

Docket Item # 2
BZA Case #2017-0026
Board of Zoning Appeals
October 12, 2017

ADDRESS: 106 WEST CEDAR STREET
ZONE: R-5, SINGLE-FAMILY ZONE
APPLICANT: DAVID ALAN SLADE & SUZANNE BROWN SLADE

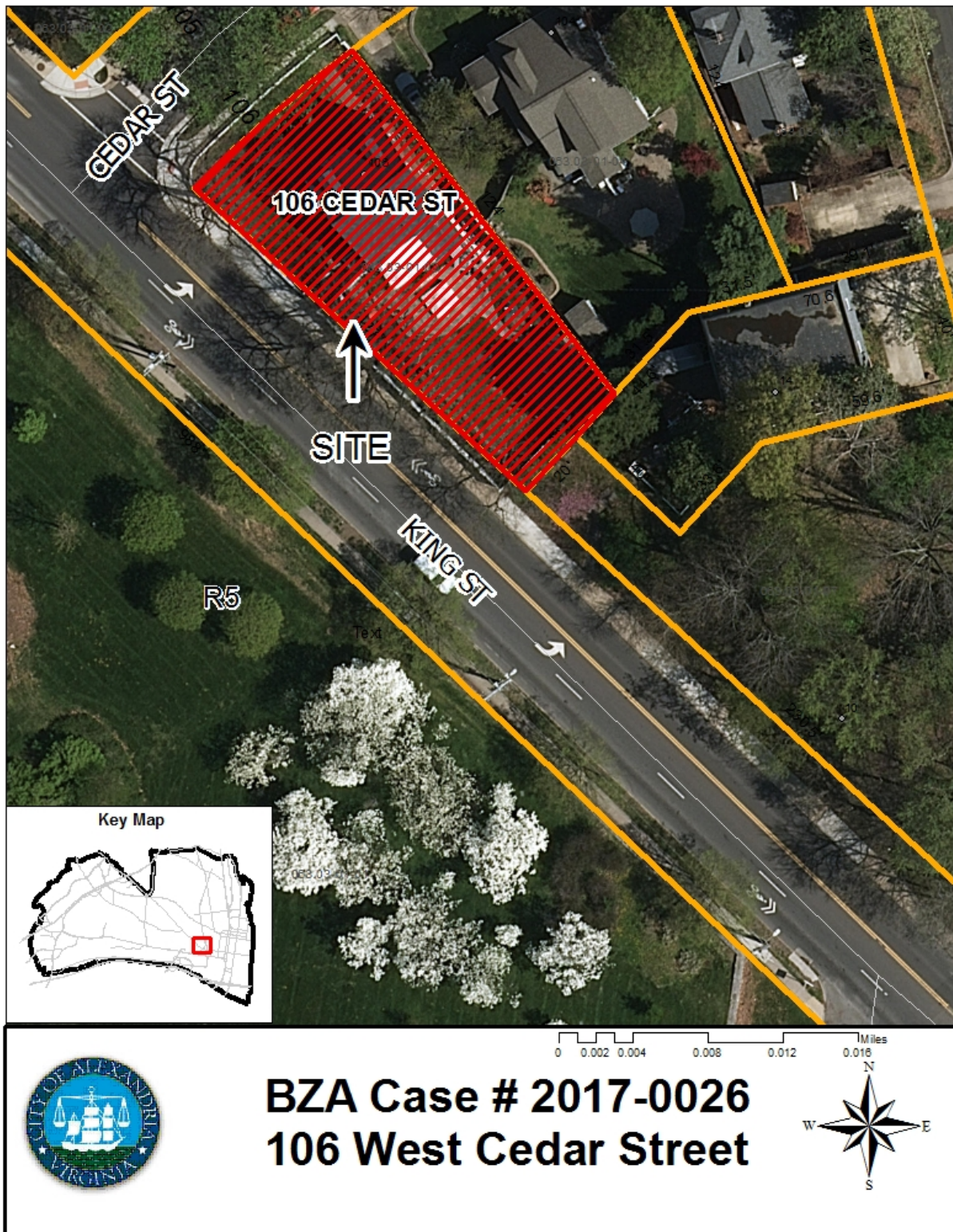
ISSUE: Special exception to construct a two- story addition in the required side yard

CODE SECTION	SUBJECT	CODE REQMT	APPLICANT PROPOSES	REQUESTED EXCEPTION
3-406(A)(2)	Side Yard (east)	8.10 feet	6.50 feet	1.30 feet

*Based on a height of 24.30 feet from average finish grade to the midpoint of the gable roof facing the east side property line.

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

If the Board decides to grant the requested special exception it must comply with the code requirements under the department comments and the applicant must submit a survey plat prepared by a licensed surveyor confirming building footprint and setbacks compliance prior to the release of a Certificate of Occupancy. 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.



I. Issue:

The applicants are proposing to demolish an existing two-story addition and construct a new two-story rear addition with a basement at 106 W. Cedar Street. It would be constructed in line with the side wall of the existing rear addition, but it would be within the required east side yard setback area necessitating a special exception.



II. Background:

The subject property, a corner lot, is one lot of record with 52.08 feet of frontage facing Cedar Street, 126.95 feet of frontage facing King Street, and depths of 33.16 feet along the south side property line and 124.04 feet along the east side property line. This property contains 5,356 square feet of lot area.

The subject property is located in the Rosemont National Register Historic District. The Colonial Revival freestanding dwelling dates to 1936 and is considered a contributing resource, according to the National Register nomination. The adjacent property at 104 Cedar Street dates to 1922 and is also a contributing resource. Both historic dwellings retain a high-level of historic integrity.

The property is currently developed with a two-story single-family dwelling located 26.0 feet from the front property line facing Cedar Street and 12.5 feet from the front property line facing King Street. The distance from the east property line is 4.9 feet and the setback from the south property line is approximately 58.00 feet. The dwelling unit dates to 1936.

	Requirement	Existing	Proposed
Lot Area	6,500 sq. ft.	5,356 sq. ft.	5,356 sq. ft.
Lot Width (Cedar Street)	65.00 ft.	48.00 ft.	48.00 ft.
Lot Width (King Street)	65.00 ft.	126.95 ft.	126.95 ft.
Lot Frontage (Cedar Street)	40.00 ft.	52.08 ft.	52.08 ft.
Lot Frontage (King Street)	40.00 ft.	126.95 ft.	126.95 ft.
Front Yard (Cedar St.)	25.70 ft.	26.00 ft.	26.00 ft.
Front Yard (King Street)	4.95 ft.	12.50 ft.	12.50 ft.

Side Yard (East)	1:3 minimum 7.00 ft	4.90 main dwelling 6.50 ft. addition	6.50 ft.
Side Yard (South)	1:3 minimum 7.00 ft	61.74 ft.	55.04 ft.
Building Height	25.00 ft.	28.40 ft.	24.25 ft.*
Floor Area Ratio	Max .45 (2410.2 sq. ft)	2,039 sq. ft.	2,406 sq. ft.

*The side yard setback is based on 1:3 feet ratio requirement. For every three feet of height, one foot of setback is required from the side yard lot line.

** The front setback along the secondary front yard facing King Street is based on the average front setback for the secondary front yard for the two corner lot properties addressed at 105 Cedar Street and 108 W. Rosemont Street.

***The front setback along Cedar Street is based on an average prevailing setback of the properties addressed at 100 and 104 Cedar Street.

III. Description:

The applicants propose to demolish the existing rear two-story addition and reconstruct a new two-story rear addition. It is to be located 6.50 feet from the east side property line, 14.1 feet from the front property line facing King Street, and 61.74 feet from south side property line. The two-story addition would measure 24.30 feet in height when measured from average existing grade to midpoint of the gable roof facing the east side property line and at a height of 24.87 feet measured from average existing grade to the mid-point of dormer facing King Street. Based on a height of 24.30 feet measured from average grade to midpoint of the roof facing the east side property line, a setback of 8.10 feet is required and a special exception is requested to locate the addition 6.50 feet from the east side property line.

A one-story portion of the addition would be located 6.50 feet from the east side property line, 22.40 feet from the secondary front yard facing King Street, and 54.95 feet from the south side property line. The one story addition area is to measure 15.00 feet from average finish grade to the top of the rail. Based on the height, a setback of 7.00 feet is required and a special exception of .50 feet is required to locate that area 6.50 feet from the east side property line. This one-story addition would have an uncovered roof deck that has approximately 91.67 square feet.

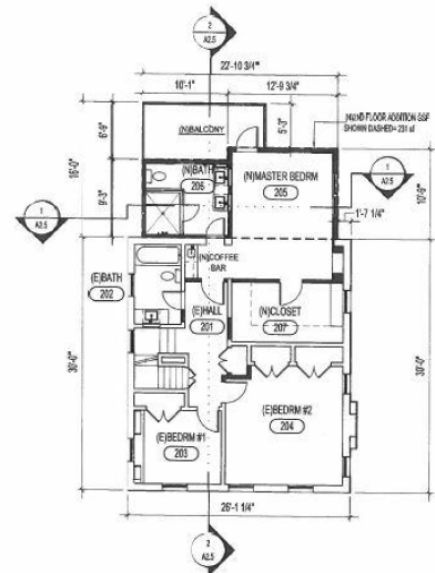
The new second floor of the addition measurements are 9.25 feet by 10.08 feet for a total of 93.24 for the new master bathroom and 12.81 feet by 10.75 feet for a total of 137.71 square feet for the expanded master bedroom. The combined total for the new second-story addition is 230.95 square feet.

The new first floor of the addition consists of two parts. One portion of the addition measures 10.75 feet by 22.90 for a total of 246.18 square feet. An additional portion

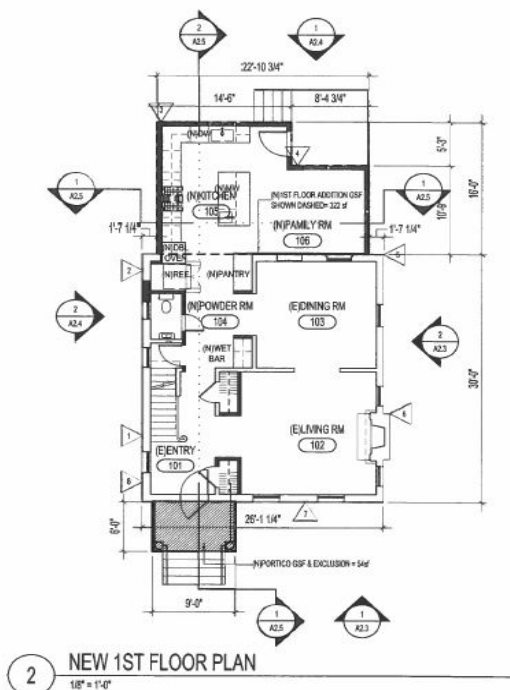
measures 5.25 feet by 14.50 feet for a total of 76.13 feet. The combined square footage for the first floor would be 322.31 square feet.

The applicants are proposing to maintain the majority of the existing basement but would expand the east side wall along the side property line by 6.79 feet. The extended basement would be located 6.50 feet from the east side property line, 22.40 feet from the secondary front yard facing King Street, and 54.95 feet from the south side property line. The basement would measure 7.00 feet above the proposed grade line. Based on the height, a setback of 7.00 feet would be required and a special exception of .50 feet is required and this special exception is also required to expand the basement 6.50 feet from the east side property line. The new portion of the expanded basement area measures 6.79 feet by 14.50 feet for a total of 98.45 square feet.

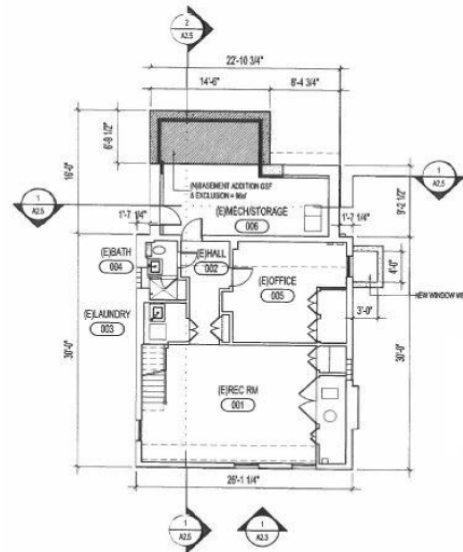
The applicants also propose to construct a 6.00 feet by 9.00 feet front portico. The portico is not under the purview of the special exception and is permitted per Section 7-202(A)(9) of the zoning ordinance.



1 NEW 2ND FLOOR PLAN
1/8" = 1'-0"



2 NEW 1ST FLOOR PLAN
1/8" = 1'-0"



1 NEW BASEMENT PLAN
1/8" = 1'-0"

Lastly, the applicants propose to bring the existing detached garage into compliance with the infill regulations for detached garages in order to exclude it from the floor area ratio requirements. The shed attached to the garage is to be removed, a pervious driveway will be installed to access the garage utilizing the existing curb cut on King Street and the garage will be used for motor vehicle storage with no space for other uses.

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

IV. Master Plan/Zoning:

The subject property is zoned R-5 and has been so zoned since adoption of the Third Revised Zoning Map in 1951, and is identified for residential use in the North Ridge Rosemont Area Plan.

V. Requested Special Exception:

Section 3-406(A)(2) – Side Yard

The applicant requests a special exception of 1.51 feet from the required minimum 8.01 feet side yard setback to construct a two-story rear addition 6.50 feet from the east property line. The side yard setback is based on the required ratio of 1:3 meaning for every three feet in height, the addition must sit one foot away from property line. Based on a height of 24.25 feet, a setback of 8.1 feet is required.

VI. Noncomplying Structure/ Substandard Lot:

The lot is noncomplying for lot size, width, and for its east side yard.

<u>Regulation</u>	<u>Required</u>	<u>Existing</u>	<u>Noncompliance/Substandard</u>
Lot Size	6,500 sq. ft.	5,356 sq. ft.	1,144 sq. ft.
Lot Width (north)	65.00 ft.	52.08 ft.	12.92 ft.
Side Yard (east)	7.00 ft.	4.90 ft.	2.10 ft.
Side Yard (east)	7.00 ft.	6.50 ft.	.50 ft.

VII. Special Exceptions Standards:

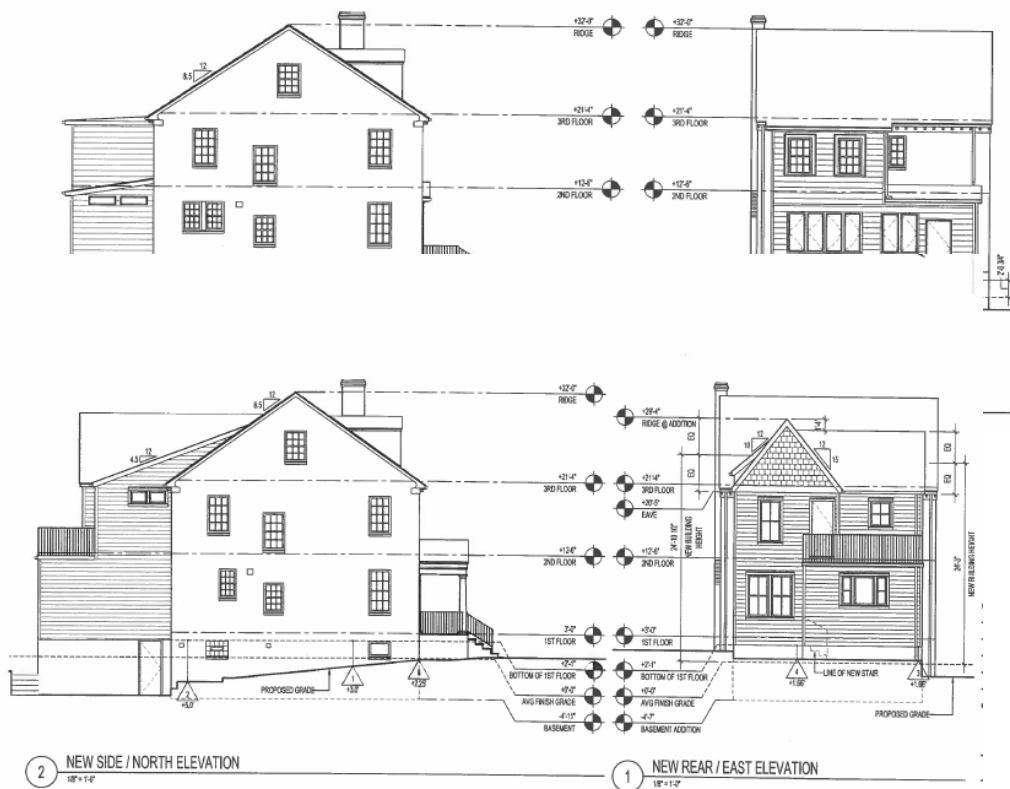
To grant a special exception, the Board of Zoning Appeals must find that the strict application of the zoning ordinance creates an unreasonable burden on the use and enjoyment of the property. Section 11-1304 of the zoning ordinance lists standards that an applicant must address and that the Board believes exists and thus warrants granting a special exception of the zoning regulations.

