



APPLICATION ACCEPTED: January 15, 2016
BOARD OF ZONING APPEALS: May 18, 2016 @ 9:00 a.m.

County of Fairfax, Virginia

May 11, 2016

STAFF REPORT

SPECIAL PERMIT SP 2016-HM-003

HUNTER MILL DISTRICT

APPLICANT/OWNER: Linegang, Michael

STREET ADDRESS: 2337 Riviera Drive, Vienna 22181

SUBDIVISION: Tanglewood

TAX MAP REFERENCE: 38-3 ((29)) 49

LOT SIZE: 10,500 square feet

ZONING DISTRICT: R-2C

ZONING ORDINANCE PROVISIONS: 8-922

SPECIAL PERMIT PROPOSAL: To permit a reduction of certain yard requirements to permit the construction of an addition 7.0 feet from a side lot line such that side yards total 21.0 feet

STAFF RECOMMENDATION:

Staff recommends approval of SP 2016-HM-003 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 applicant/owner from compliance with the provisions of any applicable ordinances, regulations, or adopted standards.

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

Sharon E. Williams

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.

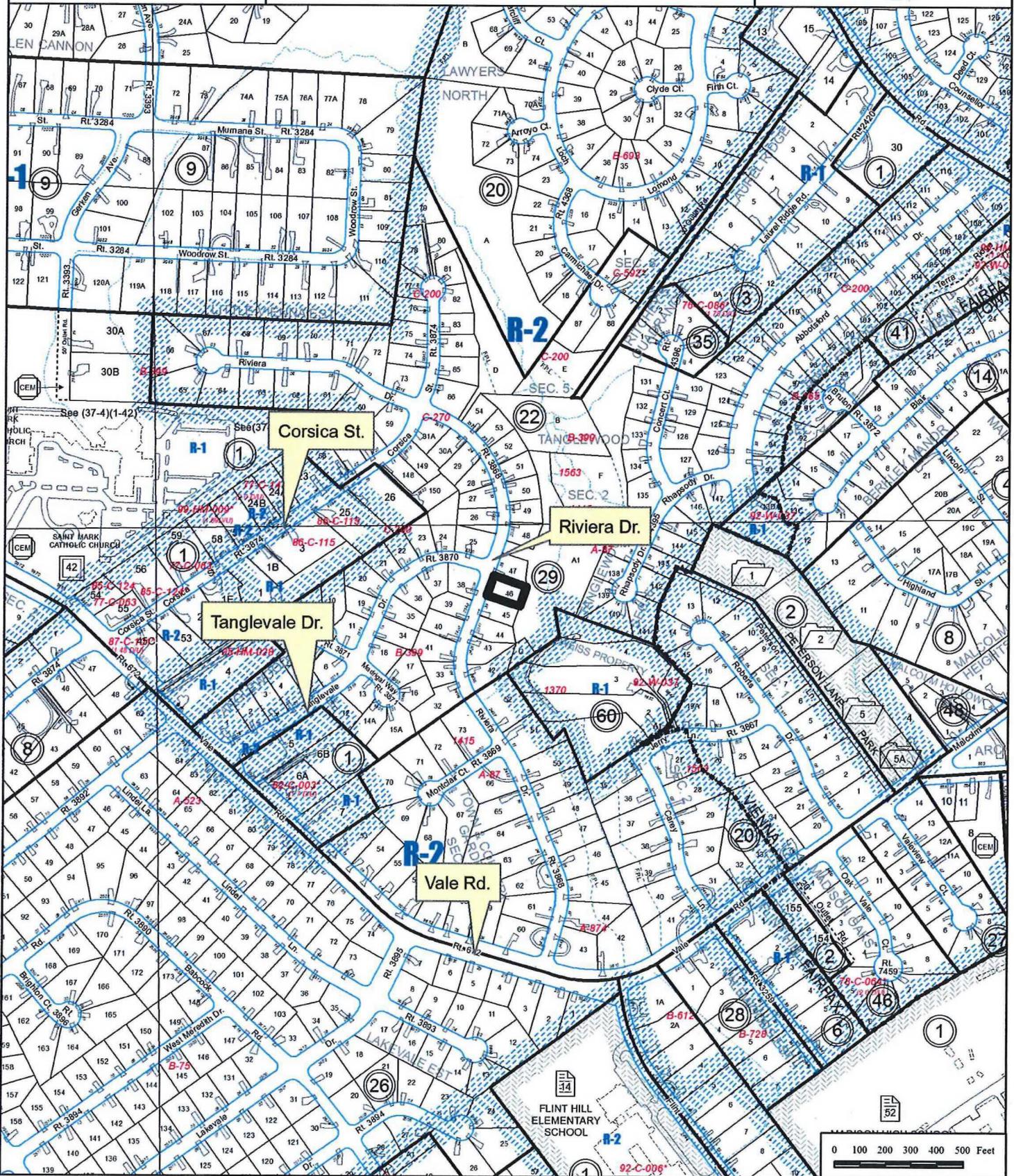
For additional information, call Zoning Evaluation Division, Department of Planning and Zoning at 703-324-1280, 12055 Government Center Parkway, Suite 801, Fairfax, Virginia 22035. **Board of Zoning Appeals' meetings are held in the Board Room, Ground Level, Government Center Building, 12000 Government 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 2016-HM-003 MICHAEL P. LINEGANG



NOTES:

1. THE PLAT HAS BEEN PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND DOES NOT NECESSARILY INDICATE ALL ENCUMBRANCES ON THE PROPERTY.
2. THE SURVEY WAS NOT PREPARED FOR CONSTRUCTION PURPOSES (INCLUDING FENCES).
3. THE LOCATION OF FENCES ARE APPROXIMATE AND DO NOT CERTIFY TO OWNERSHIP.
4. THE PROPERTY SHOWN ON THIS PLAT IS LOCATED ON TAX MAP # 38-3-((29))-46. PROPERTY CORNERS NOT SET.
5. NO KNOWN GRAVE SITE OR BURIAL SITE EXIST ON THE LOT.
6. THE PROPERTY IS SERVED BY PUBLIC WATER AND SANITARY SEWER SYSTEM.
7. THERE ARE NO KNOWN UTILITY EASEMENTS HAVING A WIDTH OF 25 FEET OR MORE ON SITE.
8. THERE ARE NO KNOWN MAJOR UTILITY EASEMENTS ON SITE.
9. NO KNOWN TOXIC OR HAZARDOUS SUBSTANCES EXIST ON SITE.
10. THE PROPOSED DEVELOPMENT CONFORMS TO PROVISIONS OF ALL APPLICABLE ORDINANCES, REGULATIONS AND ADOPTED STANDARDS.
11. NO FLOOD PLAIN, RESOURCE PROTECTION OR MANAGEMENT AREAS EXIST ON SITE.

