

Docket Item # 1
BZA CASE #2013-0004

Board of Zoning Appeals
April 11, 2013

ADDRESS: 511 NORTH HENRY STREET
ZONE: CSL, COMMERCIAL SERVICE LOW
APPLICANT: LORI G. WELSH, OWNER, BY KIM A. BEASLEY, ARCHITECT

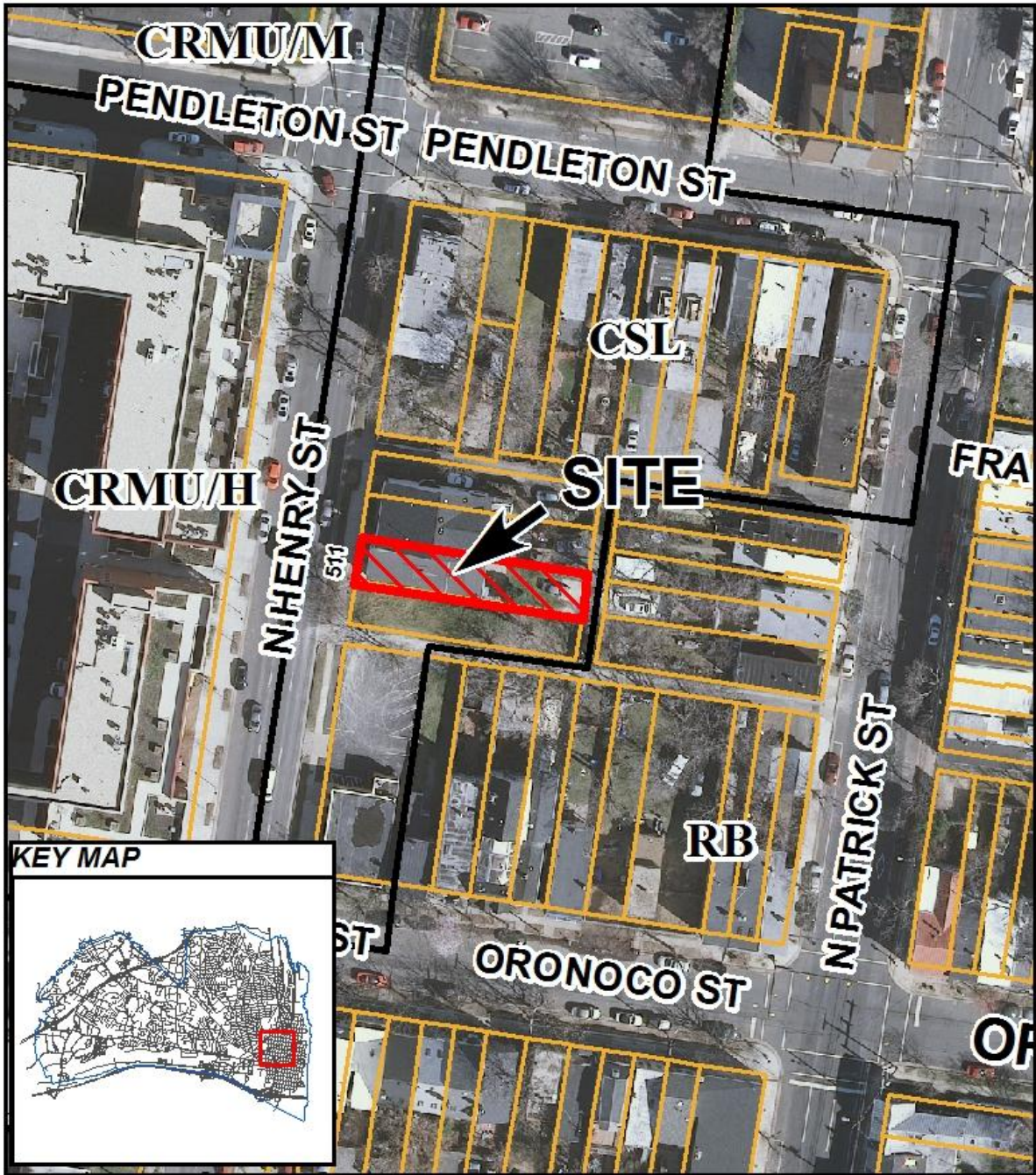
ISSUE: A request for variances to construct a rear two and a half story addition on the north side property line and in the south side yard, setback 3.12 feet from the south side property line.

CODE SECTION	SUBJECT	CODE REQMT	APPLICANT PROPOSES	REQUESTED VARIANCE
4-306(A) (2) (a)	Side Yard (Two-Story Rear Addition)			
	(North)	8.00 ft*	0.00 ft	8.00 ft
	(South)	8.00 ft*	3.12 ft	4.88 ft

* Based on a building height of 18.40 feet to the eave line of the gable style roof.

Staff **recommends approval** of the request because the applicant has demonstrated a hardship.

If the Board decides to grant the requested variances, the project 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) a survey plat prepared by a licensed surveyor confirming building footprint, setbacks, and building height compliance from average preconstruction grade and (2) certification of floor area from a licensed architect or engineer. The variance 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 #2013-0004
511 N Henry St.



I. Issue

The applicant requests two variances to build a two-story rear addition at 511 North Henry Street in the required 8 foot north and south side yards.

II. Background

The subject property is one lot of record with 22.00 feet of lot width facing North Henry Street and a depth of 118.42 feet and a lot area of 2,605 square feet.

A two-story detached dwelling occupies the subject property and is located approximately 5.00 from the front property line facing North Henry Street, 6.00 feet from the south side property line, built 3.10 feet over the north side property line and 54 .00 feet from the rear building wall to the east rear property line. A public alley 10.00 feet wide abuts the property along its east property line and provides access to a pad parking space. The house is a three-bay, two-story, shed-roofed Italianate style detached frame structure that is estimated to be constructed ca. 1880 and is considered a contributing structure in the Uptown/Parker-Gray National Register Historic District. The top of the façade, which is also the high point of the existing shed roof, supports a wood cornice with dentils.

III. Description

The applicant seeks a variance to construct a two and a half story rear addition. The proposed addition measures 32.83 feet by 17.33 feet and totals approximately 703 net square feet. Upon completion of the addition, the overall height from grade to the mid-point of the gable roof of the building will be 22.50 feet, and 18.40 feet to the roof eave facing the north and south property lines.

The proposed addition is somewhat taller than staff would prefer, both to be in better scale with the existing historic main block of the house, and to improve light to the adjoining property to the north. The applicant has depicted the angle of the summer and winter solstice and the proposed addition will impact the neighboring home more in the winter than the summer. In that regard a possible lowering of the addition's roof would improve light on the neighboring home

The addition is proposed to be located 3.12 feet from the south side property line and on the north side property line. Windows will be installed along the south building wall and are allowed under the building code if located no closer than 3.00 feet from the south property line

While the lot is located in the Uptown/Parker-Gray National Register District and on the Virginia Landmarks Register, the subject lot is located outside the boundaries of the local Parker-Gray Historic District and is, therefore, not under the jurisdiction of the locally regulated Parker-Gray Board of Architectural Review (BAR).

