

Docket Item # 5  
BZA CASE #2013-00016

Board of Zoning Appeals  
JULY 11, 2013

**ADDRESS:** 305 ASHBY STREET  
**ZONE:** R-2-5  
**APPLICANT:** JULIA WILMER AND MATTHEW ZAHN

**ISSUE:** Special exception to construct a rear two-story addition in the required west side yard.

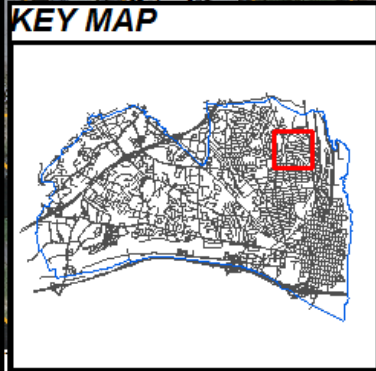
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CODE SECTION	SUBJECT	CODE REQMT	APPLICANT PROPOSES	REQUESTED EXCEPTION
3-506(A)(2)	Side Yard	10.00 feet	8.76 feet	1.24 feet

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

If the Board decides to grant the requested special exception, the development 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 and setbacks 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 #2013-0016**  
**305 Ashby St**



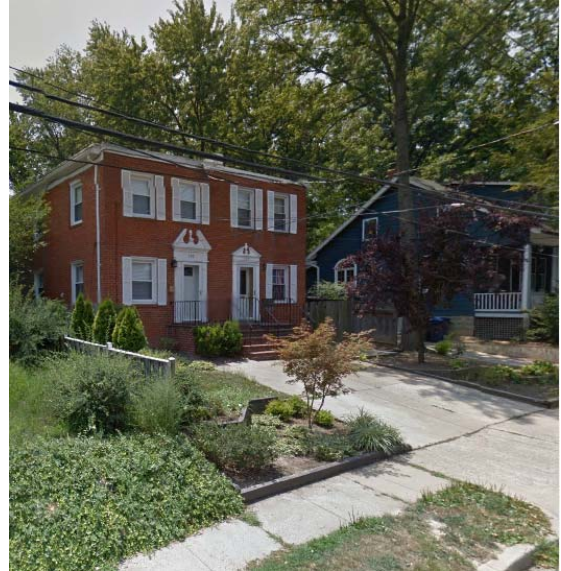
**I. ISSUE**

The applicants propose to construct a two-story rear addition at 305 Ashby Street.

**II. BACKGROUND**

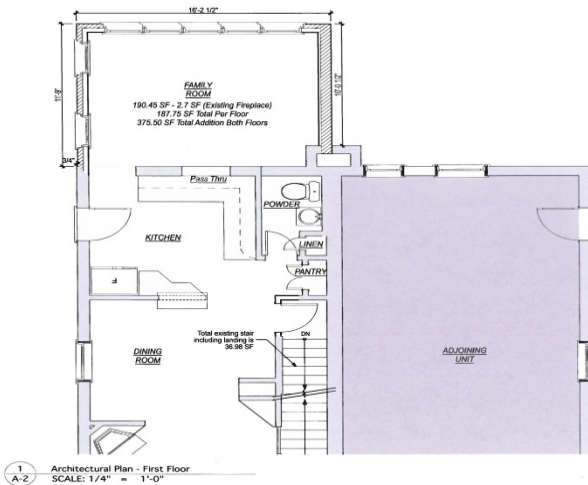
The subject property is one lot of record with 25.00 feet of frontage facing Ashby Street and a depth of 128.21 feet on the east property line; a depth of 129.59 feet on the west property line and a rear width of 25.00 feet on the south property line. The property contains 3,225 square feet of lot area.

The property is currently developed with a two-story semi-detached dwelling with a basement that is located 25.30 feet from the front property line facing Ashby Street and 8.70 feet from the east property line. The house adjoins the adjacent semi-detached dwelling unit along the west property line. A driveway extends to the front of the house. According to Real Estate records, the house was constructed in 1965.



**III. DESCRIPTION**

The applicants propose to construct a rear two story addition with basement. The addition has a depth of 11.75 feet and a width of 16.21 feet. There is for a total of 190.46 square feet for each floor for a combined total of 571.35 square feet. The proposed addition will be located 8.76 feet from the east property line, in line with the existing house, and will have a height of 21.54 feet from the ground to the highest point.



The two-story duplex is identified as a non-contributing resource within the Town of Potomac National Register Historic District.

Rear additions are commonly found throughout the Town of Potomac and are generally designed so that the original massing and architecture are maintained and respected. The location of an addition at the rear maintains traditional development patterns in the Town of Potomac. In general, additions should not overwhelm existing historic buildings. The proposed addition is modest in size and scale.

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

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

**IV. MASTER PLAN/ZONING**

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

**V. REQUESTED SPECIAL EXCEPTION:**

3-506(A)(2) Side Yard (East)

The applicants request a special exception of 1.24 feet from the required 10.00 feet side yard requirement to construct a two-story rear addition.

**VI. NONCOMPLYING STRUCTURE/ SUBSTANDARD LOT**

The existing building at 305 Ashby Street is a noncomplying structure with respect to the following:

<u>Regulation</u>	<u>Required</u>	<u>Existing</u>	<u>Noncompliance</u>
Side Yard	10.00 ft	8.70 ft	1.30 ft
Lot Width	37.50 ft	25.00 ft	12.50 ft.

**VII. SPECIAL EXCEPTIONS STANDARDS UNDER SECTION 11-1304:**

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

- a. Whether approval of the special exception will be detrimental to the public welfare, to the neighborhood or to the adjacent properties.
- b. Whether approval of the special exception will impair an adequate supply of light and air to the adjacent property, or cause or substantially increase traffic congestion or increase the danger of fire or the spread of fire, or endanger the public safety.
- c. Whether approval of the special exception will alter the essential character of the area or zone.

