

Docket Item #4
BZA Case #2015-0012

Board of Zoning Appeals
October 8, 2015

ADDRESS: 2503 TAYLOR AVENUE
ZONE: R-8, SINGLE FAMILY RESIDENTIAL
APPLICANT: MATT AND ANDREA HECKEL, OWNERS

ISSUE: Variance to construct a second story addition in the required front and south side yards.

CODE SECTION	SUBJECT	CODE REQMT	APPLICANT PROPOSES	REQUESTED EXCEPTION
7-2503(A)	Front Yard	27.64 feet *	25.90 feet	1.74 feet
3-306(A)(2)	Side Yard	11.92 feet**	6.60 feet	5.32 feet

* Based on the average front setback of the blockface on the east side of Taylor Avenue between Tyler Place and the dead end.

**Based on a building height of 23.83 feet measured from grade to the midpoint of the gable roof facing the south side yard.

The staff **recommends approval** of the requested variance because the applicants have demonstrated that the substandard nature of the lot, the angled front property line and the placement of the existing dwelling on the lot unreasonably restrict their ability to construct an addition.

If the Board decides to grant the requested variance 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) 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 #2015-0012
2503 Taylor Avenue



I. Issue

The applicants propose to demolish the one-story three-season room on the north side of the dwelling and a portions of the one-story rear family room and rear porch and construct a second story addition above another existing first-story section of the dwelling located within the required front and south side yards at 2503 Taylor Avenue. The second story addition requires a variance.

II. Background

The subject property is one lot of record with 60.23 feet of frontage facing Taylor Avenue, 115.00 feet of depth along the south side property line, 120.19 feet of depth along the north side property line and 60.00 feet of width at the rear property line. The property contains 7,056 square feet of lot area and is substandard as to the required lot area and width for a lot developed with a single-family dwelling in the R-8 zone, where the minimum lot area is 8,000 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-8 zoned lot.

The property is trapezoidal in shape and is currently developed with a two-story single family dwelling. According to real estate assessments the dwelling was constructed in 1952.

R-8 Zone	Requirement	Existing	Proposed
Lot Area	8,000 Sq. Ft.	7,056 Sq. Ft.	7,056 Sq. Ft.
Lot Width	65.00 Ft.	60.23 Ft.	60.23 Ft.
Lot Frontage	40.00 Ft.	60.23 Ft.	60.23 Ft.
Front Yard	27.64 Ft.	25.90	25.90 Ft.
Side Yard (South)	8 Ft. (1:2 with 8' min)	6.60 Ft.	6.60 Ft.
Side Yard (North)	8 Ft. (1:2 with 8' min)	5.20 Ft.	5.20 Ft.
Building Height	Max: 25.00 Ft.	16.50 Ft.	24.50 Ft.
Net FAR	Max: Sq. Ft. 2,469.60(.35)	3,740.06 Sq. Ft. (prior to demolition and proposed interior alterations)	2,456.50 Sq. Ft.

III. Description

The applicants propose to construct a second story addition above the existing one-story section of the dwelling on the south side of the dwelling. The proposed addition would be located in line with the existing first floor walls, 25.90 feet from the front property line and 6.60 feet from the south side property line. The addition would measure 23.83 feet in height measured from grade to the midpoint of the gabled roof facing the south side yard and would accommodate a master bedroom on the second floor. Based on a setback

ratio of 1:2, the addition would require a side yard setback of 11.92 feet. The required front yard setback is 27.64 based on an average of the blockface along the south side of Taylor Avenue between Tyler Place and the dead end behind George Mason School. A variance is required to construct the second story addition in line with the existing building walls in the required front and south side yards.

The existing dwelling currently exceeds the maximum allowable floor area for a single-family dwelling in the R-8 zone. In order to construct the desired second story addition the applicant is proposing to demolish the three-season room on the north side of the property, the shed in the rear yard and portions of the rear family room and open rear porch. The applicant is also proposing to reconfigure the interior attic area.

Upon completion of the work, the applicant would be required to submit a certification of floor area to ensure compliance with the maximum allowable floor area.

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

IV. Master Plan/Zoning

The subject property is zoned R-8 and has been so zoned since adoption of the Third Revised Zoning Map in 1951, and is identified in the North Ridge/ Rosemont Small Area Plan for single-family residential use.

V. Requested Variance:

7-2503(A) Front Yard

The applicants request a variance of 1.74 feet from the required 27.64 feet (based on the average front setback of the blockface on the east side of Taylor Avenue between Tyler Place and the dead end) to construct a second story addition 25.90 feet from the front property line.

3-306(A)(2) Side Yard (South)

The applicants request a variance of 5.32 feet from the required 11.92 feet (based on a building height of 23.83 feet measured from grade to the midpoint of the gable roof facing the south side yard) to construct a second story addition 6.60 feet from the south side property line.

VI. Noncomplying Structure/ Substandard Lot

The existing building at 2503 Taylor Avenue is a noncomplying structure and a substandard lot with respect to the following:

<u>Regulation</u>	<u>Required</u>	<u>Existing</u>	<u>Noncompliance</u>
Lot Area	8,000 sq. ft.	7,056 sq. ft.	944 sq. ft.
Lot Width	65.00 ft.	60.23 ft.	4.77 ft.
Front Yard	27.64 ft.	25.90 ft.	25.90 ft.
Side Yard(North)	11.92 ft.	5.20 ft.	6.72 ft.

Side Yard(South)	8.00 ft.	6.60 ft.	1.40 ft.
Floor Area Ratio	2,469.60 sq. ft.	3,740.06 Sq. Ft.	1,270.46 Sq. Ft.

VII. Variance Standards, Code of Virginia § 15.2-2309

The Board of Zoning Appeals may grant a variance if the evidence shows that the strict application of the City's Zoning Ordinance would unreasonably restrict the utilization of the property or that the granting of the variance would alleviate a hardship due to a physical condition relating to the property or improvements thereon at the time of the effective date of the ordinance, and the following criteria are met.

1) The property interest for which the variance is being requested was acquired in good faith and any hardship was not created by the applicant for the variance.

The applicants were unaware of the setback requirements and the substandard nature of the lot when they purchased the home. The existing dwelling is located within the required yards and currently exceeds the maximum allowable floor area, the applicants had no reason to believe it was not in compliance with zoning. The proposed project would bring the property into compliance with the zoning ordinance regulations.

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

The proposed addition is no taller than the existing dwelling and the addition is in line with the existing front and south side building walls. The applicants are proposing to demolish portions of the dwelling to allow for an addition to be constructed, giving the dwelling a more functional layout. The overall mass and bulk on the property would be reduced.

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

The lot is substandard in lot area and lot width and the front property line is at an angle. The placement of the existing dwelling and the configuration of the lot make this property unique.

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

The property would continue to be used as a single-family residential dwelling.

5) The relief or remedy sought by the variance application is not available through a special exception process that is authorized in the ordinance pursuant to subdivision 6 of § 15.2-2309 or the process for modification of a zoning ordinance pursuant to subdivision A 4 of § 15.2-2286 at the time of the filing of the variance application.

There is no other process to available to the applicants to construct a second story addition above the existing first floor without obtaining a variance.

VIII. Applicants' Justification

The substandard nature of the lot, angle of the front property line and the placement of the existing dwelling on the lot restrict the applicant from constructing a second story addition above the existing first floor.

IX. Staff Analysis and Conclusion

Neighborhood Impact

An inspection of the surrounding neighborhood revealed that many homes have second stories that may be located within the required side and front yards. The proposed second story addition would be in keeping with the character of the neighborhood.

Light and Air

While the proposed addition would be taller than the existing one story section, it would not be any closer to a property line than the current dwelling. The applicants would be removing the three season room on the north side of the dwelling and approximately 14 feet of depth from the rear addition where it is located along the south property line. The demolition of these portions of the dwelling would increase the light and air to adjacent properties and reduce the overall mass and bulk on the property.

Lot Constraints

The existing dwelling is located within the required front and side yards. The addition would be located no closer to any property line than the existing dwelling. The substandard nature of the lot, the angle of the front property line and the placement of the dwelling on the lot restrict the applicant's ability to build second story above the existing first floor to accommodate a bedroom.

Staff Conclusion

Staff concludes that the substandard nature of the lot, the angled front property line and the placement of the existing dwelling on the lot unreasonably restrict the applicant from constructing a second story addition on the lot and **recommends approval** of the requested variances.

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)
- C-4 All secondary utilities serving this site shall be placed underground. (Sec. 5-3-3) (T&ES)
- C-5 Any work within the right-of-way requires a separate permit from T&ES. (Sec. 5-2) (T&ES)
- C-6 All improvements to the city right-of-way such as curbing, sidewalk, driveway aprons, etc. must be city standard design. (Sec. 5-2-1) (T&ES)

Code Administration:

- F-1 The following comments are for BZA only. Once the applicant has filed for a building permit and additional information has been provided, code requirements will be based upon the building permit plans and the additional information submitted. If there are any questions, the applicant may contact Charles Cooper, Plan Review Division at Charles.cooper@alexandriava.gov or 703-746-4197.
- C-1 A building, trade permits and inspections are required for this project. A demolition permit and pre demolition site survey is required to demolish any portion of this existing dwelling.
- C-2 New construction must comply with the current edition of the Uniform Statewide Building Code (USBC). This project is subject to the Virginia rehabilitation Code.

