

Docket Item #4
BZA #2020-00013
Board of Zoning Appeals
September 14, 2020

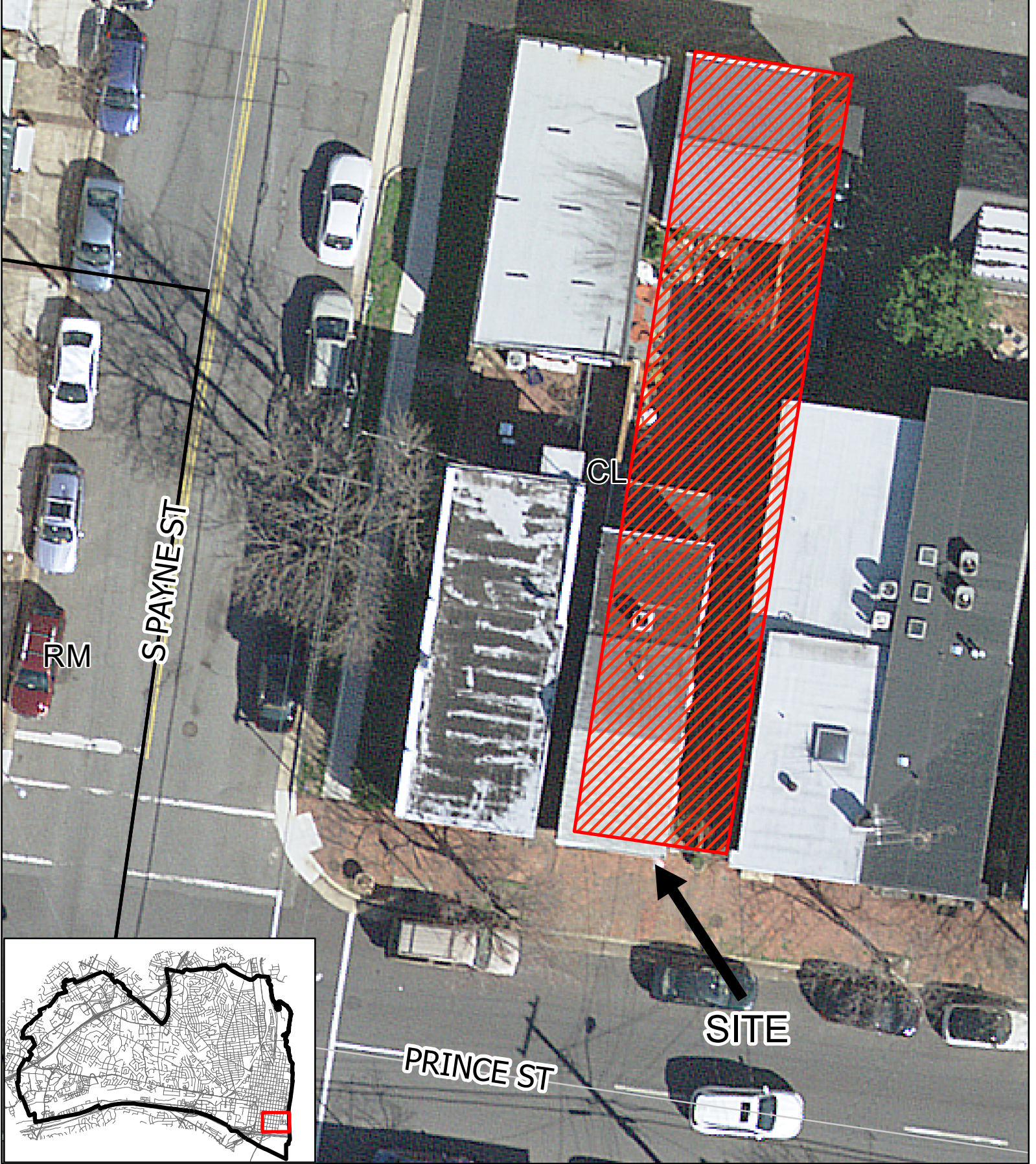
ADDRESS: 1221 PRINCE STREET
ZONE: CL/COMMERCIAL LOW ZONE
APPLICANT: MATTHEW NEWTON, OWNER

ISSUE: A variance to construct a roof deck in the required side yards.

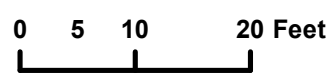
CODE SECTION	SUBJECT	CODE REQMT	APPLICANT PROPOSES	REQUESTED VARIANCE
4-106(A) (2) (a)	Side Yard (West)	8.00 ft	1.10 ft	6.90 ft
	Side Yard (East)	8.00 ft	0.90 ft	7.10 ft

Planning and Zoning staff **recommends approval** of the requested variance because the request meets the criteria for a variance.

If the Board grants the requested variances, it is subject to compliance with all applicable code requirements, ordinances, and recommended conditions found in the department comments. 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.



BZA #2020-00013
1221 Prince Street



I. Issue

The applicant proposes to construct a roof deck in the required side yards at 1221 Prince Street.

II. Background

The subject property consists of one lot of record with 20.00 feet of frontage facing Prince Street, a depth of 104.35 feet and a lot area of 2,092 square feet. The property abuts a 12.00 feet wide public alley along the rear (north) property line. The subject property is substandard in lot area and frontage for a single-family lot in the CL zone



Figure 1: Subject Property

The property is developed with a two-story single-family frame dwelling with a one-story rear addition. The dwelling is located on the front property line facing Prince Street, 1.10 feet from the west side property line and 0.90 feet from the east side property line. 1221 Prince Street is located within the boundaries of the locally designated Old and Historic Alexandria District. 1221 Prince Street appears on the 1885 Sanborn map but not the 1877 map, which indicates that the structure was built between 1877 and 1885.

There has been one BZA case for a variance previously granted for the subject property. In 2009, the applicant received variances to construct a freestanding 320 square foot garage at the rear (north) property line. The variances reduced the west side yard setback by 4.50 feet, the east side yard setback by 7.67 feet, and the rear yard setback by 2.00 feet. The variances were granted because the restrictive side and rear yard setbacks of the CL zone were found to unreasonably restrict the use of the property due to the substandard lot size and narrowness.

The following table provide zoning analysis of the subject property.

CL	Required/Permitted	Existing	Proposed
Lot Area	5,000 sq. ft.	2,092 sq. ft.	2,092 sq. ft.
Lot Frontage	50.00 ft.	20.00 ft.	20.00 ft.
Front Yard setback	20 ft.	0.00 ft.	0.00 ft.
Side Yard (East)	8.00 ft. (minimum) 1:3 height to setback ratio	0.90 ft.	0.90 ft.
Side Yard (West)	8.00 ft. (minimum) 1:3 height to setback ratio	1.10 ft.	1.10 ft.
Floor Area Ratio (FAR)	1,569sq. ft. (.75)	1,562 sq. ft.	1,562 sq. ft.
Open Space	837 sq. ft.	757 sq. ft.	880 sq. ft.

III. Description

The proposed roof deck will measure 17.80 feet by 7.00 feet and will be 13.00 feet in height (the railings comprising 3.00 feet of the height) from grade. It will cover the entire roof over the existing first floor rear addition shown in figure 2. The CL zone allows open space to be located on roof decks, therefore, the proposed deck will count as open space and will bring the property into compliance with the open space requirement.



Figure 2

IV. Noncomplying Structure/ Substandard Lot

The existing building at 1221 Prince Street is a noncomplying structure with respect to the following:

	<u>Required</u>	<u>Existing</u>	<u>Noncompliance</u>
Side Yard(East)	8.00 ft	0.90 ft	7.10 ft
Side Yard(West)	8.00 ft	1.10 ft	6.90 ft
Lot Frontage	50.00 ft	20.00 ft	30.00 ft
Lot Size	5,000 sq ft	2,092 sq ft	2,908 sq ft
Open Space	837 sq ft	757 sq ft	80 sq ft

V. Master Plan/Zoning

The subject property is zoned CL, commercial low and has been so zoned since 1992, and is identified in the Old Town Small Area Plan for residential land use.

VI. Requested Variance:

Zoning Ordinance § 6-403(B)(4) requires the roof deck and required guards (railings) to meet the setbacks listed for the CL zone. The CL zone, per Zoning Ordinance § 4-106(A)(2)(a), requires two side yards with a minimum of 8.00 feet each. The proposed deck and its required guards will be located 0.90 feet from the east side property line and 1.10 feet from the west side property line. The applicant requests a variance of 7.10 feet and 6.90 feet respectively.

VII. Applicant's Justification for Variance

Because the property is narrow (20.00 feet), the CL total setbacks of 16.00 feet would render the lot unbuildable. Applying the two side yards on this 20.00-foot-wide lot would result in 4.00 feet of buildable lot width.

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 proposed roof deck, including the required guards, is a reasonable deviation as it would not alter the size, area, location, or bulk of the existing residence. The required guards would increase the height but would be open to light and air. The proposed deck is also reasonable because rooftop decks are a common element seen in residences throughout the historic districts and will bring the property into compliance with the required open space.

- b. Strict application of the Zoning Ordinance would unreasonably restrict the utilization of the property.

The strict application of the Zoning Ordinance would unreasonably restrict the utilization of the property, as applying the two side yard setbacks on this 20.00 foot wide lot would result in 4.00 feet of buildable lot width.

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

The property's condition is similar to some properties nearby that have narrow lots. However, most residential properties nearby that are zoned CL and on narrow lots are townhouses and therefore are not required to provide two side yard setbacks.

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

Since 1992, the Zoning Ordinance has made several changes to address a myriad of issues that have made it difficult for properties to build or expand. The restrictive side yard setbacks for residential uses in the CL zone limit the area on the lot where anything could be constructed because of the narrowness of this lot. Because this is an existing historic house that predates the ordinance by more than 100 years, and because the proposed deck is minimal in height and bulk, the requested variance is not contrary to the ordinance.

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

The variance request does not include a change in use. The property will continue to be used as residential single-family dwelling.

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.

