

ADDRESS OF PROJECT: 700 South Pitt Street

TAX MAP AND PARCEL: 080.02-08-06 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: Thomas Campbell

Address: 700 South Pitt St.

City: Alexandria State: VA Zip: 22314

Phone: \_\_\_\_\_ E-mail: tcampbell@dccapitalpartners

Authorized Agent (if applicable):  Attorney  Architect  \_\_\_\_\_

Name: Frederick Taylor, AIA Phone: 202 277 8097

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

Legal Property Owner:

Name: Thomas Campbell

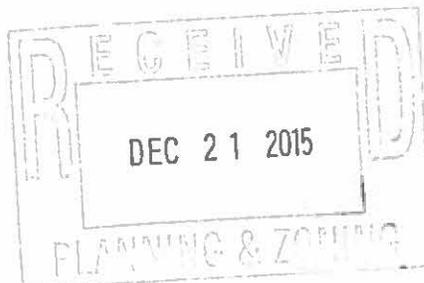
Address: 700 South Pitt Street

City: Alexandria V State: VA Zip: 22314

Phone: \_\_\_\_\_ E-mail: tcampbell@dccapitalpartners

- 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
  - 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).*

One story in-fill addition between original ca. 1915 structure and later ca. 2000 addition; two-story rear addition to ca. 2000 portion of structure; miscellaneous interior renovations.

- . New fence and piers at front yard;
- . Roof deck and guard rail above one-story in-fill addition and French doors in lieu of windows to access
- . Two new windows at quiet ca. 2000 addition, east elevation

**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.*

- 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.

**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 3 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.

- <sup>N/A</sup> 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.

- <sup>N/A</sup> 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.

- <sup>N/A</sup> 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 3 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: Frederick Taylor, AIA

Date: 12/20/2015

**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. Tom Campbell (applicant)	700 S. Pitt St. Alexandria VA 22314	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 S. Pitt Street (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. Tom Campbell (applicant)	700 S. Pitt St. Alexandria VA 22314	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.		
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.

12/20/2015  
Date

Frederick Taylor AIA  
Printed Name

  
Signature



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

### A. Property Information

A1. Street Address 700 South Pitt Street Zone RM  
 A2. 9790 x 1.5 = 14,685  
Total Lot Area Floor Area Ratio Allowed by Zone Maximum Allowable Floor Area

### B. Existing Gross Floor Area

Existing Gross Area*		Allowable Exclusions	
Basement	0	Basement**	0
First Floor	1740	Stairways**	0
Second Floor	1642	Mechanical**	0
Third Floor	440	Other**	0
Porches/ Other		Total Exclusions	0
<b>Total Gross *</b>	<b>3822</b>		

B1. Existing Gross Floor Area \*  
3822 Sq. Ft.  
 B2. Allowable Floor Exclusions\*\*  
0 Sq. Ft.  
 B3. Existing Floor Area minus Exclusions  
3822 Sq. Ft.  
 (subtract B2 from B1)

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

Proposed Gross Area*		Allowable Exclusions	
Basement	0	Basement**	0
First Floor	655	Stairways**	0
Second Floor	459	Mechanical**	0
Third Floor	0	Other**	0
Porches/ Other	40	Total Exclusions	0
<b>Total Gross *</b>	<b>1154</b>		

C1. Proposed Gross Floor Area \*  
1154 Sq. Ft.  
 C2. Allowable Floor Exclusions\*\*  
0 Sq. Ft.  
 C3. Proposed Floor Area minus Exclusions  
1154 Sq. Ft.  
 (subtract C2 from C1)

### D. Existing + Proposed Floor Area

D1. Total Floor Area (add B3 and C3) 4976 Sq. Ft.  
 D2. Total Floor Area Allowed by Zone (A2) 14,685 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	8050 (82)
Required Open Space	3426 (4)
Proposed Open Space	7356 (752)

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

Signature: \_\_\_\_\_

Date: 12/20/2015



FRONT (FRANKLIN STREET) FACADE, 700 SOUTH PITT STREET

No changes are proposed to the front facade.

