

FAIRLINGTON VILLAGES, A CONDOMINIUM ASSOCIATION
GENERAL RESOLUTION NO. GR 02/03/21

**VARIANCE REQUEST – 4809 S. 28TH STREET
REMOVE TWO LOAD BEARING WALLS**

WHEREAS, Virginia Code Title 55.1 Section 1956 (B) allows the Board of Directors to exercise power assigned to the "Unit Owners' Association" by the Act, to the extent permitted by the By-Laws of the Unit Owners Association;

WHEREAS, Article III, Section 2 of the By-Laws assigns the Board of Directors with "all of the powers and duties necessary for the administration of the affairs of the Condominium," and further states that the Board may do all such acts and things as are not by the Act or by the By-Laws directed to be exercised and done by the Unit Owners Association;

WHEREAS, Article XV, Section 1 of the By-Laws states that it shall be prohibited "to make any change or otherwise alter (including any alteration in color) in any manner whatsoever the exterior of any condominium unit...or to make any change or alteration within any condominium unit which will alter the structural integrity of the building or otherwise affect the property, interest or welfare of any other unit owner," without plans and specifications reviewed and approved by the Board of Directors or by an architectural control committee designated by it; and

WHEREAS, the homeowners of a Clarendon II unit have submitted a variance request for approval to remove two load bearing walls in their unit and the Architectural Control Committee, in accordance with the Board's procedures, has reviewed the request and recommends that the request be approved.

THEREFORE BE IT RESOLVED, the Board approves the January 7, 2021 variance request from the homeowner at 4809 S. 28th Street to remove two load-bearing walls in their unit, in accordance with the specifications outlined in the attached variance request. Approval is subject to the unit owners' acceptance of responsibility for any damage caused by the approved modifications and indemnification of the Association for all of its costs, judgments and/or expenses, including its attorneys' fees, which may arise from or relate to the approved modifications or to damages or damage claims arising therefrom. Further, the homeowner is responsible for obtaining all building permits, ensuring that the modifications are in accordance with those permits and all applicable building codes.

ATTEST:

Secretary

President

Date

Date

Moved by _____

Second by _____

VOTE _____

Approved () Disapproved ()

Submitted by: Andi Dies, Ward IV Director & Board Liaison to the Architectural Control Committee

Roll Call:

Alvord, Melanie_____	Auston, Jessica_____	Brown, Philip _____
Dies, Andrea _____	Placek, Terry_____	Reem, Harold _____
Stollof, Edward_____	Straub, Lawrence_____	Wasowski, Anne_____



PRIMARY CONTACT INFORMATION (please print):

Owner name(s): JEFFREY & ERIKA DUXON Date 1/7/21

Property address: 4809 28th St. S Arlington VA 22206 Unit Model _____

Mailing address (if different) n/a

Daytime phone: [REDACTED] Home/Cell phone: [REDACTED] E-mail address: [REDACTED]

FOR THE MANAGEMENT OFFICE:

VARIANCE REQUESTED REMOVE 2 load bearing OWNER VERIFIED

TYPE OF UNIT: Clarendon II ENG CERT/DRAWINGS

AGENDA DATE 1/21/21 VC RESULT: APPROVE DENY

BOD APPROVAL REQUIRED YES NO AGENDA DATE 2/13/21

1- LTR OWNER _____ 2- LTR OWNER _____ FINAL LETTER _____

A variance request is required when making interior or exterior changes to a unit that are not in accordance with Fairlington Villages policy or by-laws.

<http://www.fairlingtonvillages.com/page/19837-354479/Policies>

<http://www.fairlingtonvillages.com/page/19837-354478/By-Laws>

If uncertain whether a change meets policy or by-laws, contact the Management Office.

