

DOCKET ITEM #6

Special Use Permit #2009-0071

107 Stewart Avenue – Substandard Lot Construction

Application	General Data	
Request: Consideration of a request to construct a single family dwelling on a substandard lot.	Planning Commission Hearing:	March 2, 2010
Address: 107 Stewart Avenue	City Council Hearing:	March 13, 2010
Applicant: Daniel Quigley	Zone:	R2-5/Single and Two- Family
	Small Area Plan:	Potomac West

Staff Recommendation: APPROVAL subject to compliance with all applicable codes and ordinances and the recommended permit conditions found in Section III of this report.

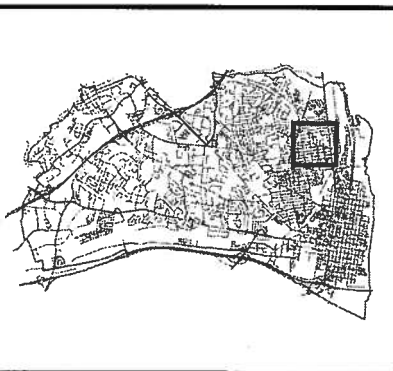
Staff Reviewers: Nathan Randall nathan.randall@alexandriava.gov

PLANNING COMMISSION ACTION:

CITY COUNCIL ACTION:



KEY MAP



SUP #2009-0071

02/02/10



I. DISCUSSION

REQUEST

The applicant, Daniel Quigley, requests special use permit approval to construct a single-family dwelling on a substandard lot.

SITE DESCRIPTION

The subject property is one lot of record with 47 feet of frontage on Stewart Avenue, 110 feet of depth and a total lot area of 5,170 square feet. The site is currently developed with a one-story single-family dwelling.

The property is surrounded by primarily single-family residential uses, although the City of Alexandria Department of Human Services building is located immediately to the south and one property away to the west. Additional commercial uses exist a short distance to the west along Mt. Vernon Avenue.



PROPOSAL

The applicant proposes to remove the existing home on the property and construct a new two-story single-family dwelling. The proposed dwelling, which is pre-fabricated in construction components, measures approximately 1,700 square feet and will include a front porch similar to the existing. The applicant has worked with staff and the community to modify the design for the new house.

ZONING

The subject property is located in the R2-5 zone, which requires a minimum lot size of 5,000 square feet, a minimum lot frontage of 40 feet, and a minimum lot width of 50 feet for a single-family dwelling. The lot exceeds the minimum size and lot frontage requirements but at 47 feet wide falls three feet short of meeting the required minimum lot width for the zone. The lot is therefore considered substandard and subject to infill regulations for a substandard lot.

The provisions of Section 12-900 of the Zoning Ordinance, regarding developed substandard lots, apply in this case, as opposed to those of Section 12-400 (substandard regulations for undeveloped lots), because the lot is already developed. More specifically, Section 12-901(C) requires a Special Use Permit for the demolition and construction of a dwelling that exceeds the floor area of the existing dwelling by more than 10%, which is the case here. This section also requires a finding by City Council “that the proposed development will be compatible with the existing neighborhood character in terms of bulk, height, and design.”

The proposal meets building height, threshold height, FAR, and yard requirements with the exception of the front yard, which, under infill requirements, should measure 17.43 feet instead of the 16.7 feet as proposed.

The following table further illustrates the significant zoning elements associated with this proposal.

	Requirement		Proposal
Lot Size	5,000 SF Min		5,170 SF
Lot Width	50' Min		47'
Lot Frontage	40' Min		47'
Front Yard	Established setback	17.43'	16.7'
Side Yard (East)	1:3 with 8' min	8'	13.1'
Side Yard (West)	1:3 with 8' min	8'	10'
Rear Yard	1:1 with 7' min	23.3'	49'
Building Height	Max Prevailing plus 20% OR 25' whichever is higher	20.59' + 20% = 24.71' OR <u>25'</u>	23.3'
Threshold Height	Max Prevailing plus 20%	3.86' + 20% = 4.63'	3.8'
FAR	0.45		0.30

PARKING

Pursuant to Section 8-200(A)(1) of the zoning ordinance, a minimum of two parking spaces are required for single family detached dwellings. The applicant meets this requirement with tandem parking in the existing driveway on site.

MASTER PLAN DESIGNATION

The proposed use is consistent with the Potomac West Small Area Plan chapter of the Master Plan which designates the property for residential use.

HISTORIC DISTRICT

The subject property is located within the Town of Potomac National Register Historic District. The existing one-story dwelling has been identified as a “contributing structure”, meaning that various architectural elements contribute to the historic character of the district. The Town of Potomac is a significant example of early suburban development and is notable for its grid urban plan as well as excellent examples of a large variety of late 19th and early 20th century domestic architecture. As the National Register nomination states: “The 1920s...saw a predominance of bungalows of one to one-and-one-half stories in height. These, like the earlier four-squares and Queen Anne-style dwellings, promoted neighborliness with large front porches.” (Section 7, p.4) The 1924 *Arlington Directory* described the town of Potomac as “suburban in nature, dotted with beautiful homes and happy families.”

II. STAFF ANALYSIS

Staff supports the applicant’s proposal to construct a new dwelling on his property. The applicant has worked with staff to create what staff believes is a good design solution for the significant event of demolishing a contributing structure in the Town of Potomac.

Demolition of Existing House

The existing house is a classic front gable bungalow from the Craftsman period (1905 – 1930). It is characterized by a low slope roof with broad overhanging eaves, ganged windows and highly textured siding and foundation finish materials. The full width, hip roof front porch in this example has the typical stone column base which extends from the ground to the top of the porch balustrade. Double hung windows in this period frequently have divided lights in the upper sash and a single pane of glass below. Beyond the subject property, the immediate area, the 100 block of Stewart, demonstrates several homes characteristic of the architectural period and of the Town of Potomac district generally. It is unfortunate therefore to review an application for the removal of the subject property, which retains its original size and style. Staff’s analysis, however, is based on several additional facts.

First, although the subject dwelling retains its overall form and fenestration pattern, the majority of the surface materials on the exterior appear to have been altered in the recent past. Much of the original siding and trim have been replaced with modern synthetic materials and the porch railings, windows and the cornice have all been replaced in vinyl. Likewise, several of the other homes on the block have also been altered. There are a number of buildings with significant additions, typically in the rear, but not always, and other reconstruction or material changes throughout the block. It retains its charm because so many of the reconstruction efforts have been tastefully done, and maintain the design features of the original building and the Town of Potomac district.

Further, the Town of Potomac is a National Register historic district; it does not have the degree of regulatory control that attends a locally regulated district such as, for example, the Old & Historic Alexandria District or the Parker-Gray Historic District. There is no historic preservation review of demolition or changing of exterior features on buildings within the Town

of Potomac. Any of these houses may, in fact, be legally altered over time and historic fabric eroded to the point that they no longer contribute to the historic district. Second floor additions, for example, otherwise complying with zoning and building code requirements, can be constructed in the future which may compromise the ground hugging architectural character of the classic bungalow style.

Finally, the special use permit that is required here is one limited to the protection of neighborhoods from infill projects that are so large or out of character that they overwhelm a residential area. Section 12-901(C) requires a review for compatibility with the existing neighborhood character in terms of *bulk, height and design*. The lot in this case is substandard only in terms of lot width and only by three feet. If the lot were three feet wider, the approval process for the proposed dwelling would include no design analysis since the historic district is not BAR-regulated and because no SUP would be required. Under the infill SUP standard, staff has worked with the applicant to ensure that his proposed new house will be compatible with the neighborhood and the Town of Potomac Historic District.

Proposed House for 107 Stewart Avenue

The applicant seeks a larger home for his growing family who would like to remain residents of the City of Alexandria. The existing house, while a perfect example of Del Ray architectural style and charm, is very small. It measures approximately 900 square feet in size and features two bedrooms and one bathroom. The applicant reports that a purported third bedroom is so small he uses it as a closet. While livable, the home is not convenient for a family. The applicant investigated the possibility of constructing either a rear or second-story addition to the home, but found that the costs for these options exceeded his budget. The proposed pre-fabricated home emerged as a less costly solution that would still give his family the additional living space it needs.

Staff believes that the design of the proposed dwelling is both compatible with the neighborhood and appropriate from a historic perspective. The height and mass of the building are easily within the established infill heights, including the threshold height, based on other homes on the block. The mass and scale of the proposed new home are also compatible. As to design, staff has worked with the applicant to emphasize the design elements of the original house and of the Town of Potomac generally.

