

ISSUE: Permit to Demolish/Capsulate (partial) and Certificate of Appropriateness for an addition

APPLICANT: Renu Pavate and Shomik Mehndiratta

LOCATION: Old and Historic Alexandria District
702 Chetworth Place

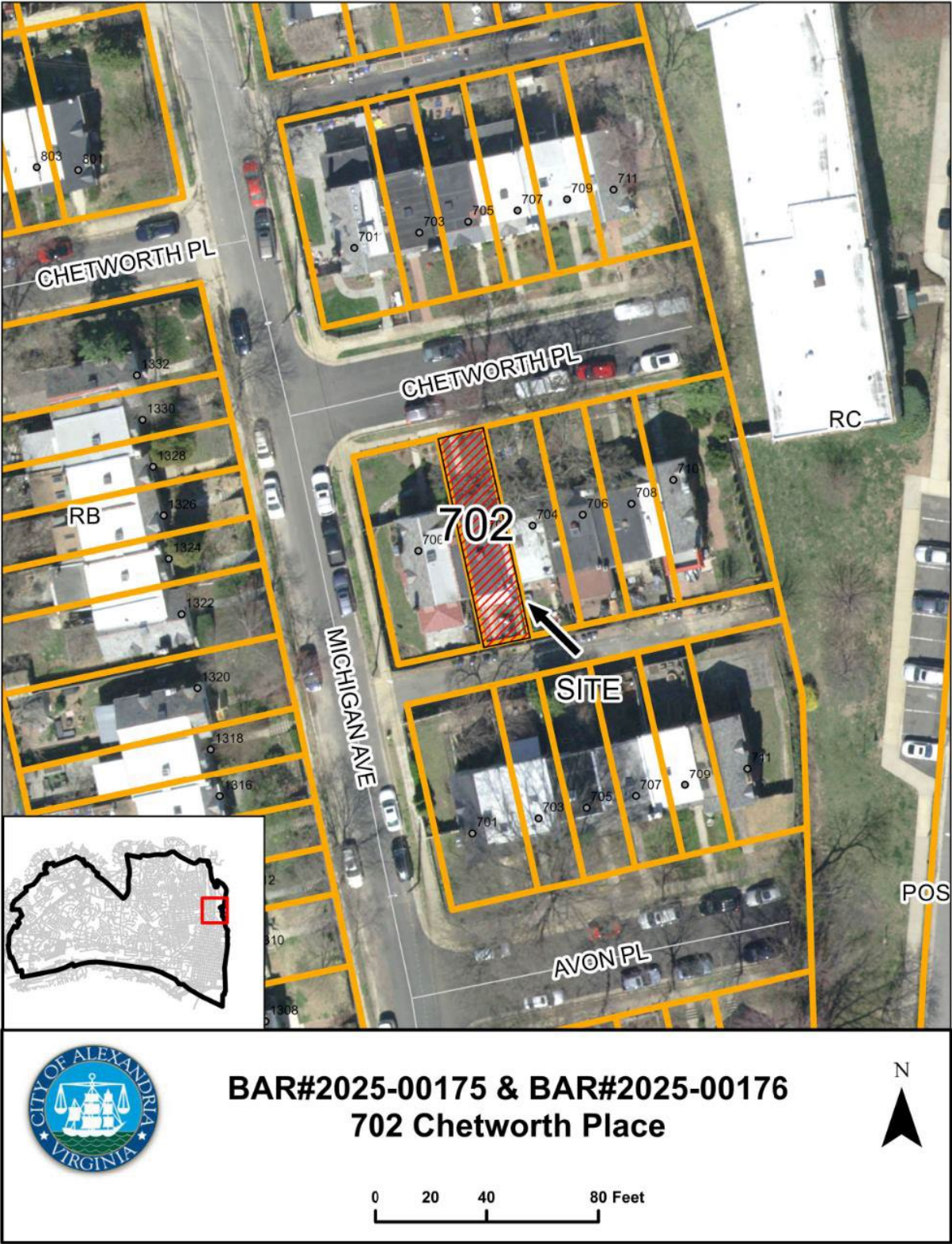
ZONE: RB/Townhouse Zone

STAFF RECOMMENDATION

Staff recommends approval of the Permit to Demolish/Capsulate (partial) and Certificate of Appropriateness for an addition, as submitted.

GENERAL NOTES TO THE APPLICANT

1. **APPEAL OF DECISION:** In accordance with the Zoning Ordinance, if the Board of Architectural Review denies or approves an application in whole or in part, the applicant or opponent may appeal the Board's decision to City Council on or before 14 days after the decision of the Board.
2. **COMPLIANCE WITH BAR POLICIES:** All materials must comply with the BAR's adopted policies unless otherwise specifically approved.
3. **BUILDING PERMITS:** Most projects approved by the Board of Architectural Review require the issuance of one or more construction permits by Department of Code Administration (including signs). The applicant is responsible for obtaining all necessary construction permits after receiving Board of Architectural Review approval. Contact Code Administration, Permit Center, 4850 Mark Center Drive, Suite 2015, 703-746-4200 for further information.
4. **ISSUANCE OF CERTIFICATES OF APPROPRIATENESS AND PERMITS TO DEMOLISH:** Applicants must obtain a copy of the Certificate of Appropriateness or Permit to Demolish PRIOR to applying for a building permit. Contact BAR Staff, Room 2100, City Hall, 703-746-3833, or preservation@alexandriava.gov for further information.
5. **EXPIRATION OF APPROVALS NOTE:** In accordance with Sections 10-106(B), 10-206(B) and 10-307 of the Zoning Ordinance, any Board of Architectural Review approval will expire 12 months from the date of issuance if the work is not commenced and diligently and substantially pursued by the end of that 12-month period.
6. **HISTORIC PROPERTY TAX CREDITS:** Applicants performing extensive, certified rehabilitations of historic properties may separately be eligible for state and/or federal tax credits. Consult with the Virginia Department of Historic Resources (VDHR) prior to initiating any work to determine whether the proposed project may qualify for such credits.



Note: Staff coupled the applications for a Permit to Demolish (BAR #2025-00176) and Certificate of Appropriateness (BAR #2025-00175) for clarity and brevity. The Permit to Demolish requires a roll call vote.

I. APPLICANT'S PROPOSAL

The applicant requests a Permit to Demolish/Capsulate (partial) and Certificate of Appropriateness to construct an 8' deep addition to the rear of the home and relocate the HVAC and gas meters from their current location at the rear of the house to the newly-constructed rear elevation, at 702 Chetworth Place.

Site context

The property abuts a public alley to the south/rear. The proposed addition will therefore be fully visible from a public right of way.

II. HISTORY

Building permit #2188 was issued on August 10, 1939 to the Mount Vernon Construction Company for the construction of Lots 34 – 39 of Chetworth Place. 702 Chetworth is Lot 35. The six two-story rowhouses were designed by James J. Baldwin and composed of brick and stone. Permit #16302 and #41507 were issued in 1960 and 1985 respectively to replace the roofing. There is no record of any other alterations to the exterior of the building.