1.0 UNIT OWNER RESPONSIBILITY ACCEPTANCE

UNIT OWNER UNDERSTANDS AND AGREES

- 1.1. Unit owner must be up to date on all assessments and payments due before a variance request can be considered.
- 1.2. Misrepresentation, written or oral, VOIDs a variance approval.
- 1.3. Work proposed in a Variance Request may not be started until receiving written approval from the Management Office on behalf of the Board of Directors or Architectural Control Committee, as Required.
- 1.4. All work must be done according to
 - the Variance Approval,
 - the Building Permit,
 - the Rules and Regulations of the Association,
 - local jurisdiction noise, safety, and building code requirements, and
 - best practices for maintaining a safe site in and around the unit, including trash removal and haul away. Trash removal policies.

<http://fairlingtonvillages.com/page/19837-384255/Community-Projects-Renovations>.

- 1.5. All building permits and inspections are, ultimately, owner responsibility, even though a contractor agrees to make these arrangements.
- 1.6. Construction must start within _____ days (not to exceed 180 days) of receiving notice of approval from the Management Office or the Variance will be VOID. Extensions may be granted by the Management Office, in writing.
- 1.7. Construction must be completed within _____ days (not to exceed 180 days) of beginning construction or the Variance is VOID. Extensions may be granted by the Management Office, in writing.
- 1.8. Owner must notify the Management Office when final approval from the jurisdiction's Building Inspection Service is complete. The Management Office will inspect the finished project to verify that construction agrees with the Variance Request. If interior inspection is required, owner may be present or provide a key to the Management Office, as mutually agreed.

2.0 VARIANCE TIMELINE

- 2.1. Submit Variance Requests to the Management Office by the 1st Monday of the month to be included on the Architectural Control Committee agenda for that month.
- 2.2. Architectural Control Committee meetings are held on the 3rd Thursday of each month at 7 PM in The Fairlington Villages Community Center, 3001 S Abingdon St. Meetings are OPEN. Please, join us! It helps and should not take long.
- 2.3. Incomplete or inadequate variance requests will be returned via the Management Office with an explanation of what will be needed when resubmitted.
- 2.4. Some Variance Requests require Board of Directors (BOD) approval. The Architectural Control Committee sends all such Requests to the BOD, along with its recommendations.
- 2.5. BOD meetings come on the 1st Wednesday of every month at the Community Center and are OPEN. Even if the Architectural Control Committee recommends NOT approving your request, you may ask the BOD for their approval. The BOD decision is final.
- 2.6. Upon completion of the project, provide owner certification that the project was completed in accordance with the approved Variance to the Management Office.

3.0 VARIANCE INFORMATION

Planned date for project start: _____

Approximate date for project completion: _____

If requesting post-construction approval for a project that did not undergo the required Variance approval process, see section 6.0.

Variance requested (Check all that apply):

Interior

- Changing, modifying, or removing any wall, or any support post and the joist(s) it supports;
 - All attic space conversions;
 - All renovations introducing additional plumbing fixtures.
- See section 4.0 for interior variance submission requirements.*

Exterior

- Anything altering the exterior appearance of the building, including wall penetrations, cables, pipes, windows, window trim, doors, door trim, steps, and fences.
 - Any other changes not in accordance with policy
- See section 5.0 for exterior variance submission requirements.*

5.0 EXTERIOR VARIANCE DOCUMENTATION

All exterior variance requests shall provide the following:

- A detailed description of exterior changes proposed, including location

- Reason(s) for the change(s):

Photographs of the building exterior showing the existing condition of the building and marked to show specific locations of the proposed change(s). Both wide and detailed area photographs are helpful. For changes outside the building, consider using Google Maps to show aerial location of change.

Photographs of nearby units or buildings with similar exterior changes are helpful. Show address. For wall penetrations:

- Detailed description and location(s) of any new wall penetration(s), including exterior vent cover(s), cable, wire, HVAC, or other pipe penetration(s). (may be included in description above)

- Detailed description of how penetration(s) no longer needed will be repaired and made weatherproof. (may be included in description above)

Documentation showing the color(s) of material(s) proposed to be used. If not white or reusing existing materials, color samples or images will be required.

An owner certification post-construction that the project was completed in accordance with the approved Variance.

6.0 EXPEDITED AND POST-CONSTRUCTION VARIANCES

Variance Requests for reasons of health, safety, or security may be expedited insofar as Variance Committee and Board Members are able. Provide written justification.

