



County of Fairfax, Virginia

November 9, 2016

STAFF REPORT

SPECIAL PERMIT SP 2016-MA-085

MASON DISTRICT

APPLICANTS/OWNERS: Beate S.M. Wilson & Danny R. Wilson as Trustees of Wilson Family Trust

STREET ADDRESS: 4012 Jewel Street, Alexandria 22312

SUBDIVISION: Parklawn, Section 4, Block F, Lot 7

TAX MAP REFERENCE: 61-3 ((7)) (F) 7

LOT SIZE: 10,577 square feet

ZONING DISTRICT: R-3

ZONING ORDINANCE PROVISION: 8-922

SPECIAL PERMIT PROPOSAL: To permit a reduction in minimum yard requirements to allow construction of an addition 6.6 feet from a side lot line.

STAFF RECOMMENDATION: Staff recommends approval of SP 2016-MA-085, 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. A copy of the BZA's Resolution setting forth this decision will be mailed within five days after the decision becomes final.

Heath Eddy, AICP

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 REQUEST

The applicant requests special permit approval to permit a reduction in minimum yard requirements to allow construction of an addition 6.6 feet from a side lot line. The proposed addition is a 2-car attached garage.

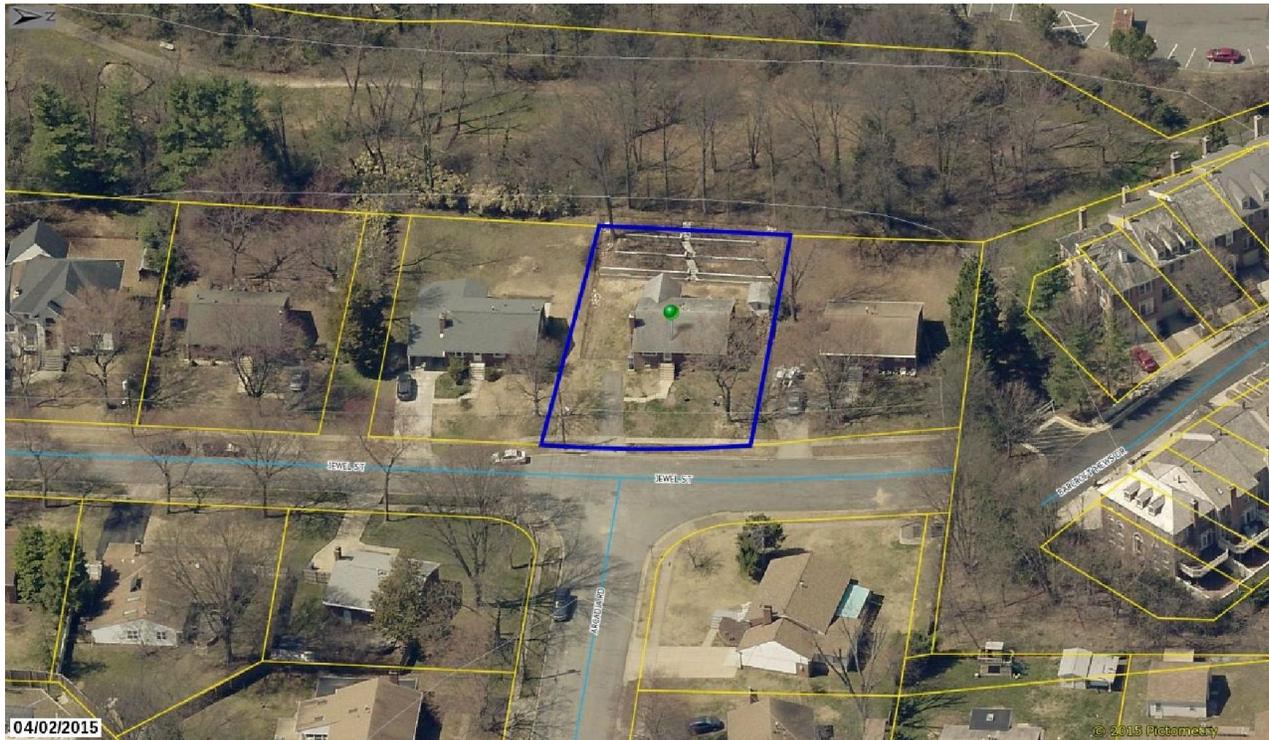


Figure 1: Subject property, Source: Pictometry 2015.

A copy of the special permit plat, entitled “Special Permit Plat 4012 Jewel Street TM # 0613-07F-0007 Lot 7 Block F Section 4 Parklawn,” prepared by Michael L. Flynn, L.S., of Merestone Land Surveying, PLLC, dated August 15, 2016 and received August 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 10,577-square foot subject property is located on Jewel Street in the Parklawn neighborhood, which is located east of Parklawn Park and Parklawn Elementary School, and just east of Barcroft Plaza and next to Barcroft Mews, an infill townhouse development. The subject property is located adjacent to the portion of Parklawn Park that is a trail running north to the outlet road access to Barcroft Mews.

The property is developed with a 2,434 square foot, 1-story single family detached dwelling with basement which includes an enclosed sun room on the rear, as well as an open concrete patio along the remainder of the rear wall of the residence. The residence

was originally constructed in 1956 with many of the residences found on Jewel Street. The other residences in the immediate vicinity have a combination of carports, full garages, and no garages.

BACKGROUND AND HISTORY

County Records indicate that the existing single family dwelling was permitted for construction in 1956 (a plat drawing showing the property in 1957 is included in Appendix 5), with a second permit issued in 1960 for a screened porch. The property also includes an existing concrete porch built on the rear wall of similar width to the screened porch, and a set of tiered retaining walls along the rear lot line with a concrete stairway leading to a gate in the rear fence lining the shared property line with Parklawn Park. This gate separates the subject property from a pathway leading to the park trail which connects to the active recreation facilities of Parklawn Park. The subject property also had a storage shed, but it was determined the shed was too tall for its location near the side lot line and the applicants elected to remove it rather than seek a special permit for an error in building location.

