

Docket Item #2
BZA CASE #2010-0019

Board of Zoning Appeals
September 16, 2010

ADDRESS: 918 1/2 PENDLETON STREET
ZONE: R-B, RESIDENTIAL
APPLICANT: MICHAEL CASEY, OWNER, BY CASE DESIGN/REMODELING, INC., CONTRACTOR

ISSUE: Variance to construct a one story addition reducing the required open space from 800 square feet to 615 square feet

| CODE SECTION | SUBJECT | CODE REQMT | APPLICANT PROPOSES | REQUESTED VARIANCE |
|--------------|-------------|------------|--------------------|--------------------|
| 3-706(B) | Open Space* | 800 sq ft | 615 sq ft | 185 sq ft |

*Subject property is currently substandard as to open space providing only 763 square feet.

BOARD OF ZONING APPEALS ACTION OF SEPTEMBER 16, 2010: On a motion to approve with a condition by Mr. Goodale, seconded by Mr. Keegan, the variance was approved by a vote of 4 to 0.

Condition: The front porch must remain open and the ceiling cannot be lowered below 7 feet-6 inches in headroom height. Lowering the porch ceiling will negatively alter the historic character of the porch architecture.

Reason: The applicant demonstrated a hardship due to the substandard size of the lot and the requirement to provide a disproportional amount of open space, as outlined in the staff report.

Speakers:

Tom Dodd, contractor, made the presentation.

Staff **recommends approval with a condition** of the requested variance because the applicant has demonstrated a hardship.

Condition:

The front porch must remain open and the ceiling cannot be lowered below 7 feet-6 inches in headroom height. Lowering the porch ceiling will negatively alter the historic character of the porch architecture

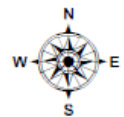
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If the Board decides to grant the requested variance it must comply with the code requirements under the department comments and the applicant must submit the following prior to the release of a Certificate of Occupancy: (1) a survey plat prepared 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.



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9/16/2010



I. Issue

The applicant proposes to construct a rear one-story addition, expand the existing second story and add a balcony at 918 ½ Pendleton Street, reducing the required open space to less than 800 square feet.

II. Background

The subject property is one lot of record with 18.00 feet of frontage facing Pendleton Street, a depth of 90.00 feet and a total lot area of 1,620 square feet. The lot is substandard for an RB zoned property where the minimum lot area is 1,980 square feet for a single-family dwelling. The property is noncomplying as to the required minimum lot frontage and width along Pendleton Street for a single-family dwelling in the RB zone.

The property is currently occupied by a two-story Folk Victorian frame house which was built between 1870-1910 and is located within the Parker-Gray Historic District. The house is located on the front property line facing Pendleton Street, on the east side property line, 2.80 feet from the west side property line and 42.00 feet from the rear property line. The property currently provides 763 square feet of open space, 37 square feet less than the 800 square feet required by the RB zone.

III. Description

The applicant is proposing to construct a one-story rear addition, expand the existing second story and add an open balcony on the east and west side property lines. The one story portion of the addition and the open balcony above it will be located 33.50 feet from the rear property line. The second-story expansion will be located 42.00 feet from the rear property line, no closer than the rear wall of the existing second story, but will extend the second story to the west side property line. The first floor will accommodate a sunroom and a storage/ mechanical room. The second story expansion will provide the applicant with a larger bathroom. The first floor addition measures 10.00 feet in height from grade to the top of the balcony floor and the second story portion of the addition measures 19.25 feet in height from grade to the midpoint of the sloped roof facing the side yards. In the historic districts, the RB zone does not require setbacks from the side property lines for lots less than 25.00 feet wide. The proposed addition will reduce the existing open space from 763 square feet to 615 square feet.

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 185 square feet to reduce the required open space from 800 square feet to 615 square feet.

VI. Noncomplying structure

The existing building at 918 ½ Pendleton Street is a noncomplying structure with respect to the following:

| <u>Regulation</u> | <u>Required</u> | <u>Existing</u> | <u>Noncompliance</u> |
|------------------------|-----------------|-----------------|----------------------|
| Lot Area | 1,980 sq ft | 1,620 sq ft | 360 sq ft |
| Lot Frontage and Width | 50.00 ft | 18.00 ft | 32.00 ft |
| Open Space | 800 sq ft | 763.20 sq ft | 36.80 sq 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 applicant indicates that the subject property is substandard in lot area and the requirement of 800 square feet of open space on a lot smaller than required by the zone places an unreasonable restriction on the property. The applicant also states that the existing family room at the front of the house is noisy due to the close proximity to of Pendleton Street. The applicant wishes to build the sunroom at the rear of the dwelling to create a quiet living area.

IX. Staff Analysis

Staff agrees that the substandard nature of the lot does create a hardship for the applicant. The requirement in the RB zone to provide 800 square feet of open space is based on the assumption that the minimum lot area is at least 1,980 square feet. Because this lot is smaller than required, staff believes that the open space requirement for the lot could be proportionately reduced. A requirement of 40 percent open space on this 1,620 square foot lot would be 648 square feet, 33 square feet more than the applicant proposes.

