

Docket Item #2  
BZA #2025-00005  
Board of Zoning Appeals  
July 14, 2025

**ADDRESS:** 605 EAST TIMBER BRANCH PARKWAY  
**ZONE:** R-8/ RESIDENTIAL ZONE  
**APPLICANT:** LAUREN GAGNE, HOMEOWNER

**ISSUE:** Special exception to convert an existing addition into an attached private garage located less than 8.00 feet from the front building wall facing the primary front yard.

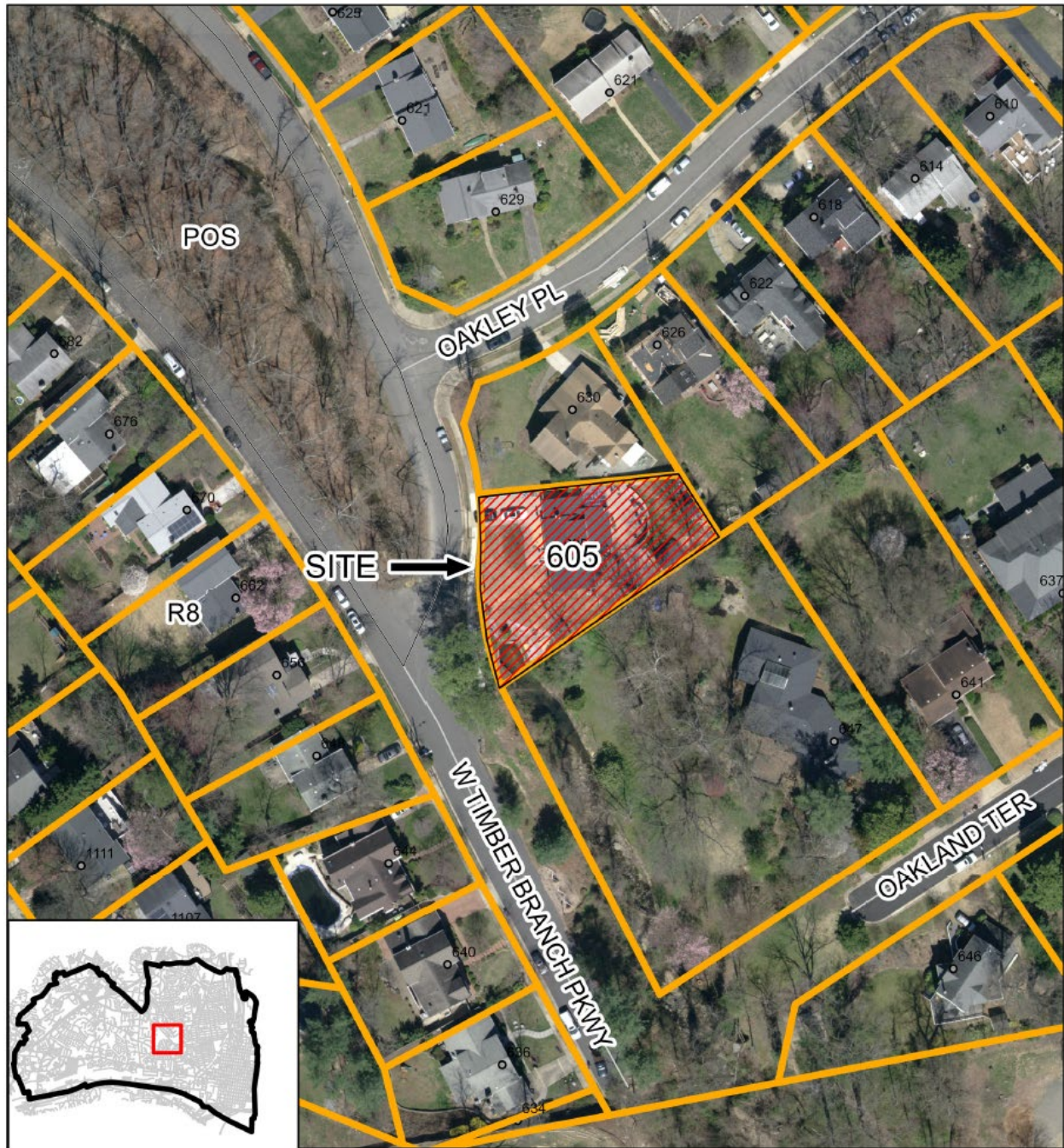
CODE SECTION	SUBJECT	CODE REQMT	APPLICANT PROPOSES	REQUESTED EXCEPTION
7-2502(A)(1)(c)	Attached Private Garages	8.00 feet from front building wall	0.60 feet from front building wall	7.40 feet from front building wall

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

If the Board grants the requested special exception, it is subject to compliance with all applicable code requirements, ordinances, and recommended conditions found in the department comments. Additionally, staff recommends the following condition:

- 1) Applicant must work with the Department of Code Administration to obtain all required building permits previous work before Zoning will approve a permit for the conversion of this addition to a garage.

