



County of Fairfax, Virginia

July 6, 2016

STAFF REPORT

SPECIAL PERMIT SP 2016-MV-035

MOUNT VERNON DISTRICT

APPLICANT/OWNER: Edwin Miller
Cathy Miller

STREET ADDRESS: 2609 Woodlawn Trail, Alexandria, 22306

SUBDIVISION: Hybla Valley Farms

TAX MAP REFERENCE: 93-3 ((2)) (4) 03

LOT SIZE: 15,754 square feet

ZONING DISTRICT: R-2

ZONING ORDINANCE PROVISIONS: 8-914, 8922

SPECIAL PERMIT PROPOSAL: To permit a reduction in certain yard requirements for construction of an addition 11.2 feet from a side lot line and a reduction in minimum yard requirements based on an error in building location to permit an accessory storage structure (shed) to remain 1.4 feet from a rear lot line and 4.4 feet from the side lot line.

STAFF RECOMMENDATION:

Staff recommends approval of SP 2016-MV-035 for the addition with adoption of the proposed development conditions in Appendix 1.

Staff does not make recommendations on building in error applications. However, if it is the intention of the Board of Zoning Appeals to approve the request for a special permit for error in building location to allow an accessory storage structure (shed) to remain, staff recommends that such approval be made subject to the development conditions contained in Appendix 1.

Frances S. Dowd

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. 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).

COPYRIGHT SCARTZ SURVEYS - THIS IS A SERVICE DOCUMENT AND IS VALID FOR SIX MONTHS FROM DATE ISSUED. THIS SURVEY WAS PERFORMED ACCORDING TO THE STANDARDS SET FORTH IN VIRGINIA CODE SECTION 54.1-407.

NOTES:

1. TAX MAP 093-3-02-04-0003
2. PROPERTY SHOWN HEREON IS ZONED: R-2 (RESIDENTIAL 2 DU/AC)
3. MINIMUM YARD REQUIREMENTS IN ZONE R-2
 FRONT YARD: 35'
 SIDE YARD: 15'
 REAR YARD: 25'
4. PROPERTY IS SERVED BY PUBLIC WATER AND SEWER.
5. THE PROPERTY SHOWN HEREON IS LOCATED IN FLOOD ZONE "X" AS PER INSURANCE RATE MAP COMMUNITY PANEL NUMBER 51059C0315E EFFECTIVE DATE, SEPTEMBER 17, 2010.
6. THE RECORD PLAT DOES NOT SHOW ANY UTILITY EASEMENTS HAVING A WIDTH OF TWENTY-FIVE (25) FEET OR MORE EFFECTING THIS PROPERTY.
7. THE PROPERTY IS NOT LOCATED WITHIN ANY RESOURCE PROTECTION AREA (RPA), MANAGEMENT AREAS, FLOODPLAIN NOR ANY ENVIRONMENTAL QUALITY CORRIDOR.
8. PURPOSE OF THIS SPECIAL PERMIT PLAT IS TO BUILD A SUNROOM ADDITION ON THE SIDE OF THE HOUSE.
9. FLOOR AREA:
 EXISTING GROSS FLOOR AREA HOUSE = 2,666 SQ. FT.
 EXISTING GROSS FLOOR AREA OPEN PORCH = 308 SQ. FT.
 EXISTING GROSS FLOOR AREA GARAGE = 440 SQ. FT.
 EXISTING GROSS FLOOR AREA = 3,414 SQ. FT.
 EXIST. FLOOR AREA RATIO: EX. GFA (3,414)/LOT AREA (15,754) = 0.219
 PROPOSED SUN ROOM = 68 SQ. FT. / EX. GFA (3,414) = 0.019
 PROP. GROSS FLOOR AREA = EX. GFA (3,414) + PROP. ADDN. (68) = 3,482 SQ. FT.
 PROP. FLOOR AREA RATIO: PROP. GFA (3,482) / LOT AREA (15,754) = 0.221

SPECIAL PERMIT PLAT

LOT 3, BLOCK 4

HYBLA VALLEY FARMS

MOUNT VERNON MAGISTERIAL DISTRICT
 FAIRFAX COUNTY, VIRGINIA

SCALE: 1"=40' DATE: DECEMBER 1, 2015

NO TITLE REPORT FURNISHED.

PLAT SUBJECT TO RESTRICTIONS & EASEMENTS OF RECORD OR OTHERWISE.

FENCE LOCATIONS, IF SHOWN, ARE APPROXIMATE ONLY AND DO NOT CERTIFY AS TO OWNERSHIP.

