

Docket Item # 3  
BZA Case #2016-0021  
Board of Zoning Appeals  
February 9, 2017

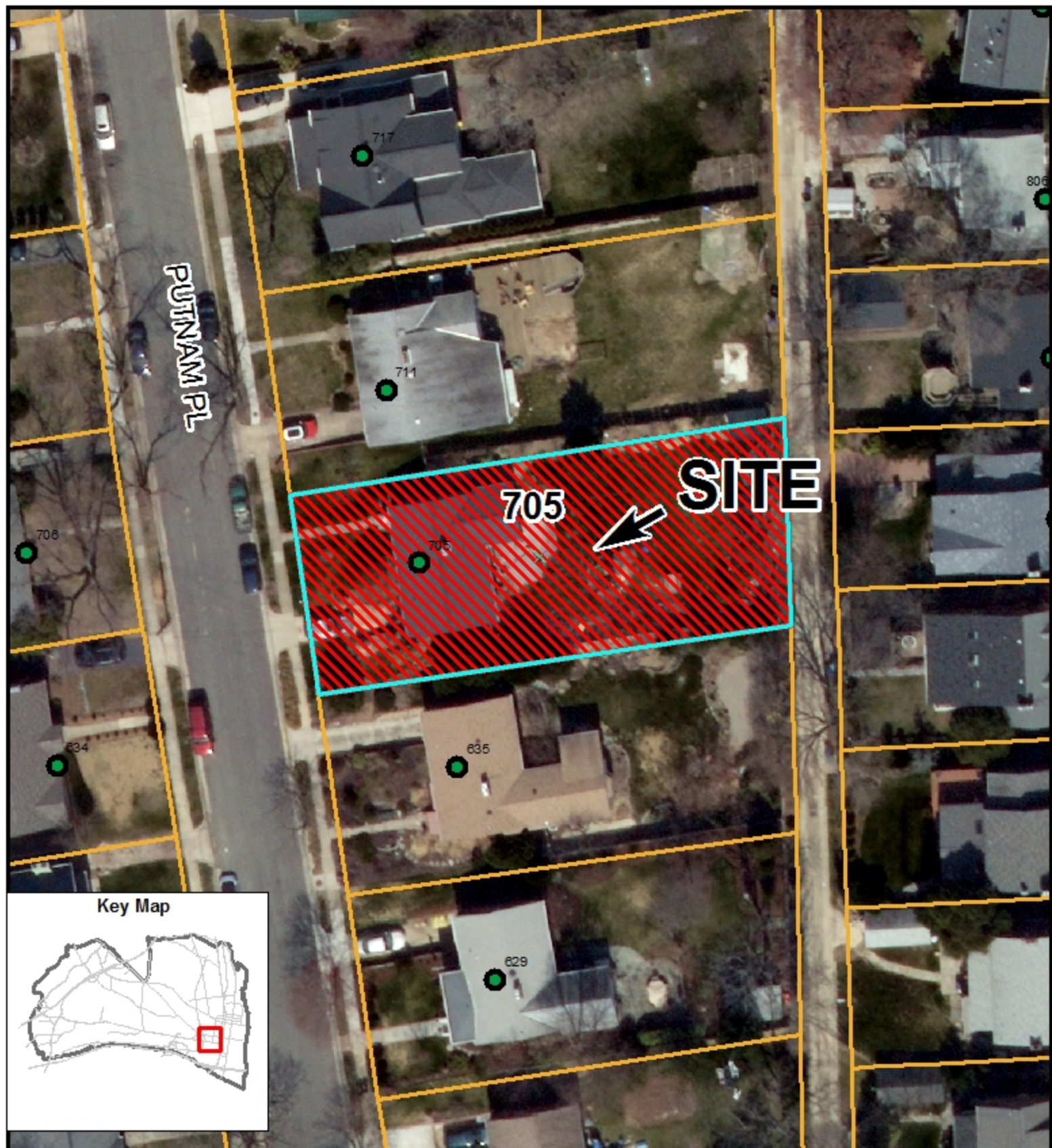
**ADDRESS:** 705 PUTNAM PLACE  
**ZONE:** R-8/RESIDENTIAL SINGLE-FAMILY  
**APPLICANT:** KRISTINA AND DOUGLAS HIBSHMAN,  
REPRESENTED BY KIM A. BEASLEY, ARCHITECT  
**ISSUE:** Special exception to construct a front porch in a required front yard.

CODE SECTION	SUBJECT	CODE REQMT	APPLICANT PROPOSES	REQUESTED EXCEPTION
7-2503(A)	Front Yard	31.00 feet*	27.70 feet	3.30 feet

\* Based on the average front setback of the block face of dwelling units located on Putnam Place and Janney's Lane. Measurement taken from property line to closest covered projection.

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. 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 #2016-0021**

## **705 Putnam Place**



**I. Issue**

The applicant proposes to construct an open front porch in the required front yard located at 705 Putnam Place.

**II. Background**

The subject property is one lot of record with 65.00 feet of frontage facing Putnam Place, a depth of 157.81 feet along the north side and 149.75 feet along the south side, and a width of 65.00 feet. The property contains 9,931 square feet of lot area. The subject property is in compliance with the lot size minimum, frontage, and lot size requirements for a lot in the R-8 zone.

**Table 1. Zoning Table**

<b>R-8 Zone</b>	<b>Requirement</b>	<b>Existing</b>	<b>Proposed</b>
<b>Lot Area</b>	8,000 sq. ft.	9,931 sq. ft.	9,931 sq. ft.
<b>Lot Width</b>	65.00 ft.	65.00 ft.	65.00 ft.
<b>Lot Frontage</b>	40.00 ft.	65.00 ft.	65.00 ft.
<b>Front Yard*</b>	31.00 ft.	35.00 ft.(building wall)	35.00 ft.(building wall) 27.70 ft. (front porch)
<b>Side Yard</b> (north side)	8.00 ft. (1:2, 8 ft. min)	8.10 ft.	8.10 ft.
<b>Side Yard</b> (south side)	8.00 ft. (1:2, 8.00 ft. min)	11.80 ft.	11.80 ft.
<b>Rear Yard</b>	8 ft. (1:2, 8.00 ft. min)	74.00 ft. (varies)	74.00 ft. (varies)
<b>Building Height</b>	25.00 ft.	25.00 ft.	25.00 ft.
<b>Net FAR</b>	Max: 3,475.85 sq. ft. (.35)	3,449.00 sq. ft.	3,449.00 sq. ft. (110 sq. ft. proposed porch is excludable from FAR)

\* Measurement taken from property line to closest covered projection.

The lot is currently developed with a detached single-family dwelling located 35.00 feet (building wall) from the front property line, 11.80 feet from the south side property, and approximately 74.00 feet from the rear property line. It is currently undergoing a by-right addition that includes a new second floor. The addition's only impact on setbacks is that the north side yard is getting reduced from 12.20 feet to 8.10 feet, which still complies with side yard setback regulations, as the minimum side yard there is 8.00 feet because the height of the side wall at that setback is 15.5 feet. According to real estate records the residence was constructed in 1953.

