

Docket Item #5
BZA #2020-00030
Board of Zoning Appeals
January 11, 2021

ADDRESS: 108 GIBBON STREET
ZONE: RM/ TOWNHOUSE ZONE
APPLICANT: BENEDICT AND CAROL CAPUCO, REPRESENTED BY STEPHEN KULINSKI

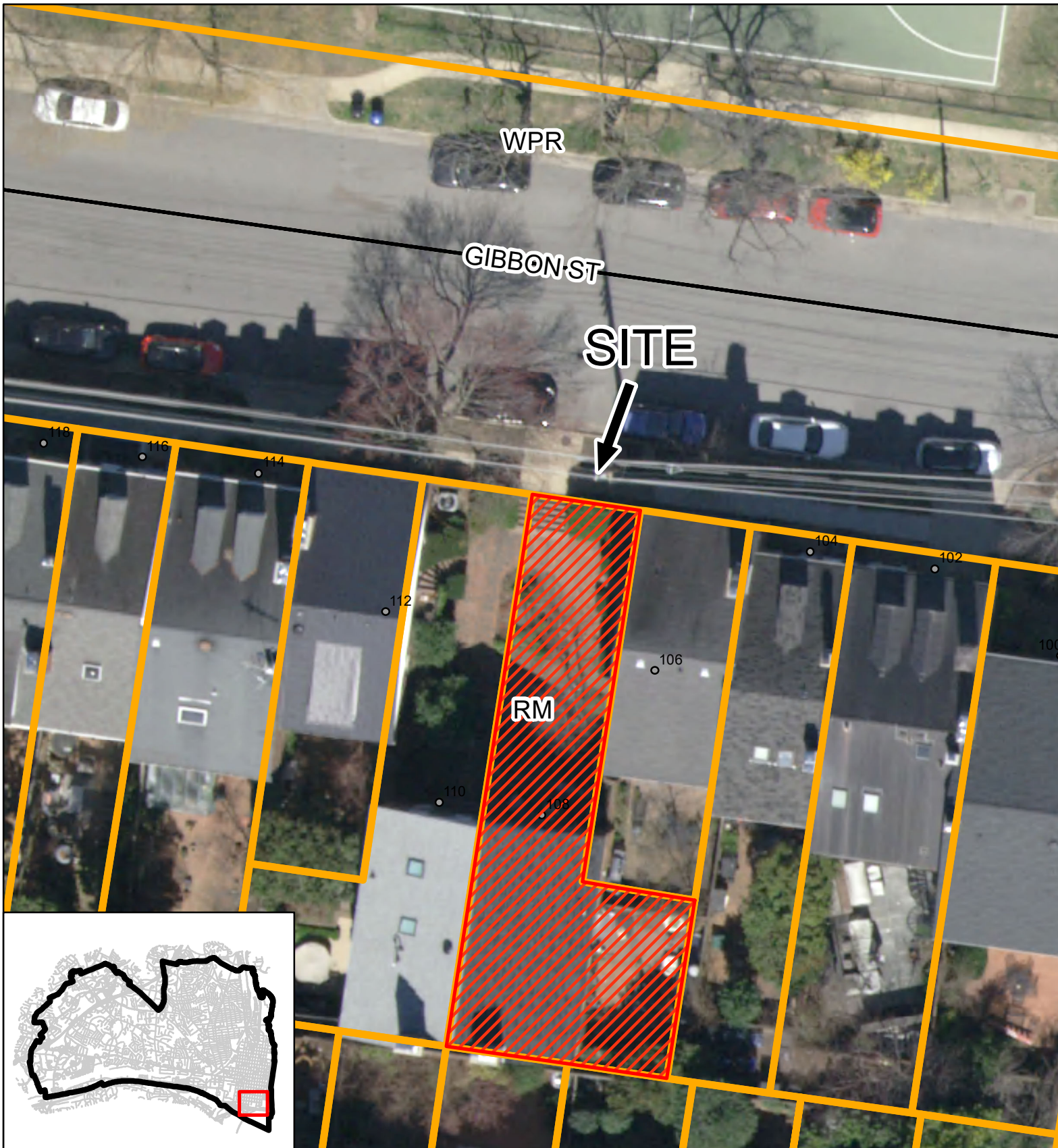
ISSUE: Variance to construct a dormer in the required side and rear yards and increase the building height.

CODE SECTION	SUBJECT	CODE REQMT	APPLICANT PROPOSES	REQUESTED VARIANCE
3-1106(A)(2)(a)	Side Yard (East)	5.00 ft	0.00 ft	5.00 ft
3-1106(A)(3)(a)	Rear Yard	18.17 ft*	0.00 ft	18.17 ft
3-1106(D)	Height	35 ft	36.83 ft	1.83 ft

** Required setback is a 1:2 height-to-setback ratio, minimum 16 ft.*

Planning and Zoning staff **recommends approval** of the requested variances 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 #2020-00030
108 Gibbon Street



I. **Issue**

The applicant proposes to construct a dormer that exceeds the allowed height in the required east side yard and required rear yard.

II. **Background**

The subject property consists of one lot of record with 18.00 feet of frontage facing Gibbon Street, a depth of 88.29 feet, and a lot area of 2,021 square feet. The property has an unusual shape, with an 18.00-foot by 24.00-foot east side yard as well as an 88.29-foot by 18.00-foot main portion of the property, for a rear property line of 36.00 feet (see figure 2). The subject property is substandard in frontage for a two-family semi-detached dwelling unit in the RM zone.

The property is developed with a three-story semi-detached dwelling. The dwelling is located 52.29 feet back from the front property line facing Gibbon Street, runs along the east side property line for 12.00 feet, is 18.00 feet from the remainder of the east side property line, is on the rear property line, and shares a wall with the neighboring property at 110 Gibbon Street. 108 Gibbon Street is located within the boundaries of the locally designated Old and Historic Alexandria District.

The property received several variances in 1968. A side yard setback variance was granted to allow for a 0.00 feet east side setback, a reduction of the then-required 8.00 feet, which allowed for the front 12.00 feet of the dwelling to be located on the east side property line. A rear setback variance was granted to allow for a 0.00 feet rear setback, a reduction of the then-required one-half of the building height or 8.00 feet (whichever was greater). The variance also limited the allowed floor area ratio for this property to 1.02, which is less than the currently allowed 1.5 in the RM zone. The property has an 18-foot by 44.50-foot pedestrian easement on the front of the property.



Figure 1: Subject Property

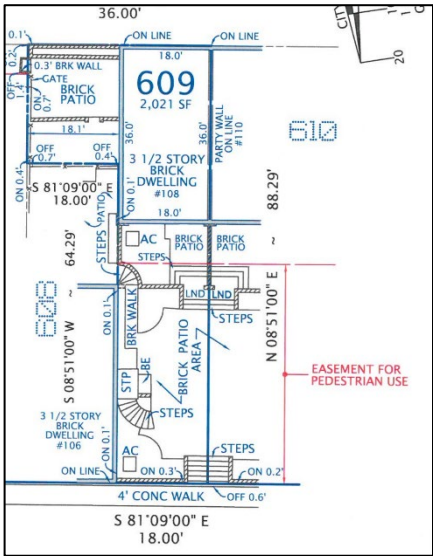


Figure 2: Subject Property Plat

The following table provide zoning analysis of the subject property.