The applicant is proposing 140 square of open space in the form of an open rear balcony above the proposed one-story addition, which technically does not meet the requirement for open space, but does provide an open and usable outdoor area for the enjoyment of residents.

Staff believes the proposed addition is modest in nature and is architecturally compatible with the existing vernacular style of the house.

Because of the substandard nature of the lot, staff believes a hardship has been demonstrated. Therefore, staff **recommends approval** of the requested variance with the condition that the front porch must remain open and the ceiling cannot be lowered below 7 feet-6 inches in headroom. Lowering the porch ceiling will negatively alter the historic character of the porch architecture.

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)
- 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)
- R-9 Applicant shall comply with all other approvals; BAR2010-000129 and SUP2010-000129 once approved. (T&ES)

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). (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.8-1-22) (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. 5-3-61) (T&ES)

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.

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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 Administration 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 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-6 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-7 A wall location plat prepared by a land surveyor is required to be submitted to this office prior to requesting any framing inspection.
- C-8 Additions and Alterations to the existing structure must comply with the 2006 edition of the Uniform Statewide Building Code (USBC).
- C-9 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.

Recreation (Arborist):

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

Historic Alexandria (Archaeology):

- F-1 Research has indicated that his property was within an African American neighborhood from 1870 to 1910. The property therefore has the potential to yield archaeological resources that could provide insight into domestic activities in the late 19th and early 20th centuries, perhaps related to African Americans.

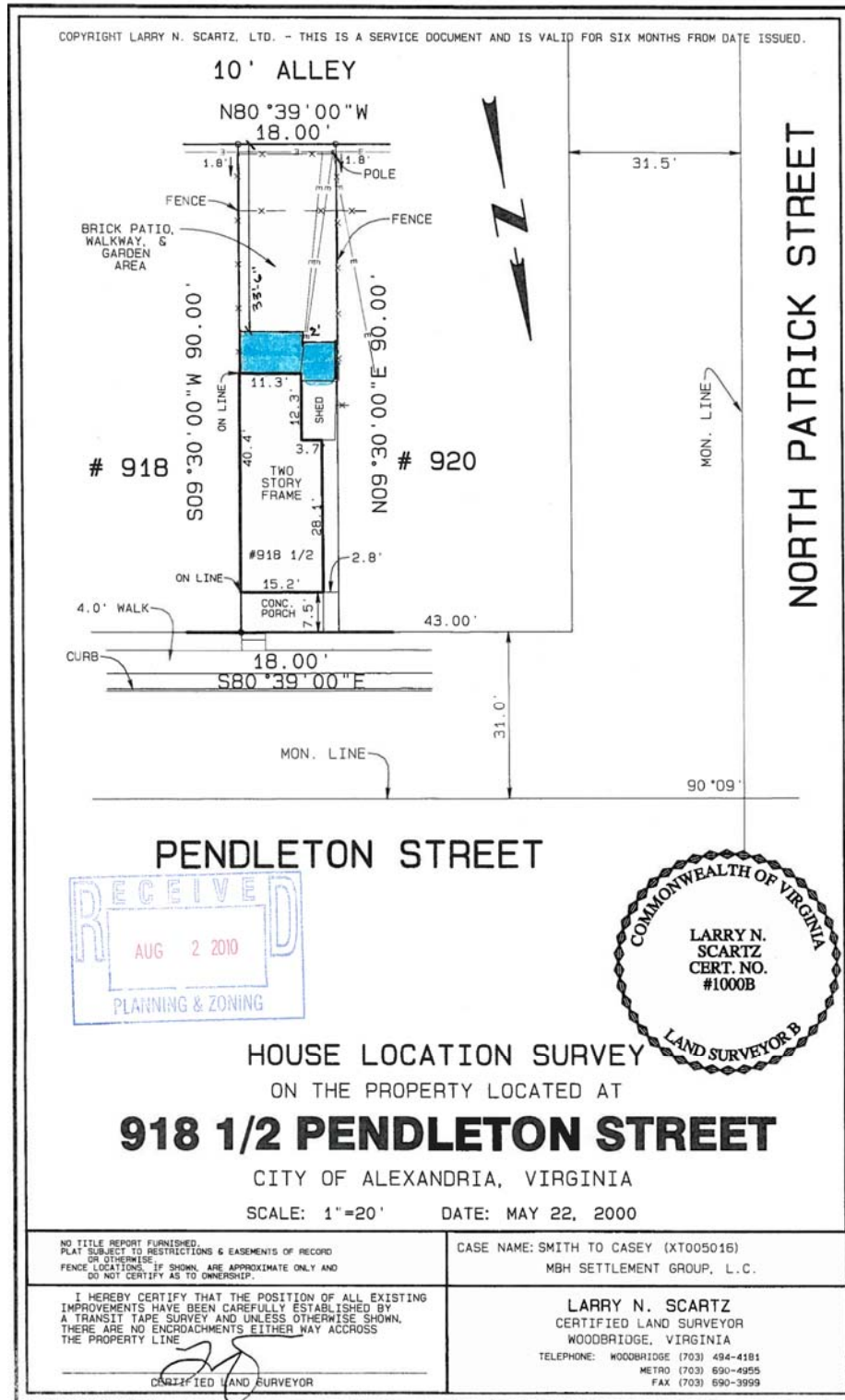
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- *R-1 The applicant/developer shall call Alexandria Archaeology immediately (703-838-4399) if any buried structural remains (wall foundations, wells, privies, cisterns, etc.) or concentrations of artifacts are discovered during development. Work must cease in the area of the discovery until a City archaeologist comes to the site and records the finds.
- *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.

