

Docket Item #2
 BZA #2019-0005
 Board of Zoning Appeals
 September 9, 2019

ADDRESS: 417 N WASHINGTON STREET
ZONE: CL, COMMERCIAL LOW
APPLICANT: BRIAN FOWLER, REPRESENTED BY JAMES PALMER

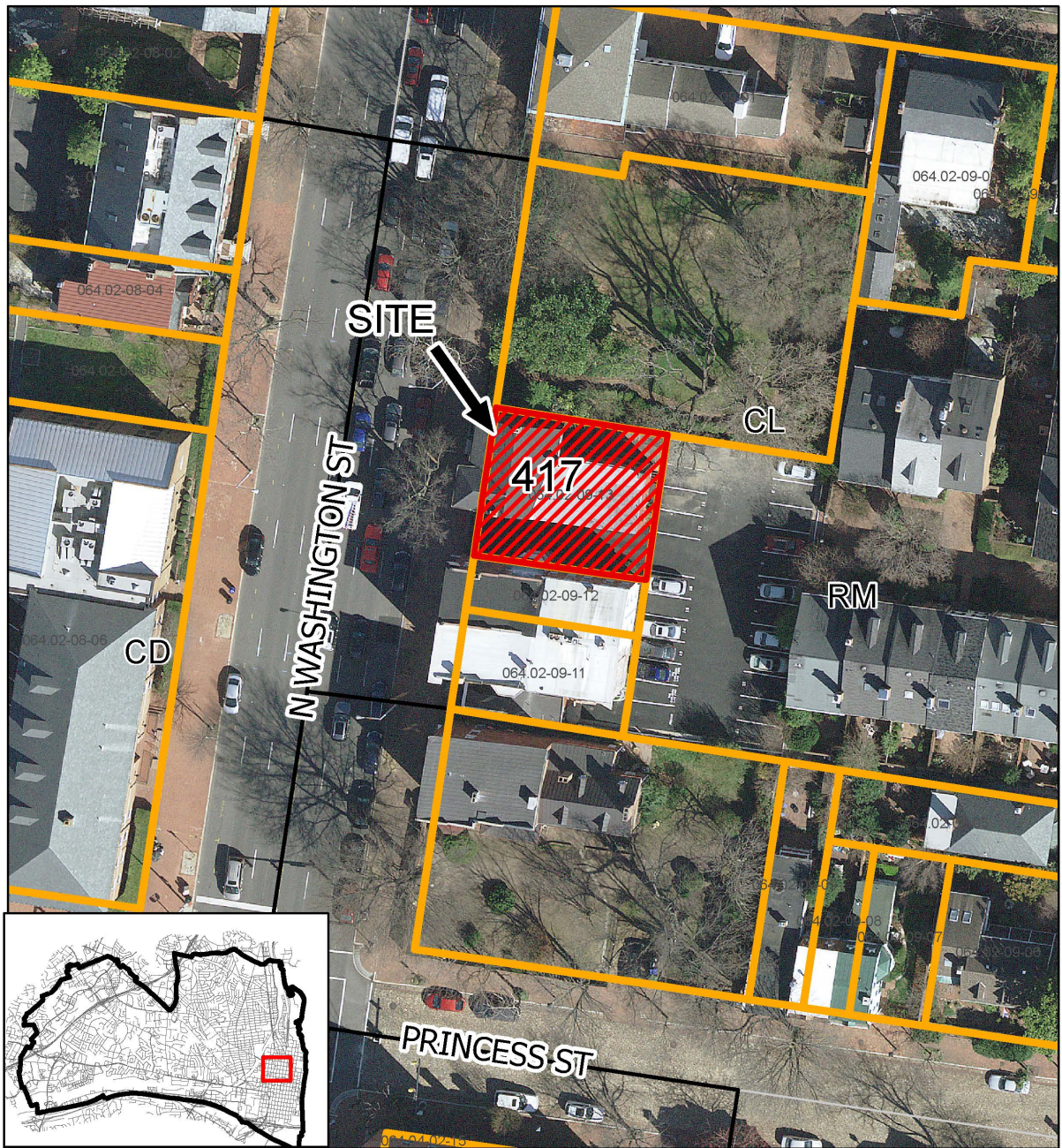
ISSUE: A request for variances from lot size, front yard setback, rear yard setback, north side yard setback, and open space to convert a building used for office to a single-family residential use.

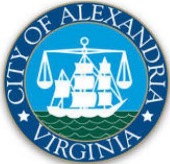
CODE SECTION	SUBJECT	CODE REQUIREMENT	APPLICANT PROPOSES	REQUESTED VARIANCE
4-105(B)(1)	Lot Size	5,000 sq. ft.	3,395 sq. ft.	1,605 sq. ft.
4-106(A)(2)(a)	Front Yard	20.00 feet	0.00 feet	20.00 feet
4-106(A)(2)(a)	Side Yard	8.30 feet*	0.00 feet	9.80 feet
4-106(A)(2)(a)	Rear Yard	26.10 feet**	1.83 feet	24.27 feet
4-106(A)(2)(b)	Open Space	1,358 sq. ft. (40%) (40%)	150 sq. ft. (4.4%)	1,208 sq. ft. (35.6%)

* Based on a height of 25.00 feet as measured from the average finished grade to the eave of the highest roof form facing the north side yard.

** Based on a height of 26.10 feet as measured from the average finished grade to the eave of the highest roof form facing the rear yard.


Staff **recommends denial** of the requested variances, because requested variances do not meet the standards for variances as outlined in the Zoning Ordinance. Should this variance be approved it shall be subject to compliance with all applicable code requirements, ordinances and recommended conditions found in the departmental comments of this report.



 **BZA #2019-0005**
417 North Washington Street

0 25 50 100 Feet

N



I. Issue

The applicant proposes to convert the existing office building back to its original use, a residential single-family dwelling and must request variances from the required lot size, front yard setback, rear yard setback, north side yard setback, and open space for residential uses in the CL zone. No construction that would result in an expansion of the physical footprint of the historic building is proposed as part of this request.

II. Background

The subject property is one lot of record with 53.28 feet of lot frontage and width and 63.72 feet of lot depth. The property contains 3,395.00 square feet of lot area and is developed with a two-story building currently used as an office. The existing lot and building comply with the CL zone regulations for nonresidential uses. The existing office building is located on the front property line, encroaching by 1.20 feet into the public right of way, on the north side property line, 20.58 from the south side property line, and 1.83 feet from the rear property line.

The lot first appeared on the 1891 Sanborn maps as developed with a two-story building that was used as a residence. The building was expanded and altered and took its current form in 1907. In 1973, the property was subdivided as part of a site plan for a townhouse development to its east. As a result, the lot area was reduced. In 1977 the building was converted from a residential use to an office use. The property was developed with a residence prior to the City's first zoning ordinance. The subject property is located in the Old and Historic Alexandria District and is regulated by the Board of Architectural Review.

Table 1. Zoning Table

CL Zone	Requirement (residential single-family)	Requirement (Office)	Existing/Proposed
Lot Area	5,000 sq. ft.	0 ft.	3,395 sq. ft.
Lot Frontage	50.00 ft.	0 ft.	53.28 ft.
Front Yard	20.00 ft.	0 ft.	0 ft.
Side Yard (north)	8.30 ft.	0 ft.	0 ft.
Side Yard (south)	9.83 ft.	0 ft.	20.58 ft.
Rear Yard	1:1 minimum 8.00 ft.	0 ft.	1.83 ft.
Open Space	1,358 sq. ft. (40%)	0 ft.	150sq. ft. (4.40%)
Floor Area Ratio	Maximum 2,546 sq. ft. (.75)	Maximum 2,546 sq. ft. (.75)	3,523 sq. ft. (1.0)
Height	45.00 ft.	45.00 ft.	<45 ft.
Parking	2 spaces	0 spaces *	2 spaces

*Nonresidential uses that have a parking requirement of two spaces or less shall be exempt from providing the spaces per Section 8-200(A)(9).

III. Description

The applicant proposes to convert the existing office building back to the original use, a single family residential dwelling. No construction that would result in an expansion of the physical footprint of the historic building is proposed as part of this request. The existing property meets the lot frontage requirements for residential uses in CL zone and the existing lot and building meet all the height requirements for the CL zone. While the existing building does exceed the maximum FAR requirement of 75%, the applicant is not proposing to expand the existing building. Therefore, the reversion of the property to residential does not increase the noncompliance for the FAR and requires no variance. The existing historic building was constructed in close proximity to the north side, front, and rear property line (respectively), and would require relief with the granting of variances to meet the setbacks required for residentially used property in the CL zone. In addition, the property would need variances from open space requirements and lot area requirements in order to meet the zoning requirements for a residential use in the CL zone.

IV. Master Plan/Zoning

In 1951, the property was zoned to Residential “RC”. In 1963, the property was zoned to C-O, (Commercial office) then on June 24, 1992 the property was rezoned to CL, Commercial Low. The subject property is located in the Old Town Small Area Plan and this block of North Washington Street is identified for commercial uses.

V. Requested Variance:

Lot Size 4-105(B)(1)

Zoning Ordinance section 4-105(B)(1) requires a minimum lot area 5,000 square feet for single family dwelling units in the CL zone. The existing lot area is 3,395 square feet. The applicants request a variance of 1,605 square feet from the required minimum 5,000 square foot lot area.

Front Yard 4-106(A)(2)(a)

Zoning Ordinance section 4-106(A)(2)(a) requires a front yard setback of 20.00 feet for residential uses in the CL zone. The existing building is located on the front property line. The applicants request a variance of 20.00 feet from the required 20.00 foot front yard setback.

Side Yard 4-106(A)(2)(a)

Zoning Ordinance section 4-106(A)(2)(a) requires a side yard setback of 1:3 with a minimum of 8 feet. Based on a building height of 25.00 feet measured from the average finished grade to the midpoint of the highest roof facing the side yard would be required to meet a minimum side yard setback of 8.30 feet for a single-family residential use in the CL zone. While the property would be in compliance with setback requirements for its south side yard, the existing building is positioned on the north side property line. Therefore, the applicants request a variance of 9.80 feet from the required 9.80 foot front yard setback.

Rear Yard 4-106(A)(2)(a)

Zoning Ordinance section 4-106(A)(2)(a) requires a rear yard setback of 1:1 with a minimum of 8 feet. Given the height of the existing building, the property would be required to meet a minimum rear yard setback of 26.10 feet for a single-family residential use in the CL zone. However, the existing building is located 1.83 feet from the rear property line. Therefore, the applicants request a variance of 24.27 feet from the required 29.50 foot rear yard setback.

Open Space 4-106(A)(2)(b)

Zoning Ordinance section 4-106(A)(2)(b) requires that any residential development within the CL zone provide 40% of the area of the lot as open and usable space. Because of the size of the existing historic building and the requirement of the applicant to maintain an existing driveway easement that is located to the south of the existing building for an adjacent property to the east, the applicant request a variance of 1,208 square feet (35.60%) from the required 1,358 square feet (40%) in order to provide 150 square feet (4.40%) of open space on the property.

VI. Applicants Justification for Variance

The applicant justifies the variances because the request allows for the reversion of the building back to its original use as a residential dwelling – a permitted use within the zone. The applicants also state that enforcement of the yards and open space requirements for the CL zone as a residential use would require that this historic building be largely or entirely demolished and that the Board of Architectural Review would not be likely to support such a demolition.

VII. Analysis of the Variance Definition

Per Zoning Ordinance section 11-1103, the Board of Zoning Appeals shall not grant a variance unless it finds that the request meets the definition of a variance per Zoning Ordinance section 2-201.1 as follows:

- a. The requests are a reasonable deviation from those provisions regulating the shape, size, or area of a lot or parcel of land or the size, height, area, bulk, or location of a building or structure.

