

Docket Item #3
BZA CASE #2010-0020

Board of Zoning Appeals
September 16, 2010

ADDRESS: 626 N. PATRICK STREET
ZONE: R-B, RESIDENTIAL
APPLICANT: URBANVILLE RESIDENTIAL, LLC, OWNER, BY STEPHEN KULINSKI, ARCHITECT

ISSUE: Variance to construct new single family dwelling reducing the required open space from 800 square feet to 446 square feet.

CODE SECTION	SUBJECT	CODE REQMT	APPLICANT PROPOSES	REQUESTED VARIANCE
3-706(B)	Open Space	800 sq ft	446 sq ft	354 sq ft

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

Conditions:

1. The parking area at the rear of the property must be surfaced with a permeable paving system to the satisfaction of the Directors of Planning and Zoning and Transportation and Environmental Services.
2. The roof deck shall never be covered or enclosed.

Reason: The applicant demonstrated a hardship due to the substandard size of the lot and the requirement to provide two off street parking spaces.

Speakers:

Steve Kulinski, architect, made the presentation

Staff **recommends approval with conditions** of the request because the applicant has demonstrated a hardship.

Conditions:

1. The parking area at the rear of the property must be surfaced with a permeable paving system to the satisfaction of the Directors of Planning and Zoning and Transportation and Environmental Services.

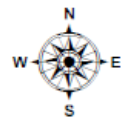
2. The roof deck shall never be covered or enclosed.

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 new single family dwelling on a vacant lot at 626 North Patrick Street, reducing the required open space to less than 800 square feet.

II. Background

The subject property is one lot of record with 17.50 feet of frontage facing North Patrick Street, a depth of 90.00 feet and a total lot area of 1,575 square feet. The lot is substandard for an RB zoned property where the minimum lot area is 1,980 square feet. However, in the RB zone, section 3-707(B) of the zoning ordinance allows lots of record as of December 28, 1951 to be developed with a single family dwelling at the lot size shown. According to deed records, this property has been a lot of record since at least 1940. Therefore, the vacant lot may be developed with a single-family dwelling.



The property is located within the Parker-Gray Historic District. The Parker-Gray Board of Architectural Review approved the proposed 2 ½ story Greek Revival style house “in concept” at the hearing on June 23, 2010, BAR2010-00129.

The BAR found the scale, mass and architectural character of the proposed house to be in keeping with the adjacent late 19th century homes and with the overall context of the surrounding neighborhood. The BAR asked the applicant to restudy some minor architectural details, including the proportions of the second floor windows on the rear elevation.

III. Description

The applicant is proposing to construct a three-story single-family dwelling located on the front property line, 0.4 feet from the north and south side property lines and 44.00 feet from the rear property line. The proposed dwelling measures 28.75 feet in height from grade to the midpoint of the gable roof facing the north and south side property lines and 29.25 feet in height from grade to the eave of the dormer facing the rear property line. The proposed house measures 17.00 feet by 46.00 feet, resulting in floor area of 782 square feet on each of the first and second levels. The third floor loft area measures 17.00 feet by 26.00 feet for a total of 442 square feet. The total gross floor area for the new dwelling will be 2006 square feet.

The applicant also proposes to construct an open roof deck on approximately half the third level of the dwelling. The roof deck will measure 16.00 feet by 21.00 feet for a total of 336 square feet.

The applicant is required to provide two off-street standard sized parking spaces on the lot. The applicant has applied to the Planning Commission for a Special Use Permit to reduce the required parking to allow one of the two required spaces to be a compact space.

There have been no variances 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 354 square feet to reduce the required open space from 800 square feet to 446 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 subject property is a grandfathered lot and substandard in lot area. The requirement to provide 800 square feet of open space and two parking spaces on such a small lot places an unreasonable restriction on the property. The applicant is proposing a 336 square of open space in the form of an open roof deck, which doesn't meet the technical requirement for open space, but does provide an open and usable area that acts as open space for the residents.

