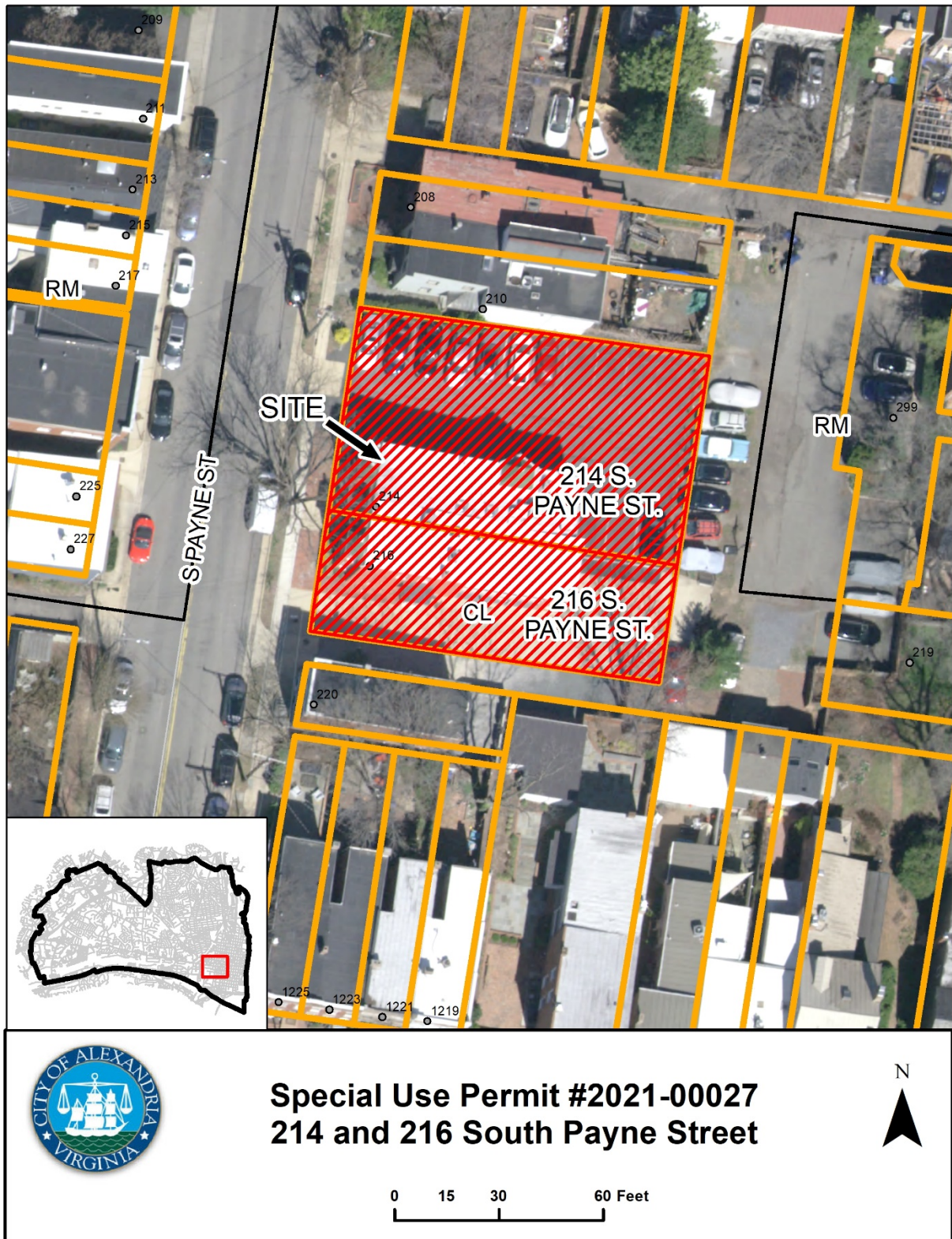


DOCKET ITEM #5
Special Use Permit #2021-00027
214 & 216 S. Payne Street

Application		General Data	
Request: Public Hearing and consideration of a request for a Special Use Permit for a parking reduction and lot modifications		Planning Commission Hearing:	June 1, 2021
		City Council Hearing:	June 19, 2021
Address: 214 & 216 S. Payne Street		Zone:	CL / Commercial Low
Applicant: 214 & 216 S. Payne LLC, represented by Mark Yoo, architect		Small Area Plan:	Old Town Small Area Plan
Staff Recommendation: APPROVAL subject to compliance with all applicable codes and ordinances and the recommended permit conditions found in Section III of this report.			
Staff Reviewers: Marlo J.W. Ford, marlo.ford@alexandriava.gov Ann Horowitz, ann.horowitz@alexandriava.gov Tony LaColla, tony.lacolla@alexandriava.gov			



PROJECT LOCATION MAP

I. DISCUSSION

The applicant, Mark Yoo, requests Special Use Permit (SUP) approval for modifications to the open space minimum requirement, the front yard setback requirements as well as a parking reduction. Proposal approval would allow for the conversion of a commercial property to a residential, two-family duplex, with units on the basement and second floors after the lots are consolidated.

SITE DESCRIPTION

The subject properties are each developed with a semi-detached commercial building unit on each lot (Figure 1). Prior to the conversion to commercial, the units were used as residential. The lots are developed with surface parking. On the lot addressed as 214 N. Payne Street, the lot contains 13 parking spaces and the lot addressed as 216 N. Payne Street has three parking spaces.

The lot addressed as 214 S. Payne Street is one lot of record with 62.75 feet of lot frontage facing South Payne Street and 62.75 feet lot frontage facing Evans Court with a depth of 100.00 feet on the north and south side yard property line. According to the Real Estate Assessment records, the lot size for this parcel is 6,275.00 square feet.



Figure 1: Subject Properties

The lot addressed as 216 S. Payne Street is one lot of record with 35.92 feet of frontage facing South Payne Street and 35.92 feet of lot frontage facing Evans Court and a depth of 100.00 feet on the north and south side yard property line. According to the Real Estate Assessment records, the lot size for this parcel is 3,592.00 square feet.

If the parking reduction and the lot modifications are approved through this SUP request, the applicant would consolidate the two lots, which would result in one lot with a frontage of 98.67 feet facing South Payne and Evans Court and a depth of 100.00 feet on the north and south side property line. The new land area would be 9,867.00 square feet.

BACKGROUND

City Real Estate records indicated that of the two-story buildings were constructed circa 1880.

On September 11, 1962, the Board of Zoning Appeals granted a variance (BZA #594) for the property at 219 and 221 S. Payne Street to allow for the construction of an addition to create an 11-unit apartment building serviced by four on-site parking spaces. The staff report indicates that 214 S. Payne Street was purchased to “provide additional and required parking for the apartment building. The BZA approval indicated that not more than seven of 11 spaces would be at 214 South Payne Street. Should the spaces become unavailable at 214 S. Payne Street, then the property at

219 and 221 S. Payne street “must apply for a Special Use Permit for a parking reduction.” In addition, there is a perpetual easement that currently exists for the seven parking spaces located at 214 S. Payne Street.

On October 23, 1979, the property at 216 S. Payne was approved for the conversion of a single-family home into two apartments through building permit #10570. Building permit #01949 was approved on October 7, 1988 to convert the building to a commercial use. Subsequently, Certificate of Occupancy #89-087 was approved on February 14, 1989 for the second floor and #89-0099 was approved on February 17, 1989 for the first-floor conversion to commercial use.

On June 5, 1986, building permit #2009 and Certificate of Occupancy #87-901 were approved to convert from a residential to a commercial use for the property addressed as 214 S. Payne Street.

