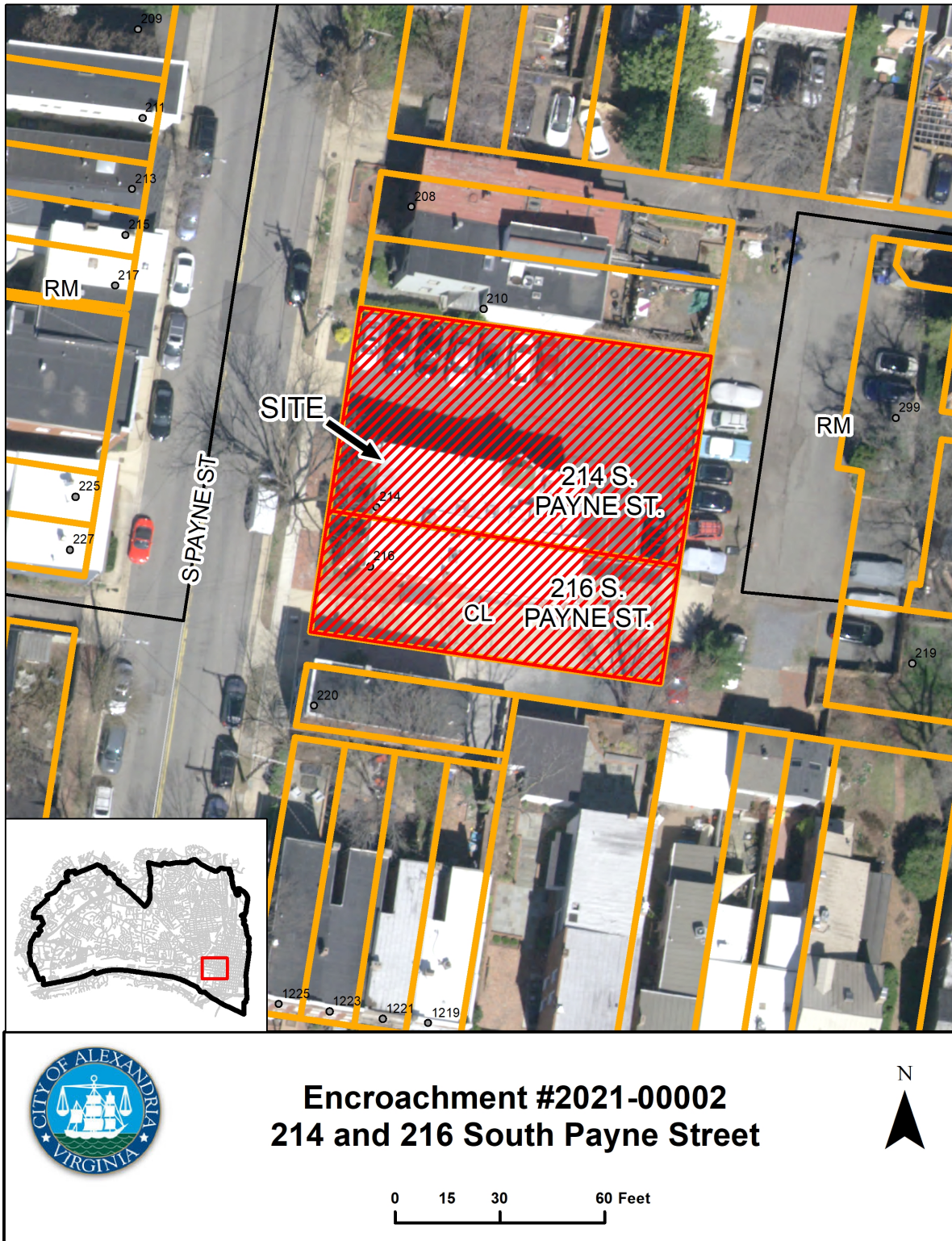


DOCKET ITEM #10
Encroachment #2021-00002
214 and 216 S. Payne Street

Application	General Data	
Public hearing and consideration of a request for an encroachment for a fence into the public right-of-way	Planning Commission Hearing:	June 24, 2021
	City Council Hearing:	July 6, 2021
Address: 214 and 216 S. Payne Street	Zone:	CL/ Commercial Low
Applicant: 214 & 216 S. Payne LLC, represented by Mark Yoo, architect	Small Area Plan:	Old Town

Staff Recommendation:
Staff Reviewers: Marlo J.W, Ford, AICP, Urban Planner, marlo.ford@alexandriava.gov Ann Horowitz, Principal Planner, annhorowitz@alexandriava.gov



PROJECT LOCATION MAP

I. REPORT SUMMARY

The applicant, 214 & 216 S. Payne LLC, represented by Mark Yoo, architect, requests an encroachment for a proposed covered porch. If the applicant receives encroachment approval, the removal of the existing porch and design of a new, open covered porch across the front of the building would require Board of Architectural Review (BAR) approval.

SITE DESCRIPTION

The subject properties are each developed with a semi-detached commercial building unit on each lot (Figure 1). 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 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 6,275.00 square feet.

According to the Real Estate Assessment records, the lot size for this parcel is 3,592.00 square feet.



Figure 1: Subject Properties

BACKGROUND

City Real Estate records indicate that the two-story buildings were constructed circa 1880. In the mid-1980s, the two properties were converted from residential to commercial use.

On June 1, 2021, Planning Commission recommended approval to City Council of SUP #2021-0027 for a one-space parking reduction and for lot modifications to allow for the reversion of the commercial uses to a residential duplex use. City Council review of SUP #2021-0027 occurs on June 19. The duplex units would be located primarily on the second and basement levels with a commercial use planned for most of the first floor.

