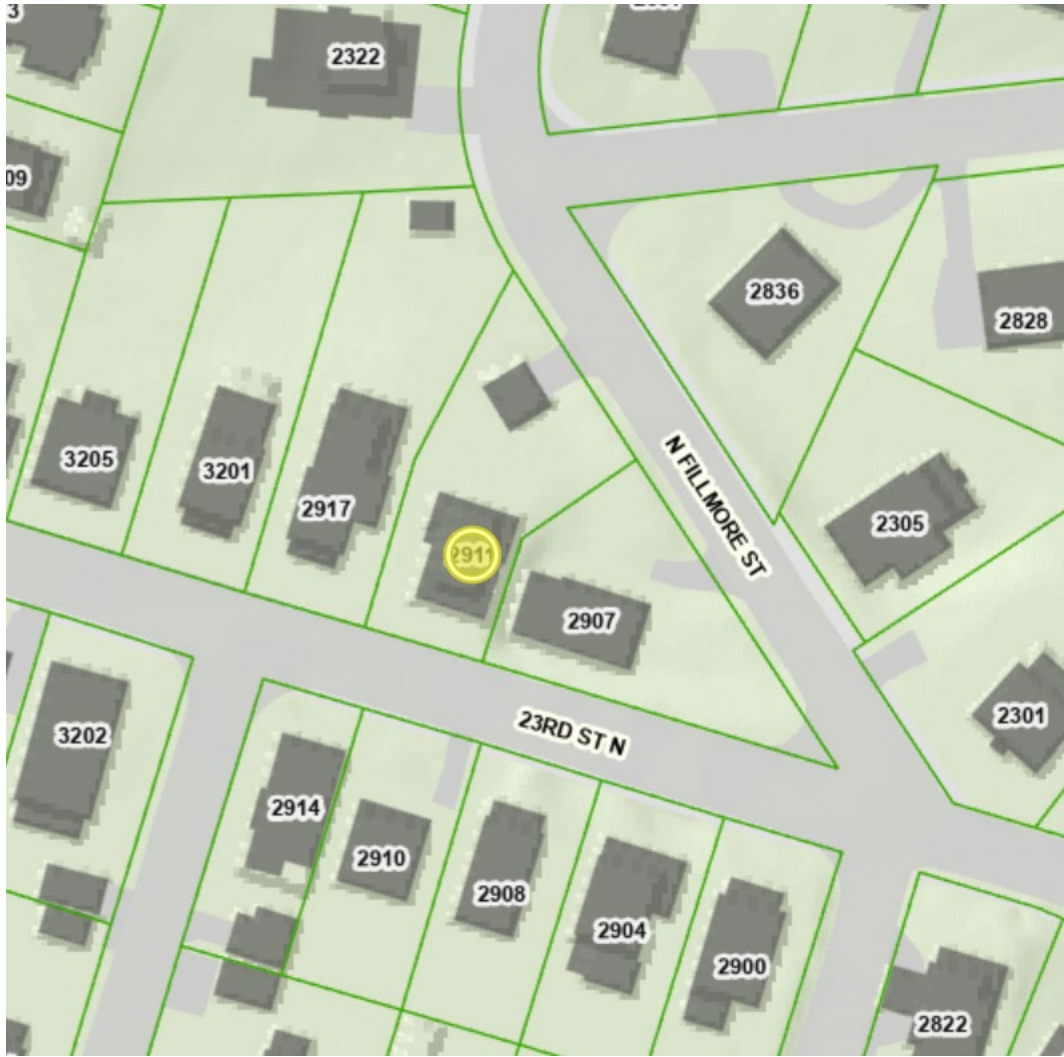


Historical Affairs and Landmark Review Board

Arlington County, Virginia



HALRB Meeting January 17, 2024, CoA 23-09A

2911 23rd Street N.: Request to amend CoA 23-09 to enlarge the patio walls.

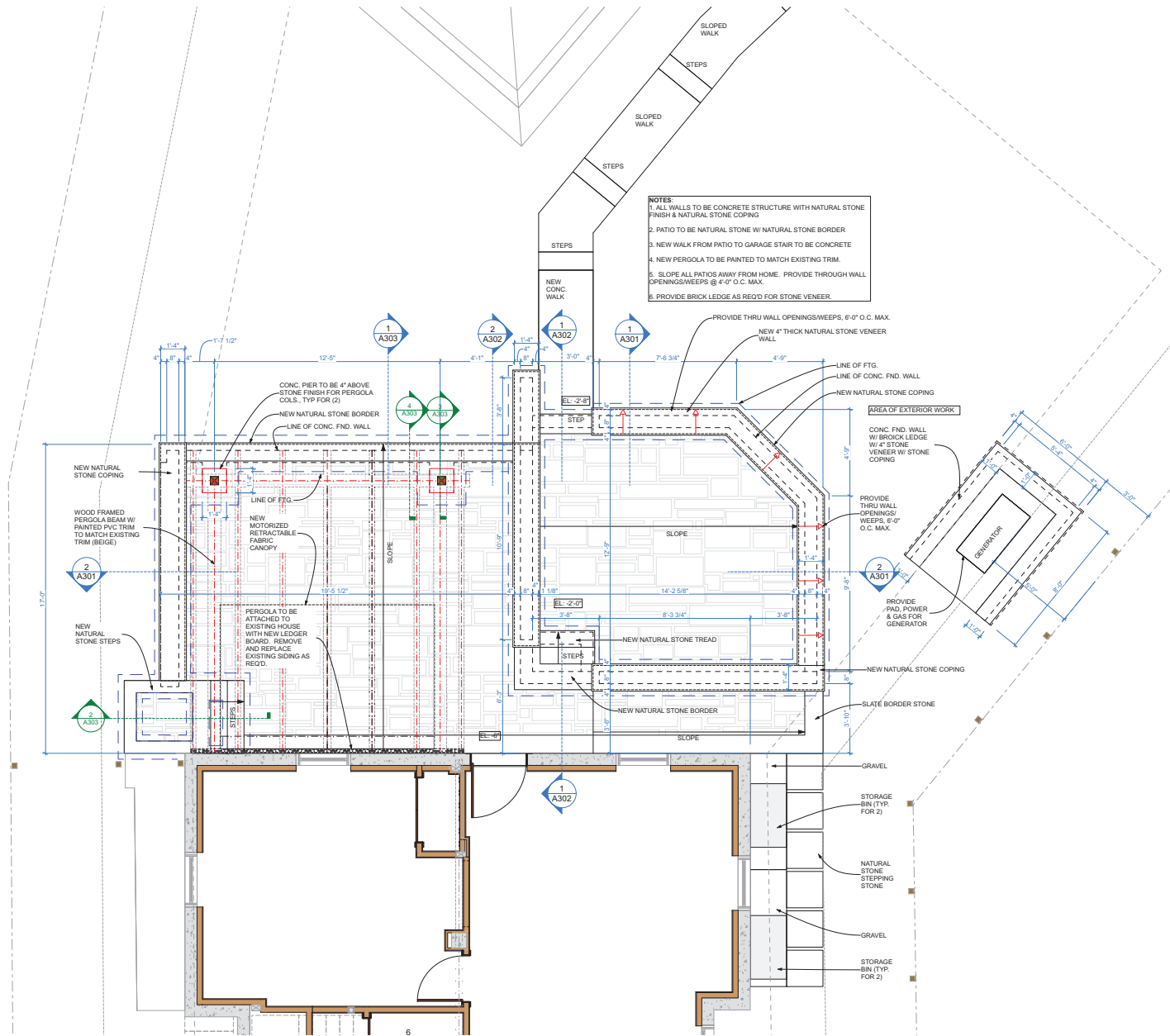
December 15, 2023

Amendment Request HPCA22-00024

Please see attached amended plan to enlarge for the previously approved patio. The patio walls are slightly wider to accommodate a stone façade, we have also determined that the existing patio steps cannot be saved (on the left) and will need to be replaced. The original approval was for a patio of 624sf and the new measurement is 650sf.

