

Docket Item # 2
BZA Case #2016-0013

Board of Zoning Appeals
January 12, 2017

ADDRESS: 408 EAST MONROE AVENUE
ZONE: RB/RESIDENTIAL TOWNHOUSE
APPLICANT: MANDI CHAPMAN

ISSUE: Special exception to expand a noncomplying wall in the required east side yard.

CODE SECTION	SUBJECT	CODE REQMT	APPLICANT PROPOSES	REQUESTED EXCEPTION
3-706(A)(2)(a)	Side Yard (East)	8.00 feet	2.20 feet	5.80 feet

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) 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 #2016-0013
408 E. Monroe Ave.



I. Issue

The applicant proposes a two-story addition at 408 East Monroe Avenue. The addition would increase the height and length of the plane established by the noncomplying east facing building wall. Increasing the height and length of this noncomplying wall in the required east side yard requires special exception approval.

II. Background

The subject property is an interior lot of record. It has 40.00 feet of frontage facing East Monroe Avenue and a depth of 142.00 feet. The property contains 5,679 square feet of lot area. The lot is substandard in terms of lot width. It abuts a 10' public alley in the rear.

The property contains a two story dwelling located 107.60 feet from the front property line, 8.70 feet from the rear property line, and 1.10 feet and 2.20 from the west and east side property lines, respectively. Real Estate assessment records indicate the house was constructed around 1930. According to building permit records, the house was substantially rebuilt in 1997.

III. Description

The applicant proposes to construct a second story addition on the east side of the house over an existing single-story portion. The addition would be located 108.70 feet from the front property line, 2.20 feet from the east side property line, and 8.30 feet from the rear property line. The height of the proposed addition would be 19.30 feet to the midpoint of the gabled roof as measured from average finished grade. The applicant proposes no change to pre-construction grade.

The addition would require side (east) and rear (north) setbacks of 8.00 feet and 12.50 feet, respectively. Special exception approval is required to increase the height and length of the east-facing, noncomplying building wall in the required side yard. This wall is located 2.20 feet from the east side property line.

The addition's increased height would comply with the required rear setback because of how the roof is oriented. Based on the proposed addition's height of 12.50 feet, measured from grade to the roof eave facing the rear yard, a setback of 12.50 feet is required. Zoning ordinance section 7-1003 allows half the width of the alley to be "credited" toward the required rear yard setback.

The proposed second-story addition would accommodate an additional bedroom and bathroom. Upon completion of the work, the proposed structure would comply with height, floor area ratio and open space requirements.

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

RB Zone	Required	Existing	Proposed
Lot Area	1,980 Sq. Ft.	5,679 Sq. Ft.	5,679 Sq. Ft.
Lot Width/Frontage	50 Ft.	40.00 Ft.	40.00 Ft.
Front Yard (South)	Average Prevailing	107.6 Ft.	107.6 Ft.
Side Yard (East)	8.00 Ft. (height to setback ratio – 1:3 w/ 8 Ft. minimum)	2.20 Ft.	2.20 Ft.
Side Yard (West)	8.00 Ft. (height to setback ratio – 1:3 w/ 8 Ft. minimum)	1.10 Ft.	1.10 Ft.
Rear Yard (North)	14.80 Ft. (existing structure) 12.50 Ft. (proposed addition) (height to setback ratio – 1:1 w/ 8 Ft. minimum)	13.30 Ft.*	13.30 Ft. (existing structure) 12.50 Ft. (proposed addition)
Building Height	25.00 Ft.	19.80 Ft.	19.80 Ft.
Net FAR	4,259 Sq. Ft. (.75)	1,541 Sq. Ft.	2,123 Sq. Ft.

* Per section 7-1003: whenever any public or private alley occurs in any zone, one-half of the width of such alley shall be considered in the determination of the rear yard setback ratio requirement of any lot abutting on such alley.

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. The site is identified for residential land use in the Potomac West Small Area Plan.

V. Requested Special Exception

3-706(A)(2)(a) Side Yard (East)

The applicants request a special exception of 5.80 feet from the required minimum 8.00 foot side yard setback to construct the second story addition 2.20 feet from the east side property line.

VI. Noncomplying Structure/ Substandard Lot

The existing building is a noncomplying structure with respect to the following:

<u>Requirement</u>	<u>Required</u>	<u>Existing</u>	<u>Noncompliance</u>
Rear Yard (North)	14.80 Ft.	13.30 Ft.	1.50 Ft.
Side Yard (West)	8.00 Ft.	1.10 Ft.	6.90 Ft.
Side Yard (East)	8.00 Ft.	2.20 Ft.	5.80 Ft.

Width/Frontage	50.00 Ft.	40.00 Ft.	10.00 Ft.
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VII. Special Exception Standards

Per Section 11-1304 of the zoning ordinance, the Board of Zoning Appeals “must find that the strict application of the ordinance creates an unreasonable burden on the use and enjoyment of the property which outweighs the material zoning purpose for which the specific provision of the ordinance at issue was designed.”

Section 11-1304 also states that the Board of Zoning Appeals “shall consider and weigh the following issues, as applicable:”

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

Because the existing house is located over 100 feet from the front property line, and the proposed addition would be located almost entirely within the existing footprint, it would have little perceivable impact to the neighborhood and other adjacent properties. There would be no impact on public welfare. The proposed addition has a low roof height at the rear to maintain its required rear yard setback, and it would be a great distance from the dwelling on the adjacent due to the unusual positioning of this dwelling on its lot.

