

Docket Item # 3
BZA Case #2016-0012
Board of Zoning Appeals
October 13, 2016

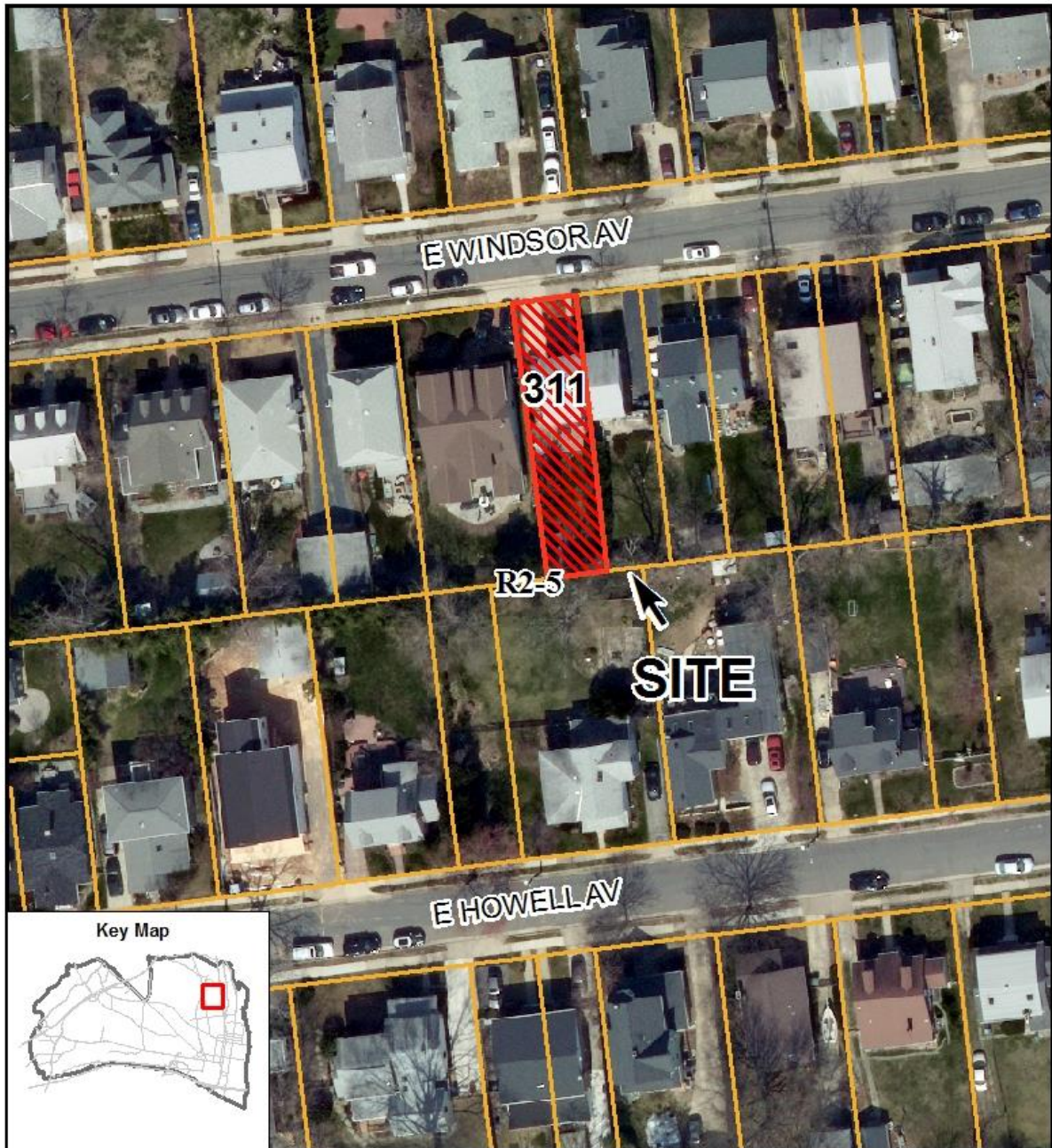
ADDRESS: 311A EAST WINDSOR AVENUE
ZONE: R-2-5/ SINGLE AND TWO-FAMILY ZONE
APPLICANT: JILLIAN E. D. PENNDORF, OWNER

ISSUE: Special exception to construct an addition within the required side yard.

CODE SECTION	SUBJECT	CODE REQMT	APPLICANT PROPOSES	REQUESTED EXCEPTION
3-506(A)(2)	Side Yard (east)	10.00 feet	9.10 feet	0.90 feet

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 with the following conditions it must comply with the code requirements under the department comments and the applicant must submit the following prior to the final inspection: a survey plat prepared by a licensed surveyor confirming building footprint, setbacks and building height compliance from average preconstruction grade. The special exception must also be recorded with the deed of the property in the City's Land Records Office prior to the release of the building permit.



BZA Case #2016-0012
311 East Windsor Avenue



I. Issue

The applicant proposes to construct a two-story addition in the rear of the existing dwelling in the required side yard at 311A East Windsor Avenue.

II. Background

The subject property is a semi-detached dwelling with the street address of 311A East Windsor Avenue. The property contains approximately 2,874 square feet of lot area. The subject property is considered to be a non-complying lot. Its two family semi-detached dwelling, however, is non-complying for side yard setback based on R-2-5 zone requirements.

R2-5 Zone	Requirement	Existing	Proposed
Lot Area	2,500 sq. ft.	2,874 sq. ft.	2,874 sq. ft.
Lot Width	37.50 ft.	35.00 ft.	35.00 ft.
Lot Frontage	37.50 ft.	35.00 ft.	35.00 ft.
Front Yard*	17.65 ft.	25.2 ft. (building wall)	25.2 ft. (building wall) 19.00 ft. (front porch)
Side Yard (east)	10.00 ft. (1:3 with 10.00 ft. min)	8.60 ft.	9.10 ft.
Building Height	Max: 25.00 ft.		
Net FAR	Max: 1,293 sq. ft. (.45)	764 sq. ft.	529 sq. ft.

*Measurement taken from curb face, not property line.

The lot is currently developed with a two-story semi-detached single-family dwelling located approximately 25.20 feet from the front property line, 0 feet from the west side property line and 8.60 feet from the east side property line. According to real estate records the residence was constructed in 1936.

III. Description

The applicant proposes to construct a two-story rear addition within the required side yard (east) at 311A East Windsor Avenue. The special exception will permit the construction of the addition to be located within the required side yard (east).

The proposed rear addition would measure approximately 18.50 feet by 15.37 feet. A complying front porch addition is also proposed that would measure approximately 13.20 feet by 6.33 feet. The total addition area would contain approximately 1,096 square feet of gross floor area. Approximately 567 square feet of the proposed gross floor area is allowed to be excluded from floor area ratio measurements because it would be in the basement or exempt front porch area. The proposed floor area is 529 square feet. Upon

completion of the work, the proposed project would fully build-out the maximum permitted floor area of 1,293 square feet. (Refer to attached FAR calculations.)

The addition would extend the existing floor plans and create a contiguous interior space on each floor. The addition extends the existing kitchen by approximately 14.41 feet and opens up to the outside patio on the first floor. On the second floor, it would add a third bedroom and bathroom. A new front porch is also being proposed in the scope of work. The porch measures approximately 13.20 feet by 6.33 feet and is proposed outside of the required prevailing front yard. The open front porch would feature a standing seam metal roof, supported by four square columns with railing enclosing the porch space. The proposed scope of work also involves interior renovation and configuration of the existing living spaces.

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

IV. Master Plan/Zoning

The subject property is currently zoned R2-5 and has been so zoned since adoption of the Third Revised Zoning Map in 1951. It is identified in the Potomac West Small Area Plan for a residential use.

V. Requested Special Exception

3-506(A)(2) Side Yard Setback:

This section of the Zoning Ordinance requires a side yard setback of 10.00 feet for a semi-detached dwelling. The applicant request a special exception of 0.90 feet from the required 10.00 foot setback to build 9.1 feet from the east side property line.

VI. Noncomplying Structure/ Substandard Lot

The existing building at 311 A East Windsor Avenue is a noncomplying lot and structure with respect to the following:

<u>Requirement</u>	<u>Required</u>	<u>Existing</u>	<u>Noncompliance</u>
Lot Width	37.50 ft.	35.00 ft.	2.50 ft.
Side Yard (east)	10.00 ft.	8.60 ft.	1.40 ft.

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. The standards are listed below with a staff explanation of this project's relation to that standard.

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

The purpose of the proposed two-story rear addition is to meet the property owner's spatial needs. A new front porch is also being proposed in the scope of work. The overall scope of work does not appear to negatively impact adjacent properties, street and the Del Ray neighborhood.

The proposed rear addition deviates by 0.9 feet from the zoning setback requirement, but it is proposed to align with the existing non-complying side wall of the dwelling. This proposed addition is very similar to others in the immediate area, including on the abutting lot closest to the area of deviation. This deviation is small enough and is similar to lot configurations on other nearby properties that it is unlikely to have a negative impact on surrounding properties.

- 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.

The purpose of the proposed two-story rear addition is to meet the property owner's modest spatial needs. The project does not appear to adversely affect the light and air of adjacent properties or cause or substantially increase traffic or endanger the public safety. It would have a 9.1 foot side yard setback, which provides a suitable separation area from adjacent buildings.

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

The proposed project appears to be in character and consistent with the existing structure of the subject property, adjacent structures, street configuration, and the Del Ray neighborhood. The subject project would continue to be used as a single-family dwelling. This type of rear addition is very common for semi-detached dwellings in this area.

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

The proposed project mass and scale is consistent with the character of the existing structure of the subject property, adjacent structures, and the architecture of the Del Ray neighborhood. The project feature compatible facades, roof form (cross gable) and exterior building materials (fiber cement and asphalt shingle roofing) found in adjacent buildings and the Del Ray 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 proposed location appears to be the most reasonable location for the addition to meet the property owner's spatial needs. Adding to the front or side of the welling would not comply with zoning, and a narrower addition would create an inappropriately narrow space for the addition.

VIII. Staff Conclusion

Neighborhood Impact

The proposed project mass and scale is consistent with the character of the existing structure of the subject property, adjacent structure, street and the Del Ray neighborhood. The project feature compatible facades, roof form (cross gable) and exterior building materials (fiber cement and asphalt shingle roofing) found in adjacent buildings and the Del Ray neighborhood.

Light and Air

The proposed project does not appear to adversely affect the light and air of adjacent properties.

Staff Conclusion

For the reasons set forth above, staff recommends approval of the requested special exception.

Staff

Anh Vu, Urban Planner I, anh.vu@alexandriava.gov

Mary Christesen, Zoning Manager, mary.christesen@alexandriava.gov

Alex Dambach, Division Chief, alex.dambach@alexandriava.gov

DEPARTMENTAL COMMENTS

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

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

Transportation and Environmental Services:

- R1 The building permit must be approved and issued prior to the issuance of any permit for demolition. (T&ES).
- R2 Applicant shall be responsible for repairs to the adjacent city right-of-way if damaged during construction activity. (T&ES)
- R3 No permanent structure may be constructed over any existing private and/or public utility easements. It is the responsibility of the applicant to identify any and all existing easements on the plan. (T&ES)
- F-1 Previously reviewed under [BZA2004-00019] (T&ES)
- 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)
- C-6 All improvements to the city right-of-way such as curbing, sidewalk, driveway aprons, etc. must be city standard design. (Sec. 5-2-1) (T&ES)

Code Administration:
No comments received.

Recreation (Arborist):
No comments received.

Archaeology Findings:

- F-1 Although the house dates to the 1930s, the possibility remains that significant archaeological remains could be present on the property that could inform us about early twentieth-century Alexandria.
- *C1 The applicant/developer shall call Alexandria Archaeology immediately (703-746-4399) if any buried structural remains (wall foundations, wells, privies, cisterns, etc.) or concentrations of artifacts are discovered during development. Work must cease in the area of the discovery until a City archaeologist comes to the site and records the finds.
- *C2. The applicant/developer shall not allow any metal detection or artifact collection to be conducted on the property, unless authorized by Alexandria Archaeology.
- C3. The statements in archaeology conditions above marked with an asterisk “*” shall appear in the General Notes of all site plans and on all site plan sheets that involve demolition or ground disturbance (including Basement/Foundation Plans, Demolition, Erosion and Sediment Control, Grading, Landscaping, Utilities, and Sheeting and Shoring) so that on-site contractors are aware of the requirements.