- d. Whether the proposal will be compatible with the development in the surrounding neighborhood.
- e. Whether the proposed development represents the only reasonable means and location on the lot to accommodate the proposed structure given the natural constraints of the lot or the existing development of the lot.

**VIII. STAFF ANALYSIS**

**Neighborhood Impact**

The proposed addition will not likely have any neighborhood impact. The subject property is surrounded by single-family dwellings except for the semi-detached unit attached. There is also a two-story apartment building on Ashby Street. The scale of the addition will be consistent with the scale of the current house and should not detract from neighboring properties.

**Light and Air**

The proposed addition is modest in scale, will extend 11.75 feet from the current rear building wall and will continue along the shared party wall on the west side of the property. The adjacent semi-detached unit does not have an extended addition; therefore, there will most likely be some minor light and air impact. Similar style rear additions have been constructed along common party walls throughout Del Ray and the R-2-5 zone.

**IX. STAFF CONCLUSION:**

Staff finds that the proposed addition meets the criteria and standards for a special exception. The applicants are proposing to continue along one non-complying wall along the east side of the property and will be consistent with the current dwelling.

Staff **recommends approval** of the request.

**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:

- 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 permits must be approved and issued prior to the issuance of any permit for demolition. (T&ES)
- F1. After review of the information provided, an approved grading plan is not required at this time. Please note that if any changes are made to the plan it is suggested that T&ES be included in the review. (T&ES)
- 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 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 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-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:

No comments received.

Recreation (Arborist):

No comments received.

Historic Alexandria (Archaeology):

R-1 No archaeological action is required.

F-1 There is low potential for archaeological resources to be present that could provide insight into the history of Alexandria.

Board of Architecture Review Planning Staff:

The BAR Staff reviews and evaluates proposed exterior alterations and changes to existing buildings based upon their compatibility with the existing historic structure on the subject property and their surrounding neighbors within the Town of Potomac historic district.

The two- story, side-gable duplex is identified as a non-contributing resource within the Town of Potomac National Register Historic District. According to City real estate records, the duplex was constructed in 1965.

The following are BAR Staff comments and findings regarding the proposed rear addition:

F-1 Rear additions are commonly found throughout the Town of Potomac and are generally designed so that the original massing and architecture are maintained and respected. The location of an addition at the rear maintains traditional development patterns in the Town of Potomac.

F-2 In general, additions should not overwhelm existing historic buildings. The proposed addition is modest in size and scale.

F-3 Additions to historic buildings are often differentiated through changes in materials, changes in fenestration patterns, and the offsetting of the new construction from the existing.

F-4 The proposed two-story rear addition will not threaten the historic integrity of this contributing property.

Other Requirements Brought to the Applicant's Attention:

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.



APPLICATION  
BOARD OF ZONING APPEALS

SPECIAL EXCEPTION FOR ADDITIONS

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

Article III - Residential Zone Regulations; Division A Section 3 -  
506 Bulk and Open Space Requirements A-Yard Requirements;  
3-Side Yards

PART A

1. Applicant:  Owner  Contract Purchaser  Agent  
Name Julia Wilmer and Matthew Zahn  
Address 305 Ashby St.  
Alexandria, VA 22305  
Daytime Phone 703-915-9861  
Email Address julie.wilmer@gmail.com
2. Property Location 305 Ashby St., Alexandria, VA 22305
3. Assessment Map # 024 Block 02 Lot 03 Zone 16
4. Legal Property Owner Name Matthew Zahn and Julia Wilmer (Zahn)  
Address 305 Ashby 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. Matthew Zahn	305 Ashby St. Alexandria, VA 22305	100%
2. Julia Zahn	305 Ashby St. Alexandria, VA 22305	
3.		

2. Property. State the name, address and percent of ownership of any person or entity owning an interest in the property located at 305 Ashby St, Alexandria, VA 22305 (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 Zahn	305 Ashby St. Alexandria, VA 22305	100%
2. Julia Zahn	305 Ashby St. Alexandria, VA 22305	
3.		

3. Business or Financial Relationships. Each person or entity indicated above in sections 1 and 2, with an ownership interest in the applicant or in the subject property are require to disclose any business or financial relationship, as defined by Section 11-350 of the Zoning Ordinance, existing at the time of this application, or within the 12-month period prior to the submission of this application with any member of the Alexandria City Council, Planning Commission, Board of Zoning Appeals or either Boards of Architectural Review. All fields must be filled out completely. Do not leave blank. (If there are no relationships please indicated each person or entity and "None" in the corresponding fields).

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

Name of person or entity	Relationship as defined by Section 11-350 of the Zoning Ordinance	Member of the Approving Body (i.e. City Council, Planning Commission, etc.)
1. None		
2. None		
3. None		

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.

6-10-13	Julia R. Zahn Matthew Zahn	
Date	Printed Name	Signature

5. Describe request briefly:

Special exemption to construct a two-story addition  
in the required side yard on Ashby St. no closer  
than existing construction.

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:

Julia R. Zahn

Matthew Zahn

Print Name

703-915-9861

Telephone

Julia Zahn

Signature

6-10-13

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.

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

PART B (SECTION 11-1304)

APPLICANT MUST EXPLAIN THE FOLLOWING:

(Please use additional pages where necessary.)

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

The proposed addition requires access between the existing and new construction. Based on current plan analysis, the ideal layout requires the addition to be closer to the side property than the current zoning will allow.

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

This special exemption will not harm any adjoining properties or impact the neighborhood. The existing construction is already built within the current setback at 8.7'. The proposed addition would be 8.76' from the side property line. This addition will be built no closer to the side property than the existing condition.