FREDERICK TAYLOR, AIA  
[www.chevyCHASEARCHITECT.COM](http://www.chevyCHASEARCHITECT.COM)

1433 OTIS STREET NE

WASHINGTON, DC 20017  
(202) 635-8087

APPLICATION MATERIALS  
BAR2015-00401  
700 S Pitt St.  
12/21/2015



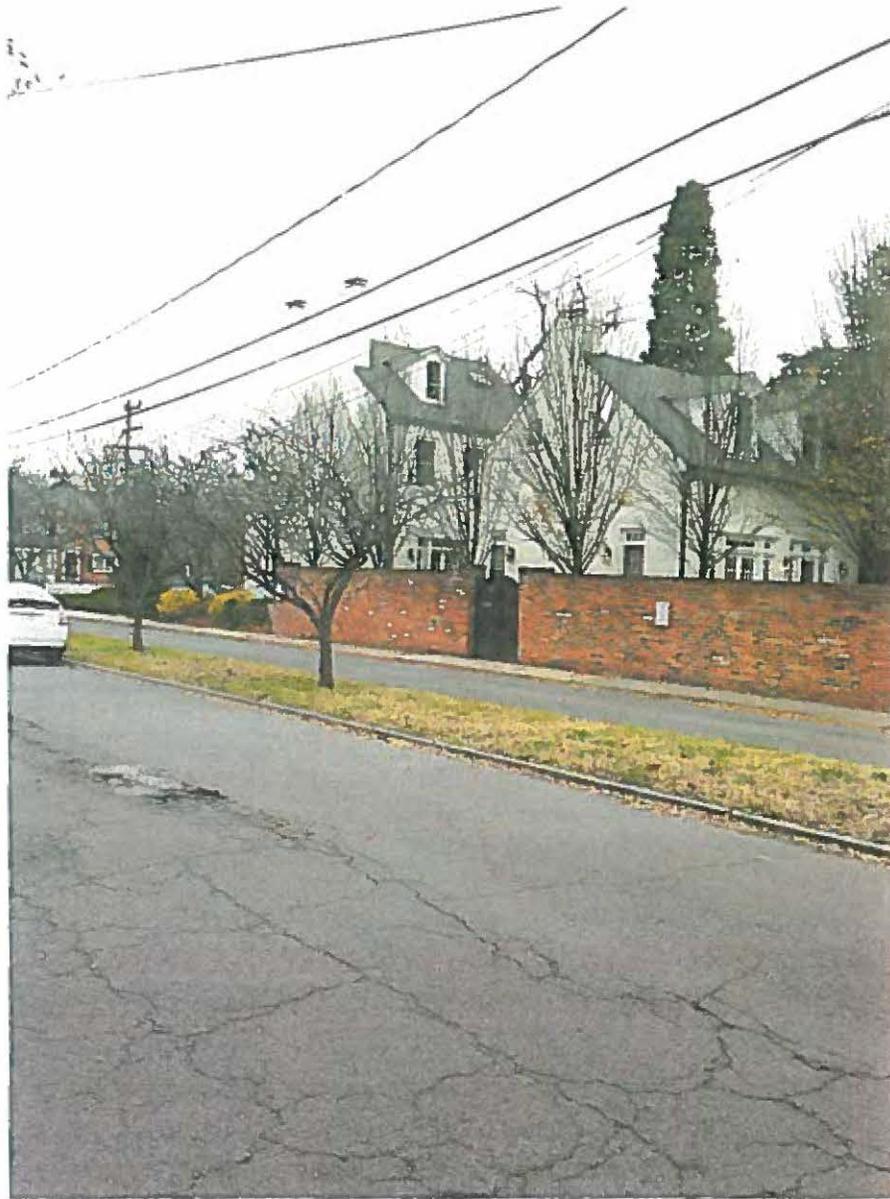
VIEW OF 700 SOUTH PITT FROM CORNER OF PITT & FRANKLIN

FREDERICK TAYLOR, AIA  
[www.chevychasearchitect.com](http://www.chevychasearchitect.com)

1433 OTIS STREET NE

WASHINGTON, DC 20017  
(202) 635-8087

APPLICATION MATERIALS  
BAR2015-00401  
700 S Pitt St.  
12/21/2015



V  
VIEW TO NORTHEAST (ACROSS SOUTH PITT STREET)

FREDERICK TAYLOR, AIA  
[www.chevychasearchitect.com](http://www.chevychasearchitect.com)

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WASHINGTON, DC 20017  
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APPLICATION MATERIALS  
BAR2015-00401  
700 S Pitt St.  
12/21/2015



VIEW OF 'NOTCH' FROM WEST (ACROSS SOUTH PITT STREET)

