

Docket Item # 5
BZA Case #2018-0013
Board of Zoning Appeals
July 12, 2018

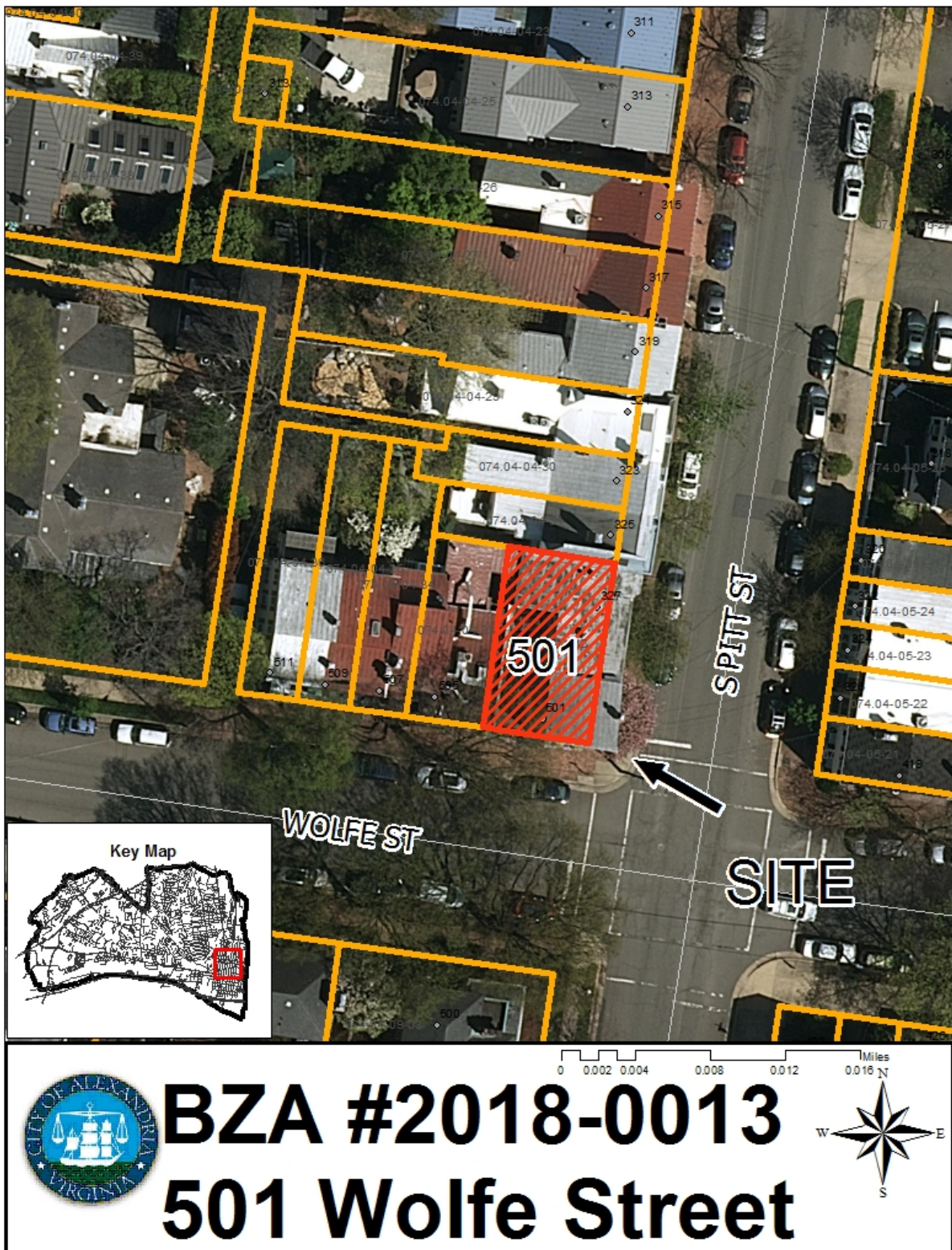
ADDRESS: 501 WOLFE STREET
ZONE: RM, RESIDENTIAL, TOWNHOUSE ANDN MULTIFAMILY ZONE
APPLICANT: RYAN FLETEMEYER AND ERIN McGRAIN, REPRESENTED
BY SCOTT McBROOM, ARCHITECT

ISSUE: Special exception to construct a second-story addition over an existing one-story structure in the require side yard.

CODE SECTION	SUBJECT	CODE REQMT	APPLICANT PROPOSES	REQUESTED EXCEPTION
3-1108(C)(2)	Side Yard (west)	5.00 feet	0.00 feet	5.00 feet

The staff **recommends approval** of the request because it 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 the following prior to the release of a Certificate of Occupancy: (1) a survey plat prepared by a licensed surveyor confirming building footprint, setbacks, and building height compliance from average preconstruction grade and (2) certification of floor area from a licensed architect or engineer. 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 request a special exception to construct a second-story addition over an existing one-story section of a dwelling at 501 Wolfe Street in the required west side yard. The addition would be constructed in line with the footprint of the existing house, within the required west side yard, requiring the approval of a special exception to expand the noncomplying west side wall.

II. Background

The subject property is one lot of record with 30.40 feet of frontage facing Wolfe Street and 50.00 feet of frontage on South Pitt Street. The property has a lot depth of 30.40 feet along the north side property line and a depth of 50.00 feet along the South Pitt Street property line. The property contains 1,516 square feet of lot area and is a complying lot in the RM zone. Real Estate Assessment Records indicate that the dwelling was constructed in 1880.

The subject property, a corner property, is one lot of record and is currently developed with a two-story detached two-family home located on the primary front lot line on Wolfe Street and the secondary front property line on South Pitt Street. The structure encroaches into the right of way over the front south lot line on Wolfe Street between 0.80 feet and 1.00 feet. It encroaches into the right of way over the front east lot line on South Pitt street 0.60 feet and has a 2.20 feet bay window that encroaches on the same side. The structure has an abutting wall along the entirety of the north property line. The structure has a 7.00 ft abutting wall on the northwest side and the structure is located on the entirety of the west property lot line.

The table below summarizes all applicable zoning requirements:

Table 1. Zoning Table- Single Family

RM Zone	Requirement	Existing	Proposed
Lot Area	1,452 sq. ft.	1,516 sq. ft.	1,516 sq. ft.
Lot Width (Wolfe St.)	25.00 ft.	30.40 ft.	30.40 ft.
Lot Width (S Pitt St.)	n/a	50.00 ft	50.00 ft.
Lot Frontage (Wolfe St.)	25.00 ft.	30.40 ft.	30.40 ft.
Lot Frontage (S Pitt St.)	n/a	50.00 ft.	50.00 ft.
Front Yard*	Front lot line	Front lot line	Front lot line
Front Yard *	Front lot line	Front lot line	Front lot line
Side Yard (west side)	5.00 ft.	0.00 ft.	0.00 ft.
Side Yard (north side)	0.00 ft.	0.00 ft.	0.00 ft.
Building Height	35.00 ft.	29.00 ft	29.00ft

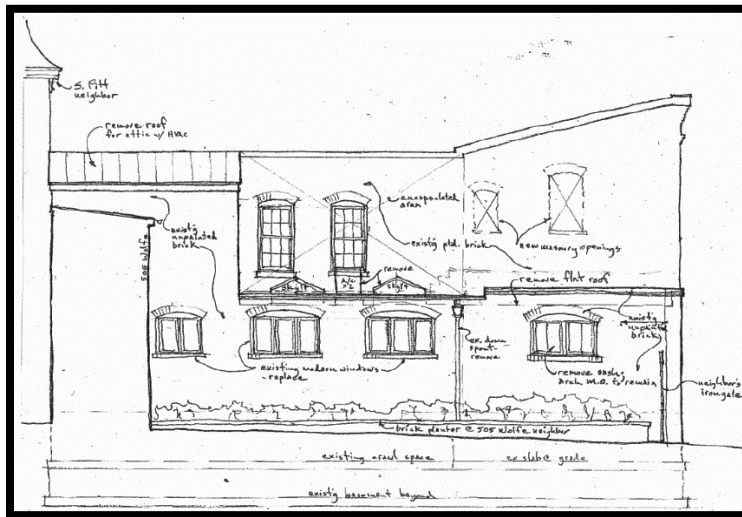
Net FAR	Max: 2,274 sq. ft. (1.5)	2,514 sq. ft.	2,504sq. ft.
Open Space	530 sq. ft. (.35)	0	112.2 sq. ft.