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 1,575 square feet cannot meet the open space requirement of 800 square feet, provide two off-street parking spaces and allow for the construction of a reasonably sized single-family dwelling. In order to comply with the open space requirement and the required parking, the applicant would need to reduce the proposed dwelling by at least 19.00 feet in depth, which would result in a dwelling measuring only 17.00 feet in width by approximately 25.00 feet in depth. Even if the applicant were to reduce the dwelling to comply, he would still need to request a special use permit for a parking reduction because the lot is not wide enough to accommodate two standard parking spaces, measuring 9.00 feet by 18.50 feet each. Staff explored the idea of tandem parking spaces with the applicant, but the result would be an undesirable narrow strip of open space, still less than the 800 square feet required.

The proposed dwelling has a smaller footprint and provides more open space than many of the other dwellings on this block of North Patrick Street. The properties to the south all received variances in the 1970's and 1980's to reduce open space and increase FAR. The rear yards of all the residential properties on this block of North Patrick Street are used for parking. Allowing a reduction of the required open space on this substandard lot is consistent with the with the development pattern of this block.

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The combination of the substandard size of the lot and the requirement to provide two parking spaces on the lot create a hardship for the applicant. Therefore, staff **recommends approval** of the requested variance with the conditions that 1) the parking area be surfaced with a permeable material and 2) the roof deck may never be covered or enclosed.

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)

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

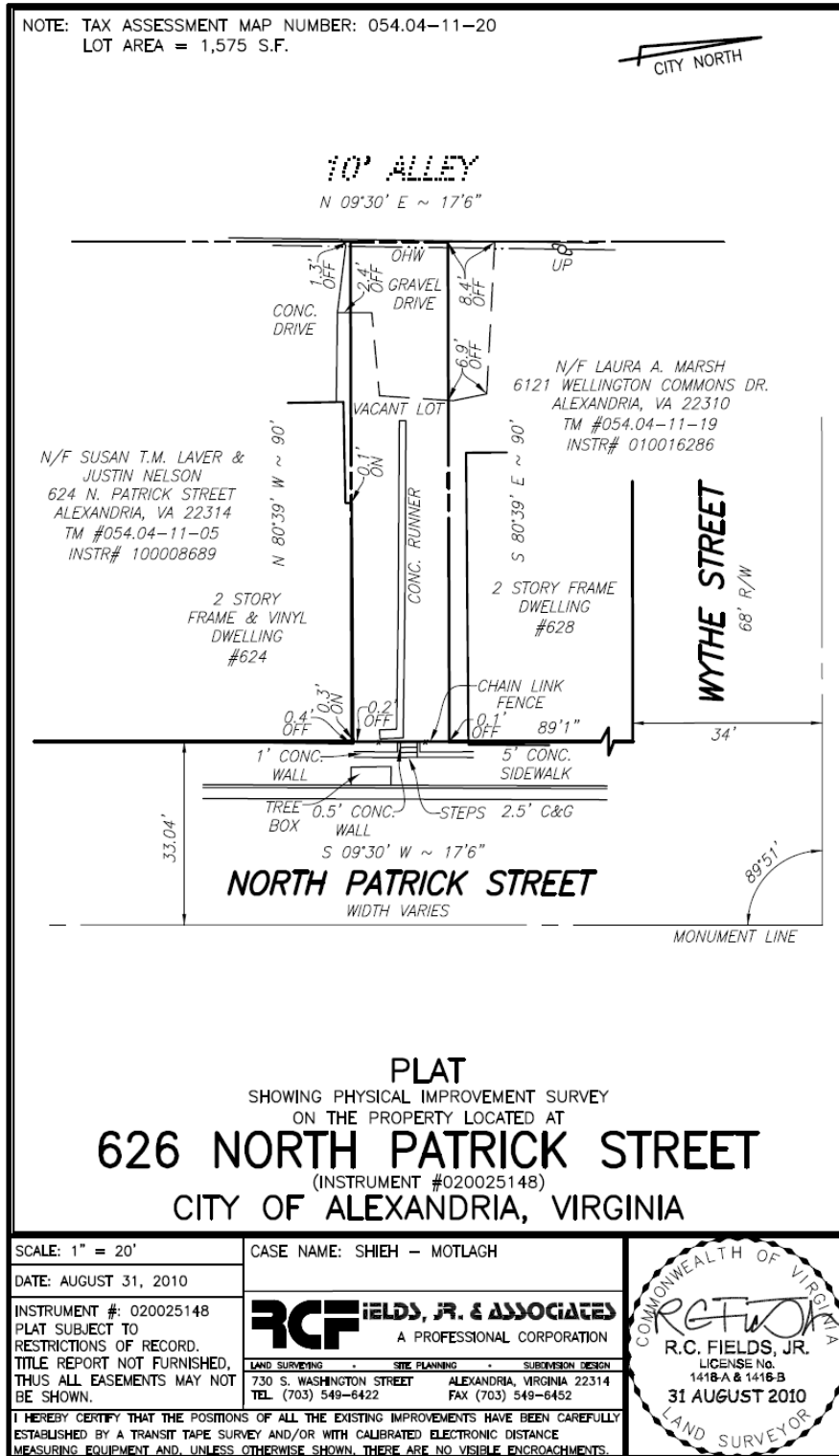
Historic Alexandria (Archaeology):

