

Docket Item #1  
BZA CASE #2010-0016

Board of Zoning Appeals  
July 8, 2010

**ADDRESS:** 506 N. PAYNE STREET  
**ZONE:** RB, RESIDENTIAL  
**APPLICANT:** MARY JONES, OWNER, BY JOHN LINAM, JR., ARCHITECT

**ISSUE:** Variance to construct a one-story addition reducing the required open space from 800 square feet to 721 square feet.

CODE SECTION	SUBJECT	CODE REQMT	APPLICANT PROPOSES	REQUESTED VARIANCE
3-706(B)	Open Space	800 SF	721 SF	79 SF

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

Reason: The applicant demonstrated a hardship due to having a substandard lot and the modest nature of the addition as outlined in the staff report.

Speakers:

John Linman, architect, made the presentation.

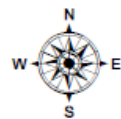
Staff **recommends approval** of the request because the applicant has demonstrated a hardship with the condition that the applicant/developer shall call Alexandria Archaeology two weeks before the starting date of any ground disturbance so that monitoring and inspection schedule for city archaeologists can be arranged.

If the Board decides to grant the requested special exception or 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 #2010-0016**

**7/8/2010**



**I. Issue**

The applicant proposes to construct a one-story addition to an existing single-family dwelling reducing the required open space to less than the 800 square feet required at 506 N. Payne Street.

**II. Background**

The subject property is one lot of record with 17.5 feet of frontage on North Payne Street, a depth of 78.18 feet and a lot area of 1,369 square feet. The lot is substandard for an RB zoned property where the minimum lot area is 1,980 square feet. Section 3-707(B) of the zoning ordinance states in the RB zone, a lot of record as of December 28, 1951 may be developed with a single family dwelling at the lot size and lot width shown.

A two-story townhome currently occupies the property. According to real estate assessment records, the house was constructed in 1940; however, the applicant has indicated that it was built in 1930. There is no off-street parking area on the property.

The existing two-story townhouse dwelling predates the RB zone open space requirement of 800 square feet. The subject property is substandard as to open space, providing 791 square feet. The RB open space requirement is 800 square feet.

**III. Description**

The applicant proposes to construct a one-story rear yard addition to an existing two-story attached dwelling in order to provide the required space for the owner who is elderly and partially handicapped. The proposed addition measures 16.80 feet by 12.00 feet in depth, for an additional 201.60 of floor area. The new addition will accommodate a handicapped accessible bedroom and bathroom on the first floor.

A total of 721 square feet of open space will be maintained once the new addition is built. The RB zone requires 800 square feet of open space.

The subject property is not located in either of the two historic districts. There have been no variances or special exceptions previously granted for the subject property.

**IV. Master Plan/Zoning**

The subject property is zoned RB 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 residential land use.

**V. Requested variances**

**Section 3-706(B) Open Space**

The applicant requests an open space variance of 79 square feet to reduce the required open space from 800 to 721 square feet.

**VI. 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.

**VII. Applicant's Justification for Hardship**

The applicant indicates that the required open space of 800 square feet on a substandard lot places an undue burden. Based on the property's lot size, approximately 58 percent open space is provided, which is 18 percent greater than the requirement of 40 percent on a standard sized RB lot.

**VIII. Staff Analysis**

Staff finds that the strict application of the zoning ordinance does result in a hardship for the applicant. A substandard lot totaling 1,369 square feet cannot meet the open space requirement of 800 square feet and allow for the construction of a modest addition to a single family dwelling. As requested, the applicant will be providing 52 percent open space, a greater percentage of open space than a complying lot with 1,980 square feet of lot area. The proposed addition is modest in size, will not be detrimental to neighboring properties, and will provide a necessary handicapped accessible bedroom and bathroom for the elderly property owner. Finally, given the size of the lot, the open space cannot be further reduced because the proposed addition uses the maximum floor area permitted by FAR calculations.

Based upon the above findings, staff **recommends approval** of the variance.