X. Images



File copy

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**APPLICATION
BOARD OF ZONING APPEALS**

VARIANCE

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

3-706(B) Open Space

PART A

1. Applicant: Owner Contract Purchaser Agent

Name CASE DESIGN/REMODELING INC

Address 4701 SANGAMORE ROAD SUITE #40 N. PLAZA
BETHESDA, MD 20816

Daytime Phone 703-475-7751 (TOM DODD)

Email Address TDODD@CASEDESIGN.COM

2. Property Location 918 1/2 PENDLETON ST

3. Assessment Map # 064.02 Block 01-04 Lot 919 Zone

4. Legal Property Owner Name MICHAEL ANNE CASEY

Address 918 1/2 PENDLETON ST

ALEXANDRIA, VA. 22314 P: 7034827549
C: 703650-8335



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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. MICHAEL ANNE CASEY | 918 1/2 PENDLETON ST. | 100% |
| 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 918 1/2 PENDLETON 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. MICHAEL ANNE CASEY | 918 1/2 PENDLETON ST | 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. 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.

7/1/10 THOMAS DODD 
Date 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

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
Arthur Keleher
Wayne Neale
Peter Smeallie
James Spencer
John Von Senden

Board of Architectural Review

Parker-Gray District

Christina Kelley, Chair
William Conkey
H. Richard Lloyd, III
Thomas Marlow
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:

EXISTING LOT SQUARE FOOTAGE IS 1620 / REQUEST
TO REDUCE OPEN SPACE TO 637.2 SQ FT.
40% RULE

REQUESTING AN OPEN SPACE REDUCTION FOR ADDITIONAL

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:

THOMAS DODD
Print Name

[Signature]
Signature

703-475-7751
Telephone

7/1/10
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.

REDUCING THE SIZE OF THE REAR ADDITION TO COMPLY WITH THE ZONING REQUIREMENT WILL NO GIVE THE SPACE USABILITY. THE FRONT OF THE HOUSE FACES PENDLETON ST. & THE FAMILY ROOM IS AT THE FRONT OF THE HOUSE. THE NOISE MAKES IT EXTREMELY LOUD. THE SMALL SUNROOM ADDED TO THE REAR OF THE HOUSE WILL GIVE THE PROPERTY A QUIET PLACE TO SIT & RELAX

2. Is this hardship unique to the property?

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

THE LOT IS 1620 SQFT. WITH AN OPEN SPACE OF 763.2 SF AND IS COMMON IN THE NEIGHBORHOOD.

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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.

ONLY TO OTHER SUBSTANDARD LOTS IN
THE ZONE

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?

WHEN THE LOT WAS CREATED

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

N/A

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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.

THE ADJACENT TWO PROPERTIES; LOT 918 & 920 WILL NOT BE DISTURBED IN ANY WAY.

ONE STORY ADDITION EQUAL TO OTHER NEIGHBORS.

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

THE PROPOSED VARIANCE WILL NOT HAVE A NEGATIVE EFFECT ON ADJACENT PROPERTIES

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.

ALL ADJUTING PROPERTY OWNERS WILL RECEIVE A WRITTEN LETTER & A COPY OF THE PROPOSED LAYOUT OF THE ADDITION WITHIN 30 DAYS OF THE HEARING ALONG WITH A CONTACT NUMBER IF ADDITIONAL INFORMATION IS REQUESTED.

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

THE PROPOSED VARIANCE WILL NOT CHANGE THE CHARACTER OF THE NEIGHBORHOOD.

OTHER ADDITIONS

*EXAMPLES IE ADDRESSES

* 914 PENDLETON ST

916 " "

918 " "

527 N. PATRICK "

(11)

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

NO. LOT IS SUBSTANDARD

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.

THE LOT IS SMALLER THAN REQUIRED BY ZONE.