The special exception must also be recorded in the City’s Land Records Office prior to the release of the building permit.



**BZA#2025-00005**  
**605 East Timber Branch Parkway**



0 40 80 160 Feet



**Issue**

The applicant proposes to convert an existing one-story addition into a garage with the vehicle opening facing the street at 605 East Timber Branch Parkway. The front wall of the addition does not meet the 8-foot required setback from the primary front building wall for an attached garage.

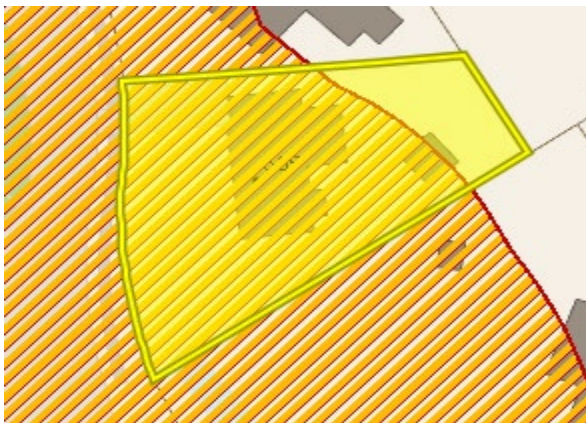


*Figure 1: Subject Property*

**I. Background**

The subject property is an interior lot of record with 124.86 feet of frontage along East Timber Branch Parkway, 131.39 feet of depth along the north side property line, 170.68 feet of depth along the south property line, and 49.14 feet across the east rear property line. According to Real Estate Assessments the lot contains 12,895.00 square feet of lot area. The lot complies with the R-8 zone's minimum lot size, width, and frontage requirements.

According to Real Estate Assessment Records, the existing dwelling was constructed in 1961. The dwelling is located 37.33 feet from the front property line, 8.20 feet from the north side property line, 32.10 feet from the south side lot line, and 58.42 feet from the rear property line. A majority of the lot is located within a Resource Protected Area (RPA) as shown in Figure 2.



*Figure 2: Resource Protected Area (RPA) shown in orange*

In 2018, a previous property owner made several improvements to the property that required a grading plan. A grading plan was released in 2019, but it appears that no building permits were applied for. The proposed conversion of this space into a garage will require a building permit and staff proposes a condition to our recommendation for approval that if the Board grants this special exception, the applicant should work with the Department of Code Administration to obtain the required after the fact permits.

The following table provides zoning analysis of the subject property:

<b>R-8 zone</b>	<b>Required/Permitted</b>	<b>Existing</b>	<b>Proposed</b>
Lot Area	8,000.00 sq. ft.	12,895.00 sq. ft.	12,895.00 sq. ft.
Lot Frontage	40.00 ft	124.86 ft.	124.86 ft.
Lot Width	65.00 ft	68.30 ft.	68.30 ft.
Side Yard (north)	1:2 Min. 8.00 ft.	8.20 ft.	8.20 ft.

Side Yard (south)	1:2 Min. 8.00 ft.	32.10 ft.	32.10 ft.
Rear Yard (east)	1:1 Min. 8.00 ft.	58.42 ft.	58.42 ft.
Building Height	30.00 ft.	14.80 ft.*	14.80 *
Floor Area Ratio	4,513.00 sq ft (.35)	3,625.00 sq. ft. (.28)	3,625.00 sq. ft. (.28)

\* Measured from average pre-construction grade to the midpoint of the existing gable roof of the garage.

## II. Description

The applicant proposes to convert the existing north side addition into a one car-attached garage with the vehicle opening facing the primary front yard. Prior to being enclosed as an addition, this same footprint was used as a carport.

