



County of Fairfax, Virginia

July 13, 2016

STAFF REPORT

SPECIAL PERMIT SP 2016-PR-038

PROVIDENCE DISTRICT

APPLICANTS/OWNERS: Noel and Meredith M. Campbell

STREET ADDRESS: 10005 Fox Spring Court, Oakton 22124

SUBDIVISION: Hunter Crossing, Lot 6

TAX MAP REFERENCE: 47-2 ((55)) 6

LOT SIZE: 15,842 square feet

ZONING DISTRICT: R-2

ZONING ORDINANCE PROVISION: 8-914, 8-922

SPECIAL PERMIT PROPOSAL: To permit a reduction in minimum yard requirements to allow construction of an accessory structure 17.0 feet from a rear lot line; and to permit a reduction in minimum yard requirements based on an error in building location to permit an addition (deck with lattice) to remain 11.4 feet from a rear lot line.

STAFF RECOMMENDATION: Staff recommends denial. However, should the Board choose to approve this application, staff recommends it do so subject to the Proposed Development Conditions contained in Appendix 1 of the staff report.

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.

Heath Eddy, AICP

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

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

For additional information, call Zoning Evaluation Division, Department of Planning and Zoning at 703-324-1280, 12055 Government Center Parkway, Suite 801, Fairfax, Virginia 22035. **Board of Zoning Appeals' meetings are held in the Board Room, Ground Level, Government Center Building, 12000 Government Center Parkway, Fairfax, Virginia 22035-5505.**

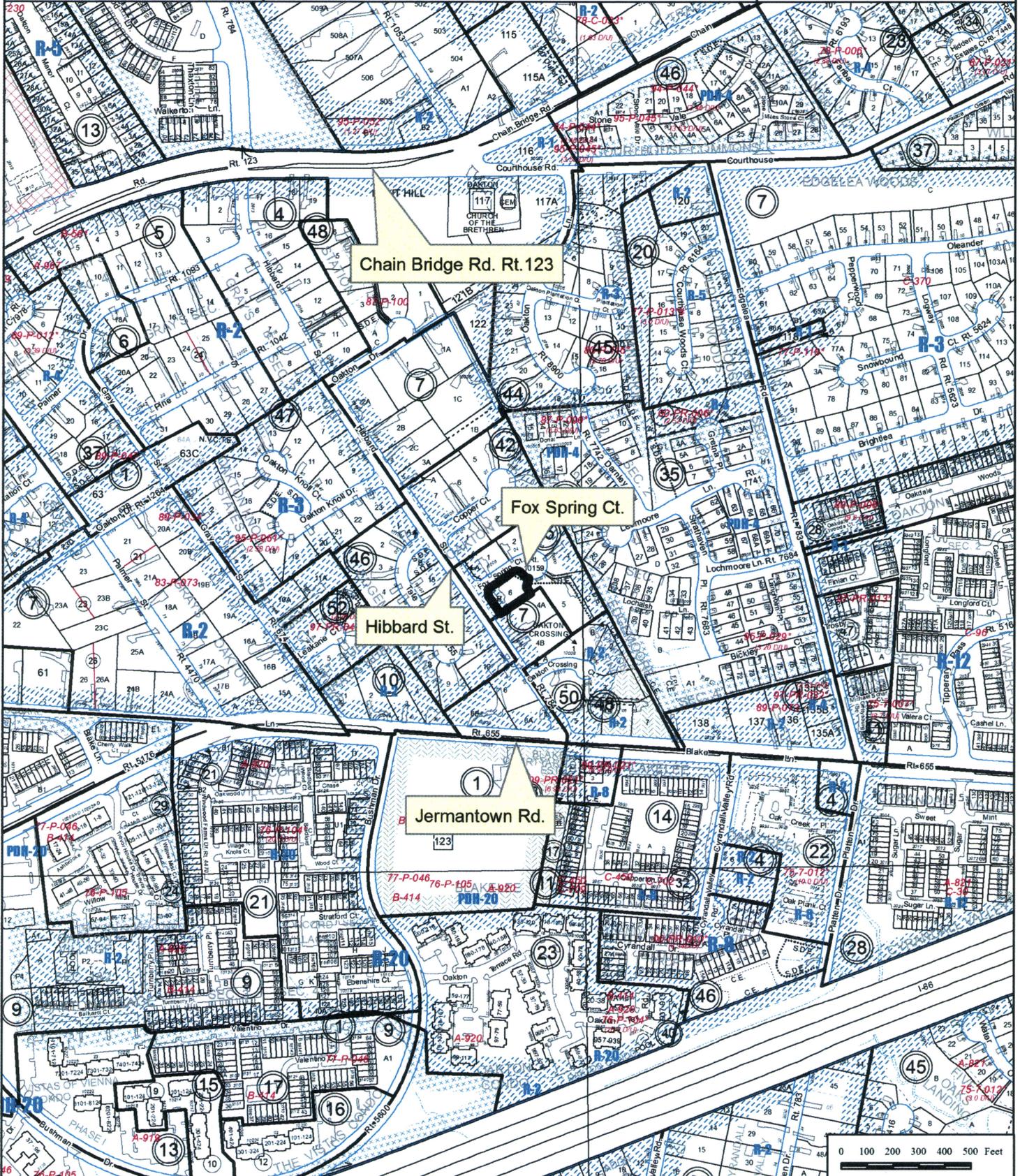


Americans with Disabilities Act (ADA): Reasonable accommodation is available upon 48 hours advance notice. For additional information on ADA call (703) 324-1334 or TTY 711 (Virginia Relay Center).



Special Permit SP 2016-PR-038

NOEL CAMPBELL & MEREDITH M. CAMPBELL



NOTES:

1. FENCE LOCATIONS, IF SHOWN, ARE APPROXIMATE ONLY AND DO NOT CERTIFY AS TO OWNERSHIP.
2. ACCORDING TO THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT'S FLOOD INSURANCE RATE MAP, THE HOUSE SHOWN HEREON APPEARS TO BE IN ZONE: "X" (FEMA PANEL 51059C0145E DATED SEPTEMBER 17, 2010)
3. NO TITLE REPORT FURNISHED, TO THE BEST OF MY KNOWLEDGE AND BELIEF ALL APPLICABLE RESTRICTIONS AND EASEMENTS ARE SHOWN. THERE ARE NO KNOWN UTILITY EASEMENTS GREATER THAN 25' IN WIDTH.
4. METES AND BOUNDS AND MERIDIAN SHOWN WERE TAKEN FROM DEEDS OF RECORD.
5. THIS LOT IS SERVED BY PUBLIC SEWER AND WATER.
6. THIS LOT DOES NOT LIE WITHIN A RESOURCE PROTECTION AREA (RPA).

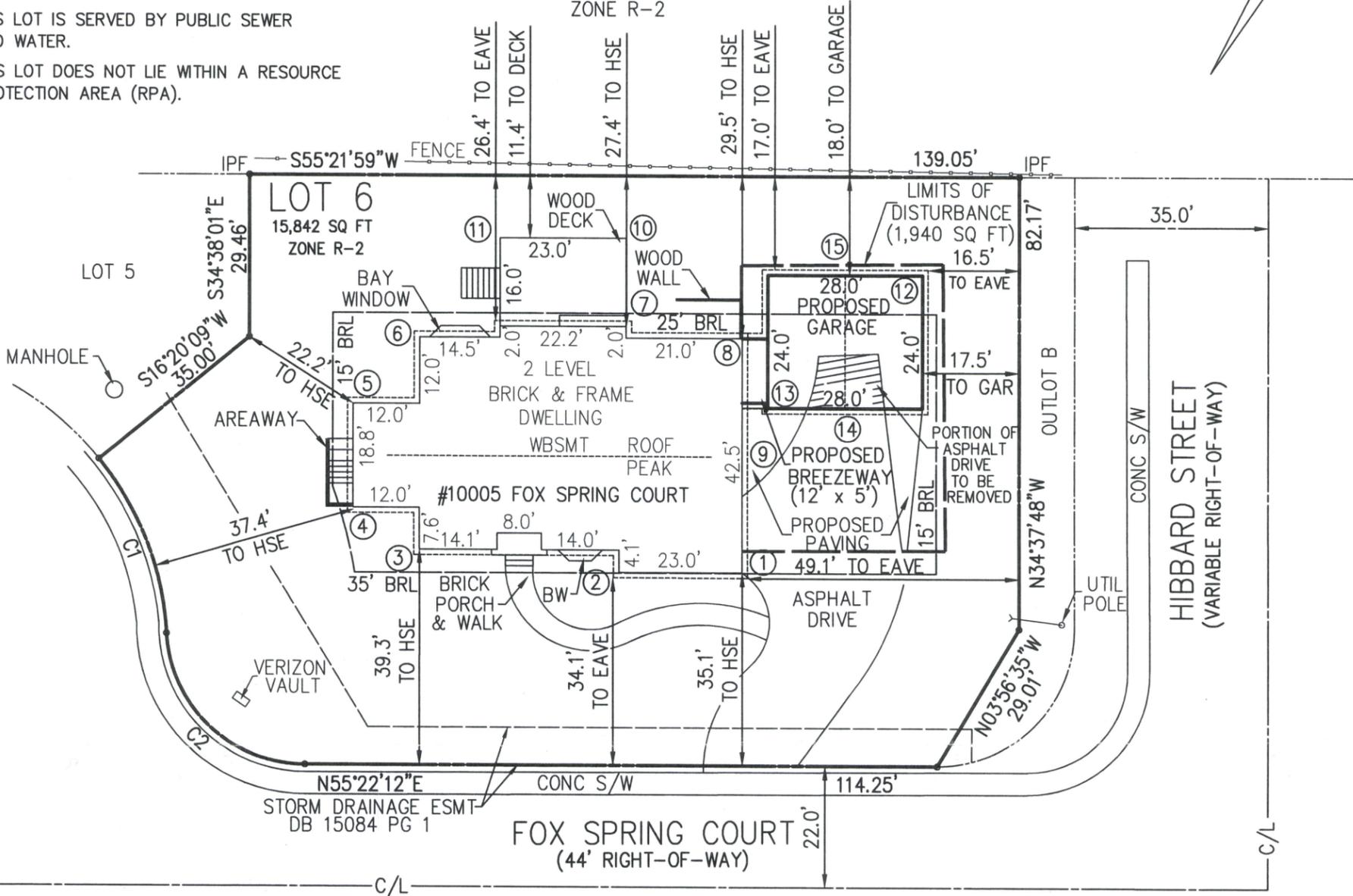
FLOOR AREA (SQ FT):

	UPPER LVL	LOWER LVL	GARAGE	GROSS FLOOR AREA
EXISTING	+ 2350	+ 2004	+ 0	= 4354
PROPOSED	+ 0	+ 0	+ 674	= 5028

FLOOR AREA RATIOS:

PROP. GARAGE:	0.15 (= 674 / 4354)
EX. GFA RATIO:	0.27 (= 4354 SQ FT / 15842 SQ FT LOT AREA)
PROP. GFA RATIO:	0.32 (= 5028 / 15842)

0472 07 0004A
GRAYS SUBDIVISION
PART OF LOT 4
ZONE R-2



DECK HEIGHTS	GARAGE HEIGHTS	EAVE HEIGHTS
⑩ 4.0'	⑫ 12.0'	① 15.0'
⑪ 4.0'	⑬ 10.5'	② 15.0'
	⑭ 21.0'	③ 21.0'
	⑮ 23.0'	④ 15.0'
		⑤ 15.0'
		⑥ 25.0'
		⑦ 14.5'
		⑧ 20.5'
		⑨ 29.0'



SPECIAL PERMIT PLAT
LOT 6

HUNTER CROSSING

PROVIDENCE MAGISTERIAL DISTRICT
FAIRFAX COUNTY, VIRGINIA

SCALE: 1"=25' DATE: 4-14-2016

RECEIVED
Department of Planning & Zoning
APR 19 2016
Zoning Evaluation Division

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	55.00'	34.70'	34.13'	S55°35'48"E	36°08'56"
C2	25.00'	38.01'	34.45'	N81°04'34"W	87°06'27"

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE POSITIONS OF ALL THE EXISTING IMPROVEMENTS HAVE BEEN CAREFULLY ESTABLISHED BY A TRANSIT TAPE SURVEY AND UNLESS OTHERWISE SHOWN THERE ARE NO ENCROACHMENTS EITHER WAY ACROSS THE PROPERTY LINE.

CERTIFIED LAND SURVEYOR



SCHOOLS & TOWNSEND, P.C.
ENGINEERS · SURVEYORS
9252 MOSBY STREET · MANASSAS, VIRGINIA 20110
703-368-8001 · 631-2995 · FAX 703-368-9950

PARCEL IDENTIFICATION #: 0472-55-0006
OWNER OF RECORD: NOEL CAMPBELL & MEREDITH MELCHER (D.B. 24314 PG. 2052)

CASE NAME: LENSIS BUILDERS DRFT. BY: TS
WO#: 416-139 FB. 636 PG. 20 CHKD. BY: KH

SPECIAL PERMIT REQUEST

The applicant requests special permit approval to permit a reduction in minimum yard requirements to allow construction of an accessory structure 17.0 feet from a rear lot line; and to permit a reduction in minimum yard requirements based on an error in building location to permit an addition (deck with lattice) to remain 11.4 feet from a rear lot line.



Figure 1: Subject property, Source: Pictometry 2015.

A copy of the special permit plat, entitled “Special Permit Plat Lot 6 Hunter Crossing,” prepared by Richard D. Townsend, L.S., of Schools & Townsend, P.C., dated April 14, 2016 and received April 19, 2016, consisting of one sheet is provided at the front of this staff report. A copy of the applicant’s statement of justification and relevant photographs, and architectural renderings, and the affidavit are provided in Appendices 1-3, respectively.

CHARACTER OF THE SITE AND SURROUNDING AREA

The 15,842-square foot subject property is located on Fox Spring Court near the intersection of Hibbard Street in the Hunter Crossing subdivision located between Chain Bridge Road to the north and Jermantown Road to the south in the Oakton section of the County. Hunter Crossing is one of a series of small residential subdivisions located along Hibbard Street between the two major thoroughfares.

The property is developed with a 4,354 square foot, 2-story single family detached

dwelling with an open rear deck, 2-car attached garage, front porch, and a driveway access to Fox Spring Court. The residence, as with the other dwellings on Fox Spring Court, was constructed in the mid-2000s.

BACKGROUND AND HISTORY

County Records indicate that the existing single family dwelling was permitted for construction in 2003, with a second permit issued in 2004 for the construction of the rear deck, which is part of the current application.

This is the first special permit or variance request for the subject property. County records indicate there have been several similar special permit/variance applications in the area, including the following:

- VC 92-P-012, approved by the BZA on April 23, 1992, for 2968 Hibbard Street, to permit a fence 8 feet in height in the front yard on a corner lot
- VC 00-P-038, approved by the BZA on July 18, 2000, for 2960 Hibbard Street, to allow a 5.7-foot high fence to remain in the front yard
- VA 00-P-038, approved by the BZA on February 27, 2001, for 2960 Hibbard Street, to permit construction of an accessory structure 7.9 feet from the side lot line and 3.4 feet from the rear lot line
- VC 01-P-193, approved by the BZA on March 5, 2002, for 10007 Oakton Crossing Court, to permit a fence 6 feet in height in the front yard
- VC 01-P-194, approved by the BZA on March 5, 2002, for 10009 Oakton Crossing Court, to permit a fence 6 feet in height in the front yard
- SP 2014-PR-120, approved by the BZA on October 22, 2014, for 10005 Leamoore Lane, to permit an accessory dwelling unit

DESCRIPTION OF THE APPLICATION

The applicants request to construct a new 2-car semi-detached garage in addition to the existing attached garage which will be located 17.0 feet from the rear lot line. There is a small, 8-foot wide outlot separating the subject property from Hibbard Street. Thus, the property is not a "corner lot" by definition, and the proposed garage would not be encroaching on a minimum required front yard but would in fact comply with the minimum side yard in the R-2 District, however it does encroach into the minimum required rear yard.

The proposed breezeway is not a functional feature (as determined by Zoning Administration staff), in that it does not physically connect or cover a walkway between two doorways, but between a doorway and a double window. Therefore, the garage is not considered to be an addition but an accessory structure. As a result, the request for a reduction in the minimum rear yard is based on the minimum required distance for a 23-foot tall garage, which would be 23 feet. The applicants are requesting a reduction to 17 feet, which represents a reduction of 6 feet or 26.1 percent.

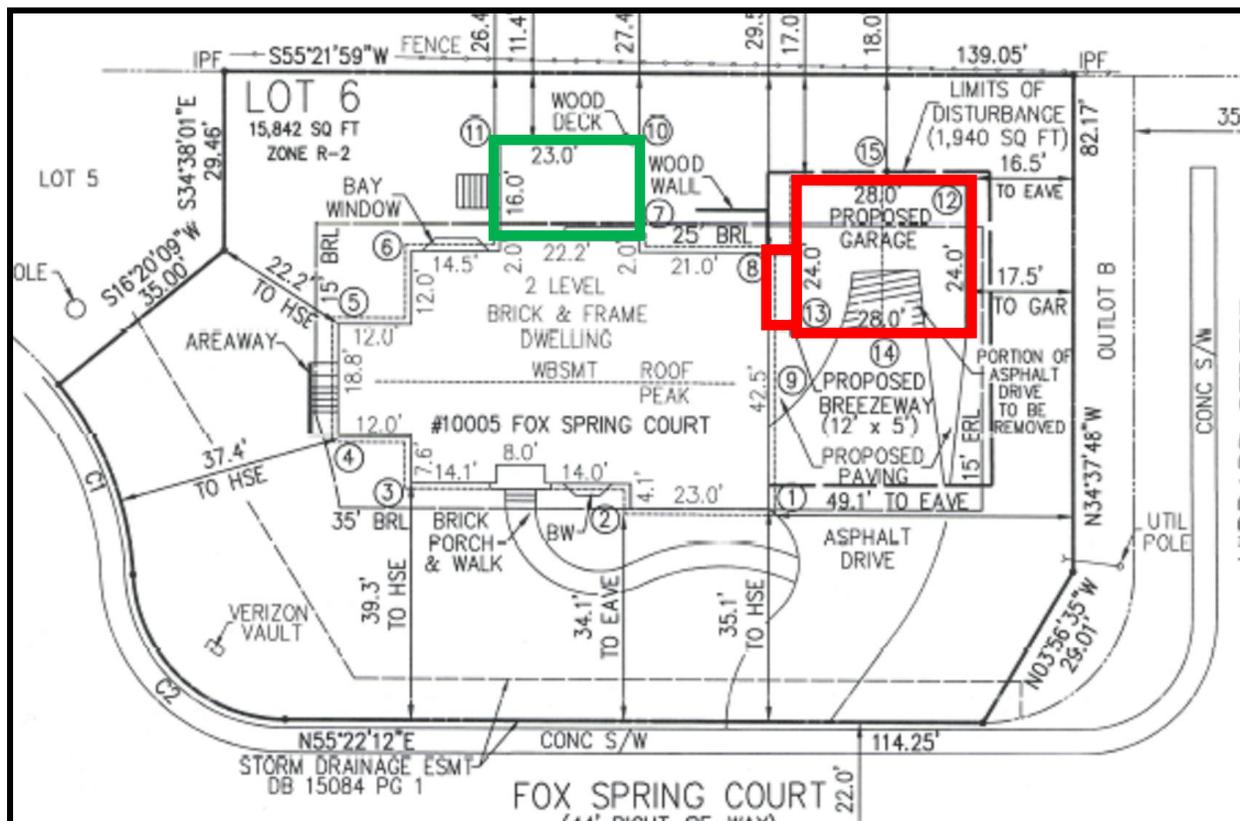


Figure 2: Special Permit plat, partial, showing the proposed accessory structure (in red) and the deck proposed for error in building location (in green). Source: Applicant.

In addition, review determined that the open deck, approved in 2004 at 11.7 feet from the rear lot line, has been enclosed underneath the floor decking with lattice, thus changing the classification of the deck from a permitted extension regulated under Sect. 2-412.2 of the Zoning Ordinance into a residential addition requiring compliance with the minimum rear yard, which in the R-2 District is 25 feet. Therefore, the applicants are requesting approval of an error in building location for a reduction of the rear yard of 13.6 feet, or a reduction of 54.4 percent.

Figures 3-5 on the next page show the architectural design of the proposed garage versus the existing condition of the property for comparison.



Figure 3: Image of proposed new semi-detached garage, and the existing side yard view. Source: Applicant.



Figure 4: Side-view rendering of proposed garage and existing yard view. Source: Applicant.



Figure 5: Rear view of proposed garage and image showing perspective of adjacent neighbor. Source: Applicant.

The garage is designed to mimic the basic design elements of the main residence, including roof pitch and massing. The upstairs area of the garage is intended for storage only.

Finally, Figures 6 and 7, below, shows the existing deck with lattice structure underneath.



Rear Yard View

Figure 6: Deck with Lattice. Source: Applicant



Rear Yard View

Figure 7: View of deck from adjacent neighbor. Source: Applicant.