CASE NAME: MILLER

Great Day Improvements, LLC

SCARTZ SURVEYS

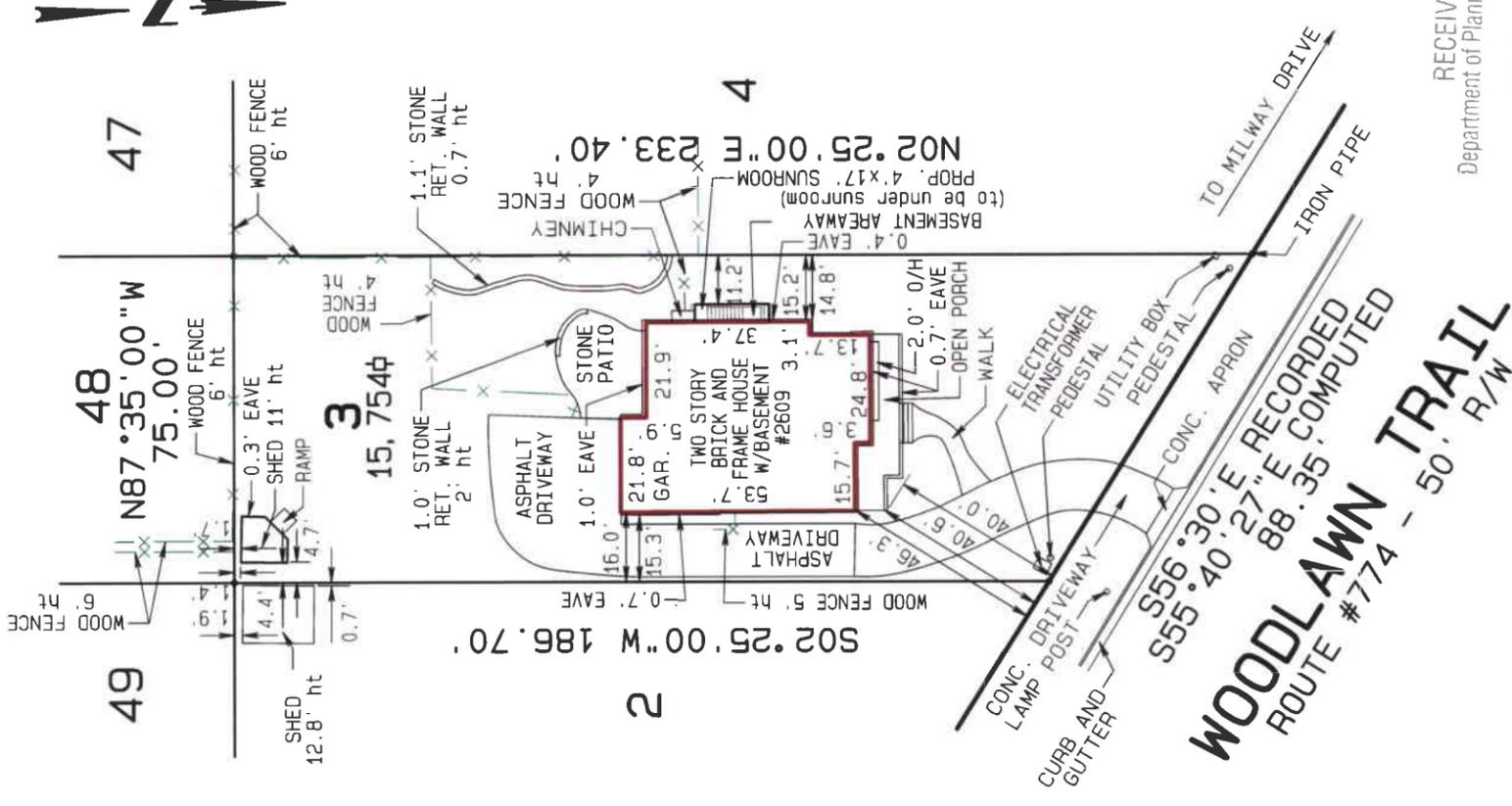
LARRY N. SCARTZ LOCAL (703) 494-4181
 CERTIFIED LAND SURVEYOR FAX (703) 494-3330
 WOODBRIDGE, VIRGINIA LARRY.SCARTZ@SCARTZ.COM



HEIGHT TABLE

HEIGHT OF EXISTING HOUSE: 28.5'

HEIGHT OF PROP. SUN ROOM: 11.2'



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APR 06 2016

Zoning Evaluation Division

SPECIAL PERMIT REQUEST

The applicants request a reduction in certain yard requirements to permit the construction of an addition (covered areaway to a basement entrance) 11.2 feet from the side lot line and a reduction in minimum yard requirements based on an error in building location to permit an existing accessory structure (shed) to remain 1.4 feet from the rear lot line and 4.4 feet from a side lot line.

A copy of the special permit plat entitled "Special Permit Plat, Lot 3, Block 4, Hybla Valley Farms," prepared by Larry N. Scartz, L.S., dated April 5, 2016 consists of one sheet and is provided at the front of this staff report.

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

CHARACTER OF THE SITE AND SURROUNDING AREA

The 15,754 square foot application property is developed with a single-family detached dwelling with a basement. A concrete driveway extends to Woodlawn Trail, and an open porch provides access to the main entrance of the dwelling. The driveway extends to the rear yard, with a three car garage facing the rear lot line. The rear yard contains a stone patio with a 2 foot tall stone retaining wall, a 4 foot tall fence, an additional 0.7 foot tall retaining wall along a portion of the eastern edge of the property, and an 11 foot tall shed in the rear (southeast) corner of the lot. A 6 foot tall wood fence encloses the rear yard in addition to existing mature vegetation that provides screening to the area.

The subject property and surrounding properties to the South, West, and East of the property are zoned R-2 and are developed with single-family detached dwellings. Properties directly across the street are zoned R-3 and developed with single-family detached dwellings. The property is located near the intersection of Milway Drive and Woodlawn Trail, east of Richmond Highway (Rt. 1) and north of Boswell Avenue.

