

Docket Item # 5
BZA Case #2017-0030
Board of Zoning Appeals
September 14, 2017

ADDRESS: 703 LITTLE STREET
ZONE: R2-5/RESIDENTIAL SINGLE-AND-TWO-FAMILY
APPLICANT: GARRISON SEAN KINEKE AND ALLISON L. YEAGER,
REPRESENTED BY MOSS CONSTRUCTION, INC.

ISSUE: Special exception to construct second story addition in the required side yard.

CODE SECTION	SUBJECT	CODE REQMT	APPLICANT PROPOSES	REQUESTED EXCEPTION
3-506(A)(2)	Side Yard (south)	7.60 feet	5.00 feet	2.60 feet

Staff **recommends approval** of the request because it meets the criteria for a special exception with the condition that the accessory structure in the northeast rear yard shall be demolished.

If the Board decides to grant the requested special exception, the applicant must comply with code requirements under the department comments and must submit the following prior to the final inspection: a survey plat prepared by a licensed surveyor confirming building footprint and setbacks. The special exception must also be recorded with the deed of the property in the City's Land Records Office prior to the release of the building permit.



BZA Case #2017-0030
703 Little Street



I. Issue

The applicants request a special exception to enlarge their existing one-and-a-half story dwelling at 703 Little Street in the required south side yard. They propose a full second story addition over the existing first floor footprint. The dwelling's south facing wall does not comply with the required south side yard setback. Increasing the height of this noncomplying wall requires a special exception.

II. Background

The subject property is an interior lot of record with 40.00 feet of frontage on Little Street and 4,000 square feet of lot area. The lot is substandard in size and width but meets the frontage requirement of the R-2-5 zone.

The lot contains a one-and-a-half-story dwelling with an open front porch and two detached accessory structures. Real Estate Assessment Records indicate that the dwelling was constructed in 1935.

The dwelling sits 15.40 feet from the front property line facing Little Street, 9.80 feet from the north side property line, 5.00 feet from the south side property line, and 48.60 feet from the rear property line. The open front porch sits 9.90 feet from the front property line. The current height of the existing dwelling is 18.30 feet to the midpoint of the highest gable from average pre-construction grade.

III. Description

The applicants propose to construct a second story addition with a hip roof above the first floor footprint. No change to the grade is proposed. The first floor's south-facing building wall is located five feet from the south property line -- two feet less than the required seven foot minimum side yard for the R-2-5 zone. As such, the plane established by the south-facing building wall is noncomplying. This noncomplying wall currently measures 18.90 feet in height measured to the gable's midpoint from grade along the dwelling's south-facing building wall.

The proposed height of the second story addition would measure 24.60 feet to the midpoint between the top of the eave and the ridgeline from the average pre-construction grade. The proposed addition would increase the height of the noncomplying wall in the required south side yard. As proposed, it would measure 22.90 feet in height to the top of the eave from grade along the dwelling's south-facing building wall. The proposed height would require a 7.60 foot side yard based on the R-2-5 zone's height to setback ratio of 1:3. Since the wall remains 5.00 feet from south side property line, the applicants must request a special exception of 2.60 feet.

The applicants also propose demolishing the existing accessory structures and rebuilding the noncomplying front porch with the same height and footprint as existing.

The table below summarizes all applicable zoning requirements:

Table 1: Zoning Table

	Required/Permitted	Existing	Proposed
Lot Area*	5,000 Sq. Ft.	4,000 Sq. Ft	4,000 Sq. Ft.
Lot Width*	50.00 Ft.	40.00 Ft.	40.00 Ft.
Lot Frontage	40.00 Ft	40.00 Ft.	40.00 Ft.
Front Yard	10.80 Ft. *	15.40 Ft. (front building wall) 9.90 Ft. (front porch)	15.40 Ft. (front building wall) 9.90 Ft. (front porch)
North Side Yard	1:3 height to setback ratio with 7.00 Ft. minimum	9.80 Ft.	9.80 Ft.
South Side Yard*	1:3 height to setback ratio with 7.00 Ft. minimum	5.00 Ft.	5.00 Ft.
Rear Yard	1:1 height to setback ratio with 7.00 Ft. minimum	48.60 Ft.	48.60 Ft.
Building Height	25.00 Ft.	18.30 Ft.	24.60 Ft.
Floor Area Ratio	0.45 1,800 Sq. Ft. (net floor area)	0.36 1,424 Sq. Ft.	0.40 1,609 Sq. Ft.

*Based on average front setback of buildings along the east side of Little Street between East Masonic View Avenue and East Oak Street.

There have been no variances or special exceptions previously granted for this site. Upon completion of the work the proposed renovations would continue to comply with the floor area requirements. (Refer to floor area calculations.)

IV. Master Plan/Zoning

The subject property is zoned R-2-5 and has been so zoned since adoption of the Third Revised Zoning Map in 1951. The Potomac West Small Area Plan identifies the site for residential land use.

V. Requested Special Exception

3-506(A)(2) Side Yard (South)

The applicants request a special exception of 2.60 feet from the required 7.60 foot side yard for the R-2-5 zone to increase the height of the existing dwelling's noncomplying south-facing side building wall.

VI. Noncomplying Structure/Substandard Lot

The subject property is a substandard lot and contains a noncomplying structure with respect to the following:

	<u>Required</u>	<u>Provided</u>	<u>Noncompliance</u>
Lot Width	50.00 Ft.	40.00 Ft.	10.00 Ft.
Lot Area	5,000 Sq. Ft.	4,000 Sq. Ft.	1,000 Sq. Ft.
Front Yard	10.80 Ft.	9.90 Ft.	0.90 Ft.
Side Yard	7.00 Ft.	5.00 Ft.	2.00 Ft.

VII. Special Exception Standards

In order to grant a special exception, Section 11-1304 of the zoning ordinance states that the Board of Zoning Appeals “must find that the strict application of the ordinance creates an unreasonable burden on the use and enjoyment of the property which outweighs the material zoning purpose for which the specific provision of the ordinance at issue was designed.” Section 11-1304 also states that the Board of Zoning Appeals “shall consider and weigh the following issues, as applicable:”

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

The addition would be located entirely above the existing dwelling; no new footprint is proposed. The addition would increase the height on the south side of the property by 4.00 feet. The impact of the increased height is mitigated by the fact that it is capped with a hip roof which moves much of the new bulk of the roof away from the nearest property line. The addition would not be detrimental to the neighborhood or any adjacent properties.

- 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 second-story addition would replace an existing half-story second floor, and the new hip roof would replace a gabled roof that faces the most adjacent property to the south. The modest increase in height would not likely impair the supply of light and air to any adjacent property. There would be no expected impacts to traffic or public safety.

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

Several second story additions have been constructed in the surrounding area and there are many houses that were originally constructed with two stories nearby. The proposed design would alter the massing and character of the existing dwelling, however, the proposed design would be very similar in design and bulk to other two-story dwellings in the area and zone. The addition would not alter the essential character of the surrounding area.

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

The proposed construction would maintain consistency in terms of lot configuration and the scale of dwelling with many surrounding properties. The proposal would also maintain rear yard setbacks similar to the rest of the properties along the east side of Little Street, which are characterized by fairly deep open rear yards.

- 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 lot's substandard area and width, along with the placement of the existing dwelling, limit where an addition could be constructed in compliance with zoning regulations. Comparably sized additions would increase the dwelling's footprint and reduce the size of the rear yard. Decreasing the size of the rear yard would be out of character with adjacent properties which have similarly situated houses with open rear yards. Additionally, an increased footprint would likely have a greater impact on light and air to adjacent properties.

VIII. Staff Conclusion

Neighborhood Impact

There are several two-story dwellings along Little Street and in the surrounding neighborhood. The addition would be compatible with the mass and height of other dwellings in the neighborhood. Further, removal of the existing front and side facing gabled roofs would reduce the visual impact of the proposed addition.

Light and Air

Because the addition would replace an existing half-story second floor with no increase to the existing dwelling's footprint, it is unlikely the supply of light and air to adjacent properties to the north and south would be impaired.

