

ADDRESS: 415 NORTH PATRICK STREET
ZONE: RB/RESIDENTIAL TOWNHOUSE
APPLICANT: KEVIN REAMER

ISSUE: Variance to construct a two-story accessory building in a required yard, relief from the definition of an accessory structure, and variance to exceed the floor area ratio.

CODE SECTION	SUBJECT	CODE REQUIREMENT	APPLICANT PROPOSES	REQUESTED VARIANCE
2-123.1	Accessory Building Definition	480 sq. ft.* (maximum)	840 sq. ft.	360 sq. ft.
3-706 (A)(5)	Rear Yard	24.00 ft.**	0.00 ft.	21.21 ft.***
3-706 (C)	Floor Area Ratio (FAR)	1,770 sq. ft.**** (maximum)	1980sq. ft.	210 sq. ft.

* An accessory building's gross floor area shall not exceed one-third of the principal building's gross floor area. Based on the principal building's gross FAR of 1,440 square feet the maximum gross FAR of an accessory cannot exceed 480 square feet.

** A setback ratio of 1:1, with a minimum of 8.00 feet is required. Based on a building height of 24.00 feet measured from average finished grade to the top of the flat roof a setback of 24.00 feet is required.

*** Zoning Ordinance section 7-1003 allows one-half of the width of a rear alley to be counted toward the required rear yard setback. Based on a rear alley width of 5.59 feet, 2.79 feet of alley can be counted towards the required rear yard setback.

**** The RB zone permits a maximum FAR of .75. Based on a lot area of 2,360 square feet a maximum FAR of 1,770 square feet is permitted.

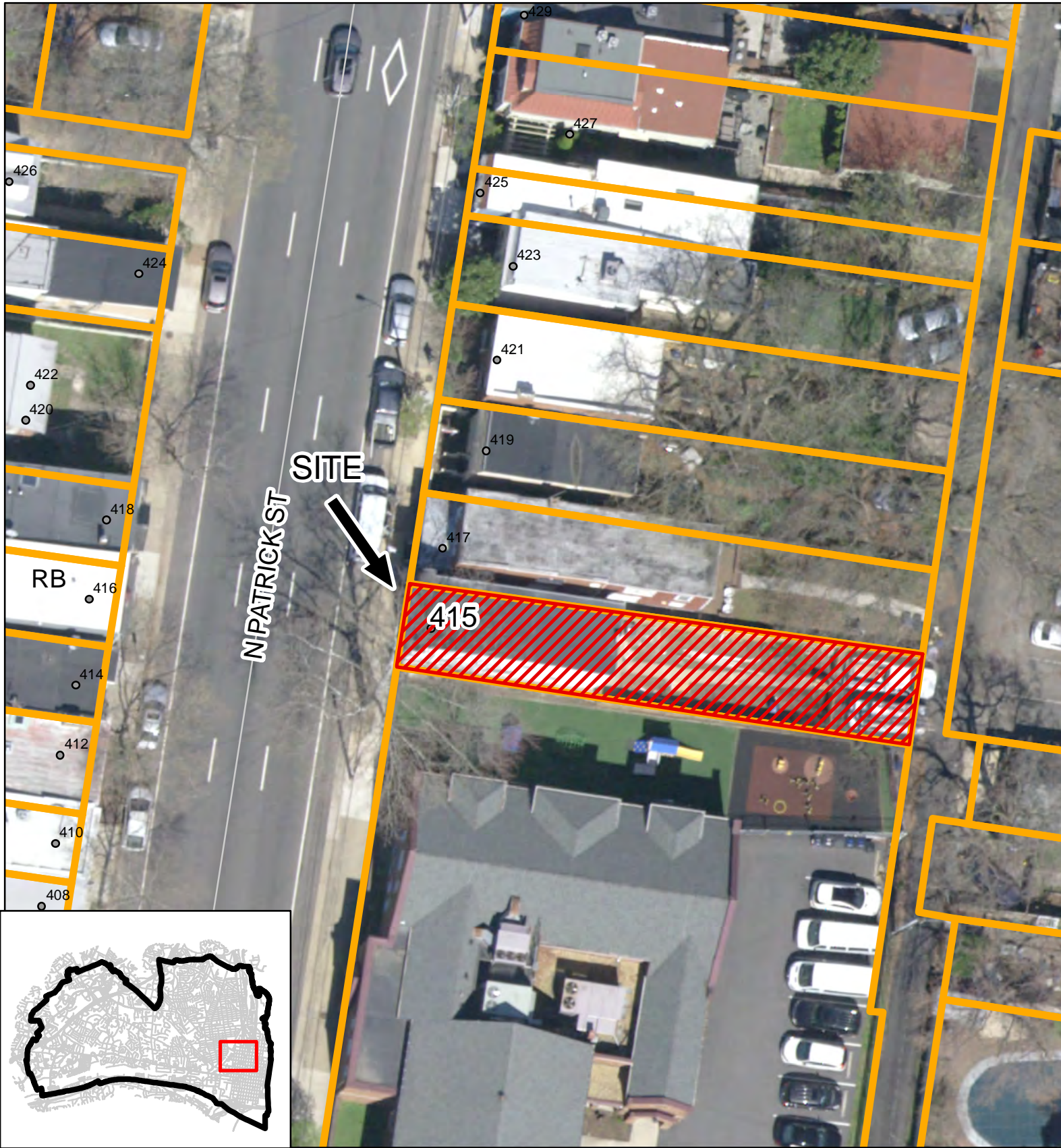
Staff **recommends denial** of the requested variances because they do not meet the definition or standards for a variance.

If the Board decides to grant the requested variances, staff recommends the following condition:
The proposed accessory building shall not be converted or used as a separate dwelling unit.

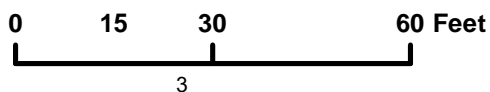
If the Board decides to grant the requested variance it is subject to compliance with all applicable code requirements, ordinances, and recommended conditions found in the department comments. Prior to final inspection, the applicant must submit a survey plat prepared by a licensed surveyor confirming the building footprint, setbacks, and building height compliance from average final

grade and certification of floor area from a licensed architect or engineer. The variances 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.

BOARD OF ZONING APPEALS ACTION, MAY 8, 2023: On a motion by Mr. Patel, seconded by Ms. Bauman, the Board of Zoning Appeals voted to defer the requested variances due to improper notice. The motion carried on a vote of 6-0.



BZA #2022-00026
415 North Patrick Street



I. Issue

The applicant requests variances to construct a two-story accessory building to the rear of the dwelling in the required rear yard at 415 North Patrick Street. The proposed structure also requires relief from the accessory building definition and the maximum allowable floor area for the RB/Townhouse zone.

II. Background

The subject property is one lot of record with 20.00 feet of frontage on North Patrick Street and 117.83 feet of depth. The property contains 2,360 square feet of lot area and complies with the minimum lot size, lot width, and frontage requirements of the RB zone.

The lot contains a two-story single family detached dwelling. Real Estate Assessment Records indicate that the structure was constructed before 1891. The Sanborn Fire Insurance Maps identifies the building was used as a dwelling since its construction. The subject property is located in the Parker - Grey Historic District and is under the purview of the Board of Architectural Review.

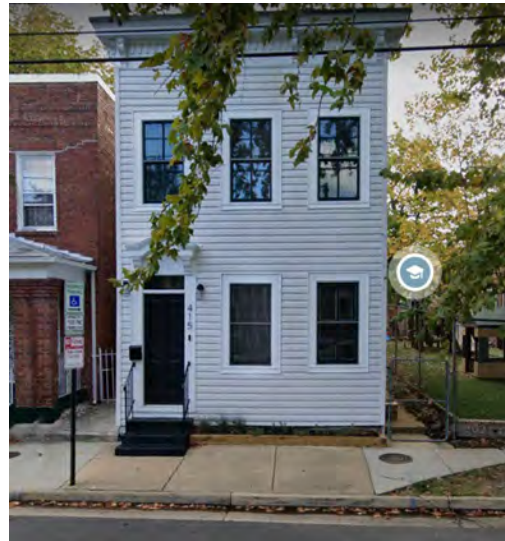


Figure 1- Subject Property

The dwelling is located 0.30 feet forward of the front property line facing North Patrick Street, 1.10 feet from the north side property line, 2.10 feet from the south side property line, and 73.00 feet from the rear property line. The current height of the existing dwelling is less than 30.00 feet to the top of the roof measured from average finished grade. Residential properties within the historic district zoned RB which are less than 25 feet wide are not required to provide a side yard setback.

According to Sanborn Fire Insurance Maps, a one-story carriage house behind the dwelling had been removed by 1921 and was replaced with a small shed. In early 2019, the property owner constructed two non-required parking spaces at the rear of the property off the alley. The existing parking pad which was installed sometime between 2018 and 2019 without any approval and is technically non-complying as more than 50% of the required rear yard is used for parking which is not permitted under Section 7-1005.

In reviewing the application materials staff identified several structures including a BBQ, trellis, shed and deck which were all constructed without Board of Architectural Review (BAR) or historic preservation staff approval. Section 10-203 of the zoning ordinance states: "No building or structure shall be erected, reconstructed, altered or restored within the Parker-Gray District unless and until an application for a certificate of appropriateness shall have been approved ..." Subsequently the applicant submitted additional information

regarding the size and height of these structures to confirm they comply with the Parker Gray Residential Reference Guide and were not subject to additional review.

The existing accessory structures and the addition of parking at the rear of the property have not reduced the open space on the lot to less than the required 800 square feet.

There are a handful of garages similar to the one being proposed located along this alley (see Exhibit A for details about the history of these structures).

Staff also conducted a thorough investigation of the private alley to the rear of this property. During this research it became clear that there was a mismatch between the width of the alley listed on the deed and the actual width in the field as measured by the applicant's surveyor. Staff strongly recommended the applicant resolve this discrepancy by conducting further title research prior to bringing the case to hearing (as demonstrated in Exhibit B of correspondence with the applicant). Within this communication staff noted that without resolution the analysis would be based solely on the information provided in the survey. The application was deemed complete as the applicant provided a survey, as required by the Zoning Ordinance, documenting the width of the alley.

<i>RB Zone</i>	Required/Permitted	Existing	Proposed*
Lot Area	1,980 sq. ft.	2,360 sq. ft.	2,360 sq. ft.
Lot Frontage	50 ft.	20.00 ft.	20.00 ft.
Lot Width	50 ft.	20.00 ft.	20.00 ft.
Front Yard setback	Front lot line	Front lot line	Front lot line
Side Yard (North)	0.00 ft.	1.10 ft.	0.00 ft.*
Side Yard (South)	0.00 ft.	2.10 ft.	0.00 ft.*
Rear Yard	1:1, 8.0 ft. min./24ft	73.00 ft.	0.00 ft.
Height	45.00 ft.	>30 ft.	24.00 ft.*
Open Space	800 sq. ft.	886 sq. ft.	820 sq. ft.*
Floor Area Ratio (FAR)	1,770 sq. ft. (max) (.75)	1,240.50sq. ft.	1,980* sq. ft.
Accessory Building Definition	480 sq. ft. (max.) (1/3 of 1,440 sq. ft)	0 sq. ft.	840 sq. ft*

*Based on the proposed accessory building.

III. Description

The applicant proposes to construct a two-story accessory building with garage in the required rear yard, increasing the maximum allowable floor area, and exceeding one-third of the principal building's gross floor area.

The proposed two-story accessory building with garage will be located 0.00 feet from the north and south side property lines in compliance with the requirements for a 20.00 foot wide lot in the RB zone. The proposed building and stairs will continue to comply with the requirement to provide at least 800 square feet of open space.

The proposed two-story accessory building with garage will be located 0.00 feet from the rear property line. The property abuts a 5.59 foot alley to the rear. One-half of the width of that alley can be applied to the rear yard setback. Based on a building height of 24.00 feet, measured from average finished grade to the top of the flat roof and applying one-half of width of the rear alley, the applicant is requesting a variance of 21.21 feet to construct the accessory building on the rear property line.

Further, the applicant is requesting a variance from the maximum allowable floor area. The RB zone allows a floor area ratio (FAR) of 0.75. Based on the lot area of 2,360 square feet a variance of 210 square feet is required to construct the 739.50 square foot accessory building.

Finally, the applicant is requesting a variance from the definition of an accessory building, which limits the size of an accessory building to one-third of the gross floor area of the principal structure. Based on the principal building's gross floor area of 1,440 square feet, an accessory building with a gross floor area of no more than 480 square feet is permitted. A variance of 360 square feet is required to construct an accessory building with 840 square feet of gross floor area.

