

Docket Item # 2
BZA Case #2017-002
Board of Zoning Appeals
February 9, 2017

ADDRESS: 2910 EDGEHILL DRIVE
ZONE: R-8/SINGLE- FAMILY ZONE
APPLICANT: REBECCA AND CHRISTIAN BURCH

ISSUE: Special exception for a front porch in the required front yard.

CODE SECTION	SUBJECT	CODE REQMT	APPLICANT PROPOSES	REQUESTED EXCEPTION
7-2503(A)	Front Yard	33.20 feet*	22 feet	11.20 feet

*Based on the average prevailing setback as submitted utilizing designated houses on the western side of the block of Edgehill Drive between Crestwood Drive to the south and Allison Street to the north.

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 release of a Certificate of Occupancy: (1) 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.



BZA Case #2017-002
2910 Edgehill Drive



I. Issue

The applicants are proposing to construct an open front porch that requires a special exception along with a permitted second story addition and rear covered walkway at 2910 Edgehill Drive. The open front porch would be located in the required front yards.

II. Background

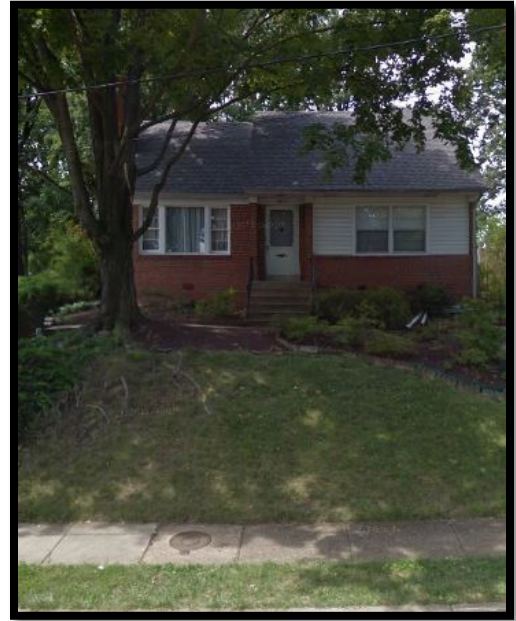
The subject property, an interior lot, is one lot of record with 62.00 feet of frontage facing Edgehill Drive. The southern side lot line is 134.79 feet deep and northern side lot line is 131 feet deep. The rear lot line at the western property edge is 154.71 feet wide.

The property is currently development with a single-family detached dwelling unit that is set back 30.2 feet from the frontage along Edgehill Drive. The dwelling unit is setback 7.7 from the southern side lot line and 8.4 feet from the northern side lot line. The closest setback at the rear of the property is approximately 43 feet. According to Real Estate Assessment records, the property was constructed in 1953.

R-8 Zone	Requirement	Existing	Proposed
Lot Area	8,000 Sq. Ft.	7,761 Sq. Ft	7,761 Sq. Ft.
Lot Width	65.00 Ft.	60 Ft.	60 Ft.
Lot Frontage	40.00 Ft	62 Ft.	62 Ft.
Front Yard	33.2 Ft.*	30.2 Ft.	22 Ft.
Side Yard (South)	8.00 Ft.	7.7 Ft.	7.7 Ft.
Side Yard (North)	8.00 Ft	8.4 Ft	8.4 Ft.
Rear Yard	1:1 minimum 8.00	43.00 Ft.	43.00 Ft.
Net FAR	Max: 2,736 Sq. Ft. (.35)	1,696 Sq. Ft	2,329 Sq. Ft.
*Based on the average prevailing setback as submitted utilizing designated houses on the western side of the block of Edgehill Drive between Crestwood Drive to the south and Allison Street to the north.			

III. Description

The applicants propose to construct an open front porch in the required front yard. The porch would measure 7 feet in depth and extend 22 feet along the front of the house for a total square footage of 154 feet. The proposed front porch would be located 23.2 feet front the front property line, 10 feet from the northern side property line, and 28 feet to the southern side property line. The proposed porch requires a special exception to be located in the required front yard.



The applicant also proposes to add a second floor addition and covered walkway to the rear of the existing first floor of the dwelling. Because the proposed second floor addition is setback an additional 8.5 feet from the southern side property line and setback an additional 1.5 feet from the rear property line, the proposed addition is in compliance with zoning requirements.

The proposed front porch meets the criteria of section 7-2504 of the Zoning Ordinance and is an allowable exclusion from the floor area ratio requirements. 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 R-8 and has been so zoned since adoption of the Third Revised Zoning Map in 1951, and is identified in the North Ridge / Rosemont Area Plan for residential land use.

V. Requested Special Exception:

7-2503(A) Front Yard Setback

This section of the ordinance requires that the front yard setback for dwelling units within the R-8 zoning district be determined by the average front setback along a street blockface. The average prevailing setback is determined utilizing designated houses on the western side of the block of Edgehill Drive between Crestwood Drive to the south and Allison Street to the north. The average front setback was determined for this property to be 33.2 feet from the front property line. Because the existing front wall of the dwelling unit encroaches 3.2 feet into the front yard setback requirement and the applicant proposes to add a 7-foot deep porch, the applicant requests a special exception of 11.2 feet from the required 33.2 front setback requirement.

VI. Noncomplying Structure and Substandard Lot

2910 Edgehill Drive is a noncomplying structure and a substandard lot with respect to the following:

<u>Regulation</u>	<u>Required</u>	<u>Existing</u>	<u>Noncompliance/Substandard</u>
Lot Area	8,000 Sq. Ft.	7,761 Sq. Ft.	239 Sq. Ft.
Front Yard	33.2 Feet	30.2 Feet	3 Feet
Side Yard (south)	8.00 Feet	7.7 Feet	0.70 Feet
Lot Width	65.00 Feet	62.00 Feet	3.00 Feet

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 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 proposed new front porch would enhance the appearance of the house and neighborhood. It would also be located at least 10.00 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 front porch will not impair supply of light and air to the

adjacent properties, as the adjacent dwelling units on properties to the north and south are situated approximately 20 feet and 33 feet (respectively) from exterior walls of the dwelling unit on the property in question, allowing for an ample supply of light and air. An open porch for a single-family home will not cause any measurable increase in traffic congestion.