ANALYSIS

Comprehensive Plan Provisions

Plan Area: II
 Planning District: Fairfax
 Planning Sector: Mosby Woods (F3)
 Plan Map: Residential

The Plan does not contain any specific recommendations for the subject property but does note that this area is planned for infill residential development in accordance with the guidance provided by the Policy Plan under Land Use Objectives 8 and 14.

ZONING ORDINANCE REQUIREMENTS (Appendix 6)

The subject property is zoned R-2, which has the following lot size and bulk regulations.

Bulk Standards (R-2)		
Standard	Required	Provided
Minimum Lot Size	15,000 sf.	15,842 sf.
Minimum Lot Width	100 feet	186.96 feet
Maximum Building Height	35 feet	29 feet
Minimum Front Yard	35 feet	35.1 feet
Minimum Side Yard	15 feet	22.2 feet (east side) 50.1 feet (west side)
Minimum Rear Yard	25 feet	11.4 feet*

*As requested with this application for the deck and lattice.

Accessory Structures Proposed		
Standard	Required	Requested
Accessory Structure 7 feet or higher	Min. side yard 15 feet (R-2 District) Min. rear yard = height (23 feet)	17 feet to rear lot line (complies with min. side yard)

This special permit application is subject to the following provisions of the Zoning Ordinance and are provided as Appendix 6. Subject to the development conditions, the special permit must meet these standards.

- Sect. 8-006 General Special Permit Standards
- Sect. 8-903 Group 9 Standards
- 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

The following is staff’s analysis of the Zoning Ordinance provisions and the proposal to permit a reduction in the minimum rear yard to 17.0 feet to allow construction of an accessory structure (garage). As the BZA is aware, staff does not provide recommendations for cases involving Sect. 8-914.

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

Standards 1 & 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	Residences in the neighborhood have primarily attached garages. The proposed detached garage is located in compliance with the minimum side yard and will reduce the minimum distance to the rear lot line by 6 feet if approved. In staff’s opinion, the proposed garage would have a negative impact on the adjacent lot to the south, since the placement would show a prominent view of the roof from that property’s front yard.
Standard 4 Pedestrian/ Vehicular Traffic	No increased vehicular or pedestrian traffic is expected with this application. In staff’s opinion, the proposed use does not conflict with existing and anticipated traffic in the neighborhood.
Standard 5 Landscaping/ Screening	There is some screening both from the adjacent street and the nearest neighbor. The proposed accessory structure should have no impact on adjacent trees, though UFMD recommends installing proper tree protection fencing prior to construction. The primary visual impact is on the adjacent lot to the south, which would not have enough screening to overcome the view of the roof.
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	The proposed changes would not result in any impact on the public utilities, drainage patterns, or parking in the surrounding area.
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 regulation for the minimum required rear yard is requested to be modified with the special permit application. The subject property complies with all bulk standards of the R-2 District except for the errors as requested.
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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 proposed construction will not disturb more than 2,500 square feet, therefore no additional site plan requirements are required.

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

Standard 1 Yard Requirements Subject to Special Permit	<p>A. <i>Minimum required yards – Yards not less than 50% of the requirement and not less than 5 feet: N/A</i></p> <p>B. <i>Pipestem lots- N/A</i></p> <p>C. <i>Accessory structure locations – The proposed accessory structure (garage) would be located 17.0 feet from the rear lot line. The required rear yard for a 23-foot tall accessory structure is 23 feet, resulting in a reduction of 6.0 feet, or 26.1%.</i></p> <p>D. <i>Extensions into minimum required yards allowed by Sect. 2-412: N/A</i></p>
Standard 2 Not a Detached Structure in a Front Yard	The application does not included a detached structure in a front yard.
Standard 3 Principal Structure that Complied with Yard Requirements When Established	The principal structure complied with all requirements when constructed in 2003-2004. The attached deck was constructed in compliance with the building permit issued in 2004, but the lattice structure subsequently added converted the deck into a residential addition. This is the subject of the request for an error in building location.
Standard 4 Addition No More than 150% of Existing Gross Floor Area (GFA)	The proposed accessory structure totals 674 square feet in area. The total increase in GFA is about 15% of the existing GFA of 4,354 square feet. The maximum total increase for the subject property is 6,531 square feet.
Standard 5 Accessory Structure Subordinate in Purpose, Scale, Use and Intent	The proposed accessory garage is 15% of the total size of the existing residence, is smaller in height and scale than the residence, and is intended for storage of vehicles and lawn care equipment. The proposed garage complies with this standard.
Standard 6 Construction in Character with On-Site Development	The proposed garage is similar in style and roofline to the existing residence.
Standard 7 Construction Harmonious with Off-Site Development	The neighborhood consists of residences built of similar scale and design by the same builder. The proposal represents a departure for the subdivision and the surroundings. There are no other detached garages in the area. In addition, the prominent size for a detached garage would create a precedent for similar requests.

<p>Standard 8 Construction Shall Not Adversely Impact Adjacent Properties</p>	<p>The proposed garage would be located approximately 42 feet from the neighbor's residence to the southeast, the nearest point of any neighbor. Any adverse impact is due to the view over the fence, which would be of a roof area in the neighbor's front yard.</p>
<p>Standard 9 Represents the Minimum Amount of Reduction Necessary</p>	<p>Staff believes this proposal does not demonstrate a need for reduction. While staff respects the desire to provide additional storage space onsite, the proposed garage can be reduced in height to meet the distance requirements of the Zoning Ordinance, with no need for a special permit.</p> <p>Other issues of environmental characteristics, slopes, wells, floodplains and/or Resource Protection Areas, easements 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 elevation drawings are included as an attachment to the proposed development conditions in Appendix 1.</p>

CONCLUSION

Staff finds that the proposal to permit a reduction of certain yard requirements to permit construction of an accessory structure 17.0 feet from the rear lot line is not in conformance with the applicable Zoning Ordinance provisions, specifically General Standard 3 and Standard 9 under Sect. 8-922.

RECOMMENDATION

Staff recommends denial of SP 2016-PR-038 for the construction of the detached garage. However, should the Board choose to approve this application, staff recommends it do so subject to the Proposed Development Conditions contained in Appendix 1 of the staff report.

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, Architectural Renderings, and Photographs
3. Applicant's Affidavit
4. Available Street File Information
5. Agency Comments
6. Zoning Ordinance Provisions

PROPOSED DEVELOPMENT CONDITIONS**SP 2016-PR-038****July 13, 2016**

If it is the intent of the Board of Zoning Appeals to approve SP 2016-PR-038 located at Tax Map 47-2 ((55)) 6 to permit a reduction in minimum yard requirements to allow construction of an accessory structure (detached garage) 17.0 feet from a rear lot line; and to permit a reduction in minimum yard requirements based on an error in building location to permit an addition (deck with lattice) to remain 11.4 feet from a rear lot line pursuant to Sects. 8-914 and 8-922 of the Fairfax County Zoning Ordinance, staff recommends that the Board condition the approval by requiring conformance with the following development conditions.

1. These conditions shall be recorded by the applicant among the land records of Fairfax County for this lot prior to the issuance of a building permit. A certified copy of the recorded conditions shall be provided to the Zoning Permit Review Branch, Department of Planning and Zoning.
2. This special permit is approved for the location and size of the deck with lattice located in error of the minimum rear yard requirement, and for the detached garage as shown on the special permit plat, entitled "Special Permit Plat Lot 6 Hunter Crossing," prepared by Richard D. Townsend, L.S., of Schools & Townsend, P.C., dated April 14, 2016 and received April 19, 2016, consisting of one sheet as submitted with this application and is not transferable to other land.
3. Pursuant to Par. 4 of Sect. 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 (4,354 square feet existing + 6,531 square feet (150%) = 10,885 square feet permitted) regardless of whether such addition complies with the minimum yard requirement or is the subject of a subsequent yard reduction special permit. Notwithstanding the definition of gross floor area as set forth in the 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. Subsequent additions that meet minimum yard requirements shall be permitted without an amendment to this special permit.
4. The detached garage shall be generally consistent with the design of the architectural renderings as shown on Attachment 1 to these conditions.

5. The applicant shall install tree protection measures along the side lot line with Outlot B prior to commencing construction.

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 on the detached garage 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.

ATTACHMENT 1: Architectural Renderings for Proposed Addition

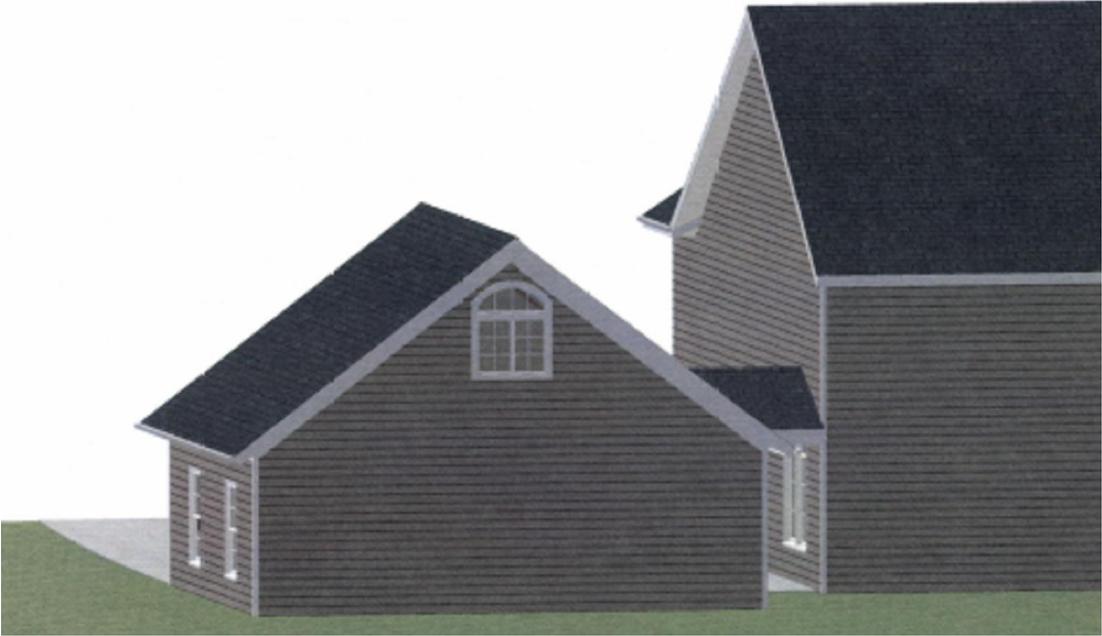
Front Elevation



Side Elevation



Rear Elevation



Statement of Justification, Architectural Renderings and Select Photographs

Special Permit Statement of Justification

Reference: Special Permit application for an attached two car garage.

