

Docket Item #3
BZA Case #2017-001

Board of Zoning Appeals
February 9, 2017

ADDRESS: 512 PUTNAM PLACE
ZONE: R-8/RESIDENTIAL SINGLE-FAMILY
APPLICANT: GEORGE AND ELIZABETH WYSZOMIERSKI BY DANIEL O'CONNOR

ISSUE: Special exception to construct a covered front porch in the required front yard.

CODE SECTION	SUBJECT	CODE REQMT	APPLICANT PROPOSES	REQUESTED EXCEPTION
7-2503(A)	Front Yard	30.80 feet*	27.10 feet	3.70 feet

* Based on the average setback of the block face on the cul-de-sac portion of Putnam Place.

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 condition 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 and setbacks. 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.



Key Map



BZA Case #2017-001
512 Putnam Place



I. Issue

The applicant proposes to construct an open front porch in the required front yard located at 512 Putnam Place.

II. Background

The subject property is one lot of record with 259.79 feet of frontage facing Putnam Place. The property contains 11,468 square feet of lot area. The subject property complies with the minimum lot area, width and frontage requirements for the R-8 zone.

R-8 Zone	Requirement	Existing	Proposed
Lot Area	8,000 sq. ft.	11,468 sq. ft.	11,468 sq. ft.
Lot Width	65 ft.	131.10 ft.	131.10 ft.
Lot Frontage	40 ft.	179.70 ft.	179.70 ft.
Front Yard	30.80 ft.*	30.60 ft.(building wall) 29.60 ft. (front portico)	30.60 ft.(building wall) 27.10 ft. (front porch)
Side Yard (North)	8.00 ft. (height to setback ratio – 1:2 w/ 8 Ft. minimum)	9.90 ft.	9.90 ft.
Side Yard (West)	8.00 ft. (height to setback ratio – 1:2 w/ 8 Ft. minimum)	30.70 ft.	25.80 ft.
Building Height	Max: 25.00 ft.	23.50 ft.	23.50 ft.
Net FAR	Max: 4,013 sq. ft.	2,779.1 sq. ft.	2,779.1 sq. ft.

*Based on average front setback of 500, 504, 505, 509, 515, 521, 527, 530, and 531 Putnam Place.

The lot is currently developed with a two story single-family dwelling located 30.6 feet from the front property line, 30.7 feet from the west side property line and 9.9 feet from the north side property line. According to real estate records the house was constructed in 1953. It was substantially renovated in late 1993/early 1994.

III. Project Description

The applicants propose to expand an existing open front portico into a larger front porch. It would be located in front of an existing 2.1 foot by 20 foot second-story overhang. The porch would be set back 27.10 feet from the front property line at the closest point. It would measure 20.10 feet in length by 5.00 feet in depth for a total of 100.50 square feet. The proposed porch requires a special exception of 3.70 to be located in the required front yard.

The proposed front porch meets the criteria of section 7-2504 of the Zoning Ordinance and is an allowable exclusion from the floor area. Upon completion of the work, the proposed project will continue to comply with the net floor area requirements. (Refer to attached FAR calculations.)

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

IV. Master Plan/Zoning

The subject property is currently zoned R-8 and has been so zoned since adoption of the Third Revised Zoning Map in 1951. It is identified in the Taylor Run Small Area Plan for a residential use.

V. Requested Special Exception:

7-2503(A) Average Front Setback

This section of the zoning ordinance requires a front setback of 30.80 feet based on the average front setback along the cul-de-sac portion of Putnam Place. The applicants request a special exception of 3.70 feet to construct the open front porch 27.10 feet from the front property line facing Putnam Place.

VI. Special Exceptions 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.

The Infill Task Force Recommendations state that “open front porches can be a neighborhood-friendly design asset that enhances the value of a homeowner’s property and the neighborhood as a whole.” The proposed front porch would not be detrimental to the public welfare, the neighborhood or any adjacent property.

- 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 proposed front porch must remain open and would not impair supply of light to adjacent properties. The proposed porch exceeds the minimum side yard setback requirement of eight feet per R-8 zoning by 17.80 feet. The proposed porch would be located 25.80 feet from the west side property line so it would be too far from another property to affect its access to light or air.

