>	<p>As the addition will be included as a part of the principal structure, this standard is not applicable.</p>
<p><b>Standard 6</b> Construction in Character with On-Site Development</p>	<p>The proposed addition will be constructed on the northern side of the existing dwelling. The elevation drawings indicate that the materials, size, and scale of the proposed addition would be compatible with the existing dwelling.</p>
<p><b>Standard 7</b> Construction Harmonious with Off-Site Development</p>	<p>Based on a review of aerial photography, submitted photographs, and background research, staff believes the proposed addition would not affect neighboring properties in terms of location, height and bulk.</p>
<p><b>Standard 8</b> Construction Shall Not Adversely Impact Adjacent Properties</p>	<p>Staff believes that the proposed addition will not significantly affect the use and/or enjoyment of any adjacent property with regard to issues such as noise, light, air or safety. Staff believes the addition will not significantly increase runoff or erosion since the addition will be in the area where the existing carport is located.</p>
<p><b>Standard 9</b> Represents the Minimum Amount of Reduction Necessary</p>	<p>Staff believes the special permit proposal is modest in nature and is the minimum amount of reduction necessary due to the applicants proposing to enclose the existing carport to accommodate the addition.</p> <p>Other issues of 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> BZA May Impose Conditions</p>	<p>Proposed development conditions are included in Appendix 1.</p>
<p><b>Standard 11</b> Submission Requirements</p>	<p>A copy of the plat is included in the beginning of this report.</p>

<b>Standard 12</b> Architectural Elevations	Proposed elevations are included as an attachment to the proposed development conditions in Appendix 1.
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## **CONCLUSION / RECOMMENDATION**

Staff believes that the request is in conformance with the applicable Zoning Ordinance provisions and is in harmony with the Comprehensive Plan. Staff recommends approval of SP 2015-MV-111 for the addition with the 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. Applicants' Statement of Justification and File Photographs
3. Applicants' Affidavit
4. Building Permit History
5. Similar Case History
6. Urban Forest Management Division Memo dated September 1, 2015
7. Applicable Zoning Ordinance Provisions

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## PROPOSED DEVELOPMENT CONDITIONS

### SP 2015-MV-111

October 14, 2015

If it is the intent of the Board of Zoning Appeals to approve SP 2015-MV-111 located at Tax Map 111-1 ((13)) 16, B, and C to permit reduction of certain yard requirements pursuant to Section 8-922 of the Fairfax County Zoning Ordinance to permit a residential addition 8.7 feet from a side lot line, staff recommends that the Board condition the approval by requiring conformance with the following development conditions.

1. These conditions shall be recorded by the applicants 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 (222 square feet), as shown on the plat entitled "Plat Showing the Improvements on Lot 16, Outlot 'B' and Outlot 'C,' Hessick and Sharp's Addition to Riverside Park," prepared by George M. O'Quinn, L.S., on February 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 (2,212 square feet existing + 3,318 square feet (150%) = 5,530 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. Prior to commencement of and during the construction process, the applicants shall install tree protection fencing to protect the two off-site oak trees located to the north of the proposed addition from construction activities in accordance with the Urban Forest Management Division (UFMD) requirements. The location of the tree protection fencing shall be determined in consultation with UFMD.
5. 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 applicants from compliance with the provisions of any applicable ordinances, regulations

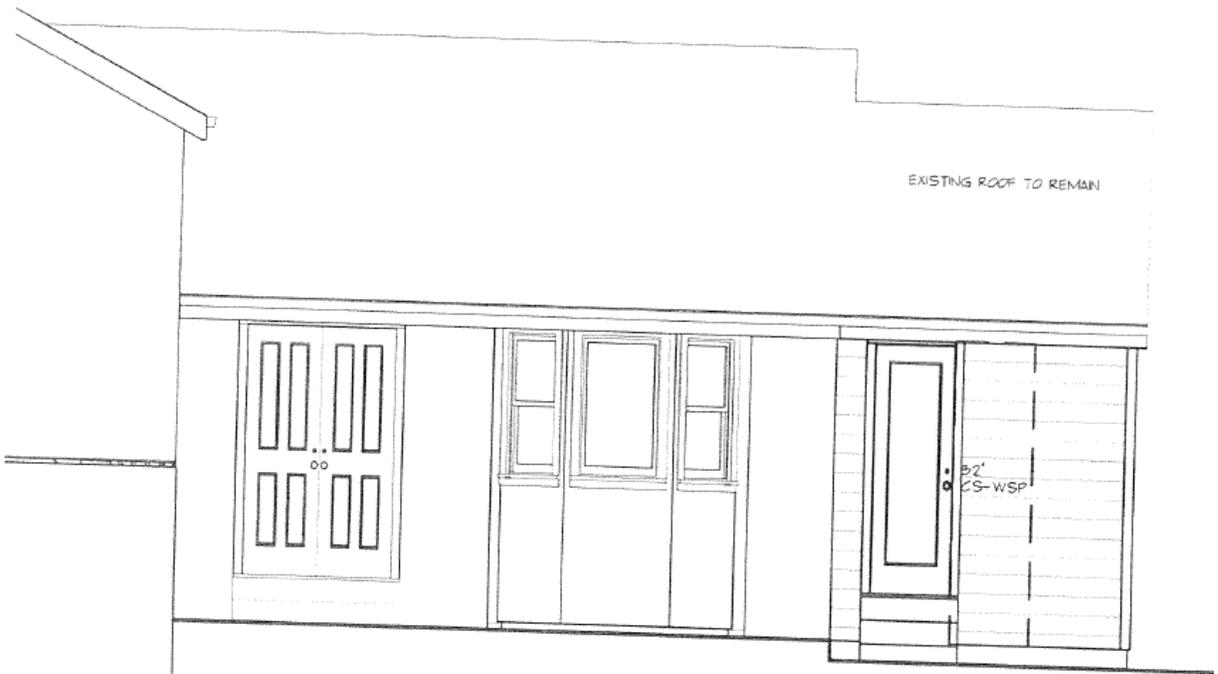
or adopted standards.

