



# County of Fairfax, Virginia

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October 12, 2016

## STAFF REPORT

### SPECIAL PERMIT SP 2016-LE-072

#### LEE DISTRICT

**APPLICANTS:** Aminta Iglesias

**OWNERS:** Aminta Iglesias and Umana Tomas

**STREET ADDRESS:** 3602 Elmwood Drive, Alexandria 22303

**SUBDIVISION:** Burgundy Village, Section 2, Lot 107

**TAX MAP REFERENCE:** 82-2 ((13)) 107

**LOT SIZE:** 8,741 square feet

**ZONING DISTRICT:** R-4

**ZONING ORDINANCE PROVISION:** 8-914

**SPECIAL PERMIT PROPOSAL:** To permit a reduction in minimum yard requirements based on errors in building location to permit a dwelling to remain 5.0 feet from one side lot line, the dwelling to remain 9.9 feet from the other side lot line, and a deck to remain 5.1 feet from the side lot line.

**STAFF RECOMMENDATION:** Staff has no recommendation for this request. However, should the Board choose to approval this request, 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

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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.

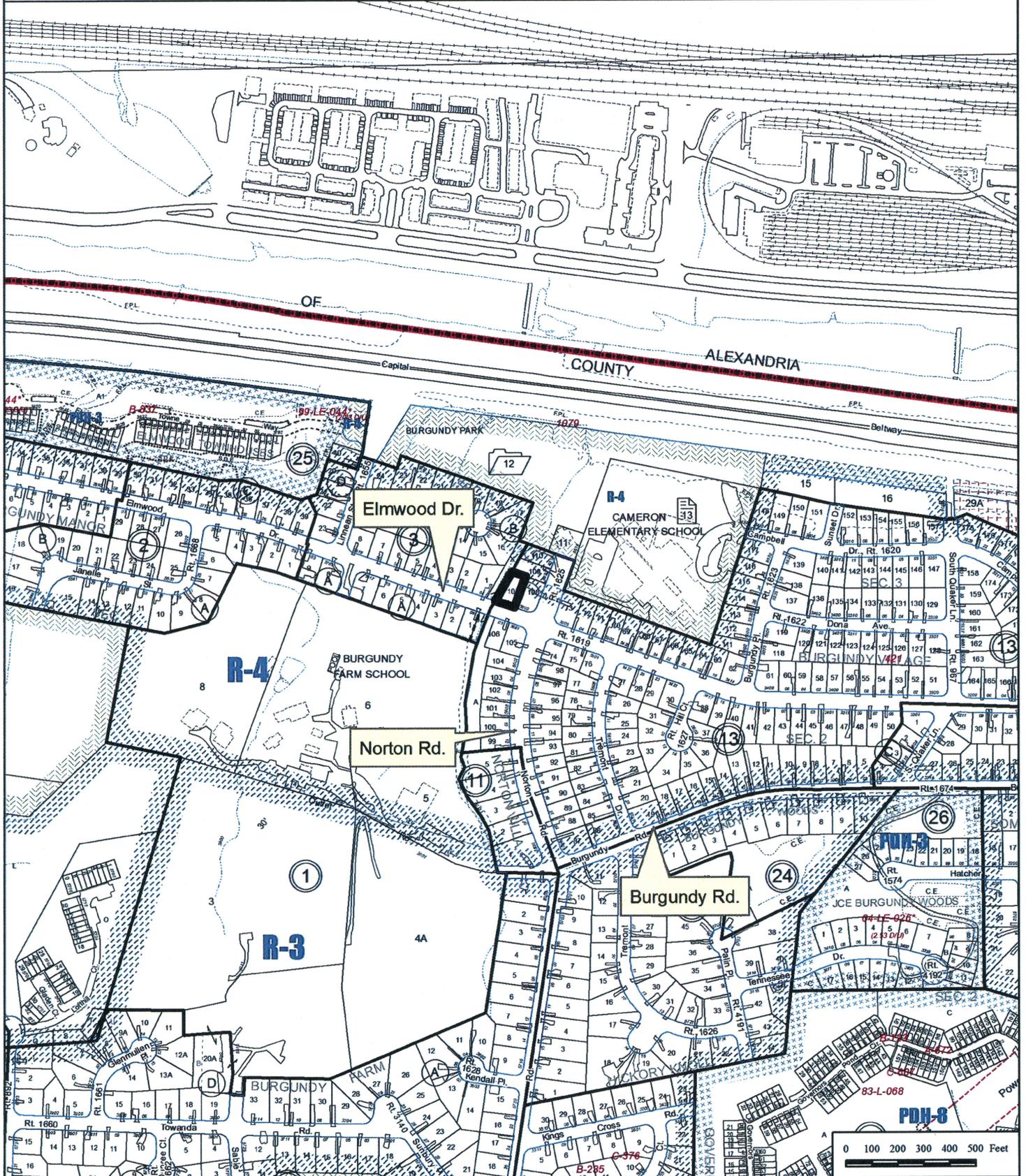
For additional information, call Zoning Evaluation Division, Department of Planning and Zoning at 703-324-1280, 12055 Government Center Parkway, Suite 801, Fairfax, Virginia 22035. **Board of Zoning Appeals' meetings are held in the Board Room, Ground Level, Government Center Building, 12000 Government 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-LE-072 AMINTA IGLESIAS



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 #082-2-13-0107
2. PROPERTY SHOWN HEREON IS ZONED: R-4 (RESIDENTIAL 4 DU/AC)
3. MINIMUM YARD REQUIREMENTS IN ZONE R-4  
FRONT YARD: 30'  
SIDE YARD: 10'  
REAR YARD: 25'
4. MAXIMUM BUILDING HEIGHT: 35'
5. PROPERTY IS SERVED BY PUBLIC WATER AND SEWER.
6. THE PROPERTY SHOWN HEREON IS LOCATED IN FLOOD ZONE "X" AS PER INSURANCE RATE MAP COMMUNITY PANEL NUMBER 51059C0315E EFFECTIVE DATE, SEPTEMBER 17, 2010.
7. THE RECORD PLAT DOES NOT SHOW ANY UTILITY EASEMENTS HAVING A WIDTH OF TWENTY-FIVE (25) FEET OR MORE EFFECTING THIS PROPERTY.
8. PURPOSE OF THIS SPECIAL PERMIT PLAT IS DUE TO THE EXISTING HOUSE BEING WITHIN THE 10 FOOT BUILDING RESTRICTION LINE ON THE EAST SIDE OF THE PROPERTY AND THUSLY REDUCING THE BUILDING RESTRICTION LINE TO 5 FEET.
9. THE AREA OF LOT 107 WAS RECORDED AS 8,421 SQ. FEET, BUT THE ACTUAL COMPUTED AREA IS 8,741 SQ. FEET AS SHOWN.

FLOOR AREA:

EXISTING GROSS FLOOR AREA HOUSE:	1,745 SQ. FEET
EXISTING GROSS FLOOR AREA OPEN PORCH:	237 SQ. FEET
EXISTING GROSS FLOOR AREA GARAGE:	275 SQ. FEET
EXISTING GROSS FLOOR AREA DECK:	250 SQ. FEET
<b>TOTAL FLOOR AREA</b>	<b>2,507 SQ. FEET</b>