The one-story garage would measure 25.08 feet in length and 11.66 feet in width. The proposed garage door will measure 9.00 feet in width by 7.00 feet in height. While the garage will comply with mass and bulk requirements for the R-8 zone, attached garages shall have the vehicle opening facing the side or rear yard unless the property is located within a contextual block face where at least 50 percent of the developed lots have attached garages, the width of the vehicle opening is less than 33% of the dwelling width, the front wall of the garage must be setback at least 8.00 feet from the front building wall of the dwelling and the vehicle opening must be at least 18.50 feet from the interior edge of the sidewalk. In this case, the proposed conversion of an addition to an attached garage meets all of these requirements except the front garage wall is located 0.60 feet from the front building wall facing the primary front yard. The applicant requests must request relief from this setback to allow a vehicle opening facing the street.

Upon completion of the work, proposed renovations will continue to comply with the floor area requirements. (Refer to floor area calculations.)



5
A1
**PROPOSED FRONT ELEVATION**  
 SCALE: 1/8" = 1'-0"



**III. Master Plan/Zoning**

The subject property is zoned R-8 and has been so zoned since adoption of the Third Revised Zoning Map in 1952.

**IV. Requested Special Exceptions:**

7-2502(A)(1)(c)

The applicant requests a special exception of 7.40 feet to allow the front wall of the attached garage to be located 0.60 feet to the west of the primary front building wall, which is less than the 8.00 feet that is required.

**V. Noncomplying Structure**

The subject property is complying lot developed with a complying structure.

**VII. 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 Infill Task Force identified that many modern homes which featured prominent front facing garages that detracted from the overall design of the house and dominated the front façade in terms of bulk. In 2008, The City Council adopted Residential Infill Regulations which included a prohibition on attached garages with the vehicle opening facing any front yard to enhance the neighborhood streetscape by requiring garages to face away from front yards.**

**Since 2008, there have been several amendments to the zoning ordinance to allow flexibility for front loaded garages in certain circumstances, particularly in neighborhoods with an existing development pattern of front-loaded garages.**

**More than 50 percent of the blockface is developed with attached garages and carports constructed in line with the primary front building wall and with the vehicle opening facing the front property line. The current addition footprint was previously occupied by a carport with the vehicle opening facing the street before it was enclosed as living area. The conversion of this addition to a garage would not be detrimental to the public welfare to the neighborhood or to the adjacent properties.**

- 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 garage will not impair light or air to any property as it is one-story in height and complies with all required zone setbacks from the property line. There is no change to the height or size proposed with this conversion to a garage. This proposal will not negatively affect pedestrian or vehicular traffic or impair public safety. The existing driveway will be used to access the garage.**

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

**The special exception will not alter the character of the area or the zone. This area is developed primarily with one and two-story dwellings of varying heights and roof lines. More than 50 percent of the lots within the blockface are developed with similar front-loaded garages or carports. The subject property was originally developed with a front-loaded carport in this location.**

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

**The proposed front-loading garage would be compatible with the development in the surrounding neighborhood in terms of lot development pattern and the scale of dwellings. Additionally, many homes in the neighborhood are developed with front loaded garages and carports.**

- 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.

**The applicant has no way to locate a side or rear loaded garage on this lot due to the placement of the existing house on the lot, the resource protection area that encompasses a majority of the property, the required turning radius needed to access a side loaded garage and the extreme topography changes towards the rear of the property. The existing curb cut**



Figure 3: Aerial view of the property

**and driveway are already in line with the proposed location of the garage and the rear portion of the dwelling forces the proposed garage forward to nearly align with the front building wall of the dwelling. The proposed location and configuration of the attached garage and configuration of the attached garage represents the only reasonable location given the constraints on the lot and the interior configuration of the dwelling.**

**VI. Staff Conclusion**

In conclusion, staff **recommends approval** of the requested special exception because it meets all the standards for a special exception as outlined above. If the Board decides to grant this special exception, staff recommends the following condition:

Applicant must work with the Department of Code Administration to obtain all required building permits for previous work before Zoning will approve a permit for the conversion of this addition to a garage.

Staff

Sean Killion, Urban Planner, [sean.killion@alexandriava.gov](mailto:sean.killion@alexandriava.gov)

Mary Christesen, Principal Planner, [mary.christesen@alexandriava.gov](mailto:mary.christesen@alexandriava.gov)

Tony LaColla, AICP, Division Chief, [tony.lacolla@alexandriava.gov](mailto:tony.lacolla@alexandriava.gov)



**DEPARTMENTAL COMMENTS**

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

Transportation and Environmental Services (Stormwater):

No comments.