~~ALTERNATIVE~~

ALTERNATIVE PLANS HAVE BEEN ADDRESSED AND DEEMED USELESS DUE TO THE FACT THE PROPOSED ADDITION IS TO PROJECT TO THE REAR OF THE PROPERTY MERELY EIGHT FEET. REDUCING THE PROJECTION OF THE ADDITION WILL NOT ACCOMPLISH THE NEEDED INTERIOR SPACE FOR THE SITTING ROOM



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Revised 8/27/10

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

A. Property Information

A1. Street Address 918 1/2 Pendleton Street Zone RB
 A2. 11620 x 175 = 1215
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 | 631.67 | Stairways** | 64 |
| Second Floor | 564 | Mechanical** | 8.5 |
| Third Floor | | Other** less than 16" | 196 |
| Porches/ Other | 116.25 | Total Exclusions | 268.5 |
| Total Gross * | 1311.92 | | |

B1. Existing Gross Floor Area *
1311.92 Sq. Ft.
 B2. Allowable Floor Exclusions**
268.5 Sq. Ft.
 B3. Existing Floor Area minus Exclusions
1043.42 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 | 146.86 | Stairways** | |
| Second Floor | 78.13 | Mechanical** | 65 |
| Third Floor | | Other** | |
| Porches/ Other | | Total Exclusions | 65 |
| Total Gross * | 224.99 | | |

C1. Proposed Gross Floor Area *
224.99 Sq. Ft.
 C2. Allowable Floor Exclusions**
65 Sq. Ft.
 C3. Proposed Floor Area minus Exclusions
159.99 Sq. Ft.
 (subtract C2 from C1)

D. Existing + Proposed Floor Area

D1. Total Floor Area (add B3 and C3) 1203.41 Sq. Ft.
 D2. Total Floor Area Allowed by Zone (A2) 1215 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.

F. Open Space Calculations

| | |
|---------------------|-------|
| Existing Open Space | 763.2 |
| Required Open Space | 800 |
| Proposed Open Space | 615 |

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

Signature: Staff Date: 8/27/10

CONCRETE

- Plans conform with IRC 2008
- All wood in contact with soil or masonry foundations to be pressure treated AC treated SIPF or equivalent. All fasteners used with AC treated lumber will meet the ASTM standard A155 and A885, class 155
- All framing lumber to be SIPF #2 unless indicated otherwise.
- Concrete-3000psi compressive strength as 28 days
- Subfloor-3/4" APA subfloor/underlayment rated, tongue and groove, glued and nailed to joists.
- Roof sheathing-1/2 OSB with spacing.
- Roofing -215 lb per square asphalt shingles over 15 lb ft.
- Design criteria used are as follows:
 - Roof load 30lb/sf
 - Seismic design category B
 - Subjectivity to damage from weather-heavy
 - Frost line depth 24"
 - Floor live load in non-sloping areas-40lb/sf
 - Floor live load in sloping areas-30 lb/sf
 - Roof and floor dead load 10lb/sf
 - Termite damage subjectivity-heavy
 - Winter design temperature-10 degrees F
 - Subjectivity to decay-moderate
 - Wind speed-100mph
 - Flood hazard-yes

Drawing Index

| Sheet | Description |
|-------|-------------------------------|
| 01 | PROPOSED FOUNDATION PLAN |
| 02 | PROPOSED 1ST FLOOR PLANS |
| 03 | PROPOSED 2ND FLOOR PLANS |
| 04 | LEFT SIDE ELEVATION |
| 05 | REAR ELEVATION |
| 06 | RIGHT SIDE ELEVATION |
| 07 | PROPOSED ELECTRICAL PLANS |
| 08 | 1ST & 2ND FLOOR FRAMING PLANS |
| 09 | BUILDING SECTION AND DETAILS |
| 10 | MECHANICAL PLANS |
| 11 | PLUMBING RISE DIAGRAMS |
| 11 | Total No of Sheets |

LEGEND - PLAN

EXISTING

--- Wall
--- Roof
--- Door
--- Window

FOUNDATION

--- Wall
--- Footing
--- Slab
--- Beam
--- Column
--- Foundation

NEW

--- Wall
--- Roof
--- Door
--- Window

--- Rough Grading



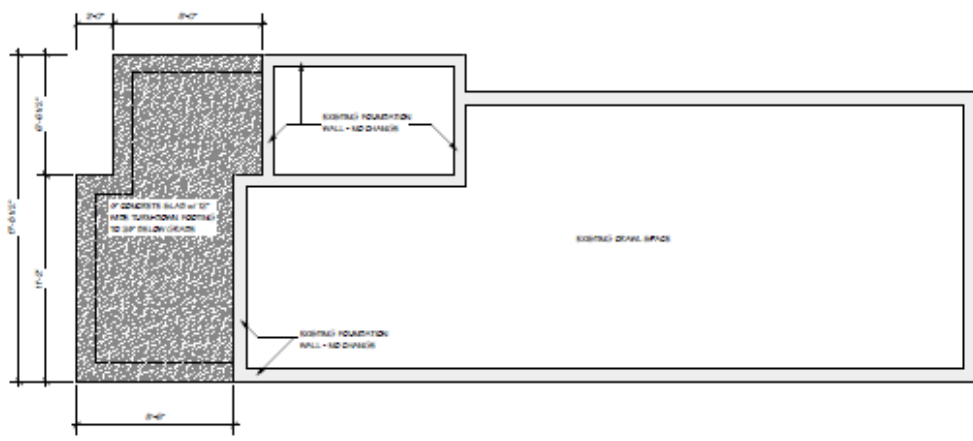
Submittal
4101 Baymont Road
Suite 200, Falls Church, VA 22046
703.241.2800 (F) 703.241.2807