IV. Master Plan/Zoning

The subject property is currently zoned RB/Residential Townhouse. Prior to June 24, 1992, the subject property was zoned RM/Townhouse. The Braddock Road Metro Station Small Area Plan identifies the property for residential use.

V. Requested Variances: Accessory Building 2-123.1

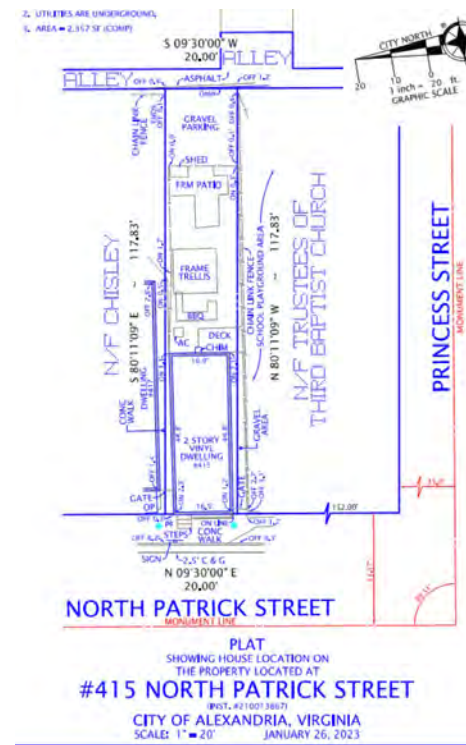


Figure 2 – Survey

The definition of accessory building limits the gross floor area of an accessory building not to exceed one-third of the principal building's gross floor area. The principal building, the dwelling, measures 1,440 square feet; therefore, the accessory building is limited to a maximum of 480 square feet by the accessory building definition. The applicant requests a variance of 360 square feet to add an accessory building measuring 840 square feet.

Rear Yard 3-706(A)(5)

The RB zone requires a rear yard based on a height to setback ratio of 1:1 with a minimum of 8.00 feet. Section 7-1003 allows rear yards abutting alleys to apply one-half the width of an alley to the required rear yard setback. According to survey records provided by the applicant the width of the alley is 5.59 feet. The height of the proposed building is 24.00 feet; requiring a 24-foot setback less 2.79 feet, half the alley width, thus the applicant requests a variance of 21.21 square feet from the required rear yard to construct the accessory building on the rear property line.

Floor Area Ratio 3-706(C)

The RB zone permits a maximum floor area ratio of 0.75. The lot area of the subject property measures 2,360 square feet; as such the maximum floor area permitted by the zone based on the lot area of the subject property is 1,770 square feet. The existing floor area on the lot is 1,240.50 square feet. The applicant requests a variance of 210 square feet to construct the proposed accessory building exceeding the permitted floor area for a total floor area of 1,980 square feet (.84).

VI. Applicants Justification for Variances

The applicant justifies the applying the rear yard setback, "would mean the gravel parking could not be improved" if "built in accordance with the zoning ordinance it would take away space from the backyard" and require a different type of variance for open space as driveways don't count towards open space. Further, many of the properties along this alley have garages built on the rear property line.

The only justification for the requested variances to FAR and accessory building definition are related to historical Sanborn records which indicate the presence of a historical carriage house on the subject property along the rear property line. Upon research it appears this carriage house disappeared sometime between 1912 and 1921 and was subsequently replaced with smaller storage structures which disappeared sometime after 1941.

No justification beyond the presence of a historical carriage house in this location is provided to explain why a variance from the definition of accessory building should be granted.

VII. 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 not a reasonable deviation from the floor area maximum or the size limit of the definition of accessory building because a smaller accessory building could be constructed in compliance with both requirements. It is also not reasonable because the proposal is for a two-story accessory building that is nearly the height of the principal building and requires a variance of over 20.00 feet to be located on the rear property line. Further, an accessory dwelling of this size and height is not a necessary structure to utilize the property, as the property already has a single-family dwelling located on it. Additionally, variance requests that increase the floor area beyond what is allowed by the zone constitutes an increase in density which is essentially a rezoning of a property. Per the Zoning Ordinance, the Board of Zoning Appeals does not have the authority to rezone property.

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

Strict application does not unreasonably restrict the use of the property because a two-story accessory building to accommodate a garage and office is not a necessary structure to utilize the property. This property is already developed with a single-family dwelling. In addition, the proposed structure could be reduced in size, relocated to meet the setback or possibly request less relief for a one-story building, or the area could remain unimproved.

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

All properties in the RB zone are subject to the same floor area maximums and rear yard setback requirements, although some properties may benefit from abutting wider alleys to the rear. The limitation of the size of an accessory building in relation to the principal building applies to all properties City wide. Thus, the need for these types of variances are shared generally by other properties, both in the RB zone and City wide.

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

The requested variance to reduce the rear yard setback is contrary to the ordinance. The RB zone requires the rear yard setback to be based on the height of the proposed structure and already allows for half of the alley to be considered as part of the setback requirement. The intent of the RB zone height to setback ratio is to allow for smaller accessory structures to be located closer to property lines whereas taller structures would require further setbacks.

Any increase in floor area above what is allowed by the zone is contrary to the

density prescribed for a particular zone for the zoning ordinance.

Finally, relief from the definition of an accessory building is contrary to the intent of the ordinance, which aims to make accessory buildings proportionally smaller in scale and subordinate to the principal building. Allowing a structure of this size would give the appearance of two principal buildings on the lot.

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

The requested variances do not change the use. The uses proposed, a garage and an office, are both allowed in this zone as accessory to the dwelling unit.

VIII. Analysis of Variance Standards

Per zoning ordinance section 11-1103, 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 strict application of the zoning ordinance would not unreasonably restrict the utilization of this property as a garage with an office above is not necessary for the use and enjoyment of the property as an existing single-family dwelling. The standards which the applicant is seeking relief from apply equally to all properties in this zone. Further, no hardships related to the physical conditions of the lot exist to justify relief from the standards of the zone. The accessory building could be reduced in size to alleviate the need for variances for floor area and from the definition of accessory building. Additionally, it may be possible with reduced height, to construct a one-story building in compliance with the rear yard or with a lesser variance request.

- b. The property for which the variance is being requested was acquired in good faith and a hardship was not created by the applicant for the variance;

The property was likely acquired in good faith. Although, if a prospective purchaser intends to undertake work on a property, it is their responsibility to make such determinations. The mere presence of other garages along an alley is not a reliable way to determine whether such structures are allowed as zoning regulations change over time and no properties are exactly similarly situated.

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

Granting this variance will be detrimental to adjacent properties on two counts.

The narrowness of the alley behind the subject property as shown on the survey provided by the applicant is also a concern as it relates to potential neighborhood impact. Based on the survey information provided, T&ES has determined there is insufficient access and turning radius to back out of the proposed garage. The needed radius would require the applicant to cross private property and would have a detrimental impact on adjacent property owners.

The two-story nature of the requested structure so close to the property line presents other potential impacts to neighboring properties, including a reduction of light and air. Finally, granting additional floor area above what is allowed in the zone and allowing an accessory building that is not subordinate to the principal structure results in higher density for the neighborhood and will change the development pattern and character of the neighborhood.

Further, while similar structures are present in the neighborhood (see Exhibit A for details) whenever new structures are proposed they are required to comply with current regulations of the zone which in this case do not support the size, height, and proximity to the rear property line.

The height, size and location of the proposed addition would impact the light and air supply to adjacent properties.

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

The existing dwelling conforms to the density and lot requirements of the RB/Townhouse zone.

Staff finds the condition and situation to be general and of a reoccurring nature, as it is shared by other properties in this zone and across the City. A zoning text amendment would be required to change these regulations, but because of the reoccurring nature throughout the zone and the City it is not reasonably practicable to amend the ordinance in context with these variance requests and to do so would undermine several important limitations in the Zoning Ordinance.

- 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 requests would not result in a use that is prohibited as the property will continue to contain a single-family dwelling. Granting the variance for an

increase in floor area would allow the property to exceed the maximum permitted by the RB zone. Because other zones allow for higher FARs than the RB zone, granting the variance would effectively result in a rezoning of the subject property by increasing density. Pursuant to Zoning Ordinance section 11-1005(G), the Board is not authorized to change the zoning classification of a property.

- 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 filing of the variance application.

The relief being requested in this case can only be granted through a variance and are not eligible for relief through a special exception process.

IX. Staff Conclusion

In conclusion, staff **recommends denial** of the requested variances as they do not meet the definition or standards for variances as outlined above. If the Board decides to grant the requested variances, staff recommends the following condition: The proposed accessory building shall not be converted or used as a separate dwelling unit.

Staff

Alexa Powell, Urban Planner, alexa.powell@alexandriava.gov

Mary Christesen, Zoning Manager, mary.christesen@alexandriava.gov

Tony LaColla, Division Chief, Land 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 The application/applicant mentioned other garages in the area, however, it is important to note that the garages on other properties are set further into the property. These garages presumably would not present the same turning maneuvering challenges as this property's proposed plan. (T&ES)
- F-2 The location of the garage and the width of the existing alley shown on the submitted plat are inadequate for providing access to the garage and necessary turning radius to back out of the proposed garage without accessing other privately owned property.
- F-3 Backing out of the garage may result in several point turns, encroachment into the property on the opposing side of the alley, and/or impact to roadside features such as fences, utility poles, trash bins, and other devices or objects within the alley or on adjacent properties. (T&ES)
- F-4 After review of the information provided, an approved grading plan is not required at this time. Please note that if any changes are made to the plan it is suggested that T&ES be included in the review. (T&ES)
- F-5 If the alley located at the rear of the parcel is to be used at any point of the construction process the following will be required:
For a Public Alley - The applicant shall contact T&ES, Construction Permitting & Inspections at (703) 746-4035 to discuss any permits and accommodation requirements that will be required.
For a Private Alley - The applicant must provide proof, in the form of an affidavit at a minimum, from the owner of the alley granting permission of use. (T&ES)

- C-1 The applicant shall comply with the City of Alexandria's Solid Waste Control, Title 5, Chapter 1, which sets forth the requirements for the recycling of materials (Sec. 5-1-99). (T&ES)
- C-2 The applicant shall comply with the City of Alexandria's Noise Control Code, Title 11, Chapter 5, which sets the maximum permissible noise level as measured at the property line. (T&ES)
- C-3 Roof, surface and sub-surface drains be connected to the public storm sewer system, if available, by continuous underground pipe. Where storm sewer is not available applicant must provide a design to mitigate impact of stormwater drainage onto adjacent properties and to the satisfaction of the Director of Transportation & Environmental Services. (Sec.5-6-224) (T&ES)
- C-4 All secondary utilities serving this site shall be placed underground. (Sec. 5-3-3) (T&ES)
- C-5 Any work within the right-of-way requires a separate permit from T&ES. (Sec. 5-2) (T&ES)
- C-6 All improvements to the city right-of-way such as curbing, sidewalk, driveway aprons, etc. must be city standard design. (Sec. 5-2-1) (T&ES)

Code Administration:

C-1 A building permit is required for review.

Recreation (City Arborist):

No comments received.

Historic Alexandria (Archaeology):

F-1 Historic maps and documents indicate that the house at 415 N. Patrick was standing by 1888 and occupied by the Millard (William) Ticer family. A decade later a shed was standing along the back of the lot along the alley. The Ticers moved to King Street in 1899, and the house on North Patrick Street was occupied by a long series of people for the next 60 years. The property therefore has the potential to yield archaeological resources which could provide insight into residential activities in the late nineteenth- and early twentieth century in 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 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/developer shall not allow any metal detection to be conducted on the property, or allow independent parties to collect or excavate artifacts, unless authorized by Alexandria Archaeology,

R-3 The statements in archaeology conditions above marked with an asterisk “*” shall appear in the General Notes of all site plans and on all site plan sheets that involve demolition or ground disturbance (including Basement/Foundation Plans, Demolition, Erosion and Sediment Control, Grading, Landscaping, Utilities, and Sheeting and Shoring) so that on-site contractors are aware of the requirements.

Historic Preservation

F-1 Staff has no objection to the scale and mass of the proposed accessory structure.

F-2 The existing building was constructed before 1891, when it first appears on the Sanborn Fire Insurance Map.

F-3 This early building is located within the Parker Gray District (PG). This project therefore requires Board of Architectural Review (BAR) approval of a Certificate of Appropriateness and a Permit to Demolish/Encapsulate. The applicant should consult with staff before applying to the Board.

