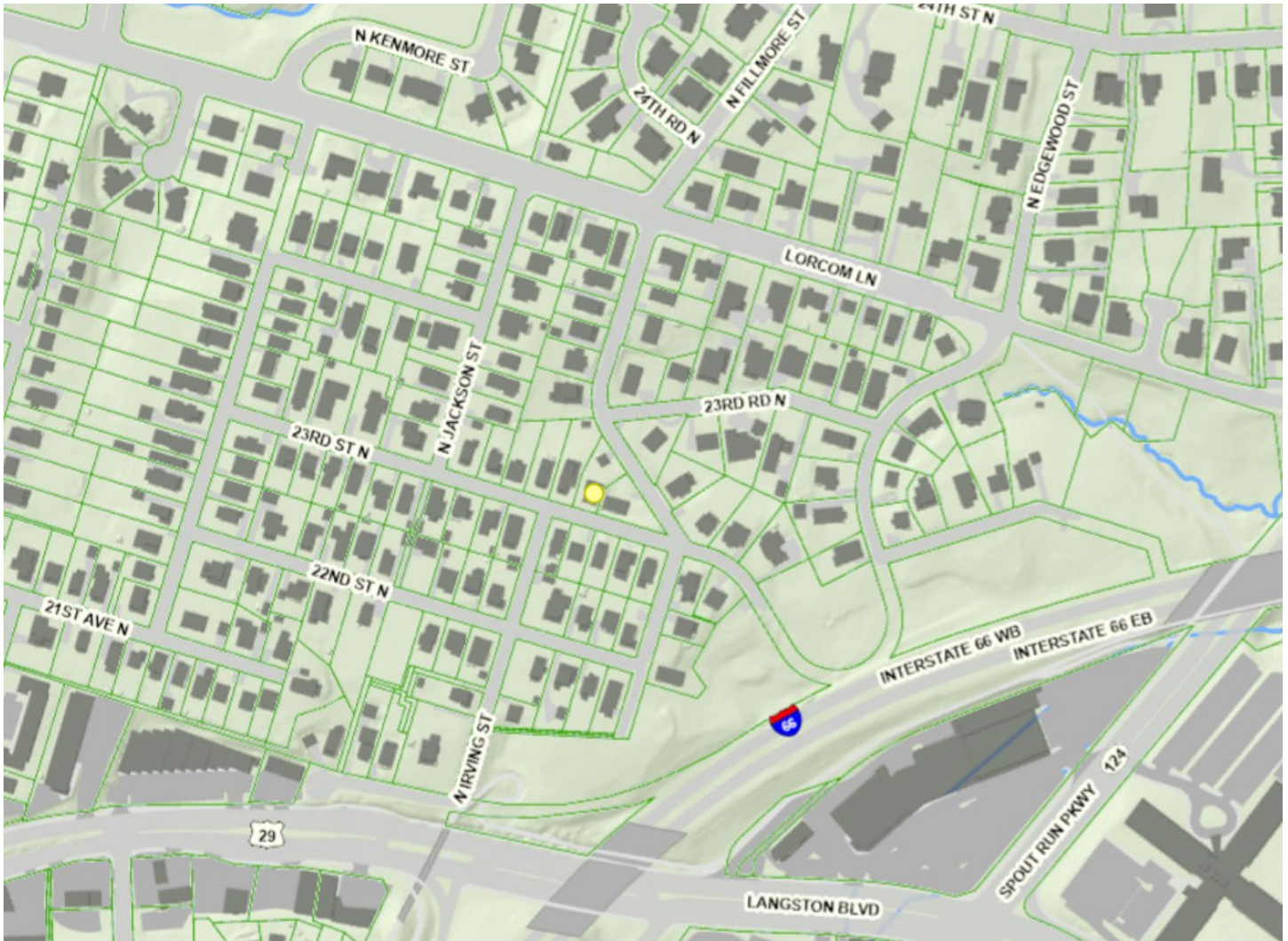


Historical Affairs and Landmark Review Board

Arlington County, Virginia



HALRB Meeting June 21, 2023, CoA23-09

2911 23rd Street North: A request to install pergola and patio, and replace wooden door in rear with fiberglass door.

R-6 Districts: What is the zoning of your lot? Check the zoning map, or your assessment record. If your lot is zoned "R-6," go to #1.

| Max Lot Coverage | Max Lot Coverage w/ Front Porch | Max Lot Coverage w/ Rear Detached Garage | Max Lot Coverage w/ Front Porch and Detached Rear Garage | Max Main Building Footprint Coverage | Max Main Building Footprint Coverage w/ Front Porch | Main Building Footprint Cap | Main Building Footprint Cap w/ Front Porch |
|------------------|---------------------------------|--|--|--------------------------------------|---|-----------------------------|--|
| 40% | 43% | 45% | 48% | 30% | 33% | 2,520 sq. ft. | 2,772 sq. ft. |

Your property must meet the requirements for the lot and for the house (main building). The main building footprint shall include all parts of a main building that rest, directly or indirectly, on the ground, including, by way of illustration and not by limitation, attached garages, bay and oriel windows with floor space, chimneys, porches, decks with floor heights that are four feet or higher above finished grade, balconies with horizontal projections that are four feet or more, and covered breezeways connected to a main building. Total lot coverage includes the footprint of the main building, and the total footprints of all accessory buildings that have either footprints larger than 150 sq. ft., or heights of two stories or more, driveways and parking pads, including, without limitation, any unpaved center strip or other portion of the driveway and any lot area regularly used for maneuvering or parking of vehicles, whether paved or unpaved, patios that are eight inches or higher above finished grade, decks that are four feet or higher from finished grade that are not attached to a main building, gazebos and pergolas, whether enclosed or unenclosed and with or without foundations, stoops and landings (including those associated with stairs) that are four feet or higher above finished grade, and in-ground swimming pools.

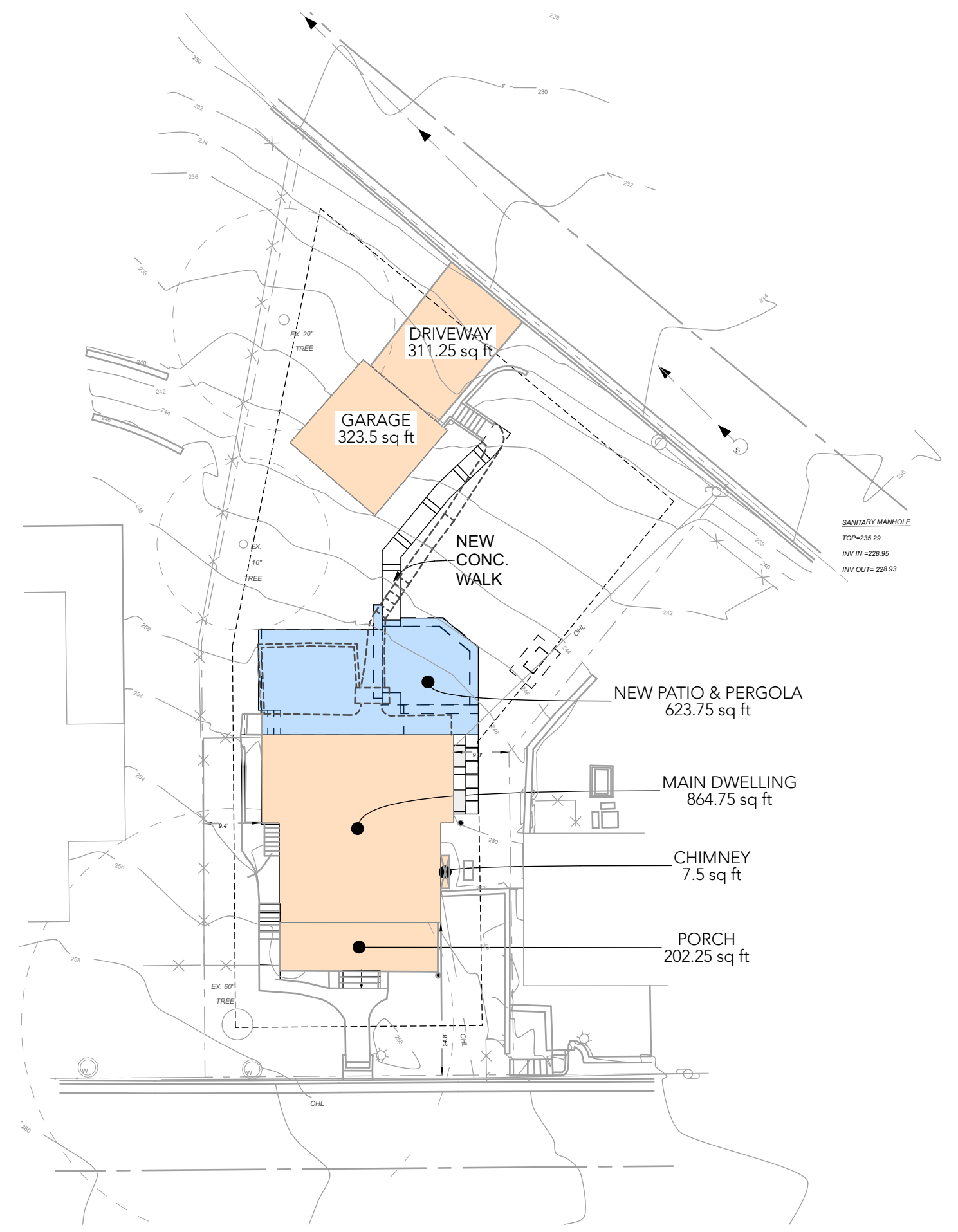
#1 How many square feet is your lot?
 #2 How many square feet is the footprint of your main building?
 -Main dwelling
 -Attached garages
 -Bay or oriel windows with floor space
 -Chimneys
 -Porches
 -Decks that are four feet or higher above finished grade
 -Balconies with horizontal projections that are four feet or more
 -Covered breezeways connected to a main building

Do you have a front porch with a footprint of at least 60 sq. ft.? If so, you are permitted to cover 2,772 sq. ft. or 33% of the lot.
 Is your front porch footprint less than 60 sq. ft.? If so, you are permitted to cover 2,520 sq. ft. or 30% of the lot.

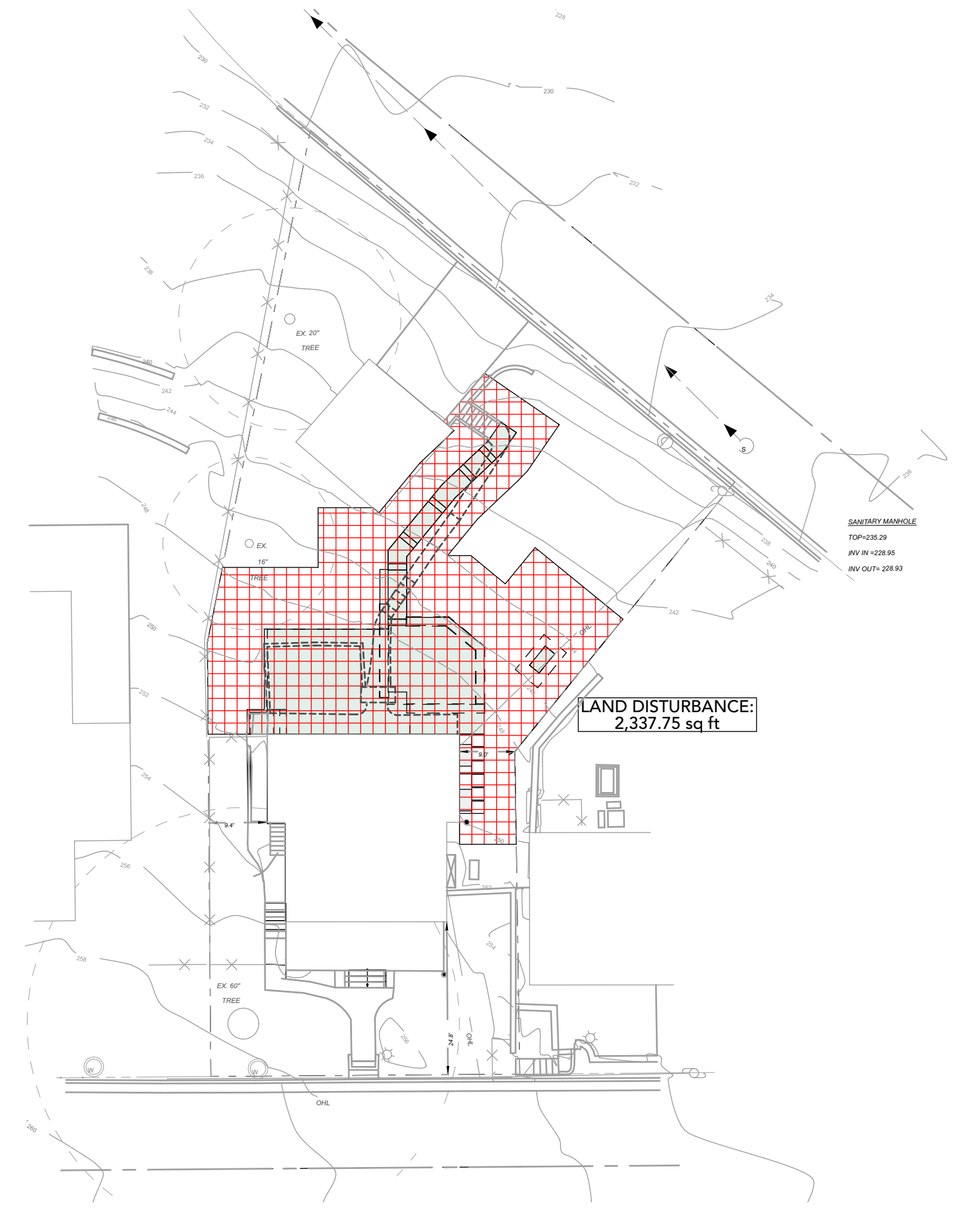
Add all items in #2.

Divide the main building footprint (#2) by your lot size (#1) and multiply by 100. If your lot is smaller than 6,000 sq. ft. divide (#2) by the required lot size (6,000 sq. ft.) as permitted by Section 3.2.5.A.2.

| | | |
|------------------------------------|-------------------|---------|
| | 7,772 | sq. ft. |
| | 865 | sq. ft. |
| | 0 | sq. ft. |
| | 0 | sq. ft. |
| | 7.5 | sq. ft. |
| | 203 | sq. ft. |
| | 0 | sq. ft. |
| | 0 | sq. ft. |
| | 0 | sq. ft. |
| Subtotal = | 1,075.5 | sq. ft. |
| YES / NO | | |
| YES / NO | | |
| Main Building Footprint = | 1,075.5 | sq. ft. |
| Main Building Footprint Coverage = | | % |
| | 1,075.5 / 7,772 = | 13.8% |



1 Lot Coverage Plan
 SCALE: 1" = 20'



2 Land Disturbance Plan
 SCALE: 1" = 20'

#3 What is your total lot coverage?
 -Main building footprint (answer for #2)
 -Accessory buildings that have either footprints larger than 150 sq. ft., or heights of two stories or more
 -Driveways and parking pads
 -Patios that are eight inches or higher above finished grade
 -Decks that are four feet or higher from finished grade that are not attached to a main building
 -Gazebos or pergolas
 -Stoops and landings (including those associated with stairs) that are four feet or higher above finished grade
 -In-ground swimming pools

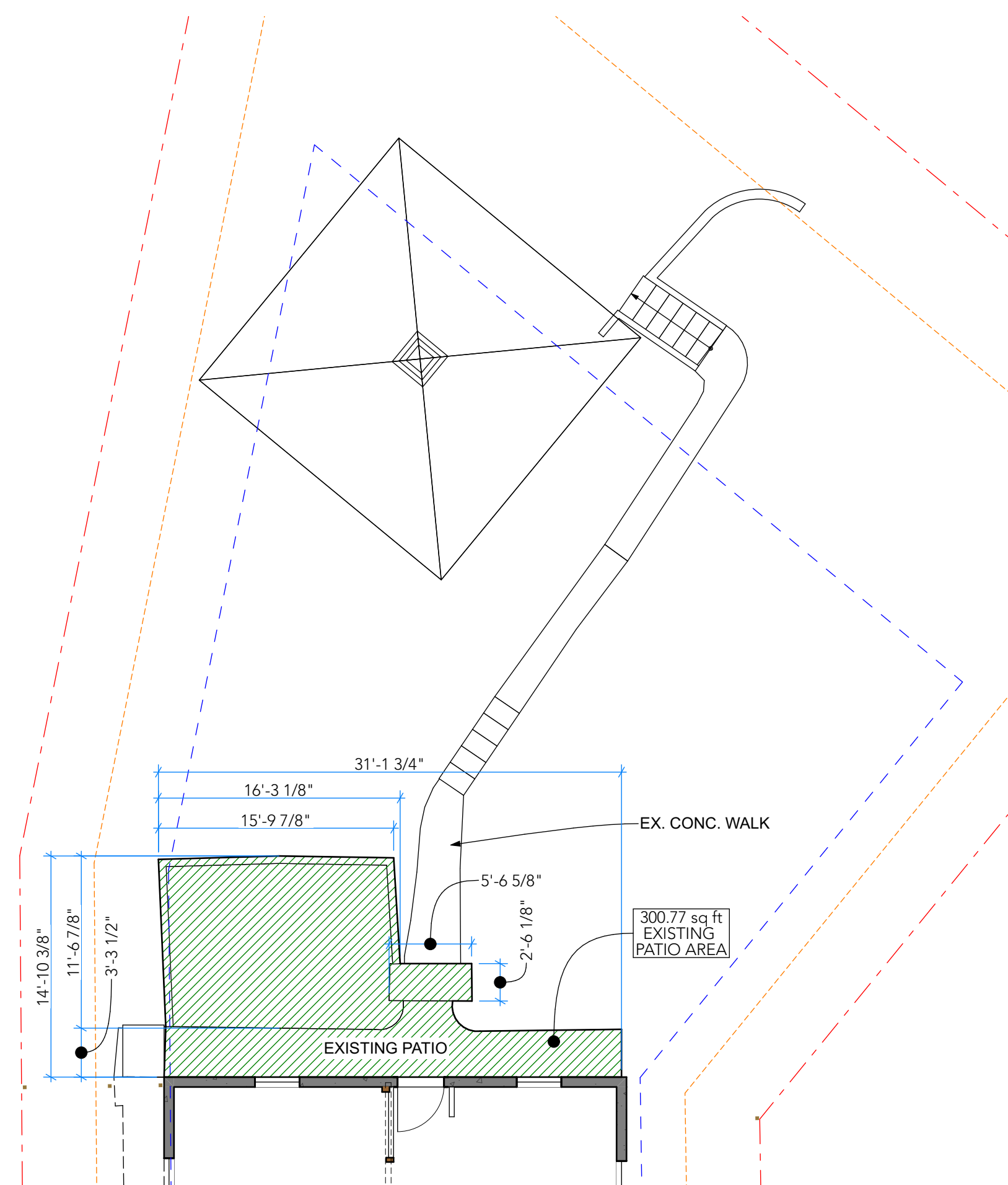
Do you have a front porch with a footprint of at least 60 sq. ft.? If so, you are permitted a total coverage of 43%.
 Do you have a rear detached garage with a footprint of at least 150 sq. ft.? If so, you are permitted a total coverage of 45%.
 Do you have a front porch with a footprint of at least 60 sq. ft. and a detached garage with a footprint of at least 150 sq. ft.? If so, you are permitted a total coverage of 48%.

If you answered no to all of the above you are permitted a total lot coverage of 40%.

