



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

**B**

## A. Property Information

A1.  Street Address  Zone

A2.  x  =   
Total Lot Area Floor Area Ratio Allowed by Zone Maximum Allowable Floor Area

## B. Existing Gross Floor Area

### Existing 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\*\*

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

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

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

### Comments for Existing Gross Floor Area

B1. **Total Gross**

B2. **Total Exclusions**

## 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.  Sq. Ft.  
Proposed Gross Floor Area\*

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

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

C1. **Total Gross**

C2. **Total Exclusions**

## D. Total Floor Area

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

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

## E. Open Space (RA & RB Zones)

E1.  Sq. Ft.  
Existing Open Space

E2.  Sq. Ft.  
Required Open Space

E3.  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: \_\_\_\_\_

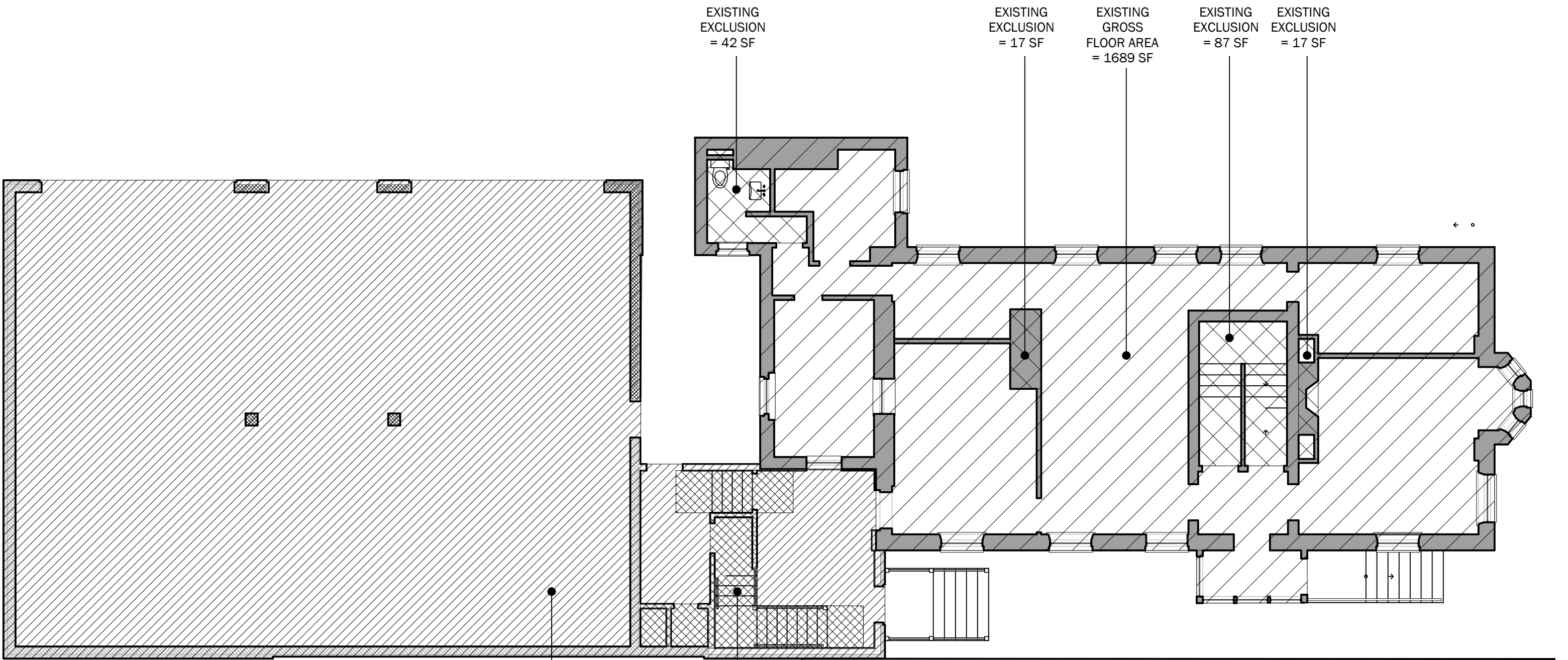






DIAGRAM DOES NOT SHOW EXTERIOR EXCLUSIONS.

