

Docket Item #3
BZA CASE #2014-00007

Board of Zoning Appeals
April 10, 2014

ADDRESS: 700 LITTLE ST
ZONE: R2-5, RESIDENTIAL
APPLICANT: LAURA CARROLL

ISSUE: Special exception for a second-story addition in the required north side yard

CODE SECTION	SUBJECT	CODE REQMT	APPLICANT PROPOSES	REQUESTED EXCEPTION
3-506(A)(2)	Side Yard (North)	7.00 feet	5.60 feet	1.40 feet

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

If the Board decides to grant the requested special exception, the development must comply with the code requirements under the department comments and the applicant must submit the following prior to the release of a Certificate of Occupancy: (1) a survey plat prepared by a licensed surveyor confirming building footprint, setbacks, and building height compliance from average preconstruction grade and (2) certification of floor area from a licensed architect or engineer. The special exception must also be recorded with the deed of the property in the City's Land Records Office prior to the release of the building permit.



BZA #2014-00007
700 Little St



I. ISSUE

The applicant proposes to construct a second story addition over an existing one-story house at 700 Little Street.

II. BACKGROUND

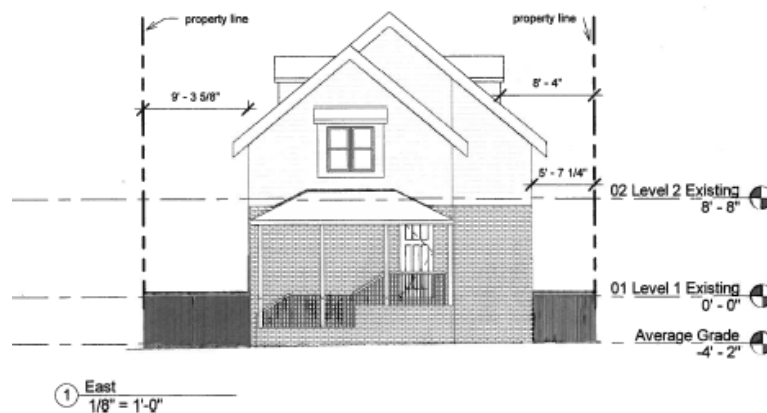
The subject property is one lot of record with 40.00 feet frontage facing Little Street; a depth of 100.00 feet on the north and south property line and a rear width of 40.00 feet. The property contains 4,000 square feet of lot area. The property is substandard as to lot area for an R-2-5 zone single family lot. An R-2-5 zone lot requires a minimum of 5,000 square feet.



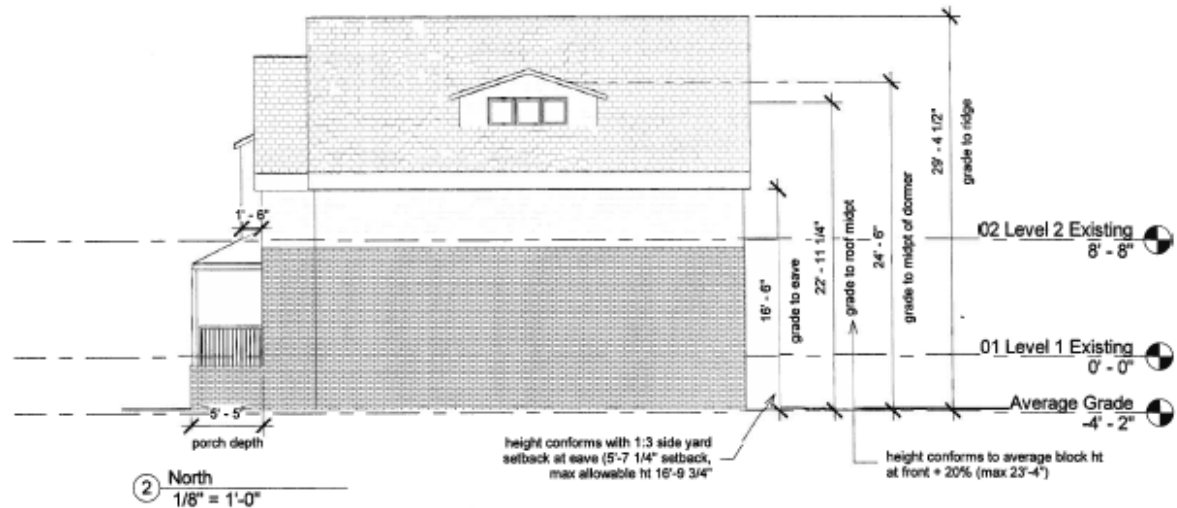
The property is currently developed with a one-story single-family dwelling with a basement that is located 14.50 feet from the front property line facing Little Street. The house sits 5.60 feet from the north side property line and 9.30 feet from the south side property line. According to Real Estate records, the house was constructed in 1950.

III. DESCRIPTION

The applicant proposes to construct a second story addition over the existing one story house. The existing house measures 25.10 feet by 32.10 feet with a 4.0 foot by 18.10 foot extension for a combined total area of 878.11 square feet. The proposal is to extend the roof to create a second floor over the existing foot print of the existing house.



The proposal to build a second floor will raise the height to 16.50 feet to the roof eaves facing the side property line. The overall height of the building will be 24.60 feet to the midpoint of the roof. The zoning ordinance permits an expansion of the home to a maximum of 25.00 feet or 20 percent of the prevailing height along the block face. Upon completion of the second story, the house will continue to be located 5.60 feet from the north side property line.



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

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

IV. **MASTER PLAN/ZONING**

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

V. **REQUESTED SPECIAL EXCEPTION:**

Section 3-506(A)(2) Side Yard (North)

The applicant requests a special exception of 1.40 feet from the required 7.00 feet of side yard required to construct a second story over an existing house where the north wall sits within the required north side yard.

VI. NONCOMPLYING STRUCTURE/ SUBSTANDARD LOT

The existing site at 711 Little Street is a noncomplying structure with respect to the following:

<u>Regulation</u>	<u>Required</u>	<u>Existing</u>	<u>Noncompliance</u>
Lot Width	50.00 ft.	40.00 ft.	10.00 ft.
Side Yard (North)	7.00 ft.	5.60 ft.	1.40 ft.
Lot Size	5,000 sq. ft.	4,000 sq. ft.	1,000 sq. ft.

VII. SPECIAL EXCEPTIONS STANDARDS UNDER SECTION 11-1304:

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

- a. Whether approval of the special exception will be detrimental to the public welfare, to the neighborhood or to the adjacent properties.
- b. Whether approval of the special exception will impair an adequate supply of light and air to the adjacent property, or cause or substantially increase traffic congestion or increase the danger of fire or the spread of fire, or endanger the public safety.
- c. Whether approval of the special exception will alter the essential character of the area or zone.
- d. Whether the proposal will be compatible with the development in the surrounding neighborhood.
- e. Whether the proposed development represents the only reasonable means and location on the lot to accommodate the proposed structure given the natural constraints of the lot or the existing development of the lot.
- f. In the case of fences, whether the size, configuration or other unusual characteristic of the lot requires an exception from the zoning requirements in order to provide a reasonable fenced area without creating significant harm to adjacent properties or the neighborhood.

VIII. STAFF CONCLUSION:

On this interior lot, the existing house is positioned closer to the front lot line than the minimum requirement of Section 11-1300(C)(1)(c). The ordinance states: "The front yard or primary front yard of a corner lot shall not be reduced to less than 15.00 feet from the front property line." The current wall sits 14.50 feet from the front property line and the covered stairs and patio area sits 9.00 feet from the front property line.

The average front setback is taken to the closest projecting covered portion of a dwelling. An analysis of the prevailing for the majority of the homes on the block face, the average prevailing setback is 10.40 feet. The proposed addition will sit behind the average prevailing; therefore, a variance for the front portion will not be needed.

The proposed second story addition will measure 16.50 feet from the eaves to average grade; therefore, a minimum of 7.00 feet will be required. The south side property line is in compliance; however, a special exception is needed for 1.40 feet to expand an existing non-complying wall on the north side property line. The applicant is proposing 5.50 feet for a difference of 1.40 feet. The north wall will not be closer to the north side property line.

There are other homes that are two or one and one-half story in height. The applicant's proposed is consistent with the surrounding neighborhood.

Staff **recommends approval** of the request because the project meets the criteria for a special exception.

DEPARTMENTAL COMMENTS

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

* The applicant is advised that if the variance is approved the following additional comments apply.

Transportation and Environmental Services:

- R1. The building permit must be approved and issued prior to the issuance of any permit for demolition. (T&ES)
- R2. Applicant shall be responsible for repairs to the adjacent city right-of-way if damaged during construction activity. (T&ES)
- R3. No permanent structure may be constructed over any existing private and/or public utility easements. It is the responsibility of the applicant to identify any and all existing easements on the plan. (T&ES)
- F1. After review of the information provided, an approved grading plan is not required at this time. Please note that if any changes are made to the plan it is suggested that T&ES be included in the review. (T&ES)
- C1. 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)
- C2. 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)
- C3. 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)
- C4. All secondary utilities serving this site shall be placed underground. (Sec. 5-3-3) (T&ES)
- C5. Any work within the right-of-way requires a separate permit from T&ES. (Sec. 5-2) (T&ES)

C6. All improvements to the city right-of-way such as curbing, sidewalk, driveway aprons, etc. must be city standard design. (Sec. 5-2-1) (T&ES)

Code Administration:

- F-1 The following comments are for BAR review only. Once the applicant has filed for a building permit and additional information has been provided, code requirements will be based upon that information and the building permit plans. If there are any questions, the applicant may contact Ken Granata, Plan Review Division Chief at ken.granata@alexandriava.gov or 703-746-4193.
- C-1 Building and trades permits are required for this project. Six sets of *construction documents* sealed by a *Registered Design Professional* that fully detail the construction as well as layout and schematics of the mechanical, electrical, and plumbing systems shall accompany the permit application(s). The building official shall be notified in writing by the owner if the registered design professional in the responsible charge is changed or is unable to continue to perform the duties.
- C-2 New construction must comply with the current edition of the Uniform Statewide Building Code (USBC).
- C-3 The temporary use of streets or public property for the storage or handling of materials or of equipment required for construction or demolition, and the protection provided to the public shall comply with the provisions of the applicable governing authority and the building code.
- C-4 Construction materials and equipment shall not be placed or stored so as to obstruct access to fire hydrants, standpipes, fire or police alarm boxes, catch basins or manholes, nor shall such materials or equipment be located within 20 feet of a street intersection, or placed to obstruct normal observations of traffic signals or to hinder the use of public transit loading platforms.
- C-6 All exterior walls within 5 feet from an interior property line shall have a fire resistance rating of 1 hour, from both sides. As alternative, a 2 hour fire wall may be provided.
- C-8 All interior and exterior stairways shall be provided with a means to illuminate the stairs, including the landings and treads.
- C-9 Exterior stairways shall be provided with an artificial light source located in the immediate vicinity of the top landing of the stairway. The illumination of exterior stairways shall be controlled from inside the dwelling unit.

- C-10 Permission from adjacent property owners is required if access to the adjacent properties is required to complete the proposed construction. Otherwise, a plan shall be submitted to demonstrate the construction techniques utilized to keep construction solely on the referenced property.
- C-11 Provisions shall be made to prevent the accumulation of water or damage to any foundation on the premises or adjoining property (USBC 3303.5).
- C-12 Openings in exterior walls are not allowed when less than 3 feet from property line
- C-13 There shall be a landing or floor on each side of each exterior door.
- C-14 Buildings shall have approved address numbers, building numbers or approved building identification placed in a position that is plainly legible and visible from the street or road fronting the property. These numbers shall contrast with their background. Numbers shall be a minimum of 4 inches high with a minimum stroke width of ½ inch.

Recreation (Arborist):

No comments received.

Historic Alexandria (Archaeology):

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

Other Requirements Brought to the Applicant's Attention:

- C-1 A wall check survey plat shall be submitted to Planning and Zoning when the building footprint is in place, pursuant to Alexandria City Code section 8-1-12.

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APPLICATION BOARD OF ZONING APPEALS

SPECIAL EXCEPTION FOR ADDITIONS

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

3-506 Bulk and open space regulations. (A) Yard Requirements. (2) Side yards. Each single-family or duplex dwelling shall provide two side yards, each based on a setback ratio of 1:3 and a minimum size of seven feet.