EXISTING FLOOR AREA RATIO: EX. GFA (2,507)/LOT AREA (8,741) = 0.287

HEIGHT TABLE

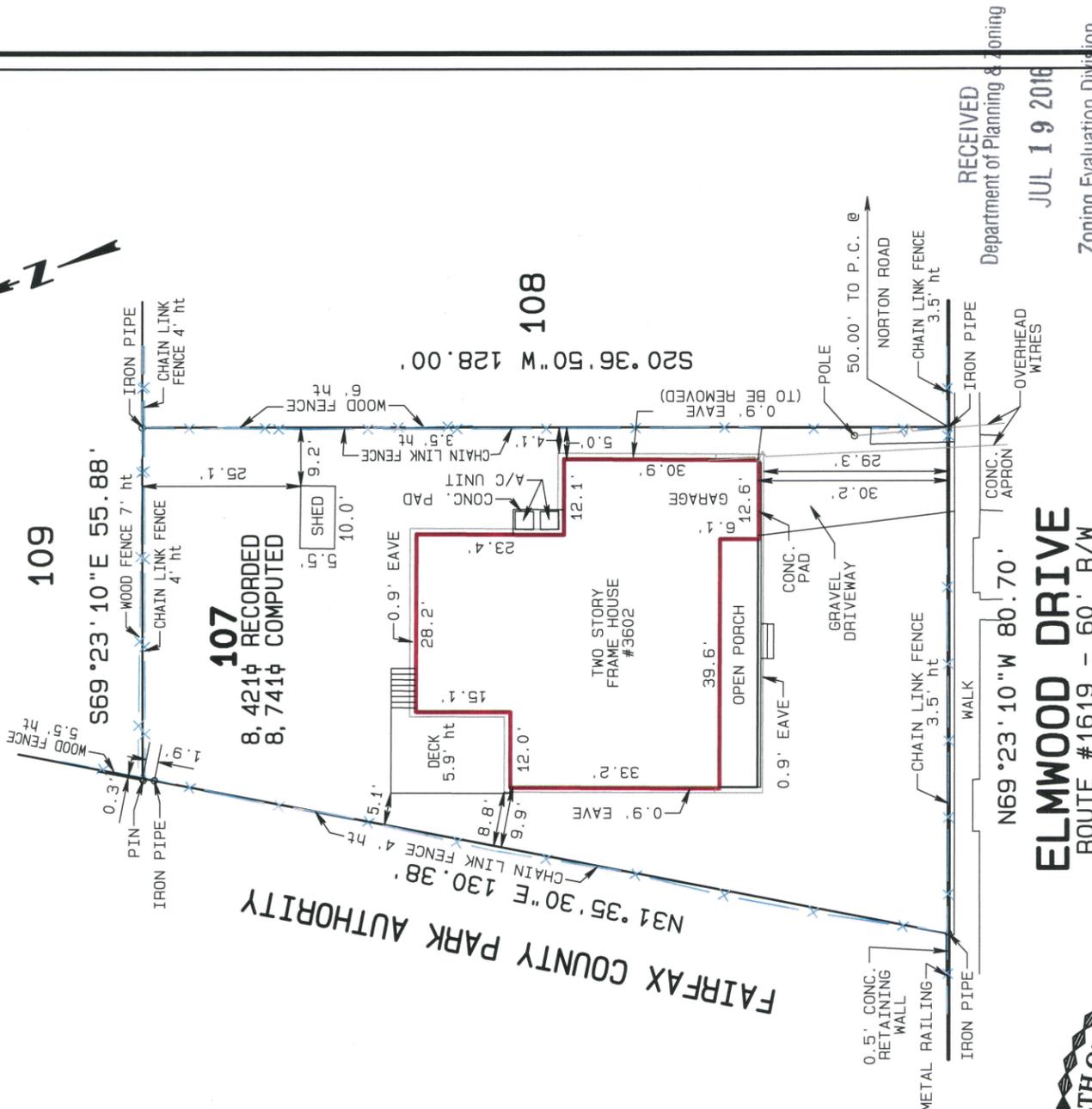
HEIGHT OF HOUSE:	27.4'
HEIGHT OF SHED:	6.0'

CASE NAME: IGLESIAS SCHUYLER AHRENS

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.

SCARTZ SURVEYS

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



SPECIAL PERMIT PLAN

LOT 107, SECTION 2

**BURGUNDY VILLAGE**

LEE MAGISTERIAL DISTRICT  
FAIRFAX COUNTY, VIRGINIA

SCALE: 1"=25' DATE: JUNE 17, 2016

**ELMWOOD DRIVE**

ROUTE #1619 - 60' R/W

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

## SPECIAL PERMIT REQUEST

The applicant requests special permit approval to permit a reduction in minimum yard requirements based on errors in building location to permit a dwelling to remain 5.0 feet from one side lot line and a deck to remain 5.1 feet from the other side lot line.



**Figure 1: Subject property**, showing previous residence. Source: Pictometry 2015.

A copy of the special permit plat, entitled “Special Permit Plan, Lot 107, Section 2 Burgundy Village,” prepared by Larry N. Scartz, L.S., of Scartz Surveys, dated June 17, 2016 and received July 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 8,741-square foot subject property is located on Elmwood Drive in the Burgundy Village neighborhood located just south of the Capital Beltway (I-495). The subject property is located just south of Burgundy Park, just west of Cameron Elementary School, and about a block north of the entrance to the Burgundy Farm School.

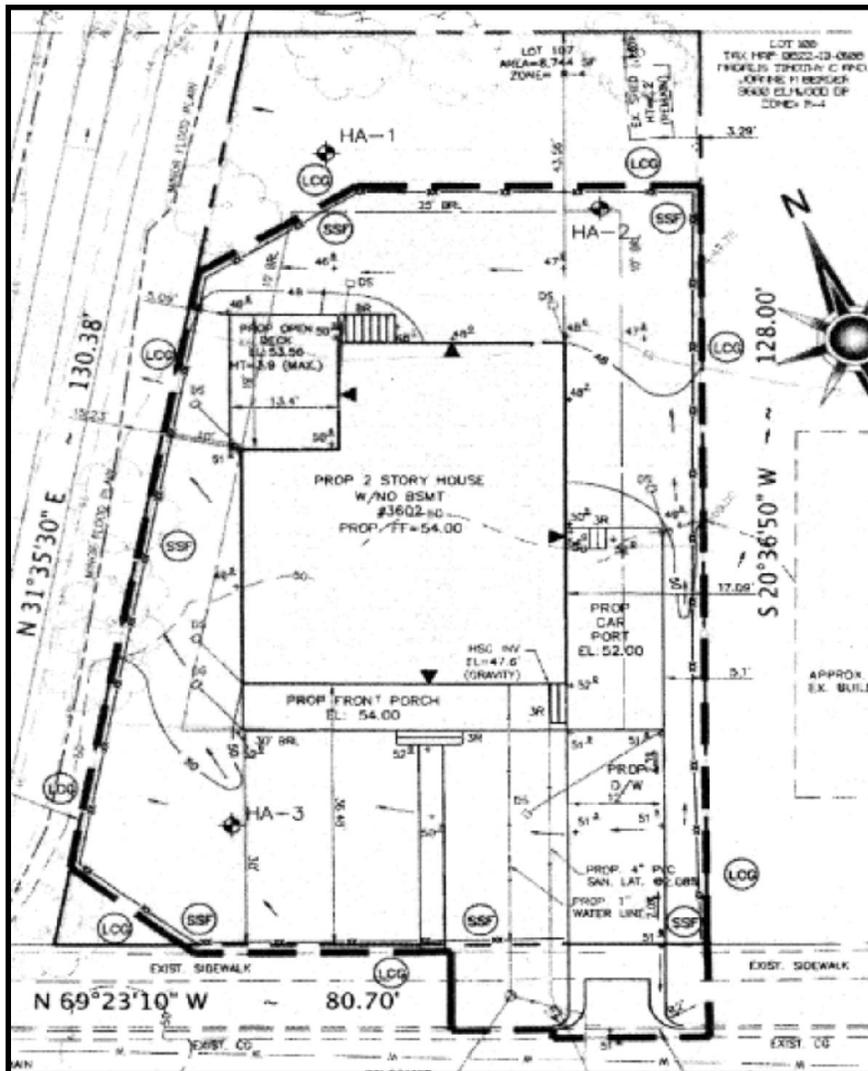
The property was previously developed with a single story, 3-bedroom residence constructed in 1952. The residence had a single driveway onto Elmwood Drive, and is bordered on the west and along the north property line with tree cover on the adjacent Park Authority-owned property. Tree cover on the adjacent residential lots also provides

some visual screening.

The surrounding area is a mix of single story and 2-story dwellings, with some more recent redevelopment in the area from single story to 2-story dwellings, including the subject property and the neighboring property to the east.

## **BACKGROUND AND HISTORY**

The applicant purchased the property in 2014 with plans to demolish the existing 875-square foot residence. The applicant received approval of Site Plan #8549-INF-003-3 on February 9, 2016 to construct a new, larger residence. A demolition permit was issued on February 17, 2016 to remove the existing structure, and a Building Permit (#160430137) was issued to construct a two-story residence with a carport 5.1 feet from the side lot line. The permit also included construction of a rear deck 3.9 feet above grade to be located 5.0 feet from the side lot line.



**Figure 2:** Approved site plan (partial) for new residence. Source: DPWES.

The locations of the carport and deck are permitted extensions into the minimum side yard under Sect. 2-412 of the Zoning Ordinance. However, subsequent to building permit issuance, the owner changed the original carport as designed into a one-car garage, and also added a second story above the garage for additional living space. This was communicated to the building contractor but no changes to the building permit or the site plan were sought. The construction of the modified design proceeded through to full framing and siding and the interior was well on the way to completion before the error was discovered.

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

- SP 92-L-061, approved on January 12, 1993, located at 3617 Elmwood Drive, to permit a dwelling to remain 8.4 feet from the side lot line.
- VC 92-V-119, approved on January 12, 1993, located at 3617 Elmwood Drive, to

permit construction of an addition 15.8 feet from the street line of a corner lot, allow construction of a carport 16 feet from the other street line, and allow a shed to remain in the front yard.

- VC 93-L-027 approved by the BZA on October 19, 1993, located at 3700 Burgundy Road, to permit a detached garage to remain in the minimum required front yard.

