

ADDRESS OF PROJECT: 700 SOUTH LEE ST

TAX MAP AND PARCEL: 8103-01-76 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: TYLER & CAROLINE SCHROPP

Address: 700 SOUTH LEE ST

City: ALEXANDRIA State: VA Zip: 22314

Phone: 571 213 1966 E-mail: \_\_\_\_\_

Authorized Agent (if applicable):  Attorney  Architect  DESIGNER

Name: PATRICK CAMUS Phone: 703 626 1984

E-mail: studiocamus@comcast.net

Legal Property Owner:

Name: SAME

Address: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

Phone: \_\_\_\_\_ E-mail: \_\_\_\_\_

- Yes  No Is there an historic preservation easement on this property?
- Yes  No If yes, has the easement holder agreed to the proposed alterations?
- Yes  No Is there a homeowner's association for this property?
- Yes  No If yes, has the homeowner's association approved the proposed alterations?

If you answered yes to any of the above, please attach a copy of the letter approving the project.

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

- NEW CONSTRUCTION
- EXTERIOR ALTERATION: *Please check all that apply.*
  - awning
  - doors
  - lighting
  - other \_\_\_\_\_
  - fence, gate or garden wall
  - windows
  - pergola/trellis
  - HVAC equipment
  - siding
  - painting unpainted masonry
  - shutters
  - shed
- ADDITION
- DEMOLITION/ENCAPSULATION
- SIGNAGE

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

REQUEST APPROVAL TO REMOVE THE REAR PORCH &  
 REPLACE W/ 3 STORY ADDITION  
 REQUEST TO REPLACE ALL WINDOWS W/ WOOD  
 INSULATED WINDOWS  
 REQUEST TO MOVE GATE OPENING IN SIDE WALL  
 OF REAR YARD

**SUBMITTAL REQUIREMENTS:**

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.

Electronic copies of submission materials should be submitted whenever possible.

**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.*

- 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.

**Additions & New Construction:** Drawings must be to scale and should not exceed 11" x 17" unless approved by staff. All plans must be folded and collated into 5 complete 8 1/2" x 11" sets. Additional copies may be requested by staff for large-scale development projects or projects fronting Washington Street. 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.

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

- I have submitted a filing fee with this application. (Checks should be made payable to the City of Alexandria. Please contact staff for assistance in determining the appropriate fee.)
- 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 5 sets of revised materials.

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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: \_\_\_\_\_



Printed Name: \_\_\_\_\_

PATRICK CAMMS

Date: \_\_\_\_\_

3 FEB 2014



# 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 ten 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. TYLER & CAROLINE SCHROPP	700 SOUTH LEE ST	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 700 SOUTH LEE ST (address), unless the entity is a corporation or partnership, in which case identify each owner of more than ten 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. TYLER & CAROLINE SCHROPP	700 SOUTH LEE ST	100 %
2.		
3.		

**3. Business or Financial Relationships.** Each person or entity indicated above in sections 1 and 2, with an ownership interest in the applicant or in the subject property are require 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. **All fields must be filled out completely. Do not leave blank. (If there are no relationships please indicated each person or entity and "None" in the corresponding fields).**

For a list of current council, commission and board members, as well as the definition of business and financial relationship, [click here](#).

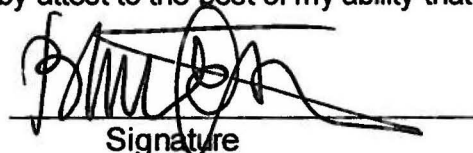
Name of person or entity	Relationship as defined by Section 11-350 of the Zoning Ordinance	Member of the Approving Body (i.e. City Council, Planning Commission, etc.)
1. N/A		
2.		
3.		

