

Docket Item # 18  
BAR CASE # 2018-00115

BAR Meeting  
April 4, 2018

**ISSUE:** Partial Demolition/Capsulation

**APPLICANT:** Sirine Hafez & Shaun fisher

**LOCATION:** 402 Prince Street

**ZONE:** RM / Residential Townhouse zone

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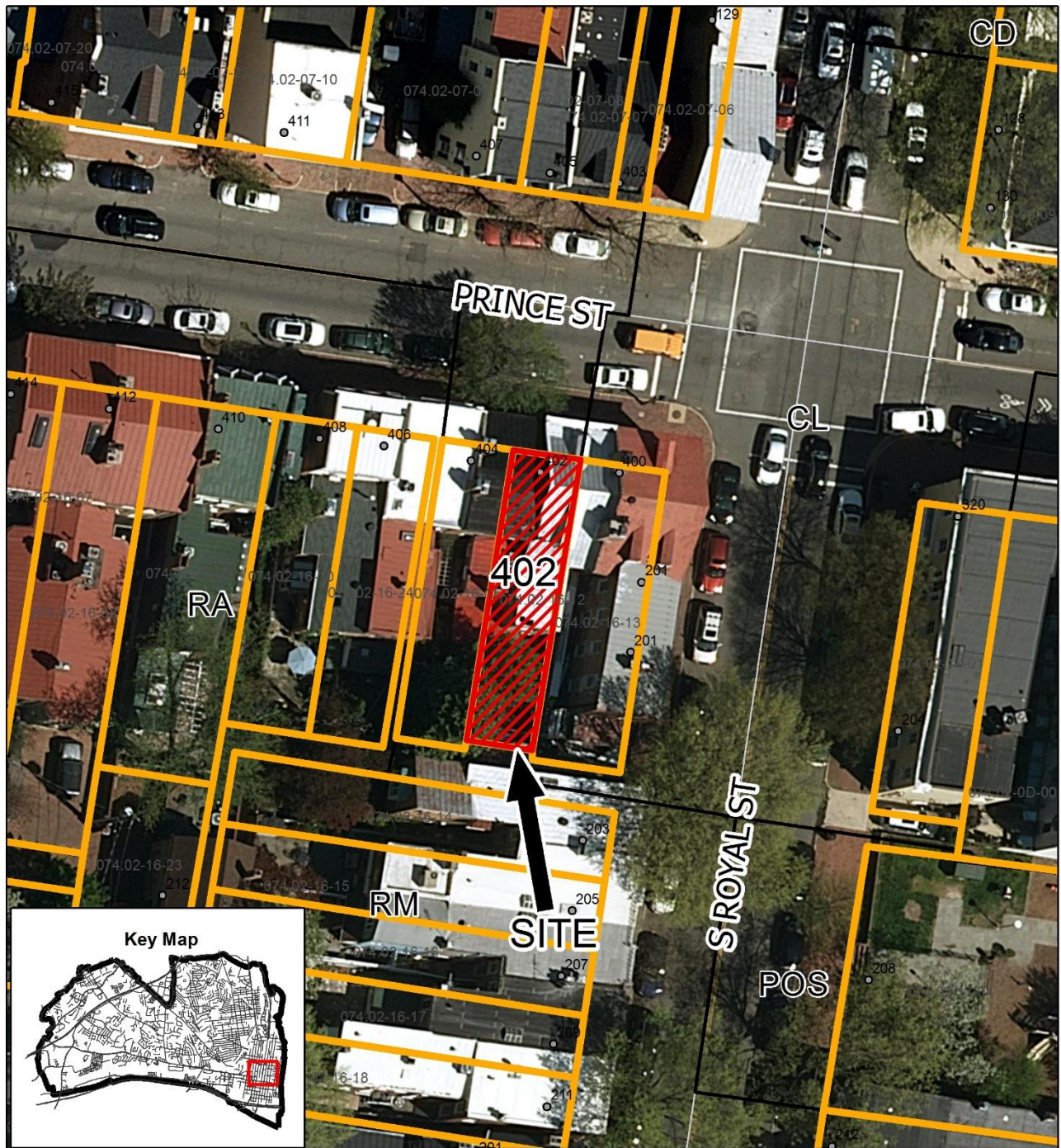
### **STAFF RECOMMENDATION**

Staff recommends approval of the Permit to Demolish/Capsulate, as submitted, subject to the following archaeology recommendations.