- 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 addition would not significantly reduce supply of light and air to the adjacent property because it would be located almost entirely within the footprint of the existing house. The addition would not be taller than any portion of the existing house. There would be no anticipated impacts to traffic, fire risk or public safety.

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

The addition would not alter the essential character of the area or zone. The proposed construction is similar in scale (height and mass) to many surrounding two-story structures.

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

The addition would be consistent with the design guidelines for additions found in the Del Ray Neighborhood Residential Pattern Book because it would be subordinate to the main body of the house, would not extend above the roofline of the existing building and it would be set back from the existing front building wall.

- 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.

Staff met with the applicants several times to discuss design alternatives. A previous design alternative that required variance approval was originally docketed for the December 2016 hearing. A variance would have been required because the proposed addition would not meet the side or rear setback requirements. The narrowness of the lot and the configuration of the existing dwelling on the lot severely limits where an addition could be constructed in compliance with zoning regulations. Comparably sized alternatives that could comply with zoning regulations would reduce open space on the lot and could have a greater impact on light and air supply to the adjacent property.

VIII. Staff Conclusion

Neighborhood Impact

The surrounding neighborhood has a varied character with many two-story homes. This second story addition would be compatible with the mass and height of other homes in the neighborhood. The development of this block of East Monroe Avenue, bounded by Dewitt and Leslie Avenues, is particularly mixed; containing two single-family dwellings, a garden-style apartment building, a church, and the YMCA.

Light and Air

The proposed addition would be located in line with the existing north and east building walls. It is unlikely that light or air to adjacent properties would be negatively impacted by this addition. The addition is no taller than the existing dwelling.

Lot Constraints

The lot is substandard in width. As such, this limits potential additions on each side of the existing structure. The house is also constructed at the very back of the lot; just 8.30 feet from the rear property line.

Alternatives

Staff has met with the applicants on several occasions to discuss alternatives. Additions to the rear and sides are not feasible without variance approval. An addition in the front

yard could be constructed by-right but would require near-complete demolition of the existing façade and a full reconfiguration of the home's existing floorplan. The front addition would also reduce open space on the lot.

Staff Conclusion

As outlined above, staff believes the application meets the criteria for a special exception and **recommends approval** of the request.

STAFF:

Sam Shelby, Urban Planner,	sam.shelby@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:

- 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 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)
- F-2 If the alley located at the rear of the parcel is to be used at any point of the construction process the following will be required:
For a Public Alley - The applicant shall contact T&ES, Construction Permitting & Inspections at (703) 746-4035 to discuss any permits and accommodation requirements that will be required.
For a Private Alley - The applicant must provide proof, in the form of an affidavit at a minimum, from owner of the alley granting permission of use. (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:

- C-1 A building permit, plan review and inspection is required to construct a two story addition prior to the start of construction.

Recreation (City Arborist):

- F-1 No trees are affected by the proposed special exception.

Historic Alexandria (Archaeology):

- R-1 There is low potential for significant archaeological resources to be disturbed by this project. No archaeological action is required.
- F-1 According to an 1878 map of the area, a home owned by T. B. Pin was located quite close to the footprint of the current dwelling on the lot. A later map in 1898 depicts a vacant lot on the property, suggesting that the Pin dwelling no longer stood. However, as designed the proposed project will have no impact on archaeological resources, and therefore we are requiring no archaeological action at this time.



APPLICATION BOARD OF ZONING APPEALS

SPECIAL EXCEPTION FOR ADDITIONS

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

7/29/2016 Supplement 71 of the Zoning Ordinance of the City of Alexandria

PART A

1. Applicant: ☐ Owner ☐ Contract Purchaser ☐ Agent

Name Mandi Chapman

Address 408 E Monroe Avenue

Alexandria, VA 22301

Daytime Phone 202-994-5502

Email Address mandiprattchapman@gmail.com

2. Property Location 408 E Monroe Ave, Alexandria VA 22301

3. Assessment Map # 0004.01 Block 01 Lot 13 Zone RB/Townhouse

4. Legal Property Owner Name Mandi Lousie Pratt Chapman

Address Alexandria, VA 22301. 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 Mandi Chapman	408 E. Monroe Ave. Alexandria VA 22301	100%
² Mandi Chapman		
³ Mandi Chapman		

2. Property. State the name, address and percent of ownership of any person or entity owning an interest in the property located at 408 E Monroe Ave, 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 Mandi Chapman	408 E. Monroe Ave. Alexandria VA 22301	100%
² Mandi Chapman		
³ Mandi Chapman		

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 Mandi Chapman	None	
² Mandi Chapman		
³ Mandi Chapman		

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.

11/28/2016

Date

Mandi Pratt Chapman

Printed Name

Mandi Louise Pratt Chapman

Signature

5. Describe request briefly:

I request approval to complete the second story of our home with an addition as per the proposed design plans

- 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?**

N/A [] 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:Mandi Pratt Chapman**Print Name**202-994-5502 or 571-213-2558**Telephone**Mandi Louise Pratt
Chapman**Signature**11/28/2016**Date**

Digitally signed by Mandi Louise Pratt Chapman
DN: cn=Mandi Louise Pratt Chapman, o=DCI,
ou=DCI, email=mandiprattchapman@gmail.com, c=US
Date: 2016.11.28 08:28:16 -0500

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.**

Currently, the second story of our home is built over only a portion of the first floor. I wish to add functional space to my home. Specifically, I wish to build out the master suite to include a bathroom, walk-in closet and study area.

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

No. My closest neighbors have indicated that they are supportive of the modification to the house. The homes surrounding mine are closer to the front of their lots, so my renovation would not have a direct impact other than improving aesthetics to the neighborhood more generally.