Recreation (Arborist):

No comments received.

Historic Alexandria (Archaeology):

- F-1 There is low potential for significant archaeological resources to be disturbed by this project. No archaeological action is required.



**APPLICATION
BOARD OF ZONING APPEALS**

VARIANCE

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

7-2503(A) & 3-306(A)(2)

PART A

1. Applicant: Owner Contract Purchaser Agent

Name Matthew and Andrea Heckel

Address 325 Clifford Ave

Daytime Phone 703-470-2448

Email Address matt_heckel@yahoo.com

2. Property Location 2503 Taylor Ave

3. Assessment Map # 023.04 Block 10 Lot 33 Zone R-8

4. Legal Property Owner Name Heckel Matthew P Or Andrea S

Address 325 Clifford Ave

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. Matthew and Andrea Hecke	325 Clifford Ave	100
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 _____ (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. Matthew and Andrea Hecke	325 Clifford Ave	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 (OHAD and Parker-Gray). All fields must be filled out completely. Do not leave blank. (If there are no relationships please indicate each person or entity below and "NONE" in the corresponding fields.)

Name of person or entity	Relationship as defined by Section 11-350 of the Zoning Ordinance	Member of the Approving Body (i.e. City Council, Planning Commission, etc.)
1. Matthew and Andrea Hecke	N/A	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.

5. Describe request briefly:

Adding a second floor to the existing downstairs master bedroom to build a new master bedroom. The existing structure currently encroaches on the front and side setbacks. Although the proposed addition would be built on top of the existing structure its construction would further encroach on the setbacks.

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

Yes — Provide proof of current City business license.

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

PART B

APPLICANT MUST EXPLAIN THE FOLLOWING:

(Please attach additional pages where necessary.)

1. Please answer A or B:

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

There is an existing one story structure that we would like to build upon. Unfortunately, the existing structure is within the side setback and the front setback. Building the second floor addition will further encroach upon the setbacks. However, the existing one story structure is an ideal foundation for this addition. The structure is exactly the dimensions we desire for our new bedroom and is of sturdy construction. There is no other location available on the lot to build a new second floor bedroom. With 3 children and the need for a home office to work from, it is reasonable to want a new bedroom for our home. Not being able to add to our home would prevent its reasonable use.

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

By building a new master bedroom on the second floor, my wife and I could sleep upstairs, our oldest child could have the existing first floor master bedroom, our other two children could have the largest 2 of the existing 3 bedrooms on the second floor and the smallest bedroom (8'x11') could be used as an office. Compared to the others, we feel the smallest bedroom upstairs is too small to be used as a bedroom. Additionally, the existing master bathroom downstairs is too small to be shared by my wife and I. If granted, the variance would alleviate these hardships and make for an ideal living arrangement for the entire family.

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

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

The way the house is positioned on the lot it is at an angle to Taylor Avenue. Due to this angle, the right corner of the house encroaches slightly on the average front setback for the block. If the house were positioned so that it directly faced Taylor Avenue the encroachment on the front setback would have been avoided. With one exception, the other homes that were used in the calculation to find the average front setback face Taylor Avenue directly and do not share this hardship.

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

With one exception, the other homes used to determine the average front setback face Taylor Avenue directly. Our home is unique in that it was positioned within both the front and side setback when it was first constructed in 1951.

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

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

Yes, the home is currently located within both the front and side setbacks.

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

Yes, the property was advertised as ready for an addition. The marketing material read, "Bring your architect". It was assumed, based on visual inspection that the home was outside the side setback. Furthermore, the front setback was only determined after an average was taken of other homes in the area. Looking at the home it appears to be sufficiently away from the street.

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

The condition was created when the home was first built in 1951.

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

No, we didn't create the hardship.

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 is required because the front and side setbacks are being encroached. Only the right corner of the house encroaches the front setback and only by 1.5 feet starting 25 feet away from the street. Building an addition within the front setback will not be harmful to anyone. Further encroachment on the side setback has been discussed with our neighbor on that side of the house and they said they do not view it as a detriment. No other party could be affected by this proposal.

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

Yes, we have discussed our desire to build a second floor addition with all of our immediate neighbors. We sat and met with them all. All neighbors have expressed their support for the project as they are happy that the home will be maintained better than it has been previously. They understand our need for each child to have a bedroom big enough for them to both sleep and study within.

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

We do not know of any other administrative or procedural remedy to relieve this hardship.

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.

We have spent a lot of time trying to figure out a way to avoid encroaching on the setbacks. However, there is no location on the property, other than the one proposed, that will provide a second story addition adjacent to the existing structure of sufficient size for our needs.

Option 1 - Building above the existing 3 season porch on the other side of the home - this option is not satisfactory due to the limited size of the porch. The porch does not have a sufficient footprint to provide area for a master bedroom or any type functional bedroom for that matter.

Option 2 - Building above the existing one story addition in the back of the home - this option is not satisfactory due to the there being no physical connection to the existing second story of the structure.

Option 3 - Finishing the attic on the second story. There is no room for stairs to get to the attic. It's currently accessed using pull-down stairs.

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

What we are proposing is a small addition of space. It is being proposed in a location that will fill-in a void that currently exists. We are not proposing to expand the foot print of the home. We simply want to build up from what is currently there. If built, the home will not look like it has had an addition built on it. It will appear completely normal from either the street or the side. Furthermore, the demolition being proposed to meet the net floor area restriction (FAR) will make the home more aesthetically pleasing. The existing one story addition in the rear of the structure is exceedingly long. Supposedly, it was built to serve as a church of some sort. We are proposing to demolish 14 feet of this structure which will make it look much more like a normal home rather than an old 'motor lodge'.

On balance, the proposed addition will make the home both more attractive and functional.

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

APPLICANT OR AUTHORIZED AGENT:

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

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

Printed Name: Matthew and Andrea Heckel

Date: 09/27/2015

Signature: *Matthew Heckel / Andrea Heckel*

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

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

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

The example illustrates a detailed description:

"Variance to construct a two-story addition in the required side yards on 250³/₂ Taylor Ave 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.



BZA 2015-0012
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 2503 Taylor Ave Zone R-8
A2. 7056 x 0.25 = 2469.6
Total Lot Area Floor Area Ratio Allowed by Zone Maximum Allowable Floor Area

B. Existing Gross Floor Area

Existing Gross Area*		Allowable Exclusions	
Basement	0	Basement**	0
First Floor	1828.26	Stairways**	80.95
Second Floor	670.8	Mechanical**	47.45
Total Floor Attic	1008.8		
Porch/Garage	10/224.6/46	Attic less than 5"	0
Total Gross*	3868.46	Total Exclusions	128.4

B1. Existing Gross Floor Area* 3868.46 sf
B2. Allowable Floor Exclusions** 128.4 sf
B3. Existing Floor Area minus Exclusions (subtract B2 from B1) 3740.06 sf

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

Proposed Gross Area*		Allowable Exclusions	
Basement	0	Demolition	950.8
First Floor	0	Stairways**	0
Second Floor	338	Mechanical**	0
Total Floor Attic	338	Porch/Garage**	0
Porch/Other	0	Attic less than 5"	1008.8
Total Gross*	676	Total Exclusions	1959.6

C1. Proposed Gross Floor Area* 676 sf
C2. Allowable Floor Exclusions** 1959.6
C3. Proposed Floor Area minus Exclusions (subtract C2 from C1) -1283.6

D. Existing + Proposed Floor Area

D1. Total Floor Area (add B3 and C3) 2456.5 Sq. Ft.
D2. Total Floor Area Allowed by Zone (A2) 2469.6 Sq. Ft.

*Gross floor area for residential single and two-family dwellings in the R-20, R-12, R-8, R-5, R-2-S, 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 2-148(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	

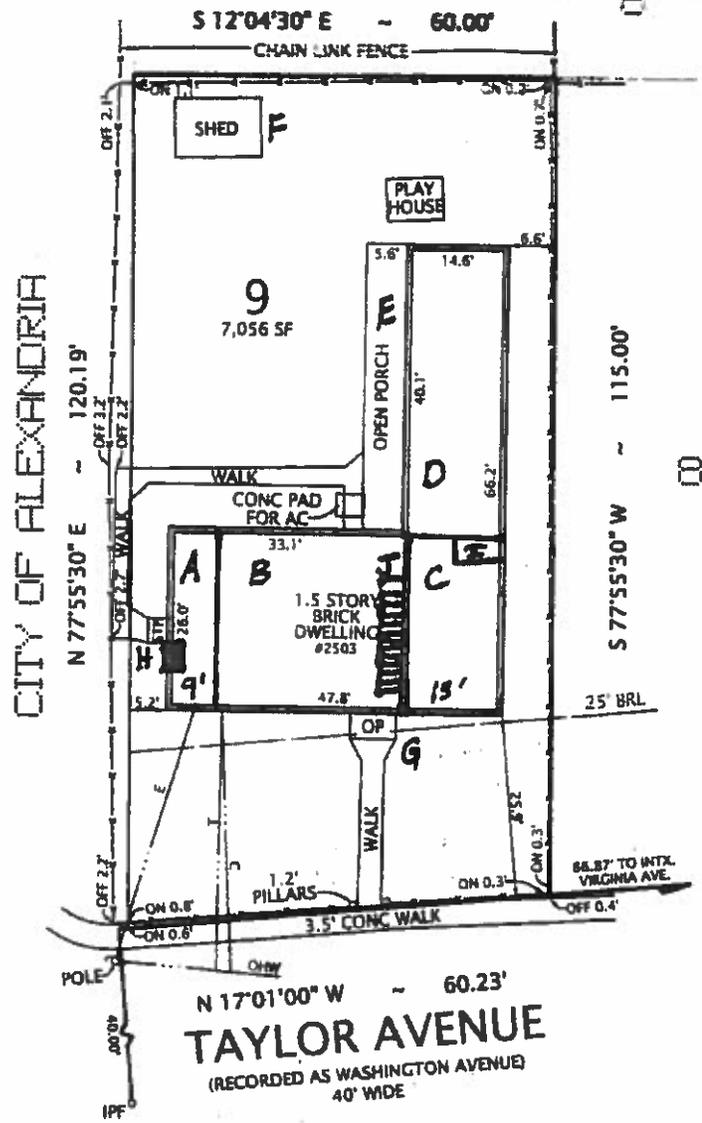
The undersigned hereby certifies and attests that, to the best of his/her knowledge, the above computations are true and correct.
Signature: Mary P. Hechel Date: 9/27/15

