

Docket Item # 2 & 3
BAR CASE # 2013-0094/0095

BAR Meeting
June 19, 2013

ISSUE: Permit to Demolish/Capsulate and Alterations

APPLICANT: Shirley Gustafson by Andrew Sheldon

LOCATION: 539 South Fairfax Street

ZONE: RM / Residential

STAFF RECOMMENDATION: Staff recommends approval of the Permit to Demolish/Capsulate and the Certificate of Appropriateness for an addition and alterations, as submitted.

****EXPIRATION OF APPROVALS NOTE:** In accordance with Sections 10-106(B) and 10-206(B) of the Zoning Ordinance, any official Board of Architectural Review approval will expire 12 months from the date of issuance if the work is not commenced and diligently and substantially pursued by the end of that 12-month period.

****BUILDING PERMIT NOTE:** Most projects approved by the Board of Architectural Review require the issuance of one or more construction permits by Building and Fire Code Administration (including signs). The applicant is responsible for obtaining all necessary construction permits after receiving Board of Architectural Review approval. Contact Code Administration, Room 4200, City Hall, 703-838-4360 for further information.

****APPEAL OF DECISION:** In accordance with the Zoning Ordinance, if the Board of Architectural Review denies or approves an application in whole or in part, the applicant or opponent may appeal the Board's decision to City Council on or before 14 days after the decision of the Board.



BAR2013-00094 & BAR2013-00095



Note: Staff coupled the reports for BAR #2013-0094 (Permit to Demolish/Capsulate) and BAR #2013-0095 (Certificate of Appropriateness) for clarity and brevity. This item requires a roll call vote.

I. ISSUE

The applicant is requesting approval of a Permit to Demolish/Capsulate and a Certificate of Appropriateness to reconstruct a two-story porch and to add a second story porch roof at 539 South Fairfax Street. The existing metal columns and railing will be removed. The area proposed for capsulation is just over 25 square feet and is comprised of the area where the columns and roof adjoin the existing rear wall.

The two-story covered porch will be located in the exact location as the existing porch but both stories will be under cover while currently only the first story is under cover. The porch will have Permacast painted pilasters and Azek or wood painted railings. The second story south elevation will feature hinged louvered wood shutters. The roof will be a simple shed roof extension from the existing house.

II. HISTORY

539 South Fairfax Street is a two-story frame residential townhouse originally shown on the **1891** Sanborn Fire Insurance Map as a grocery use but with a smaller footprint than the present structure. By **1896**, the building had evolved to the current footprint and identified as a bakery on the Sanborn Fire Insurance Map. The building remained a grocery for decades and by 1958 was a furniture repair shop. Early maps and similarities among architectural details, including the cornice, indicate that 539 and the property immediately to the north were constructed at the same time.

In 1957, the Board denied a request to install rose-colored siding (3/13/1957). Later that year, the Board approved siding alterations at two separate meetings (4/10/1957 and 12/11/1957). In 1968, the Board approved plans to remodel the residence (11/13/1968). In 2012, Staff administratively approved the removal of the existing Masonite siding on the front and rear elevations and installation of wood clapboard siding, upon determining that the front and rear elevations were so far altered that there was little salvageable siding left. The applicant also removed test patches on the south side elevation where it was shown that a substantial amount of historic German lap siding remained but much altered by later window openings. At this time the applicant is not proposing to replace that siding but may install new German lap siding over the historic wood siding which will be preserved beneath *in situ*.



Figure 1. Portion of front elevation of 539 South Fairfax Street as a grocery store, circa 1930.

III. ANALYSIS

The proposed project is in compliance with zoning ordinance requirements.

Permit to Demolish

In considering a Permit to Demolish, the Board must consider the following criteria set forth in the Zoning Ordinance, §10-105(B):

- (1) Is the building or structure of such architectural or historical interest that its moving, removing, capsulating or razing would be to the detriment of the public interest?
- (2) Is the building or structure of such interest that it could be made into a historic house?
- (3) Is the building or structure of such old and unusual or uncommon design, texture and material that it could not be reproduced or be reproduced only with great difficulty?
- (4) Would retention of the building or structure help preserve the memorial character of the George Washington Memorial Parkway?
- (5) Would retention of the building or structure help preserve and protect an historic place or area of historic interest in the city?
- (6) Would retention of the building or structure promote the general welfare by maintaining and increasing real estate values, generating business, creating new positions, attracting tourists, students, writers, historians, artists and artisans, attracting new residents, encouraging study and interest in American history, stimulating interest and study in architecture and design, educating citizens in American culture and heritage, and making the city a more attractive and desirable place in which to live?

In the opinion of Staff, none of the criteria for demolition and capsulation are met and the Permit to Demolish/Capsulate should be granted. Although the area proposed for capsulation is highly visible, Staff finds that the changes are stylistically compatible with the existing house and nearby buildings of historic merit.

Alterations

The *Design Guidelines* encourage “designs that are respectful of the existing structure and which seek to be background statements or which echo the design elements of the existing structure.” Regarding porches, the *Guidelines* note that “porches should not hide, obscure or cause the removal of important historic architectural details” and “porches should be appropriate to the historical style of the structure.” Staff finds the proposed covered two-story porch to be appropriate to this late 19th-century building which has been altered over the years. The existing porch is clearly a modern addition and Staff finds the new porch will be more compatible to the architecture of the existing building. While the porch will be clearly visible from Gibbon Street, staff believes that the design respects the existing historic building and adjacent historic buildings.

The proposed materials are appropriate for a porch addition. The Board has approved high-quality composite materials in the past and Staff finds them appropriate at this location.

Staff recommends approval of the Permit to Demolish/Capsulate and the Certificate of Appropriateness for alterations as submitted.

STAFF

Catherine Miliaras, Historic Preservation Planner, Planning & Zoning
Al Cox, FAIA, Historic Preservation Manager

IV. CITY DEPARTMENT COMMENTS

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

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, Plan Review Supervisor at ken.grananata@alexandriava.gov or 703-746-4193. (Code)
- C-1 Building and trades permits are required for this project. Five sets of *construction documents* sealed by a *Registered Design Professional* that fully detail the construction as well as layout and schematics of the mechanical, electrical, and plumbing systems shall accompany the permit application(s)
- C-2 New construction must comply with the current edition of the Uniform Statewide Building Code (USBC).
- C-3 USBC 109.2 Provide a site or plat plan indicating the distance of all walls to the property lines. Verify that all construction both above and below grade will not extend beyond the property lines. Make sure the window will not swing over the property line.