Upon completion of the proposed addition, the property will continue to comply with required floor area and open space.

IV. Master Plan/Zoning

The subject property is zoned CSL, commercial service low and has been so zoned since 1992 and is identified in the Old Town Small Area Plan for commercial and residential land use.

V. Requested Variances

Section 4-106(A) (2) (a) Side Yard (North and South)

The CSL zone requirements state that each single-family residential use must provide two side yards of a minimum 8.00 feet each or one-third the building height whichever is greater. The proposed addition will be located 3.12 feet from the south side property line and on the north side property line. The applicant requests a variance of 4.88 feet and 8.00 feet respectively.

VI. Noncomplying Structure

The existing building at 511 North Henry Street is a noncomplying structure with respect to the following:

<u>Yard</u>	<u>Required</u>	<u>Existing</u>	<u>Noncompliance</u>
Side (North)	8.00 ft	0.00 ft	8.00 ft
Side (South)	8.00 ft	6.30 ft	1.70 ft

VII. Staff analysis under criteria of section 11-1103

To grant a variance, the Board of Zoning Appeals must determine that a unique characteristic exists for the property. Section 11-103 of the zoning ordinance lists standards that an applicant must address and that the Board believes exists and thus warrants varying the zoning regulations.

- (1) The particular physical surroundings, shape, topographical condition or extraordinary situation or condition of the property that prohibits or unreasonably restricts the use of the property.
- (2) The property's condition is not applicable to other property within the same zoning classification.
- (3) Hardship produced by the zoning ordinance was not created by the property owner.
- (4) The granting of a variance will not be detrimental to the public or other property or the neighborhood in which the subject property is located. Nor will the granting of a variance diminish or impair the value of adjoining properties or the neighborhood.
- (5) The granting of the variance will not impair light and air to the adjacent property.
- (6) The granting of a variance will not alter the character of the area nor be detrimental to the adjacent property.

- (7) Strict application of the zoning ordinance will produce undue hardship.
- (8) Such hardship is generally not shared by other properties in the same zone and vicinity.
- (9) No other remedy or relief exists to allow for the proposed improvement.
- (10) The property owner has explored all options to build without the need of a variance.

VIII. Applicant's Justification for Hardship

The applicant states that the ordinance creates an unreasonable hardship and prevents a reasonable use of the property. The subject property is 22.00 feet wide. The imposition of two 8.00 foot side yards on a narrow lot renders the lot unbuildable.

IX. Staff Analysis

This case demonstrates an unreasonable hardship for the homeowner attempting to construct an addition. The narrowness of the lot completely precludes any functional or practical physical expansion without granting of a variance. Also, part of the existing house is approximately 3.10 over the north side yard property line impacting architectural design solutions to the house. The zoning ordinance requirement of two side yards of 8.00 feet, totaling 16.00 feet on a 22.00 foot wide lot, results in only a 6.00 feet wide building area, rendering the lot virtually unbuildable. Single-family dwellings in the CSL zone are required to provide a minimum of 50.00 feet of frontage, thus, applying the two eight foot side yard requirements on a complying lot would result in the ability to construct a house up to 34 feet wide. The eight foot side yards are intended to maintain setbacks on much larger residential lots than the subject property which is only 22.00 feet wide. While the applicant could possibly meet one side yard setback, the resulting footprint would be less than 14 feet wide, would not allow for creation of high quality interior space, and would still require relief from the setback requirements along the north side yard. While the proposal will slightly decrease the light to the adjacent property to the north, the proposed design mitigates the impact by sloping the roof toward the side property lines, thereby decreasing the wall height closest to the property lines and adjacent neighbors. In this case, strict application of the zoning ordinance as applied to the subject property will create a hardship.

No reasonable alternatives exist, except rezoning of the property, which would allow physical expansion of this dwelling within the two eight foot required side yards. The narrowness of the lot and the lack of adverse public impact to the adjacent properties and the neighborhood sufficiently support the variances requested in this case.

Staff **recommends approval** of the variance.

DEPARTMENTAL COMMENTS

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

Transportation and Environmental Services:

- R-1 Applicant shall be responsible for repairs to the adjacent city right-of-way if damaged during construction activity. (T&ES)
- R-2 All improvements to the city right-of-way such as curbing, sidewalk, driveway aprons, etc. must be city standard design. (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)
- R-4 The building permits must be approved and issued prior to the issuance of any permit for demolition. (T&ES)
- F-1 It is advised that if the proposed addition moves forward that the roof drainage discharge is evaluated due to the limited area to discharge to. Please refer to the City Code Requirement Sec 5-6-224, as noted within this review. (T&ES)
- F-2 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-3 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 Management & 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 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-2 Compliance with the provisions of Article XIII of the City's zoning ordinance for stormwater quality control is required for any land disturbing activity greater than 2,500 square feet. (T&ES)

- C-3 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-4 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-5 All secondary utilities serving this site shall be placed underground. (Sec. 5-3-3) (T&ES)
- C-6 Any work within the right-of-way requires a separate permit from T&ES. (Sec. 5-2) (T&ES)

Code Administration:

- F-1 The review by Code Administration is a preliminary review only. Once the applicant has filed for a building permit, code requirements will be based upon the building permit plans. If there are any questions, the applicant may contact Ken Granata, Plans Review Services Division Chief at ken.granata@alexandriava.gov or 703-746-4193.
- C-1 All exterior walls shall comply with Table R302.1 of the 2009 VRC. See section R302.2 for Townhouse exception.
- C-2 All exterior walls within 5 feet from an interior property line shall have a fire resistance rating of 1 hour, from both sides of the wall. As an alternative, a 2 hour fire wall may be provided. This condition is also applicable to skylights within setback distance. Openings in exterior walls between 3 and 5 feet shall not exceed 25% of the area of the entire wall surface (This shall include bay windows). Openings shall not be permitted in exterior walls within 3 feet of an interior lot line.
- C-3 Prior to the issuance of a demolition permit a rodent abatement plan shall be submitted to Code Administration that will outline the steps that will be taken to prevent the spread of rodents from the construction site to the surrounding community and sewers.
- C-4 New construction must comply with the 2009 edition of the Uniform Statewide Building Code (USBC).
- C-5 Five sets of plans bearing the signature and seal of a design professional registered in the Commonwealth of Virginia must accompany the building permit application. Plans must include clear dimensions, construction details and any trade work (mechanical, plumbing and electrical).
- C-6 Permission from adjacent property owners is required if access to the adjacent properties is required to complete the proposed construction. Otherwise, a plan shall be submitted to demonstrate the construction techniques utilized to keep proposed construction solely on the referenced property.

C-7 A wall location plat prepared by a land surveyor is required to be submitted to this office prior to requesting any framing inspection.

Recreation (Arborist):

No comments received

Historic Alexandria (Archaeology):

F-1 Throughout most of the nineteenth century much of this portion of Alexandria remained undeveloped. An 1877 map indicates that the entire 500 block of North Henry Street was owned by the Garvey family, but was vacant. Development of the block began in the late nineteenth century. The house that presently stands on the lot is first depicted on a fire insurance map dating to 1907. At that time two small outbuildings are shown in the backyard of the lot, one immediately behind the main house and the second at the far east end of the lot.

