

Docket Item #2
BZA Case #2014-0028

Board of Zoning Appeals
February 12, 2015

ADDRESS: 29 EAST HOWELL AVENUE
ZONE: R2-5/RESIDENTIAL SINGLE-FAMILY
APPLICANT: ADAM AND ANDREA FERNANDES BY CHRISTINE KELLY,
ARCHITECT

ISSUE: Special exception to construct a second story addition in the required west side yard.

CODE SECTION	SUBJECT	CODE REQMT	APPLICANT PROPOSES	REQUESTED EXCEPTION
3-506(A)(2)	Side Yard (west)	7.00 feet	4.80 feet	2.20 feet*

* Proposed roof eave facing the west side property line will project an additional 18 inches, consistent with the existing roof overhang.

The staff **recommends approval** of the requested special exception because the request meets the criteria for a special exception.

If the Board decides to grant the requested special exception with the following condition it must comply with the code requirements under the department comments and the applicant must submit the following prior to the release of a Certificate of Occupancy: (1) certification of building height compliance from average preconstruction grade and (2) certification of floor area from a licensed architect or engineer. The special exception must also be recorded with the deed of the property in the City's Land Records Office prior to the release of the building permit.



BZA #2014-0028
29 East Howell Avenue



I. Issue

The applicants are proposing to construct a second story addition at 29 East Howell Avenue. The proposed addition would be constructed in line with the existing walls of the one-story dwelling, within the required west side yard.

II. Background

The subject property, a corner lot, is one lot of record with 43.41 feet of frontage facing East Howell Avenue, 100.00 feet of frontage facing Clyde Avenue and depths of 42.41 feet along the south side property line and 100.00 feet along the west side property line. The property contains 4,286 square feet of lot area and is substandard for single-family dwelling on a corner lot in the R-2-5 zone, where the minimum lot area is 6,500 square feet and minimum lot width is 65.00 feet. The property complies with the required 40.00 foot minimum lot frontage for an R-2-5 zoned single-family corner lot.



R-2-5 Zone	Requirement	Existing	Proposed
Lot Area	6,500 Sq. Ft. (corner lots)	4,286 Sq. Ft.	4,286 Sq. Ft.
Lot Width (E. Howell Ave)	65 Ft.	42.50 Ft.	42.50 Ft.
Lot Width (Clyde Ave)	65 Ft.	100.00 Ft.	100.00 Ft.
Lot Frontage (E. Howell Ave)	40 Ft.	43.41 Ft.	43.41 Ft.
Lot Frontage (Clyde Ave)	40 Ft.	100.00 Ft.	100.00 Ft.
Front Yard (E. Howell Ave)	15.96 Ft.	8.60 Ft. (front porch) 16.50 Ft. (building wall)	8.60 Ft.(front porch) 16.50 Ft. (building wall)
Front Yard (Clyde Ave)	8/17 Ft.	12.80 Ft.	12.80 Ft.
Side Yard (West)	7 Ft. (1:3 with 7' min)	4.80 Ft.	5.20 Ft.
Side Yard (South)	7 Ft. (1:3 with 7' min)	38.90 Ft.	38.90 Ft.
Building Height	Max: 25.00 Ft.	16.50 Ft.	24.50 Ft.
Net FAR	Max: 1,928.7 Sq. Ft. (.45)	1302 Sq. Ft.	1899.90 Sq. Ft.



The corner lot property is currently developed with a one-story frame bungalow with a front porch located 8.60 feet from the front property line facing East Howell Avenue, 12.80 feet from the front property line facing Clyde Avenue, 4.80 feet from the west side property line and 47.30 feet from the south side property line. The dwelling was constructed in 1936 and is identified as a contributing resource within the Town of Potomac National Register Historic District National Register nomination.

III. Description

The applicants propose to construct a second story addition on the footprint of the existing dwelling (see figure 1). The proposed addition would be located 16.50 feet from the front property line facing East Howell Avenue, 12.80 feet from the front property line facing Clyde Avenue, 47.30 feet from the south side property line and 4.80 feet from the west side property line. The addition would measure 24.50 feet to the midpoint of the gabled roof from grade and will accommodate bedrooms, bathrooms and closets on the second floor. A special exception is required to construct the addition in the required west side yard, 4.80 feet from the property line.



Figure 1

Upon completion of the work, the proposed renovations would continue to comply with the floor area requirements.

There have been no variances or special exceptions previously granted for the subject property.

IV. Master Plan/Zoning

The subject property is zoned R-2-5 and has been so zoned since adoption of the Third Revised Zoning Map in 1951. The site is identified for residential land use in the Potomac West Small Area Plan.

V. Requested Special Exception:

3-506(A)(2) Side Yards (West)

The applicants request a special exception of 2.20 feet from the required 7.00 feet to construct a second story addition 4.80 feet from the west side property line. The proposed eaves would project an additional 18 inches into the required side yard, consistent with the existing eave projection.

VI. Noncomplying Structure/ Substandard Lot

The existing building at 29 East Howell Avenue is a noncomplying structure with respect to the following:

<u>Regulation</u>	<u>Required</u>	<u>Existing</u>	<u>Noncompliance</u>
Front Yard (porch) (Howell Ave)	15.96 feet	8.60 feet	7.36 feet
Side Yard (West)	7.00 feet	4.80 feet	2.20 feet
Lot Area	6,500 square feet	4,286 square feet	2,214 square feet
Lot Width (East Howell Avenue)	65.00 feet	43.00 feet	22.00 feet

VII. Special Exceptions Standards

To grant a special exception, the Board of Zoning Appeals must find that the strict application of the zoning ordinance creates an unreasonable burden on the use and enjoyment of the property. Section 11-1304 of the zoning ordinance lists standards that an applicant must address and that the Board believes exists and thus warrants granting a special exception of the zoning regulations.