The strict application of the Zoning Ordinance would unreasonably restrict the utilization of the property, as applying the two side yard setbacks on this 20.00-foot-wide lot would result in 4.00 feet of buildable lot width. The proposed deck covers an existing structure and will not add to the footprint or square footage to the property.

- 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 applicant acquired the property in good faith. The existing house was constructed between 1877 and 1885, before side yard setbacks or the CL zone were created.

- 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.

The proposed variance will not be a substantial detriment to surrounding adjacent properties. The modest roof deck would not hinder light or air in any way that would affect the adjacent residential properties. The CL zone allows open space to be located on roof decks; therefore, the proposed deck will count as open space and will bring

the property into compliance with the open space requirement.

- 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 property's condition is similar to some other properties nearby that have narrow lots. However, most residential properties nearby that are zoned CL and on narrow lots are townhouses and therefore are not required to provide two side yard setbacks. Because this property is developed with a detached single family dwelling the 8.00-foot side setbacks are required.

- 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 will not change the use or zoning of the residential property.

- 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 relief sought by the variance application is not available through a special exception process because Section 11-1302(B)(1) states that only one noncomplying plane can be extended or enlarged. The proposed roof deck would be located on noncomplying planes along both the west and east property lines.

X. Staff Conclusion

Staff **recommends approval** of the requested variance to allow a roof deck in the required side yards.

Staff:

Maggie Cooper, Urban Planner III, margaret.cooper@alexandriava.gov

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

Tony LaColla, AICP, Land Use Services 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.

Board of Architectural Review

If approved, this project must go before the BAR for review

Transportation and Environmental Services:

CONDITIONS

- R1. 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)
- R2. Applicant shall be responsible for repairs to the adjacent city right-of-way if damaged during construction activity. (T&ES)
- R3. 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)

FINDINGS:

- F1. 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)
- F2. 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)

CODE REQUIREMENTS

- 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-3Roof, 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-4All secondary utilities serving this site shall be placed underground. (Sec. 5-3-3) (T&ES)

C-5Any work within the right-of-way requires a separate permit from T&ES. (Sec. 5-2) (T&ES)

C-6All improvements to the city right-of-way such as curbing, sidewalk, driveway aprons, etc. must be city standard design. (Sec. 5-2-1) (T&ES)

Code Administration:

No comments received by this department

Recreation (Arborist):

No comments received by this department

Historic Alexandria (Archaeology):

No archaeological oversight necessary for this project.

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C-4All secondary utilities serving this site shall be placed underground. (Sec. 5-3-3) (T&ES)

C-5Any work within the right-of-way requires a separate permit from T&ES. (Sec. 5-2) (T&ES)

C-6All improvements to the city right-of-way such as curbing, sidewalk, driveway aprons, etc. must be city standard design. (Sec. 5-2-1) (T&ES)

Code Administration:

No comments received by this department

Recreation (Arborist):

No comments received by this department

Historic Alexandria (Archaeology):

No archaeological oversight necessary for this project.



APPLICATION BOARD OF ZONING APPEALS

VARIANCE

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

PART A

1. Applicant: ☐ Owner ☐ Contract Purchaser ☐ Agent

Name _____

Address _____

Daytime Phone _____

Email Address _____

2. Property Location _____

3. Assessment Map # _____ Block _____ Lot _____ Zone _____

4. Legal Property Owner Name _____

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.		
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 _____(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.		
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 ([OHAD](#) and [Parker-Gray](#)). **All fields must be filled out completely. Do not leave blank. (If there are no relationships please indicate each person or entity below and "NONE" in the corresponding fields.)**

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

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

5. Describe request briefly:

This request is for a zoning variance to construct a second story deck on top of a previous addition at the back of the house. The deck be approximately seven feet deep by twenty feet wide and will be accessed from house without exterior stairs. The house stands alone and is not attached to the neighboring houses.

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:

☒ 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: Matthew Newton

Date: 22 May 2020

Signature: 

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.

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.

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

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.

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

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

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

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

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

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

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.

- 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.**

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

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.**

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

*****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 for

Single and Two-Family Residential Outside Historic Districts

A

A. Property Information

A1. Street Address Zone

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

B. Existing Gross Floor Area

<u>Existing Gross Area</u>		<u>Allowable Exclusions**</u>		
Basement	<input type="text"/>	Basement**	<input type="text"/>	B1. <input type="text"/> Sq. Ft. Existing Gross Floor Area*
First Floor	<input type="text"/>	Stairways**	<input type="text"/>	B2. <input type="text"/> Sq. Ft. Allowable Floor Exclusions**
Second Floor	<input type="text"/>	Mechanical**	<input type="text"/>	B3. <input type="text"/> Sq. Ft. Existing Floor Area Minus Exclusions (subtract B2 from B1)
Third Floor	<input type="text"/>	Attic less than 7'***	<input type="text"/>	Comments for Existing Gross Floor Area <input type="text"/>
Attic	<input type="text"/>	Porches**	<input type="text"/>	
Porches	<input type="text"/>	Balcony/Deck**	<input type="text"/>	
Balcony/Deck	<input type="text"/>	Garage**	<input type="text"/>	
Garage	<input type="text"/>	Other***	<input type="text"/>	
Other***	<input type="text"/>	Other***	<input type="text"/>	
B1. <u>Total Gross</u> <input type="text"/>		B2. <u>Total Exclusions</u> <input type="text"/>		

C. Proposed Gross Floor Area

<u>Proposed Gross Area</u>		<u>Allowable Exclusions**</u>		
Basement	<input type="text"/>	Basement**	<input type="text"/>	C1. <input type="text"/> Sq. Ft. Proposed Gross Floor Area*
First Floor	<input type="text"/>	Stairways**	<input type="text"/>	C2. <input type="text"/> Sq. Ft. Allowable Floor Exclusions**
Second Floor	<input type="text"/>	Mechanical**	<input type="text"/>	C3. <input type="text"/> Sq. Ft. Proposed Floor Area Minus Exclusions (subtract C2 from C1)
Third Floor	<input type="text"/>	Attic less than 7'***	<input type="text"/>	Notes *Gross floor area for residential single and two-family dwellings in the R-20, R-12, R-8, R-5, R-2-5, RB and RA zones (not including properties located within a Historic District) is the sum of all areas under roof of a lot, measured from exterior walls. ** Refer to the Zoning Ordinance (Section 2-145(A)) and consult with Zoning Staff for information regarding allowable exclusions. Sections may also be required for some exclusions. *** Refer to the Zoning Ordinance (Section 2-145(A)) and consult with Zoning Staff for additional allowable exclusions. Additional exclusions may include space under balconies, retractable awnings, etc.
Attic	<input type="text"/>	Porches**	<input type="text"/>	
Porches	<input type="text"/>	Balcony/Deck**	<input type="text"/>	
Balcony/Deck	<input type="text"/>	Garage**	<input type="text"/>	
Garage	<input type="text"/>	Other***	<input type="text"/>	
Other***	<input type="text"/>	Other***	<input type="text"/>	
C1. <u>Total Gross</u> <input type="text"/>		C2. <u>Total Exclusions</u> <input type="text"/>		

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

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

Signature: _____ Date: _____



Department of Planning and Zoning

Floor Area Ratio and Open Space Calculations

B

A. Property Information

A1. Street Address Zone

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

B. Existing Gross Floor Area

<u>Existing Gross Area</u>		<u>Allowable Exclusions**</u>		
Basement	<input type="text"/>	Basement**	<input type="text"/>	B1. <input type="text"/> Sq. Ft. Existing Gross Floor Area*
First Floor	<input type="text"/>	Stairways**	<input type="text"/>	B2. <input type="text"/> Sq. Ft. Allowable Floor Exclusions**
Second Floor	<input type="text"/>	Mechanical**	<input type="text"/>	B3. <input type="text"/> Sq. Ft. Existing Floor Area Minus Exclusions (subtract B2 from B1)
Third Floor	<input type="text"/>	Attic less than 7'***	<input type="text"/>	Comments for Existing Gross Floor Area <input type="text"/>
Attic	<input type="text"/>	Porches**	<input type="text"/>	
Porches	<input type="text"/>	Balcony/Deck**	<input type="text"/>	
Balcony/Deck	<input type="text"/>	Lavatory***	<input type="text"/>	
Lavatory***	<input type="text"/>	Other**	<input type="text"/>	
Other**	<input type="text"/>	Other**	<input type="text"/>	
B1. <u>Total Gross</u> <input type="text"/>		B2. <u>Total Exclusions</u> <input type="text"/>		

C. Proposed Gross Floor Area

<u>Proposed Gross Area</u>		<u>Allowable Exclusions**</u>		
Basement	<input type="text"/>	Basement**	<input type="text"/>	C1. <input type="text"/> Sq. Ft. Proposed Gross Floor Area*
First Floor	<input type="text"/>	Stairways**	<input type="text"/>	C2. <input type="text"/> Sq. Ft. Allowable Floor Exclusions**
Second Floor	<input type="text"/>	Mechanical**	<input type="text"/>	C3. <input type="text"/> Sq. Ft. Proposed Floor Area Minus Exclusions (subtract C2 from C1)
Third Floor	<input type="text"/>	Attic less than 7'***	<input type="text"/>	
Attic	<input type="text"/>	Porches**	<input type="text"/>	
Porches	<input type="text"/>	Balcony/Deck**	<input type="text"/>	
Balcony/Deck	<input type="text"/>	Lavatory***	<input type="text"/>	
Lavatory***	<input type="text"/>	Other**	<input type="text"/>	
Other	<input type="text"/>	Other**	<input type="text"/>	
C1. <u>Total Gross</u> <input type="text"/>		C2. <u>Total Exclusions</u> <input type="text"/>		

