

Docket Item #3  
BZA CASE #2012-0014

Board of Zoning Appeals  
September 13, 2012

**ADDRESS:** 205 UHLER TERRACE  
**ZONE:** R-8, RESIDENTIAL  
**APPLICANT:** LISA MARIE SCHOFIELD AND LYNN SWEENEY, OWNERS, BY  
JIM RILL, ARCHITECT

**ISSUE:** Special exception to construct a two story addition in the required west side yard.

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CODE SECTION	SUBJECT	CODE REQMT	APPLICANT PROPOSES	REQUESTED EXCEPTION
3-306(A)(2)	Side Yard (west)	10.50 ft*	8.50 ft	2.00 ft**

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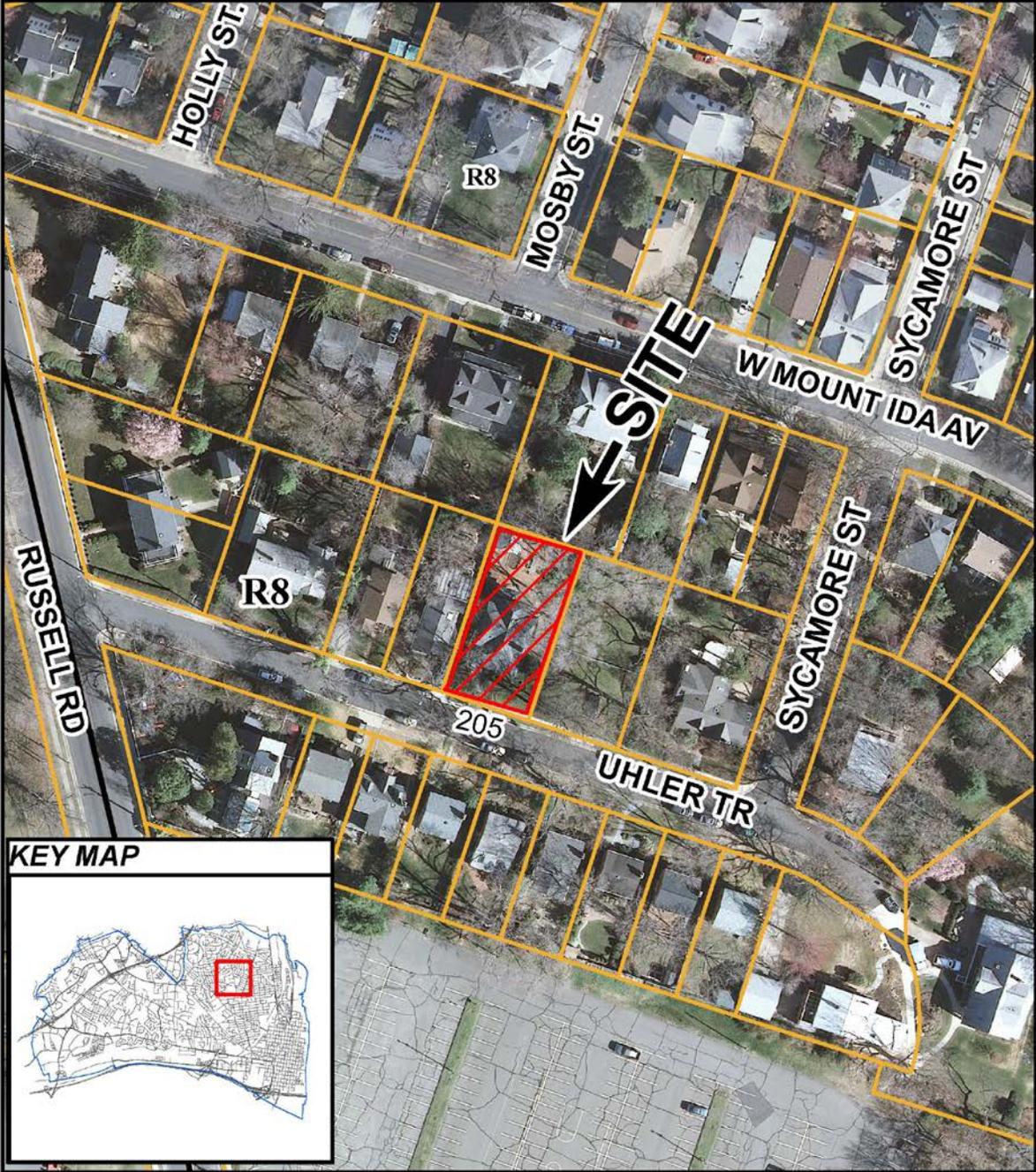
\*Based on a building height of 21.00 feet measured from average grade to the roof eave facing the west side property line.

\*\* Proposed roof eave facing the west side property line will project 18 inches, consistent with the existing roof overhang.

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The staff **recommends approval** of the requested special exception because the request meets the criteria for a special exception.

If the Board decides to grant the requested special exception it must comply with the code requirements under the department comments and the applicant must submit the following prior to the release of a Certificate of Occupancy: (1) a survey plat prepared by a licensed surveyor confirming building footprint, setbacks, and building height compliance from average preconstruction grade and (2) certification of floor area from a licensed architect or engineer. The special exception must also be recorded with the deed of the property in the City's Land Records Office prior to the release of the building permit.



**BZA #2012-0014**  
**205 Uhler Terrace**

**9/13/12**



**I. Issue**

The applicants propose to construct a two-story rear addition with basement in the required west side yard at 205 Uhler Terrace.

**II. Background**

The subject property is one lot of record with 60.00 feet of frontage facing West Uhler Terrace and 115.00 feet of depth. The property contains 6,900 square feet of lot area and is substandard for single family dwelling lot in the R-8 zone, where the minimum lot area is 8,000 square feet and minimum lot width is 65.00 feet. The property complies with the required 40.00 foot minimum lot frontage for an R-8 zoned single family lot.

The property is currently developed with a two-story single family dwelling with an open front porch located 20.50 feet from the front property line, 8.50 feet from the west side property line, 23.50 feet from the east side property line and 43.80 feet from the rear property line. According to real estate assessments the dwelling was constructed in 1920. The applicants also own the adjacent lot to the east which is vacant. The vacant lot area has not been used to calculate the allowable floor area and the proposed addition meets the minimum required east side yard setback from the vacant lot.

