

BAR CASE# \_\_\_\_\_  
(OFFICE USE ONLY)

ADDRESS OF PROJECT: 821 SOUTH LEE ST

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

TAX MAP AND PARCEL: 80.04-06-25 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: KLEX & SYDNEY MCCORMACK

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

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

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

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

Name: PATRICK CAMUS

Phone: \_\_\_\_\_

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

Legal Property Owner:

Name: SAME

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

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

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

**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 type="checkbox"/> HVAC equipment             | <input type="checkbox"/> shutters |
| <input type="checkbox"/> doors       | <input type="checkbox"/> windows                    | <input type="checkbox"/> siding                     | <input type="checkbox"/> shed     |
| <input type="checkbox"/> lighting    | <input type="checkbox"/> pergola/trellis            | <input type="checkbox"/> painting unpainted masonry |                                   |
| <input type="checkbox"/> other _____ |   |   |                                   |
- ☒ ADDITION  
☒ DEMOLITION/ENCAPSULATION  
☐ SIGNAGE

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

REQUEST APPROVAL FOR A TWO STORY REAR  
ADDITION C THE REAR OF THE PROPERTY.

REQUEST REMOVAL OF EXISTING SCREEN PORCH  
& PORTIONS OF THE REAR WALL TO ALLOW FOR  
ADDITION

**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.

- |                                     |                          |   |
|-------------------------------------|--------------------------|---|
| <input checked="" type="checkbox"/> | N/A                      |   |
| <input type="checkbox"/>            | <input type="checkbox"/> | Survey plat showing the extent of the proposed demolition/encapsulation.  |
| <input type="checkbox"/>            | <input type="checkbox"/> | Existing elevation drawings clearly showing all elements proposed for demolition/encapsulation.                       |
| <input type="checkbox"/>            | <input type="checkbox"/> | Clear and labeled photographs of all elevations of the building if the entire structure is proposed to be demolished. |
| <input type="checkbox"/>            | <input type="checkbox"/> | Description of the reason for demolition/encapsulation.   |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 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. 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#** \_\_\_\_\_

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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: \_\_\_\_\_

Printed Name: PATRICK CAMUS

Date: 5 NOV 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. ALEX & SYDNEY MCCORMACK	[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 821 SOUTH VEE (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. ALEX & SYDNEY MCCORMACK	[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. ALEX & SYDNEY MCCORMACK	N/A	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.

5 NOV 2025 PATRICK CAMUS

Date

Printed Name

  
Signature



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

B

A. Property Information

A1. 819 South Lee Street  
Street Address

A2. 2221  
Total Lot Area

x 1.5  
Floor Area Ratio Allowed by Zone

RM  
Zone  
= 3331  
Maximum Allowable Floor Area

B. Existing Gross Floor Area

Existing Gross Area

Basement 608  
First Floor 608  
Second Floor 608  
Third Floor 608  
Attic  
Porches 80  
Balcony/Deck 48  
Lavatory\*\*\*  
Other\*\*

Allowable Exclusions\*\*

Basement\*\* 608  
Stairways\*\* 105  
Mechanical\*\* 22  
Attic less than 7\*\* 72  
Porches\*\* 80  
Balcony/Deck\*\*  
Lavatory\*\*\* 150  
Other\*\*

B1. Total Gross 2560 B2. Total Exclusions 1037

C. Proposed Gross Floor Area

Proposed Gross Area

Basement  
First Floor 288  
Second Floor 270  
Third Floor  
Attic  
Porches 162  
Balcony/Deck  
Lavatory\*\*\*  
Other

Allowable Exclusions\*\*

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

C1. Total Gross 720 C2. Total Exclusions 0

D. Total Floor Area

D1. 2243 Sq. Ft.  
Total Floor Area (add B3 and C3)  
D2. 3331 Sq. Ft.  
Total Floor Area Allowed  
by Zone (A2)

E. Open Space

E1. 48% 1082 Sq. Ft.  
Existing Open Space  
E2. 35% 777 Sq. Ft.  
Required Open Space  
E3. 35% 777 Sq. Ft.  
Proposed Open Space