PART A

1. Applicant: ☒ Owner ☐ Contract Purchaser ☐ Agent

Name Laura Carroll

Address 700 Little St, Alexandria, VA 22301

Daytime Phone 703-505-7776

Email Address laurakcarroll@yahoo.com

2. Property Location 700 Little St, Alexandria, VA

3. Assessment Map # 053.04.03-03 Block 7 Lot 27 Zone R-2-5

4. Legal Property Owner Name Carroll Brenden or Laura

Address 700 Little St, Alexandria, VA 22301

OWNERSHIP AND DISCLOSURE STATEMENT

Use additional sheets if necessary

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

Name	Address	Percent of Ownership
1. N/A		
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 700 Little St (address), unless the entity is a corporation or partnership, in which case identify each owner of more than ten percent. The term ownership interest shall include any legal or equitable interest held at the time of the application in the real property which is the subject of the application.

Name	Address	Percent of Ownership
1. Brenden & Laura Carroll	700 Little St, Alexandria, VA 22301	100%
2.		
3.		

3. Business or Financial Relationships. Each person or entity indicated above in sections 1 and 2, with an ownership interest in the applicant or in the subject property are 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. **All fields must be filled out completely. Do not leave blank. (If there are no relationships please indicate each person or entity and "None" in the corresponding fields).**

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

Name of person or entity	Relationship as defined by Section 11-350 of the Zoning Ordinance	Member of the Approving Body (i.e. City Council, Planning Commission, etc.)
1. N/A		
2.		
3.		

NOTE: Business or financial relationships of the type described in Sec. 11-350 that arise after the filing of this application and before each public hearing must be disclosed prior to the public hearings.

As the applicant or the applicant's authorized agent, I hereby attest to the best of my ability that the information provided above is true and correct.

2/24/14 Laura K Carroll
Date Printed Name


Signature

BZA Case # 2014-0007**5. Describe request briefly:**

seek relief from 3-506 side yard requirement of minimum 7' for north side setback. Existing house is a noncomplying structure with estimated year of construction 1950. Existing north side setback is 5.6'. Existing house is 1.25 stories. Request is for approval to build a second floor addition on footprint of existing house, including noncomplying north wall.

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:

Laura K Carroll
Print Name

7035057776
Telephone


Signature

2/24/14
Date

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

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

PART B (SECTION 11-1304)

APPLICANT MUST EXPLAIN THE FOLLOWING:

(Please use additional pages where necessary.)

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

Applicant is currently living in the 3 bedroom 1.25 story house with family of four people. Second floor of house is used as master bedroom. First floor has two children's bedrooms. House has 1 bathroom shared for first and second floor located on first floor of house. Special exception will allow applicant to expand usable area of second floor by increasing amount of square footage with > 5' ceiling height to add master bathroom and closet on second floor.

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

Granting of the special exception is not expected to harm adjoining properties or negatively impact the neighborhood in any way.

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

The proposed addition will increase the amount of light and air to the adjacent north property by decreasing the height of the northern noncomplying face of the house. Currently the north wall of the house is a gabled end with height at midpoint of approximately 18'-8" above average grade at a distance of 5.6' from the north property line. The proposed addition will have a height of 16'-6" along the north wall 5.6' from the north property line by reversing the slope of the roof so the gable ends will instead occur on the east and west facades, and low point of eave will occur along northern face of house. Total building height is measured to midpoint of dormer on north face of house which is approximately 24'-6" at distance 8'-4" from property line.

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

Each of the nine houses on the west side of the 600-700 block of Little St is between 1.25 - 2.25 stories and has a gable roof. The proposed addition will fall in this range of stories (between 1.75-2.0) and have a gable roof. The existing brick structure and footprint of the subject property will remain the same. The block face survey of the subject block shows an established front wall setback of 23'-6". 700 Little st front wall setback will remain 24'-5". The block height survey shows an average height of 19'-6" along the front facade of the houses. 700 Little St front facade height will be 22'-11", within 20% of block average ht.

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

Proposed construction will be wood framing with composite siding for the second floor above the first floor existing brick walls with an asphalt shingle roof. Windows will be residential in scale and quantity either double hung, casement, or awning windows. 8 of the 9 houses on the block exhibit similar construction type and materials. The 9th house is similar, but with stone veneer instead of brick or siding.

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

The proposed addition will be built above the existing structure to minimize cost and maximize open space on the lot. The goal of the project is to gain usable floor space for the second floor of the house. Building an addition to the rear of the house instead would require an addition on the first floor as well, or structural columns to grade, which would result in additional unnecessary costs while decreasing light to current first floor of house.

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

Applicant has discussed plans with most affected adjacent property owners, but has not shared the plans. Adjacent property owners have been supportive of the concept of the addition and will be contacted to review plans and asked for written letters of support.



DEPARTMENT OF PLANNING AND ZONING

FLOOR AREA RATIO AND OPEN SPACE CALCULATIONS FOR SINGLE AND TWO-FAMILY RESIDENTIAL OUTSIDE HISTORIC DISTRICTS

A. Property InformationA1. Street Address 700 LITTLE ST Zone R-2-5A2. 4,000 x .45 = 1800
Total Lot Area Floor Area Ratio Allowed by Zone Maximum Allowable Floor Area**B. Existing Gross Floor Area**

Existing Gross Area *		Allowable Exclusions	
Basement	878.11	Basement**	878.11
First Floor	878.11	Stairways**	20
Second Floor	219.53	Mechanical**	
Third Floor (Shed)	30	Porch/ Garage**	98.10
Porches/ Other	98.10	Attic less than 5'	219.53
Total Gross *	2103.85	Total Exclusions	1215.74

B1. Existing Gross Floor Area *
2103.85 Sq. Ft.B2. Allowable Floor Exclusions**
1215.74 Sq. Ft.B3. Existing Floor Area minus
Exclusions 888.11 Sq. Ft.
(subtract B2 from B1)- (partial second
floor to be removed)**C. Proposed Gross Floor Area (does not include existing area)**

Proposed Gross Area*		Allowable Exclusions	
Basement		Basement**	
First Floor		Stairways**	
Second Floor	878.11	Mechanical**	
Third Floor (Attic)	91.49	Porch/ Garage**	
Porches/ Other		Attic less than 5'	91.49
Total Gross *	969.6	Total Exclusions	91.49

C1. Proposed Gross Floor Area *
969.6 Sq. Ft.C2. Allowable Floor Exclusions**
91.49 Sq. Ft.C3. Proposed Floor Area minus
Exclusions 878.11 Sq. Ft.
(subtract C2 from C1)**D. Existing + Proposed Floor Area**D1. Total Floor Area (add B3 and C3) 1766.22 Sq. Ft.D2. Total Floor Area Allowed by Zone (A2) 1800 Sq. Ft.

*Gross floor area for residential single and two-family dwellings in the R-20, R-12, R-8, R-5, R-2-5, RB and RA zones (not including properties located within a Historic District) is the sum of all areas under roof on a lot, measured from exterior walls.

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

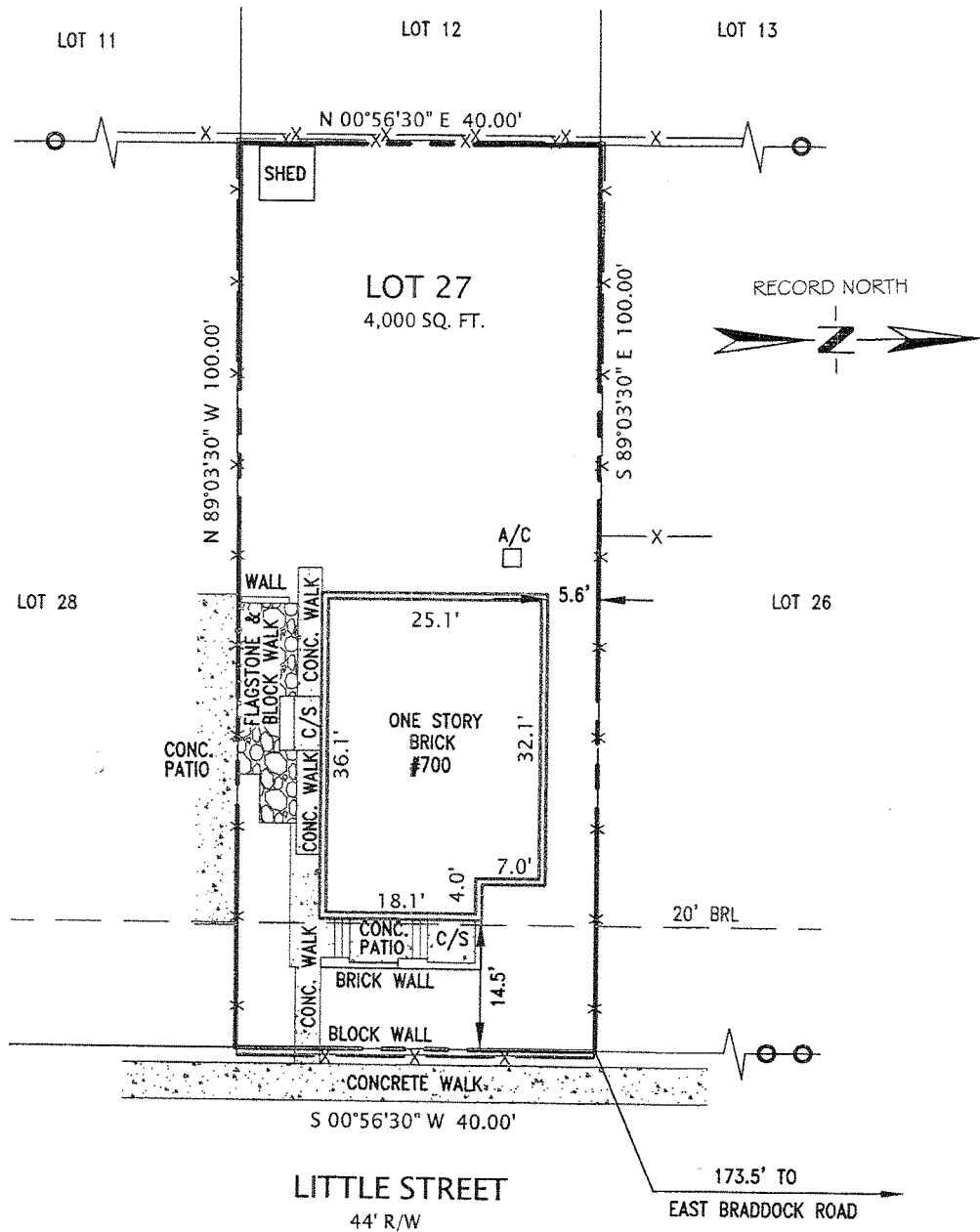
If taking exclusions other than basements, floor plans with excluded areas illustrated must be submitted for review. Sections may also be required for some exclusions.

F. Open Space Calculations Required in RA & RB zones

Existing Open Space	
Required Open Space	
Proposed Open Space	

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

Signature: *JR Cell*Date: 3/28/14



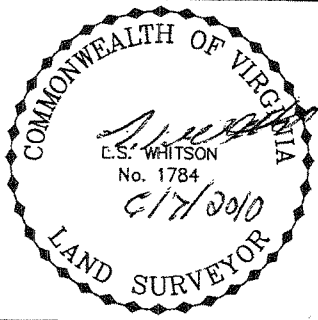
NOTES: 1. "NO" PROPERTY CORNER MONUMENTS SET. REFER TO TITLE 54.1-407 OF THE CODE OF VIRGINIA;
2. THIS SURVEY WAS ESTABLISHED BY AN ELECTRONIC TOTAL STATION AND TAPE UNLESS OTHERWISE SHOWN THERE ARE NO ENCROACHMENTS.
3. THIS IS NOT A BOUNDARY SURVEY, PROPERTY CORNER MONUMENTS ARE NOT GUARANTEED. THIS SURVEY HAS BEEN PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND DOES NOT PURPORT TO REFLECT ALL EASEMENTS, ENCUMBRANCES, RESTRICTIVE COVENANTS (IF ANY) OR OTHER CIRCUMSTANCES AFFECTING TITLE TO THE SUBJECT PROPERTY AND IS NOT INTENDED TO BE USED AS AN AID FOR THE CONSTRUCTION OF FENCES AND THE DESIGN OR CONSTRUCTION OF ANY OTHER IMPROVEMENTS.

