

**2205 20TH STREET NORTH – USE PERMIT
Matt, Antoinette and Chiara Keene**

I. Project Summary

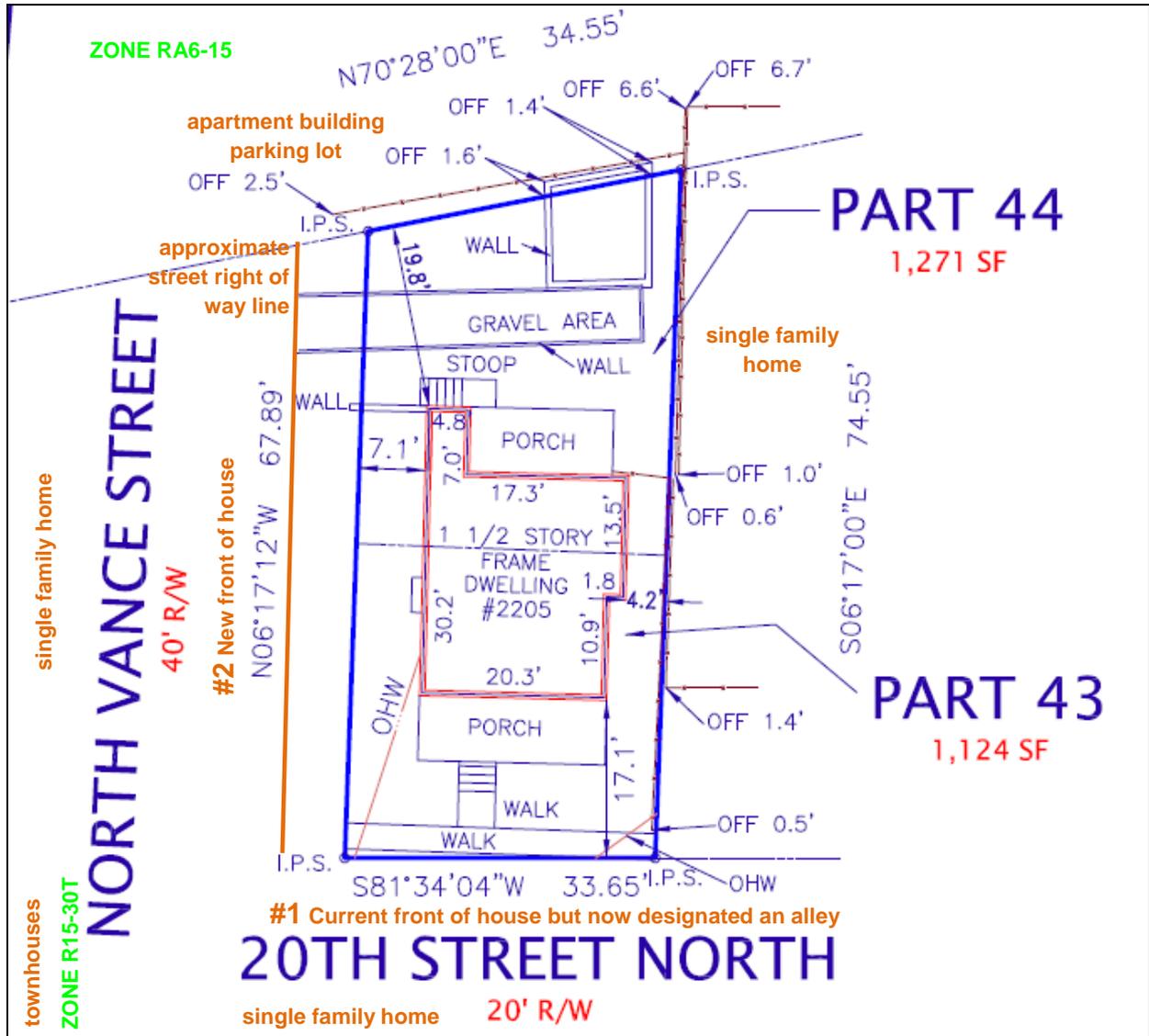
We have been renting this home from Jim and Becky Mead for the last 6 years and over time have grown to love the neighborhood. We have made many good friends amongst our neighbors and appreciate the genuine sense of community that they work hard to create. They have welcomed us into their supportive community and we are grateful. Two years ago we decided that we wanted to become permanent members of the neighborhood so that we could start a family here. The Meads, also members of the community, were supportive of our interests to purchase and renovate the property. We have had the house under contract since October 2011. In the past months we have worked hard to sort out our plans including the financing, architectural designs and plans, builder selection, etc.

The house, built in 1925, is nonconforming according to current zoning requirements for a residential property in an R-5 zone (see attached plat map and Map 1 below). From the outset a major renovation was our intent as the property has not been kept up over the years and it is in a dangerous state of disrepair. As the house is nonconforming our intent was to work within the existing footprint, build by right, and maintain the existing setbacks of the house. We have had some difficulties in determining these parameters for the property. We have been working with the County through meetings in person and by phone and email discussions to try to clarify issues (see timeline below). It has often been the case that, due to some unique and nonconforming characteristics of the property, the answer to one question would lead to a set of new questions that would sometimes result in conflicting information from various County offices and occasionally between staff in the same office. In essence, after many months of discussions and revising plans to adhere to our intent to build by right, it's become difficult to clarify the rules we need to follow in our designs in order to be granted building approvals. We are concerned about the length of future potential discussions to clarify issues with the property that will prevent our family from settling back into the neighborhood, or potentially, losing the home and causing more serious distress.