LEGENDS

- x — x — BRL
- x — x — EX. WOOD FENCE
- — — — — PROPERTY LINE
- IPF IRON PIPE FOUND
- W/M = WATER METER
- OH = OVERHANG
- FH = FIRE HYDRANT
-  PROP. ADDITION

IMPERVIOUS AREA CALCULATIONS

HOUSE = 2,037 SF (EXISTING = 1,298 SF, PROP = 739 SF)
 STOOP/WALWAY = 136 SF
 PATIO = 348 SF
 DRIVEWAY = 557 SF
 SHED = 76 SF
 TOTAL = 3,154 SF
 % IMP. AREA = 3,154 / 10,500 x 100% = 30.04%

REAR YARD COVERAGE
 REAR YARD AREA = 2,050 SF
 REAR YARD COVERAGE
 PLAY GROUND = 27 x 18 = 486 SF
 SHED = 75 SF
 PAD = 22 SF
 TOTAL AREA = 583 SF

REAR YARD COVERAGE = 28.44% < 30%
 FLOOR AREA COMPUTATIONS

EXISTING GROSS FLOOR AREA :
 BASEMENT : 1,006 SF
 1ST FLOOR : 1,006 SF
 2ND FLOOR : 1,006 SF
 TOTAL AREA = 3,018 SF

PROPOSED ADDITION :
 1 ST FLOOR KITCHEN BMUP = 360 SF
 1 ST FLOOR GARAGE = 551 SF
 2ND FLOOR = 480 SF
 TOTAL ADDITION: 1,391 SF
 TOTAL GROSS FLOOR AREA =
 = 3,018 + 1,391 = 4,409 SF

ALLOWABLE MAXIMUM GROSS FLOOR AREA 150%
 = 3,018 X 150/100 = 4,527 SF
 % OF INCREASED GROSS FLOOR AREA
 = 1,391 / 3,018 x 100 = 46.1% < 50 % OK.

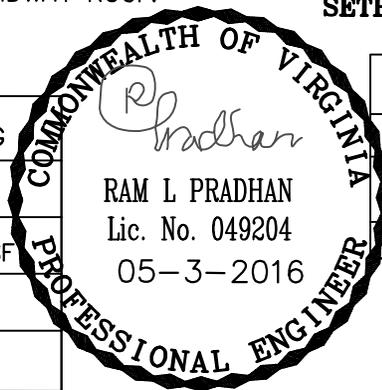
FLOOR AREA RATIO = 0.42

BUILDING HT. = 19.02' FROM GARAGE TO MIDWAY ROOF.

SETBACK TABLE (ZONE R-2C, INTERIOR LOT)

ZONING TABLE (R-2C)

DESCRIPTIONS	EXISTING
IMPERVIOUS AREA	30.04%
GROSS FLOOR AREA	4,409 SF
FLOOR AREA RATIO (FAR)	0.42
BUILDING HEIGHT	< 35.0'