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

The homes surrounding ours are closer to the front of their lots and away from our home and property lines, so our addition will not affect the light and air of any adjacent property.

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

The proposed addition is compatible with other properties in the neighborhood, because it completes the second second story over the existing flat roof on the side the our two stories home. This addition of the second story of our home will fit better with the character of the neighborhood as a whole.

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

The traditional style of the addition complements the existing character of the rest of our house; it has a welcoming front porch and two symmetrical small front dormers, similar to other two story homes in the immediate area.

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

This plan represents the only reasonable location on the lot to build the proposed addition. The original home was initially built on a larger lot that got subdivided into smaller lots; as a consequence, our home ended up very close to the rear and side property lines and not according to the minimum setbacks of the current Zoning Ordinance. This proposed additions addresses the rear set back set back restrictions, and completes the shape of our existing second floor keeping the integrity and character of our old home.

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 two property owner closest to me on E. Monroe have indicated no objection to the proposal.

**A**

DEPARTMENT OF PLANNING AND ZONING

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

A. Property InformationA1. Street Address 408 E. Monroe Ave. Alexandria VA 22301Zone RB/Townhouse /ZoneA2. 5679x 1/5= 8,518.5

Total Lot Area

Floor Area Ratio Allowed by Zone

Maximum Allowable Floor Area

B. Existing Gross Floor Area

Existing Gross Area*		Allowable Exclusions	
Basement	N/A	Basement**	
First Floor	879	Stairways**	
Second Floor	732	Mechanical**	
Third Floor	N/A	Porch/Garage**	
Porches/Other	218	Attic less than 5'**	
Total Gross*	1829	Total Exclusions	

B1. Existing Gross Floor Area *
1829 Sq. Ft.B2. Allowable Floor Exclusions**
0 Sq. Ft.B3. Existing Floor Area minus Exclusions
1829 Sq. Ft.
(subtract B2 from B1)**C. Proposed Gross Floor Area (does not include existing area)**

Proposed Gross Area*		Allowable Exclusions	
Basement	N/A	Basement**	
First Floor	42	Stairways**	
Second Floor	295	Mechanical**	
Third Floor	N/A	Porch/Garage**	
Porches/Other	N/A	Attic less than 5'**	
Total Gross*	337	Total Exclusions	

C1. Proposed Gross Floor Area *
337 Sq. Ft.C2. Allowable Floor Exclusions**
0 Sq. Ft.C3. Proposed Floor Area minus Exclusions
337 Sq. Ft.
(subtract C2 from C1)**D. Existing + Proposed Floor Area**D1. Total Floor Area (add B3 and C3) 2166 Sq. Ft.D2. Total Floor Area Allowed by Zone (A2) 8518.5 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	4582
Required Open Space	N/A
Proposed Open Space	4540

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

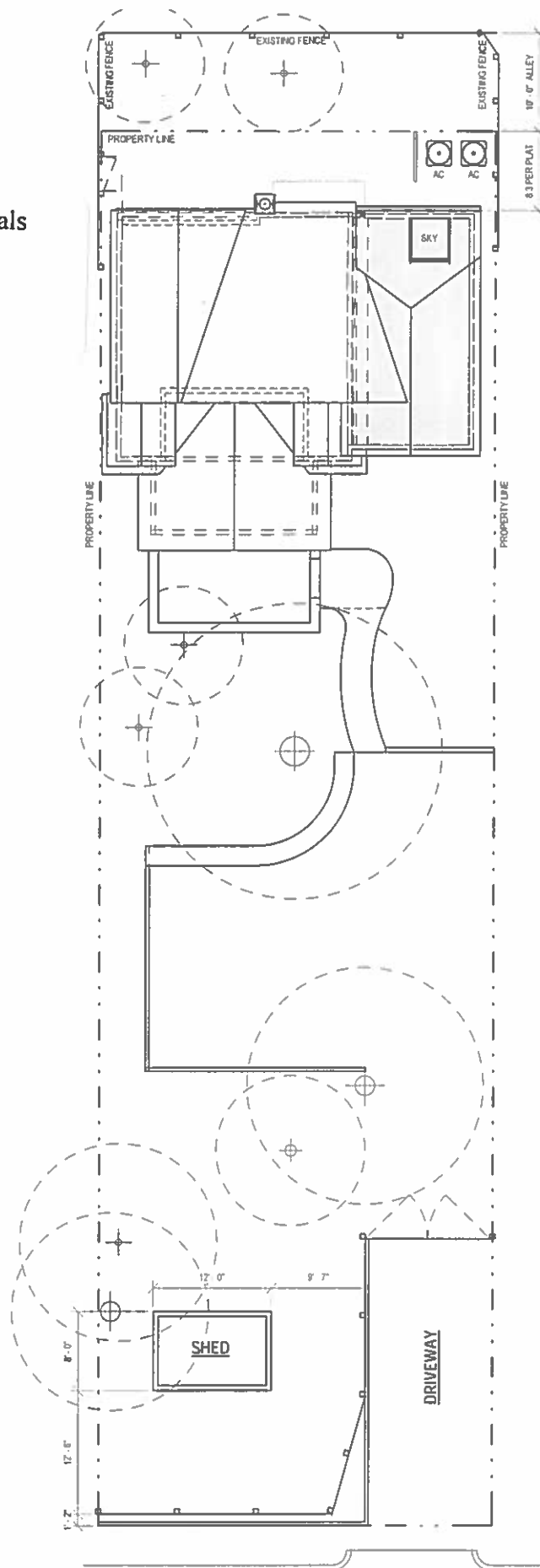
Signature: Mandi Louise Pratt Chapman

Digitally signed by Mandi Louise Pratt Chapman
DN: cn=Mandi Louise Pratt Chapman, o=City of Alexandria, ou=City of Alexandria, email=mandi.pratt@alexandriava.gov, c=US
Date: 2016.11.28 09:13:07-0500