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.

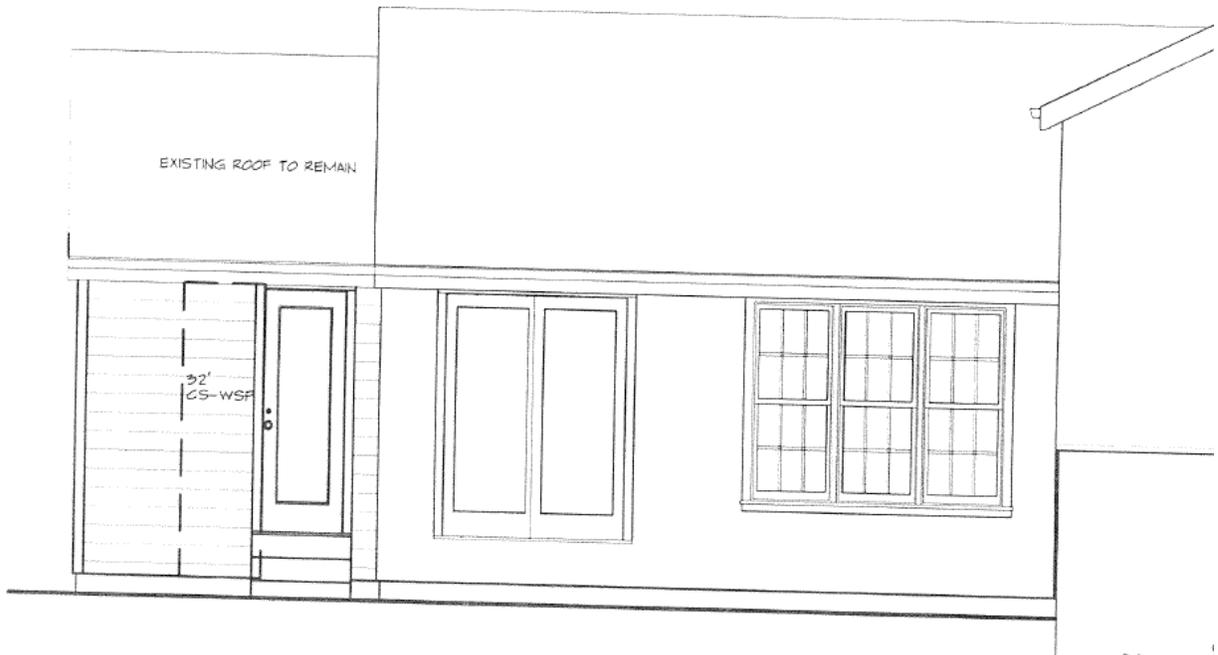


RIGHT ELEVATION

Department of Planning & Zoning Evaluation Div.  
JUL 16 2015



FRONT ELEVATION



REAR ELEVATION

JUL 11  
Zoning Evaluation

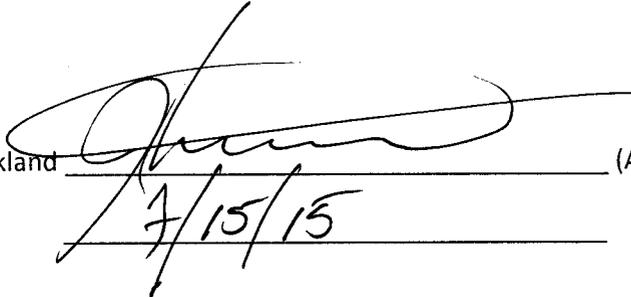
## STATEMENT OF JUSTIFICATION

I am writing this letter of justification in reference to the Leary property. It is a single family dwelling located at 8700 Yardley Drive, Alexandria, VA 22308. It is in the Stratford Landing Subdivision of the Magisterial District of Mount Vernon, Zoning District R-3. I am asking for a reduction of certain yard requirements to enclose the carport to expand the kitchen. It will be a Frame with Vinyl siding. This is a private residence.

The gross floor area of the existing house is 1,436 square feet. The gross floor area of the existing carport is 242 square feet. There will no additional structures added to the property nor will we be expanding the carport square footage.

Attached is the Fairfax County Government Printable summary of the property. See the highlighted areas for the square footage. Also attached is The Compliance Certificate by REScheck software. This certificate shows the Gross area of ceiling , floor, walls, window and door.

W. Jeffrey Kirkland



(Applicant's Representative)