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[www.chevychasearchitect.com](http://www.chevychasearchitect.com)

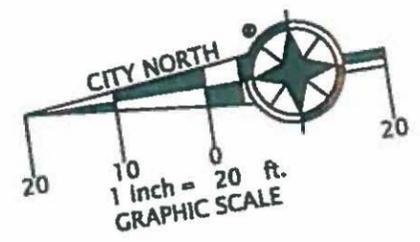
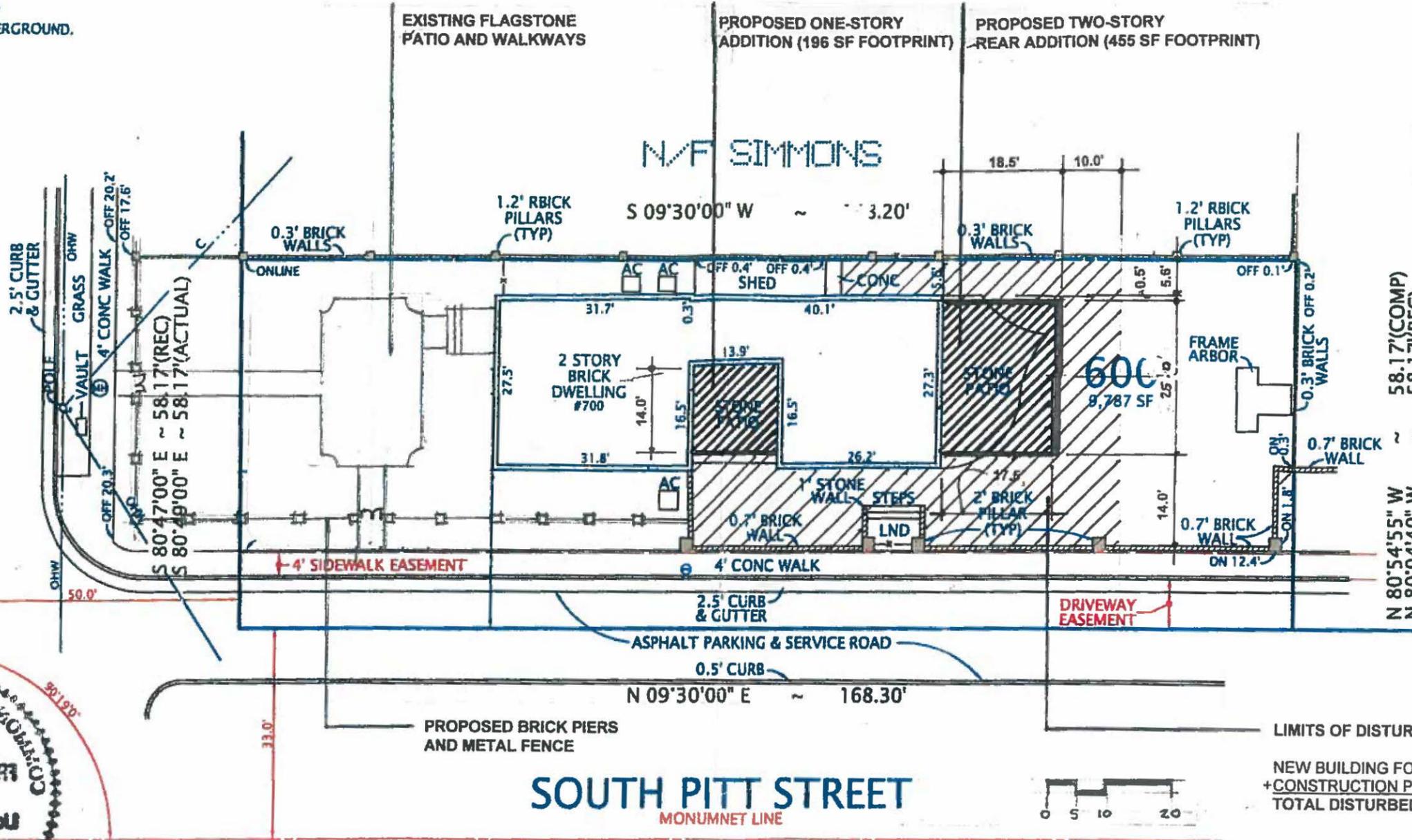
1433 OTIS STREET NE

WASHINGTON, DC 20017  
(202) 635-8087

APPLICATION MATERIALS  
BAR2015-00401  
700 S Pitt St.  
12/21/2015

NOTES: 1. FENCES ARE FRAME.  
2. UTILITIES ARE UNDERGROUND.

