

Docket Item # 3
BZA Case #2017-0037
Board of Zoning Appeals
February 8, 2018

ADDRESS: 622 PULMAN PLACE
ZONE: R-8, SINGLE FAMILY RESIDENTIAL
APPLICANT: JONATHAN & MICHELLE HOGANSON, OWNERS
REPRESENTED BY JAMES L. PALMER, ARCHITECT

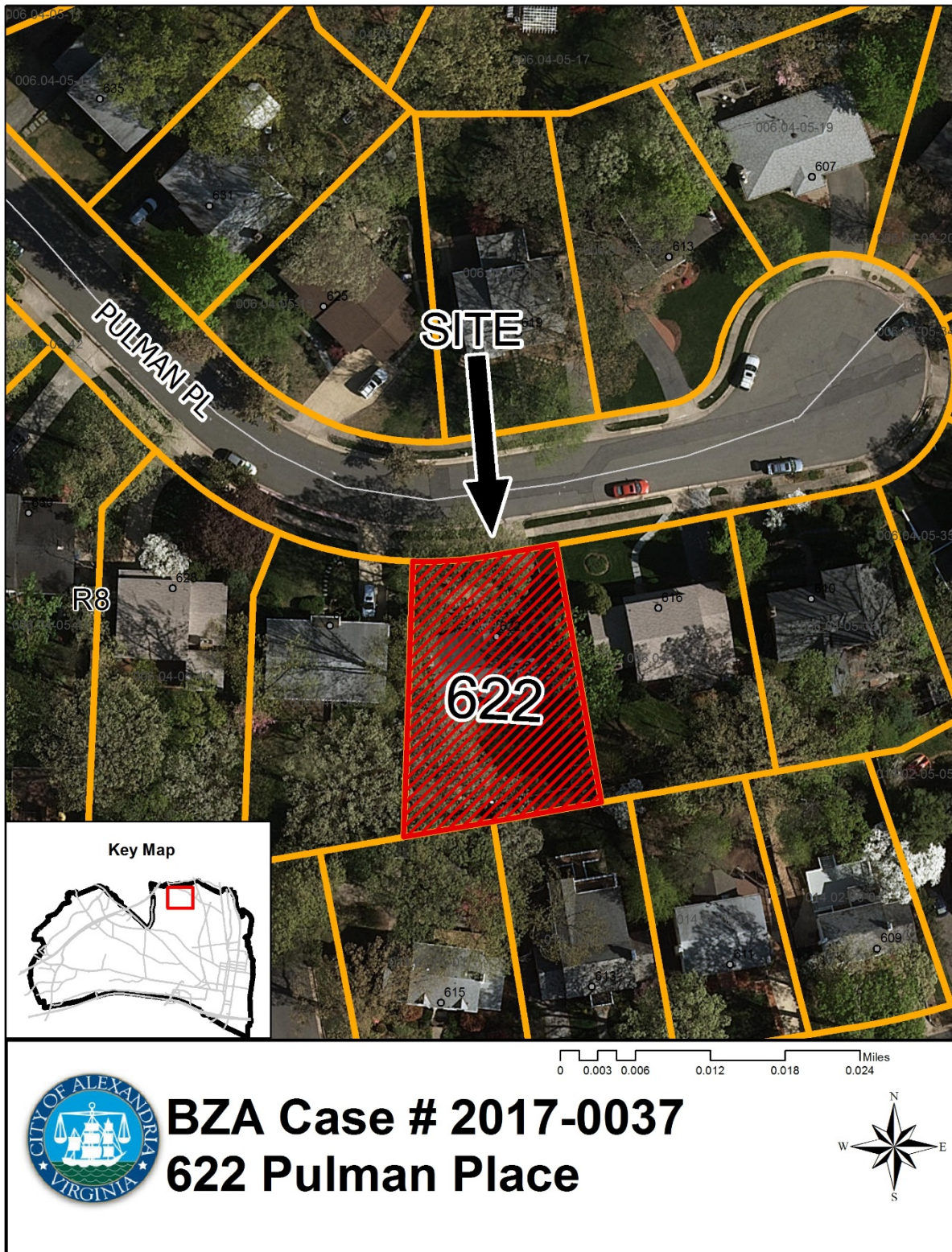
ISSUE: Special exception to construct an expansion to an existing open front porch in the required front yard.

CODE SECTION	SUBJECT	CODE REQMT	APPLICANT PROPOSES	REQUESTED EXCEPTION
7-2503(A)	Front Setback	37.06 feet*	31.00 feet	6.06 feet

*Based on the average front setback along south side of Pulman Place utilizing the setbacks of 3813 Moore Place and 600, 606, 610, 616, 624, 628, and 630 Pulman Place.

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 the release of a Certificate of Occupancy. The special exception must also be recorded with submit a survey plat prepared by a licensed surveyor confirming building footprint and setbacks prior to the deed of the property in the City's Land Records Office prior to the release of the building permit.



I. Issue:

The applicants propose to construct an expansion to an existing open front porch in the required front yard at 622 Pulman Place.

II. Background:

The subject property is one lot of record with 62.00 feet of frontage facing Pulman Place, a depth of 115.27 feet along the western side property line and 109.00 along the eastern side property line. The property has 85.50 of width across the rear property line. The existing 5.00 foot by 10.00 foot front porch was constructed in 1965 with the construction of the existing dwelling. The property contains 8,071 square feet of lot area. The subject property is in compliance with required lot area and lot width standards for the R-8 zone.



The lot is currently developed with a detached single-family dwelling. The main dwelling is setback 35.10 feet from the front the property line with the porch extending forward to have a setback of 31.00 feet. The dwelling is also located 9.00 feet from the east side property line, 8.90 feet from the west side property line, and approximately 43.00 feet from the rear property line. According to real estate records the dwelling was constructed in 1965.

Table 1. Zoning Table:

R-8 Zone	Requirement	Existing	Proposed
Lot Area	8,000 sq. ft.	8,071 sq. ft.	8,071 sq. ft.
Lot Width	65.00 ft.	69.00 ft.	69.00 ft.
Lot Frontage	40.00 ft.	62.00 ft.	62.00 ft.
Front Yard	37.06 ft.*	31.00 ft.(existing front porch)	31.00 ft.(proposed extended front porch)
Side Yard (east)	8.00 ft. (1:2, 8 ft. min.)	9.00 ft.(main building)	9.00 ft.(main building)
Side Yard (west)	8.00 ft. (1:2, 8 ft. min.)	8.90 ft.(main building)	8.90 ft.(main building)
Rear Yard	8.00 ft. (1:1, 8 ft. min.)	43.00 ft.	34.00 ft.
Net FAR (0.35)	2,825 sq. ft.	1,431 sq. ft.	2,800 sq. ft.

* Based on the average front setback of the determined block face. Measurement taken from property line to closest covered projection.

III. Description:

The applicants propose to construct an expansion to the existing open front porch located 31.00 feet from the front property line and facing 622 Pulman Place. The applicant proposes to expand this existing front porch by widening it with an additional 4 square feet (2.00 feet by 2.00feet) to the east of the existing porch.

The porch would have eaves no greater than 1.00 foot, which are permitted to be located in a required yard. Based on the established front setback of 37.06 feet along the south side of Pulman Place between Moore Place and the cul-de-sac of Pulman Place, the applicant requests a special exception of 6.06 feet.

Upon completion of the work, the proposed addition will continue to comply with the floor area requirements. (Refer to floor area calculations.)

IV. Master Plan/Zoning:

The subject property is zoned R-8 and has been so zoned since adoption of the Third Revised Zoning Map in 1951. The property is identified for residential use in the North Ridge/Rosemont Area Plan.

V. Requested Special Exception:

7-2503(A) Average Front Setback

A front setback of 37.06 feet is required based on the average setback of the block face of buildings located on the south side of Pulman Place between Moore Place and the cul-de-

sac terminus of Pulman Place. The applicants request a special exception of 6.06 feet to construct the widening of an open front porch 31.00 feet from the front property line.

VI. Special Exceptions Standards:

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

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

The front porch would not be detrimental to the public welfare. The Infill Task Force Recommendations state that “open front porches can be a neighborhood-friendly design asset that enhances the value of a homeowner’s property and the neighborhood as a whole.”

- 2) Whether approval of the special exception will impair an adequate supply of light and air to the adjacent property, or cause or substantially increase traffic congestion or increase the danger of fire or the spread of fire, or endanger the public safety.

The proposed front porch will remain open and is unlikely to reduce light or air to any other property.

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

The proposed porch would not alter the essential character of the area or the zone. Many houses in the area have front porches. The proposed front porch is in keeping with the character of the surrounding area.

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

The proposed front porch is compatible with the development in the surrounding neighborhood. Several homes along Pulman Place have open front porches or covered front entries. The proposed porch design is in keeping with the architectural character of the existing dwelling and the surrounding neighborhood.

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

The front of the house is the only reasonable location for a front porch. There is no way to construct a compliant front porch because of the existing location of the dwelling.

VII. Staff Conclusion:

Neighborhood Impact

Staff believes that the proposed front porch would not negatively impact on the neighborhood. The neighborhood has numerous styles of homes. Some have porches; some have porticos; but there are others that have no front covering at all. The architecture of this neighborhood is varied. The proposed open porch would not be detrimental to neighboring properties.

Light and Air

The size and the design of the proposed porch are modest and complement the existing dwelling. The porch will remain open and is unlikely to negatively impact the light or air to any other property.