Lot Constraints

Due to the lot's substandard width and the dwelling's placement on the lot, the only feasible alternative to the proposed addition would be to increase the dwelling's footprint to the rear. Because the lot is also substandard in area, this alternative would not be desirable as it would further reduce the open space on the lot.

Staff Conclusion

Staff believes the request meets the criteria for a special exception and **recommends approval** with the condition that the accessory structure in the northeast rear yard shall be demolished.

Staff

Sam Shelby, Urban Planner, sam.shelby@alexandriava.gov

Mary Christesen, Zoning Manager, mary.christesen@alexandriava.gov

Alex Dambach, Division Chief, alex.dambach@alexandriava.gov

DEPARTMENTAL COMMENTS

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

* The applicant is advised that if the special exception is approved the following comments apply.

Transportation and Environmental Services:

- 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).
- 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.
- 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.
- C-4 All secondary utilities serving this site shall be placed underground. (Sec. 5-3-3)
- C-5 Any work within the right-of-way requires a separate permit from T&ES. (Sec. 5-2)
- 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)
- R-1 The building permit must be approved and issued prior to the issuance of any permit for demolition.
- R-2 Applicant shall be responsible for repairs to the adjacent city right-of-way if damaged during construction activity.
- R-3 No permanent structure may be constructed over any existing private and/or public utility easements. It is the responsibility of the applicant to identify any and all existing easements on the plan.
- F-1 After review of the information provided, an approved grading plan is not required at this time. Please note that if any changes are made to the plan it is suggested that T&ES be included in the review.

Code Administration:

- C-1 A building permit, plan review, and inspections are required for the information listed in the BZA application.

Recreation (Arborist):

F-1 No trees are affected by this plan.

Historic Alexandria (Archaeology):

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

Other Requirements Brought to the Applicant's Attention:

C-1 The accessory structure in the northeast rear yard shall be demolished prior to wall check approval in order to meet FAR requirements.

BZA Case #

2017-0030



**APPLICATION
BOARD OF ZONING APPEALS**

SPECIAL EXCEPTION FOR ADDITIONS

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

11-1302 (B) Yard and Setback requirements for enlargement of dwelling, as follows: (1) Yard and setback requirements applicable to the extension or enlargement of a single family dwelling, within any one noncomplying plane of such dwelling. (2)(a&b).

PART A

1. Applicant: ☒ Owner ☒ Contract Purchaser ☒ Agent

Name MOSS Construction Inc

Address 4125 Lafayette Center Drive

Ste #100

Daytime Phone 703-961-7707

Email Address chall@mossbuildinganddesign.com

2. Property Location 703 Little St. Alexandria VA 22031

3. Assessment Map # 053.04 Block 04 Lot 01 Zone R-2-5

4. Legal Property Owner Name Garrison Sean Kineke and Allison L. Yaeger

Address 703 Little Street, Alexandria, VA 22031

**BZA Case # 2017-0030
Application and Materials
703 Little Street
07/31/2017**

OWNERSHIP AND DISCLOSURE STATEMENT

Use additional sheets if necessary

1. Applicant. State the name, address and percent of ownership of any person or entity owning an interest in the applicant, unless the entity is a corporation or partnership, in which case identify each owner of more than three percent. The term ownership interest shall include any legal or equitable interest held at the time of the application in the real property which is the subject of the application.

Name	Address	Percent of Ownership
GARRISON SEAN KINERKE ALLISON YAEGER	703 Little St, Alexandria VA 22031	100%
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 703 Little Street, 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
GARRISON SEAN KINERKE ALLISON YAEGER	703 Little St, Alexandria VA 22031	100%
2.		
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 require to disclose any business or financial relationship, as defined by [Section 11-350 of the Zoning Ordinance](#), existing at the time of this application, or within the 12-month period prior to the submission of this application with any member of the Alexandria City Council, Planning Commission, Board of Zoning Appeals or either Boards of Architectural Review. All fields must be filled out completely. Do not leave blank. (If there are no relationships please indicated each person or entity and "None" in the corresponding fields).

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

Name of person or entity	Relationship as defined by Section 11-350 of the Zoning Ordinance	Member of the Approving Body (i.e. City Council, Planning Commission, etc.)
GARRISON SEAN KINERKE ALLISON YAEGER	N/A	N/A
2.		
3.		

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.

7/25/17

Date

Chris Hall

Printed Name


Signature

BZA Case # 2017-0030
Application and Materials
703 Little Street
07/31/2017

5. Describe request briefly:

Enlarge existing single family dwelling by adding an upper floor level on the existing footprint of the single family dwelling.

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:

Chris Hall

Print Name

703-961-7707

Telephone

Signature

7/25/17

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.

BZA Case # 2017-0030
Application and Materials
703 Little Street
07/31/2017

NOTE TO APPLICANT: Only one special exception per dwelling shall be approved under the provisions of Section 11-1302(B)(4).

PART B (SECTION 11-1304)

APPLICANT MUST EXPLAIN THE FOLLOWING:

(Please use additional pages where necessary.)

1. Explain how the special exception for the proposed addition, if granted, meets the applicant's needs.

The applicants have started a family and need adequate additional space to their existing home.

The upper floor level will be used for the homeowners' sleeping areas for their children that are due in the winter of 2017.

Their existing home is undersized for today's family needs, that will provide bedrooms that are of size that could reasonably accommodate furniture and closet space and also meet today's contemporary standards.

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

The proposed renovation is consistent with previous renovations roof lines, adding an additional upper floor in the neighborhood and the character of the proposed is consistent with existing and renovated homes alike.

The house is not expanding beyond its current footprint therefore does not impact the existing neighborhood and is only being increased in height no more than any other house in the neighborhood.

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

The design of the roof lines has mitigated the impact to the neighboring houses by hipping the roofs to maximize the available light and air available to the neighboring homes and still keep the renovation within the essential character and compatibility of the existing neighborhood.

We have also designed the slope of the roofs at a 4:12 to also mitigate the impact to our neighbors.

BZA Case # 2017-0030
Application and Materials
703 Little Street
07/31/2017

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

There are other examples of neighboring houses that have similar renovations that are consistent with the proposed renovation for the subject property with roof lines, character of elevations and materials to be used.

We have endeavored to keep the original character of the house and the scale and the proportions within what other homes in the neighborhood have been renovated to make it as contextual as possible.

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

Many of the other homes in this neighborhood have brick first floor and clapped upper floor additions.

Many homes were built this way initially by layering these materials.

Also have spec'd out double hung windows with muntins in keeping with this period style.

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

Proposal for a first floor addition off back of house would have impacted the first floor bedrooms making them unusable and mostly being a corridor to the new addition off the back and this would still not accommodate the families needs with regard to their growing family.

Building an additional floor on top of main floor made the most sense economically for the homeowners and the least impact to the lot coverage.

7. Has the applicant shown the plans to the most affected property owners? Have any neighbors objected to the proposed special exception, or have any neighbors written letters of support? If so, please attach the letter.

None.

BZA Case # 2017-0030
Application and Materials
703 Little Street
07/31/2017

BZA Case # 2017-0030
Application and Materials
703 Little Street
07/31/2017



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 703 Little St. Alexandria VA 22031

Zone R-2-5

A2. 4000

x 0.45

= 1800

Total Lot Area

Floor Area Ratio Allowed by Zone

Maximum Allowable Floor Area

B. Existing Gross Floor Area

Existing Gross Area*		Allowable Exclusions	
Basement	870	Basement**	870
First Floor	870	Stairways**	
Second Floor		Mechanical**	
Third Floor		Porch/Garage**	101
Porches/Other	341	Attic less than 5***	
Total Gross*	2081	Total Exclusions	971

B1. Existing Gross Floor Area *
2081 Sq. Ft.

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

B3. Existing Floor Area minus Exclusions
1110 Sq. Ft.
(subtract B2 from B1)

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

Proposed Gross Area*		Allowable Exclusions	
Basement		Basement**	
First Floor		Stairways**	102
Second Floor	870	Mechanical**	240
Third Floor	870	Porch/Garage**	
Porches/Other		Attic less than 5***	870
Total Gross*	1740	Total Exclusions	1212

C1. Proposed Gross Floor Area *
1740 Sq. Ft.

C2. Allowable Floor Exclusions**
1212 Sq. Ft.

