

BAR CASE# _____

(OFFICE USE ONLY)

ADDRESS OF PROJECT: 811 S Lee St

DISTRICT: Old & Historic Alexandria Parker - Gray 100 Year Old Building

TAX MAP AND PARCEL: 080.04-06-29

ZONING: RM

APPLICATION FOR: (Please check all that apply)

CERTIFICATE OF APPROPRIATENESS

PERMIT TO MOVE, REMOVE, ENCAPSULATE OR DEMOLISH
(Required if more than 25 square feet of a structure is to be demolished/impacted)

WAIVER OF VISION CLEARANCE REQUIREMENT and/or YARD REQUIREMENTS IN A VISION CLEARANCE AREA (Section 7-802, Alexandria 1992 Zoning Ordinance)

WAIVER OF ROOFTOP HVAC SCREENING REQUIREMENT
(Section 6-403(B)(3), Alexandria 1992 Zoning Ordinance)

Applicant: Property Owner Business (Please provide business name & contact person)

Name: Charles & Sarah Lawler

Address: _____

City: _____

State: _____

Phone: _____

E-mail: _____

Authorized Agent (if applicable): Attorney Architect _____

Name: _____

Phone: _____

E-mail: _____

Legal Property Owner:

Name: Charles & Sarah Lawler

Address: _____

City: _____

State: _____

Phone: _____

E-mail: _____

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NATURE OF PROPOSED WORK: *Please check all that apply*

NEW CONSTRUCTION

EXTERIOR ALTERATION: *Please check all that apply.*

awning fence, gate or garden wall HVAC equipment shutters

doors windows siding shed

lighting pergola/trellis painting unpainted masonry

other

ADDITION

DEMOLITION/ENCAPSULATION

SIGNAGE

DESCRIPTION OF PROPOSED WORK: Please describe the proposed work in detail (Additional pages may be attached).

Request review and approval to remove portions of the rear facade to facilitate the construction of a two-story rear addition that will not be visible from the public right of way.

SUBMITTAL REQUIREMENTS:

Check this box if there is a homeowner's association for this property. If so, you must attach a copy of the letter approving the project.

Items listed below comprise the **minimum supporting materials** for BAR applications. Staff may request additional information during application review. Please refer to the relevant section of the *Design Guidelines* for further information on appropriate treatments.

Applicants must use the checklist below to ensure the application is complete. Include all information and material that are necessary to thoroughly describe the project. Incomplete applications will delay the docketing of the application for review. Pre-application meetings are required for all proposed additions. All applicants are encouraged to meet with staff prior to submission of a completed application.

Demolition/Encapsulation : All applicants requesting 25 square feet or more of demolition/encapsulation must complete this section. Check N/A if an item in this section does not apply to your project.

N/A

Survey plat showing the extent of the proposed demolition/encapsulation.

Existing elevation drawings clearly showing all elements proposed for demolition/encapsulation.

Clear and labeled photographs of all elevations of the building if the entire structure is proposed to be demolished.

Description of the reason for demolition/encapsulation.

Description of the alternatives to demolition/encapsulation and why such alternatives are not considered feasible.

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Additions & New Construction: *Drawings must be to scale and should not exceed 11" x 17" unless approved by staff. Check N/A if an item in this section does not apply to your project.*

N/A Scaled survey plat showing dimensions of lot and location of existing building and other structures on the lot, location of proposed structure or addition, dimensions of existing structure(s), proposed addition or new construction, and all exterior, ground and roof mounted equipment.

FAR & Open Space calculation form.

Clear and labeled photographs of the site, surrounding properties and existing structures, if applicable.

Existing elevations must be scaled and include dimensions.

Proposed elevations must be scaled and include dimensions. Include the relationship to adjacent structures in plan and elevations.

Materials and colors to be used must be specified and delineated on the drawings. Actual samples may be provided or required.

Manufacturer's specifications for materials to include, but not limited to: roofing, siding, windows, doors, lighting, fencing, HVAC equipment and walls.

For development site plan projects, a model showing mass relationships to adjacent properties and structures.

Signs & Awnings: *One sign per building under one square foot does not require BAR approval unless illuminated. All other signs including window signs require BAR approval. Check N/A if an item in this section does not apply to your project.*

N/A

Linear feet of building: Front: _____ Secondary front (if corner lot): _____.

Square feet of existing signs to remain: _____.

Photograph of building showing existing conditions.

Dimensioned drawings of proposed sign identifying materials, color, lettering style and text.