- 1) Whether approval of the special exception will be detrimental to the public welfare, to the neighborhood or to the adjacent properties.

The proposed addition would be completely located within the footprint of the existing dwelling and would not be detrimental to the public welfare. However, the neighbors and adjacent properties would be impacted by the

loss of a contributing structure in the Town of Potomac National Register District.

- 2) Whether approval of the special exception will impair an adequate supply of light and air to the adjacent property, or cause or substantially increase traffic congestion or increase the danger of fire or the spread of fire, or endanger the public safety.

The proposed second story addition would continue to be located in line with the existing building footprint. The light and air to the property to the west would not be negatively impacted and the design would preserve open space on the lot. There would be no impacts to traffic or public safety.

- 3) Whether approval of the special exception will alter the essential character of the area or zone.

Several second story additions have been constructed in the surrounding area. The second story addition would change the massing and the character of the historic bungalow by modifying or eliminating majority of character defining features. While the character of the subject property would be significantly altered, the proposed construction is not unlike many other second story additions in the area.

- 4) Whether the proposal will be compatible with the development in the surrounding neighborhood.

The proposed construction would be consistent with other second story additions in the neighborhood.

- 5) Whether the proposed development represents the only reasonable means and location on the lot to accommodate the proposed structure given the natural constraints of the lot or the existing development of the lot.

There are design alternatives that do not require a special exception or a variance. However, the substandard nature of the lot, the two restrictive front yards and the location of the existing dwelling on the lot do limit the locations on the property where an addition could be constructed in compliance with the zoning requirements.

VIII. Staff Conclusion

Neighborhood Impact

An inspection of the surrounding neighborhood revealed that many homes have been expanded to include second stories. The second story addition is compatible with the mass and height of other homes in the neighborhood. However, the addition as proposed would alter character of the historic bungalow to the point where the building's

status as a contributing structure in the Town of Potomac National Register Historic District would likely be eliminated. Incremental losses of contributing structures over the years could lead to the removal of the district from the State and National Registers.

Light and Air

The property to the west is occupied by a two-story dwelling. The proposed second story addition would continue to be located in line with the existing west side building wall. Rather than construct a rear addition that would significantly reduce open space on the lot and could impact the light and air to the rear yard of the adjacent property to the west, the applicants propose to construct a second story. It is the desire of the applicant to preserve the existing open space on the lot. It is unlikely that light or air to any other property would be negatively impacted by this project.

Lot Constraints

The subject property is substandard as to the required lot area and width for a corner lot in the R-2-5. The existing dwelling does not comply with the required west side yard setback. The substandard nature of the lot, the two restrictive front yards and the location of the existing dwelling on the lot limit the development opportunities on the lot that would not require approval by the Board.

Alternatives

Staff believes that while there are alternatives that would better preserve the architectural integrity of the dwelling, they do not meet the needs of clients and could greatly reduce open space on the lot. Staff worked with the owner's architect to formulate several different alternatives including dormers (see figure 2), which because of the existing building height resulted in an almost flat roof appearance.



Figure 2

An addition expanding out rear of the house towards the north side property line was also considered. This option significantly reduced the desirable open space on the lot and would likely reduce light and air to the adjacent property to the east.

Staff Conclusion

The substandard lot nature of the lot and the placement of the existing dwelling on the lot restrict development options on the lot. While staff is concerned about the loss of a contributing structure in the Town of Potomac National Register Historic District, the proposed second story addition would be compatible with the massing in the neighborhood, would preserve the light and air to the adjacent property and maintain the existing open space on the subject property. Staff believes the application meets the criteria for a special exception and **recommends approval** of the request.

STAFF:

Alex Dambach, Division Chief, Land Use Services, Department of Planning & Zoning
Mary Christesen, Urban Planner, Department of Planning and Zoning

DEPARTMENTAL COMMENTS

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

* The applicant is advised that if the variance is 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. (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)
- 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)

Code Administration:

No comments received.

Recreation (Arborist):

No comments received.

Historic Alexandria (Archaeology):

- F-1 Prior to the construction of the current house in the 1930s, the lot appears to have been vacant. Nevertheless, a measure of vigilance is warranted for this project as supported by the two archaeology recommendations below.

- R-1 The applicant/developer shall call Alexandria Archaeology immediately (703-746-4399) if any buried structural remains (wall foundations, wells, privies, cisterns, etc.) or concentrations of artifacts are discovered during development. Work must cease in the area of the discovery until a City archaeologist comes to the site and records the finds.
- R-2 The applicant/developer shall not allow any metal detection or artifact collection to be conducted on the property, unless authorized by Alexandria Archaeology.
- R-3 The statements in archaeology conditions above marked with an asterisk "*" shall appear in the General Notes of all site plans and on all site plan sheets that involve demolition or ground disturbance (including Basement/Foundation Plans, Demolition, Erosion and Sediment Control, Grading, Landscaping, Utilities, and Sheeting and Shoring) so that on-site contractors are aware of the requirements.

Historic Preservation

The Board of Architectural Review Staff comments on special use permits, special exceptions, variances and other proposed projects within the Town of Potomac National Register Historic District (as well as the other National Register Districts in the City of Alexandria). We consider the project's impact on the affected historic resource(s), and evaluate the compatibility of the project within the district.

The one-story frame bungalow with a front porch was constructed in ca. 1936 and is identified as a contributing resource within the Town of Potomac National Register Historic District National Register. The building has a bronze plaque identifying its status within the district.

The submitted drawings show the removal of the gable roof and the addition of a second story. On the existing first floor, the fenestration – including the door and some windows – will be relocated or changed. Only the porch will remain from the original building.