**III. Description**

The applicant proposes to construct an open front porch in the required front yard. The proposed porch measures approximately 13.75 feet wide by 8.00 feet deep with a total of 110.00 square feet. The proposed porch would be located 27.70 feet from the property line, 12.20 feet from the north side property line and 39.05 feet from the south side property line. The porch would measure approximately 15.15 feet in height from the average grade to the midpoint of the porch roof facing the front yard property line. The proposed porch requires a special exception 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 regulations. 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 Fifth Revised Zoning Map of 1992. It is identified in the Taylor Run/Duke Street Small Area Plan for residential use.

**V. Requested Special Exception**

7-2503(A) Average Front Setback

This section of the zoning ordinance requires a front setback of 31.00 feet based on the average setback of the block face of dwelling units located on Putnam Place south of Janney's Lane. The applicant's request is for a special exception of 3.30 feet to construct the open front porch 31.00 feet from the front property line.

**VI. 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 front porch would not be detrimental to the public welfare. The Infill Task Force Recommendations that created current single-family zoning regulations in 2008 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 house currently does not have a front porch. The existing front elevation features concrete steps leading to a platform to the front entrance. The concrete platform measures approximately 5.00 feet wide by 6.00 deep.**

**The proposed porch would be larger in size, both in width and depth to the existing concrete platform. Per Section 11-1302, the proposed enlargement of the porch and proposed location in the required yard would require a special exception. The proposed change is minimal and appears to enhance the character of the house and neighborhood. It would also be located at least 12.20 feet from the closest property line, and given that distance it is highly unlikely that this porch would impact any neighboring 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 open front porch does not appear to impair the supply of light to the adjacent properties. The majority of neighboring properties feature open front porches that vary in size. The subject property currently meets the minimum side yard requirement of 8.00 feet for the R-8 zoning, thus ensuring adequate distance from neighboring dwellings. The proposed porch will remain open.**

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

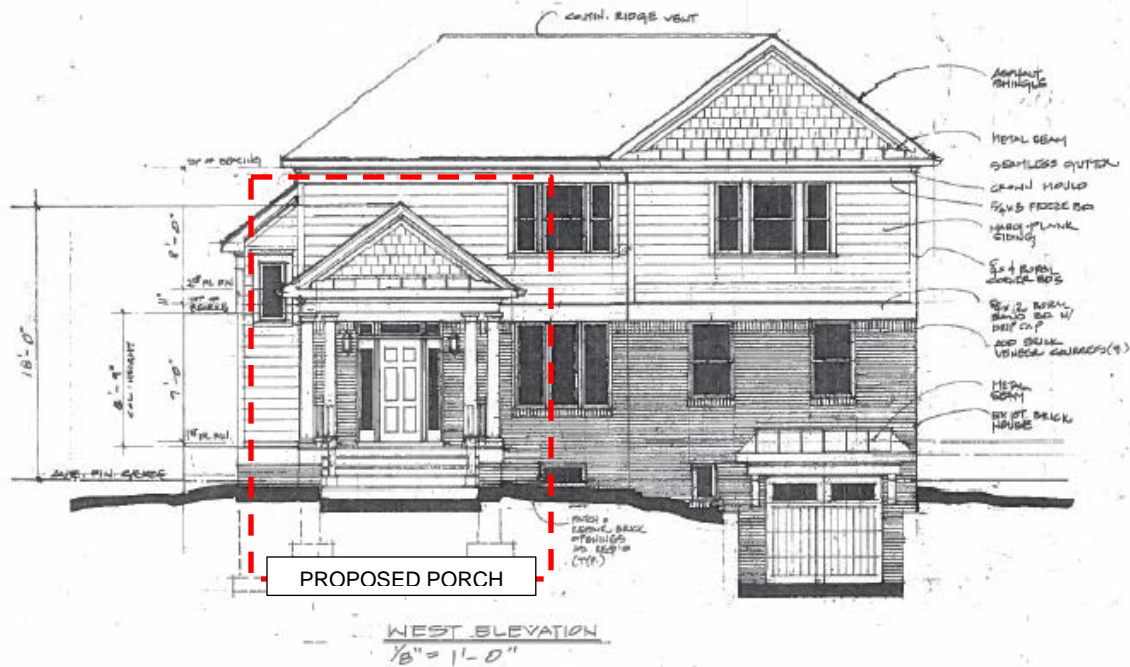
**The house currently does not have a front porch. The existing front elevation features concrete steps leading to a platform to the front entrance. The proposed front porch appears to be appropriately scaled and feature quality exterior building materials. The proposed porch is part of a renovation and addition project, currently underway. The overall proposed design appears to enhance the architectural characteristic of the subject property and to be compatible with the character of the detached single-family neighborhood. Denial of this special exception for a front porch would likely result in a front façade that would be stark and unattractive. The subject property would continue to be a single-family dwelling with adequate front, side and rear yards even with the addition of the new front porch.**



11 Forrest Street, Alexandria, Virginia 22305  
Office: (703) 684-8225 FAX: (703) 684-8229  
info@bagllc.com

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

**The design of the front porch would be compatible with surrounding detached single-family homes. The porch is proposed as a single-story open front porch that provides cover over the main entry.**

- 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 and would abut the dwelling's existing front wall. There is no reasonable way to construct a compliant front porch because of the existing location of the dwelling.**

## VII. Staff Conclusion

### Neighborhood Impact

Staff believes that the proposed porch is in proportion and architecturally compatible with the existing structure. The proposed covered porch would complement the view of the home from the street, enhance the neighborhood, and not be detrimental to neighboring properties.

### Light and Air

The porch meets the criteria for eligibility to request a porch special exception. The ground level, single-story, covered, open front porch is placed at the main architectural entrance to the dwelling and faces the front yard. At 8.00 feet in depth, the porch is within the allowed projection from the front building wall to be exempt from floor area ratio requirements. The porch does 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. With no second floor above or enclosure with screens or glass, staff does not believe this new porch will adversely affect the light and air of neighboring properties.

### Staff Conclusion

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

### STAFF:

Alex Dambach, Division Chief,	<a href="mailto:alex.dambach@alexandriava.gov">alex.dambach@alexandriava.gov</a>
Mary Christesen, Zoning Manager,	<a href="mailto:mary.christesen@alexandriava.gov">mary.christesen@alexandriava.gov</a>
Anh Vu, Urban Planner,	<a href="mailto:anh.vu@alexandriava.gov">anh.vu@alexandriava.gov</a>

**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:

Comments:

- R1 The building permit must be approved and issued prior to the issuance of any permit for demolition. (T&ES)
- R2 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)

Findings:

- F1 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. If at any time disturbance on site exceeds 2500 square feet, work will be stopped, and a grading plan will be required. (T&ES)

Code Requirements:

- C1 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)
- C2 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)
- C3 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)
- C4 All secondary utilities serving this site shall be placed underground. (Sec. 5-3-3) (T&ES)



Code Administration:

C-1 No comments received.

