

Docket Item #4  
BZA #2020-00026  
Board of Zoning Appeals  
January 11, 2021

**ADDRESS:** 100 CEDAR ST  
**ZONE:** R-5/RESIDENTIAL SINGLE FAMILY  
**APPLICANT:** SARAH DUFENDACH AND ALAN KADROFSKE

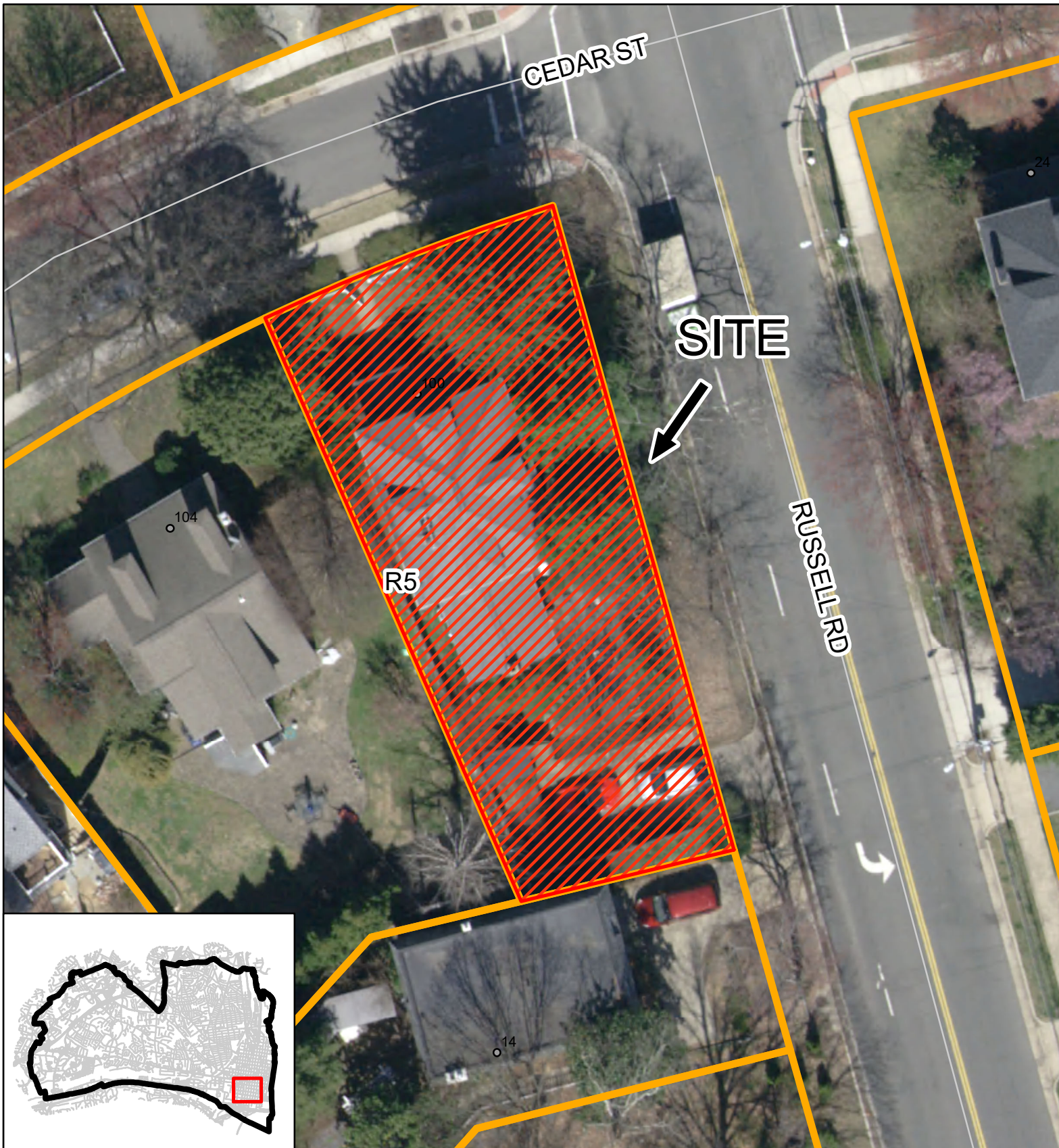
**ISSUE:** Special exception to construct a third-story dormer addition in the required side yard.

CODE SECTION	SUBJECT	CODE REQMT	APPLICANT PROPOSES	REQUESTED EXCEPTION
3-406(A)(2)	Side Yard (West)	9.37 feet*	6.83 feet	2.54 feet

\*Based on height of 28.10 feet and R-5 zone setback to height ratio of 1:3.

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 is subject to compliance with all applicable code requirements, ordinances, and recommended conditions found in the department comments. The applicants must submit certification of building height and floor area ratio from a licensed architect or engineer prior to the final inspection. 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.



**BZA #2020-00026**  
**100 Cedar Street**

0 12.5 25 50 Feet



**I. Issue**

The applicants request a special exception to construct a dormer addition at 100 Cedar Street. Extending the existing non-complying wall in the required west side yard requires special exception approval.

**II. Background**

The subject property is a corner lot of record with the primary front facing Cedar Street which measures 58.80 feet, a secondary front facing Russell Road which measures 127.00 feet, and depths of 39.12 feet along the south side property line and 124.04 feet along the west side property line. The property contains a total lot area of 6,174 square feet. The lot is substandard as it does not meet the lot size or width requirements for a single-family dwelling on a corner lot in the R-5 zone.

The lot contains a two-story detached dwelling with an open front porch. The subject property is located in the Rosemont National Register Historic District. According to BAR Staff the 2 ½ story Foursquare/Craftsman was constructed circa 1924 and is identified as a contributing resource within the Rosemont Historic District. The existing building includes 4 roof dormers of equal size and configuration. The submitted drawings show the replacement of the existing dormers at the south and west sides of the roof with considerably larger dormers that feature a peak at the same elevation as the peak of the main roof. Preservation Staff also notes that the submitted drawings do not show details of the elevation below the second floor, making it difficult to understand the symmetrical nature of the original design.

The dwelling sits 32.60 feet from the front property line facing Cedar Street, 16.60 feet from the east side property line, 5.40 feet from the west property line, and 59.00 feet from the rear property line. The open front porch sits 23.60 feet from the front property line. The current height of the existing dwelling is 28.10 feet to the midpoint of the highest gable measured from average pre-construction grade.