Previous BAR Approvals

There are no previous BAR approvals for this property.

III. ANALYSIS

Permit to Demolish/Capsulate

In considering a Permit to Demolish/Capsulate, the Board must consider the following criteria set forth in the Zoning Ordinance, §10-105(B), which relate only to the subject property and not to neighboring properties. The Board has purview of the proposed demolition/capsulation regardless of visibility.

Standard	Description of Standard	Standard Met?
(1)	Is the building or structure of such architectural or historical interest that its moving, removing, capsulating or razing would be to the detriment of the public interest?	No
(2)	Is the building or structure of such interest that it could be made into a historic shrine?	No
(3)	Is the building or structure of such old and unusual or uncommon design, texture and material that it could not be reproduced or be reproduced only with great difficulty?	No

(4)	Would retention of the building or structure help preserve the memorial character of the George Washington Memorial Parkway?	N/A
(5)	Would retention of the building or structure help preserve and protect an historic place or area of historic interest in the city?	No
(6)	Would retention of the building or structure promote the general welfare by maintaining and increasing real estate values, generating business, creating new positions, attracting tourists, students, writers, historians, artists and artisans, attracting new residents, encouraging study and interest in American history, stimulating interest and study in architecture and design, educating citizens in American culture and heritage, and making the city a more attractive and desirable place in which to live?	No

The analysis of the standards indicated above relate only to the portions of the wall area proposed for demolition/capsulation. In the opinion of staff, none of the criteria for demolition and capsulation are met and the Permit to Demolish/Capsulate should be granted. The areas proposed for demolition/capsulation are not of unusual or uncommon design and can easily be replicated.

Certificate of Appropriateness

The proposed addition will measure 8' deep by 17'5" wide by 13'3" tall from grade to highest point and will be constructed on a new foundation which will replace the existing concrete slab in this location. According to the *Design Guidelines*, "An addition to a historic building should be clearly distinguishable from the original structure." The addition to 702 Chetworth Place will have fiber cement siding, while the original main block of the house is brick. Additionally, the addition will be one-story, clearly differentiating itself from the two-story main block. Staff notes that several other properties on this block also have rear additions. See Figures 1 and 2 for site context.



Figure 1, L to R: 700, 702, 704, 706 Chetworth rear elevations from Michigan Ave.



Figure 2, R to L: 701, 703, 705, 707, 709 Chetworth real elevations from Michigan Ave.

The Board approved a rear addition to 701 Chetworth Place on July 10, 2010 (BAR2010-00150 & BAR2010-00151; see Figure 2), a rear addition to 706 Chetworth Place on July 16, 2003 (BAR2003-00146 & BAR2003-00147; see Figure 1), and a rear addition to 707 Chetworth Place on November 15, 2006 (BAR2006-00243; see Figure 2). All are similar in height and scale to that proposed for 702 Chetworth Place. The applicant has included photos of several of these rear additions in the application materials. See also Figure 3 for the proposed addition to 702 and Figure 4 for the 2010 approved addition to 701 Chetworth Place.

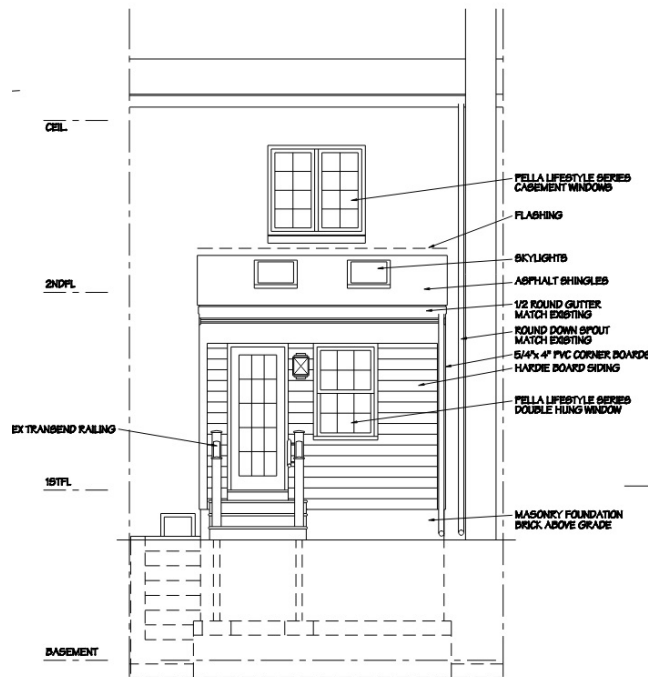


Figure 3: Proposed addition to 702 Chetworth



Figure 4: Approved addition to 701 Chetworth

Note that the proposed addition to 702 Chetworth is not significantly different from that of 701 Chetworth, approved by the Board on July 10, 2010. Staff finds the design of the addition compatible in style and massing to the main block of this Late house. HardiPlank siding is appropriate, as are the proposed Trex stair railings and asphalt roofing with skylights. Pella Lifestyle windows are appropriate and have been approved for numerous buildings throughout the historic districts.

Staff therefore recommends approval of the project as submitted.

STAFF

Susan Hellman, Historic Preservation Planner, Planning & Zoning

Tony LaColla, AICP, Land Use Services Division Chief, Planning & Zoning

IV. CITY DEPARTMENT COMMENTS

Legend: C- code requirement R- recommendation S- suggestion F- finding

Zoning

C-1 Proposed rear addition will comply with Zoning.

Code Administration

C-1 A building permit is required.

Transportation and Environmental Services

R-1 The building permit must be approved and issued prior to the issuance of any permit for demolition, if a separate demolition permit is required. (T&ES)

R-2 Applicant shall be responsible for repairs to the adjacent city right-of-way if damaged during construction activity. (T&ES)

R-3 No permanent structure may be constructed over any existing private and/or public utility easements. It is the responsibility of the applicant to identify any and all existing easements on the plan. (T&ES)

F-1 After review of the information provided, an approved grading plan is not required at this time. Please note that if any changes are made to the plan it is suggested that T&ES be included in the review. (T&ES)

F-2 If the alley adjacent to the parcel is to be used at any point of the construction process, the following will be required:

For a Public Alley - The applicant shall contact T&ES, Construction Permitting & Inspections at (703) 746-4035 to discuss any permits and accommodation requirements that will be required.

