

FAIRLINGTON VILLAGES, A CONDOMINIUM ASSOCIATION
GENERAL RESOLUTION NO. GR 05/05/21

**VARIANCE REQUEST – 4912 S. 28TH STREET, A-1
REMOVE A LOAD BEARING WALL AND A NON-LOAD BEARING WALL**

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 homeowner of a Barcroft II unit has submitted a variance request for approval to remove a load bearing wall and remove a non-load bearing wall 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 _____.

THEREFORE BE IT RESOLVED, the Board approves the April 8, 2021 variance request from the homeowner at 4912 S. 28th Street, A-1 to remove a load bearing wall and remove a non-load bearing wall 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: Management

Roll Call:

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



Fairlington Villages
A Condominium Association

MEMORANDUM

TO: Board of Directors
FROM: Erin Moran, Office Manager
DATE: April 28, 2021
RE: New Business A-E

I have not received the report from the Architectural Control Committee for this month's Variance Requests. Once I receive it, I will complete the resolutions and hand deliver and email copies to everyone.



Fairlington Villages,
A Condominium Association

VARIANCE REQUEST FORM

PRIMARY CONTACT INFORMATION (please print):
 Owner name(s): Taylor Smith Date: Apr. 8, 2021
 Property address: 4912 28th Street South Unit Model: #1A1
 Mailing address (if different): Same
 Daytime phone: (360) 640-2472 Home/Cell phone: Same E-mail address: Tajusmith@gmail.com

FOR THE MANAGEMENT OFFICE:
 VARIANCE REQUESTED: 1 load 1 non load OWNER VERIFIED:
 TYPE OF UNIT: _____ ENG CERT/DRAWINGS:
 AGENDA DATE: 4/15/21 VC RESULT: APPROVE DENY
 BOD APPROVAL REQUIRED: YES NO AGENDA DATE: _____
 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://www.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 Fairington 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 recommendation.
- 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: June 1, 2021

Approximate date for project completion: to November 1, 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

Kitchen renovation as described in attached letter from structural engineer and drawings provided by architect. Picture attached of similar Barrcroft unit with walls removed and kitchen island. I intend to remove kitchen walls and renovate kitchen to appear as one pictured with open layout.

Pending final drawings from architect and structural engineer to provide specs for LVL beams. I will apply for permits once received.

- 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/permitscenter/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. - Pending Final drawings
- 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

- 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:

Two, 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: Apr. 18, 2021

Signed: _____ Date: _____

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: _____

CODE SUMMARY:

- All construction shall conform to the requirements of this Virginia Uniform Statewide Building Code, 2015 ICC, IRC, IECC and IEBC and including all applicable City of Alexandria Subrules & State of Virginia amendments and supplements
- IRC 2015
- IBC 2015
- IEBC 2015
- NFPA- 13/13

SUBJECT PROPERTY:
4912 28th St S- APT A1
Arlington, VA 22206

PROPERTY IS ZONED R-10

USE GROUP/ FIRE PROTECTION REQUIREMENTS:

EXISTING	PROPOSED
R-2	NO CHANGE
1 B	NO CHANGE
NONE	NO CHANGE
MANUAL	NO CHANGE

FIRE SUPPRESSION

FIRE ALARM & DETECTION

THE EXISTING BUILDING IS NOT CURRENTLY SPRINKLERED AND SPRINKLER IS NOT INCLUDED IN THIS PERMIT PER

IBC 603 & 704.2.2, AND NFPA 101 TABLE A.31.1

FIRE RESISTANCE RATINGS (IBC TABLE 601);

REQUIRED	EXISTING	PROPOSED
2	2	NO CHANGE
2	2	NO CHANGE
2	2	NO CHANGE

BEARING WALLS

EXTERIOR

INTERIOR

FLOOR CONSTRUCTION

ROOF CONSTRUCTION

FLOORS AND SELECTED WALLS ARE RATED AS PART OF THE REQUIRED DWELLING UNIT AND USE GROUP SEPARATIONS

BUILDING HEIGHT (IBC TABLE 503) NOT APPLICABLE

FOR INTERIOR RENOVATION IN EXISTING BUILDING. ALLOWABLE

MEASUREMENT (FT)