B1. 2560 Sq. Ft.  
Existing Gross Floor Area\*  
B2. 1037 Sq. Ft.  
Allowable Floor Exclusions\*\*  
B3. 1523 Sq. Ft.  
Existing Floor Area Minus Exclusions  
(subtract B2 from B1)

Comments for Existing Gross Floor Area

C1. 720 Sq. Ft.  
Proposed Gross Floor Area\*  
C2. 0 Sq. Ft.  
Allowable Floor Exclusions\*\*  
C3. 720 Sq. Ft.  
Proposed Floor Area Minus Exclusions  
(subtract C2 from C1)

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.

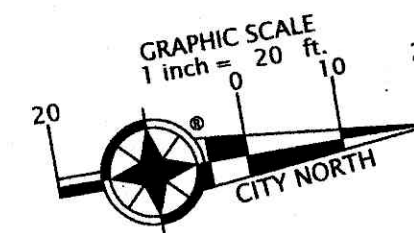
\*\*\*Lavatories may be excluded up to a maximum of 50 square feet, per lavatory. The maximum total of excludable area for lavatories shall be no greater than 10% of gross floor area.

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

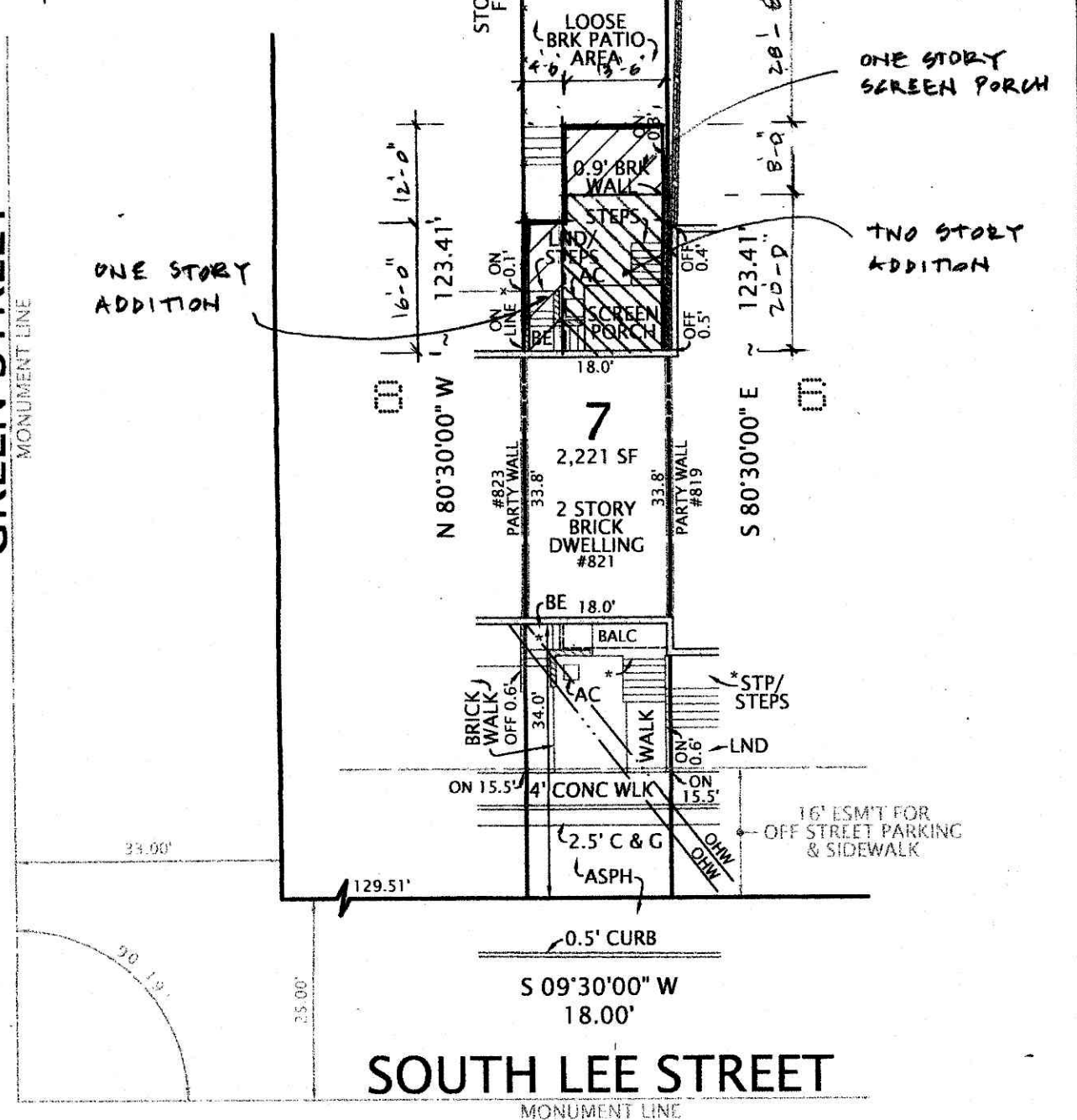
Signature:

Date: 1 Nov 2025

NOTES: 1. FENCES ARE FRAME UNLESS NOTED.  
2. RETAINING WALLS ARE 0.7' BRICK UNLESS NOTED.



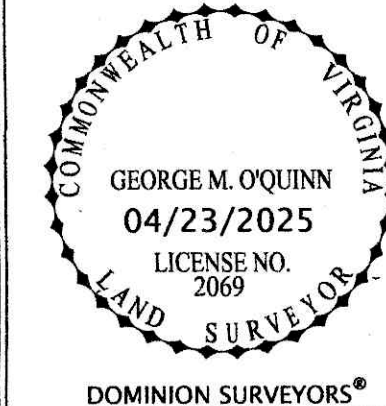
GREEN STREET  
MONUMENT LINE



PLAT  
SHOWING HOUSE LOCATION ON  
LOT 7, BLOCK 6  
**YATES GARDENS**  
(DEED BOOK 366, PAGE 154)  
CITY OF ALEXANDRIA, VIRGINIA  
SCALE: 1" = 20' APRIL 23, 2025

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.



Ordered by:  
Law Offices Of  
**MARK S. ALLEN**  
301 North Pitt Street  
Alexandria, Virginia 22314  
Ph: (703) 836-8787 Fax: (703) 519-7196

**DOMINION** Surveyors Inc.  
8808-H PEAR TREE VILLAGE COURT  
ALEXANDRIA, VIRGINIA 22309  
703-619-6555  
www.dominionsurveyors.com

