

Docket Item #2
BZA CASE #2014-0026

Board of Zoning Appeals
April 9, 2015

ADDRESS: 7 WEST MAPLE STREET
ZONE: R-5/RESIDENTIAL SINGLE-FAMILY
APPLICANT: PLUVIA ZUNIGA AND JULIEN REYNAUD
BY STEPHANIE DIMOND, ARCHITECT

ISSUE: Special exception to construct a second story addition in the required east side yard.

CODE SECTION	SUBJECT	CODE REQMT	APPLICANT PROPOSES	REQUESTED EXCEPTION
3-406(A)(2)	Side Yard (east) (second story)	7.92 feet*	3.90 feet	4.02feet***
3-406(A)(2)	Side Yard (east) (rear dormer)	8.25 feet**	7.06 feet	1.19 feet***

*Based on a building height of 23.75 feet measured from grade to midpoint of the second story gable roof.

** Based on a building height of 24.75 feet measured from grade to midpoint of the rear dormer.

*** Proposed roof eave facing the west side property line would project an additional 18 inches, consistent with the existing roof overhang.

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 it 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) certification of 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.

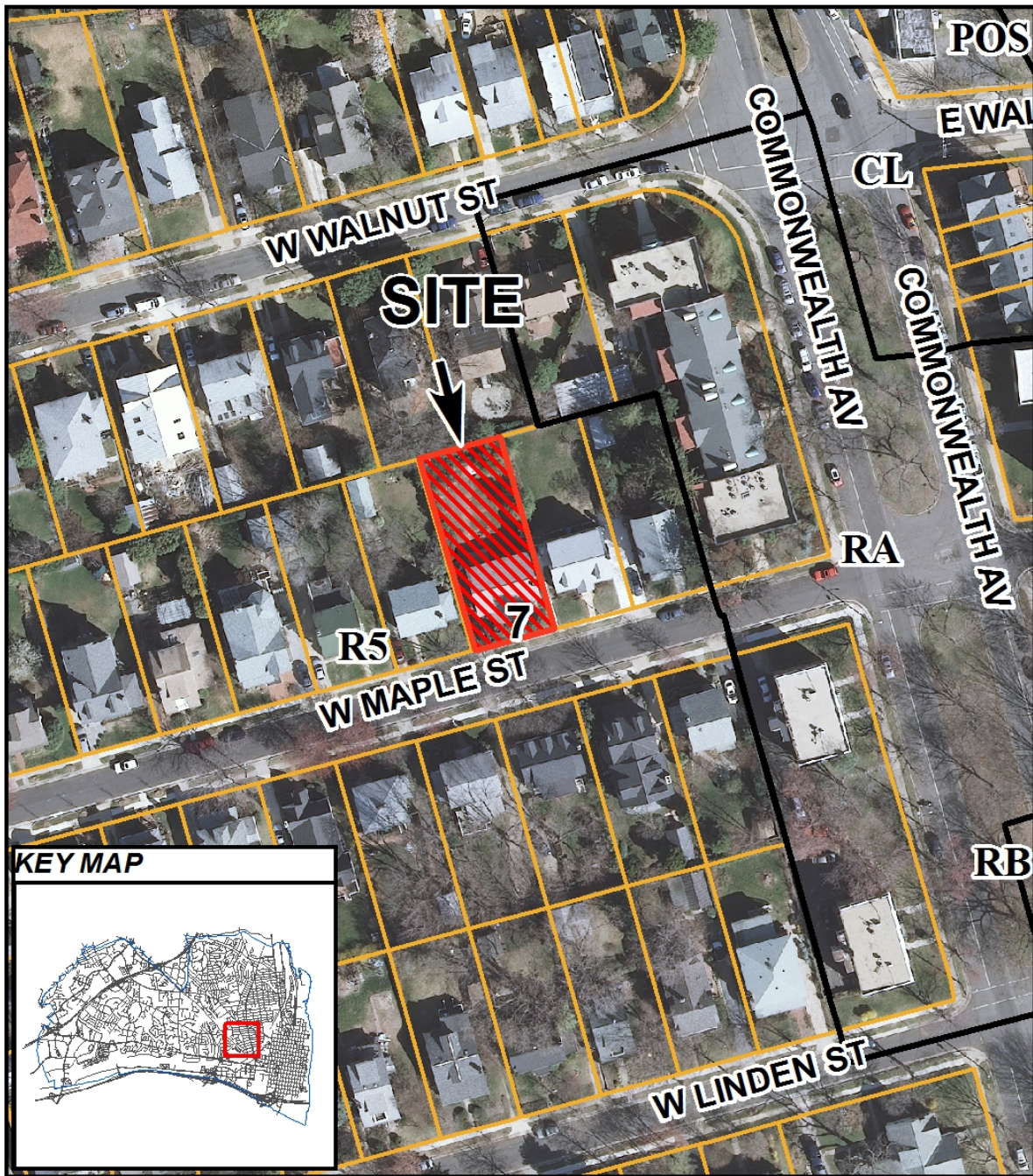
BOARD OF ZONING APPEALS ACTION, FEBRUARY 12, 2015: On a motion by Ms. Artemel, seconded by Ms. Walker, the Board of Zoning Appeals voted to defer BZA Case #2014-0026. The motion carried on a vote of 4 to 1 with Mr. Altenburg dissenting.

Reason: The applicant requested the deferral to consider possible alternatives and to address comments raised by the Board. Mr. Altenburg felt a deferral would not change the opinions of the Board.

Speakers:

Stephanie Dimond, architect, presented the case and answered questions from the Board.

Jennifer Hooff, 4 West Maple Street, spoke in support of the case.



BZA #2014-0026
7 West Maple Street



I. Issue

The applicants are proposing to construct a second story addition with dormers at 7 West Maple Street Avenue. The proposed addition would be constructed in line with the existing front and side walls of the one-story dwelling, encroaching into the required east side yard.



II. Background

The subject property is one lot of record with 50.00 feet of frontage facing West Maple Street and a depth of 120.00 feet along the east and west side property lines. The property contains 6,000 square feet of lot area and complies with the lot area, width and frontage requirements for a single family dwelling lot in the R-5 zone.

R-5 Zone	Requirement	Existing	Proposed
Lot Area	5,000 sq. ft.	6,000 sq. ft.	6,000 sq. ft.
Lot Width	50 ft.	50 ft.	50ft.
Lot Frontage	40 ft.	50 ft.	50 ft.
Front Yard	15.61 ft.	19.70 ft.(building wall) 11.50 ft. (front porch)	19.70 ft.(building wall) 11.50 ft. (front porch)
Side Yard (East)	7.92 ft. (1:3 with 7 ft min)	3.90 ft.	3.90 ft.
Side Yard (West)	7.92 ft. (1:3 with 7ft min)	9.40 ft.	9.40 ft.
Rear Yard	7 ft. (1:1with7ft min)	74.00 ft.	66.00 ft.
Building Height	Max: 25.00 ft.	16.04 ft.	24.88 ft.
Net FAR	Max:2,700 sq. ft. (.45)	932.15 sq. ft.	1991.49 sq. ft.

The property is currently developed with a one-story, wood frame, side gable, Craftsman-style Bungalow dwelling located 11.50 feet from the front property line facing West Maple Street, 9.40 feet from the west side property line, 3.90 feet from the east side property line and 74.00 feet from the rear property line. The dwelling was constructed in 1920 and identified as a contributing structure to the Rosemont National Register Historic District.

III. Description

The applicants propose to construct a second story addition over the existing first floor that would be cantilevered off of the rear building wall. (See figure 1). The proposed addition would be located 19.70 feet from the front property line facing West Maple

Avenue, 9.40 feet from the west side property line, 3.90 feet from the east side property line and 66.00 feet from the rear property line. The addition would measure 23.75 feet high from average grade to the midpoint of the gabled roof facing the side yards. Based on a setback ratio of 1:3, the addition would require a side yard setback of 7.92 feet. A special exception is required to construct the second story addition in the required east side yard 3.90 feet from the property line.