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

Staff believes that proposed front porch would not alter the essential character of the surrounding neighborhood. The home would continue to be used as a single-family dwelling. Additionally, several other dwellings in the neighborhood also have front porches that are similar in size and design to the one proposed in this application.

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

Several of the houses along Putnam Place have modest front porches. The design of the proposed front porch ties in elements from the overall architectural character of the surrounding neighborhood. Additionally, the proposed porch would provide meaningful visual improvement that would create a better appearance of structural support to the existing, cantilevered second-story addition. The porch would also provide appropriate visual scale to the existing structure.

- 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 front of the house is the only reasonable location for a front porch.

VII. Staff Conclusion

Neighborhood Impact

Staff believes that the proposed porch adds proportion to the existing structure. The proposed covered porch complements the view of the home from the street, would draw from architectural characteristics of neighboring homes in the area and would not be detrimental to neighboring properties.

Light and Air

The porch meets the eligibility criteria for a special exception for a front porch. The ground level, single story, covered, open front porch would be placed at the main architectural entrance to the dwelling and would face the front yard. At five feet in depth, the porch is within the allowed projection from the front building wall. The porch would not extend beyond the width of the front building wall into any required side yard setbacks. The roof line of the porch is in scale with the existing architecture and does not exceed the existing home in height. Staff does not believe this new porch would adversely affect the light and air of neighboring properties.

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)
- 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):

F-1 No trees are affected by this application.

Historic Alexandria (Archaeology):

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

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.



**APPLICATION
BOARD OF ZONING APPEALS**

SPECIAL EXCEPTION FOR PORCHES

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

1. Applicant: ☐ Owner ☐ Contract Purchaser ☒ Agent

Name Daniel O'Connor

Address 308 Foxridge Drive SW

Leesburg, VA 20175

Daytime Phone (703) 598-1247

Email Address oconnor.danielj@hotmail.com

2. Property Location 512 Putnam Place

3. Assessment Map # _____ Block _____ Lot _____ Zone _____

4. Legal Property Owner Name George Wyszomierski

Address 512 Putnam Place

BZA CASE #2017-001
Applications & Materials
512 Putnam Place
12/27/2016

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. George and Elizabeth Wyszomierski	512 Putnam Place	100%
2. George and Elizabeth Wyszomierski		
3. George and Elizabeth Wyszomierski		

2. Property. State the name, address and percent of ownership of any person or entity owning an interest in the property located at 512 Putnam Place (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. George and Elizabeth Wyszomierski		
2. George and Elizabeth Wyszomierski		
3. George and Elizabeth Wyszomierski		

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. George and Elizabeth Wyszomierski		
2. George & Elizabeth Wyszomierski		
3. George and Elizabeth Wyszomierski		

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.

12/27/16
Date

Daniel O'Connor
Printed Name


Signature

5. Describe request briefly :

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:

Daniel O'Connor
Print Name


Signature

703-598-1247
Telephone

12/27/16
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 (SECTIONS 11-1302(C) and 11-1304)

APPLICANT MUST COMPLETE THE FOLLOWING:
(Please use additional sheets where necessary.)

1. Please provide the following details of the proposed porch:
 - a. Porch projection from front building wall to deck edge 5'
 - b. Length of building wall where porch is to be built _____
 - c. Length of porch deck 19'
 - d. Depth of overhang 8"
 - e. Distance of furthest projecting porch element from the front property line 28'
 - f. Overall height of porch from finished or existing grade 9' 8"
 - g. Height of porch deck from finished or existing grade 9' 8"
2. Explain the conditions of the subject property which prevent locating the proposed porch in compliance with the zoning ordinance.
Due to Alexandria zoning restrictions, the porch must have an average
setback distance to the curb of surrounding houses which is 32.5'
The proposed structure will be 25'
3. Explain if the proposed porch will be detrimental to the adjacent properties or the neighborhood in general.
The porch will be pleasing to the eye and thus contribute to the
aesthetic qualities of the neighborhood.
4. Explain how the proposed porch will affect the light and air to any adjacent property.
N/A
5. 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.
Property owner has consulted with the neighbors and no one has raised
any objections.

