

Docket Item #3  
BZA Case #2025-00003  
Board of Zoning Appeals  
April 7, 2025

**ADDRESS:** 523 TENNESSEE AVENUE  
**ZONE:** R-8, RESIDENTIAL ZONE  
**APPLICANT:** CONRAD SYMBER, PROPERTY OWNER

**ISSUE:** Variance to construct a second-story addition in the required east side yard.

CODE SECTION	SUBJECT	CODE REQUIREMENT	APPLICANT PROPOSES	REQUESTED VARIANCE
3-306 (A)(2) Two-story addition	Side yard	11.90 feet* (East)	7.37 feet	4.53 feet

\* Based on a building height of 23.80 feet measured from average pre-construction grade to the midpoint of the gable roof facing the east side yard, a setback of 11.90 feet is required.

Staff recommend approval of the requested variance because it meets all of the variance standards.

If the Board grants the requested variance, the applicant must comply with all the requirements of this report’s department comments and the following conditions: (1) Reconcile with Real Estate Assessment regarding the lot size as what is written on the survey differs than what the City’s records show; (2) Submit a survey plat prepared by a licensed surveyor confirming building footprint and setbacks prior to all final inspections; (3) The variance must be recorded with the property’s deed in the City’s Land Records Office prior to the release of the building permit.

**I. Issue**

The applicant requests a variance to expand and enclose an existing open deck and screened porch on the first floor, construct a deck and a second story addition in the required east side yard. Additionally, the applicant proposed to construct a second story rear addition in compliance with the R-8 zone requirements.

**II. Background**

The subject property is one lot of record with 50.00 feet of frontage facing Tennessee Avenue, a depth of 129.38 along the west side property line, 131.25 along the east side property line and 50.00 across the rear property line. The property contains 6,516 square feet of lot area. The subject property is substandard as to the minimum lot size and lot width requirements for the R-8 zone.



Figure 1: Subject Property

The lot is developed with a two-story single unit dwelling. According to Real Estate Assessment Records, the structure was constructed in 1940. The dwelling is located 25.50 feet from the front property line facing Tennessee Avenue, 7.60 feet from the west property sideline, 7.37 feet from the east side property line and 67.18 feet from the north rear property line.

The following table provides zoning analysis of the subject property:

<b>R-8Zone</b>	<b>Required/Permitted</b>	<b>Existing</b>	<b>Proposed*</b>
Lot Area	8,000 sq. ft.	6,516 sq. ft.	6,516 sq. ft.
Lot Frontage	40.00 ft.	50.00 ft.	50.00 ft.
Lot Width	65.00 ft.	50.00 ft.	50.00 ft.
Front Yard setback	24.40 ft.*	25.50 ft.	25.50 ft.
Side Yard (East)	11.90 ft. **	7.37 ft.	7.37 ft.
Side Yard (West)	11.90 ft. ***	7.60 ft.	7.60 ft.
Rear Yard	23.90 ft ****	67.18ft.	67.18ft.
Height	30.00 ft.	< 30 ft.	23.90 ft.*
Floor Area Ratio (FAR)	2292.50 sq. ft. (.35)	1,409.25 sq. ft. (.22)	1,987.98 sq. ft. (.31)

\* Required front setbacks determined by the contextual block face range.

\*\* Based on the side yard setback ratio of 1:2 and a building height of 23.80 feet measured from average pre-construction grade to the midpoint of the gable roof of the proposed second-story side addition facing the east side yard.

\*\*\* Based on the side yard setback ratio of 1:2 and a building height of 23.80 feet measured from average pre-construction grade to the midpoint of the gable roof of the existing dwelling facing the west side yard.

\*\*\*\* Based on rear setback ratio of 1:1 and a building height of 23.90 feet measured from average pre-construction grade to the midpoint of the gable roof of the proposed second-story side addition facing the rear yard.

### III. Description

The applicant proposes to demolish an existing open deck and screened porch located above an existing basement level garage and construct a two-story addition and deck in the required east side yard above the garage and construct a second story rear addition.

The proposed two-story side addition will measure 9.83 feet by 19.54 feet for a total of 192.08 square feet on each floor. The proposed deck behind this addition will measure 7.50 feet by 10.25 feet, a total of 76.88 square feet. The addition will measure 23.80 feet in height measured from average pre-construction grade to the midpoint of the gable roof facing the east side yard and require a setback of 11.90 feet based on the 1:2 setback ratio. The addition and deck will be located immediately above the existing noncomplying garage wall 7.37 feet from the east side property line and requires a variance of 4.53 feet. While the existing garage and screened porch are noncomplying as to the required side setback, neither meets all the criteria of section 11-1302(B)(2) to establish a noncomplying plane to qualify this request as special exception. Therefore, the applicant is requesting a variance of 4.53 feet to construct the two-story side addition and deck 7.37 feet from the east side property line.

The applicant also proposes a second-story rear addition that will measure 15.58 feet by 21.25 feet for a total of 331.08 square feet. The addition will measure 21.47 feet in height measured from average pre-construction grade to the eaves facing the side yards, requiring a setback of 10.74 feet from both the east and west side yards. The addition will be located 17.80 feet from the east side property line and 10.80 feet from the west side property line and over 60.00 feet from the rear property line. The second-story rear addition complies with zoning and no variance is required.

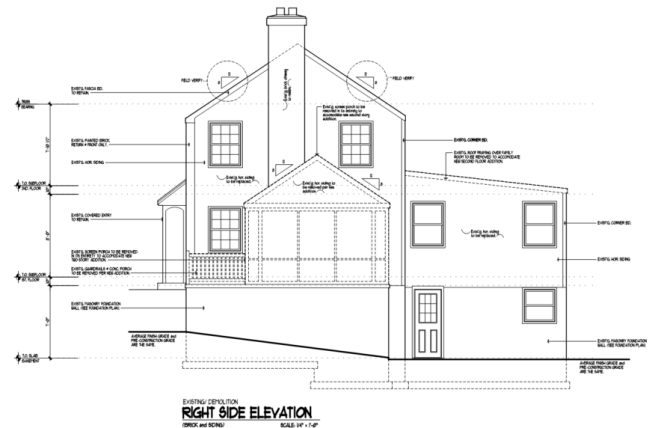


Figure 2: Existing East Elevation

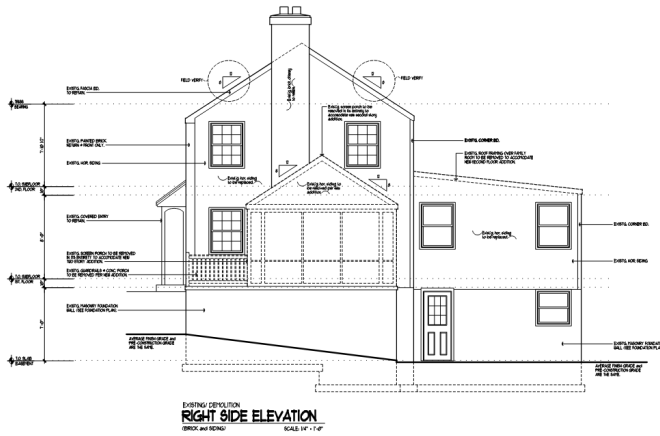


Figure 3: Existing East Elevation

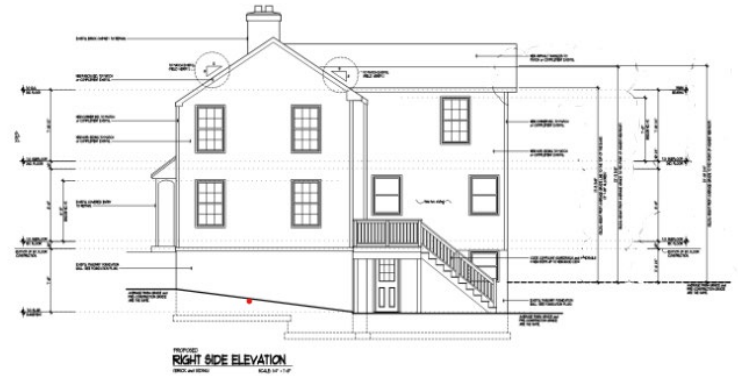


Figure 4: Proposed East Elevation

#### IV. Master Plan/Zoning

The subject property is currently zoned R-8, Residential Zone and has been so zoned since adoption of the Third Revised Zoning Map in 1951. The North Ridge Small Area Plan identifies the property for residential land use.

#### V. Requested Variance:

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

The R-8 zone requires a side yard based on a height to setback ratio of 1:2 with a minimum of 8.00 feet. The height of the proposed addition is 23.80 feet measured from average pre-construction grade to the midpoint of the gable roof facing the east side yard and requires a setback of 11.90 feet from the east side property line. The applicant requests a variance of 4.53 feet to construct the addition in the required east side yard.

#### VI. Substandard Lot and Noncomplying Structure

The subject property is substandard lot developed with a noncomplying structure with respect to the following:

	<u>Required</u>	<u>Provided</u>	<u>Noncompliance</u>
Lot Size	8,000 sq. ft.	6,516 sq. ft	1,484 sq. ft.
Lot Width	65.00 ft.	50.00 ft.	15.00 ft.
Side Yard (East)	8.00 ft.*	7.37 ft.	0.63 ft.
Side Yard (West)	11.90 ft.**	7.37 ft.	4.53 ft.

\* Based on the height of the existing screened porch, 13.25 feet measured from average pre-construction grade to the midpoint of the gable roof facing the east side yard, a setback of 8.00 feet is required from the east side property line.

\*\* Based on the height of the existing dwelling, 23.80 feet, measured from average pre-construction grade to the midpoint of the gable roof facing the west side yard, a setback of 11.90 feet is required from the west side property line.



**VII. Applicants Justification for Variance**

The applicant's justification for the variance is that when purchasing the house in 2021, the intention was to extend and build a fourth bedroom to accommodate a sizable family. It was not until submitting the building permit that the issues regarding substandard nature of the lot became known. The applicant has stated that if the home can be expanded, the family can remain in the existing house.

**VIII. Analysis of Variance Definition**

Per zoning ordinance section 11-1103, the Board of Zoning Appeals shall not grant a variance unless it finds that the request meets the definition of a variance per zoning ordinance section 2-201.1 as follows:

- a. The request is a reasonable deviation from those provisions regulating the shape, size, or area of a lot or parcel of land or the size, height, area, bulk, or location of a building or structure.

**The request is a reasonable deviation from zoning regulations of the R-8 zone. The existing house is located on a lot that is substandard in lot size and lot width, resulting in an existing noncomplying structure located in both required side yards on a lot that has over 6.00 feet of grade change from the front to the back of the dwelling. The substandard lot size, narrowness of the lot, and the topography where the lot slopes to the rear make the requested relief a reasonable deviation from the required east side yard setback. The proposed addition does not exceed the existing footprint of the garage.**



**Figure 5: Existing Condition  
(Rear View)**

- b. Strict application of the zoning ordinance would unreasonably restrict the utilization of the property.

**While the property can continue to be used as a dwelling, the substandard lot size, narrow width, and the topography of the lot restrict the buildable area on the lot. The applicant is proposing to build above existing footprints rather than further expanding the dwelling toward the rear where the elevation of the lot further drops towards the rear property line. The inability for the applicant to add the addition would unreasonably restrict the use of the property as the property has additional square footage available to expand; however, the narrowness of the lot, the topography of the lot and the location of the existing structure in the required side yards poses challenges to expand the house without necessitating the need to petition the Board of Zoning Appeals.**

- c. The need for a variance is not shared generally by other properties.

**While there are other substandard R-8 zoned lots in the City, many of the homes in this block of Tennessee Avenue, including the subject property, are unique due to the combination of substandard lot size, narrow lot width, and an extreme change in elevation of the lot from the front yard to the rear yard, resulting in significant construction and design challenges to accommodate modest additions. Additionally, the existing dwelling is already constructed in both required side yards. The need for the requested variance would not be shared generally by other properties across the City.**

- d. The variance is not contrary to the purpose of the ordinance

**The requested variance to replace an existing one-story screened porch above an existing noncomplying garage with a two-story addition and rear deck is not contrary to the purpose of the ordinance. Two-story additions are common throughout the City and due to the lot constraints on this property the variance is necessary to allow this property to construct a modest addition. The need for the variance and the modification requested would not be contrary to the ordinance because the addition will continue provide the existing setback which will limit the impact of the addition on the adjacent property, which is the purpose of the side yard setback.**

- e. The variance does not include a change in use, which change shall be accomplished by a rezoning.

**The requested variance does not change the use. The structure will continue to be used as a single-unit dwelling.**

#### **IX. Analysis of Variance Standards**

A variance allows a property owner to do what is otherwise not allowed under the ordinance. Per Zoning Ordinance Section 11-1005(B) the BZA hears and decides applications for variances and any application must meet the standards under Zoning Ordinance Section 11-1103. A The criteria do not include considerations like the cost or financial hardship and are therefore inappropriate. The decisions of the BZA must be in conformance with the Zoning Ordinance; otherwise, they will be overturned by the courts. Thus, only the standards under Section 11-1100 can be considered in making a variance decision. Per zoning ordinance Section 11-1100, the Board of Zoning Appeals shall not grant a variance unless it finds that the request meets the variance standards as follows:

- a. The strict application of the terms of the 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.

**The variance would alleviate a number of hardships on the lot which restrict the**

**applicant's ability to expand the dwelling. The substandard lot size and lot width coupled with the extreme topography on the lot and the placement of the existing dwelling in both required side yards, significantly diminish the buildable area on the lot and necessitate the requested variance.**

- b. The property interest for which the variance is being requested was acquired in good faith and any hardship was not created by the applicants for the variance.

**The property was likely acquired in good faith. The applicant stated he was unaware of the substandard lot size, lot width or the noncomplying status of the existing dwelling in the required side yards.**

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

**While many of the dwellings along Tennessee Avenue are configured similarly with a one-story addition or porch on one side, there are second and two-story additions of various configurations in the general area. The proposed two-story addition in the required east side yard will not exceed the height of existing dwelling and will not negatively impact the adjacent property to the east because the wall of the adjacent dwelling is also two stories and of approximately the same height setback 7.30 feet from the shared property line, the same distance proposed by the applicant. There will be a total of 14.67 feet between the two dwellings providing an adequate supply of light and air.**

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

**While there are many other substandard lots across the City, this substandard lot is unique due to the combination of substandard lot size, narrow lot width, placement of the existing dwelling, and an extreme change in elevation of the lot from the front yard to the rear yard. The combination of these factors creates construction and design challenges to build additions in compliance with the R-8 zone regulations on this lot. The need for the requested variance would not be shared generally by other properties in the City and does not make it reasonably practical to amend the zoning ordinance to address this situation.**

- e. 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 variance request would not result in a use that is prohibited, and the subject property will continue to be used as a single-unit dwelling.**

- f. The relief or remedy sought by the variance application is not available through a special exception process that is authorized in the ordinance or the process for modification of a zoning ordinance at the time of the filing of the variance application.

**While the applicant is proposing to build above the existing noncomplying wall of the existing garage and in line with the screened porch wall, neither wall meets all the criteria of Section 11-1302(B)(2), including establishing a noncomplying plane to qualify this request as special exception because the noncomplying wall is not at least 50 percent of the length of the building along the side containing such wall. Therefore, the applicant must request a variance.**

**X. Staff Conclusion**

In conclusion, **staff recommend approval** of the requested variance because it meets all the standards for a variance as outline above.

Staff

Marlo J.W. Ford, AICP, Urban Planner, marlo.ford@alexandriava.gov

Mary Christesen, Principal Planner, mary.christesen@alexandriava.gov

Tony LaColla, Division Chief, Lan Use Services, tony.lacolla@alexandriava.gov

**DEPARTMENTAL COMMENTS**

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

\* The applicant is advised that if the special exception and/or variance is/are 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, if a separate demolition permit is required. (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, 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 applicants must provide a design to mitigate the 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:

C-1 A building permit is required

Recreation (City Arborist):

No comments.

Historic Alexandria (Archaeology):

F-1 According to historic maps and aerial photographs, the house on this property was built ca. 1940. This property could contain significant archaeological evidence of the development of mid-20<sup>th</sup> century Alexandria.

R-1 \*The applicant/developer shall call Alexandria Archaeology immediately (703-746-4399) if any buried structural remains (wall foundations, wells, privies, cisterns, etc.) or concentrations of historic or prehistoric artifacts are discovered during development. Work must cease in the area of the discovery until a city archaeologist comes to the site and records the finds.

R-2 \*The applicant shall not allow any metal detection and/or artifact collection to be conducted on the property, or allow independent parties to collect or excavate artifacts, unless authorized by Alexandria Archaeology. Failure to comply shall result in project delays. The language noted above shall be included on all final site plan sheets involving any ground disturbing activities. (Archaeology)

R-3 \*All required archaeological preservation measures shall be completed in compliance with Section 11-411 of the Zoning Ordinance.

R-4 The statements in archaeological conditions above marked with an asterisk (\*) shall appear in the General Notes of all site plans, grading plans, or building permits (BLDC, BLDR, BAR, BZA) so that on-site contractors are aware of the requirements.





**APPLICATION  
BOARD OF ZONING APPEALS**

**VARIANCE**

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

**PART A**

1. Applicant: ☐ Owner ☐ Contract Purchaser ☐ Agent

Name \_\_\_\_\_

Address \_\_\_\_\_

\_\_\_\_\_

Daytime Phone \_\_\_\_\_

Email Address \_\_\_\_\_

2. Property Location \_\_\_\_\_ 523 Tennessee Ave \_\_\_\_\_

3. Assessment Map # \_\_\_\_\_ Block \_\_\_\_\_ Lot \_\_\_\_\_ Zone \_\_\_\_\_

4. Legal Property Owner Name \_\_\_\_\_

Address \_\_\_\_\_

\_\_\_\_\_

## OWNERSHIP AND DISCLOSURE STATEMENT

Use additional sheets if necessary

**1. Applicant.** State the name, address and percent of ownership of any person or entity owning an interest in the applicant, unless the entity is a corporation or partnership, in which case identify each owner of more than three percent. The term ownership interest shall include any legal or equitable interest held at the time of the application in the real property which is the subject of the application.

Name	Address	Percent of Ownership
1.		
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 three percent. The term ownership interest shall include any legal or equitable interest held at the time of the application in the real property which is the subject of the application.

Name	Address	Percent of Ownership
1.		
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.		
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:

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:**

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:

Date:

Signature: *Conrad Symber*

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

## **PART B**

### **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.**

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

**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.**

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

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

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

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

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

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

**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.**

- 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.**

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

**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.**



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

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**\*\*\*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 \_\_\_\_\_ Street."

If you fail to submit draft language at the time of the application filing deadline, the application will be determined to be incomplete and may be deferred by staff.



# Department of Planning and Zoning

## Floor Area Ratio and Open Space Calculations for

### Single and Two-Family Residential Outside Historic Districts

A

#### A. Property Information

A1.  Street Address  Zone

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

#### B. Existing Gross Floor Area

##### Existing Gross Area

Basement

First Floor

Second Floor

Third Floor

Attic

Porches

Balcony/Deck

Garage

Other\*\*\*

##### Allowable Exclusions\*\*

Basement\*\*

Stairways\*\*

Mechanical\*\*

Attic less than 7'\*\*\*

Porches\*\*

Balcony/Deck\*\*

Garage\*\*

Other\*\*\*

Other\*\*\*

B1.  Sq. Ft.  
Existing Gross Floor Area\*

B2.  Sq. Ft.  
Allowable Floor Exclusions\*\*

B3.  Sq. Ft.  
Existing Floor Area Minus Exclusions  
(subtract B2 from B1)

##### Comments for Existing Gross Floor Area

#### C. Proposed Gross Floor Area

##### Proposed Gross Area

Basement

First Floor

Second Floor

Third Floor

Attic

Porches

Balcony/Deck

Garage

Other\*\*\*

##### Allowable Exclusions\*\*

Basement\*\*

Stairways\*\*

Mechanical\*\*

Attic less than 7'\*\*\*

Porches\*\*

Balcony/Deck\*\*

Garage\*\*

Other\*\*\*

Other\*\*\*

C1.  Sq. Ft.  
Proposed Gross Floor Area\*

C2.  Sq. Ft.  
Allowable Floor Exclusions\*\*

C3.  Sq. Ft.  
Proposed Floor Area Minus Exclusions



#### D. Total Floor Area

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

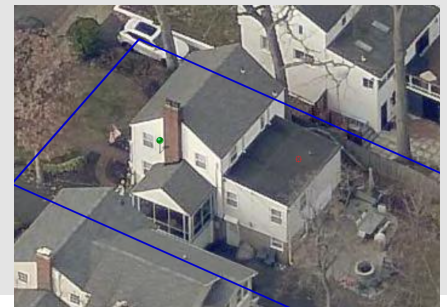
D2.  Sq. Ft.  
Total Floor Area Allowed  
by Zone (A2)

#### E. Open Space (RA & RB Zones)

E1.  Sq. Ft.  
Existing Open Space

E2.  Sq. Ft.  
Required Open Space

E3.  Sq. Ft.  
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: \_\_\_\_\_ Date: \_\_\_\_\_

