III. Description

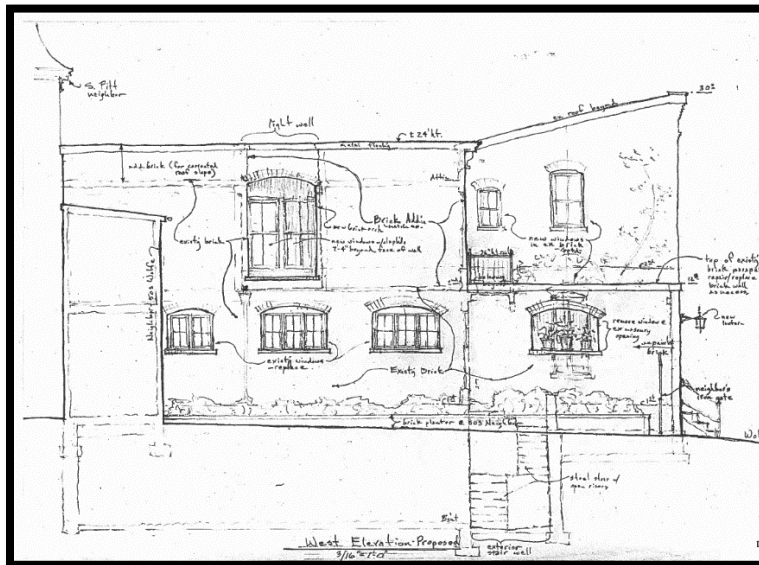
The applicants are converting a two-family dwelling unit into a single-family dwelling unit. They are doing major interior renovations and are proposing to construct a second-story addition and a 4.00 foot by 10.50 feet balcony along the west property line. The second-story addition would be a continuation of a noncomplying wall within the noncomplying plane, as the current wall is located 0.00 feet from the west side property line. Per section 3-1108(C)(2), this property requires one side yard setback of at least 5.00 ft.

The property has 2,514 square feet of net floor area and is currently over the allowed floor area ratio (FAR) by 240.00 square feet. The property currently has no open space. After receiving input from the Historic Preservation staff, the applicant is proposing to keep the existing historic exterior brick walls from a former attached carriage house on the south west corner but will demolish the roof and interior of the south west portion of the structure. This action will remove 178.00 square Feet of floor area and, after constructing a new staircase to the basement and a 4.00-foot-deep by 11.00-feet-wide second-story balcony, will increase the property's open space by 112.00 square feet. Upon completion of the work, the proposed renovations will be above the allowed FAR by 230.00 square feet, however, this is 10.00 square feet less than the current FAR.

Historic Preservation Staff does not object to the proposed special exception to extend a wall at the second story. It is somewhat unusual to have a carriage house/garage at the primary façade on the street as usually these accessory buildings were located to the side or rear of a property. Two-story buildings with small pedestrian alleys as separation are a common development pattern in the historic district. There have been no variances or special exceptions previously granted for the subject property.



Existing West Elevation



Proposed West Elevation

IV. Master Plan/Zoning

The subject property is zoned RM and has been so zoned since adoption of the Third Revised Zoning Map in 1951 and is identified in the Old Town Small Area Plan for residential use.

V. Requested Special Exception

3-1108(C)(2) side yard (west)

The applicants request a special exception of 5.00 feet from the required 5.00 feet side yard setback to construct a second-story addition on the west side property line. Each residential lot which is at least 25 feet but less than 35 feet wide shall provide one side yard of at least 5.00 feet. Because an abutting wall takes up one hundred percent of the north side yard lot line, the west lot line requires the 5.00 feet setback.

VI. Noncomplying Structure

The existing single-family dwelling is a non-complying structure with respect to the following:

<u>Regulation</u>	<u>Required</u>	<u>Existing</u>	<u>Noncompliance</u>
Side Yard (west)	5.00 ft.	0.00 ft.	5.00 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 second story addition would not be a detriment to the public welfare, neighborhood, or adjacent properties. The addition would be located entirely above the existing dwelling; no expansion of the existing building footprint is proposed.

- 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 addition would be located above an existing one-story portion of the dwelling. As such, the proposed addition would have minimal impacts to light and air supply to the adjacent property at 505 Wolfe St, which is located approximately 5.00 feet from the shared property line. There would be no anticipated impacts to traffic, fire risk or public safety.

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

The requested special exception would not alter the essential character of the neighborhood or zone. The proposed addition is compatible to the development pattern of the Old and Historic District and this neighborhood. The design of any addition would require final review and approval by the Board of Architectural Review.

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

The proposed addition is compatible to the development pattern of the Old and Historic District and this neighborhood with respect to form, mass, and height. The neighborhood contains a variety of historic architectural styles and a mix of townhouses and detached homes. The design of any addition would require final review and approval by the Board of Architectural Review.

- 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.

Building the proposed addition in line with the side walls of the existing dwelling represents the most reasonable means to construct an addition in character with the neighborhood. Given the existing location of the dwelling

in the required west side yard, the requested special exception provides the applicants with the relief necessary to construct a modest second story addition. The proposed project also decreases the overall FAR by 10 sq. ft. bringing the property more into compliance with FAR regulations.

VIII. Staff Conclusion

Neighborhood Impact

The proposed second story addition would be compatible with the two and three-story dwellings in the neighborhood. Neither the neighborhood nor adjacent neighbors would be negatively impacted by this proposal.

Light and Air

The proposed addition would not negatively impact the light and air to the most affected neighbor to the west because that house is located approximately 5.00 feet from the west wall of the existing dwelling and the proposed addition.

Lot Constraints

The current structure takes up the entire lot and is already two stories tall in all areas except in the space the applicant is proposing to add the second-story addition and the space that is proposed for open space. The proposed project decreases the overall FAR and increases the open space on the property.

Staff Conclusion

In conclusion, staff believes that the applicants' request meets the criteria for a special exception as outlined above and **recommends approval** of the request.

STAFF:

Maggie Cooper, Urban Planner

margaret.cooper@alexandriava.gov

Shaun Smith, Acting Zoning Manager

shaun.smith@alexandriava.gov

Mary Christesen, Acting LUS Division Chief

mary.christesen@alexandriava.gov

DEPARTMENTAL COMMENTS

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

* The applicant is advised that if the special exception is approved the following 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, 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 The applicant should provide 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)
- 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)

Board of Architectural Review:

- F-1 The subject property is located in the locally regulated Old and Historic Alexandria District (OHAD). The proposed project will require approval of a Permit to Demolish/Capsulate and a Certificate of Appropriateness from the OHAD Board of Architectural Review (BAR). The applicant has filed an application to the OHAD BAR, tentatively to be heard on July 25, 2018. All design comments will be reserved for the BAR review.
- F-2 Staff does not object to the proposed special exception to extend a wall at the second story. It is somewhat unusual to have a carriage house/garage at the primary façade on the street as usually these accessory buildings were located to the side or rear of a property. Two-story buildings with small pedestrian alleys as separation are a common development pattern in the historic district.

Recreation (Arborist):

No comments provided.

