



DOCKET ITEM #6
Special Use Permit #2014-0127
3303 Carolina Place

Application	General Data	
Public hearing and consideration of a request to construct a new single-family dwelling on a developed substandard lot.	Planning Commission Hearing:	March 3, 2015
	City Council Hearing:	March 14, 2015
Address: 3303 Carolina Place	Zone:	R-8/Residential Single-Family
Applicant: Brad Coburn and John Ladd	Small Area Plan:	North Ridge

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 Reviewers: Ann Horowitz, ann.horowitz@alexandriava.gov



SUP #2014-0127
3303 Carolina Place



I. DISCUSSION

The applicant requests Special Use Permit (SUP) approval to construct a new single-family dwelling and one car garage on a substandard lot at 3303 Carolina Place.

SITE DESCRIPTION

The subject property is one lot of record with 63 feet of lot frontage, 61 feet of lot width, 109 feet of depth along the north side property line, 112 feet of depth along the south side property line, and total of 6,578 square feet of lot area. The subject property is improved with a one-story, 1,564 square foot single family home with a detached garage (Fig. 1). Single-family dwellings surround the property.



Fig.1

BACKGROUND

City Council approved a request in 1948 to construct the existing Lustron Home at 3303 Carolina Place. A Lustron detached-garage was likely constructed at the same time as the home. Lustron Homes were prefabricated, all-steel buildings manufactured between 1948 and 1950 in response to the post-war demand for affordable housing. The homes were distinctive in design as one-story, modestly-sized homes with exterior and interior walls sheathed in porcelain-enameled, square steel panels. Built-in steel features such as bookcases, kitchen cabinets, and bedroom vanities were standard features of each building kit. Despite high demand, only 2,680 were produced by 1950 when the Lustron Corporation filed for bankruptcy.

According to staff research, four Lustron homes had been constructed in the City. Two have been demolished and the remaining examples exist at 3303 Carolina Place and 2104 Scroggins Road. While the Scroggins Road home retains its original exterior, the house at the subject site has been significantly altered. A rear addition was added, board and batten siding has been nailed over the exterior walls panels causing them damage, and dry wall covers the interior steel wall panels. Windows have been replaced and features characteristic of Lustron Homes—built-in cabinets and bookshelves, light fixtures, and doors—were removed. Only the house's roof tiles and chimney and the garage's entry door, roof tiles, and rear windows remain intact.

PROPOSAL

The applicant requests approval to construct a new two-story single family dwelling with a one car detached-garage on this substandard lot. The existing one-story dwelling and one car garage would be demolished. The proposed dwelling would have a floor area of 2,956 square feet (gross floor area of 5,250 square feet), and a building height of 25-feet measured from average finished grade. The existing dwelling and garage measure 3,528 gross square feet.

The proposed design is a modern-day interpretation of a traditional two story, American Foursquare house with Craftsman features, a popular residential style between 1900 and 1920. Fiber cement horizontal siding and fiber cement shake siding would clad the first and second floors of the dwelling, respectively. A roof dormer and a full-width front porch with a pedimented entrance would accent the façade (Fig. 2)



PARKING

Pursuant to section 8-200(A)(1) of the Zoning Ordinance, a minimum of two standard size parking spaces are required for single-family detached dwellings. The applicant meets this requirement by providing two standard sized, tandem parking spaces along the proposed driveway on the north side of the property.

ZONING

The subject property is located in the R-8/Single-Family Residential zone, which requires a minimum lot area of 8,000 square feet, a minimum lot frontage of 40 feet and a minimum lot width of 65 feet at the building line to construct a single family dwelling. The subject lot meets the lot minimum for lot frontage, but is substandard in lot width and lot size.

Requirement for an SUP

Section 12-900 of the Zoning Ordinance applies to this SUP request since the substandard lot is developed with the existing home. Pursuant to Section 12-901(C), an SUP is required when residential construction is proposed that would exceed the gross floor area (as defined in Section 2-145(A)) of the existing dwelling by more than ten percent. The floor area of the existing home is 3,528 square feet and would be replaced with a home that is 5,250 square feet or 48 percent larger than the current dwelling. Section 12-901(C) also requires an SUP if the proposed dwelling would be taller in height than the existing dwelling. The proposed dwelling would be 25 feet tall, and the existing dwelling is approximately 15 feet tall. Therefore, an application for SUP approval is required for the proposed dwelling to be constructed. Section 12-901(C)(2) requires that an analysis of the proposed dwelling and its compatibility with the bulk, height, and design of the existing neighborhood is included in SUP reports.

The applicants' proposal meets all Zoning Ordinance requirements for infill development in the R-8 zone regarding setbacks, FAR, building height, and threshold height. Additional zoning elements of the proposal are as follows:

	Requirement		Proposal
Lot Size	8000 SF Min		6578 SF
Lot Width	65' Min		61'
Lot Frontage	40' Min		63'
Front Yard	Prevailing	31.1' to curb	31.1 to curb
Side Yard (South)	1:2 with 8' min	9.75'	11'
Side Yard (North)	1:2 with 8' min	5.5	9.5'
Rear Yard	1:1 with 8' min	11'	43.6'
Building Height	Max: prevailing plus 20% OR 25' whichever is higher	$23.4' + 20\% = 28.1'$	25'
Threshold Height	Max: prevailing plus 20%	$2.5 + 20\% = 3'$	2' existing and average finished grade
FAR	0.35		0.35

MASTER PLAN DESIGNATION

The proposed single-family residential use is consistent with the North Ridge Small Area Plan, which designates this property for residential development.

II. STAFF ANALYSIS

Staff supports the applicant's proposal to redevelop the substandard lot at 3303 Carolina Place with a new single-family dwelling. The architectural design and infill provisions regarding overall height, threshold height, and placement on the lot are consistent with the neighborhood character.

Demolition of Existing Dwelling

The existing home is the only one-story residence in a neighborhood of two-story homes, and its demolition and replacement with the proposed home would not interfere with the existing neighborhood context. Staff believes, however, that the demolition of a unique example of post-war architecture would be unfortunate but acknowledges that the house has been substantially altered from its original character, has lost many of its characteristic features, and is not a worthy candidate for preservation. The historic preservation community and Lustron homeowners,

however, may have an interest in acquiring the rare and reusable building materials from the current home for restoration and preservation of other remaining Lustron houses. To advance this preservation of other Lustron homes, staff recommends, as stated in Condition 3, that the applicants advertise the availability of these materials such as roof tiles, garage and chimney exterior panels, metal garage door, and rear garage windows to the Lustron preservation community for 60 days while the permits for the grading plan, the site plan, demolition are under review.

Bulk

The applicant has incorporated staff's recommendation to reduce the attic roof pitch of the proposed house and the size of the attic dormer from its original proposal. This reduced the bulk of the dwelling and reflected similarly pitched rooflines of nearby homes. (Figs. 3, 4, 5). The side yard setbacks that are wider than required by the Zoning Ordinance, also, contribute to a reduced bulk and improved neighborhood compatibility.



Figs. 3, 4, 5

Height

The height of the proposed new dwelling measures 25 feet to average existing grade and is three feet lower than allowed by the infill regulations. Although the proposed home would be 7.2 feet taller than the home to the south at 3200 Alabama Avenue, its height is three feet lower than the dwelling to the north at 3305 Carolina Place (Fig. 6). The proposed home falls within the middle

range of building heights on the block, which measure between 17.8 and 31.3 feet. The proposed dwelling is compatible with the overall heights on the block.



Fig. 6

Design

The Carolina Place neighborhood is composed of two-story homes that were constructed between 1935 and 1960 of mostly Colonial Revival and Tudor designs with brick and wood frame exteriors. The existing home at the subject site is the only one-story dwelling in the neighborhood. Although the proposed home is based on an earlier architectural style, its design complements the varied architectural styles on the block. It incorporates design elements that are common in neighborhood homes, such as Colonial Revival symmetry, a front porch, and wood-like, horizontal siding. The proposed dwelling is particularly compatible with the adjacent home at 3305 Carolina Place, which is also a variation of the American Foursquare style.

