

FAIRLINGTON VILLAGES, A CONDOMINIUM ASSOCIATION  
GENERAL RESOLUTION NO. GR 04/07/21

**VARIANCE REQUEST – 3068 S. ABINGDON 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 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 February 24, 2021 variance request from the homeowner at 3068 S. Abingdon 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

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

## Erin Moran

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**From:** skeyser113@yahoo.com  
**Sent:** Monday, March 29, 2021 9:02 AM  
**To:** Erin Moran  
**Subject:** March Variances

Hey Erin, I apologize in the delay getting these back to you, I really need to be more on top of that. The committee has voted to approve all four Variances for March, 2991 S Columbus, 3043 S Columbus, 3068 S Abingdon and 2855 S Abingdon have all been approved 4 to 0.

Cheers,  
Sean Keyser



PRIMARY CONTACT INFORMATION (please print):

Owner name(s): Jason and Elspeth Bryan Date: 24 Feb 21

Property address: 3068 S Abingdon St Unit Model: Clarendon

Mailing address (if different): \_\_\_\_\_

Daytime phone: 540-834-6685 Home/Cell phone: Same E-mail address: jason.h.bryan.264@gmail.com

FOR THE MANAGEMENT OFFICE:

VARIANCE REQUESTED: remove load bearing OWNER VERIFIED:

TYPE OF UNIT: Clarendon ENG CERT/DRAWINGS:

AGENDA DATE: 3/18 VC RESULT:  APPROVE  DENY

BOD APPROVAL REQUIRED:  YES  NO AGENDA DATE: \_\_\_\_\_

1<sup>st</sup> LTR OWNER: \_\_\_\_\_ 2<sup>nd</sup> 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: 22 March 2021

Approximate date for project completion: May 2021

*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.*

4.0 INTERIOR VARIANCE DOCUMENTATION

All interior variance requests shall provide the following:

- A detailed description of interior improvements/renovation/work, including location

Removal and reframing of kitchen wall to set conditions for renovations;  
Structural work/ reframing to be done by Bruce DeLong; Arlington  
building permit to follow

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- Floor plan of your unit clearly marked to show the proposed changes. Show measured and planned dimensions. <http://fairlington.org/homedata.htm> contains floor plans with approximate dimensions.
- Color photographs of the area to be changed. Indicate locations of proposed changes on the photographs.
- Copy of contractor proposals, commercial literature, and any related information.

4.1 Interior projects requiring Arlington/Alexandria building permit  
To determine if work requires a building permit, consult your respective county/city building permit office.

For Arlington address: <https://building.arlingtonva.us/resource/residential-building-permit-application/>

For Alexandria address: <https://www.alexandriava.gov/permitcenter/default.aspx?id=55414>

For projects proposing changes to the interior that require an Arlington/Alexandria building permit, provide the following information with your Variance Request:

- An original letter from a Professional Engineer, licensed in Virginia and qualified in structural engineering declaring without qualification that if the project is constructed in accordance with plans, the project will have no effect on the building structural integrity.
- A copy of the building permit approval from the county/city.
- An owner certification post-construction that the project was completed in accordance with the approved building permit and Variance.

4.2 Interior projects not requiring Arlington/Alexandria building permit

For projects proposing changes to the interior (Changing, modifying, or removing any wall, or any support post and the joist(s) it supports) that do NOT affect the building's structural integrity, provide:

- An original letter from a Professional Engineer, licensed in Virginia and qualified in structural engineering declaring without qualification that if the project is constructed in accordance with plans, the project will have no effect on the building structural integrity.
- An owner certification post-construction that the project was completed in accordance with the approved Variance.

**5.0 EXTERIOR VARIANCE DOCUMENTATION**

All exterior variance requests shall provide the following:

- A detailed description of exterior changes proposed, including location

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

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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.

