

Docket Item #2
BZA CASE #2011-0006

Board of Zoning Appeals
June 9, 2011

ADDRESS: 605 FORT WILLIAMS PARKWAY
ZONE: R-12, RESIDENTIAL
APPLICANT: ROOZEBH AND AZITA RASSULI, OWNERS

ISSUE: Variance to raise the roof of the existing house, construct a two-story rear addition and open deck in the required north side yard setback.

CODE SECTION	SUBJECT	CODE REQMT	APPLICANT PROPOSES	REQUESTED VARIANCE
3-206(A)(2)	Side Yard* (Rear Addition)	13.90 ft	3.00 ft	10.90 ft
	Side Yard (Open Deck)	10.00 ft	0.00 ft	10.00 ft

*Based on a height of 27.80 ft to the mid-point of the gable roof facing the north property line.

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

If the Board decides to grant the requested variance 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 variance 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 CASE #2011-0006 CONTEXT MAP



I. Issue

The applicants propose to raise the roof of the main house, build a two-story addition at the rear of an existing attached garage and construct an open rear deck for the house at 605 Fort Williams Parkway. The existing north wall of the house and the proposed new rear addition will extend along the same plane of the existing house located in the required north side yard. The house is currently located 4.00 feet from the north side property line.

II. Background

The subject property, one legal lot of record, with 142.26 feet of frontage facing Fort William Parkway, 164.69 feet along the north side property line, 126.24 feet along the south side property line and 38.99 feet along the east rear property line. None of property lines are parallel to one another. The lot could be best described as an unusually shaped triangular lot. The property contains 12,000 square feet of lot area and is a complying lot for single family dwelling in the R-12 zone where the minimum lot area is 12,000 square feet and minimum lot width is 80.00 feet.

The property is currently developed with a two-story single family dwelling with an open rear deck that is not centered on the lot. From the rear, the house is three stories. The house is 39.55 feet from the front property line facing Fort Williams Parkway, 20.46 feet from the south side property line and 4.00 feet from the north side property line. Most of the north building wall is located in the required side yard facing the north property line. The property is hilly dropping off substantially from the front of the house and gradually leveling off in the rear yard. According to real estate records, the house was constructed in 1976. To the north, the property borders a portion of the Theological Seminary property that is used to provide faculty housing.

III. Description

The proposed improvements to the existing house are as follows.

- (a) Raise the roof of the entire house by 2.00 feet. The main structure is located in compliance with the required south side yard and front yards. A variance is required from the north side yard to make the changes proposed to the existing structure.
- (b) Build over a one and a half story portion of the house that includes the garage and is located on the north side of the main house facing the north side property line. This portion of the house is located 4.00 feet from the north side property line. The rear addition measures approximately 6.00 feet in depth by 56.03 feet in length across the rear building wall and totals approximately 1,291 square feet square feet. The height of the addition is 27.80 feet from grade to the midpoint of the gable roof ridge facing the north side yard property line. A portion of the new addition approximately 23.50

feet in length will extend from the ridge of the garage roof towards the rear of the house. Upon completion of the work, the new addition built in line with the existing building wall will be located 3.00 feet from the north side property line. The applicants request relief by variance to construct the addition located within 3.00 feet of the north side property line.

- (c) Build a new open deck at the rear of the new addition. The new open deck measures 8.00 feet wide at its narrowest point to 16.00 feet wide by 44.00 feet in length across the rear building wall. The deck is approximately 10.00 feet in height above grade. The new deck will be located on the north side property line. The applicants request a variance to build the deck up to the north side property line.

Upon completion of the remainder of the work, the proposed renovations will continue to comply with the floor area and setback requirements for the front, south side and rear yards. (Refer to floor area calculations.)

IV. Master Plan/Zoning

The subject property is zoned R-12 and has been so zoned since adoption of the Third Revised Zoning Map in 1951, and is identified in the Seminary Hill Small Area Plan for residential low land use.

V. Requested Variance:

3-206(A)(2) Side Yards, (North)

The applicants request a side yard variance of 6.00 feet and 10.00 feet from the required 12.00 feet to construct the a rear addition and open deck in the required north side yard.

VI. Noncomplying Structure/ Substandard Lot

The existing building at 605 Fort Williams Parkway is a noncomplying structure with respect to the following:

<u>Regulation</u>	<u>Required</u>	<u>Existing</u>	<u>Noncompliance</u>
Side Yard (East)	10.00 feet	4.00 feet	6.00 feet

VII. Staff analysis under criteria of section 11-1103

To grant a variance, the Board of Zoning Appeals must determine that a unique characteristic exists for the property. Section 11-1103 of the zoning ordinance lists standards that an applicant must address and that the Board believes exists and thus warrants varying the zoning regulations.