**III. Description**

The applicants propose to construct a dormer addition in line with the current west building wall. No change in grade is proposed. At its closest point the existing west-facing building wall is located 5.40 feet from the west property line, 1.60 feet less than the required seven-foot minimum side yard for single-family dwellings in the R-5 zone. As such, the plane established by the west-facing building wall is noncomplying. This noncomplying wall currently measures 28.10 feet in height measured to the roof eave from pre-construction grade facing the west side property line.

The proposed dormer addition measuring 172.80 square feet would accommodate a staircase to access the attic space and a bathroom. The height of the proposed dormer is 28.10 feet from roof eave facing the west side yard measured from average pre-construction grade and requires a setback of 9.37 feet based on the side yard requirement for single-family dwellings. Because of the angle of the west side property line, where

the dormer will be constructed is 6.83 feet from the west side property line. The applicant requests a special exception of 2.54 feet to construct the dormer addition in line with the existing west side wall.

Upon completion of the work, the proposed renovations will continue to comply with the floor area requirements. (Refer to floor area calculations.)

There have been no variances or special exceptions previously granted for the subject property.

**IV. Master Plan/Zoning**

The subject property is zoned R-5 and has been so zoned since adoption of the Third Revised Zoning Map in 1952 and is identified in the North Ridge/Rosemont Small Area Plan for residential land use.

**V. Requested Special Exception:**

3-406(A)(2) Side Yard (West)

The applicants request a special exception of 2.54 feet from the required 9.37 foot side yard based on a building height of 28.10 feet to construct a dormer 6.83 feet from the west side property line.

**VI. Substandard Lot and Noncomplying Structure**

The subject property is a sub-standard lot which contains a noncomplying structure with respect to the following:

	<b><u>Required</u></b>	<b><u>Provided</u></b>	<b><u>Noncompliance</u></b>
Side Yard (West)	9.37 feet*	5.40 feet	3.97 feet
Lot Area	6,500 sq. ft.	6,174 sq. ft.	326 sq. ft.
Lot Width	65 feet	59 feet	6 feet

\*Based on height of 28.10 feet and R-5 zone setback to height ratio of 1:3.

**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 dormer addition would be located entirely in-line with the existing dwelling. While the proposed design increases the bulk and mass along this**



**side of the property it is in keeping with other two-story homes in the area. The addition would not be detrimental to the neighborhood or any adjacent properties.**

- 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 dormer addition would extend an existing non-complying wall. The height of the addition is consistent with the height of the existing dwelling and would not likely impair the supply of light and air to any adjacent property as it is located no closer than the existing west side building wall. There would be no expected impacts to traffic or public safety.**

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

**Several dormer additions have been constructed in the surrounding area and most houses nearby were originally constructed as two-story single-family dwellings. The modest proposed addition would be very similar in design to the dwellings existing form and to other homes and additions in the neighborhood. Further, because of the proposed location, on the side of the existing dwelling, the addition would have a limited impact on the character of the surrounding area.**

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

**The proposed construction would maintain consistency in terms of lot configuration and the scale of dwellings with several surrounding properties. The proposal would also maintain front and rear yard setbacks similar to the properties along Cedar Street, which are characterized by two-story single-family dwellings with dormers.**

- 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.

**The subject properties substandard lot size and width limits other potential locations for creating access to the attic. Placement of a similarly sized addition, above the one-story addition in the rear, could be achieved by right but would not provide similar access to the attic utilizing the existing location of the stairs in the dwelling. The proposed development would be in-line with the existing house. As such, it represents the most reasonable location for a**

**dormer addition given the placement of the house on the lot and the existing nonconforming wall.**

## **VIII. Staff Conclusion**

### Neighborhood Impact

The properties along Cedar Street and in the surrounding neighborhood consist primarily of two-story single-family dwellings. The addition would be compatible with the mass and height of other dwellings in the area.

### Light and Air

The attic dormer addition would increase the bulk and mass along the east and south property lines. The addition increases the height at the side of the dwelling, but the overall building height remains the same. It is unlikely the supply of light and air to adjacent properties would be significantly impaired.

### Lot Constraints

The subject property is substandard. The shape of the lot, which narrows as you move toward the rear property line, make it challenging to comply with the 9.37 foot side yard setback requirement and meet the head clearance for a staircase to access the attic. Therefore, the request for side yard setback relief is considered reasonable. Further, the placement of the existing dwelling within the required west side yard in this case is a limiting factor because the house does not conform to the minimum side yard requirement on the west side of the property. The applicants are proposing an expansion to the dwelling in line with a noncomplying wall in keeping with the configuration of the existing house.

### Staff Conclusion

As outlined above, staff believes the request meets the criteria for a special exception and **recommends approval.**

### Staff

Alexa Powell, Urban Planner, [alexa.powell@alexandriava.gov](mailto:alexa.powell@alexandriava.gov)

Mary Christesen, Zoning Manager, [mary.christesen@alexandriava.gov](mailto:mary.christesen@alexandriava.gov)

Tony LaColla, AICP, Division Chief, [tony.lacolla@alexandriava.gov](mailto:tony.lacolla@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:

### **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)

### **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-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 Staff:

The BAR Staff comments on special use permits, special exceptions, variances, and other proposed projects within the Rosemont National Register Historic District (as well as the other National Register Districts in the City of Alexandria). We consider the project's impact on the affected historic resource(s) and evaluate the compatibility of the project within the district.

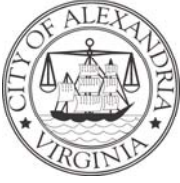
BAR Staff provides the following comments:

- The dormers will change the character of the existing house by significantly modifying the proportions of the roof and undermining the symmetry of the existing building.
- The historic integrity of the historic craftsman home will be significantly compromised by the proposed alterations.
- The proposed project will establish a new architectural character for the property.
- In the opinion of BAR staff, the project will compromise the building's contributing status.

The loss of the contributing status not only affects the subject property, but also the district as a whole. Incremental losses over the years could lead to the removal of the district from the State and National Registers.