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

The proposed two-story addition with basement would not be a detriment to the public, welfare, neighborhood or to the adjacent properties. The applicant is proposing to demolish an existing two-story addition and replace it with the one described in this application. The existing addition is also non-complying. The proposed addition appears to be compatible with respect to form and massing and will not have a negative impact on this historic house, the adjacent neighbor, nor the historic integrity of the Rosemont Historic District.

- 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 new extended addition will not increase the danger of fire nor endanger the public safety. The portion that is closest to the adjacent neighbor will also not impair an adequate amount of light and air because the addition is not very deep and the requested relief from the required side yard setback is minimal. While the existing addition is one-story at the side lot line closes to the adjacent dwelling and the new addition would be two stories in that location, the adjacent house at 104 Cedar sits 20.49 feet from the shared side property line, and the proposed addition would be an additional 6.50 feet into the subject property. Because of the distance between the two properties, the proposed addition will have negligible effect on light and air at the adjacent dwelling.



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

The proposed addition would not impact the essential character of the area or the zone. The existing historic structure is to remain. The portions of the building proposed for demolition appear to be later construction and do not contribute to the significance of the building. The new addition appears to be compatible with respect to form and massing and will not have a negative impact on this historic house, the adjacent neighbor nor the Rosemont Historic District as a whole.

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

Many homes in the Rosemont area have had additions added to their existing structures. Along the secondary front yard on King Street, the property sits across the street from the green area of the Masonic Temple. The house currently has a rear addition. The applicants are proposing to remove the existing addition and reconstruct a slightly larger, but still compatible, addition.

- 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 is a corner lot with two front yards which reduces the buildable area on the lot. Additionally, the lot becomes more narrow at the rear of the main dwelling, further reducing the buildable area. The constraints of the lot shape make the construction of this addition in any other location difficult.

VIII. Staff Conclusion:

Neighborhood Impact

The portions of the building proposed for demolition appear to be later construction and do not contribute to the significance of the building. The new addition appears to be compatible with respect to form and massing and will not have a negative impact on this historic house, the adjacent neighbor nor the Rosemont Historic District as a whole.

Light and Air

The new addition will not impair an adequate amount of light or air as the adjacent house at 104 Cedar Street sits 20.49 feet from the shared side property. In addition, the proposed addition will be located another 6.50 feet from the property line thus ensuring any reduction of light and impairment will be slight.

Lot Constraints

Due to the lot being a corner lot with two restrict front yards and the shape of the lot narrowing towards the south side of the lot, the buildable area on the lot is reduced, making this special exception request reasonable.

Staff Conclusion

In conclusion, staff believes that the applicants' request is consistent with the standards for Special Exceptions.

Staff:

Marlo Ford, Urban Planner, marlo.ford@alexandriava.gov

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

Alex, Dambach, Division Chief, Land Use Services, alex.dambach@alexandriava.gov

DEPARTMENTAL COMMENTS

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

* The applicant is advised that if the variance is approved the following additional comments apply.

Transportation and Environmental Services:

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

R2. Applicant shall be responsible for repairs to the adjacent city right-of-way if damaged during construction activity. (T&ES)

R3. No permanent structure may be constructed over any existing private and/or public utility easements. It is the responsibility of the applicant to identify any and all existing easements on the plan. (T&ES)

F1. The applicant should consider providing a determination of disturbed area per City Guidelines to T&ES prior to submitting for permits. If the land disturbance meets or exceeds 2500 square feet, a released grading plan will be required prior to submitting for permits. (T&ES)

C1. The applicant shall comply with the City of Alexandria's Solid Waste Control, Title 5, Chapter 1, which sets forth the requirements for the recycling of materials (Sec. 5-1-99). (T&ES)

C2. The applicant shall comply with the City of Alexandria's Noise Control Code, Title 11, Chapter 5, which sets the maximum permissible noise level as measured at the property line. (T&ES)

C3. Roof, surface and sub-surface drains be connected to the public storm sewer system, if available, by continuous underground pipe. Where storm sewer is not available applicant must provide a design to mitigate impact of stormwater drainage onto adjacent properties and to the satisfaction of the Director of Transportation & Environmental Services. (Sec.5-6-224) (T&ES)

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

C5. Any work within the right-of-way requires a separate permit from T&ES. (Sec. 5-2) (T&ES)

C-6 All improvements to the city right-of-way such as curbing, sidewalk, driveway aprons, etc. must be city standard design. (Sec. 5-2-1) (T&ES)

C-1 A building permit, plan review and inspections are required for this application.

Recreation (Arborist): No Comments

Historic Alexandria (Archaeology):

F1. The subject property is located in within the suspected boundaries of a Civil War encampment known as the Convalescent Camp, a place intended to provide care for Union soldiers. However, based on most accounts, the conditions at the camp were very stark, and those that received care there labeled it “Camp Misery.” The current home on the property was built in the 1930s. The possibility that archaeological evidence of Camp Misery could be present on the subject property is relatively good.

R1. The statements in archaeology conditions below shall appear in the General Notes of all site plans and on all site plan sheets that involve demolition or ground disturbance (including Demolition, Basement/Foundation plans, Erosion and Sediment Control, Grading, Landscaping, Utilities, and Sheeting and Shoring) so that on-site contractors are aware of the requirements:

- a. The applicant/developer shall call Alexandria Archaeology immediately (703-746-4399) if any buried structural remains (wall foundations, wells, privies, cisterns, etc.) or concentrations of artifacts are discovered during development. Work must cease in the area of the discovery until a City archaeologist comes to the site and records the finds.
- b. The applicant/developer shall not allow any metal detection to be conducted on the property, unless authorized by Alexandria Archaeology.

Other Requirements Brought to the Applicant’s Attention:

Board of Architectural Review Staff:

- F1. The subject property is located in the Rosemont National Register Historic District. The Colonial Revival freestanding dwelling dates to 1936 and is considered a contributing resource, according to the National Register nomination. The adjacent property at 104 Cedar Street dates to 1922 and is also a contributing resource. Both historic dwellings retain a high-level of historic integrity.
- F2. The portions of the building proposed for demolition appear to be later construction and do not contribute to the significance of the building. The new addition appears to be compatible with respect to form and massing and will not have a negative impact on this historic house, the adjacent neighbor nor the historic district as a whole.



APPLICATION BOARD OF ZONING APPEALS

SPECIAL EXCEPTION FOR ADDITIONS

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

3-406 (A) (2) Side yard setback minimum of seven feet
Proposed addition will extend existing wall ~~that~~ has a
Setback of 6'3". Extension of wall is 6'9" for a total wall length of 15'11 1/2"

PART A

1. Applicant: ☒ Owner ☐ Contract Purchaser ☐ Agent

Name David Alan Slade & Suzanne Brown Slade

Address 106 W. Cedar St.
Alexandria, VA 22301

Daytime Phone David: 202-404-6381 Suzy: 210-601-1180

Email Address davidaslade@yahoo.com

2. Property Location 106 W. Cedar St Alexandria VA 22301

3. Assessment Map # 063.03 Block 01 Lot 03 Zone R5

4. Legal Property Owner Name David Alan Slade & Suzanne Brown Slade

Address 106 W. Cedar St
Alexandria VA 22301

Application & Materials
 106 W. Cedar Street
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 08/28/2017

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
1. David Alan Slade	106 W. Cedar St Alexandria	50%
2. Suzanne Brown Slade	106 W. Cedar St Alexandria VA	50%
3.		

2. Property. State the name, address and percent of ownership of any person or entity owning an interest in the property located at 106 W. Cedar St Alexandria VA 22301 (address), unless the entity is a corporation or partnership, in which case identify each owner of more than three percent. The term ownership interest shall include any legal or equitable interest held at the time of the application in the real property which is the subject of the application.

Name	Address	Percent of Ownership
1. David Alan Slade	106 W. Cedar St Alexandria VA	50%
2. Suzanne Brown Slade	106 W. Cedar St Alexandria VA	50%
3.		

3. Business or Financial Relationships. Each person or entity indicated above in sections 1 and 2, with an ownership interest in the applicant or in the subject property are required to disclose any business or financial relationship, as defined by [Section 11-350 of the Zoning Ordinance](#), existing at the time of this application, or within the 12-month period prior to the submission of this application with any member of the Alexandria City Council, Planning Commission, Board of Zoning Appeals or either Boards of Architectural Review. **All fields must be filled out completely. Do not leave blank. (If there are no relationships please indicated each person or entity and "None" in the corresponding fields).**

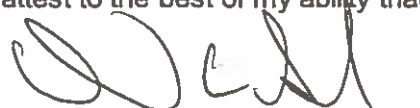
For a list of current council, commission and board members, as well as the definition of business and financial relationship, [click here](#).

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.)
1. David Alan Slade	None	None
2. Suzanne Brown Slade	None	None
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.

17 July 17 David A. Slade
Date Printed Name


Signature

5. Describe request briefly:

Special exception to side yard setback along property
line adjoining 104 Cedar St.

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?

N/A

☐ 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:

David A. Slade

Print Name

210-601-3322

Telephone



Signature

17 July 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.

Application & Materials
106 W. Cedar Street
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08/28/2017

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.

Our current setback for our home is 4.9 ft along the north-east property line. The exception will allow us to add 215 sq ft of living space to our home on two floors. This will allow us to expand our Kitchen, add a main level 1/2 bath and expand/renovate 2nd floor bedroom/bath into a master bedroom with en-suite bathroom & walk-in closet. Enhancing modern livability while retaining character of home.

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

The impact will only be on the view from the backyard of 104 West Cedar. The view will be of the new structure instead of the current structure. There is minimal impact on views of the Masonic Memorial and ~~no~~ direct sunlight in the yard.

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

Minimal impact on 104 Cedar St. Current structure which will be demolished is two stories. Extension of current wall/structure is only a single story. Minimal impact on amount of direct sunlight in Summer to no impact in winter.

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

Rosemont is a historical turn of the Century neighborhood. Many homes have extensions added to their home to enhance livability in a classic home. Our proposed addition/renovation of an enclosed porch structure will enhance the view of our home from the rear and along King Street. The architectural elevations show a more pleasing view than the current structure.

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

Many of the additions in the area achieve the same goals we have for our home. An expanded modern kitchen and true modern master suite. The majority of homes that have additions follow a similar concept of pushing out at the rear of the home while leaving the classic/historic street view.

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

Our lot is very tight and the FAR restriction drives us to repurpose existing space in combination with a minimal bump out to achieve our goals. Setbacks, FAR and other restrictions limit us to this configuration.

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.

I have shown the plans to the property owner at 104 Cedar and discussed our plans with the two property owners across the street; I have received no objections from these neighbors.



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 106 W. CEDAR ST. Zone R-5
A2. 5350 x 0.45 = 2402
Total Lot Area Floor Area Ratio Allowed by Zone Maximum Allowable Floor Area

B. Existing Gross Floor Area

Existing Gross Area*		Allowable Exclusions	
Basement	993	Basement**	993
First Floor	993	Stairways**	92
Second Floor	980	Mechanical**	9
Third Floor	783	Porch/Garage**	490
Porches/Other	347	Attic less than 5**	393
Total Gross*	4016	Total Exclusions	1977

B1. Existing Gross Floor Area *
4016 Sq. Ft.
B2. Allowable Floor Exclusions**
1977 Sq. Ft.
B3. Existing Floor Area minus Exclusions
2039 Sq. Ft.
(subtract B2 from B1)
① GARAGE = 186 ② DEMOLITION
SHED = 161
347 SF 15 FL = 211
2ND FL = 118
490 SF

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

Proposed Gross Area*		Allowable Exclusions	
Basement	98	Basement**	98
First Floor	322	Stairways**	0
Second Floor	231	Mechanical**	0
Third Floor	199	Porch/Garage**	240
Porches/Other	54	Attic less than 5**	199
Total Gross*	904	Total Exclusions	537

C1. Proposed Gross Floor Area *
904 Sq. Ft.
C2. Allowable Floor Exclusions**
537 Sq. Ft.
C3. Proposed Floor Area minus
Exclusions 367 Sq. Ft.
(subtract C2 from C1)
① NEW 4'x6' PORTICO = 54
② GARAGE EXCLUSION = 186
240 SF

D. Existing + Proposed Floor Area

D1. Total Floor Area (add B3 and C3) 2402 Sq. Ft.
D2. Total Floor Area Allowed by Zone (A2) 2402 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: RUBEN SANTOS Date: 8/14/17
RUBEN SANTOS, SANTOS ARCHITECTURE

DRAWING LIST

A0.0 Drawing List & FAR Calculation
A0.1 Existing Photos
A0.2 Existing & New Site Plans & Setback Calcs
PLAT - Existing House Location Survey & Demolition Plan
PLAT - Proposed Addition - Special Exception for Addition
PLAT - 105 West Cedar Street
PLAT - 108 Rosemont Avenue

A1.0 Existing Floor Plans & FAR Calculations
A1.1 Existing Floor Plans & FAR Calculations
A1.2 Existing Roof Plan
A1.3 Existing Elevations & Average Grade Calcs
A1.4 Existing Elevations & Average Grade Calcs

A2.0 New Floor Plans & FAR Calculations
A2.1 New Floor Plans & FAR Calculations
A2.2 New Roof Plan
A2.3 New Elevations & Average Grade Calcs
A2.4 New Elevations & Average Grade Calcs
A2.5 New Building Sections & FAR Calculations

santos ARCHITECTURE

Slade Residence
106 West Cedar Street | Alexandria, VA 22301

1	08.14.17	BZA Submission
no.	date	issue / revision

Drawing List &
FAR Calculations

Application & Materials
106 W. Cedar Street
BZA2017-0026
08/28/2017

date	08.14.17	A0.0
scale	1/8" = 1'-0"	



1 SIDE ELEV (NORTH)



2 PRIMARY FRONT ELEV (WEST)



3 2ND FRONT ELEV (SOUTH)



4 REAR ELEV (EAST)



5 GARAGE & SHED @ REAR YARD



6 APRON & GATE @ KING ST.



7 GATE @ REAR YARD

santos ARCHITECTURE

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F 703.885.0770
E ruben@santosarchitecture.com
W www.santosarchitecture.com