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

D. Existing + Proposed Floor Area

D1. Total Floor Area (add B3 and C3) 1638 Sq. Ft.

D2. Total Floor Area Allowed by Zone (A2) 1800 Sq. Ft.

*Gross floor area for residential single and two-family dwellings in the R-20, R-12, R-8, R-5, R-2-5, RB and RA zones (not including properties located within a Historic District) is the sum of all areas under roof of a lot, measured from exterior walls.

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

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

E. Open Space Calculations Required in RA & RB zones

Existing Open Space	
Required Open Space	
Proposed Open Space	

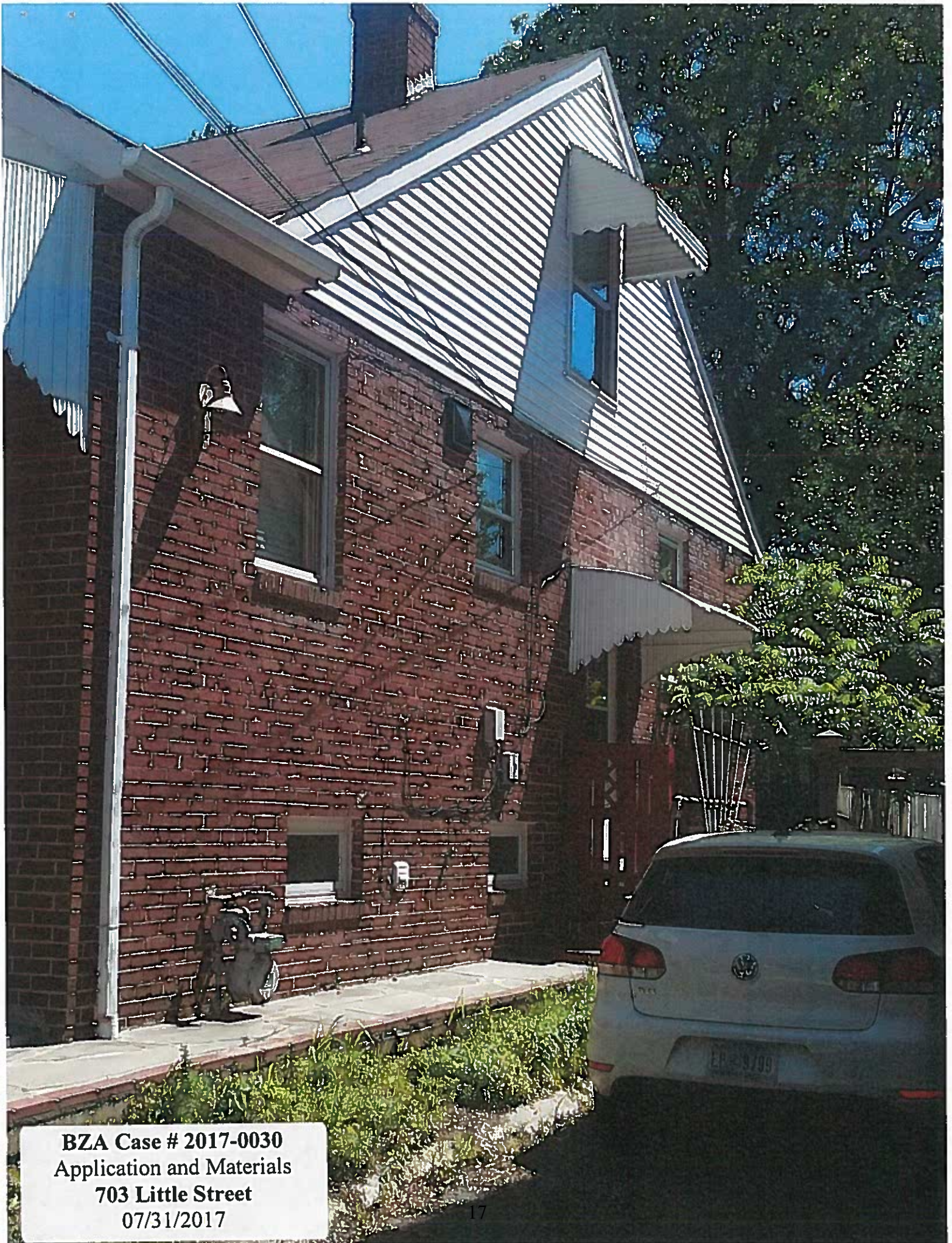
The undersigned hereby certifies and attests that, to the best of his/her knowledge, the above computations are true and correct.

Signature:

Date: 7/25/17

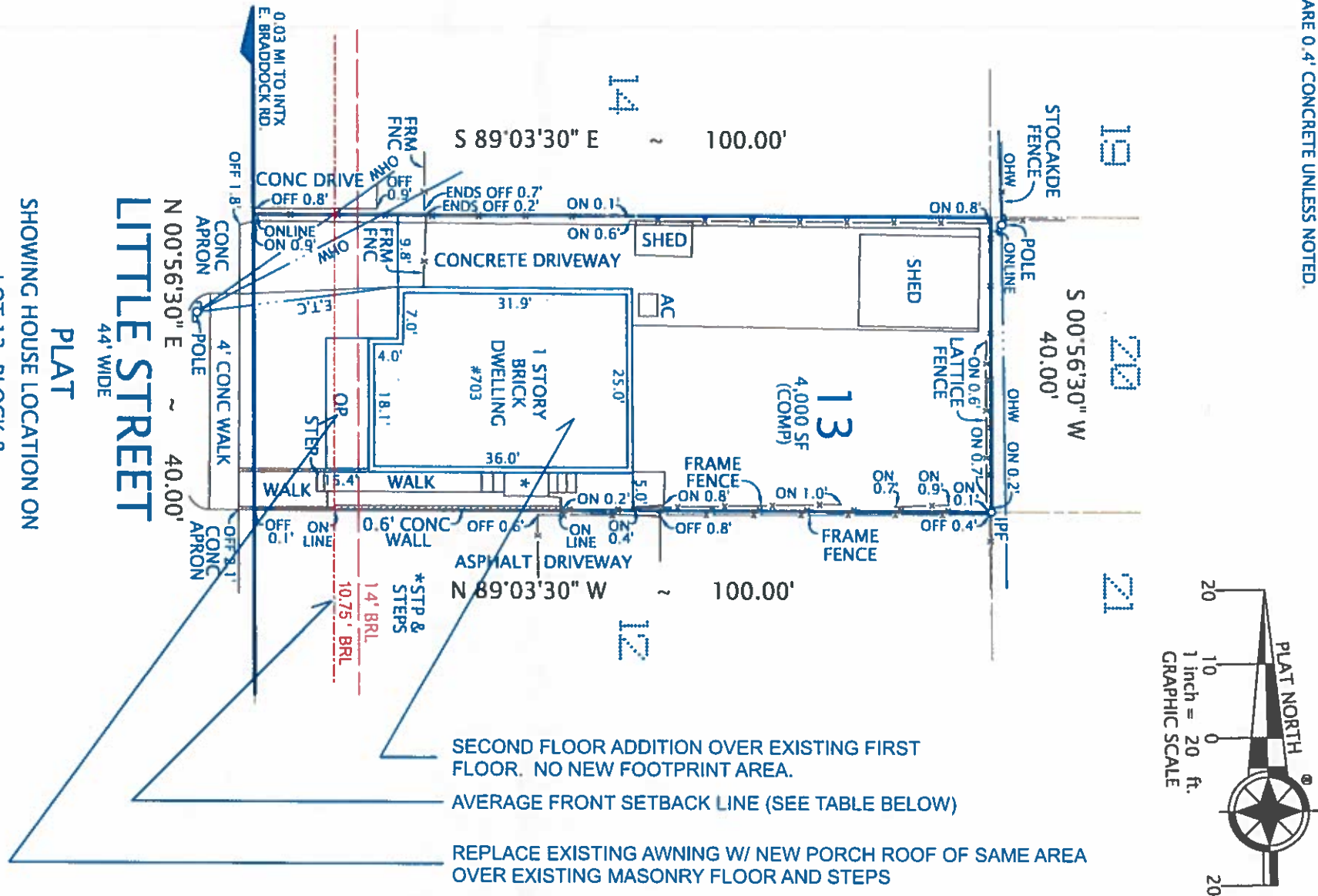


BZA Case # 2017-0030
Application and Materials
703 Little Street
07/31/2017



BZA Case # 2017-0030
Application and Materials
703 Little Street
07/31/2017

NOTES: 1. FENCES ARE CHAIN LINK UNLESS NOTED.
2. WALLS ARE 0.4' CONCRETE UNLESS NOTED.