BZA Case # \_\_\_\_\_



**APPLICATION  
BOARD OF ZONING APPEALS**

**SPECIAL EXCEPTION FOR ADDITIONS**

Section of zoning ordinance from which request for special exception 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. SARAH DUFENDACH	100 Cedar St. Alexandria, VA 22301	50
2. ALAN KADROFSKE	100 Cedar St. Alexandria, VA 22301	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 100 Cedar St. Alexandria, VA 22301 (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. SARAH DUFENDACH	100 Cedar St. Alexandria, VA 22301	50
2. ALAN KADROFSKE	100 Cedar St. Alexandria, VA 22301	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. SARAH DUFENDACH	NONE	NONE
2. ALAN KADROFSKE	NONE	NONE
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.

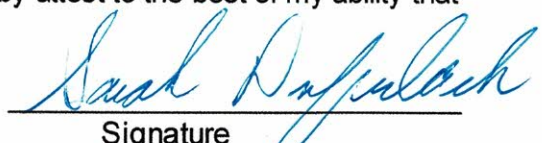

11/30/2020

Date

SARAH DUFENDACH

Printed Name

ALAN KADROFSKE

  
Signature  


**5. Describe request briefly:**

**6. If the 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:**

\_\_\_\_\_  
**Print Name**

\_\_\_\_\_  
**Signature**

\_\_\_\_\_  
**Telephone**

\_\_\_\_\_  
**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.

**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.**
- 2. Explain if the special exception, if granted, will harm adjoining properties or impact the neighborhood in any way.**
- 3. Explain how the proposed addition will affect the light and air to any**



**BZA Case # \_\_\_\_\_**

- 4. Explain how the proposed addition is compatible with other properties in the neighborhood and the character of the neighborhood as a whole.**
  
  
  
  
  
  
  
  
  
  
- 5. How is the proposed construction similar to other buildings in the immediate area?**
  
  
  
  
  
  
  
  
  
  
- 6. Explain how this plan represents the only reasonable location on the lot to**
  
  
  
  
  
  
  
  
  
  
- 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.**



# 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. 100 Cedar Street, Alexandria, VA 22301  
Street Address

R-5  
Zone

A2. 6,174.00 x 0.45 = 2,778.30  
Total Lot Area Floor Area Ratio Allowed by Zone Maximum Allowable Floor Area

#### B. Existing Gross Floor Area

##### Existing Gross Area

Basement 832.00  
First Floor 1,102.88  
Second Floor 846.26  
Third Floor  
Attic 846.26  
Porches 209.25  
Balcony/Deck  
Garage  
Other\*\*\*

##### Allowable Exclusions\*\*

Basement\*\* 832.00  
Stairways\*\*  
Mechanical\*\*  
Attic less than 7'\*\*\* 846.26  
Porches\*\* 180.00  
Balcony/Deck\*\*  
Garage\*\*  
Other\*\*\*  
Other\*\*\*

B1. 3,836.65 Sq. Ft.  
Existing Gross Floor Area\*

B2. 1,858.26 Sq. Ft.  
Allowable Floor Exclusions\*\*

B3. 1,978.39 Sq. Ft.  
Existing Floor Area Minus Exclusions  
(subtract B2 from B1)

Comments for Existing Gross Floor Area

B1. **Total Gross** 3,836.65 B2. **Total Exclusions** 1,858.26

#### C. Proposed Gross Floor Area

##### Proposed Gross Area

Basement  
First Floor  
Second Floor  
Third Floor  
Attic 120.00  
Porches  
Balcony/Deck  
Garage  
Other\*\*\*

##### Allowable Exclusions\*\*

Basement\*\*  
Stairways\*\*  
Mechanical\*\*  
Attic less than 7'\*\*\*  
Porches\*\*  
Balcony/Deck\*\*  
Garage\*\*  
Other\*\*\*  
Other\*\*\*

C1. 120.00 Sq. Ft.  
Proposed Gross Floor Area\*

C2. 0.00 Sq. Ft.  
Allowable Floor Exclusions\*\*

C3. 120.00 Sq. Ft.  
Proposed Floor Area Minus Exclusions  
(subtract C2 from C1)

C1. **Total Gross** 120.00 C2. **Total Exclusions** 0.00

#### D. Total Floor Area

D1. 2,098.39 Sq. Ft.  
Total Floor Area (add B3 and C3)

D2. 2,778.30 Sq. Ft.  
Total Floor Area Allowed by Zone (A2)

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

E1. Existing Open Space Sq. Ft.

E2. Required Open Space Sq. Ft.

E3. Proposed Open Space Sq. Ft.

#### 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.

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

Signature: \_\_\_\_\_

Date: \_\_\_\_\_

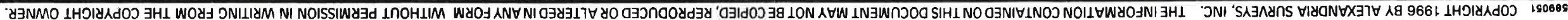
8/21/2020

ZONING DATA		<div>DUFENDACH-KADROFSKE</div> <div>RESIDENCE</div> <div>100 CEDAR STREET</div> <div>ALEXANDRIA, VA 22301</div>		<div><div></div><div>SUN DESIGN</div></div> <div>5795-B Burke Centre Parkway   Burke, VA 22015</div> <div>6862 Elm Street, Suite 330   McLean, VA 22101</div> <div>P: 703.425.5588   F: 703.239.2168</div>											
MAP ID: 063.03-01-05 COUNTY: FAIRFAX ZONING: R-5															
PROJECT TEAM															
<div>Homeowner</div> <div>SARAH DUFENDACH AND ALAN KADROFSKE</div> <div>100 CEDAR ST</div> <div>ALEXANDRIA, VA 22301-2620</div>															
<div>Lead Designer</div> <div>CHRISTINE DONE</div> <div>christinedone@SunDesignInc.com</div> <div>703.425.5588 x123</div>															
DRAWING INDEX		<div>DUFENDACH-KADROFSKE</div> <div>100 CEDAR STREET</div> <div>ALEXANDRIA, VA 22301</div> <div>W27251-01</div>													
CS COVER SHEET															
A0.0 PLAT															
A1.0 FLOOR PLAN															
A1.1 ROOF PLAN															
A2.0 BUILDING SECTION															
A4.0 EXTERIOR ELEVATIONS															
A4.1 EXTERIOR ELEVATIONS															
A4.2 EXTERIOR ELEVATIONS															
A4.3 EXTERIOR ELEVATIONS															
A5.0 PHOTOS															
A5.1 PHOTOS															
A5.2 PHOTOS															
SCOPE OF WORK		<div>ISSUE RECORD:</div> <table><tr><td>SPECIAL EXCEPTION SUBMISSION</td><td>DATE:</td></tr><tr><td>TRADES WALK SET</td><td>11/30/2020</td></tr><tr><td>ESTIMATE REVIEW</td><td>-</td></tr><tr><td>PERMIT SET</td><td>-</td></tr><tr><td>CONTRACT SET</td><td>-</td></tr></table> <div>Standards of Construction drawings are and shall remain the sole property of Sun Design Remodeling Specialists, Inc. and use other than Sun Design projects shall not be permitted without express written consent from Sun Design. These documents are not to be changed or reproduced in any form.</div>		SPECIAL EXCEPTION SUBMISSION	DATE:	TRADES WALK SET	11/30/2020	ESTIMATE REVIEW	-	PERMIT SET	-	CONTRACT SET	-	<div>PLAN DATE</div> <div>11/25/2020</div> <div>PAGE:</div> <div>CS</div>	
SPECIAL EXCEPTION SUBMISSION	DATE:														
TRADES WALK SET	11/30/2020														
ESTIMATE REVIEW	-														
PERMIT SET	-														
CONTRACT SET	-														
DESIGN AND BUILD TWO LARGER DORMERS AND ADD A 3/4 BATH IN ATTIC															