**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.

3 FEB 2014  
Date

PATRICK CAMUS  
Printed Name

  
Signature



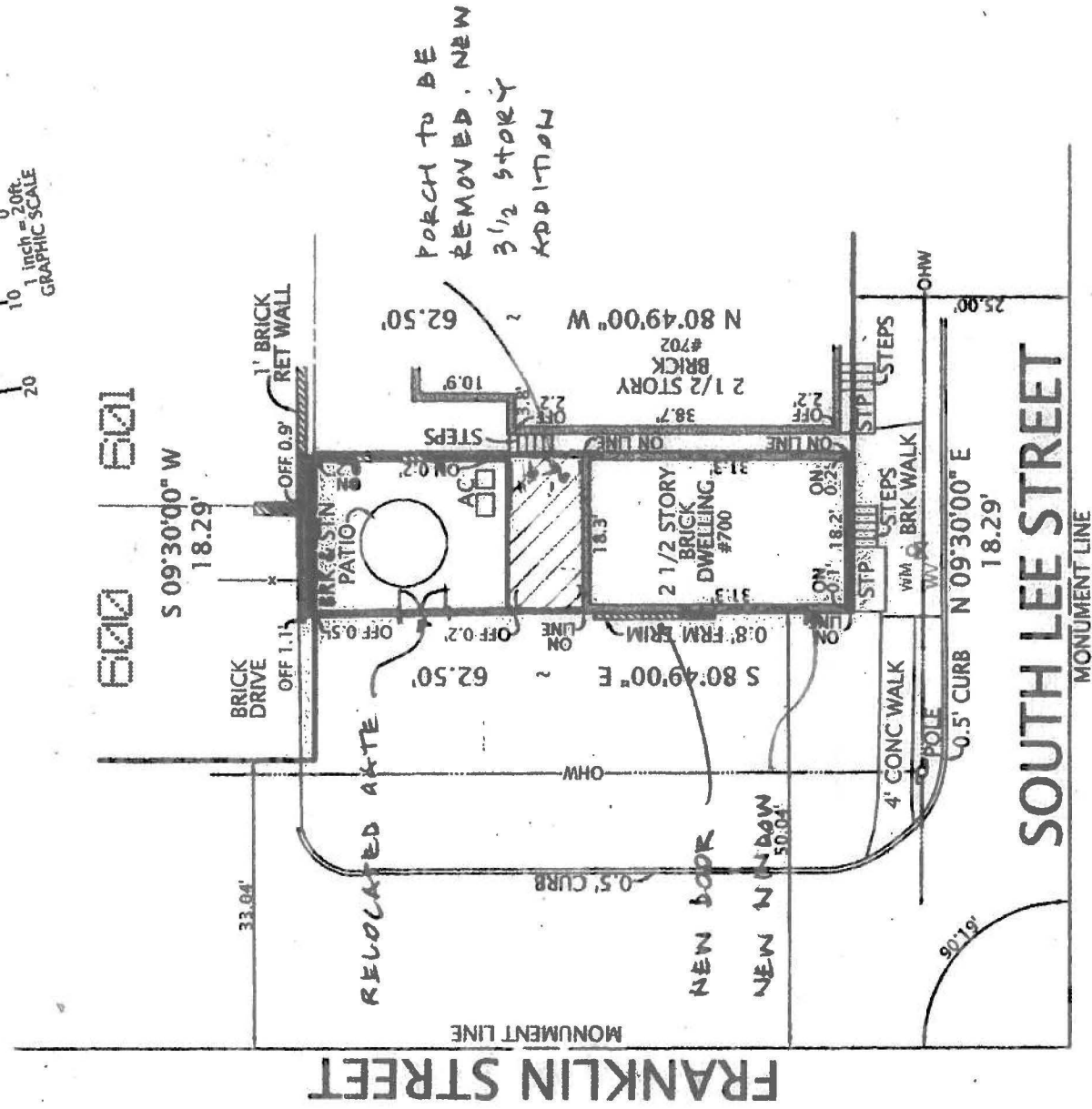
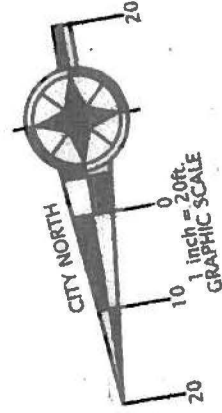
**STUDIO CAMUS LLC**  
 225 North Pitt Street Alexandria Virginia 22314  
 studiocamus@comcast.net  
 Lynnette 703 989 3777 Patrick 703 626 1984

Proposed modifications to the  
**SCHROPP RESIDENCE**  
 700 South Lee Street Alexandria Virginia

DATE  
 30 JAN 14  
 SCALE  
 1" = 20'-0"

SHEET  
 CS1

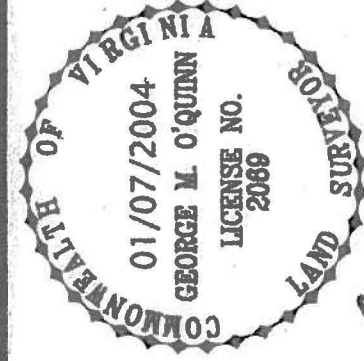
- NOTES: 1. FENCES ARE WROUGHT IRON.  
 2. UTILITIES ARE UNDERGROUND.  
 3. WALLS ARE 0.7' BRICK UNLESS OTHERWISE NOTED.



PLAT  
 SHOWING HOUSE LOCATION ON  
 THE PROPERTY LOCATED AT  
**700 SOUTH LEE STREET**  
 (DEED BOOK 1667, PAGE 348)  
 CITY OF ALEXANDRIA, VIRGINIA  
 SCALE: 1" = 20' JANUARY 7, 2004

I HEREBY CERTIFY THAT THE POSITIONS OF ALL THE EXISTING IMPROVEMENTS HAVE BEEN CAREFULLY ESTABLISHED BY A CURRENT FIELD SURVEY AND UNLESS SHOWN THERE ARE NO VISIBLE ENCROACHMENTS AS OF THIS DATE:

THIS PLAT IS SUBJECT TO RESTRICTIONS OF RECORD. A TITLE REPORT WAS NOT FURNISHED. NO CORNER MARKERS SET.



