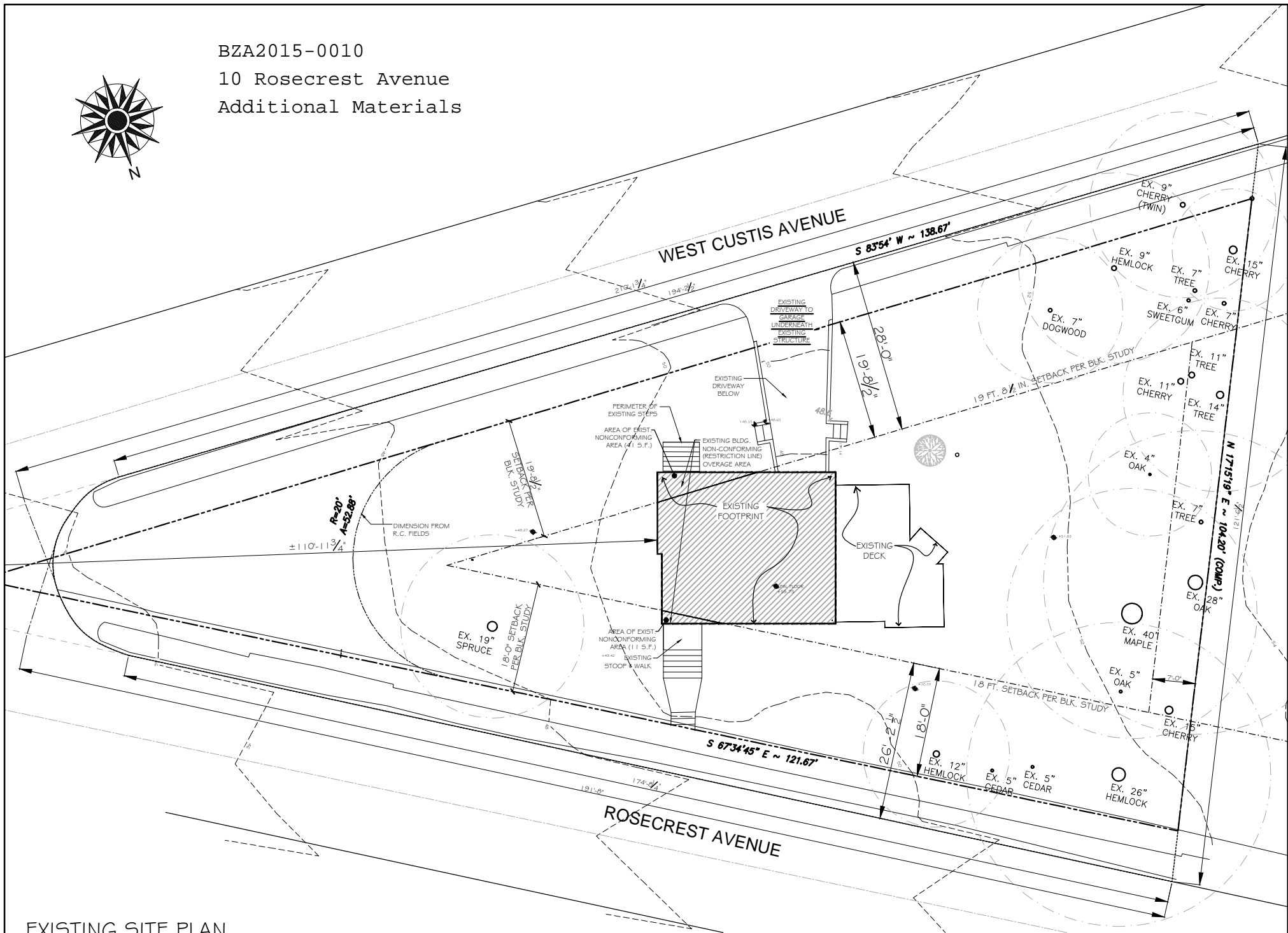
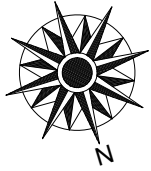