BAR Staff provides the following comments:

- The addition will change the massing and character of the historic bungalow.
- The majority of the character defining features of the bungalow will be modified or demolished.
- The historic integrity of the bungalow will be significantly compromised by the proposed addition and alterations.
- The proposed project will establish a new architectural character for the property.
- In the opinion of BAR staff, the project will nullify the building's contributing status.

The loss of the contributing status not only affects the subject property, but also the district as a whole. Incremental losses over the years could lead to the removal of the district from the State and National Registers.



**APPLICATION
BOARD OF ZONING APPEALS**

SPECIAL EXCEPTION FOR ADDITIONS

Section of zoning ordinance from which request for special exception is made:

3-506(A)(2)

PART A

1. Applicant: Owner Contract Purchaser Agent

Name Christine Kelly

Address 2109 Popkins Lane
Alexandria, VA 22307

Daytime Phone 703-768-7371

Email Address christine@craftedarchitecture.com

2. Property Location 29 E. Howell

3. Assessment Map # 34.04 Block 08 Lot 19 Zone R-2-5

4. Legal Property Owner Name Andrea and Adam Fernandez

Address 29 E Howell

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 ten 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.	Andrea Fernandes	29 E Howell	100%
2.	Adam Fernandes	29 E Howell	100%
3.			

2. Property. State the name, address and percent of ownership of any person or entity owning an interest in the property located at 29 E Howell (address), unless the entity is a corporation or partnership, in which case identify each owner of more than ten 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.	Andrea Fernandes	29 E Howell	100%
2.	Adam Fernandes	29 E Howell	100%
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.

	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.			
2.			
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.

As the applicant or the applicant's authorized agent, I hereby attest to the best of my ability that the information provided above is true and correct.

11/25/2014
Date

Christine Kelly
Printed Name


Signature

5. Describe request briefly:

Request permission to construct a 2 story addition
16.5' from East Howell Ave property line, 5.2' from side
yard property line, and 12.8' from Clyde Ave property line

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.

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:

Christine Kelly
Print Name

[Signature]
Signature

703-708-7371
Telephone

11/25/2014
Date

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.

NOTE TO APPLICANT: Only one special exception per dwelling shall be approved under the provisions of Section 11-1302(B)(4).

PART B (SECTION 11-1304)

APPLICANT MUST EXPLAIN THE FOLLOWING:

(Please use additional pages where necessary.)

1. Explain how the special exception for the proposed addition, if granted, meets the applicant's needs.

Permits the applicant to expand their home for their family without expanding out of the backyard and thus reducing their open space.

2. Explain if the special exception, if granted, will harm adjoining properties or impact the neighborhood in any way.

The new addition will be consistent with other dwellings on the street and will not harm adjacent properties.

3. Explain how the proposed addition will affect the light and air to any adjacent property.

The closet house is located to the west on E. Howell and sits further back on the property so the second story addition will not reduce their light and air.

4. Explain how the proposed addition is compatible with other properties in the neighborhood and the character of the neighborhood as a whole.

most of the homes in the area are 2 story homes. The new addition is consistent with the architecture of the street

5. How is the proposed construction similar to other buildings in the immediate area?

there are many 2 story homes in the community that sit close to the property line.

6. Explain how this plan represents the only reasonable location on the lot to build the proposed addition.

this plan permits us to expand the house without taking up open space in the backyard.

7. Has the applicant shown the plans to the most affected property owners? Have any neighbors objected to the proposed special exception, or have any neighbors written letters of support? If so, please attach the letter.

yes, the plans have been shared with neighbors



**DEPARTMENT OF PLANNING AND ZONING
FLOOR AREA RATIO AND OPEN SPACE CALCULATIONS FOR
SINGLE AND TWO-FAMILY RESIDENTIAL OUTSIDE HISTORIC DISTRICTS**

A. Property Information

A1. Street Address 29 E. Howell Zone R-2-5
 A2. 4286 x .45 = 1928.7
Total Lot Area Floor Area Ratio Allowed by Zone Maximum Allowable Floor Area

B. Existing Gross Floor Area

Existing Gross Area *		Allowable Exclusions	
Basement	886.9	Basement**	886.9
First Floor	902	Stairways**	43
Second Floor	443	Mechanical**	
Third Floor	N/A	Porch/ Garage**	142.2
Porches/ Other	142.2	Attic less than 5***	
Total Gross *	2374.1	Total Exclusions	1072.1

B1. Existing Gross Floor Area *
2374.1 Sq. Ft.
 B2. Allowable Floor Exclusions**
1072.1 Sq. Ft.
 B3. Existing Floor Area minus
 Exclusions 1302 Sq. Ft.
 (subtract B2 from B1)

C. Proposed Gross Floor Area (does not include existing area)

Proposed Gross Area*		Allowable Exclusions	
Basement	N/A	Basement**	■
First Floor	N/A	Stairways**	62
Second Floor	443.9	Mechanical**	
Third Floor / ATTIC	886.9	Porch/ Garage**	
Porches/ Other	N/A	Attic less than 5***	670.9
Total Gross *	1330.8	Total Exclusions	732.9

C1. Proposed Gross Floor Area *
1330.8 Sq. Ft.
 C2. Allowable Floor Exclusions**
732.9 Sq. Ft.
 C3. Proposed Floor Area minus
 Exclusions 597.9 Sq. Ft.
 (subtract C2 from C1)

D. Existing + Proposed Floor Area

D1. Total Floor Area (add B3 and C3) 1899.9 Sq. Ft.
 D2. Total Floor Area Allowed by Zone (A2) 1928.7 Sq. Ft.

*Gross floor area for residential single and two-family dwellings in the R-20, R-12, R-8, R-5, R-2-5, RB and RA zones (not including properties located within a Historic District) is the sum of all areas under roof on a lot, measured from exterior walls.