The proposed structure is a one and one half story bungalow sharing many of the architectural features of the existing structure, including the period correct use of finish materials for the siding and gables. The owner proposes, in fact, to replicate the existing full width, one story, hip roof front porch in a similar location. The proposed four-over-one sash windows and three panel front door are characteristic of the Craftsman period and recall the historic bungalows nearby. While the pitch of the proposed roof is steeper than the existing house, its form is not uncommon in the district and the flanking shed roof dormers are present on many original examples of this style. With the second-story dormers being set back from the front of the dwelling on both sides, the dwelling has a reduced scale and massing compared to dwellings with a full second story. Even with the new second floor area, the proposed house is still very modest and compatible with the scale, mass and architectural character of its historic neighbors.

The current proposal includes several changes to design details in the original plans that the applicant made at staff's suggestions. For example, he has modified the design of the façade and especially the front porch. He proposes to re-use the shake-style siding from the existing house on the second story of the new house. The resulting two-tone color scheme can be found elsewhere in Del Ray, and is historically appropriate. The windows size and placement has been changed to be more evenly spaced compared to the original design and will feature wide trim and grills only on the upper sashes, consistent with the historic style found in Del Ray. The porch will now feature rectangular instead of spindled railings and supports. These design details are architectural features typically found in the neighborhood and the Town of Potomac historic district.

Given the scope of the special use permit review, and the compatibility of the proposed new house with its immediate neighborhood, staff recommends approval of the application.

Conditions

Staff has included several conditions to assist the final design of the new house. First, the detailing of both the front porch and the exposed portion of the foundation are two elements whose design compatibility could be made clearer. For example, staff would like to see the exposed portion of the new concrete foundation use a form liner to create a texture and pattern similar to that on the existing house and typical for the historic district. Condition #2 requires the applicant to submit detailed design proposals for staff's review and approval of those two features.

Second, the front yard setback should be changed to match the established front yards on the blockface. Condition #1 requires the applicant to shift the entire structure back by 0.73 feet (or approximately nine inches) to be in compliance with the infill requirements. Finally, Condition #3 requires the applicant to remove a portion of his existing concrete from the driveway in order to meet the Zoning Ordinance requirement that no driveway shall exceed 50% of any required yard, which in this case is the east side yard.

Despite some concern about demolishing the existing dwelling, on balance staff finds that the proposed dwelling has sufficient design features which are consistent with neighborhood character and represents a reasonable solution to the applicant's needs. Staff therefore recommends approval.

III. RECOMMENDED CONDITIONS

Staff recommends **approval** subject to compliance with all applicable codes and ordinances and the following conditions:

1. The applicant shall shift the entire dwelling, including the front porch, back on the property by 0.73 feet in order to comply with the front yard requirement of 17.43 feet, to the satisfaction of the Director of Planning & Zoning. (P&Z)
2. The design of the dwelling shall be substantially consistent with the submitted illustrations, including the January 29, 2010 addendum, as may be refined as provided in Condition #3. (P&Z)
3. Prior to building permit approval, the applicant shall submit information for the review and approval by the Director of Planning & Zoning regarding the porch detailing and materials and regarding the design and materials to be used for the exposed portion of the new concrete foundation. (P&Z)
4. A grading plan showing all improvements and alterations to the site must be approved by T&ES prior to issuance of a building permit. (T&ES)
5. The grading plan shall show the removal of a portion of the existing driveway such that the driveway does not occupy more than 50% of the side yard to the satisfaction of the Director of Planning & Zoning. (P&Z)
6. The applicant shall be responsible for repairs to the adjacent city right-of-way if damaged during construction activity. (T&ES)
7. An erosion and sediment control plan must be approved by T&ES prior to any land disturbing activity greater than 2500 square feet. An erosion and sediment control bond shall be posted prior to release of the grading plan. (T&ES)
8. If construction of the residential unit results in land disturbing activity in excess of 2500 square feet, the applicant is required to comply with the provisions of Article XIII of the City's Zoning Ordinance for stormwater quality control. (T&ES)
9. 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)
10. All improvements to the city right-of-way such as curbing, sidewalk, driveway aprons, etc. must be city standard design. (T&ES)

STAFF: Barbara Ross, Deputy Director, Department of Planning and Zoning;
Nathan Randall, Urban Planner.

Staff Note: In accordance with section 11-506(c) of the zoning ordinance, construction or operation shall be commenced and diligently and substantially pursued within 18 months of the date of granting of a special use permit by City Council or the special use permit shall become void.

IV. CITY DEPARTMENT COMMENTS

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

Transportation & Environmental Services:

- R-1 A grading plan showing all improvements and alterations to the site must be approved by T&ES prior to issuance of a building permit. (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 An erosion and sediment control plan must be approved by T&ES prior to any land disturbing activity greater than 2500 square feet. An erosion and sediment control bond shall be posted prior to release of the grading plan. (T&ES)
- R-5 If construction of the residential unit(s) result in land disturbing activity in excess of 2500 square feet, the applicant is required to comply with the provisions of Article XIII of the City's Zoning Ordinance for stormwater quality control. (T&ES)
- R-5 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-6 All improvements to the city right-of-way such as curbing, sidewalk, driveway aprons, etc. must be city standard design. (T&ES)
- C-1 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-2 All secondary utilities serving this site shall be placed underground. (Sec. 5-3-3)
- C-3 Pay sanitary sewer tap fee prior to release of Grading Plan. (Sec. 5-6-25)
- C-4 Any work within the right-of-way requires a separate permit from T&ES. (Sec. 5-3-61)
- C-5 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.

Code Enforcement:

- C-1 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-2 A soils report must be submitted with the building permit application.
- C-3 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-4 The proposed construction shall conform to the requirements of the Virginia Uniform Statewide Building Code.
- C-5 The modular home shall bear a seal showing compliance with the Virginia Industrialized Building Code.
- C-6 A building permit is required for the proposed work. Submit Five sets of drawings with the permit application.

Health Department:

- F-1 No Comment

Parks and Recreation:

- C-1 Per section 7-2307 of the Zoning Ordinance, for any construction that requires a grading plan, the applicant must provide a minimum 25 percent canopy cover from existing or planted trees. (P&Z, RP&CA)
- C-2 Property owner shall control weeds along public sidewalks, curb lines and within tree wells which are within 12 feet of the owners front property line. (City Ord. No. 2698, 6/12/82, Sec. 2; Ord. No. 2878, 11/12/83, Sec. 1)

Police Department:

- F-1 The Police Department has no comments or objections of the construction on a substandard lot.



APPLICATION

SPECIAL USE PERMIT

SPECIAL USE PERMIT # 2009-0071

PROPERTY LOCATION: 107 STEWART AVENUE

TAX MAP REFERENCE: 2404 05 03 ZONE: R-2-5

APPLICANT:
Name: Daniel Quigley

Address: 107 Stewart Ave Alexandria, VA

PROPOSED USE: SINGLE FAMILY DWELLING

THE UNDERSIGNED, hereby applies for a Special Use Permit in accordance with the provisions of Article XI, Section 4-11-500 of the 1992 Zoning Ordinance of the City of Alexandria, Virginia.

THE UNDERSIGNED, having obtained permission from the property owner, hereby grants permission to the City of Alexandria staff and Commission Members to visit, inspect, and photograph the building premises, land etc., connected with the application.

THE UNDERSIGNED, having obtained permission from the property owner, hereby grants permission to the City of Alexandria to post placard notice on the property for which this application is requested, pursuant to Article IV, Section 4-1404(D)(7) of the 1992 Zoning Ordinance of the City of Alexandria, Virginia.

THE UNDERSIGNED, hereby attests that all of the information herein provided and specifically including all surveys, drawings, etc., required to be furnished by the applicant are true, correct and accurate to the best of their knowledge and belief. The applicant is hereby notified that any written materials, drawings or illustrations submitted in support of this application and any specific oral representations made to the Director of Planning and Zoning on this application will be binding on the applicant unless those materials or representations are clearly stated to be non-binding or illustrative of general plans and intentions, subject to substantial revision, pursuant to Article XI, Section 11-207(A)(10), of the 1992 Zoning Ordinance of the City of Alexandria, Virginia.

William R Cordova
Print Name of Applicant or Agent

Will Cordova 10/19/09
Signature Date

6125 DUMFRIES ROAD
Mailing/Street Address

703-887-9292 540-341-8756
Telephone # Fax #

WARRENTON VA 20187
City and State Zip Code

BillCordova@comcast.net
Email address

ACTION-PLANNING COMMISSION:	DATE:
ACTION-CITY COUNCIL:	DATE:

PROPERTY OWNER'S AUTHORIZATION

As the property owner of 107 STEWART AVENUE, I hereby
(Property Address)
grant the applicant authorization to apply for the SPECIAL USE PERMIT use as
(use)
described in this application.