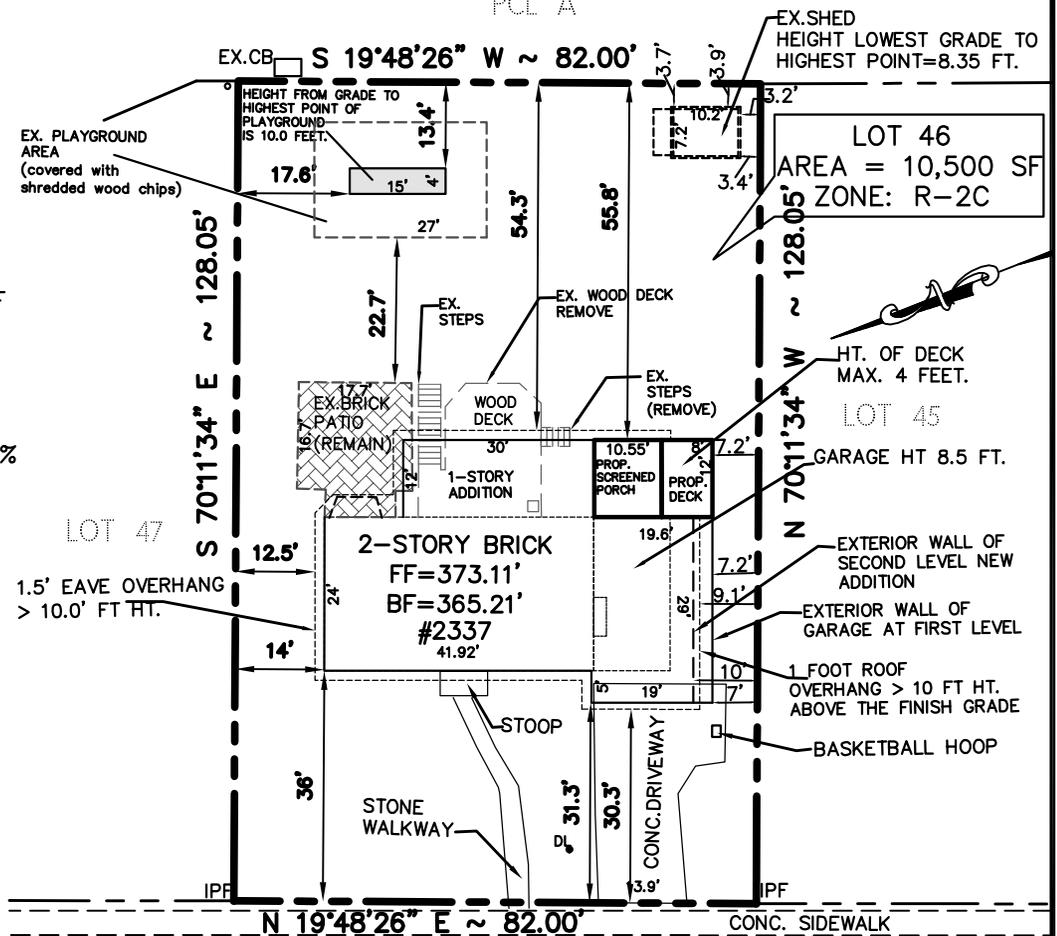


	REQUIRED	PROVIDED
FRONT	25' (MIN.)	30.3'
SIDE	24' TOTAL 8' (MIN)	21.0' TOTAL 7.0'
REAR	25' (MIN.)	54.3'

PROPERTY OWNER:

MICHAEL P LINEGANG
 2337 RIVIERA DRIVE, VIENNA, VA 22181

TANGLWOOD COMMUNITY ASSOCIATION
 PCL A



RIVIERA DRIVE, VA RTE # 3868
(50' R/W)

SPECIAL PERMIT PLAT

LOT 46, SEC 2, TANGLWOOD
 2337 RIVIERA DRIVE, VIENNA
 HUNTER MILL DISTRICT
 FAIRFAX COUNTY, VIRGINIA 22181
 SCALE : 1" = 30' DATE: APRIL 30, 2016

PREPARED BY
Inova Engineering Consultants, Inc
 25209 LARKS TERRACE
 SOUTH RIDING, VIRGINIA-20152
 PHONE: (703) 655-3951
 E-mail: inovaengineers @ yahoo.com

SPECIAL PERMIT REQUEST

The applicants are seeking a special permit to allow a reduction of certain yard requirements to permit the construction of an addition 7.0 feet from the side lot line such that the side yards will total 21.0 feet. The applicants are proposing to construct a two story, two car garage. The by-right second story addition will match the roofline of the existing house and will be 348 square feet (12' x 29' in area). The second story would be used for enlarging the bedroom area of the house. The two car garage will add an additional 568.4 square feet (19.6' x 29' in area).

A copy of the special permit plat, titled "Special Permit Plat Lot 46, Section 2, Tanglewood," prepared by Ram L. Pradhan on January 11, 2016, as revised on April 18, 2016, 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 10,500 square foot application property consists of a two-story single-family detached dwelling. Vehicular access to the dwelling is provided via a concrete driveway off Riviera Drive. A stone walkway and stoop provide access to the home. A brick patio is located in the rear yard off the northwest corner of the dwelling. A wooden deck with stairs is located to the east of the brick patio. The deck will be removed in lieu of a proposed by-right one-story addition to the rear of the dwelling. The applicant is also adding a by-right screened porch and open deck which will be located directly behind the proposed two car garage. A 10 foot high play structure is located near the northwestern corner of the rear yard. There is an 8.35 foot tall shed located in the northeastern corner of the rear yard.

The property is located to the northeast of Vale Road. The Piney Branch of Difficult Run flows to the rear of the property. The subject property and surrounding properties are zoned R-2 Cluster and are developed with single-family detached dwellings.



Figure 1: Aerial View

BACKGROUND AND HISTORY

Fairfax County Tax Records indicate that the single family dwelling was constructed in 1970 and purchased by the applicant in 2007.

DESCRIPTION OF THE REQUEST

The applicants are requesting approval of a special permit for a reduction in yard requirements to permit the construction of a garage, with a by-right second story addition, to be located 7.0 feet from the southern side lot line. In the R-2 Cluster District the required side yard is 8 feet with a total minimum of 24 feet for both sides; therefore the applicant is requesting a 1.0 foot reduction, or 12.5% of the required side yard and a reduction of 3.0 feet, or 12.5% of the total minimum side yard.

	Structure	Yard	Minimum Yard Required	Proposed Location	Proposed Reduction	Percentage of Reduction Requested
Special Permit (50%)	Two car garage	Side	8.0 feet (Total min. of 24 feet)	7.0 feet (Total min. of 21.0 feet)	1.0 foot (3.0 feet)	12.5%

The two car garage addition would be approximately 568.4 square feet in size and located in the side yard of the property. The roofline of the proposed two story, two car garage addition will match the existing roofline at 21 feet, 6 inches in height, and it will be within the maximum height requirements. The proposed materials will be consistent with the materials of the existing dwelling.

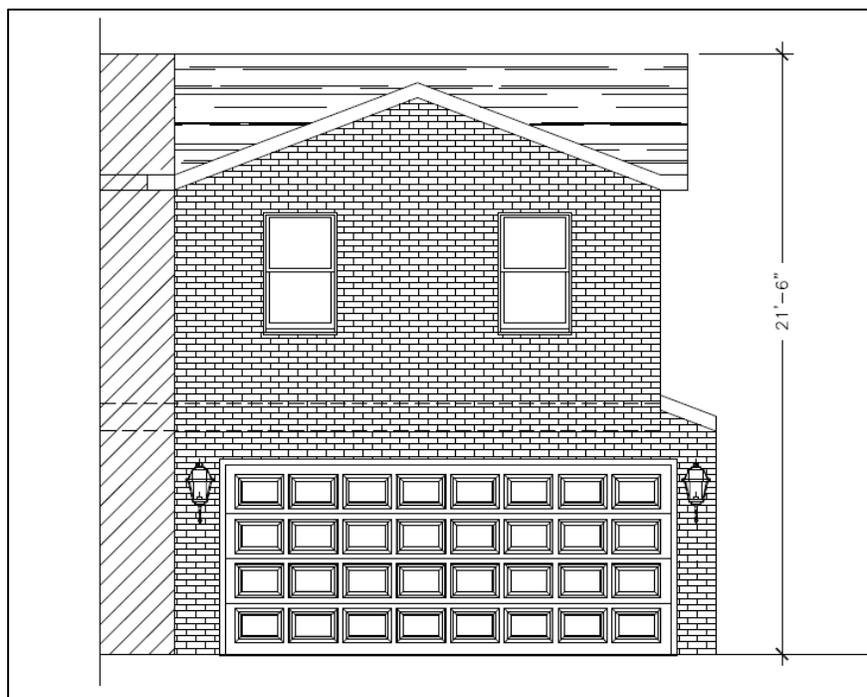


Figure 2: Proposed Elevation

ANALYSIS

Comprehensive Plan Provisions

Plan Area: Area II, Vienna Planning District
Planning Sector: Piney Branch Community Planning Sector (V4)
Plan Map: Residential, 2-3 dwelling units per acre