Historic Alexandria (Archaeology):

Findings:

F-1 According to an 1878 map of Alexandria an unnamed structure was standing in the immediate vicinity of the subject property. Prior to that, Civil War maps depict two unnamed structures at the corner of Putnam Place and Janney's Lane. Therefore, the property has good potential to have significant archaeological remains that could yield important information about nineteenth-century domestic life in Alexandria.

Recommendations:

- R1 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. The language noted above shall be included on all final site plan sheets involving any ground disturbing activities. (Archaeology)
- R2 The applicant shall not allow any metal detection and/or artifact collection to be conducted on the property, unless authorized by Alexandria Archaeology. Failure to comply shall result in project delays. The language noted above shall be included on all final site plan sheets involving any ground disturbing activities. (Archaeology)

Recreation (Arborist):

No comments received.

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.

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BZA Case # 2016-00031



**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 Doug Hibshman

Address 705 Putnam Place

Alexandria, Va 22301

Daytime Phone 5713348105

Email Address doughibshman@gmail.com

2. Property Location 705 Putnam Place

3. Assessment Map # 052 Block 04 Lot 03 Zone 04

4. Legal Property Owner Name Douglas and Kristina Hibshman

Address 705 Putnam Place

Alexandria, Va 22302

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01/01/2017

# 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
<sup>1</sup> Douglas and Kristina Hibshman	705 Putnam Place, Alexandria VA	100%
<sup>2</sup> Douglas and Kristina Hibshman		
<sup>3</sup> Douglas and Kristina Hibshman		

2. **Property.** State the name, address and percent of ownership of any person or entity owning an interest in the property located at 705 Putnam Place, Alexandria VA 22302 (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
<sup>1</sup> Douglas and Kristina Hibshman	705 Putnam Place, Alexandria VA	100%
<sup>2</sup> Douglas and Kristina Hibshman		
<sup>3</sup> Douglas and Kristina Hibshman		

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 indicate each person or entity and "None" in the corresponding fields).

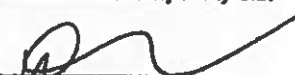
For a list of current council, commission and board members, as well as the definition of business and financial relationship, [click here](#).

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.)
<sup>1</sup> Douglas and Kristina Hibshman	None	None
<sup>2</sup> Douglas and Kristina Hibshman		
<sup>3</sup> Douglas and Kristina Hibshman		

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.

11/22/2016 Doug Hibshman  
Date Printed Name

  
Signature

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5. Describe request briefly :

Request a Special Exception for Front Porch as part of residential renovation.

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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 1982 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:

Doug Hibshman

Print Name

5713348105

Telephone



Signature

11/28/16

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).

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**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 8 feet
  - b. Length of building wall where porch is to be built 41 feet
  - c. Length of porch deck 13'-0"
  - d. Depth of overhang 12"
  - e. Distance of furthest projecting porch element from the front property line 28'-5"
  - f. Overall height of porch from finished or existing grade 18 feet to top of ridge
  - g. Height of porch deck from finished or existing grade 3'-0"
  
2. Explain the conditions of the subject property which prevent locating the proposed porch in compliance with the zoning ordinance.  
 The existing house is located 5' behind the old Building Restriction Line (BRL).  
 The proposed porch will extend 2' - 4" beyond this line and 28' - 5" from the front property line.  


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3. Explain if the proposed porch will be detrimental to the adjacent properties or the neighborhood in general.  
 Porch will not be detrimental to the neighborhood. To the contrary, the porch will blend in with the overall neighborhood and the 3 larger porches recently approved for residences in the neighborhood. Further, the porch will serve as a safe play and adult observation area for the numerous young children who live in the neighborhood.  


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4. Explain how the proposed porch will affect the light and air to any adjacent property.  
 The porch will not restrict air or light to any adjacent properties.  


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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.  
 Yes, plans have been shown to the adjacent neighbors and none objected. To the contrary, all were in favor of the porch.  


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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 curblins). Photographs should be included as part of the evidence supporting this request.

A number of the adjacent and properties on same street have larger porches approved as variances from the size restrictions. The following are descriptions of four porches on the same street as 705 Putnam Place.

628 Putnam Place - Owners Eric and Allison Trail

Porch Dimensions - Length 20.5', width 7.5', height 16', distance from curb 36'

Porch Photographs attached as exhibit A

629 Putnam Place - Owners Paul Bep and Lori Timon

Porch Dimensions Length 21', width 8', height 12', distance from curb 44'

Porch Photographs attached as exhibit B

635 Putnam Place - Owners Omar Abdul-Baki and Janice Chang

Porch Dimensions Length 21', width 8', height 15', distance from curb 44'

Porch Photographs attached as exhibit C

717 Putnam Place - Owners Edward and Kimberly Kreck

Porch Dimensions Length 21.5', width 8', height 13', distance from curb 44'

Porch Photographs attached as exhibit D

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01/09/2017

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**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 705 PUTNAM PLACE Zone R-8  
 A2. 9931 x .35 = 3475.85  
 Total Lot Area Floor Area Ratio Allowed by Zone Maximum Allowable Floor Area

**B. Existing Gross Floor Area**

Existing Gross Area *		Allowable Exclusions	
Basement	1146.0	Basement**	1146.0
First Floor	2037	Stairways**	144.0
Second Floor	1578	Mechanical**	22.0
Third Floor ATTIC	1393	Porch/ Garage**	
Porches/ Other	0	Attic less than 5'**	1393
Total Gross *	6154	Total Exclusions	2705

B1. Existing Gross Floor Area \*  
6154 Sq. Ft.  
 B2. Allowable Floor Exclusions\*\*  
2705 Sq. Ft.  
 B3. Existing Floor Area minus Exclusions 3449 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**	110
Porches/ Other	110	Attic less than 5'**	
Total Gross *	110	Total Exclusions	110

C1. Proposed Gross Floor Area \*  
110 Sq. Ft.  
 C2. Allowable Floor Exclusions\*\*  
110 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) 3449 Sq. Ft.  
 D2. Total Floor Area Allowed by Zone (A2) 3475.85 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.