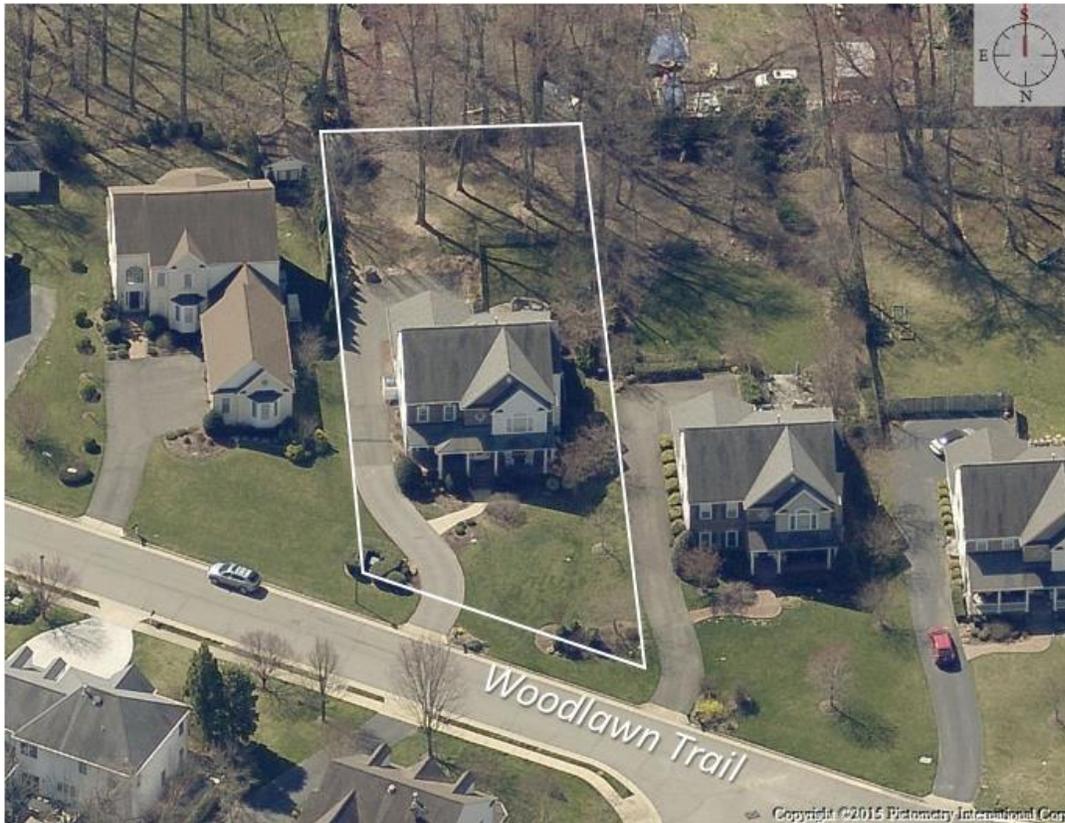


Figure 1. Aerial View

BACKGROUND AND HISTORY

Fairfax County Tax Records indicate that the single family dwelling was constructed in 2002 and purchased by the applicants in 2013.

Since the adoption of the Zoning Ordinance, no other similar applications have been heard by the Board of Zoning Appeals for nearby properties.

DESCRIPTION OF THE PROPOSED APPLICATIONS

The applicants are requesting approval of a special permit for a reduction in yard requirements to permit an addition that would enclose the areaway/stairwell to the property's basement entrance, 11.4 feet from the western side lot line. The enclosure will be placed over an existing concrete basement stairwell which, according to the applicants, will help to protect the existing walk-out basement from flooding. In the R-2 District the required side yard is 15 feet; therefore the applicants are requesting a 3.8 foot reduction, or 25% of the minimum required side yard.

Structure	Yard	Minimum Yard Required	Proposed Location	Proposed Reduction	Percentage of Reduction Requested
Enclosure Addition	Side	15 feet	11.2 feet	3.8 feet	25%

The addition would be a maximum of 12 feet in height, and it would add an additional 68 square feet in gross floor area. A swing door, depicted in the elevation, will provide access to the walk-out basement stairwell/areaway from the side yard. This enclosure will have no access from the first floor interior living space of the dwelling. The roofline of the proposed areaway enclosure would be lower than the existing roofline of the house and well within the maximum height requirement. The façade of the enclosure will be primarily comprised of windows, with framing and roofing to match the existing dwelling.

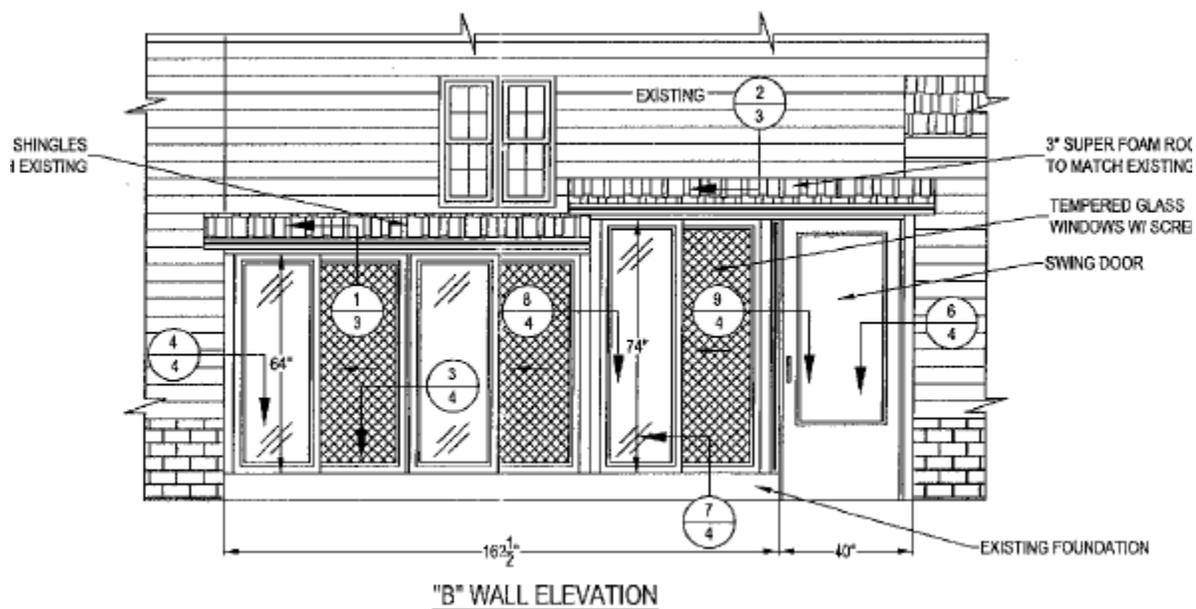


Figure 2. Proposed Elevation

The applicants also request approval of a special permit for a reduction in yard requirements to allow an accessory storage structure (shed) to remain 1.4 feet from the rear lot line and 4.4 feet from the side lot line. The shed is 11 feet in height and 87.5 square feet in area. According to the applicants' statement of justification, the shed was built when the house was constructed in 2002, with a building permit. However, there is no record of a building permit obtained for the shed in the County's database (building permits are not required for sheds under 256 square feet in area). The applicants purchased the lot with the existing shed already on the property.