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

The proposed open porch would not alter the essential character of the area or the zone. This block of Edgehill Drive (bounded by Crestwood Drive to the south and Allison Street to the north) is composed a one and two story dwelling units, many with a mixture of open porches and porticos.

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

This neighborhood is composed of dwelling units with a mixture of open porches and porticos. The proposed porch at this size will be compatible with many of the porches within the neighborhood.

- 5) Whether the proposed development represents the only reasonable means and location on the lot to accommodate the proposed structure given the natural constraints of the lot or the existing development of the lot.

The front of the dwelling unit is the only reasonable location to construct a front porch.

VIII. Staff Conclusion

Staff finds that the request for a special exception to allow a porch to encroach into the front yard setback meets the requirements for a Special Exception. The applicant is proposing to construct an open front porch that is compatible with the surrounding neighborhood.

Neighborhood Impact

Staff believes that the proposed front porch is in proportion with other porches within the neighborhood and is architecturally compatible with renovations to the existing home. The proposed open 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 would be placed at the main architectural entrance to the dwelling and would face the front yard. At 7 feet in depth,

the porch is within the allowed projection from the front building wall. The porch does not extend beyond the width of the front building wall into any required side yard setbacks. It is unlikely that the open porch would reduce light or air to any adjacent property.

Lot Constraints

The lot is an existing substandard with respect to lot size and lot width. The existing house currently sits within the required southern side yard and front yard setbacks. The current dwelling unit was constructed in 1957 with a front setback of 30 feet. This setback was in compliance with the zone until the adoption of the infill residential regulations (Section 7-2500) in 2009. Now a dwelling unit constructed or added to on this property must adhere to the average prevailing setback on a street block face. Therefore, because the dwelling sits forward of the front yard setback line, the request for a special exception is the only reasonable way to construct a front porch.

Staff Conclusion

The staff **recommends approval** of the requested special exception because the request meets the criteria for a special exception

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:

- R1. The building permit must be approved and issued prior to the issuance of any permit for demolition. (T&ES)
- R2. Applicant shall be responsible for repairs to the adjacent city right-of-way if damaged during construction activity. (T&ES)
- R3. No permanent structure may be constructed over any existing private and/or public utility easements. It is the responsibility of the applicant to identify any and all existing easements on the plan. (T&ES)
- 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. (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)

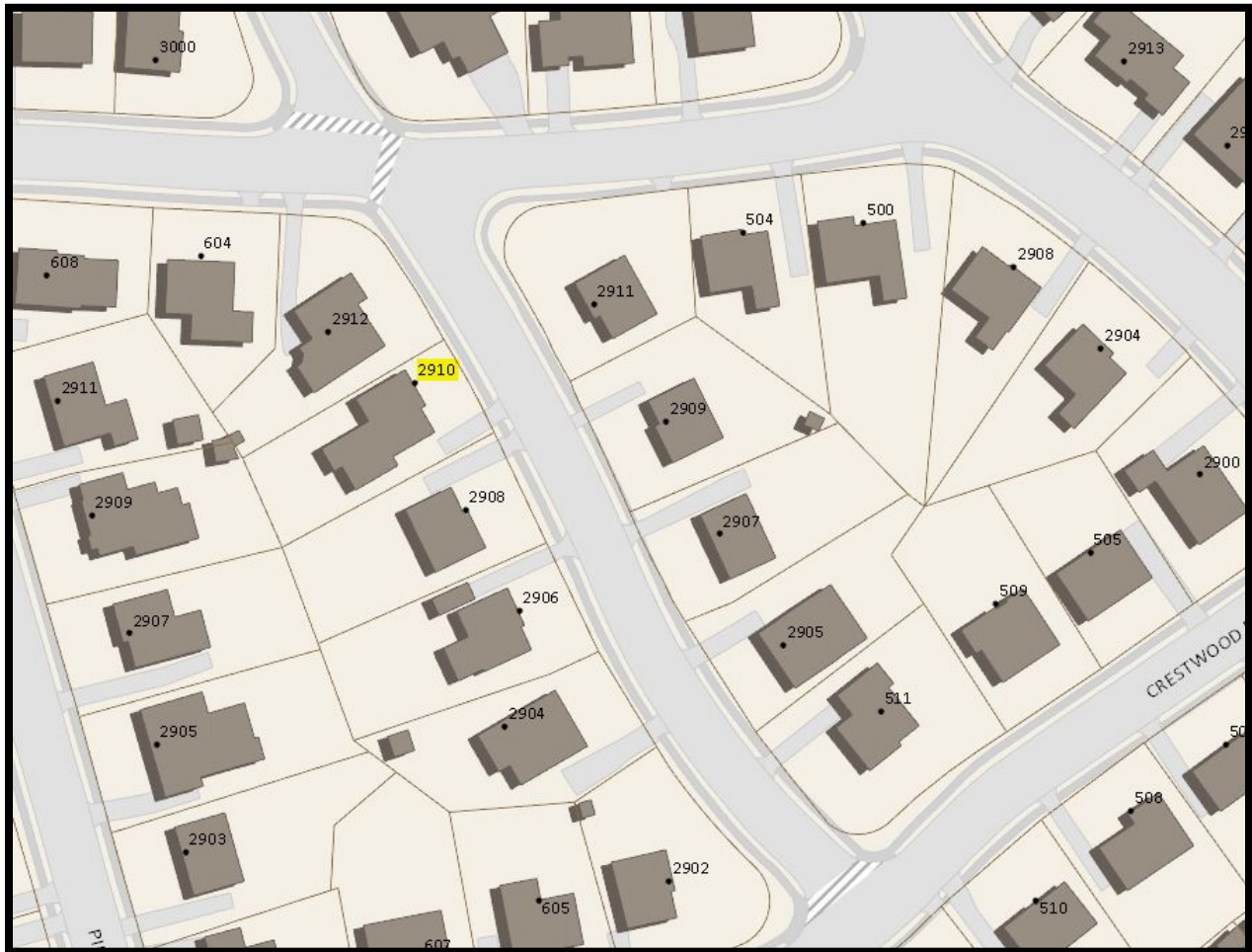
Code Administration:

No comments received

Historic Alexandria (Archaeology):

- R-3: There is low potential for significant archaeological resources to be disturbed by this project. No archaeological action is required.

