



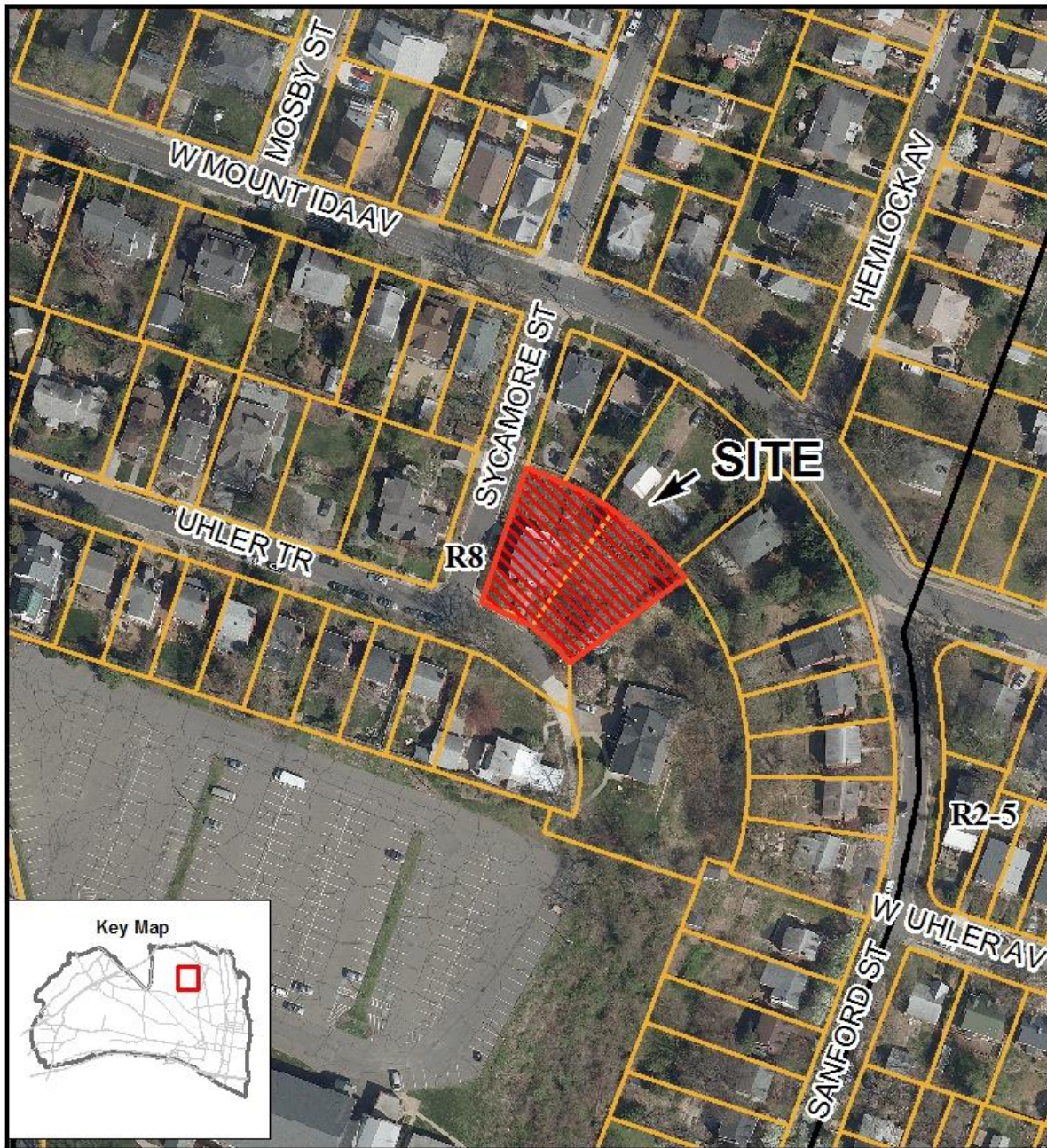
***DOCKET ITEM #8***  
***Special Use Permit #2017-0028***  
***105 and 107 Uhler Terrace***

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<b>Application</b>	<b>General Data</b>	
Public hearing and consideration of a request to allow additional height pursuant to section 7-2502 (B) of the Zoning Ordinance for the construction of an addition to an existing dwelling. The final decision on this special use permit will be made by the Planning Commission pursuant to the process and standards provided in Section 7-2502(B) unless any person files a request for a City Council hearing on this matter within five days of the Planning Commission's action. If no such request is made, the Special Use Permit will be removed from the June 24, 2017 City Council docket.	<b>Planning Commission Hearing:</b>	June 6, 2017
	<b>City Council Hearing:</b>	June 24, 2017
<b>Address:</b> 105 & 107 Uhler Terrace	<b>Zone:</b>	R-8/Residential Single-Family
<b>Applicants:</b> Anna Jaeger and Charles Patrick	<b>Small Area Plan:</b>	Potomac West

**Staff Recommendation:** APPROVAL subject to compliance with all applicable codes and ordinances and the recommended permit conditions found in Section III of this report.

**Staff Reviewers:** Ann Horowitz, [ann.horowitz@alexandriava.gov](mailto:ann.horowitz@alexandriava.gov)



**Special Use Permit #2017-0028**  
**105 & 107 Uhler Terrace**





## I. DISCUSSION

The applicants, Anna Jaeger and Charles Patrick, request Special Use Permit approval to allow additional height of 4.59 feet for the construction of an addition to an existing dwelling at 105 and 107 Uhler Terrace.

### SITE DESCRIPTION

The subject site contains two irregularly-shaped lots of record at 105 and 107 Uhler Terrace. The lot at 105 Uhler Terrace is an undeveloped lot of record with approximately 45 feet of frontage, 114 feet of depth, and an area of approximately 7,122 square feet. The lot of record at 107 Uhler Terrace is a corner lot, which is developed with a 3,916 gross square foot, single-family dwelling. This lot has approximately 44 feet of frontage on Uhler Terrace and 114 feet of frontage on Sycamore Avenue. The lot width at the building line is 51 feet and the lot area is approximately 6,676 square feet. The topography drops approximately 16 feet from the front of the dwelling on Uhler Street to the rear property lot lines (Figs. 1-3). Single-family dwellings surround the property.

### BACKGROUND

The existing brick, Federal Revival style, two-story dwelling was constructed in 1930. The applicants purchased the property in 2013 intending to expand the existing house onto both lots for their growing family. Between 2014 and 2016, Code inspectors verified complaints related to tall grass and weeds on the lots. The applicants cut back the overgrowth after Code inspectors contacted them. Several trees were also removed from the densely wooded lots in preparation for the reconstruction of a new residence.

The applicants proposed an addition with the Planning and Zoning staff several months ago. The applicants were informed that the proposal could not proceed because it would exceed height limits. Staff worked with the applicants to explore several alternative design ideas for an addition that would accommodate their housing preferences on this unique corner lot and comply with Section 7-2500 of the Zoning Ordinance for infill regulations. The steep grade on this corner site posed difficulties for an addition design.



*Fig. 1: Two subject lots and topography*



*Fig. 2: Existing house on 107 Uhler Terrace and undeveloped lot at 105 Uhler Terrace to the right of house.*

Section 7-2502 requires use of a block face average height measurement using surrounding dwellings to determine the height limit for the proposed construction. This method only calculates the comparable building heights at the front of those dwellings. Height limits for proposed construction, however, are based on the overall average existing grade (AEG), measured from points at 20 foot intervals around all four sides of the proposed dwelling. For lots with a steep grade, this results in a potentially difficult-to-achieve height limit when designing a livable home.



**Fig. 3 Side and rear views of existing house from Sycamore Ave.**

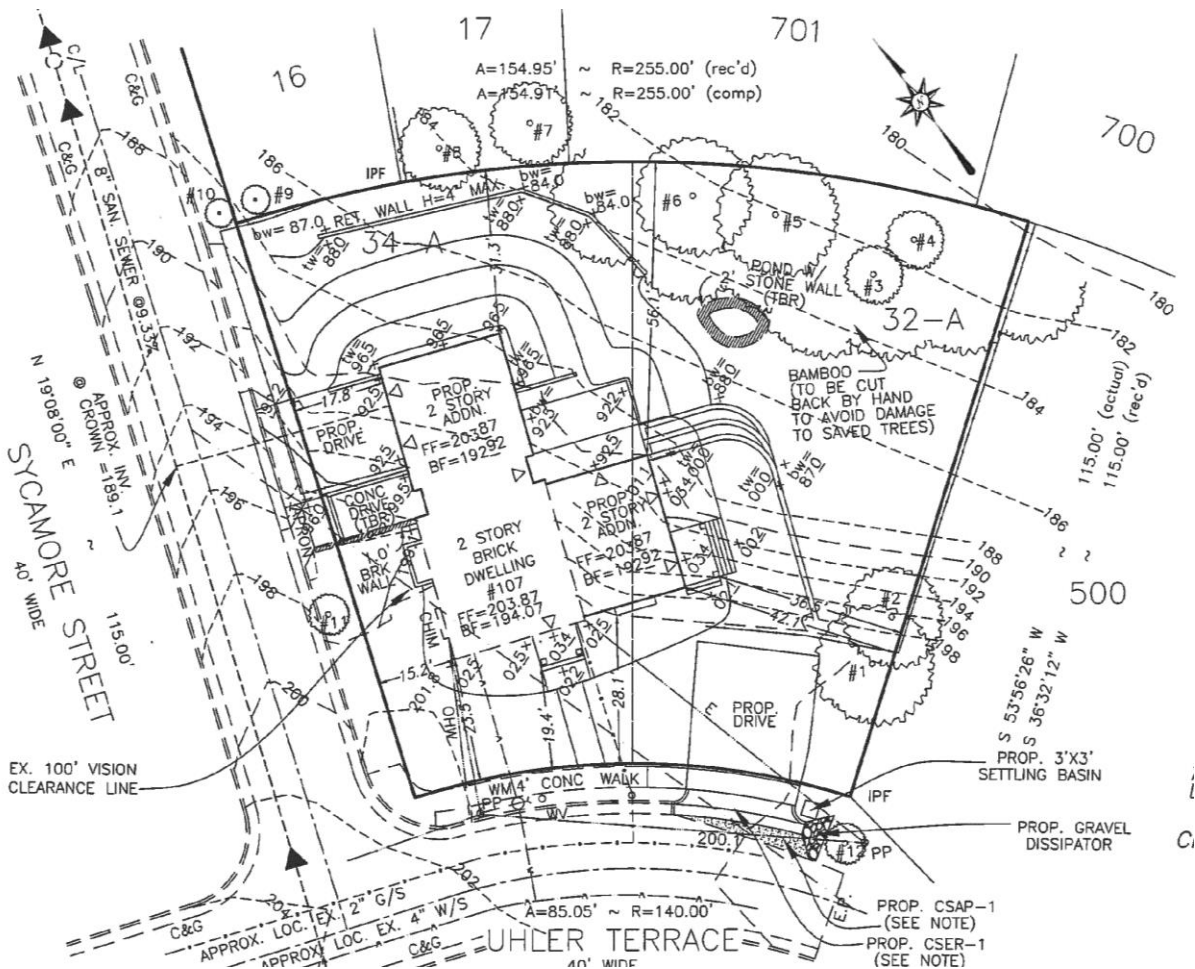
This project's block face study included 10 properties on Uhler Avenue and four on Mount Ida Avenue and resulted in a height requirement of 25.14 feet. The grade difference for the site from Uhler Terrace to the north east property line is sixteen feet. For several months, staff and the applicants discussed options for home designs with lower roof heights; however, the applicants found that the alternatives would provide them with either less open space for recreation or a dwelling where the addition floors would not match the floor levels of the existing house. Subsequently, the applicants submitted this SUP proposal for additional height for their proposed addition.

### PROPOSAL

The applicants request SUP approval for additional height for a proposed two story addition to an existing single family dwelling at 107 Uhler Avenue. The lots at 105 and 107 Uhler Terrace would be consolidated as one corner lot and the proposed 4,643 gross square foot addition would also extend to the east on 105 Uhler Terrace. The overall dwelling size with the addition would be 4,319 square feet (excluding the basement). The total house would have 8,559 gross square feet. The addition would be visible from Uhler Terrace as well as from Sycamore Avenue (Figs. 4,5).

The peak roof height of the addition would measure two feet lower than the peak of the existing house. When measured from average existing grade (the standard for staff analysis), the height of the addition would be 29.73' which is 4.59' feet taller than the height requirement of 25.14' (Table 1). Although the existing dwelling's roof line would be transformed from a side-gabled to a hipped roof style, the height would remain as it is now at 28.5 feet, as measured from average existing grade.

The dwelling would be architecturally re-designed as an American Foursquare-style house with Craftsman elements such as wide eaves, roof bracketing, and six-over-one windows. The brick exterior of the existing house would be maintained on the basement and first floor levels. Hardiplank shingle siding would cover the existing brick on the second floor as well as the addition. Parking for two standard vehicles would be added to the Uhler Terrace side of the property and a two-car garage would be accessible from Sycamore Avenue.



**Fig. 4: Proposed survey plat**



*Fig. 5: Proposed addition elevations (outlined in red) for Uhler Terrace and Sycamore Avenue*

<b>Table 1</b>	<b>Proposed Addition Height</b>	<b>Difference from Blockface Average Height (25.14')</b>
Midpoint height of addition from Average Existing Grade (AEG) (224.73'-195.00')	29.73'	4.59'
Midpoint height of addition from Average Finished Grade (AFG) (224.73'-198.99')	25.74'	0.6'

#### PARKING

Pursuant to section 8-200(A)(1) of the Zoning Ordinance, a minimum of two standard size parking spaces are required for single-family detached dwellings. The applicants meet this requirement by proposing two standard sized parking spaces which would be accessed from Uhler Terrace. Two additional garage spaces are proposed with frontage on Sycamore Avenue.

#### ZONING

The subject property is located in the R-8/Single-Family Residential zone. Section 3-302(A) of the Zoning Ordinance permits single family dwellings in the R-8 zone. The SUP proposal would comply with lot requirements as well as bulk and open space regulations in the R-8 zone as established in Sections 3-305 and 3-306(A) and (B), respectively, and shown in Table 2.

Section 7-2502(A) establishes the criteria for the determination of residential building heights for infill construction as 25 feet or the average height along the front of residential buildings which are selected for a block face study, whichever measurement is greater. Section 7-2502(B) requires Special Use Permit approval for additional height if the proposed construction will be substantially the same residential character and design as adjacent and nearby properties.

<b>Table 2</b>	<b><u>Requirements</u></b>	<b><u>Proposal for Addition</u> 105 and 107 Uhler Tr (as consolidated)</b>	<b><u>Existing Dwelling on 107 Uhler</u></b>
Lot Size	9,000 SF Min	13,798 SF	6,676 SF
Lot Width	80' Min	111'	51'
Lot Frontage	40' Min	Uhler = 92' Sycamore = 114'	44'
Front Yard	Prevailing:  Uhler = 22.1' Sycamore = 9.5'	Uhler = 23.5' Sycamore = 15.2'	23.5'
Side Yards	1:2 with 8'min	East = 36.1' North = 34.2'	East = 9' North = 64'
FAR	0.35	.31	.29

#### MASTER PLAN DESIGNATION

The proposed single-family residential use is consistent with the Potomac West Small Area Plan which designates this property for residential development.

## **II. STAFF ANALYSIS**

Staff finds the SUP request for a 4.59 foot height increase over the block face average of 25.14 feet to be reasonable due to the challenges associated with the application of the infill regulations to a corner lot with a relatively steep grade difference. Although the infill regulations of Section 7-2500 have ensured the compatibility of residential infill projects within existing neighborhoods throughout the City, staff recognizes that the regulations work best when applied to flat, rectangular lots, where the block face study average for height applies evenly to all proposed building elevations.

Subject to Section 7-2502(A), staff has reviewed the proposal for greater height through the context of residential character and design:

#### ***Residential character***

Although the height of the proposed addition would exceed the average for the block face, its roof peak is two feet lower than the peak of the existing house and the midpoint is one foot lower. The addition does not contribute to a visual increase in height relative to the existing house and, therefore, would not be out of character with the neighborhood. As the tallest home among ten from the Uhler Terrace block face study, the existing dwelling already has an established height presence in the neighborhood.



Moreover, the dwelling at 201 Uhler Terrace, which is located on the opposite street corner from the subject property on Sycamore Avenue, has an addition constructed on a lot with similar topography. Although not as large as the proposed addition, the addition at 201 Uhler Terrace appears slightly taller than the existing dwelling at 107 Uhler, when viewed from the base of the hill at the intersection of Sycamore and Mount Ida Avenues (Fig. 6). The proposed addition would be at a lower height than the existing dwelling. It would be unlikely to detract from the neighborhood character as the relatively consistent existing heights at 107 and 201 Uhler Terrace have established a precedent for visually taller buildings at the intersection of Sycamore Avenue and Uhler Terrace.