Variance Requests for projects already completed shall submit all of the information above, including color photographs and an explanation for not receiving the Variance prior to the change. Note that Variance approvals are required for sale of a property and may be subject to an assessment when requested post-construction.

7.0 APPLICATION / INDEMNIFICATION / AGREEMENT:

I/we, owners of the referenced unit, apply to the Architectural Control Committee and the Board of Directors to make the requested changes/modifications/additions/improvements (the Project) to the unit.

I/we agree to be personally responsible to the Association and to any other unit owner for all damage caused by or arising from the Project and to indemnify the Association for all of its costs, judgments, and/or expenses, including actual attorney's fees, arising from or relating to the Project.

I/we agree that, if approved, the Project will be completed in accordance with the Variance received.

I/we have read and understand the requirements and guidelines provided by the Association.

Signed: [Signature] Date: 1/7/21

Signed: [Signature] Date: 1/7/21

8.0 PROJECT COMPLETION VERIFICATION

After the project is completed, the unit owner must certify that the work was completed in accordance with the approved Variance and Building Permit (if applicable).

- Provide color photographs showing the completed work.
- Provide copy of any building permit inspections or completion documentation (if applicable).

I/we, owners of the referenced unit, certify to the Architectural Control Committee and the Board of Directors that the requested changes/modifications/additions/improvements (the Project) were completed in accordance with the approved Variance Request.

Signed: _____ Date: _____

Signed: _____ Date: _____





ADVANCE STRUCTURAL CONCEPTS, LLC

CONSULTING ENGINEERS & ARCHITECTS
www.advancestructural.net

10875 Main Street, Suite 101
Fairfax, VA 22030

SURESH BARAL, P.E.
President

Tel: 703-865-7122 ♦ Fax: 703-865-7155
Email: advancestr@vacoxmail.com

January 12th, 2021

Fairlington Villages
3001 S. Abingdon St.
Arlington, VA 22206

Re: 4809 28th St S, Arlington, VA 22206
Removal of Bearing Wall Between Dining Room & Kitchen

In reference to above, the wall between dining room and livin at main floor is supporting floor. Therefore, the removal of bearing wall and replacement by header as shown on drawing is certified to be satisfactory.

