

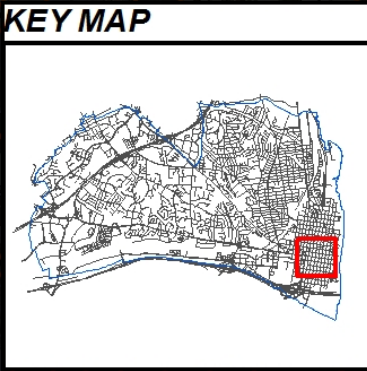
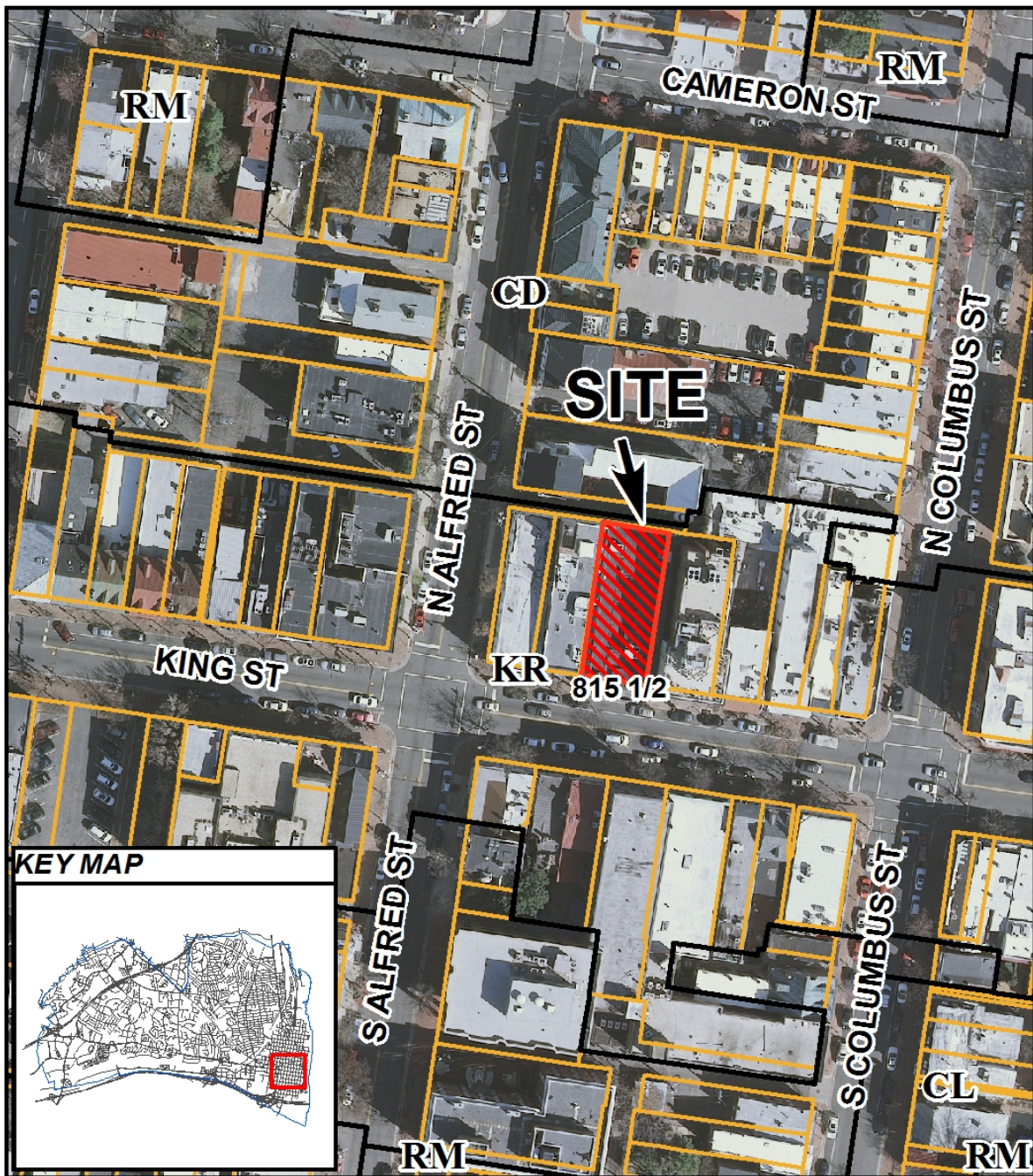


DOCKET ITEM #4
Special Use Permit #2014-0110
815 ½ King Street

Application	General Data	
Public hearing and consideration of a request for an increase in floor area ratio (FAR) to renovate an existing commercial building.	Planning Commission Hearing:	February 3, 2015
	City Council Hearing:	February 21, 2015
Address: 815 ½ King Street	Zone:	KR/King Street Urban Retail
Applicant: Rob Kaufman, 815 ½ King Street, LLC	Small Area Plan:	Old Town

Staff Recommendation: APPROVAL subject to compliance with all applicable codes and ordinances and the recommended permit conditions found in Section III of this report.