Standards of Construction drawings are and shall remain the sole property of Sun Design Remodeling Specialists, Inc. and use other than Sun Design projects shall not be permitted without express written consent from Sun Design. These documents are not to be changed or reproduced in any form.

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# PLAT



Kenneth W. White  
KENNETH W. WHITE ..... L.S.



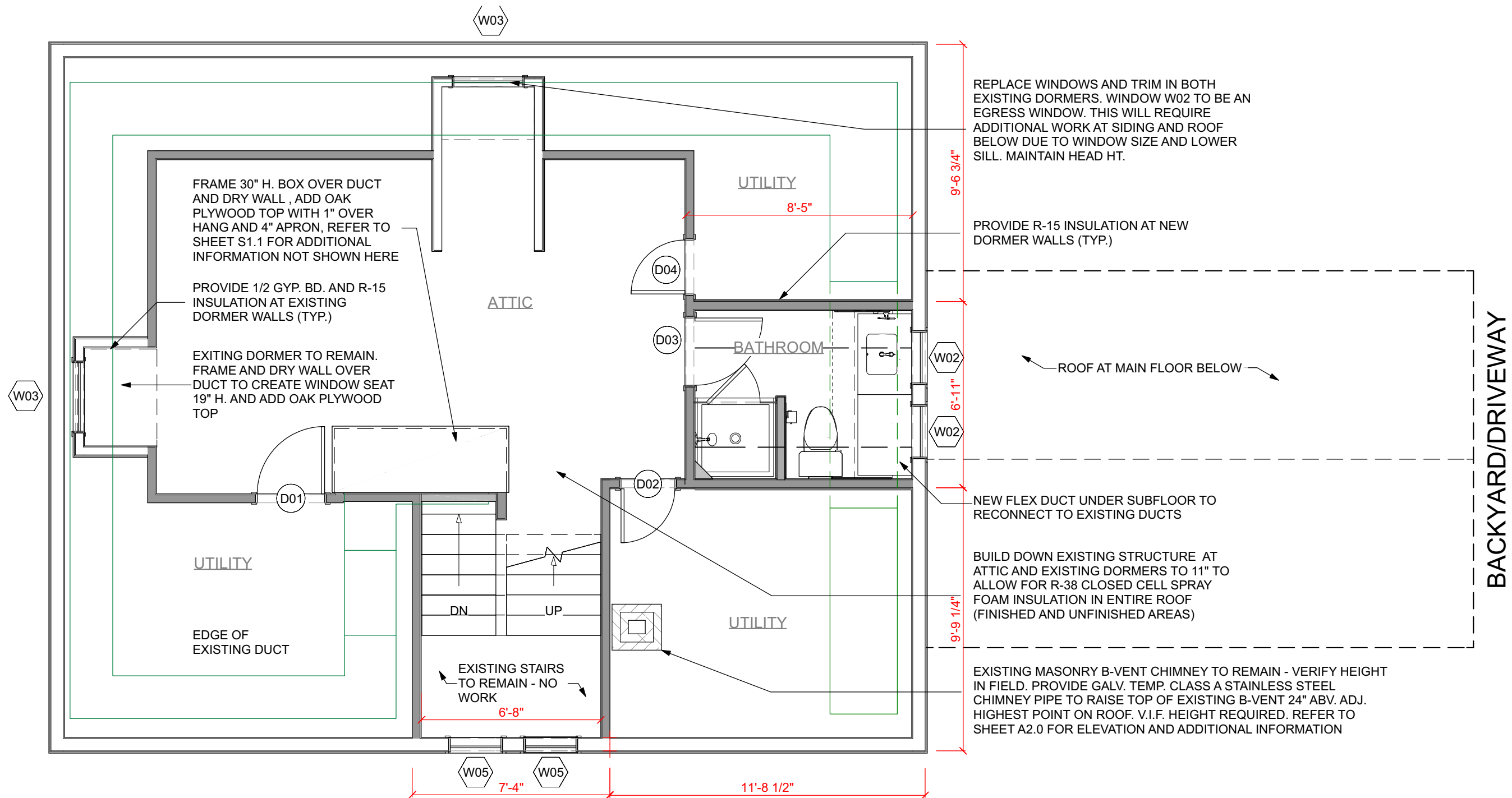
**ALEXANDRIA SURVEYS, INC.**  
6343 SOUTH KINGS HIGHWAY  
ALEXANDRIA, VIRGINIA 22306  
703-660-6615  
FAX 703-768-7764

# 19960202009

**PLAT**  
SHOWING HOUSE LOCATION ON  
LOT 4, BLOCK 3, SECTION 1  
**ROSEMONT**  
**CITY OF ALEXANDRIA, VIRGINIA**  
SCALE: 1" = 20'  
FEB. 13, 1990