Location of sign (show exact location on building including the height above sidewalk).

Means of attachment (drawing or manufacturer's cut sheet of bracket if applicable).

Description of lighting (if applicable). Include manufacturer's cut sheet for any new lighting fixtures and information detailing how it will be attached to the building's facade.

Alterations: *Check N/A if an item in this section does not apply to your project.*

N/A

Clear and labeled photographs of the site, especially the area being impacted by the alterations, all sides of the building and any pertinent details.

Manufacturer's specifications for materials to include, but not limited to: roofing, siding, windows, doors, lighting, fencing, HVAC equipment and walls.

Drawings accurately representing the changes to the proposed structure, including materials and overall dimensions. Drawings must be to scale.

An official survey plat showing the proposed locations of HVAC units, fences, and sheds.

Historic elevations or photographs should accompany any request to return a structure to an earlier appearance.

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ALL APPLICATIONS: Please read and check that you have read and understand the following items:

- I understand that after reviewing the proposed alterations, BAR staff will invoice the appropriate filing fee in APEX. The application will not be processed until the fee is paid online.
- I understand the notice requirements and will return a copy of the three respective notice forms to BAR staff at least five days prior to the hearing. If I am unsure to whom I should send notice I will contact Planning and Zoning staff for assistance in identifying adjacent parcels.
- I, the applicant, or an authorized representative will be present at the public hearing.
- I understand that any revisions to this initial application submission (including applications deferred for restudy) must be accompanied by the BAR Supplemental form and revised materials.

The undersigned hereby attests that all of the information herein provided including the site plan, building elevations, prospective drawings of the project, and written descriptive information are true, correct and accurate. The undersigned further understands that, should such information be found incorrect, any action taken by the Board based on such information may be invalidated. The undersigned also hereby grants the City of Alexandria permission to post placard notice as required by Article XI, Division A, Section 11-301(B) of the 1992 Alexandria City Zoning Ordinance, on the property which is the subject of this application. The undersigned also hereby authorizes the City staff and members of the BAR to inspect this site as necessary in the course of research and evaluating the application. The applicant, if other than the property owner, also attests that he/she has obtained permission from the property owner to make this application.

APPLICANT OR AUTHORIZED AGENT:Signature: 

Digitally signed by Charles Lawler
DN: C=US, E=clawler@hpaschen.com,
O=H. Paschen, OU=Mid-Atlantic,
CN=Charles Lawler
Date: 2026.01.12 11:14:23-05'00'

Printed Name: Charles LawlerDate: 01/12/2026

OWNERSHIP AND DISCLOSURE STATEMENT

Use additional sheets if necessary

1. Applicant. State the name, address and percent of ownership of any person or entity owning an interest in the applicant, unless the entity is a corporation or partnership, in which case identify each owner of more than three percent. The term ownership interest shall include any legal or equitable interest held at the time of the application in the real property which is the subject of the application.

Name	Address	Percent of Ownership
1. Charles & Sarah Lawler	[REDACTED]	100%
2.		
3.		

2. Property. State the name, address and percent of ownership of any person or entity owning an interest in the property located at 811 S Lee St. Alexandria, VA 22314 (address), unless the entity is a corporation or partnership, in which case identify each owner of more than three percent. The term ownership interest shall include any legal or equitable interest held at the time of the application in the real property which is the subject of the application.

Name	Address	Percent of Ownership
1. Charles & Sarah Lawler	[REDACTED]	100%
2.		
3.		

3. Business or Financial Relationships. Each person or entity listed above (1 and 2), with an ownership interest in the applicant or in the subject property is required to disclose any business or financial relationship, as defined by Section 11-350 of the Zoning Ordinance, existing at the time of this application, or within the 12-month period prior to the submission of this application with any member of the Alexandria City Council, Planning Commission, Board of Zoning Appeals or either Boards of Architectural Review.

Name of person or entity	Relationship as defined by Section 11-350 of the Zoning Ordinance	Member of the Approving Body (i.e. City Council, Planning Commission, etc.)
1. Charles & Sarah Lawler	N/A	N/A
2. Charles & Sarah Lawler		
3. Charles & Sarah Lawler		

NOTE: Business or financial relationships of the type described in Sec. 11-350 that arise after the filing of this application and before each public hearing must be disclosed prior to the public hearings.

As the applicant or the applicant's authorized agent, I hereby attest to the best of my ability that the information provided above is true and correct.