RM	Required/Permitted	Existing	Proposed
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Lot Area	1,452sq. ft.	2,021 sq. ft.	2,021 sq. ft.
Lot Frontage	25.00 ft.	18.00 ft.	18.00 ft.
Front Yard setback	0 ft.	52.29 ft.	52.29 ft.
Side Yard (East)	5.00 ft.	0 ft.*	0 ft. *
Side Yard (West)	0.00 ft.	0.0 ft.	0.0 ft.
Rear Yard	18.17 ft. min. 1:2	0 ft*	0 ft.*
Floor Area Ratio (FAR)	2,061 sq. ft. (1.02)*	1,856 sq. ft. *	1,938 sq. ft.*
Height	35 ft	33.33 ft.	36.83 ft.
Open Space	707 sq. ft. (35%)	1,161 sq. ft.	1,161 sq. ft.

*Side setbacks, rear setbacks, and FAR approved by BZA1087

III. Description

As shown in figures 3 and 4, the proposed dormer extends 30.00 feet across the east roofline, 4.75 feet from the rear property line and 2.00 feet from the front of the dwelling. The dormer includes two enclosed bump-outs, one 11.00 feet in width and the other 5.00 feet in width, and a covered porch that is 14.00 feet in width.

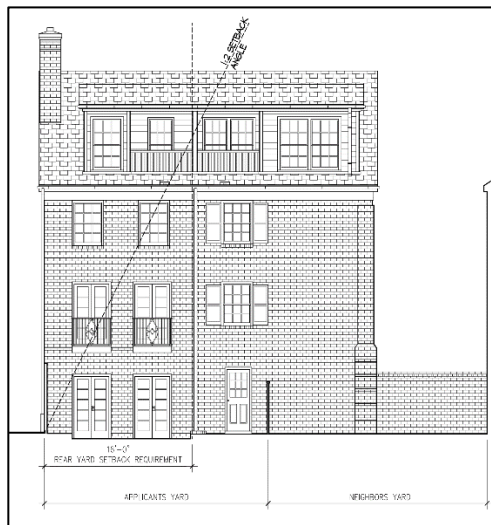


Figure 3- East Side Elevation

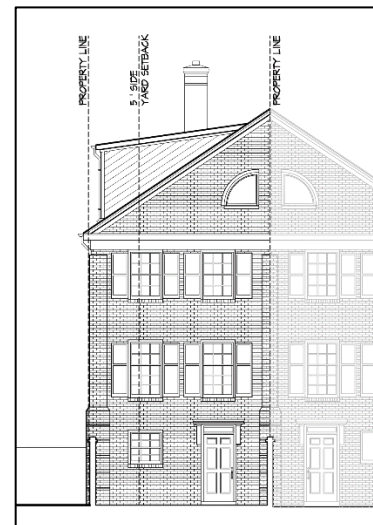


Figure 4- North Front Elevation

IV. Noncomplying Structure/ Substandard Lot

The existing building at 108 Gibbon a substandard lot with respect to the following:

	<u>Required</u>	<u>Existing</u>	<u>Noncompliance</u>
Lot Frontage	25.00 ft	18.00 ft	7.00 ft

V. Master Plan/Zoning

The subject property is zoned RM, townhouse, has been so zoned since 1968, and is identified in the Old Town Small Area Plan for residential use. The property is within the Old and Historic Alexandria District.

VI. Requested Variance:

Per Ordinance § 2-154(A), the height of a building with a gable roof is measured from average finished grade to the midpoint of the eaves and ridge, regardless of orientation of the gable to the street. Based on this measurement, the existing height of the building is 33.33 feet. Per Ordinance § 2-154(D), height for dormers is measured to the midpoint between the dormer's eave and ridge. Within the historic districts, if the height of the dormer's midpoint is taller than the height of the building, the dormer's height is the height of the building. The proposed dormer has a height of 36.83 feet, which increases the overall height by 3.50 feet (see figure 6). However, the top of the ridge, which at 39.33 feet is the highest point of the building, will not change.

Per Ordinance § 3-1106(D), the maximum permitted height of a structure in the RM zone is 35.00 feet, provided however that the maximum height may be increased to an amount not to exceed 45.00 feet if the ridge line of the roof is parallel to the street and the slope of the roof is compatible with neighboring buildings. Because the ridge line is not parallel to Gibbon Street, it is not eligible to go to 45.00 feet. The applicant is requesting a variance to allow for the height of 36.83 feet, 1.83 feet taller than allowed for structures that do not have ridge lines facing the street.

The existing height of 33.33 feet means the existing required rear setback should be 16.67 feet, but BZA1087 approved the existing 0.00-foot setback. Based on the proposed height of 36.33 feet, the required rear setback is 18.17 feet, for an increased required setback of 1.50 feet. 13.25 feet of the proposed dormer falls within this required rear setback (see #1 in figure 5). The applicant is requesting a variance for total relief from the rear yard setback.

The required side yard setback is 5.00 feet, but BZA1087 approved the existing 0.00-foot setback along the front 12.00 feet of the dwelling (see #2 in figure 5 and #4 in figure 6). The applicant is requesting a variance for total relief from the side yard setback for the 5.00-foot by 12.00-foot portion of the proposed dormer that increases the height within the required east side yard setback.

Even if the proposed dormer was not increasing the overall height of the building, only the portion in green labeled #3 in figure 5 would be allowed to be constructed by-right. The portions of the proposed dormer shown in red in figures 5 and 6 would still need variances for the rear and side yard setbacks, as § 11-1107 states that any expansion within an area that has already received a variance requires an additional variance.