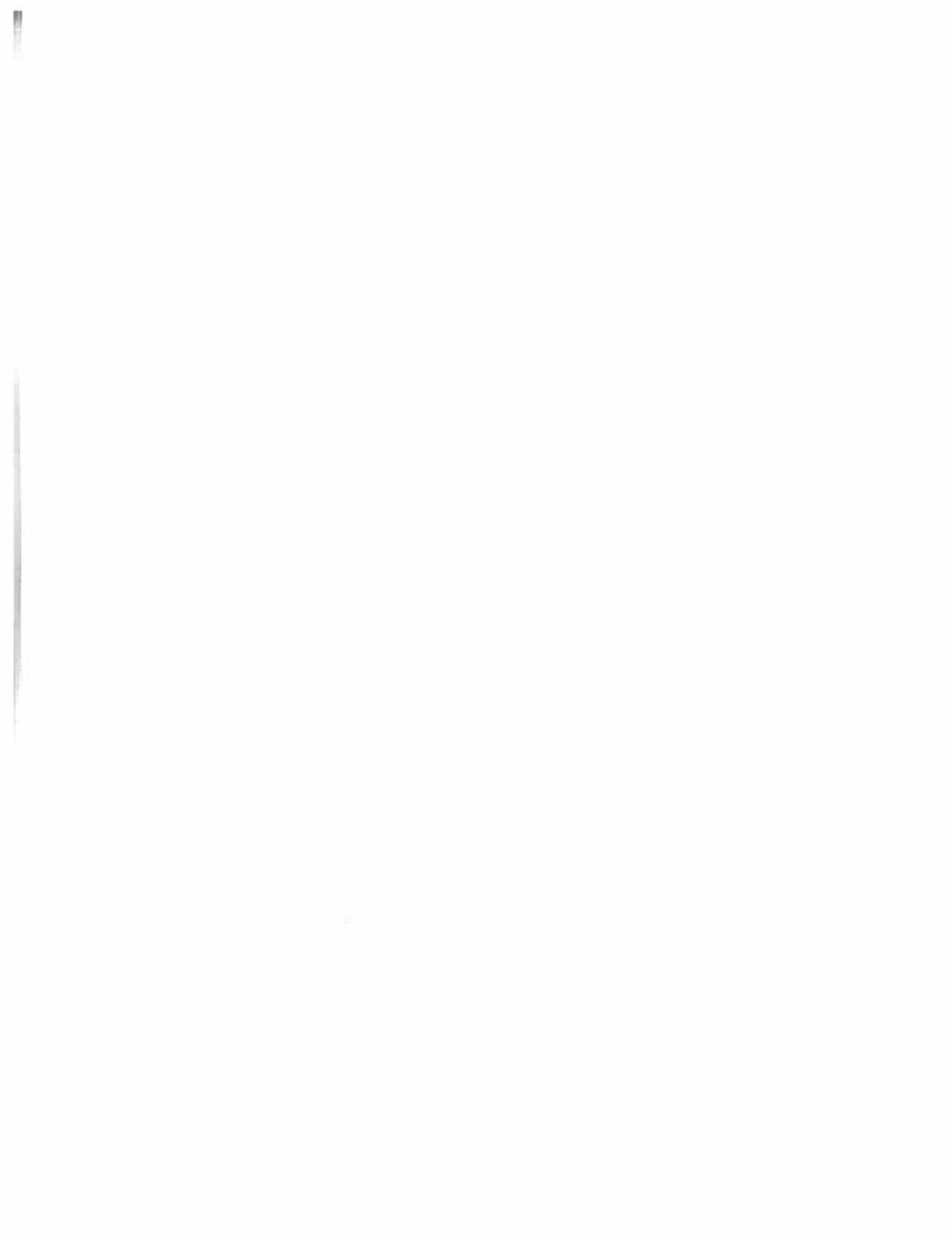
Sincerely,


Satish Abrol
Associate



REGISTERED PROFESSIONAL ENGINEERS

MARYLAND • VIRGINIA • DISTRICT OF COLUMBIA • NORTH CAROLINA • NEW JERSEY • WEST VIRGINIA • PENNSYLVANIA • FLORIDA • NEW YORK
MASSACHUSETTS • ILLINOIS • TENNESSEE • GEORGIA • CONNECTICUT • TEXAS • DELAWARE





GH CONTRACTORS & HANDYMAN SERVICES



ARLINGTON
VIRGINIA
Approved: 12/22/2020
Subject to field inspection
B2002865

11636 Doxdam Terrace Germantown, MD 20876

(240) 485-4438

bgonzalez@ghcontractorsllc.com

12/17/2020

TO: Arlington County Permit Division
RE: BRIEF DESCRIPTION OF WORK
Permit N/A - HAS NOT BEEN ISSUED YET
Project ID: RALT-23550
Address: 4809 28th St S

Description of work:

Interior kitchen renovation and Alteration on main floor. Remove load-bearing walls between the kitchen and dining room and living room and install new beam. Interior finish and paint. Replace electrical and plumbing fixtures in kitchen area only.

Respectfully,

Byron Gonzalez
GH Contractors and Handyman Services
240-485-4438



DEPARTMENT of COMMUNITY PLANNING, HOUSING and DEVELOPMENT
Inspection Services Division

2100 Clarendon Blvd., Suite 800, Arlington, VA. 22201
Tel 703-228-3800 Fax 703-228-7046 www.arlingtonva.us



ASBESTOS INSPECTION AND AWARENESS

Effective July 1, 1993, the Virginia Uniform Statewide Building Code requires that all buildings to be renovated or demolished shall be inspected for the presence of asbestos-containing materials, and subject to exemptions, appropriate response actions shall be undertaken. The following form is to be completed by all applicants for Building Permits for renovation or demolition. A completed form will contain one box checked below and must be signed by the owner or authorized agent of the owner(s).