**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)
- 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 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)
- R8. 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.
- F1. 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 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 Additions and Alterations to the existing structure must comply with the 2006 edition of the Uniform Statewide Building Code (USBC).
- C-6 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-7 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-8 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-9 A wall location plat prepared by a land surveyor is required to be submitted to this office prior to requesting any framing inspection.
- C-10 A Certificate of occupancy shall be obtained prior to any occupancy of the building or portion thereof, in accordance with USBC 116.1.

Recreation (Arborist):

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

Historic Alexandria (Archaeology):

- F-1 The Sickel Branch Hospital, built by the Union Army, covered most of this block during the Civil War. This property therefore has the potential to yield archaeological resources that could provide insight into Civil War military and medical activities.

- \*R-1. The applicant/developer shall call Alexandria Archaeology (703/838-4399) two weeks before the starting date of any ground disturbance so that a monitoring and inspection schedule for city archaeologists can be arranged.



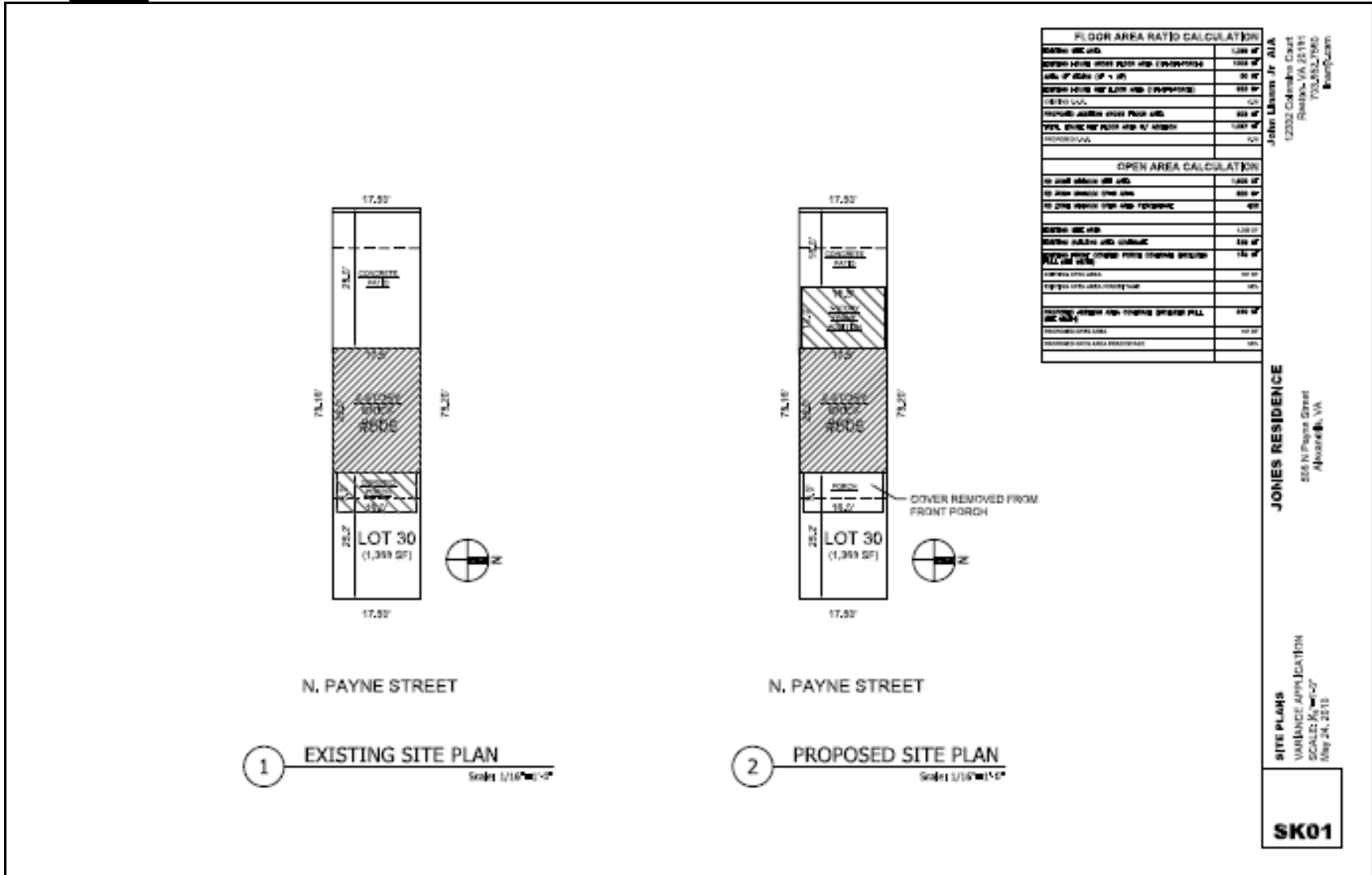
**BZA CASE #2010-0016**

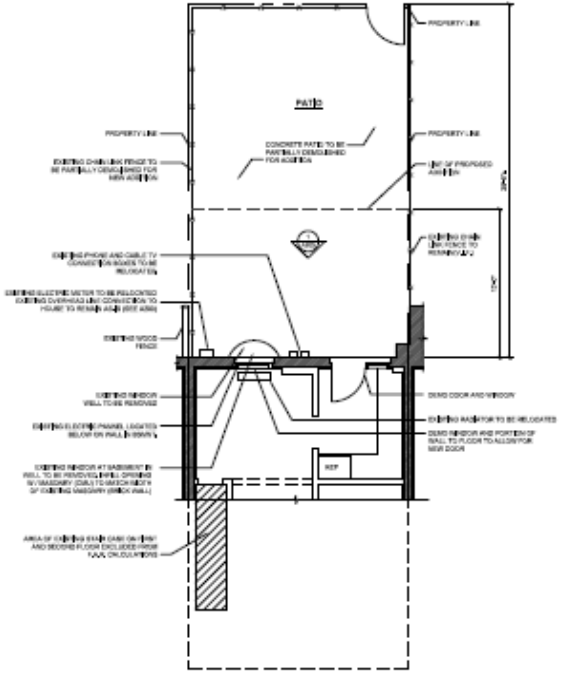
- \*R-2. The applicant/developer shall call Alexandria Archaeology immediately (703-838-4399) if any buried structural remains (wall foundations, wells, privies, cisterns, etc.) or concentrations of artifacts are discovered during development. Work must cease in the area of the discovery until a City archaeologist comes to the site and records the finds.
- \*R-3. The applicant/developer shall not allow any metal detection or artifact collection to be conducted on the property, unless authorized by Alexandria Archaeology.
- R-4. 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:

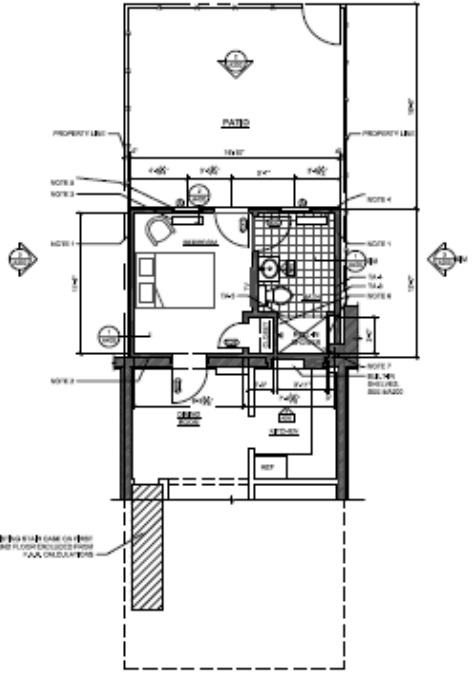
- C-1 A wall check survey plat shall be submitted to Planning and Zoning when the building footprint is in place, pursuant to Alexandria City Code section 8-1-12.