Staff Conclusion

As outlined above, the staff believes the request for an open front porch in the required front yard meets the criteria for a special exception and **recommends approval.**

Staff

Shaun Smith, Urban Planner, shaun.smith@alexandriava.gov

Mary Christesen, Zoning Manager, mary.christesen@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:

- R-1 The building permit must be approved and issued prior to the issuance of any permit for demolition. (T&ES)
- R-2 Applicant shall be responsible for repairs to the adjacent city right-of-way if damaged during construction activity. (T&ES)
- 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. (T&ES)
- R-4 Per section 13-222(F) of the City's Environmental Management Ordinance, if the expanded porch is found to be allowable by the Board of Zoning Appeals, the property owner may encroach within RPA to build the porch as long as the total disturbance remains under 2500 square feet. Additionally, if any vegetation is removed from the RPA to build the porch, it must be replaced per the mitigation requirements of the Virginia Riparian Buffers Modification and Mitigation Guidance Manual (T&ES)
- F-1 Previously reviewed under BZA96-00030. (T&ES)
- F-2 After review of the information provided, an approved grading plan is not required at this time. Please note that if any changes are made to the plan it is suggested that T&ES be included in the review. (T&ES)
- C-1 The applicant shall comply with the City of Alexandria's Solid Waste Control, Title 5, Chapter 1, which sets forth the requirements for the recycling of materials (Sec. 5-1-99). (T&ES)
- C-2 The applicant shall comply with the City of Alexandria's Noise Control Code, Title 11, Chapter 5, which sets the maximum permissible noise level as measured at the property line. (T&ES)
- C-3 Roof, surface and sub-surface drains be connected to the public storm sewer system, if available, by continuous underground pipe. Where storm sewer is not available applicant must provide a design to mitigate impact of stormwater drainage onto adjacent properties and to the satisfaction of the Director of Transportation & Environmental Services. (Sec.5-6-224) (T&ES)

- C-4 All secondary utilities serving this site shall be placed underground. (Sec. 5-3-3) (T&ES)
- C-5 Any work within the right-of-way requires a separate permit from T&ES. (Sec. 5-2) (T&ES)
- C-6 All improvements to the city right-of-way such as curbing, sidewalk, driveway aprons, etc. must be city standard design. (Sec. 5-2-1) (T&ES)

Code Administration:

- C-1 A building permit, plan review and inspections are required to construct a front porch.

Recreation (Arborist):

- F-1 No trees area affected by this plan.

Historic Alexandria (Archaeology):

- R-1 There is low potential for significant archaeological resources to be disturbed by this project. No archaeological action is required.
- C-1 All required archaeological preservation measures shall be completed in compliance with Section 11-411 of the Zoning Ordinance.

Other Requirements Brought to the Applicant's Attention:

- C-1 A wall check survey plat shall be submitted to Planning and Zoning when the building footprint is in place, pursuant to Alexandria City Code section 8-1-12.

BZA Case # 2017-0037



**APPLICATION
BOARD OF ZONING APPEALS**

SPECIAL EXCEPTION FOR PORCHES

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

ZONING 7-2503 - EXISTING FRONT PORCH
IS FORWARD OF AVERAGE
SETBACK ON BLOCK

1. Applicant: ☐ Owner ☐ Contract Purchaser ☒ Agent

Name JAMES L. PALMER

Address SANCHEZ PALMER ARCHITECTS

911 KING STREET, ALEX., VA 22314

Daytime Phone 763.549.4033

Email Address jpalmer@sanchezpalmerarchitects.com

2. Property Location 622 PULMAN PLACE, ALEX., VA 22305

3. Assessment Map # _____ Block _____ Lot 25 Zone R8
SECTION 4

4. Legal Property Owner Name JONATHAN & MICHELLE HOGANSON

Address 622 PULMAN PLACE, ALEX., VA 22305

Application Materials
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622 Pulman Place
Date Routed: 12.29.17

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.	JONATHAN HOGANSON	622 PULLMAN PLACE	50%
2.	MICHELLE HOGANSON	622 PULLMAN PLACE	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 _____ (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.	JONATHAN HOGANSON	622 PULLMAN PLACE	50%
2.	MICHELLE HOGANSON	622 PULLMAN PLACE	50%
3.			

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

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

Name of person or entity	Relationship as defined by Section 11-350 of the Zoning Ordinance	Member of the Approving Body (i.e. City Council, Planning Commission, etc.)
1.		
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.

11/22/17 JAMES L. PALMER
Date Printed Name

JAMES L. PALMER
Lic. No. 006350
Signature
ARCHITECT

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5. Describe request briefly :

REQUEST TO EXPAND & IMPROVE AN
EXISTING PORCH WHICH EXTENDS INTO
THE AVERAGE FRONT YARD SETBACK
ON THE BLOCK IN ORDER TO CENTER
THE PORCH ROOF GABLE ON THE PROPOSED
SHED FORMER ADDITION.

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:

JAMES L. PALMER

Print Name

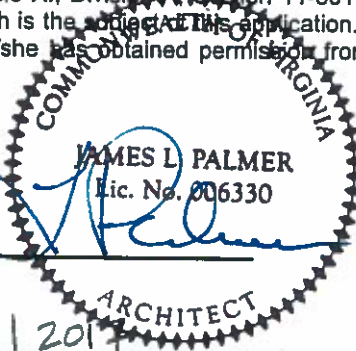
703, 549, 4033

Telephone

Signature

Date

11/21/2017



Pursuant to Section 13-3-2 of the City Code, the use of a document containing false information may constitute a Class 1 misdemeanor and may result in a punishment of a year in jail or \$2,500 or both. It may also constitute grounds to revoke the permit applied for with such information.

Note to Applicant: Only one special exception per dwelling shall be approved under the provisions of Section 11-1302(B)(4).

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PART B (SECTIONS 11-1302(C) and 11-1304)**APPLICANT MUST COMPLETE THE FOLLOWING:**

(Please use additional sheets where necessary.)

1. Please provide the following details of the proposed porch:
 - a. Porch projection from front building wall to deck edge 5'-0"
 - b. Length of building wall where porch is to be built 5'-9"
 - c. Length of porch deck 9'-10" EXISTING + 4'-2" NEW = 14'-0"
 - d. Depth of overhang 1'-4"
 - e. Distance of furthest projecting porch element from the front property line 30'-5"
 - f. Overall height of porch from finished or existing grade 16'-0"
 - g. Height of porch deck from finished or existing grade VARIES
1'-0" TYP 4'-0" @ DRIVEWAY
2. Explain the conditions of the subject property which prevent locating the proposed porch in compliance with the zoning ordinance.
ADDITION IS 3'-4" X 4'-2" EXTENSION OF
EXISTING PORCH TO CENTER GABLE ON
SHED ROOFER. THE EXISTING PORCH
IS FORWARD OF THE AVERAGE SETBACK
LINE OF THE BLOCK
3. Explain if the proposed porch will be detrimental to the adjacent properties or the neighborhood in general.
NO
4. Explain how the proposed porch will affect the light and air to any adjacent property.
NO AFFECT
5. Has the applicant shown the plans to the most affected property owners? Have any neighbors objected to the proposed special exception, or have any neighbors written letters of support? If so, please attach the letter.
YES
NO

6. The applicant shall demonstrate by clear and convincing evidence that the proposed porch is compatible with the existing building architecture, neighboring properties and neighborhood character. Provide information such as style and number of similar porches in the immediate neighborhood (provide dimensions and roof height as well as distance from curblin). Photographs should be included as part of the evidence supporting this request.

PORCH ADDITION IS 3-4" x 4-2" EXTENSION
OF EXISTING PORCH TO CENTER PORCH
GABLE ON NEW SHED DORMER.
BLOCK HAS A VARIETY OF PORCH
DESIGNS

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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 622 FULMAN PLACE Zone RB
A2. 8,071 GSF x .35 = 2,825 GSF
Total Lot Area Floor Area Ratio Allowed by Zone Maximum Allowable Floor Area

B. Existing Gross Floor Area

Existing Gross Area*		Allowable Exclusions	
Basement	+1,526 GSF	Basement**	-1,526 GSF
First Floor	+1,526 GSF	Stairways**	-73 GSF
Second Floor Attic	+1,522 GSF	Mechanical**	*-22 GSF
Third Floor	—	Porch/Garage**	-49 GSF
Porches/Other	+49 GSF	Attic less than 5**	-1,519 GSF
Total Gross*	+4,623 GSF	Total Exclusions	-3,189 GSF

B1. Existing Gross Floor Area *
4,620 Sq. Ft.
B2. Allowable Floor Exclusions**
3,189 Sq. Ft.
B3. Existing Floor Area minus Exclusions
+1,431 Sq. Ft.
(subtract B2 from B1)
* CHIMNEY 01 4 02

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

Proposed Gross Area*		Allowable Exclusions	
Basement	—	Basement**	—
First Floor	—	Stairways**	-124 GSF
Second Floor	+1,522 GSF	Mechanical**	-14 GSF
Third Floor	—	Porch/Garage**	—
Porches/Other	+254 GSF	Attic less than 5**	-269 GSF
Total Gross*	+1,776 GSF	Total Exclusions	-407 GSF

C1. Proposed Gross Floor Area *
1,776 Sq. Ft.
C2. Allowable Floor Exclusions**
407 Sq. Ft.
C3. Proposed Floor Area minus Exclusions 1,369 Sq. Ft.
(subtract C2 from C1)

D. Existing + Proposed Floor Area

D1. Total Floor Area (add B3 and C3) 2,800 Sq. Ft. ✓
D2. Total Floor Area Allowed by Zone (A2) 2,825 Sq. Ft.

SEE SHEET A13
FOR BACK-UP

E. Open Space Calculations Required in RA & RB zones

Existing Open Space	
Required Open Space	
Proposed Open Space	

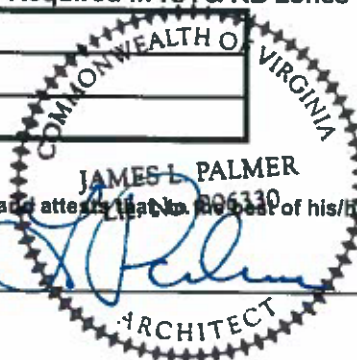
*Gross floor area for residential single and two-family dwellings in the R-20, R-12, R-8, R-5, R-2-5, RB and RA zones (not including properties located within a Historic District) is the sum of all areas under roof of a lot, measured from exterior walls.