FRANKLIN STREET  
MONUMENT LINE



LIMITS OF DISTURBANCE:

NEW BUILDING FOOTPRINT: 651 SF

+ CONSTRUCTION PERIMETER: 1295 SF

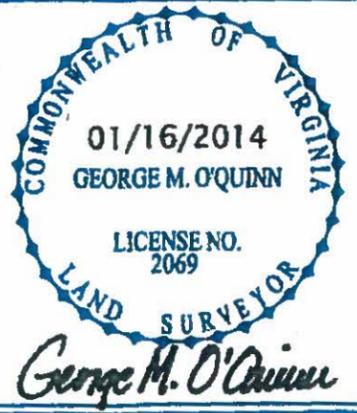
TOTAL DISTURBED AREA: 1946 SF

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.



CASE NAME:

OLSON

CINDY GOLUBIN

**DOMINION** Surveyors Inc.®

8808-H PEAR TREE VILLAGE COURT  
ALEXANDRIA, VIRGINIA 22309  
703-619-6555  
FAX: 703-799-6412

PLAT

SHOWING HOUSE LOCATION ON LOT 600, BLOCK 1, SECTION ONE OF A PLAT OF CONSOLIDATION LOTS 16, 517, 518 & 10' ALLEY

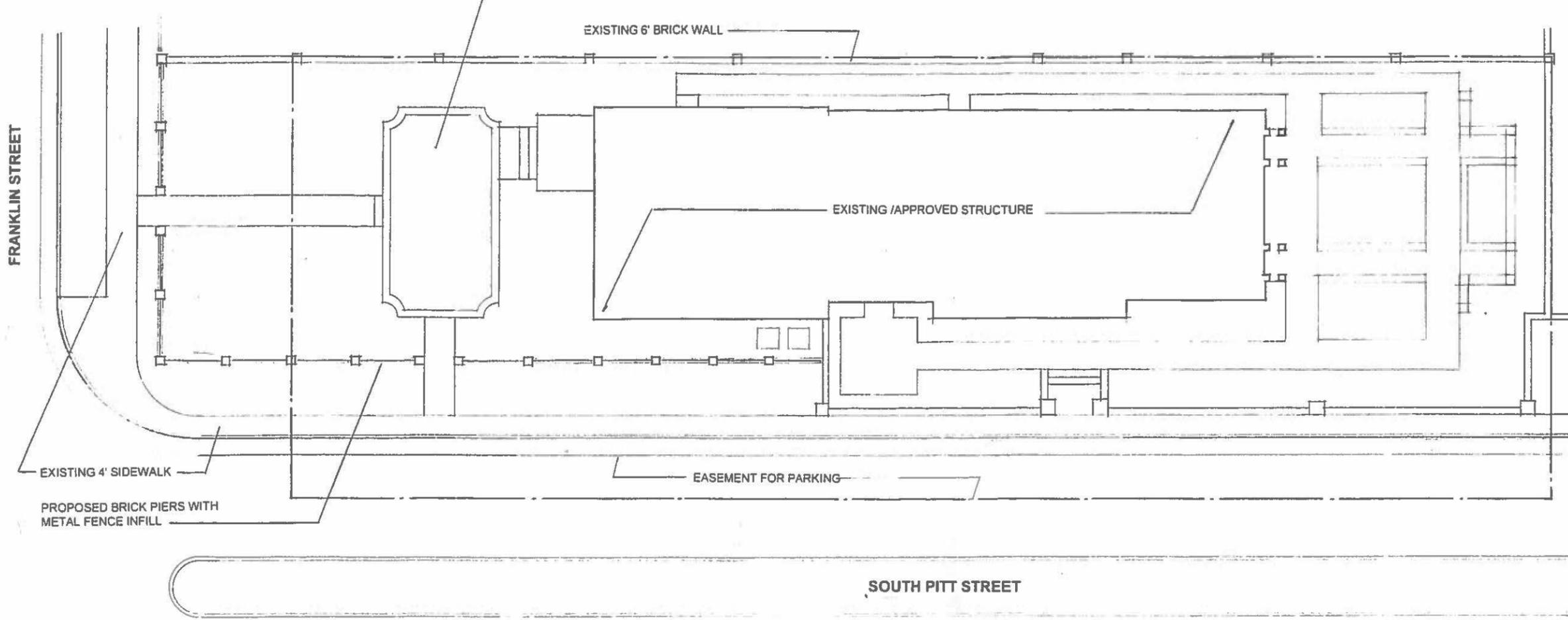
**YATES GARDENS**

(DEED BOOK 1196, PAGE 381)