01/12/2026

Charles Lawler

Date

Printed Name



Digitally signed by Charles Lawler
 DN: C=US
 E=charles@paschen.com, O=F.H.
 Paschen, OU=Mid-Atlantic,
 CN=Charles Lawler
 Date: 2026.01.12 11:14:06-05'00

Signature

HOUSE LOCATION SURVEY

LOT 3 BLOCK 6

YATES GARDEN

CITY OF ALEXANDRIA, VIRGINIA

SCALE: 1"=20'

JOB NUMBER: 25-0377

CASE NO.: 25-00296-K



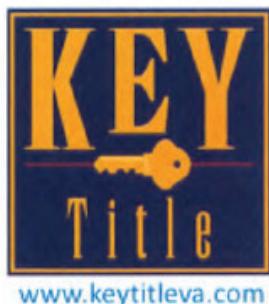
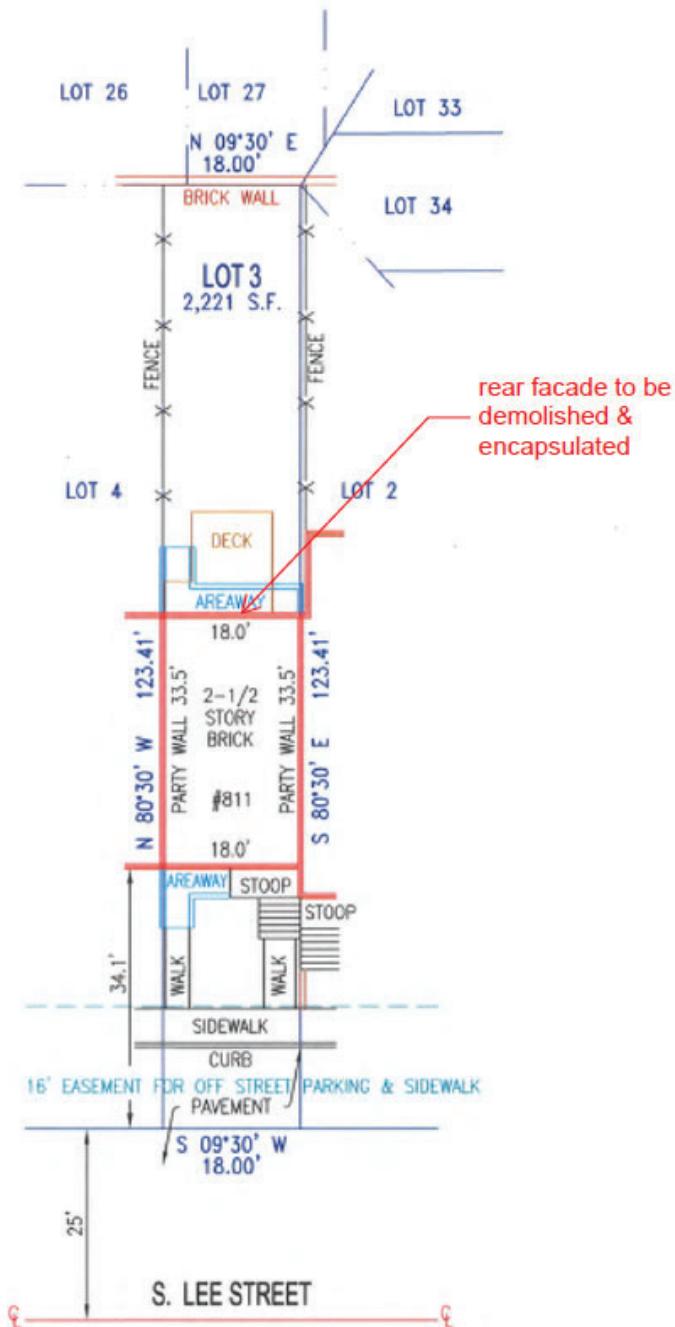
Land Surveyors • Land Planners

CRES II, LTD dba CRES Surveys

174 Garber Lane - Suite 1

Winchester, VA 22602

Phone (703) 742-9105

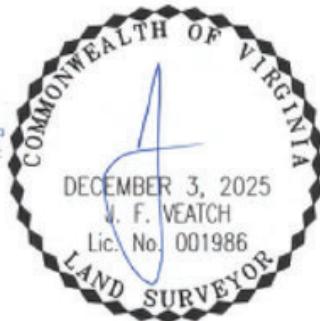


www.keytitleva.com

I hereby certify that the position of all existing physical improvements shown hereon have been located using a surveying transit, tape measure and/or other electronic measuring device.