** 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.

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

Signature: [Signature]

Date: 11/22/17



Application Materials
BZA2017-0037
622 Fulman Place
Date Routed: 12.29.17



Hoganson Renovation - North Elevation

sanchez palmer **architects**

622 Pullman Place Alexandria, VA 22305

Application Materials
BZA2017-0037
622 Pulman Place
Date Routed: 12.29.17

November 22, 2017

911 King Street
Alexandria, VA, 22314
Ph: 703.549.4033

Hoganson Addition
622 Pullman Place
Alexandria, Virginia 22305

SANCHEZ PALMER
ARCHITECTS, PC
911 King Street
Alexandria, Virginia 22314
703 549 4033
FAX 703 548 4305

No.	Revision	Date

SEAL:

Not For
Construction

Sheet Title:
Elevations
November 22, 2017

Graphic Scale:

Drawn By: Checked by:

Project No.: Date:
17-130 April 03, 2017

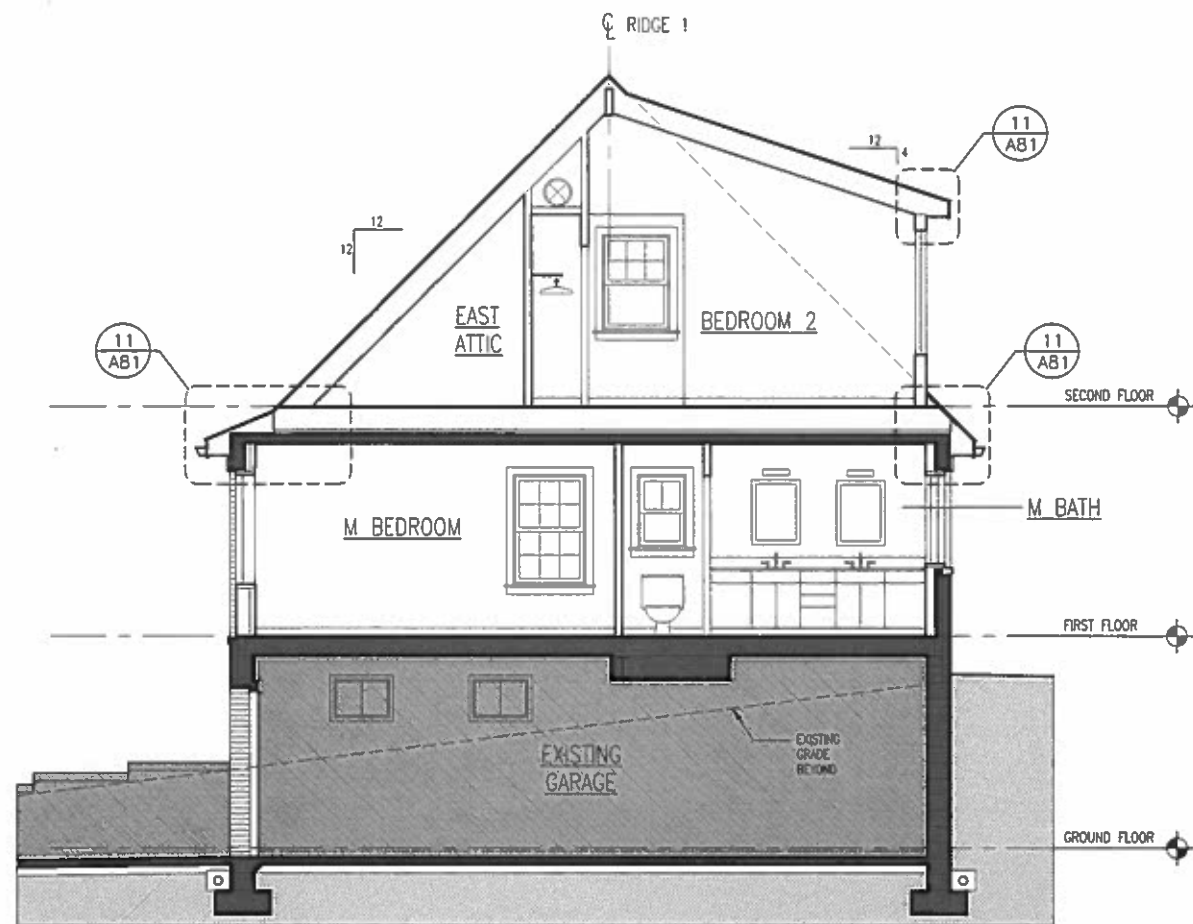
SHEET NO.