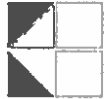
**F. Open Space Calculations Required in RA & RB zones**

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: [Signature] Date: 1/9/17

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# Beasley Architectural Group, LLC

Architecture & Consulting

## Average Prevailing Setback

Block Face Survey for 705 Putnam Place

1/9/17

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01/24/2017

**REVISED**

Address	Distance from Curb
1. 406 Janney's Lane	41'-10"
2. 717 Putnam Place	33'-6"
3. 711 Putnam Place	43'-1"
4. 705 Putnam Place	45'-1"
5. 635 Putnam Place	44'-6"
6. 629 Putnam Place	34'-11"
7. 621 Putnam Place	45'-0"
8. 615 Putnam Place	45'-0"
9. 603 Putnam Place	40'-10"
TOTAL (MINUS 705 Putnam Place)	328'-8"
AVERAGE	41'-1"





Beasley Architectural Group, LLC

Architecture & Consulting

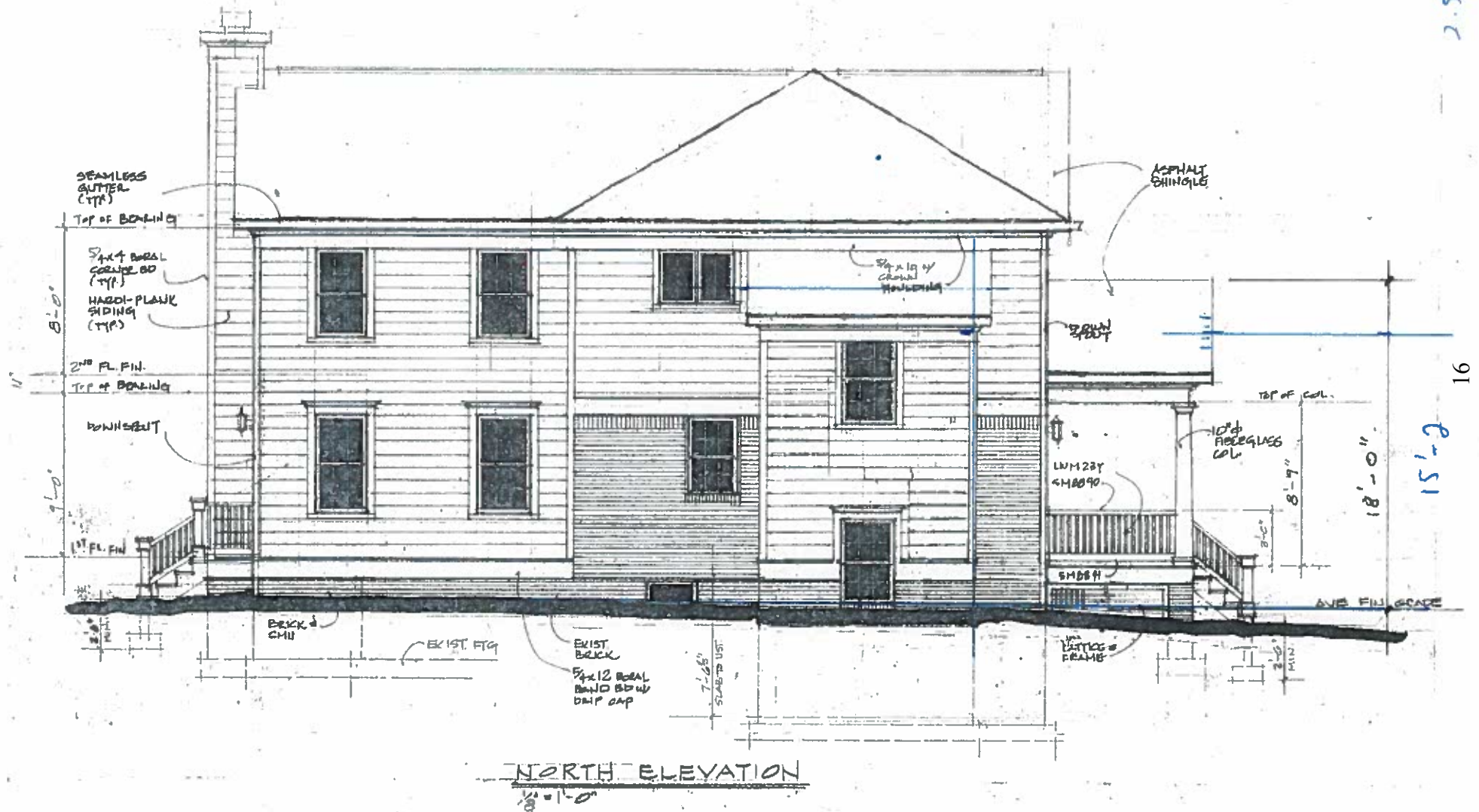
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rkctckim@aol.com

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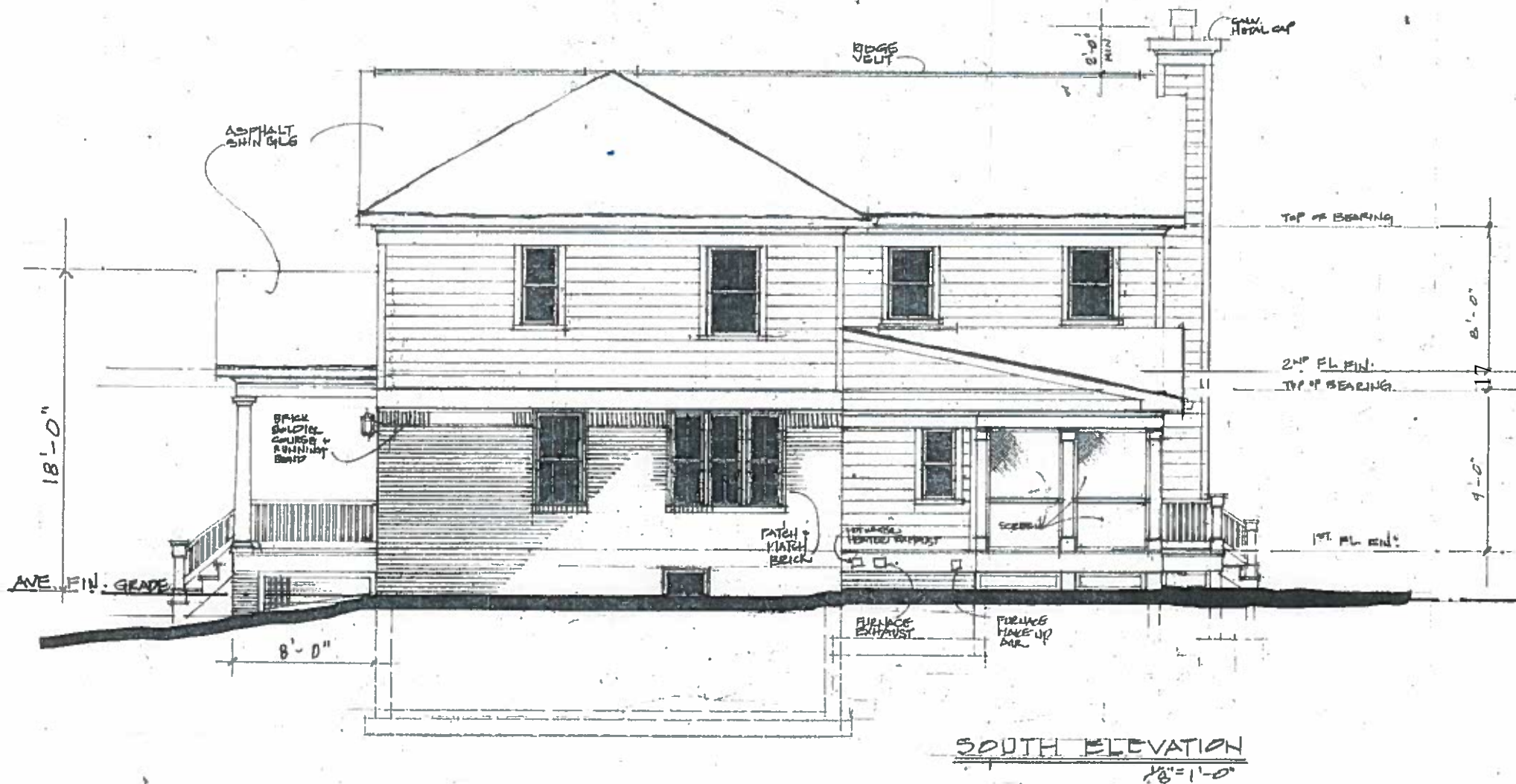
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HIBSHMAN RESIDENCE  
705 PUTNAM PLACE, ALEXANDRIA

