

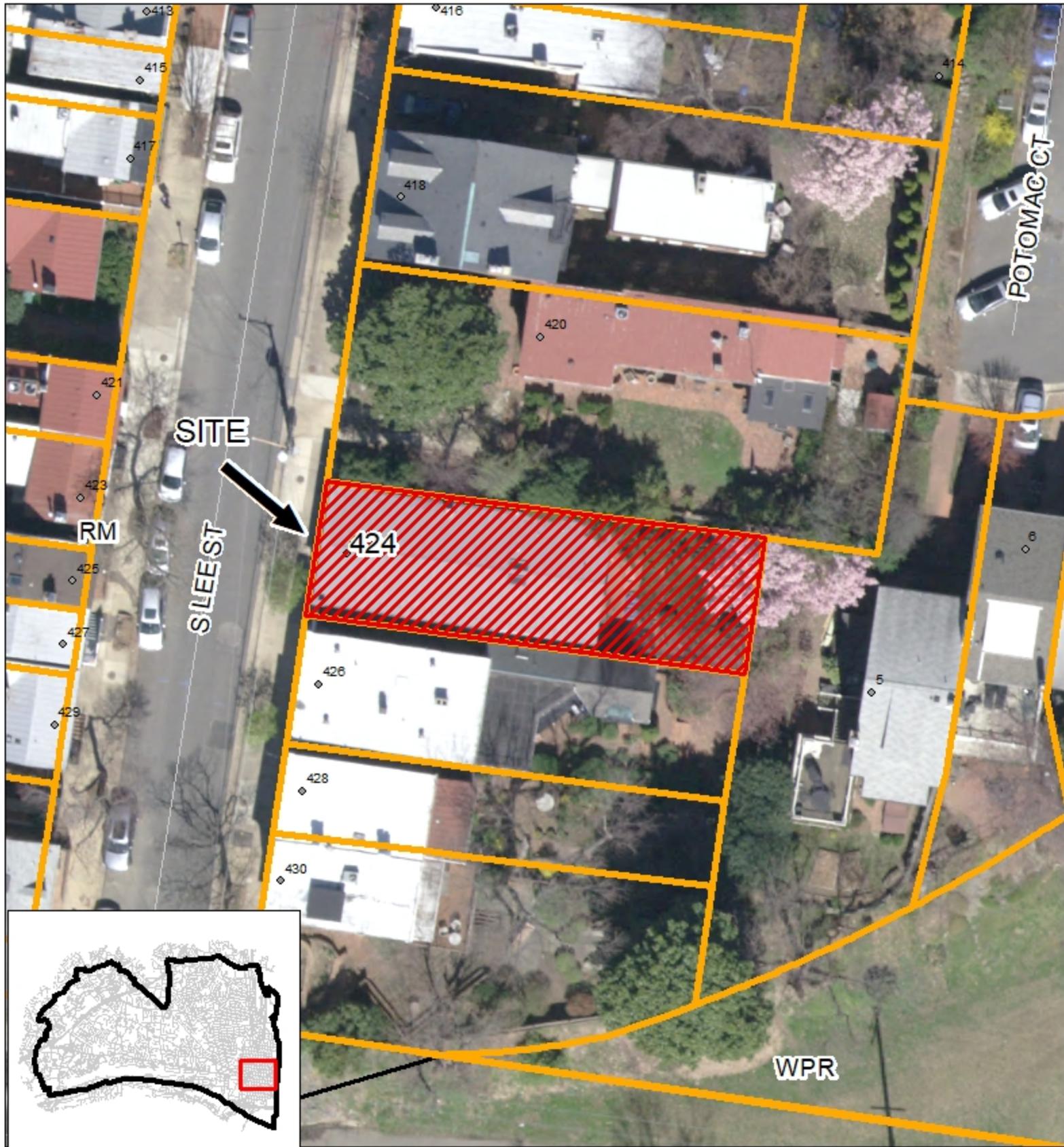
Docket Item #4
 BZA Case #2022-00024
 Board of Zoning Appeals
 January 9, 2023

ADDRESS: 424 SOUTH LEE STREET
ZONE: RM/RESIDENTIAL TOWNHOUSE
APPLICANT: CHARLES ENOCH WITH REPRESENTATIVE CATHLEEN CURTIN ARCHITECTS
ISSUE: Special Exception to construct a second-story addition in the required side yard

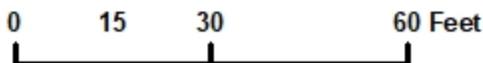
CODE SECTION	SUBJECT	CODE REQUIREMENT	APPLICANT PROPOSES	REQUESTED EXCEPTION
3-1108(C)(2)	Side Yard (South)	5.00 feet	3.70 feet	1.30 feet

Staff **recommends approval** of the requested special exception because it meets the criteria for a special exception.