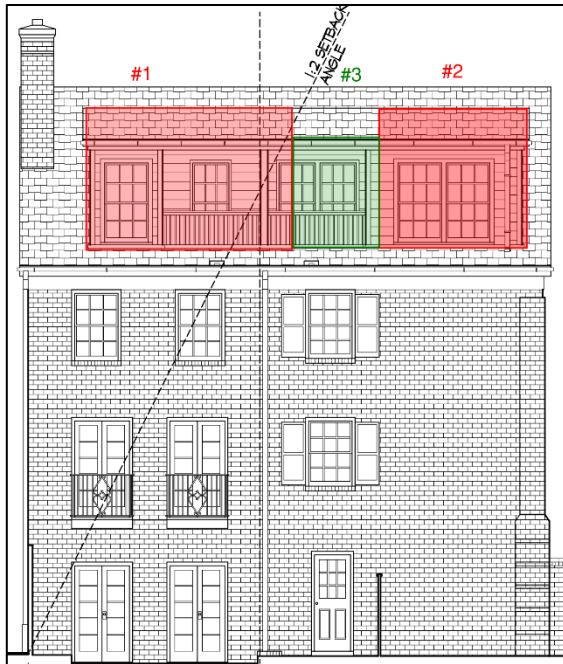


Figure 5-East Side Elevation

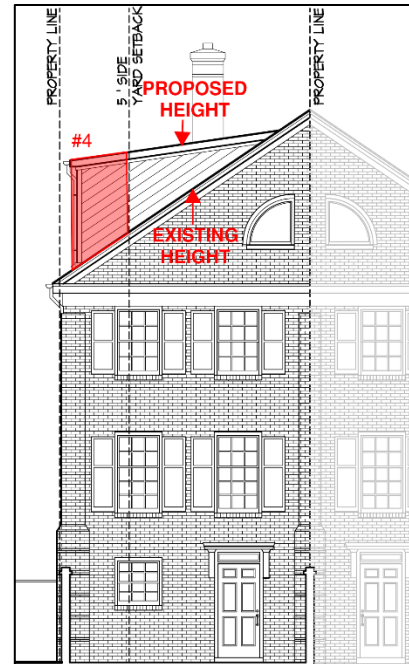


Figure 6- North Front Elevation

VII. Applicant's Justification for Variance

The applicant states that they are unable to add space to their house in any other way because of the restrictive FAR and setbacks due to the unique site restrictions and lot shape. "The hardship is unique to the property. The semi-detached structure (108 and 100 Gibbon Street) is the only one on the block set back all the way to the rear property line, thereby located mid-block. The property is restricted by it being placed upon the south and west property lines. It is also bounded by the east property line for approximately 1/3 the length of the house. The northern half of the property is restricted by a large easement for pedestrian use. The remaining ten units in the original development are townhouses which do not share the same setback and height limitations."

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 dormer is a reasonable deviation as it would minimally alter the size, area, and height of the existing residence. The dormer would be within the existing structure's footprint. The height of the structure would increase, however, the physical height of the structure (see figure 6) would not.

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

the property.

The strict application of the Zoning Ordinance's rear and side setbacks would unreasonably restrict the utilization of the property, as the lot is substandard in lot frontage by 7.00 feet, has an odd lot shape, and has a front 44.50-foot pedestrian easement. The height restriction also would unreasonably restrict the property, as the RM zone allows a maximum height of 45 feet dependent on the location of the ridge line. § 3-1106(D) states that structures can exceed the zone height limit of 35 feet and may extend to 45 feet in height if the ridge line is parallel to the street. This regulation was added because the front building line in the RM should be the front lot line, and structures over 35 feet with a ridge line perpendicular to the street would seem overly large and bulky. Since the goal of this regulation was to allow up to 45.00-foot gable roofs that would not seem excessively tall along the street, staff believes the spirit of the regulation still stands, as this structure is 52.29 feet away from the street, the proposed dormer would not be excessively taller than the surrounding properties, and it is below the 45-foot maximum height.

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

The need for the variance to address these exact issues is not known to be shared by any other property except for 110 Gibbon. The need for a variance for a rear setback to accommodate a dormer could be shared by some properties that are closer to their rear property lines than the current ordinance allows, but the need for a variance for the side yard setback to accommodate a portion of an addition is not generally shared by other properties because of the unique shape of the lot. The need for a variance to increase the building height to accommodate a dormer would be shared by any structure in the RM zone over 35 feet that has a ridge line perpendicular to the street it fronts, however, properties with ridge lines perpendicular to the street that are also pushed back more than 50 feet from the front lot line are rare.

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

Because of the 1968 variances, the existing building is already in both the rear and side yard required setbacks. Because the proposed portions of the dormer in the required yards are minimal, and because the height in the RM zone is allowed in some cases to extend to 45 feet, the requested variances are 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 two-family semi-detached 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's rear and side setbacks would unreasonably restrict the utilization of the property, as the lot is substandard in lot frontage by 7.00 feet, has an odd shape, and has a front 44.50-foot pedestrian easement. The height restriction also would unreasonably restrict the property, as the RM zone allows a maximum height of 45 feet dependent on the location of the ridge line. § 3-1106(D) states that structures can exceed the zone height limit of 35 feet and may extend to 45 feet in height if the ridge line parallel to the street. This was added because the front building line in the RM should be the front lot line, and structures over 35 feet with a ridge line perpendicular to the street would seem overly large and bulky. Since the goal of this regulation was to allow up to 45.00-foot gable roofs that would not seem excessively tall along the street, staff believes the spirit of the regulation still stands, as this structure is 52.29 feet away from the street, the proposed dormer would not be excessively taller than the surrounding properties, and it is below the 45-foot maximum height.

- 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 received a variance to reduce the rear and side yard setbacks in 1968 and was constructed before the current ordinance was in place.

- 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. Neither the dormer's location in the required yards nor its increased height would hinder light or air in any way that would affect the adjacent residential properties.

- 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 need for the variance to address these exact issues is not known to be shared by any other property except for 110 Gibbon. The need for a variance for a rear setback to accommodate a dormer could be shared by some properties that are closer to their rear property lines than the current ordinance allows, but the need for a variance for the side yard setback to accommodate a portion of an addition is not generally shared by other properties because of the unique shape of the lot. The need for a variance to increase the building height to accommodate a dormer would be shared by any

structure in the RM zone over 35 feet that has a ridge line perpendicular to the street it fronts, however, properties with ridge lines perpendicular to the street that are also pushed back more than 50 feet from the front lot line are rare.

- 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 as § 11-1107 states that any expansion within an area that has already received a variance requires an additional variance. The request for an increase to the building height does not qualify for a special exception.

X. Staff Conclusion

Staff **recommends approval** of the requested variances to construct a dormer in the required side and rear yards and increase the building height.

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

- 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 The three-story, two-bay Colonial Revival style townhouse at 108 Gibbon Street was constructed in 1971 as part of the Pommander Square subdivision. The development was approved by the Board in concept on March 31, 1971, and final details were approved on May 21, 1971. The architect for the subdivision was Henry S. Sliwka, AIA, of Springfield, Virginia.
- F-3 Staff does not object to the proposed variance to construct a shed dormer at 108 Gibbon Street to facilitate the construction of a dormer and roof deck.

Transportation and Environmental Services:

CONDITIONS

- R-1 The building permit must be approved and issued prior to the issuance of any permit for demolition, if a separate demolition permit is required. (T&ES)
- R-2 Applicant shall be responsible for repairs to the adjacent city right-of-way if damaged during construction activity. (T&ES)
- R-3 No permanent structure may be constructed over any existing private and/or public utility easements. It is the responsibility of the applicant to identify any and all existing easements on the plan. (T&ES)

FINDINGS

- 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)

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)

Code Administration:

A building permit and plan review are required prior to the start of construction.

Recreation (Arborist):

This department reviewed the project and had no comments

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:

Section 3-1106-A-2-a (Side yard setback)

Section 3-1106-A-3-a (Rear yard setback)

Section 3-1106-D (Height)

PART A

1. Applicant: ☐ Owner ☐ Contract Purchaser ☒ Agent
Name Stephen W. Kulinski, Kulinski Group Architects, PC
Address 104 N. West Street
Alexandria, VA 22314
Daytime Phone (703) 836-7243
Email Address steve@kulinskigroup.com
2. Property Location 108 Gibbon Street
3. Assessment Map # 081.01 Block 02 Lot 61 Zone RM
4. Legal Property Owner Name Benedict and Carol Capuco
Address 108 Gibbon Street
Alexandria, VA 22314

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 ten 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.Benedict and Carol Capuco	108 Gibbon Street Alexandria, VA 22314	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 108 Gibbon Street (address), unless the entity is a corporation or partnership, in which case identify each owner of more than ten 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.Benedict and Carol Capuco	108 Gibbon Street Alexandria, VA 22314	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 (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.Benedict and Carol Capuco	None	None
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:

The property owners would like to add a shed dormer onto the existing roof for the purposes of increasing the head height in the attic. This will allow them to create an office space to be used while working at home during the pandemic. The shed dormer will also provide shelter for a roof top balcony to accompany the office. Being able to more easily access the outdoors will have health benefits, both mental and physical, for the end user.