Figure 1

The applicants also propose front and rear shed dormers. The front dormer would be located in line with the existing front building wall, 19.70 feet from the front property line, 8.40 feet from the east side property line and 13.90 feet from the west side property line. The front dormer would measure 24.88 feet high from average grade to the midpoint of the shed roof. Based on a setback ratio of 1:3, the front dormer would require side yard setbacks of 8.29 feet. The proposed front dormer complies with setback requirements.

The rear dormer proposed by the applicants would be cantilevered out from the rear building wall toward the rear property line. The rear dormer would be located 66.00 feet from the rear property line, 7.06 feet from the east side property line and 12.56 feet from the west side property line. The rear dormer would measure 24.75 feet high from average grade to the midpoint of the shed roof. Based on a setback ratio of 1:3, the rear dormer would require side yard setbacks of 8.25 feet. A special exception is required to construct the rear dormer in the required east side yard 7.06 feet from the property line.

The second story addition with dormers would accommodate bedrooms, bathrooms, and closets. Upon completion of the work, the proposed renovations would continue to comply with the floor area requirements.

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

IV. Master Plan/Zoning

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

V. Requested Special Exception:

3-406(A)(2) Side Yard (east)(second story addition)

The applicants request a special exception of 4.02 feet from the required 7.92 feet (based on a height of 23.75 feet measured to the midpoint point of the gable) to construct a second story addition 3.90 feet from the east side property line. The proposed eaves would project an additional 18 inches into the required side yard, consistent with the existing eave projection.

3-406(A)(2) Side Yard (east) (rear dormer)

The applicants request a special exception of 1.19 feet from the required 8.25 feet (based on a height of 24.75 feet measured the midpoint of the shed dormer) to construct a rear dormer addition 3.90 feet from the east side property line.

VI. Noncomplying Structure

The existing building at 7 West Maple Street is a noncomplying structure with respect to the following:

<u>Regulation</u>	<u>Required</u>	<u>Existing</u>	<u>Noncompliance</u>
Side Yard (east)	7.00 feet	3.90 feet	3.10 feet
Front Yard (porch)	15.61 feet	11.50 feet	4.11 feet

VII. Special Exceptions Standards

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.

- 1) Whether approval of the special exception will be detrimental to the public welfare, to the neighborhood or to the adjacent properties.

The proposed second story addition and dormers would not be detrimental to the public welfare. However, the neighbors and adjacent properties would

be impacted by the loss of a contributing structure in the Rosemont National Register District.

- 2) 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.

As proposed, the second story addition and dormers would preserve the light and air to the rear yards of the adjacent properties. The applicants wish to preserve the open space on the lot and maintain the openness in the rear yards on West Maple Street. There would be no impacts to traffic or public safety.

- 3) Whether approval of the special exception will alter the essential character of the area or zone.

The rest of this block on West Maple is developed with one and one-half, two, and two and one-half story dwellings. The applicants believe the proposed construction of a second story addition would create a more homogenous look on the block. While the second story addition would be consistent with the development pattern in the neighborhood, it would modify the historic character and massing of the contributing bungalow. While the character of the subject property would be significantly altered, the proposed construction would not be unlike many other second story additions in the area and would be harmonious with the surrounding buildings. The architectural detailing including the shed dormer, the variation in the siding's reveal, and the use of stickwork in the gables is generally in keeping with the Bungalow style.

- 4) Whether the proposal will be compatible with the development in the surrounding neighborhood.

The proposed construction would be consistent with other second story additions in the neighborhood.

- 5) 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.

The applicants did explore the option of constructing a rear addition without the need of a special exception or variance, but found that the proposed second story addition better met their needs to have the bedrooms located on the second floor, preserve valuable open space in the rear yard and reduce construction cost, time and potential impact to neighbors.

VIII. Staff Analysis and Conclusion

Neighborhood Impact

An inspection of the surrounding neighborhood revealed that many homes are two stories. The second story addition and dormers would be compatible with the mass and height of other homes in the neighborhood. However, as proposed the addition would change the character of the historic bungalow to the point where the building's status as a contributing structure in the Rosemont National Register Historic District would likely be eliminated. Incremental losses of contributing structures over the years could lead to the removal of the district from the State and National Registers.

Light and Air

The adjacent properties to the east and west all have open rear yards, similar to the subject property. By proposing to construct a second story above the existing dwelling, it is unlikely that light or air to adjacent rear yards would be negatively impacted. The applicants wish to preserve the development pattern of open rear yards.

Lot Constraints

While the lot meets the R-5 zone requirements for lot area, width and frontage, the placement of the existing dwelling on the lot restricts the applicant's ability to build in line with the existing east building wall without the need for approval by the Board. If the dwelling was more centrally located on the lot, it is likely no variance or special exception would be required.

Alternatives

While there are alternatives that would better preserve the historic integrity of the dwelling, such as a rear addition, they do not meet the needs of clients and could greatly reduce open space on the lot and the potentially negatively impact light and air to adjacent properties.

Staff Conclusion

While staff is concerned about the loss of a contributing structure in the Rosemont National Register Historic District, the proposed second story addition would be consistent with the development pattern in the neighborhood, would preserve the light and air to the adjacent property, and would maintain the existing open space on the subject property. Staff believes the application meets the criteria for a special exception and **recommends approval** of the request.

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:

- R-1 The building permit must be approved and issued prior to the issuance of any permit for demolition. (T&ES)
- R-2 Applicant shall be responsible for repairs to the adjacent city right-of-way if damaged during construction activity. (T&ES)
- R-3 No permanent structure may be constructed over any existing private and/or public utility easements. It is the responsibility of the applicant to identify any and all existing easements on the plan. (T&ES)
- F-1 Previously reviewed under BAR2012-00001 (TES)
- F-2 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)
- C-1 The applicant shall comply with the City of Alexandria's Solid Waste Control, Title 5, Chapter 1, which sets forth the requirements for the recycling of materials (Sec. 5-1-99). (T&ES)
- C-2 The applicant shall comply with the City of Alexandria's Noise Control Code, Title 11, Chapter 5, which sets the maximum permissible noise level as measured at the property line. (T&ES)
- C-3 Roof, surface and sub-surface drains be connected to the public storm sewer system, if available, by continuous underground pipe. Where storm sewer is not available applicant must provide a design to mitigate impact of stormwater drainage onto adjacent properties and to the satisfaction of the Director of Transportation & Environmental Services. (Sec.5-6-224) (T&ES)
- C-4 All secondary utilities serving this site shall be placed underground. (Sec. 5-3-3) (T&ES)
- C-5 Any work within the right-of-way requires a separate permit from T&ES. (Sec. 5-2) (T&ES)

Code Administration:

No comments received.

Recreation (Arborist):

No comments received.

Historic Alexandria (Archaeology):

F-1 There is low potential for significant archaeological resources to be disturbed by this project. No archaeological action is required.

Historic Preservation

The existing one story, wood frame, side gable, Craftsman Bungalow style dwelling at 7 West Maple Street is a contributing structure to the Rosemont National Register Historic District. The five-bay dwelling currently has a two-bay front gable entrance porch with battered half columns. Upon evaluation of the proposal, preservation staff believes that the proposed demolition of the existing roof structure and the increase in the building height would compromise the historic integrity of the historic resource and ultimately it's contributing status in the National Register historic district.

However, staff finds the design's architectural detailing including the shed dormer, the variation in the siding's reveal, and the use of stickwork in the gables is generally in keeping with the Bungalow style.