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

Light and air to any adjacent property will not be affected as the proposed addition will not be built any closer to the property line than the existing condition.

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

The proposed addition is compatible with other properties as the character of the neighborhood will not be altered. Since the addition will be no closer than the existing construction, the addition will not be noticeable from the street. Many other properties have additions built in the side setback. The proposed addition will be within the maximum FAR allowed for this property.

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

Materials and design treatment will be similar to the existing construction keeping with the aesthetic character of the neighborhood and surrounding buildings.

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

Setback limitations will only allow an addition to be built off the rear of the existing building. Building the new addition to the full 10' side setback currently hinders the ability to efficiently and cost-effectively create a cohesive interior space while staying within the required FAR required for this property.

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

A letter has been written and plans will be shown to affected property owners per requirements.



## 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 305 Ashby St., Alexandria, VA 22305 Zone R-2-5

A2. 3,225 SF x .45 = 1,451  
Total Lot Area Floor Area Ratio Allowed by Zone Maximum Allowable Floor Area

**B. Existing Gross Floor Area**

Existing Gross Area*		Allowable Exclusions	
Basement	555.42	Basement**	552.42
First Floor	555.42	Stairways**	36.98
Second Floor	555.42	Mechanical**	
Third Floor		Porch/Garage**	
Porches/Other		Attic less than 5'***	
<b>Total Gross*</b>	<b>1,657.26</b>	<b>Total Exclusions</b>	<b>589.40</b>

B1. Existing Gross Floor Area \*  
1,657.26 Sq. Ft.  
 B2. Allowable Floor Exclusions\*\*  
589.40 Sq. Ft.  
 B3. Existing Floor Area minus Exclusions  
1,067.86 Sq. Ft.  
 (subtract B2 from B1)

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

Proposed Gross Area*		Allowable Exclusions	
Basement	190.46	Basement**	190.45
First Floor	190.46	Stairways**	
Second Floor	190.46	Mechanical**	5.4
Third Floor		Porch/Garage**	
Porches/Other		Attic less than 5'***	
<b>Total Gross*</b>	<b>571.38</b>	<b>Total Exclusions</b>	<b>195.85</b>

C1. Proposed Gross Floor Area \*  
571.38 Sq. Ft.  
 C2. Allowable Floor Exclusions\*\*  
195.85 Sq. Ft.  
 C3. Proposed Floor Area minus Exclusions  
375.53 Sq. Ft.  
 (subtract C2 from C1)

**D. Existing + Proposed Floor Area**

D1. Total Floor Area (add B3 and C3) 1443.39 Sq. Ft.  
 D2. Total Floor Area Allowed by Zone (A2) 1451.00 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 of a lot, measured from exterior walls.

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

**E. 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: \_\_\_\_\_

L. Williams

VA # 019875

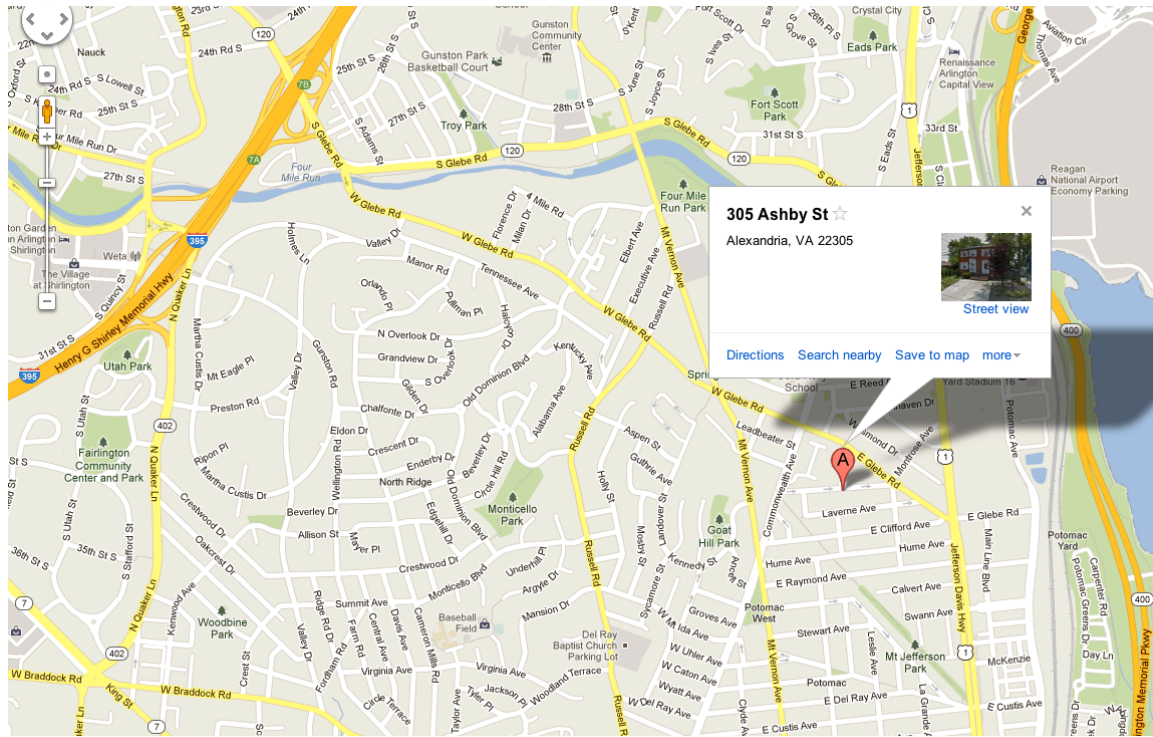
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Date: June 18, 2013



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**SITE MAP**  
N.T.S.