A41

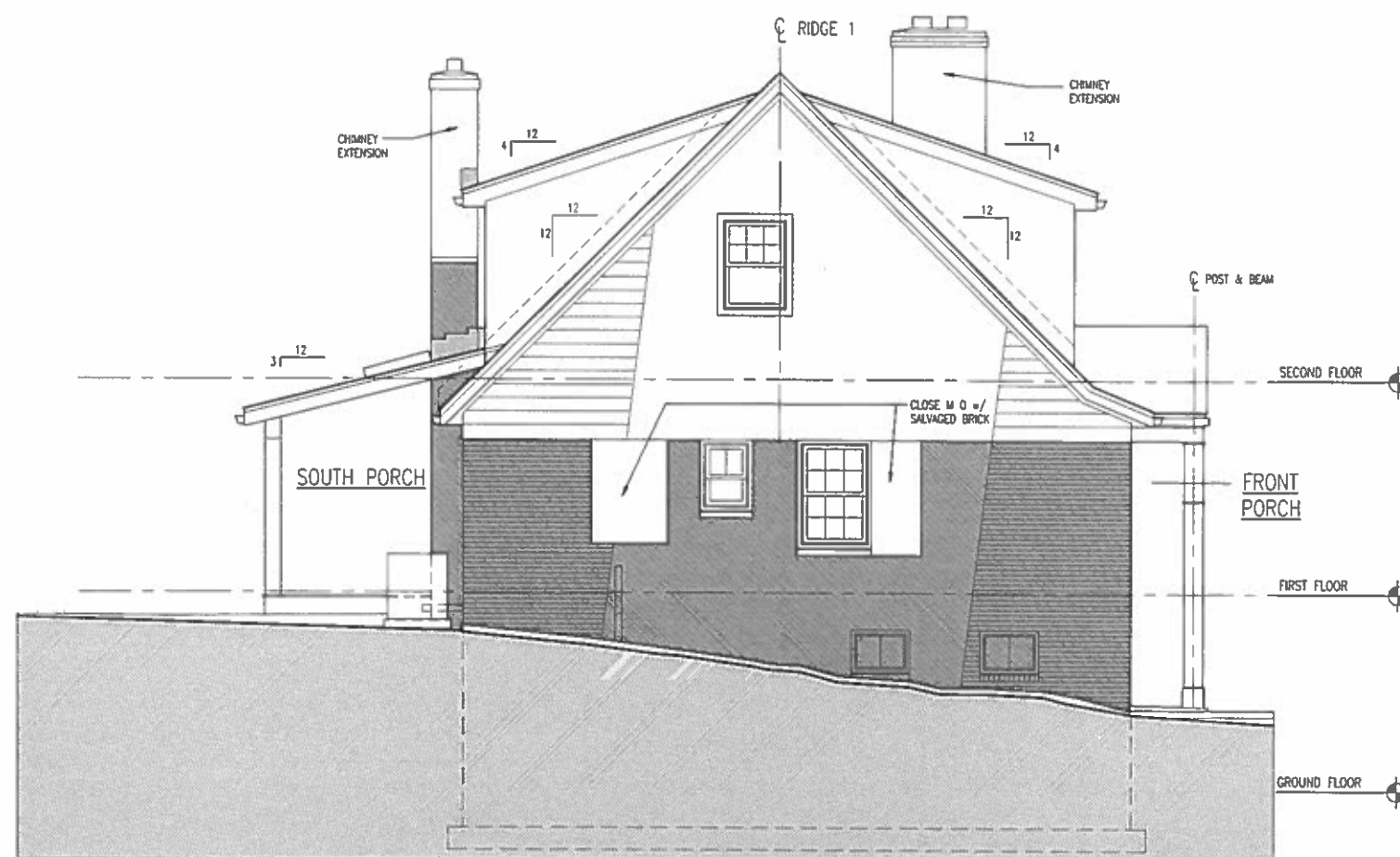
11 x 17 Sheets are 1/2 Size



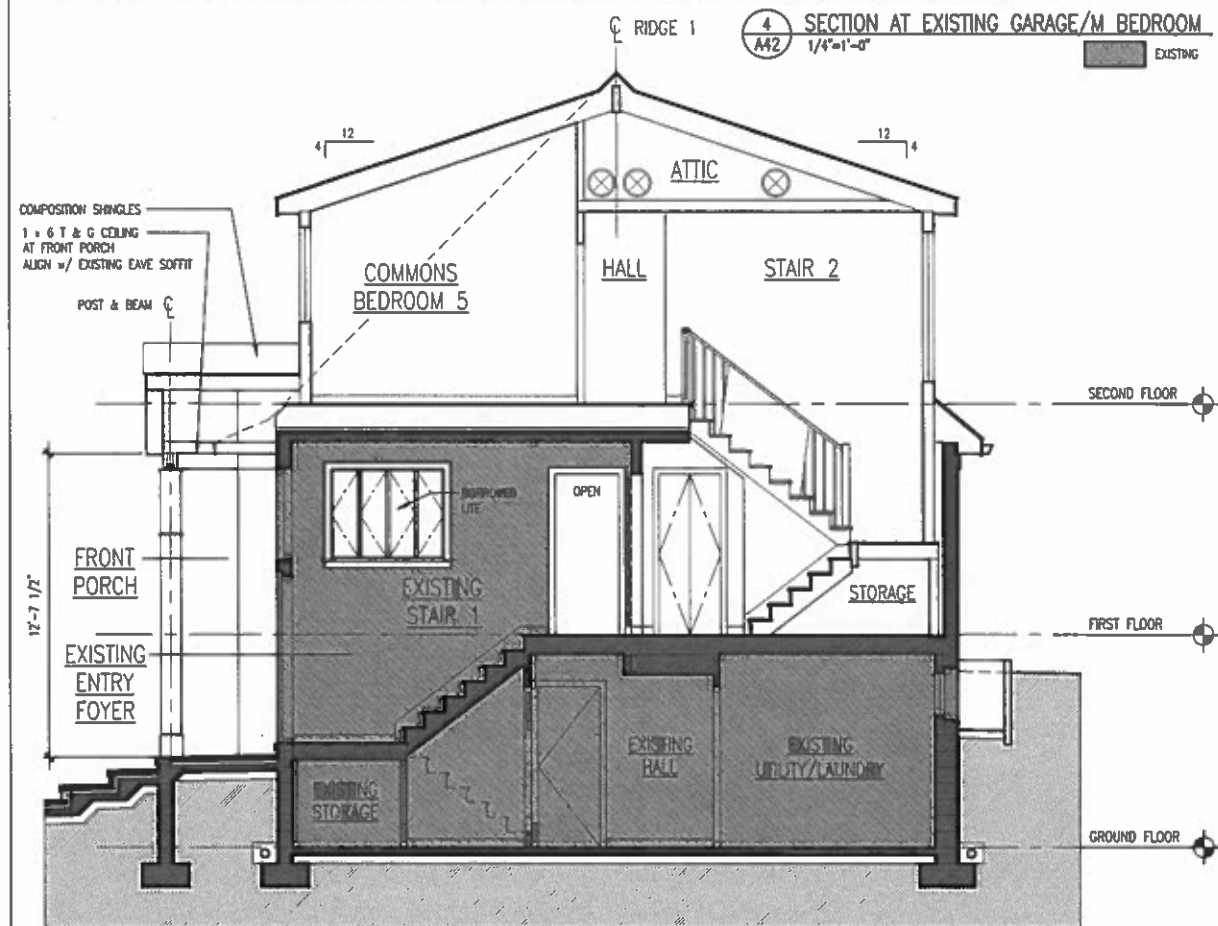
Application Materials
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622 Pullman Place
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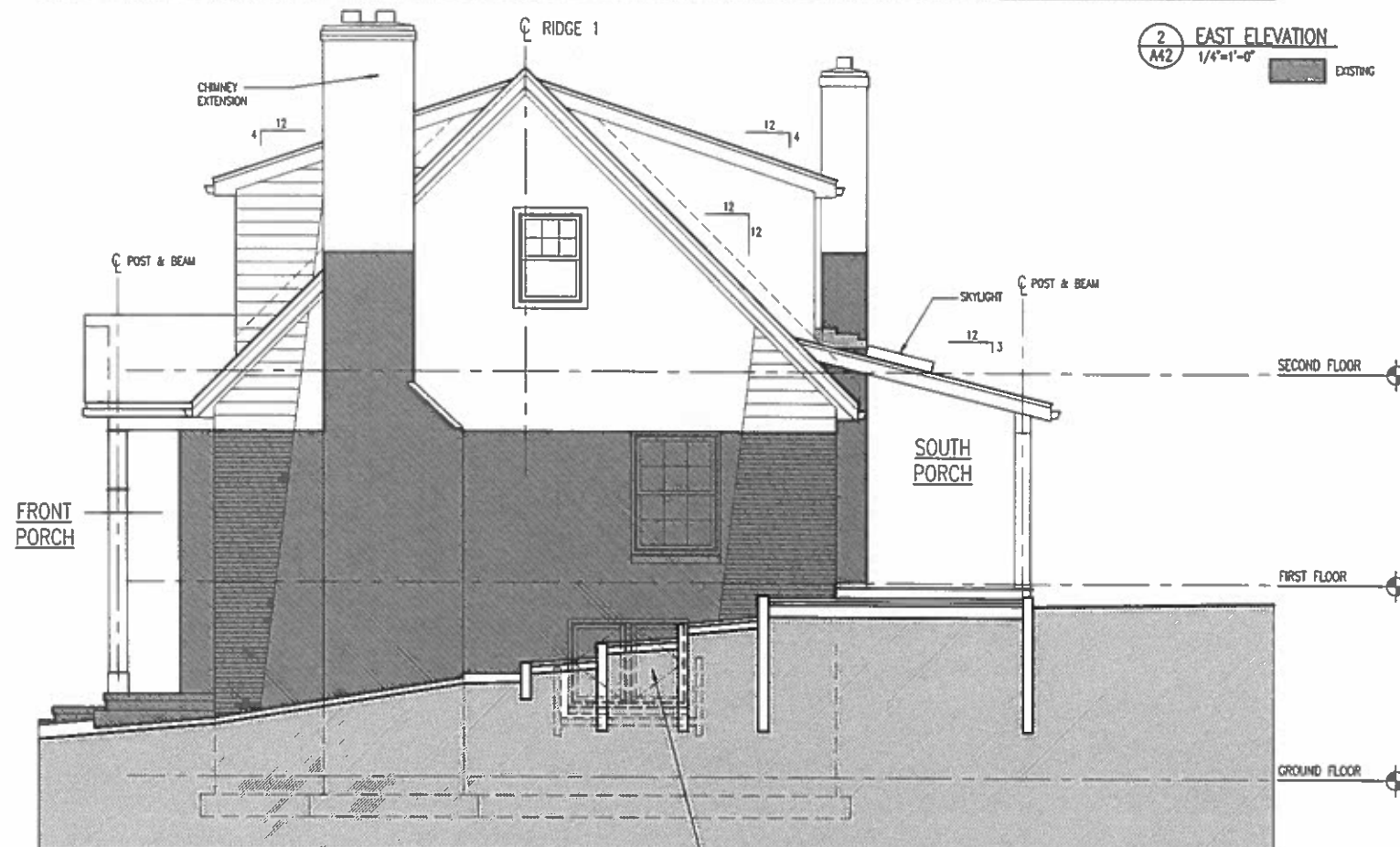
4 SECTION AT EXISTING GARAGE/M BEDROOM
1/4"=1'-0"



2 EAST ELEVATION
1/4"=1'-0"



3 SECTION AT EXISTING STAIR 1 AND STAIR 2
1/4"=1'-0"



1 WEST ELEVATION
1/4"=1'-0"

Hoganson Addition
622 Pullman Place
Alexandria, Virginia 22305

SANCHEZ PALMER
ARCHITECTS, PC
911 King Street
Alexandria, Virginia 22314
703 548 4033
FAX 703 548 4305

No. Revision: Date:

SEAL:

Not For
Construction

Sheet Title:
Elevations & Sections
November 22, 2017

Graphic Scale:

Drawn By: Checked by:

Project No.: Date:
17-130 April 03, 2017

SHEET NO.

A42

11 x 17 Sheets are 1/2 Size



North Elevation



East Elevation



South Elevation



West Views

Application Materials
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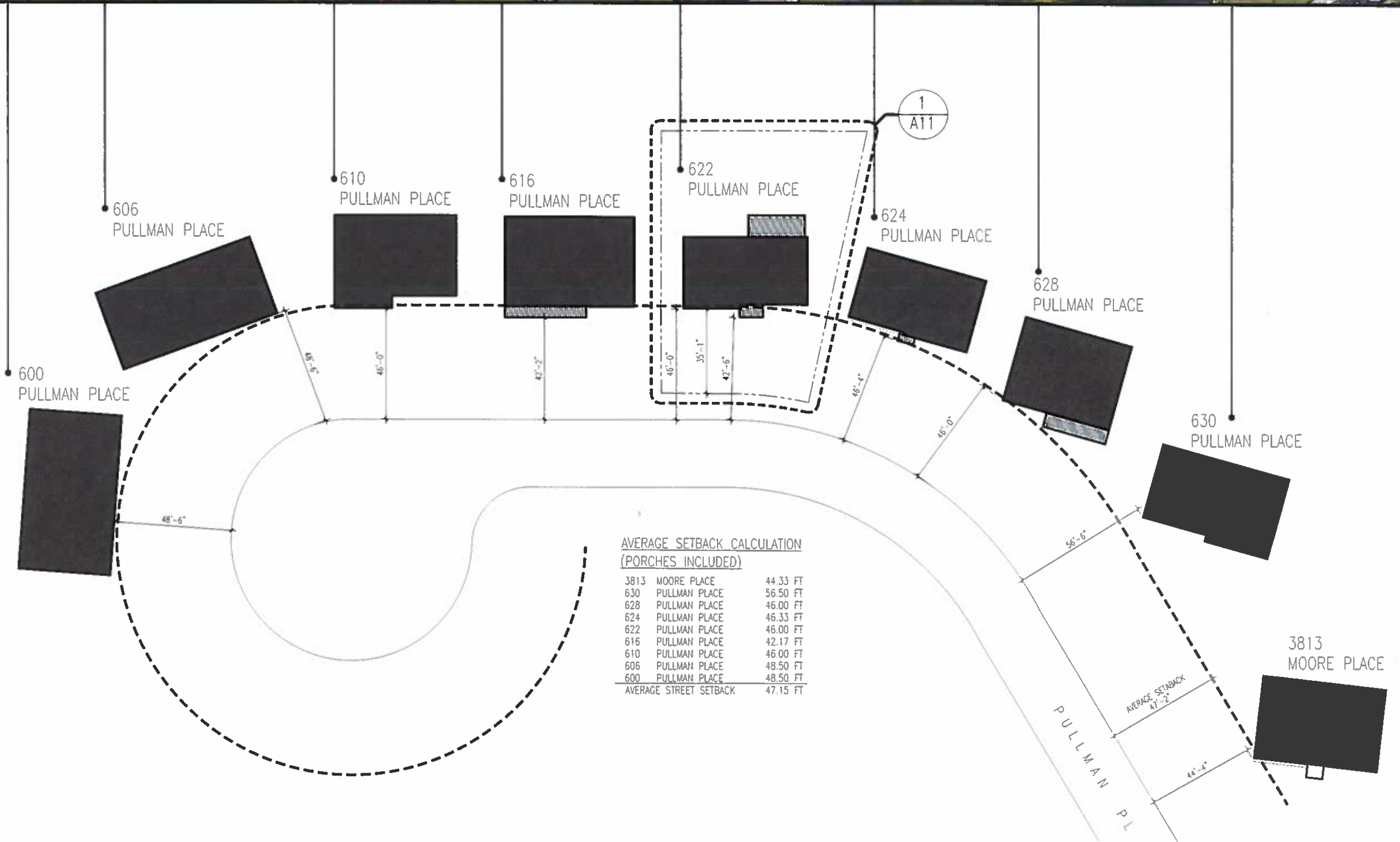
Hoganson Renovation - Existing Elevations and Views