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**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:  Date: 20210224

Signed:  Date: 20210224

**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: \_\_\_\_\_



## Erin Moran

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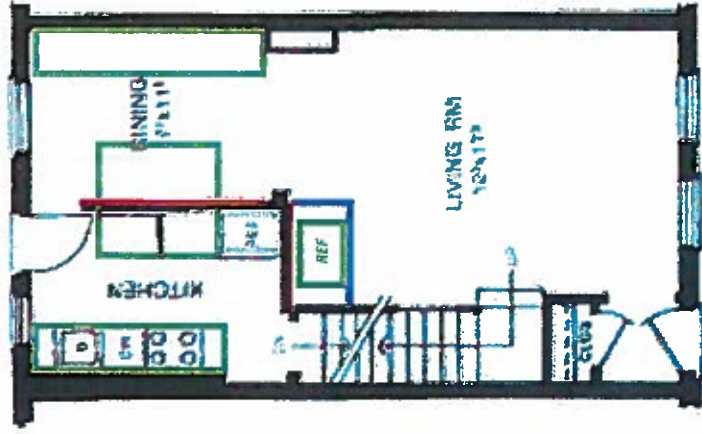
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Cheers,  
Sean Keyser

3068 S Abingdon St

Proposed changes:

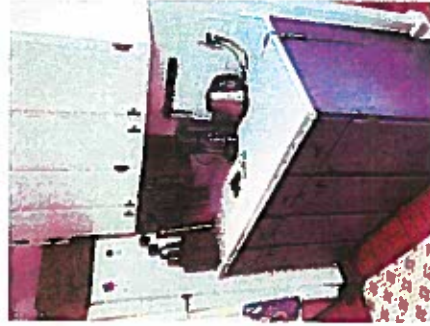


Walls to be removed/  
modified

Notional footprint for  
new cabinets  
and island

Notional  
placement of  
new walls

Current kitchen:



Front door



BBB Rating: A+  
as of 10/5/2018  
Click for Profile

## Louis & Associates, LLC

Structural Engineering Consultants

9436 Wooded Glen Ave., Burke, VA 22015  
Tel: 571-232-9589

lyan@louisassociatesllc.com  
www.louisassociatesllc.com

Job No. 21-138

February 09, 2021

**Elsbeth D Bryan**  
3068 S Abingdon St  
Arlington, VA 22206

Reference: A residential property in  
3068 S Abingdon St  
Arlington, VA 22206

### INSPECTION REPORT

At your request, Louis & Associates, LLC performed a structural inspection regarding to remove some interior partition walls in an existing building at the above referenced address on February 09, 2021. Photographs from the inspection are attached.

The existing building (Picture 1), built in 1944, is a two-story townhouse without basement. The existing roof framing was not checked, but assuming it was built of pre-manufactured roof trusses, running from front to back. The 2<sup>nd</sup> floor framing was constructed of 2x10 floor joists over the front half area (Picture 2), supported by the front exterior wall, and a beam/wall in the middle (Picture 3). The floor joist over rear area (kitchen and dining) is supported by sidewalls and a partition wall in the middle.

According to your renovation plan, two interior partition walls around kitchen (Picture 4-6) will be removed for a more opening space. Listed below are the concerned structural issues and construction recommendations:

1. Partition wall to be removed PW-1 (Picture 5), it is a load bearing wall, but can be removed and replaced with (2)1 3/4x 9 1/4 LVL beam (B21, L =11.5 ft), which can be flushed with the existing floor joists at top with joist hanger.
2. The proposed beam B21 shall be supported by a (3)2x4 wood post (C1 and C2) at each end and secured with a metal connector at top and bottom; The interior post (C1) is existing but please verify.
3. Partition wall to be removed PW-2 (Picture 6), it is a load bearing wall, but can be removed and replaced with (2)2x10 FH#2 beam (B22, L =5.0 ft).
4. The proposed beam B22 shall be supported by a (3)2x4 wood post (C1 and C2) at each end and secured with a metal connector at top and bottom; The interior post (C1) is existing but please verify.
5. The existing beam B23 (Picture 3) shall be (2)2x10s, please verified in field.
6. Please provide temporary under the existing floor framing shoring before the demolition.