Exhibit A – Variance requests for similar structures research

There have been several variance cases heard by the Board of Zoning Appeals in blocks surrounding North Alfred Street. The information below is intended to provide context and historical background for this applicant's variance request.

Property Address	Variances Requested	Status of Request
410 N Alfred* (BZA6372)	Relief from required 8-foot North, South, and rear setbacks to construct a single-story garage. (1994) The applicant revised their initial proposal from a two-story garage to a single-story garage at the recommendation of the BZA.	Approved
410 N Alfred* (BZA95-0027)	Open space reduction to 360sqft and relief from the 8-foot side yard requirement to allow an existing garage to remain. (1995)	Denied
410 N Alfred* (BZA95-0046)	Open space reduction to 578sqft for an after the fact construction of a detached garage within a required yard. (1995)	Denied
404 N Alfred* (BZA1705)	Relief from lot area requirement and 16-foot side yard setback to redevelop the property. (1978)	Approved
928 Oronoco Street (BZA2000-0053)	Open space reduction to 686sqft to reconstruct an existing single-story garage. (2001)	Approved
1003 Oronoco Street (BZA5693)	Open space reduction to 640sqft to construct a single-story garage. (1988)	Approved
1001 Oronoco Street (BZA5694)	Open space reduction to 709sqft and 8 feet of relief from the side yard requirement to construct a single-story garage. (1988)	Approved
421 N Alfred (BZA875)	Relief from required 16-foot side yard setback to construct a single-story garage. (1994)	Approved

*Properties in the same block as subject property.

Exhibit B – Alley correspondence

From: George Quinn <goquinn@dominionsurveyors.com>
Sent: Friday, March 10, 2023 11:24 AM
To: Mary Christesen <Mary.Christesen@alexandriava.gov>
Cc: Derek Daniels <ddaniels@dominionsurveyors.com>
Subject: RE: 415 N Patrick Street survey

Hello Mary,

Thank you for the email and my sincere apologies for not getting back to you sooner.

Attached is the City of Alexandria Block Sheet showing the dimensions of the lot. Also attached is our survey inventory data. You can see the surveys we have conducted and have all the background/deed information for.

The block depth is 246.83 feet. One half of the block is 123.42. Our deed runs a depth of 117.83 Feet. The difference is 5.59 feet.

The condominium deed runs from Alfred Street 123.42' to the Alley. Therefore the width of the property between the two deeds is 5.59 feet. The actual width of the physical alley varies but is generally 9 feet wide. Some of the deeds along Patrick call for a 12' alley. I do not know who owns the strip of ground.

The real answer to your question would involve locating improvements along both sides of the alley and then providing a backout turning radius sketch to demonstrate whether back out can be accommodated.

The title implications of using property across from the alley is a private/civil matter and certainly any approval should hold the City harmless from such.

I trust this information is helpful.

High Regards,

George M. O'Quinn, L.S.
President
Dominion Surveyors, Inc.
8808-H Pear Tree Village Court
Alexandria, Virginia 22309
703-619-6555 (office)

From: Kevin <reamer.kevin@gmail.com>
Sent: Thursday, March 16, 2023 2:57 PM
To: Alexa N Powell <alexa.powell@alexandriava.gov>
Cc: Mary Christesen <Mary.Christesen@alexandriava.gov>
Subject: Re: Notice of Complete Application for BZA2022-00026

The deed for 412 N Alfred Street (attached) states "with right of way over said alley in common with others entitled thereto." This same language is used in the deed discussed in the Circuit Court of Alexandria opinion by Justice Elizabeth A McClanahan. In this (attached) she states "In granting a right of way over the alley, the deed conveyed an easement over the four feet retained by the grantor." This shows that the language provided in the deed I provided to you grants an easement and so the full width of the alley should be calculated.

There's also multiple garages already on the alley so it would be inequitable to allow some garages but not others.

On Thu, Mar 16, 2023 at 8:18 AM Alexa N Powell <alexa.powell@alexandriava.gov> wrote:

Good morning,

I am reaching out regarding your variance application for the project at 415 N Patrick Street. After careful review of all of the submitted materials staff finds all items required under section [11-1102](#) of the zoning ordinance have been submitted and are deeming the application complete but will be basing the review exclusively on the survey provided.

Staff wants to underscore that ALL of the analysis involving the amount of rear setback relief and whether there is sufficient room for the turning radius will be based on the property survey provided (which indicates a 5.59 foot alley) as the survey is what is required by the ordinance and staff will NOT consider any additional documentation (deeds) since these are not required for a complete application. Note: It is in the applicant's best interest to try and resolve this discrepancy between the survey and the deeds. If you can demonstrate, on a survey the presence of a 12ft alley in this location, then there would be one less reason for our recommendation of denial (ie. establishing there is sufficient turning radius). Unless the applicant is able to do the title research and get a surveyor to revise the survey provided we have to go with the information we have currently listed on the survey. It is up to the applicant whether you wish to proceed with the current submission or do additional research and resubmit.

Please let us know, **before close of business on 3/24**, if you would like to defer the case to resolve the width of the alley. Unless we hear from you otherwise, we will add this item to the May 9, 2023 BZA agenda for consideration and send details about public notice.

Sincerely,

Alexa Powell
Urban Planner III
City of Alexandria - Department of Planning & Zoning
301 King Street, Room 2100
(Direct line 202-697-6623)
703.746.3864

From: Tony LaColla <anthony.lacolla@alexandriava.gov>
Sent: Wednesday, March 22, 2023 11:35 AM
To: reamer.kevin@gmail.com
Cc: Mary Christesen <Mary.Christesen@alexandriava.gov>; Alexa N Powell <alexa.powell@alexandriava.gov>
Subject: 415 N Patrick St (BZA2022-00026)

Mr. Reamer,

I am reaching out on behalf of my staff to follow-up regarding the response you provided on the BZA case at 415 N Patrick Street (BZA2022-00026).

Due to the fact that a survey was submitted showing an alley with a 5.59 foot width our position remains unchanged from what was outlined in the email sent on March 16, 2023. In order to change this determination, either a revised signed and sealed survey showing an alley width greater than 5.59 feet or if you agree with 5.59 ft width of the alley provide a deed of easement from the adjacent property owner granting the right to drive across their property to access the proposed garage.

With regard to the case you point to there are several issues related to it. First, the case examined deeds and rights for different properties from yours; therefore, because it does not address your property or the deeds related thereto

it is not relevant to this situation. Second, the surveyor indicated that the area beyond 5.59 feet from the rear property line of 415 N Patrick Street is private property, which is distinct from an alley over which neighboring property owners may have access rights. As previously indicated, it is in the applicant's best interest to try and resolve this discrepancy between the survey and the deeds. In the absence of a survey reflecting a greater alley width, your request is essentially for the City to allow the use of an adjacent private property owner's land to access the proposed structure without any documentation that such an easement agreement exists; the City does not have such authority. If you believe there are property rights beyond the 5.59 foot wide alley area, then that would be something you would need to pursue through a private cause of action.

Finally, as to your claim of not allowing the garage would be inequitable. When variances are sought an examination of the facts particular to the applicant property are examined and determinative.

Respectfully,

Tony LaColla, AICP

Land Use Services Division Chief

City of Alexandria Department of Planning and Zoning

301 King Street, Room 2100

Alexandria, VA 22314

703.746.3829 (desk)

571.329.1896 (cell)

anthony.lacolla@alexandriava.gov

From: Kevin <reamer.kevin@gmail.com>

Sent: Wednesday, March 22, 2023 11:59 AM

To: Tony LaColla <anthony.lacolla@alexandriava.gov>

Subject: Re: 415 N Patrick St (BZA2022-00026)

My deed clearly states that there is a 12 foot alley behind my property. That you refuse to consider that fact is unacceptable. Furthermore, the deed for the property on the other side of the alley, as I have already stated, includes the exact same language as to provide for an easement, as corroborated in the court case that I sent. I shouldn't have to tell you that if the law applies to one property, it applies to all properties equally. Obviously, that case is dealing with other properties, that's not what is at issue. It's the fact that the exact same language is used to convey an easement in that case, and would therefore also be used to convey an easement in this case.

I've also included pictures of the alley, in which at least 10 feet of it has been paved in its entirety, I would assume by the city, to include the area that you claim is owned by another property. That means that the city illegally crosses the property of multiple people every week to conduct trash and recycling pickup and paved over private property. You can clearly see from the photos that the facts on the ground do not line up with the survey, the only "evidence" that you have arbitrarily decided to look at.

I am not spending any more money on a survey simply because you refuse to acknowledge the valid statements on my deed.

From: Tony LaColla <anthony.lacolla@alexandriava.gov>

Sent: Friday, March 24, 2023 10:04 AM

To: reamer.kevin@gmail.com

Cc: Mary Christesen <Mary.Christesen@alexandriava.gov>; Alexa N Powell <alexa.powell@alexandriava.gov>

Subject: RE: 415 N Patrick St (BZA2022-00026)

Mr. Reamer,

I am following up regarding the response you provided on the BZA case at 415 N Patrick Street (BZA2022-00026). Below is an analysis of the issues presented by this case based on the materials provided along with our **final attempt** to explain our position and the options you have moving forward.

To start, we acknowledge that there is a deed which calls out a 12-foot alley located at the rear of the property and that the area behind your property has a greater than 5.59 foot width that is paved. However, to understand staff's position, I want to share with you additional background information that we received in researching your application.

According to George O'Quinn (from the survey company that prepared the survey that you submitted to the City with your application) "The block depth is 246.83 feet....our deed [415 N Patrick] runs a depth of 117.83 Feet. The condominium deed [412 N Alfred] runs from Alfred Street 123.42' to the Alley. Therefore, the width of the property between the two deeds is 5.59 feet. The actual width of the physical alley varies but is generally 9 feet wide. Some of the deeds along Patrick call for a 12' alley. I do not know who owns the strip of ground." See attached for a copy of the email.

Given all of this information, staff has been unable to establish whether: 1) there is a legally existing alley greater than 5.59 feet to the rear of your property or 2) if you have access rights to the **full width** of the paved area to the rear of your property.

We cannot accept the information you've provided and dismiss the deed information from a neighboring property nor can we overlook what simple math tells us is the remaining area between these two properties. If you believe there are property rights beyond the 5.59 foot wide alley area, then that would be something you would need to address through private action as the alley is private.

In the absence of providing the below our position remains unchanged from what was outlined in the email sent on March 16, 2023:

1. Provide a revised signed and sealed survey showing an alley width greater than 5.59 feet; or
2. If you agree with 5.59 ft width of the alley provide documentation of an easement from the adjacent property owner at 412 North Alfred Street granting the right to drive across their property to access the proposed garage (in this scenario, the rear yard setback will be taken to the center of the 5.59 foot alley, but the issue of vehicular access to the rear of the property will be addressed); or
3. Keep the application as currently submitted and the staff report will provide analysis on the basis of the alley width of 5.59 feet.

Finally, notwithstanding the above and as was made clear through our previous communications, regardless of the difficulties presented by the alley situation staff is still not supportive of the variance requests (involving relief from the definition of an accessory building under section 2-123.1, the rear yard setback in section 3-706.A.5, and the FAR in section 3-706.C) as they do not meet all of the criteria outlined in Section 11-1103 of the Zoning Ordinance. Among other issues, the request for additional floor area presents particular challenges in meeting the variance criteria as it essentially increases density and doing so would have the same effect as a rezoning. Under 11-1103(F) granting a variance must not "result in ...a change in the zoning classification of the property;"

Although the final filing deadline for the May 8 BZA hearing is Friday, March 24, we are extending your deadline until Monday. Please let us know how you wish to proceed by noon on Monday, March 27, 2023.

Tony LaColla, AICP

Land Use Services Division Chief
City of Alexandria Department of Planning and Zoning
301 King Street, Room 2100
Alexandria, VA 22314
703.746.3829 (desk)

571.329.1896 (cell)
anthony.lacolla@alexandriava.gov

From: Kevin <reamer.kevin@gmail.com>
Sent: Friday, March 24, 2023 12:22 PM
To: Tony LaColla <anthony.lacolla@alexandriava.gov>
Cc: Mary Christesen <Mary.Christesen@alexandriava.gov>; Alexa N Powell <alexa.powell@alexandriava.gov>
Subject: Re: 415 N Patrick St (BZA2022-00026)

This is the deed for 412 N Alfred Street (the property in question that is on the other side of the alley from my property) granting a "right of way over said alley in common with others entitled thereto"

PARCEL ONE: BEGINNING at a point on the west side of Alfred Street 196 feet 7 inches South of Oronoco Street and running thence West parallel with Oronoco Street 123 feet 5 inches to a 16 foot alley; thence North on said alley parallel with Alfred Street 82 feet 10 inches; thence East parallel with Oronoco Street 123 feet 5 inches to Alfred Street; thence South along Alfred Street 82 feet 10 inches to the point of beginning with right of way over said alley in common with others entitled thereto.