Date

7/15/15

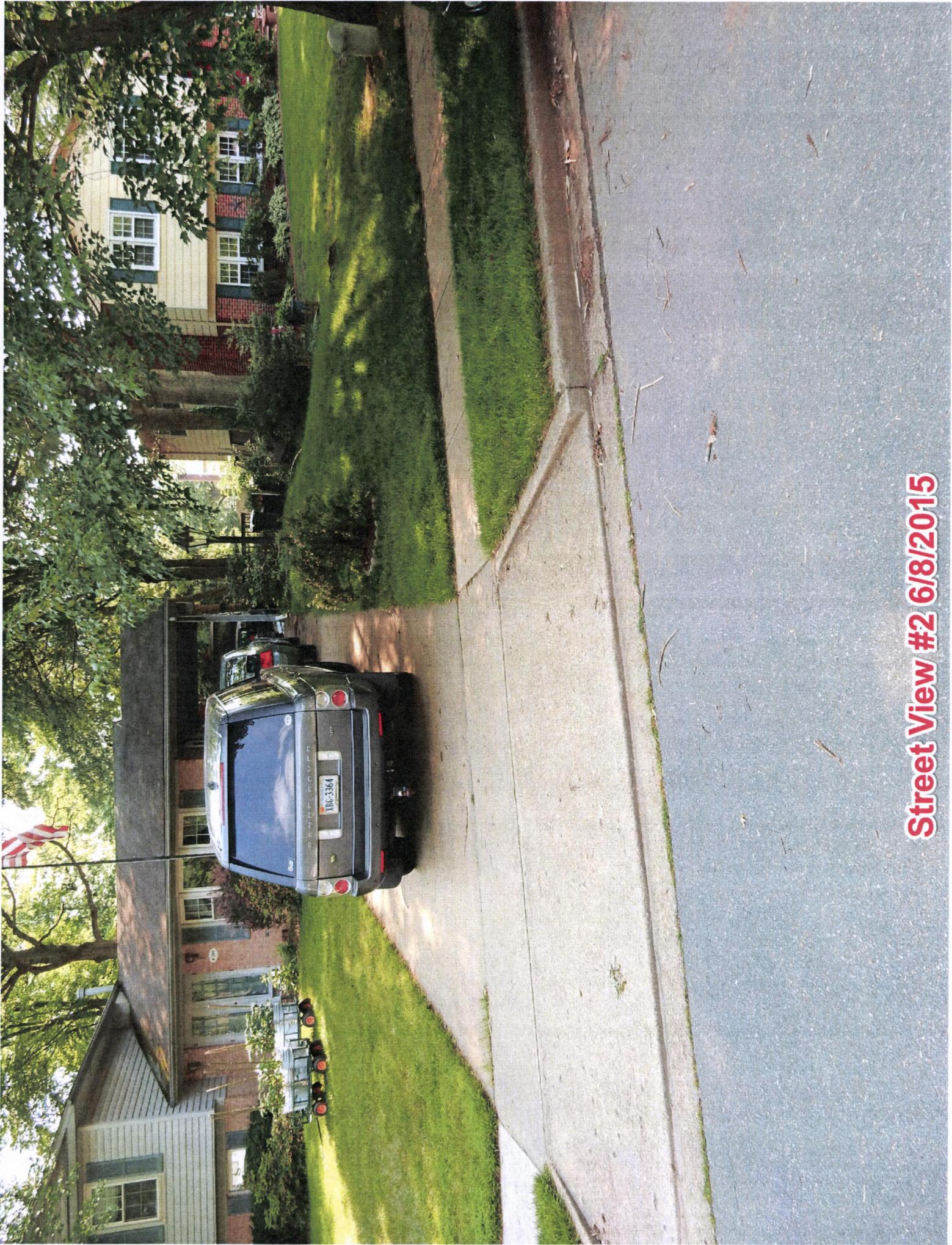
RECEIVED  
Department of Planning & Zoning