SHOWING HOUSE LOCATION ON
LOT 13, BLOCK 8
ROSEMONT PARK
(DEED BOOK 83, PAGE 402)
CITY OF ALEXANDRIA, VIRGINIA
SCALE: 1" = 20'
NOVEMBER 14, 2016

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

THIS PLAT IS SUBJECT TO
RESTRICTIONS OF RECORD.
A TITLE REPORT WAS NOT FURNISHED.
NO CORNER MARKERS SET.

CASE NAME: POCUE ~ GARRISON/YAEGER

CASE NO: OT-16-5533

#161108017

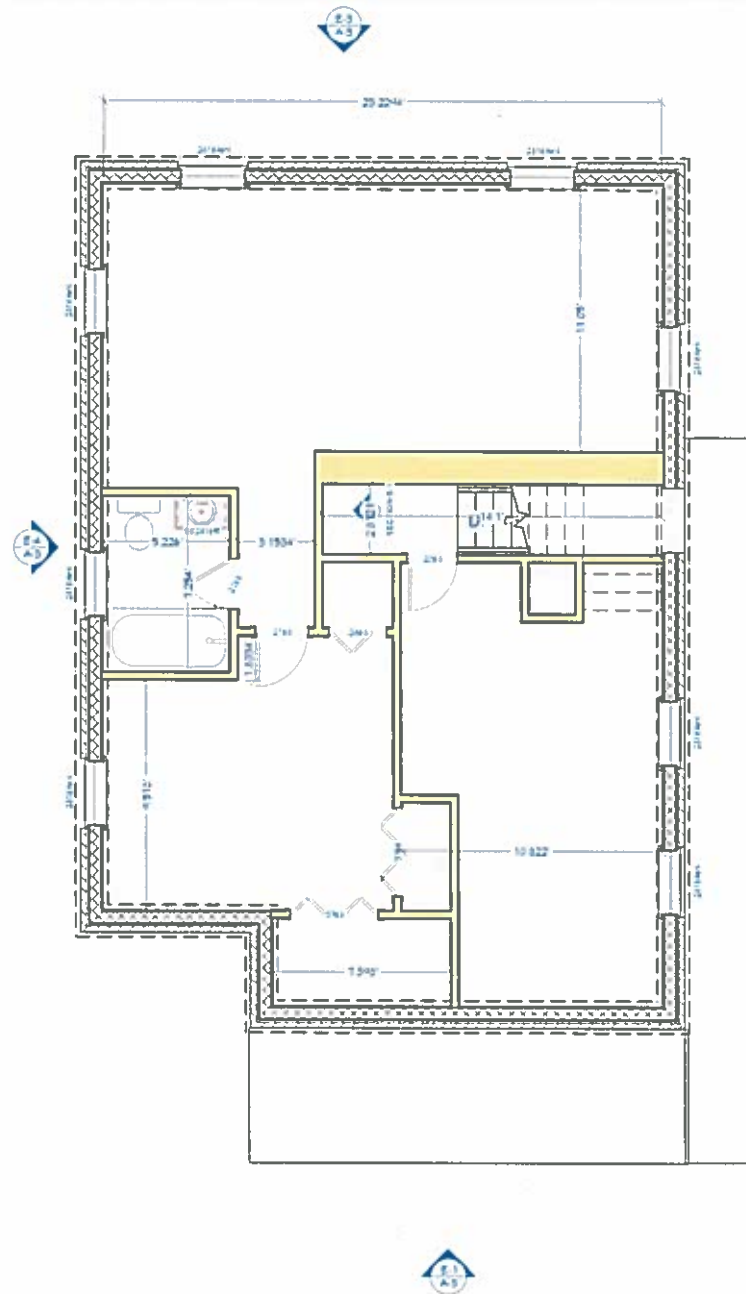


Ordered by:
Monarch
TITLE INC.
675 N. Washington Street
Suite 435
Alexandria, Virginia 22314
703-852-7700

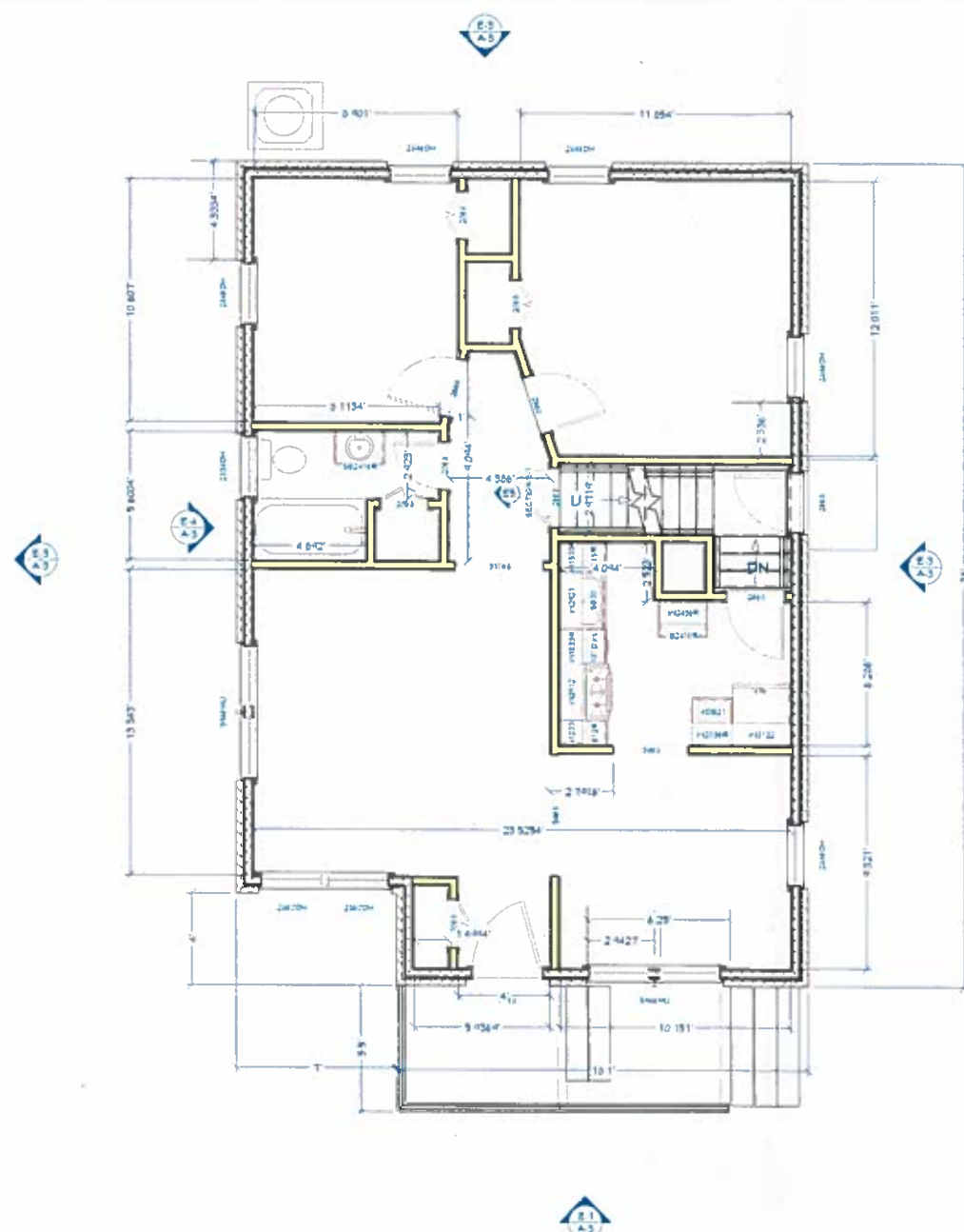
DOMINION Surveyors Inc.
8808-H PEAR TREE VILLAGE COURT
ALEXANDRIA, VIRGINIA 22309
703-619-6555
FAX: 703-799-6412