Additional Analysis

Eleven trees of six inch caliper or greater would be removed for construction of the home, but only three of these are larger than 10 inches in caliper, and these are each approximately 20 inches in caliper. Six trees would remain and the applicant would plant additional trees after construction. Staff recommends that the applicant exceed to the minimum 25% canopy cover requirement as stated in Condition 2 to ensure that tree coverage is preserved and maintained at the site by planting at least two new trees after construction. Additionally, Condition 4 requires that permeable paving materials get used for construction of a new driveway.

Staff concludes that the proposal is a reasonable plan for the redevelopment of this substandard lot and recommends approval of the Special Use Permit request subject to the conditions contained in Section III of this report.

III. RECOMMENDED CONDITIONS

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

1. The design of the dwelling shall be substantially consistent with illustrations submitted on February 5, 2015. (P&Z)

2. As part of the grading plan, trees must be planted or existing trees preserved to exceed a minimum of 25 percent canopy cover over the site. At least two new trees shall be planted immediately after construction. (P&Z)
3. The applicant shall advertise the availability of roof tiles, exterior wall panels from the garage and chimney, metal garage door, and rear garage windows to the Lustron community for 60 days and shall donate these building materials to an interested organization or individual after removing the materials, with building and/or demolition permit approval, and shipping them at the recipients' expense to the satisfaction of the Director of Planning and Zoning. (P&Z)
4. Any new driveway areas shall be constructed with a permeable paving system to the satisfaction of the Director of Planning and Zoning, (P&Z)
5. Applicant shall be responsible for repairs to the adjacent city right-of-way if damaged during construction activity. (T&ES)
6. 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)

STAFF: Alex Dambach, Land Use Division Chief, Planning and Zoning;
Ann Horowitz, Urban Planner.

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 36 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:

- R-1 Applicant shall be responsible for repairs to the adjacent city right-of-way if damaged during construction activity. (T&ES)
- R-2 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)
- C-1 A GRADING PLAN showing all improvements and alterations to the site shall be required prior to any land disturbing activities and must be approved prior to issuance of a building permit. (5-6-224) (T&ES)
- C-2 An erosion and sediment control plan must be approved by T&ES prior to any land disturbing activity greater than 2500 square feet. An erosion and sediment control bond shall be posted prior to release of the grading plan. (Sec.5-4-1.1) (T&ES)
- C-3 The applicant shall comply with the provisions of the City's Environmental Management Ordinance (Article XIII of the City's Zoning Ordinance) current at the time of grading plan submittal. (T&ES)
- C-4 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)
- C-5 Roof, surface and sub-surface drains shall 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)
- C-6 All secondary utilities serving this site shall be placed underground. (Sec. 5-3-3) (T&ES)
- C-7 Pay sanitary sewer connection fee prior to release of Grading Plan. (Sec. 5-6-25) (T&ES)
- C-8 Any work within the right-of-way requires a separate permit from T&ES. (Sec. 5-361) (T&ES)
- C-9 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)

Code Enforcement:

- C-1 Building, trade permits and inspections are required for this proposed construction. Five sets of construction documents that fully detail the construction as well as layout and schematics of the mechanical, electrical, and plumbing systems shall accompany the permit application.
- F-1 The following comments are for SUP2014-00127. 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 Charles Cooper, Plan Review Division at Charles.cooper@alexandriava.gov or 703-746-4197.

Fire Department:

No comments or concerns.

Health:

No comments received

Parks and Recreation:

No comments received

Police Department:

No comments received



APPLICATION

SPECIAL USE PERMIT

SPECIAL USE PERMIT # 2014-0127

PROPERTY LOCATION: 3303 Carolina Place

TAX MAP REFERENCE: 014.04-08-36 **ZONE:** R-8

APPLICANT:

Name: Brad Coburn and John Ladd

Address: 3303 Carolina Place, Alexandria, VA 22305

PROPOSED USE: Single Family Dwelling

☒ **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.

Brad Coburn and John Ladd

Print Name of Applicant or Agent

3302 Carolina Place

Mailing/Street Address

Alexandria, VA

City and State

22305

Zip Code

Signature

Date

703.625.0009

Telephone #

Fax #

brad.coburn@spinnakerinvestmentsllc.com

Email address

ACTION-PLANNING COMMISSION:

DATE:

ACTION-CITY COUNCIL:

DATE:

PROPERTY OWNER'S AUTHORIZATION

As the property owner of 3303 Carolina Place, I hereby
 (Property Address)
 grant the applicant authorization to apply for the single family dwelling use as
 (use)
 described in this application.

Name: BUD COBURN JOHN H. CADD Phone _____
 Please Print
 Address: _____ Email: _____
 Signature: [Signature] Date: 12/15/14

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. <i>Not Applicable</i>		
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 3303 Carolina Place, Alexandria, VA 22305 (address), unless the entity is a corporation or partnership, in which case identify each owner of more than ten percent. The term ownership interest shall include any legal or equitable interest held at the time of the application in the real property which is the subject of the application.

Name	Address	Percent of Ownership
1.		
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).**

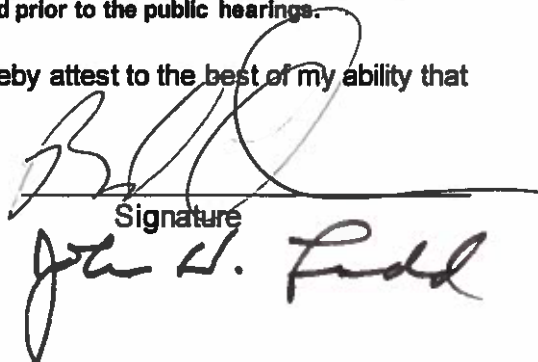
For a list of current council, commission and board members, as well as the definition of business and financial relationship, [click here](#).

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. <i>Not applicable</i>		
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.

12/15/14 Brad Coburn
 Date Printed Name
 John Ladd


 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 Not applicable

☐ **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.)

The application is for a new single family dwelling on a lot already

occupied by a single family dwelling that will be removed. The

new single family dwelling is designed to fit the character of the

existing neighborhood and to meet all current zoning regulations

including but not limited to: height, F.A.R., setbacks, parking and

infill regulations.

The single family dwelling will have brick veneer, cementitious siding,

synthetic trim, asphalt shingles and clad wood windows. It will be

two-stories plus a basement.

It is the intent of the design to be harmonious in materials, scale,

and character with the surrounding neighborhood and not adversely

affect the neighborhood.

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: a new single-family dwelling on a sub-standard lot

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).

not applicable

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

not applicable

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

Day:

not applicable

Hours:

not applicable

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

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

only those that normally are produced from a single family dwelling.

B. How will the noise be controlled?

not applicable

8. Describe any potential odors emanating from the proposed use and plans to control them:
only those that normally are produced from a single family dwelling.

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)
standard household waste
- B. How much trash and garbage will be generated by the use? (i.e. # of bags or pounds per day or per week)
2 bags per week
- C. How often will trash be collected?
once a week
- D. How will you prevent littering on the property, streets and nearby properties?
not applicable

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?
not applicable

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:

2 _____ Standard spaces
 _____ Compact spaces
 _____ Handicapped accessible spaces.
 _____ 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? not applicable

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? _____
not applicable
- C. During what hours of the day do you expect loading/unloading operations to occur?
not applicable
- D. How frequently are loading/unloading operations expected to occur, per day or per week, as appropriate?
not applicable

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?

Street access is adequate

REVISION

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.

proposed SF = ⁵²⁵⁰4,169 (incl garage and basement)

*edit reflects
attic space
ADT

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

_____ sq. ft. (existing) + ⁵²⁵⁰4,169 sq. ft. (addition if any) = ⁵²⁵⁰4,169 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: new single family dwelling

End of Application



DEPARTMENT OF PLANNING AND ZONING

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

A. Property Information

A1. Street Address 3303 CAROLINA PLACE

Zone R-8

A2. 6,578 S.F.

x .35

= 2,302 S.F.