The request is not a reasonable deviation from the provisions of the CL zone of the Zoning Ordinance based on the scale and number of variances requested in order to convert to a residential use. The CL zone permits a mixture of commercial and residential uses. While the CL zone requires minimum lot area, setback and open space requirements for residential dwellings, nonresidential uses do not have applicable yard or open space requirements. Residential uses within the CL zone are required to meet seven area and bulk regulations: lot size, frontage, front yard setback, two side yard setbacks, rear yard setback, and open space. The property in question meets only two bulk and area requirements for single-family residential use and the applicant requests relief from five regulations.

- b. The strict application of the zoning ordinance would unreasonably restrict the utilization of the property.

While the strict application of the ordinance would prevent the applicant from using the building as its original use, a residence, it does not unreasonably prohibit use of the existing historic building as a nonresidential building. The CL zone permits a range of nonresidential uses that would meet the minimum bulk and area regulation standards of the zone without the need for relief to allow a residential use within the existing building.

- c. The need for variances is not shared generally by other properties.

The subject property is developed with a historic building that does not meet the minimum bulk and area regulation standards for the CL zone. This situation would apply to other buildings similarly situated on CL zoned properties converting from commercial to residential. Therefore, the need for these variances is generally shared by other properties.

- d. The variances are not contrary to the purpose of the ordinance.

While the building was constructed as a residential use, the property is located within a block of North Washington Street that is a mixture of commercial and residential uses. Two of the purposes of the CL zone include (1) to protect the established character of the existing residential neighborhoods and commercial and business areas and (2) promote in the public interest, the utilization of land for the purposes for which it is best adapted in harmony with the established character of the city. The requests for variances in order to convert the property to a single-family residential use are not contrary to the purpose of the ordinance.

- e. The variances do not include a change in use, which change shall be accomplished by a rezoning.

The variances do not include a change in use. However, the granting of these variances would allow a change in use from nonresidential to residential, which is a permitted use in the CL zone.

VIII. Analysis of Variance Standards

Per Zoning Ordinance section 11-1103, the Board of Zoning Appeals shall not grant a variance unless it finds that the request meets the variance standards as follows:

- a. The strict application of the terms of the ordinance would unreasonably restrict the utilization of the property or that the granting of the variance would alleviate a hardship due to a physical condition relating to the property or improvements thereon at the time

of the effective date of the ordinance.

When the building was constructed, in approximately in the late 1800s, as a residential dwelling unit, there was no zoning ordinance in Alexandria. This means there were no bulk and area requirements for lot size, setbacks, and open space for single-family residential dwelling units. While the building is located within the required front, side, and rear yards on a property substandard in lot size and open space, the building may be occupied by a multitude of uses – ranging from nonresidential uses to accessory residential apartments – that would meet the zoning ordinance requirements without requiring variances. Thus, the strict application of the ordinance would not unreasonably restrict the utilization of the property.

- b. The property interest for which the variance is being requested was acquired in good faith and any hardship was not created by the applicants for the variance.

The building has been in its current location since it was built in the late 1800s. The lot first appeared in the 1891 Sanborn maps with a depth of 135.41 feet. In 1973, the property was subdivided as part of an approved site plan (SIT73-00035) for the development of townhomes, which resulted in the reduction in the lot size of the property. The current property owner purchased the property in 2017 and was unaware of the bulk and area requirements to convert the building back to residential.

- c. The granting of the variance will not be of substantial detriment to adjacent property and nearby properties in the proximity of that geographical area.

Granting of the variances would allow the building to convert back to its original use as a residential building. Properties developed within the 400 block of North Washington Street have a mixture of uses, three properties are single-family residential uses and the six remaining properties are nonresidential uses. Therefore, granting the variances in order to convert to a residential use would not be a detriment to adjacent properties. Additionally, since the footprint of the building will remain the same, there would be no detriment to other properties.

- d. The condition or situation of the property concerned is not of so general or recurring a nature as to make reasonably practicable the formulation of a general regulation to be adopted as an amendment to the ordinance.

While the building was constructed prior to the adoption of a zoning ordinance within the City, this condition would apply to other CL zoned properties within the historic district with the intent to convert to a single-family residential use. CL zone regulations require minimum lot size, open space, and front, side, and rear yard setback requirements for single-family dwellings. Because of the size of lots and historic buildings built prior to zoning ordinance regulations, this situation could be general and recurring in nature.

- e. The granting of the variance does not result in a use that is not otherwise permitted on such property or a change in the zoning classification of the property.

The request for variances to the lot size, open space requirements, and front yard, side yard, and rear yard setback requirements would permit a change in the use of the property from commercial to a residential single family dwelling, which is a permitted use in the CL zone.

- f. The relief or remedy sought by the variance application is not available through a special exception process that is authorized in the ordinance or the process for modification of a zoning ordinance at the time of the filing of the variance application.

Relief from open space, lot size, and front yard, side yard, and rear yard setbacks requirement in order to revert the building from a commercial to single-family residential use is not available through any other process.

IX. Staff Conclusion

As outlined above, staff **recommends denial** of the requested variances as it does not meet all of the standards and criteria as outlined within the Zoning Ordinance. If the Board decides to approve the requested variances, the approval would be subject to compliance with all applicable code requirements, ordinances and recommended conditions found in the departmental comments of this report.

Staff

Shaun Smith, Urban Planner, shaun.smith@alexandriava.gov

Mary Christesen, Zoning Manager, mary.christesen@alexandriava.gov

Tony LaColla, Land Use Division Chief, anthony.lacolla@alexandriava.gov

DEPARTMENTAL COMMENTS

Legend: C - code requirement R - recommendation S - suggestion F - finding

* The applicant is advised that if the special exception and/or variance is/are approved the following additional comments apply.

Transportation and Environmental Services:

- R-1 The building permit must be approved and issued prior to the issuance of any permit for demolition, if a separate demolition permit is required. (T&ES)
- R-2 Applicant shall be responsible for repairs to the adjacent city right-of-way if damaged during construction activity. (T&ES)
- R-3 No permanent structure may be constructed over any existing private and/or public utility easements. It is the responsibility of the applicant to identify any and all existing easements on the plan. (T&ES)
- F-1 After review of the information provided, an approved grading plan is not required at this time. Please note that if any changes are made to the plan it is suggested that T&ES be included in the review. (T&ES)
- F-2 If the alley located at the rear of the parcel is to be used at any point of the construction process the following will be required:
For a Public Alley - The applicant shall contact T&ES, Construction Permitting & Inspections at (703) 746-4035 to discuss any permits and accommodation requirements that will be required.
For a Private Alley - The applicant must provide proof, in the form of an affidavit at a minimum, from owner of the alley granting permission of use. (T&ES)
- C-1 The applicant shall comply with the City of Alexandria's Solid Waste Control, Title 5, Chapter 1, which sets forth the requirements for the recycling of materials (Sec. 5-1-99). (T&ES)
- C-2 The applicant shall comply with the City of Alexandria's Noise Control Code, Title 11, Chapter 5, which sets the maximum permissible noise level as measured at the property line. (T&ES)
- C-3 Roof, surface and sub-surface drains be connected to the public storm sewer system, if available, by continuous underground pipe. Where storm sewer is not available applicant must provide a design to mitigate impact of stormwater drainage onto adjacent properties and to the satisfaction of the Director of Transportation & Environmental Services. (Sec.5-6-224) (T&ES)
- C-4 All secondary utilities serving this site shall be placed underground. (Sec. 5-3-3) (T&ES)

- C-5 Any work within the right-of-way requires a separate permit from T&ES. (Sec. 5-2) (T&ES)
- C-6 All improvements to the city right-of-way such as curbing, sidewalk, driveway aprons, etc. must be city standard design. (Sec. 5-2-1) (T&ES)

Code Administration:

A building permit, plan review, and inspection are required prior to the start of construction.

Recreation (City Arborist):

There are no trees affected by the proposed variances.

Historic Alexandria (Archaeology):

- F-1 No archaeological oversight necessary for this project.

Historic Preservation (P&Z):

- F-1 The subject property is located in the locally regulated Old and Historic Alexandria District (OHAD). Any demolition/capsulation, addition or alterations to the subject property requires a Permit to Demolish/Capsulate or Certificate of Appropriateness from the OHAD Board of Architectural Review.
- F-2 The subject property first appears on the 1891 Sanborn Fire Insurance Map as a two-story dwelling.

Other Requirements brought to the Applicant's Attention if the Board approves the requested variance:

- C-1 The variance must be recorded with the property's deed in the City's Land Records Office prior to the approval of a certificate of occupancy.

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PLANNING & ZONING



APPLICATION BOARD OF ZONING APPEALS

VARIANCE

Section of zoning ordinance from which request for variance is made: 4-105, 4-106

PART A

1. Applicant: [X] Owner [] Contract Purchaser [] Agent

Name BRIAN FOWLER

Address 17090 QUAIL CREEK CIRCLE

HAMILTON, VA 20158

Daytime Phone 703-967-1161

Email Address bfowler@ffcproperties.com

2. Property Location 417 N WASHINGTON ST

3. Assessment Map # 064.02 Block 09 Lot 13 Zone CL

4. Legal Property Owner Name BRIAN FOWLER

Address 17090 QUAIL CREEK CIRCLE

HAMILTON, VA 20158

OWNERSHIP AND DISCLOSURE STATEMENT

Use additional sheets if necessary

1. Applicant. State the name, address and percent of ownership of any person or entity owning an interest in the applicant, unless the entity is a corporation or partnership, in which case identify each owner of more than three percent. The term ownership interest shall include any legal or equitable interest held at the time of the application in the real property which is the subject of the application.

Name	Address	Percent of Ownership
¹ BRIAN FOWLER		100
² JAMES PALMER (AGENT)		0
3.		

2. Property. State the name, address and percent of ownership of any person or entity owning an interest in the property located at 417 N Washington St Alexandria, VA 22314 (address), unless the entity is a corporation or partnership, in which case identify each owner of more than three percent. The term ownership interest shall include any legal or equitable interest held at the time of the application in the real property which is the subject of the application.

Name	Address	Percent of Ownership
¹ BRIAN FOWLER	17090 QUAIL CREEK CIRCLE HAMILTON, VA 20158	100
² JAMES PALMER (AGENT)		0
3.		

3. Business or Financial Relationships. Each person or entity listed above (1 and 2), with an ownership interest in the applicant or in the subject property is required to disclose any business or financial relationship, as defined by Section 11-350 of the Zoning Ordinance, existing at the time of this application, or within the 12-month period prior to the submission of this application with any member of the [Alexandria City Council](#), [Planning Commission](#), [Board of Zoning Appeals](#) or either Boards of Architectural Review ([OHAD](#) and [Parker-Gray](#)). **All fields must be filled out completely. Do not leave blank. (If there are no relationships please indicate each person or entity below and "NONE" in the corresponding fields.)**

Name of person or entity	Relationship as defined by Section 11-350 of the Zoning Ordinance	Member of the Approving Body (i.e. City Council, Planning Commission, etc.)
¹ BRIAN FOWLER	NONE	
² JAMES PALMER (AGENT)	NONE	
3.		

NOTE: Business or financial relationships of the type described in Sec. 11-350 that arise after the filing of this application and before each public hearing must be disclosed prior to the public hearings.

5. Describe request briefly:

The building at 417 N Washington St. was built in 1907 as a single family dwelling. It was later converted to a commercial use as professional office space. The current owner is proposing to return the building to a single family dwelling use which would create non-compliance with several bulk zoning regulations for residential use in the CL zone due to the size of the original house and lot size. Zoning relief is being requested for the following ordinances: Lot size, Yards and open space.

6. If property owner or applicant is being represented by an authorized agent, such as an attorney, realtor or other person for which there is a form of compensation, does this agent or the business in which they are employed have a business license to operate in the City of Alexandria, Virginia?