FRONT SETBACKS FOR ADJOINING PROPERTIES

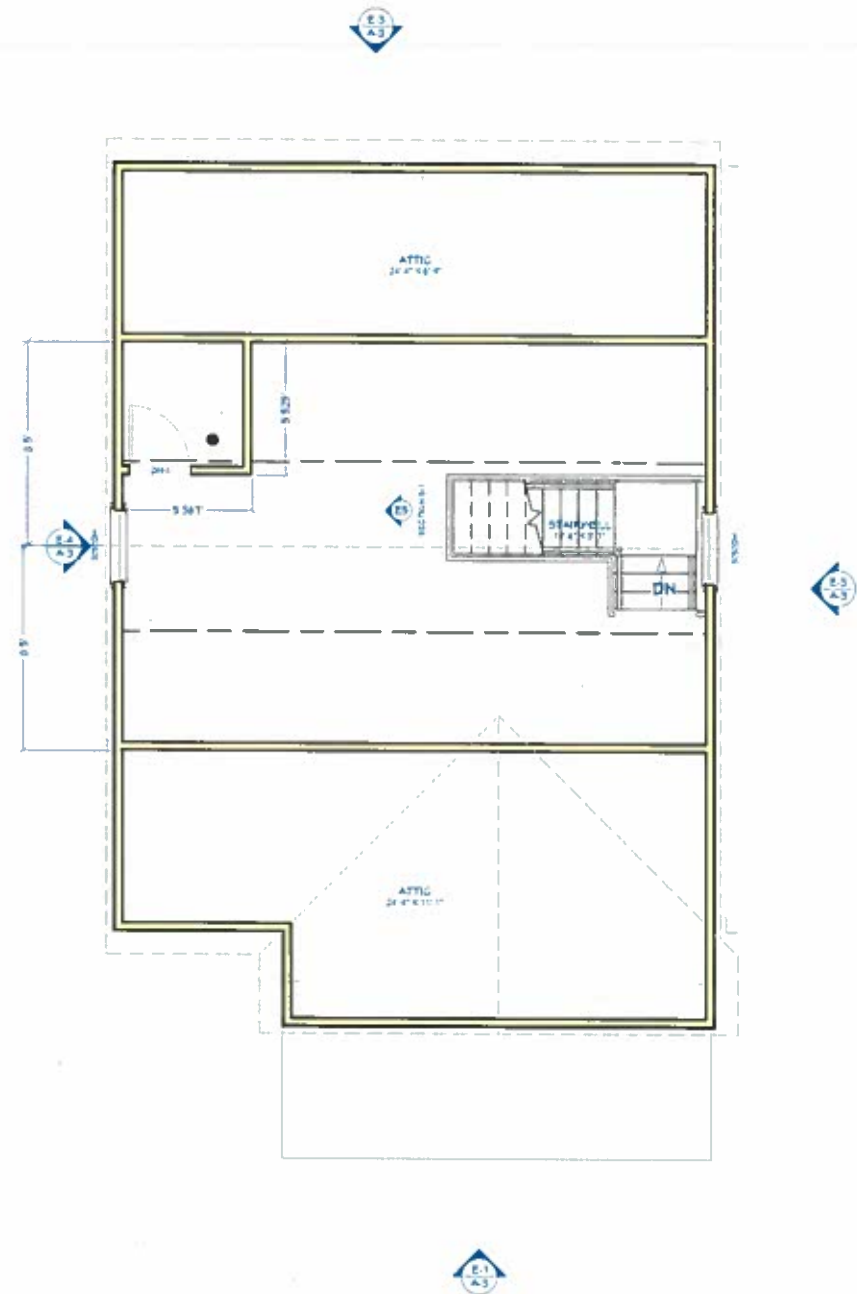
ADDRESS	DISTANCE TO PROPERTY LINE
200 E OAK ST	14.7
605 LITTLE ST	11.3
607 LITTLE ST	5.5
609 LITTLE ST	11.8
701 LITTLE ST	5.5
705 LITTLE ST.	5.5
707 LITTLE ST	15.7
711 LITTLE ST	16
	10.75



BASEMENT



1ST FLOOR



2ND FLOOR

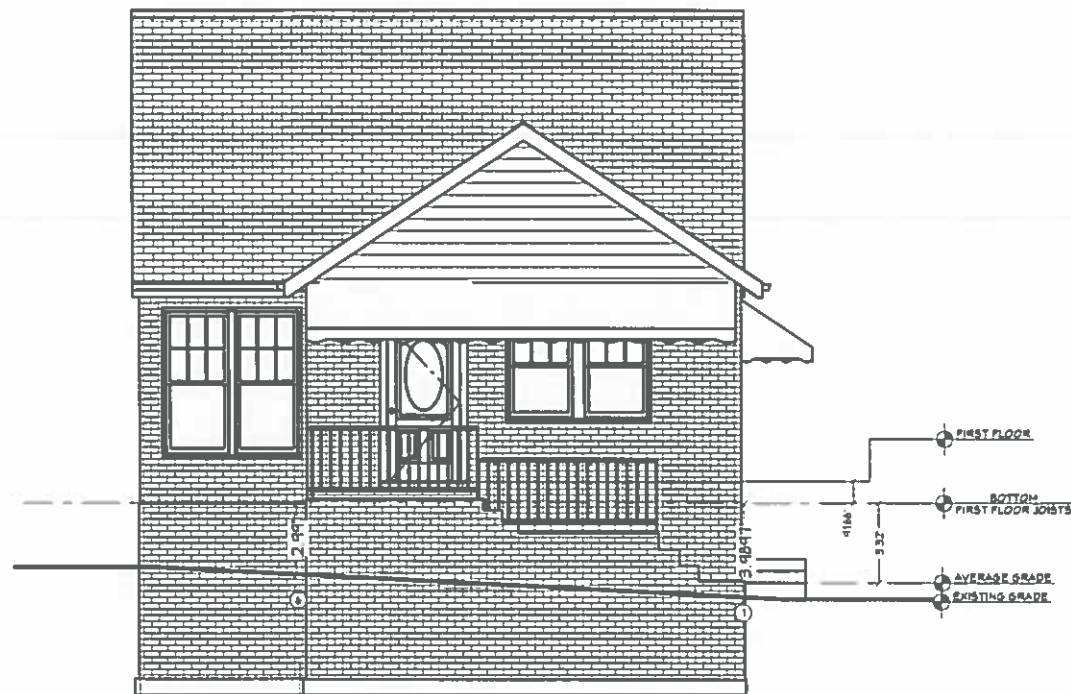
BZA Case # 2017-0030
Application and Materials
703 Little Street
07/31/2017

ISSUE	DATE
MOSS REVIEW	4/24/2017
REVIEW	7/3/2017
STRUCT. REVIEW	7/6/2017
BZA REVIEW	7/14/2017

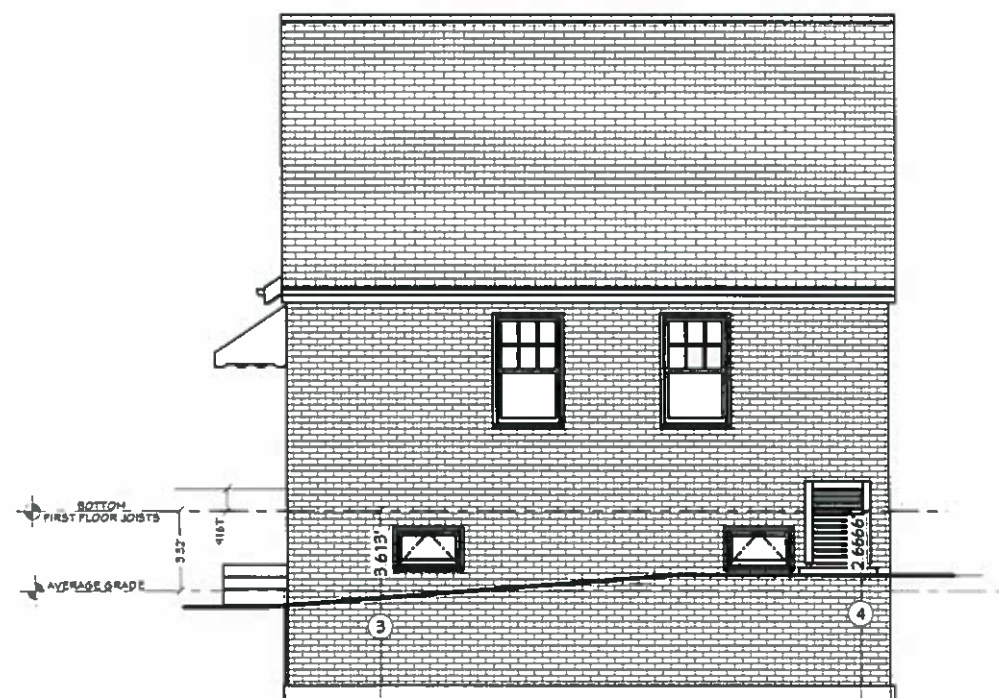
DATE	SCALE
7/14/2017	1/8" = 1'-0"