LEGEND

○ = IRON PIPE FOUND
—X— = FENCE
B/W = BAY WINDOW
OHW = OVERHEAD WIRE
CHIM = CHIMNEY
O.H. = OVERHANG
C/S = CONC. STOOP

HOUSE LOCATION SURVEY

LOT 27 BLOCK 7
ROSEMONT PARK
DEED BOOK 1702 PAGE 287
CITY OF ALEXANDRIA, VIRGINIA
DATE: JUNE 7, 2010
SCALE: 1" = 20'
DRAFTED BY: SES



OWNER: BEDWELL/EUBANK

BUYER: CARROLL

CLIENT # 32094ALEL

W.O. # 10-1021

SAM WHITSON LAND SURVEYING, INC.
7061 GATEWAY COURT SUITE 150
MANASSAS, VIRGINIA 20109
PHONE: (703)330-9622 FAX: (703)330-9778



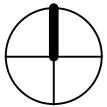
photo of 700 Little St from southeast



photo of 700 Little St from northeast



location map
NTS



1038 n monroe st
Arlington, VA 22201

700 Little St
Alexandria, VA 22301

project

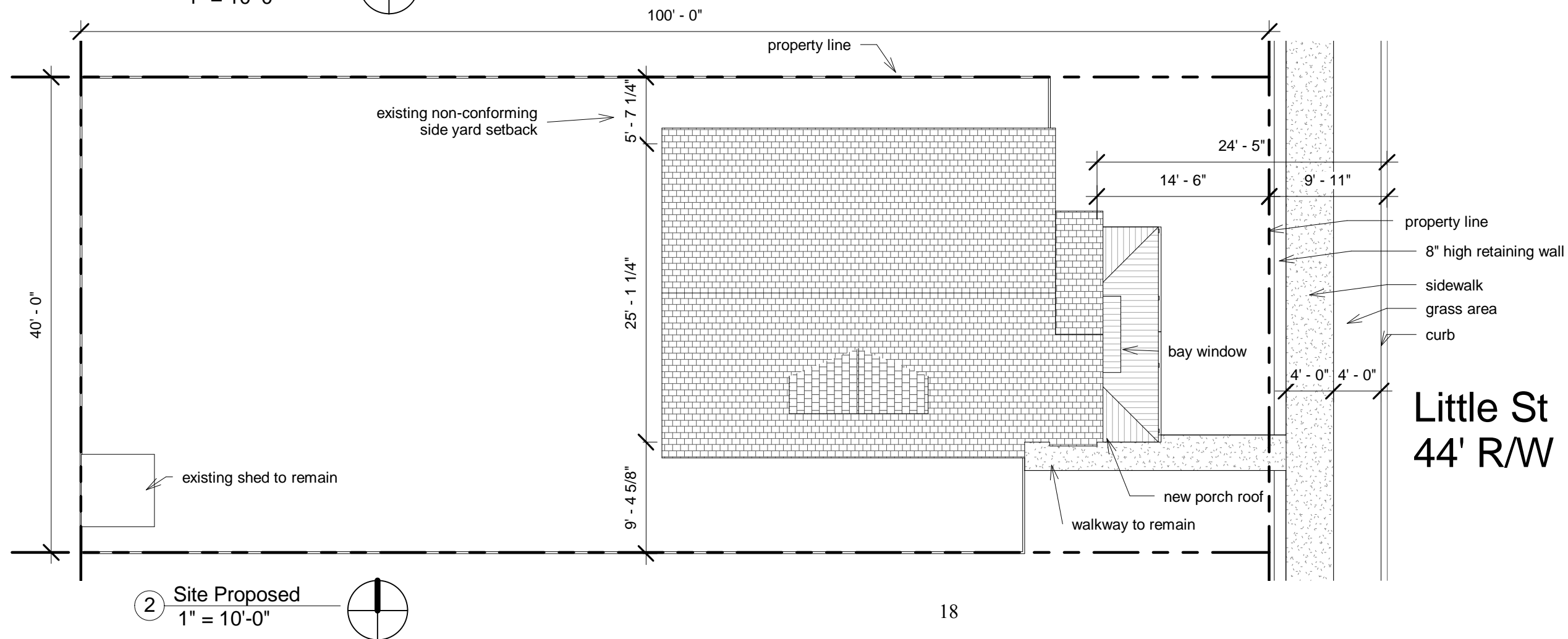
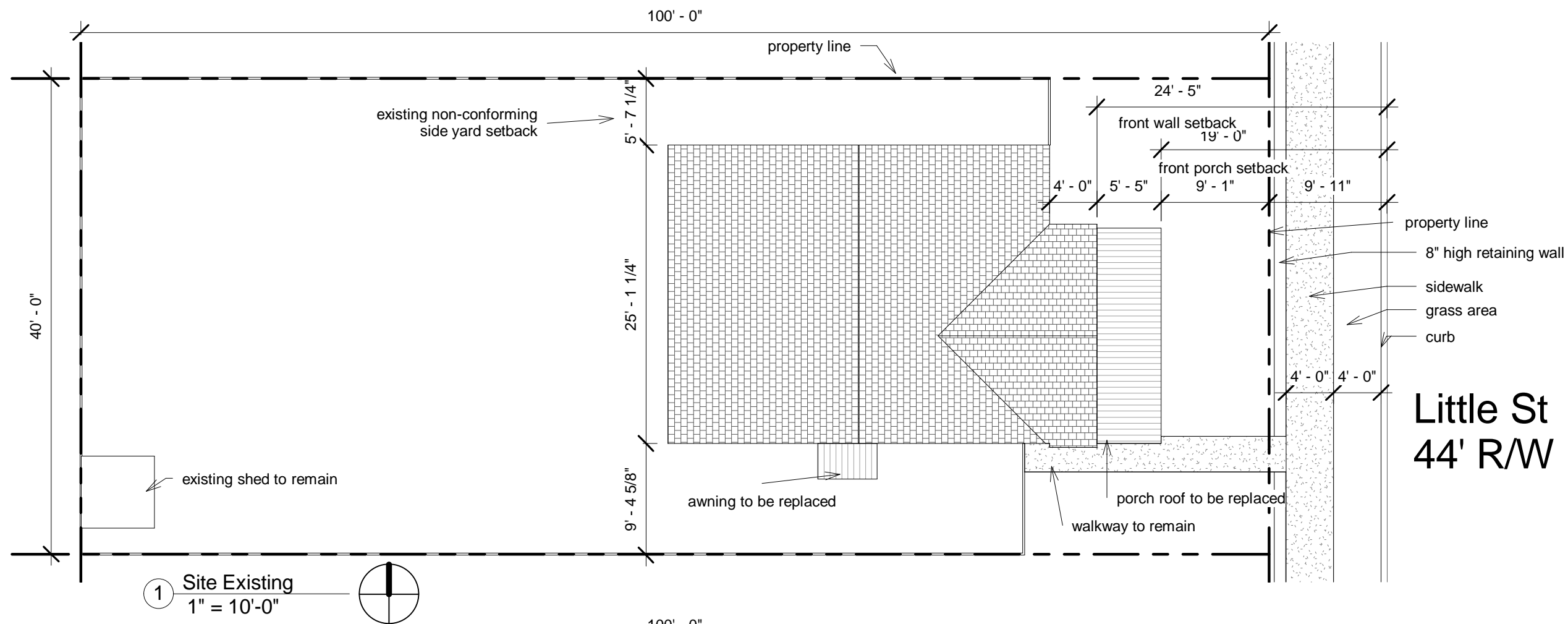
Sheet Issuances

Description	No.	Date
BZA Application		2/22/14

Existing Photos &
Site Map

A000

sheet name



Little St
44' R/W

Sheet Issuances

Description	No.	Date
BZA Application		2/22/14
BZA Update 1		4/3/14

Site Plan- Existing &
Proposed

A001

sheet name



708 Little St: 29'-6" front wall,
26'-6" porch proj, 17'-0" front ht

706 Little St: 35'-0" front wall,
26'-4" porch proj, 20'-11" front ht

704A Little St: 35'-1" front wall,
21'-2" porch proj, 23'-1" front ht

704 Little St: 35'-1" front wall,
19'-3" porch proj, 23'-1" front ht

702 Little St: 23'-8" front wall,
8'-2" porch proj, 18'-0" front ht

**700 Little St: 24'-5" front wall,
19'-0" porch proj, bldg ht**

608 Little St: 23'-6" front wall,
9'-0" porch proj, 16'-8" front ht

606 Little St: 24'-7" front wall,
11'-8" porch proj, 21'-0" front ht

604 Little St: 23'-0" front wall,
10'-10" porch proj, 23'-4" front ht

600 Little St: 24'-4" front wall,
19'-0" porch proj, 11'-6" front ht

① Block Face Survey
1/4" = 1'-0"

Average Front Wall Setback Calculations (7-2503):
all measurements taken from front facade to Little St curb

600 Little: 24'-4"
604 Little: 23'-0"
606 Little: 24'-7"
608 Little: 23'-6"
700 Little: 24'-5"
702 Little: 23'-8"
704 Little: 35'-1"
704A Little: 35'-1"
706 Little: 35'-0"
708 Little: 29'-6"

Average Front Wall Setback: 27'-10"
Established Front Wall Setback: 23'-6"
(600-702 Little St establish setback)

Average Front Porch Setback Calculations (7-2503):
all measurements taken from front of porch to Little St curb

600 Little: 19'-0"
604 Little: 10'-10"
606 Little: 11'-8"
608 Little: 9'-0"
700 Little: 19'-0"
702 Little: 8'-2"
704 Little: 19'-3"
704A Little: 21'-2"
706 Little: 26'-4"
708 Little: 26'-6"

Average Front Porch Setback: 17'-1"
Established Front Porch Setback: 12'-11"
(600-702 Little St establish setback)

Height in line with existing development (7-2502):
all measurements taken from front grade to front roofline

600 Little: 11'-6"
604 Little: 23'-4"
606 Little: 21'-0"
608 Little: 16'-8"
700 see below
702 Little: 18'-0"
704 Little: 23'-1"
704A Little: 23'-1"
706 Little: 20'-11"
708 Little: 17'-0"

Average Height: 19'-6"
Average Ht + 20% = 23'-4"
Max Building Ht = 25'-0"