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

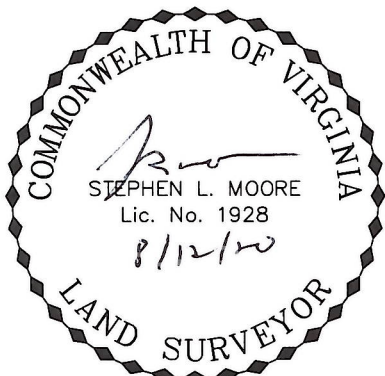
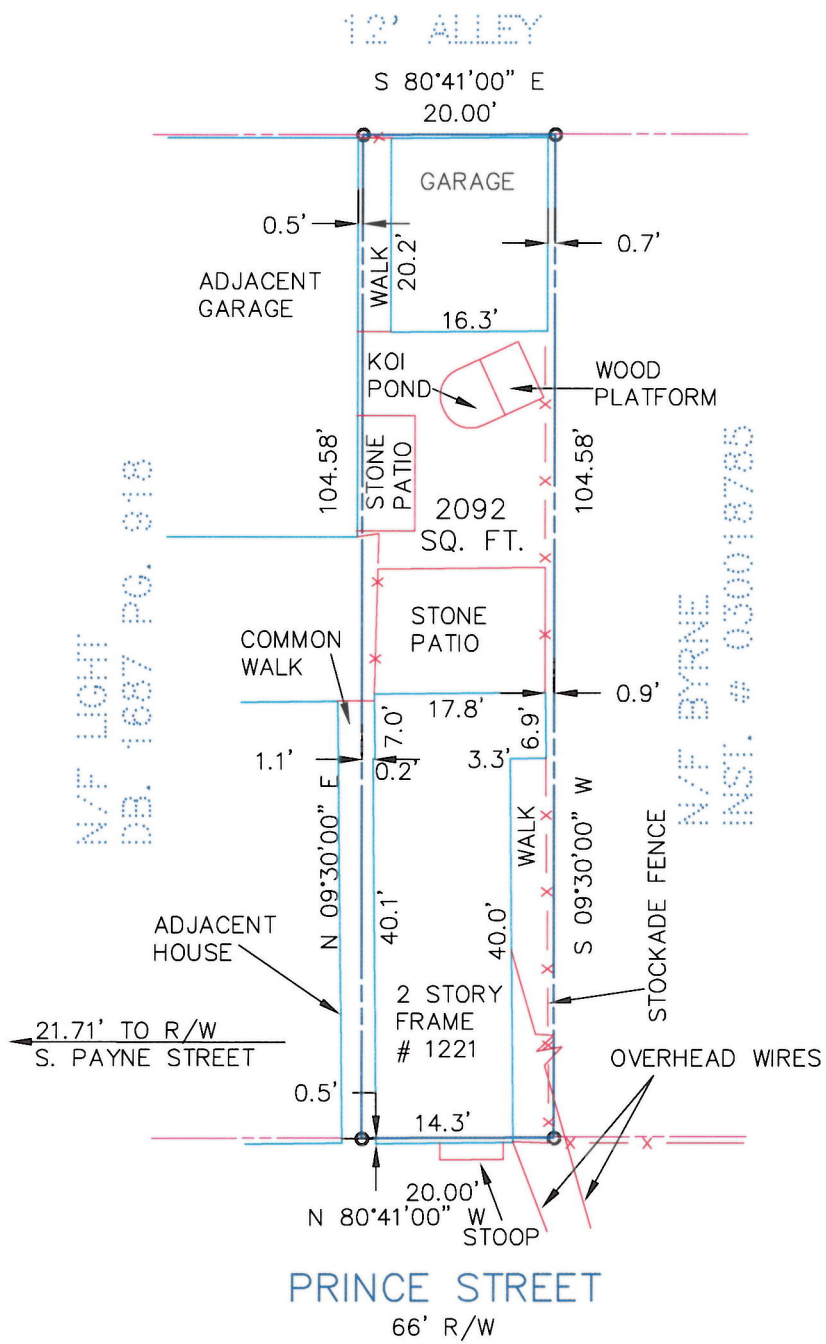
*Gross floor area is the sum of all areas under roof of a lot, measured from the face of exterior walls, including basements, garages, sheds, gazebos, guest buildings and other accessory buildings.

** 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: _____



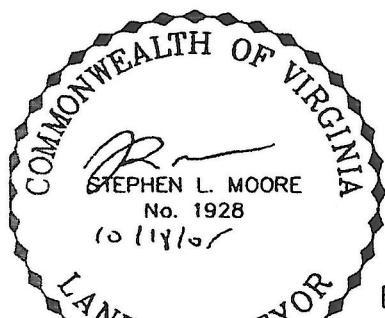
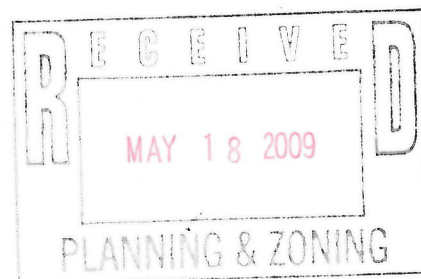
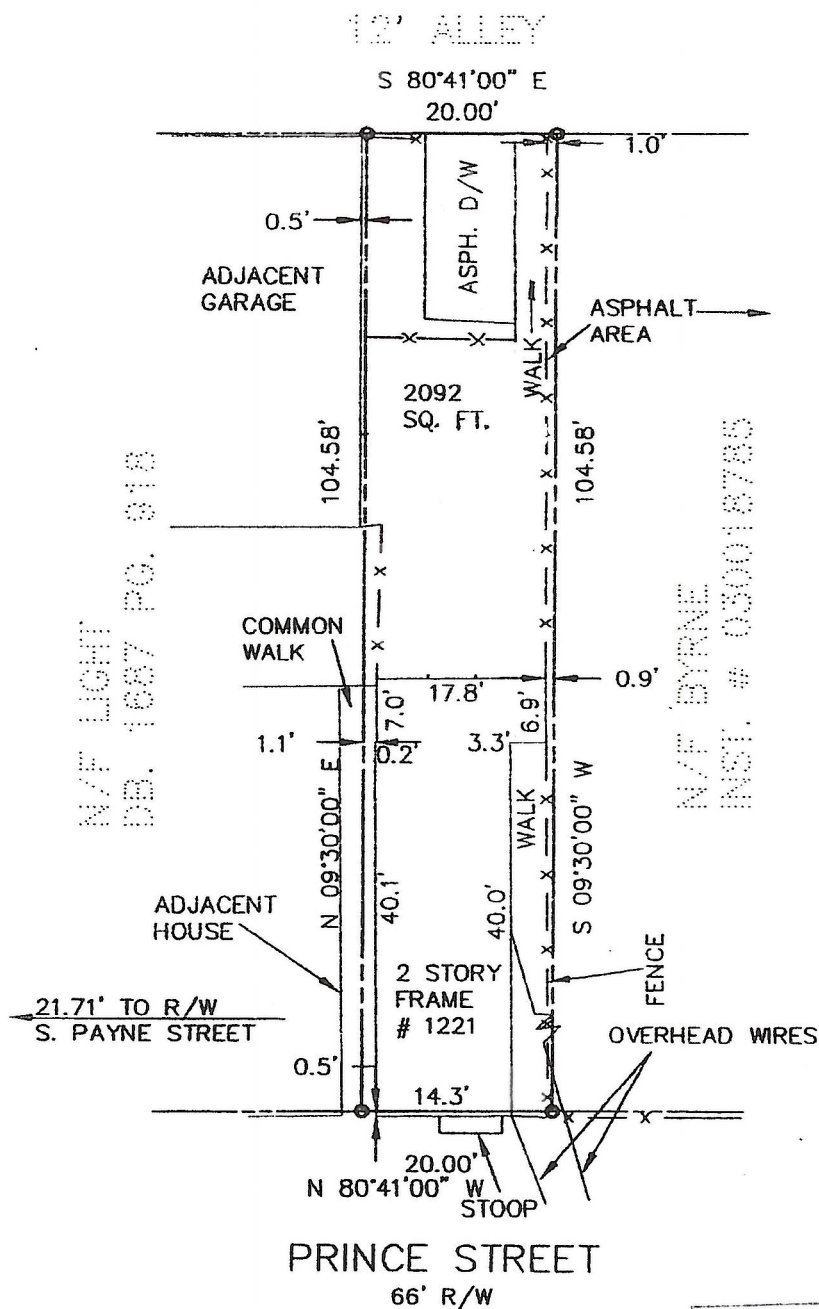
HOUSE LOCATION SURVEY
PROPERTY LOCATED AT
1221 PRINCE STREET
DEED BOOK 1687 PAGE 918
CITY OF ALEXANDRIA, VIRGINIA
DATE: AUGUST 12, 2020 SCALE: 1" = 20'

LOCATION OF ALL EXISTING IMPROVEMENTS ON THIS PROPERTY HAS BEEN ESTABLISHED BY TRANSIT AND TAPE SURVEY AND UNLESS OTHERWISE NOTED THERE ARE NO ENCROACHMENTS EITHER WAY. THIS SURVEY HAS BEEN PREPARED WITHOUT A TITLE REPORT, THEREFORE ALL ENCUMBRANCES MAY NOT BE SHOWN. FENCE LOCATIONS ARE APPROXIMATE ONLY AND DO NOT CERTIFY AS TO OWNERSHIP. LOT CORNERS HAVE NOT BEEN STAKED UNLESS REQUESTED.

FLOOD NOTE: THIS PROPERTY LIES IN FLOOD ZONE X, AN AREA OF MINIMAL FLOOD HAZARDS, AS SHOWN ON THE FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER 5155190041E DATED JUNE 16, 2011.