Images





APPLICATION BOARD OF ZONING APPEALS

SPECIAL EXCEPTION FOR PORCHES

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

REQUEST A SPECIAL EXCEPTION TO ALLOW A NEW FRONT
PORCH TO SIT IN THE FRONT YARD SETBACK.
SECTION

1. Applicant: ☒ Owner ☐ Contract Purchaser ☐ Agent
 Name REBECCA & CHRISTIAN BURCH
 Address 2910 Edgehill Drive
ALEXANDRIA, VIRGINIA. 22302
 Daytime Phone 850-348-6630
 Email Address Rebecca.BURCH@EY.COM
2. Property Location 2910 Edgehill Drive Alex. VA.
3. Assessment Map # 023.02 Block 04 Lot 15 Zone R8
4. Legal Property Owner Name CHRISTIAN BURCH OR. Rebecca CARES BURCH.
 Address 2910 Edgehill Drive
ALEXANDRIA, VA. 22302

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2910 Edgehill Drive
12/22/2016

5. Describe request briefly :

WE REQUEST A SPECIAL EXCEPTION TO ALLOW A NEW FRONT
PORCH TO SIT IN THE FRONT YARD SETBACK.

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

☒ Yes — Provide proof of current City business license.

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

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

Applicant or Authorized Agent:

Print Name

Signature

Telephone

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)

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

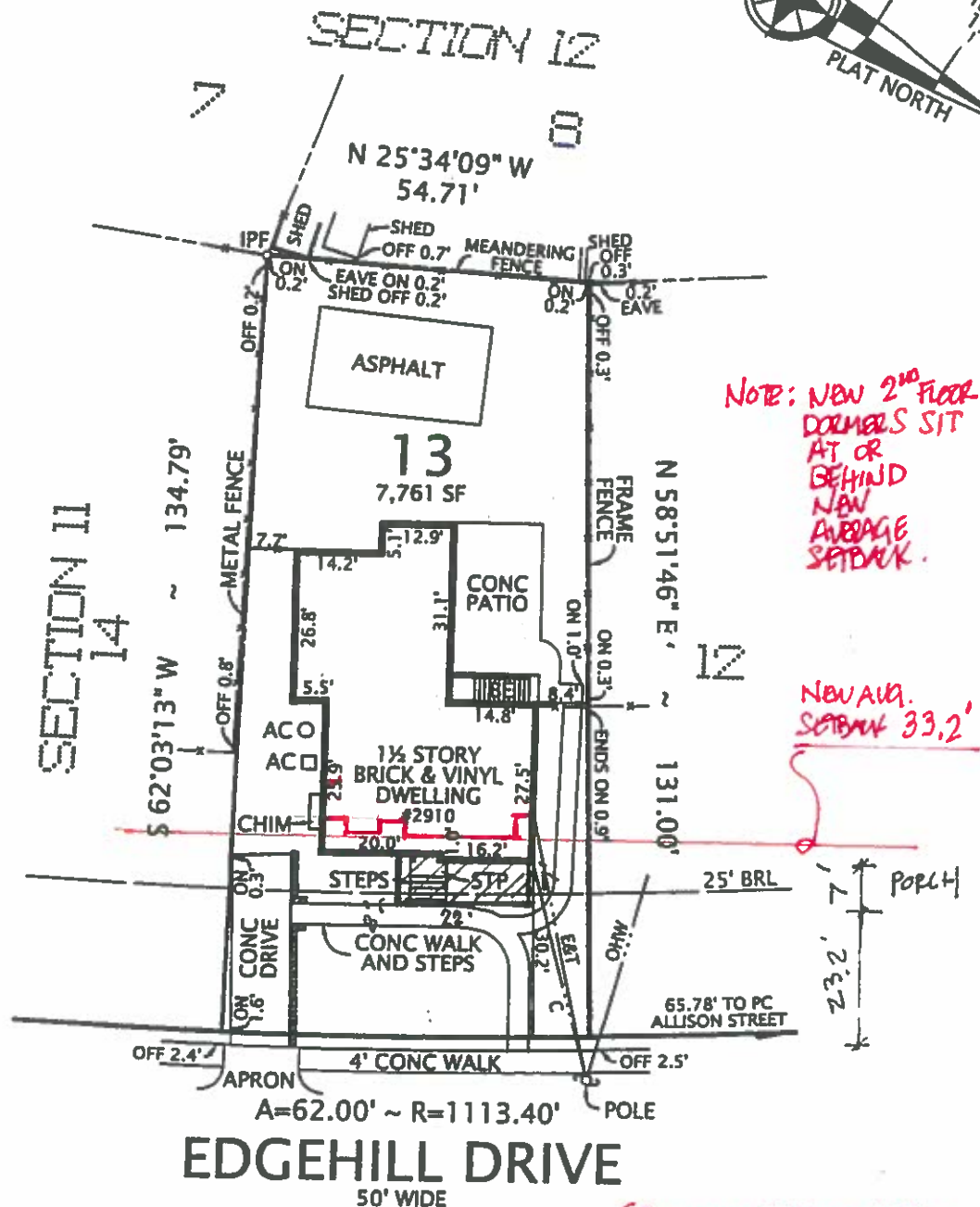
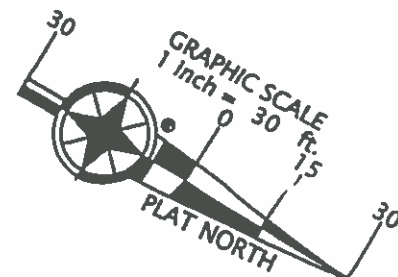
1. Please provide the following details of the proposed porch:
 - a. Porch projection from front building wall to deck edge 7'-0"
 - b. Length of building wall where porch is to be built 36'-2"
 - c. Length of porch deck 22'-0" MAX.
 - d. Depth of overhang 1'-0"
 - e. Distance of furthest projecting porch element from the front property line
23.2' @ PORCH 22.2' @ OVERHANG
 - f. Overall height of porch from finished or existing grade 11'-6" ±
 - 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 CURRENT HOME SITS 30.2 FEET FROM THE SETBACK/PROPERTY LINE. THE WRITTEN SETBACK IS 30' WITH AN AVERAGE SETBACK THAT EXCEEDS 30'. A MODEST 7' FRONT PORCH IS REQUESTED. THE SITE HAS AN EXTREME ENTRY STEP CONDITION FROM THE STREET. (HEIGHT = 5') AND A SPECIMEN MAPLE TREE IN THE FRONT YARD. NO ALTERNATE LOCATION IS POSSIBLE.
3. Explain if the proposed porch will be detrimental to the adjacent properties or the neighborhood in general.
THE FRONT PORCH DESIGN WILL NOT BE DETRIMENTAL TO ANY NEIGHBOR PROPERTIES. IT DOES CREATE A COVERED WELCOMING ENTRY TO THE HOME AND ADDS DESIGN INTEREST TO THE SIMPLE FACADE.
4. Explain how the proposed porch will affect the light and air to any adjacent property.
THE FRONT PORCH WILL NOT AFFECT ANY LIGHT OR AIR CONDITIONS TO NEIGHBORS.
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 THE IMMEDIATE NEIGHBORS HAVE SEEN THE PLANS AND ARE IN SUPPORT OF THE DESIGN.