Date: 11/28/2016

10

Application and Materials
BZA2016-00013
408 E. Monroe Ave.
12/01/2016

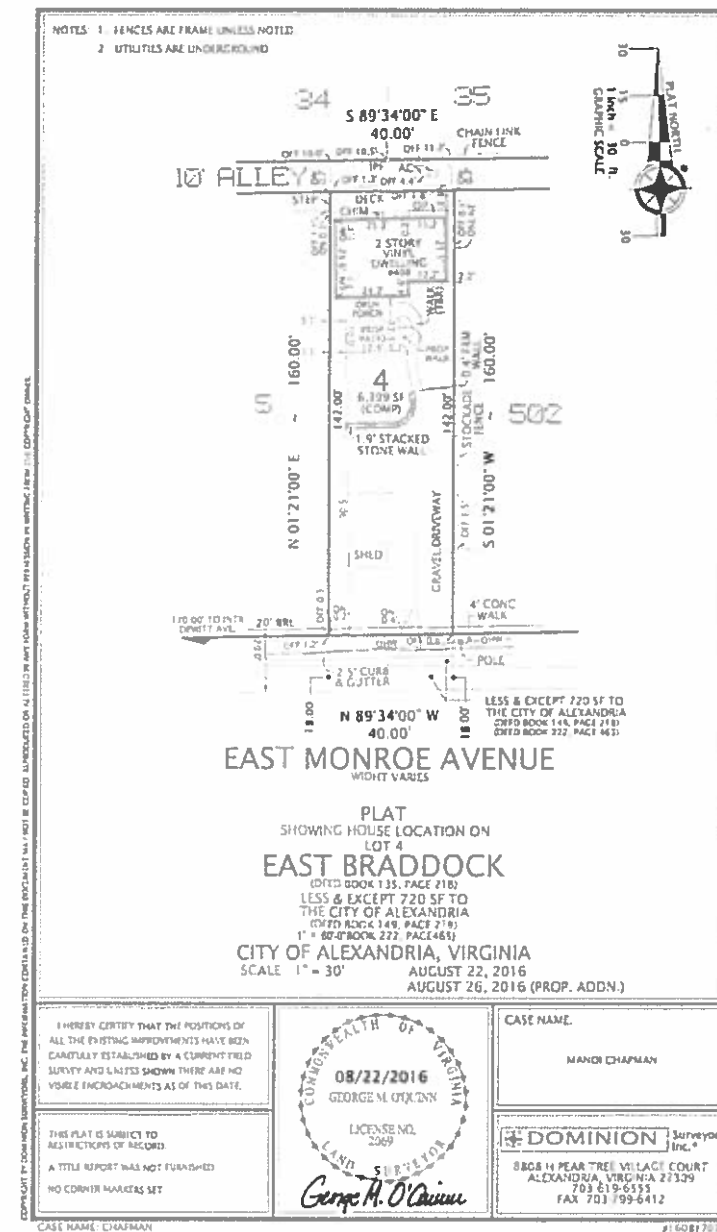


2 PROPOSED SITE PLAN
SCALE: 1/16" = 1'-0"

RB / TOWNHOUSE ZONE

Lot Area	6399 SF (Comp)
Less and except City of Alex	720 SF
Total Lot Area	5679 SF
Existing 1st Floor	879 SF
Existing 2nd Floor	732 SF
Existing Porch	122 SF
Existing Shed	96 SF
Existing Total Gross	1829 SF
Proposed 1st Floor	42 SF
Proposed 2nd Floor	295 SF
Proposed Total Gross	337 SF
Existing + Proposed Total Gross	2166 SF
Proposed Open Space (Total Lot Area - Existing 1st Floor - Prop 1st Floor - Porch - Shed)	4540 SF

3 Proposed Gross Floor Areas
Scale: 1/4" = 1'-0"



1 PROPOSED PLAT FILE
Scale: 1" = 30'-0"

Design Documents Only - Not Intended for Construction



EnviroHomeDesign

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www.envirohomedesign.com

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Revision Schedule				
Rev	Date	By	Description	

Project Name:
PRATT CHAPMAN RESIDENCE- VARIANCE

Project Address:
408 E Monroe Avenue, Alexandria, VA 22301

Project Type
Project #
Concept
Site
Initial Design
Design
Builder
Production Designer
Checked by

REVISED

Sheet Title
Proposed Plans

Scale
As indicated

Sheet Number
A-100



Design Documents Only - Not Intended for Construction



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[illegible]

Project Name:

PRATT CHAPMAN RESIDENCE- VARIANCE

Project Address:

408 E Monroe Avenue, Alexandria, VA 22301

Project Type:

Project #

Concept

Paletta

Design Manager

Builder

Production D

Sheet Title

Proposed Plans

Scale

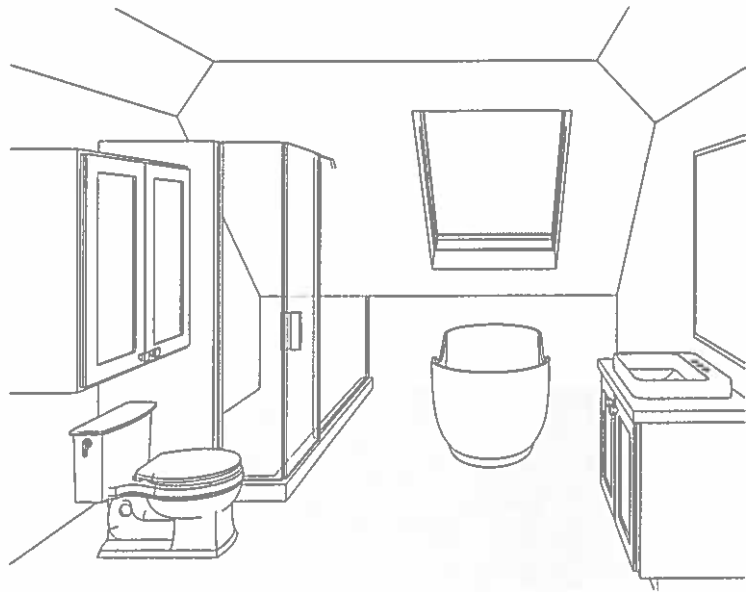
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Sheet Number

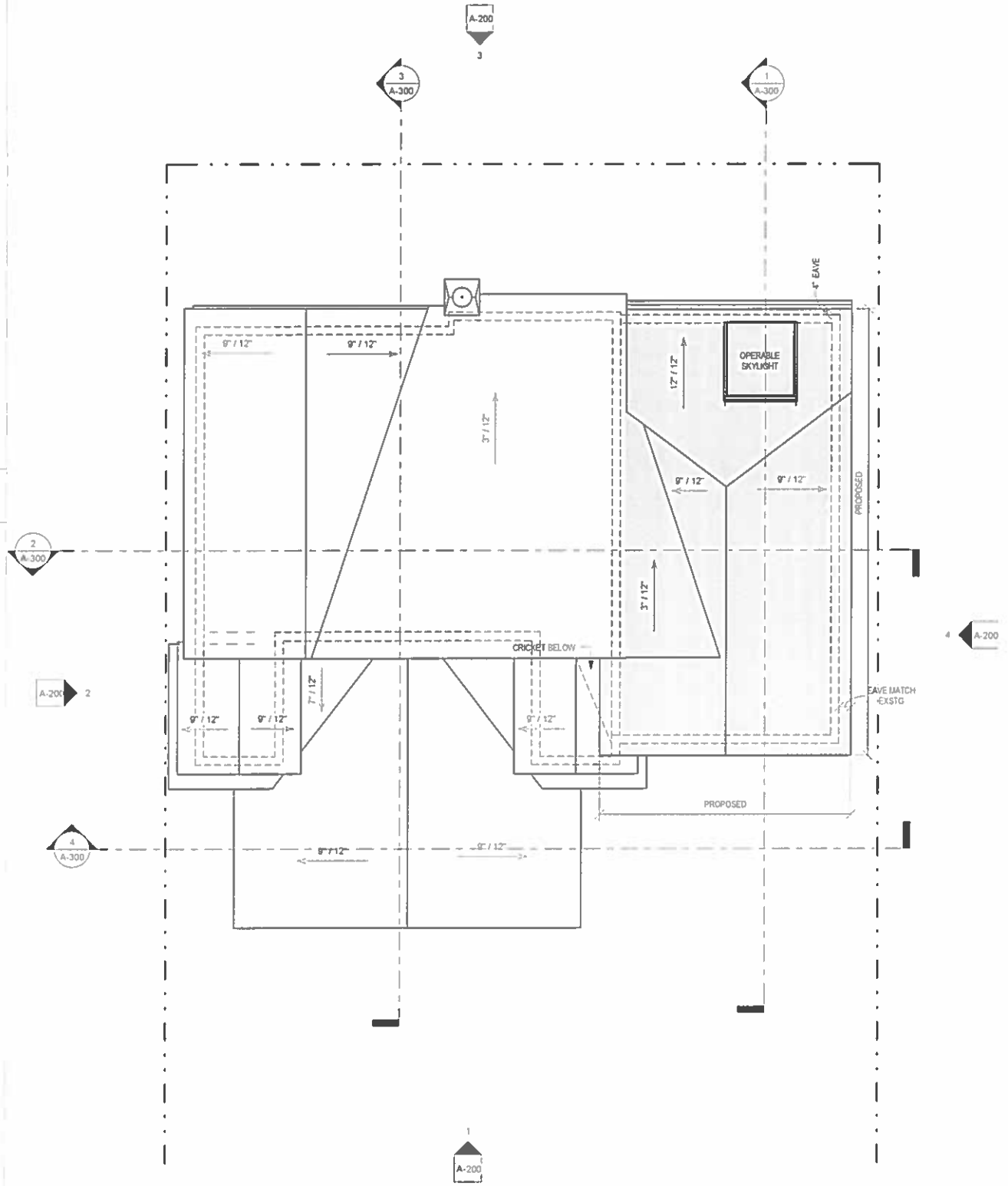
A-110



2 PROPOSED RENDERING 1



3 PROP M BATH RENDERING



1 PROPOSED ROOF PLAN
SCALE 1/8" = 1'-0"

Design Documents Only - Not Intended for Construction



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Project Name
PRATT CHAPMAN RESIDENCE- VARIANCE

Project Address
408 E Monroe Avenue, Alexandria, VA 22301

Project Type
Project #
Concept
Palette
Issue Date
Design Manager
Builder
Production Designer
Checked by