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

Other Requirements Brought to the Applicant's Attention:

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

IX. 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 & USABLE SPACE

PART A

1. Applicant: Owner Contract Purchaser Agent
 Name KULINSKI GROUP ARCHITECTS
 Address 104 N. WEST STREET
ALEXANDRIA, VA 22314
 Daytime Phone 703-836-7243
 Email Address STEVE@KULINSKIGROUP.COM
2. Property Location 626 N. PATRICK STREET
3. Assessment Map # 054.04 Block 11 Lot 20 Zone R13
4. Legal Property Owner Name URBANVIBE RESIDENTIAL L.L.C.
 Address 626 N. PATRICK STREET
ALEXANDRIA VA 22314



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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. JOE SHIEH	626 N. PATRICK ST	100%
2. (urbanvibe Residential, LLC)	601 19th ST. NORTH SUITE 1200 ARLINGTON VA 22209	
3.		

2. Property. State the name, address and percent of ownership of any person or entity owning an interest in the property located at _____ (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. JOSEPH SHIEH	601 19th ST. NORTH SUITE 1200 ARLINGTON VA 22209	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.

8-2-10 STEPHEN KULINSKI [Signature]
Date Printed Name Signature

Alexandria City Council

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

Planning Commission

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

Board of Zoning Appeals

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

**Board of Architectural Review
Old and Historic District**

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

Board of Architectural Review

Parker-Gray District

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

Updated 5/1/2010

Definition of business and financial relationship.

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

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

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5. Describe request briefly:

BUILD A NEW SINGLE FAMILY DWELLING ON AN
UNDERSIZED LOT. PROVIDE 2 REQUIRED PARKING
SPACES AND REDUCED OPEN SPACE. PROVIDE
ALTERNATIVE OPEN SPACE ON ROOFTOP DECK.

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:

STEVE KULIWSKI
KULIWSKI GROUP ARCHITECTS

Print Name

703 836 7243
Telephone

[Signature]
Signature

8.2.10
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.

THE 800 SQUARE FOOT OPEN SPACE REQUIREMENT PLACES A BURDEN OF 51% OPEN SPACE ON THIS UNDERSIZED LOT. THIS NEGATIVELY AFFECTS THE BUILDABLE AREA & THE ABILITY TO PROVIDE THE REQUIRED PARKING.

2. Is this hardship unique to the property?

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

NO, THE NEIGHBORING PROPERTIES CURRENTLY EXIST WITHOUT THE MINIMUM OPEN SPACE. THE ADJACENT PROPERTIES HAVE REAR LOADED GARAGES AND PARKING IN THE REMAINING OPEN LOT AREA.

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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.