Total Lot Area

Floor Area Ratio Allowed by Zone

Maximum Allowable Floor Area

B. Existing Gross Floor Area

Existing Gross Area *		Allowable Exclusions	
Basement	N/A	Basement**	N/A
First Floor	1,564 S.F.	First Floor	1,564 S.F.
Second Floor	N/A	Mechanical**	N/A
Attic	1,564 S.F.	Porch/ Garage**	400 S.F.
Porches/ Other	400 S.F.	Attic less than 5**	1,564 S.F.
Total Gross *	3,528 S.F.	Total Exclusions	3,528 S.F.

B1. Existing Gross Floor Area *
3,528 Sq. Ft.

B2. Allowable Floor Exclusions**
3,528 Sq. Ft.

B3. Existing Floor Area minus Exclusions 0 Sq. Ft.
(subtract B2 from B1)

**EXISTING STRUCTURES
TO BE REMOVED**

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

Proposed Gross Area*		Allowable Exclusions	
Basement	1,290 S.F.	Basement**	1,290 S.F.
First Floor	1,317 S.F.	Stairways**	119 S.F.
Second Floor	1,096 S.F.	Mechanical**	N/A
Attic	1,096 S.F.	Porch/ Garage**	451 S.F.
Porches/ Other	451 S.F.	Attic less than 5**	1,096 S.F.
Total Gross *	5,250 S.F.	Total Exclusions	2,956 S.F.

C1. Proposed Gross Floor Area *
5,250 Sq. Ft.

C2. Allowable Floor Exclusions**
2,956 Sq. Ft.

C3. Proposed Floor Area minus Exclusions 2,294 Sq. Ft.
(subtract C2 from C1)

D. Existing + Proposed Floor Area

D1. Total Floor Area (add B3 and C3) 2,294 Sq. Ft.

D2. Total Floor Area Allowed by Zone (A2) 2,302 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: Shane G. HARC

Date: 2.2.15

REVISED

DRAWING INDEX

SUP-0	COVER
SUP-1	VICINITY MAP
SUP-2	ARCHITECTURAL SITE PLAN
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SUP-4	FLOOR PLANS
SUP-5	FLOOR PLANS
SUP-6	ELEVATIONS - FRONT & REAR
SUP-7	ELEVATIONS - LEFT & RIGHT
SUP-8	EXISTING HOUSE PHOTOS
SUP-9	NEIGHBORHOOD PHOTOS
SUP-10	HOUSE LOCATION PLAT
SUP-11	ROOF TRUSS DIAGRAM
SUP-12	GARAGE DRAWINGS
SUP-13	COLOR STREETSCAPE

HEFFNER
ARCHITECTS PC

3303 CAROLINA PLACE

ALEXANDRIA, VA

APPLICANT: BRAD COBURN AND JOHN LADD

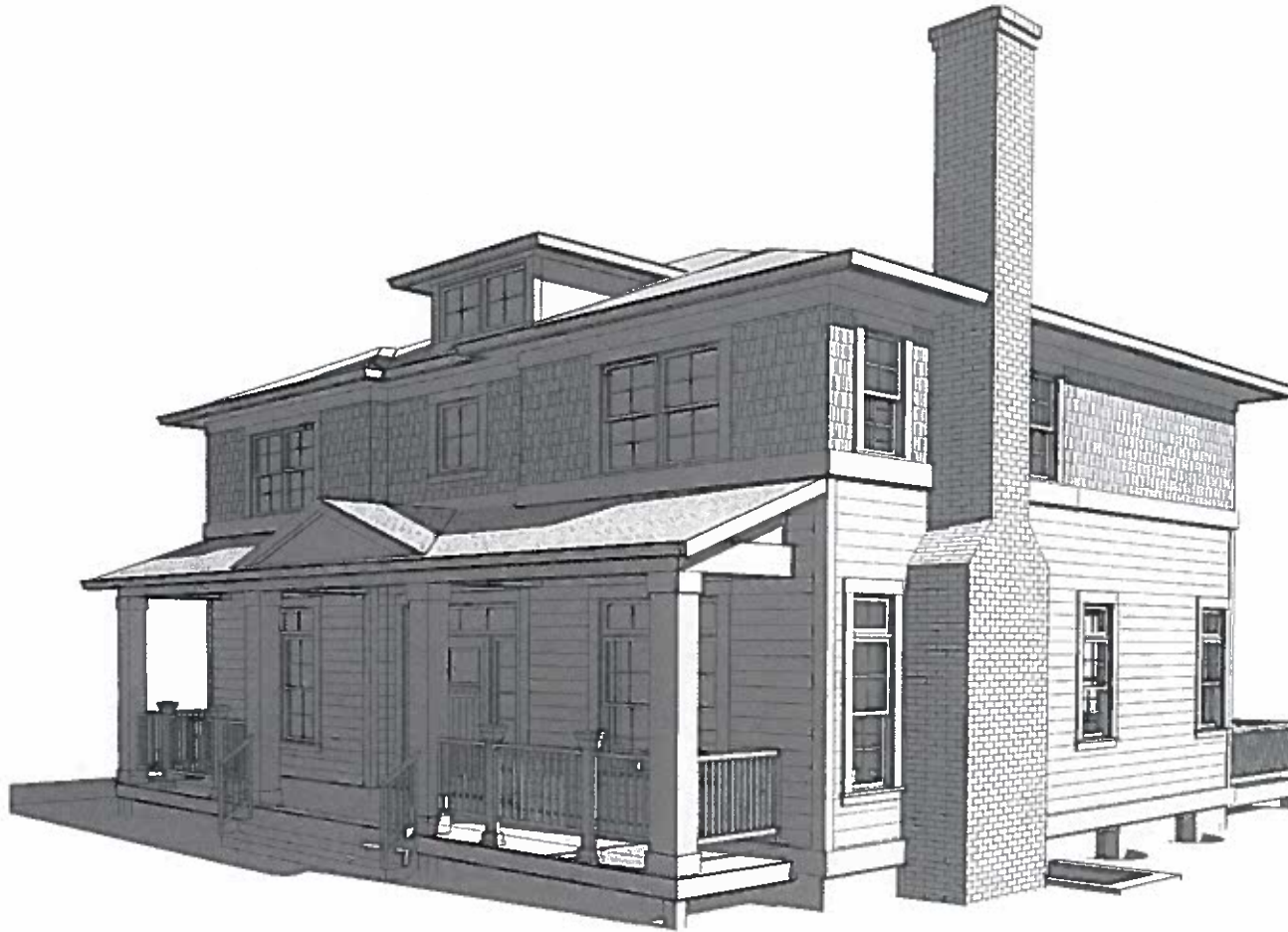
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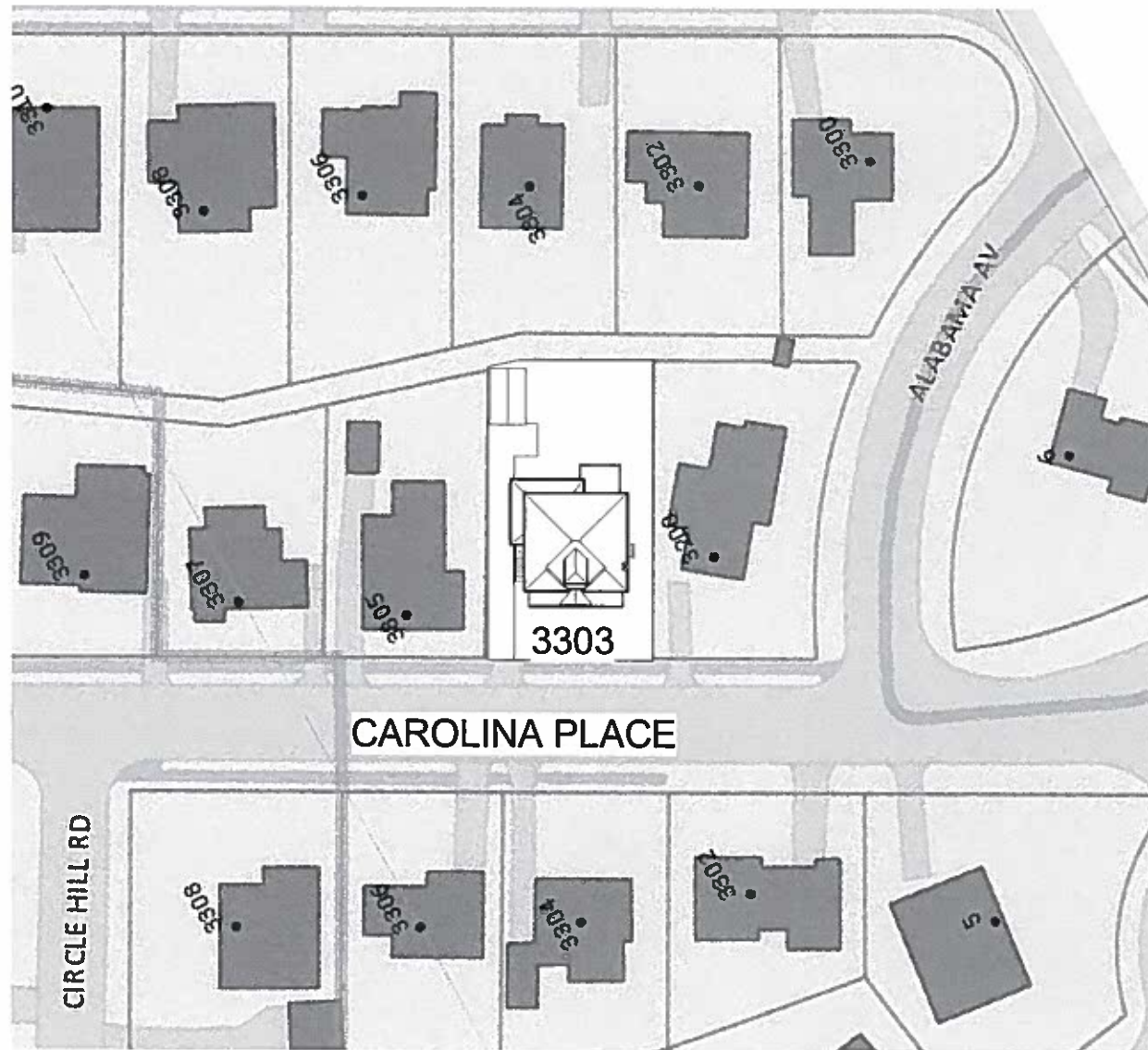
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REVISED