Sheet Title

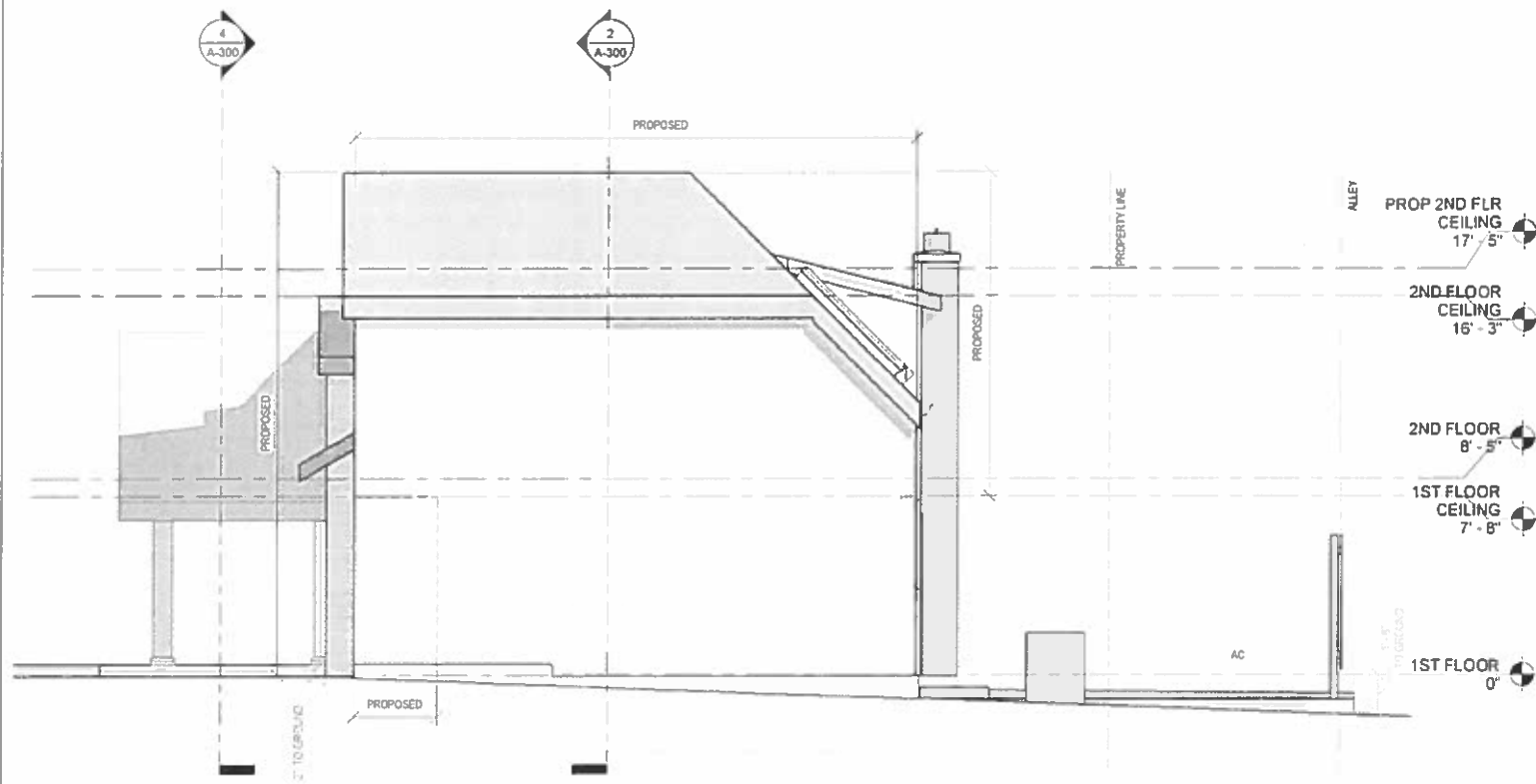
Proposed Plans

Scale

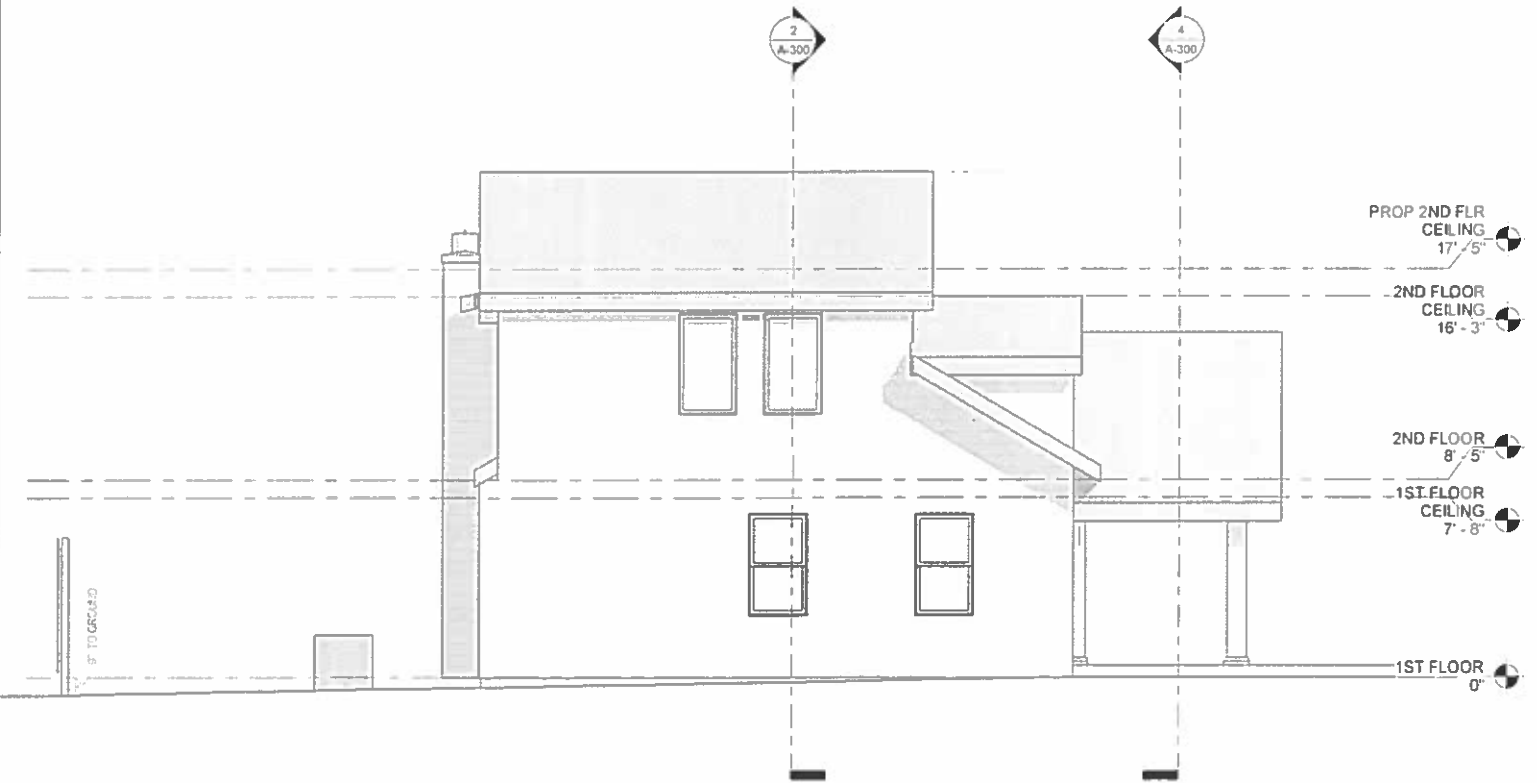
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Sheet Number

A-111



4 PROPOSED BEDROOM SIDE ELEVATION
SCALE: 1/8" = 1'-0"



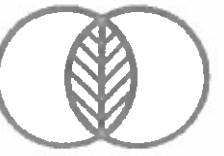
2 PROPOSED KITCHEN SIDE ELEVATION
SCALE: 1/8" = 1'-0"



3 PROPOSED REAR ELEVATION
SCALE: 1/8" = 1'-0"



1 PROPOSED FRONT ELEVATION
SCALE: 1/8" = 1'-0"