**Refer to the zoning ordinance (Section 2-145(A)) and consult with zoning staff for information regarding allowable exclusions.

If taking exclusions other than basements, floor plans with excluded areas illustrated must be submitted for review. Sections may also be required for some exclusions.

F. Open Space Calculations Required in RA & RB zones

Existing Open Space	
Required Open Space	
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: Date: 11/25/2014



January 22, 2104

To Mary Christesen
City of Alexandria Planning and Zoning Office
301 King Street, Suite 2100
Alexandria, Virginia 22314

Re 29 E Howell Avenue

Dear Mary,

Thank you for working through this Special Exception application with us. Although we have studied several “by right” additions, the proposed design of a full second story addition over the existing house best meets the Fernandes’ needs. It is the best solution for these reasons:

- It utilizes the existing footprint/foundation and saves on cost of digging new footers.
- It maintains the back yard that Andrea and Adam currently enjoy and want to preserve.
- It permits them to maintain the staircase location and most of the current first floor plan with relatively little disruption.
- We have had contractors prepare pricing and this scheme is within their budget.
- It retains a style and scale of architecture that is typical for the neighborhood.

We have explored building a new addition on the side and back of the house that would be buildable “by right” and felt that it was not desirable for these reasons:

- New first and second floor construction requires new footers which drove up the cost
- By having to build a first and second floor addition, it was creating more space than they need as the goal of the project is to create second floor bedrooms for a family.
- It was consuming the open space of the rear and side yards, which is not something they would like to do.

Overall, pursuing the special exception allows us to achieve a renovation that utilizes the existing footprint, is very typical in style and scale of other homes in Del Ray and gives the Fernandes' the extra bedroom space that they will need to start and raise a family in their home.

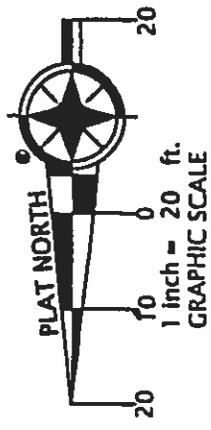
Cordially,
Christine Kelly



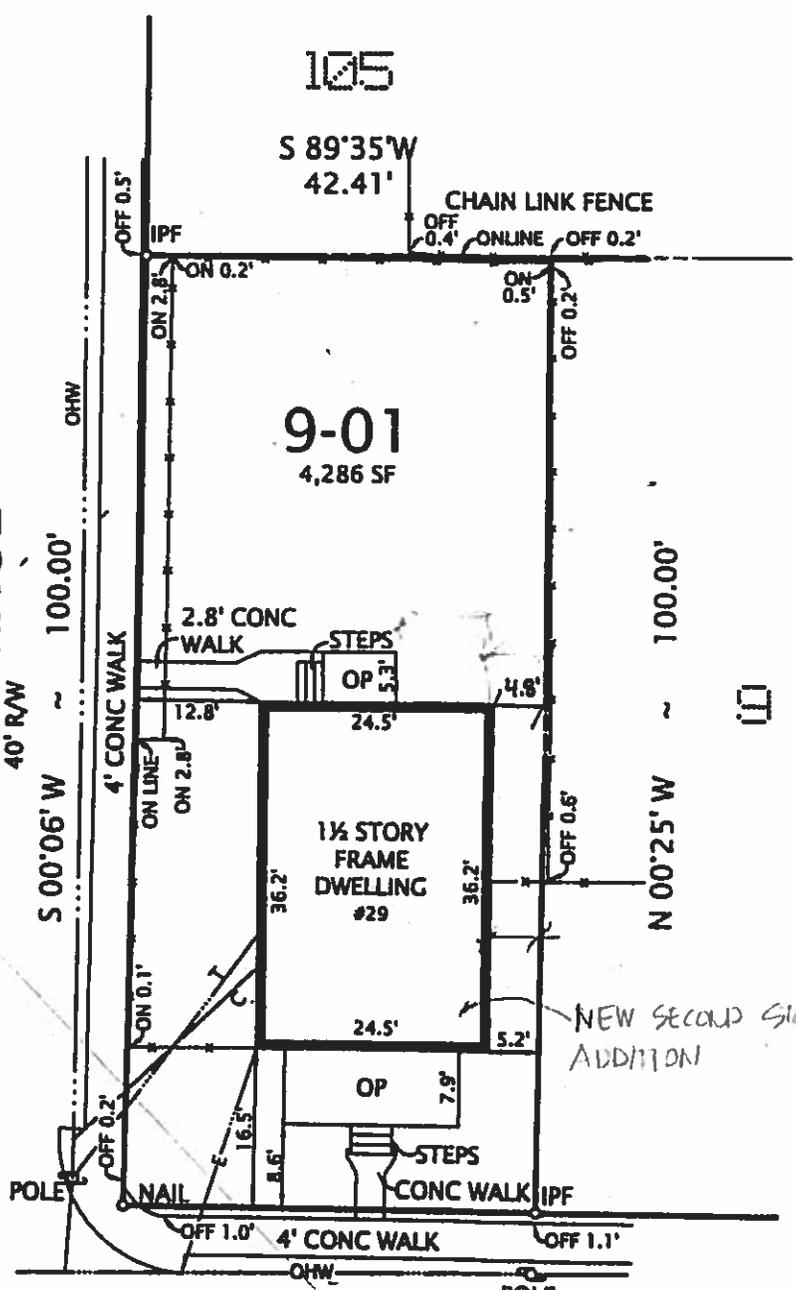




NOTES: 1. FENCES ARE FRAME UNLESS NOTED.