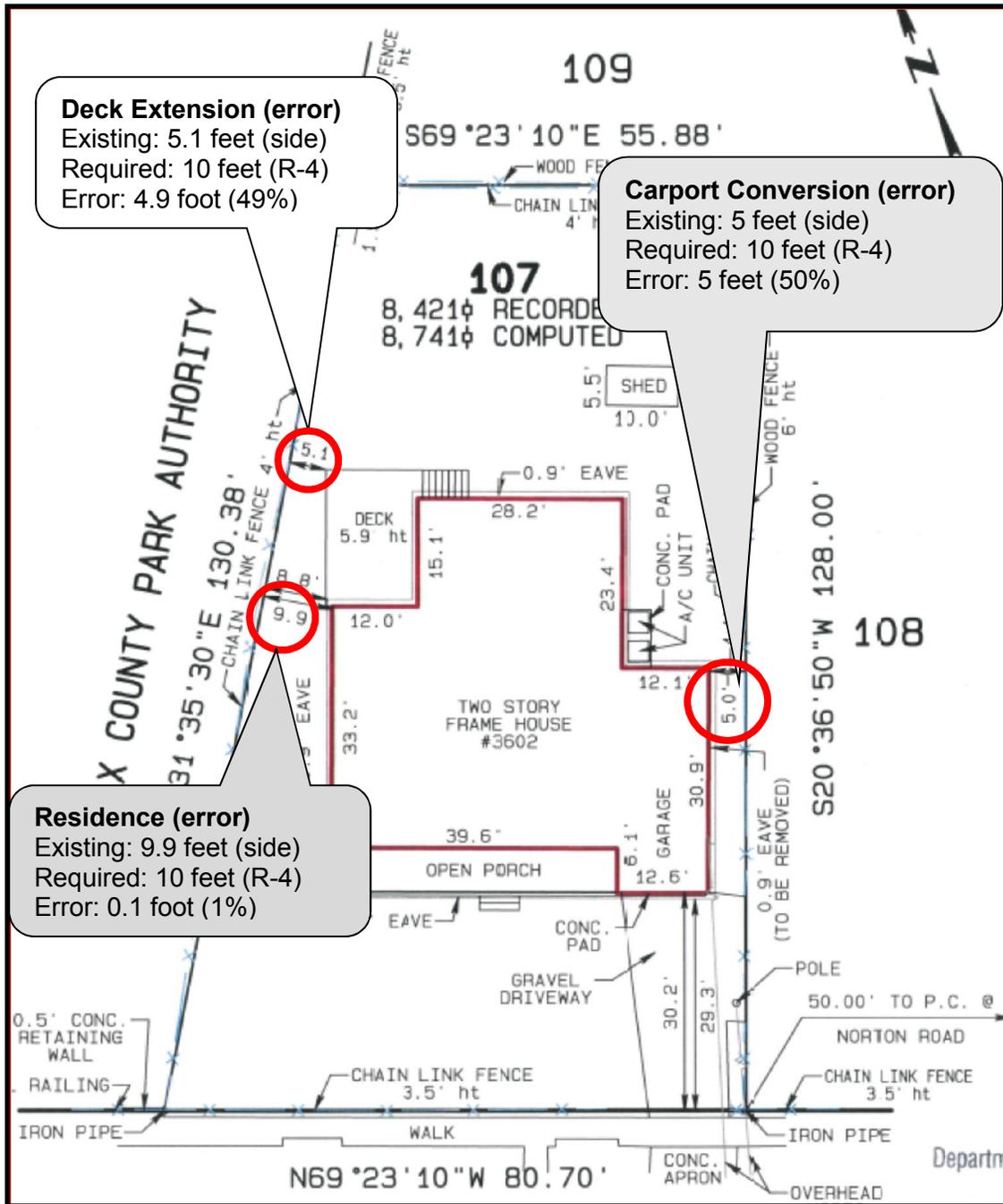
## **DESCRIPTION OF THE APPLICATION**

The applicant's initial request was for modification of the minimum side yard due to an error in building location for the replacement of the originally approved carport with a one-car garage and second story. The submitted application requested reduction of the minimum side yard by 5.0 feet (50 percent) in the R-4 District. The applicant indicates that while the eave is currently 4.1 feet from the side lot line (which is not a permitted extension under Sect. 2-412), the eave will be removed.

The side yard error for the deck was found during application acceptance review. The deck as constructed is 5.9 feet in height from grade, which is 2 feet higher than originally approved. Pursuant to Sect. 2-412, a deck 4 feet or higher above grade is not permitted in the minimum side yard. Therefore, the applicant requests an additional modification of the minimum side yard for the other side yard to permit the deck to be located 5.1 feet from the side lot line, a reduction of 4.9 feet or 49 percent.

Finally, the Special Permit Plat depicts the west side of the residence as 9.9 feet from the side lot line. The minimum side yard in the R-4 District is 10 feet, and while the 0.1 foot error is well within the amount that could be approved as an administrative error through the Zoning Administration Division, it has been added to the current application pursuant to Sect. 8-914.2B of the Zoning Ordinance.

Figure 3, below, provides the locations and summary of the requested modifications to minimum side yards based on errors in building location as depicted on the Special Permit Plat.



**Figure 3:** Special Permit Plat, partial, showing areas proposed for errors in building location. Source: Applicant.

Staff reviewed the building plans submitted and approved for Building Permit #160430137. It appears from a review of the building plans and the available evidence that the deck was built correctly, located approximately 6 inches under the rear door, as shown on the approved building plans. Therefore, it appears there was more grading than originally anticipated, or the dwelling was constructed higher than originally approved, or some combination.



**Figure 4:** The existing garage with second story. The eave will be removed. Source: Applicant.



**Figure 5:** Opposite view of garage showing proximity to adjacent residence. Source: Applicant.

Figures 4 and 5, above, provide a context for the garage and second story against the existing residence and massing between the two properties. The few trees as shown are on the adjacent property.



**Figure 6:** Rear deck. Note relative position of residence. Source: Applicant.



**Figure 7:** View of adjacent side lot line next to deck. Source: Applicant.

Figures 6 and 7, above, show the deck as constructed relative to the side lot line. The subject property is adjacent to a strip of land owned by the Fairfax County Park Authority, which is heavily wooded. This strip contains a small stream running north into Burgundy Park.



**Figure 8:** View of adjacent residence to the north. Source: Applicant.

Figure 8, above, depicts the view of the northern adjacent neighbor's property, showing the trees on that neighbor's lot and the existing development. That property also includes a long narrow shed north of the trees, so any visual impact from the errors on the subject property are mitigated by screening on the adjacent property.

## ANALYSIS

### Comprehensive Plan Provisions

Plan Area:	IV
Planning District:	Rose Hill
Planning Sector:	Burgundy (RH3)
Plan Map:	Residential 3-4 dwelling units/acre

The Sector Plan states

“The appropriate uses and intensities are reflected in the Comprehensive Plan for the area, which is residential use at a density of 3-4 dwelling units per acre for most of the area; open space uses for the existing park and other vacant parcels immediately

south of the Beltway; continued public facility use for the Cameron Elementary School and the Community Center; and transitional commercial uses.”

**ZONING ORDINANCE REQUIREMENTS** (Appendix 6)

The subject property is zoned R-4, which has the following lot size and bulk regulations.

<b>Bulk Standards (R-4)</b>		
<b>Standard</b>	<b>Required</b>	<b>Provided</b>
Minimum Lot Size	8,400 sf.	8,741 sf.
Minimum Lot Width	70 feet	80.7 feet (at street line)
Maximum Building Height	35 feet	27.99 feet
Minimum Front Yard	30 feet	30.2 feet
Minimum Side Yard	10 feet	9.9 feet (west to residence)* 5.0 feet (east to residence)*
Minimum Rear Yard	25 feet	43 feet

\*As requested with this application.

<b>Accessory Structures (R-4)</b>		
<b>Standard</b>	<b>Required</b>	<b>Provided</b>
Attached deck 4 feet in height or taller	10 feet (minimum side yard)	5.1 feet*

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

**RECOMMENDATION**

Staff has no recommendation for this application. However, if the Board chooses 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 and Photographs
3. Applicant's Affidavit
4. Building Permit Records
5. Zoning Ordinance Provisions

**PROPOSED DEVELOPMENT CONDITIONS****SP 2016-LE-072****October 12, 2016**

If it is the intent of the Board of Zoning Appeals to approve SP 2016-LE-072 located at Tax Map 82-2 ((13)) 107 to permit a reduction in minimum yard requirements based on errors in building location to permit a dwelling to remain 5.0 from one side lot line and deck to remain 5.1 feet from the other side lot line pursuant to Sect. 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. This special permit is approved for the location of the residence and deck as shown on the special permit plat, entitled "Special Permit Plan, Lot 107, Section 2 Burgundy Village," prepared by Larry N. Scartz, L.S., of Scartz Surveys, dated June 17, 2016 and received July 19, 2016, consisting of one sheet as submitted with this application and is not transferable to other land.
2. The Applicant shall obtain approvals of all applicable building permits and/or site plan modifications and pass final inspections within 90 days of approval of this special permit.