SHEET TITLE
EXISTING FLOOR PLANS

DRAWING NUMBER
A001

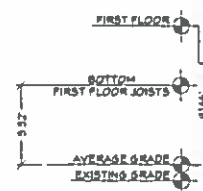


ELEVATION E-1 FRONT

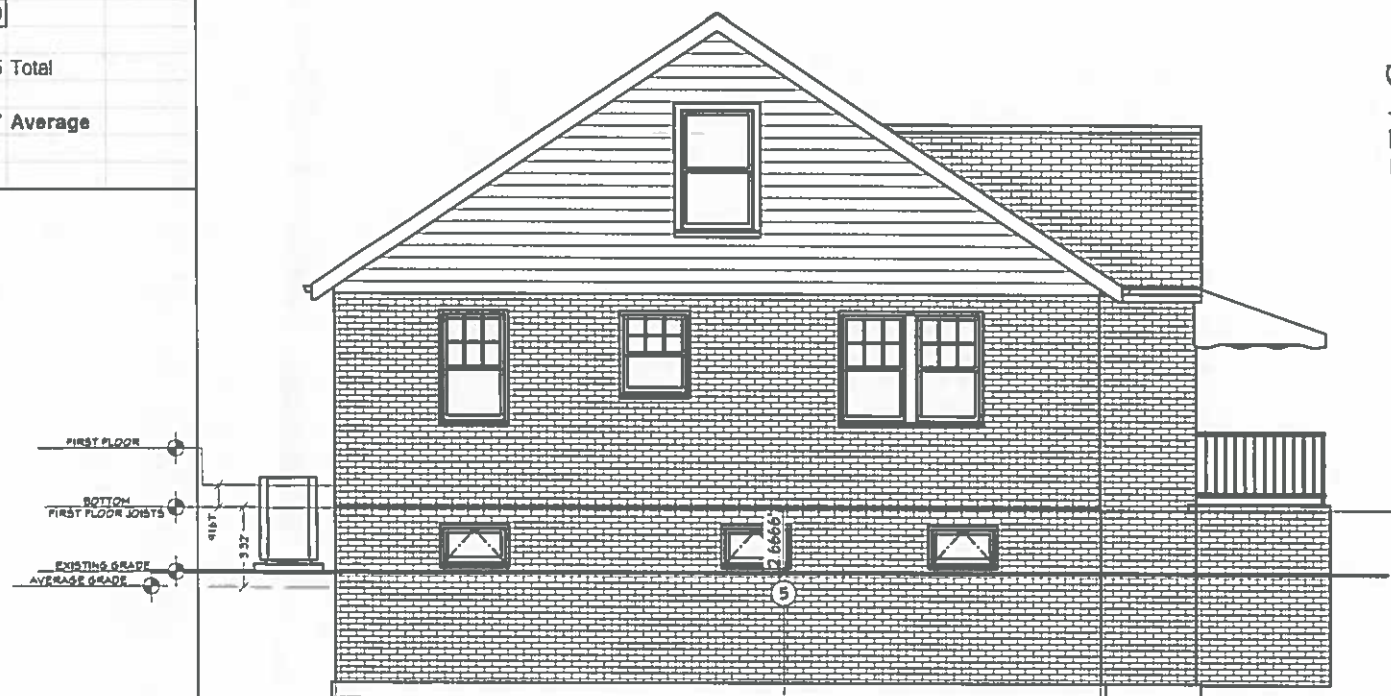


ELEVATION E-3 REAR

AVERAGE GRADE TABULATIONS	
As measured from bottom first floor joists at 20 ft Intervals	
1	3 9897
2	3 9897
3	3 613
4	2 6666
5	2 6666
6	2 9999
19 9255 Total	
3.320917 Average	



ELEVATION E-2, RIGHT SIDE



ELEVATION E-4 LEFT SIDE

BZA Case # 2017-0030
Application and Materials
703 Little Street
07/31/2017

MOSS
BUILDING & DESIGN
REMODELING WITH CARE
CHANTILLY, VA
4265-D BROOKFIELD CORPORATE DRIVE
703-981-7707
www.MossBuildingAndDesign.com

RENOVATIONS AND ADDITION TO
THE YAEGER RESIDENCE
703 LITTLE STREET
ALEXANDRIA, VA 22032

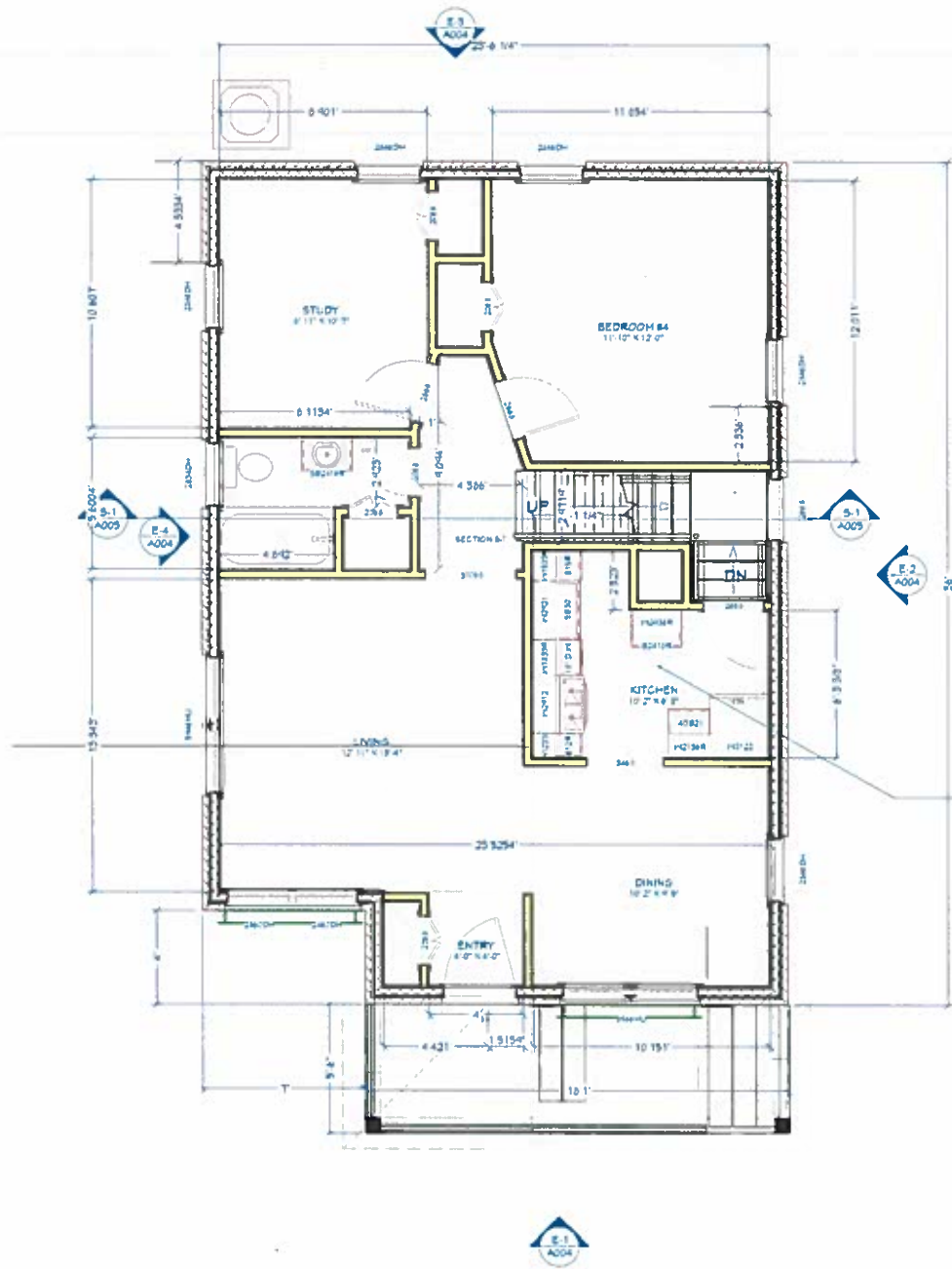
ISSUE	DATE
MOSS REVIEW	7/24/2017
REVIEW	7/3/2017
STRUCT REVIEW	7/6/2017
BZA REVIEW	7/14/2017