10 Rosecrest Avenue  
Additional Materials



SCALE: 1:20 (1" = 20'-0")

# Dimensions

A to B = 121' 6 1/2"

B to C = 174' 8 1/4"

B to D = 191' 8"

A to E = 194' 2 1/2"

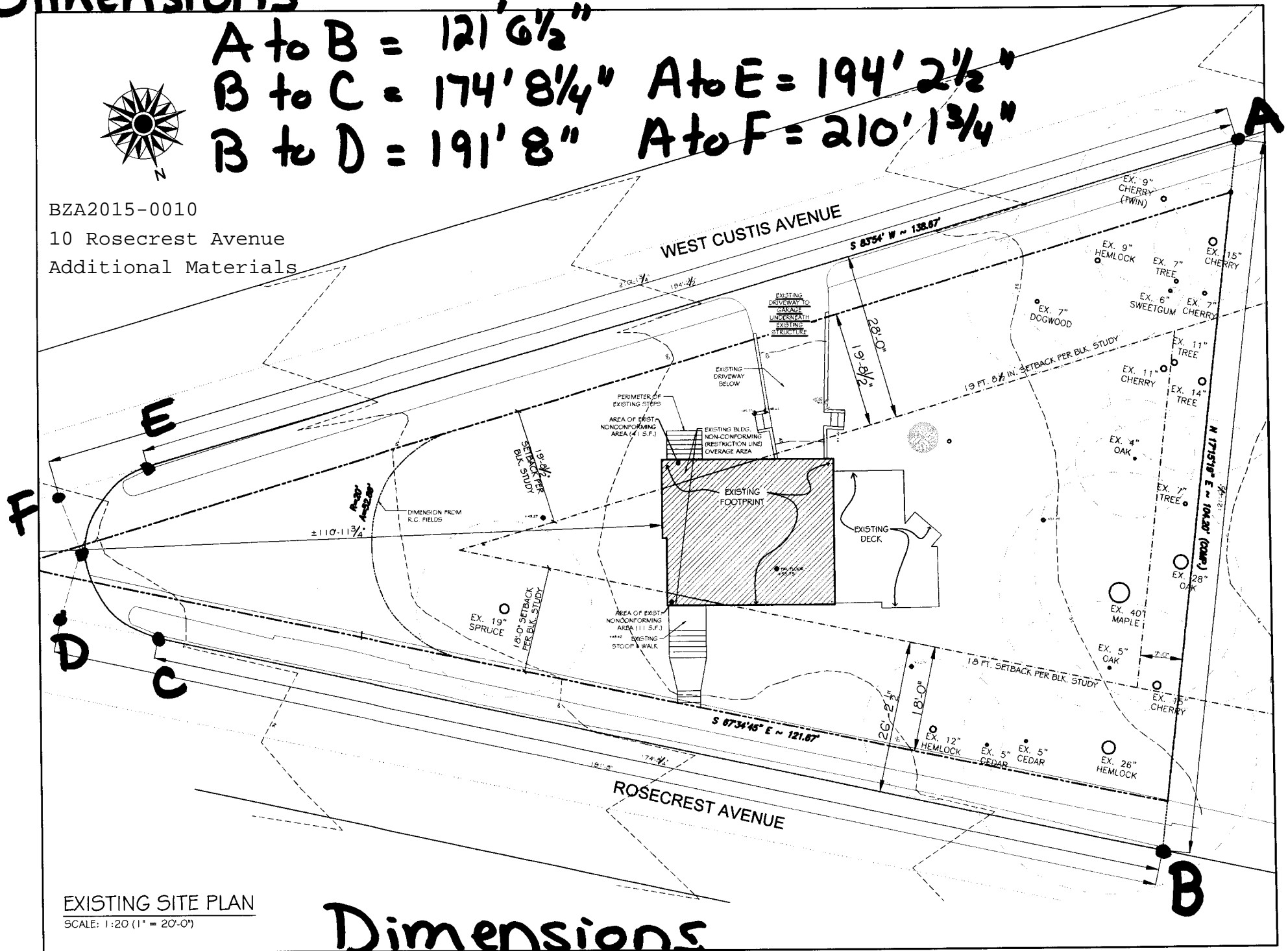
A to F = 210' 1 3/4"