This is the court case that I previously sent that discusses a different deed in Alexandria granting a "right of way over said alley in common with others entitled thereto." And in it, Justice Elizabeth Ann McClanahan of the Supreme Court of Virginia states "In granting a right of way over the alley, the deed conveyed an easement..." These two deeds use the same exact language and the Supreme Court Justice states very clearly that that conveys an easement. This is the documentation showing there is an easement.

We reject Martin's contention that the language in the Miller deed granting a "right of way over said alley in common with others entitled thereto" shows an intention by the grantor to retain ownership of the entire alley. Under the general rule of construction, the Miller deed granted ownership in only four feet of the eight-foot wide alley. In granting a right of way over the alley, the deed conveyed an easement over the four feet retained by the grantor. In fact, Martin's position is



DEPARTMENT OF PLANNING AND ZONING

301 King Street
Room 2100
Alexandria, VA 22314

Phone (703) 746-4666
Fax (703) 838-6393

www.alexandriava.gov

Sent via E-mail

March 28, 2023

Kevin Reamer
415 N. Patrick St.
Alexandria, VA 22314

Re: Case: BZA #2022-000026
Address: 415 N. Patrick St., Alexandria, VA 22314

To Kevin Reamer:

Your application to the Board of Zoning Appeals for a Special Exception request at 415 N. Patrick St., Alexandria, VA 22314 has been reviewed for completeness. **Staff has determined that the application is complete.** Staff is currently reviewing the application in preparation for the May 8, 2023, hearing with the Board of Zoning Appeals. Please understand that additional materials may be required that could result in the rescheduling of the hearing date.

After careful review of all of the submitted materials, staff finds all items required under section [11-1102](#) of the zoning ordinance have been submitted. Staff is deeming the application complete and basing the review exclusively on the survey provided.

Staff wants to underscore that ALL of the analysis involving the amount of rear setback relief and whether there is sufficient room for the turning radius will be based on the property survey provided (which indicates a 5.59 foot alley), as the survey is what is required by the ordinance, and staff will NOT consider any additional documentation (deeds) since these are not required for a complete application along with all of the other reasons outlined in previous communications. We will include all of the documents you have submitted in the records/application to the BZA as supplemental information. However, the staff report will focus on the FAR issues and explain why this supplemental information is insufficient to establish access rights to a 12-foot alley.

If in the interim you can demonstrate on a survey the presence of a 12ft alley in this location, then submitting this information may result in a delay of the hearing, as we would have to reevaluate our position and update the staff report according to the newly provided information - in this case, there would be one less reason for our recommendation of denial (i.e. establishing there is sufficient turning radius).

You are required to send written notice. Written notice must be sent to the owners of properties which abut the subject property of your application. This notice must be sent certified between April 8, 2023, and April 28, 2023. You can expect to receive an email with the noticing language for your case and instructions on this process at the beginning of the notice period. **Staff will need to review your materials prior to mailing** to ensure this is done correctly. If the notice is sent incorrectly or outside of the noticing period, the application will be deferred to

another hearing date.

Please note that the scheduled public hearing date is subject to change if additional information is needed after the application has been deemed complete. Please contact us if you have any questions regarding the status of your application.

Thank you,

Molly Lambert
Senior Planning Technician
Department of Planning & Zoning
City of Alexandria

cc: Alexa Powell
Mary Christesen



APPLICATION BOARD OF ZONING APPEALS

VARIANCE

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

Section 2-123.1

Section 3-706.A.5 - Request rear setback of 0ft

Section 3-706.C - Request 243 sqft variance for FAR requirement, increasing FAR from 0.75 to 0.85

PART A

1. Applicant: ☒ Owner ☐ Contract Purchaser ☐ Agent

Name Kevin Reamer

Address 415 N Patrick St

Alexandria, VA 22314

Daytime Phone 301-509-2199

Email Address 301-509-2199

2. Property Location 415 N Patrick St

64 02 06 09

3. Assessment Map # Block Lot Zone

4. Legal Property Owner Name Kevin Reamer

Address 415 N Patrick St

Alexandria, VA 22314

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. Kevin Reamer	415 N Patrick 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 415 N Patrick St, Alexandria, VA 22314 (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. Kevin Reamer	415 N Patrick 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 ([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. Kevin Reamer		
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:

I would like to construct a garage against the rear property line to improve upon the current gravel parking area that takes up a 20x21 foot space at the rear of the property. This would require having a variance for the rear setback requirement (Section 3-706.A.5), a variance for the size of an accessory structure in comparison to the primary (Section 2-123.1), and a variance to the FAR (Section 3-706.C).

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: Kevin Reamer

Date: December 8, 2022

Signature: 

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.

The 20x21 foot space at the rear of the property on the alleyway is currently used as parking for two vehicles. Enforcement of the 1:1 setback ratio would mean that this gravel parking area could not be improved to the proposed garage. If a garage were built in accordance with the zoning ordinance, it would take away space from the back yard and render the setback space between the garage and rear property line unusable as well as unreasonable .

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.

It is not. Other properties in the neighborhood have garages that are built against the rear property line.

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

No. Many of the properties in this zone have garages built on the rear property line.

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

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

Yes

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

Yes

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

The applicant submitted a Board of Architectural Review application to improve the gravel parking area to a garage and was told that it had to be set back equal to the height of the garage. The property was purchased after seeing garages in other properties in the neighborhood with the intention of improving the gravel parking area to a garage one day.

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

No

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.

There is no detriment to 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.**

Property owners were shown the plans. No written statements were made.

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

No

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.**

The alternative would be to build the garage in the middle of the back yard. This would reduce the space of the backyard from 50ft x 20ft to 30ft x 20ft. It would also make the gravel parking area unusable space. Since the usable backyard space would be reduced by 420 sqft, this would not be a satisfactory alternative. This would reduce the existing open space substantially (with pavement to provide access to the garage) triggering a different type of variance.

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

According to the 1907 and 1912 Sanborn fire maps, there was a two story stable built against the rear property line of the property at 417 N Patrick St. The property at 415 N Patrick St had a smaller one story structure at the rear property line. A similar property at 830 Oronoco St also had a two story stable in 1907 and 1912. On the 1921 map, the property at 417 N Patrick St still had the two story stable while the property at 830 Oronoco St had the two story stable converted to a two story garage. On the 1941 and 1959 maps, both the stable at 417 N Patrick St and the garage at 830 Oronoco St were no longer there. The garage at 830 Oronoco St was replaced by a small shed similar to the one at 415 N Patrick St. Presently, there is a two story garage at the rear property line of 830 Oronoco St in the same place as the old two story garage that used to exist there. This means the garage was rebuilt at some point after 1959. Since the neighboring house at 417 N Patrick St had a two story stable built on the rear property line, it demonstrates that historically, the neighborhood had two story stables that were replaced with garages. Since the original two story garage was rebuilt at 830 Oronoco St, I would like to get a variance to allow my property to bring back some of the historical characteristics of the neighborhood. There is also a property at 325 N Patrick St that has a similar sized two story garage that is built to the rear property line. According to all of the Sanborn fire maps, this property never historically had a garage or any other accessory structure at the rear of it's property line but it does now. The property at 830 Oronoco St sold for \$1.725m in 2021 and is currently estimated at \$1.75m. My property is currently estimated at \$1.1m. The properties are nearly the same with the exception of the two story garage. Denying my application would mean denying my ability to increase my property value by over \$600,000.

*****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

B

A. Property Information

A1. 415 N Patrick St RB
 Street Address Zone
 A2. 2360 x 0.75 = 1770
 Total Lot Area Floor Area Ratio Allowed by Zone Maximum Allowable Floor Area

B. Existing Gross Floor Area

<u>Existing Gross Area</u>		<u>Allowable Exclusions**</u>		
Basement	<input type="text"/>	Basement**	<input type="text"/>	B1. 1440 <input type="text"/> Sq. Ft.
First Floor	720 <input type="text"/>	Stairways**	48 <input type="text"/>	
Second Floor	720 <input type="text"/>	Mechanical**	18 <input type="text"/>	B2. 166.50 <input type="text"/> Sq. Ft.
Third Floor	<input type="text"/>	Attic less than 7'***	<input type="text"/>	
Attic	<input type="text"/>	Porches**	<input type="text"/>	B3. 1273.50 <input type="text"/> Sq. Ft.
Porches	<input type="text"/>	Balcony/Deck**	<input type="text"/>	Existing Floor Area Minus Exclusions (subtract B2 from B1)
Balcony/Deck	<input type="text"/>	Lavatory***	100.50 <input type="text"/>	
Lavatory***	<input type="text"/>	Other**	<input type="text"/>	Comments for Existing Gross Floor Area
Other**	<input type="text"/>	Other**	<input type="text"/>	<input type="text"/>
B1. <u>Total Gross</u>	1440 <input type="text"/>	B2. <u>Total Exclusions</u>	166.50 <input type="text"/>	

C. Proposed Gross Floor Area

<u>Proposed Gross Area</u>		<u>Allowable Exclusions**</u>		
Basement	<input type="text"/>	Basement**	<input type="text"/>	C1. 840 <input type="text"/> Sq. Ft.
First Floor	420 <input type="text"/>	Stairways**	40.50 <input type="text"/>	Proposed Gross Floor Area*
Second Floor	340 <input type="text"/>	Mechanical**	<input type="text"/>	C2. 120.50 <input type="text"/> Sq. Ft.
Third Floor	<input type="text"/>	Attic less than 7'***	<input type="text"/>	Allowable Floor Exclusions**
Attic	<input type="text"/>	Porches**	<input type="text"/>	C3. 739.50 <input type="text"/> Sq. Ft.
Porches	<input type="text"/>	Balcony/Deck**	80 <input type="text"/>	Proposed Floor Area Minus Exclusions (subtract C2 from C1)
Balcony/Deck	80 <input type="text"/>	Lavatory***	<input type="text"/>	
Lavatory***	<input type="text"/>	Other**	<input type="text"/>	
Other	<input type="text"/>	Other**	<input type="text"/>	
C1. <u>Total Gross</u>	840 <input type="text"/>	C2. <u>Total Exclusions</u>	120.50 <input type="text"/>	

D. Total Floor Area

D1. 2013 Sq. Ft.
 Total Floor Area (add B3 and C3)
 D2. 1770 Sq. Ft.
 Total Floor Area Allowed
 by Zone (A2)

E. Open Space (RA & RB Zones)

E1. 1640 Sq. Ft.
 Existing Open Space
 E2. 800 Sq. Ft.
 Required Open Space
 E3. 1220 Sq. Ft.
 Proposed Open Space

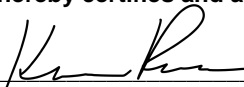
Notes

*Gross floor area is the sum of all areas under roof of a lot, 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. Sections may also be required for some exclusions.

