

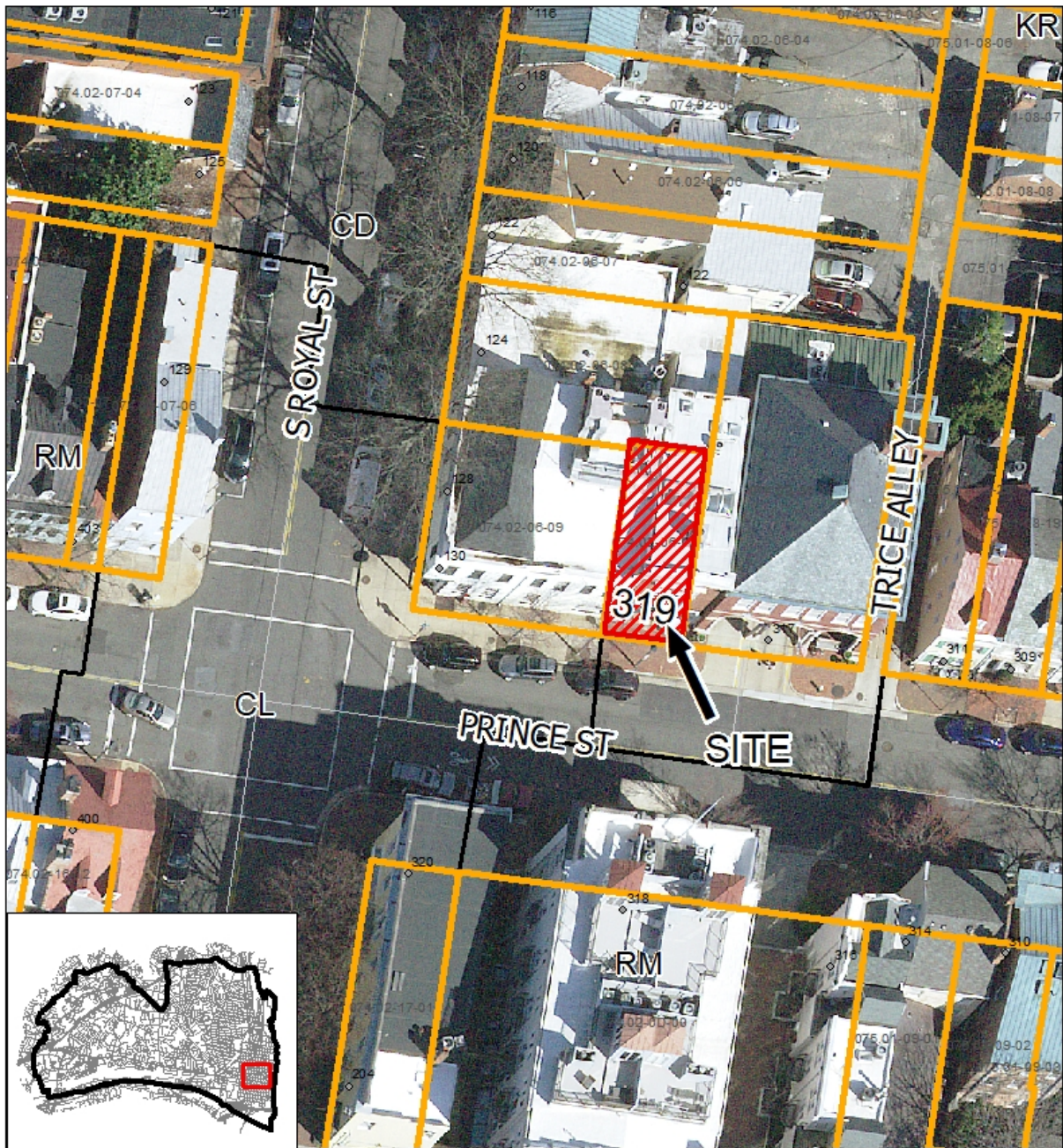
Docket Item # 2
BZA #2019-0002
Board of Zoning Appeals
July 8, 2019

ADDRESS: 319 PRINCE STREET
ZONE: CD/COMMERCIAL DOWNTOWN
APPLICANT: MARY LOU EGAN AND MARC BENDICK

ISSUE: Variances from the required side and rear yards to construct a roof deck and roof guards.

CODE SECTION	SUBJECT	CODE REQUIREMENT	APPLICANT PROPOSES	REQUESTED VARIANCE
4-506(A)(2)(b)	Side Yard (East)	5.00 Ft.	1.00 Ft.	4.00 Ft.
	Side Yard (West)	5.00 Ft.	1.00 Ft.	4.00 Ft.
4-506(A)(2)(c)	Rear Yard	16.50 Ft.	1.00 Ft.	15.50 Ft.

Staff **recommends approval** of the request subject to compliance with all applicable code requirements, ordinances and recommended conditions found in the department comments.



BZA #2019-0004
319 Prince Street

0 15 30 60 Feet



I. Issue

The applicants propose a roof deck with railings above their existing single-family dwelling at 319 Prince Street. The proposed roof deck and railings would be located above the existing footprint of the dwelling within the required side and rear yards. The applicants request variances to construct the roof deck and railings within the required side and rear yards.

II. Background

The subject property is a lot of record with 20.00 feet of frontage and width along Prince Street. The lot is 50 feet deep and contains 1,000 square feet of lot area. The subject property is located in the Old and Historic Alexandria Historic District (OHAD). Commercial uses predominate the area surrounding the subject property.

The subject property and the property directly behind it, which has frontage along South Royal Street, were subdivided in 1951 and again in 1954 to establish the lots in their current configuration.

According to the 2007 publication “Alexandria Firehouses” by the Alexandria Historical Society, Inc., the existing Greek revival style dwelling was originally constructed as a firehouse for the “Relief Fire Company” in 1852. The dwelling covers the entire property except for a 0.6-foot front yard. It provides no side or rear yards and contains approximately 2,210 square feet of net floor area.

The subject property has been used as a residential dwelling since the Board of Zoning Appeals unanimously granted variances (BZA Case #5741) from the then-required 16-foot side and rear yards, open space, 1.25 floor area ratio (FAR) and two required off-street parking spaces on December 8, 1988. The BZA found that a hardship existed and granted the variances to allow the property to be converted from a commercial to residential use.



Figure 1 - Subject Property

III. Description

The applicant proposes to construct a roof deck and railings. The roof structures would be located within the required five-foot side yards and 16-foot rear yard. The roof deck would be L-shaped and measure approximately 18.50 by 23 feet. The roof deck would not be covered so no additional floor area is proposed.

The applicant also proposes to replace an existing skylight which would provide access via a sliding glass panel opening to the roof deck. The existing skylight was approved under the previous variance. Because the proposed skylight would measure no taller than the existing one, and would be in the same location, its replacement does not need variance approval.

The following table provides a breakdown of all applicable zoning regulations as they pertain to the proposal:

CD Zone	Required/Permitted	Provided	Proposed
Lot Area	1,245 Sq. Ft.	1,000 Sq. Ft.	No change
Lot Width/Frontage	25.00 Ft.	20.00 Ft.	No change
Front Yard	0.00 Ft.	0.60 Ft.	No change
Side Yard (East)	5.00 Ft.	0.00 Ft.	4.00 Ft.
Side Yard (West)	5.00 Ft.	0.00 Ft.	4.00 Ft.
Rear Yard	32.90 Ft. (railing height) 16.50 Ft. (required setback) 1:2 height-to-setback ratio	0.00 Ft.	1.00 Ft.
Overall Height	35.00 Ft.	31.20 Ft.	32.90 Ft.
Net Floor Area	1,125 Sq. Ft. 1.25 Floor Area Ratio (FAR)	2,210 Sq. Ft.	No change
Open Space	0 Sq. Ft*	0 Sq. Ft.	389 Sq. Ft.**

*Section 4-506(A)(2)(e)(1)(b) states that the amount of open space existing on June 24, 1992 is the amount required. On this date, the property provided no open space, so none is required.