Name: May Quigley Phone _____
Please Print
Address: 107 Stewart Ave. Email: _____

Signature: May A. Quigley Date: 10/09/09

1. Floor Plan and Plot Plan. As a part of this application, the applicant is required to submit a floor plan and plot or site plan with the parking layout of the proposed use. The SUP application checklist lists the requirements of the floor and site plans. The Planning Director may waive requirements for plan submission upon receipt of a written request which adequately justifies a waiver.

Required floor plan and plot/site plan attached.

Requesting a waiver. See attached written request.

2. The applicant is the (check one):
 Owner
 Contract Purchaser
 Lessee or
 Other: GENERAL CONTRACTOR of the subject property.

State the name, address and percent of ownership of any person or entity owning an interest in the applicant or owner, unless the entity is a corporation or partnership, in which case identify each owner of more than ten percent.

MA

SUP # 2009-0071

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

Yes. Provide proof of current City business license

No. The agent shall obtain a business license prior to filing application, if required by the City Code.

NARRATIVE DESCRIPTION

SEE ATTACHED LETTER

City Of Alexandria
Department of Planning and Zoning Planning
301 King Street
Alexandria Virginia, 22314
Re: Narrative Description - 107 Stewart Avenue
October 19, 2009

To Whom it may Concern:

On behalf of May & Dan Quigley the owners of the home located at 107 Stewart Avenue, Alexandria Virginia I am William R. Cordova (agent) and I would like to submit a request for a Special Use Permit For the aforementioned property. We are applying for this Special Use Permit (SUP) because the lot has been designated a sub-standard lot and as such carries ordinances for demolition and new building that we were unaware of at the time we applied for a new building permit. We contracted the professional engineering firm of R.C. Fields to conduct all the necessary surveys to provide and submit a grading plan to the City for the issuance of a building permit that would allow us to demolish the existing home and replace it with a new North American Housing Corporation manufactured modular home. R. C. Fields has worked with the City of Alexandria over the previous four months to address the criterion for the grading plan including, but not limited to, porch and roof surveys of the entire block for front porch step height requirements and house roof height requirements as well as the house and front porch footprint boundary line setback requirements. The new house and porch satisfies all of those requirements. The owners were not informed during the grading plan formation that this lot was a sub-standard lot and different criterion applied to the building process. Consequently the house was placed in production and built at North American Housing as there appeared to be no impediments to placing the new house on the lot. We were informed after the house was built that this lot is classified sub-standard and the restrictions for building on a sub-standard lot are substantially different from those on a normal business lot.

This designation of sub-standard lot places a serious hardship on the owners as the house has already been built and is awaiting delivery to the site once the demolition permit and building permit have been issued. The financial burden to the owners will be severe in the extreme if this home cannot be used.

We are submitting a letter signed by the immediate and most affected neighbors that shows they approve of the project as well as a before and projected after picture of the lot with the current house shown. We believe the pictures will show that the new home will fit in with the current dwellings in the neighborhood and that the project will be an asset to the community and will not be contrary to the public interest.

SUP 2009-0071

We thank you in advance for your kind attention to this matter and hope for a timely resolution of this request. If you require any further information or need to contact us for questions please contact William R. Cordova at (703) 887-9292.

Sincerely,

A handwritten signature in black ink, appearing to read "William R. Cordova, III". The signature is fluid and cursive, with a long horizontal stroke at the end.

William R. Cordova, III

USE CHARACTERISTICS

4. The proposed special use permit request is for (check one):

- a new use requiring a special use permit,
- an expansion or change to an existing use without a special use permit,
- an expansion or change to an existing use with a special use permit,
- other. Please describe: _____

5. Please describe the capacity of the proposed use:

A. How many patrons, clients, pupils and other such users do you expect?
Specify time period (i.e., day, hour, or shift).

_____ N/A _____

B. How many employees, staff and other personnel do you expect?
Specify time period (i.e., day, hour, or shift).

_____ N/A _____

6. Please describe the proposed hours and days of operation of the proposed use:

Day:	_____ N/A _____	Hours:	_____
	_____		_____
	_____		_____
	_____		_____

7. Please describe any potential noise emanating from the proposed use.

A. Describe the noise levels anticipated from all mechanical equipment and patrons.

_____ N/A _____

B. How will the noise be controlled?

_____ N/A _____

8. Describe any potential odors emanating from the proposed use and plans to control them:

N/A

9. Please provide information regarding trash and litter generated by the use.

A. What type of trash and garbage will be generated by the use? (i.e. office paper, food wrappers)

HOUSE HOLD

B. How much trash and garbage will be generated by the use? (i.e. # of bags or pounds per day or per week)

N/A

C. How often will trash be collected?

D. How will you prevent littering on the property, streets and nearby properties?

N/A

10. Will any hazardous materials, as defined by the state or federal government, be handled, stored, or generated on the property?

[] Yes. [✓] No.

If yes, provide the name, monthly quantity, and specific disposal method below:

11. Will any organic compounds, for example paint, ink, lacquer thinner, or cleaning or degreasing solvent, be handled, stored, or generated on the property?

[] Yes. [x] No.

If yes, provide the name, monthly quantity, and specific disposal method below:

12. What methods are proposed to ensure the safety of nearby residents, employees and patrons?

N/A

ALCOHOL SALES

13.

A. Will the proposed use include the sale of beer, wine, or mixed drinks?

[] Yes [x] No

If yes, describe existing (if applicable) and proposed alcohol sales below, including if the ABC license will include on-premises and/or off-premises sales.

PARKING AND ACCESS REQUIREMENTS

14. A. How many parking spaces of each type are provided for the proposed use:

- 2 Standard spaces
- Compact spaces
- Handicapped accessible spaces.
- Other.

<p>Planning and Zoning Staff Only</p> <p>Required number of spaces for use per Zoning Ordinance Section 8-200A _____</p> <p>Does the application meet the requirement?</p> <p style="text-align: center;">[] Yes [] No</p>

B. Where is required parking located? (check one)

on-site

off-site

If the required parking will be located off-site, where will it be located?

PLEASE NOTE: Pursuant to Section 8-200 (C) of the Zoning Ordinance, commercial and industrial uses may provide off-site parking within 500 feet of the proposed use, provided that the off-site parking is located on land zoned for commercial or industrial uses. All other uses must provide parking on-site, except that off-street parking may be provided within 300 feet of the use with a special use permit.

C. If a reduction in the required parking is requested, pursuant to Section 8-100 (A) (4) or (5) of the Zoning Ordinance, complete the PARKING REDUCTION SUPPLEMENTAL APPLICATION.

Parking reduction requested; see attached supplemental form

15. Please provide information regarding loading and unloading facilities for the use:

A. How many loading spaces are available for the use? N/A

<p>Planning and Zoning Staff Only</p> <p>Required number of loading spaces for use per Zoning Ordinance Section 8-200 _____</p> <p>Does the application meet the requirement?</p> <p style="text-align: center;">[] Yes [] No</p>

B. Where are off-street loading facilities located? N/A

C. During what hours of the day do you expect loading/unloading operations to occur?
N/A

D. How frequently are loading/unloading operations expected to occur, per day or per week, as appropriate?
N/A

16. Is street access to the subject property adequate or are any street improvements, such as a new turning lane, necessary to minimize impacts on traffic flow?
N/A

SITE CHARACTERISTICS

17. Will the proposed uses be located in an existing building? Yes No
Do you propose to construct an addition to the building? Yes No

How large will the addition be? $\frac{1690}{144} = 1834$ square feet. House
FRONT PORCH → 6' x 24'

18. What will the total area occupied by the proposed use be?
0 sq. ft. (existing) + 1834 sq. ft. (addition if any) = 1834 sq. ft. (total)

19. The proposed use is located in: (check one)
 a stand alone building
 a house located in a residential zone
 a warehouse
 a shopping center. Please provide name of the center: _____
 an office building. Please provide name of the building: _____
 other. Please describe: RESIDENTIAL - SINGLE FAMILY DWELLING

End of Application



North American Housing Corp.
 CORPORATE HEADQUARTERS
 5724 INDUSTRY LANE
 301-694-9100
 FREDERICK, MD 21704

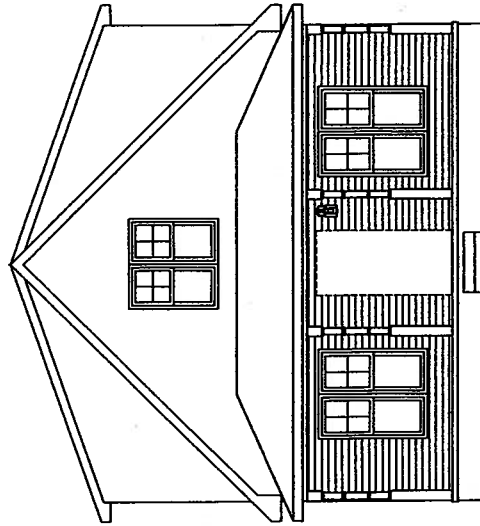
WAKEFIELD

29-17384

FOR

BULL RUN BUILDERS, LLC

6/1/09



22

VA STATE CODES

2006 INTERNATIONAL RESIDENTIAL CODE WITH VA AMENDMENTS
 2006 INTERNATIONAL ENERGY CONSERVATION CODE
 2006 NATIONAL ELECTRICAL CODE WITH VA AMENDMENTS