No title report has been furnished.

Unless otherwise noted, no property corner markers have been set as per 54.1-407 of the Code of Virginia.



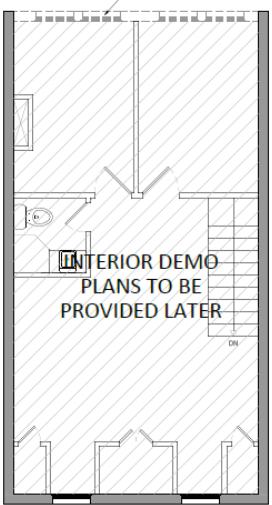
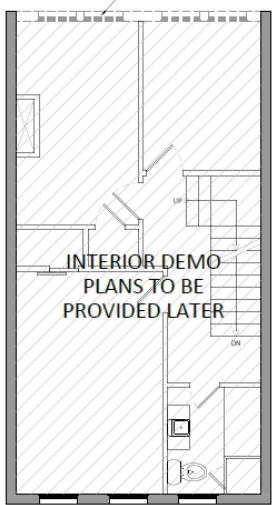
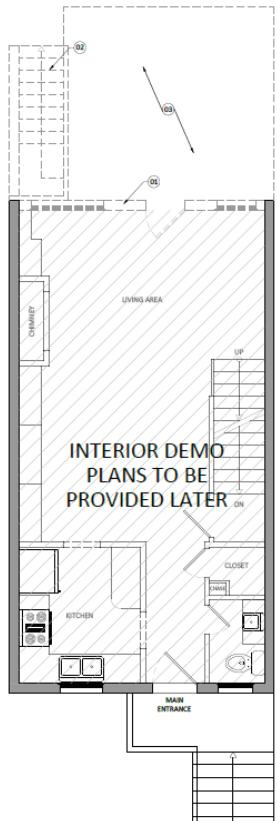
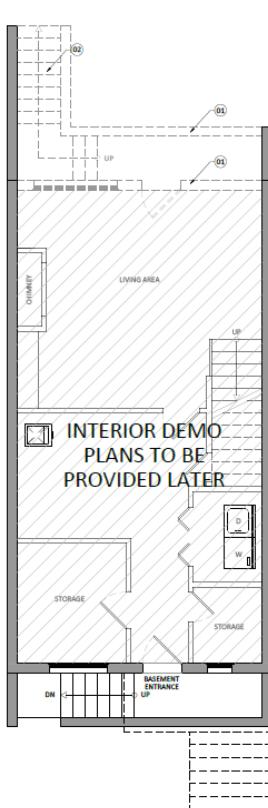
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GENERAL DEMO NOTES:

1. THE CONTRACTOR SHALL MAINTAIN REQUIRED MEANS OF EGRESS AND ENSURE THAT EXIT ROUTES ARE PROTECTED AS REQUIRED.
2. CONTRACTOR IS RESPONSIBLE FOR PROVIDING SECURITY DURING THE DEMOLITION PHASE AND TO PROTECT OPENINGS FROM WEATHER CONDITIONS AND SECURE THEM TO PREVENT VANDALISM.
3. DESIGNER PERFORMS WORK THAT WILL VOID WARRANTIES OF EXISTING WEATHER EXPOSED ON MOISTURE RESISTANT ELEMENT WITHOUT PRIOR APPROVAL FROM THE OWNER.
4. THE DESIGNER ASSUMES NO RESPONSIBILITIES RELATING TO TOXIC MATERIALS, INCLUDING ASBESTOS AND ASSUMES NO RESPONSIBILITY TO ITS EXISTENCE OR REMOVAL. THE OWNER WILL TAKE ACTION FOR DIRECTLY CONTRACTING WITH A CONSULTANT OR SPECIALIST, LICENSED BY THE STATE, FOR SUCH SERVICES SHOULD THOSE SERVICES BE REQUIRED FOR THIS PROJECT.
5. THE CONTRACTOR IS RESPONSIBLE FOR THE REMOVAL AND DISPOSAL OF DEMOLITION DEBRIS. VERIFY THE HAULING ROUTE THROUGH THE BUILDING, THE DEMOLITION STAGING AREA, AND THE LOCATION OF THE DUMPSTERS WITH THE OWNER PRIOR TO THE START OF DEMOLITION. DISPOSAL OF DEBRIS SHALL BE DONE IN ACCORDANCE TO LOCAL LAW.
6. THE OWNER RESERVES THE RIGHT TO SALVAGE ANY DEMOLISHED ITEM. VERIFY ITEMS TO BE SALVAGED BY THE OWNER PRIOR TO DEMOLITION.
7. REMOVE, PROTECT, CLEAN, REPAIR FOR REUSE AND TURN OVER SUCH ITEMS AS DIRECTED BY THE OWNER.
8. PROTECT ADJACENT SPACES NOT SCHEDULED FOR DEMOLITION. PATCH AND REPAIR DAMAGED FINISHES, ITEMS AND FIXTURES TO REMAIN AND/OR REPLACE IN KIND TO MATCH EXISTING FROM DAMAGE DURING THE PROGRESS OF THE WORK. PROVIDE TEMPORARY SAFETY BARRIERS REQUIRED BY CODE TO INSURE PUBLIC SAFETY AND TO ALLOW BUILDING OCCUPANCY. CONTRACTOR TO SUBMIT FOR APPROVAL, BARRIER LOCATIONS, AND METHOD OF CONSTRUCTION TO THE DESIGNER PRIOR TO INSTALLATION.
9. PROVIDE SHORING, BRACING, BARRICADES AND PROTECTIVE MEASURES AS REQUIRED TO SAFELY EXECUTE THE WORK IN THE CONSTRUCTION AREA AND THE AREAS ADJACENT TO THE CONSTRUCTION AREA. IF THE STRUCTURE APPEARS TO BE ENDANGERED, CEASE OPERATION AND NOTIFY THE DESIGNER IMMEDIATELY. DO NOT RESUME THAT PORTION OF THE WORK UNTIL CORRECTIVE MEASURES HAVE BEEN TAKEN.

CITADEL
ARCHITECTS

1212 PENNSYLVANIA AVE SE
WASHINGTON D.C., 20003
MAIN (202) 723-0100
[HTTPS://CITEDELARCHITECTS.COM/](https://citedelarchitects.com/)
EMAIL: INFO@CITEDELBDB.COM

**SINGLE FAMILY HOUSE
ADDITION & ALTERATION**

811 S LEE ST, ALEXANDRIA, VA 22314

DEMO NOTES

1. EXTERIOR WALL INCLUDING DOORS & WINDOWS WHERE APPLICABLE TO BE DEMOLISHED.
2. EXTERIOR STEPS TO BE DEMOLISHED.
3. DECK TO BE DEMOLISHED.

STRUCTURAL:

MPE:

CIVIL:

LEGEND



NORTH ARROW



SCALE BAR

1/4"=1'-0"

PROJECT MANAGER: MF
DESIGNED BY: RH
DRAWN BY: RH
SCALE: AS NOTED
PROJECT LOCAL NO: MSC-2026-001
CAD FILE: 811 S LEE ST - SHEETS

SHEET TITLE: EXISTING AND
DEMO PLANS

SHEET NUMBER: A-010

01 BSMT FLOOR EXISTING AND DEMO PLAN

Scale: 1/4"-1"

02 1ST FLOOR EXISTING AND DEMO PLAN

Scale: 1/4"-1"

03 2ND FLOOR EXISTING AND DEMO PLAN

Scale: 1/4"-1"

04 3RD FLOOR EXISTING AND DEMO PLAN

Scale: 1/4"-1"