**III. Description**

The applicants are proposing to construct a rear two-story addition with basement 8.50 feet from the west side property line, in line with the existing west side wall, 21.00 feet from the east side property line and 27.96 feet from the rear property line. The addition will measure 21.00 feet measured to the roof eave facing the west side property line from grade. The addition totals 546 square feet of floor area on the first floor and 207 square feet on the second floor. The eaves on the proposed addition will project approximately 18 inches from the building walls, consistent with the eaves of the existing dwelling, but 6.00 inches more than allowed by the zoning ordinance. The proposed eaves will project no closer to the west side property line than the existing noncomplying west building wall. The applicants request relief through the special exception to construct the addition with eaves greater than 12 inches in the required west side yard.

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

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

**IV. Master Plan/Zoning**

The subject property is zoned R-8 and has been so zoned since adoption of the Third Revised Zoning Map in 1951, and is identified in the Potomac West Small Area Plan for residential use.

**V. Requested Special Exception:**

3-306(A)(2) Side Yard (West)

The applicants request a special exception of 2.00 feet from the required 10.50 feet based on a building height of 21.00 feet measured from average grade to the roof eave facing the west side property line to construct the two-story addition 8.50 feet from the west side property line.

**VI. Existing Noncomplying Structure/ Substandard Lot**

The existing building at 205 Uhler Terrace is a noncomplying structure with respect to the following:

<u>Regulation</u>	<u>Required</u>	<u>Existing</u>	<u>Noncompliance</u>
Side Yard (West)	10.25 ft*	8.50 ft	1.75 ft
Lot Area	8,000 sq ft	6,500 sq ft	1,500 sq ft
Lot Width	65.00 ft	60.00 ft	5.00 ft

\* Based on a building height of 20.50 feet measured from average grade to the existing roof eave facing the west side property line.

**VII. Special Exceptions Standards**

To grant a special exception, the Board of Zoning Appeals must find that the strict application of the zoning ordinance creates an unreasonable burden on the use and enjoyment of the property. Section 11-1304 of the zoning ordinance lists standards that an applicant must address and that the Board believes exists and thus warrants granting a special exception of the zoning regulations.

- 1) Whether approval of the special exception will be detrimental to the public welfare, to the neighborhood or to the adjacent properties.
- 2) Whether approval of the special exception will impair an adequate supply of light and air to the adjacent property, or cause or substantially increase traffic congestion or increase the danger of fire or the spread of fire, or endanger the public safety.
- 3) Whether approval of the special exception will alter the essential character of the area or zone.
- 4) Whether the proposal will be compatible with the development in the surrounding neighborhood.

- 5) Whether the proposed development represents the only reasonable means and location on the lot to accommodate the proposed structure given the natural constraints of the lot or the existing development of the lot.

### **VIII. Staff Analysis and Conclusion**

#### Neighborhood Impact

An inspection of the surrounding neighborhood revealed that many homes have been expanded to include second stories. The proposed addition is in keeping with the character of the neighborhood and complements the existing dwelling.

The adjacent property to the west is occupied by a two story dwelling which has been expanded by receiving several variance approvals by the Board. The adjacent lot to the east is vacant and is owned by the applicants. The design and size of the addition is compatible with character of the block.

#### Light and Air

The overall height of the two-story addition will be no taller than the existing dwelling and will continue to be located in line with the existing west side building wall. The height of the addition decreases towards the rear of the property and is only one-story at the very rear. The sloping roof will allow adequate light and air to reach the rear yards of the subject property and the adjacent property to the west.

#### Lot Constraints

The subject property is substandard as to the required lot area and width for an R-8 zoned property. The existing dwelling is not centered on the property. The substandard nature of the lot and the location of the existing dwelling on the lot limit the development opportunities on the lot. The applicants have chosen not to build on their vacant lot to the east.

#### Staff Conclusion

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

**DEPARTMENTAL COMMENTS**

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

\* The applicant is advised that if the special exception is approved the following additional comments apply.

Transportation and Environmental Services:

- R-1 The building permit plans shall comply with requirements of City Code Section 5-6-224 regarding the location of downspouts, foundation drains and sump pumps. Refer to Memorandum to Industry dated June 18, 2004. [Memorandum is available online at the City web site under Transportation\Engineering and Design\Memos to Industry.]. (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 All improvements to the city right-of-way such as curbing, sidewalk, driveway aprons, etc. must be city standard design. (T&ES)
- R-4 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-5 Compliance with the provisions of Article XIII of the City's zoning ordinance for stormwater quality control is required for any land disturbing activity greater than 2,500 square feet. (T&ES)
- R-6 The building permit must be approved and issued prior to the issuance of any permit for demolition. (T&ES)
- R-7 A GRADING PLAN showing all improvements and alterations to the site must be approved by T&ES prior to issuance of a building permit. (T&ES)
- R-8 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-9 New curb cut must be approved by T&ES prior to release of the grading plan. (T&ES)
- F-1 An approved grading plan will be required at the time of building permit application per City Code Section 5-6-224 (d). Questions regarding the processing of grading plans should be directed to the T&ES Site Plan Coordinator at (703) 746-4064. Memorandum

**BZA CASE #2012-0014**

to Industry No. 02-08 was issued on April 28, 2008 and can be viewed online via the following [link.](http://alexandriava.gov/uploadedFiles/tes/info/gradingPlanRequirements.pdf)  
<http://alexandriava.gov/uploadedFiles/tes/info/gradingPlanRequirements.pdf>

- F-2 Parcel is tagged as being located within a known Marine Clay Area. (T&ES)
- C-1 The applicant shall comply with the City of Alexandria's Solid Waste Control, Title 5, Chapter 1, which sets forth the requirements for the recycling of materials (Sec. 5-1-99). (T&ES)
- C-2 The applicant shall comply with the City of Alexandria's Noise Control Code, Title 11, Chapter 5, which sets the maximum permissible noise level as measured at the property line. (T&ES)
- C-3 Roof, surface and sub-surface drains be connected to the public storm sewer system, if available, by continuous underground pipe. Where storm sewer is not available applicant must provide a design to mitigate impact of stormwater drainage onto adjacent properties and to the satisfaction of the Director of Transportation & Environmental Services. (Sec.5-6-224) (T&ES)
- C-4 All secondary utilities serving this site shall be placed underground. (Sec. 5-3-3) (T&ES)
- C-5 Any work within the right-of-way requires a separate permit from T&ES. (Sec. 5-2) (T&ES)

Code Administration:

- F-1 The review by Code Administration is a preliminary review only. Once the applicant has filed for a building permit, code requirements will be based upon the building permit plans. If there are any questions, the applicant may contact Ken Granata, Plan Review Services Division Chief, at ken.granata@alexandriava.gov or 703.746.4193.
- C-1 A building and trade permits are required for this project. Five sets of *construction documents* that fully detail the construction as well as framing schematics shall accompany the permit application(s). If a Virginia licensed design professional prepares drawings, the plans shall bear the signature and seal of the Virginia licensed design professional in accordance with the Code of Virginia Section 54.1-410B.

