

Docket Item #5  
BZA CASE #2010-0008

Board of Zoning Appeals  
April 8, 2010

**ADDRESS:** 1026 QUEEN STREET  
**ZONE:** CL, COMMERCIAL  
**APPLICANT:** ALABAMA AVENUE, LC, OWNER, BY STEPHEN KULINSKI, ARCHITECT

**ISSUE:** Variance to construct a two-story addition in the required front yard facing North Henry Street and in the required east side yard.

CODE SECTION	SUBJECT	CODE REQMT	APPLICANT PROPOSES	REQUESTED VARIANCE
4-106(A)(2)(a)	Front Yard (North Henry Street)	20.00 feet	8.00 feet	12.00 feet
4-106(A)(2)(a)	Side Yard (East)	8.33 feet*	1.25 feet	7.08 feet

\*Based on a building height of 25.00 feet measured to the top of the flounder roof facing the east side yard.

**BOARD OF ZONING APPEALS ACTION OF APRIL 8, 2010:** On a motion to approve by Mr. Allen, seconded by Mr. Lantzy, the variance was approved by a vote of 6 to 0.

Reason: The applicant demonstrated a hardship as outlined in the staff report.

Speakers:

Stephen Kulinski, architect, made the presentation.

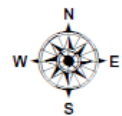
Staff **recommends approval** of the request because the applicants have demonstrated a hardship.

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 #2010-0008

4/8/2010



**I. Issue**

The applicants propose to demolish a portion of the existing building and in its place construct a two-story addition at 1026 Queen Street in the required front yard facing North Henry Street and in the required east side yard.

**II. Background**

The subject property, a corner lot, is one lot of record with 25.00 feet of frontage facing Queen Street, 70.00 feet of frontage along North Henry Street, 25.00 feet along the south side property line and 70.00 feet along the east side property line. The property contains 1,750 square feet of lot area, which is substandard from the 5,000 square feet requirement for a single family lot in the CL zone. The property is noncomplying as to the minimum lot frontage along Queen Street for a single-family dwelling in the CL zone.

The property is located within the Parker-Gray Historic District and is currently developed with two-story residential dwelling with two, one-story additions. Originally, the property was two lots of record, the lots were consolidated sometime before 1921 according to the Sanborn maps. The additions appear to have lost any historic integrity and BAR Staff will support their demolition.

The existing two-story frame house will remain and is currently located 1.00 feet from the east side property line, 40.75 feet from the south side property line, 8.50 feet from the front property line facing North Henry Street and encroaches 1.20 feet into the Queen Street public right of way.

**III. Description**

The applicants propose to construct a two-story addition 8.00 feet from the front property line facing North Henry Street, 8.50 feet from the south side property line and 1.25 feet from the east side property line. The proposed addition measures 34.00 feet by 14.50 feet, with two, two-story bays and totals 506 square feet per floor. The addition will measure 25.00 feet to the top of the flounder roof facing the east side yard, therefore the applicant must request a variance of 7.08 feet to construct the addition in the required east side yard. The addition measures 18.00 feet to the roof eave facing North Henry Street and 18.66 feet to the roof eaves of the two-story bays facing North Henry Street. The applicant must request a variance of 12.00 feet to construct the addition in the required front yard facing North Henry Street.

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

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

**IV. Master Plan/Zoning**

The subject property is zoned CL and has been so zoned since adoption of the Third Revised Zoning Map in 1951 and identified in the Braddock Road Metro Small Area Plan for commercial low land use.

**V. Requested variances**

Section 4-106(2)(a) Yards

The applicants request variances of 12.00 feet from the required 20.00 feet to construct an addition in the required front yard facing North Henry Street and 7.08 feet from the required 8.33 feet, based on a building height of 25.00 feet measured to the top of the flounder roof facing the east side property line and to construct the addition in the required east side yard.