HEFFNER
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3303 CAROLINA PLACE

ALEXANDRIA, VA

APPLICANT: BRAD COBURN AND JOHN LADD

14030

02.05.15

VICINITY MAP

SUP-1

REVISED

HEFFNER
ARCHITECTS PC

3303 CAROLINA PLACE

ALEXANDRIA, VA

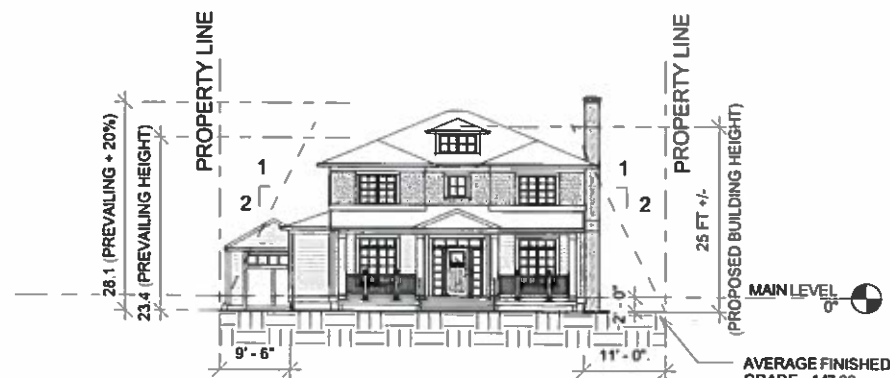
APPLICANT: BRAD COBURN AND JOHN LADD

14030

02.05.15

ARCHITECTURAL
SITE PLAN

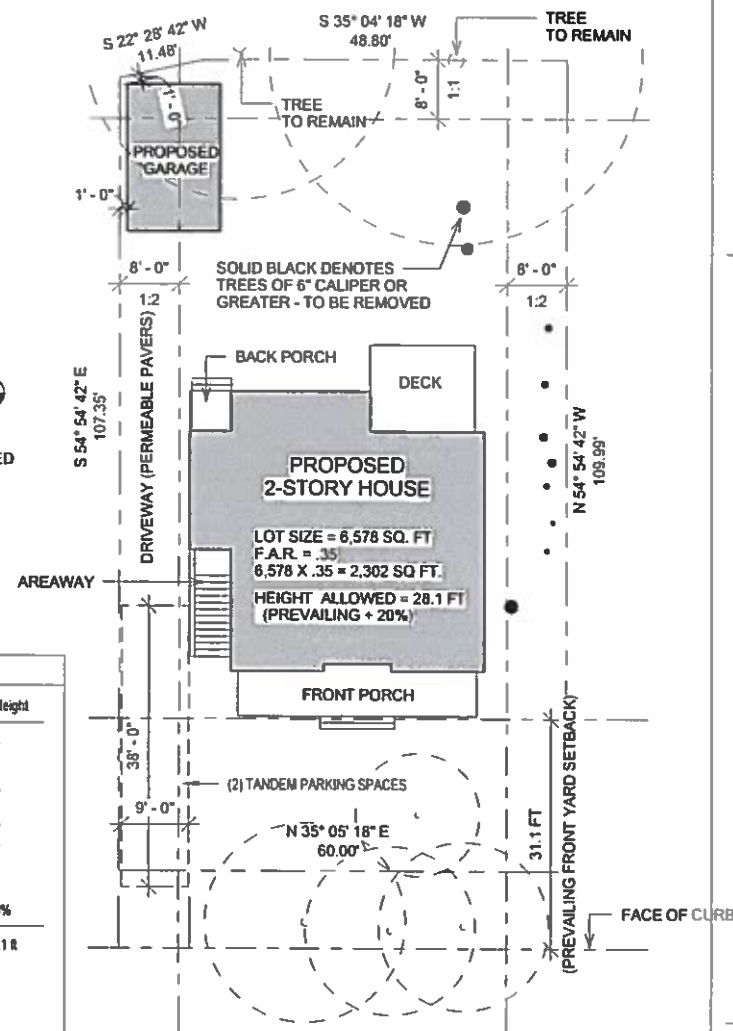
SUP-2



② SIDEYARD SETBACK & BUILDING HEIGHT EXHIBIT
1/16" = 1'-0"

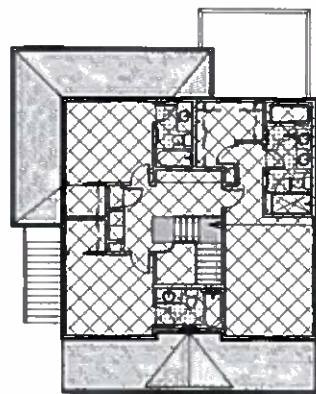
HEIGHT OF EXISTING STRUCTURE
TO BE DEMOLISHED = 13.9 FT

Threshold Height Data				Front Setback Data		Building Height Data	
A	B	C	F (C-B)	ADDRESS #	Setback: Face of Curb to Building	ADDRESS #	Building Height
ADDRESS #	Ground Elevation	1st Floor Threshold Elevation	Distance Ground to 1st Floor	3200 ALABAMA	40.4	3200 ALABAMA	17.8
3305 CAROLINA	145.9	149.6	3.7	3305 CAROLINA	22.4	3305 CAROLINA	28.1
3307 CAROLINA	144.5	148.5	4.0	3307 CAROLINA	24.2	3307 CAROLINA	27.7
3309 CAROLINA	144.7	146.1	1.4	3309 CAROLINA	35.0	3309 CAROLINA	17.9
3311 CAROLINA	144.9	147.0	2.1	3311 CAROLINA	35.1	3311 CAROLINA	19.4
3313 CAROLINA	143.2	144.1	0.9	3313 CAROLINA	30.0	3313 CAROLINA	21.9
3315 CAROLINA	142.4	146.4	4.0	3315 CAROLINA	30.8	3315 CAROLINA	31.3
AVERAGE =	144.8	147.3	2.5	AVERAGE =	31.1	AVERAGE =	23.4 + 20% = 28.1 ft
	2.5	+ 20% allowed	= 3.0 ft Maximum Threshold				