Yes — Provide proof of current City business license.

No — Said agent shall be required to obtain a business prior to filing application.

PART B

APPLICANT MUST EXPLAIN THE FOLLOWING:

(Please attach additional pages where necessary.)

1. Please answer A or B:

A. Explain how enforcement of the zoning ordinance would prevent reasonable use of the property.

Enforcement of the yards and open space ordinances for CL zone as a residential use would require that this historic building be largely or entirely demolished. Board of Architectural review would not be likely to support such a demolition. B.A.R. staff has expressed support of the approach to this application in preliminary meetings.

B. Explain how the variance, if granted, would alleviate a hardship, as defined above.

The variance would allow the building to return to it's original historic use as a residential property.

2. Is this unreasonable restriction or hardship unique to the property?

A. Explain if the restriction or hardship is shared by other properties in the neighborhood.

There appear to be other residential properties nearby which would have similar circumstances.

For example: the 400 block of N Alfred St.

B. Does this situation or condition of the property (on which this application is based) generally apply to other properties in the same zone?

This situation does apply to a number of properties in the CL zone which were built before the current zoning regulations.

3. Was the unreasonable restriction or hardship caused by the applicant?

A. Did the condition exist when the property was purchased?

The condition existed prior to the purchase of the property by the current owner.

B. Did the applicant purchase the property without knowing of this restriction or hardship?

The owner was not aware of the extent of zoning relief that would be required to return the property to residential use at the time of purchase.

C. How and when did the condition, which created the unreasonable restriction or hardship, first occur?

The condition was created when the current zoning ordinance was enacted. (current version adopted June, 24 1992)

D. Did the applicant create the unreasonable restriction or hardship and, if so, how was it created?

The hardship is inherent to the original building which pre-dates the zoning ordinance.

4. Will the variance, if granted, be harmful to others?

A. Explain if the proposed variance will be detrimental to the adjacent properties or the neighborhood in general.

The proposed residential use should not be detrimental to adjacent properties as it may be considered a low-intensity use with regard to noise or other possible nuisances. There are no proposed changes to the building footprint and there are other residential use properties on the block so it is not unique in that aspect.

B. Has the applicant shown the proposed plans to the most affected property owners? Have these property owners written statements of support or opposition of the proposed variance? If so, please attach the statements or submit at the time of the hearing.

Not at this time.

5. Is there any other administrative or procedural remedy to relieve the hardship or unreasonable restriction?

None that we are aware of.

PART C

1. Have alternative plans or solutions been considered so that a variance would not be needed? Please explain each alternative and why it is unsatisfactory.

N/A

- 2. Please provide any other information you believe demonstrates that the requested variance meets the required standards.**

THE UNDERSIGNED HEREBY ATTESTS that all of the information herein provided including the site plan, building elevations, prospective drawings of the projects, etc., are true, correct and accurate. The undersigned further understands that, should such information be found incorrect, any action taken by the Board based on such information may be invalidated. The undersigned also hereby grants the City of Alexandria permission to post placard notice as required by Article XI, Division A, Section 11-301(B) of the 1992 Alexandria City Zoning Ordinance, on the property which is the subject of this application. The applicant, if other than the property owner, also attests that he/she has obtained permission from the property owner to make this application.

APPLICANT OR AUTHORIZED AGENT:

I, as the applicant or authorized agent, note that there is a fee associated with the submittal of this application. Planning & Zoning Department staff will be in contact with the applicant regarding payment methods. Please recognize that applications will not be processed until all fees are paid.

Yes **No** I affirm that I, the applicant or authorized agent, am responsible for the processing of this application and agree to adhere to all the requirements and information herein.

Printed Name: JAMES PALMER (AGENT)

Date: July 12, 2019

Signature: 

Pursuant to Section 13-3-2 of the City Code, the use of a document containing false information may constitute a Class 1 misdemeanor and may result in a punishment of a year in jail or \$2,500 or both. It may also constitute grounds to revoke the permit applied for with such information.

*****ATTENTION APPLICANTS*****

At the time of application for a Special Use Permit, Rezoning, Vacation, Encroachment, Variance, Special Exception or Subdivision, you must provide a draft of the description of your request you intend to use in the property owner's notice. You must be thorough in your description. Staff will review the draft wording to confirm its completeness.

The example illustrates a detailed description:

"Variance to construct a two-story addition in the required side yards on 421 N WASHINGTON ST Street."

If you fail to submit draft language at the time of the application filing deadline, the application will be determined to be incomplete and may be deferred by staff.



Department of Planning and Zoning
Floor Area Ratio and Open Space Calculations

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JUL 26 2019

A. Property Information

A1. 417 N WASHINGTON ST
Street Address

A2. 3,395.00
Total Lot Area

REVISED
7/26/2019

x 0.75
Floor Area Ratio Allowed by Zone

CL
Zone

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= 2,546.25
Maximum Allowable Floor Area

B. Existing Gross Floor Area

Existing Gross Area

Basement 618.00
First Floor 1,744.00
Second Floor 1,771.00
Third Floor
Attic 381.00
Porches
Balcony/Deck
Lavatory***
Other**

Allowable Exclusions**

Basement** 618.00
Stairways** 170.00
Mechanical**
Attic less than 7'*** 223.00
Porches**
Balcony/Deck**
Lavatory***
Other**
Other**

B1. Total Gross 4,514.00

B2. Total Exclusions 1,011.00

B1. 4,514.00 Sq. Ft.
Existing Gross Floor Area*

B2. 1,011.00 Sq. Ft.
Allowable Floor Exclusions**

B3. 3,503.00 Sq. Ft.
Existing Floor Area Minus Exclusions
(subtract B2 from B1)

Comments for Existing Gross Floor Area

Existing interior stair proposed to be removed.

C. Proposed Gross Floor Area

Proposed Gross Area

Basement 0.00
First Floor
Second Floor
Third Floor
Attic
Porches
Balcony/Deck
Lavatory***
Other

Allowable Exclusions**

Basement**
Stairways** -20.00
Mechanical**
Attic less than 7'***
Porches**
Balcony/Deck**
Lavatory***
Other**
Other**

C1. Total Gross 0.00

C2. Total Exclusions -20.00

C1. 0.00 Sq. Ft.
Proposed Gross Floor Area*

C2. -20.00 Sq. Ft.
Allowable Floor Exclusions**

C3. 20.00 Sq. Ft.
Proposed Floor Area Minus Exclusions
(subtract C2 from C1)

Notes

*Gross floor area is the sum of all areas under roof of a lot, measured from the face of exterior walls, including basements, garages, sheds, gazebos, guest buildings and other accessory buildings.

** Refer to the Zoning Ordinance (Section 2-143(B)) and consult with Zoning Staff for information regarding allowable exclusions. Sections may also be required for some exclusions.

***Lavatories may be excluded up to a maximum of 50 square feet, per lavatory. The maximum total of excludable area for lavatories shall be no greater than 10% of gross floor area.

D. Total Floor Area

D1. 3,523.00 Sq. Ft.
Total Floor Area (add B3 and C3)

D2. 2,546.25 Sq. Ft.
Total Floor Area Allowed by Zone (A2)

E. Open Space (RA & RB Zones)

E1. 0 Sq. Ft.
Existing Open Space

E2. 1358 Sq. Ft.
Required Open Space

E3. 150 Sq. Ft.
Proposed Open Space

The undersigned hereby certifies and attests that, to the best of his/her knowledge, the above computations are true and correct.

Signature:

[Handwritten Signature]

Date:

7/21/19

**FFC Properties LLC
Renovation**

417 N Washington Street
Alexandria, VA 22314

**SANCHEZ PALMER
ARCHITECTS, PC**

911 King Street
Alexandria, Virginia 22314
703 549 4033
FAX 703 548 4305

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PLANNING & ZONING



No.: Revision: Date:

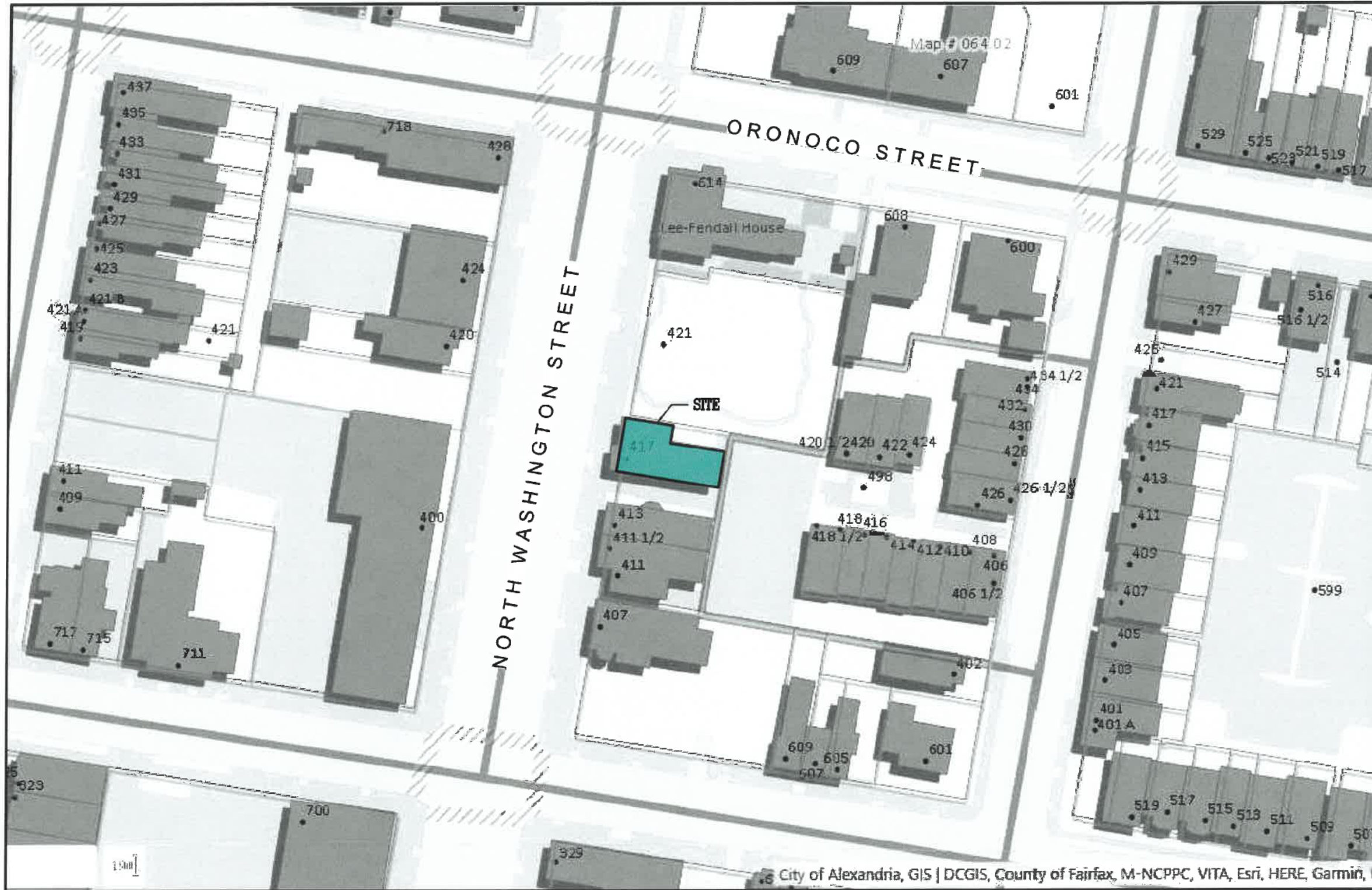
Sheet Title:

Location Plan

Project No.: 19-195 Date: July 09, 2019

SHEET NO.

