

PROPOSED TABULATIONS FOR PORTION OF TAX MAP PARCEL 47-4-02-02-002

SUBJECT PROPERTY AREA
LOT AREA:
 REQUIRED: 20,000 SF MINIMUM
 PROVIDED: ±66,208 SF (± 1.52 AC)

LOT WIDTH
 REQUIRED: NO REQUIREMENT
 PROVIDED: 282 FEET

YARDS
 REQUIRED: FRONT YARD MAXIMUM: 93 FEET
 FRONT YARD MINIMUM: 20 FEET
 SIDE YARD MINIMUM: 10 FEET
 INTERIOR NOT ADJACENT TO A RESIDENTIAL DISTRICT
 REAR YARD MINIMUM: 0 FEET
 NOT ADJACENT TO A RESIDENTIAL DISTRICT

PROVIDED: FRONT YARD: 70 FEET
 SIDE YARDS: 40 FEET AND 11 FEET
 INTERIOR NOT ADJACENT TO A RESIDENTIAL DISTRICT
 REAR YARD: 29 FEET

BUILD-TO LINE
 REQUIRED: NO REQUIREMENT
 PROVIDED: ±39%

FLOOR AREA: NON-RESIDENTIAL
 REQUIRED: NO REQUIREMENT
 PROVIDED: 1.8

HEIGHT
 REQUIRED: 5 STORIES, 60 FEET MAXIMUM
 PROVIDED: 5 STORIES

LOT COVERAGE
 REQUIRED: 85% MAXIMUM
 PROVIDED: ±90%

BUILDING COVERAGE
 REQUIRED: 60% MAXIMUM
 PROVIDED: ±37%

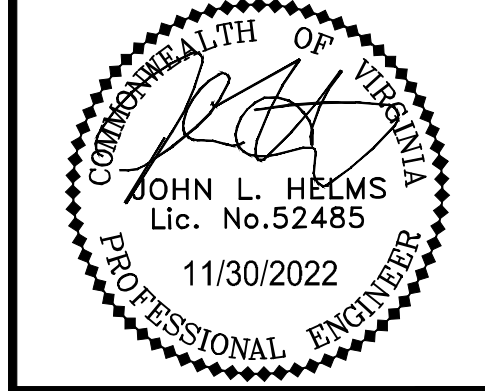
OFF-STREET PARKING
 REQUIRED:
 OFFICE

BASED ON A 1985 SITE PLAN APPROVAL, THE EXISTING OFFICE BUILDING ON TAX MAP PARCEL 47-4-02-02-002 REQUIRED 388 SPACES. IT IS NOTED HOWEVER THAT A VARIANCE (V-849-84-1) WAS APPROVED ON NOVEMBER 6, 1984 REQUIRING 394 SPACES. THE APPLICANT PLANS TO AMEND THIS VARIANCE.

PROVIDED:
 REFER TO WILLOWOOD PLAZA PARKING REDUCTION REQUEST MEMO, DATED NOVEMBER 30, 2022, BY WELLS AND ASSOCIATES, UNDER SEPARATE COVER.

PROPOSED LOADING
 REQUIRED: 1 SPACE
 PROVIDED: 1 SPACE

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N29 APARTMENTS
 CITY OF FAIRFAX, VA

MARK	DATE	DESCRIPTION
1	11-30-2022	ADDRESSED PER CITY COMMENTS

PROJECT No.: 21082.002.00
 DRAWING No.: 111772
 DATE: 2022-11-30
 SCALE: 1" = 30'
 DESIGN: ZY
 DRAWN: ZY
 CHECKED: JMJR

SHEET TITLE:
SUBDIVISION ANALYSIS EXHIBIT

SHEET No.
01