JUL 16 2015

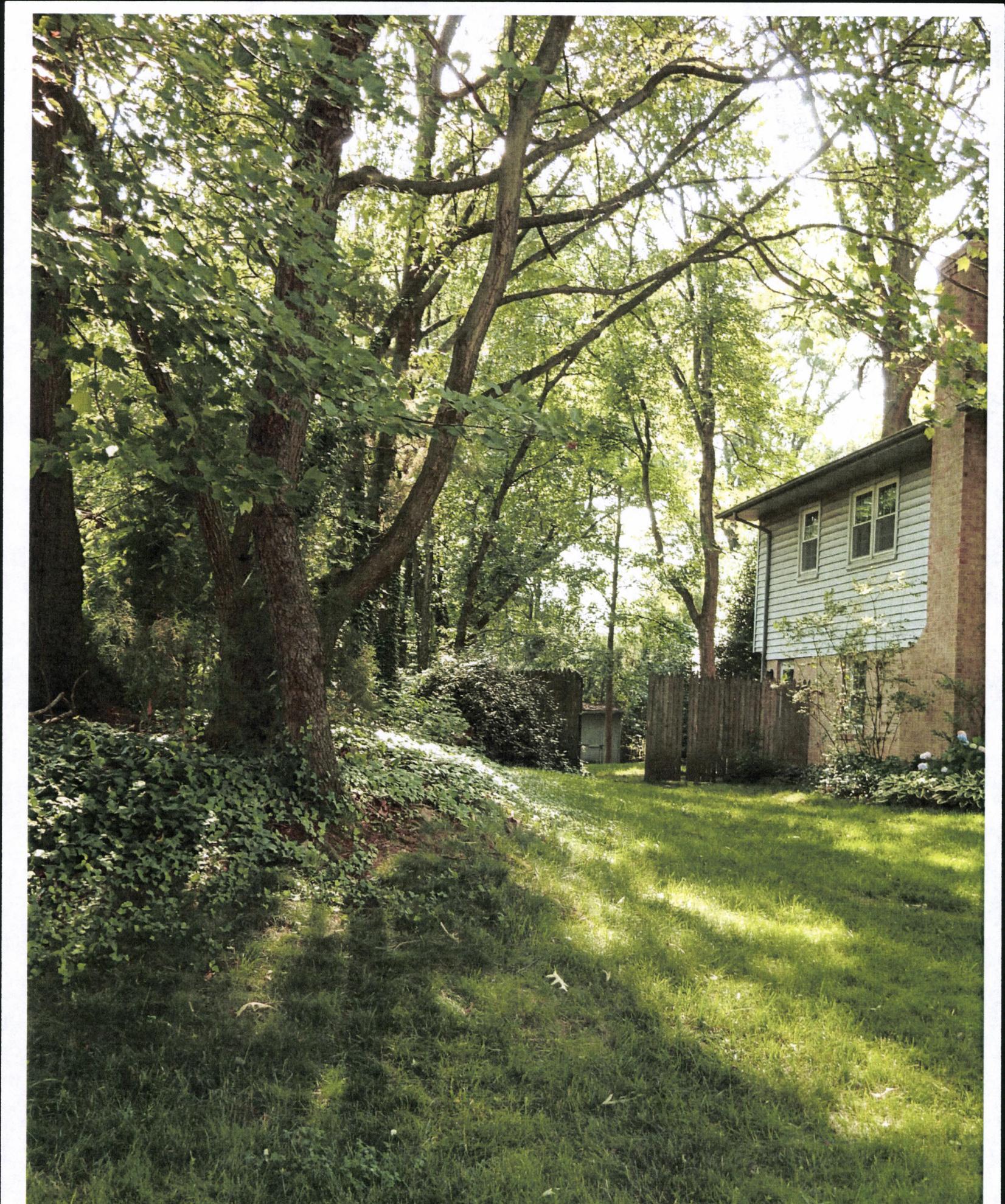
Zoning Evaluation Division



**Street View #1 6/8/2015**



**Street View #2 6/8/2015**



**Left Front Corner From Street Facing West 6/8/2015**



**Rear Left Corner Facing West 6/8/2015**



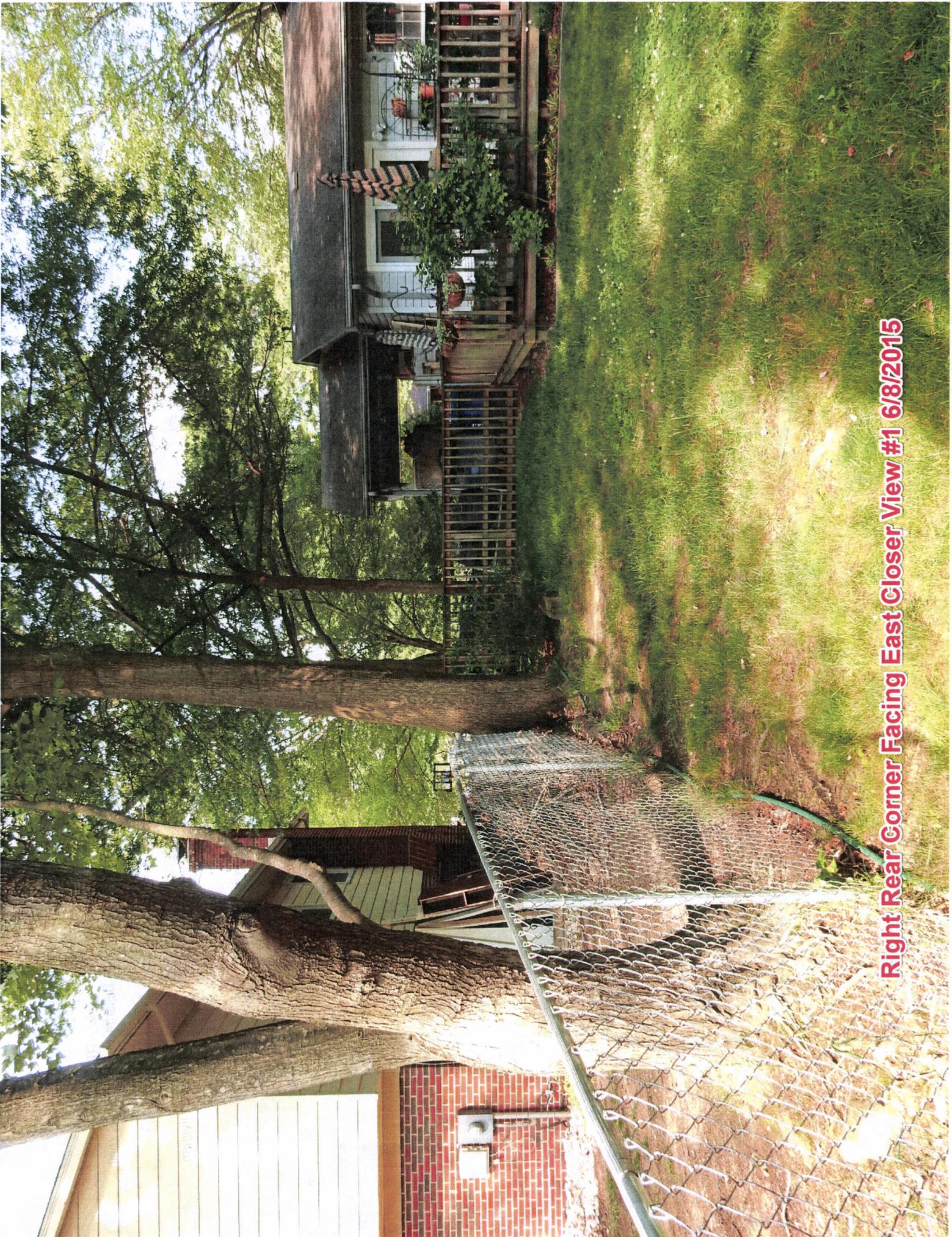
**Rear Left Corner Facing East 6/8/2015**