A01



1 LOCATION PLAN
A01 SCALE: NTS

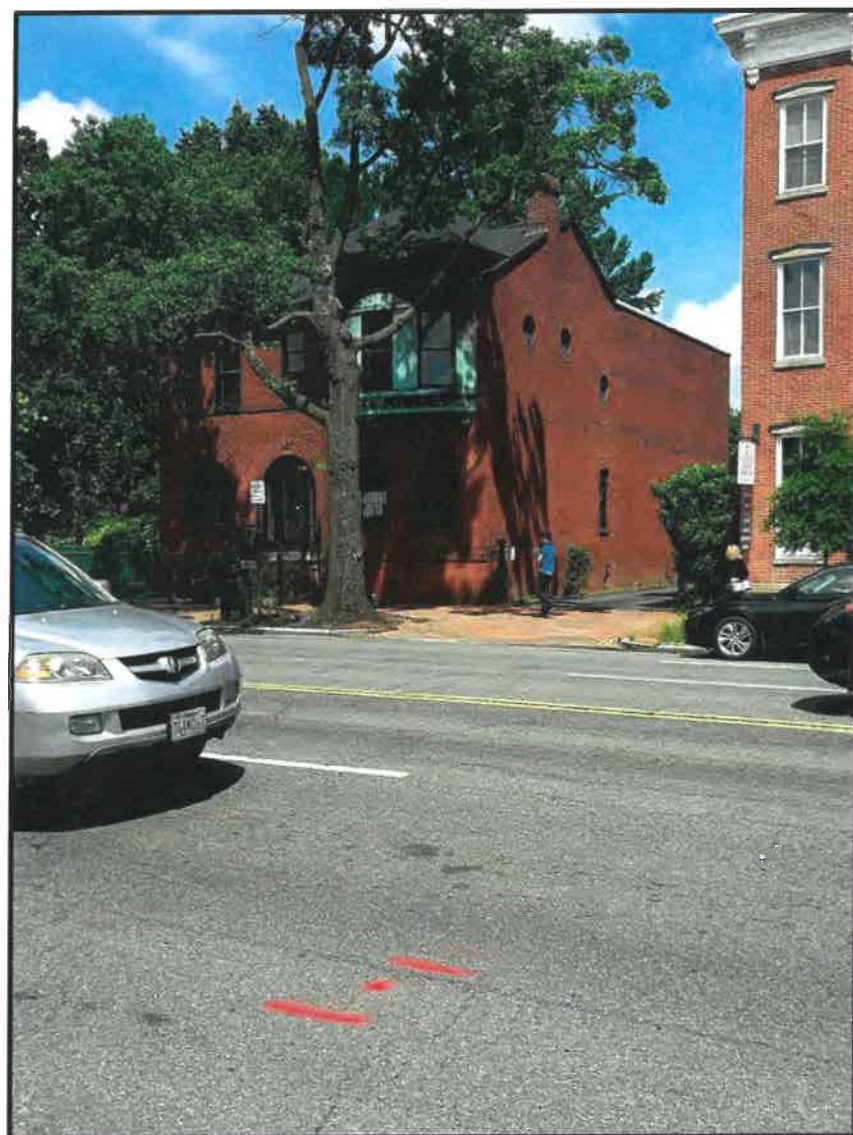


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Renovation**

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Alexandria, VA 22314

**SANCHEZ PALMER
ARCHITECTS, PC**

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1 VIEW FROM WASHINGTON ST
A02 SCALE: N/A



2 WEST ELEVATION
A02 SCALE: N/A



3 OPEN AREA @ NORTH-EAST
A02 SCALE: N/A

No.: Revision: Date:

Sheet Title:

**Photos of
Existing
Conditions**

Project No.: 19-195 Date: July 09, 2019

SHEET NO.

A02

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1 VIEW FROM SOUTH-WEST CORNER
A03 SCALE: N/A



2 EAST ELEVATION
A03 SCALE: N/A



3 VIEW FROM LEE-FENDAL PROPERTY
A03 SCALE: N/A

No.: Revision: Date:

Sheet Title:

**Photos of
Existing
Conditions**

Project No.: Date:
19-195 July 09, 2019

SHEET NO.

A03

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EXISTING LOT ADDRESS -
417 N WASHINGTON STREET
ALEXANDRIA, VIRGINIA 22314

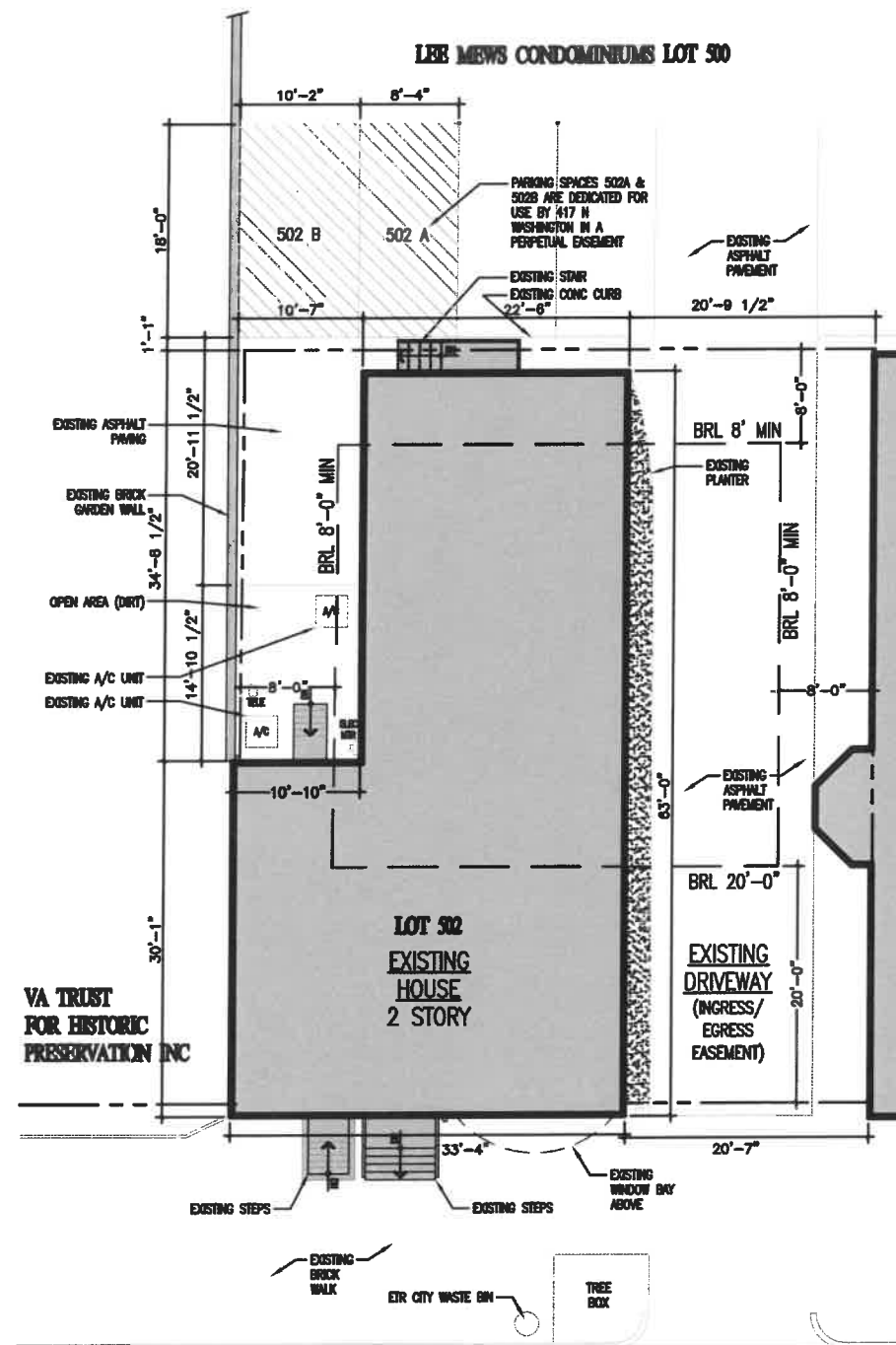
PLAT
LOTS 502
LANDS OF LEEWAY DEVELOPMENT CO
ALBERT A. & NORA W. WOOLF & ROBERTA HOY BUSSARD, ET AL
DEED BOOK 766 - PAGE 707
CITY OF ALEXANDRIA, VIRGINIA

NOTE - SURVEY INFORMATION IS BASED ON PLAT PROVIDED BY
THE OWNER DATED FEBRUARY 08, 2018

GEORGE M. O'QUINN
REGISTERED LAND SURVEYOR
VA LICENSE NO. 2069

SITE BOUNDARY LINES SHOWN ON A11 ARE FOR DESIGN INTENT
ONLY.

SANCHEZ PALMER ARCHITECTS IS NOT RESPONSIBLE FOR THE
ACCURACY OF THE SITE SURVEY INFORMATION.



NORTH WASHINGTON STREET



No.: Revision: Date:

Sheet Title:

**Architectural
Site Plan -
Existing**

Project No.: 19-195 Date: July 24, 2019

SHEET NO.

A11 E

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EXISTING LOT ADDRESS –
417 N WASHINGTON STREET
ALEXANDRIA, VIRGINIA 22314

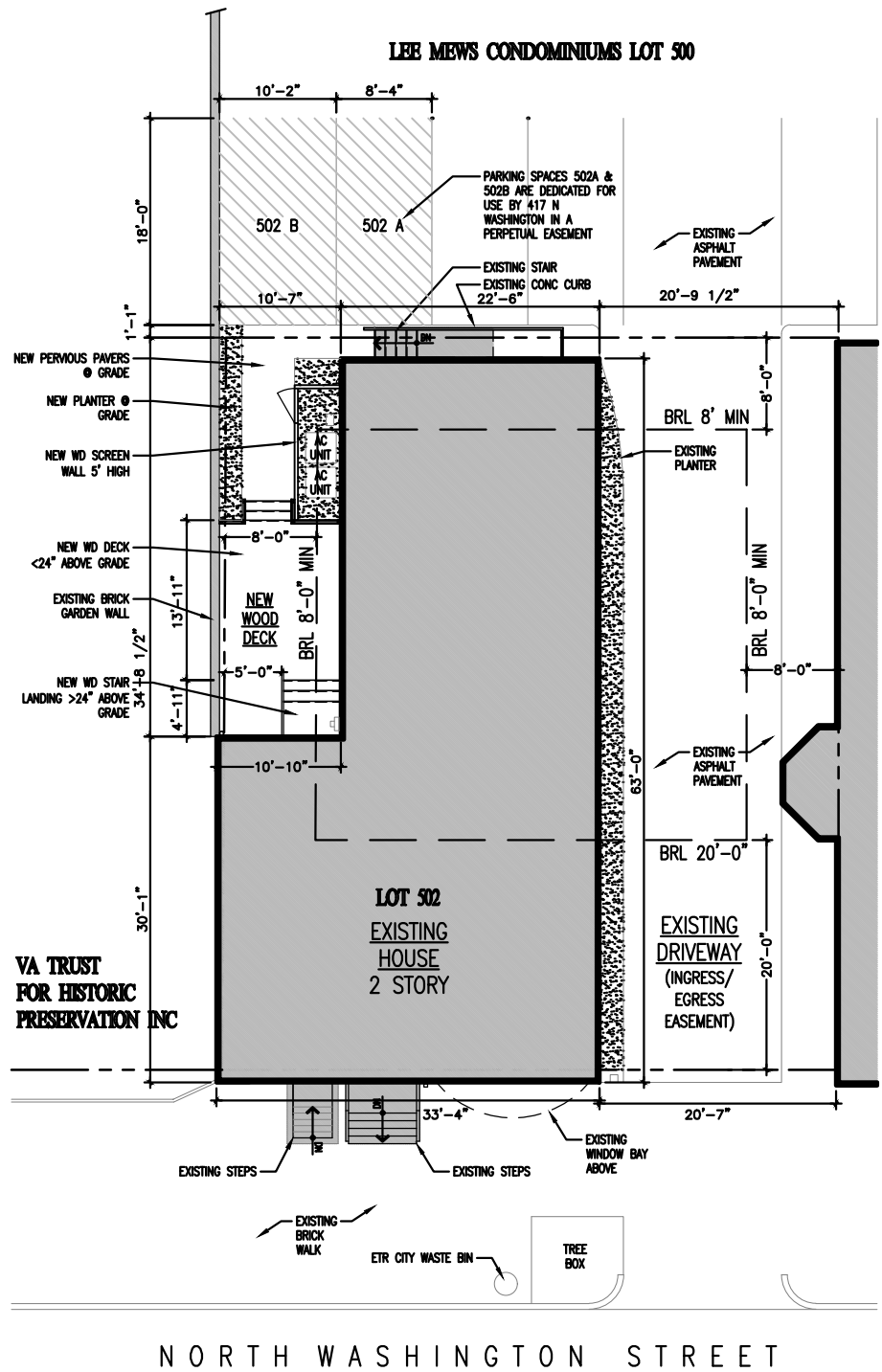
PLAT
LOTS 502
LANDS OF LEEWAY DEVELOPMENT CO
ALBERT A. & NORA W. WOOLF & ROBERTA HOY BUSSARD, ET AL
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NORTH WASHINGTON STREET