STEPHEN L. MOORE LAND SURVEYING, INC.
15315 COLORADO AVENUE WOODBRIDGE, VA. 22191
(571)210-7715 FAX:(571)298-4511 www.SteveMooreLS.com

WORK #2020-066



HOUSE LOCATION SURVEY
PROPERTY OF

OTIS T. LIGHT

DEED BOOK 1687 PAGE 918

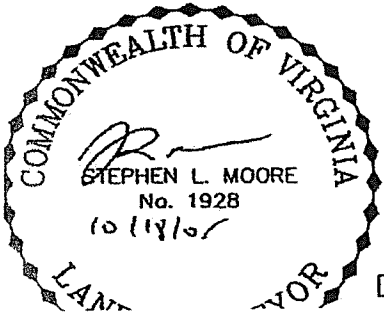
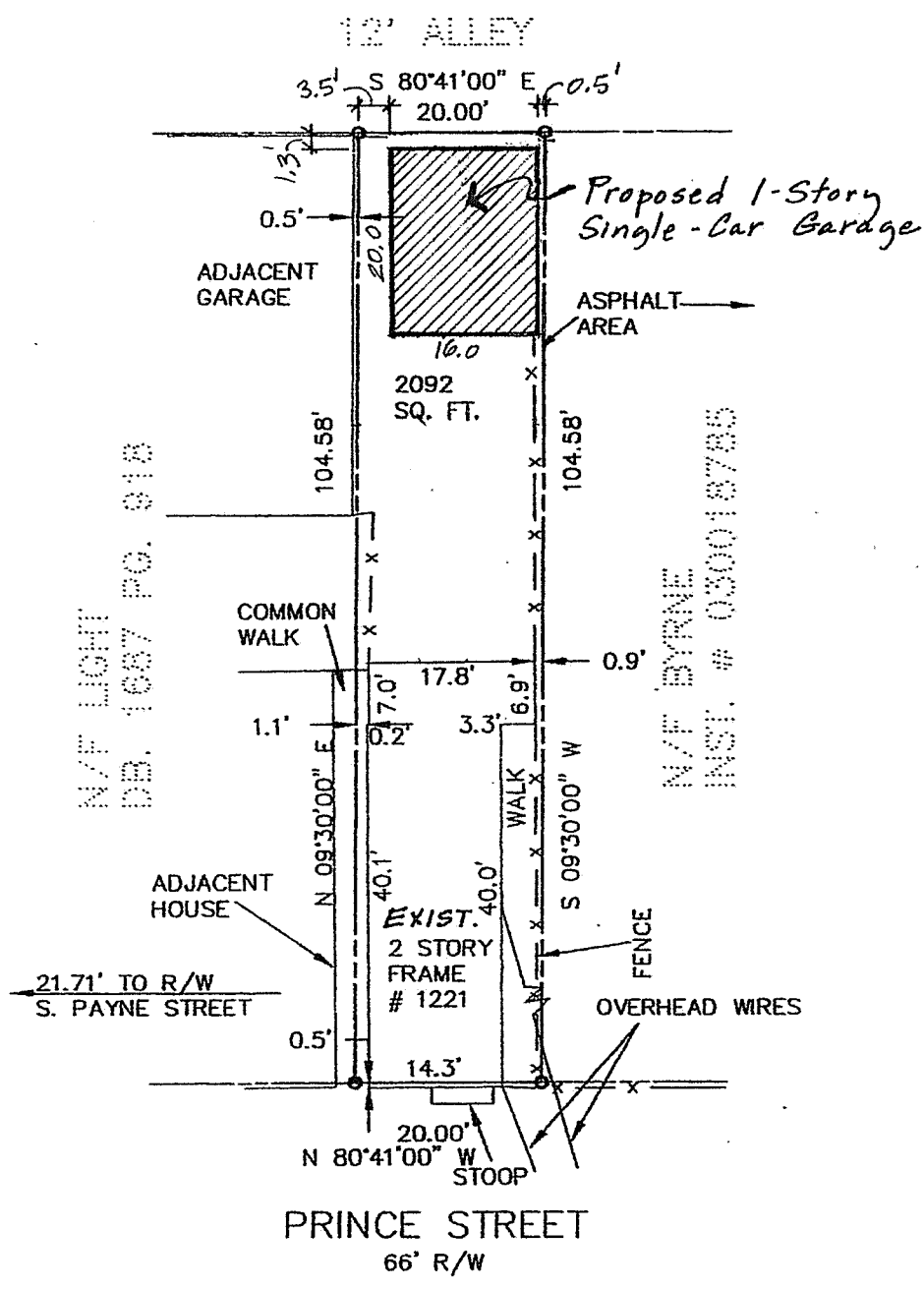
CITY OF ALEXANDRIA, VIRGINIA

DATE: OCTOBER 18, 2005 SCALE: 1" = 20'