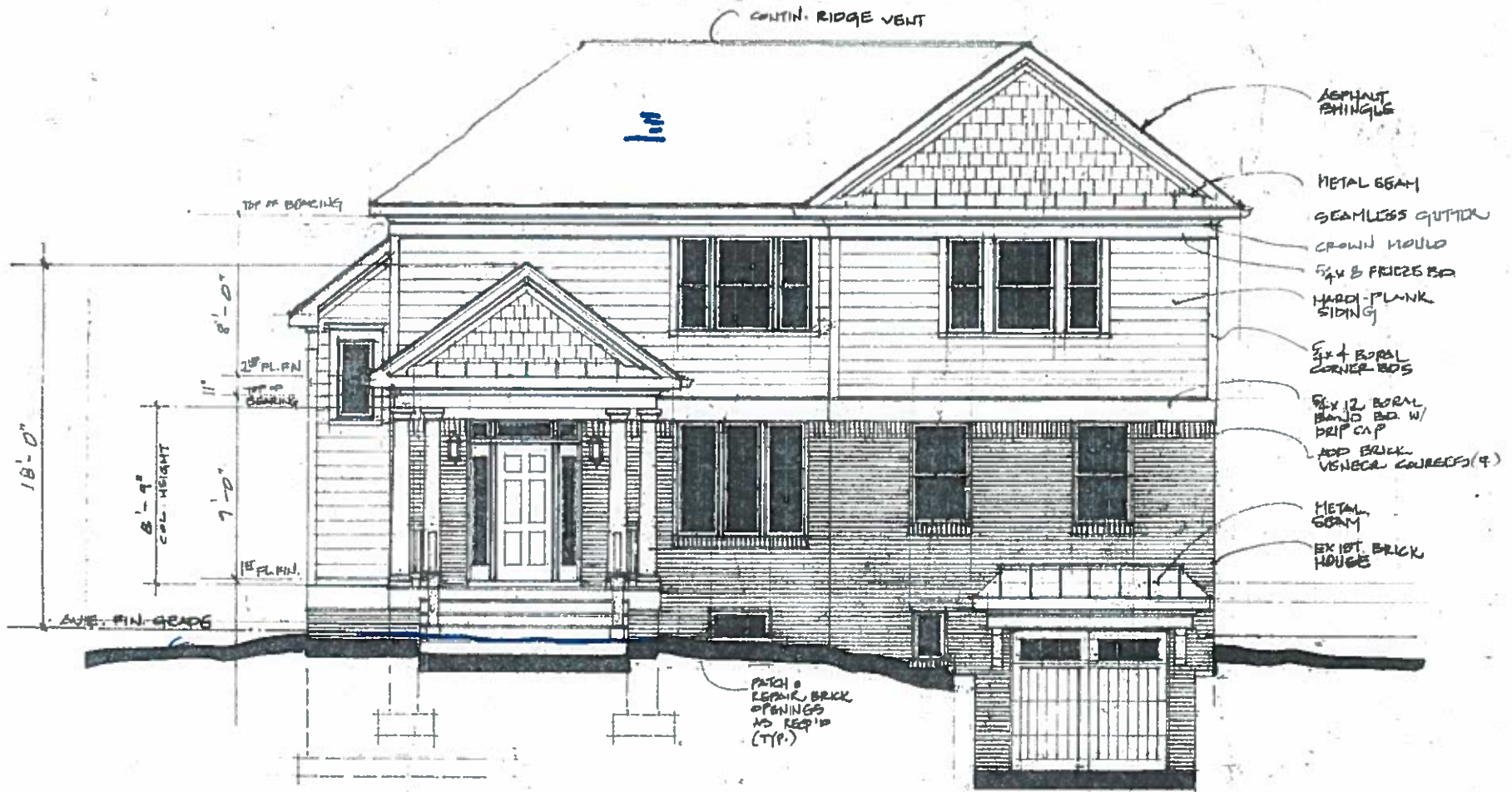


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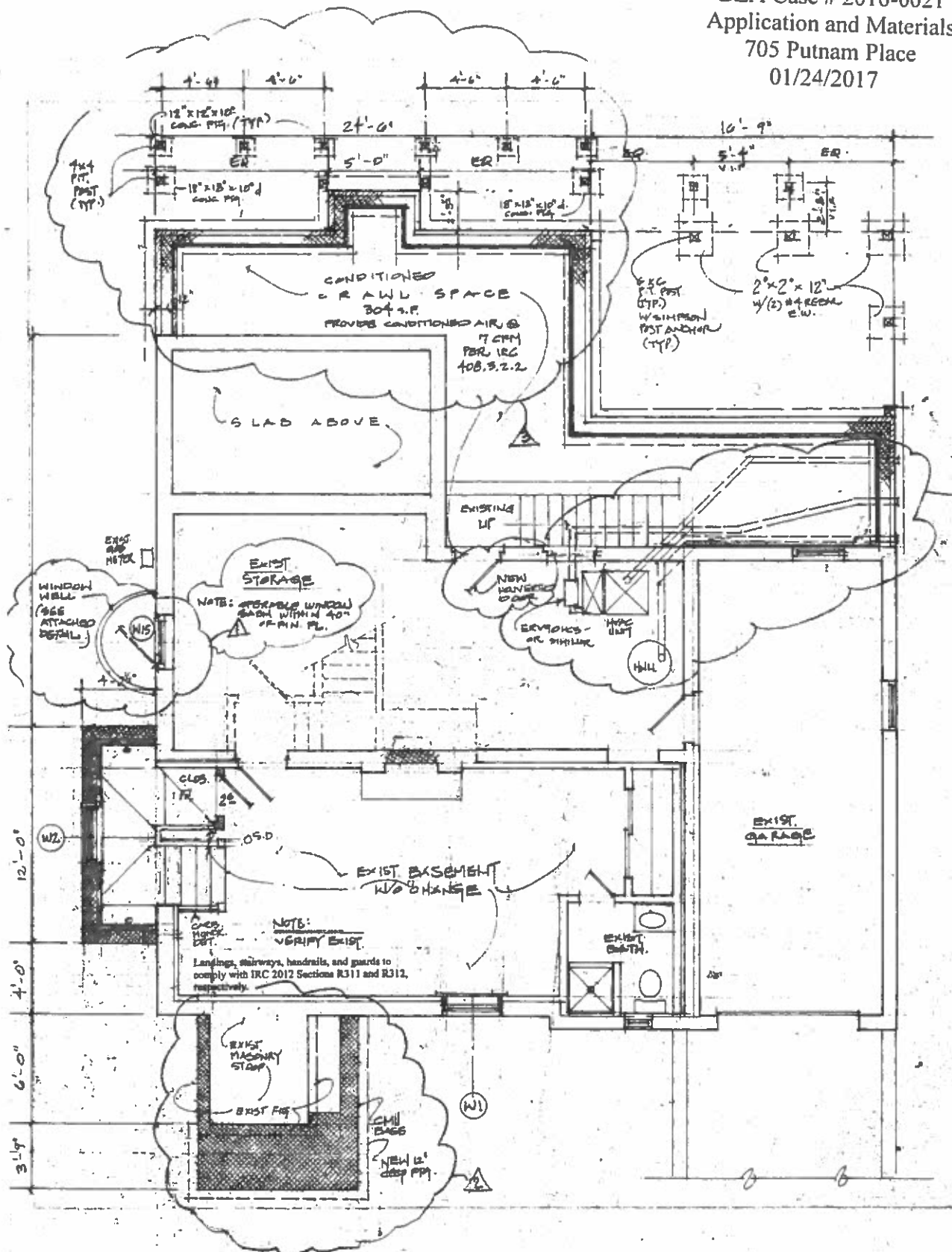
HIBSHMAN RESIDENCE  
705 PUTNAM PLACE, ALEXANDRIA

**REVISED**



WEST ELEVATION  
 $\frac{1}{8}'' = 1'-0''$

HIBSHMAN RESIDENCE  
705 PUTNAM PLACE, ALEXANDRIA



BASEMENT FLOOR PLAN (EXISTING)  
1/8" = 1'-0"