Staff Reviewer(s): Joshua Brooking, Urban Planner, joshua.brooking@alexandriava.gov
Alex Dambach, Division Chief, alex.dambach@alexandriava.gov



SUP #2014-0110
815 1/2 King Street



I. DISCUSSION

The applicant, Rob Kaufman, 815 ½ King Street LLC, requests a Special Use Permit (SUP) approval to increase the Floor Area Ratio (FAR) to renovate an existing commercial building at 815 ½ King Street. The applicant proposes to extend the second floor, which is now a balcony/mezzanine, to the entire depth of the building and proposes to flatten the first floor.

SITE DESCRIPTION

The subject property, zoned KR / King Street Urban Retail, is one lot of record with approximately 43.4 feet of frontage on King Street, a depth of 100 feet, and a lot area of 4,340 square feet. An alley is located behind the building with access from North Alfred Street.

The site is currently developed with the building known as the Old Town Theater. This building has a floor area of 7,210 square feet. It is located in the Old and Historic Alexandria District.



The surrounding area has a mix of ground floor commercial uses including six restaurants, three retail apparel stores, two home furnishing stores, and two dry cleaning/tailoring operations. Additionally, most of the upper floors throughout the block are used for business and professional offices. Immediately to the east of the subject property is a six story, mixed use building housing retail, office, and residential condominiums.

BACKGROUND

The Old Town Theater at 815 ½ King Street first began operation as the Richmond Theater in 1914. The original 'Permit to Build', dated April 16, 1914, was issued for the purpose of "moving pictures, bowling alleys and billiards." Over the subsequent 100 years, the site has operated as a vaudeville venue, a dance hall, and a movie theater. The owners originally operated a vaudeville theater on the first floor, and a dance hall on the second floor. In 1932 the second floor dance hall was removed, and an auditorium balcony was installed. On May 25, 1976, City Council granted SUP#1057 to the National Puppet Center for the operation of an amusement enterprise (puppet theater). That use never began operation and that special use permit expired. Instead, a movie theater continued to operate at the site, which was renamed the Old Town Theater in 1980.

In 2000, City Council approved SUP#2000-0033 for an amusement enterprise with a parking reduction for a live theater, which included musicals, comedies, and dramas. The theater was closed briefly between 2003 and 2004 to correct Building Code violations for a screen that had been installed without required building permits and approvals. That issue was resolved. In 2004, City Council approved SUP#2003-0111 for the operation of a movie theater with music and live theater performances, as well as to create a community venue for entertainment, culture, and education uses. An expanded concession area was also approved as part of the project

allowing for the sale of items such as hot dogs, sandwiches and similar fare along with on-premises alcohol service.

In 2005, the property, along with other properties along King Street, was re-zoned from CD/Commercial Downtown to KR / King Street Urban Retail.

In early 2012, the previous owner closed the theater, and the current owner, the applicant, purchased the property soon after. In late 2012, staff administratively approved and issued Special Use Permits for Change of Ownership (SUP#2012-00056) and for Valet Parking (SUP#2012-00055). The Board of Architectural Review (BAR) approved exterior alterations to the front façade and signage that includes electronic playbill monitors (BAR#2012-0264).

Since the change of ownership in 2012, staff has not received any complaints that would require re-docketing of the existing, active Special Use Permits. On July 18, 2014, the current owner applied for a building permit (BLD#2014-01605) for extensive interior renovations, including the extension of the mezzanine/balcony level to completely create a new second floor. During permit review, staff determined that Special Use Permit approval is required for a Floor Area Ratio increase in accordance with Section 2-145(B) and Section 6-705(C)(1)(a).

PROPOSAL

The applicant requests Special Use Permit approval for an increase in Floor Area Ratio (FAR) to renovate an existing commercial building. The applicant proposes to expand the existing second floor within the existing structure envelope. No additional mass or exterior additions are proposed. The expansion would extend the mezzanine/balcony level to create a full second floor. It would increase the floor area from 7,210 square feet to 7,965 square feet, and the floor area ratio would increase from 1.66 to 1.84. The expansion would create a new leasable commercial space on the second floor. This construction project would also create a new leasable commercial space on the first floor, as auditorium seats and stage would be removed. The auditorium floor would also get flattened. The applicant proposes that retail stores, restaurants, or other service oriented commercial businesses would occupy the spaces. Figure I, below, shows the proposed floor plan.