Recreation (Arborist):

- F-1 No specimen trees are affected by this plan.

Historic Alexandria (Archaeology):

- R-1 The statements in archaeology conditions below shall appear in the General Notes of all site plans and on all site plan sheets that involve demolition or ground disturbance (including Basement/Foundation Plans, Demolition, Erosion and Sediment Control,

Grading, Landscaping, Utilities, and Sheeting and Shoring) so that on-site contractors are aware of the requirements:

- a. The applicant/developer shall call Alexandria Archaeology immediately (703-746-4399) if any buried structural remains (wall foundations, wells, privies, cisterns, etc.) or concentrations of artifacts are discovered during development. Work must cease in the area of the discovery until a City archaeologist comes to the site and records the finds.
  - b. The applicant/developer shall not allow any metal detection to be conducted on the property, unless authorized by Alexandria Archaeology.
- C-1 All required archaeological preservation measures shall be completed in compliance with Section 11-411 of the Zoning Ordinance.
- F-1 Given the fact that the lot has been inhabited since the early twentieth century, the property has modest archaeological potential to contain evidence of the “suburban” development of Alexandria.

Other Requirements Brought to the Applicant’s Attention:

- C-1 A wall check survey plat shall be submitted to Planning and Zoning when the building footprint is in place, pursuant to Alexandria City Code section 8-1-12.



**APPLICATION  
BOARD OF ZONING APPEALS**

**SPECIAL EXCEPTION FOR ADDITIONS**

Section of zoning ordinance from which request for special exception is made:

3-306 (A)

**PART A**

1. Applicant:  Owner  Contract Purchaser  Agent

Name Jim Rill, Rill Architects P.C.

Address 4833 Rugby Ave #501

Bethesda, MD 20814

Daytime Phone 301-656-4166

Email Address jrill@rillarchitects.com

2. Property Location 205 Uhler Terrace

3. Assessment Map # 024.03-10-14 Block 13 Lot 540 Zone R-8

4. Legal Property Owner Name Schofield Lisa Marie and Sweeney Lynn A

Address 205 Uhler Terrace

Alexandria VA



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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.		
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 205 Uhler Terrace (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. Lisa M. Schofield	205 Uhler Terrace	100% Joint
2. Lynn A. Sweeney	" " "	100% Joint
3.		

**3. Business or Financial Relationships.** Each person or entity listed above (1 and 2), with an ownership interest in the applicant or in the subject property is required to disclose any business or financial relationship, as defined by Section 11-350 of the Zoning Ordinance, existing at the time of this application, or within the 12-month period prior to the submission of this application with any member of the Alexandria City Council, Planning Commission, Board of Zoning Appeals or either Boards of Architectural Review.

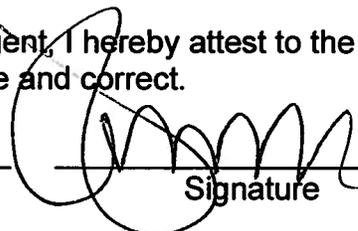
Name of person or entity	Relationship as defined by Section 11-350 of the Zoning Ordinance	Member of the Approving Body (i.e. City Council, Planning Commission, etc.)
1. None		
2.		
3.		

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

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.

7-31-12  
Date

Jim Rill  
Printed Name

  
Signature

5. Describe request briefly:

Special Exception to construct a two-story  
addition in the required side yard on Uhler Terrace.  
\_\_\_\_\_  
\_\_\_\_\_

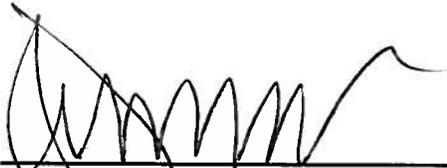
6. If property owner or applicant is being represented by an authorized agent, such as an attorney, realtor or other person for which there is a form of compensation, does this agent or the business in which they are employed have a business license to operate in the City of Alexandria, Virginia?

- Yes — Provide proof of current City business license. *Applicant's agent is registered architect.*
- No — Said agent shall be required to obtain a business prior to filing application.

**THE UNDERSIGNED HEREBY ATTESTS** that all of the information herein provided including the site plan, building elevations, prospective drawings of the projects, etc., are true, correct and accurate. The undersigned further understands that, should such information be found incorrect, any action taken by the Board based on such information may be invalidated. The undersigned also hereby grants the City of Alexandria permission to post placard notice as required by Article XI, Division A, Section 11-301(B) of the 1992 Alexandria City Zoning Ordinance, on the property which is the subject of this application. The applicant, if other than the property owner, also attests that he/she has obtained permission from the property owner to make this application.

**APPLICANT OR AUTHORIZED AGENT:**

Jim Rill  
**Print Name**  
301-656-4166  
**Telephone**

  
**Signature**  
7-31-12  
**Date**

Pursuant to Section 13-3-2 of the City Code, the use of a document containing false information may constitute a Class 1 misdemeanor and may result in a punishment of a year in jail or \$2,500 or both. It may also constitute grounds to revoke the permit applied for with such information.

**NOTE TO APPLICANT:** Only one special exception per dwelling shall be approved under the provisions of Section 11-1302(B)(4).

**PART B** (SECTION 11-1304)

**APPLICANT MUST EXPLAIN THE FOLLOWING:**

(Please use additional pages where necessary.)

- 1. Explain how the special exception for the proposed addition, if granted, meets the applicant's needs.**

*See attached page.*

- 2. Explain if the special exception, if granted, will harm adjoining properties or impact the neighborhood in any way.**

- 3. Explain how the proposed addition will affect the light and air to any adjacent property.**

*g*

**Application Part B (Section 11-1304)****1. Explain how the special exception for the proposed addition, if granted, meets the applicant's needs.**

The applicants wish to modernize their kitchen and main bedroom in order to improve the value and enjoyment of their property. The applicants have worked with an architect to develop a solution which is sensitive to the character of the house and surrounding neighborhood.

**2. Explain if the special exception, if granted, will harm adjoining properties or impact the neighborhood in any way.**

The property to the west will be minimally affected, though not harmed, as described under question #3. Other properties are not directly affected. The impact on the neighborhood will be small, in that the addition will be consistent in style with the existing house.

**3. Explain how the proposed addition will affect the light and air to any adjacent property.**

The exception will have minimal impact on the property to the west. The second floor wall is only 18 inches closer to the property line than the same wall in a design that would not require a special exception. The first floor wall of that elevation is in compliance and is unchanged, as is the rearward extent of the addition.