Owner(s): _____

Address: _____

Address where work is to be performed: _____

Certification

AS AN OWNER, OR AN OWNER'S AGENT, OF THE ABOVE BUILDING, I HEREBY CERTIFY THAT:

- The above building is a single family dwelling, or is a residential housing building containing four or fewer units, and is exempt from asbestos inspection requirements. (NOTE: This exemption does not apply if the proposed renovation or demolition is for commercial or public development purposes); or
- The combined amount of regulated asbestos-containing material involved in the renovation or demolition is less than 260 linear feet on pipes, or less than 160 square feet on other facility components, or less than thirty-five cubic feet off facility components where length or area could not be measured previously, and is exempt from asbestos inspection requirements.
- This building is exempt from asbestos certification requirements because the original building permit was issued after January 1, 1985.

If NONE of the boxes above has been checked, and if the building permit application is for repair or replacement of roofing, floorcovering, or siding materials and the use is not a school, asbestos inspection requirements may be satisfied by checking one of the two following boxes:

- The materials to be repaired or replaced are assumed to contain asbestos and that appropriate response actions will be accomplished by a licensed asbestos contractor or a licensed RFS contractor; or
- An inspection of the materials to be removed was accomplished by an RFS inspector and analysis of the sample showed no asbestos to be present.



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IF NONE OF THE FIVE (5) BOXES ON THE FRONT PAGE HAVE BEEN CHECKED, ONE OF THE REMAINING TWO BOXES HEREUNDER MUST BE CHECKED. IF NEITHER IS CHECKED, COMPLETE THIS FORM:

- The affected area of the above building to be renovated or demolished has been inspected for the presence of asbestos by an individual licensed to perform such inspections and that no asbestos-containing materials were found; or
- Asbestos-containing materials in the affected area of the above building to be renovated or demolished will be subject to appropriate response actions in accordance with all applicable laws relating to asbestos abatement.

In accordance with S36-99.7, I further certify that the abatement area will not be reoccupied until any required response actions have been completed and final clearances have been measured and found to be within regulated tolerances.

Printed Name: _____

Telephone number(s): _____

Signature of Owner or Owner's Agent:  _____

Date: _____





DEPARTMENT OF COMMUNITY PLANNING, HOUSING and DEVELOPMENT
Inspection Services Division
2100 Clarendon Blvd., Suite 800, Arlington, VA. 22201
Tel 703-228-3800 Fax 703-228-7046 www.arlingtonva.us



MECHANICAL PLAN REVIEW WAIVER

Conditions

Important: The Mechanical plan review waiver applies ONLY to the Alterations and Additions Proposed to one and two Family Dwellings.

Certification

I the under signed property Owner, request that mechanical code compliance be determined by the field inspection in-lieu of the standard mechanical plan review. I hereby certify the mechanical systems will be installed according to all requirements of the Virginia Uniform Statewide Building Code. I also certify that all design specifications shall be available on the job site at the time of inspection for the Inspector to review.

I understand that proper Mechanical permits are required and this work is at my own risk and may require excessive changes necessary to meet code compliance.

