

Docket Item #2  
BZA Case #2016-0014

Board of Zoning Appeals  
November 10, 2016

**ADDRESS:** 732 SOUTH PAYNE STREET  
**ZONE:** RB, TOWNHOUSE ZONE  
**APPLICANT:** DEYI AWADALLAH

**ISSUE:** Special exception to construct a two story addition in the required secondary front yard for a corner lot facing Jefferson Street.

CODE SECTION	SUBJECT	CODE REQMT	APPLICANT PROPOSES	REQUESTED EXCEPTION
3-706(A)(1)	Front Yard	20.00 feet	17.30 feet	2.70 feet

The staff **recommends approval** of the requested special exception because the request meets the criteria for a special exception, including the following condition that:

If the Board decides to grant the requested special exception with the following condition 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) a survey plat prepared by a licensed surveyor confirming building footprint, setbacks, and 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.

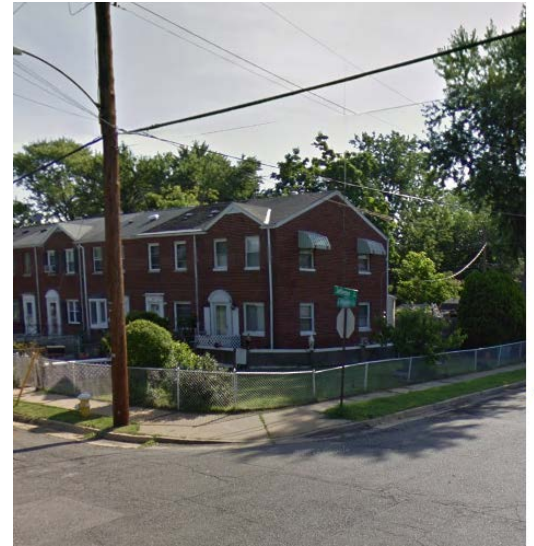


**BZA Case #2016-0014**  
**732 South Payne Street**



**I. Issue**

The applicant is proposing to construct a two-story addition at 732 South Payne Street. The proposed addition would be constructed in line with the existing dwelling within the required front yard facing Jefferson Street necessitating a special exception.



**II. Background**

The subject property, a corner lot is one lot of record with 34.18 feet of frontage facing S. Payne Street; 115.42 feet of frontage facing Jefferson Street. At the rear alley there is 33.54 linear feet of frontage. The side lot line is 115.42 feet long at the shared party wall. According to Real Estate Assessment, the property contains 3,910 square feet of lot area. The lot is noncomplying for an end unit townhouse in the RB zone as to lot width and frontage facing Jefferson Street.

The property is currently developed with a two story end unit townhome located 25.80 feet from the front property line facing South Payne Street and 17.30 feet from the front property line facing Jefferson Street. The distance from the existing house to the east property line at the alley is 52.50 feet. According to Real Estate Assessment, the property was constructed in 1948.

RB Zone	Requirement	Existing	Proposed
<b>Lot Area</b>	1,980 Sq. Ft.	3,910 Sq. Ft.	3,910 Sq. Ft.
<b>Lot Width (S. Payne Street)</b>	38.00 Ft.	34.18Ft.	34.18Ft.
<b>Lot Width (Jefferson Street)</b>	38.00 Ft	115.42 Ft.	115.42 Ft.
<b>Lot Frontage (S. Payne)</b>	38.00 Ft.	34.18 Ft.	34.18 Ft.
<b>Lot Frontage (Jefferson St)</b>	38.00 Ft.	115.42 Ft	115.42 Ft.
<b>Front Yard (S. Payne St)</b>	20.00 Ft.	25.80 Ft.	25.80 Ft.
<b>Front Yard (Jefferson St)</b>	20.00 Ft	17.30 Ft.	17.30 Ft.
<b>Side Yard (East)</b>	1:3 with 8.00	52.50 Ft.	43.50 Ft.
<b>Building Height</b>	Max: 45.00 Ft.	23.70 Ft. (from existing grade)	23.70 Ft. (from existing grade)
<b>Net FAR</b>	Max: 2,932.5 Sq. Ft. (.75)	800.00 Sq. Ft.*	1412 Sq. Ft.*

\*Net Floor Area Ratio

**III. Description**

The applicant received a permit to demolish an existing 9.0 feet by 9.50 feet one-story rear addition as well as two storage sheds and now proposes to carry out the demolition and construct a two-story rear addition with basement that measures 18.00 feet by 17.00 feet (306 sq. feet) per floor. The addition requires a special exception because the secondary front yard does not comply with the minimum 20.00 feet setback required by the RB zone for front yard.

The proposed total addition would measure 18.00 feet by 17.00 feet for a total of 306.00 square feet for each floor. The height of the addition to the highest point would be 27.18 feet and would be 23.69 feet to the midpoint of the roof.

Upon completion of the work, the proposed renovations will continue to comply with the floor area requirements. (Refer to floor area calculations.)

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

**IV. Master Plan/Zoning**

The subject property is zoned RB and has been so zoned since adoption of the Third Revised Zoning Map in 1951, and is identified in the Southwest Quadrant Small Area Plan.

**V. Requested Special Exception**

3-706(A)(1) Front Yard (Secondary Facing Jefferson Street)

The applicant requests a special exception of 2.70 feet from the required 20.00 feet front setback to construct a two-story addition 17.30 feet from the property line facing Jefferson Street.

**VI. Noncomplying Structure/ Substandard Lot**

<u>Yard Requirement</u>	<u>Required</u>	<u>Existing</u>	<u>Noncompliance/Substandard</u>
Lot Width & Frontage	38.00 ft.	34.18 ft.	3.82 ft.

(South Payne Street)

**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 addition would not be detrimental and would continue along a non-complying linear wall facing Jefferson Street. The applicant met with the most affected neighbor to discuss ways of lessening the impact. That neighbor has no objection to the proposal and has signed a letter expressing no objections. The proposed extension is similar to other extensions found throughout the neighborhood. The dwelling immediately behind this property has a very similar extension. The side of the lot for which the special exception is requested does not face any neighboring residences and instead faces a public street and a utility transformer yard across the street. The construction authorized by this special exception would have no known adverse effect on that transformer yard.**

- 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 new addition would have an impact on the adjacent property; however the portion of the wall affecting the adjacent property would fully comply with zoning standards if built. The previous addition had one-story. The new proposal will be a two-story addition. The addition will affect this neighbor's light and air coming from the south side. Staff requested that the applicant install faux shutters to give the illusions of window to mitigate and lessen the appearance and visual impact of that wall on the adjacent residence.**

**The applicant could also build the addition by right by complying with the required front yard, facing Jefferson Street with a setback to 20.00 feet. If they had chosen this option, staff could not have requested the faux windows to mitigate the impact of the new linear wall, and the addition would likely have needed to be longer to accommodate the rooms proposed. By requesting the Special Exception, staff is imposing the condition of installing faux shutters to lessen the impact on the most affected neighbor.**

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

**The addition that is under this review will not alter the essential character of the existing house nor would it alter the character of the area or zone. The applicants have worked with staff to ensure the essential character of the original home remains intact and not compromised while allowing for expansion to accommodate an expanded kitchen and dining area, a third**

**bedroom and bathroom. This addition is very similar to those found at many similar properties in the same neighborhood.**

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

**There are several home that have additions added to the original house. The house across the alley has a similar two-story addition.**

- 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 lot is a corner lot which has two front yards. The existing house currently sits 17.30 feet from Jefferson Street. The proposed addition is the only reasonable location. Any other location would have required a variance to build the addition or the applicant could have built a longer addition that would block more light and air to the north. A compliant addition would have been too narrow for a bedroom and bathroom on the second floor. The applicant would have needed to extend the length of the addition, which would further reduce the amount of light and area for the adjacent residence. This addition in alignment with the existing wall is the only reasonable way to provide a reasonably sized residence with a modern floor plan.**

## **VIII. Staff Conclusion**

### Neighborhood Impact

The extension of the townhouse on the lot really has little impact on the neighborhood. The property sits across the street from a cemetery along South Payne Street and a power station across the street facing Jefferson Street. Diagonal from the property is the Lee Center which houses recreational uses and is also used by the City of Alexandria Government.