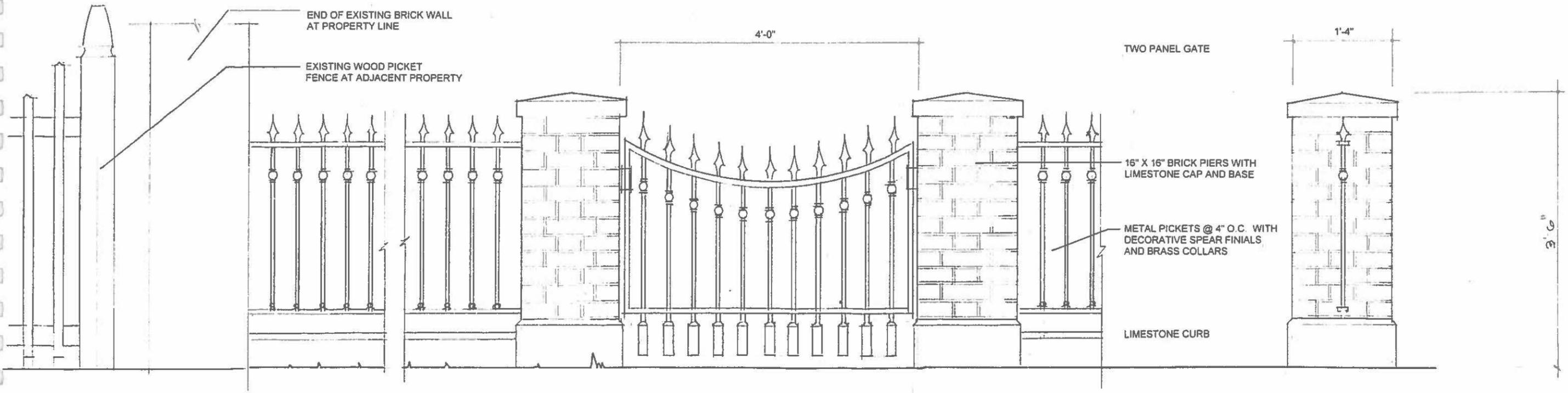
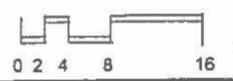
CITY OF ALEXANDRIA, VIRGINIA

SCALE: 1" = 20' JANUARY 16, 2014

APPLICATION MATERIALS  
BAR2015-00401  
700 S Pitt St.  
12/21/2015



○ SITE PLAN  
1/8" = 1'-0"



○ DTL. ELEV. @ ADJACENT FENCE & WALL  
1/2" = 1'-0"

○ BRICK PIER AND METAL GATE & FENCE  
1-1/2" = 1'-0"

○ SECTION THRU FENCE  
1-1/2" = 1'-0"