Other Requirements Brought to the Applicant’s Attention:

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

Pamela Schiffleger
313 E. Windsor Ave
Alexandria, VA 22301

Board of Zoning Appeals
Department of Planning and Zoning
Room 2100 at City Hall, 301 King Street
Alexandria, VA 22314

RE: 311A E. Windsor Ave application for Special Exception

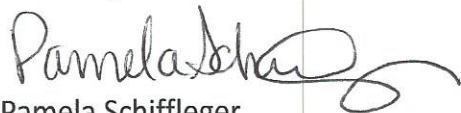
To Whom It May Concern:

Since I am unable to be in attendance due to a prior commitment, I would like to take this opportunity to provide comment on the Penndorf's application for Special Exception that will be heard at the October 13 meeting.

I have lived at 313 E. Windsor Avenue the entire time that the Penndorf's have lived at 311A. I share the driveway that runs along the side of the property of the setback in question. As background, I completed a similar addition/renovation several years ago and therefore my property serves as a precedent for this request. The Penndorf's have been forthcoming with their intent and plan for this addition over the past few months, which I appreciate as their immediate neighbor to the east.

I fully support their application for a special exception for their addition to extend 9.1' from the property line.

Sincerely,

A handwritten signature in black ink, appearing to read 'Pamela Schiffleger', with a stylized flourish at the end.

Pamela Schiffleger



**APPLICATION
BOARD OF ZONING APPEALS**

SPECIAL EXCEPTION FOR ADDITIONS

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

Section 3-506(A)(2) - Side Yards.

Each two-family semi-detached dwelling shall provide two side yards, each based on a setback ratio of 1:3 and a minimum size of ten feet.

Each other use shall provide two side yards, each based on a setback ratio of 1:1 and a minimum size of 25 feet.

PART A

1. Applicant: ☐ Owner ☐ Contract Purchaser ☐ Agent

Name Jillian Penndorf

Address 311A East Windsor Avenue

Alexandria, VA 22301

Daytime Phone 215-704-9571

Email Address jillianpenndorf@gmail.com

2. Property Location 311A East Windsor Avenue

3. Assessment Map # 035.03 Block 01 Lot 02 Zone R-2-5

4. Legal Property Owner Name Christopher R. Penndorf and Jillian E. D. Penndorf

Address 311A East Windsor Avenue

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 three 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. Jillian and Christopher Penndorf	311A East Windsor Avenue, Alexandria, VA 22301	100%
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 311A East Windsor Avenue, Alexandria, VA 22301 (address), unless the entity is a corporation or partnership, in which case identify each owner of more than three 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. Jillian and Christopher Penndorf	311A East Windsor Avenue, Alexandria, VA 22301	100%
2.		
3.		

3. Business or Financial Relationships. Each person or entity indicated above in sections 1 and 2, with an ownership interest in the applicant or in the subject property are require 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 indicated 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.

8/29/16 Jillian Penndorf 
 Date Printed Name Signature

5. Describe request briefly:

The special exception requested herein is for the construction of an addition within the allowable setback for a semi-detached dwelling, as defined in the City of Alexandria Zoning Ordinance, Section 3-506(A)(2). The proposed design includes an extension of the existing east face of the house, constructed in 1936, which is currently located within the permissible setback.

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

☐ Yes — Provide proof of current City business license.

☐ No — Said agent shall be required to obtain a business prior to filing application.

THE UNDERSIGNED HEREBY ATTESTS that all of the information herein provided including the site plan, building elevations, prospective drawings of the projects, etc., are true, correct and accurate. The undersigned further understands that, should such information be found incorrect, any action taken by the Board based on such information may be invalidated. The undersigned also hereby grants the City of Alexandria permission to post placard notice as required by Article XI, Division A, Section 11-301(B) of the 1992 Alexandria City Zoning Ordinance, on the property which is the subject of this application. The applicant, if other than the property owner, also attests that he/she has obtained permission from the property owner to make this application.

APPLICANT OR AUTHORIZED AGENT:

Jillian E. D. Penndorf

Print Name

215-704-9571

Telephone

Signature

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.**

The proposed addition would create a series of contiguous interior spaces that would permit the construction of a first floor plan that embodies an open concept in which the interior walls would align, blending the existing and new seamlessly. The exception would also allow for the inclusion of two bathrooms on the second floor, which the applicants consider essential to the project's success.

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

It is believed that the proposed addition will have no negative impact on adjoining properties or on the neighborhood. Additions to existing semi-detached houses are very common in the Del Ray neighborhood, and there are two other examples of similar construction visible from the rear lot of 311A East Windsor (located at 313 and 315, respectively).

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

The proposed addition will have no discernible impact to air on the adjacent properties.

The proposed addition will reduce direct eastern light on the property located at 311 East Windsor; however it is noted that there is any impact to light on the neighboring property is not affected by the requested special exception, which impacts only the offset from the property line on the other side of the structure.

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

As mentioned in response number 2, there are two existing examples of similar additions visible from the rear yard at 311A East Windsor Avenue. The proposed addition would match the approximate size and character of the existing neighborhood precedent. Additionally, the requested exception documented herein would not result in a considerable difference between the addition that would be constructed within the specific bounds of the zoning ordinance.

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

The proposed addition would be constructed as a wood-framed two story structure with fiber cement siding and an asphalt shingle roof, similar to most additions and many single-family detached dwellings in the Del Ray neighborhood.

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

The proposed location of the exterior wall for the addition is the only reasonable location for the construction because it permits the continuous extension of the interior spaces and maintains the same interior width as the existing house. Shifting the wall to align with the required setback would adversely affect the interior layout of the first floor and would prohibit the construction of the proposed (2) bathroom configuration on the second floor, which would diminish the resultant value of the house following the completion of construction.

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.

Yes. The plans have been shown to the neighbors at 311, 313, and 313A East Windsor Avenue, which are considered the most-affected property owners as they have a direct line of sight to the yard. None of the property owners communicated any objections to the proposed addition, since it very closely aligns with the existing precedent for the addition at 313 East Windsor, which abuts the property line for 311A.

A



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 311A East Windsor Avenue, Alexandria, VA 22301 Zone R2-5

A2. 2,875 x .45 = 1,294

Total Lot Area Floor Area Ratio Allowed by Zone Maximum Allowable Floor Area

B. Existing Gross Floor Area

Existing Gross Area*		Allowable Exclusions	
Basement	431	Basement**	431
First Floor	431	Stairways**	98
Second Floor	431	Mechanical**	0
Third Floor	431 (Attic)	Porch/Garage**	0
Porches/Other	0	Attic less than 5'**	431
Total Gross*	1,724	Total Exclusions	960

B1. Existing Gross Floor Area *

1,724 Sq. Ft.

B2. Allowable Floor Exclusions**

960 Sq. Ft.

B3. Existing Floor Area minus Exclusions

764 Sq. Ft.

(subtract B2 from B1)

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

Proposed Gross Area*		Allowable Exclusions	
Basement	220	Basement**	220
First Floor	264	Stairways**	0
Second Floor	264	Mechanical**	0
Third Floor	264 (Attic)	Porch/Garage**	84
Porches/Other	84	Attic less than 5'**	264
Total Gross*	1,096	Total Exclusions	567

C1. Proposed Gross Floor Area *

1,096 Sq. Ft.

C2. Allowable Floor Exclusions**

567 Sq. Ft.

C3. Proposed Floor Area minus Exclusions

529 Sq. Ft.

(subtract C2 from C1)

D. Existing + Proposed Floor Area

D1. Total Floor Area (add B3 and C3) 1,293 Sq. Ft.

D2. Total Floor Area Allowed by Zone (A2) 1,294 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 of 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.

E. 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.

10

Signature: _____

15

Date: _____

8/27/16



B

DEPARTMENT OF PLANNING AND ZONING FLOOR AREA RATIO AND OPEN SPACE CALCULATIONS

A. Property Information

A1. Street Address 311A East Windsor Avenue, Alexandria, VA 22301 Zone R2-5
 A2. 2,875 x .45 = 1,294
Total Lot Area Floor Area Ratio Allowed by Zone Maximum Allowable Floor Area

B. Existing Gross Floor Area

Existing Gross Area*		Allowable Exclusions	
Basement	431	Basement**	431
First Floor	431	Stairways**	98
Second Floor	431	Mechanical**	0
Third Floor	0	Attic	431
Attic	431	Total Exclusions	960
Total Gross *	1,724		

B1. Existing Gross Floor Area *
1,724 Sq. Ft.
 B2. Allowable Floor Exclusions**
960 Sq. Ft.
 B3. Existing Floor Area minus Exclusions
764 Sq. Ft.
 (subtract B2 from B1)

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

Proposed Gross Area*		Allowable Exclusions	
Basement	220	Basement**	220
First Floor	264	Stairways**	N/A
Second Floor	264	Mechanical**	N/A
Third Floor	264 (Attic)	Other**	347 (Porch & Attic)
Porches/ Other	84	Total Exclusions	567
Total Gross *	1,096		

C1. Proposed Gross Floor Area *
1,096 Sq. Ft.
 C2. Allowable Floor Exclusions**
567 Sq. Ft.
 C3. Proposed Floor Area minus
 Exclusions 529 Sq. Ft.
 (subtract C2 from C1)

D. Existing + Proposed Floor Area

D1. Total Floor Area (add B3 and C3) 1,293 Sq. Ft.
 D2. Total Floor Area Allowed by Zone (A2) 1,294 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.

E. 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: _____

16

Date: _____

8/29/16

PENNDORF RESIDENCE
RENOVATION/ADDITION

311A EAST WINDSOR AVENUE
ALEXANDRIA, VA 22301

CITY OF ALEXANDRIA BOARD OF ZONING APPEALS
DRAWINGS PACKAGE

INDEX TO DRAWINGS

PD-ASK00	COVER SHEET
PD-ASK01	SITE PLANS & EXTERIOR PERSPECTIVE
PD-ASK02	PROPOSED DEMOLITION PLANS
PD-ASK03	PROPOSED NEW WORK FLOOR PLANS
PD-ASK04	DEMOLITION & NEW WORK ELEVATIONS
PD-ASK05	EXISTING CONDITION PHOTOS

OWNER:

Jillian Penndorf
215-704-9571
jillianpenndorf@gmail.com

ARCHITECT:

Project 308 Design, PLLC
113 South Patrick Street
Level 2
Alexandria, VA 22314

571-458-7308
chris@project308design.com



PENNDORF RESIDENCE RENOVATION/ADDITION

311A EAST WINDSOR AVENUE, ALEXANDRIA, VA 22301

SHEET NAME

COVER SHEET

ISSUE DATE

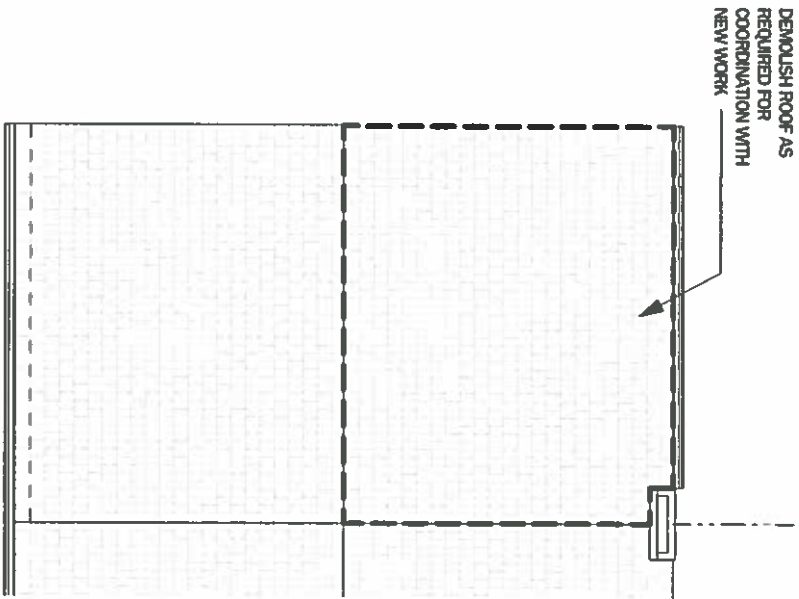
08/18/16

PROJECT NUMBER

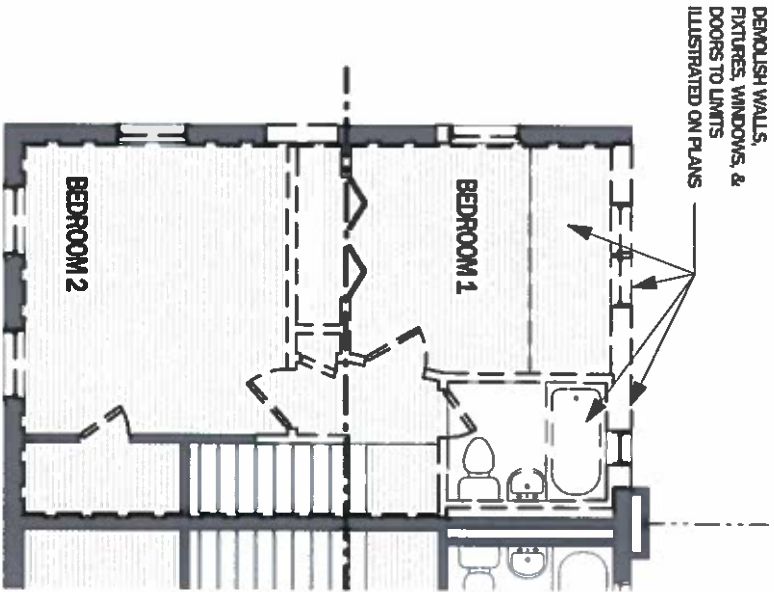
16R001

SHEET NUMBER

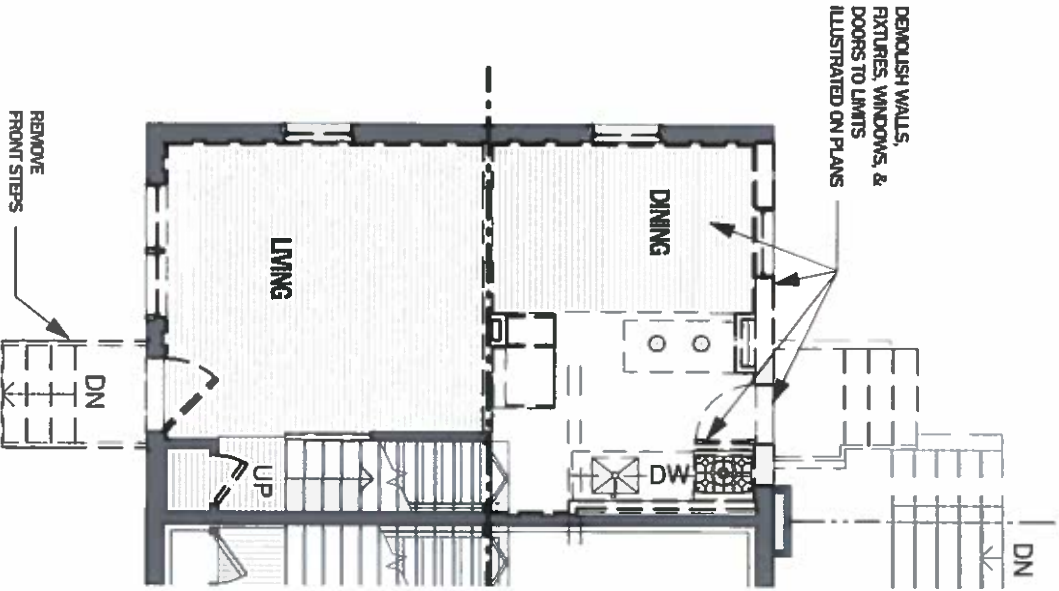
PD-ASK00



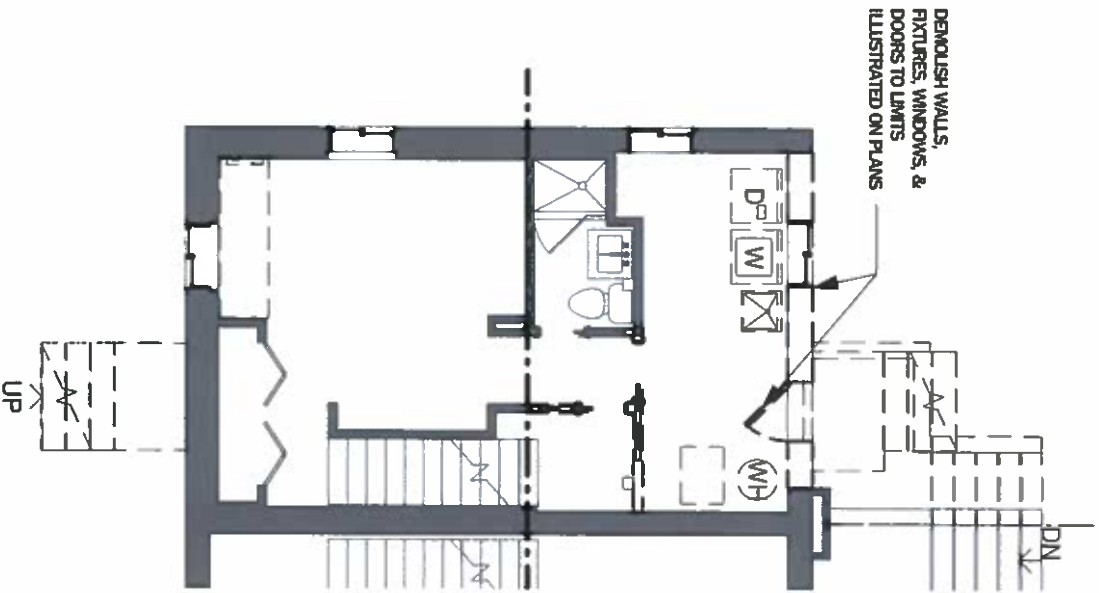
4 | ROOF - DEMOLITION PLAN
PD-ASK02 | 1/8" = 1'-0"



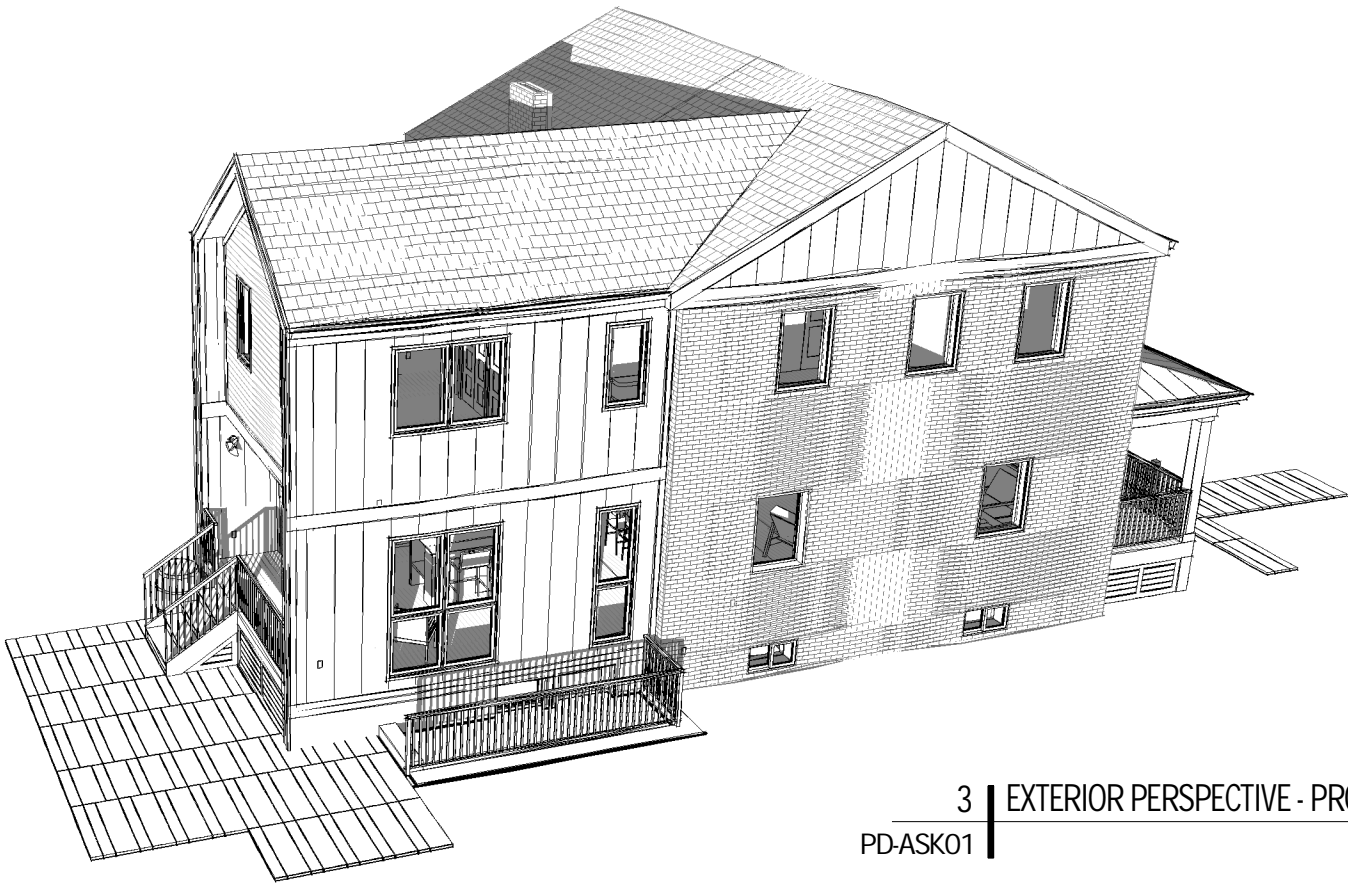
3 | LEVEL 2 - DEMOLITION
PD-ASK02 | 1/8" = 1'-0"



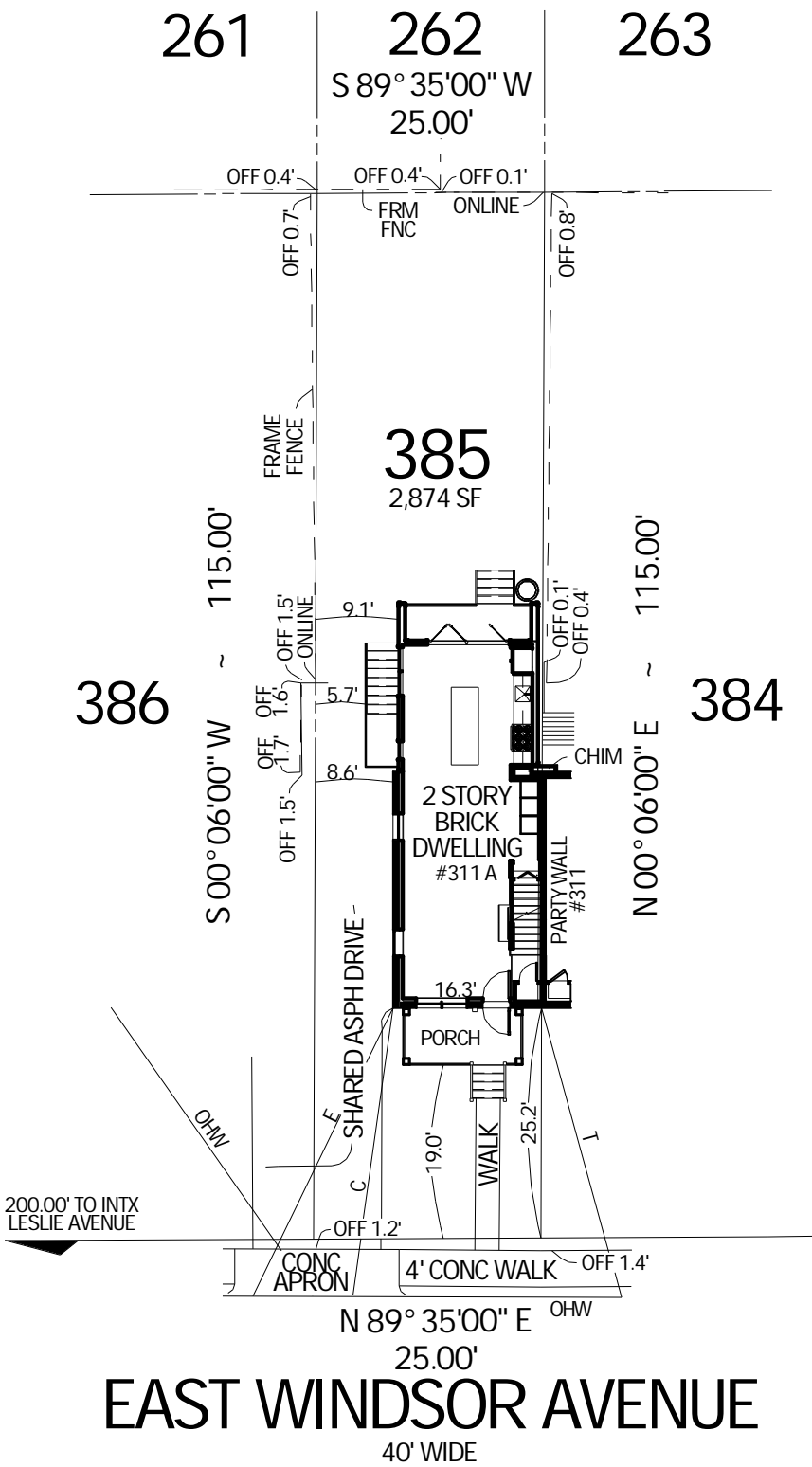
2 | LEVEL 1 DEMOLITION
PD-ASK02 | 1/8" = 1'-0"