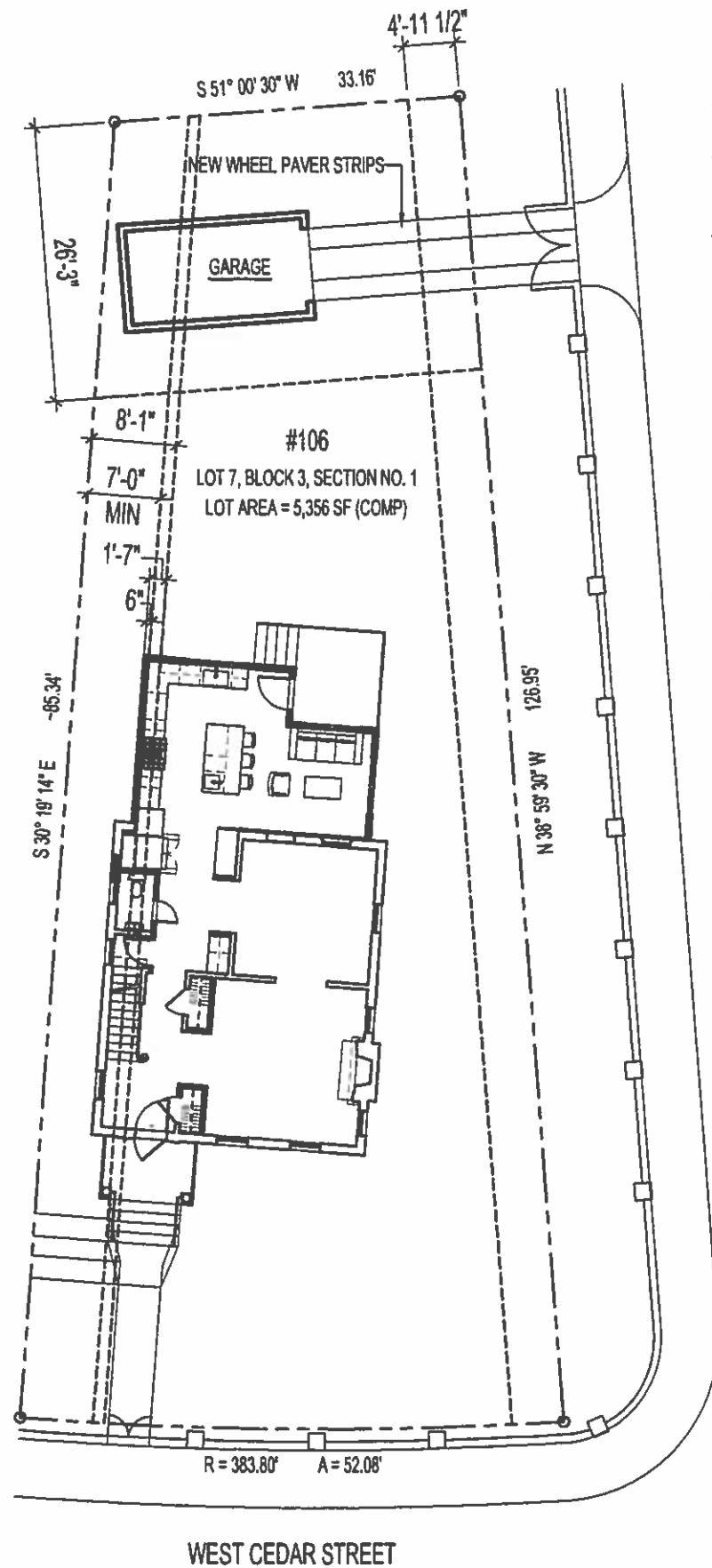
Slade Residence
106 West Cedar Street | Alexandria, VA 22301

Application & Materials
106 W. Cedar Street
BZA2017-0026
08/28/2017

no.	date	issue / revision
1	08.14.17	BZA Submission

Existing Photos

date	08.14.17	A0.1
scale	Not to Scale	



AVERAGE SECONDARY FRONT YARD SETBACK AT KING STREET

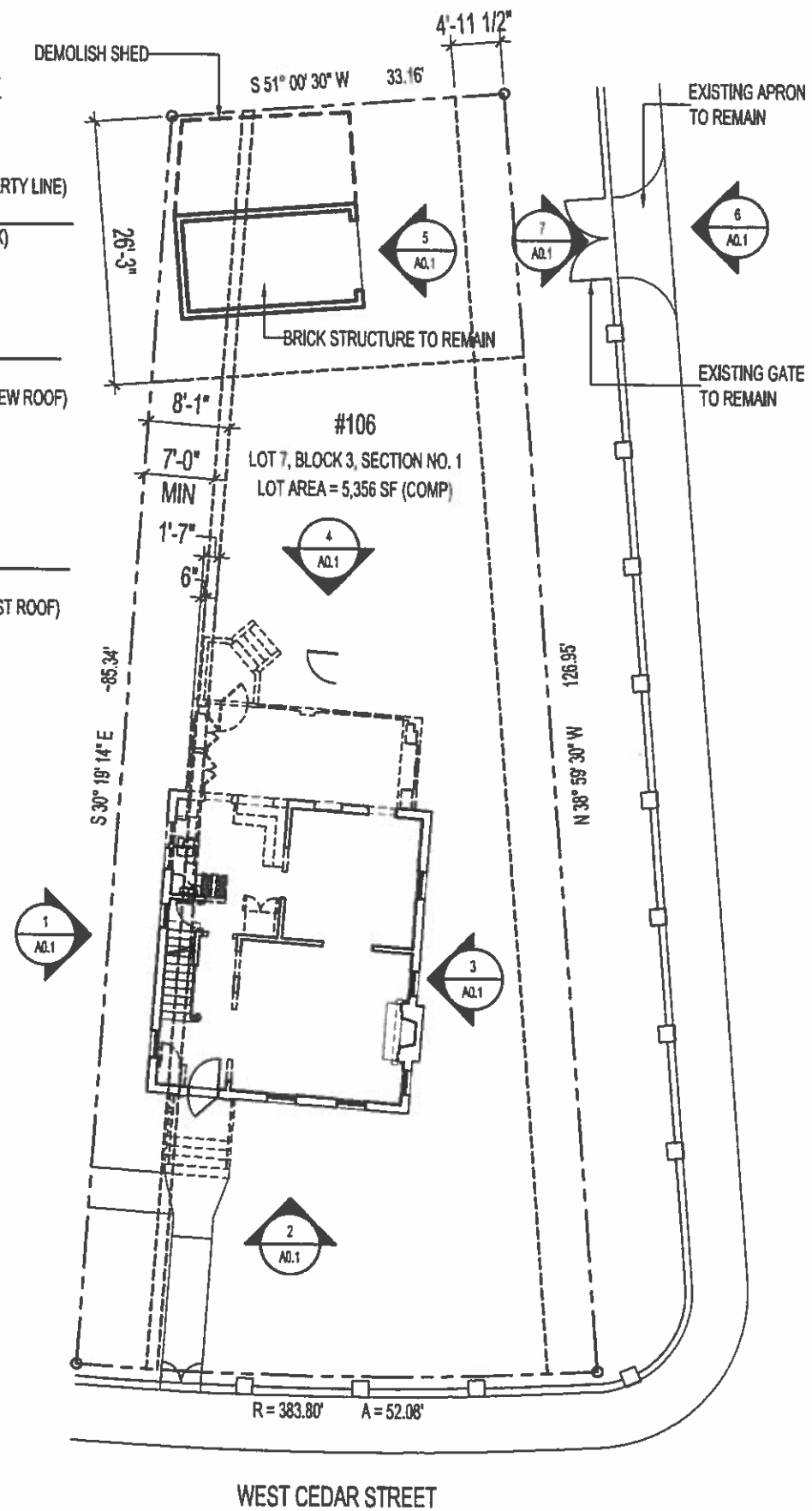
PROPERTY ADDRESS	SETBACK AT KING STREET
105 WEST CEDAR STREET	0.0' (GARAGE OVERLAPS PROPERTY LINE)
108 ROSEMONT AVENUE	9.9'
	$9.9' / 2 = 4.95'$ (AVERAGE SETBACK)

SIDEYARD (NORTH) SETBACK (1:3 RATIO)

24'-3" (NEW BLDG HEIGHT FROM AVG GRADE TO MIDPOINT OF NEW ROOF)
SIDE SETBACK IS $24'-3" / 3 = 8.08'$ (7' MIN)

REAR YARD (NORTH) SETBACK (1:1 RATIO)

26'-3" (BLDG HEIGHT FROM AVG GRADE TO MIDPOINT OF HIGHEST ROOF)
REAR YARD SETBACK IS $26'-3" / 1 = 26.25'$



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Existing & New Site
Plans & Setback Calcs

date	08.14.17
scale	1/16" = 1'-0"
	A0.2



2

NEW SITEPLAN

1/16" = 1'-0"

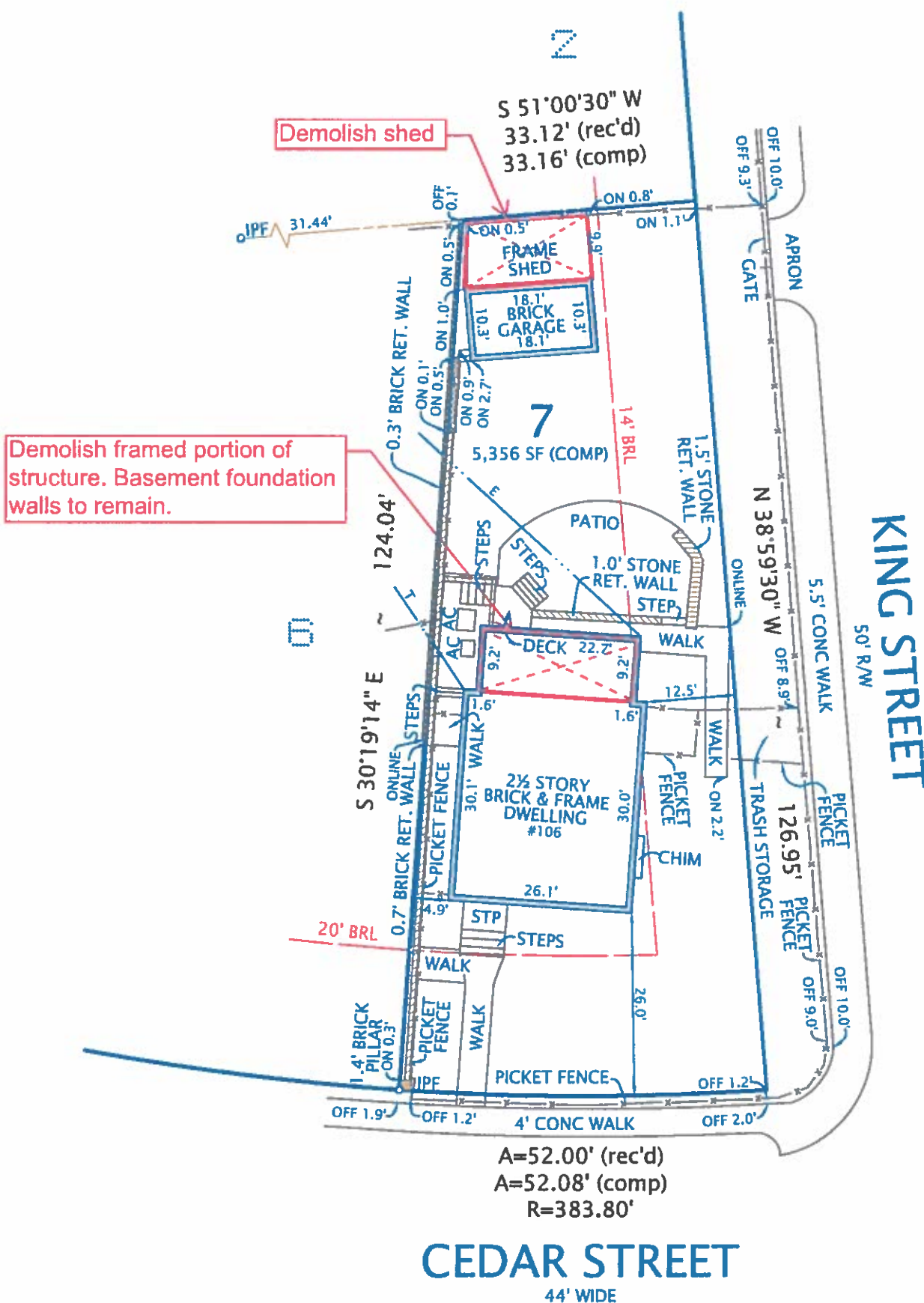
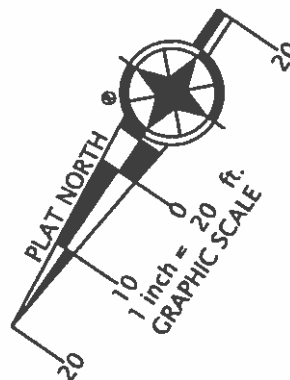
1

EXISTING SITEPLAN

1/16" = 1'-0"

- NOTES: 1. FENCES ARE FRAME UNLESS NOTED.
2. THERE ARE VARIOUS WALLS (0.3' - 1.5' WIDE) ON THE PROPERTY.

EXISTING HOUSE LOCATION SURVEY & DEMOLITION PLAN



PLAT
SHOWING HOUSE LOCATION ON
LOT 7, BLOCK 3, SECTION NO. 1
OF THE RESUBDIVISION OF THE ORIGINAL BLOCK 3

ROSEMONT

(DEED BOOK 122, PAGE 243)

CITY OF ALEXANDRIA, VIRGINIA

SCALE: 1" = 20'

JUNE 27, 2017

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

THIS PLAT IS SUBJECT TO
RESTRICTIONS OF RECORD.

A TITLE REPORT WAS NOT FURNISHED.
NO CORNER MARKERS SET.



ORDERED BY:

DAVID SLADE



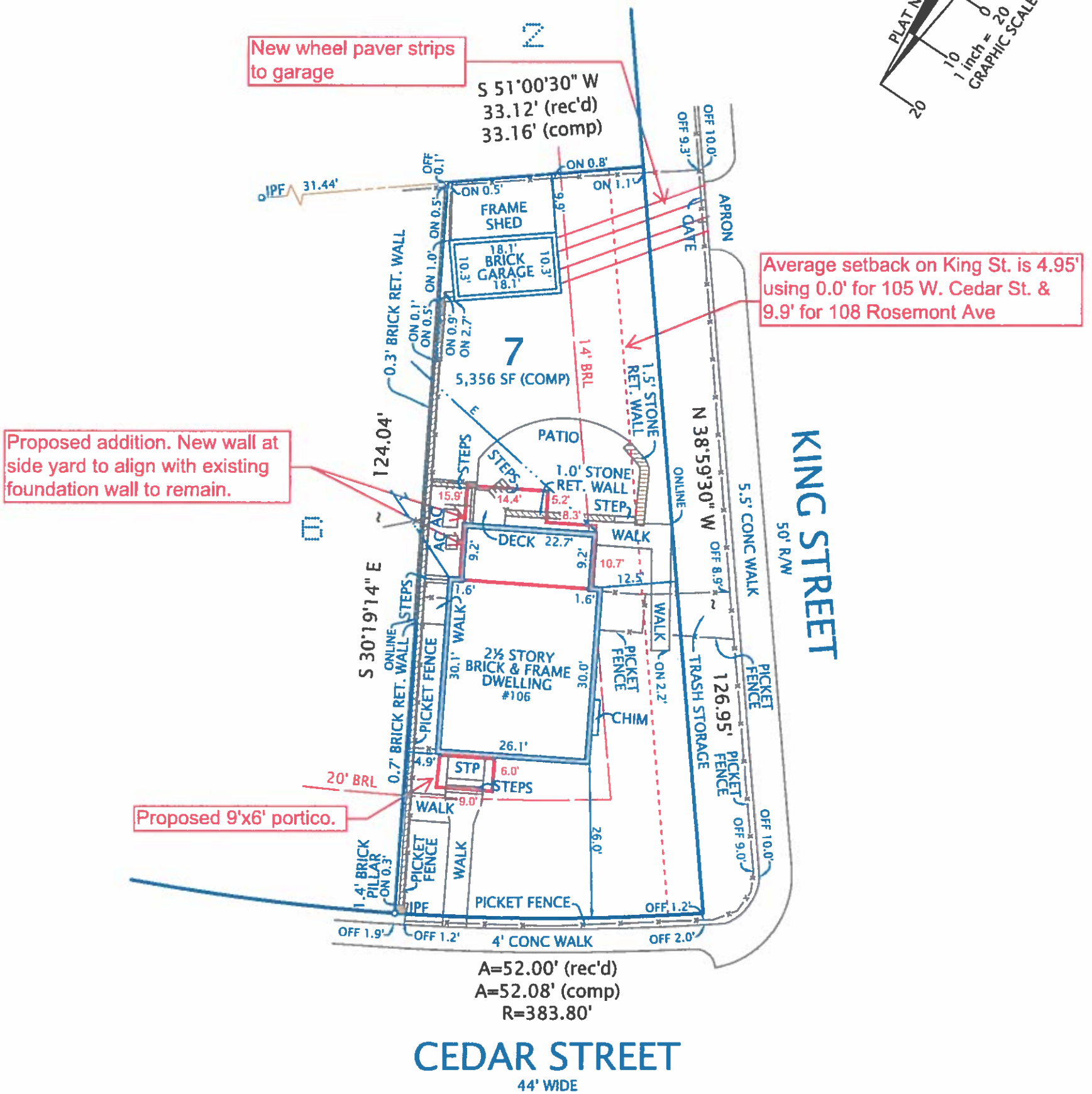
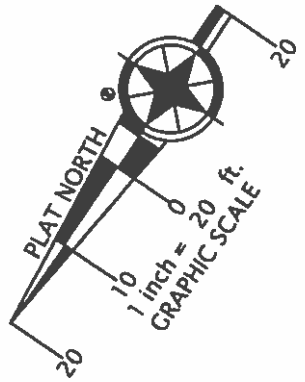
DOMINION Surveyors
Inc.