SOME OTHER PROPERTIES, IN THE SAME ZONE, ARE EQUAL IN LOT SIZE, BUT THE STRUCTURES TYPICALLY ARE HISTORIC AND WERE ERECTED PRIOR TO THE APPLICATION OF THE CURRENT ZONING AND DO NOT MEET THE CURRENT OPEN SPACE REQUIREMENTS.

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 PRIOR TO 1950

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 TO ADJACENT
PROPERTIES IN THE NEIGHBORHOOD. IT WILL NOT
SIGNIFICANTLY BLOCK LIGHT, AIR & 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 ERECTION OF A NEW HOUSE IN COMPLIANCE
WITH B.A.R. STANDARDS WILL COMPLETE THE
BLOCKFACE & RAISE VALUES OF THE NEARBY
STRUCTURES.

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.

APPLICANT HAS BEEN INVITED TO PRESENT
THE PROJECT AT THE SEPTEMBER 2ND
MEETING OF THE WEST OLD TOWN CIVIC
ASSOCIATION

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

IN GENERAL IT WILL NOT AFFECT THE
CHARACTER OF THE NEIGHBORHOOD.
THE B.A.R. REVIEW PROCESS WILL
ENSURE ITS COMPATIBILITY IN THE
PARKER CANY HISTORIC DISTRICT

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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.

APPLICANT HAS WORKED WITH STAFF
TO EXAMINE ALTERNATIVES. THIS SOLUTION
HAS EVOLVED AS THE MOST BALANCED
APPROACH BETWEEN OPEN SPACE, PARKING
& MODEST HOUSE SIZE.

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File Copy



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

A. Property Information

A1. Street Address #626 N. Patrick Street Zone RB
 A2. 1575 x .75 = 1181
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		Stairways**	
Second Floor		Mechanical**	
Third Floor		Other**	
Porches/ Other		Total Exclusions	
Total Gross *			

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

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

Proposed Gross Area*		Allowable Exclusions	
Basement	<u>782</u>	Basement**	
First Floor	<u>782</u>	Stairways**	<u>125</u>
Second Floor	<u>782</u>	Mechanical**	<u>32</u>
Third Floor	<u>300</u>	Other**	<u>606</u>
Porches/ Other		Total Exclusions	<u>763</u>
Total Gross *	<u>1944</u>		

C1. Proposed Gross Floor Area *
 _____ Sq. Ft.
 C2. Allowable Floor Exclusions**
 _____ Sq. Ft.
 C3. Proposed Floor Area minus
 Exclusions 1181 Sq. Ft.
 (subtract C2 from C1)

D. Existing + Proposed Floor Area

D1. Total Floor Area (add B3 and C3) 1181 Sq. Ft.
 D2. Total Floor Area Allowed by Zone (A2) 1181 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.

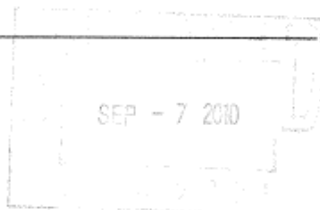
If taking exclusions other than basements, floor plans with excluded areas must be submitted for review. Sections may also be required for some exclusions.

F. Open Space Calculations

Existing Open Space	<u>1575</u>
Required Open Space	<u>800</u>
Proposed Open Space	<u>446</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: 9.3-10



CITY OF ALEXANDRIA
 BOARD OF ARCHITECTURAL REVIEW PARKER-GRAY DISTRICT
 PLAN SUBMITTAL



1 EXISTING STREETScape
 A1 SCALE: NTS



2 PROPOSED STREETScape
 A1 SCALE: NTS

CITY OF ALEXANDRIA B.A.R. SUBMITTAL - STREETScape

626 NORTH PATRICK STREET ALEXANDRIA, VA 22314
 ALEXANDRIA, VA 22314 • 104 N. WISSET ST.
 FAX: 703.836.7247 • 703.836.7243
 WWW.KULINSKIGROUP.COM