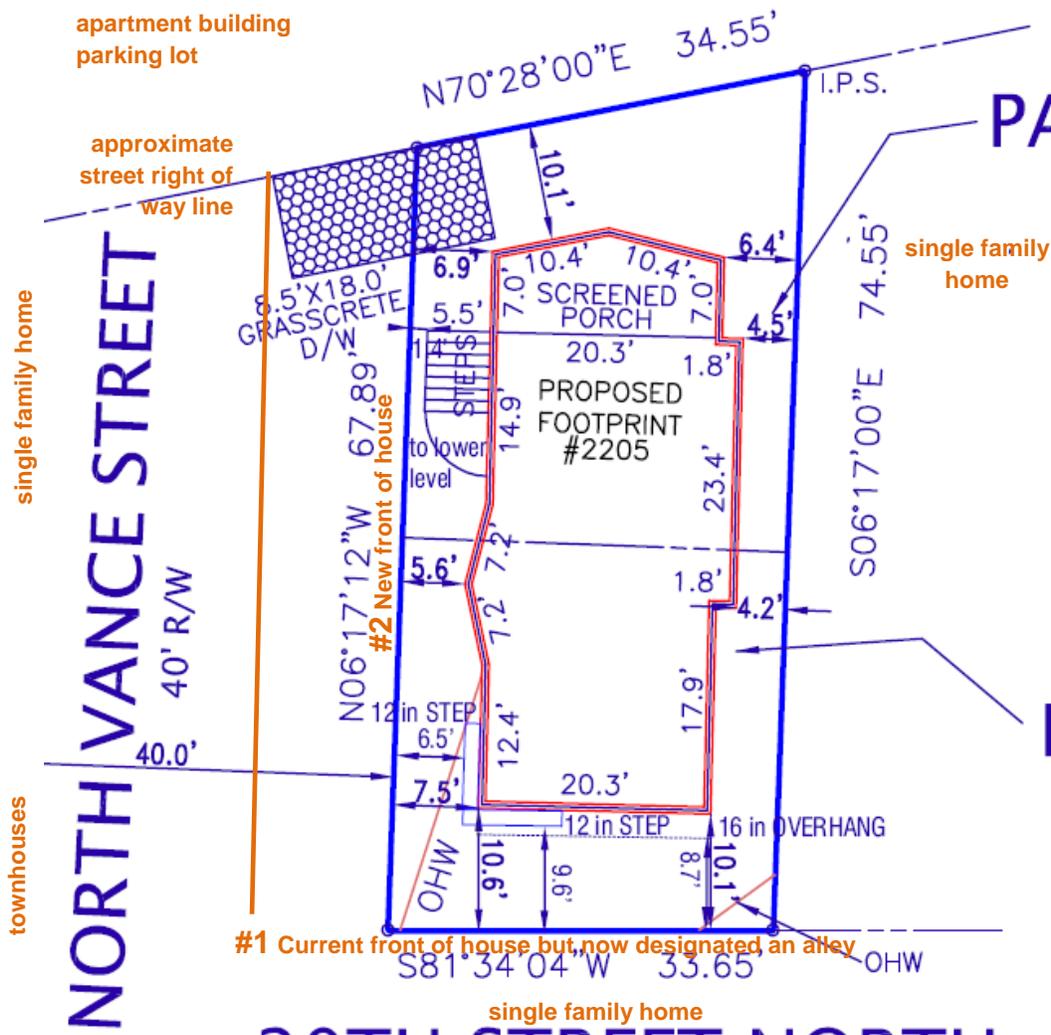
We have decided to transition from our initial intent to build by right to, instead, submitting plans to the Board of Zoning Appeals for a use permit. We made this decision when, in early March 2012, the County informed us, the front of the house was in fact the side and the side was the front. Our front door is on 20th Street and there is a sign in our front yard that says "20th Street", but it appears that it is not a street and instead considered an alley. This new piece of information changed the setbacks, as the property is now considered an interior lot resulting in the rear and front setbacks overlapping. This ultimately affects the developable space and may result in a home that, if built by right, does not achieve a suitable home for our family. We were dismayed to find that much of our work and planning could be for naught if we continued to try to build the home by right.

As both of us are environmental professionals, we understand that it is important to our family, the neighborhood and Arlington County that we build a home that is built in the spirit of sustainability - both energy and space efficient, building with sustainable materials and contributing safety and aesthetic features to the neighborhood. We have met with and continue discussions with Helen Reinecke-Wilt, Manager of Arlington's Green Home Choice Program, to make certain that we design a home that meets the requirements of the Program. The attached plans show the proposed use of the lot (see also Map 2 below) and the floor plans for the proposed three story house. The elevation sketches illustrate our desire to build a clean, open and welcoming home that allows us to maximize our interactions with our community and the outdoors.

Map 1 - Plat Map Snapshot



Map 2 - Proposed Buildable Area



II. Timeline Topics of Interactions with the County

- January through March 2010: initial contact made with zoning via emails to discuss the proposed renovation and determine the limitations set by the nonconforming status of the property.
- August 2011: follow-up email, after a delay in the house purchase plans. It was suggested that contact be made via phone and to see a planner in person.
- September - October 2011: Telephone conversations held with a county planner to discuss what level of work would be allowed in order to be grandfathered in to the setbacks of the existing structure.
- September - October 2011: Email and phone conversations with Helen Reinecke-Wilt about participating in the Green Home Choice Program
- November 2011: Met in person with the County planner at the Zoning Desk to go over our proposed project and discuss the parameters/limitations set by the nonconforming status of the property.
- January 2012: Follow-up email contact with Helen Reinecke-Wilt

- January 2012: Architect has multiple phone conversations with County
- January 2012: Our builder attempts to set up a meeting with Zoning to clarify our previous discussions.
- February 2012: Our Architect and Builder both stop by the Zoning Department independently to receive clarifications on our property.
- February 2012: Met in person with Helen Reinecke-Wilt (along with our builder and architect) to go over the process of moving forward with our participation in the Green Home Choice program and discuss design elements.
- March 2012: Contacted the Assistant County manager in an attempt to set up a meeting with the Zoning Administrator.
- March 2012: In person meeting with the Acting Zoning Administrator and Deputy Zoning Administrator to go over our project and receive direction on our attempts to build on the property by right.
- March 2012: In person discussions with the Department of Environmental Services to clarify issues raised during the meeting with the Zoning Administrator
- March 2012: Follow-up email sent to the Deputy Zoning Administrator to share the findings (status of 20th St N as an alley) of the DES discussion and clarify how this information affects our plans. This was discussed during a subsequent phone call.

III. Use Permit Request

- Front yard (WEST SIDE) setback
- Rear yard (EAST SIDE) setback
- Build 3 Stories

IV. Statement of Justification

1. Describe what positive or negative effects the proposal will have on the health and safety of persons residing in the neighborhood.
 - a. The proposal will provide positive contributions to the health and safety of our neighborhood.
 - b. The home, built in 1925, is currently in disrepair and poses health and safety concerns. The proposal will remedy these potential problems for those residing in the neighborhood. Very little has been invested to keep up or improve the property in recent decades. It has no insulation; holes in floors; significant water damage to ceiling, floors and walls; old wiring - fuses blow regularly; outdoor bathroom/no indoor shower; mold in walls and floors; damage from termites and carpenter bees; damaged and buckled floors with splinters. Due to health concerns related to the condition of the home we had to move out prior to the birth of our first child in March.
 - c. One of the core principles of our proposal's design is that: "The home lives in service of the inhabitants, neighbors and passers-by." That is, the home will convey openness to the neighborhood and encourage and contribute to a more valuable community characterized by collaboration, sharing, security and safety.
 - d. We believe, like our neighbors stated in their letters of support for us, that the proposal adds aesthetic value to the neighborhood and thus contributes to the overall health of the community.
 - e. The East side of the property is adjacent to a single family home (as is the neighboring home across 20th street). This proposal does not change the

distance between the home and property line as we are using the existing footprint (See Map 2 above). There are no changes in line of sight for the neighbors.