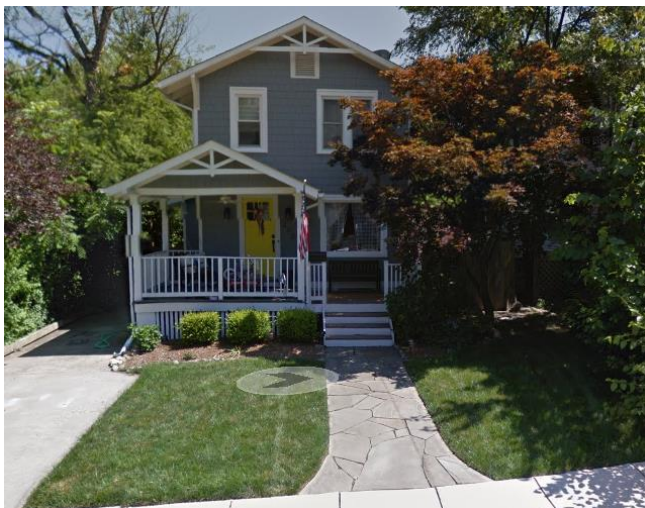
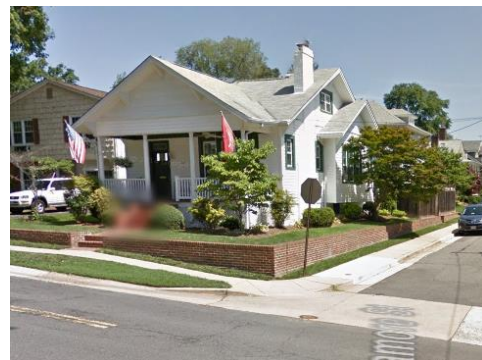
*Fig. 6: Red lines provide a comparison of existing dwelling roof peaks at 107 and 201 Uhler Terrace*

### ***Design***

The proposed design of the addition responds to the applicants' domestic needs and the topography of the lot. Although alternative design options are possible, such as a one-story dwelling covering a larger portion of 105 Uhler Terrace or a lower height addition at the rear of the property, staff believes that both could impact the design compatibility with the existing neighborhood. A one-story addition would be challenging to integrate with the existing dwelling and achieve a cohesive, balanced overall floorplan. Additionally, this option would result in a building footprint that would be substantially larger than other homes in the neighborhood and a reduction in open space, which the applicants prefer to maintain for family use. Minimizing the height at the rear of the property to comply with the 25.14 foot standard would produce a design where the first and second floor plates would not meet the corresponding floors of the existing home. From a Sycamore Avenue vantage point, the side of the house would resemble a split level which would be incompatible with the design of neighborhood homes.

Although staff recognizes that the addition, particularly at the rear of the property, contributes to the mass and bulk of the existing home, it acknowledges that this is due to the change in grade as the lot slopes down to the rear. The proposal to elevate the average finished grade approximately four feet would serve to reduce the appearance of the steep, existing grade and minimize the perception of added bulk and mass. Further, the lot is almost 4,800 square feet larger than the required lot minimum. The FAR requirement of 0.35 could support an even larger dwelling given that the proposed dwelling limits FAR to 0.31.

Last, the architectural design of the proposed dwelling blends with adjacent Craftsman-style residences on the north side of Uhler Terrace and on Mount Ida Avenue (Figs. 7-9).



*Figs. 7,8,9: Adjacent Craftsman-style homes*

### ***Additional Considerations***

Staff believes that a requirement to maintain existing trees #1 through #6 on the proposed plat and to install a landscape buffer at the northeast property line would mitigate the effects of additional height and added mass and bulk from the view of lower properties on Mt. Ida Avenue. This would be required in Condition #2. The condition also requires that the applicants exceed a 40% minimum for crown coverage, which surpasses the 25% crown coverage standard for new development in the City. Staff developed a sample landscape plan that incorporates the six



existing trees on the site and an addition of a landscape buffer at the rear property line. This example confirms that a crown coverage exceeding 40% could be reasonably achieved on the site (Fig. 10).

The Del Ray Civic Association (DCA) and an immediate neighbor have submitted letters that do not support the proposed height increase for the addition. The DCA states that although the addition height from Uhler Avenue is acceptable, the mass and bulk of the addition as viewed from Sycamore Avenue is out of character with the existing neighborhood development. Staff understands this perspective, however, its analysis concludes that a carefully planned landscape buffer and the slight leveling of grade would diminish the effect of what appears as a three-story dwelling from the Sycamore Avenue and rear elevations.



*Fig. 10: Sample landscape plan submitted by staff illustrates the possibilities for a landscape buffer at the north east property line and the ability to exceed a minimum 40% crown coverage.*

### **Conclusion**

Staff acknowledges the challenges associated with designing an addition that complies with the Zoning Ordinance at this site and the potential for visual impacts. The SUP analysis balances the regulations with residential character and design, resulting in staff recommending approval for a height increase for the addition proposed at 105 and 107 Uhler Terrace.

## RECOMMENDED CONDITIONS

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

1. The design of the dwelling shall be substantially consistent with the illustrations submitted on April 7, 2017 and revised on May 21, 2017. (P&Z)
2. As part of the grading plan, new trees must be planted and existing trees #1 through #6 (as indicated on the May 21, 2017 survey plat) must be preserved to exceed a minimum of 40 percent canopy cover over the site subject to approval by the Director of Planning and Zoning. The planting of new trees shall include a continuous landscape buffer along the northeast property line that provides year-round vertical and horizontal screening of views to adjacent properties. Trees within the landscape buffer shall contribute to the excess of a minimum 40% canopy coverage. (P&Z)
3. Any new driveway areas shall be constructed with a permeable paving system to the satisfaction of the Director of Planning and Zoning, (P&Z)
4. No trees shall be removed at the site, without approval from the Director of Planning & Zoning, prior to approval of a grading plan for the development of the property. (P&Z)
5. The applicant shall provide, implement, and follow tree protection measures, immediately prior to and during construction, for trees #1-#6 lot as identified on the May 21, 2017 plat submitted with this Special Use Permit application. The applicant shall also depict the trees and necessary protection areas around the trees on any future grading plan. Tree protection measures shall be determined by the Director of Planning & Zoning consistent with the City of Alexandria Landscape Guidelines. If the approved tree protection methods have not been followed, replacement tree(s) or a monetary fine commensurate with the value of replacement tree(s) shall be required for each tree identified for protection that is destroyed. The replacement tree(s) shall be installed and, if applicable, the fine shall be paid prior to the issuance of the Certificate of Occupancy permit. (P&Z)
6. The Director may waive the requirement in Condition #5 for the protection of the trees if they are severely damaged by natural causes or upon submission of a report from a certified arborist indicating that the trees are dying or diseased due to natural causes. (P&Z)
7. The lots of record at 105 and 107 Uhler Terrace shall be consolidated as one lot prior to submission of the grading plan. (P&Z)
8. Applicant shall be responsible for repairs to the adjacent city right-of-way if damaged during construction activity. (T&ES)

**STAFF:** Alex Dambach, Land Use Regulatory Services Division Chief,  
Planning and Zoning;  
Ann Horowitz, Urban Planner.



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Staff Note: In accordance with section 11-506(c) of the zoning ordinance, construction or operation shall be commenced and diligently and substantially pursued within 36 months of the date of granting of a special use permit by City Council or the special use permit shall become void.

#### **IV. CITY DEPARTMENT COMMENTS**

Legend: C - code requirement R - recommendation S - suggestion F - finding

##### Transportation & Environmental Services:

- R-1 Applicant shall be responsible for repairs to the adjacent City right-of-way if damaged during construction activity. (T&ES)
- C-1 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)
- C-2 Flow from downspouts, foundation drains, and sump pumps shall be discharged to the storm sewer per the requirements of Memorandum to Industry 05-14 that is available on the City of Alexandria's web site. The downspouts and sump pump discharges shall be piped to the storm sewer outfall, where applicable per the requirements of Article XIII of Alexandria Zoning Ordinance (AZO). 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)
- C-3 All secondary utilities serving this site shall be placed underground. (Sec. 5-3-3) (T&ES)

##### Code Enforcement:

- C-1 A building permit, plan review and inspections are required prior to the start of construction.

##### Fire:

No comments or concerns.

##### Health:

No comments.

##### Parks and Recreation:

No comments received.

##### Police Department:

No comments received.



## APPLICATION

# SPECIAL USE PERMIT

**SPECIAL USE PERMIT #** 2017-0028

**PROPERTY LOCATION:** 105 & 107 Uhler Terrace

**TAX MAP REFERENCE:** 024.03-09-14

**ZONE:** R-8

**APPLICANT:**

Name: Charles Patrick & Anna Jaeger

Address: 105 & 107 Uhler Terrace, Alexandria, VA 22031

**PROPOSED USE:** Primary residence

☒ **THE UNDERSIGNED**, hereby applies for a Special Use Permit in accordance with the provisions of Article XI, Section 4-11-500 of the 1992 Zoning Ordinance of the City of Alexandria, Virginia.

☒ **THE UNDERSIGNED**, having obtained permission from the property owner, hereby grants permission to the City of Alexandria staff and Commission Members to visit, inspect, and photograph the building premises, land etc., connected with the application.

☒ **THE UNDERSIGNED**, having obtained permission from the property owner, hereby grants permission to the City of Alexandria to post placard notice on the property for which this application is requested, pursuant to Article IV, Section 4-1404(D)(7) of the 1992 Zoning Ordinance of the City of Alexandria, Virginia.

☒ **THE UNDERSIGNED**, hereby attests that all of the information herein provided and specifically including all surveys, drawings, etc., required to be furnished by the applicant are true, correct and accurate to the best of their knowledge and belief. The applicant is hereby notified that any written materials, drawings or illustrations submitted in support of this application and any specific oral representations made to the Director of Planning and Zoning on this application will be binding on the applicant unless those materials or representations are clearly stated to be non-binding or illustrative of general plans and intentions, subject to substantial revision, pursuant to Article XI, Section 11-207(A)(10), of the 1992 Zoning Ordinance of the City of Alexandria, Virginia.

Charles Patrick & Anna Jaeger

Print Name of Applicant or Agent

202 East Luray Avenue

Mailing/Street Address

Alexandria, VA 22301

City and State

Zip Code

Anna Jaeger

Signature

3/28/2017

Date

703-568-1203

Telephone #

Fax #

ajaeger@axcedesolutions.com

Email address

ACTION-PLANNING COMMISSION:

DATE:

ACTION-CITY COUNCIL:

DATE:

SUP # \_\_\_\_\_

**PROPERTY OWNER'S AUTHORIZATION**

As the property owner of 105 & 107 Uhler Terrace, Alexandria, VA 22301, I hereby  
(Property Address)  
grant the applicant authorization to apply for the Special Use Permit for height use as  
(use)  
described in this application.

Name: Anna Jaeger & Charles Patrick

Phone: 703-568-1203

Please Print  
Address: 202 East Luray Ave, Alexandria, VA 22301

Email: ajaeger@axcedesolutions.com

Signature: Anna Jaeger

Date: 3/28/2017

1. Floor Plan and Plot Plan. As a part of this application, the applicant is required to submit a floor plan and plot or site plan with the parking layout of the proposed use. The SUP application checklist lists the requirements of the floor and site plans. The Planning Director may waive requirements for plan submission upon receipt of a written request which adequately justifies a waiver.

☒ Required floor plan and plot/site plan attached.

☐ Requesting a waiver. See attached written request.

2. The applicant is the (check one):

☒ Owner

☐ Contract Purchaser

☐ Lessee or

☐ Other: \_\_\_\_\_ of the subject property.

State the name, address and percent of ownership of any person or entity owning an interest in the applicant or owner, unless the entity is a corporation or partnership, in which case identify each owner of more than three percent.

Both properties are owned only by Charles Patrick and Anna Jaeger

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## 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> Charles Patrick & Anna Jaeger	202 East Luray Ave, Alexandria, VA 22301	100
<sup>2.</sup> Charles Patrick & Anna Jaeger		
<sup>3.</sup> Charles Patrick & Anna Jaeger		

**2. Property.** State the name, address and percent of ownership of any person or entity owning an interest in the property located at 105 & 107 Uhler Terrace, Alexandria, VA 22031 (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> Charles Patrick & Anna Jaeger	202 East Luray Ave, Alexandria, VA 22301	100
<sup>2.</sup> Charles Patrick & Anna Jaeger		
<sup>3.</sup> Charles Patrick & Anna Jaeger	202 East Luray Ave, Alexandria, VA 22301	

**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.)
<sup>1.</sup> Charles Patrick & Anna Jaeger	none	none
<sup>2.</sup> Charles Patrick & Anna Jaeger		
<sup>3.</sup> Charles Patrick & Anna Jaeger		

**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.

3/28/2017

Charles Patrick & Anna Jaeger

Date

Printed Name



Signature



SUP # \_\_\_\_\_

## USE CHARACTERISTICS

**4.** The proposed special use permit request is for (*check one*):

- ☐ a new use requiring a special use permit,  
☐ an expansion or change to an existing use without a special use permit,  
☐ an expansion or change to an existing use with a special use permit,  
☒ other. Please describe: Special Use Permit for height

**5.** Please describe the capacity of the proposed use:

- A. How many patrons, clients, pupils and other such users do you expect?  
Specify time period (i.e., day, hour, or shift).

NA. This will be a primary residence.

- B. How many employees, staff and other personnel do you expect?  
Specify time period (i.e., day, hour, or shift).

NA. This will be a primary residence.

**6.** Please describe the proposed hours and days of operation of the proposed use:

Day:

NA. This will be a primary residence.

Hours:

NA. This will be a primary residence.

**7.** Please describe any potential noise emanating from the proposed use.

- A. Describe the noise levels anticipated from all mechanical equipment and patrons.

NA. This will be a primary residence.

- B. How will the noise be controlled?

NA. This will be a primary residence.

SUP # \_\_\_\_\_

8. Describe any potential odors emanating from the proposed use and plans to control them:

NA. This will be a primary residence.

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9. Please provide information regarding trash and litter generated by the use.

- A. What type of trash and garbage will be generated by the use? (i.e. office paper, food wrappers)

Typical single-family type of trash.

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- B. How much trash and garbage will be generated by the use? (i.e. # of bags or pounds per day or per week)

Typical single-family amount of trash.

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- C. How often will trash be collected?

Per the City's residential collection schedule.

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- D. How will you prevent littering on the property, streets and nearby properties?

NA. This will be a primary residence.

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10. Will any hazardous materials, as defined by the state or federal government, be handled, stored, or generated on the property?

☐ Yes. ☒ No.

If yes, provide the name, monthly quantity, and specific disposal method below:

NA. This will be a primary residence.

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SUP # \_\_\_\_\_

- 11.** Will any organic compounds, for example paint, ink, lacquer thinner, or cleaning or degreasing solvent, be handled, stored, or generated on the property?

☐ Yes ☒ No

If yes, provide the name, monthly quantity, and specific disposal method below:

NA. This will be a primary residence.

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- 12.** What methods are proposed to ensure the safety of nearby residents, employees and patrons?  
NA. This will be a primary residence.

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## ALCOHOL SALES

**13.**

- A. Will the proposed use include the sale of beer, wine, or mixed drinks?

☐ Yes ☒ No

If yes, describe existing (if applicable) and proposed alcohol sales below, including if the ABC license will include on-premises and/or off-premises sales.

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SUP # \_\_\_\_\_

## PARKING AND ACCESS REQUIREMENTS

14. A. How many parking spaces of each type are provided for the proposed use:

5 \_\_\_\_\_ Standard spaces  
0 \_\_\_\_\_ Compact spaces  
0 \_\_\_\_\_ Handicapped accessible spaces.  
0 \_\_\_\_\_ Other.

Planning and Zoning Staff Only	
Required number of spaces for use per Zoning Ordinance Section 8-200(A)	_____
Does the application meet the requirement?	<input type="checkbox"/> Yes <input type="checkbox"/> No

B. Where is required parking located? (check one)

☒ on-site  
☐ off-site

If the required parking will be located off-site, where will it be located?

NA. This will be a primary residence.

**PLEASE NOTE:** Pursuant to Section 8-200 (C) of the Zoning Ordinance, commercial and industrial uses may provide off-site parking within 500 feet of the proposed use, provided that the off-site parking is located on land zoned for commercial or industrial uses. All other uses must provide parking on-site, except that off-street parking may be provided within 300 feet of the use with a special use permit.

C. If a reduction in the required parking is requested, pursuant to Section 8-100 (A) (4) or (5) of the Zoning Ordinance, complete the PARKING REDUCTION SUPPLEMENTAL APPLICATION.

☐ Parking reduction requested; see attached supplemental form

15. Please provide information regarding loading and unloading facilities for the use:

A. How many loading spaces are available for the use? NA

Planning and Zoning Staff Only	
Required number of loading spaces for use per Zoning Ordinance Section 8-200	_____
Does the application meet the requirement?	<input type="checkbox"/> Yes <input type="checkbox"/> No

SUP # \_\_\_\_\_

- B. Where are off-street loading facilities located? NA. This will be a primary residence.
- C. During what hours of the day do you expect loading/unloading operations to occur?  
NA. This will be a primary residence.
- D. How frequently are loading/unloading operations expected to occur, per day or per week, as appropriate?  
NA. This will be a primary residence.

16. Is street access to the subject property adequate or are any street improvements, such as a new turning lane, necessary to minimize impacts on traffic flow?

The street access is fine, but we plan to relocate the driveway and will request a new curb cut. This will not impact existing traffic flow.

## SITE CHARACTERISTICS

17. Will the proposed uses be located in an existing building? ☒ Yes ☐ No

Do you propose to construct an addition to the building? ☒ Yes ☐ No

How large will the addition be? 4,643 GROSS square feet.

\*\*\* Included in this number is: 1005 sq ft of basement, 1005 sq ft of unusable attic space, 452 sq ft of deck and 147 sq ft of patio. Please refer to the FAR Worksheet for a better picture of actual living space.

18. What will the total area occupied by the proposed use be?

3,916 GROSS sq. ft. (existing) + 4,643 GROSS sq. ft. (addition if any) = 8,559 GROSS sq. ft. (total)

19. The proposed use is located in: (check one)

☐ a stand alone building

☒ a house located in a residential zone

☐ a warehouse

☐ a shopping center. Please provide name of the center: \_\_\_\_\_

☐ an office building. Please provide name of the building: \_\_\_\_\_

☐ other. Please describe: \_\_\_\_\_

\*\*\* Included in this number is: 1,988 sq ft of basement, 1,741 sq ft of unusable attic space, 683 sq ft of deck and 147 sq ft of patio. Please refer to the FAR Worksheet for a better picture of actual living space.