Notes: - Proposed demolition includes 14 feet of rear addition and open porch, the shed, the attic over the first floor MBR and the side porch
- Proposed exclusions includes trussing out the existing 2nd floor attic and the attic above the new 2nd floor MBR

Section	Parts of Existing Home Description	Length	Width	Area	Existing Gross Area	Existing Exclusions	Existing Net Area	Proposed Additions	Proposed Exclusions	Proposed Demolition	Net of Proposed Final Net	
A	Side Porch	26.00	9.00	234.00	Included		Included				Included	
B	First floor	26.00 (47.8-9-13)=25.8	25.80	670.80	Included		Included				Included	
	Second floor	26.00	25.80	670.80	Included		Included				Included	
C	Second floor - attic	26.00	25.80	670.80	Included		Included		Included		Included	
	First floor MBR	26.00	13.00	338.00	Included		Included				Included	
	First floor MBR-attic	26.00	13.00	338.00	Included		Included				Included	
D	Rear Addition	40.10	14.60	585.46	Included		Included			Included (14')	Included	
E	Open Porch	40.10	5.60	224.56	Included		Included			Included (14')	Included	
F	Shed	8.00	12.00	96.00	Included		Included			Included	Included	
G	Portico	5.00	8.00	40.00	Included		Included				Included	
H	Fire-Mech	4.00	4.80	19.20	Included	Included	Included				Included	
I	Utility-Mech	4.50	6.25	28.13	Included	Included	Included				Included	
J	Stairs-first	12.67	3.42	43.33	Included	Included	Included				Included	
	Stairs-second	5.00	3.42	17.10	Included	Included	Included				Included	
	Landing-first	3.00	3.42	10.26	Included	Included	Included				Included	
	Landing-second	3.00	3.42	10.26	Included	Included	Included				Included	
	Second floor MBR	26.00	13.00	338.00	Included		Included				Included	
	Sec. floor MBR - attic	26.00	13.00	338.00	Included		Included				Included	
Totals					3968.42	128.28	3740.14	676.00	1008.80	950.80	-1283.60	2456.54

Lot Size 7055.00 FAR 0.35 Allowable Net Area 2469.25

BZA 2015-0012



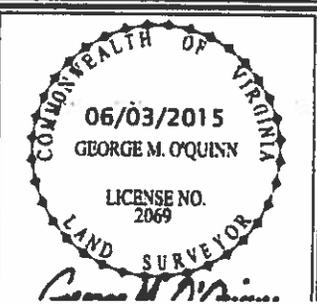
Use with FAR Calculation Sheet - Parts of Existing Home

PLAT
 SHOWING HOUSE LOCATION ON
 LOT 9, BLOCK 9, PART ONE, SECTION ONE
JEFFERSON PARK
 (DEED BOOK 211, PAGE 431)
 CITY OF ALEXANDRIA, VIRGINIA
 SCALE: 1" = 20' JUNE 03, 2015

NOT TO SCALE

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.



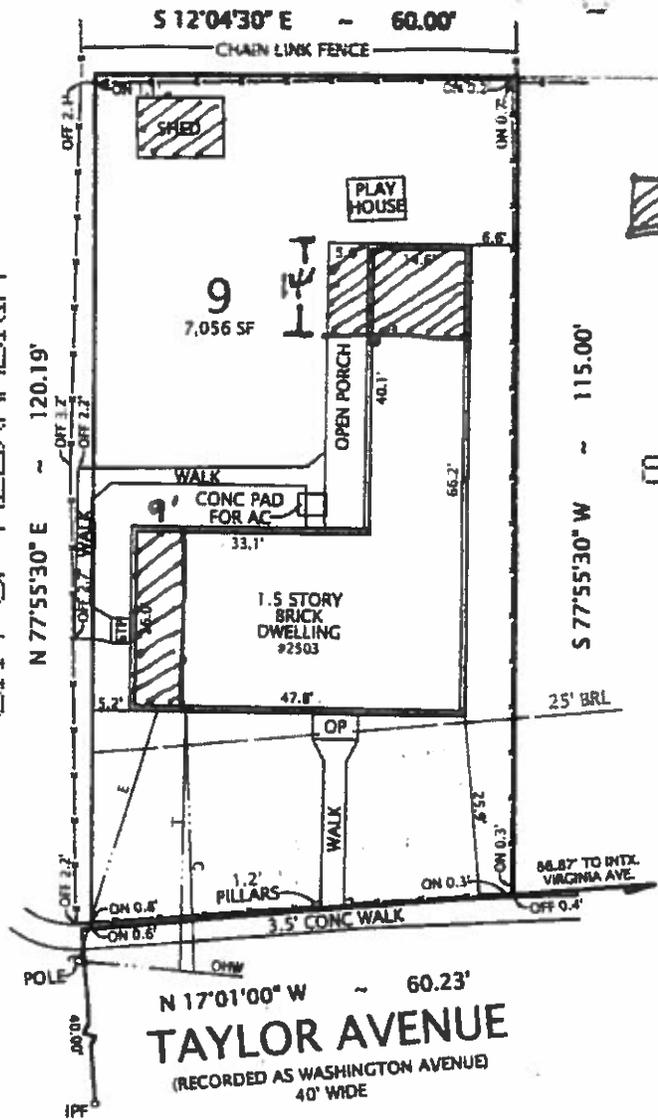
CASE NAME:
 GRYBOSKI - HECKEL
 ABSOLUTE TITLE & ESCROW, LLC

DOMINION Surveyors Inc.[®]
 8808-H PEAR TREE VILLAGE COURT
 ALEXANDRIA, VIRGINIA 22309
 703-819-6555

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BZA2015-0012

CITY OF ALEXANDRIA



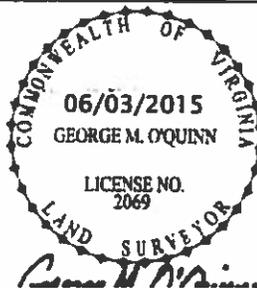
Use With FAR Calculation Sheet - Demolition

NOT TO SCALE

PLAT
 SHOWING HOUSE LOCATION ON
 LOT 9, BLOCK 9, PART ONE, SECTION ONE
JEFFERSON PARK
 (DEED BOOK 211, PAGE 431)
 CITY OF ALEXANDRIA, VIRGINIA
 SCALE: 1" = 20' JUNE 03, 2015