**Section 4-506(A)(2)(e)(1) allows rooftop open space for multifamily dwellings only. Section 2-180 requires open space to be ground-level.

IV. Noncomplying Use and Structure

The lot is substandard for the CD zone. Because the property was previously granted variances for rear and side yards and FAR, Zoning Ordinance section 11-1107 applies and states that “the property upon which a property owner has been granted a variance shall be treated as conforming for all purposes under state law and local ordinance...” As such, the dwelling provides complying rear and side yards and FAR. Nonetheless, these deficiencies, though complying, are noted with asterisks in the table below.

	<u>Required/Permitted</u>	<u>Provided</u>	<u>Noncompliance</u>
Side Yard (East)*	5.00 Ft.	0.00 Ft.	5.00 Ft.
Side Yard (West)*	5.00 Ft.	0.00 Ft.	5.00 Ft.
Rear Yard*	16.00 Ft.	0.00 Ft.	16.00 Ft.
FAR*	1.25	1.96	0.71
Lot Area	1,425 Sq. Ft.	1,000 Sq. Ft.	425 Sq. Ft.
Lot Width/Frontage	25.00 Ft.	20.00 Ft.	5.00 Ft.

V. Master Plan/Zoning

The subject property is currently zoned CD/Commercial Downtown. Prior to June 1992, the property was zoned C-3/Commercial and had been so zoned since City Council adopted the Third Revised Zoning Map on November 21, 1951. The Old Town Small Area Plan identifies the property for commercial and medium-density residential land uses.

VI. Requested Variances

4-506(A)(2)(b) Side yards.

Zoning Ordinance section 4-506(A)(2)(b)(1) requires a single-family dwelling to provide two side yards with a minimum size of five feet each. The existing dwelling provides no side yards. The proposed roof deck and railings would be located in both required side yards.

4-506(A)(2)(c) Rear yard.

Zoning ordinance section 4-506(A)(2)(c)(1) requires a single-family dwelling to provide a rear yard based on a setback ratio of 1:2 and a minimum size of 16 feet. The existing dwelling provides no rear yard. The proposed roof deck and railings would be located in the required rear yard.

Zoning Ordinance section 11-1107, also applies to this request because of the previously approved variance. This section reads as follows (emphasis added):

The property upon which a property owner has been granted a variance shall be treated as conforming for all purposes under state law and local ordinance; however, the structure permitted by the variance may not be expanded unless the expansion is within an area of the site or part of the structure for which no variance is required under the ordinance. **Where the expansion is proposed within an area of the site or part of the structure for which a variance is required, the approval of an additional variance shall be required.**

The existing structure's height would be increased "within an area of the site or part of the structure for which a variance is required" as follows:

	<u>Existing</u>	<u>Proposed</u>
Side Yards	31.20 Ft.	32.90 Ft.
Rear Yard	26.90 Ft.	32.90 Ft.

VII. Applicants Justification for Variance

The applicants state that strict application of the required rear and side yards, given the subject property's lot width and size, would unreasonably restrict the size of the roof deck. The applicants also state that strict application prevents the provision of any usable open space on the property.

VIII. Analysis of Variance Definition

Per zoning ordinance section 11-1103, the Board of Zoning Appeals shall not grant a variance unless it finds that the request meets the definition of a variance per zoning ordinance section 2-201.1 as follows:

- a. The request is a reasonable deviation from those provisions regulating the shape, size or area of a lot or parcel of land or the size, height, area, bulk or location of a building or structure.

The applicants request deviations of four feet from both the five-foot east and west side yard setback requirements. They also request a deviation of 15.5 feet from the required 16.5-foot rear yard setback. The deviations are reasonable because they represent nearly the same deviations granted by the previous BZA approval to relieve the hardship imposed on the property. That hardship, which was caused by the property's configuration and the required setbacks, still exists under the current proposal.

The requested deviations are also reasonable because they represent, in the case of the side yard deviations, the minimum necessary to construct a reasonably sized roof deck. The requested deviation from the rear yard setback is also reasonable because of the existing configuration of the dwelling's roof. Because the roof slopes from back to front, a rear yard deviation less than what's requested would result in a roof deck and railings that would be taller than what's proposed and would exceed the maximum height permitted for the CD zone.

- b. Strict application of the zoning ordinance would unreasonably restrict the utilization of the property.

Strict application of the zoning ordinance would unreasonably restrict the property by severely limiting the construction of open space. Because the existing dwelling is constructed over the entire lot and provides no yards, the

only feasible location for open space on this property is on the dwelling's roof. With strict application of the side and rear yard setbacks, and consideration of the existing location of the skylight, the roof deck would only measure approximately 10 by 8.5 feet. The slope of the roof and placement of the existing skylight restricts how far forward the roof deck could be constructed. A reconfigured roof deck that complied with the rear yard setback would also require demolition of the skylight and reconstruction of rooftop access. This rooftop access would likely also require variance approval. Further, because the roof slopes upward from the back to front of the house, if the roof deck were moved forward in compliance with the rear yard setback, the top of its railing would be 3.5 feet taller than the proposed configuration. This would also make the roof deck visible from the street. Should the roof deck be visible, the BAR would need to approve a Certificate of Appropriateness. Given the integrity of the historic front façade, BAR staff would strongly discourage a roof deck that was visible behind the front parapet.

- c. The need for a variance is not shared generally by other properties.

The subject property is unique in that it's a detached, single-family dwelling and provides no yards. In the CD zone, detached, single-family dwellings must provide two five-foot side yards. Other dwellings within the CD zone that provide similarly sized side yards to the subject property are semi-detached or townhouse dwellings. The CD zone specifies lesser or no side yard requirements for these dwelling types. Although the rear yard requirement is the same for all dwellings in the CD zone, almost all of them provide rear yards. As such, other dwellings also provide some ground-level open space. These dwellings would not need the same variances as the subject property.

- d. The variance is not contrary to the purpose of the ordinance.

The purpose of the side and rear yard setback requirements is to protect light and air supply to adjacent properties. Because the proposed roof deck is uncovered, and its railings are open, it would have no negative impact on light and air supply to adjacent properties.

- e. The variance does not include a change in use, which change shall be accomplished by a rezoning.

The applicant does not request a change in use. A rezoning would not eliminate the need for variances.

IX. Analysis of Variance Standards

Per zoning ordinance section 11-1103, the Board of Zoning Appeals shall not grant a variance unless it finds that the request meets the variance standards as follows:

- a. The strict application of the terms of the ordinance would unreasonably restrict the utilization of the property or that the granting of the variance would alleviate a hardship due to a physical condition relating to the property or improvements thereon at the time of the effective date of the ordinance.

Strict application of the zoning ordinance would unreasonably restrict the provision of open space with a rooftop deck, which is a permitted accessory use to a residential dwelling. There are no alternative designs that would allow for a reasonably sized roof deck without also requiring a variance for the relocated roof access. The BZA also found, under the previous case, that a hardship existed due to the configuration of the lot and the existing dwelling.

- b. The property interest for which the variance is being requested was acquired in good faith and any hardship was not created by the applicants for the variance.