Historic Alexandria (Archaeology):

- F-1 Fire insurance maps indicate that houses were present on this block in the early 19th century with a structure situated on this lot by 1891. The property has potential to yield archaeological resources that could provide insight into domestic activities in 19th-century Alexandria.
- R-1 * 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-2 * The applicant/developer shall not allow any metal detection to be conducted on the property, unless authorized by Alexandria Archaeology.
- R-3 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.

Code Administration:

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



APPLICATION BOARD OF ZONING APPEALS

SPECIAL EXCEPTION FOR ADDITIONS

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

3-1106(A)(2)(a) side yard

PART A

1. Applicant: ☐ Owner ☐ Contract Purchaser ☒ Agent

Name Scot McDroom of Robert Bentley Adams & Assoc.

Address 405 S. Washington St.
Alexandria, VA 22314

Daytime Phone 703-549-0650

Email Address scot@adamsarchitects.com

2. Property Location 501 Wolfe & 327 S. Pitt St.

3. Assessment Map # 074.04 Block 04 Lot 32 Zone RM

4. Legal Property Owner Name Ryan Fletemeyer & Erin McGrain

Address 501 Wolfe St.

Alexandria, VA 22314

Application Materials
BZA2018-0013
501 Wolfe Street
Date Routed: 06.06.2018

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.	Erin McGrain	501 Wolfe St. & 327 S. Pitt St.	50%
2.	Ryan Fletemeyer	ditto	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 501 Wolfe St. & 327 S. Pitt 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.	Erin McGrain	501 Wolfe St. & 327 S. Pitt St.	50%
2.	Ryan Fletemeyer	ditto	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.	Ryan Fletemeyer	N.A.	N.A.
2.	Erin McGrain	N.A.	N.A.
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.

6/12/13 Scot McBroom Scot McBroom
 Date Printed Name Signature

5. Describe request briefly:

Construct an addition with one face in line with and
extending the existing west non-complying wall.

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:

Scot McBroom
Print Name

703.549.0650
Telephone

Scot McBroom
Signature

29 May 2018
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
BZA2018-0013
501 Wolfe Street
Date Routed: 06.06.2018

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

PART B (SECTION 11-1304)

APPLICANT MUST EXPLAIN THE FOLLOWING:

(Please use additional pages where necessary.)

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

The special exception would allow the owners to regain floor area in a modest addition on the 2nd floor that is lost when 1st floor area is removed to create much-needed open space on the property. The newly created courtyard garden will have space for plantings, improve access to light and air, and provide an exterior place for trash & recycling. The second floor will allow for effective creation of bedrooms with adequate closets for the young family.

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

The special exception would result in an addition similar to neighborhood properties with walls along property lines. The addition will allow for rain water to be directed away from the property on the west (which the existing house does).

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

The addition is situated to continue to allow light and air access along the west neighbor's small side yard. The arrangement of the addition will create an open courtyard with light shining through two arched openings in the west wall.

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

The scale, form, and materials of the addition is similar to and compatible with the character of the neighborhood.

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

The architecture of the addition is similar in massing, materials, fenestration, and detailing to other houses in the neighborhood.

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

The 150 s.f. addition on the 2nd Floor is a creative trade-off to floor area lost in the creation of the garden courtyard. Given that the corner lot is presently completely covered, creating open space improves the property's compliance with RM-zoning. Total FAR will also be lessened. View through the courtyard will give passersby a glimpse of a "hidden" structure with a balcony filled with plants.

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.

We have discussed the addition with the neighbors most affected (to the west); they support the project.

**B**

DEPARTMENT OF PLANNING AND ZONING

FLOOR AREA RATIO AND OPEN SPACE CALCULATIONS

A. Property Information

A1. Street Address 501 Wolfe St. & 327 S. Pitt St. Zone RM
 A2. 1515 # x 1.5 = 2273 #
 Total Lot Area Floor Area Ratio Allowed by Zone Maximum Allowable Floor Area

B. Existing Gross Floor Area

Existing Gross Area*		Allowable Exclusions	
Basement	867	Basement**	867
First Floor	1401 #	Stairways** 151 - 57	151
Second Floor 19.4 x 50 = 970 10.9 x 15.3 = 167	1137	Mechanical**	36
Third Floor	—	2 story porch	218
2 story porch 103 # x 2 = 206	218	Total Exclusions	1272
Total Gross *	3623 #		

B1. Existing Gross Floor Area *
3623 Sq. Ft.
 B2. Allowable Floor Exclusions**
1272 Sq. Ft.
 B3. Existing Floor Area minus Exclusions
2351 Sq. Ft.
 (subtract B2 from B1)

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

Proposed Gross Area*		Allowable Exclusions	
Basement	545 #	Basement**	545
First Floor - removal for courtyard	-172 #	Stairways**	—
Second Floor 134 +	+159 #	Mechanical**	—
Third Floor	—	Other** balcony	44
Porches/ Other balcony 14 x 10.9 = 153	44 #	Total Exclusions	589
Total Gross *	576		

C1. Proposed Gross Floor Area *
576 Sq. Ft.
 C2. Allowable Floor Exclusions**
589 Sq. Ft.
 C3. Proposed Floor Area minus Exclusions
-13 Sq. Ft.
 (subtract C2 from C1)

D. Existing + Proposed Floor Area

D1. Total Floor Area (add B3 and C3)
2338 Sq. Ft.
 D2. Total Floor Area Allowed by Zone (A2)
2273 Sq. Ft.

existing area is 2351 #

*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.

E. Open Space Calculations

Existing Open Space	0 #	0%
Required Open Space	530 #	35%
Proposed Open Space	102 #	7%

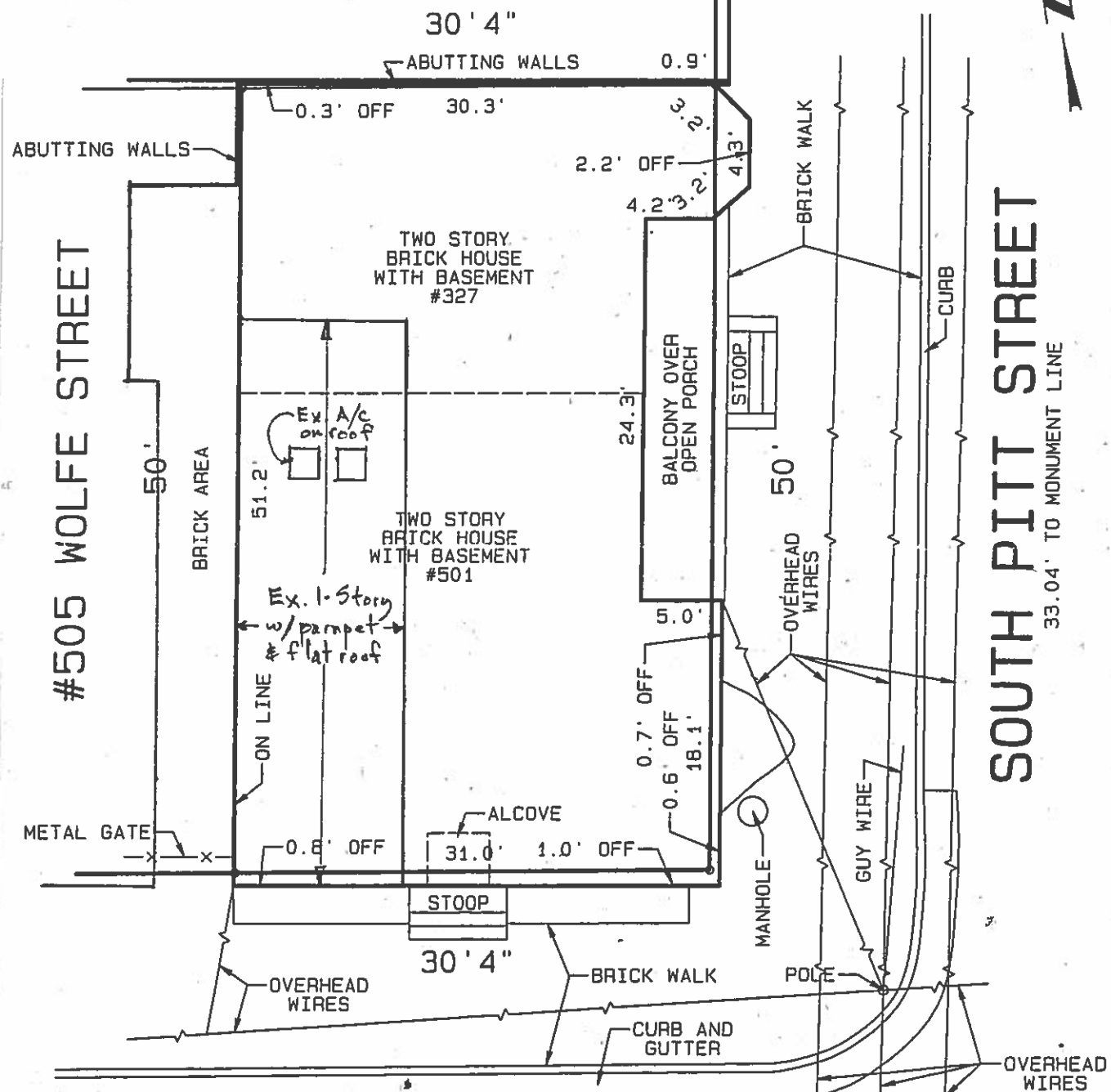
Application Materials
 BZA2018-0013
 501 Wolfe Street
 Date Routed: 06.06.2018