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.~~

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

If granted, the variance will allow the ability to create functional and useable space for “work from home” commitments. The hardship is the inability to add additional space available under the Floor Area Ratio due to unique site restrictions.

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 hardship is unique to the property. The semi-detached structure (108 & 110 Gibbon Street) is the only one on the block set back all of the way to the rear property line, thereby located mid-block. The property is restricted by it being placed upon the South and West property lines. It is also partially bounded by the East property line for approximately 1/3 the length of the house. The Northern half of the property is restricted by a large easement for pedestrian use.

The remaining ten units in the original development are townhomes which do not share the same setback and height limitations. The first floor (and average existing grade) of the property is located at the same level of the below grade basement floors of the townhomes. The property is built in a depressed area of the site, thus limiting the dormer height.

The 1968 Zoning variance that established this development negated the requirement for side yard setbacks on all 4 end unit townhomes.

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

No, only to the mirror image property to the West. (110 Gibbon Street)

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

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

Yes, the condition existed in 2016 when the owners purchased the property.

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?

Upon the construction of the house in 1968.

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

No, they did not create the restriction. It existed when they bought the property.

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.

No, the variance, if granted, will not impede on any view or block light and air to any adjoining property. The view to the river from the houses on Lee Street to the West will not be obstructed. The ridge of the existing roof line would conceal any new construction from those properties. Their views will not change. There also will be no change to the building footprint or any reduction in open space. Additional above grade (roof level) open space is being created.

- 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?

Property owners at 103 Pommander Walk Street, 104, 106 & 110 Gibbon Street have given their verbal support and are expected to provide written statements by the time of the hearing. Remaining property owners that are adjacent to our property will be contacted by us prior to the hearing.

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

No, our multiple conversations with Zoning staff determined that there were no other alternatives.

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.

Various alternatives have been explored by Kulinski Group Architects in the past 9 months. There are no options to expand the living space without triggering a setback or height limitation. We have intentionally chosen to block the balcony view to the south & north for the privacy considerations of 106 Gibbon and 107 & 109 Pommander Walk Street.

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

The semi-detached building (108 & 110 Gibbon Street) is located next to the two rows of townhomes in this original development. The restrictions of the Semi-detached units are more onerous than the townhomes units. This creates a hardship under the existing configuration.

The property is restricted on all sides by setbacks and easements. In order to preserve open space and avoid going beyond already established footprints, the reasonable alternative is to go upward. A simple folding of the existing roof plane is the most modest and Architecturally consistent way to approach the issue.

THE UNDERSIGNED HEREBY ATTESTS that all of the information herein provided including the site plan, building elevations, prospective drawings of the project, and written descriptive information 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: Stephen W. Kulinski Date: 11/30/2020

Signature: Stephen Kulinski

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.

*****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.



108 GIBBON STREET

1 GIBBON STREET COLLAGE
A1 SCALE: N/A



108 GIBBON STREET

2 S. UNION STREET COLLAGE
A1 SCALE: N/A

2020 © KULINSKI GROUP ARCHITECTS EXPRESSLY RESERVES ITS COMMON LAW AND OTHER PROPERTY RIGHTS IN THESE PLANS. THESE PLANS ARE NOT TO BE REPRODUCED, CHANGED, OR COPIED IN ANY FORM OR MANNER WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO ANY THIRD PARTY, WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN PERMISSION AND CONSENT OF KULINSKI GROUP ARCHITECTS