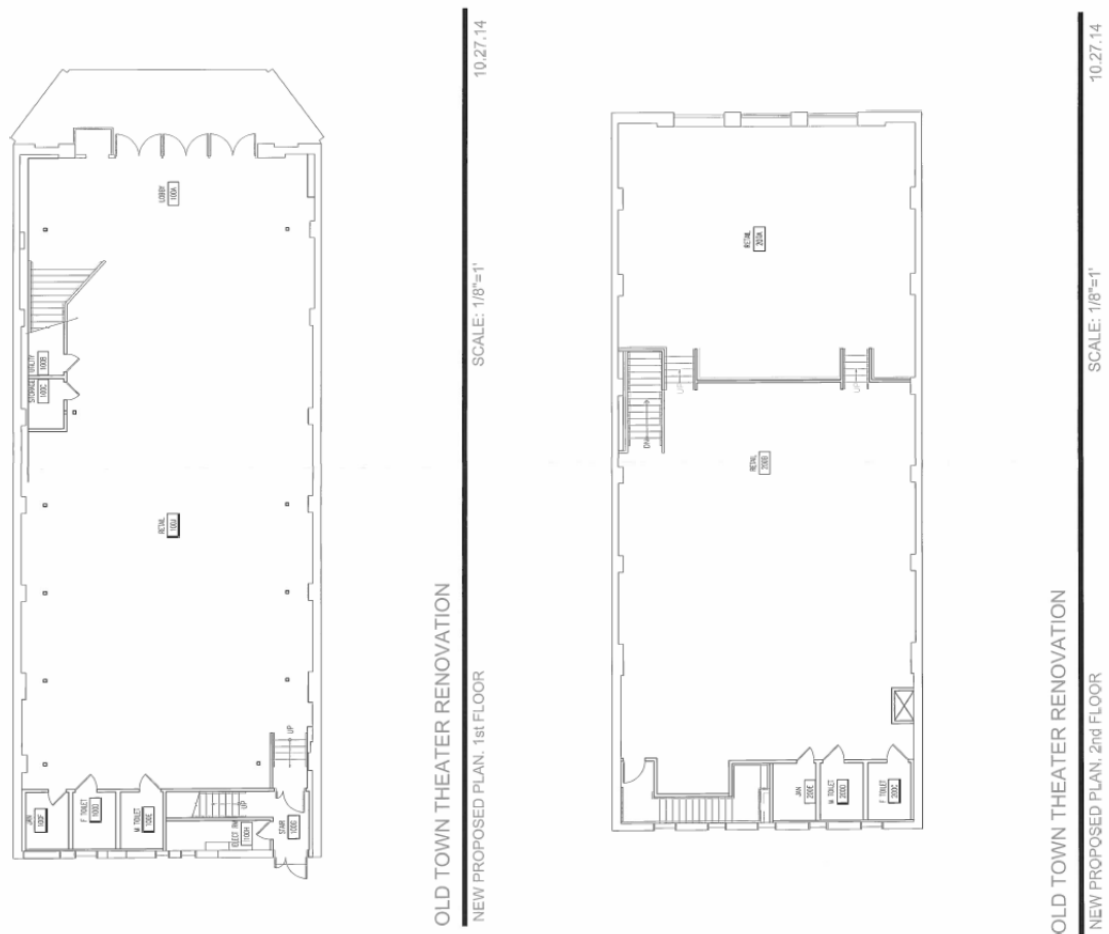


Figure I: Proposed floor plan

PARKING

The subject property is located within the Central Business District (CBD). Pursuant to Section 8-300(B) of the Zoning Ordinance, retail and commercial service uses, as anticipated in this request, within the CBD, are exempt from parking requirements. Any use not represented within the submitted application may be subject to the parking requirements of Article VIII of the Zoning Ordinance.

ZONING/MASTER PLAN DESIGNATION

The subject property is located in the KR/King Street Urban Retail zone. Section 6-702(A)(1)(e) of the Zoning Ordinance allows a retail shopping establishment, less than 10,000 sq. ft. in size, within the KR/King Street Urban Retail zone by right. Other commercial uses are also permitted by right or with SUP approval.

For commercial structures, floor area is defined per Section 2-145(B) as the sum of all gross horizontal areas under roof excluding basements, stairways, elevator shafts, other mechanical areas, and spaces with a headroom of less than seven feet six inches,. For residential properties, under the Infill Regulations, rooms with a ceiling height between 15 and 24.9 feet get their floor

area counted twice, and rooms with a ceiling height greater than 25 feet get their floor area counted three times. This policy does not apply to commercial structures, so the floor area of the theater's auditorium, in spite of its high ceiling, is only counted towards FAR once. Because of the lot size of 4,340 square feet, the maximum floor area permitted without a special use permit is 6,510 square feet (FAR 1.5). The structure is currently non-complying with a floor area of 7,210 square feet (FAR 1.66). With a special use permit, the maximum possible floor area would be 10,850 square feet (FAR 2.5). The applicant is proposing a floor area of 7,965 (FAR 1.84).

The proposed use is consistent with the Old Town Small Area Plan chapter of the Master Plan which designated the property for commercial use.

II. STAFF ANALYSIS

Staff recommends approval of the requested floor area ratio increase. This structure has operated as a theater or amusement enterprise for the past 100 years, but in recent years, the theater use has been fraught with financial difficulty. While the applicant has made a valiant effort to maintain the building as a theater, he has found that, much like many small, single auditorium theaters, operation is nearly impossible. The proposed renovations would allow the building to be adaptively reused in a more viable function. The owner continues to attempt to find viable ways to use the building as a theater or as another amusement use, but he has been greatly challenged. By facilitating the proposed building renovation with the proposed FAR increase, the building can retain its exterior architectural appearance and add to the commercial mix of King Street. Staff believes that the increase in FAR requested by the applicant is justified for several reasons.

The proposed construction would not add exterior mass or bulk to the structure or change its exterior appearance. The proposed second floor extension increases the building's FAR without increasing its volume because it fills an open area in the upper part of the auditorium. The proposed second floor extension adds an additional 755 floor area square feet increasing the FAR to 1.84. Staff proposes several conditions (Conditions 1-4) of approval that would ensure not only that the exterior would retain its historic integrity but also that key interior historic elements would remain.