Sheet Issuances

Description	No.	Date
BZA Application		2/22/14

1038 n monroe st
Arlington, VA 22201

700 Little St
Alexandria, VA 22301

project

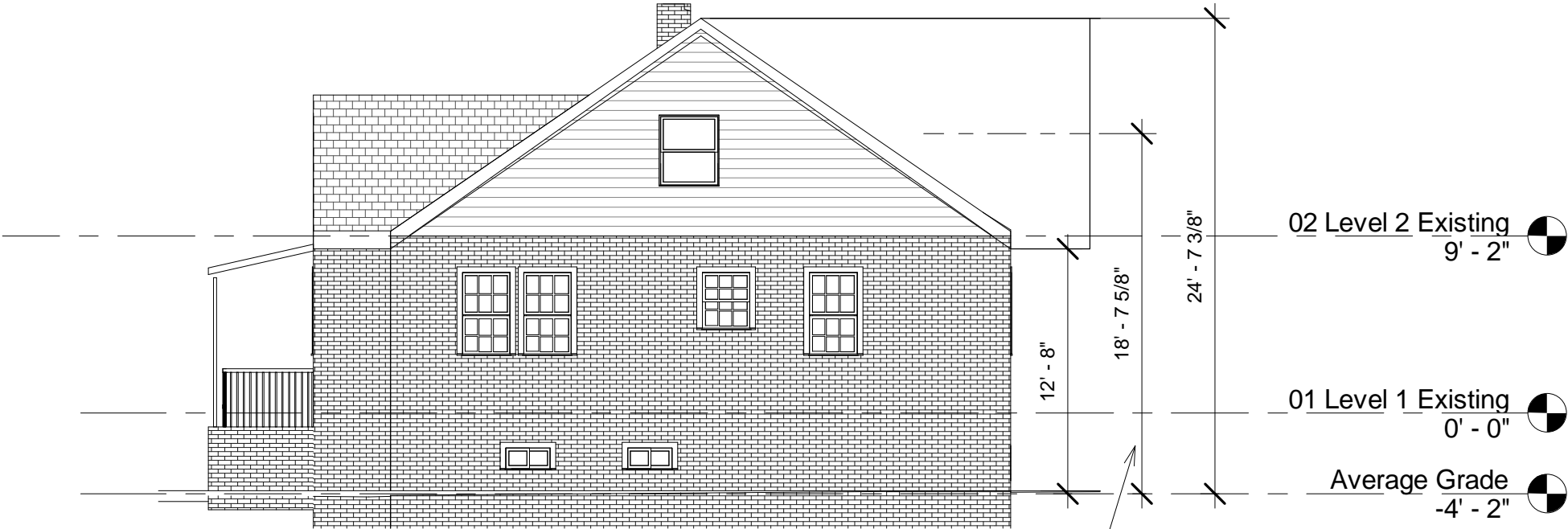
Sheet Issuances

Description	No.	Date
BZA Application		2/22/14
BZA Update 1		4/3/14

Zoning Calculations-
Building Height

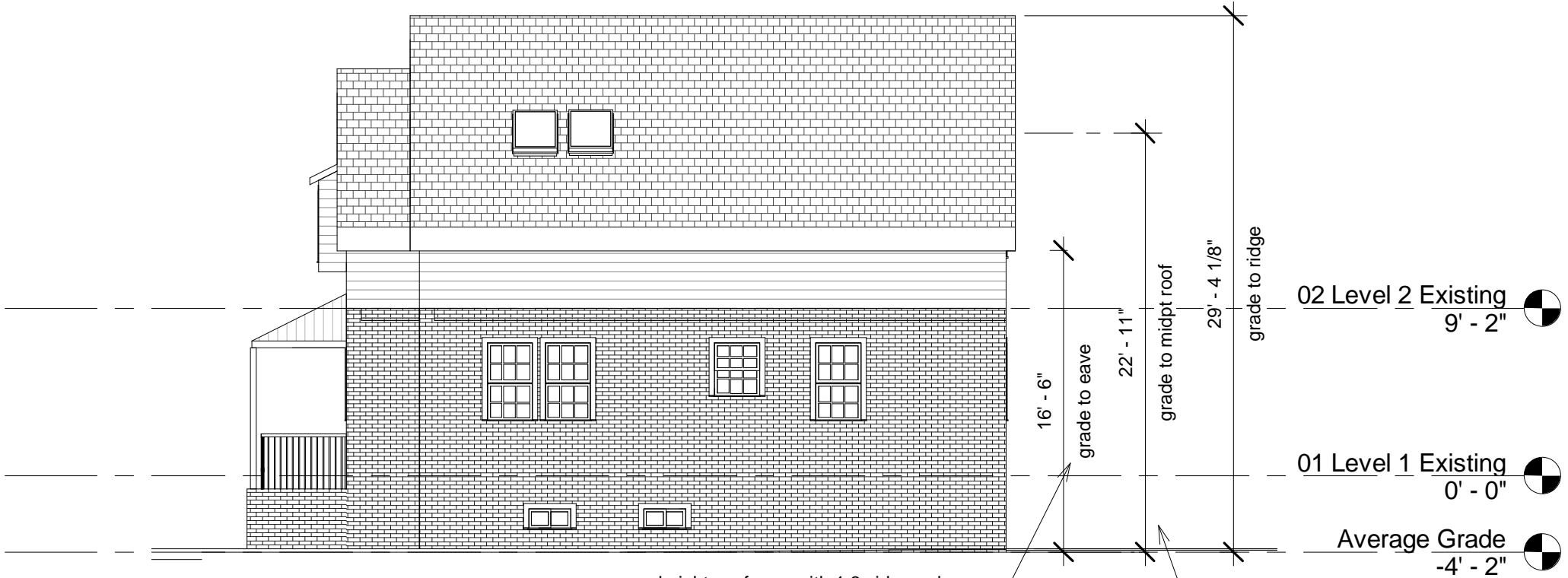
A003

sheet name



2 North Existing Elevation Height Calculation
1/8" = 1'-0"

non-conforming height based
on 1:3 setback ratio. side yard
setback 5'-7 1/4". max
allowable ht 16'-9 3/4"



1 North Proposed Elevation Height Calculation
1/8" = 1'-0"

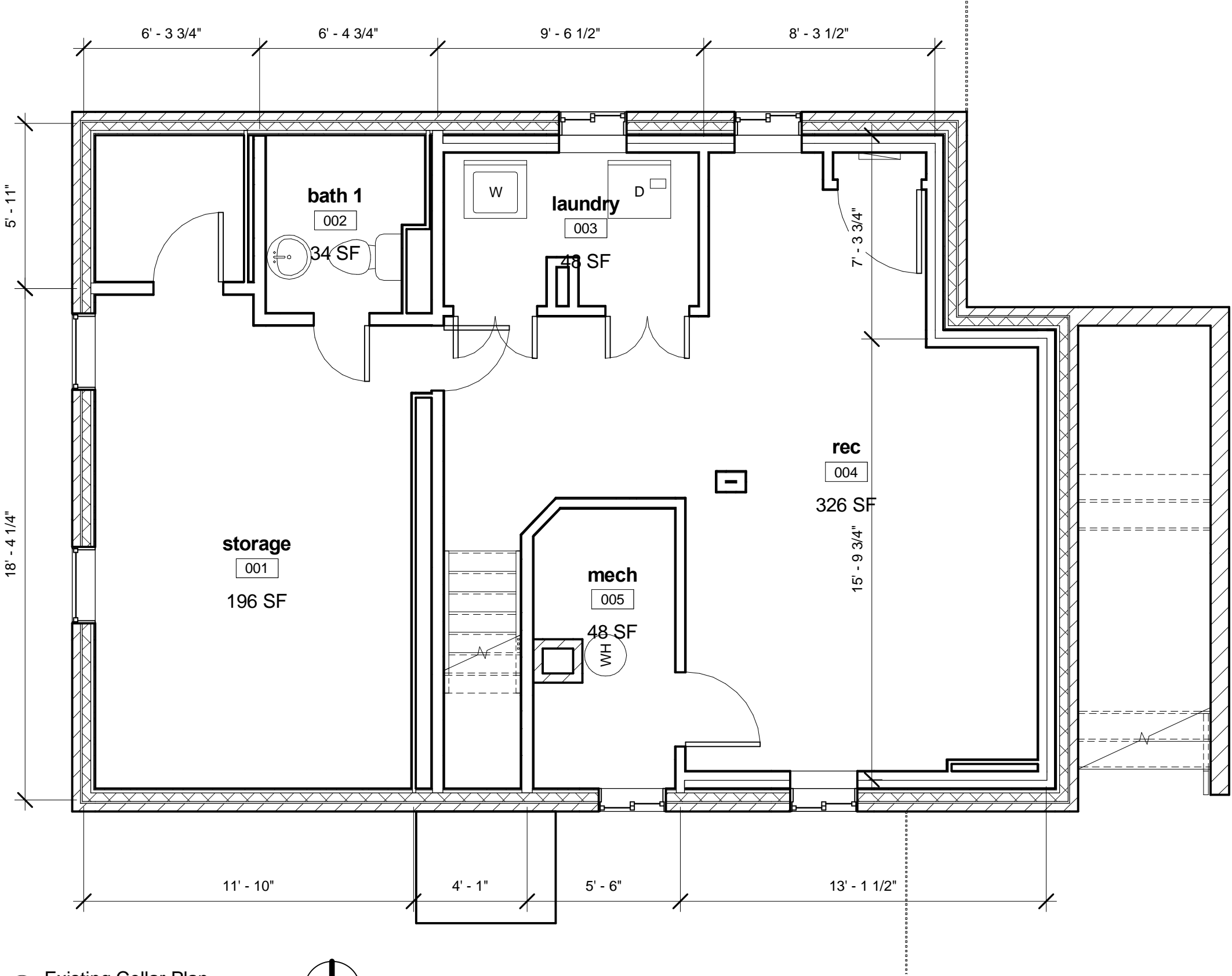
height conforms with 1:3 side yard
setback at eave (5'-7 1/4" setback,
max allowable ht 16'-9 3/4")

height conforms to average block
ht at front +20% (max 23'-4")

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1 Existing Cellar Plan
1/4" = 1'-0"

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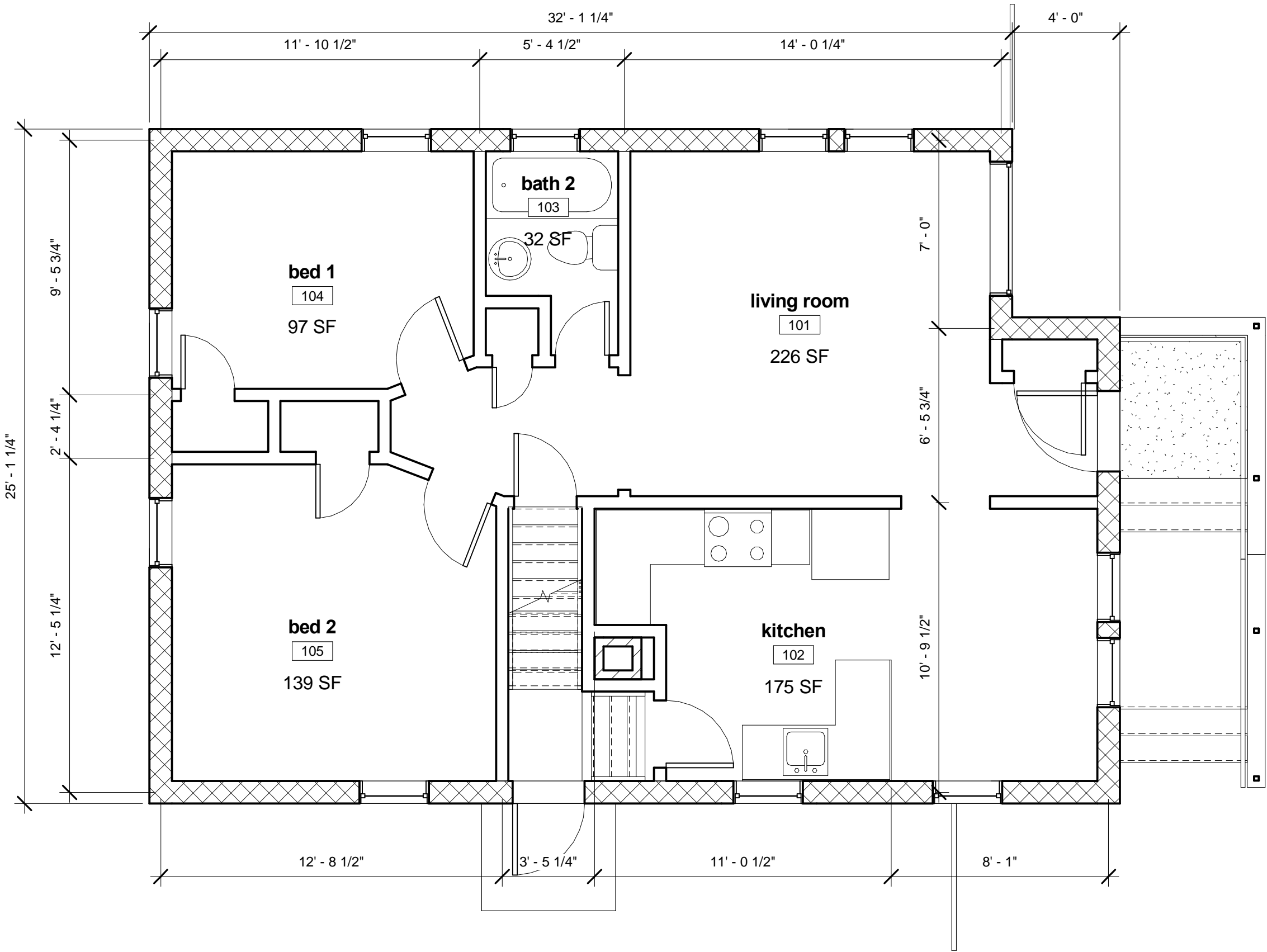
Sheet Issuances

Description	No.	Date
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Existing First Floor
Plan