BZA2015-0010

10 Rosecrest Avenue

Additional Materials



EXISTING SITE PLAN

SCALE: 1:20 (1" = 20'-0")

# Dimensions

BZA2015-0010  
10 Rosecrest Avenue  
Additional Materials

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**From:** Peter Leiberg  
**Sent:** Wednesday, December 09, 2015 4:36 PM  
**To:** Kristen Walentisch  
**Subject:** FW: 10 Rosecrest  
**Attachments:** Galles plat - setback areas vs by right areas.pdf; Galles - Site plan with variance square footage.pdf; H - Neighbor lots have more buildable area.pdf; H - Neighbor lots have more buildable area.pdf

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

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**From:** Kristen Galles [<mailto:kgalles@comcast.net>]  
**Sent:** Wednesday, December 09, 2015 2:33 PM  
**To:** Peter Leiberg  
**Cc:** Ballard, Seth; Swangin, Altaira  
**Subject:** 10 Rosecrest

Peter -

Attached is the proposed site plan with the requested variance square footage clearly identified. It is the information I sent you via email yesterday.

In order to better explain how the lot shape creates the hardship that makes it difficult to build on the lot, I looked up the neighbor lots, which are the long rectangles that are the norm in Del Ray. They are the 50 foot wide minimum of R-5 zoning. The lots on the Rosecrest side are all 6,000 square feet. The lots on the West Custis side are all 5750 square feet (except corner lot 4 West Custis). They are indeed uniform.

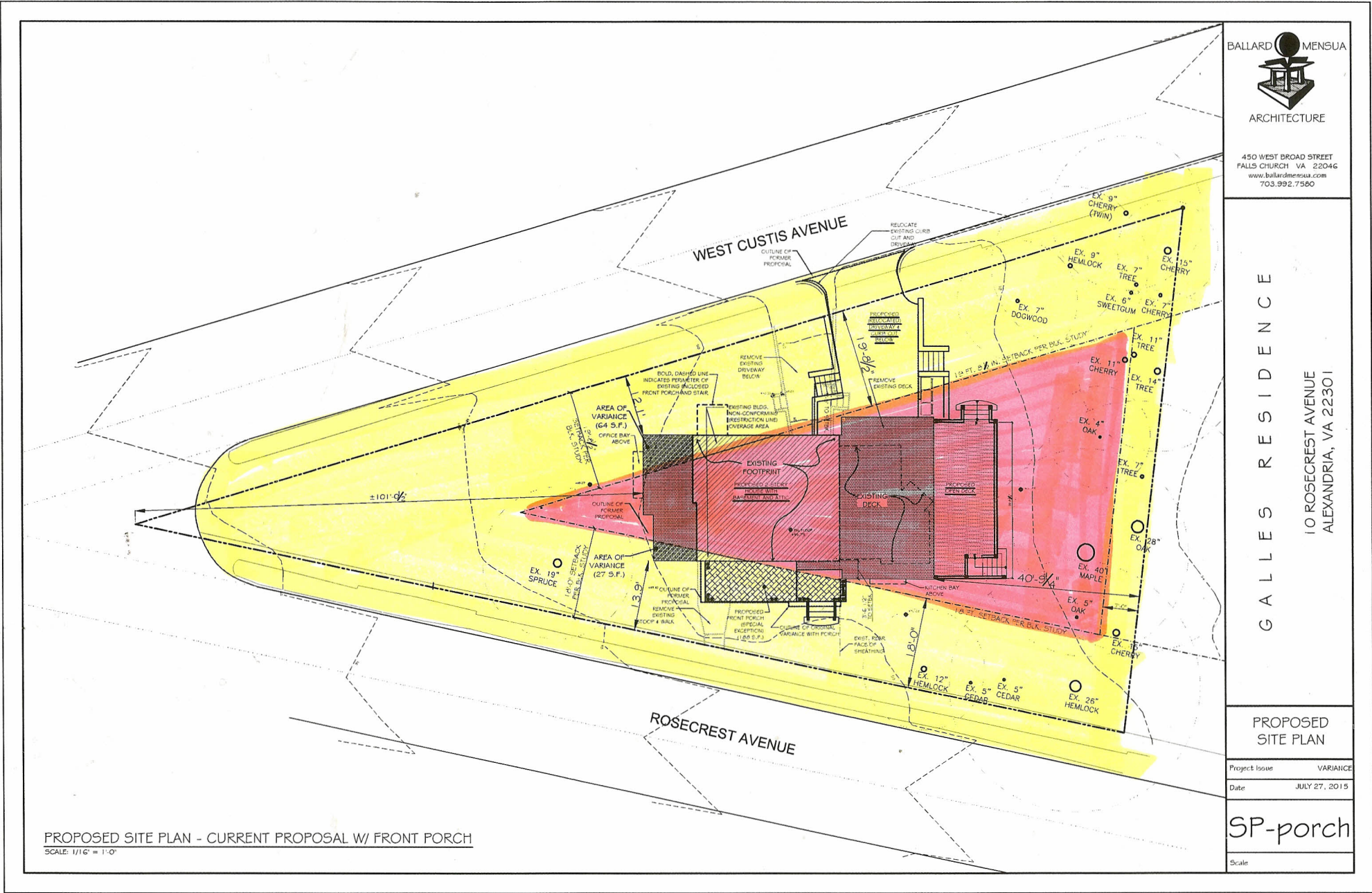
I drew up how the zoning rules would apply to these uniform lots. See attached.  
The West Custis lots include 53% buildable area.  
The Rosecrest lots include 54% buildable area.  
A generic R-5 minimum 5000 square foot lot would include 51% buildable area.