The applicants acquired the property interest in good faith and did not create the hardship. They were unaware at the time of purchase that the Zoning Ordinance would unreasonably restrict their ability to construct a roof deck and railings.

- c. The granting of the variance will not be of substantial detriment to adjacent property and nearby properties in the proximity of that geographical area.

Granting the variance would not impact adjacent or nearby properties because the proposed roof deck would be uncovered and have open railings. As such, the light and air supply to other properties would not be affected.

- d. The condition or situation of the property concerned is not of so general or recurring a nature as to make reasonably practicable the formulation of a general regulation to be adopted as an amendment to the ordinance.

The hardship created by the CD zoning regulations and the subject property's size and configuration is unique. It is not common for detached single-family dwellings to be located in the CD zone and it is less common for such dwellings to provide no yards. It would not be reasonably practicable to amend the zoning ordinance to eliminate the applicants' need for variances.

- e. The granting of the variance does not result in a use that is not otherwise permitted on such property or a change in the zoning classification of the property.

The variance request does not result in a prohibited use or a rezoning. Roof decks and railings are accessory uses and structures that are "...customarily associated with residential dwellings..." per Zoning Ordinance section 7-101.

- f. The relief or remedy sought by the variance application is not available through a special exception process that is authorized in the ordinance or the process for modification of a zoning ordinance at the time of the filing of the variance application.

The request is not eligible for special exception or modification processes.

X. Staff Conclusion

As outlined above, staff **recommends approval** of the request subject to compliance with all applicable codes, ordinances and recommended conditions found in the departmental comments of this report.

Staff

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

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

Tony LaColla, AICP, Land Use Division Chief, Anthony.lacolla@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.

Historic Preservation:

- F-1 The subject property is located in the locally regulated Old and Historic Alexandria District (OHAD). Any demolition/capsulation, addition or alterations to the subject property requires a Permit to Demolish/Capsulate or Certificate of Appropriateness from the Board of Architectural Review.
- F-2 According to the 2007 publication “Alexandria Firehouses” by the Alexandria Historical Society, Inc., the existing Greek revival style dwelling was originally constructed as a firehouse for the “Relief Fire Company” in 1852. The current facade of Relief is generally accurate, although substantially restored in its sympathetic conversion to a private home in 1991. The circular firemen's stair has been retained in the interior.
- F-3 The proposed roof deck is likely not visible from the public right-of-way because it will be setback approximately 20 feet behind the decorative cornice and parapet, and would therefore not require approval of a Certificate of Appropriateness. Should the roof deck be visible, the BAR would need to approve a Certificate of Appropriateness. Given the integrity of the historic front façade, staff would strongly discourage a roof deck that was visible behind the front parapet.

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)
- 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)
- C7 An encroachment request will be required for projections into the public right of way. (T&ES)

Code Administration:

- C-1 No comments.

Recreation (City Arborist):

- C-1 No comments.

Historic Alexandria (Archaeology):

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

Other requirements brought the applicant's attention if the Board approves the requested variance:

- C-1 The variance must be recorded with the property's deed in the City's Land Records Office prior to the release of the building permit.



**APPLICATION
BOARD OF ZONING APPEALS**

VARIANCE

Section of zoning ordinance from which request for variance is made:

4-506 A 2b 4-506 A 2c
SIDE REAR

PART A

1. Applicant: ☒ Owner ☐ Contract Purchaser ☐ Agent

Name MARC BENDICK / MARY LOU EGAN

Address 319 PRINCE ST

Daytime Phone _____

Email Address Marylou@bendickegan.com

2. Property Location 319 PRINCE ST

3. Assessment Map # 7402 Block 06 Lot 10 Zone CD

4. Legal Property Owner Name SAME

Address _____

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. MARC BENDICK/ MARYLOU EARN	319 PRINCE	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 319 PRINCE (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. MARC BENDICK MARYLOU EARN	319 PRINCE	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.

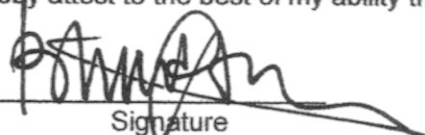
Name of person or entity	Relationship as defined by Section 11-350 of the Zoning Ordinance	Member of the Approving Body (i.e. City Council, Planning Commission, etc.)
1. MARC BENDICK MARYLOU EARN	N/A	N/A
2.		
3.		

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

As the applicant or the applicant's authorized agent, I hereby attest to the best of my ability that the information provided above is true and correct.

30 APR 19
Date

PATRICK CAMUS
Printed Name


Signature

5. Describe request briefly:

REQUEST A VARIANCE FROM THE REAR &
SIDE YARDS TO CONSTRUCT A ROOF DECK
AND TO REPLACE THE EXISTING SKYLIGHT

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.

PART B

APPLICANT MUST EXPLAIN THE FOLLOWING:

(Please attach additional pages where necessary.)

1. Please answer A or B:

A. Explain how enforcement of the zoning ordinance would prevent reasonable use of the property.

THE PROPERTY HAS NO OPEN SPACE WITH ALL
SIDES GOING TO THE PROPERTY LINE. WITH TWO
REQUIRED SIDE YARDS OF 5 FEET AND A REAR
YARD OF 16 FEET MEANS ONLY AN 8 X 10 FOOT
AREA. THESE ARE UNREASONABLE BASED ON LOT SIZE
AND THE COMMERCIAL ZONE THE PROPERTY IS IN

B. Explain how the variance, if granted, would alleviate a hardship, as defined above.

IT WOULD ALLOW THE NEW OPEN SPACE TO BE
THE FULL WIDTH OF THE BUILDING, AND MAKE
THE BUILDING COMPLIANT IN OPEN SPACE

2. Is this unreasonable restriction or hardship unique to the property?

A. Explain if the restriction or hardship is shared by other properties in the neighborhood.

THIS PROPERTY IS UNIQUE AS IT IS A RESIDENTIAL
USE WITH NO LAND

B. Does this situation or condition of the property (on which this application is based) generally apply to other properties in the same zone?

OTHER SURROUNDING PROPERTIES ARE
COMMERCIAL, WHERE ROOF DECK ARE
ALLOWED WITH NO SET BACKS. UNIQUE THAT
THE 1984 VARIANCE COVERS WHAT WE ARE REQUESTING

3. Was the unreasonable restriction or hardship caused by the applicant?

A. Did the condition exist when the property was purchased?

YES

B. Did the applicant purchase the property without knowing of this restriction or hardship?

YES

C. How and when did the condition, which created the unreasonable restriction or hardship, first occur?

WHEN THE PROPERTY WAS ZONED
COMMERCIAL PRIOR TO 1984

- D. Did the applicant create the unreasonable restriction or hardship and, if so, how was it created?

NO

4. Will the variance, if granted, be harmful to others?

- A. Explain if the proposed variance will be detrimental to the adjacent properties or the neighborhood in general.

THE TOTAL HEIGHT OF THE PROPERTY WITH THE DECK WILL STILL BE LESS THAN THE FRONT ELEV THE OPEN RAISING HAS NO VISUAL IMPACT ON NEIGHBORS. ALL NEIGHBORS ARE COMMERCIAL

- B. Has the applicant shown the proposed plans to the most affected property owners? Have these property owners written statements of support or opposition of the proposed variance? If so, please attach the statements or submit at the time of the hearing.

YES

5. Is there any other administrative or procedural remedy to relieve the hardship or unreasonable restriction?

NO

PART C

1. Have alternative plans or solutions been considered so that a variance would not be needed? Please explain each alternative and why it is unsatisfactory.