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.

1. The home is a Brick 2 story home with additions that are somewhat noncompatible built by a previous homeowner.
2. the design seeks to update the home and mitigate the prior additions negative design issues.
3. the new Porch with Bed room dormers at the existing second floor expand the home with minimum impact to Neighbors. Additionally the small design improvements will create a character based home that also helps form size and interior flow.
4. Many nearby homes now have porches.

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- NOTES: 1. FENCES ARE CHAIN LINK UNLESS NOTED.
2. RETAINING WALLS ARE 1.0' STONE.
3. BE RET WALL IS 0.7' BRICK.



SPECIAL EXCEPTION FOR
EXISTING & PORCH

REVISED

REVISION 2/1/17

PLAT
SHOWING HOUSE LOCATION ON
LOT 13, BLOCK 14, SECTION 9
MONTICELLO PARK
(DEED BOOK 330, PAGE 65)
CITY OF ALEXANDRIA, VIRGINIA

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PLAT
HOWING HOUSE LOCATION ON
LOT 13, BLOCK 14, SECTION 9
MONTICELLO PARK
(DEED BOOK 330, PAGE 65)
CITY OF ALEXANDRIA, VIRGINIA
SCALE: 1" = 30'
JULY 30, 2014

2014 חב"ו וו

REVISION
2/1/17



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 2910 Edgchill Avenue Zone R-8

A2. 7761 x .35 = 2716 ϕ
Total Lot Area Floor Area Ratio Allowed by Zone Maximum Allowable Floor Area

B. Existing Gross Floor Area

Existing Gross Area*		Allowable Exclusions	
Basement	522	Basement**	522
First Floor	1225	Stairways** ³⁵ / ₃₂ 1st	75
Second Floor	814	Mechanical**	
Third Floor	0	Porch/Garage**	
Porches/Other	0	Attic less than 5***	268
Total Gross*	2561	Total Exclusions	865

B1. Existing Gross Floor Area *
2561 Sq. Ft.
B2. Allowable Floor Exclusions**
865 Sq. Ft.
B3. Existing Floor Area minus Exclusions
1696 Sq. Ft.
(subtract B2 from B1)

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

NEW

REVISED

Proposed Gross Area*		Allowable Exclusions	
Basement	0	Basement**	0
First Floor ^{Covered} _{ADD walk}	64	Stairways**	0
Second Floor	635	Mechanical**	0
Third Floor	0	Porch/Garage**	164
Porches/Other	164	Attic less than 5***	0
Total Gross*	863	Total Exclusions	164

C1. Proposed Gross Floor Area *
863 Sq. Ft.
C2. Allowable Floor Exclusions**
164 Sq. Ft.
C3. Proposed Floor Area minus
Exclusions 699 Sq. Ft.
(subtract C2 from C1)

D. Existing + Proposed Floor Area

D1. Total Floor Area (add B3 and C3) 2395 Sq. Ft.
D2. Total Floor Area Allowed by Zone (A2) 2716 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	<u>N/A</u>
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:

Edmund Nichols ARDREY

Date: 12/2/16
2/1/17 2/2/17



GIS Parcel Viewer

City of Alexandria, Virginia

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[How to use?](#)[Identify](#)[Google Street View](#)[Clear map](#)[Feedback](#)[Measure Distance](#)[Print Map](#)[Share](#)

Basic Tools

Parcels Found (1)



Parcel #023.02-04-15

2910 EDGEHILL DR

Zoned R 8

Land Value: 397160

Building Value: 314409

Total Value: 711569

[View Property Details](#)[View Tax Map \(PDF\)](#)[Google Directions to here](#)

Displaying 1 - 1 (Total: 1)