Field Office
122 Park Avenue
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Leesville, LA 70501
404.644.1100 (F) 404.644.1108

CASEY RESIDENCE
918 1/2 PENDELTON STREET
ALEXANDRIA, VA 22314



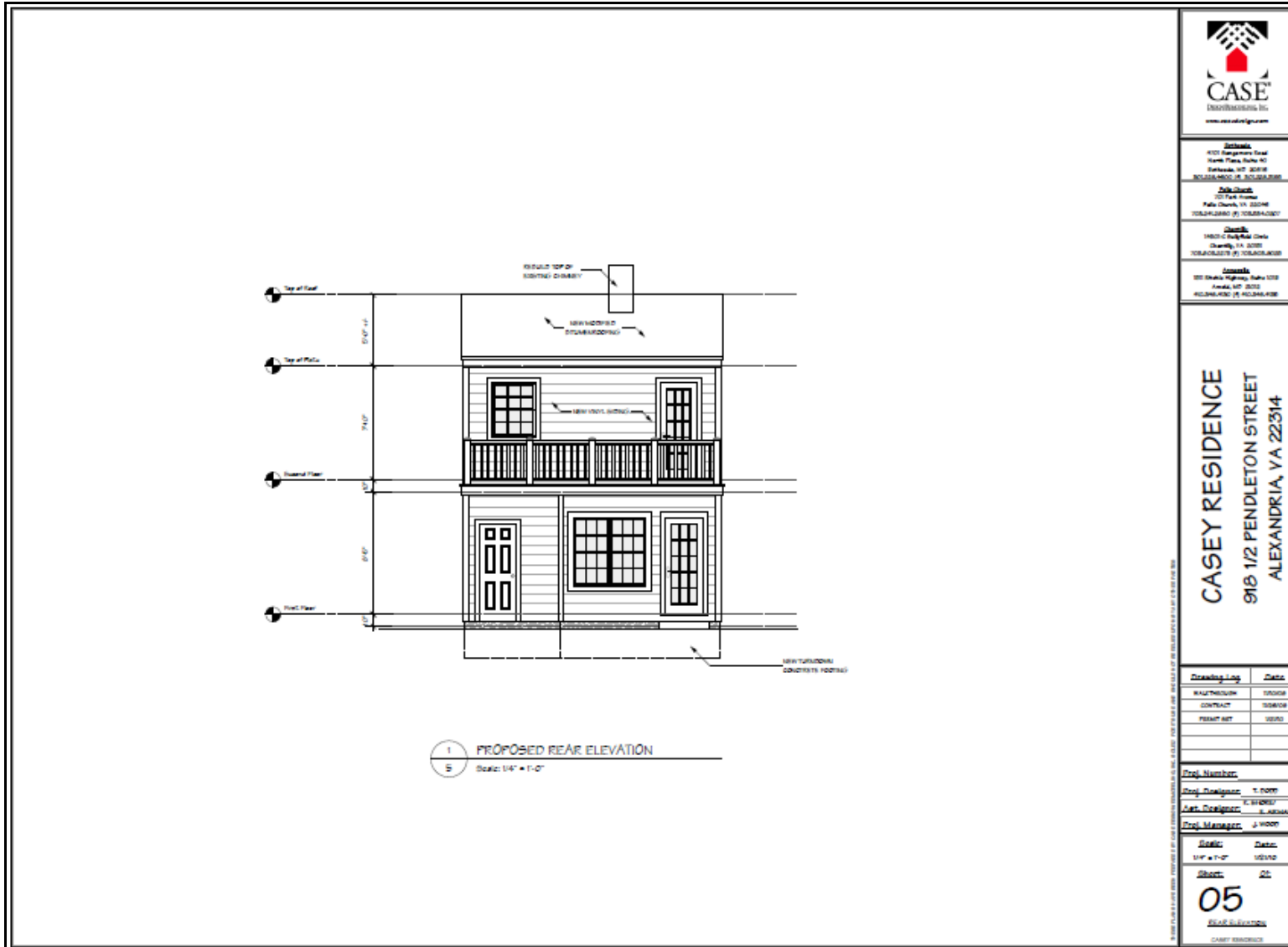
1 PROPOSED FOUNDATION PLAN
Scale: 1/4" = 1'-0"

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| Drawing Log | Date |
|-------------|----------|
| REVISION | 01/03/12 |
| CONTACT | 10/26/11 |
| PERMIT SET | 10/20/11 |

Proj. Number: _____
 Proj. Designer: T. MOFF
 Est. Designer: K. STINEBAUGH
 Proj. Manager: J. MOFF

Scale: 1/4" = 1'-0"
 Date: 10/21/12
 Sheet: 01
 CASE ENGINEERING, INC.