**VI. Noncomplying structure**

The existing building at 1026 Queen Street is a noncomplying structure with respect to the following:

<u>Regulation</u>	<u>Required</u>	<u>Existing</u>	<u>Noncompliance</u>
Front Yard (Queen Street, two-story dwelling to remain)	20.00 feet	Encroaches into right-of-way	20.00 feet
Front Yard (North Henry Street, One-story addition to be removed)	20.00	Encroaches into right-of-way	20.00 feet
Front Yard (North Henry Street, Two-story dwelling to remain)	20.00 feet	8.75 feet	11.25 feet
Side Yard (East, Two-story dwelling to remain and one-story addition to be removed)	8.00 feet	1.00 feet	7.00 feet
Lot Area	5,000 sq ft	1,750 sq ft	3,250 sq ft
Lot Frontage (Queen Street)	50.00 ft	25.00 ft	25.00 ft

**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' justification for hardship is based on the substandard lot area, the narrowness of the lot and the requirement to maintain two front yards. The application of the required yards results in no buildable area on the lot.

**IX. Staff Analysis**

Staff agrees that with the applicants' justification for hardship. The situation is unique to this lot and does place an unreasonable restriction on the use of the property. The application of a 20.00 front yard setback and an 8.00 feet side yard setback on this corner lot prohibit construction on the property.

The property has been in significant disrepair for a number of years and the applicants' proposal will allow for the demolition of a non-historic concrete block building and the rehabilitation of the main block of the historic house, which will be a visible improvement within the Parker-Gray historic district.

Therefore, staff **recommends approval** of the requested 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 8-1-22 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)
- R55 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 stormwater 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.
- F-1 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 8-1-22(d) 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).
- 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.
- 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.8-1-22)
- C-4 All secondary utilities serving this site shall be placed underground. (Sec. 5-3-3)
- C-5 Pay sanitary sewer tap fee prior to release of Grading Plan. (Sec. 5-6-25)
- C-6 Any work within the right-of-way requires a separate permit from T&ES. (Sec. 5-3-61)

Code Administration:

- C-1 Roof drainage systems must be installed so as neither to impact upon, nor cause erosion/damage to adjacent property.
- C-2 Additions and Alterations to the existing structure must comply with the 2006 edition of the Uniform Statewide Building Code (USBC).
- C-3 Additions and Alterations to the existing structure and/or installation and/or altering of equipment therein requires a building permit. Five sets of plans, bearing the signature and seal of a design professional registered in the Commonwealth of Virginia, must accompany the written application. The plans must include all dimensions, construction



alterations details, kitchen equipment, electrical, plumbing, and mechanical layouts and schematics.

- C-4 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-5 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-6 A wall location plat prepared by a land surveyor is required to be submitted to this office prior to requesting any framing inspection.
- C-7 A new certificate of occupancy is required.
- C-8 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-9 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.

Recreation (Arborist):

- F-1 There are no trees affected by this plan.

Historic Alexandria (Archaeology):

- F-1 Tax records indicate that there were free black households on this street face in 1810, 1830 and 1850, but the exact addresses are unknown. By 1877, the G.M. Hopkins insurance map indicates that a house was present on the lot. The property therefore has the potential to yield archaeological resources which could provide insight into domestic activities in 19<sup>th</sup>-century Alexandria, perhaps relating to African Americans.
- R-1\* The applicant/developer shall call Alexandria Archaeology immediately (703-838-4399) 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.