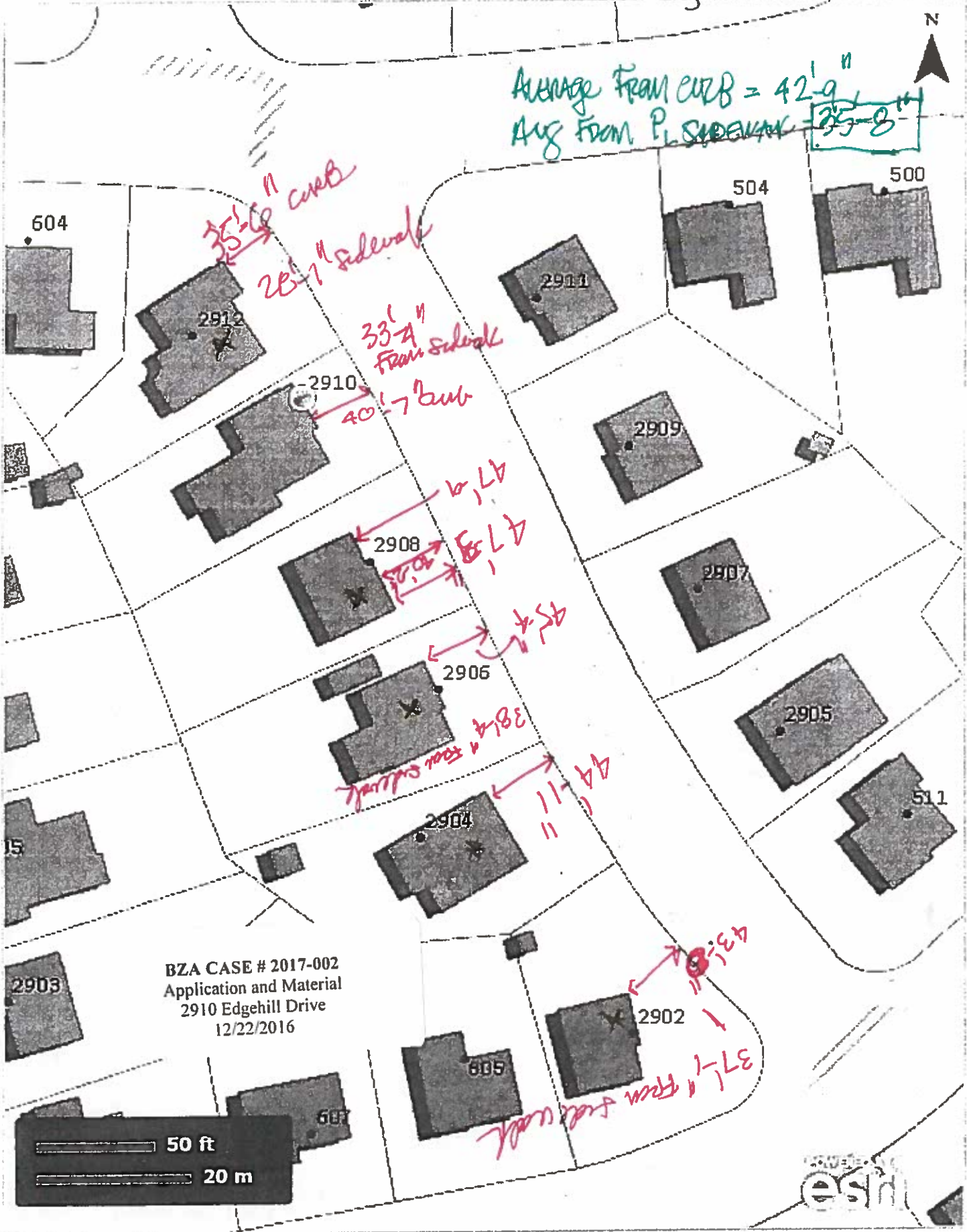


Page 1 of 1



I want to...





BZA Case #2017-0002: Special Exception for 2910 Edgehill Drive		
	Setback from Curb (feet)	Setback from Property line (PL) (feet)
2912 Edgehill Dr	35.5	25.5
2910 Edgehill Dr	43	33
2908 Edgehill Dr	47.25	37.25
2906 Edgehill Dr	45.33	35.33
2904 Edgehill Dr	44.92	34.92
2902 Edgehill Dr	43	33
AVG:	43.2	33.2
PL - Curb width (feet)	10	

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.

NA

Name	Address	Percent of Ownership
1. Gaver Nichols	P.O. Box 2921 Alexandria Va 22301	W/A
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 _____ (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.

From real estate page - continue

Name	Address	Percent of Ownership
1. Rebecca Oaks Burch	2910 Edgchill Dr	50%
2. Christian Mark Burch	2910 Edgchill Dr	50%
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. Gaver Nichols Architect	WA	
2. Christian Burch	WA	
3. Rebecca Burch	WA	

NA

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.

Date

Printed Name

Signature



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BZA CASE # 2017-002
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12/22/2016



BZA CASE # 2017-002
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Google Maps 2981 Edgehill Dr