Applicant Information

Permit Number: _____

Address: _____

Property Owner (Please print): _____

Signature of Property Owner or Property Owner's Agent

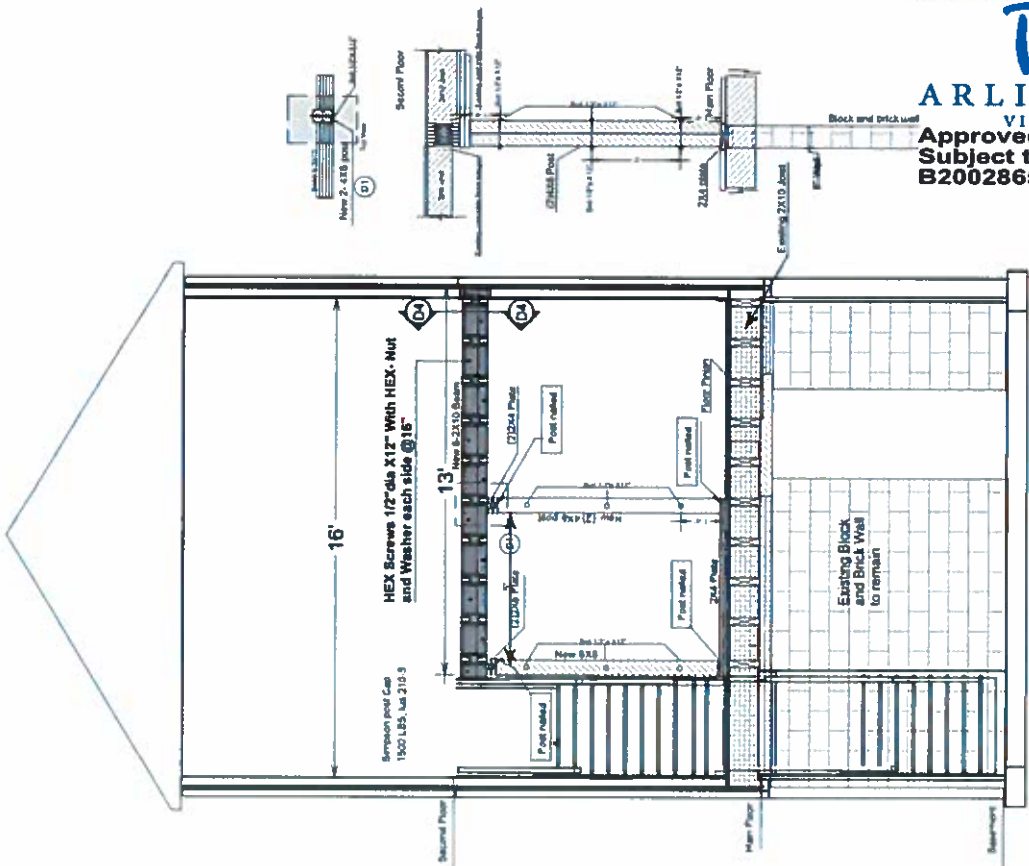
Date



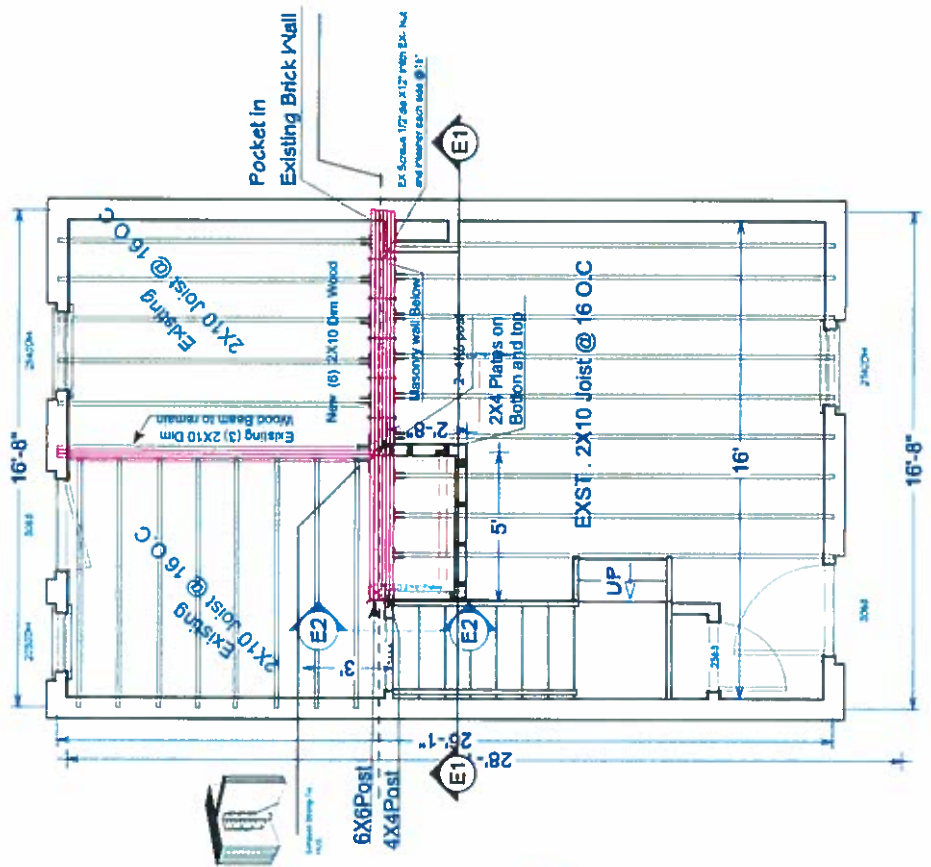
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Cross Section
 Scale 1/4" = 1'
 E1