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

Application & Materials
106 W. Cedar Street
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- NOTES: 1. FENCES ARE FRAME UNLESS NOTED.
2. THERE ARE VARIOUS WALLS (0.3' - 1.5' WIDE) ON THE PROPERTY.

PROPOSED ADDITION
SPECIAL EXCEPTION FOR ADDITION



PLAT
SHOWING HOUSE LOCATION ON
LOT 7, BLOCK 3, SECTION NO. 1
OF THE RESUBDIVISION OF THE ORIGINAL BLOCK 3

ROSEMONT

(DEED BOOK 122, PAGE 243)

CITY OF ALEXANDRIA, VIRGINIA

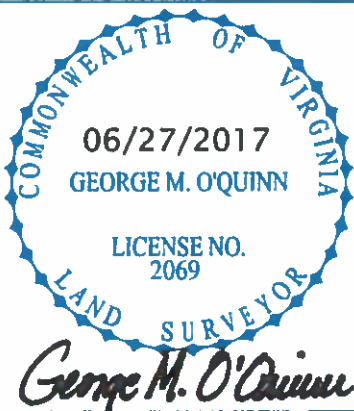
SCALE: 1" = 20'

JUNE 27, 2017

I HEREBY CERTIFY THAT THE POSITIONS OF
ALL THE EXISTING IMPROVEMENTS HAVE BEEN
CAREFULLY ESTABLISHED BY A CURRENT FIELD
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ORDERED BY:

DAVID SLADE



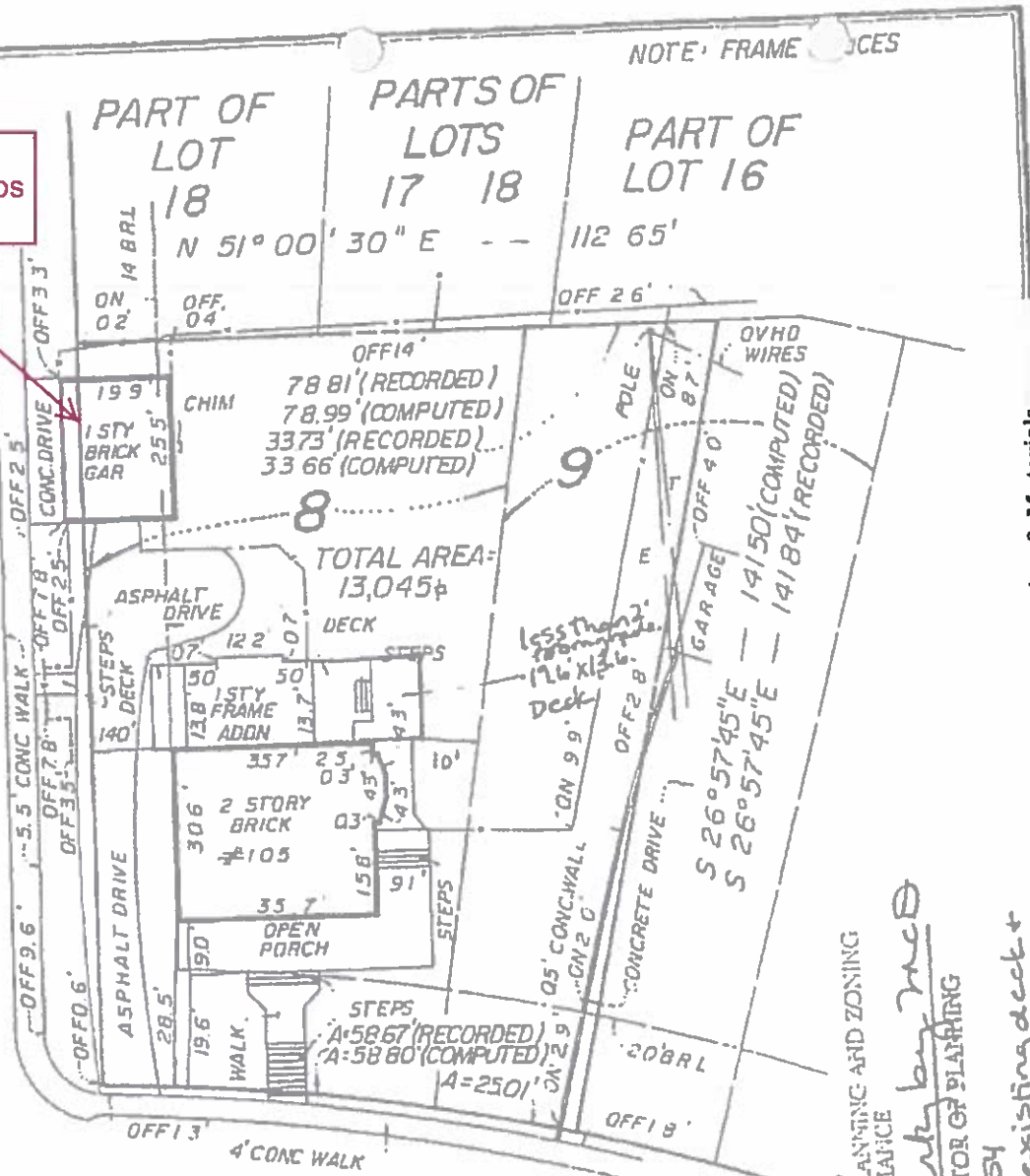
DOMINION Surveyors Inc.

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

0.0' Setback
Garage overlaps
property line

KING STREET
50' R/W

N 38°59'30" W — 129.04'



A = 83.81'
R = 427.80'

WEST CEDAR STREET
44' R/W

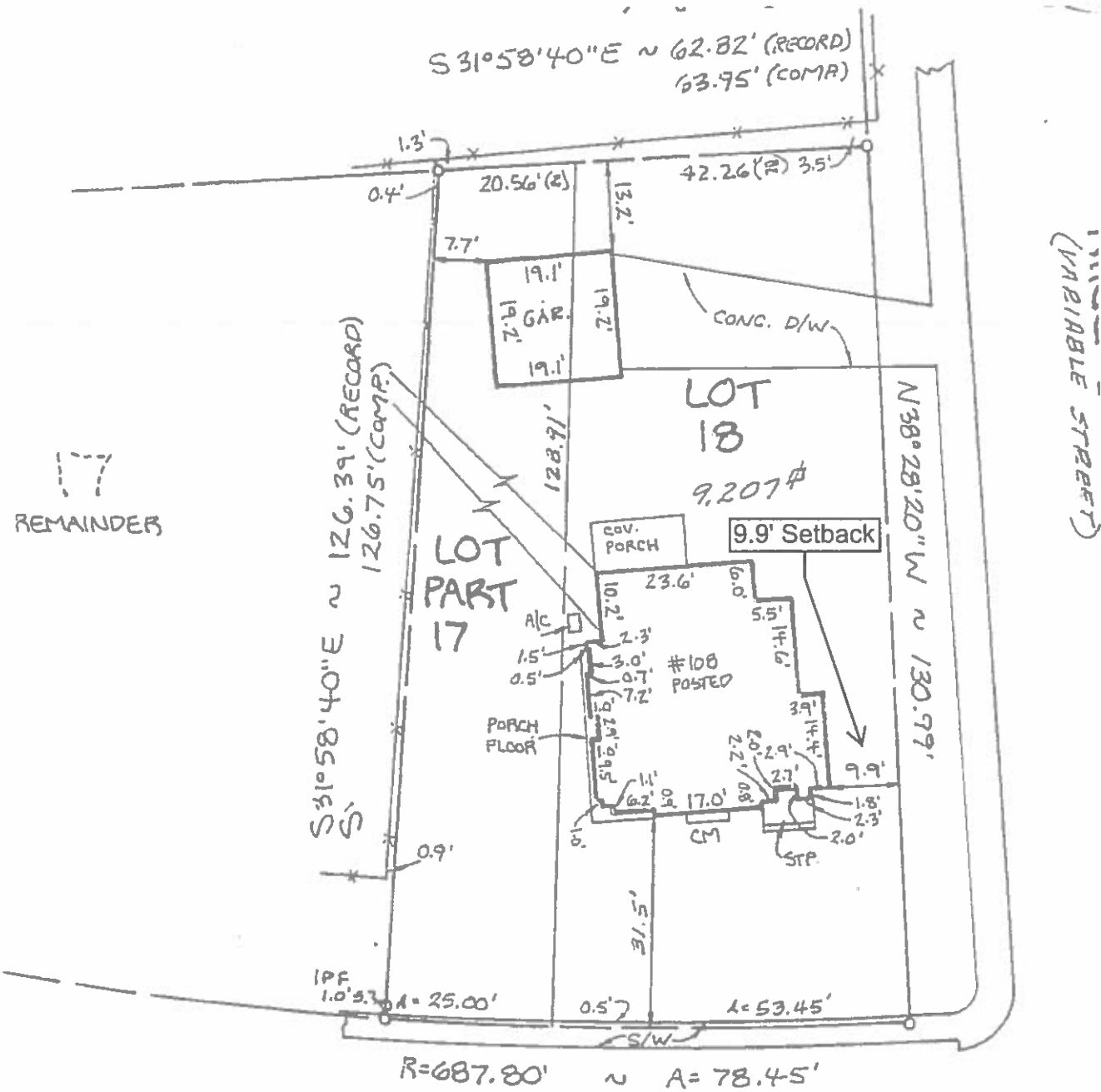
PLAT
SHOWING HOUSE LOCATION ON
LOT 8 AND PART OF LOT 9, BLOCK 3
RESUBDIVISION OF THE ORIGINAL BLOCK 3, SECTION 1
ROSEMONT
CITY OF ALEXANDRIA, VIRGINIA
SCALE: 1" = 30' FEB 19, 1997

APPROVED
ALEXANDRIA DEPT. OF PLANNING AND ZONING
ZONING COMPLIANCE

12/8/03 *E. J. [signature]*
DATE DIRECTOR OF PLANNING

BLD 2003-02854
*approved to demo existing deck +
build 19.6' x 13.4' deck, meets R.S.
setbacks, less than 2' from alleyway

Application & Materials
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APPROVED

PLANNING & ZONING

David Hamer
DIRECTOR OF P & Z DATE 10/4/12

approved to repair existing garage. There is to be no change in height or dimensions of structure.

ROSEMONT AVENUE
70' R/W

LOT 18 & PART LOT 17
BLOCK 3
SECTION 1

ROSEMONT

CITY OF ALEXANDRIA, VIRGINIA

Application & Materials
106 W. Cedar Street
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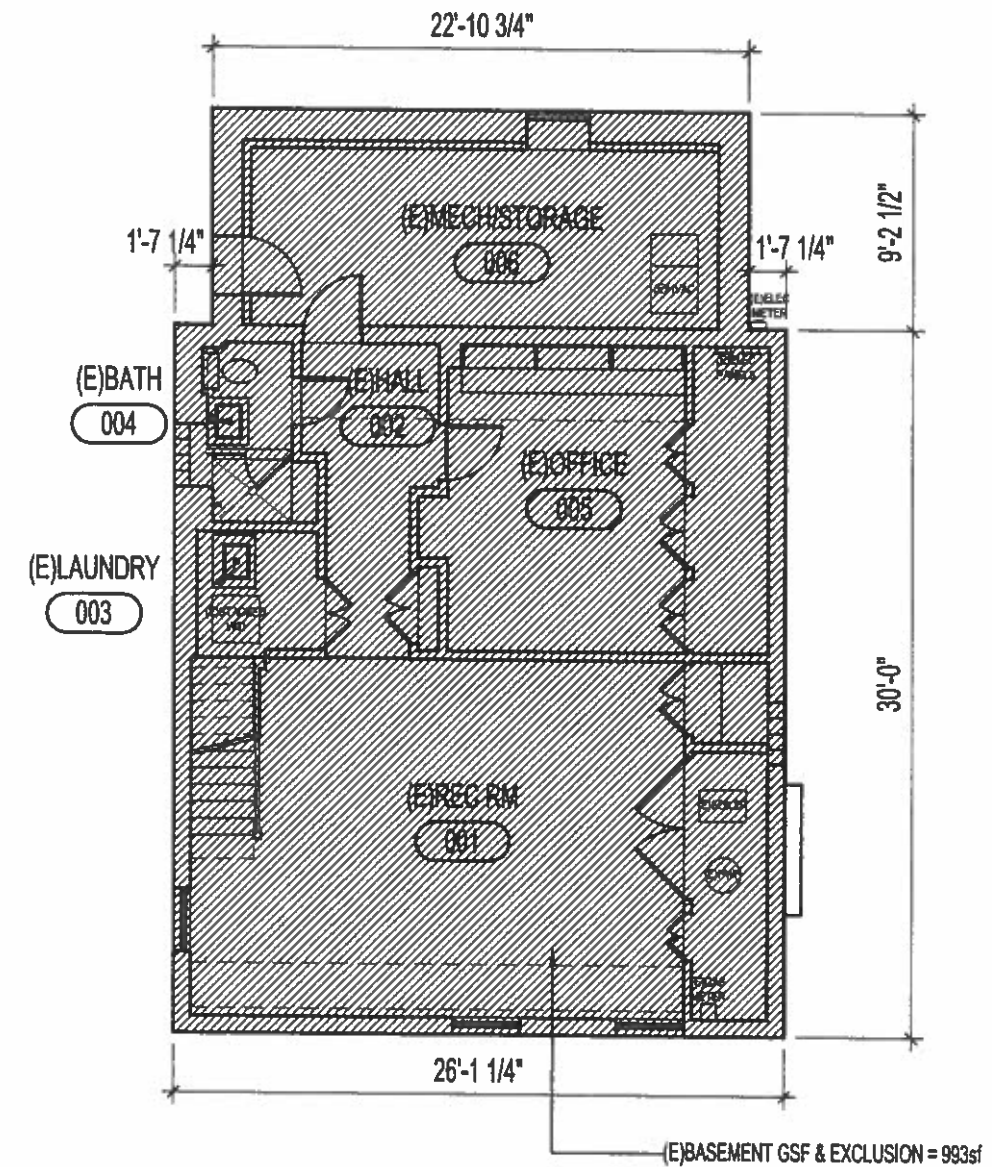
Slade Residence
 106 West Cedar Street | Alexandria, VA 22301