RECEIVED
Department of Planning & Zoning

Property Owners: Noel Campbell and Meredith Melcher Campbell
10005 Fox Spring Ct
Oakton VA 22124

MAR 11 2016
Zoning Evaluation Division

The following addresses Attachment #2 of the Special Permit Application:

- A.) The type of operation is a residential attached two car garage- no commercial application at all.
- B.) Hours of operation are normal residential hours, as this is our primary residence.
- C.) There will be no patrons/clients, patients, pupils, or any other type of commercial operations, as this is strictly for residential and personal use.
- D.) No employees, attendants, or teachers.
- E.) No traffic impact-we intend to use the garage for our existing cars.
- F.) General area of vicinity is residential R-2 zoning.
- G.) The new garages architectural façade style matches the existing homes façade. Please see the attached architectural drawings.
- H.) There are no associated or hazardous substances to be generated, utilized, stored, treated and/or disposed of on-site, nor the size of any existing tanks or container's.
- I.) We feel burdened by an unfair zoning requirement due to a corner lot, in which, as told to us by Fairfax County zoning, provides us with three front yard setbacks. We are asking for a reduction of one yard setback to equal 50%. The existing home meets all R-2 setbacks and the front of the new garage complies with existing zoning requirements. (Zoning Section 8-900 Group 9 uses requiring special regulation.)
 - 1. 8-901: Group 9 special permit uses:
 - Allows reduction of certain yard requirements.
 - 2. 8-902: Districts in which Group 9 uses may be located. Allowable under the R-2 district.
 - 3. 8-922: Provision for reduction of certain yard requirements:
 - A.) Residential is allowable
 - B.) Accessory structure location complies with section 10-104:

10-104: Location regulations say that if an accessory type building is attached to a principal building by any wall or roof construction, it shall be deemed to be a part of the principle building and shall comply in all respects with the requirements of the ordinance. Applicable to the principal building except as qualified in Section 2-412.

Section 2-412 states:

#1-The following shall apply to any structure:

- A.) Cornices, canopies, awning, eaves or other such similar features, all of which are at least 10 feet above finished grade level, but not closer than 2 feet to the property line.

We feel that we comply with all zoning requirements for a special use permit. We appreciate your time and consideration.

Sincerely,
Noel Campbell
& Meredith Melcher Campbell

Signature: *Noel Campbell*
Noel Campbell

Date: 9 MAR 2016

Signature: *Meredith Campbell*
Meredith Melcher Campbell

Date: 3/9/16



This foregoing instrument was acknowledged before me this 9th day of March, 2016 by Noel Campbell and Meredith Melcher Campbell.

Meghan Baggett
#7532002 EXP: 11/30/2016



RECEIVED
Department of Planning & Zoning
APR 26 2016
Zoning Evaluation Division

April 21, 2016

Fairfax County Zoning Evaluation Division
12055 Government Center Parkway, Suite 801
Fairfax, VA 22035

Attn: Mrs. Deborah Pemberton

Reference: Special Permit# SP 2016-0065

Dear Mrs. Pemberton,

Regarding the conversation on 04/20/16; I would like to address the "Reduction of Minimum Yard Requirements based on Error in Building Location."

8-914: #2-

A.- The deck is 4 feet high, but has a lattice surrounding the bottom of the structure.

B.- This request in being made to support a special permit for the addition of a garage to the property.

C.- In reference to the lattice being added, it is believed that it was added as a safety measure, due to there being very small children in the home. It serves no other purpose other than being a decorative accessory that encloses the bottom of the deck.

D.- This reduction does not impair the purpose or intent of this ordinance.

E.- The proposed garage does not have an adverse impact or affect the enjoyment of any adjacent property with regard to issues such as noise, light, air, erosion or storm water runoff.

F.- The location of the new garage works well with the existing drainage in place. The new garage is not a commercial type use, so noise, light and air will not be an issue. This is a garage in which a car will be parked, along with some yard work equipment. It will not create any unsafe conditions for the surrounding properties and public streets.

G.- Forcing this compliance would force undue hardship to the owner, based on the fact that they are growing family, and need the additional storage space to accommodate their current and future needs. The additional garage space is requested by the homeowner due to the current lack of space in the existing garage.

*Richard W. Lensis, CKD, CBD, CR, RESNET HERS Rater #051-083, President
Energy Masters of Virginia is a subsidiary of Lensis Builders Inc.
Serving Fairfax, Prince William, and Fauquier County
Member of the Better Business Bureau - Class A License #2705 036811A
12060 Cadet Court, Manassas Virginia 20109 - Office 703-367-0336 - Fax 703-367-7885
www.energymastersofva.com - www.lensisbuilders.com - info@lensisbuilders.com*



H.- The reduction of yard requirements will not result in an increase in density or floor area ratio from that permitted by the applicable zoning district regulations. All improvements made to the property will be strictly followed by what is outlined on the plat.

As a registered agent for Noel Campbell and Meredith Melcher Campbell; I have the authority to authorize this statement of justification. Please let me know if you have any questions or concerns.

Sincerely,

Richard Lensis, President

*Richard W. Lensis, CKD, CBD, CR, RESNET HERS Rater #051-083, President
Energy Masters of Virginia is a subsidiary of Lensis Builders Inc.
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www.energymastersofva.com - www.lensisbuilders.com - info@lensisbuilders.com*

Architectural Renderings

REVISIONS	<table border="1"><thead><tr><th>NO.</th><th>DATE</th><th>DESCRIPTION</th></tr></thead><tbody><tr><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td></tr></tbody></table>	NO.	DATE	DESCRIPTION													LENSIS Builders CONSTRUCTION	CAMPBELL GARAGE 10005 FOX SPRING CT OAKTON, VA. 22124	LENSIS BUILDERS INC 12060 CADET COURT MANASSASVA, 20104	DATE: 4/23/16	SCALE:	SHEET: A-5
NO.	DATE	DESCRIPTION																				

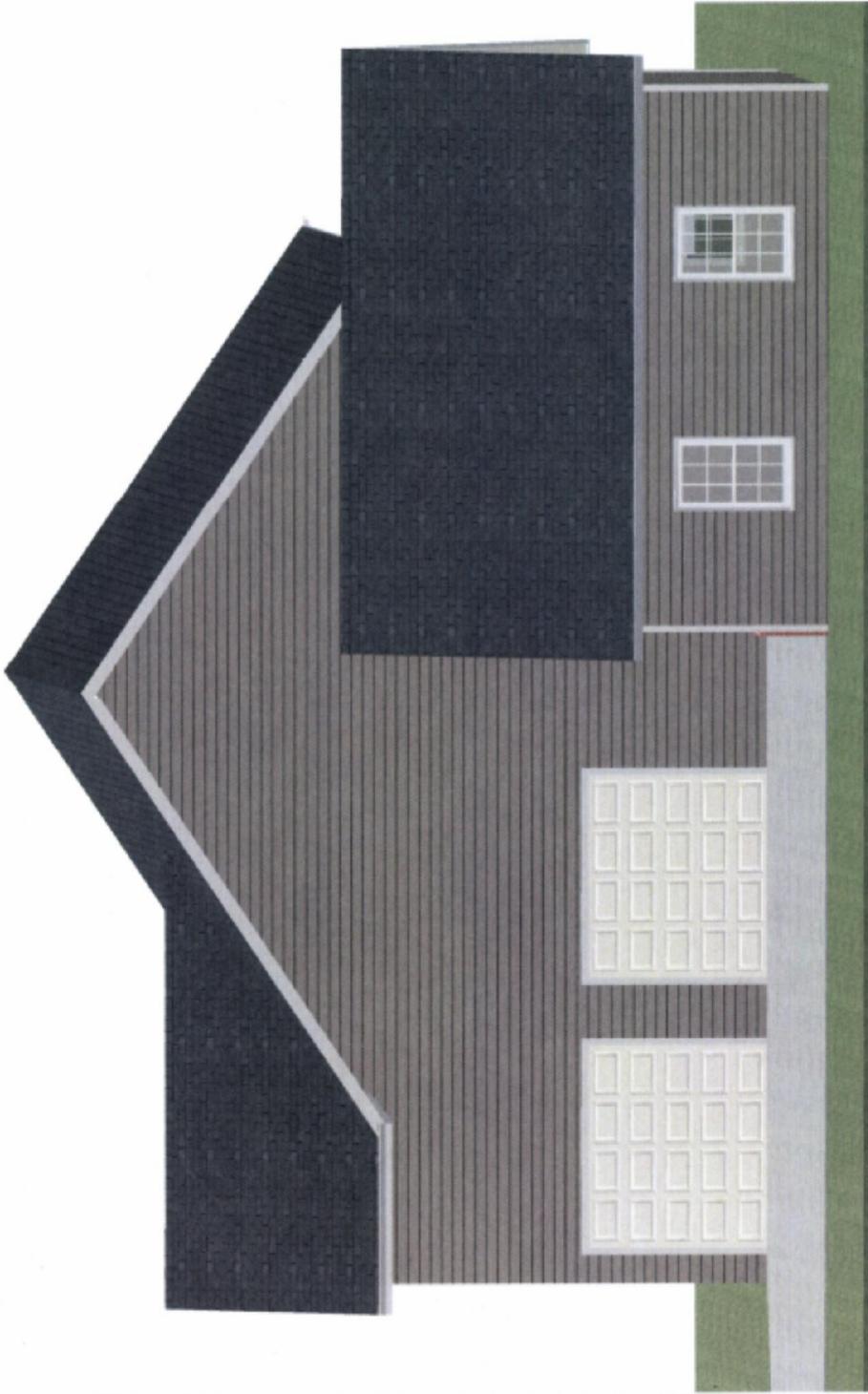


FRONT PERSPECTIVE

CONSTRUCTION LEGEND

- EXISTING EXTERIOR WALLS
- PROPOSED EXTERIOR WALLS
- EXISTING INTERIOR WALLS
- PROPOSED INTERIOR WALLS
- EXISTING WALLS REMOVED

REVISIONS	<table border="1"><tr><td>NO.</td><td>DESCRIPTION</td><td>DATE</td></tr><tr><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td></tr></table>	NO.	DESCRIPTION	DATE										LENSIS Builders CONSTRUCTION	CAMPBELL GARAGE 10005 FOX SPRING CT OAKTON VA 22124	LENSIS BUILDERS INC 12060 CADET COURT MANASSASVA 20109	DRAWING NUMBER: 16-000000	DATE: 4/23/16	SCALE:	SHEET: A-6
NO.	DESCRIPTION	DATE																		