YES. THE FRONT WAS CONSIDERED BUT WAS NOT SUPPORTED BY BAR STAFF AS IT INTERFERED WITH THE HISTORICAL SIGNIFICANCE OF BUILDING

A SPECIAL EXCEPTION WOULD ONLY GIVE RELIEF TO ONE BUILDING PLANE AND HAS MINIMAL GAIN TO THE SOLUTION

2. Please provide any other information you believe demonstrates that the requested variance meets the required standards.

IF THIS PROPERTY WAS COMMERCIAL USE, NO VARIANCE WOULD BE REQUIRED FOR THIS PROJECT.

APPROVAL WOULD INCREASE USEABLE OPEN SPACE AND MAKE THE PROPERTY COMPLIANT IN OPEN SPACE - TO 39%

THE PREVIOUS APPROVED 1989 VARIANCE SHOULD COVERS WHAT IS REQUESTED

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:

☒ I, as the applicant or authorized agent, note that there is a fee associated with the submittal of this application. Planning & Zoning Department staff will be in contact with the applicant regarding payment methods. Please recognize that applications will not be processed until all fees are paid.

☒ Yes ☐ No I affirm that I, the applicant or authorized agent, am responsible for the processing of this application and agree to adhere to all the requirements and information herein.

Printed Name: PATRICK CAMUS

Date: 24 May 19

Signature: 

Pursuant to Section 19-3-2 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.

*****ATTENTION APPLICANTS*****

At the time of application for a Special Use Permit, Rezoning, Vacation, Encroachment, Variance, Special Exception or Subdivision, you must provide a draft of the description of your request you intend to use in the property owner's notice. You must be thorough in your description. Staff will review the draft wording to confirm its completeness.

The example illustrates a detailed description:

"Variance to construct a two-story addition in the required side yards on _____ Street."

If you fail to submit draft language at the time of the application filing deadline, the application will be determined to be incomplete and may be deferred by staff.



Department of Planning and Zoning Floor Area Ratio and Open Space Calculations

B

A. Property Information

A1. 319 PRINCE ST
Street Address

CD
Zone

A2. 1000
Total Lot Area

x 1.5
Floor Area Ratio Allowed by Zone

= 1500
Maximum Allowable Floor Area

B. Existing Gross Floor Area

Existing Gross Area

Basement

First Floor 1000

Second Floor 1000

Third Floor 450

Attic

Porches

Balcony/Deck

Lavatory***

Other**

Allowable Exclusions**

Basement**

Stairways** 105

Mechanical** 35

Attic less than 7'**

Porches**

Balcony/Deck**

Lavatory***

Other**

Other**

B1. 2450 Sq. Ft.
Existing Gross Floor Area*

B2. 240 Sq. Ft.
Allowable Floor Exclusions**

B3. 2210 Sq. Ft.
Existing Floor Area Minus Exclusions
(subtract B2 from B1)

Comments for Existing Gross Floor Area

B1. Total Gross

2450

B2. Total Exclusions

240

C. Proposed Gross Floor Area

Proposed Gross Area

Basement

First Floor

Second Floor

Third Floor

Attic

Porches

Balcony/Deck

Lavatory***

Other

Allowable Exclusions**

Basement**

Stairways**

Mechanical**

Attic less than 7'**

Porches**

Balcony/Deck**

Lavatory***

Other**

Other**

C1. 0 Sq. Ft.
Proposed Gross Floor Area*

C2. 0 Sq. Ft.
Allowable Floor Exclusions**

C3. 0 Sq. Ft.
Proposed Floor Area Minus Exclusions
(subtract C2 from C1)

C1. Total Gross

0

C2. Total Exclusions

0

D. Total Floor Area

D1. 2210 Sq. Ft.
Total Floor Area (add B3 and C3)

D2. 2210 Sq. Ft.
Total Floor Area Allowed
by Zone (A2)

E. Open Space (RA & RB Zones)

E1. 0 Sq. Ft.
Existing Open Space

E2. 35% Sq. Ft.
Required Open Space

E3. 39% 398 Sq. Ft.
Proposed Open Space

Notes

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

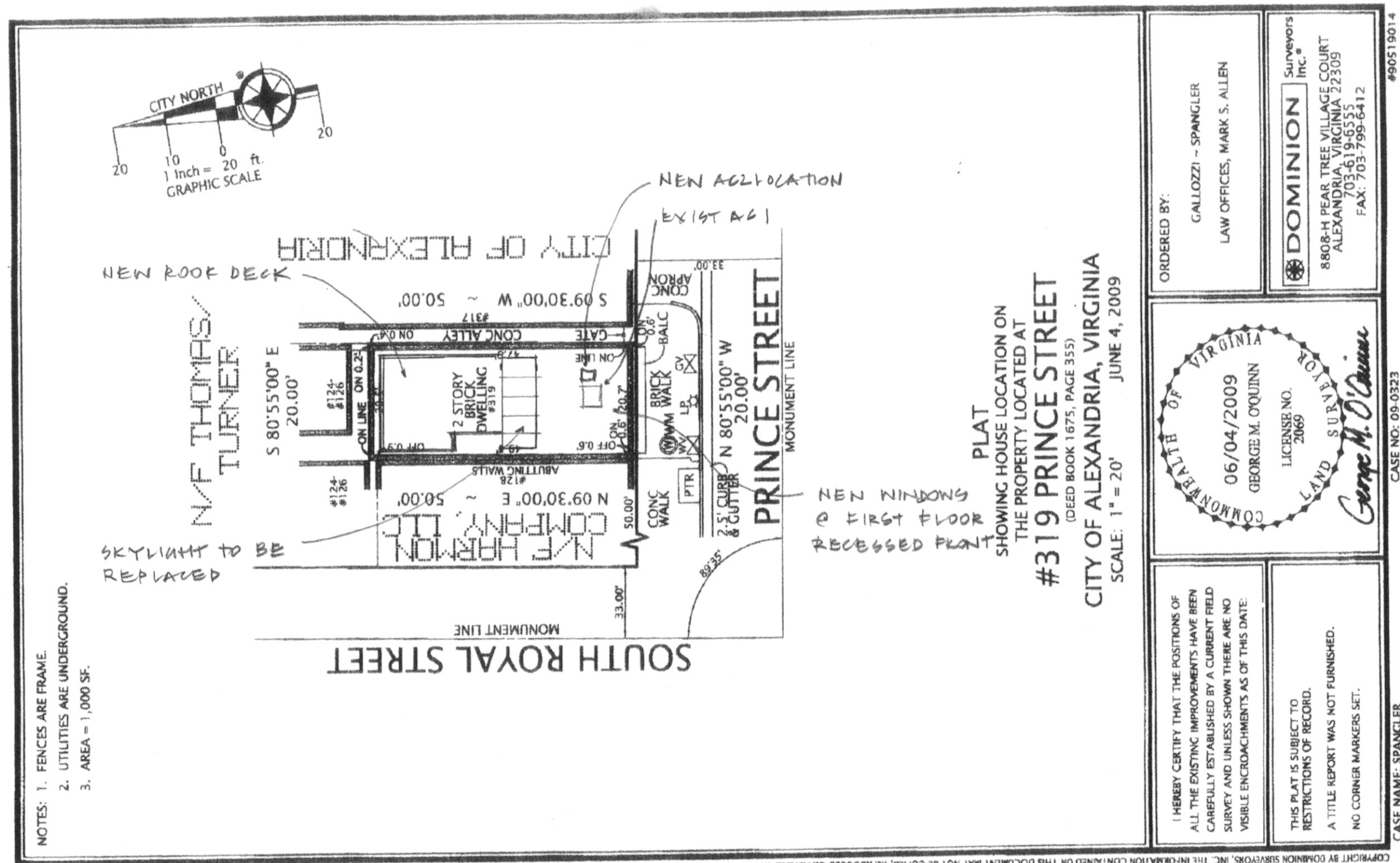
** Refer to the Zoning Ordinance (Section 2-145(B)) and consult with Zoning Staff for information regarding allowable exclusions. Sections may also be required for some exclusions.