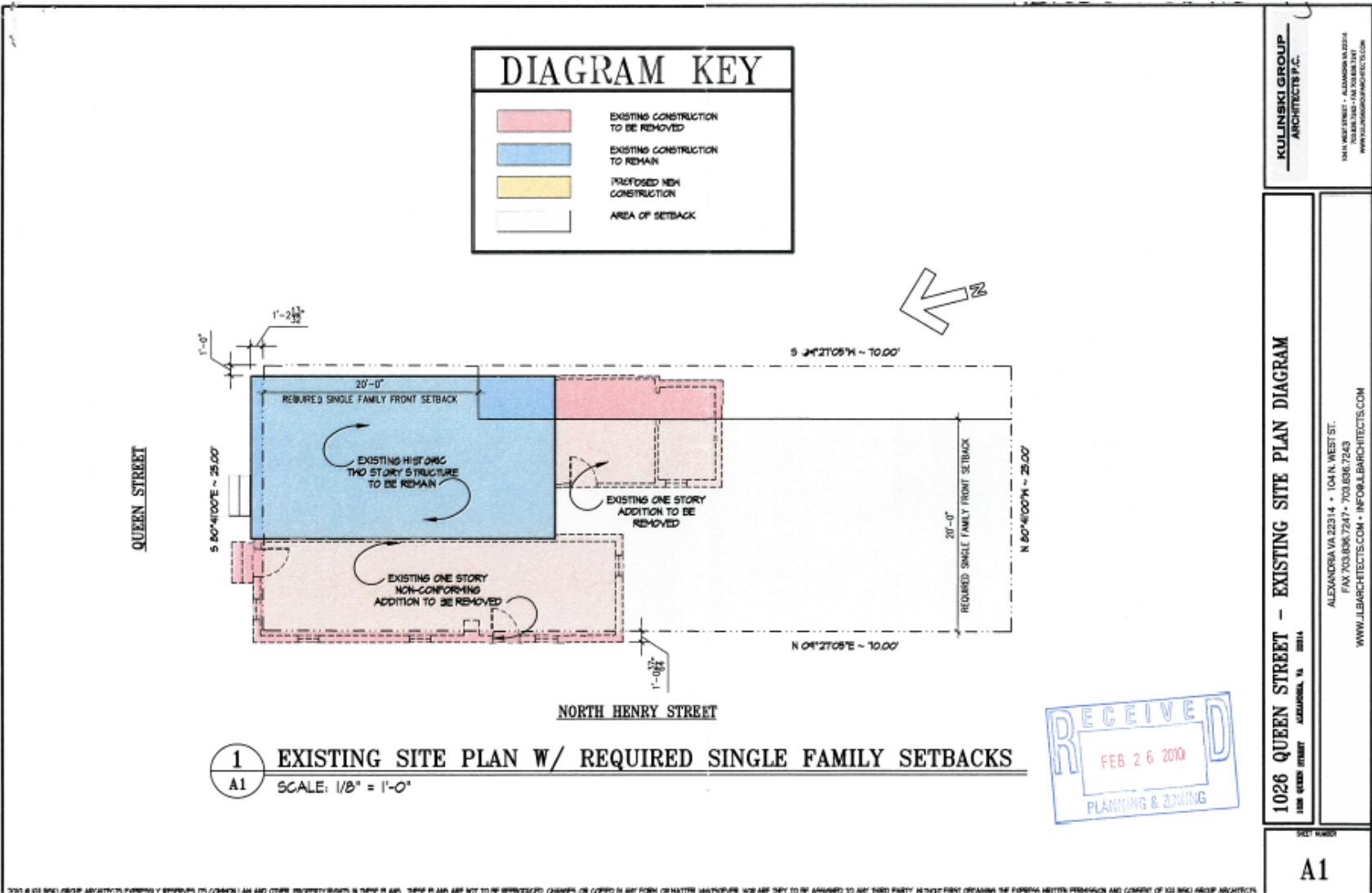
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- R-2\* The applicant/developer shall not allow any metal detection or artifact collection to be conducted on the property, unless authorized by Alexandria Archaeology.
- R-3 The statements in archaeology conditions above marked with an asterisk “\*” 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.

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.







**1** N. EAST ELEV.  
A3 SCALE: N.T.S.



**3** SOUTH ELEVATION  
A3 SCALE: N.T.S.



**2** N. WEST ELEV.  
A3 SCALE: N.T.S.



**4** S. WEST ELEVATION  
A3 SCALE: N.T.S.

KULINSKI GROUP  
ARCHITECTS P.C.