Transportation and Environmental Services **RECOMMENDATIONS**

- R1. Applicant shall be responsible for repairs to the adjacent city right-of-way if damaged during construction activity. (T&ES)
- R2. All improvements to the city right-of-way such as curbing, sidewalk, driveway aprons, etc. must be city standard design. (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)
- R4. The building permit must be approved and issued prior to the issuance of any permit for demolition. (T&ES)

CITY CODE REQUIREMENTS

- C-1 Roof, surface and sub-surface drains shall be connect to the public storm sewer system, if available, by continuous underground pipe. Where a storm sewer is not available, the 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. (5-6-224) (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 All secondary utilities serving this site shall be placed underground. (Sec. 5-3-3) (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 Any work within or performed from the right-of-way requires a separate permit from T&ES. (Sec. 5-2) (T&ES)

V. ATTACHMENTS

1 – Supporting Materials

2 – Application for BAR2013-00094 & BAR2013-00095 at 539 South Fairfax Street



Existing Photo - Before

No Scale



Sketch - Proposed

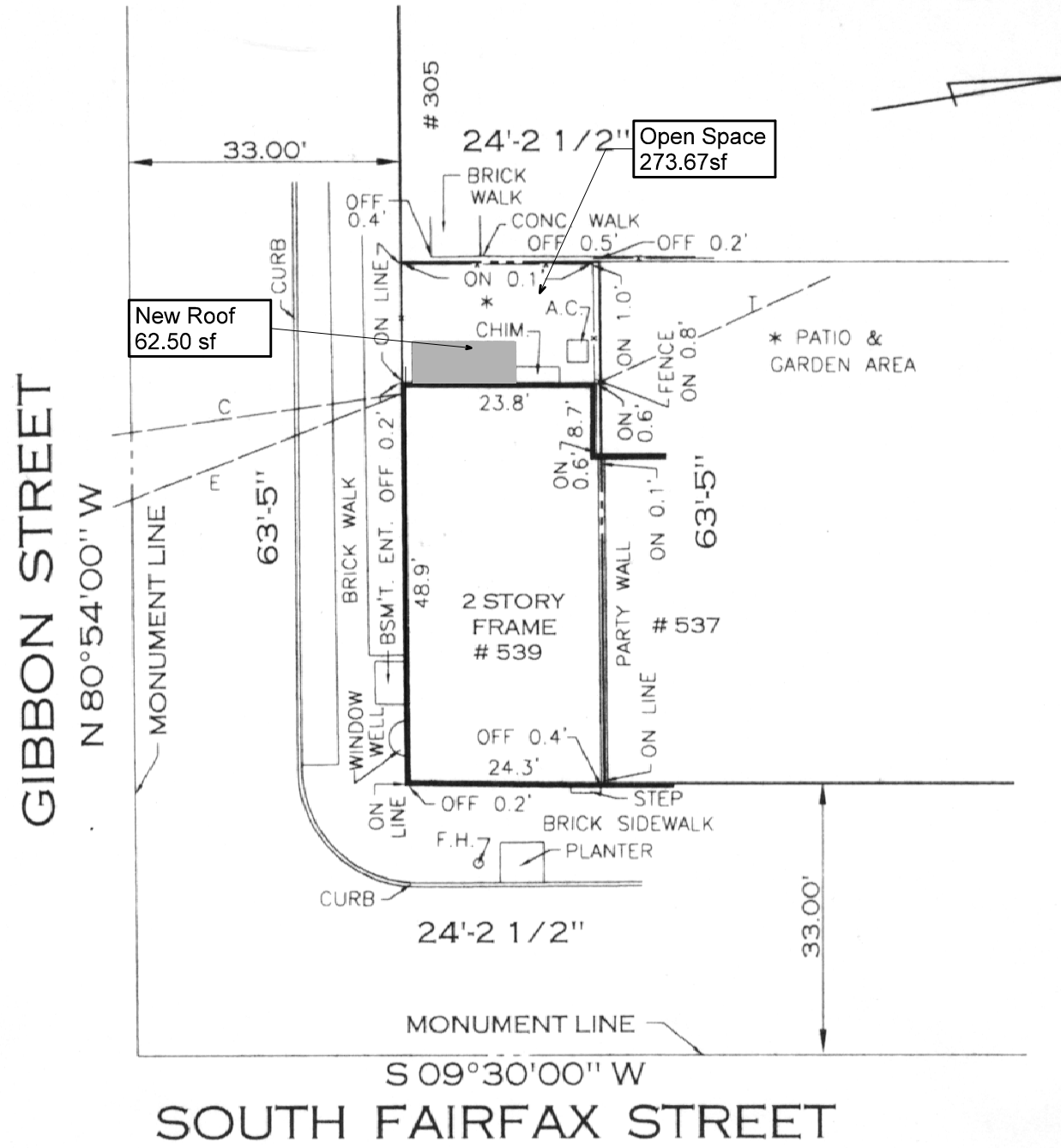
No Scale

539 S. Fairfax Street

3.26.2013 8



NOTE: FENCES ARE STOCKADE.



Plat

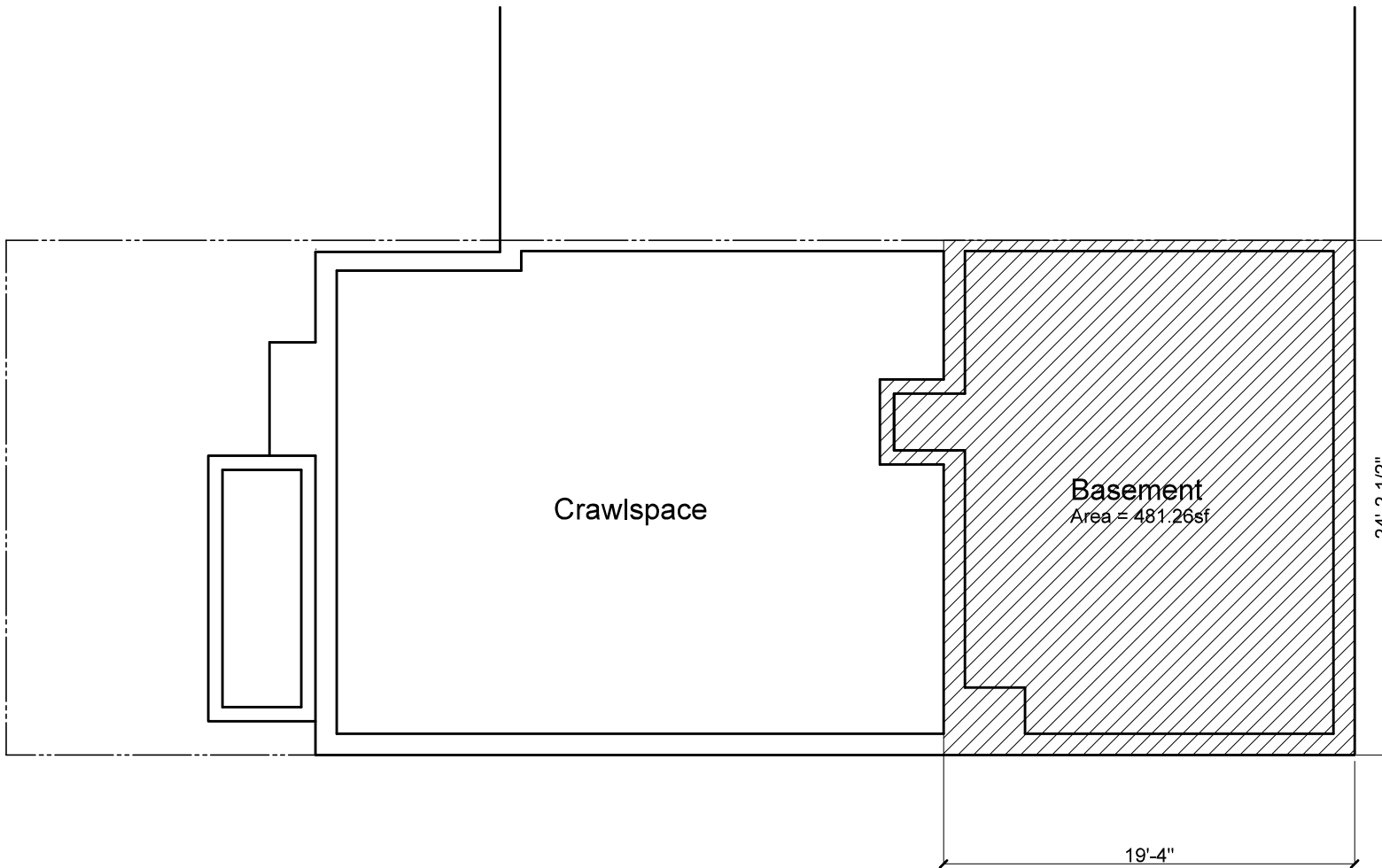
1"=20'

