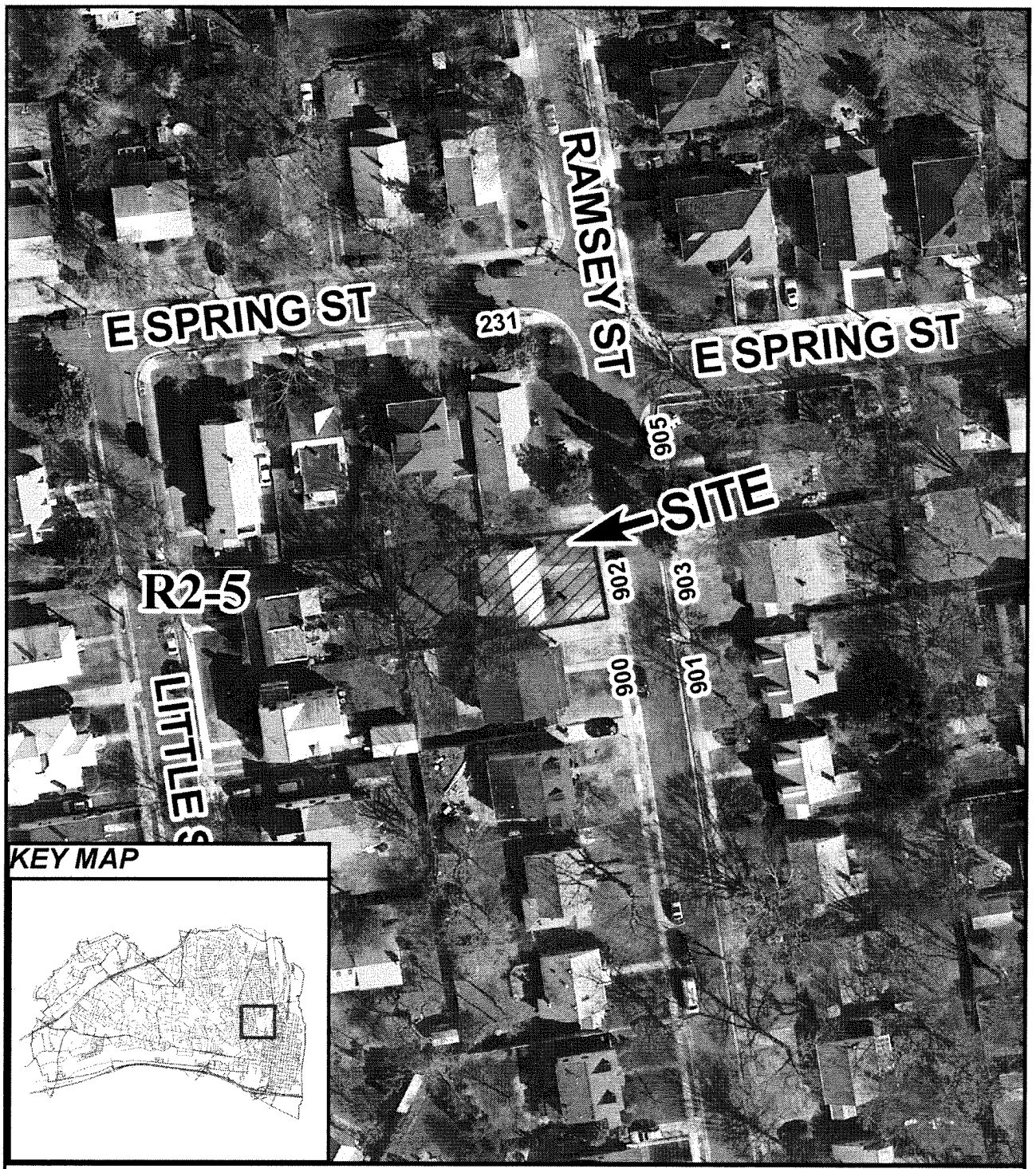
Docket Item #5
Special Use Permit #2010-0037
902 Ramsey Street – Substandard Lot Construction

Application	General Data	
Request: Consideration of a request for a single family dwelling on a substandard lot.	**Planning Commission Hearing:**	September 7, 2010
	City Council Hearing:	September 25, 2010
Address: 902 Ramsey Street	**Zone:**	R2-5/Single and Two Family
Applicant: Mike and Norma Glerum by Shawn Glerum	**Small Area Plan:**	Potomac West

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: Nathan Randall nathan.randall@alexandriava.gov



SUP #2010-0037 09/07/10

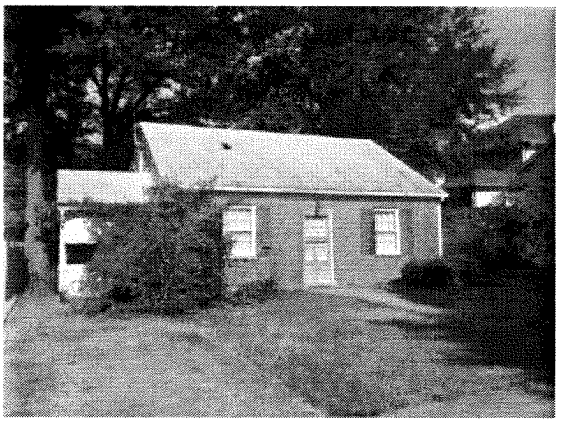
N

I. DISCUSSION

REQUEST

The applicants, Mike and Norma Glerum by Shawn Glerum, request special use permit approval to construct a single-family dwelling on a substandard lot.

SITE DESCRIPTION



The subject property is one lot of record with 46 feet of frontage on Ramsey Street, a variable lot width, 100 feet of depth and a total lot area of 4,800 square feet. The site is currently developed with a one and a half-story single-family dwelling.

Single-family residential dwellings are located to all sides of the property.

PROPOSAL

The applicant proposes to remove the existing home on the property and construct a new two-story single-family dwelling with a front porch. The proposed dwelling will include approximately 2,150 square feet. The driveway will be relocated to the right, or north, side of the new dwelling. The applicant has worked with staff regarding minor refinements to the exterior design of the new house.

PARKING

Pursuant to Section 8-200(A)(1) of the Zoning Ordinance, a minimum of two parking spaces are required for single family detached dwellings. The applicant meets this requirement with tandem parking in a new driveway to the north of the new dwelling, which will be accessed from a new curb cut on Ramsey Street. Tandem parking is allowed without an SUP under Section 8-200(C)(1) as part of the infill regulations.

MASTER PLAN DESIGNATION

The proposed use is consistent with the Potomac West Small Area Plan chapter of the Master Plan which designates the property for residential use.

ZONING

The subject property is located in the R2-5 zone, which requires a minimum lot size of 5,000 square feet, a minimum lot frontage of 40 feet, and a minimum lot width of 50 feet for a single-family dwelling. The lot does not meet the minimum size or lot width requirements but does meet the minimum lot frontage requirement. The lot is considered substandard and subject to infill regulations for a substandard lot.