### Light and Air

The new addition would have an impact on the adjacent property where its proposed wall complies with zoning regulations. The previous addition was a one-story. The new proposal will have faux shutters to give the illusions of windows to mitigate and lessen the impact of the visual of that wall for the benefit of the adjacent residence. Staff believes that by doing this, the adjacent property owner would have less impact than if a blank wall were built. The owners could have chosen to do the two-story addition “by right” by meeting the required setback of 20.00 feet along Jefferson Street. The impact to the most affected neighbor would have be a wall with no features. Because the applicant is requesting to build in line with the existing structure, staff is able to request architectural features to lessen the impact on the adjacent neighbor.

Lot Constraints

The existing lot is a corner lot. Per section 2-205 for the definition of yards, the ordinance defines that the “two yards lying between the main building and the intersecting streets shall be deemed to be front yards.” The other yard (the yard facing the alley) is deemed a side yard for corner lots. In the case of the RB zoning, the front yard requirement for is 20.00 feet. The existing house currently sits 17.30 feet from the front lot line along Jefferson Street.

Staff Conclusion

Staff concludes that, for the reasons above, the extension of the existing non-complying wall for a proposed two story addition with basement meets the criteria for a special exception and recommends approval of the request.

**IX. Recommended Conditions**

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

Staff recommends that the approval contain the following conditions:

1. The house will be for a single-family use and that there shall be no secondary dwelling unit in the basement.
2. The applicant shall place for faux shutters on the north side of the house to mitigate and less the impact of the wall until such time that the adjacent property construct and additional along the party wall.
3. Should the applicant alter the design of the window facing Jefferson Street, the applicant shall work with staff regarding the placement of the windows to the satisfaction of the Director of Planning and Zoning.

STAFF:

Marlo Ford, Urban Planner II,

[marlo.ford@alexandriava.gov](mailto:marlo.ford@alexandriava.gov)

Mary Christesen, Zoning Manager,

[mary.christesen@alexandriava.gov](mailto:mary.christesen@alexandriava.gov)

Alex Dambach, Division Chief,

[alex.dambach@alexandriava.gov](mailto:alex.dambach@alexandriava.gov)

## 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:

No comments received.

Code Administration:

No comments received.

Recreation (Arborist):

No comments received.

Historic Alexandria (Archaeology):

- C-1 The statements in archaeology conditions below 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:
- a. The applicant/contractor 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.
  - b. The applicant/developer shall not allow any metal detection to be conducted on the property, unless authorized by Alexandria Archaeology.
- F-1 The property at 732 S. Payne St. is located across the street from the likely location of the Penny Hill Cemetery (established 1795). Immediately to the south is the location of where Union troops with Greene's Artillery camped in 1865, and a Civil War-era farmstead. The property has the potential to contain historical information pertaining to Alexandria in the nineteenth century.





# APPLICATION BOARD OF ZONING APPEALS

## SPECIAL EXCEPTION FOR ADDITIONS

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

3-706 "Bulk & Open Space Regulation" requires 20 ft setback for corner lot with secondary side yard in RB zones

### PART A

1. Applicant: ☒ Owner ☐ Contract Purchaser ☐ Agent

Name Deyi Awadallah

Address 3201 magnolia Ave, Falls Church , VA 22041

Daytime Phone 703-501-5252

Email Address dawadallah@mrisc.com

2. Property Location 732 S. Payne St., Alexandria , VA 22314

3. Assessment Map # 080.01 Block 06 Lot 18 Zone RB

4. Legal Property Owner Name Deyi Awadallah

Address 3201 Magnolia Ave, Falls Church, VA22041

# 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>NONE</i>	<i>NONE</i>	<i>NONE</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 732 S. Payne St., Alexandria, VA 22314 (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. <i>DEYI AWADALLAH</i>	3201 Magnolia Ave Falls Church VA 22041	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 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>NONE</i>	<i>NONE</i>	<i>NONE</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.

09-26-2016

Date

Deyi Awadallah

Printed Name

  
Signature

**5. Describe request briefly:**

We would like to construct an addition in the secondary front yard. Current zoning requires a 20 ft. set back whereas the current property has a 17.3 ft. set back from the secondary front yard.

We request an exception to the 20 ft set back requirement so that the addition can have the same width of the existing property, and the exterior wall of the addition parallel to the secondary front yard can be continuous.

**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:**

Deyi Awadallah

Print Name

703-992-0335

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.**

Granting of the special exception will make the interior width of the addition the same as that of the existing house.

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

The special exception is for a 2 story 18ftx17ft addition. Several houses on S. Payne St have 1 story additions that are typically 16ft x 14 ft. and the roof pitches above the second floor level.

Property immediately to the rear (733 S. Fayette St) also has a two story addition where the upper floor is approximately 18 ft x 15ft.

712 South Payne St has a 1 story addition that is 30ft long. In each instance, the additions are higher than the fence line and are visible from the fence line. We anticipate that the requested exception will therefore not adversely harm or impact the neighborhood as there are additions of varying sizes and stories currently present.

Furthermore, we will install faux windows to break up the monotony of the wall facing the adjacent neighbor.

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

The proposed addition will affect the light and air to the adjacent neighbors addition. However we expect the impact to be minimal since the addition of the adjacent neighbor is set back more than 3 ft from the fence line and the proposed addition will extend slightly beyond the neighbor's addition. Furthermore, houses to the rear of the property are set back more than 50 ft. So while light and air to the adjacent neighbors property will be affected for approximately 9 ft beyond their addition, light and air beyond that will not be affected.



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

The addition will extend 9 ft beyond the adjacent neighbors addition. There is a two story addition to the house at the rear of the current property. All additions are 3 ft above grade and have the roof sloping up to the second floor level which makes them visible above the fence line. There is an addition that is over 30 ft long and with a perpendicular projection in plan. With such varied additions present we feel that the construction of the proposed addition will not affect the character of the neighborhood as a whole.

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

The proposed construction will look similar to the additions in the immediate area, and will be within the range of lengths of existing additions. The proposed addition will have siding similar to the additions in the neighborhood.

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

This is corner lot with two side yards with set back requirements. .

This restricts the location of the addition to the rear of the current structure

**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 plan and location of the addition has been discussed with the most affected property owner. They have given their consent for the two story addition. Letter from them is attached with this application



# DEPARTMENT OF PLANNING AND ZONING

## FLOOR AREA RATIO AND OPEN SPACE CALCULATIONS

**A. Property Information**

A1. Street Address 732 South Payne Street Zone RB  
 A2. 3910 x .75 = 2932.5  
 Total Lot Area Floor Area Ratio Allowed by Zone Maximum Allowable Floor Area

**B. Existing Gross Floor Area**

Existing Gross Area*		Allowable Exclusions	
Basement	418.2	Basement**	418.2
First Floor	418.2	Stairways**	34
Second Floor	418.2	Mechanical**	
Third Floor		Other**	
Porches/ Other		Total Exclusions	454.2
Total Gross *	1254.4		

B1. Existing Gross Floor Area \*  
1254.4 Sq. Ft.

B2. Allowable Floor Exclusions\*\*  
454.2 Sq. Ft.

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

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

Proposed Gross Area*		Allowable Exclusions	
Basement	306	Basement**	306
First Floor	306	Stairways**	
Second Floor	306	Mechanical**	
Third Floor		Other**	
Porches/ Other		Total Exclusions	
Total Gross *	918		

C1. Proposed Gross Floor Area \*  
918 Sq. Ft.