C-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.

C-2* The applicant/developer shall not allow any metal detection or artifact collection to be conducted on the property, unless authorized by Alexandria Archaeology.

C-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.

Other Requirements Brought to the Applicant's Attention (Planning and Zoning):

C-1 A wall check survey plat shall be submitted to Planning and Zoning when the building footprint is in place, pursuant to Alexandria City Code section 8-1-12.

REVISED

BZA Case # 2013-0004



**APPLICATION
BOARD OF ZONING APPEALS**

VARIANCE

Section of zoning ordinance from which request for variance is made:

PART A

1. Applicant: Owner Contract Purchaser Agent

Name KIM A. BEASLEY

Address 11 FORREST STREET
ALEXANDRIA, VA 22305

Daytime Phone 703-965-7390

Email Address rkteckkim@aol.com

2. Property Location 511 N. HENRY STREET

3. Assessment Map # 64 Block 01 Lot 04 Zone CSL

4. Legal Property Owner Name LORI WELSH

Address 511 N. HENRY ST.
ALEXANDRIA, VA 22305

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.	LORI WELSH		
2.			
3.			

2. Property. State the name, address and percent of ownership of any person or entity owning an interest in the property located at 511 N. HENRY ST. (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.	LORI WELSH	511 N. HENRY ST.	100%
2.			
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.	N/A		
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.

2/24/13
Date

KIM A. BEASLEY
Printed Name


Signature

BZA Case # _____

5. Describe request briefly:

REQUESTING VARIANCE FOR THE
CONSTRUCTION OF AN ADDITION WITHIN THE
SIDE YARD SETBACKS ON A NON-CONFORMING
LOT.

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:

KIM A. BEASLEY
Print Name


Signature

703-965-7390
Telephone

2/26/13
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.

PART B (SECTION 11-1102)

NOTE: The Board of Zoning Appeals may grant a variance only if the applicant can clearly demonstrate a hardship. A demonstrated hardship refers to the shape and topographical conditions, or to some other unique characteristic of the property; for example, if a rear yard has sharp drop-off or hilly terrain where an addition could otherwise be located legally, or if the property has three front yards.

A demonstrated hardship is NOT, for example, having a large family in a two-bedroom house, or that you need a first-floor bedroom and bath. (These are good personal reasons for a variance, but do not constitute a hardship having to do with specific conditions of the land.)

APPLICANT MUST EXPLAIN THE FOLLOWING:

(Please print clearly and use additional pages where necessary.)

1. Does strict application of the zoning ordinance to the subject property result in a hardship to the owner? (Answer A or B).

A. Explain how enforcement of the zoning ordinance will amount to a clearly demonstrable hardship.

NONE

B. Explain how enforcement of the zoning ordinance will prevent reasonable use of the property.

ENFORCEMENT OF THE 8'-0" SIDEYARD SETBACK WILL RESULT IN A STRUCTURE LESS THAN 6'-0" WIDE, AND THEREBY PREVENT REASONABLE USE OF THE PROPERTY. UNREASONABLE RESTRICTION BASED ON CSL ZONING DESIGNATION.

2. Is this hardship unique to the property?

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

THE SAME HARDSHIP WAS SHARED BY ADJACENT PROPERTIES WHO SUCCESSFULLY RECEIVED VARIANCES FOR THEIR RESPECTIVE PROJECTS.

- B. Explain how this situation or condition of the property (on which this application is based) applies generally to other properties in the same zone.

OTHER PROPERTIES IN THE SAME CSL ZONE
FACE THE SAME SITUATION OR CONDITION.

3. Was the hardship caused by the applicant?

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

YES

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

YES

- C. How and when did the condition, which created the hardship, first occur?

1992 CODE ADOPTION

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

THE HARDSHIP WAS CREATED IN
1992 WITH THE ADOPTION OF THE
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 VARIANCE, IF GRANTED, WILL NOT BE DETRIMENTAL TO THE ADJACENT PROPERTIES SINCE THEY, TOO, WERE SUCCESSFULLY ABLE TO OBTAIN SIMILAR VARIANCES.

B. Explain how the proposed variance will affect the value of the adjacent and nearby properties.

THE PROPOSED VARIANCE WILL SIGNIFICANTLY ADD TO THE VALUE OF THE EXISTING HOME AS WELLAS, ADJACENT AND NEARBY PROPERTIES.

C. Has the applicant shown the proposed plans to the most affected property owners? Has that neighbor objected to the proposed variance, or has the neighbor written a letter of support of the proposed variance? If so, please attach the letter or submit at the time of the hearing.

A NEIGHBORHOOD MEETING WAS HELD AT THE OWNER'S HOME TO PRESENT THE DESIGN AND TO ANSWER QUESTIONS.

D. Explain how the proposed variance will change the character of the neighborhood.

THE PROPOSED VARIANCE WILL SIGNIFICANTLY IMPROVE THE DESIGN AND CHARACTER OF THE EXISTING HOME TO BE MORE COMPATIBLE WITH ADJACENT IMPROVED PROPERTIES.

BZA Case # _____

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

NONE

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.

NONE.

















REVISED

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 511 N. HENRY ST. Zone

A2. 2605.24 x .75 = 1953.93
Total Lot Area Floor Area Ratio Allowed by Zone Maximum Allowable Floor Area

B. Existing Gross Floor Area

Table with 4 columns: Existing Gross Area, Allowable Exclusions, and sub-categories like Basement, First Floor, Second Floor, etc.

B1. Existing Gross Floor Area * 1412.06 Sq. Ft.
B2. Allowable Floor Exclusions** 189.5 Sq. Ft.
B3. Existing Floor Area minus Exclusions 1222.56 Sq. Ft. (subtract B2 from B1)

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

Table with 4 columns: Proposed Gross Area, Allowable Exclusions, and sub-categories like Basement, First Floor, Second Floor, etc.

C1. Proposed Gross Floor Area * 1358.3 Sq. Ft.
C2. Allowable Floor Exclusions** 655.53 Sq. Ft.
C3. Proposed Floor Area minus Exclusions 702.78 Sq. Ft. (subtract C2 from C1)

D. Existing + Proposed Floor Area

D1. Total Floor Area (add B3 and C3) 1925.34 Sq. Ft.
D2. Total Floor Area Allowed by Zone (A2) 1953.93 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

Table with 2 columns: Open Space Type and Value. Existing Open Space: 517.5, Required Open Space: 1042.1, Proposed Open Space: 1222.56

1086.56

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

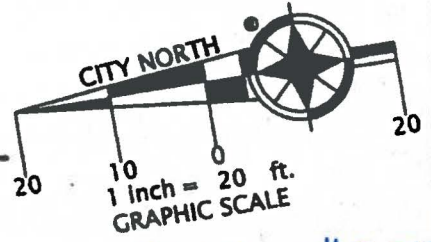
Signature: [Handwritten Signature]

Date: 4/2/13

NOTES:

1. RETAINING WALLS ARE 0.8' CONCRETE w/WROUGHT IRON FENCE AT CENTERLINE.
2. AREA = 2,605 SF (COMP).

Open Space

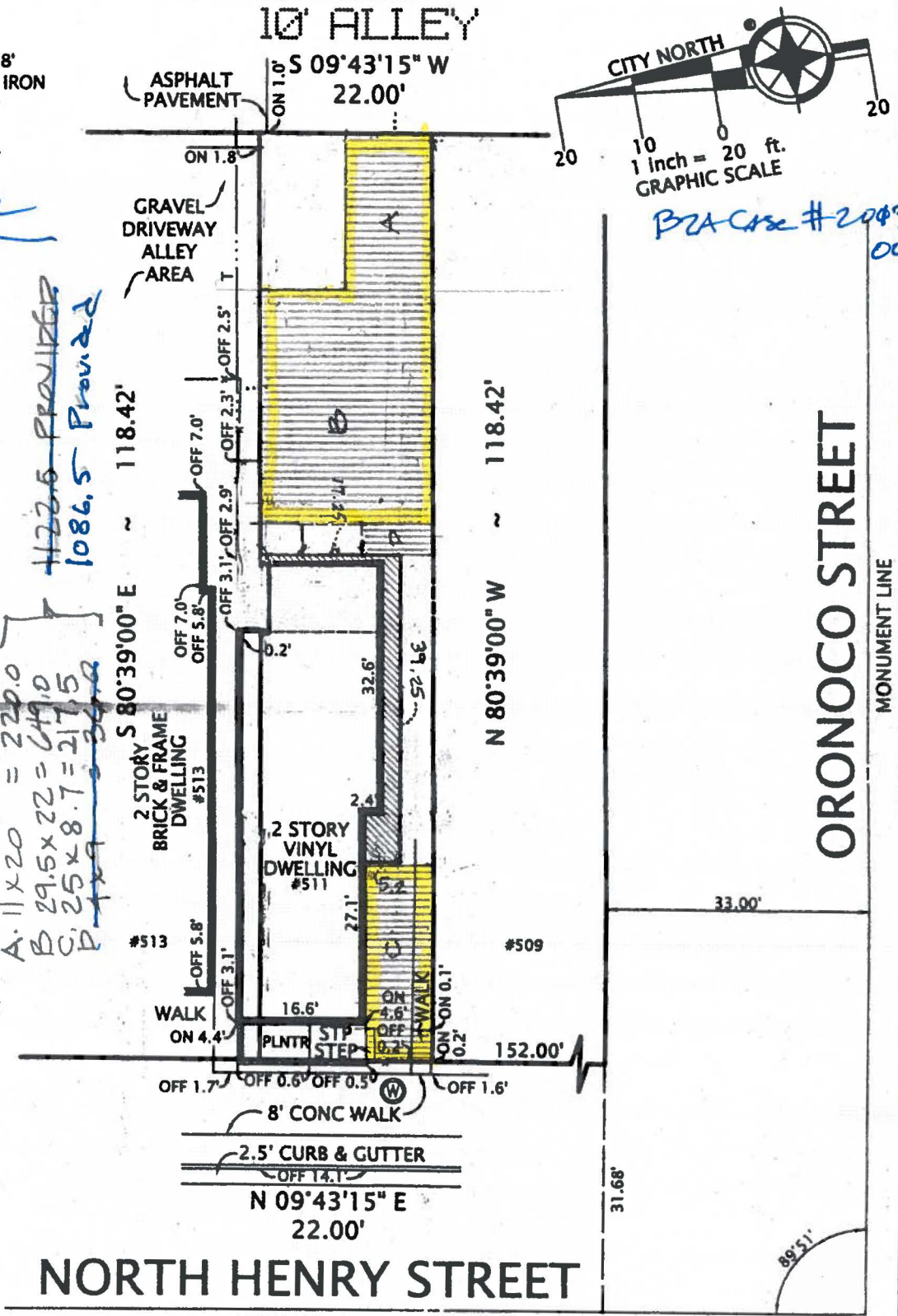


BZA Case #2008-0004

CONTAINED ON THIS DOCUMENT MAY NOT BE COPIED, REPRODUCED OR ALTERED IN ANY FORM WITHOUT PERMISSION IN WRITING FROM THE COPYRIGHT OWNER.

LOT SIZE
 22.0x 118.42 = 2605.24 sq ft ✓
 REQ'D OPEN SPACE = 1042.14 sq ft ✓
 40%

Handwritten notes:
 A. 11x20 = 220.0
 B. 29.5x22 = 649.0
 C. 25x8.7 = 217.5
 D. 1x9 = 9.0
 1122.5 PROVIDED
 1086.5 PROVIDED



PLAT
 SHOWING HOUSE LOCATION ON
 THE PROPERTY LOCATED AT
#511 NORTH HENRY STREET

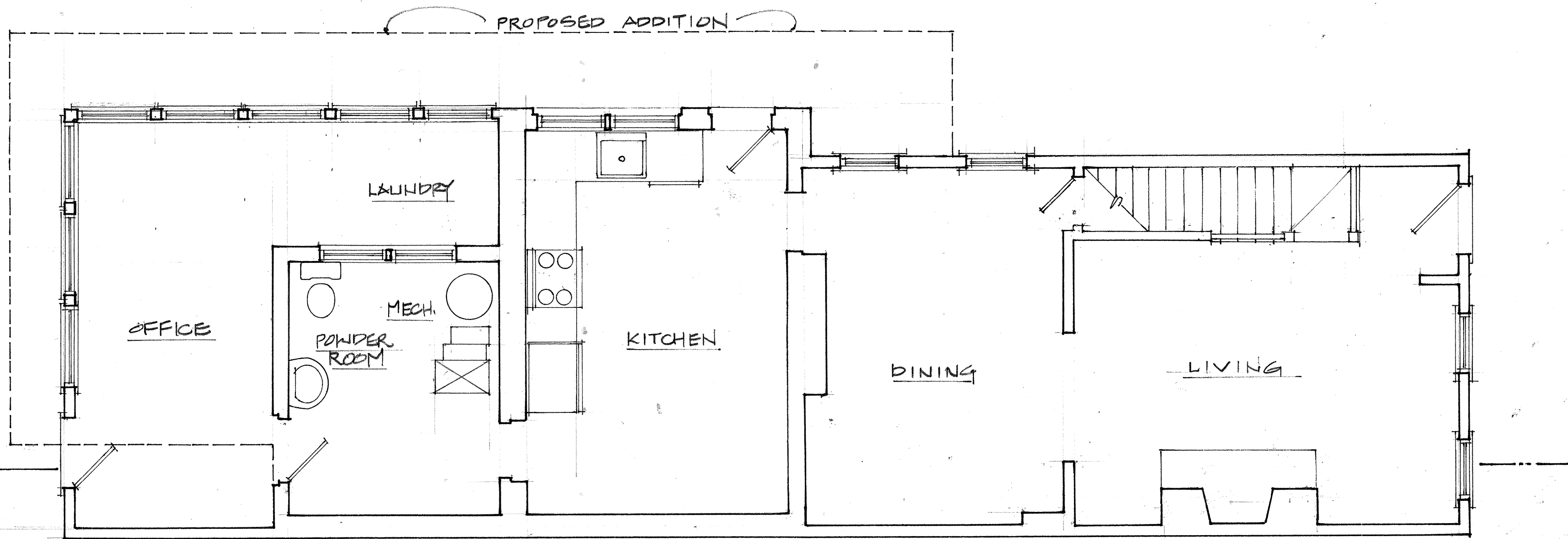
(INSTRUMENT NO. 110013564)