104 N. WEST STREET - ALEXANDRIA VA 22314  
WWW.JLBARCHITECTS.COM

1026 QUEEN STREET - EXISTING CONDITIONS PHOTOS  
1026 QUEEN STREET ALEXANDRIA, VA 22314

ALEXANDRIA VA 22314 • 104 N. WEST ST.  
FAX 703.636.7247 • 703.636.7243  
WWW.JLBARCHITECTS.COM • INFO@JLBARCHITECTS.COM

SHEET NUMBER  
**A3**

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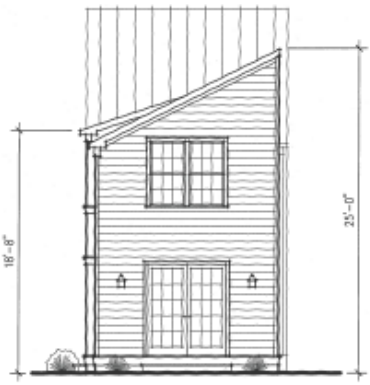
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PLANNING & ZONING



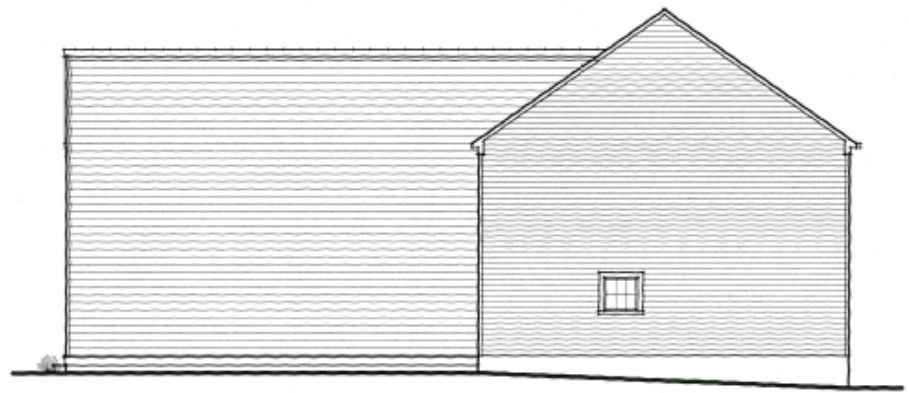
1 NORTH ELEVATION  
A1 SCALE: 1/8" = 1'-0"



2 WEST ELEVATION  
A1 SCALE: 1/8" = 1'-0"



3 SOUTH ELEVATION  
A1 SCALE: 1/8" = 1'-0"



4 EAST ELEVATION  
A1 SCALE: 1/8" = 1'-0"

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1026 QUEEN STREET - PROPOSED ELEVATIONS  
1026 QUEEN STREET ALEXANDRIA, VA 22314  
ALEXANDRIA VA 22314 • 104 N. WEST ST.  
FAX 703.636.7247 • 703.636.7243

SHEET NUMBER  
A1

BZA Case # \_\_\_\_\_

**APPLICATION  
BOARD OF ZONING APPEALS**

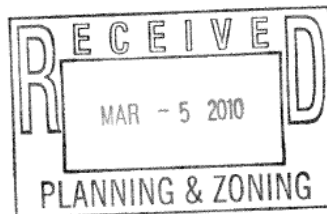
**VARIANCE**

Section of zoning ordinance from which request for variance is made:

4-106 (A) (2)(a) YARDS

**PART A**

1. Applicant:  Owner  Contract Purchaser  Agent  
Name STEPHEN KULINSKI A.I.A.  
Address 104 N. WEST STREET  
ALEXANDRIA, VA 22314  
Daytime Phone 703 836 7243  
Email Address SKULINSKI@JLBARCHITECTS.COM
2. Property Location 1026 QUEEN STREET
3. Assessment Map # 064.03 Block 05 Lot 15 Zone CL
4. Legal Property Owner Name ALABAMA AVE. L.C.  
Address 1300 LAFAYETTE DRIVE  
ALEXANDRIA, VA 22308





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 1020 QUEEN ST. (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.