DATE	SCALE
7/14/2017	1/8" = 1'-0"

SHEET TITLE
EXISTING CONDITIONS
EXTERIOR ELEVATIONS

DRAWING NUMBER
A002

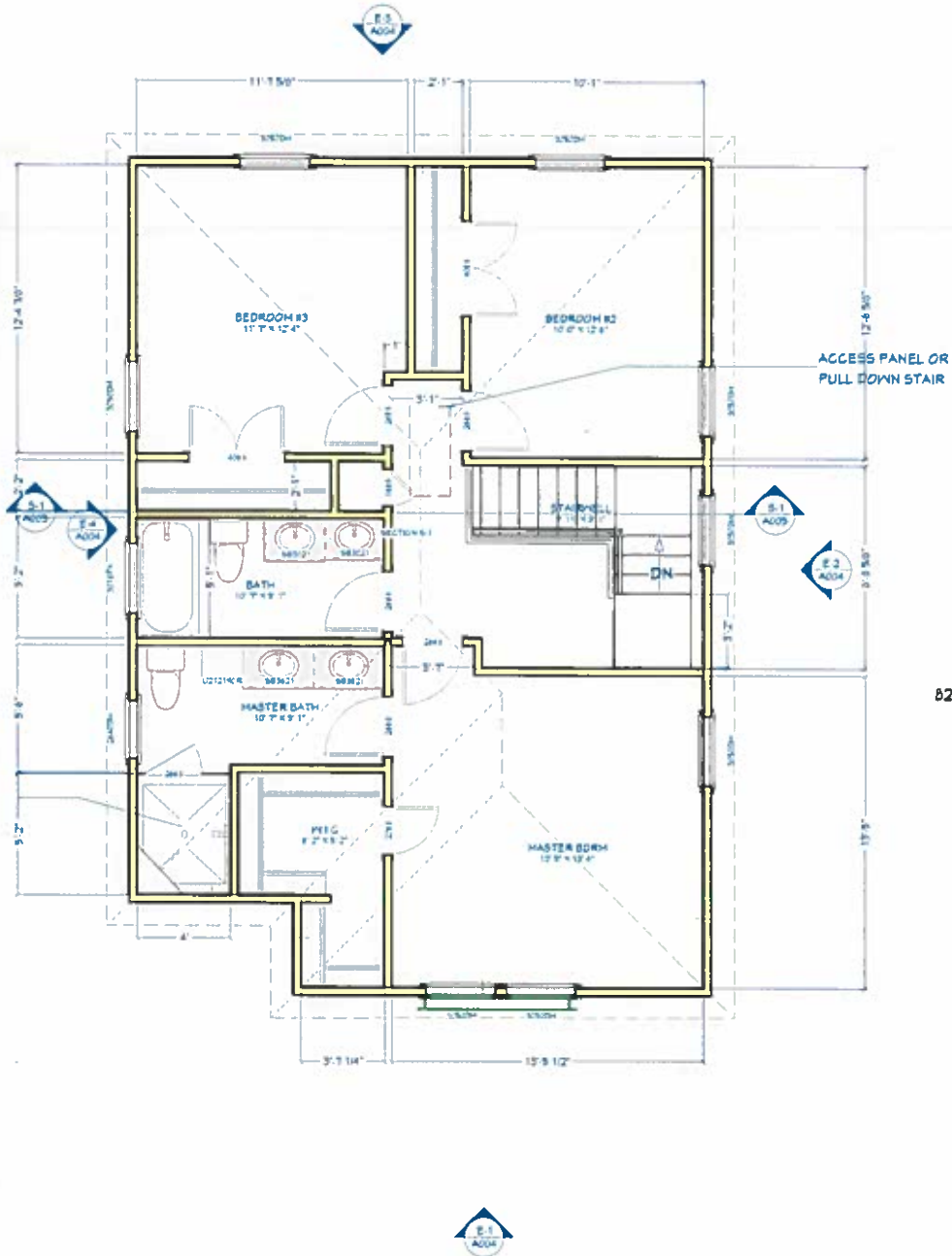
New leaf collaborative
John F. Herring
architects and design
4390A URBAN CREST COURT
ASHBURN, VA 20147
703-728-2880



FIRST FLOOR
(NO NEW WORK)

EXISTING KITCHEN TO
REMAIN NO NEW WORK
ON FIRST FLOOR

4' X 5' SHOWER W/ SINGLE
SHOWER HEAD & 2 BODY
SPRAYS PROVIDE CORNER
SEAT AND DOWNLIGHT
RATED FOR WET LOCATIONS



NEW SECOND FLOOR

AREA CALCULATIONS (EXCLUDES STAIR)

FIRST FLOOR	751 sq.ft.
2ND FLOOR	779 sq.
PORCHES	99 sq.ft.

BZA Case # 2017-0030
Application and Materials
703 Little Street
07/31/2017

821.1400298 cor



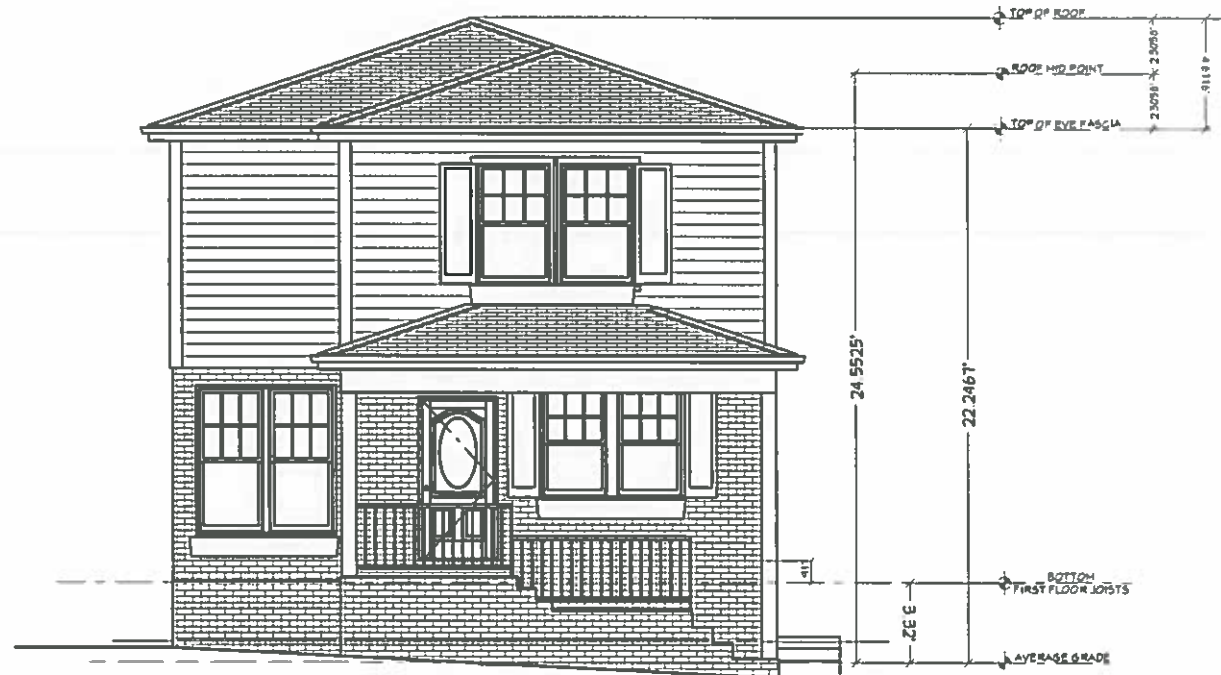
RENOVATIONS AND ADDITION TO
THE YAEGER RESIDENCE
703 LITTLE STREET
ALEXANDRIA, VA 22032