Development Engineering (Planning and Zoning):

R1: 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)

R2: Applicants shall be responsible for repairs to the adjacent city right-of-way if damaged during construction activity. (T&ES)

R3: 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)

C1: 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)

C2: 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)

C3: 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)

C4: All secondary utilities serving this site shall be placed underground. (Sec. 5-3-3) (T&ES)

C5: Any work within the right-of-way requires a separate permit from T&ES. (Sec. 5-2) (T&ES)

C6: 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)

F1: 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)

Code Administration:

C1: A building permit is required. Please see the attached email.

C2: Please verify whether building permits were obtained for all of these new constructions.

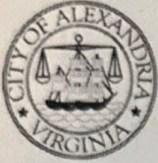
F1: Based on a comparison between the 2018 and 2022 photos, the following five items appear to be new construction: 1. The carport was enclosed as a living space (now proposed to be converted to a garage under this BZA case); 2. A pergola was constructed behind the garage. 3. A large retaining wall has been added. 4. Two accessory structures have been constructed. 5. A deck, hot tub, and fire pit area were added at the front/southwest corner of the property.

Recreation (Arborist):

No comments.

Archaeology:

No comments.

**APPLICATION  
BOARD OF ZONING APPEALS****SPECIAL EXCEPTION FOR ADDITIONS****Section of zoning ordinance from which request for special exception is made:**

Section 7-2502(A)(1)(c) - looking to obtain special exception to install an attached private 1 car garage without setting back the front wall of garage 8' from the front building wall facing the primary front yard. Converting the existing dining room (which used to be a carport), into 1 car garage, without changing existing footprint.

**PART A**

1. Applicant: ☒ Owner ☒ Contract Purchaser ☒ Agent

Name Lauren Gagne

Address [REDACTED]

Daytime Phone [REDACTED]

Email Address [REDACTED]

2. Property Location 605 E Timber Branch Pkwy

3. Assessment Map # 042.04 Block 03 Lot 15 Zone R8

4. Legal Property Owner Name Lauren J. Gagne, Langdon G. Gagne

Address [REDACTED]



## 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. Lauren J. Gagne		50%
2. Langdon G. Gagne		50%
3.		

**2. Property.** State the name, address and percent of ownership of any person or entity owning an interest in the property located at 605 E Timber Branch Pkwy, Alexandria, VA 22302 (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. Lauren J. Gagne		50%
2. Langdon G. Gagne		50%
3.		

**3. Business or Financial Relationships.** Each person or entity indicated above in sections 1 and 2, with an ownership interest in the applicant or in the subject property are 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. **All fields must be filled out completely. Do not leave blank. (If there are no relationships please indicate each person or entity and "None" in the corresponding fields).**

For a list of current council, commission and board members, as well as the definition of business and financial relationship, [click here](#).

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. Lauren J. Gagne	None	None
2. Langdon G. Gagne	None	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.

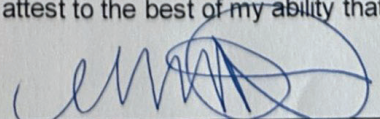
As the applicant or the applicant's authorized agent, I hereby attest to the best of my ability that the information provided above is true and correct.

5/29/25

Date

Lauren J. Gagne

Printed Name



Signature



**5. Describe request briefly:**

I would like to convert my existing dining room into a 1 car garage. The dining room was previously a car port, per my discussions with the county. Because I have a pergola located behind this space in my rear yard, I am seeking a Special Exception to install this front loading garage without having to set it back 8' from the front of my property, nor change the existing footprint.

**6. If the 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.

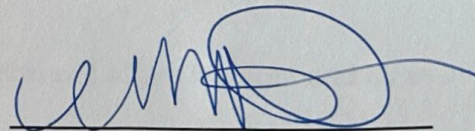
☐ No — Said agent shall be required to obtain a business prior to filing application.

**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:**

Lauren Gagne  
Print Name

Telephone

  
Signature

5/29/25  
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.**

By building the garage within the existing building walls, I will not have to expand the property foot print, or create additional space to reach my goal of building a garage, will just use the existing structure to do so. Additionally, by building this garage within the existing space, I would not need to relocate any French drainage systems currently surrounding this part of my house- as there are French drains and a pergola located behind and along the side of these dining room walls.

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

It will not harm adjoining properties or impact the neighborhood in any way.

- 3. Explain how the proposed addition will affect the light and air to any**

It will not affect the light and air to any.