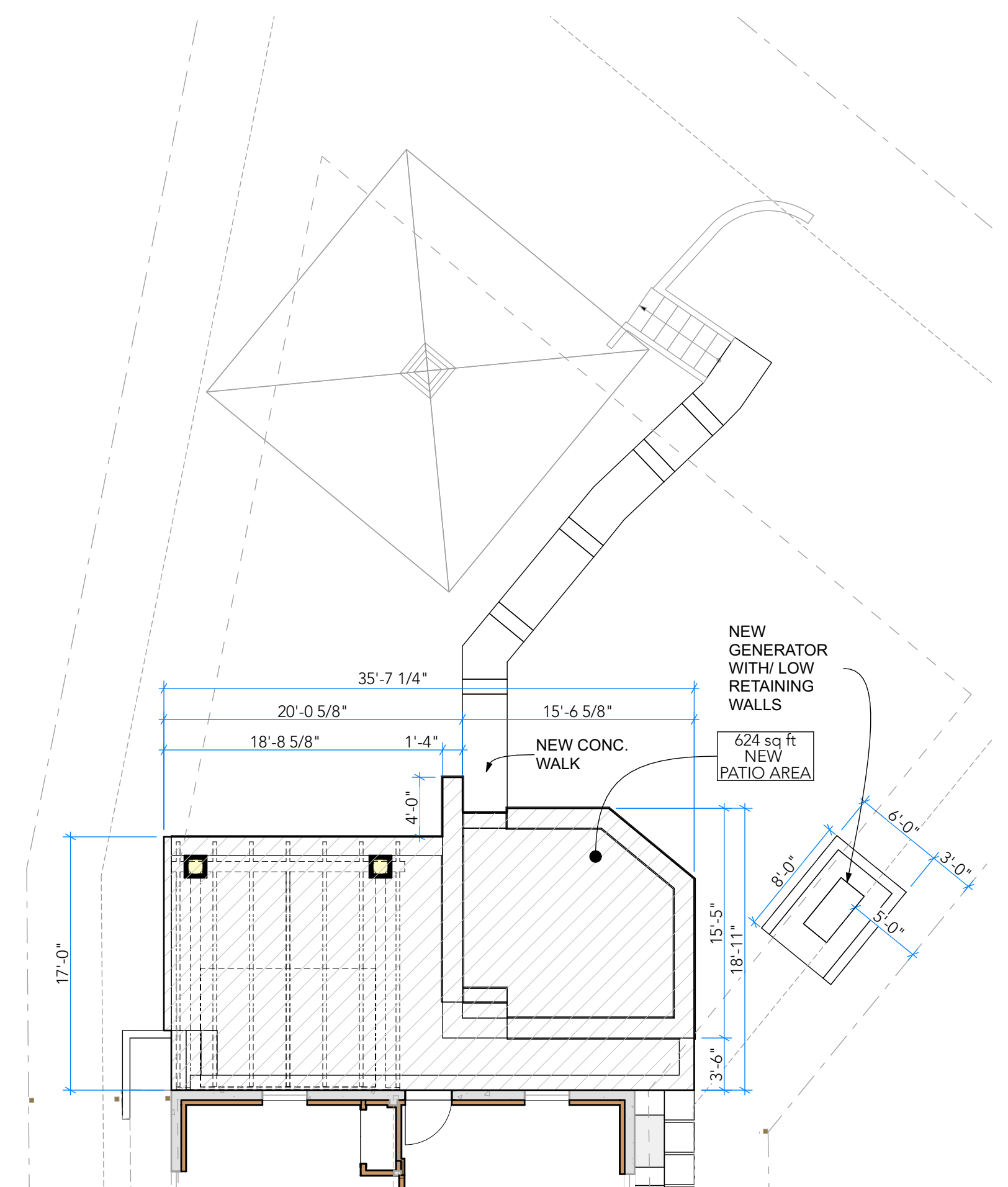
Add all items in #3.

Divide the total lot coverage (#3) by your lot size (#1) and multiply by 100.

| | | |
|---------------------------|-------------------|---------|
| | 1,075.5 | sq. ft. |
| | 324 | sq. ft. |
| | 312 | sq. ft. |
| | 617 | sq. ft. |
| | | sq. ft. |
| | | sq. ft. |
| | 0 | sq. ft. |
| | 0 | sq. ft. |
| Subtotal = | 2,328.5 | sq. ft. |
| YES / NO | | |
| YES / NO | | |
| YES / NO | | |
| Total Lot Coverage = | 2,328.5 | sq. ft. |
| Lot Coverage Percentage = | | % |
| | 2,328.5 / 7,772 = | 29.9% |
| | 29.9 < 48 = | OK |



3 Patio Area Plan - Existing
 SCALE: 1" = 16'



4 Patio Area Plan - NEW
 SCALE: 1" = 16'

AHJ STAMP:

REGISTRATION:

ARCHITECT: Mark Renz, AIA

ISSUED:

05/09/2023 - Issue No 1
 06/13/2023 - Issue No 2

PROJECT NAME:
Pietan Styczynski Residence

PROJECT ADDRESS:
 2911 23rd St N
 ARLINGTON, VA
 22201

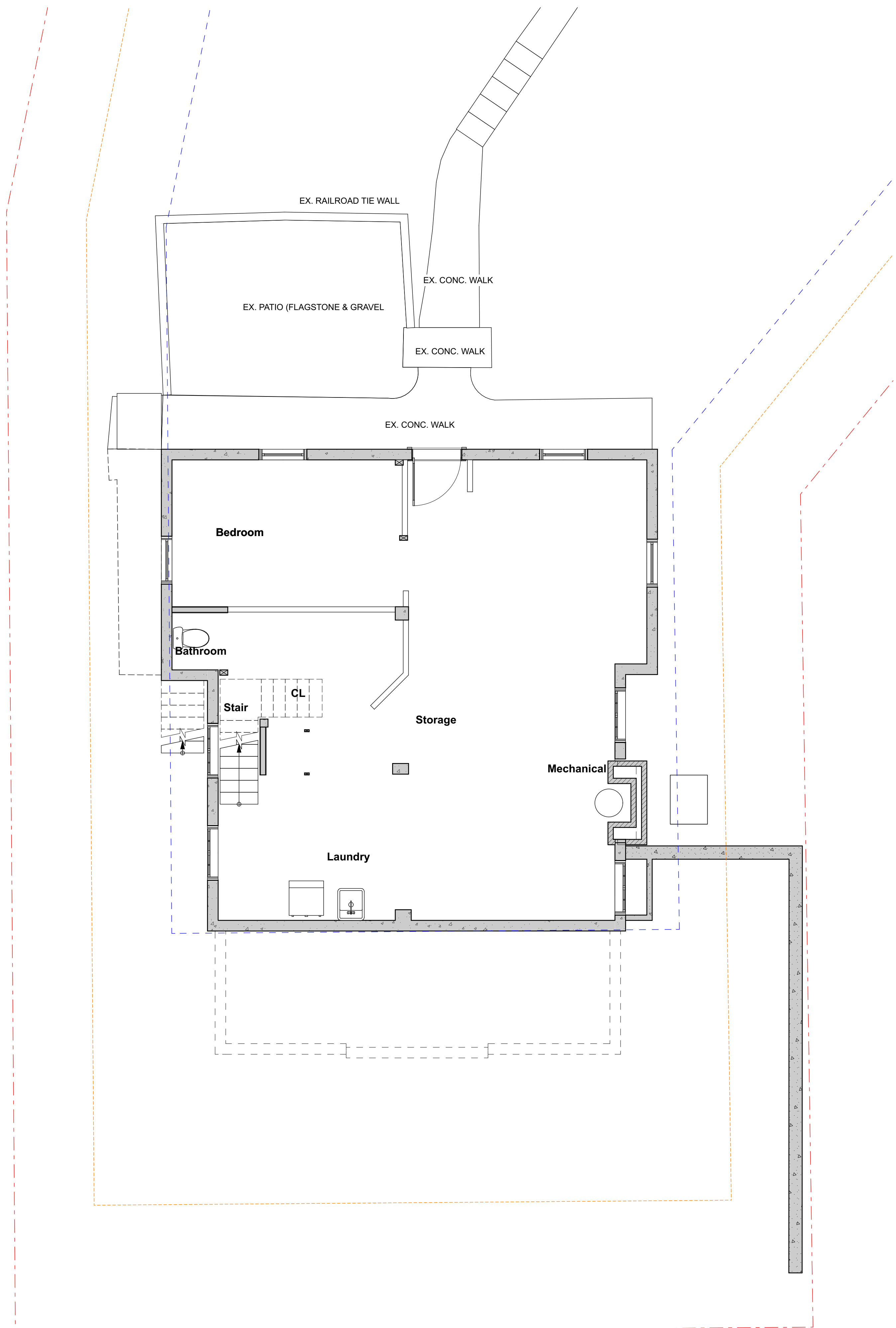
PROJECT NUMBER: 2206

DRAWING TITLE:

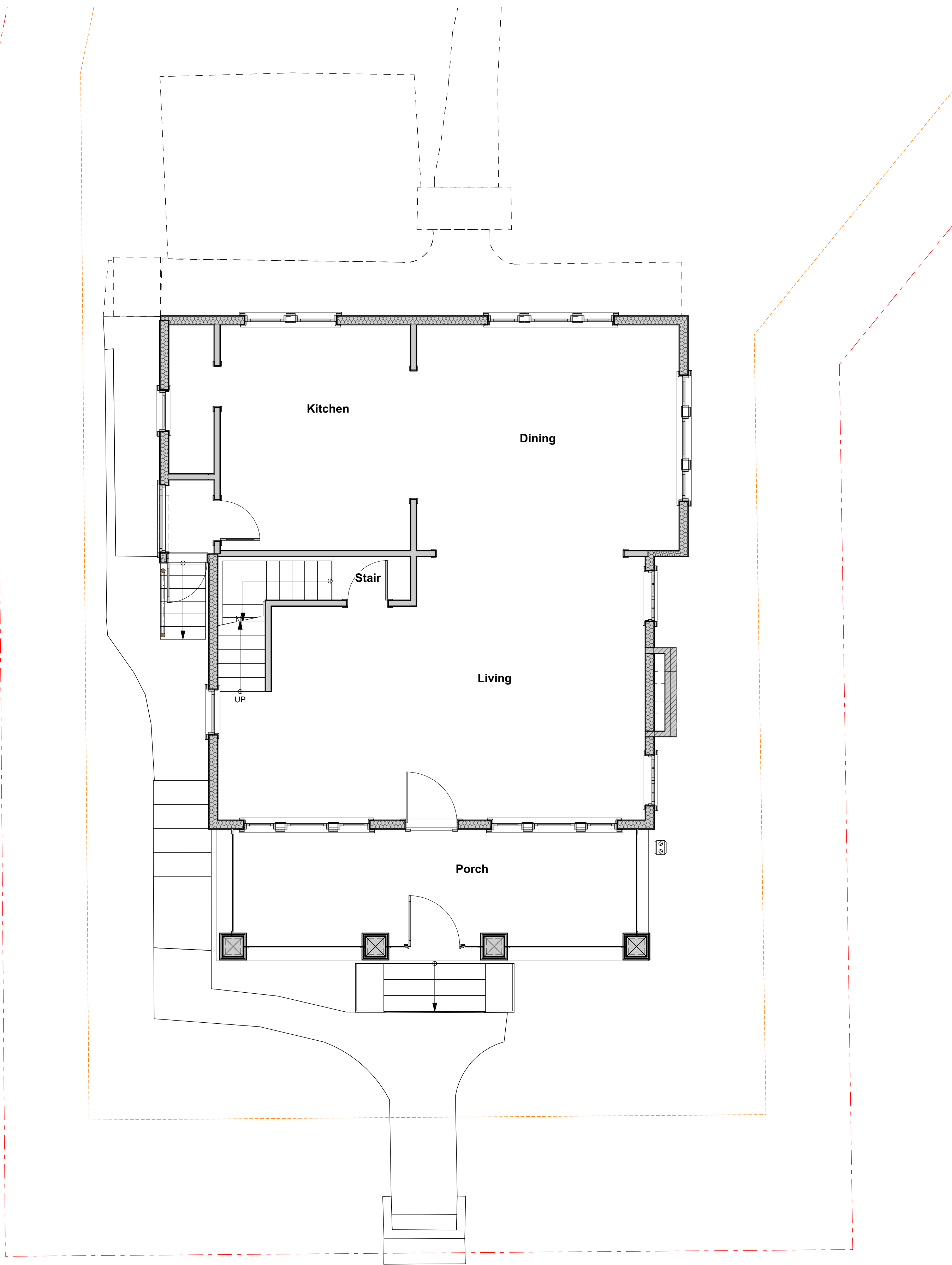
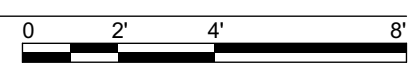
Zoning Analysis

SHEET NUMBER:

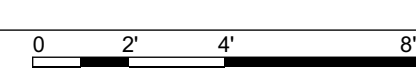
A005



1 Existing - Lower Level
A006 SCALE: 1/4" = 1'-0"



2 Existing - Main Level
A006 SCALE: 1/4" = 1'-0"



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ARCHITECT: **Mark Renz, AIA**

ISSUED:

- 05/09/2023 - Issue No 1
- 06/13/2023 - Issue No 2

PROJECT NAME:

**Pietan Styczynski
Residence**

PROJECT ADDRESS:

**2911 23rd St N
ARLINGTON, VA
22201**

PROJECT NUMBER: **2206**

DRAWING TITLE:

Existing Plans

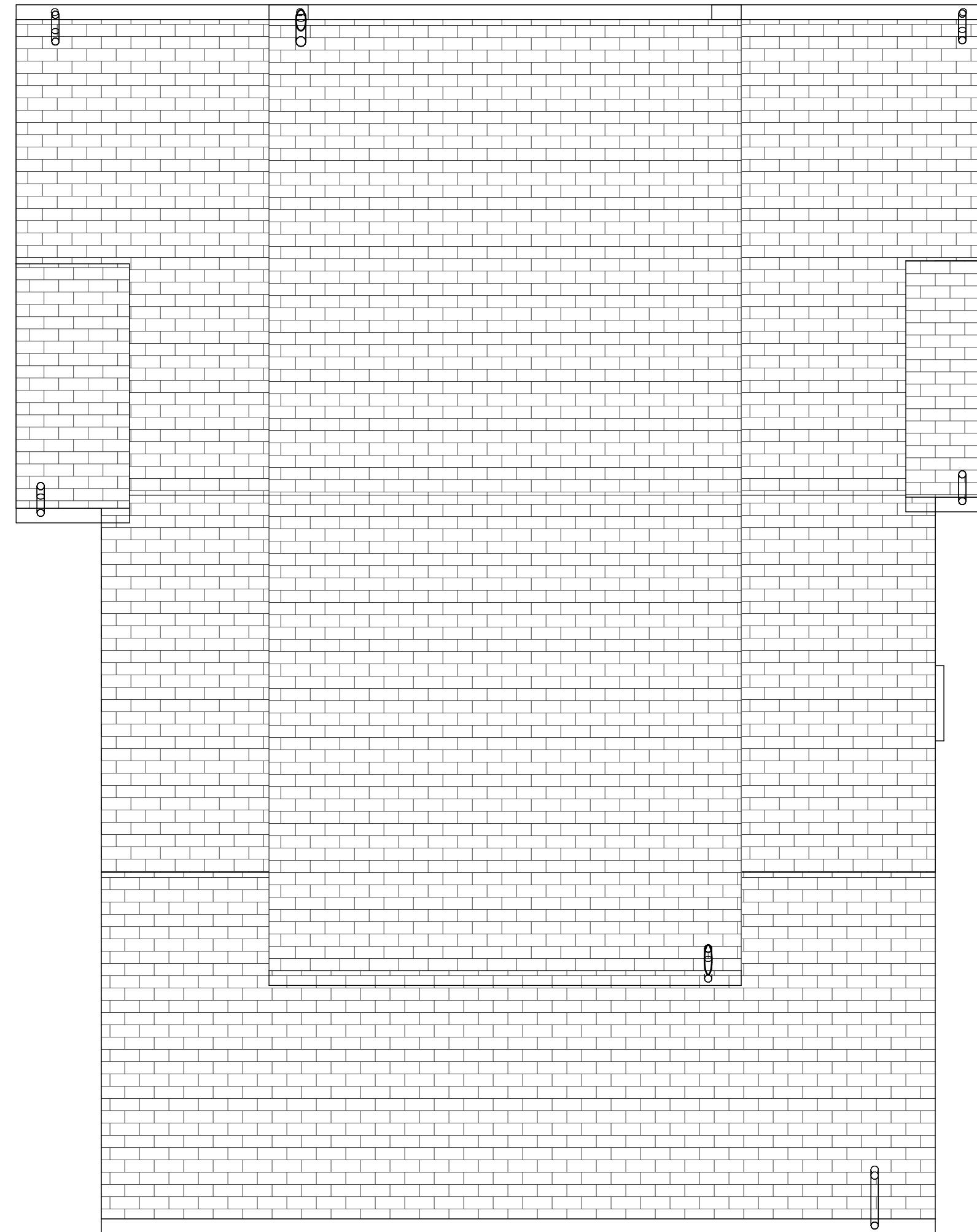
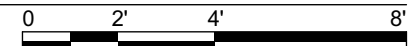
SHEET NUMBER:

A006



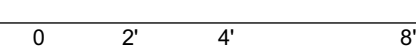
1 Existing - Upper Level

SCALE: 1/4" = 1'-0"



2 Existing - Roof (T.O. Plate)

SCALE: 1/4" = 1'-0"



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ISSUED:

05/09/2023 - Issue No 1
 06/13/2023 - Issue No 2

PROJECT NAME:

**Pietan Styczynski
 Residence**

PROJECT ADDRESS:

**2911 23rd St N
 ARLINGTON , VA
 22201**

PROJECT NUMBER: **2206**

DRAWING TITLE:

Existing Plans

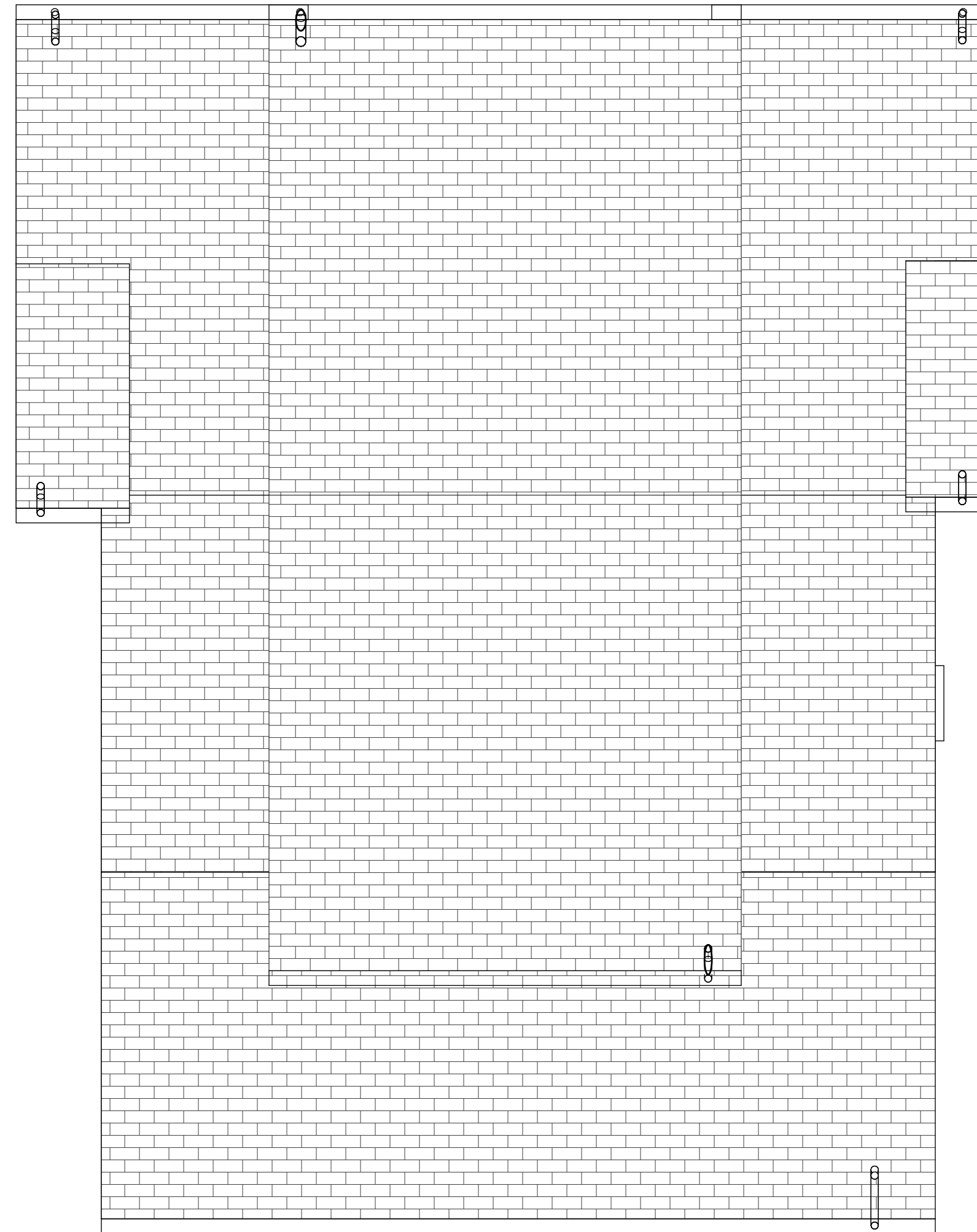
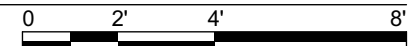
SHEET NUMBER:

A007



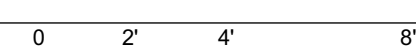
1 Existing - Upper Level

SCALE: 1/4" = 1'-0"



2 Existing - Roof (T.O. Plate)

SCALE: 1/4" = 1'-0"



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ISSUED:

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PROJECT NAME:

**Pietan Styczynski
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PROJECT ADDRESS:

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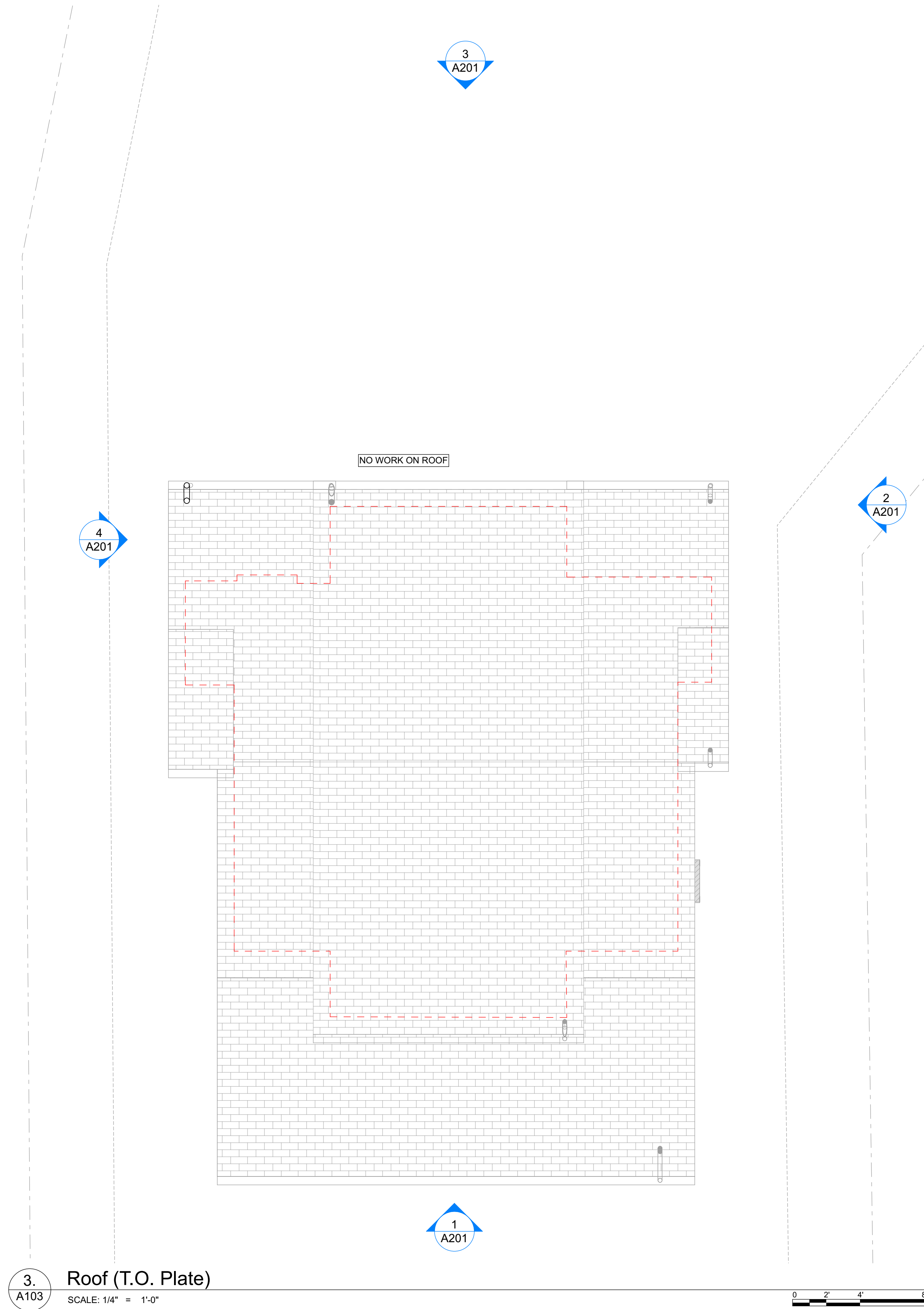
PROJECT NUMBER: **2206**

DRAWING TITLE:

Existing Plans

SHEET NUMBER:

A007



3. Roof (T.O. Plate)
A103 SCALE: 1/4" = 1'-0"

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ISSUED:

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06/13/2023 - Issue No 2

PROJECT NAME:

**Pietan Styczynski
Residence**

PROJECT ADDRESS:

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ARLINGTON , VA
22201**

PROJECT NUMBER: **2206**

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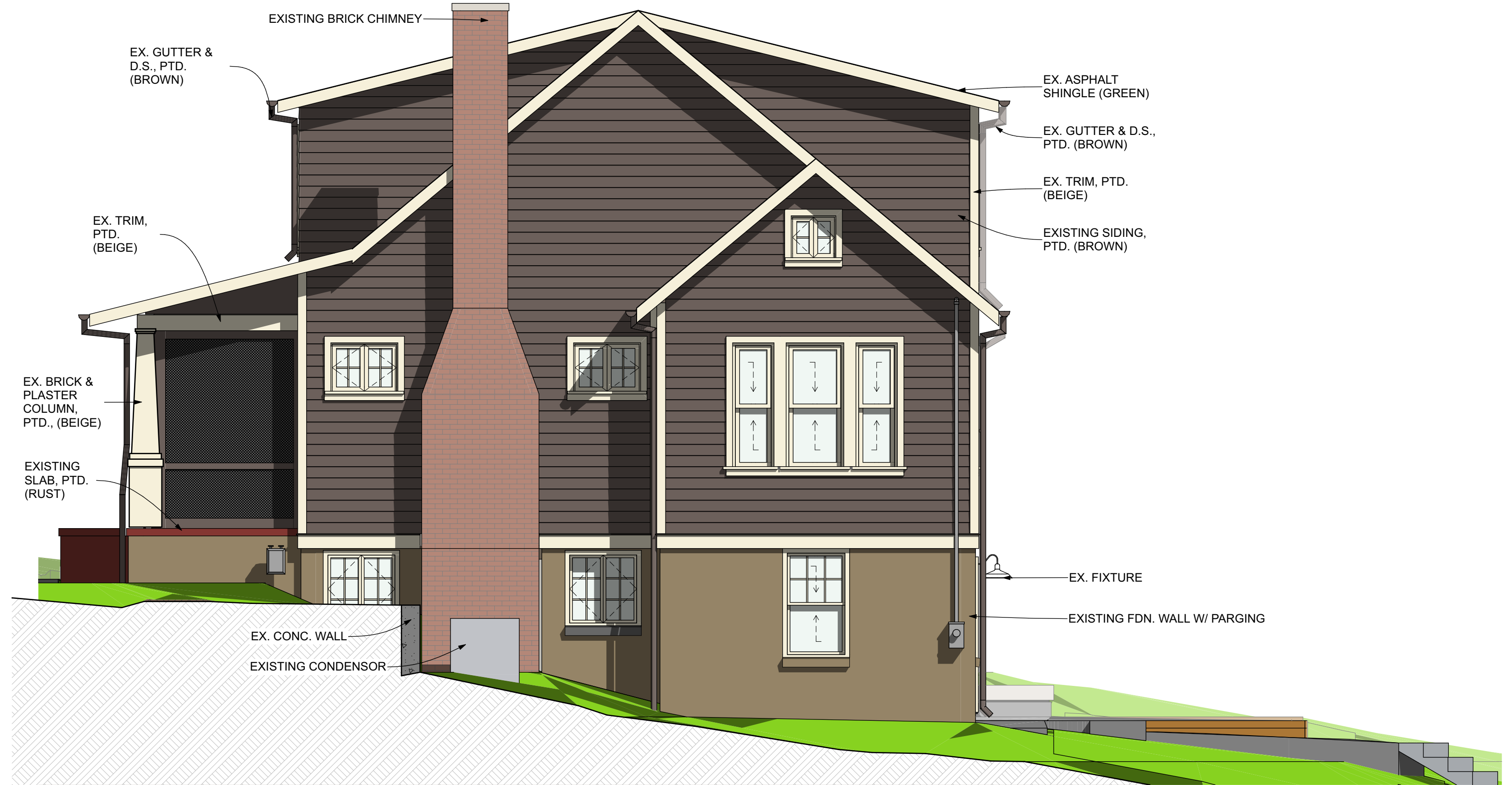
Roof Plan

SHEET NUMBER:

A103



1 South Elevation - EXISTING
A008 SCALE: 1/4" = 1'-0"



2 East Elevation - EXISTING
A008 SCALE: 1/4" = 1'-0"



3 North Elevation - EXISTING
A008 SCALE: 1/4" = 1'-0"



4 West Elevation - EXISTING
A008 SCALE: 1/4" = 1'-0"

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ISSUED:
05/09/2023 - Issue No 1
06/13/2023 - Issue No 2

PROJECT NAME:
**Pietan Styczynski
Residence**

PROJECT ADDRESS:
**2911 23rd St N
ARLINGTON, VA
22201**
PROJECT NUMBER: 2206

DRAWING TITLE:
Existing Elevations

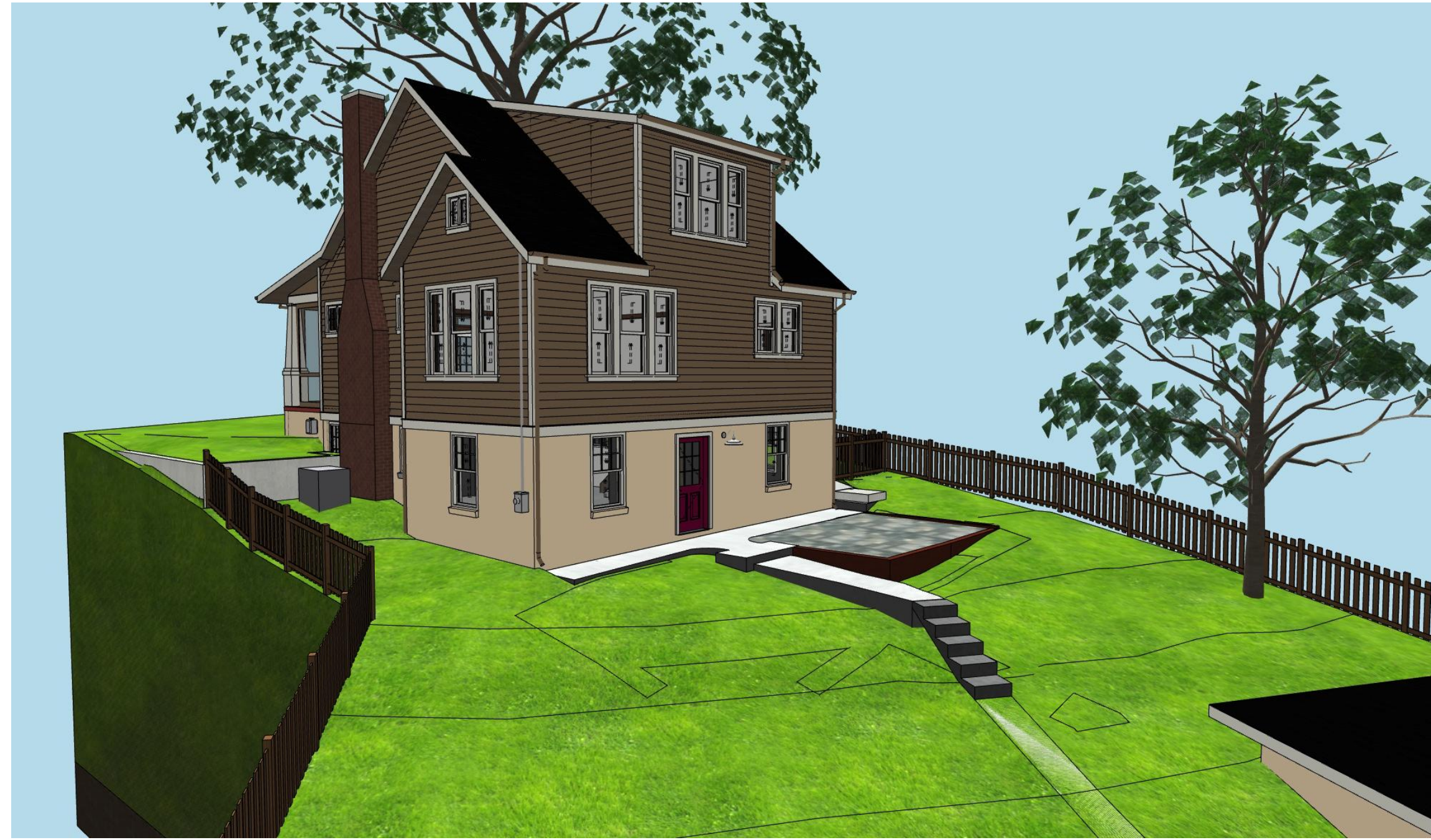
SHEET NUMBER:
A008



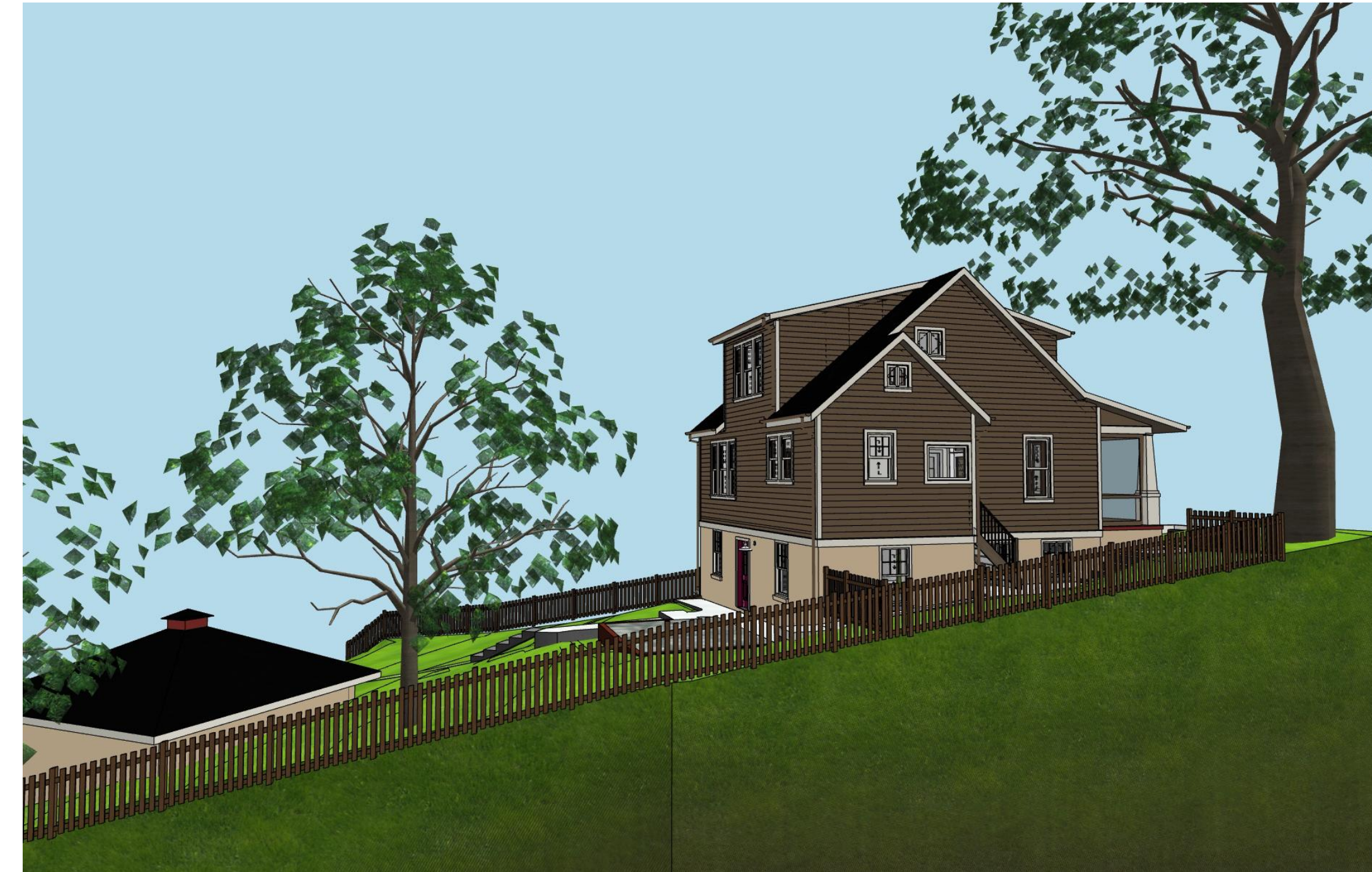
1 3D VIEW FRONT RIGHT - EXISTING
A601



2 3D VIEW FRONT LEFT - EXISTING
A601



3 3D VIEW BACK RIGHT - EXISTING
A601



4 3D VIEW BACK LEFT - EXISTING
A601

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06/13/2023 - Issue No 2

PROJECT NAME:

**Pietan Styczynski
Residence**

PROJECT ADDRESS:

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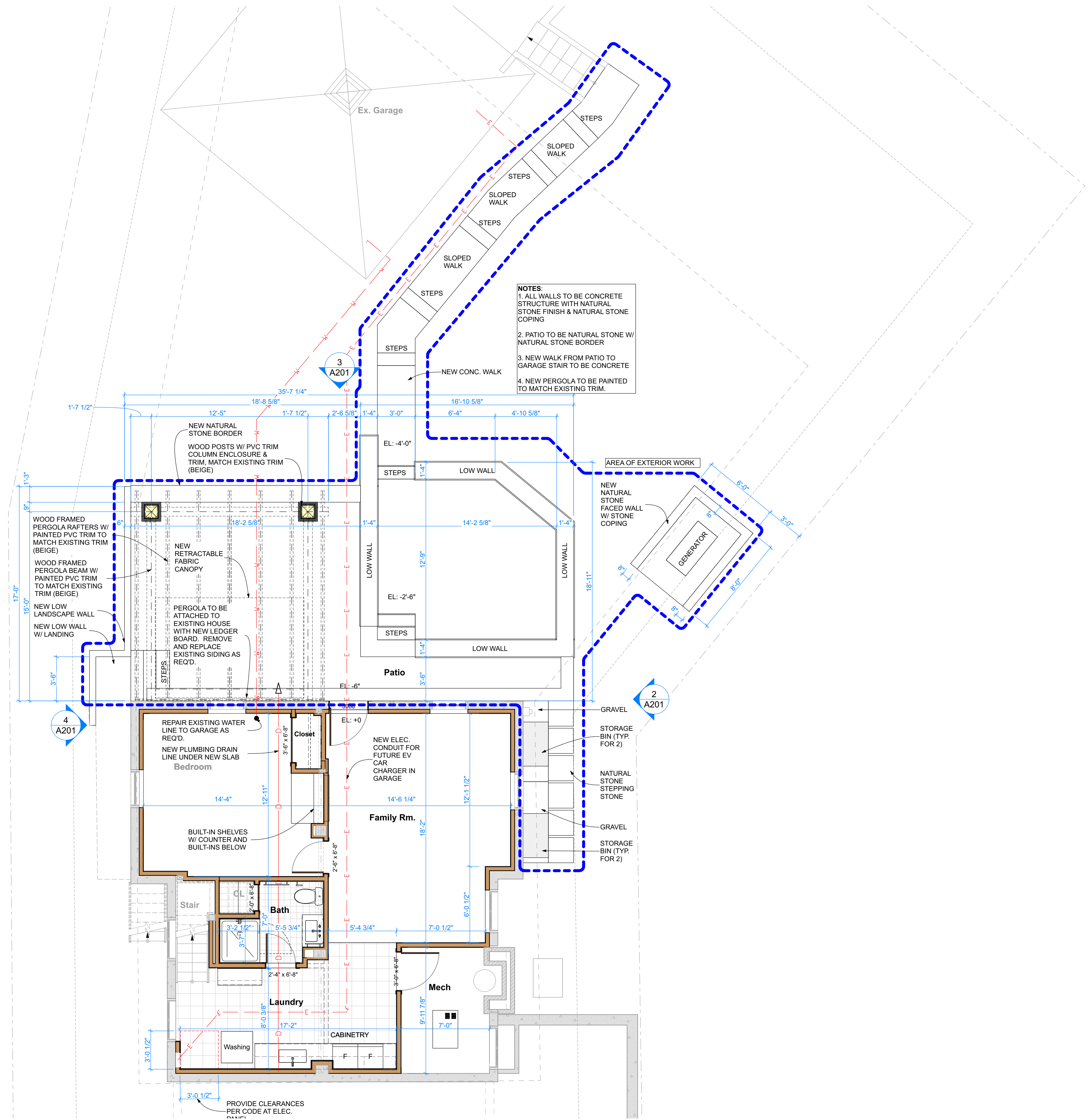
PROJECT NUMBER: **2206**

DRAWING TITLE:

3d Views - Existing

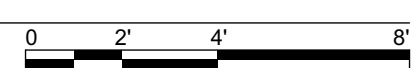
SHEET NUMBER:

A601



NOTES:
 1. ALL WALLS TO BE CONCRETE STRUCTURE WITH NATURAL STONE FINISH & NATURAL STONE COPING
 2. PATIO TO BE NATURAL STONE W/ NATURAL STONE BORDER
 3. NEW WALK FROM PATIO TO GARAGE STAIR TO BE CONCRETE
 4. NEW PERGOLA TO BE PAINTED TO MATCH EXISTING TRIM.

1
 Lower Level
 SCALE: 1/4" = 1'-0"



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ISSUED:
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 06/13/2023 - Issue No 2

PROJECT NAME:
**Pietan Styczynski
 Residence**

PROJECT ADDRESS:
**2911 23rd St N
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 22201**
 PROJECT NUMBER: **2206**

DRAWING TITLE:

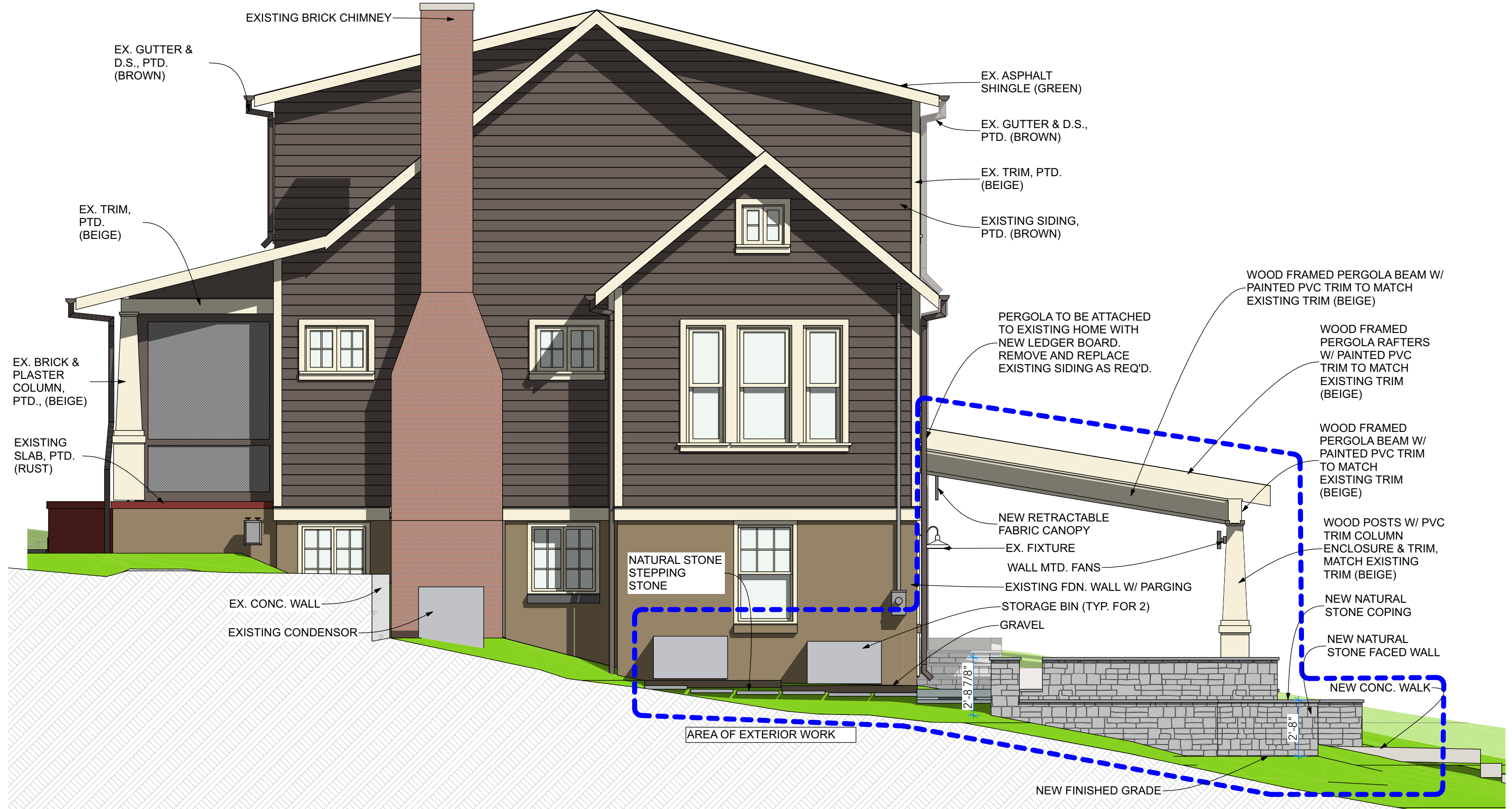
Plans

SHEET NUMBER:
A101

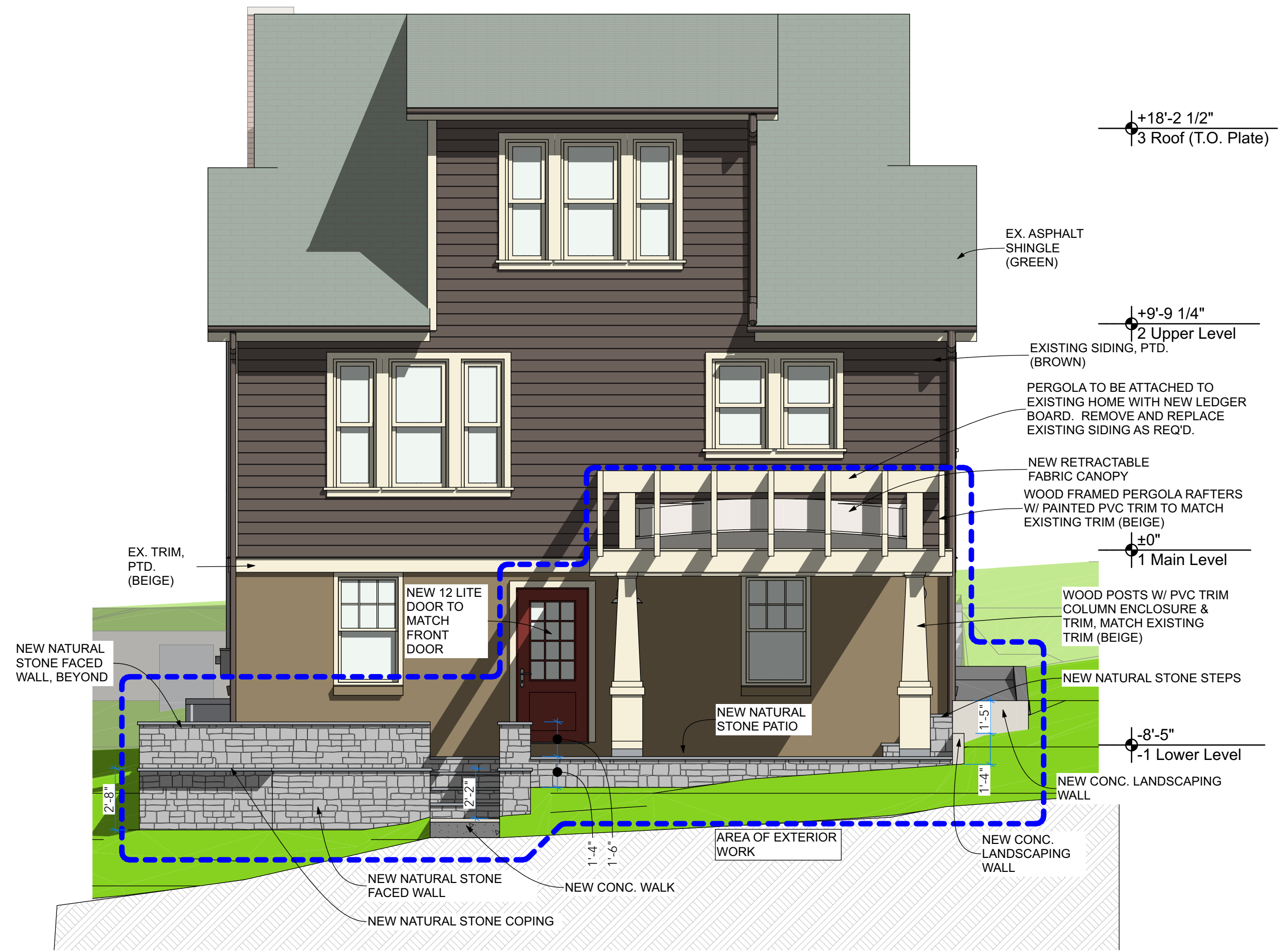
NO WORK ON THIS ELEVATION



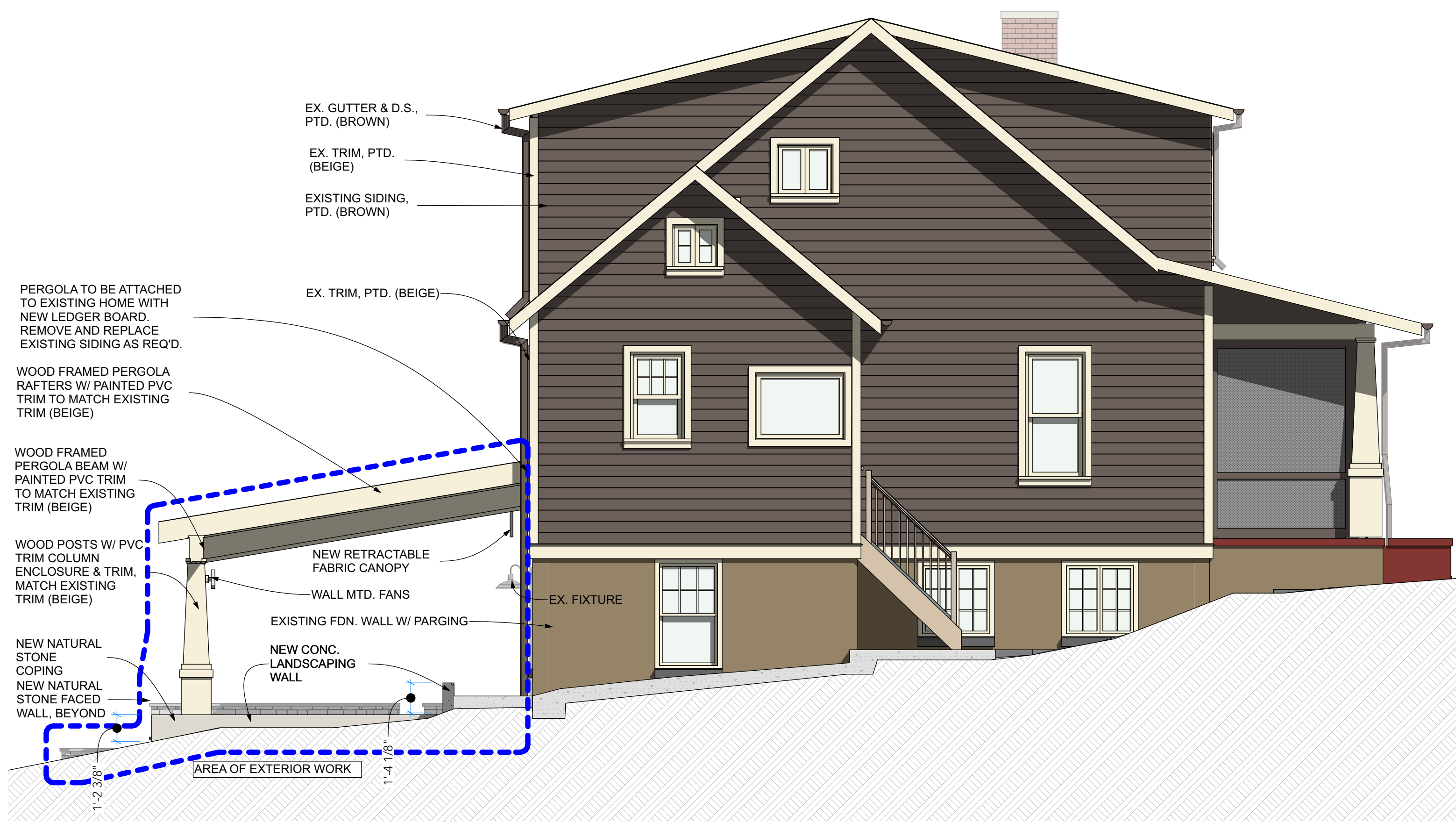
1 South Elevation
SCALE: 1/4" = 1'-0"



2 East Elevation
SCALE: 1/4" = 1'-0"



3 North Elevation
SCALE: 1/4" = 1'-0"



4 West Elevation
SCALE: 1/4" = 1'-0"

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ISSUED:

05/09/2023 - Issue No 1

06/13/2023 - Issue No 2

PROJECT NAME:
**Pietan Styczynski
Residence**

PROJECT ADDRESS:
**2911 23rd St N
ARLINGTON, VA
22201**

PROJECT NUMBER: 2206

DRAWING TITLE:

Elevations

SHEET NUMBER:

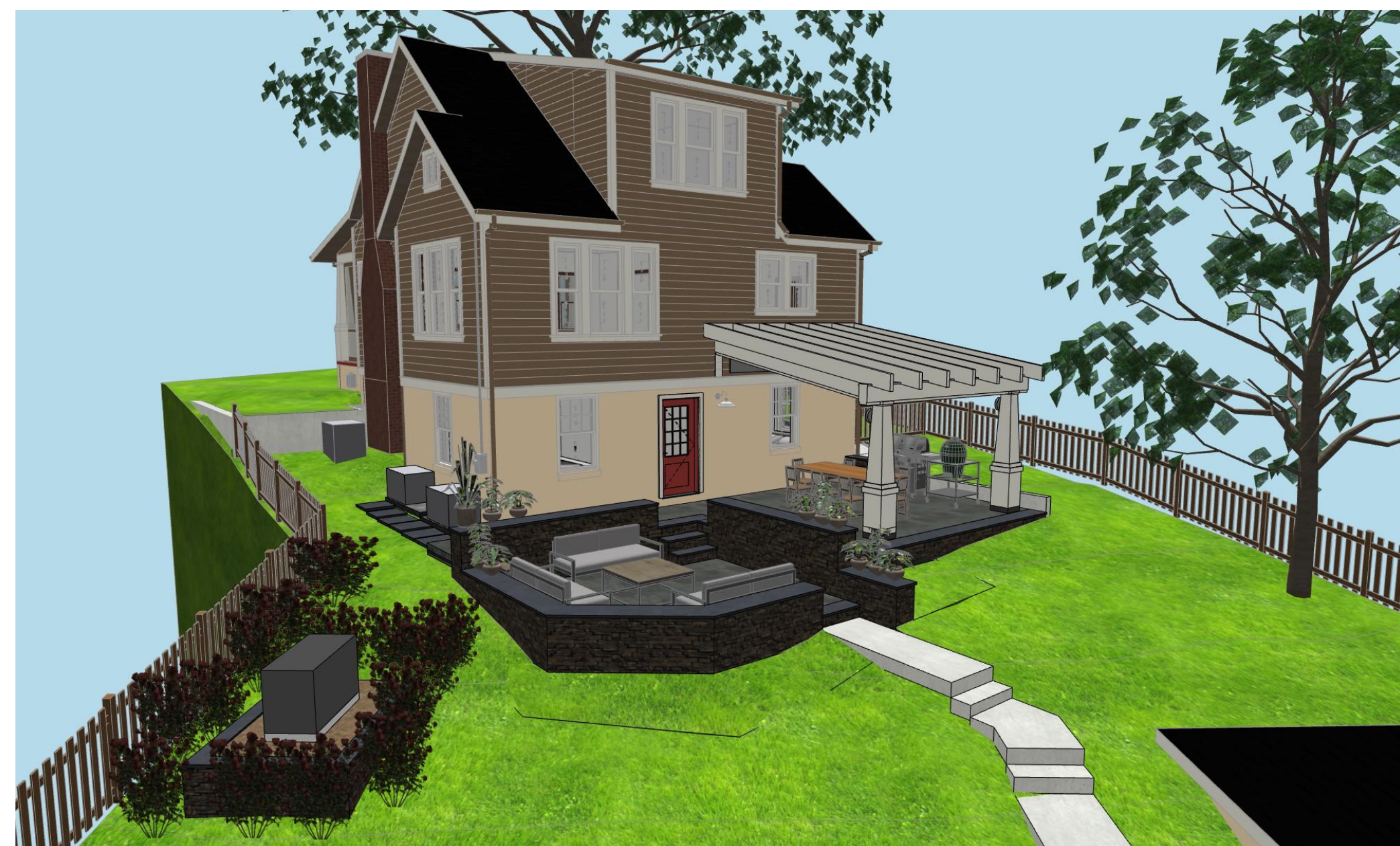
A201



1 3D VIEW FRONT RIGHT
A602



2 3D VIEW FRONT LEFT
A602



3 3D VIEW BACK RIGHT
A602



4 3D VIEW BACK LEFT
A602



5 EXTERIOR - FROM STREET
A602



6 EXTERIOR - PERGOLA FROM LEFT
A602

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ISSUED:

05/09/2023 - Issue No 1

06/13/2023 - Issue No 2

PROJECT NAME:

**Pietan Styczynski
Residence**

PROJECT ADDRESS:

**2911 23rd St N
ARLINGTON, VA
22201**

PROJECT NUMBER: **2206**

DRAWING TITLE:

3d Views - New

SHEET NUMBER:

A602

How to Calculate Lot Coverage

For adopted ZOA on 11/15/05; Revised 6/2014

R-6 Districts: What is the zoning of your lot? Check the zoning map, or your assessment record. If your lot is zoned "R-6," go to #1.

| Max Lot Coverage | Max Lot Coverage w/ Front Porch | Max Lot Coverage w/ Rear Detached Garage | Max Lot Coverage w/ Front Porch and Detached Rear Garage | Max Main Building Footprint Coverage | Max Main Building Footprint Coverage w/ Front Porch | Main Building Footprint Cap | Main Building Footprint Cap w/ Front Porch |
|------------------|---------------------------------|--|--|--------------------------------------|---|-----------------------------|--|
| 40% | 43% | 45% | 48% | 30% | 33% | 2,520 sq. ft. | 2,772 sq. ft. |

Your property must meet the requirements for the lot and for the house (main building). The main building footprint shall include all parts of a main building that rest, directly or indirectly, on the ground, including, by way of illustration and not by limitation, attached garages, bay and oriel windows with floor space, chimneys, porches, decks with floor heights that are four feet or higher above finished grade, balconies with horizontal projections that are four feet or more, and covered breezeways connected to a main building. Total lot coverage includes the footprint of the main building, and the total footprints of all accessory buildings that have either footprints larger than 150 sq. ft., or heights of two stories or more, driveways and parking pads, including, without limitation, any unpaved center strip or other portion of the driveway and any lot area regularly used for maneuvering or parking of vehicles, whether paved or unpaved, patios that are eight inches or higher above finished grade, decks that are four feet or higher from finished grade that are not attached to a main building, gazebos and pergolas, whether enclosed or unenclosed and with or without foundations, stoops and landings (including those associated with stairs) that are four feet or higher above finished grade, and in-ground swimming pools.