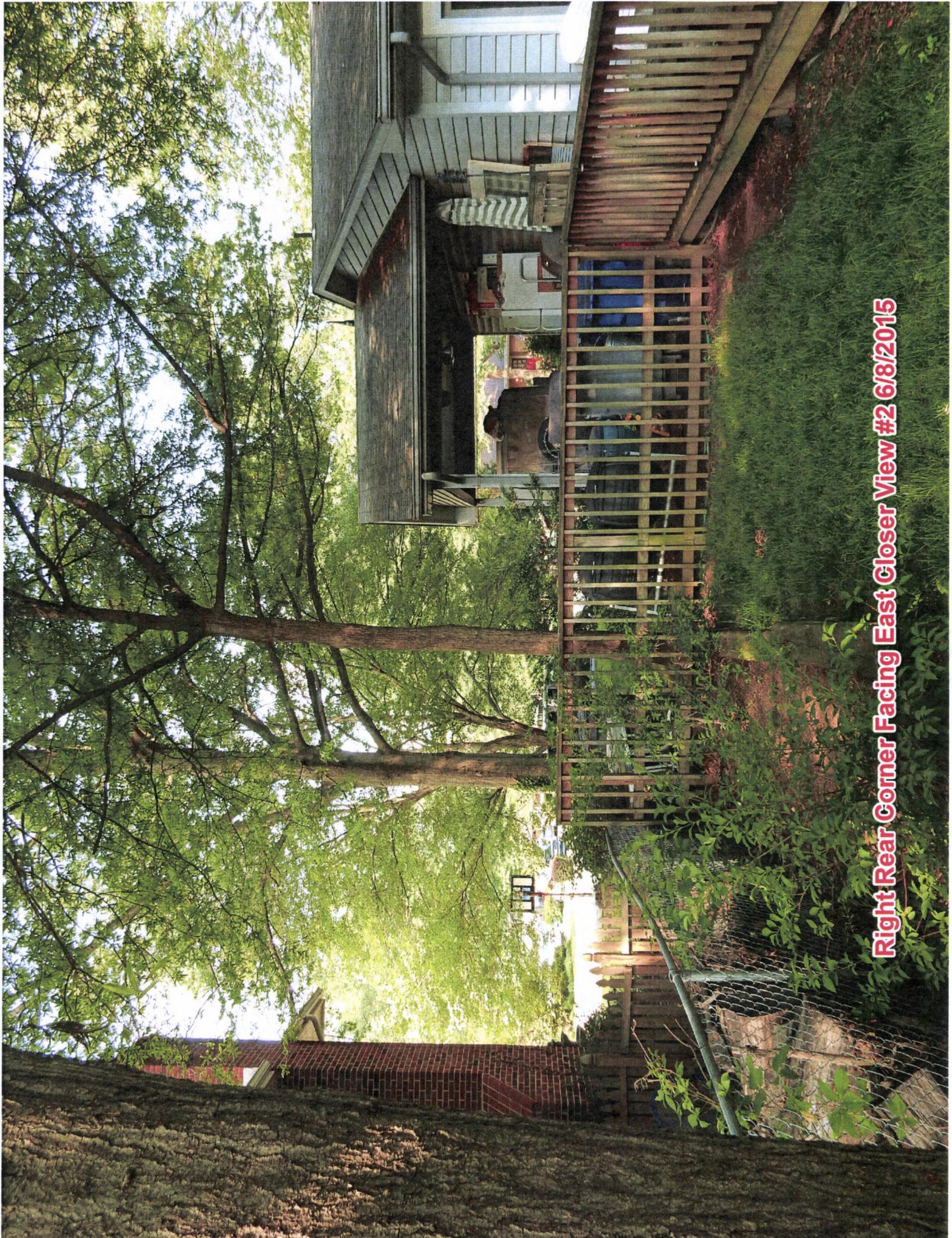
**Right Rear Corner Facing West 6/8/2015**



**Right Rear Corner Facing East With Vegetation 6/8/2015**



Right Rear Corner Facing East Closer View #1 6/8/2015



**Right Rear Corner Facing East Closer View #2 6/8/2015**



**Right Front Corner From Street Facing West 6/8/2015**



**Driveway Site Line to Carport**



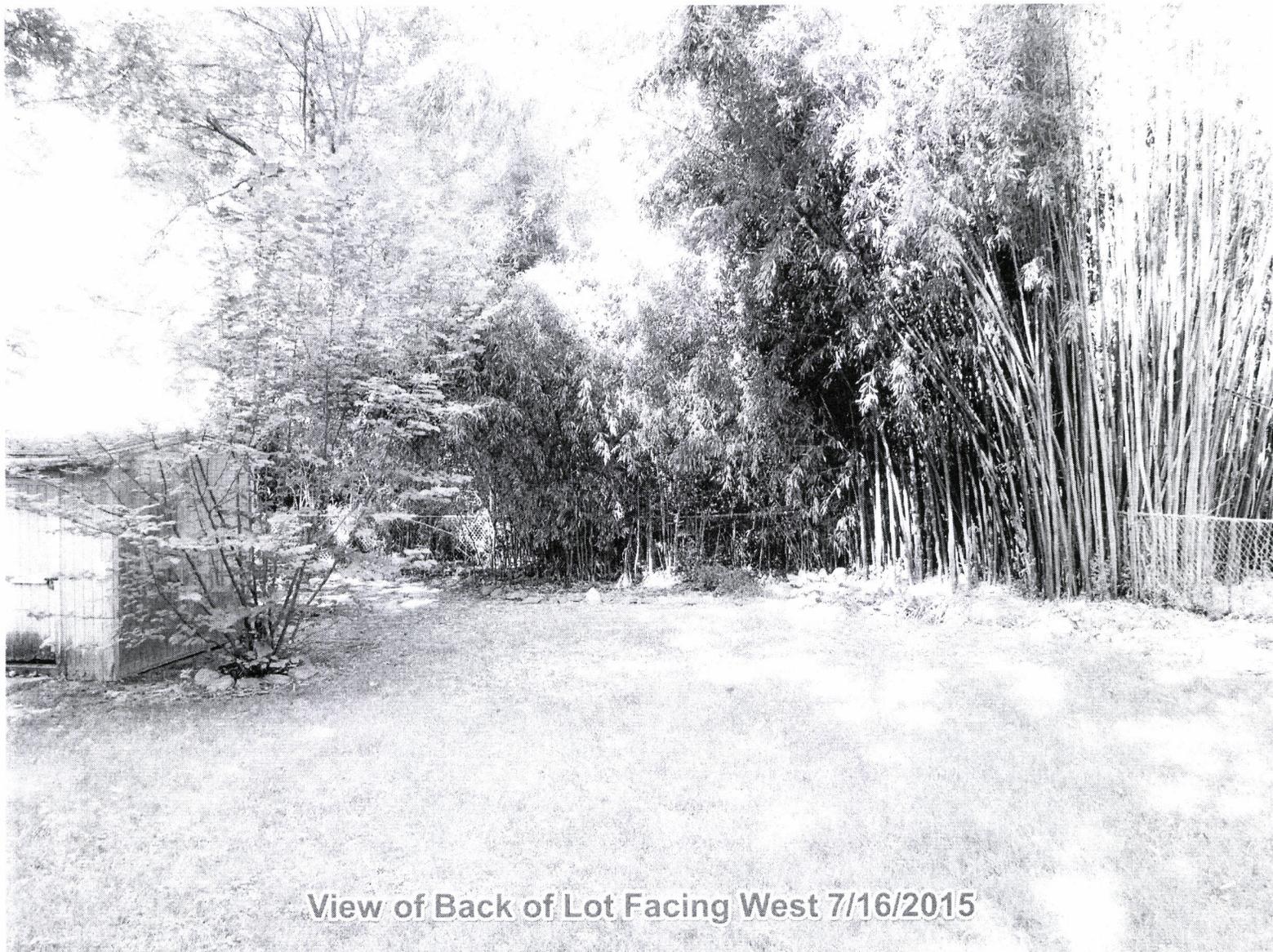
8622 Yardley - Property to Right 7/16/2015