622 Pullman Place Alexandria, VA 22305

sanchez palmer **architects**

November 22, 2017

911 King Street
Alexandria, VA, 22314
Ph: 703.549.4033



Application Materials
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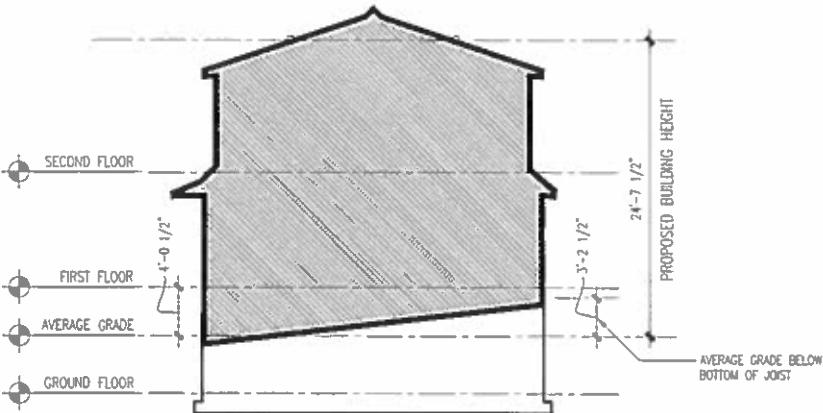
Hoganson Renovation - Average Block Setback Diagram

sanchez palmer **architects**

622 Pullman Place Alexandria, VA 22305

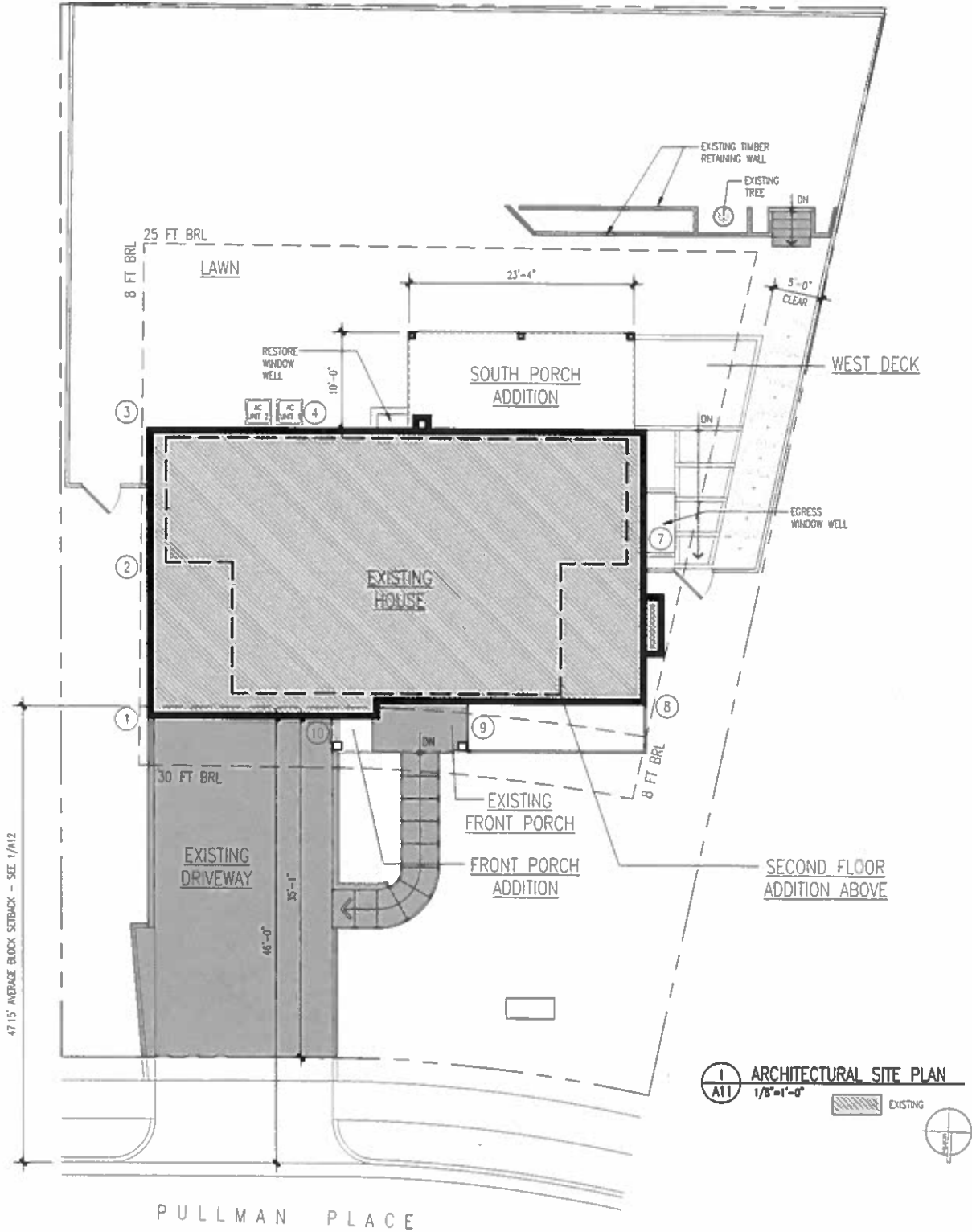
November 22, 2017

911 King Street
Alexandria, VA, 22314
Ph: 703.549.4033



AVERAGE GRADE CALCULATION	
POINT 1	-5'-4" BFF
POINT 2	-3'-4" BFF
POINT 3	-1'-6" BFF
POINT 4	-1'-4" BFF
POINT 5	-0'-10" BFF
POINT 6	-2'-4" BFF
POINT 7	-4'-2" BFF
POINT 8	-6'-2" BFF
POINT 9	-6'-1" BFF
POINT 10	-9'-2" BFF
TOTAL	-40'-3" BFF
AVERAGE GRADE -40'-3" BFF/10 = -4'-0 1/4" BFF	
RB HEIGHT LIMIT = 25'-0"	
PROPOSED MAX HEIGHT AT ROOF MIDPOINT = 24'-7 1/2"	

2 BUILDING HEIGHT DIAGRAM
A11 1/8"=1'-0"



1 ARCHITECTURAL SITE PLAN
A11 1/8"=1'-0"



Hoganson Addition
622 Pullman Place
Alexandria, Virginia 22305

SANCHEZ PALMER
ARCHITECTS, PC
911 King Street
Alexandria, Virginia 22314
703 549 4033
FAX 703 548 4305

No. Revision Date:

SEAL

Not For
Construction

Sheet Title:
Average Front Yard
Setback Diagram
November 22, 2017

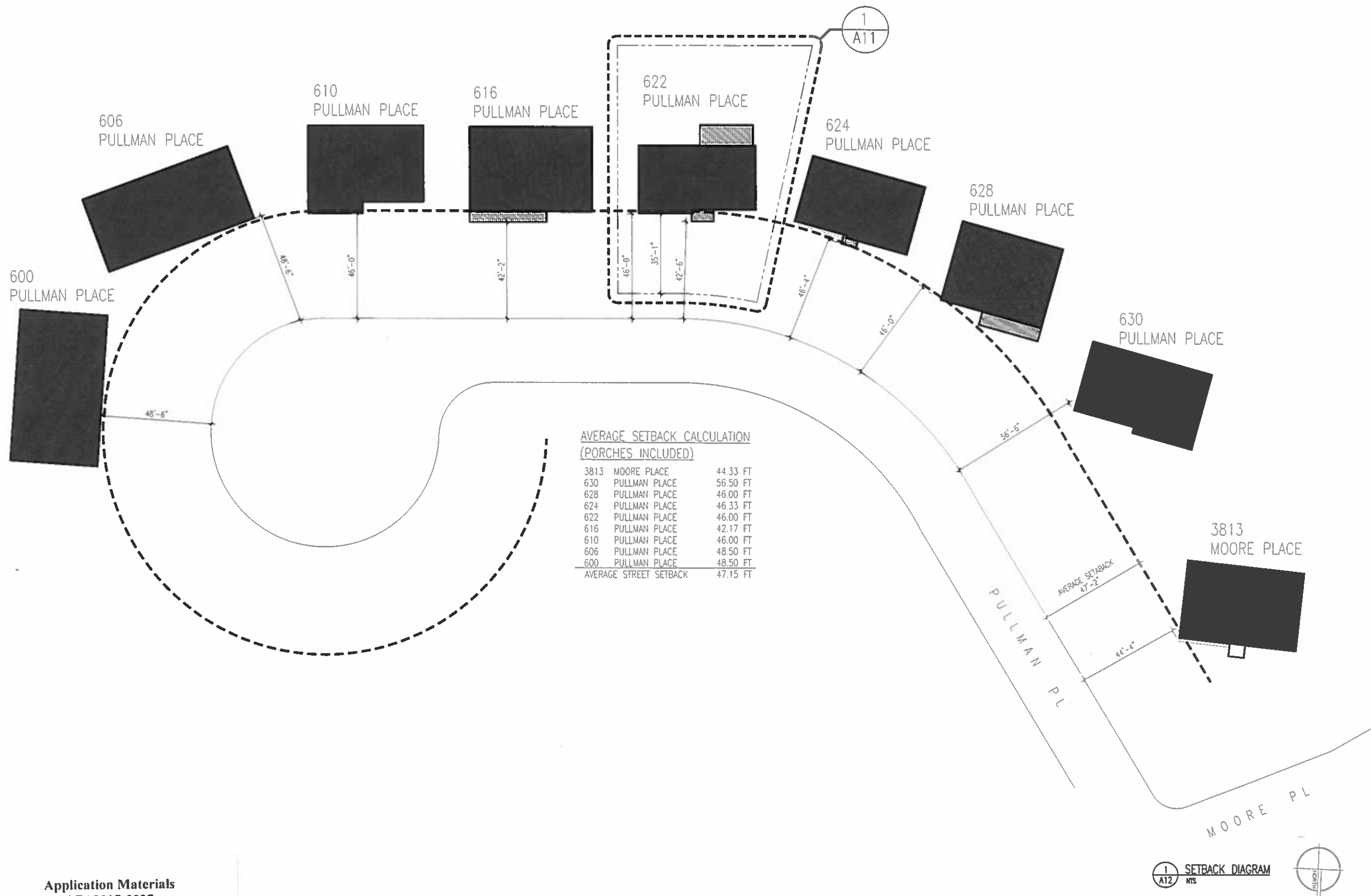
Graphic Scale

Drawn By: Checked by:

Project No. Date:
17-130 April 03, 2017
SHEET NO

A12

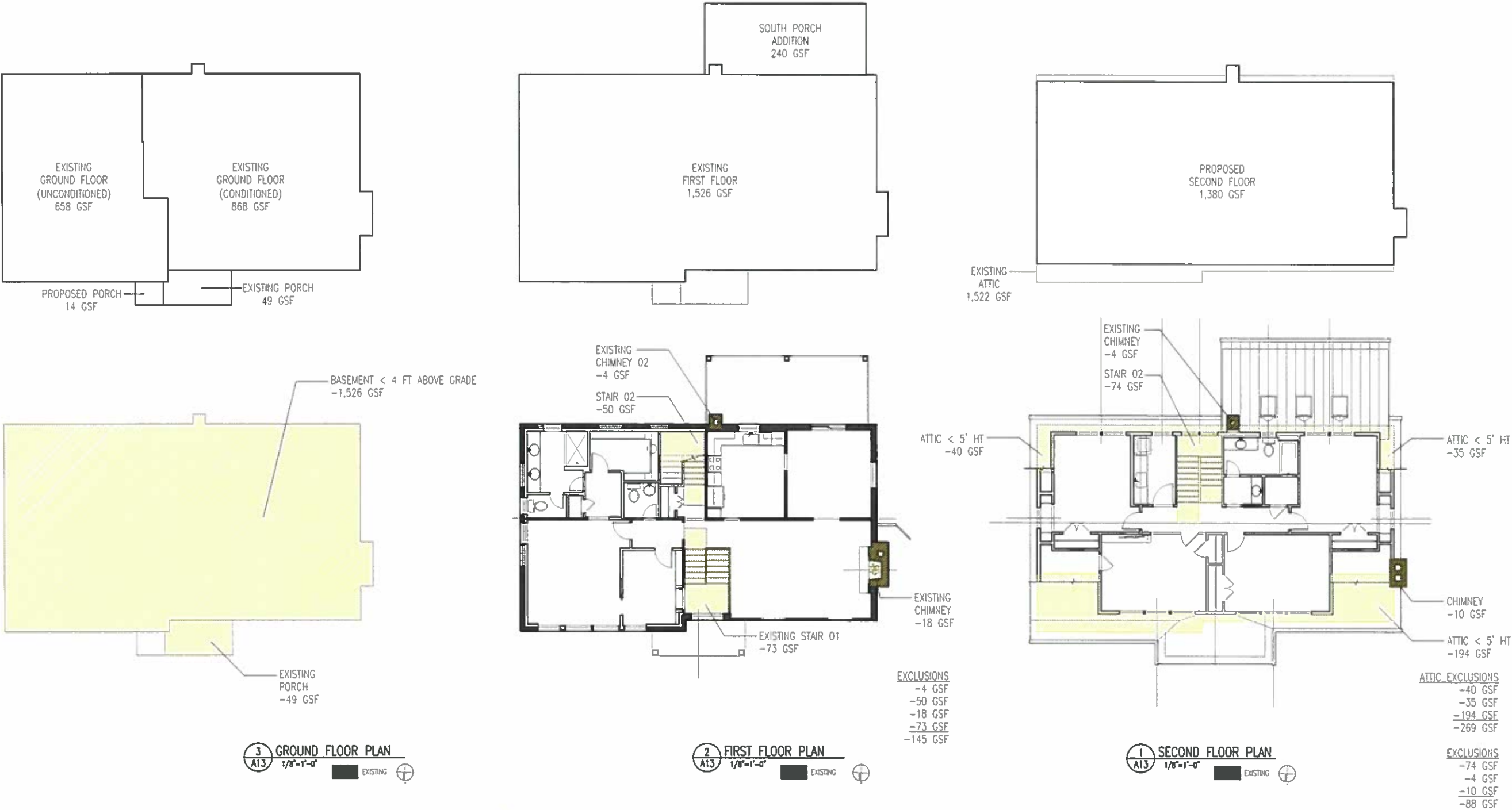
11 x 17 Sheets are 1/2 Size



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Hoganson Addition
622 Pulman Place
Alexandria, Virginia 22305

SANCHEZ PALMER
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911 King Street
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BASEMENT AREA SUMMARY	
EXISTING CONDITIONED AREA	+866 GSF
EXISTING UNCONDITIONED GARAGE AREA	+660 GSF
EXISTING UNCONDITIONED PORCH	+49 GSF
TOTAL AREA	+1,575 GSF
FAR EXCLUSIONS	
EXISTING BASEMENT < 4 FT ABOVE GRADE	-1,526 GSF
EXISTING FRONT PORCH - ZONING EXCLUSION	-49 GSF
TOTAL FAR EXCLUSIONS	-1,575 GSF
TOTAL EXISTING GROUND FLOOR FAR	+0 GSF
PROPOSED BASEMENT CONDITIONED AREA	
PROPOSED BASEMENT UNCONDITIONED AREA	+0 GSF
PROPOSED FRONT PORCH ADDITION	+14 GSF
PROPOSED CHANGE IN BASEMENT FAR	+14 GSF
TOTAL PROPOSED BASEMENT FAR	+14 GSF

FIRST FLOOR AREA SUMMARY	
EXISTING CONDITIONED AREA	+1,526 GSF
TOTAL AREA	+1,526 GSF
FAR EXCLUSIONS	
EXISTING STAIR 01	-73 GSF
EXISTING CHIMNEY	-22 GSF
TOTAL FAR EXCLUSIONS	-95 GSF
TOTAL EXISTING FIRST FLOOR FAR	+1,431 GSF
PROPOSED FIRST FLOOR CONDITIONED AREA	
PROPOSED FIRST FLOOR UNCONDITIONED AREA	+240 GSF
PROPOSED FIRST FLOOR FAR EXCLUSIONS	-50 GSF
PROPOSED CHANGE IN FIRST FLOOR FAR	+190 GSF
TOTAL PROPOSED FIRST FLOOR FAR	+1,621 GSF

SECOND FLOOR/ATTIC AREA SUMMARY	
EXISTING CONDITIONED AREA	+0 GSF
EXISTING UNCONDITIONED ATTIC	+1,522 GSF
TOTAL AREA	+1,522 GSF
FAR EXCLUSIONS	
TOTAL EXISTING FAR EXCLUSIONS	-1,522 GSF
TOTAL EXISTING SECOND FLOOR/ATTIC FAR	+0 GSF
PROPOSED SECOND FLOOR CONDITIONED AREA	
PROPOSED SECOND FLOOR UNCONDITIONED ATTIC	+1,380 GSF
PROPOSED SECOND FLOOR FAR EXCLUSIONS	-357 GSF
PROPOSED CHANGE IN SECOND FLOOR FAR	+1,165 GSF
TOTAL PROPOSED SECOND FLOOR FAR	+1,165 GSF

FAR AREA SUMMARY	EXISTING	PROPOSED	TOTAL
BASEMENT FAR	+0 GSF	+14 GSF	+14 GSF
FIRST FLOOR FAR	+1,431 GSF	+190 GSF	+1,621 GSF
SECOND FLOOR FAR	+0 GSF	+1,165 GSF	+1,165 GSF
TOTAL FAR	+1,431 GSF	+1,369 GSF	+2,800 GSF

A1 8,071 GSF LOT AREA x .35 FAR = 2,825 GSF ALLOWABLE FAR

TOTAL FAR D1=2,800 GSF PROPOSED < A1=2,825 GSF ALLOWED

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Sheet Title:
FAR Diagram
November 22, 2017

Graphic Scale:

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SHEET NO.

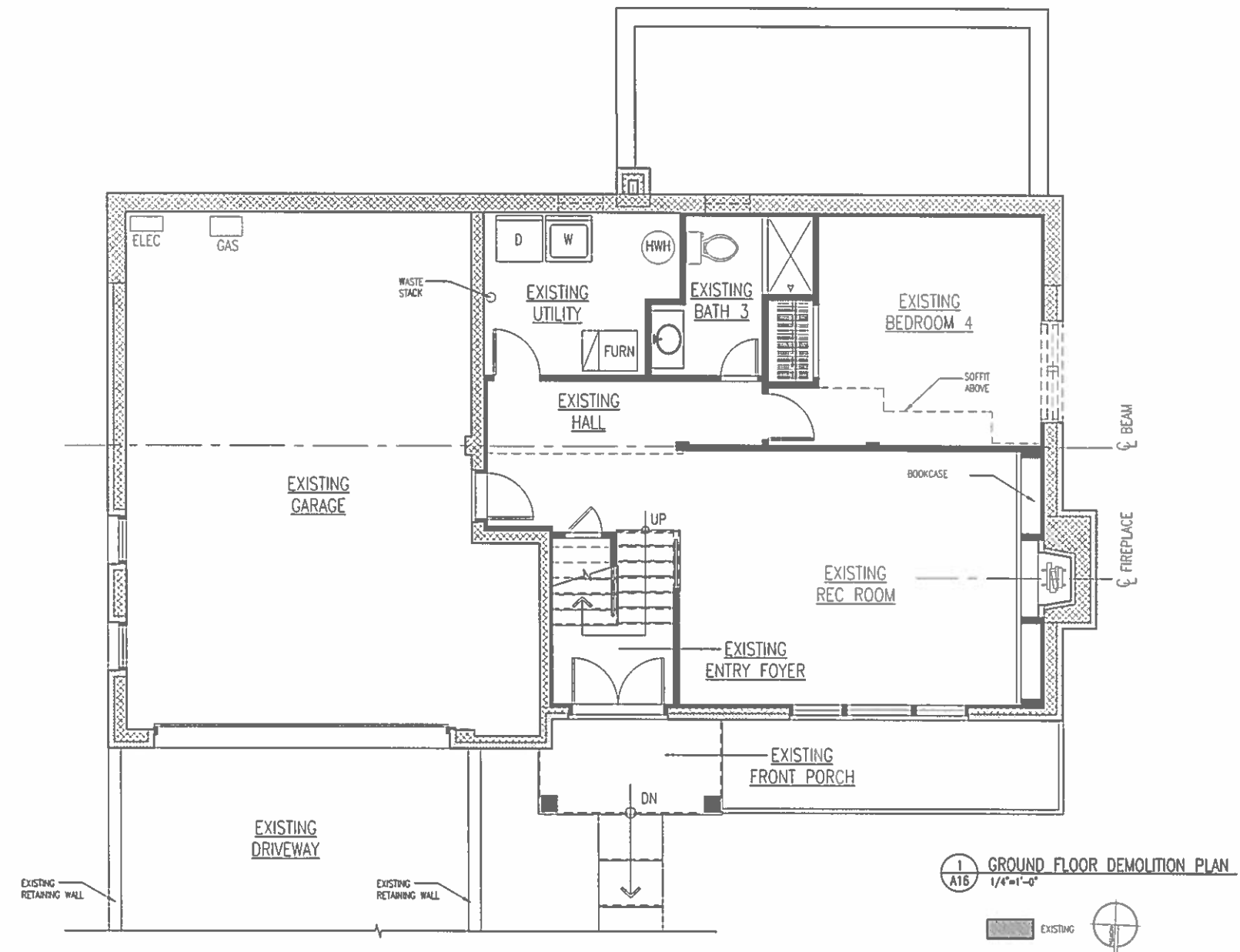
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BZA2017-0037
622 Pulman Place
Date Routed: 12.29.17