1. The following statements shall appear in the General Notes of all site plans and on all site plan sheets that involve demolition or ground disturbance (including Basement/Foundation Plans, Demolition, Erosion and Sediment Control, Grading, Landscaping, Utilities, and Sheeting and Shoring) so that on-site contractors are aware of the requirements.
  - a. 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. No metal detection or artifact collection may be conducted on the property, unless authorized by Alexandria Archaeology.

## **GENERAL NOTES TO THE APPLICANT**

1. **ISSUANCE OF CERTIFICATES OF APPROPRIATENESS AND PERMITS TO DEMOLISH:** Applicants must obtain a stamped copy of the Certificate of Appropriateness or Permit to Demolish PRIOR to applying for a building permit. Contact BAR Staff, Room 2100, City Hall, 703-746-3833, or [preservation@alexandriava.gov](mailto:preservation@alexandriava.gov) for further information.
2. **APPEAL OF DECISION:** In accordance with the Zoning Ordinance, if the Board of Architectural Review denies or approves an application in whole or in part, the applicant or opponent may appeal the Board's decision to City Council on or before 14 days after the decision of the Board.
3. **COMPLIANCE WITH BAR POLICIES:** All materials must comply with the BAR's adopted policies unless otherwise specifically approved.
4. **BUILDING PERMITS:** Most projects approved by the Board of Architectural Review require the issuance of one or more construction permits by Building and Fire Code Administration (including signs). The applicant is responsible for obtaining all necessary construction permits after receiving Board of Architectural Review approval. Contact Code Administration, Room 4200, City Hall, 703-746-4200 for further information.
5. **EXPIRATION OF APPROVALS NOTE:** In accordance with Sections 10-106(B) and 10-206(B) of the Zoning Ordinance, any official Board of Architectural Review approval will expire 12 months from the date of issuance if the work is not commenced and diligently and substantially pursued by the end of that 12-month period.
6. **HISTORIC PROPERTY TAX CREDITS:** Applicants performing extensive, certified rehabilitations of historic properties may separately be eligible for state and/or federal tax credits. Consult with the Virginia Department of Historic Resources (VDHR) prior to initiating any work to determine whether the proposed project may qualify for such credits.



# **BAR Case #2018-00115** **402 Prince Street**

0 0.002 0.004 0.008 0.012 0.016 Miles



## **I. ISSUE**

The applicant requests approval of a Permit to Demolish/Capsulate at 402 Prince Street to construct a one-story rear addition.

The rear elevation is not visible from a public right-of-way, so the applicant does not require a Certificate of Appropriateness. The pedestrian alley behind the property is private.

### **Demolition/Capsulation**

The applicant proposes to demolish a 126 square foot section of the wall of the first-floor ell east elevation for a new one-story addition and a 62 square foot section of the rear wall for the installation of French doors. The single double-hung window on the south elevation of the main block will also be capsulated as part of the project.

## **II. HISTORY**

The two-story, two-bay brick townhouse at 402 Prince Street likely dates to **1797-1798**, according to Ethelyn Cox in Historic Alexandria Virginia Street by Street.

Staff could locate no recent BAR approvals for the subject property.

## **III. ANALYSIS**

### **Permit to Demolish/Capsulate**

In considering a Permit to Demolish/Capsulate, the Board must consider the following criteria set forth in the Zoning Ordinance, §10-105(B), which relate only to the subject property and not to neighboring properties. The Board has purview of the proposed demolition/capsulation regardless of visibility.

<b>Standard</b>	<b>Description of Standard</b>	<b>Standard Met?</b>
(1)	Is the building or structure of such architectural or historical interest that its moving, removing, capsulating or razing would be to the detriment of the public interest?	No
(2)	Is the building or structure of such interest that it could be made into a historic shrine?	No
(3)	Is the building or structure of such old and unusual or uncommon design, texture and material that it could not be reproduced or be reproduced only with great difficulty?	No
(4)	Would retention of the building or structure help preserve the memorial character of the George Washington Memorial Parkway?	N/A
(5)	Would retention of the building or structure help preserve and protect an historic place or area of historic interest in the city?	No