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

- SP 89-M-029, approved by the BZA on July 25, 1989, for 4123 Braddock Road, to allow a dwelling to remain 4.0 feet from the side lot line and 11.8 feet from the rear lot line for a corner lot.
- SP 2015-MA-042, approved by the BZA on October 21, 2015, for 4101 Jewel Street, to permit construction of an addition 21.7 feet from the front lot line.

Staff's review of available records and aerial photography indicate that there are several other properties in the vicinity of the subject property which have garages or other additions that are not compliant with the minimum side yard in the R-3 District. Many of these structures appear to have been constructed either very early in the development of the subdivision.

DESCRIPTION OF THE APPLICATION

The applicants request a reduction in the minimum side yard requirement to construct a new 2-car attached garage which will be located 6.6 feet from the side lot line. The garage at its widest point is 20.5 feet, but the construction from the side wall is 17.5 feet, with a total depth of 23.5 feet. The total size of the garage is 401 square feet, with a height of 14.5 feet at the peak. The addition includes a 4' x 11' storage shed constructed separately but attached to the back of the garage, and is included under an overhang on the west end of the proposed addition. The storage shed is 9.67 feet in height and, at 6.6 feet from the side lot line, is included as part of this request.



Figures 3-4: Image of proposed new attached garage, and the existing front elevation. Source: Applicant.



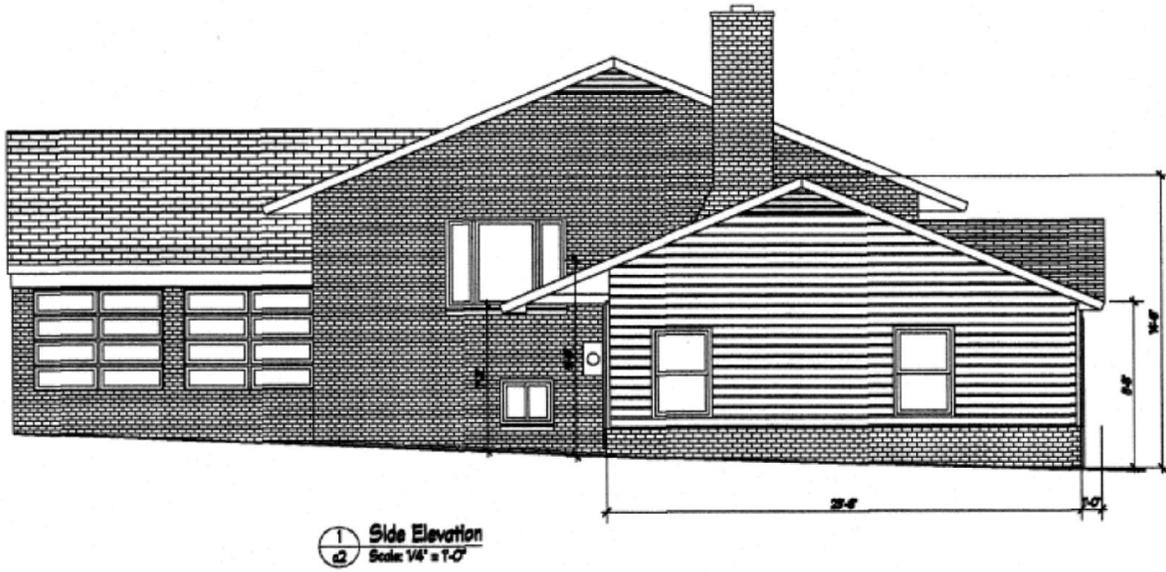


Figure 5-6: Side-view rendering of proposed garage and existing yard view. Source: Applicant.





2 Rear Elevation
Scale: 1/4" = 1'-0"

Figure 7-8: Rear view of proposed garage and image showing perspective of adjacent neighbor.
Source: Applicant.



The garage is designed to match the roof pitch and orientation to the front view, though the materials will be less brick and more siding, which is a flip of the design materials as used on the screened porch (as shown in Figure 8, above).

ANALYSIS

Comprehensive Plan Provisions

Plan Area: I
 Planning District: Baileys
 Planning Sector: Glasgow (B4)
 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-3, which has the following lot size and bulk regulations.

| Bulk Standards (R-3) | | |
|-------------------------|------------|--|
| Standard | Required | Provided |
| Minimum Lot Size | 10,500 sf. | 10,577 sf. |
| Minimum Lot Width | 80 feet | 80 feet |
| Maximum Building Height | 35 feet | 19.3 feet (at peak) |
| Minimum Front Yard | 30 feet | 45.4 feet |
| Minimum Side Yard | 12 feet | 15.9 feet (north side) 6.6 feet (south side)* |
| Minimum Rear Yard | 25 feet | 41.6 feet |

*As requested with this application.

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

The following is staff’s analysis of the Zoning Ordinance provisions and the proposal to permit a reduction in the minimum side yard to 6.6 feet to allow construction of an addition.

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-3 District allows a reduction in minimum required yards with special permit approval. |
| Standard 3 Adjacent Development | Residences in the neighborhood are a combination of attached carports, garages both attached and detached, and some houses with neither. The proposed attached garage is located in compliance with the minimum rear yard and will reduce the minimum distance to the side lot line by 5.4 feet if approved. In staff's opinion, the proposed garage would have no negative impact on the adjacent lot to the south. The proposed garage would be approximately 22 feet to the adjacent residence, and the design would provide more effective storage for motorized vehicles and equipment. |
| Standard 4 Pedestrian/ Vehicular Traffic | No increased vehicular or pedestrian traffic is expected with this application. In staff's opinion, the proposal does not conflict with existing and anticipated traffic in the neighborhood. |
| Standard 5 Landscaping/ Screening | There is some screening from the adjacent street. The subject property and adjacent property most directly impacted have no screening between them. The proposed addition should have no impact on any existing landscaping in the vicinity. |
| Standard 6 Open Space | There is no prescribed open space requirement on individual lots in the R-3 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 side yard is requested to be modified with the special permit application. The subject property complies with all bulk standards of the R-3 District. |
| 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)