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.

**Statement of Justification****Special Permit Statement of Justification**

**Re: Iglesias Residence  
3602 Elmwood Drive  
Alexandria VA, 22303  
Existing 2-Story Single Family Dwelling and Deck**

- A. The errors made on the property exceeds ten (10) percent of the measurement involved.**
- B. The noncompliance was done in good faith. The owner of the property referenced above had a building permit to build a new single family house and deck at the address referenced above. The original permit was approved for a side carport located in the same location as the current 2-story structure. But during the construction process, the owner had wanted to revise and convert the approved carport, into the current enclosed 2-story garage structure. There was some miscommunication and misunderstandings between the owner, and the people she had hired to do the plans and permits, on what was approvable under the ordinance. The owner had then proceeded with construction of the current structures and even received an approval for the framing inspection of those structures. It was only during the setback certification, when all parties had realized that the error had occurred. Additionally, the height of the existing rear deck was drawn incorrectly on the permit drawings. The height was originally supposed to be under 3.9'feet tall. But after construction and during the process of obtaining the Special Use Permit plat, it was determined that the deck is in fact 5.9'feet tall and 5.1'feet from the side lot property line. We ask that a Special Use Permit be granted both of the existing two structures.**
- C. Such reductions will not impair the purpose and intent of this ordinance. The current house structure is located 5'feet away from the side property line. It is permissible to have carports in this zone, up to 5'feet away from the property line. Though they are different types of structures, it is not uncommon for structures to be that close to the property line under the ordinance. With regards to the existing deck, there is a 30'foot wide storm water easement canal between this property and the neighboring property, along with a heavy tree and shrub buffer separating the two properties.**
- D. The structures will not be detrimental to the use and/or enjoyment of other properties in the immediate vicinity. The structures are encroaching into the side lot lines of the property, those areas are heavily buffered with shrubs, trees, and fence.**
- E. These accessory structures will not create any unsafe conditions with respect to all other properties and public streets.**

- F. To force compliance with the minimum yard requirements would cause unreasonable hardship upon the owner. The owners have already constructed the structures with a foundation, framing, and finishing materials. And the county has even already approved the framing for these structures. To force compliance would have costs in the tens of thousands of dollars to remedy this situation and meet the current standards under the ordinance. Additionally, after getting the special permit plat, it was determined that the existing right eave actually encroaches further than 5'feet into the setback. The owner has chosen to remove this eave, in order to reduce the encroachment into the side setback, to an even 5'feet away. This has been noted on the plat.
- G. The reduction will not result in an increase in density or floor area ratio from that of permitted by the applicable zoning district regulation. The existing floor area ratio is 28.7 percent.
- H. No hazardous or toxic substances will be generated, utilized, stored, treated, and/or disposed of at this residence and the size and contents of any existing or proposed storage tanks or containers. The lower-level garage will house a car and standard storage. The upper-level is part of the master floor plan. The deck will be used for common outdoor recreational purposes.
- I. A waiver is being requested for the existing house structure- encroaching into the side lot property line in an R-4 zone. The existing structure is 5'feet away from the side lot property line. A waiver is also being requested for the existing rear deck-encroaching into the side lot property line in an R-4 zone. The existing deck is 5.1'feet away from the side lot property line.
- J. These accessory structures are harmonious with other offsite neighboring structures, built on neighboring properties. Many neighbors have similar side structures that are on their properties, and in similar locations to this one. While we do not object to their structures in any way, the owner simply wishes to keep her structures in their current locations, with their current size and look.
- K. The existing development conforms to the provisions of all applicable ordinances, regulations, and adopted standards with the exception of the two side setback encroachments being requested.

**Select Photographs**



**Image 1:** New residence. Note garage with second story originally approved as carport.



**Image 2:** Side yard context with adjacent residence.



**Image 3:** Reverse image of 2-story addition with garage.



**Image 4:** Context view of garage encroachment and adjacent residence.



**Image 5:** View of residence across FCPA owned strip of land/drainageway.



**Image 6:** View of side lot line and nearby residential rear yard across FCPA strip.



**Image 7:** View of deck and side lot line, with FCPA land adjacent.



**Image 8:** View of deck from rear yard. Note the deck is located at correct height relative to dwelling.



**Image 9:** View of side yard and residential lot through the screening on FCPA land.



**Image 10:** View of rear lot line and adjacent residential accessory storage.



**Image 11:** Rear lot line and adjacent residence' rear yard perspective.



**Image 12:** View of neighbor's rear yard storage along subject property's side lot line.



**Image 13:** View of existing trees on adjacent residential lot.



# 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:** July 22, 2016

**TO:** Deborah Pemberton,  
 Senior Applications Acceptance Planner  
 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 2016-0191

**REF.:** 135654

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:

<u>Name of Applicant</u>	<u>Affidavit Date of Oath</u>
Aminta Iglesias	7/13/16

Attachment

\\s17PROLAWPGC01\Documents\135654\SAK\Affidavits\819789.doc

RECEIVED  
 Department of Planning & Zoning

JUL 25 2016

Zoning Evaluation Division

OWNER CONSENT/AGENT AUTHORIZATION

To Whom It May Concern:

We, Tomas Umana and Aminta Iglesias the undersigned title owners of the property identified below, do hereby authorize Schuyler P. Ahrens of EZ Plan & Consulting LLC, to act as our Agent in the furtherance of an application for a special permit on our property located at: 3602 Elmwood Drive, Alexandria VA, 22303; Tax Map No. 0822-13-0107.

Thank you in advance for your cooperation.

Date: 06/22/16

By: [Signature]  
Tomas Umana

Date: 06/22/16

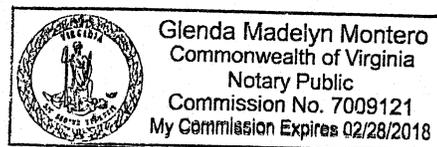
By: [Signature]  
Aminta Iglesias

COMMONWEALTH/STATE/DISTRICT OF: Virginia  
CITY OF: Ferris TO WIT:

The forgoing instrument was acknowledged before me this 22 day of June ~~2015~~, <sup>2016</sup> by Tomas Umana and Aminta Iglesias.

[Signature]  
Notary Public (Signature)  
Notary Registration No. 7009121  
My Commission Expires: 02/28/2018

AFFIX SEAL/STAMP





**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](http://www.fairfaxcounty.gov/dpz/zoning/applications)

**APPLICATION No:** \_\_\_\_\_  
 (Staff will assign)  
 RECEIVED  
 Department of Planning & Zoning

JUN 30 2016

Zoning Evaluation Division

**APPLICATION FOR A SPECIAL PERMIT**  
 (PLEASE TYPE or PRINT IN BLACK INK)

<b>APPLICANT</b>	<b>NAME</b> <i>Aminata Iglesias</i>
	<b>MAILING ADDRESS</b> <i>3602 Elmwood Drive Alexandria VA, 22303</i>
	<b>PHONE HOME</b> ( ) <b>WORK</b> ( )
	<b>PHONE MOBILE</b> ( ) <i>703-955-9925</i>
<b>PROPERTY INFORMATION</b>	<b>PROPERTY ADDRESS</b> <i>3602 Elmwood Drive, Alexandria VA, 22303</i>
	<b>TAX MAP NO.</b> <i>0822-13-0107</i> <b>SIZE (ACRES/SQ FT)</b> <i>8,744</i>
	<b>ZONING DISTRICT</b> <i>R-4</i> <b>MAGISTERIAL DISTRICT</b> <i>Lee District</i>
	<b>PROPOSED ZONING IF CONCURRENT WITH REZONING APPLICATION:</b>
<b>SPECIAL PERMIT REQUEST INFORMATION</b>	<b>ZONING ORDINANCE SECTION</b> <i>8-914</i>
	<b>PROPOSED USE</b> <i>To Allow An Existing 2-Story Portion Of House, To Remain 5'-0" From The Side Lot Property Line.</i>
<b>AGENT/CONTACT INFORMATION</b>	<b>NAME</b> <i>Schuyler Ahrens</i>
	<b>MAILING ADDRESS</b> <i>4393 Kevin Walker Dr. #156 Dumfries VA, 22025</i>
	<b>PHONE NUMBER HOME WORK</b>
	<b>PHONE NUMBER MOBILE</b> <i>571-330-2259</i>
<b>MAILING</b>	<b>Send all correspondence to (check one):</b> <input type="checkbox"/> Applicant <b>-or-</b> <input checked="" type="checkbox"/> Agent/Contact
<p>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.</p>	
<i>Schuyler P. Ahrens</i> <b>TYPE/PRINT NAME OF APPLICANT/AGENT</b>	<i>[Signature]</i> <b>SIGNATURE OF APPLICANT/AGENT</b>

*SP 2016-0191*

DO NOT WRITE IN THIS SPACE

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

Application No.(s): SP 2016-LE-072  
(county-assigned application number(s), to be entered by County Staff)

**SPECIAL PERMIT/VARIANCE AFFIDAVIT**

DATE: 7/13/16  
(enter date affidavit is notarized)

135654

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

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

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

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

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

NAME (enter first name, middle initial, and last name)	ADDRESS (enter number, street, city, state, and zip code)	RELATIONSHIP(S) (enter applicable relationships listed in <b>BOLD</b> above)
Aminta Iglesias	3602 Elmwood Dr. Alexandria VA, 22308	Title Owner/Applicant
Tomas Umara	3602 Elmwood Dr. Alexandria VA, 22308	Co-Title Owner/Applicant
Schuyler P. Ahrens DBA EzPlan & Consulting LLC (check if applicable)	4393 Kevin Walker Dr. #156 Dumfries VA, 22025	Applicant's Agent.