1
A11 ARCHITECTURAL SITE PLAN – PROPOSED
1/16"=1'-0"
EXISTING
EXISTING PARKING

No.: Revision: Date:

Sheet Title:

**Architectural
Site Plan -
Proposed**

Project No.: 19-195
Date: July 31, 2019

SHEET NO.

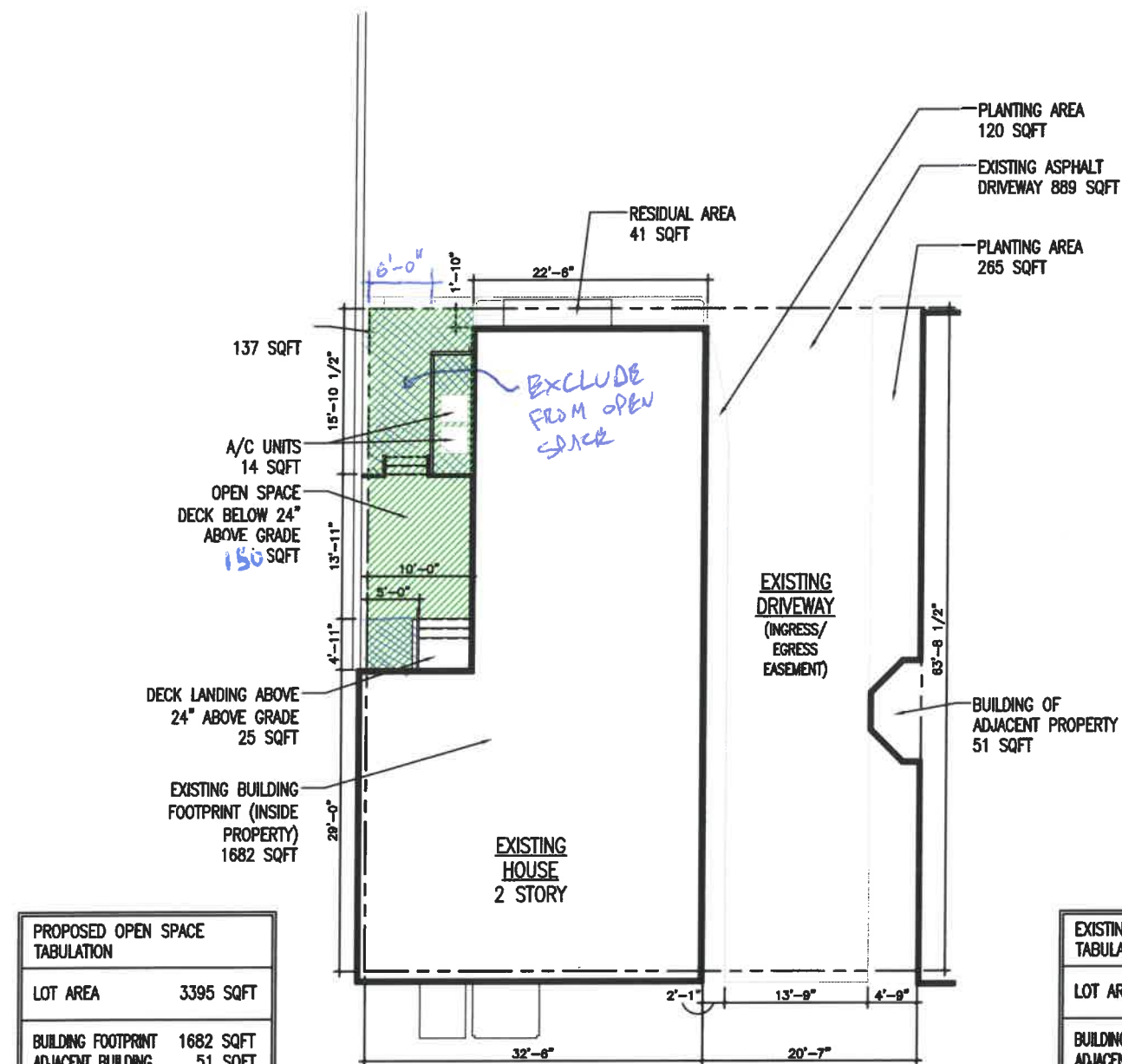
A11 P

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PROPOSED OPEN SPACE TABULATION	
LOT AREA	3395 SQFT
BUILDING FOOTPRINT	1682 SQFT
ADJACENT BUILDING	51 SQFT
DRIVEWAY	889 SQFT
PLANTING AREA (SOUTH)	385 SQFT
RESIDUAL AREA	199 SQFT
A/C UNITS	14 SQFT
DECK >24" ABOVE GRADE	25 SQFT
OPEN SPACE (NORTH)	150 SQFT
TOTAL	3395 SQFT
OPEN SPACE TOTAL	150 SQFT

150 SQFT / 3395 SQFT = 4.4%

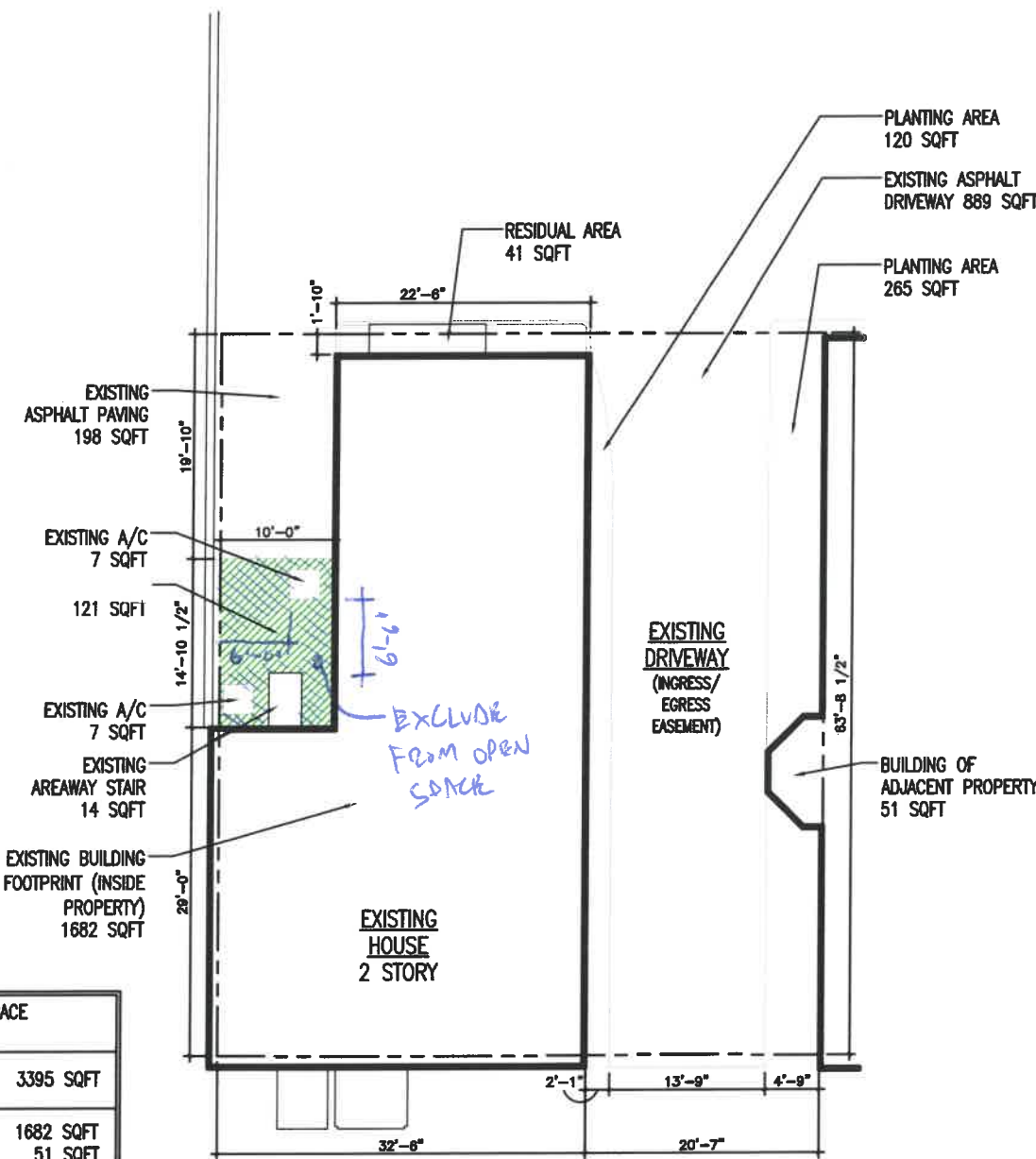
NORTH WASHINGTON STREET



EXISTING OPEN SPACE TABULATION	
LOT AREA	3395 SQFT
BUILDING FOOTPRINT	1682 SQFT
ADJACENT BUILDING	51 SQFT
DRIVEWAY	889 SQFT
PLANTING AREA (SOUTH)	385 SQFT
RESIDUAL AREA	162 SQFT
A/C UNITS	14 SQFT
ASPHALT PAVING (NORTH)	198 SQFT
AREAWAY STAIR	14 SQFT
OPEN SPACE (NORTH)	0 SQFT
TOTAL	3395 SQFT
OPEN SPACE TOTAL	0 SQFT

0 SQFT / 3395 SQFT = 0%

NORTH WASHINGTON STREET



No.: Revision: Date:

Sheet Title:

**Open Space
Diagrams**

Project No.: Date:
19-195 July 24, 2019

SHEET NO.