① ARCH SITE PLAN
1/16" = 1'-0"

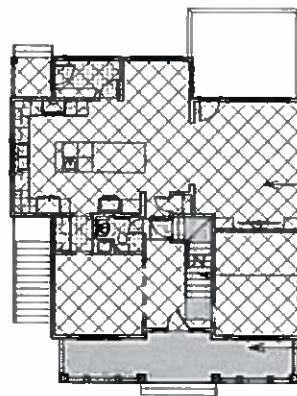
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UPPER LEVEL - 1096 SF

STAIR - 54 SF

③ UPPER LEVEL - F.A.R. EXHIBIT
1/16" = 1'-0"

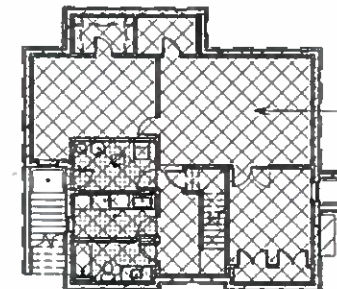


MAIN LEVEL - 1317 SF

STAIR - 65 SF

PORCH - 201 SF

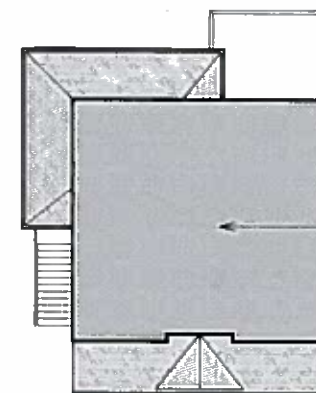
② MAIN LEVEL - F.A.R. EXHIBIT
1/16" = 1'-0"



BASEMENT - 1290 SF

① BASEMENT - F.A.R. EXHIBIT
1/16" = 1'-0"

LOCATION:	ALEXANDRIA CITY		
USE GROUP:	SINGLE FAMILY DWELLING		
LOT NUMBER:	LOT 19, BLOCK 4, SECTION 1, BEVERLY HILLS		
ZONE:	R-8		
TOTAL LOT AREA:	6,578 S.F.		
	<u>ALLOWED REQ</u>	<u>EXISTING</u>	<u>PROPOSED</u>
HEIGHT:	28.1 FT (PREVAILING +20%)	N/A	25 FT +/-
FRONT YARD:	31.1 FT (PREVAILING N/A)	31.1 FT	
SIDE YARDS:	1:2 RATIO / 8 FT MIN N/A	9.5 FT / 11 FT	
REAR YARD:	1:1 RATIO / 8 FT MIN N/A	41.6 FT	



ATTIC LEVEL - 1096 SF

④ ATTIC LEVEL - F.A.R. EXHIBIT
1/16" = 1'-0"

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3303 CAROLINA PLACE

ALEXANDRIA, VA

APPLICANT: BRAD COBURN AND JOHN LADD

14030

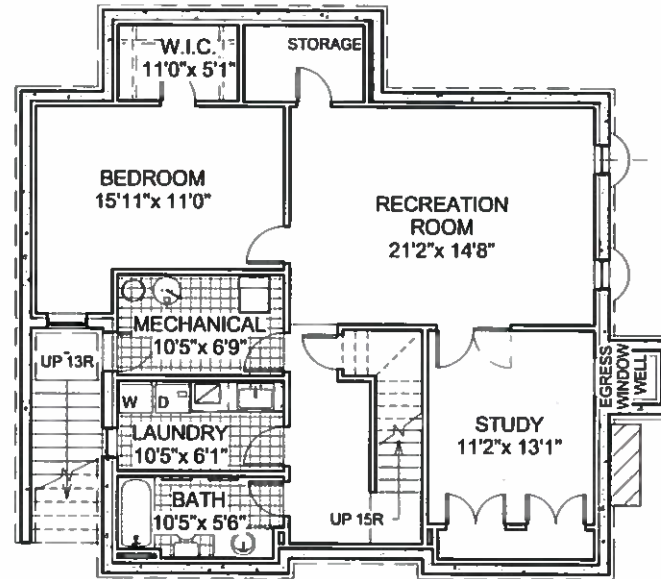
02.05.15

F.A.R. EXHIBIT

SUP-3

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① **BASEMENT LEVEL**
1/8" = 1'-0"

3303 CAROLINA PLACE

ALEXANDRIA, VA

APPLICANT: BRAD COBURN AND JOHN LADD

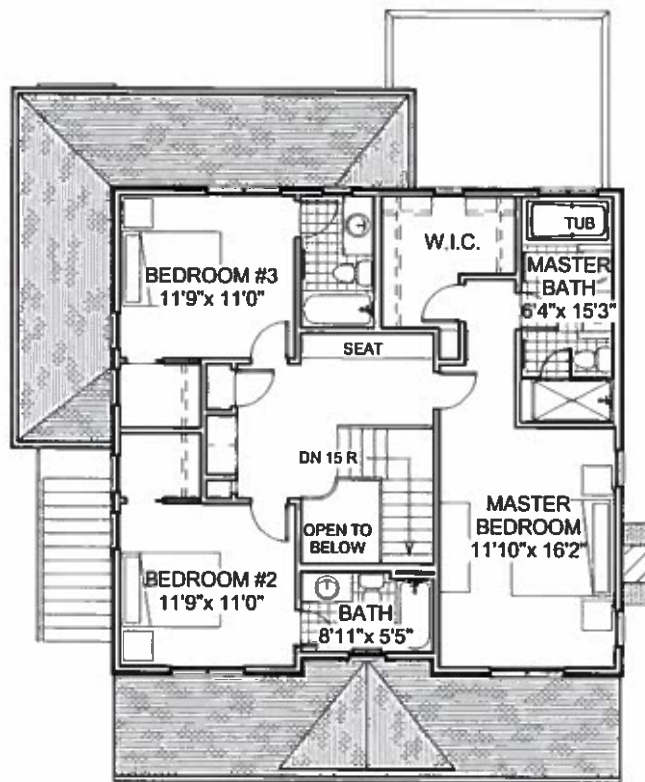
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02.05.15

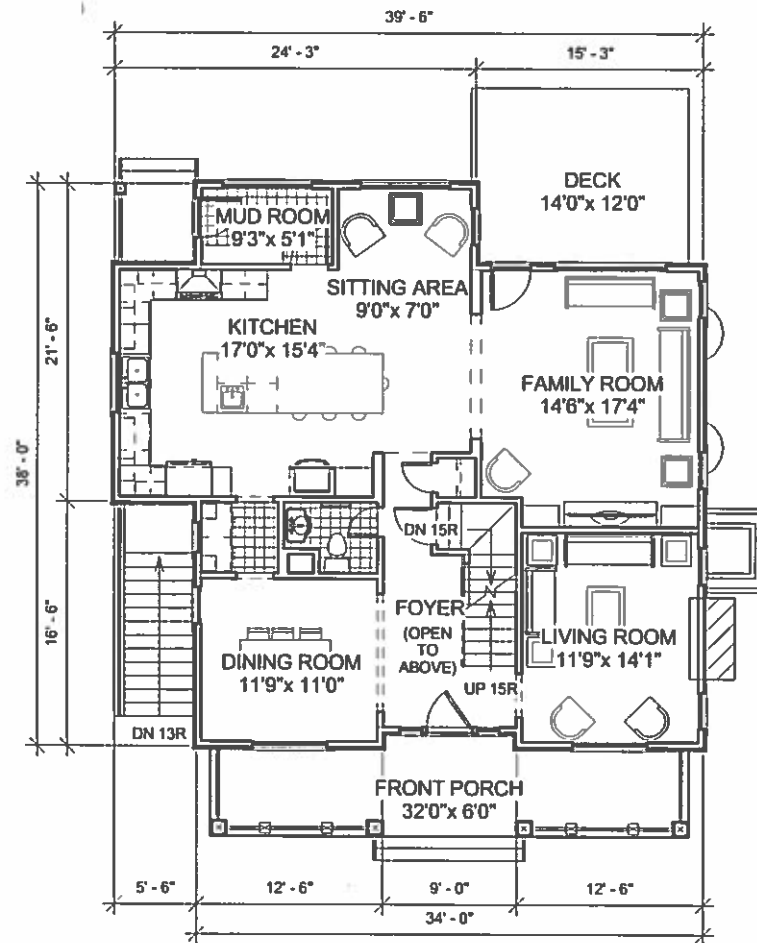
FLOOR PLANS

SUP-4

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② UPPER LEVEL
1/8" = 1'-0"