(6)	Would retention of the building or structure promote the general welfare by maintaining and increasing real estate values, generating business, creating new positions, attracting tourists, students, writers, historians, artists and artisans, attracting new residents, encouraging study and interest in American history, stimulating interest and study in architecture and design, educating citizens in American culture and heritage, and making the city a more attractive and desirable place in which to live?	No
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The applicant's request for demolition and capsulation is not unusual in the Old and Historic Alexandria District, as homeowners seek to create additional modern living space. BAR staff - and the Board - have typically supported such requests if only a limited amount of historic fabric is demolished or capsulated and the original form of the ell remains readily legible. As described in the zoning ordinance criteria for demolition, the specific amount that can be supported depends upon the importance of the structure and the quality or rarity of the material and craftsmanship being demolished or capsulated.

The proposed demolition is limited to the first floor of the rear of the house in an area that is not visible from a public way. Staff generally prefers a one-story infill addition, rather than a two-story addition, because less historic fabric is removed, and it is much easier to perceive the original rear ell form. In this case, the addition will be inset approximately three feet from the rear wall, which will also help to interpret the original footprint at ground level. Staff has no objection to the demolition of portions of the first-floor rear elevation, which does not have such old or unusual craftsmanship that it could not be easily reproduced. Therefore, staff has no objection to the proposed demolition/capsulation.

#### **STAFF**

Stephanie Sample, Historic Preservation Planner, Planning & Zoning  
Al Cox, FAIA, Historic Preservation Manager, Planning & Zoning

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

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

##### **Zoning**

- F-1 The property is deficient in standard open space, therefore according to section 3-1106(B)(4), the eight-foot minimum width requirement shall not apply to exclude from categorization as open and usable space. The standard open space is 429 square feet and the substandard open space is 98 square feet for a total of 527 square feet of open space.
- F-2 The applicant is removing an A/C unit from the yard which will increase open space by 8 square feet and is adding an addition which will decrease substandard open space by 81 square feet. These changes will result in the applicant slightly exceeding the required 444 square feet of open space.
- C-1 Proposed demolition and addition comply with zoning.

##### **Code Administration**

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

##### **Transportation and Environmental Services**

- R-1 The building permit must be approved and issued prior to the issuance of any permit for demolition, if a separate demolition permit is required. (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)
- 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. (T&ES)
- F-2 If the alley located at the rear of the parcel is to be used at any point of the construction process the following will be required:
- For a Public Alley - The applicant shall contact T&ES, Construction Permitting & Inspections at (703) 746-4035 to discuss any permits and accommodation requirements that will be required.
- For a Private Alley - The applicant must provide proof, in the form of an affidavit at a minimum, from owner of the alley granting permission of use. (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)

#### **Alexandria Archaeology**

- 1. According to Ethelyn Cox's *Historic Alexandria Street by Street*, the property at 402 Prince Street likely dates to 1797-1798. In 1797, Jonathan Pancoast who owned the subject property entered into an agreement with his neighbor George McMunn to extend the walls of this property to the east and west in order to construct two additional structures. In 1800, 402 Prince is purchased by John Horner. The property has the potential to yield archaeological resources related to residential life in Alexandria during the late 18<sup>th</sup> and 19<sup>th</sup> centuries.
- R-1 The applicant/developer shall call Alexandria Archaeology (703/746-4399) two weeks before the starting date of any ground disturbance so that a monitoring and inspection schedule for city archaeologists can be arranged.
- R-2 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.
- R-3. The applicant/developer shall not allow any metal detection or artifact collection to be conducted on the property, unless authorized by Alexandria Archaeology.
- R-4 The statements in archaeology conditions above marked with an asterisk "\*" shall appear in the General Notes of all site plans and on all site plan sheets that involve demolition or ground disturbance (including Basement/Foundation Plans, Demolition, Erosion and Sediment Control, Grading, Landscaping, Utilities, and Sheeting and Shoring) so that on-site contractors are aware of the requirements.