For a Private Alley - The applicant must provide proof, in the form of an affidavit at a minimum, from owner of the alley granting permission of use. (T&ES)

- C-1 The applicant shall comply with the City of Alexandria's Solid Waste Control, Title 5, Chapter 1, which sets forth the requirements for the recycling of materials (Sec. 5-1-99). (T&ES)
- C-2 The applicant shall comply with the City of Alexandria's Noise Control Code, Title 11, Chapter 5, which sets the maximum permissible noise level as measured at the property line. (T&ES)
- C-3 Roof, surface and sub-surface drains be connected to the public storm sewer system, if available, by continuous underground pipe. Where storm sewer is not available applicant must provide a design to mitigate impact of stormwater drainage onto adjacent properties and to the satisfaction of the Director of Transportation & Environmental Services. (Sec.5-6-224) (T&ES)
- C-4 All secondary utilities serving this site shall be placed underground. (Sec. 5-3-3) (T&ES)
- C-5 Any work within the right-of-way requires a separate permit from T&ES. (Sec. 5-2) (T&ES)
- C-6 All improvements to the city right-of-way such as curbing, sidewalk, driveway aprons, etc. must be city standard design. (Sec. 5-2-1) (T&ES)

Alexandria Archaeology

- F-1 Call Alexandria Archaeology immediately (703-746-4399) if any buried structural remains (wall foundations, wells, privies, cisterns, etc.) or concentrations of artifacts are discovered during development. Work must cease in the area of the discovery until a City archaeologist comes to the site and records the finds. The language noted above shall be included on all final site plan sheets involving any ground disturbing activities. (Archaeology)
- F-2 The applicant shall not allow any metal detection and/or artifact collection to be conducted on the property, unless authorized by Alexandria Archaeology. Failure to comply shall result in project delays. The language noted above shall be included on all final site plan sheets involving any ground disturbing activities. (Archaeology)
- F-3 According to historic maps and aerial photographs, the neighborhood was developed in the mid-20th century but had been vacant land prior to that.

V. ATTACHMENTS

- Application Materials
- Completed application
- Plans
- Material specifications

- Scaled survey plat
- Photographs
- Public comment if applicable
- Any other supporting documentation



GOLDSBOROUGH

DESIGN | BUILD

April 28, 2025

Board of Architectural Review
City of Alexandria
301 King Street Room 2100
Alexandria, VA 22314

RE: 702 Chetworth Place Addition Application Clarifications

To Whom It May Concern:

The following information is in addition to the application for the above referenced property and should be incorporated into the application:

Demolition of existing exterior surfaces: The existing rear porch/deck/pad is to be removed along with existing steps and roof. This surface was not adequately built to properly support any fully enclosed addition as being proposed per the drawings. In addition, the size of the existing surface is smaller than the proposed addition. Attempting any form of extension of the existing surface would create an unsafe and unstable surface upon which to build. Installing a concrete surface of the proposed size as a single unified surface ensures long-term stability.

Additions and New Construction: The drawings submitted, upon approval, will be drawn to include all required plans for permit submission including, but not limited to, demolition drawings, electrical and plumbing drawings, as well as elevations showing all necessary detail to meet permitting requirements. The enclosed drawings are intended to satisfy the exterior proposal for historic review board purposes.

Also included are pictures of Chetworth Place homes with similar rear additions for comparison and evidence that this request is within acceptable norms for this section of the city. The proposed addition to the subject property are similar in exterior finishes as these pictures indicate.

Submitted by

Berneard Elman for
Applicant

Attachments

ADDRESS OF PROJECT: 702 Chetworth Place Alexandria, VA 22314

DISTRICT: ☒ Old & Historic Alexandria ☐ Parker – Gray ☐ 100 Year Old Building

TAX MAP AND PARCEL: 044.02.04.22 ZONING: RB

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: Renu Pavate Shomik Mehndiratta

Address: [REDACTED]

City: Alexandria

Phone: 202 [REDACTED]

Authorized Agent *(if applicable)*: ☐ Attorney ☐ Architect ☒ Contractor

Name: Goldsborough Design Build

Phone: 501 722 1500

E-mail: [REDACTED]

Legal Property Owner:

Name: Renu Pavate Shomik Mehndiratta

Address: [REDACTED]

City: Alexandria

State: VA

Zip: 22314

Phone: [REDACTED]

E-mail: [REDACTED]

BAR CASE#

(OFFICE USE ONLY)

NATURE OF PROPOSED WORK: Please check all that apply

- ☐ NEW CONSTRUCTION
☒ EXTERIOR ALTERATION: Please check all that apply.
- | | | | |
|--|---|---|-----------------------------------|
| <input type="checkbox"/> awning | <input type="checkbox"/> fence, gate or garden wall | <input checked="" type="checkbox"/> HVAC equipment | <input type="checkbox"/> shutters |
| <input checked="" type="checkbox"/> doors | <input checked="" type="checkbox"/> windows | <input checked="" type="checkbox"/> siding | <input type="checkbox"/> shed |
| <input checked="" type="checkbox"/> lighting | <input type="checkbox"/> pergola/trellis | <input type="checkbox"/> painting unpainted masonry | |
| <input type="checkbox"/> other | Gutter, roofing, relocate gas meter and HVAC | | |
- ☒ ADDITION
☐ DEMOLITION/ENCAPSULATION
☐ SIGNAGE

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

Extending rear of home by approx 8' and relocating HVAC and gas meter per drawings provided with this application. New foundation replacing existing concrete pad and roof per drawings all complying with existing building codes.

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.

Please see cover memo expanding on the above checked items.

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.

BAR CASE#

(OFFICE USE ONLY)

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: Mark B GoldsboroughPrinted Name: Mark GoldsboroughDate: April 28, 2025

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. MEHNDIRATTA SHOMIK OR PAVATE RENU	[REDACTED]	Jointly 100% Husband and Wife
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 702 Chetworth Place Alexandria, V 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. MEHNDIRATTA SHOMIK OR PAVATE RENU	[REDACTED]	Jointly 100% Husband and Wife
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.

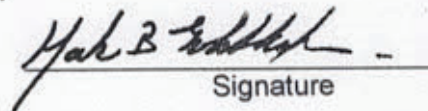
Name of person or entity	Relationship as defined by Section 11-350 of the Zoning Ordinance	Member of the Approving Body (i.e. City Council, Planning Commission, etc.)
1. N/A		
2.		
3.		

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.

April 28, 2025
Date

Mark B Goldsborough
Printed Name


Signature



Department of Planning and Zoning Floor Area Ratio and Open Space Calculations

B

A. Property Information

A1. 702 Chitworth Place Alexandria VA 22314
Street Address

RB
Zone

A2. 1285 x 1.50
Total Lot Area Floor Area Ratio Allowed by Zone

= 0.00 1927.50
Maximum Allowable Floor Area

B. Existing Gross Floor Area

Existing Gross Area

Basement 395.78
First Floor 445.00
Second Floor 445.00
Third Floor —
Attic 445.00
Porches —
Balcony/Deck —
Lavatory*** 76.30
Other** Stoop 55

Allowable Exclusions**

Basement** 395.78
Stairways** 42.50
Mechanical** 153.00
Attic less than 7** 445.00
Porches** —
Balcony/Deck** —
Lavatory*** 76.30
Other** —
Other** —

B1. 0.00 1862.08 Sq. Ft.
Existing Gross Floor Area*

B2. 0.00 1119.58 Sq. Ft.
Allowable Floor Exclusions**

B3. 0.00 742.50 Sq. Ft.
Existing Floor Area Minus Exclusions
(subtract B2 from B1)