CASE NAME: McGRATH ~ MCCORMACK

CASE NO: 25-0050

#250414002

C<sup>2</sup>

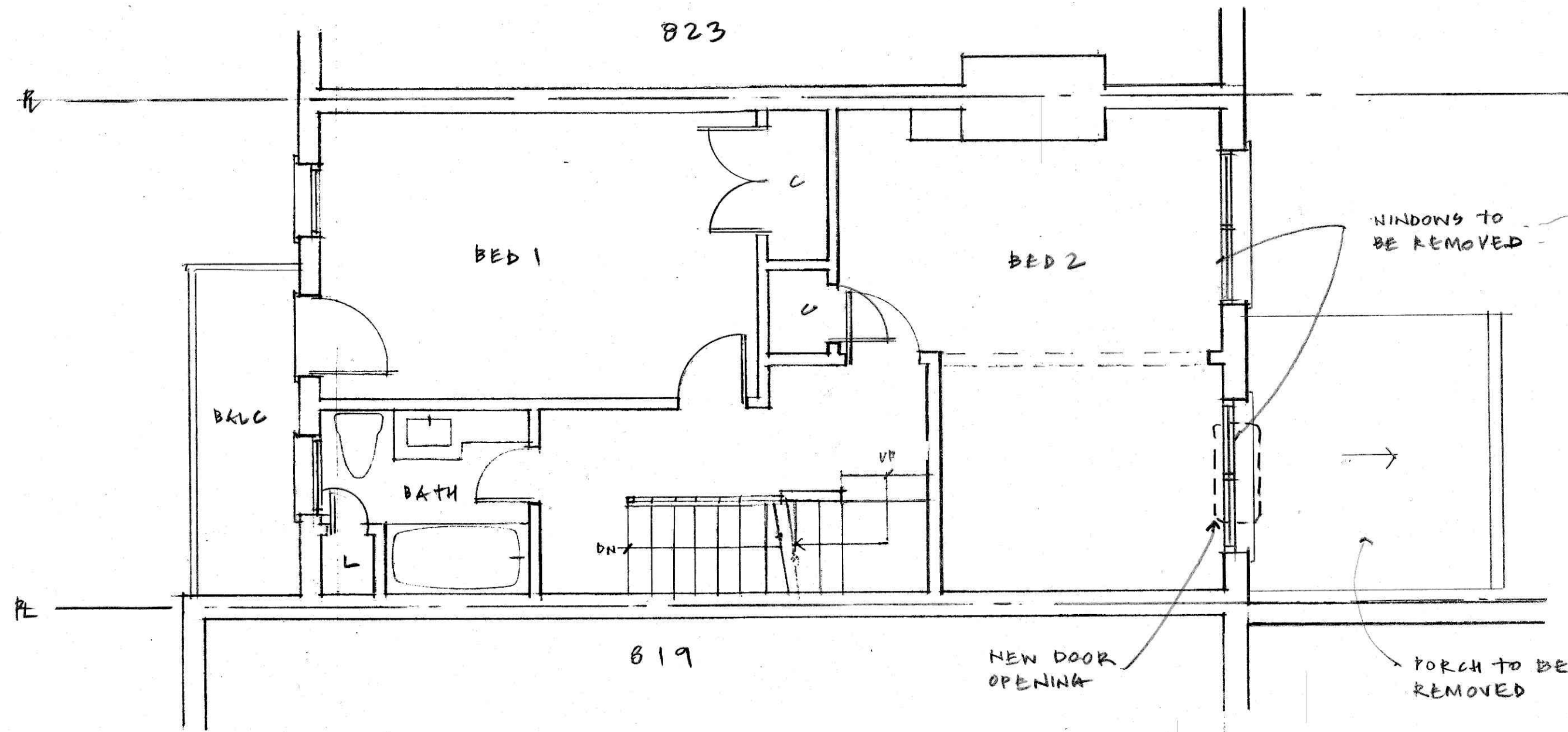
**STUDIO CAMUS LLC**  
225 North Pitt Street Alexandria Virginia 22314  
studiocamus@comcast.net  
Lynnette 703 989 3777 Patrick 703 626 1984

Proposed Modifications to the  
**MCCORMACK RESIDENCE**  
821 South Lee Street Alexandria VA