| | |
|--|--|
| <p>Standard 1 Yard Requirements Subject to Special Permit</p> | <p><i>A. Minimum required yards – Yards not less than 50% of the requirement and not less than 5 feet:</i> The proposed garage addition would be located 6.6 feet from the side lot line. The minimum required side yard is 12 feet, resulting in a reduction of 5.4 feet, or 45%.</p> <p><i>B. Pipestem lots- N/A</i></p> <p><i>C. Accessory structure locations – N/A</i></p> <p><i>D. Extensions into minimum required yards allowed by Sect. 2-412: N/A</i></p> |
| <p>Standard 2 Not a Detached Structure in a Front Yard</p> | <p>The application does not included a detached structure in a front yard.</p> |
| <p>Standard 3 Principal Structure that Complied with Yard Requirements When Established</p> | <p>The principal structure complied with all requirements when constructed in 1956. The attached screened porch was constructed in compliance with the building permit issued in 1960.</p> |
| <p>Standard 4 Addition No More than 150% of Existing Gross Floor Area (GFA)</p> | <p>The proposed addition totals 401 square feet in area. The total increase in GFA is about 16.5% of the existing GFA of 2,434 square feet. The maximum total increase for the subject property is 3,651 square feet.</p> |
| <p>Standard 5 Accessory Structure Subordinate in Purpose, Scale, Use and Intent</p> | <p>N/A</p> |
| <p>Standard 6 Construction in Character with On-Site Development</p> | <p>The proposed garage is similar in style and roofline to the existing residence. The materials are similar to what is currently found on the existing residence.</p> |
| <p>Standard 7 Construction Harmonious with Off-Site Development</p> | <p>The neighborhood generally consists of residences built of similar scale and design by the same builder. The proposed addition is similar in scale and style to other attached garages in the vicinity, and is designed to integrate with the design of the existing residence.</p> |
| <p>Standard 8 Construction Shall Not Adversely Impact Adjacent Properties</p> | <p>The proposed garage would be located approximately 22 feet from the neighbor's residence to the south, the nearest point of any neighbor. Any adverse impact would be the view of the wall of the proposed garage. The adjacent residence is also located above the subject property in grade, so the proposed addition should present a minor impact on the view of the adjacent neighbor. In staff's opinion, screening is recommended in the form of deciduous shrubs or small evergreens along the garage wall.</p> |

| | |
|---|--|
| <p>Standard 9 Represents the Minimum Amount of Reduction Necessary</p> | <p>Staff believes the requested reduction is the minimum that can be expected for the proposed garage design. Requiring strict compliance with the R-3 minimum side yard would result in a garage approximately 12 feet wide which, while still functional, would not accommodate 2 vehicles.</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 attached garage 6.6 feet from the side lot line is in conformance with the applicable Zoning Ordinance provisions.

RECOMMENDATION

Staff recommends approval of SP 2016-MA-085, 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. Zoning Ordinance Provisions

PROPOSED DEVELOPMENT CONDITIONS

SP 2016-MA-085

November 9, 2016

If it is the intent of the Board of Zoning Appeals to approve SP 2016-MA-085 located at Tax Map 61-3 ((7)) (F) 7 to permit a reduction in minimum yard requirements to allow construction of an addition 6.6 feet from a side lot line pursuant to Sect. 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 addition as shown on the special permit plat, entitled "Special Permit Plat 4012 Jewel Street TM # 0613-07F-0007 Lot 7 Block F Section 4 Parklawn," prepared by Michael L. Flynn, L.S., of Merestone Land Surveying, PLLC, dated August 15, 2016 and received August 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 (2,434 square feet existing + 3,651 square feet (150%) = 6,085 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 addition shall be generally consistent with the design of the architectural renderings as shown on Attachment 1 to these conditions.
5. The applicant shall plant 4 Category I evergreen trees between the proposed garage addition and the south side property line following the construction of the garage.