SHEET NUMBER

A1



1 FRONT ELEVATION
A3 SCALE: 1/4" = 1'-0"



2 REAR ELEVATION
A3 SCALE: 1/4" = 1'-0"



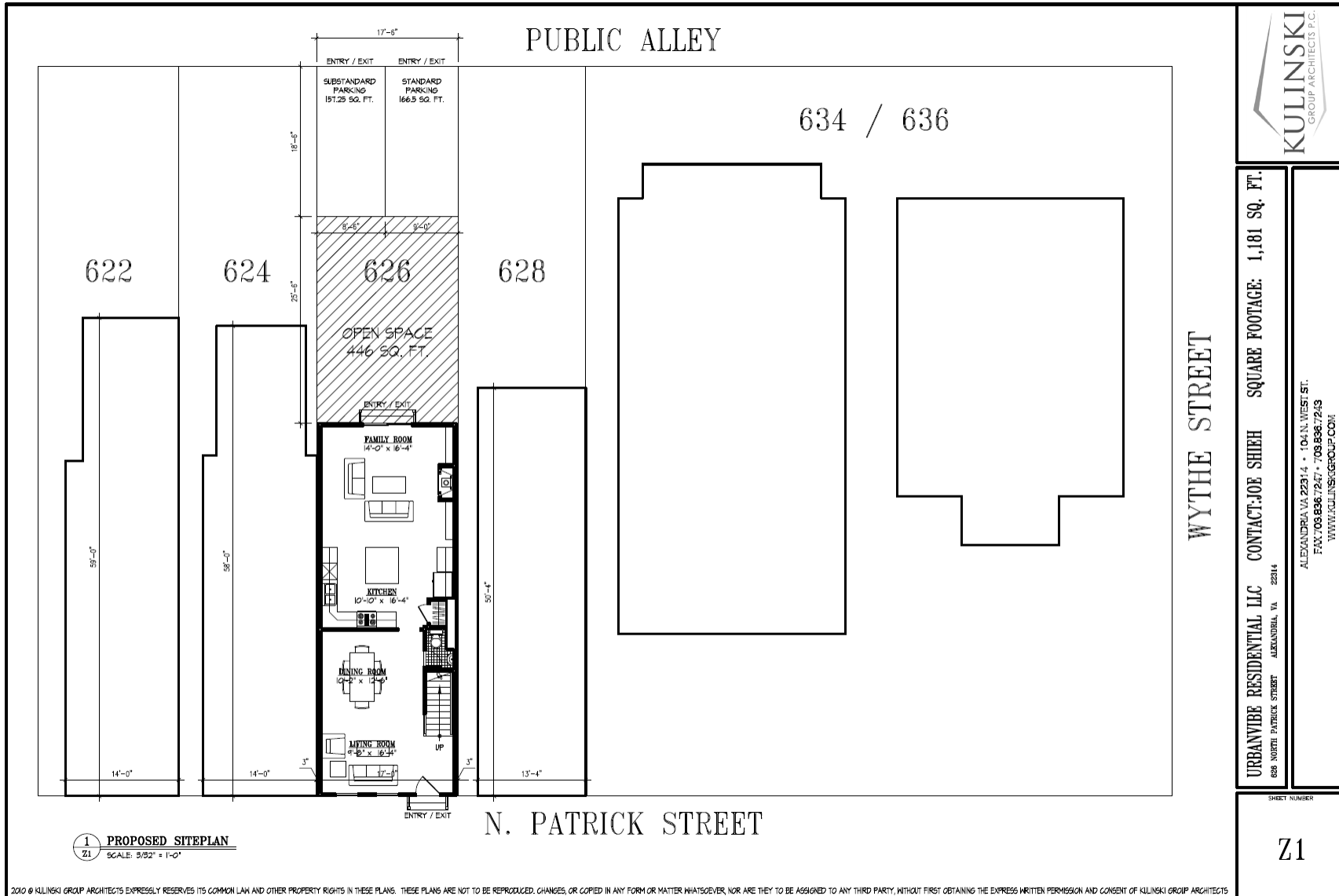
CITY OF ALEXANDRIA B.A.R. SUBMITTAL - FRONT / REAR ELEVATION

628 NORTH PATRICK STREET ALEXANDRIA, VA 22314
ALEXANDRIA, VA 22314 • 104 N. WEST ST.
FAX: 703.686.7247 • 703.686.7243
WWW.KULINSKIGROUP.COM