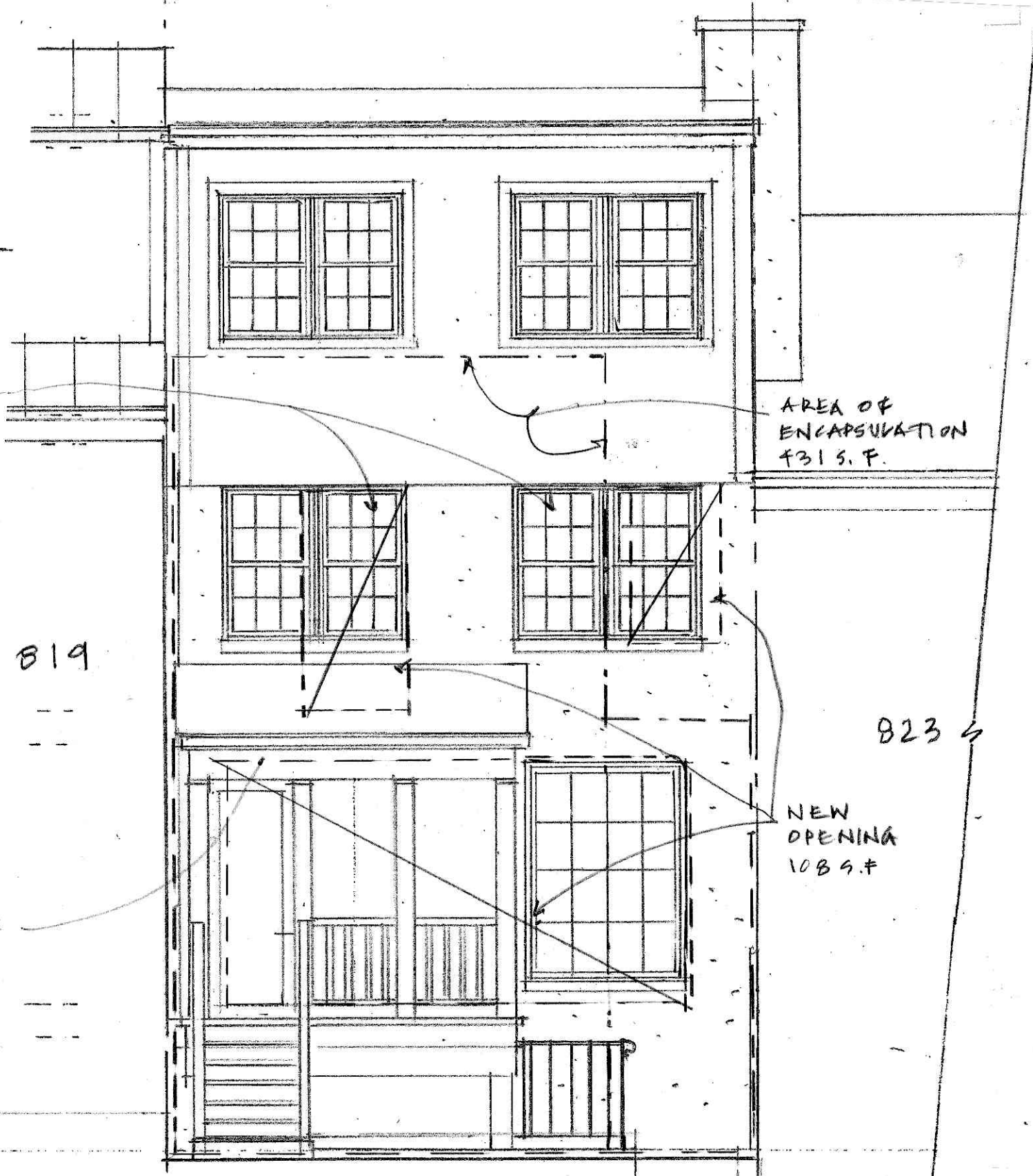
DATE  
5 NOV 25  
SCALE  
1/4" = 1'-0"