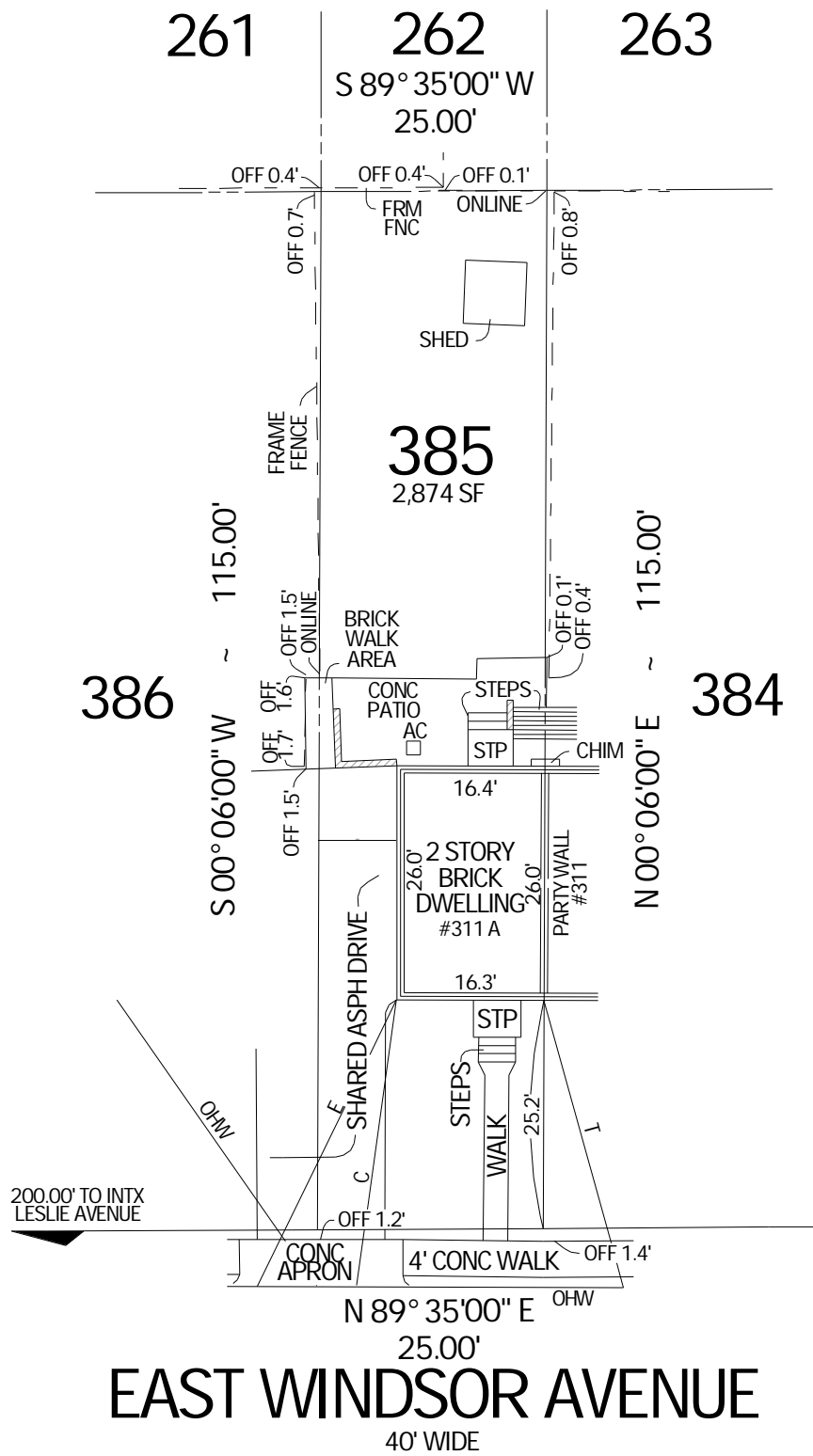
1 | BASEMENT - DEMOLITION PLAN
PD-ASK02 | 1/8" = 1'-0"



3 | EXTERIOR PERSPECTIVE - PROPOSED ADDITION
PD-ASK01



2 | SITE PLAN - PROPOSED NEW
PD-ASK01 | 1" = 20'-0"



1 | SITE PLAN - EXISTING
PD-ASK01 | 1" = 20'-0"

PROJECT

308

DESIGN

ARCHITECTURE

INTERIORS

BRANDED GRAPHICS

PLANNING

SHEET NAME

SITE PLANS &
EXTERIOR
PERSPECTIVE

311A EAST WINDSOR AVENUE, ALEXANDRIA, VA 22301

ISSUE DATE

08/17/2016

PROJECT NUMBER

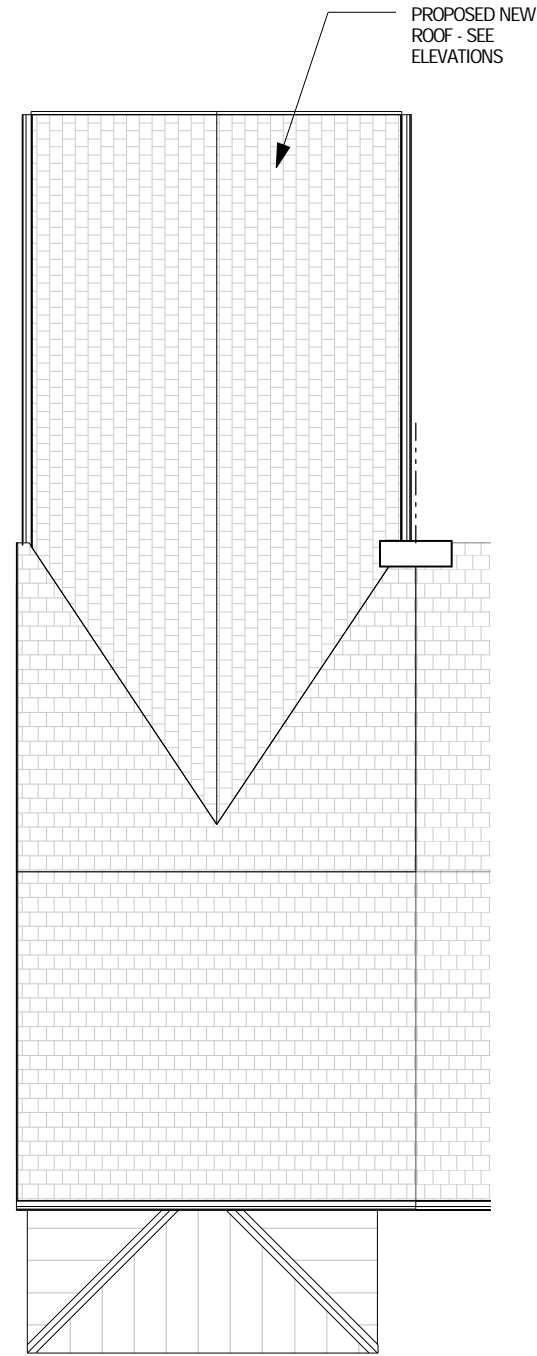
16R001

SHEET NUMBER

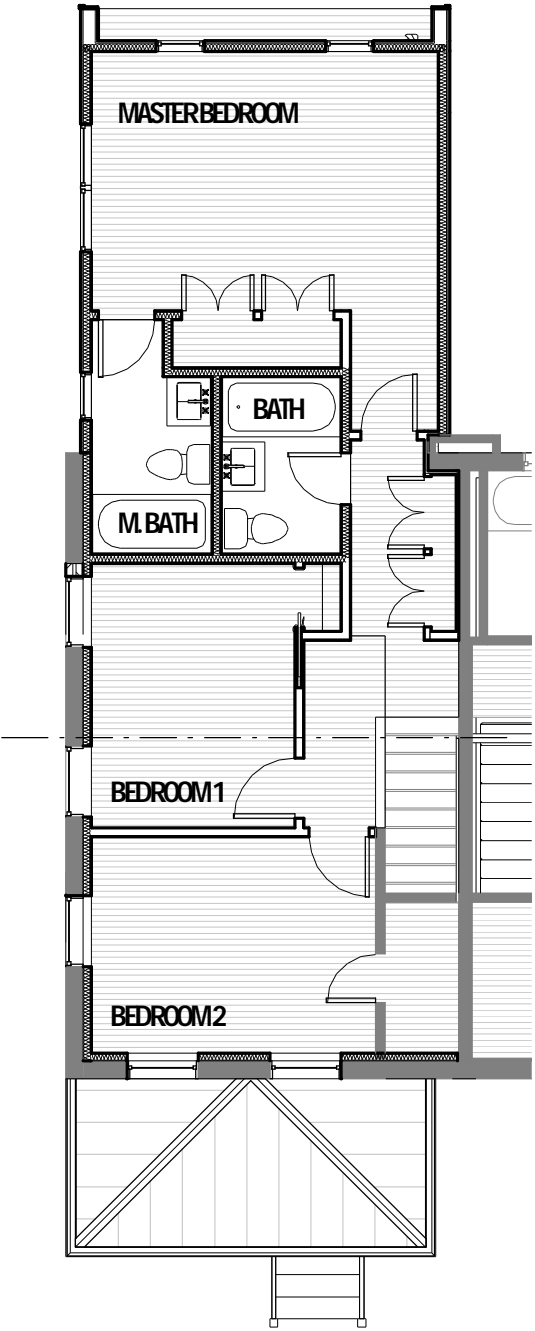
PD-ASK01

19

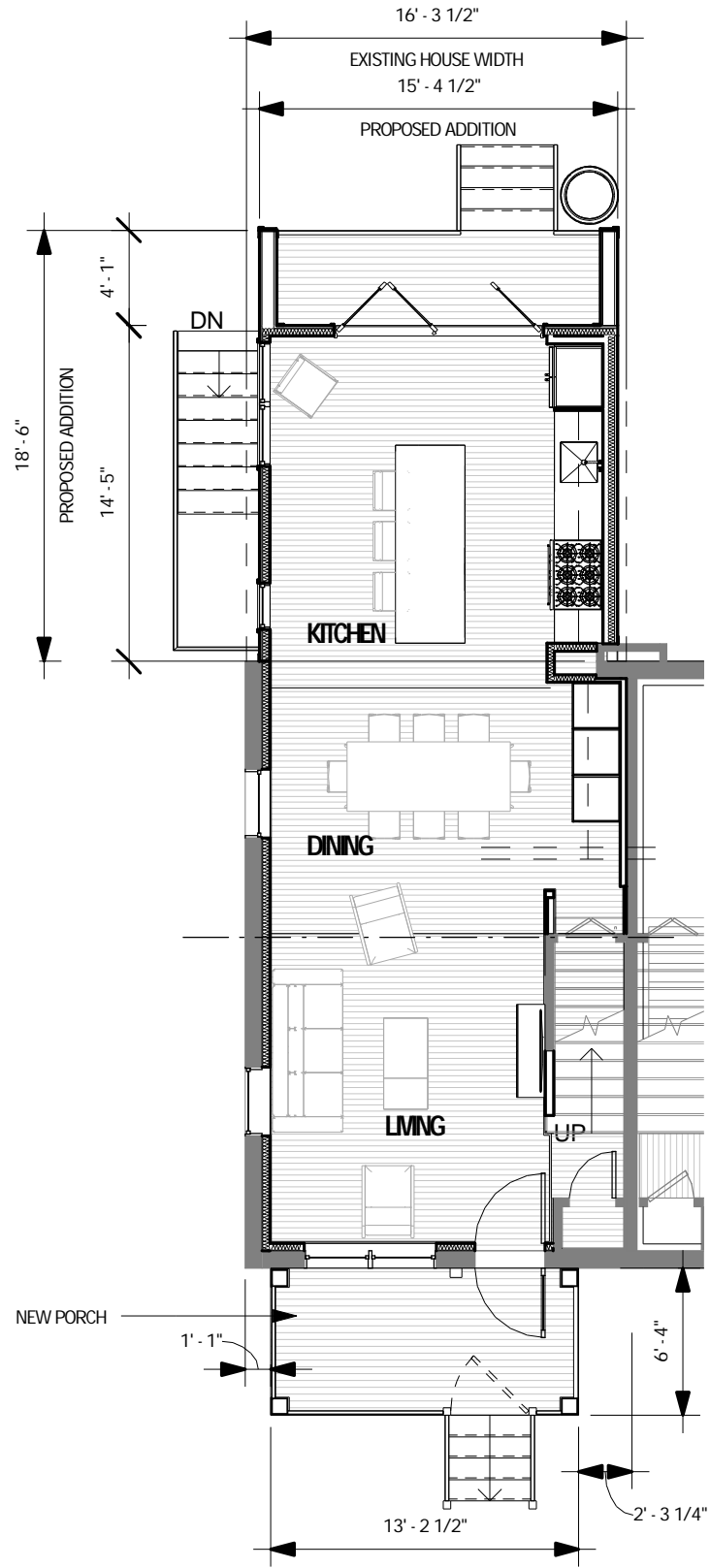
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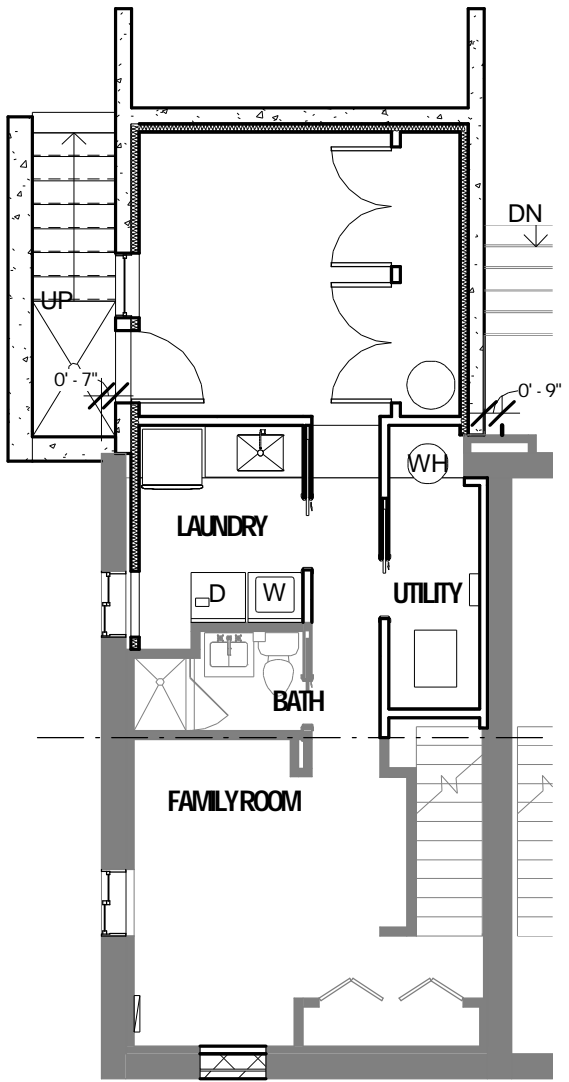
4 | ROOF PLAN - NEW WORK
PD-ASK03 | 1/8" = 1'-0"