PROPOSAL

For the proposed porch project, the applicant requests encroachment approval into the public right-of-way to allow for the construction of a new, open front porch for use by the first-floor commercial tenant. An encroachment area of 102.76 square feet is requested to accommodate a front porch and stairs which would extend 2.80 feet into the public right-of-way (Figures 2 and 3).

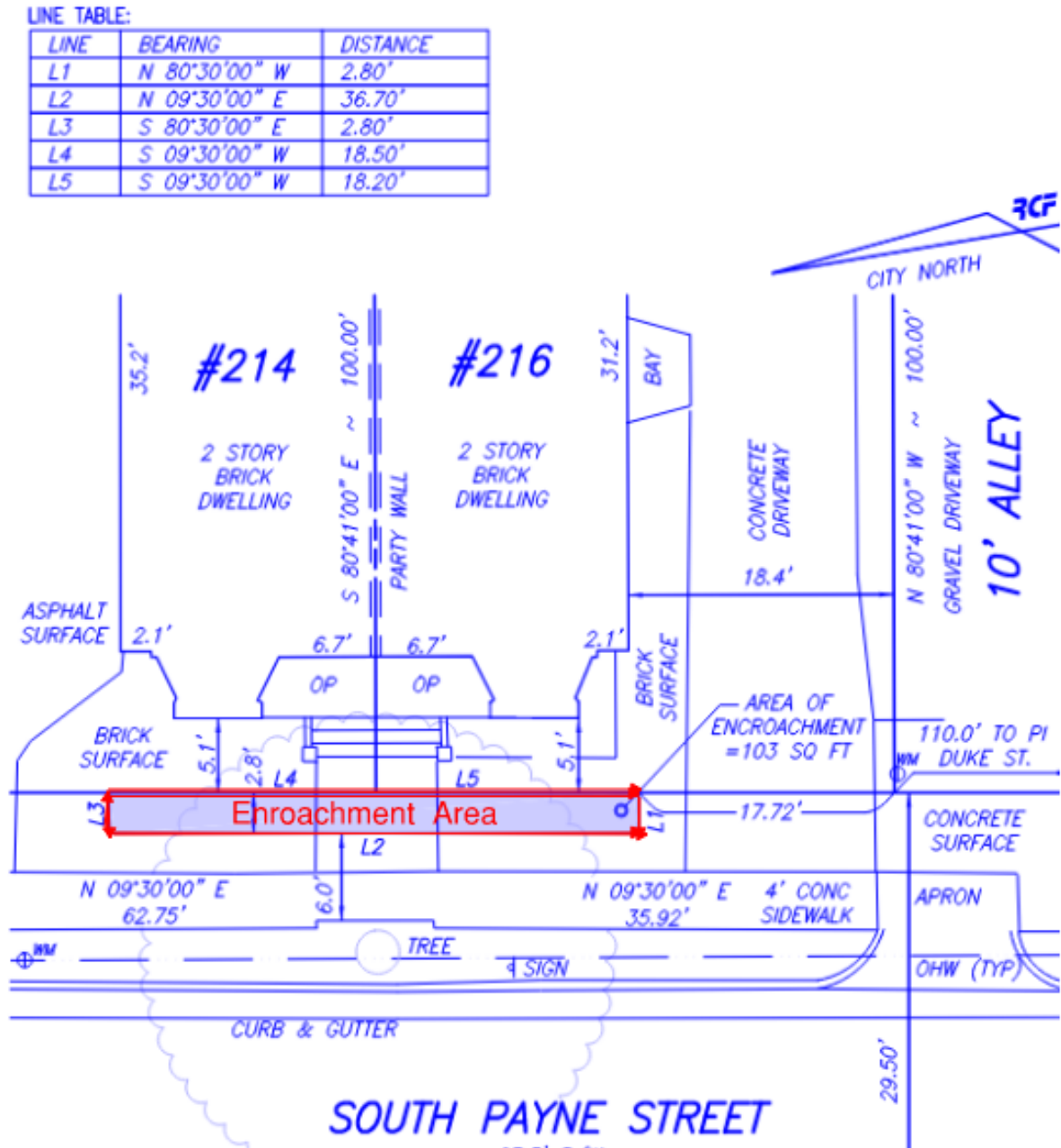


Figure 2: Proposed Area of Encroachment Outlined in Red

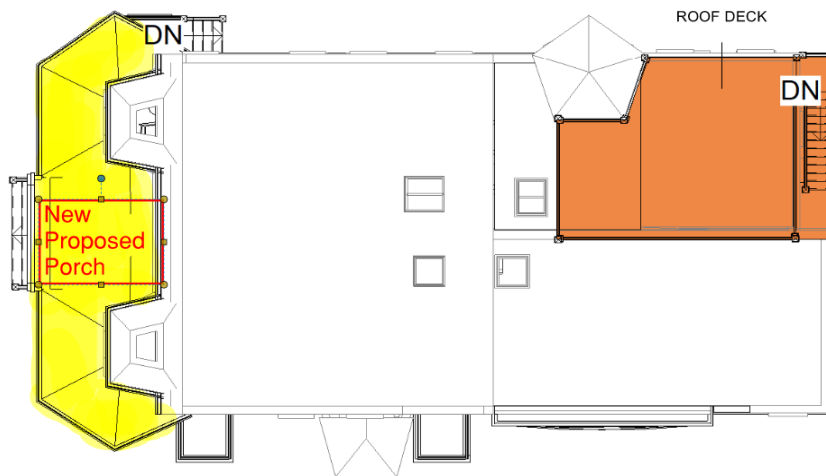


Figure 3: Proposed plan for front porch, requiring BAR approval

ZONING/MASTER PLAN DESIGNATION

The proposed two-family with commercial 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.”