	Structure	Yard	Minimum Yard Required	Proposed Location	Proposed Reduction	Percentage of Reduction Requested
Special Permit (Error)	Shed	Side Rear	15 feet 25 feet	4.4 feet 1.4 feet	10.6 feet 23.6 feet	71% 94%

ANALYSIS

Comprehensive Plan Provisions

Plan Area: Area IV, Mount Vernon Planning District
Planning Sector: Groveton Community Planning Sector (MV5)
Plan Map: Residential, 2-3 dwelling units per acre

Zoning District Standards

Bulk Standards (R-2)		
Standard	Required	Provided
Lot Size	15,000 sf.	15,574 sf.
Lot Width	100 ft	72.5 ft ¹
Building Height	35 feet max.	Not provided
Front Yard	Min. 35 ft	40 ft
Side Yard	Min. 15.0 ft	11.2 ft ²
Rear Yard	25.0 ft	85 ft

¹The subject parcel was created prior to the 1978 Zoning Ordinance (platted in 1935); 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 4)

- Sect. 8-006 General Special Permit Standards
- Sect. 8-903 All Group 9 Uses
- Sect. 8-922 Provisions for Reduction of Certain Yard Requirements
- Sect. 8-914 Provisions for Approval of Reduction to the Minimum Yard Requirements Based on Error in Building Location

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 addition to enclose the basement areaway will not hinder or discourage use or development of neighboring properties or negatively affect value. The addition will be in character with the existing structures on the lot.
Standard 4 Pedestrian/Vehicular Traffic	No increase in vehicular or pedestrian traffic is expected with this application. In staff's opinion, the proposed addition is not hazardous and does not conflict with existing and anticipated traffic in the neighborhood.
Standard 5 Landscaping/Screening	Mature vegetation provides adequate screening of the western portion of the property.
Standard 6 Open Space	There is no prescribed open space requirement on individual lots in the R-2 District.
Standard 7 Utilities, Drainage, Parking, and Loading	There are no changes to the utilities and drainage serving the property or use.
Standard 8 Signs	No signage is proposed.

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

Standard 1 Lot Size and Bulk Regulations	The bulk regulations for minimum required yards are requested to be modified with the special permit application. The existing lot is undersized for an R-2 zoning district. However, the parcel was platted in 1935, prior to the 1978 Zoning Ordinance, so it is grandfathered in as a legal, building lot under provisions of Sect. 2-405.
Standard 2 Performance Standards	The use will comply with the performance standards set forth in Article 14 of the Zoning Ordinance.
Standard 3 Site Plan	The construction is not disturbing 2,500 square feet; therefore, the application is not subject to the provisions of Article 17, Site Plans.

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

Standard 1	A. <i>Minimum required yards – Yards not less than 50% of the requirement and not less than 5 feet:</i> The proposed
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Yard Requirements Subject to Special Permit	<p>addition would be located 11.2 feet from the side lot line. The required side yard in an R-2 District is 15.0 feet, resulting in a 3.8 foot reduction, or 25% of the required side yard.</p> <p>B. <i>Pipestem lots</i> – N/A C. <i>Accessory structure locations</i> – N/A D. <i>Extensions into minimum required yards allowed by Sect. 2-412</i>: N/A</p>
Standard 2 Not a Detached Structure in a Front Yard	Not applicable to the subject application.
Standard 3 Principal Structure that Complied with Yard Requirements When Established	When the existing structure was built in 2002, it conformed to all applicable requirements at that time.
Standard 4 Addition No More than 150% of Existing Gross Floor Area (GFA)	The proposed addition is 68 square feet. The existing GFA of the primary structure is 3,414 square feet; therefore, the proposed addition will be 1.9% of GFA.
Standard 5 Accessory Structure Subordinate in Purpose, Scale, Use, and Intent	The addition will be included as a part of the principal structure, so this standard is not applicable.
Standard 6 Construction in Character with On-Site Development	The proposed addition will be constructed on the west side 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.
Standard 7 Construction Harmonious with Off-Site Development	The statement of justification, aerial photography, photos and architectural elevations submitted by the applicants indicate that the enclosure will be primarily composed of windows, with white frames and roofing to match the siding and roofing of the existing dwelling. As such, staff has determined that the proposed addition will be similar in nature to surrounding dwellings in the neighborhood in terms of height, scale, and architecture.
Standard 8 Construction Shall Not Adversely Impact Adjacent Properties	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>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. The applicants are building an enclosure over the existing walk-out basement areaway. Accordingly, the addition will not be any closer to the property line than the existing concrete stairway. In addition, the applicants indicate that enclosing the areaway will help to prevent flooding in the basement.</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>
<p>Standard 11 Submission Requirements</p>	<p>A copy of the plat is included in the beginning of this report.</p>
<p>Standard 12 Architectural Elevations</p>	<p>Proposed elevations are included as an attachment to the development conditions in Appendix 1.</p>

Error in Building Locations (Sect. 8-914)

Staff does not make recommendations on applications for errors in building location, which in this case includes the location of the shed. According to the statement of justification, the applicants bought the home with the existing shed already on the property.

CONCLUSION / RECOMMENDATION

Staff believes that the request for a special permit for reduction in minimum 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-MV-035 for the addition with the adoption of the proposed development conditions contained in Appendix 1.

Staff does not make recommendations on errors in building location applications. However, if it is the intention of the Board of Zoning Appeals to approve the request for a special permit for an error in building location to allow the shed to remain 1.4 feet from the rear lot line and 4.4 feet from the side lot line, staff recommends that such approval be made subject to the 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 Select File Photos
3. Applicants' Affidavit
4. Applicable Zoning Ordinance Provisions

PROPOSED DEVELOPMENT CONDITIONS**July 6, 2016****SP 2016-MV-035**

If it is the intent of the Board of Zoning Appeals to approve SP 2016-MV-035 located at Tax Map 93-3 ((2)) (4) 03 to permit a reduction of certain yard requirements for a building addition pursuant to Section 8-922 and to permit a reduction in yard requirements based on an error in building location pursuant to Section 8-914 of the Fairfax County Zoning Ordinance, staff recommends that the Board condition the approval by requiring conformance with the following development conditions.