- (1) The particular physical surroundings, shape, topographical condition or extraordinary situation or condition of the property that prohibits or unreasonably restricts the use of the property.

- (2) The property's condition is not applicable to other property within the same zoning classification.
- (3) Hardship produced by the zoning ordinance was not created by the property owner.
- (4) The granting of a variance will not be detrimental to the public or other property or the neighborhood in which the subject property is located. Nor will the granting of a variance diminish or impair the value of adjoining properties or the neighborhood.
- (5) The granting of the variance will not impair light and air to the adjacent property.
- (6) The granting of a variance will not alter the character of the area nor be detrimental to the adjacent property.
- (7) Strict application of the zoning ordinance will produce a hardship.
- (8) Such hardship is generally not shared by other properties in the same zone and vicinity.
- (9) No other remedy or relief exists to allow for the proposed improvement.
- (10) The property owner has explored all options to build without the need of a variance.

VIII. Applicant's Justification for Hardship

The applicants state the irregularly shaped triangular lot with steep slope presents few opportunities to construct a modest addition. Existing house is currently located in he required north side yard. The current zoned requirement of a side yard of 10 feet to build onto an existing house located 4.00 feet from the side yard puts an unreasonable restriction on this particular property due to both the existing structures placement on the lot and its noncompliant side yard to an angled lot line.

IX. Staff Analysis

Staff agrees that with the applicants' justification for hardship. The situation is unique to this lot with its unusual configuration and lot lines and steep topography does place an unreasonable restriction on the use of the property specifically to build onto this single-family dwelling. The vast majority of the new rear addition is in compliance with the side yard setback requirement. The existing structure is currently noncomplying as to the north side yard with the existing house now located 3.00 feet from the property line. The application of a 13.90 feet side yard to build a reasonable size addition will limit

BZA CASE #2011-0006

construction on the property. The applicants' proposal complies with all of the remaining R-12 requirements including floor area, building height and rear and front yard setbacks. An inspection of the immediate and surrounding neighborhood revealed many homes have been expanded. Nearby lots do not have as unusual a lot configuration as the subject property, which is also combined with irregular house placement on the lot and steep topography. The front of the house as viewed from the street will continue to be compatible with the neighborhood both in height and scale. The addition that will be constructed will not impact the light and air of another residence because the existing home now views the Protestant Seminary lot that is heavily wooded and no future construction anticipated.

For the above reasons staff recommends **approval** of the variances.

DEPARTMENTAL COMMENTS

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

* The applicant is advised that if the variance is approved the following additional comments apply.

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 An erosion and sediment control plan must be approved by T&ES prior to any land disturbing activity greater than 2,500 square feet. (T&ES)
- R-6 Compliance with the provisions of Article XIII of the City's zoning ordinance for storm water quality control is required for any land disturbing activity greater than 2,500 square feet. (T&ES)
- R-7 The building permit must be approved and issued prior to the issuance of any permit for demolition. (T&ES)
- R-8 Construction of a new driveway entrance, or widening of an existing driveway entrance, requires separate application to; and approval from, the Department of Transportation and Environmental Services. (T&ES)
- F-1 Application states a rear addition of 8' whereas submitted drawings indicate a 6' addition to the rear of the dwelling. At this time it is unclear which is correct as the drawings are not to scale. Staff recommends that the applicant contact T&ES prior to submitting a

building permit application for verification of whether a grading plan will be required. (T&ES)

F-2 An approved grading plan may be required at the time of building permit application. Insufficient information has been provided to make that determination at this time. In summary, City Code Section 5-6-224 requires that a grading plan be submitted to and approved by T&ES prior to the issuance of building permits for improvements involving:

- the construction of a new home;
- construction of an addition to an existing home where either
 - the addition exceeds the area of the existing building footprint by 100% or more;
 - or, the construction of the addition results in less than 50% of the existing first floor exterior walls, in their entirety, remaining;
- changes to existing grade elevation of 1-foot or greater;
- changes to existing drainage patterns;
- land disturbance of 2,500 square feet or greater.