CLYDE AVENUE
40' R/W
S 00°06' W ~ 100.00'



N 89°35' E
43.41' (RECORDED)
43.31' (COMPUTED)

EAST HOWELL AVENUE
40' R/W

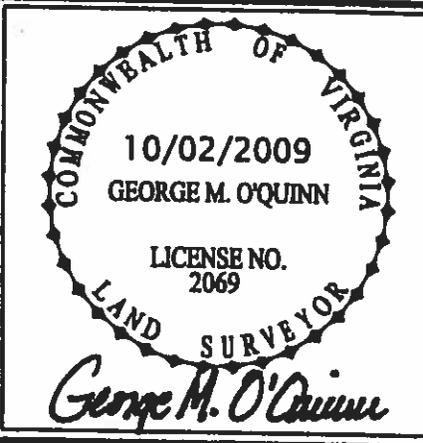
PLAT
SHOWING HOUSE LOCATION ON
LOT 9-01
OF A RESUBDIVISION OF
PART OF LOTS 106, 107, 108 & 109
DEL RAY
(DEED BOOK 989, PAGE 691)

CITY OF ALEXANDRIA, VIRGINIA
SCALE: 1" = 20' OCTOBER 2, 2009

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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:

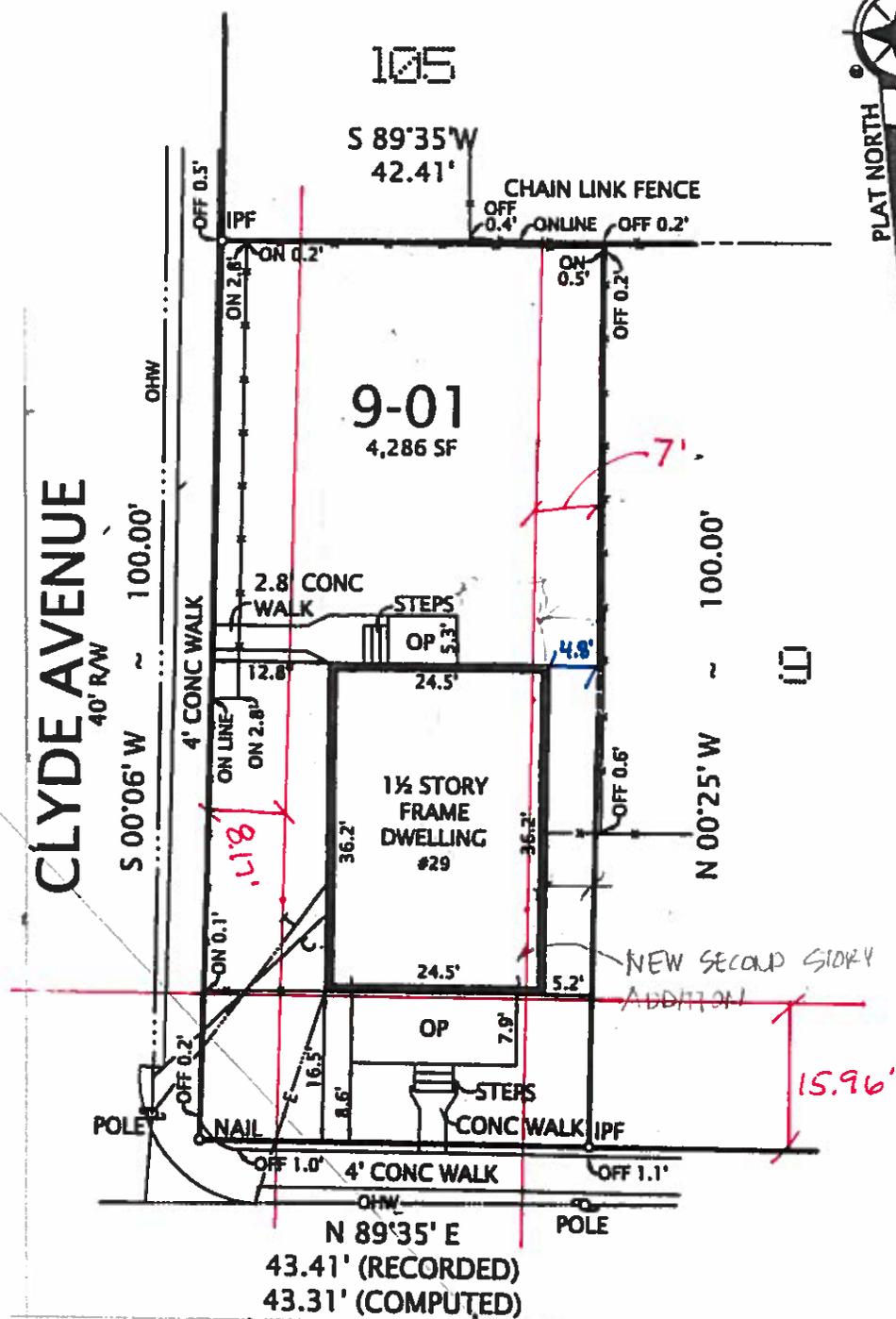
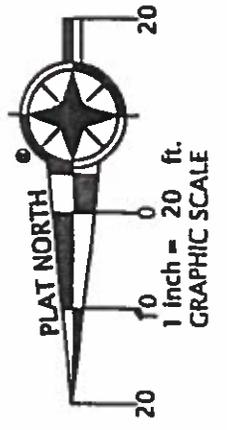
THIS PLAT IS SUBJECT TO RESTRICTIONS OF RECORD.
A TITLE REPORT WAS NOT FURNISHED.
NO CORNER MARKERS SET.