FRONT OF HOUSE



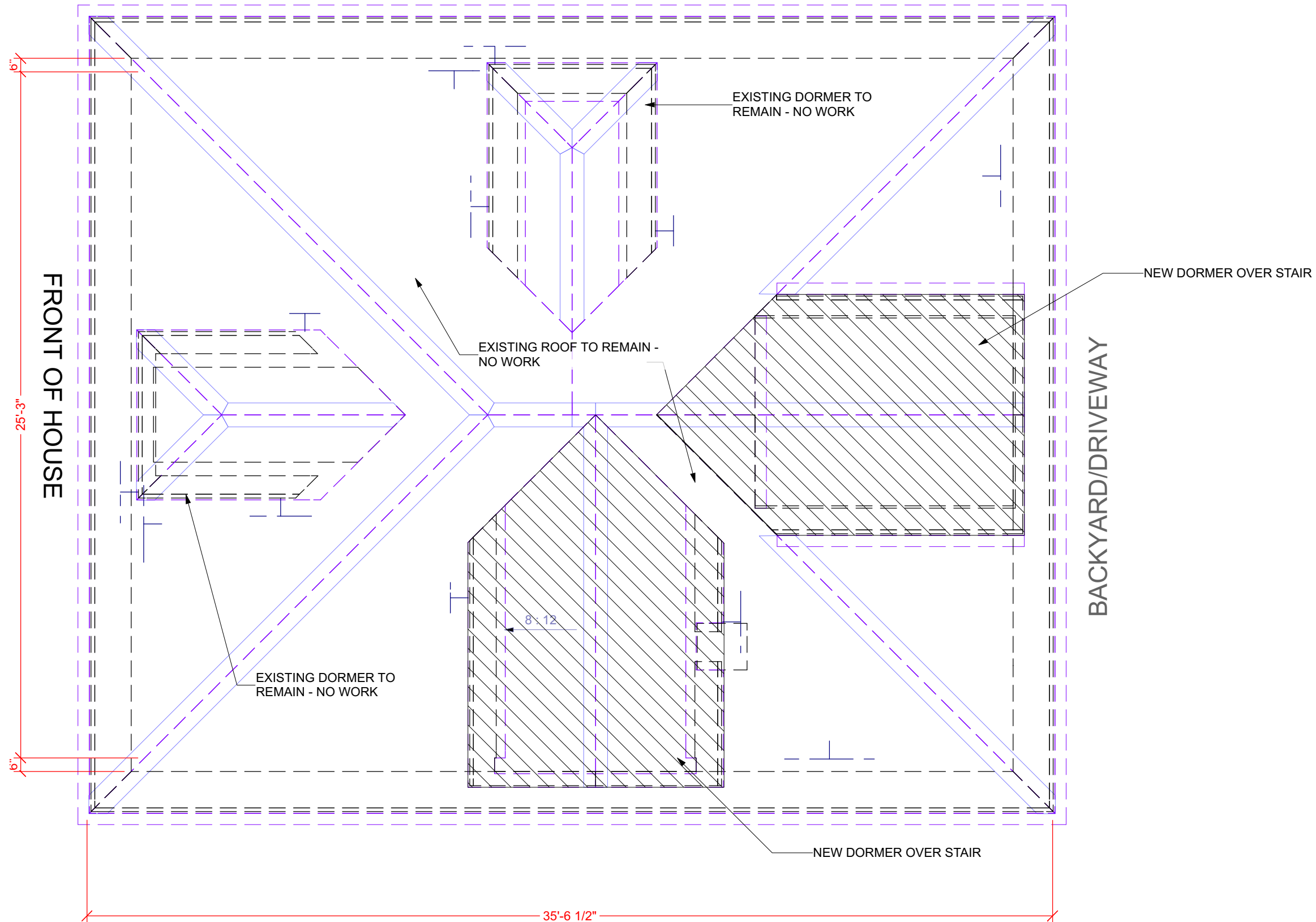
**FLOOR PLAN**  
SCALE: 1/4" = 1'-0"

DUFENDACH-KADROFSKE  
100 CEDAR STREET  
ALEXANDRIA, VA 22301

W27251-01

ISSUE RECORD:		DATE:
SPECIAL EXCEPTION SUBMISSION		11/30/2020
TRADES WALK SET		-
ESTIMATE REVIEW		-
PERMIT SET		-
CONTRACT SET		-

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**ROOF PLAN**  
SCALE: 1/4" = 1'-0"



SUN DESIGN

5795-B Burke Centre Parkway | Burke, VA 22015  
6862 Elm Street, Suite 330 | McLean, VA 22101  
P: 703.425.5588 | F: 703.239.2168

DUFENDACH-KADROFSKE  
100 CEDAR STREET  
ALEXANDRIA, VA 22301

W27251-01

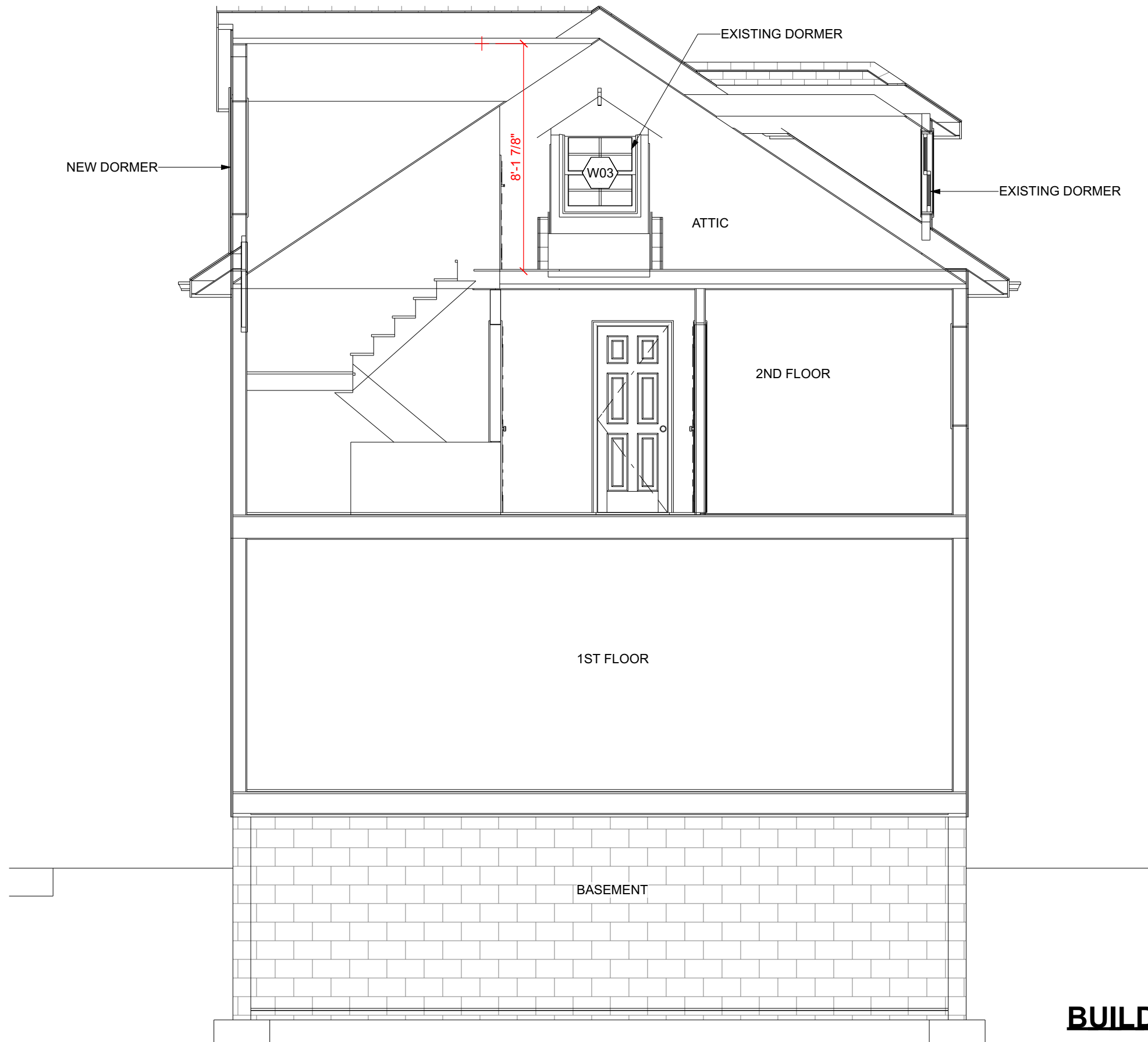
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PLAN DATE  
11/25/2020