Most of the surrounding buildings in this area of King Street also have an FAR higher than the 1.5 limit permitted by-right, and five buildings on both sides of the 800-block of King street have an FAR greater than the 2.5 limit available with an SUP. The proposed FAR increase with this application is modest and is similar to the FAR amounts found in the surrounding structures. Figure II, below, shows a comparison of estimated FAR along the site's block. Thirteen (13) of the fifteen (15) structures along the block, including the existing building in question, now exceed 1.5 FAR and are considered non-complying structures. These structures pre-date the existing FAR requirements. This floor area increase is compatible with the surrounding structures and the surrounding area context. This application supports a reasonable adaptive reuse of the building.

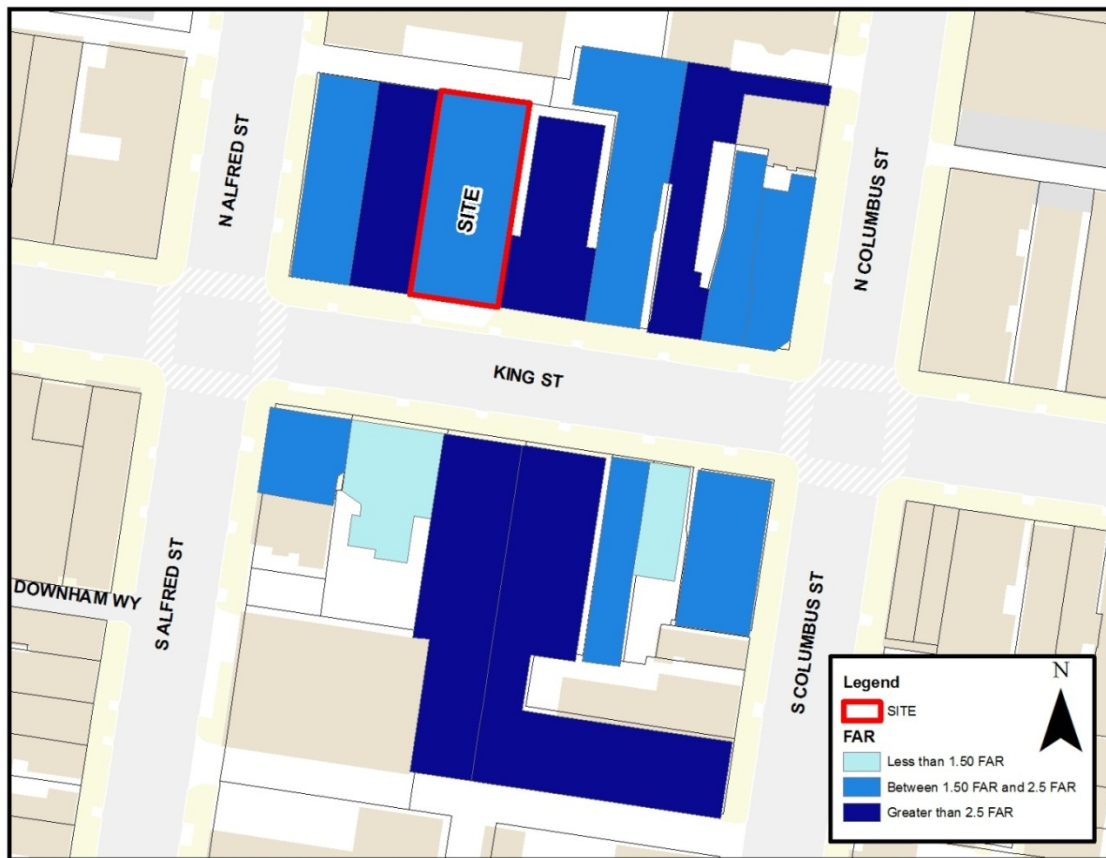


Figure II: 800-block of King Street FAR Comparison

It should be noted that this proposed construction would correspond with the theater changing in use to retail or service commercial. Staff feels that it is relevant to further address the future use of the subject property, even though this is purely an application for an FAR increase. There is a variety of ground floor and upper floor uses that could occupy the space by right such as retail stores or personal service establishments. With additional SUP approval, potential uses include fitness studios or restaurants.

Prior to the current owner's operation, the previous owner and operator struggled to maintain the theater use at the site and, subsequently, closed and sold the property in mid-2012. In late-2012, the applicant submitted an application to the BAR, to remove the previous awning and box office and, presumably, convert the space into retail. Due to public efforts, the applicant was able to find a tenant to maintain the theater use, but after operating for a year and a half, the applicant shuttered the theater doors to re-evaluate the business and the continuation of the use. In early August 2014, the subject property was on the market for sale or for lease.

The applicant has expressed interest in maintaining the theater use, if a prospective tenant can present a sustainable business model. In an effort to help the potential continuation of the theater use with a new tenant, the applicant has worked with the Alexandria Economic Development Partnership and the Alexandria Commission for the Arts.