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

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



Application No.(s): SP 2016-LE-072  
(county-assigned application number(s), to be entered by County Staff)

**SPECIAL PERMIT/VARIANCE AFFIDAVIT**

DATE: 7/13/14  
(enter date/affidavit is notarized)

135654

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)

Schayler P. Ahrens DBA Ez Plan & Consulting LLC  
4393 Kevin Walker Dr. #156 - Dumfries VA, 22025

**DESCRIPTION OF CORPORATION:** (check one statement)

- There are 10 or less shareholders, and all of the shareholders are listed below.
- There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
- There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

**NAMES OF SHAREHOLDERS:** (enter first name, middle initial, and last name)

Schayler P. Ahrens, Sole Proprietor

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

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

Application No.(s):

SP 2016-LE-072

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

Page Three

**SPECIAL PERMIT/VARIANCE AFFIDAVIT**

DATE:

7/13/16

(enter date/affidavit is notarized)

135654

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

**PARTNERSHIP INFORMATION**

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

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

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

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

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

Application No.(s): SP 2016-LE-072  
(county-assigned application number(s), to be entered by County Staff)

**SPECIAL PERMIT/VARIANCE AFFIDAVIT**

DATE: 7/13/16  
(enter date affidavit is notarized)

135654

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-LE-072

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

Page Five

SPECIAL PERMIT/VARIANCE AFFIDAVIT

135654

DATE:

7/13/16

(enter date affidavit is notarized)

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

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

None

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

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

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

WITNESS the following signature:

(check one)

[ ] Applicant [X] Applicant's Authorized Agent

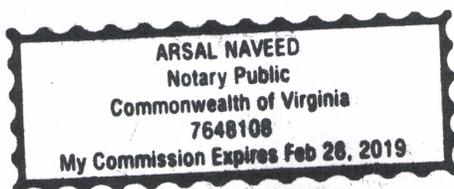
Schuyler P. Ahrens - Agent (type or print first name, middle initial, last name, and title of signee)

Subscribed and sworn to before me this 13th day of July 20 16 in the State/Comm. of Virginia, County/City of Prince William

[Signature]

Notary Public

My commission expires: Feb 28, 2019



[Signature]

**County of Fairfax, Virginia**  
**OFFICE OF ZONING ADMINISTRATOR**  
**APPLICATION FOR ZONING APPROVAL**

Magisterial District Mt. Vernon #1 Building Permit No. 5702  
 Name of Owner..... Address.....  
 Name of Builder Milton G. Smith Address.....  
 Subdivision Burgundy Village Lot No. 107 Block..... Section 2  
 Use of Building Dwelling  
 No. of Families or Housekeeping Units 1 Plans..... Cost 7,000.00  
 Size of Lot: Width approx 68 ft. Depth approx 125 ft. Area 8421 acres sq. ft.  
 Height of building, at front center to highest point of roof..... 20 ft.  
 Set back from side line of street..... 30 Width of street 60 ft. (right of way)  
 Name (No.) of street 3003 Elmwood Drive Paving of street 36  
 Side yard 15 ft. Side yard 20 ft. Rear yard 76 ft.  
 Are water and/or sewer available Yes Zone urban

Plat property to scale, showing ALL buildings and ALL distances to property lines, if plat is required, and attach hereto. When this is done preliminary (foundation) zoning permit shall be issued provided the requirements of the Fairfax County Zoning Ordinance are met.

*I, the undersigned hereby certify that I understand the foregoing requirement and procedure. I understand that building construction cannot exceed the height of first floor joists until after Final Zoning Approval is issued. I understand that I am required to either furnish the Zoning Administrator with 2 copies of a certified surveyor's plat showing the exact location of the walls in relation to the property and street lines, or to notify him when foundation is ready for inspection before Final Zoning Approval may be obtained. I further certify that I have the authority to make this application, that the information given is correct, and that the use and construction, if permit is issued shall conform to the County Health Regulations, the Building and Zoning Ordinances and private deed restrictions if any, which may be imposed on the property.*

*Milton G. Smith*  
 Applicant

OW 7200  
 Telephone No.

1057 N. Glebe Road, Arlington, Va.  
 Address

May 25, 1951  
 Date

**PRELIMINARY (FOUNDATION) PERMIT**

Construction cannot exceed the height of 1st floor joists until final zoning approval is issued. Before Final Zoning Approval of building permit shall be issued the applicant is required to either furnish the Zoning Administrator with 2 copies of a certified surveyor's plat showing the exact location of the walls in relation to the property and street lines or to notify him when the foundation is ready for inspection.

Preliminary (Foundation) Permit issued based on attached plat. Final approval subject to above.

Date..... JUN 28 1951  
*[Signature]*  
 Zoning Administrator

**INSPECTOR'S REPORT**

Foundation location inspected and approved as being in conformance with the requirements of the Fairfax County Zoning Ordinance.

Date.....  
 Inspector

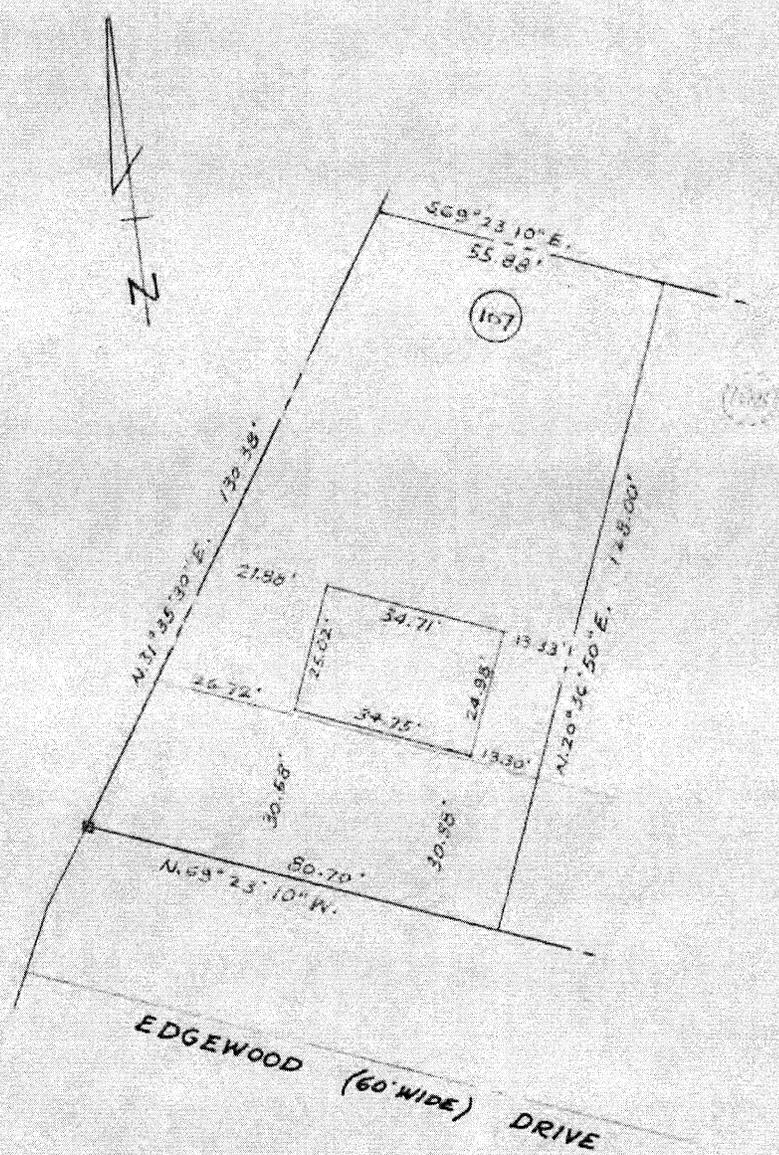
**FINAL ZONING APPROVAL**

In compliance with the Zoning Ordinance, effective as of this date, and by authority vested in me as Zoning Administrator by the Board of Supervisors, I hereby issue Final Zoning Approval for the above described use and building construction based on attached surveyor's plat or foundation inspection made as indicated by above inspector's report.