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

More than 50% of my immediate surrounding neighbors currently have attached front loading garages that are flush with their front building wall facing the front of their property.

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

More than 50% of my immediate surrounding neighbors currently have attached front loading garages that are flush with their front building wall facing the front of their property.

**6. Explain how this plan represents the only reasonable location on the lot to**

The dining room was previously a carport, years prior to my ownership. Using the existing structure of my dining room walls, avoiding the 8' setback from the front building wall, is the only reasonable location to create this 1 car garage because pushing back the garage entry point would cause unreasonable burden and harm relocate and remove the current French drainage system the runs along the entire long outer wall and back wall of the dining room, that faces the rear yard. The footprint of the property would not change or be disturbed as a result of this modification. Patio pavers, pergola, and roof lines would remain in tact as well, otherwise would have to be removed to meet setback.

**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.**

Certified letters were issued too early, but we did receive a text message of support from one of our neighbors so far. Certified letters will be reissued between 6/14/25- 7/4/25. No additional letters of support on hand at the time this application was filed.



**\*\*\*ATTENTION APPLICANTS\*\*\***

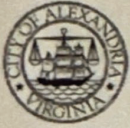
At the time of application for a Special Use Permit, Rezoning, Vacation, Encroachment, Variance, Special Exception or Subdivision, you must provide a draft of the description of your request you intend to use in the property owner's notice. You must be thorough in your description. Staff will review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

The example illustrates a detailed description:

"Special exception to construct a one-story addition in the required side yard on \_\_\_\_\_ 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 for  
Single and Two-Family Residential Outside Historic Districts

A

A. Property Information

A1. 605 E Timber Branch Pkwy, Alexandria, VA 22302  
Street Address

R-8

Zone

A2. 12,895.00 x 0.35  
Total Lot Area Floor Area Ratio Allowed by Zone

= 4,513.25  
Maximum Allowable Floor Area

B. Existing Gross Floor Area

Existing Gross Area

Basement 705.00

First Floor 1,304.00

Second Floor 710.00

Third Floor 503.00

Attic 459.00

Porches 156.00

Balcony/Deck

Garage 100.00

Other\*\*\* 195.00

Allowable Exclusions\*\*

Basement\*\*

Stairways\*\* 251.00

Mechanical\*\*

Attic less than 7'\*\*\*

Porches\*\*

Balcony/Deck\*\* 156.00

Garage\*\*

Other\*\*\* 100.00

Other\*\*\*

B1. 4,132.00 Sq. Ft.

Existing Gross Floor Area\*

B2. 507.00 Sq. Ft.

Allowable Floor Exclusions\*\*

B3. 3,625.00 Sq. Ft.

Existing Floor Area Minus Exclusions  
(subtract B2 from B1)

Comments for Existing Gross Floor Area

B1. Total Gross 4,132.00

B2. Total Exclusions 507.00

C. Proposed Gross Floor Area

Proposed Gross Area

Basement

First Floor

Second Floor

Third Floor

Attic

Porches

Balcony/Deck

Garage

Other\*\*\*

Allowable Exclusions\*\*

Basement\*\*

Stairways\*\*

Mechanical\*\*

Attic less than 7'\*\*\*

Porches\*\*

Balcony/Deck\*\*

Garage\*\*

Other\*\*\*

Other\*\*\*

C1. 0.00 Sq. Ft.

Proposed Gross Floor Area\*

C2. 0.00 Sq. Ft.

Allowable Floor Exclusions\*\*

C3. 0.00 Sq. Ft.

Proposed Floor Area Minus Exclusions  
(subtract C2 from C1)

C1. Total Gross 0.00

C2. Total Exclusions 0.00

D. Total Floor Area

D1. 3,625.00 Sq. Ft.  
Total Floor Area (add B3 and C3)

D2. 4,513.25 Sq. Ft.  
Total Floor Area Allowed  
by Zone (A2)

E. Open Space (RA & RB Zones)

E1. Existing Open Space

E2. Required Open Space

E3. Proposed Open Space

Notes

\*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 of 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. Sections may also be required for some exclusions.

\*\*\* Refer to the Zoning Ordinance (Section 2-145(A)) and consult with Zoning Staff for additional allowable exclusions. Additional exclusions may include space under balconies, retractable awnings, etc.