Zoning District Standards

Bulk Standards (R-2C)		
Standard	Required	Provided
Lot Size	13,000 sf.	10,500 sf. ¹
Lot Width	Interior: No Requirement	N/A
Building Height	35 feet max.	<35 feet
Front Yard	Min. 25 feet	30.3 feet
Side Yard	Min. 8 feet (Total min. of 24 feet)	7.0 feet (Total of 21.0 feet) ²
Rear Yard	Min. 25 feet	54.3 feet

¹The subject parcel was created prior to the 1978 Zoning Ordinance; therefore, although the parcel does not meet the Ordinance requirements, it is grandfathered as a legal, building lot under the provisions of Sect. 2-405 (Appendix 4)

²As permitted through the approval of this application

Zoning Ordinance Requirements (Appendix 5)

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

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

Standards 1 and 2 Comprehensive Plan/ Zoning District	The Comprehensive Plan recommends residential uses and the property is developed with a residential use. The R-2 District allows a reduction in minimum required yards with special permit approval.
Standard 3 Adjacent Development	In staff's opinion, the proposed two story, two car garage addition will not hinder or discourage use or development of neighboring properties or negatively affect value. The proposed addition will be located on the southern side lot line which abuts a vegetated, sloped portion of neighboring lot 45. Due to the change in grade, the dwelling on Lot 45 is situated higher than the dwelling on the subject property so the addition's bulk has less of a visual effect on the neighboring property.

<p>Standard 4 Pedestrian/Vehicular Traffic</p>	<p>No increase in vehicular or pedestrian traffic is expected with this application. In staff's opinion, the proposed two story, two car garage addition is not hazardous and does not conflict with existing and anticipated traffic in the neighborhood.</p>
<p>Standard 5 Landscaping/Screening</p>	<p>Mature vegetation provides adequate screening of the southern portion of the property.</p>
<p>Standard 6 Open Space</p>	<p>There is no prescribed open space requirement on individual lots in the R-2 District.</p>
<p>Standard 7 Utilities, Drainage, Parking, and Loading</p>	<p>There are no changes to the utilities and drainage serving the property or use. The proposed enclosed two car garage addition will be used for parking.</p>
<p>Standard 8 Signs</p>	<p>No signage is proposed.</p>

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

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

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

<p>Standard 1 Yard Requirements Subject to Special Permit</p>	<p>A. <i>Minimum required yards – Yards not less than 50% of the requirement and not less than 5 feet:</i> The proposed addition would be located 7.0 feet from the side lot line to reduce the total side yards to 21.0. The required side yard in an R-2C District is 8.0 feet with a total minimum of 24.0 feet, resulting in a 1.0 foot reduction, or 12.5% of the required side yard and a reduction of 3.0 feet, or 12.5% of the total minimum side yard.</p> <p>B. <i>Pipestem lots – N/A</i></p> <p>C. <i>Accessory structure locations – N/A</i></p> <p>D. <i>Extensions into minimum required yards allowed by Sect. 2-412: N/A</i></p>
<p>Standard 2 Not a Detached Structure in a Front Yard</p>	<p>Not applicable to the subject application.</p>

<p>Standard 3 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 that time.</p>
<p>Standard 4 Addition No More than 150% of Existing Gross Floor Area (GFA)</p>	<p>The two story, two car garage addition is 551 square feet. The existing GFA of the primary structure (including the by-right additions) is 3,858 square feet; therefore, the proposed addition will be 14.3%.</p>
<p>Standard 5 Accessory Structure Subordinate in Purpose, Scale, Use, and Intent</p>	<p>The addition will be included as a part of the principal structure, so this standard is not applicable.</p>
<p>Standard 6 Construction in Character with On-Site Development</p>	<p>The proposed addition will be constructed to the south of the existing dwelling. The statement of justification and elevation drawings indicate that the materials, size and scale of the proposed addition would be compatible with the existing dwelling. The addition is replacing a one-car carport. Many nearby homes have either enclosed their carports or built additions, including the house to north and across the street.</p>
<p>Standard 7 Construction Harmonious with Off-Site Development</p>	<p>Through the statement of justification, aerial photography, photos and architectural elevations submitted by the applicant, staff has determined that the addition is similar in nature to surrounding dwellings in the neighborhood in terms of height, scale, and architecture. As previously stated, the proposed addition abuts a vegetated, sloped portion of the adjacent lot 46. The dwelling on Lot 46 is situated higher so the proposed addition will have less of a visual impact.</p>
<p>Standard 8 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. DPWES has indicated that there are no drainage complaints on file related to this property. Staff believes the addition will not significantly increase runoff or erosion.</p>
<p>Standard 9 Represents the Minimum Amount of Reduction Necessary</p>	<p>Staff believes the special permit application proposal is modest in nature and is the minimum amount of reduction necessary for a two-car garage.</p> <p>Other issues of yard determination, environmental characteristics, slopes, wells, floodplain and/or Resource Protection Areas and historic resources are not applicable to this site.</p>
<p>Standard 10 BZA May Impose Conditions</p>	<p>Proposed development conditions are included in Appendix 1.</p>

Standard 11 Submission Requirements	A copy of the plat is included in the beginning of this report.
Standard 12 Architectural Elevations	Proposed elevations are included as an attachment to the development conditions in Appendix 1.