Ordered by:
TRE LINE
TECHNOLOGIES
2132 East Ninth Street, Suite 210
Cleveland, Ohio 44115
1-866-772-8813 (Phone)
1-866-772-8815 (Fax)

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

NOTES: 1. FENCES ARE FRAME UNLESS NOTED. *Overhangs 12" or 18"*



EAST HOWELL AVENUE
40' R/W

PLAT
SHOWING HOUSE LOCATION ON
LOT 9-01
OF A RESUBDIVISION OF
PART OF LOTS 106, 107, 108 & 109

DEL RAY

(DEED BOOK 989, PAGE 691)

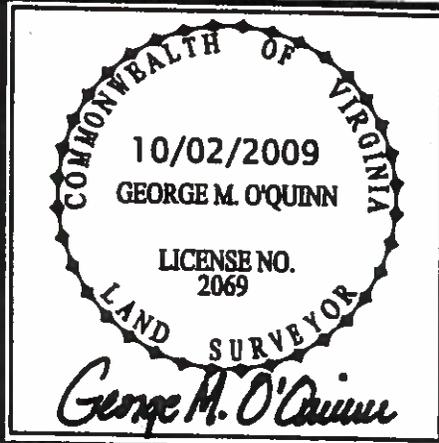
CITY OF ALEXANDRIA, VIRGINIA

SCALE: 1" = 20' OCTOBER 2, 2009

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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:

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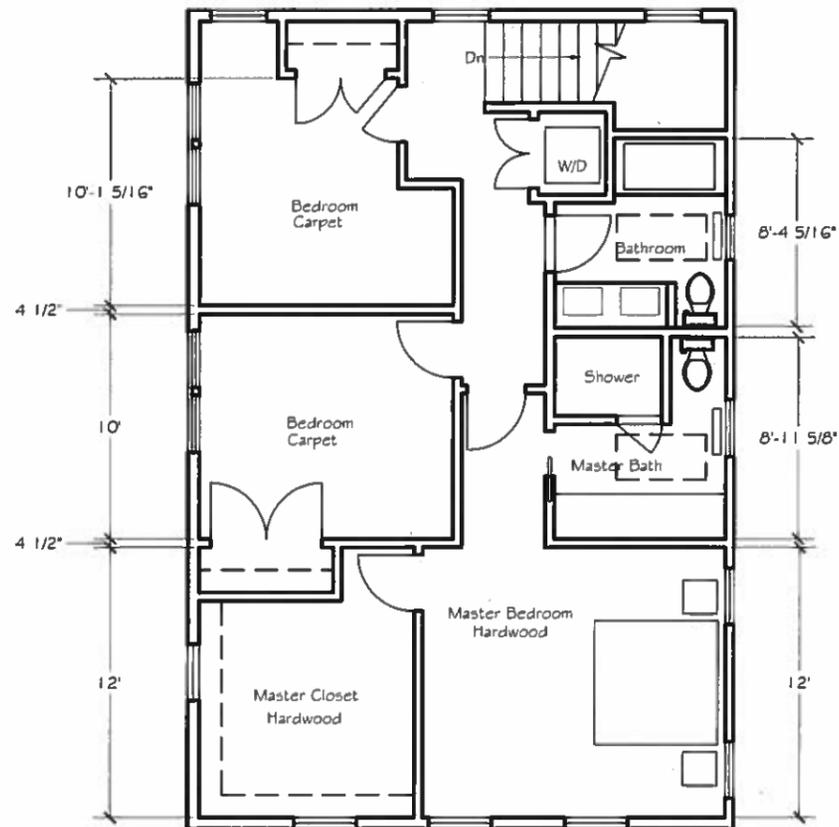
Ordered by:
TRE LINE
TECHNOLOGIES
2132 East Ninth Street, Suite 210
Cleveland, Ohio 44115
1-866-772-8813 (Phone)
1-866-772-8815 (Fax)