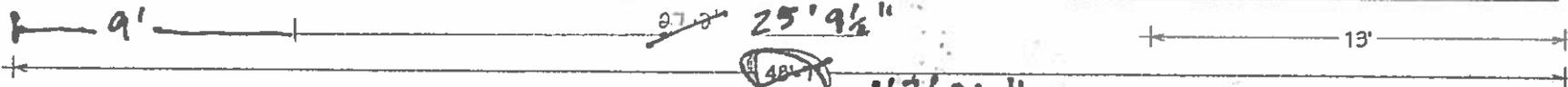
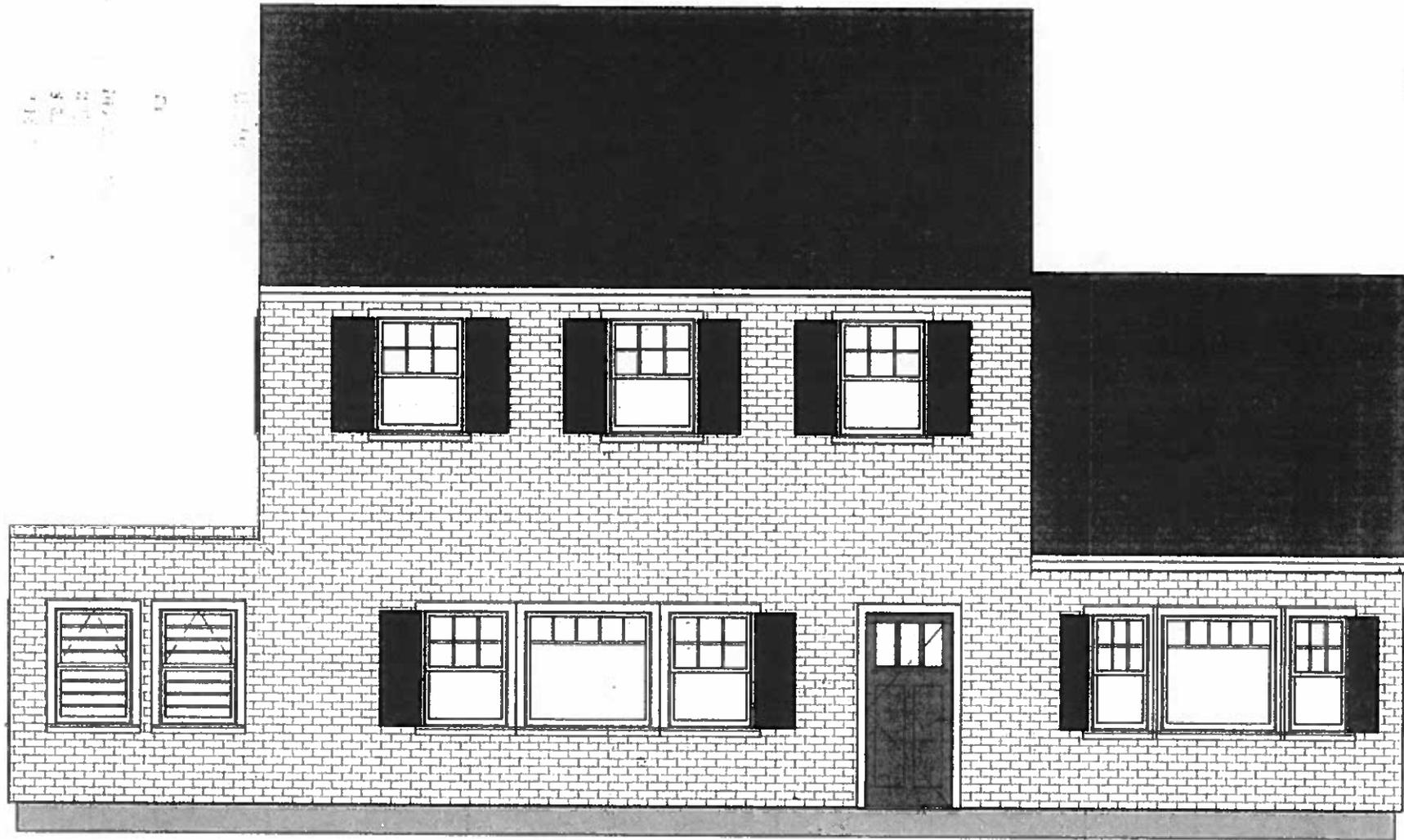
I HEREBY CERTIFY THAT THE POSITIONS OF ALL THE EXISTING IMPROVEMENTS HAVE BEEN CAREFULLY ESTABLISHED BY A CURRENT FIELD SURVEY AND UNLESS SHOWN THERE ARE NO VISIBLE ENCROACHMENTS AS OF THIS DATE.

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



CASE NAME:
 GRYBOSKI - HECKEL
 ABSOLUTE TITLE & ESCROW, LLC

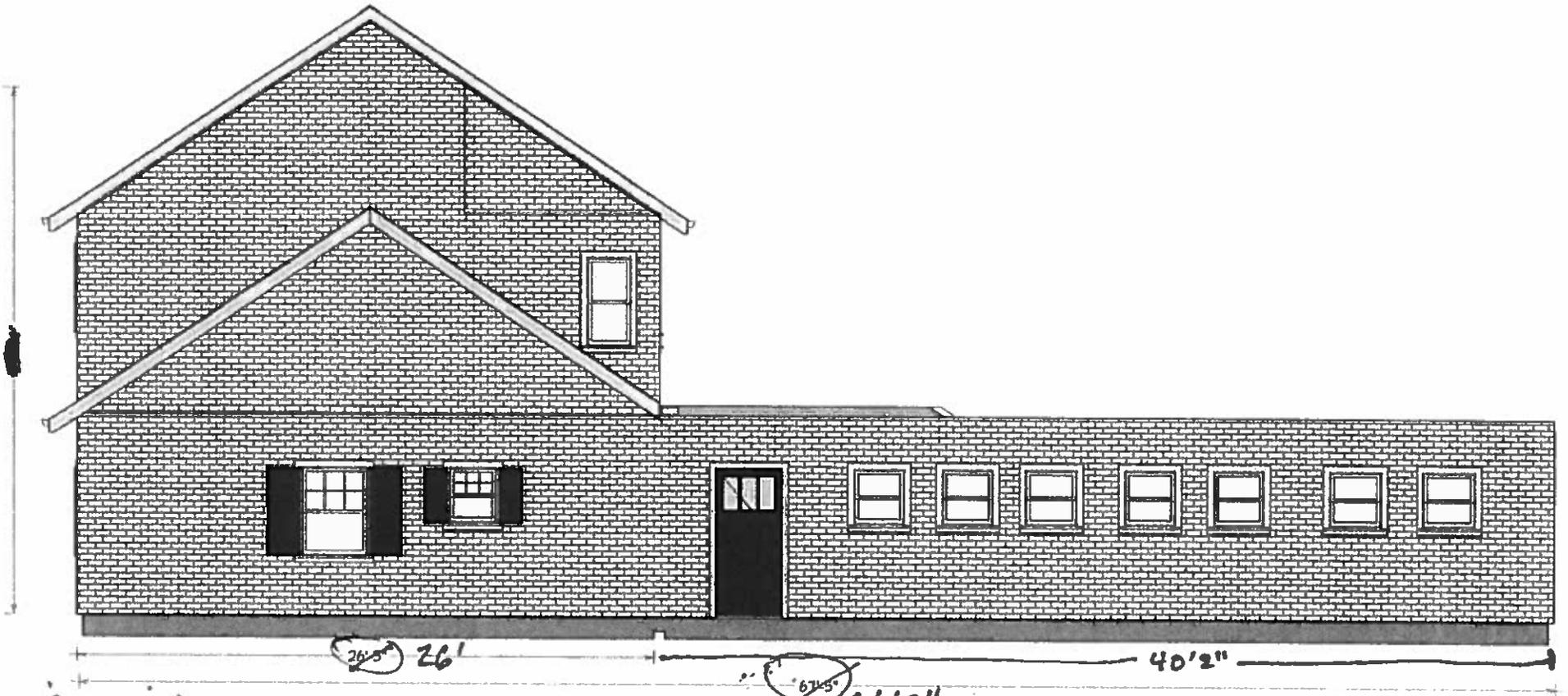
DOMINION Surveyors Inc.
 8808-H PEAR TREE VILLAGE COURT
 ALEXANDRIA, VIRGINIA 22309
 703-619-6555