**V.     ATTACHMENTS**

*1 – Application for BAR 2018-00115: 402 Prince Street*

*2 – Supplemental Materials*



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ADDRESS OF PROJECT: 402 PRINCE STTAX MAP AND PARCEL: 7402.16.12 ZONING: RM

APPLICATION FOR: (Please check all that apply)

☐ CERTIFICATE OF APPROPRIATENESS☒ PERMIT TO MOVE, REMOVE, ENCAPSULATE OR DEMOLISH  
(Required if more than 25 square feet of a structure is to be demolished/impacted)☐ WAIVER OF VISION CLEARANCE REQUIREMENT and/or YARD REQUIREMENTS IN A VISION  
CLEARANCE AREA (Section 7-802, Alexandria 1992 Zoning Ordinance)☐ WAIVER OF ROOFTOP HVAC SCREENING REQUIREMENT  
(Section 6-403(B)(3), Alexandria 1992 Zoning Ordinance)Applicant: ☒ Property Owner ☐ Business (Please provide business name & contact person)Name: SIRINE HAFEZ / SHAUN FISHERAddress: 402 PRINCE STCity: ALEXANDRIA State: VA Zip: 22314Phone: \_\_\_\_\_ E-mail: sirinehafez@gmail.comAuthorized Agent (if applicable): ☐ Attorney ☐ Architect ☐ \_\_\_\_\_Name: PATRICK CAMUS Phone: 703 626 1984E-mail: studiocamus@comcast.net

Legal Property Owner:

Name: SAME

Address: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

Phone: \_\_\_\_\_ E-mail: \_\_\_\_\_

- ☐ Yes ☒ No Is there an historic preservation easement on this property?
- ☐ Yes ☒ No If yes, has the easement holder agreed to the proposed alterations?
- ☐ Yes ☒ No Is there a homeowner's association for this property?
- ☐ Yes ☒ No If yes, has the homeowner's association approved the proposed alterations?

If you answered yes to any of the above, please attach a copy of the letter approving the project.

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**NATURE OF PROPOSED WORK:** *Please check all that apply*

- ☐ NEW CONSTRUCTION  
☐ EXTERIOR ALTERATION: *Please check all that apply.*  
     ☐ awning                      ☐ fence, gate or garden wall    ☐ HVAC equipment            ☐ shutters  
     ☐ doors                        ☐ windows                      ☐ siding                        ☐ shed  
     ☐ lighting                      ☐ pergola/trellis              ☐ painting unpainted masonry  
     ☐ other \_\_\_\_\_  
☐ ADDITION  
☒ DEMOLITION/ENCAPSULATION (NOT VISIBLE)  
☐ SIGNAGE

**DESCRIPTION OF PROPOSED WORK:** *Please describe the proposed work in detail (Additional pages may be attached).*

REMOVAL OF BRICK SIDE WALL @ REAR TO  
 ALLOW FOR ONE STORY ADDITION (NOT VISIBLE)  
 EXPANDED OPENING @ REAR FOR LARGER PATIO  
 DOORS.

ENCAPSULATION OF FIRST FLOOR WALL @ REAR  
 (ORIGINAL FOOTPRINT)

**SUBMITTAL REQUIREMENTS:**

Items listed below comprise the **minimum supporting materials** for BAR applications. Staff may request additional information during application review. Please refer to the relevant section of the *Design Guidelines* for further information on appropriate treatments.

Applicants must use the checklist below to ensure the application is complete. Include all information and material that are necessary to thoroughly describe the project. Incomplete applications will delay the docketing of the application for review. Pre-application meetings are required for all proposed additions. All applicants are encouraged to meet with staff prior to submission of a completed application.

Electronic copies of submission materials should be submitted whenever possible.

**Demolition/Encapsulation :** *All applicants requesting 25 square feet or more of demolition/encapsulation must complete this section. Check N/A if an item in this section does not apply to your project.*

- N/A
- ☒ ☐ Survey plat showing the extent of the proposed demolition/encapsulation.  
☒ ☐ Existing elevation drawings clearly showing all elements proposed for demolition/encapsulation.  
☒ ☐ Clear and labeled photographs of all elevations of the building if the entire structure is proposed to be demolished.  
☒ ☐ Description of the reason for demolition/encapsulation.  
☒ ☐ Description of the alternatives to demolition/encapsulation and why such alternatives are not considered feasible.

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**Additions & New Construction:** Drawings must be to scale and should not exceed 11" x 17" unless approved by staff. All plans must be folded and collated into 3 complete 8 1/2" x 11" sets. Additional copies may be requested by staff for large-scale development projects or projects fronting Washington Street. Check N/A if an item in this section does not apply to your project.