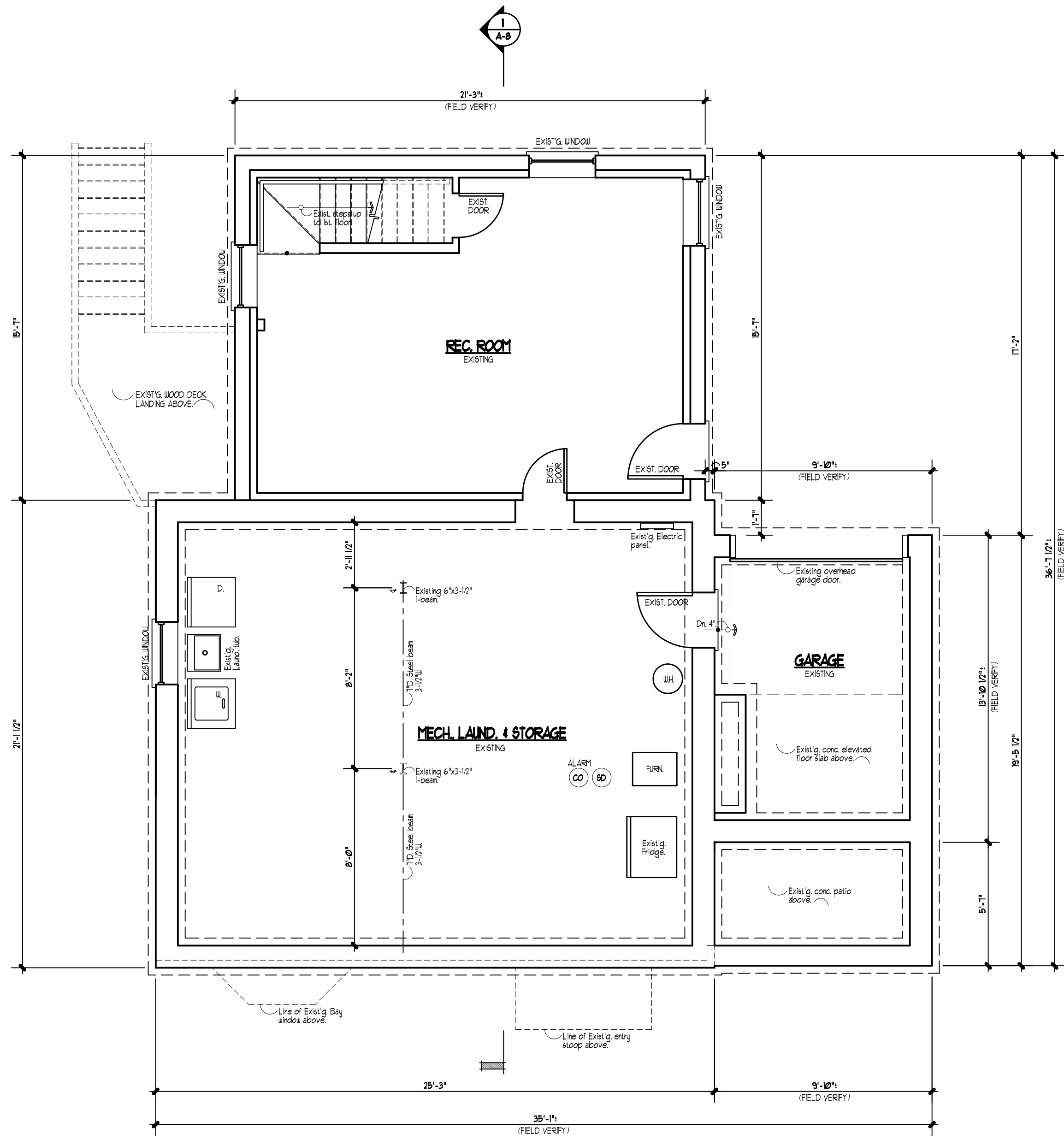




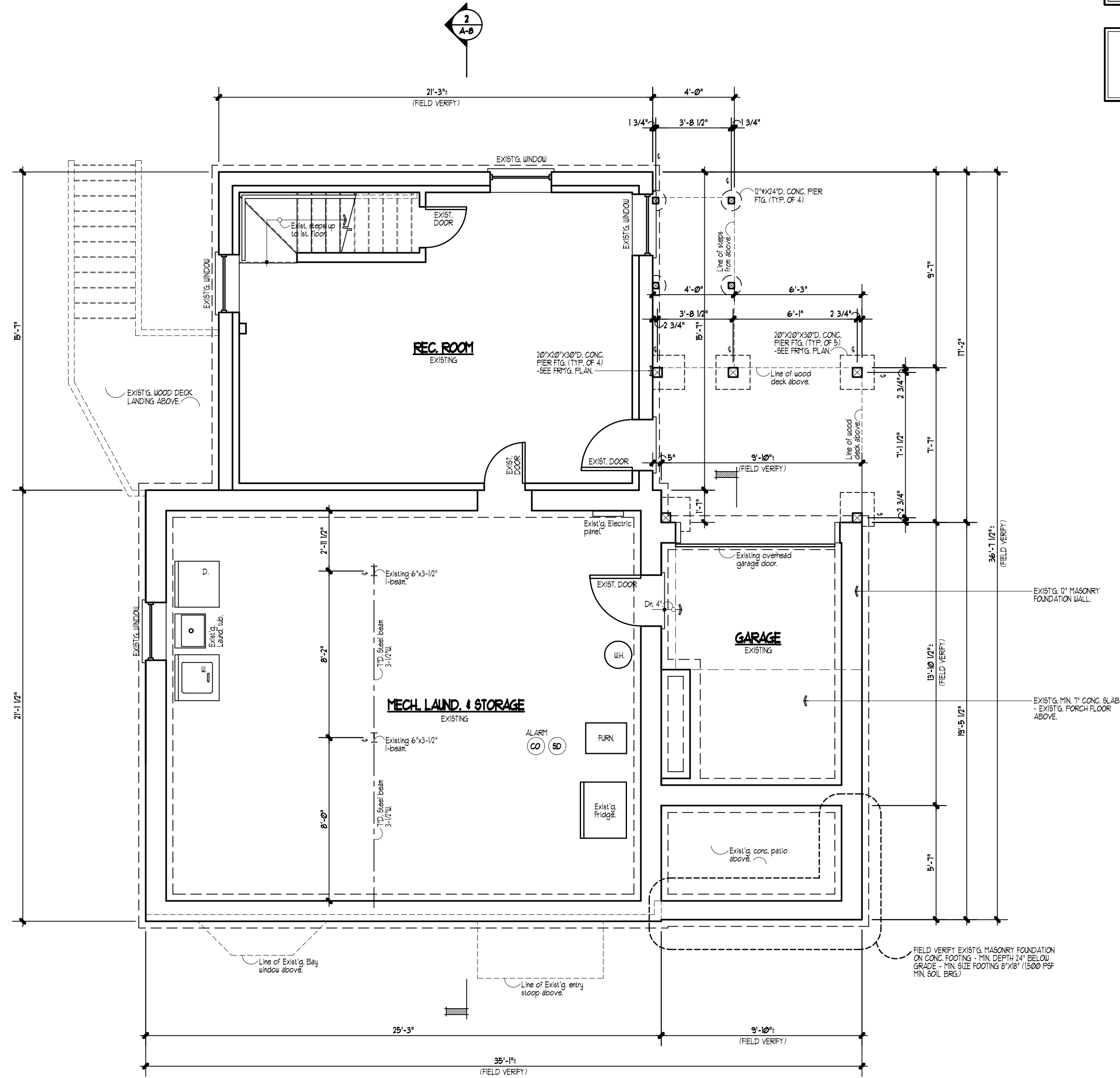








EXISTING/ DEMOLITION  
**BASEMENT and FOUNDATION PLAN**  
SCALE: 1/4" = 1'-0"



PROPOSED  
**BASEMENT and FOUNDATION PLAN**  
SCALE: 1/4" = 1'-0"

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CSE Designs, Inc. EXPLICITLY RESERVES ITS COMMON LAW COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE PLANS. THESE PLANS ARE NOT TO BE REPRODUCED, CHANGED OR COPIED IN ANY FORM OR MANNER WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO ANY THIRD PARTY, WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN PERMISSION OF CSE Designs, Inc.

1. CONTRACTOR IS RESPONSIBLE FOR COMPLIANCE WITH ALL LOCAL BUILDING CODES AND ORDINANCES. CSE Designs, Inc. MAY NOT BE HELD RESPONSIBLE FOR THE SITE CONDITIONS OR FOR THE USE OF THESE DRAWINGS DURING CONSTRUCTION.  
2. THE OWNER AND BUILDER AGREE TO HOLD THE AUTHOR OF THESE DRAWINGS HARMLESS FOR ANY AND ALL ERRORS, OMISSIONS OR OTHER PROBLEMS ARISING FROM THE USE OF THESE PLANS.  
3. THESE DRAWINGS ARE ABBREVIATED AND ARE NOT INTENDED TO SPECIFY ALL STRUCTURAL DETAILS, MATERIAL SIZES OR CONDITIONS NECESSARY FOR CONSTRUCTION. THE BUILDER AND/OR THE OWNER WILL MAKE ANY AND ALL DECISIONS AND SELECTIONS NECESSARY FOR CONSTRUCTION.  
4. EXACT SIZE AND REINFORCEMENT OF ALL CONCRETE FOOTINGS MUST BE DETERMINED BY LOCAL SOIL CONDITIONS AND ACCEPTABLE PRACTICES OF CONSTRUCTION. VERIFY DEPTH WITH LOCAL ENGINEER.  
5. VERIFY ALL STRUCTURAL ELEMENTS FOR DESIGN AND SIZE WITH LOCAL ENGINEER AND BUILDING OFFICIALS.  
6. BOTTOM OF ALL FOOTINGS SHALL EXTEND BELOW FROST-LINE. VERIFY DEPTH.  
7. ALL CONSTRUCTION IS TO COMPLY WITH THE LATEST EDITIONS OF THE APPLICABLE BUILDING CODES AND ALL OTHER APPLICABLE REGULATIONS (FEDERAL, STATE AND LOCAL).

**PLAN and FRAMING NOTES:**  
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Date  
January 16, 2025

Revisions

Product Name  
Lakewood Home Builders Inc.  
523 Tennessee Ave., Alexandria

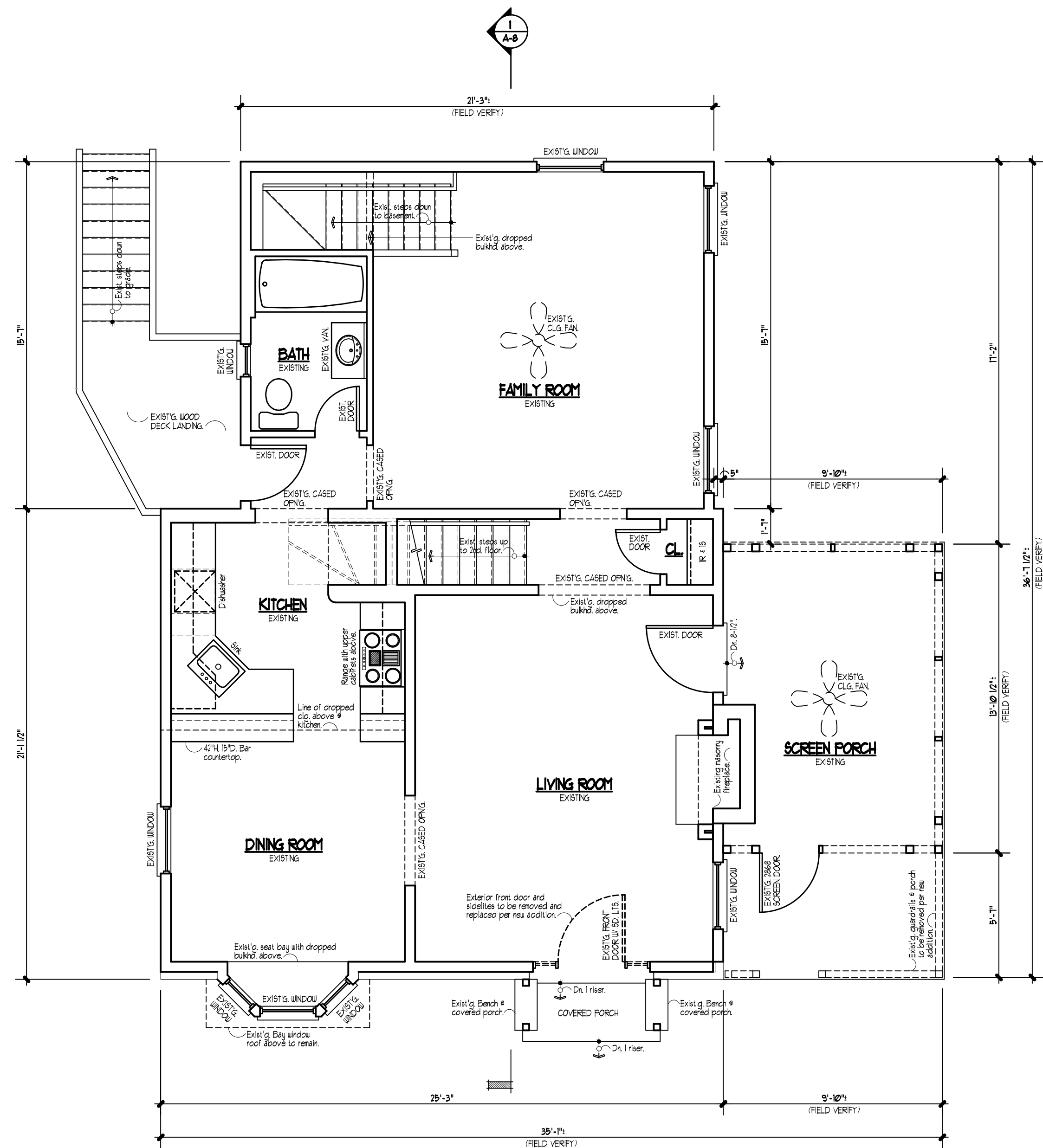
Sheet Title  
Floor Plans  
(Existing)

CSE Designs, Inc.  
7571 Atlas Walk Way,  
Suite 110, Fairfax, Virginia 22035  
Phone: 703-969-2876  
Fax: 703-754-9317

CSE  
Designs

Seal  
ROBERT M. FLING  
LIC. No. 17122  
PROFESSIONAL ENGINEER

Drawing No.  
A-1



EXISTING/DEMOLITION  
**FIRST FLOOR PLAN**  
SCALE: 1/4" = 1'-0"

**BUILDING HEIGHT CALCULATION:**

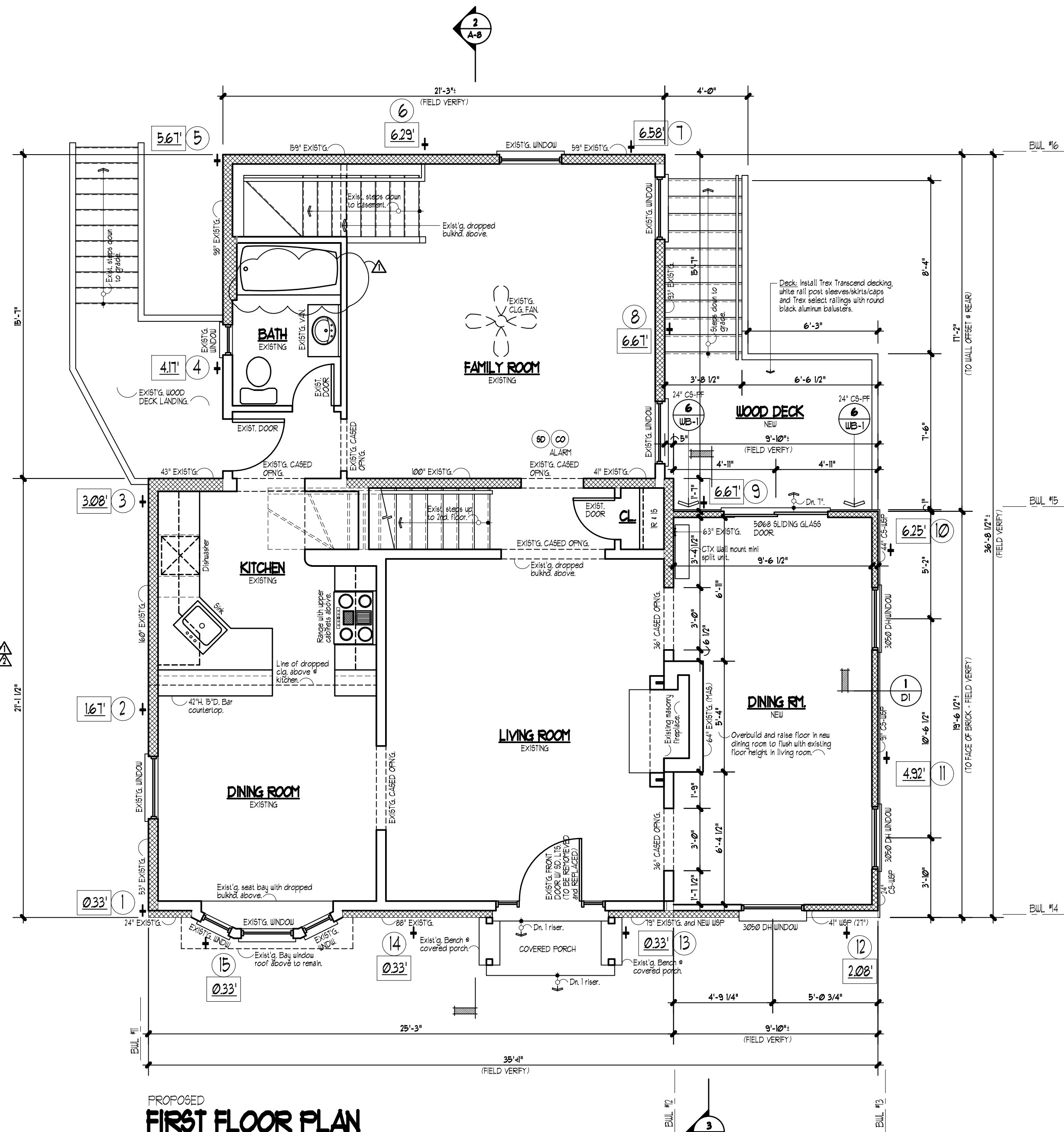
AVERAGE GRADE @ ALL 15 CORNERS (1-15) FROM BOTTOM OF EXIST. FIRST FLOOR DOWN TO GRADE:

HEIGHT #1 = 0' 4"  
HEIGHT #2 = 1' 8"  
HEIGHT #3 = 3' 1"  
HEIGHT #4 = 4' 2"  
HEIGHT #5 = 5' 8"  
HEIGHT #6 = 6' 3-1/2"  
HEIGHT #7 = 6' 11"  
HEIGHT #8 = 6' 8"  
HEIGHT #9 = 6' 8"  
HEIGHT #10 = 6' 5"  
HEIGHT #11 = 4' 11"  
HEIGHT #12 = 2' 1"  
HEIGHT #13 = 0' 4"  
HEIGHT #14 = 0' 4"  
HEIGHT #15 = 0' 4"  
TOTAL = 55' 4-1/2"

AVERAGE GRADE: 55' 4-1/2" DIVIDED BY 15 = 3' 8-1/4"

AVERAGE GRADE FROM BOTTOM OF FIRST FLOOR TO GRADE:

**3' 8-1/4" or 3.69'**



PROPOSED  
**FIRST FLOOR PLAN**  
SCALE: 1/4" = 1'-0"

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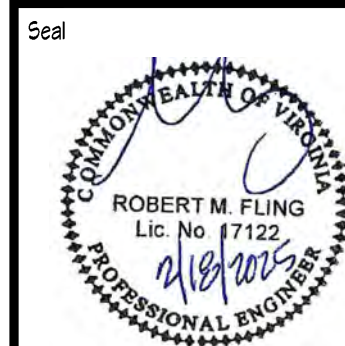
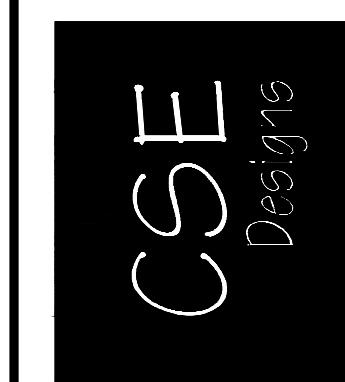
Date  
January 16, 2025

Revisions
1.1-30-2025 - City of Alexandria comments
2.1-8-2025 - City of Alexandria comments

Lakewood Home Builders Inc.  
Product Name  
523 Tennessee Ave., Alexandria

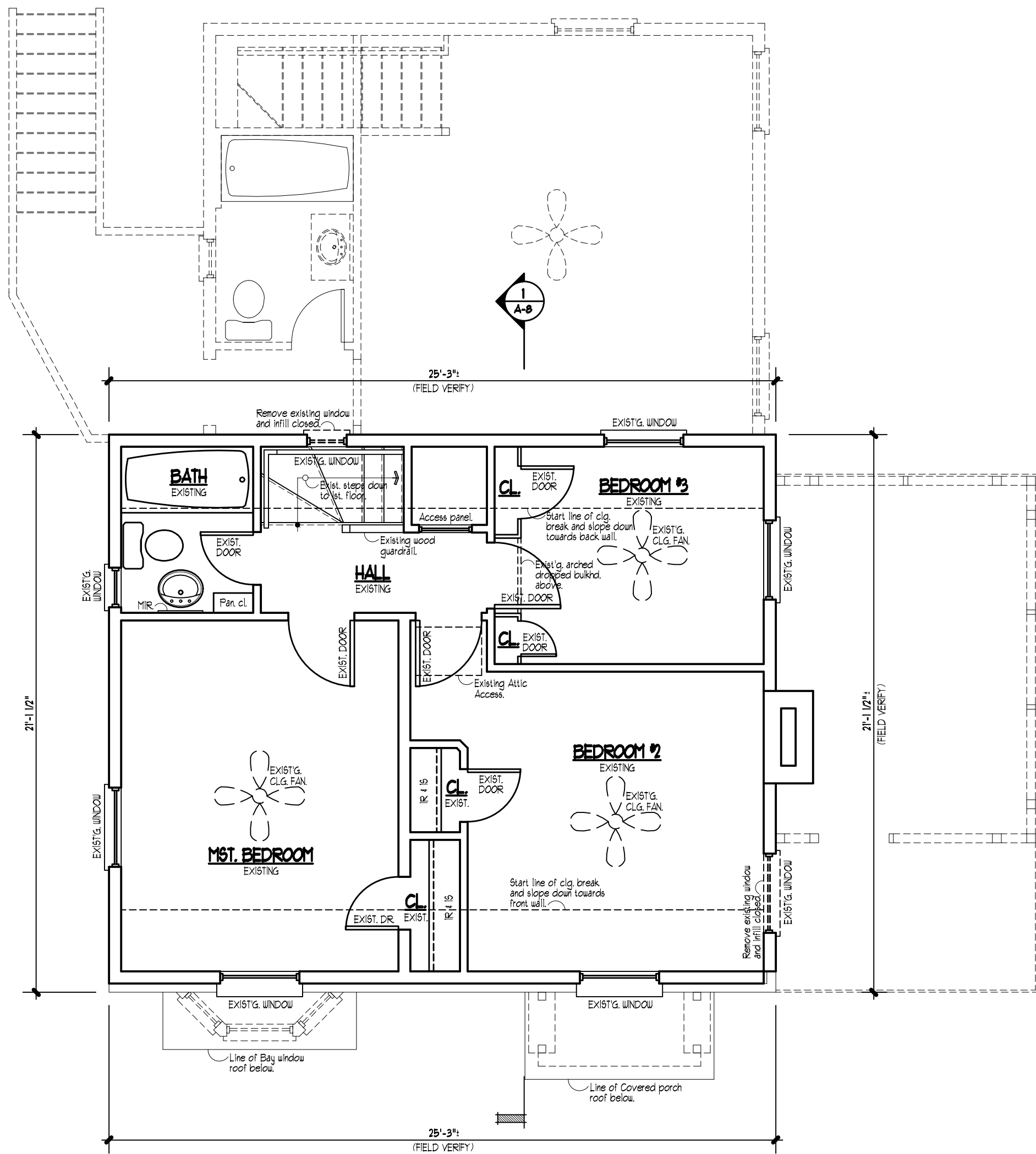
Sheet Title  
Floor Plan  
(Proposed)

CSE Designs, Inc.  
7571 Atlas Walk Way,  
Suite 110, Fairfax, Virginia 22035  
Cell: 703-969-9376  
Fax: 703-754-9317

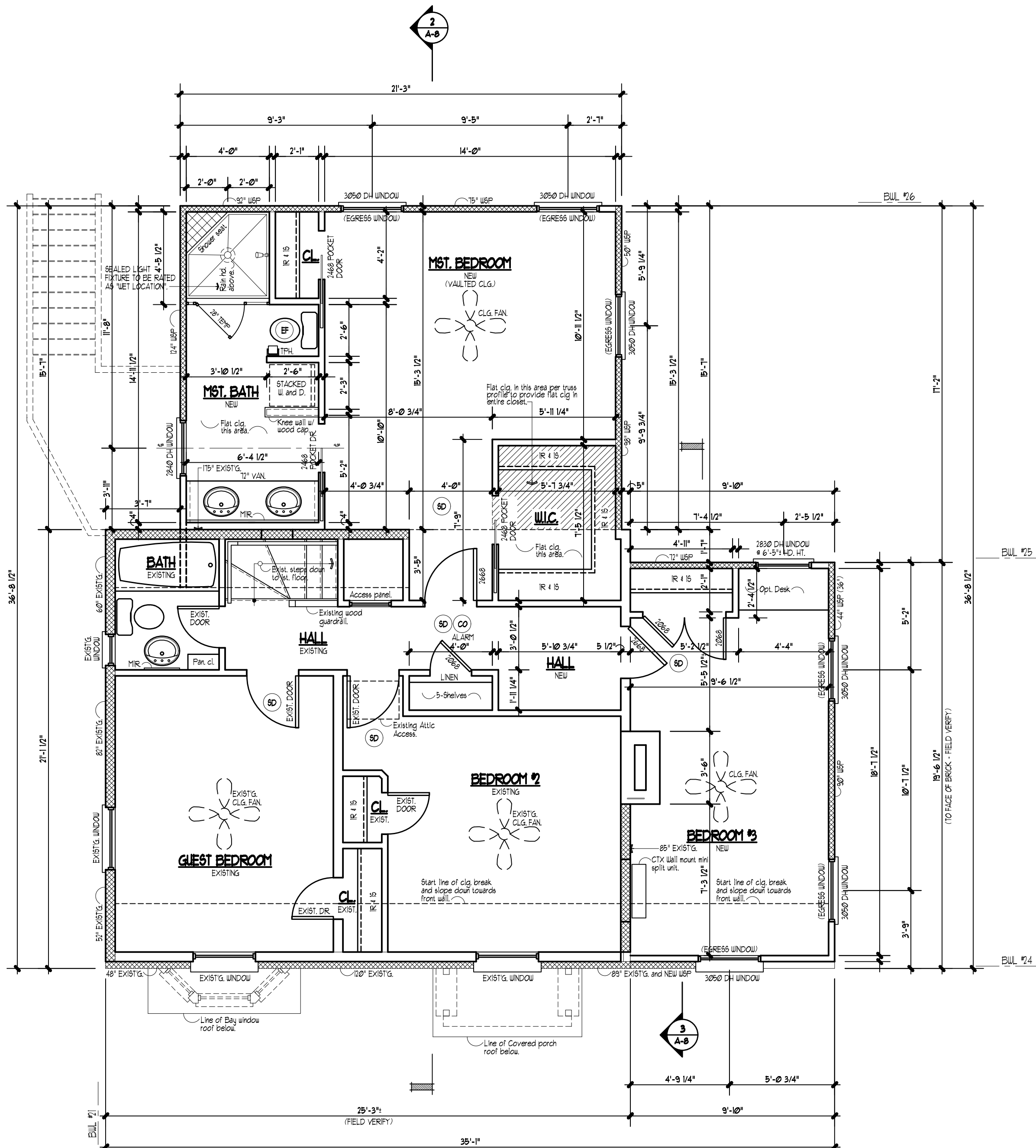


Drawing No.  
A-2





EXISTING/DEMOLITION  
**SECOND FLOOR PLAN**  
SCALE: 1/4" = 1'-0"



PROPOSED  
**SECOND FLOOR PLAN**  
SCALE: 1/4" = 1'-0"

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5. VERIFY ALL STRUCTURAL ELEMENTS FOR DESIGN AND SIZE WITH LOCAL ENGINEER AND BUILDING OFFICIALS.