Questions regarding the processing of grading plans should be directed to the T&ES Site Plan Coordinator at (703) 746-4064. Memorandum 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>**

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 storm water 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 Pay sanitary sewer tap fee prior to release of Grading Plan. (Sec. 5-6-25) (T&ES)

C-6 Any work within the right-of-way requires a separate permit from T&ES. (Sec. 5-2) (T&ES)

Code Administration:

- F-1 The following comments are for 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 Thomas Sciulli, Plan Review Supervisor at 703-746-4190 or thomas.sciulli@alexandriava.gov.
- C-1 Building and trades permits will be required to be issued prior to any demolition/construction at the site
- C-2 Five complete sets of sealed drawings will be required to be submitted for review prior to the issuance of any permits.
- C-3 A soils report may be required to be submitted with the building permit application.
- C-4 At a minimum the plans shall show:
- Footing and foundation details
 - Size, and use of all spaces
 - Basement egress
 - Framing details of walls and roof
 - Wall bracing details
 - HVAC calculations and insulation values

Recreation (Arborist):

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

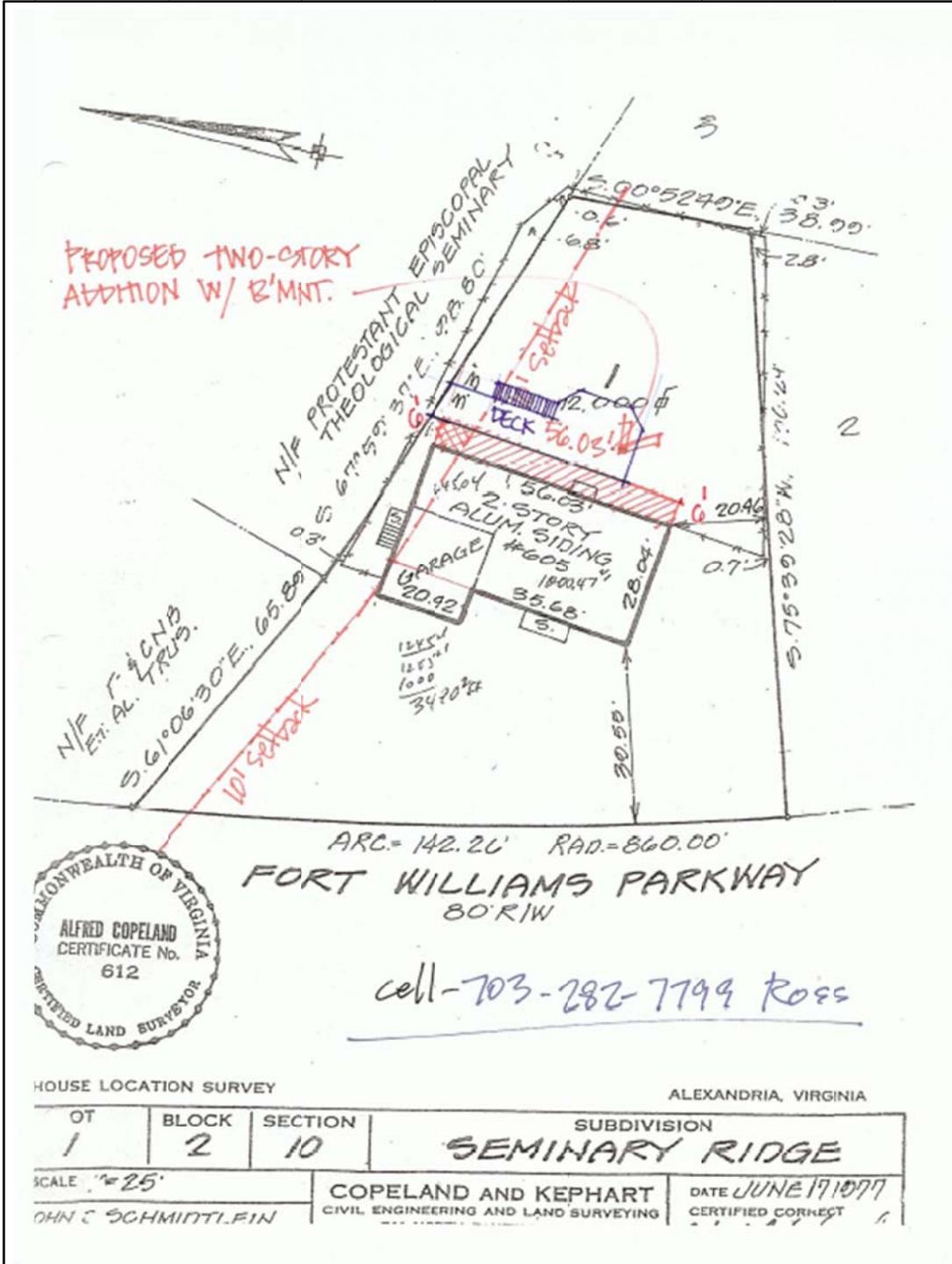
Historic Alexandria (Archaeology):