Please see attached amendment plans for your review.

Thank you,



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.
 5. SLOPE ALL PATIOS AWAY FROM HOME. PROVIDE THROUGH WALL OPENINGS/WEEPS @ 4'-0" O.C. MAX.
 6. PROVIDE BRICK LEDGE AS REED FOR STONE VENEER.

AHJ STAMP



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REGISTRATION: Mark Renz, AIA

#	DATE	DESCRIPTION
01	8/15/23	ISSUED FOR PERMIT

PROJECT NAME:
**Pietan Styczynski
 Residence**

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

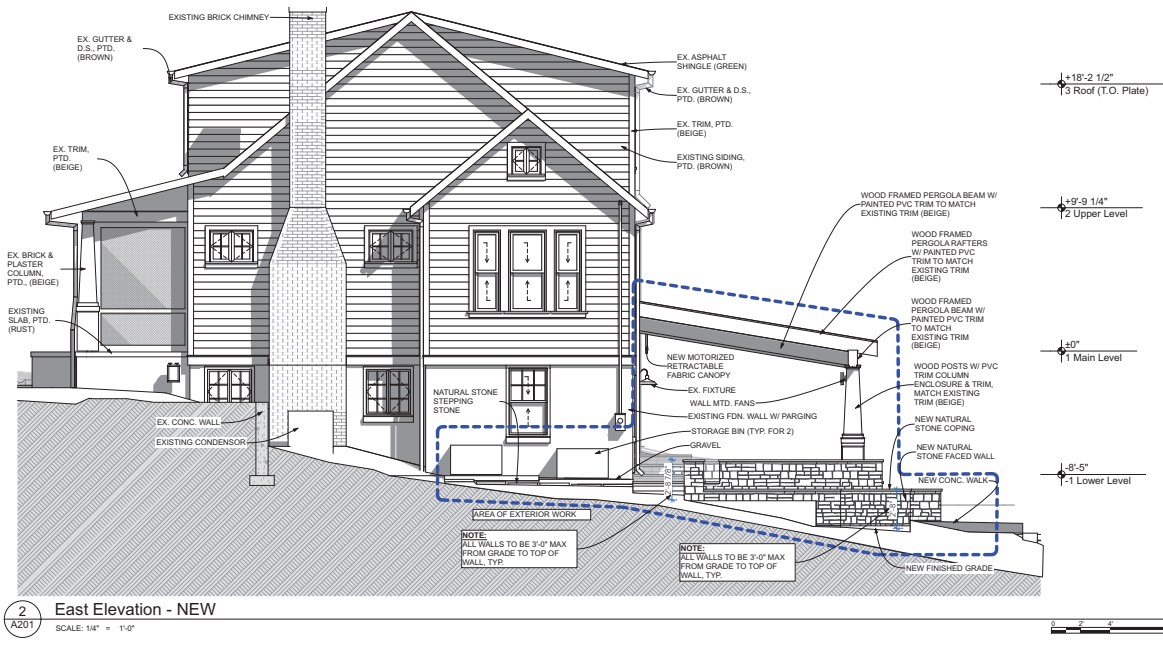
PROJECT NUMBER: 2206

DRAWING TITLE:
Enlarged Site Plan

SHEET NUMBER:
A102

1
A102 ENLARGED SITE PLAN
 SCALE: 3/8" = 1'-0"





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ISSUED:		
#	DATE	DESCRIPTION
01	8/15/23	ISSUED FOR PERMIT

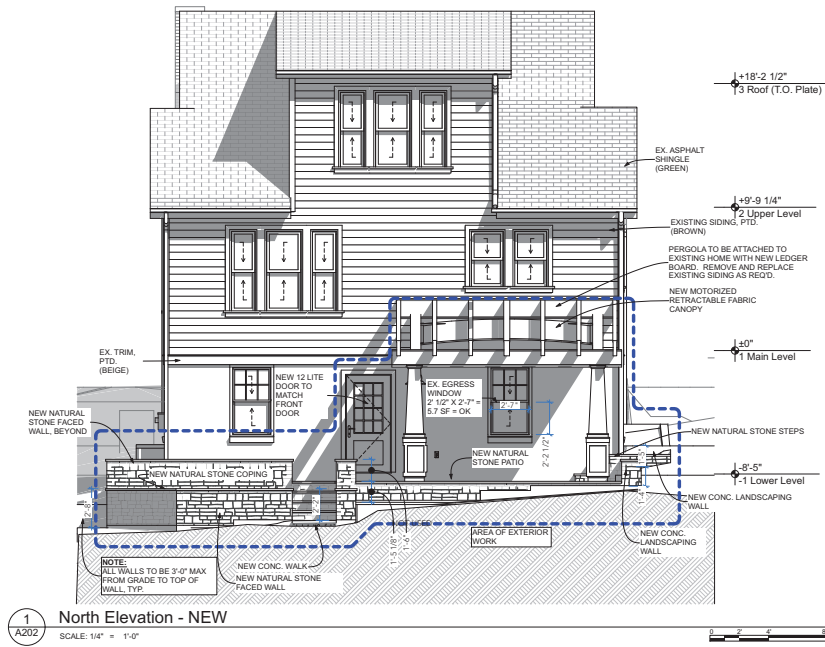
PROJECT NAME:
**Pietan Zystynski
Residence**

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

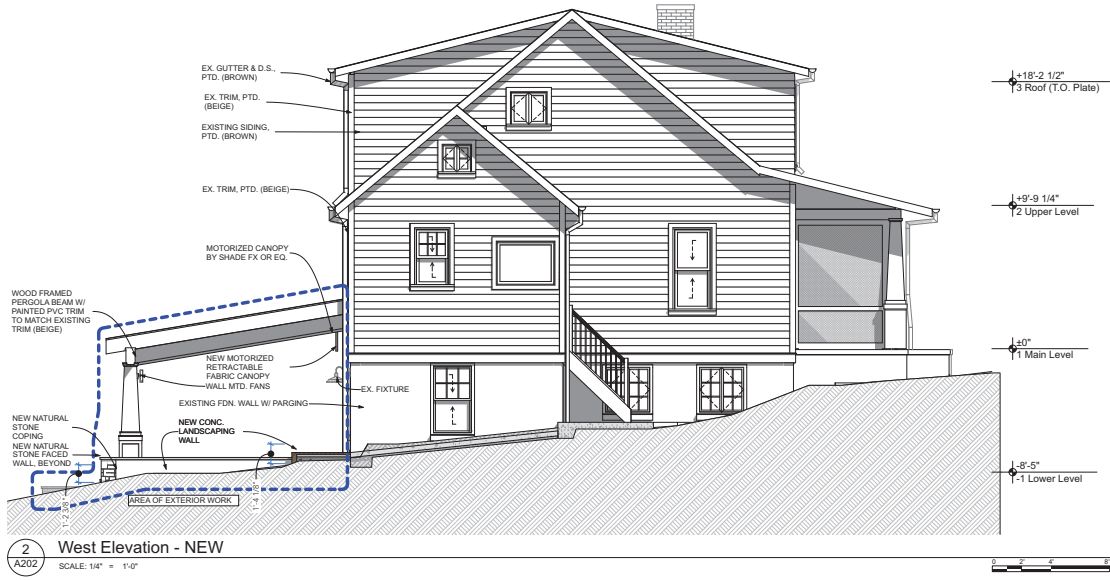
PROJECT NUMBER: 2206

DRAWING TITLE:
Elevations

SHEET NUMBER:
A201



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



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

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ISSUED:	#	DATE	DESCRIPTION
	01	8/15/23	ISSUED FOR PERMIT

PROJECT NAME:
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Residence**

PROJECT ADDRESS:
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ARLINGTON, VA
22201**