① MAIN LEVEL
1/8" = 1'-0"

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3303 CAROLINA PLACE
ALEXANDRIA, VA

APPLICANT: BRAD COBURN AND JOHN LADD

14030

02.05.15

FLOOR PLANS

SUP-5

REVISED



1 FRONT ELEVATION - WEST
1/8" = 1'-0"



2 REAR ELEVATION - EAST
1/8" = 1'-0"

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ARCHITECTS PC

3303 CAROLINA PLACE

ALEXANDRIA, VA

APPLICANT: BRAD COBURN AND JOHN LADD

14030

02.13.15

ELEVATIONS -
FRONT & REAR

SUP-6

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REVISION

HEFFNER
ARCHITECTS PC

3303 CAROLINA PLACE

ALEXANDRIA, VA

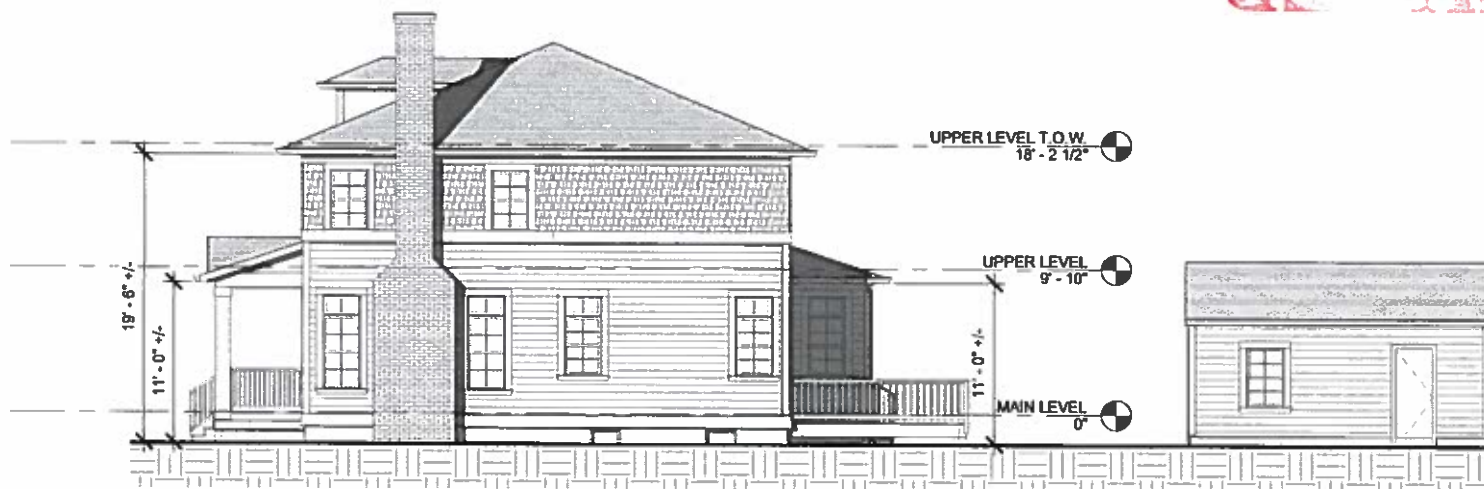
APPLICANT: BRAD COBURN AND JOHN LADD

14030

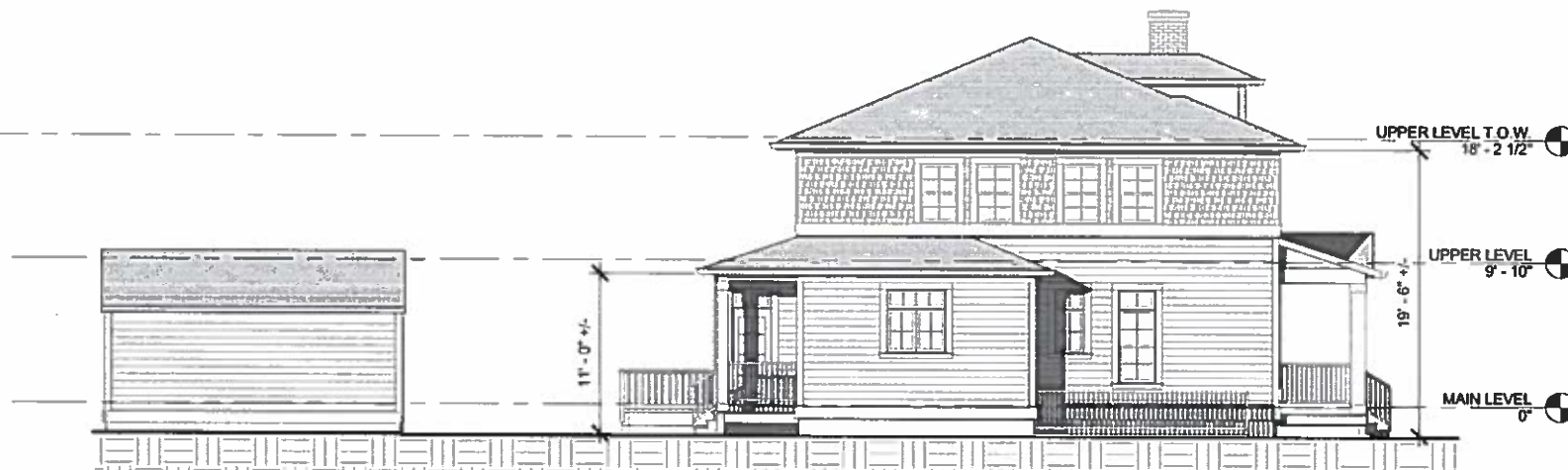
02.13.15

ELEVATIONS -
LEFT & RIGHT

SUP-7



② RIGHT SIDE ELEVATION - SOUTH
1/8" = 1'-0"



① LEFT SIDE ELEVATION - NORTH
1/8" = 1'-0"

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PHOTO 01 - 3303 CAROLINA PLACE



PHOTO 02 - 3303 CAROLINA PLACE



PHOTO 03 - 3303 CAROLINA PLACE

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3303 CAROLINA PLACE

ALEXANDRIA, VA

APPLICANT: BRAD COBURN AND JOHN LADD

14030

02.05.15

EXISTING HOUSE
PHOTOS

SUP-8

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3305 CAROLINA PLACE



3307 CAROLINA PLACE



3309 CAROLINA PLACE



3311 CAROLINA PLACE



3313 CAROLINA PLACE



3315 CAROLINA PLACE

HEFFNER
ARCHITECTS PC

3303 CAROLINA PLACE

ALEXANDRIA, VA

APPLICANT: BRAD COBURN AND JOHN LADD

14030

02.05.15

NEIGHBORHOOD
PHOTOS

SUP-9

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CASE NAME: COBURN

CASE NO: 14-380C0BURN

#140820004

SUP-10

ALEXANDRIA, VA

APPLICANT: BRAD COBURN AND JOHN LADD

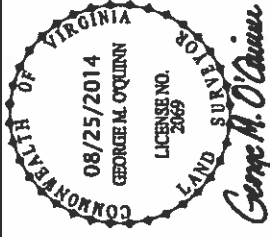
3303 CAROLINA PLACE

JEFFNER
ARCHITECTS PC

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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.