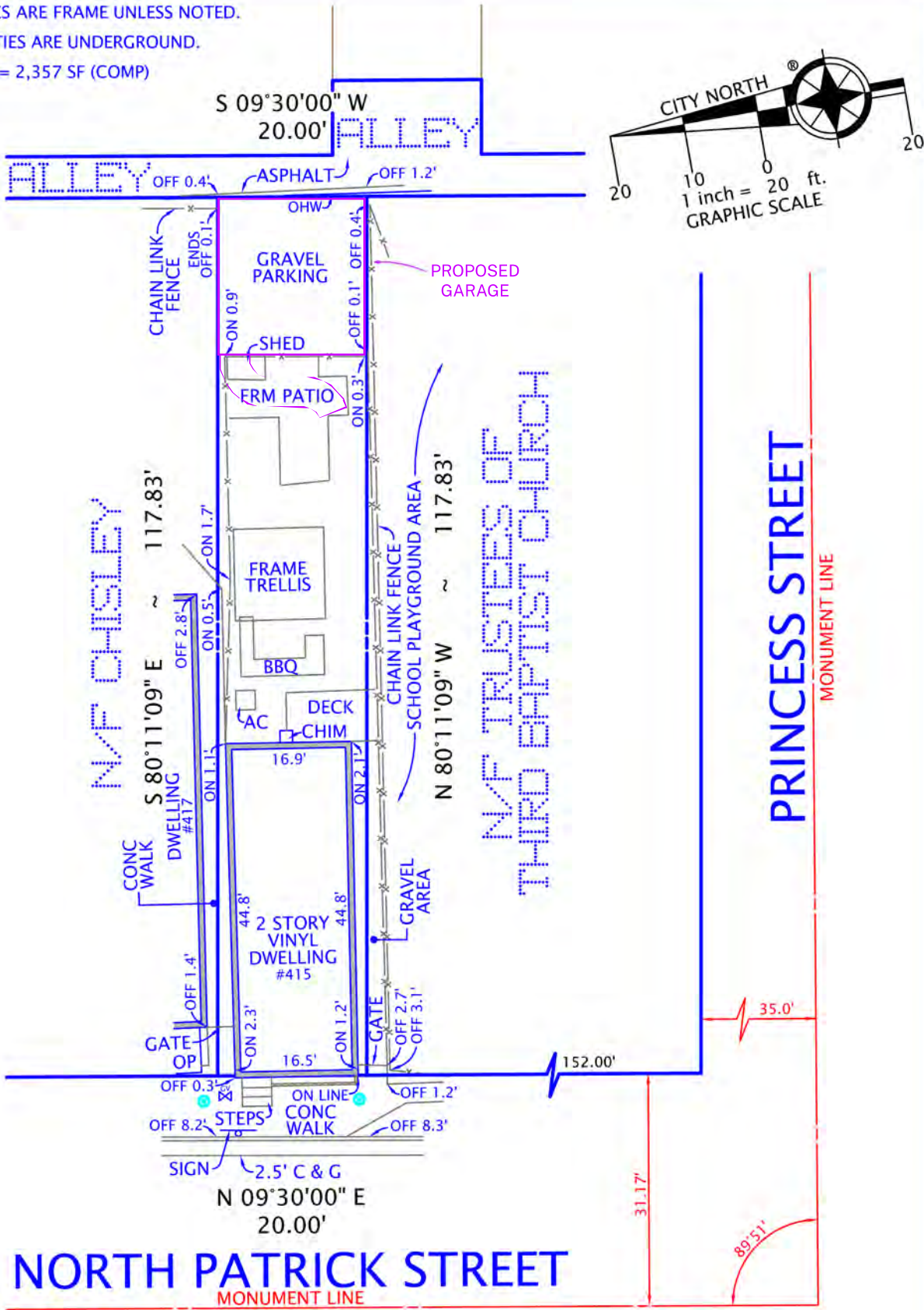
***Lavatories may be excluded up to a maximum of 50 square feet, per lavatory. The maximum total of excludable area for lavatories shall be no greater than 10% of gross floor area.

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

Signature: 

Date: 12/08/2022

- NOTES: 1. FENCES ARE FRAME UNLESS NOTED.
2. UTILITIES ARE UNDERGROUND.
3. AREA = 2,357 SF (COMP)



PLAT
SHOWING HOUSE LOCATION ON
THE PROPERTY LOCATED AT
#415 NORTH PATRICK STREET

(INST. #210013867)
CITY OF ALEXANDRIA, VIRGINIA
SCALE: 1" = 20' JANUARY 26, 2023

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

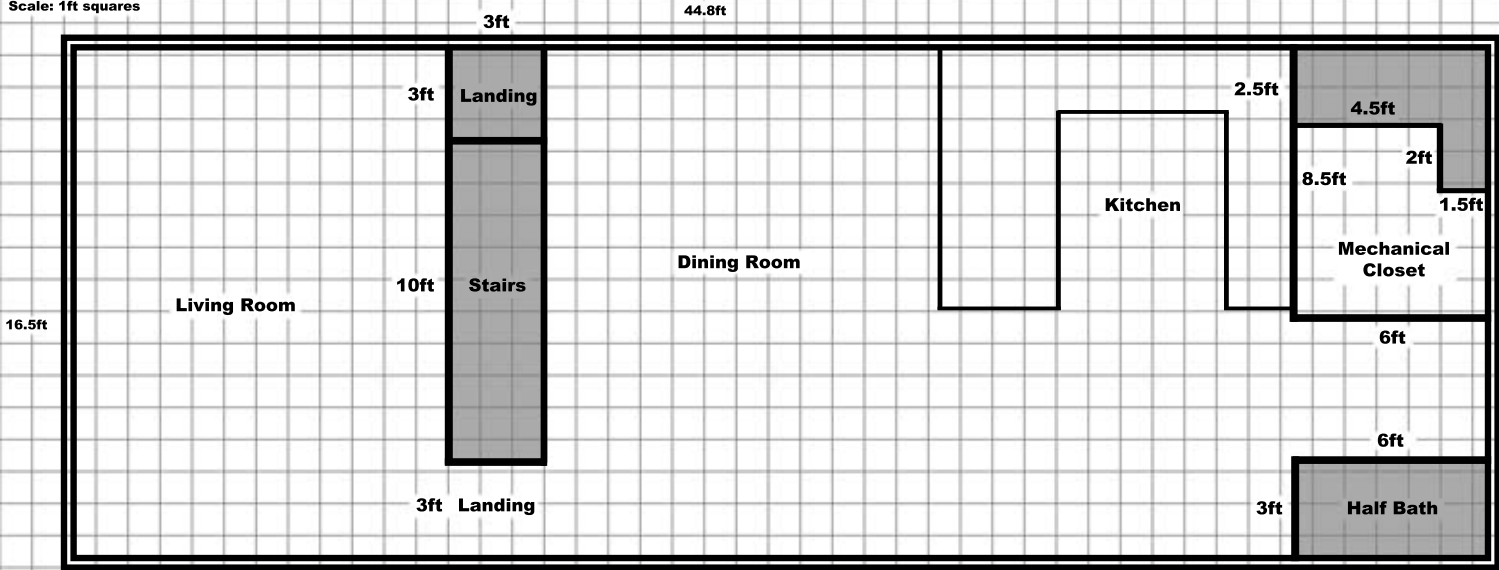
THIS PLAT IS SUBJECT TO RESTRICTIONS OF RECORD.
A TITLE REPORT WAS NOT FURNISHED.
NO CORNER MARKERS SET,

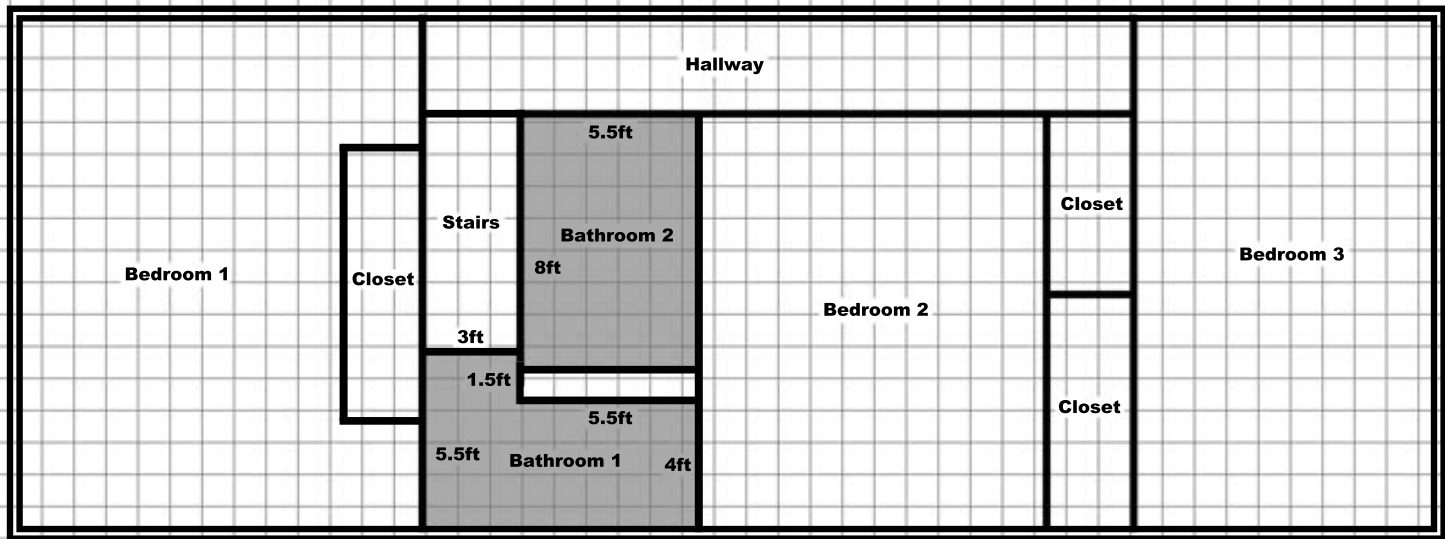


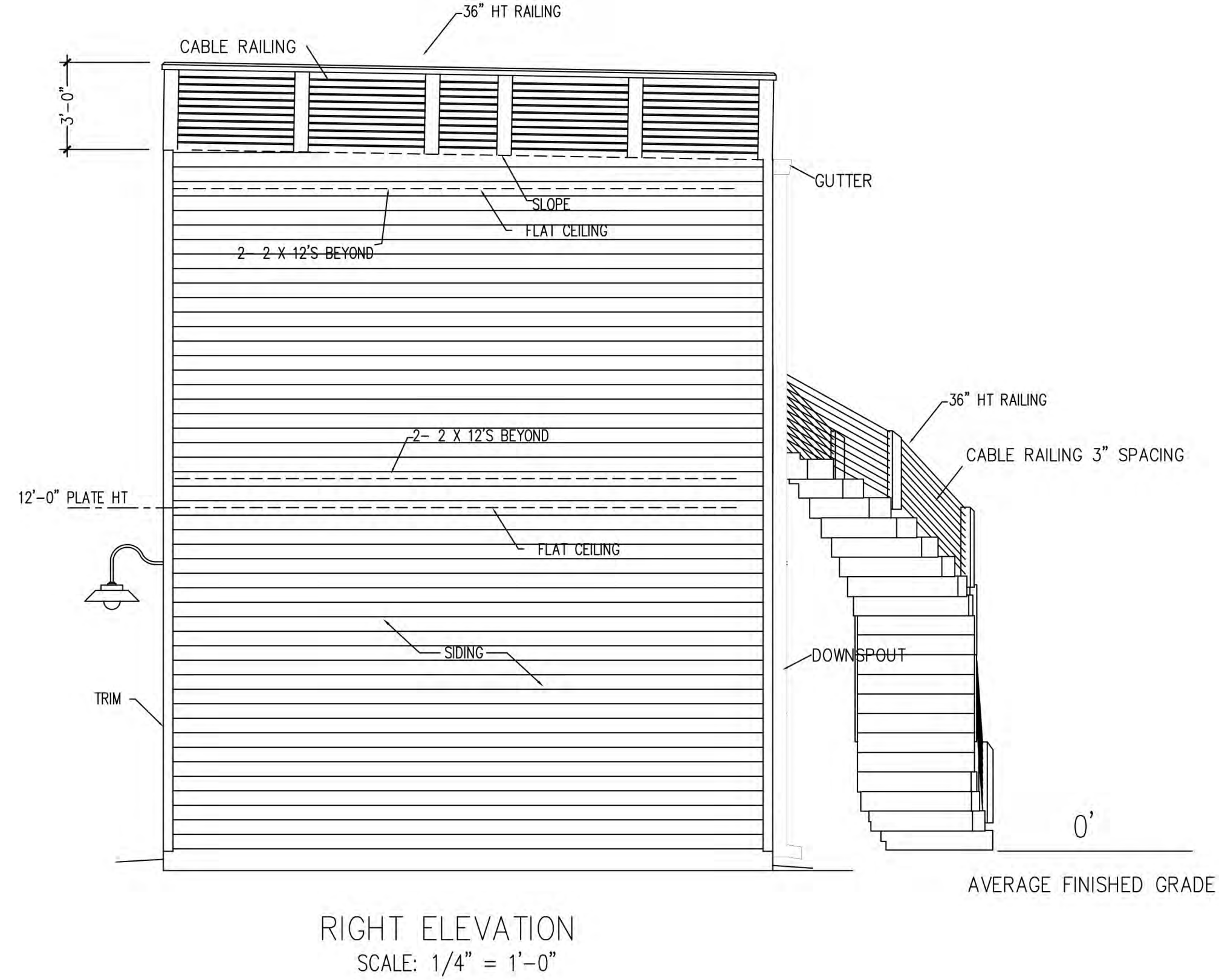
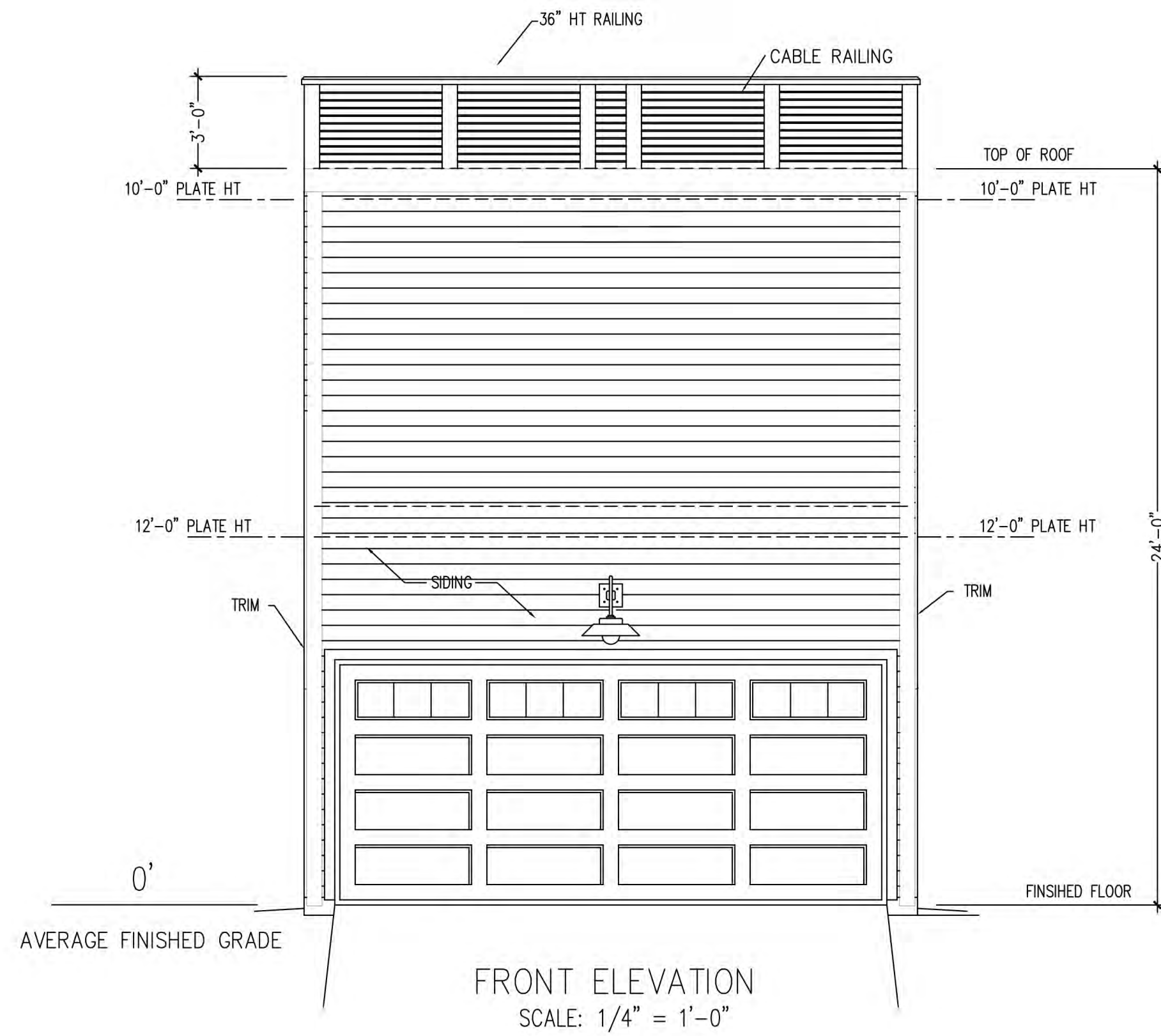
CASE NAME:
KEVIN REAMER