HIBSHMAN RESIDENCE  
705 PUTNAM PLACE, ALEXANDRIA







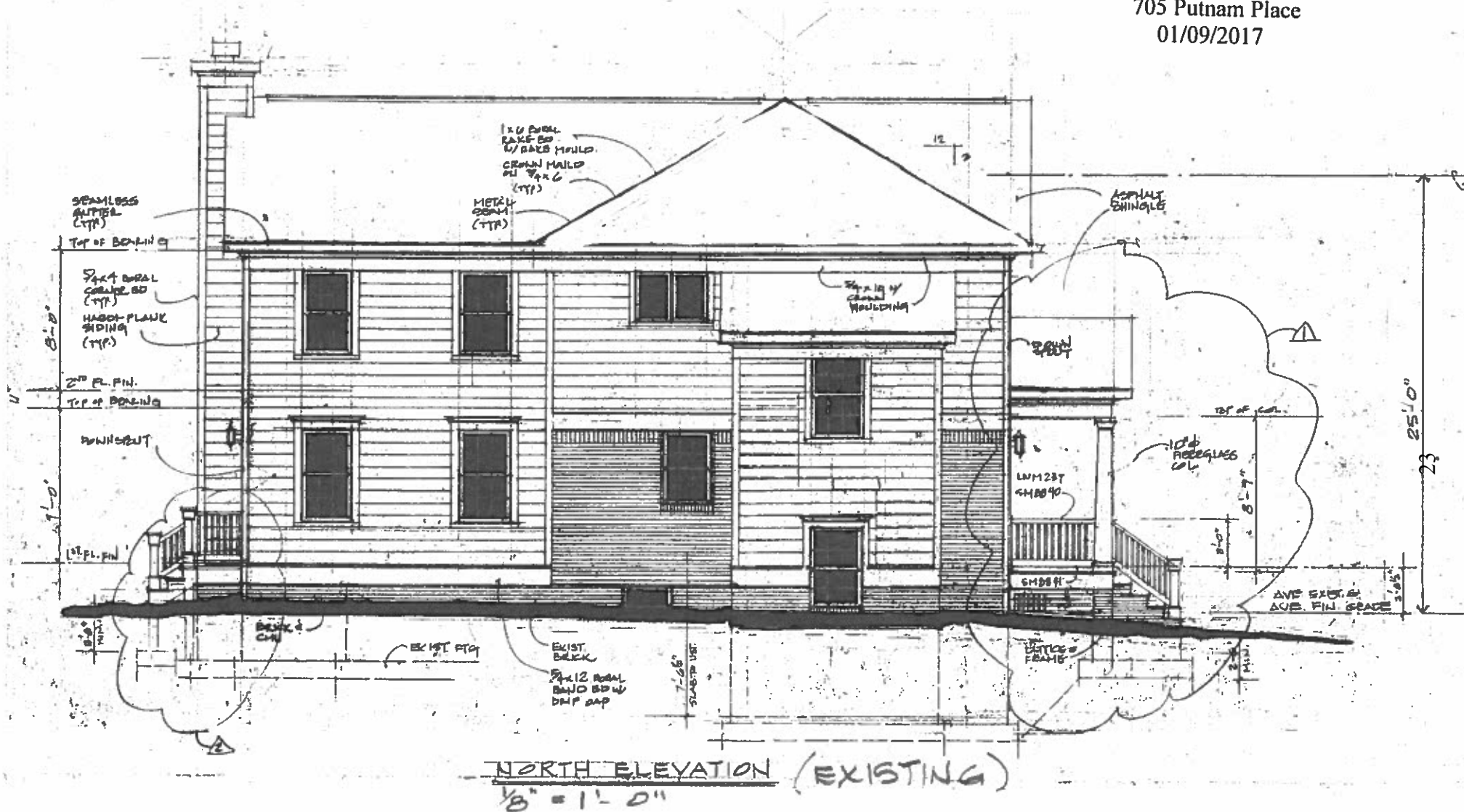


EAST ELEVATION (EXISTING'S)  
 1/8" = 1'-0"  
 NEW

HIBSHMAN RESIDENCE  
705 PUTNAM PL., ALEXANDRIA

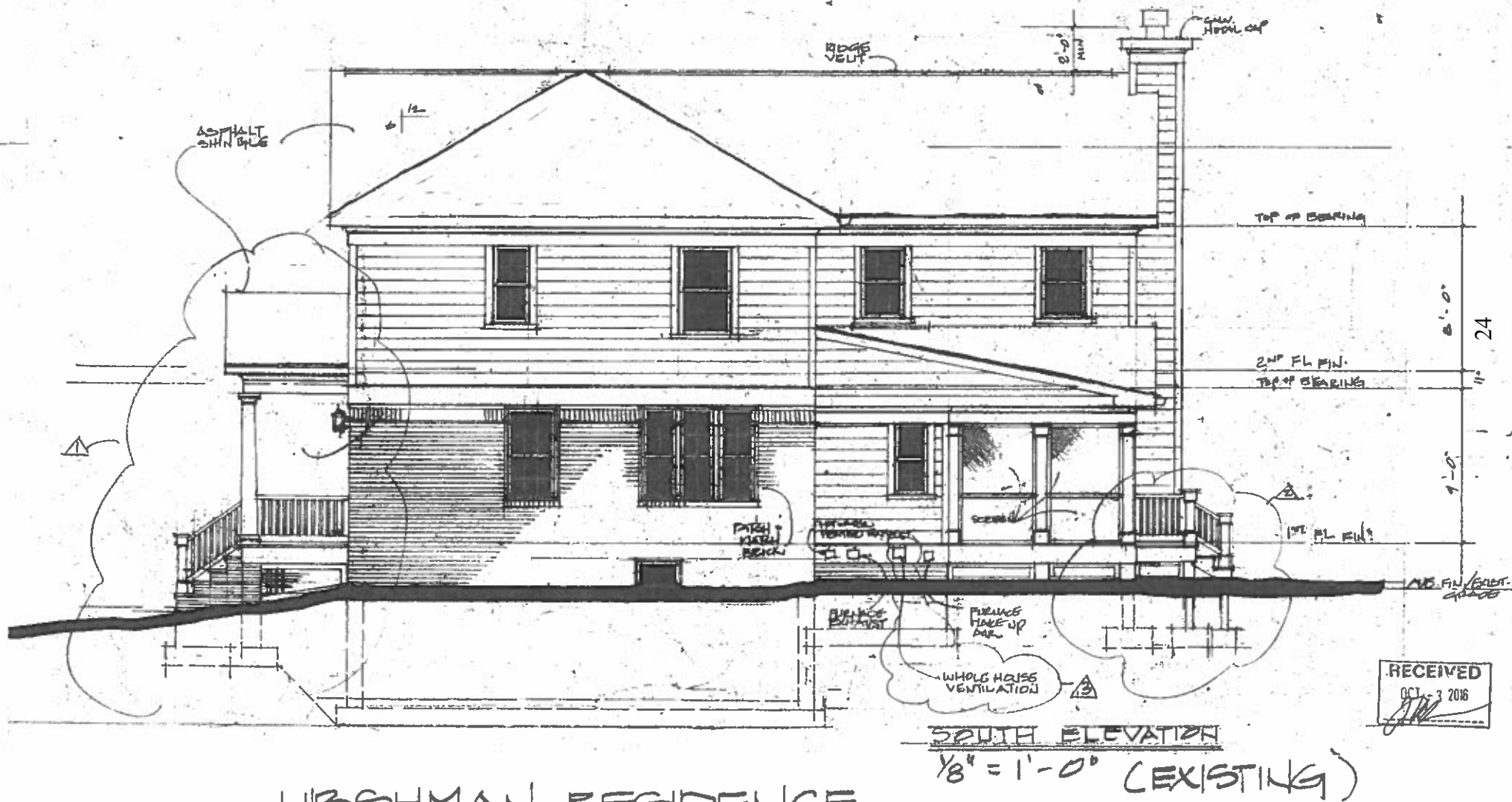
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HIBSHMAN RESIDENCE  