If the Board decides to grant the requested special exception it is subject to compliance with all applicable code requirements, ordinances, and recommended conditions found in the department comments. Prior to final inspection, the applicant must submit a survey plat prepared by a licensed surveyor confirming the building footprint, setbacks, and building height compliance from average final grade and certification of floor area from a licensed architect or engineer. The special exception must also be recorded with the deed of the property in the City’s Land Records Office prior to the release of the building permit.



BZA2022-00024
424 South Lee Street



I. Issue

The applicants request a special exception to construct a second-story addition to the rear of the dwelling in the required south side yard at 424 South Lee Street.

II. Background

The subject property is one lot of record with 31.00 feet of frontage on South Lee Street and 100 feet of depth. The property contains 3,100 square feet of lot area and complies with the minimum lot size, lot width, and frontage requirements of the RM zone.

The lot contains a one-story single family detached dwelling. Real Estate Assessment Records indicate that the structure was constructed in 1900. The Sanborn Fire Insurance Maps identifies the building was used as the Free Methodist Church and at some point between 1931 and 1941, the building was converted to a residence. In 1987, a rear addition was approved by the Board of Architectural Review.



Figure 1– Subject property

The dwelling is located 0.50 feet from the front property line facing South Lee Street, 3.20 feet from the north side property line, 3.80 feet from the south side property line, and 42.80 feet from the rear property line. The current height of the existing dwelling is 20.50 feet to the midpoint of the highest gable from average finished grade. The RM zone requires lots greater than 25 feet and less than 35 feet to provide one side yard of at least five feet. The south facing wall provides a slightly greater side yard setback and is closer to complying with the five-foot setback, therefore has been determined to be the noncomplying wall which the applicants are proposing to expand.

The subject property is located in the Old and Historic Alexandria District and is under the jurisdiction of the Board of Architectural Review (BAR). There have been no variances or special exceptions previously granted for the subject property.

The following table provides zoning analysis of the subject property:

<i>RM Zone</i>	Required	Existing	Proposed*
Lot Area	1,452 sq. ft.	3,100 sq. ft.	3,100 sq. ft.
Lot Frontage	25 ft.	31.00 ft.	31.00 ft.
Lot Width	25 ft.	31.00 ft.	31.00 ft.

Front Yard setback	Front lot line	0.50 ft.	0.50 ft.
Side Yard (North)	5.00 ft.	3.20 ft.	3.20 ft.
Side Yard (South)	0 ft.	3.70 ft.	3.70 ft.
Rear Yard	1:2, 16 ft. min.	42.80 ft.	42.80 ft.
Height	35 ft.	20.50 ft.	27.83 ft.
Open Space	1,085 sq. ft. (35%)	1,090 sq. ft. (35%)	1,090 sq. ft. (35%)
Floor Area Ratio (FAR)	4,650 sq. ft. (1.50)	2,998 sq. ft. (0.97)	3,529.84 sq. ft. (1.14)

*Based on the proposed addition

III. Description

The applicant proposes to construct a second story addition to the rear of the dwelling above the existing one-story dwelling. No change in footprint or grade is proposed. The proposed addition would be 531.84 square feet, and the height would measure 27.83 feet to the top of the flat roof.

The RM zone requires lots greater than 25 feet and less than 35 feet to provide one side yard of at least five feet. The first floor's south-facing building wall is located 3.70 feet from the west property line, 1.30 feet less than the required five-foot minimum side yard for the RM zone. As such, the plane established by the south-facing building wall is noncomplying.