Staff is aware that the applicant is also in discussion for a potential partnership or property sale that would result in the conversion of the theater to a different type of amusement enterprise use, possibly consisting of a museum. In such event, the change in nature of the theater use would require a separate SUP hearing before Planning Commission and City Council. That other project is tentative. While it is part of an effort to continue to keep the building as an entertainment venue, the applicant finds that it is more viable at this time to convert the structure to retail/commercial use with the proposed project.

Staff is aware that the loss of the 100-year old theater use is not an ideal situation, but this project, and the potential change of use, is a result of the current state of single-auditorium theaters throughout America that have great difficulty remaining viable. The loss of theaters along America's Main Streets is prevalent in towns and cities across the country resulting from changes in movie projection methods and consumer behaviors as well as the limited resources available for performing arts projects. Staff commends the previous and existing owner on their attempts to maintain the theater use, but staff is also aware that adaptive reuse of the theater may be the most viable option at this time and recommends approval.

III. RECOMMENDED CONDITIONS

Staff recommends **approval** subject to compliance with all applicable codes and ordinances and the following conditions:

1. If the building is no longer operating as a theater, the existing exterior video monitors shall be removed. (P&Z)
2. Character-defining features including the tile lobby floor, the marquee and "OLD TOWN" signage shall be retained. (P&Z)
3. There shall be photographic documentation of the interior and exterior of the building, specifically to document any character-defining features related to the theater and to permit an understanding of the theater's functions and operations for the future. A set of photographs (physical and electronic) each shall be deposited at Special Collections at the Alexandria Library and at the Department of Planning & Zoning. (P&Z)
4. The applicant shall maintain and preserve interior architectural elements, such as the arch above the stage, to respect to the structures historic use as a theater.
5. Trash and garbage shall be placed in sealed containers which do not allow odors to escape and shall be stored inside or in closed containers which do not allow invasion by animals. No trash or debris shall be allowed to accumulate on-site outside of those containers. (P&Z)
6. Supply deliveries, loading, and unloading activities shall not occur between the hours of 11:00pm and 7:00am. (P&Z)

7. Building and trade permits are required for this project. (P&Z)
8. New construction must comply with the current edition of the Uniform Statewide Building Code (P&Z)

STAFF: Joshua Brooking, Urban Planner, Department of Planning and Zoning
Alex Dambach, Division Chief, Department of Planning and Zoning

Staff Note: In accordance with Section 11-506(c) of the zoning ordinance, construction or operation shall be commenced and diligently and substantially pursued within 18 months of the date of granting of a special use permit by City Council or the special use permit shall become void.

IV. CITY DEPARTMENT COMMENTS

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

Transportation & Environmental Services:

F-1 Parking needs will be evaluated with future SUP requests for uses within the building.
(T&ES)

Code Enforcement:

No Comments Received

Fire:

No Comments.

Health:

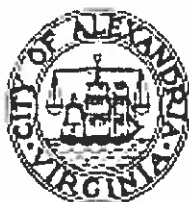
No Comments.

Parks and Recreation:

No Comments Received

Police Department:

No Comments Received



APPLICATION

SPECIAL USE PERMIT

SPECIAL USE PERMIT # 2014-0110

PROPERTY LOCATION: 815 1/2 KING ST. Alexandria, VA 22314

TAX MAP REFERENCE: Tax Map#: 074.02-01-03

ZONE: KR

APPLICANT:

Name: Rob Kaufman 815 1/2 king Street LLC

Address: 815 KING ST suite 203, Alexandria, VA 22314

PROPOSED USE: Mercantile

☒ **THE UNDERSIGNED**, hereby applies for a Special Use Permit in accordance with the provisions of Article XI, Section 4-11-500 of the 1992 Zoning Ordinance of the City of Alexandria, Virginia.

☒ **THE UNDERSIGNED**, having obtained permission from the property owner, hereby grants permission to the City of Alexandria staff and Commission Members to visit, inspect, and photograph the building premises, land etc., connected with the application.

☒ **THE UNDERSIGNED**, having obtained permission from the property owner, hereby grants permission to the City of Alexandria to post placard notice on the property for which this application is requested, pursuant to Article IV, Section 4-1404(D)(7) of the 1992 Zoning Ordinance of the City of Alexandria, Virginia.

☒ **THE UNDERSIGNED**, hereby attests that all of the information herein provided and specifically including all surveys, drawings, etc., required to be furnished by the applicant are true, correct and accurate to the best of their knowledge and belief. The applicant is hereby notified that any written materials, drawings or illustrations submitted in support of this application and any specific oral representations made to the Director of Planning and Zoning on this application will be binding on the applicant unless those materials or representations are clearly stated to be non-binding or illustrative of general plans and intentions, subject to substantial revision, pursuant to Article XI, Section 11-207(A)(10), of the 1992 Zoning Ordinance of the City of Alexandria, Virginia.

Rob Kaufman

Print Name of Applicant or Agent

815 King Street

Mailing/Street Address

Alexandria VA

City and State

22314

Zip Code

Signature

10.27.14

Date

703-548-1810

Telephone #

703.683.0295

Fax #

ROBE.PMAPROPERTIES.COM

Email address

ACTION-PLANNING COMMISSION: _____

DATE: _____

ACTION-CITY COUNCIL: _____

DATE: _____

PROPERTY OWNER'S AUTHORIZATION

As the property owner of 815 1/2 King Street, I hereby
 (Property Address)
 grant the applicant authorization to apply for the SUP for increase of FAR use as
 (use)
 described in this application.