ALLOWABLE	EXISTING	PROPOSED
160'-0"	160'-0" +/-	NO CHANGE
12	12	NO CHANGE

STORIES

BUILDING AREA (SF- TABLE 503)

ALLOWABLE	EXISTING	PROPOSED
24,000 GSF	24,000 GSF +/-	NO CHANGE

BUILDING OCCUPANCY (TABLE 1004.1.2)

RESIDENTIAL UNIT R-2 (200 SF/OCC)

BASIS (GSF)	EXISTING	PROPOSED
REFER TO 2/ T-1	REFER TO 2/ T-1	REFER TO 2/ T-1

EXIT ANALYSIS (TABLE 1020.2)

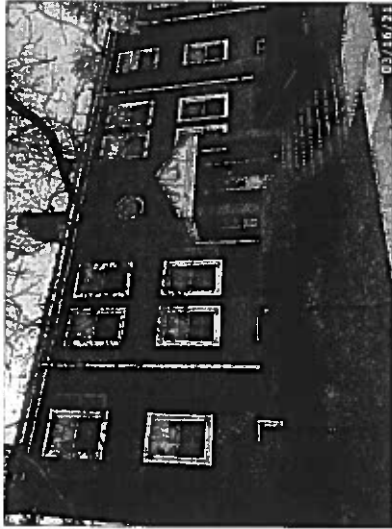
NUMBER OF EXITS

OCCUPANTS

TRAVEL DISTANCE

ALLOWABLE	EXISTING	PROPOSED
1	1	NO CHANGE
50	7	NO CHANGE
75'	60"	NO CHANGE

3- CODE ANALYSIS- NOT TO SCALE



KITCHEN RENOVATION

4912 28th St S- APT A1 Arlington, VA 22206

OPENING UP EXISTING KITCHEN AND REMOVING A BEARING WALL TO INSTALL NEW ISLAND AT KITCHEN

DRAWING INDEX-

- T-1- SITE PLAN & PROJECT NOTES & CODE ANALYSIS
- T-2- GENERAL NOTES/ SPECIFICATIONS
- A-1- DEMO AND NEW CONSTRUCTION PLANS AND REFLECTED CEILING PLAN AND INTERIOR ELEVATIONS

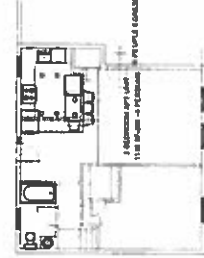


1- LOCATION PLAN- NTS

PROPOSED AREA OF WORK



3- BUILDING PLAN- NTS



2- EGRESS PLAN- 1/8" = 1'-0"

REQUIRED CIRCLES AND DIMS: 2" P/LA
ALL DIMS TO FACE UNLESS NOTED OTHERWISE
DO NOT SCALE
OCCUPANT LOADS: 5 PERSONS
2" / OCCUPANT 8' 6" x 11"
ALL WALLS TO BE 2" CMU WITH 1/2" DOOR
CONNECTIONS AND 1/2" DOOR 4"
CONNECTIONS
ALL 1/2" DOOR CONNECTIONS
AND 1/2" DOOR CONNECTIONS
TO BE 1/2" DOOR CONNECTIONS
AND 1/2" DOOR CONNECTIONS
AND 1/2" DOOR CONNECTIONS
AND 1/2" DOOR CONNECTIONS

No.	Rev.	Date
1	PERMIT	04/01/21

Architect: Building Consultants, LLC
1000 North Arlington Ave
Arlington, VA 22206