(Page 1 of 3)



BBB Rating: A+  
as of 9/9/2019  
2711 Corporate

## Louis & Associates, LLC Structural Engineering Consultants

9436 Wooded Glen Ave., Burke, VA 22015  
Tel: 571-332-9589

lynn@louisassociatesllc.com  
www.louisassociatesllc.com

Job No. 21-138

February 09, 2021

The purpose of this report is to evaluate the integrity and safety of the building structure, and if necessary, will run a pre-liminary design for proposed repairing options (Phase I). Please beware that this report is not a full-scale engineering design (Phase II) nor to replace engineering drawings if required for building permit, which will include more detailed design and construction information as required by the building permit office and shall be done by a licensed structural engineer, based on the results from this inspection.

I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the state of commonwealth of Virginia with license no.: 0315063, and expiration date: 09.30.2021.

I greatly appreciate this opportunity to serve you on this project. Feel free to contact me if you have any questions.

Sincerely yours,

Luyi Yan, PE/Senior Structural Engineer



### REFERENCES

1. International Residential Code, IRC 2015, International Code Council
2. Guideline for Structural Condition Assessment of Existing Buildings, SEI/ASCE 11-99, American Society of Civil Engineers
3. Residential Building Design and Construction, Jeck H. Willenbrock, 1998
4. The Old-House Journal-Guide to Restoration, Patricia Poore, 1992

### ATTACHMENTS

- A. Pictures from Job Site

**ATTACHMENT A: PICTURES FROM JOB SITE**



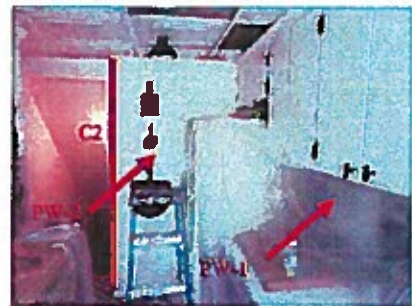
Picture 1: The existing building (front view)



Picture 2: The existing 2x10 floor joists



Picture 3: Existing beam, stay



Picture 4: Partition wall to be removed PW-2 (view from kitchen)



Picture 5: Partition wall to be removed PW-1 around kitchen (view from dining)



Picture 6: Partition wall to be removed PW-2 around kitchen (view from family room)



DEPARTMENT OF COMMUNITY PLANNING HOUSING AND DEVELOPMENT  
INSPECTION SERVICES DIVISION

2100 CLARENDON BLVD, SUITE 1000 ARLINGTON, VA 22201  
TEL 703.228.3900 FAX 703.228.7046 [WWW.ARLINGTONVA.US](http://WWW.ARLINGTONVA.US)

### Building Permit

Permit Number: B2100608

3/19/2021

Permit Holder: BRYAN JASON H & BRYAN EISPETH D M

The permit holder has permission, according to approved plans, application and restrictions of record to ADJUSTING INTERIOR WALL LAYOUT OF KITCHEN TO BECOME "OPEN CONCEPT" PER PROFESSIONAL ENGINEER'S DRAWINGS.

Address: 3068 S ABINGDON ST ARL

Project Name: BRYAN JASON H & BRYAN EISPETH

Floor: \*\* Suite: \*\*

Permit Holder Phone:

Contractor:

Address:

Phone:

Mechanic's Lien Agent: None Designated

Address:

Phone:

Building Permit:	62.00	VA Surtax :	1.24
Zone Review:	132.00	Water/Sewer:	0.00
Damage Prevention:	0.00	Public Works:	0.00
<b>Total Fee:</b>	<b>210.74</b>		

The permit holder is advised that separate permits and permission are required for the use of the right-of-way. This includes placing any object (dumpster, cranes, etc.) in the right-of-way or on the sidewalk, construction of curb cuts (driveway aprons), and moving or removing meters, traffic signs or traffic control devices. Contact the Department of Public Works, Traffic Engineering Division at 703-228-3575.

For new homes and additions: submission of a wall check plat to the Zoning office is required once the foundation walls have been completed, before a framing inspection can occur. Final plats for new homes must be submitted to the Zoning Office prior to issuance of the Certificate of Occupancy.