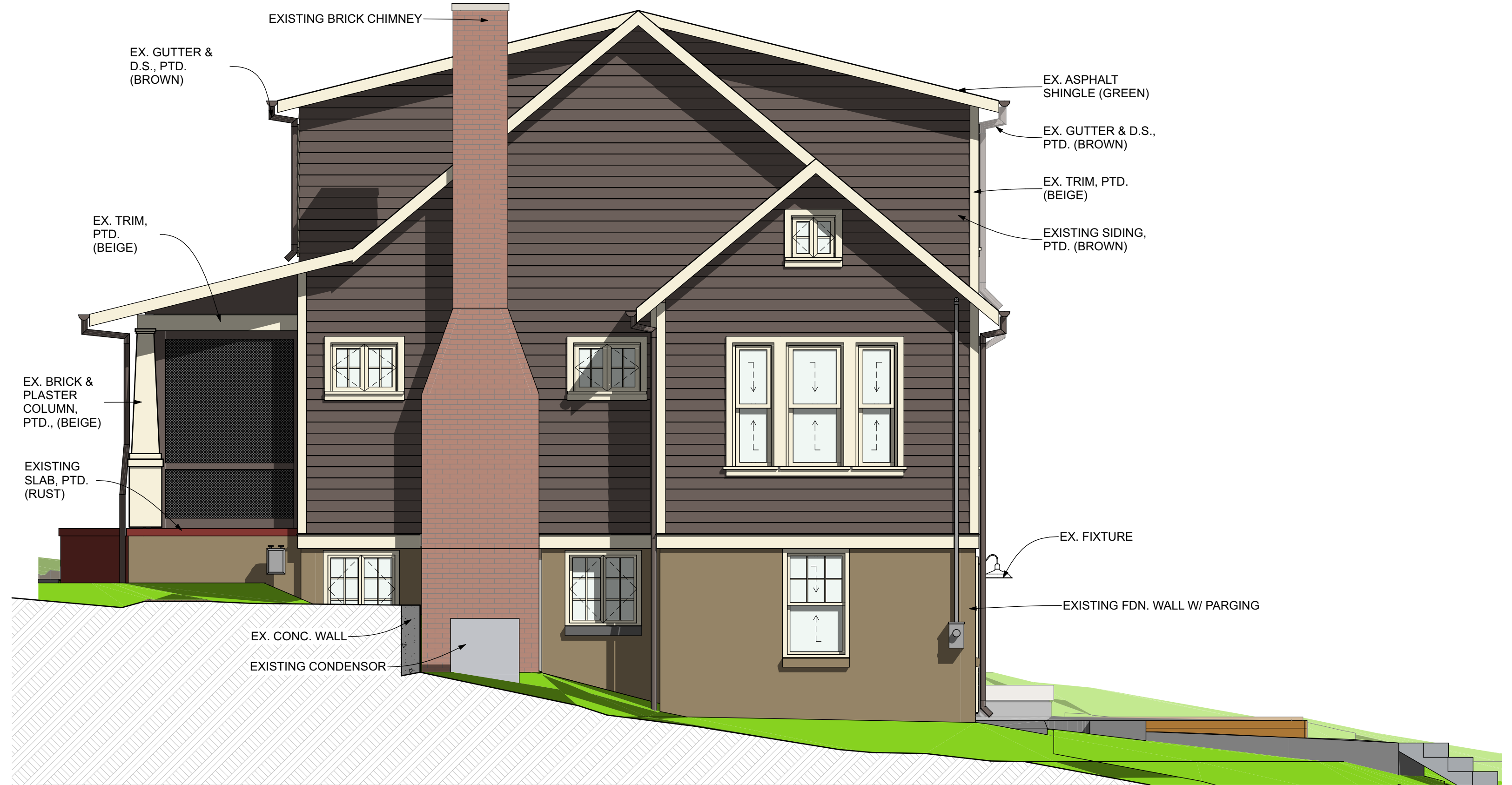
PROJECT NUMBER: 2206

DRAWING TITLE:
Elevations

SHEET NUMBER:
A202



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

PROJECT NAME:
**Pietan Styczynski
Residence**

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