C2. Allowable Floor Exclusions\*\*  
306 Sq. Ft.

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

**D. Existing + Proposed Floor Area**

D1. Total Floor Area (add B3 and C3) 1412.2 Sq. Ft.  
 D2. Total Floor Area Allowed by Zone (A2) 2932.5 Sq. Ft.

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

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

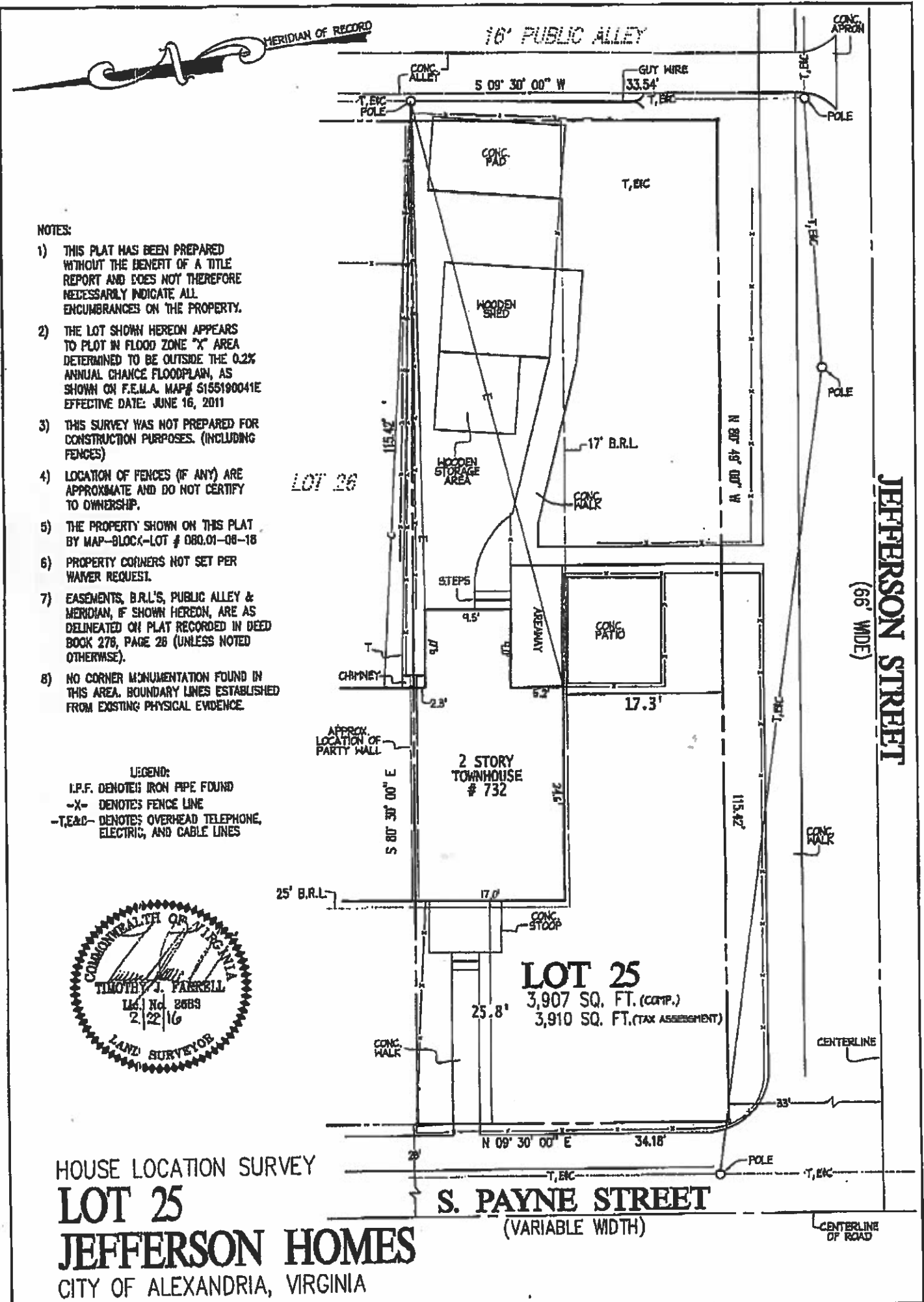
If taking exclusions other than basements, floor plans with excluded areas must be submitted for review. Sections may also be required for some exclusions.

**F. Open Space Calculations**

Existing Open Space	3431.8
Required Open Space	800
Proposed Open Space	3126.8

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

Signature: Staff calculation Date: 10/27/14

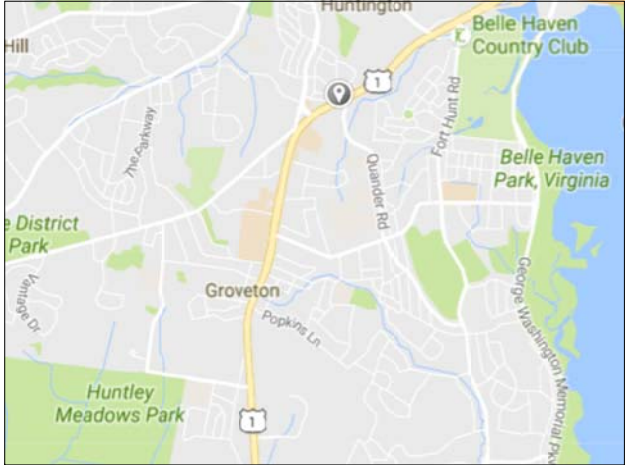


B.W. SMITH AND ASSOCIATES, INC.				FIELD CREW: D. CONRAD	
PROFESSIONAL LAND SURVEYING MANASSAS, VIRGINIA (703) 368-5866 www.bwsmithassoc.com				JOB# 20160344	
DFT: P.R.M. CHK: T.J.F. NO TITLE REPORT FURNISHED				DATE: 2/22/16	
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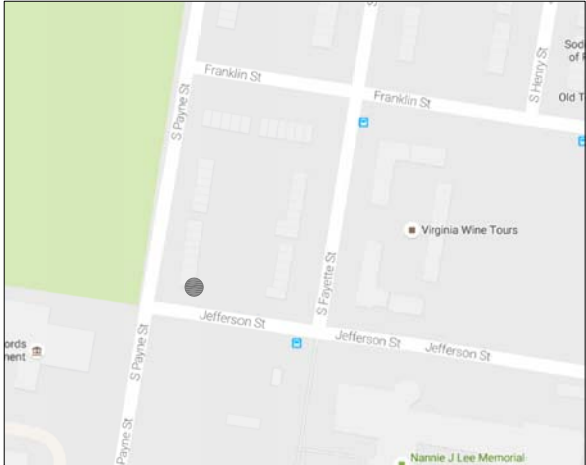




VICINITY MAP



LOCATION MAP



SOUTH PAYNE STREET  
RESIDENCE

732 SOUTH PAYNE STREET  
ALEXANDRIA, VA 22314

ZONING REVIEW  
OCTOBER 25, 2016

OWNER

DSA PROPERTIES  
3201 MAGNOLIA AVE  
FALLS CHURCH, VA 22041

PROJECT TEAM

DESIGN  
RIDDHI DESIGN LLC.  
14310 RICH BRANCH DRIVE  
NORTH POTOMAC, MD 20878

STRUCTURAL ENGINEER  
CFS ENGINEERS LLC.  
10908 ADARE DRIVE  
FAIRFAX, VA 22032

LIST OF DRAWINGS

CS-01 COVER SHEET & LIST OF DRAWINGS

- ARCHITECTURAL
- A01-01 BASEMENT & FIRST FLOOR PLANS
  - A01-02 SECOND FLOOR & ROOF PLANS
  - A02-01 ELEVATIONS
  - A03-01 BUILDING SECTIONS