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705 Putnam Place  
01/09/2017

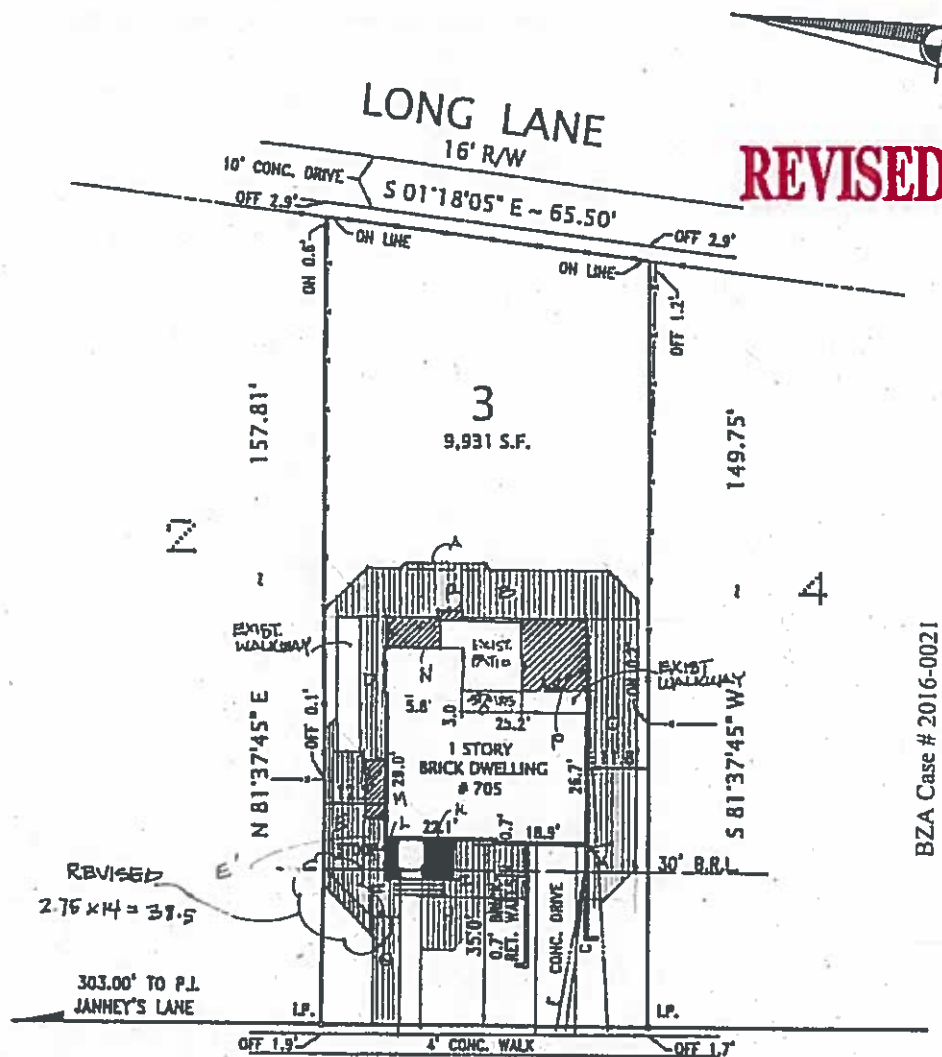


HIBSHMAN RESIDENCE  
705 PUTNAM PL., ALEXANDRIA



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NOTE: FENCES ARE FRAME.