481
West
EXISTING EAST ELEVATION

Revised

REVISION



SOUTH
EXISTING NORTH ELEVATION

Revised

REVISION

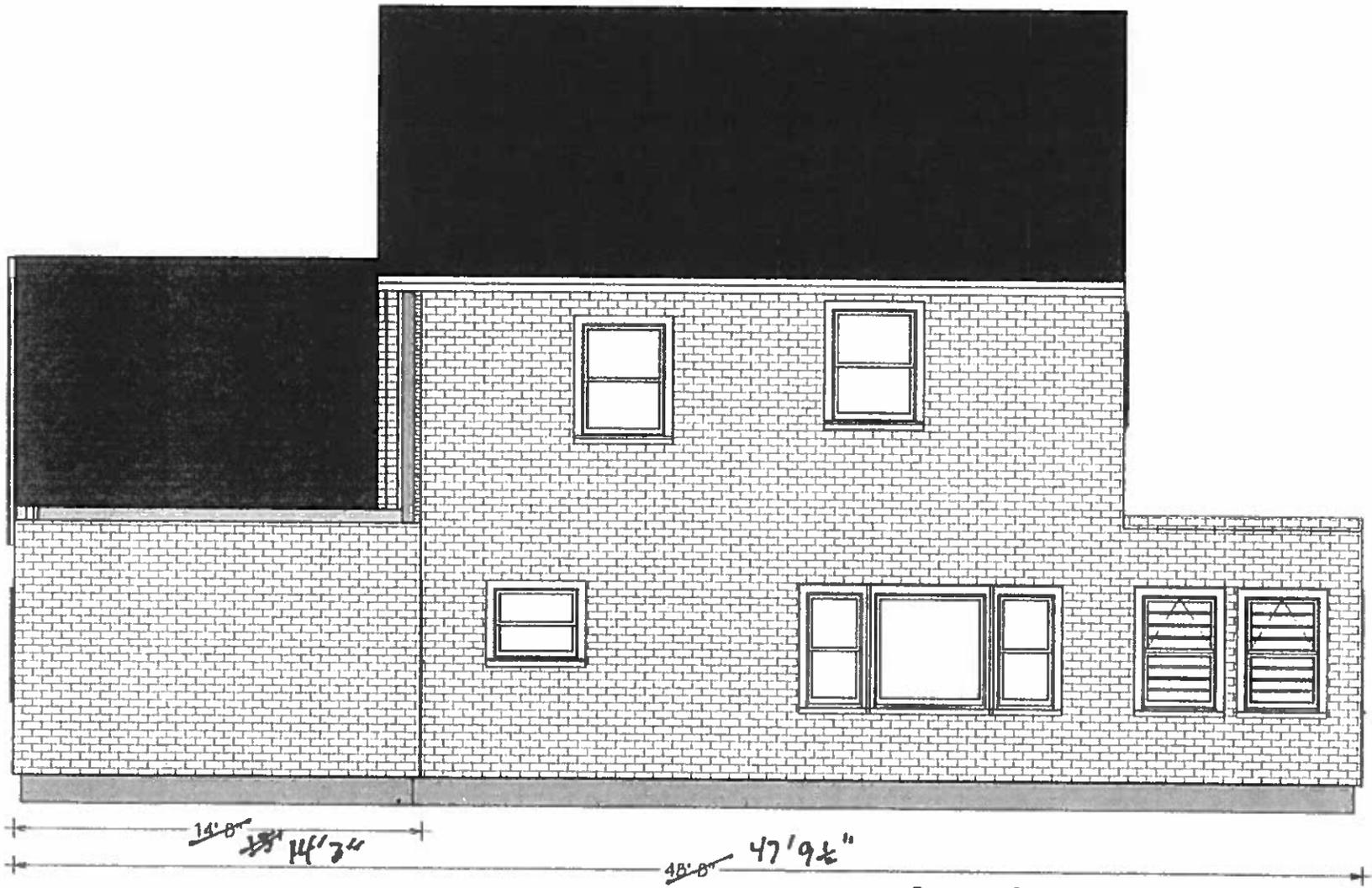


40' 4" 40' 2"

Revised

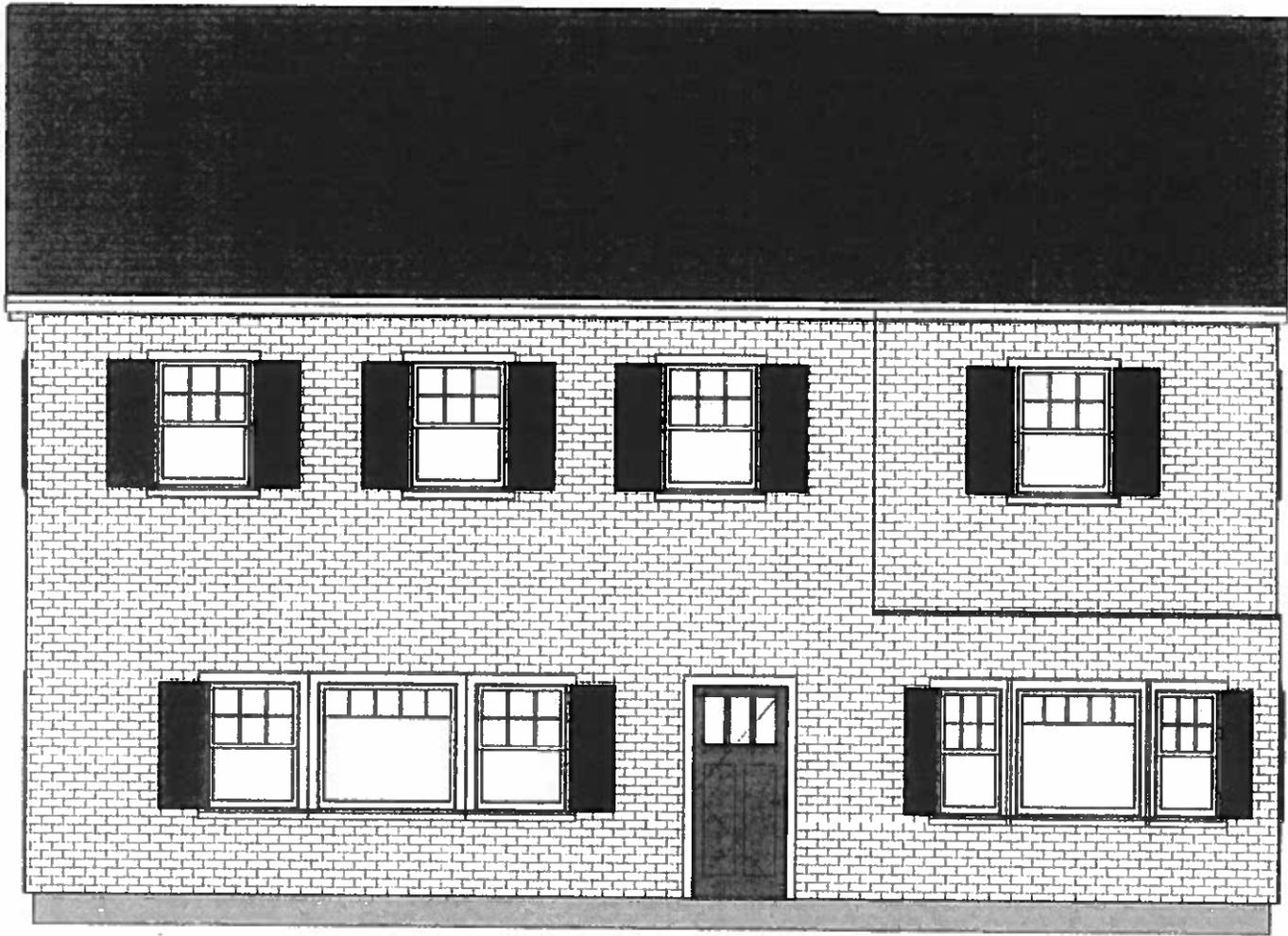
~~67' 5"~~ 66' 2"