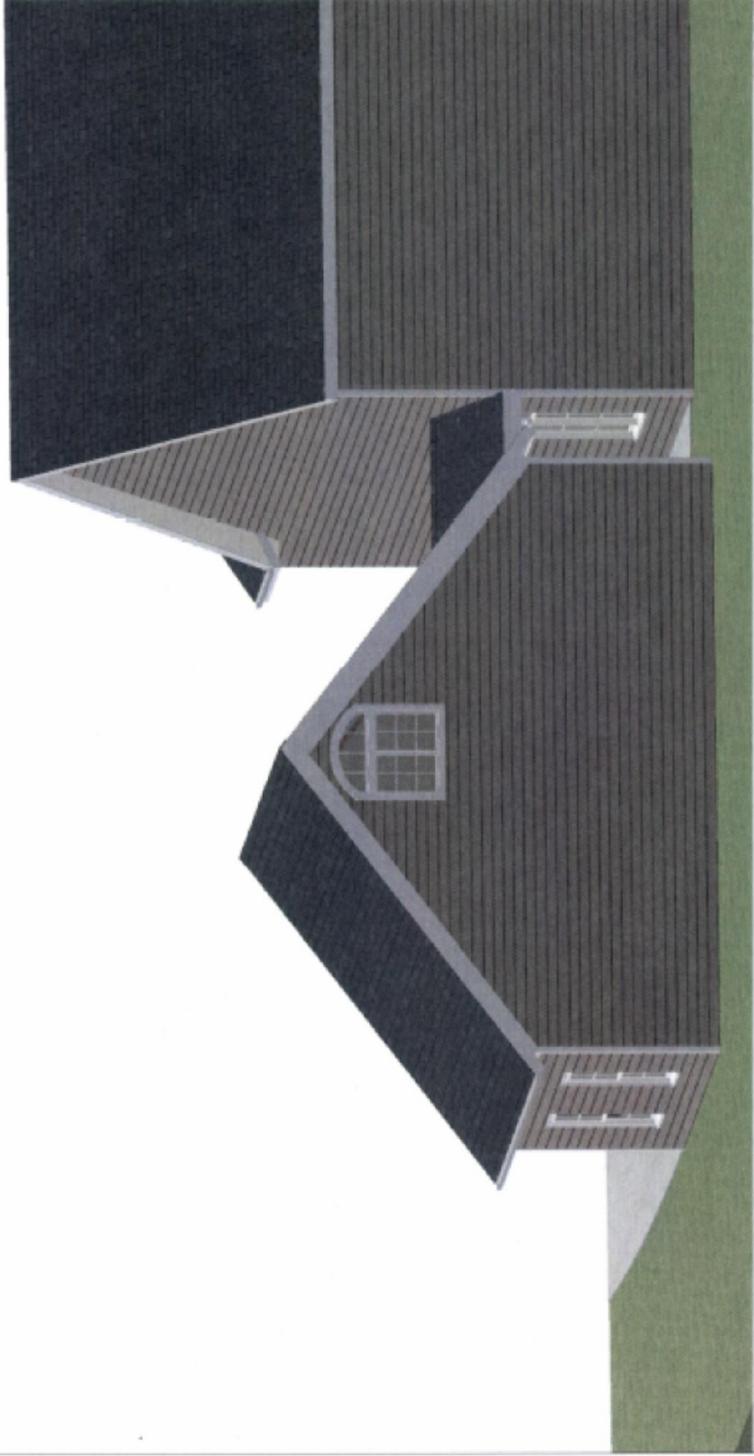


HIBBARD STREET SIDE PERSPECTIVE

CONSTRUCTION LEGEND

- EXISTING EXTERIOR WALLS
- PROPOSED EXTERIOR WALLS
- EXISTING INTERIOR WALLS
- PROPOSED INTERIOR WALLS
- EXISTING WALLS REMOVED

<small>REVISIONS</small> NO. DATE DESCRIPTION	LENSIS Builders <small>ARCHITECTURAL</small>	CAMPBELL GARAGE 10005 FOX SPRING CT OAKTON VA 22124	LENSIS BUILDERS INC 12060 CADET COURT MANASSASVA 20109	DATE: 4/23/16	SCALE:	SHEET: A-7
--	--	---	--	------------------	--------	---------------



REAR PERSPECTIVE

CONSTRUCTION LEGEND

- EXISTING EXTERIOR WALLS
- PROPOSED EXTERIOR WALLS
- EXISTING INTERIOR WALLS
- PROPOSED INTERIOR WALLS
- EXISTING WALLS REMOVED

Select Photographs



Fox Spring Ct Cul-de-sac Views

Image 1 Looking north from subject property



Fox Spring Ct Cul-De-Sac Views

Image 2: Looking west from subject property



Fox Spring Ct- Side Yard Home Views

Image 3: View of rear yard and deck from east side yard



Front Driveway View

Image 4: Existing residence on subject property



Hibbard St- Side Yard View

Image 5: View of side yard from Outlot B



Hibbard St- Side Yard View

Image 6: Side yard view from Hibbard Street sidewalk, location of proposed garage on right.



Hibbard St- Side Yard View

Image 7: Area of rear yard located behind proposed garage, and view of adjacent neighbor



Rear Yard View

Image 8: Adjacent neighbor nearest proposed garage



Rear Yard View

Image 9: Rear yard adjacent existing deck and lattice structure



Rear Yard View

Image 10: View of existing deck and lattice structure



County of Fairfax, Virginia

MEMORANDUM

Office of the County Attorney
 Suite 549, 12000 Government Center Parkway
 Fairfax, Virginia 22035-0064
 Phone: (703) 324-2421; Fax: (703) 324-2665
 www.fairfaxcounty.gov

DATE: March 24, 2016

TO: Deborah Pemberton, Planner III
 Applications Acceptance Section
 Zoning Evaluation Division
 Department of Planning and Zoning

FROM: Sepideh Aflaki-Khosrowshahi, Paralegal
 Office of the County Attorney

SUBJECT: BZA Affidavit
 Temporary Application No. SP 2016-0065

REF.: 134030

RECEIVED
 Department of Planning & Zoning

MAR 28 2016

Zoning Evaluation Division

Attached is a copy of an application and an original affidavit that has been approved by the Office of the County Attorney for the following case:

Name of Applicant

Affidavit Date of Oath

Noel & Meredith Campbell

3/22/16

Attachment

134030



COUNTY OF FAIRFAX
 Department of Planning and Zoning
 Zoning Evaluation Division
 12055 Government Center Parkway, Suite 801
 Fairfax, VA 22035 (703) 324-1290, TTY 711-
www.fairfaxcounty.gov/dpz/zoning/applications

APPLICATION No: SP 2016-PR-038
 RECEIVED
 Department of Planning & Zoning (Staff will assign)

MAR 22 2016
 Zoning Evaluation Division

RECEIVED
 Department of Planning & Zoning

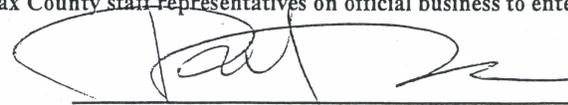
MAR 11 2016

APPLICATION FOR A SPECIAL PERMIT Zoning Evaluation Division
 (PLEASE TYPE or PRINT IN BLACK INK)

APPLICANT	NAME	NOEL CAMPBELL & MEREDITH MELCHER CAMPBELL	
	MAILING ADDRESS	10005 FOX SPRING CT. OAKTON, VA. 22124	
	PHONE HOME (703)	281-0189	WORK (703) 704-1858
	PHONE MOBILE ()	410-693-3994 / 706-442-4072	
PROPERTY INFORMATION	PROPERTY ADDRESS	10005 FOX SPRING CT. OAKTON, VA. 22124	
	TAX MAP NO.	0472-55-0006	SIZE (ACRES/SQ FT) 15,842 SQ. FT.
	ZONING DISTRICT	MAGISTERIAL DISTRICT PROVIDENCE	
	PROPOSED ZONING IF CONCURRENT WITH REZONING APPLICATION:	R-2	
SPECIAL PERMIT REQUEST INFORMATION	ZONING ORDINANCE SECTION	SECTION 8-900 GROUP 9	
	PROPOSED USE	ATTACHED TWO CAR GARAGE	
AGENT/CONTACT INFORMATION	NAME	RICHARD W. LENSIS	
	MAILING ADDRESS	12060 CADET COURT MANASSAS, VA. 20109	
	PHONE NUMBER	HOME 703-367-8999	WORK 703-216-8536
	PHONE NUMBER	MOBILE 703-216-8536	
MAILING	Send all correspondence to (check one): <input type="checkbox"/> Applicant -or- <input checked="" type="checkbox"/> Agent/Contact		

The name(s) and addresses of owner(s) of record shall be provided on the affidavit form attached and made part of this application. The undersigned has the power to authorize and does hereby authorize Fairfax County staff representatives on official business to enter the subject property as necessary to process the application.

RICHARD W. LENSIS
 TYPE/PRINT NAME OF APPLICANT/AGENT


 SIGNATURE OF APPLICANT/AGENT

SP 2016-0065

DO NOT WRITE IN THIS SPACE

Date Application accepted: _____ Application Fee Paid: \$ _____

Statement of Applicants Authorized Agreement

Reference: Special Use Permit (Attached Garage)

Noel Campbell and Meredith Melcher Campbell

10005 Fox Spring Ct

Oakton, VA 22124

Tax Map No. 0472-55-0006

I/We, Noel Campbell and Meredith Melcher Campbell, owners of 10005 Fox Spring Ct, Oakton VA 22124, give permission for Richard Lensis to act as our agent for a Fairfax County special permit application.

Thank you in advance for your cooperation.

Date: 3/9/16 By: *Noel Campbell*
Noel Campbell

Date: 3/9/16 By: *Meredith Campbell*
Meredith Melcher Campbell

Commonwealth/ State of: Virginia
City/County of: Fairfax, To Wit:

The foregoing instrument was acknowledged before me this 9th day of March, 2016, by Noel Campbell and Meredith Melcher Campbell.



Meghan Baggett
Notary Public (Signature)

Notary Registration No. 7532002

My Commission Expires: 11/30/2016

Affix Notary SBAL/STAMP

Statement of Ownership

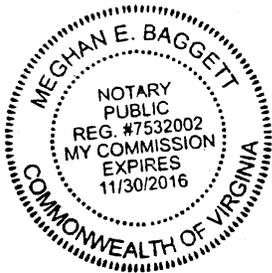
We, Noel Campbell and Meredith Melcher Campbell, are the owners of 10005 Fox Spring Ct, Oakton VA 22124.

Date: 9 MAR 2016 By: *Noel Campbell*
Noel Campbell

Date: 3/9/16 By: *Meredith Campbell*
Meredith Melcher Campbell

Commonwealth/ State of: Virginia
City/County of: Fairfax, To Wit:

The foregoing instrument was acknowledged before me this 9th day of March, 2016,
by Noel Campbell and Meredith Melcher Campbell.