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

Signature: Sgt M. B. Brown

Date: 5/25/18

#325 SOUTH PITT STREET



WOLFE STREET
33.00' TO MONUMENT LINE



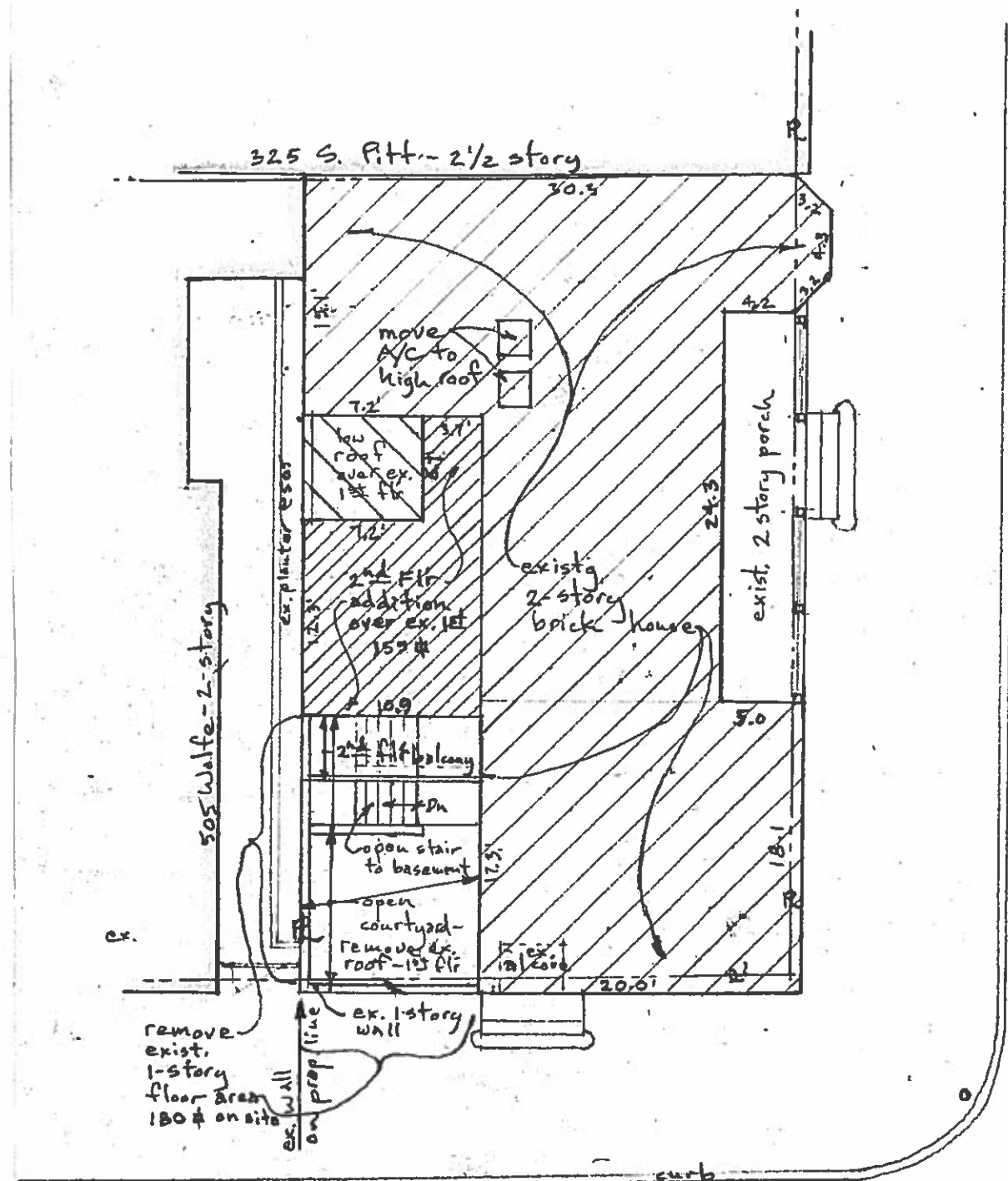
HOUSE LOCATION SURVEY
ON THE PROPERTY LOCATED AT
**#501 WOLFE STREET AND
#327 SOUTH PITT STREET**
CITY OF ALEXANDRIA, VIRGINIA
DATE: JULY 31, 2007

20071735

LARRY N. SCARTZ
REGISTERED LAND SURVEYOR
ALEXANDRIA, VIRGINIA
TELEPHONE (703) 488-4181
FAX (703) 488-2888

Exist. Site Plan
1"=10'

SOUTH PITT STREET
33.04' TO MONUMENT LINE



Wolfe St.

DRAWING INDEX

Proposed Site Plan
1"=10'

Application Materials
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501 Wolfe Street
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- 1 Site Plans, existing & proposed
- 2 Map & Zoning Calculations
- 3 Existing Photos
- 4 Existing & Proposed View at Corner
- 5 Existing & Proposed View at West Side/Front
- 6 Existing & Proposed South Elevation
- 7 Existing West Elevation
- 8 Proposed West Elevation
- 9 Existing East Elevation w/ Alterations
- 10 Section Looking East
- 11 Section Looking South
- 12 1st Floor Plan, existing & proposed
- 13 2nd Floor Plan, existing & proposed

DATE
29 May 2018
BZA
Special
Exception

SHEET

1

of 13

Addition & Alterations
Fletemeyer-McGrain Residence
501 Wolfe St. & 327 S. Pitt St.
Alexandria, Virginia



ROBERT BENTLEY ADAMS & ASSOCIATES P.C.
405 South Washington Street Alexandria Virginia 22314
Tel. 703 549 0650 © Fax. 703 549 3125
ARCHITECTURE PLANNING INTERIORS

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

A. Property Information

A1. Street Address 501 Wolfe St. & 327 S. Pitt St. Zone RM
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Second Floor 19.4x50 370 10.9x15.3 167	1137	Mechanical**	36
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C. Proposed Gross Floor Area (does not include existing area)

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D. Existing + Proposed Floor Area

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

exis. area is 2351 #
-13 # removed
2338 Sq. Ft.
2273 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.