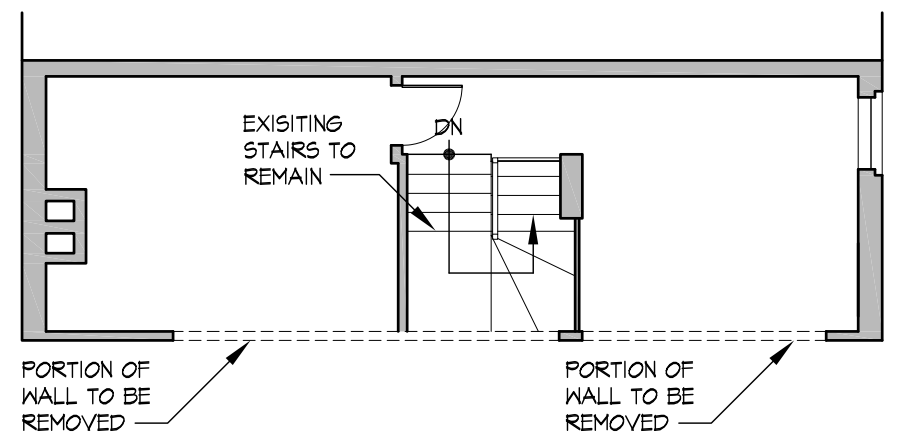


1 GIBBON STREET ENTRY COURTYARD
A2 SCALE: N/A

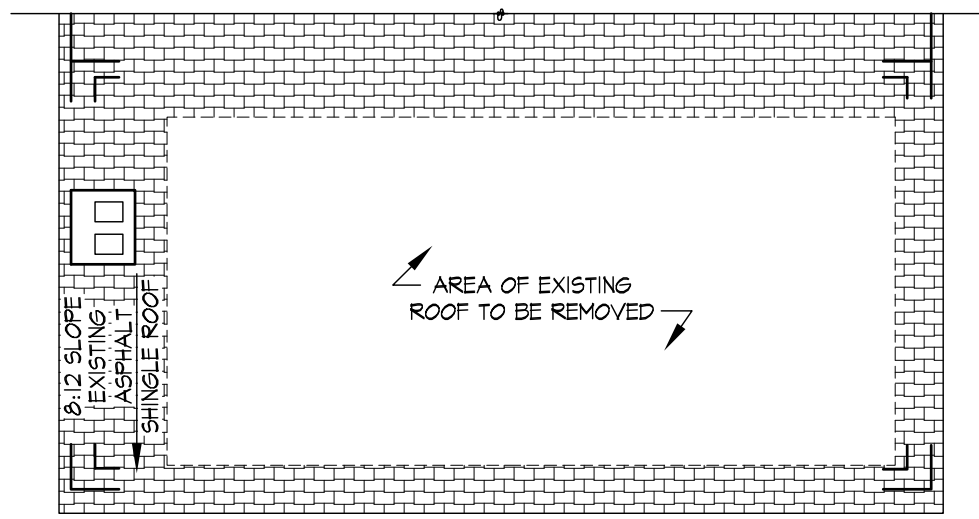


2 108 GIBBON STREET
A2 SCALE: N/A

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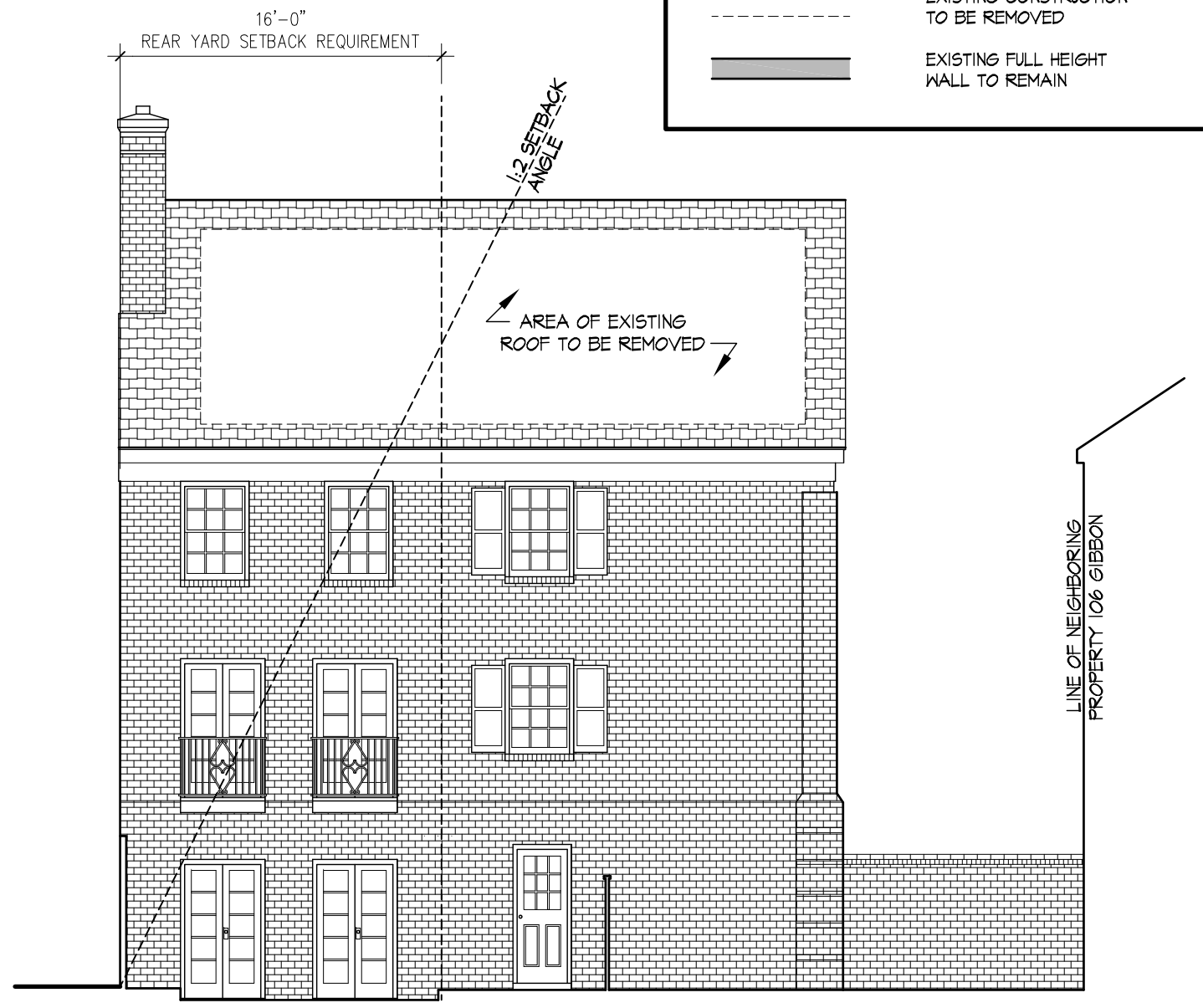


1 FOURTH FLOOR DEMOLITION PLAN
D1 SCALE: 1/8" = 1'-0"



2 ROOF DEMOLITION PLANS
D1 SCALE: 1/8" = 1'-0"

SYMBOLS LIST	
	EXISTING CONSTRUCTION TO BE REMOVED
	EXISTING FULL HEIGHT WALL TO REMAIN



3 DEMOLITION ELEVATION
D1 SCALE: 1/8" = 1'-0"

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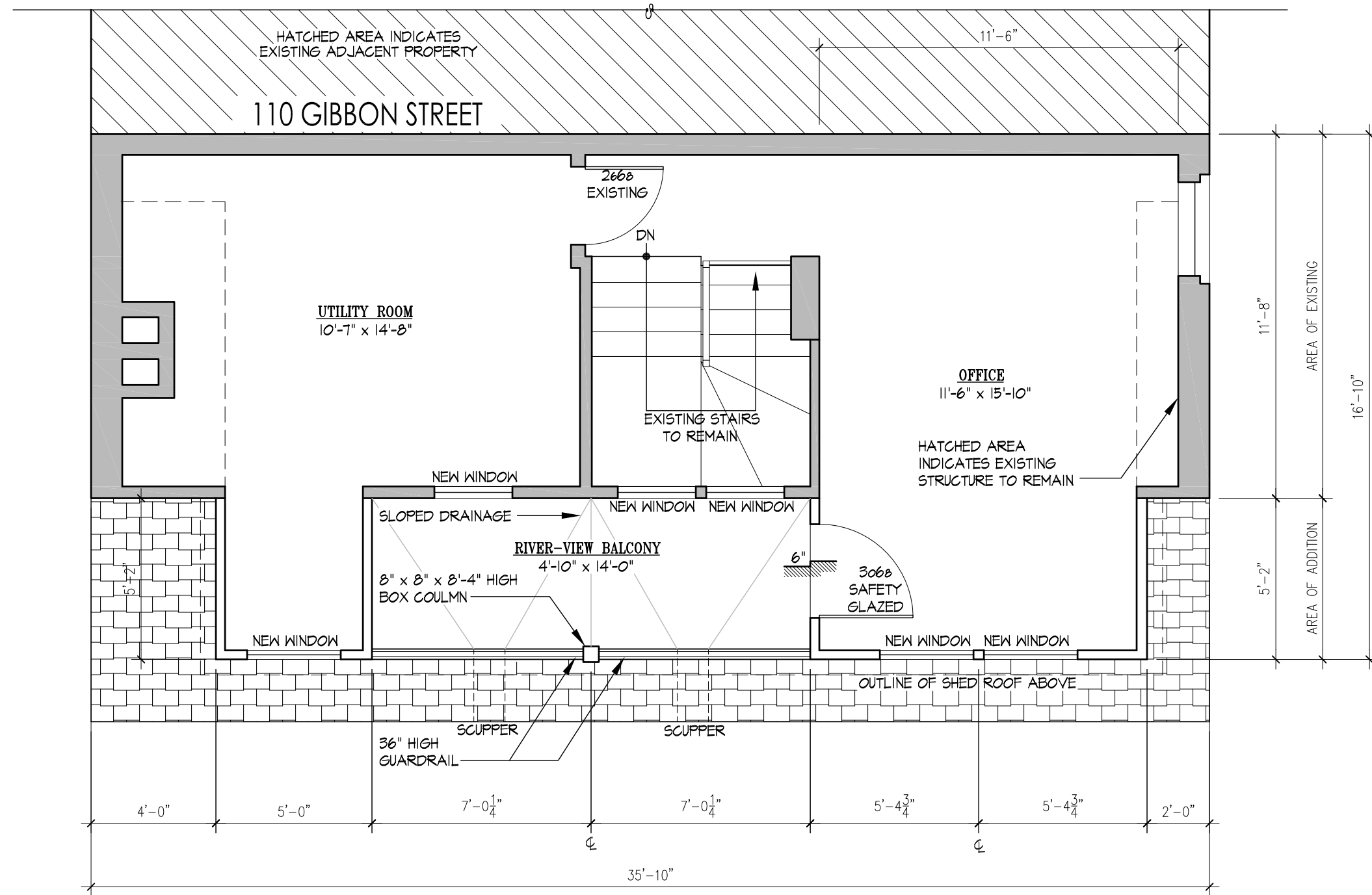