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

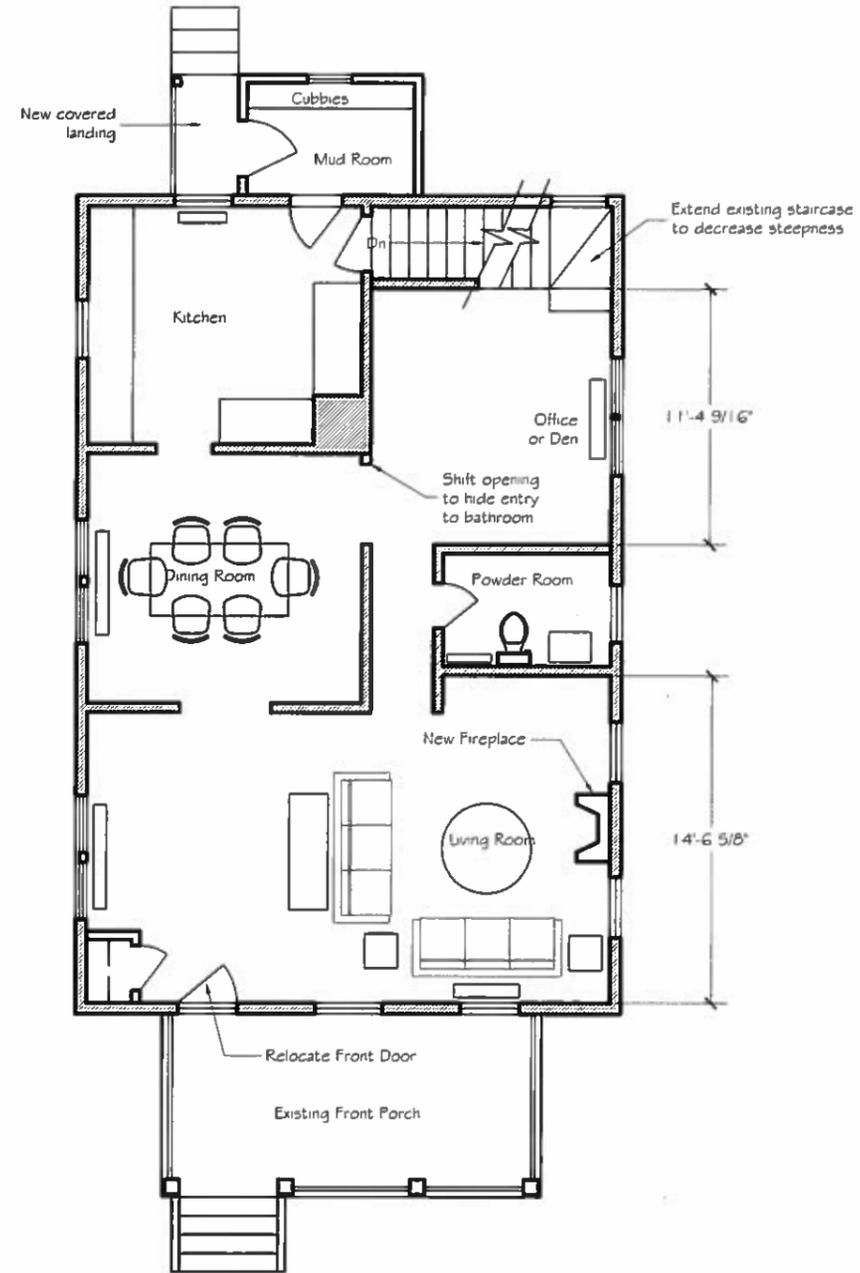
CASE NAME: SEEGER - RADICAN

CASE NO: 17836

#90930001



② Second Floor Plan - New Work
SCALE 1/8" = 1'-0"



① First Floor Plan - New Work
SCALE 1/8" = 1'-0"

CRAFTED ARCHITECTURE LLC

Christine A. Kelly, AIA

950 N Washington Street, Suite 234

Alexandria, Virginia 22314

ph 703-768-7371

PROJECT

Fernandes Residence
29 E Howell Street
Alexandria, VA 22301

DRAWING

Floor Plans - New Work

DATE

November 25, 2014
January 12, 2015

AI

CRAFTED ARCHITECTURE LLC

Christine A. Kelly, AIA

950 N Washington Street, Suite 234

Alexandria, Virginia 22314

ph 703-768-7371

PROJECT

Fernandes Residence
29 E Howell Street
Alexandria, VA 22301

DRAWING

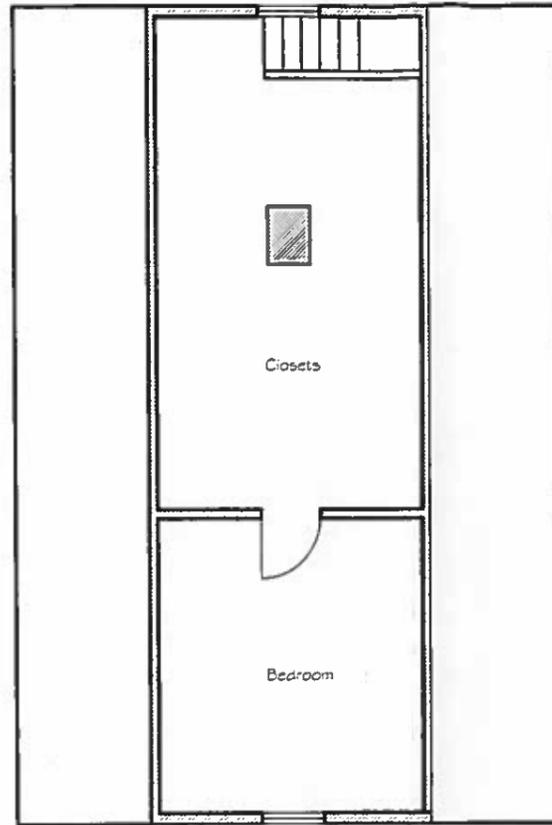
Exterior Elevations

DATE

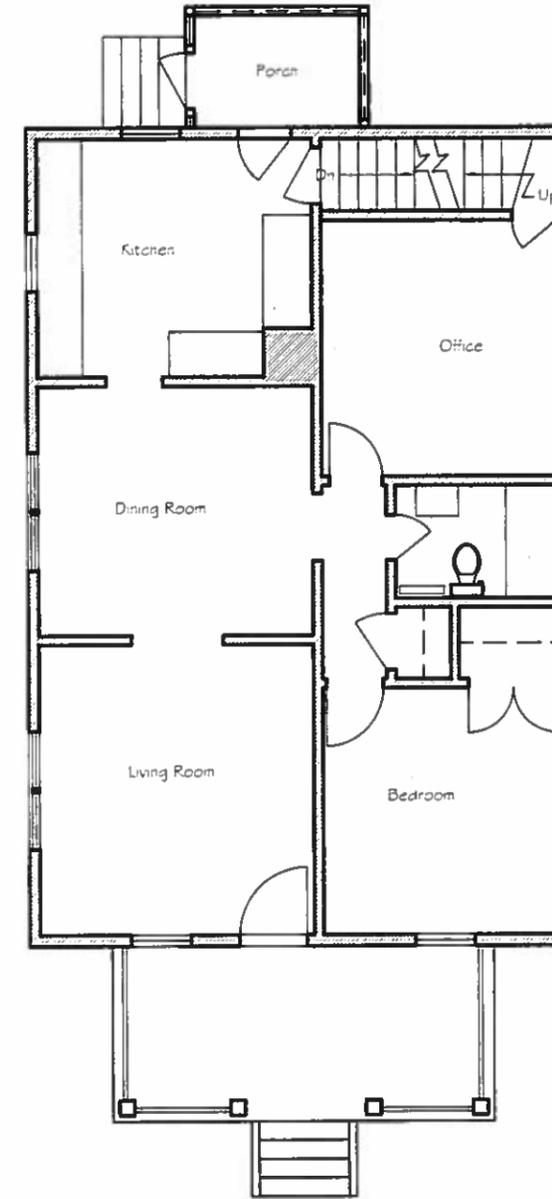
November 25, 2014
January 3, 2014

A2





② Existing Attic Plan
SCALE 1/8" = 1'-0"