8622 Yardley - Common View of Lot line 7/16/2015



8702 Yardley - Common View of Lot Line



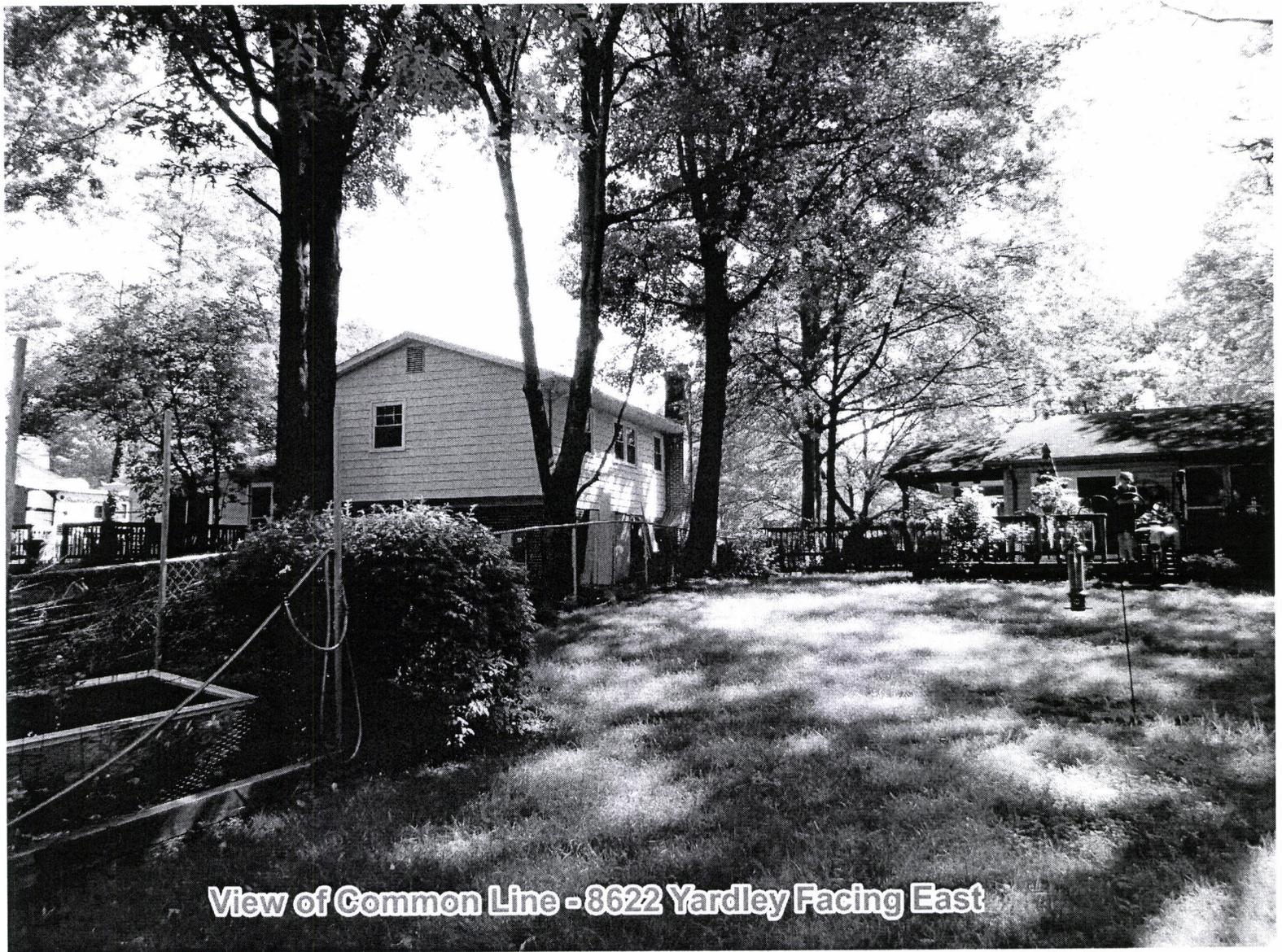
**View of Back of Lot Facing West 7/16/2015**



8702 Yardley - Property to Left 7/16/2015



8703 Yardley - Across the Street 7/16/2015



**View of Common Line - 8622 Yardley Facing East**



8701 Yardley - Across the Street





8622 Yardley - Common View of Lot line 7/16/2015

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

**SPECIAL PERMIT/VARIANCE AFFIDAVIT**

DATE: July 29, 2015  
(enter date affidavit is notarized)

130680

I, W. Jeffrey Kirkland, 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)
John A. Leary III	8700 Yardley Drive, Alexandria, VA 22308	Applicant/Title Owner
Sarah A. Steierman	8700 Yardley Drive, Alexandria, VA 22308	Applicant/Title Owner
W. Jeffrey Kirkland	8515 Riverside Rd, Alexandria, VA 22308	Applicant's Authorized Agent
Kirkland Design/Build Co. LLC	P.O. Box 153, Mount Vernon, VA 22121	Applicant's Authorized Agent

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

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

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

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

**SPECIAL PERMIT/VARIANCE AFFIDAVIT**

DATE: July 29, 2015  
(enter date affidavit is notarized)

130680

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)