6. The applicant shall demonstrate by clear and convincing evidence that the proposed porch is compatible with the existing building architecture, neighboring properties and neighborhood character. Provide information such as style and number of similar porches in the immediate neighborhood (provide dimensions and roof height as well as distance from curblin). Photographs should be included as part of the evidence supporting this request.

Attached are photos of 515 and 527 Putnam, which are the
houses on the block that currently have front porches. The
presence of a porch gives the house more curb appeal, and in
doing so also gives the neighborhood, in general, a more
pleasant and homestyle feel.



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 512 Putnam Place Zone R-8
A2. 11,468 x 6.35 = 4013
Total Lot Area Floor Area Ratio Allowed by Zone Maximum Allowable Floor Area

B. Existing Gross Floor Area

Existing Gross Area*		Allowable Exclusions	
Basement	1026	Basement**	1026
First Floor	1702	Stairways**	
Second Floor	1026	Mechanical**	
Third Floor Attic	1026	Porch/Garage**	40
Porches/Other	40	Attic less than 5**	
Total Gross*	4820	Total Exclusions	1066

B1. Existing Gross Floor Area *
Sq. Ft.
B2. Allowable Floor Exclusions**
Sq. Ft.
B3. Existing Floor Area minus Exclusions
3754 Sq. Ft.
(subtract B2 from B1)

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

Proposed Gross Area*		Allowable Exclusions	
Basement		Basement**	
First Floor		Stairways**	
Second Floor		Mechanical**	
Third Floor		Porch/Garage**	95
Porches/Other	133	Attic less than 5**	
Total Gross*	133	Total Exclusions	95

C1. Proposed Gross Floor Area *
133 Sq. Ft.
C2. Allowable Floor Exclusions**
95 Sq. Ft.
C3. Proposed Floor Area minus
Exclusions 38 Sq. Ft.
(subtract C2 from C1)

D. Existing + Proposed Floor Area

D1. Total Floor Area (add B3 and C3) 3792 Sq. Ft.
D2. Total Floor Area Allowed by Zone (A2) 4013 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.

Signature: 

REVISED



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 512 PUTNAM PL Zone R-8

A2. 11468 x 0.35 = 4013.8
Total Lot Area Floor Area Ratio Allowed by Zone Maximum Allowable Floor Area

B. Existing Gross Floor Area

Existing Gross Area *		Allowable Exclusions	
Basement	1254.9	Basement**	1254.9
First Floor	1762.1	Stairways**	45
Second Floor	1021.2	Mechanical**	10
Third Floor <u>Attic</u>	1762.1	Porch/ Garage**	48
Porches/ Other	98.8	Attic less than 5**	1762.1
Total Gross *	5899.1	Total Exclusions	3120

B1. Existing Gross Floor Area *
5899.1 Sq. Ft.

B2. Allowable Floor Exclusions**
3120 Sq. Ft.

B3. Existing Floor Area minus
Exclusions 2779.1 Sq. Ft.
(subtract B2 from B1)

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

Proposed Gross Area *		Allowable Exclusions	
Basement	—	Basement**	—
First Floor	—	Stairways**	—
Second Floor	—	Mechanical**	—
Third Floor	—	Porch/ Garage**	100.5
Porches/ Other	100.5	Attic less than 5**	—
Total Gross *	100.5	Total Exclusions	100.5

C1. Proposed Gross Floor Area *
100.5 Sq. Ft.

C2. Allowable Floor Exclusions**
100.5 Sq. Ft.

C3. Proposed Floor Area minus
Exclusions 0 Sq. Ft.
(subtract C2 from C1)

D. Existing + Proposed Floor Area

D1. Total Floor Area (add B3 and C3) 2879.1 Sq. Ft.

D2. Total Floor Area Allowed by Zone (A2) 4013.8 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 on a lot, measured from exterior walls.