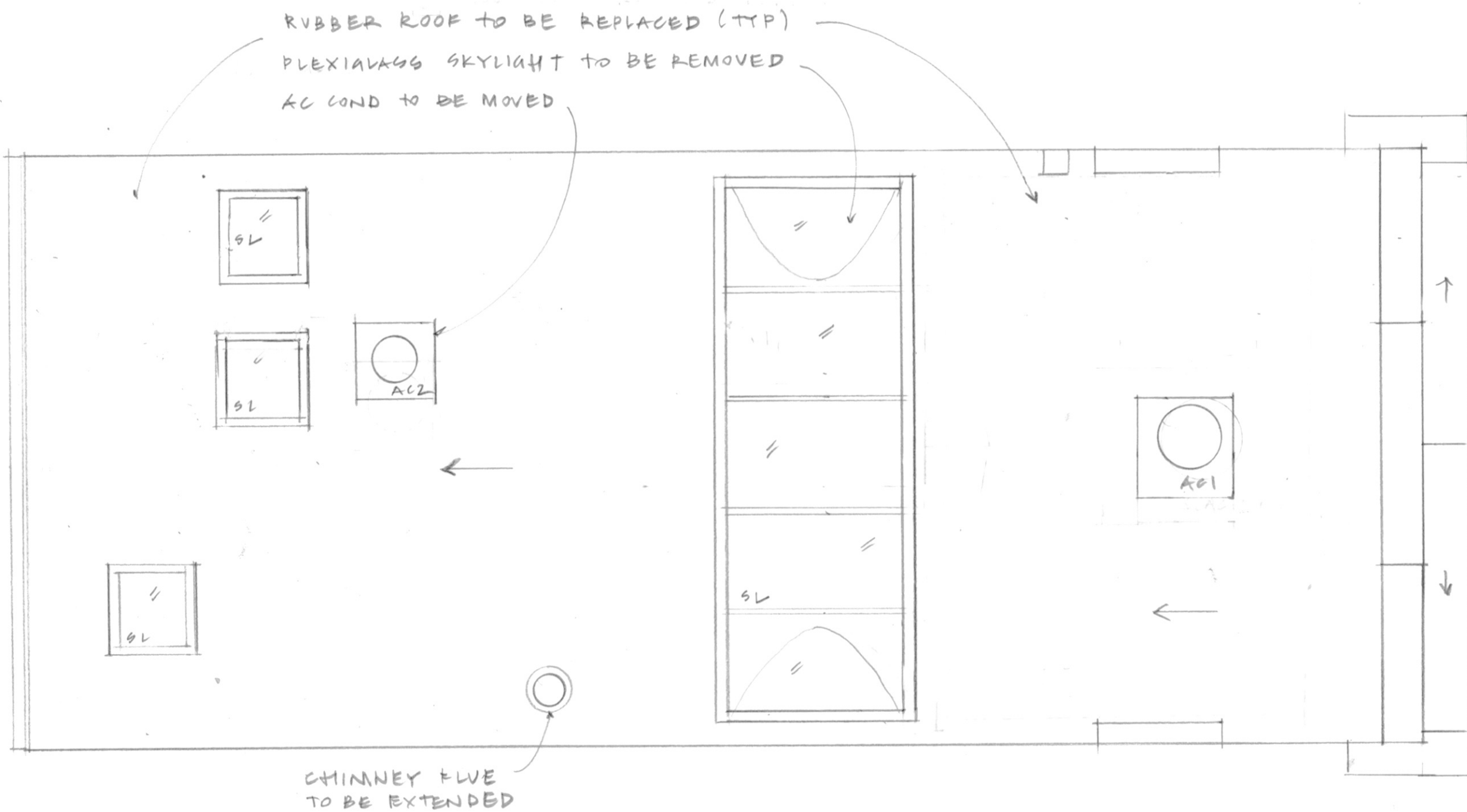
***Lavatories may be excluded up to a maximum of 50 square feet, per lavatory. The maximum total of excludable area for lavatories shall be no greater than 10% of gross floor area.