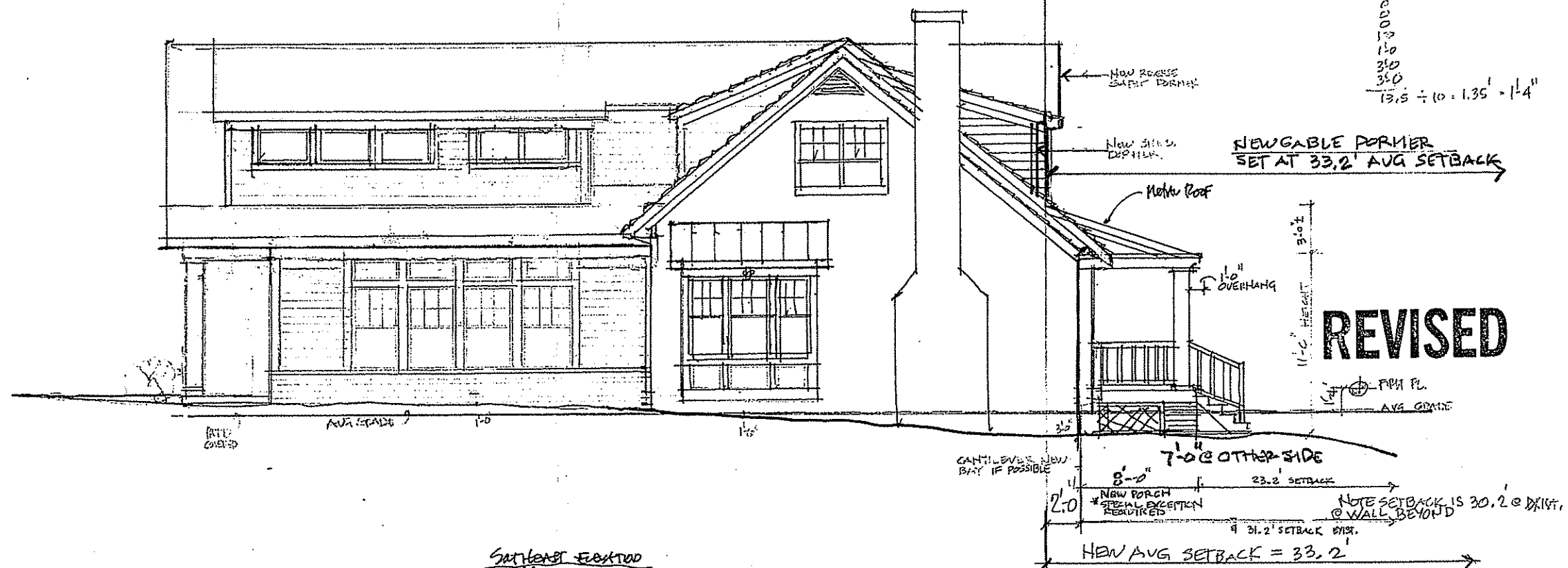
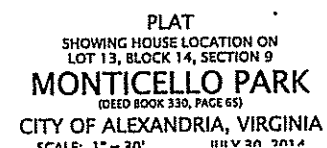
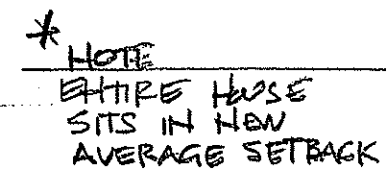
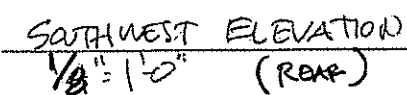
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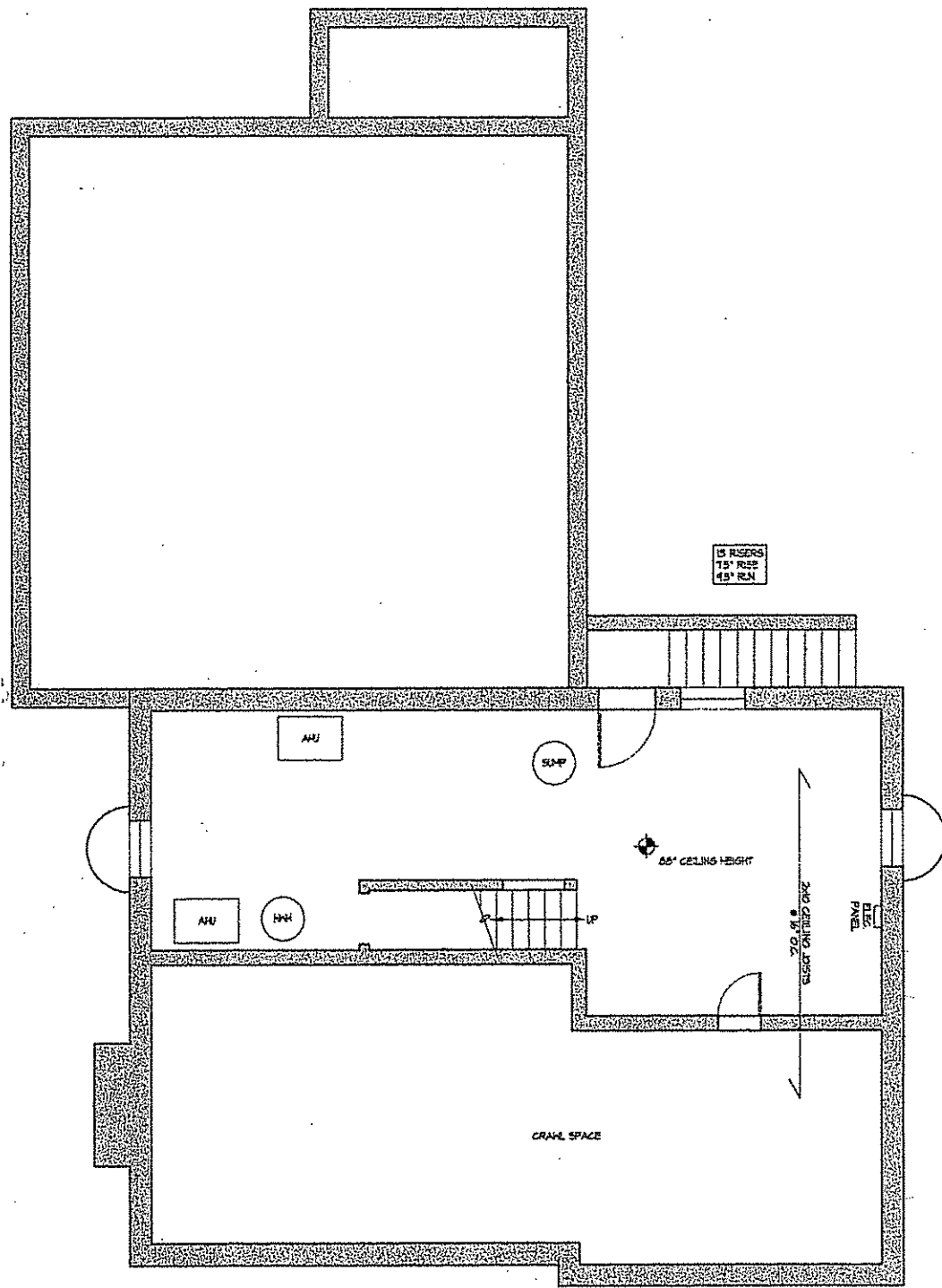
Image capture: Jul 2012 © 2016 Google