Second Floor Framing Plan
 Scale 1/4" = 1'

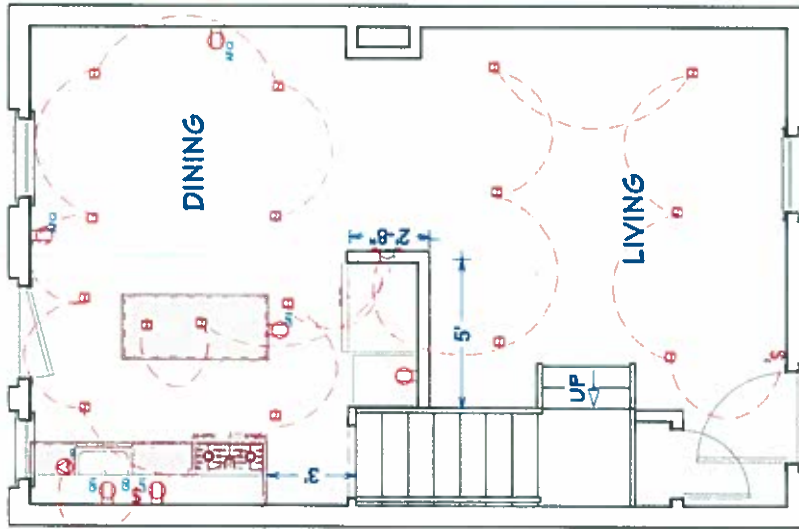
Electrical Fixtures Replacement

On Kitchen 4 recessed lights Lights wired to existing Panel 150 Amps

On Dining Area 4 recessed lights wired to existing 150 Amps Panel

On Living 6 recessed lights wired to 150 Amps Electrical Panel

On Kitchen should Be GFI Outlets
On Kitchen 2 Pendant lights

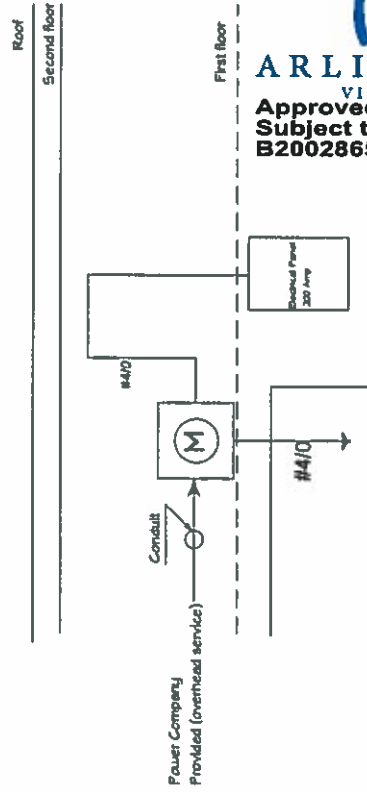


Main Floor Plan
Scale 1/4"=1'