A101

sheet name



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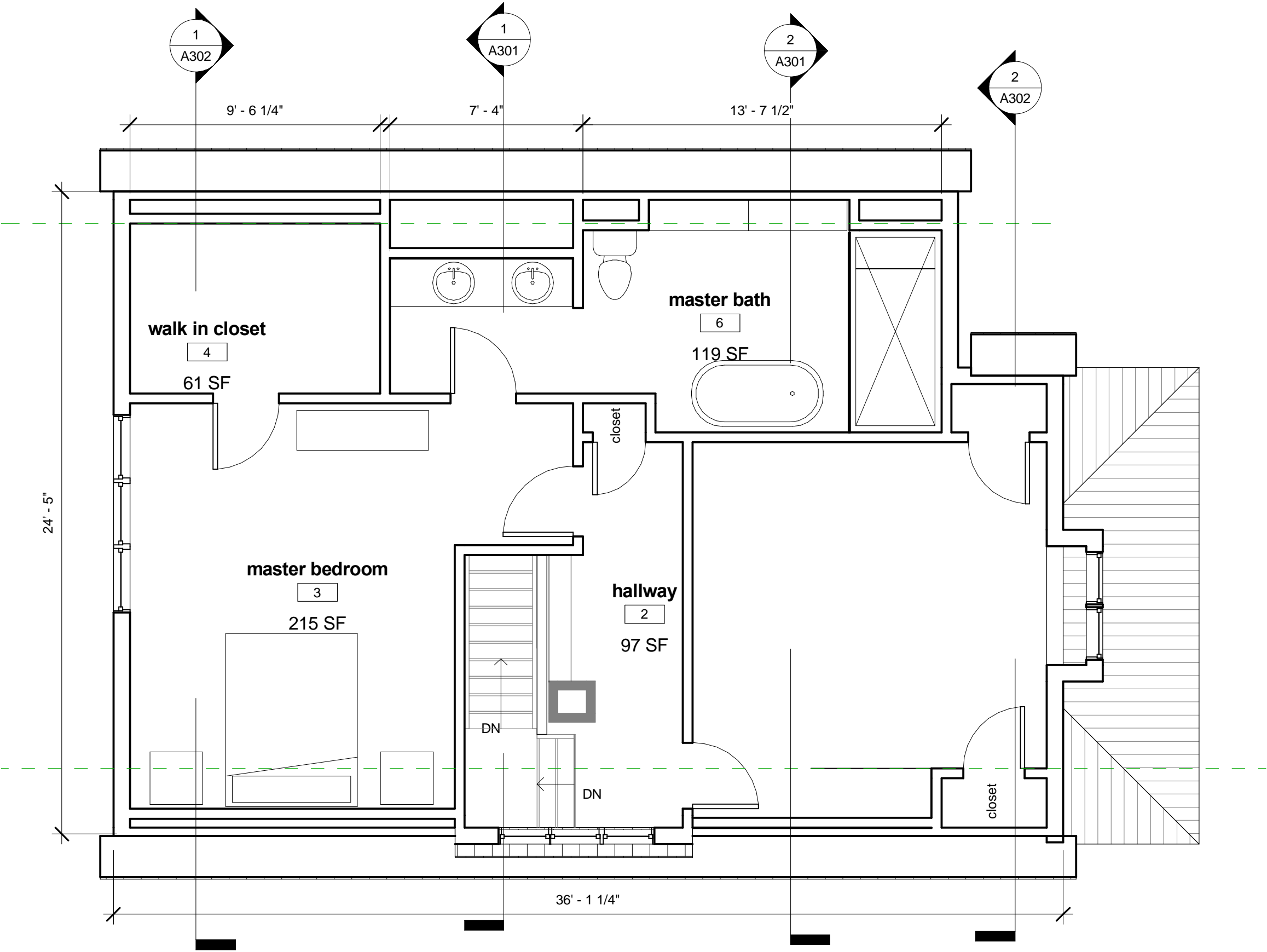
Sheet Issuances

Description	No.	Date
BZA Update 1		4/3/14

Proposed Second
Floor Plan

A102

sheet name



1 Proposed Second Floor Plan
1/4" = 1'-0"

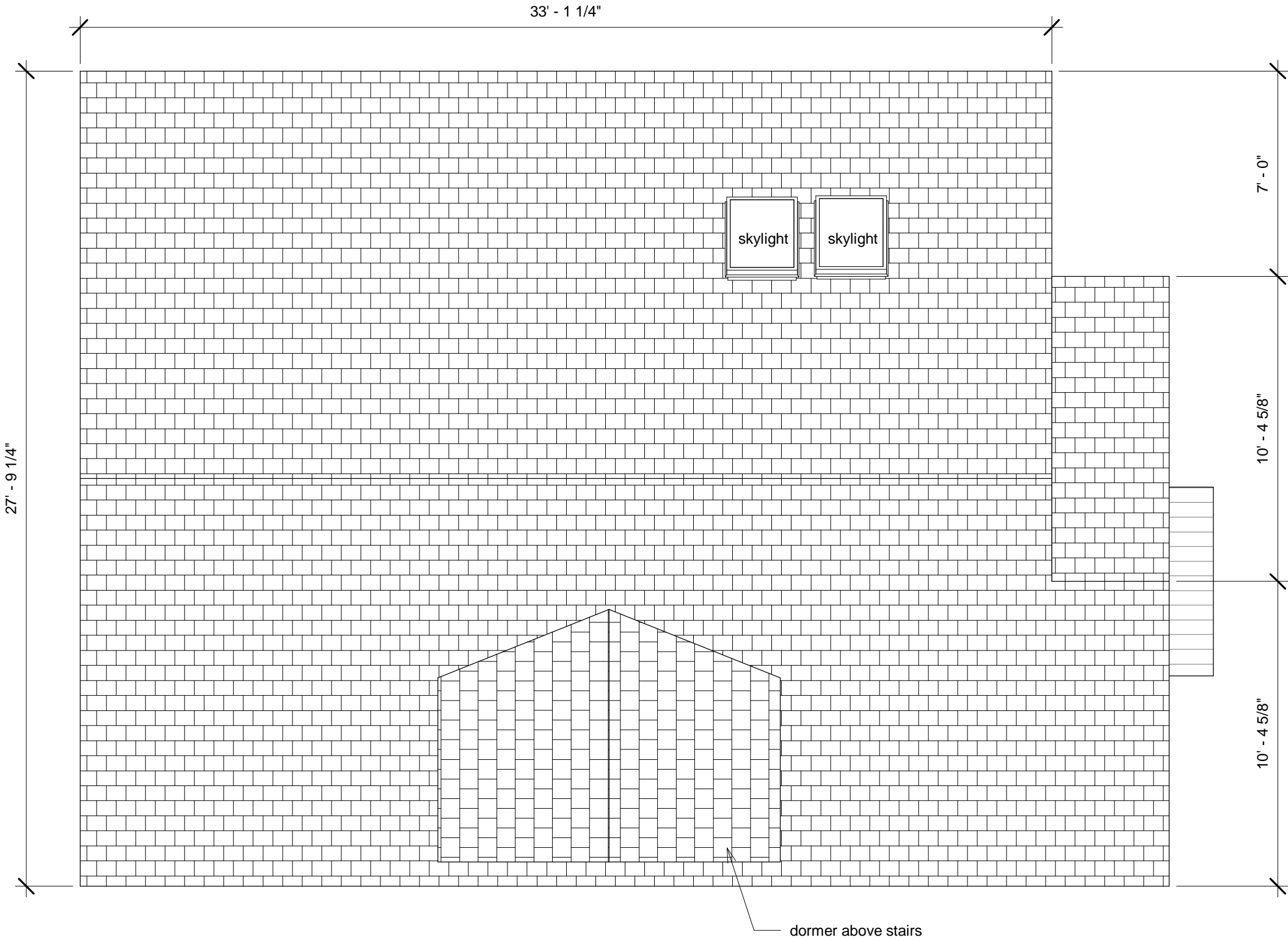
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Description	No.	Date
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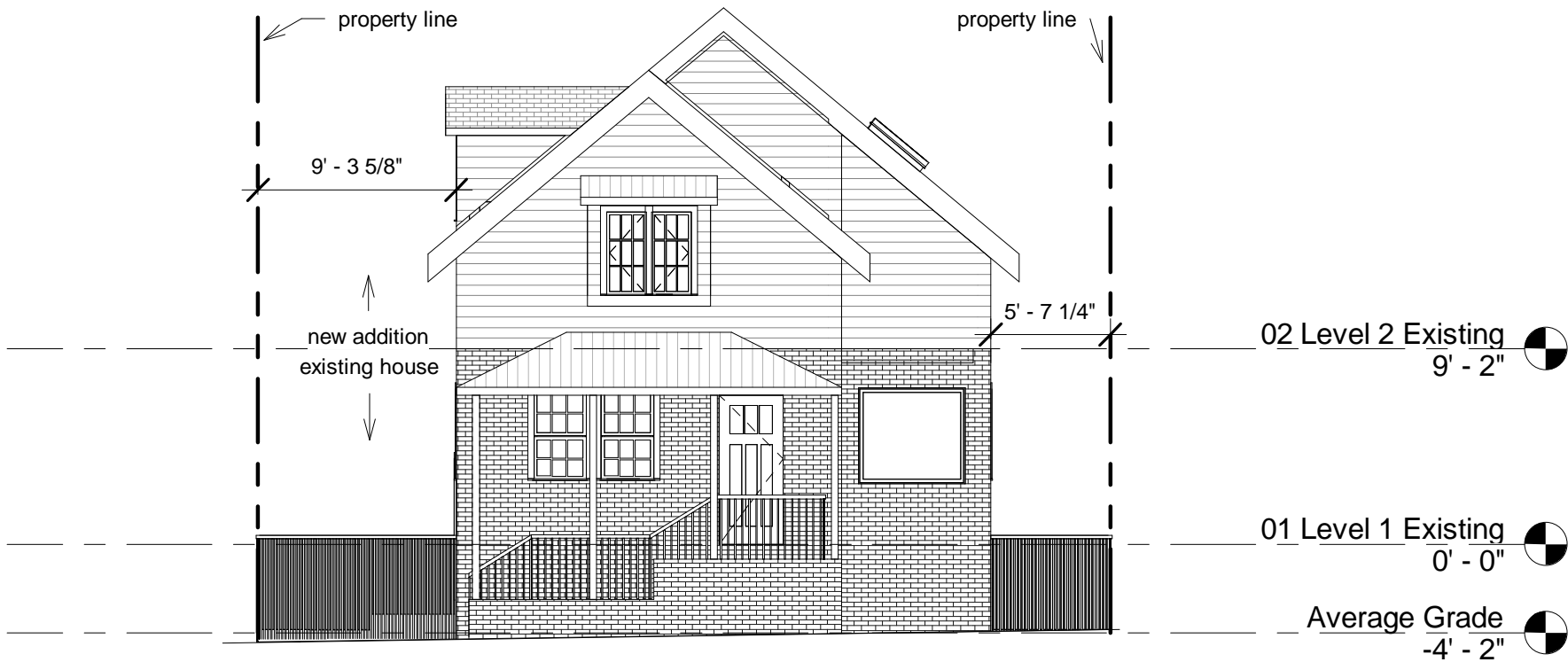
Sheet Issuances

Description	No.	Date
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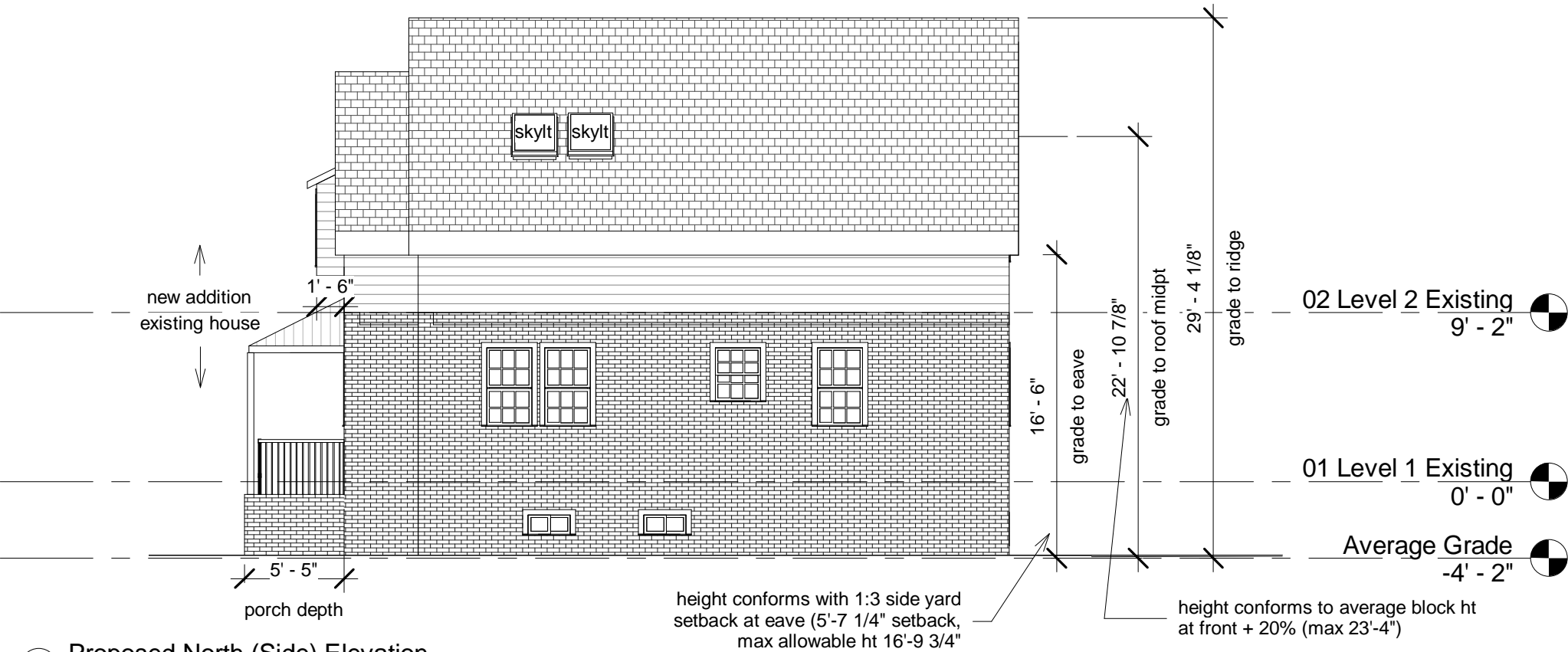
Proposed Elevations