APPLICATION BOARD OF ZONING APPEALS

SPECIAL EXCEPTION FOR ADDITIONS

Section of zoning ordinance from which request for special exception is made:
Sec. 3-406 (A) (2) - minimum side yard of seven feet (:3 ratio) on each side.
Only the west side now complies (East side is 3.9' from property line, needing a
special exception of 3.1 feet from required side yard.)

PART A

1. Applicant: ☒ Owner ☐ Contract Purchaser ☐ Agent

Name Pluvia Zuniga and Julien Reynaud

Address 7 West Maple Street

Alexandria, VA 22301

Daytime Phone 703- 836-8437

Email Address dimondadams@comcast.net

2. Property Location Lot 4 Blk 18 Sec 3 Rosemont

3. Assessment Map # 053 Block 03 Lot 10 Zone 16

4. Legal Property Owner Name Lara Pluvia & Julien Pierre Reynaud

Address 7 West Maple Street

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 Pluvia Zuniga/Julien Reynaud		
² Pluvia Zuniga/Julien Reynaud		
³ Pluvia Zuniga/Julien Reynaud		

2. Property. State the name, address and percent of ownership of any person or entity owning an interest in the property located at 7 West Maple Street, Alexandria, VA 22301 (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 Pluvia Zuniga/Julien Reynaud	7 West Maple Street	100%
² Pluvia Zuniga/Julien Reynaud		
³ Pluvia Zuniga/Julien Reynaud		

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 Pluvia Zuniga/Julien Reynaud		
² Pluvia Zuniga/Julien Reynaud		
³ Pluvia Zuniga/Julien Reynaud		

NOTE: Business or financial relationships of the type described in Section 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.

11.24.14

Date

Stephanie Dimond

Printed Name



Signature

5. Describe request briefly:

Applicant is requesting approval to add a second story to their existing house
and a rear deck aligning with the house with a shallow awning. The current
house has one non-complying elevation (East) which is 3.9 feet from the east
property line with a required setback of 7'0.

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 notices 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:

Stephanie Dimond

Print Name

703-836-8437

Telephone


Signature

11.24.14

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.

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.**

We would be able to place the second story directly on top of the first.

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

No, it will not impact it negatively in any way. It will make the subject property more similar to the neighbor's than it currently is.

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

Because the existing house is already almost as tall as the house to the East, the second story won't affect the light and air. On the West side, there will be no impact whatsoever.

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

The majority of the houses on this block are two story. Only two houses are one story. By making this one a two story, it will closer resemble the other houses on the street.

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

There are many framed and wood sided houses in the neighborhood, so we will match those in construction.

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

We considered adding on to first floor only but this uses up too much of the open space and would be out of character for the neighborhood. We also considered offsetting the second story the needed 3.1 feet but the result was unwieldy and awkward. After looking at all options, placing a second story over the first is the most logical, cost-effective and neighborhood-friendly option.

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.

The next door neighbor has no objection.



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 7 W. MAPLE ST. Zone R-5
 A2. 16000 x .45 = 2700 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	972.55	Basement**	972.55
First Floor <i>side porch</i>	1789.95	Stairways**	57.75
Second Floor <i>attic</i>	972.55	Mechanical**	
Third Floor		Porch/ Garage**	165
Porches/ Other	1165	Attic less than 5**	972.55
Total Gross *	3100	Total Exclusions	2167.85

B1. Existing Gross Floor Area *
3100 Sq. Ft.
 B2. Allowable Floor Exclusions**
2167.85 Sq. Ft.
 B3. Existing Floor Area minus
 Exclusions 932.15 Sq. Ft.
 (subtract B2 from B1)

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

Proposed Gross Area *		Allowable Exclusions	
Basement		Basement**	
First Floor <i>overhang</i>	72.27	Stairways**	57.75
Second Floor	1044.82	Mechanical**	
Third Floor <i>ATTIC</i>	972.55	Porch/ Garage**	
Porches/ Other		Attic less than 5**	972.55
Total Gross *	2089.64	Total Exclusions	1030.3

C1. Proposed Gross Floor Area *
2089.64 Sq. Ft.
 C2. Allowable Floor Exclusions**
1030.3 Sq. Ft.
 C3. Proposed Floor Area minus
 Exclusions 1059.34 Sq. Ft.
 (subtract C2 from C1)

D. Existing + Proposed Floor Area

D1. Total Floor Area (add B3 and C3) 1991.49 Sq. Ft.
 D2. Total Floor Area Allowed by Zone (A2) 2700 Sq. Ft.

(SHED

*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	N/A
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: Stu R D'16

Date: 1.22.15

Reynaud Residence
7 West Maple Street

Special Exception Request,
BZA Hearing: February 12, 2015 Hearing

The applicant is requesting relief from the side yard setback on the East side of the property to align a new second story wall with the existing first and partial second story walls. This would allow for the construction of a new second story over the existing first floor that would accommodate 3 bedrooms and 2 baths. The existing house has two first floor bedrooms and a single bath.

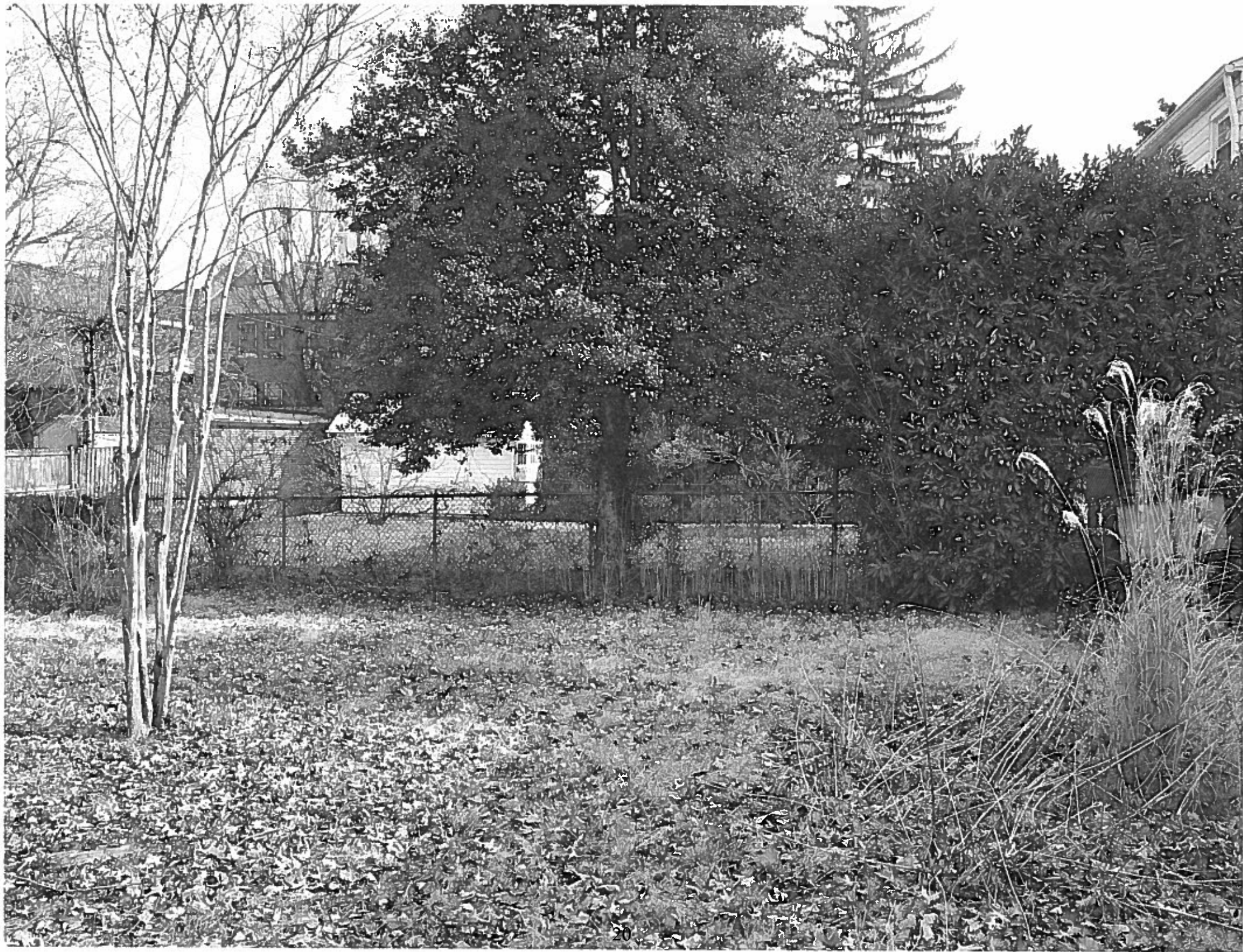
During the design process, it became apparent that building over the first floor is the preferred design option as opposed to building a rear addition for several reasons. Building over the first floor is both logical and far more cost effective for the owners. A second story would create a more homogenous look on this block, as number 7 is the only house on both sides of the street that consists of only one story. It is also the only house where the main bedrooms are on the first floor. Most important, this house is one of four contiguous properties having no rear addition. This fact allows for a large expanse of open yards that are shared by all of these houses. The fifth house to the West of this group has only a very small rear addition, so the sensation of open space is really for five properties: 3, 5, 7, 9, and 11 West Maple Street. Since number 7 is in the middle of this group, placing an addition at the rear of the existing structure would bifurcate the open space that is currently shared by all of the properties, significantly reducing what has become a favorite view and useful yard space for the owners of number 7. As most properties on both sides of this particular block have low chain link fences along their property lines, the sense of open space is particularly of note on this block and the open space is both real and visual for all of the owners, as well as for the abutting properties along West Walnut Street, which backs up to those on Maple. This neighborhood is a family area and children typically play in the rear yards. This is also true for the applicants.