Schedule
 4101 Pangloss Road
 North Falls Church, VA
 Fairfax, VA 22048
 (703) 441-1000

Project Name
 918 1/2 Pendleton Street
 Alexandria, VA 22314

Client
 Casey Residence
 918 1/2 Pendleton Street
 Alexandria, VA 22314

Contract
 918 1/2 Pendleton Street
 Alexandria, VA 22314

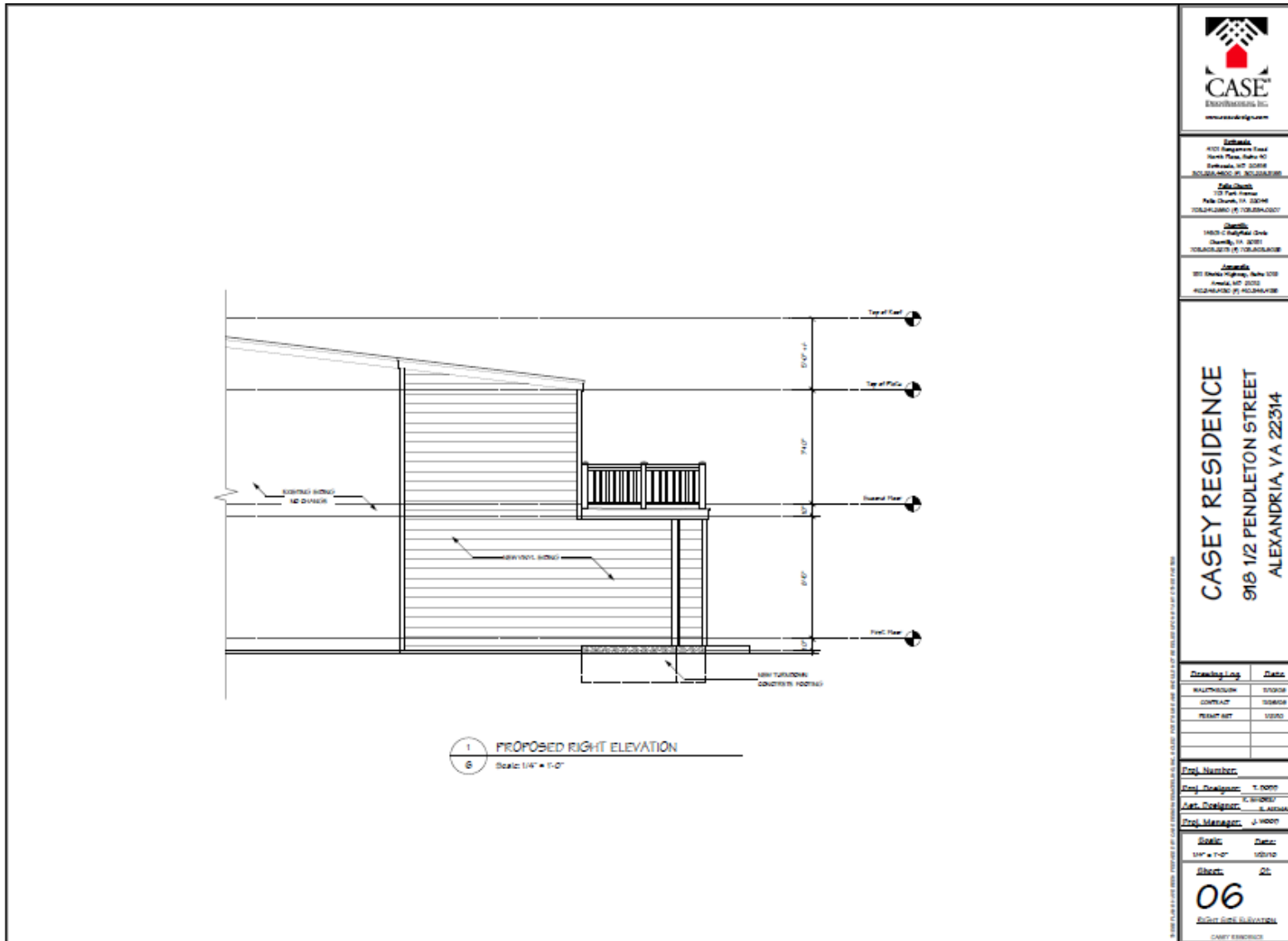
CASEY RESIDENCE
 918 1/2 PENDLETON STREET
 ALEXANDRIA, VA 22314


| Issued For | Date |
|------------|-------|
| PERMITS | 05/10 |
| CONTRACT | 05/10 |
| PERMITS | 05/10 |