A201

sheet name



1 Proposed East (Front) Elevation
1/8" = 1'-0"

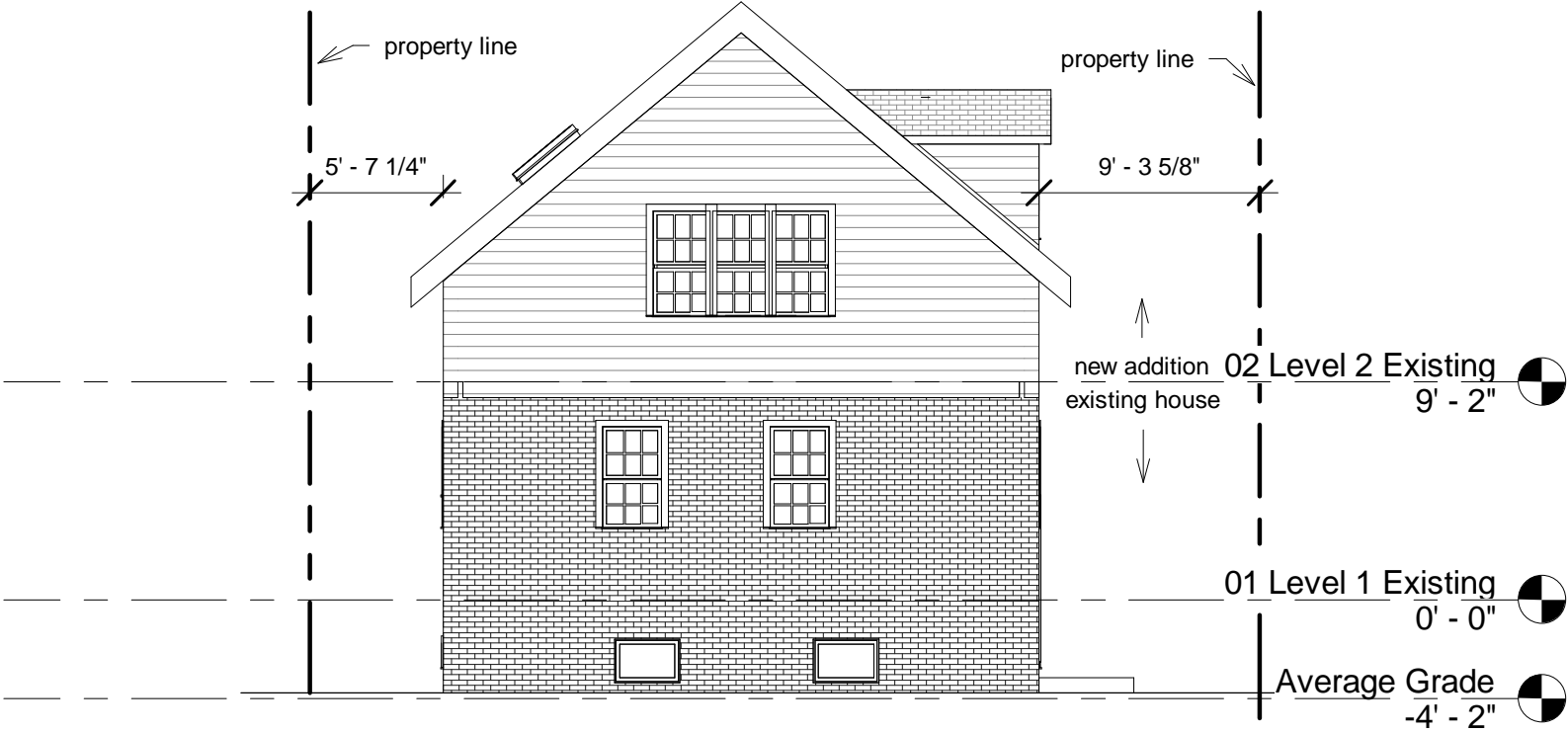


2 Proposed North (Side) Elevation
1/8" = 1'-0"

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1 Proposed West (Rear) Elevation
1/8" = 1'-0"



2 Proposed South (Side) Elevation
1/8" = 1'-0"

Sheet Issuances

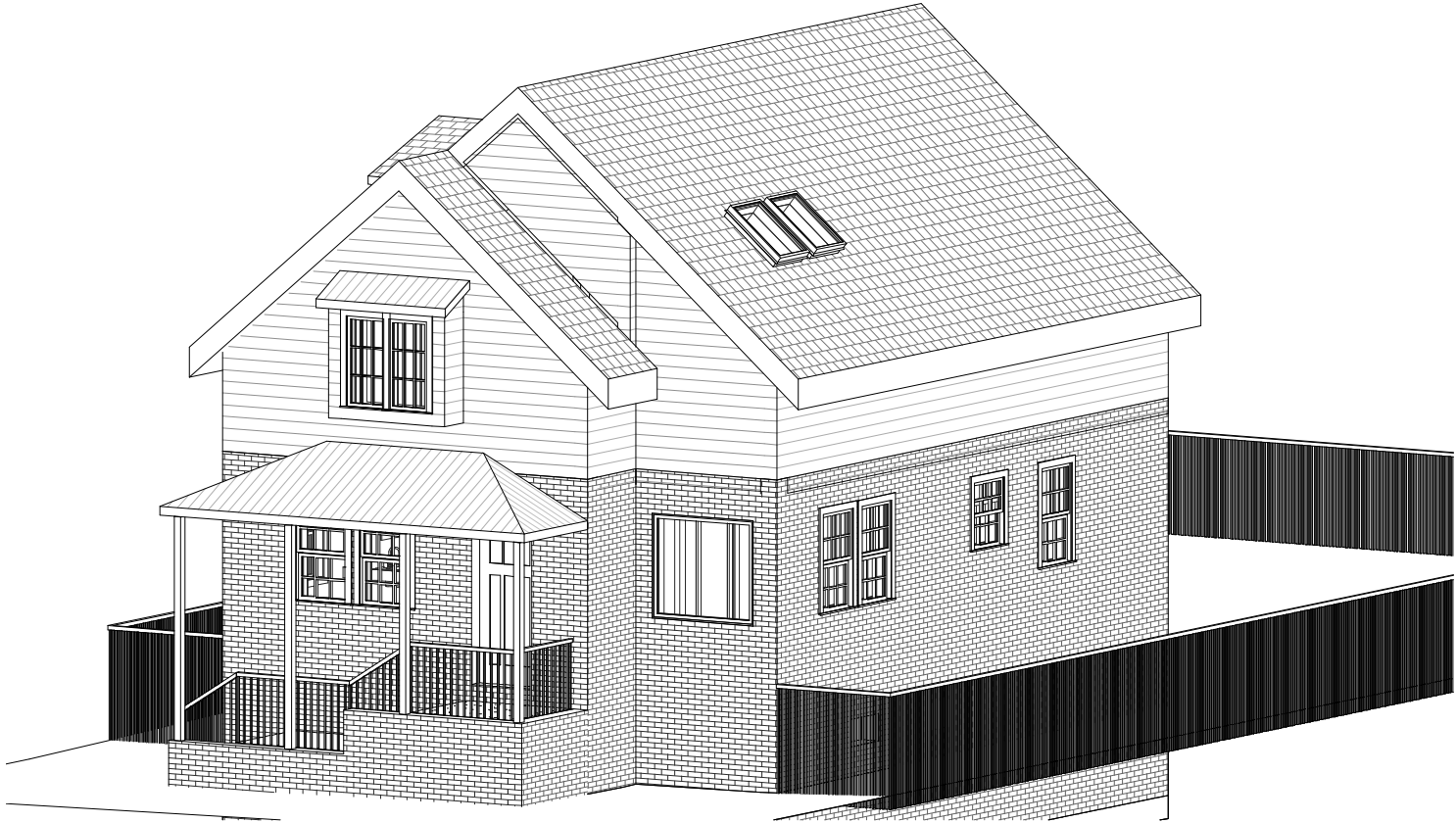
Description	No.	Date
BZA Application		2/22/14
BZA Update 1		4/3/14