Alexandria, Virginia

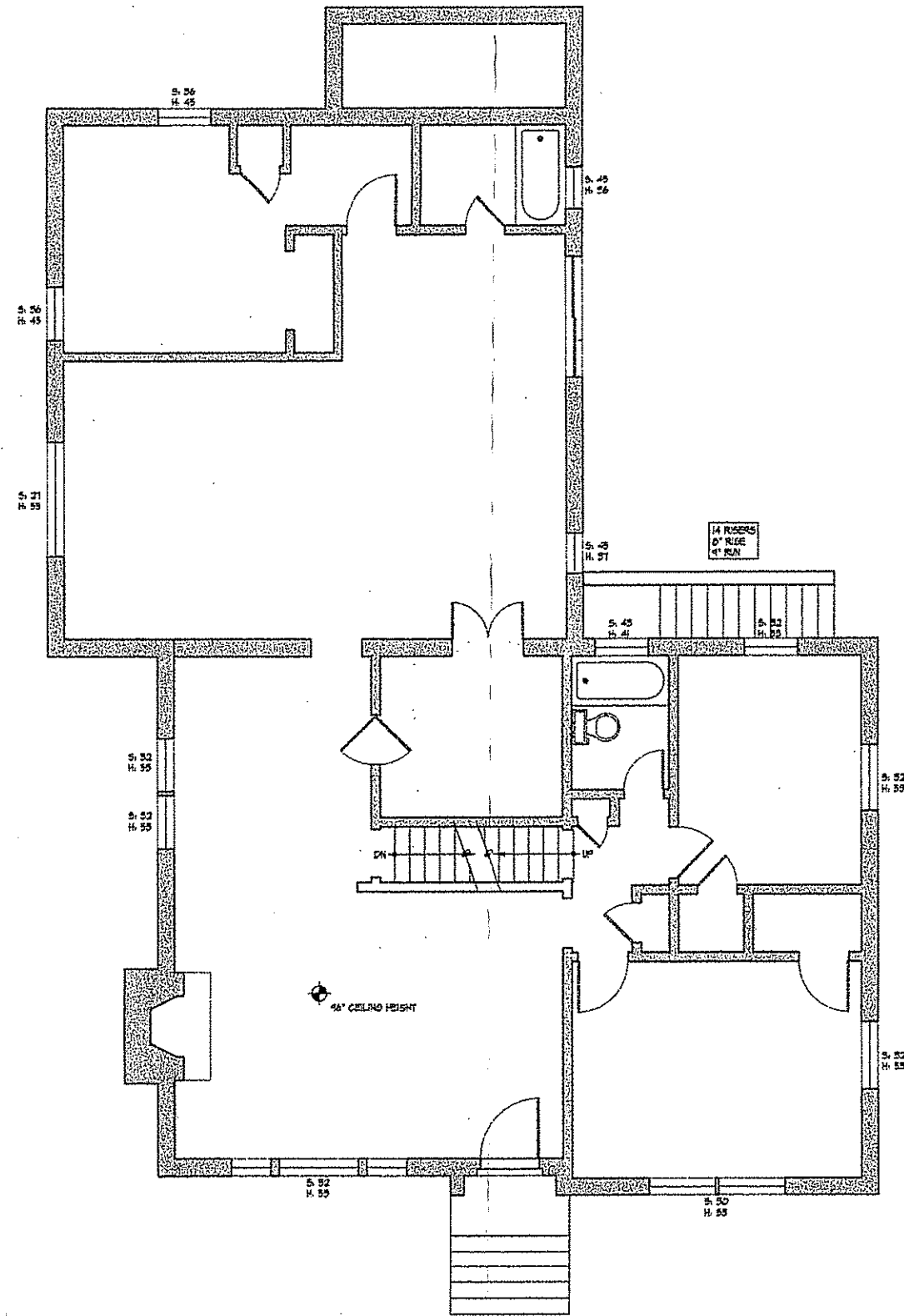
Street View - Jul 2012



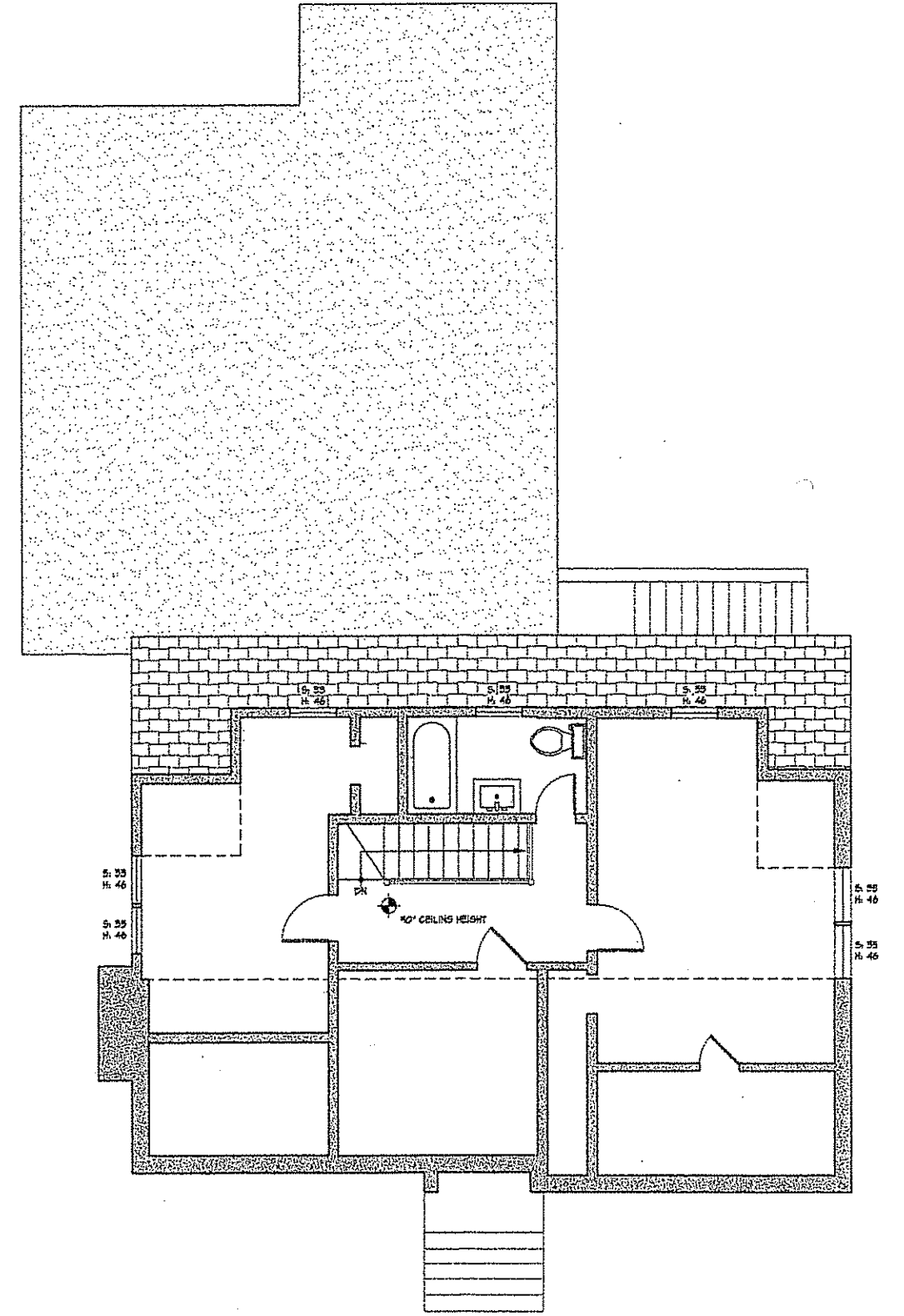
Prepared 2550 \$
FAR.
Verifying AS Design
PROCEEDS



1 EXISTING BASEMENT PLAN
A1 SCALE: 1/4" = 1'-0"



2 EXISTING FIRST FLOOR PLAN