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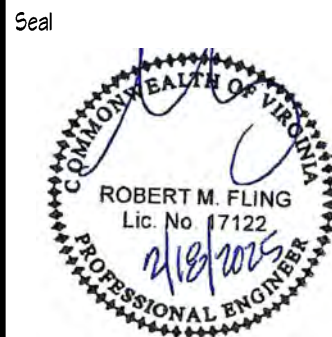
Date  
January 16, 2025

Revisions

Lakewood Home Builders Inc.  
523 Tennessee Ave., Alexandria

Sheet Title  
Floor Plan  
(Proposed)

CSE Designs, Inc.  
7571 Atlas Walk Way,  
Suite 110, Fairfax, Virginia 22035  
Ph: 703-969-3878  
Fax: 703-754-9317



Drawing No.  
A-3



EXISTING/ DEMOLITION  
**FRONT ELEVATION**  
(BRICK VENEER) SCALE: 1/4" = 1'-0"



PROPOSED  
**FRONT ELEVATION**  
(BRICK VENEER) SCALE: 1/4" = 1'-0"

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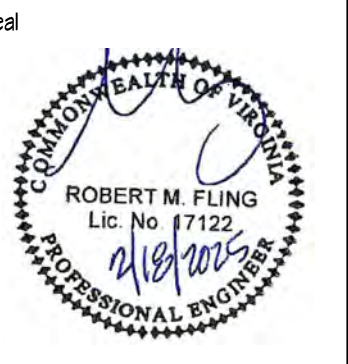
Date  
January 16, 2025

Revisions

Lakewood Home Builders Inc.  
523 Tennessee Ave., Alexandria

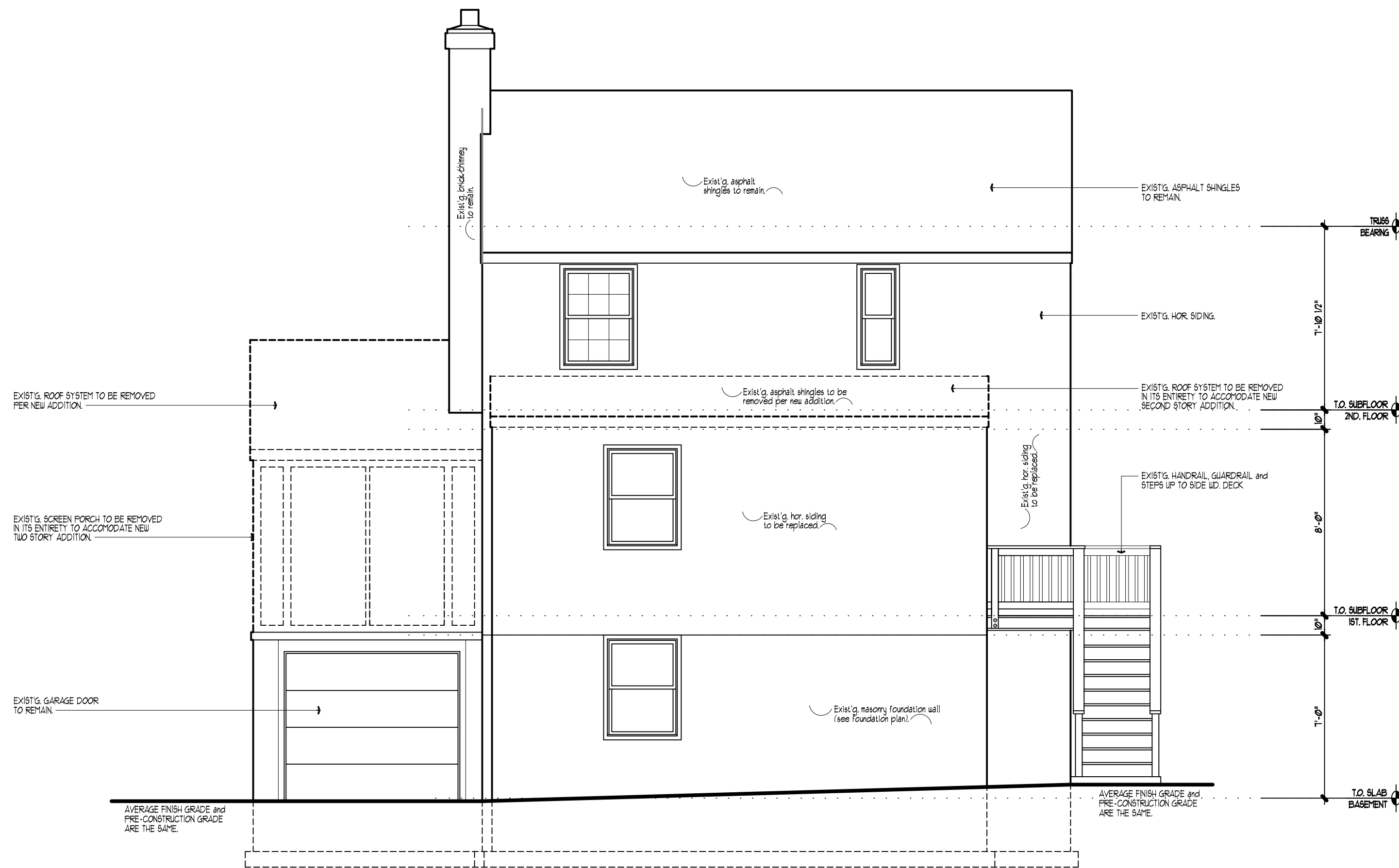
Sheet Title  
Front Elevations

CSE Designs, Inc.  
7571 Atlas Walk Way,  
Suite 110, Alexandria, VA 22305  
Cell: 703-969-9876  
Fax: 703-754-9317



Drawing No.  
A-4





EXISTING/ DEMOLITION  
**REAR ELEVATION**  
(HOR. SIDING) SCALE: 1/4" = 1'-0"

**BUILDING HEIGHT CALCULATION:**

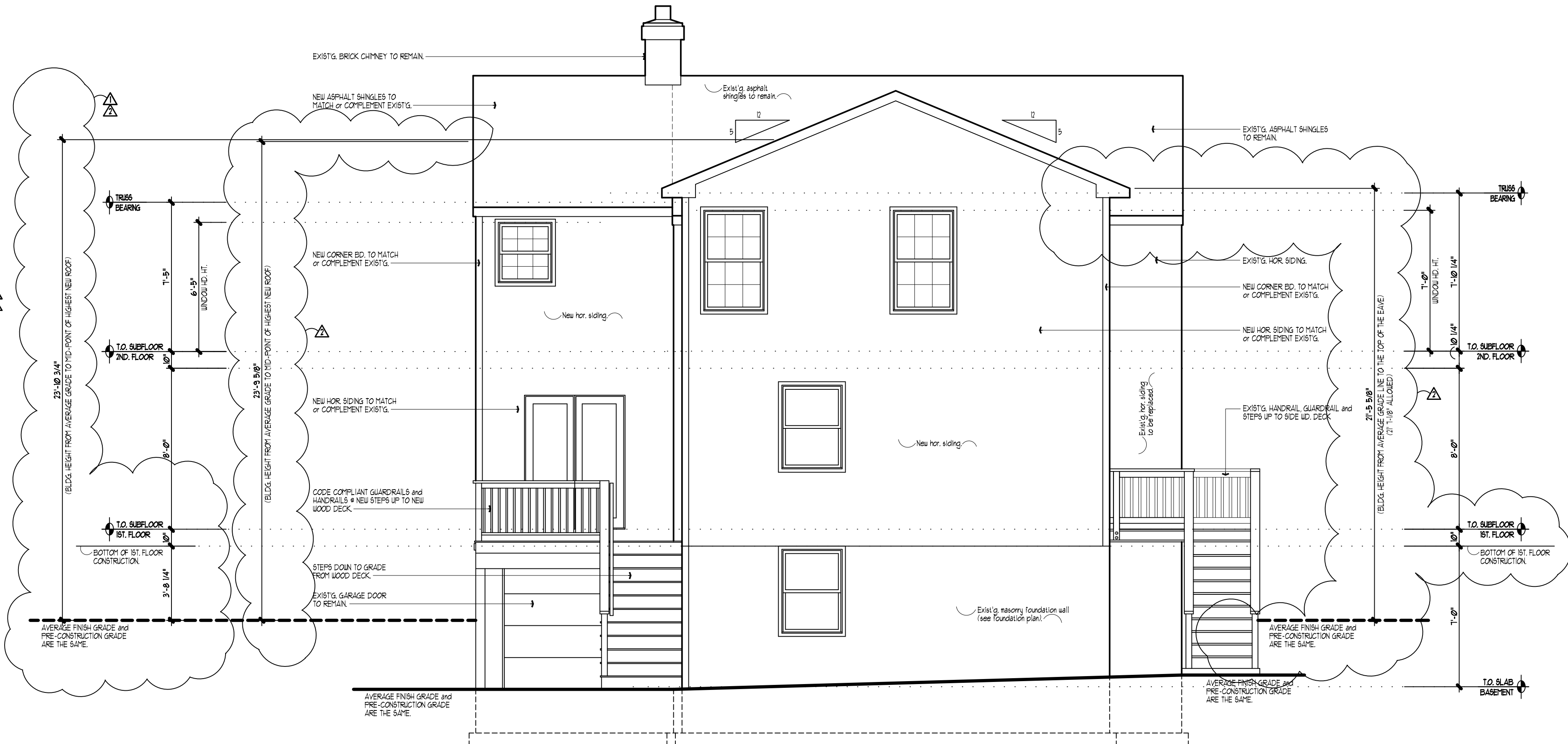
AVERAGE GRADE @ ALL 15 CORNERS (1-15) FROM BOTTOM OF EXIST. FIRST FLOOR DOWN TO GRADE:

HEIGHT #1 = 0' 4"  
HEIGHT #2 = 1' 8"  
HEIGHT #3 = 3' 1"  
HEIGHT #4 = 4' 2"  
HEIGHT #5 = 5' 8"  
HEIGHT #6 = 6' 3-1/2"  
HEIGHT #7 = 6' 7"  
HEIGHT #8 = 6' 8"  
HEIGHT #9 = 6' 8"  
HEIGHT #10 = 6' 3"  
HEIGHT #11 = 4' 11"  
HEIGHT #12 = 2' 11"  
HEIGHT #13 = 0' 4"  
HEIGHT #14 = 0' 4"  
HEIGHT #15 = 0' 4"  
TOTAL = 55' 4-1/2"

AVERAGE GRADE: 55' 4-1/2" DIVIDED BY 15 = 3' 8-1/4"

AVERAGE GRADE FROM BOTTOM OF FIRST FLOOR TO GRADE:

3' 8-1/4" or 363"



PROPOSED  
**REAR ELEVATION**  
(HOR. SIDING) SCALE: 1/4" = 1'-0"

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Date

January 16, 2025

Revisions

1.1-16-2025 - City of Alexandria comments  
2.2-18-2025 - City of Alexandria comments

Lakewood Home Builders Inc.

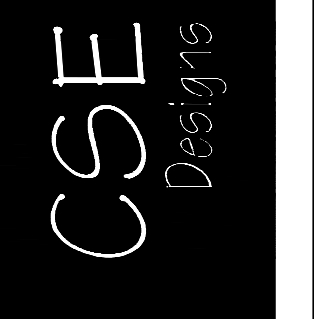
Product Name  
523 Tennessee Ave., Alexandria

Sheet Title

Rear Elevations

CSE Designs, Inc.

7571 Atlas Walk Way,  
Suite 110, Fairfax, Virginia 22035  
Cell: 703-969-9876  
Fax: 703-754-9317

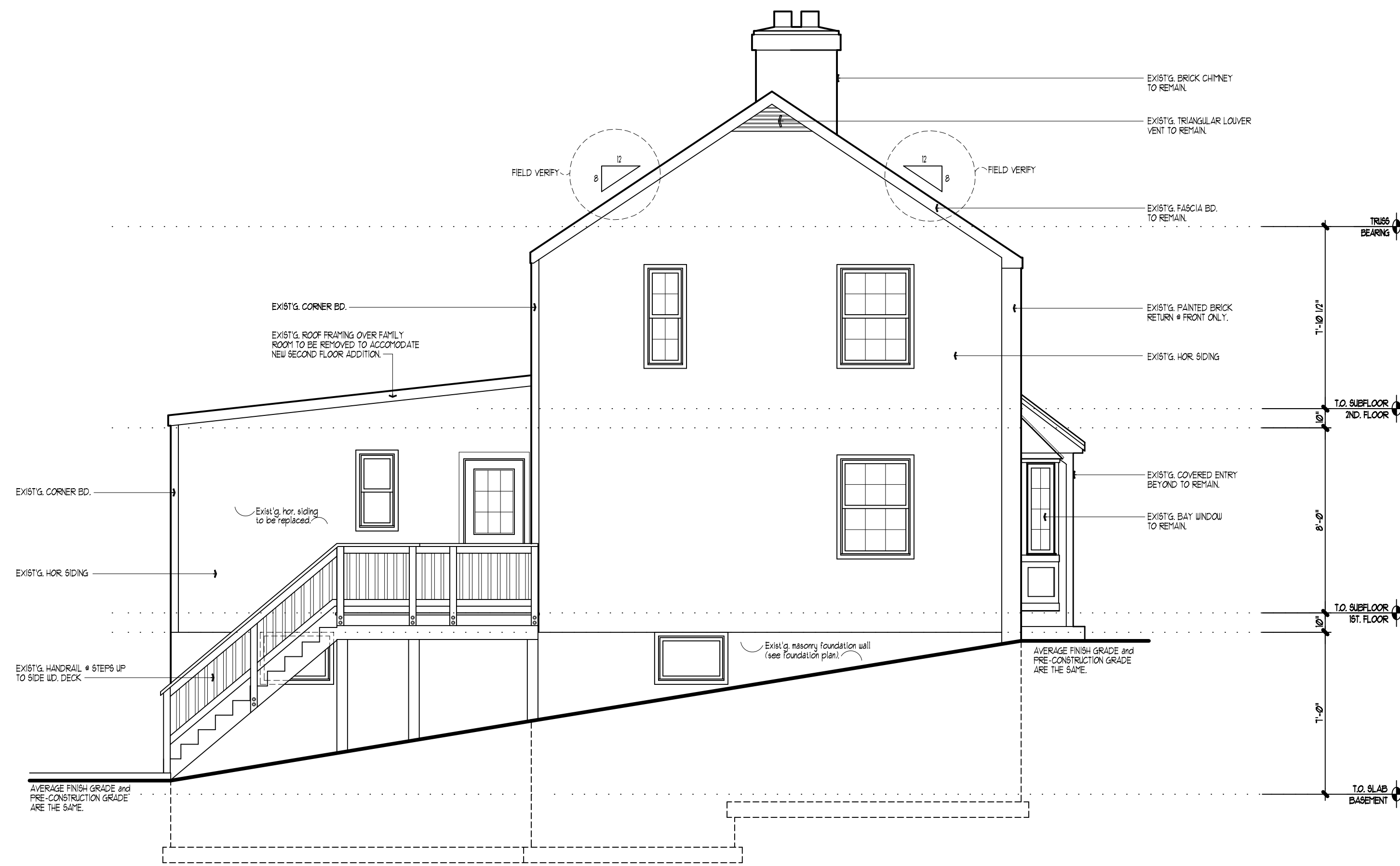


Seal

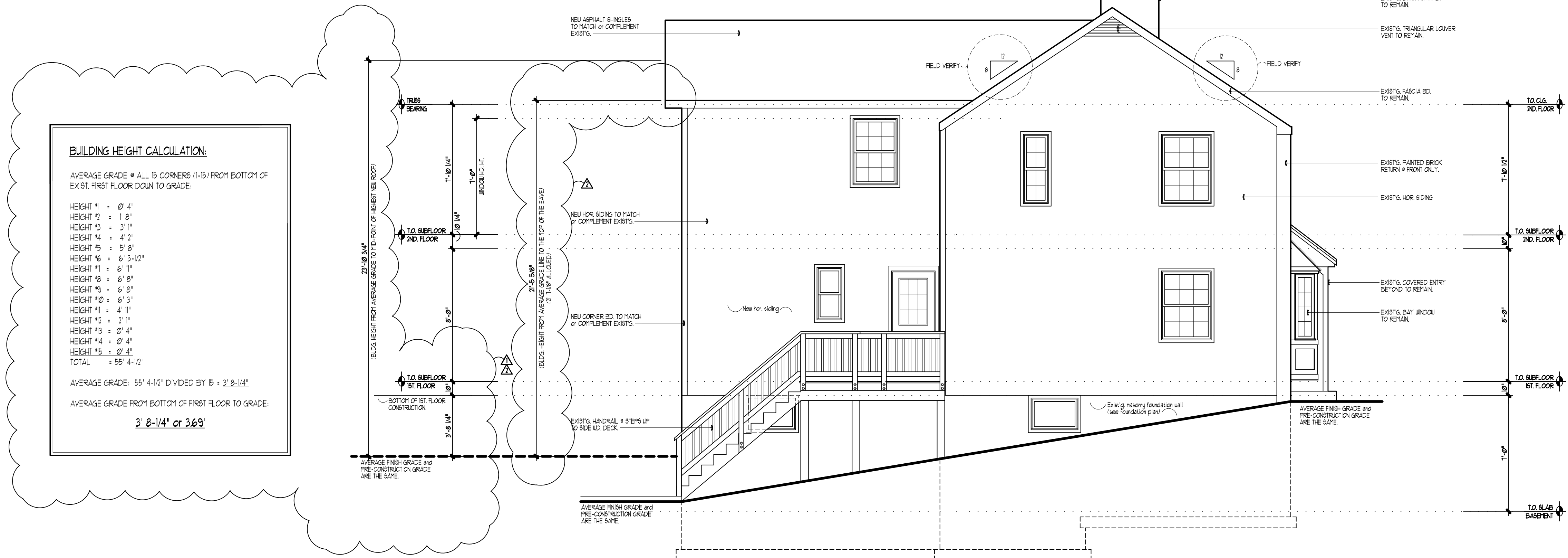


Drawing No.

A-5



EXISTING/DEMOLITION  
**LEFT SIDE ELEVATION**  
(HOR. SIDING) SCALE: 1/4" = 1'-0"



PROPOSED  
**LEFT SIDE ELEVATION**  
(HOR. SIDING) SCALE: 1/4" = 1'-0"

**BUILDING HEIGHT CALCULATION:**

AVERAGE GRADE @ ALL 15 CORNERS (1-15) FROM BOTTOM OF EXIST. FIRST FLOOR DOWN TO GRADE:

HEIGHT #1	=	0' 4"
HEIGHT #2	=	7' 8"
HEIGHT #3	=	3' 1"
HEIGHT #4	=	4' 2"
HEIGHT #5	=	5' 8"
HEIGHT #6	=	6' 3-1/2"
HEIGHT #7	=	6' 1"
HEIGHT #8	=	6' 8"
HEIGHT #9	=	6' 8"
HEIGHT #10	=	6' 3"
HEIGHT #11	=	4' 1"
HEIGHT #12	=	2' 1"
HEIGHT #13	=	0' 4"
HEIGHT #14	=	0' 4"
HEIGHT #15	=	0' 4"
TOTAL	=	55' 4-1/2"

AVERAGE GRADE: 55' 4-1/2" DIVIDED BY 15 = 3' 8-1/4"

AVERAGE GRADE FROM BOTTOM OF FIRST FLOOR TO GRADE:  
**3' 8-1/4" or 3' 6 9/16"**

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Date  
January 16, 2025

Revisions  
1.1-3-2025 - City of Alexandria comments  
2.2-8-2025 - City of Alexandria comments

Lakewood Home Builders Inc.

523 Tennessee Ave., Alexandria

Sheet Title  
Left Side Elevations

CSE Designs, Inc.