Kirkland Design/ Build Co. LLC  
P.O. Box 153  
Mount Vernon, VA 22121

**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)

W. Jeffrey Kirkland  
Gregory V. Harrell

(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)

Page Three

**SPECIAL PERMIT/VARIANCE AFFIDAVIT**

DATE: July 29, 2015  
(enter date affidavit is notarized)

130680

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)  
Not Applicable

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

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

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

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

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

Page Four

**SPECIAL PERMIT/VARIANCE AFFIDAVIT**

DATE: July 29, 2015  
(enter date affidavit is notarized)

130680

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: July 29, 2015 130680  
(enter date/affidavit is notarized)

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

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

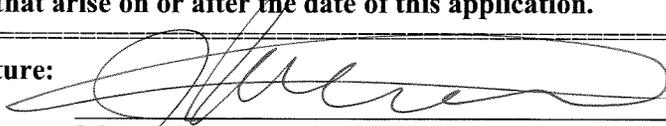
NONE

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

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

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

WITNESS the following signature:



(check one)

Applicant

Applicant's Authorized Agent

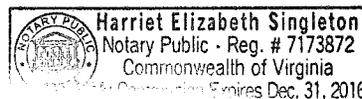
W. Jeffrey Kirkland

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

Subscribed and sworn to before me this 29<sup>th</sup> day of July, 2015, in the State/Comm. of VA, County/City of Fairfax.

Harriet Elizabeth Singleton  
Notary Public

My commission expires: Dec 31, 2016





MAP REFERENCE SHEET NO. 111-1 PROPERTY IDENTIFICATION NO. G-13

FORM ZA

COUNTY OF FAIRFAX, VIRGINIA  
OFFICE OF THE ZONING ADMINISTRATOR

*Seven*

APPLICATION FOR CERTIFICATE OF OCCUPANCY

FOR USE IN CONNECTION WITH A NEW BUILDING OR FOR CHANGE IN THE  
EXTERIOR OUTLINE OF AN EXISTING BUILDING

(WRITE WITH INK)

DATE: \_\_\_\_\_

Name of Proposed Occupant or Trade Name

Applicant THE YEONAS COMPANY

Address 226 MAPLE AVENUE WEST, VIENNA, VA. 22180

Lot Number 16 block \_\_\_\_\_ Section one

Subdivision or Acreage Description RIVERSIDE PARK Hessick & Sharpe Add

To be used as SINGLE FAMILY DWELLING

Last Used as NEW

Non-Conforming Use \_\_\_\_\_

Material of Building \_\_\_\_\_

No. of Stories high \_\_\_\_\_

Which floor do you propose to use: \_\_\_\_\_

Owner of Building (or agent) \_\_\_\_\_

Address \_\_\_\_\_

TO BE FILLED IN BY CLERK	
ZONE	<u>R-12.5</u>
HEIGHT	_____
FIRE ZONE	_____
BUILDING PERMIT NO.	<u>P-60187</u>
DATE	<u>8-12-69</u>
INITIALS	

8700 yardley Dr.

This Application Constitutes a Written Request for a Certificate of Occupancy Upon Compliance By the Applicant With Provisions of Section 30-9.4.4 of the Code.

It is understood that the Certificate of Occupancy does not take the place of any license that may be required by law, and also that it does not confer the right to erect or maintain any kind of signs.

Signature of Proposed Occupant or

Applicant A. G. McKay

Address A. G. MCKAY, THE YEONAS COMPANY  
226 MAPLE AVENUE WEST, VIENNA, VA.

Telephone Number 938-2200 EXT 318

Zoning Section	
No.	<u>D-29568</u>
Issued	_____
Date	<u>JUN 24 1970</u>

\$30.00

760181

COUNTY OF FAIRFAX, VIRGINIA  
OFFICE OF THE BUILDING INSPECTOR  
Application for Building Permit

APPLICATION NO. 613  
DATE 19 76 PERMIT NO. 760181

MAP REFERENCE			
Plot Number	Subd. Des.	Blk. or Sec.	Parcel or lot
112	1	13	16

To: BUILD  ALTER OR REPAIR  ADD TO  DEMOLISH  MOVE

**JOB LOCATION**  
Street 8700 Yardley Drive  
Lot No. 16 One Block Section  
Subdivision Hessick & Sharp's Addition to Riverside Park

**OWNER**  
Corp. Name The Yeoman Company  
Name (Vienna Development Corp.)  
(Reg. Agent)  
Address 226 Maple Avenue West  
City Vienna, Virginia 938-2200 Telephone Number

**ARCHITECT ENGINEER**  
Name Payne Associates  
Address 3601 N. Washington Boulevard  
City Vienna, Virginia State Reg. No. \_\_\_\_\_

**CONTRACTOR**  
Name The Yeoman Company  
Address 226 Maple Avenue West  
City Vienna, Virginia  
County Reg. # \_\_\_\_\_ State Reg. # \_\_\_\_\_

**DESCRIPTION**  
For: Construction of Jefferson Type house with Single Carport

No. of Bldgs. 1 Est. Const. Cost \$ 17,500.00  
No. of Units ----- No. of Stories 2  
No. of Kitchens 1 Penthouse \_\_\_\_\_  
No. of Baths 2 1/2 Ht. of Bldg. 21' ft.  
No. of Rooms 7 Bldg. Area 1765 sq. ft.  
(Exclude Kit. & Bath)  
Basement  Slab  Crawl  Soil: Solid  Fill

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

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

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

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

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

938-2200 Ext. 318  
Phone No.