PROPOSAL

The applicant, requests Special Use Permit approval for a one-space parking reduction from the four space requirement and lot modifications for a front yard setback and open space for the conversion of a commercial use to a residential, two-family duplex that includes commercial space. Because both properties were used commercially, there were no yard or open space requirements on these properties. The basement would consist of an apartment; the first floor would have a commercial use with a residential suite that has no kitchen that would be a part of the second-floor residential unit above it; and rooftop open space (Figure 2).

With the conversion of the existing buildings to a two-family duplex, the applicant is required to provide open space. In the case of the subject properties, as a consolidated lot the total lot area would be 9,867.00 square feet. To meet the 40 percent open space requirement, the lot would have to provide 3,946.80 square feet of open space. The applicant is proposing 2,595.00 square feet which equates to 26.30 percent open space. The SUP application provides that 2,220 square feet of open space would be placed where seven parking spaces exist toward the rear of 214 S. Patrick Street and 375 square feet would be on a portion of the rooftop (Figure 3).

The front yard requirement is 20.00 feet as the apartment on the second floor is aligned with the first-floor commercial use where the closest wall sits 5.10 feet from the front property line. Because the existing structure has a non-complying front plan, a front yard modification of 14.90 feet is required.

Although the applicant’s SUP submission notes a front porch addition that encroaches into the public right-of-way, the encroachment will be reviewed separately as ENC #2021-00002 with Planning Commission review on June 24 and City Council review on July 6.



Figure 2: Proposed Layout

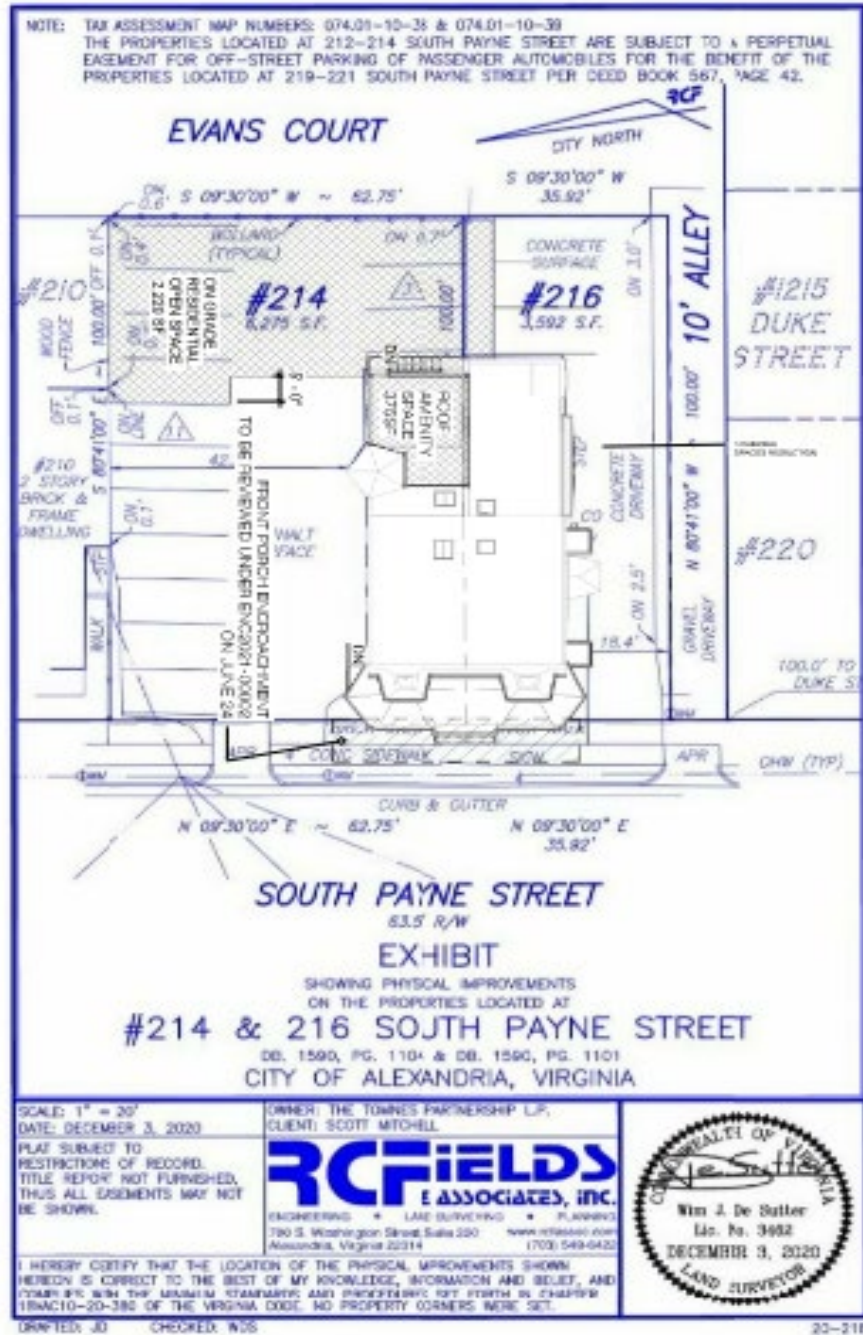


Figure 3: Ground level and Roof Top Open Space

Color Key for Figures 2 and 3

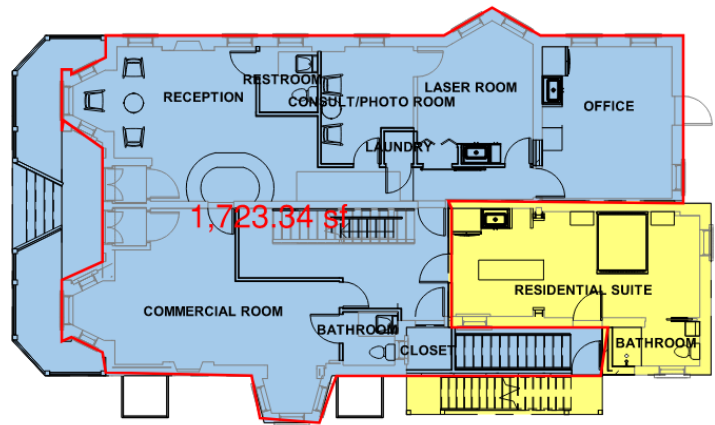
	Residential
	Commercial
	Roof top Open space
	Ground Level Open Space

PARKING

There are currently 14 parking spaces on the lot addressed as 214 S. Payne Street and three located at 216 S. Payne Street for a total parking arrangement of 17 spaces. There are three parking considerations to be addressed on the site: (1) seven associated parking spaces granted in BZA #594 for 219 and 221 South Payne Street, which are not available for the proposed uses at 214 and 216 S. Payne Street; (2) parking for the first floor 1,723 square foot commercial space; and (3) parking for the residential units on the basement and second floors.

The second component is for the commercial use. For the commercial portion, of the property that will be on the first floor, the applicant proposes approximately 1,723 square feet of space for a by-right retail or personal service use. As the site is located in the Central Business District, retail and personal service uses do not have a parking requirement, pursuant to Section 8-300(B) of the Zoning Ordinance.

Lastly, off-street parking for the residential portion of the site is calculated based on a two-family dwelling. Section 8-200 (A)(1) requires two parking spaces per dwelling unit or four parking spaces for the residential uses, resulting in a total of four parking spaces for all uses on the lot.



2 USES - Main Level
A103 1" = 20'-0"

Figure 3: Commercial Layout

Of the 17 spaces on both lots, the applicant proposes removing seven parking spaces at the rear of 214 S. Payne Street to create open space and seven parking spaces are dedicated to the apartment building across the street, leaving three parking spaces for the applicant's use. With a four-space parking requirement, the applicant requires a one space parking reduction.