Hoganson Addition
622 Pulman Place
Alexandria, Virginia 22305

SANCHEZ PALMER
ARCHITECTS, PC
911 King Street
Alexandria, Virginia 22314
703 549 4033
FAX 703 548 4305



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Ground Floor
Demolition Plan
November 22, 2017

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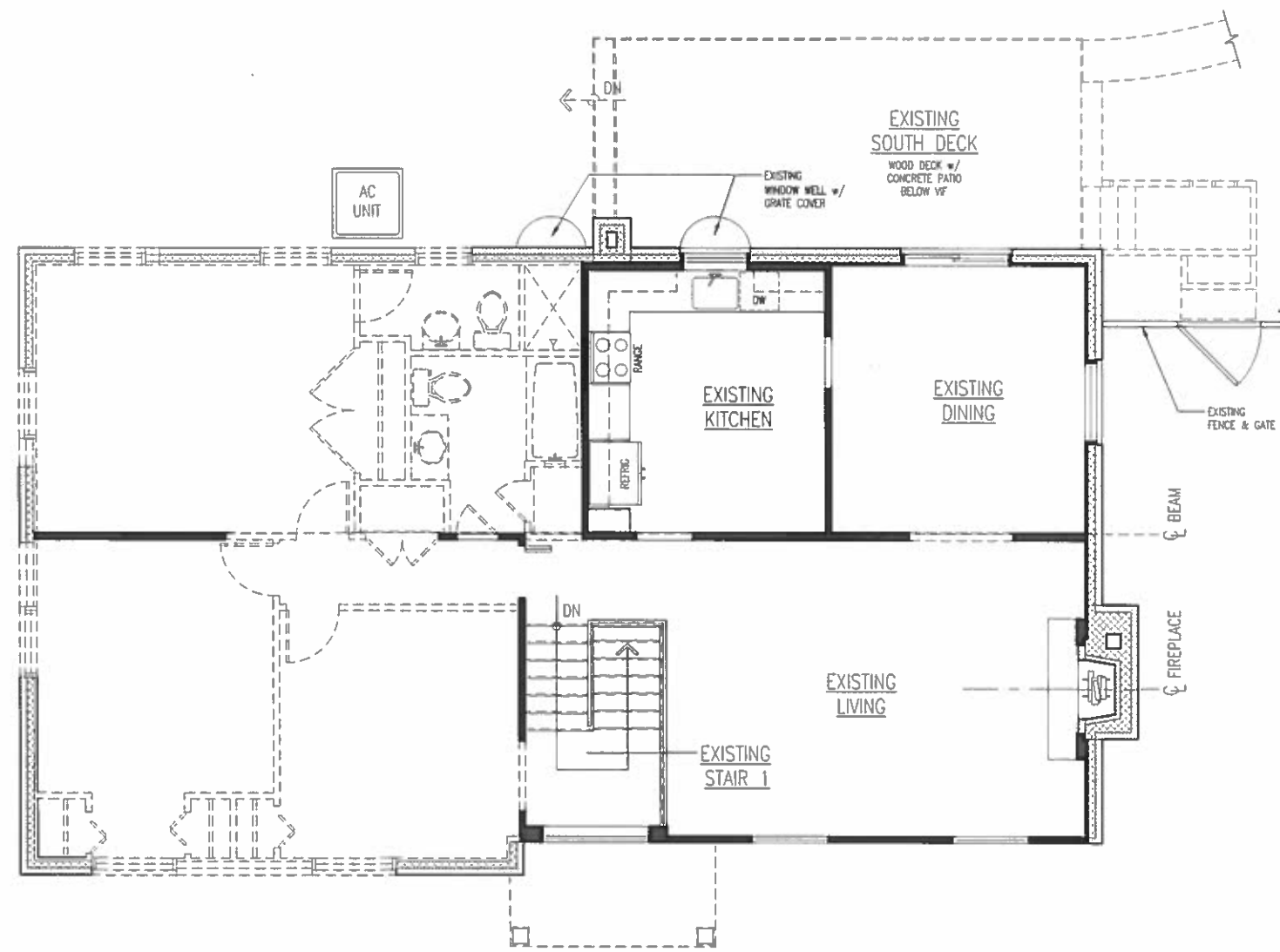
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703 548 4033
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1 FIRST FLOOR DEMOLITION PLAN
A17 1/4"=1'-0"
EXISTING



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Sheet Title:

First Floor
Demolition Plan
November 22, 2017

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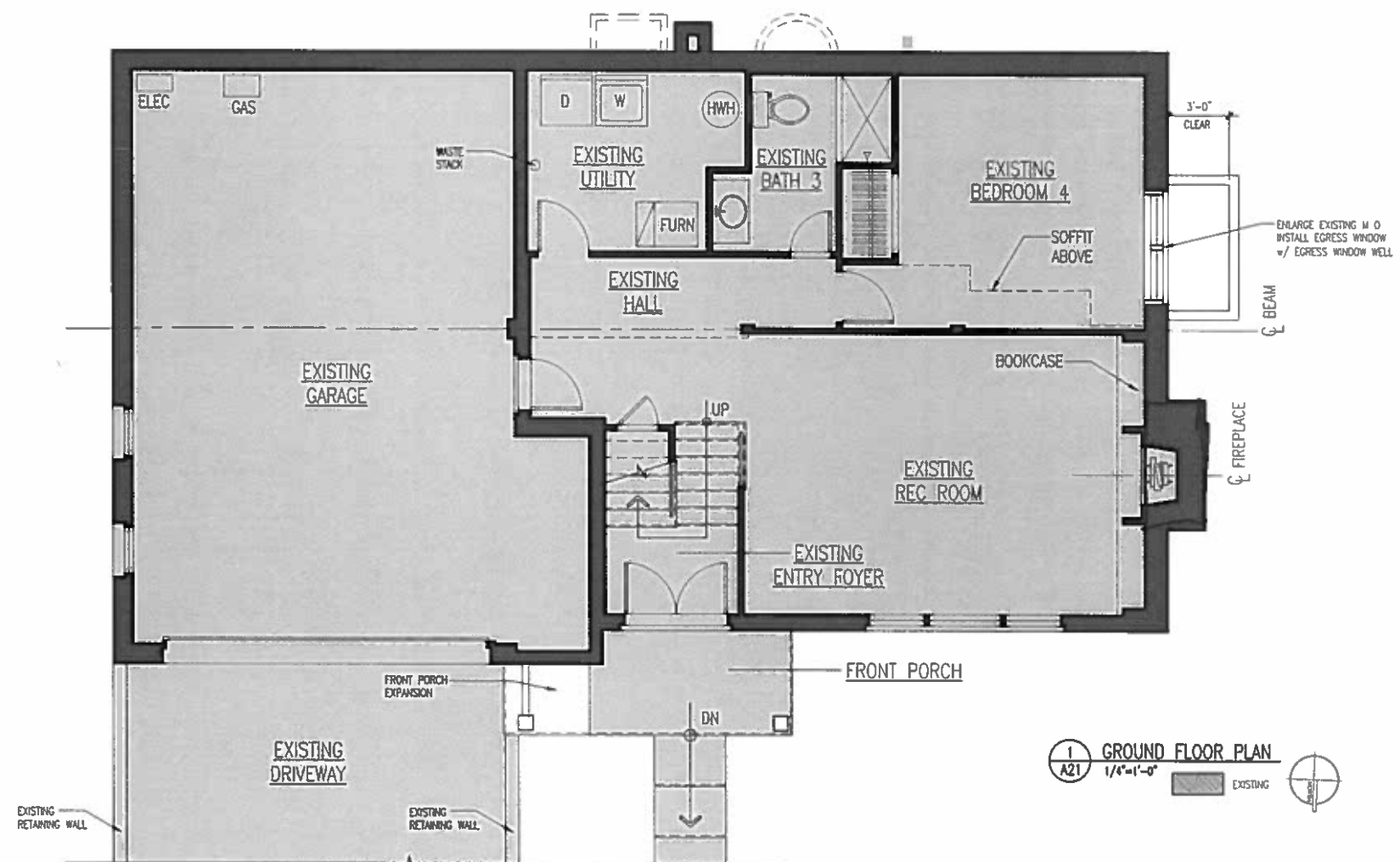
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Alexandria, Virginia 22305

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911 King Street
Alexandria, Virginia 22314
703 549 4033
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Ground Floor
November 22, 2017