Date

8/14/76 A. G. McKay  
Signature of Owner or Auth. Agent

APPLICANT: DO NOT WRITE BELOW THIS LINE

**PLAN APPROVAL**  
Use Group of Building L-3 Area of Bldg. \_\_\_\_\_ @ \_\_\_\_\_ per Sq. Ft. \$ \_\_\_\_\_  
Type of Construction F-R @ \_\_\_\_\_ \$ \_\_\_\_\_  
Fire District \_\_\_\_\_ @ \_\_\_\_\_ \$ \_\_\_\_\_  
Date Checked 8-14-76 1976 By [Signature] TOTAL FEE \$ 30.00  
Approved by Building Inspector [Signature]

ROUTING	OFFICE				OFFICE			
		Rm. No.	DATE	BY.		Rm. No.	DATE	BY
	Land Office	112	8-14-76	[Signature]	Fire Marshall			
	Zoning Administrator	210	8-12-76	[Signature]	Streets & Drainage			
	Sanitary Engineer		8-14-76	[Signature]	Housing & License	139		
	Health Officer	Rt. 237						

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

**Supervisor of Assessments**  
Property is listed in name of Hessick & Sharp Construction Company  
Magisterial District Mt. Vernon I Deed Book Reference 3068 Page 137  
Supervisor: [Signature]

**ZONING**  
Subdivision Hessick & Sharp's Addition to Riverside Park Lot No. 16 Block \_\_\_\_\_ Section One Zone R-12.5  
Street Address 8700 Yardley Drive  
Use of Bldg. Dwelling Use after Alteration \_\_\_\_\_ No. Families 1  
BZA \_\_\_\_\_ SITE PLAN \_\_\_\_\_  
Set Back: Front 40 Rt. Side 12 Left Side 12 Rear 25 Zoning Administrator [Signature]

# Similar Case History

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## Group: 83-V -139

### VC 83-V -139

**APPLICANT:** BERNARD C. & CATHERINE A. DIETZ  
**STATUS:** APPLICATION APPROVED  
**STATUS/DECISION DTE:** 11/22/1983  
**ZONING DISTRICT:** R-3  
**DESCRIPTION:** TO ALLOW ENCLOSURE OF EXISTING CARPORT INTO GARAGE ADDITION TO DWELLING 9.7 FT. FROM SIDE LOT LINE (12 FT. MIN. SIDE YARD REQ.)  
**LOCATION:** 2205 YARDLEY COURT  
**TAX MAP #S:**  
 1111 13 0012

## Group: 83-V -212

### VC 83-V -212

**APPLICANT:** CAMERON O MIXON  
**STATUS:** APPLICATION APPROVED  
**STATUS/DECISION DTE:** 03/27/1984  
**ZONING DISTRICT:** R-3  
**DESCRIPTION:** GARAGE ADDITION TO DWELLING TO 5 FEET FROM SIDE LOT LINE (12 FEET REQUIRED)  
**LOCATION:** 2302 LONDONDERRY ROAD  
**TAX MAP #S:**  
 1023 02240012

## Group: 90-V -135

### VC 90-V -135

**APPLICANT:** RONALD A AND ELIZABETH G EGER  
**STATUS:** APPLICATION APPROVED  
**STATUS/DECISION DTE:** 03/01/1991  
**ZONING DISTRICT:** R-3  
**DESCRIPTION:** ALLOW CONSTRUCTION OF ADDITION (CARPORT) TO 5 FEET FROM SIDE LOT LINE (7 FT. MIN. SIDE YARD REQ. FOR CARPORT)NOTE: TAX MAP NUMBER CHANGED - NOW 111-1 ((6)) (28) 7  
**LOCATION:** 8617 BLUEDALE STREET  
**TAX MAP #S:**  
 1023 02280007

**Group: 2002-MV-129**

**VC 2002-MV-129**

**APPLICANT:** JOHN MARCUCCI & DIANA GIAMMARCO  
**STATUS:** APPLICATION APPROVED  
**STATUS/DECISION DTE:** 11/20/2002  
**ZONING DISTRICT:** R-3  
**DESCRIPTION:** TO PERMIT CONSTRUCTION OF ADDITION 8.8 FEET FROM SIDE LOT LINE  
**LOCATION:** 2500 RYEGATE LANE  
**TAX MAP #5:**  
1023 02190028



# County of Fairfax, Virginia

## MEMORANDUM

**DATE:** September 1, 2015

**TO:** Megan Duca, Staff Coordinator  
Zoning Evaluation Division, DPZ

**FROM:** Linda Barfield, Urban Forester II   
Forest Conservation Branch, DPWES

**SUBJECT:** Riverside Park-Hessick and Sharp Addition, Lot B & C, SP 2015-MV-111  
Tax Map 111-13-0016

I have reviewed the above referenced Special Permit Application and a Written Statement of Justification stamped "Received, Department of Planning and Zoning, July 16, 2015; and a Special Permit Plat Plan stamped by George Quinn, Land Surveyor on 02/23/2015. A site visit was conducted on August 26, 2015 at 8700 Yardley Drive in Alexandria. The following comments and recommendations are based on this review:

1. **Comment:** Two large oak trees (23" & 26" DBH) located off-site in close proximity to the north side of the proposed addition could be impacted by the proposed construction on this site.

**Recommendation:** The applicant should consider an alternative foundation footing system to reduce construction impacts to the tree roots that may be present. A pier and grade beam on the north walls would significantly reduce the loss of tree roots that might be located within the tree drip line area of off-site trees which overhang the site. The applicant should consult with a certified arborist or a registered consulting arborist on specific methods to further reduce construction impacts to vegetation. See [www.goodtreecare.com](http://www.goodtreecare.com) for a list of local consultants. Methods may include the use of a supersonic air tool to locate and avoid large structural roots and tying back limbs so materials may be lifted near the proposed structure without damaging the limbs. Tree protection fencing should be installed along the property limits.

If you have any further questions, please feel free to contact me at 703-324-1770.

lb/

UFMDID #: 202810

cc: DPZ File

Department of Public Works and Environmental Services  
Urban Forest Management Division  
12055 Government Center Parkway, Suite 518  
Fairfax, Virginia 22035-5503  
Phone 703-324-1770, TTY: 711, Fax: 703-653-9550  
[www.fairfaxcounty.gov/dpwes](http://www.fairfaxcounty.gov/dpwes)



### **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.