Having spoken to the most affected neighbors, not only would retaining the open space be preferred by them, but by building on top of the existing structure, the extent of construction would also be reduced, as there would be no foundation work. This would eliminate the most disruptive and messiest aspect of construction: the digging and moving of dirt. This would result in shortening the time necessary to complete the project and as a result, it would shorten the time that neighbors would be subjected to the general associated noise and inconvenience of construction.

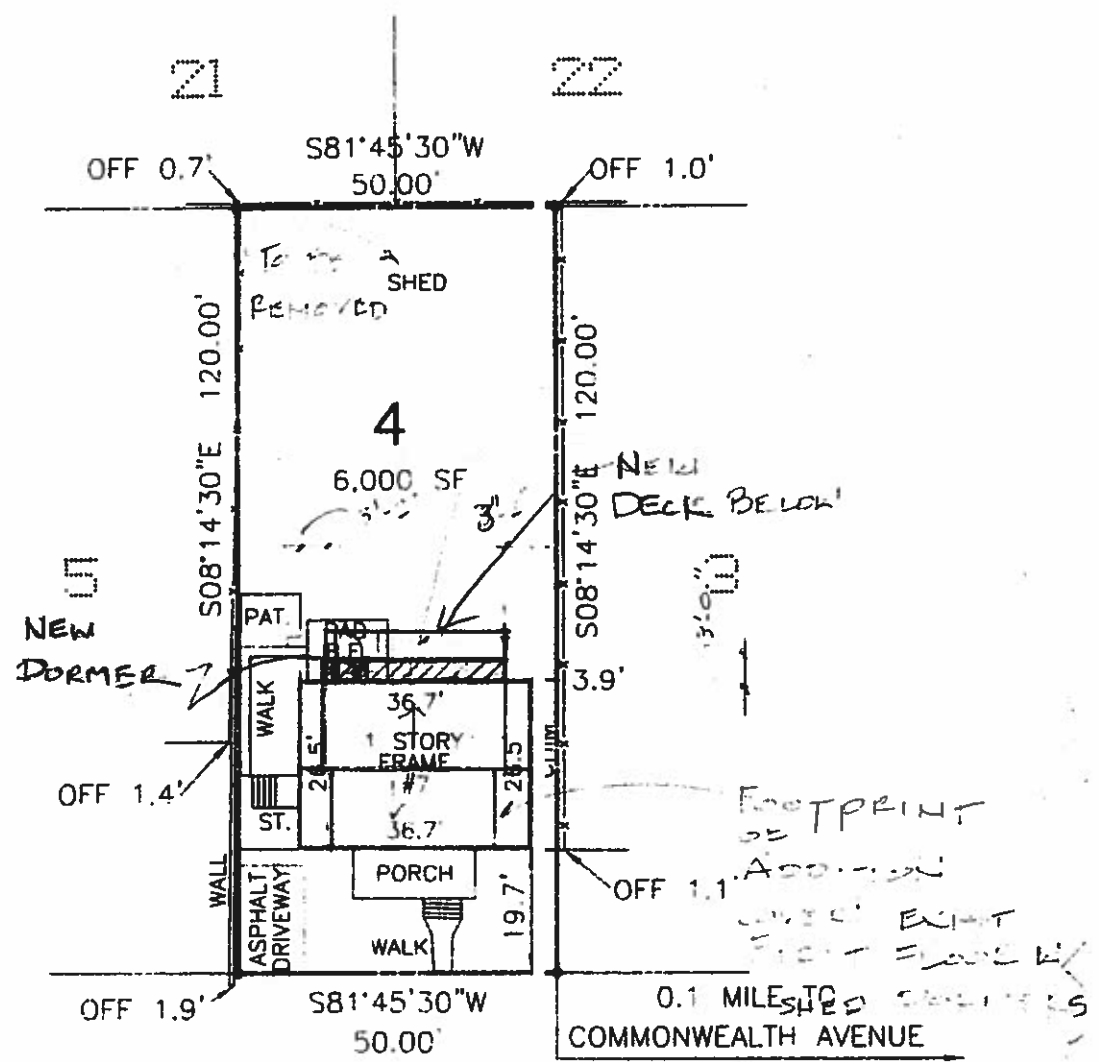
For these reasons, the applicant is requesting the Special Exception to create a second story space and believes that this is by far the most reasonable location for an addition allowing a family to remain in their home.