**4. Explain how the proposed addition is compatible with other properties in the neighborhood and the character of the neighborhood as a whole.**

The proposed addition is conscientiously in the style of the existing house, which is an early twentieth century craftsman bungalow. This style is seen widely across Del Ray and in adjoining Alexandria neighborhoods.

**5. How is the proposed construction similar to other buildings in the immediate area?**

The proposed construction is in the craftsman style. The details include stucco walls; wide, flat casings at openings; deep overhangs; and tapered columns. The addition is intended to blend seamlessly with the existing house.

**6. Explain how this plan represents the only reasonable location on the lot to build the proposed addition.**

The proposed addition is an extension of the existing shape of the house. It is the simplest and most economical solution to add space to the house.

**7. Has the applicant shown the plans to the most affected property owners? Have any neighbors objected to the proposed special exception, or have any neighbors written letters of support? If so, please attach the letter.**

The plans have not been shared as of this time, and we do not have letters to attach.



REVISED

DEPARTMENT OF PLANNING AND ZONING
FLOOR AREA RATIO AND OPEN SPACE CALCULATIONS FOR
SINGLE AND TWO-FAMILY RESIDENTIAL OUTSIDE HISTORIC DISTRICTS

A. Property Information

A1. Street Address 205 MILLER TERRACE Zone R-8
A2. 6900 x 0.35 = 2415
Total Lot Area Floor Area Ratio Allowed by Zone Maximum Allowable Floor Area

B. Existing Gross Floor Area

Table with 4 columns: Existing Gross Area, Allowable Exclusions, and sub-categories like Basement, First Floor, etc.

B1. Existing Gross Floor Area \* 3022 Sq. Ft.
B2. Allowable Floor Exclusions\*\* 1288 Sq. Ft.
B3. Existing Floor Area minus Exclusions 1734 Sq. Ft. (subtract B2 from B1)

C. Proposed Gross Floor Area (does not include existing area)

Table with 4 columns: Proposed Gross Area, Allowable Exclusions, and sub-categories like Basement, First Floor, etc.

C1. Proposed Gross Floor Area \* 1430.5 Sq. Ft.
C2. Allowable Floor Exclusions\*\* 753.5 Sq. Ft.
C3. Proposed Floor Area minus Exclusions 677 Sq. Ft. (subtract C2 from C1)

D. Existing + Proposed Floor Area

D1. Total Floor Area (add B3 and C3) 2411 Sq. Ft.
D2. Total Floor Area Allowed by Zone (A2) 2415 Sq. Ft.

\*Gross floor area for residential single and two-family dwellings in the R-20, R-12, R-8, R-5, R-2-5, RB and RA zones (not including properties located within a Historic District) is the sum of all areas under roof on a lot, measured from exterior walls.

\*\*Refer to the zoning ordinance (Section 2-145(A)) and consult with zoning staff for information regarding allowable exclusions.

If taking exclusions other than basements, floor plans with excluded areas illustrated must be submitted for review. Sections may also be required for some exclusions.

F. Open Space Calculations Required in RA & RB zones

Table with 2 columns: Category (Existing Open Space, Required Open Space, Proposed Open Space) and Value.

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

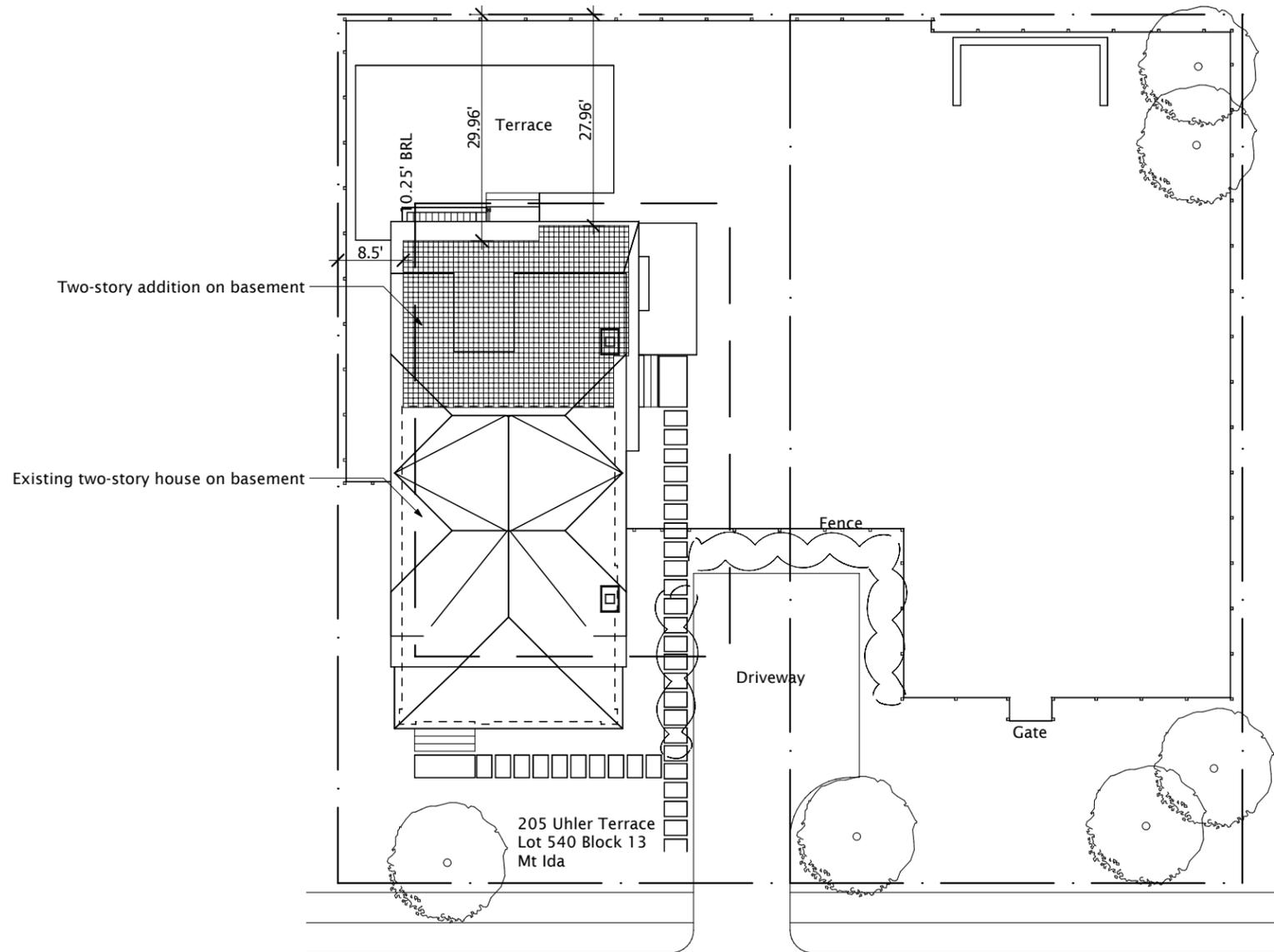
Signature: [Handwritten Signature] Date: 6.22.2012