Project Information
 Proj. Number: T-1007
 Proj. Designer: C. BERRY
 Arch. Designer: S. ARNOLD
 Proj. Manager: J. WOOD

| Scale | Date |
|--------------|-------|
| 1/4" = 1'-0" | 05/10 |

Sheet
 05
 REAR ELEVATION
 CASEY RESIDENCE





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CASEY RESIDENCE
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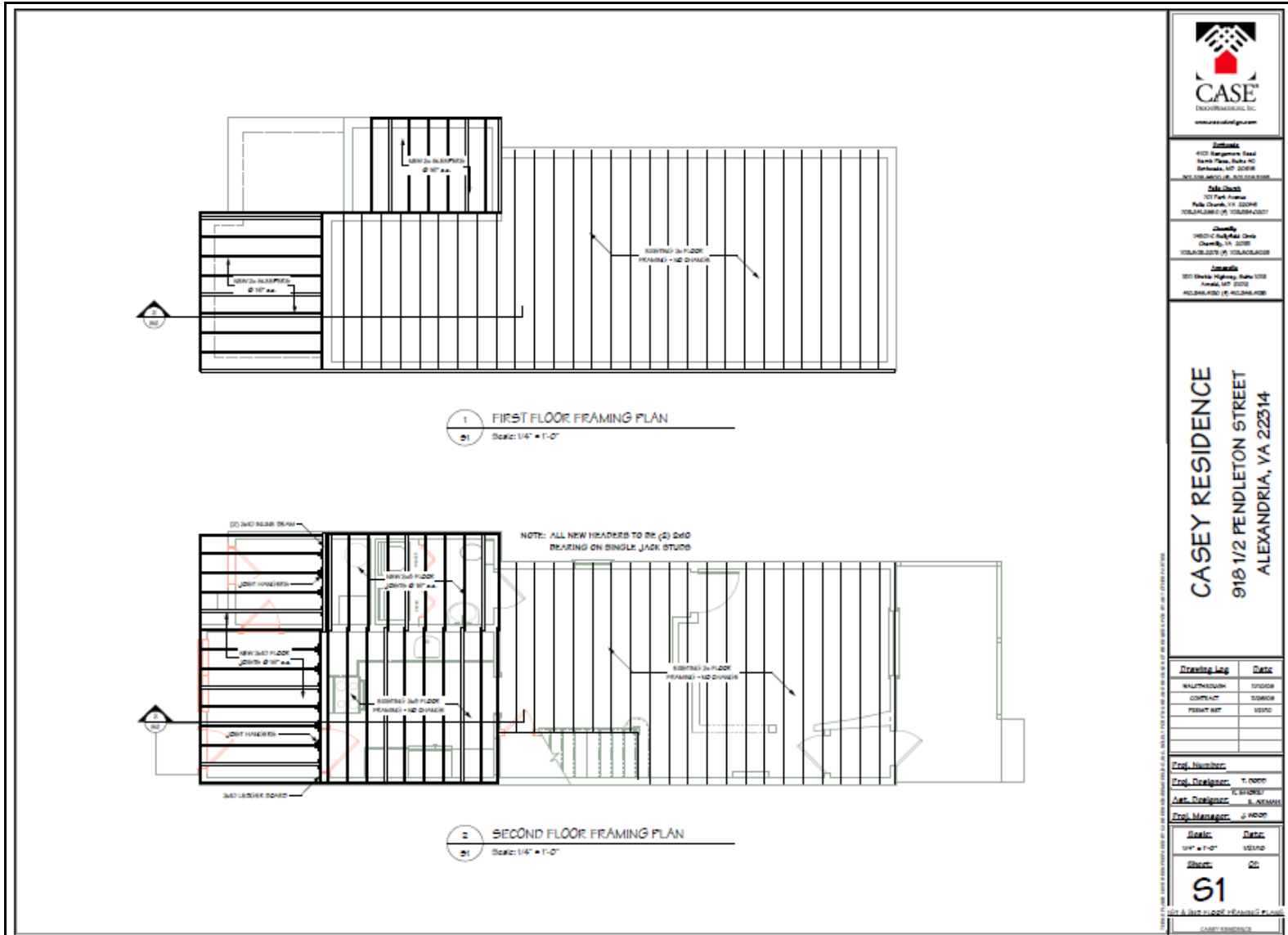
| Drawing Log | Date |
|-------------|----------|
| REVISIONS | 05/01/08 |
| CONTRACT | 08/04/08 |
| PERMIT SET | 08/05/08 |
| | |
| | |