The subject property is located in the Old & Historic Alexandria District and the proposed porch requires Board of Architectural Review approval, which is contingent on approval of this encroachment request.

VALUE OF ENCROACHMENT

Section 3-2-85 of the City Code states that an annual commercial encroachment fee shall be assessed. The fee is based on the real estate tax that would be assessed on the encroachment area. The Department of Real Estate Assessments estimates that the annual fee would be \$190.00 (rounded). Details on this estimate can be found in the attached Memorandum dated June 4, 2021.

II. STAFF ANALYSIS

Staff supports the encroachment request as it maintains adequate space to allow for the potential of widening the existing four-foot wide sidewalk to a six-foot width, recommended for neighborhood residential streets, like this block of South Payne Street, in the City’s Complete Streets Guidelines.

Subject to the conditions contained in Section III of this report staff recommends approval of this request.

III. RECOMMENDED CONDITIONS

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

1. The owner shall obtain and maintain a policy of general liability insurance in the amount of \$1,000,000, which will indemnify the owner (and all successors in interest) and the City of Alexandria, as Additional Insured, against claims, demands, suits-and all related costs, including attorneys' fees, arising from any bodily injury or property damage which may occur as a result of this encroachment. (T&ES)

**Please submit Insurance Certificate:
City of Alexandria
T&ES
301 King Street, Room 4130
Alexandria, VA 22314**

2. Neither the City nor any Private utility company will be held responsible for damage to the private improvements in the public right-of-way during repair, maintenance or replacement of any utilities that may be located within the area of the proposed encroachment. (T&ES)
3. In the event the City shall, in the future, have need for the area of the proposed encroachment, the applicant shall remove any structure that encroached into the public right-of-way, within 60 days, upon notification by the City. (T&ES)
4. The applicant shall bear all the cost associated with the removal of the encroachments. (T&ES)
5. The lots at 214 and 216 South Payne Street shall be consolidated with Circuit Court Land Records prior to release of the Wall Check survey and Certificate of Occupancies. (P&Z)

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

IV. CITY DEPARTMENT COMMENTS

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

Transportation & Environmental Services:

- F-1 The encroachment shown allows space for a potential 6 foot wide sidewalk in compliance with the Complete Streets Guidelines. (Transportation Planning)
- R-1 The owner shall obtain and maintain a policy of general liability insurance in the amount of \$1,000,000, which will indemnify the owner (and all successors in interest) and the City of Alexandria, as Additional Insured, against claims, demands, suits-and all related costs, including attorneys' fees, arising from any bodily injury or property damage which may occur as a result of this encroachment. (T&ES)

Please submit Insurance Certificate:

City of Alexandria

T&ES

301 King Street, Room 4130

Alexandria, VA 22314

- R-2 Neither the City nor any Private utility company will be held responsible for damage to the private improvements in the public right-of-way during repair, maintenance or replacement of any utilities that may be located within the area of the proposed encroachment. (T&ES)
- R-3 In the event the City shall, in the future, have need for the area of the proposed encroachment, the applicant shall remove any structure that encroached into the public right-of-way, within 60 days, upon notification by the City. (T&ES)
- R-4 The applicant shall bear all the cost associated with the removal of the encroachments. (T&ES)

Code Administration:

- C-1 A building code review is required prior to encroachment approval. Construction appears to be located over an adjoining lot line.

Fire:

No comments.

Parks and Recreation:

No comments

Police Department:

No comments received

Archeology:

No comments

City of Alexandria, Virginia

MEMORANDUM

DATE: JUNE 4, 2021

TO: KARL MORITZ, DIRECTOR
DEPARTMENT OF PLANNING AND ZONING

FROM: WILLIAM BRYAN PAGE SRA, RM, REAL ESTATE ASSESSOR
OFFICE OF REAL ESTATE ASSESSMENTS

SUBJECT: ENCROACHMENT OF 103 SQUARE FEET ON S PAYNE STREET,
ALEXANDRIA, VIRGINIA 22314

PROJECT: ENCROACHMENT #2021-00002

Per your request, we have reviewed the proposed 103 square-foot encroachment to permit the construction of a one-story decorative open porch spanning the entire eastern elevation of 214-216 S Payne Street, approximately 100 feet north of that artery's intersection with Duke Street in the Old Town area of the City of Alexandria. The site has a combined area of 9,867 square feet and are zoned CL, Commercial Low.

The site is currently improved with two semi-detached duplex units originally constructed in approximately 1880 that contain a combined above grade floor area of 4,305 square feet. Both have unfinished storage basements that contain 551 square feet. The property is reported to be in good condition with a service commercial use on the first floor and residential apartments on the second.

The encroachment area is rectangular in shape measuring 2.80 feet by 36.7 feet in width. With small front yard area, the proposed improvement would not impede pedestrian traffic which is provided by a four-foot concrete sidewalk.

Because this is not a vacation on the part of the City, the value of the encroachment is determined by the application of **Section 3-2-85** of the City Municipal Code which defines the annual charge for commercial encroachments to be the equivalent of what would be the real estate tax upon the land being encroached if it were owned by the owner or owners of the encroaching property. Based on a 2021 average land value of \$166.55 per square-foot, an encroachment area of 103 square feet, and the 2011 tax rate of \$1.11/\$100 of assessed value, the indicated annual fee for the encroachment is **\$190.00 (rounded)**.