7 WEST MAPLE STREET
R/W VARIES

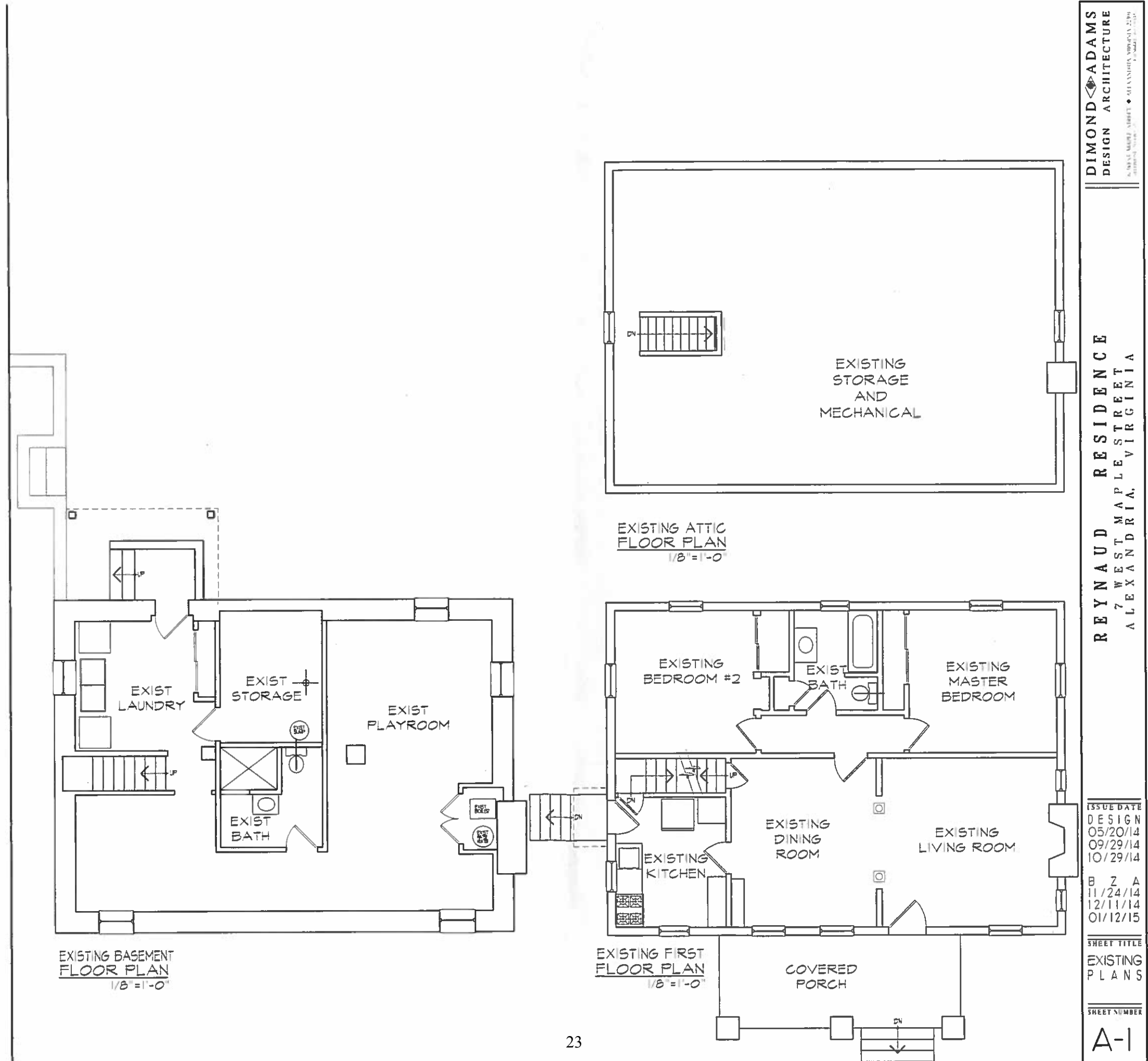
REYNAUD Plat

PLAT
SHOWING HOUSE LOCATION ON
LOT 4 BLOCK 18 SECTION 3
ROSEMONT
CITY OF ALEXANDRIA, VIRGINIA
SCALE: 1" = 30' MAY 11, 2012

CASE NAME: BOYCE-REYNAUD/LARA		GRAPHIC SCALE 0 30 60
	BY PROVISIONS OF THE VIRGINIA CODE: NO CORNER MARKERS SET. BOUNDARY SURVEY NOT PERFORMED. PLAT SUBJECT TO RESTRICTIONS OF RECORD TITLE REPORT NOT FURNISHED.	
	I HEREBY CERTIFY THAT THE POSITIONS OF ALL THE EXISTING IMPROVEMENTS HAVE BEEN CAREFULLY ESTABLISHED BY A CURRENT FIELD SURVEY, AND UNLESS OTHERWISE SHOWN, THERE ARE NO VISIBLE ENCROACHMENTS.	
	REQUESTED BY: BAYER & KAUFMAN, LLP	
ALEXANDRIA SURVEYS, LLC 949 PENDER DRIVE, STE #105 FAIRFAX, VIRGINIA 22030 TEL. NO. 703-660-6615 FAX NO. 703-768-7764		

AA/15-G9

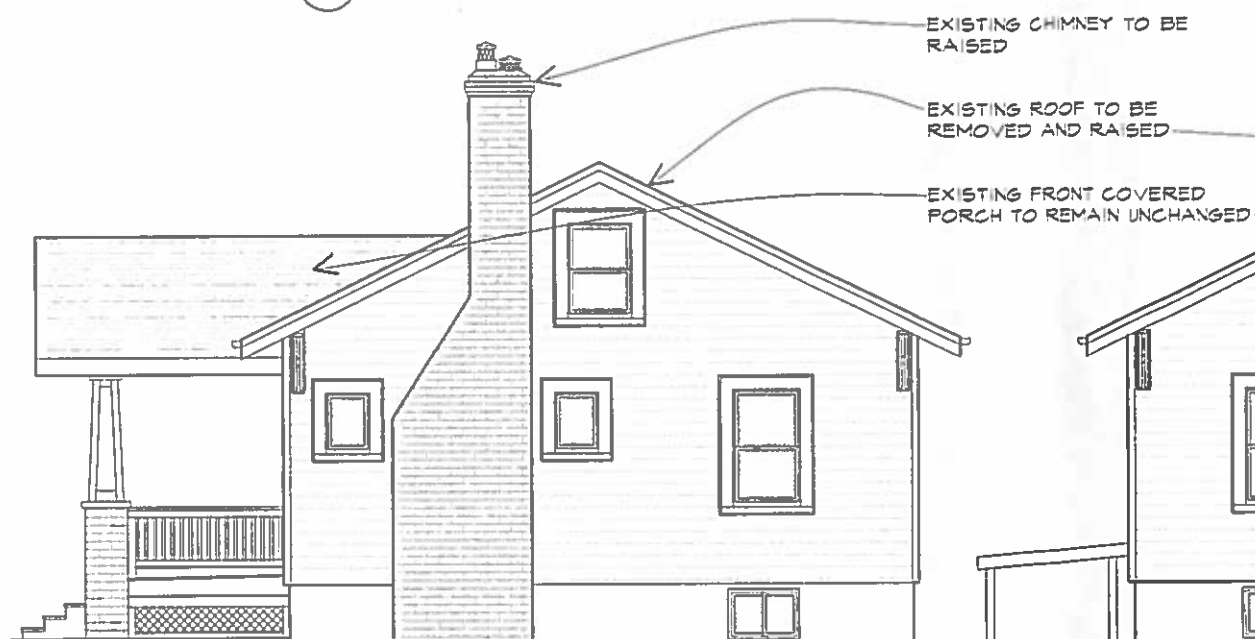
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Revision 1.15.15



(A) EXISTING FRONT SOUTH ELEVATION
1/8"=1'-0"



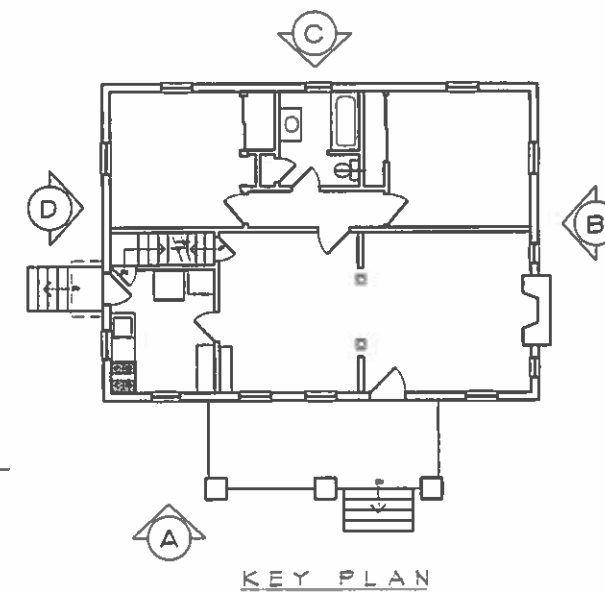
(B) EXISTING SIDE EAST ELEVATION
1/8"=1'-0"



(D) EXISTING SIDE WEST ELEVATION
1/8"=1'-0"