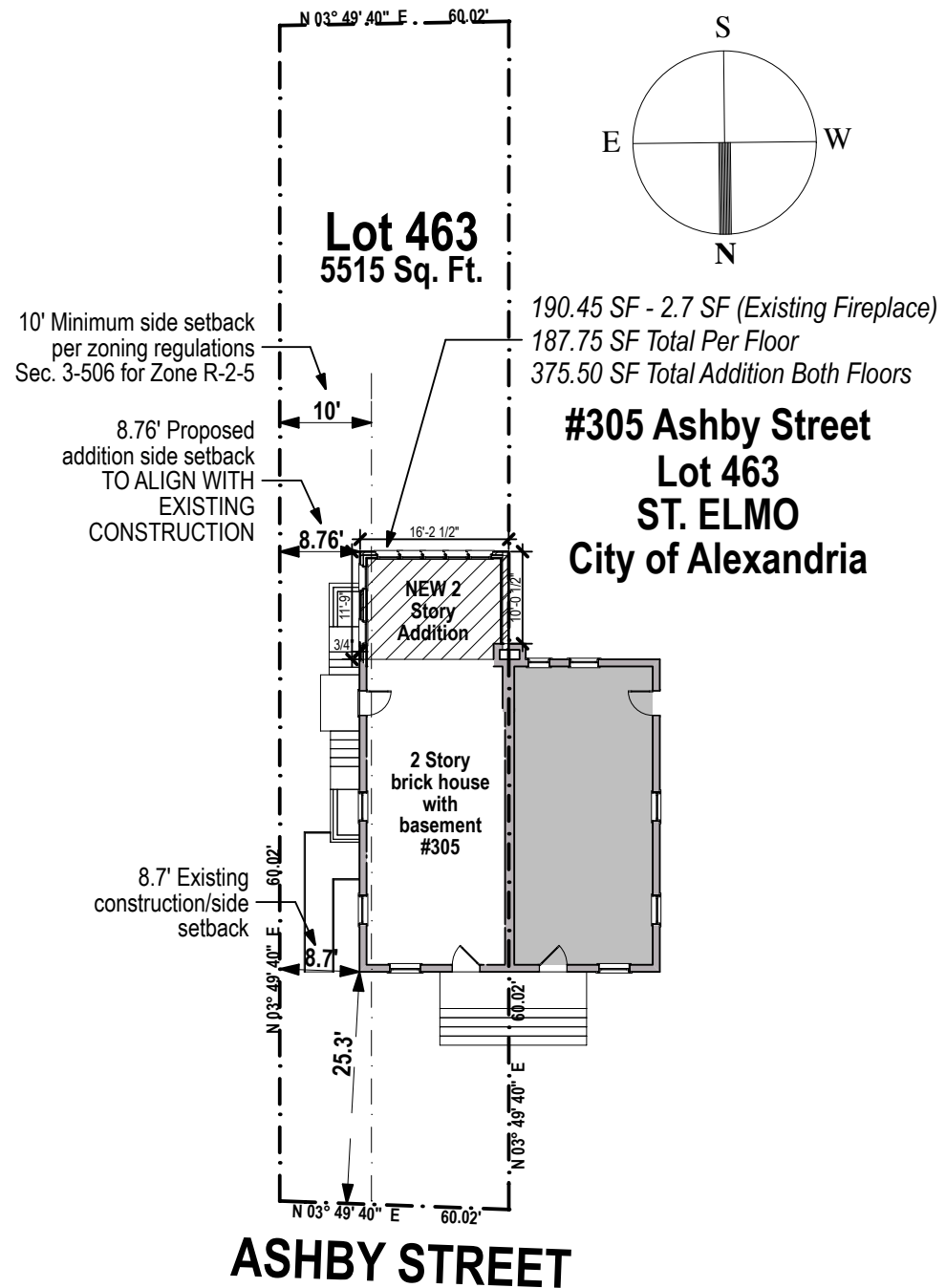


# Zahn Residence

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**SITE PLAN**  
1" = 20'-0"



**Zahn Residence**  
305 Ashby Street  
Alexandria, VA 22305

**ALEXANDRIA CITY CODE - LOCAL DESIGN LOAD CRITERIA:**

All work and materials shall conform to the 2009 Virginia Uniform Statewide Building Code and International Residential Code (IRC) 2009

MINIMUM DESIGN LIVE LOAD VALUES per IRC Table R301.5:

- Exterior Balconies = 60 psf
- Decks = 40 psf
- Fire Escapes = 40 psf
- Passenger Vehicle Garages = 50 psf
- Attics Without Storage = 10 psf
- Attics With Storage = 20 psf
- Rooms Other Than Sleeping Rooms = 40 psf
- Sleeping Rooms = 30 psf
- Stairs = 40 psf
- Guardrails and Handrails = 200 PSF

RESIDENTIAL CONSTRUCTION DESIGN PARAMETERS per IRC Table R301.2(1) amended as follows:

- Ground Snow Load = 25 psf
- Wind Speed (3 second gust method) = 90 mph
- Seismic Zone:
  - SS = 19%g (Figure 1615(1) 2009 IBC)
  - S1 = 7%g (Figure 1615(2) 2009 IBC)
- Frost Line Depth = 24 inches
- Termite = Moderate to Heavy
- Decay = Slight to Moderate
- Fire department vehicular load (Point = 62 Kips), Uniform = 450psf)

**SITE ZONING INFORMATION**

ZONED - R-2-5

Total Lot Area - 3,225 SF FAR Allowed by Zone - .45  
 Maximum Allowable Floor Area - 1,451 SF

Existing Gross Area	Exclusions
Basement - 555.83 SF	Basement - 555.83 SF
First Floor - 555.83 SF	Stairway - 36.98
Second Floor - 555.83	