One Hundred and Ninety Dollars

This analysis does not constitute a fully documented real property appraisal report and should not be purported as such. The analysis is based on the current 2020 per square-foot assessed values of similarly zoned parcels in the immediate area of the subject property and complies with City policies and guidelines.

Attachments:

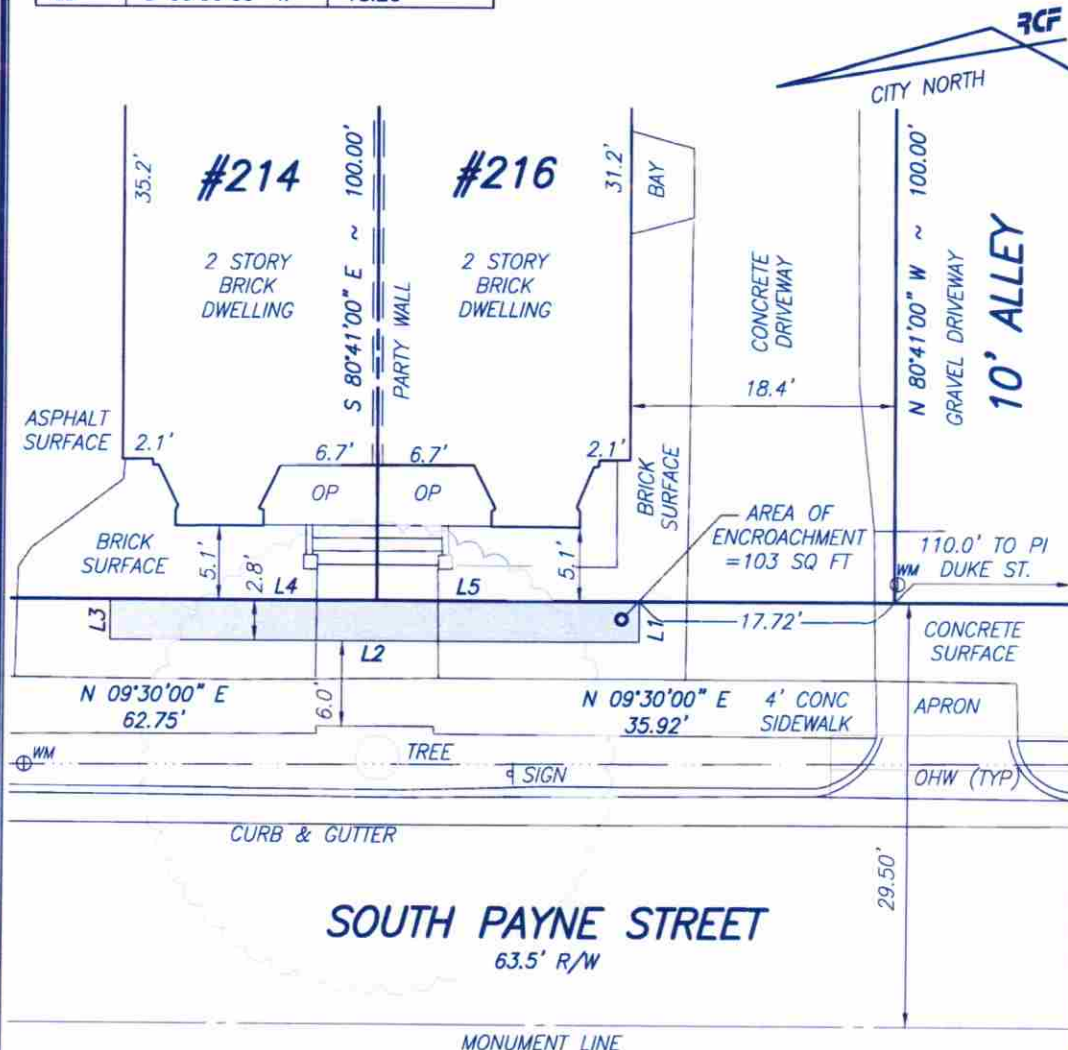
Encroachment Exhibit (dated May 12, 2021)
City of Alexandria Zoning Map
Metes and Bounds Description

cc: Marlo J.W. Ford, AICP

NOTE: TAX ASSESSMENT MAP NUMBERS: 074.01-10-38 & 074.01-10-39

LINE TABLE:

LINE	BEARING	DISTANCE
L1	N 80°30'00" W	2.80'
L2	N 09°30'00" E	36.70'
L3	S 80°30'00" E	2.80'
L4	S 09°30'00" W	18.50'
L5	S 09°30'00" W	18.20'



ENCROACHMENT PLAT

SHOWING AREA OF ENCROACHMENT
FOR A PRIVATE PORCH AND ITS OVERHANG
ON THE PROPERTIES LOCATED AT

#214 & 216 SOUTH PAYNE

CITY OF ALEXANDRIA, VIRGINIA

SCALE: 1" = 10'
DATE: MAY 12, 2021

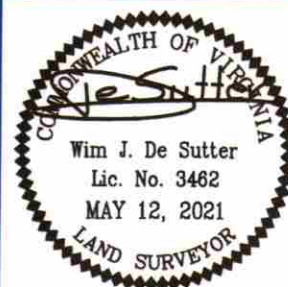
INSTRUMENT REF: 200028181
PLAT SUBJECT TO
RESTRICTIONS OF RECORD.
TITLE REPORT NOT FURNISHED,
THUS ALL EASEMENTS MAY NOT
BE SHOWN.

OWNER: 214 AND 216 S PAYNE ST, LLC.
CLIENT: MARK YOO

RCFIELD
& ASSOCIATES, INC.