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Rill Architects

4833 Rugby Avenue, Suite 501  
Bethesda, Maryland 20814  
(P) 301.656.4166 (F) 301.656.4266

www.rillarchitects.com



Uhler Terrace

Site Plan

1" = 20'

Schofield-Sweeney  
Addition

205 Uhler Terrace  
Alexandria, Virginia 22301

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20 AUGUST 2012

A1

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Schofield-Sweeney  
Addition

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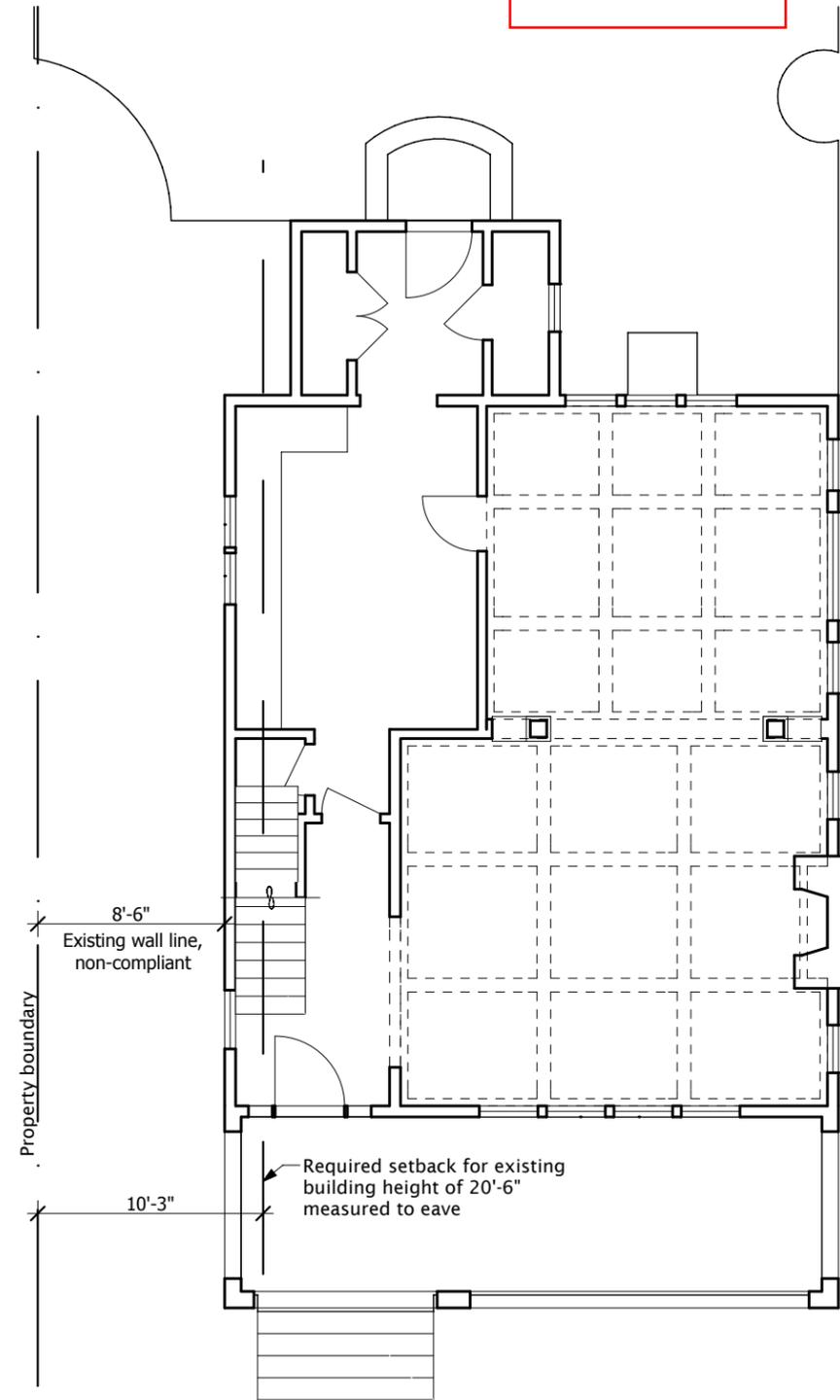
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A2



Existing West Elevation

1/8" = 1'-0"



First Floor Existing Plan

1/8" = 1'-0"