*Gene M. O'Quinn*

CASE NAME:  
 STOFFEL ~ SCHROPP  
 REDMON, PEYTON & BRASWELL, L.L.P.  
 DOMINION SURVEYORS, INC.  
 8808-H PEAR TREE VILLAGE COURT  
 ALEXANDRIA, VIRGINIA 22309  
 703-619-6555  
 FAX 703-799-6412

CASE NAME: SCHROPP

CASE NO: 2004-004

#31215007

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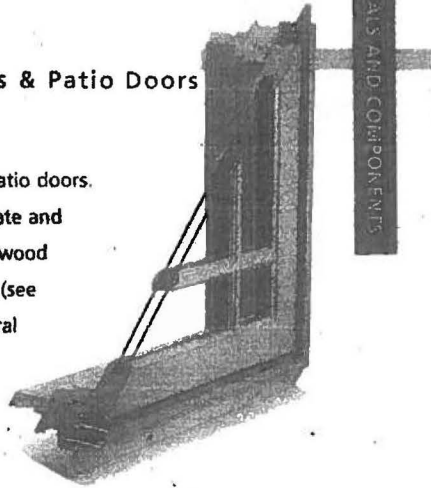


**JELD-WEN**  
WINDOWS & DOORS

**PREMIUM WOOD**  
Siteline EX Windows & Patio Doors

**Clad-Wood exteriors**

For steadfast protection from the elements, select our clad-wood windows and patio doors. They feature durable metal cladding, so they're appropriate for almost every climate and require minimal maintenance. In addition to delivering enhanced performance, clad-wood exteriors are available in a range of clad color finishes to complement any home (see the following page for details). These windows and patio doors include an integral nailing fin that adds strength and durability, while also ensuring installation is faster, easier and more secure.



METALS AND COMPONENTS



**Wood exteriors**

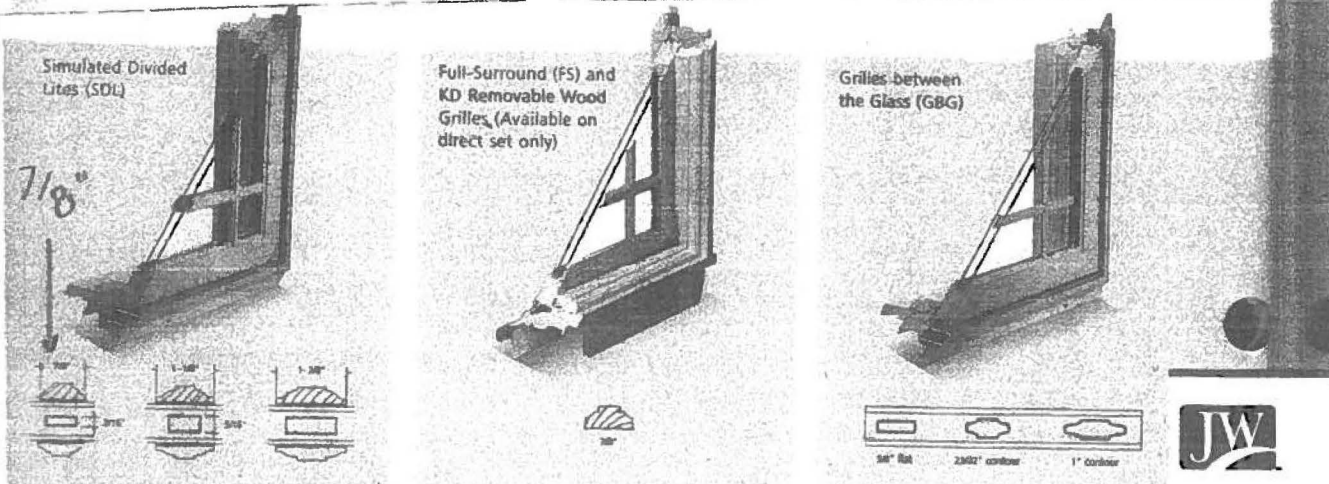
With wood exteriors, you gain greater design freedom, because they can be painted any color you desire. They're available with or without factory-applied primer. This primer helps paint adhere to the wood. What's more, since all our windows and patio doors feature AuraLast wood, there is a significant reduction in the amount the wood swells and contracts, so less maintenance is required.

**Extruded frame and sash**

To provide greater strength, Premium Wood Siteline EX windows and patio doors feature extruded frames and sash. This type of construction also ensures a uniform, architecturally correct look.

**Primed wood frames with clad sash**

This option lets you enjoy both the natural beauty of wood and the vibrant endurance of metal cladding. Select any one of our clad colors for the sash, and then paint the frame a complementary or contrasting color. Like our primed wood option, the frames feature factory-applied primer.



DEPARTMENT OF PLANNING AND ZONING  
FLOOR AREA RATIO AND OPEN SPACE CALCULATIONS

**A. Property Information**

A1. Street Address 700 SOUTH LEE ST Zone RM  
A2. 1143 x 1.5 = 1715  
Total Lot Area Floor Area Ratio Allowed by Zone Maximum Allowable Floor Area

**B. Existing Gross Floor Area**

Existing Gross Area*		Allowable Exclusions	
Basement	658	Basement** < 7'-6"	658
First Floor	658	Stairways**	232
Second Floor	570	Mechanical**	51
Third Floor	570	Other** < 7'-6"	231
Porches/ Other		Total Exclusions	1172
<b>Total Gross *</b>	<b>2456</b>		

B1. Existing Gross Floor Area \*  
2456 Sq. Ft.  
B2. Allowable Floor Exclusions\*\*  
1172 Sq. Ft.  
B3. Existing Floor Area minus Exclusions  
1284 Sq. Ft.  
(subtract B2 from B1)

**C. Proposed Gross Floor Area (does not include existing area)**

Proposed Gross Area*		Allowable Exclusions	
Basement	82	Basement** < 7'-6"	82
First Floor	82	Stairways**	
Second Floor	170	Mechanical**	
Third Floor	170	Other** < 7'-6"	69
Porches/ Other		Total Exclusions	151
<b>Total Gross *</b>	<b>504</b>		

C1. Proposed Gross Floor Area \*  
504 Sq. Ft.  
C2. Allowable Floor Exclusions\*\*  
151 Sq. Ft.  
C3. Proposed Floor Area minus Exclusions  
353 Sq. Ft.  
(subtract C2 from C1)

**D. Existing + Proposed Floor Area**

D1. Total Floor Area (add B3 and C3) 1637 Sq. Ft.  
D2. Total Floor Area Allowed by Zone (A2) 1715 Sq. Ft.