DESIGN CRITERIA

CLASSIFICATION R-5
 CONSTRUCTION TYPE VB, Unprotected Wood Frame
 EXPOSURE CATEGORY B
 SEISMIC CATEGORY B
 GROUND SNOW LOAD 40 psf
 ROOF LIVE LOAD 40 psf
 ROOF DEAD LOAD 10 psf
 CEILING DEAD LOAD 5 psf
 FLOOR LIVE LOAD 40 psf/30 psf
 FLOOR DEAD LOAD 10 psf
 WIND LOAD 90 mph (3 Sec. Gust)
 DOOR & WINDOW INFILTRATION @ 0.5 cfm/ft of Crack
 26 MPH WIND 1.0 cfm/ft of Door
 THERMOSTAT CONTROL 45°F to 65°F at 80°F
 ELECTRICAL RATING 200-AMP MAIN
 INSTALLED R-VALUES
 ROOF: R-30
 WALLS: R-13 & R-19 w/ 3/4" FOAM
 FLOOR: R-19 (BY BUILDER)

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- 8. FIRST FLOOR ELECTRICAL PLAN
- 9. SECOND FLOOR ELECTRICAL PLAN
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- 11. ELECTRIC SCHEDULE
- 12. FIRST FLOOR PLUMBING PLAN
- 13. SECOND FLOOR PLUMBING PLAN
- 14. PLUMBING RISER SCHEDULES
- 15. FIRST FLOOR WIND BRACING
- 16. SECOND FLOOR WIND BRACING

JOB REFERENCE: 107 STEWART AVE

COUNTY: ARLINGTON

STATE: VA

Handwritten signature and date: 8/28/09

Handwritten at top right: SUP 2009-6071

100-6006 SUP

100-6006 SUP

SHEET NO. 3 of 16

MODEL: WAKEFIELD 29-17384

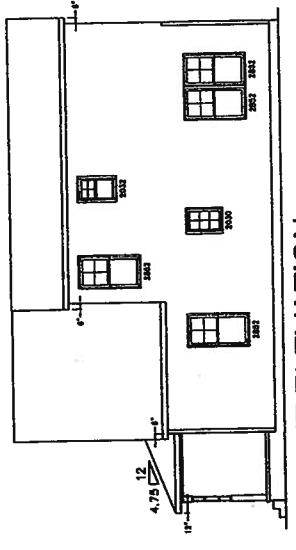
DRAWING: ELEVATIONS

North American Housing Corp.
 CORPORATE HEADQUARTERS
 5724 INDUSTRIAL LANE
 FREDERICK, MD 21704
 301-694-9100

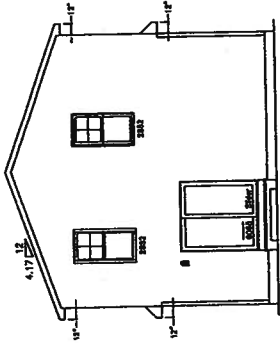


DRAWN: DLE
 DATE: 10/18/07

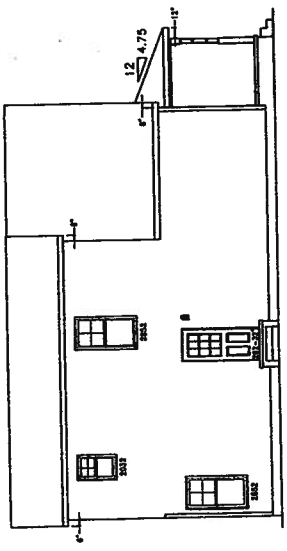
SCALE: AS NOTED



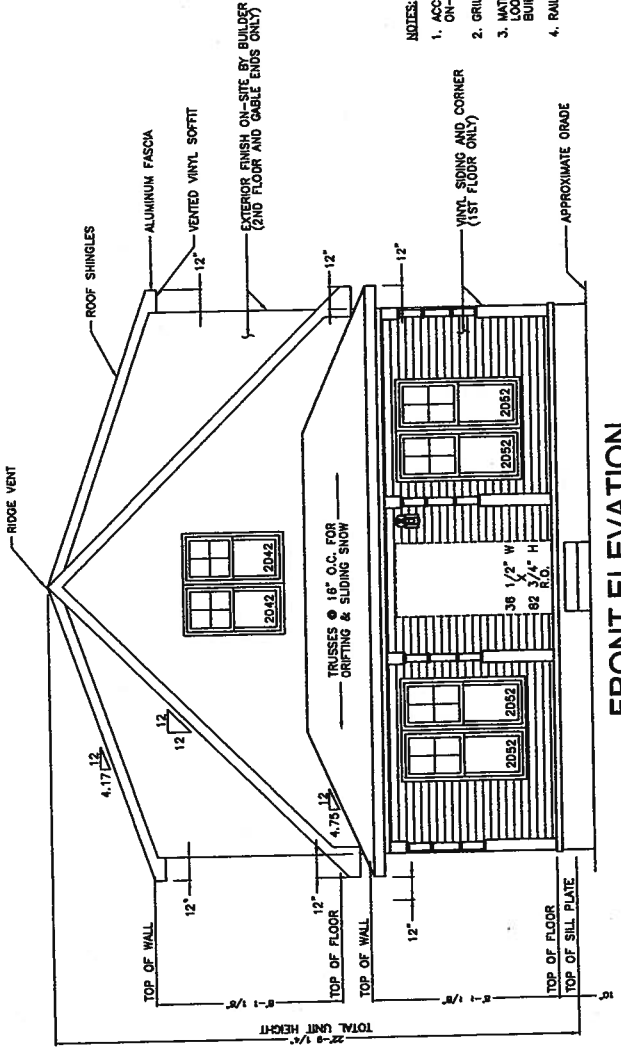
RIGHT ELEVATION
 SCALE: 3/32"



REAR ELEVATION
 SCALE: 3/32"



LEFT ELEVATION
 SCALE: 3/32"



FRONT ELEVATION
 SCALE: 3/16"

- NOTES:
1. ACCESS TO GRADE TO BE INSTALLED ON-SITE, BY BUILDER.
 2. GRILLES ARE 1/2" STANDARD.
 3. MATERIALS FOR PORCH ARE SHIPPED LOOSE AND INSTALLED ON-SITE BY BUILDER.
 4. RAILING BY BUILDER ON-SITE.

REV.	DATE	DESCRIPTION
1	8/17/09	REVISED AS-BUILT PERMIT SET R3
2	9/17/09	REVISED AS-BUILT PERMIT SET R2
3	6/27/08	AS-BUILT PERMIT SET
4		REMARKS

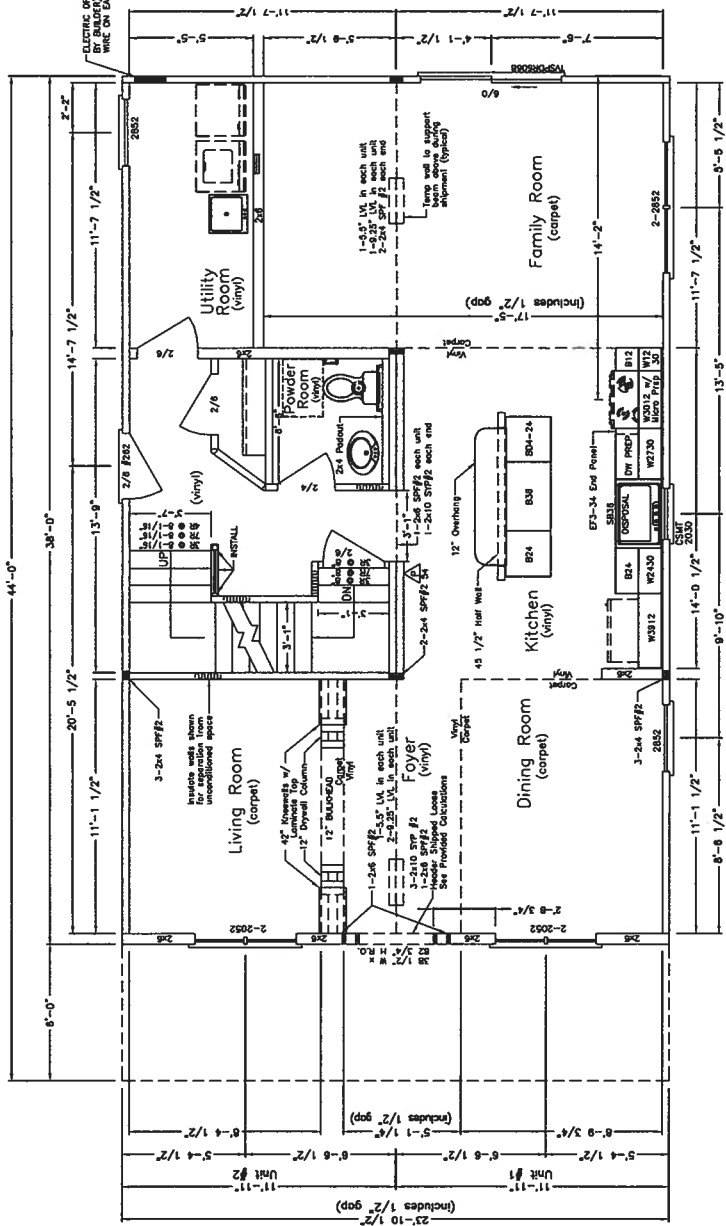
RSM: MK STATE: VA CO: ARLINGTON BUILDER: BULL RUN BUILDERS, LLC JOB REF: 107 STEWART AVE