A12

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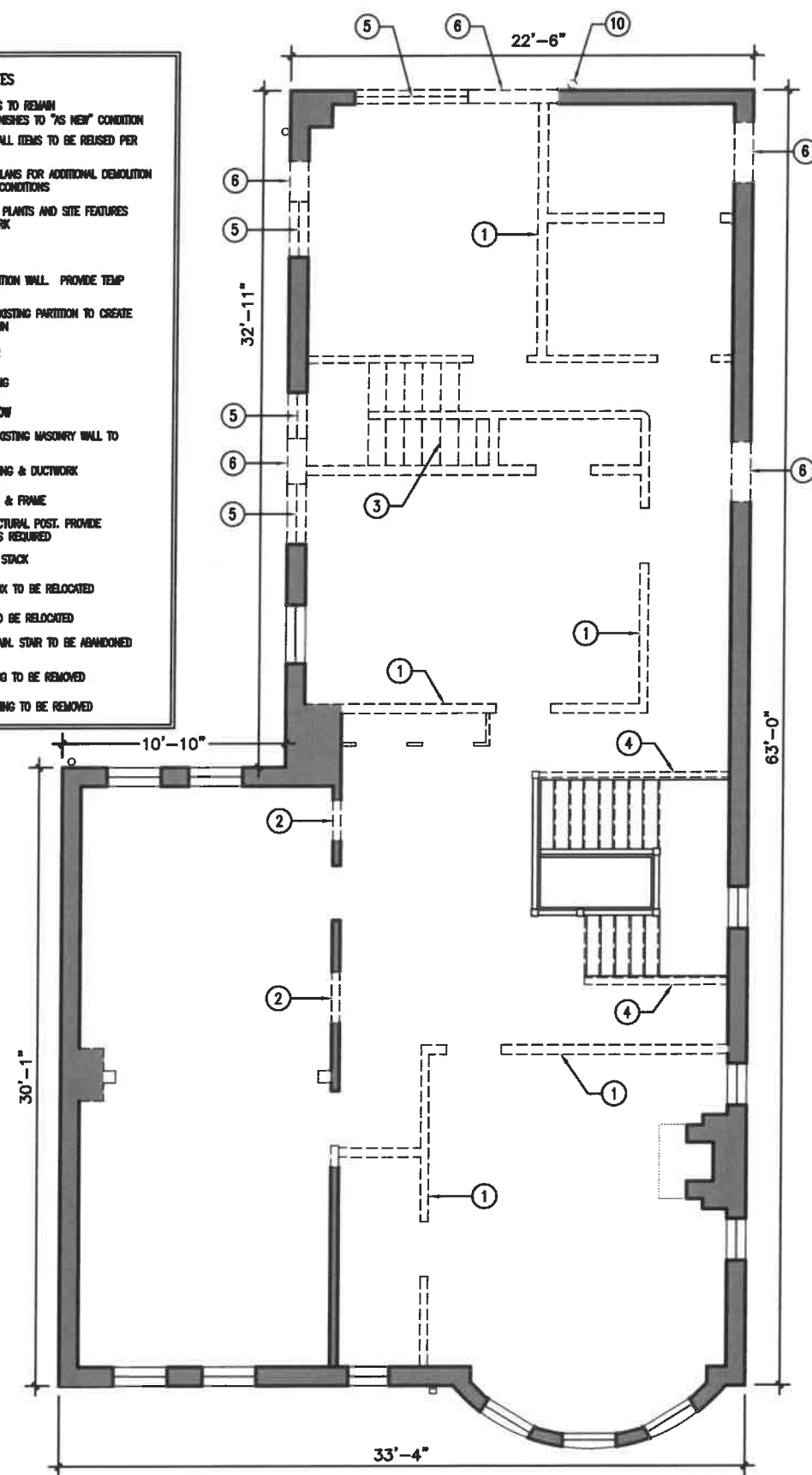
911 King Street
Alexandria, Virginia 22314
703 549 4033
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GENERAL DEMOLITION NOTES

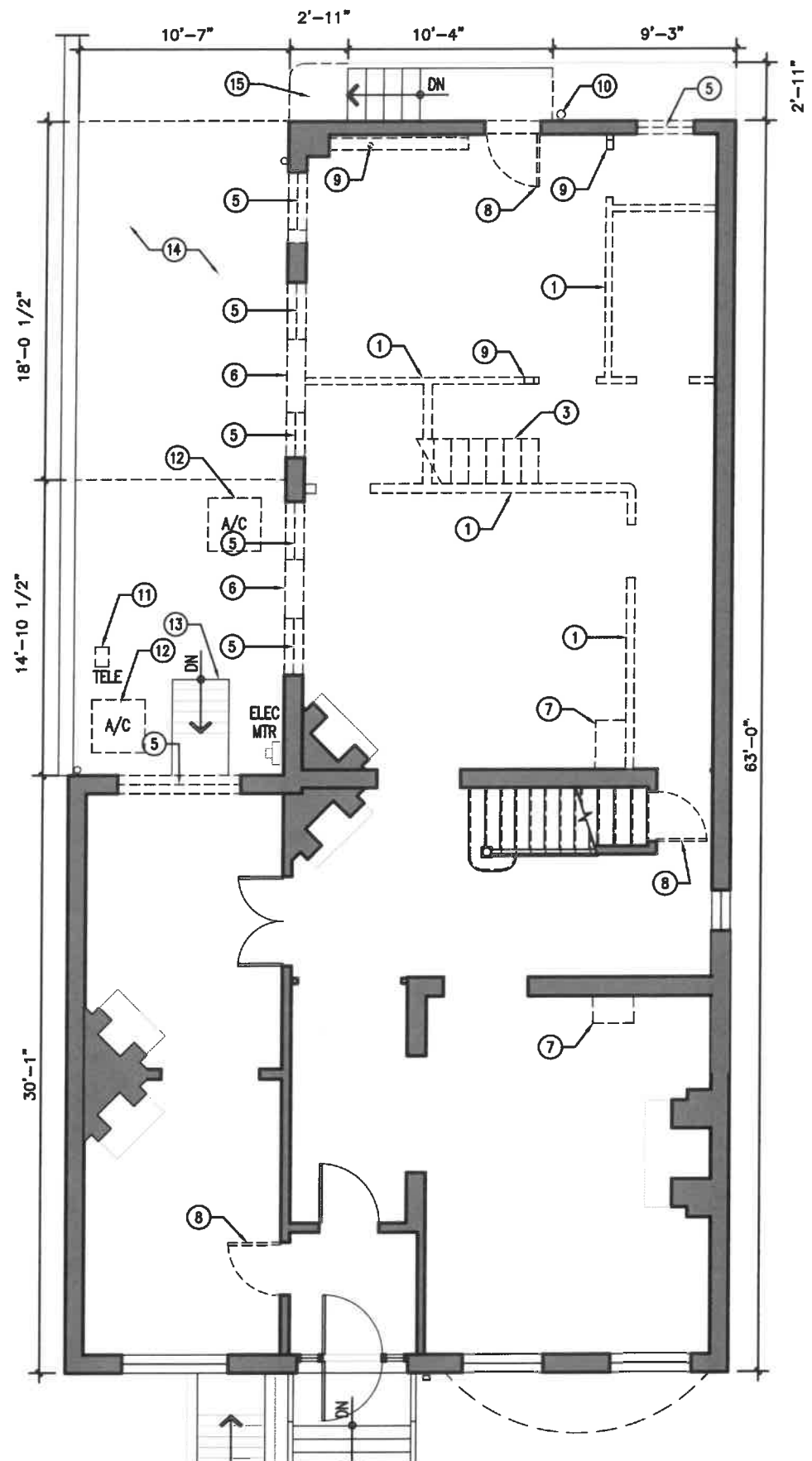
- (A) PROTECT ALL FINISHES TO REMAIN
RESTORE IMPACTED FINISHES TO "AS NEW" CONDITION
- (B) SALVAGE AND STORE ALL ITEMS TO BE REUSED PER
OWNERS DIRECTION
- (C) SEE ARCHITECTURAL PLANS FOR ADDITIONAL DEMOLITION
NOTES FOR SPECIFIC CONDITIONS
- (D) PROTECT ALL GARDEN PLANTS AND SITE FEATURES
NOT IMPACTED BY WORK

DEMOLITION PLAN NOTES

- (1) REMOVE EXISTING PARTITION WALL. PROVIDE TEMP
SHORING AS REQUIRED
- (2) REMOVE PORTION OF EXISTING PARTITION TO CREATE
NEW OPENING AS SHOWN
- (3) REMOVE EXISTING STAIR
- (4) REMOVE EXISTING RAILING
- (5) REMOVE EXISTING WINDOW
- (6) REMOVE PORTION OF EXISTING MASONRY WALL TO
CREATE NEW OPENING
- (7) REMOVE EXISTING FURNISH & DUCTWORK
- (8) REMOVE EXISTING DOOR & FRAME
- (9) REMOVE EXISTING STRUCTURAL POST. PROVIDE
TEMPORARY SHORING AS REQUIRED
- (10) REMOVE EXISTING VENT STACK
- (11) EXISTING TELEPHONE BOX TO BE RELOCATED
- (12) EXISTING CONDENSER TO BE RELOCATED
- (13) EXISTING STAIR TO REMAIN. STAIR TO BE ABANDONED
UNDER NEW DECK
- (14) EXISTING ASPHALT PAVING TO BE REMOVED
- (15) EXISTING CONCRETE PAVING TO BE REMOVED



2 SECOND FLOOR DEMO PLAN
A17
EXISTING WALL
--- DEMO AS NOTED



1 FIRST FLOOR DEMO PLAN
A17
EXISTING WALL
--- DEMO AS NOTED

No.: Revision: Date:

Sheet Title:

**First & Second
Floor
Demolition
Plans**

Project No.: 19-195 Date: July 24, 2019

SHEET NO.

A17

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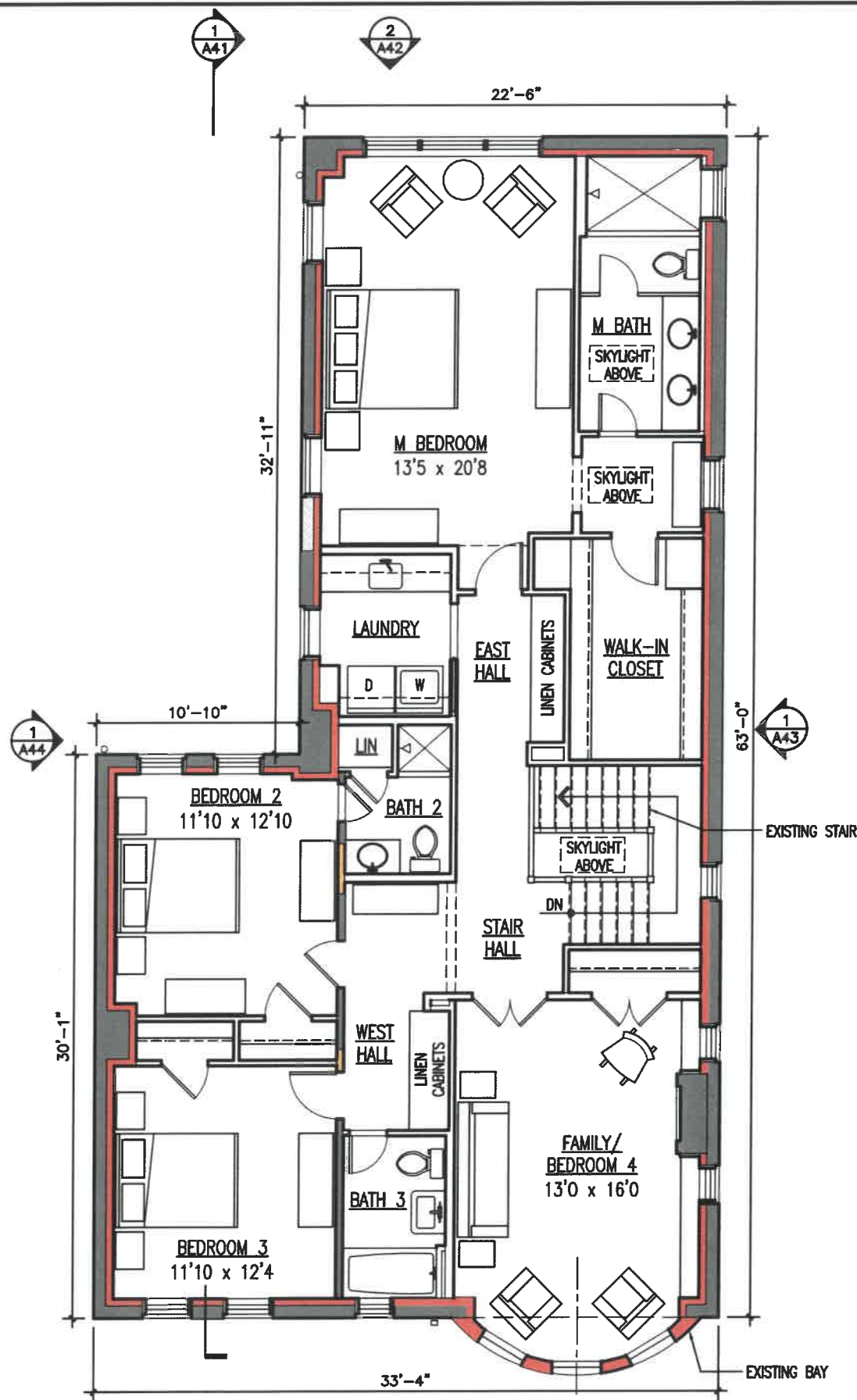
Sheet Title:

**First & Second
Floor Plans**

Project No.: Date:
19-195 July 24, 2019

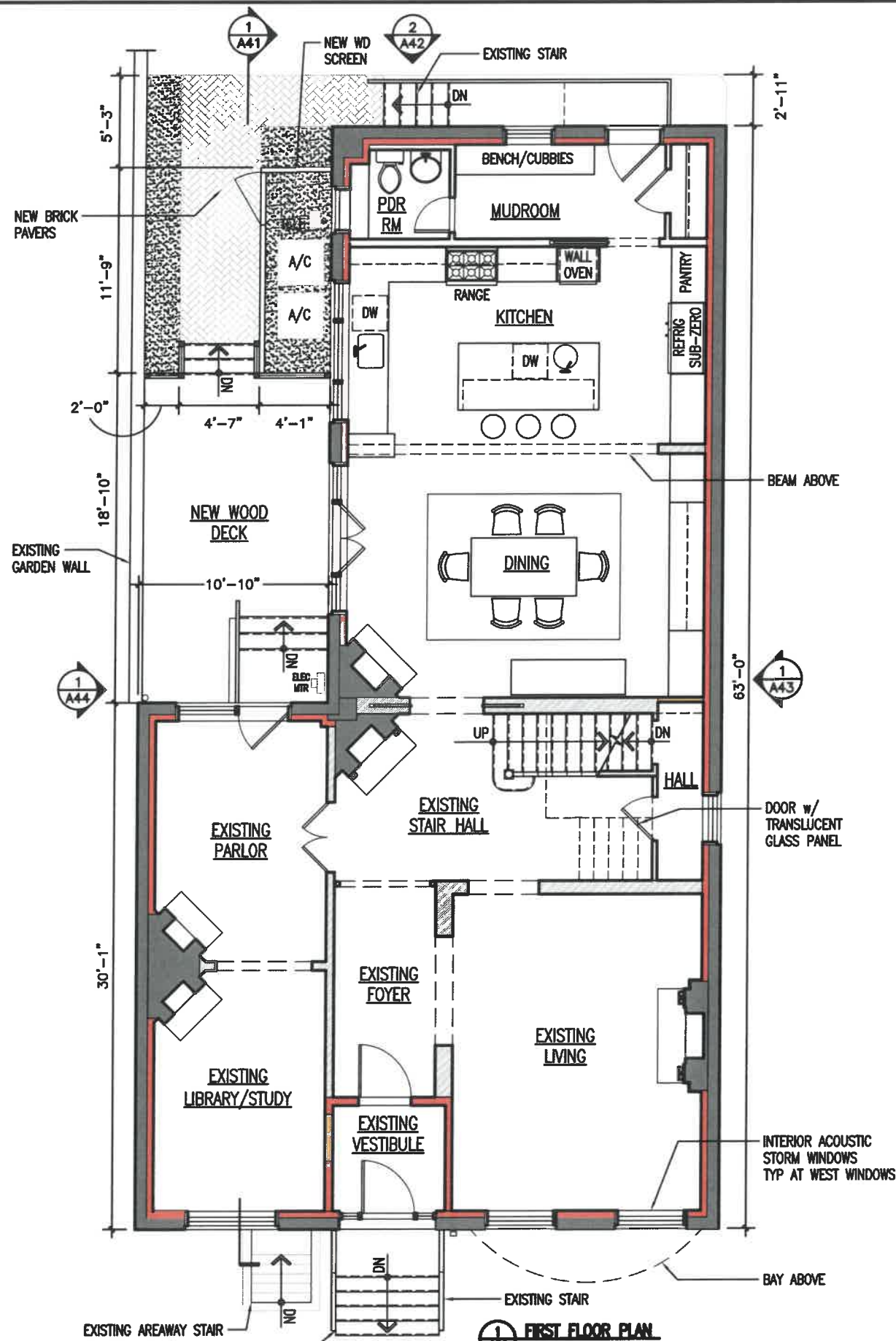
SHEET NO.

A21



2 SECOND FLOOR PLAN

- EXISTING WALL
- INSULATED STUD WALL R15
- INFILL EXISTING WALL
- INTERIOR STUD WALL



1 FIRST FLOOR PLAN

- EXISTING WALL
- INSULATED STUD WALL R15
- INFILL EXISTING WALL
- INTERIOR STUD WALL

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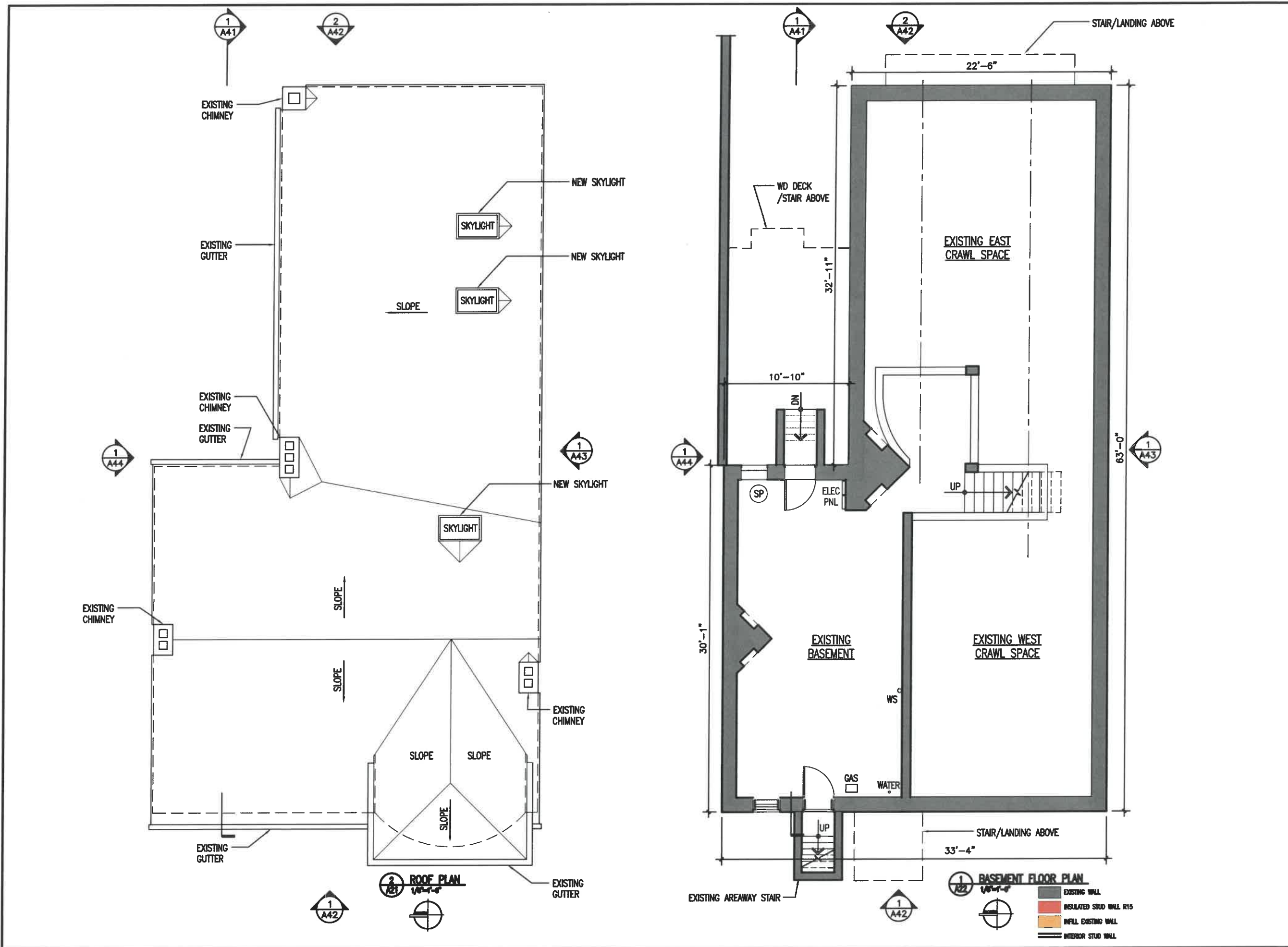
Sheet Title:

**Basement &
Roof Plans**

Project No.: Date:
19-195 July 24, 2019

SHEET NO.

A22



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Sheet Title:

**North
Elevation /
Section**

Project No.: 19-195 Date: July 24, 2019

SHEET NO.

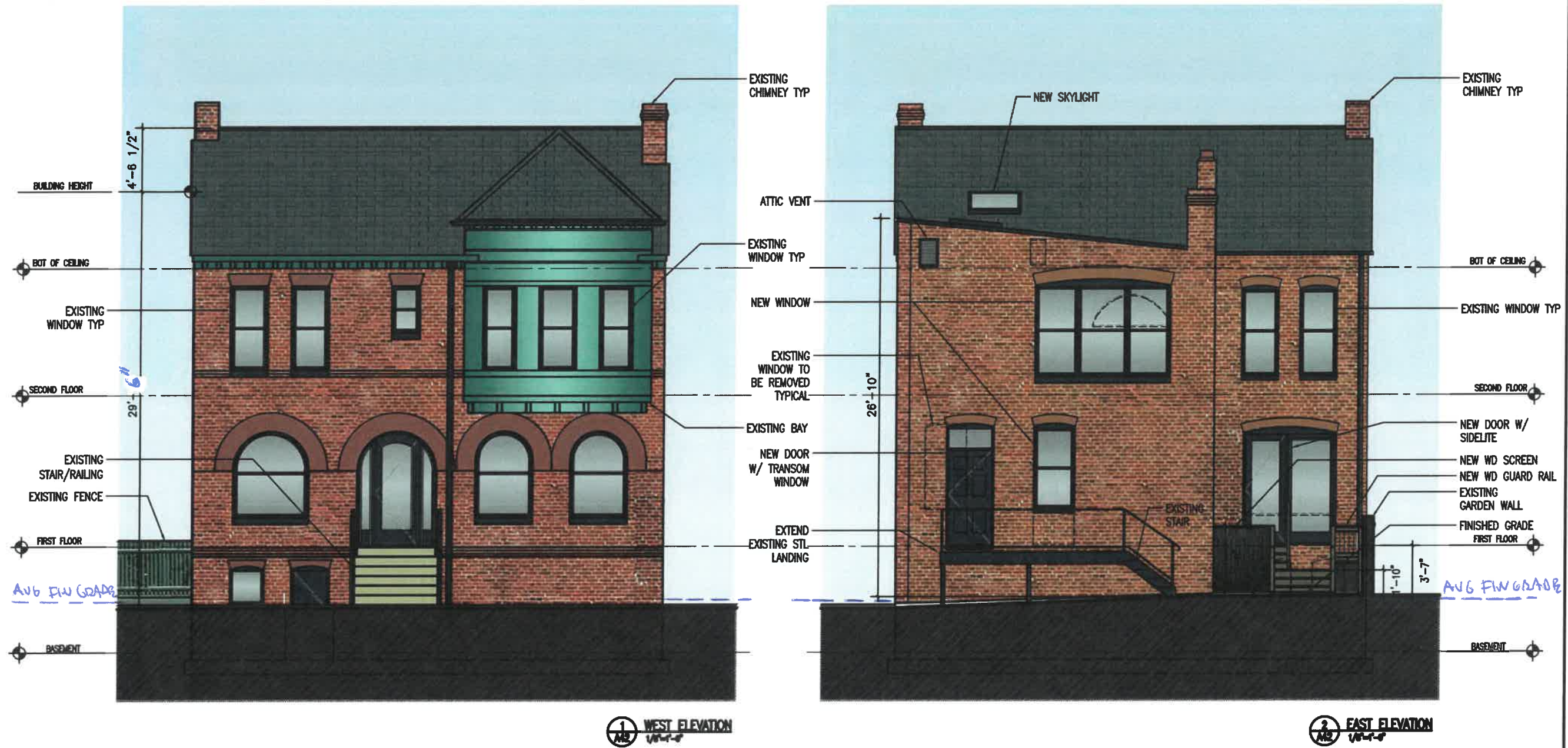
A41

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Sheet Title:

**West & East
Elevations**

Project No.: 19-195 Date: July 24, 2019

SHEET NO.