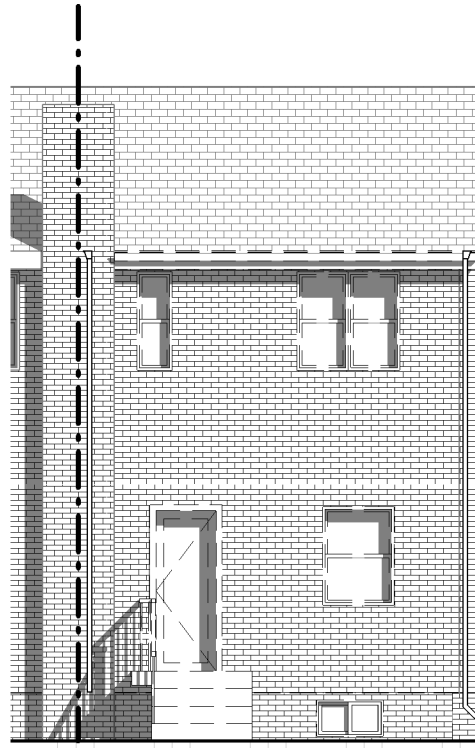
3 | LEVEL 2 - NEW WORK
PD-ASK03 | 1/8" = 1'-0"



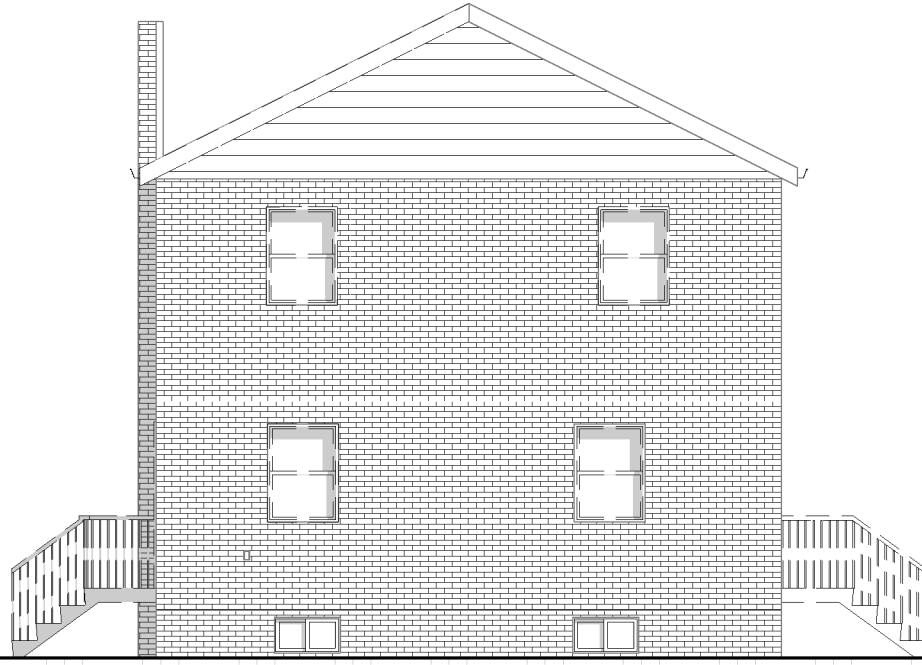
2 | LEVEL 1 NEW WORK
PD-ASK03 | 1/8" = 1'-0"



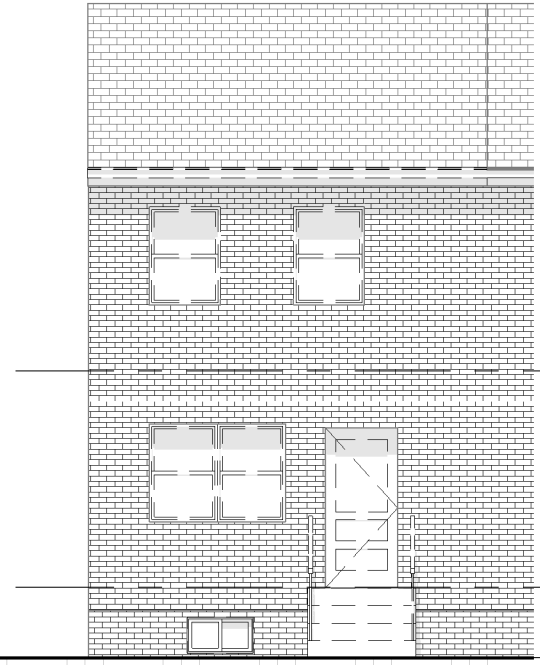
1 | BASEMENT NEW WORK FLOOR PLAN
PD-ASK03 | 1/8" = 1'-0"






6 | REAR ELEVATION - DEMO
PD-ASK04 | 1/8" = 1'-0"



5 | SIDE ELEVATION - DEMO
PD-ASK04 | 1/8" = 1'-0"



LEVEL 2
9' - 0 1/4" 

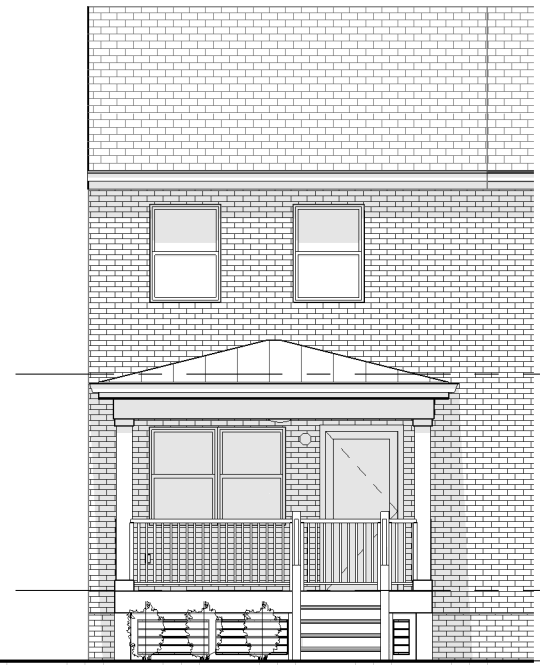
LEVEL 1
0' - 0" 
Grade
-2' - 11" 
4 | FRONT ELEVATION - DEMO
PD-ASK04 | 1/8" = 1'-0"




3 | REAR ELEVATION
PD-ASK04 | 1/8" = 1'-0"



2 | SIDE ELEVATION
PD-ASK04 | 1/8" = 1'-0"



LEVEL 2
9' - 0 1/4" 



LEVEL 1
0' - 0" 
Grade
-2' - 11" 
1 | FRONT ELEVATION
PD-ASK04 | 1/8" = 1'-0"

FIG. 1
FRONT ELEVATION WITH ADJACENT PROPERTY ILLUSTRATING EXISTING PORCH



EXISTING PORCH AT MIRROR-IMAGE
DUPLEX LOCATED AT
313 & 313A EAST WINDSOR AVENUE

FIG. 2
FRONT ELEVATION WITH SHARED DUPLEX RESIDENCE (311 EAST WINDSOR AVE.)



PROPOSED LOCATION FOR
FRONT PORCH @
311A EAST WINDSOR AVENUE

PROPOSED LOCATION FOR
FRONT PORCH @
311A EAST WINDSOR AVENUE

FIG. 3
REAR ELEVATION WITH BOTH NEIGHBORING PROPERTIES (311 EAST WINDSOR AVE. TO THE LEFT, 313 EAST WINDSOR AVE. TO THE RIGHT)



EXISTING REAR OF HOUSE @
311A EAST WINDSOR AVENUE

EXISTING REAR OF HOUSE @
313 EAST WINDSOR AVENUE
WITH SIMILAR ADDITION

FIG. 4
FRONT ELEVATION WITH ADJACENT PROPERTIES



EXISTING COMPRESSORS FOR 313 EAST WINDSOR AVENUE LOCATED IN SHARED DRIVEWAY ADJACENT TO
PROPOSED NEW LOCATION FOR COMPRESSORS FOR 311A EAST WINDSOR AVENUE