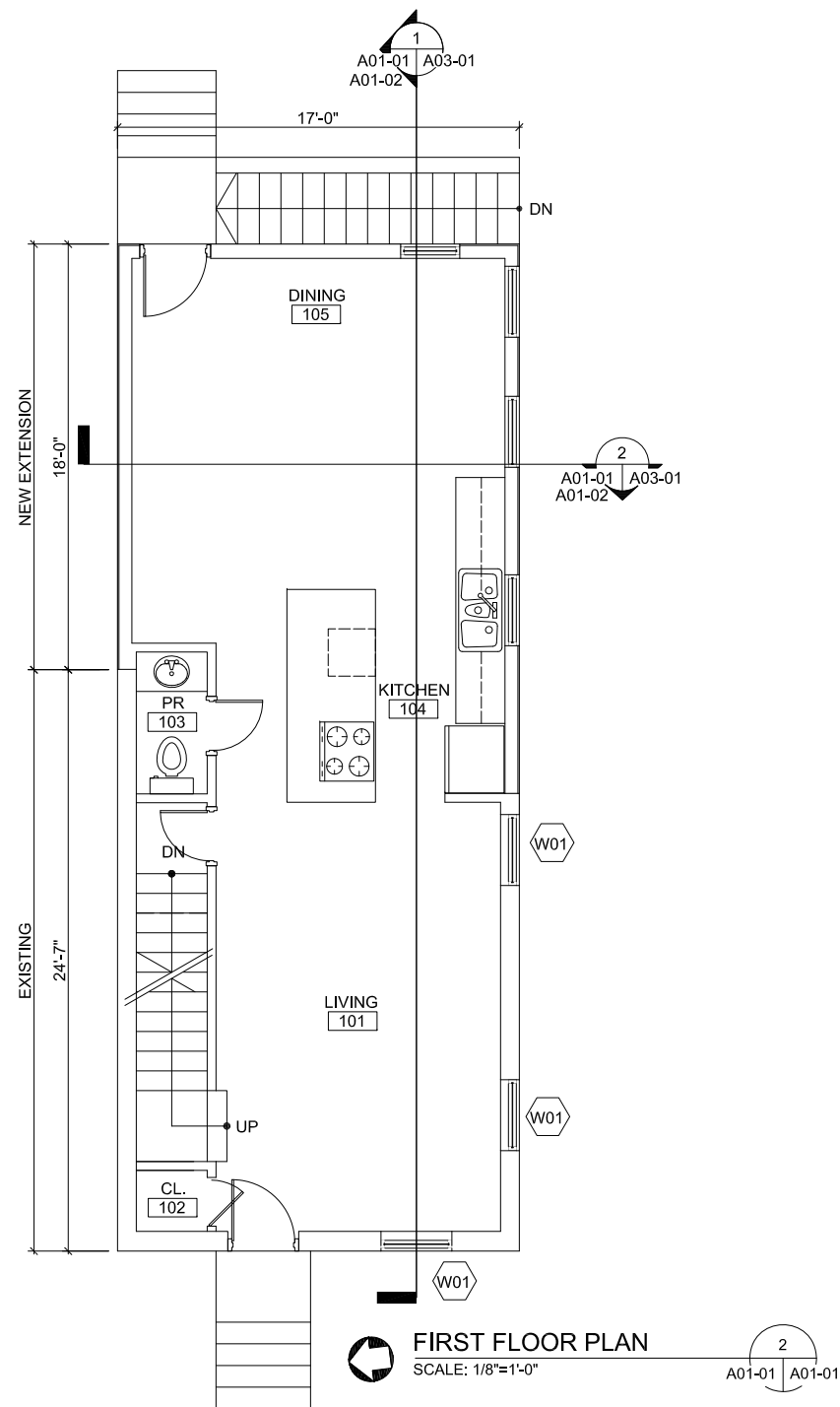
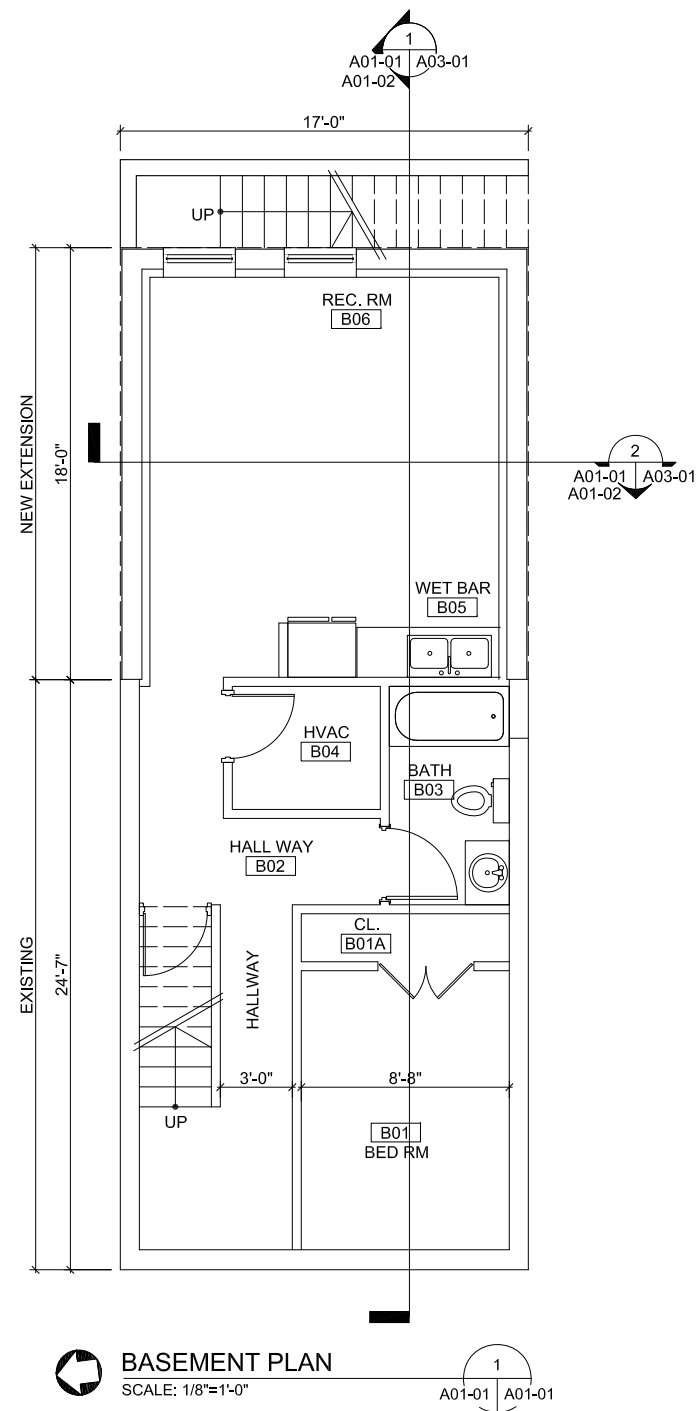
SHEET TITTLE

COVER SHEET &  
SITE PLAN

PROJECT NO SUBMISSION DATE SHEET NO

1603 DATE OF ORIGIN: OCTOBER 25, 2016

CS-01



DESIGN

**RIDDHIDESIGN LLC.**  
14310 RICH BRANCH DRIVE  
NORTH POTOMAC, MD 20878  
T: 202-359-6371 email: msshamim@gmail.com

STRUCTURAL ENGINEER

**CFS ENGINEERS LLC.**  
10908 ADARE DRIVE  
FAIRFAX, VA 22032

OWNER

**DSA PROPERTIES**  
3201 MAGNOLIA AVE  
FALLS CHURCH, VA 22041

SUBMISSION SCHEDULE		
NO	DESCRIPTION	DATE
REVISION SCHEDULE		
NO	DESCRIPTION	DATE
PROJECT:		