1221 Prince St

Existing SITE PLAN²¹

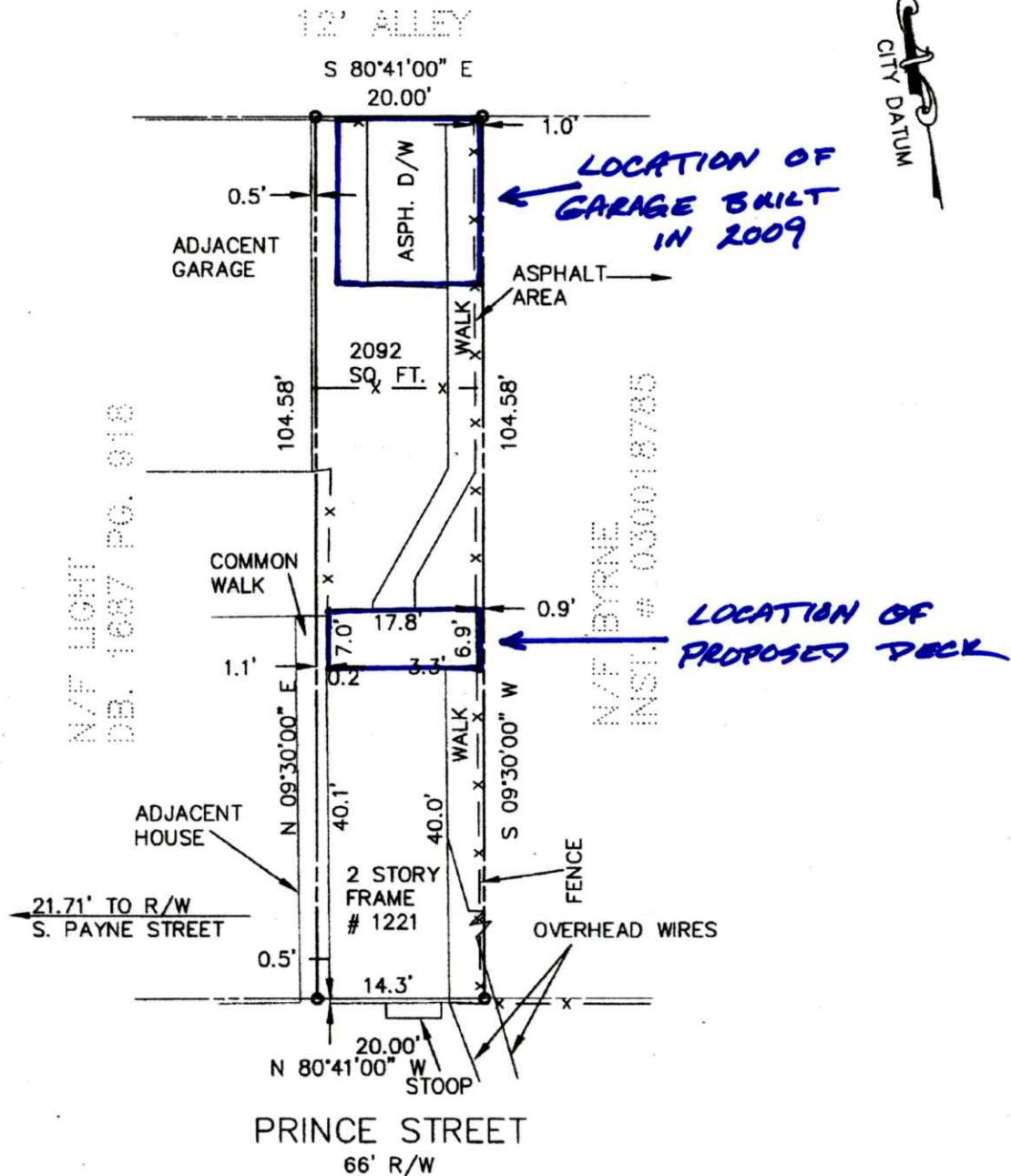
CITY DATUM



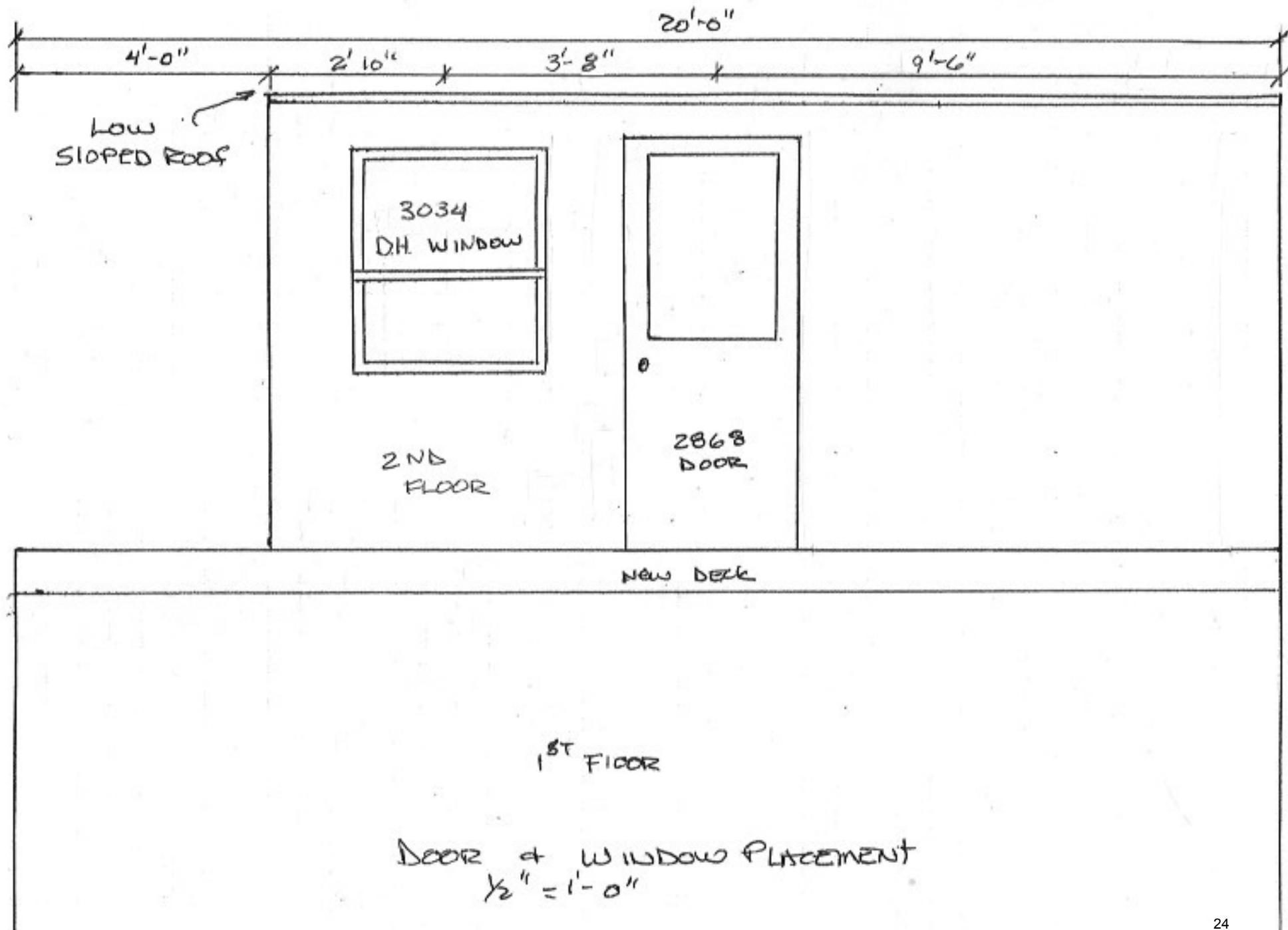
HOUSE LOCATION SURVEY
 PROPERTY OF
 OTIS T. LIGHT
 DEED BOOK 1687 PAGE 918
 CITY OF ALEXANDRIA, VIRGINIA
 DATE: OCTOBER 18, 2005 SCALE: 1" = 20'

1221 Prince St.

Proposed SITE PLAN



HOUSE LOCATION SURVEY
PROPERTY OF
OTIS T. LIGHT
DEED BOOK 1687 PAGE 918
CITY OF ALEXANDRIA, VIRGINIA
DATE: OCTOBER 18, 2005 SCALE: 1" = 20'



①

MATT + JEN Newton
1221 Prince St.
Alexandria, VA. 22314

~~20' 0"~~
17.8'

6"X6" POST SITTING ON
TOP OF FRAMED WALL.
EVENLY SPACED ACROSS
THE TOP OF THE WALL

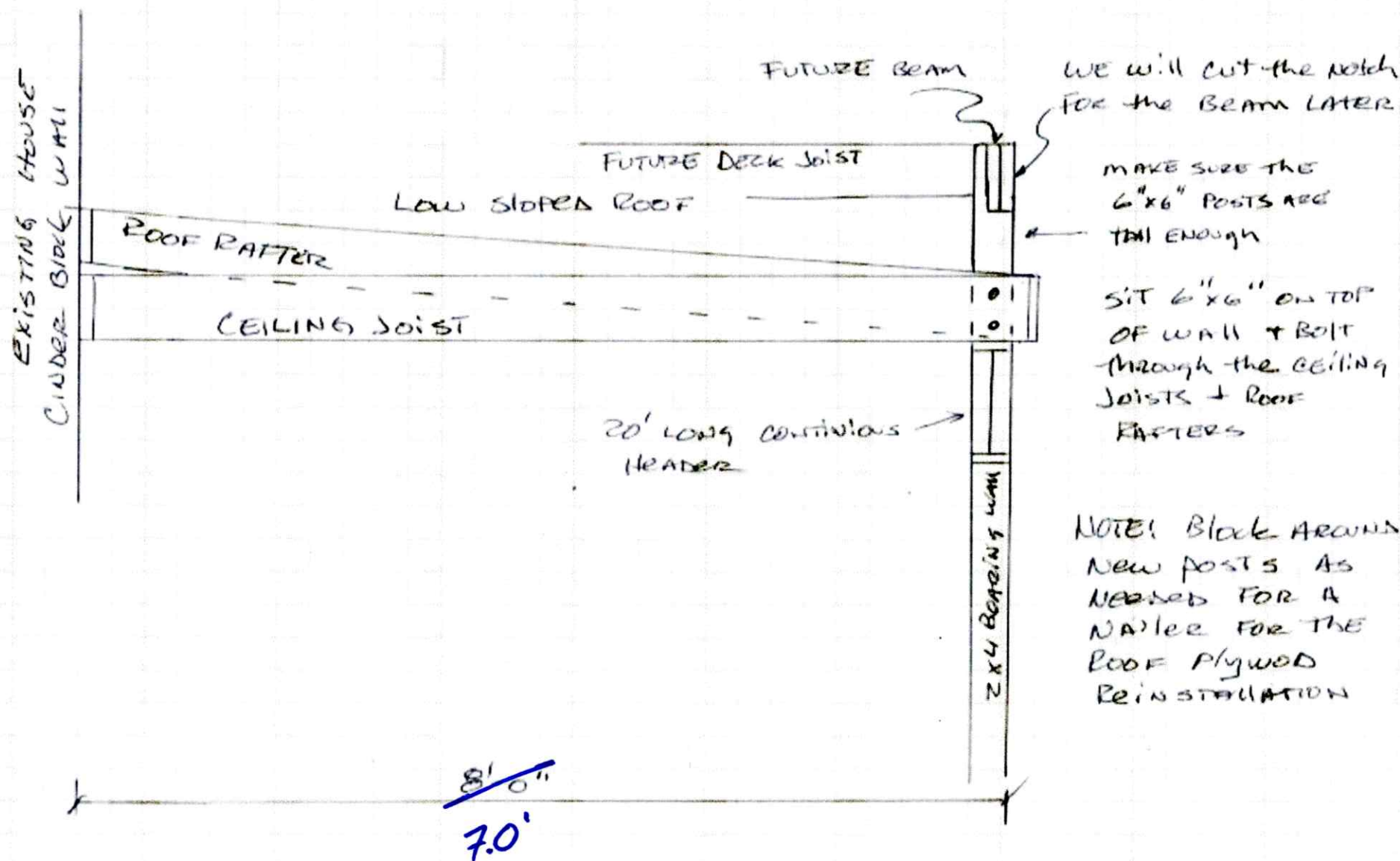
THE TOP OF THE 6"X6" POSTS
ARE TO BE TALL ENOUGH
TO CUT A SLOT TO INSTALL A
2-2"X10" LEDGER/GIRDER BEAM
FOR THE NEW FUTURE DECK
TO ATTACH TO.

CINDER BLOCK WALL

EXISTING HOUSE

②
 MATT + JEN NEWTON
 1221 PRINCE STREET
 ALEXANDRIA, VA. 22314
 703-994-6783

NOTE: REMOVE PLYWOOD AT THE
 BOTTOM OF THE ROOF TO INSTALL
 THE 6"x6" POST + TO ADD
 INSULATION IF NEEDED, REPLATE NEW
 PLYWOOD WHEN POSTS ARE FINISHED.



③

EXISTING HOUSE

16'-0"

3.3'

4'-0"

8" CMU WALLS

BOLT 2-2"x12" BAND BOARDS TO BLOCK WALL

8'-0" 6.9'

2-1/2" GALVANIZED
THROUGH BOLTS @
EACH 6"x6" POST
TYPICAL

2"x8" FLOOR
JOIST TYPICAL
@ 16"-O.C.