The existing roof of the rear portion of the dwelling would be removed and the second story addition would be constructed in line with the existing non-complying wall in the required south side yard, which requires special exception approval. The applicant requests a special exception of 1.30 feet to construct the addition in line with the existing south side wall 3.70 feet from the property line. The proposal would comply with all other zoning regulations.

IV. Master Plan/Zoning

The subject property is currently zoned RM, Townhouse and has been so zoned since adoption of the Third Revised Zoning Map in 1951. The Old Town Small Area Plan identifies the property for residential use.

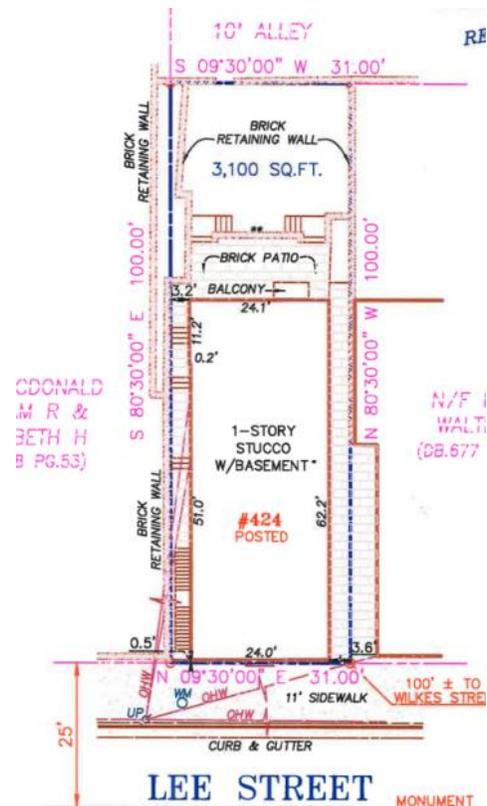


Figure 2 – Survey

V. **Requested Special Exception:**

3-1108(C)(2) Side Yard (South)

The applicants request a special exception of 1.30 feet from the required 5.00-foot side yard to construct an addition 3.80 feet from the west side property line.

VI. **Noncomplying Structure**

The property at 424 South Lee Street is developed with a noncomplying structure with respect to the following:

	<u>Required</u>	<u>Existing</u>	<u>Noncompliance</u>
Side Yard (South)	5.00 feet	3.70 feet	1.30 feet

VII. **Special Exception Standards**

To grant a special exception, the Board of Zoning Appeals must find that the strict application of the zoning ordinance creates an unreasonable burden on the use and enjoyment of the property. Section 11-1304 of the zoning ordinance lists standards that an applicant must address and that the Board believes exists and thus warrants granting a special exception of the zoning regulations.

- 1) Whether approval of the special exception will be detrimental to the public welfare, to the neighborhood or to the adjacent properties.

The proposed second-story addition would be located behind dwelling and above the existing one-story dwelling. The addition would increase the height of the structure in the rear by 7.33 feet, however, would be minimally visible from the street. The modest addition in the required south side yard would not be detrimental to the neighborhood or any adjacent properties.

- 2) Whether approval of the special exception will impair an adequate supply of light and air to the adjacent property, or cause or substantially increase traffic congestion or increase the danger of fire or the spread of fire, or endanger the public safety.

Every property adjacent to the subject property is developed with a two to three story dwelling. The modest increase in height would not impact light and air supply to adjacent properties, cause or substantially increase traffic congestion or increase fire risks.

- 3) Whether approval of the special exception will alter the essential character of the area or zone.

Because the proposal represents a modest change, it would not alter the essential character of the area or zone. The proposed addition would be located at the dwelling's rear and would be minimally visible from the street.

- 4) Whether the proposal will be compatible with the development in the surrounding neighborhood.

The proposed modest rear addition would not affect the existing dwelling's compatibility with development in the surrounding neighborhood. The majority of dwellings in the neighborhood are developed with multiple stories.

- 5) Whether the proposed development represents the only reasonable means and location on the lot to accommodate the proposed structure given the natural constraints of the lot or the existing development of the lot.

Due to the location of the existing dwelling, the proposal is the most reasonable location for the second-story addition. The proposed development would be in-line with the existing house and preserve open space on the property.

VIII. Staff Conclusion

Neighborhood Impact

There are several two to three story dwellings along Lee Street and in the surrounding neighborhood. The addition would be compatible with the mass and height of other dwellings in the neighborhood. The increase in height with an addition to the rear is minimally visible to the surrounding properties.