A1 SCALE: 1/4" = 1'-0"

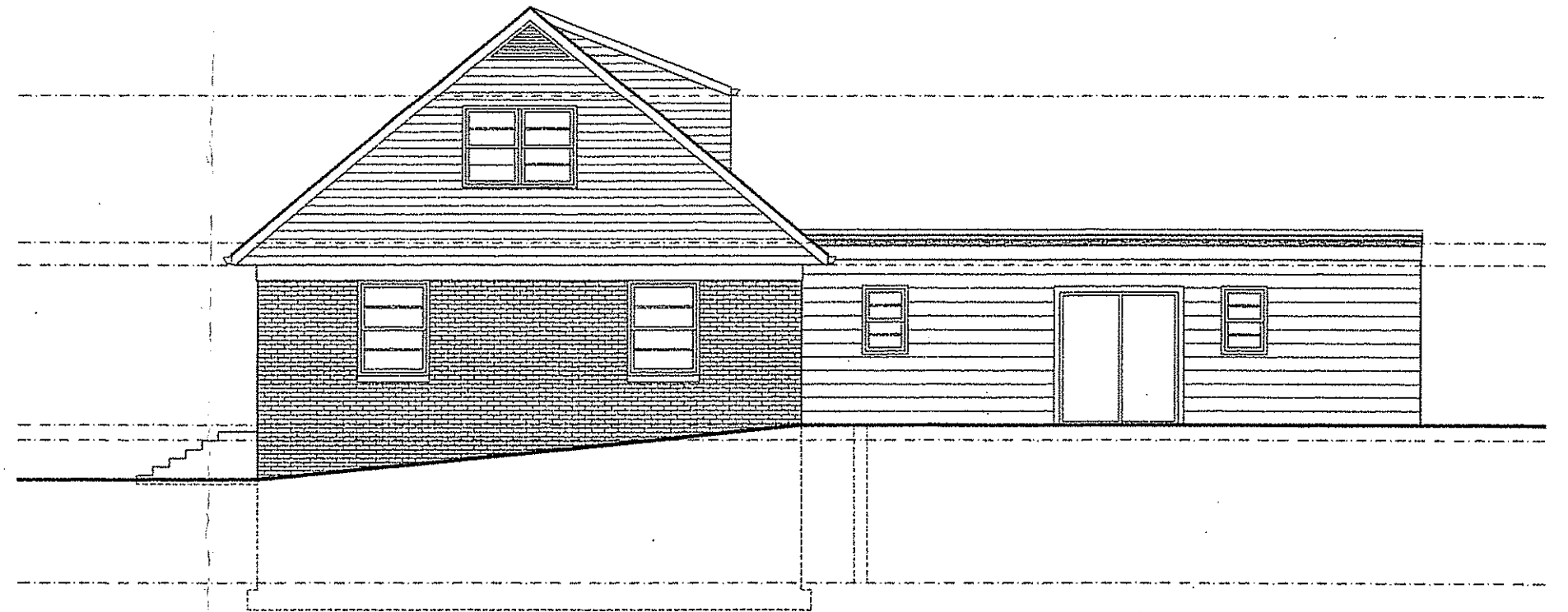


3 EXISTING SECOND FLOOR PLAN
A1 SCALE: 1/4" = 1'-0"

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1 EXISTING FRONT ELEVATION
A2 SCALE: 1/4" = 1'-0"



2 EXISTING RIGHT SIDE ELEVATION
A2 SCALE: 1/4" = 1'-0"