Comments for Existing Gross Floor Area
included rear stoop; did not
exclude to be conservative

B1. Total Gross 0.00 1862.08

B2. Total Exclusions 0.00 1119.58

C. Proposed Gross Floor Area

Proposed Gross Area

Basement —
First Floor 88
Second Floor —
Third Floor —
Attic —
Porches —
Balcony/Deck —
Lavatory*** —
Other —

Allowable Exclusions**

Basement** —
Stairways** —
Mechanical** —
Attic less than 7** —
Porches** —
Balcony/Deck** —
Lavatory*** —
Other** —
Other** —

C1. 0.00 88 Sq. Ft.
Proposed Gross Floor Area*

C2. 0.00 0 Sq. Ft.
Allowable Floor Exclusions**

C3. 0.00 88 Sq. Ft.
Proposed Floor Area Minus Exclusions
(subtract C2 from C1)

C1. Total Gross 0.00 88

C2. Total Exclusions 0.00

D. Total Floor Area

D1. 0.00 830.50 Sq. Ft.
Total Floor Area (add B3 and C3)

D2. 0.00 1927.50 Sq. Ft.
Total Floor Area Allowed
by Zone (A2)

E. Open Space

E1. 729.30 Sq. Ft.
Existing Open Space

E2. 449.75 (30%) Sq. Ft.
Required Open Space

E3. 696.30 Sq. Ft.
Proposed Open Space

Notes

*Gross floor area is the sum of all areas
under roof of a lot, 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.
Sections may also be required for some
exclusions.

***Lavatories may be excluded up to a
maximum of 50 square feet, per lavatory.
The maximum total of excludable area for
lavatories shall be no greater than 10% of
gross floor area.

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

Signature: [Signature]