To check and schedule your inspections, scan the QR Code or go to our Website: <http://building.arlingtonva.us>

Building Official

### **THIS PERMIT MUST BE POSTED ON JOB SITE**

**THIS PERMIT SHALL BECOME INVALID IF WORK NOT COMMENCED WITHIN SIX MONTHS FROM DATE OF PERMIT ISSUANCE OR IF AN APPROVED INSPECTION HAS NOT BEEN OBTAINED EVERY SIX (6) MONTHS.**

To schedule an inspection, please call the automated inspection system at 703-228-3700 24 hours/day.

Office hours are between 8 AM and 4:30 PM Monday through Friday.

To Speak to your Inspector call 703-228-3800 between 7 and 7:30 AM.

CALL MISS UTILITY

48 HOURS BEFORE DIGGING

1-800-257-7777

Survey: How are we doing? [www.surveymonkey.com/s/isdgaacss2014q2](http://www.surveymonkey.com/s/isdgaacss2014q2)


# 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.

<b>Permit Number</b>	<b>B2100608</b>
<b>Permit Issuance Date</b>	<b>3/19/2021</b>
<b>Property Address</b>	<b>3068 S ABINGDON ST ARL</b>
<b>Project Description</b>	<b>ADJUSTING INTERIOR WALL LAYOUT OF KITCHEN TO BECOME "OPEN"</b>
<b>Permit Holder</b>	<b>BRYAN JASON H &amp; BRYAN EISPETH D M</b>
<b>Mechanics' Lien Agent</b>	<b>None Designated</b>
<b>Mechanics' Lien Address</b>	<b>N/A</b>
<b>Mechanics' Lien Telephone</b>	<b>N/A</b>
<b>Building Official's Signature</b>	

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.



DEPARTMENT OF COMMUNITY PLANNING HOUSING AND DEVELOPMENT  
INSPECTION SERVICES DIVISION

2100 CLARENDON BLVD, SUITE 1000 ARLINGTON, VA 22201  
TEL 703.228.3800 FAX 703.228.7046 [WWW.ARLINGTONVA.US](http://WWW.ARLINGTONVA.US)

## Electrical Permit

Permit Number: E2100709

3/26/2021

Permit Holder: BRYAN JASON H & BRYAN EISPETH D M

Permit Holder Phone:

Has permission according to approve plans, application and restrictions of record to perform work as listed:  
9 CIRCUITS, 22 FIXTURES

ADJUSTING INTERIOR WALL LAYOUT OF KITCHEN TO BECOME "OPEN CONCEPT" PER  
PROFESSIONAL ENGINEER'S DRAWINGS.

Address: 3068 S ABINGDON ST ARL

Project Name: BRYAN JASON H & BRYAN EISPETH

Floor: \*\*

Suite: \*\*

Contractor:

Address:

Phone:

Inspection Services Fee: \$181.60  
Total Fee: \$230.63

VA Surtax : \$3.63



To check and schedule your  
inspections, scan the QR  
Code or go to our Website:  
<http://building.arlingtonva.us>

Building Official

**THIS PERMIT MUST BE POSTED ON JOB SITE**

THIS PERMIT SHALL BECOME INVALID IF WORK NOT COMMENCED WITHIN SIX (6) MONTHS FROM  
DATE OF PERMIT ISSUANCE OR IF AN APPROVED INSPECTION HAS NOT BEEN OBTAINED  
**EVERY SIX (6) MONTHS**

To schedule an inspection, please call the automated inspection system a703-228-3700 24 hours/day.  
Office hours are between 8 AM and 4:30 PM Monday through Friday.

**You must contact your inspector the morning of the inspection or the inspection will be canceled.  
To find out how: <https://building.arlingtonva.us/inspections/virtual-inspections/how-to-contact-your-inspector>.**

CALL MISS UTILITY 48 HOURS BEFORE DIGGING 1-800-257-7777

Survey: How are we doing? <https://www.surveymonkey.com/r/8MJJNGT>