Meghan Baggett
Notary Public (Signature)
Notary Registration No. 7532002
My Commission Expires: 11/30/16

Affix Notary SBAL/STAMP

Application No.(s): SP 2016-PR-038
(county-assigned application number(s), to be entered by County Staff)

SPECIAL PERMIT/VARIANCE AFFIDAVIT

DATE: 03/22/2016
(enter date affidavit is notarized)

134030

I, RICHARD W. LENSIS, 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)
RICHARD W. LENSIS LENSIS BUILDERS, INC.	1206 CADET CT, MANASSAS, VA 20109	CONTRACTOR/AGENT
NOEL CAMPBELL	10005 FOX SPRING CT, OAKTON, VA 22142	TITLE OWNER/APPLICANT
MEREDITH CAMPBELL	10005 FOX SPRING CT, OAKTON, VA 22142	TITLE OWNER/APPLICANT

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

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

Application No.(s): SP 2016-PR-038
(county-assigned application number(s), to be entered by County Staff)

SPECIAL PERMIT/VARIANCE AFFIDAVIT

DATE: 03/22/2016
(enter date affidavit is notarized)

134030

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)
LENSIS BUILDERS, INC.
12060 CADET CT
MANASSAS, VA 20109

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)

RICHARD	W.	LENSIS
STACY	A.	LENSIS

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

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

Application No.(s): SP 2016-PR-038
(county-assigned application number(s), to be entered by County Staff)

SPECIAL PERMIT/VARIANCE AFFIDAVIT

DATE: 03/22/2016
(enter date affidavit is notarized)

134030

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**)

None

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

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

Application No.(s): SP 2016-PR-038
(county-assigned application number(s), to be entered by County Staff)

SPECIAL PERMIT/VARIANCE AFFIDAVIT

DATE: 03/22/2016
(enter date affidavit is notarized)

134030

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

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

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

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

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

NONE

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

Application No.(s): SP 2016-PR-038
(county-assigned application number(s), to be entered by County Staff)

SPECIAL PERMIT/VARIANCE AFFIDAVIT

DATE: 03/22/16
(enter date affidavit is notarized)

134030

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

[X] Applicant's Authorized Agent

Richard W. Lensis
(type or print first name, middle initial, last name, and title of signee)

Subscribed and sworn to before me this 22nd day of March, 20 16, in the State/Comm. of Virginia, County/City of Fairfax.

My commission expires: 11/30/2016



Meghan Baggett
Notary Public



FAIRFAX COUNTY

Department of Public Works & Environmental Services
Office of Building Code Services
12055 Government Center Parkway
Fairfax, Virginia 22035-5504

APPENDIX 4

V I R G I N I A

Telephone: (703) 324-1510

October 22, 2007

Michael Evanoff
10005 Laura Sue Ct
Fairfax, Virginia 22030

Subject: Street Name Change - From Laura Sue Court to Fox Spring Court
Hunter Crossing, Lot 6,
Tax Map #047-2-55-0006

To Whom It May Concern:

On October 15, 2007, the Fairfax County Board of Supervisors approved the renaming of the street from Laura Sue Court to Fox Spring Court. Therefore, this is an official notice that the address of the above referenced property will be changed as follows:

<u>Lot No.</u>	<u>New Address</u>	<u>Former Address</u>
6	10005 Fox Spring Court	10005 Laura Sue Court

The new address assignment will become effective thirty (30) days from the date of this letter. Chapter 102 of the Code of the County of Fairfax requires that you must post your address so that it is visible from Fox Spring Court for emergency response purposes. By copy of this letter, I am notifying the appropriate Fairfax County agencies, Verizon and the U.S. Postal Service of this new address. Please notify personal correspondents, which may include utility companies, banks, and personal accounts, of this new address.

If you have any questions or need further information, please call me at 324-1510.

Sincerely,

Sherry Shepard
Site Permits

BUILDING PERMIT APPLICATION

FAIRFAX COUNTY OFFICE OF BUILDING CODE SERVICES
 PERMIT APPLICATION CENTER

12055 Government Center Parkway, 2nd Floor Telephone: 703-222-0801
 Fairfax, Virginia 22035-5504 Web site: www.fairfaxcounty.gov/dpwes

PERMIT # 04195B0290

FOR INSPECTIONS CALL 703-222-0455 (see back for more information)

DO NOT WRITE IN GRAY SPACES - COUNTY USE ONLY

PLAN # N. 04-10980
 TAX MAP # 041-2-55-004

FILL IN ALL APPROPRIATE INFORMATION IN THIS COLUMN
 (PLEASE PRINT OR TYPE)

JOB LOCATION

ADDRESS 10005 LAURA Sue Court
 LOT # 6 BUILDING _____
 FLOOR _____ SUITE _____
 SUBDIVISION Hunter Crossing
 TENANT'S NAME _____

OWNER INFORMATION

OWNER TENANT

NAME Mike EVANOFF
 ADDRESS 10005 LAURA Sue Ct.
 CITY OAKTON STATE VA ZIP 22124
 TELEPHONE 703-281-1099

CONTRACTOR INFORMATION

SAME AS OWNER

CONTRACTORS MUST PROVIDE THE FOLLOWING:

COMPANY NAME Crestwood Construction
 ADDRESS 188 Raming Rose Ln
 CITY MARTINSBURG STATE WV ZIP 25401
 TELEPHONE 304-264-0800
 STATE CONTRACTORS LICENSE # 2705072978A
 COUNTY BPOL # 02-0532

APPLICANT

JAMIE

DESCRIPTION OF WORK

Per Build deck per county
Detail with Faberon Decking
+ Railing w/Star 14x23

HOUSE TYPE

SFD

ESTIMATED COST OF CONSTRUCTION \$3890

BLDG AREA (SQ FT OF FOOTPRINT) 344

USE GROUP OF BUILDING _____

TYPE OF CONSTRUCTION _____

SEWER SERVICE PUBLIC SEPTIC OTHER

WATER SERVICE PUBLIC WELL OTHER

OTHER PLEASE SPECIFY _____

DESIGNATED MECHANICS' LIEN AGENT

(Residential Construction Only)

NAME _____

ADDRESS _____

NONE DESIGNATED PHONE _____

CHARACTERISTICS FOR NEW SFD, TH, APT & CONDOS

KITCHENS _____ EXTER. WALLS _____
 # BATHS _____ INTER. WALLS _____
 # HALF BATHS _____ ROOF MATERIAL _____
 # BEDROOMS _____ FLOOR MATERIAL _____
 # OF ROOMS _____ FIN. BASEMENT _____ %
 # STORIES _____ HEATING FUEL _____
 BUILDING HEIGHT 4' HEATING SYSTEM _____
 BUILDING AREA MAX # FIREPLACES _____
 BASEMENT _____

ROUTING

DATE

APPROVED BY

LICENSING	<u>7/13/04</u>	<u>[Signature]</u>
ZONING	<u>7/13/04</u>	<u>[Signature]</u>
SITE PERMITS	<u>7/13/04</u>	<u>[Signature]</u>
HEALTH DEPT.		
BUILDING REVIEW		
SANITATION		
FIRE MARSHAL		
ASBESTOS		
PROFFERS		

FEE

\$

FILING FEE - \$

AMOUNT DUE = \$ 80

BUILDING PLAN REVIEW

REVIEWER _____ # OF HOURS _____

REVISION FEES \$ _____

FIRE MARSHAL FEES \$ _____

FIXTURE UNITS _____ PLAN LOC: J R

APPROVED FOR ISSUANCE OF BUILDING PERMIT

(LOG OUT)

BY [Signature]

DATE 7-13-04

ZONING REVIEW

USE _____

ZONING DISTRICT R-2 HISTORICAL DISTRICT _____

ZONING CASE # _____

GROSS FLOOR AREA OF TENANT SPACE _____

YARDS: _____ GARAGE 1 2 3
 FRONT _____ OPTIONS YES NO
 FRONT _____ REMARKS See bldg deck
 L SIDE 11.7 per co detail w/ steps
 R SIDE _____
 REAR _____

GRADING AND DRAINAGE REVIEW

SOILS # _____ A B C

AREA TO BE DISTURBED (TOTAL SQ FT THIS PERMIT) _____

IMPERVIOUS AREA (TOTAL SQ FT THIS PERMIT) _____

PLAN # _____ APPR. DATE _____

STAMPS

[Signature]
 (See reverse side of application)

REMARKS

Any and all information and/or stamps on the reverse side of this form are a part of this application and must be complied with. I hereby certify that I have authority of the owner to make this application, that the information is complete, and correct, and that the construction and/or use will conform to the building code, the zoning ordinance and other applicable laws and regulations which relate to the property.

James Feather 7-13-04
 Signature of Owner or Agent Date

JAMES LEATHERMAN Agent
 Printed Name and Title

(Notarization of signature is required if owner is listed as the contractor and is not present at time of application)

NOTARIZATION (if required)

State (or territory or district) of _____

County (or city) of _____, to wit: I, _____, a _____

Notary Public in the State and County aforesaid, do certify that

whose name is signed to this application, appeared before me in the State and County aforesaid and executed this affidavit.