539 S. Fairfax Street

9

3.26.2013

1



FAR Exclusions

Basement 481.26 sf

Stairways

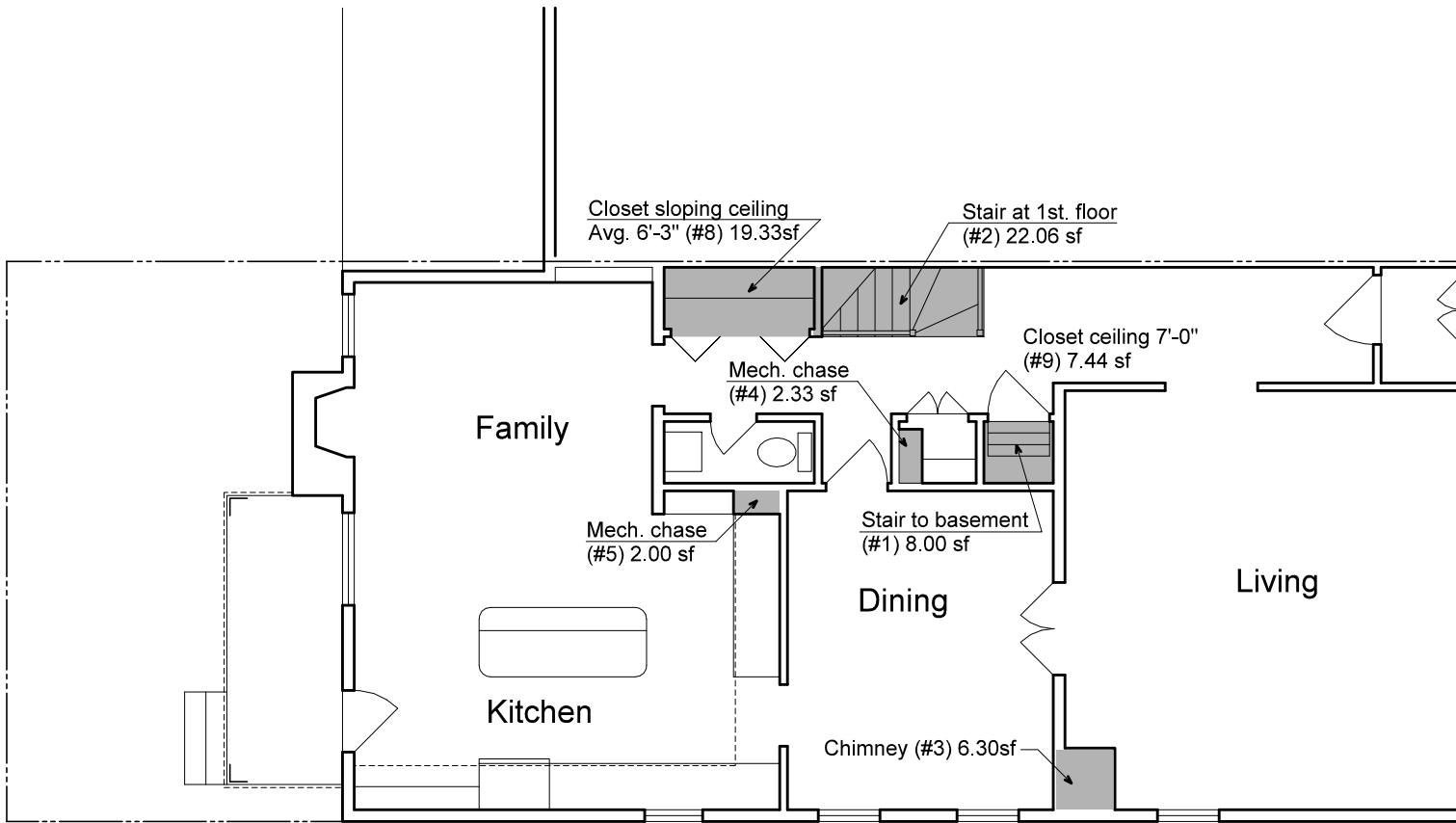
1 Stair to basement	8.00 sf
2 Stair at 1st. floor	22.06 sf
3 Stair at 2nd. Floor	43.58 sf
Total Stairways	73.64 sf

Mechanical

3 Chimney 1st. floor	6.30 sf
4 Chase at 1st. Floor	2.33 sf
5 Chase at 1st. floor	2.00 sf
6 Chimney 2nd. floor	6.30 sf
7 Chase at 2nd. Floor	2.33 sf
Total Mechanical	19.26 sf

Other (ceilings under 7'-6")

8 Closet at 1st. floor	19.33 sf
9 Closet at 1st. floor	7.44 sf
10 Closet at 2nd. floor	2.00 sf
11 Closet at 2nd. floor	9.33 sf
12 Closet at 2nd. floor	7.17 sf
13 Closet at 2nd. floor	9.17 sf
14 Closet at 2nd. floor	11.08 sf
15 Closet at 2nd. floor	12.67 sf
16 Laundry at 2nd. Floor	31.25 sf
Total Other	109.44 sf