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

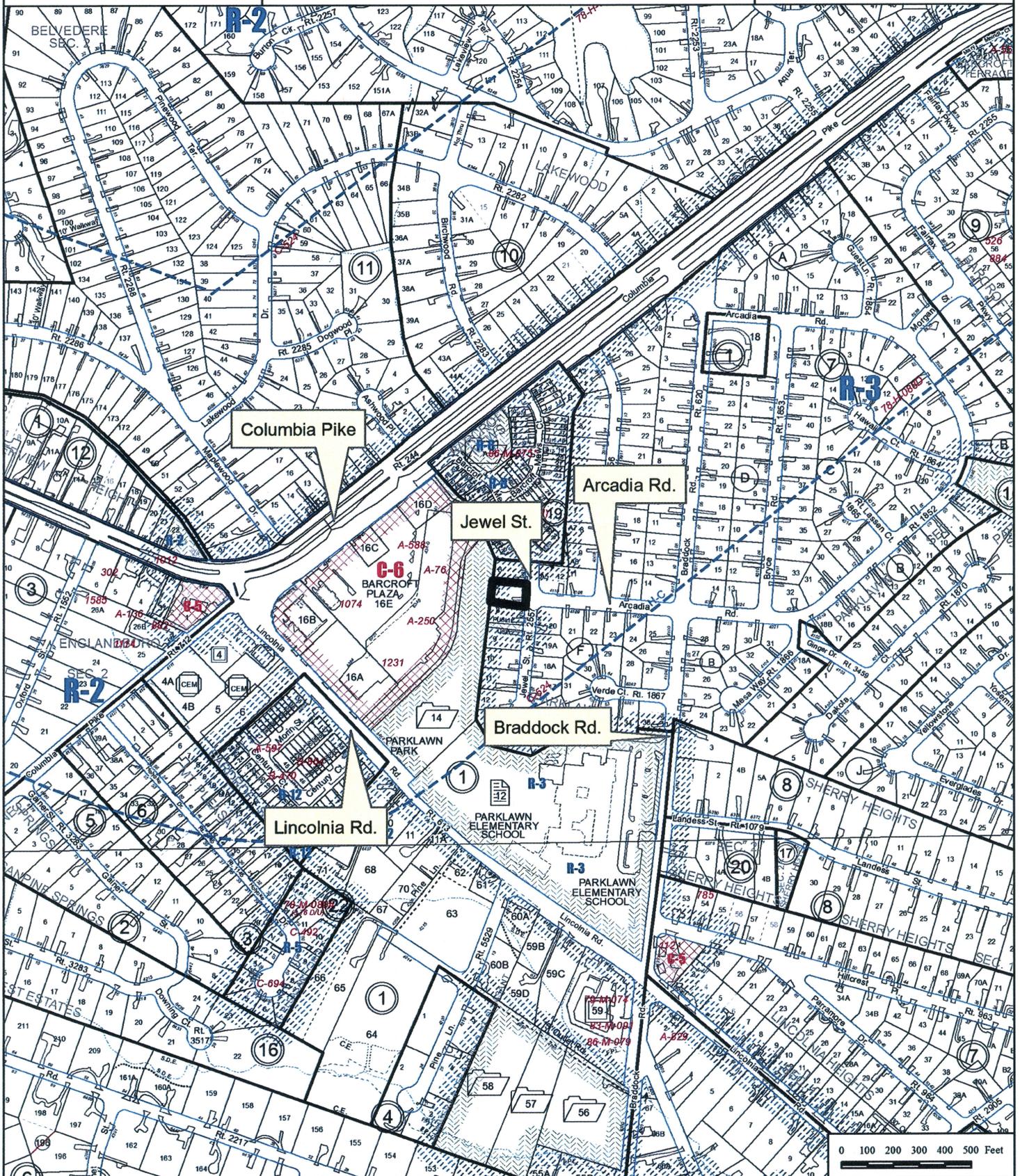


Rear Elevation
Scale: 1/4" = 1'-0"



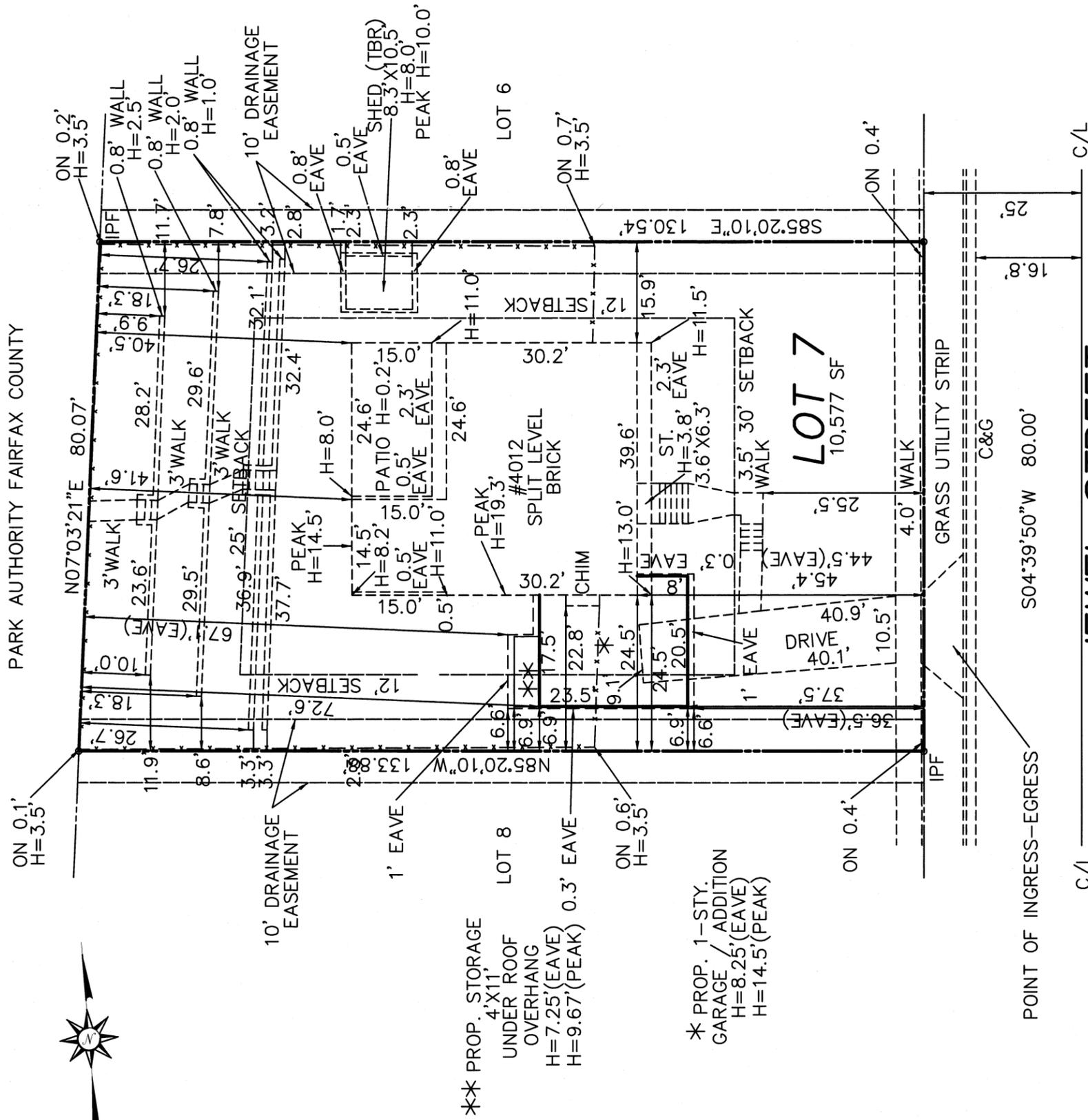
Special Permit SP 2016-MA-085

BEATE S.M WILSON AND DANNY R. WILSON AS TRUSTEES OF WILSON FAMILY TRUST FEBRUARY 2016



BY PROVISIONS OF THE VIRGINIA CODE: NO CORNER MARKERS SET.
BOUNDARY SURVEY NOT PERFORMED.
PLAT SUBJECT TO RESTRICTIONS OF RECORD, TITLE REPORT NOT FURNISHED.