ZONING

The subject property is zoned CL/Commercial Low and it is located in the Old and Historic District. Table 1 indicates the Zoning Ordinance requirements for the area regulations under Section 4-105(B) and bulk regulations under Section 4-106 for a two-family duplex dwelling.

The CL zone, under Section 4-106(A)(2)(b), requires that 40 percent of the lot be used as open space. Section 4-106 (A)(2)(b) indicates that "landscaped roofs fully open to the sky" may be deemed open space if it is determined that the roof top open space functions in the same manner as the ground level open space.

Table 1 – Zoning Analysis

	Requirement for Residential Use	214 Payne	216 Payne	New Proposal Requirements for Two-Family Duplex	Provided /Proposed
Lot Area	2,500 sq. ft.	6,275 sq. ft.	3,592 sq. ft.	5,000 sq. ft.*	9,867 sq. ft.
Lot Width	37.5 Ft	62.75 Ft	35.92 Ft.	50.0 Ft.	98.67 Ft.
Lot Frontage	37.5 Ft.	62.75 Ft	35.92 Ft.	50.0 Ft.	98.67 Ft.
Front Yard	20.00 feet (minimum)	N/A**	N/A**	20.00 feet	5.10 feet
Side Yard	8.00 Ft. 1:3 height to setback ratio Ft.	N/A**	N/A**	8.00 Ft. 1:3 height to setback	18.4 Ft. (South) 42.2 Ft. (North)
Rear Yard	8.00 Ft. 1:1 height to setback	N/A**	N/A**	8.00 Ft. 1:1 height to setback	22:00 Ft.
Open Space	40% of lot	N/A**	N/A**	3,946.80 sq. ft 40%	2,595.00 sq. ft. 26.30%
Net Floor Area	0.75 Floor Area Ratio (FAR)	Maximum 4706.25 sq. ft. (.75)	Maximum 2,694.00 sq. ft. (.75)	Maximum 3,750 sq. ft. (.75)	4,162.96 sq. ft. (.42)
Height	35.00 feet	30.21 feet	30.21 feet	No change	30.21 feet

* 2,500.00 square feet is required for each unit.

**Property was used as commercial. No yard or open space requirement per Section 4-106(A)(1).

MASTER PLAN DESIGNATION

The proposed two-family duplex use is consistent with the Old Town Small Area plan which designates uses for the area. The plan indicates that the predominate use for the West side of the 200 Block of S. Payne are dwelling units. It further indicates that the CL zoning would “assure that there will be a mix of uses in the area.”

II. STAFF ANALYSIS

Staff supports the applicant’s proposal to develop this property as a two-family duplex, the predominate and original use. Although the proposal will maintain an element of commercial use, the residential use would be compatible with the existing block that currently has residential uses on both sides of the block. Overall, the proposal is consistent with the Old Town Small Area

Plan because the residential and commercial uses are compatible uses within the Small Area Plan as permitted uses in the CL, Commercial Low zone.

Staff finds that the request for the subject property to convert to a residential, two-family duplex with a first-floor commercial unit represents a reasonable request and is emblematic of a current trend to revert buildings, more recently used for commercial, to their original residential use. The modification of 14.90 feet is reasonable as the historic structure reflects the construction characteristics of the time, built with a front setback compatible with adjacent historic buildings and well before the CL zone requirements were established in 1992. A front setback of 20 feet would look out of place on this block containing buildings which are contemporaries of 214 and 216 S. Patrick Street.

The open space reduction request is also reasonable given that dwellings were originally constructed with less open space than the CL zone now requires. For example, the historic properties at 208 S. Payne Street and 220 S. Payne Street provide approximately 32% and 21% respectively of open space, relatively consistent with the SUP request.

Staff finds the one-space parking reduction to be also reasonable. Three parking spaces for two residential properties is consistent with previous approvals proximate to mass transit options. The site is approximately five blocks from the King Street metro, close to BikeShare stations, and two blocks from King Street and one block from Duke Street, where DASH and Metro bus lines run regularly.

Staff found that the proposal to convert from commercial use to a two-family duplex with commercial space would be compatible with the established neighborhood character, consistent with the Old Town Small Area Plan and accommodate the market trend of commercial to residential reversions.

III. RECOMMENDED CONDITIONS

Staff recommends **approval** subject to compliance with all applicable with all applicable codes and ordinances and the following conditions:

1. The open space shall not be reduced to less than 26.30 % of the lot area. (P&Z)
2. The parking spaces shall be clearly delineated from the adjacent open space. (P&Z)
3. Exterior power washing of the building shall not be completed using any kind of detergents. (T&ES)
4. Trash and garbage shall be stored inside or in sealed containers that do not allow odors to escape, invasion by animals, or leaking. No trash or debris shall be allowed to accumulate outside of those containers. Outdoor containers shall be maintained to the satisfaction of the Directors of P&Z and T&ES, including replacing damaged lids and repairing/replacing damaged dumpsters. (P&Z) (T&ES)

5. No vehicles associated with this project shall be permitted to idle for more than 10 minutes when parked. (T&ES)

STAFF: Marlo J.W. Ford, AICP, Urban Planner, Department of Planning and Zoning
Ann Horowitz, Principal Planner, Department of Planning and Zoning
Tony LaColla, AICP, Division Chief, Department of Planning

Staff Note: In accordance with section 11-506(c) of the Zoning Ordinance, construction or operation shall be commenced and diligently and substantially pursued within 36 months of the date of granting of a special use permit by City Council or the special use permit shall become void.

IV. CITY DEPARTMENT COMMENTS

Legend: C - code requirement R - recommendation S - suggestion F - finding

Transportation & Environmental Services:

- F-1 The applicant should provide a determination of disturbed area per City Guidelines to T&ES prior to submitting for permits. If the land disturbance meets or exceeds 2500 square feet, a released grading plan will be required prior to submitting for permits. (T&ES)
- F-2 Any encroachments shall be approved under a separate encroachment ordinance. (T&ES)
- R-1 Exterior power washing of the building shall not be completed using any kind of detergents. (T&ES)
- R-2 Trash and garbage shall be stored inside or in sealed containers that do not allow odors to escape, invasion by animals, or leaking. No trash or debris shall be allowed to accumulate outside of those containers. Outdoor containers shall be maintained to the satisfaction of the Directors of P&Z and T&ES, including replacing damaged lids and repairing/replacing damaged dumpsters. (P&Z) (T&ES)
- R-3 No vehicles associated with this project shall be permitted to idle for more than 10 minutes when parked.
- 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). In order to comply with this code requirement, the applicant shall provide a completed Recycling Implementation Plan (RIP) Form within 60 days of SUP approval. Contact the City's Recycling Program Coordinator at (703) 746-4410, or via e-mail at commercialrecycling@alexandriava.gov, for information about completing this form. (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 Section 5-1-42- Collection by Private collectors. (c) Time of collection. Solid waste shall be collected from all premises not serviced by the city at least once each week. No collections may be made between the hours of 11:00 p.m. and 7:00 a.m. (6:00 a.m. from May 1, through September 30) if the collection area is less than 500 feet from a residential area. (T&ES)

Code Enforcement:

- C-1 A building code plan review is required for proposed change of use.
- C-2 Accessible features will need to be identified on plans. This will need to include accessible parking spaces and routes.

Recreation, Parks and Cultural Activities/Arborist:

No comments

Police Department:

No comments received by this department

Fire Department:

No comments



APPLICATION

SPECIAL USE PERMIT

SPECIAL USE PERMIT # _____

PROPERTY LOCATION: _____

TAX MAP REFERENCE: _____ **ZONE:** _____

APPLICANT:

Name: _____

Address: _____

PROPOSED USE: _____

SUP - Requested for a front yard modification, parking reduction and open space reduction.

THE UNDERSIGNED, hereby applies for a Special Use Permit in accordance with the provisions of Article XI, Section 4-11-500 of the 1992 Zoning Ordinance of the City of Alexandria, Virginia.