End of Application



# 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 107 Uhler Terrace

Zone R-8

A2. 13,798 SF

x 0.35

= 4,829 SF

Total Lot Area

Floor Area Ratio Allowed by Zone

Maximum Allowable Floor Area

### B. Existing Gross Floor Area

Existing Gross Area *		Allowable Exclusions	
Basement	983	Basement**	983
First Floor	983	Stairways**	0 (see new)
Second Floor	983	Mechanical**	33
Third Floor	736	Porch/ Garage**	231 (demo'd)
Porches/ Other	231 (deck)	Attic less than 5'**	736
Total Gross *	3916	Total Exclusions	1983

B1. Existing Gross Floor Area \*  
3916 Sq. Ft.

B2. Allowable Floor Exclusions\*\*  
1983 Sq. Ft.

B3. Existing Floor Area minus Exclusions 1933 Sq. Ft.  
(subtract B2 from B1)

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

Proposed Gross Area*		Allowable Exclusions	
Basement	1152	Basement**	1152
First Floor	1029	Stairways**	120
Second Floor	1005	Mechanical**	0
Third Floor	1005	Porch/ Garage**	30
Porches/ Other	452	Attic less than 5'**	955
Total Gross *	4643	Total Exclusions	2257

C1. Proposed Gross Floor Area \*  
4643 Sq. Ft.

C2. Allowable Floor Exclusions\*\*  
2257 Sq. Ft.

C3. Proposed Floor Area minus Exclusions 2386 Sq. Ft.  
(subtract C2 from C1)

### D. Existing + Proposed Floor Area

D1. Total Floor Area (add B3 and C3) 4319 Sq. Ft.

D2. Total Floor Area Allowed by Zone (A2) 4829 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: 

Date: 3/28/17



Front set back calculations  
from curb

REVISED

UHLER TER

	CURB	PLAT
100	53.4	9
101	63	6.6
196	35.9	28
198	35.8	28.2
200	35.7	28
202	35.4	28.1
204	34.9	28
205	39	21.4
201	30.8	21.5
		22.08889

UHLER/SYCAMORE/MT IDA

	CURB	PLAT
201 UHLER	12.4	8.9
200 W MT IDA	21.2	9.5
201 W MT IDA	16.9	7.7
113 W MT IDA	20.5	12.5
112 W MT IDA	16.9	8.9
		9.5



Existing House



Proposed House

## OVERVIEW

We are asking for consideration to slightly exceed the 25' height limitation when building an addition to our existing house. As designed, our proposed house meets the zoning requirements except that it is slightly taller than the City's Zoning Ordinance permits. In this application, we ask that you accept the Planning & Zoning Staff's recommendation to allow an addition that 1) is no taller than the existing roof and, 2) measures the house height from the front face only.

Our proposed plan not only meets the first requirement, but exceeds it. The addition is a full **2' lower** than the existing roof. For the second requirement, when measuring the proposed house's height using the AEG of the front face only, the height of the entire proposed structure is 25.90'. This is only slightly higher than the 25' limit per the Zoning Ordinance. This Special Use Permit Application asks for consideration for just this height issue.

## HISTORY

We've long since outgrown the small, three bedroom house that we purchased in Del Ray in 1999, when it was just the two of us. Fast forward to today, and we have a family of six and we are hoping to build a house that fits us better. There are many things about this property that really work for us. First, it is at the end of a quiet street, great for our four young children. Second, the large, double lot is extremely attractive for our active family and its size gives us the ability to expand the house size to meet our needs. Third, it is close to the heart of Del Ray where we have built our lives over the past 20+ years. Finally, we were looking for a house that we could build out to make our own. This house is solidly built, but of an era where a renovation is necessary. In this property, we found a house with the potential to meet all of our needs.

We purchased the house in October 2013 and hired our architect in Spring 2014. Over the last 3 years, we have been actively designing and redesigning a house that will work on our **dramatically sloping lot** (10' drop from front to back). With regards to the Zoning Ordinance, his challenge has proved almost insurmountable. The Ordinance dictates that we cannot build a house higher than 25'. When that number is compared to our proposed house, our calculations are taken from **the entire perimeter of our house**. Because our lot drops, that calculation makes our house appear much taller than it is when measured only at the front face. In the

end, we have a large double lot with an existing 2 story house but the Zoning Ordinance will not permit us to build a 2 story addition.

Throughout the immediate neighborhood, there are houses that are as tall or taller than ours when viewed from the front face. We evaluated three (Exhibit B). There are several similarities between them and our proposed house:

1. Each is on a large lot of over 8,000 ft<sup>2</sup>
2. Each sits on a corner lot
3. Each uses landscaping and retaining walls to soften the size of the house.
4. All have significant space separating them from their neighbors' houses.

The difference is they are all on lots that are, comparatively speaking, flat. Our steeply sloping lot is the heart of our issue. It is the roadblock.

## CALCULATIONS

The following table is taken from the measurements taken by the Civil Engineer. They can be found in the drawings that accompany this application and in Exhibit A. The table below shows the impact that the grade has on the calculations. The column labeled "AEG Calculated Around Entire House" shows our numbers taking the slope into consideration. The column labeled "AEG Calculated from Uhler Terrace Side Only" essentially shows our measurements without taking the slope into consideration. The latter is the recommendation of Planning & Zoning Staff.

	AEG CALCULATED AROUND ENTIRE HOUSE		AEG CALCULATED FROM UHLER TERRACE SIDE ONLY	
	PEAK	MID	PEAK	MID
Height of the EXISTING dwelling from AEG of existing dwelling	32.71 (229.94 - 197.23)	28.50 (225.73 - 197.23)	30.11 (229.94 - 199.83)	25.90 (225.73 - 199.83)
Difference in height from 25', for EXISTING dwelling		3.50		0.90
Height of the PROPOSED dwelling from AEG of proposed dwelling	34.94 (229.94 - 195)	30.73 (225.73 - 195)	30.11 (229.94 - 199.83)	25.90 (225.73 - 199.83)
Difference in height from 25', for PROPOSED dwelling		5.73		0.90
Height of the ADDITION only from proposed AEG	32.94 (227.94 - 195)	29.73 (224.73 - 195)	28.11 (227.94 - 199.83)	24.90 (224.73 - 199.83)
Difference in height from 25', for the ADDITION only		4.73		-0.10

The Zoning Ordinance permits a 25' high house. In the "AEG Calculated Around Entire House" column, the *existing house* is 28.50'. When we look at the *proposed house* (this includes the existing house and addition), even though we are dropping the roof height of the addition by 2', the overall height increases to 30.73'. This

is because the average existing grade (AEG) of the proposed house drops to accommodate the ***even lower*** yard where the addition is located. The 30.73' calculation shows that the house height is over the permissible 25' height. These numbers are what we've spent months working through with the Planning & Zoning staff. Their recommendation that we calculate AEG based off of the front face (Uhler Terrace) instead of around the entire perimeter, directly addresses the hardship inherent in the grade of our lot.

In the "AEG Calculated From Uhler Terrace Side Only" column, the heights are much closer to the 25' requirement. The ***existing house*** is 25.90'. The height of the ***proposed house*** remains the same at 25.90'. The height of the ***addition only*** is 24.90'. These are the numbers that the Planning & Zoning Staff recommended we present for your consideration. The clearest summary is:

***The Zoning Ordinance permits a house of 25 feet. We are requesting an accommodation to measure our AEG from the front face of the house instead of the entire perimeter. When calculated this way, our proposed house measures 25.90 feet.***

### **3-D PHOTOS**

On next page.



Front View – From Uhler Terrace





Front View – From 101 Uhler Terrace



Sycamore Street View – From the corner of Uhler Terrace and Sycamore Street





Sycamore Street View – From the corner of 201 Uhler Terrace



Rear View –From 112 W. Mt. Ida Avenue





Sycamore Street and Rear View – Viewed from the corner of the lot of 112 W. Mt. Ida Avenue





Rear View – Bird's eye





Rear View – Ground-level view

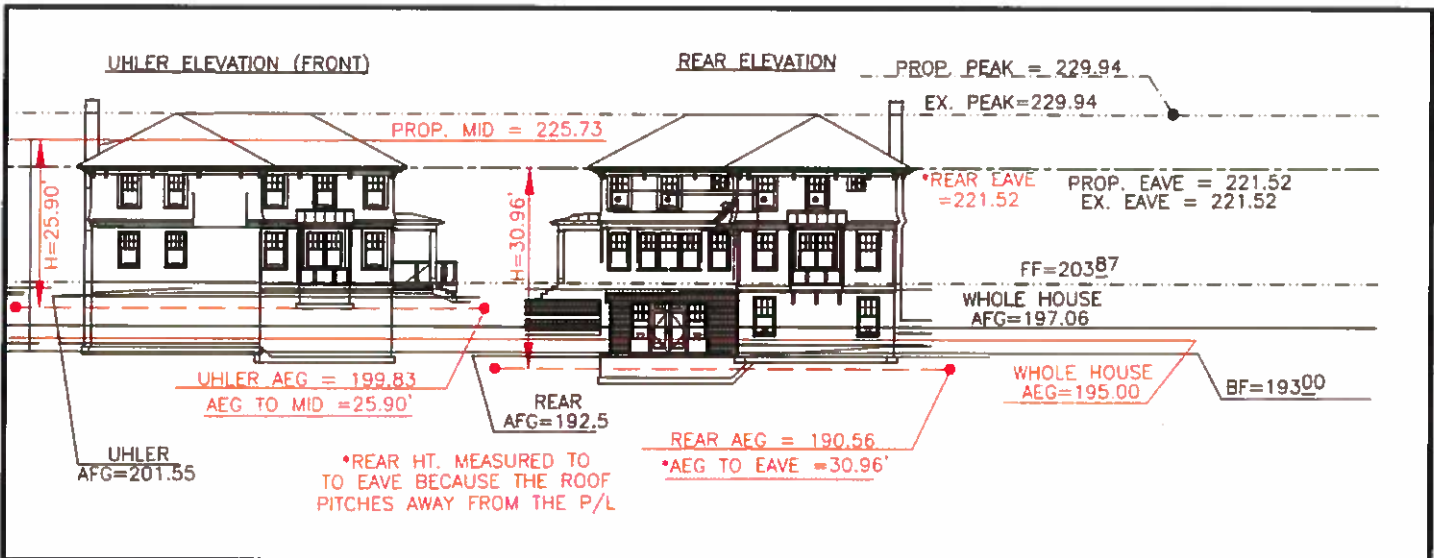
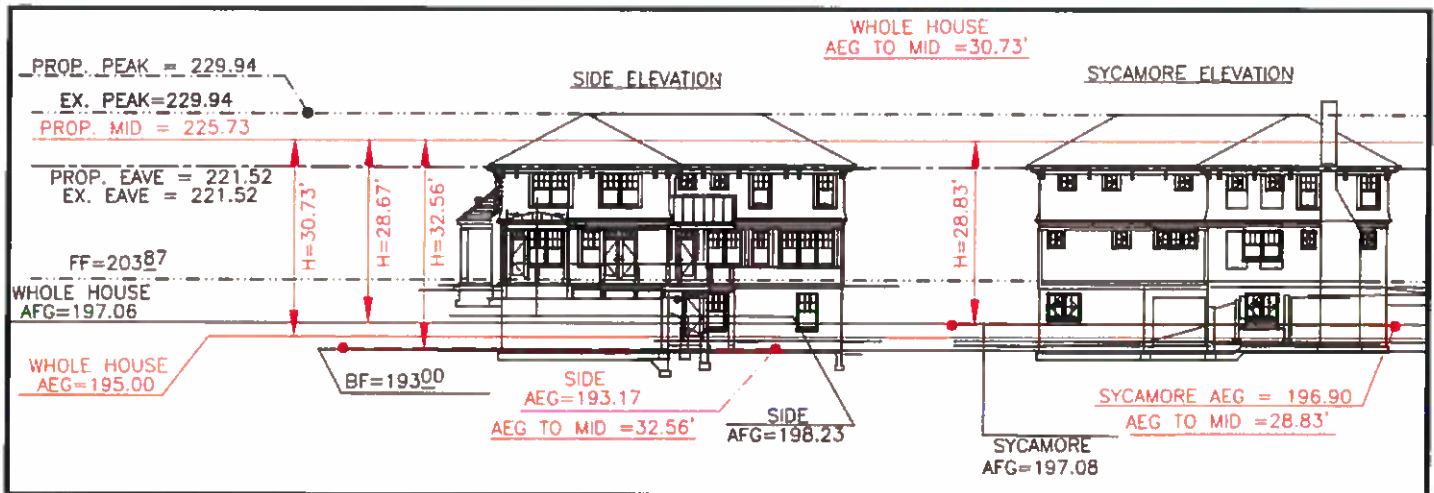
## EXHIBIT A

BLOCK STUDY SUBJECT PROPERTY: 105 & 107 UHLER TERRACE BLOCK DESCRIPTION: UHLER TERRACE BETWEEN END OF STREET AND RUSSELL ROAD								
A	B	C	D	E	F	G	H	
ADDRESS	GROUND ELEVATION	1ST FLOOR THRESHOLD ELEVATION	BOTTOM OF ROOF ELEVATION	TOP OF ROOF ELEVATION	DISTANCE GROUND TO 1ST FLOOR (C-B)	DISTANCE GROUND TO BOTTOM OF ROOF (D-B)	DISTANCE GROUND TO TOP OF ROOF (E-B)	SETBACK FROM FACE OF CURB (FEET)
#100 UHLER TERRACE	205.6	208.9	225.6	228.8	3.3	20.0	23.2	53.4
#101 UHLER TERRACE	199.9	200.2	212.9	224.4	0.3	13.0	24.5	63.0
#196 UHLER TERRACE	206.3	208.0	224.2	231.6	1.7	17.9	25.3	35.9
#198 UHLER TERRACE	207.4	209.7	226.0	233.4	2.3	18.6	26.0	35.8
#200 UHLER TERRACE	209.2	210.3	226.3	234.1	1.0	17.1	24.9	35.7
#202 UHLER TERRACE	209.5	210.3	226.5	234.1	0.8	17.0	24.6	35.4
#204 UHLER TERRACE	209.0	209.5	225.7	233.3	0.5	16.7	24.3	34.9
#205 UHLER TERRACE	208.8	211.4	221.4	234.8	2.6	12.6	26.0	39.0
#201 UHLER TERRACE**	205.4	208.1	216.1	229.5	2.7	10.7	24.1	30.8
AVERAGE	206.79	208.49	222.74	231.56	1.69	15.96	24.77	40.43

BLOCK STUDY SUBJECT PROPERTY: 105 & 107 UHLER TERRACE BLOCK DESCRIPTION: SYCAMORE STREET BETWEEN UHLER TERRACE AND WEST MT IDA AVENUE								
A	B	C	D	E	F	G	H	
ADDRESS	GROUND ELEVATION	1ST FLOOR THRESHOLD ELEVATION	BOTTOM OF ROOF ELEVATION	TOP OF ROOF ELEVATION	DISTANCE GROUND TO 1ST FLOOR (C-B)	DISTANCE GROUND TO BOTTOM OF ROOF (D-B)	DISTANCE GROUND TO TOP OF ROOF (E-B)	SETBACK FROM FACE OF CURB (FEET)
#201 UHLER TERRACE**	203.0	208.1	216.1	229.5	5.1	13.1	26.5	12.4
#200 W. MT IDA***	190.2	192.9	209.9	216.9	2.7	19.7	26.7	21.2
#201 W. MT IDA***	188.4	192.4	201.6	212.2	4.0	13.2	23.8	16.9
#113 W. MT IDA***	180.1	182.9	201.2	209.5	2.8	21.1	29.4	20.5
#112 W. MT IDA***	183.0	184.7	202.5	210.1	1.7	19.5	27.1	16.9
AVERAGE	188.94	192.20	206.26	215.64	3.26	17.32	26.70	17.58

BUILDING SIDE	BUILDING HEIGHT	ZONING SETBACK	SETBACK ALLOWED	SETBACK PROVIDED	AVG. EXISTING GRADE (AEG) ELEVATION	ROOF EAVE ELEVATION	PEAK ROOF ELEVATION	ROOF MIDPOINT (ROOF HEIGHT) ELEVATION	PROPOSED DWELLING HEIGHT (MIDPOINT-AEG)
SIDE REAR	32.56' 30.96'	1:2, MIN. 8' 1:1, MIN. 25'	16.28' 30.96'	41.7' 34.2'	195.00	221.52	229.94	225.73	30.73'
DWELLING HEIGHT PERMITTED= 35'					DWELLING HEIGHT PROPOSED= 30.73'				