NORTH
EXISTING SOUTH ELEVATION

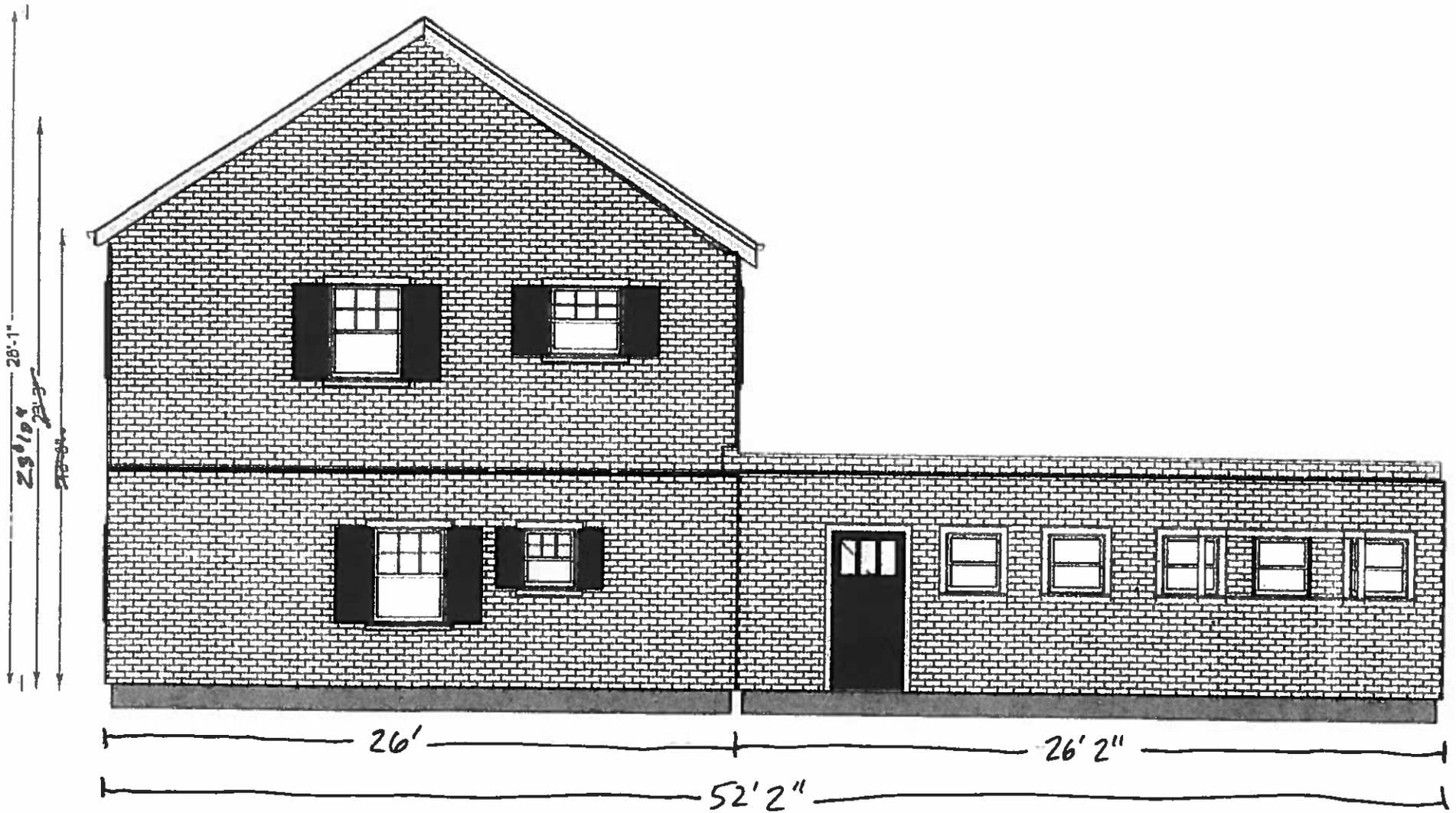


East
EXISTING WEST ELEVATION

Revised

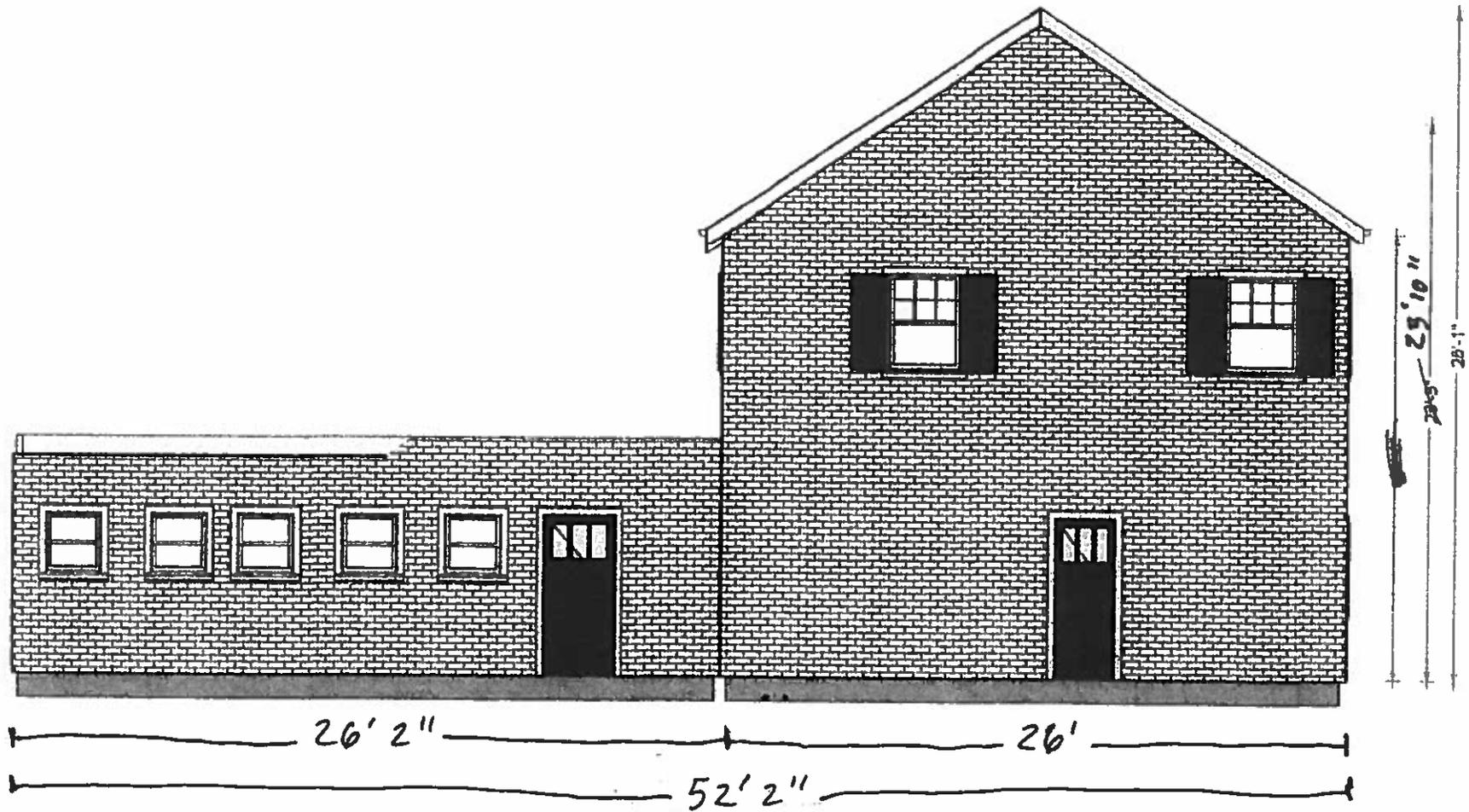


~~40'-2"~~ 38'-9 1/2"
NEW WEST EAST (FRONT) ELEVATION Revised



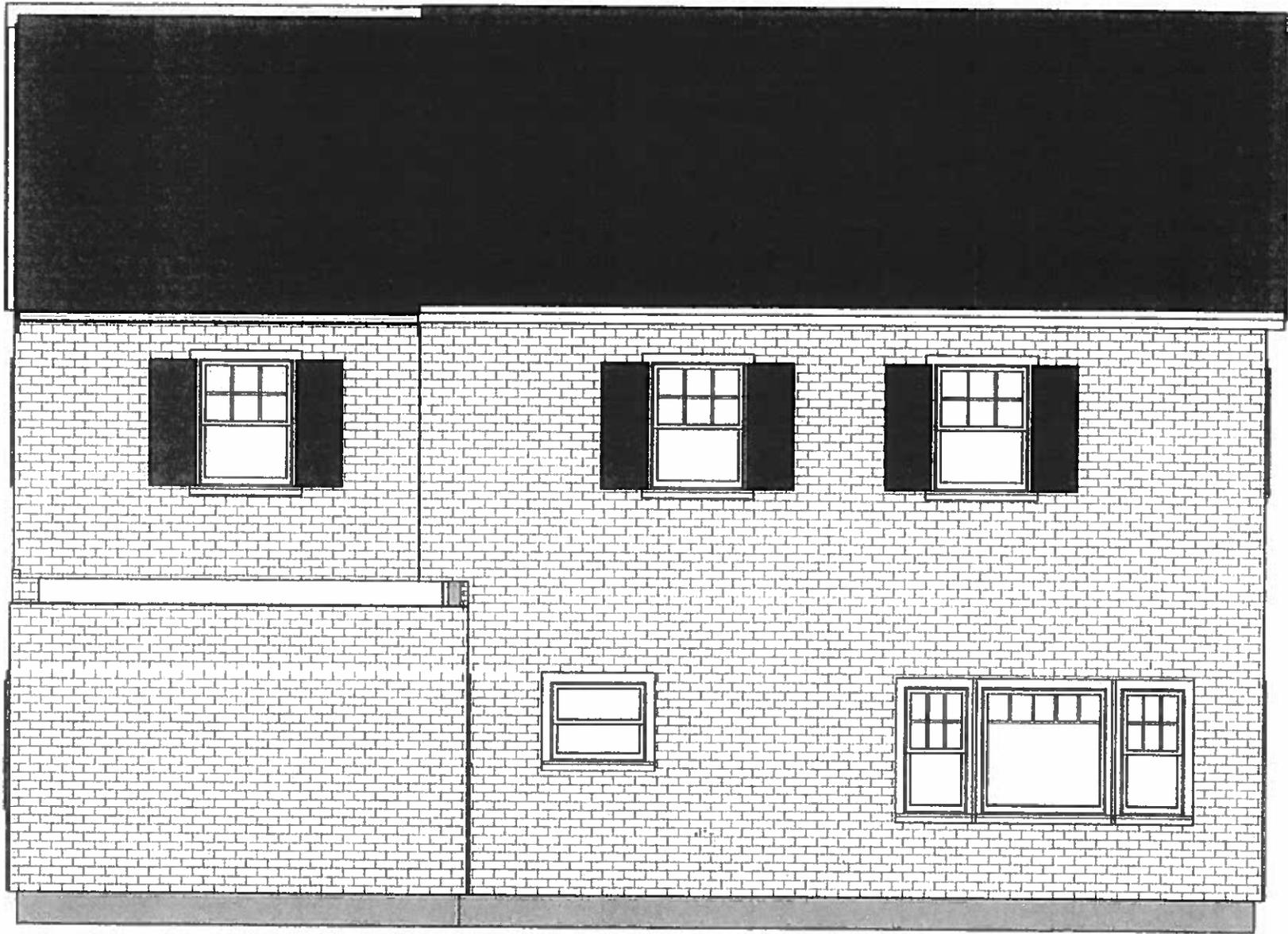