\*Gross floor area is the sum of all gross horizontal areas under roof, measured from the face of exterior walls, including basements, garages, sheds, gazebos, guest buildings and other accessory buildings.

\*\* Refer to the zoning ordinance (Section 2-145(B)) and consult with zoning staff for information regarding allowable exclusions.

If taking exclusions other than basements, floor plans with excluded areas must be submitted for review. Sections may also be required for some exclusions.

**F. Open Space Calculations**

Existing Open Space	<u>415</u>	<u>36%</u>
Required Open Space	<u>400</u>	<u>35%</u>
Proposed Open Space	<u>400</u>	<u>35%</u>

The undersigned hereby certifies and attests that, to the best of his/her knowledge, the above computations are true and correct.

Signature: [Signature]

Date: 30 JAN 14

Updated July 10, 2008

C<sup>2</sup>

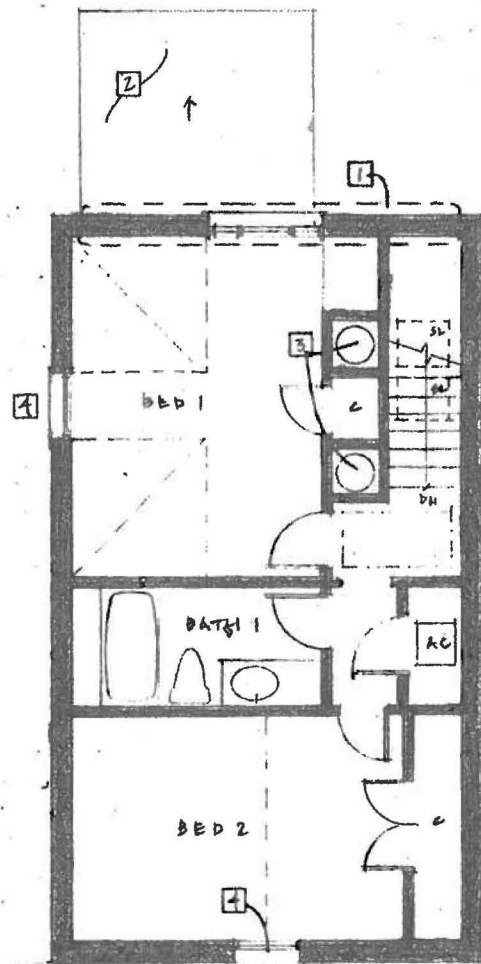
**STUDIO CAMUS LLC**  
225 North Pitt Street Alexandria Virginia 22314  
studiocamus@comcast.net  
Lynnette 703 989 3777 Patrick 703 626 1984

Proposed modifications to the  
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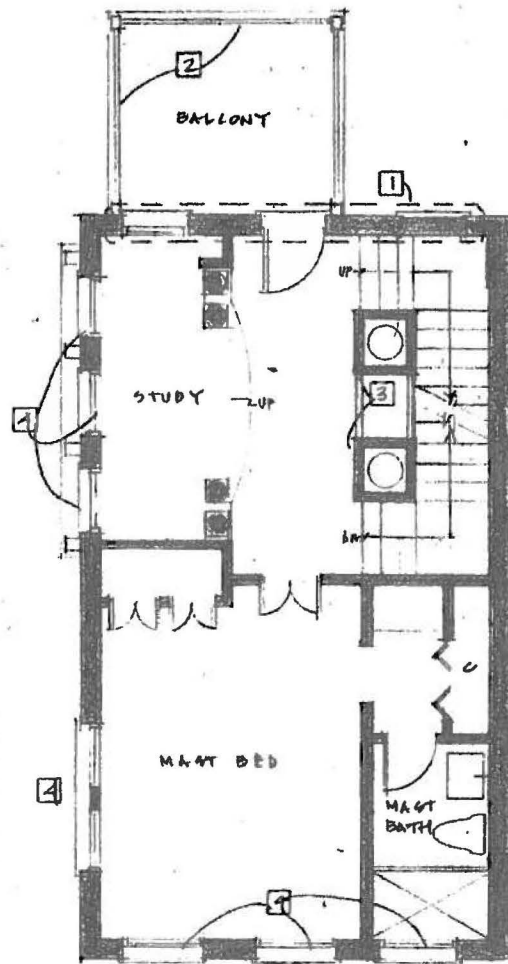
DATE <u>30 JAN 14</u>	SHEET <u>C52</u>
SCALE	