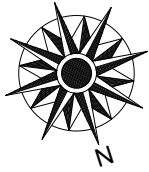
I can only build on 26% of my lot.... and must do so within a long, narrow triangle. Instead of a round peg in a square hole, I must put a square/rectangle in a triangle.

Thanks.

Kristen Galles

This email is intended to be confidential and may contain information protected by a legal privilege. If you receive this communication in error, please immediately destroy it and inform the sender of the error. Any erroneous receipt is not intended to waive any attorney-client, work-product, or other legal privilege. Thank you for your cooperation.



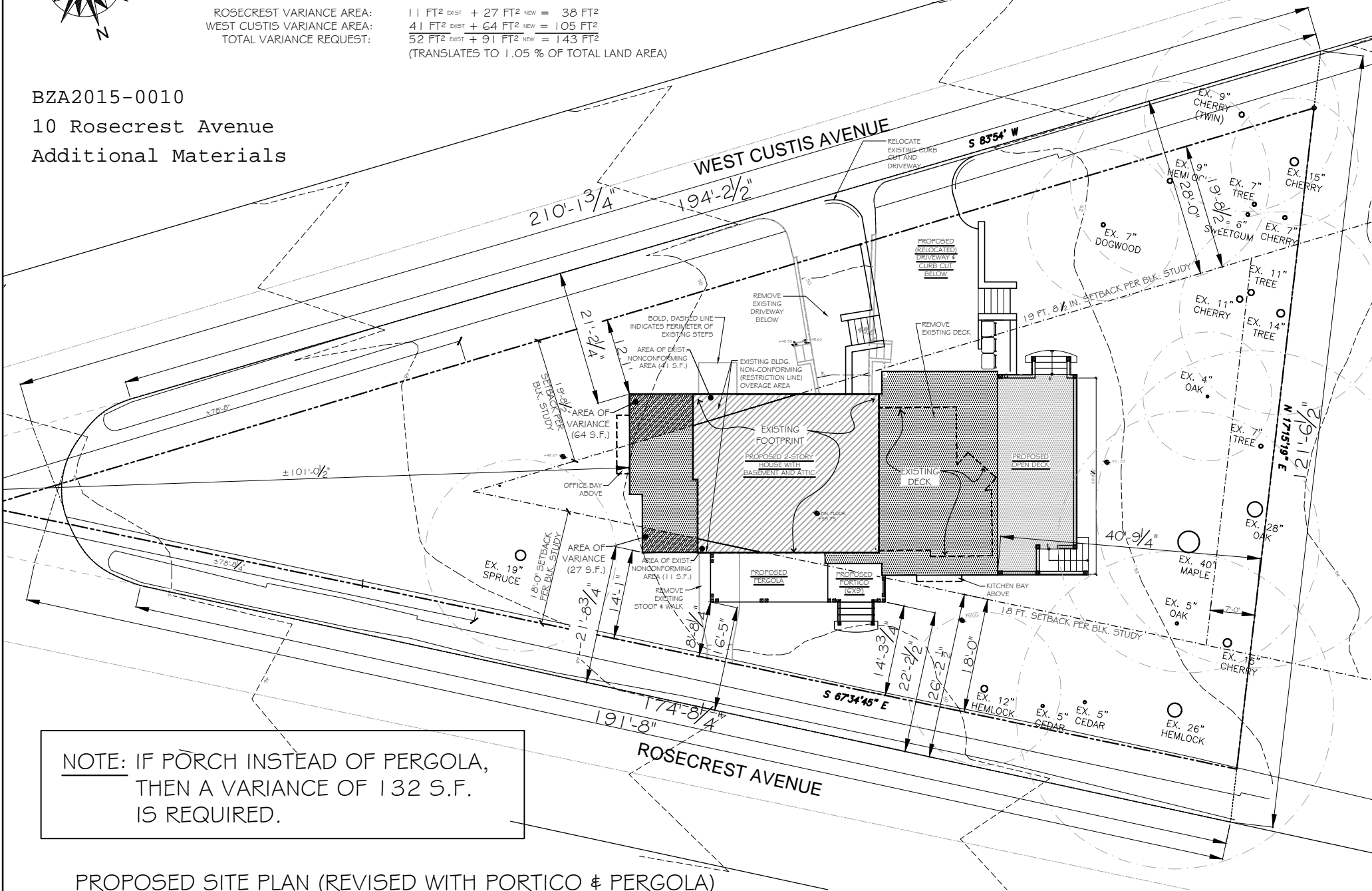


SQUARE FOOTAGE VALUES:  
TOTAL LOT AREA (TO CURB): 13,580 FT<sup>2</sup> (9,351 FT<sup>2</sup> TO PROPERTY LINE)  
BUILDABLE AREA: 3,564 FT<sup>2</sup> (INTERIOR PORTION, DOES NOT CROSS SETBACKS)  
NO-BUILD AREA: 10,016 FT<sup>2</sup> REMAINDER  
BUILDABLE AREA: 26 % OF TOTAL LOT AREA

ROSECREST VARIANCE AREA: 11 FT<sup>2</sup> EXIST + 27 FT<sup>2</sup> NEW = 38 FT<sup>2</sup>  
WEST CUSTIS VARIANCE AREA: 41 FT<sup>2</sup> EXIST + 64 FT<sup>2</sup> NEW = 105 FT<sup>2</sup>  
TOTAL VARIANCE REQUEST: 52 FT<sup>2</sup> EXIST + 91 FT<sup>2</sup> NEW = 143 FT<sup>2</sup>  
(TRANSLATES TO 1.05 % OF TOTAL LAND AREA)