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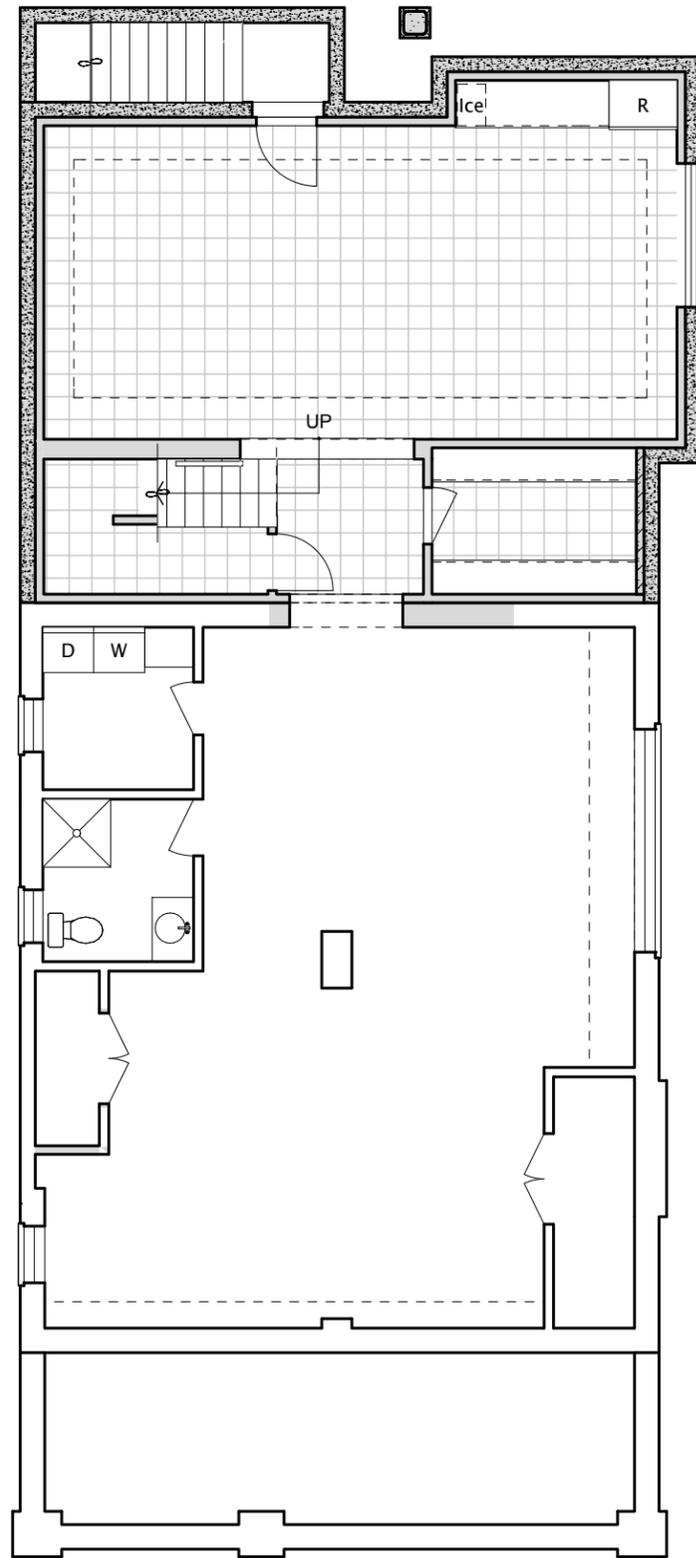
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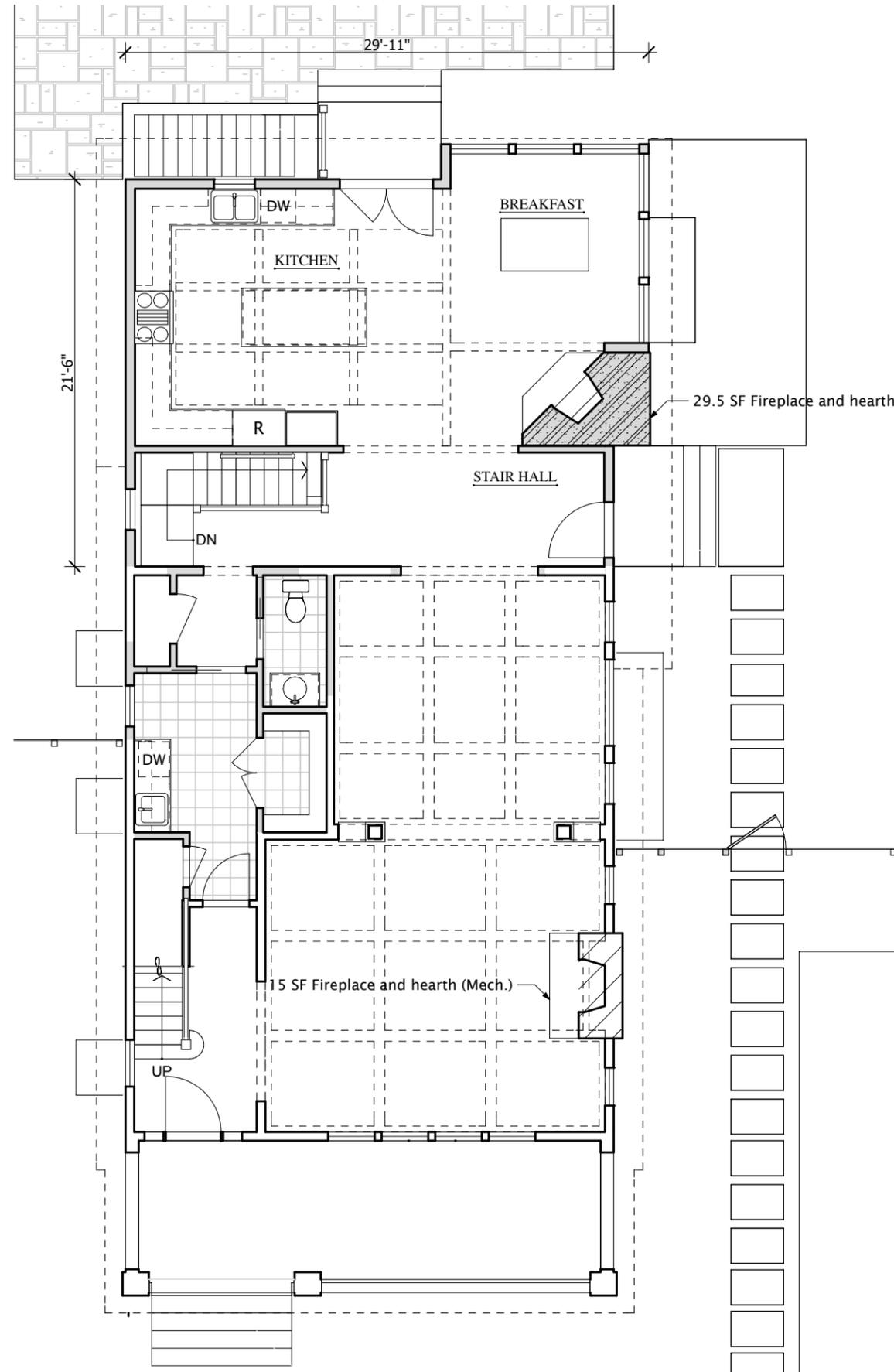
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A3



**Basement Plan**

1/8" = 1'-0"



**1st Floor Plan**

1/8" = 1'-0"