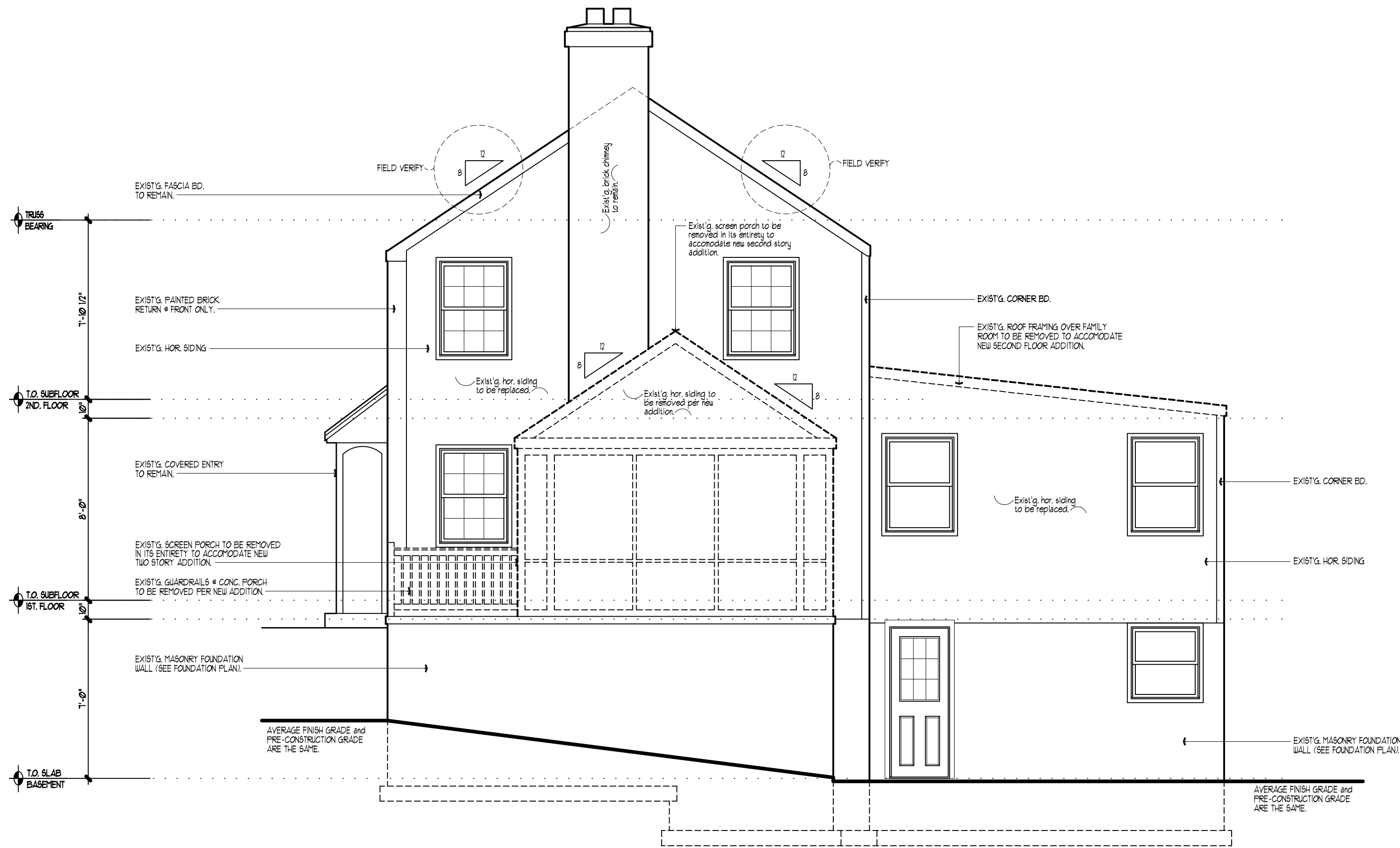
7571 Atlas Walk Way,  
Suite 110, Alexandria, Virginia 22305  
Cell: 703-969-9876  
Fax: 703-754-9317

CSE Designs

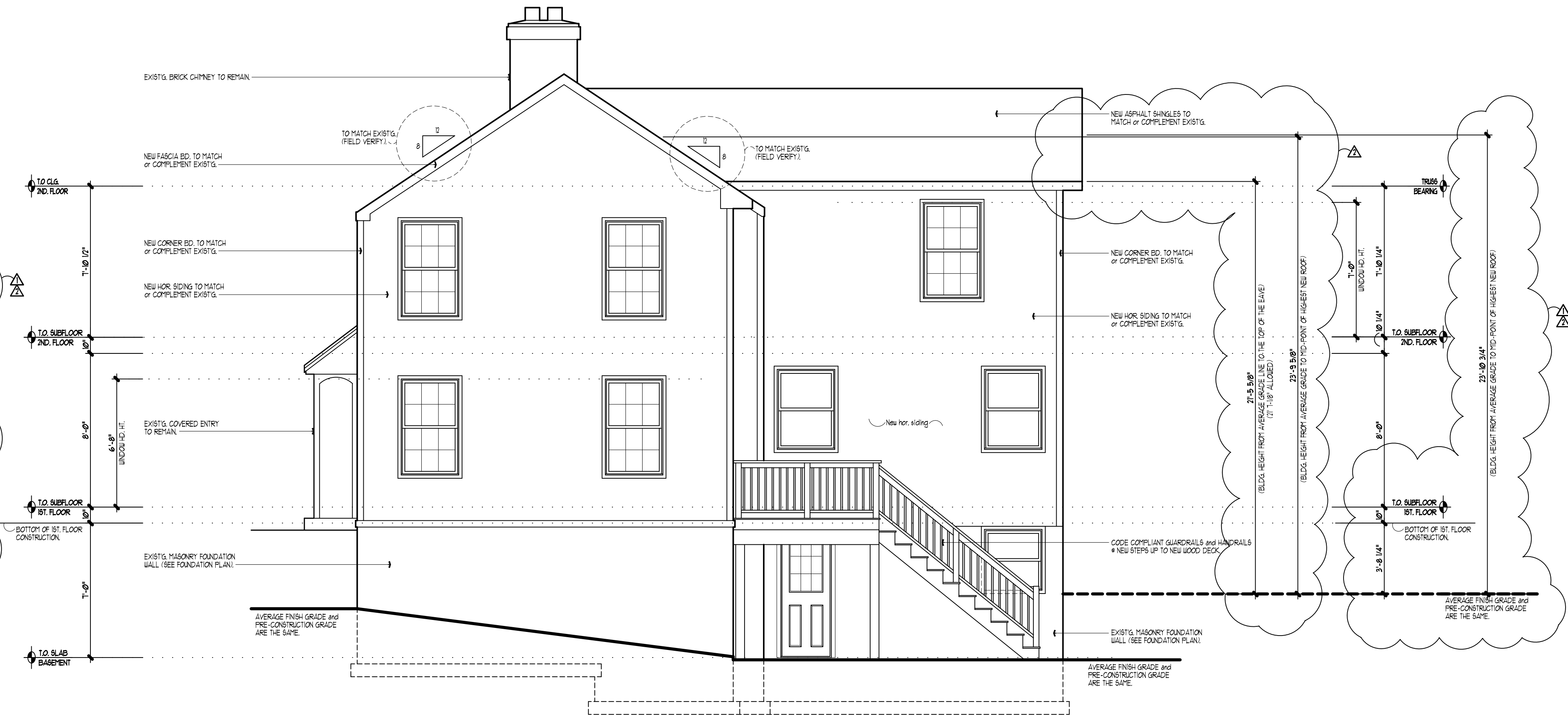
Seal  
COMMONWEALTH OF VIRGINIA  
ROBERT M. FLING  
LIC. No. 17122  
2/18/2025  
PROFESSIONAL ENGINEER

Drawing No.  
A-6





EXISTING/DEMOLITION  
**RIGHT SIDE ELEVATION**  
(BRICK and SIDING)  
SCALE: 1/4" = 1'-0"



PROPOSED  
**RIGHT SIDE ELEVATION**  
(BRICK and SIDING)  
SCALE: 1/4" = 1'-0"

**BUILDING HEIGHT CALCULATION:**

AVERAGE GRADE @ ALL 15 CORNERS (1-15) FROM BOTTOM OF EXIST. FIRST FLOOR DOWN TO GRADE:

HEIGHT #1 = 0' 4"  
HEIGHT #2 = 1' 8"  
HEIGHT #3 = 3' 1"  
HEIGHT #4 = 4' 2"  
HEIGHT #5 = 5' 8"  
HEIGHT #6 = 6' 3-1/2"  
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AVERAGE GRADE FROM BOTTOM OF FIRST FLOOR TO GRADE:

3' 8-1/4" or 3' 6 9/16"

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Date

January 16, 2025

Revisions

1.1-26-2025 - City of Alexandria comments  
2.1-28-2025 - City of Alexandria comments

Lakewood Home Builders Inc.

Product Name

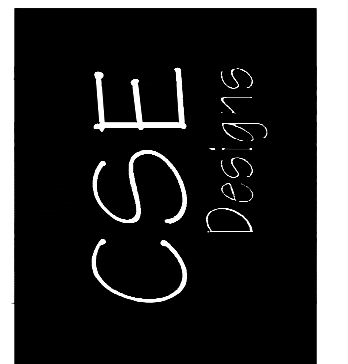
523 Tennessee Ave., Alexandria

Sheet Title

Right Side Elevations

CSE Designs, Inc.

7571 Atlas Walk Way,  
Suite 110, Alexandria, Virginia 22315  
Tel: 703-969-9876  
Fax: 703-754-9317



Seal



Drawing No.

A-7



N1102.2.1 (R402.2.1) Ceilings with attic spaces.

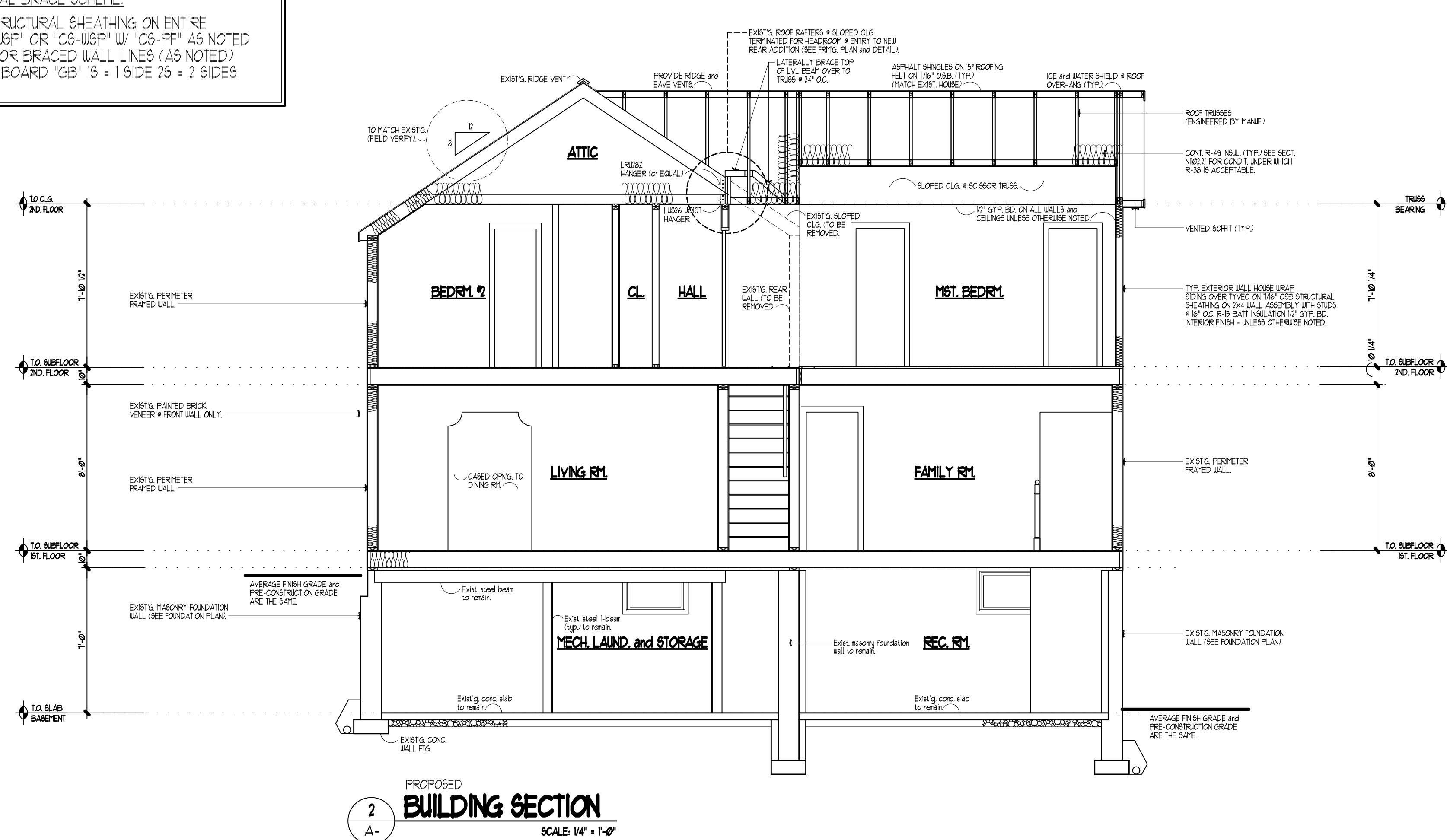
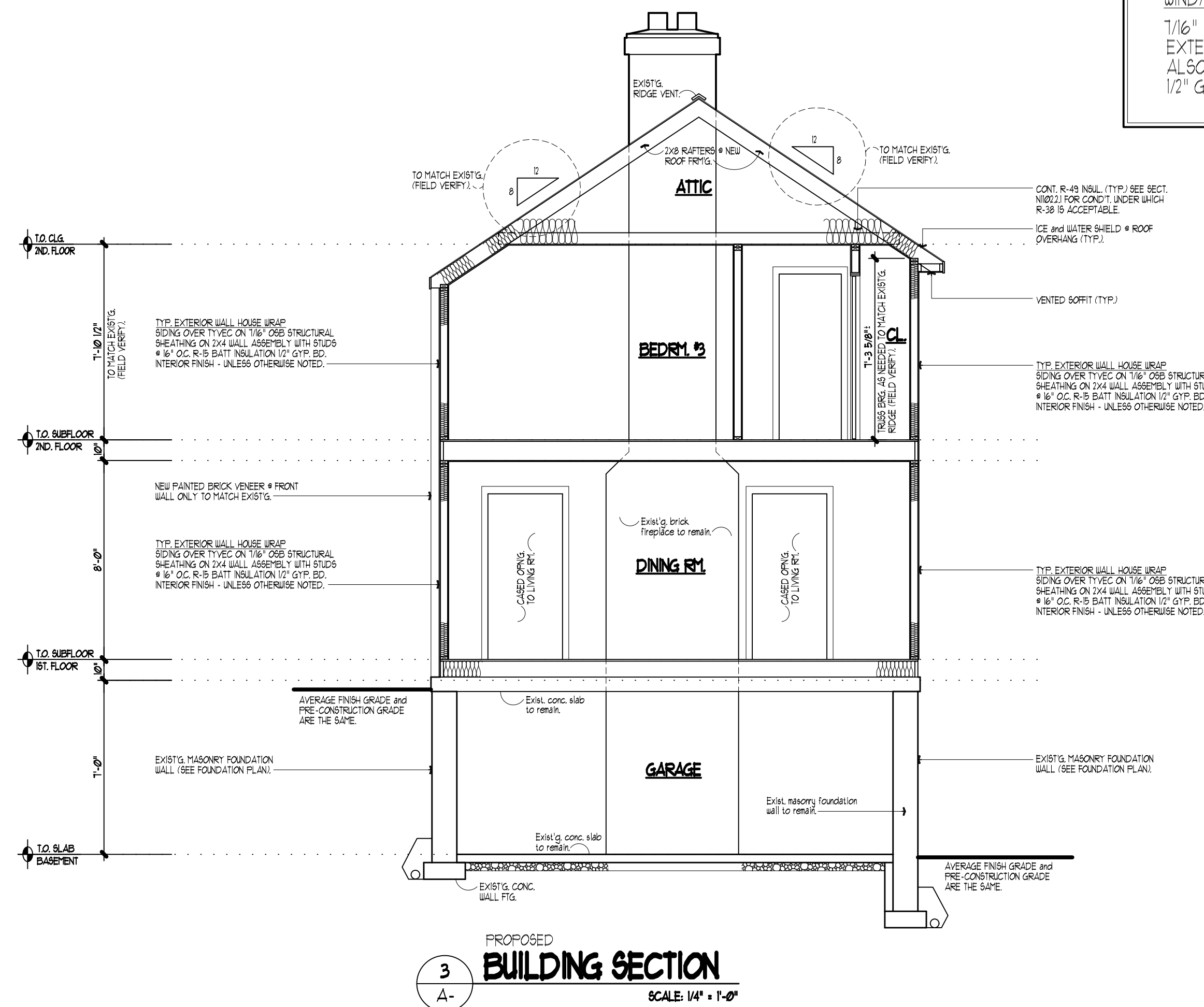
Where Section R1102.1.2 requires R-38 insulation in the ceiling, installing R-38 insulation over 100 percent of the ceiling area requiring insulation shall satisfy the requirement for R-38 insulation wherever the full height of uncompressed R-30 insulation extends over the wall top plate at the eaves. Where Section N1102.1.2 requires R-49 insulation in the ceiling, installing R-38 insulation over 100 percent of the ceiling area requiring insulation shall satisfy the requirement for R-49 insulation wherever the full height of uncompressed R-38 insulation extends over the wall top plate at the eaves. This reduction shall not apply to the U-factor alternative approach in Section N1102.1.4 and the Total UA alternative in Section N1102.1.5.

N1102.2.2 (R402.2.2) Ceilings without attic spaces.

Where Section N1102.1.2 requires insulation R-values greater than R-30 in the ceiling and the design of the roof/ceiling assembly does not allow sufficient space for the required insulation, **the minimum required insulation R-value for such roof/ceiling assemblies shall be R-30. Insulation shall extend over the top of the wall plate to the outer edge of such plate and shall not be compressed. This reduction of insulation from the requirements of Section N1102.1.2 shall be limited to 500 square feet (46 m<sup>2</sup>) or 20 percent of the total insulated ceiling area, whichever is less.** This reduction shall not apply to the U-factor alternative approach in Section N1102.1.4 and the Total UA alternative in Section N1102.1.5.

ENERGY COMPLIANCE

(2016 Virginia Residential Code)



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**GENERAL NOTE:**  
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Date  
January 16, 2025

Revisions

Lakewood Home Builders Inc.

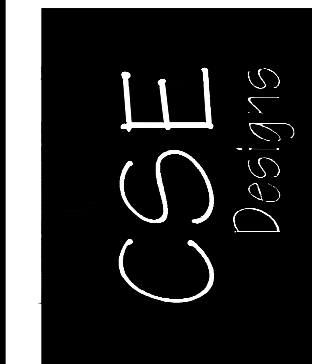
Product Name  
523 Tennessee Ave., Alexandria

Sheet Title

Building Sections

CSE Designs, Inc.

7571 Atlas Walk Way,  
Suite 110, Alexandria, Virginia 22305  
Call: 703-969-9876  
Fax: 703-754-9317



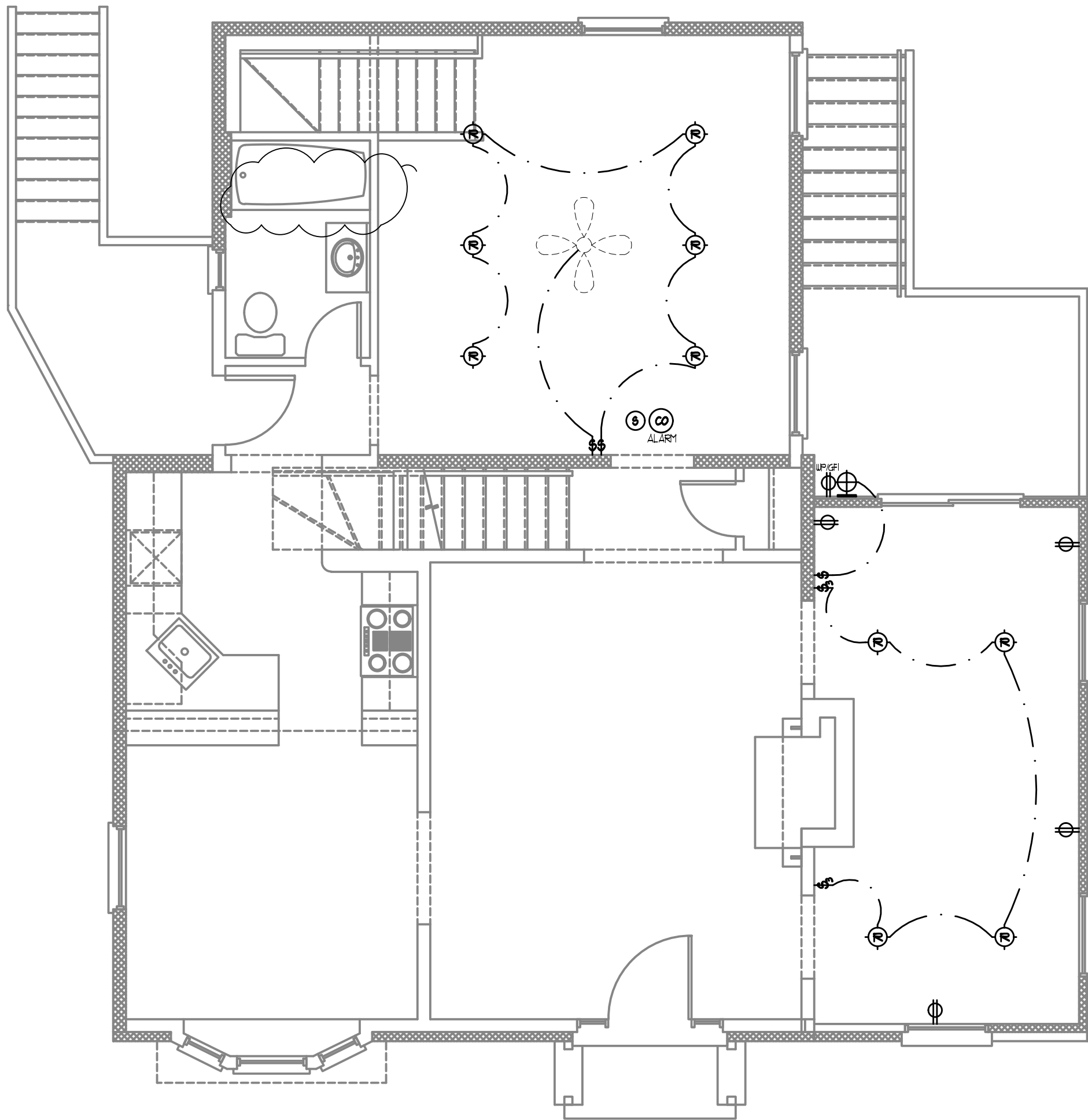
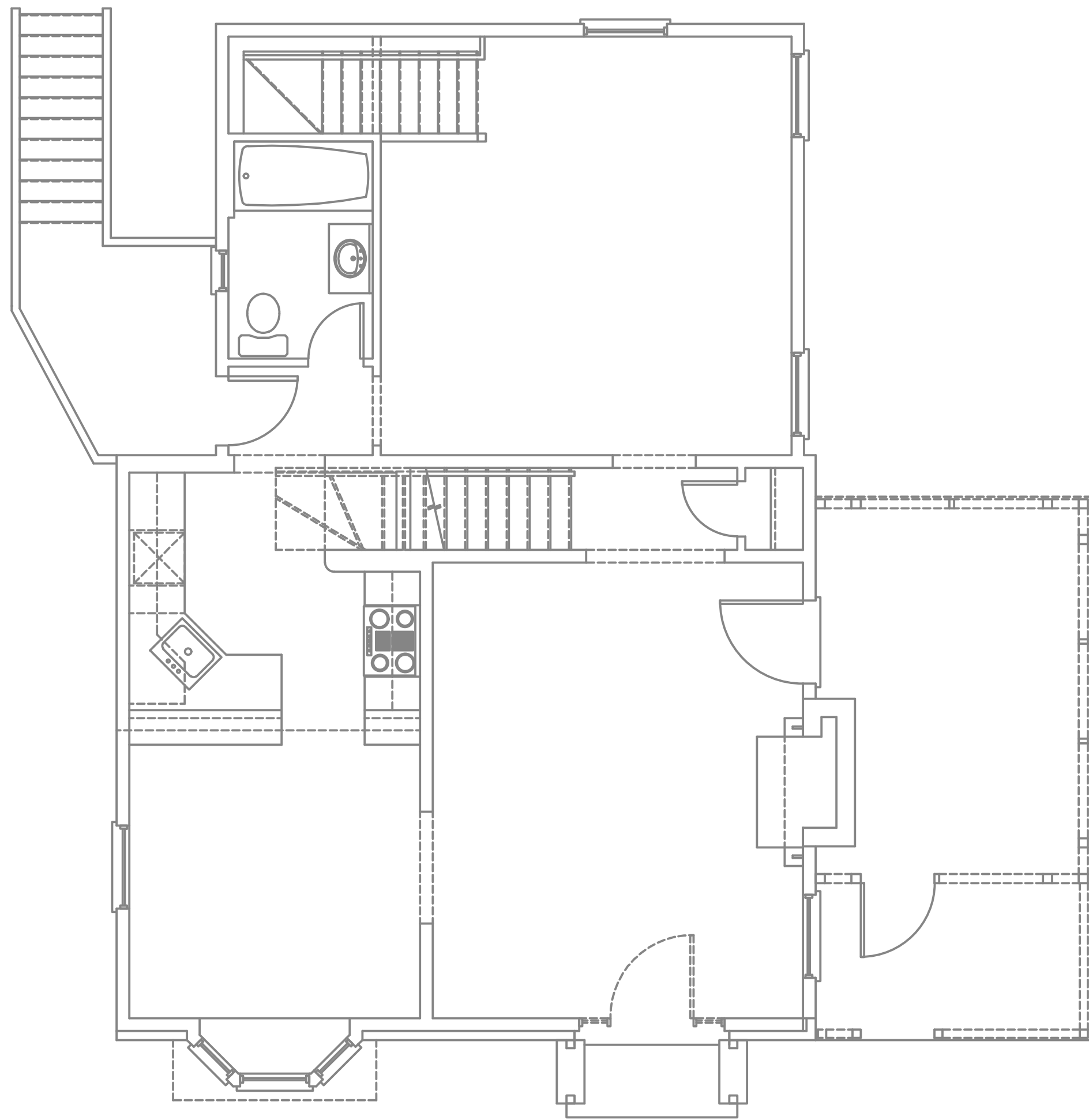
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Drawing No.