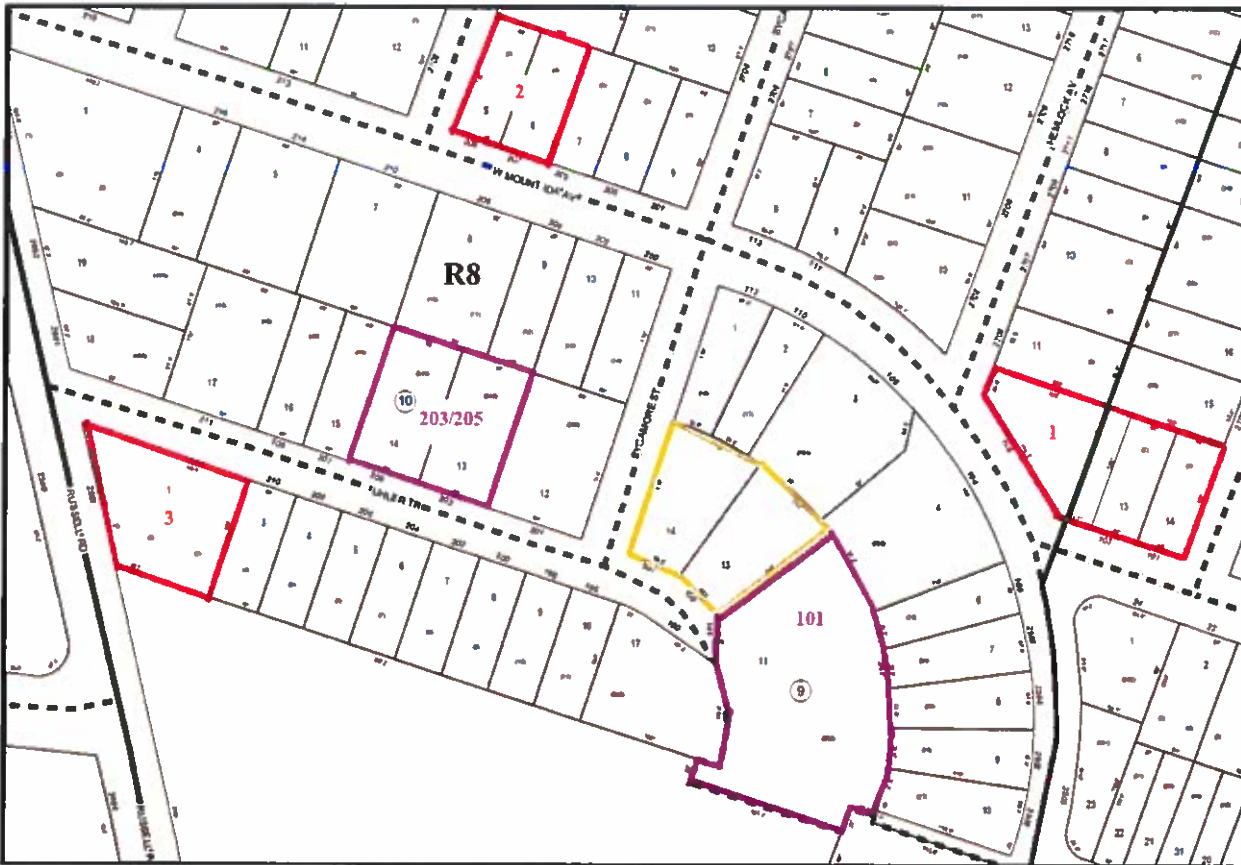




## EXHIBIT B

### Neighborhood Study Of Three Story Houses

The houses we looked at are numbered and outlined below in red. Our house is outlined in yellow. Large lots on Uhler Terrace are outlined in purple.



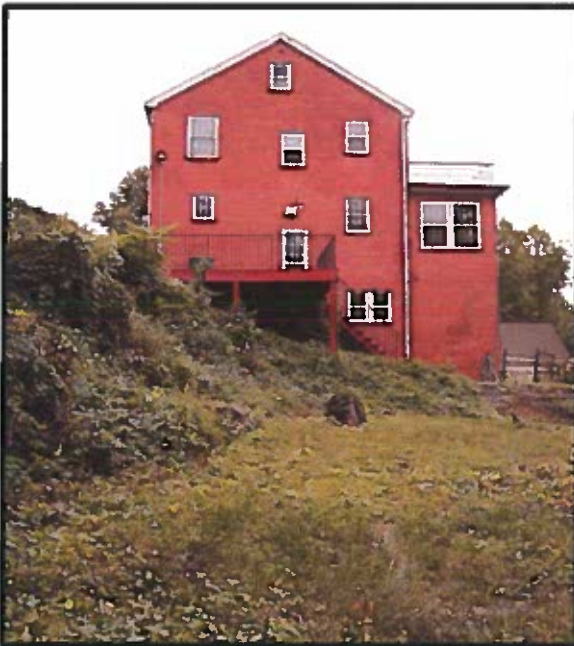
### Similarities Between Our Proposed House and Other Tall, Corner Houses

#	Address	Lot Size	Large Lots	Corner Lot	Architectural Details	On Uhler Terrace	Landscaping	Space Between
	105/107 Uhler Terrace	13,798*	X	X	X	X	X	X
1	105, 103 & 101 W Mt Ida Ave	16,648	X	X			X	X
2	207A & 209 W Mt. Ida Ave	8,000	X	X			X	X
3	2501 Russell Rd	11,947	X	X		X	X	X

\* From survey

## 105/107 Uhler Terrace – Existing

At 13,798 ft<sup>2</sup>, the combined lot size of 105 & 107 Uhler Terrace is larger than all properties on Uhler Terrace except two – 101 is nearly twice the size at 26,700 ft<sup>2</sup> and 203/205 is almost exactly the same size at 13,800 ft<sup>2</sup>. It is an existing two-story (and basement) home. The lot is steeply front-to-back sloping lot, dropping 10' between the front of the house and the back wall, and then it drops another 11' to the back fence.





## **1** 105 West Mount Ida Avenue

- **Size/Lot** – Three story house with a habitable third floor on a large 16,648 ft<sup>2</sup> corner lot.
- **Grade** – Set on a lot that slopes left to right slightly.
- **Compared to neighbors** – This house is set off by itself as it's on a curved corner and encompasses the entire end of the block.
- **Landscape** – This house has an elevated front stoop and small stacked retaining wall.



## **2** 207A & 209 W Mt. Ida Avenue

- **Size/Lot** – Three story house with a habitable third floor on a 8,000 ft<sup>2</sup> double corner lot.
- **Grade** – Slopes only slightly left to right.
- **Compared to neighbors** – The lots adjacent to it on this block of W. Mt Ida are single lots and approximately half of its width. Most houses on the block are 1½ and 2 story houses. There are two other houses nearby that appear to have habitable 3<sup>rd</sup> floors.
- **Landscape** – Uses stacked stone retaining walls at the sidewalk to pull the grade up and landscaping only on the front side.





### 3 2501 Russell Road (Corner Of Russell Road & Uhler Terrace)

- **Size/Lot** – Three story house with a habitable third floor on an 11,947 ft<sup>2</sup> corner lot.
- **Street** – It is bordered by a church parking lot, Russell and a house on Uhler Terrace. This lot is much larger than most others on Uhler Terrace.
- **Grade** – This corner lot is mostly flat.
- **Compared to neighbors** – This house is larger and taller than others nearby.
- **Landscape** – The significant landscaping minimizes its appearance. This house has a small retaining wall on its Uhler Street entrance.

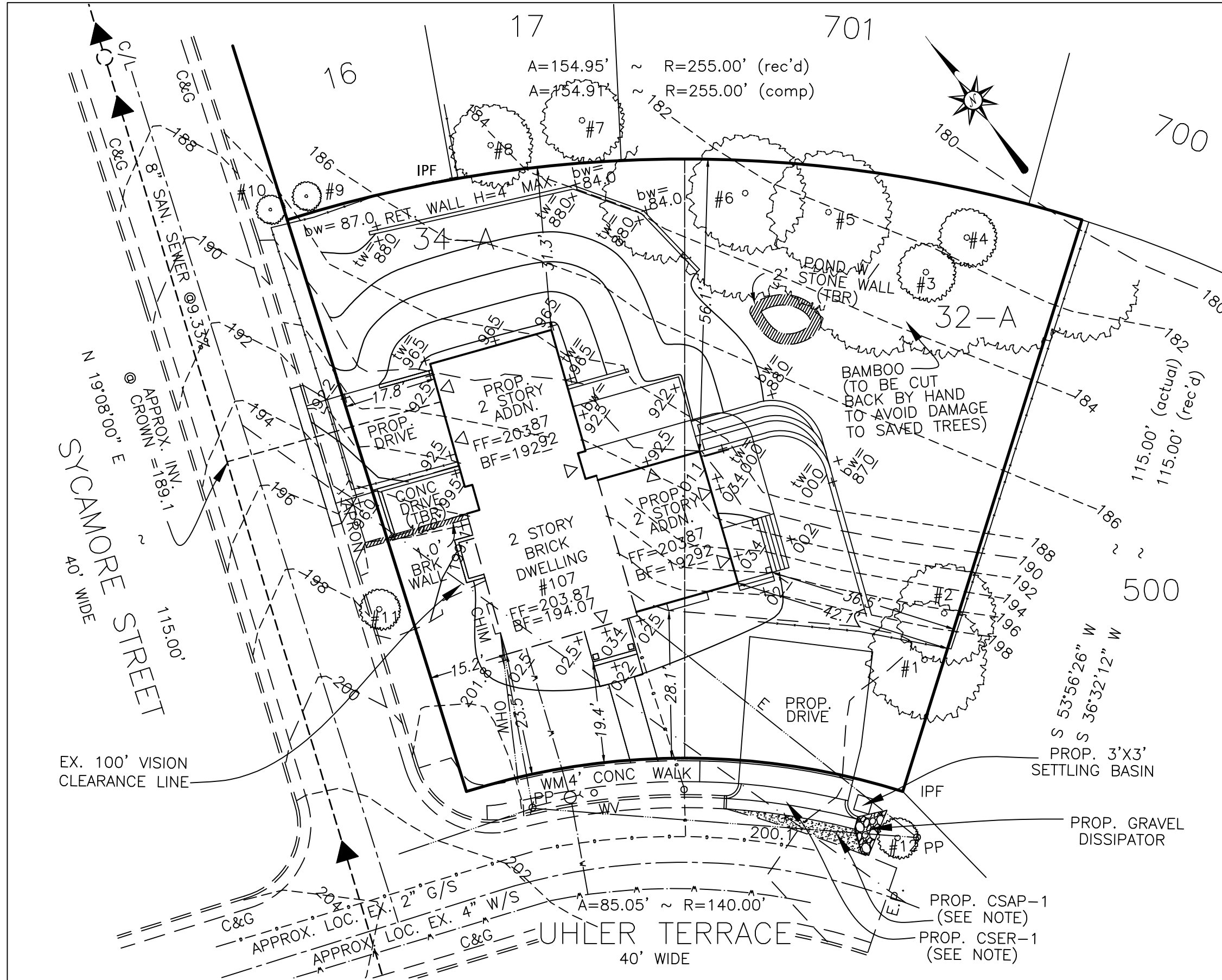


View from the corner  
of Russell Road and  
Uhler Terrace.



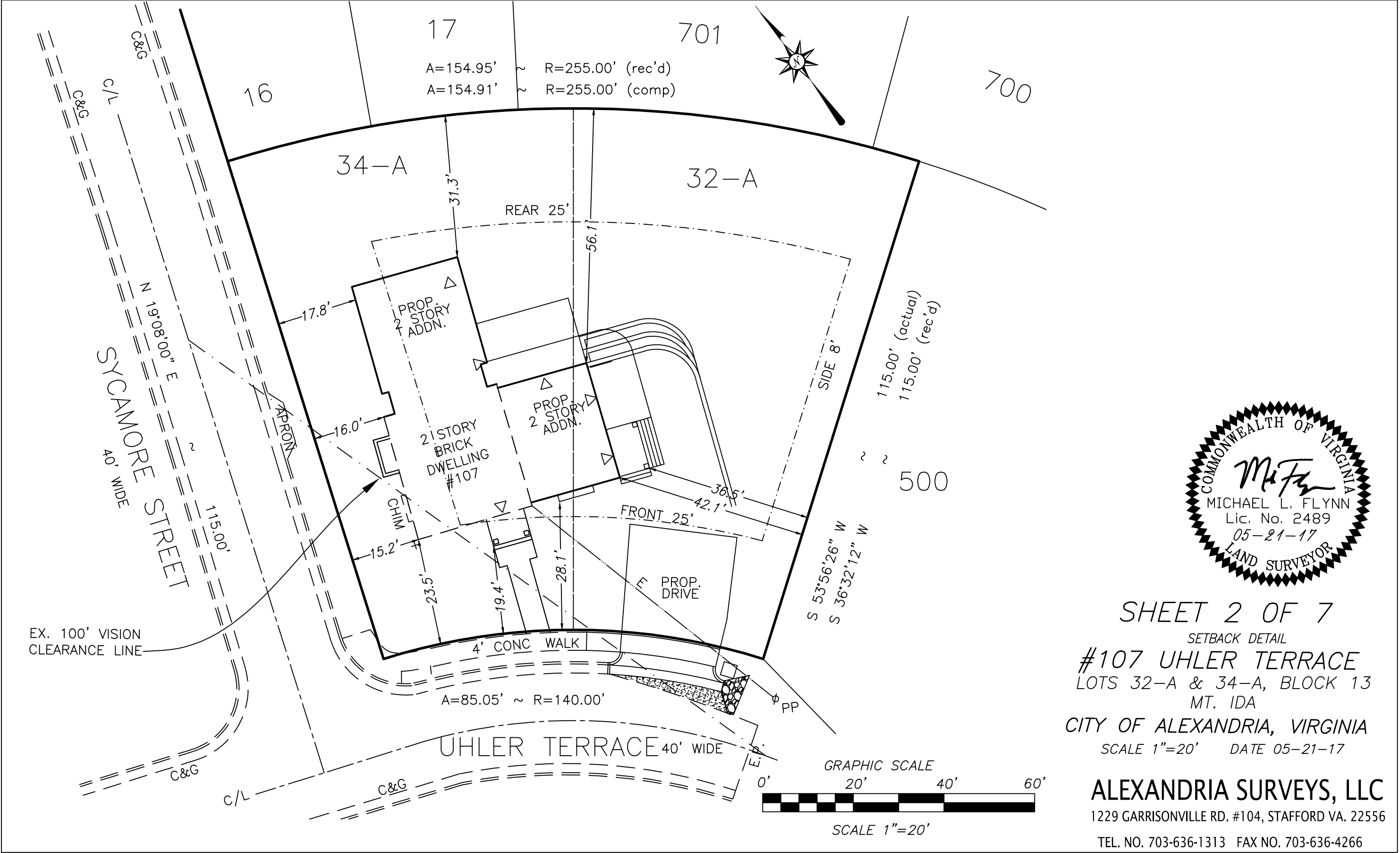
View from the  
church parking lot  
at the south side of  
the property.

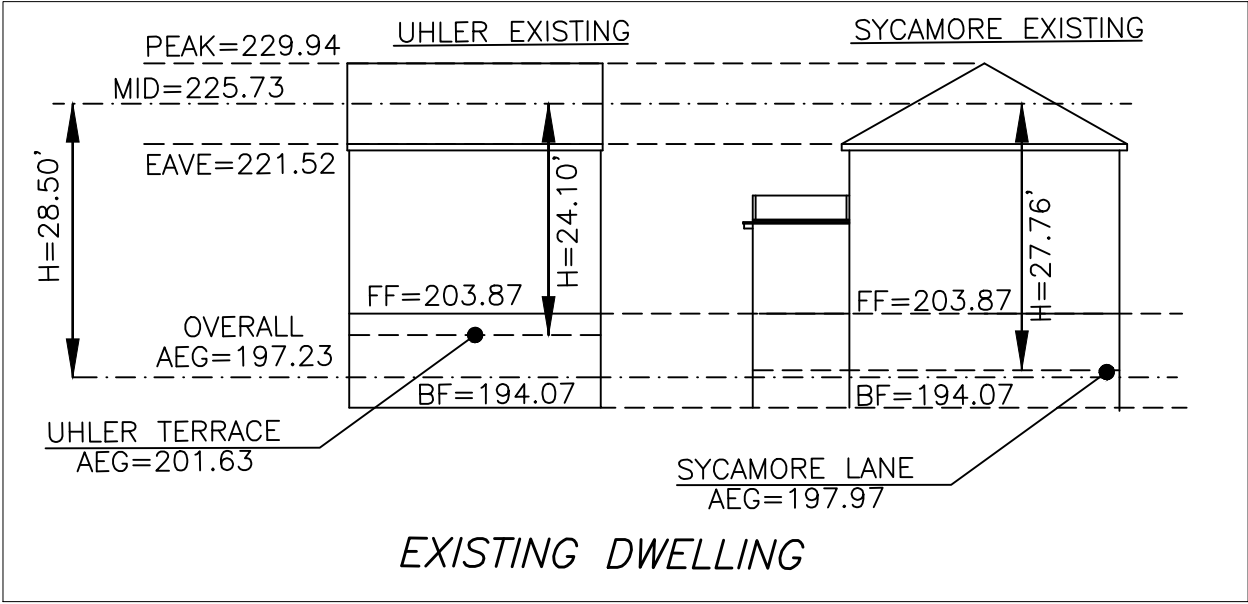




SHEET 1 OF 7  
SITE GRADING  
#107 UHLER TERRACE  
LOTS 32-A & 34-A, BLOCK 13  
MT. IDA  
CITY OF ALEXANDRIA, VIRGINIA  
SCALE 1"=20' DATE 05-21-17