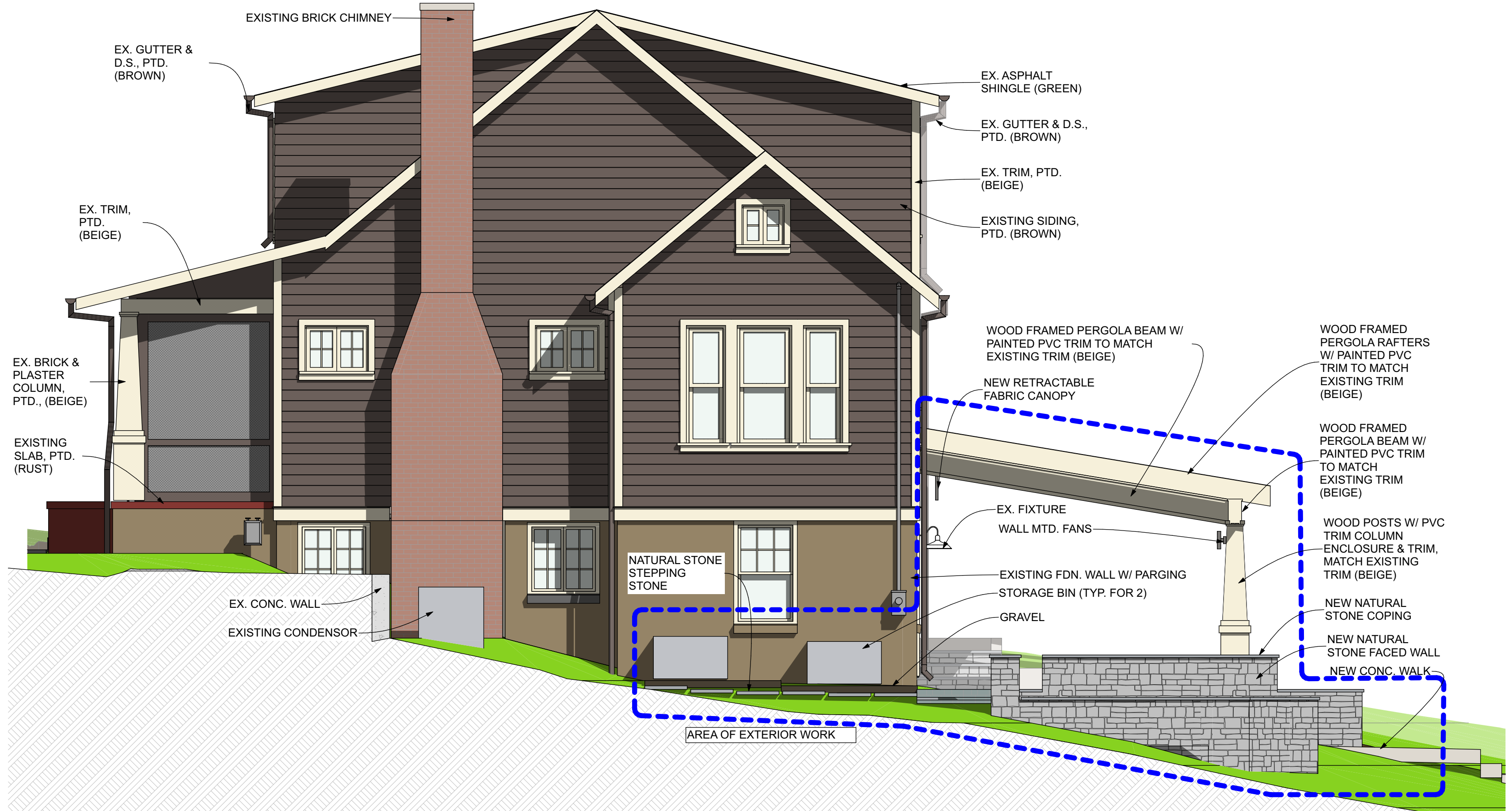
DRAWING TITLE:
Existing Elevations

SHEET NUMBER:
A008

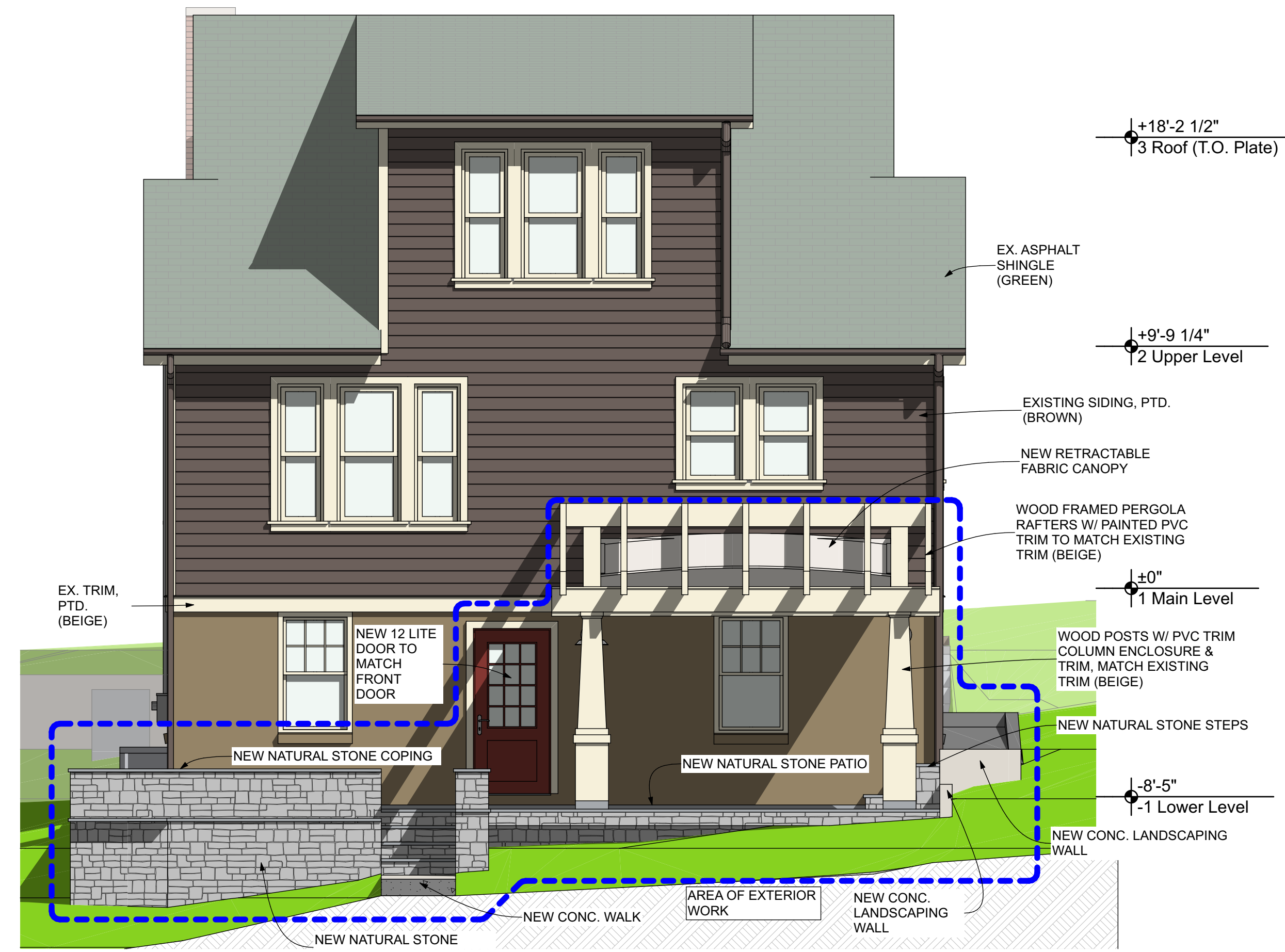
NO WORK ON THIS ELEVATION



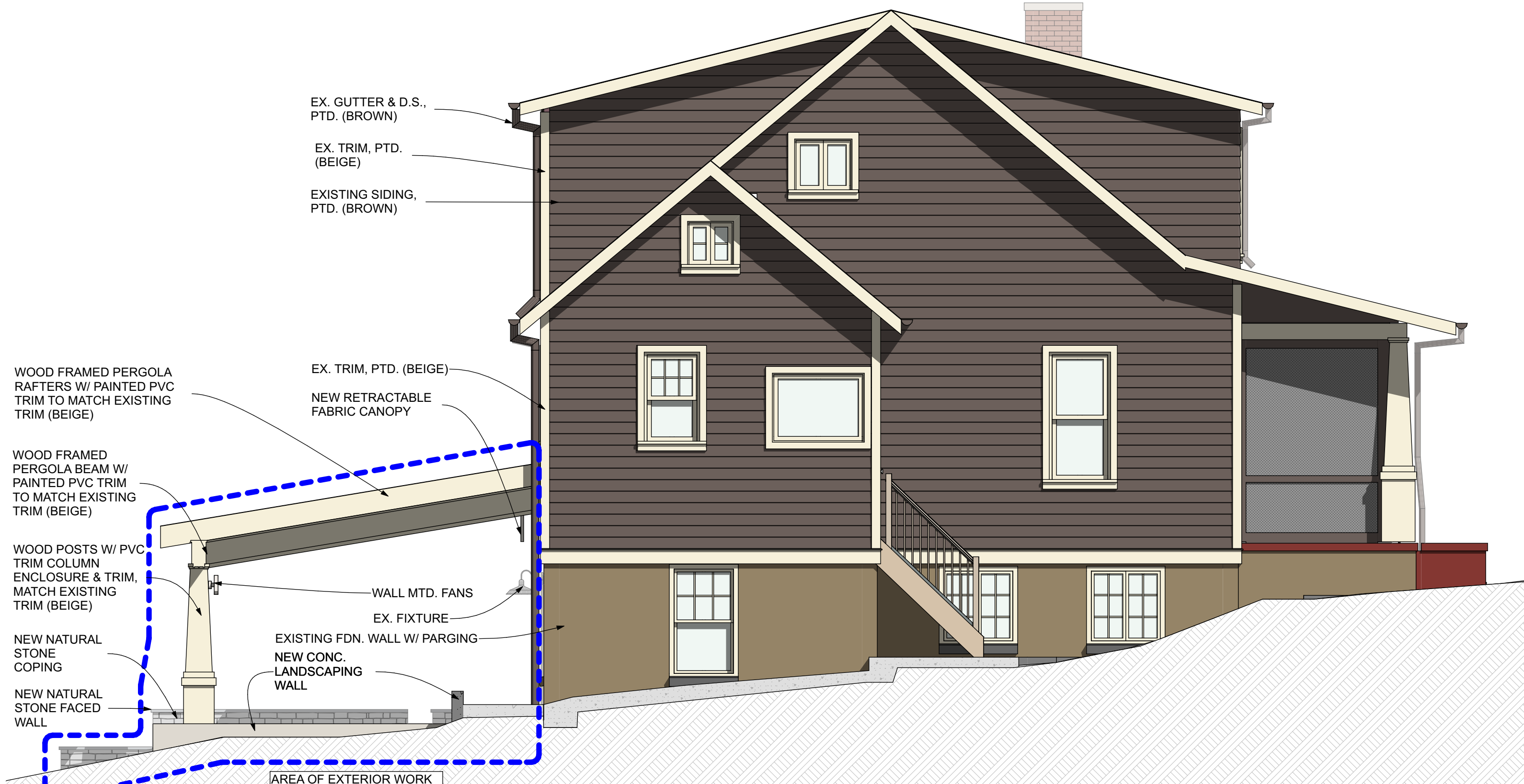
1 South Elevation
SCALE: 1/4" = 1'-0"