108 GIBBON STREET
315 N. ALFRED STREET ALEXANDRIA, VA 22314

DEMOLITION PLANS AND ELEVATION

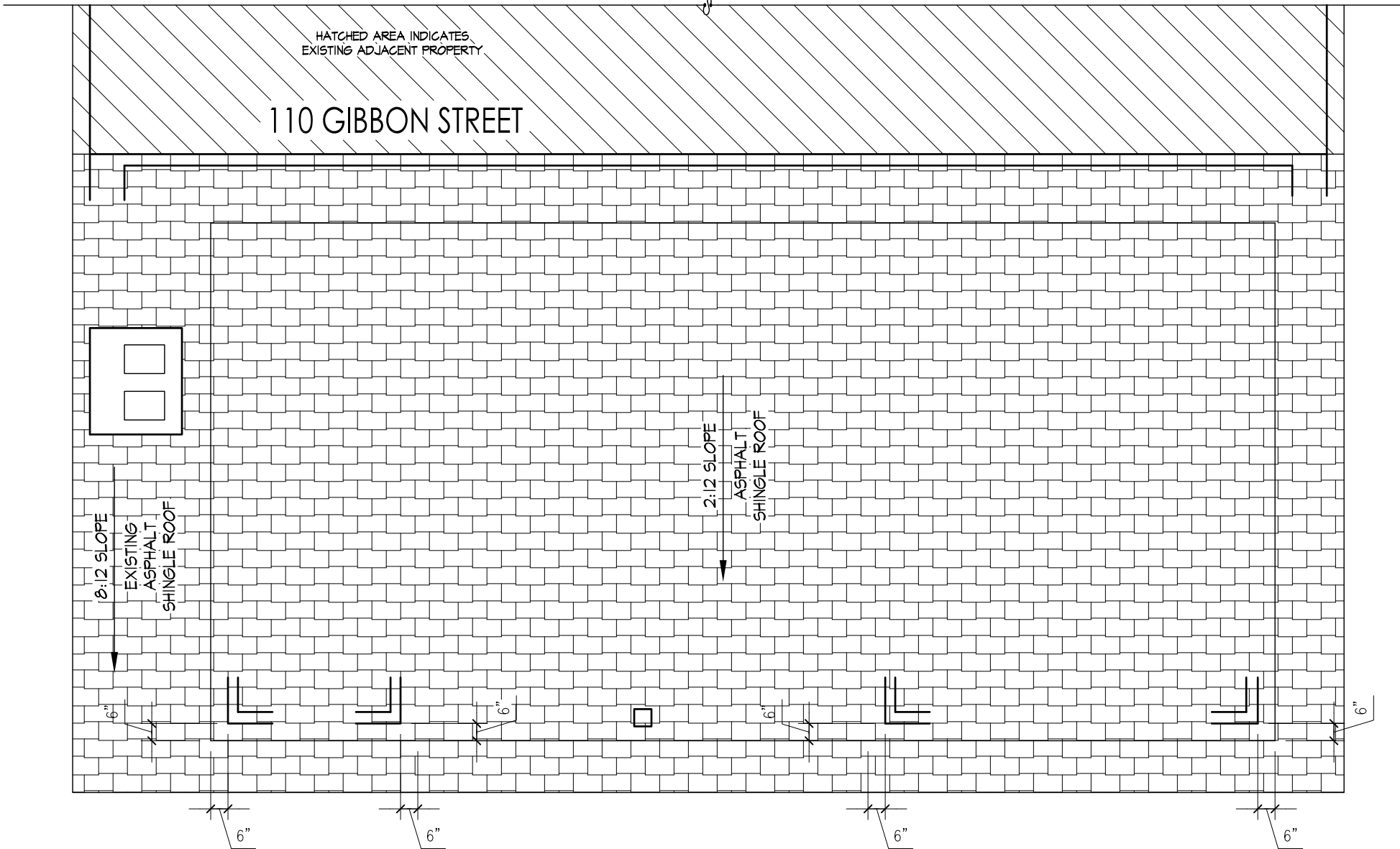
11/30/2020

D1



1 FOURTH FLOOR PLAN (NEW WORK)
A3 SCALE: 1/4" = 1'-0"

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1 ROOF PLAN (NEW WORK)
A4 SCALE: 1/4" = 1'-0"

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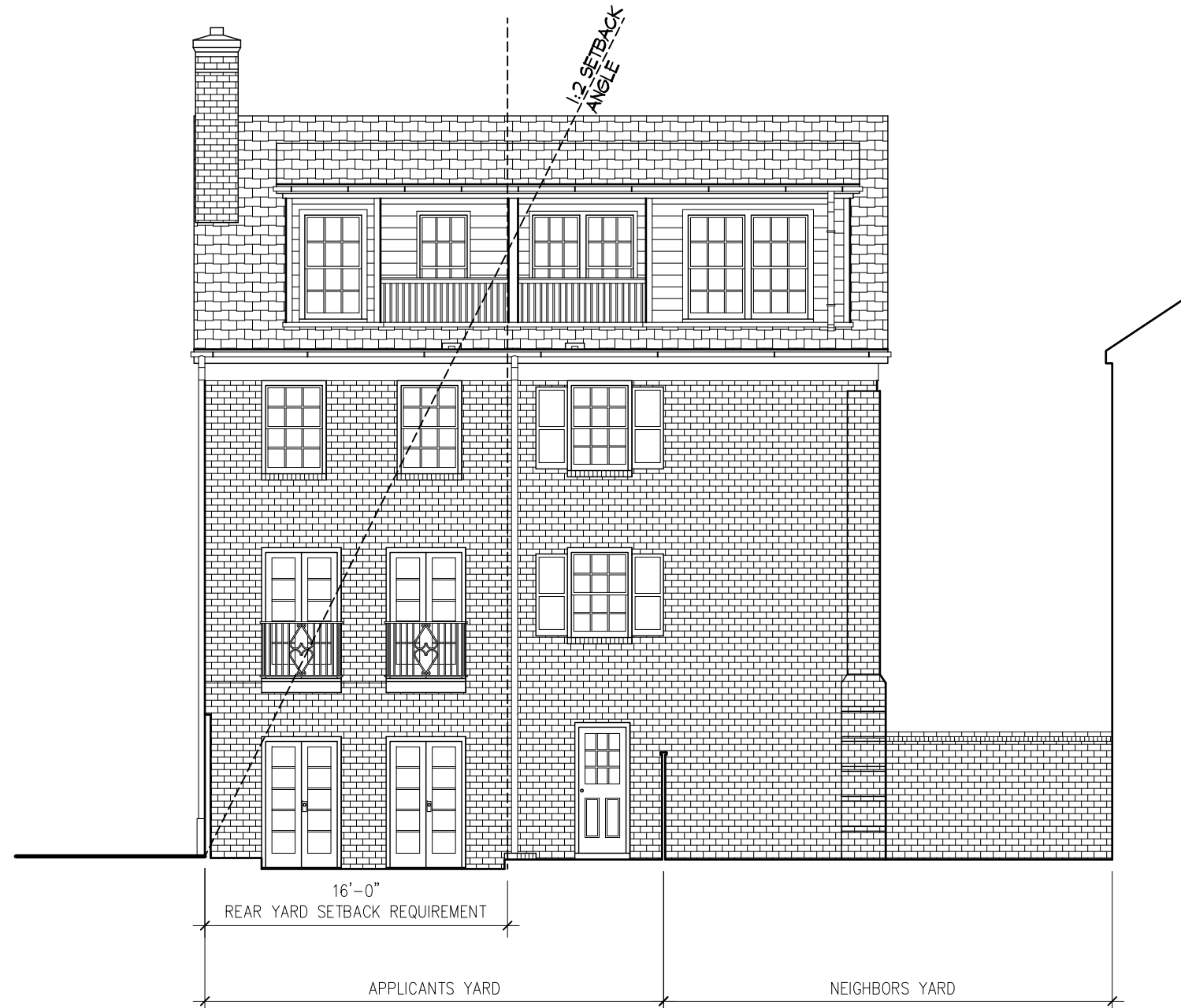