THE UNDERSIGNED, having obtained permission from the property owner, hereby grants permission to the City of Alexandria staff and Commission Members to visit, inspect, and photograph the building premises, land etc., connected with the application.

THE UNDERSIGNED, having obtained permission from the property owner, hereby grants permission to the City of Alexandria to post placard notice on the property for which this application is requested, pursuant to Article IV, Section 4-1404(D)(7) of the 1992 Zoning Ordinance of the City of Alexandria, Virginia.

THE UNDERSIGNED, hereby attests that all of the information herein provided and specifically including all surveys, drawings, etc., required to be furnished by the applicant are true, correct and accurate to the best of their knowledge and belief. The applicant is hereby notified that any written materials, drawings or illustrations submitted in support of this application and any specific oral representations made to the Director of Planning and Zoning on this application will be binding on the applicant unless those materials or representations are clearly stated to be non-binding or illustrative of general plans and intentions, subject to substantial revision, pursuant to Article XI, Section 11-207(A)(10), of the 1992 Zoning Ordinance of the City of Alexandria, Virginia.

Print Name of Applicant or Agent

Mark R. Goo

Signature

Date

Mailing/Street Address

Telephone #

Fax #

City and State

Zip Code

Email address

PROPERTY OWNER'S AUTHORIZATION

As the property owner of _____, I hereby
(Property Address)
grant the applicant authorization to apply for the _____ use as
(use)
described in this application.

Name: _____

Please Print

Phone 801-310-3700

Address: _____

Email: _____

Signature:  _____

Date: 3/19/2021

- 1.** Floor Plan and Plot Plan. As a part of this application, the applicant is required to submit a floor plan and plot or site plan with the parking layout of the proposed use. The SUP application checklist lists the requirements of the floor and site plans. The Planning Director may waive requirements for plan submission upon receipt of a written request which adequately justifies a waiver.

☐ **Required floor plan and plot/site plan attached.**

☐ **Requesting a waiver. See attached written request.**

- 2.** The applicant is the (check one):

☐ Owner

☐ Contract Purchaser

☐ Lessee or

☐ Other: _____ of the subject property.

State the name, address and percent of ownership of any person or entity owning an interest in the applicant or owner, unless the entity is a corporation or partnership, in which case identify each owner of more than three percent.

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.	3214 N University Ave Ste 700, Provo UT 84604	

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.		
2.		
3.		

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

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

_____	_____	<i>Mark R. Goo</i>
Date	Printed Name	Signature

USE CHARACTERISTICS

4. The proposed special use permit request is for (*check one*):

- ☐ a new use requiring a special use permit,
☐ an expansion or change to an existing use without a special use permit,
☐ an expansion or change to an existing use with a special use permit,
☐ other. Please describe: _____

5. Please describe the capacity of the proposed use:

A. How many patrons, clients, pupils and other such users do you expect?

5 persons/hour max at peak times.

B. How many employees, staff and other personnel do you expect?
Specify time period (i.e., day, hour, or shift).

NA

6. Please describe the proposed hours and days of operation of the proposed use:

Day:

Hours:

7. Please describe any potential noise emanating from the proposed use.

A. Describe the noise levels anticipated from all mechanical equipment and patrons.

B. How will the noise be controlled?

- 8.** Describe any potential odors emanating from the proposed use and plans to control them:

- 9.** Please provide information regarding trash and litter generated by the use.

- A. What type of trash and garbage will be generated by the use? (i.e. office paper, food wrappers)

- B. How much trash and garbage will be generated by the use? (i.e. # of bags or pounds per day or per week)
NA

- C. How often will trash be collected?

NA

- D. How will you prevent littering on the property, streets and nearby properties?

NA

- 10.** Will any hazardous materials, as defined by the state or federal government, be handled, stored, or generated on the property?

☐ Yes. ☐ No.

If yes, provide the name, monthly quantity, and specific disposal method below:

- 11.** Will any organic compounds, for example paint, ink, lacquer thinner, or cleaning or degreasing solvent, be handled, stored, or generated on the property?

☐ Yes. ☐ No.

If yes, provide the name, monthly quantity, and specific disposal method below:

- 12.** What methods are proposed to ensure the safety of nearby residents, employees and patrons?

ALCOHOL SALES

13.

- A. Will the proposed use include the sale of beer, wine, or mixed drinks?

☐ Yes ☐ No

If yes, describe existing (if applicable) and proposed alcohol sales below, including if the ABC license will include on-premises and/or off-premises sales.

PARKING AND ACCESS REQUIREMENTS

14. A. How many parking spaces of each type are provided for the proposed use:

_____ Standard spaces
_____ Compact spaces
_____ Handicapped accessible spaces.
_____ Other.

<p>Planning and Zoning Staff Only</p> <p>Required number of spaces for use per Zoning Ordinance Section 8-200A _____</p> <p>Does the application meet the requirement? [] Yes [] No</p>

- B. Where is required parking located? (*check one*)

[] on-site
[] off-site

If the required parking will be located off-site, where will it be located?

PLEASE NOTE: Pursuant to Section 8-200 (C) of the Zoning Ordinance, commercial and industrial uses may provide off-site parking within 500 feet of the proposed use, provided that the off-site parking is located on land zoned for commercial or industrial uses. All other uses must provide parking on-site, except that off-street parking may be provided within 300 feet of the use with a special use permit.

- C. If a reduction in the required parking is requested, pursuant to Section 8-100 (A) (4) or (5) of the Zoning Ordinance, complete the PARKING REDUCTION SUPPLEMENTAL APPLICATION.

[] Parking reduction requested; see attached supplemental form

15. Please provide information regarding loading and unloading facilities for the use:

- A. How many loading spaces are available for the use? _____

<p>Planning and Zoning Staff Only</p> <p>Required number of loading spaces for use per Zoning Ordinance Section 8-200 _____</p> <p>Does the application meet the requirement? [] Yes [] No</p>
--

- B. Where are off-street loading facilities located? _____

- C. During what hours of the day do you expect loading/unloading operations to occur?

- D. How frequently are loading/unloading operations expected to occur, per day or per week, as appropriate?

- 16.** Is street access to the subject property adequate or are any street improvements, such as a new turning lane, necessary to minimize impacts on traffic flow?

SITE CHARACTERISTICS

- 17.** Will the proposed uses be located in an existing building? ☐ Yes ☐ No
Do you propose to construct an addition to the building? ☐ Yes ☐ No
How large will the addition be? _____ square feet.

- 18.** What will the total area occupied by the proposed use be?
_____ sq. ft. (existing) + _____ sq. ft. (addition if any) = _____ sq. ft. (total)

- 19.** The proposed use is located in: *(check one)*
☐ a stand alone building
☐ a house located in a residential zone
☐ a warehouse
☐ a shopping center. Please provide name of the center: _____
☐ an office building. Please provide name of the building: _____
☐ other. Please describe: _____

End of Application



APPLICATION - SUPPLEMENTAL

PARKING REDUCTION

Supplemental information to be completed by applicants requesting special use permit approval of a reduction in the required parking pursuant to section 8-100(A)(4) or (5).

1. Describe the requested parking reduction. (e.g. number of spaces, stacked parking, size, off-site location)

2. Provide a statement of justification for the proposed parking reduction.

3. Why is it not feasible to provide the required parking?

4. Will the proposed reduction reduce the number of available parking spaces below the number of existing parking spaces?

_____ Yes. _____ No.

5. If the requested reduction is for more than five parking spaces, the applicant must submit a *Parking Management Plan* which identifies the location and number of parking spaces both on-site and off-site, the availability of on-street parking, any proposed methods of mitigating negative affects of the parking reduction.