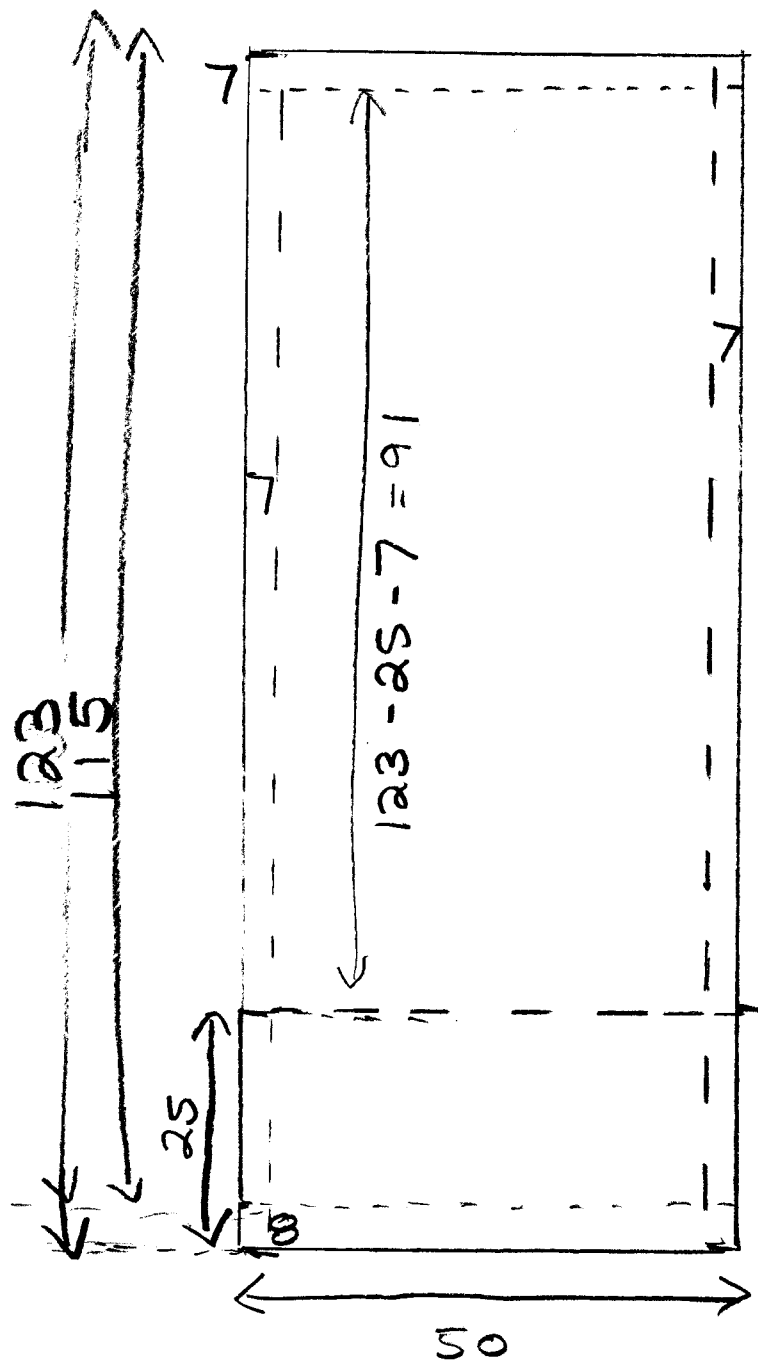
BZA2015-0010

10 Rosecrest Avenue  
Additional Materials



PROPOSED SITE PLAN (REVISED WITH PORTICO & PERGOLA)

SCALE: (1" = 20'-0")