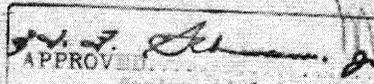
Property description.....

Date..... JUN 10 1952

Type of building.....  
*[Signature]*  
 Zoning Administrator



EDGEWOOD (60' WIDE) DRIVE

  
 APPROVED  
 Acting Administrator  
 Date JUN 16 1952

**ENGINEERS CERTIFICATE**  
 I hereby certify that I have carefully surveyed the improvements on the property as shown by this plat and that there are no encroachments either way across property lines.

*John J. Allen Jr.*  
 CERTIFIED LAND SURVEYOR NO. 564

**BUILDING LOCATION PLAT**  
 LOT 107 SECTION TWO  
 BURGUNDY VILLAGE  
 MOUNT VERNON MAGISTERIAL DISTRICT  
 FAIRFAX COUNTY, VIRGINIA

SCALE 1" = 30'      DATE JAN. 24, 1952

ASSOCIATED ENGINEERS, INC.  
 1711 CONNECTICUT AVENUE  
 WASHINGTON, D. C.

PLAN APPROVAL INFORMATION	REQUIRED	NOT REQUIRED	COUNTY I.D. NUMBER	COMMENTS/SHEET NO.
1. RESUBDIVISION LOCATION	>	>		
2. RPA REGULATION	>	>		
3. RPA REGULATION	>	>		
4. RPA REGULATION	>	>		
5. RPA REGULATION	>	>		
6. RPA REGULATION	>	>		
7. RPA REGULATION	>	>		
8. RPA REGULATION	>	>		
9. RPA REGULATION	>	>		
10. RPA REGULATION	>	>		
11. RPA REGULATION	>	>		
12. RPA REGULATION	>	>		
13. RPA REGULATION	>	>		
14. RPA REGULATION	>	>		
15. RPA REGULATION	>	>		
16. RPA REGULATION	>	>		

**REQUIRED INFORMATION**

DESCRIPTION OF PROPOSED WORK

THE PROJECT CONSISTS OF DEMOLITION OF EXISTING DWELLING AND CONSTRUCTION OF 2-STORY BUILDING, DRIVEWAY AND WALKWAY ON LOT 107.

A SEPARATE DEMOLITION PERMIT IS REQUIRED.

TAX MAP NUMBER	082-2-(13)-017
ZONING DISTRICT	R-4 (RESIDENTIAL 4 DU/AC)
MINIMUM YARD REQUIREMENTS (SETBACKS)	FY: 30' - SY: 10' - RT: 24'
MINIMUM LOT AREA REQUIREMENT	8,400 SQ FT
MINIMUM LOT WIDTH REQUIREMENT	70 FT (INTERIOR)/95 FT (CORNER)
TOTAL LOT AREA (SQUARE FEET OR ACRE)	8,744 SQ FT
SERVED BY (INDICATE PUBLIC WATER OR INDIVIDUAL WELL)	PUBLIC
SERVED BY (INDICATE PUBLIC SEWER OR INDIVIDUAL WASTEWATER MANAGEMENT SYSTEM)	PUBLIC
BUILDING HEIGHT CERTIFICATION (LTI 06-13)	PROVIDED ON SHEET NO. SHEET 3
E&S PRIORITY RATING FORM	PROVIDED ON SHEET NO. SHEET 7
RESPONSIBLE LAND DISTURBER	NAME: YUBRARI BUDHATHOKI, P.E. CERTIFICATE NO.: 47236 ADDRESS: 671-385-1400
WATER QUALITY WAIVER INFO, IF APPLICABLE	PROVIDED ON SHEET NO. N/A
TREE CONSERVATION PLAN	PROVIDED ON SHEET NO. SHEET 4 AND 5

**SITE INSPECTION NOTES**

- NOTIFY SITE INSPECTIONS AT 703-324-1720 PRIOR TO BEGINNING ANY WORK ON THE PROJECT. FAILURE TO NOTIFY CAN RESULT IN THE ISSUANCE OF A VIOLATION AND A SUBSEQUENT FINE FOR COMPLIANCE INSPECTION.
- NO EARTH DISTURBANCE OR CONSTRUCTION IS ALLOWED UNTIL THE BUILDING PERMIT FOR THE PROJECT IS ISSUED. EVIDENCE OF A BUILDING PERMIT MUST BE PROVIDED TO THE SITE INSPECTOR AT THE PRE-CONSTRUCTION MEETING.
- NOTIFY THE "MISS DIG" NOTIFICATION CENTER AT 1-800-552-7001 AT LEAST TWO WORKING DAYS PRIOR TO COMMENCEMENT OF EXCAVATION, DEMOLITION, OR BLASTING IN ACCORDANCE WITH THE VIRGINIA UNDERGROUND UTILITY DAMAGE PREVENTION ACT.

**LEGALITY OF LOT CERTIFICATION (LTI 02-10)**

I HEREBY CERTIFY THAT ALL APPROPRIATE COUNTY APPROVALS WERE OBTAINED IN ACCORDANCE WITH THE PROCESS REQUIRED BY THE SUBDIVISION ORDINANCE IN EFFECT AT THE TIME OF THE CREATION OF LOT(S) 107. THE LOTS WERE CREATED AS PART OF THE BURGUNDY VILLAGE SUBDIVISION APPROVED BY FARRAX COUNTY ON 05/06/1994 AND RECORDED IN DEED BOOK 388-1 AT PAGE 388-3. IN FARRAX COUNTY LAND RECORDS.

**WETLANDS PERMITS CERTIFICATION**

I HEREBY CERTIFY THAT ALL WETLANDS PERMITS REQUIRED BY LAW WILL BE OBTAINED PRIOR TO COMMENCING LAND DISTURBING ACTIVITIES.

SIGNATURE: *[Signature]*  
OWNER/DEVELOPER: YUBRARI BUDHATHOKI (AGENT)  
NAME: *[Name]* (FOR OWNER)  
TITLE: *[Title]*

**INFORMATION REGARDING ACTIVITIES IN THE RESOURCE PROTECTION AREA**

ACTIVITY	YES/NO
CONSTRUCTION ACTIVITIES IN A RESOURCE PROTECTION AREA (IF YES, INDICATE TYPE BELOW)	
REDEVELOPMENT PRINCIPAL STRUCTURE	NO
REDEVELOPMENT ACCESSORY STRUCTURE	NO
PUBLIC ROADS	NO
PRIVATE ROADS	NO
DRIVEWAYS	NO
STORMWATER OUTFALL	NO
OTHER (INDICATE TYPE)	NO

**NOTICE OF VIOLATION**

IS THE PLAN SUBMITTED AS A RESULT OF NOTICE OF VIOLATION? YES  NO

IF "YES," COPY OF NOTICE OF VIOLATION PROVIDED ON SHEET NO. \_\_\_\_\_

**STORMWATER INFORMATION**

HIGH DENSITY POLYETHYLENE (HDPE) USED ON THIS PROJECT YES  NO

THE PLAN MEETS THE APPLICABILITY OF APPROVED DESIGN CRITERIA

THE PLAN MEETS THE GRANDFATHERING CRITERIA

**SWM FACILITIES (PROPOSED ONLY)**

FACILITY ID NO.	FACILITY TYPE	PURPOSE	AREA TREATED (ACRES)	LATITUDE (DECIMAL DEGREE)	LONGITUDE (DECIMAL DEGREE)	MAINTENANCE AGREEMENT Y/N	NO. OF BLDG. OR UNIT SERVING AREA OF FACILITY (SF)	NO. OF BLDG. OR UNIT SERVING AREA OF FACILITY (SF) (DISCONNECTED)