Proposed Elevations
A202
sheet name

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1 Northeast Proposed



2 Southeast Proposed

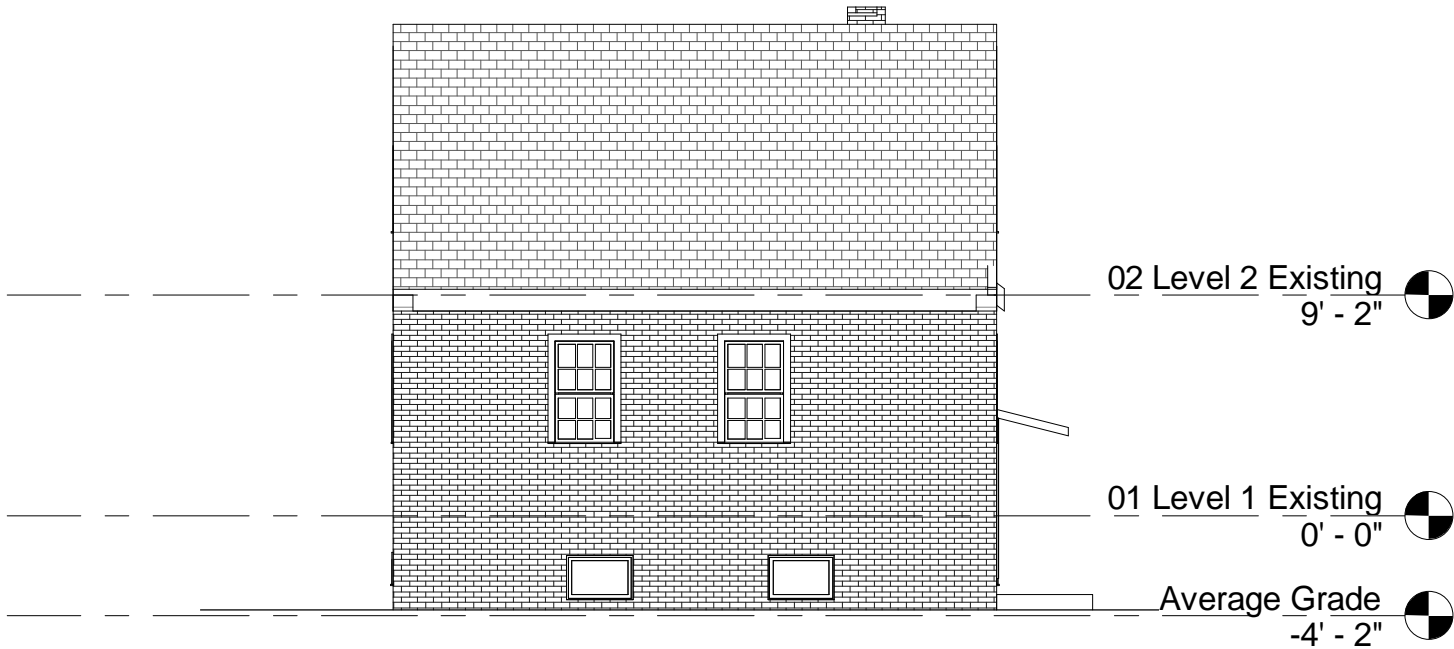
Sheet Issuances

Description	No.	Date
BZA Application		2/22/14
BZA Update 1		4/3/14

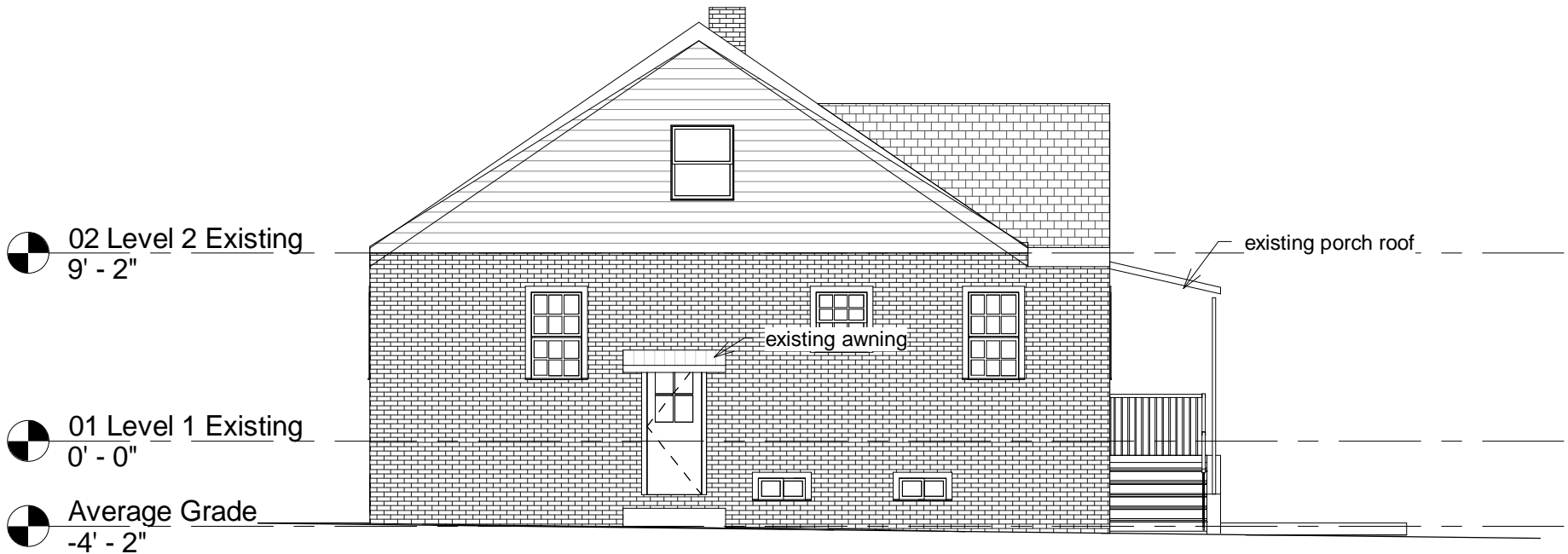
Proposed
Orthographics

A203

sheet name



1 Existing West (Rear) Elevation
1/8" = 1'-0"



2 Existing South (Side) Elevation
1/8" = 1'-0"

Sheet Issuances

Description	No.	Date
BZA Application		2/22/14
BZA Update 1		4/3/14



1 Existing East (Front) Elevation
1/8" = 1'-0"



2 Existing North (Side) Elevation
1/8" = 1'-0"

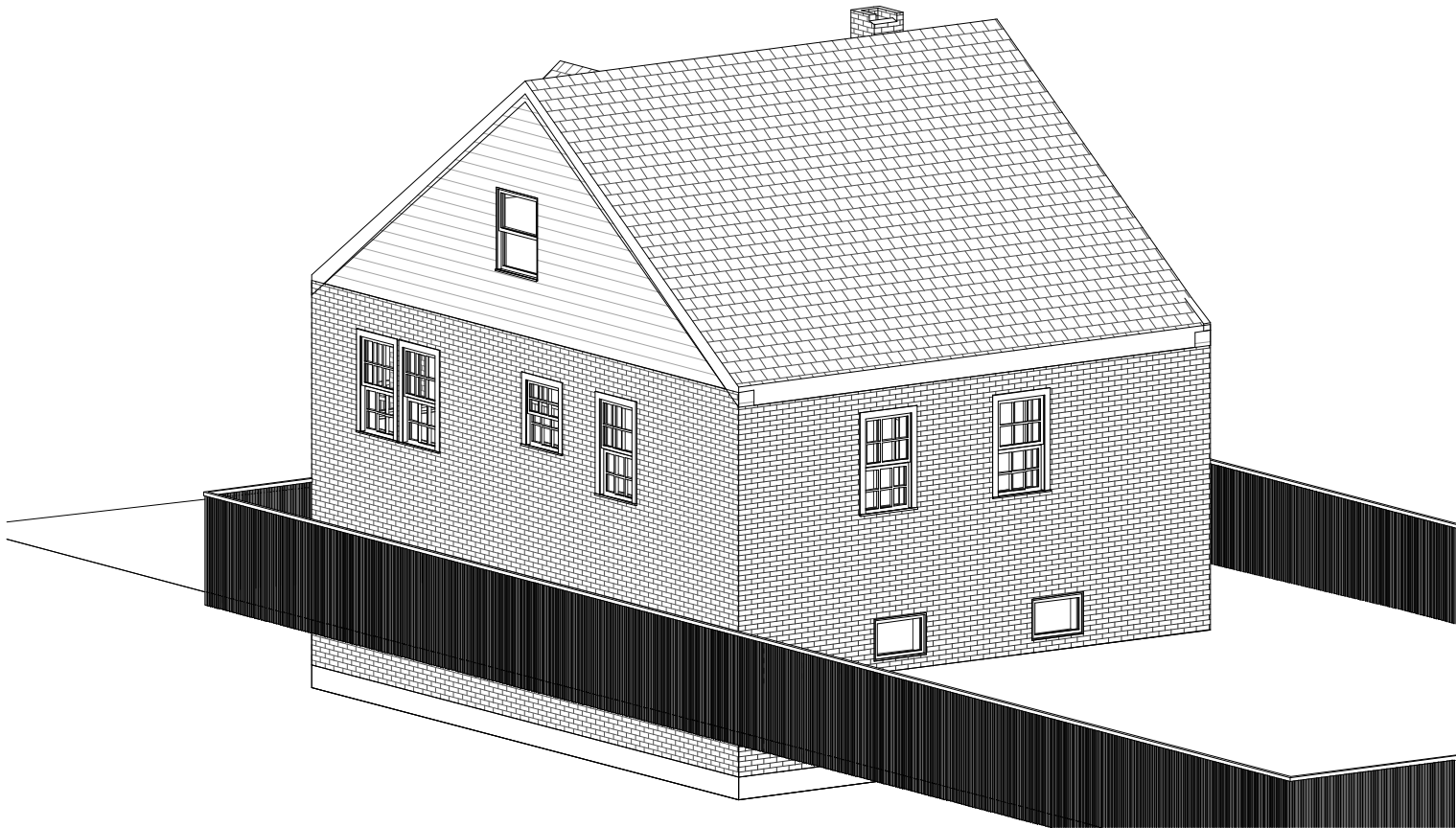
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Description	No.	Date
BZA Application		2/22/14
BZA Update 1		4/3/14

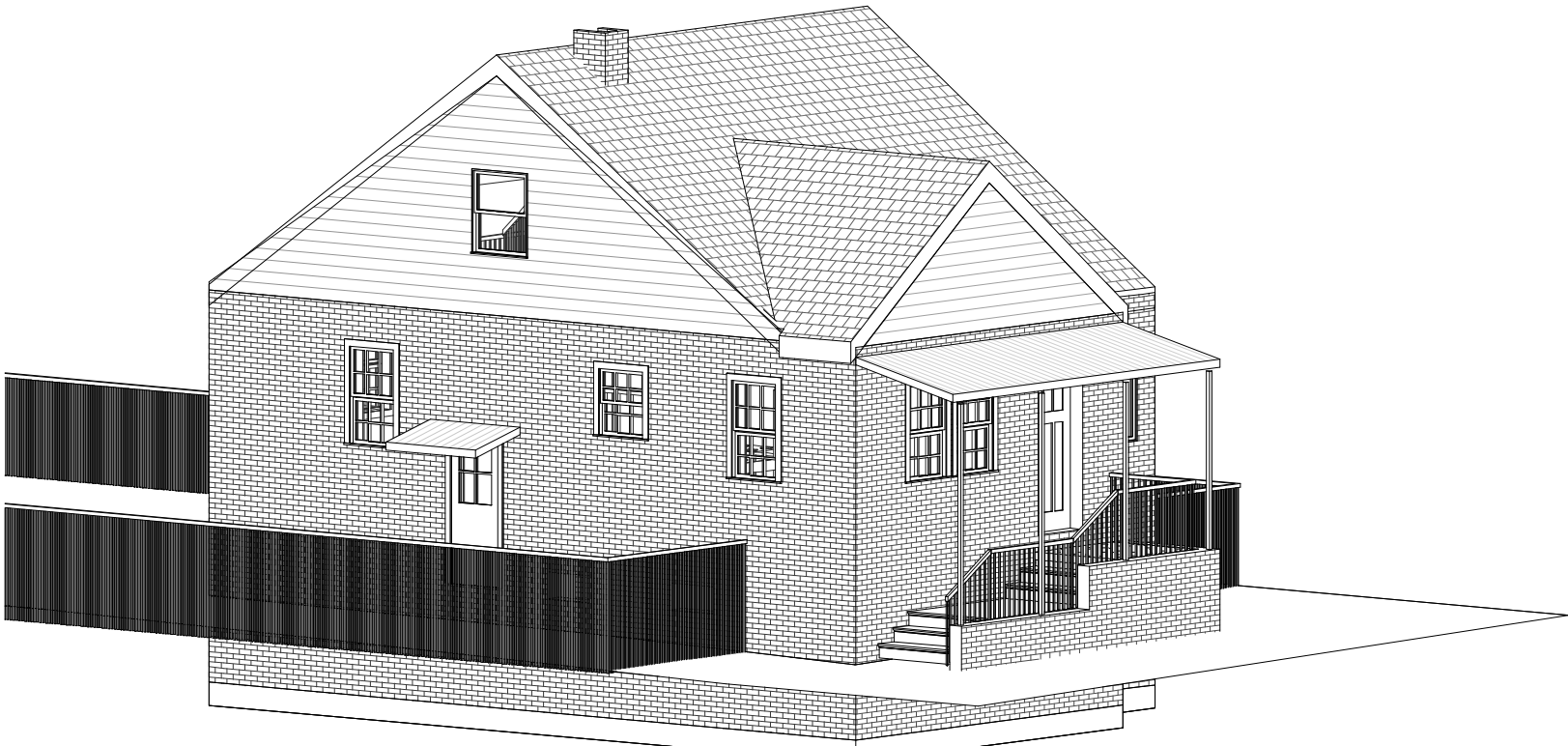
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4 Northwest Existing