DOUBLE 2"x10" BAND
INSTALLED ON TOP OF
6"x6" POSTS

6"x6" POST ON
TOP OF CONTINUOUS
HEADER IN EXISTING
WALL BELOW

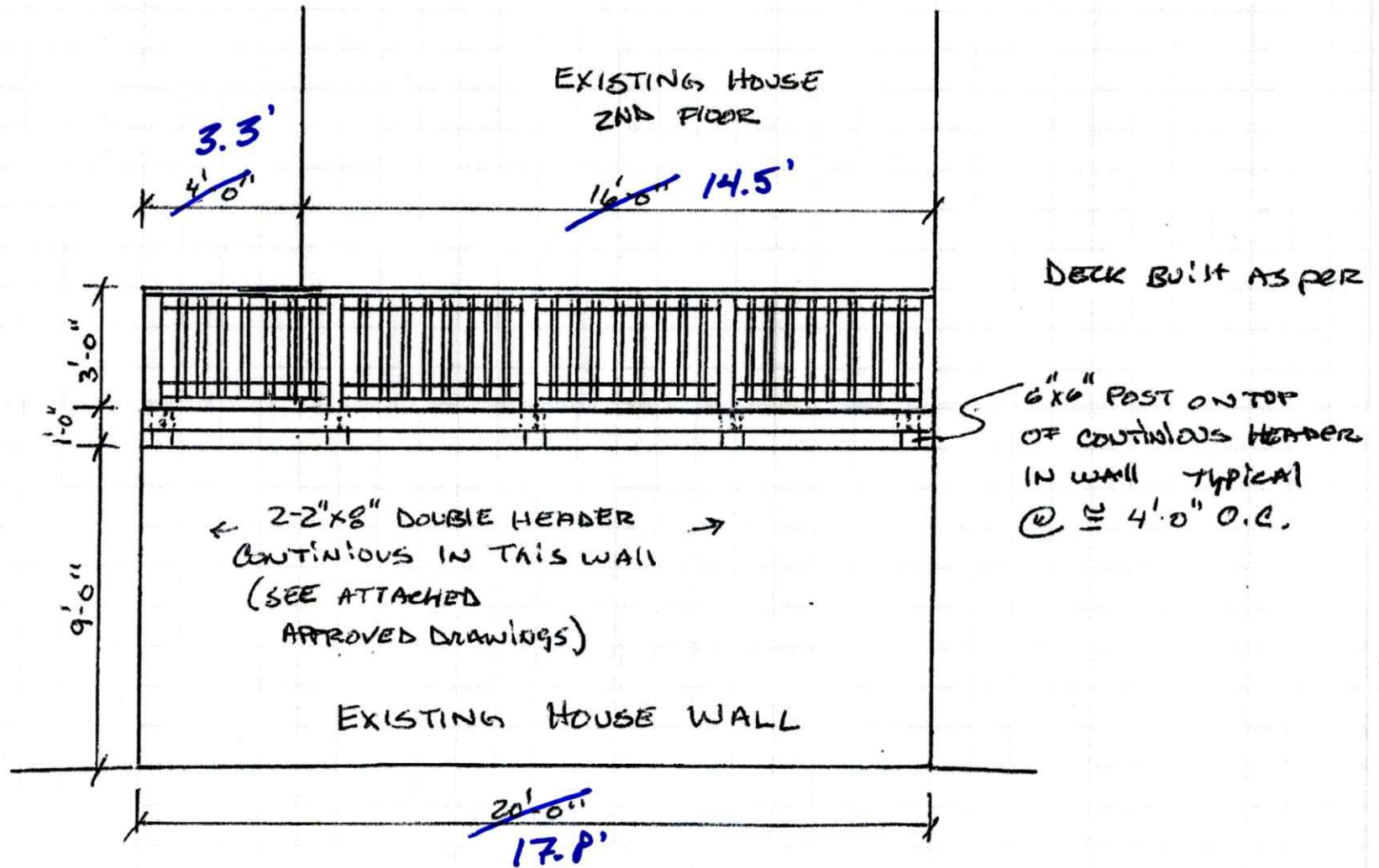
5-6"x6" POST
INSTALLED EVENLY
SPACED OVER 20'
TYPICAL

17.8'

20'-0"

FLOOR PLAN
1/2" = 1'-0"

④



ELEVATION (BACK OF HOUSE)
 $\frac{1}{4}" = 1'-0"$

5

3.5'

~~4'-0"~~

2ND FLOOR

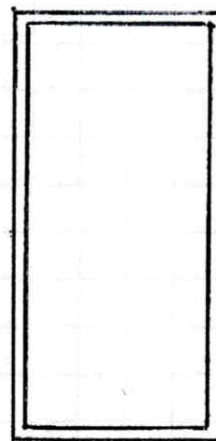
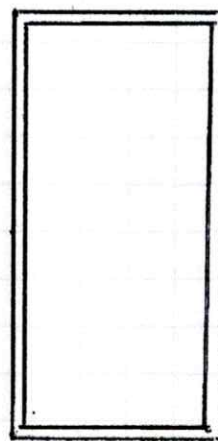
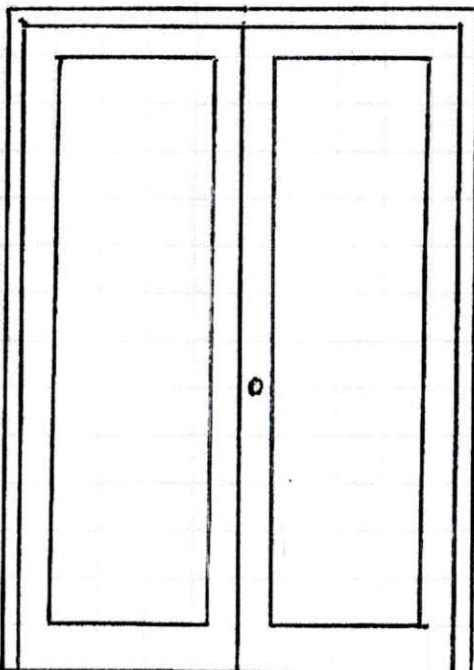
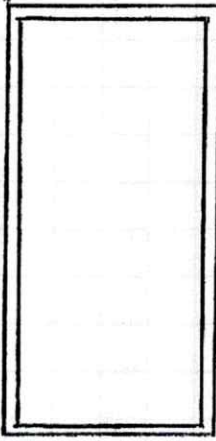
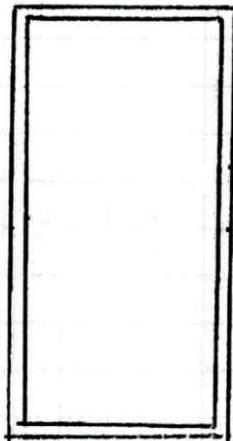
~~16'-0"~~

14.5'

3'-0"

1'-6"

9'-0"



BACK OF HOUSE ELEVATION

$\frac{1}{2}" = 1'-0"$

"Home Town of George Washington and Robert E. Lee"
CITY OF ALEXANDRIA

VIRGINIA

ARCHITECTURAL ASPHALT
SHINGLE ROOF (COLOR:
SLATE)

*see attached
conditions

APPROVED

PLANNING & ZONING

BAR 2009-0105

F. Homer By MJK 1/7/13/09
DIRECTOR OF P & Z DATE

BOARD OF ARCHITECTURAL REVIEW

CERTIFICATE OF APPROPRIATENESS

BAR 2009-0105

DATE 6/17/09 SIGNED F. Homer By MJK
SEC TY

STAINED WOOD 9'-0" W.
x 7'-0" H. GARAGE DOOR
BY OVERHEAD DOOR CO.:
SERIES #144 CARRIAGE
HOUSE STYLE DOOR
WITH APPLIED METAL
STRAP HINGES & PULLS
(OVERHEAD OPERATING)

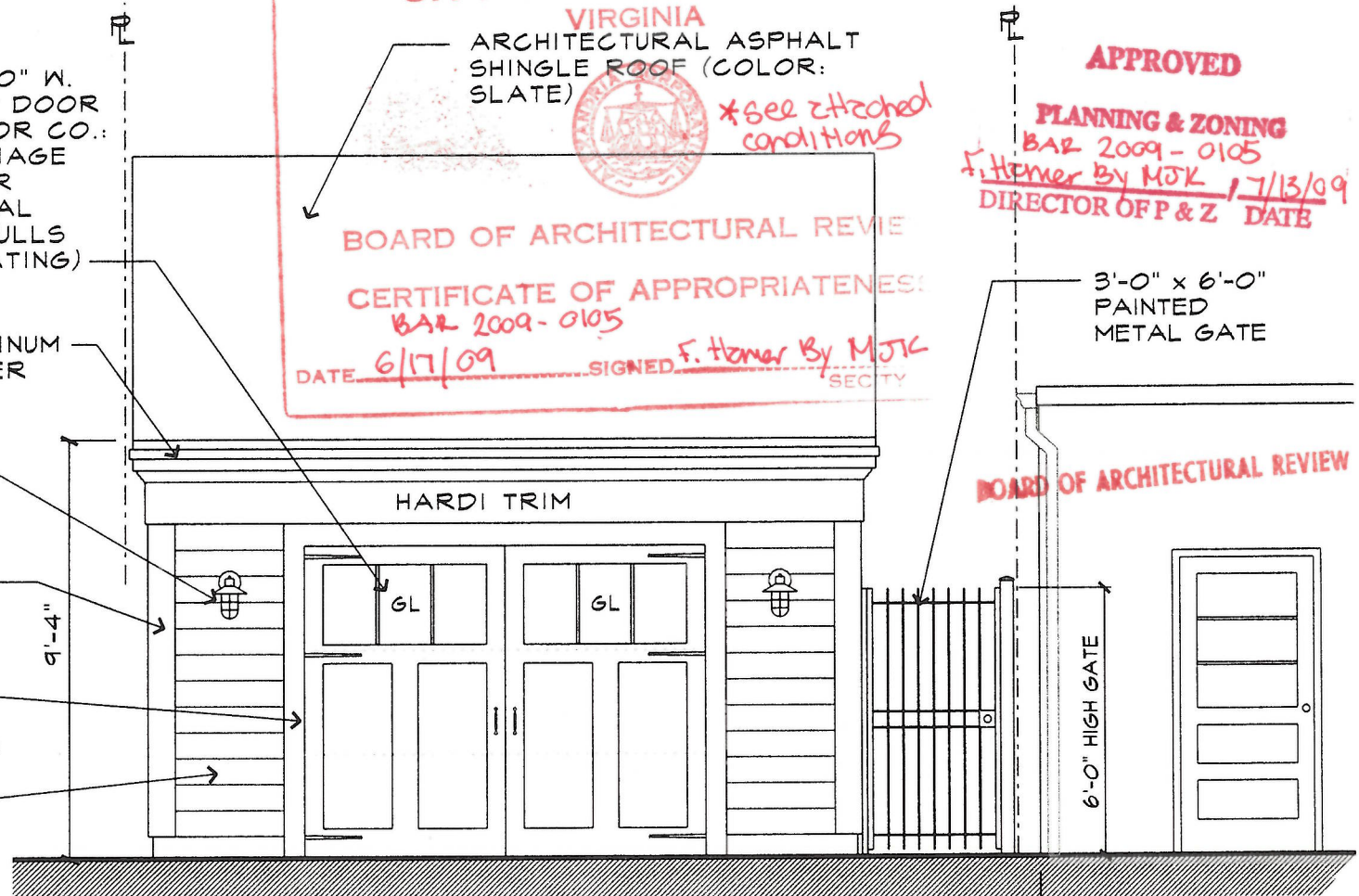
PREFINISHED ALUMINUM
HALF-ROUND GUTTER
(COLOR: WHITE)

EXTERIOR WALL
MOUNTED LIGHT
FIXTURE

CORNER BOARDS:
5/4x8 HARDITRIM
(PAINTED WHITE)

5/4x5 HARDITRIM
AROUND GARAGE
DOOR (PTD. WHITE)