MC3 8-12-10

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Sup 2009-0071

- GENERAL NOTES:**
- SEE NOTES SHEETS FOR IMPORTANT STRUCTURAL INFORMATION.
 - INSTALL MATCHING TOE KICK ON ALL BASE CABINETS.
- SPECIAL NOTES:**
- ALL HEATING AND AIR CONDITIONING EQUIPMENT AND MATERIALS SHALL BE SUPPLIED AND INSTALLED BY THE CONTRACTOR. THE CONTRACTOR IS RESPONSIBLE FOR THE DESIGN AND INSTALLATION OF THE HVAC EQUIPMENT FOR THIS HOUSE.
 - AN ASSUMED U-VALUE OF 0.5 HAS BEEN USED FOR THE ENERGY COMPLIANCE OF THIS HOUSE. ALL WINDOWS AND DOORS INSTALLED ON-SITE, BY THE BUILDER, MUST MEET OR EXCEED THIS VALUE. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING ADEQUATE PROOF THAT THIS HOUSE COMPLIES WITH ALL APPLICABLE ENERGY REQUIREMENTS.
 - A 8' SIDE HINGED DOOR WILL BE SUPPLIED AND INSTALLED BY THE BUILDER ON-SITE AND MUST COMPLY WITH ALL LOCAL CODES.



LIGHT & VENT SCHEDULE (ARTIFICIAL LIGHT & VENT IN KITCHEN NOT INCLUDED IN CALCULATIONS)

ROOM	REQ. SQ. FT.	ACT. LIGHT SQ. FT.	REQ. WEIGHT SQ. FT.	ACT. VENT SQ. FT.
KITCHEN/FAMILY/DINING/POYER	484.95	38.80	80.20	18.40
LIVING ROOM	93.17	7.45	15.00	3.73
MASTER BEDROOM	216.69	17.33	22.60	6.67
BEDROOM #2	158.46	12.68	21.20	6.34
BEDROOM #3	91.18	7.28	10.80	3.65

REVISED AS-BUILT PERMIT SET R3 8/17/09
 REVISED AS-BUILT PERMIT SET R2 7/9/09
 AS-BUILT SET 10/18/07
 DATE: 8/17/09
 DRAWN: DLE

VA STATE CODES

2006 INTERNATIONAL RESIDENTIAL CODE WITH VA AMENDMENTS
 2006 INTERNATIONAL ENERGY CONSERVATION CODE
 2005 NATIONAL ELECTRICAL CODE WITH VA AMENDMENTS

FIRST FLOOR PLAN

RSM: MK STATE: VA CO: ARLINGTON BUILDER: BULL RUN BUILDERS, LLC JOB REF: 107 STEWART AVE

WCC 8/22/09

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SHEET NO.
5 of 16

MODEL:
29-17384
WAKEFIELD

DRWING:
SECOND
FLOOR PLAN

North American Housing Corp.
CORPORATE HEADQUARTERS
5724 INDUSTRY LANE
FREDERICK, MD 21704
301-694-9100

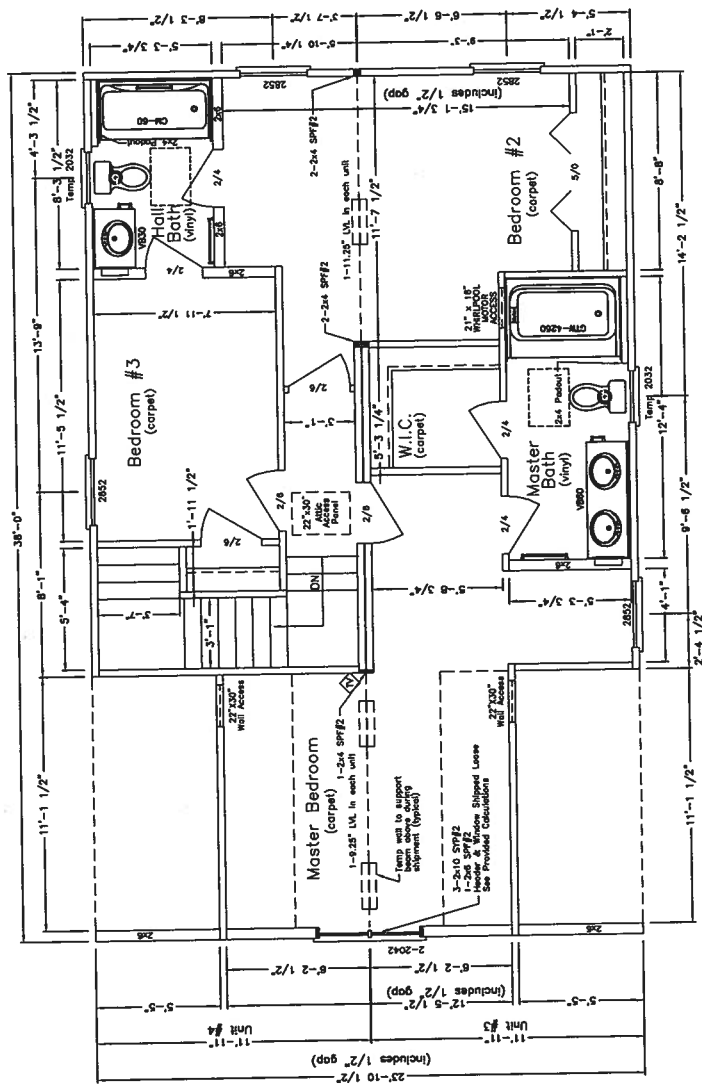


DATE:
10/18/07
DLE

SCALE:
3/16"

REV.	DATE	REVISIONS
1	8/17/09	PWM
2	7/9/09	PWM
3	9/22/09	PWM
4		PWM

- GENERAL NOTES:**
- SEE NOTES SHEETS FOR IMPORTANT STRUCTURAL INFORMATION.
 - INSTALL MATCHING TOE MCK ON ALL BASE CABINETS.
- SPECIAL NOTES:**
- ALL HEATING AND AIR CONDITIONING EQUIPMENT AND MATERIALS SHALL BE SUPPLIED AND INSTALLED BY THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DESIGN AND INSTALLATION OF THE HVAC EQUIPMENT FOR THIS HOUSE.