NOTES

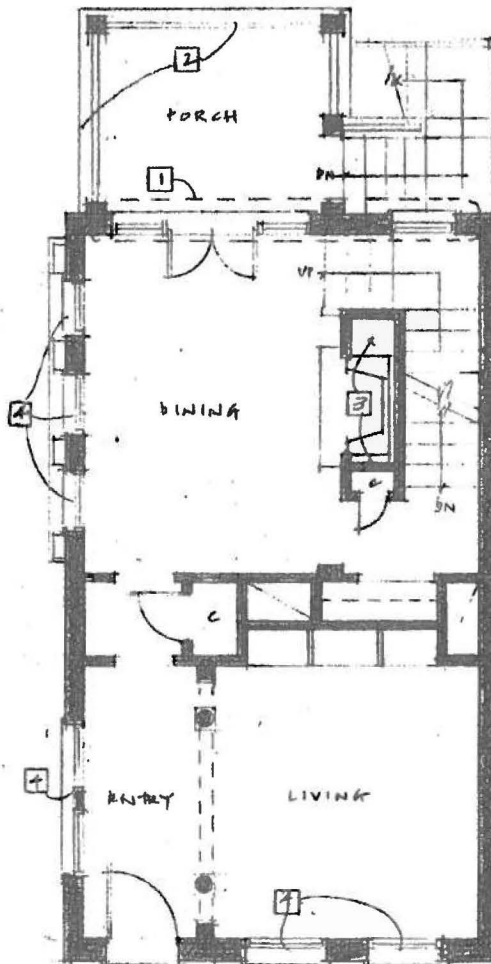
- 1 WALLS TO BE REMOVED
- 2 PORCH STRUCTURE TO BE REMOVED
- 3 FIREPLACE & CHIMNEYS TO BE REMOVED
- 4 ALL WINDOWS TO BE REPLACED
- 5 NEW OPENINGS