- f. If we cannot improve upon the existing property we will not be able to purchase the home, with which we have been under contract since October 2011. If we do not buy the current owner will have the same issues with any other potential buyer who will go through the same process we (and our neighbors) are currently going through now. The home will remain in its current state of disrepair, deteriorating further, negatively affecting the aesthetics of the neighborhood and property values.
 - g. Another core principle of this proposal's design is "economical sustainability", meaning in part that, according to our adherence to criteria set by the Arlington Green Home Choice Program, the proposal incorporates design and materials that, along with other attributes, contribute to safety (fire resistant) and health (non toxic materials, etc). The home will be built to be fire resistant and include a state of the art fire alarm system that is a drastic an improvement over the current status of the property.
2. Describe what positive or negative effects the proposal will have on the public welfare and to property or improvements in the neighborhood
- a. The proposal will contribute positively to the welfare of neighbors and public as well as to property and improvement of the neighborhood.
 - i. The proposal is designed and to be built in the spirit of sustainability - energy, water and space efficient; building with sustainable materials - and contributing to the welfare of the public and neighborhood.
 - ii. We are working with Helen Reinecke-Wilt, Manager of Arlington's Green Home Choice Program, to make certain that we design a home that meets the requirements of that Program. We are also working with the U.S. Environmental Protection Agency's Energy Star Program to ensure alignment of this proposal with that program's goals.
 - iii. We intend for our proposal to provide our community with examples and ideas of ways to achieve economical sustainability and thus reduce energy and water bills.
 - iv. As the proposal is designed to serve the neighborhood, it is intended to, by improving the condition of the structure and overall property and increasing square footage, improve neighbors' property values and provide them with beneficial aesthetic features in the designs of the home and gardens.
 - v. The proposal also maintains and adds to the single family presence in the neighborhood which a number of neighbors have stated as an important value to them in their letters.
3. Describe whether or not the proposal will be in conflict with the purposes of the master plans and land use and zoning related policies of the County.
- a. The proposal will not be in conflict with the purposes of the master plans or land use and zoning related policies of the County.
 - b. The property is zoned R5 and it is surrounded by multiple other zones (R15-30T, RA6-15, RA8-18, and C-2; see Map 1 above; See Map 3 below)

- c. The lot abuts the parking lot of a large apartment building, single family homes and townhouses (see photos below). Two new developments are within view of the lot: a set of 13 luxury townhomes under construction and a proposed mixed use redevelopment of the Bergman's site (see Map 1 above, photos below, and the aerial photo in Map 3 below).



View of townhomes from front porch

View of parking lot from back porch

View down 20th St N

- d. A modified proposal could not be built in conformance with current zoning requirements because as an interior lot that is 33 ft wide by 67ft-74ft long where the long side is determined to be the front of the lot and the short side the side of the lot, the zoning requirements of a 25ft setback from the front and 25ft from the back result in overlapping setbacks (see plat map and Map 1 above).
 - e. Building and renovating the property by right has also proved problematic due to lingering uncertainties as to what the remaining zoning limitations are on the property.
4. Describe whether or not the proposal will promote compatibility of development with the surrounding neighborhood; i.e. the structure's overall size and footprint size and placement are similar to the structures on the properties surrounding the lot in question; and whether or not the proposal will help preserve natural land form, historical features and/or significant trees and foliage.
- a. The proposal promotes compatibility of development with the neighborhood
 - b. The size and placement of the proposal is justified because it relates and brings together the diverse character and scale of the surrounding neighborhood and its structures that include single family homes, townhomes, a large apartment building, and the proposed mixed use redevelopment of the Bergman's site (see Map 3 above and photos below).
 - c. On the north side of the property is a parking lot. On the west side is a street (Vance Street). On the east side is a single family home, and on the South side is a street/alley (20th St North – See map 1 above).
 - d. The proposed structure will be placed on the footprint of the existing house/structure on the property and its placement on the property is similar to the placement of other homes in the neighborhood (See Map 2 above).
 - e. The current house is narrow (20 feet wide) and sits on a lot much narrower (33 feet) than that of typical lot for a single family home (see attached plat map and map 2 above). The current square footage of the three bedroom house at 2205 20th St N, 950 square feet, is much less than an average single family home

(2600 sq ft, 2006 US census) or an average townhouse or 2-bedroom condominium in Arlington (1100 square feet for a 2 bedroom - see attached plat map and map above).

- f. The size and placement of the proposal is justified because we are placing it directly on the existing footprint of the current home, keeping the front door in the same location. The size and placement of the proposal are designed to fit in with and complement the diverse character of residences in our neighborhood. The component of the proposal that extends beyond the existing footprint is an aesthetic architectural feature that adds insignificant square footage beyond the existing footprint on the west and north sides of the proposal.
- g. The existing land form will be maintained by the proposal and there are no historical features or significant trees or foliage on property.



Front of House



Rear of House



Proposed mixed use redevelopment on N. Vietch St



Proposed Apartment building on N Uhle St and 20th St N (part of mixed use redevelopment)

Map 3 – Aerial Photo





BOARD OF ZONING APPEALS
APPLICATION FOR USE PERMITS AND VARIANCES

Case No. _____

ARLINGTON COUNTY, VIRGINIA
 DEPARTMENT OF COMMUNITY PLANNING, HOUSING AND DEVELOPMENT
 ZONING ADMINISTRATION
 2100 CLARENDON BOULEVARD SUITE #1000
 ARLINGTON, VIRGINIA 22201
 (703) 228-3883 • Fax (703) 228-3896

DATE: April 30, 2012

I we Matt Keene and Antonette (Quagliata) Keene _____ Owner
 Occupant
 Contract Owner

of Lot(s) part 43 + 44 Block _____ Sec. _____ Subdivision City View
 premises known as 2205 20th St N Civic Association North Highlands

hereby apply for a Use Permit X Variance _____ to Section _____ Subsection _____ of the Zoning Ordinance as contained in the appendix of the Arlington County Code to permit a front yard setback of 5.6 feet from N. Vance St instead of 25 feet from the right of way line; 4.2 feet instead of 25 feet as the rear yard set back; and a height of 35 feet instead of a 2.5 story limit within 25 feet of a street right of way.

Lot Coverage: Existing 16% Proposed 23%
 Main Building Footprint: Existing 16% Proposed 21%

Make checks payable to: Treasurer of Arlington County

ZONE _____
PROPOSAL FILED _____
FEE DEPOSITED _____
C.R.I.F. NO. _____ FEE _____
RECEIVED BY _____
Previous Cases _____

Print Name Matt Keene
 Signature [Signature]
 Address 405 S Garfield St Arlington VA
 Zip 22204 Daytime Telephone 252-622-9390
 Agent Contact Information:
 Name: _____ Title _____
 Address _____
 Zip _____ Telephone _____

Annette M. Clayberg
1922 N. Veitch Street
Arlington, VA 22201

April 30, 2012

Arlington County Board of Zoning Appeals
Planning Division
2100 Clarendon Boulevard, Suite 700
Arlington, VA 22201

RE: Improvements proposed by Matt and Antionette Keene to 2205 20th Street North

Dear Members of the Arlington County Board of Zoning Appeals:

I'm writing to voice my wholehearted support for the improvements proposed by the Keene family to 2205 20th Street North. This is the kind of environmentally responsible and aesthetically pleasing redevelopment we would like to see more of. I've lived here in the neighborhood since 1994 and can't think of another time when the entire neighborhood has supported a proposed project. This one is clearly a winner for everyone concerned and I along with all the neighbors I've spoken to would like to see it get underway soonest. We look forward to the County's full cooperation in permitting this improvement, and to the Keene family enjoying their splendid new home. Thank you for your consideration.