CITY OF ALEXANDRIA, VIRGINIA

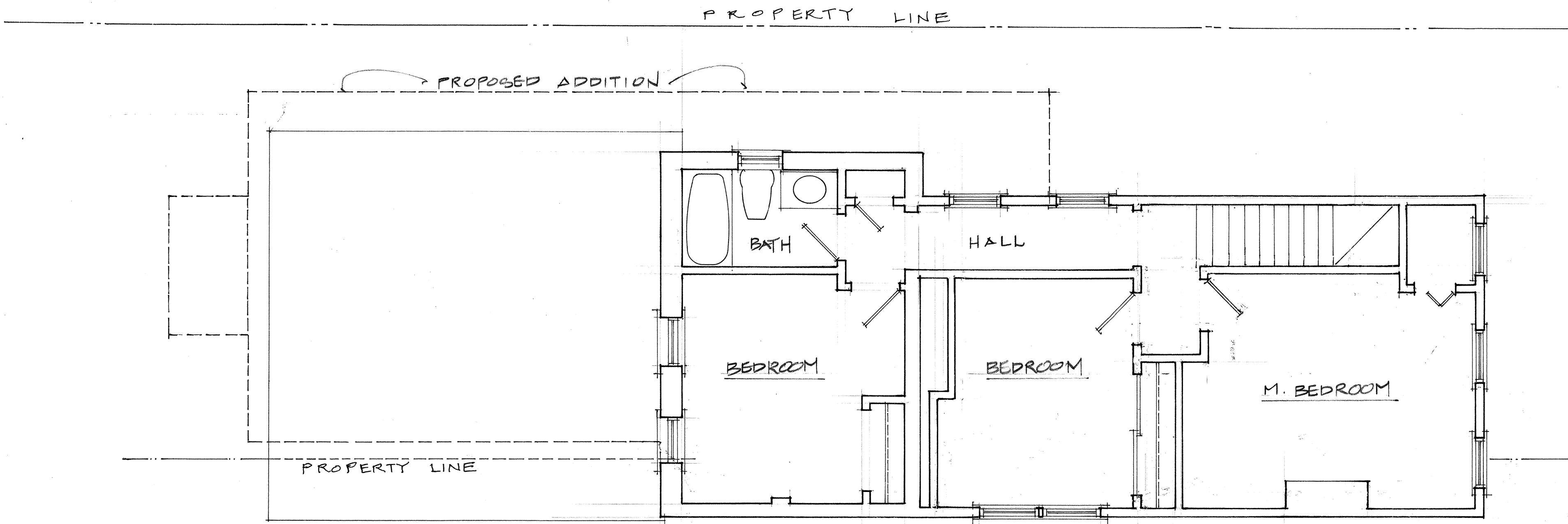
SCALE: 1" = 20'

SEPTEMBER 12, 2012

REVISED



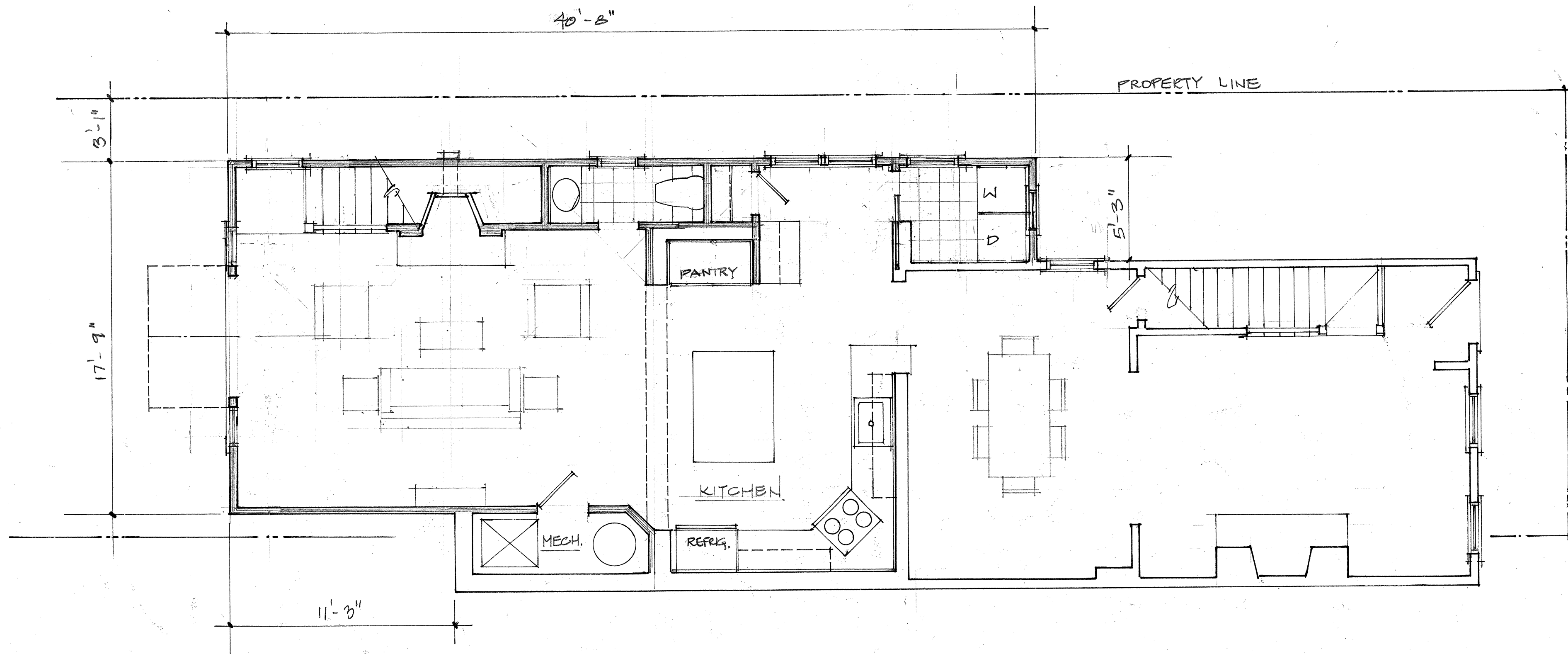
WELSH RESIDENCE
EXISTING FIRST FLOOR 1/8" = 1'-0"