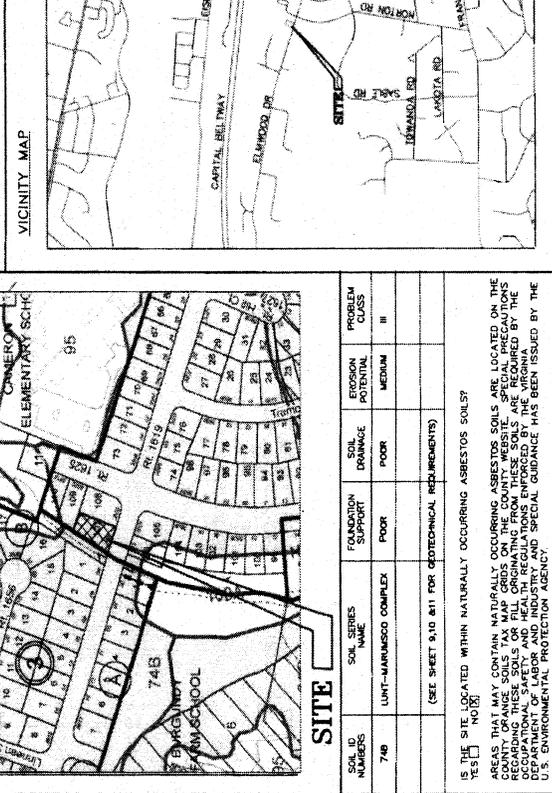
**SOILS MAP DATA**

SCALE: 1":200'

74B LINT-MANUSCO COMPLEX  
FOUNDATION SUPPORT POOR  
SOIL SERIES NAME: LINT-MANUSCO COMPLEX  
SOIL DRAINAGE: POOR  
EROSION POTENTIAL: MEDIUM  
PROBLEM CLASS: III

IS THE SITE LOCATED WITHIN NATURALLY OCCURRING ASBESTOS SOILS? YES  NO

AREAS THAT MAY CONTAIN NATURALLY OCCURRING ASBESTOS SOILS ARE LOCATED ON THE COUNTY ORANGE SOILS MAP GRIDS ON THE COUNTY WEBSITE. SPECIAL PRECAUTIONS SHOULD BE TAKEN TO AVOID EXCAVATION OF THESE SOILS. FOR MORE INFORMATION, CONTACT THE DEPARTMENT OF LABOR AND HEALTH REGULATIONS ENFORCED BY THE VIRGINIA DEPARTMENT OF LABOR AND INDUSTRY AND SPECIAL GUIDANCE HAS BEEN ISSUED BY THE U.S. ENVIRONMENTAL PROTECTION AGENCY.



**PRO RATA SHARE ASSESSMENT FORM**

INFORMATION REQUIRED	NEW DEVELOPMENT	REDEVELOPMENT
FROM WRM SPREADSHEET "SITE DATA" TAB		
TOTAL SITE AREA (AC)		0.201
TOTAL IMPERVIOUS COVER (AC)		0.0988
IMPERVIOUSNESS AREA INCREASE (AC)		0.028
FROM WRM SPREADSHEET "SUMMARY" TAB		
ADJUSTED POST-DEVELOPMENT PHOSPHORUS LOAD (LB/YR)		0.21
TOTAL RUNOFF VOLUME REDUCTION (CU FT)		0

**SWMO WATER QUALITY REQUIREMENT DETERMINATION**

IMPERVIOUS AREA PROPOSED	BUILDINGS	SQUARE FEET
1,754		
DRIVEWAYS		1,754
MISCELLANEOUS		358
TOTAL IMPERVIOUS ADDED		745
IMPERVIOUS AREA EXISTING (TO REMAIN)		55 (SHED)
TOTAL IMPERVIOUS AREA (PROPOSED AND EXISTING TO REMAIN)		2,812 OR 2,912/8,744% = 33.3%
TOTAL LOT AREA		8,744

2 IMPERVIOUS EQUALS TOTAL IMPERVIOUS AREA DIVIDED BY LOT AREA MULTIPLIED BY 100  
BMP REQUIRED = 33.3%  NO

SEE SHEET #8 FOR OFF-SITE NUTRIENT CREDIT LETTER

VIDES PERMIT NO. (IF TIME LIMITS): YES  NO

COUNTY STORMWATER PERMIT REQUIRED: YES  NO

SWM FACILITIES DESIGNED USING: TECHNICAL CRITERIA 4  (NEW) TECHNICAL CRITERIA 5  (OLD)

DISTURBED AREA (DA) WITHIN WATERSHED(S):  
WATERSHED 1: CAMERON RUN  
WATERSHED 2: CAMERON RUN  
TOTAL DISTURBED AREA: \_\_\_\_\_

**FOR COUNTY AGENCY REVIEW PURPOSES ONLY**

DATE: \_\_\_\_\_ BY: \_\_\_\_\_ FARRAX COUNTY DEPARTMENT OF HEALTH

APPROVED FOR INDIVIDUAL WASTEWATER SYSTEM AND/OR WATER WELL

RESOURCE PROTECTION AREA

THE LIMITS OF CLEARING AND GRADING SHOWN NEAR AND FOR WITHIN THE LIMITS OF THE RESOURCE PROTECTION AREA (RPA) MUST BE STRICTLY OBSERVED AND ENFORCED. ANY ENROACHMENT INTO, AND/OR DISTURBANCE OF, THE RPA NOT SHOWN ON THIS PLAN IS CONSIDERED A VIOLATION TO THE PENALTIES OF ARTICLE 9 (VIOLATIONS AND PENALTIES).

APPROVED BY: *[Signature]* DATE: 10/17/2018

THIS APPROVAL IS NOT A COMMITMENT TO PROVIDE SANITARY SEWER.

**APPROVED FOR GRADING ONLY ON**

LOT(S) NO. 107

PARCEL(S) NO. \_\_\_\_\_

THE FOLLOWING CERTIFICATIONS BASED ON A FIELD SURVEY ARE REQUIRED PRIOR TO RUP ISSUANCE (REVIEWER TO CHECK APPROPRIATE ITEMS):

A BUILDING HEIGHT CERTIFICATION

A SETBACK CERTIFICATION

DATE: 10/17/2018

**SHEET INDEX**

- COVER SHEET
- EXISTING CONDITIONS, DEMOLITION & E & S PLAN
- GRADING PLAN AND BUILDING HEIGHT COMPUTATIONS
- EXISTING VEGETATION MAP/TREE CONSERVATION PLAN
- CONSTRUCTION NOTES AND DETAILS
- OUTLINE MAP
- E&S CONTROL NOTES AND DETAILS
- BMP COMPUTATIONS
- GEOTECHNICAL REQUIREMENTS

DESIGN ENGINEER / SURVEYOR

MR. ERIC R. BURGUNDY, P.E.

ADDRESS: 7420 DULWANT DR. SUITE 201, MASSACHUSETTS VA 20188

PHONE NO: 877-385-1400 FAX NO: 877-385-1400

EMAIL: ERIC@BURGUNDYENGINEERING.COM

PROFESSIONAL SEAL

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

PROFESSIONAL SEAL

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

COVER SHEET

BURGUNDY VILLAGE LOT 107 SEC 2

3602 ELMWOOD DRIVE

FARRAX COUNTY, VIRGINIA

COUNTY NUMBER

8549-INF-003-3

PLAN REVIEWER

SHEET 1 OF 3

REVISED 7/15

The following requirements of Section 4.0 of the FIM and Section 107.14 of the Code of the County of Fairfax, Virginia, shall be shown as a note on the approved plan:

- All construction involving public work shall be performed under the full-time supervision of the governmental engineer.
- The responsible engineer shall furnish a written opinion to the County as to whether or not work has been performed in accordance with the approved plan prior to the issuance of any receipt or case permit.
- Review and approval of plans, specifications, and reports by the County, with or without recommendations by the Governmental Review Board, shall in no way relieve the designer of the responsibility for the design, construction and performance of the structures, pavement and slopes on the project and damage to surrounding properties.

NOTE: GRADING PROGRAM CONTRACTOR FOR THE SUBJECT SITE IS REQUIRED TO NOTIFY THE ASSIGNED SITE INSPECTOR REGARDING ANY EXCESS MATERIAL PROPOSED TO BE HAILED OFF SITE PRIOR TO HAILING. THE NOTIFICATION MUST INDICATE THE QUANTITY OF EXCESS MATERIAL TO BE HAILED OFF SITE AND THE LOCATION OF THE HAILED MATERIAL. THIS NOTIFICATION WILL BE TAKEN, AND ALL INFORMATION NECESSARY TO SHOW THAT SUCH RECEIVING SITE HAS BEEN PROPERLY PERMITTED AND HAS EAS CONTROLS INSTALLED.

**LEGENDS**

- EDGE OF PAVEMENT
- EX. 2' CONTOUR LINE
- EX. SPOT ELEVATION
- FLOW ARROW
- EX. TREE
- EXISTING POWER POLE
- SSP SUPER SILT FENCE
- TREE PROTECTION SPEC 3.38
- LOC LIMIT OF CLEARING AND GRADING

**CRPO NOTES**

THIS PLAN COMPLES FULLY WITH AMENDMENT CHAPTER 10.1 OF THE FIM AND SECTION 107.14 OF THE CODE OF THE COUNTY OF FAIRFAX, VIRGINIA, NOV. 18, 2003.