West Custis lots  
5,750 ft<sup>2</sup>

Total Area = 6,150

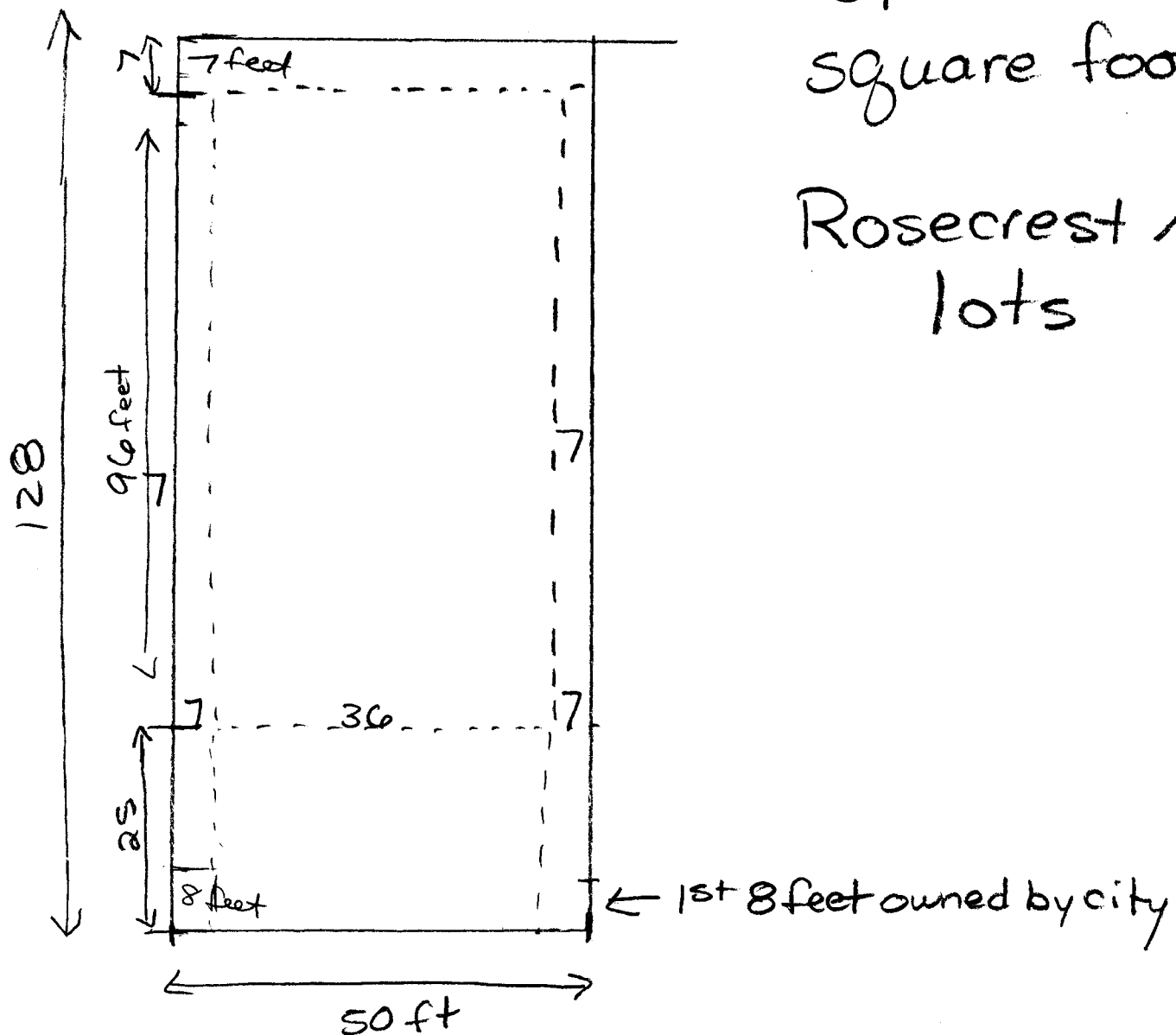
Total Lot = 5,750

Buildable =

$$36 \times 91 = 3,276$$

% Buildable = 53%

Galles% = 26%



6,000  
square foot lot

Rosecrest Ave  
lots

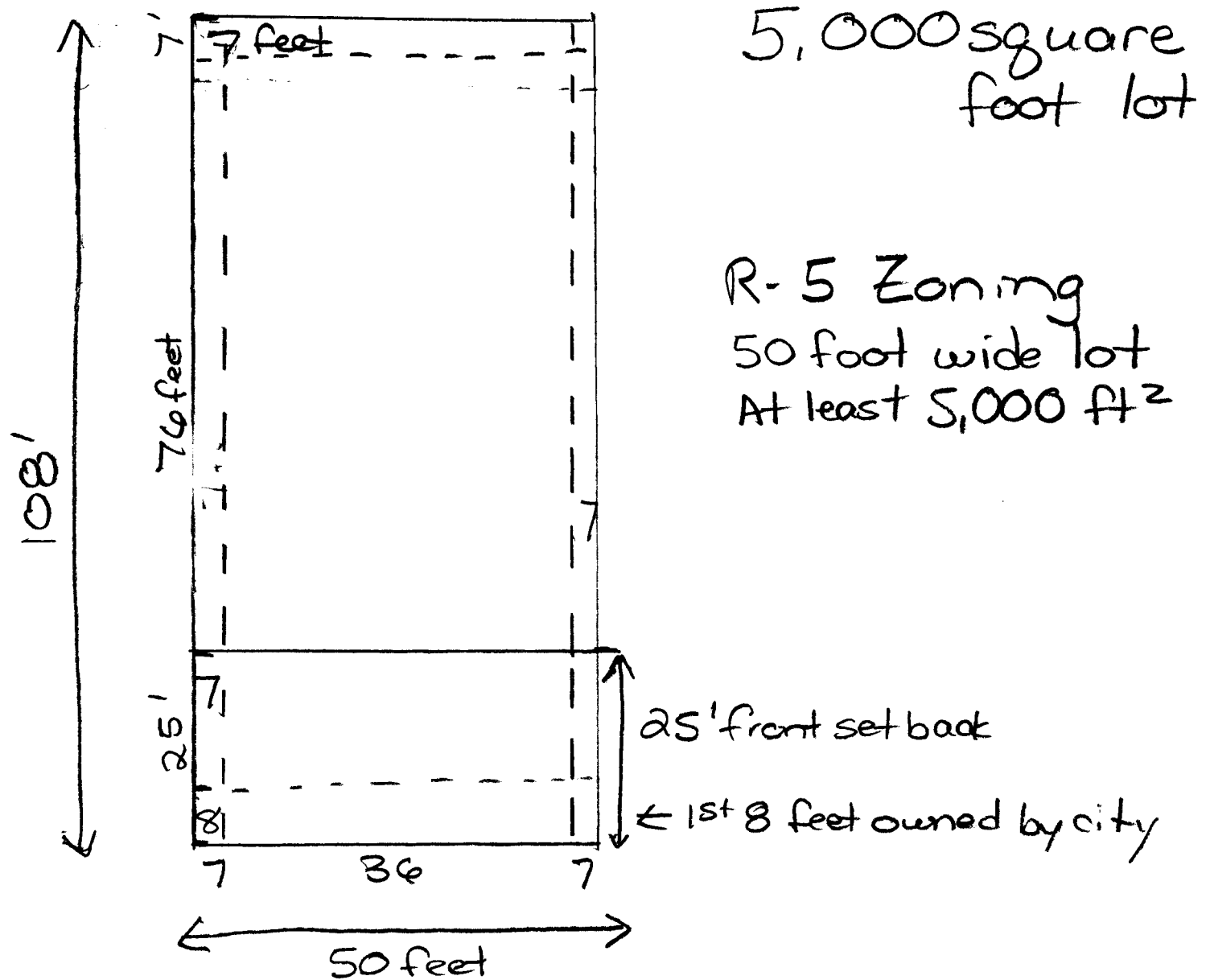
$$\text{Total Area} = 50 \times 128 = 6,400$$

$$\text{Total Lot} = 50 \times 120 = 6,000$$

$$\text{Buildable Area} = 36 \times 96 = 3,456$$

$$\% \text{ Buildable} = 54\%$$

$$\text{Galle buildable} = 26\%$$



$$\text{Total Area} = 50 \times 108 = 5,400$$

$$\text{Total Lot} = 50 \times 100 = 5,000$$

$$\text{Buildable Area} = 36 \times 76 = 2,736$$

$$\% \text{ Buildable Area} = 51\%$$

$$\text{Galles buildable} = 26\%$$