Respectfully,

Annette Clayberg
annette.clayberg@gmail.com
703-627-4220

Ashley Caruthers
Robert German
1985 N. Adams Street
Arlington, VA 22201

April 29th, 2012

To the Arlington Board of Zoning Appeals,

First and foremost, I would like to express how wonderful, helpful, and honest, the Keene family has been. Matt, Antoinette, and Chiara are of good character, and we are lucky to have them as are neighbors.

I, Ashley Caruthers, and Robert German approve their renovation located at 2205 N. 20th Street in Arlington, Va 22201. The Keene family has already shown great dedication in researching for a good contractor in order to come up with plans to renovate their existing home, only to make it more enjoyable to live in, and increase the property value of surrounding homes. Plus, it will be a “green” home, which is more energy efficient.

I have had great pleasure in knowing the Kenne family, and give them my full support in their renovation.

Thank you,

Ashley Caruthers &
Robert German

Ronnie and Sandy Downing

1931 N Wayne St

Arlington, Virginia, 22201

To the Arlington County Board of Zoning Appeals,

A letter of support for the Keene's improvement of 2205 20th Street North

We are writing to inform you of our support for the project the Keenes have proposed for improving the site at 2205 20th Street North.

We have known Matt and Antoinette all six years they've lived in the neighborhood and we consider them to be good friends and neighbors. And we, with the rest of the neighborhood, welcome the birth of their first child, Chiara, in late March.

As renters, Matt and Antoinette have already improved the lot by manicuring the backyard and installing a bocce court and garden.

Matt and Antoinette have shared their project designs with us and friends who also live nearby, and we are all very excited about it. They have worked hard to balance sustainable building, something very dear to them, with tasteful architecture. They have accomplished this while holding the design to the foundation of the existing house and leaving the green space completely untouched.

As single family homeowners, we look forward to 2205 20th Street North being an improved single family home. We see no basis for Arlington County interfering with the completion of this project.

Ronnie and Sandy Downing

Stephen A. Edson and Barbara Kennedy Edson

1925 N Vance St., Arlington VA 22201

A letter of support for the Keene's improvement of 2205 20th Street North

To the Arlington County Board of Zoning Appeals:

We are neighbors of Chiara, Antoinette and Matt Keene, who live at 2205 20th Street North and have lived in this neighborhood for eight years now. In fact, we live directly across 20th Street from the Keene family. We are aware of their intentions to improve the property and completely support them and the project.

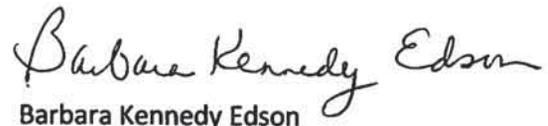
Our neighborhood is a very old Arlington neighborhood that has changed dramatically in the past ten years with the addition of higher density townhouse/condominium housing and significant improvements to the remaining single family dwellings. The Keene's plan for improvement of the property continues this trajectory of improving the neighborhood while maintaining the single family structure that is important here. The green/sustainable building design is something that we all ought to support anywhere in the world and is in keeping with Arlington's image as an environmentally aware community.

Most importantly, however, the Keene's are our neighbors. We like having them living next to us and are excited to see them living in this beautiful building.

Thank you for your consideration.



Stephen A. Edson



Barbara Kennedy Edson

Eric and Sumru Krody
1979 North Adams Street
Arlington, VA 22201

Arlington County Board of Zoning Appeals
Planning Division
2100 Clarendon Boulevard,
Suite 700
Arlington, VA 22201

DATE: April 26, 2012

SUBJECT: Statement in favor of improvements proposed by Matt and Antionette Keene to 2205 20th Street North

Matt and Antoinette Keene have been active and valued members of our community for many years. We're happy to know that, with the birth of their first child, they have chosen to work towards improving the property at 2205 20th Street North where they live so that they can remain in our neighborhood and raise their children with ours and the other children of our neighborhood.

Over the last few months, Matt and Antoinette have shared with us the plans they, with their architect have drawn up. We've been impressed with the thought and attention they've given the process from the start, from laying out and ordering their goals to working through the challenges raised by their lot's size and by our County's zoning regulations. The result is an optimal design, pleasing to the eye, well thought out to meet their needs while remaining within the limits imposed by the site. Not only is the proposed house a Green Home but the result itself would be an example of creative recycling of a challenging space. The design ensures that this limited space can continue to sustain a very desirable family residence in to the future, one which will meet the standards and expectations of home owners in Arlington's housing market in to the future and so be of value to the community. We look forward to seeing this enhancement to our neighborhood. The result will be an exciting addition for all of us.

We trust the County can work to accommodate these plans just as the Keene's have worked to successfully accommodate the restrictions of this lot and work within the County's process, guidelines and regulations. And we appreciate our County's help, expertise and flexibility in bringing this project to a successful conclusion.

Sincerely,
Eric and Sumru Krody

Received via email

Sona Viridi - 1919 N. Wayne St.

Letter in support for the Keene's improvement of 2205 20th Street N

My name is Sona Viridi and I live at 1919 N. Wayne St. I live around the corner from the Keene family, who reside at 2205 20th Street North. They have been great neighbors to the community and are the ideal residents for Arlington county. They have taken a shabby cabin and turned it into an oasis on the corner of 20th and Vance. They have an opportunity to buy this house and turn it into a "green" home. Let's use them as the example of how great Arlington county government can work with residents.

The house, built in 1925, is nonconforming according to current zoning requirements for a residential property in an R-5 zone. From the outset a major renovation was the intent of the new owners as the property has not been kept up over the years and is in a dangerous state of disrepair. As the house is nonconforming, the intent of the Keene family was to work within the existing footprint, build by right, and maintain the existing setback of the house.

They have been to the county numerous times and, to speak honestly, have been given conflicting information some of the time, and no information at other times. I know this because, I too have had the same issue with my porch. It took me eleven visits to get the correct information for the addition of a five foot front porch approved. ELEVEN!

(what is to be built)

They are not asking to build a McMansion, but a home that meets the requirements of Arlington's Green Home Choice Program. They are building a house that emulates what Arlington stands for and will be a preeminent example of what developers can do with small footprints in Arlington.

(20th Street argument)

20th street is actually a street, not an alley. According to the dictionary, an alley is "a narrow passageway between or behind buildings; a path lined with trees, bushes, or stones." In fact, there are three houses that face 20th Street and cars park on 20th street. It is not a narrow passageway. It is not between or behind buildings. And it is not lined with trees, bushes or stones. 20th Street is the only exit for people exiting N. Wayne Street to N. Veitch Street and the only exit for people on N. Vance street to N. Veitch. It is, in fact, a very busy street!

(Current footprint)

The size and placement of the Keene's family proposal is justified because it is directly on the existing footprint of the current home, built in 1925. They are not asking for more than what already exists. They are bettering the current home that has been there in existence for almost 90 years!

The Keene's are active neighbors who care about the community and truly exemplify the best of Arlington. To lose this family would be a travesty to the neighborhood and a terrible precedent. Arlington argues for affordable housing, and here the Keene's have an opportunity to buy the house from their current renters, better the EXISTING footprint and increase the value of the property. This will increase the value of my home and their upgrades will bring in more tax revenue to the county. By not approving this family, you are lessening the options for young and neighborly families to turn eye sores into oasis. Do not let the "Arlington way" eliminate this wonderful family!