#1 How many square feet is your lot?
 #2 How many square feet is the footprint of your main building?
 -Main dwelling
 -Attached garages
 -Bay or oriel windows with floor space
 -Chimneys
 -Porches
 -Decks that are four feet or higher above finished grade
 -Balconies with horizontal projections that are four feet or more
 -Covered breezeways connected to a main building

Do you have a front porch with a footprint of at least 60 sq. ft.? If so, you are permitted to cover 2,772 sq. ft. or 33% of the lot.
 Is your front porch footprint less than 60 sq. ft.? If so, you are permitted to cover 2,520 sq. ft. or 30% of the lot.

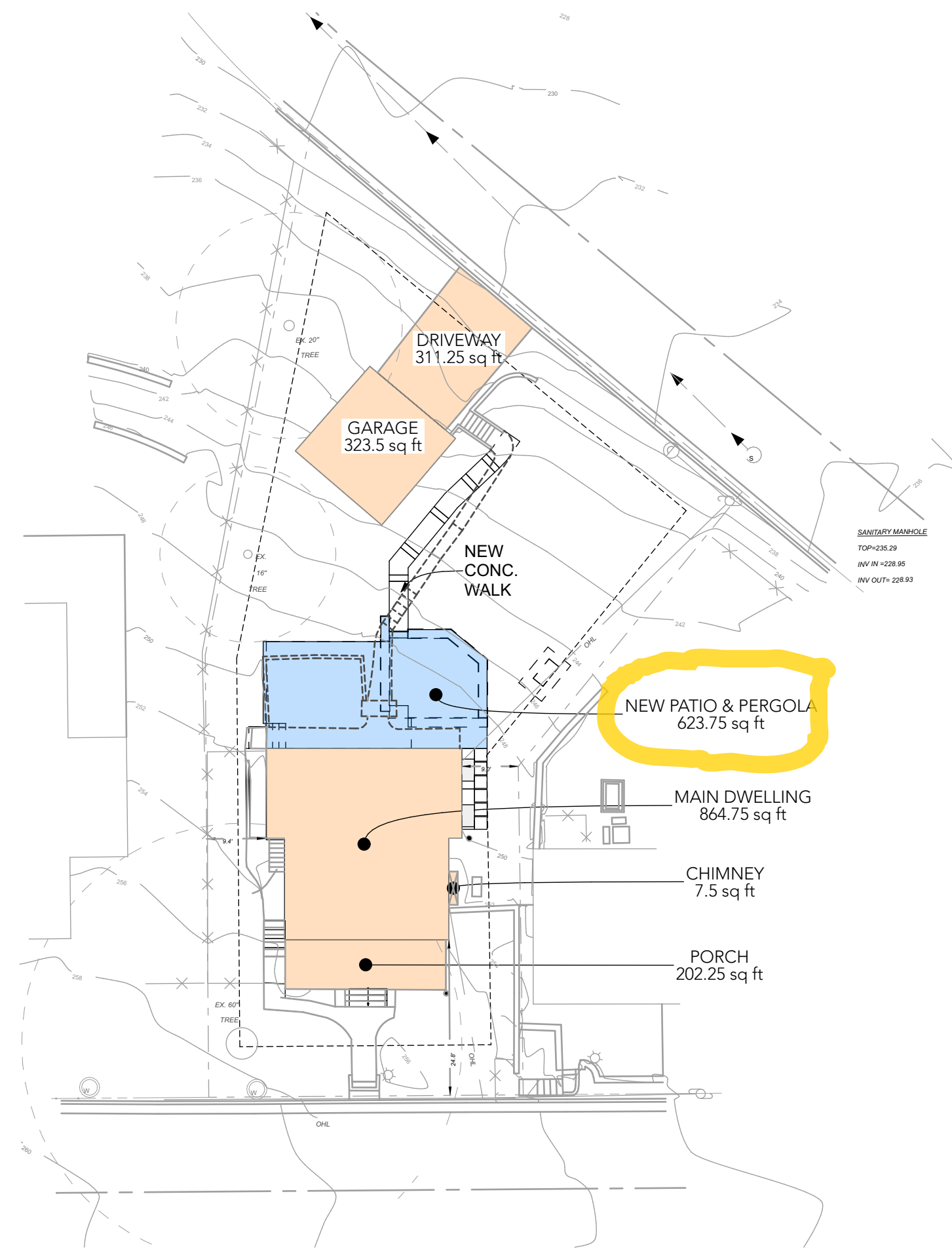
Add all items in #2.

Divide the main building footprint (#2) by your lot size (#1) and multiply by 100. If your lot is smaller than 6,000 sq. ft. divide (#2) by the required lot size (6,000 sq. ft.) as permitted by Section 3.2.5.A.2.

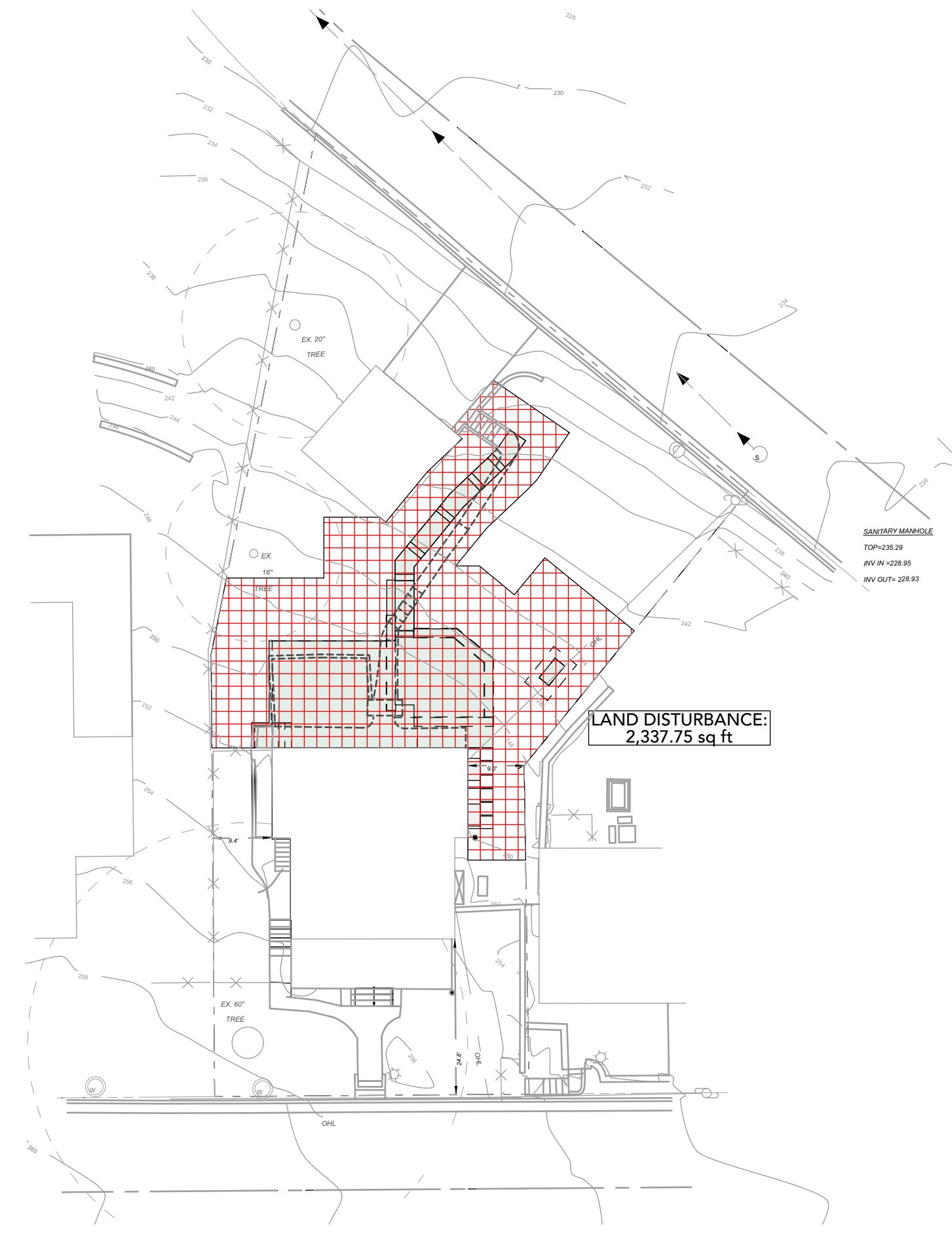
| | | |
|------------|---------|---------|
| | 7,772 | sq. ft. |
| | 865 | sq. ft. |
| | 0 | sq. ft. |
| | 0 | sq. ft. |
| | 7.5 | sq. ft. |
| | 203 | sq. ft. |
| | 0 | sq. ft. |
| | 0 | sq. ft. |
| | 0 | sq. ft. |
| Subtotal = | 1,075.5 | sq. ft. |

YES NO
 YES NO

Main Building Footprint = 1,075.5 sq. ft.
 Main Building Footprint Coverage = 13.8%



1 Lot Coverage Plan
 A005 SCALE: 1" = 20'



2 Land Disturbance Plan
 A005 SCALE: 1" = 20'

How to Calculate Lot Coverage

For adopted ZOA on 11/15/05; Revised 6/2014

#3 What is your total lot coverage?
 -Main building footprint (answer for #2)
 -Accessory buildings that have either footprints larger than 150 sq. ft., or heights of two stories or more
 -Driveways and parking pads
 -Patios that are eight inches or higher above finished grade
 -Decks that are four feet or higher from finished grade that are not attached to a main building
 -Gazebos or pergolas
 -Stoops and landings (including those associated with stairs) that are four feet or higher above finished grade
 -In-ground swimming pools

Do you have a front porch with a footprint of at least 60 sq. ft.? If so, you are permitted a total coverage of 43%.
 Do you have a rear detached garage with a footprint of at least 150 sq. ft.? If so, you are permitted a total coverage of 45%.
 Do you have a front porch with a footprint of at least 60 sq. ft. and a detached garage with a footprint of at least 150 sq. ft.? If so, you are permitted a total coverage of 48%.
 If you answered no to all of the above you are permitted a total lot coverage of 40%.

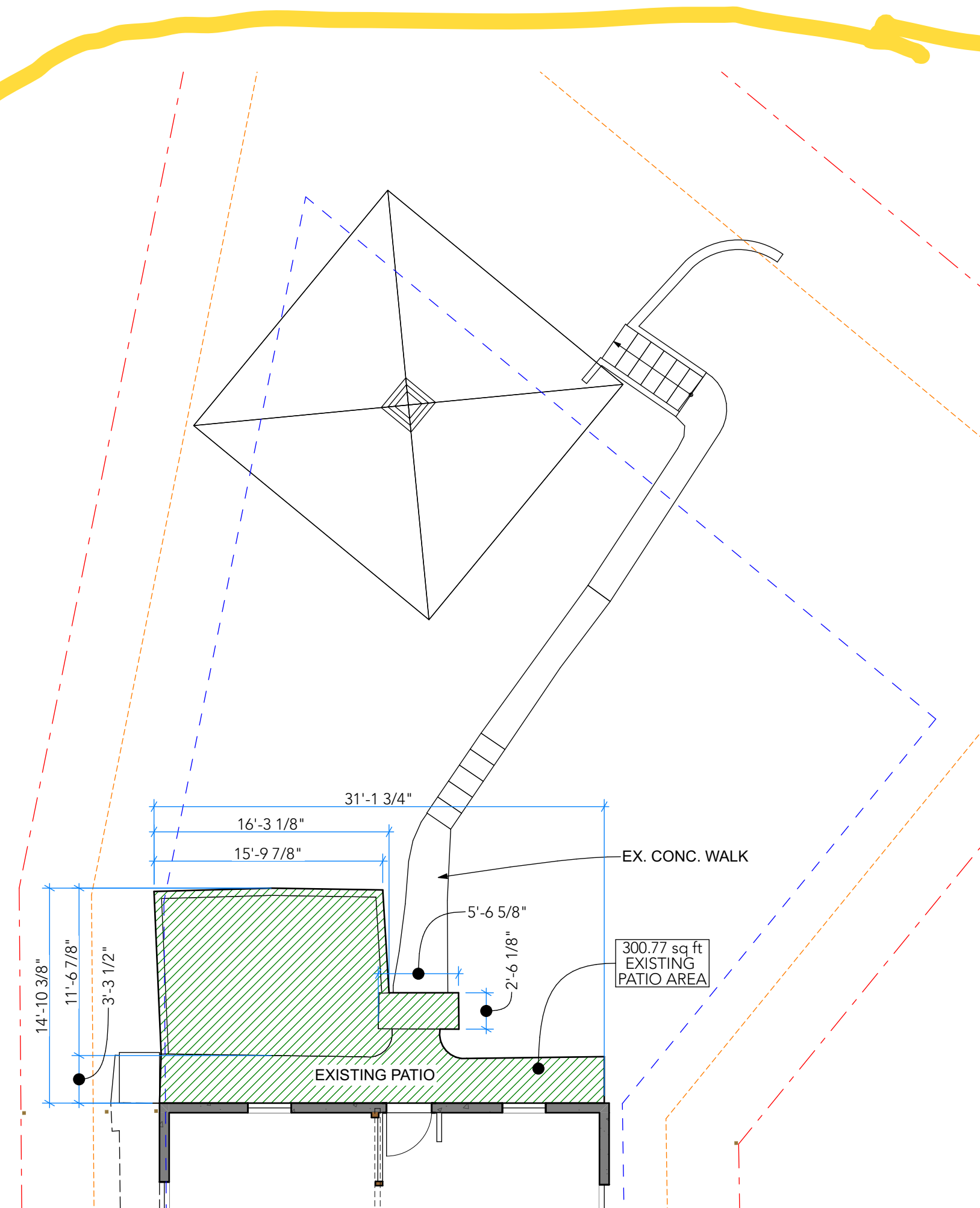
Add all items in #3.

Divide the total lot coverage (#3) by your lot size (#1) and multiply by 100.

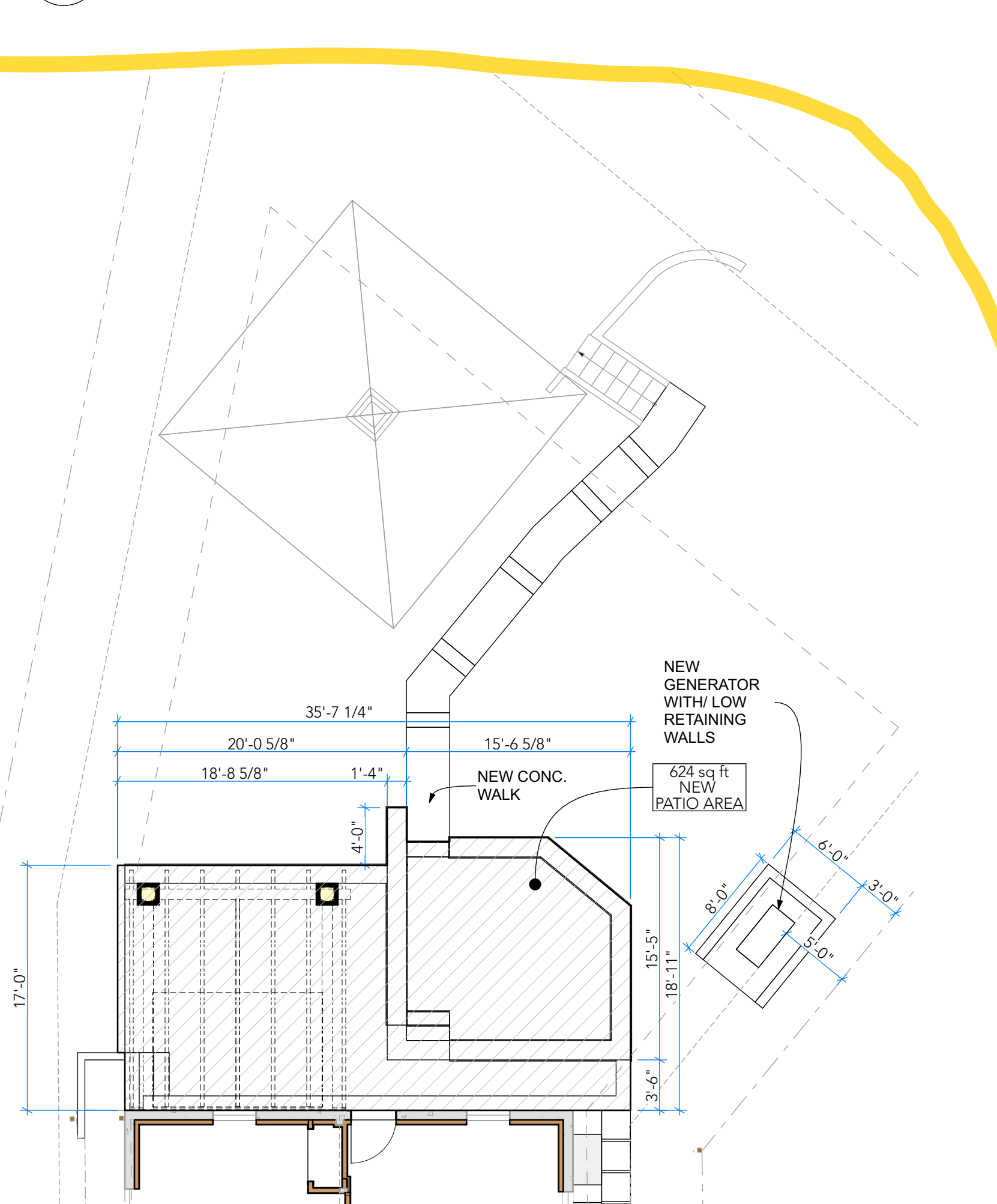
| | | |
|------------|---------|---------|
| | 1,075.5 | sq. ft. |
| | 324 | sq. ft. |
| | 312 | sq. ft. |
| | 617 | sq. ft. |
| | 0 | sq. ft. |
| | 0 | sq. ft. |
| | 0 | sq. ft. |
| Subtotal = | 2,328.5 | sq. ft. |