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

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

F. Open Space Calculations Required in RA & RB zones

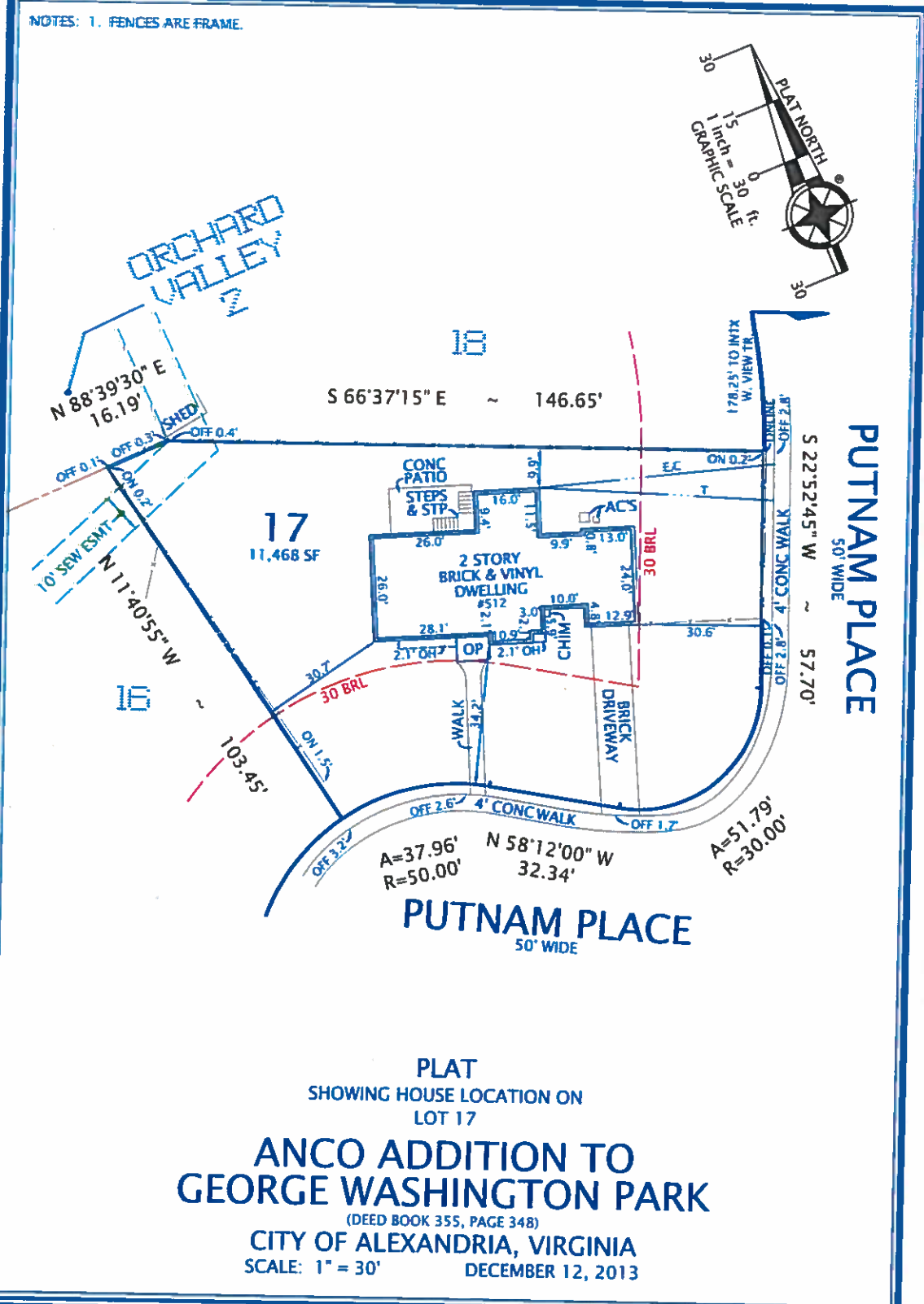
Existing Open Space	
Required Open Space	
Proposed Open Space	

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

Signature: SCOTT CALCS BY SJS Date: 1/30/17

BZA Case # 2017-001
Applications and Materials
512 Putnam Place
01/30/2017

NOTES: 1. FENCES ARE FRAME.