KITCHEN RENOVATION
4912 28th St S- APT A1
Arlington, VA 22206

APRIL, 2021
VARIES

T-1

April 6, 2020

Mr. Taylor Smith
4912 28th Street South
Unit #A1
Arlington, Virginia 22206
(360) 640-2472
tayjusmith@gmail.com

RE: 4912 28th Street South #A1
Interior Renovation, Wall Demolition Assessment
Arlington, Virginia
Proposal for Structural Engineering Services 21130.00

Dear Mr. Taylor Smith

Field & Tung (F&T) Structural Engineers was engaged to provide structural engineering services associated with the removal of a potential load bearing partition wall at the second level of Unit A1 at 4912 28th Street South, Arlington, VA.

We respectfully submit this letter report of our assessment. This report summarizes our findings of the walls in questions and if their demolition will require the introduction of any additional structure.

PROJECT DESCRIPTION

The existing residence is a two-story, 1,400 square foot, residential unit, located at 4912 28th Street S in Arlington, Virginia. The complex appears originally constructed for government housing but and was later renovated to serve as multifamily residential units.

The primary building structure appears original to the construction, consisting of load bearing brick masonry exterior walls and interior wood stud walls. The floor framing was unable to be directly observed due to interior finishes but is believed framed with conventional wood joists.

F&T was allowed access to the entirety of the unit proposed for renovations (Unit A1) and the unit above to make observations of the third-floor conditions.

The intent of this review was to assess the interior partial wall framing condition at multiple locations, intended to be altered during the proposed renovation.