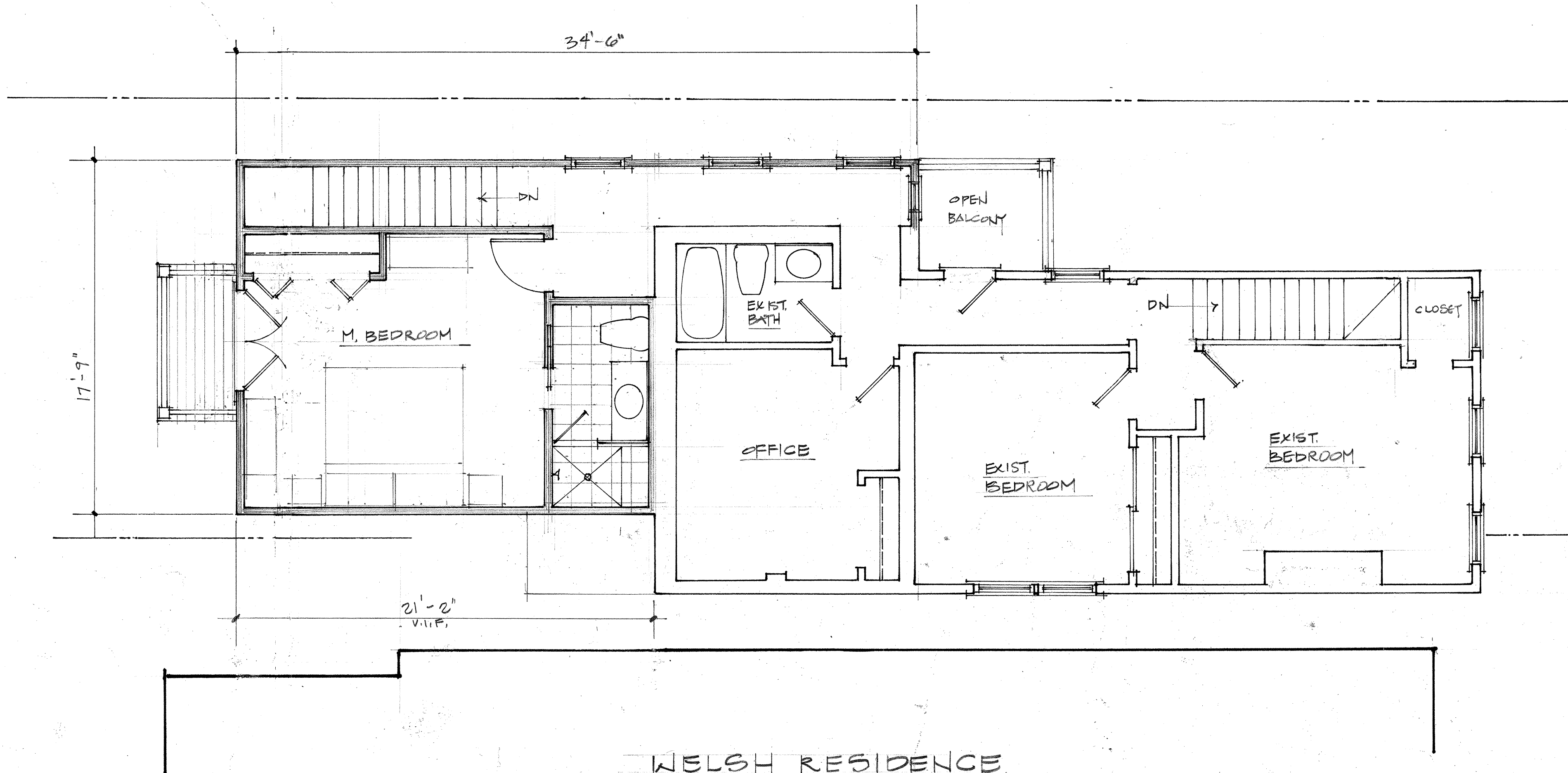
WELSH RESIDENCE
2ND FLOOR PLAN
EXISTING $\frac{1}{8}'' = 1'-0''$



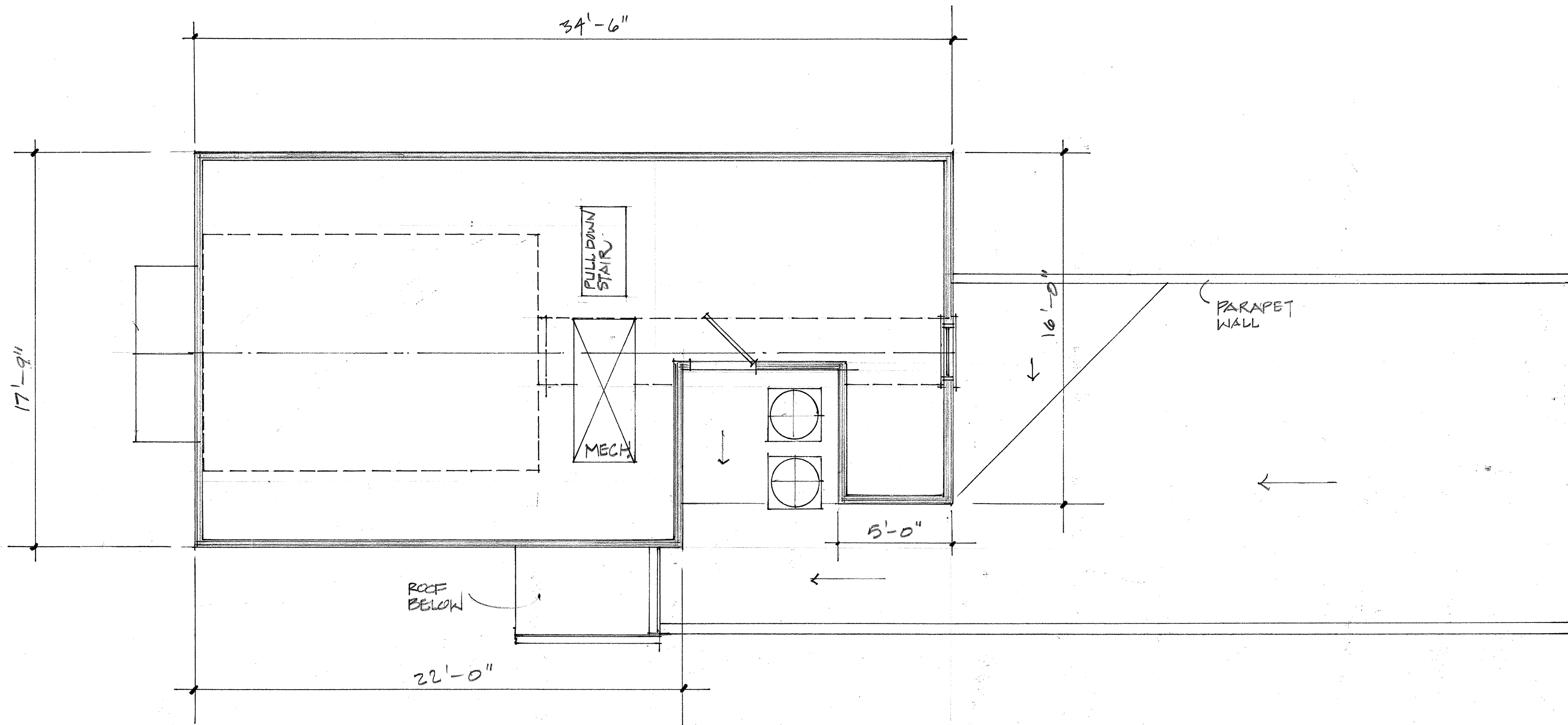
WELSH RESIDENCE
EXISTING SOUTH ELEVATION
1/8" = 1'-0"