**SOUTH PAYNE STREET RESIDENCE**

732 SOUTH PAYNE STREET  
ALEXANDRIA, VA 22314

SHEET TITLE:

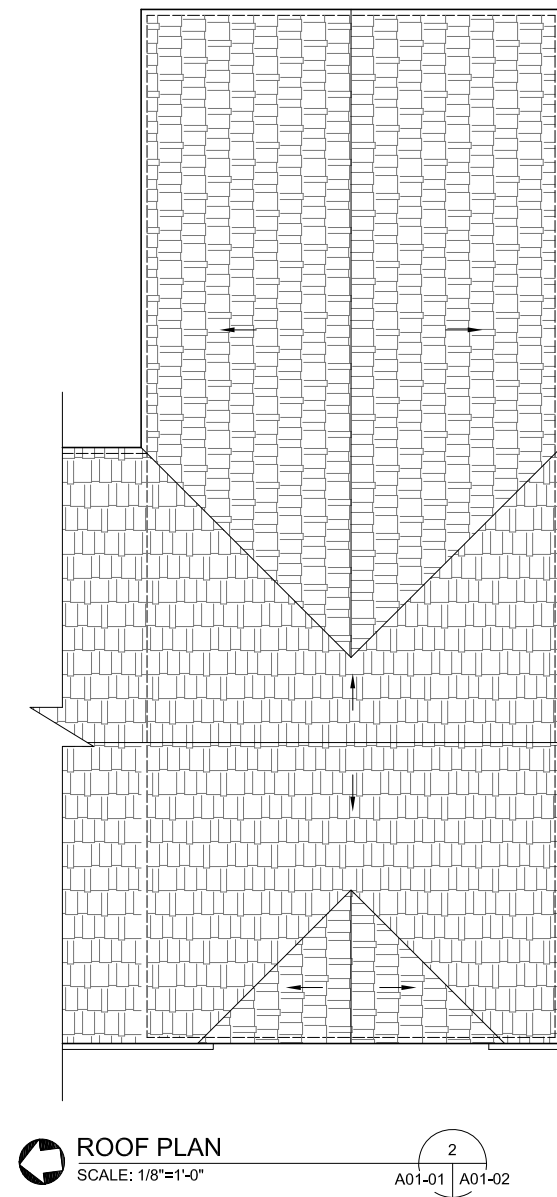
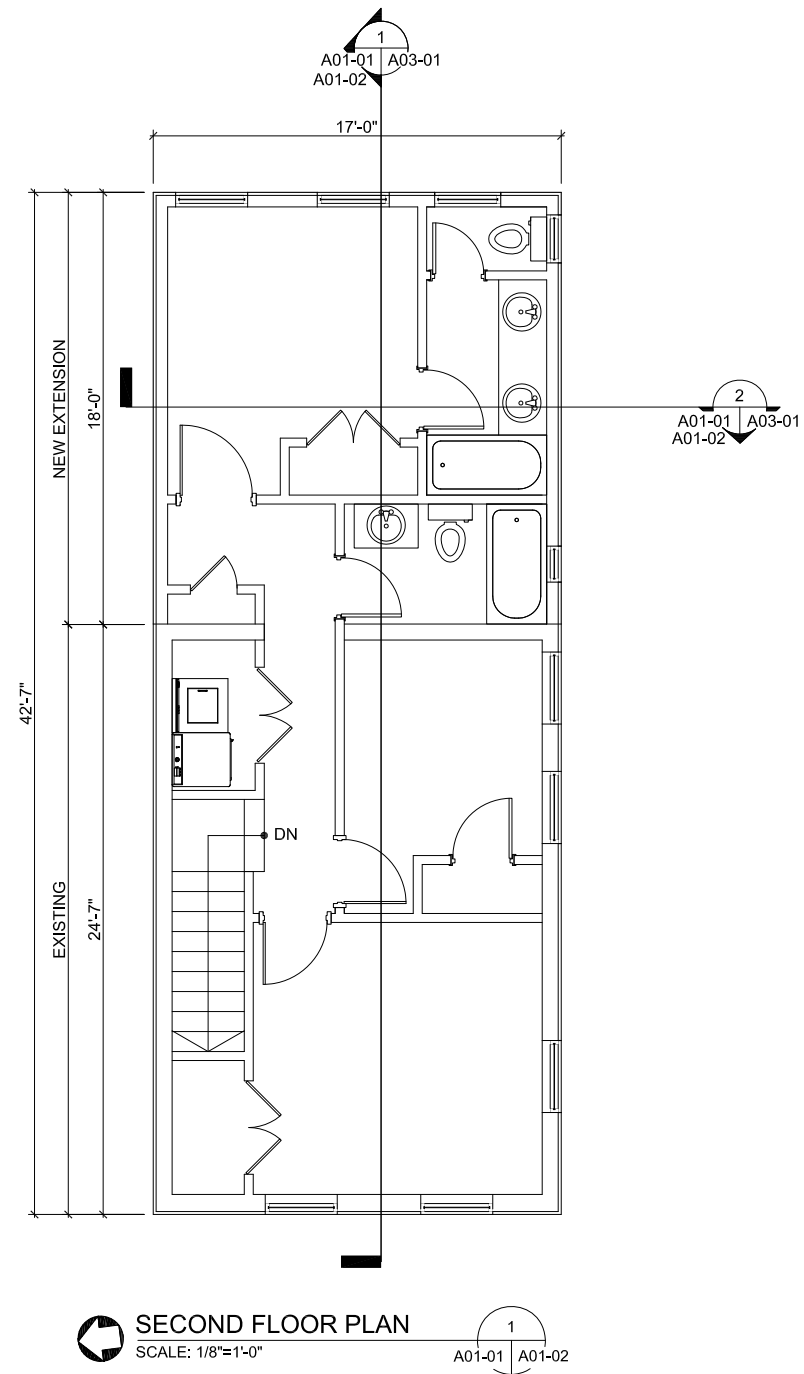
**BASEMENT & FIRST FLOOR PLANS**

PROJECT NO: RD1603

SEPTEMBER 27, 2016

SCALE: AS NOTED

SHEET NO:



DESIGN

**RIDDHIDESIGN LLC.**  
14310 RICH BRANCH DRIVE  
NORTH POTOMAC, MD 20878  
T: 202-359-6371 email: msshahim@gmail.com

STRUCTURAL ENGINEER

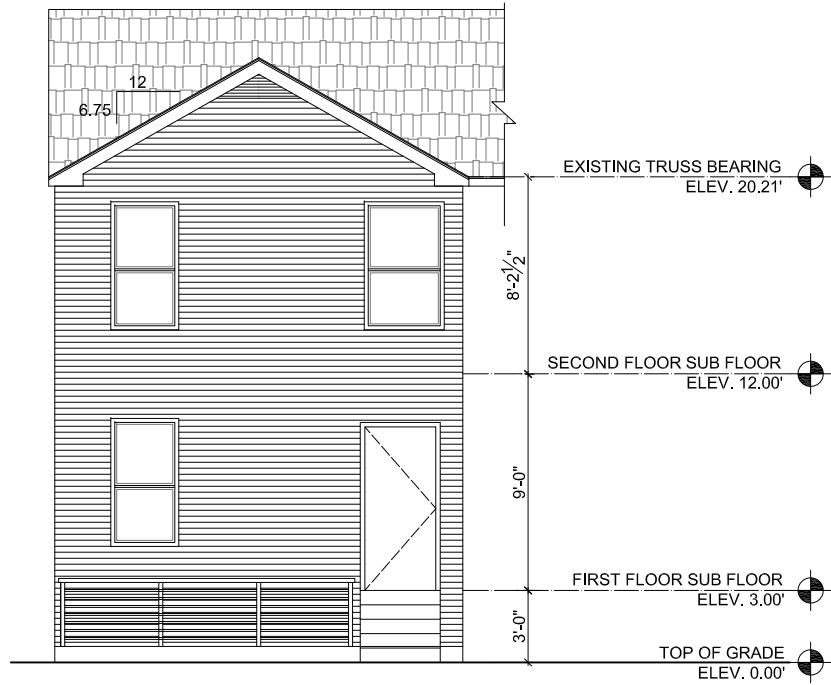
**CFS ENGINEERS LLC.**  
10908 ADARE DRIVE  
FAIRFAX, VA 22032

OWNER

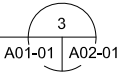
**DSA PROPERTIES**  
3201 MAGNOLIA AVE  
FALLS CHURCH, VA 22041

SUBMISSION SCHEDULE		
NO	DESCRIPTION	DATE
REVISION SCHEDULE		
NO	DESCRIPTION	DATE
PROJECT:		
<b>SOUTH PAYNE STREET RESIDENCE</b>		
732 SOUTH PAYNE STREET ALEXANDRIA, VA 22314		
SHEET TITLE:		
<b>SECOND &amp; ROOF PLANS</b>		
PROJECT NO:	RD1603	
DATE:	SEPTEMBER 27, 2016	
SCALE:	AS NOTED	
SHEET NO:		

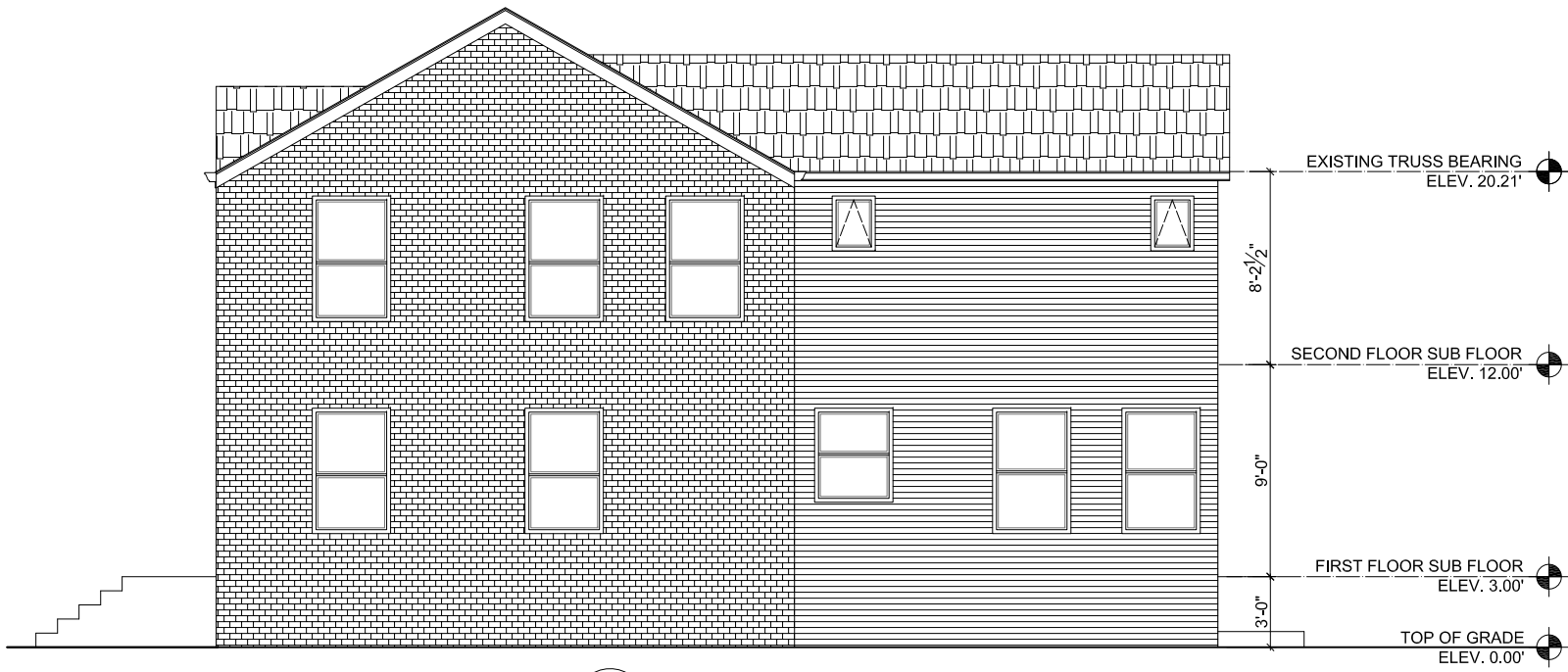
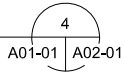
A01-02



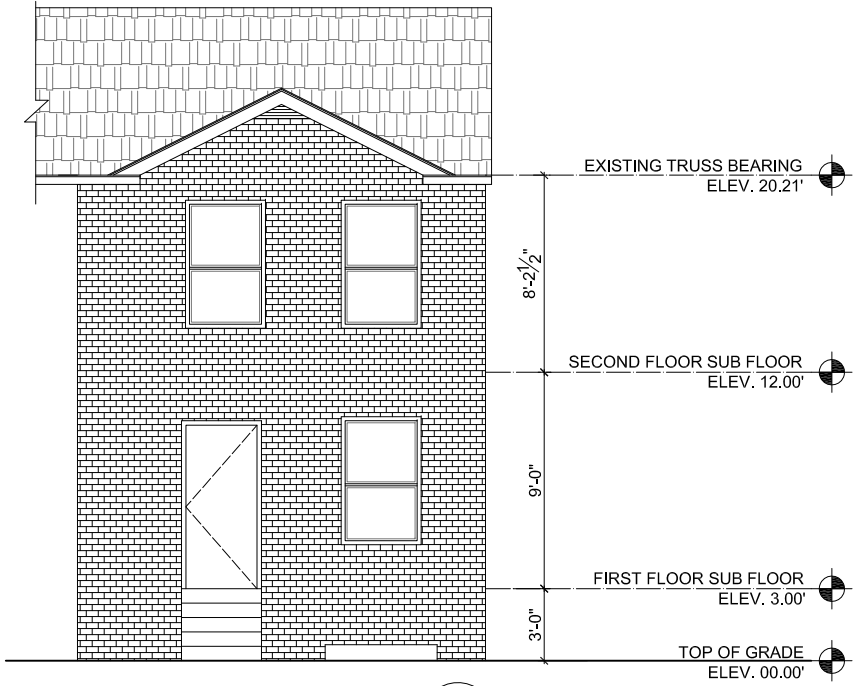
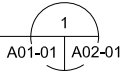
EAST ELEVATION  
SCALE: 1/8"=1'-0"



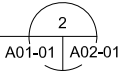
NORTH ELEVATION  
SCALE: 1/8"=1'-0"



SOUTH ELEVATION  
SCALE: 1/8"=1'-0"



WEST ELEVATION  
SCALE: 1/8"=1'-0"