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

Signature: _____

Date: 23 MAY 19





1 ROOF PLAN - EXISTING & DEMOLITION

AC TO BE
MOVED

EXIST AC, BEYOND

DUEXIALASS SKYLIIGHT
TO BE REPLACED

EXIST FIVE TO BE
EXTENDED
RUBBER ROOF TO
BE REPLACED

WOOD SCREENS
TO BE REPLACED

RECESSED
FRONT WINDOW
TO BE REPLACED

REAR ELEVATION - EXIST & DEMOLITION

FRONT ELEVATION - EXIST & DEMOLITION

C²

STUDIO CAMUS LLC

225 North Pitt Street Alexandria Virginia 22314

studiocamus@comcast.net

Lynnette 703 989 3777

Patrick 703 626 1984

Proposed Modifications to the
BENDICK/EGAN RESIDENCE

22 319 Prince Street Alexandria Virginia

DATE

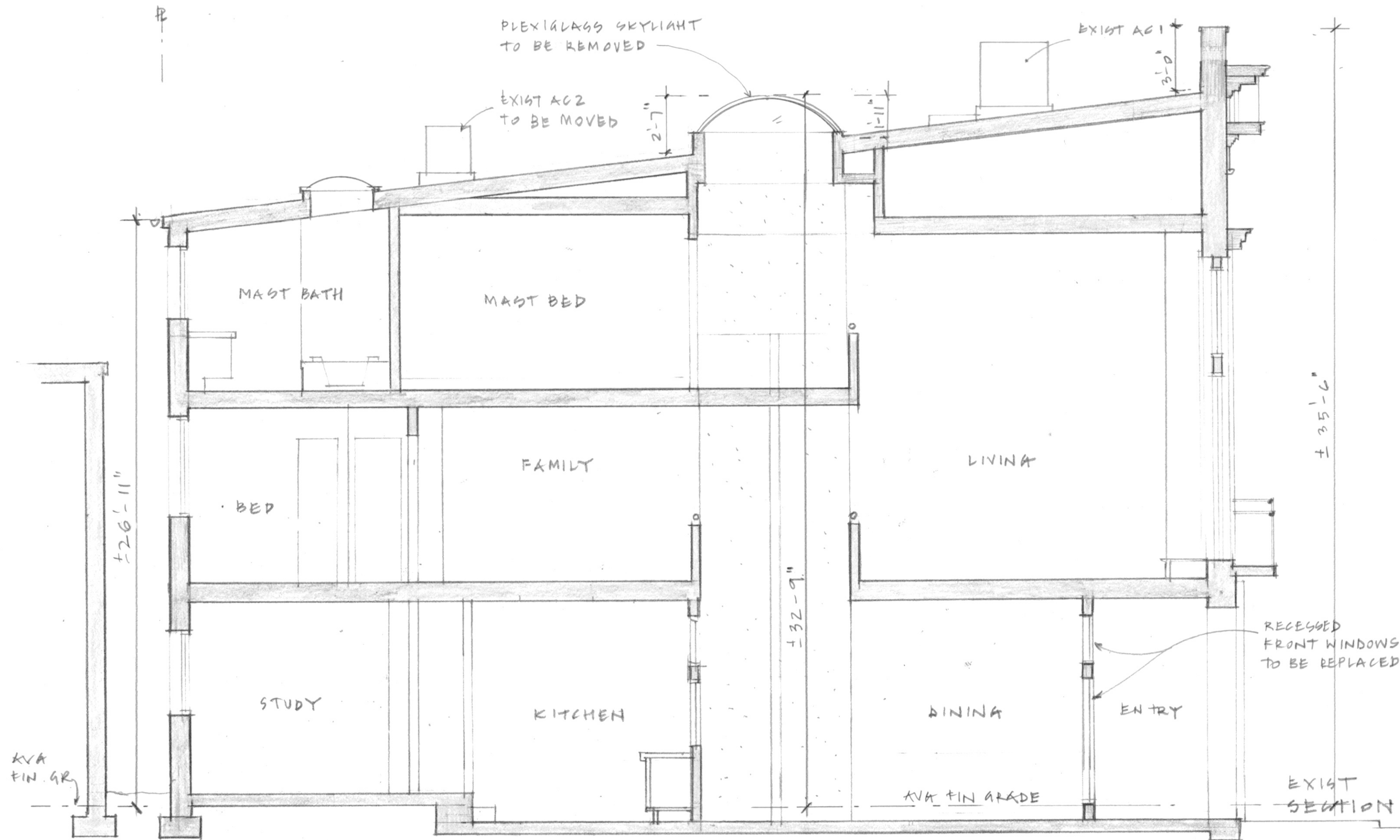
23 MAY 19

SCALE

1/4"=1'-0"

SHEET

A2



C²

STUDIO CAMUS LLC

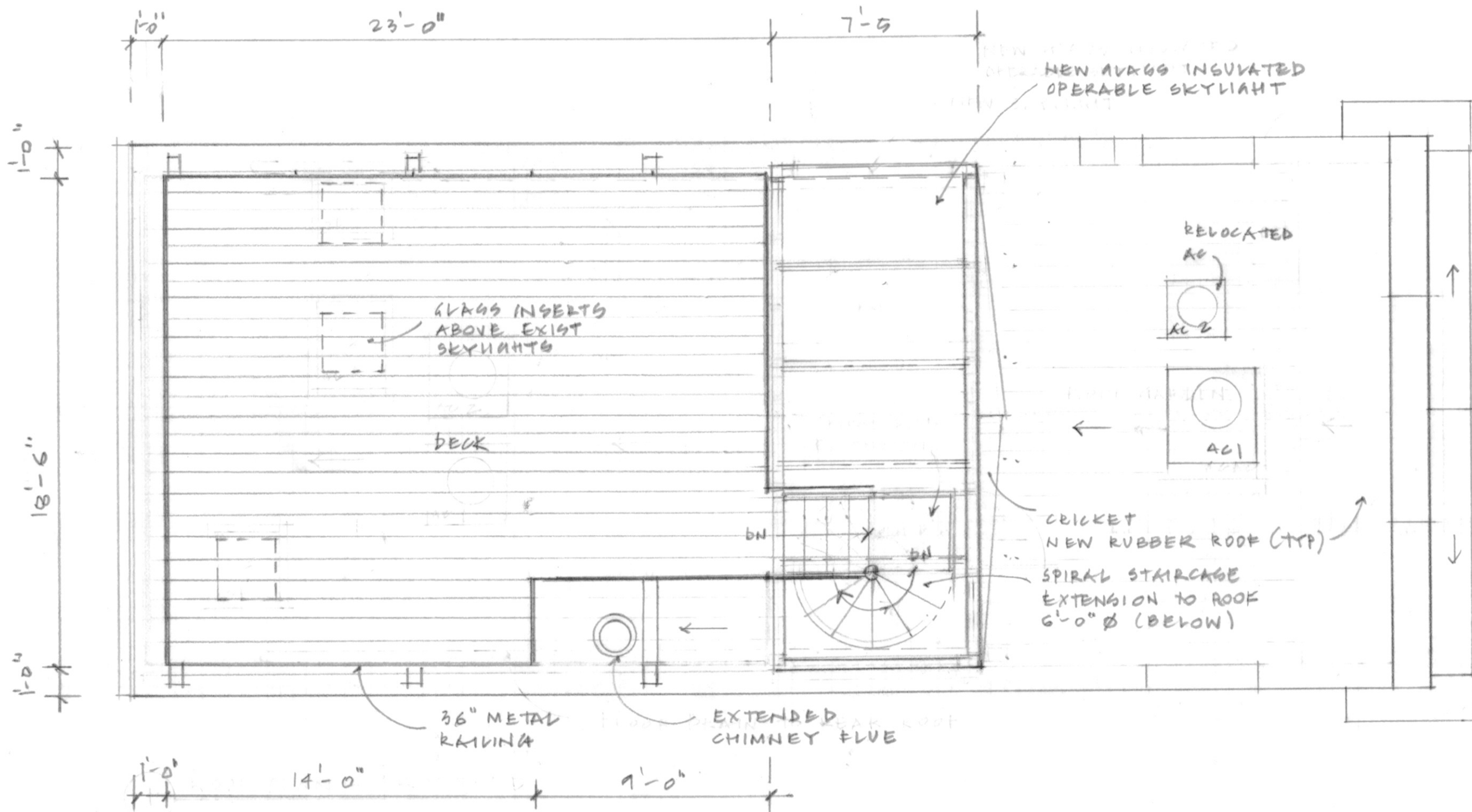
225 North Pitt Street Alexandria Virginia 22314
 studiocamus@comcast.net
 Lynnette 703 989 3777 Patrick 703 626 1984