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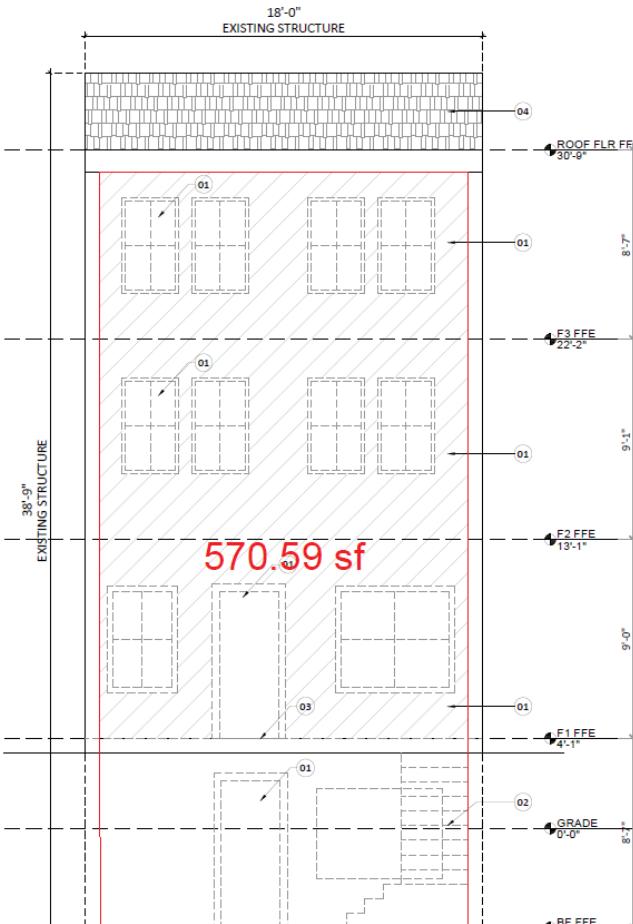
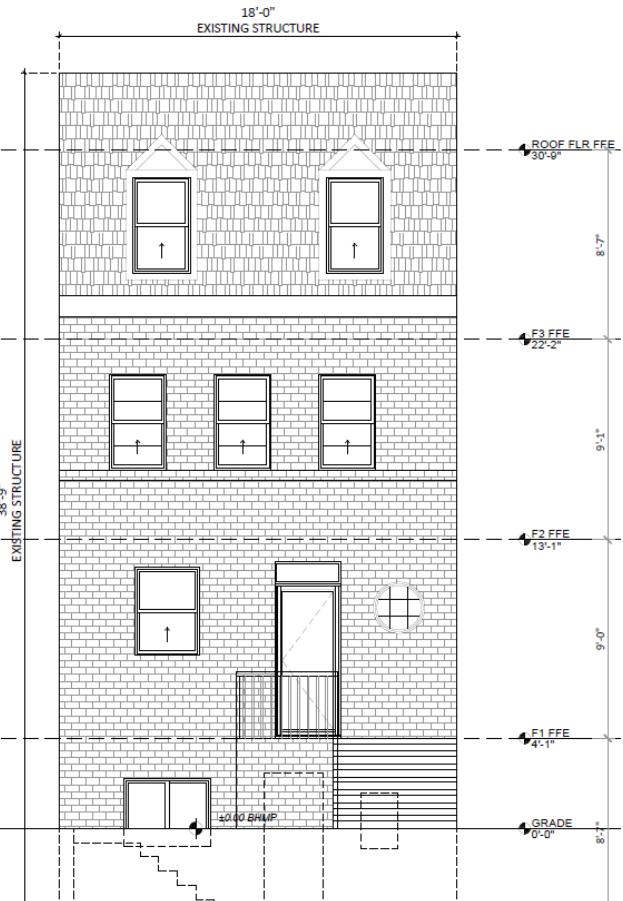
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3. DO NOT PERFORM WORK THAT WILL VOID WARRANTIES OF EXISTING WEATHER EXPOSED ON MORTISE RESISTANT ELEMENT WITHOUT PRIOR APPROVAL FROM THE OWNER.
4. THE DESIGNER ASSUMES NO RESPONSIBILITIES RELATING TO TOXIC MATERIALS, INCLUDING ASBESTOS AND ASSUMES NO RESPONSIBILITY TO ITS EXISTENCE OR REMOVAL. THE OWNER WILL TAKE ACTION FOR DIRECTLY CONTRACTING WITH A CONSULTANT OR SPECIALIST, LICENSED BY THE STATE, FOR SUCH SERVICES SHOULD THOSE SERVICES BE REQUIRED FOR THIS PROJECT.
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**SINGLE FAMILY HOUSE
ADDITION & ALTERATION**

811 S LEE ST, ALEXANDRIA, VA 22314

DEMO NOTES

STRUCTURAL:

1. REAR WALL INCLUDING DOORS & WINDOWS WHERE APPLICABLE TO BE DEMOLISHED.
2. EXTERIOR STEPS TO BE DEMOLISHED.
3. DECK TO BE DEMOLISHED.
4. EXISTING ATTIC ROOF TO REMAIN.