1. These conditions shall be recorded by the applicant among the land records of Fairfax County for this lot prior to the issuance of a building permit. A certified copy of the recorded conditions shall be provided to the Zoning Permit Review Branch, Department of Planning and Zoning.
2. This special permit is approved for the location and size of the existing accessory storage structure (shed) and the proposed addition (68 square feet in size and 11.2 feet in height) as shown on the plat titled "Special Permit Plat, Lot 3, Block 4, Hybla Valley Farms," prepared by Larry N. Scartz, L.S., on April 5, 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 (3,414 square feet existing + 5,121 square feet (150%) = 8,535 square feet maximum permitted on lot) regardless of whether such addition complies with the minimum yard requirement or is the subject of a subsequent yard reduction special permit. Subsequent additions that meet minimum yard requirements shall be permitted without an amendment to this special permit.
4. The addition shall be generally consistent with the architectural renderings and materials as shown on Attachment A to these conditions.

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

Pursuant to Sect. 8-015 of the Zoning Ordinance, this special permit shall automatically expire, without notice, 30 months after the date of approval unless construction has commenced and has been diligently prosecuted. The Board of Zoning Appeals may grant additional time to commence construction if a written request for additional time is filed with the Zoning Administrator prior to the date of expiration of the special permit. The request must specify the amount of additional time requested, the basis for the amount of time requested and an explanation of why additional time is required.

THIS DRAWING IS THE PROPERTY OF GREAT DAY IMPROVEMENTS, LLC - ALL RIGHTS RESERVED. DUPLICATION OF THIS DRAWING IN ANY FORM WITHOUT THE EXPRESSED WRITTEN CONSENT OF GREAT DAY IMPROVEMENTS, LLC.

CORPORATE
HOME OFFICE
700 E. HIGHLAND ROAD
MACEDONIA, OH, 44056

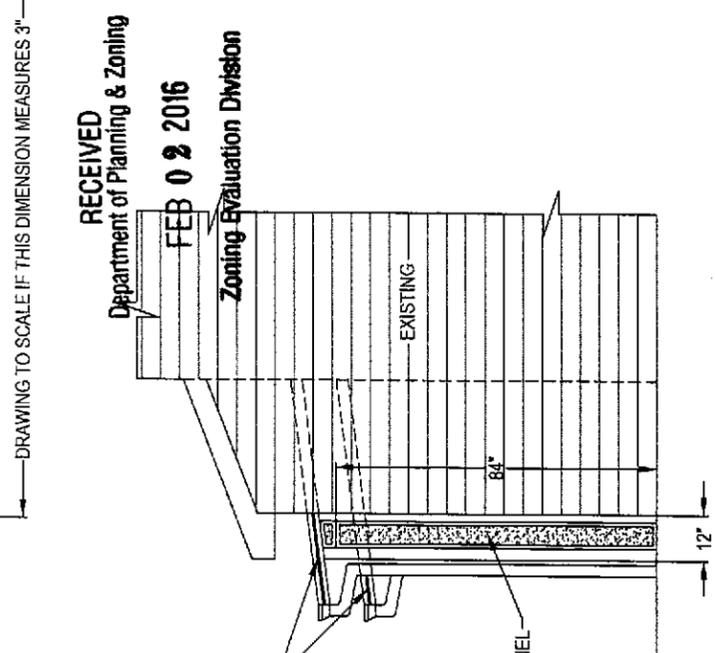


LOCATION
GDI - WASHINGTON
7345 LOCKPORT PLACE
LORTON, VA 22079
703-690-2000

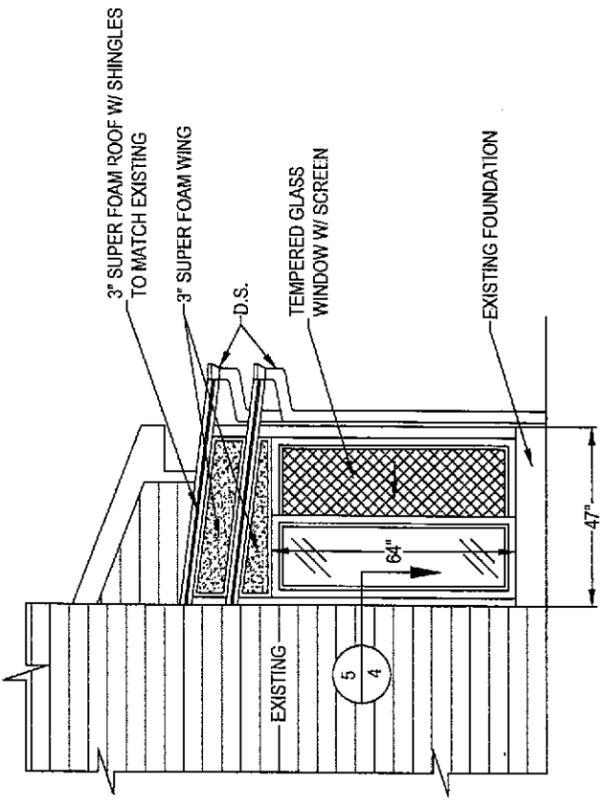
JAMES A. CLANCY
COMMONWEALTH OF VIRGINIA
LICENSED PROFESSIONAL ENGINEER
JAMES A. CLANCY
2000 WOODLAWN TRAIL
LITTLETON, VA, 22306
JACOBSON ENGINEERS