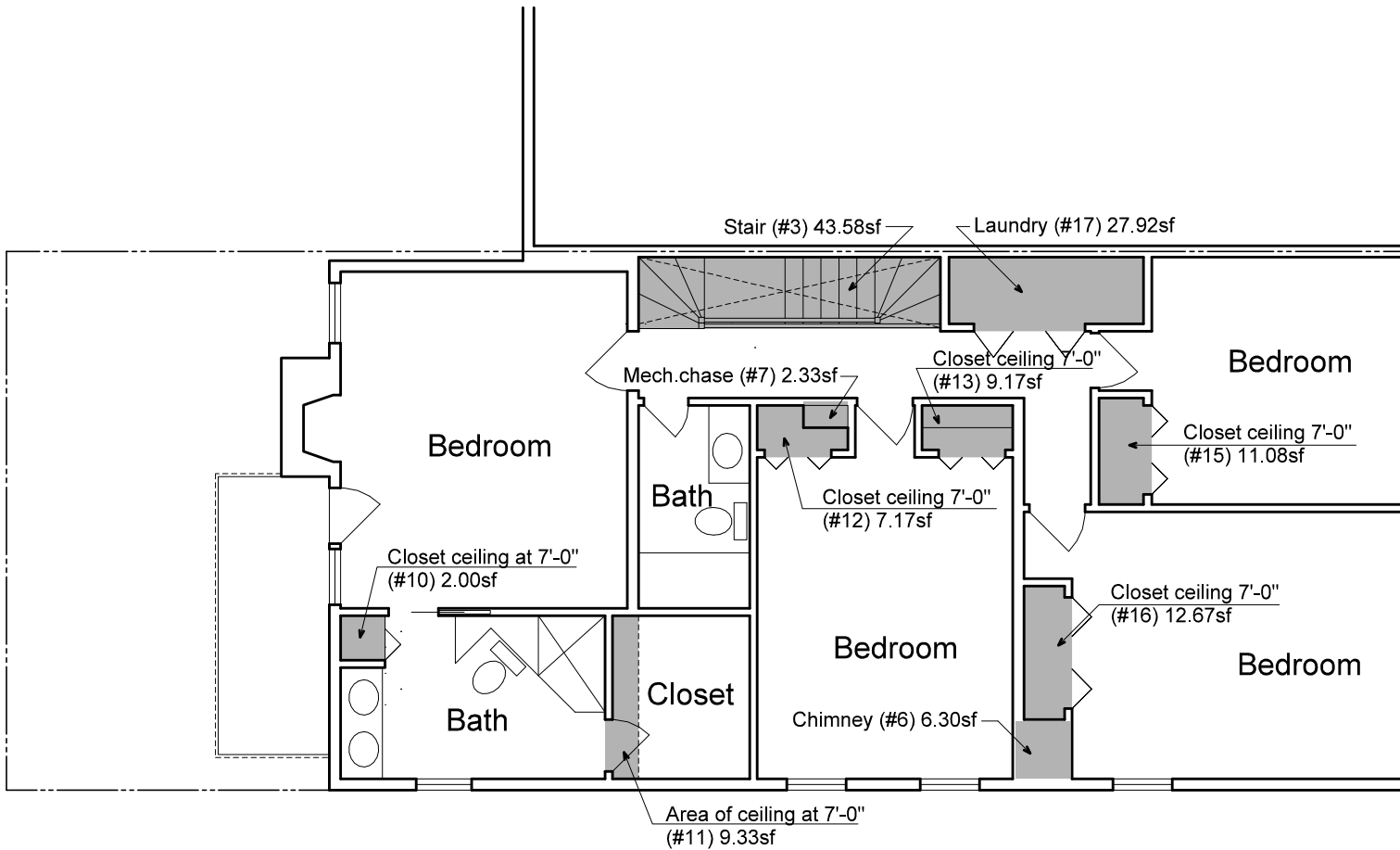
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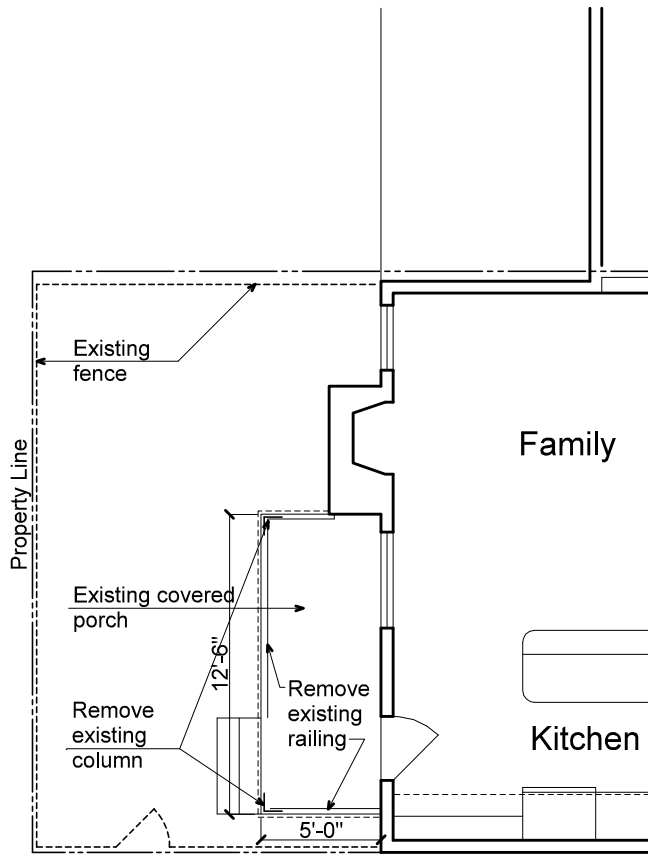
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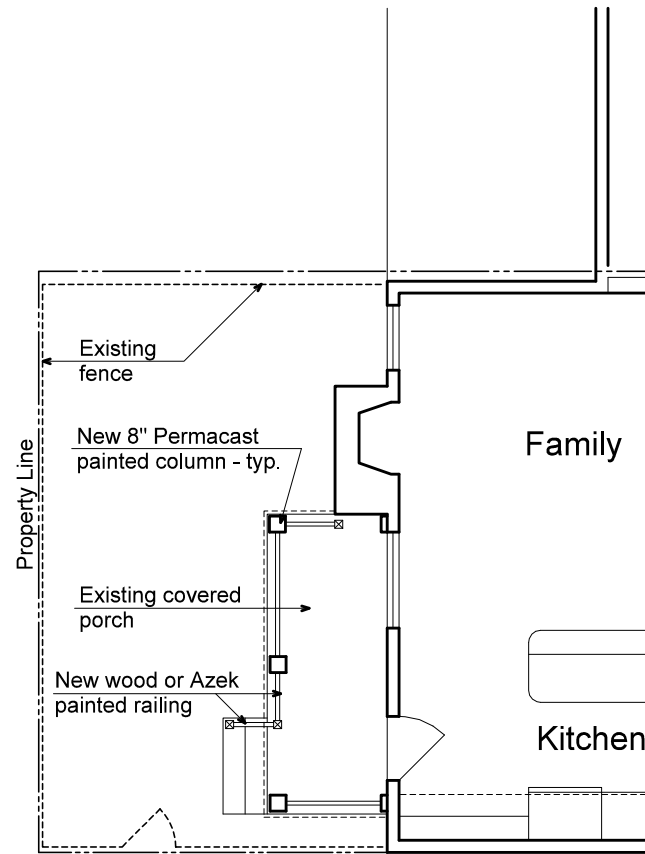
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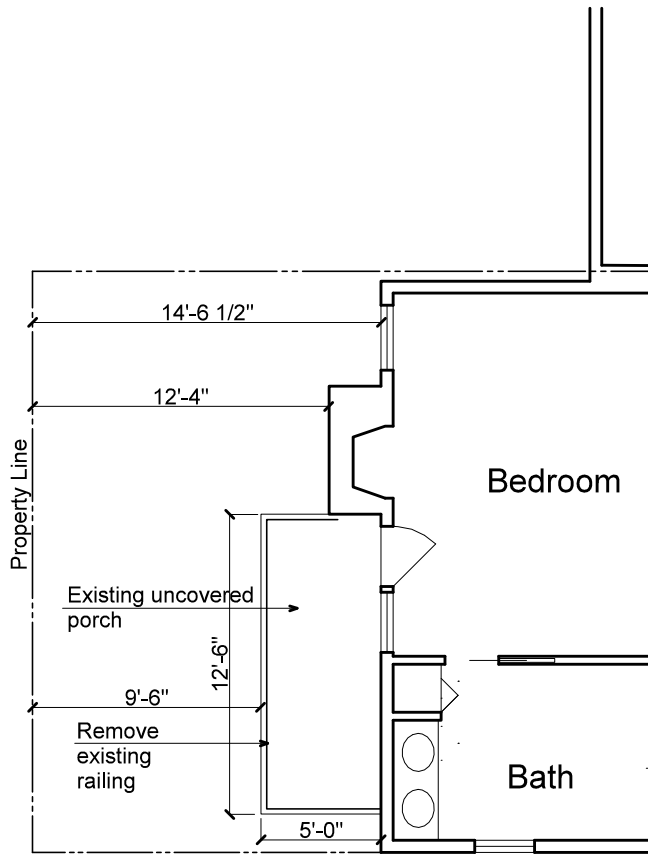
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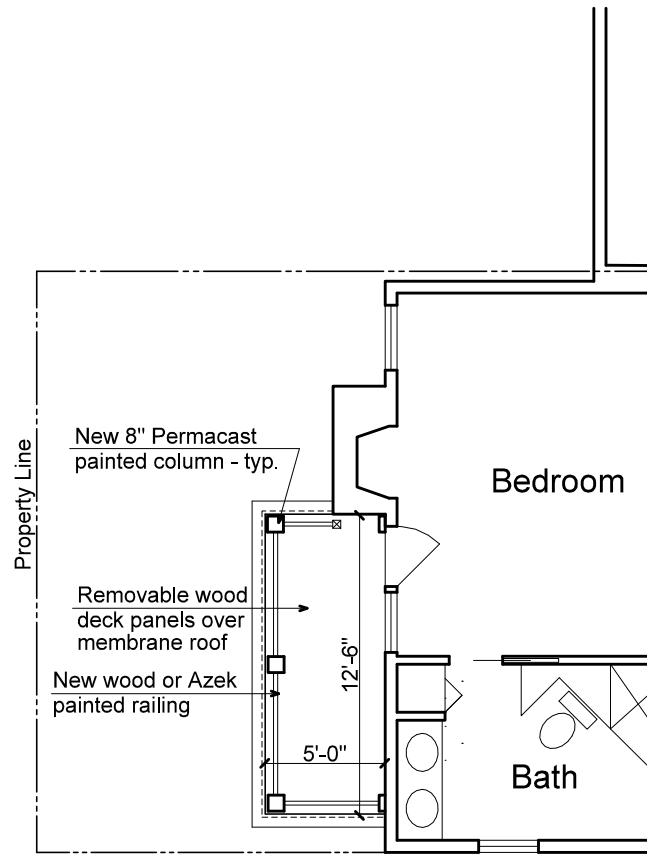
Existing