SHEET NUMBER

A3

2010 © KULINSKI GROUP ARCHITECTS EXPRESSLY RESERVES ITS COMMON LAW AND OTHER PROPERTY RIGHTS IN THESE PLANS. THESE PLANS ARE NOT TO BE REPRODUCED, CHANGED, OR COPIED IN ANY FORM OR MANNER WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO ANY THIRD PARTY, WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN PERMISSION AND CONSENT OF KULINSKI GROUP ARCHITECTS



URBANVIBE RESIDENTIAL LLC CONTACT: JOE SHIEH SQUARE FOOTAGE: 1,181 SQ. FT.
 828 NORTH PATRICK STREET ALEXANDRIA, VA 22314
 ALEXANDRIA, VA 22314 • 104 N. WEST ST.
 FAX: 703.836.7247 • 703.836.7249
 WWW.KULINSKIGROUP.COM

SHEET NUMBER

Z1



1 ADJACENT PROPERTIES TO THE SOUTH
SCALE: NTS



2 EXISTING SITE FRONT ELEVATION
SCALE: NTS



3 ADJACENT PROPERTIES TO THE NORTH
SCALE: NTS



4 EXISTING SITE REAR ELEVATION
SCALE: NTS



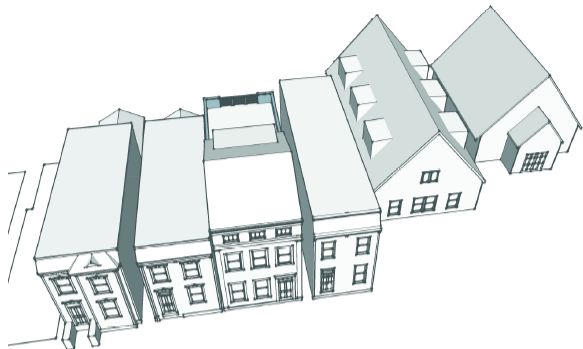
EXISTING CONDITION SITE PHOTOS

URBANVIBE RESIDENTIAL LLC
804 PROULIFOR STREET
ALEXANDRIA, VA 22314

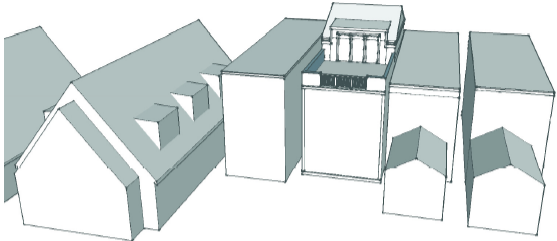
ALEXANDRIA, VA 22314 • 10415 WEBB ST.
FAX: 703.686.7247 • 703.686.7243
WWW.KULINSKIGROUP.COM