PARK AUTHORITY FAIRFAX COUNTY



NOTES:

1. TM #061-3-07-F-0007
2. ZONE: R-3
3. SETBACKS: FRONT = 30', SIDE = 12', REAR = 25'.
4. PROPERTY IS SERVED BY PUBLIC SEWER AND WATER.
5. THERE ARE NO KNOWN GRAVES OR STRUCTURES MARKING A PLACE OF BURIAL ON THIS SITE.
6. THERE ARE NO MAJOR UNDERGROUND UTILITIES OR EASEMENTS FOR SUCH UTILITIES HAVING A WIDTH OF 25 FEET OR GREATER LOCATED ON THIS SITE.
7. THIS SITE DOES NOT CONTAIN 100-YEAR FLOOD PLAIN OR RESOURCE PROTECTION AREA (RPA). SITE IS LOCATED ENTIRELY WITHIN THE RESOURCE MANAGEMENT AREA (RMA).
8. NO ADDITIONAL LANDSCAPING OR SCREENING IS PROPOSED WITH THIS PLAN.
9. FLOOR AREA CALCULATIONS: PER Z0 SECTION 20-300 (DEFINITIONS) (6 INCH EXTERIOR WALLS FOR FRAME CONSTRUCTION AND 8 INCH EXTERIOR WALLS FOR BASEMENT BLOCK WALLS. CALCULATED USING OUTSIDE DIMENSIONS OF DWELLING AS MEASURED IN THE FIELD.)
EX. LOT AREA = 10,577 SF
EX. FIRST FLOOR = 1,330 SF
EX. BASEMENT = 1,104 SF
EX. FLOOR AREA RATIO = 0.2301
(EX. FLOOR AREA / LOT AREA)
2,434 / 10,577 = 0.2301

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

PROP. FLOOR AREA = 2,434 + 401 = 2,835 SF
PROP. FLOOR AREA RATIO = 0.2301
(PROP. FLOOR AREA / LOT AREA)
2,835 / 10,577 = 0.2680
INCREASE IN FLOOR AREA = 401 SF OR
(401 / 2,434 =) 0.165 OR 16.5%



SPECIAL PERMIT PLAT
4012 JEWEL STREET
TM# 0613-07F-0007
LOT 7 BLOCK F SECTION 4
PARKLAWN
FAIRFAX COUNTY, VIRGINIA
SCALE 1"=20' DATE 08-15-16

GRAPHIC SCALE



JEWEL STREET
(50' R/W)
ROUTE #2557

POINT OF INGRESS-EGRESS C/L
S04°39'50"W 80.00'
C&G
25'
16'
25'
C/L

MERESTONE LAND SURVEYING, PLLC

1229 GARRISONVILLE ROAD SUITE 105 STAFFORD, VA 22556
TEL. NO. 540-752-9197 FAX NO. 540-752-9198

Statement of Justification**STATEMENT OF JUSTIFICATION**

Applicant: Beate S.M. Wilson

Project: 4012 Jewel Street, Alexandria, VA 22312

TAX MAP NUMBER: 0613 07F 0007

RECEIVED
Department of Planning & Zoning

AUG 19 2016

Zoning Evaluation Division

Description of Project

We are requesting this special permit to add a single car garage with additional storage for gardening tools and recreational equipment on the left side of our single family home. The proposed structure is approximately 20.5 (at widest point) feet by 25 feet (see special permit plat). To accommodate a structure of this size we are requesting a reduction in the required side yard setback requirement from 12 feet to 6.6 feet at the closest point, to 6.9 feet at the furthest point.

The currently existing gross floor area is 2434 square feet. The gross floor area of the proposed garage addition is 401 square feet. This would result in an increase in gross floor area of approximately 16.5%.

The proposed garage will have a 7 by 16-foot garage door in the front, two 3 by 4-foot windows on the left side and a single door in the rear leading to the rear yard. There will be a concrete pad outside on the rear of the garage and an overhang of the roof to allow for storage of firewood. The walls will have brick facing about 2 feet up from the ground with the remainder of the wall covered by siding.

The proposed structure will be in character and harmony with the surrounding structures and features of the neighborhood. It will not adversely impact any neighboring property with regard to noise, light, erosion or storm water runoff.

The existing shed in the right rear yard will be removed after completion of the garage as proposed.

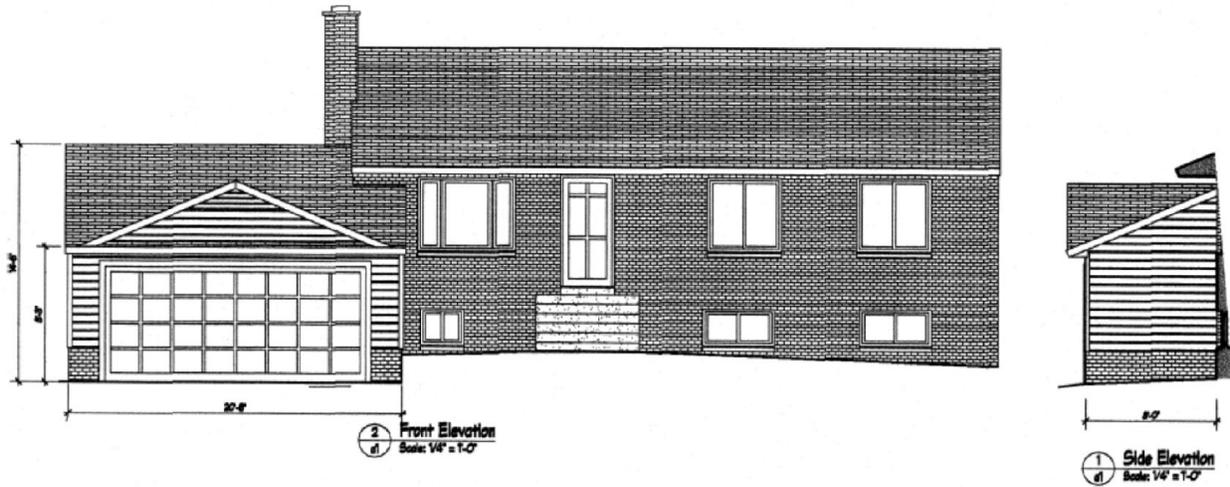
Our property and most of those in our subdivision were built in the 1950s. Garages seem to have been far less common than today, when most new construction includes a two-car garage.