IX. Images





1 EXISTING FIRST FLOOR PLAN  
Scale: 1/8"=1'-0"



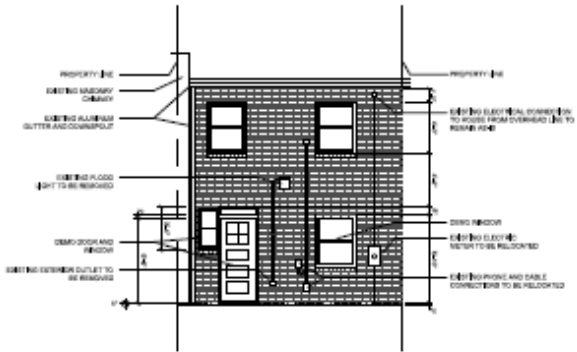
2 PROPOSED FIRST FLOOR PLAN  
Scale: 1/8"=1'-0"

John L'Heun Jr. AIA  
12332 Coleridge Court  
Reston, VA 20191  
703.852.7950  
llheunjr.com

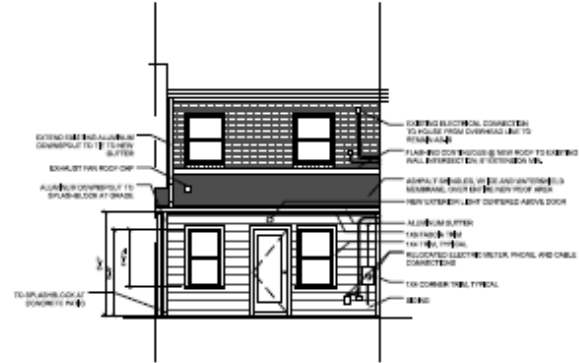
JONES RESIDENCE  
508 N Payne Street  
Alexandria, VA

FLOOR PLANS  
VARIANCE APPLICATION  
SCALE: 1/8"=1'-0"  
May 24, 2010

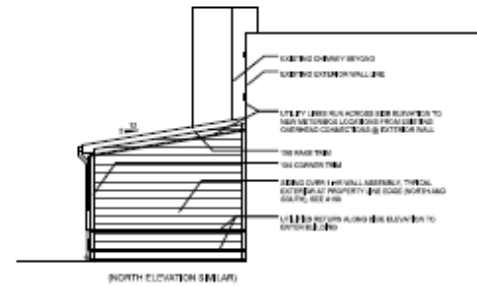
SK02



1 EXISTING WEST ELEVATION  
Scale: 1/8"=1'-0"



2 PROPOSED WEST ELEVATION  
Scale: 1/8"=1'-0"



3 PROPOSED SOUTH ELEVATION  
Scale: 1/8"=1'-0"

John Linann Jr AIA  
12332 Coleridge Court  
Reston, VA 20191  
703.852.7860  
linanj.com

JONES RESIDENCE  
506 N Payne Street  
Alexandria, VA

ELEVATIONS  
VARIANCE APPLICATION  
SCALE: 1/8"=1'-0"  
May 24, 2010

SK03



REAR ELEVATION 01



REAR ELEVATION 02



FRONT (ALONG STREET)



ALLEY VIEW

John Linam Jr AIA  
12332 Coleridge Court  
Reston, VA 20191  
703.692.7560  
linamjr.com

JONES RESIDENCE  
508 N Payne Street  
Arlington, VA

PHOTOS  
VARIANCE APPLICATION  
SCALED -  
May 24, 2010

SK04

File Copy

BZA Case # 2010-0016



**APPLICATION  
BOARD OF ZONING APPEALS**

**VARIANCE**

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

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

**PART A**

1. Applicant:  Owner  Contract Purchaser  Agent

Name John Linam Jr, AIA

Address 12332 Coleraine Court, Reston, VA 20191

Daytime Phone (703) 652-7560

Email Address john@linamjr.com

2. Property Location 506 N Payne Street  
064.01-01-16

3. Assessment Map # \_\_\_\_\_ Block \_\_\_\_\_ Lot \_\_\_\_\_ Zone RB

4. Legal Property Owner Name Mary Jones

Address 506 N Payne Street, Alexandria, VA 22314



BZA 2010-0016

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.	NA		
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 506 N PAYNE 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.	MARY JONES	506 N PAYNE ST ALEXANDRIA, VA 22314	100%
2.			
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.	NA		
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.