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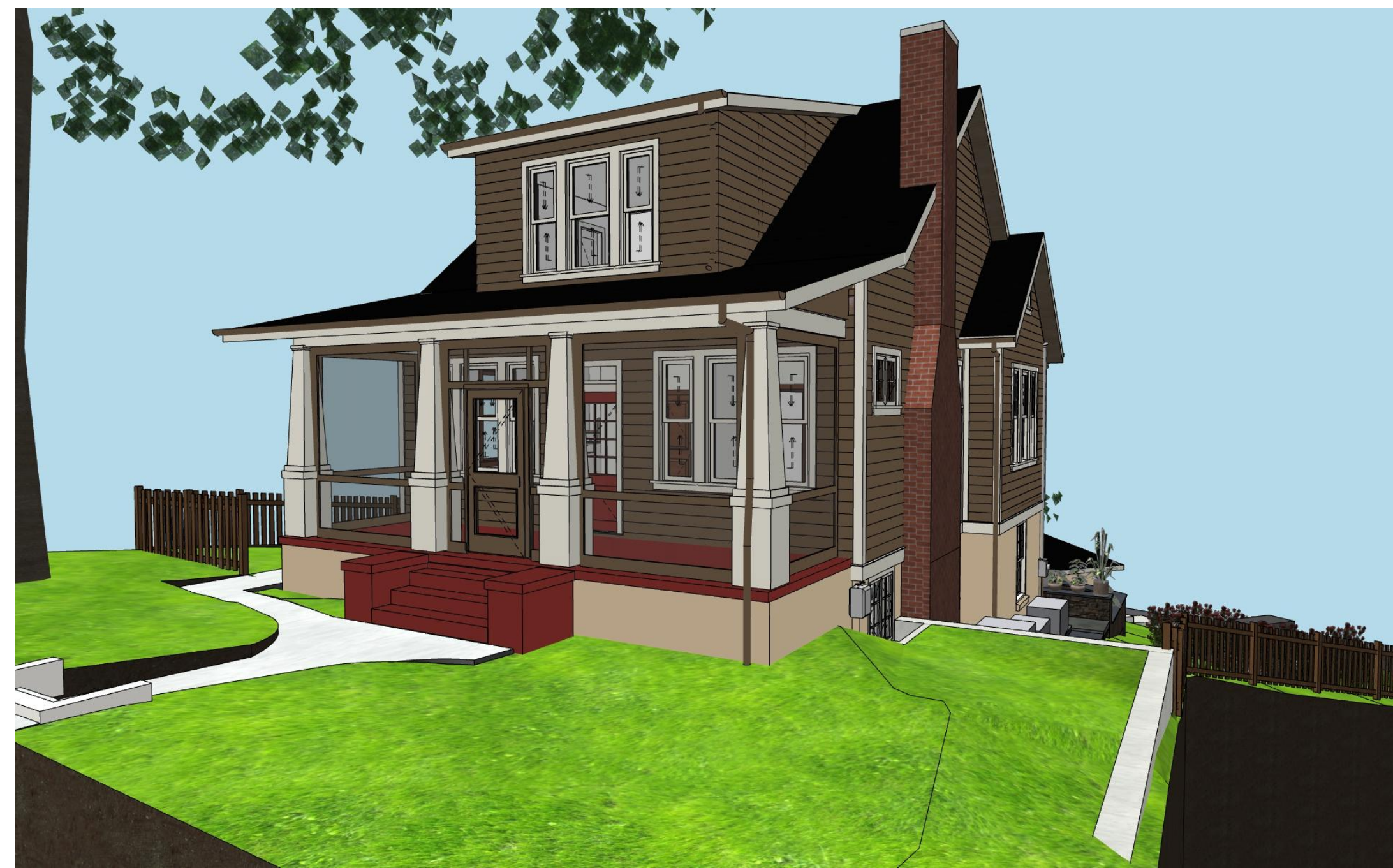
PROJECT NUMBER: 2206

DRAWING TITLE:

Elevations

SHEET NUMBER:

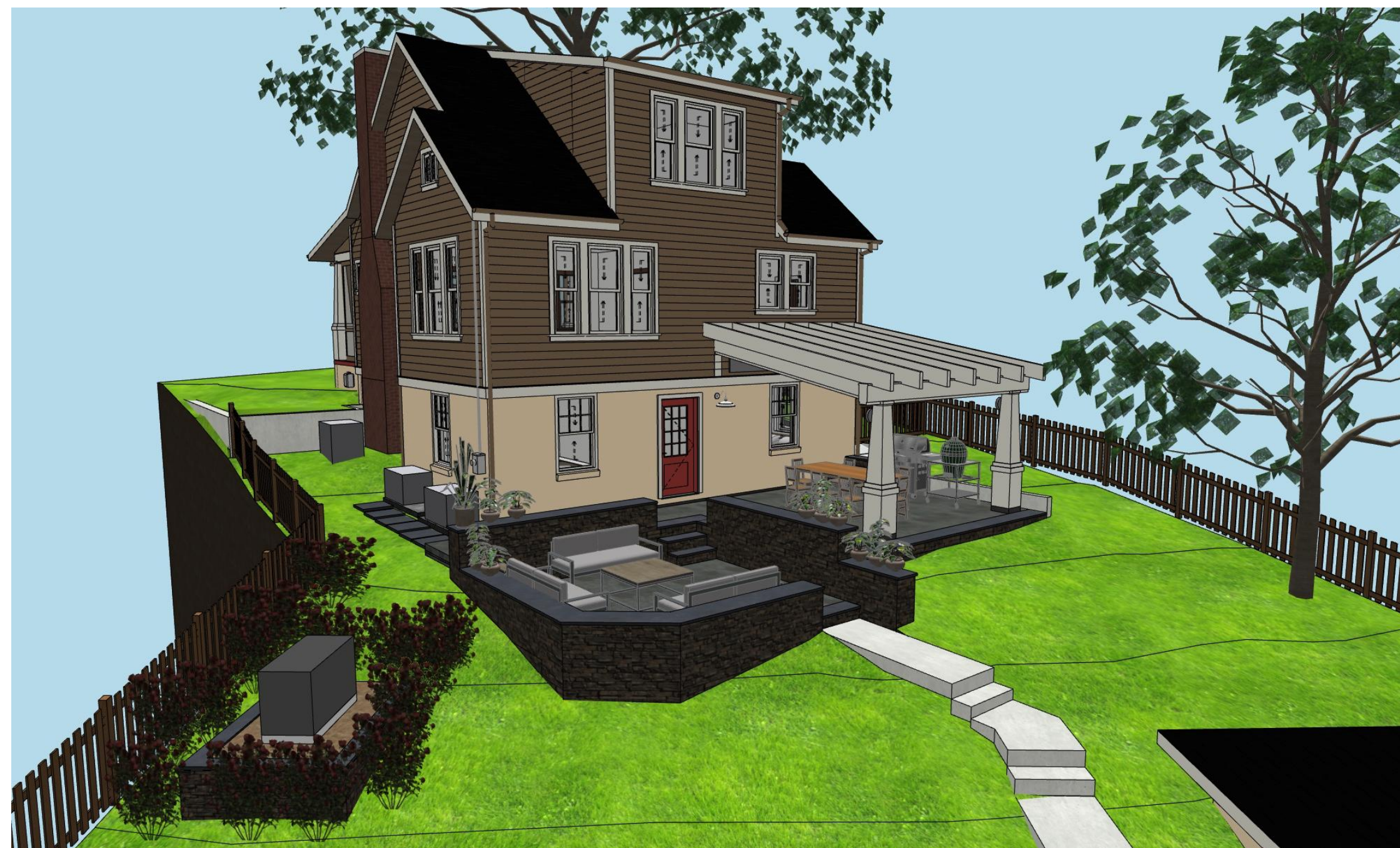
A201



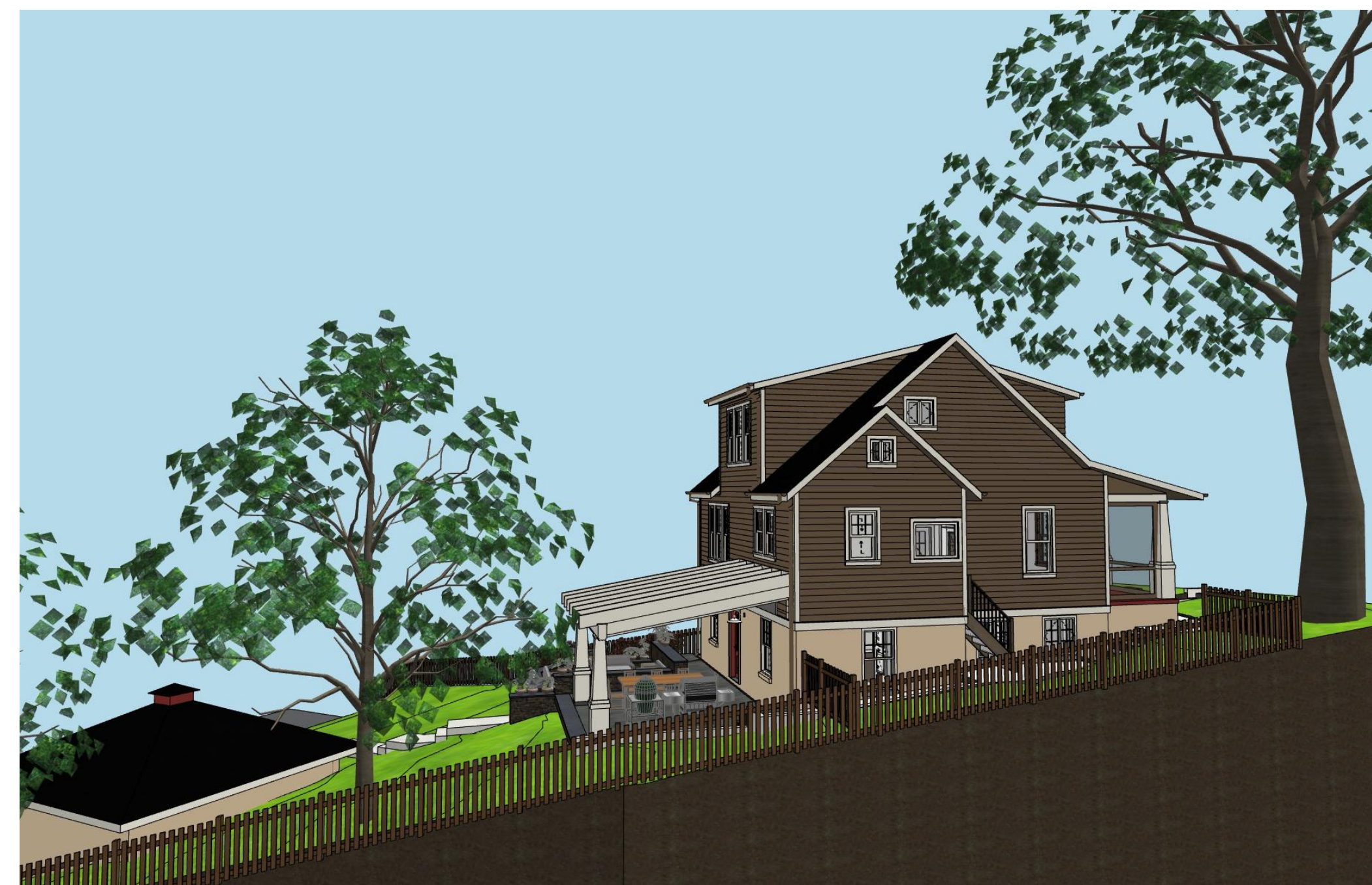
1
A602 3D VIEW FRONT RIGHT



2
A602 3D VIEW FRONT LEFT



3
A602 3D VIEW BACK RIGHT



4
A602 3D VIEW BACK LEFT



5
A602 EXTERIOR - FROM STREET

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05/09/2023 - Issue No 1

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

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.

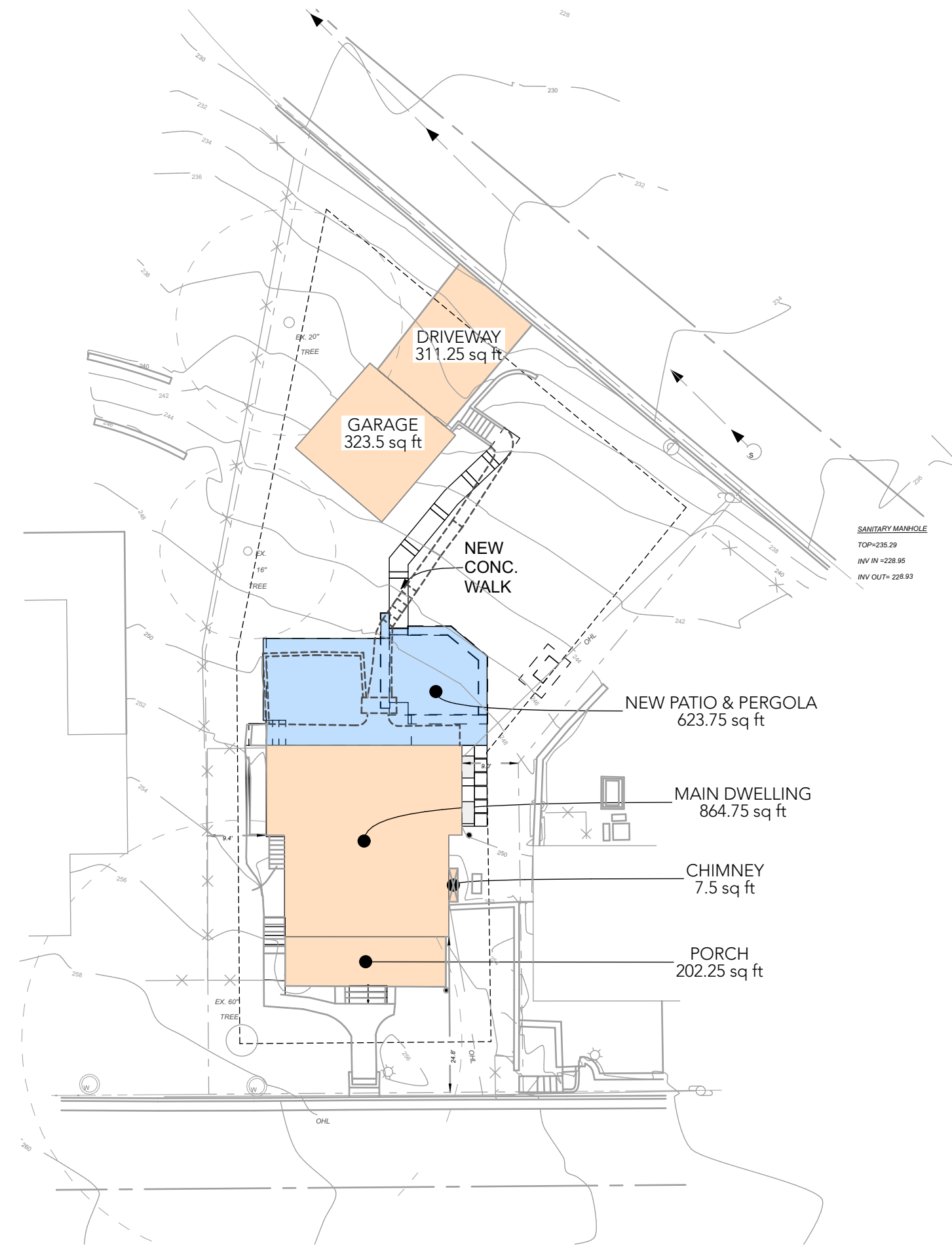
#1 How many square feet is your lot?
 #2 How many square feet is the footprint of your main building?
 -Main dwelling
 -Attached garages
 -Bay or oriel windows with floor space
 -Chimneys
 -Porches
 -Decks that are four feet or higher above finished grade
 -Balconies with horizontal projections that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