LEGEND	
	EXISTING GROSS AREA = 1689 SF
	EXISTING EXCLUSIONS = 163 SF
	PROPOSED GROSS AREA = 2410 SF
	PROPOSED EXCLUSIONS = 129 SF

<b>Erin May, Architect</b>	<b>William Cromley Design / Development</b>
703.836.6666 erin@erinmayarch.com	426 N. Columbus St. Alexandria, VA 22314

PROPOSED FIRST FLOOR PLAN		Scale: 1/8" = 1'-0"	FAR1
Olson Residence 114 N. Alfred Street    Alexandria, Virginia 22314		Issue Set: Site Concept Review Date: 9/2/2020	

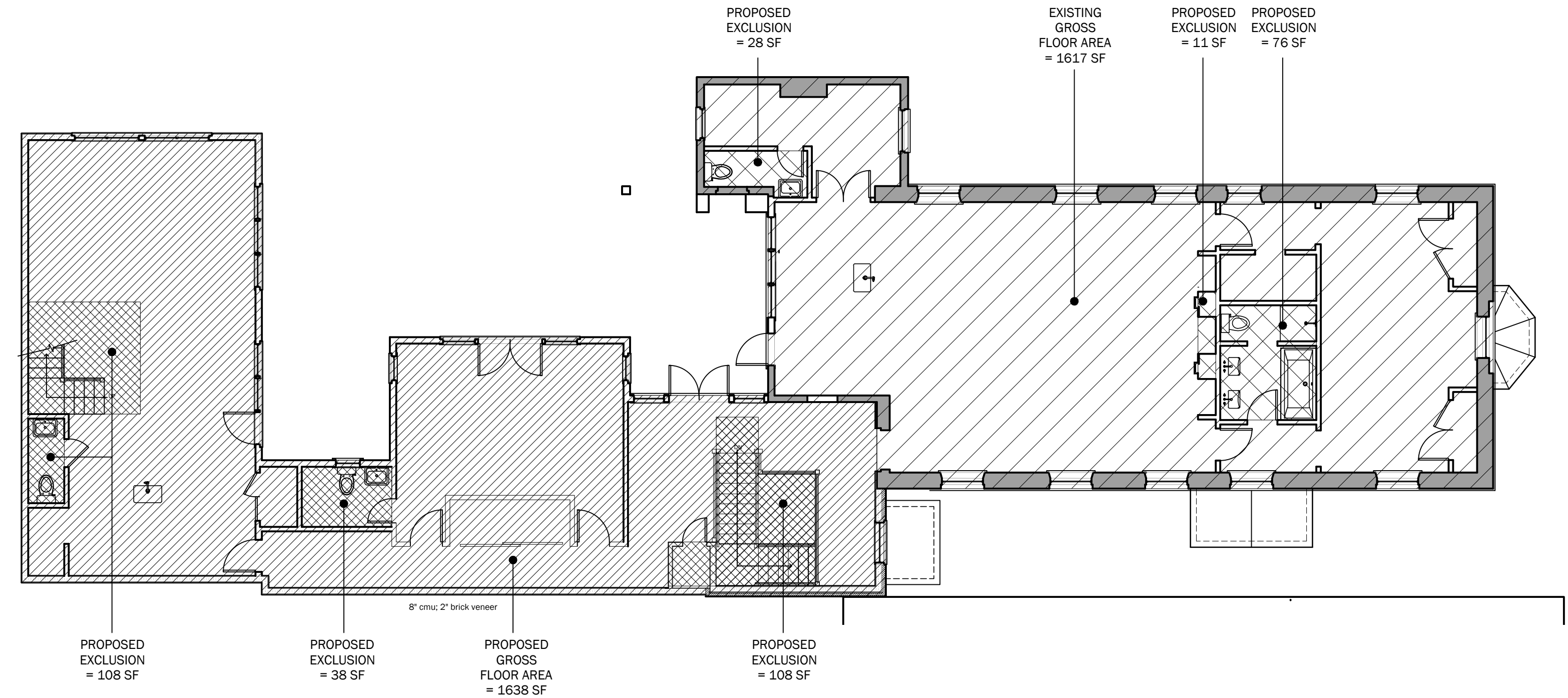







DIAGRAM DOES NOT SHOW EXTERIOR EXCLUSIONS.

LEGEND			
	EXISTING GROSS AREA = 1617 SF		PROPOSED GROSS AREA = 1638 SF
	EXISTING EXCLUSIONS = 163 SF		PROPOSED EXCLUSIONS = 254 SF
Erin May, Architect		William Cromley Design / Development	
703.836.6666	erin@erinmayarch.com	426 N. Columbus St.	Alexandria, VA 22314
			

PROPOSED SECOND FLOOR PLAN		Scale: 1/8" = 1'-0"	FAR2
Olson Residence 114 N. Alfred Street    Alexandria, Virginia 22314		Issue Set: Site Concept Review Date: 9/2/2020	