FIG. 5
FRONT ELEVATION WITH ADJACENT PROPERTY



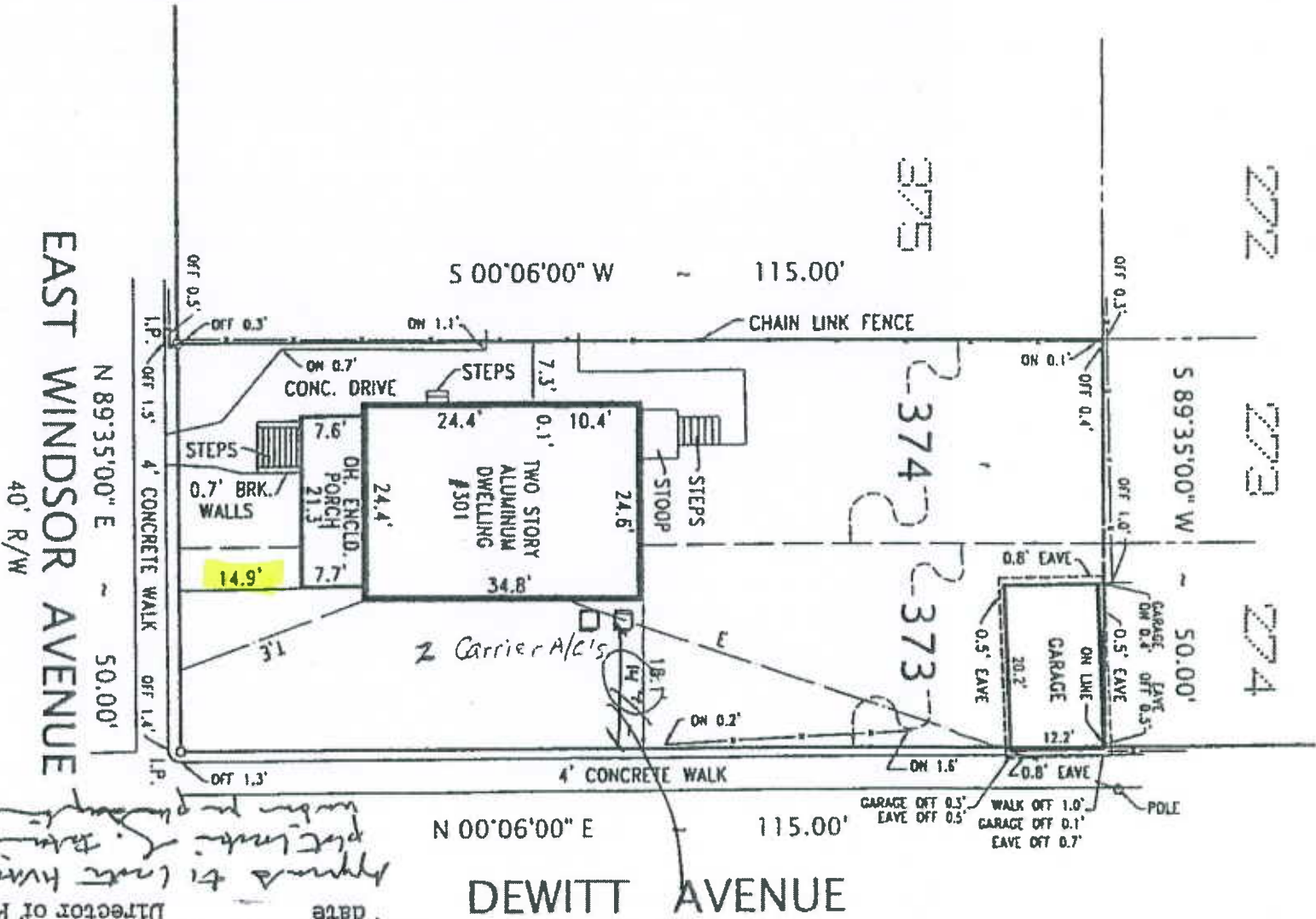
EXISTING PORCH AT MIRROR-IMAGE
DUPLEX LOCATED AT
313 & 313A EAST WINDSOR AVENUE



Setback Survey for Penndorf Residence Renovation/Addition - 311A East Windsor Ave, Alexandria, VA 22301

NOTE: TOTAL AREA= 5,750 S.F.

301 E. Windsor



EAST WINDSOR AVENUE
40' R/W

DEWITT AVENUE
40' R/W

PLAT
SHOWING HOUSE LOCATION ON
LOTS 373 & 374
CITY OF ALEXANDRIA, VIRGINIA
SCALE: 1" = 20'
APRIL 14, 2000

APPROVED
Completes with zoning requirements
5/5/20
date
See the further
Director of Planning
Approve to locate house with the
from the building
of the building
All yard distances
including the
proposed lot
shold be made
for the
nearest lot line
ANDREWS
USHER
ALEXANDRIA

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 TRANSIT TAPE
SURVEY AND UNLESS OTHERWISE SHOWN,
THERE ARE NO VISIBLE ENCROACHMENTS.

Kenneth W. White

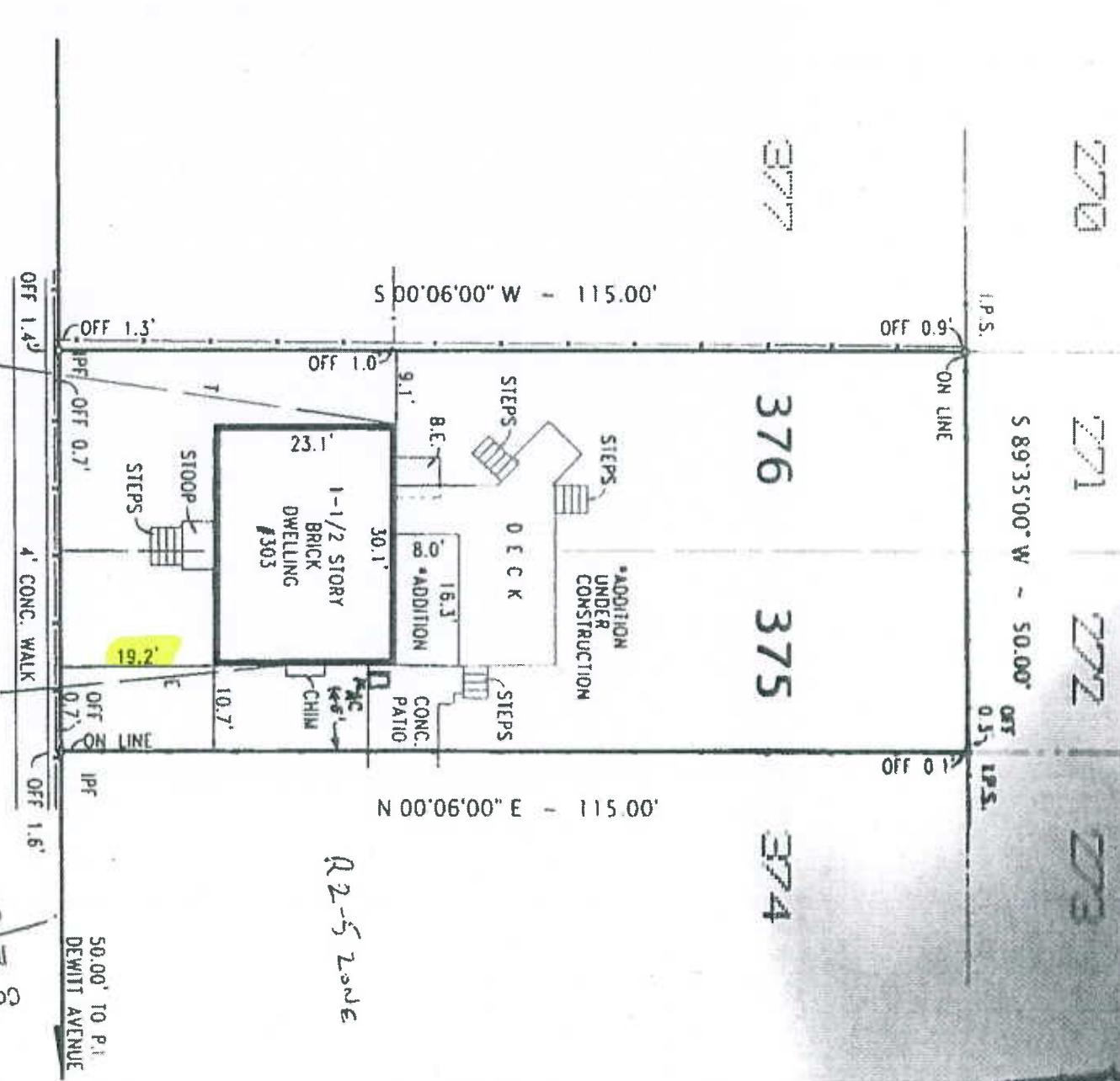
KENNETH W. WHITE L.S.



ALEXANDRIA SURVEYS, INC.
8343 SOUTH KINGS HIGHWAY
ALEXANDRIA, VIRGINIA 22308
703-880-0815
FAX 703-708-7704

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- NOTES : 1. FENCES ARE CHAIN LINK.
2. TOTAL AREA = 5,750 S.F.



EAST WINDSOR AVENUE

40' R/W

PLAT

SHOWING HOUSE LOCATION ON

LOTS 375 & 376

DEL RAY

CITY OF ALEXANDRIA, VIRGINIA

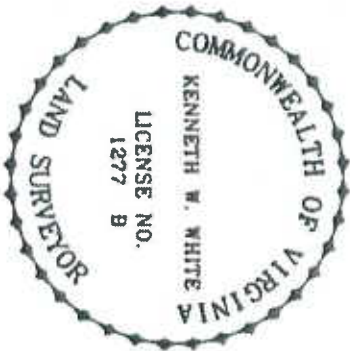
SCALE: 1" = 20'

AUGUST 7, 2000

PLAT SUBJECT TO RESTRICTIONS OF
RECORD.
TITLE REPORT NOT FURNISHED.

CASE NAME

ANDREEN



KENNETH W. WHITE

L.S.

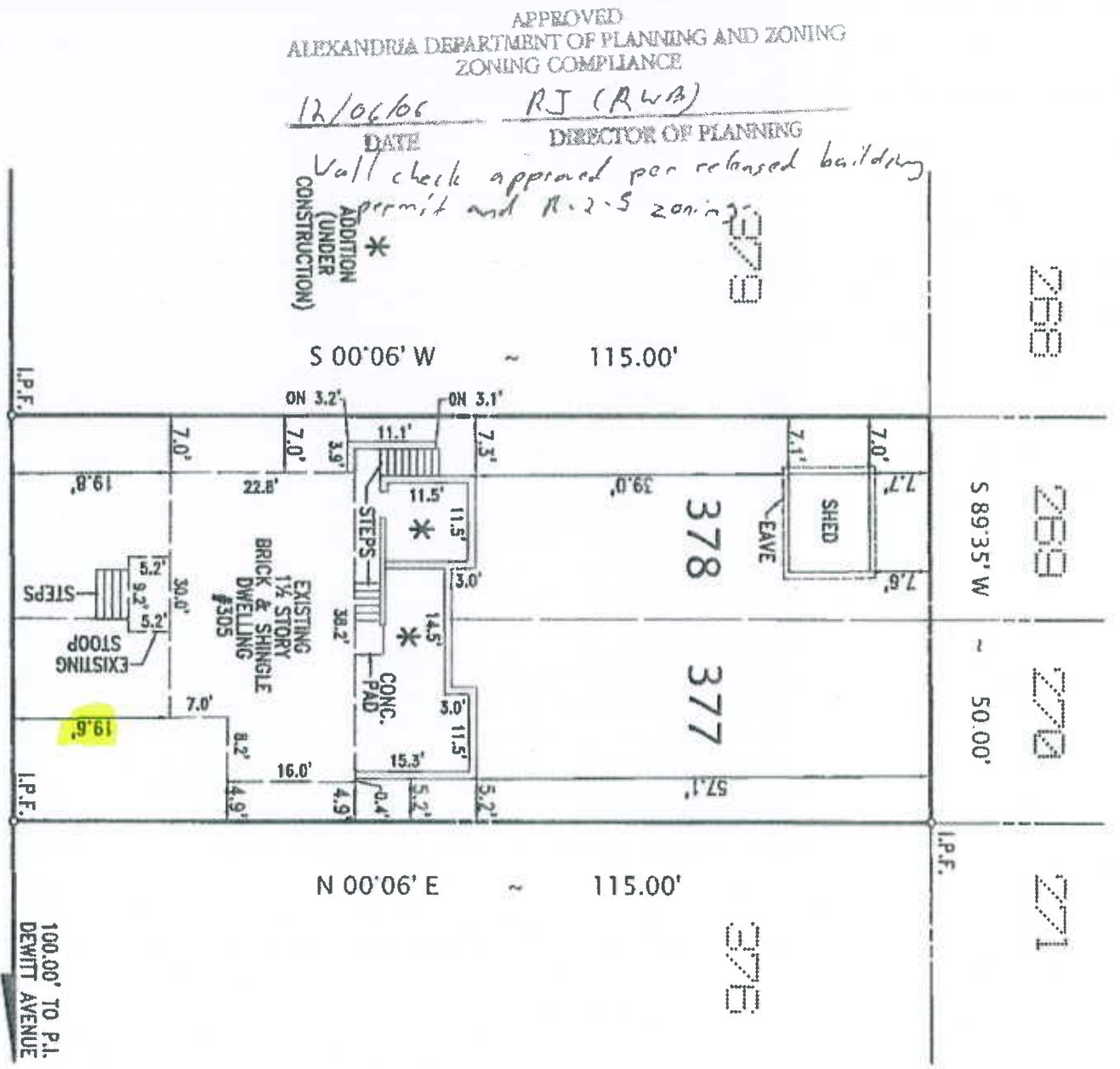
ALEXANDRIA SURVEYS, INC.
6343 SOUTH KINGS HIGHWAY
ALEXANDRIA, VIRGINIA 22304
703-660-6815
FAX 703-768-7764

APPROVED
Director of Planning
11/2/00
date
11/2/00
SY, single family dwelling
for A/R
Complies with Zoning requirements

BLD 2006-03786

305 E WINDSOR

NOTE: TOTAL AREA= 5,750 S.F.



APPROVED
ALEXANDRIA DEPARTMENT OF PLANNING AND ZONING
ZONING COMPLIANCE

12/06/06 RJ (RWA)
DATE DIRECTOR OF PLANNING
Vall check approved per released building permit and R-2.5 zoning
* ADDITION (UNDER CONSTRUCTION)

EAST WINDSOR AVENUE
40' R/W

PLAT
SHOWING WALL CHECK SURVEY ON
LOTS 377 & 378
DEL RAY
CITY OF ALEXANDRIA, VIRGINIA
SCALE: 1" = 20'
NOVEMBER 21, 2006

12/4/2006

CASE NAME:

MORTON



PLAT SUBJECT TO RESTRICTIONS OF RECORD. TITLE REPORT NOT FURNISHED.