(C) EXISTING REAR NORTH ELEVATION



KEY PLAN

DIMOND & ADAMS
DESIGN ARCHITECTURE
9011 WARD STREET • ALEXANDRIA, VIRGINIA 22304
(703) 746-1111

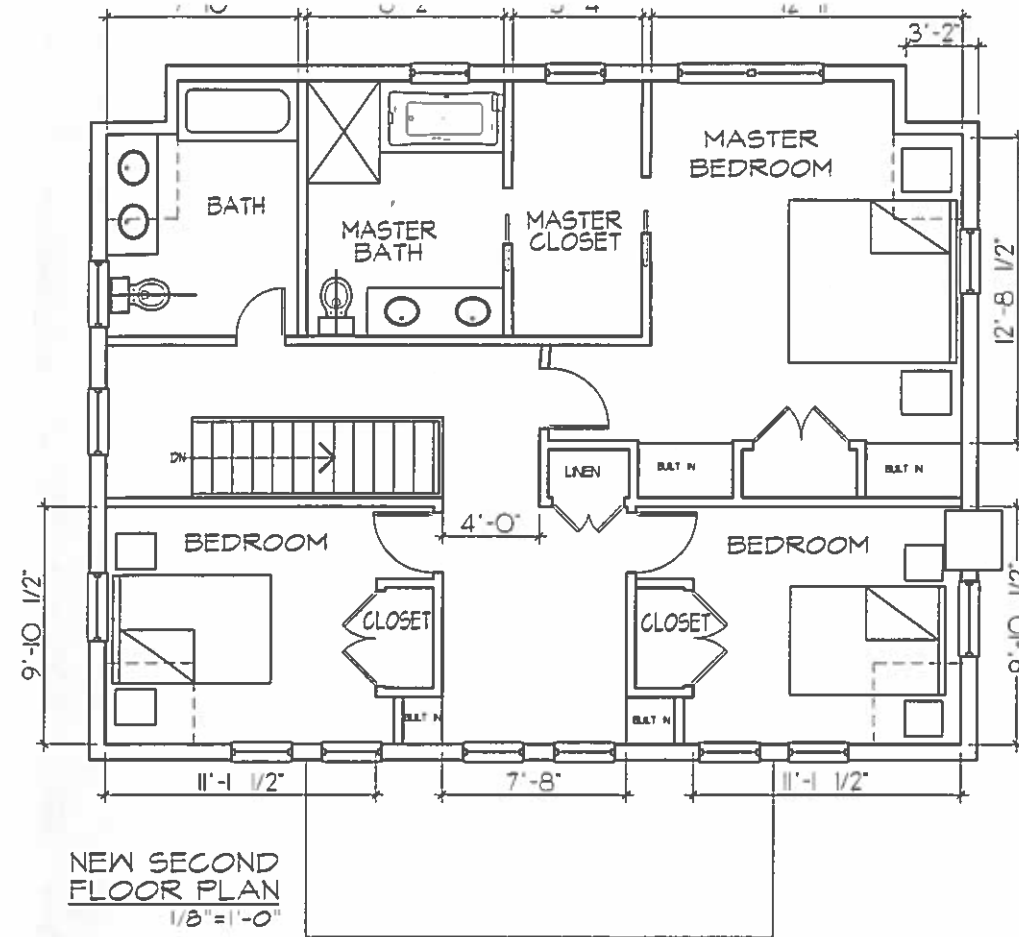
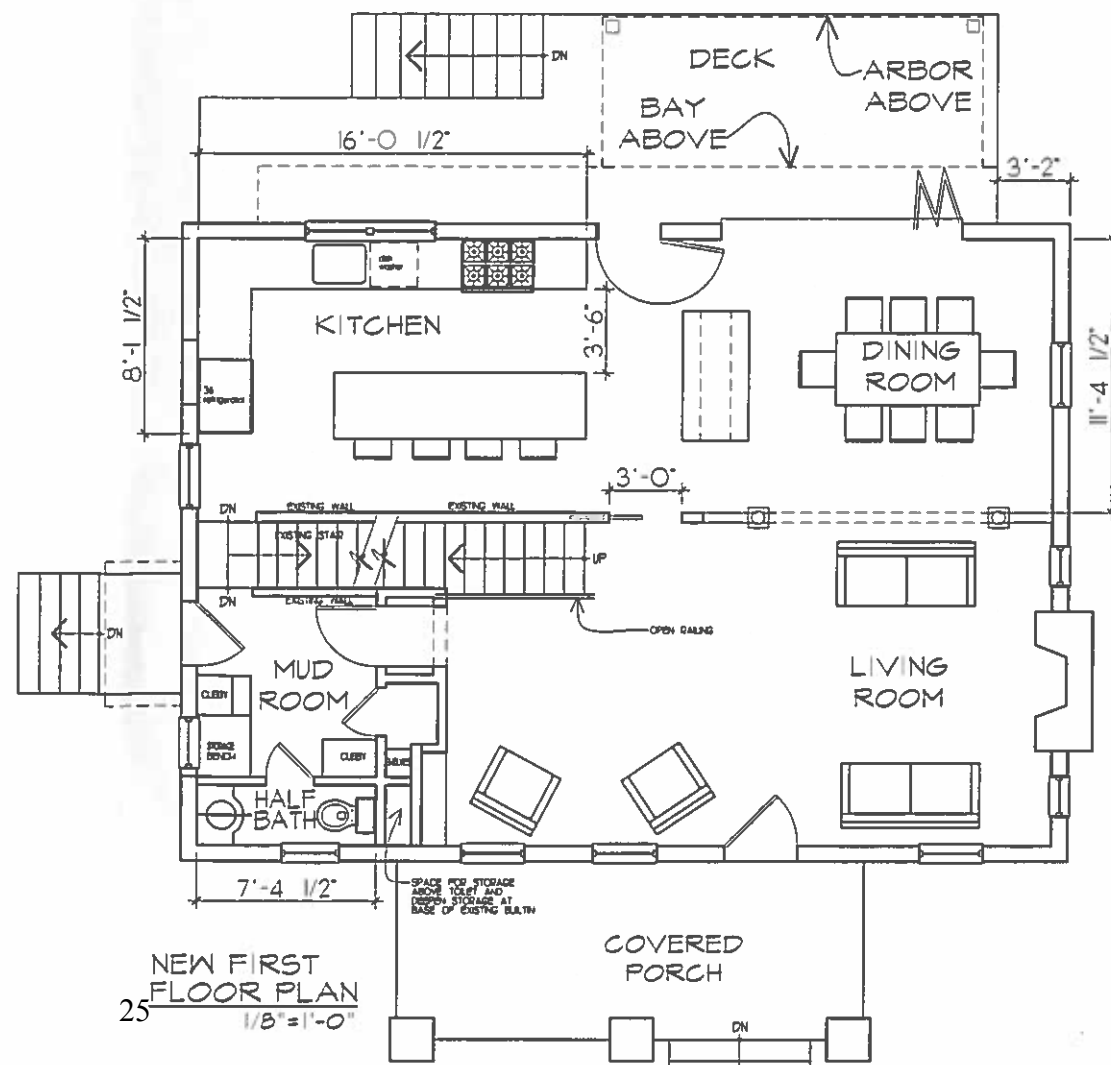
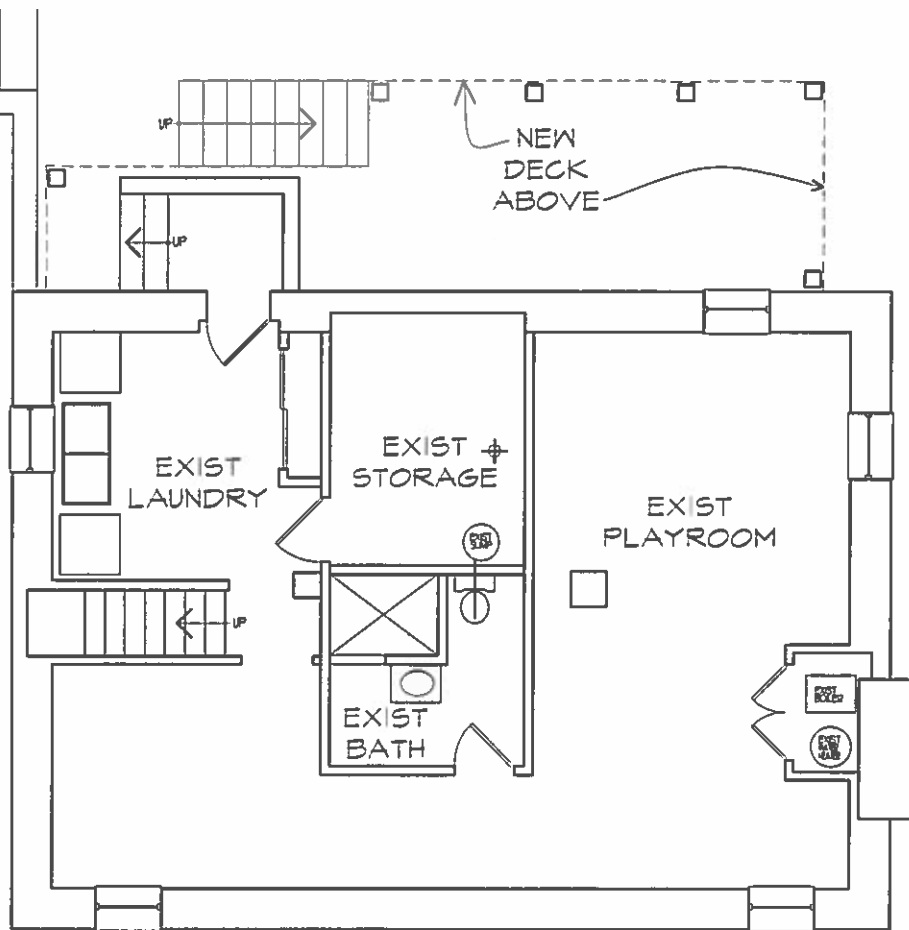
REYNAUD RESIDENCE
7 WEST MAPLE STREET
ALEXANDRIA, VIRGINIA