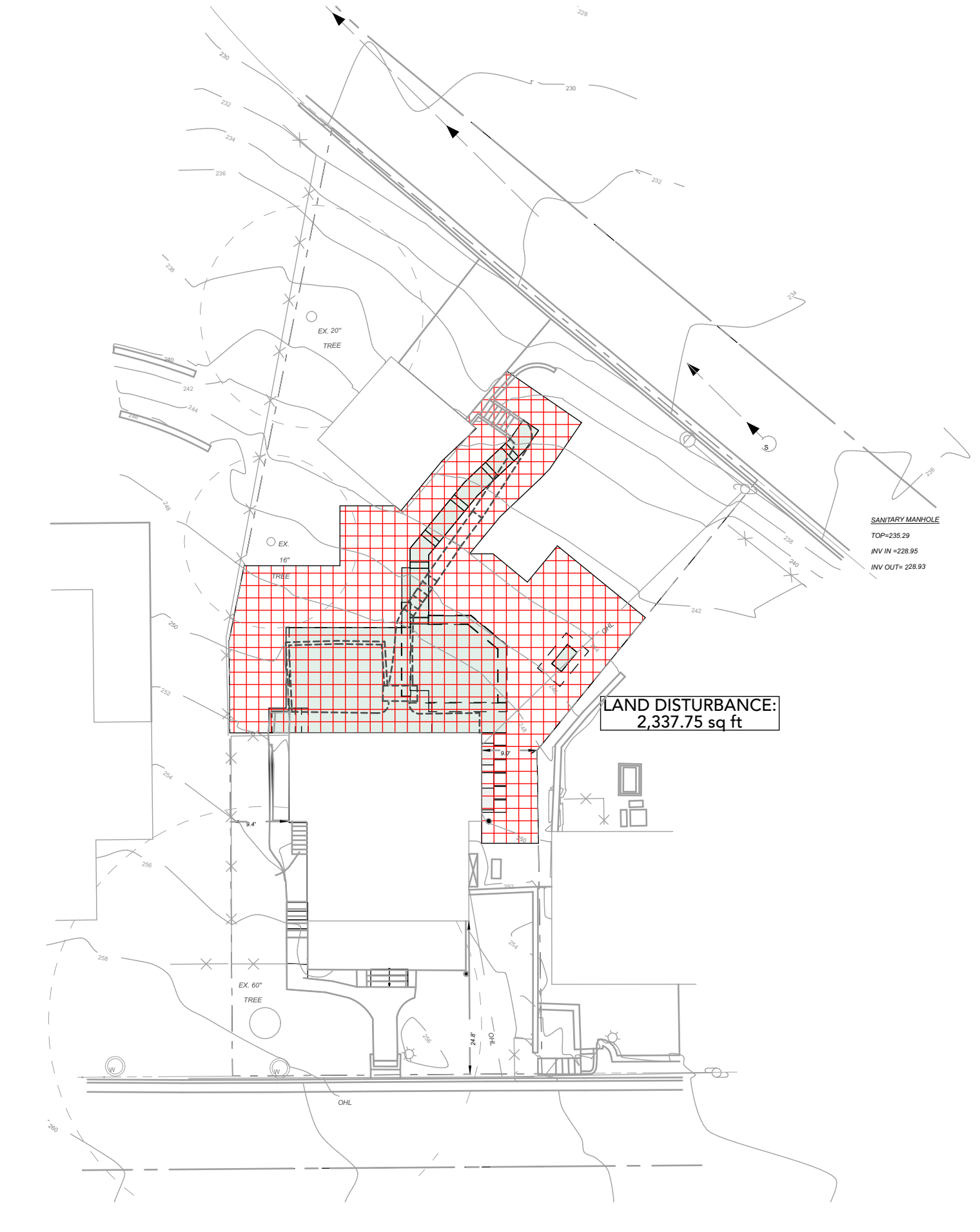
Add all items in #2.

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
 A005 SCALE: 1" = 20'



2 Land Disturbance Plan
 A005 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

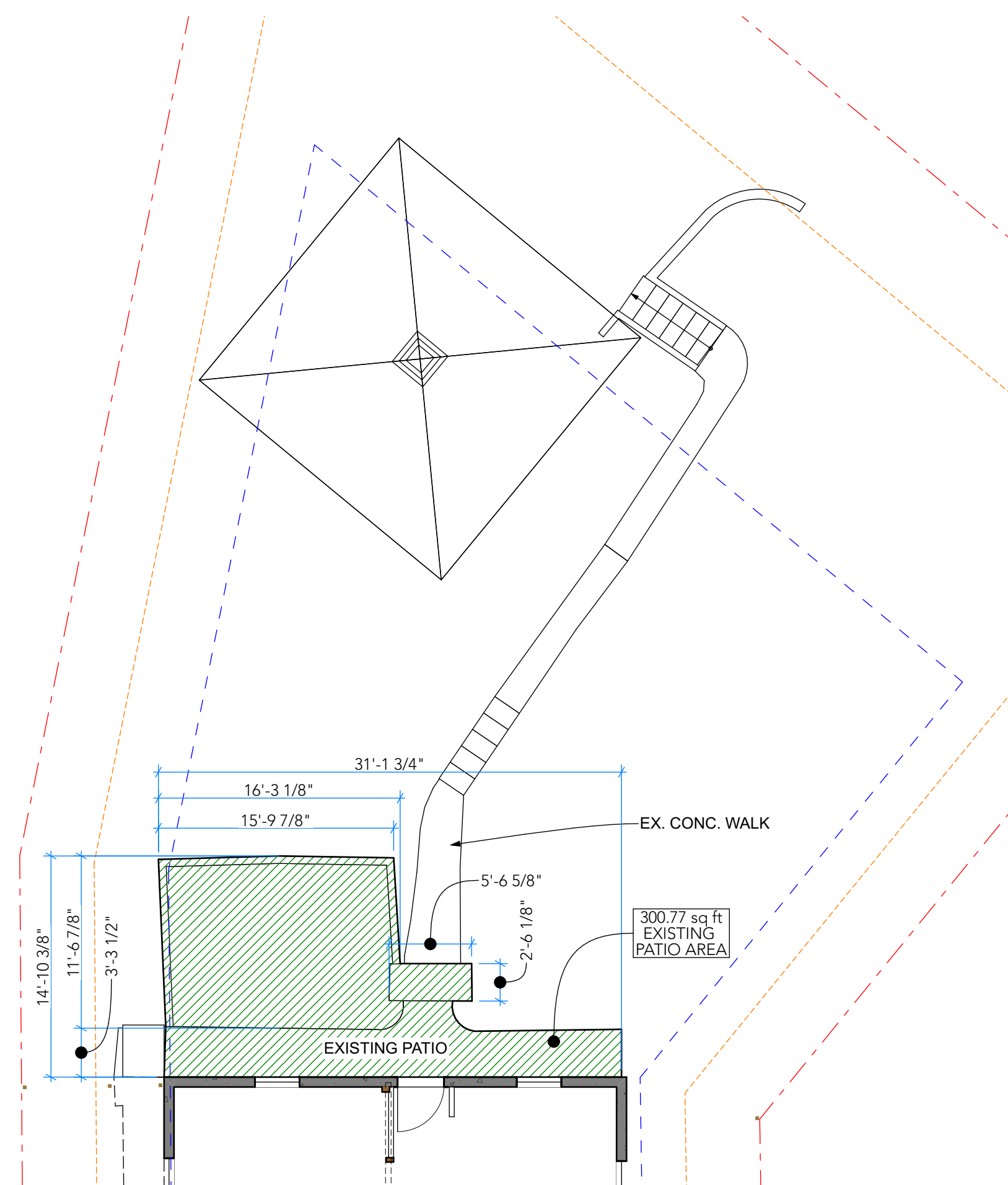
Do you have a front porch with a footprint of at least 60 sq. ft.? If so, you are permitted a total coverage of 43%.
 Do you have a rear detached garage with a footprint of at least 150 sq. ft.? If so, you are permitted a total coverage of 45%.
 Do you have a front porch with a footprint of at least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