ELECTRICAL / PLUMBING PLAN REVIEW TO BE COMPLETED ONSITE BY FIELD INSPECTION

ELECTRICAL - DATA - AUDIO LEGEND	
SYMBOL	DESCRIPTION
	Ceiling Fan
	Ventilation Fans: Ceiling Mounted, Wall Mounted
	Ceiling Mounted Light Fixtures: Surface/Pendant, Recessed, Hood Lamp, Low Voltage
	Wall Mounted Light Fixtures: Flush Mounted, Wall Sconce
	Chandelier Light Fixture
	Fluorescent Light Fixture
	240V Receptacle
	110V Receptacles: Duplex, Weather Proof, GFCI
	Switches: Single Pole, Weather Proof, 3-Way, 4-Way
	Switches: Dimmer, Timer
	Audio Video: Control Panel, Switch
	Speakers: Ceiling Mounted, Wall Mounted
	Wall Jacks: CAT5, CAT5 + TV, TV/Cable
	Telephone Jack
	Intercom
	Thermostat
	Door Chime, Door Bell Button
	Smoke Detectors: Ceiling Mounted, Wall Mounted
	Electrical Panel or Panel
	GFCI
	SMOKE DETECTOR AND MONITORING CARBON SENSOR

Hard Wire Interconnected w/Backup battery



Electrical Riser

ARLINGTON VIRGINIA
Approved: 12/22/2020
Subject to field inspection
B2002865

PROJECT DESCRIPTION
4809 28th ST S
ARLINGTON VA 22206

CHANGES PROVIDED BY
CDC

1-434-7573
Carter McPherson 2106

DATE: 12/14/20
SCALE:
SHEET: A-4

ARLINGTON COUNTY, VIRGINIA

DEPARTMENT OF COMMUNITY PLANNING, HOUSING AND DEVELOPMENT
INSPECTION SERVICES DIVISION

BUILDING PERMIT NOTIFICATION



The permit issued for this property authorizes construction to proceed in accordance with the Virginia Uniform Statewide Building Code and the Arlington County Code Chapter 3 Building Code.

Permit Number	B2002865
Permit Issuance Date	1/4/2021
Property Address	4809 28TH ST S ARL
Project Description	INTERIOR KITCHEN RENOVATION AND ALTERATION ON MAIN FLOOR
Permit Holder	GH CONTRACTORS AND HANDYMAN SERVICE LLC
Mechanics' Lien Agent	None Designated
Mechanics' Lien Address	N/A
Mechanics' Lien Telephone	N/A
Building Official's Signature	

This notification shall be displayed on the exterior of the construction site, building or premises to be plainly visible from the public way for the duration of the construction project.
New construction of or addition to a residential detached single-family dwelling or accessory structure shall be completed within three years of the date of permit issuance.

ARLINGTON COUNTY, VIRGINIA

2100 Clarendon Boulevard, Arlington, VA 22201



ARLINGTON

VIRGINIA
Approved: 12/22/2020
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12/22/2020

PERMIT SUMMARY

Permit Number	Address	Floor	Unit	Use Group	Sq ft
B2002865	4809 28TH ST S	*	*	Residential, 1-2 Family	100

ADDITIONAL INFORMATION

Permit Holder	GH CONTRACTORS AND HANDYMAN
Contractor	GH CONTRACTORS AND HANDYMAN SERVICE 11636 DOXDAM TER, GERMANTOWN, MD 20876 2404854438
Type of Work	Residential Alteration
Brief Description of Work	INTERIOR KITCHEN RENOVATION AND ALTERATION ON MAIN FLOOR. REMOVE LOAD-BEARING WALLS BETWEEN KITCHEN, DINING ROOM AND LIVING ROOM. INSTALL NEW BEAM. INTERIOR FINISH AND PAINT. REPLACE ELECTRICAL AND PLUMBING FIXTURES IN KITCHEN AREA ONLY.
Code Cycle	2015

PLANS APPROVED BY

Area of Approval	Reviewer Name	Date
ISD - Residential Building	Christopher Young	12/18/2020
Zoning	William Pearson Jr	12/18/2020
DES Permit Tech	Jayda Glenn-Dickerson	12/21/2020

ARLINGTON COUNTY, VIRGINIA

2100 Clarendon Boulevard, Arlington, VA 22201



ARLINGTON

Approved: 12/22/2020
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PLANS APPROVED AS NOTED BY THE FOLLOWING COMMENTS

Four copies of the wall check plat, showing established floor elevation, to be submitted to the zoning office upon completion of the foundation walls.