5/24/10  
Date

 JOHN LINAM JR. AIA  
Printed Name

  
Signature

BZA Case # 2010-0016

5. Describe request briefly:

Complete a small, one story addition to an existing  
rowhouse which will reduce the existing Open space  
provided on the site from 791 SF (58%) to 721 SF (53%).

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.

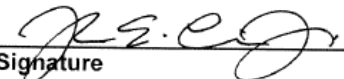
No — Said agent shall be required to obtain a business prior to filing application.

**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:

John Linam Jr, AIA  
**Print Name**

(703) 652-7560  
**Telephone**

  
**Signature**

May 24, 2010  
**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.



BZA Case # 2010-0016

**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.

The open space requirement for a minimum of 800SF places a burden of 58% open space, on a sub-minimum size lot, which is 18% greater than the resulting 40% requirement on a standard sized lot. This adversely limits the buildable area of the site.

2. Is this hardship unique to the property?

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

IT IS SHARED BY A SMALL PERCENTAGE OF OTHER PROPERTIES ON THE BLOCK.

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

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.

While a few other sites do share this condition, generally other properties do 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?

Yes

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

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

CREATED DURING ORIGINAL SUBDIVISION. HOUSE BUILT @ 1930; PRIOR TO CURRENT OPEN SPACE REQUIREMENT.

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

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

No

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

BZA Case # 2010-0016

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 to adjacent properties in the neighborhood. It will not significantly block light, air, and views, from the rear yards of adjacent properties.

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

The variance will allow an addition which should increase values of the adjacent properties by providing an improved appearance of the existing rear elevation.

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.

PROPERTY OWNER WILL SPEAK TO BOTH ADJACENT PROPERTY OWNERS PRIOR TO HEARING TO REPORT SUPPORT OR OBJECTION (IN WRITING).

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

In general, it will not affect the character of the neighborhood.

BZA Case # 2010-0016

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

No

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

**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.

Yes. The area proposed is the minimum necessary to provide the required space for the function required by the owner, WHO IS ELDERLY AND PARTIALLY HANDICAPPED BY A STROKE.

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

BZA 2010-0016



**B**

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

**A. Property Information**

A1. Street Address 506 N Payne Street Zone RB  
 A2. 1,369 SF x 0.75 = 1027 sf  
Total Lot Area Floor Area Ratio Allowed by Zone Maximum Allowable Floor Area

**B. Existing Gross Floor Area**

Existing Gross Area*		Allowable Exclusions	
Basement	437.5	Basement**	437.5
First Floor	437.5	Stairways**	50
Second Floor	437.5	Mechanical**	
Third Floor	NA		
	128	Total Exclusions	487.5
<b>Total Gross *</b>	<b>1440.5</b>		

B1. Existing Gross Floor Area \*  
1440.5 Sq. Ft.  
 B2. Allowable Floor Exclusions\*\*  
487.5 Sq. Ft.  
 B3. Existing Floor Area minus Exclusions  
953 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	74	Stairways**	
Second Floor		Mechanical**	
Third Floor		Other**	
Porches/ Other		Total Exclusions	
<b>Total Gross *</b>	<b>202</b>		

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

**D. Existing + Proposed Floor Area**

D1. Total Floor Area (add B3 and C3) 1027 Sq. Ft.  
 D2. Total Floor Area Allowed by Zone (A2) 1027 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	791 SF (58%)
Required Open Space	800 SF (58%)
Proposed Open Space	721 SF (53%)

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

Signature: [Signature] Date: 5/26/2010