The following properties in our subdivision appear to have structures with a reduced side yard setback requirement:

- 4110 Jewel Street, attached garage
- 4108 Jewel Street, detached garage
- 4110 Arcadia Road, attached garage
- 4109 Braddock Road, carport conversion

Photos of those properties taken from the street are provided on the next pages

Architectural Renderings





2 Rear Elevation
Scale: 1/4" = 1'-0"

Select Photographs



Image 1: Front view of residence.



Image 2: Side view of subject property, opposite of proposed addition.



Image 3: Side of proposed addition, to be located at end of driveway.



Image 4: Rear of residence.



Image 5: Side view of adjacent neighbor from rear yard.



Image 6: Side yard of proposed addition from rear yard.



Image 7: Location of proposed addition from near side lot line.



Image 8: Rear yard landscaping



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: October 28, 2016

TO: Heath Eddy, Staff Coordinator
 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 2016-0222

REF.: 137091

RECEIVED
 Department of Planning & Zoning

NOV 01 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

Beate and Danny Wilson

10/28/16

Attachment

OWNER CONSENT / AGENT AUTHORIZATION STATEMENT

To Whom It May Concern:

Beate S. M. Wilson and Danny P. Wilson
I/We, Trustees of Wilson Family Trust Feb 08, 2016, the undersigned applicant and/or title owner(s) of the property identified below, do hereby authorize Beate and Danny Wilson to act as agent(s) in the furtherance of an application for a special permit on my/our property located at: 4012 Jewel Street, Alexandria VA 22312
Tax Map No. 0613 07F 0007.

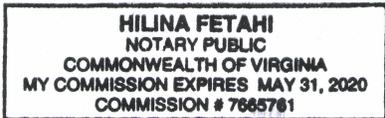
Thank you in advance for your cooperation.

APPLICANT/TITLE OWNER

Date: August 04, 2016 By: [Signature]

COMMONWEALTH/STATE OF: Virginia
CITY/COUNTY OF: Alexandria, TO WIT:

The foregoing instrument was acknowledged before me this 4th day of August, 2016,
by Beate S. M. Wilson.
(Signor)



[Signature]
Notary Public (Signature)
Notary Registration No. 7665761
My Commission Expires: May 31, 2020

AFFIX NOTARY SEAL/STAMP

ALL TITLE OWNERS MUST SIGN IN PRESENCE OF NOTARY. IF THERE IS MORE THAN ONE OWNER, SIGNATURES MAY CONTINUE ON NEXT PAGE.

Owner Consent / Agent Authorization Statement
Page 2 of 2

CO-TITLE OWNER

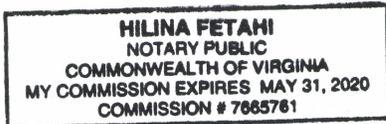
Date: August 04 2016

By: Danny R. Wilson

COMMONWEALTH/STATE OF: Virginia

CITY/COUNTY OF: Alexandria, TO WIT:

The foregoing instrument was acknowledged before me this 4th day of August, 2016,
by Danny R. Wilson
(Signor)



Hilina Fetahi

Notary Public (Signature)

Notary Registration No. 7665761

My Commission Expires: May 31, 2020

AFFIX NOTARY SEAL/STAMP

RECEIVED
COUNTY CLERK
ALEXANDRIA, VA
AUG 10 2016

RECEIVED
COUNTY CLERK
ALEXANDRIA, VA
AUG 2 2016

137091

SP 2016-MA-085



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:

RECEIVED
Department of Planning & Zoning

(Staff will assign)

RECEIVED
Department of Planning & Zoning

NOV 01 2016

AUG 05 2016

Zoning Evaluation Division

Zoning Evaluation Division

APPLICATION FOR A SPECIAL PERMIT / SPECIAL PERMIT AMENDMENT

(PLEASE TYPE or PRINT IN BLACK INK)

| | | |
|---|---|--|
| APPLICANT | APPLICANT NAME Beate S.M. Wilson and Danny R. Wilson as Trustees of Wilson Family Trust February 2016 | |
| | BUSINESS NAME (if applicable) (e.g., d/b/a; aka; LLC; trading as, etc.) N/A | |
| | MAILING ADDRESS 4012 Jewel Street, Alexandria, VA 22312 | |
| | PHONE HOME () (571)261-2857 | WORK () (703)235-5664 |
| | PHONE MOBILE () (571)247-2254 | EMAIL: wilson.beate@gmail.com |
| | PROPERTY INFORMATION | PROPERTY ADDRESS 4012 Jewel Street, Alexandria, VA 22312 |
| TAX MAP NO. 0613 07F 0007 | | SIZE (ACRES/SQ FT) 10,577 SQ FT |
| ZONING DISTRICT R3, H-C | | MAGISTERIAL DISTRICT Mason |
| PROPOSED ZONING IF CONCURRENT WITH REZONING APPLICATION: N/A | | |
| SPECIAL PERMIT REQUEST INFORMATION | ZONING ORDINANCE SECTION 8-922 | |
| | PROPOSED USE Reduction of certain yard requirements to permit addition 6.6 feet from side lot line | |
| AGENT/CONTACT INFORMATION | NAME Beate or Danny Wilson | |
| | MAILING ADDRESS 4012 Jewel Street, Alexandria, VA 22312 | |
| | PHONE NUMBER HOME (571)261-2857 | WORK (703)235-5664 |
| | PHONE NUMBER MOBILE (571)247-2254 | |
| MAILING | Send all correspondence to (check one): <input checked="" type="checkbox"/> Applicant -or- <input 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. | | |
| Beate S.M. Wilson and Danny R. Wilson as Trustees of Wilson Family Trust February 2016 | | |
| TYPE/PRINT NAME OF APPLICANT/AGENT | | SIGNATURE OF APPLICANT/AGENT |