ENGINEERING • LAND SURVEYING • PLANNING
700 S. Washington Street, Suite 220 www.rcfassoc.com
Alexandria, Virginia 22314 (703) 549-6422

I HEREBY CERTIFY THAT THE LOCATION OF THE PHYSICAL IMPROVEMENTS SHOWN
HEREON IS CORRECT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, AND
COMPLIES WITH THE MINIMUM STANDARDS AND PROCEDURES SET FORTH IN CHAPTER
18VAC10-20-380 OF THE VIRGINIA CODE. NO PROPERTY CORNERS WERE SET.



DRAFTED: AA CHECKED: WDS

20-218

#

METES AND BOUNDS DESCRIPTION

ENCROACHMENT AREA #214 & #216 SOUTH PAYNE STREET

CITY OF ALEXANDRIA, VIRGINIA

Being a strip of land hereinafter described lying and being situated in the City of Alexandria, Virginia; running in, through, over and across part of the right-of-way of South Payne Street, and being more particularly described by metes and bounds as follows:

BEGINNING AT A POINT lying in the easterly right-of-way line of South Payne Street (63.5 wide), 127.72 feet as measured along said right-of-way line from its intersection with the northerly right-of-way line of Duke Street; thence, departing said easterly right-of-way line of South Payne Street and crossing and including a portion of the right-of-way of said South Payne Street the following five (5) courses and distances:

1. North 80° 30' 00" West, 2.80 feet to a point;
2. North 09° 30' 00" East, 36.70 feet to a point;
3. South 80° 30' 00" East, 2.80 feet to a point in the aforementioned easterly right-of-way of South Payne Street; thence, running with said easterly right-of-way line;
4. South 09° 30' 00" West, 18.50 feet to the south west corner of the property located at #214 South Payne Street; thence, running with said easterly right-of-way line;
5. South 09° 30' 00" West, 18.20 feet to the **POINT OF BEGINNING**.

Containing an Area of 103 Square Feet or 0.0024 Acres of Land



APPLICATION

ENCROACHMENT

PROPERTY LOCATION: 214/216 S Payne Street, Alexandria, VA 22314

TAX MAP REFERENCE: 074.01-10-39,074.01-10-38 **ZONE:** CL

APPLICANT

Name: 214 & 216 S Payne LLC

Address: 214/216 S Payne Street, Alexandria VA 22314

PROPERTY OWNER

Name: Anthony Antonelli

Address: 3214 N University Ave. #700 Provo Ut.

PROPOSED USE: Mixed - Commercial (Personal Service/Retail)/Residential

INSURANCE CARRIER (copy attached) NAUTILUS INSURANCE CO. **POLICY #** NN1195504

A certificate of general liability insurance in the amount of \$1,000,000 which will indemnify the owner and names the city as an additional insured must be attached to this application.

- ☒ THE UNDERSIGNED hereby applies for an Encroachment Ordinance in accordance with the provisions of Section 8-1-16 and Sections 3-2-82 and 85 of the Code 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 XI, Section 11-301 (B) of the 1992 Zoning Ordinance of the City of Alexandria, Virginia.
- ☒ THE UNDERSIGNED also attests that all of the information herein provided and specifically including all surveys, drawings, etc., required of the applicant are true, correct and accurate to the best of their knowledge and belief.

Mark R. Yoo

Print Name of Applicant or Agent

221 S Henry Street

Mailing/Street Address

Alexandria, VA 22314

City and State

Zip Code

Mark R. Yoo

Signature

202.251.3235

Telephone #

Fax #

mark@markyooarchitect.com

Email address

04/13/2021

Date

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. Mark Yoo	221 S Henry 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 214/216 S Payne Street, Alexandria VA 22314 (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. Anthoni Antonelli	3214 N University Ave. #700 Provo Ut.	100
2.		
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. Mark Yoo	Board Member	Board of Zoning Approval
2. Anthony Antonelli	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.

04/13/2021

Date

Mark R. Yoo

Printed Name

Mark R. Yoo

Signature



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

01/07/2021

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER AdventSure PO Box 85 Bridgewater VA 22812		CONTACT NAME: PHONE (A/C, No, Ext): FAX (A/C, No): E-MAIL ADDRESS: INSURER(S) AFFORDING COVERAGE INSURER A: Nautilus Insurance Co INSURER B: INSURER C: INSURER D: INSURER E: INSURER F:		NAIC # 17370
INSURED Mark R. Yoo Architect PLLC 221 S. HENRY ST. Alexandria VA 22314				

COVERAGES**CERTIFICATE NUMBER:****REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

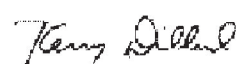
INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: <input checked="" type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC OTHER:	X		NN1195504	11/23/2020	11/23/2021	EACH OCCURRENCE \$ 1,000,000	
	DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 100,000							
	MED EXP (Any one person) \$ 5,000							
	PERSONAL & ADV INJURY \$ 1,000,000							
							GENERAL AGGREGATE \$ 2,000,000	
							PRODUCTS - COMP/OP AGG \$ 2,000,000	
	AUTOMOBILE LIABILITY <input type="checkbox"/> ANY AUTO <input type="checkbox"/> ALL OWNED AUTOS <input type="checkbox"/> HIRED AUTOS <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> NON-OWNED AUTOS						COMBINED SINGLE LIMIT (Ea accident) \$	
							BODILY INJURY (Per person) \$	
							BODILY INJURY (Per accident) \$	
							PROPERTY DAMAGE (Per accident) \$	
A	<input type="checkbox"/> UMBRELLA LIAB <input checked="" type="checkbox"/> EXCESS LIAB <input checked="" type="checkbox"/> CLAIMS-MADE			AN096678	11/23/2020	11/23/2021	EACH OCCURRENCE \$ 5,000,000	
	AGGREGATE \$ 5,000,000							
	DED RETENTION \$							
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	Y/N <input checked="" type="checkbox"/> N	N/A				PER STATUTE OTH-ER	
							E.L. EACH ACCIDENT \$	
							E.L. DISEASE - EA EMPLOYEE \$	
							E.L. DISEASE - POLICY LIMIT \$	