- ☐ ☐ N/A
- ☐ ☐ Scaled survey plat showing dimensions of lot and location of existing building and other structures on the lot, location of proposed structure or addition, dimensions of existing structure(s), proposed addition or new construction, and all exterior, ground and roof mounted equipment.
  - ☐ ☐ FAR & Open Space calculation form.
  - ☐ ☐ Clear and labeled photographs of the site, surrounding properties and existing structures, if applicable.
  - ☐ ☐ Existing elevations must be scaled and include dimensions.
  - ☐ ☐ Proposed elevations must be scaled and include dimensions. Include the relationship to adjacent structures in plan and elevations.
  - ☐ ☐ Materials and colors to be used must be specified and delineated on the drawings. Actual samples may be provided or required.
  - ☐ ☐ Manufacturer's specifications for materials to include, but not limited to: roofing, siding, windows, doors, lighting, fencing, HVAC equipment and walls.
  - ☐ ☐ For development site plan projects, a model showing mass relationships to adjacent properties and structures.

**Signs & Awnings:** One sign per building under one square foot does not require BAR approval unless illuminated. All other signs including window signs require BAR approval. Check N/A if an item in this section does not apply to your project.

- ☐ ☐ N/A
- ☐ ☐ Linear feet of building: Front: \_\_\_\_\_ Secondary front (if corner lot): \_\_\_\_\_
  - ☐ ☐ Square feet of existing signs to remain: \_\_\_\_\_
  - ☐ ☐ Photograph of building showing existing conditions.
  - ☐ ☐ Dimensioned drawings of proposed sign identifying materials, color, lettering style and text.
  - ☐ ☐ Location of sign (show exact location on building including the height above sidewalk).
  - ☐ ☐ Means of attachment (drawing or manufacturer's cut sheet of bracket if applicable).
  - ☐ ☐ Description of lighting (if applicable). Include manufacturer's cut sheet for any new lighting fixtures and information detailing how it will be attached to the building's facade.

**Alterations:** Check N/A if an item in this section does not apply to your project.

- ☐ ☐ N/A
- ☐ ☐ Clear and labeled photographs of the site, especially the area being impacted by the alterations, all sides of the building and any pertinent details.
  - ☐ ☐ Manufacturer's specifications for materials to include, but not limited to: roofing, siding, windows, doors, lighting, fencing, HVAC equipment and walls.
  - ☐ ☐ Drawings accurately representing the changes to the proposed structure, including materials and overall dimensions. Drawings must be to scale.
  - ☐ ☐ An official survey plat showing the proposed locations of HVAC units, fences, and sheds.
  - ☐ ☐ Historic elevations or photographs should accompany any request to return a structure to an earlier appearance.

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**ALL APPLICATIONS:** *Please read and check that you have read and understand the following items:*

- ☒ I have submitted a filing fee with this application. (Checks should be made payable to the City of Alexandria. Please contact staff for assistance in determining the appropriate fee.)
- ☒ I understand the notice requirements and will return a copy of the three respective notice forms to BAR staff at least five days prior to the hearing. If I am unsure to whom I should send notice I will contact Planning and Zoning staff for assistance in identifying adjacent parcels.
- ☒ I, the applicant, or an authorized representative will be present at the public hearing.
- ☒ I understand that any revisions to this initial application submission (including applications deferred for restudy) must be accompanied by the BAR Supplemental form and 3 sets of revised materials.

The undersigned hereby attests that all of the information herein provided including the site plan, building elevations, prospective drawings of the project, and written descriptive information 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 undersigned also hereby authorizes the City staff and members of the BAR to inspect this site as necessary in the course of research and evaluating the 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:**Signature: Printed Name: PATRICK CAMUSDate: 1 Mar 2018

## 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. SIRINE HAFEZ	402 PRINCE ST	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 402 PRINCE ST (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. SIRINE HAFEZ	402 PRINCE ST	100%
2.		
3.		

3. Business or Financial Relationships. Each person or entity listed above (1 and 2), with an ownership interest in the applicant or in the subject property is 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.

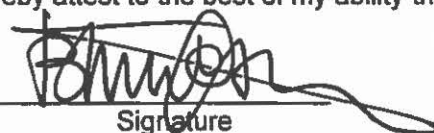
Name of person or entity	Relationship as defined by Section 11-350 of the Zoning Ordinance	Member of the Approving Body (i.e. City Council, Planning Commission, etc.)
1. N/A		
2.		
3.		