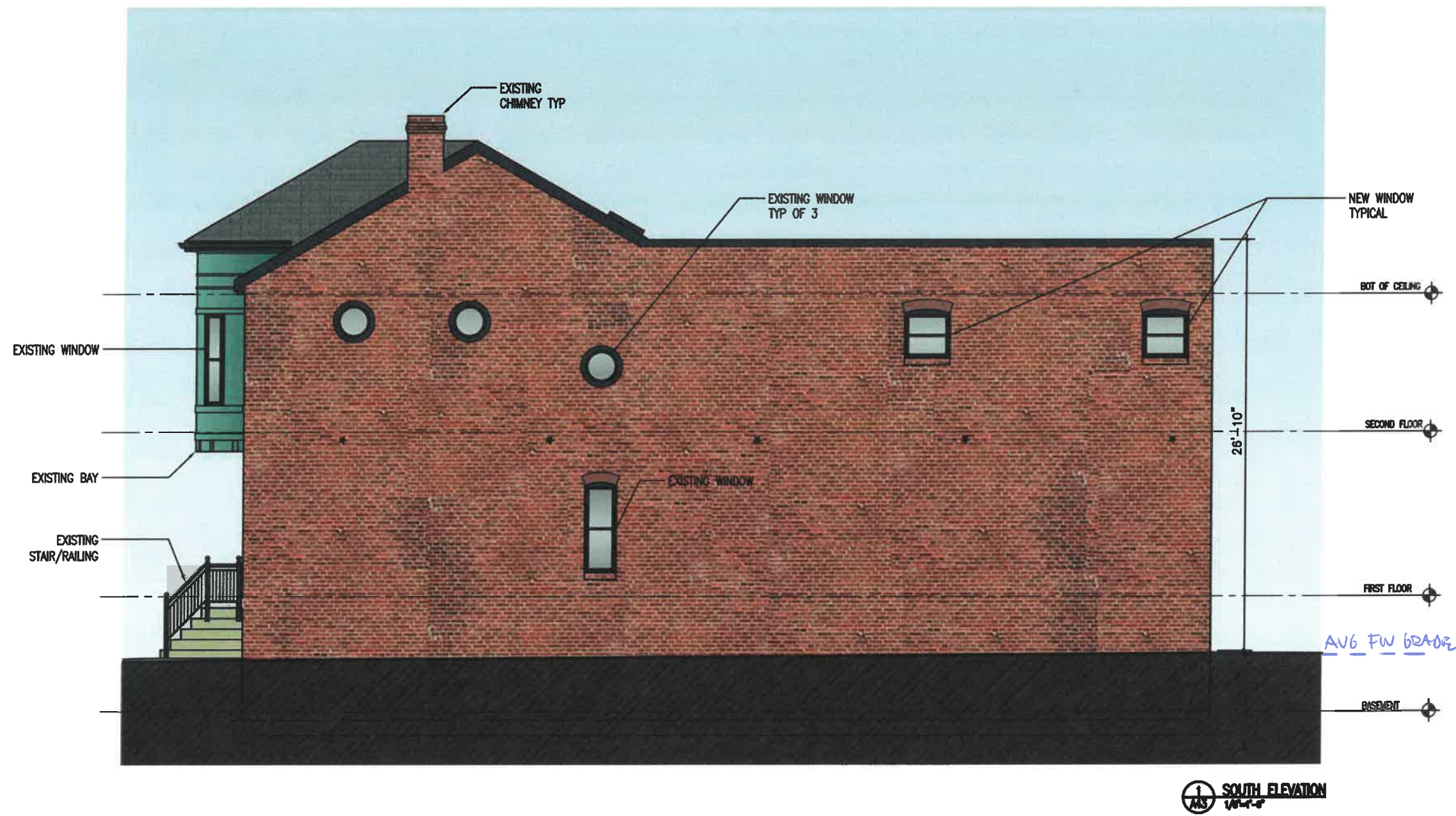
A42

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No.: Revision: Date:

Sheet Title:

South Elevation

Project No.: 19-195 Date: July 24, 2019

SHEET NO.

A43

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ARCHITECTS, PC**

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No.: Revision: Date:

Sheet Title:

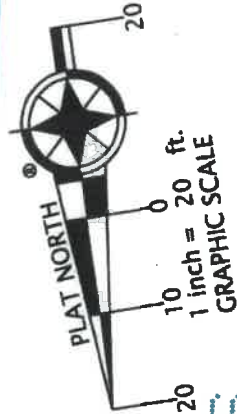
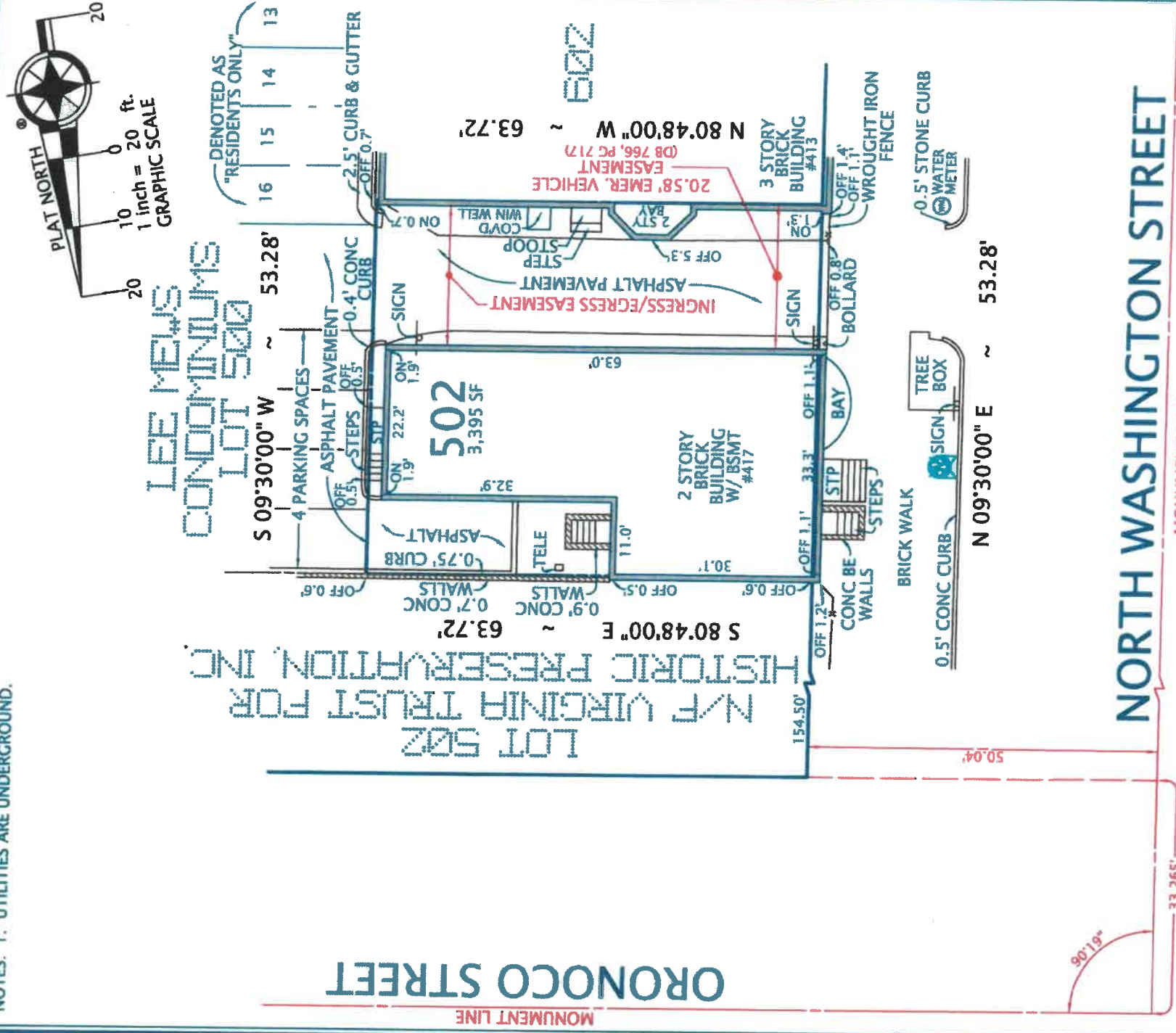
North Elevation

Project No.: 19-195 Date: July 24, 2019

SHEET NO.

A44

NOTES: 1. UTILITIES ARE UNDERGROUND.



LEE MEYERS
CONDOMINIUMS
LOT 502

LOT 502
N/F VIRGINIA TRUST FOR
HISTORIC PRESERVATION, INC.

16 15 14 13
DENOTED AS
"RESIDENTS ONLY"

ORONOCO STREET

NORTH WASHINGTON STREET

MONUMENT LINE
PLAT
SHOWING BUILDING LOCATION ON
LOT 502
LANDS OF LEEWAY DEVELOPMENT CO.,
ALBERT A. & NORA W. WOOLF & ROBERTA HOY BUSSARD, ET AL
(DEED BOOK 766, PAGE 707)
CITY OF ALEXANDRIA, VIRGINIA
SCALE: 1" = 20' FEBRUARY 8, 2018

I HEREBY CERTIFY THAT THE POSITIONS OF ALL THE EXISTING IMPROVEMENTS HAVE BEEN CAREFULLY ESTABLISHED BY A CURRENT FIELD SURVEY AND UNLESS SHOWN THERE ARE NO VISIBLE ENCROACHMENTS AS OF THIS DATE.

THIS PLAT IS SUBJECT TO RESTRICTIONS OF RECORD.
A TITLE REPORT WAS NOT FURNISHED.
NO CORNER MARKERS SET.

COMMONWEALTH OF VIRGINIA
02/08/2018
GEORGE M. O'QUINN
LICENSE NO. 2069
LAND SURVEYOR
George M. O'Quinn

CASE NAME:
FFC PROPERTIES, LLC.

DOMINION Surveyors Inc.
8808-H PEAR TREE VILLAGE COURT
ALEXANDRIA, VIRGINIA 22309
703-619-6555
FAX: 703-799-6412

CASE NAME: FFC PROPERTIES, LLC. #180205014

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