PAGE:

A1.1



**BUILDING SECTION**

SCALE: 1/4" = 1'-0"



SUN DESIGN

5795-B Burke Centre Parkway | Burke, VA 22015  
6862 Elm Street, Suite 330 | McLean, VA 22101  
P: 703.425.5588 | F: 703.239.2168

DUFENDACH-KADROFSKE  
100 CEDAR STREET  
ALEXANDRIA, VA 22301

W27251-01

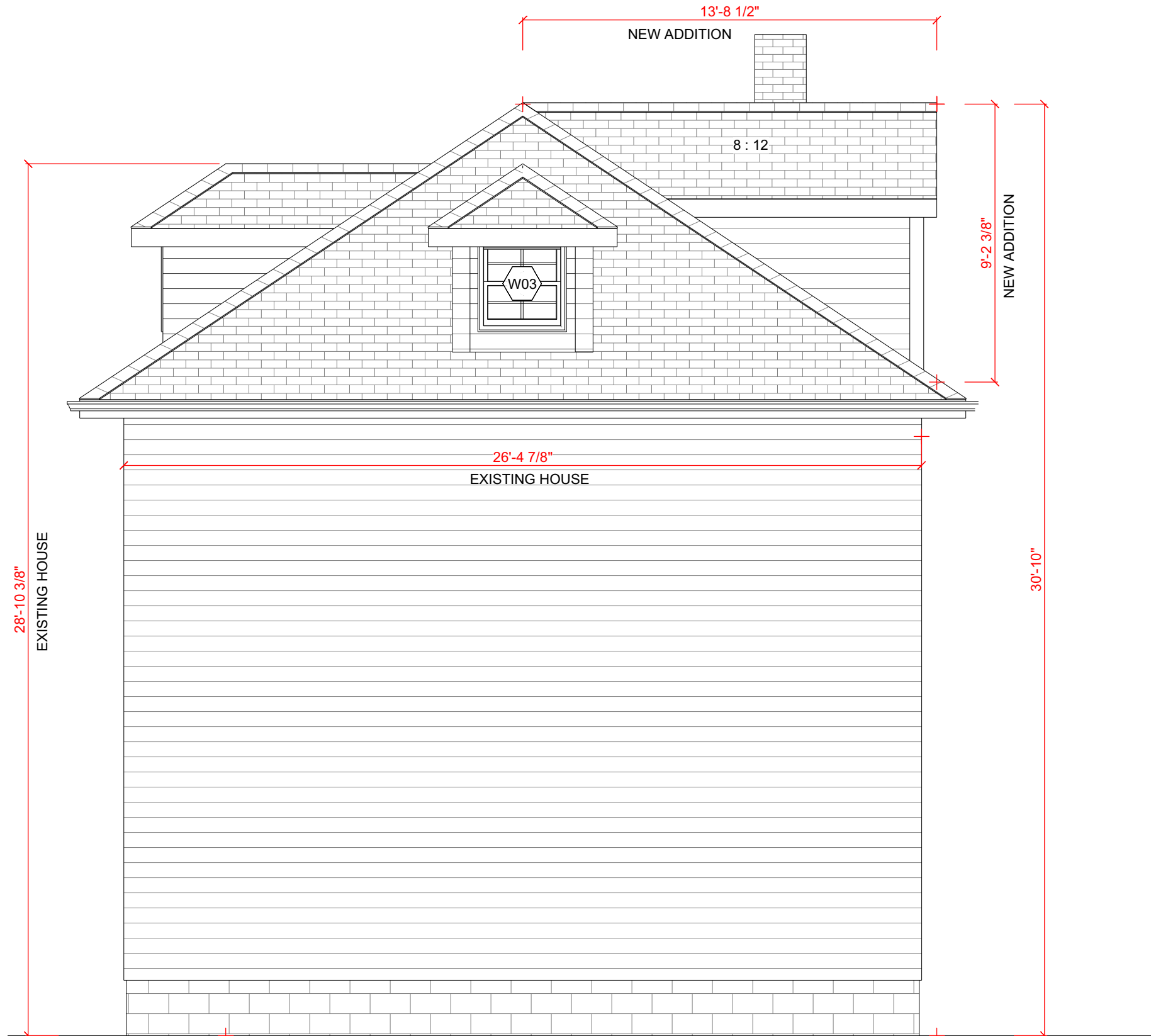
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SPECIAL EXCEPTION SUBMISSION	11/30/2020
TRADES WALK SET	-
ESTIMATE REVIEW	-
PERMIT SET	-
CONTRACT SET	-