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

Signature:

Date:

5/29/25



## LINE TYPES:

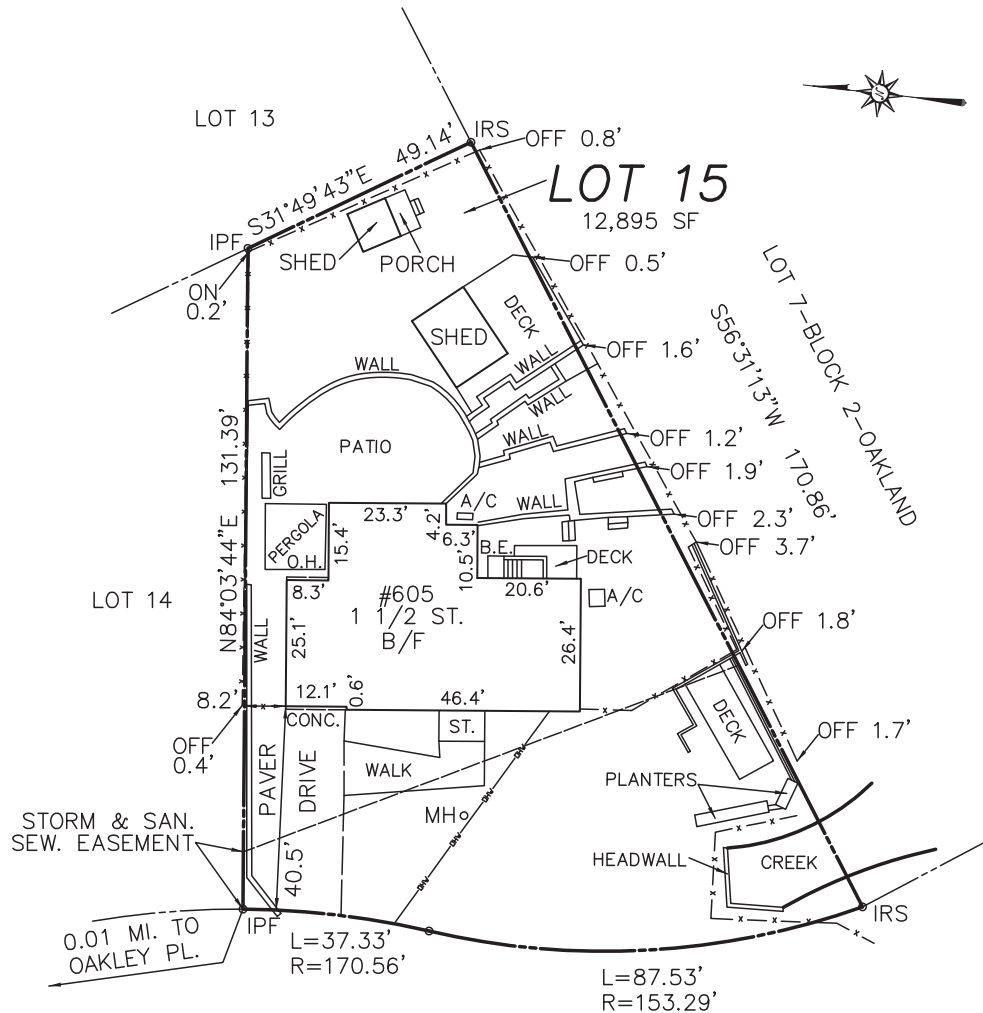
——— BOUNDARY LINE  
 - - - - - EASEMENT  
 ——— DRIVEWAY/ROAD  
 - x - x - FENCING  
 ——— OVERHEAD WIRE  
 ——— STRUCTURE

## LEGEND:

ADW-ASPHALT DRIVEWAY  
 A/C-AIR CONDITIONING  
 A/W-AREAWAY  
 B.E.-BASEMENT ENTRANCE  
 BRL-BUILDING RESTRICTION LINE  
 CHIM-CHIMNEY  
 CDW-CONCRETE DRIVEWAY  
 CO-CLEANOUT

CONC.-CONCRETE  
 ER-ELECTRICAL RISER  
 FIOS-FIBER OPTICS UTILITY BOX  
 GDW-GRAVEL DRIVEWAY  
 GEN.-GENERATOR  
 IPF-IRON PIPE FOUND  
 IRS-IRON ROD SET  
 IRF-IRON ROD FOUND  
 MH-MANHOLE  
 O.H.-OVERHANG  
 PAD-CONCRETE PAD