DESIGN

**RIDDHIDESIGN LLC.**  
14310 RICH BRANCH DRIVE  
NORTH POTOMAC, MD 20878  
T: 202-359-6371 email: msshamim@gmail.com

STRUCTURAL ENGINEER

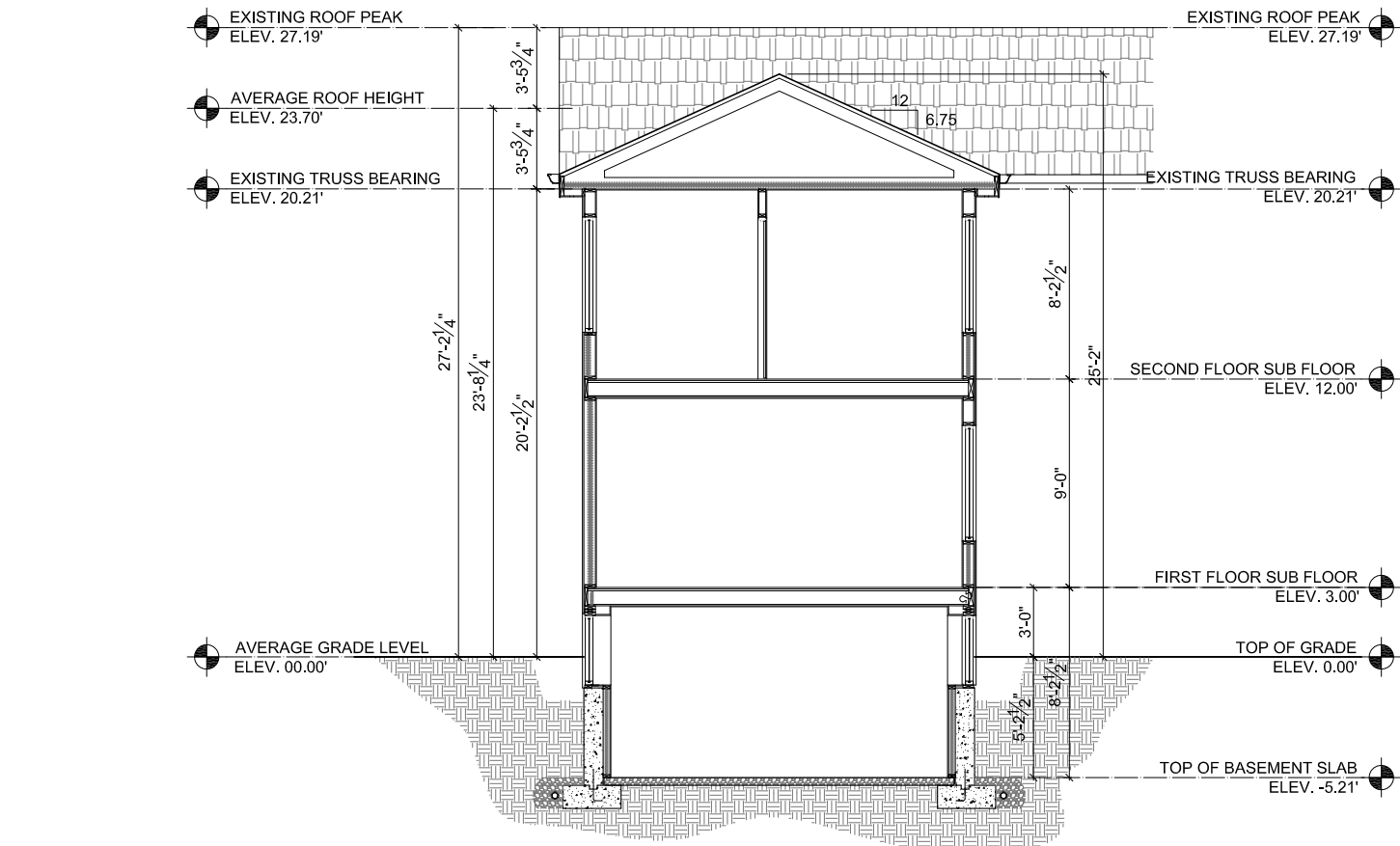
**CFS ENGINEERS LLC.**  
10908 ADARE DRIVE  
FAIRFAX, VA 22032

OWNER

**DSA PROPERTIES**  
3201 MAGNOLIA AVE  
FALLS CHURCH, VA 22041

SUBMISSION SCHEDULE		
NO	DESCRIPTION	DATE
REVISION SCHEDULE		
NO	DESCRIPTION	DATE
PROJECT:		
<b>SOUTH PAYNE STREET RESIDENCE</b>		
732 SOUTH PAYNE STREET ALEXANDRIA, VA 22314		
SHEET TITLE:		
<b>ELEVATIONS</b>		
PROJECT NO: RD1603		
SEPTEMBER 27, 2016		
SCALE: AS NOTED		
SHEET NO:		





SECTION B-B

SCALE: 1/8"=1'-0"

2  
A01-01 A03-01  
A01-02



SECTION A-A

SCALE: 1/8"=1'-0"

1  
A01-01 A03-01  
A01-02

DESIGN

**RIDDHIDESIGN LLC.**  
14310 RICH BRANCH DRIVE  
NORTH POTOMAC, MD 20878  
T: 202-359-6371 email: msshamim@gmail.com

STRUCTURAL ENGINEER

**CFS ENGINEERS LLC.**  
10908 ADARE DRIVE  
FAIRFAX, VA 22032

OWNER

**DSA PROPERTIES**  
3201 MAGNOLIA AVE  
FALLS CHURCH, VA 22041

SUBMISSION SCHEDULE

NO	DESCRIPTION	DATE

REVISION SCHEDULE

NO	DESCRIPTION	DATE

PROJECT:

**SOUTH PAYNE STREET  
RESIDENCE**

732 SOUTH PAYNE STREET  
ALEXANDRIA, VA 22314

SHEET TITLE:

**BUILDING SECTIONS**

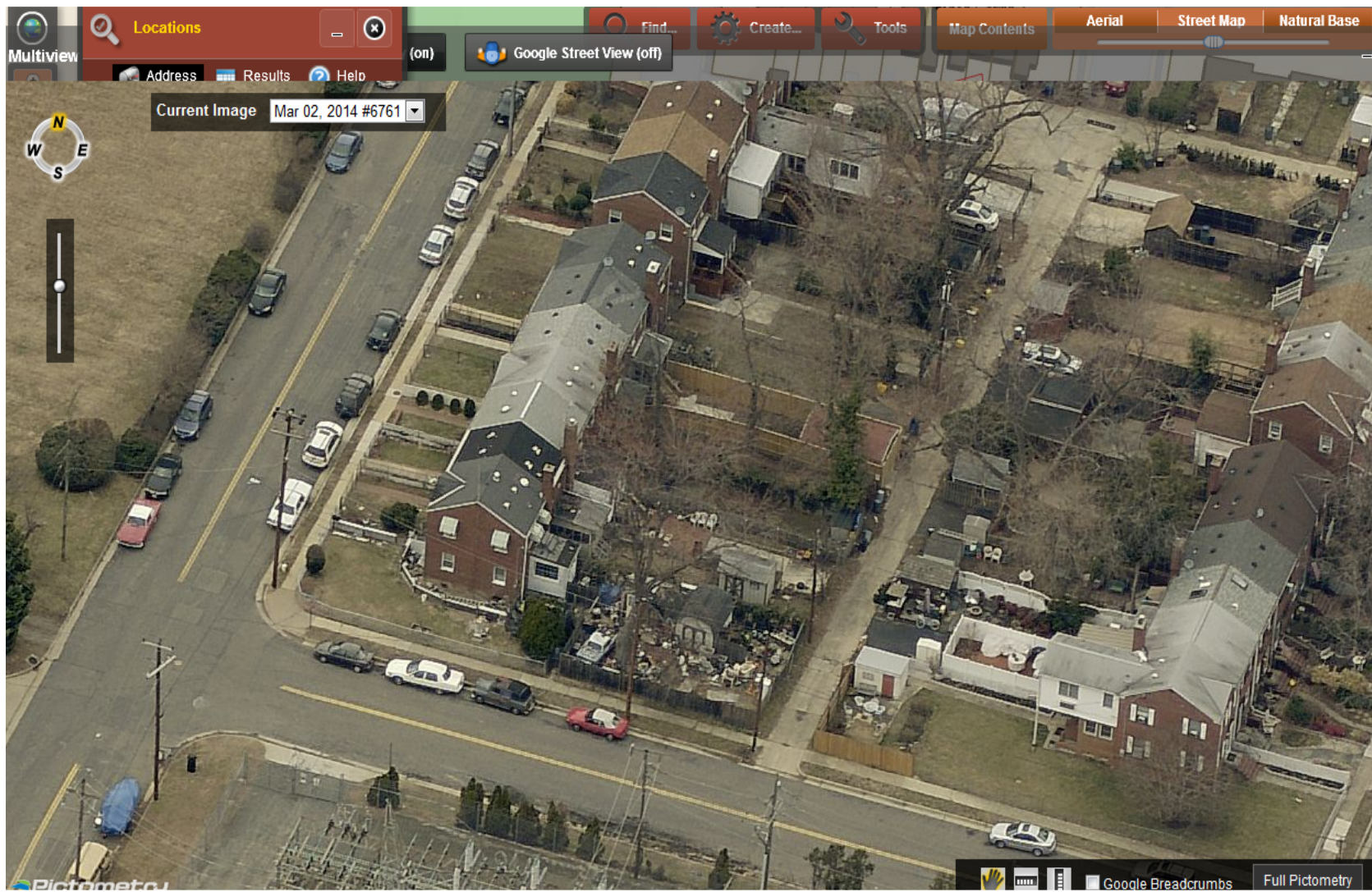
PROJECT NO: RD1603

SEPTEMBER 27, 2016

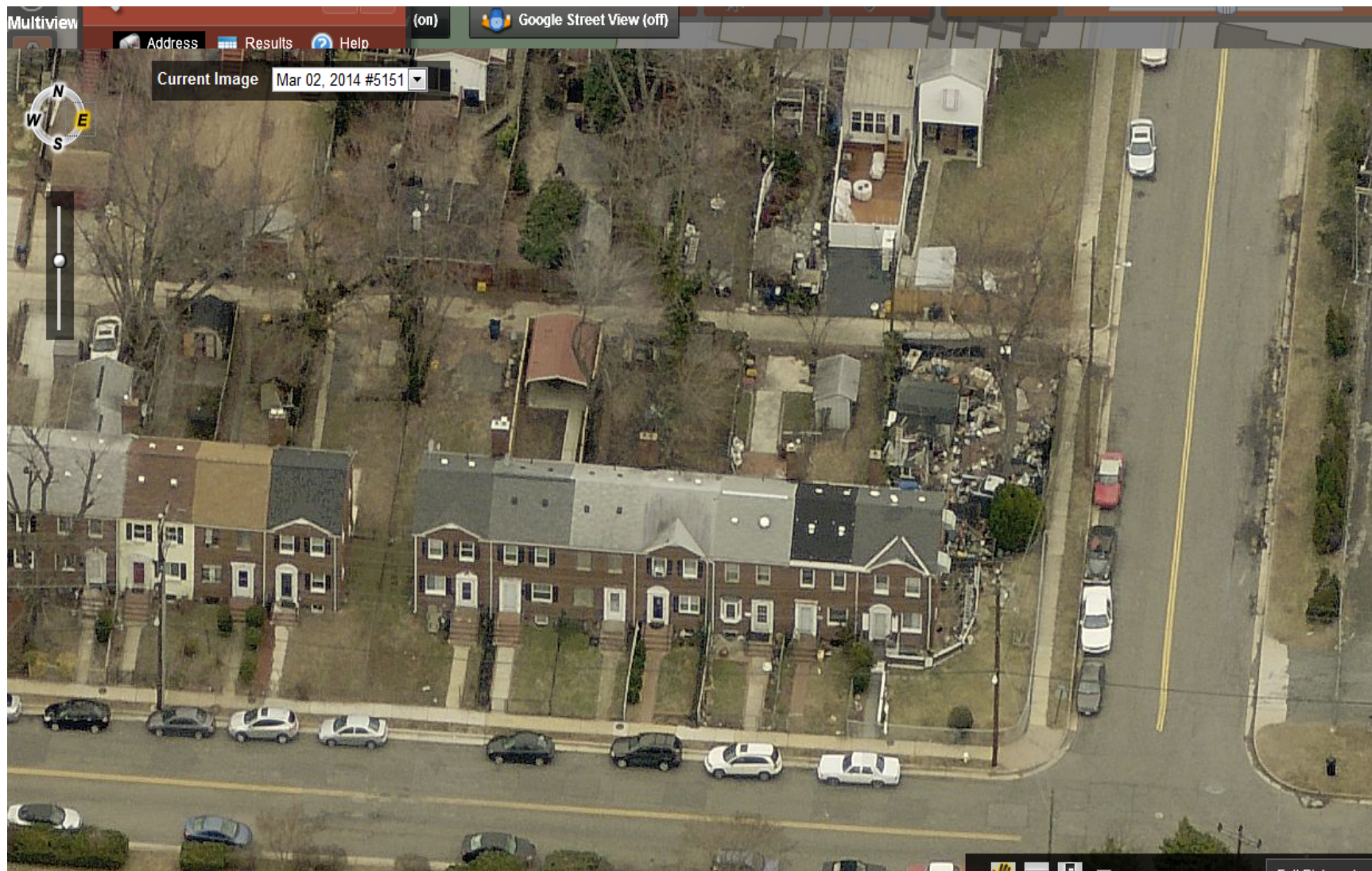
SCALE: AS NOTED

SHEET NO:

**A03-01**

















To whom this may concern,

We, Leann and Andrew Burr of 728 S Payne St, give Deyi Awadallah approval to extend 732 S Payne St to 11ft.

Leann and Andrew Burr  
728 S Payne St  
Alexandria, Va 22314

The block contains two handwritten signatures in black ink. The signature on the left is 'Leann Burr' written in a cursive style. The signature on the right is 'Andrew Burr' also in a cursive style, with a large, stylized 'A'.

# Fwd: 732 S Payne Street Project - Support Letter

Deyi Awadallah <[dsaproperties@gmail.com](mailto:dsaproperties@gmail.com)>

Mon 9/26/2016 11:37 AM

To: Musaddeque Hossein <[musa.hossein@cfsengineers.com](mailto:musa.hossein@cfsengineers.com)>;

Deyi Awadallah  
Principal Broker/Owner  
D.S.A Properties & Investments, LLC.  
Realtor, Top 1% in the Nation,  
REO & Short Sale Specialist,  
NVAR Top Producer  
703.501.5252 Cell  
703.562.6999 Fax  
[Dsaproperties@gmail.com](mailto:Dsaproperties@gmail.com)

----- Forwarded message -----

From: "Matthew Jones" <[mpjones36@gmail.com](mailto:mpjones36@gmail.com)>  
Date: Sep 26, 2016 11:36 AM  
Subject: 732 S Payne Street Project - Support Letter  
To: "Deyi Awadallah" <[dsaproperties@gmail.com](mailto:dsaproperties@gmail.com)>  
Cc: "Juliana Savi Jones" <[jsavijones@gmail.com](mailto:jsavijones@gmail.com)>

To Whom It May Concern,

As next door neighbors, we agree with the proposed plans for 732 S Payne Street. In May 2015, we purchased 730 S Payne Street, a complete remodel, from D.S.A. Properties & Investments, LLC. We are extremely satisfied with our purchase and look forward to their involvement with this current project. We think this project is another great step forward for the neighborhood as it will positively impact the curb appeal.

If you have any questions or would like to discuss this matter further please feel free to contact us directly.

Kind Regards,

Matthew & Juliana Jones  
730 S. Payne Street  
Alexandria, VA 22314  
217.246.2687 cell