REQUESTED BY:

BLUESTONE BUILDERS

CERTIFIED CORRECT

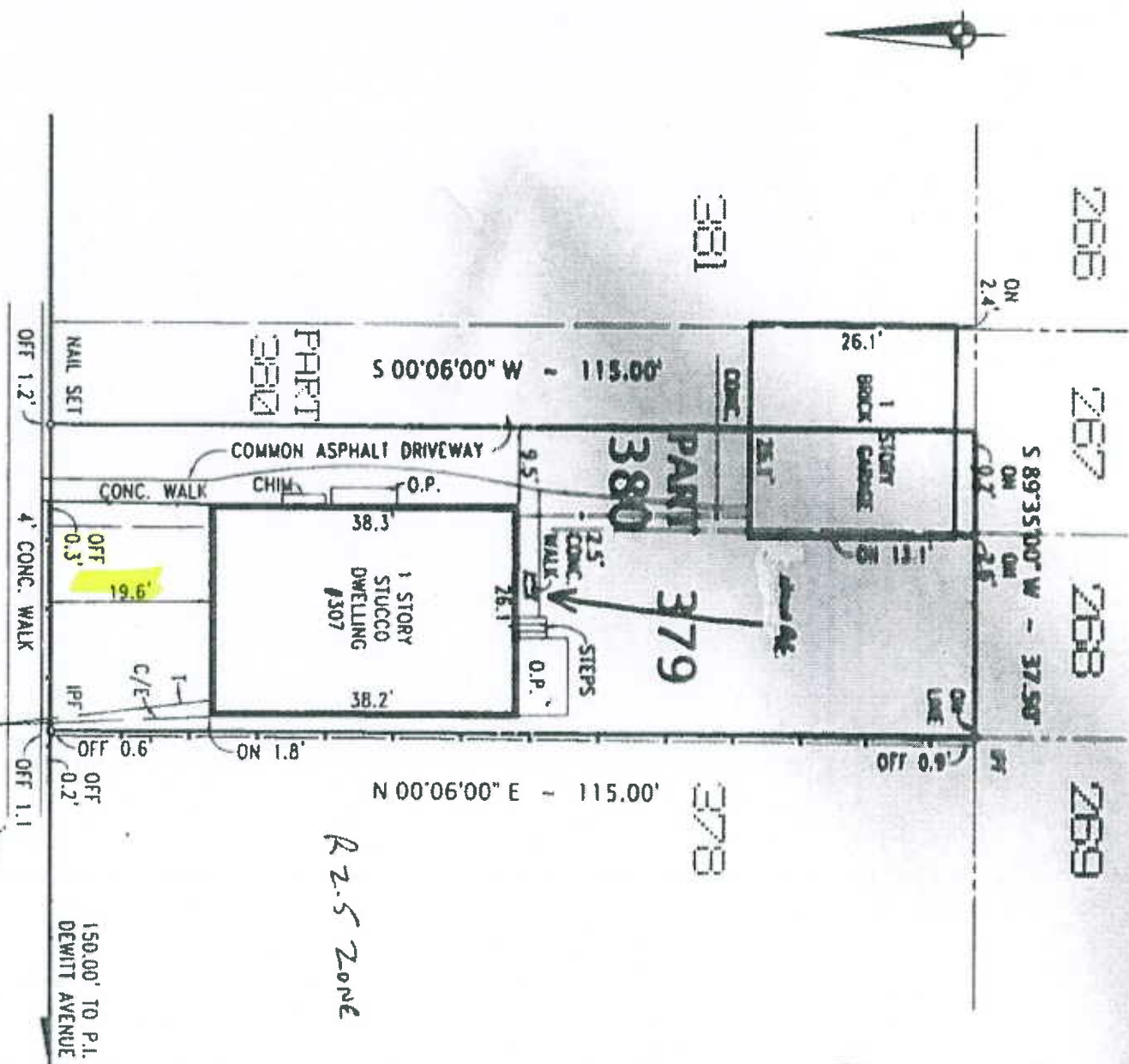


PATRICK A. ECKERT

ALEXANDRIA SURVEYS
INTERNATIONAL, LLC
6343 SOUTH KINGS HIGHWAY ALEXANDRIA, VIRGINIA 22306
TEL. NO. 703-660-6615 FAX NO. 703-768-7764

507 E. WINDSOR AVE

- NOTES : 1. FENCES ARE CHAIN LINK.
2. TOTAL AREA = 4,312 S.F.



EAST WINDSOR AVENUE
40' R/W

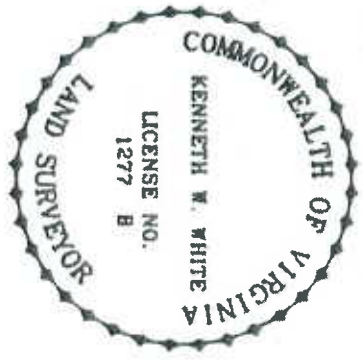
SHOWING HOUSE LOCATION ON
LOT 379 & WEST 12-1/2 FEET OF LOT 380
CITY OF ALEXANDRIA, VIRGINIA
DEL RAY
SCALE: 1" = 20'
AUGUST 7, 2000

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 TRANSIT TAPE
SURVEY AND UNLESS OTHERWISE SHOWN,
THERE ARE NO VISIBLE ENCROACHMENTS.

Kenneth W. White

Kenneth W. White, L.S.



CASE NAME

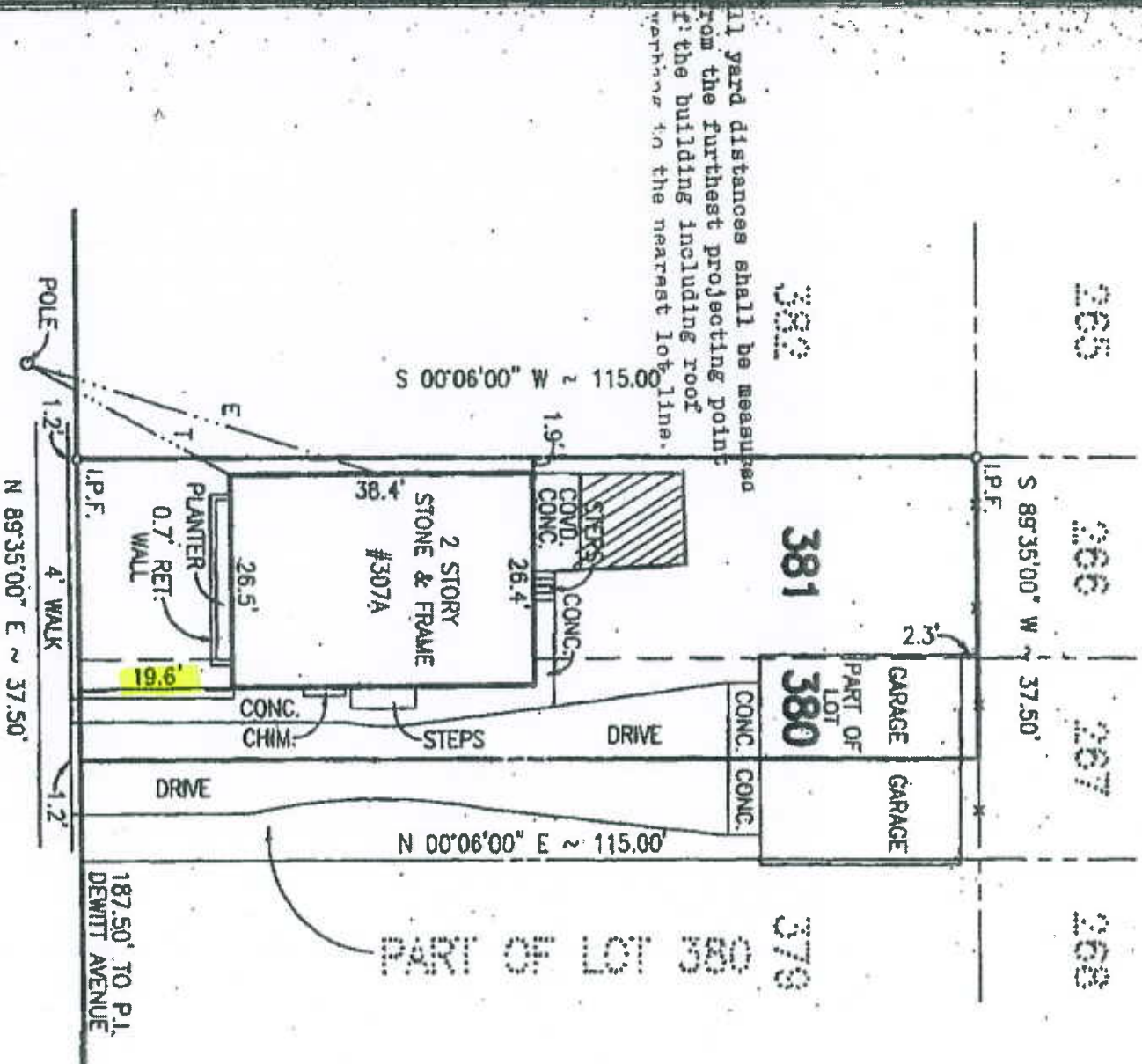
ANDRENNY

ALEXANDRIA SURVEYS, INC.
8343 SOUTH KINGS HIGHWAY
ALEXANDRIA, VIRGINIA 22306
703-860-6615
FAX 703-766-7764

APPROVED
Director of Planning
11/2/00
date
Complies with zoning requirements

NOTE: NO CORNER MARKERS SET.
FENCES ARE CHAIN LINK.
TOTAL AREA = 4,312 SQ. FT.

307-A EMINENCE
(2002)



EAST WINDSOR AVENUE

APPROVED
ALEXANDRIA DEPARTMENT OF PLANNING AND ZONING
ZONING COMPLIANCE

DATE 4-1-02
DIRECTOR OF PLANNING

Best shall not exceed 2 1/2 feet PLAT
above grade of
shall be setback
seven feet from any other
CITY OF ALEXANDRIA, VIRGINIA

SCALE: 1" = 20'
DATE: JANUARY 14, 2002

CASE NAME: CONWAY
OLD DOMINION TITLE

PLAT SUBJECT TO
RESTRICTIONS OF RECORD.

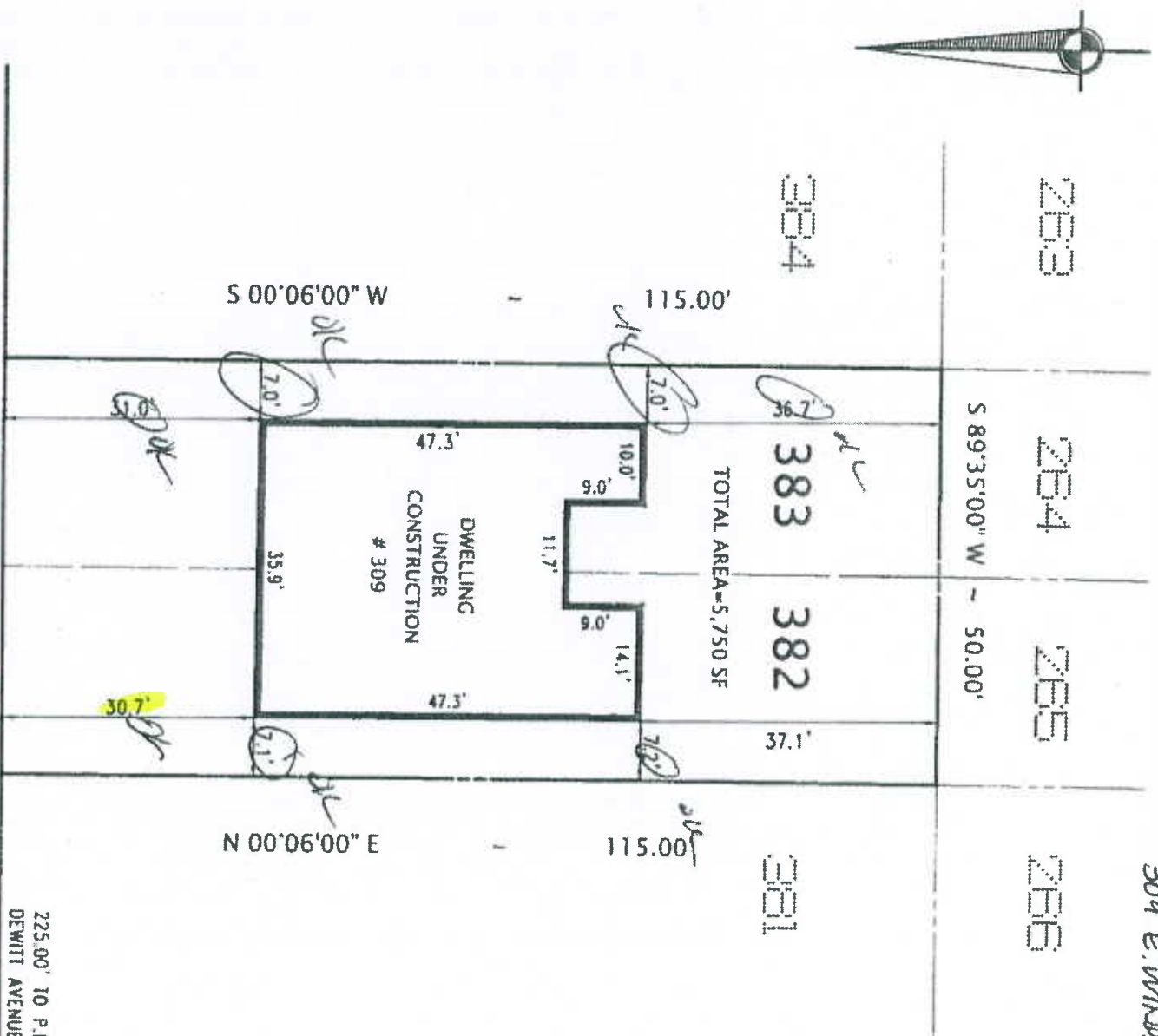
TITLE REPORT NOT FURNISHED,
THUS ALL EASEMENTS MAY NOT
BE SHOWN.