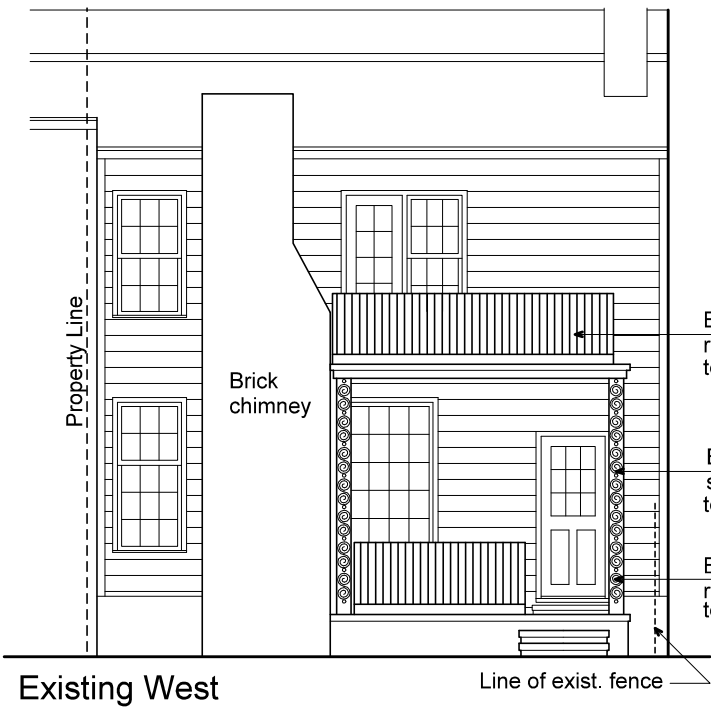
Proposed



Existing



Proposed



Existing West

- Existing metal railing to be removed
- Existing metal supports to be removed
- Existing metal railing to be removed

Line of exist. fence



Existing South



Proposed West

- Extend existing roof
- Azek or wood painted trim
- Hinged wood louver
- 8" Permacast painted column
- Azek or wood painted trim
- Wood or Azek painted railing
- Existing brick