CONCLUSION / RECOMMENDATION

Staff believes that the request for a special permit for reduction in certain yard requirements to permit an addition 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. Staff recommends approval of SP 2016-HM-003 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. Applicant's Statement of Justification
3. Applicant's Affidavit
4. Building Permit History
5. Applicable Zoning Ordinance Provision

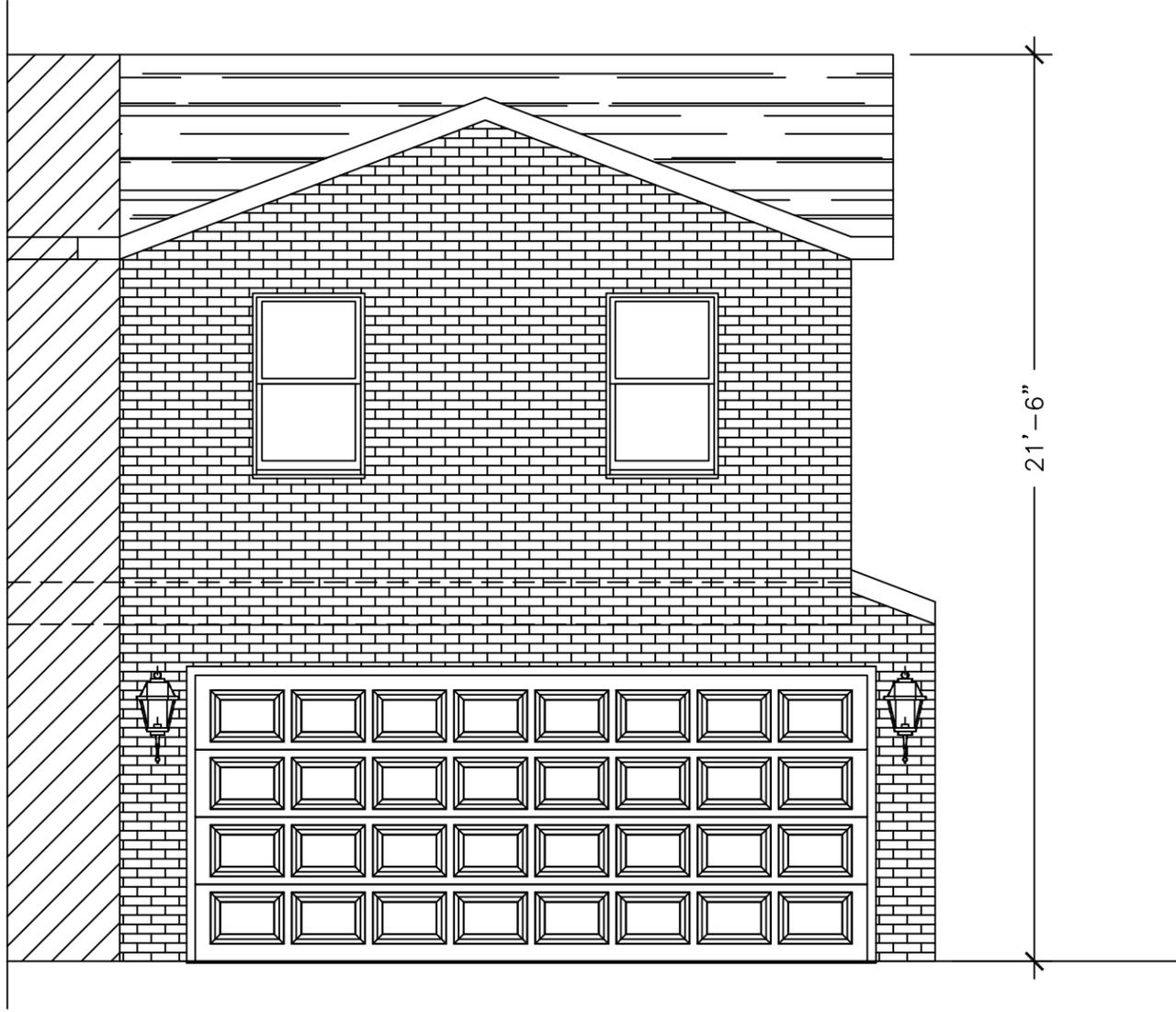
PROPOSED DEVELOPMENT CONDITIONS**SP 2016-HM-003****May 11, 2016**

If it is the intent of the Board of Zoning Appeals to approve SP 2016-HM-003 located at Tax Map 38-3 ((29)) 49 to permit a reduction of certain yard requirements pursuant to Section 8-922 to permit a residential addition (two car garage) 7.0 feet from a side lot line such that the side yards total 21.0 feet, 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 two car garage (551 square feet), as shown on the plat entitled "Special Permit Plat Lot 46, Section 2, Tanglewood," prepared by Ram L. Pradhan on January 11, 2016, as revised on April 18, 2016, 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 (3,858 square feet existing + 5787 square feet (150%)= 9,645 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 shall be permitted without an amendment to this special permit.
4. The addition shall be generally consistent with the architectural renderings 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, thirty (30) months after the date of approval unless construction has commenced and been diligently prosecuted. The Board of Zoning Appeals may grant additional time to establish the use if a written request for additional time is filed with the Zoning Administrator prior to the date of expiration of the special permit. The request must specify the amount of additional time requested, the basis for the amount of time requested and an explanation of why additional time is required.



1

FRONT ELEVATION

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

CLIENT:

LINEGANG'S ADDITION
 2337 RIVIERA DRIVE
 VIENNA, VA 22181

DRAWN BY:

PROFESSIONAL REMODELING GROUP
 8632 CENTREVILLE ROAD
 MANASSAS, VA 20110
 703.281.0909
 DRAWN BY: JOHN JONES

ISSUED FOR:

PERMIT SET

DATE

APRIL 12, 2016

SHEET TITLE

FRONT ELEVATION

SHEET NUMBER

A-4



1 REAR ELEVATION

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

CLIENT:	LINEGANG'S ADDITION 2337 RIVIERA DRIVE VIENNA, VA 22181	
	DRAWN BY:	PROFESSIONAL REMODELING GROUP 8632 CENTREVILLE ROAD MANASSAS, VA 20110 703.281.0909
DRAWN BY:	DRAWN BY: JOHN JONES	
ISSUED FOR:	PERMIT SET	
DATE	APRIL 12, 2016	
SHEET TITLE	REAR ELEVATION	
SHEET NUMBER	A-7	