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Revision Schedule

Rev	Date	By	Description

Project Name:
PRATT CHAPMAN RESIDENCE- VARIANCE

Project Address:
408 E Monroe Avenue, Alexandria, VA 22301

Project Type:
Project #
Concept
Palette
Issue Date
Design Manager
Builder
Production Designer
Checked by:

Sheet Title
Proposed Exterior Elevations
Scale: SCALE: 1/8" = 1'-0"

Sheet Number
A-200

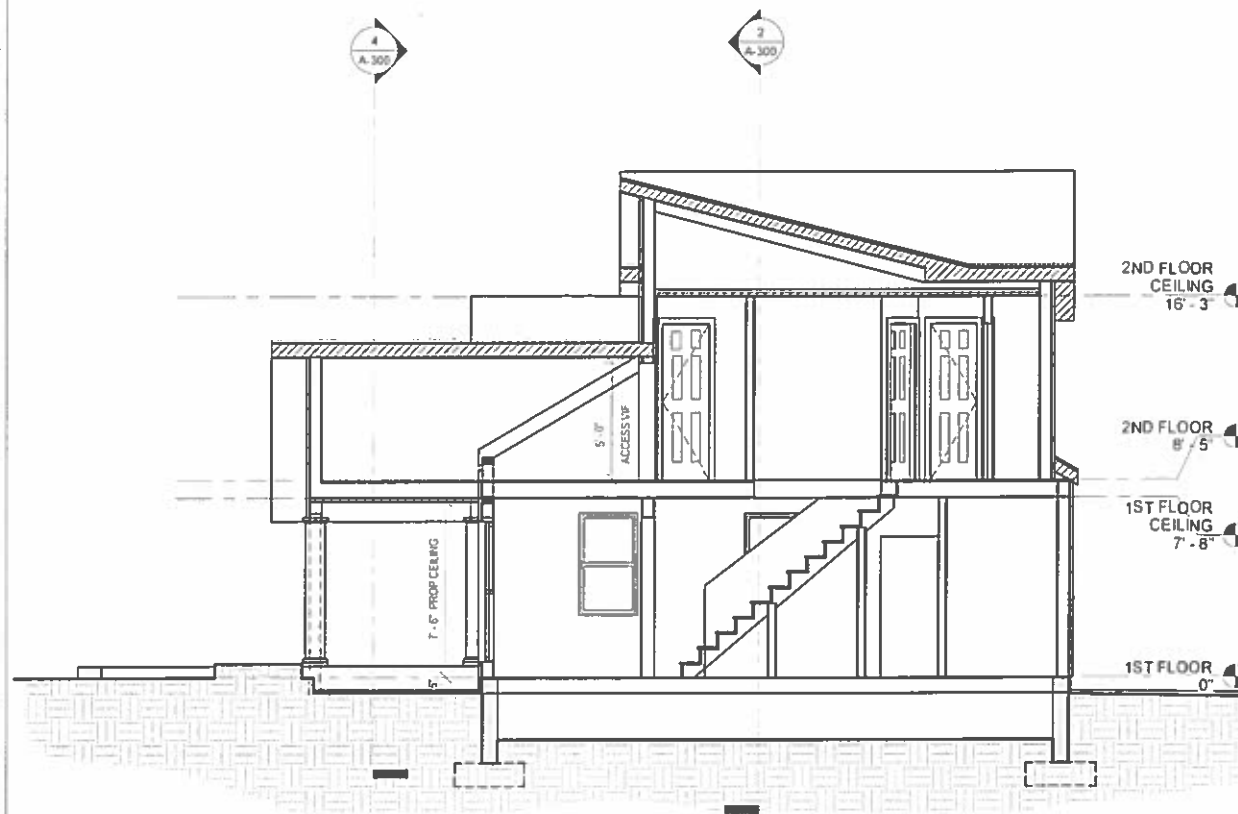
Design Documents Only - Not Intended for Construction