**Total Existing Gross minus Exclusions - 1,074.68 SF**

Proposed Gross Area	Exclusions
Basement - 190.45 SF	Basement - 190.45 SF
First Floor - 190.45 SF	Mechanical(Exist Fireplace) 5.4 SF
Second Floor - 190.45 SF	

**Total Proposed Gross Floor Area minus Exclusions - 375.50 SF**

**Total Existing and Proposed Gross Floor Area - 1,450.18 SF**

**SYMBOLS LEGEND:**

BEDROOM	ROOM NAME / NUMBER	REVISION NUMBER	EXISTING PARTITION TO REMAIN
	CENTER LINE		EXISTING PARTITION TO BE DEMOLISHED
	SPOT ELEVATION		NEW PARTITION
	DETAIL INFORMATION		EXISTING DOOR, FRAME AND HARDWARE TO REMAIN.
	SECTION INFORMATION		EXISTING DOOR, FRAME AND HARDWARE TO BE REMOVED.
	INTERIOR ELEVATION		NOTE: SEE GENERAL NOTES FOR FURTHER INFO.
	KEY NOTE		NEW DOOR
			EXISTING FIXTURES, MILLWORK TO BE REMOVED.
			DUPLEX ELECTRICAL RECEPTACLE (110V/20AMP)
			QUADRAPLEX ELECTRICAL RECEPTACLE (110V/20AMP)
			DATA RECEPTACLE
			TELEPHONE RECEPTACLE

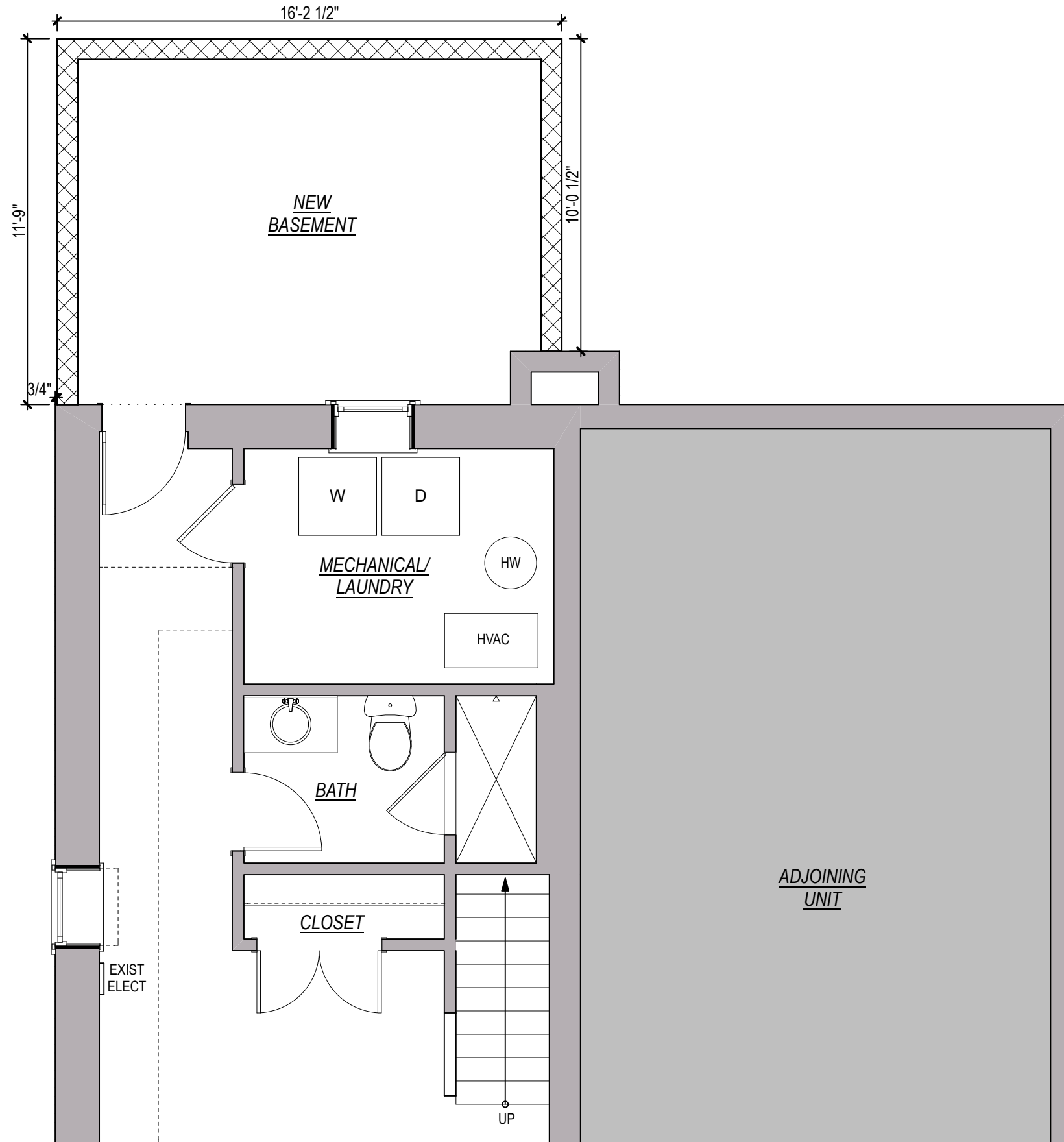
Revision Date:	Rev. No.	Description:

Drawing Title:  
**Cover Sheet And Site Plan**

Drawing Issue:  
**Special Exception Application Revision A**

Date: 06-13-2013	Sheet
Scale:	<b>CS-1</b>
Drawn:	
Cfd:	
Project No.:	

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1 Architectural Plan - Basement  
 A-1 SCALE: 1/4" = 1'-0"