The provisions of Section 12-900 of the Zoning Ordinance regarding developed substandard lots apply in this case, as opposed to those of Section 12-400 (substandard regulations for undeveloped lots), because the lot is already developed. More specifically, Section 12-901(C) requires a Special Use Permit for the demolition and construction of a dwelling that exceeds the floor area of the existing dwelling by more than 10%, which is the case here. This section also requires a finding "that the proposed development will be compatible with the existing neighborhood character in terms of bulk, height, and design" as a part of SUP approval.

The proposal meets building height, threshold height, FAR, and yard requirements. The following table further illustrates the significant zoning elements associated with this proposal.

	Requirement		**Proposal**
Lot Size	5,000 SF Min		**4,800 SF**
Lot Width	50' Min		**47'**
Lot Frontage	40' Min		46'
Front Yard	Established setback	26.79	26.8'
Side Yard (South)	1:3 with 7' min	7.2'	7.6'
Side Yard (North)	1:3 with 7' min	7.2'	10.9'
Rear Yard	1:1 with 7' min	11.8' and 21.7'	18.8' and 24.3'
Building Height	Max: prevailing plus 20% OR 25' whichever is higher	25'	21.7'
Threshold Height	Max Prevailing plus 20%	1.5' + 20% = 1.8'	1.5'
FAR	0.45		0.45

II. STAFF ANALYSIS

Staff supports the applicant's proposal to construct a new two-story single-family dwelling on a substandard lot. The proposal, including the design and placement of the new dwelling, is both appropriate and compatible with the existing neighborhood.

The proposed two-story, 2,150 square-foot dwelling is well designed. Its front porch and multiple roof lines add visual interest to the structure. The latter also reduces the building's massing. For example, the roof eave extending down and wrapping around the front wall gives the front façade the appearance of a having a dormer. The use of brick on the house is attractive and echoes the materials used in other homes in the neighborhood. The rear of the dwelling largely matches the front for a consistent overall appearance. Staff worked with the applicant on two minor enhancements to the design of the structure. Compared to his initial proposal, the applicant has changed one set of windows and included additional windows, all on the north side of the building, in order to balance the overall window scheme. He has also continued the brick water table around the northeast corner of the dwelling for consistency throughout the brick portion of the façade.

Considering the question of neighborhood compatibility in terms of bulk and size, staff acknowledges that the proposed house is larger than some of its southern neighbors in the 800 and 900 blocks of Ramsey Street, which are primarily small, one-and-a-half-story Cape Cods dating from the 1930s. However, the height of the proposed house will be only 21.7 feet, which is modest and within the infill regulations. The proposal also meets yard, FAR, and threshold height requirements as amended through recent infill initiatives. Furthermore, there are homes in the neighborhood that are similar to or greater than the applicant's proposal in terms of size and bulk. The house immediately next door at 900 Ramsey Street has been enlarged in recent years, features a full second-story, and is similar in size compared to the applicant's proposal. The house across the street at 905 Ramsey features a large two-story rear addition and dormers in the front. A home at 711 Ramsey and several homes to the north of the subject property also have two full stories and are larger than those typically found in the 800 and 900 blocks of Ramsey Street. Given its attractive design and a size and bulk comparable to or exceeded by other homes in the neighborhood, staff concludes that the applicant's proposal is compatible with the surrounding neighborhood.

Staff would also like to point out that the subject lot is substandard by only 200 square feet and approximately 2-3 feet in width and is one of only a few substandard properties in the immediate area. The design review triggered by the subject lot being substandard has helped to ensure a good house design and will help set a design precedent as other homes in the neighborhood redevelop over time without a Special Use Permit requirement.

Finally, staff has recommended both standard and site-specific conditions of approval. It has included a condition requiring the design of the dwelling to be consistent with the illustrations submitted with this request and another condition requiring the applicant to use a permeable paving system for the proposed new driveway. Staff has also included a condition requiring the existing driveway and curb cut be removed. Subject to the conditions in Section III of this report, staff recommends approval of the Special Use Permit request.

III. RECOMMENDED CONDITIONS

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

1. The design of the dwelling shall be substantially consistent with the submitted illustrations dated July 22, 2010 to the satisfaction of the Director of Planning & Zoning. (P&Z)

2. The existing driveway and curb cut shall be removed. (P&Z)

3. All new driveway areas shall be surfaced with a permeable paving system to the satisfaction of the Directors of Planning & Zoning and Transportation & Environmental Services. (P&Z)

4. A grading plan showing all improvements and alterations to the site shall be required prior to any land disturbing activities and must be approved by T&ES prior to issuance of a building permit. (T&ES)

5. The applicant shall be responsible for repairs to the adjacent city right-of-way if damaged during construction activity. (T&ES)

6. An erosion and sediment control plan must be approved by T&ES prior to any land disturbing activity greater than 2500 square feet. An erosion and sediment control bond shall be posted prior to release of the grading plan. (T&ES)

7. If construction of the residential unit results in land disturbing activity in excess of 2500 square feet, the applicant is required to comply with the provisions of Article XIII of the City's Zoning Ordinance for stormwater quality control. (T&ES)

8. 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)

9. All improvements to the city right-of-way such as curbing, sidewalk, driveway aprons, etc. must be city standard design. (T&ES)

10. The new curb cut must be approved prior to release of the grading plan. (T&ES)

STAFF: Barbara Ross, Deputy Director, Department of Planning and Zoning;
Nathan Randall, Urban Planner.

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 18 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:

R-1 A GRADING PLAN showing all improvements and alterations to the site shall be required prior to any land disturbing activities and must be approved by T&ES prior to issuance of a building permit. (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 An erosion and sediment control plan must be approved by T&ES prior to any land disturbing activity greater than 2500 square feet. An erosion and sediment control bond shall be posted prior to release of the grading plan. (T&ES)

R-4 If construction of the residential unit(s) result in land disturbing activity in excess of 2500 square feet, the applicant is required to comply with the provisions of Article XIII of the City's Zoning Ordinance for stormwater quality control. (T&ES)

R-5 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)

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

R-7 New curb cut must be approved by T&ES prior to release of the grading plan. (T&ES)

C-1 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.8-1-22)

C-2 All secondary utilities serving this site shall be placed underground. (Sec. 5-3-3)

C-3 Pay sanitary sewer tap fee prior to release of Grading Plan. (Sec. 5-6-25)

C-4 Any work within the right-of-way requires a separate permit from T&ES. (Sec. 5-3-61)

C-5 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.

Code Enforcement:

C-1 All exterior walls within 5 feet from an interior property line shall have a fire resistance rating of 1 hour, from both sides of the wall. As alternative, a 2 hour fire wall may be provided. This condition is also applicable to skylights within setback distance. Openings in exterior walls between 3 and 5 feet shall not exceed 25% of the area of the entire wall surface (This shall include bay windows). Openings shall not be permitted in exterior walls within 3 feet of an interior lot line.