VA STATE CODES

2006 INTERNATIONAL RESIDENTIAL CODE WITH VA AMENDMENTS
 2006 INTERNATIONAL ENERGY CONSERVATION CODE
 2005 NATIONAL ELECTRICAL CODE WITH VA AMENDMENTS

JOB REF: 107 STEWART AVE

SECOND FLOOR PLAN

BUILDER: BULL RUN BUILDERS, LLC

CO: ARLINGTON

STATE: VA

RSM: MK

WLC3 8/22/18

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Sup 2009-0071

SHEET NO. 6 of 16

MODEL: WAKEFIELD 29-17384

FOUNDATION PLAN

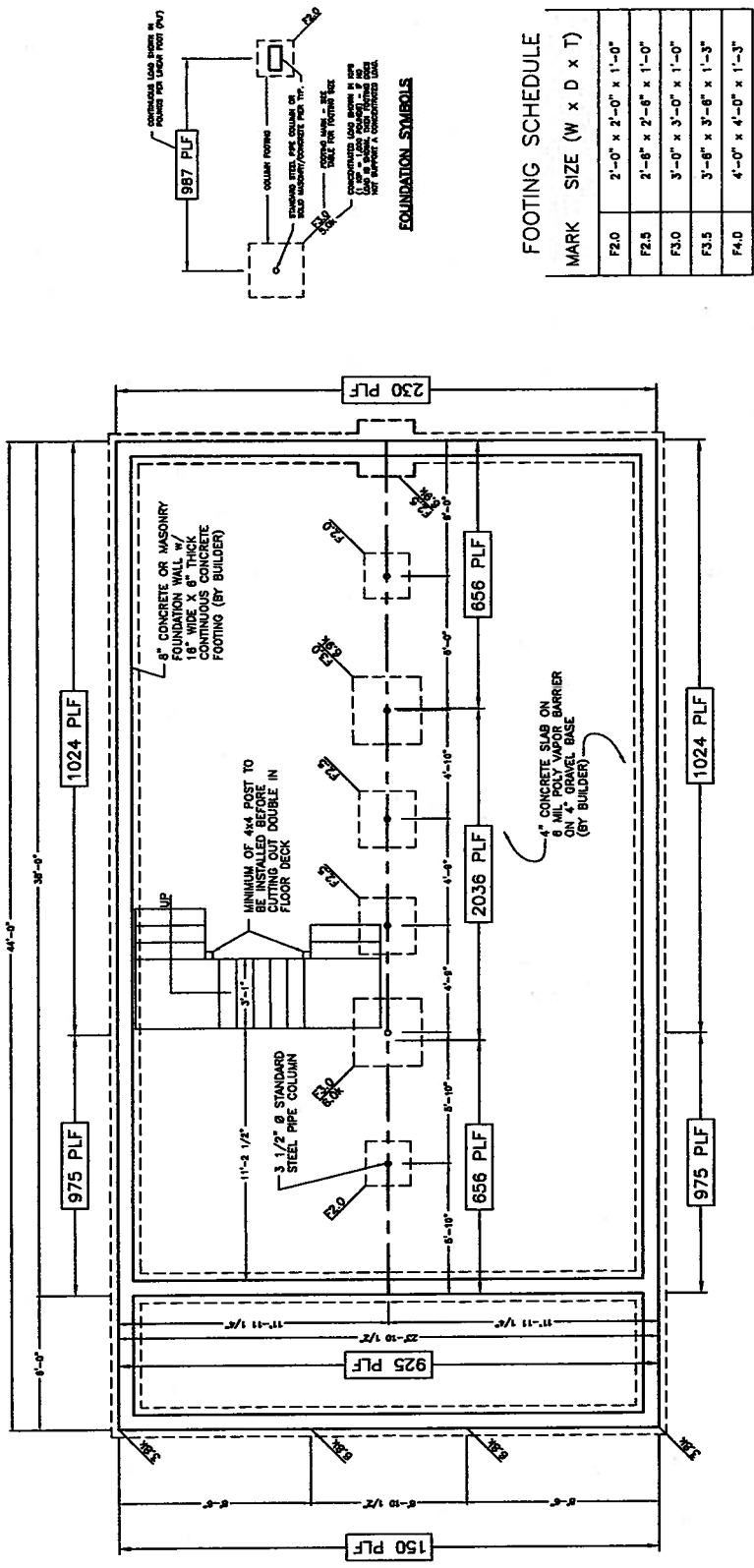
North American Housing Corp.
 CORPORATE HEADQUARTERS
 5724 INDUSTRY LANE
 FREDERICK, MD 21704
 301-694-9100



DATE: 10/18/07
 DLE
 SCALE: 3/16"

9/17/09
 1/9/08
 DATE

- NOTES:
- SEE NOTES PAGES FOR ADDITIONAL IMPORTANT INFORMATION.
 - CONCENTRATED LOADS SHOWN ARE AT THE TOP OF THE COLUMN/PIER/SILL PLATE. THE BUILDER IS RESPONSIBLE FOR DETERMINING ANY ADDITIONAL LOADS THAT MAY AFFECT THE BUILDING SIZE.
 - LOADING IN PORCH AREA DOES NOT INCLUDE PORCH FLOOR LOAD (DEAD OR LIVE). POINT LOADS SHOWN ARE BASED ON COLUMN SPACING SHOWN ON ELEVATION, AND ARE SUBJECT TO CHANGE IF BUILDER CHANGES COLUMN SPACING.



FOOTING SCHEDULE

MARK	SIZE (W x D x T)
F2.0	2'-0" x 2'-0" x 1'-0"
F2.5	2'-6" x 2'-6" x 1'-0"
F3.0	3'-0" x 3'-0" x 1'-0"
F3.5	3'-6" x 3'-6" x 1'-3"
F4.0	4'-0" x 4'-0" x 1'-3"



OVERALL DIMENSIONS SHOWN ON FOUNDATION ARE OUTSIDE OF SILD TO OUTSIDE OF SILD. IT IS THE BUILDER'S OPTION TO ADJUST THESE OVERALL DIMENSIONS TO ALLOW FOR EXTERIOR BRICKING & OPTIONAL POOL DECK.

Sup 2009-0071

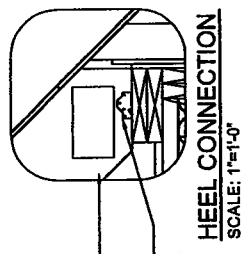
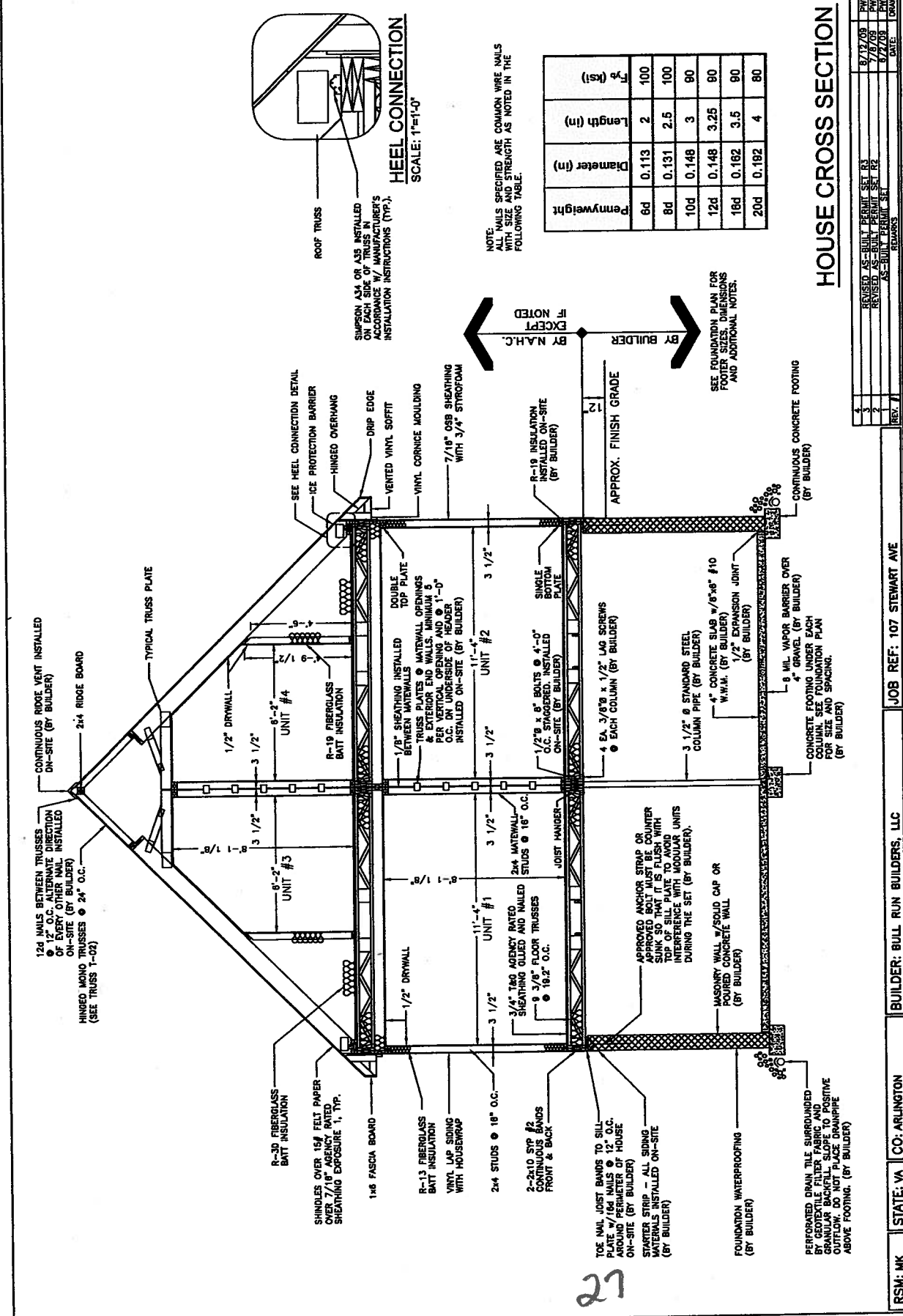
26

FOUNDATION PLAN

RSM: MK STATE: VA CO: ARLINGTON BUILDER: BULL RUN BUILDERS, LLC JOB REF: 107 STEWART AVE

UAC 3 8/28/09

REV.	DATE	DESCRIPTION
1	9/17/09	PERMITS
2	1/9/08	PERMITS
3		PERMITS
4		PERMITS



Pennyweight	Diameter (in)	Length (in)	T _b (ksi)
6d	0.113	2	100
8d	0.131	2.5	100
10d	0.148	3	90
12d	0.148	3.25	90
16d	0.182	3.5	90
20d	0.182	4	80

NOTE: ALL NAILS SPECIFIED ARE COMMON WIRE NAILS WITH SIZE AND STRENGTH AS NOTED IN THE FOLLOWING TABLE.