6. The applicant must also demonstrate that the reduction in parking will not have a negative impact on the surrounding neighborhood.



Department of Planning and Zoning

Floor Area Ratio and Open Space Calculations

as of 12/20/18

B

A. Property Information

A1. Street Address Zone

A2. x =

Total Lot Area Floor Area Ratio Allowed by Zone Maximum Allowable Floor Area

B. Existing Gross Floor Area

<u>Existing Gross Area</u>		<u>Allowable Exclusions**</u>		
Basement	<input type="text"/>	Basement**	<input type="text"/>	B1. <input type="text"/> Sq. Ft.
First Floor	<input type="text"/>	Stairways**	<input type="text"/>	Existing Gross Floor Area*
Second Floor	<input type="text"/>	Mechanical**	<input type="text"/>	B2. <input type="text"/> Sq. Ft.
Third Floor	<input type="text"/>	Attic less than 7'***	<input type="text"/>	Allowable Floor Exclusions**
Attic	<input type="text"/>	Porches**	<input type="text"/>	B3. <input type="text"/> Sq. Ft.
Porches	<input type="text"/>	Balcony/Deck**	<input type="text"/>	Existing Floor Area Minus Exclusions
Balcony/Deck	<input type="text"/>	Lavatory***	<input type="text"/>	(subtract B2 from B1)
Lavatory***	<input type="text"/>	Other**	<input type="text"/>	Comments for Existing Gross Floor Area
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.
First Floor	<input type="text"/>	Stairways**	<input type="text"/>	Proposed Gross Floor Area*
Second Floor	<input type="text"/>	Mechanical**	<input type="text"/>	C2. <input type="text"/> Sq. Ft.
Third Floor	<input type="text"/>	Attic less than 7'***	<input type="text"/>	Allowable Floor Exclusions**
Attic	<input type="text"/>	Porches**	<input type="text"/>	C3. <input type="text"/> Sq. Ft.
Porches	<input type="text"/>	Balcony/Deck**	<input type="text"/>	Proposed Floor Area Minus Exclusions
Balcony/Deck	<input type="text"/>	Lavatory***	<input type="text"/>	(subtract C2 from C1)
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

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.

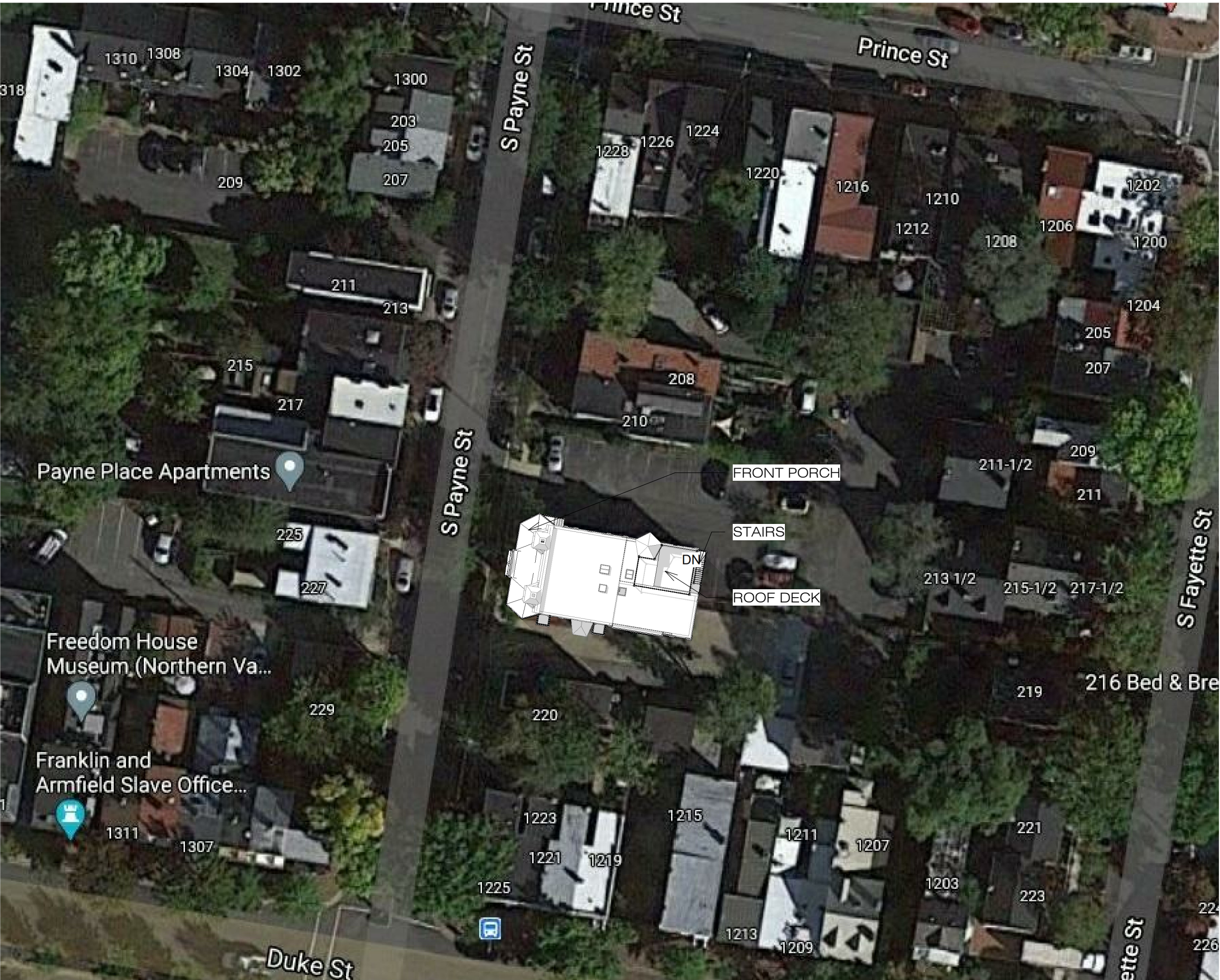
** Refer to the Zoning Ordinance (Section 2-145(B)) and consult with Zoning Staff for information regarding allowable exclusions. Sections may also be required for some exclusions.