C-2 Prior to the issuance of a demolition permit or land disturbance permit, a rodent abatement plan shall be submitted to Code Enforcement that will outline the steps that will taken to prevent the spread of rodents from the construction site to the surrounding community and sewers.

C-3 Roof drainage systems must be installed so as neither to impact upon, nor cause erosion/damage to adjacent property.

C-4 A soils report must be submitted with the building permit application.

C-5 New construction must comply with the 2006 edition of the Uniform Statewide Building Code (USBC).

C-6 Construction permits are required for this project. Plans shall accompany the permit application that fully details the construction as well as layouts and schematics of the mechanical, electrical, and plumbing systems.

C-7 Permission from adjacent property owners is required if access to the adjacent properties is required to complete the proposed construction. Otherwise, a plan shall be submitted to demonstrate the construction techniques utilized to keep construction solely on the referenced property.

C-8 A wall location plat prepared by a land surveyor is required to be submitted to this office prior to requesting any framing inspection.

C-9 A certificate of occupancy shall be obtained prior to any occupancy of the building or portion thereof, in accordance with USBC 116.1.

Health Department:

F-1 No comment

Parks and Recreation:

F-1 No comment

Police Department:

F-1 The Police Department has no comments or objections to the request for a single family dwelling on a substandard lot.

APPLICATION
SPECIAL USE PERMIT

SPECIAL USE PERMIT # 2010-0037

PROPERTY LOCATION: 902 Ramsey Street

TAX MAP REFERENCE: 053.02-05-05 **ZONE:** R 2-5

APPLICANT:

Name: Michel and Norma Glerum

Address: 407 Thomas Street, Alexandria, VA 22302

PROPOSED USE: Single Family Dwelling

[X]**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.

[X]**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.

[X]**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.

[X]**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.

Mike and Norma Glerum	[signature]	6/22/10
Print Name of Applicant or Agent	Signature	Date
407 Thomas Street	703.678.8979	703.836.0927
Mailing/Street Address	Telephone #	Fax #
Alexandria, VA 22302	mikeandnorma@glerum.net	
City and State Zip Code	Email address	

ACTION-PLANNING COMMISSION: _____ **DATE:** _____

ACTION-CITY COUNCIL: _____ **DATE:** _____

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PROPERTY OWNER'S AUTHORIZATION

As the property owner of 902 Ramsey Street (Property Address), I hereby grant the applicant authorization to apply for the single family dwelling (use) use as described in this application.

Name: Terrill W ~~Terry~~ Ramsey (Please Print)

Phone W - 202-205-2099 C - 434-229-6650

Address: 902 Ramsey Street Alexandria, VA 22301

Email: Terry.Ramsey@HHS.gov

Signature: Terrill W. Ramsey

Date: 6/21/10

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.

   [X] **Required floor plan and plot/site plan attached.**

   [ ] **Requesting a waiver. See attached written request.**

2. The applicant is the *(check one)*:
   [ ] Owner
   [X] 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 ten percent.

_____

_____

_____

_____

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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. Not applicable		
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 902 Ramsey 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. Terry Ramsey	902 Ramsey Street Alexandria VA 22301	Husband and wife
2. Rose Ramsey		Joint Tenants by the entireties
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 the12-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.

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. Not applicable		
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.

Michel Glerum

Date | Printed Name | Signature

Norma Glerum

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If property owner or applicant is being represented by an authorized agent such as an attorney, realtor, or other person for which there is some form of compensation, does this agent or the business in which the agent is employed have a business license to operate in the City of Alexandria, Virginia?

Not applicable

[ ] **Yes.** Provide proof of current City business license

[ ] **No.** The agent shall obtain a business license prior to filing application, if required by the City Code.

NARRATIVE DESCRIPTION

3. The applicant shall describe below the nature of the request **in detail** so that the Planning Commission and City Council can understand the nature of the operation and the use. The description should fully discuss the nature of the activity. (Attach additional sheets if necessary.)

The application is for a new single family dwelling on a lot already occupied by a single family dwelling that will be removed. The new single family dwelling is designed to fit the character of the existing neighborhood and to meet all current zoning regulations including but not limited to: height, F.A.R., setbacks, parking and infill regulations.

The single family dwelling will have brick veneer, cementitious siding, synthetic trim, asphalt shingles and clad wood windows. It will be two-stories plus a basement and will employ the use of a lower plate height on the upper level to reduce the overall volume and impact on the neighborhood and existing streetscape.

It is the intent of the design to be harmonious in materials, scale, and character with the surrounding neighborhood and not adversely affect the neighborhood.

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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,
[X] other. Please describe: a new single-family dwelling on a sub-standard lot

5. Please describe the capacity of the proposed use:

A. How many patrons, clients, pupils and other such users do you expect?
Specify time period (i.e., day, hour, or shift).

not applicable

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

not applicable

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

Day:	Hours:
not applicable	not applicable

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

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

Only those that normally are produced from a single family dwelling.

B. How will the noise be controlled?

not applicable

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

Only those that normally are produced from a single family dwelling.

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)

standard household waste

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

2 bags per week

C. How often will trash be collected?

once a week

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

not applicable

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

[ ] Yes. [x] No.

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

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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. [X] 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?

not applicable

ALCOHOL SALES

13.

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

[ ] Yes [X] 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.

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PARKING AND ACCESS REQUIREMENTS

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

2 Standard spaces
0 Compact spaces
0 Handicapped accessible spaces.
0 Other.

Planning and Zoning Staff Only
Required number of spaces for use per Zoning Ordinance Section 8-200A_____
Does the application meet the requirement? [ ] Yes [ ] No

B. Where is required parking located? *(check one)*
[x] 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? not applicable

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

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

not applicable

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

not applicable

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

not applicable

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?

Street access is adequate

SITE CHARACTERISTICS

17. Will the proposed uses be located in an existing building? [ ] Yes [x] No

Do you propose to construct an addition to the building? [ ] Yes [x] No

How large will the addition be? _____ square feet.

proposed SF = 3,805 (including basement)

18. What will the total area occupied by the proposed use be?

0 sq. ft. (existing) + 3,805 sq. ft. (addition if any) = 3,805 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: _____
[x] other. Please describe: new single-family dwelling

End of Application

SUP2010-0037

ALEXANDRIA DEPARTMENT OF PLANNING AND ZONING

FLOOR AREA AND OPEN SPACE COMPUTATIONS

A. Property Information

A1. Street 902 Ramsey Street

A2. Zone R 2-5 Total Lot 4,655 (REC) / 4,800 (CALC)

B. FAR Information

B1. Floor Area Ratio (F.A.R.) allowed by the Zone .45

B2. 4,800 (*Lot Area*) x .45 (*F.A.R.*) = 2,160 (*Maximum Allowable Net Floor*)

C. Existing Gross Area Computations

EXISTING GROSS AREA		DEDUCTIONS	
Basement		Basement	
First Floor		Stairways	
Second Floor		Mechanical/Elevator	
Third Floor		**Total Deductions**	
Porches/ Other			
Total Gross			