ALEXANDRIA SURVEYS, LLC  
1229 GARRISONVILLE RD. #104, STAFFORD VA. 22556  
TEL. NO. 703-636-1313 FAX NO. 703-636-4266





**UHLER TERRACE EXISTING HOUSE  
AVERAGE GRADE CALCS.**

NO.	EX. ELEV.
1X	201.8
7X	201.3
8X	201.8
TOTAL	604.9
AVG.	201.63

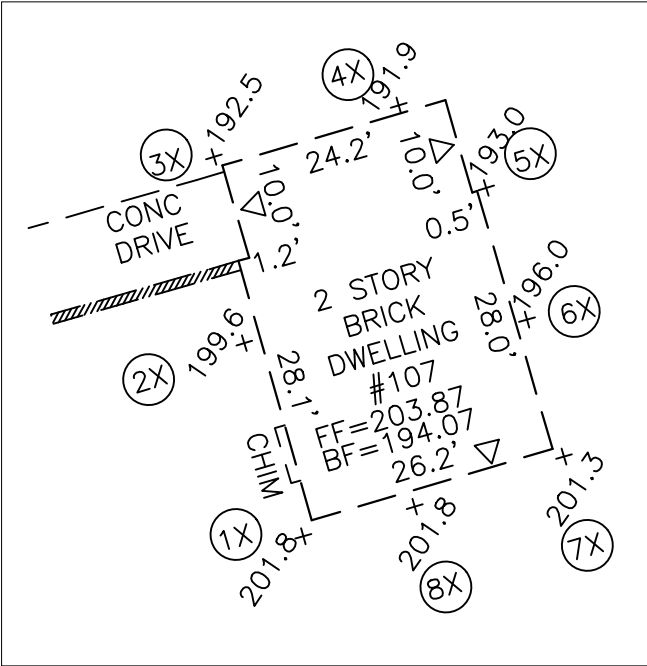
**SYCAMORE STREET EXISTING HOUSE  
AVERAGE GRADE CALCS.**

NO.	EX. ELEV.
1X	201.8
2X	199.6
3X	192.5
TOTAL	593.90
AVG.	197.97

**EXISTING DWELLING  
AVERAGE GRADE CALCS.**

NO.	EX. ELEV.
1X	201.8
2X	199.6
3X	192.5
4X	191.9
5X	193.0
6X	196.0
7X	201.3
8X	201.8
TOTAL	1,577.9
AVG.	197.23

PEAK 229.94  
MID 225.73  
EAVE 221.52  
MID - AEG = HEIGHT  
HEIGHT = 225.73 - 197.23 = 28.5'



**SHEET 3 OF 7**

EXISTING DWELLING DETAILS

**#107 UHLER TERRACE**

LOTS 32-A & 34-A, BLOCK 13  
MT. IDA

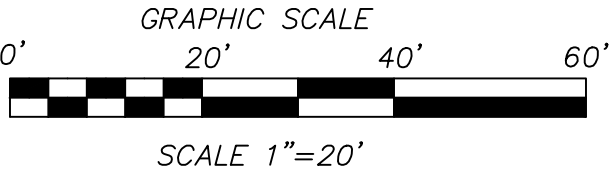
**CITY OF ALEXANDRIA, VIRGINIA**

SCALE 1"=20' DATE 05-21-17

**ALEXANDRIA SURVEYS, LLC**

1229 GARRISONVILLE RD. #104, STAFFORD VA. 22556

TEL. NO. 703-636-1313 FAX NO. 703-636-4266



**BLOCK STUDY** SUBJECT PROPERTY: 105 & 107 UHLER TERRACE  
BLOCK DESCRIPTION: UHLER TERRACE BEWTEEN END OF STREET AND RUSSELL ROAD

A		B	C	D	E	F	G	H	
ADDRESS		GROUND ELEVATION	1ST FLOOR THRESHOLD ELEVATION	BOTTOM OF ROOF ELEVATION	TOP OF ROOF ELEVATION	DISTANCE GROUND TO 1ST FLOOR  (C-B)	DISTANCE GROUND TO BOTTOM OF ROOF  (D-B)	DISTANCE GROUND TO TOP OF ROOF  (E-B)	SETBACK FROM FACE OF CURB (FEET)
#100	UHLER TERRACE	205.6	208.9	225.6	228.8	3.3	20.0	23.2	53.4
#101	UHLER TERRACE	199.9	200.2	212.9	224.4	0.3	13.0	24.5	63.0
#196	UHLER TERRACE	206.3	208.0	224.2	231.6	1.7	17.9	25.3	35.9
#198	UHLER TERRACE	207.4	209.7	226.0	233.4	2.3	18.6	26.0	35.8
#200	UHLER TERRACE	209.2	210.3	226.3	234.1	1.0	17.1	24.9	35.7
#202	UHLER TERRACE	209.5	210.3	226.5	234.1	0.8	17.0	24.6	35.4
#204	UHLER TERRACE	209.0	209.5	225.7	233.3	0.5	16.7	24.3	34.9
#205	UHLER TERRACE	208.8	211.4	221.4	234.8	2.6	12.6	26.0	39.0
#201	UHLER TERRACE**	205.4	208.1	216.1	229.5	2.7	10.7	24.1	30.8
AVERAGE		206.79	208.49	222.74	231.56	1.69	15.96	24.77	40.43

**UHLER TERRACE  
ZONING CRITERIA:**

AVERAGE DWELLING HEIGHT:  $(G + H / 2) = 20.37'$   
AVERAGE BLOCK THRESHOLD HEIGHT: 1.69 FEET  
AVERAGE FRONT SETBACK FROM FACE OF CURB: 40.43 FEET  
THRESHOLD HEIGHT ALLOWED:  $1.69 + 20\% = 2.02$  FEET  
THRESHOLD HEIGHT PROPOSED: 2.07' (EXISTING)

FRONT SETBACK REQUIRED: 40.43' FROM FACE OF CURB  
FRONT SETBACK PROPOSED: 31.0' FROM FACE OF CURB\*  
(\*23.5' FROM PROPERTYLINE, EXISTING DWELLING)  
DWELLING HEIGHT ALLOWED:  $20.37' + 20\% = 24.44'$  (USE 25')  
DWELLING HEIGHT PROPOSED: 25.90' (SEE NOTE)

**SYCAMORE STREET  
ZONING CRITERIA:**

AVERAGE DWELLING HEIGHT:  $(G + H / 2) = 22.01'$   
AVERAGE BLOCK THRESHOLD HEIGHT: 3.26 FEET  
AVERAGE FRONT SETBACK FROM FACE OF CURB: 17.58 FEET

THRESHOLD HEIGHT ALLOWED:  $3.26 + 20\% = 3.91$  FEET  
THRESHOLD HEIGHT PROPOSED: N/A ENTRANCE ON UHLER STREET

FRONT SETBACK REQUIRED: 17.58' FROM FACE OF CURB  
FRONT SETBACK PROPOSED: 22.28' FROM FACE OF CURB\*  
(\*15.2' FROM PROPERTYLINE, EXISTING BUILDING)  
DWELLING HEIGHT ALLOWED:  $22.01' + 20\% = 26.41'$   
DWELLING HEIGHT PROPOSED: 30.73' (SEE NOTE)

**BLOCK STUDY** SUBJECT PROPERTY: 105 & 107 UHLER TERRACE  
BLOCK DESCRIPTION: SYCAMORE STREET BETWEEN UHLER TERRACE AND WEST MT IDA AVENUE

A	B	C	D	E	F	G	H	
ADDRESS	GROUND ELEVATION	1ST FLOOR THRESHOLD ELEVATION	BOTTOM OF ROOF ELEVATION	TOP OF ROOF ELEVATION	DISTANCE GROUND TO 1ST FLOOR (C-B)	DISTANCE GROUND TO BOTTOM OF ROOF (D-B)	DISTANCE GROUND TO TOP OF ROOF (E-B)	SETBACK FROM FACE OF CURB (FEET)
#201 UHLER TERRACE**	203.0	208.1	216.1	229.5	5.1	13.1	26.5	12.4
#200 W. MT IDA***	190.2	192.9	209.9	216.9	2.7	19.7	26.7	21.2
#201 W. MT IDA***	188.4	192.4	201.6	212.2	4.0	13.2	23.8	16.9
#113 W. MT IDA***	180.1	182.9	201.2	209.5	2.8	21.1	29.4	20.5
#112 W. MT IDA***	183.0	184.7	202.5	210.1	1.7	19.5	27.1	16.9
AVERAGE	188.94	192.20	206.26	215.64	3.26	17.32	26.70	17.58



SHEET 4 OF 7

BLOCK FACE STUDY

#107 UHLER TERRACE  
LOTS 32-A & 34-A, BLOCK 13  
MT. IDA

CITY OF ALEXANDRIA, VIRGINIA

SCALE 1"=20' DATE 05-21-17

ALEXANDRIA SURVEYS, LLC

1229 GARRISONVILLE RD. #104, STAFFORD VA. 22556

TEL. NO. 703-636-1313 FAX NO. 703-636-4266

\*\* #201 UHLER TERRACE IS A CORNER LOT ON UHLER TERRACE AND SYCAMORE STREET. GRADES AND SETBACKS SHOWN ARE FOR EACH RESPECTIVE ROAD FRONTAGE.

\*\*\* HOUSES SHOWN ON THIS TABLE WITH MT. IDA AVENUE ADDRESSES ARE MEASURED FOR THEIR FRONTAGE ALONG SYCAMORE STREET.

BUILDING SIDE	BUILDING HEIGHT	ZONING SETBACK	SETBACK ALLOWED	SETBACK PROVIDED
SIDE	32.85'	1:2, MIN. 8'	16.43'	42.1'
REAR	31.04'	1:1, MIN. 25'	31.04'	31.3'

AVG. EXISTING GRADE (AEG) ELEVATION	ROOF EAVE ELEVATION	PEAK ROOF ELEVATION	ROOF MIDPOINT (ROOF HEIGHT) ELEVATION	PROPOSED DWELLING HEIGHT (MIDPOINT-AEG)
195.00	221.52	229.94	225.73	30.73'

DWELLING HEIGHT PERMITTED= 35'

DWELLING HEIGHT PROPOSED= 30.73'

PROPOSED DWELLING  
AVERAGE GRADE CALCS.

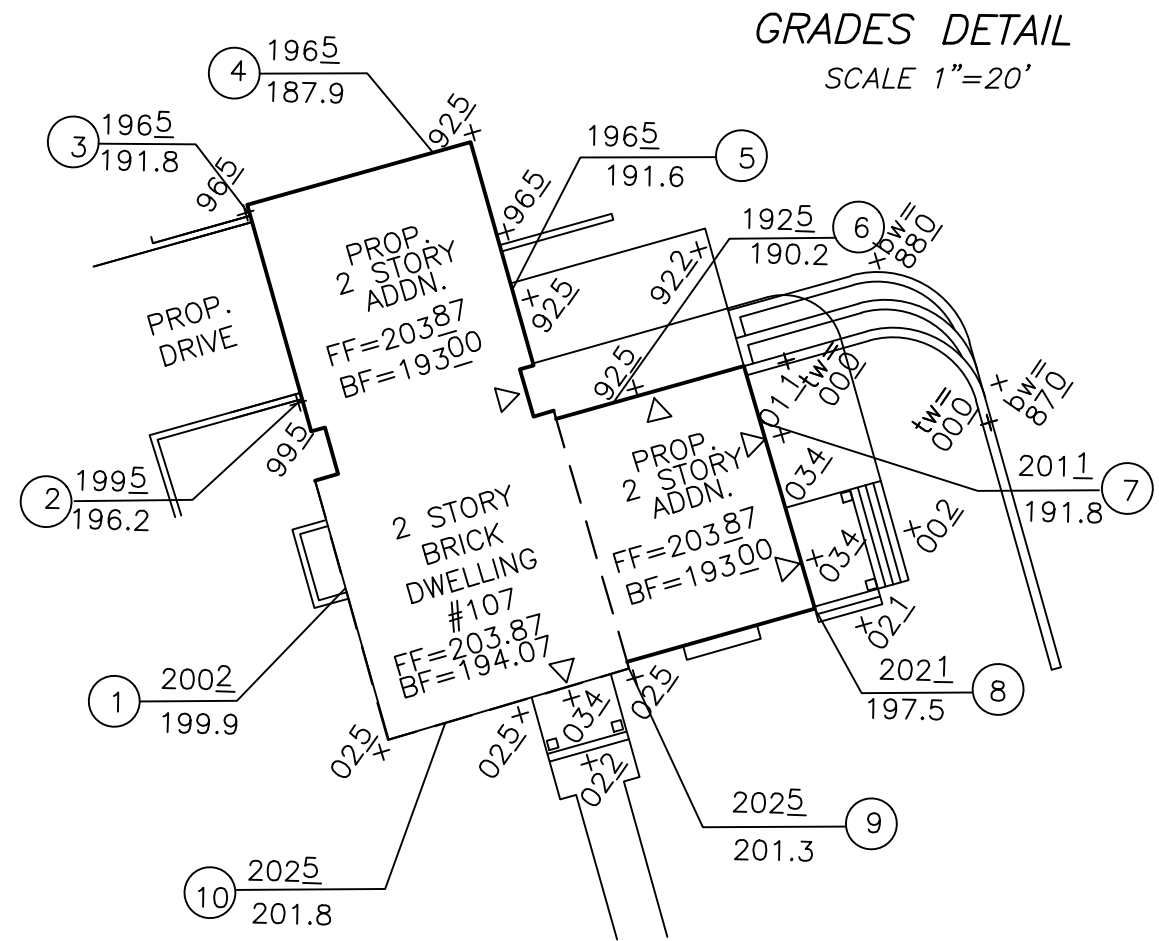
NO.	EX. ELEV.	PROP. ELEV.
1	199.9	2002
2	196.2	1995
3	191.8	1965
4	187.9	1965
5	191.6	1965
6	190.2	1925
7	191.8	2021
8	197.5	2011
9	201.3	2025
10	201.8	2025
TOTAL	1,950.0	1,989.9
AVG.	195.00	198.99

SIDE GRADE CALCS.

NO.	EX. ELEV.	PROP. ELEV.
5	191.6	1965
6	190.2	1925
7	191.9	2021
8	197.8	2011
TOTAL	771.5	792.2
AVG.	192.88	198.05

REAR GRADE CALCS.

NO.	EX. ELEV.	PROP. ELEV.
3	191.9	1965
4	188.2	1965
5	191.6	1965
6	190.2	1925
TOTAL	761.9	782.0
AVG.	190.48	195.50



SYCAMORE ST.  
AVERAGE GRADE CALCS.

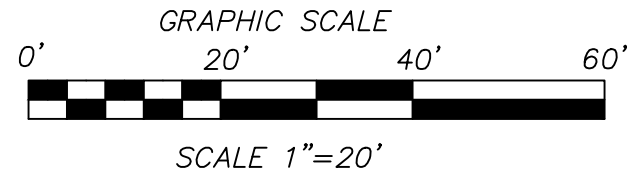
NO.	EX. ELEV.	PROP. ELEV.
1	199.9	2002
2	196.2	1995
3	191.8	1965
10	201.8	2025
TOTAL	789.7	798.7
AVG.	197.43	199.68

UHLER TERRACE  
AVERAGE GRADE CALCS.

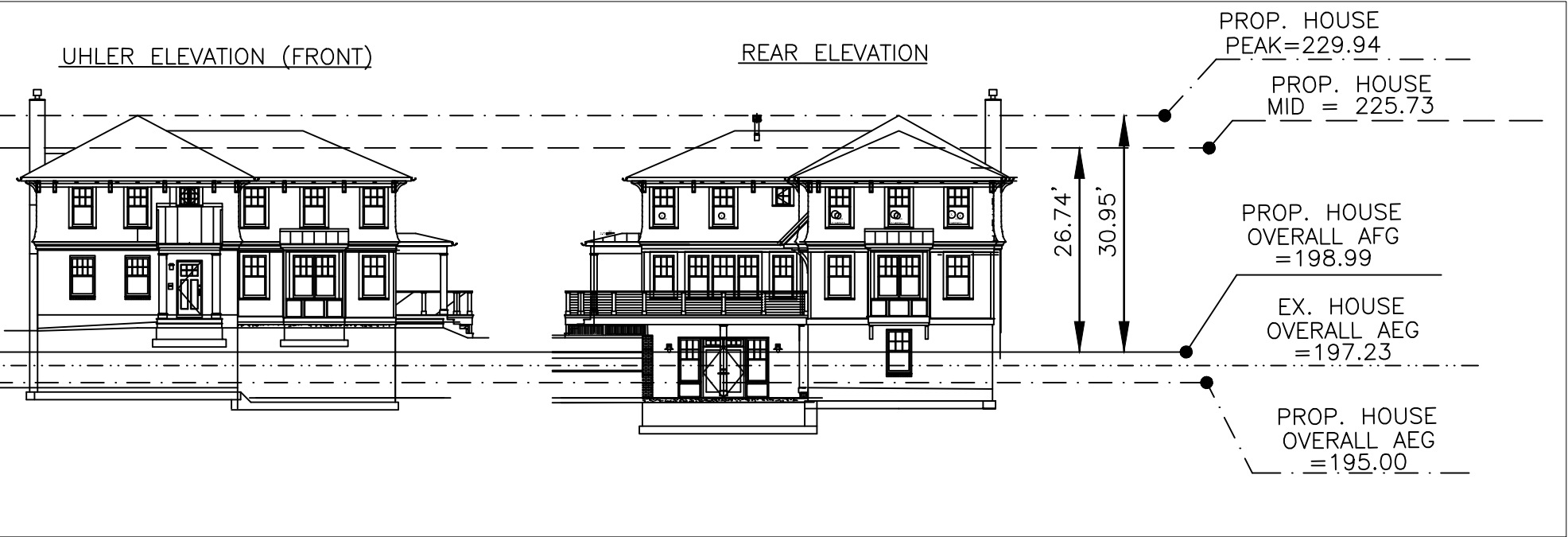
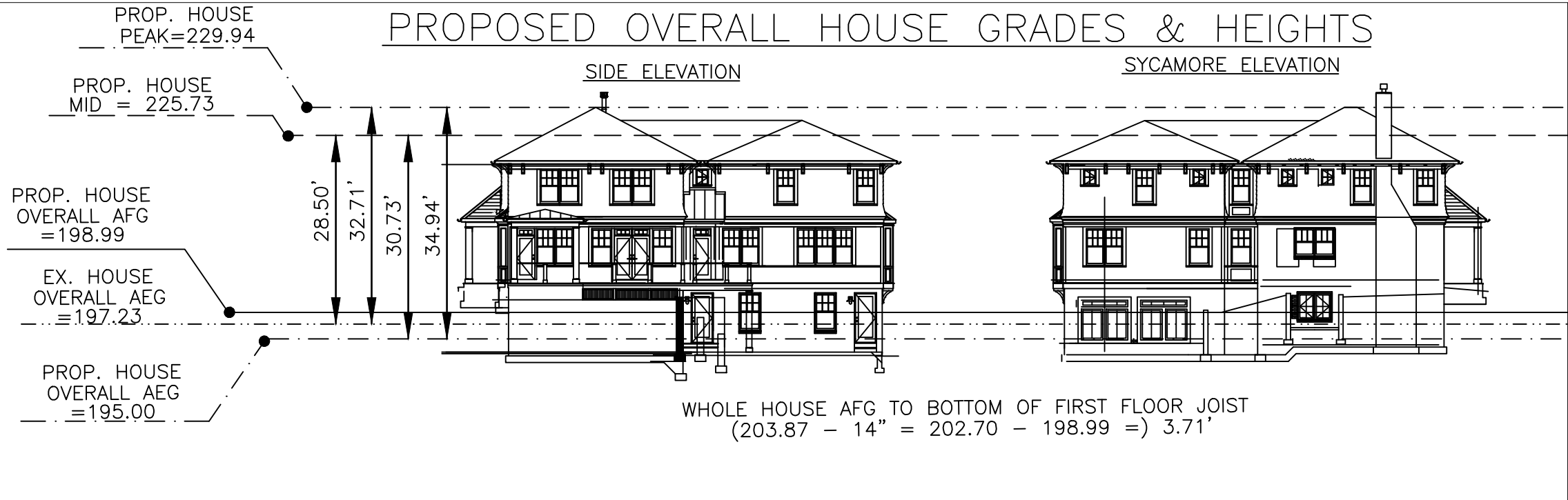
NO.	EX. ELEV.	PROP. ELEV.
8	197.8	2011
9	201.3	2025
10	201.8	2025
TOTAL	600.9	606.1
AVG.	200.30	202.03