George M. O'Connor

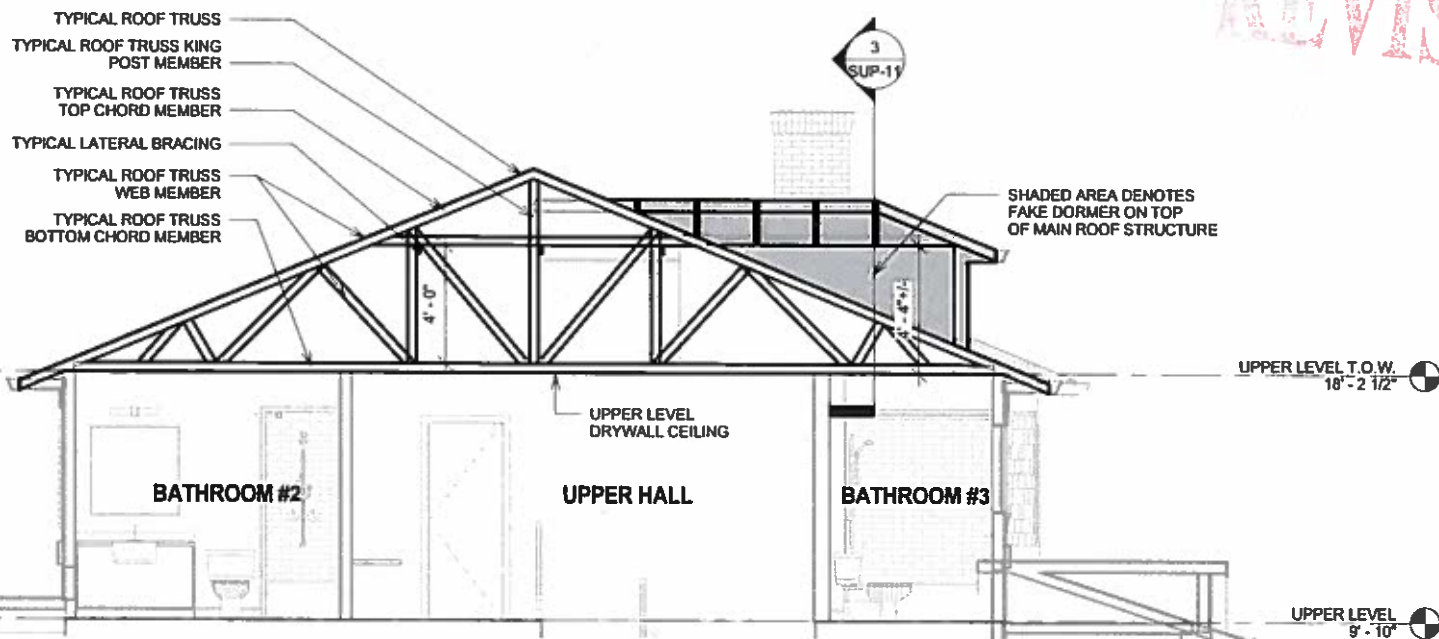
CASE NAME: LÉVY

BRAD COBURN

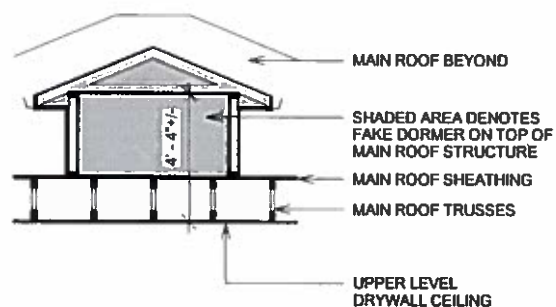
DOMINION

 Survivors
 Inc.®

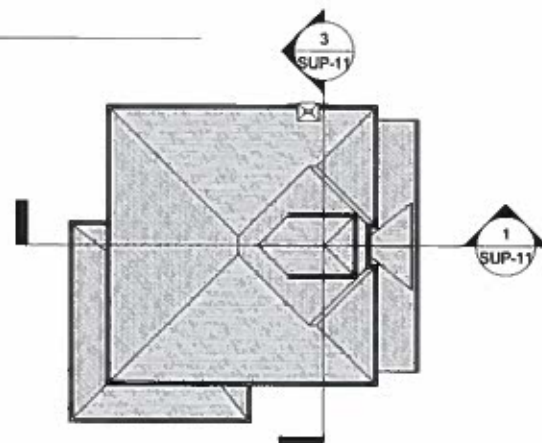
8808-H PEAR TREE VILLAGE COURT
ALEXANDRIA, VIRGINIA 22309
703-619-6555
FAX: 703-799-6412



1 ROOF TRUSS DIAGRAM
1/4" = 1'-0"



3 DORMER CROSS SECTION
1/4" = 1'-0"



2 PLAN DIAGRAM
1/16" = 1'-0"

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3303 CAROLINA PLACE

ALEXANDRIA, VA

APPLICANT: BRAD COBURN AND JOHN LADD

14030

02.05.15

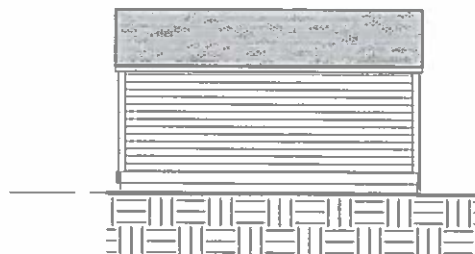
ROOF TRUSS
DIAGRAM

SUP-11

2/5/2015 12:37:13 PM
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③ GARAGE - LEFT SIDE ELEVATION - SUP
1/8" = 1'-0"

GARAGE SLAB
-2'-0"

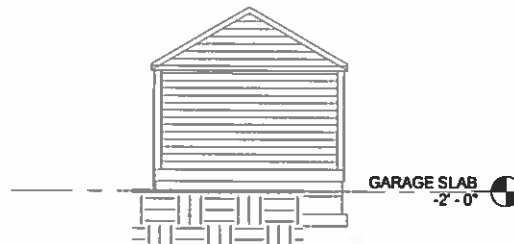


② GARAGE FRONT ELEVATION - SUP
1/8" = 1'-0"

GARAGE SLAB
-2'-0"

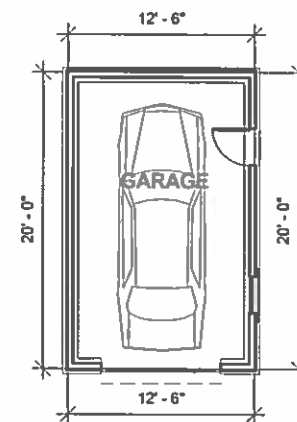


⑤ GARAGE - RIGHT SIDE ELEVATION - SUP
1/8" = 1'-0"



④ GARAGE - REAR ELEVATION - SUP
1/8" = 1'-0"

GARAGE SLAB
-2'-0"



① GARAGE PLAN - SUP
1/8" = 1'-0"

3303 CAROLINA PLACE

ALEXANDRIA, VA

APPLICANT: BRAD COBURN AND JOHN LADD

14030

02.05.15

GARAGE
DRAWINGS

SUP-12

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3303 CAROLINA PLACE

ALEXANDRIA, VA

APPLICANT: BRAD COBURN AND JOHN LADD



IMAGE FOR ILLUSTRATIVE PURPOSES ONLY AND IS SHOWN TO ILLUSTRATE CHARACTER OF THE PROPOSED DEVELOPMENT

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14030
02.05.15
COLOR
STREETSCAPE

SUP-13

The North Ridge Citizens' Association

A Non-Profit Organization
PO BOX 3242 ALEXANDRIA, VA 22302-0242

February 11, 2015

Mr. and Mrs. John Ladd
806 Enderby Drive
Alexandria, VA 22302

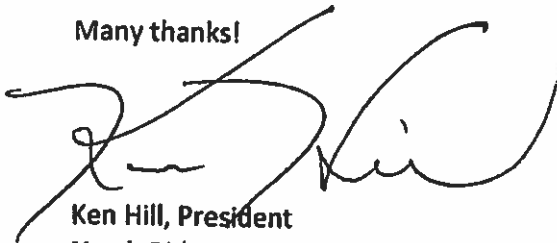
Dear Mr. and Mrs. Ladd;

Thank you for sharing your plans for the proposed new residence at 3303 Carolina Place. Your presentation and the discussion the other evening were very helpful in providing our Board and attendees necessary insights to your project plans.