**Zahn Residence**  
 305 Ashby Street  
 Alexandria, VA 22305

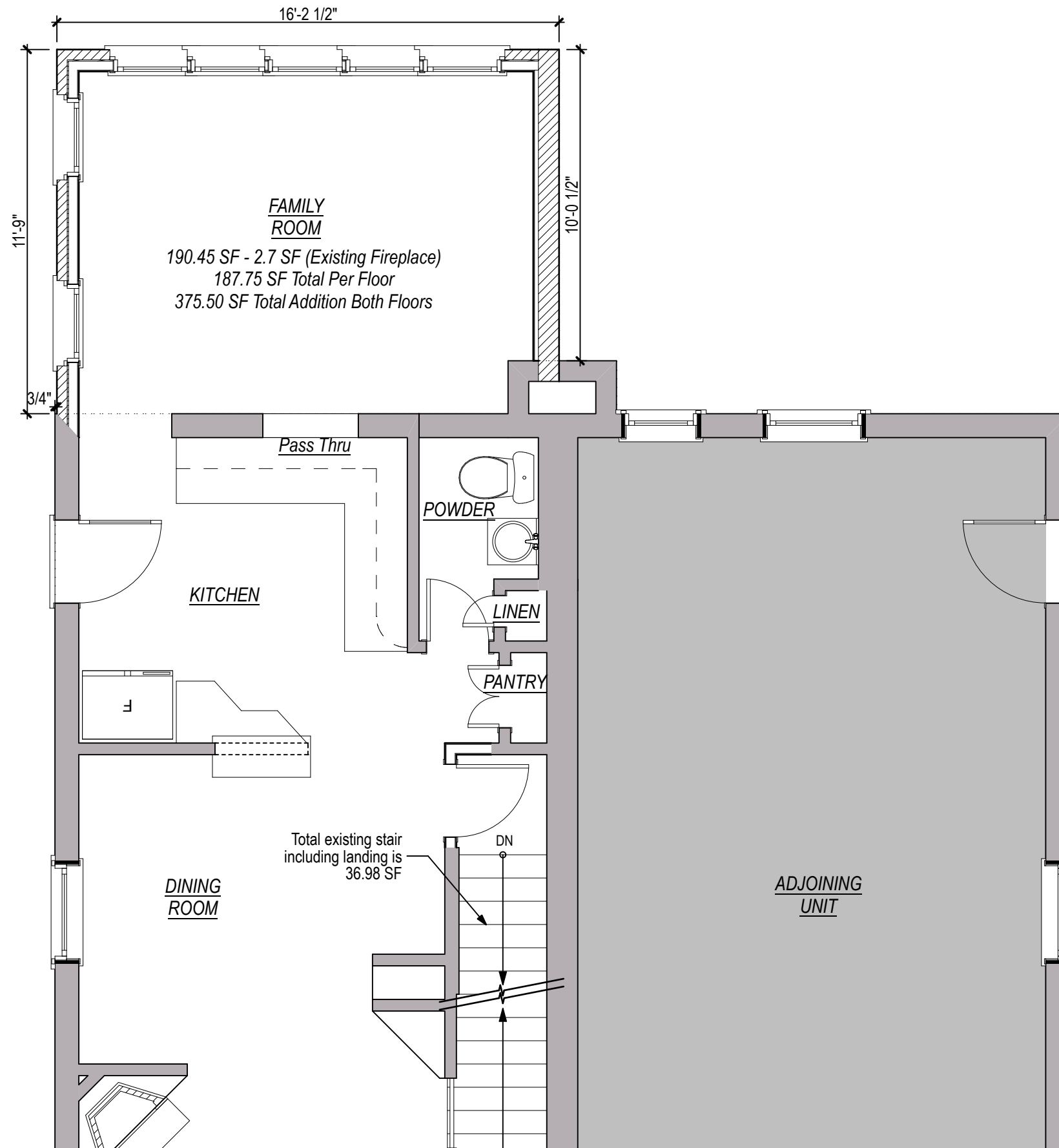
Revision Date:	Rev. No.	Description:

Drawing Title:  
**Architectural Plan -  
 Basement**

Drawing Issue  
**Special Exception  
 Application  
 Revision A**

Date: 06-13-2013	Sheet
Scale:	<b>A-1</b>
Drawn:	
Cfid:	
Project No.:	
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1 Architectural Plan - First Floor  
 A-2 SCALE: 1/4" = 1'-0"