A-8



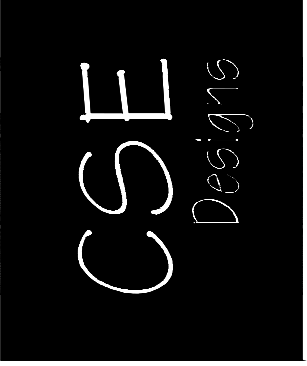



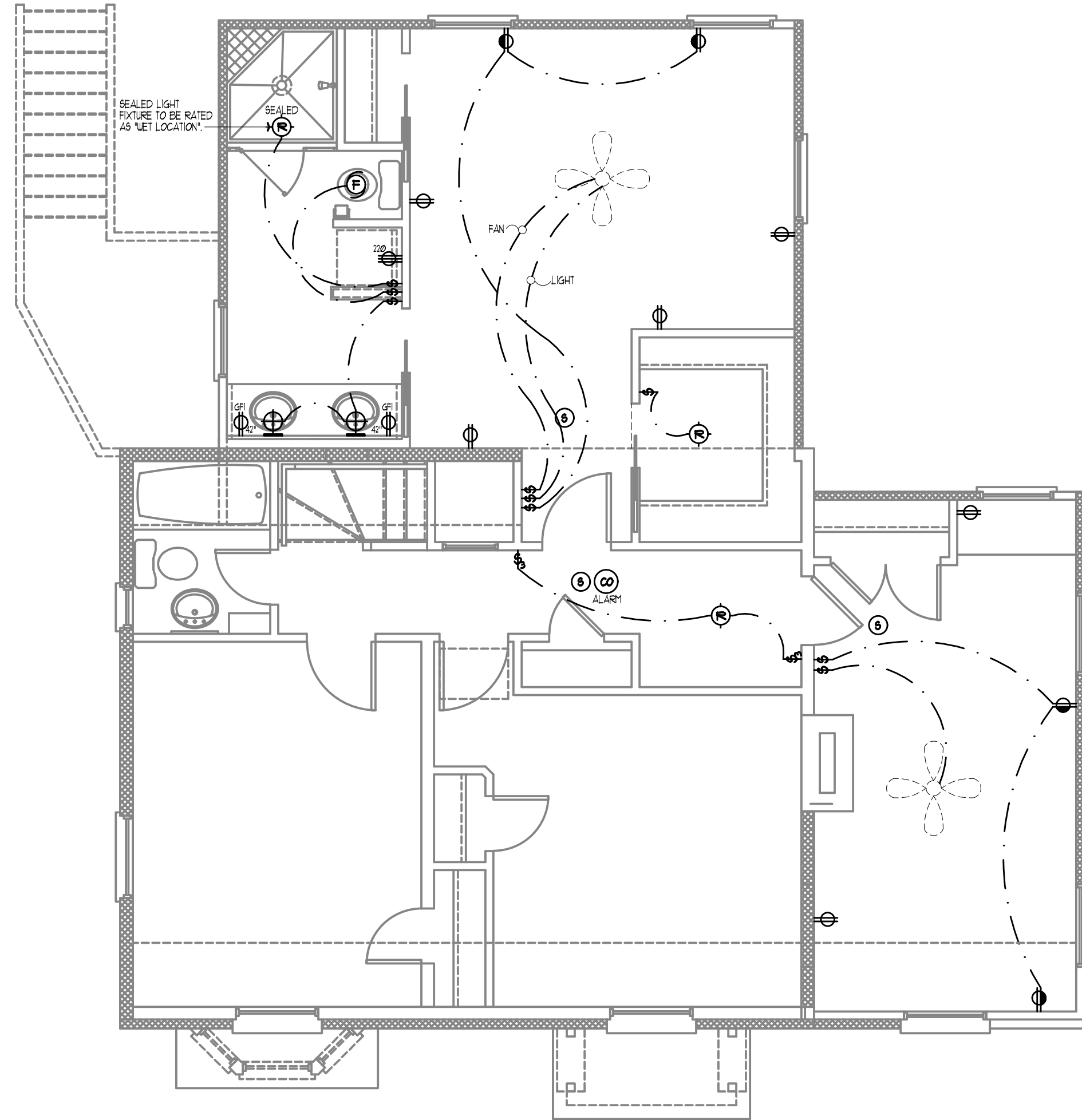
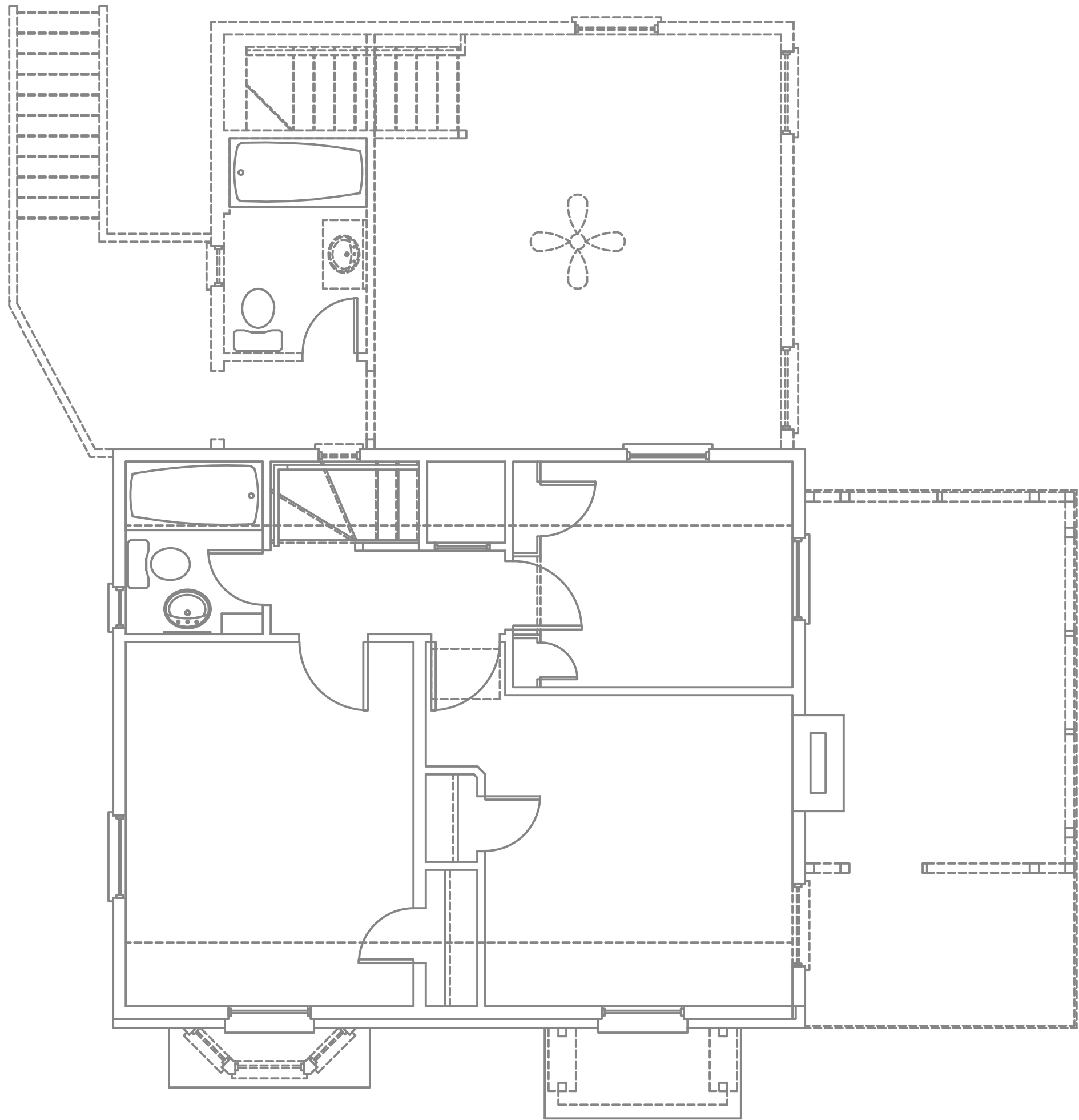
**FIRST FLOOR ELECTRICAL PLAN**  
SCALE: 1/4" = 1'-0"

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Date January 16, 2025																					
Revisions <table><tr><td> </td><td> </td></tr><tr><td> </td><td> </td></tr><tr><td> </td><td> </td></tr><tr><td> </td><td> </td></tr><tr><td> </td><td> </td></tr><tr><td> </td><td> </td></tr><tr><td> </td><td> </td></tr><tr><td> </td><td> </td></tr><tr><td> </td><td> </td></tr><tr><td> </td><td> </td></tr></table>																					
Lakewood Home Builders Inc.	Product Name 523 Tennessee Ave., Alexandria																				
Sheet Title First Floor Electrical Plan																					
CSE Designs, Inc. 7571 Atlas Walk Way, Suite 110 Gaithersburg, Virginia 20878 Ph: 703-969-2878 Fax: 703-754-9317																					
																					
Seal 																					
Drawing No. E-1																					



**SECOND FLOOR ELECTRICAL PLAN**  
SCALE: 1/4" = 1'-0"

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Date

January 16, 2025

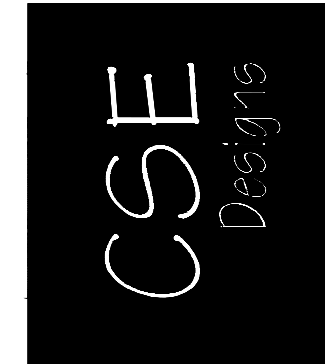
Revisions

Lakewood Home Builders Inc.  
523 Tennessee Ave., Alexandria

Sheet Title

Second Floor Electrical  
Plan

CSE Designs, Inc.  
7571 Atlas Walk Way,  
Suite 110A,  
Gaithersburg, Virginia 20155  
Ph: 703-969-2878  
Fax: 703-754-9317



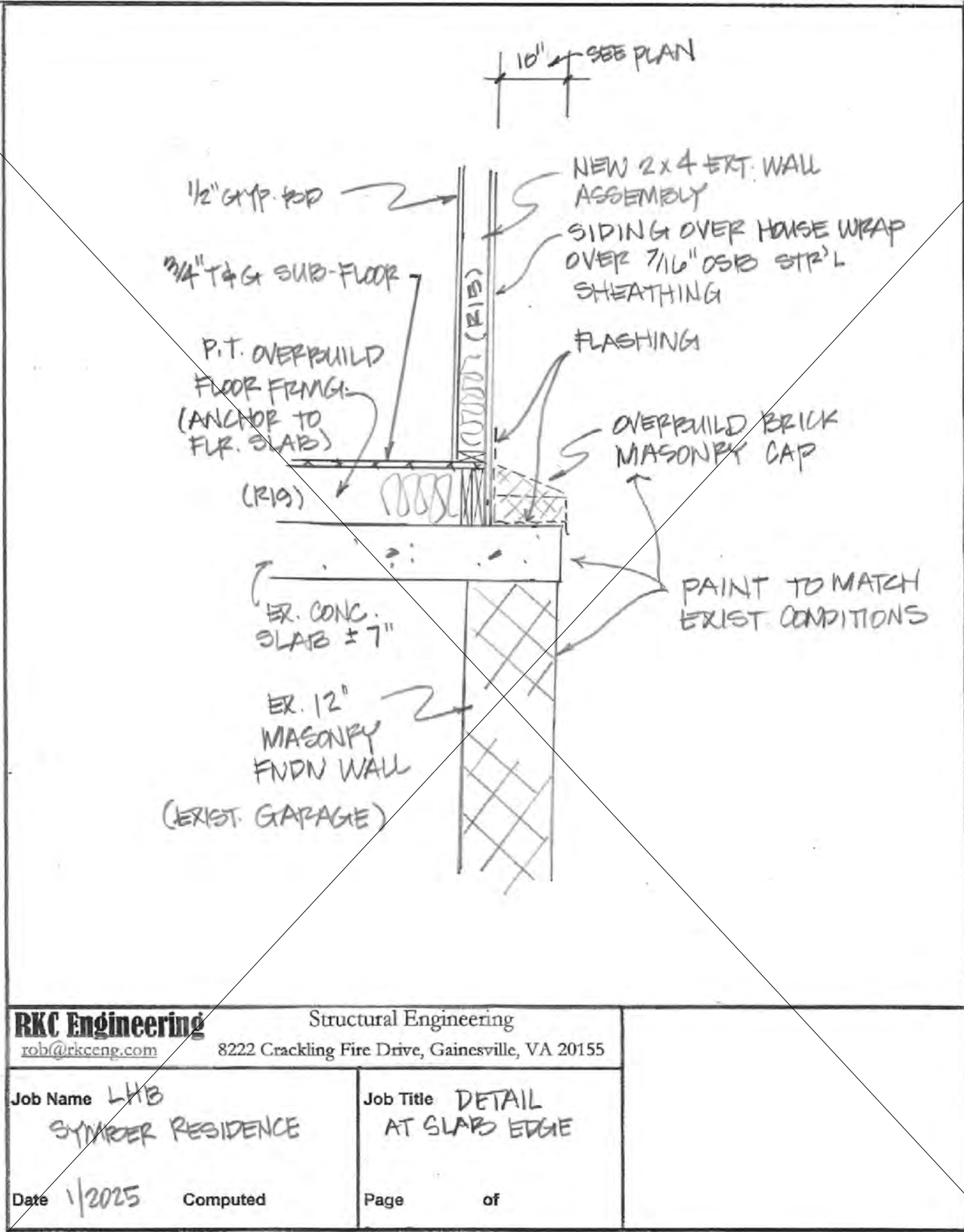
Seal



Drawing No.

E-2





1  
D-1

DETAIL • SLAB LEDGE

SCALE: NTS

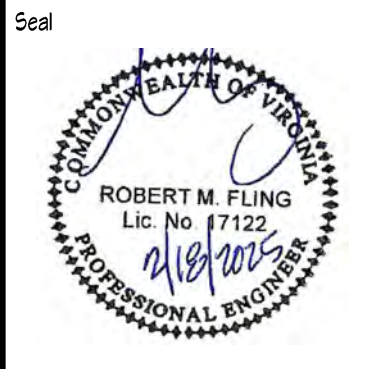
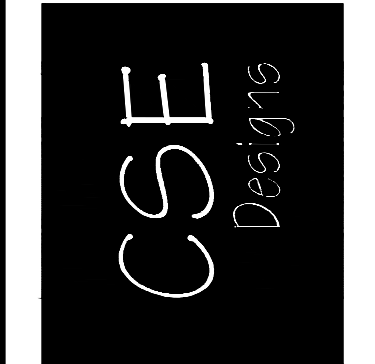
Date  
January 16, 2025

Revisions

Lakewood Home Builders Inc.	Product Name
523 Tennessee Ave., Alexandria	

Sheet Title  
  
Details

CSE Designs, Inc.  
7571 Atlas Walk Way,  
Suite 110  
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Fax: 703-754-9317



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ALL FOOTINGS DESIGNED FOR 2000 PSF  
MINIMUM SOIL BEARING.

Date

January 16, 2025

Revisions

Product Name

Lakewood Home Builders Inc.

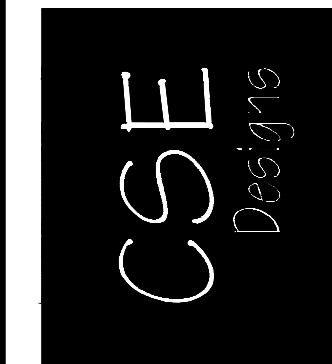
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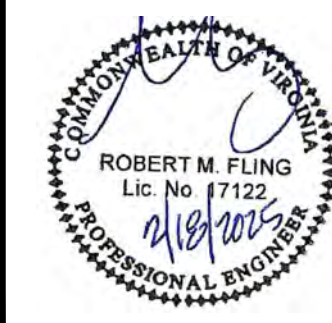
First Floor Framing Plan

CSE Designs, Inc.

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Ph: 703-969-2878  
Fax: 703-754-9317

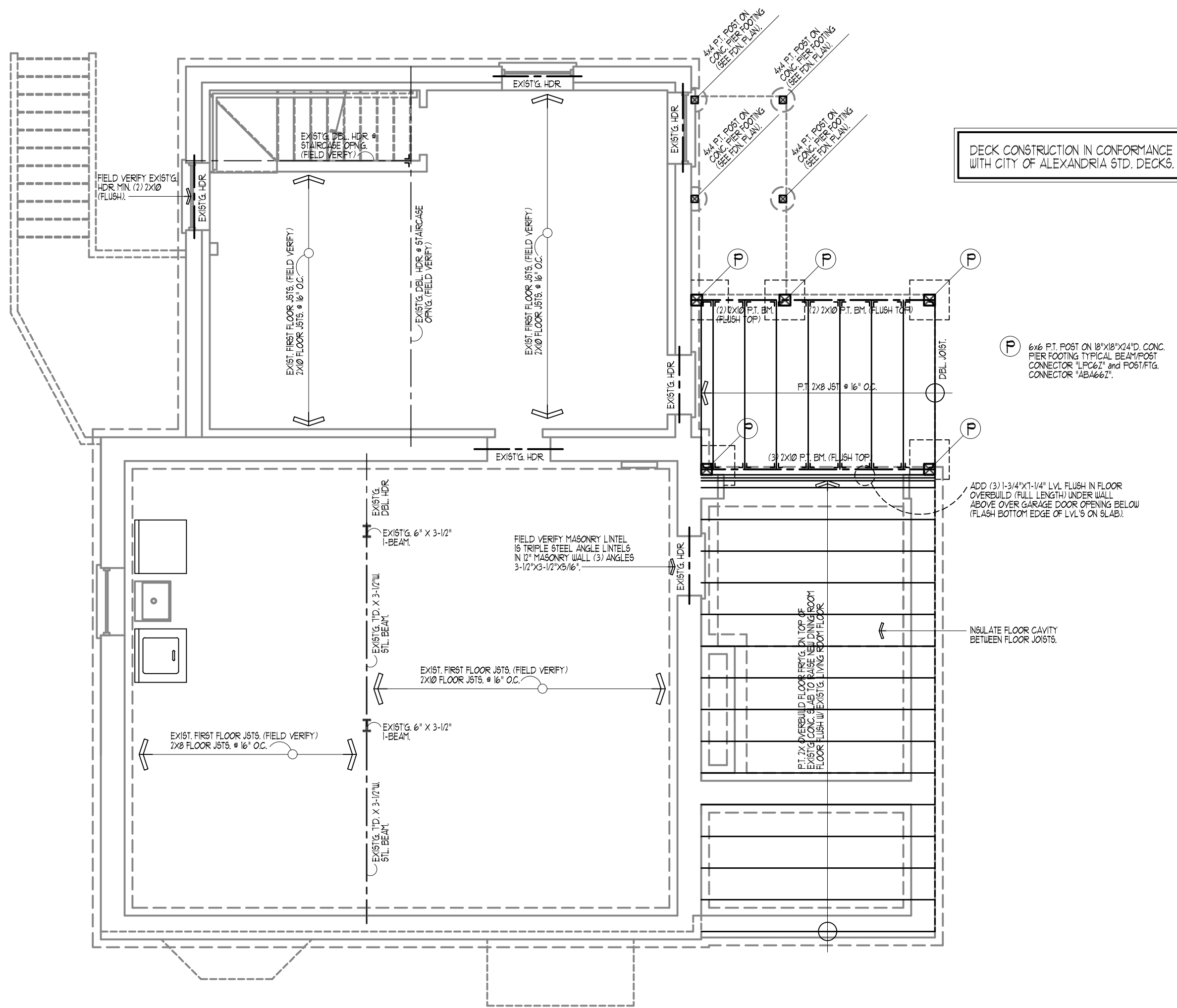
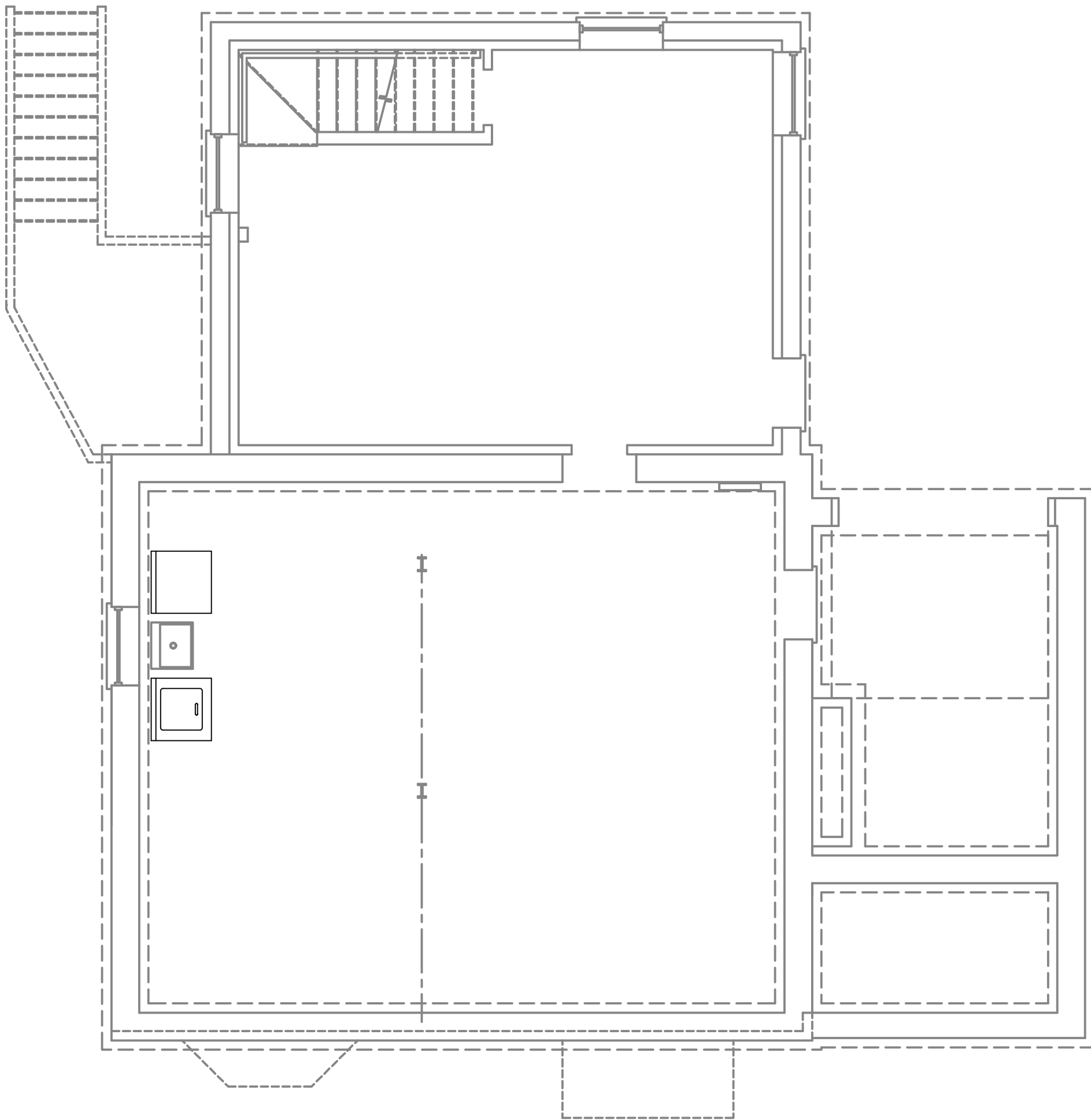