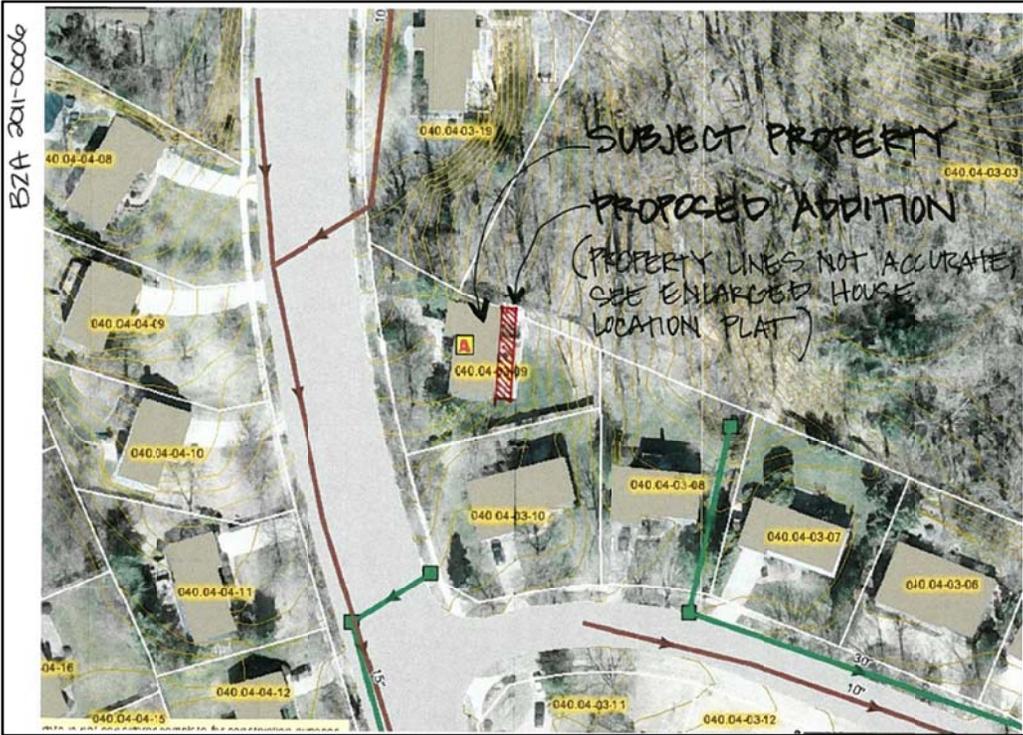
- F-1 There is low potential for significant archaeological resources to be disturbed by this project. No archaeological action is required.

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.

Images







1

EXISTING FRONT VIEW FROM THE WEST
SCALE: NO SCALE



2

EXISTING FRONT VIEW FROM THE SOUTHWEST
SCALE: NO SCALE



3

EXISTING FRONT VIEW FROM THE NORTHEAST
SCALE: NO SCALE



4

EXISTING FRONT VIEW FROM THE SOUTHEAST
SCALE: NO SCALE



NAWROCKI
ARCHITECTS

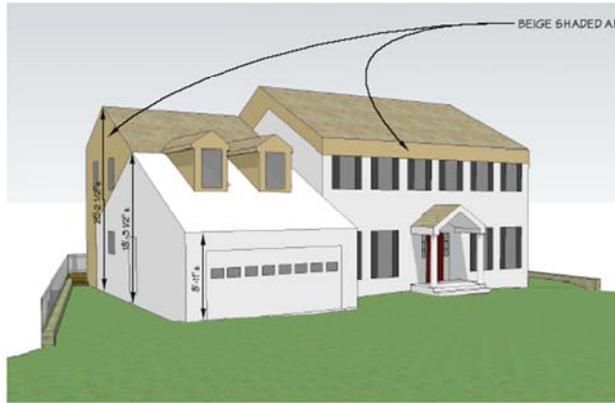
6728 Curran Street
Suite 30
McLean, VA 22101
T 703 288 4412
F 703 288 4412