E. Open Space Calculations

Existing Open Space	0 #	0%
Required Open Space	530 #	35%
Proposed Open Space	102 #	7%

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

Signature: S. M. B. Date: 5/25/18



Vicinity Map

Application Materials
BZA2018-0013
501 Wolfe Street
Date Routed: 06.06.2018

ROBERT BENTLEY ADAMS & ASSOCIATES P.C.
405 South Washington Street Alexandria Virginia 22314
Tel. 703 549 0650 © Fax. 703 549 3125



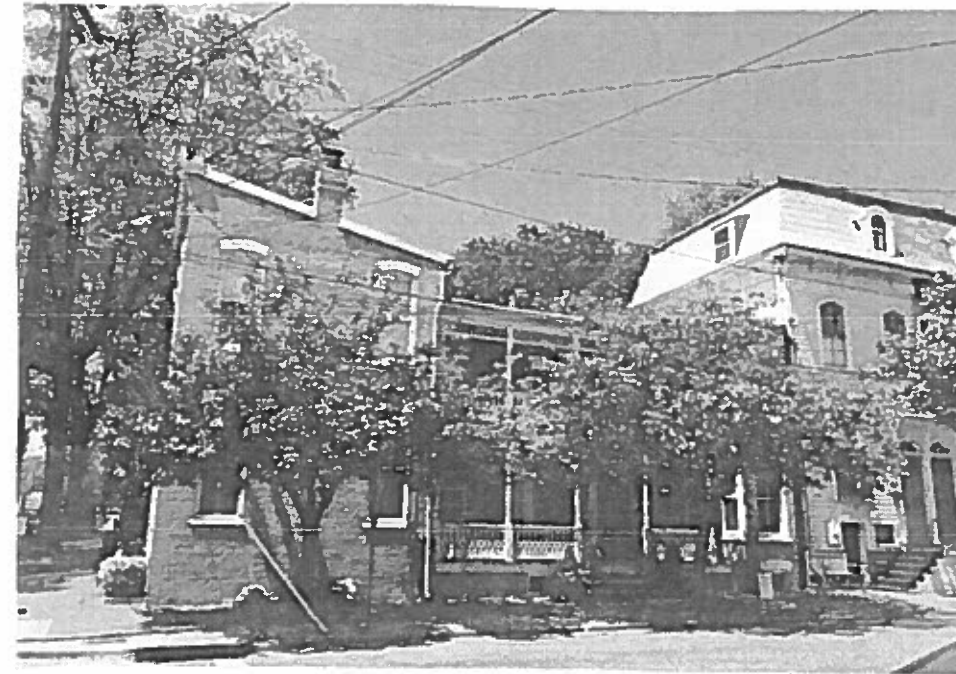
Addition & Alterations
Fletmeyer-McGrain Residence
501 Wolfe St. & 327 S. Pitt St.
Alexandria, Virginia

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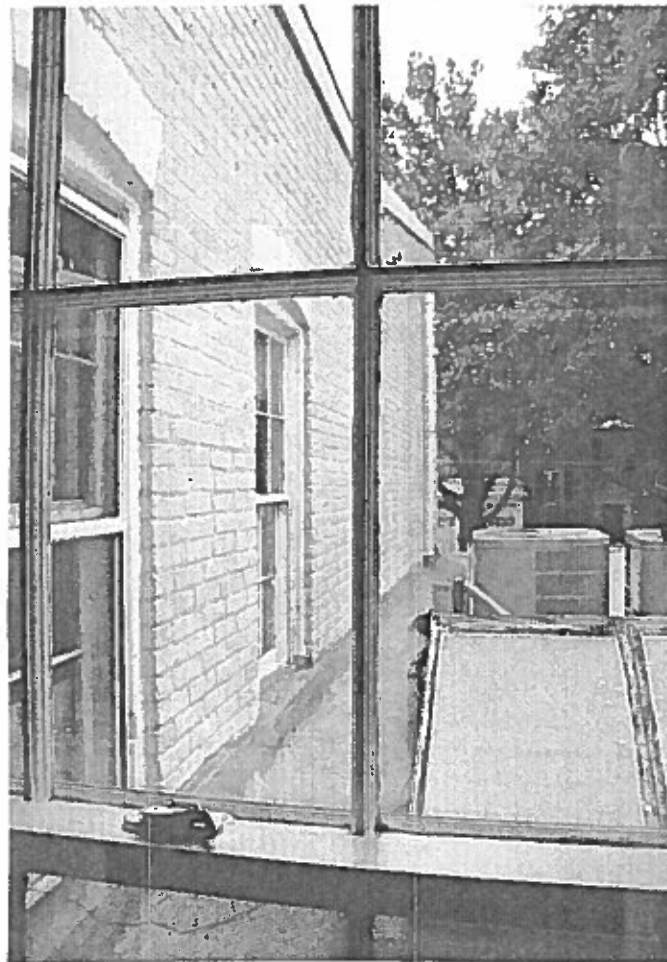


View of South & West Sides



View of East (S. Pitt Street front)

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BZA2018-0013
501 Wolfe Street
Date Routed: 06.06.2018



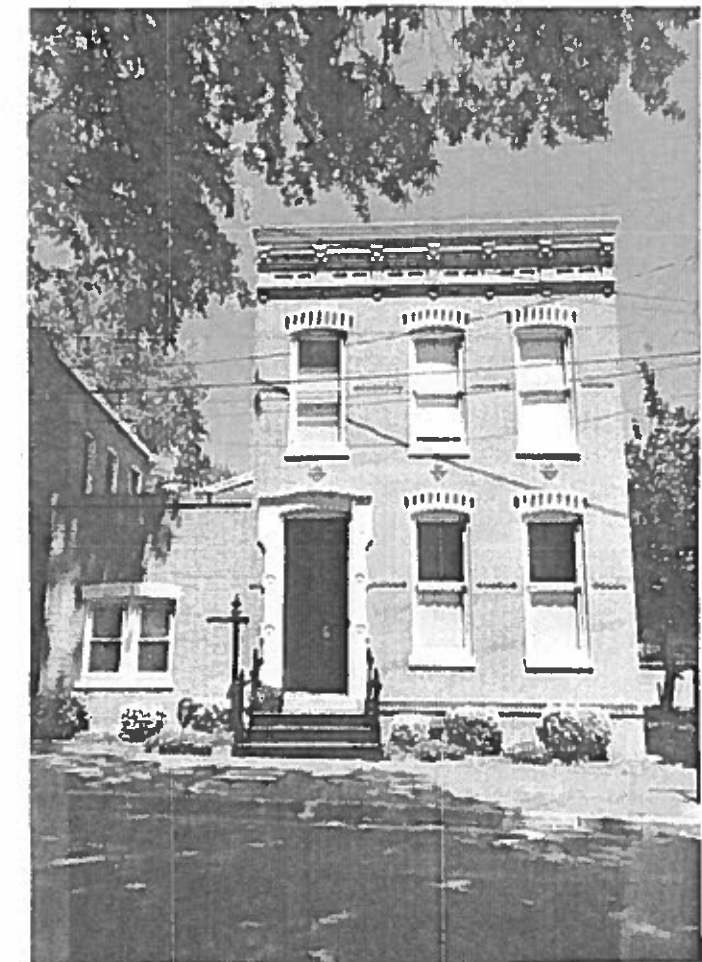
View of 1-Story Rooftop -
skylit & AC area to be built over for
2nd floor addition & light well



View of 1-Story Rooftop -
Roof area beyond skylight to be
removed for courtyard



View of West Side-along R.
19 - Closest Window to be removed for Courtyard



View of South (Wolfe Front)