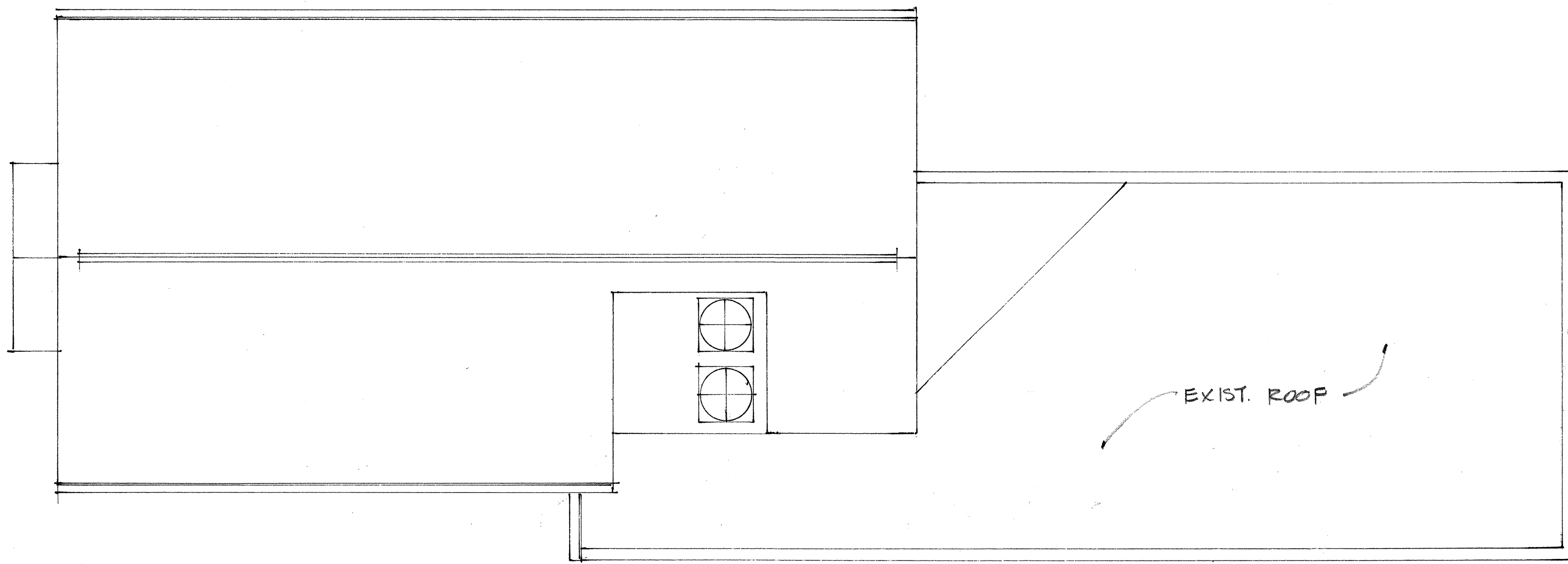
WELSH RESIDENCE
FIRST FL. PLAN 1/8"=1'-0"



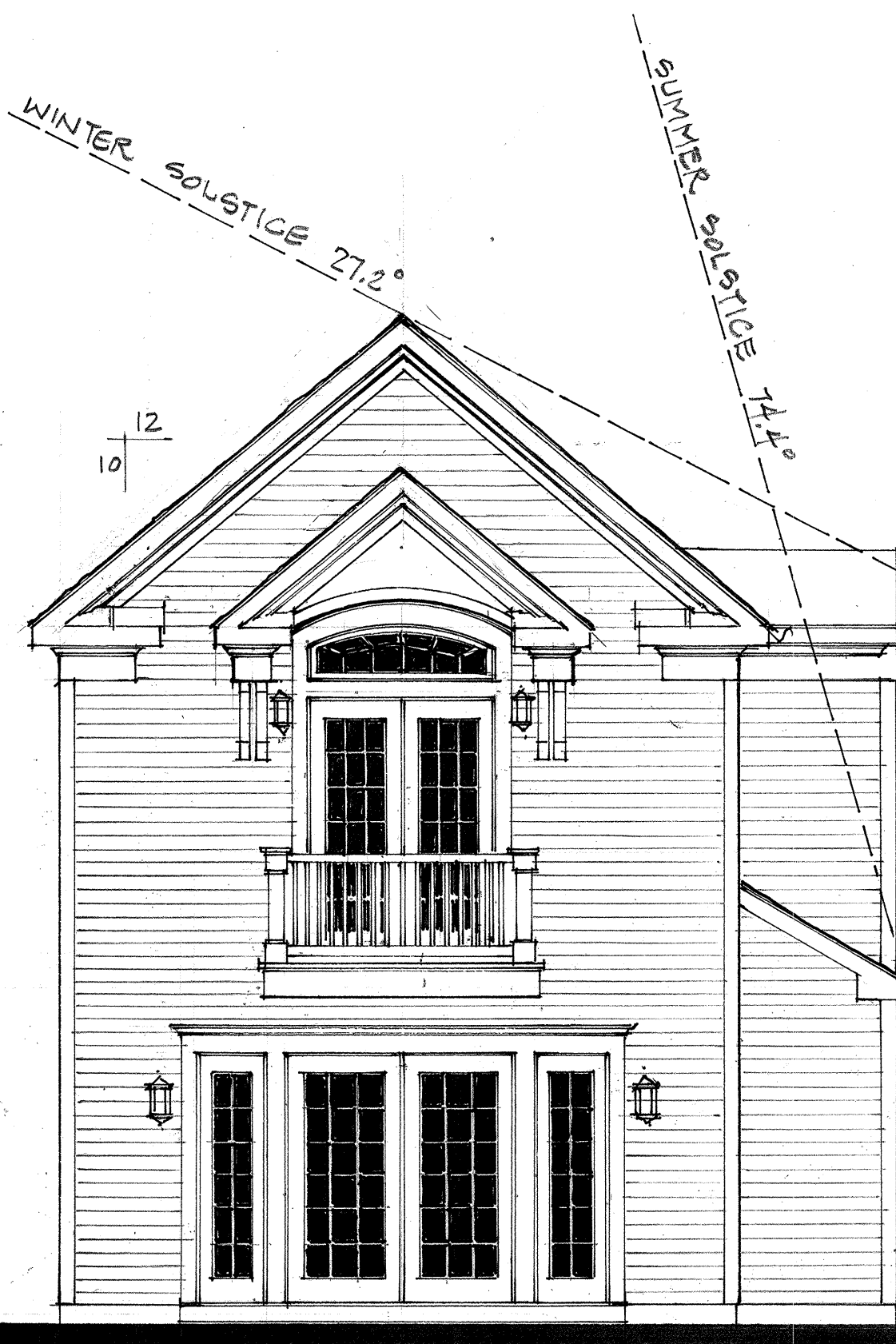
WELSH RESIDENCE
2ND FL. PLAN 1/8"=1'-0"