PP-POWER POLE  
 R/W-RIGHT OF WAY  
 SMH-SANITARY MANHOLE  
 ST.-STOOP  
 TELE-TELEPHONE PEDESTAL  
 TR/TRANS-TRANSFORMER  
 WM-WATER METER  
 WV-WATER VALVE  
 WW-WINDOW WELL



## LOCATION SURVEY

LOT 15

ADDITION TO OAKLAND

CITY OF ALEXANDRIA, VIRGINIA

SCALE 1"=30' DATE 09-18-24



- 1.) TITLE REPORT FURNISHED.
- 2.) PLAT SUBJECT TO RESTRICTIONS OF RECORD.
- 3.) FENCE LOCATIONS, IF SHOWN, ARE APPROXIMATE AND DO NOT CERTIFY AS TO OWNERSHIP.

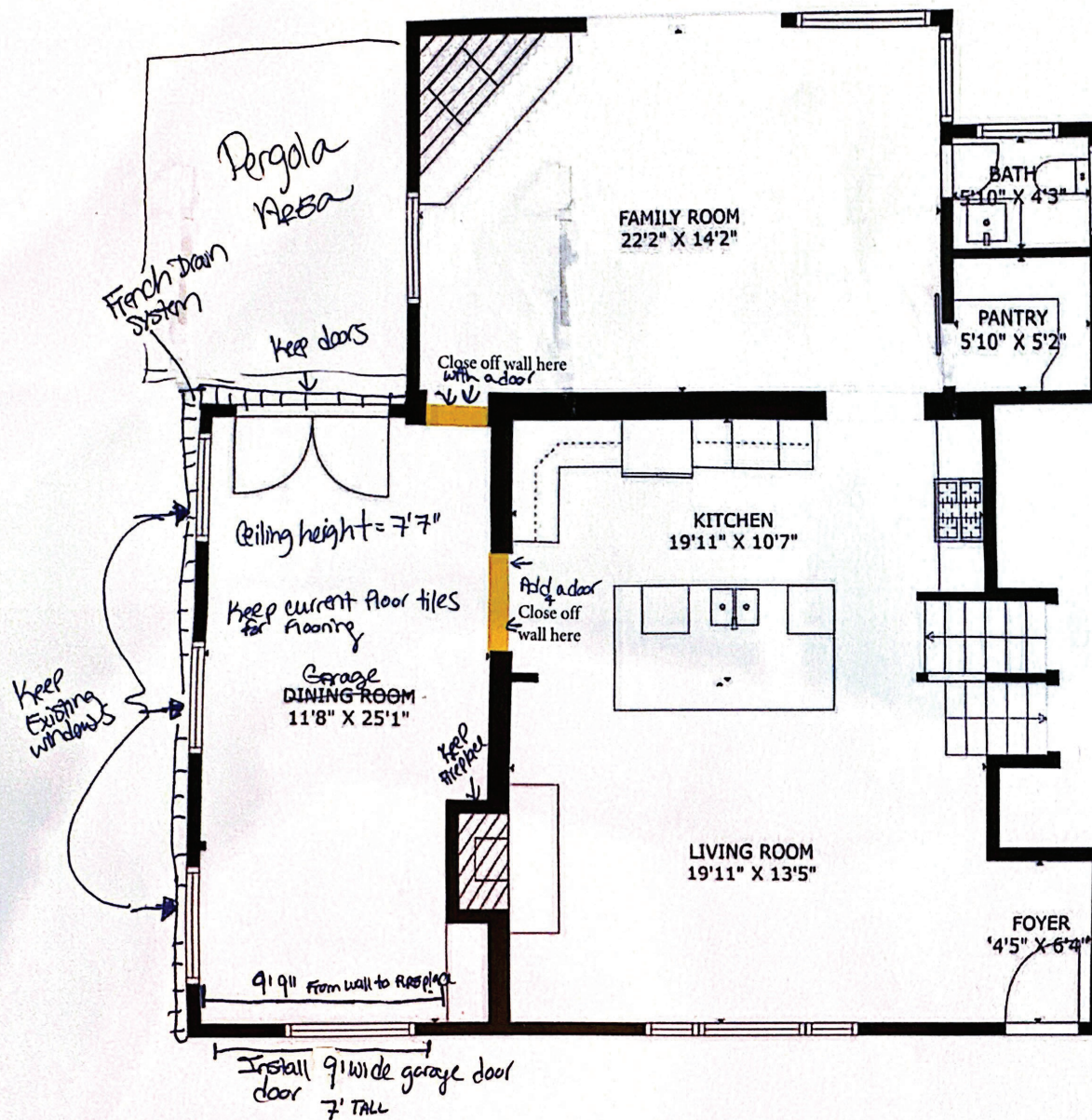
MERESTONE LAND SURVEYING, PLLC.