SHEET NUMBER

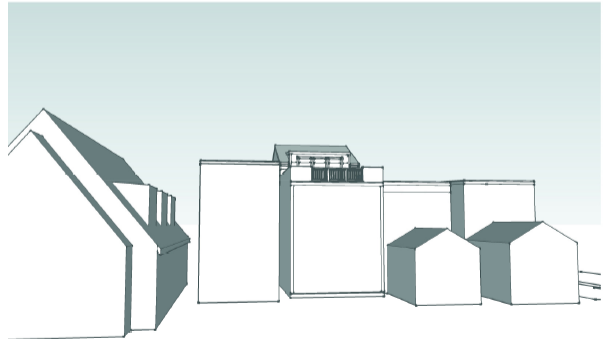
72



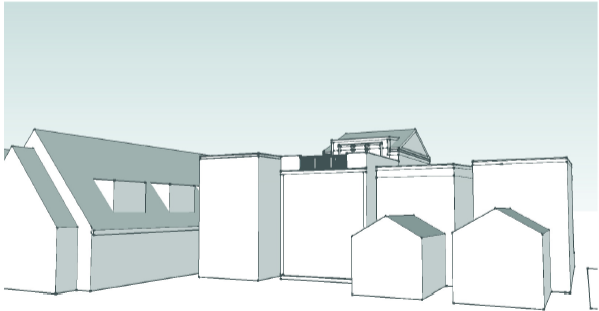
1 FRONT ELEVATION BIRDS EYE PERSPECTIVE
23 SCALE: NTS



2 REAR ELEVATION BIRDS EYE PERSPECTIVE
23 SCALE: NTS



3 REAR ELEVATION ALLEY PERSPECTIVE (A)
23 SCALE: NTS



4 REAR ELEVATION ALLEY PERSPECTIVE (B)
23 SCALE: NTS



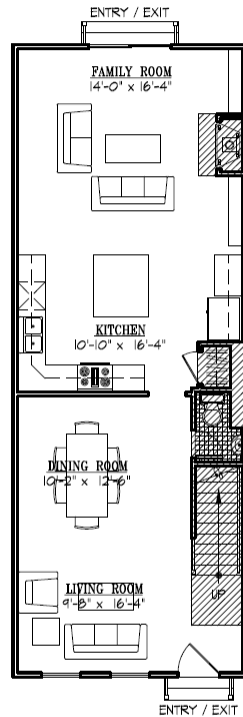
URBANVIBE RESIDENTIAL LLC EXISTING CONDITION SITE PHOTOS

804 FENIMTON STREET ALEXANDRIA, VA 22314

ALEXANDRIA, VA 22314 • 104 N. WEST ST.
FAX: 703.836.7247 • 703.836.7243
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SHEET NUMBER

23



FIREPLACE
16 SQ FT

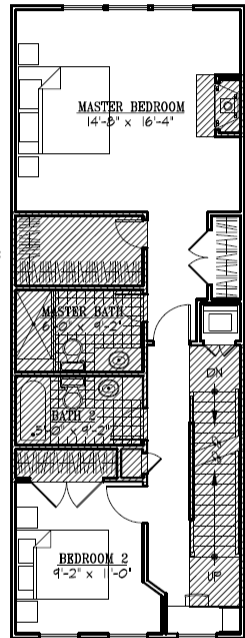
CEILING BELOW 7'-6":
193 SQ FT

CEILING BELOW 7'-6":
33 SQ FT

STAIR - 48 SQ FT

1 FIRST FLOOR
SCALE: 1/8" = 1'-0"

GROSS SQUARE FEET: 782

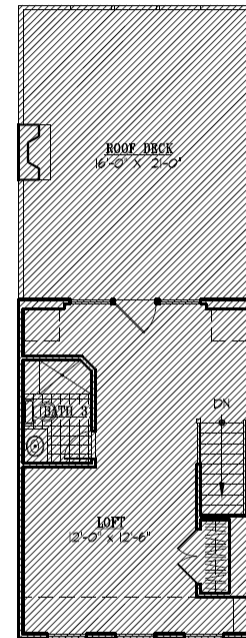


FIREPLACE
16 SQ FT

STAIR - 77 SQ FT

2 SECOND FLOOR
SCALE: 1/8" = 1'-0"

GROSS SQUARE FEET: 782



ROOFTOP
OPEN SPACE
363 SQ FT

CEILING BELOW 7'-6":
380 SQ FT

3 LOFT / ROOF PLAN
SCALE: 1/8" = 1'-0"

GROSS SQUARE FEET: 743

COMPANY: LEVEL 10 CONTACT: JOE SHIEH SQUARE FOOTAGE: 1,181 SQ. FT.

659 NORTH PATRICK STREET ALEXANDRIA, VA 22314

ALEXANDRIA VA 22314 • 104 N. WEST ST.
FAX 703.836.7247 • 703.836.7243
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SHEET NUMBER

FAR