**FRONT YARD SURFACING LIMIT**

FRONT YARD AREA=3973.5 SF  
 2' OF FRONT YARD=852.8 SF (VEHICLE RELATED ONLY)  
 3' OF FRONT YARD=852.8 SF (2.973 SF/1.00SF=21.44X3.02X1.0)

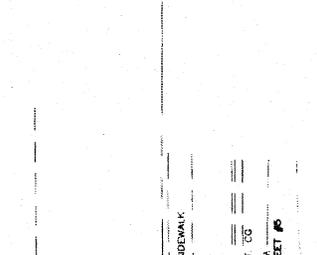
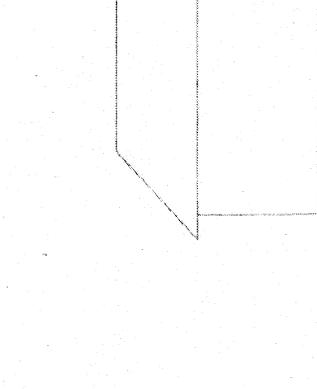
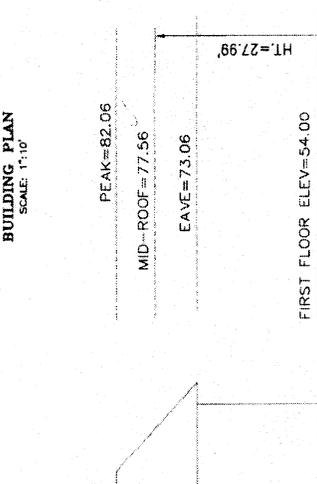
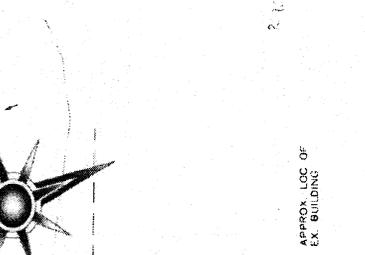
**SITE NOTES:**

- TOPOGRAPHY SHOWN HERE ON HAS BEEN OBTAINED FROM FIELD SURVEY.
- THE BOUNDARY SURVEY WAS DONE BY NOVA SURVEYS, INC.
- UTILITY INFORMATION SHOWN HEREON OBTAINED FROM PUBLIC RECORDS AND ARE APPROXIMATE. EXACT LOCATION OF ALL UNDERGROUND UTILITIES SHALL BE FIELD VERIFIED.
- CONTRACTOR SHALL HAND DIG TEST PIT LOCATIONS AT ALL UTILITY LOCATIONS PRIOR TO CONSTRUCTION.
- HORIZONTAL & VERTICAL LOCATIONS/INVERTS TAKEN FROM PUBLIC RECORDS.
- FENCES, IF SHOWN, ARE APPROXIMATE ONLY AND DO NOT CONSTITUTE A WARRANTY.
- LOCATIONS OF CURBS/STEPS AND LOCATIONS OF DRAINAGE.
- ALL DIMENSIONS ARE APPROXIMATE AND DO NOT CONSTITUTE A WARRANTY.
- PERMITS TO BE OBTAINED TO DISTURB THE ADJACENT PROPERTIES OF SITE GRADING SHALL REQUIRE A LETTER OF PERMISSION FROM ADJACENT PROPERTY OWNERS.
- FOUNDATION DRAINS ARE DIRECTED TO DAYLIGHT VIA GRAVITY OR MECHANICAL MEANS.

**NOTE:** THE PROPOSED DWELLING WILL UTILIZE THE EXISTING SANITARY LATERAL AND WATER SERVICE IF DEEMED APPROPRIATE. CONTRACTOR IS INSTRUCTED TO LOCATE THE EXISTING SANITARY LATERAL PRIOR TO BEGINNING CONSTRUCTION. WATER SERVICE SHALL BE ALTERNATIVE TO UTILIZING EXISTING SERVICE. (TO BE INSTALLED BY A LICENSED PLUMBER.)

**AVERAGE GRADE COMPUTATIONS**

POINT	EXISTING ELEVATION	PROPOSED ELEVATION	REMARKS
1	50.9	52.0	
2	51.5	52.0	
3	51.5	51.8	
4	51.3	52.6	
5	49.8	50.5	
6	48.3	48.7	
7	47.5	48.0	
8	47.5	48.6	
9	47.8	50.3	
10	48.0	50.3	
11	48.7	51.0	
12	50.0	49.3	
TOTAL	594.80	604.60	
AVERAGE	49.57	50.38	2.77'
AVERAGE GRADE	49.57		
BUILDING HEIGHT			(71.56 - 49.57) = 27.99 FT
BUILDING HEIGHT			27.99 FT < 35 FT. (OK)



**GRADING PLAN**  
SCALE: 1"=10'

**FRONT ELEVATION**  
SCALE: 1"=10'

PEAK=82.06  
MID-ROOF=77.56  
EAVE=73.06  
FIRST FLOOR ELEV=54.00  
AVERAGE GRADE=49.57

HT=27.99'

BM @ SMH (NGVD, 1929)  
RIM=52.29'  
INV=44.80'

**ELMWOOD DR (RTE: 1619)**  
(60' R/W)

**EXISTING CONC. CHANNEL**  
N 31°35'30"E  
130.38'

**EXIST. SIDEWALK**  
N 69°23'10"W  
55.88'

**EXIST. WATER MAIN**  
N 69°23'10"W  
80.70'

**EXIST. SANITARY LINE**  
N 69°23'10"W  
128.00'

**Building Permit  
Zoning Review**

*This document does not reflect the final  
Building Permit approval.*

2/17/16 12:38:04PM

Bldg Permit #:

**160430069**

**DEMOLISH ENTIRE STRUCTURE**

**Address:** 3602 ELMWOOD DR  
ALEXANDRIA VA 22303-1129  
Bldg: N/A Floor: Suite: N/A

**Tax Map:** 0822 13 0107

**Subdiv:** BURGUNDY VILLAGE LT 107 SEC 2

744.00

**Owner:** IGLESIAS AMINTA  
3602 ELMWOOD DR ALEXANDRIA VA 22303

**Phone Day:** (703)955-9925 x

**Evening:**

**Contractor:**

OWNER IS CONTRACTOR  
(999) 999-9999

**Type of Work:** DEMOLITION RESIDENTIAL

**Description of Work:** demo entire sfd

**ZPRB Review:**

**Date**

02/17/2016

**Status**

WWILL1

Approved

**Zoning Detail Review TAB:**

**Zoning  
Dist.**

**Proffer**

R-4

ON HIST N

**Zoning  
Use**

SFD

**Proffers:** NOT IN HD - NOT ON HIST SITE INVENTORY

**USE GRP**

**CNST TYPE**

**BLDGAREA**

R5

VB

0.00

**DETAILS COMMENTS:**

**Building Permit  
 Zoning Review**

*This document does not reflect the final  
 Building Permit approval.*

2/17/16 12:51:20PM

Bldg Permit #: **160430137** **NEW SINGLE FAMILY DWELLING**

Address: 3602 ELMWOOD DR  
 ALEXANDRIA VA 22303-1129  
 Bldg: N/A Floor: Suite: N/A

Tax Map: 0822 13 0107

Subdiv: **BURGUNDY VILLAGE LT 107 SEC 2** 744.00

Owner: IGLESIAS AMINTA  
 3602 ELMWOOD DR ALEXANDRIA VA 22303

Phone Day: (703)955-9925 x Evening:

Contractor:  
 OWNER IS CONTRACTOR  
 (999) 999-9999

Type of Work: NEW SINGLE FAMILY DWELLING

Description of Work: BUILD NEW HOUSE ON CRAWLSPACE/CARPORT/COVERED FRONT PORCH/REAR DECK/NO  
 SECOND KITCHEN/NO WET BAR

ZPRB Review:

Date		Status
02/17/2016	AMOR4	Approved

Zoning Detail Review TAB:

Zoning Dist.	Cluster Subdiv	Use	Height	Wet Bar	2nd Kitchen	ADU Subdiv	Proffer	Setback
R-4	N	SFD	27.90	N	N	N	N	Y
<u>Yard/Setbacks:</u>								
Structure	Front (A)	Front (B)	Front (C)	Left	Right	Rear		
	30.00	0.00	0.00	10.00	17.00	43.50		
<u>USE GRP</u>	<u>CNST TYPE</u>		<u>BLDGAREA</u>					
R5	VB		5,767.00					

DETAILS COMMENTS:

build new house on crawlspace, carport, covered front porch, rear deck, no 2nd kitchen, no wetbar, heigth certified at 27.99 per approved plan on file 8549-inf-003-3 needs setback cert for front and left side lot lines. uncovered steps 8' wide 29' off front lot line, carport 5' off side lot line demo permit # 160430069 approved 2-17-16

## 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.