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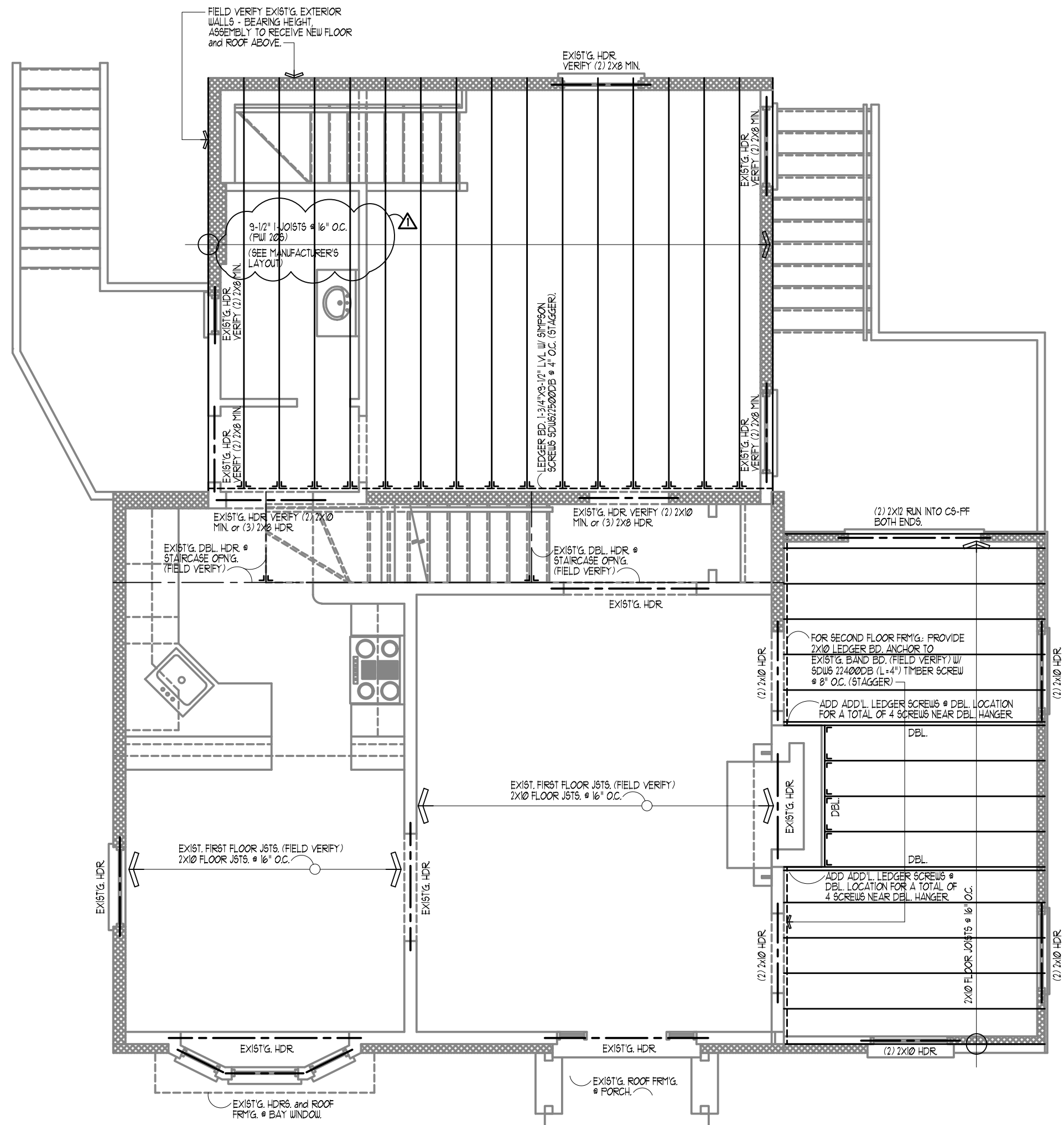
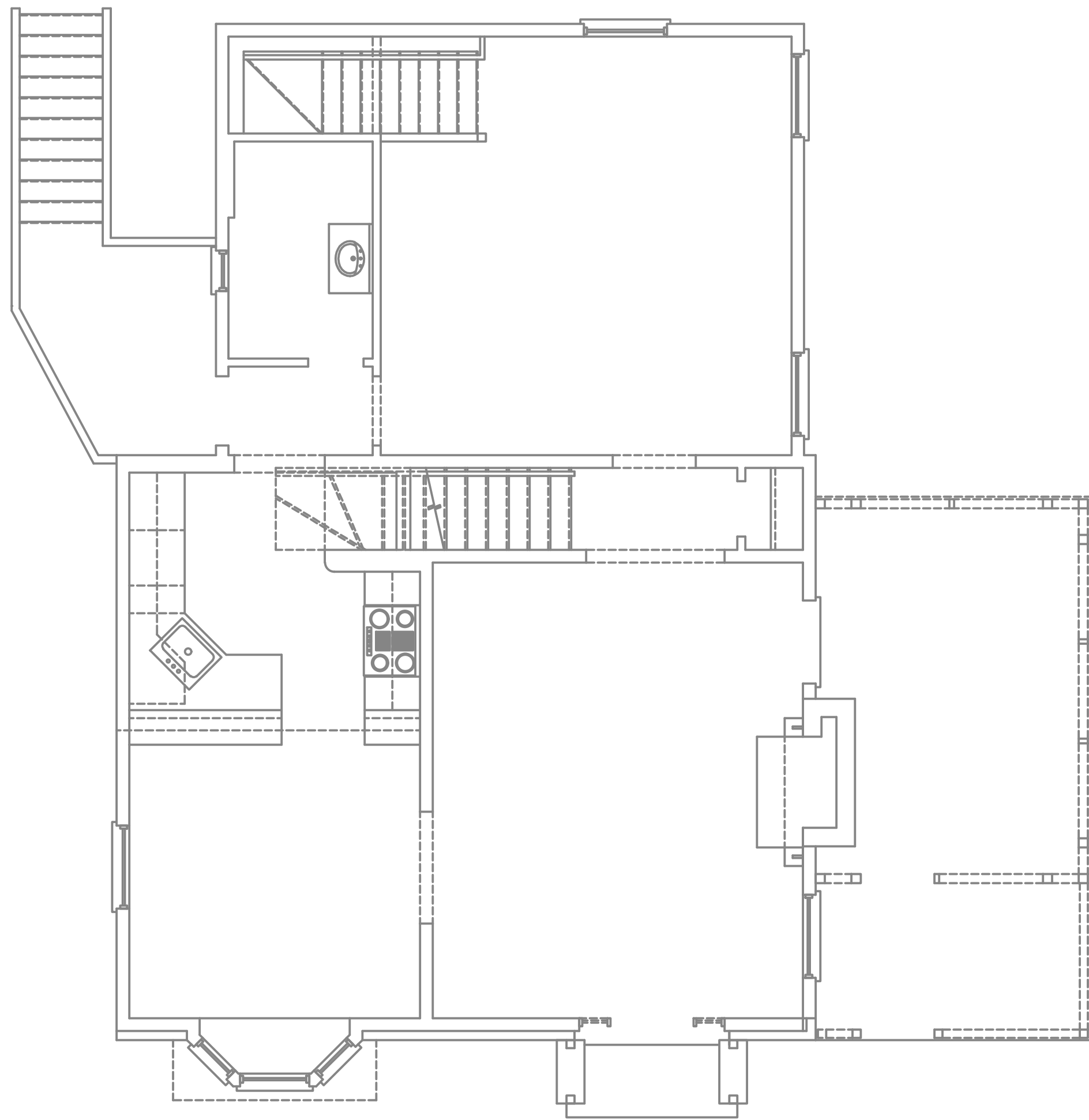
Drawing No.

S1



FIRST FLOOR FRAMING PLAN

SCALE: 1/4" = 1'-0"



SECOND FLOOR FRAMING PLAN  
SCALE 1/4" = 1'-0"

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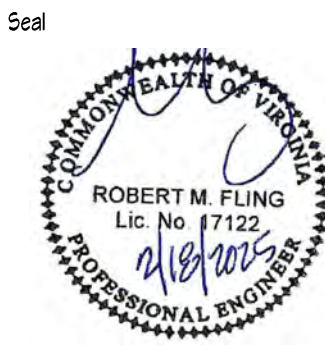
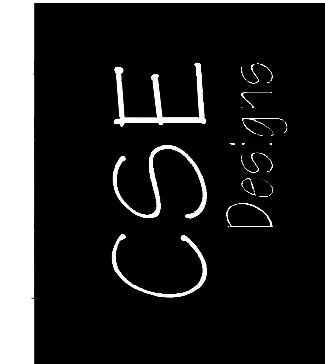
Date  
January 16, 2025

Revisions
1. 1-30-2025 - City of Alexandria comments.

Product Name  
**Lakewood Home Builders Inc.**  
**523 Tennessee Ave., Alexandria**

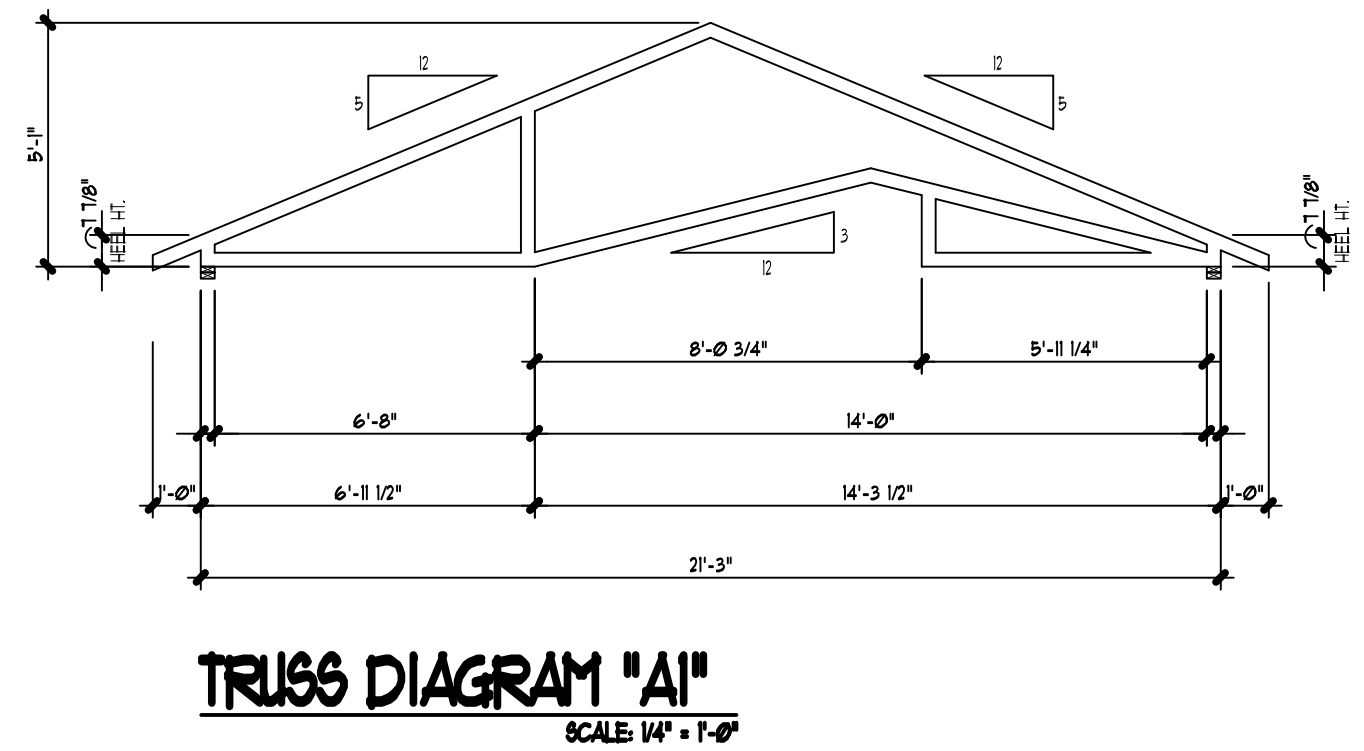
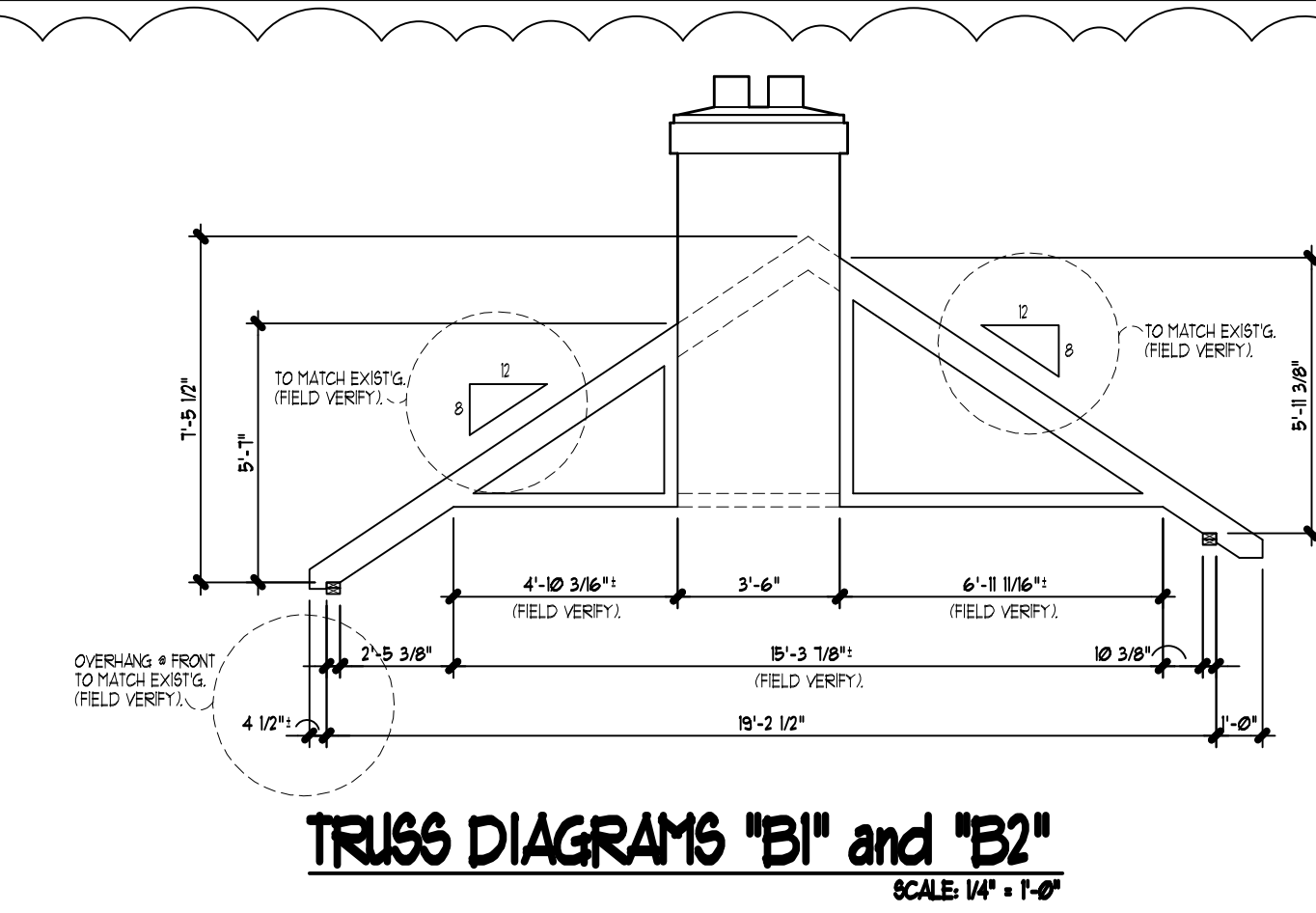
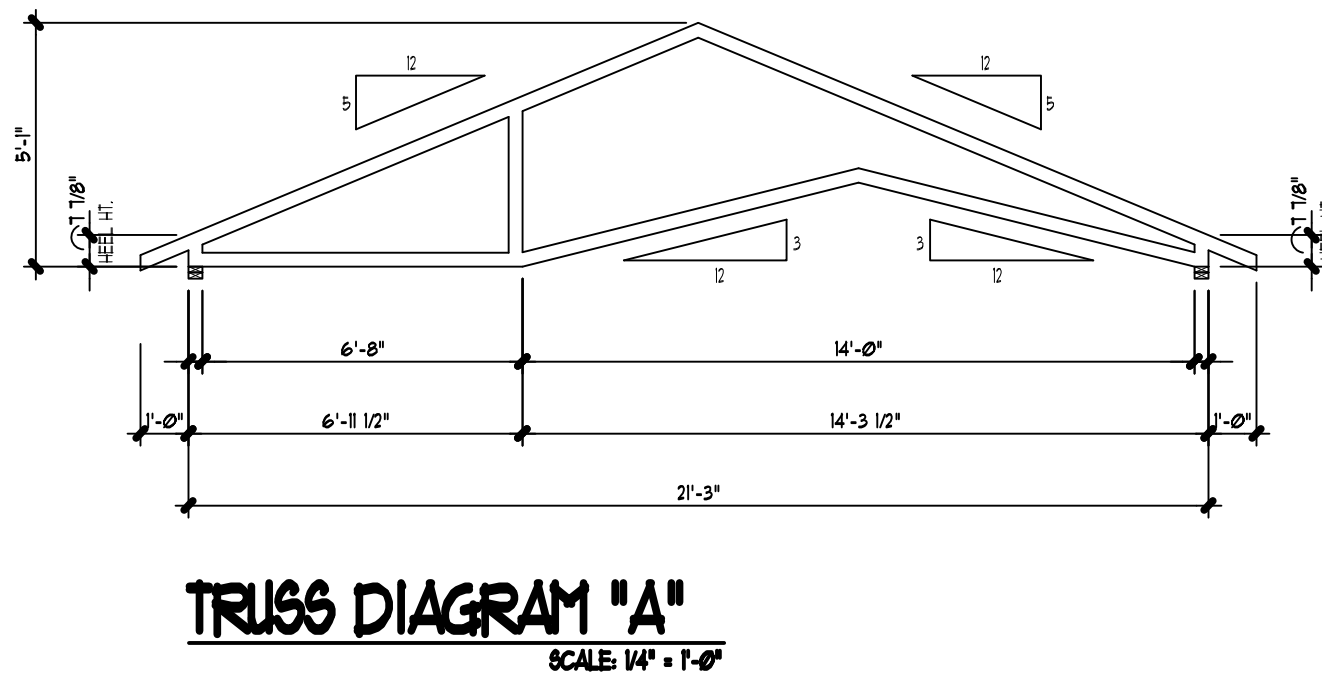
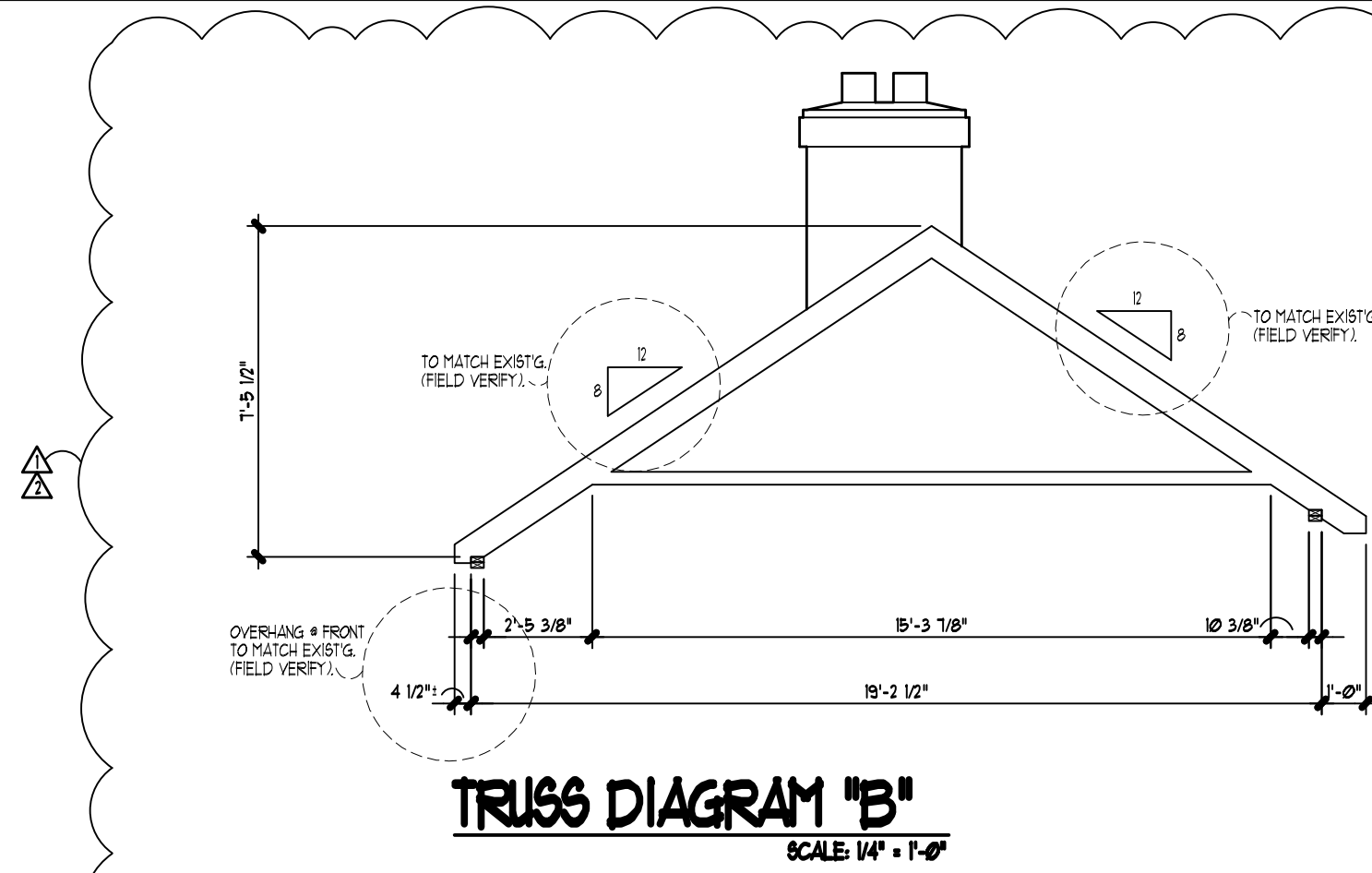
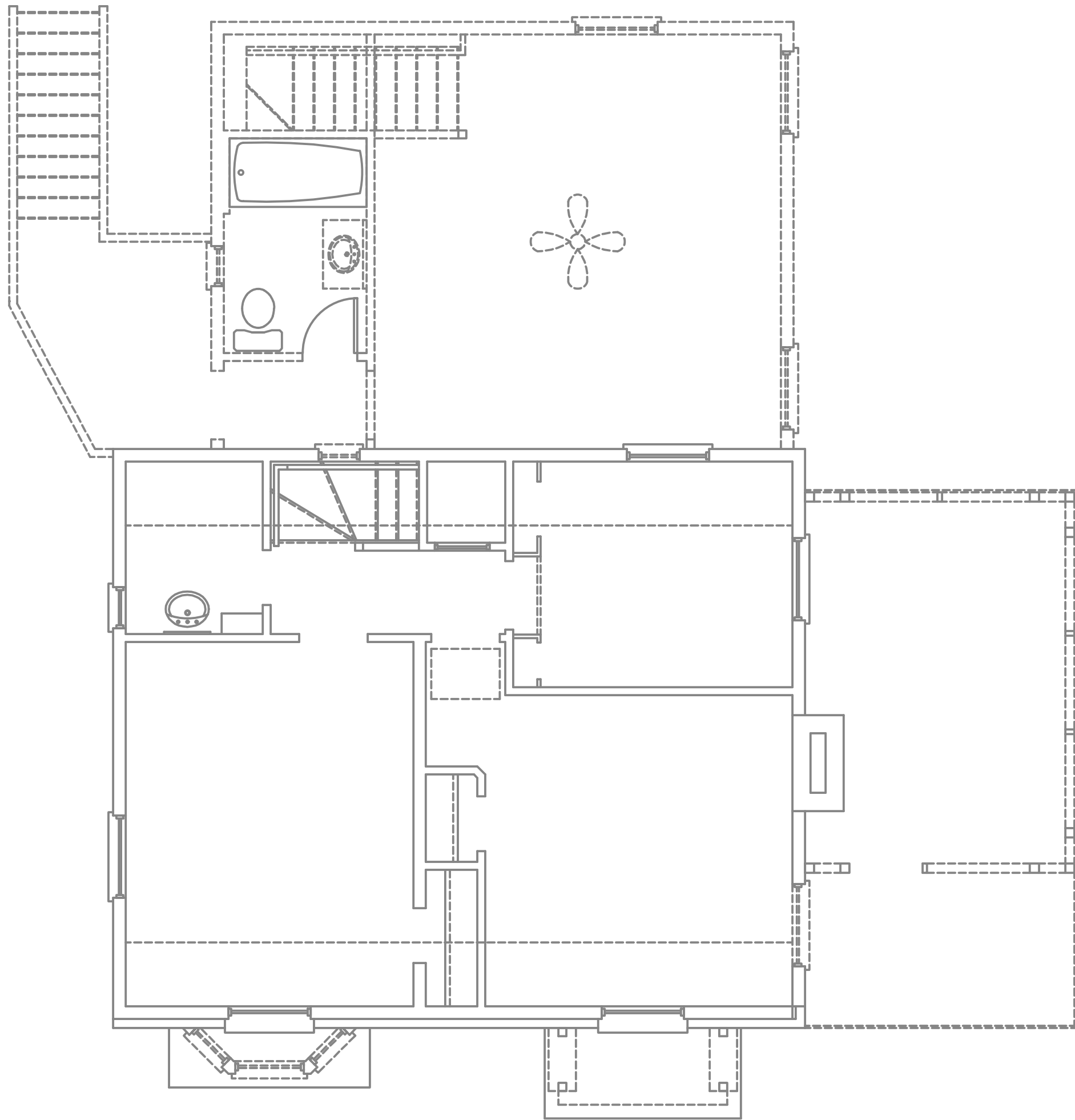
Sheet Title  
**Second Floor Framing Plan**