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

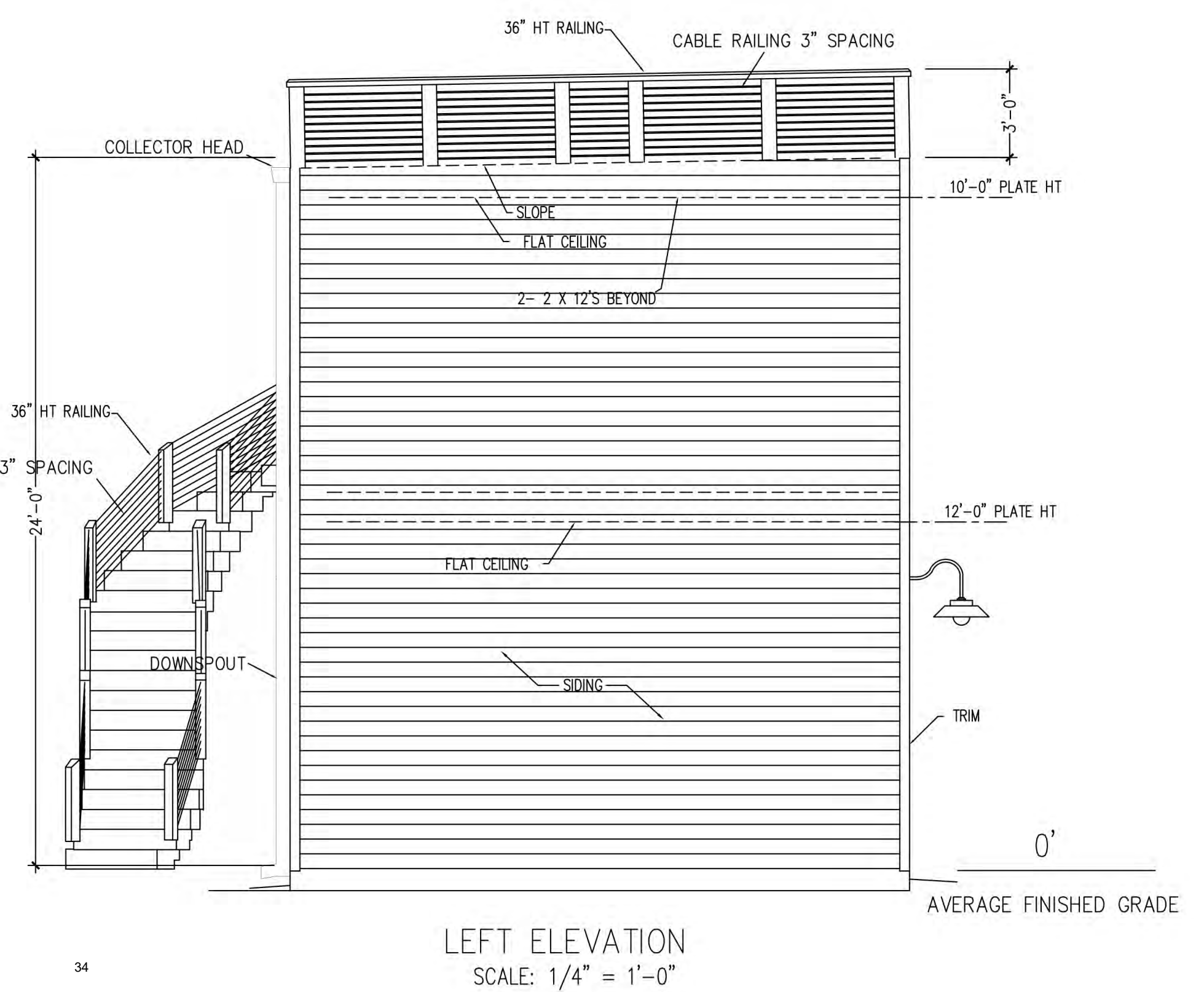
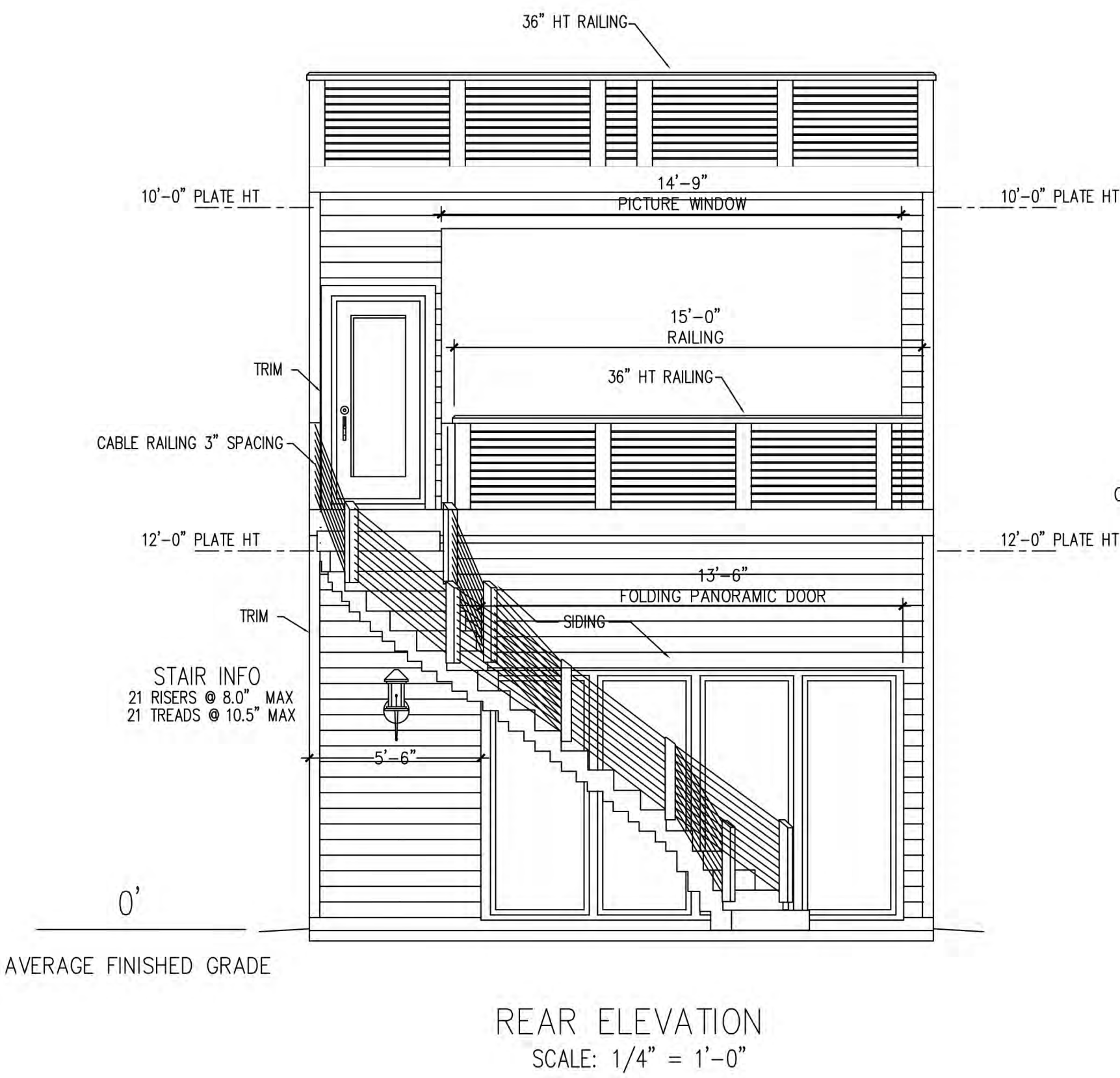
Scale: 1ft squares