***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.

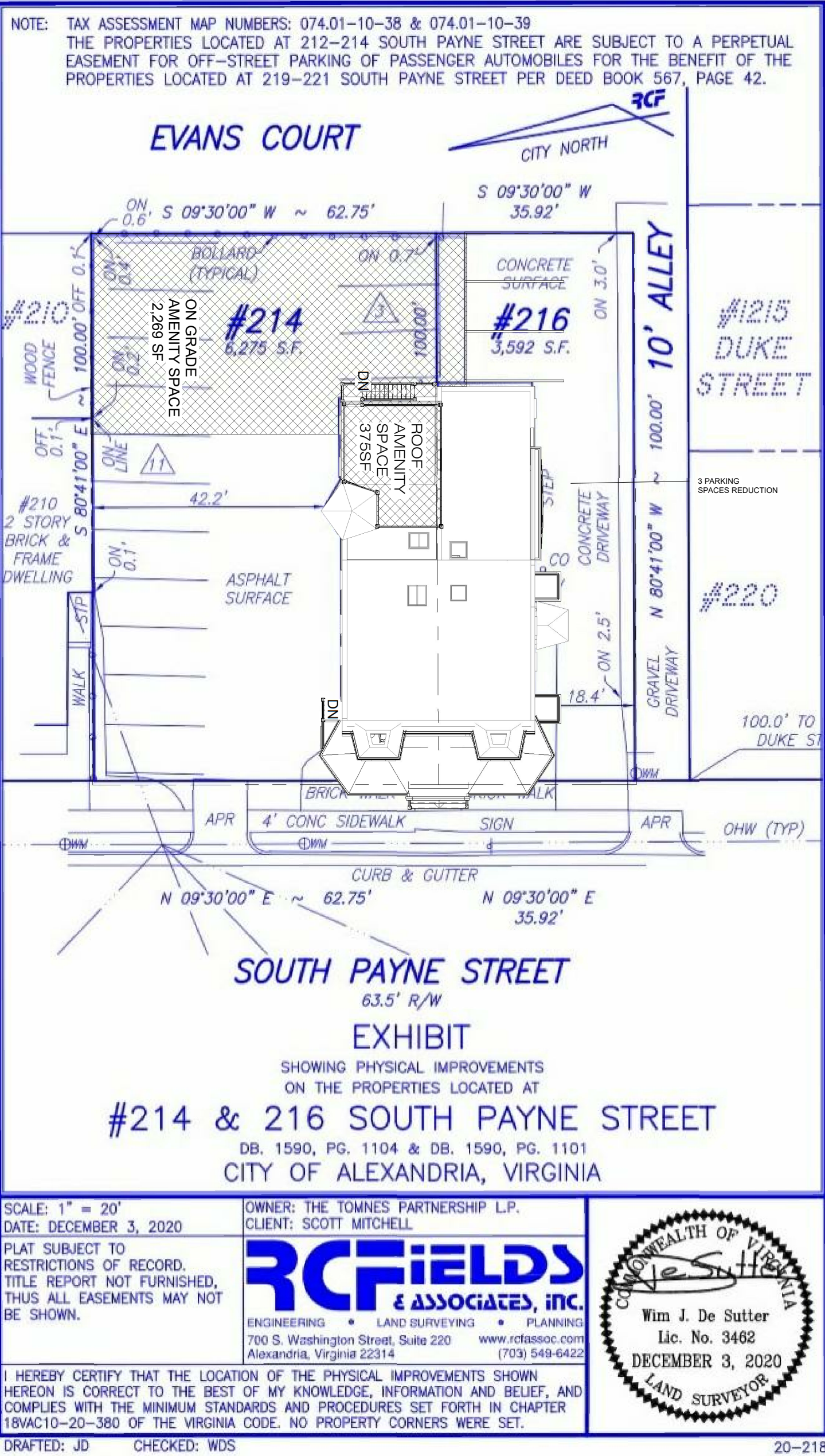
Signature: Mark R. Goo

Date: _____

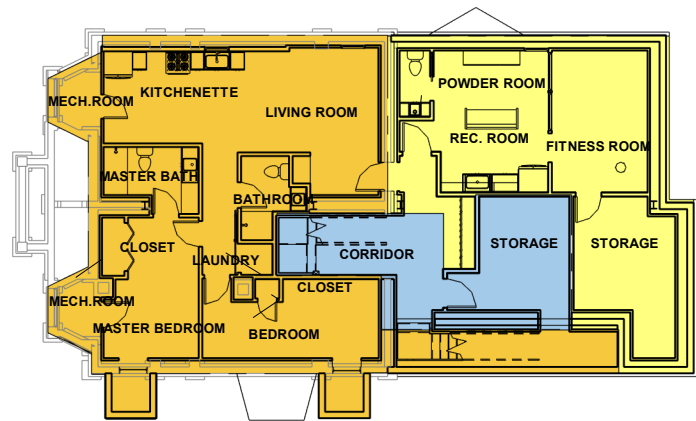


1 Site Context
A101 1" = 40'-0"

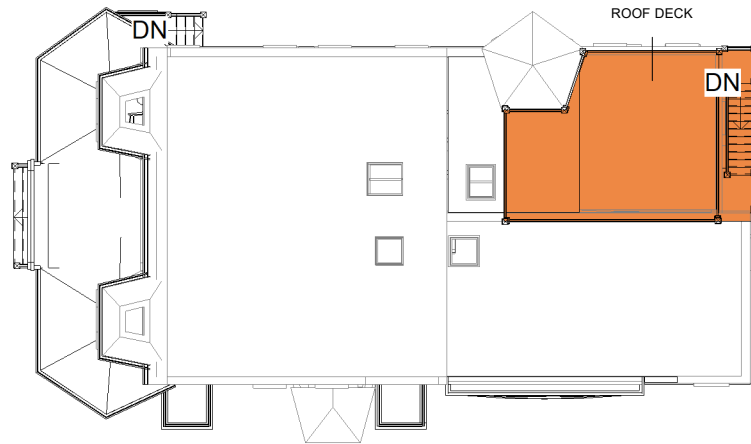
ISSUE:	Project	214 & 216 S Payne St Alexandria VA 22314	Mark R. Yoo Architect 2215 Henry Street, Alexandria, VA 22314 PH. 202.251.3235 FX.571.3512357 mark@markyooarchitect.com	SEAL	1" = 40'-0"	DATE OF PRINTING
SHEET No.	Drawing Title	Site Context				
A101						APRIL 14, 2021



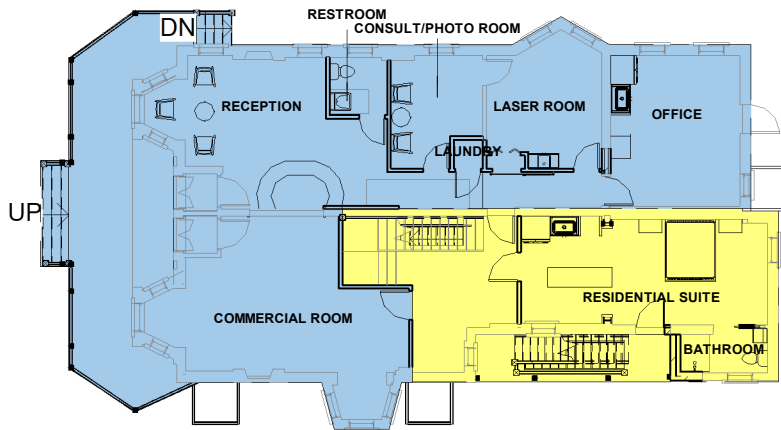
ISSUE:	Project	214 & 216 S Payne St Alexandria VA 22314	Mark R. Yoo Architect	SEAL	
SHEET No.	Drawing Title	A102	Site Survey	221 S Henry Street, Alexandria, VA 22314 PH. 202.251.3235 FX.571.3512357 mark@markyooarchitect.com	1" = 20'-0"
					DATE OF PRINTING APRIL 14, 2021



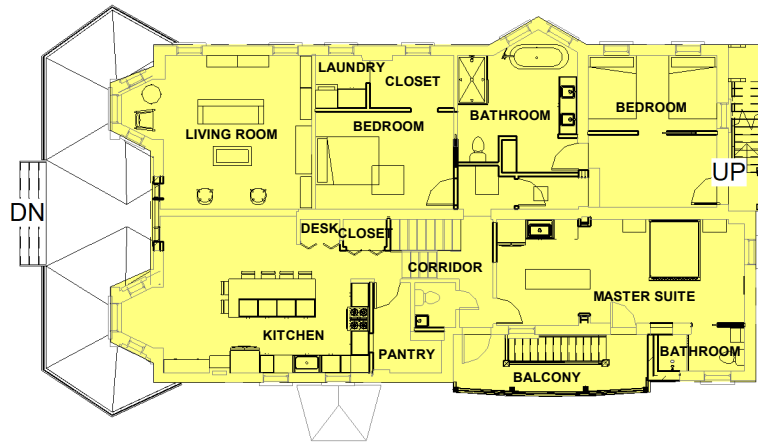
1 USES - Basement
A103 1" = 20'-0"