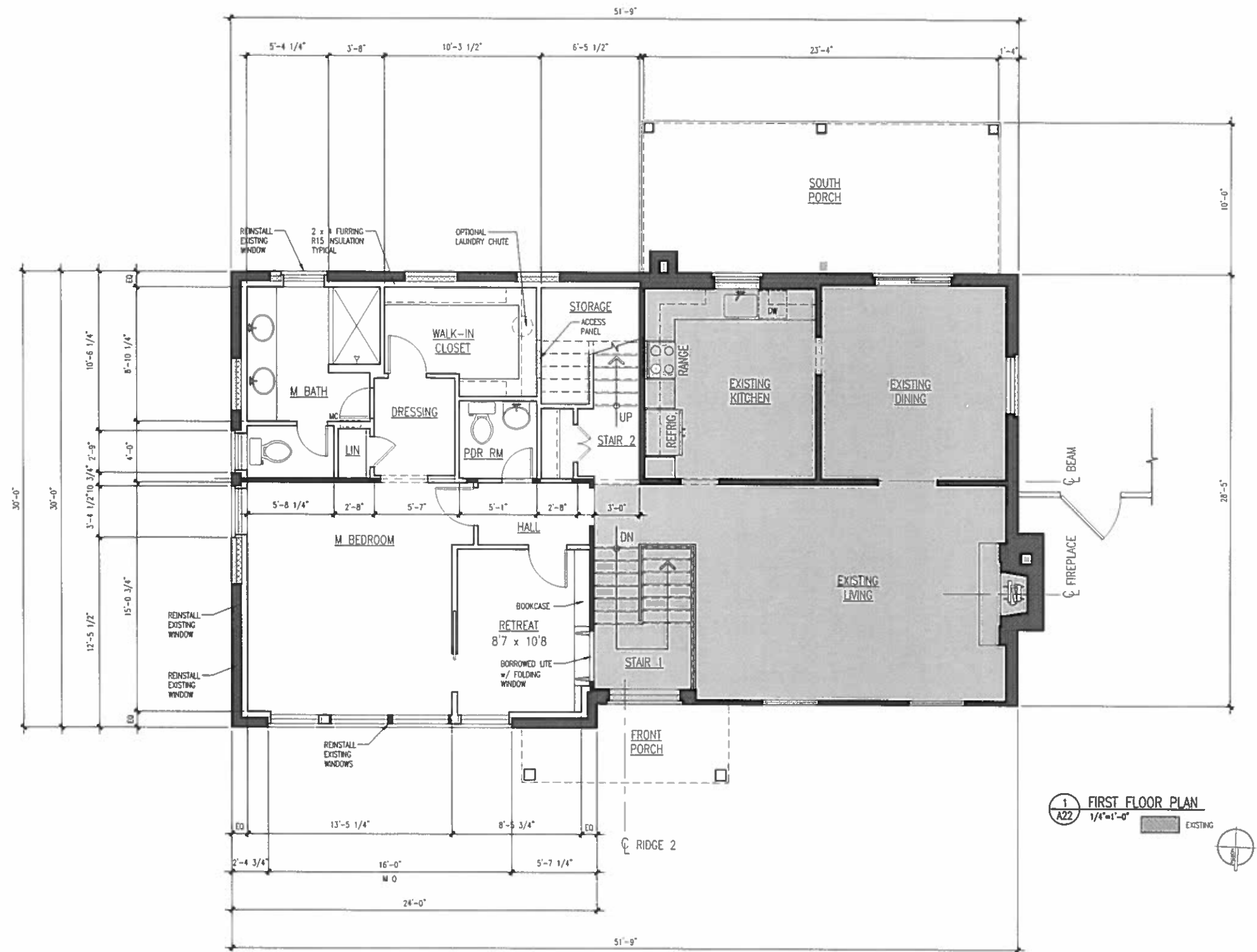
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1 FIRST FLOOR PLAN
A22 1/4"=1'-0"



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Sheet Title:

First Floor Plan
November 22, 2017

Graphic Scale:

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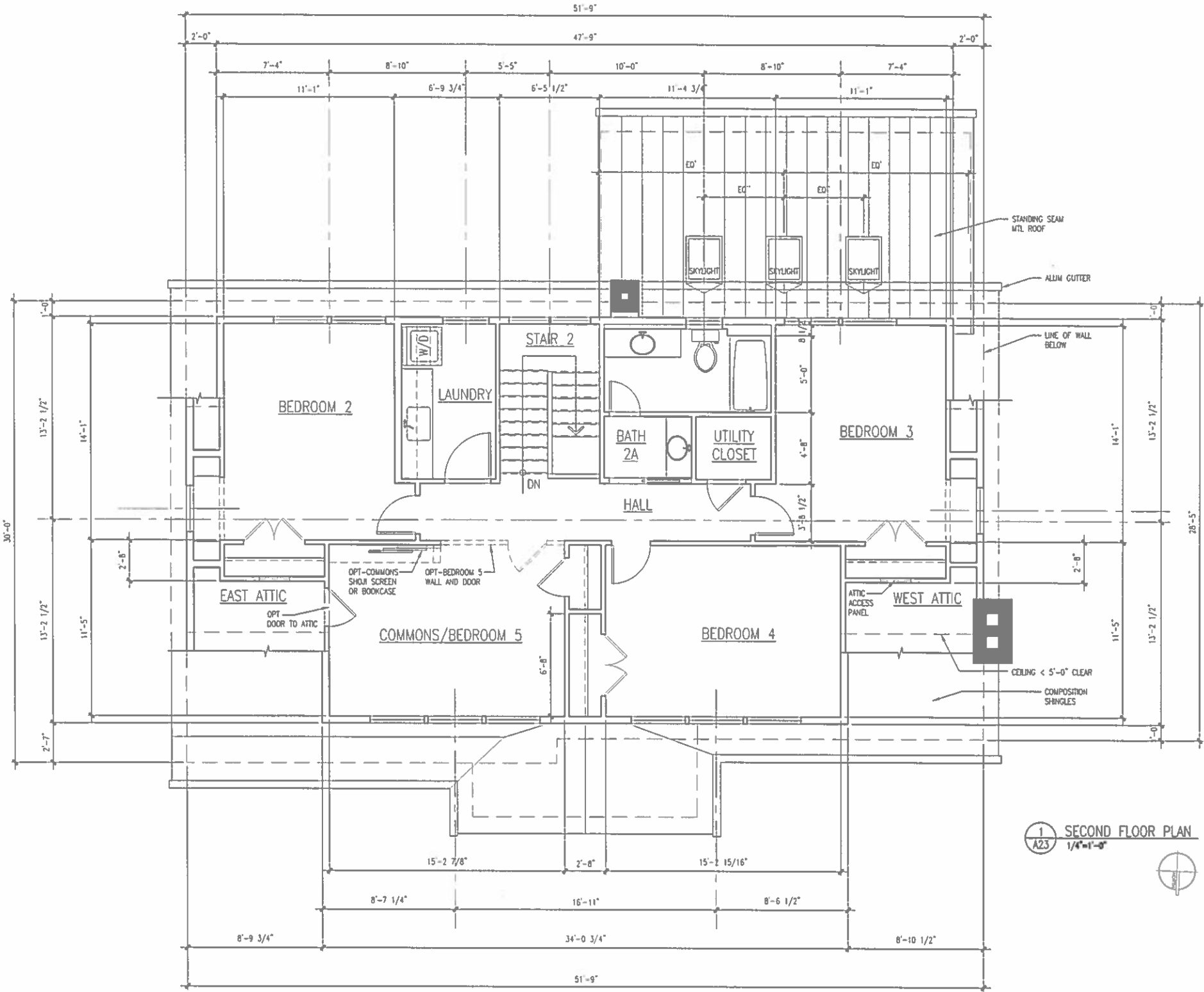
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Sheet Title:

Second Floor Plan
November 22, 2017

Graphic Scale

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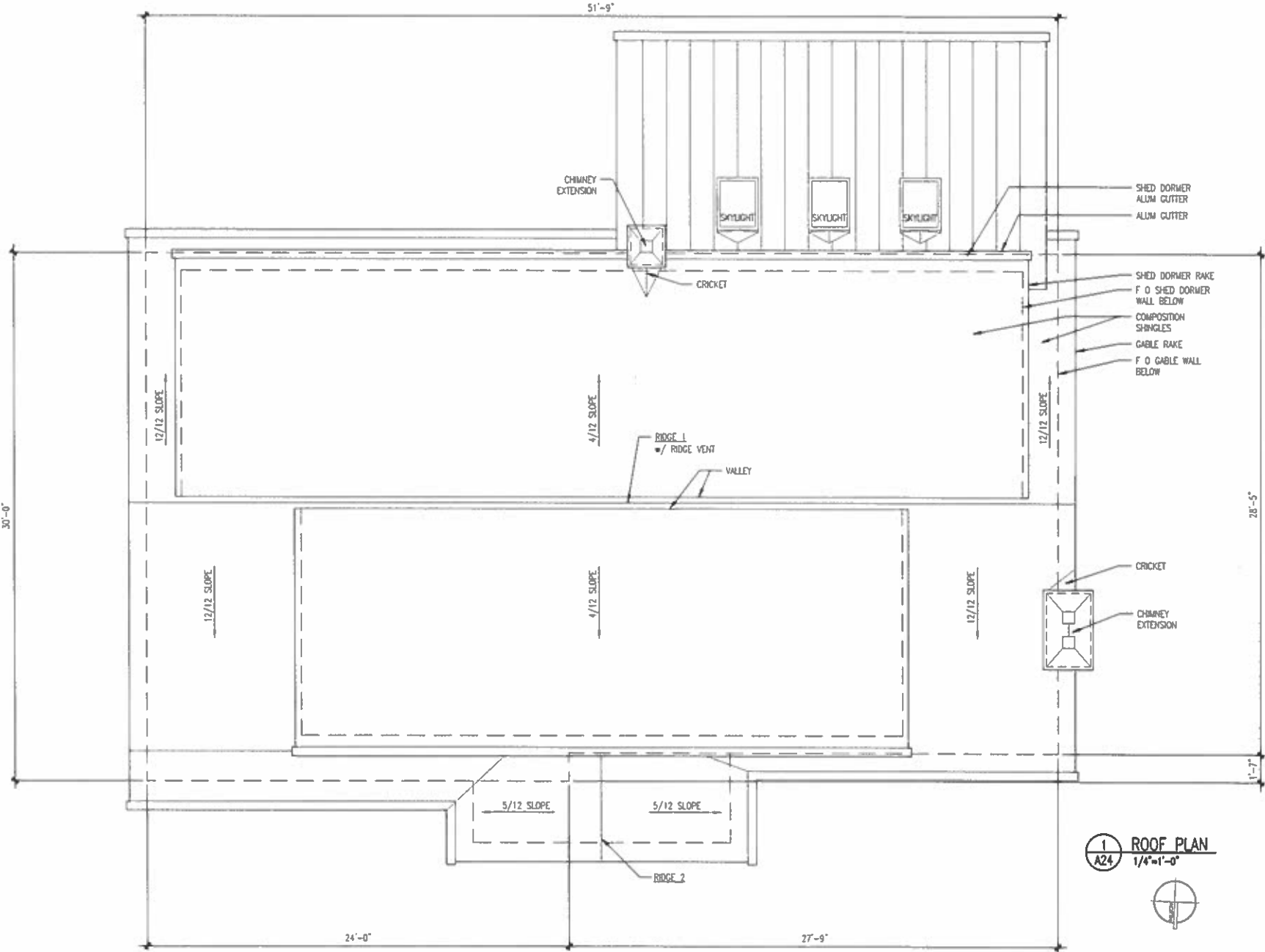
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703 549 4033
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Application Materials
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Sheet Title:

Roof Plan
November 22, 2017

Graphic Scale

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