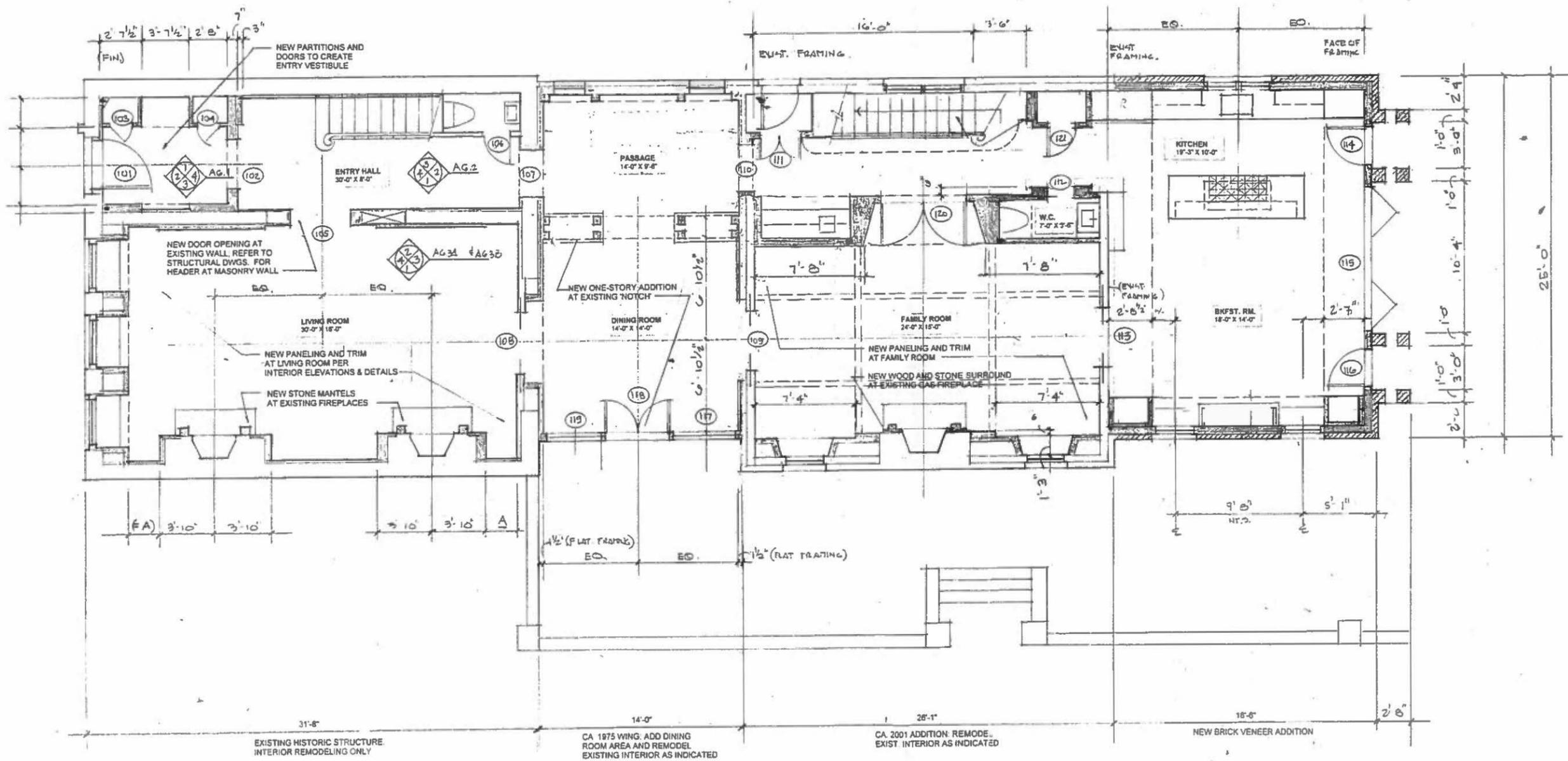
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CAMPBELL RESIDENCE  
700 SOUTH PITT STREET  
ALEXANDRIA VIRGINIA 22314

SITE PLAN AND PROPOSED  
FENCE DETAILS  
SCALE AS NOTED



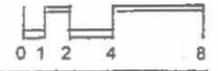
1  
A21  
FIRST FLOOR PLAN  
1/4" = 1'-0"