2 Southeast Existing

Sheet Issuances

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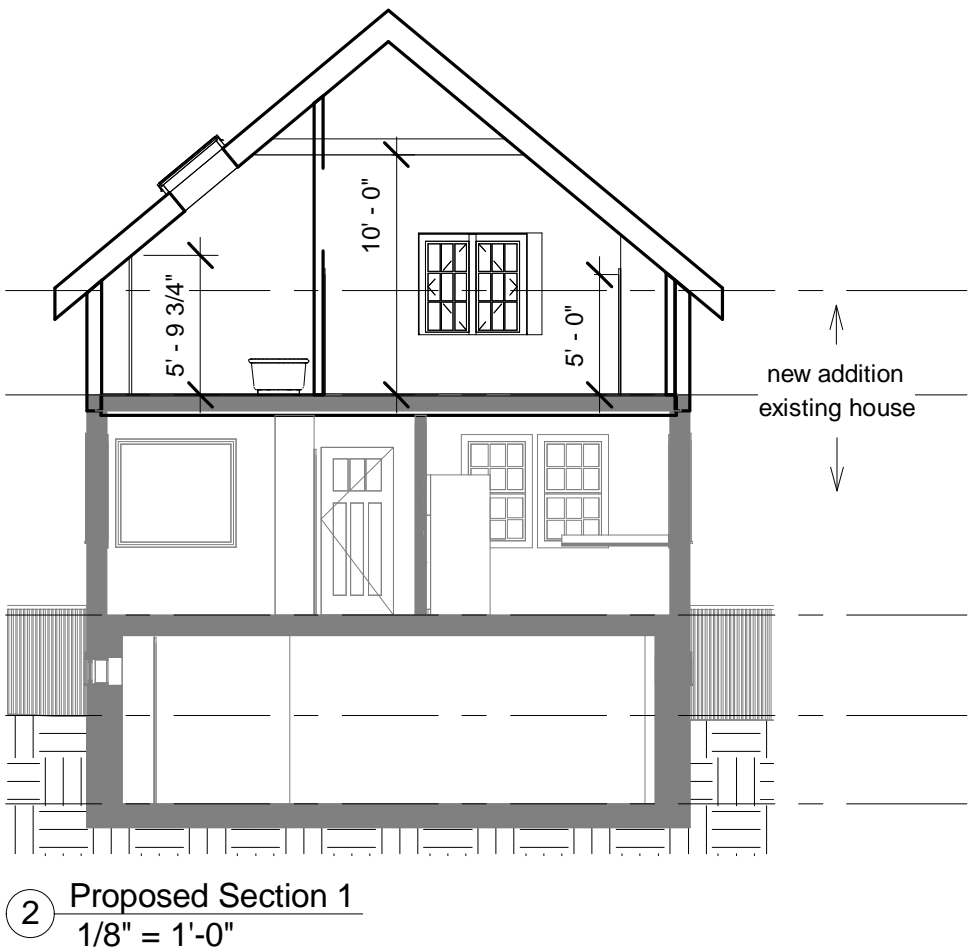
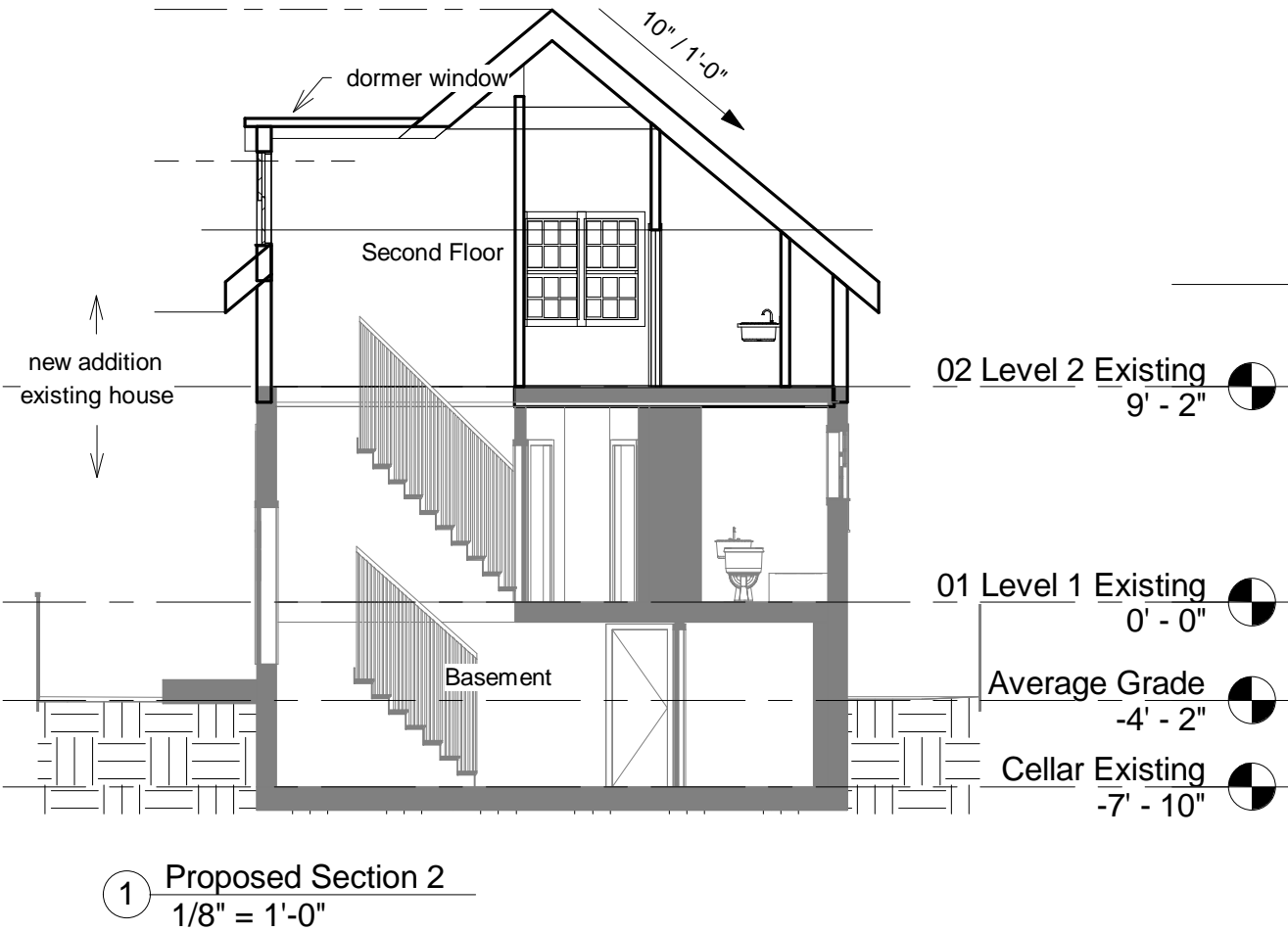
2 Northeast Existing



1 Southwest Existing

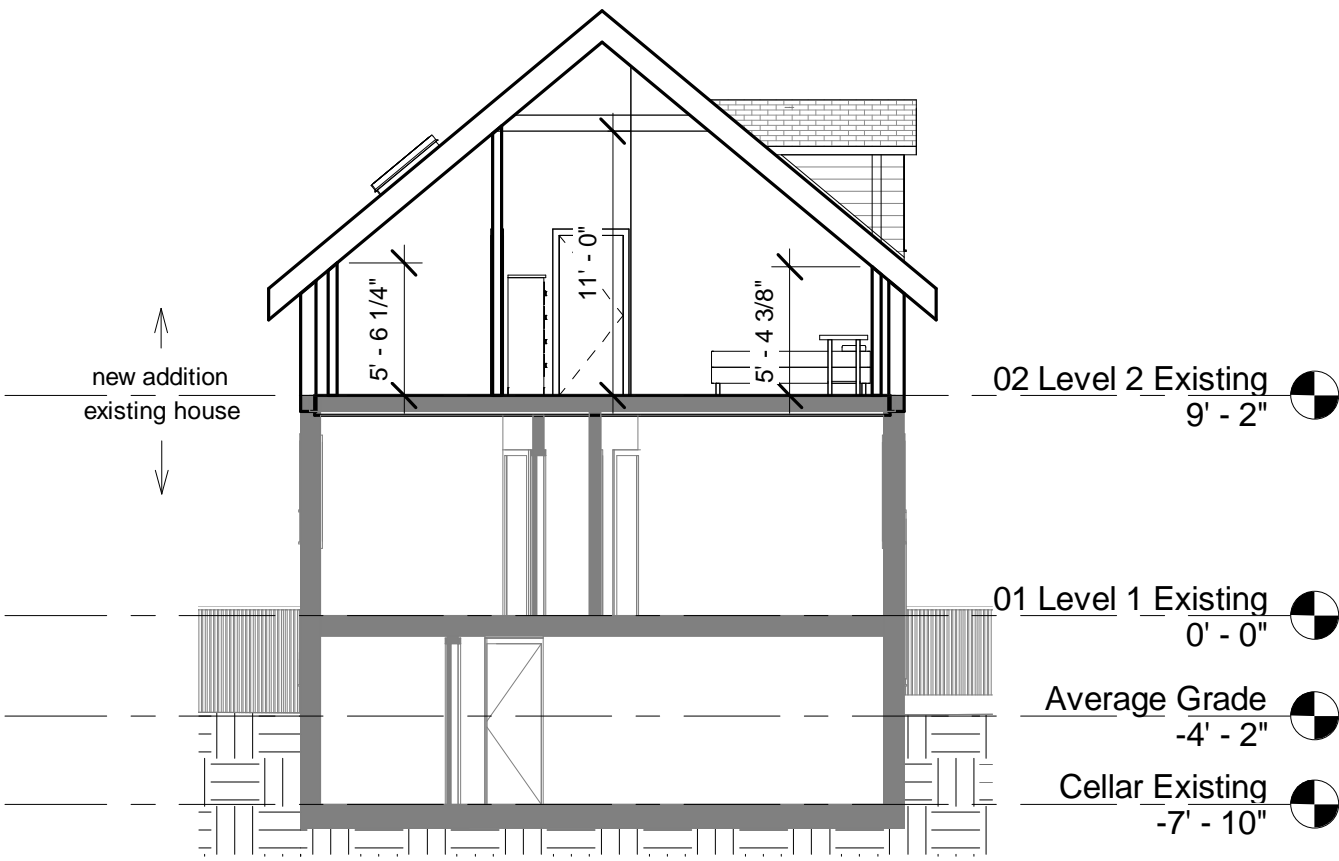
Sheet Issuances

Description	No.	Date
BZA Application		2/22/14
BZA Update 1		4/3/14

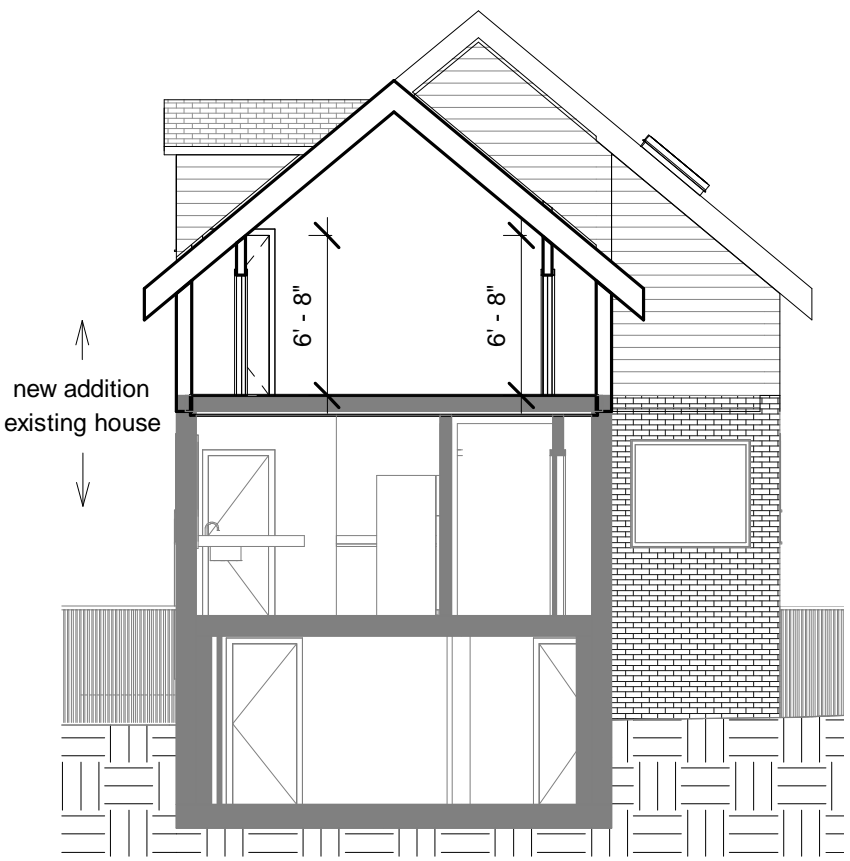


Sheet Issuances

Description	No.	Date
BZA Application		2/22/14
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1 Proposed Section 3
1/8" = 1'-0"



2 Proposed Section 4
1/8" = 1'-0"

Sheet Issuances

Description	No.	Date
BZA Update 1		4/3/14

Proposed Building
Sections

A302

Sheet Issuances

Description	No.	Date
BZA Application		2/22/14
BZA Update 1		4/3/14