1 RIGHT SIDE ELEVATION

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

CLIENT:

LINEGANG'S ADDITION
2337 RIVIERA DRIVE
VIENNA, VA 22181

DRAWN BY:

PROFESSIONAL REMODELING GROUP
8632 CENTREVILLE ROAD
MANASSAS, VA 20110
703.281.0909
DRAWN BY: JOHN JONES

ISSUED FOR:

PERMIT SET

DATE

APRIL 12, 2016

SHEET
TITLE

RIGHT-SIDE
ELEVATION

SHEET
NUMBER

A-6

Statement of Justification

**Re: Linegang Residence
2337 Riviera Drive
Vienna VA, 22181
Proposed Attached Garage**

- 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 the proposed two-story garage addition, and deck encroaching into the side lot property line, in an R-2 Cluster zone, within 7.0'feet from the proposed eave, to the side lot property line and a total of 21.0' feet total combined side setbacks. The second level of the addition will stagger-in slightly by 3'feet, allowing it to remain 10'feet from the side lot property line. The eave of the second level roof, will remain 9.1 feet from the side lot property line.**
- 4. The resulting gross floor area of an addition to an existing principal structure may be up to 150 percent of the total gross floor area of the principal structure that existed at the time of the first expansion request. The resulting gross floor area of any subsequent addition is limited to 150 percent of the gross floor area of the dwelling that existed at the time of the first expansion request, regardless of whether such addition complies with the minimum yard requirements or is the subject of a subsequent yard reduction special permit. If a portion of a single family detached dwelling is to be removed, no more than fifty (50) percent of the gross floor area of the existing dwelling at the time of the first yard reduction shall be removed. Notwithstanding the definition of gross floor area, as set forth in this Ordinance, the gross floor area of a single family dwelling for the purpose of this paragraph shall be deemed to include the floor area of any attached garage. The total proposed floor area will be 1,619 SQ. Feet.**
- 5. The resulting gross floor area of an existing accessory structure and any addition to it shall be clearly subordinate in purpose, scale, use and intent to the principal structure on the site. The proposed floor area ratio to the existing dwelling is at 45.29 percent.**
- 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. The proposed garage and second level addition will be constructed to match the esthetics of the existing house. The finished front façade will be brick, matching the existing house brick. There will be vinyl siding around the side and rear, matching the existing house siding.**

The new roof of the addition will not surpass the existing roof height of the main house.

- 7. 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 the significant trees as determined by the Director. The existing house currently sits between two houses. Other properties in the neighborhood have similar structures located in similar locations on their properties, adjacent to neighboring homes. There is currently a carport, driveway, and parking pad located at the side of the house that the request is being made on, and because of this, no significant vegetation will be disturbed.**
- 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. There is an existing attached carport and parking pad currently located at the side of the house. The owners simply wish to extend the proposed structures to the edge of the existing parking slab and then merely extend up to the existing house roof line.**
- 9. The proposed reduction represents the minimum amount of reduction necessary to accommodate the proposed structure on the lot. Specific factors to be considered include, but are not limited to, the layout of the existing structure; availability of alternate locations for the addition; orientation of the structure(s) on the lot; shape of the lot and the associated yard designations on the lot; environmental characteristics of the site, including presence of steep slopes, floodplains and/or Resource Protection Areas; preservation of existing vegetation and significant trees as determined by the Director; location of a well and/or septic field; location of easements; and/or preservation of historic resources. The owner is requesting approval to construct a standard attached two-car garage with an addition above and an open deck at the rear, there is no other location available to construct these structures by right. There are no steep slopes, floodplains, and/or Resource Protection Areas located on this property. There are also no well or septic systems, and no historical preservation or easements located on this property.**
- 10. The proposed development conforms to the provisions of all applicable ordinances, regulations, and adopted standards or, if any waiver, exception or variance is sought by the applicant, such shall be specifically noted with the justification for such modification.**





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

SPECIAL PERMIT/VARIANCE AFFIDAVIT

DATE: 2/22/16 127507
 (enter date affidavit is notarized)

I, Schuyler P. Ahrens, do hereby state that I am an
 (enter name of applicant or authorized agent)

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

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

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

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

NAME (enter first name, middle initial, and last name)	ADDRESS (enter number, street, city, state, and zip code)	RELATIONSHIP(S) (enter applicable relationships listed in BOLD above)
Michael P. Linqang	2337 Riviera Drive Vienna VA, 22181	Title Owner - Applicant
Elizabeth A. Linqang	2337 Riviera Drive Vienna VA, 22181	Co-Title Owner
Schuyler P. Ahrens DBA Ez Plan & Consulting LLC (check if applicable)	4393 Kevin Walker Dr. #156 Dumfries VA, 22025	Applicant's Agent

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: 2/22/16
(enter date affidavit is notarized)

127503

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)

Schuyler P. Ahrens DBA EZ Plans Consulting LLC
4393 Kevin Walker Dr. #156 Dumfries VA, 22025

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)

Schuyler P. Ahrens, Sole Proprietor

(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: 2/22/14
(enter date affidavit is notarized)

127503

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

PARTNERSHIP INFORMATION

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

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

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

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

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

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

SPECIAL PERMIT/VARIANCE AFFIDAVIT

DATE: 2/22/16
(enter date affidavit is notarized)

127562

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

127503

DATE: 2/22/16
(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)

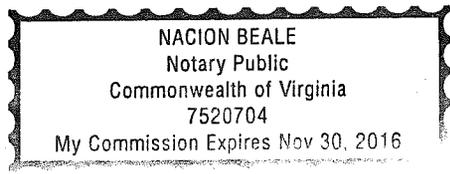
[Signature]
[] Applicant Applicant's Authorized Agent

Schuyler P. Ahrens - Agent
(type or print first name, middle initial, last name, and title of signee)

Subscribed and sworn to before me this 22nd day of Feb 2016, in the State/Comm. of Virginia, County/City of Pinebluff