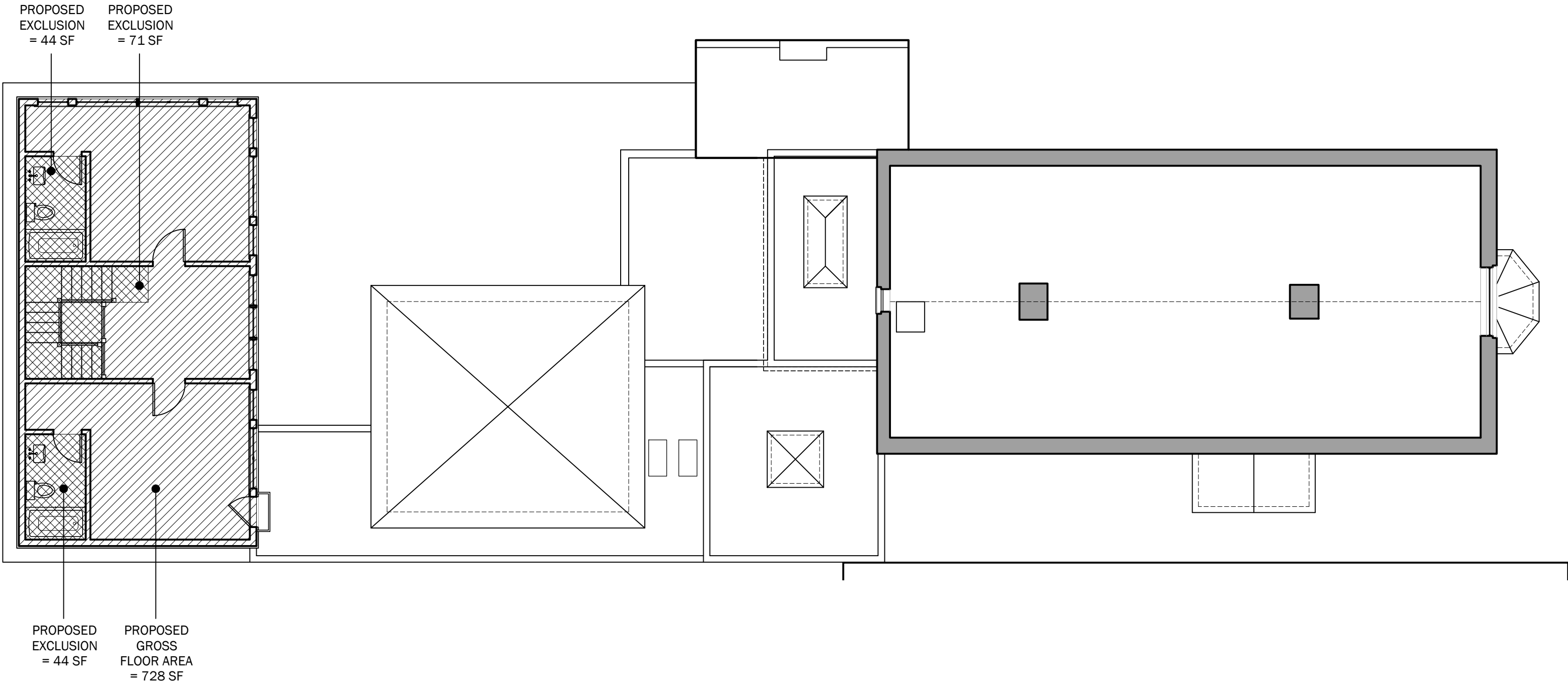







DIAGRAM DOES NOT SHOW EXTERIOR EXCLUSIONS.

LEGEND			
	EXISTING GROSS AREA = 0 SF		PROPOSED GROSS AREA = 728 SF
	EXISTING EXCLUSIONS = 0 SF		PROPOSED EXCLUSIONS = 159 SF
Erin May, Architect		William Cromley Design / Development	
703.836.6666    erin@erinmayarch.com		426 N. Columbus St.    Alexandria, VA 22314	
			

PROPOSED THIRD FLOOR PLAN		Scale: 1/8" = 1'-0"	FAR3
Olson Residence 114 N. Alfred Street    Alexandria, Virginia 22314		Issue Set: Site Concept Review Date: 9/2/2020	

**From:** [Murat Aksu](#)  
**To:** [Lia Niebauer](#)  
**Subject:** [EXTERNAL]Public Comments in regards to 114 N Alfred Proposal  
**Date:** Wednesday, September 2, 2020 6:21:20 PM

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Dear Ms. Niebauer,

Please find my comments about this project. I am the owner of 910 Cameron Street.

Comment 1: The architectural style selected for the addition seems to be a mix of historic and modern. I believe that this mix of period designs may not be the best alignment for the rest of the neighborhood. It will negatively affect the look and feel of the alley.

Comment 2: The architectural design shows a garage designed for 10 cars. To the naked eye, the design would not accommodate more than 6 cars. Where would the rest of the 4 cars park? In the street? Is that what the City wants?

Comment 3: The top terrace in the design adds a living space that is more than what is allowed for the lot size. This will cause several issues for the alley. It will increase the density of the buildings in the alley. It will block the sun to the back of 908, 910, and 912 Cameron Street buildings. It will also severely curtail the privacy of these said homes.

Comment 4: The garage exits of 908, 910, and 912 Cameron Street building will be negatively affected due to the proximity of the proposed extension and the proposed garage doors. The designers should allow for more than 3 feet of drop back for their new garage doors.

Comment 5: The alley will shrink in width thus curtailing large fire trucks and ambulances from being able to enter in case of emergency.

Sincerely,

Murat Aksu

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