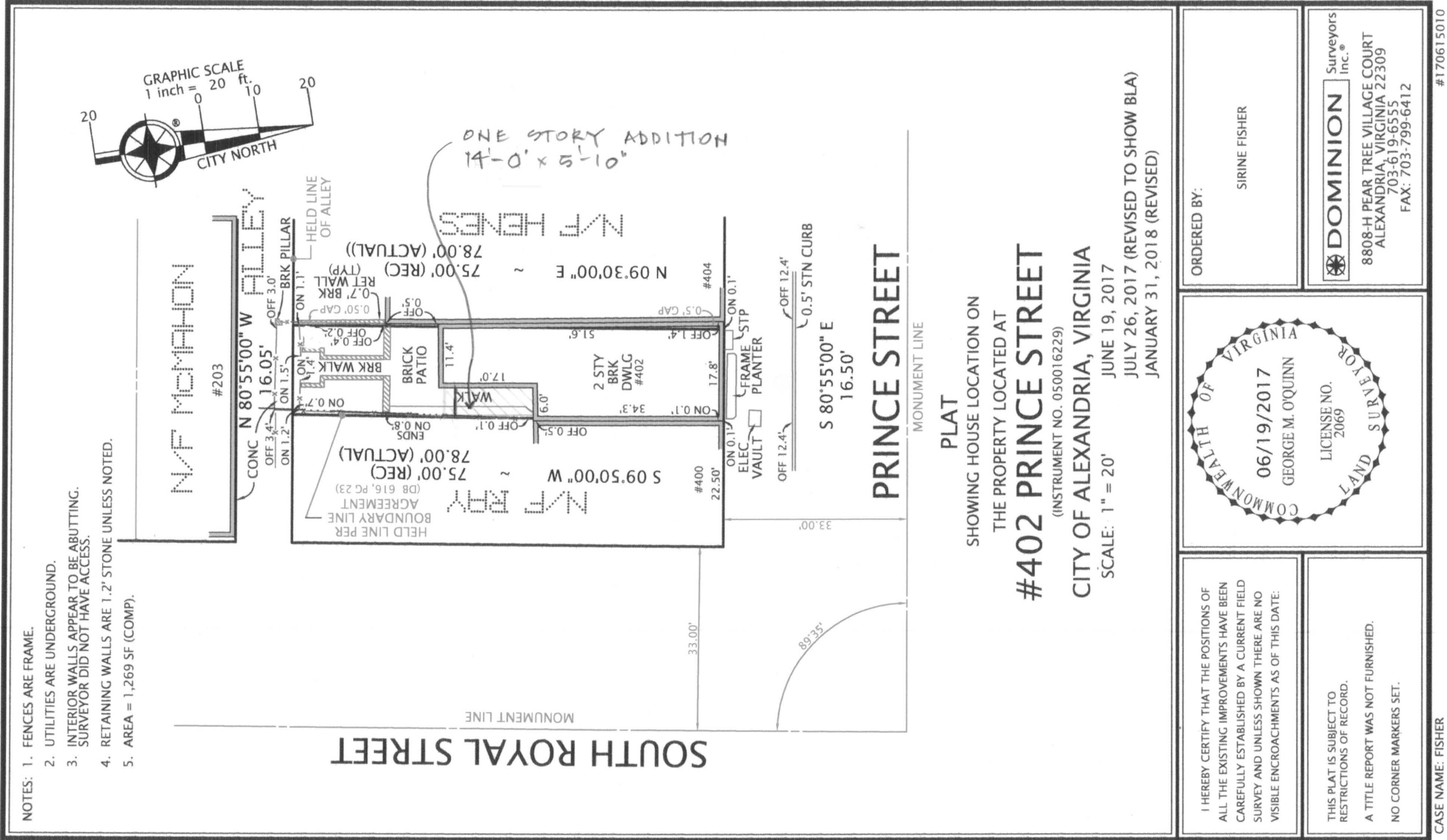
**NOTE: Business or financial relationships of the type described in Sec. 11-350 that arise after the filing of this application and before each public hearing must be disclosed prior to the public hearings.**

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.

1 MAY 2018  
Date

PATRICK CAMUS  
Printed Name

  
Signature



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**CODE ANALYSIS Use Group R5 -** BUILDING CODES: 2012 VIRGINIA UNIFORM STATEWIDE BUILDING CODE (USBC), 2012 INTERNATIONAL RESIDENTIAL CODE, 2012 INTERNATIONAL ENERGY CONSERVATION CODE.