Revised

New South Elevation
25

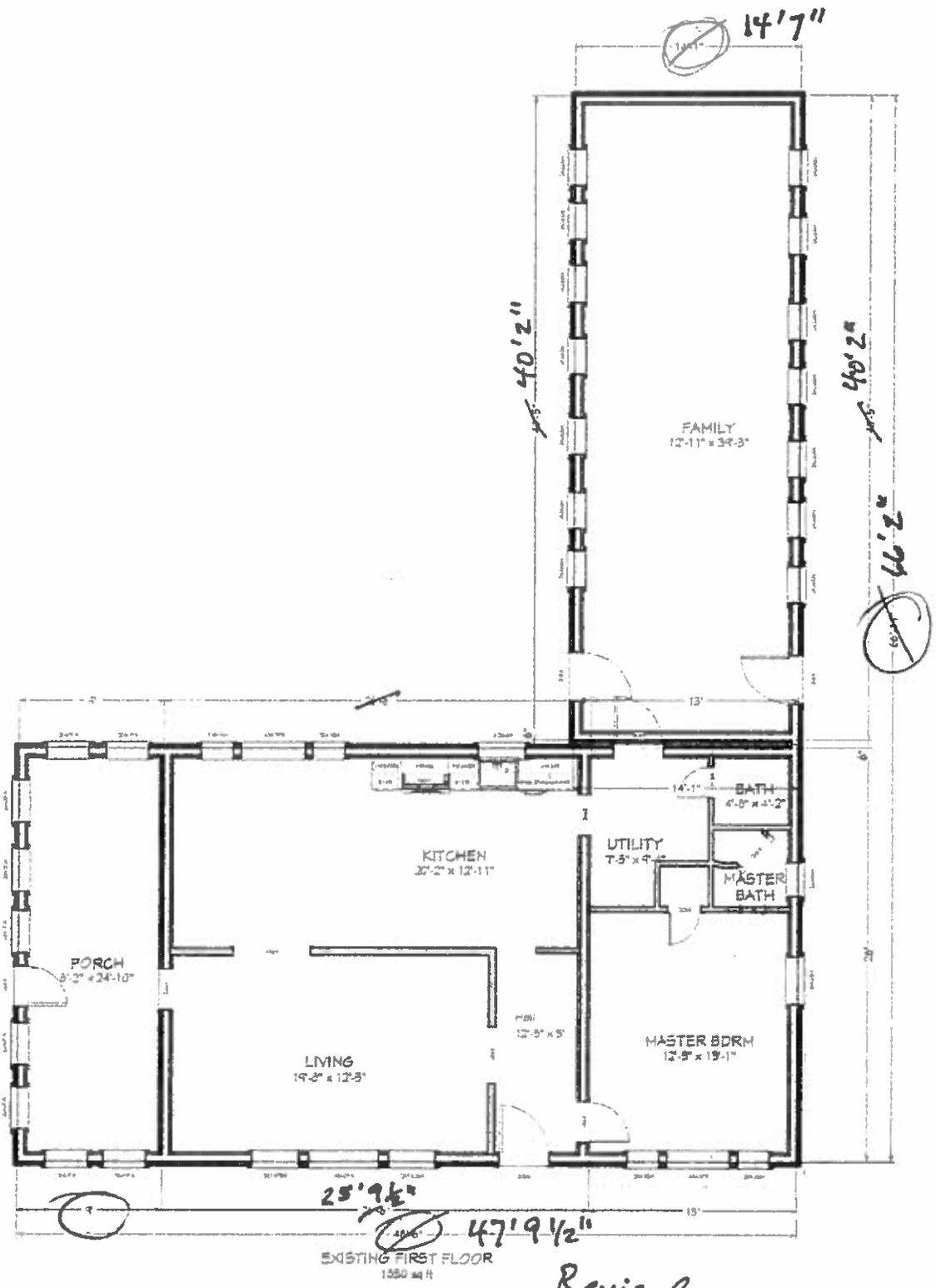


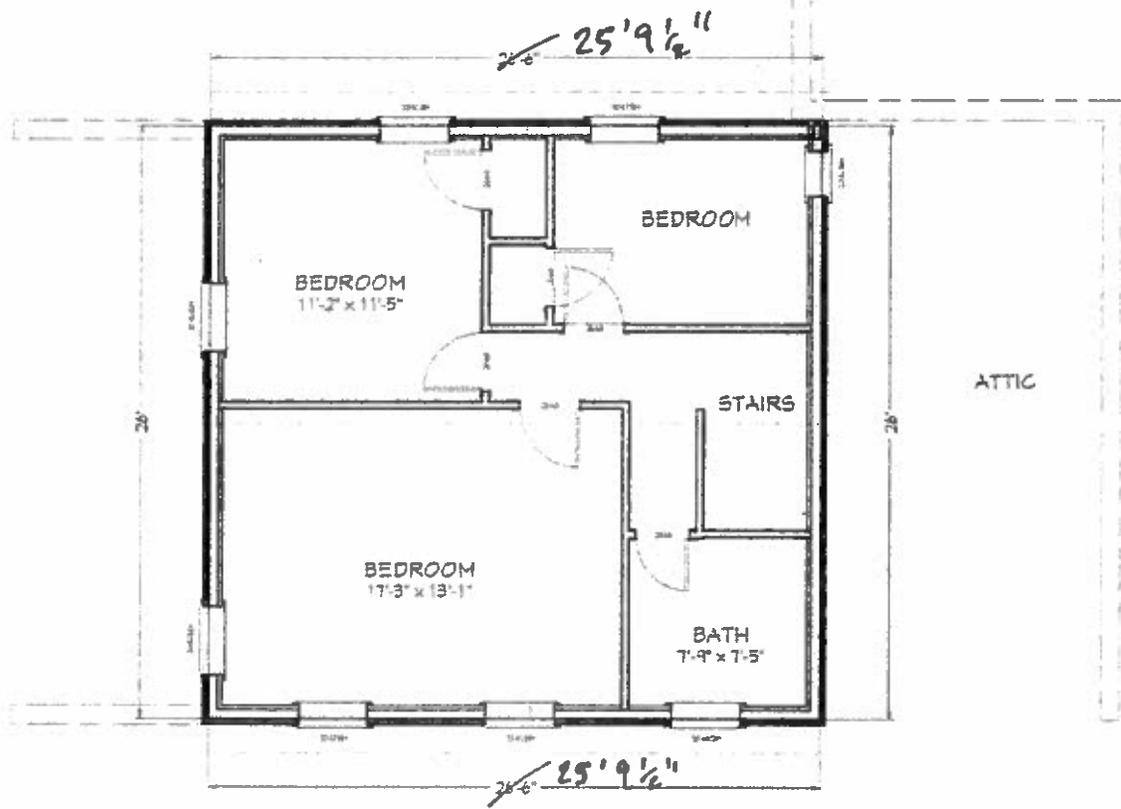
New North Elevation₂₆

Revised



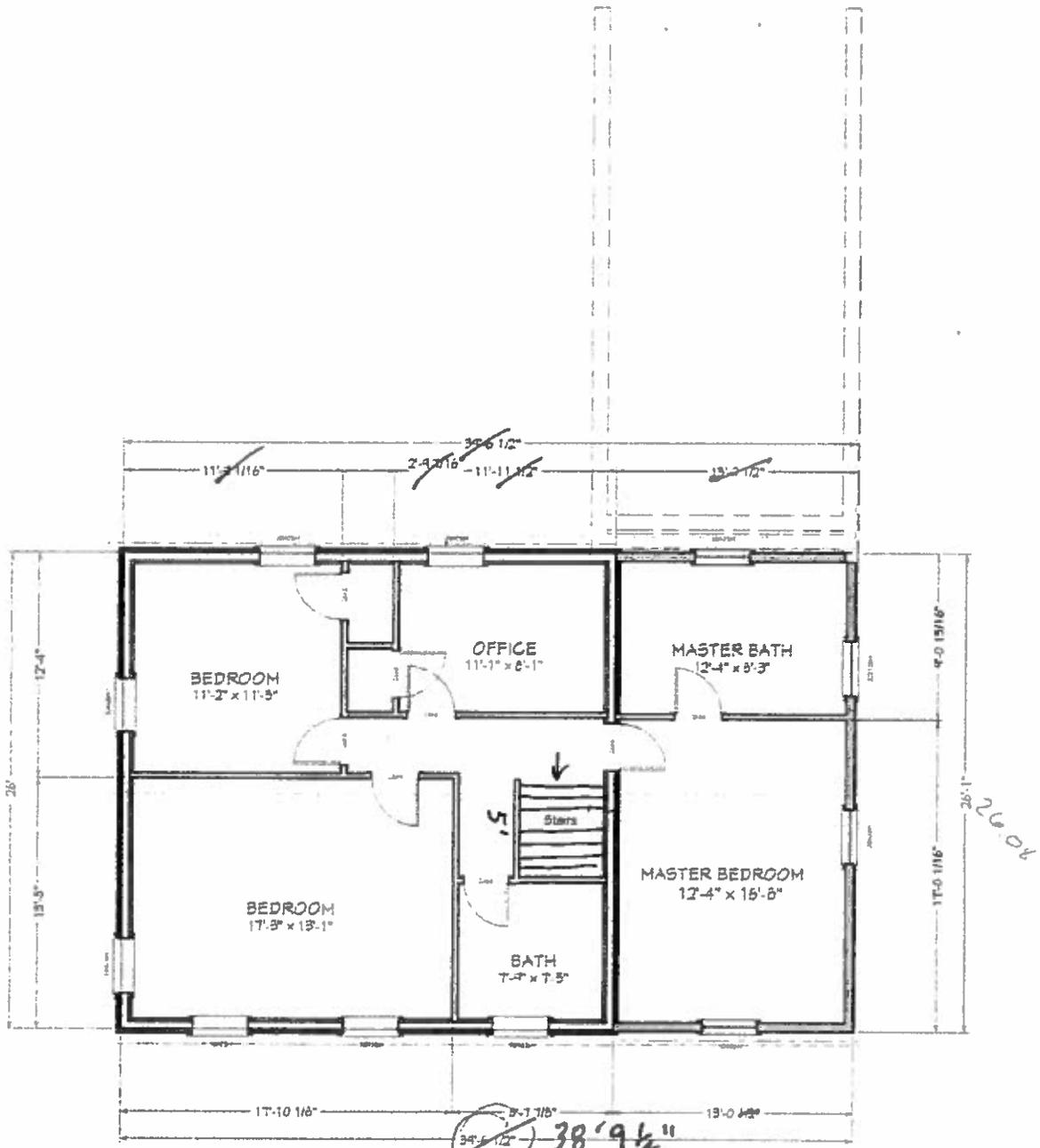
40'-1" 38' 9 1/2"
East
NEW WEST (REAR) ELEVATION