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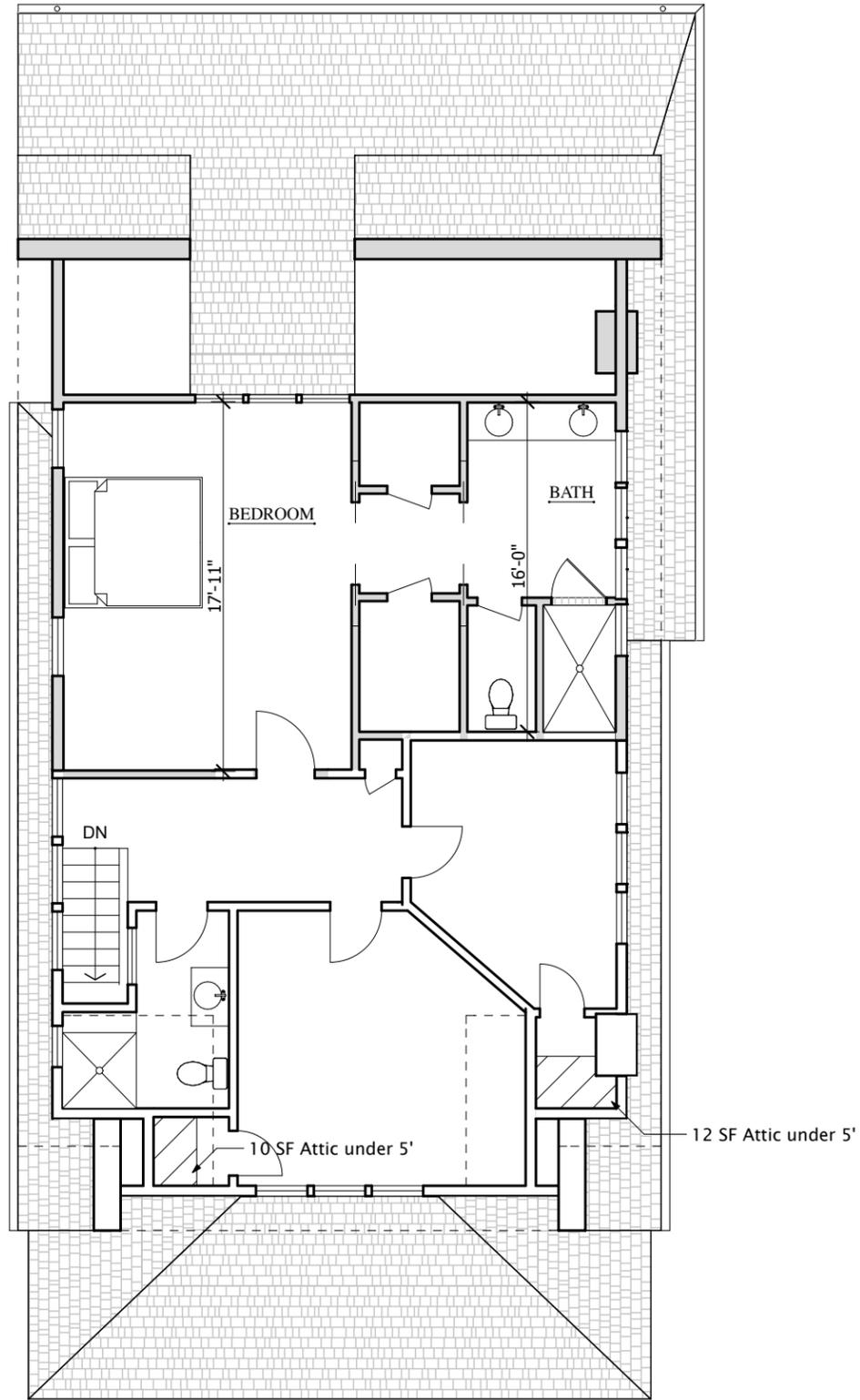
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Addition

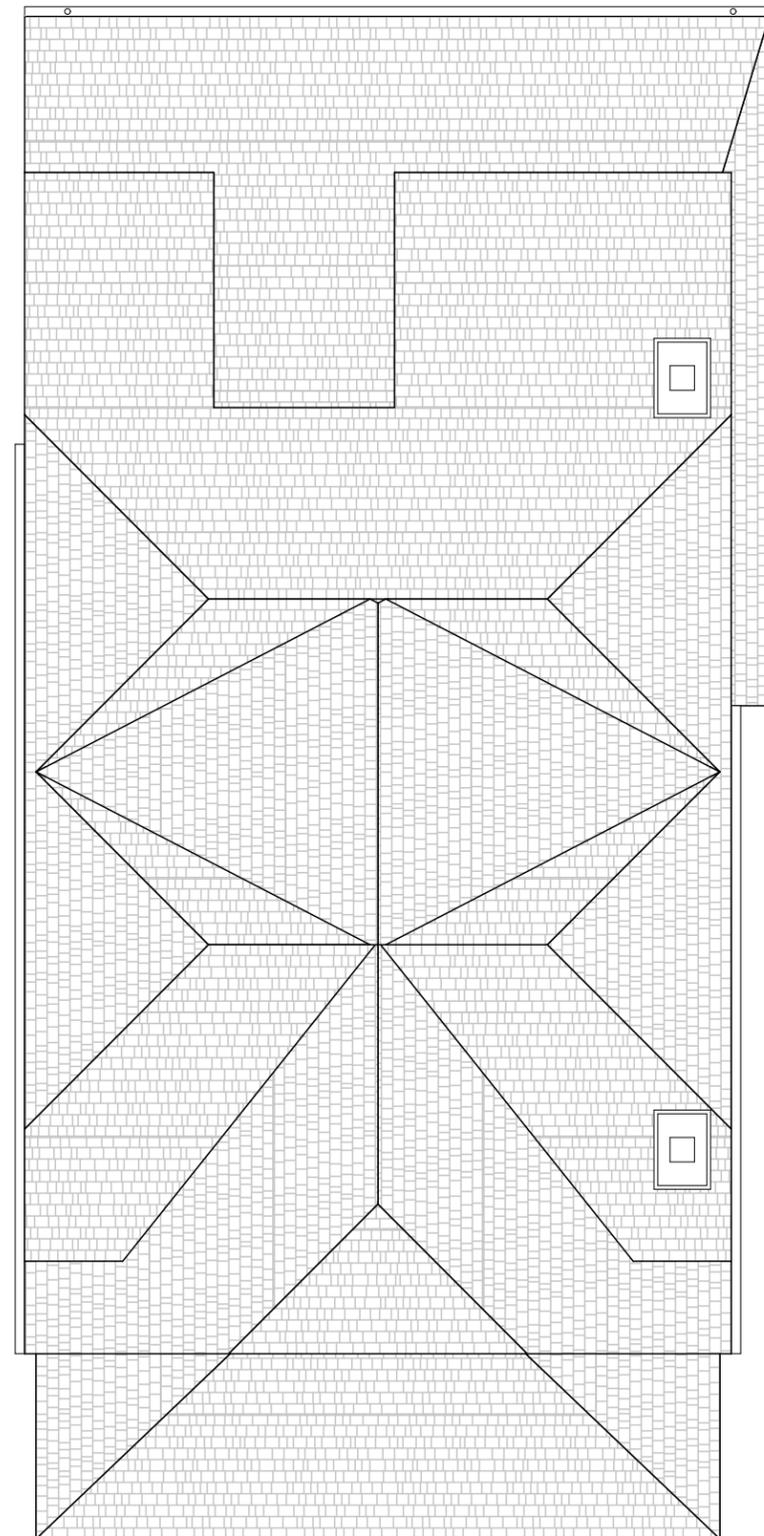
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**2nd Floor Plan**

1/8" = 1'-0"



**Roof Plan**

1/8" = 1'-0"