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

Certificate holder is additional insured per form CG2033

Excess is a follow form

CERTIFICATE HOLDER**CANCELLATION**

City of Alexandria 301 King St Alexandria VA 22314	SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS. AUTHORIZED REPRESENTATIVE 
--	--

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#

METES AND BOUNDS DESCRIPTION

ENCROACHMENT AREA #214 & #216 SOUTH PAYNE STREET

CITY OF ALEXANDRIA, VIRGINIA

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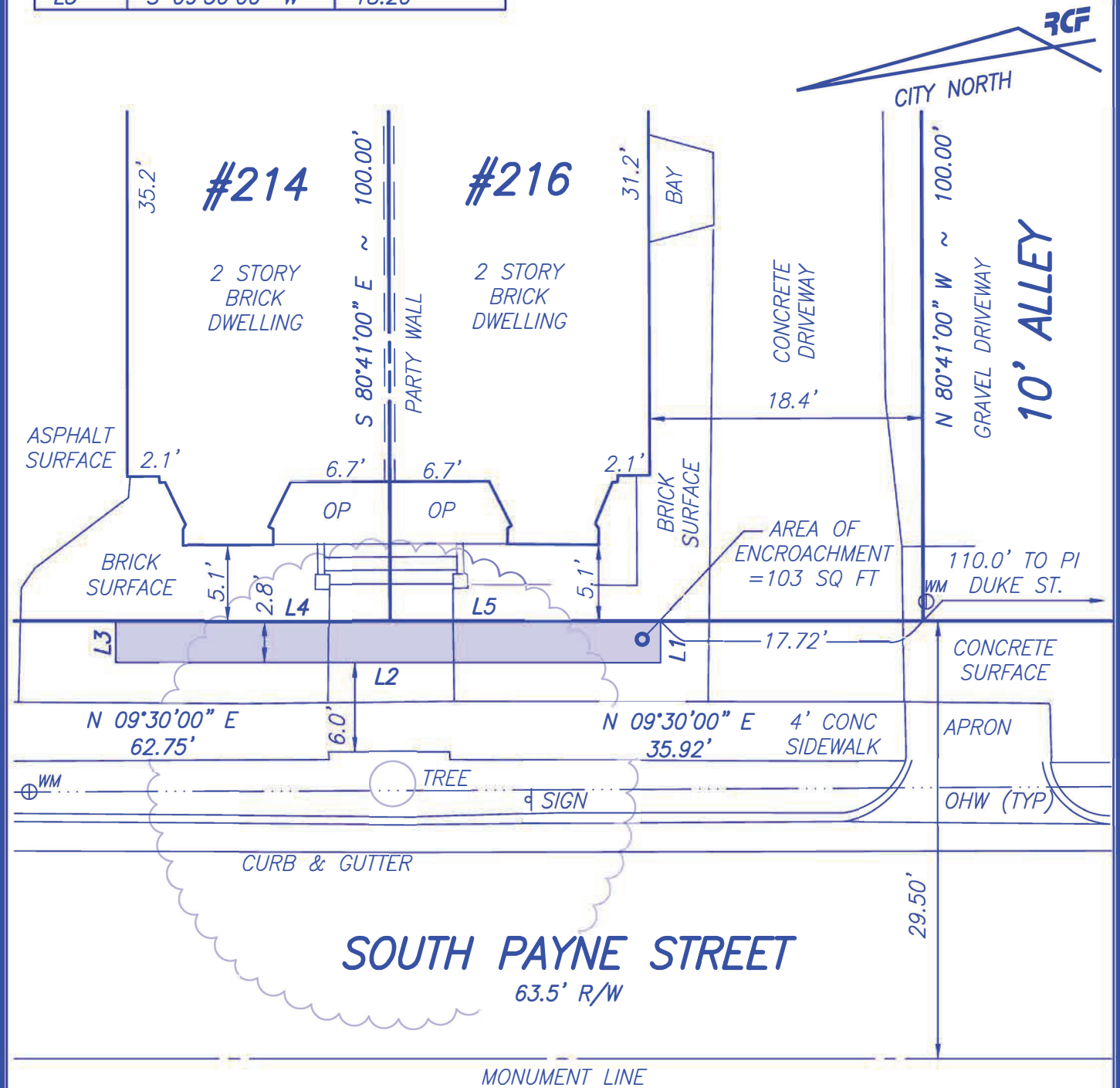
1. North 80° 30' 00" West, 2.80 feet to a point;
2. North 09° 30' 00" East, 36.70 feet to a point;
3. South 80° 30' 00" East, 2.80 feet to a point in the aforementioned easterly right-of-way of South Payne Street; thence, running with said easterly right-of-way line;
4. South 09° 30' 00" West, 18.50 feet to the south west corner of the property located at #214 South Payne Street; thence, running with said easterly right -of-way line;
5. South 09° 30' 00" West, 18.20 feet to the **POINT OF BEGINNING**.