15

Date: 5/6/25

Google Maps

1438 Michigan Ave

Alexandria, Virginia

Google Street View

Jul 2022 See more dates

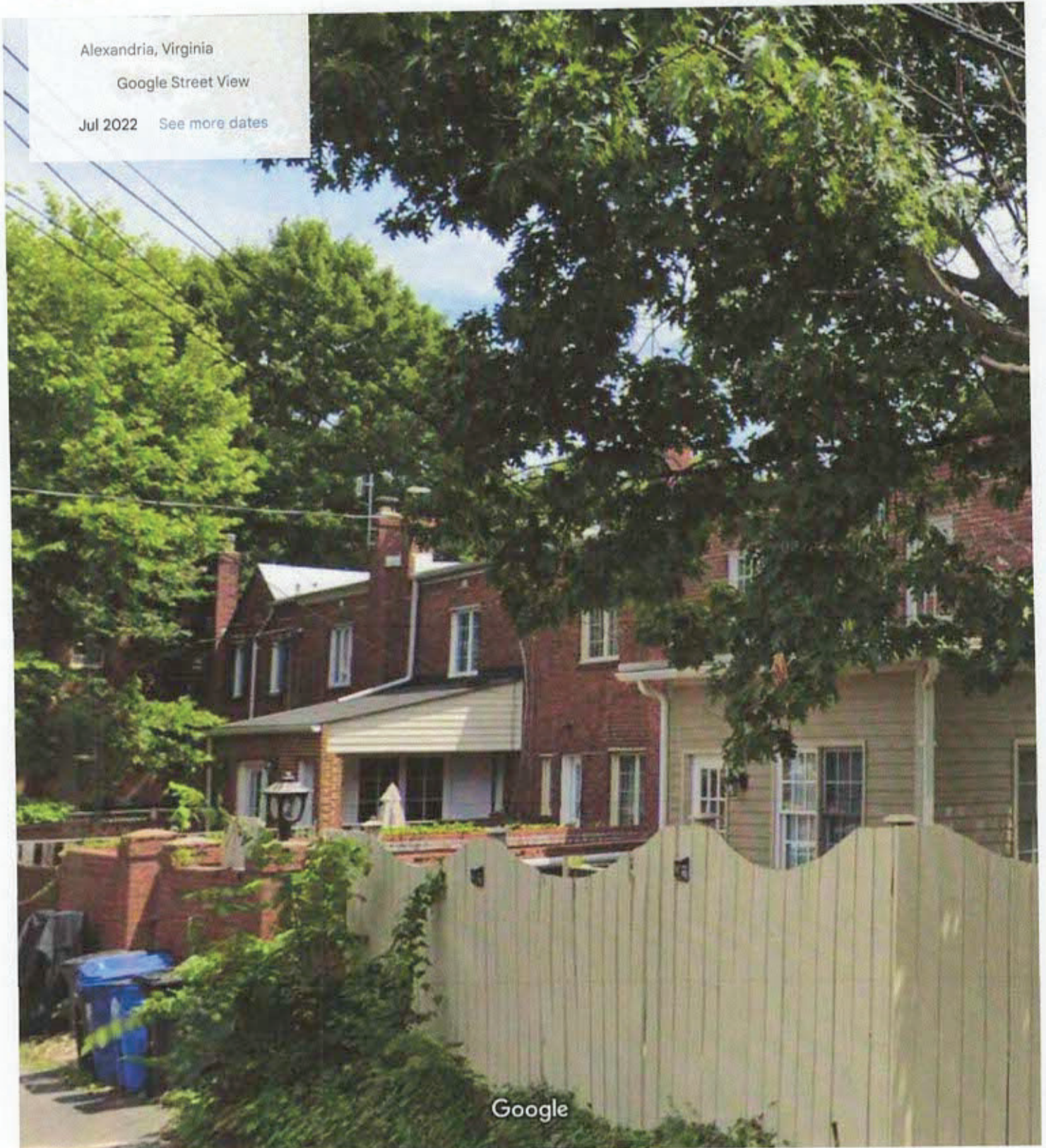


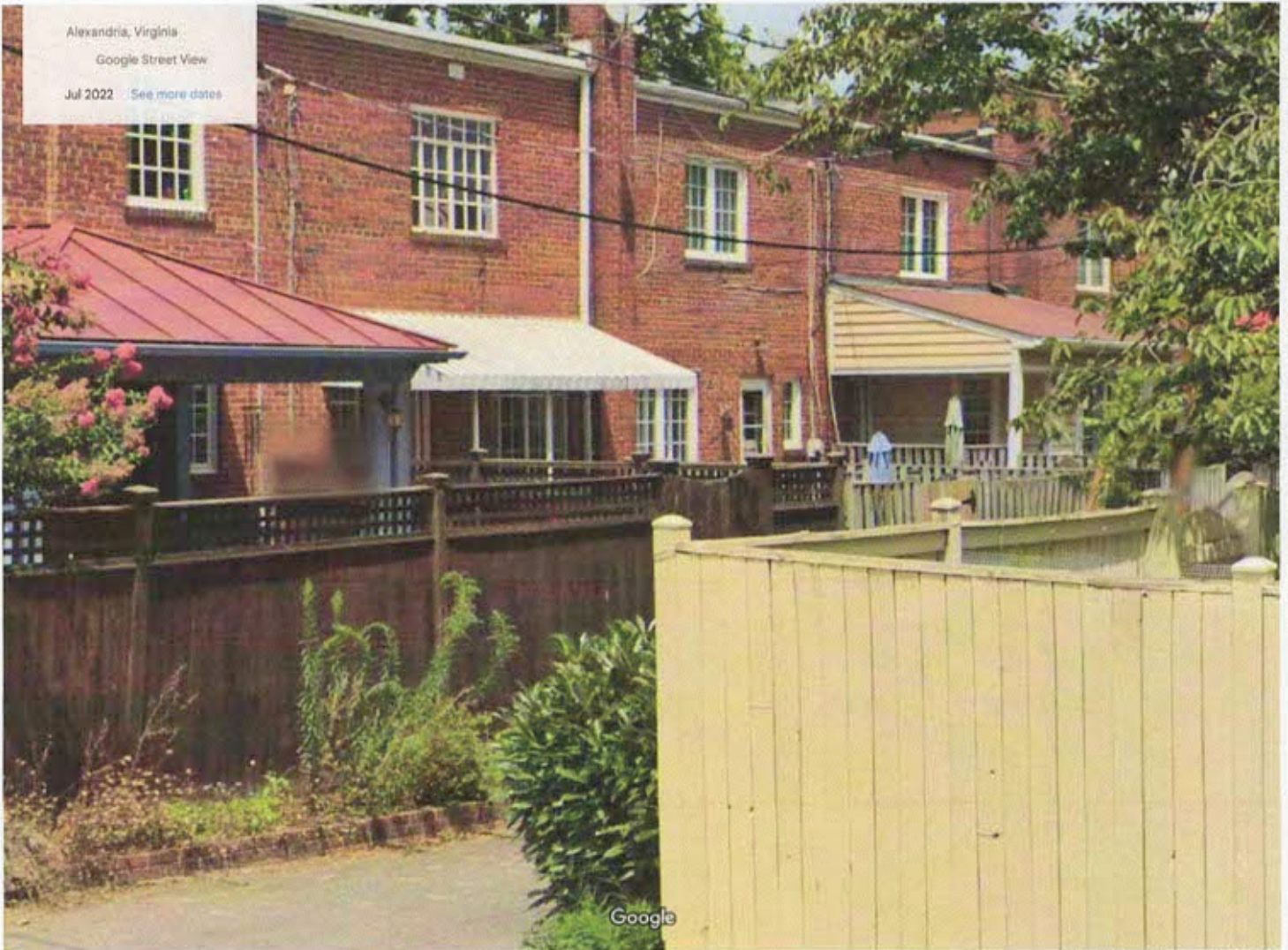
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707 705 703
Clot worth P/.