108 GIBBON STREET
315 N. ALFRED STREET ALEXANDRIA, VA 22314

ROOF PLAN (NEW WORK)

11/30/2020

A4



1 LEFT SIDE ELEVATION (NEW WORK)
A5 SCALE: 1/8" = 1'-0"

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1
A6

FRONT ELEVATION (NEW WORK)

SCALE: 1/8" = 1'-0"

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108 GIBBON STREET

315 N. ALFRED STREET ALEXANDRIA, VA 22314

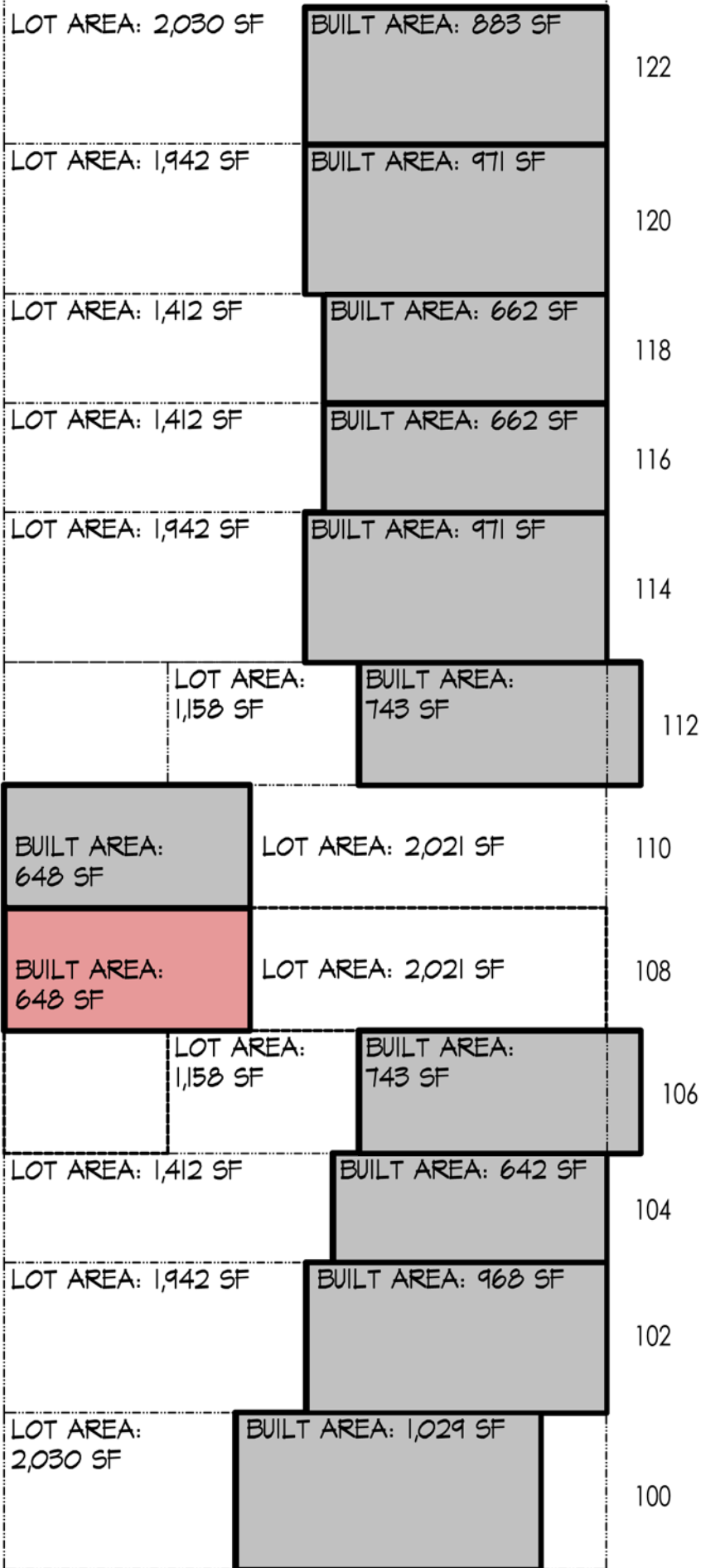
FRONT ELEVATION (NEW WORK)