① Existing First Floor Plan
SCALE 1/8" = 1'-0"

CRAFTED ARCHITECTURE LLC

Christine A. Kelly, AIA

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PROJECT

Fernandes Residence
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Alexandria, VA 22301

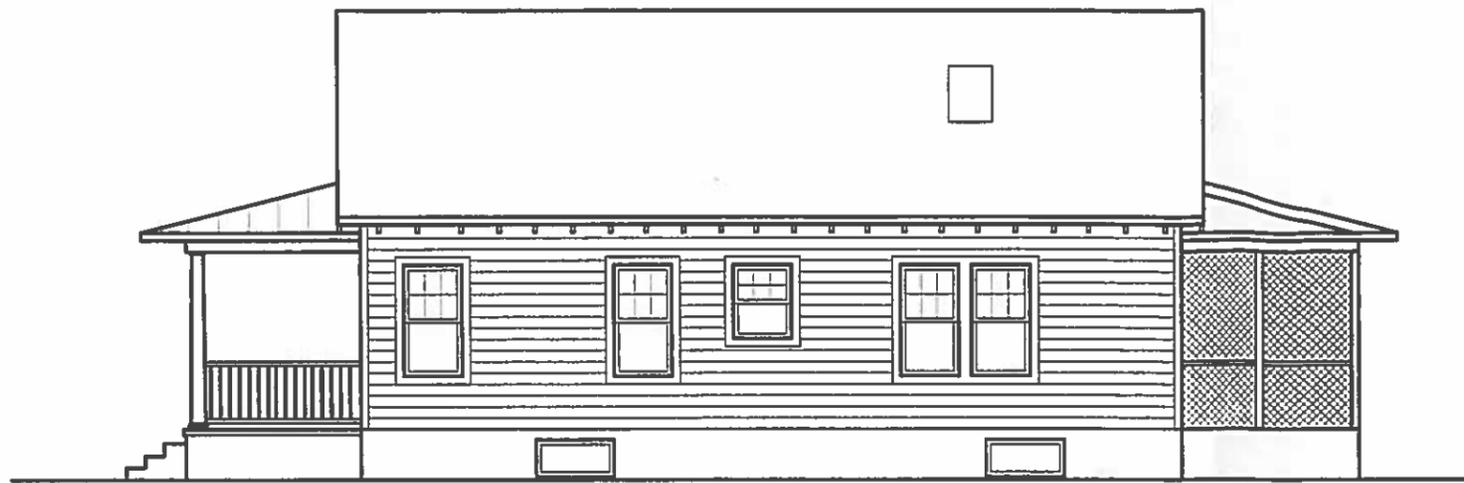
DRAWING

Existing Floor Plans

DATE

November 24, 2014

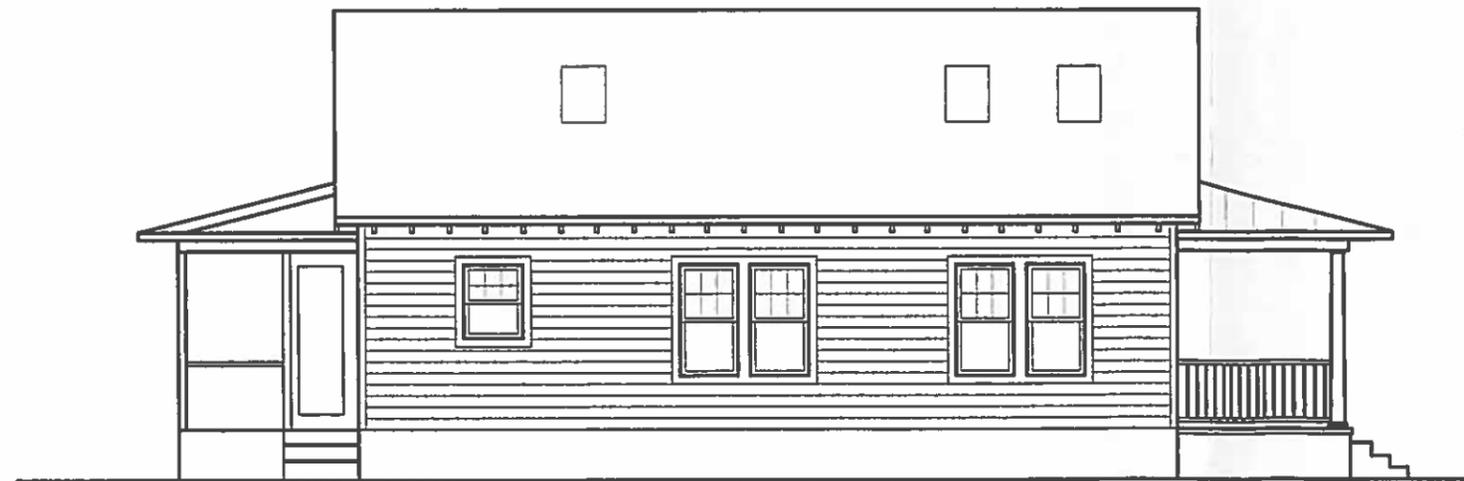
D1



③ Existing West Elevation
SCALE 1/8" = 1'-0"



① Existing North Elevation
SCALE 1/8" = 1'-0"



④ Existing East Elevation
SCALE 1/8" = 1'-0"



② Existing South Elevation
SCALE 1/8" = 1'-0"

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PROJECT
Fernandes Residence
29 E Howell Street
Alexandria, VA 22301

DRAWING
Existing Exterior
Elevations

DATE
November 24, 2014

D2