RASSULI RESIDENCE
605 FORT WILLIAMS PARKWAY, ALEXANDRIA, VIRGINIA 22304

11018
DATE ISSUED

PROPERTY PHOTOS

01



1

PROPOSED FRONT VIEW FROM THE WEST
SCALE: NO SCALE



2

PROPOSED FRONT VIEW FROM THE SOUTHWEST
SCALE: NO SCALE



3

PROPOSED FRONT VIEW FROM THE NORTHEAST
SCALE: NO SCALE



4

PROPOSED FRONT VIEW FROM THE SOUTHEAST
SCALE: NO SCALE



NAWROCKI
ARCHITECTS

6728 Courton Street
Suite 30
McLean, VA 22104
T 703 258-4412
F 703 258-4413

RASSULI RESIDENCE
605 FORT WILLIAMS PARKWAY, ALEXANDRIA, VIRGINIA 22304

11018
DATE ISSUED

PROPERTY PHOTOS

02

BZA Case # 2011-0006



**APPLICATION
BOARD OF ZONING APPEALS**

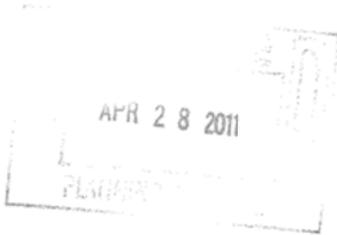
SPECIAL EXCEPTION FOR ADDITIONS

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

B-200 - Bulk and open space regulations

PART A

- 1. Applicant: Owner Contract Purchaser Agent
 Name Roozbeh (Ross) & Azita Rassuli
 Address 605 Fort Williams Parkway
Alexandria VA 22304
 Daytime Phone 703-292-7799
 Email Address rassuli@comcast.net
- 2. Property Location 605 Ft. Williams Py.
- 3. Assessment Map # 040.04 Block 03 Lot 09 Zone R-12
- 4. Legal Property Owner Name Roozbeh Rassuli and
 Address Azita Tarakoliam Rassuli
605 Ft. Williams Py.



BZA 2011-0006

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 605 Ft. Williams Py (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 Roozbeh Rassuli	605 Ft. Williams	> 100%
OR ² Azita T. Rassuli	605 Ft. Williams	
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.		
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.

4/27/11
Date

Roozbeh Rassuli
Printed Name

Roozbeh Rassuli
Signature
RECEIVED
APR 28 2011
PLANNING & ZONING
6

BZA 2011-0006

Alexandria City Council

William Euille, Mayor
Kerry Donely, Vice Mayor
Frank Fannon IV
Alicia Hughes
Rob Krupicka
Redella "Del" Pepper
Paul Smedberg

Planning Commission

John Komoroske, Chair
H. Stewart Dunn, Vice Chair
Donna Fossum
J. Lawrence Robinson
Mary Lyman
Jesse Jennings
Eric Wagner

Board of Zoning Appeals

Harold Curry, Chair
Mark Allen, Vice Chair
Geoffrey Goodale
David Lantzy
Jennifer Lewis
Eric Zander
John Keegan

Board of Architectural Review

Old and Historic District

Thomas Hulfish, Chair
Oscar Fitzgerald, Vice Chair
Arthur Keleher
Wayne Neale
Peter Smeallie
James Spencer
John Von Senden

Board of Architectural Review

Parker-Gray District

William Conkey, Chair
Deborah Rankin, Vice Chair
Christina Kelley
H. Richard Lloyd, III
Robert Duffy
Douglas Meick
Philip Moffat

Updated 5/1/2010

Definition of business and financial relationship.

Section 11-305 of the Zoning Ordinance defines a business or financial relationship as any of the following:

- (1) a direct one;
- (2) by way of an ownership entity in which the member or a member of his immediate household is a partner, employee, agent or attorney;
- (3) through a partner of the member or a member of his immediate household;
- (4) through a corporation in which any of them is an officer, director, employee, agent or attorney or holds 10 percent or more of the outstanding bonds or shares of stock of a particular class. In the case of a condominium, this threshold shall apply only if the applicant is the title owner, contract purchaser, or lessee of 10% or more of the units in the condominium;
- (5) not as an ordinary customer or depositor relationship with a professional or other service provider, retail establishment, public utility or bank, which relationship shall not be considered a business or financial relationship;
- (6) created by the receipt by the member, or by a person, firm, corporation or committee on behalf of the member, of any gift or donation having a value of more than \$100, singularly or in the aggregate, during the 12-month period prior to the hearing on the application from the applicant.