ISSUE	DATE
MOSS REVIEW	6/24/2017
REVIEW	7/3/2017
STRUCT. REVIEW	7/6/2017
BZA REVIEW	7/14/2017

DATE	SCALE
7/14/2017	1/8" = 1'-0"
SHEET TITLE	
FIRST & SECOND FLOOR PLANS	

DRAWING NUMBER
A003

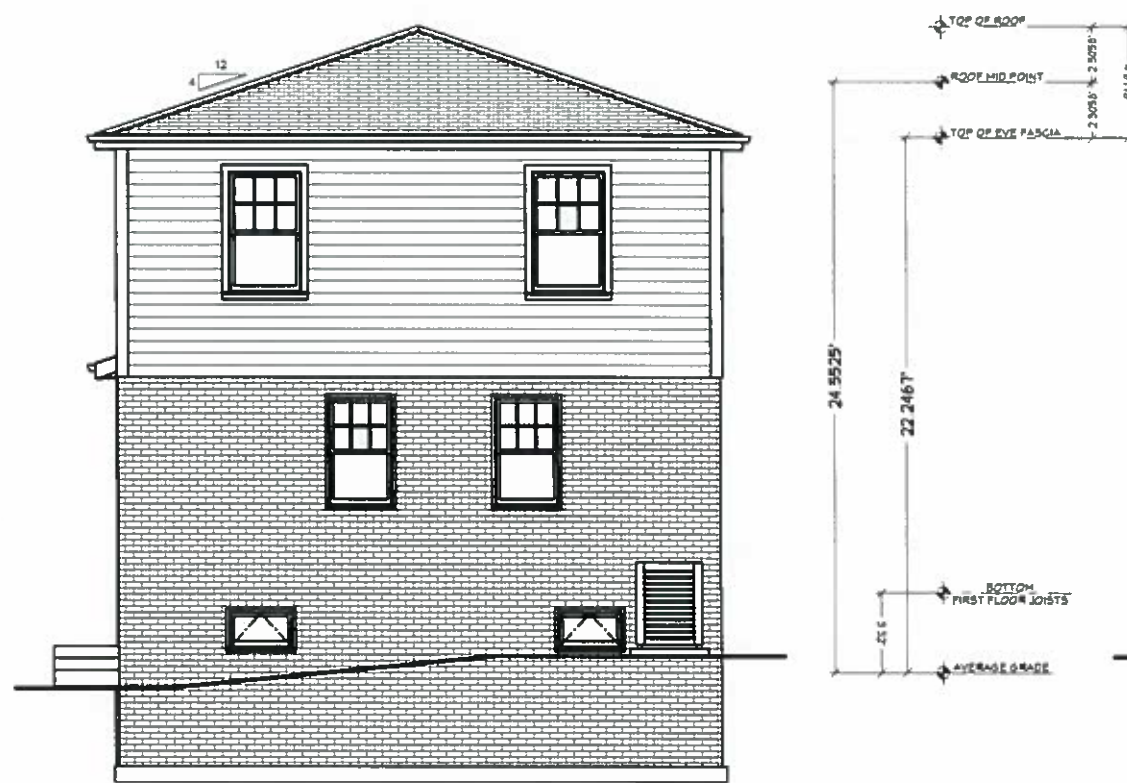
New leaf collaborative
1000 N. BROADWAY #100
ASHBURIA, VA 20147
703.726.2880



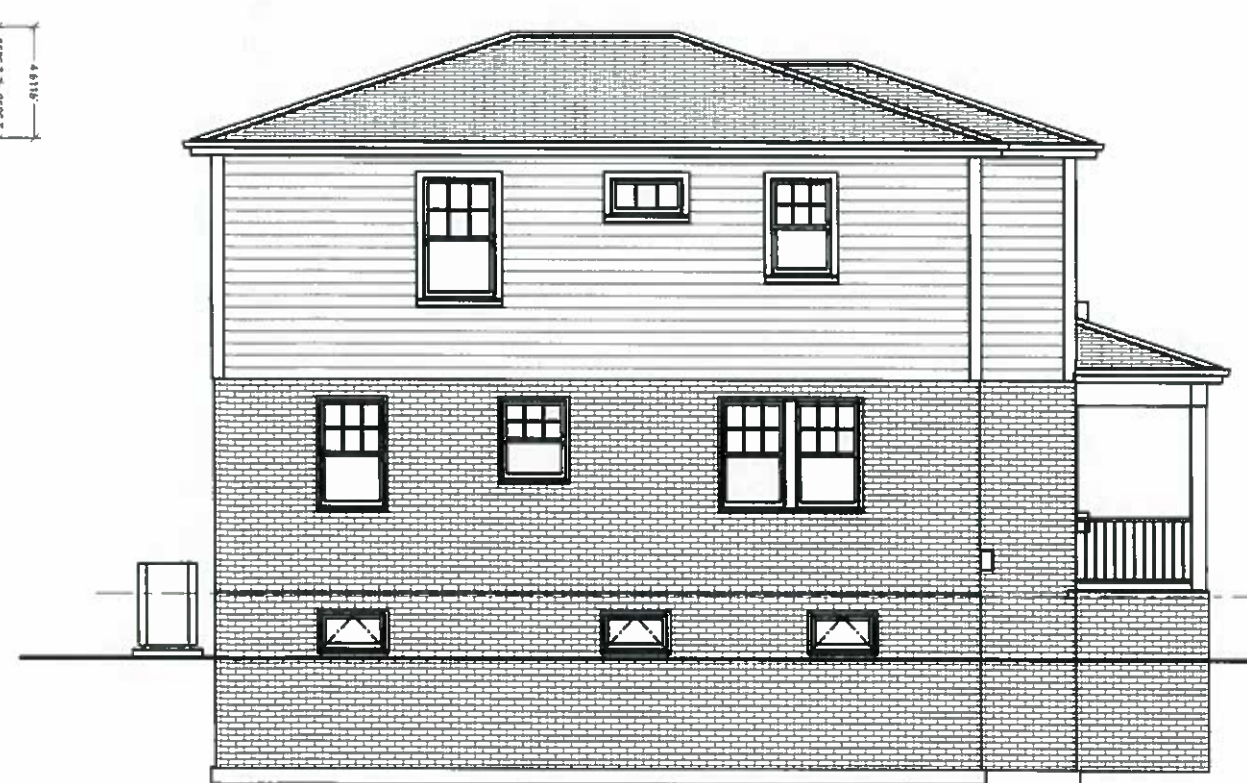
ELEVATION E-1 FRONT



ELEVATION E-2, RIGHT SIDE



ELEVATION E-3 REAR



ELEVATION E-4 LEFT SIDE

BZA Case # 2017-0030
Application and Materials
703 Little Street
07/31/2017

MOSS
BUILDING & DESIGN
REMODELING WITH CARE
4265-D BROOKFIELD CORPORATE DRIVE
CHANTILLY, VA
703-961-1707
www.MossBuildingDesign.com

RENOVATIONS AND ADDITION TO
THE YAEGER RESIDENCE
703 LITTLE STREET
ALEXANDRIA, VA 22032

ISSUE	DATE
MOSS REVIEW	8/24/2017
REVIEW	7/3/2017
STRUCT. REVIEW	7/6/2017
BZA REVIEW	7/14/2017

DATE	SCALE
7/14/2017	1/8" = 1'-0"

SHEET TITLE
EXTERIOR ELEVATIONS
NEW WORK

DRAWING NUMBER

A004