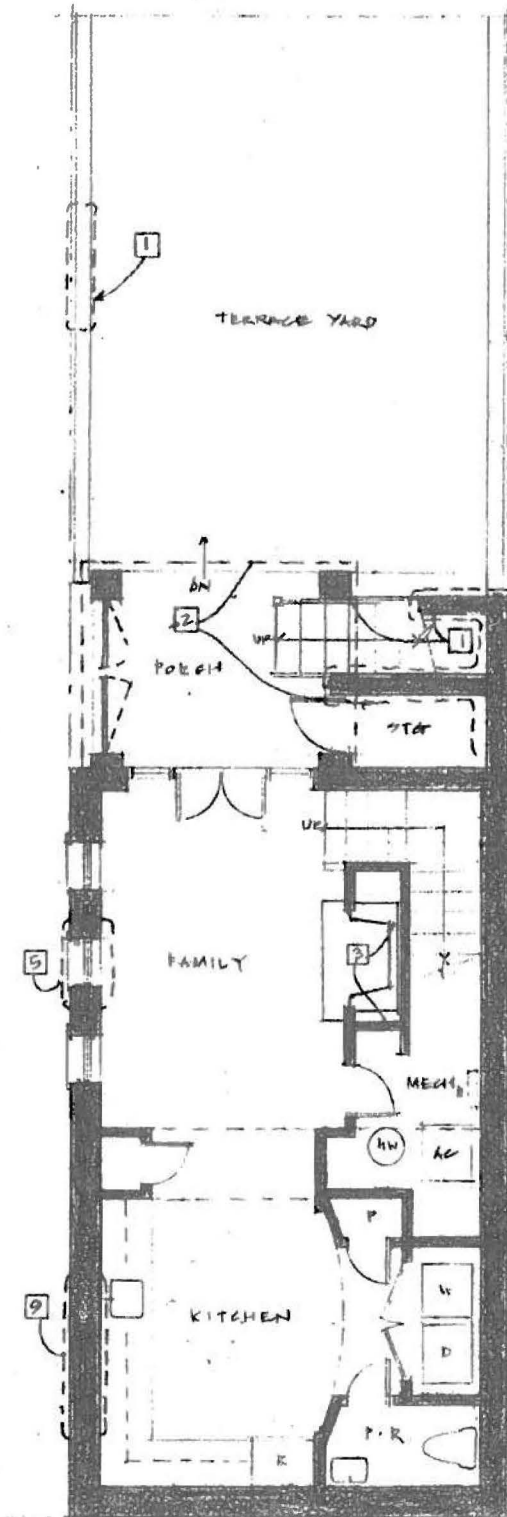
4 THIRD - EXISTING & DEMO



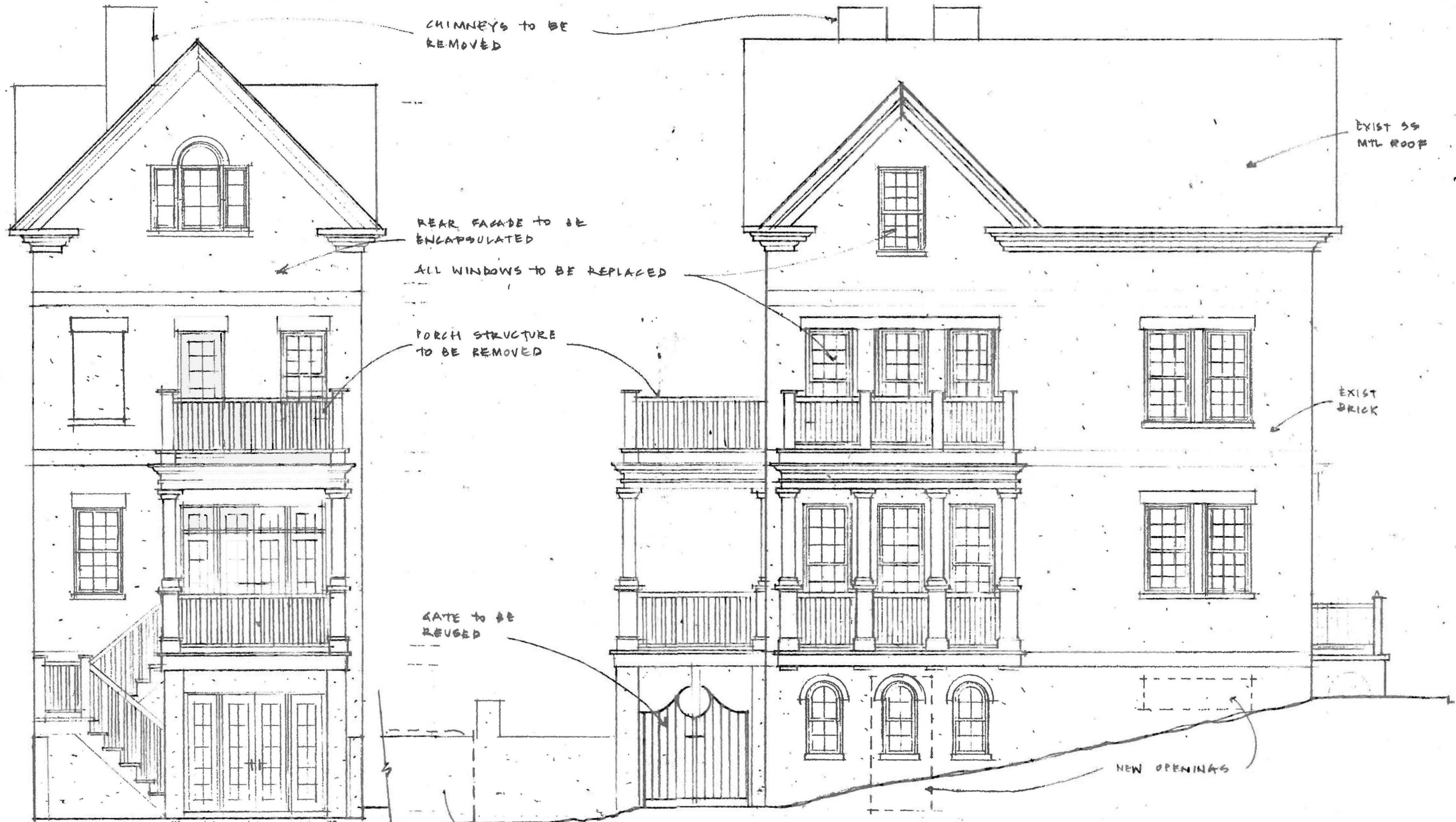
3 SECOND - EXISTING & DEMO



2 FIRST - EXISTING & DEMO



1 BASEMENT - EXISTING & DEMO



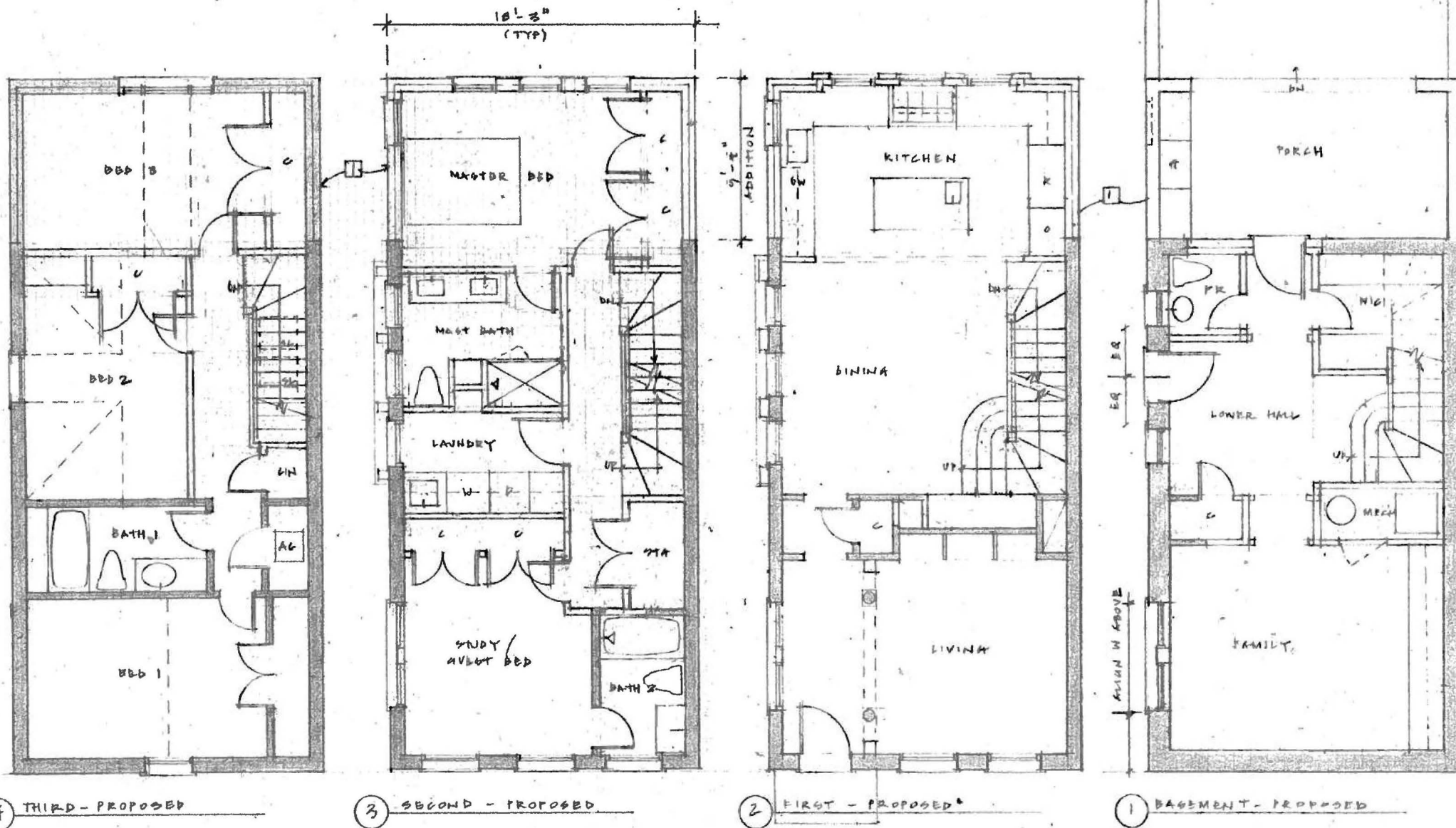
① REAR ELEVATION - EXIST & DEMOLITION

② SIDE ELEVATION - EXISTING & DEMOLITION