ISSUE DATE
DESIGN
05/20/14
09/29/14
10/29/14
B Z A
11/24/14
12/11/14
01/12/15

SHEET TITLE
EXISTING
ELEVATIONS

SHEET NUMBER

A-2



DIMOND ADAMS
DESIGN ARCHITECTURE
8 WEST MAPLE STREET • ALEXANDRIA, VIRGINIA 22304
(703) 544-1111

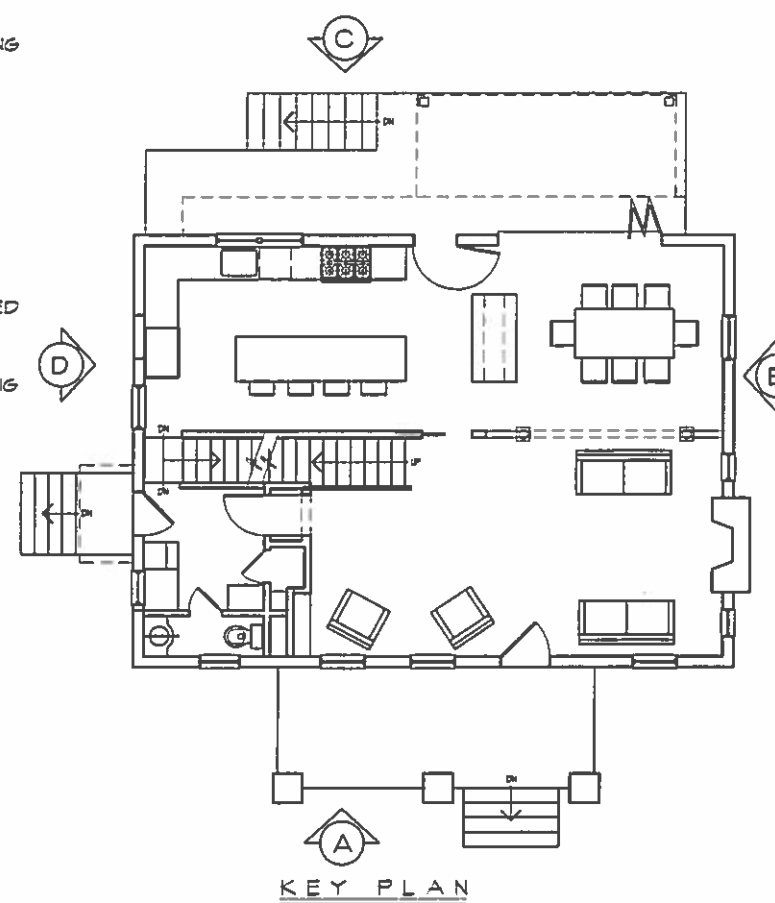
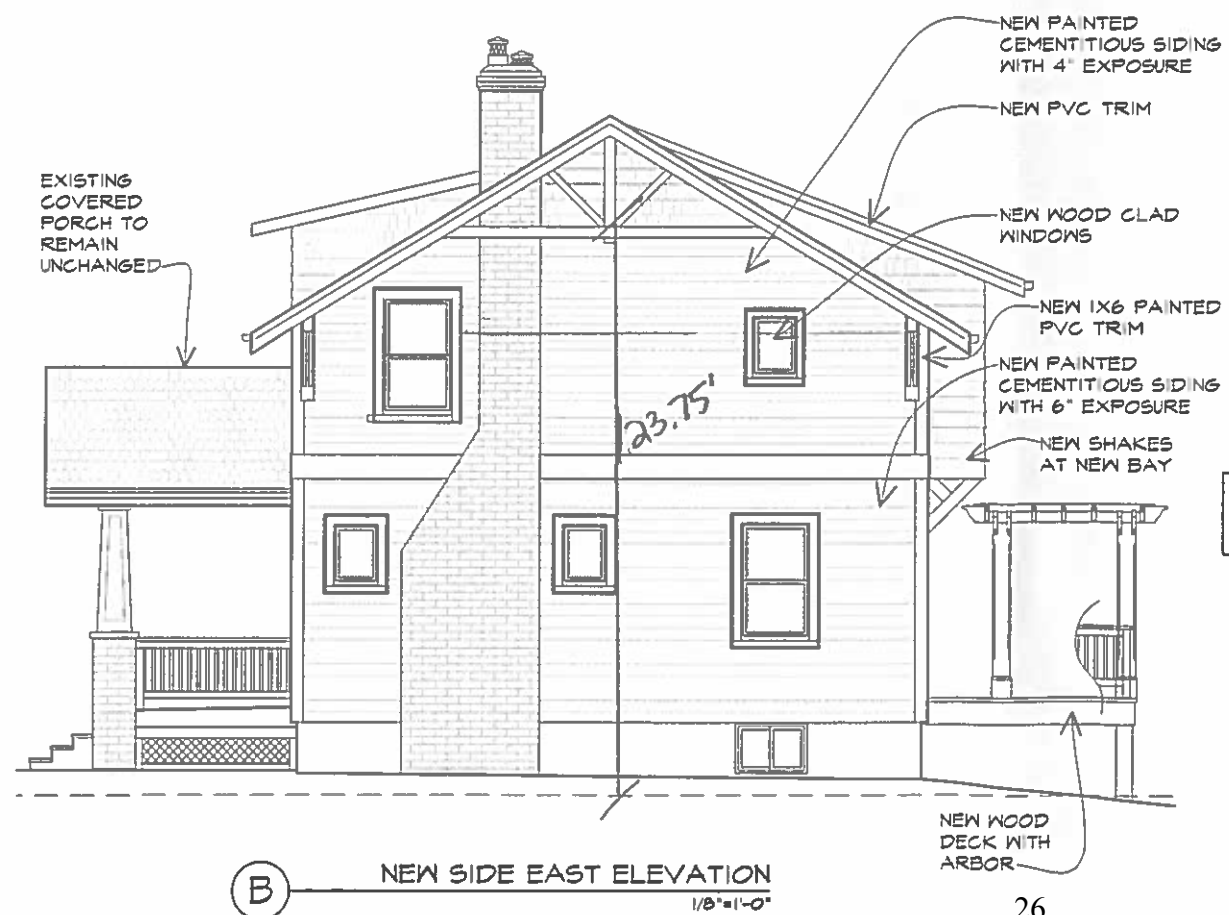
REYNAUD RESIDENCE
7 WEST MAPLE STREET
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01/16/15