**Zahn Residence**  
 305 Ashby Street  
 Alexandria, VA 22305

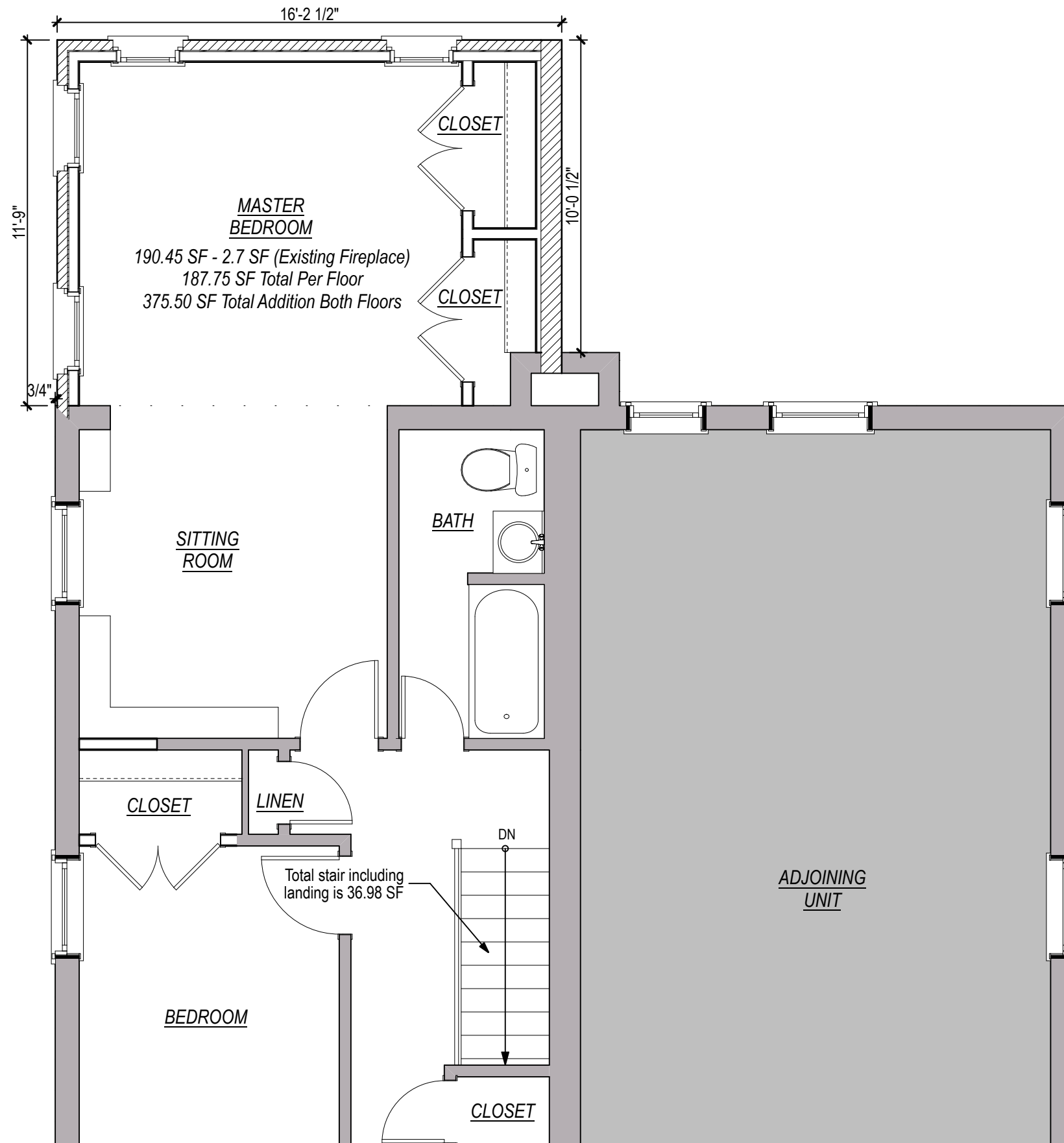
Revision Date:	Rev. No.	Description:

Drawing Title:  
**Architectural Plan - First Floor**

Drawing Issue:  
**Special Exception Application  
 Revision A**

Date: 06-13-2013	Sheet
Scale:	<b>A-2</b>
Drawn:	
Cfid:	
Project No.:	
5 of 24	

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1 Architectural Plan - Second Floor  
A-3 SCALE: 1/4" = 1'-0"

**Zahn Residence**  
305 Ashby Street  
Alexandria, VA 22305

Revision Date:	Rev. No.	Description:

Drawing Title:  
**Architectural Plan - Second Floor**

Drawing Issue:  
**Special Exception Application Revision A**

Date: 06-13-2013	Sheet
Scale:	<b>A-3</b>
Drawn:	
Cfid:	
Project No.:	
6 of 24	



1  
A-4 Front Elevation  
SCALE: 1/4" = 1'-0"

**Zahn Residence**  
305 Ashby Street  
Alexandria, VA 22305

Revision Date:	Rev. No.	Description:

Drawing Title:  
**Exterior Elevation - Front**

Drawing Issue  
**Special Exception  
Application  
Revision A**

Date:	06-13-2013	Sheet
Scale:		<b>A-4</b>
Drawn:		
Cfid:		
Project No.:		

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1  
A-5 Left Elevation  
SCALE: 1/4" = 1'-0"