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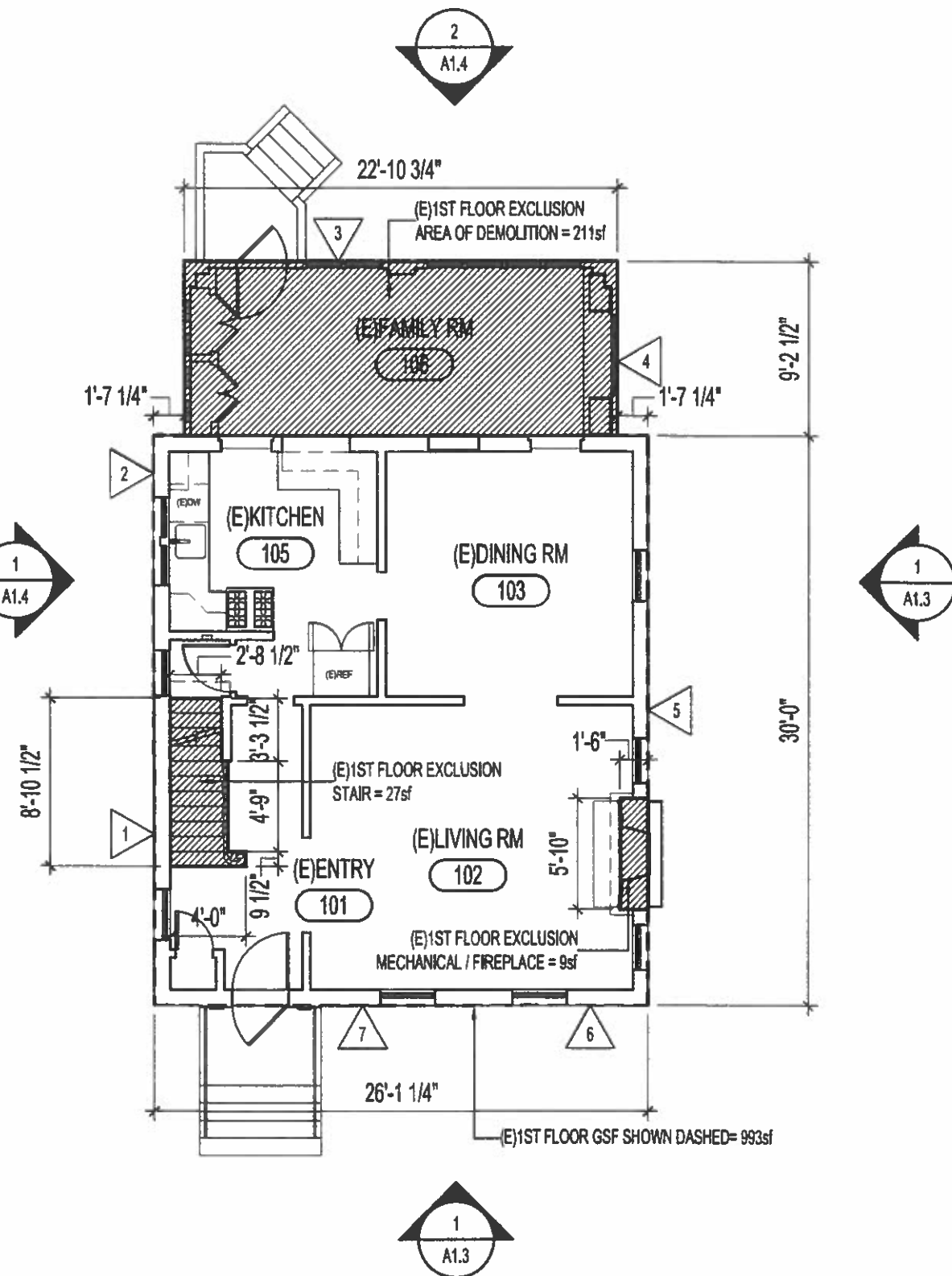
Existing Floor Plans
 & FAR Calculations

date	08.14.17	A1.0
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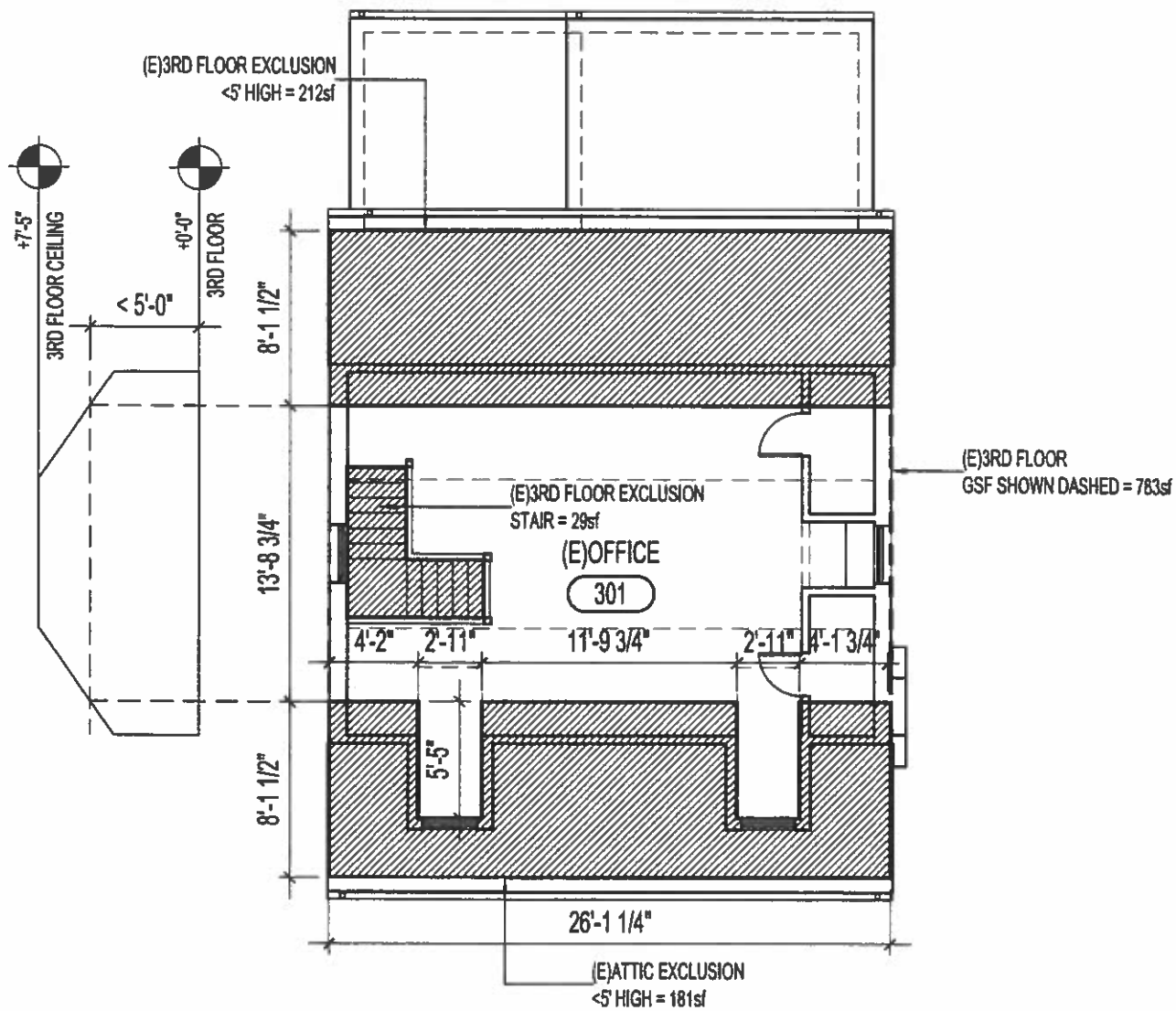
Application & Materials
 106 W. Cedar Street
 BZA2017-0026
 08/28/2017



1 EXISTING BASEMENT PLAN
 1/8" = 1'-0"



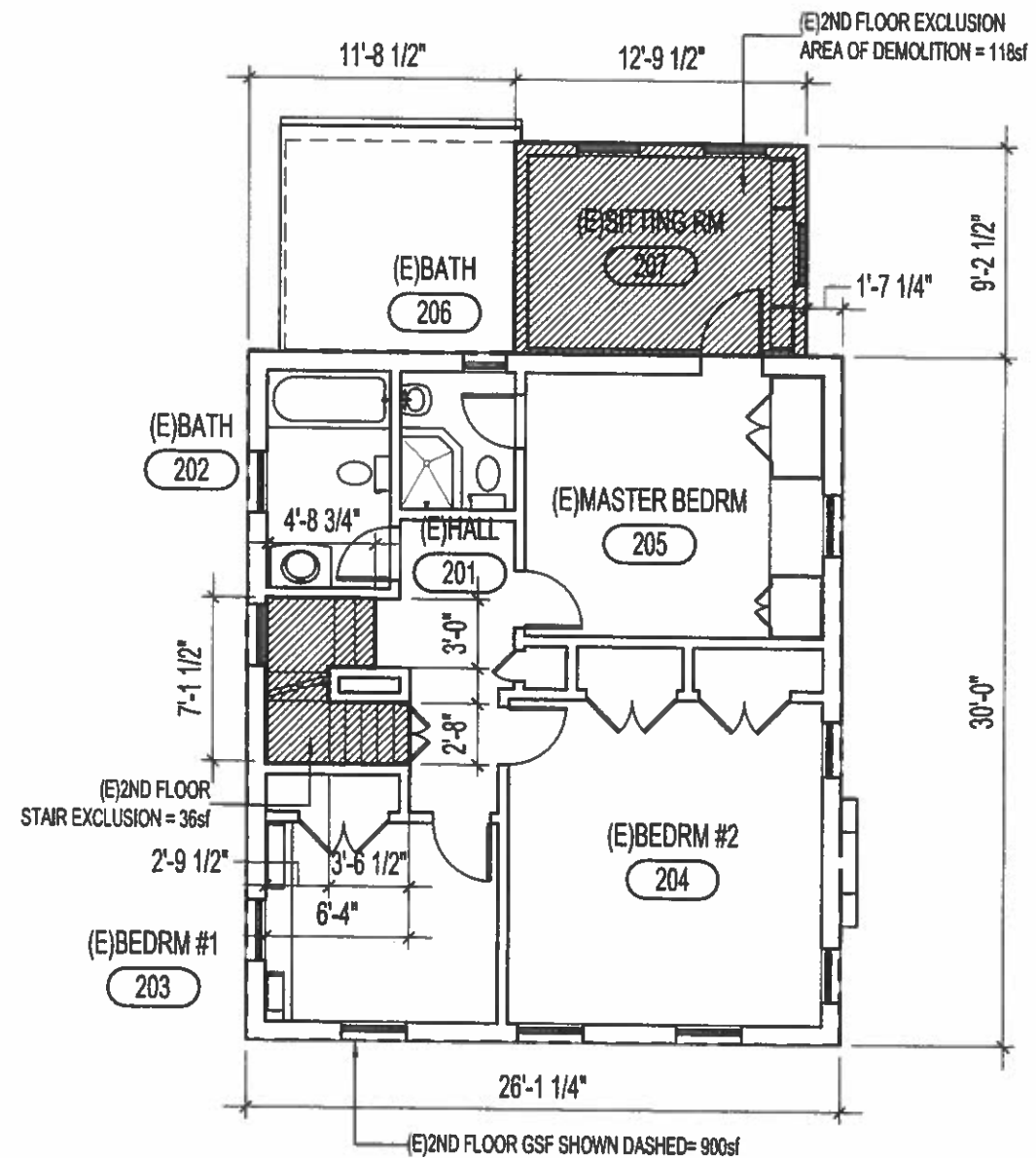
2 EXISTING 1ST FLOOR PLAN
 1/8" = 1'-0"



2

EXISTING 3RD FLOOR PLAN

1/8" = 1'-0"



1

EXISTING 2ND FLOOR PLAN

1/8" = 1'-0"

Application & Materials
106 W. Cedar Street
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Existing Floor Plans
& FAR Calculations

date
08.14.17
scale
1/8" = 1'-0"

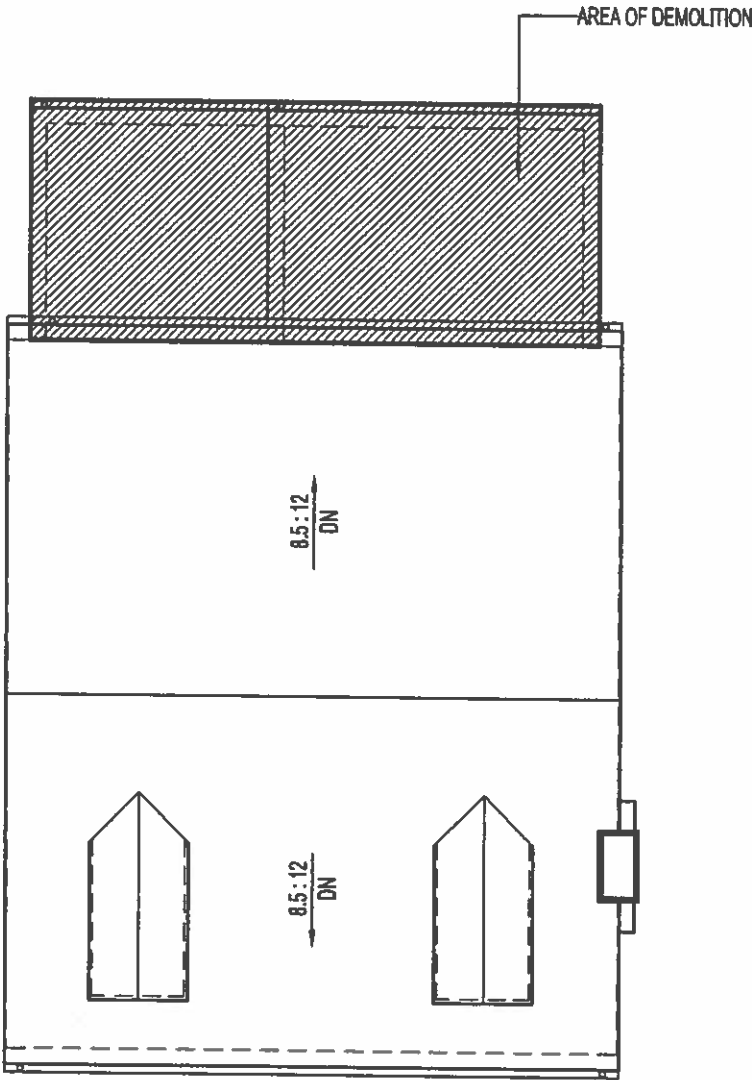
A1.1

1

EXISTING ROOF PLAN

1/8" = 1'-0"

Application & Materials
106 W. Cedar Street
BZA2017-0026
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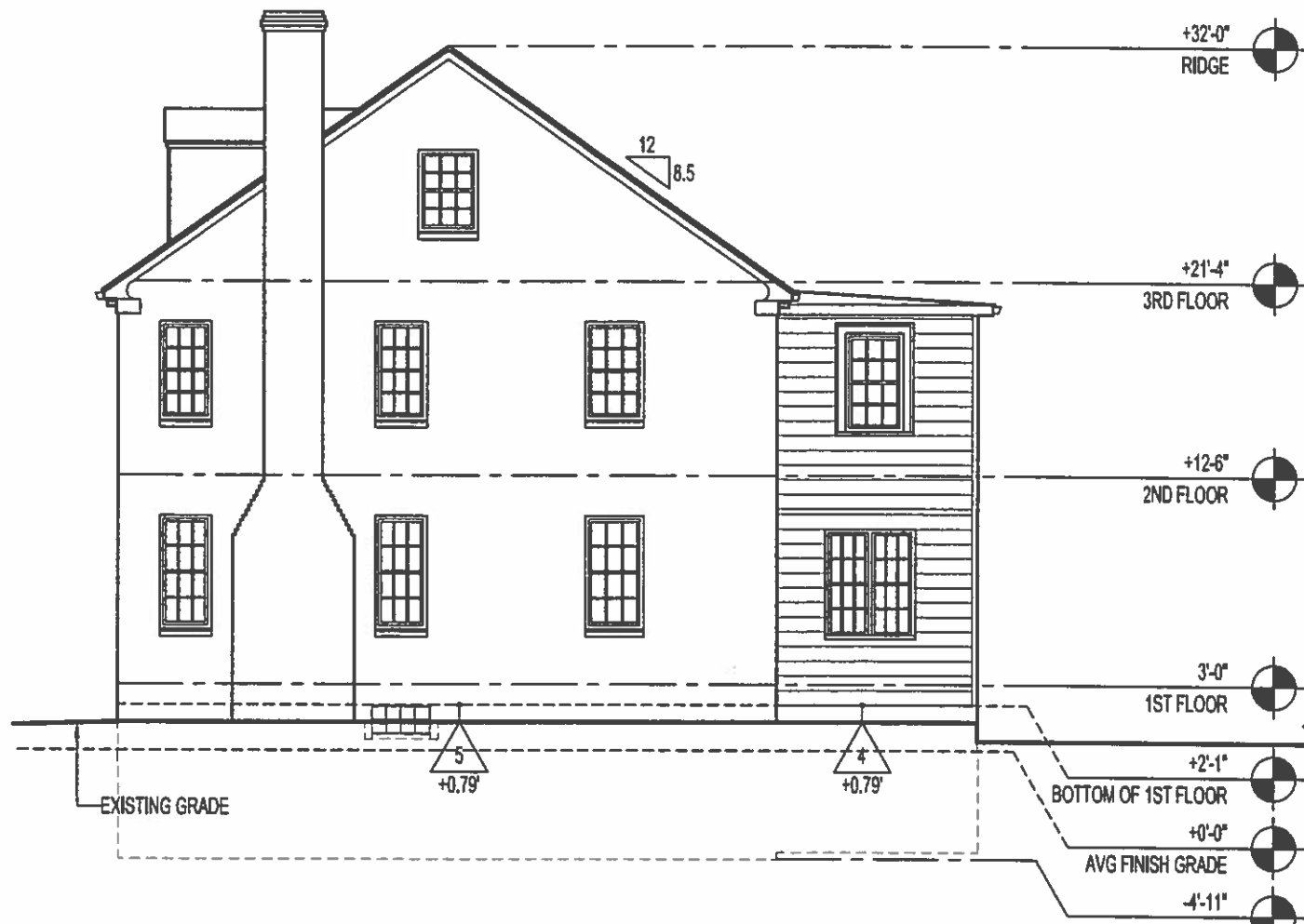