Given under my hand this _____ day of _____, 20____ My

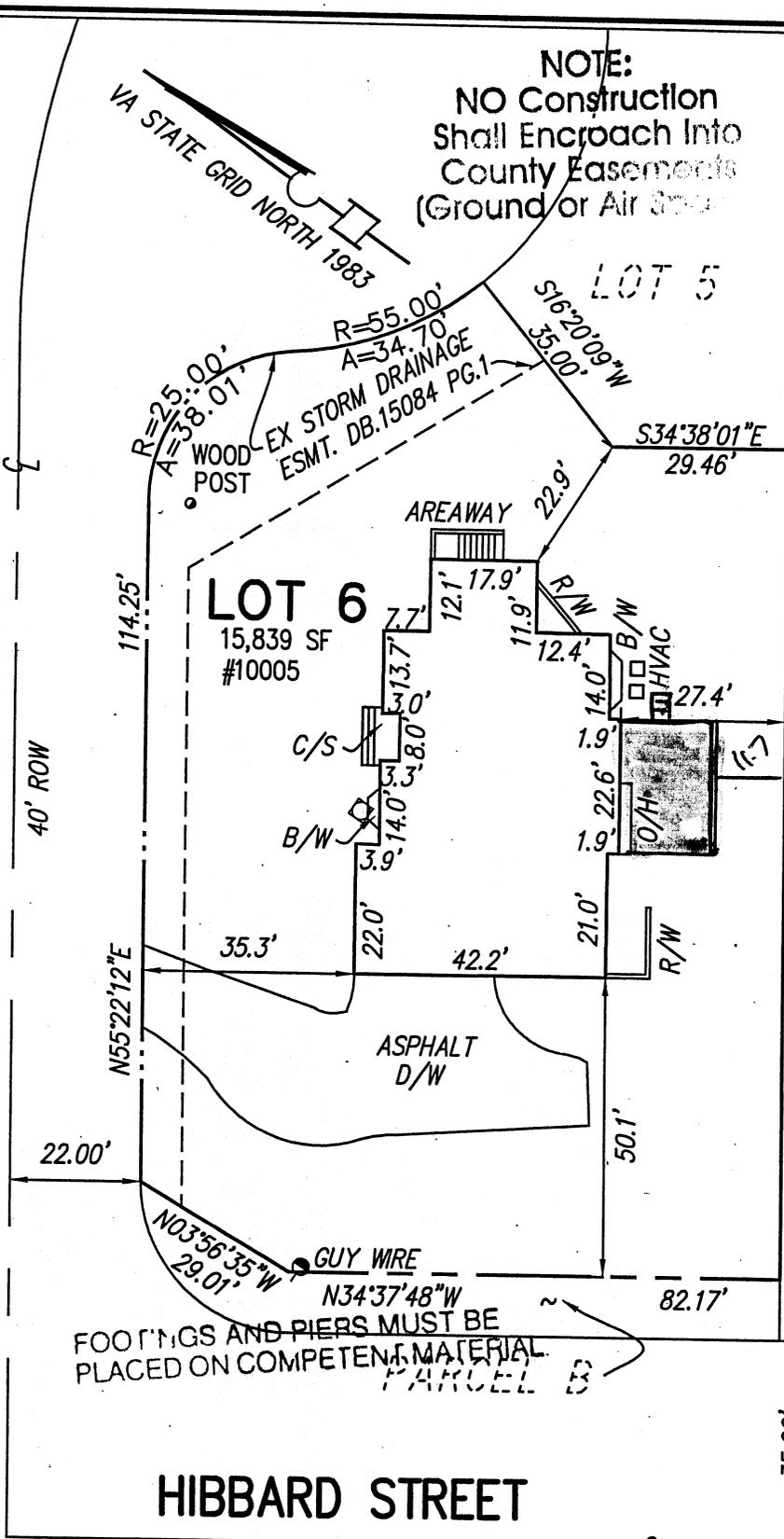
commission expires the _____ day of _____, 20____.

(Notary Signature)

NOTE:
NO Construction
Shall Encroach Into
County Easements
(Ground or Air Space)

I HEREBY CERTIFY THAT THIS
PROPERTY IS CLASSIFIED AS
ZONE X, AN AREA DETERMINED
TO BE OUTSIDE OF THE 500 YEAR
FLOOD PLAIN IN ACCORDANCE
WITH FLOOD INSURANCE RATE
MAP PANEL 100-D, DATED
MARCH 5, 1990.

Laura Sue Court



LEGEND

- B/W - BAY WINDOW
- C/S - CONCRETE STOOP
- O/H - OVER-HANG
- D/W - DRIVEWAY
- R/W - RETAINING WALL
- ☐ - CLEAN OUT

DPW&ES
Office of Building
Code Services
Approved for

By open deck users
Date 7-3-04

GRAY'S OAKTON
LOT 4A

HIBBARD STREET

ROW VARIES

FINAL APPROVAL

HOUSE LOCATION SURVEY
LOT 6

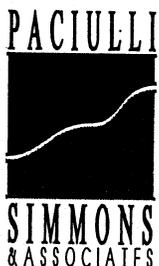
DEC 30 2003

HUNTER CROSSING

DB.15804 PG.0001

PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

ADMINISTRATION DIVISION
DEPT OF PLANNING AND ZONING



Engineering · Planning · Surveying · Landscape Architecture
Wetland Expertise · Environmental Science

11212 Waples Mill Road, Suite 100, Fairfax, VA 22030-7404
PH 703.934.0900 FX 703.934.9787 EM Fairfx@psaltd.com

SCALE : 1"=30'
DATE : 11-25-2002
FINAL : 12-18-2003
RECERT :
DRN : M.L.
CKD : T.L.
CKD : J.H.
CKD :

THIS HOUSE LOCATION SURVEY HAS BEEN
PREPARED WITHOUT THE BENEFIT OF A
TITLE REPORT, THEREFORE, ALL
ENCUMBRANCES MAY NOT BE SHOWN.

BUILDING PERMIT AMENDMENT APPLICATION

FAIRFAX COUNTY OFFICE OF BUILDING CODE SERVICES
 PERMIT APPLICATION CENTER
 12055 Government Center Parkway, 2nd Floor
 Fairfax, Virginia 22035-5504

Telephone: 703-222-0801
 Web site: <http://www.co.fairfax.va.us/dpwes>

FILL IN ALL APPROPRIATE INFORMATION IN THIS COLUMN
 (PLEASE PRINT OR TYPE)

JOB LOCATION PERMIT # 0335080650
 ADDRESS 10005 Laura Sue Ct.
 LOT # 6 BUILDING _____
 FLOOR _____ SUITE _____
 SUBDIVISION Hunter Crossing
 TENANT'S NAME _____

OWNER INFORMATION OWNER TENANT
 NAME Prosperity LLC
 ADDRESS P.O. Box 1208
 CITY Vienna STATE Va ZIP 22183
 TELEPHONE 703-438-8917

APPLICANT Richard P. Robertson

ESTIMATED COST OF CONSTRUCTION \$ 16,000
 (Cost of change, not total construction costs)

AMENDMENT REQUESTED

- CHANGE HOUSE TYPE FROM _____ TO _____
- RELOCATE HOUSE ON LOT
- FINISH BASEMENT w/o Wet Bar, w/o Kitchen, w/o Bedroom
- ADD DECK/PORCH/SUNROOM
- ADD GARAGE
- ADD CARPORT
- DELETE
- CHANGE MECHANICS' LIEN INFORMATION
- DESIGNATED MECHANICS' LIEN AGENT:
 NAME _____
 ADDRESS _____
- NONE DESIGNATED PHONE _____
- OTHER (PLEASE SPECIFY) _____

Any and all information and/or stamps on the reverse side of this form are a part of this application and must be complied with. I hereby certify that I have authority of the owner to make this application, that the information is complete and correct, and that the construction and/or use will conform to the building code, the zoning ordinance and other applicable laws and regulations which relate to the property.

Richard P. Robertson 12-17-03
 Signature of Owner or Agent Date

Richard P. Robertson, Manager
 Printed Name and Title

(Notarization of signature is required if owner is listed as the contractor and is not present at time of application)

AMENDED PERMIT # 0335080651

FOR INSPECTIONS CALL 703-222-0455 (see back for more information)

DO NOT WRITE IN GRAY SPACES - COUNTY USE ONLY
 PLAN # R-00-00620
 TAX MAP # 0472-55-0006

ROUTING	DATE	APPROVED BY
ZONING	<u>12-17-03</u>	<u>[Signature]</u>
SITE PERMITS		
SANITATION		
HEALTH DEPT.		
BUILDING REVIEW		

AMOUNT DUE = \$ 56.00

APPROVED FOR ISSUANCE OF AMENDMENT (LOG OUT)
 BY _____ DATE _____

ZONING REVIEW USE sfd

ZONING DISTRICT R2 HISTORICAL DISTRICT _____
 ZONING CASE # _____

GROSS FLOOR AREA OF TENANT SPACE
 YARDS: FRONT _____ L SIDE _____ R SIDE _____ REAR _____
 GARAGE 1 2 3
 OPTIONS YES NO
 REMARKS All Interior finish basement no wet bar or 2nd kitchen

GRADING AND DRAINAGE REVIEW
 SOILS # _____ A B C
 AREA TO BE DISTURBED (TOTAL SQ FT THIS PERMIT) _____
 IMPERVIOUS AREA (TOTAL SQ FT THIS PERMIT) _____
 PLAN # _____ APPR. DATE _____

STAMPS
 (See reverse side of application)

REMARKS _____

NOTARIZATION - (if required)

State (or territory or district) of _____
 County (or city) of _____, to wit:

I, _____, a Notary Public in the State and County aforesaid, do certify that

whose name is signed to this application, appeared before me in the State and County aforesaid and executed this affidavit.

Given under my hand this _____ day of _____, 20____.

My commission expires the _____ day of _____, 20____.

(Notary Signature)

BUILDING PERMIT APPLICATION

FAIRFAX COUNTY OFFICE OF BUILDING CODE SERVICES
 PERMIT APPLICATION CENTER
 12055 Government Center Parkway, 2nd Floor
 Fairfax, Virginia 22035-5504 Telephone: 703-222-0801
 Web site: http://www.co.fairfax.va.us/dpwes

PERMIT # 03350B0650

FOR INSPECTIONS CALL 703-222-0455 (see back for more information)

DO NOT WRITE IN GRAY SPACES - COUNTY USE ONLY

PLAN # 12-60-00620
 TAX MAP # 047-2556006

FILL IN ALL APPROPRIATE INFORMATION IN THIS COLUMN
 (PLEASE PRINT OR TYPE)

JOB LOCATION

ADDRESS 10005 Laura Sue Ct.
 LOT # 6 BUILDING _____
 FLOOR _____ SUITE _____
 SUBDIVISION Hunter Crossing
 TENANT'S NAME _____

OWNER INFORMATION

OWNER TENANT
 NAME Prosperity LLC
 ADDRESS POB 1208
 CITY Vienna STATE VA ZIP 22183
 TELEPHONE _____

CONTRACTOR INFORMATION

SAME AS OWNER
 CONTRACTORS MUST PROVIDE THE FOLLOWING:
 COMPANY NAME JDA Custom Homes
 ADDRESS PO Box 1208
 CITY Vienna STATE VA ZIP 22183
 TELEPHONE 703-938-8917
 STATE CONTRACTORS LICENSE # 21316
 COUNTY BPOL # 03-283

APPLICANT

Richard P. Robertson

DESCRIPTION OF WORK

New SFH
New Permit due to Address Change

HOUSE TYPE

ESTIMATED COST OF CONSTRUCTION _____
 BLDG AREA (SQ FT OF FOOTPRINT) _____
 USE GROUP OF BUILDING _____
 TYPE OF CONSTRUCTION _____
 SEWER SERVICE PUBLIC SEPTIC OTHER
 WATER SERVICE PUBLIC WELL OTHER
 OTHER PLEASE SPECIFY _____

DESIGNATED MECHANICS' LIEN AGENT

(Residential Construction Only)
 NAME _____
 ADDRESS _____
 NONE DESIGNATED PHONE _____

CHARACTERISTICS FOR NEW SFD, TH, APT & CONDOS

# KITCHENS	_____	EXTER. WALLS	_____
# BATHS	_____	INTER. WALLS	_____
# HALF BATHS	_____	ROOF MATERIAL	_____
# BEDROOMS	_____	FLOOR MATERIAL	_____
# OF ROOMS	_____	FIN. BASEMENT	_____ %
# STORIES	_____	HEATING FUEL	_____
BUILDING HEIGHT	_____	HEATING SYSTEM	_____
BUILDING AREA	_____	# FIREPLACES	_____
BASEMENT	_____		