Line of exist. fence



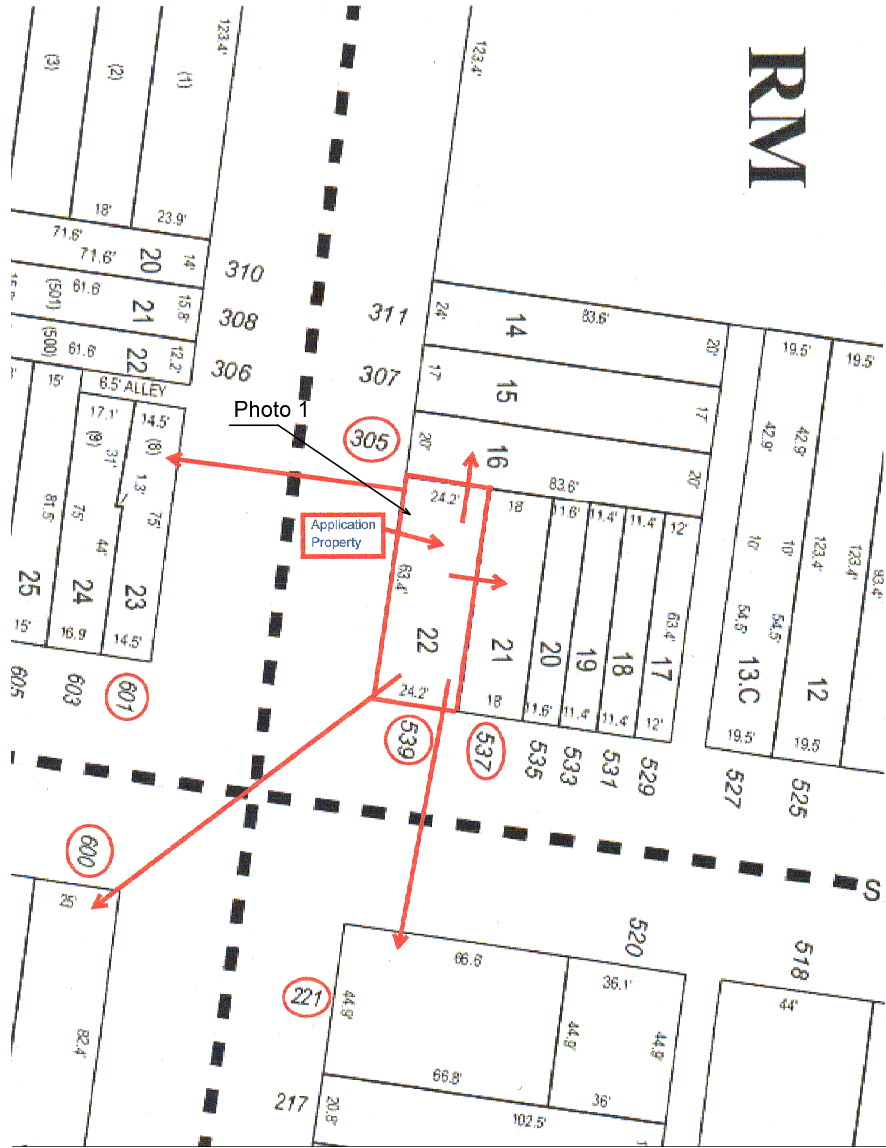
Proposed South

Elevations

1/8"=1'-0"

539 S. Fairfax Street

3.26.2013 15



Property Location

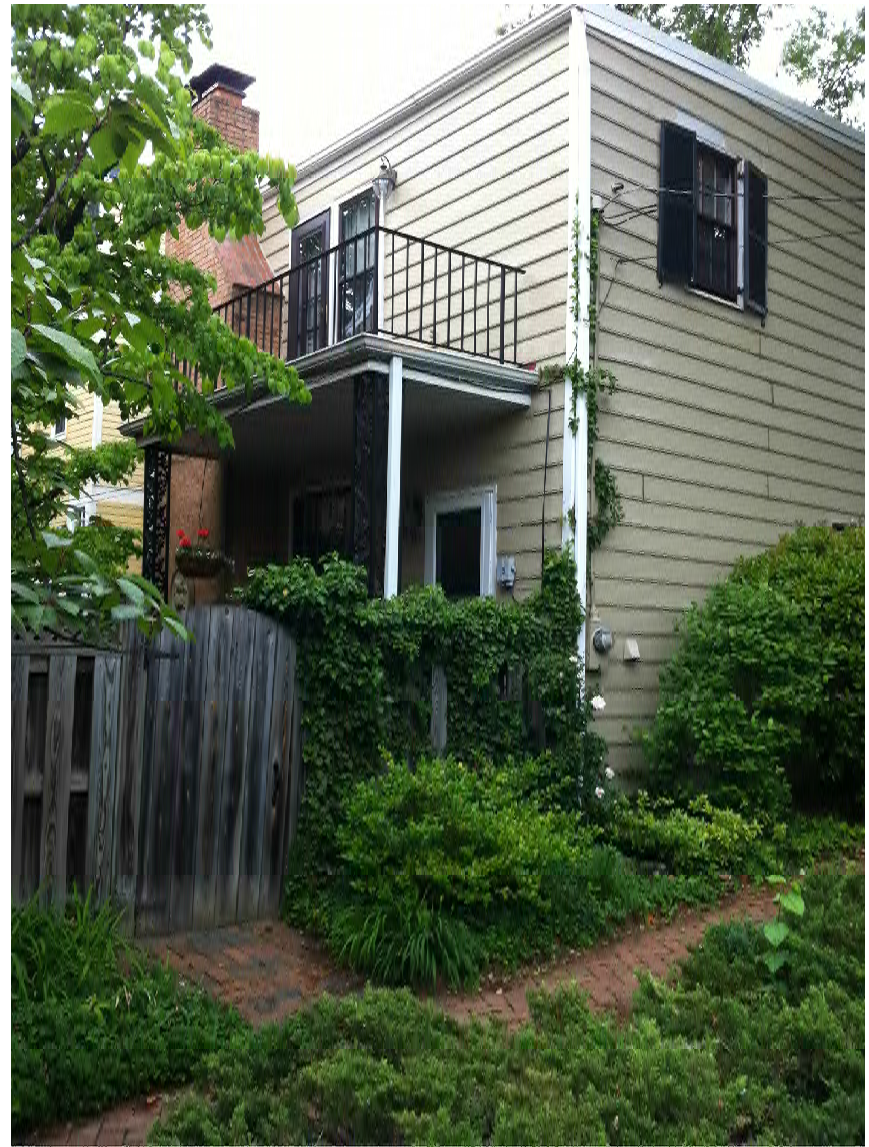


Photo 1 - Partial Rear View

305
Gibbon



Photo 2 - South Side

539 S. Fairfax Street

3.26.2013 17



Photo 3 - South and East Side

539 S. Fairfax Street

3.26.2013 18



Photo 4 - East Side

539 S. Fairfax Street

3.26.2013 19



Photo 5 - 601 S. Fairfax

539 S. Fairfax Street

3.26.2013 20



Photo 6 - 600 S. Fairfax

539 S. Fairfax Street

3.26.2013 21



Photo 7 - 221 Gibbon

539 S. Fairfax Street

3.26.2013 22

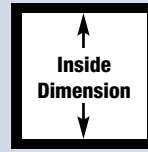
Square PERMACast® Columns

Tuscan Cap

SQUARE PERMACAST® INSIDE DIMENSIONS

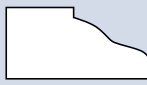
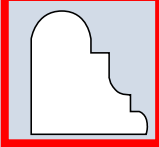


Inside dimensions may vary up to 1/8".
Splitting a column will decrease inside dimension 1/8".