[Signature]
Notary Public

My commission expires: NOV 30 2016



[Handwritten mark]

37.00

4

COUNTY OF FAIRFAX, VIRGINIA

MAP REFERENCE			
Plat Number	Subd. Des.	Bk. or Sec.	Parcel or Lot
3813	29		46

APPLICATION FOR BUILDING PERMIT

DEPARTMENT OF COUNTY DEVELOPMENT

DIVISION OF INSPECTION SERVICES

APPLICATION NO.	D3200
DATE	PERMIT NO.
	P63407

IMPORTANT - Applicant to complete ALL items. Mark where applicable

I. LOCATION OF BUILDING	STREET 2337 Riviera Drive			
	LOT NO. 46	BLOCK	SECTION 2	SUBDIVISION Tanglewood
	LEAVE BLANK FOR NEW CONSTRUCTION: PRESENT USE			

II. TYPE AND COST OF BUILDING - Please check appropriate box

A. TYPE OF IMPROVEMENT

- New Structure
- Addition (if residential, enter number of new housing units added, if any, in Part D-2)
- Alteration (See 2 above)
- Repair
- Wrecking
- Moving (relocation)
- Foundation Only

B. OWNERSHIP

Public	Private
1. <input type="checkbox"/> Federal	6. <input checked="" type="checkbox"/> Taxable
2. <input type="checkbox"/> State	7. <input type="checkbox"/> Tax Exempt Inst.
3. <input type="checkbox"/> County	
4. <input type="checkbox"/> City or Town	
5. <input type="checkbox"/> Other (International)	

Please Specify _____

C. COST (Estimate)

Cost of improvement to be installed but not included in the above cost \$ 19,000.

a. Electrical _____

b. Plumbing _____

c. Heating, air conditioning _____

d. Other (elevator, etc.) _____

TOTAL COST OF IMPROVEMENT \$ 19,000.

D. PROPOSED USE
(For "Wrecking" show most recent use)

RESIDENTIAL

- One-family (Incl. Semi-detached, row, town)
- Two or more family
No. of dwelling units _____
- Transient hotel, motel or dormitory
- Garage
- Carport (2-car)
- Mobile Homes
- Other-Specify _____

NON-RESIDENTIAL

- Amusement, recreational
- Church, other Religious
- Industrial
- Parking garage
- Service Station, Repair Garage
- Hospital, Institutional
- Office, Bank, Professional
- Public utility
- School
- Stores, Merchandise
- Tanks, Towers
- Other-Specify _____
- Structures other than buildings

E. Is this structure part of a larger complex such as a hospital, university, industrial plant, shopping center, office building complex, etc.

YES (enter principal activity of the complex, e.g. Hospital, University, etc.)

NO

NON-RESIDENTIAL-Describe in detail proposed use of buildings, e.g. laundry building at hospital, elementary school, parking garage - or department store, rental office building or office building at industrial plant. If use of existing building is being changed, enter proposed use.

ZONING-Identify use for which land is zoned, for example: residential, commercial, industrial, other.

Residential

REMARKS: House Type: Sutherland Colonial (Like Lot 32)

III. SELECTED CHARACTERISTICS OF NEW BUILDINGS, ADDITIONS OR ALTERATIONS ONLY (Leave blank for repairs, wrecking, etc.)

G. PRINCIPAL TYPE OF FRAME

- Masonry (wall bearing)
- Wood frame
- Structural Steel
- Reinforced concrete
- Other-Specify Alum Siding

H. PRINCIPAL TYPE OF HEATING FUEL

- Gas
- Oil-Grade No. (circle) 1, 2, 3, 4, 5, 6
- Electricity
- Coal
- Other-Specify _____

I. TYPE OF SEWAGE DISPOSAL

- Public
- Private (septic tank, etc.)

J. TYPE OF WATER SUPPLY

- Public or Privately owned company
- Individual, well, cistern

K. TYPE OF MECHANICAL

AIR CONDITIONING

- Central-elec. 2. Central-gas
- Individual room air conditioner
- None

INCINERATOR

- None
- Incinerator with air-pollution control
- Settling chamber 3. Precipitator
- Scrubber 5. Other _____
- Incinerator without air-pollution control

ELEVATOR(s)

Enter number (0, 1, 2, etc.) 0

L. DIMENSIONS

No. of Stories above street level 2

Basement Yes No 22

Height of Construction, Ft. _____

Width 42 Depth 24

Total floor area, sq.ft. incl. bsmt. 3,024

(All floors based on exterior dimensions)

Total Land Area, Sq. Ft. _____

M. NUMBER OF OFF STREET PARKING SPACES

Enclosed 2 Outdoors 2

N. RESIDENTIAL (Complete only for new bldg.)

Single Family

Total Single Family Units 7

Total No. of Bedrooms 4

Bathrooms Full 2 1/2

Half 1

Multi-family

Total No. Kitchens _____

Bathrooms: Full _____ Half _____

Total Other Rooms _____

Total No. of Buildings _____

Total No. apartments by no. of bedrooms:

0 (efficiency) _____

1 _____

2 _____

3 _____

4 _____

5 or more-specify _____

Total No. Apartments _____

Name	Mailing address - Number, street, city, and state	ZIP code	Tel. No.
Owner	Woodlawn Enterprises, Inc. P.O. Box 486, Vienna, Va.	22180	938-7751
Contractor	same		
Architect			
Engineer			

I hereby certify that I have the authority to make the foregoing application, that the application is correct, and that the construction will conform to the regulations in the Building Code, the Zoning Ordinance, or private building restrictions, if any, which may be imposed on the above property by deed.