C1. Existing Gross Floor Area * _____ Square Feet

C2. Allowable Floor Deductions ** _____ Square Feet

C3. Existing Net Floor Area (subtract C2 from C1) _____ Square Feet

D. New Gross Area Computations

NEW GROSS AREA		DEDUCTIONS	
Basement	1,357	Basement	1,357
First Floor	1,319	Stairways/Porches	312
Second Floor	1,031	Mechanical/Elevator	
Third Floor	n/a	**Total Deductions**	1,669
Porches/ Other	114		
Total Gross	3,821		

D1. New Gross Floor Area * 3,821 Square Feet

D2. Allowable Deductions ** 1,669 Square Feet

D3. New Net Floor Area (subtract D2 from D1) 2,152 Square Feet

E. Existing + New Area

E1. Total Net Floor Area (add C3 and D3) 2,152 Square Feet

E2. Total Net Floor Area Allowed (B2) 2,160 Square Feet

F.

F1. Existing Open Space n/a Square Feet

F2. Required Open Space n/a Square Feet

F3. Proposed Open Space n/a Square Feet

**Gross floor area is measured from the face of exterior walls and includes basements, outside garages, sheds, gazebos, guest buildings and other accessory buildings.*

*** Allowable deductions from gross floor area: Stairways, elevators, mechanical and electrical rooms; basements (if the basement is less than four feet out of the ground as measured from the average finished grade at the perimeter of the bottom of the first floor).*

NOTE: *Open space calculations are required for all residential zones (except in the R-20, R-12, R-8, R-5, R-2-5 and RT zones) and in commercial, office and mixed-use zones where residential uses are proposed. Refer to specific provisions in the zoning ordinance.*

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

Signature: Shawn Glerum 2010.06.21 18:10:50 -04'00' Date: June 21, 2010

REVISED

DRAWING INDEX

SUP-0	COVER
SUP-1	VICINITY MAP
SUP-2	ARCHITECTURAL SITE PLAN
SUP-3	F.A.R. EXHIBIT
SUP-4	FLOOR PLANS
SUP-5	ELEVATIONS - FRONT AND REAR
SUP-6	ELEVATIONS - LEFT AND RIGHT
SUP-7	PHOTOMONTAGE
SUP-8	EXISTING HOUSE PHOTOS
SUP-9	NEIGHBORHOOD PHOTOS
SUP-10	NEIGHBORHOOD PHOTOS
SUP-11	HOUSE LOCATION PLAT

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GLERUM DESIGN GROUP, INC.
407 Thomas Street Alexandria, VA 22302
Phone 703.963.1666 Fax 703.836.0927

Project Title
GLERUM RESIDENCE
902 Ramsey Street
Alexandria, VA
APPLICANT: MICHEL AND NORMA GLERUM

Sheet Title
COVER

Issue Date
07.22.10

SUP-0

NOTE:
1. DRAWINGS ARE BASED ON CITY OF ALEXANDRIA GIS MAPS
2. HOUSE LOCATION AND DRIVEWAY SUBJECT TO SITE PLAN APPROVAL

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GLERUM DESIGN GROUP, INC.
407 Thomas Street Alexandria, VA 22302
Phone 703.963.1666 Fax 703.836.0927

Project Title
GLERUM RESIDENCE
902 Ramsey Street
Alexandria, VA
APPLICANT: MICHEL AND NORMA GLERUM

Sheet Title
VICINITY MAP

Issue Date
07.22.10

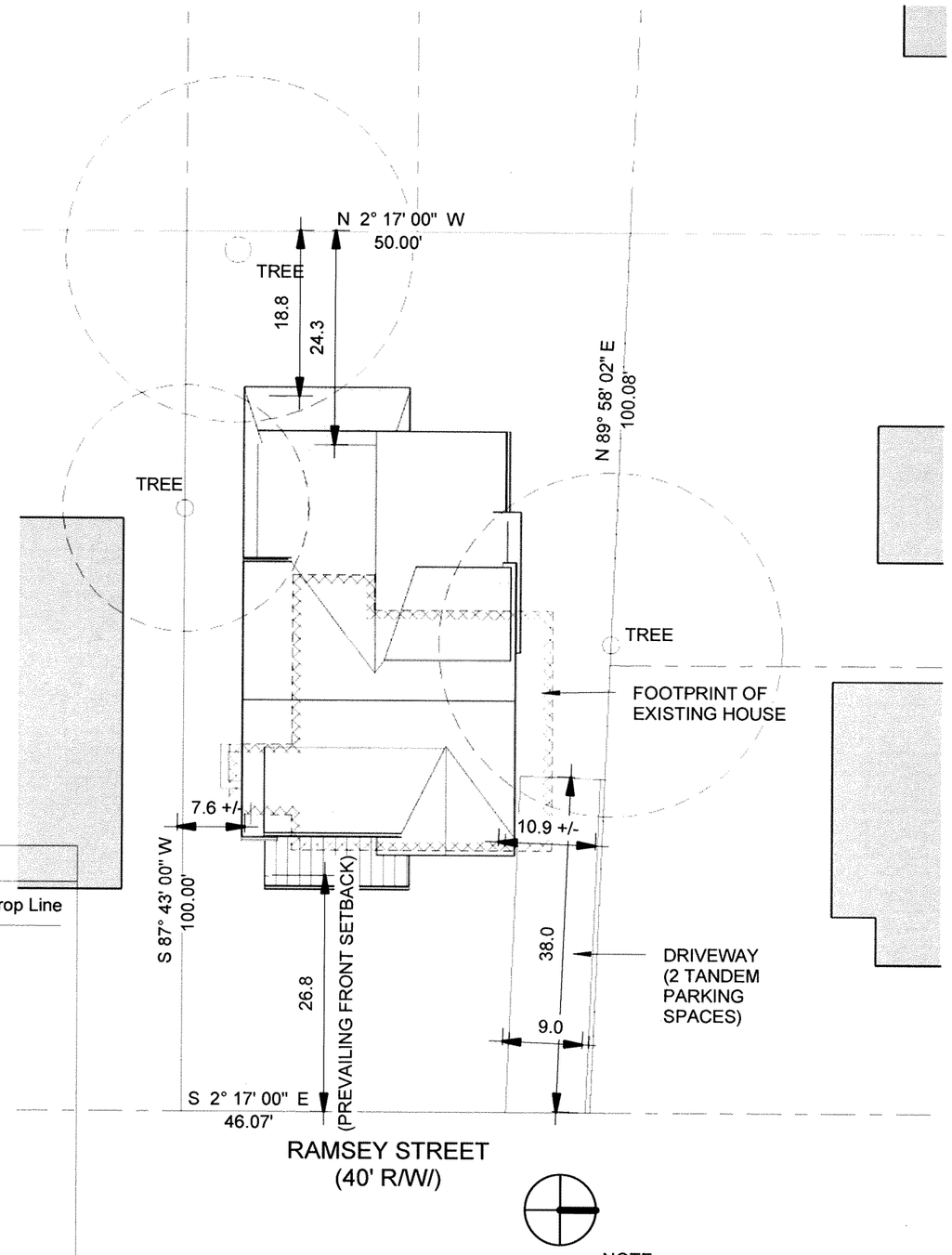
SUP-1

2 REAR SETBACK EXHIBIT

1/16" = 1'-0"