Name: Rob Kaufman Phone: 703 548 1810
 Please Print
 Address: _____ Email: _____
 Signature: _____ Date: _____

1. Floor Plan and Plot Plan. As a part of this application, the applicant is required to submit a floor plan and plot or site plan with the parking layout of the proposed use. The SUP application checklist lists the requirements of the floor and site plans. The Planning Director may waive requirements for plan submission upon receipt of a written request which adequately justifies a waiver.

☒ Required floor plan and plot/site plan attached.

☐ Requesting a waiver. See attached written request.

2. The applicant is the (check one):

☒ Owner

☐ Contract Purchaser

☐ Lessee or

☐ Other: _____ of the subject property.

State the name, address and percent of ownership of any person or entity owning an interest in the applicant or owner, unless the entity is a corporation or partnership, in which case identify each owner of more than ten percent.

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. CHRISTOPHER LINDSAY	2108 WAKEFIELD CT ALEXANDRIA 22307	50%
2. ROB KAUFMAN	815 KING ST ALEXANDRIA 22314	50%
3.		

2. Property. State the name, address and percent of ownership of any person or entity owning an interest in the property located at 815 1/2 KING 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. CHRIS LINDSAY	2108 WAKEFIELD CT ALEX, VA	50%
2. ROB KAUFMAN	815 KING ST ALEX, VA	50%
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.		
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.

10.27.14 KAUFMAN 
Date Printed Name Signature

If property owner or applicant is being represented by an authorized agent such as an attorney, realtor, or other person for which there is some form of compensation, does this agent or the business in which the agent is employed have a business license to operate in the City of Alexandria, Virginia?

☒ **Yes.** Provide proof of current City business license

☐ **No.** The agent shall obtain a business license prior to filing application, if required by the City Code.

NARRATIVE DESCRIPTION

3. The applicant shall describe below the nature of the request **in detail** so that the Planning Commission and City Council can understand the nature of the operation and the use. The description should fully discuss the nature of the activity. (Attach additional sheets if necessary.)

Applying for the increase in allowable FAR, for zone KR. To be increased from 1.5 to 2.0 as allowed by SUP.

PRESENTLY THE BUILDING HAS FLOORS AT THE
FRONT AND BACK OF THE BUILDING. APPLICANT
WISHES TO CONNECT THE TWO FLOORS.
THE OWNER REQUESTS AN INCREASE IN THE
FAR TO ACCOMPLISH THIS

USE CHARACTERISTICS

4. The proposed special use permit request is for (check one):

- ☐ a new use requiring a special use permit,
☐ an expansion or change to an existing use without a special use permit,
☒ an expansion or change to an existing use with a special use permit,
☐ other. Please describe: _____

5. Please describe the capacity of the proposed use:

A. How many patrons, clients, pupils and other such users do you expect?
Specify time period (i.e., day, hour, or shift).

N/A

B. How many employees, staff and other personnel do you expect?
Specify time period (i.e., day, hour, or shift).

N/A

6. Please describe the proposed hours and days of operation of the proposed use:

Day:

N/A

Hours:

7. Please describe any potential noise emanating from the proposed use.

A. Describe the noise levels anticipated from all mechanical equipment and patrons.

N/A

B. How will the noise be controlled?

N/A

8. Describe any potential odors emanating from the proposed use and plans to control them:

N/A

9. Please provide information regarding trash and litter generated by the use.

- A. What type of trash and garbage will be generated by the use? (i.e. office paper, food wrappers)

N/A

- B. How much trash and garbage will be generated by the use? (i.e. # of bags or pounds per day or per week)

N/A

- C. How often will trash be collected?

N/A

- D. How will you prevent littering on the property, streets and nearby properties?

N/A

10. Will any hazardous materials, as defined by the state or federal government, be handled, stored, or generated on the property?

[] Yes.

[✓] No.

If yes, provide the name, monthly quantity, and specific disposal method below:

11. Will any organic compounds, for example paint, ink, lacquer thinner, or cleaning or degreasing solvent, be handled, stored, or generated on the property?

☐ Yes. ☒ No.

If yes, provide the name, monthly quantity, and specific disposal method below:

12. What methods are proposed to ensure the safety of nearby residents, employees and patrons?

N/A

ALCOHOL SALES

13. A. Will the proposed use include the sale of beer, wine, or mixed drinks?

☐ Yes ☒ No

If yes, describe existing (if applicable) and proposed alcohol sales below, including if the ABC license will include on-premises and/or off-premises sales.

PARKING AND ACCESS REQUIREMENTS

14. A. How many parking spaces of each type are provided for the proposed use:

_____ Standard spaces
 _____ Compact spaces
 _____ Handicapped accessible spaces.
No Prking Other.

Planning and Zoning Staff Only

Required number of spaces for use per Zoning Ordinance Section 8-200A _____

Does the application meet the requirement?

☐ Yes ☐ No

- B. Where is required parking located? (check one)

☐ on-site

☒ off-site

If the required parking will be located off-site, where will it be located?