Containing an Area of 103 Square Feet or 0.0024 Acres of Land

NOTE: TAX ASSESSMENT MAP NUMBERS: 074.01-10-38 & 074.01-10-39

LINE TABLE:

LINE	BEARING	DISTANCE
L1	N 80°30'00" W	2.80'
L2	N 09°30'00" E	36.70'
L3	S 80°30'00" E	2.80'
L4	S 09°30'00" W	18.50'
L5	S 09°30'00" W	18.20'



ENCROACHMENT PLAT

SHOWING AREA OF ENCROACHMENT
FOR A PRIVATE PORCH AND ITS OVERHANG
ON THE PROPERTIES LOCATED AT

#214 & 216 SOUTH PAYNE

CITY OF ALEXANDRIA, VIRGINIA

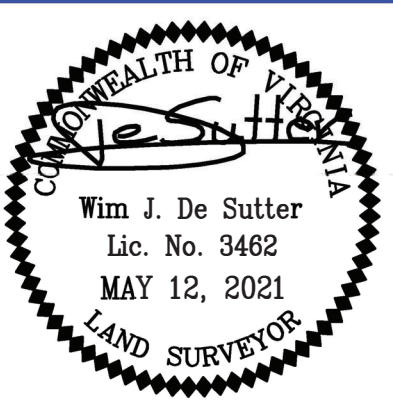
SCALE: 1" = 10'
DATE: MAY 12, 2021

INSTRUMENT REF: 200028181
PLAT SUBJECT TO
RESTRICTIONS OF RECORD.
TITLE REPORT NOT FURNISHED,
THUS ALL EASEMENTS MAY NOT
BE SHOWN.

OWNER: 214 AND 216 S PAYNE ST, LLC.
CLIENT: MARK YOO

RCFIELD
& ASSOCIATES, INC.
ENGINEERING • LAND SURVEYING • PLANNING
700 S. Washington Street, Suite 220 www.rcfassoc.com
Alexandria, Virginia 22314 (703) 549-6422

I HEREBY CERTIFY THAT THE LOCATION OF THE PHYSICAL IMPROVEMENTS SHOWN
HEREON IS CORRECT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, AND
COMPLIES WITH THE MINIMUM STANDARDS AND PROCEDURES SET FORTH IN CHAPTER
18VAC10-20-380 OF THE VIRGINIA CODE. NO PROPERTY CORNERS WERE SET.



DRAFTED: AA CHECKED: WDS

20-218



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

B

A. Property Information

A1. Street Address Zone

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

B. Existing Gross Floor Area

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

C. Proposed Gross Floor Area

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

D. Total Floor Area

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

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

E. Open Space (RA & RB Zones)

E1. Sq. Ft.
Existing Open Space

E2. Sq. Ft.
Required Open Space

E3. Sq. Ft.
Proposed Open Space

Notes

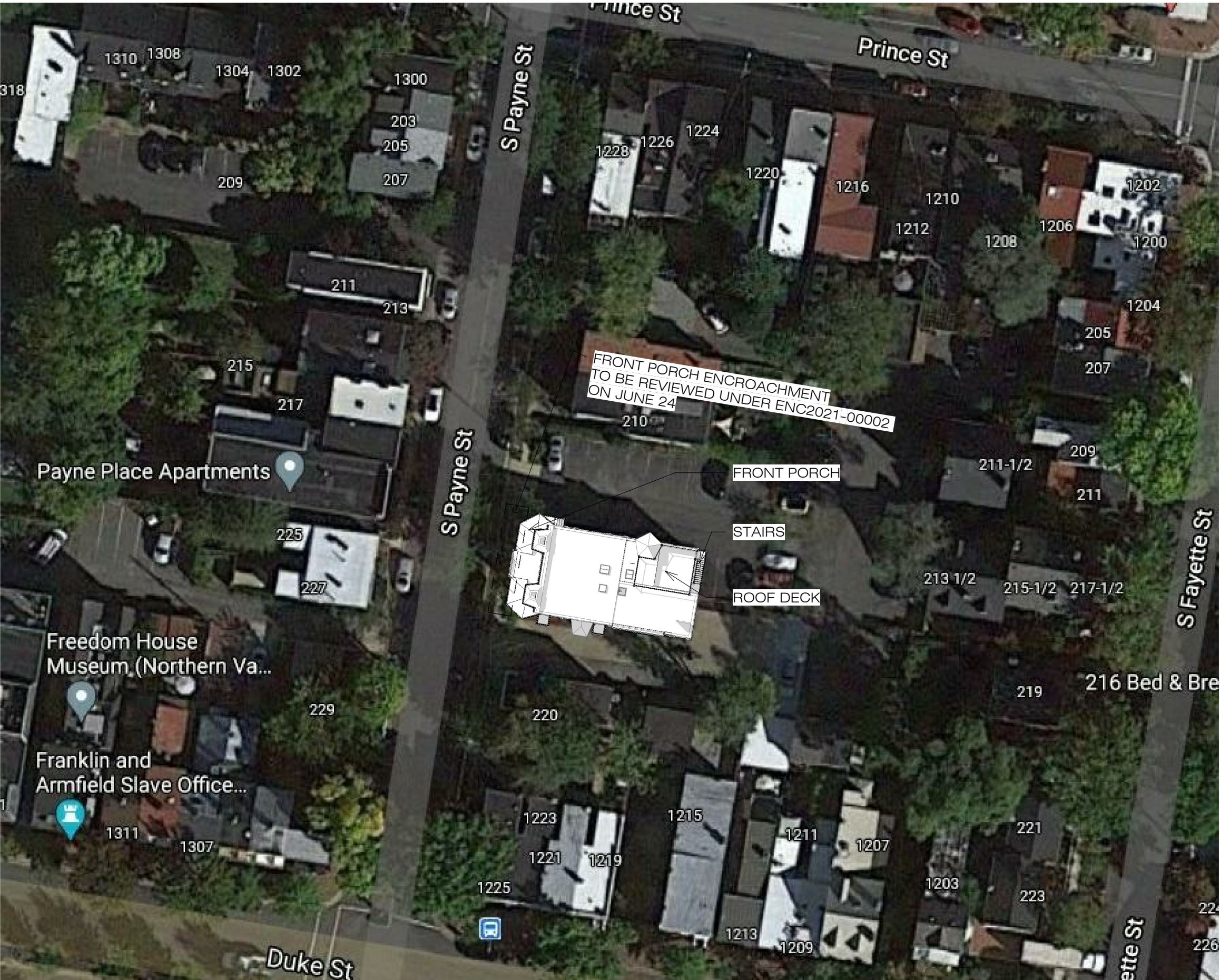
*Gross floor area is the sum of all areas under roof of a lot, measured from the face of exterior walls, including basements, garages, sheds, gazebos, guest buildings and other accessory buildings.