Building & Threshold Height Data			
A	B	C	F (C-B)
ADDRESS #	Ground Elevation	1st Floo Threshold Elevation	Distance Ground to 1st Floor
800	31.9	33.5	1.6
802	32.7	33.6	0.9
804	33.5	34.4	0.9
806	34.6	35.6	1.0
808	35.8	36.7	0.9
810	37.0	37.9	0.9
900	38.0	39.0	1.0
902	39.6	40.2	0.6
231	41.2	46.7	5.5
AVERAGE =	36.0	37.5	1.5
	1.5 +	20% allowed =	1.8 ft Maximum Threshold

Front Setback Data	
ADDRESS #	Setback from Prop Line
800	24.9
802	23.8
804	30.3
806	30.1
808	30
810	29.9
900	25.3
902	29.8
231	17
AVERAGE =	26.79



1 ARCH SITE PLAN

1/16" = 1'-0"

NOTE:
1. DRAWINGS ARE BASED ON CITY OF ALEXANDRIA GIS MAPS
2. HOUSE LOCATION AND DRIVEWAY SUBJECT TO SITE PLAN APPROVAL

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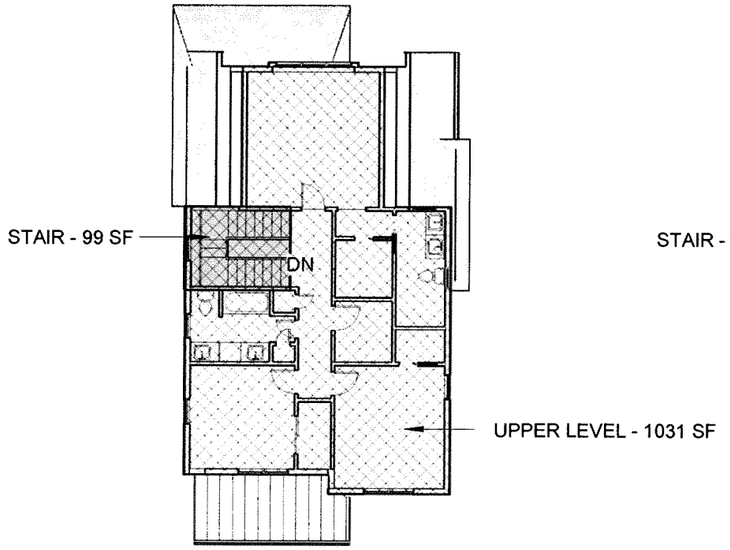
Project Title
GLERUM RESIDENCE
902 Ramsey Street
Alexandria, VA
APPLICANT: MICHEL AND NORMA GLERUM

Sheet Title
ARCHITECTURAL SITE PLAN

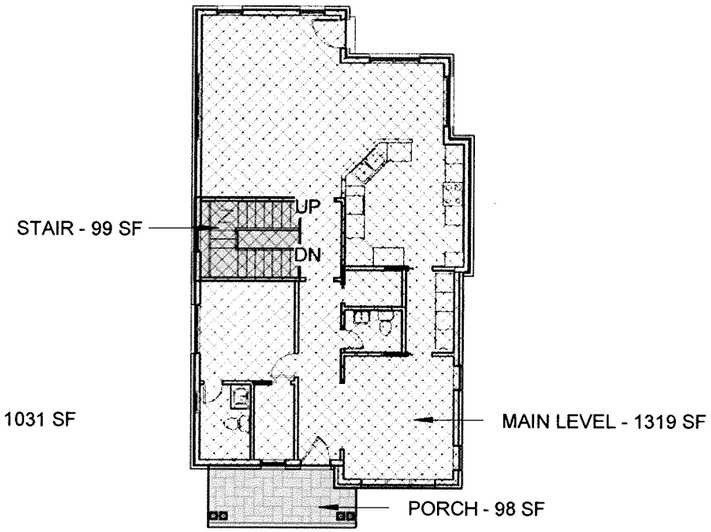
Issue Date
07.22.10

SUP-2

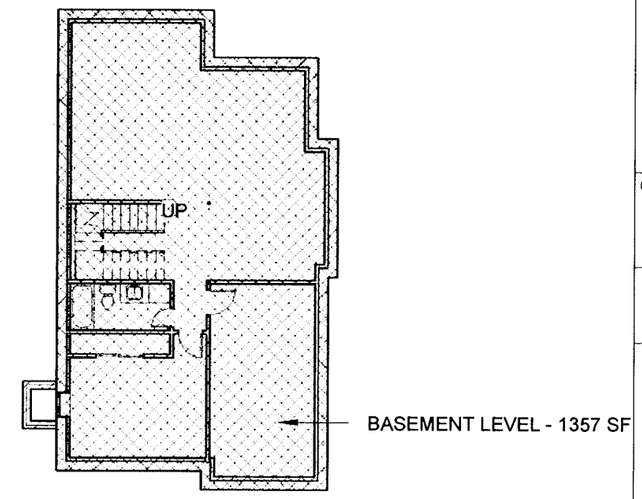
23



3 UPPER LEVEL - F.A.R. EXHIBIT.
1/16" = 1'-0"



2 MAIN LEVEL - F.A.R. EXHIBIT.
1/16" = 1'-0"



1 BSMT - F.A.R. EXHIBIT
1/16" = 1'-0"

LOCATION:	ALEXANDRIA CITY
USE GROUP:	SINGLE FAMILY DWELLING
LOT NUMBER:	154 & 155 SEC 2 TEMPLE PARK
ZONE:	R-2-5
TOTAL LOT AREA:	4,655 SF (REC) / 4,800 (CALC)

	ALLOWED/REQ	EXISTING	PROPOSED
HEIGHT:	35 FT		21.7 (21'-8")
FRONT YARD:	Prevailing Front Setback		
SIDE YARDS:	1:3 RATIO / 7 FT MIN		7.5 FT MIN
REAR YARD:	1:1 RATIO / 7 FT MIN		24.3 FT