SHEET 5 OF 7  
GRADES AND ELEVATION CALCULATIONS  
#107 UHLER TERRACE  
LOTS 32-A & 34-A, BLOCK 13  
MT. IDA  
CITY OF ALEXANDRIA, VIRGINIA  
SCALE 1"=20' DATE 05-21-17



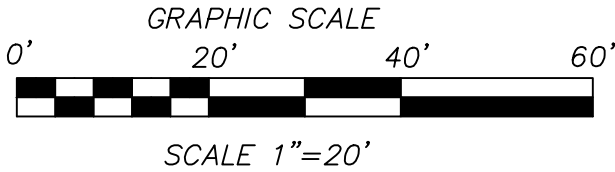
ALEXANDRIA SURVEYS, LLC  
1229 GARRISONVILLE RD. #104, STAFFORD VA. 22556  
TEL. NO. 703-636-1313 FAX NO. 703-636-4266



EXISTING HOUSE OVERALL AEG TO PROP. HOUSE PEAK = 32.71'  
EXISTING HOUSE OVERALL AEG TO PROP. MID POINT = 28.50'

PROPOSED HOUSE OVERALL AEG TO PROP. HOUSE PEAK = 34.94'  
PROPOSED HOUSE OVERALL AEG TO PROP. MID POINT = 30.73'

PROPOSED HOUSE OVERALL AFG TO PROP. HOUSE PEAK = 30.95'  
PROPOSED HOUSE OVERALL AFG TO PROP. MID POINT = 26.74'

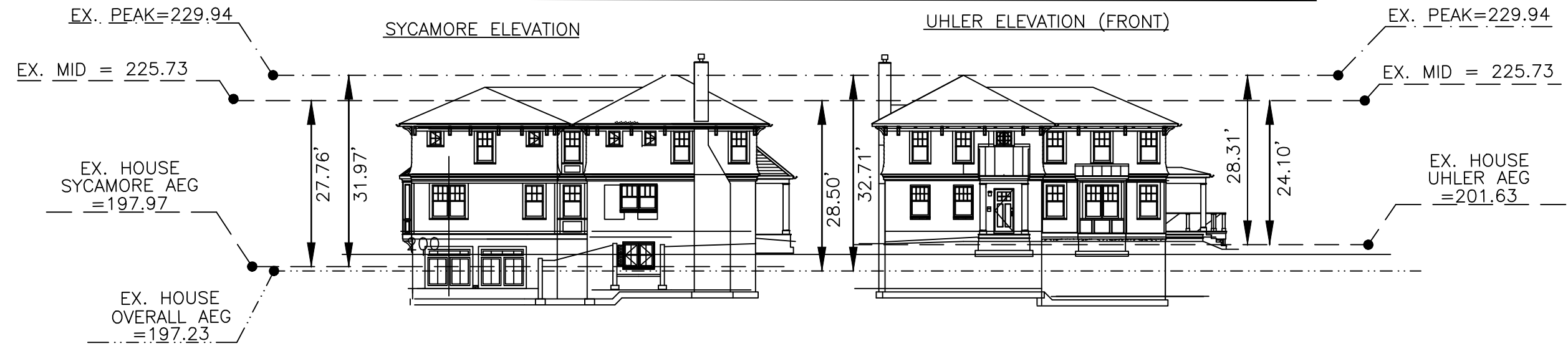


SHEET 6 OF 7  
HEIGHT DETAIL  
#107 UHLER TERRACE  
LOTS 32-A & 34-A, BLOCK 13  
MT. IDA  
CITY OF ALEXANDRIA, VIRGINIA  
SCALE 1"=20' DATE 05-21-17

**ALEXANDRIA SURVEYS, LLC**  
1229 GARRISONVILLE RD. #104, STAFFORD VA. 22556  
TEL. NO. 703-636-1313 FAX NO. 703-636-4266



# EXISTING HOUSE STREET GRADES AND HEIGHTS



EX. SYCAMORE AEG TO EX. HOUSE PEAK = 31.97'  
EX. SYCAMORE AEG TO EX. MID POINT = 27.76'

EX. OVERALL HOUSE AEG TO EX. HOUSE PEAK = 32.71'  
EX. OVERALL HOUSE AEG TO EX. MID POINT = 28.50'

EX. UHLER AEG TO EX. HOUSE PEAK = 28.31'  
EX. UHLER AEG TO EX. MID POINT = 24.10'



SHEET 7 OF 7

HEIGHT DETAIL

#107 UHLER TERRACE

LOTS 32-A & 34-A, BLOCK 13  
MT. IDA

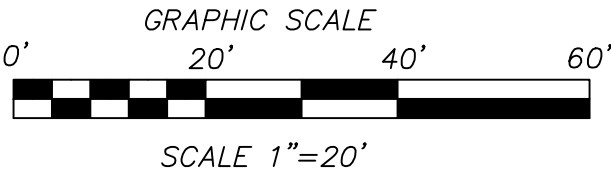
CITY OF ALEXANDRIA, VIRGINIA

SCALE 1"=20' DATE 05-21-17

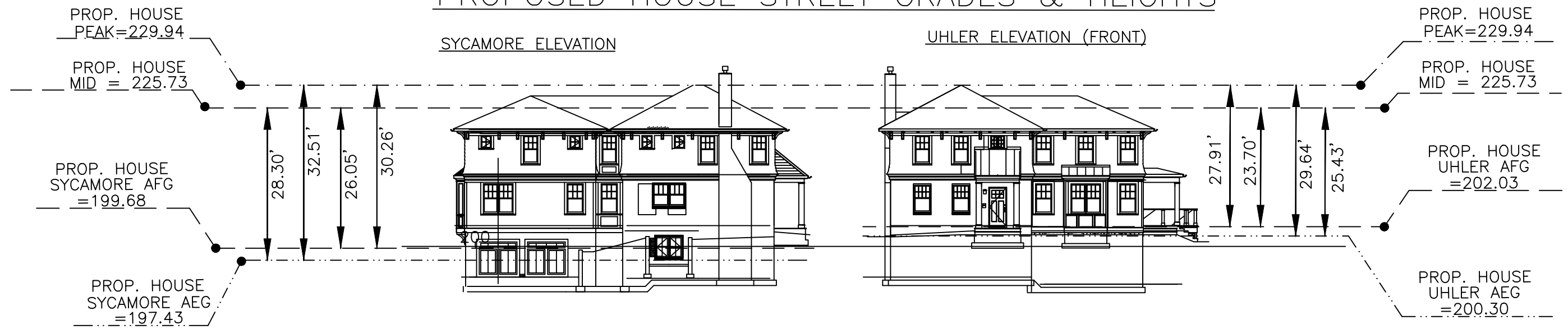
ALEXANDRIA SURVEYS, LLC

1229 GARRISONVILLE RD. #104, STAFFORD VA. 22556

TEL. NO. 703-636-1313 FAX NO. 703-636-4266



# PROPOSED HOUSE STREET GRADES & HEIGHTS



PROP. SYCAMORE AEG TO PROP. HOUSE PEAK = 32.51'  
PROP. SYCAMORE AEG TO PROP. MID POINT = 28.30'

PROP. SYCAMORE AFG TO PROP. HOUSE PEAK = 30.26'  
PROP. SYCAMORE AFG TO PROP. MID POINT = 26.05'

PROP. UHLER AEG TO PROP. HOUSE PEAK = 29.64'  
PROP. UHLER AEG TO PROP. MID POINT = 25.43'

PROP. UHLER AFG TO PROP. HOUSE PEAK = 27.91'  
PROP. UHLER AFG TO PROP. MID POINT = 23.70'



*SHEET 7A OF 7*

ADDITION ONLY AVERAGE GRADES

**#107 UHLER TERRACE**  
LOTS 32-A & 34-A, BLOCK 13  
MT. IDA

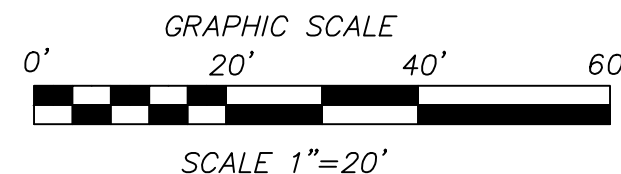
CITY OF ALEXANDRIA, VIRGINIA

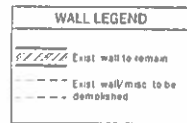
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**ALEXANDRIA SURVEYS, LLC**

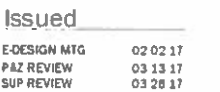
1229 GARRISONVILLE RD. #104, STAFFORD VA. 22556

TEL. NO. 703-636-1313 FAX NO. 703-636-4266





- NOTE**  
ALL WINDOWS & DOORS ARE  
TO BE REMOVED &  
REPLACED W/IN EXISTING  
OPENINGS, U N O



**PATRICK-  
JAEGER  
RESIDENCE**  
ADDITION/RENOVATION  
107 Uhler Terrace  
Alexandria, VA 22301

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A2.0

### A3.0



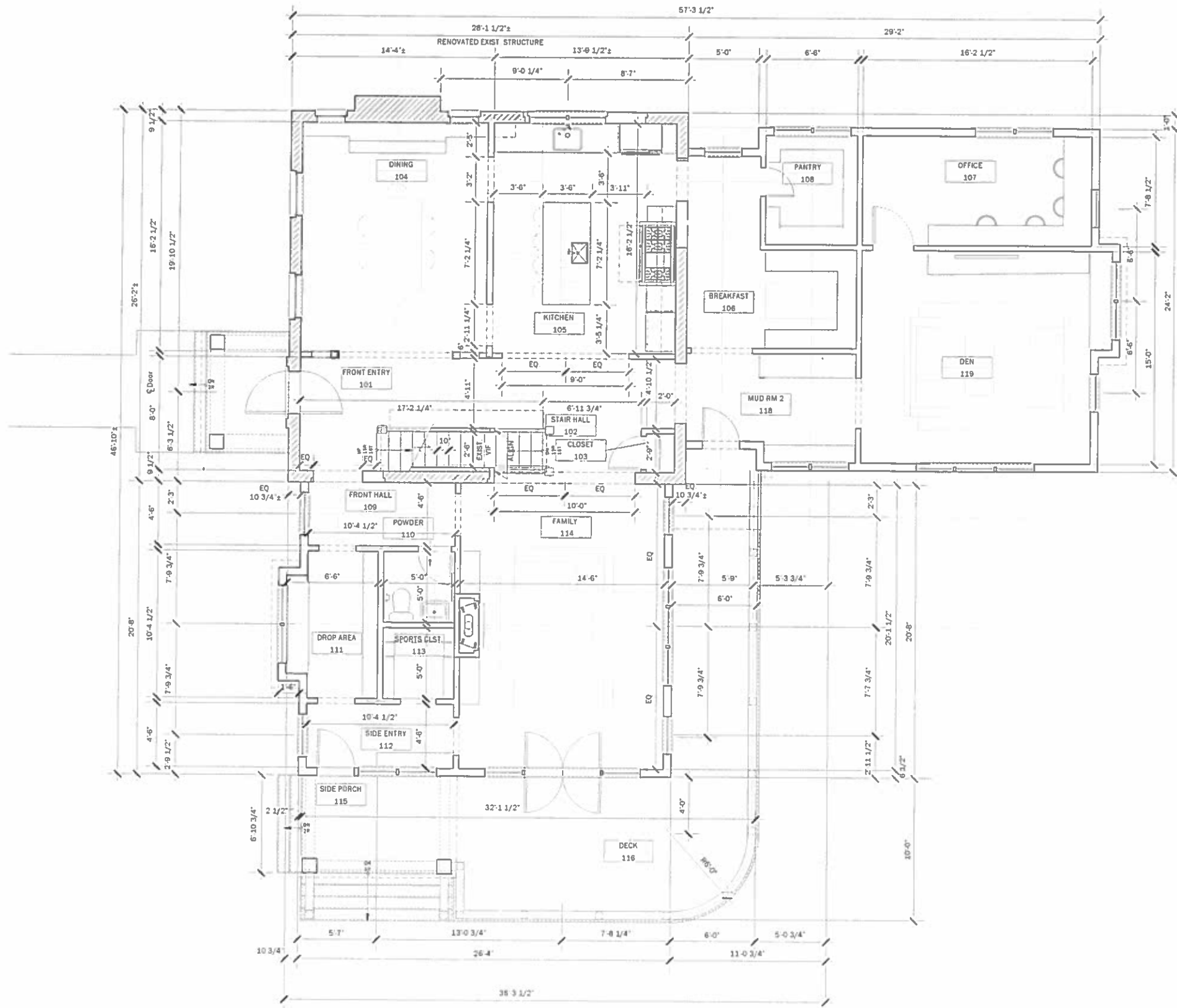
**NOTE**  
REFER TO A1.1,  
DIVISION 7 FOR  
INSULATION R VALUES.