EXISTING SECOND FLOOR
588 sq ft

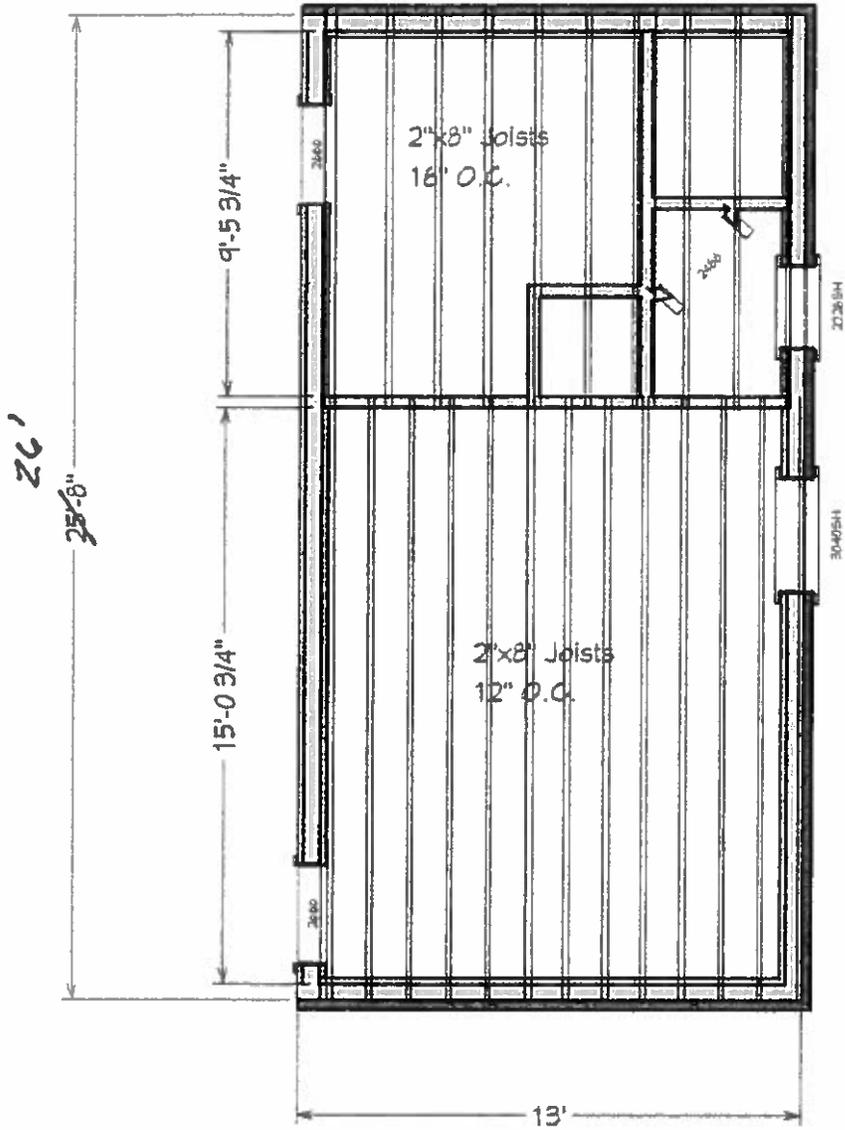
Revised



38'9 1/2"
 SECOND FLOOR WITH NEW MASTER BEDROOM ADDITION
 LIVING AREA
 1029 sq ft

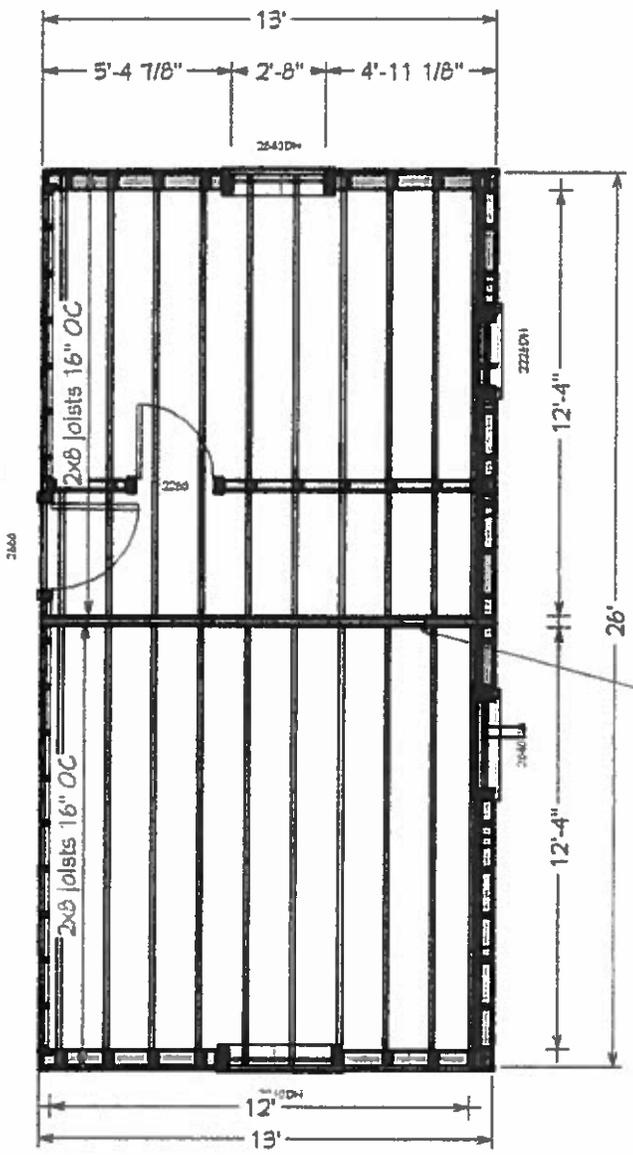
Revised

6/13/04



New Master Bedroom Floor Joist Plan
334 sq ft

Revised

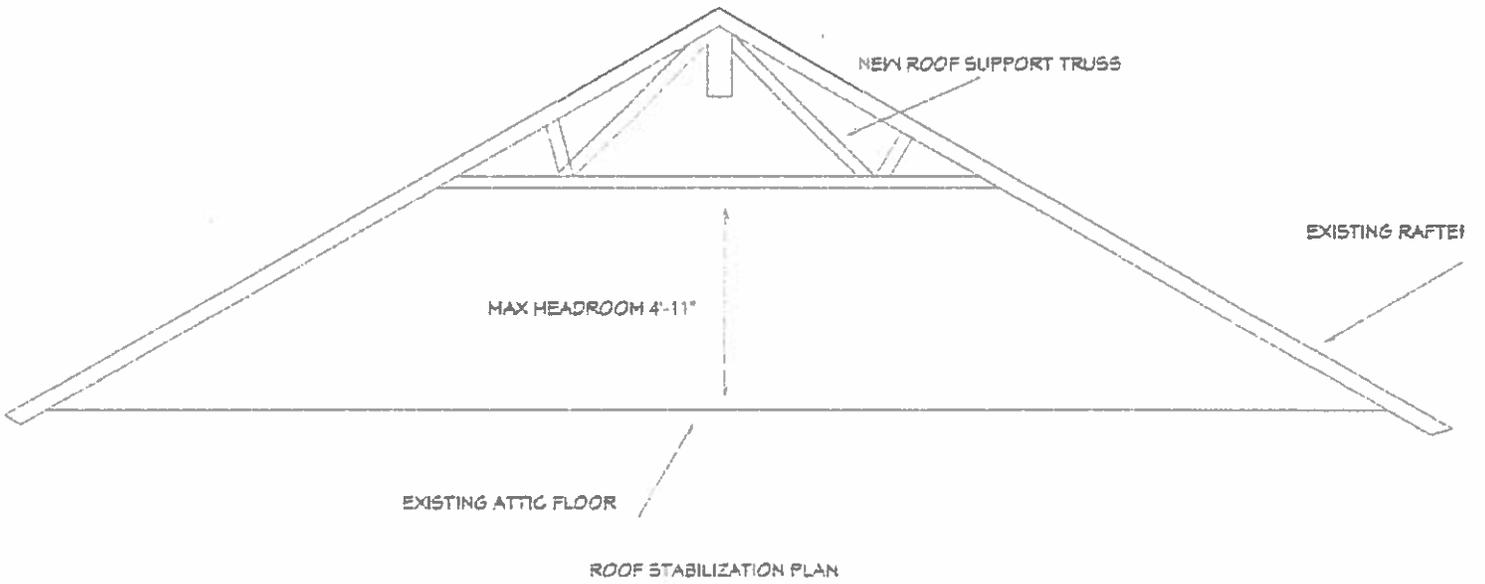


Ceiling Beam:
 2, 1 3/4" x 11 7/8" x 13' LVL Beams, 12' SPAN
 Bearing Surfaces: 3" Masonry pocket and 5 1/2"
 Structural exterior wall

Ceiling Joists:
 2" x 8" x 13'
 Joists attached to beam using hangers

LVL BEAM

NEW MASTER BEDROOM CEILING JOIST PLAN
 338 sq ft



*Proposed for existing 2nd floor attic
and new 2nd floor MBR attic*