HOUSE CROSS SECTION

REV.	DATE	BY	DESCRIPTION
1	8/17/08	BAW	REVISED AS-BUILT PERMIT SET B2
2	7/8/08	BAW	REVISED AS-BUILT PERMIT SET B2
3	6/7/08	BAW	REVISED AS-BUILT PERMIT SET B2
4			

RSM: MK STATE: VA CO: ARLINGTON BUILDER: BULL RUN BUILDERS, LLC JOB REF: 107 STEWART AVE

WCCS 8/28/07

592009-0071

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Sup 2009-0071



sup 2009-11

October 18, 2009

To Whom It May Concern:

We, the neighbors of 107 Stewart Avenue, have reviewed the plans of the home the Quigley's intend to put on their lot. We find that the bulk, height, and design of the proposed home will continue to maintain the integrity, character, and charm of our neighborhood.

Homeowner 105 Stewart Ave

10/18/2009

Date

Homeowner 109 Stewart Ave

10/18/09

Date

ALEXANDER M. EVANS + STACEY K. LUCK

Homeowner 106 Stewart Ave

10/18/09

Date

Homeowner 108 Stewart Ave

10/18/09

Date

Barbara A. Byington



107 Stewart Ave

SUP #2009-0071

RECEIVED
JAN 29 2010
PLANNING & ZONING

Photos of the proposed house for 107 Stewart Ave

Included are three dimensional drawings for the proposed dwelling to be located at 107 Stewart Ave. The photos compare the existing house with the new one. They also show how the new house will look compared to its neighbors.

Considering the suggestions of Planning and Zoning, we have replicated the porch of the original house. On the left side of the house we have added another window, aligned the first and second floor windows, and evenly spaced the windows on the bottom floor to match the existing building. On the right side of the house we have doubled up the window towards the front and have evenly spaced the windows.

Items we feel make the house fit in with the neighborhood:

- Craftsman style mahogany front door
- Grills located on only the upper sashes of the windows
- Wide trim on the windows and doors
- Maintaining the original porch
- Cedar Shake style siding on the second floor
- Front of the house gives the look of a one and half story dwelling
- Rectangular instead of spindled railings
- Evenly spaced windows