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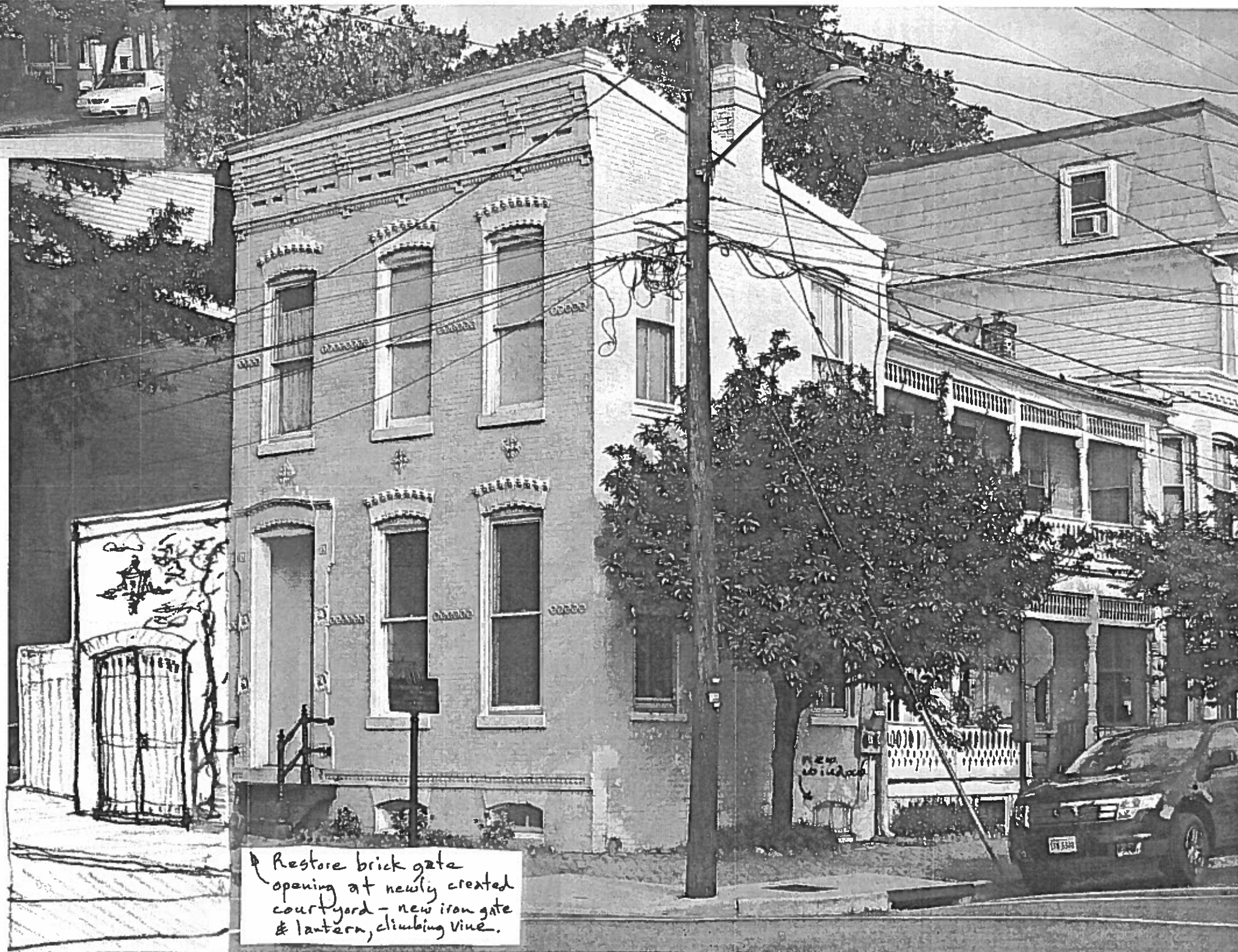
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Existing House ~ looking northwest
@ corner of Wolfe & S. Pitt



Restore brick gate
opening at newly created
courtyard - new iron gate
& lantern, climbing vine.

Proposed-Looking North 2018

Photo from 2009 - Used for Clarity of Exist. Structure (less planting)

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- View of West Side along R. Neighbor @ 505 Wolfe Gate & Side Yard
- Closest window to be removed & arched masonry opening kept for Courtyard

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• Existing - View looking northeast



- Proposed Alterations @ West - Make southern portion of 1-story (originally a garage) into a courtyard with iron gate
- Second Floor Addition over ex. 1-story structure.