DO NOT WRITE IN THIS SPACE

Date Application accepted: August 22, 2016 Application Fee Paid: \$ 910.⁰⁰

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

SPECIAL PERMIT/VARIANCE AFFIDAVIT

137091

DATE: October 28, 2016
(enter date affidavit is notarized)

I, Beate S. M. Wilson, TR, 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) |
|---|--|---|
| Beate S.M. Wilson, TR | 4012 Jewel Street, Alexandria, VA 22312 | Applicant/Title Owner |
| Danny R. Wilson, TR | 4012 Jewel Street, Alexandria, VA 22312 | Applicant/Title Owner |
| Beate S.M. Wilson | 4012 Jewel Street, Alexandria, VA 22312 | Trustee for Wilson Family Trust for benefit of Danny and Beate Wilson |
| Danny R. Wilson | 4012 Jewel Street, Alexandria, VA 22312 | Trustee for Wilson Family Trust for benefit of Danny and Beate Wilson |

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

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

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

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

SPECIAL PERMIT/VARIANCE AFFIDAVIT

DATE: October 28, 2016
(enter date affidavit is notarized)

137091

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)

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)

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

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

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

SPECIAL PERMIT/VARIANCE AFFIDAVIT

DATE: October 28, 2016
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1(c). The following constitutes a listing*** of all of the **PARTNERS**, both **GENERAL** and **LIMITED**, in any partnership disclosed in this affidavit:

PARTNERSHIP INFORMATION

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

(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): _____
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DATE: October 28, 2016
(enter date affidavit is notarized)

137091

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

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

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

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

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

None

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

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

SPECIAL PERMIT/VARIANCE AFFIDAVIT

DATE: October 28, 2016
(enter date affidavit is notarized)

137091

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, directly 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) Beate S.M. Wilson
 Applicant [] Applicant's Authorized Agent

Beate S.M. Wilson, Title Owner
(type or print first name, middle initial, last name, and title of signee)

Subscribed and sworn to before me this 28 day of October 2016, in the State/Comm. of Virginia, County/City of Prince William