CS

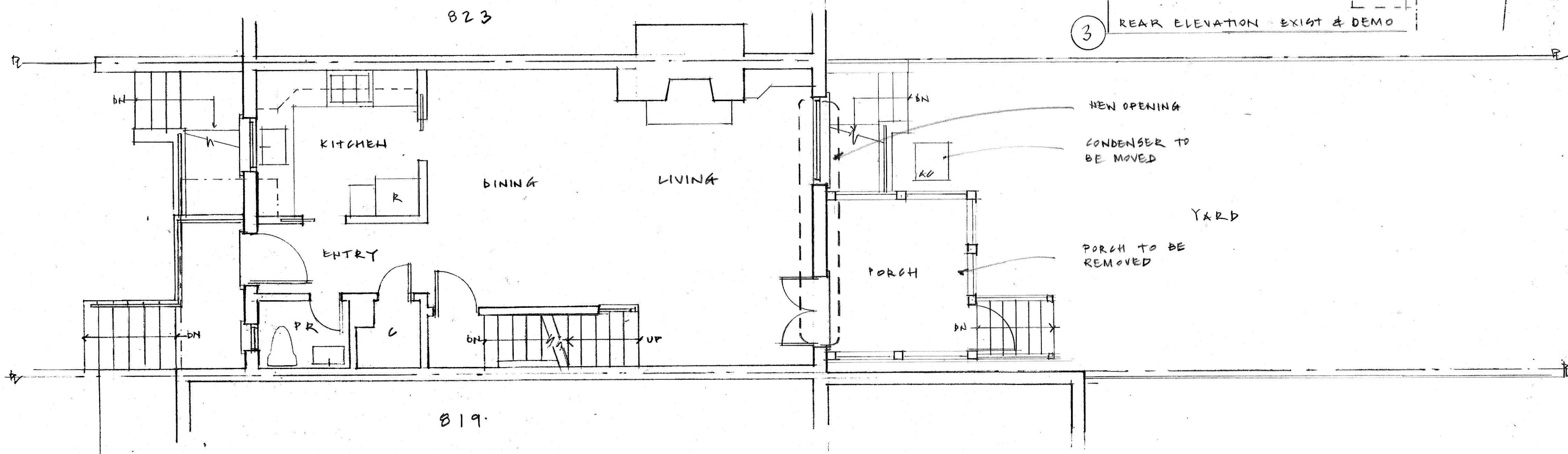




2 SECOND FLOOR PLAN - EXIST & DEMOLITION



3 REAR ELEVATION - EXIST & DEMO



1 FIRST FLOOR PLAN - EXIST & DEMOLITION

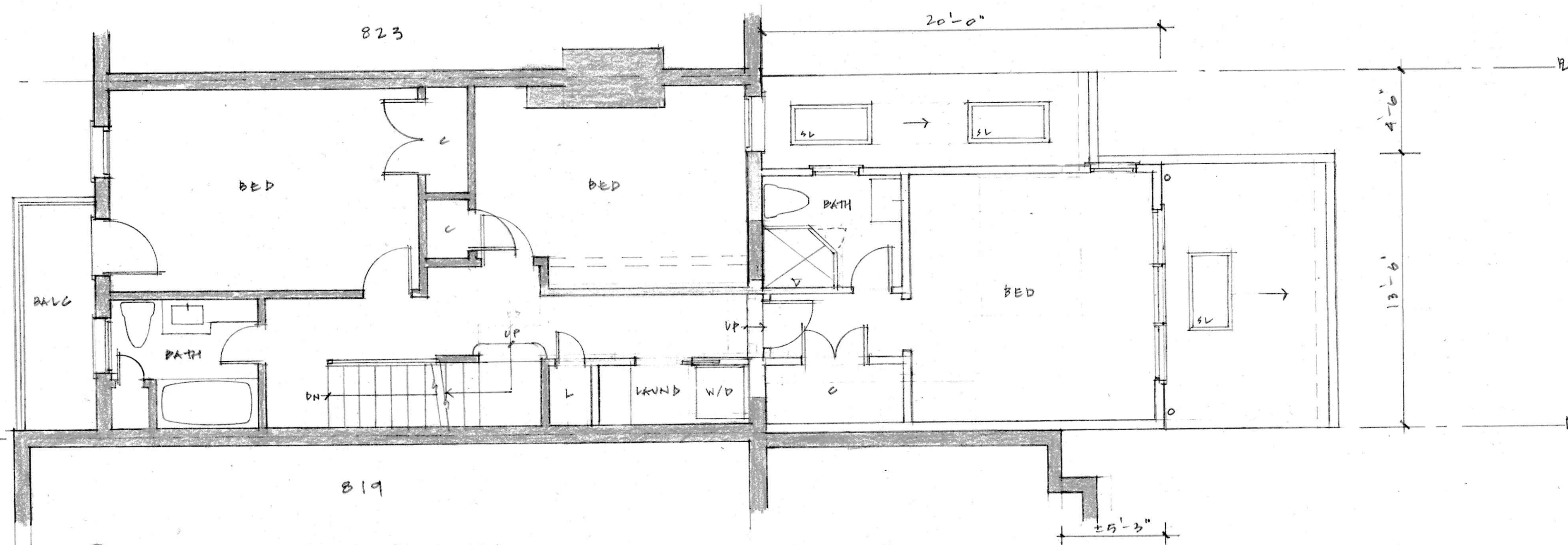
C<sup>2</sup>