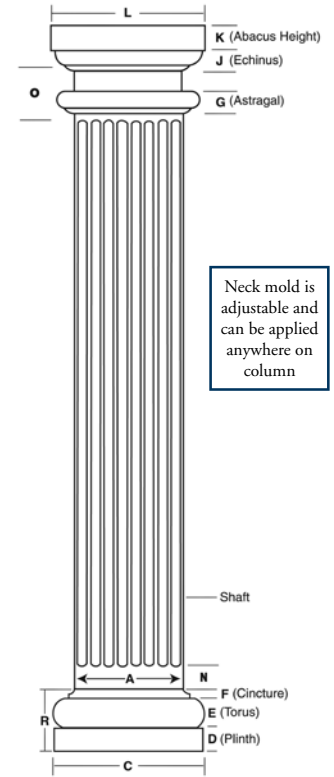
COL. SIZE	INSIDE
6"	5 1/4"*
8"	6 7/8"
10"	9"
12"	11"
14"	12"
16"	14 3/4"



*Inside is Round

MOLDING FOR SQUARE PERMACAST®

	Length: 8' No. 54502 1/2" x 1" Length: 10' No. 54512		Length: 10' No. 54503 1" x 1"
	Length: 10' No. 54504 3/4" x 1"		Length: 10' No. 54505 3/4" x 15/16"



Neck mold is adjustable and can be applied anywhere on column

PermaCast® Square Column shown fluted with Tuscan Cap and Base.

Plain Square Painted

SQUARE PERMACAST® COLUMN DIMENSIONS (In Inches)*

Column Size	A	C	D	E	F	G	J	K	L	N	O	R	Lengths Available (ft.)
6"	6"	9 5/8"	1 1/8"	1 1/8"	5/8"	1"	1 1/4"	1 3/8"	9 5/8"	N/A	N/A	3 5/8"	6,8,9,10
8"	8"	11 1/2"	1 7/8"	1 3/4"	5/8"	1"	1 3/8"	1 3/8"	10 15/16"	4"	3 1/8"	4 1/4"	6,8,9,10,12
10"	10"	13 1/8"	2 1/4"	2 3/8"	3/4"	1"	1 1/4"	1 13/16"	12 3/4"	4"	4 1/8"	5 3/8"	51",6,8,9,10,12,14,16
12"	12"	16 1/8"	2 13/16"	2 3/8"	7/8"	1"	1 3/4"	2 1/8"	16 11/16"	N/A	N/A	6 1/8"	8,9,10,12,14,16,18
14"	14"	19 1/8"	3 1/8"	2 7/8"	1 1/16"	1 1/8"	2 1/16"	2 1/2"	19 1/16"	N/A	N/A	7 9/16"	8,10,12
16"	16"	22 1/8"	3 7/8"	3 3/8"	1 1/8"	1 1/8"	2 3/8"	2 3/4"	21 1/2"	N/A	N/A	8 3/8"	8,10,12,14,16,18,20

Fluted Square. *There may be a variance of up to 1/4" in all dimensions.
See page 16 for Ornamental Capital dimensions.

Versatility of Square Columns

The design and versatility of an HB&G square column has enhanced its popularity with today's architects. The HB&G Square PermaCast® column lineup includes plain, recessed panel and fluted styles. An unlimited combination of styles can be achieved by various uses of the panel molding, neck molding, and caps and bases. Additionally, the square column is not tapered and can be cut to any height without affecting the fit of the caps and bases.

Tuscan Base

ADDRESS OF PROJECT: 539 S. Fairfax Street

TAX MAP AND PARCEL: 080.02-05-22 ZONING: RM

APPLICATION FOR: *(Please check all that apply)*

- CERTIFICATE OF APPROPRIATENESS
- PERMIT TO MOVE, REMOVE, ENCAPSULATE OR DEMOLISH
(Required if more than 25 square feet of a structure is to be demolished/impacted)
- WAIVER OF VISION CLEARANCE REQUIREMENT and/or YARD REQUIREMENTS IN A VISION CLEARANCE AREA *(Section 7-802, Alexandria 1992 Zoning Ordinance)*
- WAIVER OF ROOFTOP HVAC SCREENING REQUIREMENT
(Section 6-403(B)(3), Alexandria 1992 Zoning Ordinance)

Applicant: Property Owner Business *(Please provide business name & contact person)*

Name: Shirley Gustafson

Address: 539 S. Fairfax Street

City: Alexandria State: VA Zip: 22314

Phone: (609) 439-2622 E-mail: spgustaf@aol.com

Authorized Agent *(if applicable):* Attorney Architect _____

Name: Andrew Sheldon Phone: (609) 439-2622

E-mail: andy@sheldondesigns.com

Legal Property Owner:

Name: Shirley Gustafson

Address: 539 S. Fairfax St.

City: Alexandria State: VA Zip: 22314

Phone: (703) 535-1240 E-mail: spgustaf@aol.com

- Yes No Is there an historic preservation easement on this property?
- Yes No If yes, has the easement holder agreed to the proposed alterations?
- Yes No Is there a homeowner's association for this property?
- Yes No If yes, has the homeowner's association approved the proposed alterations?

If you answered yes to any of the above, please attach a copy of the letter approving the project.

NATURE OF PROPOSED WORK: *Please check all that apply*

- NEW CONSTRUCTION
- EXTERIOR ALTERATION: *Please check all that apply.*
 - awning fence, gate or garden wall HVAC equipment shutters
 - doors windows siding shed
 - lighting pergola/trellis painting unpainted masonry
 - other Replacing existing columns and trim
- ADDITION
- DEMOLITION/ENCAPSULATION
- SIGNAGE

DESCRIPTION OF PROPOSED WORK: *Please describe the proposed work in detail (Additional pages may be attached).*

Redesign of the existing first floor porch, replacing the column supports and constructing a roof over the present second floor uncovered part of the porch.

The demolition part of the project will be the removal of the existing columns and railing which will be replaced per the attached drawings.

The encapsulation will be only where the new roof, half columns and beams tie into the existing structure. There are no reasonable alternatives to the demolition or encapsulation.

SUBMITTAL REQUIREMENTS:

Items listed below comprise the **minimum supporting materials** for BAR applications. Staff may request additional information during application review. Please refer to the relevant section of the *Design Guidelines* for further information on appropriate treatments.