5 USES- Roof Level
A103 1" = 20'-0"



2 USES - Main Level
A103 1" = 20'-0"

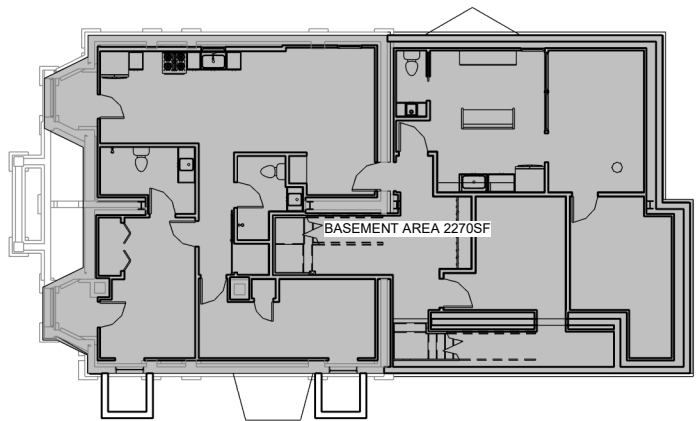


3 USES - Second Level
A103 1" = 20'-0"

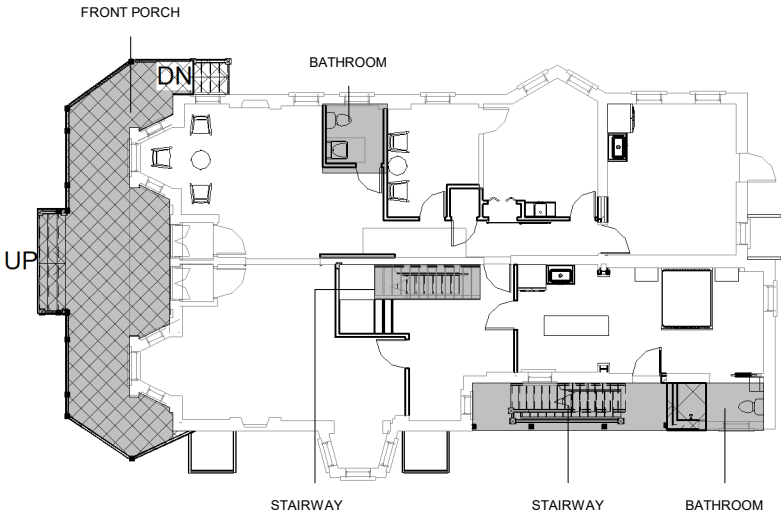
USES LEGEND:

- RESIDENTIAL 1
- RESIDENTIAL 2
- RESIDENTIAL OPEN SPACE
- COMMERCIAL

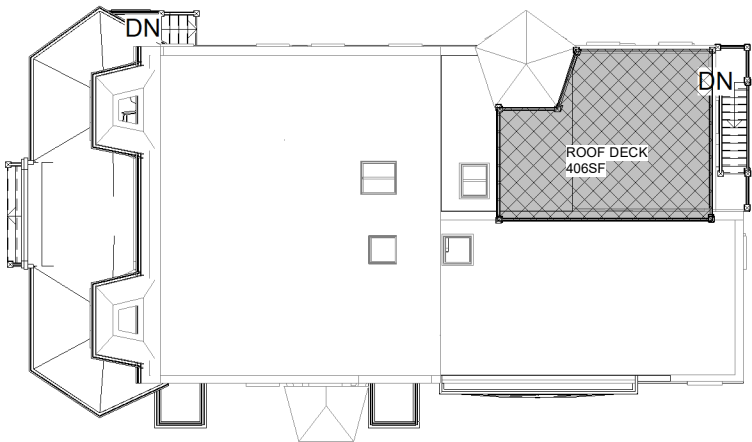
ISSUE:	Project	214 & 216 S Payne St Alexandria VA 22314	Seal	<div>1" = 20'-0"</div>	
			DATE OF PRINTING		APRIL 14, 2021
SHEET No.	Drawing Title				
A103					



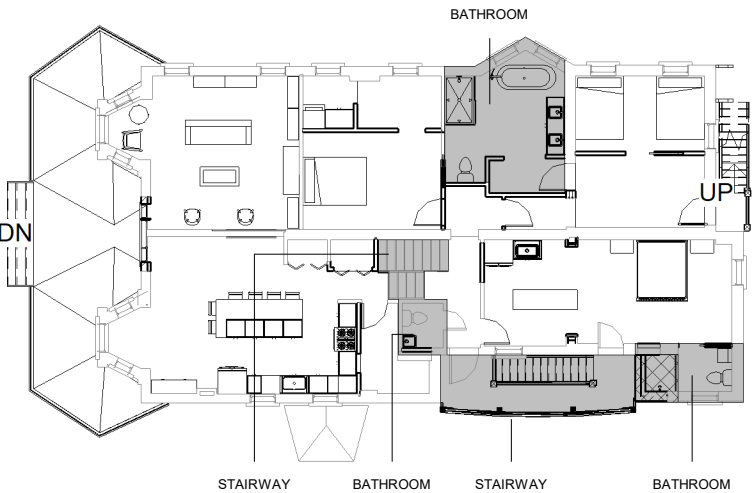
1 FAR - Basement
A104 1" = 20'-0"



2 FAR - Main Level
A104 1" = 20'-0"



3 FAR - Roof Level
A104 1" = 20'-0"



4 FAR - Second Level
A104 1" = 20'-0"

FAR AREA LEGEND

- Additional Gross Floor Area
- FAR Exclusion

ALLOWABLE AREA	
Site Area	9,867
FAR .75 Allowable Non-Residential per 4-106 Special Use	

EXISTING AREA		
Gross Floor Area		Allowable Exclusions
Basement	1,173.00	1,173.00
Main Level	2,153.00	-
Second Level	2,116.00	-
Porch	62.00	62.00
Lavatory	166.58	166.58
Stairways	-	432.96
TOTAL	5,670.58	1,834.54

PROPOSED AREA		
Gross Floor Area		Allowable Exclusions
Basement	1,097.00	1,097.00
Main Level	141.22	-
Second Level	98.94	-
Porch	198.39	198.39
Balcony/Deck	406.00	406.00
Lavatory	83.42	83.42
TOTAL	2,024.97	1,698.05
Proposed Floor Area Minus Exclusions		326.92

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Architect

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214 & 216 S Payne St
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FAR Plans

SHEET No.

A104

APRIL 14, 2021

DATE OF PRINTING

1" = 20'-0"

SEAL

Project

Drawing Title

ISSUE:

REMOVE WINDOWS REMOVE RAILINGS REMOVE CONCRETE STAIR



1 Existing - Front Elevation
A105 1/16" = 1'-0"

REMOVE STAIRWAY



2 Existing - East Elevation
A105 1/16" = 1'-0"

Roof Level
19' - 3"

Second Level
11' - 1"

Main Level
0"



EXISTING FRONT WINDOWS



EXISTING FRONT PORCH



EXISTING STAIRWAY



3 Existing - Rear Elevation
A105 1/16" = 1'-0"



4 Existing - West Elevation
A105 1/16" = 1'-0"

Roof Level
19' - 3"

Second Level
11' - 1"

Main Level
0"