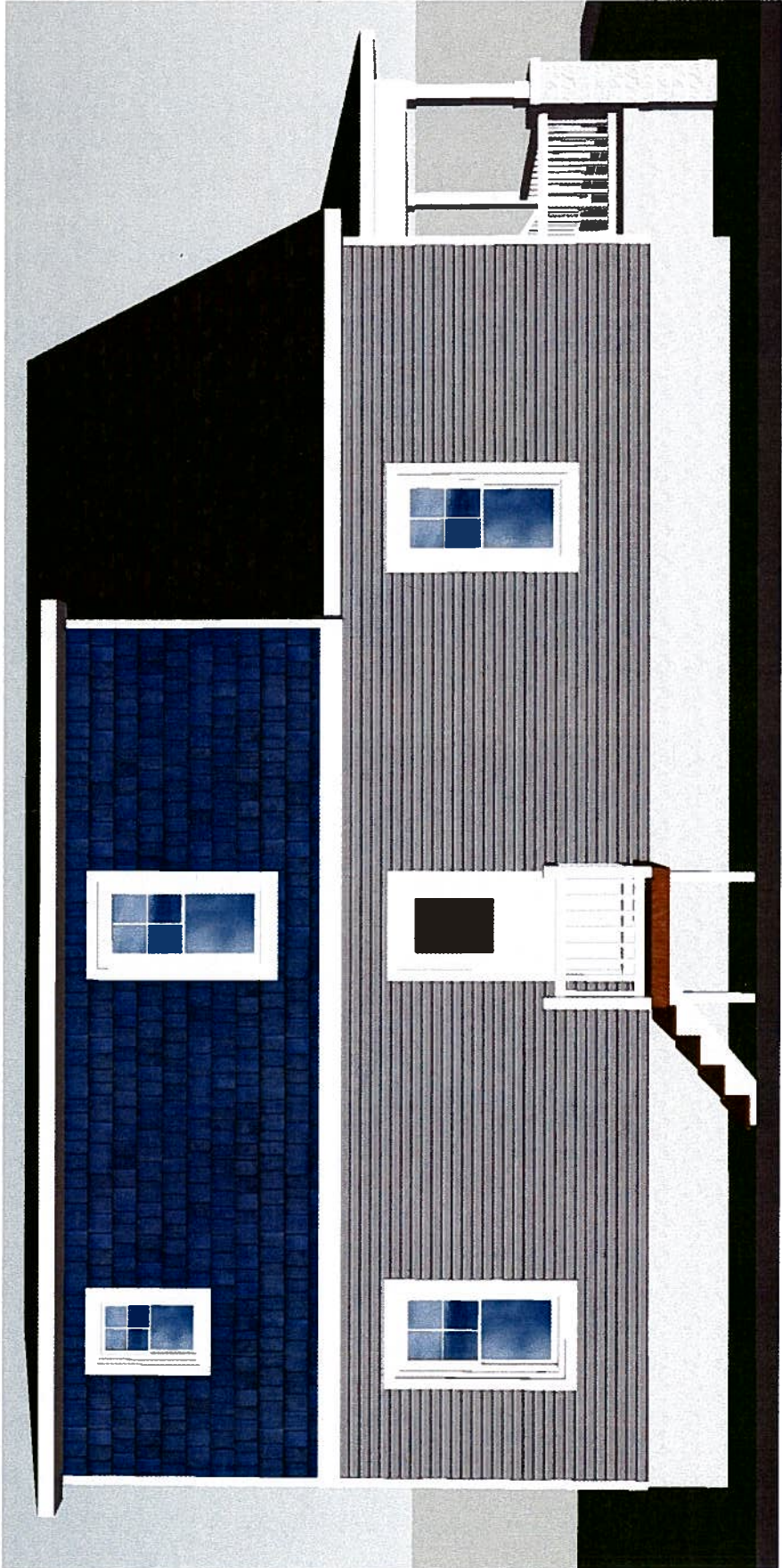


Front View



Front: Proposed vs Current

3



Left

34

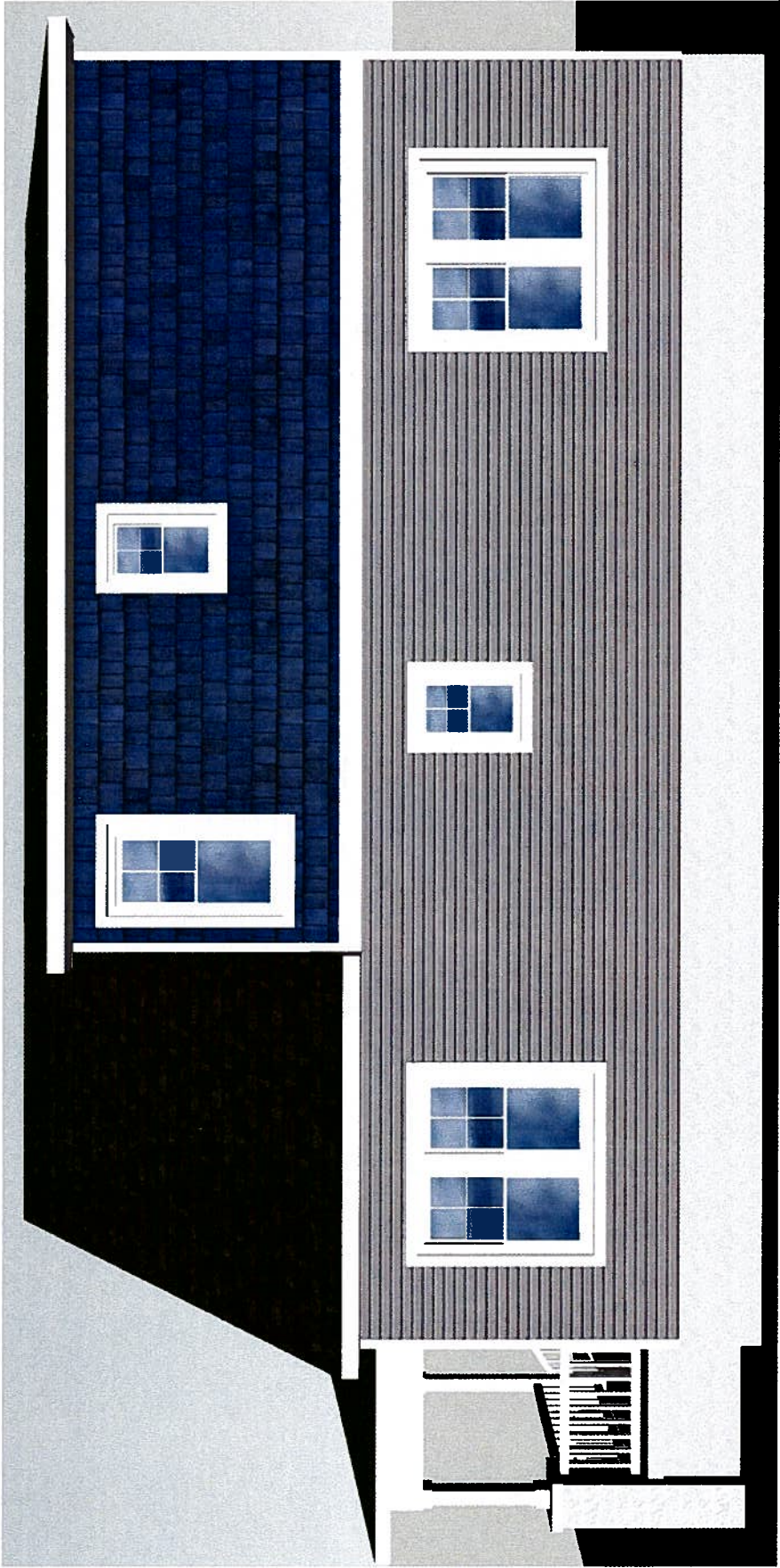
1



35

Left: Proposed vs Current

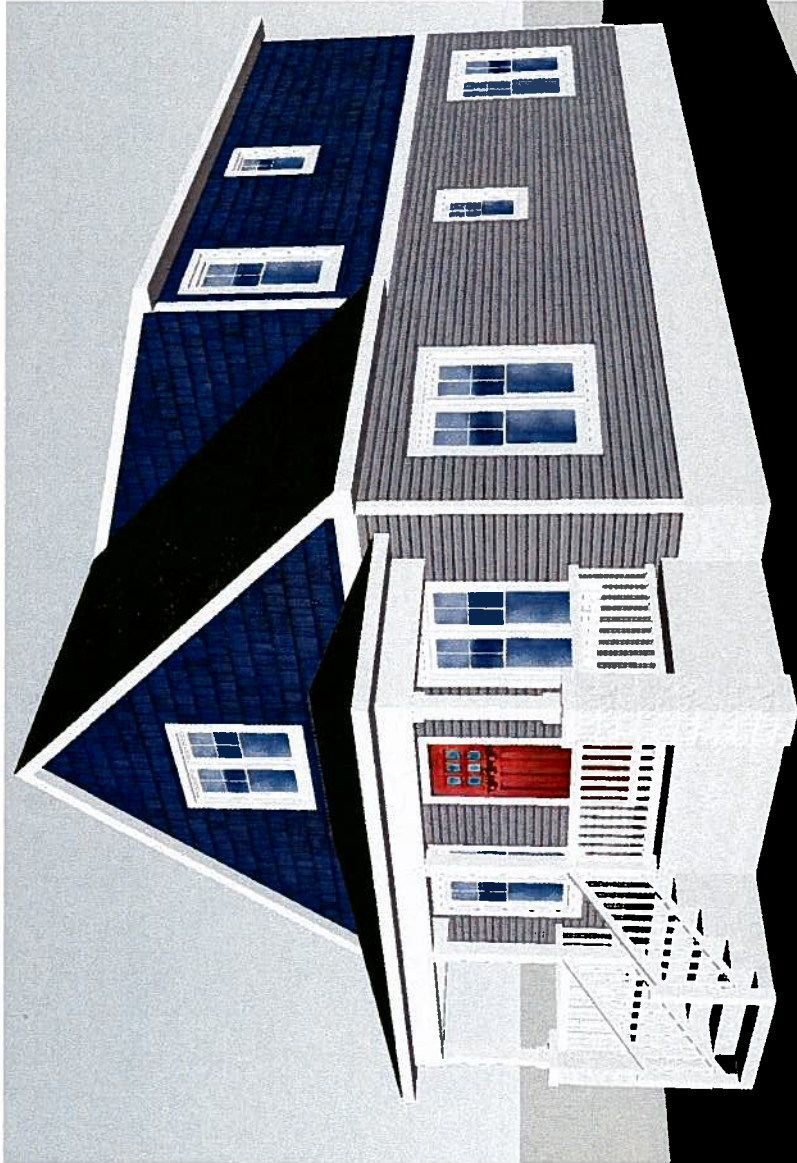




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Right

6



Right: Proposed vs Current

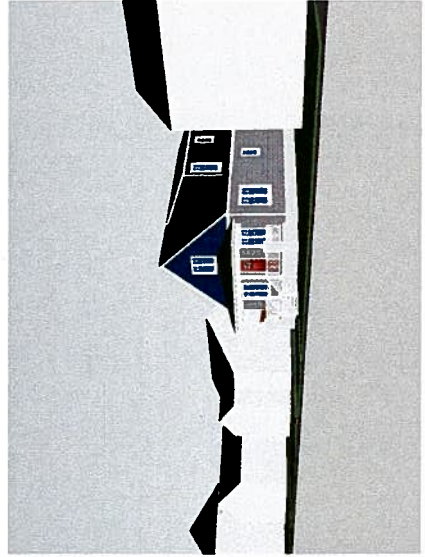
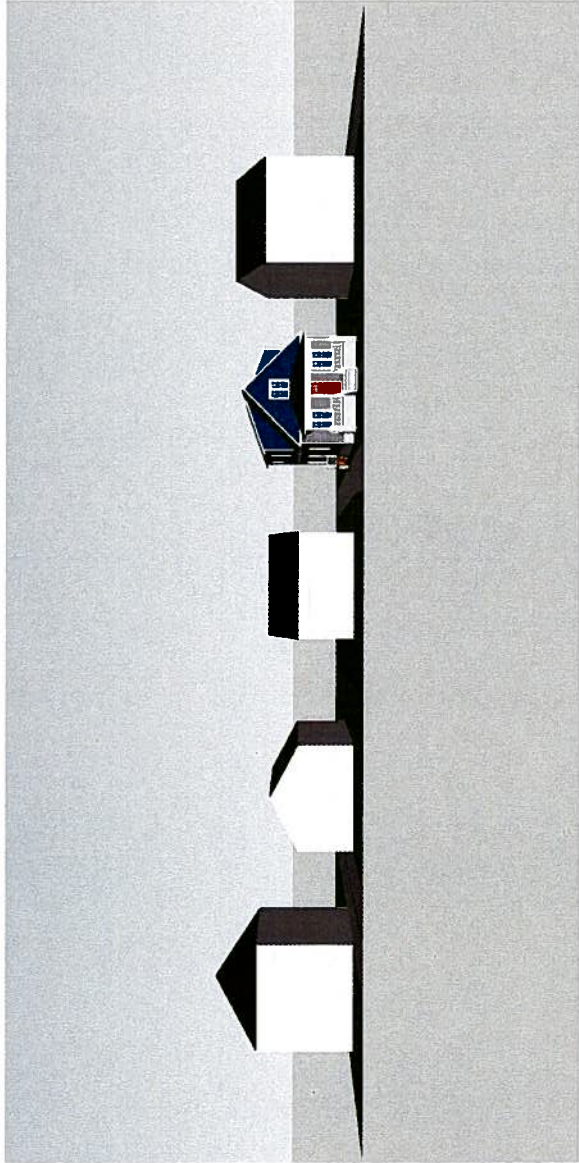




105 and 107 Stewart Ave. Current vs Proposed







Stewart Ave Roof Lines with Proposed Dwelling