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

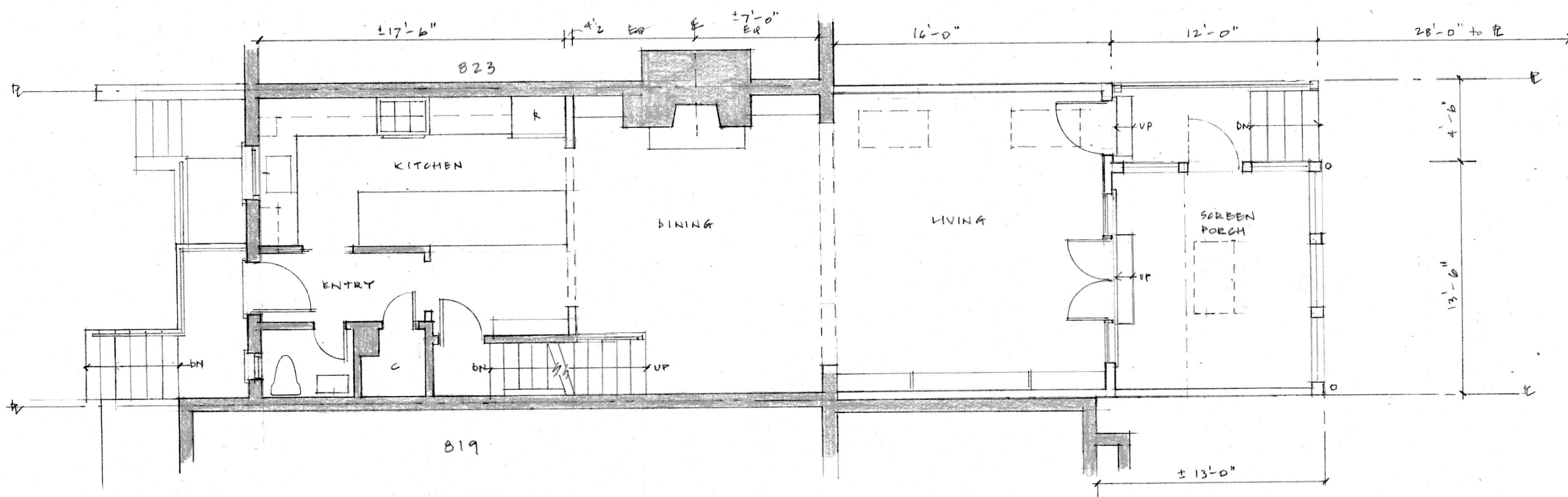
Proposed Modifications to the  
McCORMACK RESIDENCE  
821 South Lee Street Alexandria VA

DATE  
5 NOV 15  
SCALE  
1/4" = 1'-0"