**A4**

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



Right Elevation  
1/8" = 1'-0"

Schofield-Sweeney  
Addition

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Rear Elevation  
1/8" = 1'-0"



Left Elevation  
1/8" = 1'-0"

Schofield-Sweeney  
Addition

205 Uhler Terrace  
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Schofield-Sweeney  
Addition

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Schofield-Sweeney  
Addition

205 Uhler Terrace  
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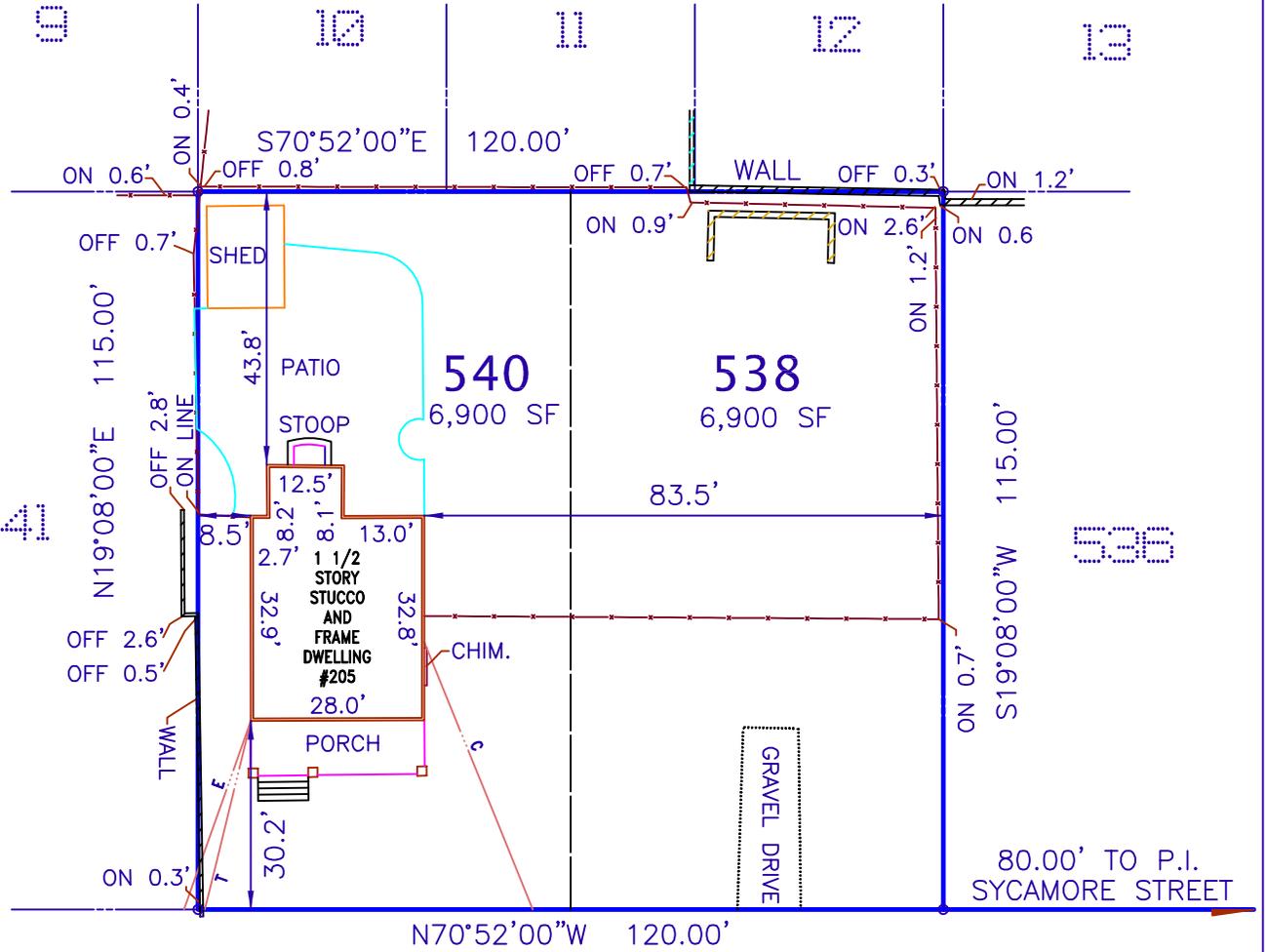
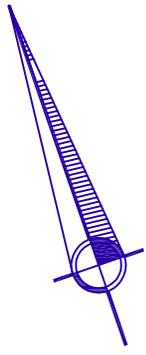


Schofield-Sweeney  
Addition

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20 AUGUST 2012

A9



**WEST UHLER TERRACE**

40' R/W

**PLAT**

SHOWING HOUSE LOCATION ON

LOT 538 & 540 BLOCK 13

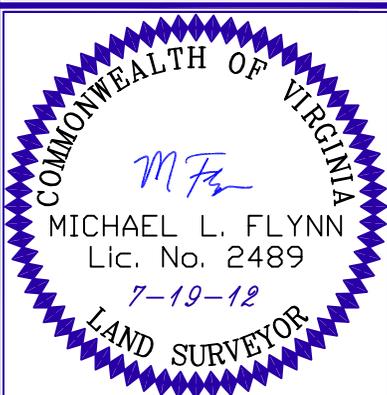
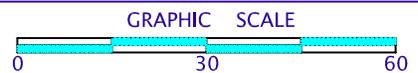
**MT IDA**

**CITY OF ALEXANDRIA, VIRGINIA**

SCALE: 1" = 30'

JULY 19, 2012

CASE NAME:



BY PROVISIONS OF THE VIRGINIA CODE: NO CORNER MARKERS SET.  
BOUNDARY SURVEY NOT PERFORMED.  
PLAT SUBJECT TO RESTRICTIONS OF RECORD, TITLE REPORT NOT FURNISHED.

I HEREBY CERTIFY THAT THE POSITIONS OF ALL THE EXISTING IMPROVEMENTS HAVE BEEN CAREFULLY ESTABLISHED BY A CURRENT FIELD SURVEY, AND UNLESS OTHERWISE SHOWN, THERE ARE NO VISIBLE ENCROACHMENTS.

REQUESTED BY:

RILL ARCHITECTS

**ALEXANDRIA SURVEYS, LLC**

3949 PENDER DRIVE, STE #105 FAIRFAX, VIRGINIA 22030  
TEL. NO. 703-660-6615 FAX NO. 703-768-7764



205 Uhler Terrace Rear

BZA #2012-0014



205 Uhler Terrace East

BZA #2012-0014



205 Uhler Terrace Front

BZA #2012-0014



205 Uhler Terrace West

BZA #2012-0014