**GENERAL NOTES**

- 1. CONTRACTOR SHALL DO ALL WORK IN ACCORDANCE WITH LOCAL REGULATIONS AND CODES HAVING JURISDICTION.
- 2. TO THE BEST OF THE DESIGNERS KNOWLEDGE AND PROFESSIONAL JUDGEMENT, THESE PLANS ARE IN COMPLIANCE WITH THE FOLLOWING CURRENT CODES IDR 2012 AND VA USBC 2012
- 3. CONTRACTOR SHALL DO ALL WORK IN ACCORDANCE WITH ALL APPLICABLE FEDERAL, STATE AND LOCAL ORDINANCES, REGULATIONS AND CODES.
- 4. NO UTILITY OR UNGRADED LUMBER SHALL BE USED AS STRUCTURAL MEMBERS.
- 5. CONTRACTOR SHALL ENDEAVOR TO PROTECT ALL EXISTING LANDSCAPE AND GARDEN MATERIAL, EXISTING FENCES AND EAVES DURING CONSTRUCTION.
- 6. WHERE EXISTING WALLS AND CEILINGS ARE TO REMAIN, PATCH AND REPAIR AS NECESSARY.
- 7. CONTRACTOR IS RESPONSIBLE FOR SIZING AND DESIGN OF THE HVAC SYSTEM, SUMP DRAIN SYSTEM, AND MEANS AND METHODS OF CONSTRUCTION.
- 8. CONTRACTOR SHALL NOTIFY DESIGNER SHOULD THERE BE ANY DISCREPANCIES OR CONTRADICTIONS IN THE CONTRACT DOCUMENTS SO THAT THE DESIGNER CAN DETERMINE THE SOLUTION.
- 9. TO INSURE THAT INFORMATION ABOUT THE CITY'S PAST IS NOT LOST AS A RESULT OF THIS DEVELOPMENT PROJECT AND TO ALLOW FOR INSPECTION TO LOOK FOR EVIDENCE OF HUMAN REMAINS, THE APPLICANT MUST CALL ALEXANDRIA ARCHAEOLOGY (703 746 4399) TWO WEEKS BEFORE THE STARTING DATE OF ANY GROUND DISTURBANCE SO THAT AN INSPECTION SCHEDULE FOR CITY ARCHAEOLOGISTS CAN BE ARRANGED
- 10. ALEXANDRIA ARCHAEOLOGY SHALL BE NOTIFIED (703 838 4399) IF ANY BONES, BURIED HISTORIC STRUCTURAL REMAINS, WALL FOUNDATIONS, WELLS, PRIVIES, CISTERNS, ETC, OR CONCENTRATION OF ARTIFACTS ARE DISCOVERED DURING CONSTRUCTION. WORK MUST CEASE IN THESE AREAS UNTIL A CITY ARCHAEOLOGIST COMES TO THE SITE AND RECORDS THE FIND. ON SITE CONTRACTORS MUST BE AWARE OF THESE REQUIREMENTS.
- 11. NO METAL DETECTION OR ARTIFACT COLLECTION IS TO BE CONDUCTED ON THE PROPERTY, UNLESS AUTHORIZED BY ALEXANDRIA ARCHAEOLOGY
- 12. ALL DIMENSIONS REFER TO FINISH FACE UNLESS OTHERWISE NOTED.
- 13. CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS. DO NOT SCALE DRAWINGS AS A MEANS OF DETERMINING DIMENSIONS.



DEPARTMENT OF PLANNING AND ZONING  
FLOOR AREA RATIO AND OPEN SPACE CALCULATIONS

**A. Property Information**  
A1. Street Address 402 PRINCE ST Zone RM  
A2. 1269 x 1.5 = 1903  
Total Lot Area Floor Area Ratio Allowed by Zone Maximum Allowable Floor Area

**B. Existing Gross Floor Area**

Existing Gross Area*		Allowable Exclusions	
Basement	566	Basement**	566
First Floor	753	Stairways**	85
Second Floor	753	Mechanical**	12
Third Floor		Other**	
Porches/ Other		Total Exclusions	663
Total Gross *	2072		