REMOVE CONCRETE STAIR



FRONT ELEVATION



REAR ELEVATION



EAST ELEVATION



WEST ELEVATION

Mark R. Yoo
Architect

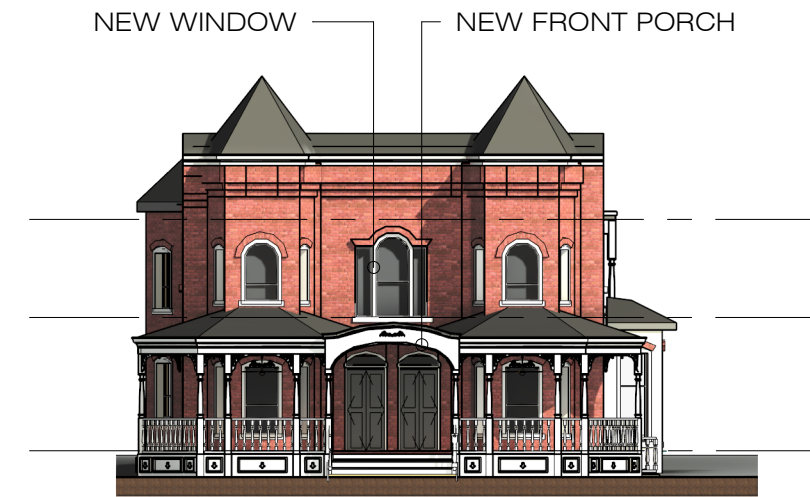
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Alexandria VA 22314

Elevations

APRIL 14, 2021

1/16" = 1'-0"



1 Proposed - Front Elevation
A106 1/16" = 1'-0"



2 Proposed - East Elevation
A106 1/16" = 1'-0"



3 Proposed - Rear Elevation
A106 1/16" = 1'-0"



4 Proposed - West Elevation
A106 1/16" = 1'-0"

ISSUE:	SHEET No. A106	Project 214 & 216 S Payne St Alexandria VA 22314	Drawing Title Elevations	SEAL Mark R. Yoo Architect 221 S Henry Street, Alexandria, VA 22314 PH: 202.251.3235 FX: 571.351.2357 mark@markyooarchitect.com	1/16" = 1'-0"	DATE OF PRINTING APRIL 14, 2021



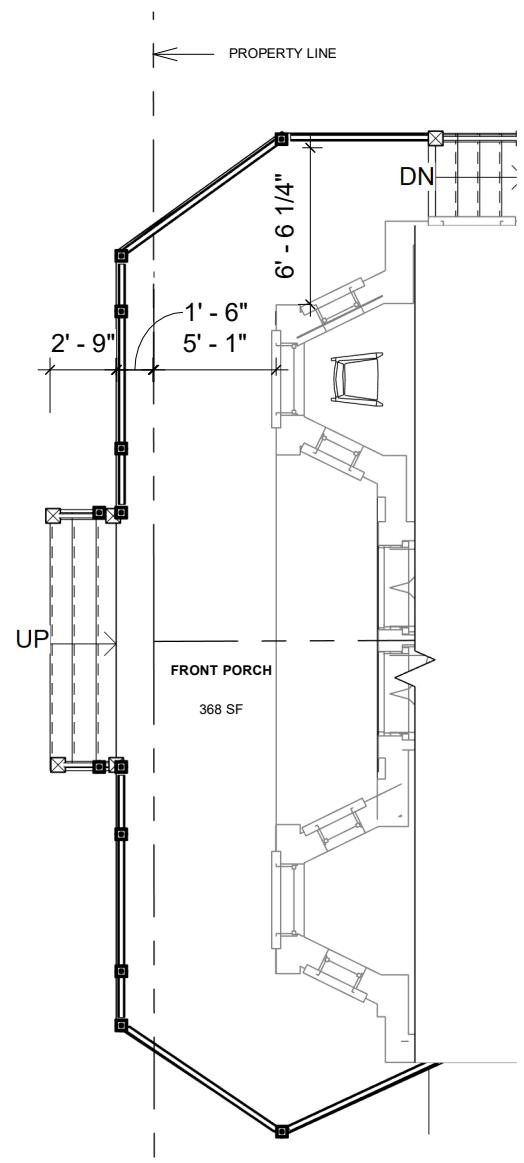
1 Block Elevation
A107 1 : 300

ISSUE:	Project	214 & 216 S Payne St Alexandria VA 22314	SEAL	1 : 300	DATE OF PRINTING
SHEET No. A107	Drawing Title	Block Elevation	Mark R. Yoo Architect	221 S Henry Street, Alexandria, VA 22314 PH: 202.251.3235 FX 571.351.2357 mark@markyooarchitect.com	APRIL 14, 2021



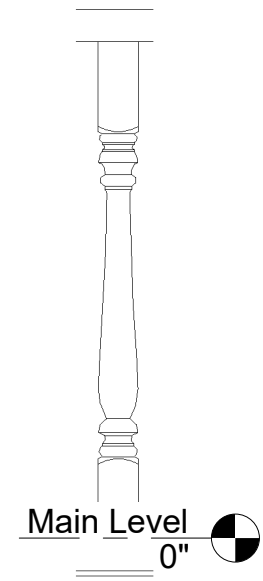
1 Front Porch Elevation
A108 1/8" = 1'-0"

4 A108 5 A108 2 A108 8 A108 3 A108 6 A108

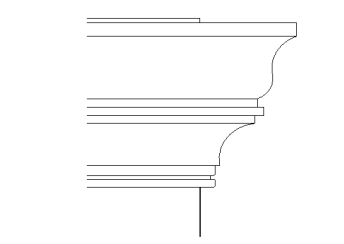


7 Main Level - Front Porch
A108 1/8" = 1'-0"

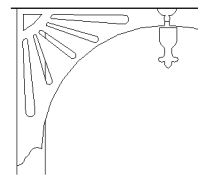
- MATERIAL PALLETTE:
- GREY COMPOSITE DECK
 - GREY ZINC STANDING SEAM ROOF
 - EXISTING BRICK
 - WHITE PAINT



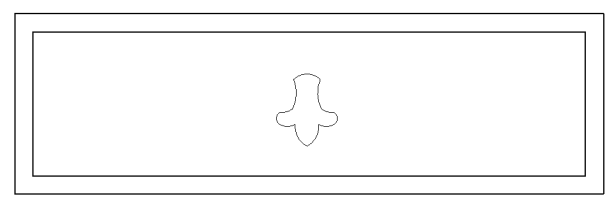
2 Baluster Detail
1" = 1'-0"



6 Fascia Typ. Detail
1" = 1'-0"



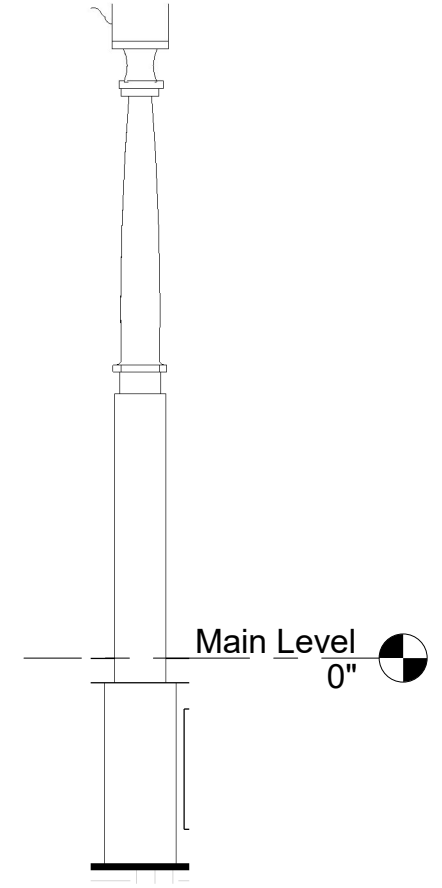
4 Bracket Typ. Detail
3/4" = 1'-0"



8 Ornament Typ. Detail
3/4" = 1'-0"



5 Gable Wall Typ. Detail
3/4" = 1'-0"



3 Column Detail
1/2" = 1'-0"

ISSUE:	Project	214 & 216 S Payne St Alexandria VA 22314	Mark R. Yoo Architect	SEAL	
SHEET No.	Drawing Title	Porch Details	221 S Henry Street, Alexandria, VA 22314 PH: 202.251.3235 FX.571.3512357 mark@markyooarchitect.com		
A108					