11/30/2020

A6

SUBJECT PROPERTY

GIBBON STREET



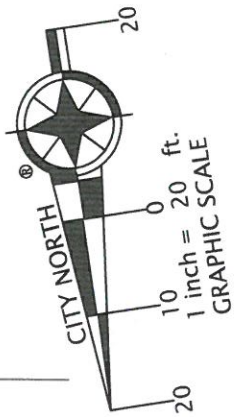
100 BLOCK OF GIBBON STREET: LOT OPEN SPACE

AVERAGE OPEN LOT AREA: 54%

SUBJECT PROPERTY LOT AREA: 68%

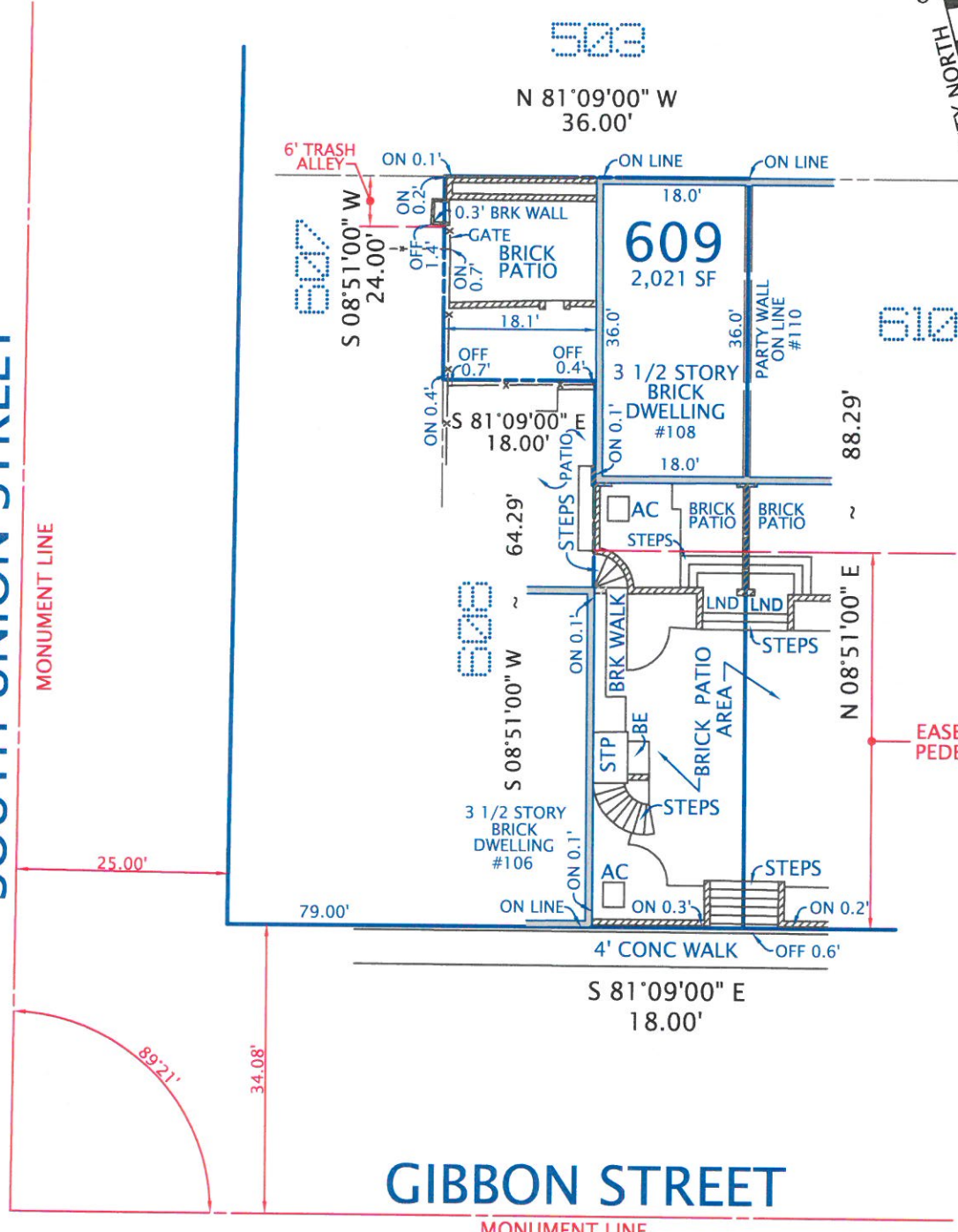


- NOTES: 1. FENCES ARE FRAME.
2. WALLS ARE 0.7' BRICK UNLESS NOTED.
3. UTILITIES ARE UNDERGROUND.



SOUTH UNION STREET

MONUMENT LINE



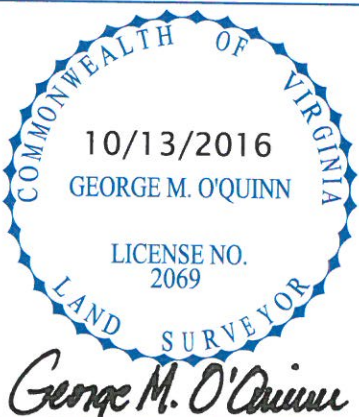
GIBBON STREET

MONUMENT LINE

PLAT
SHOWING HOUSE LOCATION ON
LOT 609
OF SUBDIVISION OF LOT 502
POMMANDER WALK
(DEED BOOK 689, PAGE 90)
CITY OF ALEXANDRIA, VIRGINIA
SCALE: 1" = 20' OCTOBER 13, 2016

I HEREBY CERTIFY THAT THE POSITIONS OF ALL THE EXISTING IMPROVEMENTS HAVE BEEN CAREFULLY ESTABLISHED BY A CURRENT FIELD SURVEY AND UNLESS SHOWN THERE ARE NO VISIBLE ENCROACHMENTS AS OF THIS DATE:

THIS PLAT IS SUBJECT TO RESTRICTIONS OF RECORD.
A TITLE REPORT WAS NOT FURNISHED.
NO CORNER MARKERS SET.



Ordered by:
Land, Carroll & Blair, Inc.
LC & B
524 King Street
Alexandria, Virginia 22314
Phone: (703) 836-1000

DOMINION Surveyors Inc.®
8808-H PEAR TREE VILLAGE COURT
ALEXANDRIA, VIRGINIA 22309
703-619-6555
FAX: 703-799-6412



Department of Planning & Zoning

Floor Area Ratio and Open Space Calculations

B

A. Property Information

A1. 108 Gibbon Street RM
 Street Address Zone

A2. 2,021.00 x 1.02 = 2,061.00
 Total Lot Area Floor Area Ratio Allowed by Zone Maximum Allowable Floor Area

B. Existing Gross Floor Area

Existing Gross Area

Basement 640.00
 First Floor 640.00
 Second Floor 640.00
 Third Floor
 Attic 418.00
 Porches
 Balcony/Deck
 Lavatory***
 Other**

Allowable Exclusions**

Basement**
 Stairways** 230.00
 Mechanical**
 Attic less than 7*** 118.00
 Porches**
 Balcony/Deck**
 Lavatory*** 134.00
 Other**
 Other**

B1. 2,338.00 Sq. Ft.
 Existing Gross Floor Area*

B2. 482.00 Sq. Ft.
 Allowable Floor Exclusions**

B3. 1,856.00 Sq. Ft.
 Existing Floor Area Minus Exclusions
 (subtract B2 from B1)

Comments for Existing Gross Floor Area

B1. **Total Gross** 2,338.00 B2. **Total Exclusions** 482.00

C. Proposed Gross Floor Area

Proposed Gross Area

Basement
 First Floor
 Second Floor
 Third Floor
 Attic 82.00
 Porches
 Balcony/Deck 72.00
 Lavatory***
 Other

Allowable Exclusions**

Basement**
 Stairways**
 Mechanical**
 Attic less than 7***
 Porches**
 Balcony/Deck** 72.00
 Lavatory***
 Other**
 Other**

C1. 154.00 Sq. Ft.
 Proposed Gross Floor Area*

C2. 72.00 Sq. Ft.
 Allowable Floor Exclusions**

C3. 82.00 Sq. Ft.
 Proposed Floor Area Minus Exclusions
 (subtract C2 from C1)

C1. **Total Gross** 154.00 C2. **Total Exclusions** 72.00

D. Total Floor Area

D1. 1,938.00 Sq. Ft.
 Total Floor Area (add B3 and C3)

D2. 2,061.00 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 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: 11/30/2020