ROUTING	DATE	APPROVED BY
LICENSING	<u>12-6-03</u>	<u>[Signature]</u>
ZONING	<u>12-15-03</u>	<u>tem</u>
SITE PERMITS	<u>12/16/03</u>	<u>[Signature]</u>
HEALTH DEPT.	<u>[Signature]</u>	
BUILDING REVIEW		
SANITATION		
FIRE MARSHAL		
ASBESTOS		
PROFFERS		

FEE \$ _____
 FILING FEE - \$ _____
 AMOUNT DUE = \$ 4220.20

BUILDING PLAN REVIEW
 REVIEWER _____ # OF HOURS _____
 REVISION FEES \$ _____
 FIRE MARSHAL FEES \$ _____
 FIXTURE UNITS _____ PLAN LOC: J R

APPROVED FOR ISSUANCE OF BUILDING PERMIT
 (LOG OUT) BY MS DATE 12/16/03

ZONING REVIEW
 USE SFD
 ZONING DISTRICT _____ HISTORICAL DISTRICT _____
 ZONING CASE # _____

GROSS FLOOR AREA OF TENANT SPACE
 YARDS: FRONT 3540 GARAGE 20 2 3
 FRONT _____ OPTIONS YES NO
 L SIDE 23 REMARKS Build per approved plan on file
 R SIDE 50
 REAR 27

GRADING AND DRAINAGE REVIEW
 SOILS # 3 A B C
 AREA TO BE DISTURBED (TOTAL SQ FT THIS PERMIT) _____
 IMPERVIOUS AREA (TOTAL SQ FT THIS PERMIT) _____
 PLAN # 9438-SD-01 APPR. DATE _____

STAMPS
 (See reverse side of application)

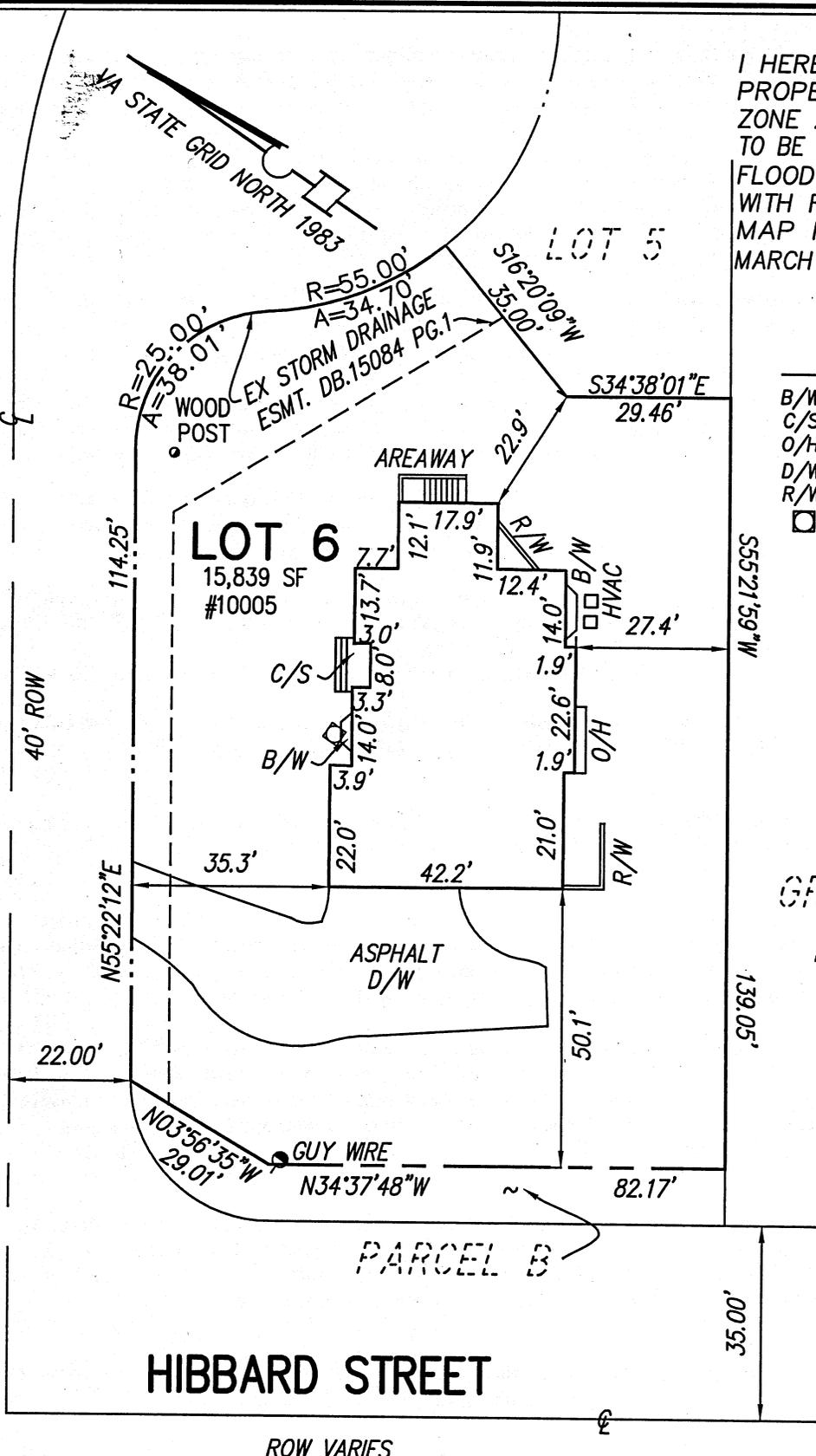
REMARKS New Address
10005 Laura Sue Ct.
Old Permit 0214350660
per work 10B

NOTARIZATION (if required)
 State (or territory or district) of _____
 County (or city) of _____, to wit: I, _____ a _____
 Notary Public in the State and County aforesaid, do certify that _____
 whose name is signed to this application, appeared before me in the State and County aforesaid and executed this affidavit.
 Given under my hand this _____ day of _____, 20____. My commission expires the _____ day of _____, 20____.
 (Notary Signature)

Any and all information and/or stamps on the reverse side of this form are a part of this application and must be complied with. I hereby certify that I have authority of the owner to make this application, that the information is complete and correct, and that the construction and/or use will conform to the building code, the zoning ordinance and other applicable laws and regulations which relate to the property.
[Signature] 12-16-03
 Signature of Owner or Agent Date
Richard P. Robertson Manager
 Printed Name and Title
 (Notarization of signature is required if owner is listed as the contractor and is not present at time of application)

I HEREBY CERTIFY THAT THIS PROPERTY IS CLASSIFIED AS ZONE X, AN AREA DETERMINED TO BE OUTSIDE OF THE 500 YEAR FLOOD PLAIN IN ACCORDANCE WITH FLOOD INSURANCE RATE MAP PANEL 100-D, DATED MARCH 5, 1990.

LAURA SUE COURT



LEGEND

- B/W - BAY WINDOW
- C/S - CONCRETE STOOP
- O/H - OVER-HANG
- D/W - DRIVEWAY
- R/W - RETAINING WALL
- - CLEAN OUT

GRAY'S OAKTON
LOT 4A

HIBBARD STREET

ROW VARIES

FINAL APPROVAL

HOUSE LOCATION SURVEY
LOT 6

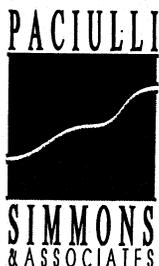
DEC 30 2003

HUNTER CROSSING

ADMINISTRATION DIVISION
DEPT. OF PLANNING AND ZONING

DB.15804 PG.0001

PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA



Engineering · Planning · Surveying · Landscape Architecture
Wetland Expertise · Environmental Science

11212 Waples Mill Road, Suite 100, Fairfax, VA 22030-7404
PH 703.934.0900 FX 703.934.9787 EM Fairfax@psaltd.com

SCALE : 1"=30'

DATE : 11-25-2002

FINAL : 12-18-2003

RECERT :

DRN : M.L.

CKD : T.L.

CKD : J.H.

CKD :

THIS HOUSE LOCATION SURVEY HAS BEEN PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT, THEREFORE, ALL ENCUMBRANCES MAY NOT BE SHOWN.



MEMORANDUM

DATE: June 16, 2016

TO: Heath Eddy, Staff Coordinator
Zoning Evaluation Division, DPZ

FROM: Jay Banks, Urban Forester II
Forest Conservation Branch, DPWES

SUBJECT: Hunter Crossing Lot 6, SP 2016-PR-038

I have reviewed the above referenced Special Permit Application stamped “Received, Department of Planning and Zoning, April 5, 2016”; a Written Statement of Justification stamped “Received, Department of Planning and Zoning, March 11, 2016”; and Plat stamped “Received, Department of Planning and Zoning, April 19, 2016”. A site visit was conducted on June 13, 2016. The following comments and recommendations are based on this review.

1. **Comment:** The applicant letter dated April 21, 2016 states in Item 930.03, trees will not be disturbed on the property. However it does not discuss the impacts to the existing trees located on Outlot B. There are several existing trees in good to fair condition that are located on parcel Outlot B.

Recommendation: At a minimum the plat should illustrate the location of the existing trees on Outlot B with their critical root zones illustrated.

2. **Comment:** The illustrated Limits of Disturbance does not appear to take into account that a minimum of 10’ around the proposed structure and work zone will be impacted due to construction activities. Further, the existing trees on Outlot B will have critical roots extending into the proposed construction area. It is not clear how the proposed construction impacts to these existing trees will be minimized.

Recommendation: At a minimum a tree preservation limits should be illustrated on the plat and a description on what tree protection measures will be utilized to minimize construction impacts to the existing trees on Outlot B.

3. **Comment:** The applicant should commit to establishing a tree protection perimeter along the construction boundary between their parcel and Outlot B. That perimeter should include tree protection fencing and possible root pruning to minimize construction impacts to the existing trees.



Hunter Crossing Lot 6
SP 2016-PR-038
June 16, 2016
Page 2 of 2

Recommendation: The applicant should proposed a tree preservation plan to outline the steps that the contractor will adhere to, to minimize construction impacts to the off-site tree.

JSB/

UFMDID #: 216460

cc: DPZ File

Zoning Ordinance Provisions

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 or a modification to the location regulations of any freestanding accessory structure existing or partially constructed which does not comply with such requirements applicable at the time such building or structure 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 or modification under the provisions of this Section, the BZA shall allow only a reduction or modification 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 or modification for a particular building or structure 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 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.
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 Emergency Management Agency, 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.