Proposed Modifications to the
SPANGLER RESIDENCE

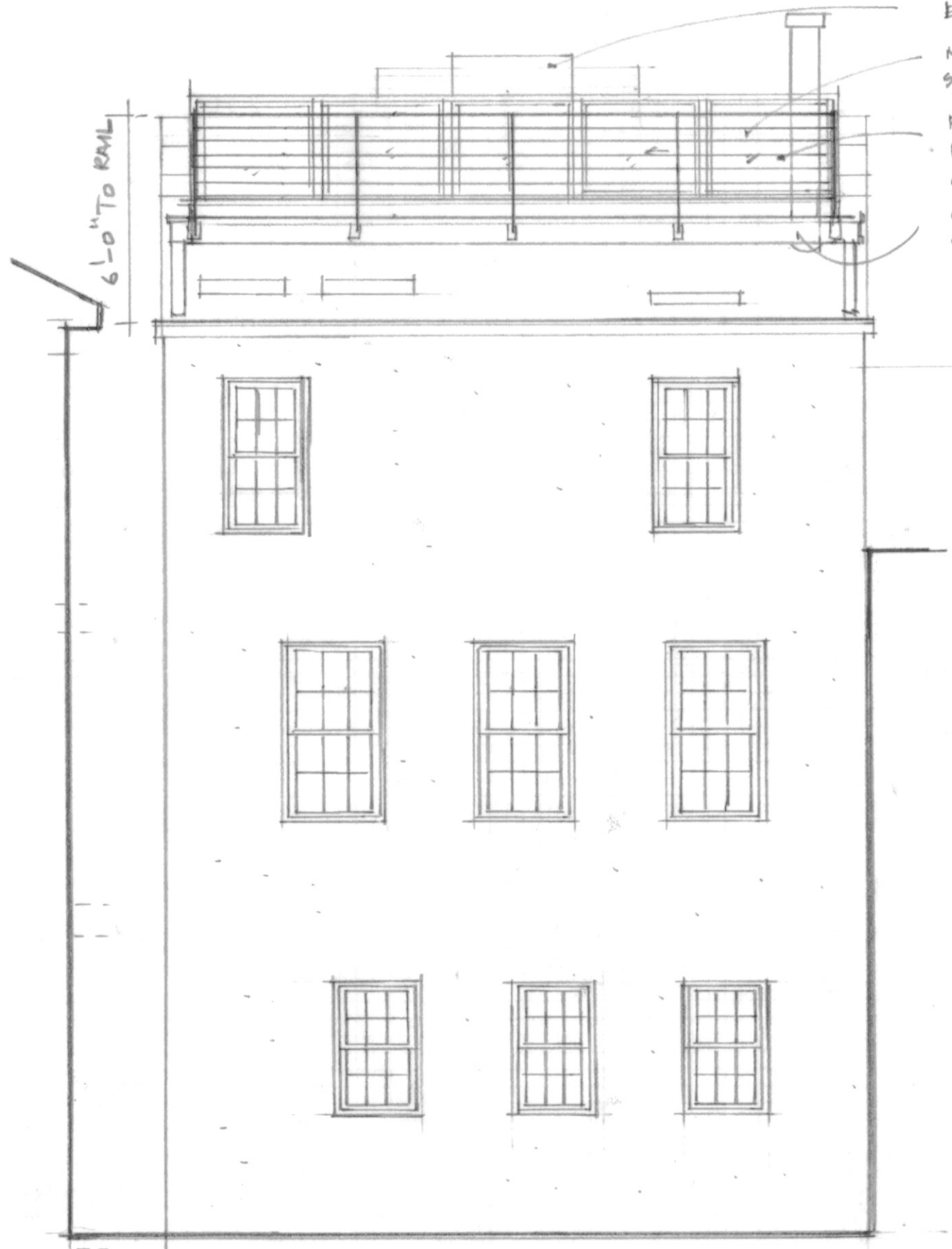
23 319 Prince Street Alexandria Virginia

DATE
 23 MAY 19
 SCALE
 1/4" = 1'-0"

SHEET
A3



1 ROOF PLAN - PROPOSED



EXIST AC, BEYOND
NEW GLASS INSUL'D
SKYLIGHT, OPERABLE
PAINTED METAL
RAILING &
CABLE TIES
STEEL DECK
STRUCTURE

NEW WOOD
SCREENS TO
MATCH EXIST

NEW INSULATED
SDL WINDOWS
WOOD PROFILES
TO MATCH EXIST

REAR ELEVATION



FRONT ELEVATION

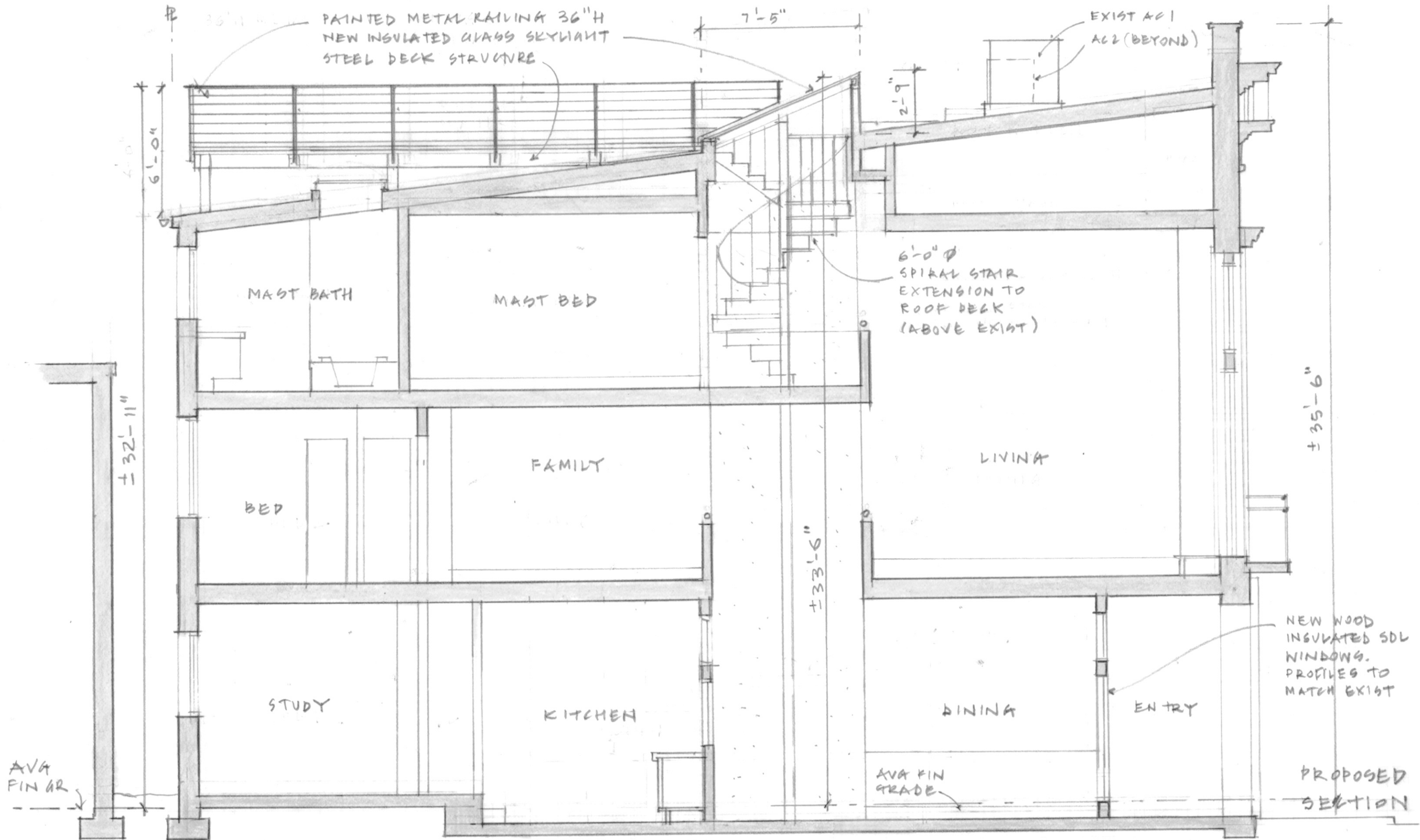


STUDIO CAMUS LLC
225 North Pitt Street Alexandria Virginia 22314
studiocamus@comcast.net
Lynnette 703 989 3777 Patrick 703 626 1984

Proposed Modifications to the
BENDICK/EGAN RESIDENCE
25 319 Prince Street Alexandria Virginia

DATE
23 MAY 19
SCALE
1/4"=1'-0"