YES / NO
 YES / NO
 YES NO

Total Lot Coverage = 2,328.5 sq. ft.
 Lot Coverage Percentage = 29.9%
 29.9 < 48 = OK



3 Patio Area Plan - Existing
 A005



4 Patio Area Plan - NEW
 A005

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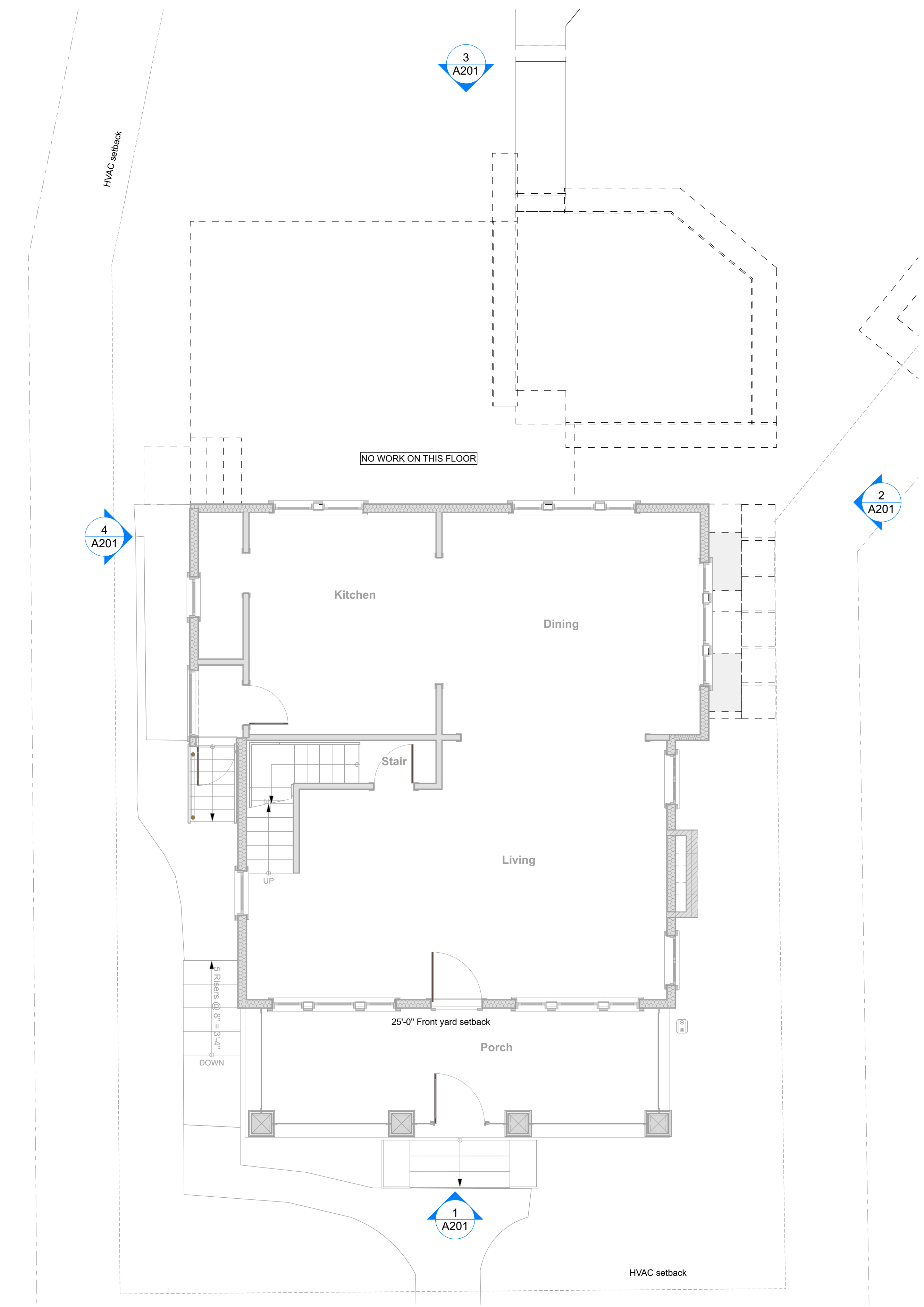
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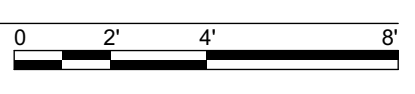
Zoning Analysis

SHEET NUMBER:

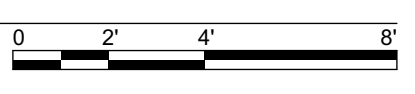
A005



1 Main Level
A102 SCALE: 1/4" = 1'-0"



2 Upper Level
A102 SCALE: 1/4" = 1'-0"



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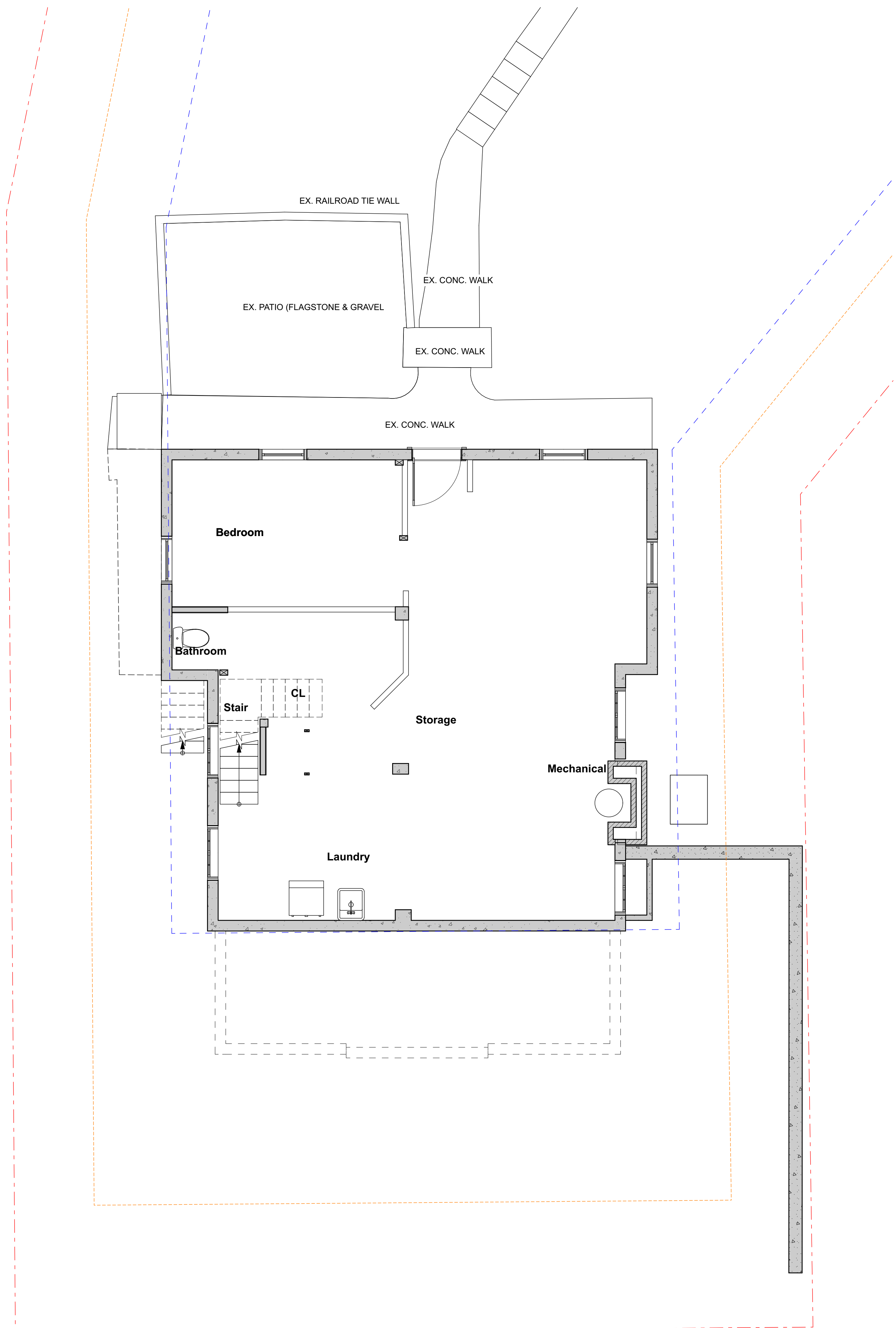
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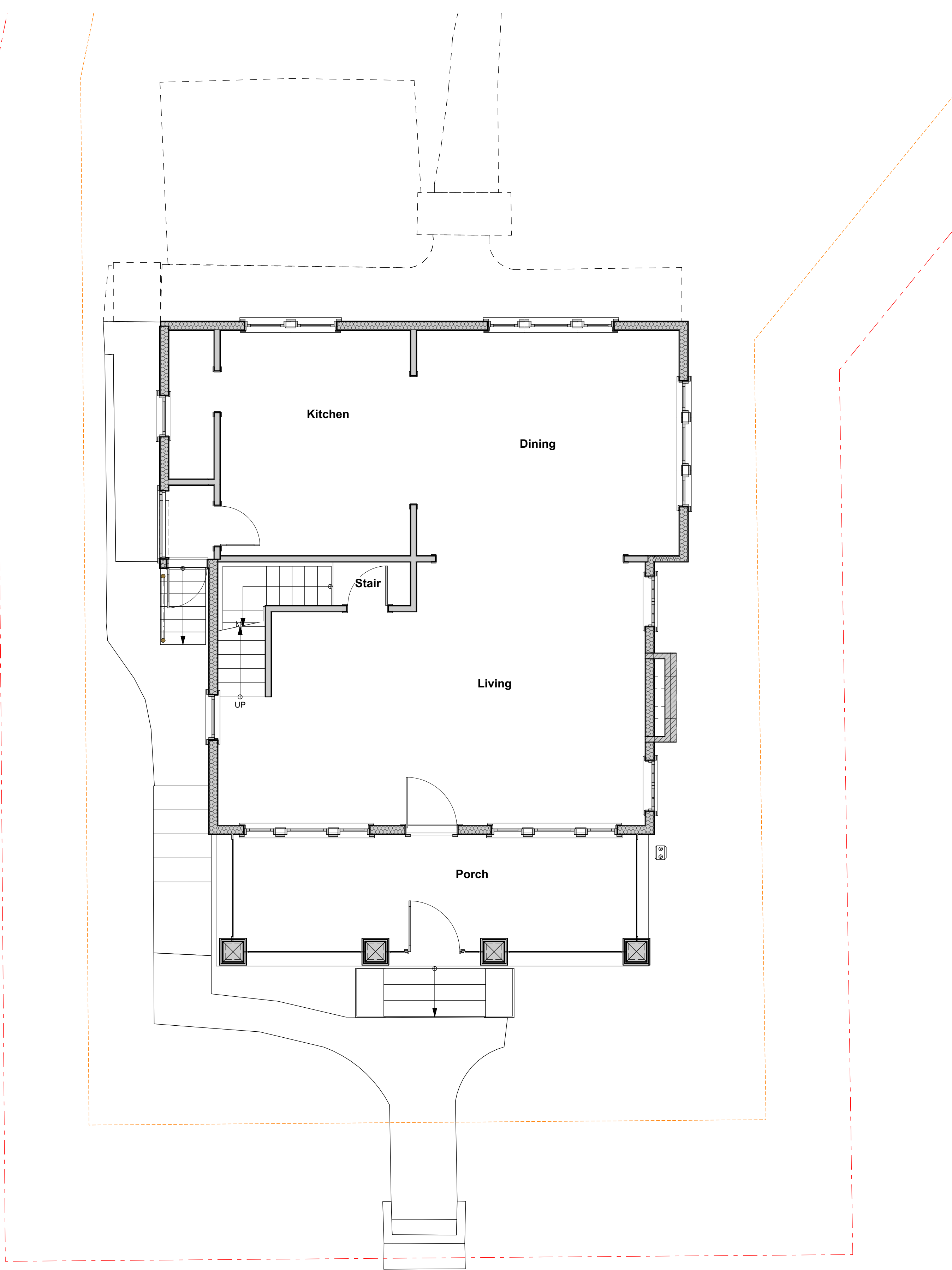
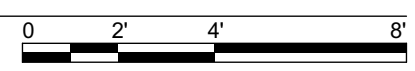
Plans

SHEET NUMBER:

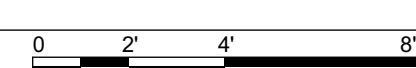
A102



1 Existing - Lower Level
A006 SCALE: 1/4" = 1'-0"



2 Existing - Main Level
A006 SCALE: 1/4" = 1'-0"



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PROJECT NUMBER: **2206**

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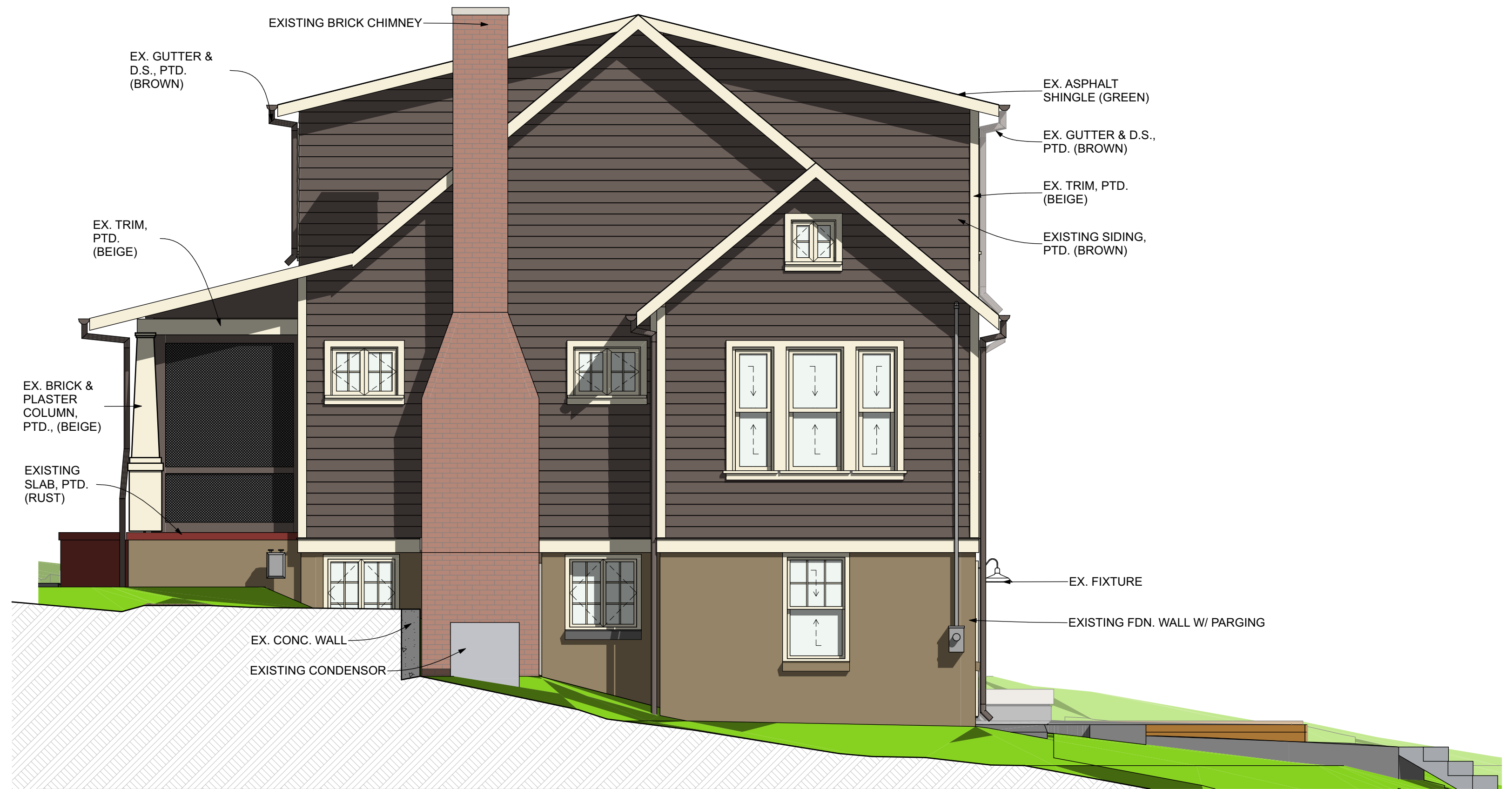
Existing Plans

SHEET NUMBER:

A006



1 South Elevation - EXISTING
A008 SCALE: 1/4" = 1'-0"



2 East Elevation - EXISTING
A008 SCALE: 1/4" = 1'-0"



3 North Elevation - EXISTING
A008 SCALE: 1/4" = 1'-0"



4 West Elevation - EXISTING
A008 SCALE: 1/4" = 1'-0"

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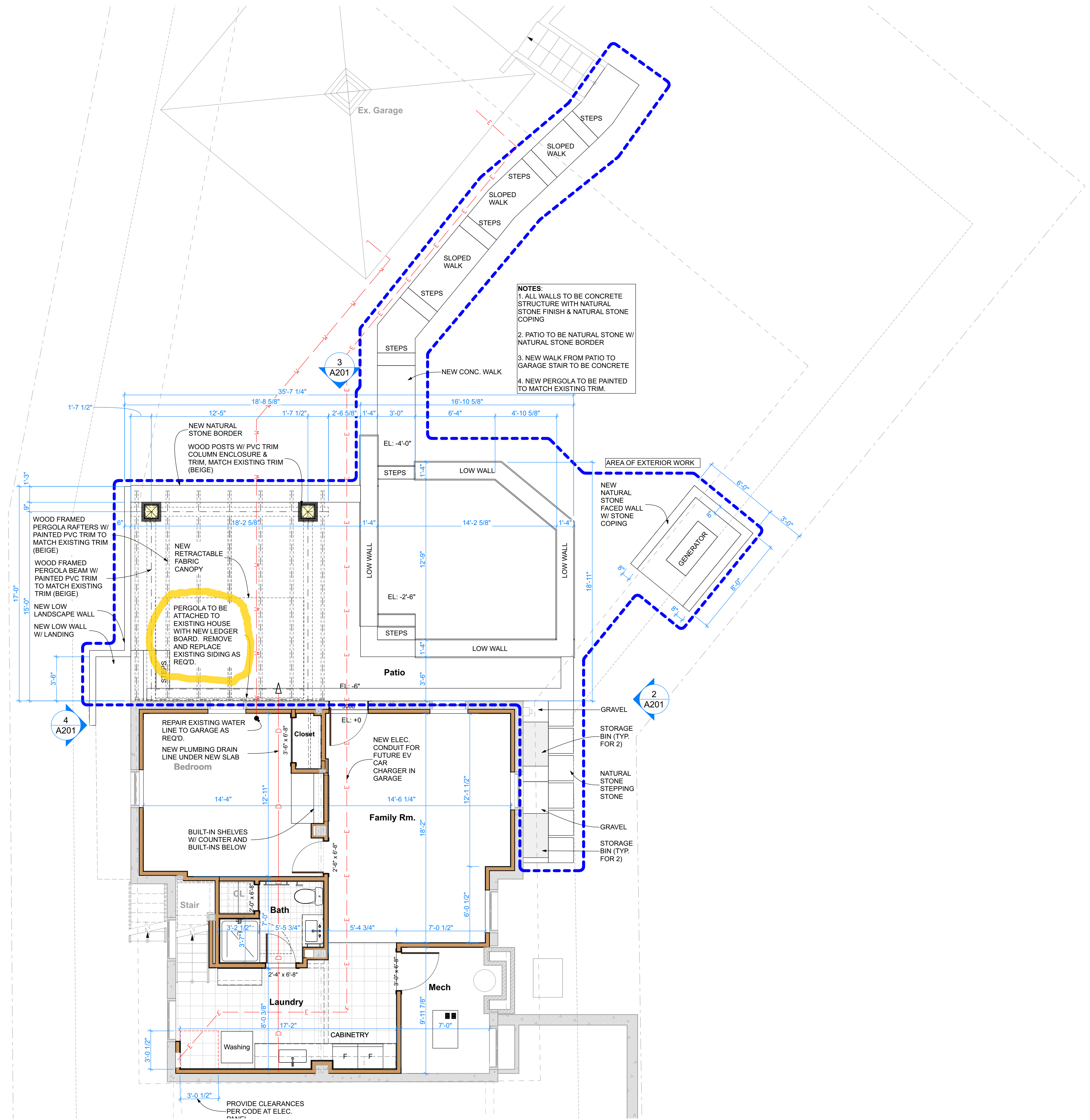
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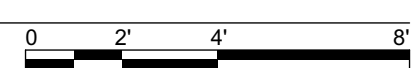
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PROJECT NUMBER: 2206