WELSH RESIDENCE
EXISTING ROOF & ATTIC PLAN
1/8" = 1'-0"



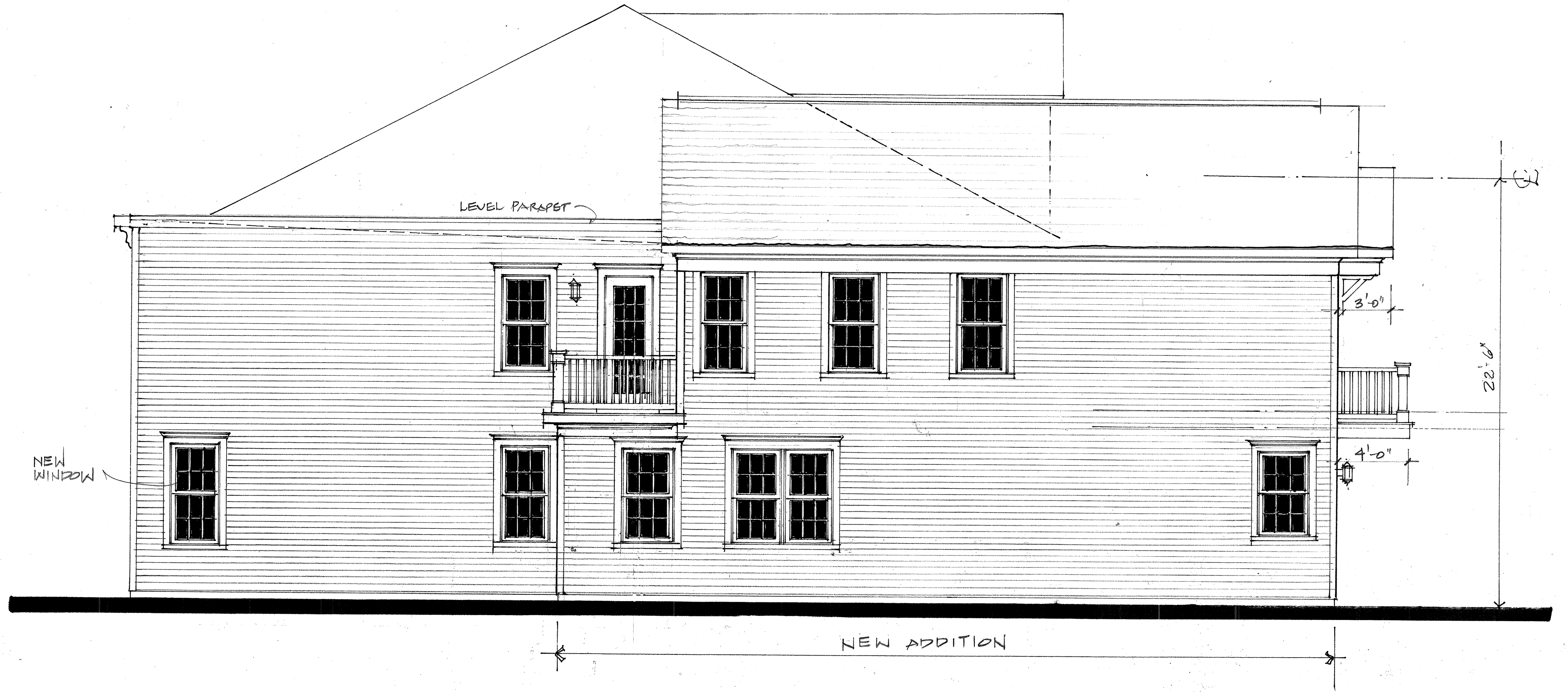
WELSH RESIDENCE
ROOF PLAN $\frac{1}{8}'' = 1'-0''$



WELSH RESIDENCE

1/8" = 1'-0"

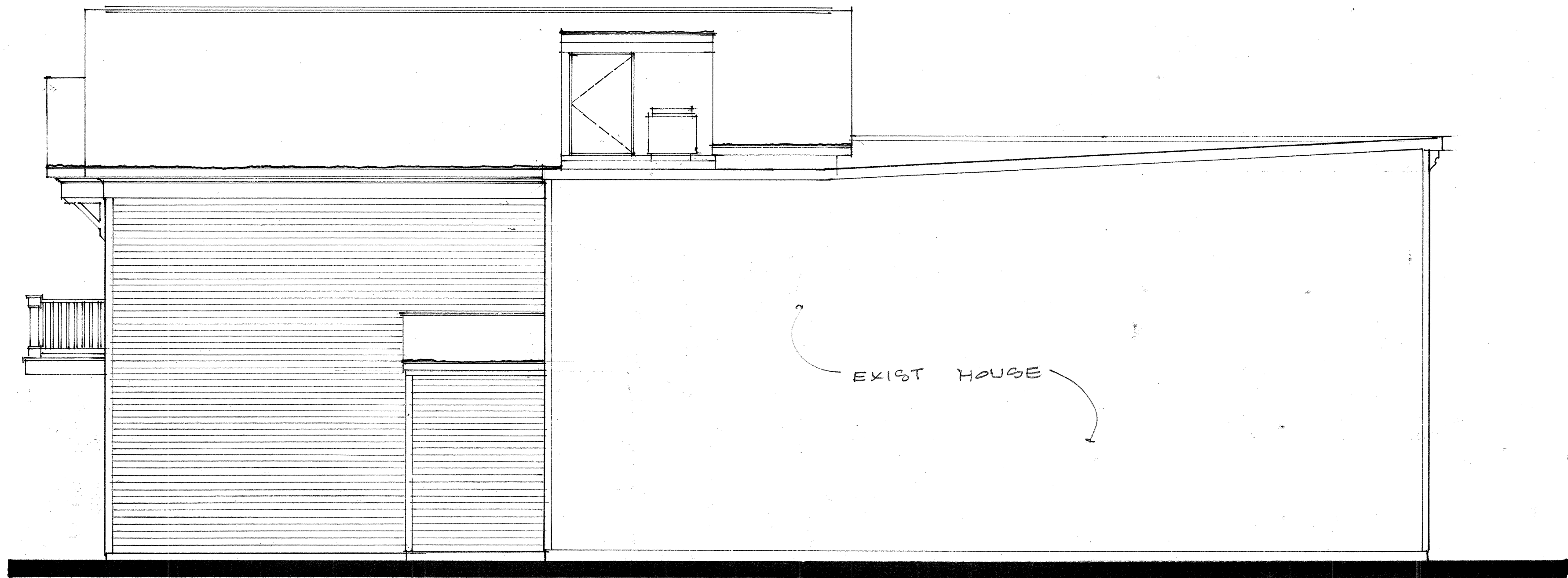
Beasley Architectural Group, LLC
Architecture & Consulting



WELSH RESIDENCE

1/8" = 1'-0"

Beasley Architectural Group, LLC
Architecture & Consulting



WELSH RESIDENCE
NORTH ELEVATION $\frac{1}{8}'' = 1'-0''$