CSE Designs, Inc.  
7571 Atlas Walk Way,  
Suite 110, Alexandria, VA 22305  
Ph: 703-969-9876  
Fax: 703-754-9317

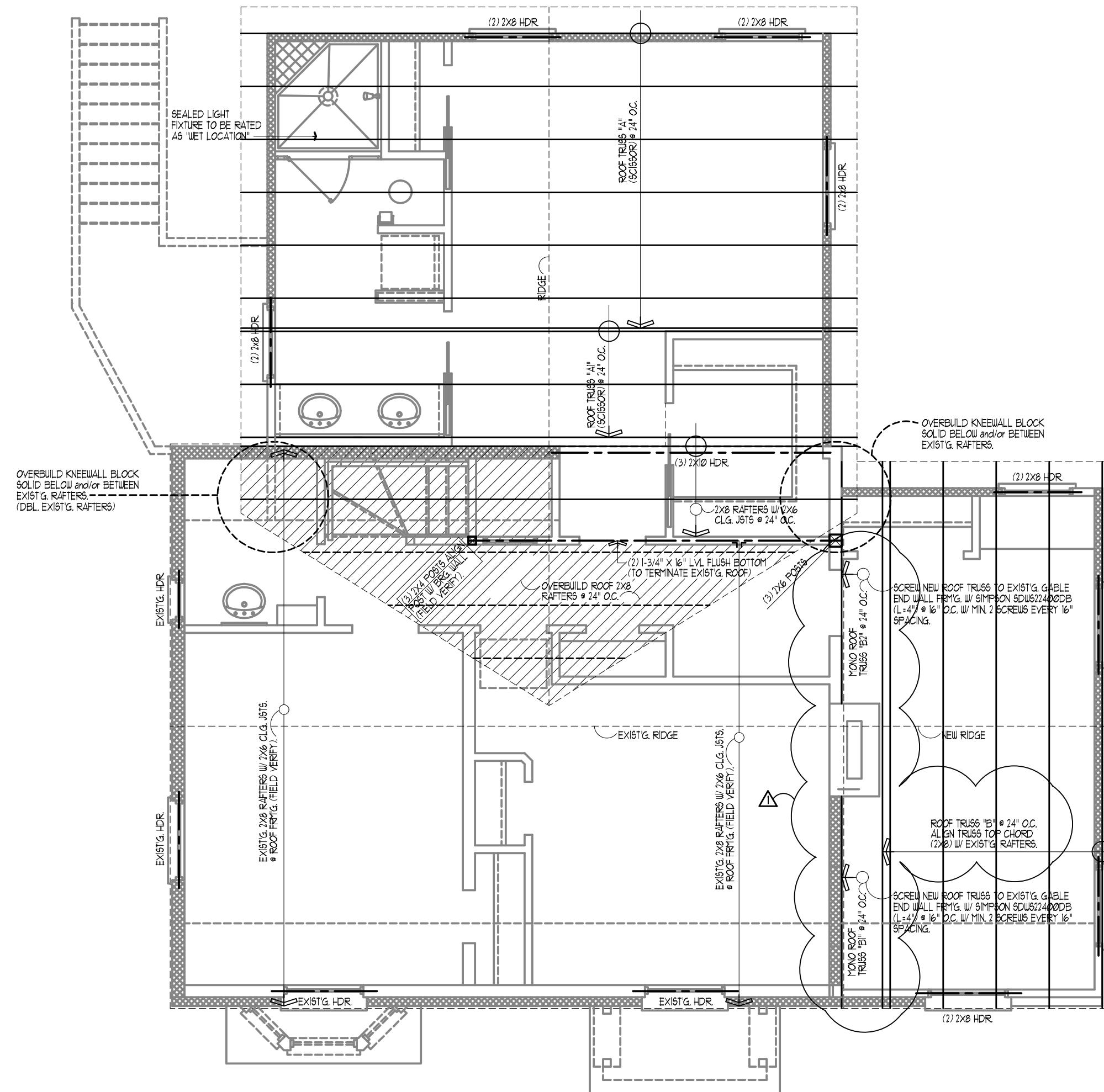


Drawing No.  
**S2**





ROOF TRUSS TIE-DOWN STRAP SCHEDULE			
UPLIFT LOAD (NOT TO EXCEED)	FASTENER (SIMPSON OR EQUAL)		
	ITEM #	TO RAFTERS/ TRUSS	TO PLATES/ STUDS
100 LBS.		2 - 16d TOE NAILS - PER CODE	
340 LBS.	H25A	5 - 8d	5 - 8d
680 LBS.	(2) H25A	10 - 8d	10 - 8d
800 LBS.	MT82	1 - 10d	1 - 10d
1250 LBS.	(2) LT82	12 - 10d	12 - 10d
1484 LBS.	(2) H10A	16 - 8d X 1-1/2	16 - 8d X 1-1/2
1640 LBS.	(2) MT82	TO WALL FRAMING	TO TRUSS
		14 - 10d	14 - 10d
GIRDER TRUSS			
1785 LBS.	LG72 (2-PLY)	16 - 16d	14 - 16d
2635 LBS.	LG73 (3-PLY)	12 - 5D8 1/2X1 1/2	26 - 16d
2925 LBS.	LG74 (4-PLY)	12 - 5D8 1/2X3	30 - 16d
USE 16d SINKERS			
* LOADS MODIFIED FOR SPRUCE PINE FRAMING MATERIAL			



TYPICAL:  
DBL. LVL. SCREW TOGETHER 2 ROUS TOP and BOTTOM  
SIMPSON SCREW SDW 22330 (L+3 3/8") # 12" O.C.  
TRIPLE LVL. SCREW TOGETHER 2 ROUS TOP and BOTTOM  
SIMPSON SCREWS SDW 22500 (L+5") # 12" O.C.  
FOUR PLY LVL. SCREW TOGETHER WITH 2 ROUS TOP and  
BOTTOM SIMPSON SCREWS SDW 22634 (L+6-3/4") # 12" O.C.

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Date  
January 16, 2025

Revisions  
1.13-8-2025 - City of Alexandria comments  
2.13-8-2025 - City of Alexandria comments

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Lakewood Home Builders Inc.  
523 Tennessee Ave., Alexandria