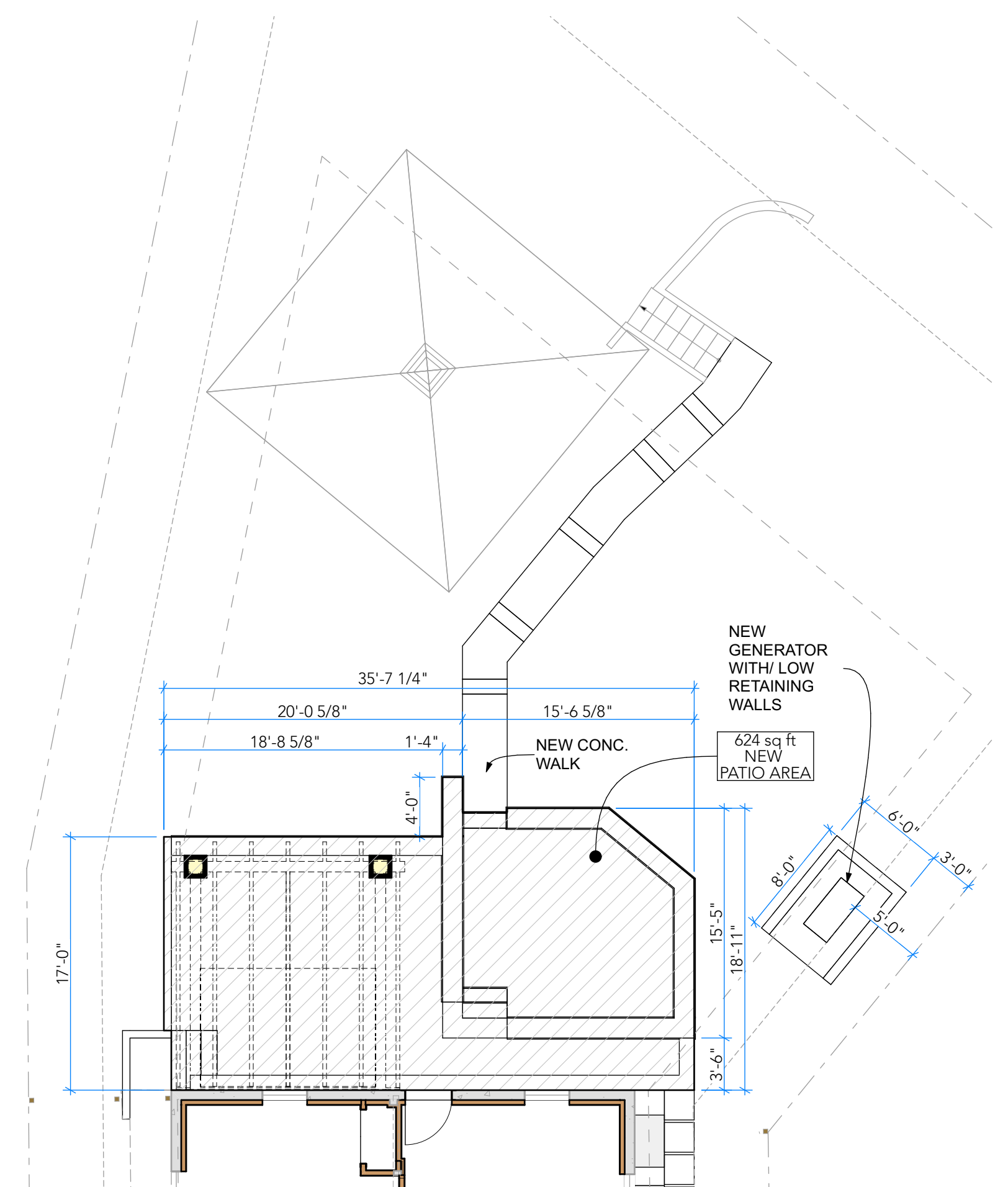
Add all items in #3.

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
 A005



4 Patio Area Plan - NEW
 A005

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 COA ISSUED ON **June 21, 2023**
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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

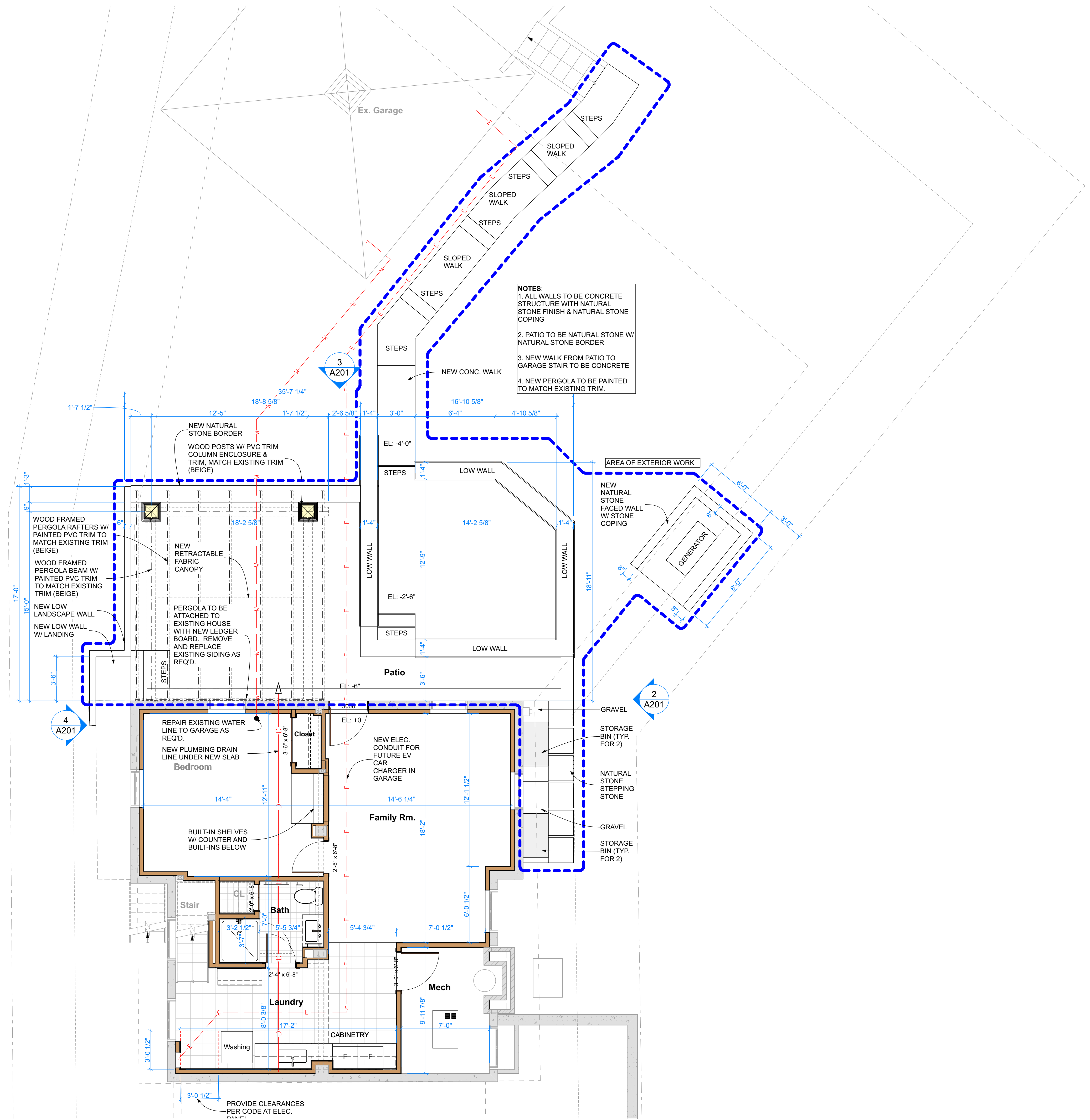
PROJECT NUMBER: 2206

DRAWING TITLE:

Zoning Analysis

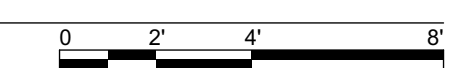
SHEET NUMBER:

A005



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:
 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:
Plans

SHEET NUMBER:
A101