Received via email

Letter in support for the Keene's improvement of 2205 20th Street N

Joseph R. and Deborah L. Taylor

1929 N. Wayne Street

Arlington, Virginia 22201

April 22, 2012

To the Arlington County Board of Zoning Appeals:

We are neighbors and friends of Matt, Antoinette and Chiara Keene. They have intentionally let the neighborhood know of their wish to revitalize their home at 2205 N. 20th Street in Arlington. We have seen the plans and are delighted to know that their home will not only be attractive and green/sustainable but add to the property values of the surrounding homes. We fully support their plans and hope that you will also.

We are single family home owners, and while we were supportive of the townhouses directly in back of our home, we would like to see as many single family homes saved as possible. The Keene's new home would fit in nicely with the surrounding area while adding architectural interest.

We know the Keenes and know them to be good, honest neighbors. We hope that they stay neighbors but with the limitations they are facing with the building of their home they may not be able to remain there.

Again, we are in support of the Keene's plans and hope that their home is approved as quickly as possible.

Thank you for your interest.

Sincerely,

Joseph R. and Deborah L. Taylor

Received via email

Letter in support for the Keene's improvement of 2205 20th Street N

Michael Tyler and Pamela Richardson
1991 North Adams Street
Arlington, VA 22201

Arlington County Board of Zoning Appeals
Planning Division
2100 Clarendon Boulevard,
Suite 700
Arlington, VA 22201