EXISTING HISTORIC STRUCTURE.  
INTERIOR REMODELING ONLY

CA 1975 WING: ADD DINING  
ROOM AREA AND REMODEL  
EXISTING INTERIOR AS INDICATED

CA 2001 ADDITION: REMODEL  
EXIST INTERIOR AS INDICATED

NEW BRICK VENEER ADDITION



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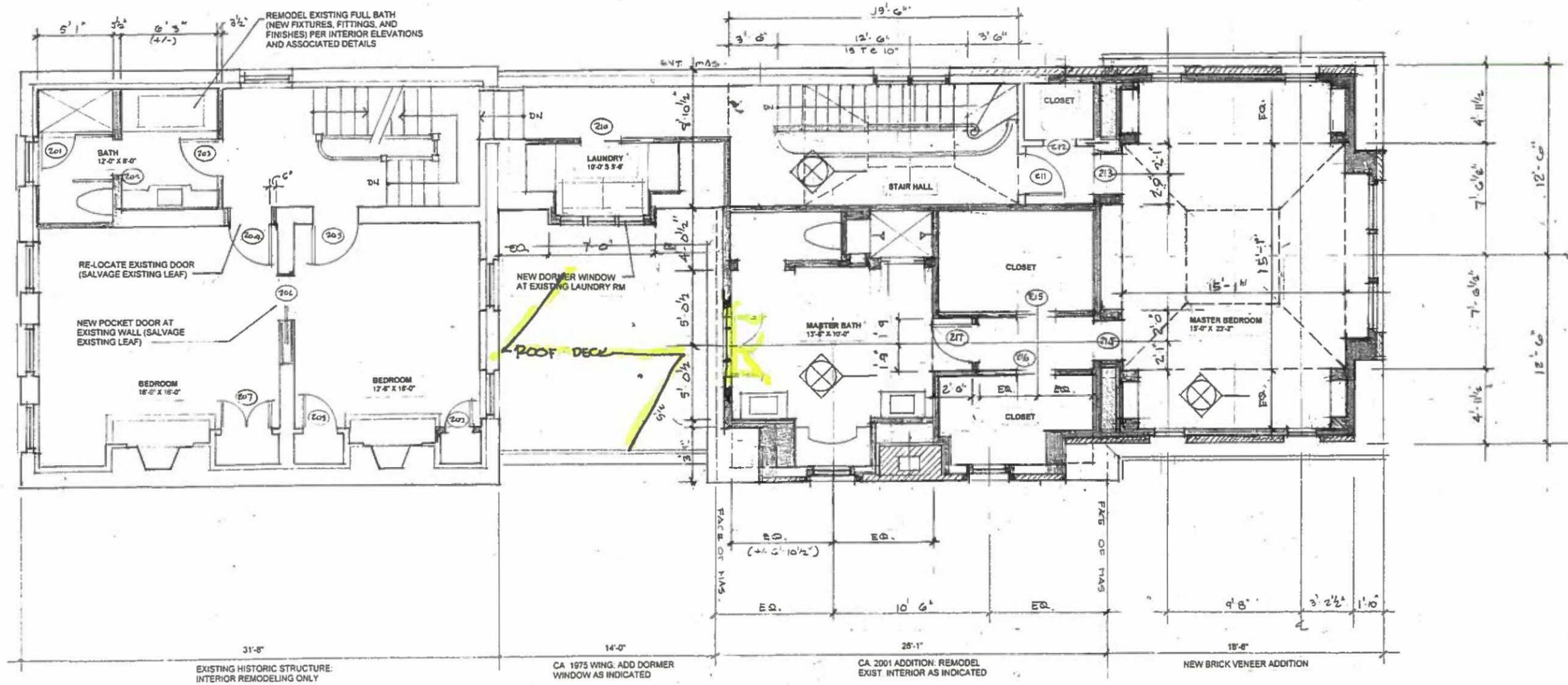
THORSEN CONSTRUCTION  
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www.thorsenconstruction.com

CAMPBELL RESIDENCE  
700 SOUTH PITT STREET  
ALEXANDRIA, VIRGINIA 22314

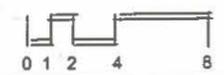
PROPOSED 1ST. FLR. PLAN  
1/4" = 1'-0"

A2.1

APPLICATION MATERIALS  
BAR2015-00401  
700 S Pitt St.  
12/21/2015



1 **SECOND FLOOR PLAN**  
A2.2 1/4" = 1'-0"



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**CAMPBELL RESIDENCE**  
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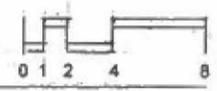
PROPOSED 2ND. FLR. PLAN  
 1/4" = 1'-0"

A2.2

APPLICATION MATERIALS  
 BAR2015-00401  
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WEST ELEVATION -- CONCEPT  
 1/4" = 1'-0"



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**CAMPBELL RESIDENCE**  
 700 SOUTH PITT STREET  
 ALEXANDRIA, VIRGINIA 22314

PROPOSED WEST ELEV.  
 1/4" = 1'-0"  
 1/8" = 1'-0"  
 1/16" = 1'-0"

APPLICATION MATERIALS  
 BAR2015-00401  
 700 S Pitt St.  
 12/21/2015

**A3.1**



1  
A3.3

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 www.thorsenconstruction.us

CAMPBELL RESIDENCE  
 700 SOUTH PITT STREET  
 ALEXANDRIA, VIRGINIA 22314

PROPOSED EAST ELEV.  
 1/4" = 1'-0"  
 32098  
 32098

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A3.3