MPE:

CIVIL:

LEGEND

EXISTING WALLS/ELEMENTS TO REMAIN

EXISTING WALLS/ELEMENTS TO DEMOLISH

NO	DATE	BY	SUBMISSION INFO
A	1-12-2026	RH	BAR
B			
C			
D			
E			
F			
G			

PROJECT MANAGER: MF
DESIGNED BY: RH
DRAWN BY: RH
SCALE: AS NOTED
PROJECT LOCAL NO: MSC-2026-001
CAD FILE: 811 S LEE ST - SHEETS

**EXISTING AND
DEMO ELEVATIONS**

SHEET NUMBER: A-020

01 FRONT ELEVATION EXISTING AND DEMO
Scale: 3/8"-1'

02 REAR ELEVATION EXISTING AND DEMO
Scale: 3/8"-1'



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FRONT VIEW OF 811 S LEE ST

REAR VIEW OF 811 S LEE ST





REAR VIEW OF 811 S LEE ST

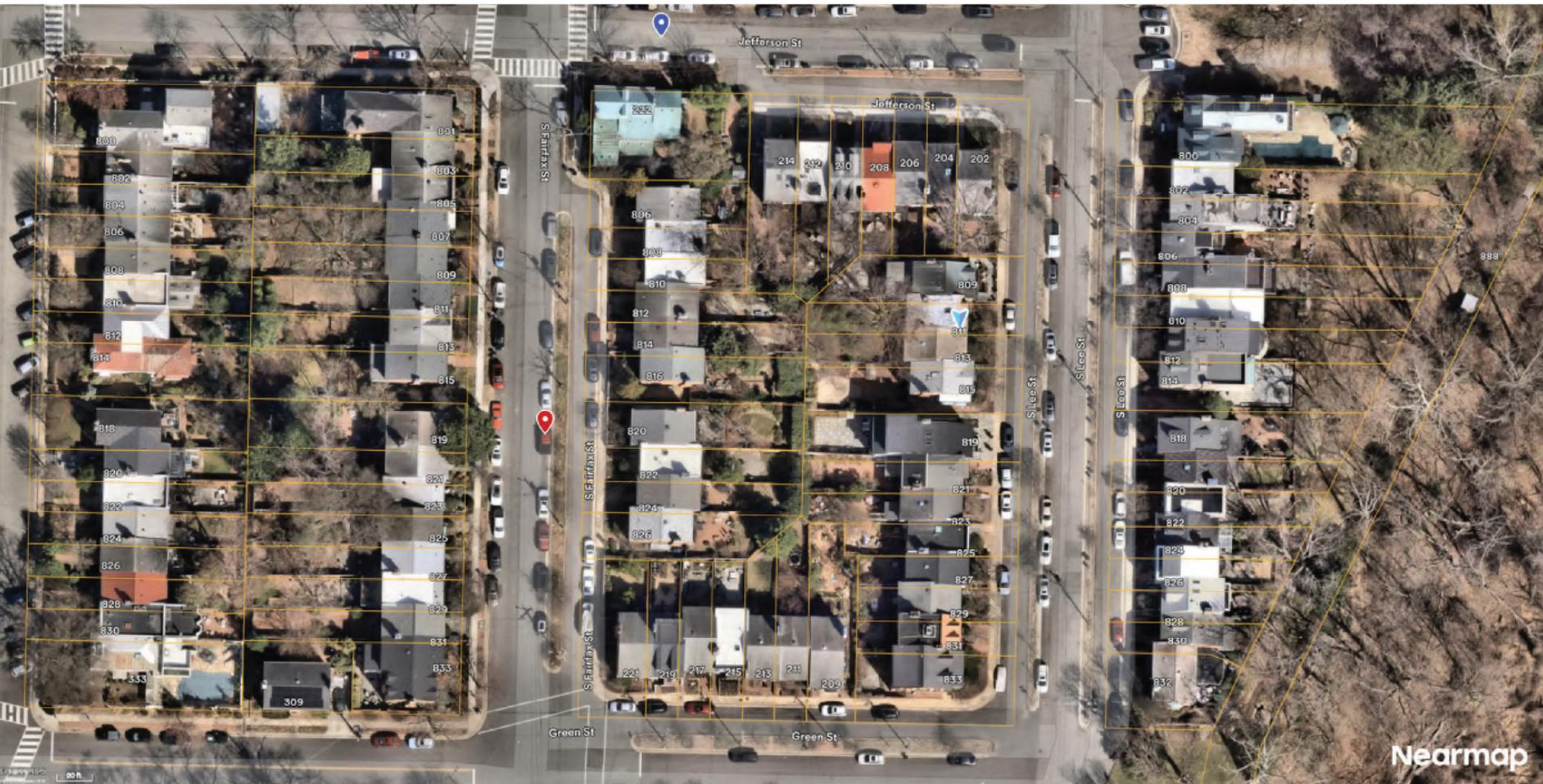


REAR VIEW OF 811 S LEE ST



REAR VIEW OF 811 S LEE ST

AERIAL VIEW OF 811 S LEE ST





Jefferson St Street View -Photo 1



Jefferson St Street View - Photo 2

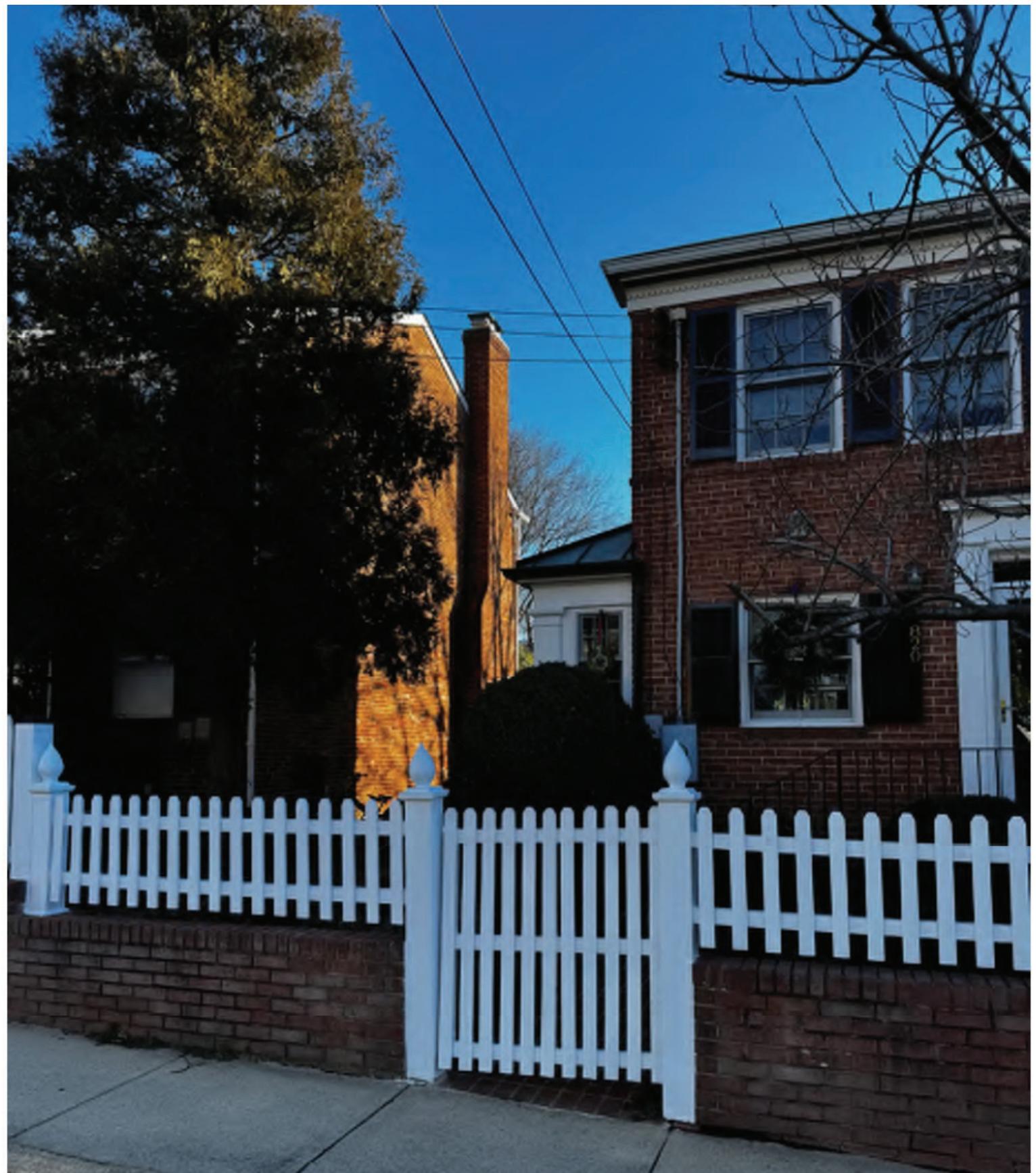


815 S Lee St

Fairfax St Street View - Photo 1



Fairfax St Street View - Photo 2



Fairfax St Street View - Photo 3