SMOOTH-FACED
CEMENTITIOUS
SIDING, PAINTED
TO MATCH EXIST.
HOUSE COLOR



NORTH ELEVATION (FACING ALLEY)

1/4" = 1'-0"

EXIST. ADJACENT
BRICK GARAGE

1223 PRINCE ST.

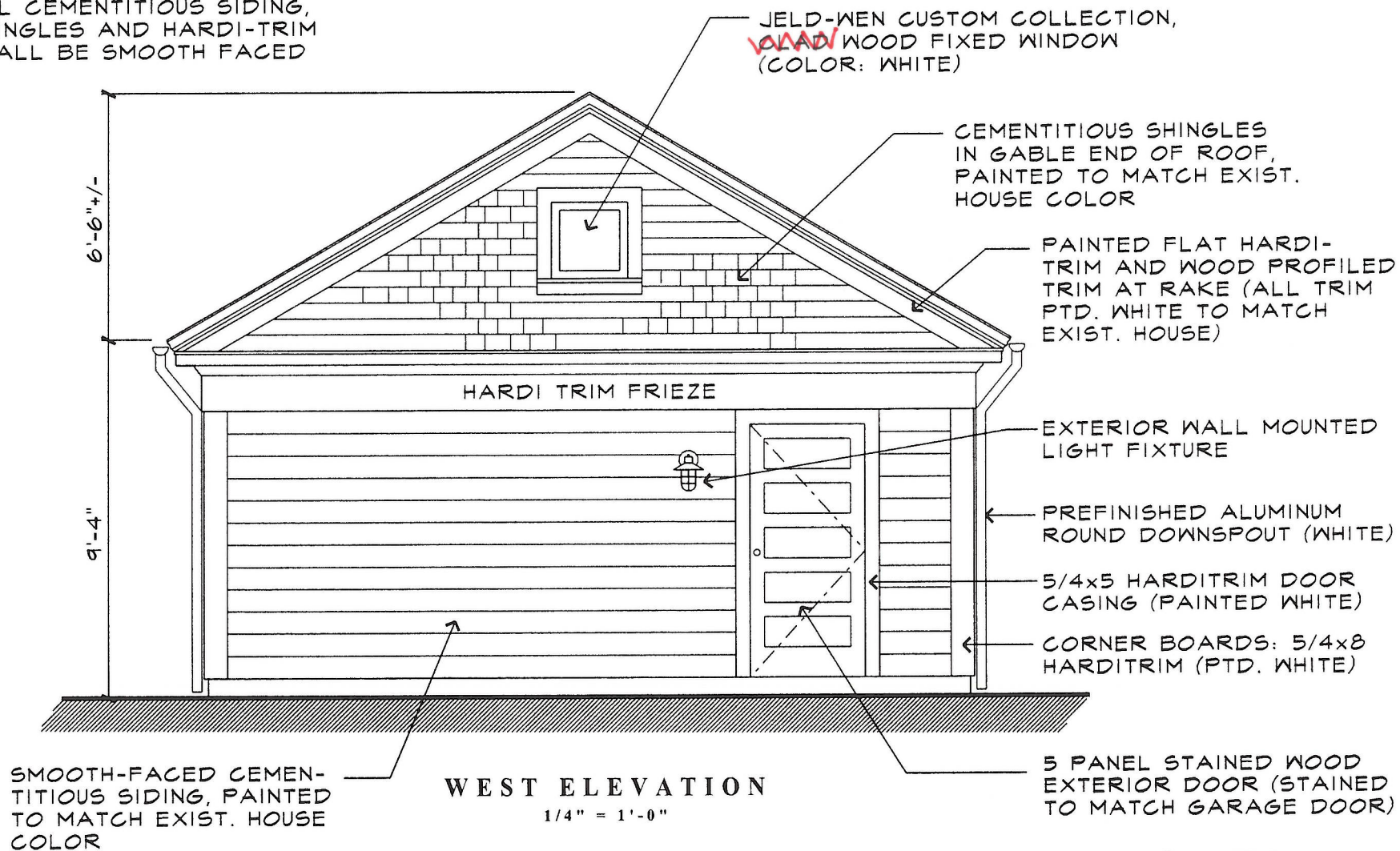
NEWTON RESIDENCE

1221 PRINCE STREET
ALEXANDRIA, VIRGINIA

MAY 18, 2009

1. That the windows on the garage be constructed of wood and not aluminum clad wood;
2. That the nails not show in the installation of the smooth fiber cement material;
3. That the following conditions 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. The applicant/developer shall call Alexandria Archaeology immediately (703-838-4399) 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 discovery until a City archaeologist comes to the site and records the finds.
 - b. The applicant/developer shall not allow any metal detection or artifact collection to be conducted on the property, unless authorized by Alexandria Archaeology.

NOTE:
ALL CEMENTITIOUS SIDING,
SHINGLES AND HARDI-TRIM
SHALL BE SMOOTH FACED



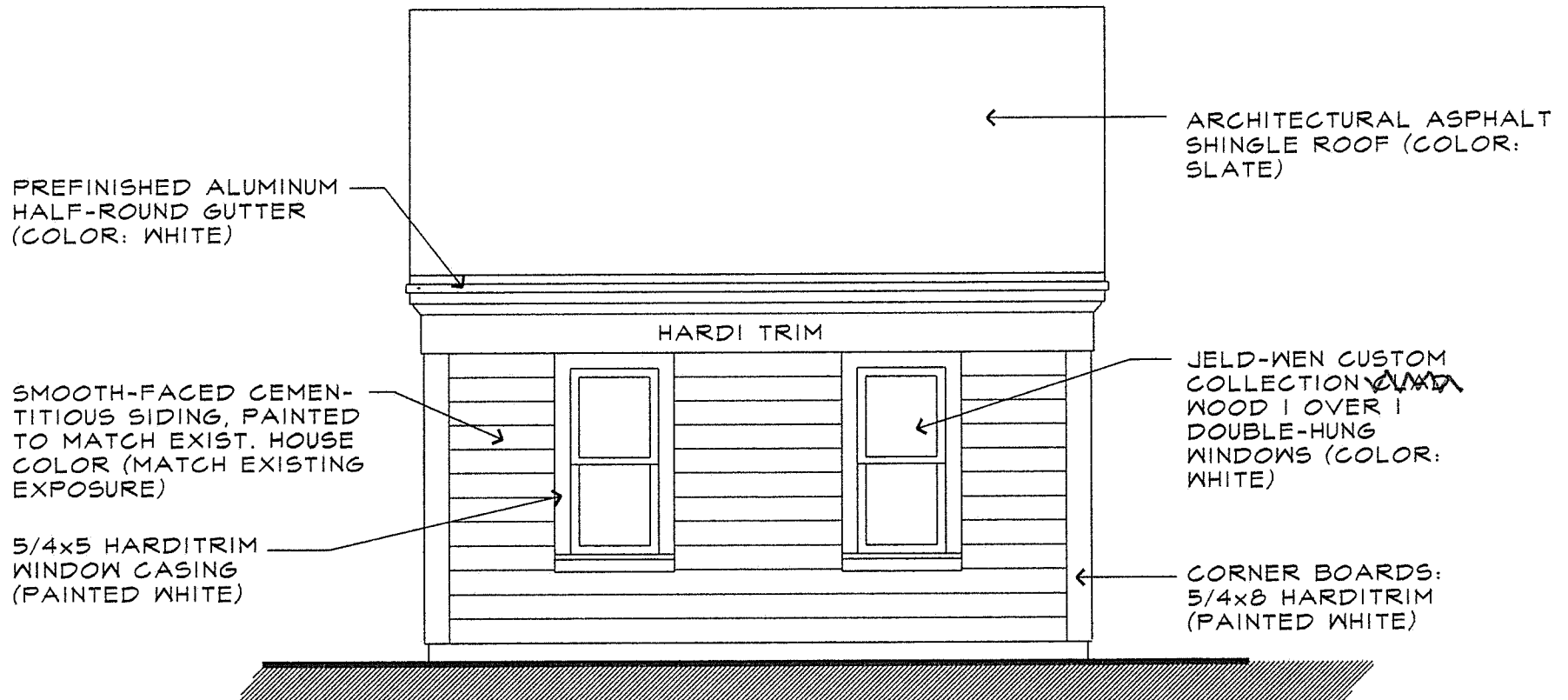
NEWTON RESIDENCE GARAGE

1221 PRINCE STREET
ALEXANDRIA, VIRGINIA

MAY 18, 2009

BECKER
ARCHITECTS

806 GREEN STREET
ALEXANDRIA, VA 22314
703-548-2253



SOUTH ELEVATION (FACING HOUSE)

1/4" = 1'-0"