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NORTH ELEVATION (FRONT OF HOUSE)

**EXTERIOR ELEVATIONS**

SCALE: 1/4" = 1'-0"



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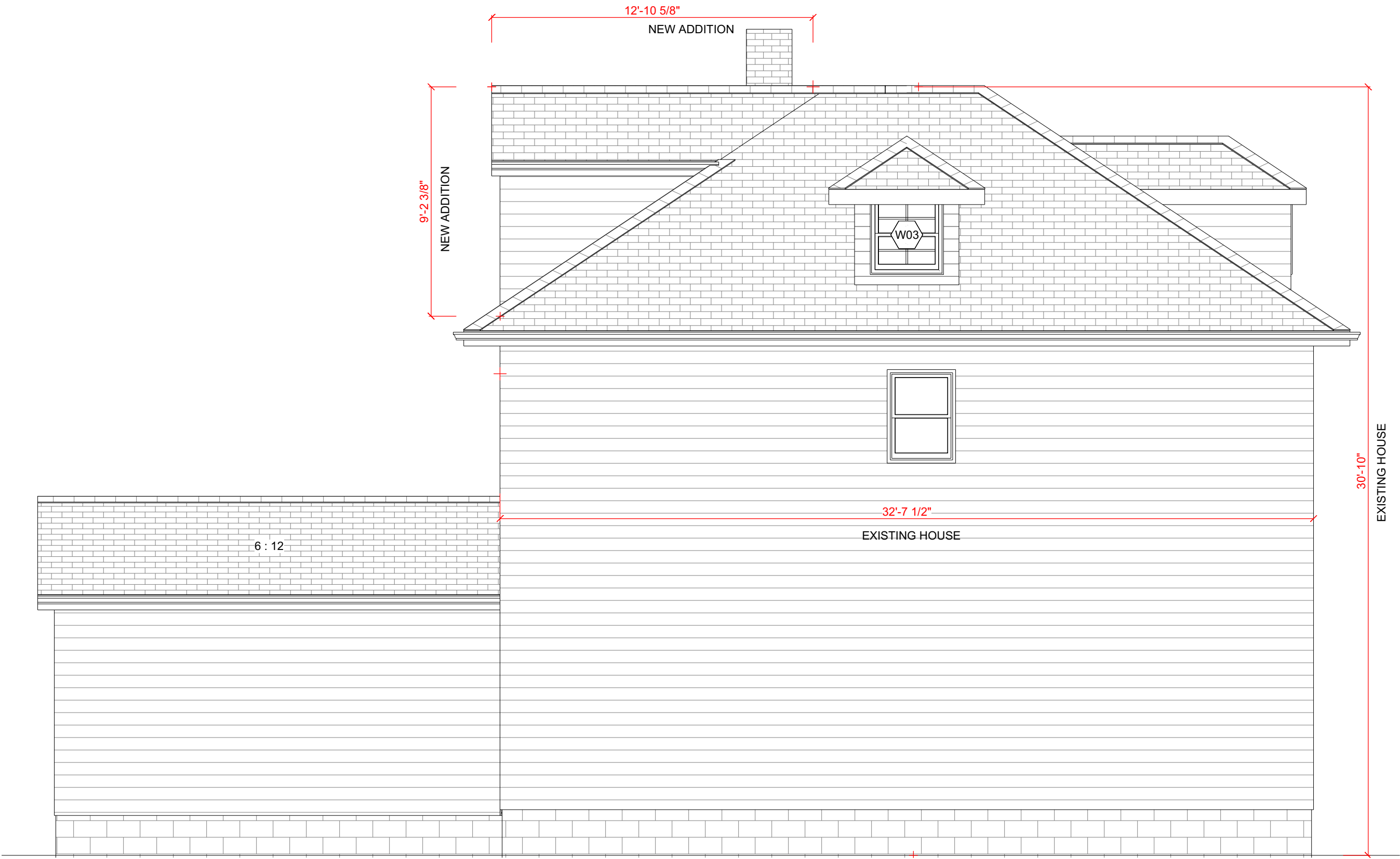
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EAST ELEVATION (SIDE OF HOUSE FACING RUSSELL)

**EXTERIOR ELEVATIONS**  
SCALE: 1/4" = 1'-0"



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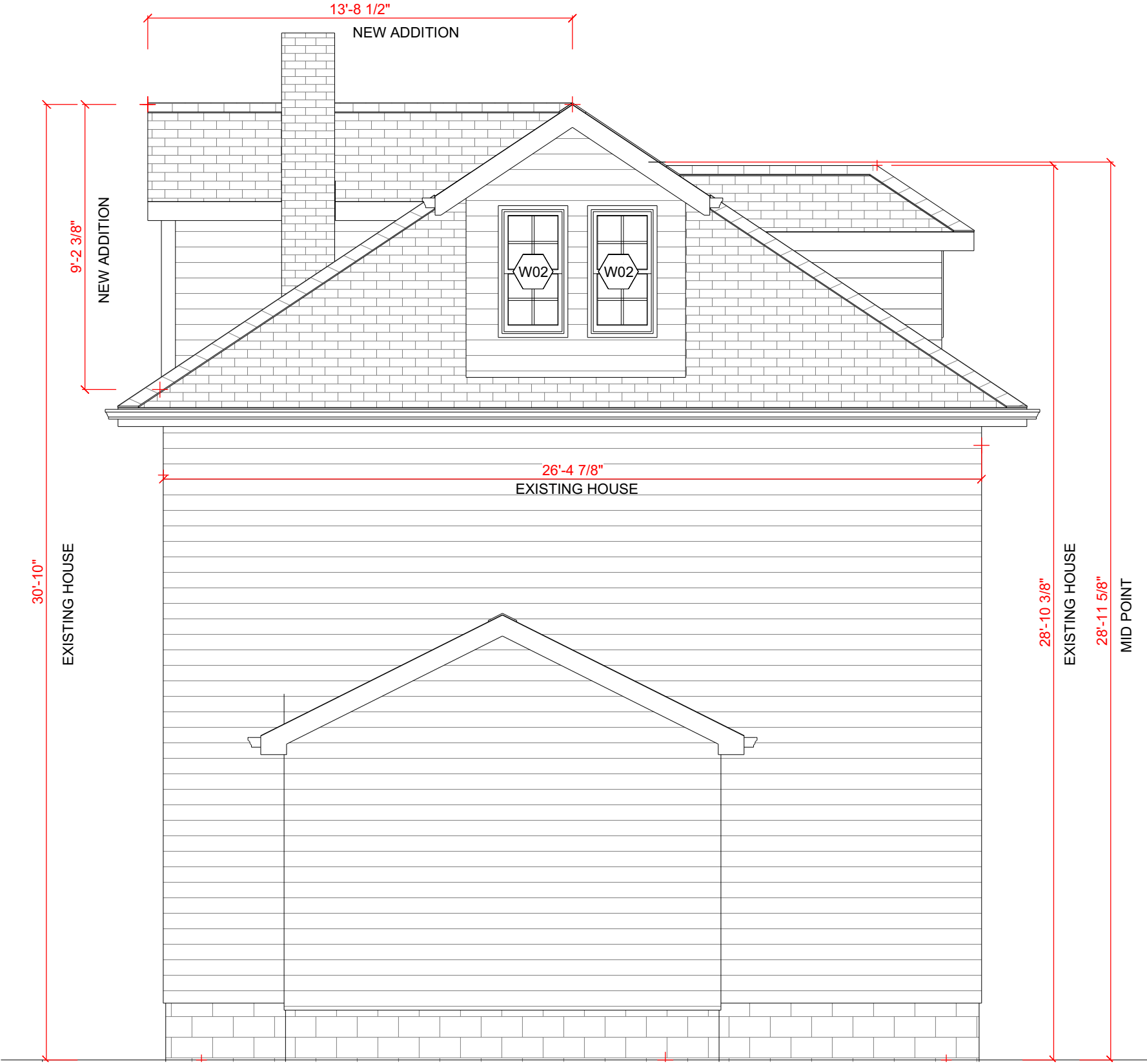
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SOUTH ELEVATION (BACK OF HOUSE)