DATE	10-07-15
DRAWN	VNG
SCALE	1/4" = 1'-0"
SHEET	2 OF 5

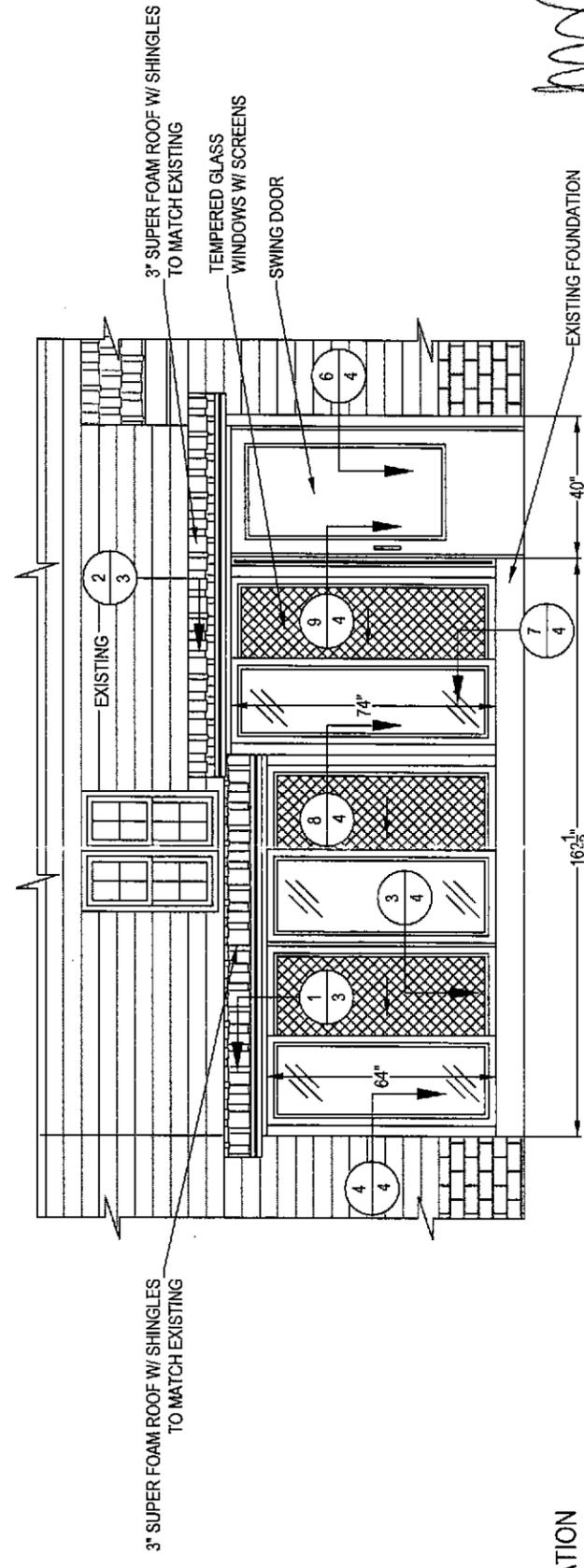
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Department of Planning & Zoning
FEB 02 2016
Zoning Evaluation Division



"B" WALL ELEVATION



"A" WALL ELEVATION



"B" WALL ELEVATION

NOTE: THE ABILITY OF EXISTING STRUCTURE TO SAFELY SUPPORT THE IMPOSED LOADS MUST BE CONFIRMED BY OTHERS, & IS NOT COVERED BY THE P.E. STAMP ON THESE DRAWINGS

ALL GLASS TEMPERED PER ANSI Z97.1 & CPSC 16CFR1201 STANDARDS.

MINIMUM DESIGN LOADS: (PER 2012 IRC)

NOTE: COMPONENTS HAVE BEEN CHECKED AGAINST DESIGN LOADS SHOWN & FOUND TO BE ACCEPTABLE STRUCTURALLY

DEAD LOADS:

1. ROOF: 6 PSF
2. WALLS: 6 PSF
3. FLOOR: 12 PSF

SNOW LOADS:

1. GROUND SNOW LOAD 25 PSF

BASIC WIND SPEED: 90 MPH, 3 SEC. GUSTS

LIVE LOADS:

1. ROOF: 30 PSF

DEFLECTION LIMITS:

1. WALLS: L/175
2. ROOF: L/120 (PER IRC TABLE R301.7 NOTE C)

NOTE: THIS ENCLOSURE IS NOT TO BE CONDITIONED OR USED AS A PERMANENT LIVING AREA.

NOTES:

1. ALL VIEW (AVR) ROOM; WHITE IN COLOR
2. CONSTRUCT ENCLOSURE ON EXISTING FOUNDATION
3. NO HEAT, PLUMBING, OR ELECTRICAL BY GDI
4. GUTTERS AND DOWNSPOUTS BY GDI
5. ALL CONCRETE TO BE 3000 PSI MINIMUM
6. ALL LUMBER TO BE SPF #2 OR BETTER, PRESSURE TREATED WHERE REQUIRED
7. ROOM CONSIDERED AS NON-CONDITIONED SPACE, EXEMPT FROM ENERGY REQUIREMENTS (PER 2012 IRC SECTION N1101.6, NOTE 2)

JAMES A. CLANCY P.E., L.S.
VA PROFESSIONAL ENGINEER (VA LIC. # 42466)
601 ASBURY AVE.
NATIONAL PARK, N.J. 08063
PH. # 856-853-7306

APR 06 2016

Zoning Evaluation Division

SPECIAL PERMIT STATEMENT OF JUSTIFICATION – SUNROOM

Edwin D. Miller
2609 Woodlawn Trail
Alexandria, VA 22306

The purpose of this request is to modify the side yard setback requirements to allow a seasonal sunroom enclosure to be built over top of an existing concrete basement stairwell. The main purpose for the proposed enclosure is to protect the existing basement from the constant flooding, which is causing severe damage to the inside of the home.

Per 8-922 regarding the provisions of reduction of certain yard requirements, we certify the following:

- The percentage of the gross floor area will increase by 1.9% with the addition of the proposed enclosure, as shown on plat provided.
- The subject property was acquired in good faith.
- We are not getting any closer to the side property line than the current footprint of the concrete stairwell is now.
- The condition/configuration of the subject property is not shared by others in the vicinity. The property is a semi-corner lot and has a unique configuration.
- The proposed enclosure will be in character with the existing structures on the lot and will in no way adversely affect the integrity of the subject property. The proposed structure's main purpose is to deter any further flooding of the existing basement.
- The proposed enclosure will be harmonious with the existing structures on the subject property, as it will be directly attached to the side of the home and the framing of the proposed structure will match the color of the existing house, which is white. The proposed enclosure will in no way affect the existing vegetation or trees of the property.
- The proposed enclosure will not adversely impact the use or enjoyment of any neighboring properties in regard to issues such as noise, light, air, erosion, and storm water run-off.