Proj. Number: _____
Proj. Designer: T. DODD
Asst. Designer: C. WOODS
Proj. Manager: J. WOOD

| Scale | Sheet |
|--------------|-------|
| 1/4" = 1'-0" | 06/02 |
| | |

06

ARCHITECT & ENGINEER
 CASEY ENGINEERING



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4102 Marguerite Road
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County
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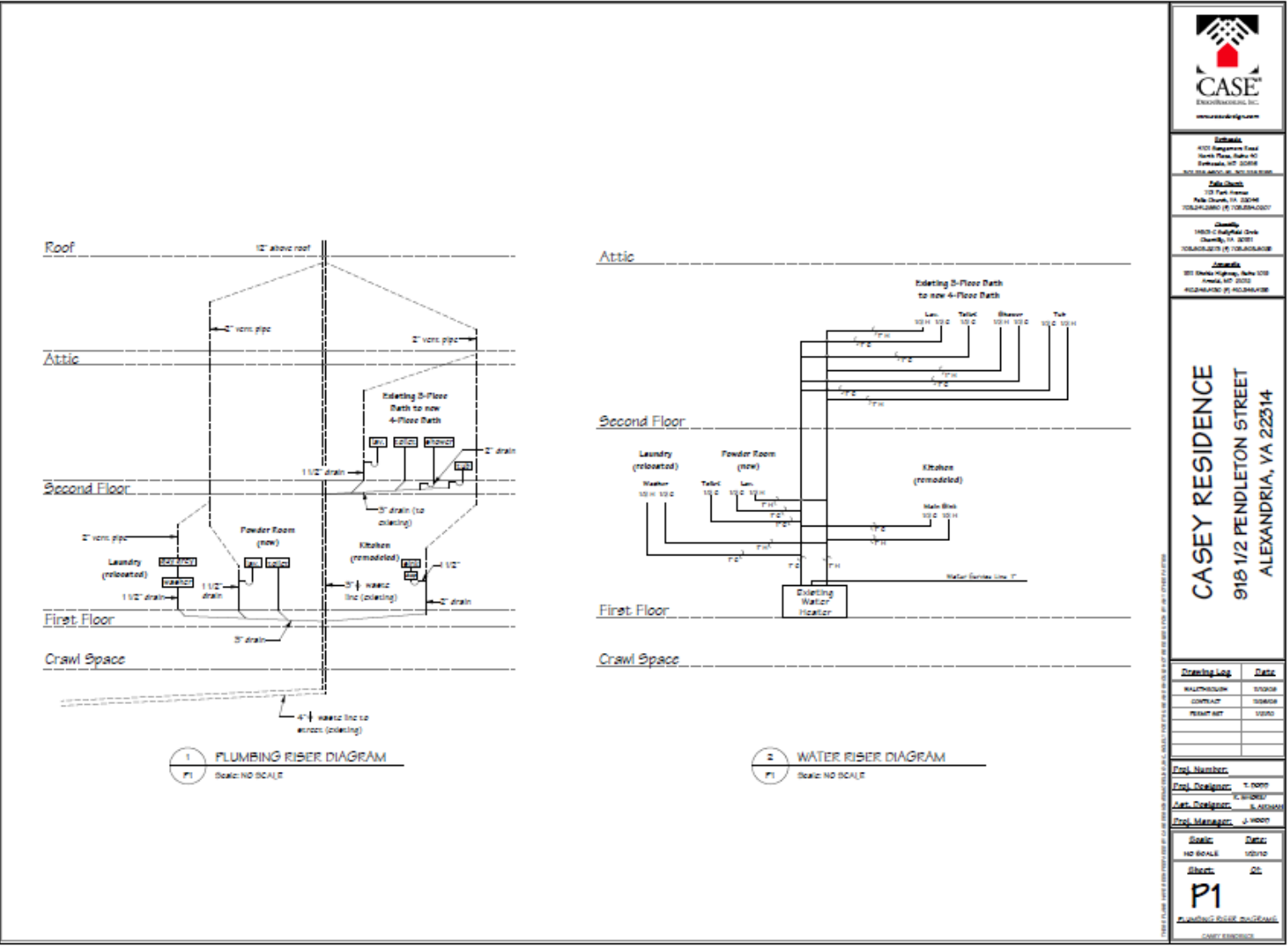
Project
918 1/2 Pendleton Street
Alexandria, VA 22314


CASEY RESIDENCE
918 1/2 PENDELETON STREET
ALEXANDRIA, VA 22314

| Drawing Log | Date |
|---------------|----------|
| WALTON/STUBBS | 10/20/08 |
| CONTRACT | 10/20/08 |
| PERMIT SET | 10/20/08 |

Proj. Number:
Proj. Designer: T. NORTH
Asst. Designer: E. STUBBS
Proj. Manager: J. HOOP

Scale: 1/4" = 1'-0"
Sheet: S1





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| Drawing Log | Date |
|-------------|----------|
| REVISION | 10/20/10 |
| CONTRACT | 10/20/10 |
| PERMIT SET | 10/20/10 |

Proj. Number: 1-1000
Proj. Designer: T. NORTON
Asst. Designer: S. WILSON
Proj. Manager: J. WOOD

Scale: NO SCALE
Date: 10/20/10
Sheet: P1

CASEY RESIDENCE