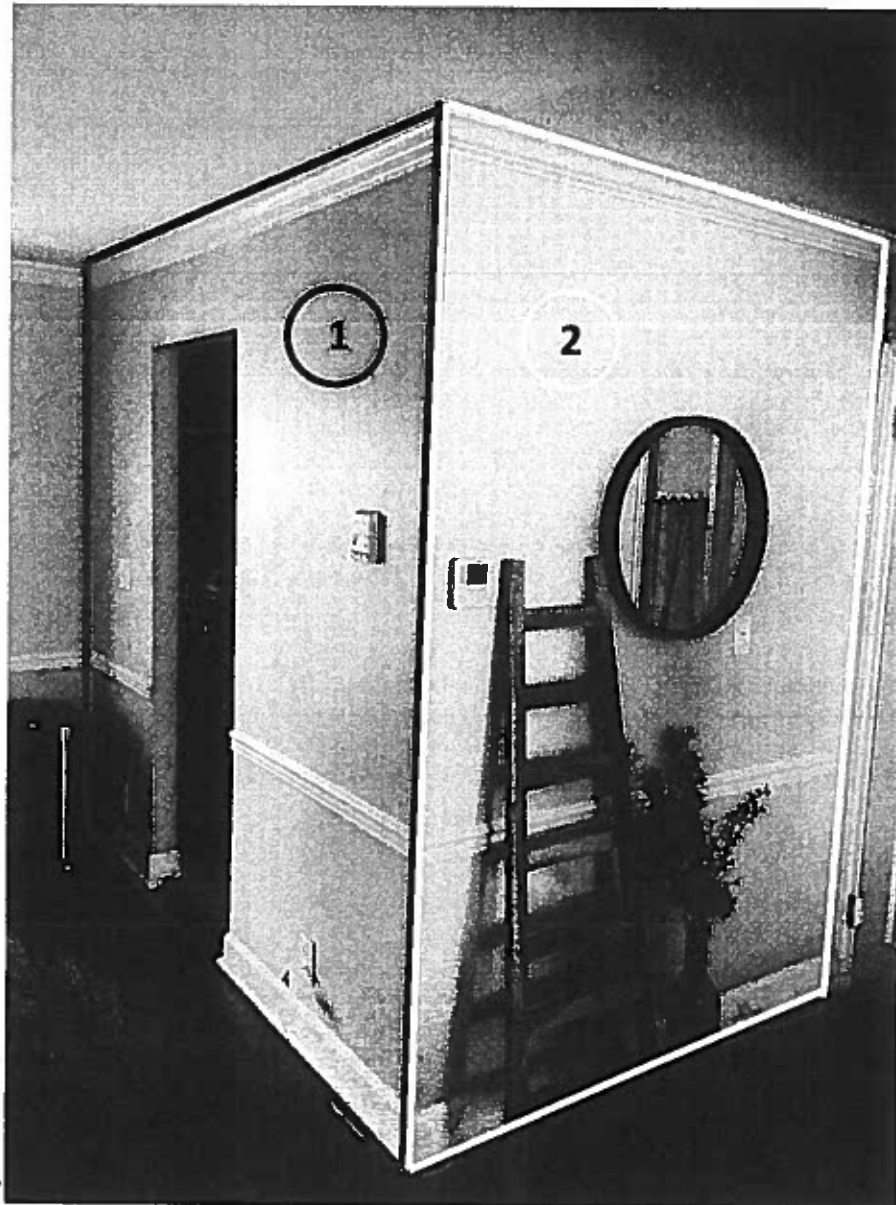


Figure 1 – Interior Partition Walls to Be Removed

Representatives of F&T visited the property on 16 March 2021 to visually review the accessible portions of the structure. F&T was provided access to the entirety of Unit A1 and the unit above to make observations of the Unit A1's ceiling framing. A digital camera was utilized to record areas of interest and descriptive information was recorded in field notes.

Deficiencies in structural members, unusual structural features, previous modifications, and material deterioration were intended to be noted if observed. Limited existing building and documents were available for reference. Our structural scope of service did not include selective demolition, excavations, monitoring, or testing of the properties. A digital camera was utilized to record areas of interest and descriptive information recorded in field notes.

The physical condition of building components is typically defined as being in one of three categories: Good, Fair, and Poor. For the purposes of this report, the following definitions are used:

- Good: Satisfactory as-is. Requires only routine maintenance. Repair or replacement may be required due to a system's estimated useful life.
- Fair: Satisfactory as-is. Repair or replacement is required due to current physical condition and/or remaining useful life.
- Poor: Immediate repair, replacement, or significant maintenance is required.

Selective demolition and material testing of components was not performed.

OBSERVATIONS AND COMMENTS

The information in this report is relative to information gathered from our site visits and is based on observations of present conditions. There is no claim, either stated or implied, that all conditions were observed. Observations were performed on elements which were accessible.

The following narratives document our observations.

1. **Existing Structure.** The residence is a two-story unit within a four-story multifamily housing building located at 4912 28th Street S in Arlington, Virginia.

The building structure appears currently framed using load bearing brick masonry exterior walls and interior wood stud walls.

During the site visit, F&T was able to make general observations from the interior of the structure.

2. **Proposed Renovation.** It is our understanding that the intent of the construction is to demolish two segments of wall currently separating the kitchen and living room space.

The current framing was not able to be directly observed due to interior finishes. Based on site observations and familiarity with similar buildings within the area, F&T was able to determine wall segment 1 is likely load bearing and wall segment 2, non-load bearing. See above Figure 1 for wall number designation.

The walls in question are wood stud walls, supporting wood joist floor framing above. Wall segment 1 is believed to support the third and fourth floors, and potentially the roof framing. Wall segment 2 is believed to be non-load bearing. F&T did not have access to the roof framing while on site.