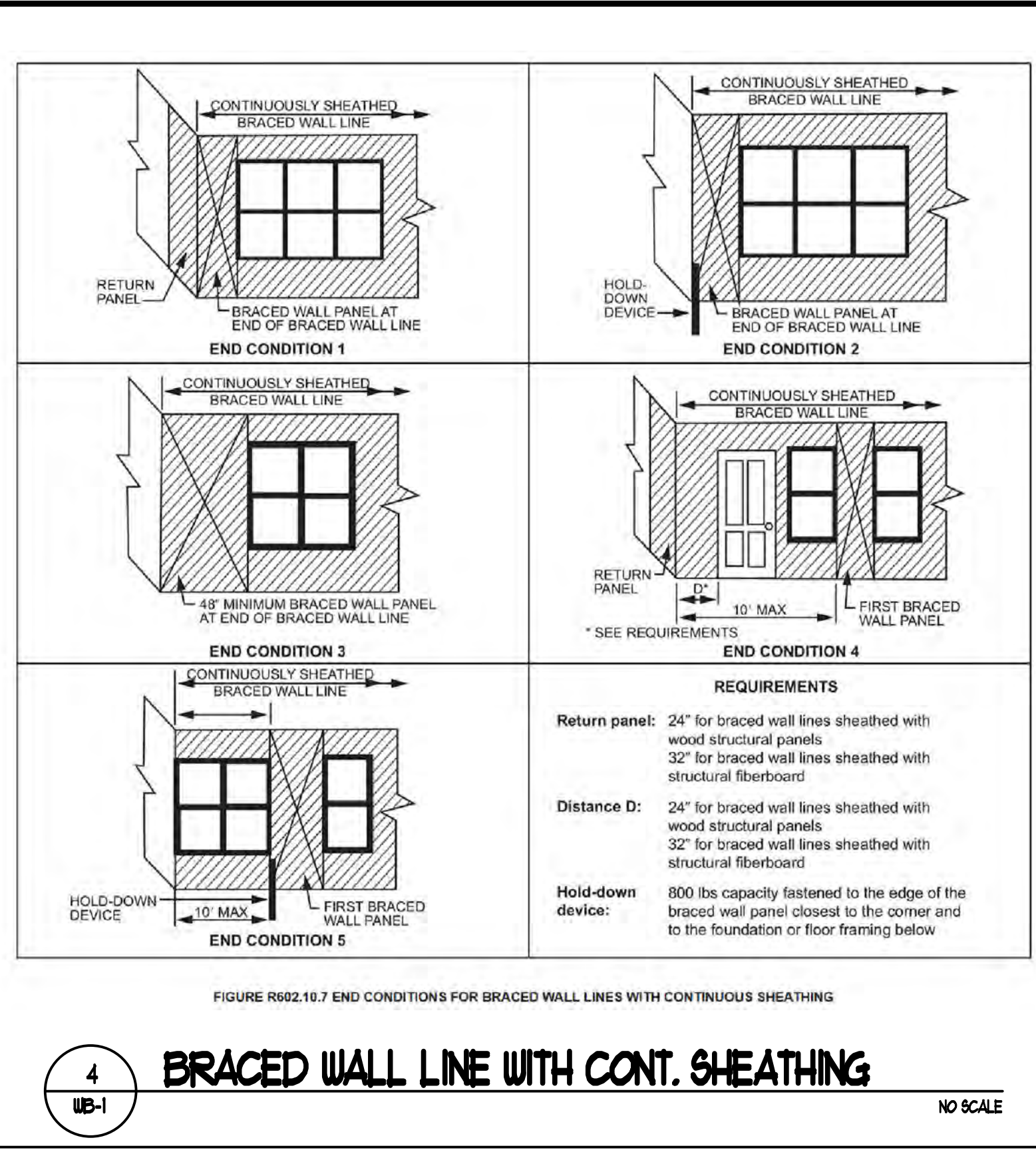
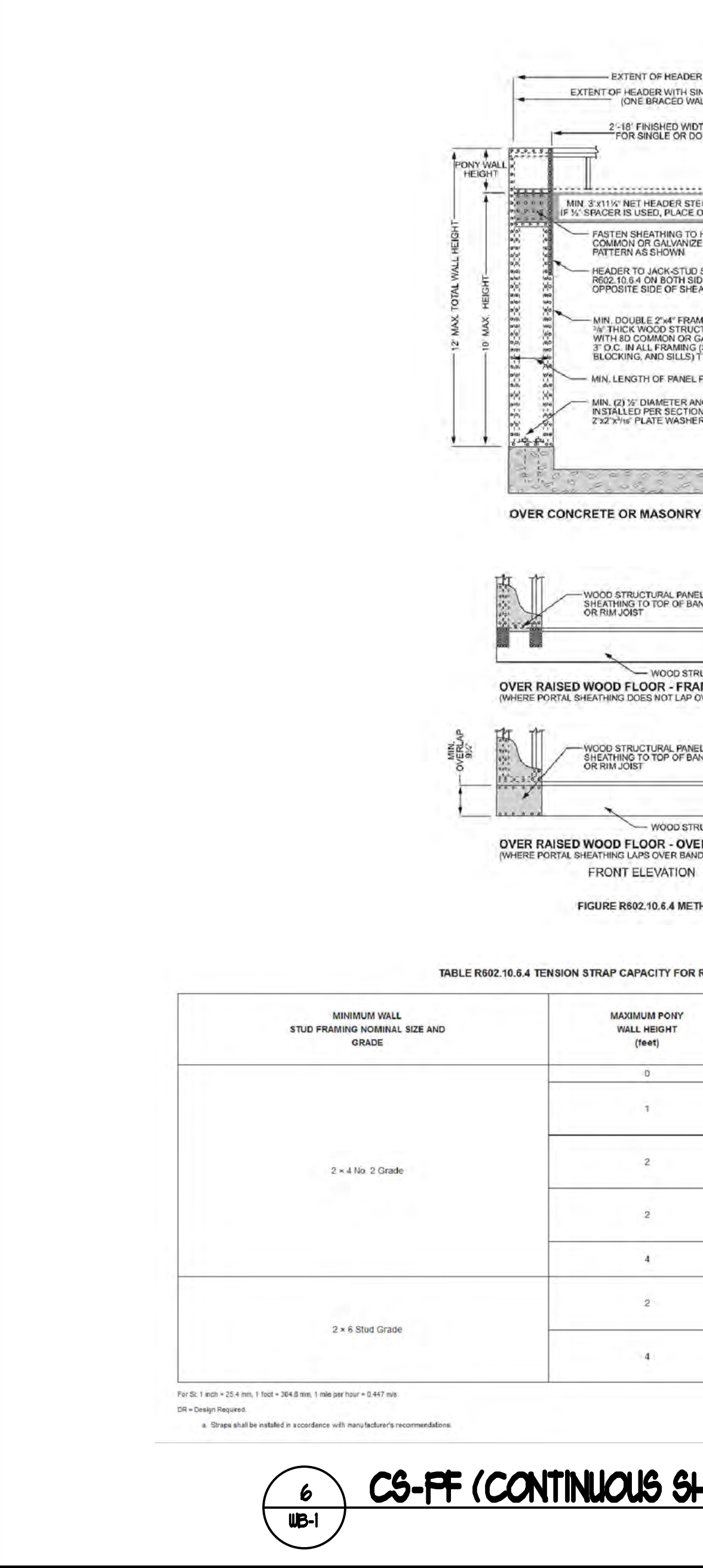
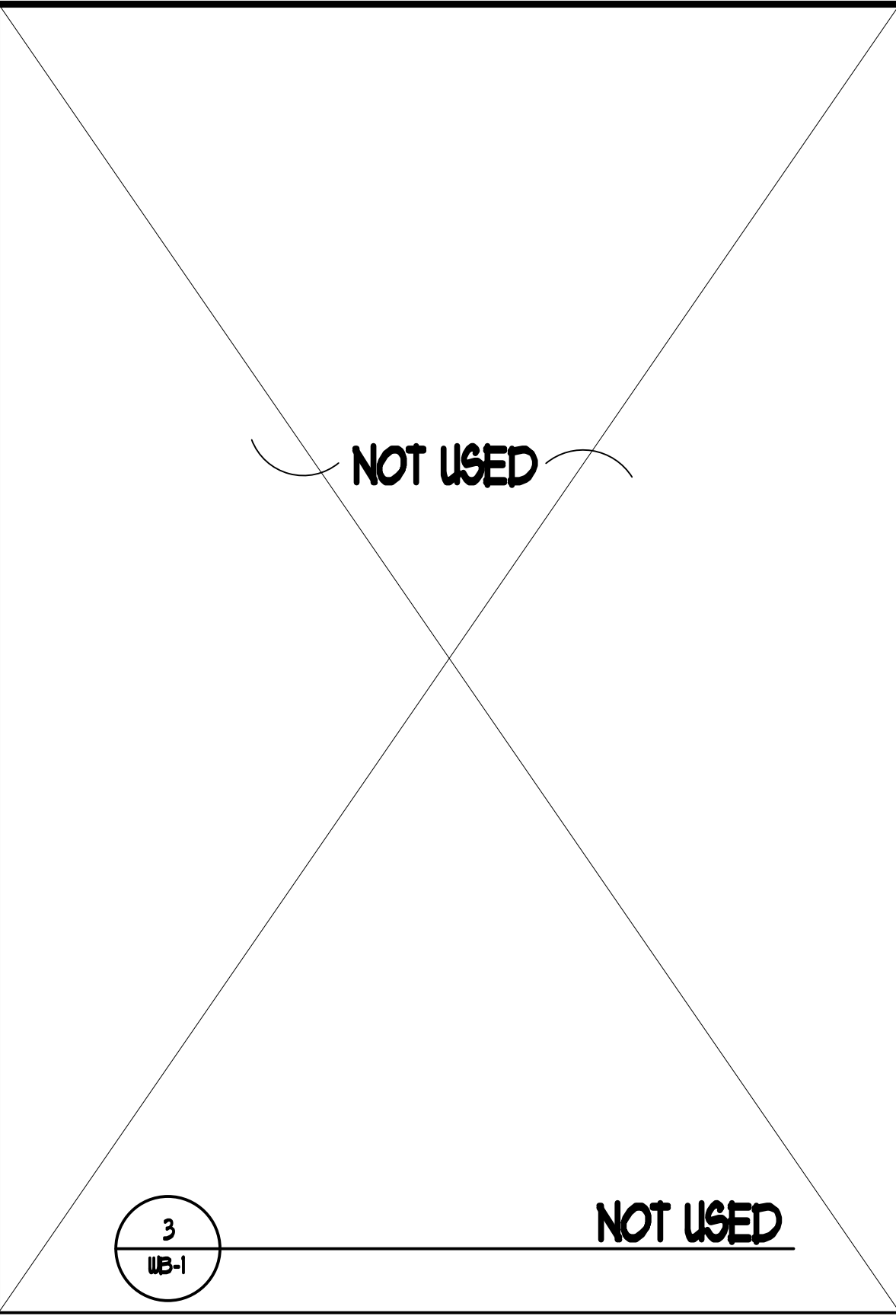
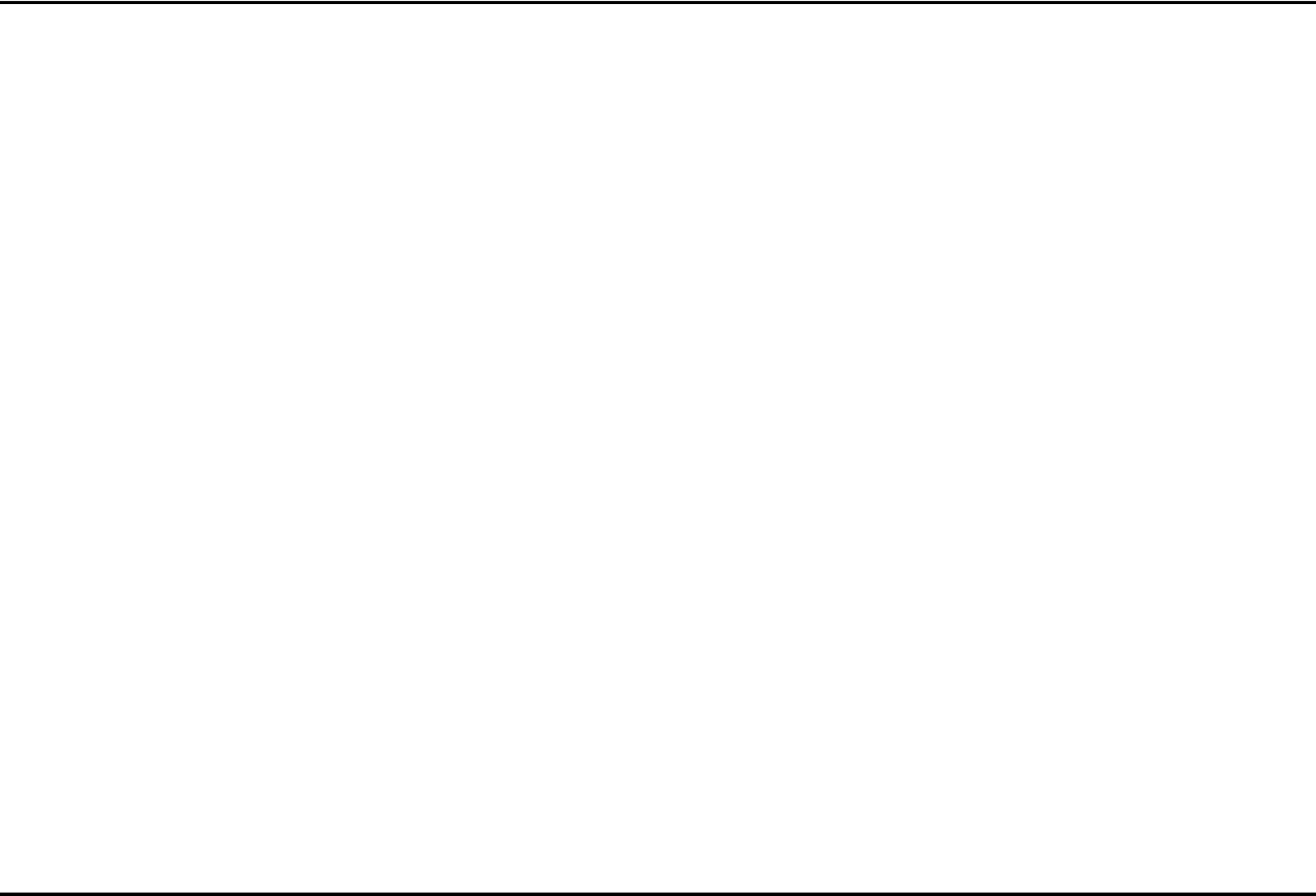
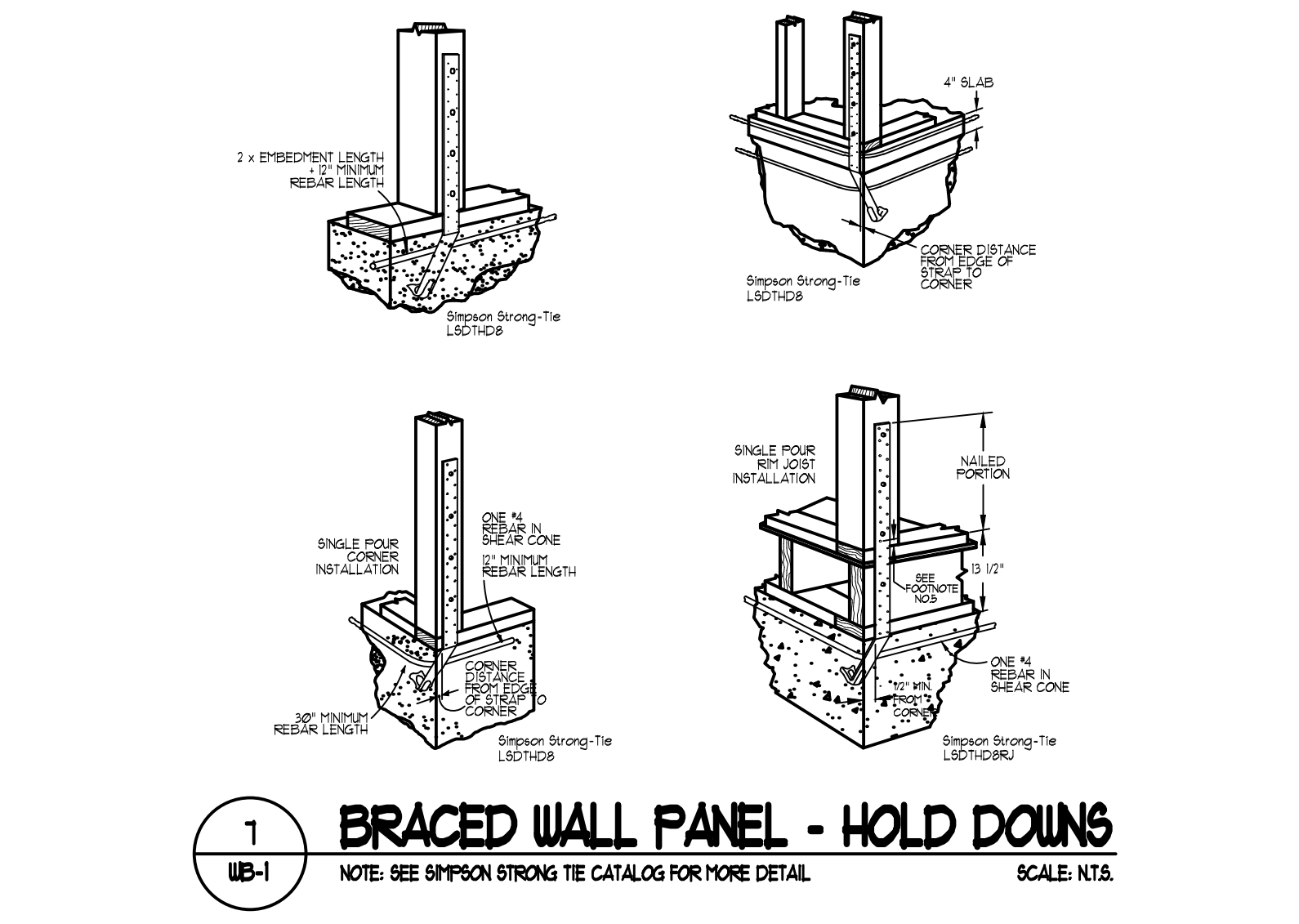
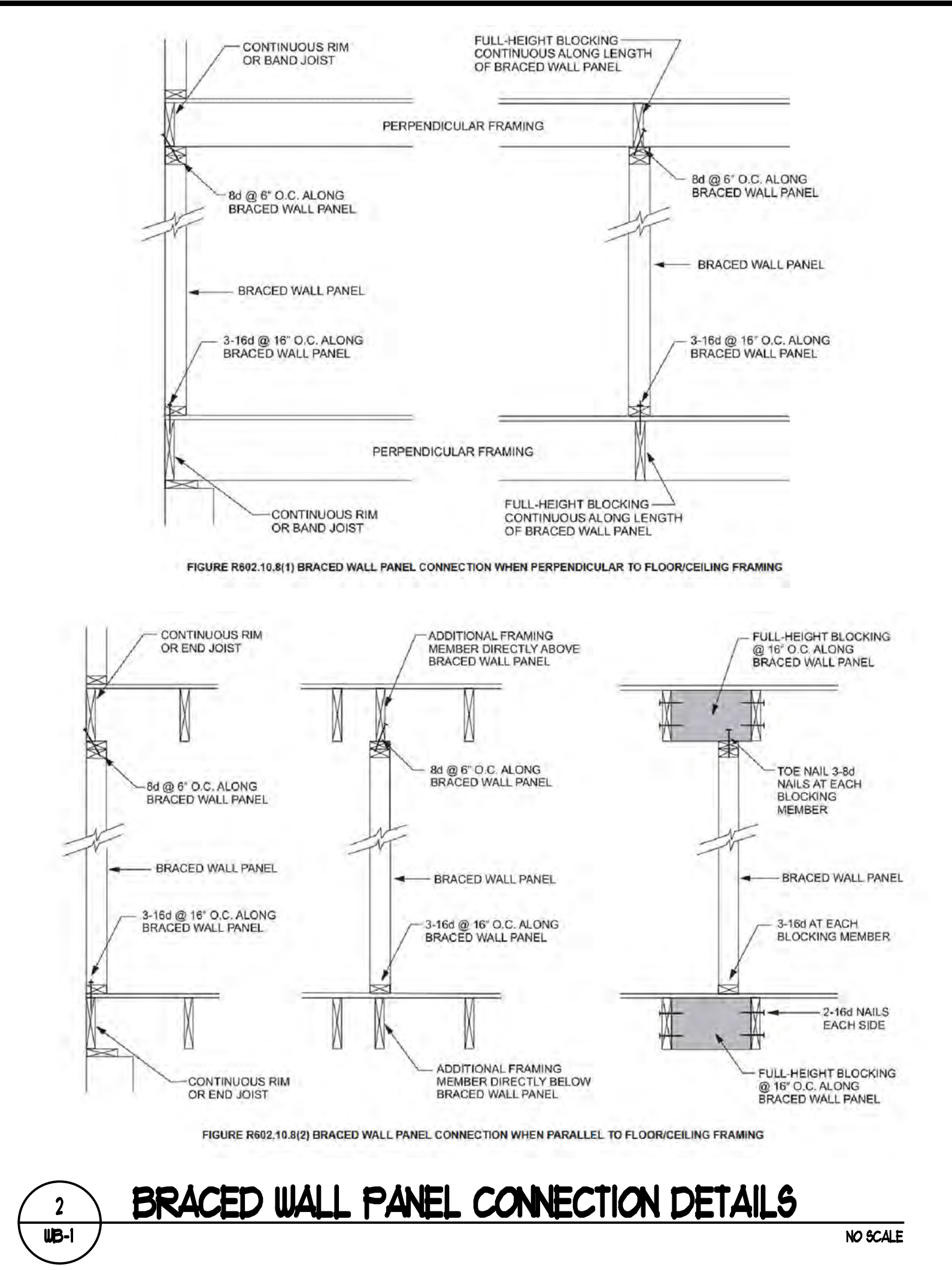
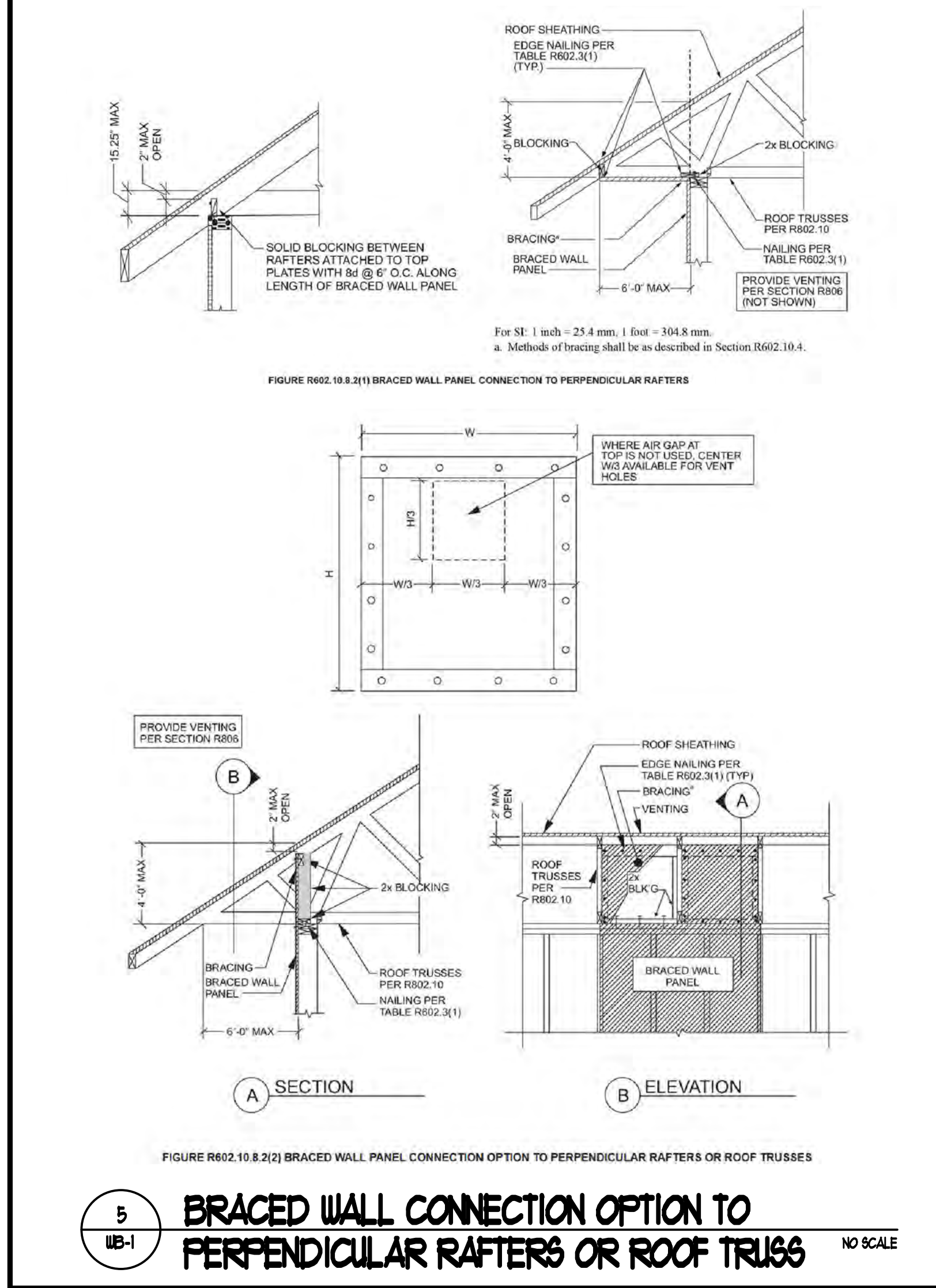
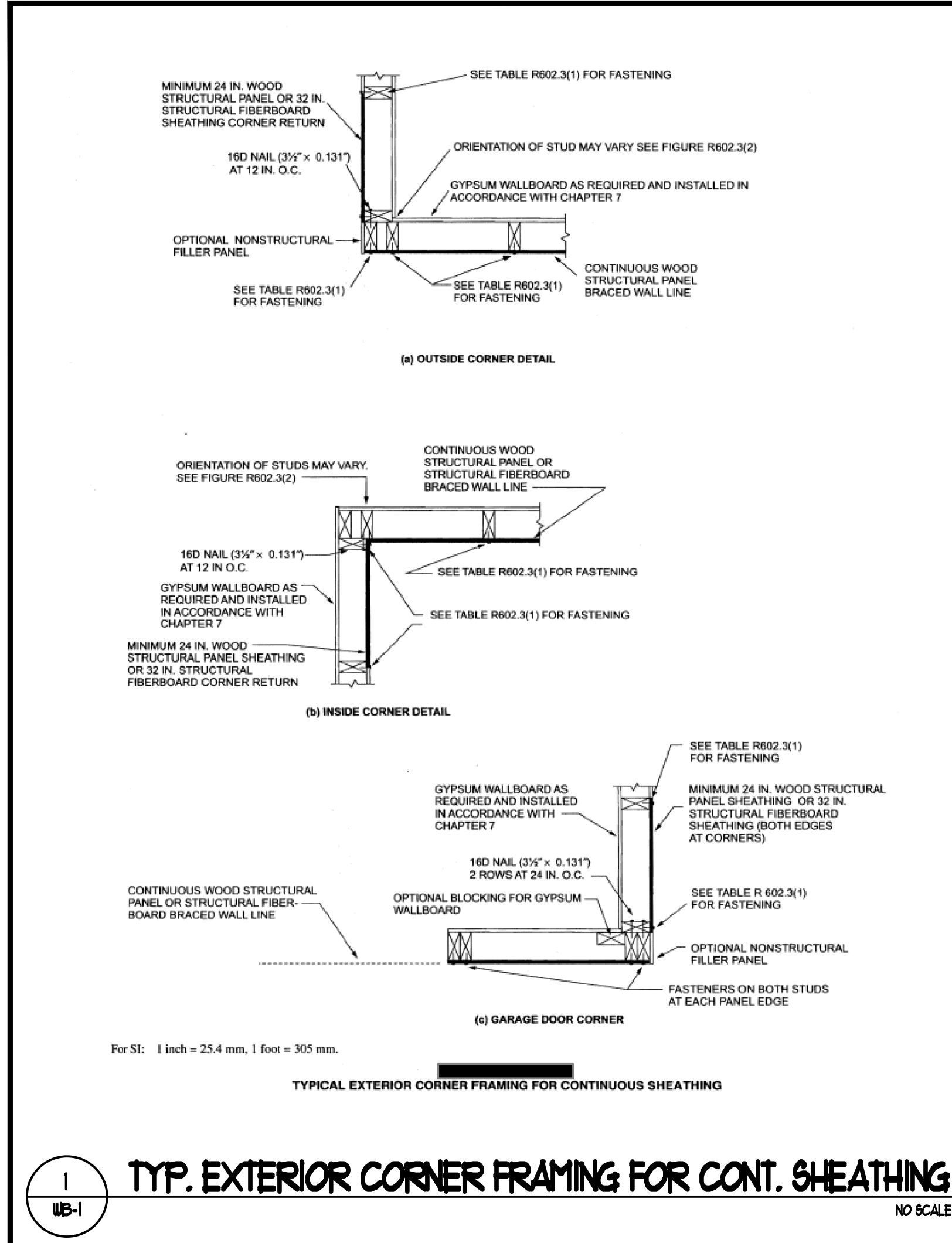
Sheet Title  
Roof Framing Plan

CSE Designs, Inc.  
7571 Atlas Walk Way,  
Suite 110, Fairfax, Virginia 22035  
Tel: 703-969-9375  
Fax: 703-754-9317

Seal  
ROBERT M FLING  
LIC. No. 17132  
PROFESSIONAL ENGINEER

Drawing No.  
S3





Date: January 16, 2025

Revisions:

Product Name: Lakewood Home Builders Inc. 523 Tennessee Ave., Alexandria

Sheet Title: Wind Bracing Details VRC - 2018 (Virginia)

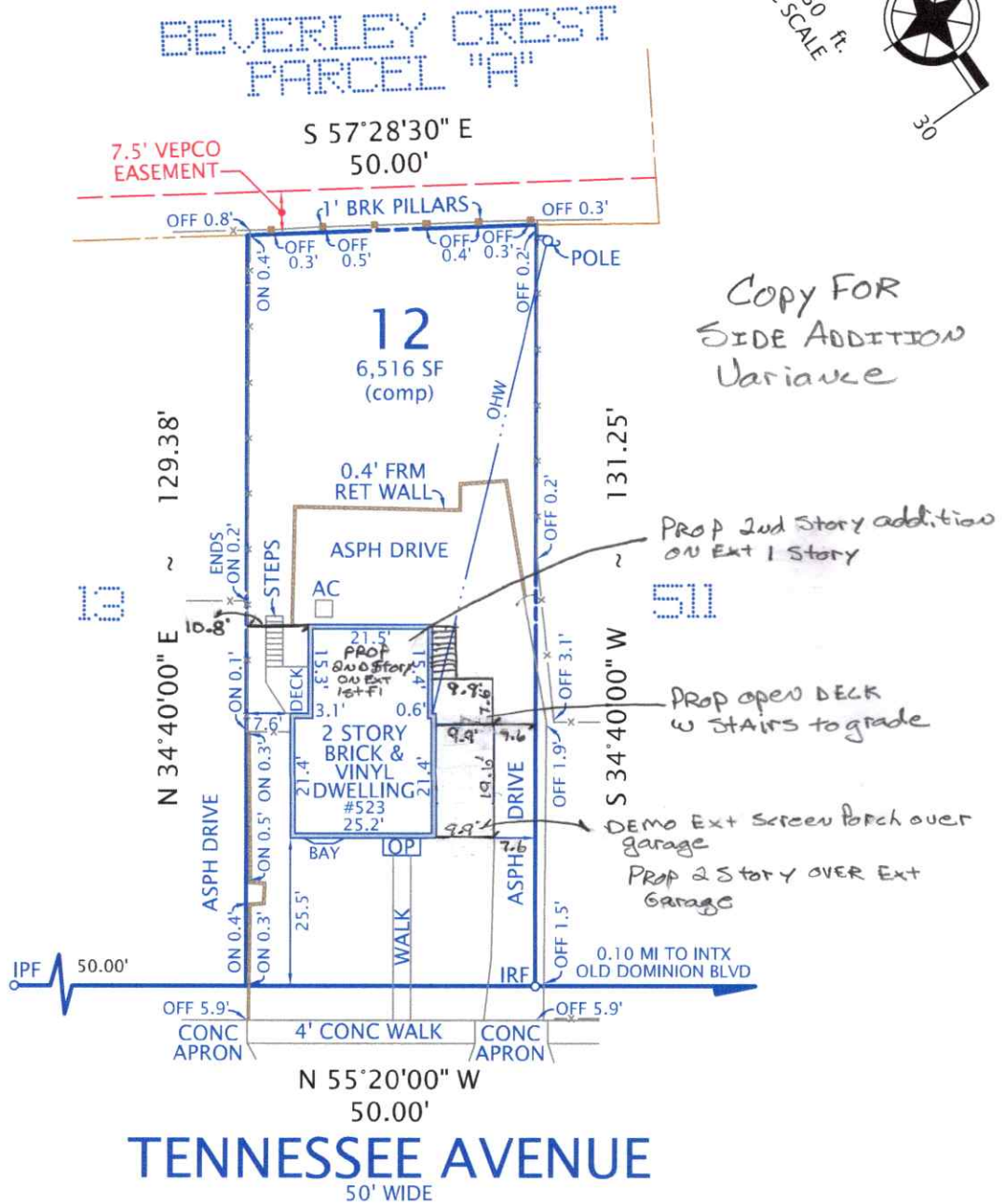
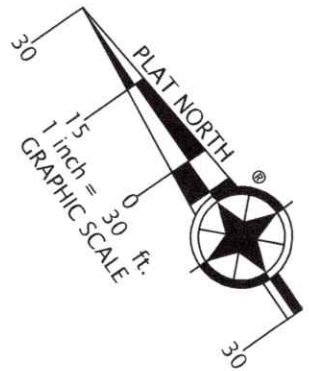
CSE Designs, Inc. 7571 Atlas Walk Way, Suite 110, Alexandria, VA 22304-1101, Phone: 703-969-9970, Fax: 703-754-9317

Seal: ROBERT M. FLING, LIC. No. 17122, PROFESSIONAL ENGINEER

Drawing No: WB-1



- NOTES: 1. FENCES ARE FRAME.  
2. UTILITIES ARE UNDERGROUND.

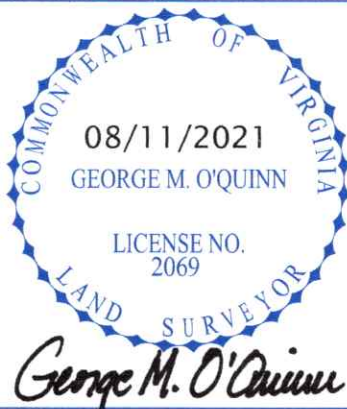


TENNESSEE AVENUE  
50' WIDE

PLAT  
SHOWING HOUSE LOCATION ON  
LOT 12, BLOCK 31, SECTION THREE  
**BEVERLEY HILLS**  
(DEED BOOK 166, PAGE 88)  
CITY OF ALEXANDRIA, VIRGINIA  
SCALE: 1" = 30' AUGUST 11, 2021

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.



Ordered by:  
**KVS TITLE**  
LLC  
7550 Wisconsin Ave., Suite 500  
Bethesda, Maryland 20814  
Phone: 301-605-1420  
Fax: 301-605-1413

**DOMINION** Surveyors  
Inc.®  
8808-H PEAR TREE VILLAGE COURT  
ALEXANDRIA, VIRGINIA 22309  
703-619-6555  
FAX: 703-799-6412