BZA Case # 2017-001
Applications and Materials
512 Putnam Place
01/30/2017

REVISED

I HEREBY CERTIFY THAT THE POSITIONS OF ALL THE EXISTING IMPROVEMENTS HAVE BEEN CAREFULLY ESTABLISHED BY A CURRENT FIELD SURVEY AND UNLESS SHOWN THERE ARE NO VISIBLE ENCROACHMENTS AS OF THIS DATE:

THIS PLAT IS SUBJECT TO
RESTRICTIONS OF RECORD.

A TITLE REPORT WAS NOT FURNISHED.

NO CORNER MARKERS SET.



ORDERED BY:

HAZEN, TRUSTEE/LINDERMAN -
WYSZOMIERSKI
HIGHLAND TITLE & ESCROW



DOMINION

**Surveyors
Inc.**

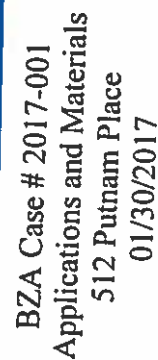
**8808-H PEAR TREE VILLAGE COURT
ALEXANDRIA, VIRGINIA 22309
703-619-6555
FAX: 703-799-6412**

CASE NAME: WYSZOMIERSKI

CASE NO 167458

#131204015

NOTES: 1. FENCES ARE FRAME



REVISED

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I HEREBY CERTIFY THAT THE POSITIONS OF ALL THE EXISTING IMPROVEMENTS HAVE BEEN CAREFULLY ESTABLISHED BY A CURRENT FIELD SURVEY AND UNLESS SHOWN THERE ARE NO VISIBLE ENCROACHMENTS AS OF THIS DATE:

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HAZEN, TRUSTEE/LINDERMAN -
WYSZOMIERSKI
HIGHLAND TITLE & ESCROW

DOMINION

Surveyors
Inc. •


**8808-H PEAR TREE VILLAGE COURT
ALEXANDRIA, VIRGINIA 22309
703-619-6555
FAX: 703-799-6412**

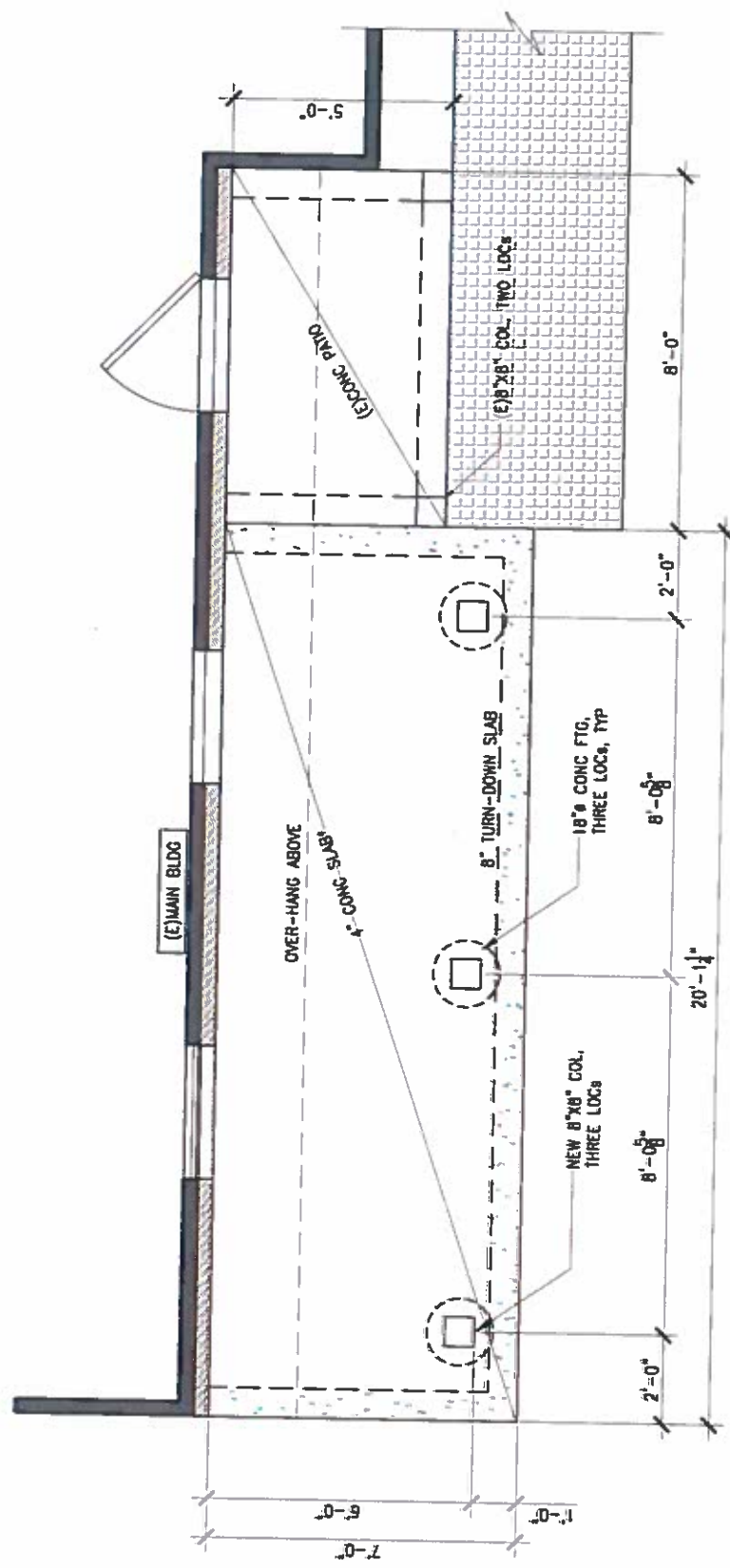
CASE NAME: WYSZOMIERSKI

CASE NO: 17458

#131204015

Downloaded from <http://ajphaphysiol.physiology.org/> on June 11, 2015


 <p>LOUIS & ASSOCIATES, LLC STRUCTURAL CONSULTING ENGINEERS 11400 BELT ROAD, SUITE 100 FALLS CHURCH, VA 22044 TEL: 571-251-9848 FAX: 571-251-9849 EMAIL: LUYI@LOUISASSOCIATES.LLC.COM</p>		<p>PROJECT NAME: RENOVATION DESIGN GEORGE WYSOMIERSKI RESIDENCE 512 PUTNAM PLACE, ALEXANDRIA, VA 22302</p>		<p>DATE: _____</p>		<p>DESCRIPTION: _____</p>	
<p>DESIGNED BY: LUYI</p>		<p>CHECKED BY: LUYI</p>		<p>DATE: 01/25/2017</p>		<p>SCALE: AS NOTED</p>	
<p>PROJECT NO: 16-387</p>		<p>JOB NUMBER: 16-387</p>		<p>ISSUED DATE: 01/25/2017</p>		<p>FOOTING PLAN</p>	
<p>FOOTING PLAN</p>		<p>FOOTING PLAN</p>		<p>FOOTING PLAN</p>		<p>FOOTING PLAN</p>	



FOUNDATION PLAN
SCALE: 3/8" = 1'-0"
1
S101

BZA Case # 2017-001
Applications and Materials
512 Putnam Place
01/30/2017

REVISED



LOUIS & ASSOCIATES, LLC.
STRUCTURAL CONSULTING ENGINEERS
1414 WOODROW CLAY AVE
SUITE 200
ALEXANDRIA, VA 22304
TEL: 703.438.4545
FAX: 703.438.4545

RENOVATION DESIGN
GEORGE WYSZOMIERSKI RESIDENCE
512 PUTNAM PLACE, ALEXANDRIA, VA 22302

PROJECT NAME:

PROJECT NO: 15-357

DATE: 01.23.2017

SCALE: AS NOTED

SHEET NO: S201

PROJECT TEAM:

☒ PRELIMINARY DESIGN

☒ DESIGN DEVELOPMENT

☒ PERMIT PREPARATION

☒ CONSTRUCTION DOCUMENTS

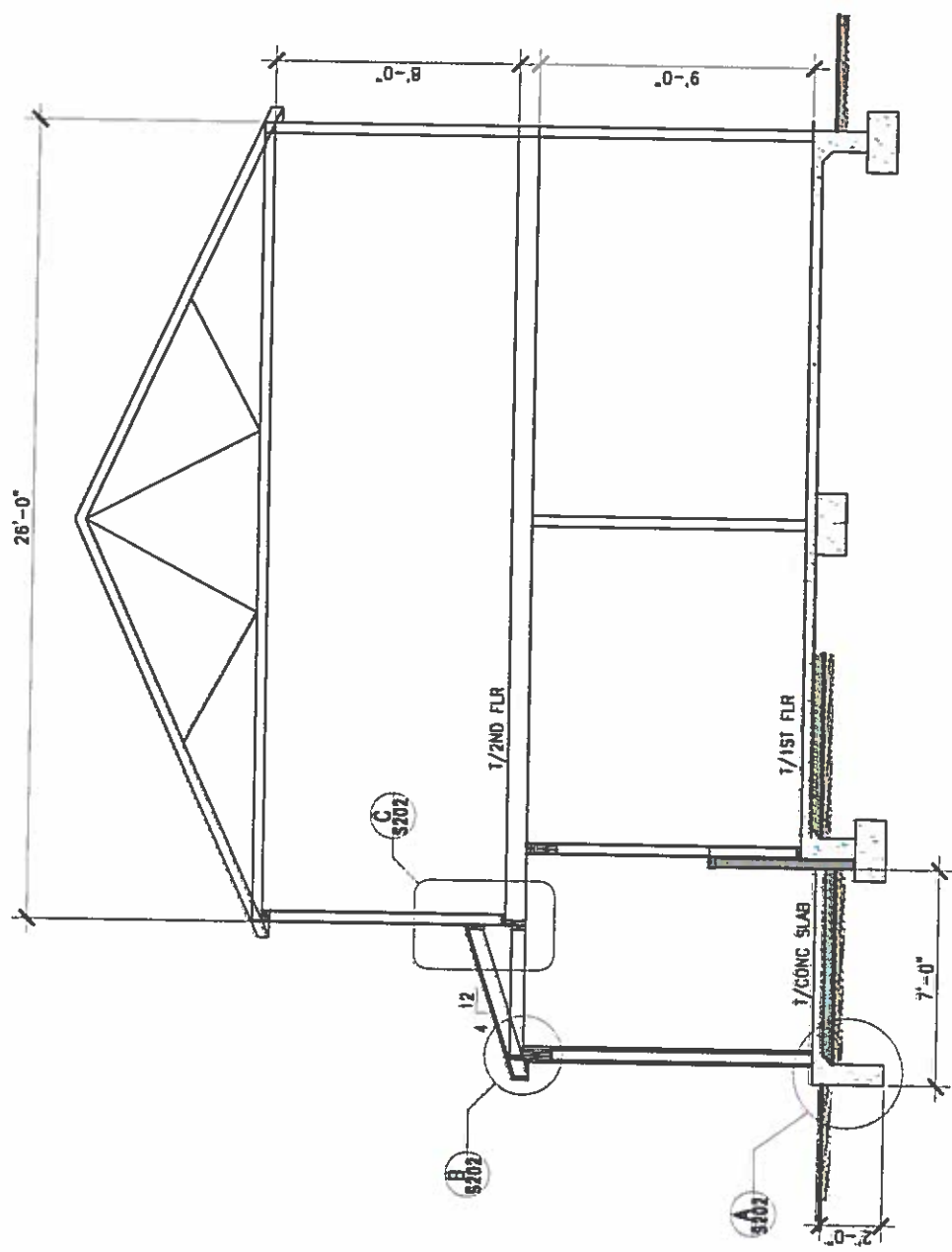
PROFESSIONAL SEAL:

NAME: LUYI YAN

NO.: 031506

EXPIRATION DATE: 12/31/2017

STATE: VIRGINIA



TYPICAL SECTION
SCALE: 1/4" = 1'-0"