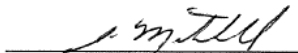
Name	Address	Percent of Ownership
1. SCOTT RAY MITCHELL	7821 SOUTHDOUN RD ALEXANDRIA, VA 22308	50%
2. J. LAWRENCE HIRSCH	7611 SOUTHDOUN RD. ALEXANDRIA, VA 22308	50%
3.		

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.

2-25-10 Date      SCOTT MITCHELL Printed Name       Signature



**Alexandria City Council**

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

**Planning Commission**

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

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Mark Allen, Vice Chair  
Geoffrey Goodale  
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**Parker-Gray District**

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H. Richard Lloyd, III  
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Douglas Meick  
Philip Moffat  
Deborah Rankin

**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.

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5. Describe request briefly:  
DUE TO HISTORIC LOCATION, CORNER LOT STATUS, NARROW LOT WIDTH AND ROUTE 1 TRAFFIC - RELIEF REQUESTED FROM YARD REQUIREMENTS. REDUCE FRONT TO 8' MINIMUM, REDUCE EAST SIDE TO 0' & REDUCE SOUTH SIDE TO 8' MINIMUM AND NO SETBACK RATIO

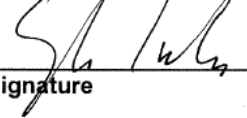
6. If property owner or applicant is being represented by an authorized agent, such as an attorney, realtor or other person for which there is a form of compensation, does this agent or the business in which they are employed have a business license to operate in the City of Alexandria, Virginia?

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:

STEPHEN KULOSKI A.I.A.   
Print Name Signature  
703-836-7243 2.25.10  
Telephone 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.

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**PART B** (SECTION 11-1102)

**NOTE:** The Board of Zoning Appeals may grant a variance only if the applicant can demonstrate a legal hardship. A legal hardship refers to the shape and topographical conditions, or to some other unique characteristic of the property; for example, if a rear yard has sharp drop-off or hilly terrain where an addition could otherwise be located legally, or if the property has three front yards.

A legal hardship is NOT, for example, having a large family in a two-bedroom house, or that you need a first-floor bedroom and bath. (These are good personal reasons for a variance, but do not constitute a legal hardship having to do with specific conditions of the land.)

**APPLICANT MUST EXPLAIN THE FOLLOWING:**  
(Please print clearly and use additional pages where necessary.)

1. Does strict application of the zoning ordinance to the subject property result in a hardship to the owner? (Answer A or B).

A. Explain how enforcement of the zoning ordinance will amount to confiscation of the property.

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

B. Explain how enforcement of the zoning ordinance will prevent reasonable use of the property.

UNABLE TO OCCUPY THE PROPERTY AS IS  
WHAT EXISTS IS UNINHABITABLE  
AND THE REQUIRED YARDS OVERLAP  
TO THE EXTENT THAT NOTHING  
CAN BE BUILT.  
\_\_\_\_\_  
\_\_\_\_\_

2. Is this hardship unique to the property?

A. Explain if the hardship shared by other properties in the neighborhood.

No. No OTHER PROPERTIES CAN BE  
IDENTIFIED IN THE DILAPIDATED  
STATE ON A CORNER LOT LOCATED  
ON TWO BUSY ONE WAY STREETS.  
\_\_\_\_\_  
\_\_\_\_\_

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B. Explain how this situation or condition of the property (on which this application is based) applies generally to other properties in the same zone.

IT DOES NOT.