SHEET
A5



C²

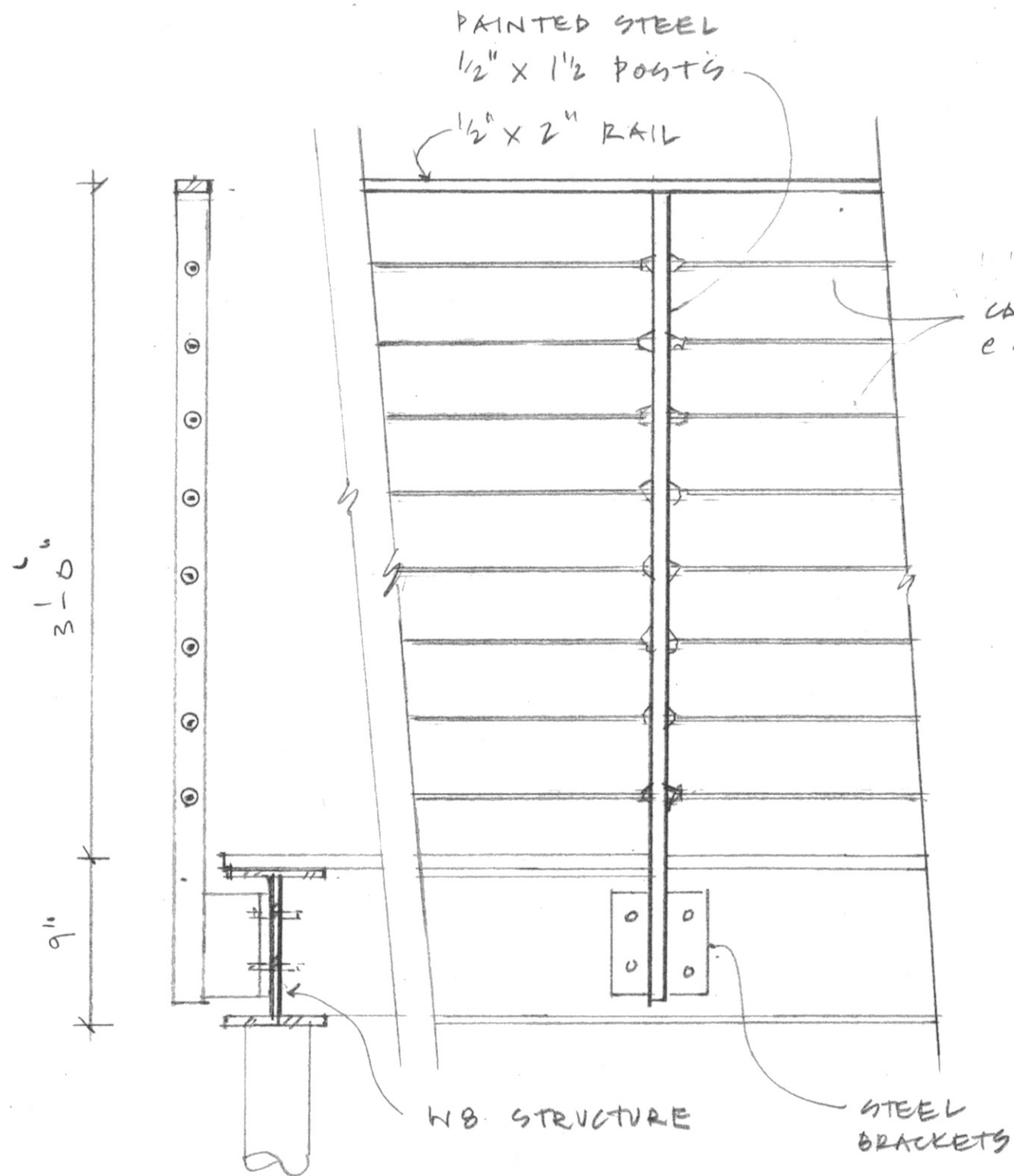
STUDIO CAMUS LLC
225 North Pitt Street Alexandria Virginia 22314
studiocamus@comcast.net
Lynnette 703 989 3777 Patrick 703 626 1984

Proposed Modifications to the
BENDICK/EGAN RESIDENCE

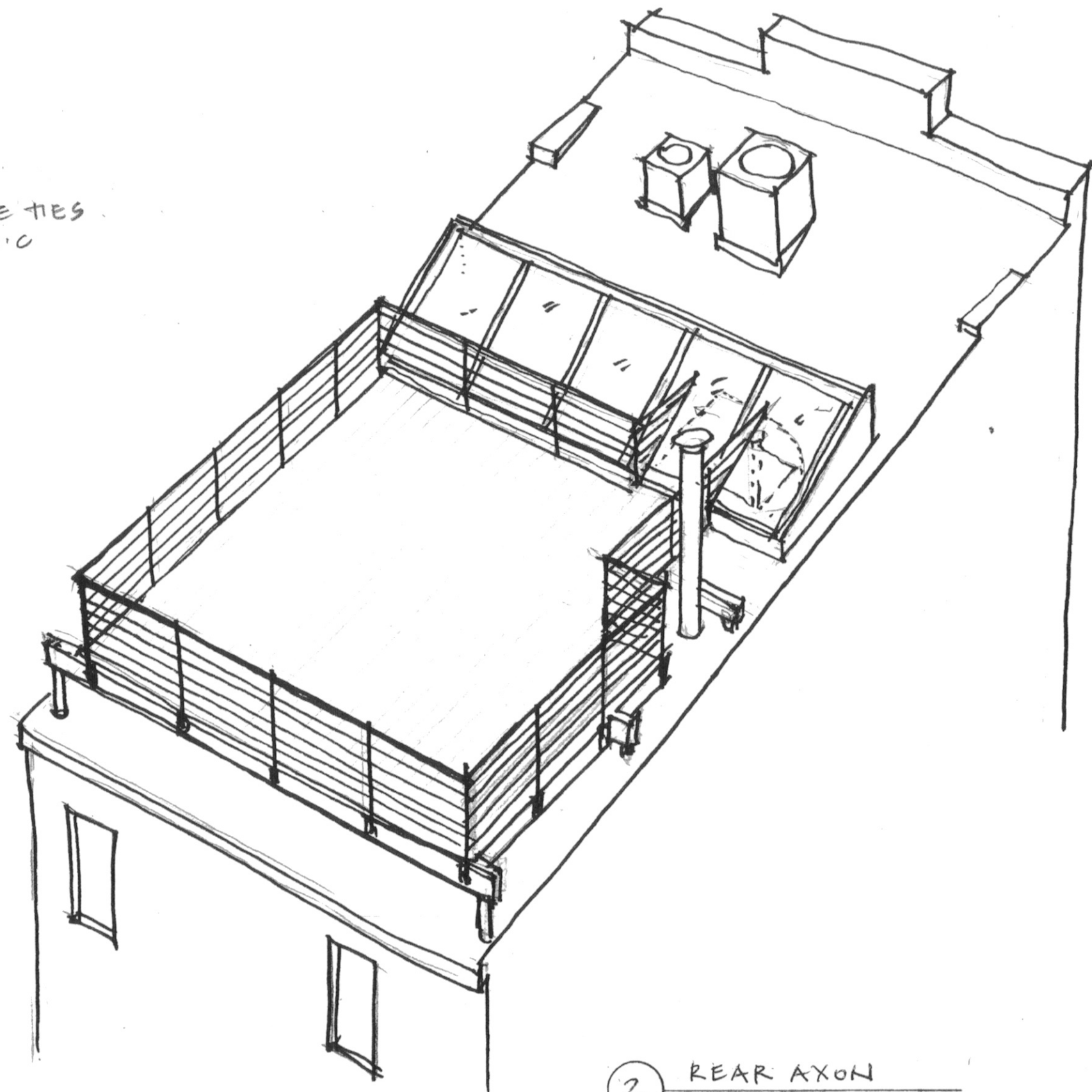
26 319 Prince Street Alexandria Virginia

DATE
23 MAY 19
SCALE
1/4" = 1'-0"

SHEET
A6



1 RAILING DETAIL
1 1/2" = 1'-0"



2 REAR AXON
N.T.S.