BZA Case # 2011-0006

6' ADDITION WITH DECK

5. Describe request briefly:
REQUEST PERMISSION TO ADD ~~6' ADDITION TO~~ REAR OF HOUSE IN REQUIRED SIDE YARD BY EXTENDING EXISTING PLANE OF HOUSE REARWARD AND ADD UPPER STORY OVER EXISTING GARAGE IN REQUIRED SIDE YARD

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

Yes — Provide proof of current City business license.

No — Said agent shall be required to obtain a business prior to filing application.

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:

Roozbeh Rassuli

Print Name

703-282-7799

Telephone

[Signature]

Signature

4/27/11

Date

(rev. 5-5-11)

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.

BZA Case # 2011-0006

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.

APPLICANT WISHES TO ENLARGE 35-YEAR-OLD STRUCTURE TO CURRENT STANDARDS BUT HOUSE WAS CONSTRUCTED ORIGINALLY PROJECTING INTO CURRENT 10 FT. SIDETARD SETBACK.

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

NO HARM EXPECTED SINCE ADJOINING LOT OWNED BY PROTESTANT SEMINARY IS HEAVILY WOODED WITH STORM RUNOFF AND NO FUTURE CONSTRUCTION ANTICIPATED - NO NEIGHBORHOOD IMPACT SINCE ADDITION IS NOT VISIBLE FROM STREET.

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

NO AFFECT TO ADJACENT PROPERTIES EXPECTED PER EXPLANATION 2 ABOVE



BZA Case # 2011-0006

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

SLIGHT 8 FOOT EXPANSION ACROSS ENTIRE REAR
WOULDN'T CHANGE BASIC COMPOSITION OF HOUSE
KEEPING IT COMPATIBLE WITH OTHER PROPERTIES
IN THE NEIGHBORHOOD - VERY MINIMAL CHANGE
TO STREET APPEARANCE WILL BE MADE.

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

MANY NEIGHBORHOOD HOMES HAVE BEEN
EXPANDED TO CURRENT LIVING STANDARDS.
PLANNED EXPANSION IS WITHIN 3 FEET AND
WILL STILL BE SMALLER THAN MANY HOMES
IN THE IMMEDIATE AREA.

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

IRREGULARLY SHAPED TRIANGULAR LOT WITH
STEEP SLOPE PRESENTS FEW OPPORTUNITIES FOR
LOW-IMPACT ADDITION - PROPOSED MASSING WOULD
HAVE THE LOWEST VISUAL IMPACT ON EXISTING
STRUCTURE.

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.

APPLICANT PLANS TO PRESENT PLANS TO
AFFECTED PROPERTY OWNERS AND WILL
SUBMIT FOLLOWUP MATERIALS



A



**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 605 Fort Williams Pl Zone R-12
 A2. 12,000 x .25 = 3,000
Total Lot Area Floor Area Ratio Allowed by Zone Maximum Allowable Floor Area

B. Existing Gross Floor Area

Existing Gross Area*		Allowable Exclusions	
Basement	1285	Basement**	1285
First Floor	1724	Stairways**	80
Second Floor	1000	Mechanical**	—
Third Floor	—	Porch/Garage**	40
Poches/Other	40	Attic less than 5'**	—
Total Gross*	4049	Total Exclusions	1405

B1. Existing Gross Floor Area *
4049 Sq. Ft.
 B2. Allowable Floor Exclusions**
1405 Sq. Ft.
 B3. Existing Floor Area minus Exclusions
2644 Sq. Ft.
 (subtract B2 from B1)

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

Proposed Gross Area*		Allowable Exclusions	
Basement	335	Easement**	335
First Floor	335	Stairways**	—
Second Floor	621	Mechanical**	—
Third Floor	—	Porch/Garage**	—
Porches/Other	—	Attic less than 5'**	—
Total Gross*	1291	Total Exclusions	335

C1. Proposed Gross Floor Area *
1291 Sq. Ft.
 C2. Allowable Floor Exclusions**
335 Sq. Ft.
 C3. Proposed Floor Area minus Exclusions
956 Sq. Ft.
 (subtract C2 from C1)

D. Existing + Proposed Floor Area

D1. Total Floor Area (add B3 and C3) 3600 Sq. Ft.
 D2. Total Floor Area Allowed by Zone (A2) 3600 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 of 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.

E. Open Space Calculations Required in RA & RB zones

Existing Open Space	
Required Open Space	
Proposed Open Space	

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

Signature: M. L.

Date: 4/27/11 (rev 5.5.11)