PLEASE NOTE: Pursuant to Section 8-200 (C) of the Zoning Ordinance, commercial and industrial uses may provide off-site parking within 500 feet of the proposed use, provided that the off-site parking is located on land zoned for commercial or industrial uses. All other uses must provide parking on-site, except that off-street parking may be provided within 300 feet of the use with a special use permit.

- C. If a reduction in the required parking is requested, pursuant to Section 8-100 (A) (4) or (5) of the Zoning Ordinance, complete the PARKING REDUCTION SUPPLEMENTAL APPLICATION.

☐ Parking reduction requested; see attached supplemental form

15. Please provide information regarding loading and unloading facilities for the use:

- A. How many loading spaces are available for the use? N/A

Planning and Zoning Staff Only

Required number of loading spaces for use per Zoning Ordinance Section 8-200 _____

Does the application meet the requirement?

☐ Yes ☐ No

- B. Where are off-street loading facilities located? NA
- C. During what hours of the day do you expect loading/unloading operations to occur?
N/A
- D. How frequently are loading/unloading operations expected to occur, per day or per week, as appropriate?
N/A

16. Is street access to the subject property adequate or are any street improvements, such as a new turning lane, necessary to minimize impacts on traffic flow?

Yes

SITE CHARACTERISTICS

17. Will the proposed uses be located in an existing building? ☒ Yes ☐ No
- Do you propose to construct an addition to the building? ☐ Yes ☒ No
- How large will the addition be? _____ square feet.

18. What will the total area occupied by the proposed use be?

6,550 sq. ft. (existing) + 1,734 sq. ft. (addition if any) = 8,334 sq. ft. (total)

19. The proposed use is located in: (check one)

☒ a stand alone building

☐ a house located in a residential zone

☐ a warehouse

☐ a shopping center. Please provide name of the center: _____

☐ an office building. Please provide name of the building: _____

☐ other. Please describe: _____

End of Application



DEPARTMENT OF PLANNING AND ZONING

FLOOR AREA RATIO AND OPEN SPACE CALCULATIONS

A. Property Information

A1. Street Address _____ Zone KR

A2. $43.4' \times 100' = 4340$ x 1.5 = 6510 SF
 Total Lot Area Floor Area Ratio Allowed by Zone Maximum Allowable Floor Area

B. Existing Gross Floor Area

Existing Gross Area*		Allowable Exclusions	
Basement	1050	Basement**	1050
First Floor	4602	Stairways**	708
Second Floor	1017	Mechanical**	
Third Floor	2219	Other**	
Porches/ Other		Total Exclusions	1758
Total Gross *	8968		

B1. Existing Gross Floor Area *
8968 Sq. Ft.

B2. Allowable Floor Exclusions**
1758 Sq. Ft.

B3. Existing Floor Area minus Exclusions
7210 Sq. Ft.
 (subtract B2 from B1)

(755)

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

Proposed Gross Area*		Allowable Exclusions	
Basement		Basement**	
First Floor	4602	Stairways**	606
Second Floor	4316	Mechanical**	
Third Floor		Other**	527
Porches/ Other		Total Exclusions	1033
Total Gross *	8918		

C1. Proposed Gross Floor Area *
8918 Sq. Ft.

C2. Allowable Floor Exclusions**
1033 Sq. Ft.

C3. Proposed Floor Area minus Exclusions
7965 Sq. Ft.
 (subtract C2 from C1)

D. Existing + Proposed Floor Area

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

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

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

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

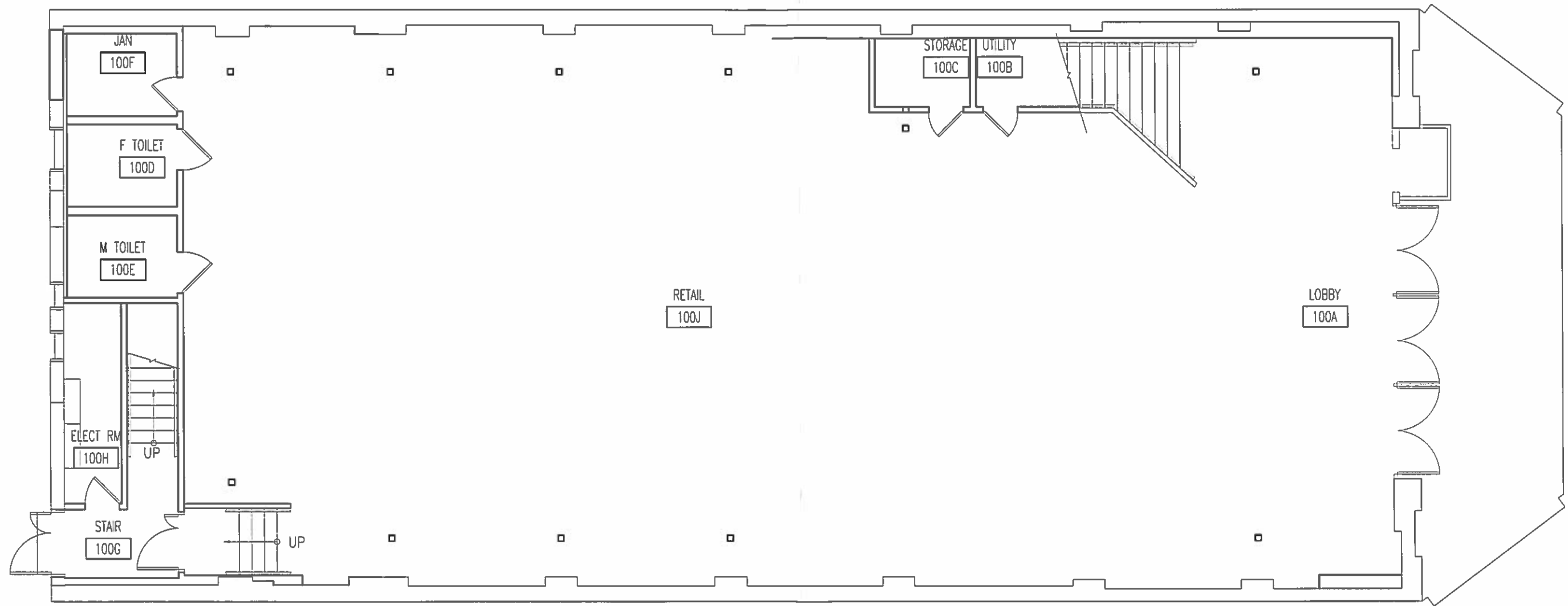
If taking exclusions other than basements, floor plans with excluded areas must be submitted for review. Sections may also be required for some exclusions.