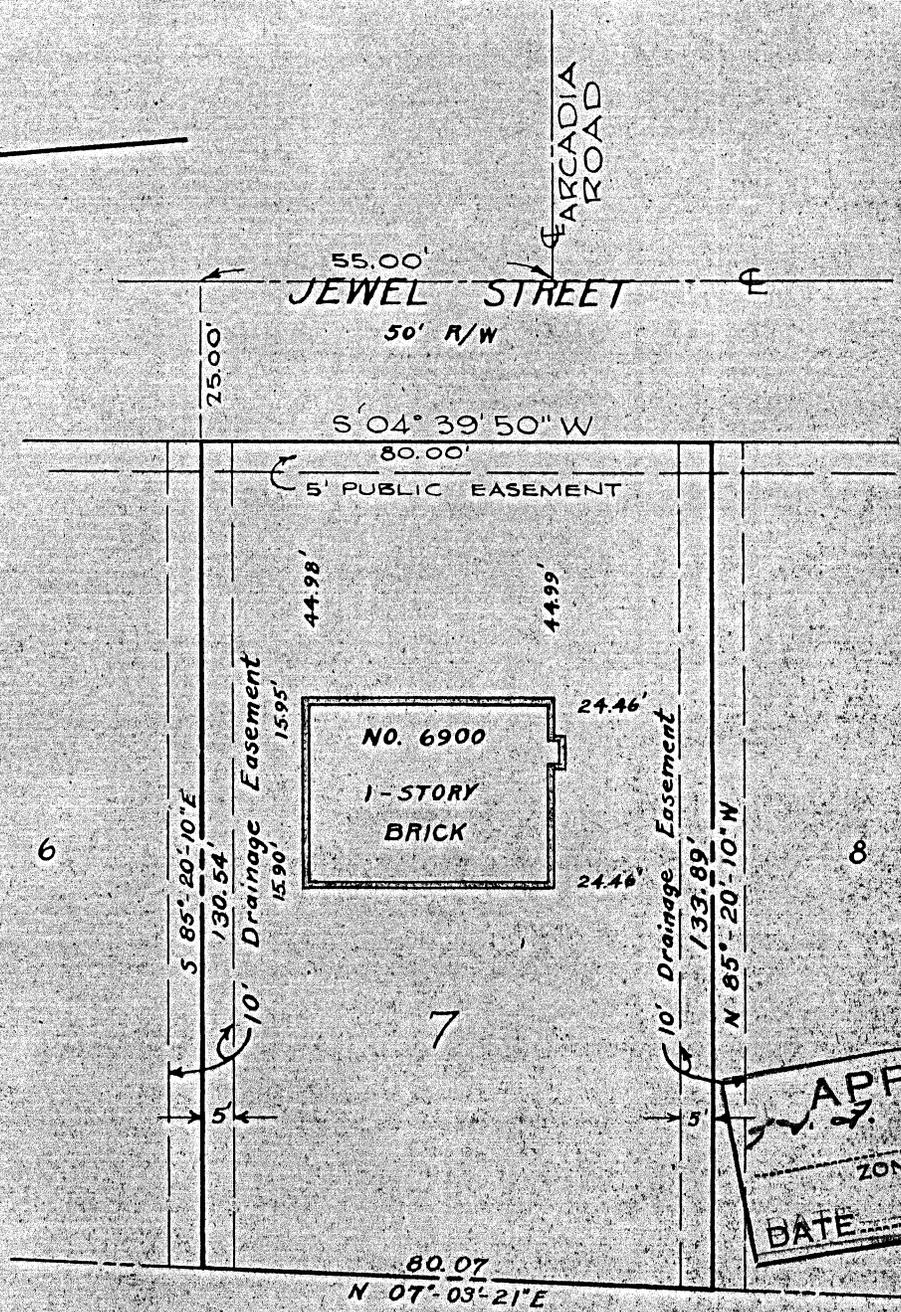
Kelsey Carnahan
Notary Public

My commission expires: 2/28/17

KELSEY JANEL CARNAHAN
NOTARY PUBLIC
COMMONWEALTH OF VIRGINIA
MY COMMISSION EXPIRES FEB. 28, 2017
COMMISSION # 7345836

gn

PLAT
 HOUSE LOCATION SURVEY
 LOT 7 BLOCK F SECTION 4
PARKLAWN Virginia
 MASON MAGISTERIAL DISTRICT
 FAIRFAX COUNTY, VIRGINIA



APPROVED
[Signature]
 ZONING ADMINISTRATOR
 JUL 17 1957
 DATE

| | |
|------|------------------|
| FILE | SURVEY REGHECKED |
| 450 | DATE |
| F | |
| 7 | |

[Signature]
 GECIL J. GROSS
 CERTIFIED SURVEYOR
 ALEXANDRIA, VIRGINIA

| | |
|------------------------|-------------|
| DATE FEBRUARY 28, 1957 | |
| SCALE 1" = 30' | REFERENCE |
| CASE NO. | FIELD NOTES |
| | 99-HL-77 |

Map all 5-13-60 J.R.

COUNTY OF FAIRFAX, VIRGINIA

OFFICE OF THE BUILDING INSPECTOR

Application for Building Permit

| MAP REFERENCE | | | |
|---------------|------------|-------------|---------------|
| PLAT NUMBER | Subd. Des. | Bk. or Sec. | PARCEL OR LOT |
| 613 | 7F | 7 | 7 |

| | |
|------------------|-------------------|
| CENSUS TRACT NO. | 19B |
| DATE | MAY 2 1960 P 1589 |
| PERMIT NO. | |

To: BUILD Alter or Repair Add to Demolish Move

DIRECTIONS

Route _____
 Street 6900 JEWEL ST.
 Lot No. 7 F 4
 Subdivision PARKLAWN Block Section

OWNER

Name Robert T. Bain
 Address 6900 JEWEL ST.
 City ALEX. CL6-1778
 Tel. No. _____

ARCHITECT ENGINEER

Name _____
 Address _____
 City _____
 State Reg. No. _____

CONTRACTOR

Name Keystone Builders
 Address 1610 Mendota Ave.
 City Falls Church
 State Reg. No. _____

DESCRIPTION A2706

For: Residential Institutional
 Commercial Industrial
 No. of Bldgs. 1 Type Screen Porch
 No. of Units 1 Est. Const. Cost \$ 1500
 No. of Kitchens _____ No. of Stories 1
 No. of Baths _____ Ht. of Building 16 Ft.
 No. of Rooms _____ Total Area 14'6" x 15'
 (Exclude Kit. & Bath)
 Basement Slab Crawl FILL Soil SOLID
 Footing Size 16x8 Depth from Finish Grade 2 Ft.
 Material of Exterior Walls Open - BRICK
 Basement _____ 1st Floor Concrete
 2nd Floor _____ Other _____
 Material of Interior Walls Same
 HEAT: Gas Oil Hot Air Hot Water
 Boiler Air Conditioner Sprinkler
 ROOF: Flat Pitch Shed A/S
 SEWAGE: Public Community Septic Tank Pit Privy None
 WATER: Public Individual Well None

We propose to build screen porch with 8" brick kneewall & piers
PLANS ATTACHED

AUTHORIZATION

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

JE2-1274 4/26/60 John W. Center
 Phone No. _____ Date _____ Signature of Owner or Auth. Agent

PLAN APPROVAL

Use Group of Building L-3 Area of Bldg. _____ @ _____ per Sq. Ft. \$ _____
 Type of Construction 3C Area of Bldg. _____ @ _____ per Sq. Ft. \$ _____
 Fire District _____ Total Each Bldg. \$ _____
 Date Checked 5/2, 1960 By CRTB TOTAL FEE \$ 3.00
 Approved by Building Inspector Dewey G. Gray

| | OFFICE | Rm. No. | DATE | APPROVAL | REMARKS |
|---------|----------------------|---------|---------|----------|-------------------------------------|
| ROUTING | Land Office | 112 | 4-26-60 | MH | |
| | Zoning Administrator | 210 | 4-26-60 | JTB | |
| | Health Officer | Rt. 237 | | | Health and Welfare Bldg. on Rt. 237 |
| | Sanitary Engineer | Bsmt | | | |
| | Finance Office | 120 | | | |
| | Building Inspector | 203 | | | Return to secure Bldg. Permit |

CERTIFICATION

Supervisor of Assessments _____
 Property is listed in name of Robert T. Bain
 Magisterial District Mason 1C Deed Book Reference 1536-181
 Authorization: John W. Ferguson MH

ZONING

Subdivision Parklawn Lot No. 7 Block 4 Section 4 Zone D-12.5
 No. Acres or Sq. Ft. _____
 Street Address Jewel Street
 LOT SIZE: Front _____ Right Side _____ Left Side _____ Rear _____
 Use of Bldg. Screen porch on rear Use after Alteration _____ No. Families 1
 Set Back: Front 44' Rt. Side _____ Left Side 24' Rear 25' Authorization JTB

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.

8-922 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.