DATE: April 30, 2012

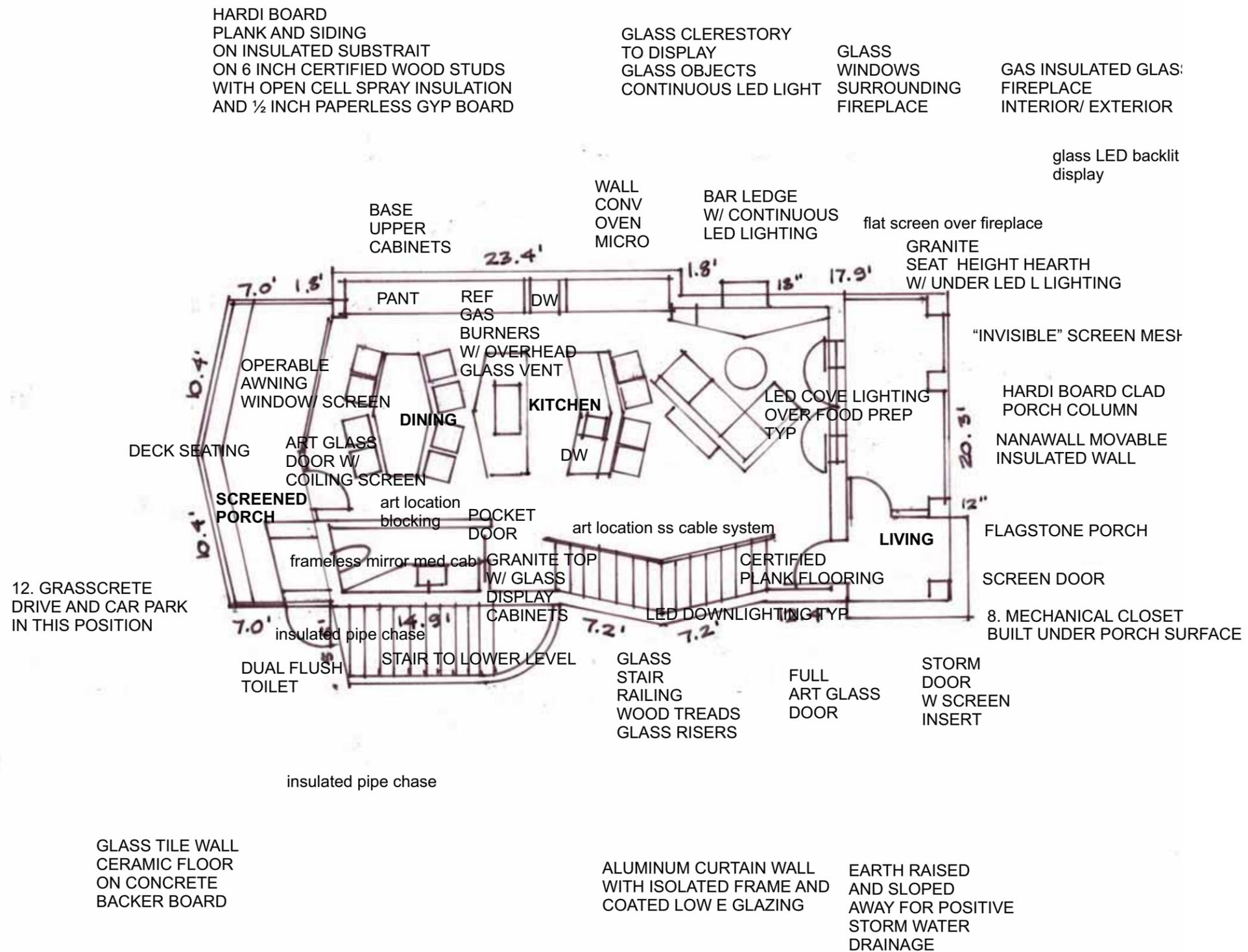
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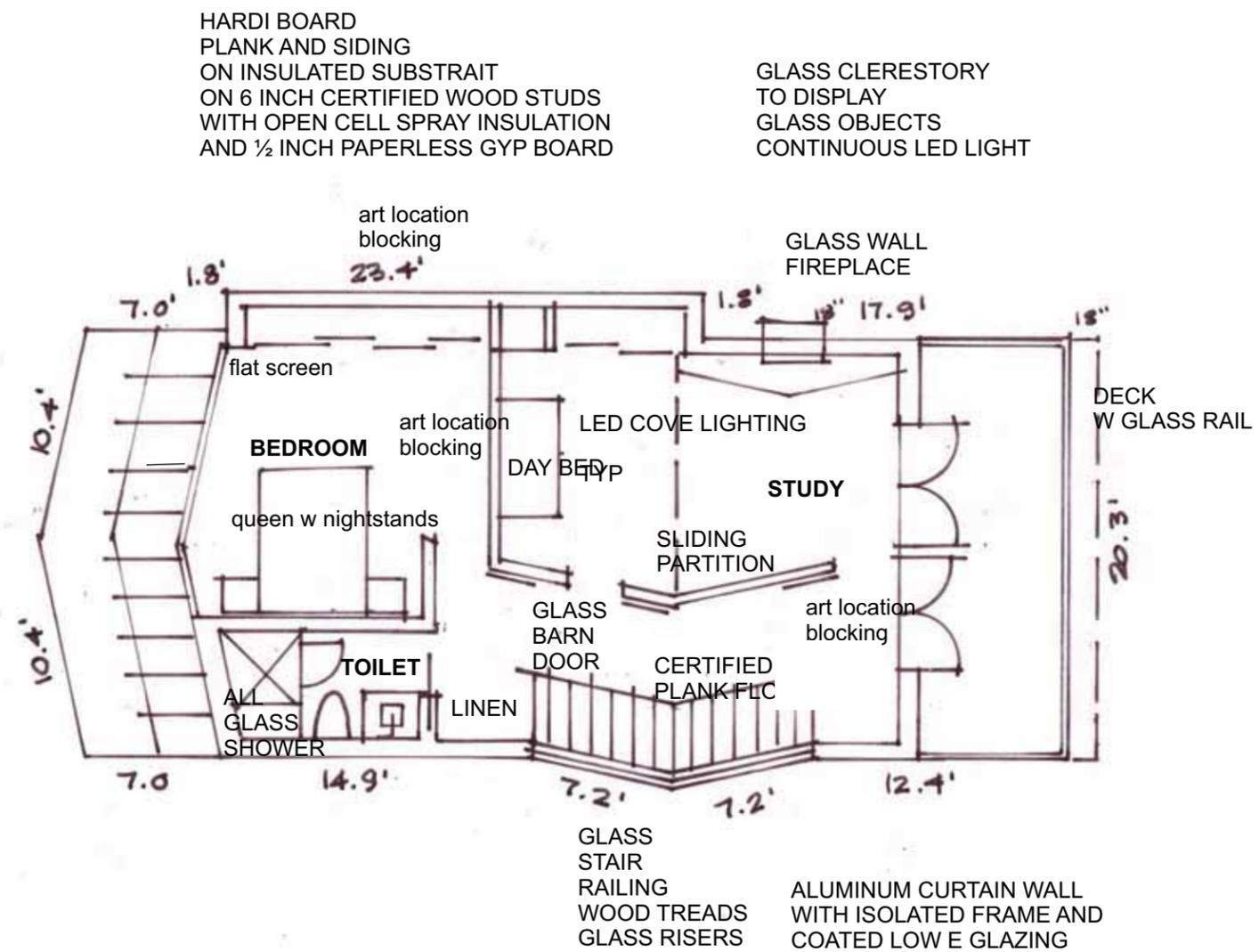
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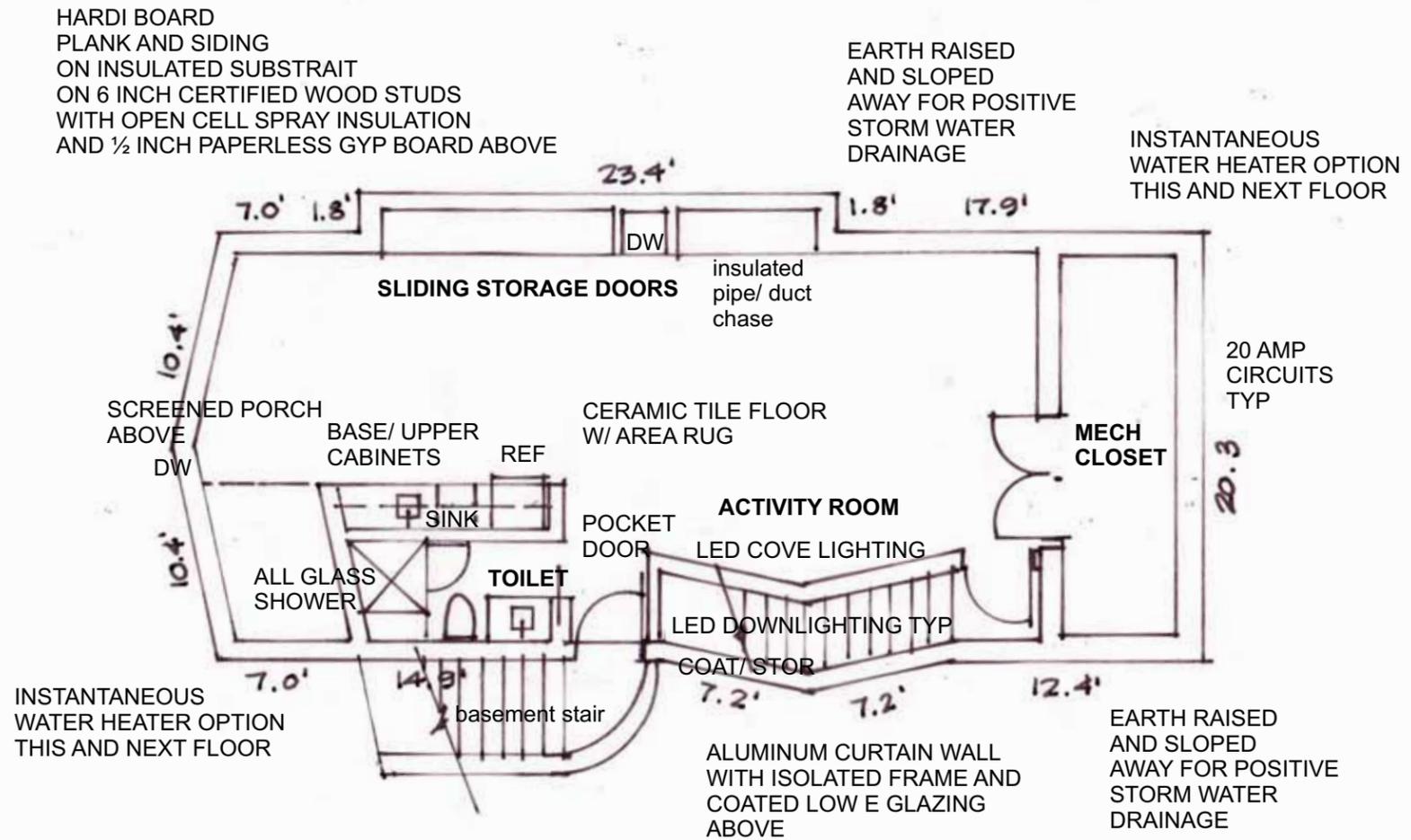