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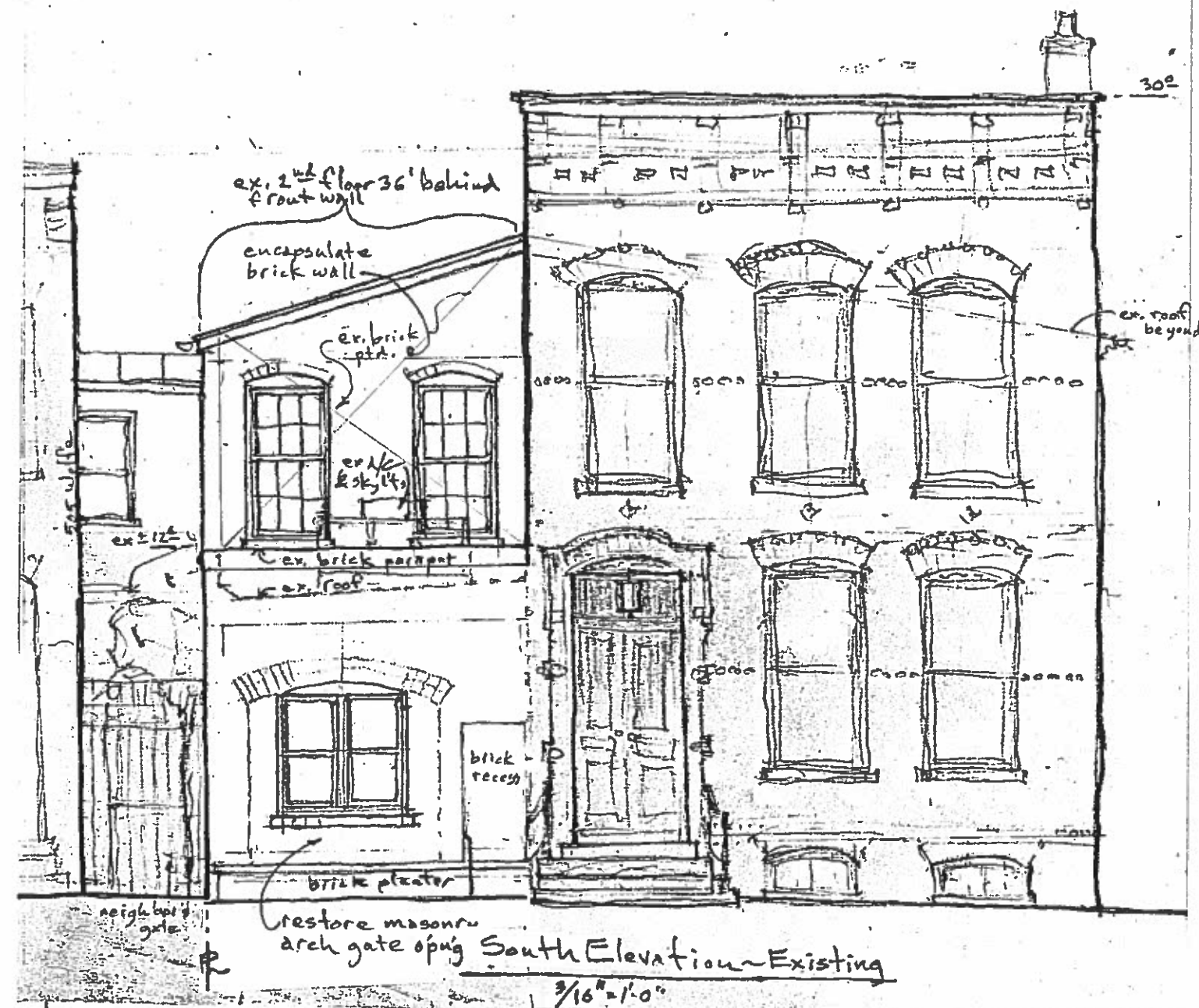
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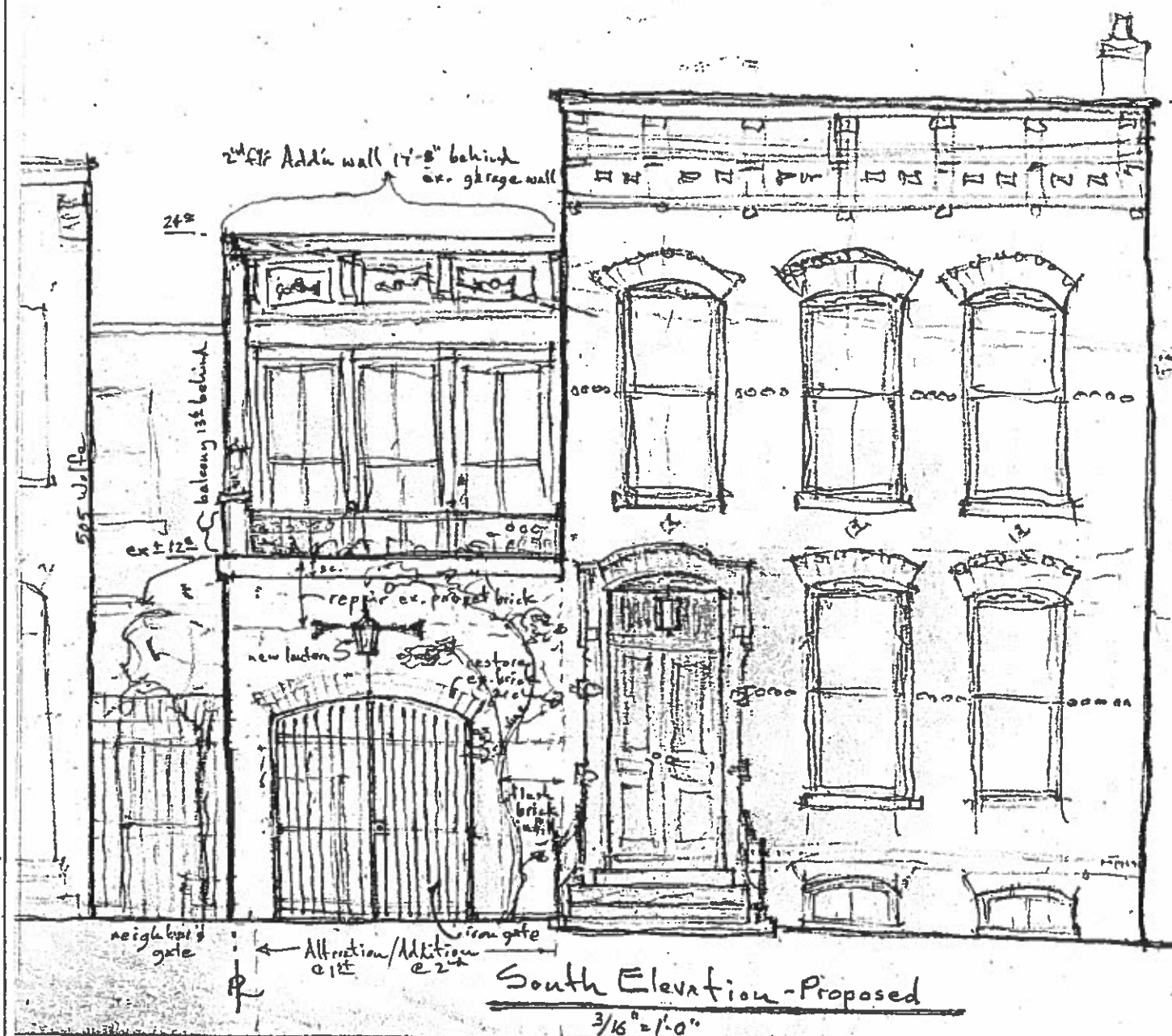
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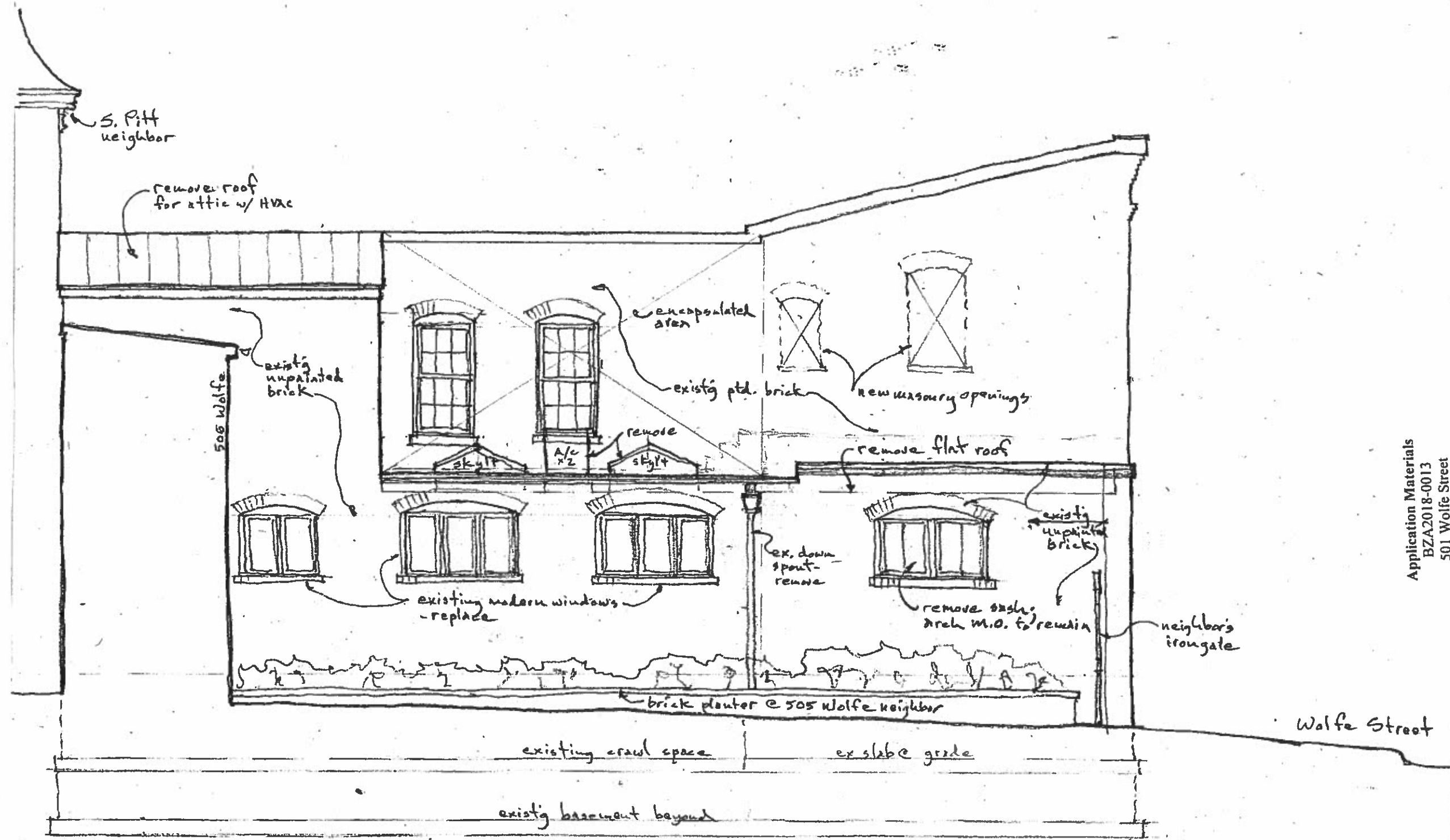
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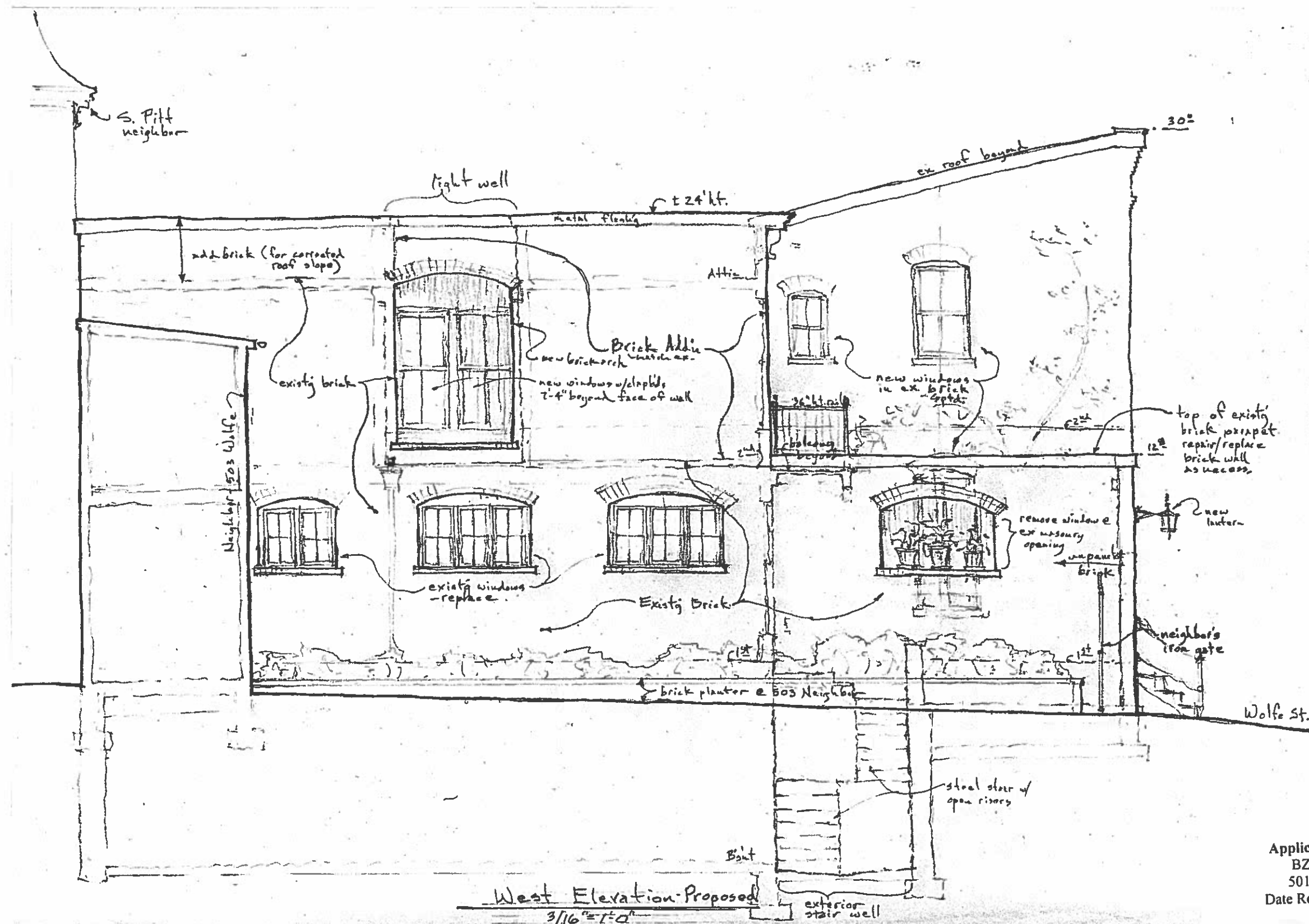
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West Elevation - Existing
3/16" = 1'-0"