B1. Existing Gross Floor Area \*  
2072 Sq. Ft.  
B2. Allowable Floor Exclusions\*\*  
663 Sq. Ft.  
B3. Existing Floor Area minus Exclusions  
1409 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	81	Stairways**	
Second Floor		Mechanical**	
Third Floor		Other**	
Porches/ Other		Total Exclusions	0
Total Gross *	81		

C1. Proposed Gross Floor Area \*  
81 Sq. Ft.  
C2. Allowable Floor Exclusions\*\*  
0 Sq. Ft.  
C3. Proposed Floor Area minus Exclusions  
81 Sq. Ft.  
(subtract C2 from C1)

**D. Existing + Proposed Floor Area**

D1. Total Floor Area (add B3 and C3) 1490 Sq. Ft.  
D2. Total Floor Area Allowed by Zone (A2) 1903 Sq. Ft.

\*Gross floor area is the sum of all gross horizontal areas under roof, measured from the face of exterior walls, including basements, garages, sheds, gazebos, guest buildings and other accessory buildings.

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

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

**F. Open Space Calculations**

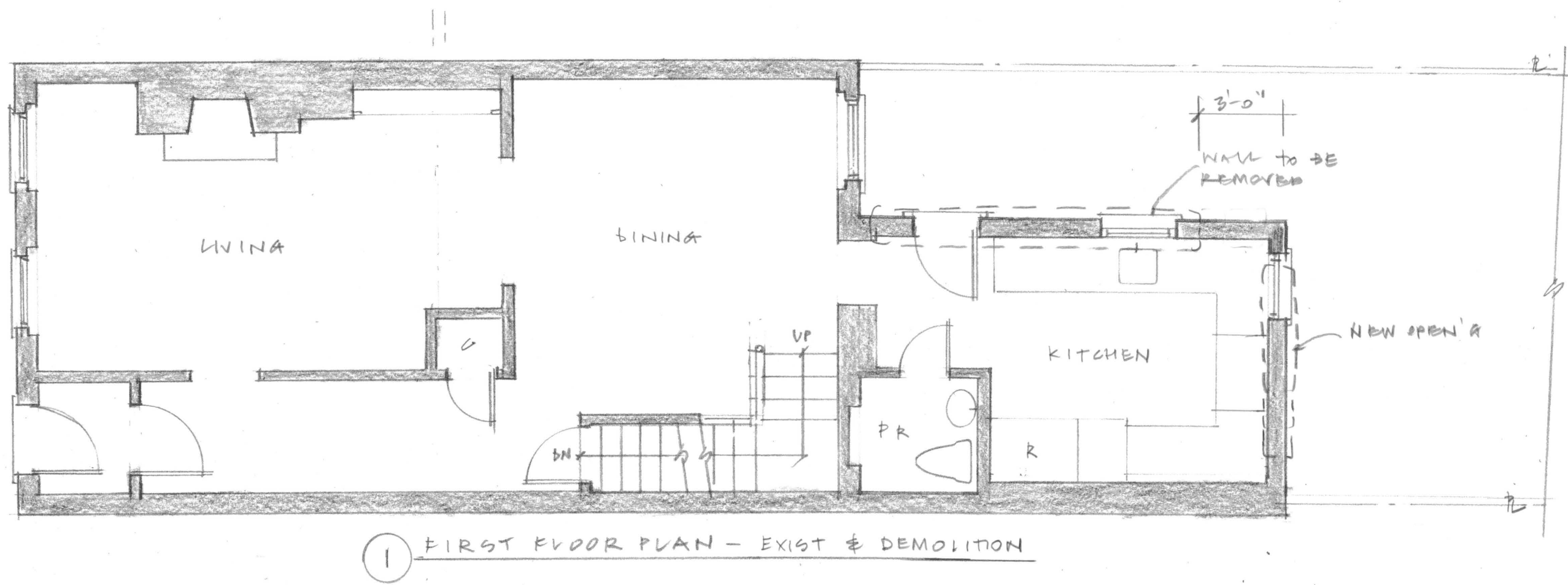
Existing Open Space	426 + 100 = 526	41%
Required Open Space	444	35%
Proposed Open Space	426 + 18 = 444	35%

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

Signature: [Signature] Date: 10 MAR 18

Updated July 10, 2008





1 FIRST FLOOR PLAN - EXIST & DEMOLITION