**EXTERIOR ELEVATIONS**  
SCALE: 1/4" = 1'-0"



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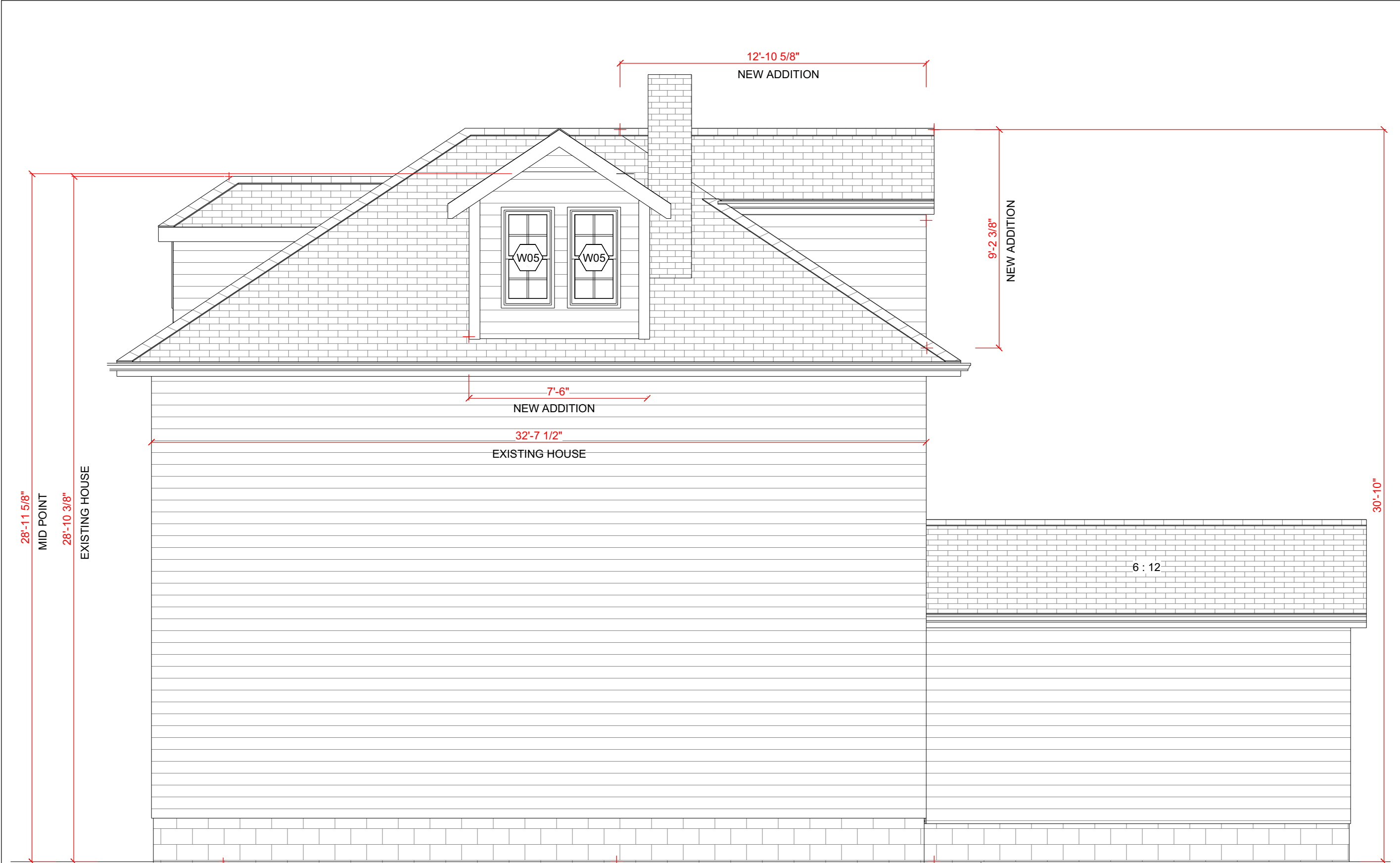
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WEST ELEVATION (SIDE OF HOUSE FACING NEIGHBOR)

EXTERIOR ELEVATIONS

SCALE: 1/4" = 1'-0"



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EAST ELEVATION (SIDE OF HOUSE FACING RUSSELL)



NORTH ELEVATION (FRONT OF HOUSE)

**PHOTOS OF EXISTING HOUSE**



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WEST ELEVATION (SIDE OF HOUSE FACING NEIGHBOR)



SOUTH ELEVATION (BACK OF HOUSE)

PHOTOS OF EXISTING HOUSE



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