no.	date	issue / revision
1	08.14.17	BZA Submission

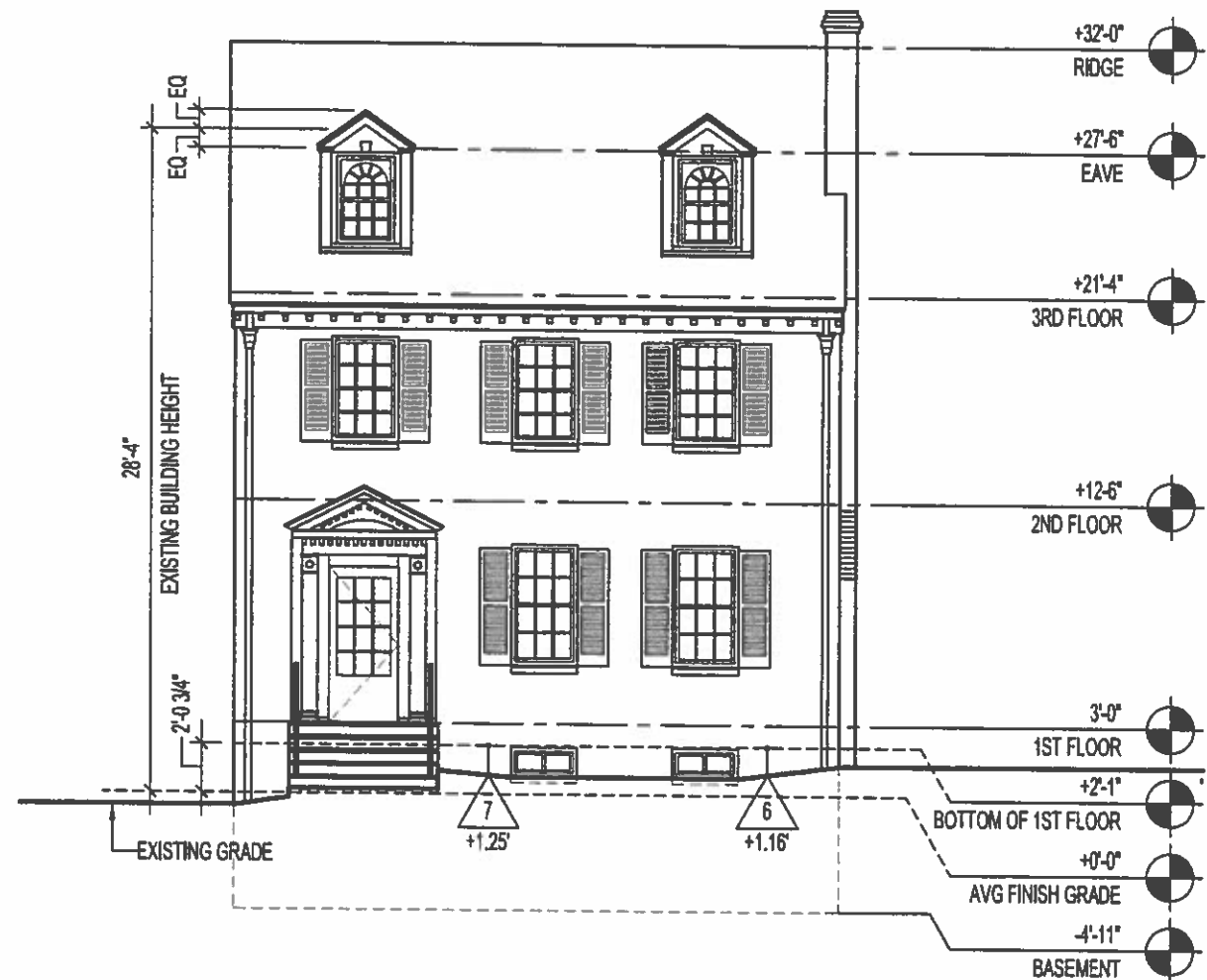
Existing Roof Plan

date	08.14.17	A1.2
scale	1/8" = 1'-0"	

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106 West Cedar Street | Alexandria, VA 22301



2 EXISTING SECONDARY FRONT / SOUTH ELEVATION
1/8" = 1'-0"



1 EXISTING FRONT / WEST ELEVATION
1/8" = 1'-0"

AVERAGE GRADE & FAR BASEMENT EXCLUSION CALCULATION

AVERAGE EXISTING GRADE

NO.	DISTANCE
1	= 3.14'
2	= 5.00'
3	= 1.66'
4	= 0.79'
5	= 0.79'
6	= 1.16'
7	= 1.25'

$$13.79' / 7 = 1.97' < 4.0'$$

AVERAGE PROPOSED GRADE

NO.	DISTANCE
1	= 3.00'
2	= 5.00'
3	= 1.66'
4	= 1.66'
5	= 0.79'
6	= 0.79'
7	= 1.33'
8	= 2.25'

$$16.48' / 8 = 2.06' < 4.0'$$

1.97' & 2.06' < 4.0' THEREFORE BASEMENT QUALIFIES FOR EXCLUSION

2.06' > 1.97' THEREFORE 2.06' = AVERAGE GRADE

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1	08.14.17	BZA Submission

Existing Elevations &
Average Grade Calcs

date
08.14.17
scale
1/8" = 1'-0"

A1.3

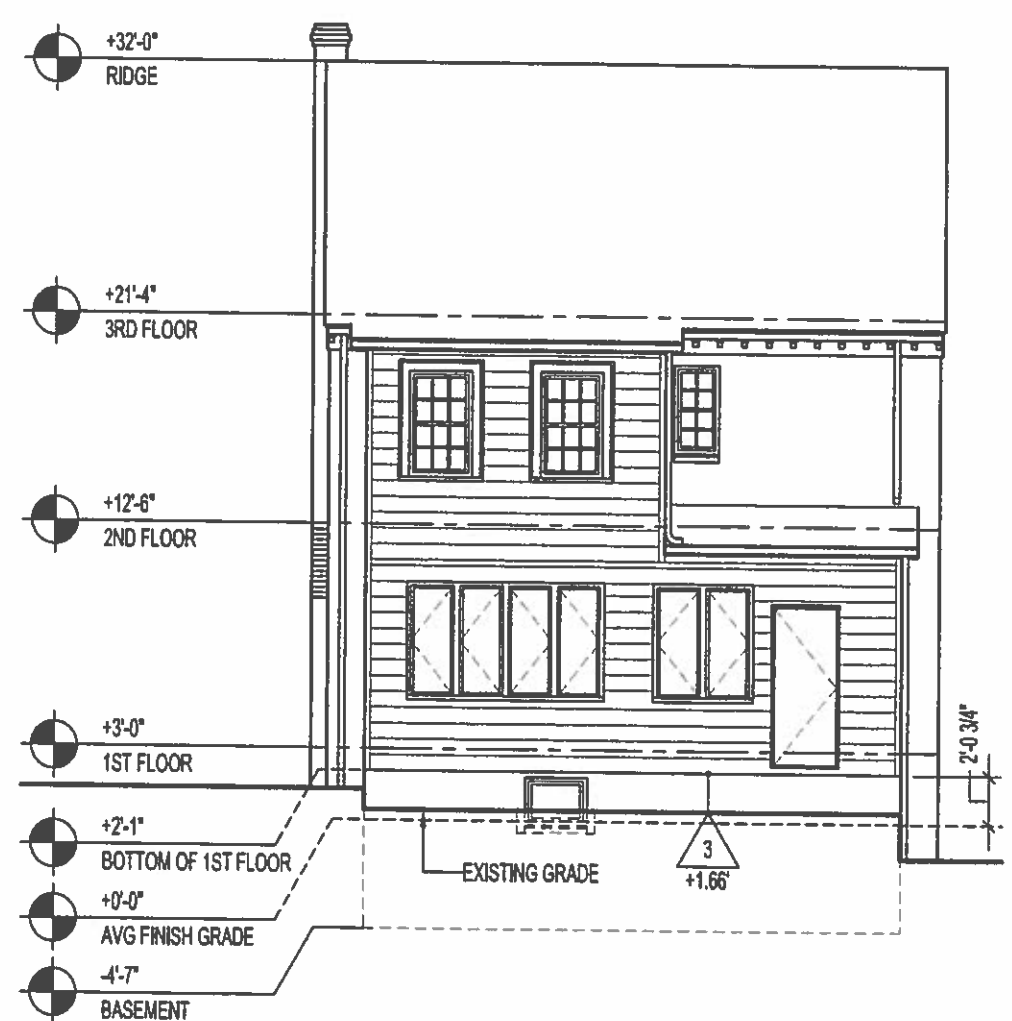
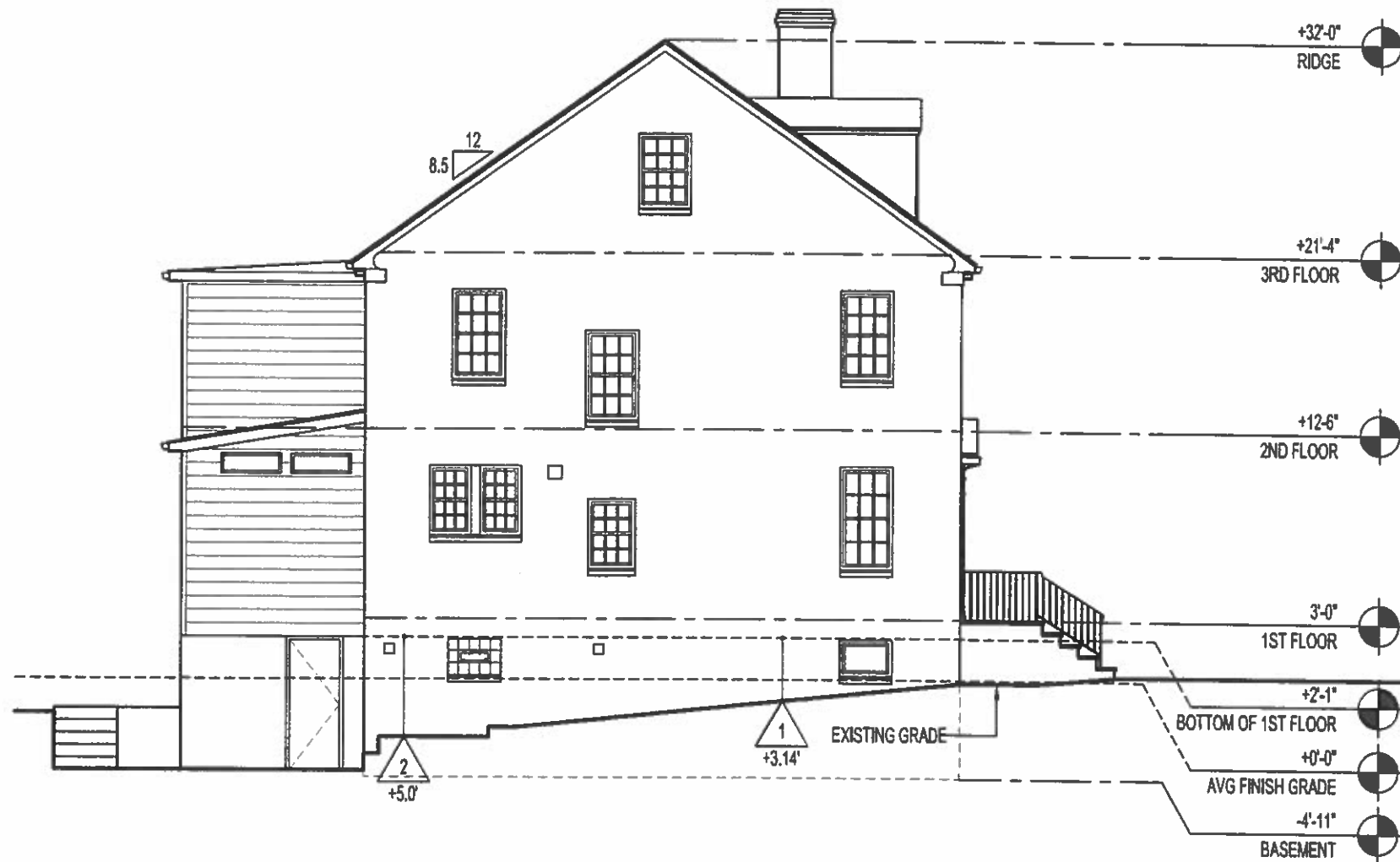
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2 EXISTING SIDE / NORTH ELEVATION
1/8" = 1'-0"

1 EXISTING REAR / EAST ELEVATION
1/8" = 1'-0"

no.	date	issue / revision
1	08.14.17	BZA Submission

Existing Elevations &
Average Grade Calcs

date	08.14.17	A1.4
scale	1/8" = 1'-0"	

Slade Residence

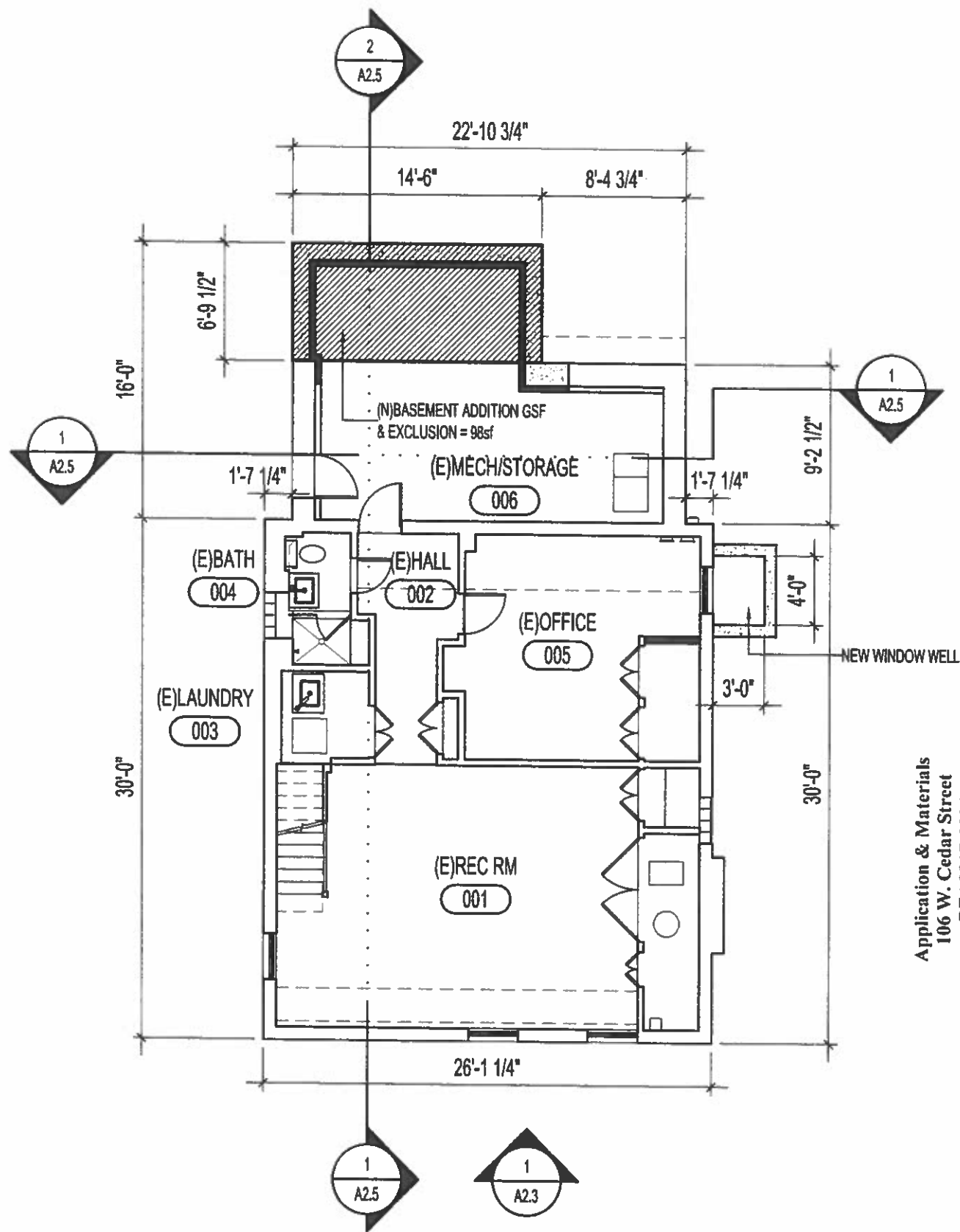
106 West Cedar Street | Alexandria, VA 22301