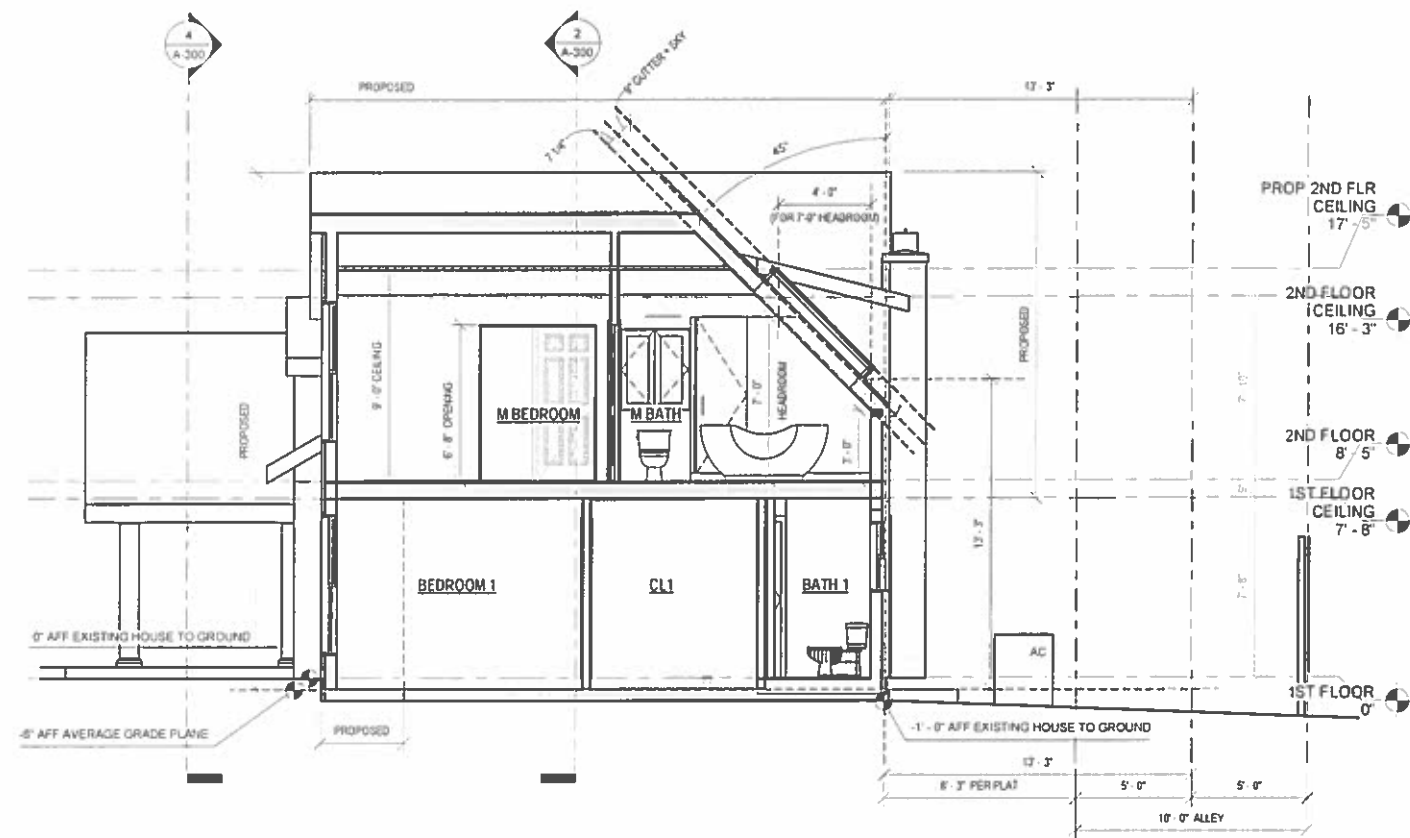
4 PROPOSED SECTION 4
SCALE: 1/8" = 1'-0"



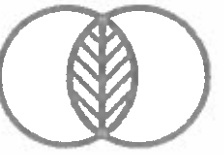
2 PROPOSED SECTION 2
SCALE: 1/8" = 1'-0"



3 PROPOSED SECTION 3
SCALE: 1/8" = 1'-0"



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



EnviroHomeDesign

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Revision Schedule

Rev	Date	By	Description

Project Name
PRATT CHAPMAN RESIDENCE- VARIANCE

Project Address:
408 E Monroe Avenue, Alexandria, VA 22301

Project Type:
Project #
Concept
Palette
Issue Date
Design Manager
Builder
Production Designer
Checked by

Sheet Title
Proposed Sections

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

Sheet Number
A-300