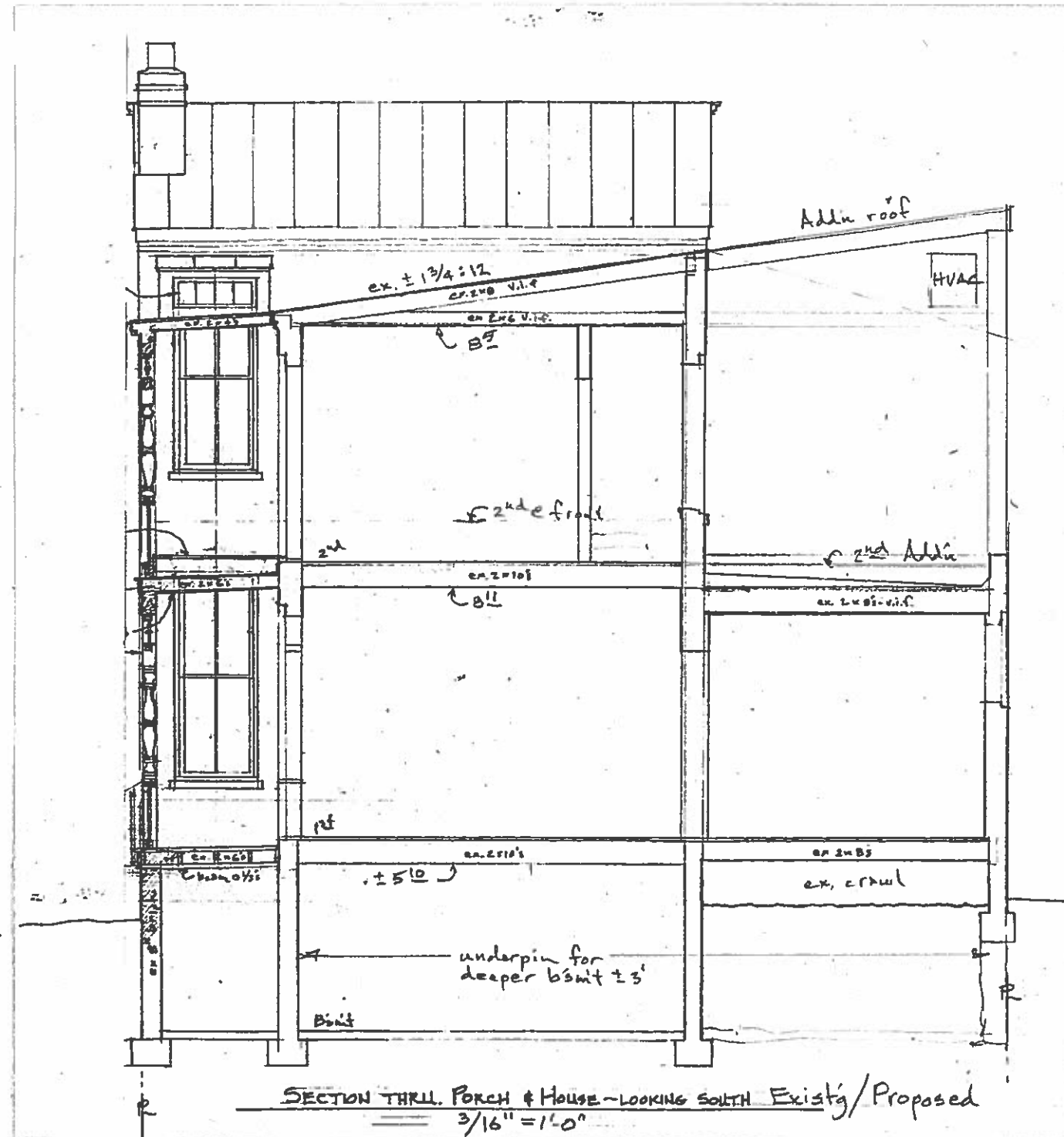
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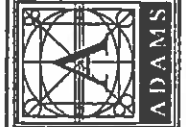


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