BZA Case # 2016-0021  
Applications and Materials  
705 Putnam Place  
01/09/2017

#### AREA OF DISTURANCE

A.	2x16	=	32
B.	10x60-36	=	564
C.	10x30	=	300
D.	5x29.5	=	143
E.	8x23.12	=	190
F.	15x10-50	=	100
G.	5x22	=	110
H.	10x10-50	=	110
I.	5x21	=	105
J.	5.5x15	=	83
E.	4.2x10	=	42

1785 #

N 08°22'15" W - 65.00'  
**PUTNAM PLACE**  
50' R/W

PLAT  
SHOWING HOUSE LOCATION ON  
LOT 3

#### NEW BLDG AREA

K	5.5x6	=	33
L	2x5.5	=	11
M	4.2x12	=	50
N	6x11	=	66
O	2x5	=	10
P	13x14	=	182

352 #

**GEORGE WASHINGTON PARK**

CITY OF ALEXANDRIA, VIRGINIA

1785  
362

2137 # TOTAL

38.6  
2175.5

SCALE: 1" = 30'

AUGUST 13, 2002

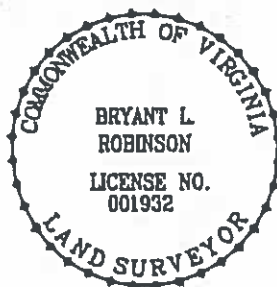
2175.5 REVISED 11/8/17

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.

*Bryant L. Robinson*  
BRYANT L. ROBINSON, ..... L.S.



CASE NAME:

RENFRO - DELEHANTY

TOTAL TITLE SERVICES

ALEXANDRIA SURVEYS  
INTERNATIONAL, LLC.

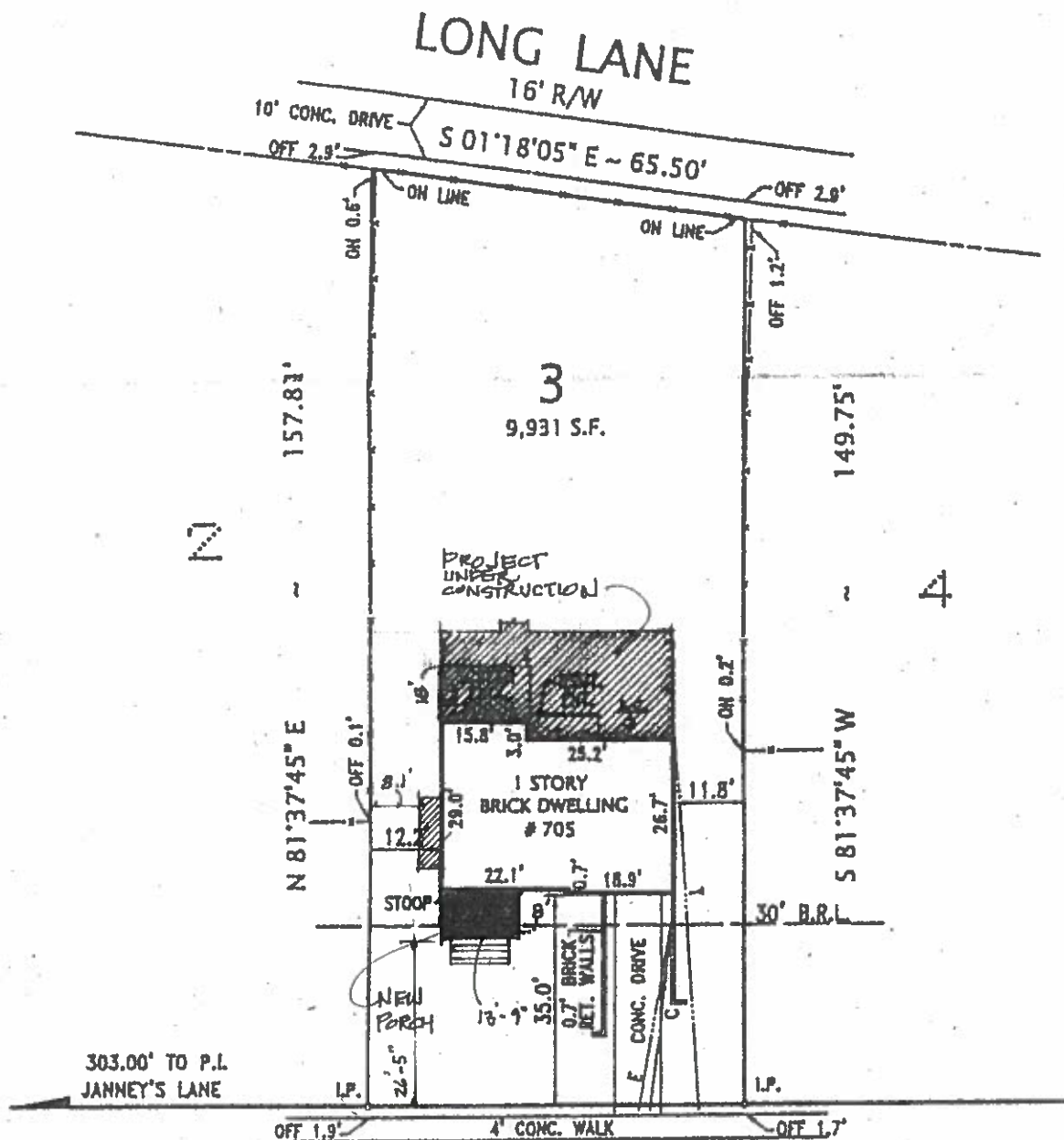
6343 SOUTH KINGS HIGHWAY  
ALEXANDRIA, VIRGINIA 22306  
703-880-8816  
FAX 703-788-7764

BZA Case # 2016-0021  
Application and Materials  
705 Putnam Place  
01/09/2017



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NOTE: FENCES ARE FRAME.



N 08°22'15" W ~ 65.00'  
PUTNAM PLACE  
50' R/W

REVISED

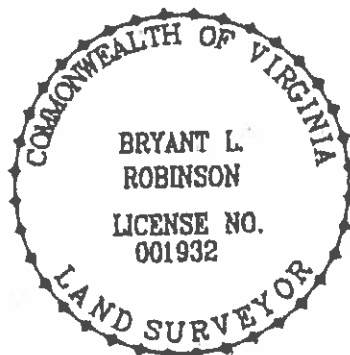
PLAT  
SHOWING HOUSE LOCATION ON  
LOT 3  
ANCO ADDITION TO  
GEORGE WASHINGTON PARK  
CITY OF ALEXANDRIA, VIRGINIA  
SCALE: 1" = 30' AUGUST 13, 2002

PLAT SUBJECT TO RESTRICTIONS OF  
RECORD.

TITLE REPORT NOT FURNISHED.

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*Bryant L. Robinson*  
BRYANT L. ROBINSON, . . . . . L.S.



CASE NAME:

RENFRO - DELEHANTY

TOTAL TITLE SERVICES

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