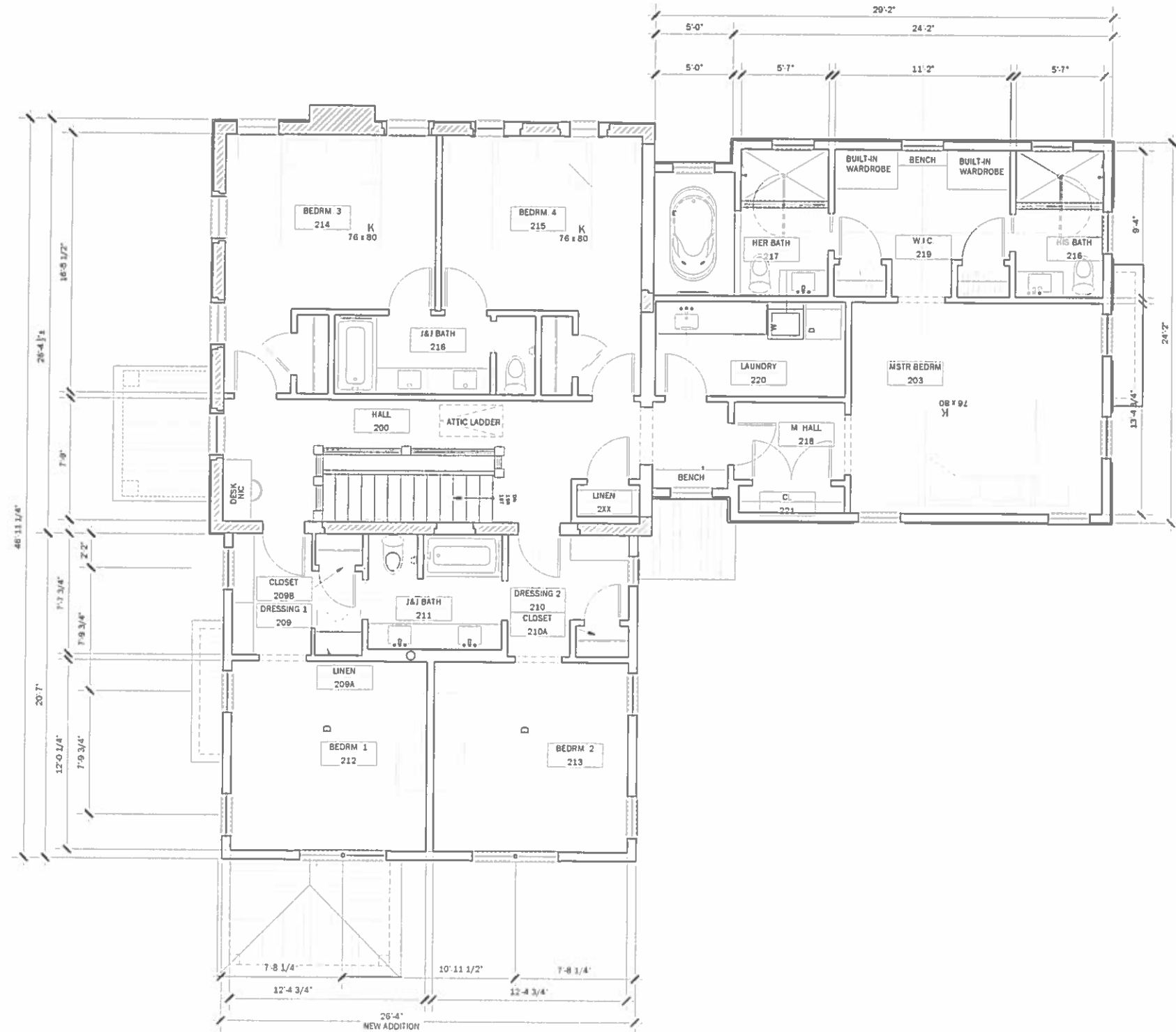
DESIGN MTG	02 02 17
2 REVIEW	03 13 17
UP REVIEW	03 28 17

**PATRICK-  
JAEGER  
RESIDENCE**  
ADDITION/RENOVATION  
07 Uhler Terrace  
Alexandria, VA 22301

### A3.1

A3.1  $\mathcal{H}^1(\mathbb{R}^n) \subset \mathcal{H}^1(\mathbb{R}^n)$ 

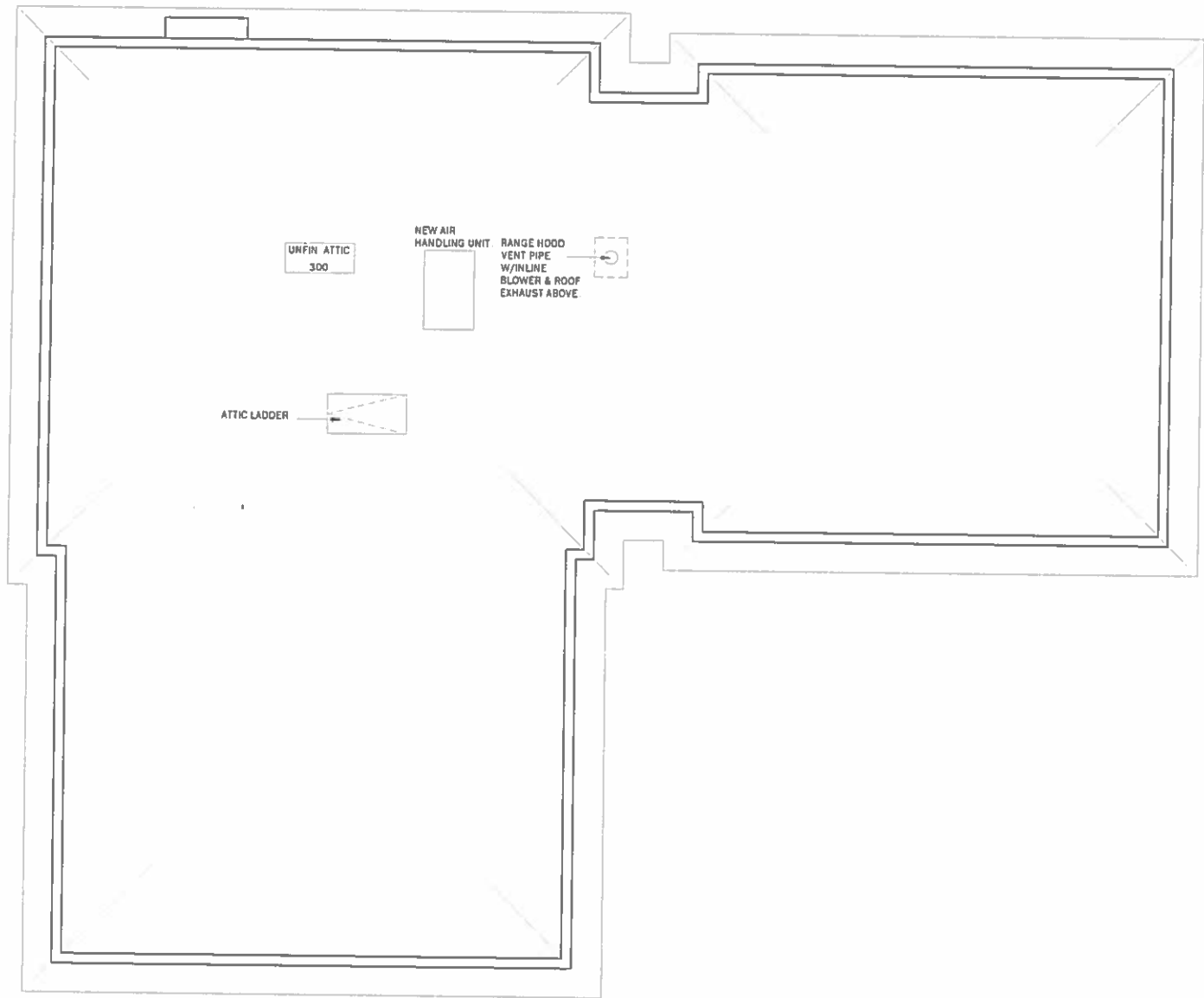
54



### SECOND FLOOR PLAN

55

FOR PERMIT -- FOR PERMIT -- FOR PERMIT -- FOR PERMIT -- FOR PERMIT



- GENERAL NOTES**
1. ALL EXTERIOR DIMENSIONS ARE TO STUD.
  2. ALL INTERIOR DIMENSIONS ARE TO FINISH.
  3. ALL 15 AND 20 AMP BRANCH CIRCUITS SERVING BEDROOMS SHOULD BE AFCI PROTECTED PER E30102 II OF IRC, 2009.
  4. ALL RECEPTACLES IN HABITABLE SPACES TO BE TAMPER RESISTANT PER E4002 12.
  5. ALL RECEPTACLES TO COMPLY WITH E30101, E30102 AND E30103 RESPECTIVELY.
  6. BATHROOM/POWDER ROOM EXHAUST FANS (MIN. 50 CFM RATING) TO BE VENTED THROUGH ROOF.
  7. SEE ELEVATIONS FOR ALL WINDOW SIZES.
  8. TUB AND SHOWER FLOOR AND WALLS SHALL BE FINISHED WITH A NONABSORBENT SURFACE AT LEAST 6'-0" ABOVE THE FLOOR.
  9. HVAC CONTRACTOR TO INSTALL PROGRAMMABLE THERMOSTATS PER 2009 IECC, SECTION N1103.4.
  10. PER 2009 IECC, SECTION N1104.1 A MINIMUM OF 50% OF LAMPS PERMANENTLY INSTALLED SHALL BE HIGH-EFFICIENCY LAMPS.
  11. ICC EFFICIENCY STANDARDS:  
60 LUMENS/W LAMPS 40W AND OVER  
50 LUMENS/W LAMPS 15W TO 40W  
40 LUMENS/W LAMPS 15W OR LESS
  12. ALL FASTENERS IN CONTACT WITH PRESSURE TREATED WOOD SHALL BE NON-CORROSIVE PER SECTION R317.3.1.

- WALL TYPES**
1. 2x4 STUDS @ 16" O.C.  
1/2" GWB BOTH SIDES
  2. 1/2" GWB (INTERIOR.)  
PTD. TYP.  
2x4 STUDS @ 16" O.C.  
BATT INSULATION  
1/2" EXT. GRADE SHEATHING  
FINISH SHEATHING (EXTERIOR.) REFER WALL DETAIL
  3. 2x FLAT STUD FRAMING @ 12" O.C.  
1/2" GWB BOTH SIDES, PTD. TYP.
  4. CMU INFILL  
1/2" GWB BOTH SIDES, FLUSH W/EXIST PLASTER/GWB, PTD. TYP.
  5. 2x STUD INFILL @ 16" O.C.  
1/2" GWB BOTH SIDES, FLUSH W/EXIST PLASTER/GWB
  6. 1/2" GWB, PTD. TYP.  
METAL Z CHANNEL (OR 1X) ON MASONRY
  7. 1/2" GWB (INTERIOR.)  
PTD. TYP.  
2x8 STUDS @ 16" O.C.  
BATT INSULATION  
1/2" EXT. GRADE SHEATHING  
FINISH SHEATHING (EXTERIOR.) REFER WALL DETAIL
  8. 2x4 STUDS @ 16" O.C.  
1/2" GWB BOTH SIDES  
R-13 BATT FOR SOUND ATTENUATION
  9. 8" CONC. FOUNDATION WALL

NOTE  
REFER TO A1.1  
DIVISION 7 FOR  
INSULATION R VALUES

- WALL LEGEND**
- New/Exist. masonry wall w/2x furring & GWB
  - New wood stud wall
  - New CMU wall
  - New brick wall
  - Existing wall to remain
  - New Sloped Ceiling

Issued

E-DESIGN MTG 02.02.17  
P&Z REVIEW 03.13.17  
SUP REVIEW 03.28.17

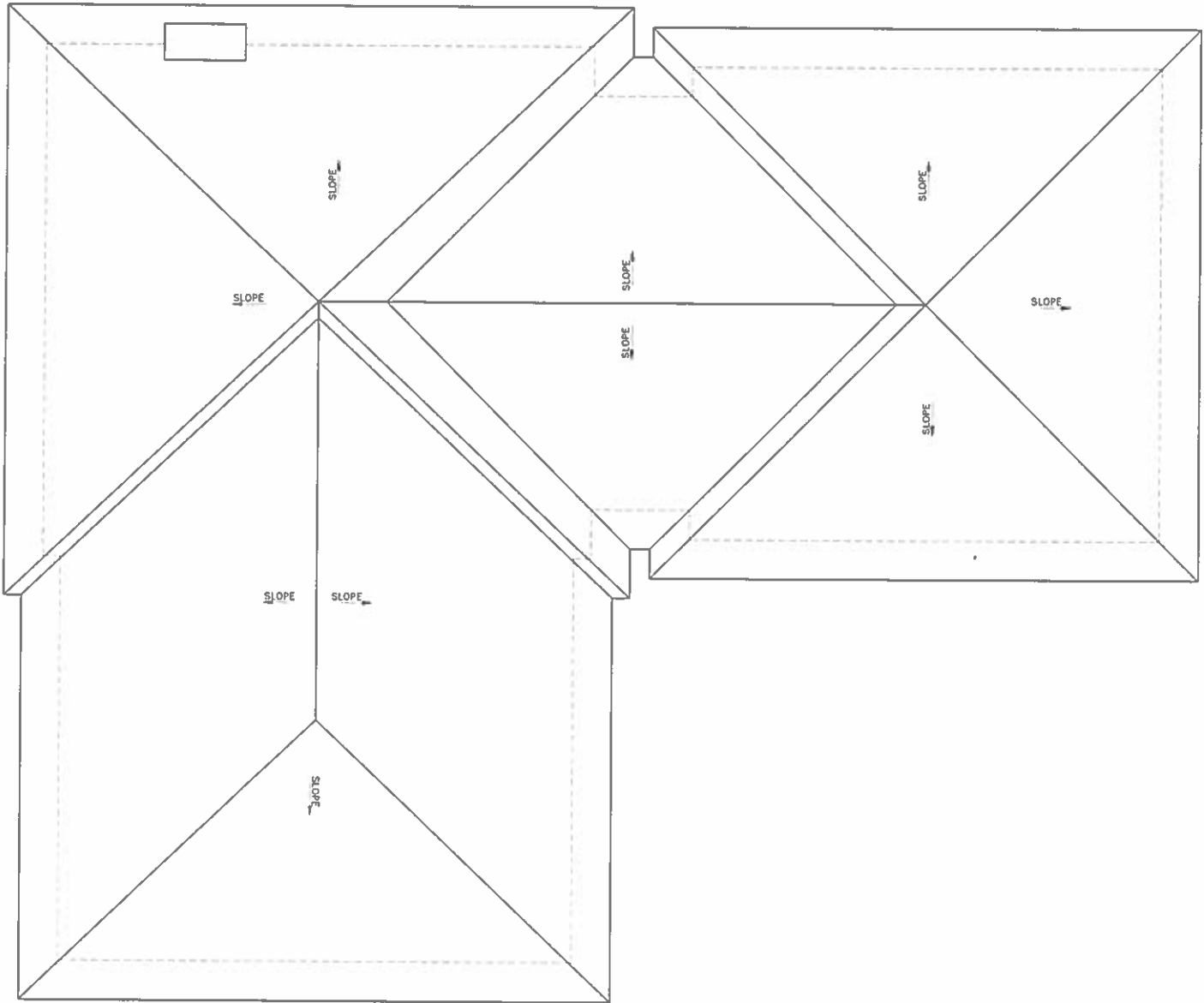
Drawings  
Third Floor Plan

**PATRICK-JAEGER  
RESIDENCE**  
ADDITION/RENOVATION  
107 Uhler Terrace  
Alexandria, VA 22301

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A3.3

1  
A3.3  
ATTIC PLAN  
SCALE: 1/8" = 1'-0"



1  
A3.4  
ROOF PLAN  
3'-0" = 1" (1/8" = 1')

- TYPICAL ROOF NOTES**
- 1. AT NEW AND EXISTING ROOFS - PROVIDE NEW BLACK ASPHALT SHINGLES ON #15 FELT W/ 'GRACE' ICE AND WATERSHIELD OR EQUAL AT ALL EAVES, RAKES, VALLEYS AND VERTICAL WALL JOINTS. TYP
  - 2. AT NEW AND EXISTING ROOFS - PROVIDE NEW GUTTERS AND DOWNSPOUTS. ALL GUTTERS SHALL BE 6" HALF-ROUND WHITE ALUMINUM. ALL DOWNSPOUTS SHALL BE 4" ROUND WHITE ALUMINUM
  - 3. RUN ALL DOWNSPOUTS TO UNDERGROUND 4" PVC PIPE. REFER CIVIL DWGS. FOR DISCHARGE REQ'S
  - 4. LOCATE ALL VENTS AND PLUMBING STACKS ON BACK SIDE OF ROOF AS SHOWN. PAINT BLACK. TYP
  - 5. PRICING ALTERNATE #1 ALL METAL ROOF SHOWN TO BE COPPER ROOF WITH COPPER 6" HALF-ROUND GUTTER® AND 4" DOWNSPOUTS
  - 6. ALL ROOF PENETRATIONS: BATHROOM EXHAUST, VENT STACKS. PAINTED BLACK. TYP U N O

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**Issued**

E-DESIGN MTG	02.02.17
P&Z REVIEW	03.13.17
SUP REVIEW	03.28.17

**Revisions**

PERMIT UPDATES	05.15.15
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**Drawings**

Roof Plan

**PATRICK-JAEGER  
RESIDENCE**  
ADDITION/RENOVATION  
107 Usher Terrace  
Alexandria, VA 22301

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NOTES  
1 ALL EXIST. WINDOWS TO BE REPLACED. SEE WINDOW SCHEDULE



1 FRONT (UHLER) ELEVATION  
SCALE 1/8" = 1'-0"

Issued

E-DESIGN MTG	02.02.17
P&Z REVIEW	03.13.17
SUP REVIEW	03.28.17

Drawings  
Elevations

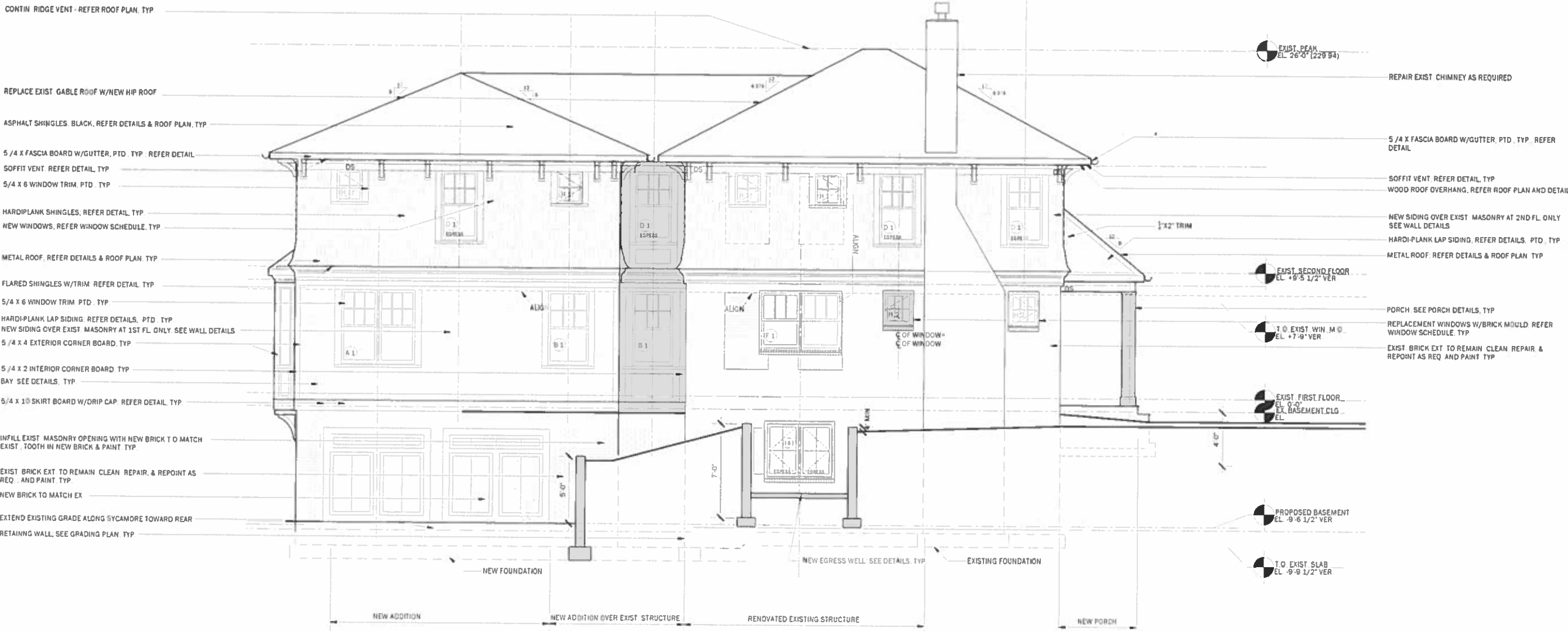
**PATRICK-  
JAEGER  
RESIDENCE**  
ADDITION/RENOVATION  
107 Uhler Terrace  
Alexandria, VA 22301

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A4.0

FOR PERMIT -- FOR PERMIT -- FOR PERMIT -- FOR PERMIT -- FOR PERMIT

NOTES  
1 ALL EXIST WINDOWS TO BE REPLACED SEE WINDOW SCHEDULE.