Application & Materials
 106 W. Cedar Street
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no.	date	issue / revision
1	08.14.17	BZA Submission

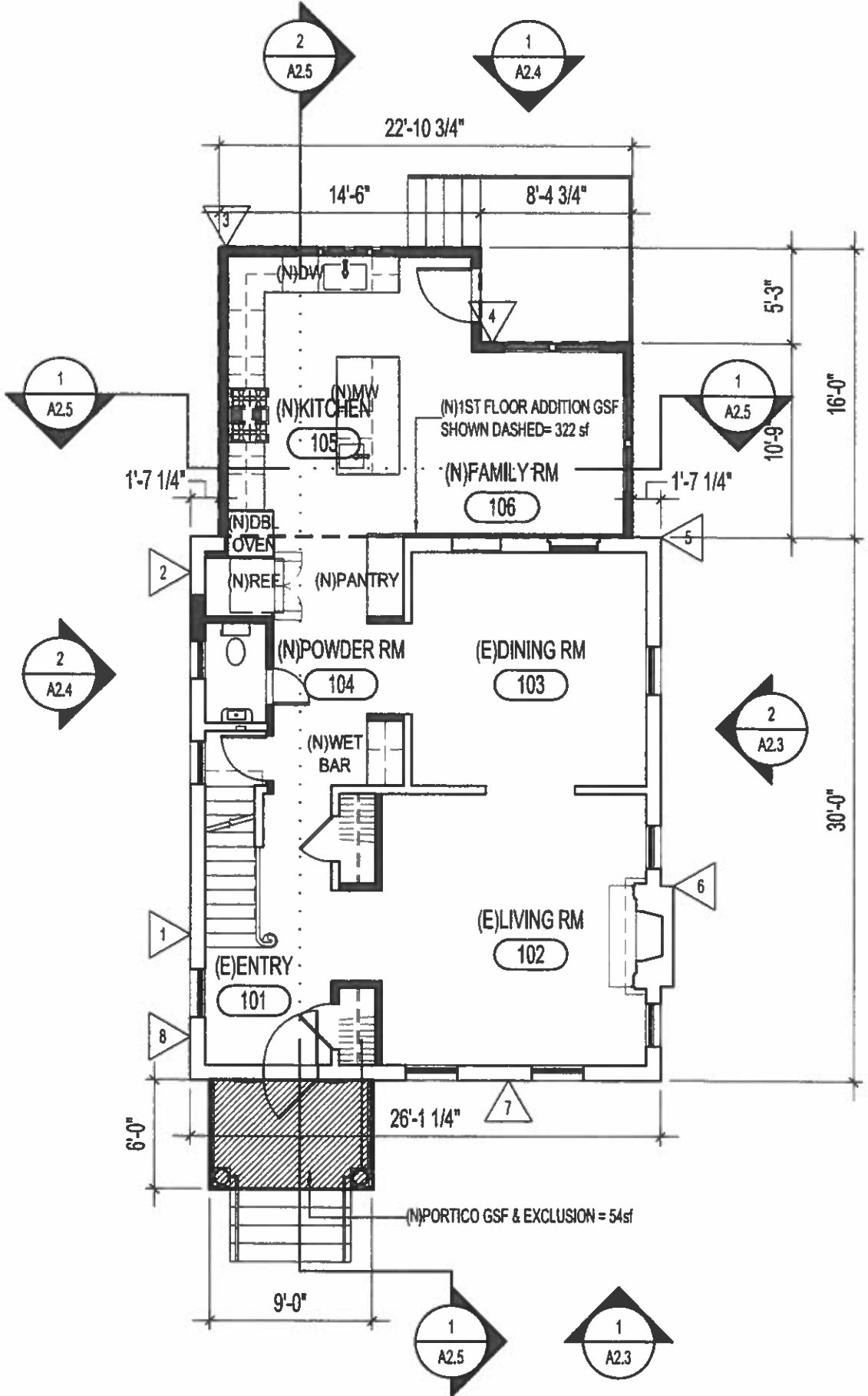
New Floor Plans
 & FAR Calculations

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scale	1/8" = 1'-0"	



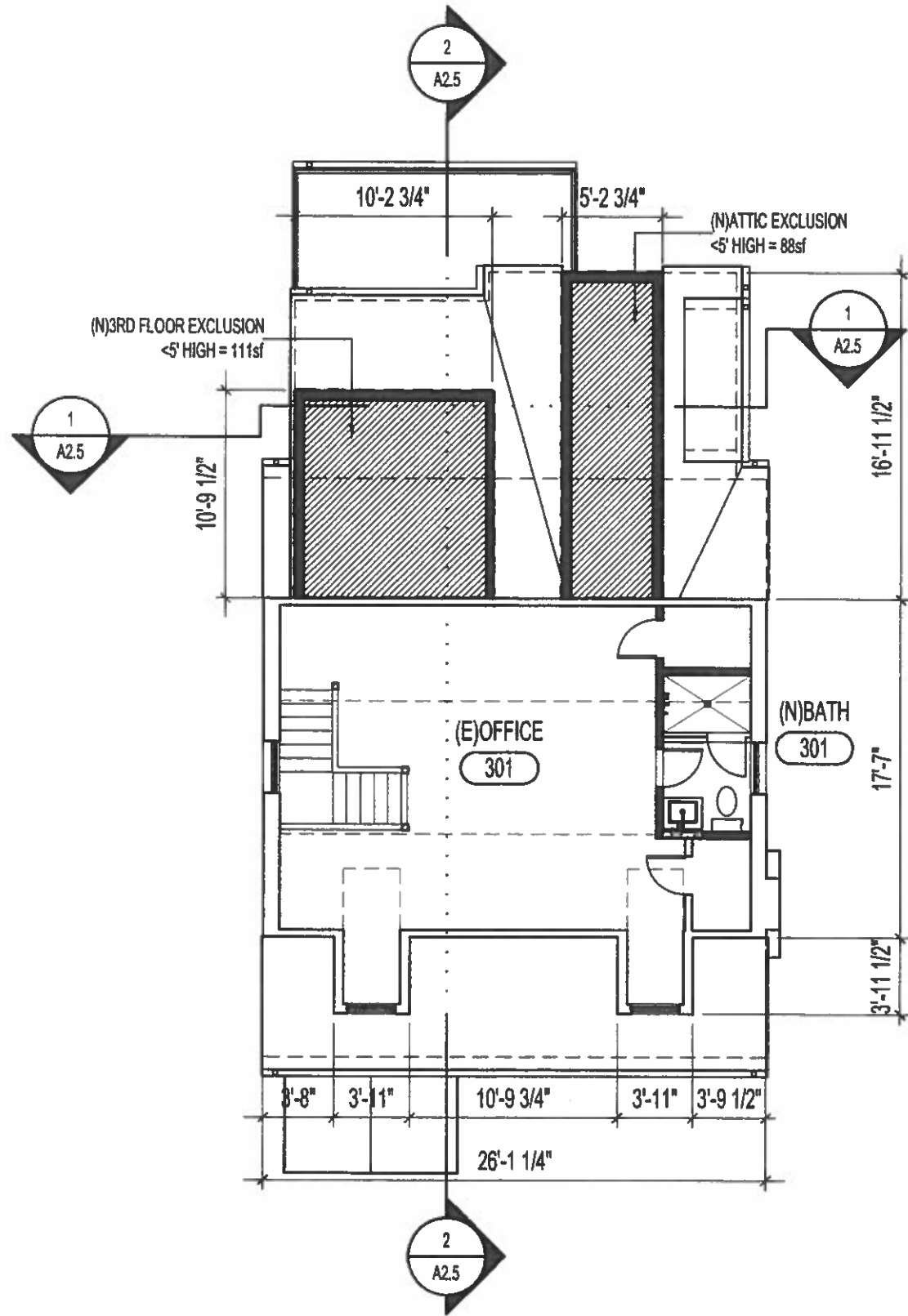
1 NEW BASEMENT PLAN

1/8" = 1'-0"



2 NEW 1ST FLOOR PLAN

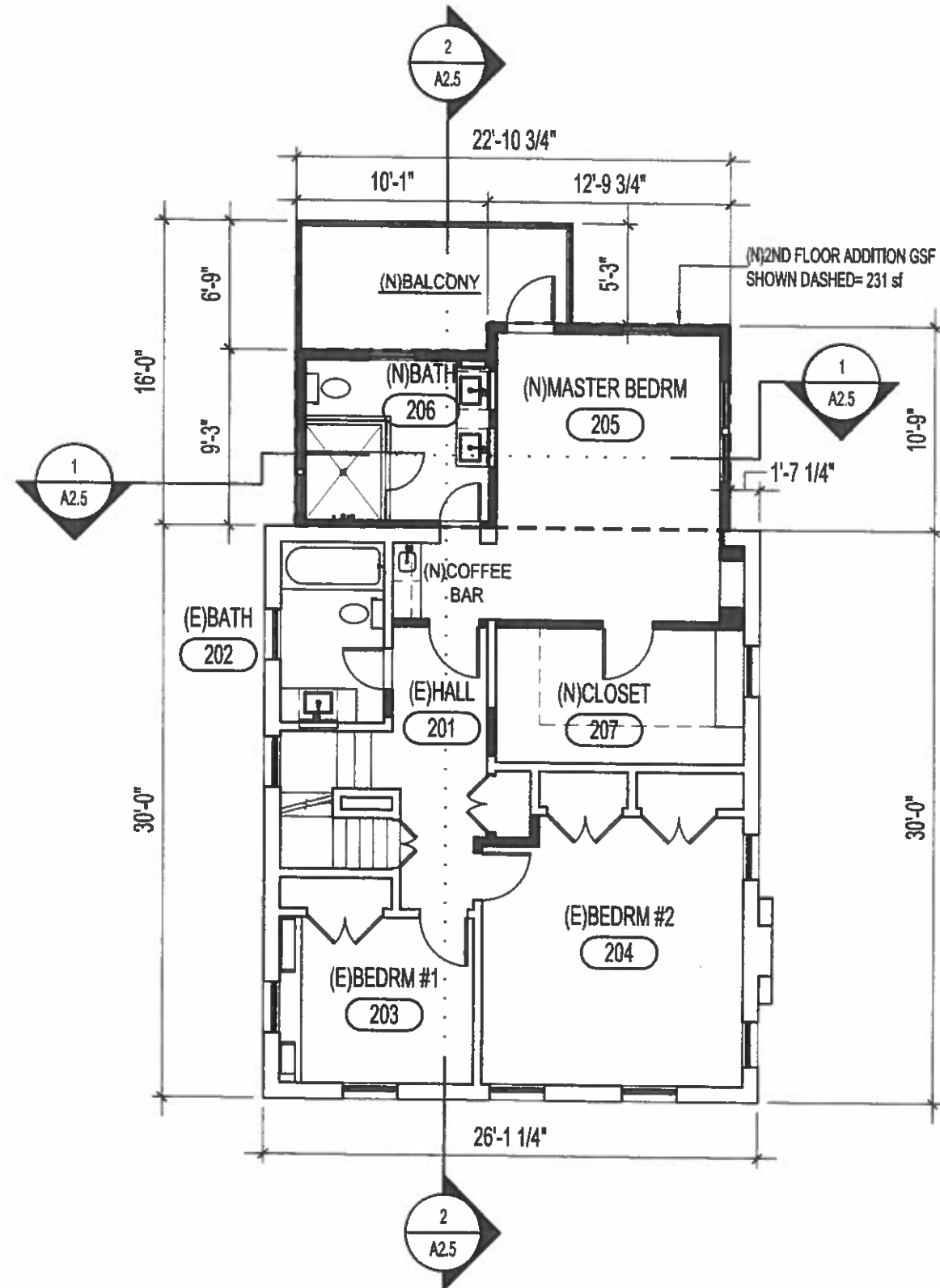
1/8" = 1'-0"



2

NEW 3RD FLOOR PLAN

1/8" = 1'-0"



1

NEW 2ND FLOOR PLAN

1/8" = 1'-0"

Application & Materials
106 W. Cedar Street
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no.	date	issue / revision
1	08.14.17	BZA Submission

New Floor Plans
& FAR Calculations

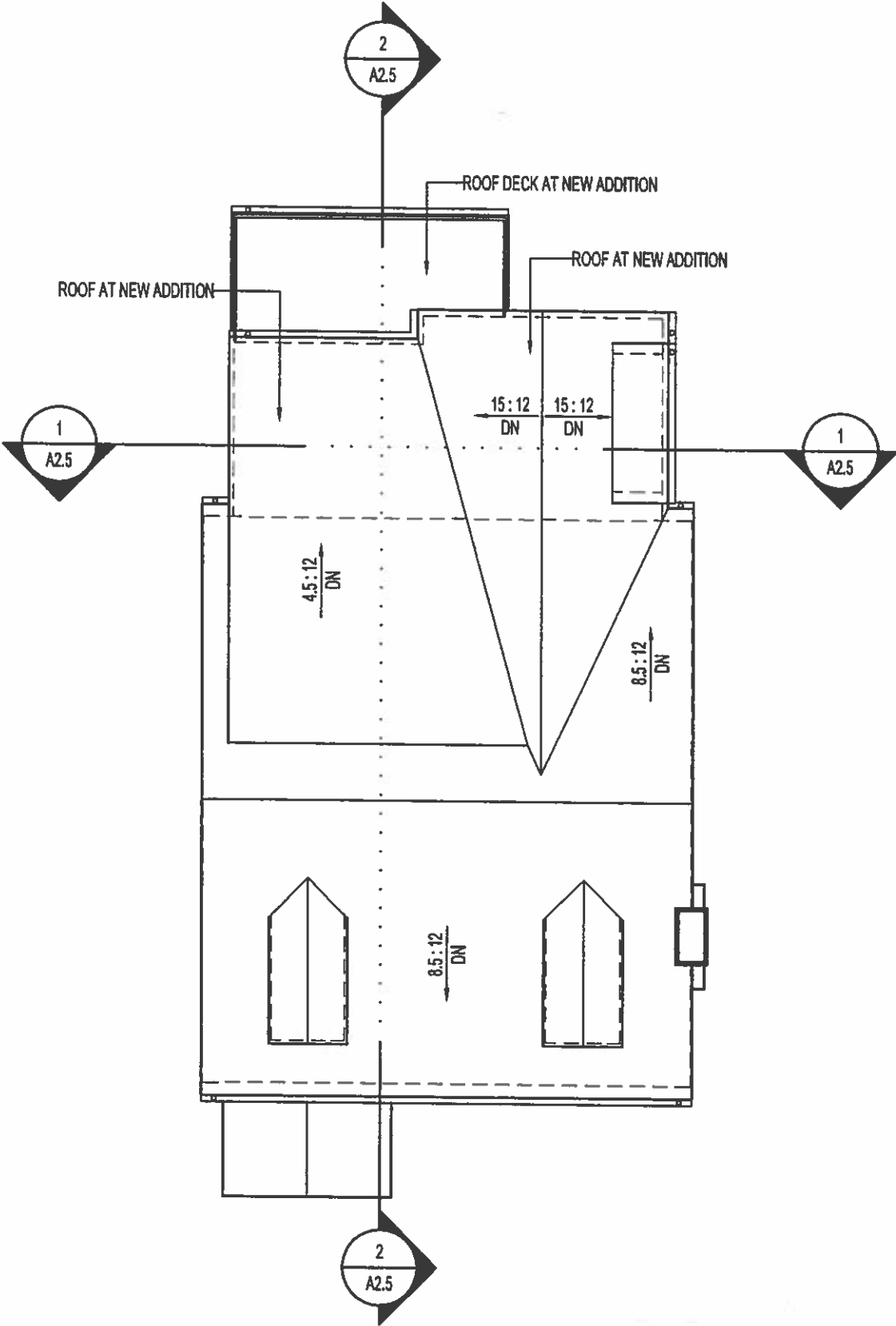
date
08.14.17
scale
1/8" = 1'-0"