A1



2 SECOND FLOOR PLAN - PROPOSED  
POCHE DENOTES EXIST



1 FIRST FLOOR PLAN - PROPOSED  
POCHE DENOTES EXIST

C<sup>2</sup>

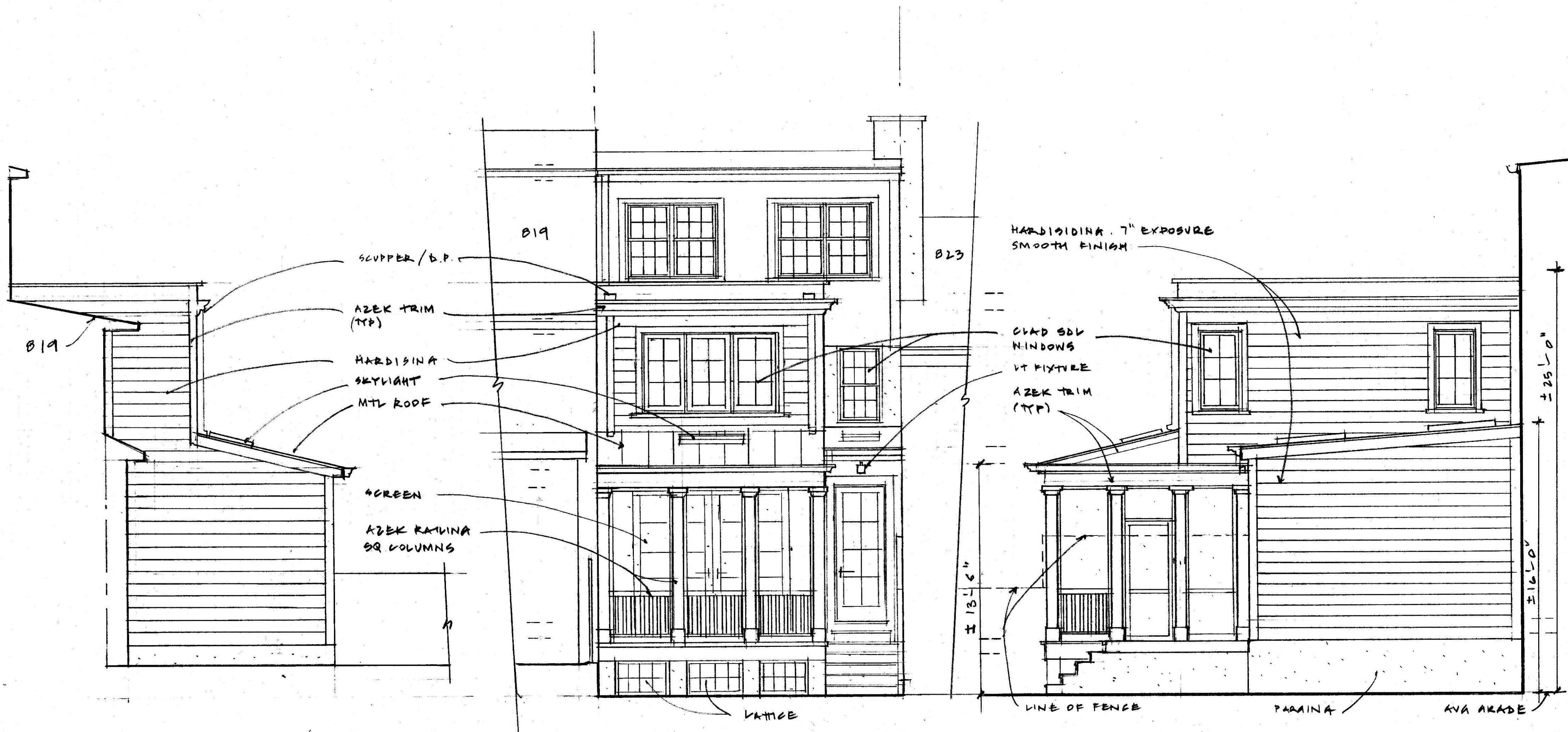
STUDIO CAMUS LLC  
225 North Pitt Street Alexandria Virginia 22314  
studio@camusllc.com  
Lynnette 703 989 3777 Patrick 703 626 1984

Proposed Modifications to the  
McCORMACK RESIDENCE  
821 South Lee Street Alexandria VA

DATE  
5 NOV 25  
SCALE  
1/4" = 1'-0"

A2





1 SIDE (NORTH) ELEVATION, PROPOSED

2 REAR ELEVATION, PROPOSED

3 SIDE (SOUTH) ELEVATION, PROPOSED



**STUDIO CAMUS LLC**  
 225 North Pitt Street Alexandria Virginia 22314  
 studio@camus.com  
 Lynette 703 989 3777 Patrick 703 626 1984

Proposed Modifications to the  
**MCCORMACK RESIDENCE**  
 821 South Lee Street Alexandria VA

DATE  
 5 NOV 25  
 SCALE  
 1/4" = 1'-0"

A3





REAR PHOTOS