701

Google Maps

1316 Michigan Ave

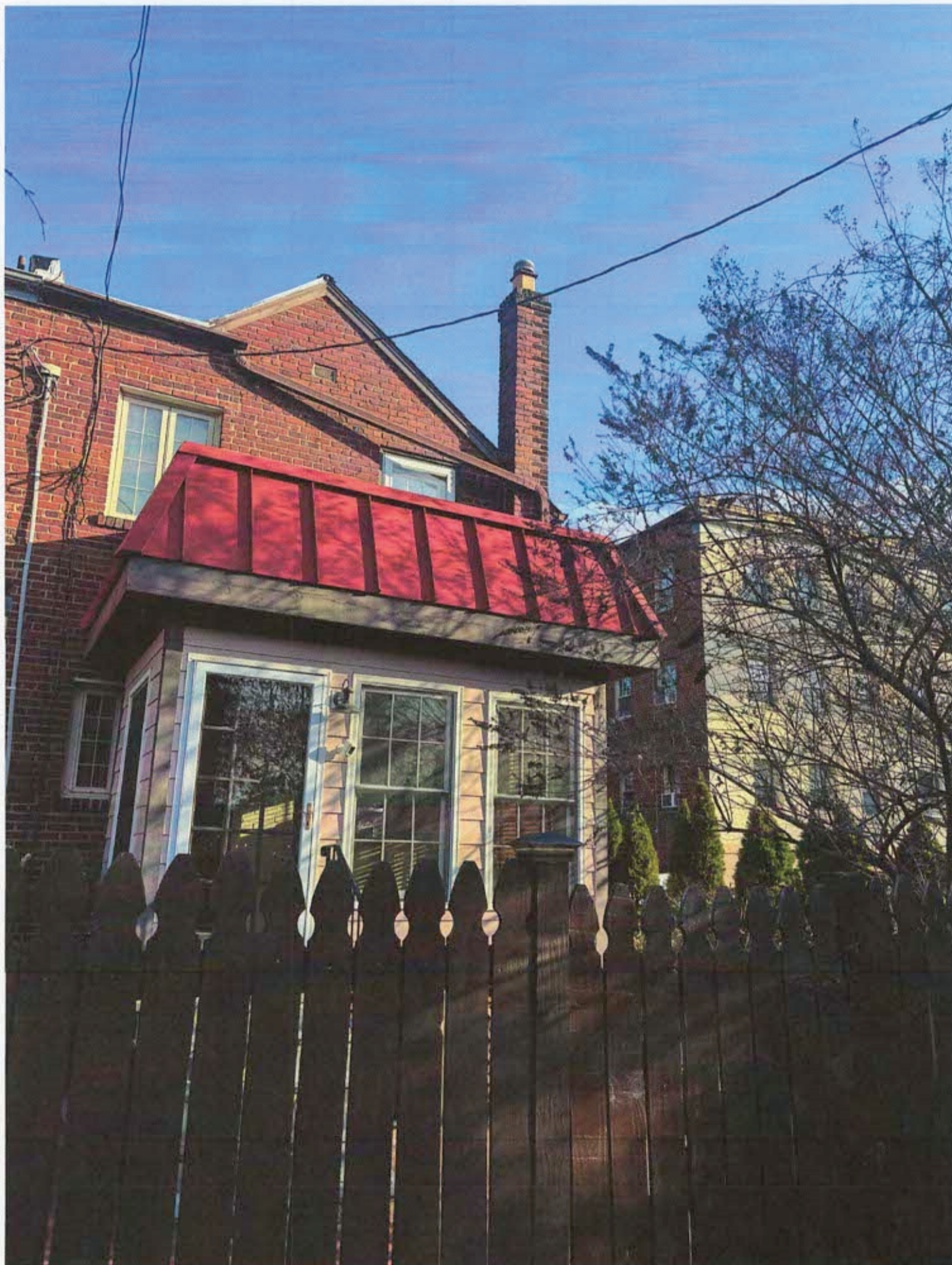


700

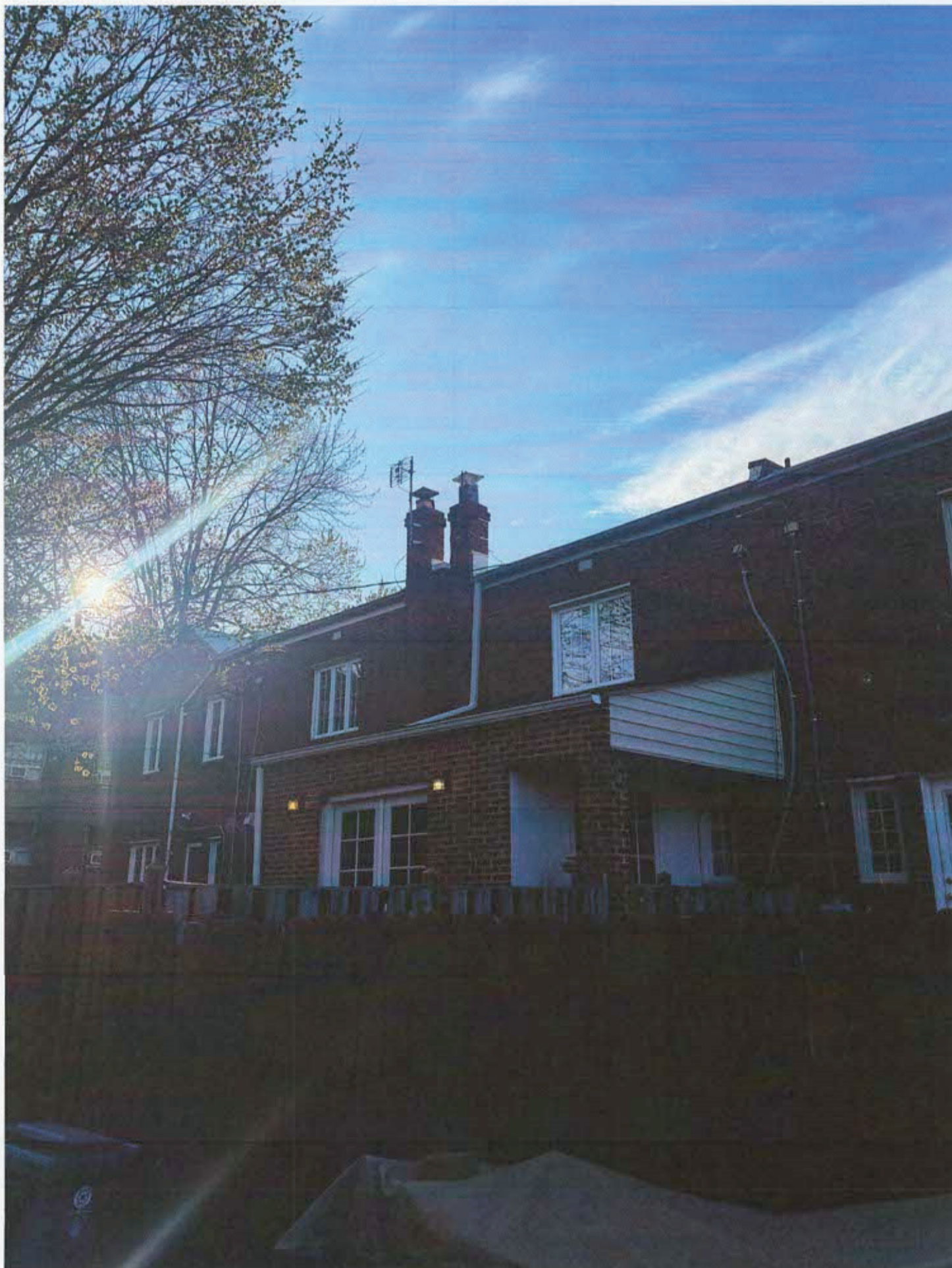
702
Clatworth Pl.