A2.1

1

NEW ROOF PLAN

1/8" = 1'-0"



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New Roof Plan

date
08.14.17
scale
1/8" = 1'-0"

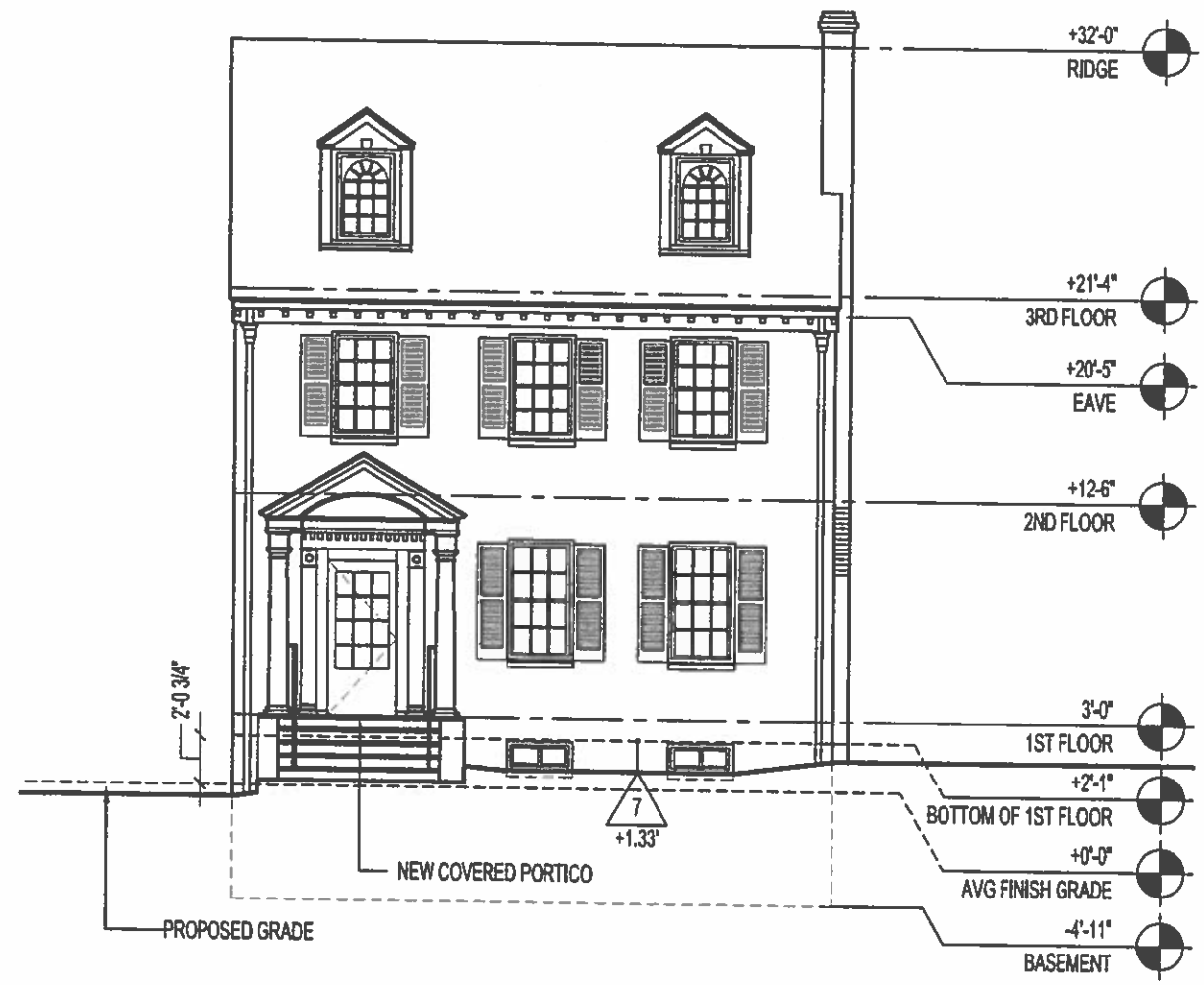
A2.2

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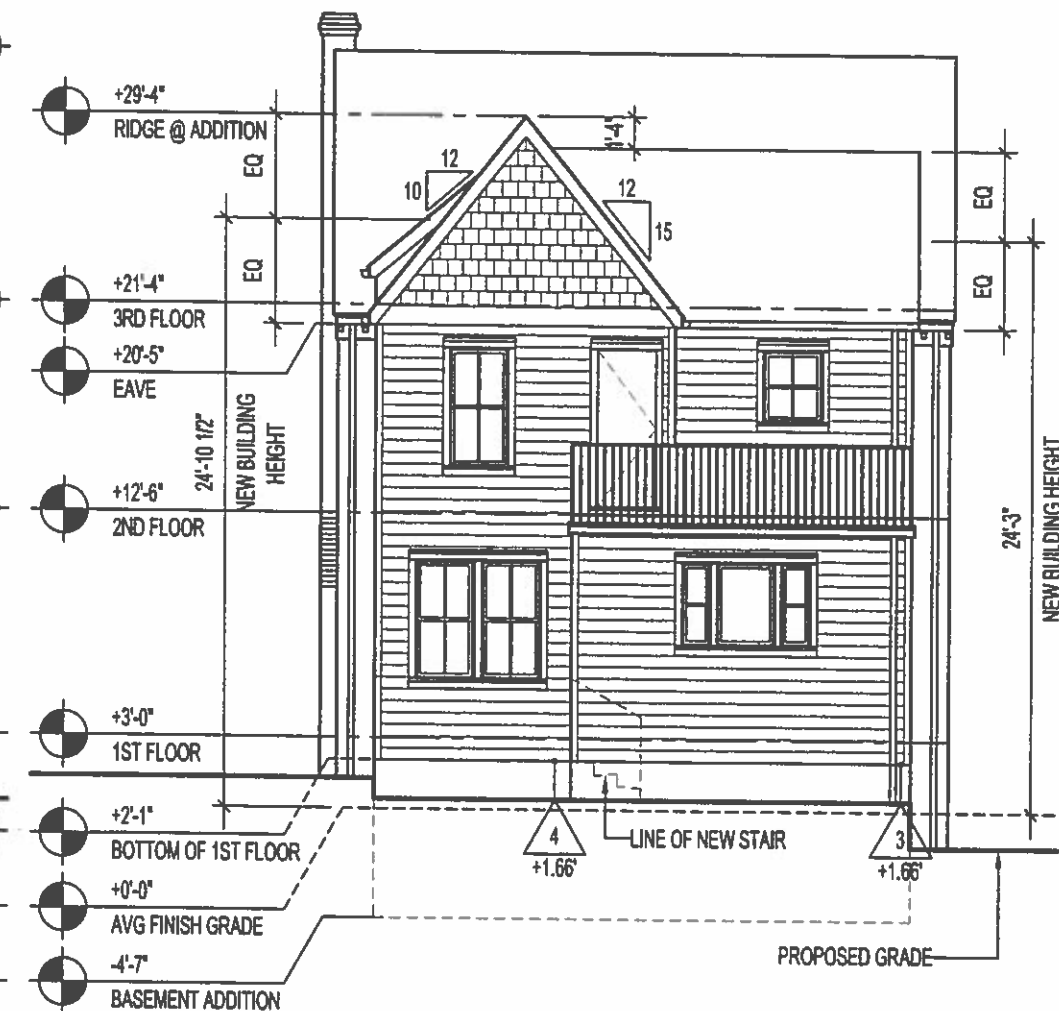
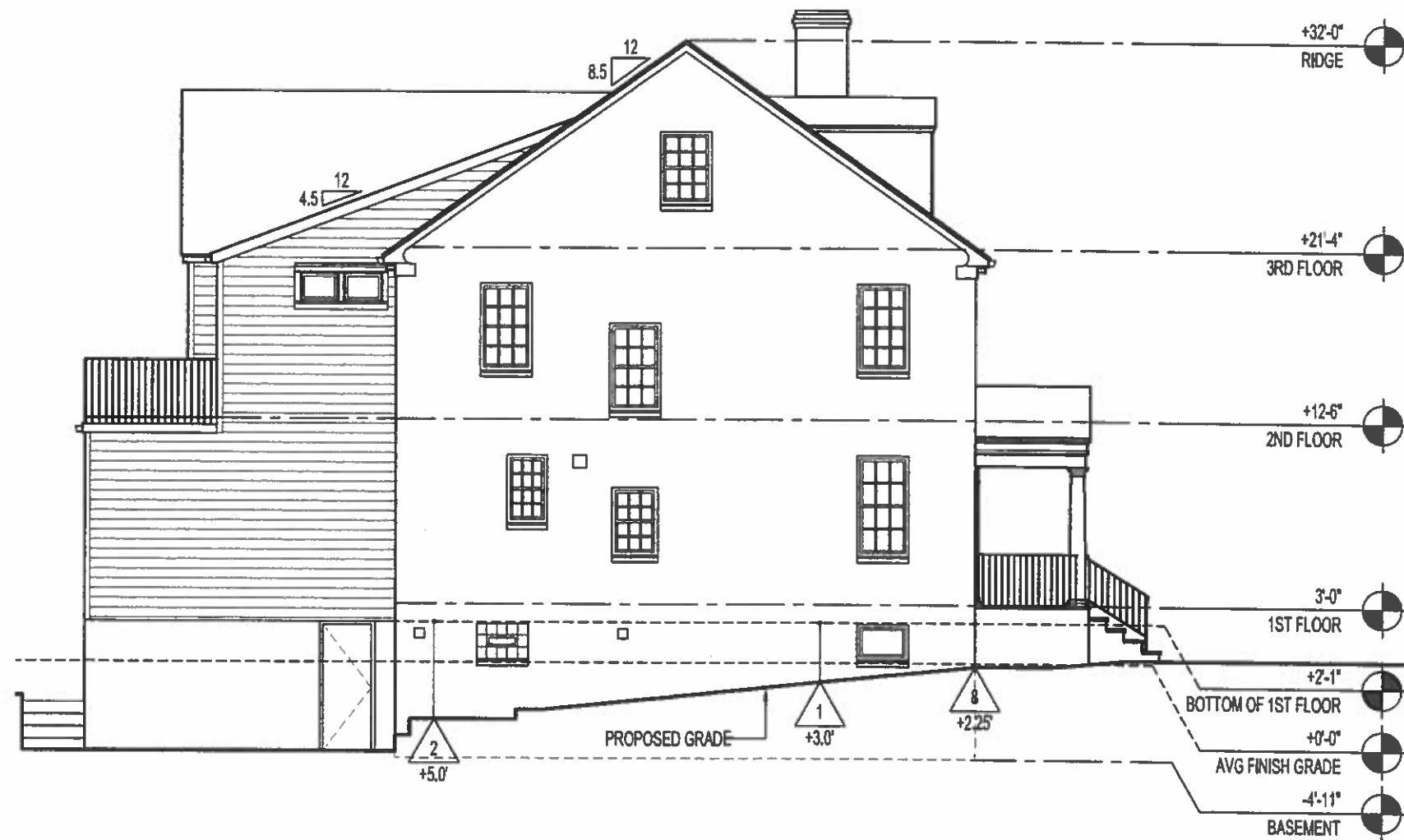
2 NEW SECONDARY FRONT / SOUTH ELEVATION
 1/8" = 1'-0"

1 NEW FRONT / WEST ELEVATION
 1/8" = 1'-0"

Application & Materials
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New Elevations & Average Grade Calcs	
date	08.14.17
scale	1/8" = 1'-0"
A2.3	



2 NEW SIDE / NORTH ELEVATION
1/8" = 1'-0"

1 NEW REAR / EAST ELEVATION
1/8" = 1'-0"

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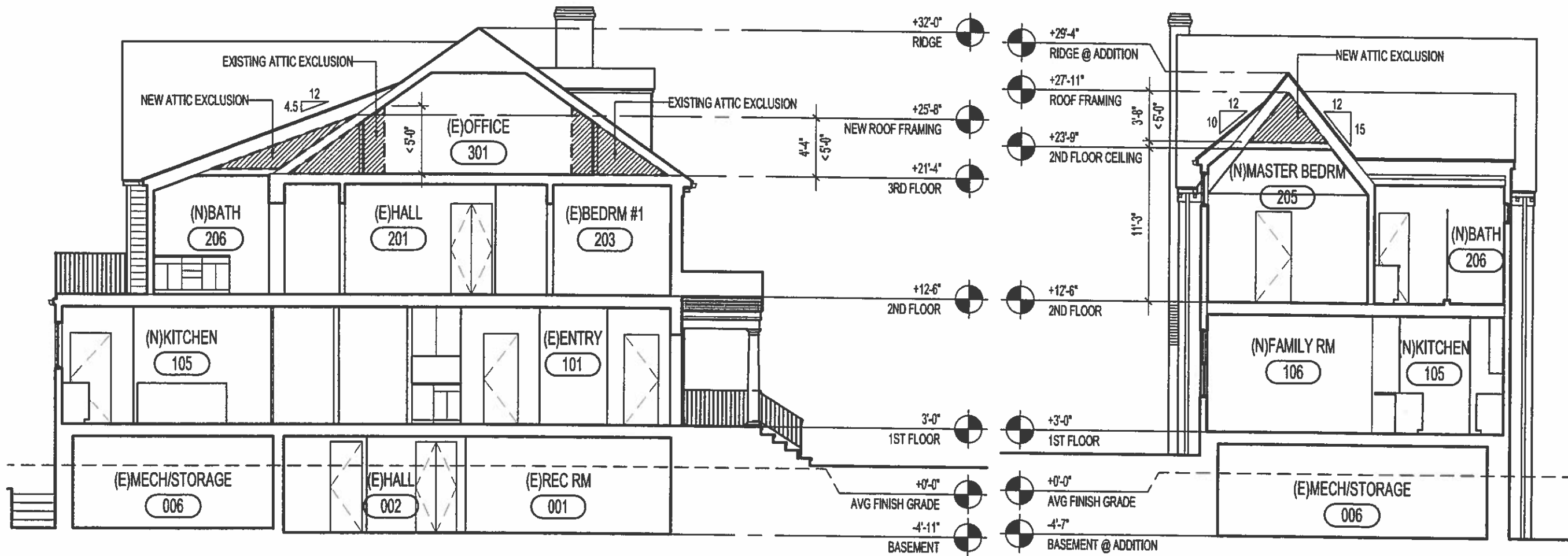
no.	date	issue / revision
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New Elevations & Average Grade Calcs	
date	08.14.17
scale	1/8" = 1'-0"
A2.4	

Application & Materials
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2 NEW BUILDING SECTION
1/8" = 1'-0"

1 NEW BUILDING SECTION
1/8" = 1'-0"

no.	date	issue / revision
1	08.14.17	BZA Submission

New Building Sections & FAR Calculations	
date	08.14.17
scale	1/8" = 1'-0"
A2.5	