(Signature of Owner or Authorized Agent) Clayton H. Anderson Address P.O. Box 486 Vienna VA

APPLICANT: DO NOT WRITE BELOW THIS LINE

ROUTING	OFFICE	Rm. No.	APPROVED BY	DATE	OFFICE	Rm. No.	APPROVED BY	DATE
	Land Office			BHM	2/13/70	Design & Review		[Signature]
Zoning Administrator			[Signature]	2-13-70	Health Officer			
Sanitary Engineer			[Signature]	2-13-70	Housing & License			
Health Officer								

PLAN APPROVAL

Use Group of Building L3 Area of Bldg. _____ @ _____ per Sq. Ft. \$ _____

Type of Construction 4B @ _____ \$ _____

Fire District _____ @ _____ \$ _____

Date Checked 2/13 1970 By [Signature] TOTAL FEE \$ 3700

Approved by Building Inspector [Signature]

CERTIFICATION

I hereby certify the following statement:

- All materials used for work performed under this permit will be paid directly to the supplier by the property owner.
- 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 Woodlawn Enterprises Inc

Magisterial District Centerville Deed Book Reference 3171-605

Supervisor: John W Ferguson (B)

ZONING

Subdivision [Signature] Lot No. _____ Block _____ Section 2 Zone R-1-C

Street Address _____

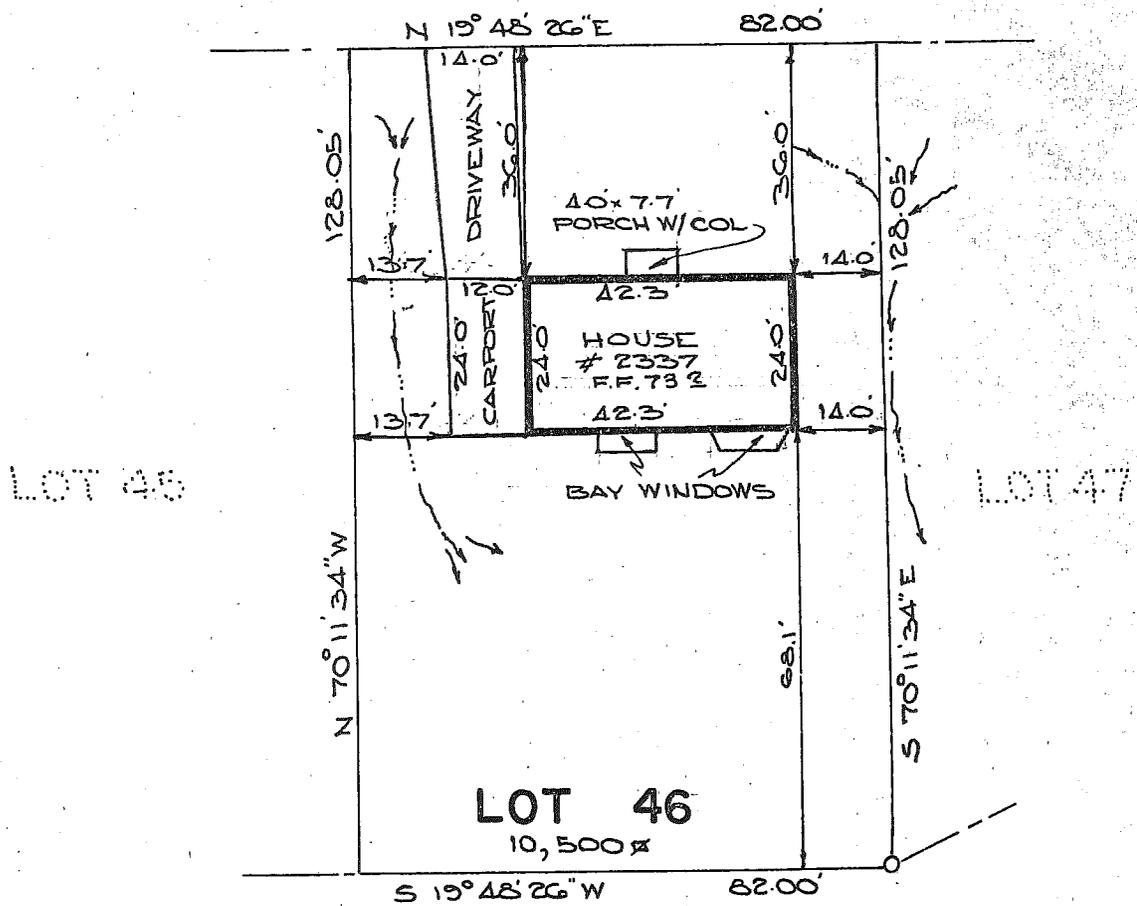
Use of Bldg. _____ Use after Alteration _____ No. Families one

BZA _____ **SITE PLAN**

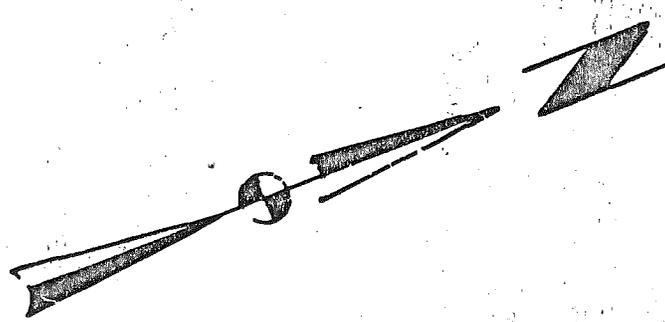
Set Back: Front _____ Rt. Side See attached Plat Left Side _____ Rear _____ Zoning Administrator [Signature]

RETURN THIS COMPLETED APPLICATION TO THE BUILDING INSPECTOR'S OFFICE FOR ISSUANCE OF BUILDING PERMIT.

RIVIERA DRIVE



WOODLAWN ENTERPRISES INC.



FINAL APPROVAL
J. Woodson
 ZONING ADMINISTRATOR
 DATE: SEP 9 1970

HOUSE LOCATION SURVEY
LOT 46 SECTION TWO
TANGLEWOOD
 CENTREVILLE DISTRICT
 FAIRFAX COUNTY, VIRGINIA

INSPECTION SERVICES
RECORDED
 AUG 13 1970
 REGISTERED
 Zoning, Housing & Licensing Branch

Scale — 1" = 30'

APRIL 28, 1970

ROSS & FRANCE
 CIVIL ENGINEERING & LAND SURVEYING
 MANASSAS — VIENNA, VIRGINIA

Recertified Correct
John P. Sprague
 AUG 12, 1970

Certified Correct:
John P. Sprague

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 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 1/2" 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.