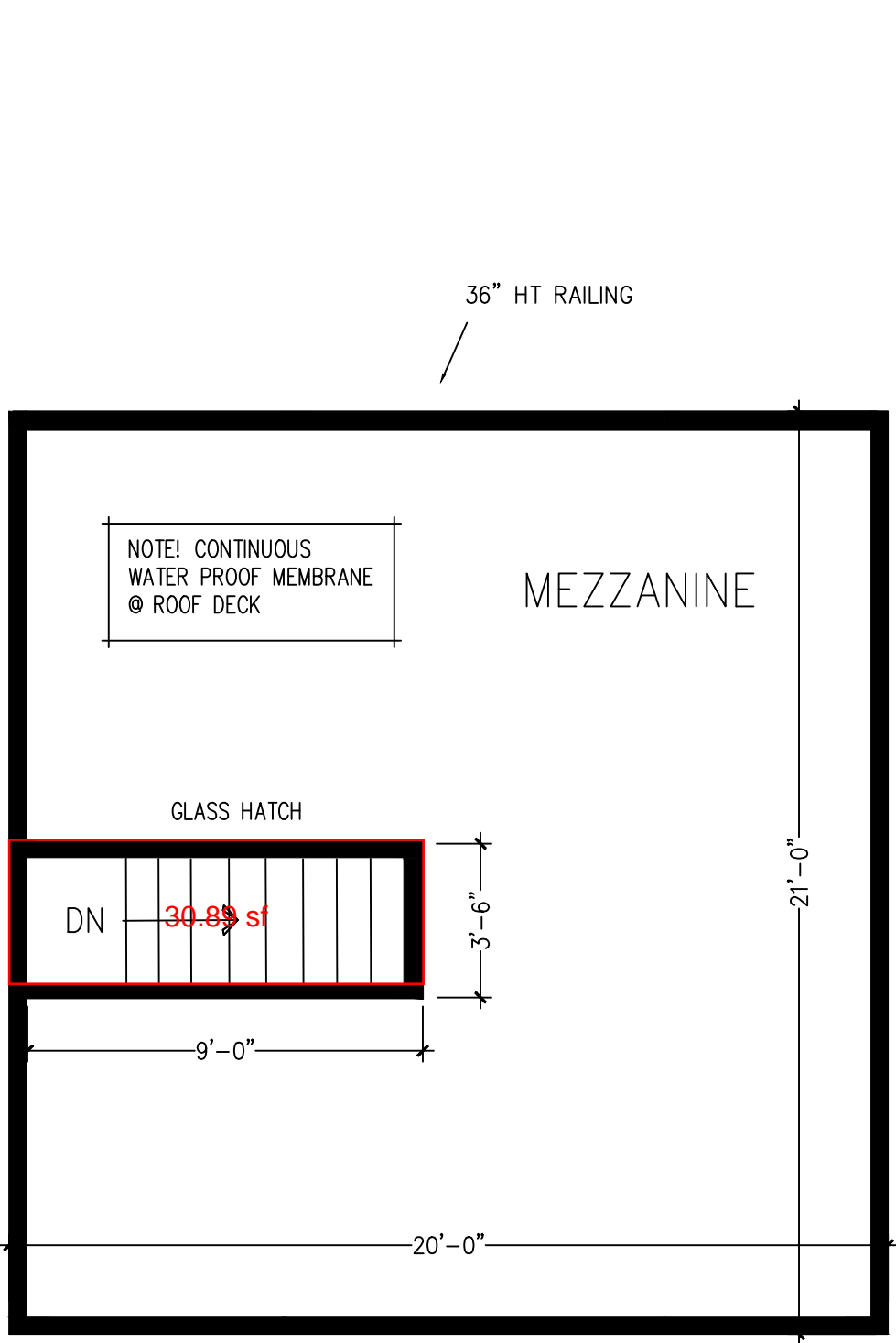




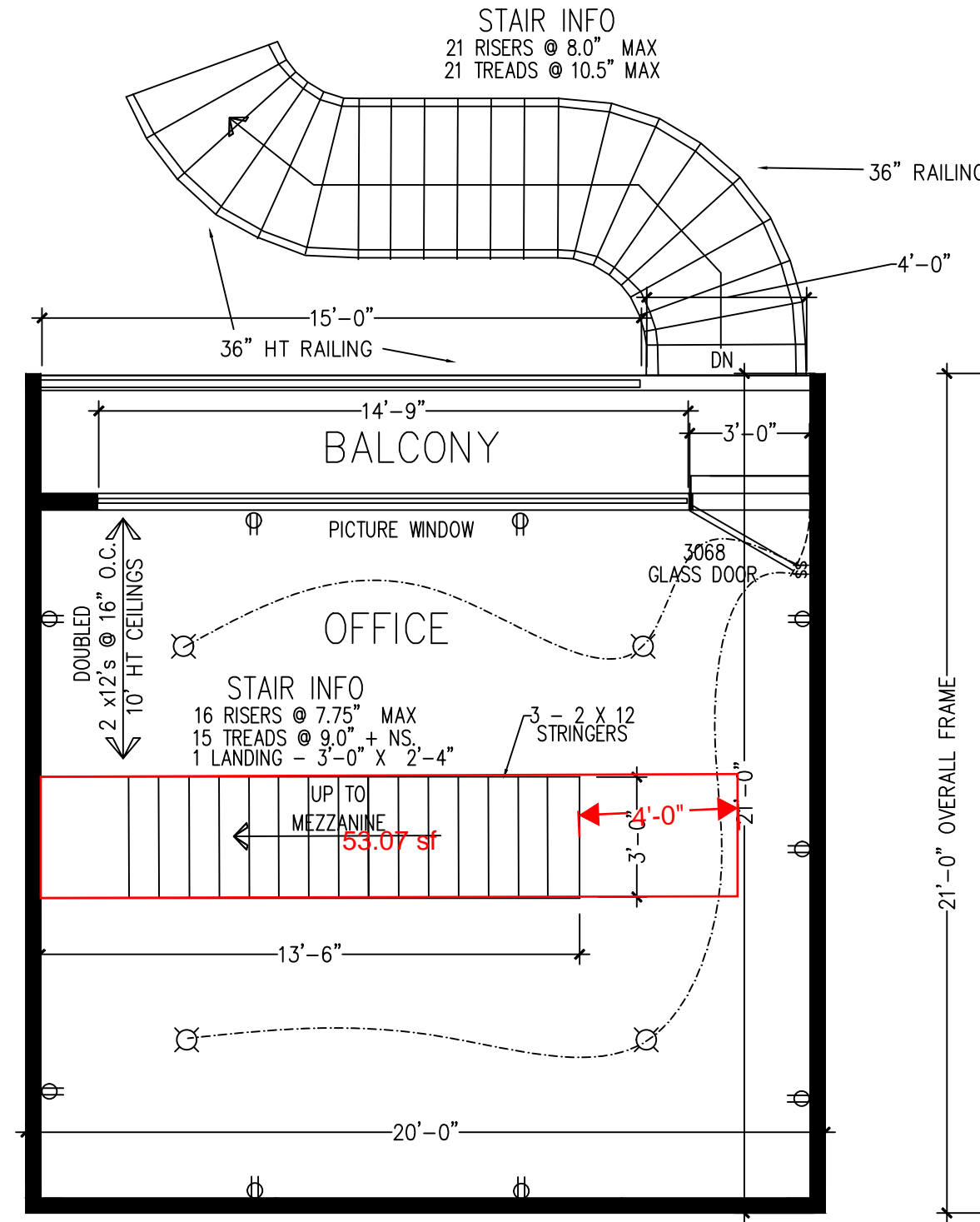


NOTE! CONTINUOUS
WATER PROOF MEMBRANE
@ ROOF DECK

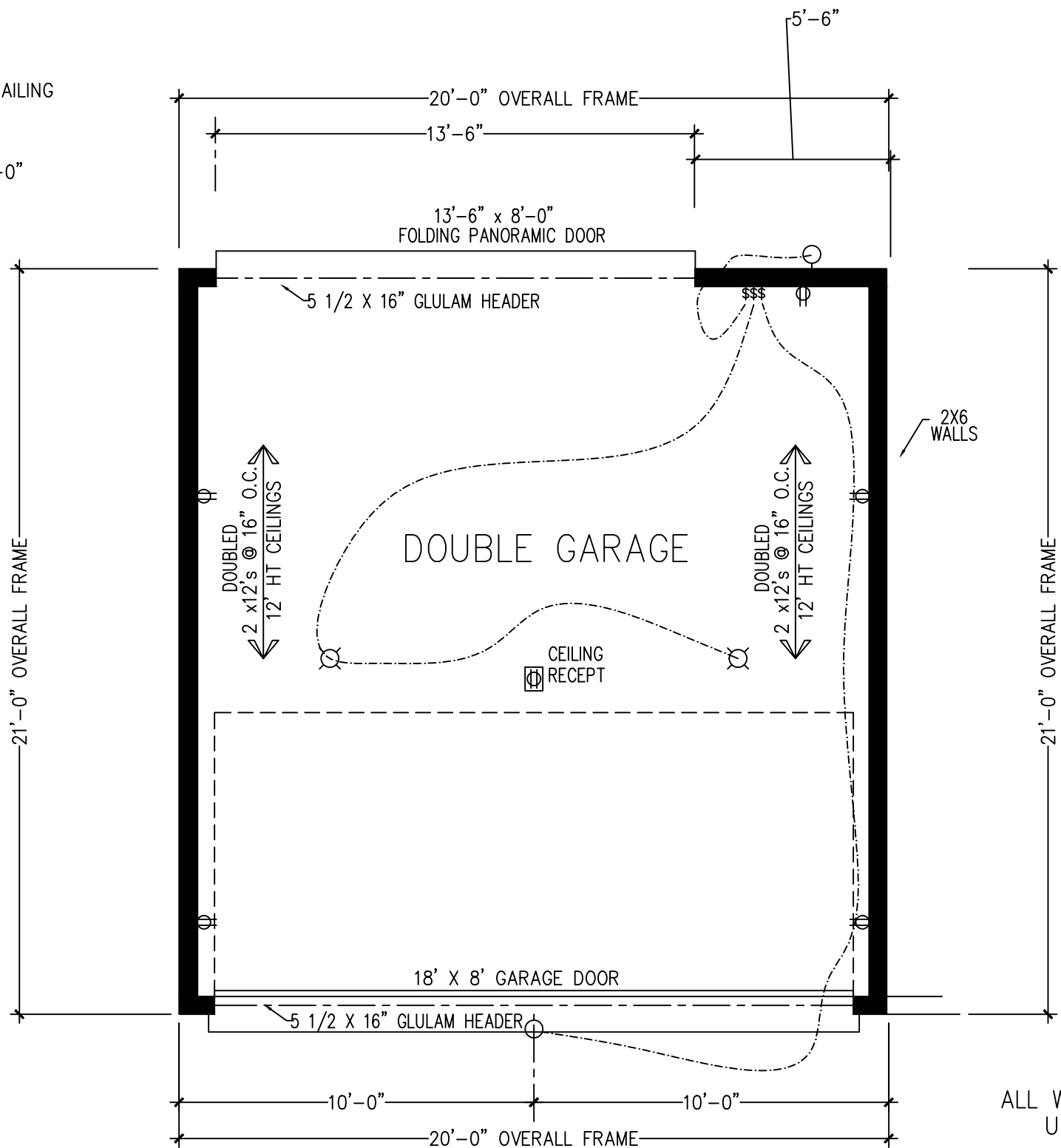




THIRD FLOOR PLAN
SCALE: 1/4" = 1'-0"



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

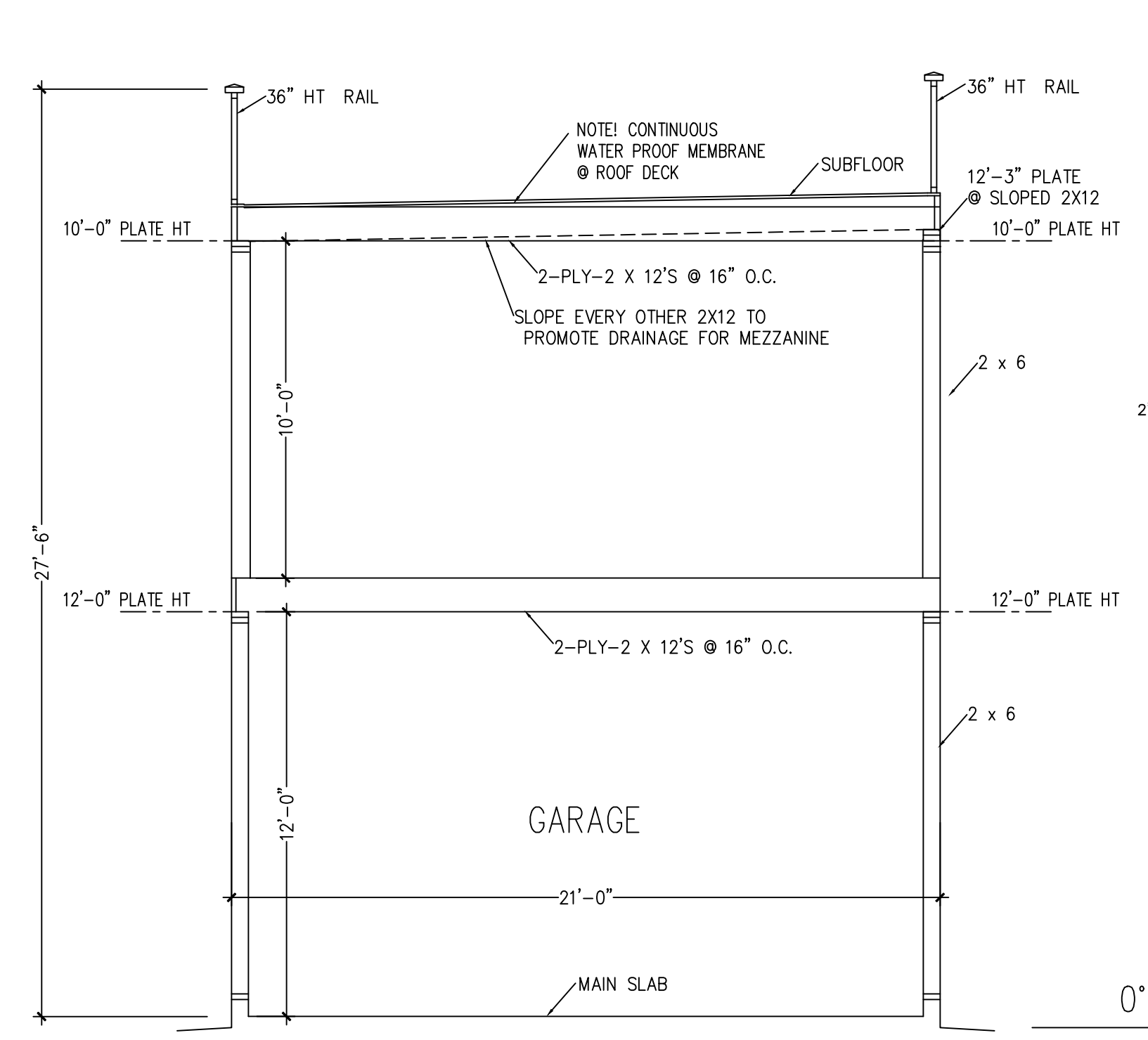


GARAGE FLOOR PLAN
SCALE: 1/4" = 1'-0"