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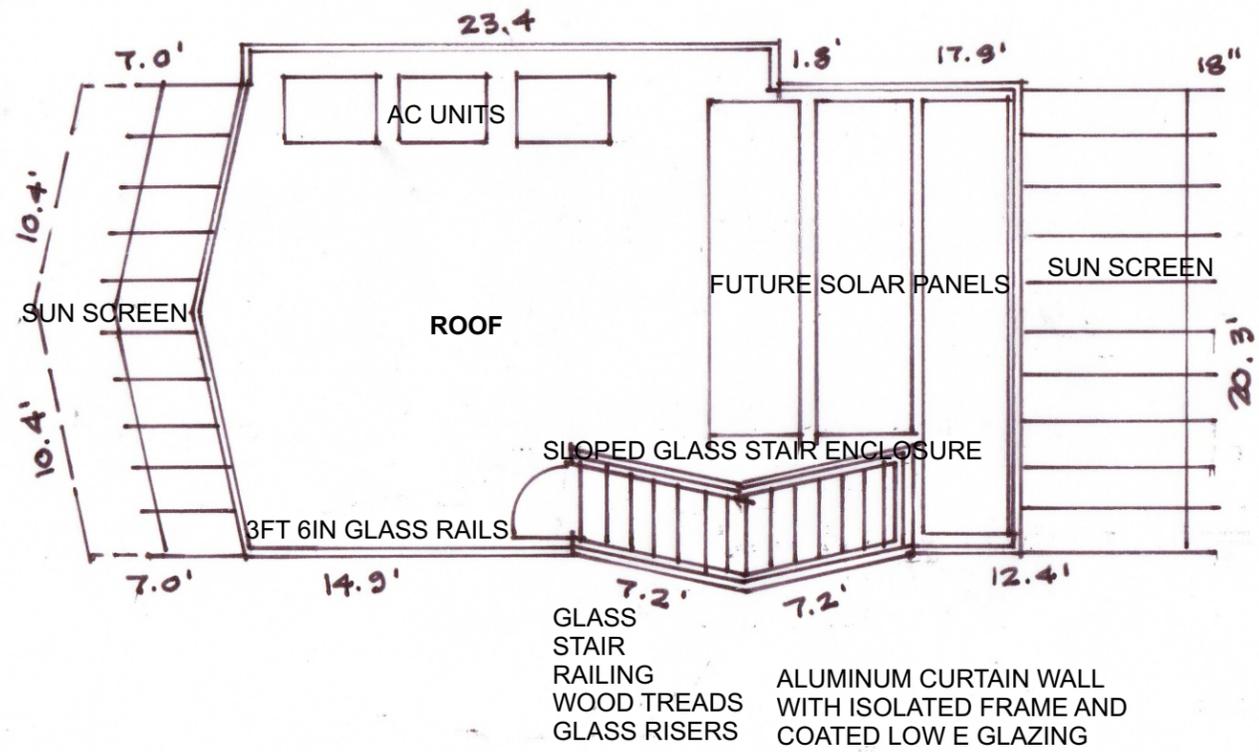
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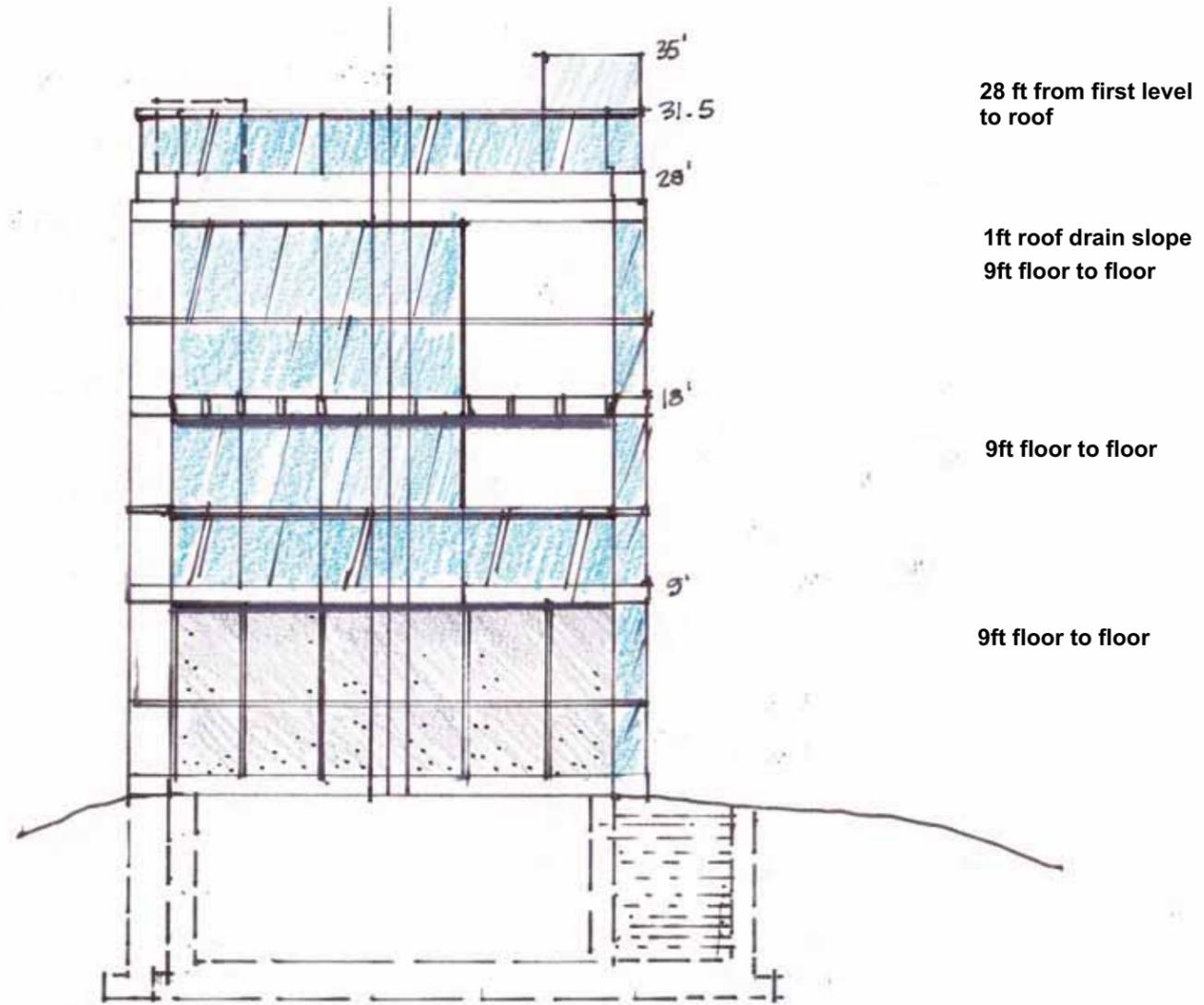
Sincerely,
Michael Tyler and Pamela Richardson