**Zahn Residence**  
305 Ashby Street  
Alexandria, VA 22305

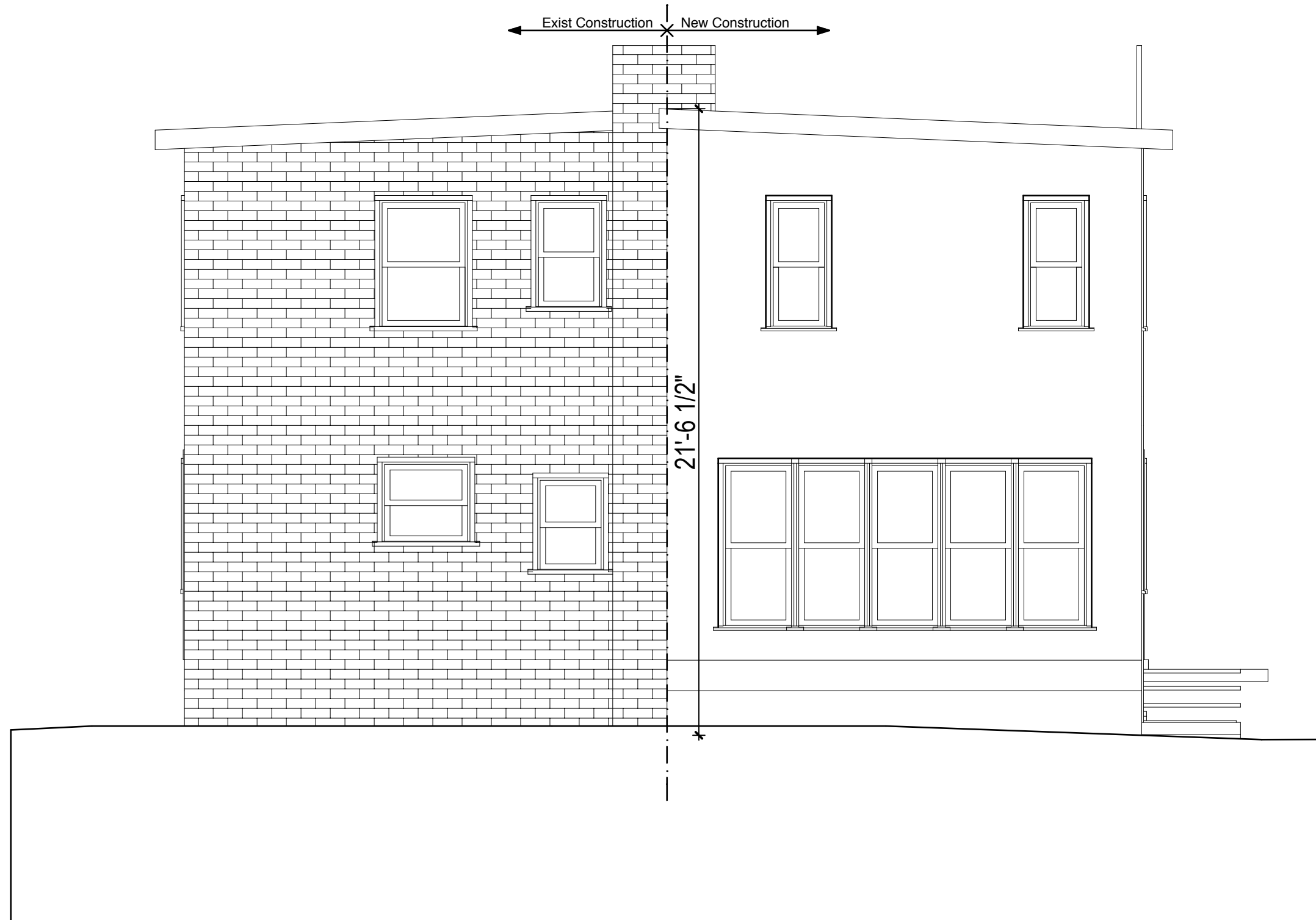
Revision Date:	Rev. No.	Description:

Drawing Title:  
**Exterior Elevation - Left**

Drawing Issue  
**Special Exception  
Application  
Revision A**

Date:	06-13-2013	Sheet
Scale:		<b>A-5</b>
Drawn:		
Cfid:		
Project No.:		

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1  
A-6 Rear Elevation  
SCALE: 1/4" = 1'-0"

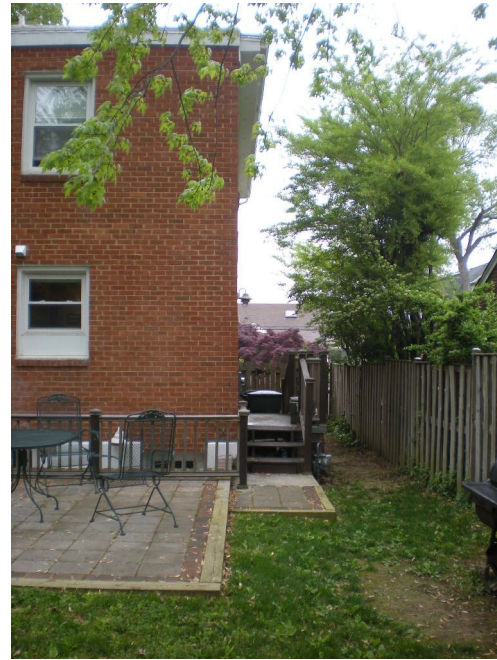
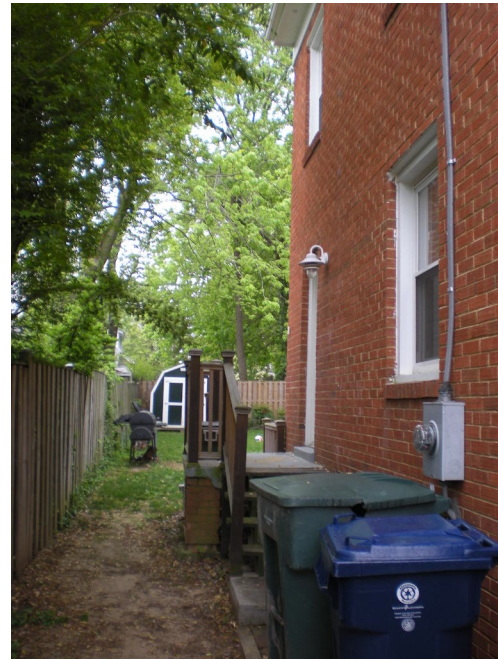
**Zahn Residence**  
 305 Ashby Street  
 Alexandria, VA 22305

Revision Date:	Rev. No.	Description:

Drawing Title:  
**Exterior Elevation - Rear**

Drawing Issue  
**Special Exception  
 Application  
 Revision A**

Date:	06-13-2013	Sheet
Scale:		<b>A-6</b>
Drawn:		
Cfid:		
Project No.:		



3 Existing Exterior Photos  
A-7



2 Proposed Exterior Perspective 2  
A-7



1 Proposed Exterior Perspective 1  
A-7

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Revision Date:	Rev. No.	Description:

Drawing Title:  
**Exterior Perspectives and Existing Photos**

Drawing Issue:  
**Special Exception Application  
Revision A**

Date: 06-13-2013	Sheet
Scale:	<b>A-7</b>
Drawn:	
Cfid:	
Project No.:	