JCF JAMES J. & ASSOCIATES
A PROFESSIONAL CORPORATION

718 JEFFERSON STREET ALEXANDRIA, VIRGINIA 22314
TEL (703) 549-8422 FAX (703) 549-8452

I HEREBY CERTIFY THAT THE POSITIONS OF ALL THE EXISTING IMPROVEMENTS
HAVE BEEN CAREFULLY ESTABLISHED BY A TRANSIT TAPE SURVEY AND UNLESS
OTHERWISE SHOWN, THERE ARE NO VISIBLE ENCROACHMENTS.





N 89°35'00" E ~ 50.00'

BLD2001-02561 **EAST WINDSOR AVENUE**

APPROVED
ALEXANDRIA DEPARTMENT OF PLANNING AND ZONING
40' R/W
ZONING COMPLIANCE

DATE *1/5/2012* DIRECTOR OF PLANNING PLAT

Will check compliance with approved building permit and plot plan.

CITY OF ALEXANDRIA, VIRGINIA
SCALE: 1" = 20'
DECEMBER 5, 2001
REVISED: JANUARY, 14, 2001

DEL RAY

PLAT SUBJECT TO RESTRICTIONS OF
RECORD.
TITLE REPORT NOT FURNISHED.

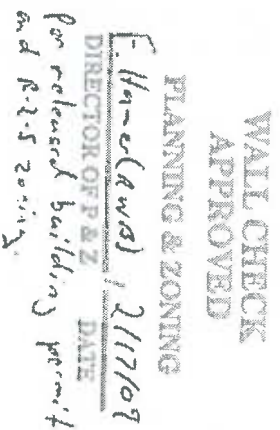
I HEREBY CERTIFY THAT THE POSITIONS OF
ALL THE EXISTING IMPROVEMENTS HAVE BEEN
CAREFULLY ESTABLISHED BY A TRANSIT TAPE
SURVEY AND UNLESS OTHERWISE SHOWN,
THERE ARE NO VISIBLE ENCROACHMENTS.

George M. O'Quinn
GEORGE M. O'QUINN L.S.



CASE NAME
BLD2001-02561
LINDA WHITE ST. PIERRE - 627-8081
309 E. Windsor Ave
Alex 1 YG 22

ALEXANDRIA SURVEYS
INTERNATIONAL, LLC.
6343 SOUTH KINGS HIGHWAY
ALEXANDRIA, VIRGINIA 22306
703-680-6615
FAX 703-768-7764



N 89.35' E
25'

SHOWING WALL CHECK ON

SHOWING WALL CHECK ON
LOT 368

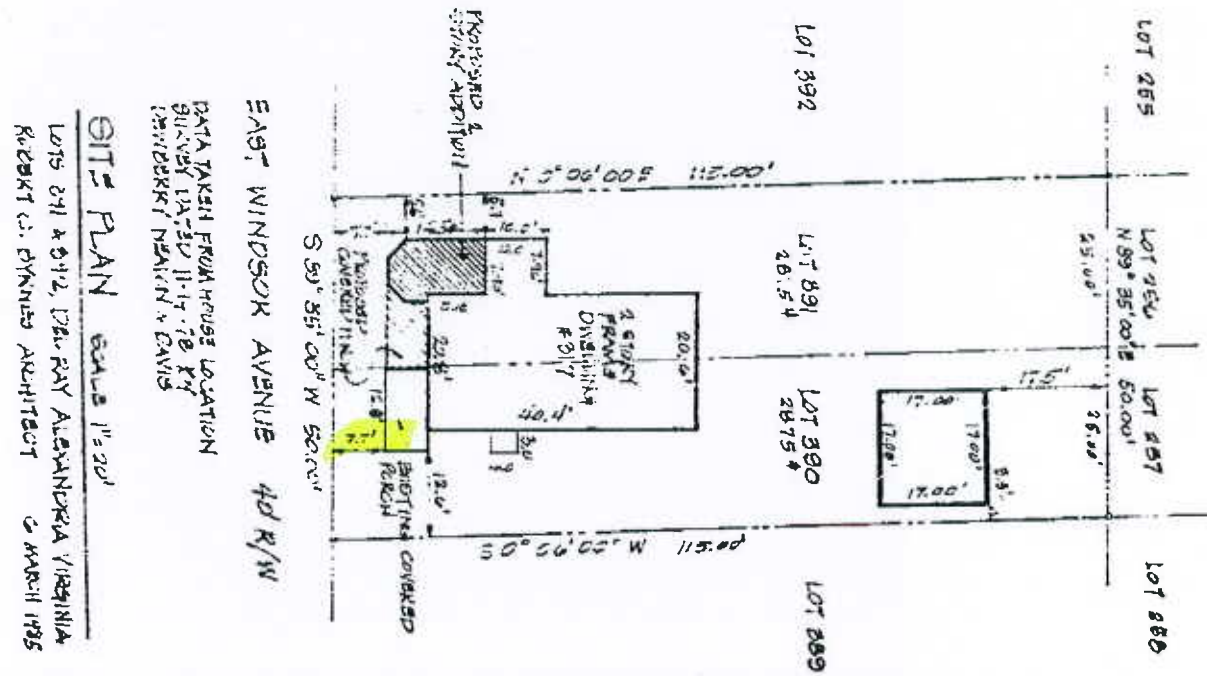
SHOWING WALL CHECK ON
LOT 368

SHOWING WALL CHECK ON
LOT 368

SHOWING WALL CHECK ON
LOT 368

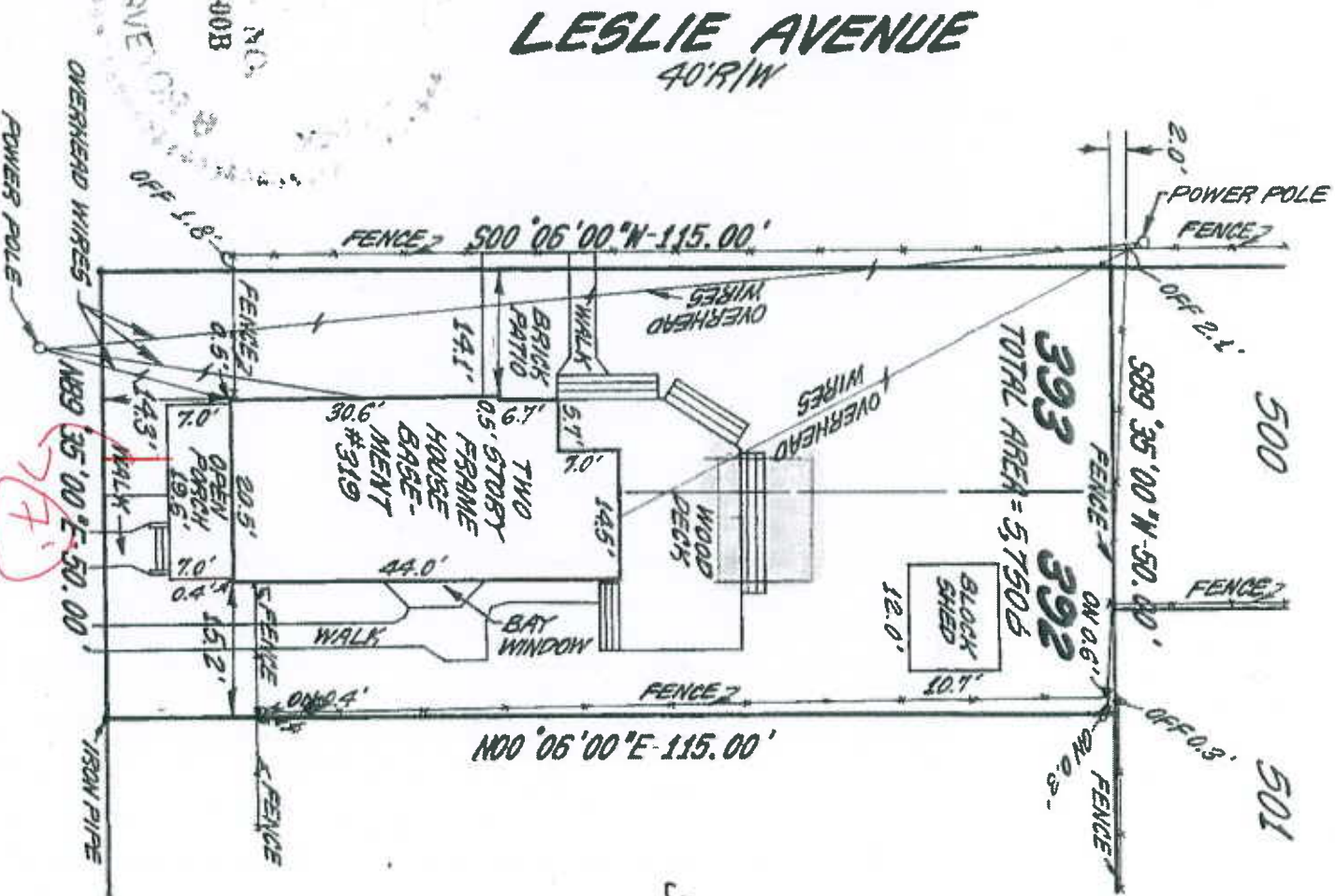
SHOWING WALL CHECK ON
LOT 368





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319 E. WINDSOR



HOUSE LOCATION SURVEY

LOTS 392 & 393

DEL RAY

CITY OF ALEXANDRIA, VIRGINIA

SCALE: 1"=20'

DATE: APRIL 21, 2000

THE PROPERTY SHOWN HEREON IS LOCATED IN FLOOD ZONE _____ AS PER FEMA FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER _____

NO TITLE REPORT FURNISHED
PLAT SUBJECT TO RESTRICTIONS & EASEMENTS OF RECORD
OR OTHERWISE
FENCE LOCATIONS IF SHOWN ARE APPROXIMATE ONLY AND DO NOT CERTIFY AS TO OWNERSHIP

BOOKER TO MARTINACHE (XT004038)
MBH SETTLEMENT GROUP, L.C.

I HEREBY CERTIFY THAT THE POSITIONS OF ALL THE EXISTING IMPROVEMENTS HAVE BEEN CAREFULLY ESTABLISHED BY A TRANSIT TAPE SURVEY AND UNLESS OTHERWISE SHOWN THERE ARE NO ENCROACHMENTS EITHER WAY ACROSS THE PROPERTY LINE

LARRY N. SCARTZ
CERTIFIED LAND SURVEYOR
WOODBRIDGE, VIRGINIA

CERTIFIED LAND SURVEYOR

TELEPHONE: WOODBRIDGE (703) 690-4181

METRO (703) 690-4955
FAX (703) 690-3999

APPROVED
ALEXANDRIA DEPARTMENT OF PLANNING AND ZONING
ZONING COMPLIANCE

2/28/06
DATE

Eileen Fogarty by myr
DIRECTOR OF PLANNING

approved to pour slabs and new
footings for stairs