LAND SURVEYING & G.P.S. SERVICES

MERESTONE LAND SURVEYING, PLLC

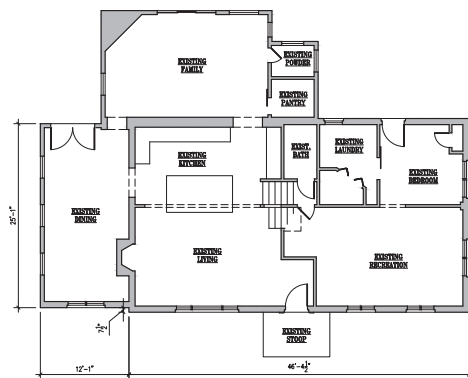
1229 GARRISONVILLE ROAD SUITE 105 STAFFORD, VA 22556

(703)752-9197 FAX (540)752-9198

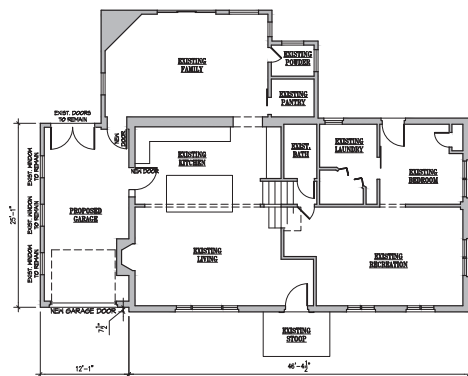


**TOTAL: 2945 sq. ft**  
 BELOW GROUND: 618 sq. ft, MAIN LEVEL: 1225 sq. ft, UPPER SPLIT 1: 597 sq. ft, UPPER SPLIT 2: 334 sq. ft, UPPER SPLIT 3: 171 sq. ft  
 EXCLUDED AREAS: LOW CEILING: 196 sq. ft, " ": 102 sq. ft, STORAGE: 71 sq. ft

Floor Plan Created By Cubicasa App. Measurements Deemed Highly Reliable But Not Guaranteed.



1 EXISTING FLOOR PLAN  
A1 SCALE: 1/8" = 1'-0"



4 PROPOSED FLOOR PLAN  
A1 SCALE: 1/8" = 1'-0"



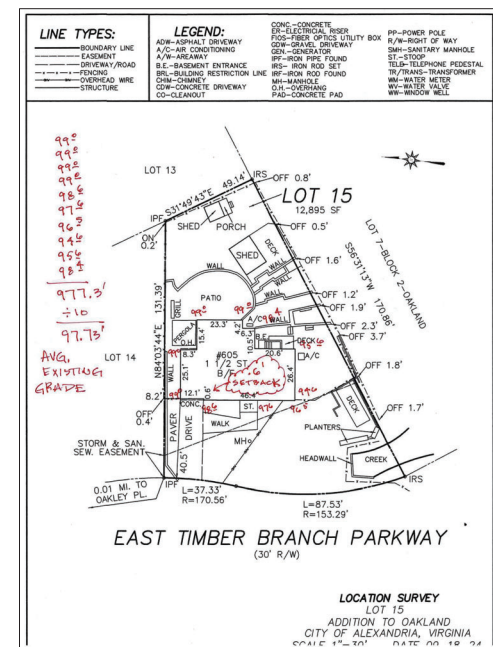
2 EXISTING FRONT ELEVATION  
A1 SCALE: 1/8" = 1'-0"



3 EXISTING LEFT SIDE ELEVATION  
A1 SCALE: 1/8" = 1'-0"  
NOTES: NO CHANGE TO SIDE ELEVATION.



5 PROPOSED FRONT ELEVATION  
A1 SCALE: 1/8" = 1'-0"



**KULINSKI**  
GROUP ARCHITECTS P.C.

22302

**GAGNE RESIDENCE**  
105 E. TIMBER BRANCH PARKWAY ALEXANDRIA, VA

**PROPOSED GARAGE**

REVISIONS		

PROJECT NUMBER	25271
DATE	05/28/2025
SCALE	AS NOTED
DRAWN	KGA
DESIGNED	KGA
APPROVED	
SHEET NUMBER	
A1	