BZA Case # 2017-001
Applications and Materials
512 Putnam Place
01/30/2017

REVISED



LOUIS & ASSOCIATES, LLC
ARCHITECTURAL CONSULTING ENGINEERS
11400 WOODBURN AVENUE
SUITE 100, WOODBURN, VA 22191
TEL: 703.221.7900
FAX: 703.221.7901

RENOVATION DESIGN
GEORGE WYSOMIERSKI RESIDENCE
512 PUTNAM PLACE, ALEXANDRIA, VA 22302

PROJECT NAME:

PRELIMINARY DESIGN
DESIGN DEVELOPMENT
SCHEMATIC DESIGN
CONSTRUCTION DOCUMENTS

NOTES:
1. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE VIRGINIA BUILDING CODE AND THE INTERNATIONAL RESIDENTIAL CODE BOOK.
2. THE OWNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.

Job Number: 16-387

Issue Date: 01.23.2017

Scale: AS NOTED

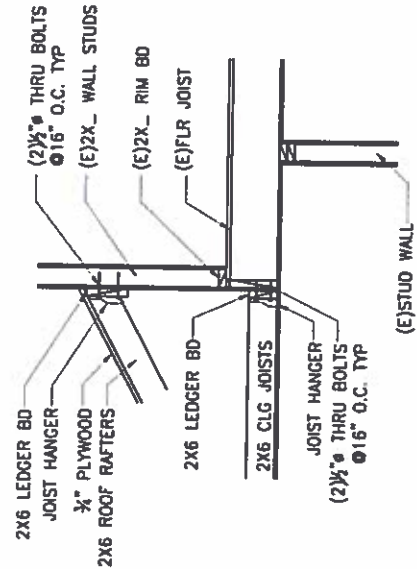
Sheet No.

TYPICAL DETAILS

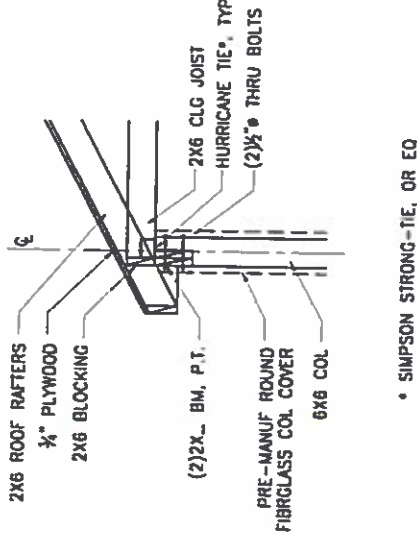
Drawn: LY

Check: LY

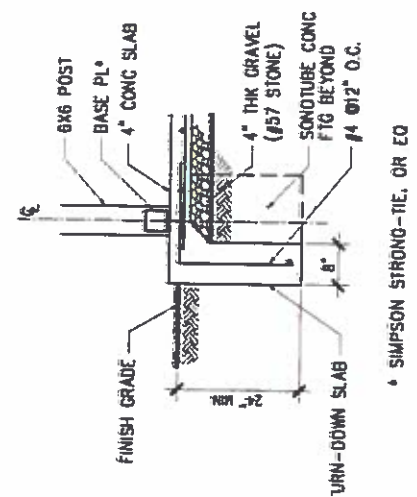
Sheet No. S202



DETAIL
SCALE: 1/2" = 1'-0"
C S301



DETAIL
SCALE: 1/2" = 1'-0"
B S101



DETAIL
SCALE: 1/2" = 1'-0"
A S101



BZA Case # 2017-001
Applications and Materials
512 Putnam Place
01/30/2017

REVISED

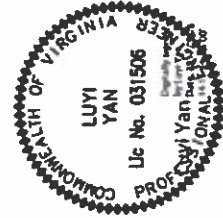
RENOVATION DESIGN
GEORGE WYSZOMIERSKI RESIDENCE
512 PUTNAM PLACE, ALEXANDRIA, VA 22302

JOHN LIGON

[illegible]

ELEVATIONS

Designated	LY	Sheet No. S301
Drawn	LY	
Checked	LY	



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