NOTES

- 1 BRICK VENEER TO MATCH EXIST
- 2 RELOCATED IRON GATE

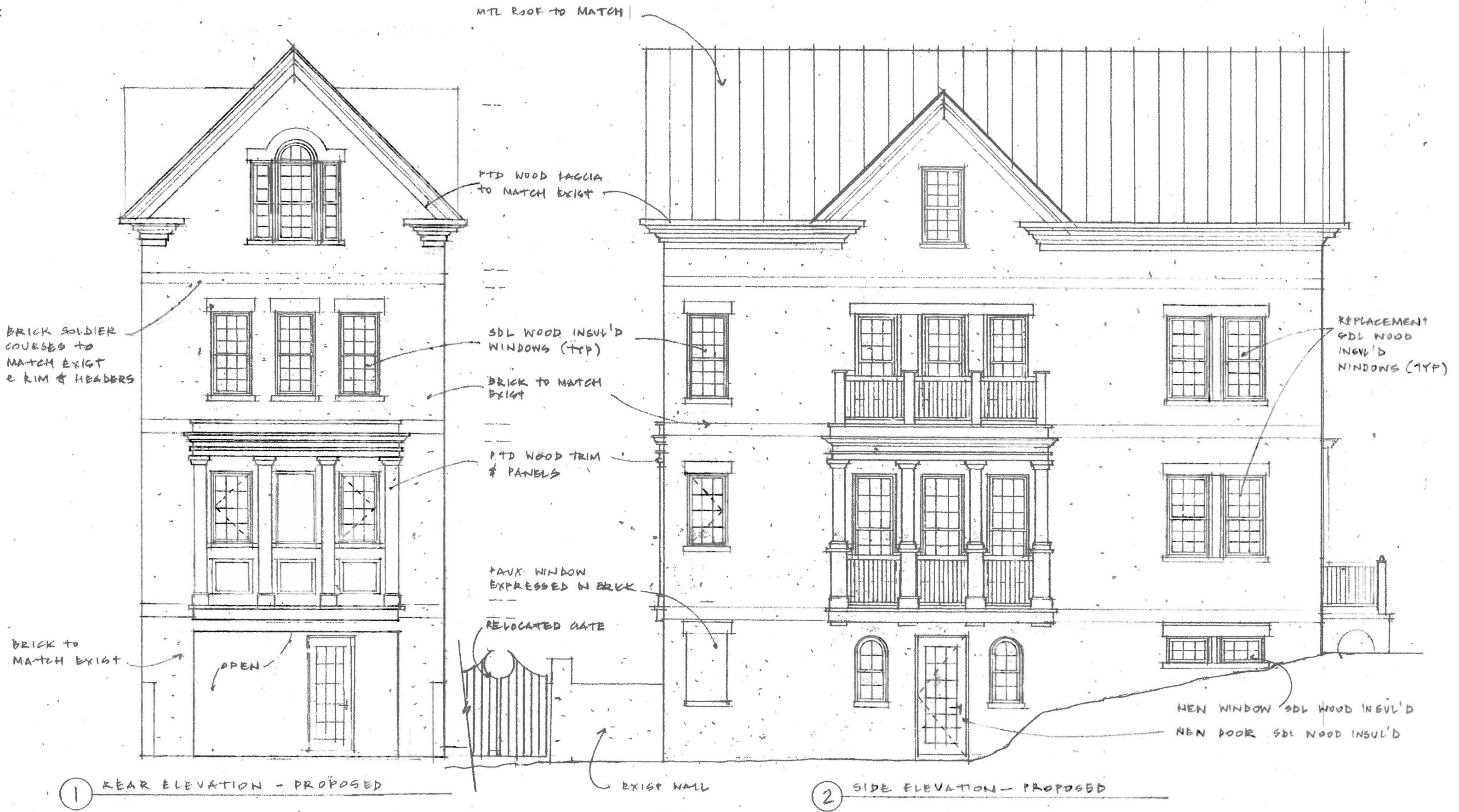


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Proposed modifications to the  
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 700 South Lee Street Alexandria Virginia