F. Open Space Calculations

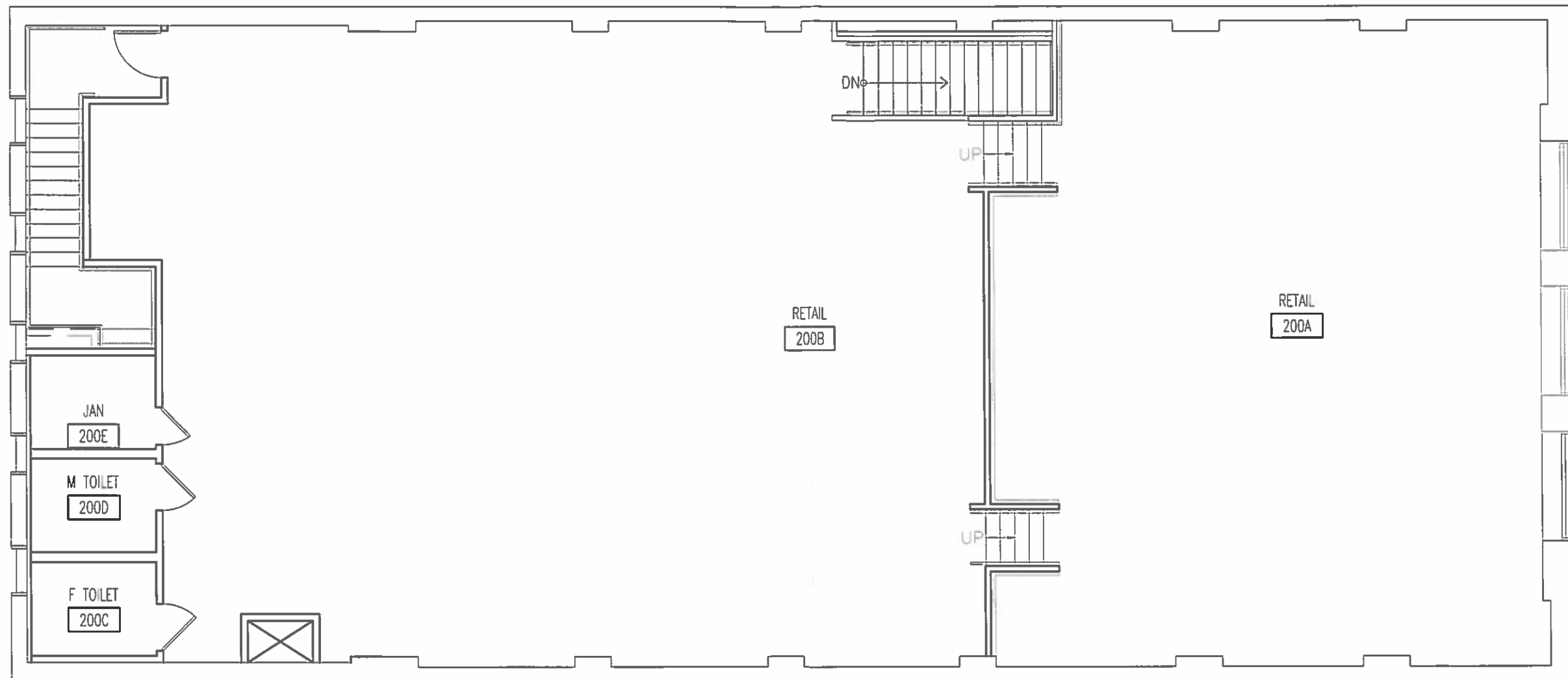
Existing Open Space	
Required Open Space	
Proposed Open Space	

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

Signature: _____ Date: _____



OLD TOWN THEATER RENOVATION



OLD TOWN THEATER RENOVATION