NEWTON RESIDENCE GARAGE

1221 PRINCE STREET
ALEXANDRIA, VIRGINIA

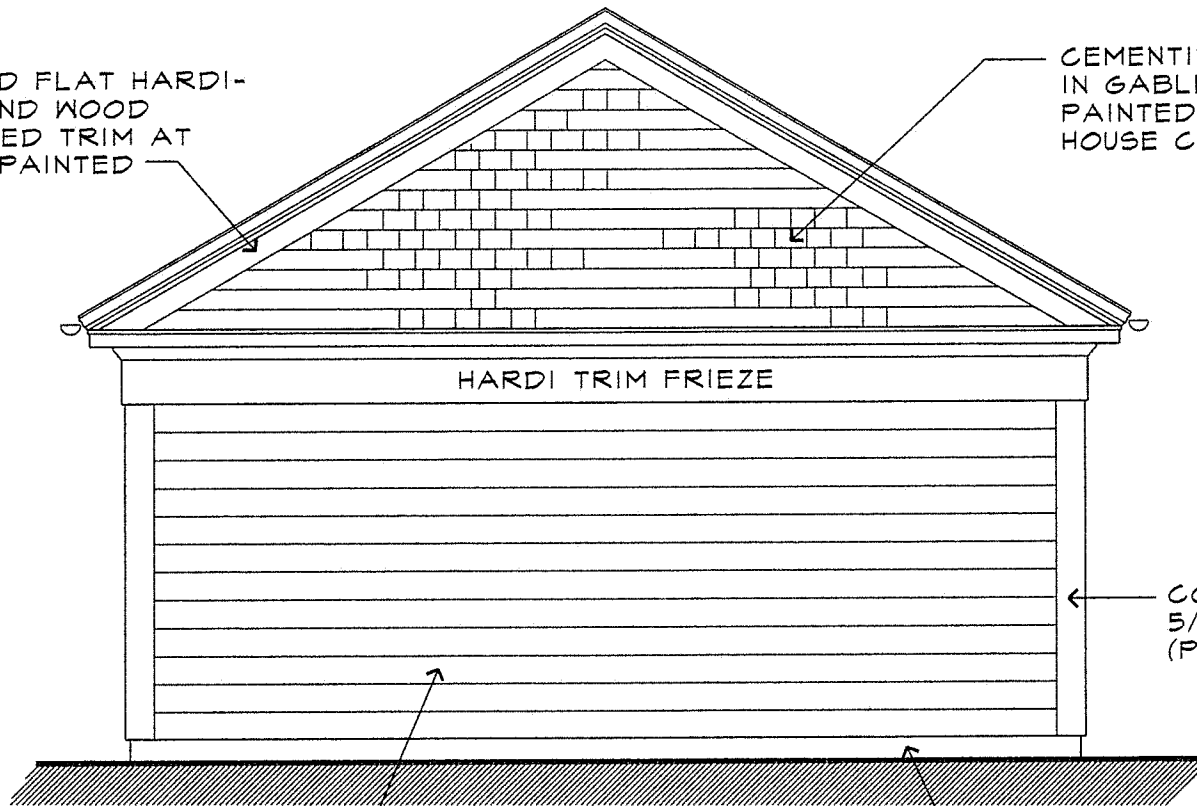
MAY 18, 2009

BECKER
ARCHITECTS

806 GREEN STREET
ALEXANDRIA, VA 22314
703-548-2253

PAINTED FLAT HARDI-
TRIM AND WOOD
PROFIED TRIM AT
RAKE (PAINTED
WHITE)

CEMENTITIOUS SHINGLES
IN GABLE END OF ROOF,
PAINTED TO MATCH EXIST.
HOUSE COLOR



HARDI TRIM FRIEZE

CORNER BOARDS:
5/4x8 HARDITRIM
(PAINTED WHITE)

SMOOTH-FACED CEMEN-
TITIOUS SIDING, PAINTED
TO MATCH EXIST. HOUSE
COLOR

EAST ELEVATION

1/4" = 1'-0"

PARGED CONCRETE
AT EXTERIOR FACE
OF FOUNDATION

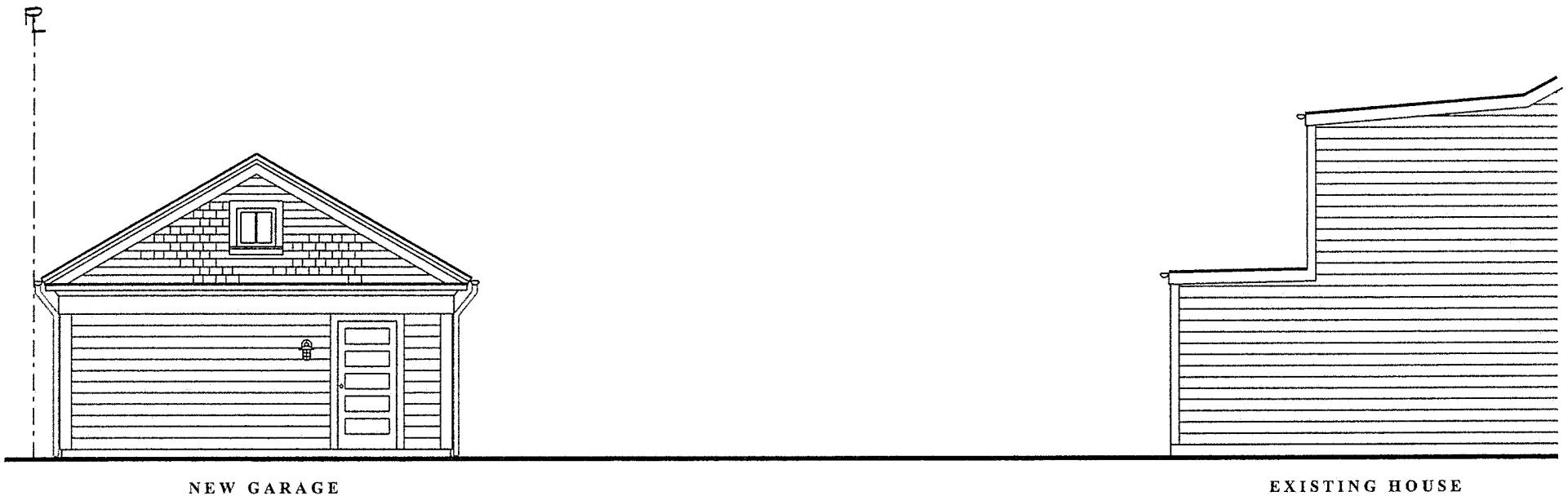
BECKER
ARCHITECTS

NEWTON RESIDENCE GARAGE

1221 PRINCE STREET
ALEXANDRIA, VIRGINIA

MAY 18, 2009

806 GREEN STREET
ALEXANDRIA, VA 22314
703-548-2253



NEW GARAGE

EXISTING HOUSE

WEST ELEVATION
 (SHOWN WITH EXISTING HOUSE)
 1/8" = 1'-0"

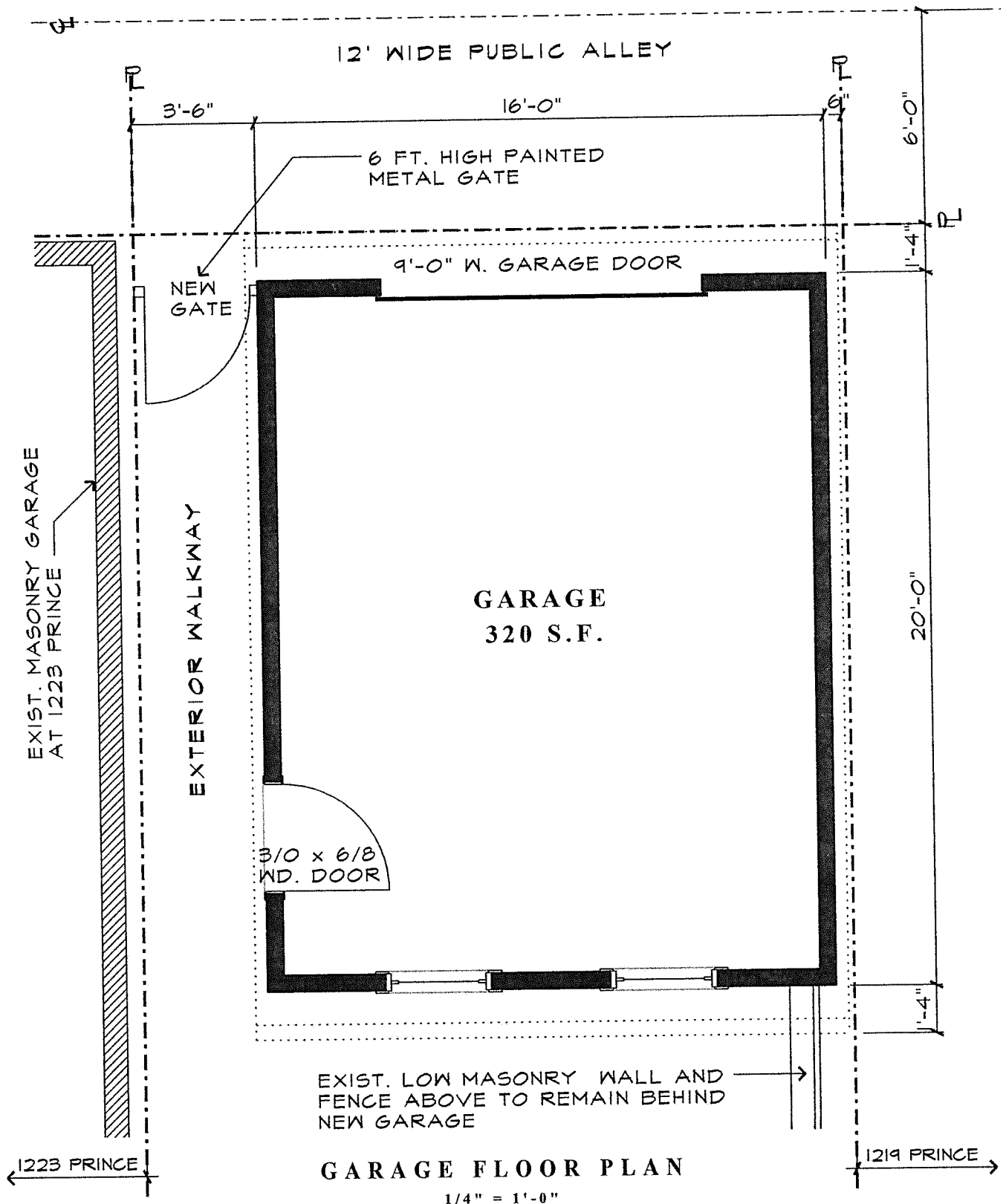
NEWTON RESIDENCE GARAGE

1221 PRINCE STREET
 ALEXANDRIA, VIRGINIA

MAY 18, 2009

BECKER
 ARCHITECTS

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NEWTON RESIDENCE GARAGE

1221 PRINCE STREET
ALEXANDRIA, VIRGINIA

MAY 18, 2009

BECKER
ARCHITECTS

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ALEXANDRIA, VA 22314
703-548-2253



Proposed location of second story deck on top of previous addition. The builder placed 6x6 posts to indicate where we expect the deck supports to be based on the building plans of the addition. Actual deck supports will be of course much shorter.