DATE  
 30 JAN 14  
 SCALE  
 1/8" = 1'-0"

SHEET  
**A3**



**STUDIO CAMUS LLC**  
 225 North Pitt Street Alexandria Virginia 22314  
 studiocamus@comcast.net  
 Lynnette 703 989 3777 Patrick 703 626 1984

Proposed modifications to the  
**SCHROPP RESIDENCE**  
 700 South Lee Street Alexandria Virginia

DATE  
 30 JAN 14  
 SCALE  
 3/16" = 1'-0"

SHEET  
 AA

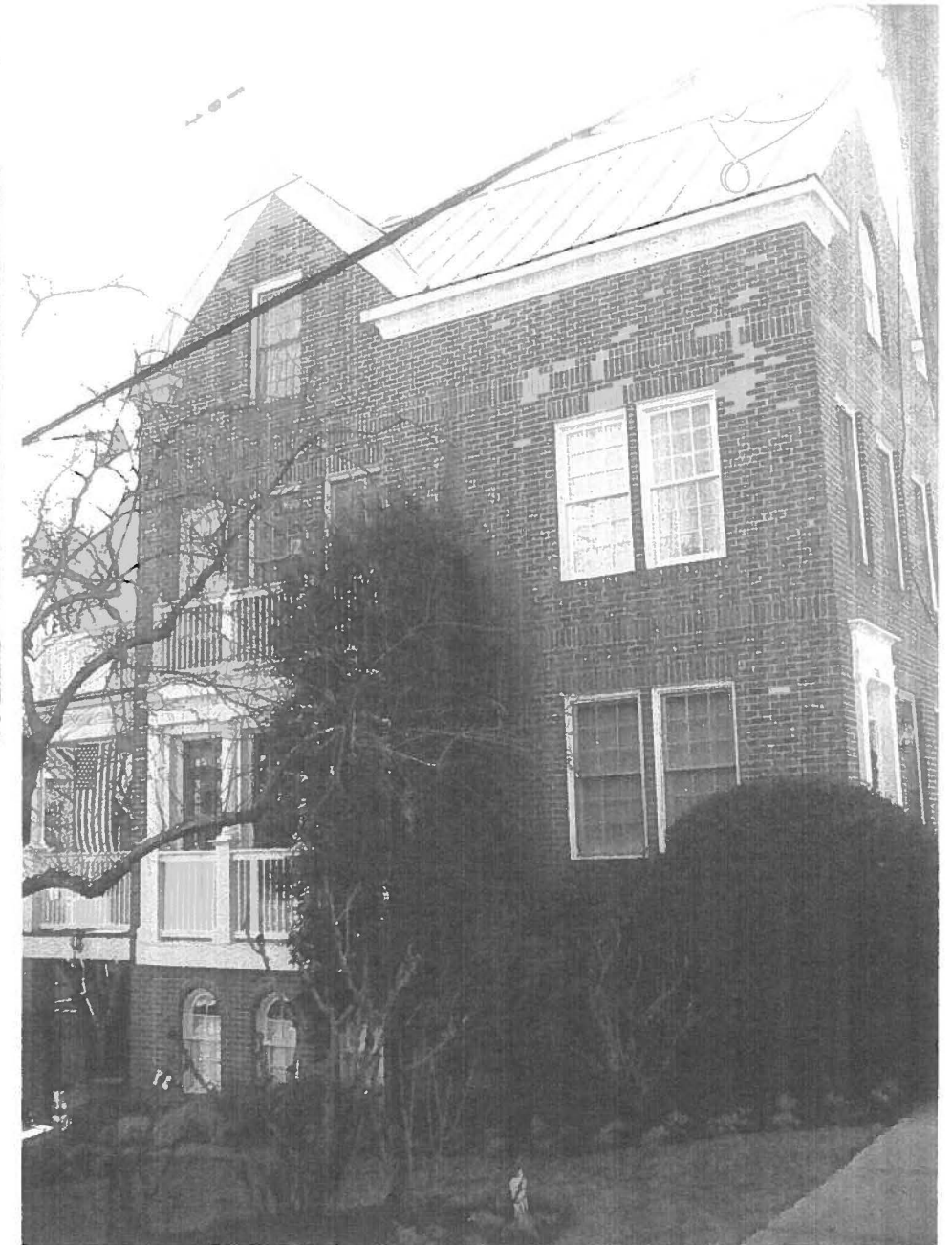




Rear / Side Elevation



Front Elevation



Side Elevation



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 studiocamus@comcast.net  
 Lynnette 703 989 3777 Patrick 703 626 1984

Proposed modifications to the  
**SCHROPP RESIDENCE**  
 700 South Lee Street Alexandria Virginia

DATE  
 30 JAN 14  
 SCALE

SHEET  
 AS













700