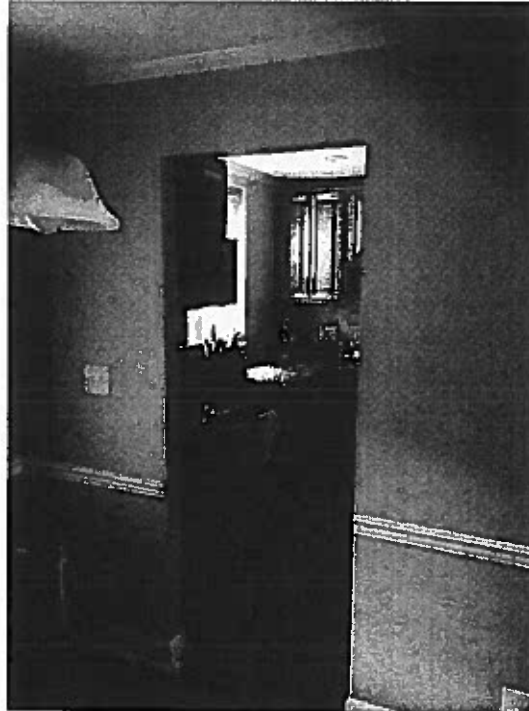


Figure 2 – Interior Partition Wall - Segment 1 – to be Removed

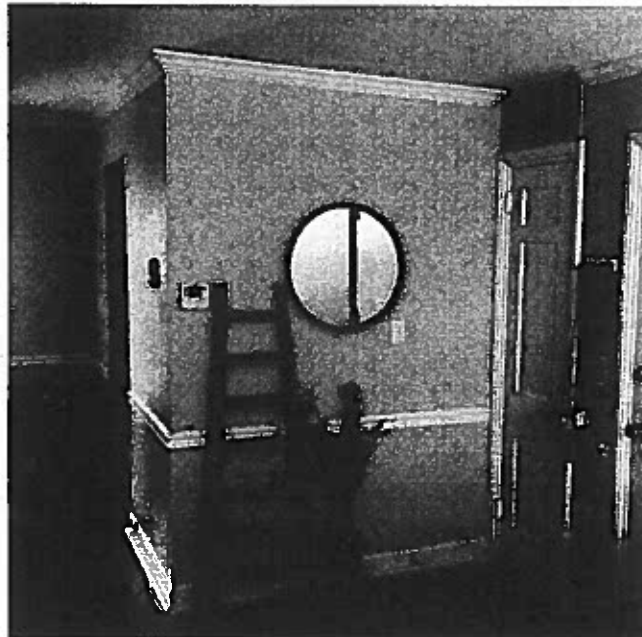


Figure 3 – Interior Partition Wall - Segment 2 – to be Removed

CONCLUSIONS

The information in this report is relative to information gathered from our site visit and is based solely on visual observations of existing conditions.

- The interior partition wall, designated as Segment 1, is believed to be load bearing. The wall supports the third and fourth floors above and potentially the roof framing.

If removed, this wall should be replaced with a supplemental beam to support the framing above. Additional post will likely need to be introduced within partition wall to remain, to support the new beam, with these posts continuing to the ground floor / foundation level.

- The interior partition wall, designated as Segment 2, is believed to be non-load bearing. As such this wall should be able to be removed with no additional structure. A portion of the ceiling adjacent to the wall should be opened prior to wall removal to confirm the orientation of the floor joists above, to verify the members span parallel to the wall.

When a renovation is ready to be implemented, the design and detailing should be performed by a qualified architect and engineer experienced in the renovation of existing buildings.

CLOSING

The engineering observations and recommendations within this report are related to a visual examination of exposed surfaces and the professional judgment and experience of Field & Tung Structural Engineers. We believe the review was sufficient for us to form a reasonable engineering opinion of the condition of the existing structure. The review was not intended to be a comprehensive investigation and assessment of the complete building.

Documentation of the original construction was not available for our review as part of this assessment. If located, these documents may reveal other issues which may necessitate modifications to our report and recommendations.

With the nature of our scope of work, we cannot take responsibility for issues with the property that were not examined under this scope of work, defects with the property that may appear in the future or differing opinions of other qualified professionals.

We appreciate the opportunity to be of service. Please contact us if you have any questions or comments regarding the information presented in this report.

Sincerely,

Field & Tung Structural Engineers



Chris Rumsey, EIT
Project Engineer



Jaw (Jon) Tung, PE
Principal