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

***Lavatories may be excluded up to a maximum of 50 square feet, per lavatory. The maximum total of excludable area for lavatories shall be no greater than 10% of gross floor area.

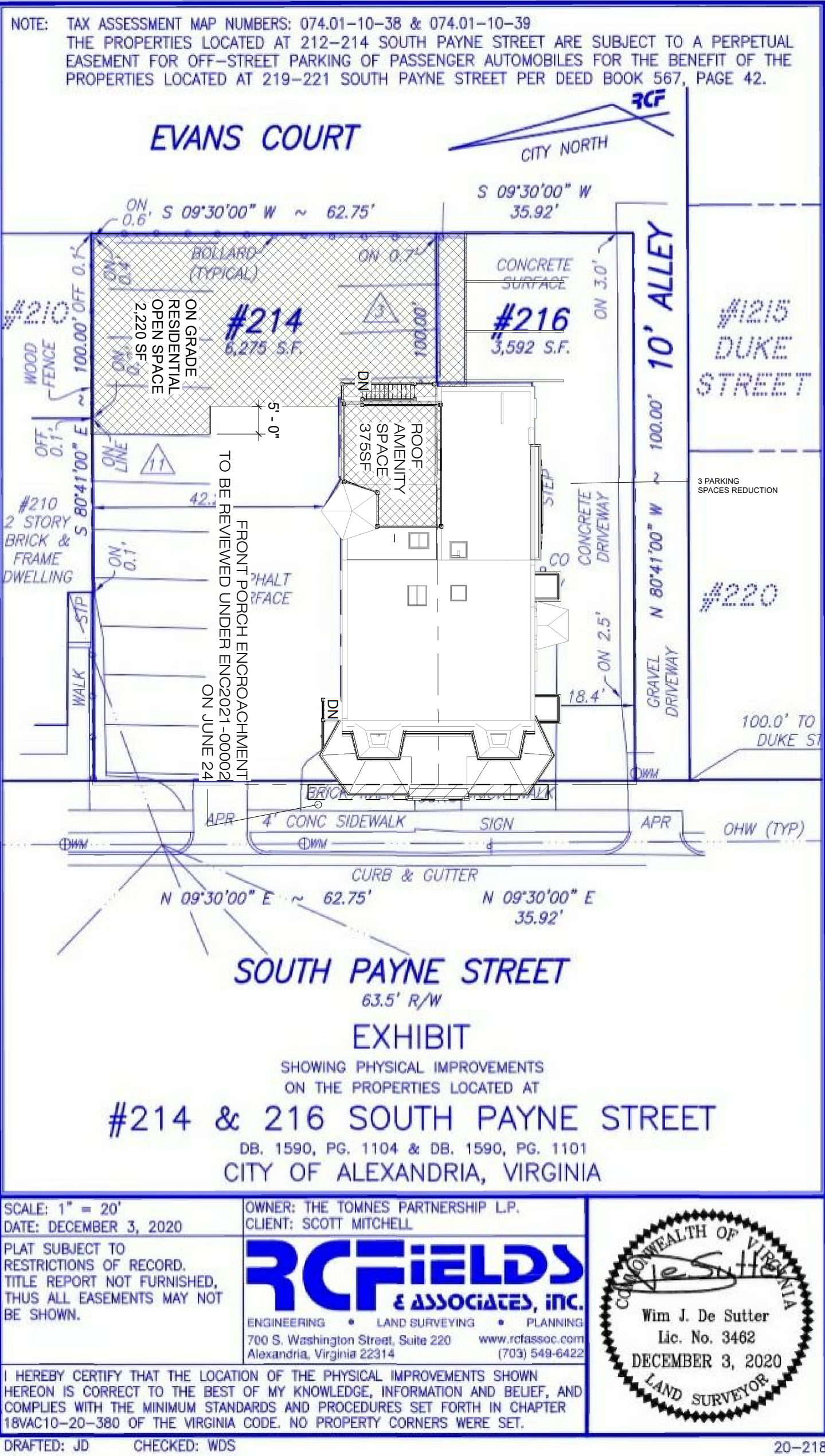
The undersigned hereby certifies and attests that, to the best of his/her knowledge, the above computations are true and correct.

Signature: _____ Date: _____



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

ISSUE:	Project	214 & 216 S Payne St Alexandria VA 22314	Drawing Title	A101	SEAL	1" = 40'-0"	DATE OF PRINTING	MAY 12, 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 MAY 12, 2021