B2.	TOTAL LOT AREA	X	FAR	=	MAX ALLOWABLE FLOOR AREA
	4,800 SF		X .45	=	2,160 SF

GROSS SQUARE FOOTAGE			
EXISTING		ALLOWABLE EXCLUSIONS	C1. EXST GFA
BASEMENT:			C2. ALLOWABLE EXCLUSIONS
1ST FLOOR:			
2ND FLOOR:			C3.EXST FLOOR AREA MINUS EXCLUSIONS
TOTAL			
PROPOSED		ALLOWABLE EXCLUSIONS	D1. PROPOSED GFA 3,805
BASEMENT:	1,357	1,357	D2. ALLOWABLE EXCLUSIONS 1,653
1ST FLOOR:	1,319	99	
2ND FLOOR:	1,031	99	
PORCH:	98	98	D3.PROPOSED FLOOR AREA MINUS EXCLUSIONS 2,152
TOTAL	3,805		

E1. TOTAL FLOOR AREA (C3 + D3) =	2,152 SF
E2. TOTAL FLOOR AREA ALLOWED BY ZONE (B2) =	2,160 SF

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Project Title
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902 Ramsey Street
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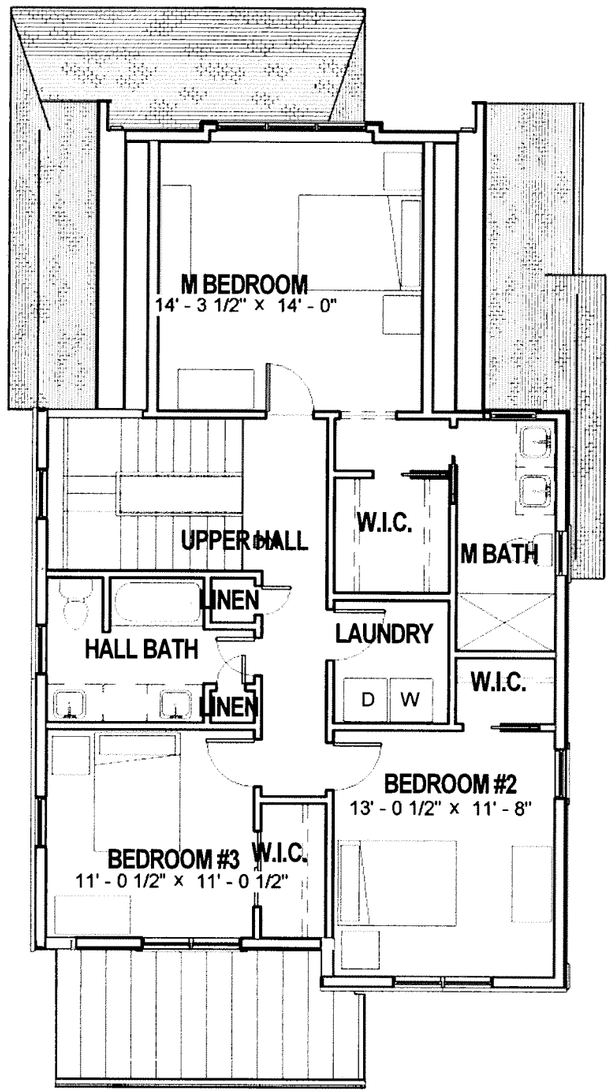
APPLICANT: MICHEL AND NORMA GLERUM