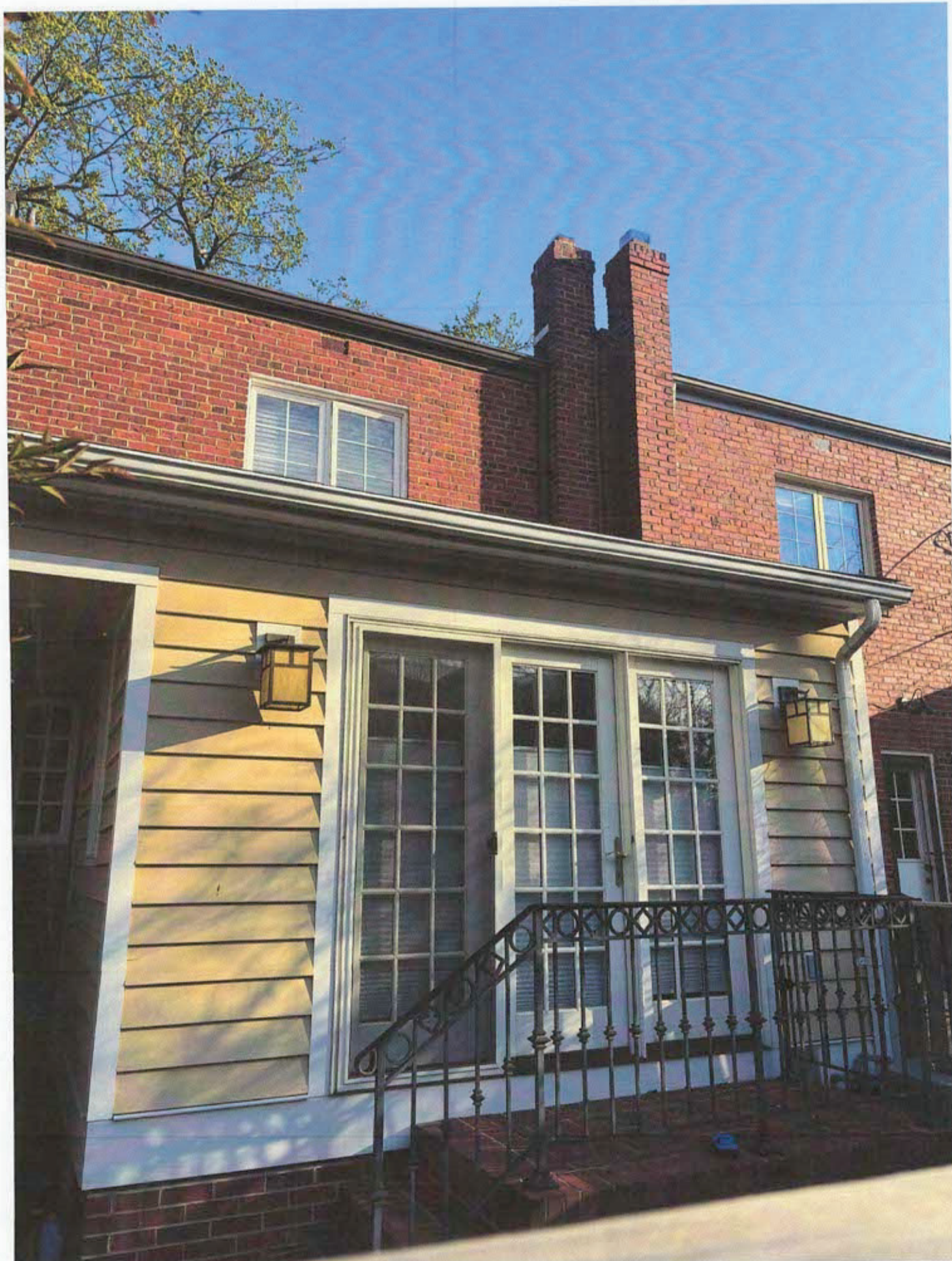
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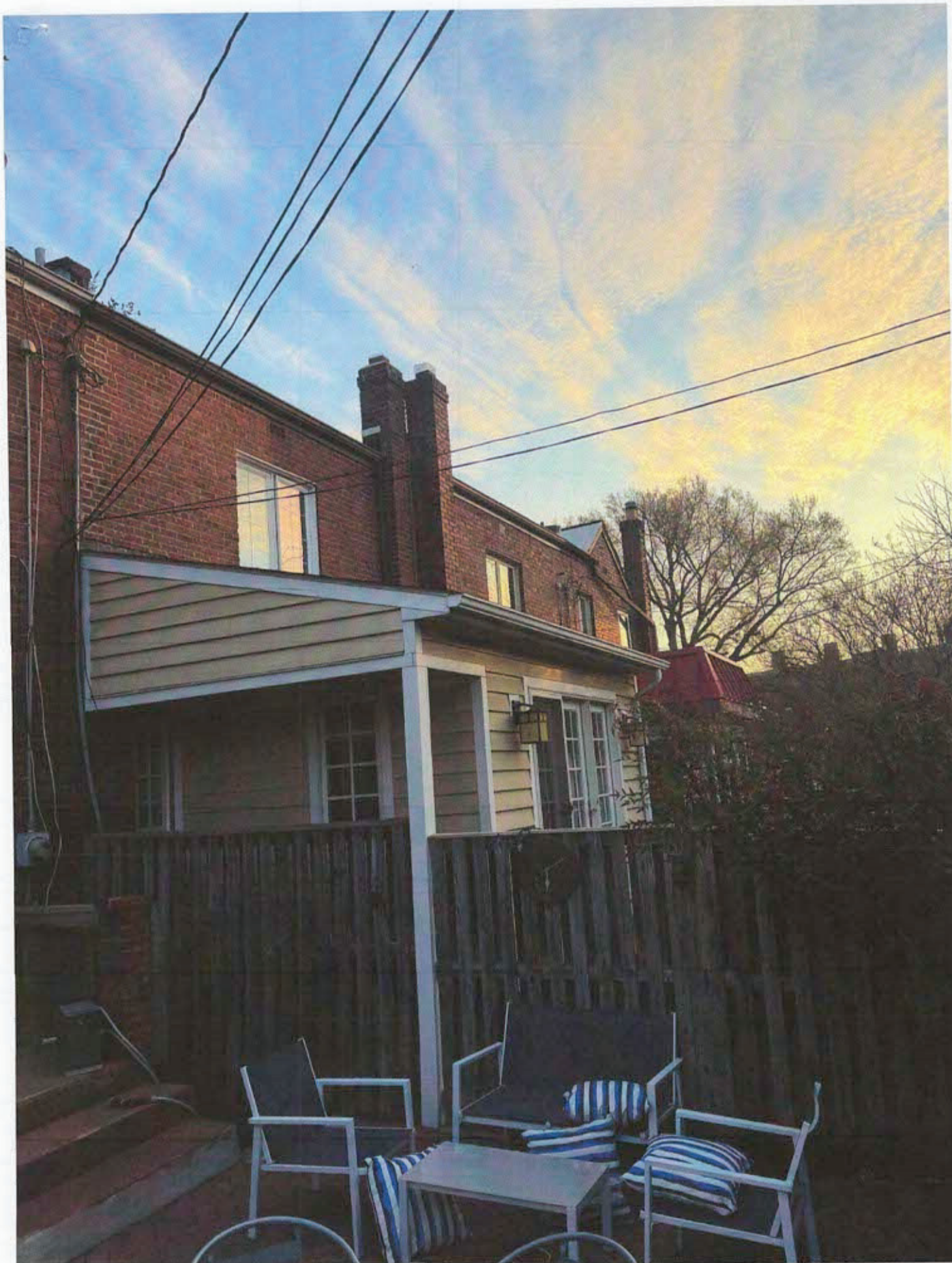
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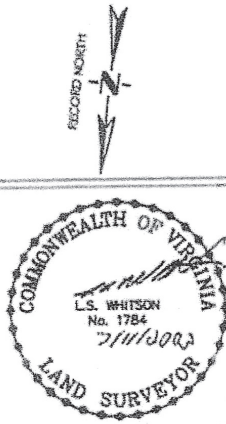












HOUSE LOCATION SURVEY

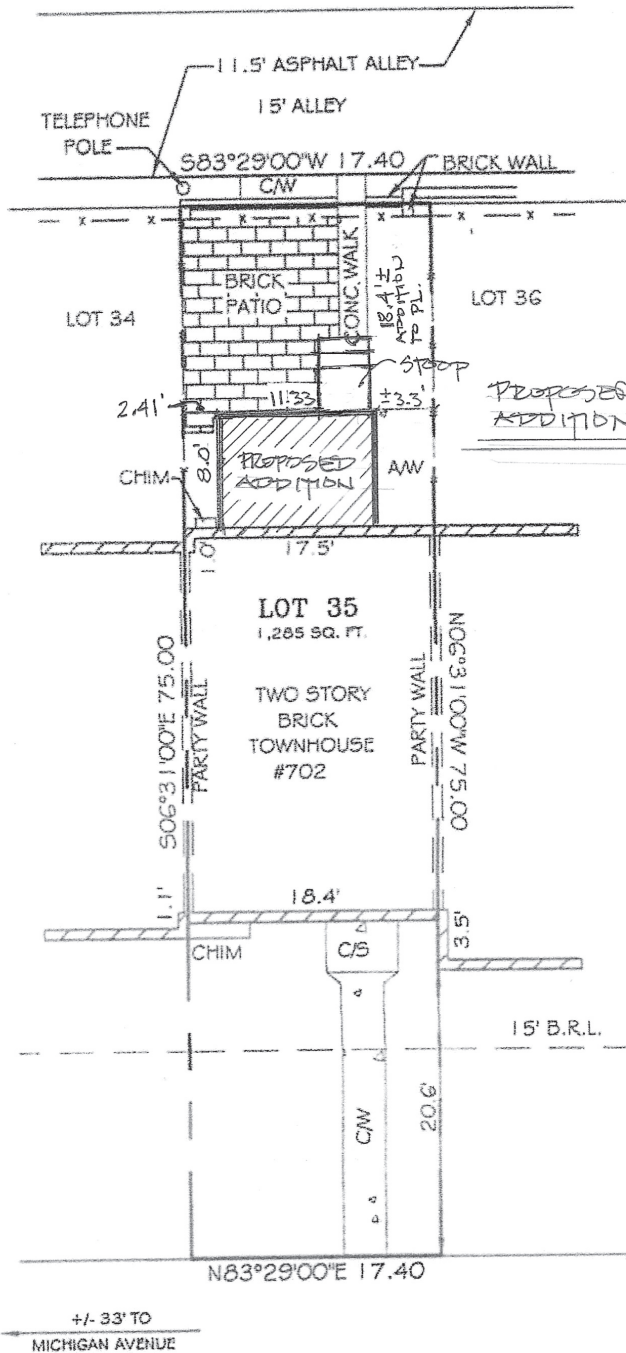
LOT 35
MT VERNON CONSTRUCTION CO.
DEED BOOK 148 PAGE 517
CITY OF ALEXANDRIA, VIRGINIA
DATE: JULY 11, 2003
SCALE: 1" = 10'
DRAWN BY: L.S.W.