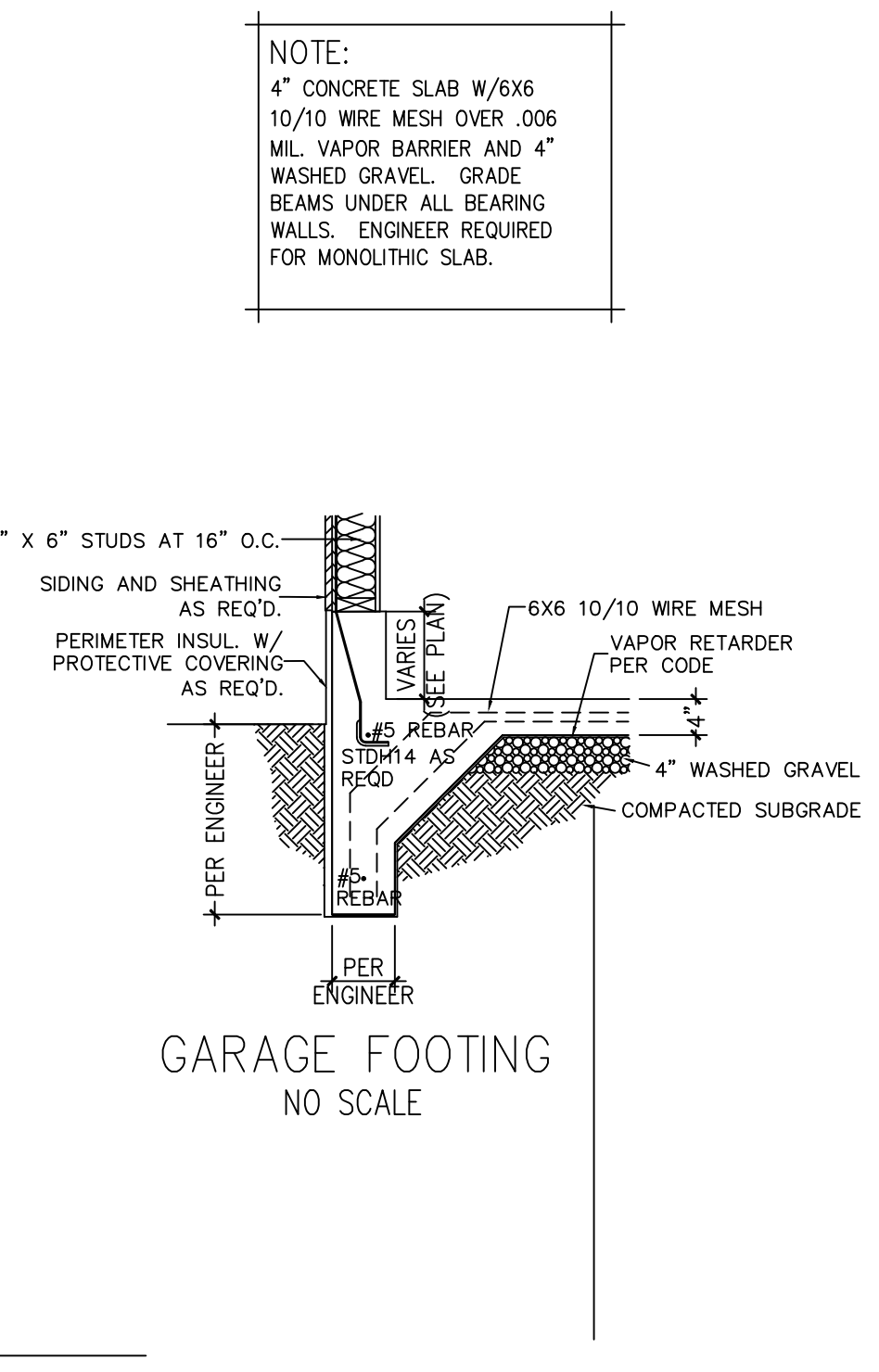
ALL WALLS ARE 6 1/2"
UNLESS NOTED
OTHERWISE

12'-0" CEILINGS DN
UNLESS NOTED
OTHERWISE

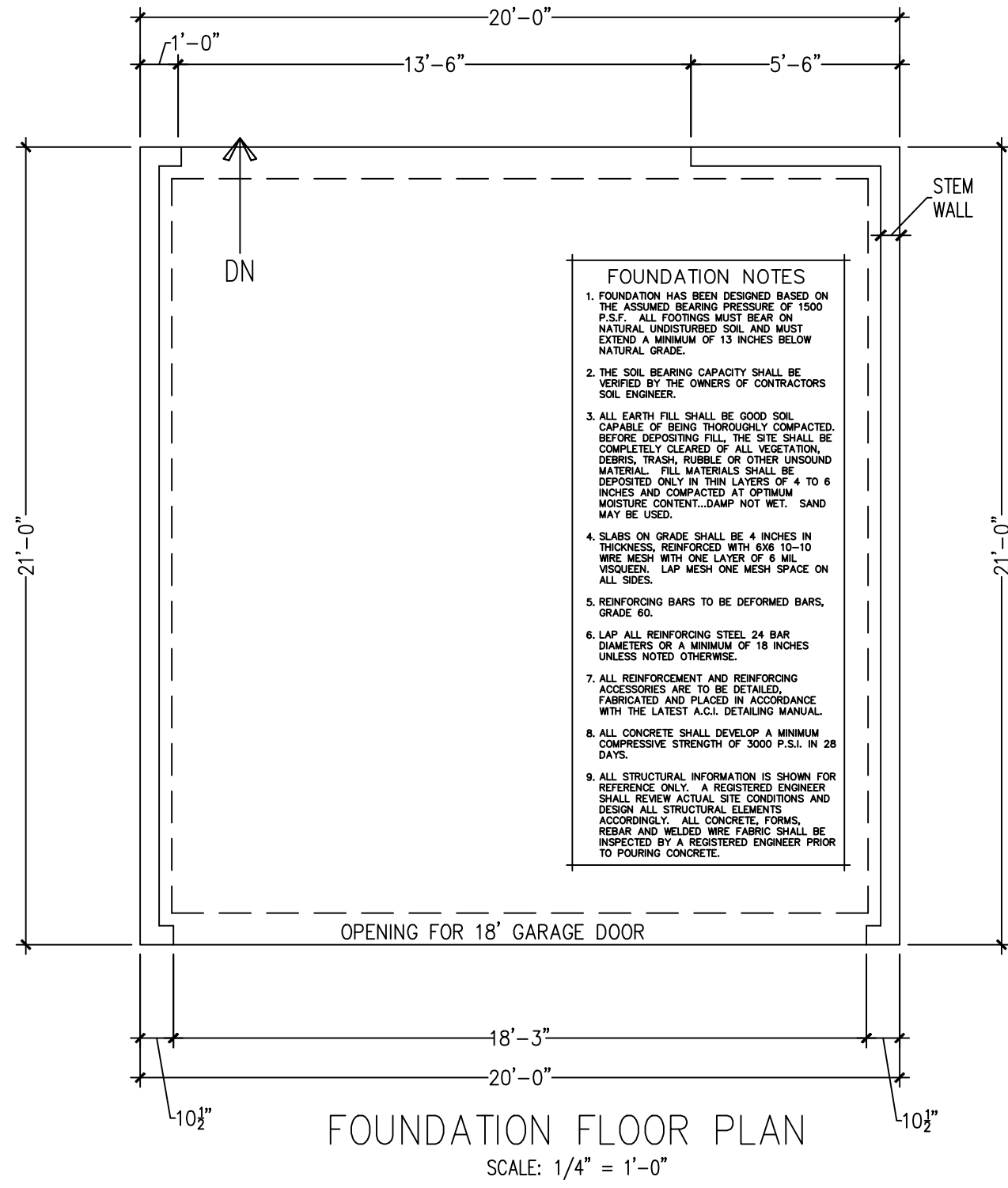
SQUARE FOOTAGE
380 DOUBLE GARAGE
380 OFFICE
380 MEZZANINE
1140 TOTAL



MAIN BODY SECTION
SCALE: 1/4" = 1'-0"



NOTE:
4" CONCRETE SLAB W/6X6
10/10 WIRE MESH OVER .006
MIL. VAPOR BARRIER AND 4"
WASHED GRAVEL. GRADE
BEAMS UNDER ALL BEARING
WALLS. ENGINEER REQUIRED
FOR MONOLITHIC SLAB.



FOUNDATION FLOOR PLAN
SCALE: 1/4" = 1'-0"

FOUNDATION NOTES
1. FOUNDATION HAS BEEN DESIGNED BASED ON
THE ASSUMED BEARING CAPACITY OF 1500
P.S.F. ALL FOOTINGS MUST BEAR ON
NATURAL UNDISTURBED SOIL AND MUST
EXTEND A MINIMUM OF 12 INCHES BELOW
NATURAL GRADE.
2. THE SOIL BEARING CAPACITY SHALL BE
VERIFIED BY THE OWNERS OF CONTRACTORS
SOIL ENGINEER.
3. ALL EXIST. FILL SHALL BE 100% SOIL
CAPABLE OF BEING THOROUGHLY COMPACTED
BEFORE EXISTING FILL. THE SITE SHALL BE
COMPLETELY CLEARED OF ALL VEGETATION,
DEBRIS, RUBBLE, OR OTHER UNDESIRABLE
MATERIAL. FILL MATERIALS SHALL BE
DEPOSITED IN MAXIMUM LAYERS OF 4" TO 6"
INCHES AND COMPACTED AT 95% MIN.
MOISTURE CONTENT, DAMP NOT WET. SAND
MAY BE USED.
4. SLABS ON GRADE SHALL BE 4 INCHES IN
THICKNESS, REINFORCED WITH 6X6 10-10
WIRE MESH WITH ONE LAYER OF 6 MIL.
VAPOR BARRIER. LAP MESH ONE MESH SPACE ON
ALL SIDES.
5. REINFORCING BARS TO BE DEFORMED BARS,
GRADE 60.
6. LAP ALL REINFORCING STEEL 24 BAR
DIAMETERS OR A MINIMUM OF 16 INCHES
UNLESS NOTED OTHERWISE.
7. ALL REINFORCING AND REINFORCING
ACCESSORIES ARE TO BE DETAIL.
FABRICATED AND PLACED IN ACCORDANCE
WITH THE LATEST A.C.I. DETAILING MANUAL.
8. ALL CONCRETE SHALL DEVELOP A MINIMUM
COMPRESSIVE STRENGTH OF 3000 P.S.I. IN 28
DAYS.
9. ALL STRUCTURAL INFORMATION IS SHOWN FOR
REFERENCE ONLY. A REGISTERED ENGINEER
SHALL REVIEW ACTUAL SITE CONDITIONS AND
FOR ALL STRUCTURAL ELEMENTS
ACCORDINGLY. ALL CONCRETE, FORMS,
REBAR AND WELDED WIRE FABRIC SHALL BE
INSPECTED BY A REGISTERED ENGINEER PRIOR
TO POURING CONCRETE.









> 80% open

10 feet



6 inches



36 inches