Sheet Title
F.A.R. EXHIBIT

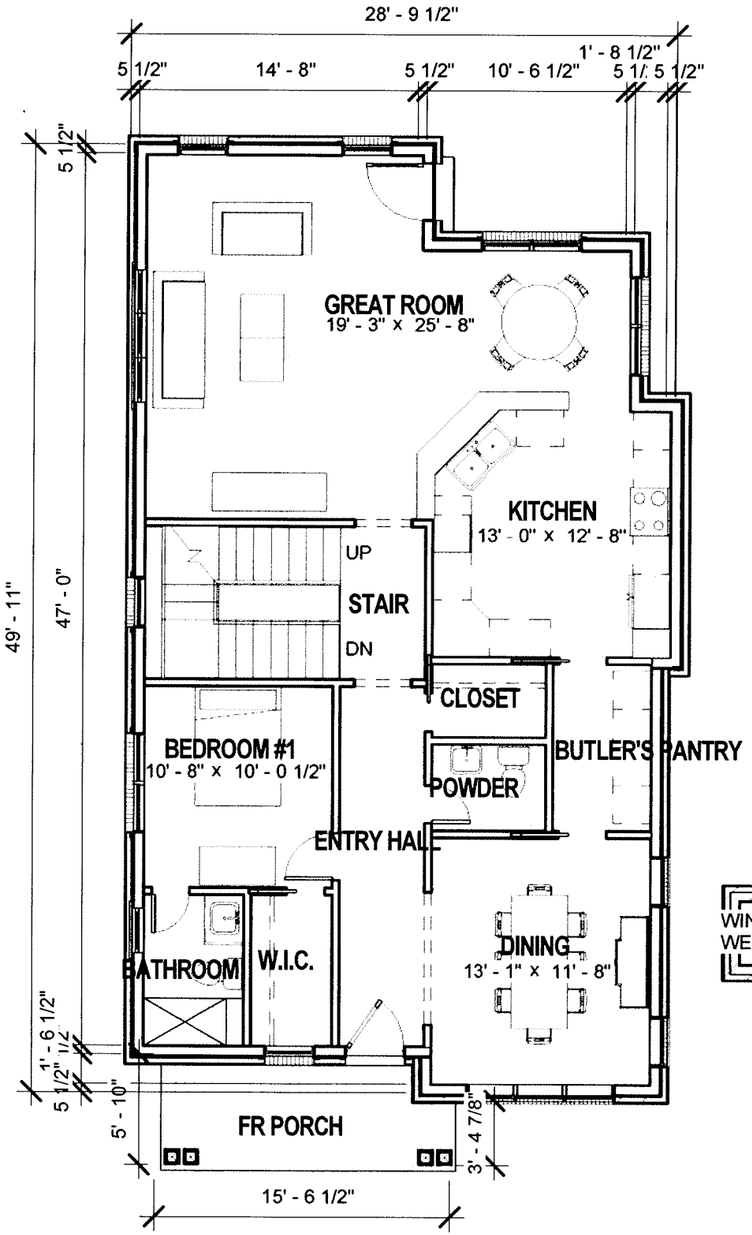
Issue Date
07.22.10

SUP-3

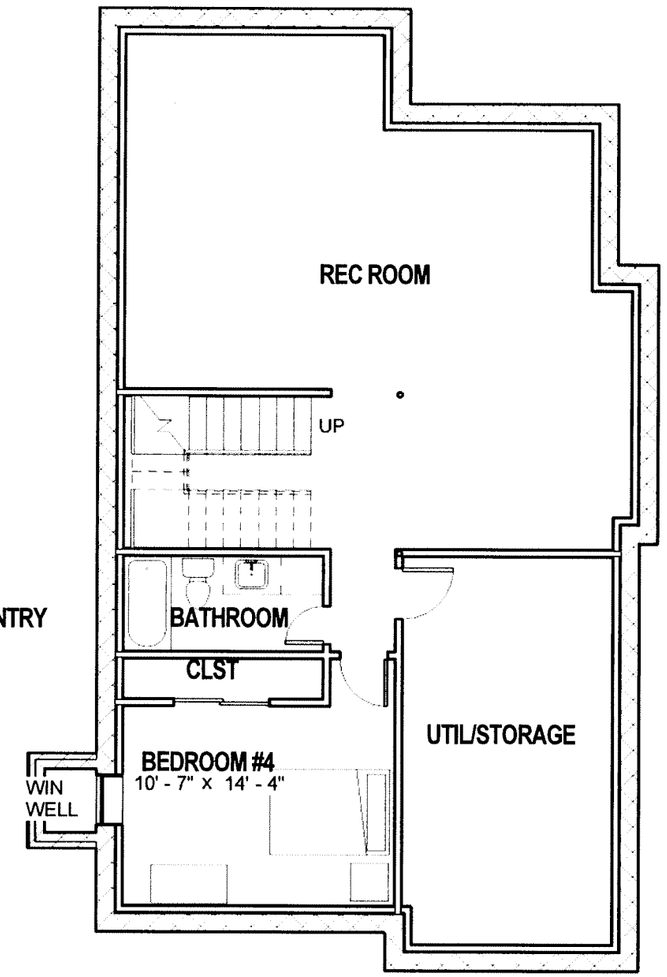
24



3 UPPER LEVEL.
1/8" = 1'-0"



2 MAIN LEVEL.
1/8" = 1'-0"



1 BASEMENT.
1/8" = 1'-0"

NOTE:
1. INTERIOR LAYOUTS ARE ILLUSTRATIVE AND SUBJECT TO CHANGE

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GLERUM RESIDENCE
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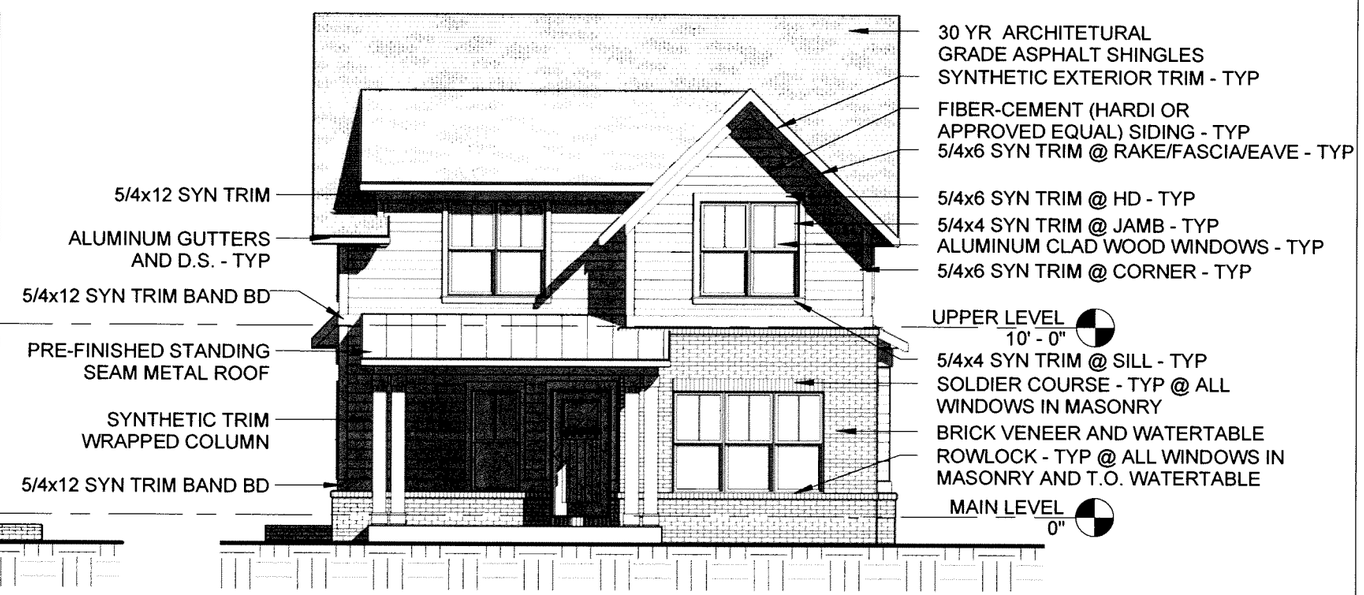
APPLICANT: MICHEL AND NORMA GLERUM

Sheet Title
FLOOR PLANS

Issue Date
07.22.10

SUP-4

2 REAR ELEVATION.
1/8" = 1'-0"



1 FRONT ELEVATION.
1/8" = 1'-0"

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Project Title
GLERUM RESIDENCE
902 Ramsey Street
Alexandria, VA
APPLICANT: MICHEL AND NORMA GLERUM

Sheet Title
ELEVATIONS - FRONT AND REAR

Issue Date
07.22.10

SUP-5

26

2 LEFT SIDE ELEVATION.
1/8" = 1'-0"

1 RIGHT SIDE ELEVATION.
1/8" = 1'-0"

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902 Ramsey Street
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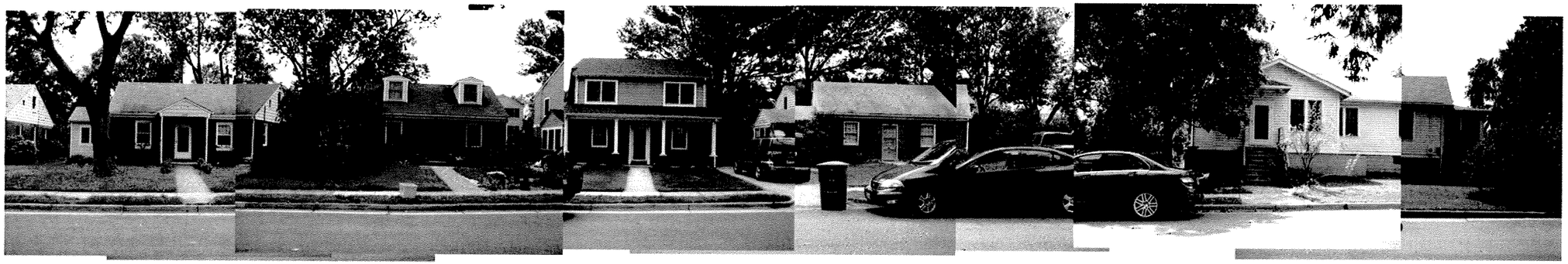
APPLICANT: MICHEL AND NORMA GLERUM

Sheet Title
ELEVATIONS - LEFT AND RIGHT

Issue Date
07.22.10

SUP-6



PHOTOMONTAGE - EXISTING.

PHOTOMONTAGE - PROPOSED.