DRAWING TITLE:
Existing Elevations

SHEET NUMBER:
A008



1
A101 Lower Level
SCALE: 1/4" = 1'-0"



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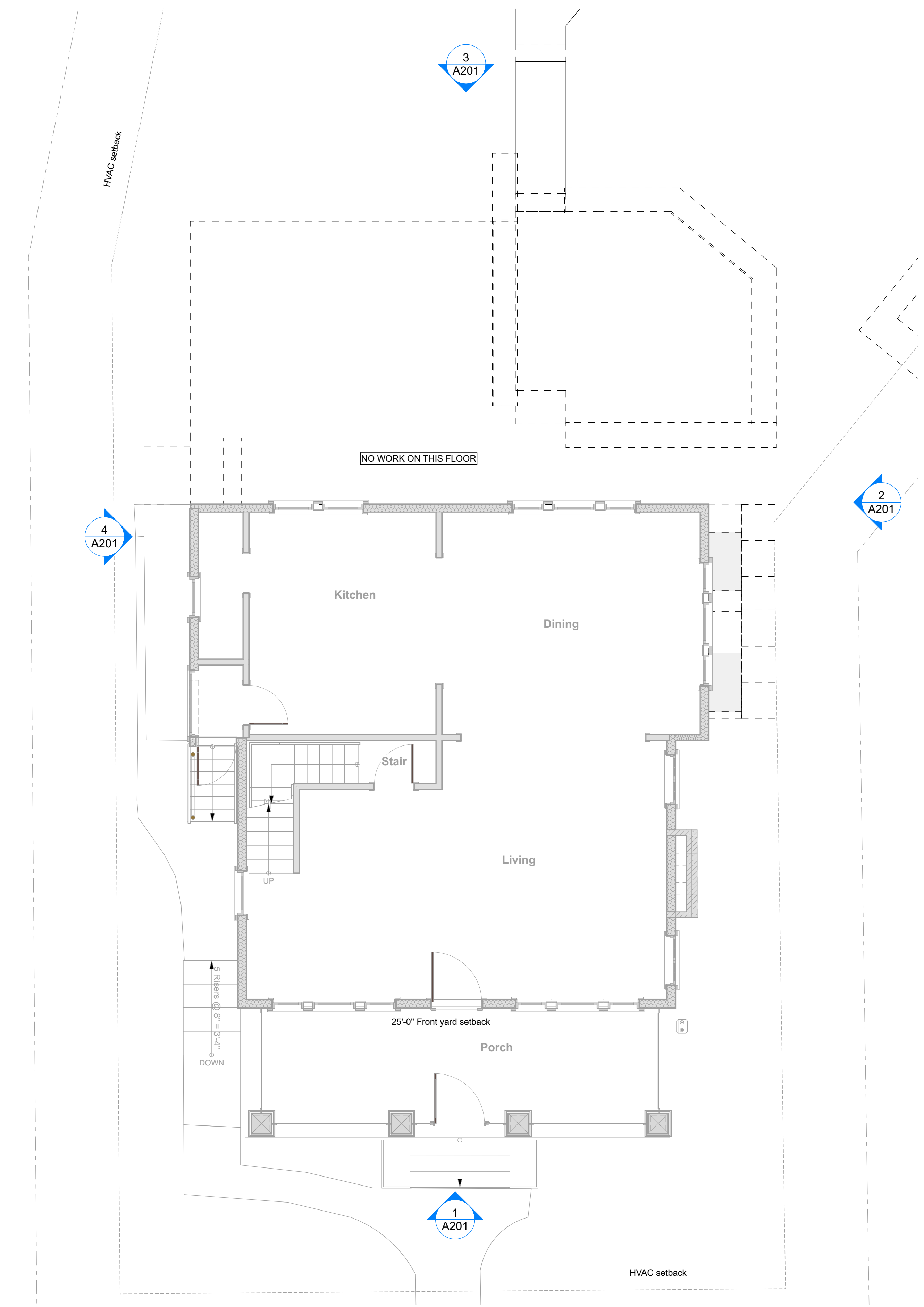
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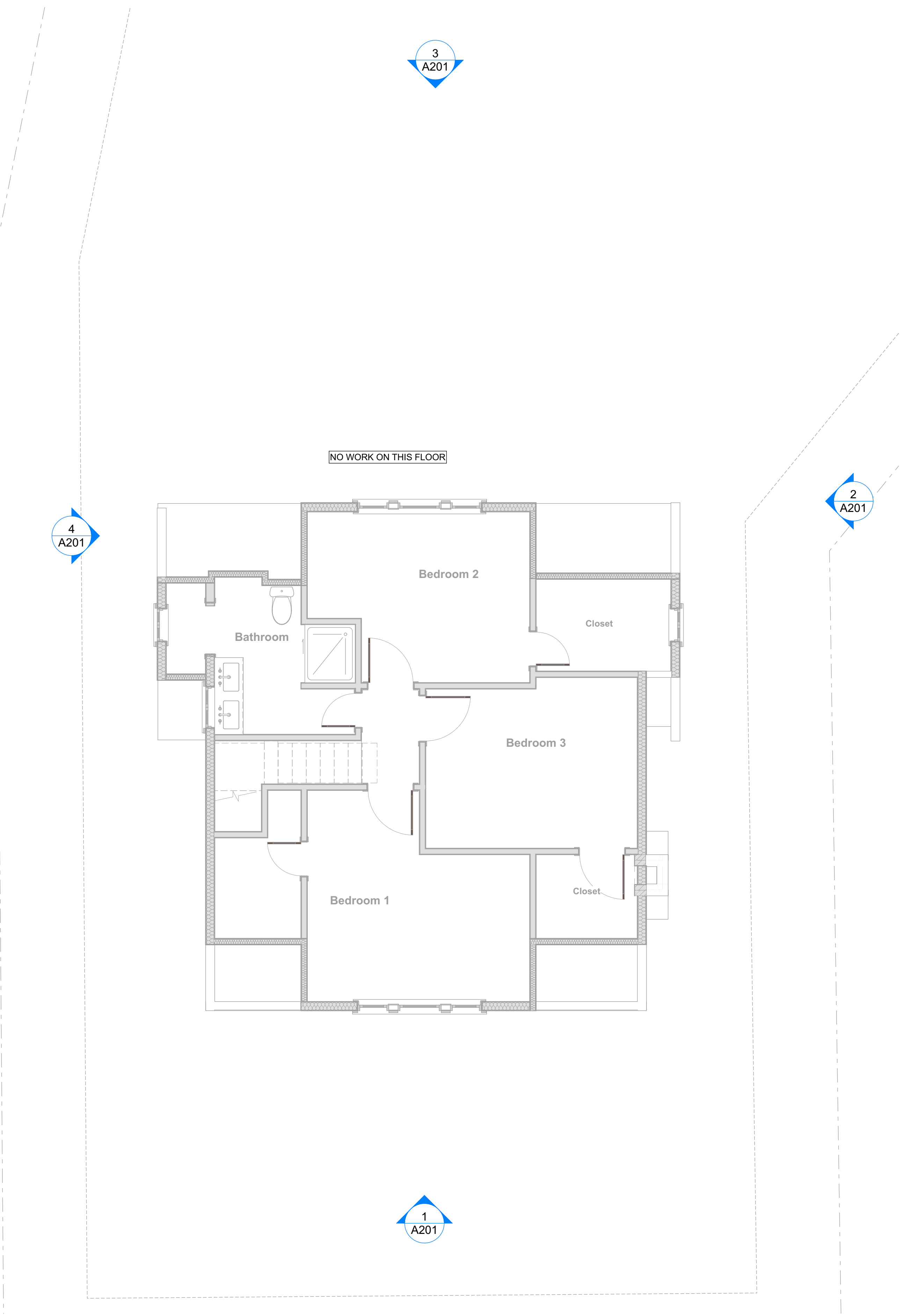
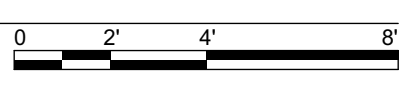
Plans

SHEET NUMBER:

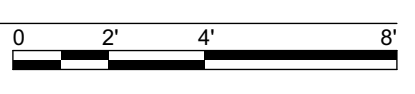
A101



1 Main Level
A102 SCALE: 1/4" = 1'-0"



2 Upper Level
A102 SCALE: 1/4" = 1'-0"



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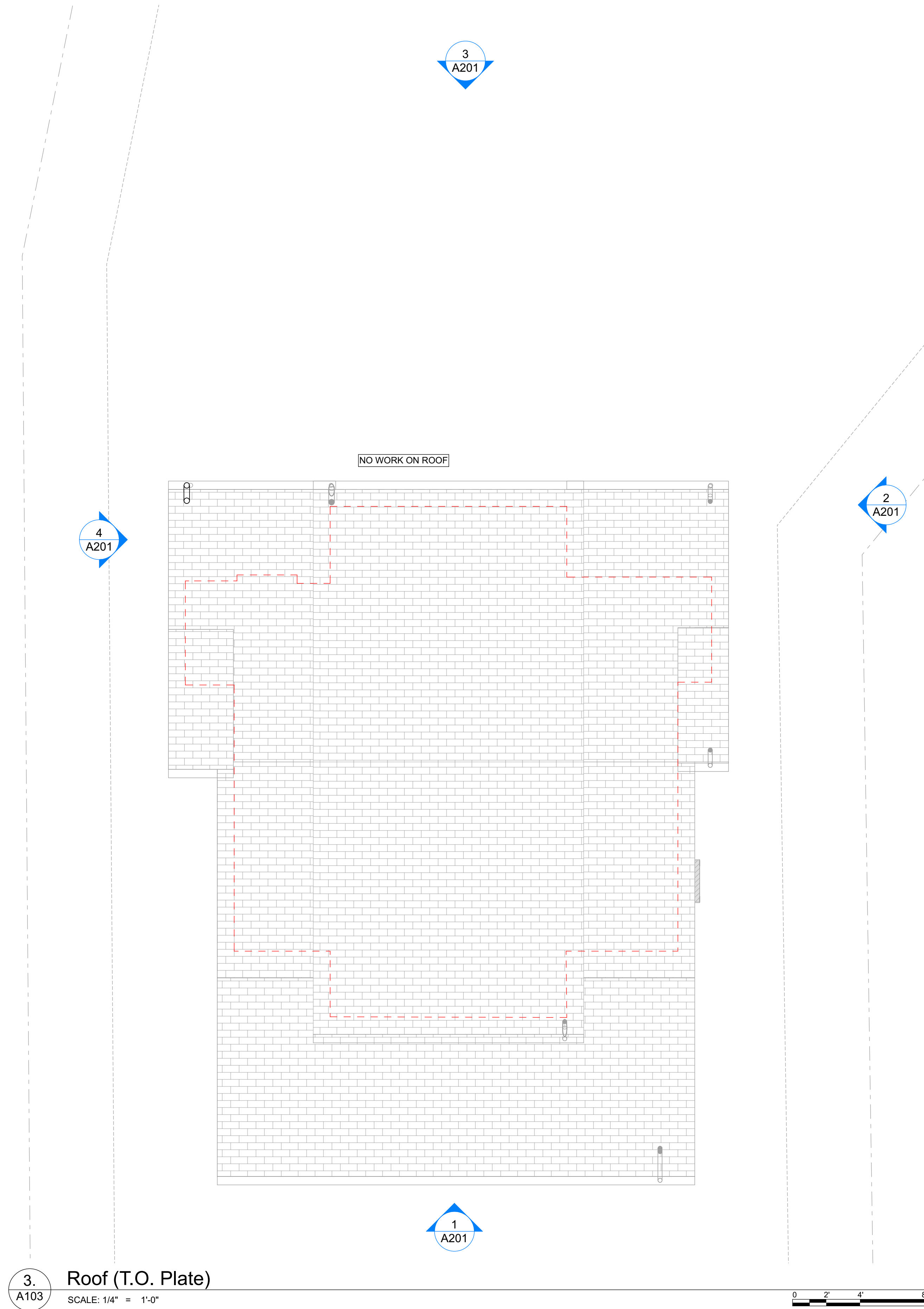
PROJECT NUMBER: 2206

DRAWING TITLE:

Plans

SHEET NUMBER:

A102



3. Roof (T.O. Plate)
A103 SCALE: 1/4" = 1'-0"

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PROJECT NUMBER: **2206**

DRAWING TITLE:

Roof Plan

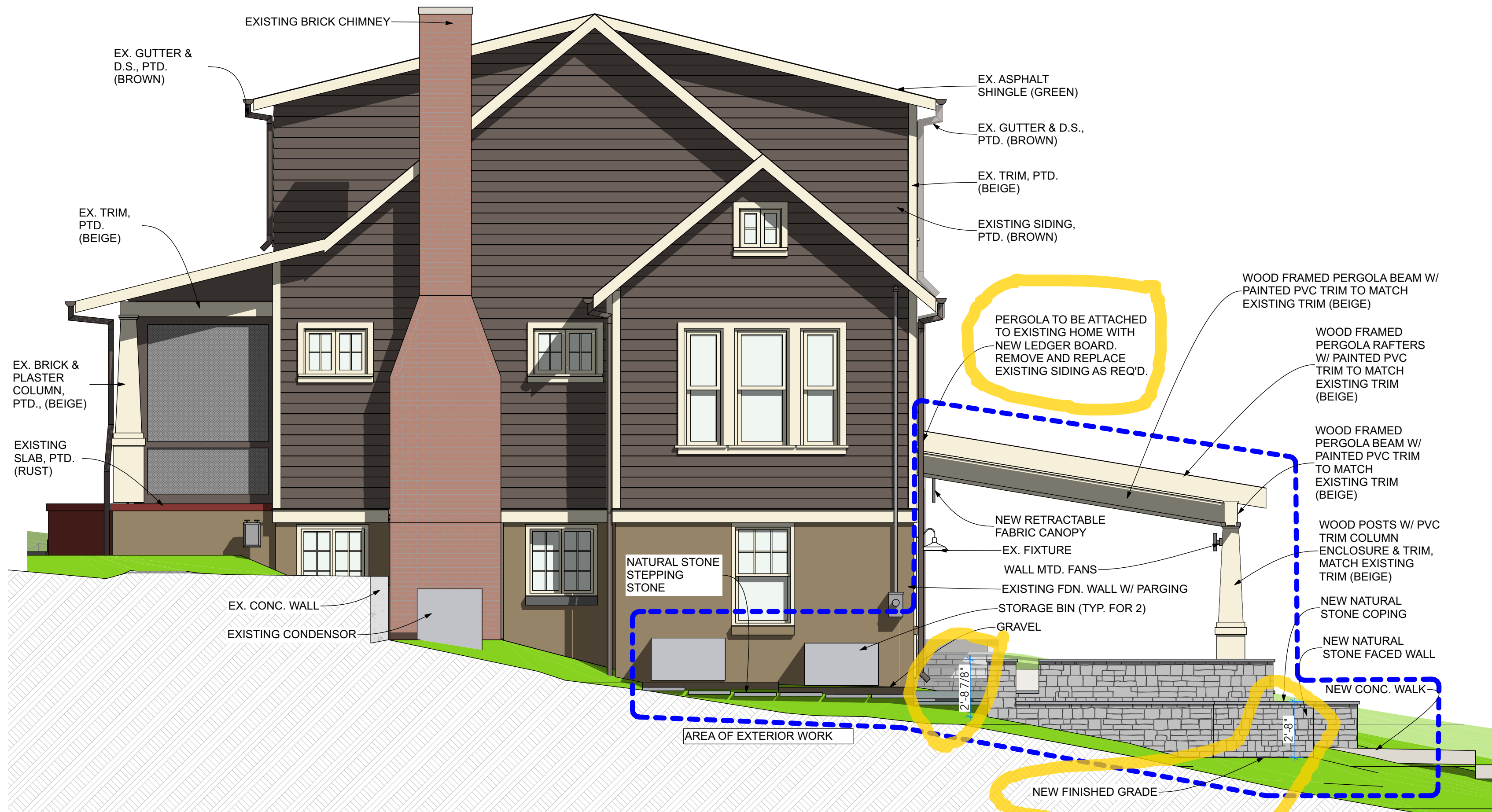
SHEET NUMBER:

A103

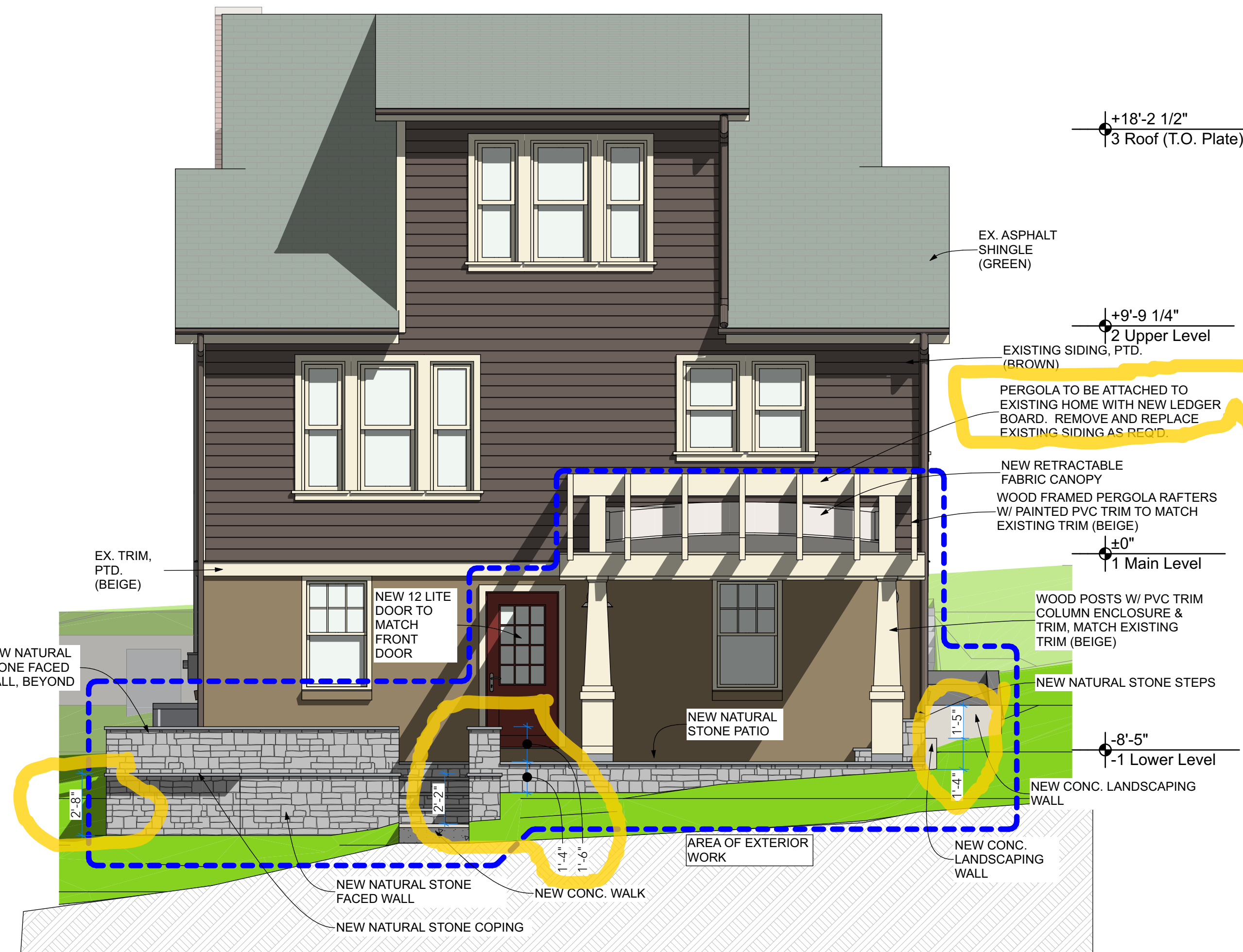
NO WORK ON THIS ELEVATION



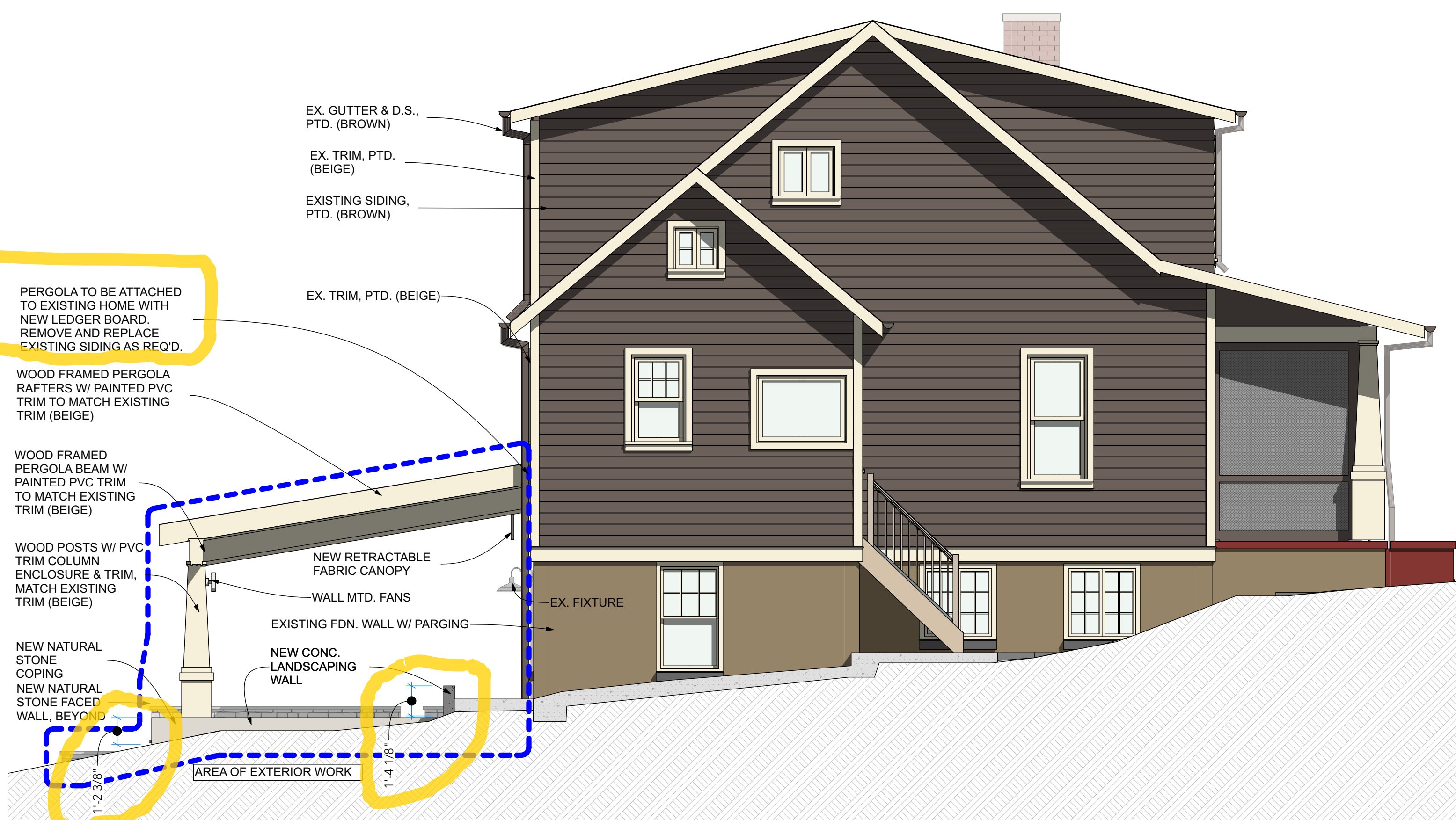
1 South Elevation
SCALE: 1/4" = 1'-0"



2 East Elevation
SCALE: 1/4" = 1'-0"



3 North Elevation
SCALE: 1/4" = 1'-0"



4 West Elevation
SCALE: 1/4" = 1'-0"

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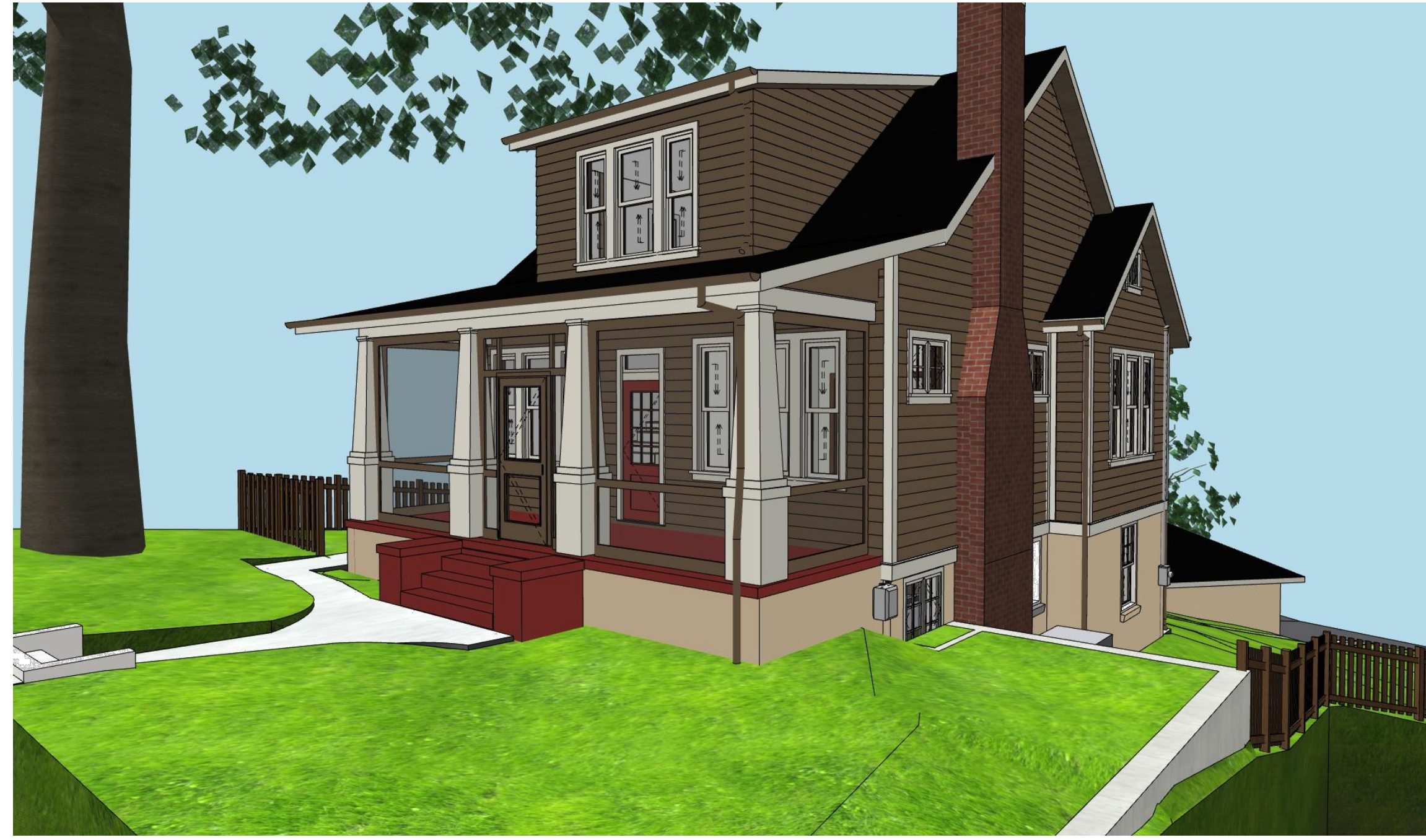
PROJECT NUMBER: 2206

DRAWING TITLE:

Elevations

SHEET NUMBER:

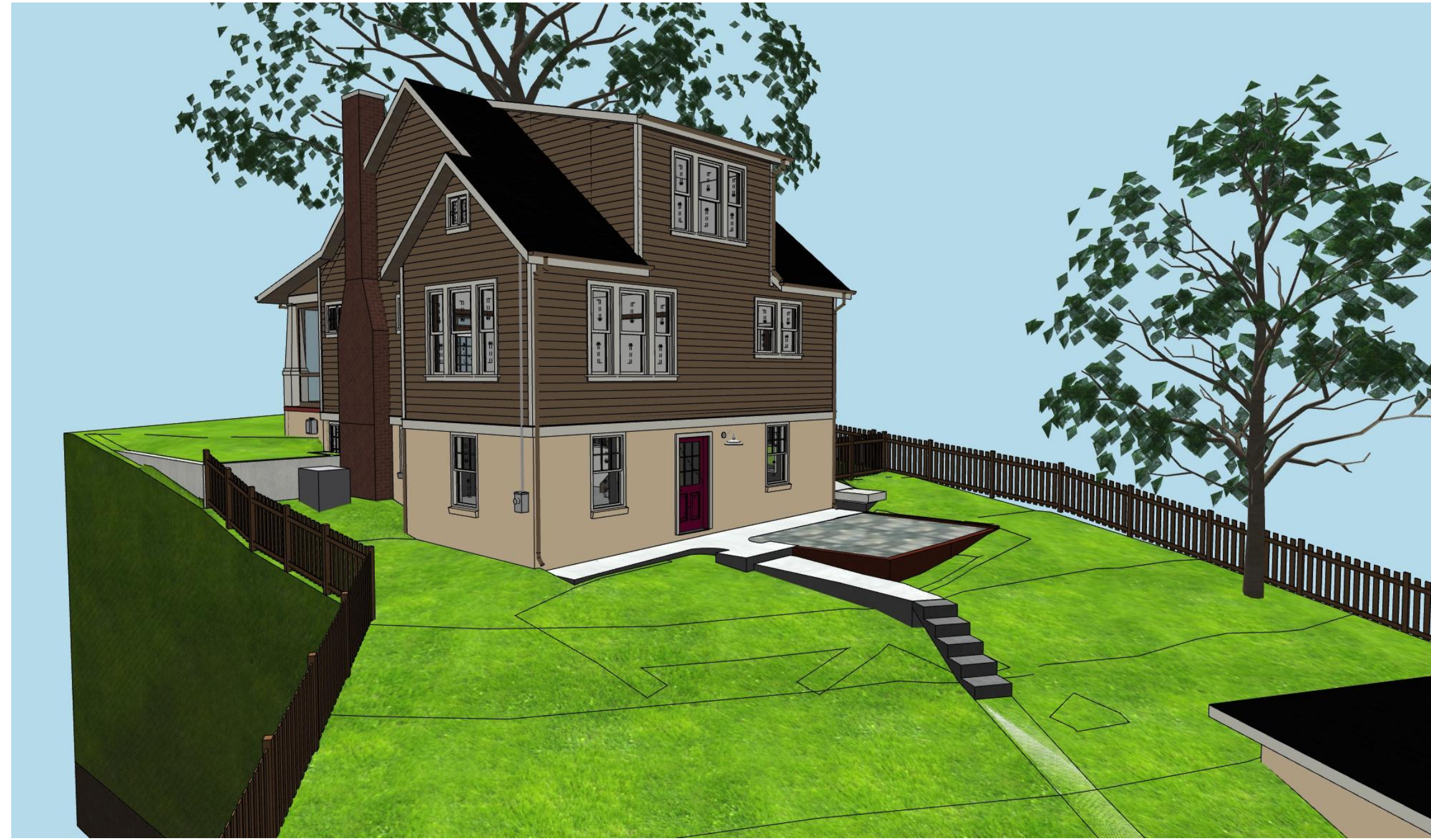
A201



1
A601 3D VIEW FRONT RIGHT - EXISTING



2
A601 3D VIEW FRONT LEFT - EXISTING



3
A601 3D VIEW BACK RIGHT - EXISTING



4
A601 3D VIEW BACK LEFT - EXISTING

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PROJECT NUMBER: **2206**

DRAWING TITLE:

3d Views - Existing

SHEET NUMBER:

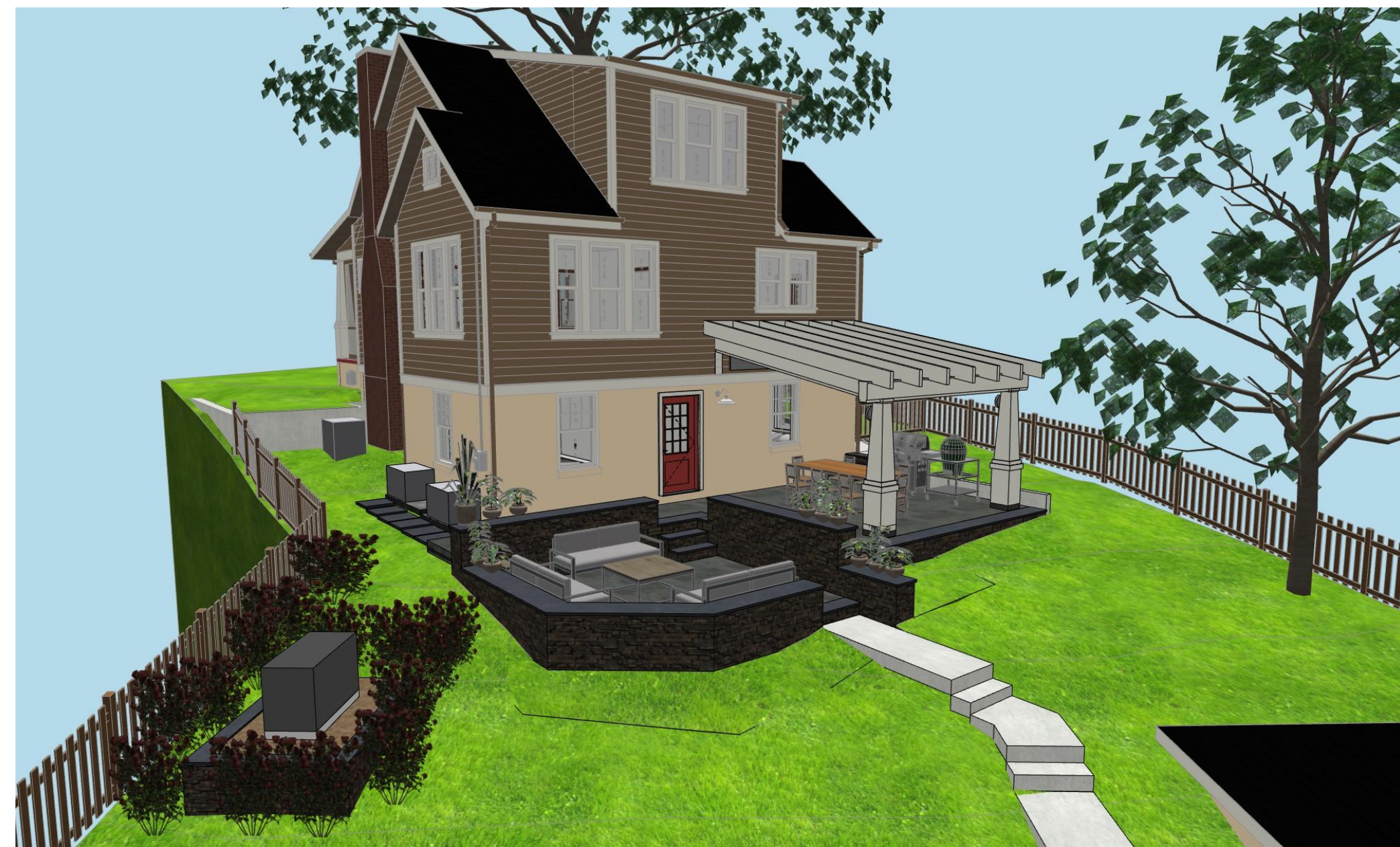
A601



1 3D VIEW FRONT RIGHT
A602



2 3D VIEW FRONT LEFT
A602



3 3D VIEW BACK RIGHT
A602



4 3D VIEW BACK LEFT
A602



5 EXTERIOR - FROM STREET
A602



6 EXTERIOR - PERGOLA FROM LEFT
A602

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DRAWING TITLE:

3d Views - New

SHEET NUMBER:

A602


Proposed poured concrete patio with stone boarder & stacked stone veneer low walls



Existing Basement door circa 1984



Proposed fiberglass door 12 lite to match the original front door



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Home 80" 3/4 Lite, 12 Lite SDL Grids Colonial Vista Grande Fir Fiberglass Flush Glazed Single Door, WBD Impact



-20%

ORIGIN



2 Lite SDL Grids Grande Fir sh Glazed Single pact

80" 3/4 Lite, 12 Lite SDL Grids Colonial Vista Grande Fir Fiberglass Flush Glazed Single Door, WBD Impact

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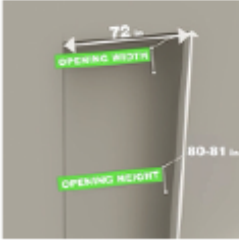
| | |
|--------------------------|--------------------------------------|
| SKU | VFT-426-010-812-1_80_1_WI |
| Brand | Masonite |
| Manufacturer Collections | Vista Grande Fir |
| Condition | New |
| Application | Exterior, French/ Patio |
| Material | Fiberglass |
| Grain-Texture-Pattern | Fir |
| Approvals | WBD Windload Resistant, Impact Doors |

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