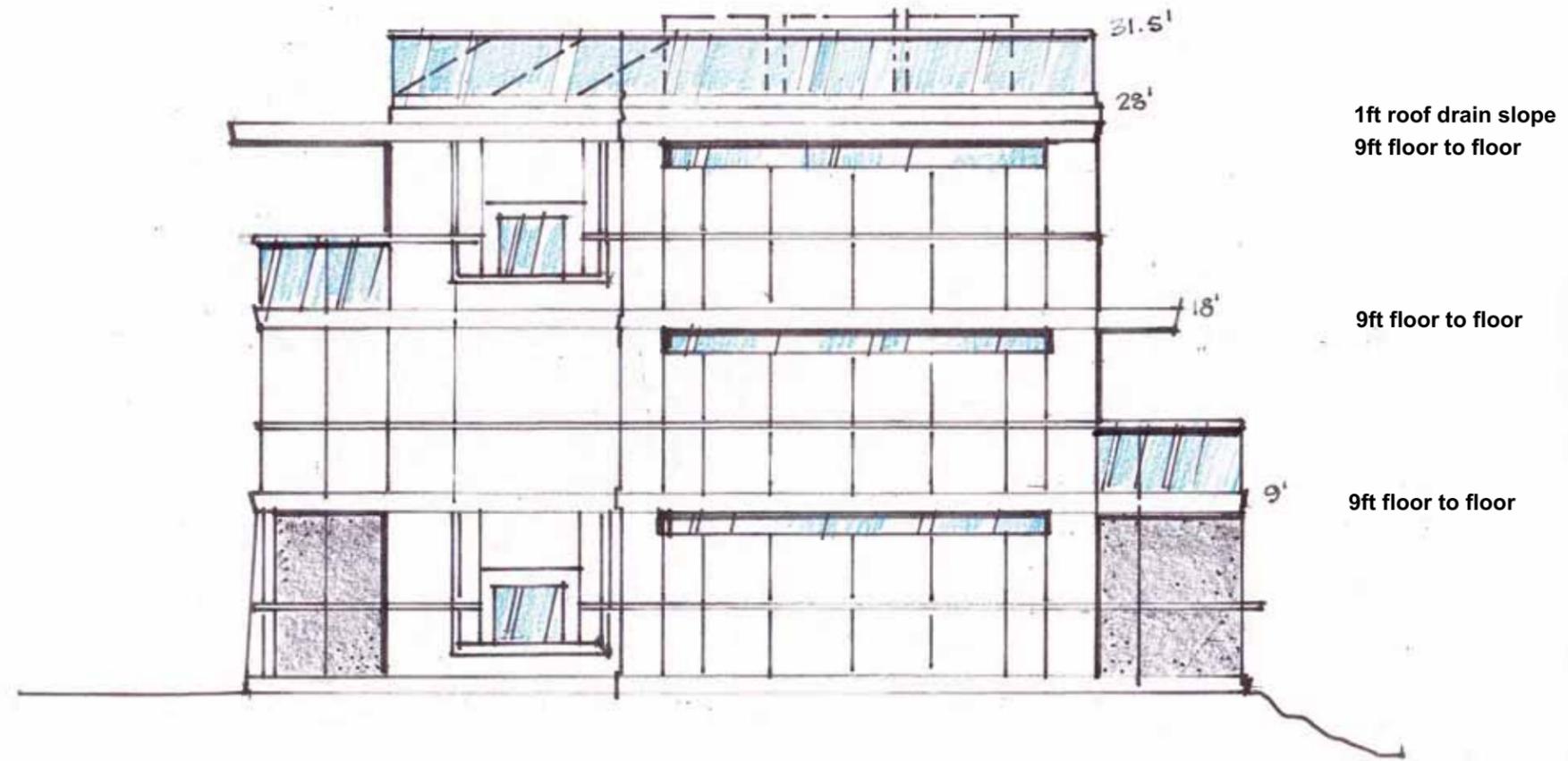
28 ft from first level
to roof

1ft roof drain slope
9ft floor to floor

9ft floor to floor

9ft floor to floor

28 ft from first level
to roof



1ft roof drain slope
9ft floor to floor

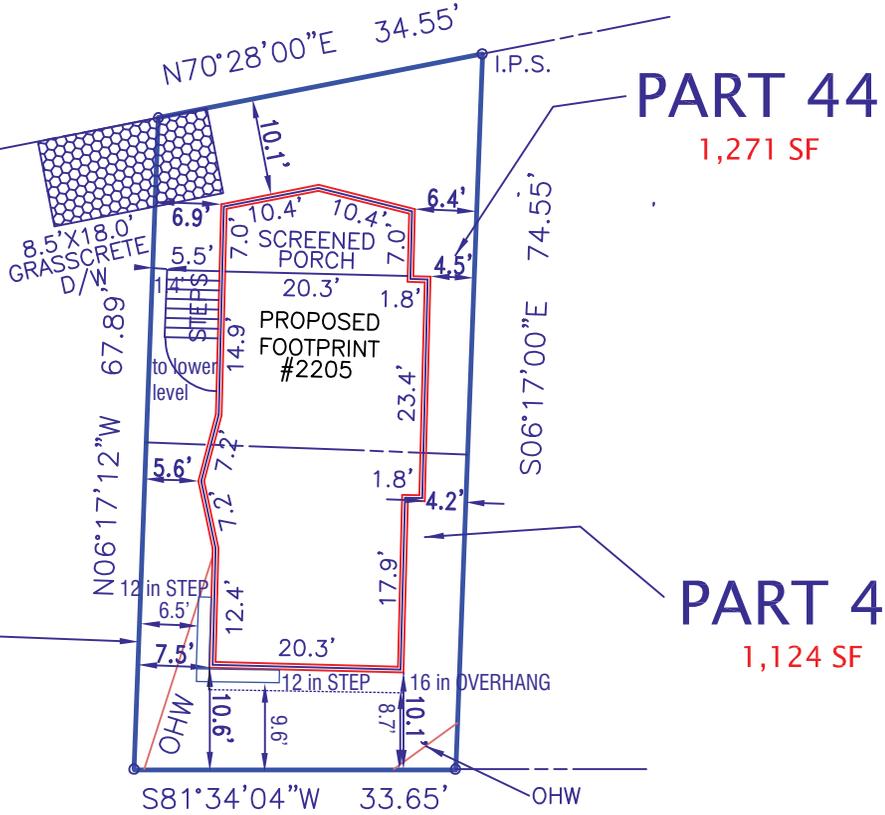
9ft floor to floor

9ft floor to floor





NORTH VANCE STREET
40' R/W
40.0'



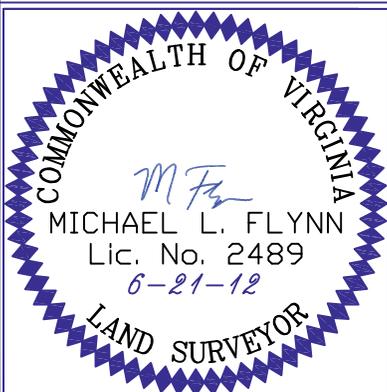
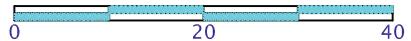
20TH STREET NORTH
20' ABANDONED ALLEY

SKETCH SHOWING
 PROPOSED BUILDING FOOTPRINT ON
 PART OF LOTS 43 & 44
CITY VIEW
 ARLINGTON COUNTY, VIRGINIA
 SCALE: 1" = 20' JUNE 21, 2012

CASE NAME:

QUAGLIATA

GRAPHIC SCALE



BY PROVISIONS OF THE VIRGINIA CODE: BOUNDARY SURVEY NOT PERFORMED.
 PLAT SUBJECT TO RESTRICTIONS OF RECORD, TITLE REPORT NOT FURNISHED.

I HEREBY CERTIFY THAT THE POSITIONS
 OF ALL THE EXISTING IMPROVEMENTS
 HAVE BEEN CAREFULLY ESTABLISHED BY
 A CURRENT FIELD SURVEY, AND UNLESS
 OTHERWISE SHOWN, THERE ARE NO
 VISIBLE ENCROACHMENTS.

REQUESTED BY:

ANTOINETTE QUAGLIATA

ALEXANDRIA SURVEYS, LLC

3949 PENDER DRIVE, STE #105 FAIRFAX, VIRGINIA 22030
 TEL. NO. 703-660-6615 FAX NO. 703-768-7764

SIDE YARD

BACK YARD

SIDE YARD

FRONT YARD