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APPLICANT: MICHEL AND NORMA GLERUM

Sheet Title
PHOTOMONTAGE

Issue Date
06.22.10

SUP-7

28

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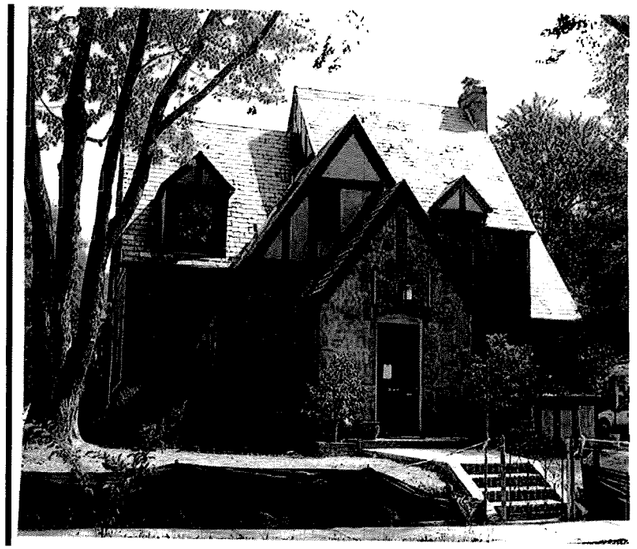
Project Title
GLERUM RESIDENCE
902 Ramsey Street
Alexandria, VA
APPLICANT: MICHEL AND NORMA GLERUM

Sheet Title
EXISTING HOUSE PHOTOS

Issue Date
06.22.10

SUP-8



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Project Title

GLERUM RESIDENCE

902 Ramsey Street
Alexandria, VA

APPLICANT: MICHEL AND NORMA GLERUM

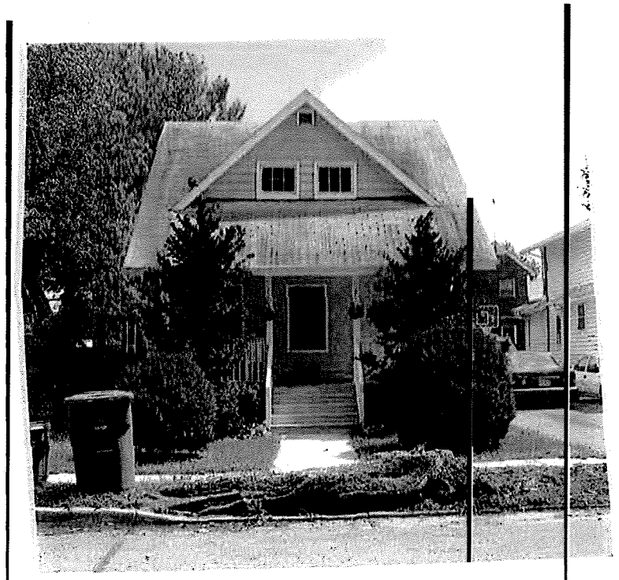
Sheet Title

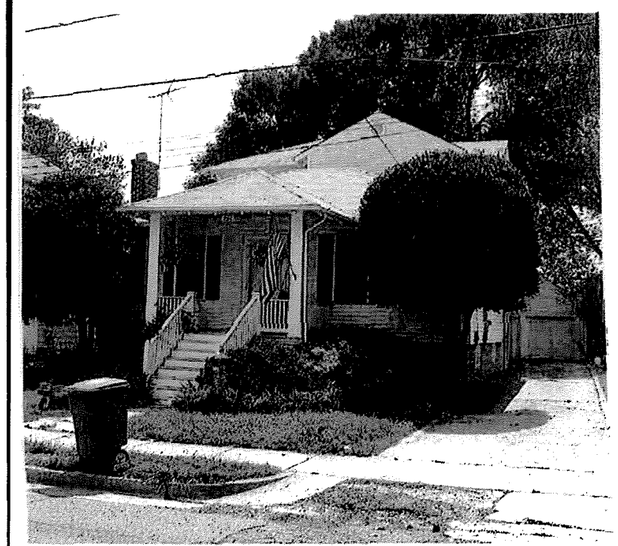
NEIGHBORHOOD PHOTOS

Issue Date

06.22.10

SUP-9





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Sheet Title

NEIGHBORHOOD PHOTOS

Issue Date

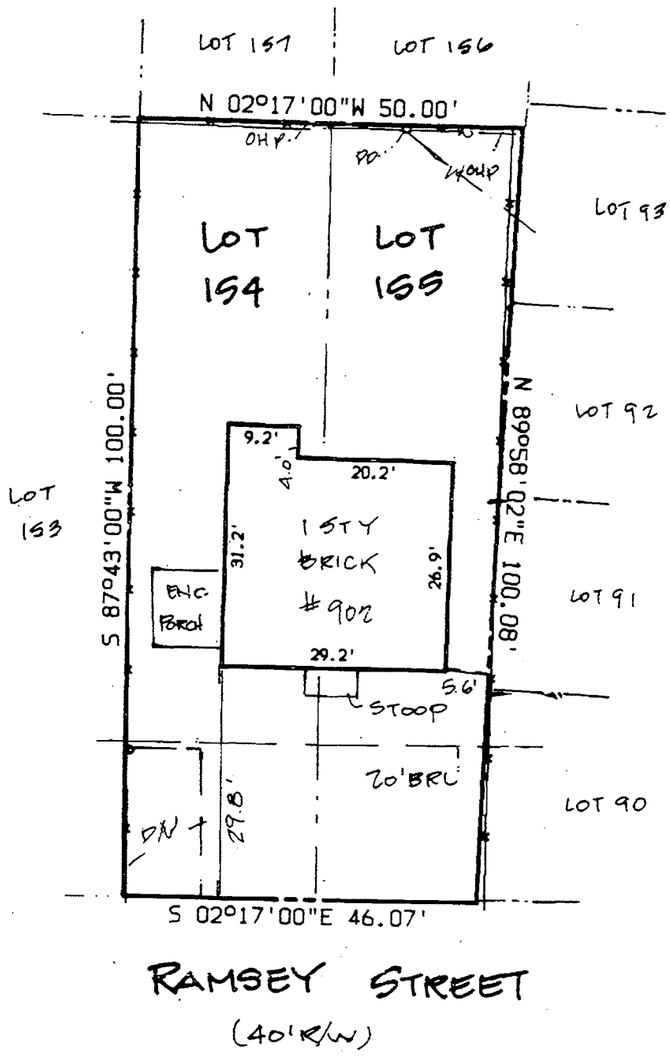
06.22.10

SUP-10

HOUSE LOCATION SURVEY
LOT 154 AND 155 SECTION 2

TEMPLE PARK

CITY OF ALEXANDRIA, VIRGINIA



NO PORTION OF THIS LOT IS LOCATED IN A FLOOD HAZARD ZONE.

PURCHASER: ATHEY SELLER: RAMEY

SCOTT SURVEYS

DATE: JUNE 14, 1991
SCALE: 1" = 20'

Project Title

GLERUM RESIDENCE

902 Ramsey Street
Alexandria, VA

Sheet Title

HOUSE LOCATION PLAT

Issue Date 06.22.10

SUP-11

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