APR 06 2016

Zoning Evaluation Division

SPECIAL PERMIT STATEMENT OF JUSTIFICATION - SHED

Edwin D. Miller
2609 Woodlawn Trail
Alexandria, VA 22306

The purpose of this request is to modify the side yard setback requirements to allow the existing shed to remain on the property. The existing shed was built along with the house as per the building permit that was obtained. The owners purchased the property as is, with the existing shed already on the property.

Per 8-914 regarding the provision of approval of reduction to the minimum yard requirements based on error in building location, we certify the following regarding the existing shed located at the rear of the property:

- The noncompliance was done in good faith and through no fault of the property owner, as the shed was existing when the current property owner purchased the property.
- Such reduction will not impair the purpose and intent of this Ordinance, as the shed was built when the house was built and was done with a building permit.
- It will not be detrimental to the use and enjoyment of any neighboring properties, as the shed is located in the far rear corner of the property.
- It will not create an unsafe condition with respect to both other properties and public streets, mainly due to the location of the existing shed.
- To force compliance with the minimum yard requirements or location regulations would cause unreasonable hardship upon the owner, due to the fact that the existing shed was already on the property when the owners purchased the property and was built in conjunction with the existing house.
- The reduction or modification will not result in an increase in density or floor area ratio from that permitted by the applicable zoning district regulations.

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

Hazardous or Toxic Substances. There are no known hazardous or toxic substances. No hazardous materials will be generated, utilized, stored, treated, and/or disposed of onsite.

Edna - Mt / Cory Miller *26 FEB 2016*
Applicant's Signature Date

- I. A statement that the proposed use conforms to the provisions of all applicable ordinances, regulations, adopted standards and any applicable conditions, or, if any waiver, exception or variance is sought by the applicant from such ordinances, regulations, standards and conditions, such shall be specifically noted with the justification for any such modification.

Zoning Ordinance Compliance. The proposed development conforms to the provisions of all applicable ordinances, regulations and adopted standards or, if any waiver, exception or variance is sought, such request has been specifically noted with the justification for such modification.

Edna - Mt / Cory Miller *26 FEB 2016*
Applicant's Signature Date



Rear of home (Patio Area)
Rear of home (Patio Area)



Right Side of Home - Near Basement Entrance
Right Side of Home - Near Basement Entrance



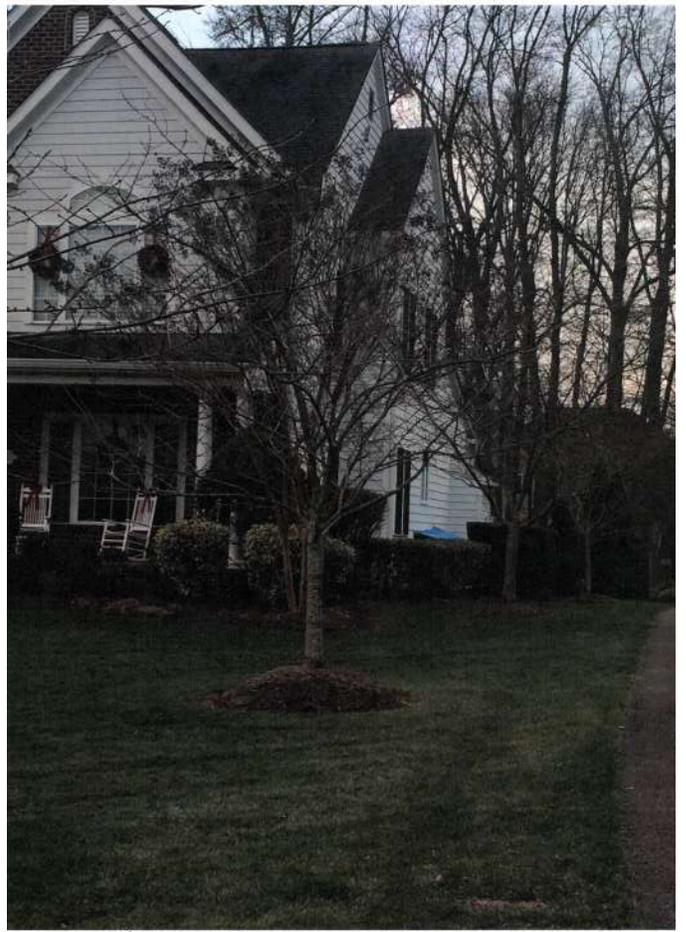
Basement Stairwell
Basement Stairwell



Basement Stairwell
Basement Stairwell



Water Damage in Basement



Right Front Corner
Right Front Corner



Right Front Corner
Right Front Corner



SHED (LEFT SIDE)- REAR LEFT CORNER
Shed (Left Side)- Rear Left Corner



SHED (FRONT) - LEFT REAR CORNER

Shed (Front)- Left Rear Corner



SHED- REAR LEFT CORNER

Shed- Rear Left Corner



Basement Entrance

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

SPECIAL PERMIT/VARIANCE AFFIDAVIT

DATE: 5/26/2016
 (enter date affidavit is notarized)

133420

I, TERESA A. MEDINA, 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)
EDWIN D. MILLER	2609 WOODLAWN TRAIL ALEXANDRIA, VA 22306	TITLE OWNER
CATHY A. MILLER	2609 WOODLAWN TRAIL ALEXANDRIA, VA 22306	CO-TITLE OWNER
GREAT DAY IMPROVEMENTS, LLC.	7345 LOCKPORT PLACE LORTON, VA 22079	AGENT
TERESA A. MEDINA	7345 LOCKPORT PLACE LORTON, VA 22079	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: 5/26/2016
(enter date affidavit is notarized)

133420

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)

GREAT DAY IMPROVEMENTS, LLC.
7345 LOCKPORT PLACE
LORTON, VA 22079

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)

EDWARD WEINFURTNER

(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): _____
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DATE: 5/26/2016
(enter date affidavit is notarized)

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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)

N/A

(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**)

N/A

(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.