The discussion was positive and supportive. I personally observed no objections to the plans as presented. The presence of your partner and architect in this venture enriched the conversation and we were delighted that staff from the Office of Planning and Zoning attended as well. The fact that you had been in touch with the neighbors who will be most directly affected by your plans and the construction was also very reassuring.

We look forward to watching your project develop and we are encouraged by your very positive approach to engaging and informing the neighborhood. Congratulations!

Many thanks!



Ken Hill, President
North Ridge Citizens' Association

cc: Lyn Gubser

December 16, 2014

Brad Coburn and John Ladd
3302 Carolina Place
Alexandria, VA 22305

Re: Special Use Permit Application for 3303 Carolina Place, Alexandria, VA

Dear Brad and John,

Thanks for sharing your plans and intentions for redevelopment of the 3303 Carolina Place home. We understand that City approval is required to demolish and rebuild a house in the City. As a resident and neighbor, I am writing to express my full support for the demolition and replacement of the residence at 3303 Carolina Place.

We further believe that the proposed home design falls within the character of our North Ridge neighborhood, will be an improvement over the existing structure, and should have a positive effect on home values in the neighborhood.

We are in support and express that via this letter to be passed along to the City.

Sincerely,



Printed Name Howard Jenkins

Proximity to 3303 Carolina Place neighbor

Your Address 3311 Carolina Place

Alexandria, VA 22305 (zip code)

December 16, 2014

Brad Coburn and John Ladd
3302 Carolina Place
Alexandria, VA 22305

Re: Special Use Permit Application for 3303 Carolina Place, Alexandria, VA

Dear Brad and John,

Thanks for sharing your plans and intentions for redevelopment of the 3303 Carolina Place home. We understand that City approval is required to demolish and rebuild a house in the City. As a resident and neighbor, I am writing to express my full support for the demolition and replacement of the residence at 3303 Carolina Place.

We further believe that the proposed home design falls within the character of our North Ridge neighborhood, will be an improvement over the existing structure, and should have a positive effect on home values in the neighborhood.

We are in support and express that via this letter to be passed along to the City.

Sincerely,



Printed Name

Wm Cain

Proximity to 3303 Carolina Place

Your Address

3306 Carolina Pl

Alexandria, VA 22305 (zip code)

December 16, 2014

Brad Coburn and John Ladd
3302 Carolina Place
Alexandria, VA 22305

Re: Special Use Permit Application for 3303 Carolina Place, Alexandria, VA

Dear Brad and John,

Thanks for sharing your plans and intentions for redevelopment of the 3303 Carolina Place home. We understand that City approval is required to demolish and rebuild a house in the City. As a resident and neighbor, I am writing to express my full support for the demolition and replacement of the residence at 3303 Carolina Place.

We further believe that the proposed home design falls within the character of our North Ridge neighborhood, will be an improvement over the existing structure, and should have a positive effect on home values in the neighborhood.

We are in support and express that via this letter to be passed along to the City.

Sincerely,



Printed Name PHYLLIS V. YANCEY

Proximity to 3303 Carolina Place 1 block

Your Address 3320 CIRCLE HILL RD

Alexandria, VA 22305 (zip code)

December 16, 2014

Brad Coburn and John Ladd
3302 Carolina Place
Alexandria, VA 22305

Re: Special Use Permit Application for 3303 Carolina Place, Alexandria, VA

Dear Brad and John,

Thanks for sharing your plans and intentions for redevelopment of the 3303 Carolina Place home. We understand that City approval is required to demolish and rebuild a house in the City. As a resident and neighbor, I am writing to express my full support for the demolition and replacement of the residence at 3303 Carolina Place.

We further believe that the proposed home design falls within the character of our North Ridge neighborhood, will be an improvement over the existing structure, and should have a positive effect on home values in the neighborhood.

We are in support and express that via this letter to be passed along to the City.

Sincerely,

Joseph F. Radford

Printed Name Joseph F. Radford

Proximity to 3303 Carolina Place 3308 Carolina Place - Across Street two houses ~~third~~ house down

Your Address 3308 Carolina Place

Alexandria, VA 22305 (zip code)

December 16, 2014

Brad Coburn and John Ladd
3302 Carolina Place
Alexandria, VA 22305

Re: Special Use Permit Application for 3303 Carolina Place, Alexandria, VA

Dear Brad and John,

Thanks for sharing your plans and intentions for redevelopment of the 3303 Carolina Place home. We understand that City approval is required to demolish and rebuild a house in the City. As a resident and neighbor, I am writing to express my full support for the demolition and replacement of the residence at 3303 Carolina Place.

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We are in support and express that via this letter to be passed along to the City.

Sincerely,



Printed Name SCOTT BAYLESS

Proximity to 3303 Carolina Place NEXT DOOR

Your Address 3305 CAROLINA PLACE

Alexandria, VA 22305 (zip code)

December 16, 2014

Brad Coburn and John Ladd
3302 Carolina Place
Alexandria, VA 22305

Re: Special Use Permit Application for 3303 Carolina Place, Alexandria, VA

Dear Brad and John,

Thanks for sharing your plans and intentions for redevelopment of the 3303 Carolina Place home. We understand that City approval is required to demolish and rebuild a house in the City. As a resident and neighbor, I am writing to express my full support for the demolition and replacement of the residence at 3303 Carolina Place.

We further believe that the proposed home design falls within the character of our North Ridge neighborhood, will be an improvement over the existing structure, and should have a positive effect on home values in the neighborhood.

We are in support and express that via this letter to be passed along to the City.

Sincerely,



Printed Name

Maynard Weyers

Proximity to 3303 Carolina Place

Neighbor

Your Address

308 Lee Circle

Alexandria, VA 22305 (zip code)

December 16, 2014

Brad Coburn and John Ladd
3302 Carolina Place
Alexandria, VA 22305

Re: Special Use Permit Application for 3303 Carolina Place, Alexandria, VA

Dear Brad and John,

Thanks for sharing your plans and intentions for redevelopment of the 3303 Carolina Place home. We understand that City approval is required to demolish and rebuild a house in the City. As a resident and neighbor, I am writing to express my full support for the demolition and replacement of the residence at 3303 Carolina Place.

We further believe that the proposed home design falls within the character of our North Ridge neighborhood, will be an improvement over the existing structure, and should have a positive effect on home values in the neighborhood.

We are in support and express that via this letter to be passed along to the City.

Sincerely,



Printed Name HENRY C. MOPPETT

Proximity to 3303 Carolina Place _____

Your Address 5 Washington Circle

Alexandria, VA 22305 (zip code)

December 16, 2014

Brad Coburn and John Ladd
3302 Carolina Place
Alexandria, VA 22305

Re: Special Use Permit Application for 3303 Carolina Place, Alexandria, VA

Dear Brad and John,

Thanks for sharing your plans and intentions for redevelopment of the 3303 Carolina Place home. We understand that City approval is required to demolish and rebuild a house in the City. As a resident and neighbor, I am writing to express my full support for the demolition and replacement of the residence at 3303 Carolina Place.

We further believe that the proposed home design falls within the character of our North Ridge neighborhood, will be an improvement over the existing structure, and should have a positive effect on home values in the neighborhood.

We are in support and express that via this letter to be passed along to the City.

Sincerely,

Printed Name DAVID A. DRACHSLER

Proximity to 3303 Carolina Place 3313 CAROLINN PL.

Your Address _____

Alexandria, VA 22305 (zip code)