3. Was the hardship caused by the applicant?

A. Did the condition exist when the property was purchased?

YES

B. Did the applicant purchase the property without knowing of this hardship?

THE OWNER ASSUMED REASONABLE USE OF PROPERTY AT THE TIME OF PURCHASE.

C. How and when was the condition, which creates the hardship, first created?

IT WAS CREATED SLOWLY OVER A LONG PERIOD OF TIME AS THE BUILDING DETERIORATED DUE TO NEGLECT & LACK OF MAINTENANCE.

D. Did the applicant create the hardship and, if so, how was it created?

NO

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4. Will the variance, if granted, be harmful to others?

A. Explain if the proposed variance will be detrimental to the adjacent properties or the neighborhood in general.

IT WILL NOT BE DETRIMENTAL. IT WILL HAVE A POSITIVE EFFECT ON ADJACENT & NEIGHBORING PROPERTIES BY RESTORING A DILAPIDATED HISTORIC RESIDENTIAL STRUCTURE.

B. Explain how the proposed variance will affect the value of the adjacent and nearby properties.

IT WILL INCREASE VALUE BY REMOVING URBAN BLIGHT

C. Has the applicant shown the proposed plans to the most affected property owners? Has that neighbor objected to the proposed variance, or has the neighbor written a letter of support of the proposed variance? If so, please attach the letter.

No

D. Explain how the proposed variance will change the character of the neighborhood.

IT WILL NOT CHANGE THE CHARACTER IT WILL JUST IMPROVE & ENHANCE THE ~~BTA~~ EXISTING CHARACTER.

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5. Is there any other administrative or procedural remedy to relieve the hardship?

None known!

PART C

1. Have alternative plans or solutions been considered so that a variance would not be needed? Please explain each alternative and why it is unsatisfactory.

No, THE LOT IS UNUSABLE & UNSUBSIDABLE OTHERWISE.



REVISED

**B**

DEPARTMENT OF PLANNING AND ZONING  
FLOOR AREA RATIO AND OPEN SPACE CALCULATIONS

**A. Property Information**

A1. Street Address 1026 QUEEN STREET Zone CL  
 A2. 1,750 x .75 = 1,312.50  
Total Lot Area Floor Area Ratio Allowed by Zone Maximum Allowable Floor Area

**B. Existing Gross Floor Area**

Existing Gross Area*		Allowable Exclusions	
Basement	—	Basement**	
First Floor	436	Stairways**	98
Second Floor	430	Mechanical**	14
Third Floor	—		87
	—	Total Exclusions	201
<b>Total Gross *</b>	<b>872</b>		

B1. Existing Gross Floor Area \*  
872 Sq. Ft.  
 B2. Allowable Floor Exclusions\*\*  
201 Sq. Ft.  
 B3. Existing Floor Area minus Exclusions  
671 Sq. Ft.  
 (subtract B2 from B1)

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

Proposed Gross Area*		Allowable Exclusions	
Basement	—	Basement**	—
First Floor	506	Stairways**	—
Second Floor	506	Mechanical**	60
Third Floor	—	Other**	312
Porches/ Other	—	Total Exclusions	372
<b>Total Gross *</b>	<b>1012</b>		

C1. Proposed Gross Floor Area \*  
1012 Sq. Ft.  
 C2. Allowable Floor Exclusions\*\*  
372 Sq. Ft.  
 C3. Proposed Floor Area minus Exclusions  
640 Sq. Ft.  
 (subtract C2 from C1)

**D. Existing + Proposed Floor Area**

D1. Total Floor Area (add B3 and C3) 1,311 Sq. Ft.  
 D2. Total Floor Area Allowed by Zone (A2) 1,312.5 Sq. Ft.

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

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

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

**E. Open Space Calculations**

Existing Open Space	<u>40 % OF LOT</u>
Required Open Space	<u>700 sq ft</u>
Proposed Open Space	<u>700 sq ft</u>

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

Signature: [Signature]

Date: 3-17-10