SHEET TITLE
NEW
PLANS

SHEET NUMBER

A-3



DIMOND & ADAMS
DESIGN ARCHITECTURE
10101 MAPLE STREET • ALEXANDRIA, VIRGINIA 22304-1111
TEL: 703.746.1111 FAX: 703.746.1112

REYNAUD RESIDENCE
7 WEST MAPLE STREET
ALEXANDRIA, VIRGINIA

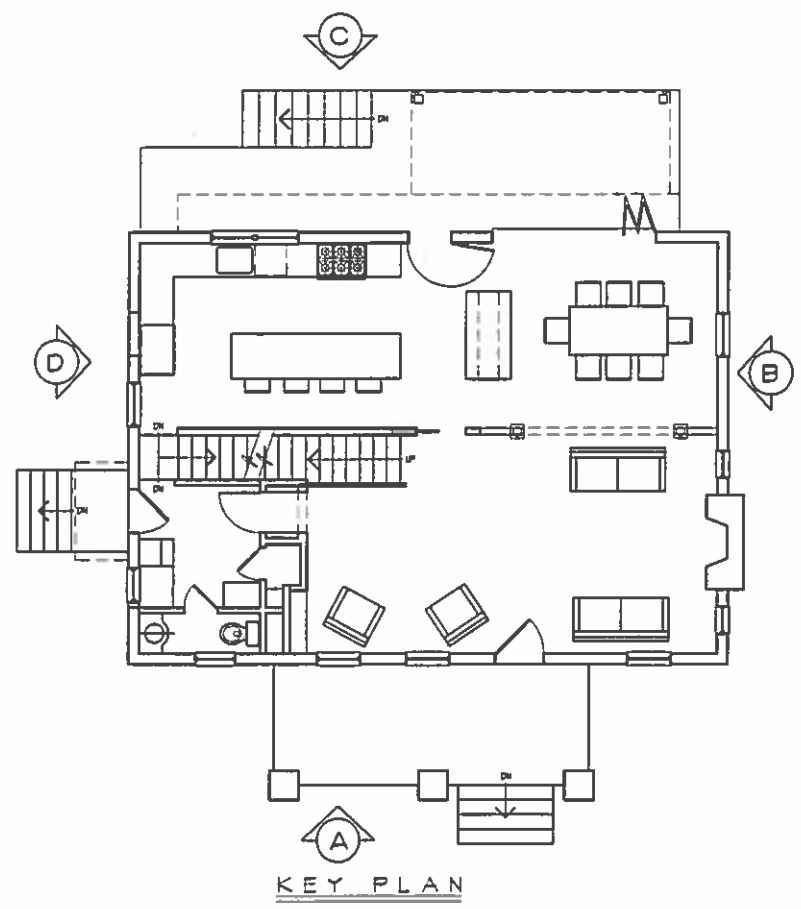
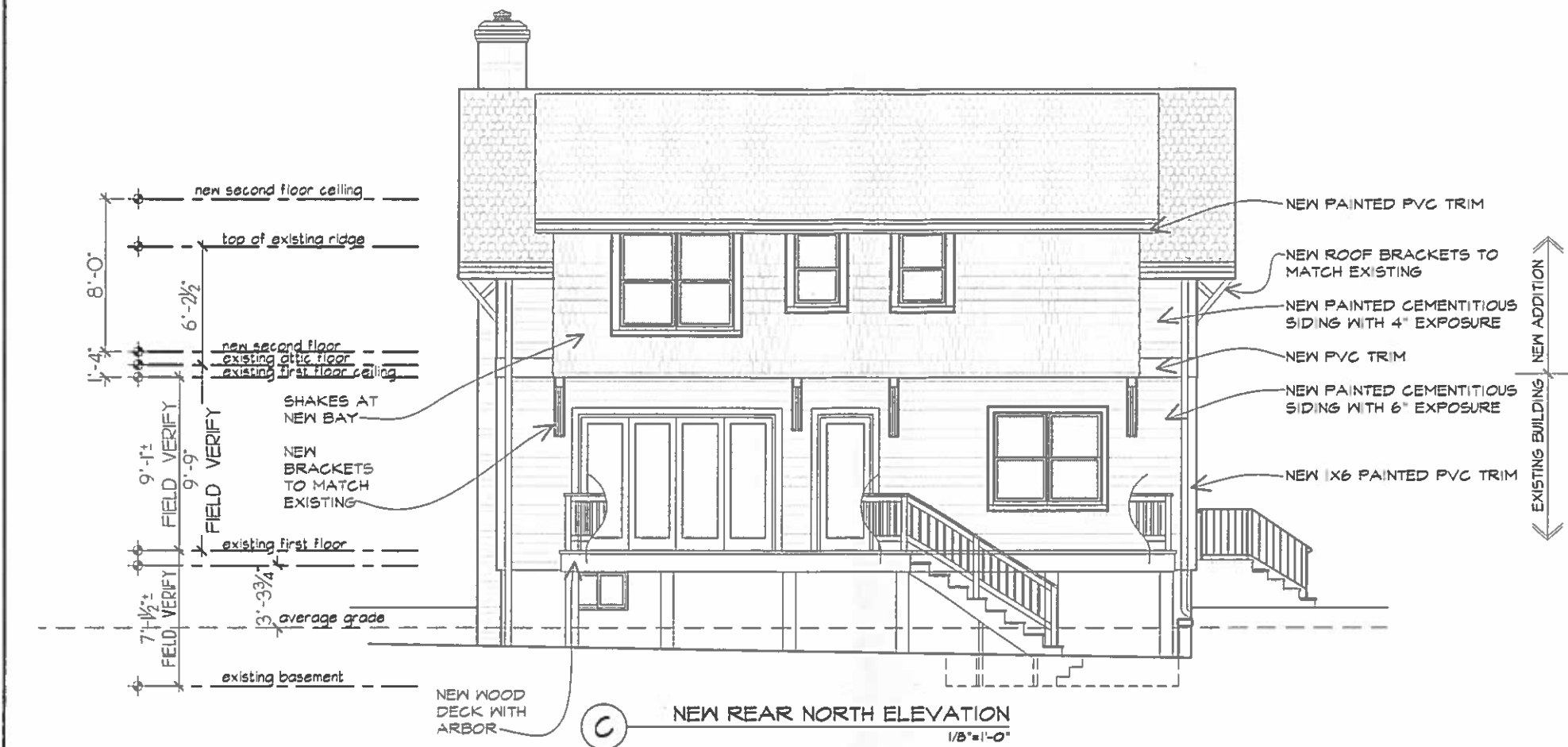
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SHEET TITLE
NEW ELEVATIONS

SHEET NUMBER

A-4

7.91



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01/16/15
SHEET TITLE
NEW ELEVATIONS
SHEET NUMBER
A-5