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SPECIAL PERMIT/VARIANCE AFFIDAVIT

DATE: 5/26/2016
(enter date affidavit is notarized)

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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: May 26, 2016
(enter date affidavit is notarized)

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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.

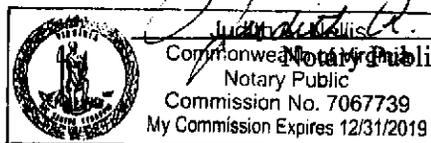
WITNESS the following signature:

(check one) [] Applicant Teresa A. Medina
[X] Applicant's Authorized Agent

Teresa A. Medina
(type or print first name, middle initial, last name, and title of signee)

Subscribed and sworn to before me this 26th day of May 2016, in the State/Comm. of Virginia, County/City of Fairfax.

My commission expires: 12/31/2019



2-405 Permitted Reduction in Lot Size Requirements for Certain Existing Lots

1. If a lot was recorded prior to March 1, 1941, or if a lot was recorded prior to the effective date of this Ordinance, and said lot met the requirements of the Zoning Ordinance in effect at the time of recordation, then such lot, either as a single lot or in combination with other such lots pursuant to a Building Permit, may be used for any use permitted in the zoning district in which located under this Ordinance even though the lot(s) does not meet the minimum district size, lot area, lot width and/or shape factor requirements of the district, provided all other regulations of this Ordinance can be satisfied.

This provision shall not apply to any such lot which, subsequent to the effective date of this Ordinance, is rezoned at the request of the owner or his agent or is subdivided by the owner or his agent, except for:

- A. A subdivision resulting from a voluntary dedication by the owner or a condemnation or acquisition of a portion thereof for public purposes by any governmental agency; or
 - B. A subdivision for a minor adjustment of lot lines, which may be permitted by the Director in accordance with Chapter 101 of The Code and the following:
 - (1) Such subdivision shall only be to consolidate land area of contiguous lots, or to rearrange lot lines in order to reallocate land area between contiguous lots such that the reconfigured lots contain either the same lot area as existed prior to the adjustment of the lot lines or a greater area than existed prior to the adjustment of the lot lines which results in a reduced number of lots; and
 - (2) There shall be no additional lots or outlots created, no increase in the maximum density and the resultant lot lines shall not create any new or aggravate any existing noncompliance with regard to minimum lot area, lot width, shape factor or minimum yard requirements.
2. A lot that did not meet the requirements of the Zoning Ordinance in effect at the time of recordation may be used for any use permitted in the zoning district in which located under this Ordinance, even though such lot does not meet the minimum district size, lot area, lot width and/or shape factor requirements of the district, provided that:

- A. The lot is described or depicted in a metes and bounds description or on a subdivision plat not approved by the County, which description or plat was recorded among the land records of Fairfax County prior to March 25, 2003; and
- B. The lot described in the metes and bounds description or on the unapproved plat was identified as a separate lot on the Fairfax County Real Property Identification Map and was taxed as a separate parcel on or before March 25, 2003; and
- C. The lot contained a principal structure on March 9, 2004 that was:
 - (1) Occupied or had been occupied at any time within five (5) years prior to March 9, 2004; or
 - (2) Under construction pursuant to a Building Permit and a Residential or Non-Residential Use Permit is issued within twelve (12) months after March 9, 2004 and
- D. Except for the minimum district size, lot area, lot width and shape factor requirements of the district, all other regulations of this Ordinance shall be satisfied, including but not limited to the bulk and permitted use regulations of the zoning district in which located.

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.

8-914 Provisions for Approval of Reduction to the Minimum Yard Requirements Based on Error in Building Location

The BZA may approve a special permit to allow a reduction to the minimum yard requirements for any building existing or partially constructed which does not comply with such requirements applicable at the time such building was erected, but only in accordance with the following provisions:

1. Notwithstanding Par. 2 of Sect. 011 above, all applications shall be accompanied by ten (10) 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 and 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. Location of all existing structures, with dimensions, including height of any structure and penthouse, and if known, the construction date(s) of all existing structures.
 - E. All required minimum yards to include front, side and rear, and a graphic depiction of the angle of bulk plane, if applicable, and the distances from all existing 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 well and/or septic field.

- I. For nonresidential uses, a statement setting forth the maximum gross floor area and FAR for all uses.
- 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. Seal and signature of professional person certifying the plat.

In addition, the application shall contain a statement of justification explaining how the error in building location occurred and any supportive material such as aerial photographs, Building Permit applications, County assessments records, a copy of the contract to build the structure which is in error, or a statement from a previous owner indicating how the error in building location occurred.

- 2. The BZA determines that:
 - A. The error exceeds ten (10) percent of the measurement involved, or
 - B. The error is up to ten (10) percent of the measurement involved and such reduction or modification is requested in conjunction with the approval of a special permit for another use or application for a variance on the property, or is in conjunction with another special permit for an error in building location on the property that exceeds ten (10) percent of the measurement involved, and
 - C. The noncompliance was done in good faith, or through no fault of the property owner, or was the result of an error in the relocation of the building subsequent to the issuance of a Building Permit, if such was required, and
 - D. Such reduction or modification will not impair the purpose and intent of this Ordinance, and
 - E. It will not be detrimental to the use and enjoyment of other property in the immediate vicinity, and
 - F. It will not create an unsafe condition with respect to both other property and public streets, and

- G. To force compliance with the minimum yard requirements or location regulations would cause unreasonable hardship upon the owner.
 - H. The reduction or modification will not result in an increase in density or floor area ratio from that permitted by the applicable zoning district regulations.
3. In granting such a reduction under the provisions of this Section, the BZA shall allow only a reduction necessary to provide reasonable relief and may, as deemed advisable, prescribe such conditions, to include landscaping and screening measures, to assure compliance with the intent of this Ordinance.
 4. Upon the granting of a reduction for a particular building in accordance with the provisions of this Section, the same shall be deemed to be a lawful building.
 5. The BZA shall have no power to waive or modify the standards necessary for approval as specified in this Section.

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.