LEGEND

CW = CONCRETE WALK
SW = STONE WALK
WL = WOOD LANDING
BL = BRICK LANDING
WD = WOOD DECK
C/S = CONCRETE STOOP
M/S = METAL STOOP
C/C/S = COVERED CONCRETE STOOP
CP = CONCRETE PATIO
R/E = RECESSED ENTRY
CHIM = CHIMNEY
O.H. = OVERHANG
B/W = BAY WINDOW
OHW = OVERHEAD WIRE
AW = AREA WAY
O = MONUMENT FOUND
-X- = FENCE

NOTES

THIS PLAT DOES NOT REPRESENT A BOUNDARY SURVEY. IT IS A HOUSE LOCATION SURVEY. ANY MONUMENTS SHOWN ON THIS PLAT WERE RECOVERED IN THE FIELD AND DEEMED SUFFICIENT FOR A HOUSE LOCATION SURVEY. THIS PLAT DOES NOT CERTIFY THAT THE LOCATIONS OF THESE MONUMENTS ARE PRECISELY CORRECT. YOUR LENDER REQUIRED A HOUSE LOCATION SURVEY TO VERIFY THE ORIENTATION OF THE HOUSE, LOCATION OF IMPROVEMENTS, AND TO ENSURE THAT THERE ARE NO IMPROPER ENCUMBRANCES UPON THE PROPERTY. IF THE OWNER DESIRES THE PRECISE LOCATION OF CORNERS TO BE MARKED, THEN A BOUNDARY SURVEY MAY BE REQUESTED FOR AN ADDITIONAL FEE. THE LOCATION OF FENCES, DRIVEWAYS, AND OTHER IMPROVEMENTS ARE APPROXIMATE. THIS PLAT DOES NOT DETERMINE THE OWNERSHIP OF FENCES. THIS PLAT IS NOT TO BE USED FOR CONSTRUCTION OF FENCES OR ANY OTHER IMPROVEMENTS. THIS PLAT WAS ESTABLISHED BY TRANSIT AND TAPE. NO TITLE REPORT WAS FURNISHED. NO MONUMENTS WERE RECOVERED. THIS PLAT WAS BASED ON EXISTING PHYSICAL EVIDENCE.



CHETWORTH PLACE
(PRIVATE STREET)

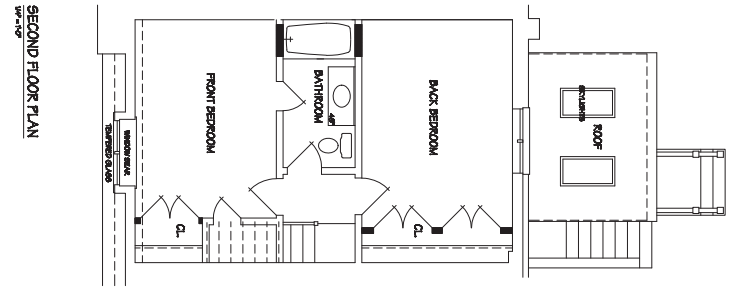
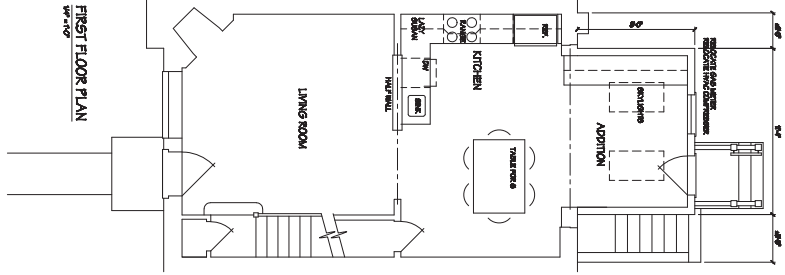
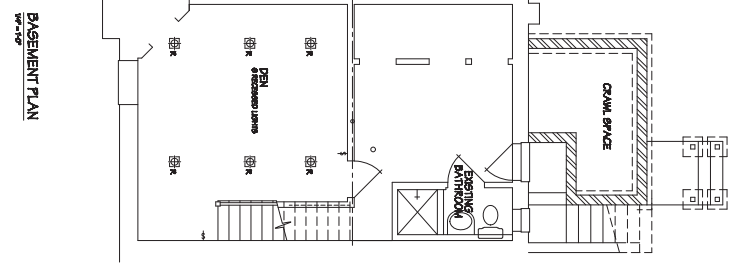
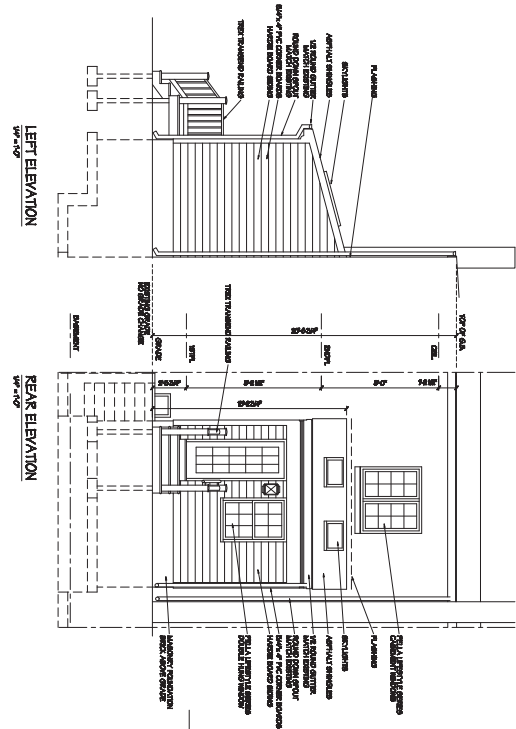
SAM WHITSON, L.S./LAND SURVEYING
11170 LEE HIGHWAY SUITE C
FAIRFAX, VIRGINIA 22030
(703)352-9515 FAX: (703)352-9516

OWNER: HINDMAN

BUYER:

W.O. #03-3684

CLIENT #



PROPOSED FIRST FLOOR REAR YARD ADDITION
REPLACE EXISTING WINDOWS WITH PELLA LIFESTYLE SERIES