Applicants must use the checklist below to ensure the application is complete. Include all information and material that are necessary to thoroughly describe the project. Incomplete applications will delay the docketing of the application for review. Pre-application meetings are required for all proposed additions. All applicants are encouraged to meet with staff prior to submission of a completed application.

Electronic copies of submission materials should be submitted whenever possible.

Demolition/Encapsulation : *All applicants requesting 25 square feet or more of demolition/encapsulation must complete this section. Check N/A if an item in this section does not apply to your project.*

- N/A Survey plat showing the extent of the proposed demolition/encapsulation.
- Existing elevation drawings clearly showing all elements proposed for demolition/encapsulation.
- Clear and labeled photographs of all elevations of the building if the entire structure is proposed to be demolished.
- Description of the reason for demolition/encapsulation.
- Description of the alternatives to demolition/encapsulation and why such alternatives are not considered feasible.

Additions & New Construction: Drawings must be to scale and should not exceed 11" x 17" unless approved by staff. All plans must be folded and collated into 12 complete 8 1/2" x 11" sets. Additional copies may be requested by staff for large-scale development projects or projects fronting Washington Street. Check N/A if an item in this section does not apply to your project.

- N/A
- Scaled survey plat showing dimensions of lot and location of existing building and other structures on the lot, location of proposed structure or addition, dimensions of existing structure(s), proposed addition or new construction, and all exterior, ground and roof mounted equipment.
 - FAR & Open Space calculation form.
 - Clear and labeled photographs of the site, surrounding properties and existing structures, if applicable.
 - Existing elevations must be scaled and include dimensions.
 - Proposed elevations must be scaled and include dimensions. Include the relationship to adjacent structures in plan and elevations.
 - Materials and colors to be used must be specified and delineated on the drawings. Actual samples may be provided or required.
 - Manufacturer's specifications for materials to include, but not limited to: roofing, siding, windows, doors, lighting, fencing, HVAC equipment and walls.
 - For development site plan projects, a model showing mass relationships to adjacent properties and structures.

Signs & Awnings: One sign per building under one square foot does not require BAR approval unless illuminated. All other signs including window signs require BAR approval. Check N/A if an item in this section does not apply to your project.

- N/A
- Linear feet of building: Front: _____ Secondary front (if corner lot): _____.
 - Square feet of existing signs to remain: _____.
 - Photograph of building showing existing conditions.
 - Dimensioned drawings of proposed sign identifying materials, color, lettering style and text.
 - Location of sign (show exact location on building including the height above sidewalk).
 - Means of attachment (drawing or manufacturer's cut sheet of bracket if applicable).
 - Description of lighting (if applicable). Include manufacturer's cut sheet for any new lighting fixtures and information detailing how it will be attached to the building's facade.

Alterations: Check N/A if an item in this section does not apply to your project.

- N/A
- Clear and labeled photographs of the site, especially the area being impacted by the alterations, all sides of the building and any pertinent details.
 - Manufacturer's specifications for materials to include, but not limited to: roofing, siding, windows, doors, lighting, fencing, HVAC equipment and walls.
 - Drawings accurately representing the changes to the proposed structure, including materials and overall dimensions. Drawings must be to scale.
 - An official survey plat showing the proposed locations of HVAC units, fences, and sheds.
 - Historic elevations or photographs should accompany any request to return a structure to an earlier appearance.

ALL APPLICATIONS: *Please read and check that you have read and understand the following items:*

- I have submitted a filing fee with this application. (Checks should be made payable to the City of Alexandria. Please contact staff for assistance in determining the appropriate fee.)
- I understand the notice requirements and will return a copy of the three respective notice forms to BAR staff at least five days prior to the hearing. If I am unsure to whom I should send notice I will contact Planning and Zoning staff for assistance in identifying adjacent parcels.
- I, the applicant, or an authorized representative will be present at the public hearing.
- I understand that any revisions to this initial application submission (including applications deferred for restudy) must be accompanied by the BAR Supplemental form and 12 sets of revised materials.

The undersigned hereby attests that all of the information herein provided including the site plan, building elevations, prospective drawings of the project, and written descriptive information 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 undersigned also hereby authorizes the City staff and members of the BAR to inspect this site as necessary in the course of research and evaluating the 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:

Signature: 

Printed Name: Andrew Sheldon

Date: 04/01/2013

OWNERSHIP AND DISCLOSURE STATEMENT

BAR 2013-0094 & 0095

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. Shirley Gustafson	539 S. Fairfax St.	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 539 S. Fairfax Street (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. Shirley Gustafson	539 S. Fairfax 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. Shirley Gustafson	None	None
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.

04/01/2013
Date

Andrew Sheldon
Printed Name


Signature



DEPARTMENT OF PLANNING AND ZONING FLOOR AREA RATIO AND OPEN SPACE CALCULATIONS

A. Property Information

A1. Street Address 539 South Fairfax Street Zone RM

A2. $\frac{1535.40 \text{ sf}}{\text{Total Lot Area}} \times 1.50 = \frac{2303.10 \text{ sf}}{\text{Maximum Allowable Floor Area}}$
Floor Area Ratio Allowed by Zone

B. Existing Gross Floor Area

Existing Gross Area*		Allowable Exclusions	
Basement	481.26	Basement**	481.26
First Floor	1183.92	Stairways**	73.64
Second Floor	1183.92	Mechanical**	19.26
Third Floor	NA	Other**	109.44
Porches/ Other	62.50	Total Exclusions	683.60
Total Gross *	2898.34		

Other Exclusions: See Attached Plans

B1. Existing Gross Floor Area *
2911.60 Sq. Ft.
B2. Allowable Floor Exclusions**
683.60 Sq. Ft.
B3. Existing Floor Area minus Exclusions
2228.00 Sq. Ft.
(subtract B2 from B1)

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

Proposed Gross Area*		Allowable Exclusions	
Basement	0	Basement**	0
First Floor	0	Stairways**	0
Second Floor	0	Mechanical**	0
Third Floor	0	Other**	0
Porches/ Other	62.50	Total Exclusions	0
Total Gross *	62.50		

C1. Proposed Gross Floor Area *
62.50 Sq. Ft.
C2. Allowable Floor Exclusions**
0.00 Sq. Ft.
C3. Proposed Floor Area minus Exclusions
62.50 Sq. Ft.
(subtract C2 from C1)

D. Existing + Proposed Floor Area

D1. Total Floor Area (add B3 and C3) 2290.50 Sq. Ft.
D2. Total Floor Area Allowed by Zone (A2) 2303.10 Sq. Ft.

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

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

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

F. Open Space Calculations

Existing Open Space	273.67 sf
Required Open Space	350.00 sf
Proposed Open Space	273.67 sf (no change)

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

Signature: _____

Date: 4/1/2013