2  
A4.1  
LEFT (SYCAMORE) ELEVATION

Issued  
E-DESIGN MTG 02.02.17  
P&Z REVIEW 03.13.17  
SUP REVIEW 03.28.17

Drawings  
Elevations

PATRICK-  
JAEGER  
RESIDENCE  
ADDITION/RENOVATION  
107 Uhler Terrace  
Alexandria, VA 22301

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A4.1

ISSUED	
CONCEPT DESIGN MTG	02 02 17
PERMIT & ZONING REVIEW	03 13 17
CONSTRUCTION REVIEW	03 28 17

Drawings \_\_\_\_\_  
Proposed  
Building  
Elevations &  
Section

**PATRICK-  
JAEGGER  
RESIDENCE**  
ADDITION/RENOVATION  
07 Uhler Terrace  
Alexandria, VA 22301

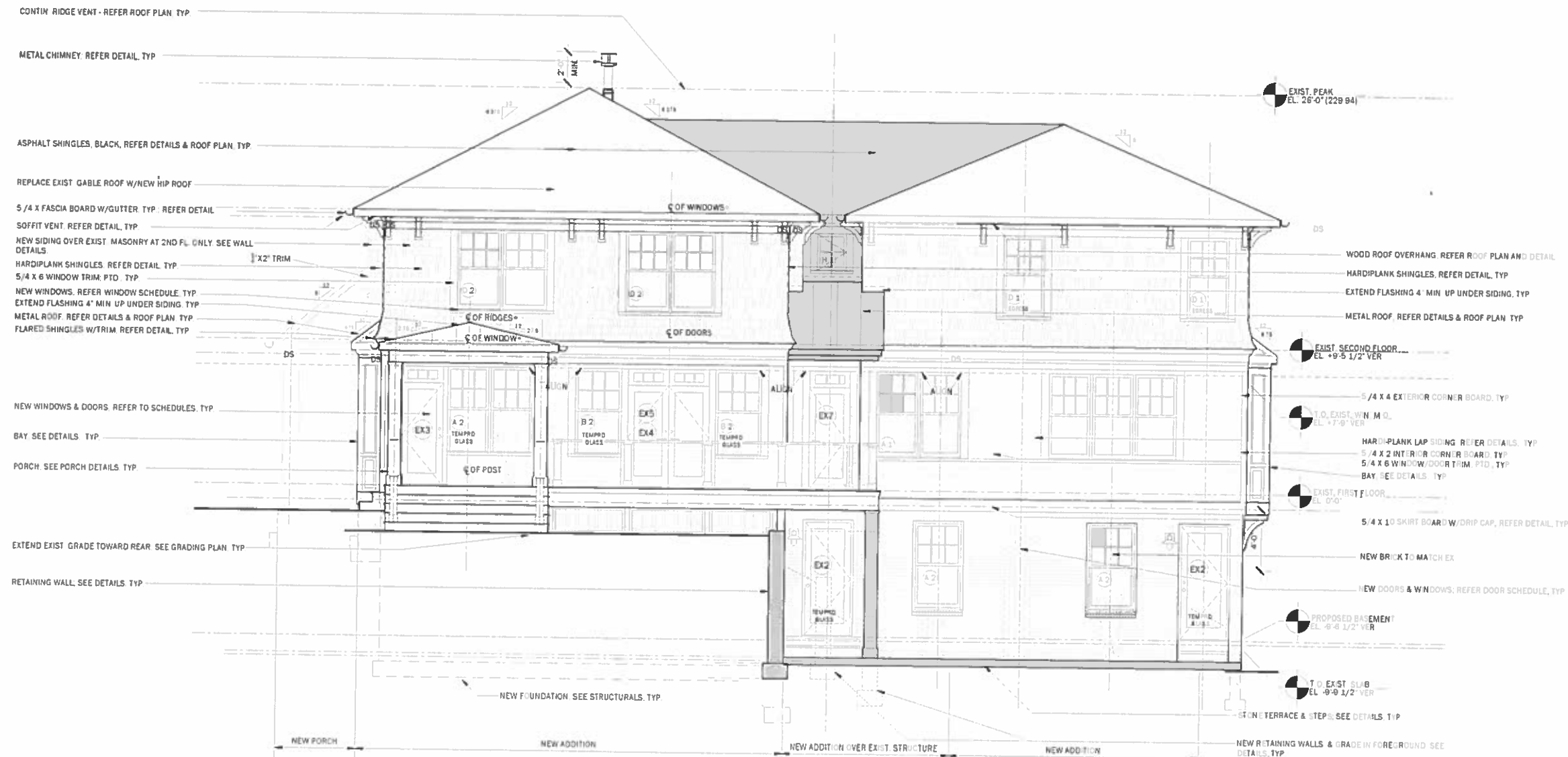
016 © MODE4 Architecture PLLC

## A4.2

1 ALL EXIST WINDOWS TO BE REPLACED. SEE WINDOW SCHEDULE.



FOR PERMIT -- FOR PERMIT -- FOR PERMIT -- FOR PERMIT -- FOR PERMIT



NOTES:  
1 ALL EXIST. WINDOWS TO BE REPLACED. SEE WINDOW SCHEDULE.

Issued  
E-DESIGN MTG 02 02 17  
P&Z REVIEW 03 13 17  
SUP REVIEW 03 28 17

Drawings  
Proposed  
Building  
Elevations &  
Section

PATRICK-JAEGER  
RESIDENCE  
ADDITION/RENOVATION  
107 Uhler Terrace  
Alexandria, VA 22301

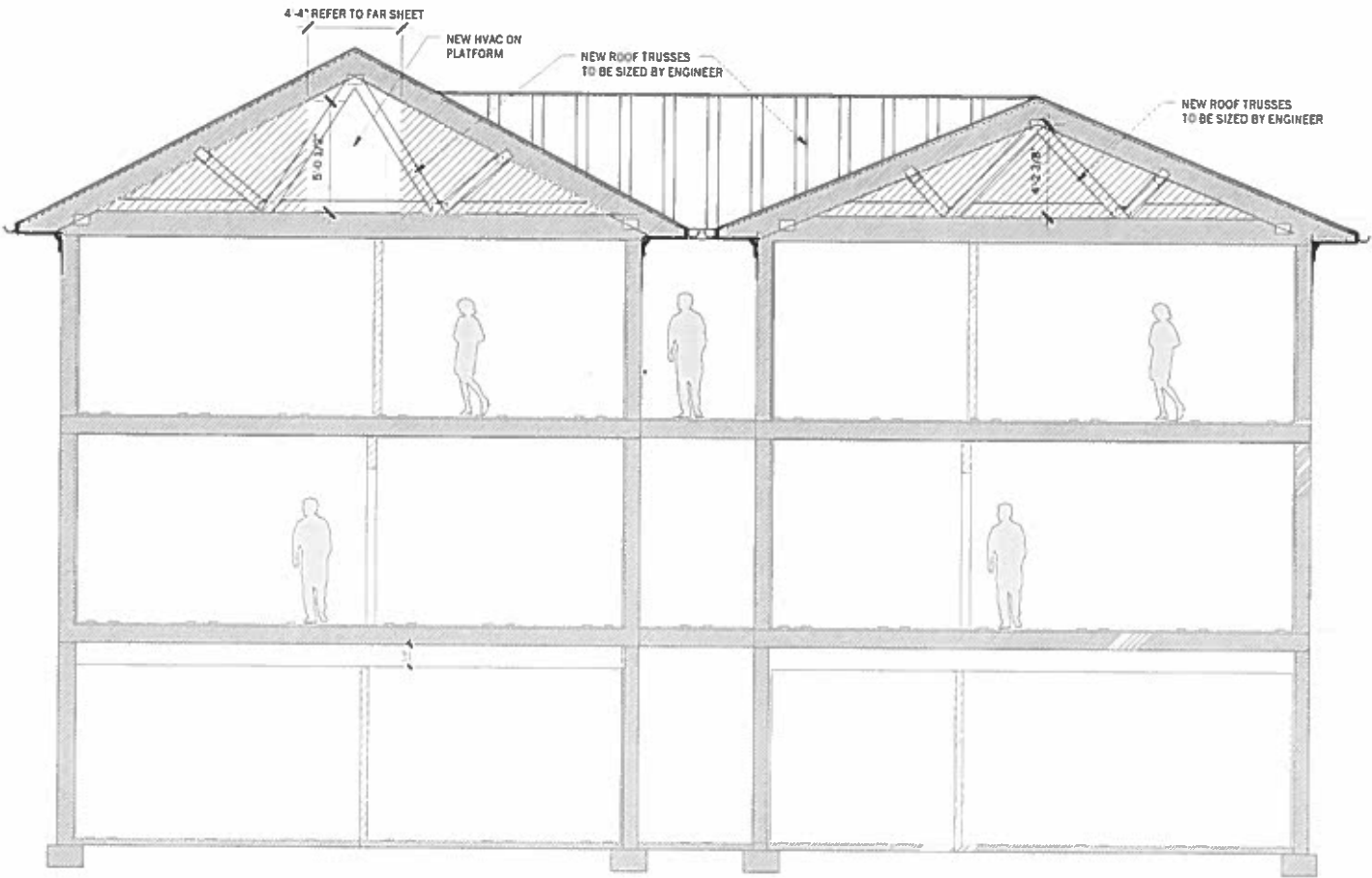
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A4.3

1  
A4.3  
RIGHT ELEVATION



FOR PERMIT -- FOR PERMIT -- FOR PERMIT -- FOR PERMIT -- FOR PERMIT



ATTIC FLOOR  
EL. 17'-11 1/2"

EXIST. SECOND FLOOR  
EL. +8'-5 1/2"

EXIST. FIRST FLOOR  
EL. 0'-0"

EXIST. BASEMENT FLOOR  
EL. -8'-0 1/2"

**BUILDING SECTION**

Issued

E-DESIGN MTG	02.02.17
P&Z REVIEW	03.13.17
SUP REVIEW	03.28.17

Drawings  
Building Section

**PATRICK-JAEGER  
RESIDENCE**  
ADDITION/RENOVATION  
107 Uhler Terrace  
Alexandria, VA 22301

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**A5.0**

# DEL RAY CITIZENS ASSOCIATION

[WWW.delraycitizens.org](http://WWW.delraycitizens.org)

P.O. Box 2233, Alexandria, VA 22301

May 16, 2017

Planning Commission Members and Karl W. Moritz, Director  
Department of Planning and Zoning  
City of Alexandria  
City Hall, Room 2100  
Alexandria, VA 22314

**RE: Special Use Permit (SUP) # 2017-0028**

105/107 Uhler Terrace- SUP for Height of Primary Residence

**ACTION REQUESTED: *The Del Ray Citizens Association recommends denial of the SUP as designed because of the height and mass on the rear of the property facing the neighbors.***

The Del Ray Citizens Association's Land Use Committee heard the request by the Applicant and the Applicant's Architect at our May 9<sup>th</sup>, 2017 meeting. Several of the applicants' neighbors were in attendance, and expressed strong concerns about the proposed design. The Del Ray Citizens Association (DRCA) voted on the request at the May 10<sup>th</sup>, 2017 meeting and opposes building the house as currently designed.

We appreciate the challenge of building on a steeply sloping lot, however DRCA found that the proposal, as designed, does not meet the requirements of Code Section 11-504. The house as viewed from Uhler Terrace is only minimally taller than the maximum height allowed by code and matches the height of the existing house, or steps down lower than the existing house at the side addition. As viewed from the front, the request for additional height is relatively minor. However, as viewed and measured from the rear and side, the house is significantly taller than the 25' allowed by code and exceeds the average front block height by over 20%. The side yard peak from average finished grade, for example, would be over 32'. The height of the side and rear elevations appear out of scale with the Del Ray neighborhood, will especially dominate the rear and side-abutting neighbors to potentially adverse effect, and do not appear to meet the intent of the infill requirements.

Sincerely,



Kristine Hesse & Danielle Fidler, Co-Chairs  
Del Ray Citizens Association  
Land Use Committee

Rod Kuckro, President  
Del Ray Citizens Association

Cc: Ann Horowitz, Staff Reviewer  
Anna Jaeger, Applicant

---

**From:** nicole [<mailto:cocobasso@comcast.net>]  
**Sent:** Friday, May 19, 2017 1:17 PM  
**To:** Ann Horowitz  
**Subject:** Fwd: Special Use Permit Application - 2017 # 0028

Ms Ann Horowitz  
Thank you

Sent from my iPhone

Begin forwarded message:

**From:** "Tony Culley-Foster" <[tcf@worldaffairsdc.org](mailto:tcf@worldaffairsdc.org)>  
**Date:** May 8, 2017 at 8:17:29 AM EDT  
**To:** <[cocobasso@comcast.net](mailto:cocobasso@comcast.net)>  
**Subject:** Special Use Permit Application - 2017 # 0028

Ms. Quant, Thanks for your May 5 notice of the 7-00 pm Tuesday May 9 public meeting of the Del Ray Citizen's Association at the Mount Vernon Recreation Center to consider the Special Use Permit Application (2017 # 0028) by the owners of Lots 105 & 107 Uhler Terrace, Alexandria.

My home at 110 West Mount Ida Avenue & an adjacent Lot # 106 are immediately to the rear of Lots & 105 & 107 owned by the petitioners Mr. Charles Patrick & Mrs. Anna Jaeger.

Attached is a letter regarding the SUPA – 2017 3 0028 that I was asked to share with you. It was composed & approved by a number of the property owners surrounding the Patrick/Jaeger property.

**On a personal note**, I have lived on West Mount Ida Avenue for 43 years & like many of our neighbors have been suprized & disappointed by the lack of personal courtesy, community sensitivity & communication exhibited by the Lots 105/107 property owners, during the past three years. EXAMPLE:

- 22 mature trees/bushes were removed from the rear of the Uhler Terrace property without any public or community consultation or notice, resulting in a loss of privacy for adjacent property holders.

- Since its purchase the house has been lived in a maximum of 4/5 months & during one period, while the property was unoccupied, the rear door was left open for months.
- The extensive lawn & garden area of the property was virtually neglected by the owners which resulted in the City of Alexandria having to respond to repeated neighbors' complaints & take over periodic maintenance.
- A stocked fish pond was abandoned & the water is contaminated & has become a health hazard & breeding ground for mosquitos. Despite repeated requests from neighbors the property owners have done nothing to address this issue.
- A large stand of bamboo (An invasive plant) has grown uncontrollably & crossed from Lots 105/107 to Lots 106/110. It is a nesting area for rats & also undermining the foundation of a studio structure at the rear of my home. Mr. Phillips of the City of Alexandria was notified of this problem. Long Roofing refused to put a new roof on the studio until we cut back the extensive overgrowth of the bamboo on our structure. (I am on disability & unable to do this type of work).

One addition point concerning the proposed new home design that the Patrick/Jaegers want to have approved relates to a large wrap around porch that will overlook the homes of neighbors on West Mount Ida & Sycamore Street & impinge on their privacy. As it will likely be used for entertainment & party gatherings the current proposed structure may also be of concern to residents on Uhler.

I look forward to meeting you at the Tuesday May 9 meeting.

Nicole Basso  
 110 West Mount Ida Avenue,  
 Alexandria,  
 Virginia 22305  
 TEL # 703-548-4620  
 Mobile # 571-274-8612  
 E-Mail # [COCOBASSO@COMCAST.NET](mailto:COCOBASSO@COMCAST.NET)



April 29, 2017

Dear Ann and Charles,

We are encouraged that you have reached out to the neighborhood regarding your plans for the 107 Uhler Terrace parcels. In order to fully understand the development of the site and be able to provide relevant comments, we would encourage the following items be presented in addition to the information in the package provided.

1. A site plan, to scale, showing the footprint of the new home on the site, and indicating drives and access points, fencing, patios, and other site development features.
2. A satellite aerial, which can be pulled off Google maps, with the outline of the new structure overlaid on it, to include the full properties of each adjacent landowner.
3. A landscaping plan, including a firm commitment to execute what is documented.
4. Elevations of each street side of the building to scale (2) and of the rear of the home. On this document, we would like to see an overlay of the current building outline of each elevation, so as to best understand the changes proposed.
5. A topographic plan, showing the grading changes proposed, so we can assess water runoff issues. Indicate any retaining structures.
6. A narrative of how storm water runoff will be accommodated to minimize impacts to downhill property owners.

Thank you for your attention to these issues. We look forward to receiving the information.