Light and Air

The height, size and location of the proposed addition would have a negligible effect on the light and air supply to adjacent properties. The proposed addition will meet all other yard requirements limiting the impact upon the adjacent neighbors.

Lot Constraints

The existing dwelling does not conform to the minimum side yard setback, limiting the ability to construct along the same wall as the existing house. The lot has ample floor area to add to the dwelling, however, the footprint cannot increase without bringing the open space on the property out of compliance.

Staff Conclusion

In conclusion, staff believes that the applicant's request for a second-story addition in the required side yard is consistent with the standards for special exceptions and **recommends approval** of the requested special exception.

Staff

Rachel Drescher, Urban Planner, rachel.drescher@alexandriava.gov

Mary Christesen, Zoning Manager, mary.christesen@alexandriava.gov

Tony LaColla, Division Chief, Land Use Services, tony.lacolla@alexandriava.gov

DEPARTMENTAL COMMENTS

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

* The applicant is advised that if the special exception and/or variance is/are approved the following additional comments apply.

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 If the alley located at the rear of 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)

Code Administration:

- R-1 Window and doors opening shall comply with VRC Table R302.1(1). no opening <3ft to FSD. 25% of opening btw 3 to 5ft.

Recreation (City Arborist):

No comments.

Historic Alexandria (Archaeology):

No comments.

Historic Preservation

- F-1 The subject property is located within the Old and Historic District and the proposed work will require approval of a Permit to Demolish/Capsulate and a Certificate of Appropriateness from the Alexandria Board of Architectural Review (BAR).
- F-2 The applicant has applied for a Permit to Demolish/Encapsulate and a Certificate of Appropriateness. The case will go to the BAR hearing scheduled for January 18, 2023, well after the BZA hearing.
- F-3 The 1902 Sanborn Fire Insurance Map, the earliest map to include this block, identifies this building as the Free Methodist Church. At some point between 1931 and 1941, the building was converted to a residence.
- F-4 The applicant has met with the Preservation Architect and the Principal Planner numerous times to discuss this project. The proposed addition follows their recommendations.

BZA Case # _____



**APPLICATION
BOARD OF ZONING APPEALS**

SPECIAL EXCEPTION FOR ADDITIONS

Section of zoning ordinance from which request for special exception is made:

PART A

1. Applicant: Owner Contract Purchaser Agent

Name _____

Address _____

Daytime Phone _____

Email Address _____

2. Property Location _____

3. Assessment Map # _____ Block _____ Lot _____ Zone _____

4. Legal Property Owner Name _____

Address _____

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.		
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 _____ (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.		
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 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. **All fields must be filled out completely. Do not leave blank. (If there are no relationships please indicate 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.		
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.

Date	Printed Name	 Signature
------	--------------	--

5. Describe request briefly:

6. If the property owner or applicant is being represented by an authorized agent, such as an attorney, realtor or other person for which there is a form of compensation, does this agent or the business in which they are employed have a business license to operate in the City of Alexandria, Virginia?

Yes — Provide proof of current City business license.

[] No — Said agent shall be required to obtain a business prior to filing application.

THE UNDERSIGNED HEREBY ATTESTS that all of the information herein provided including the site plan, building elevations, prospective drawings of the projects, etc., 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 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:

Print Name

Cathleen Curtin

Signature

Telephone

11.11.22
Date

Pursuant to Section 13-3-2 of the City Code, the use of a document containing false information may constitute a Class 1 misdemeanor and may result in a punishment of a year in jail or \$2,500 or both. It may also constitute grounds to revoke the permit applied for with such information.



Department of Planning and Zoning

Floor Area Ratio and Open Space Calculations for

Single and Two-Family Residential Outside Historic Districts

A

A. Property Information

A1. Street Address Zone

A2. Total Lot Area x Floor Area Ratio Allowed by Zone = Maximum Allowable Floor Area

B. Existing Gross Floor Area

<u>Existing Gross Area</u>	<u>Allowable Exclusions**</u>	
Basement <input type="text"/>	Basement** <input type="text"/>	B1. <input type="text"/> Sq. Ft. Existing Gross Floor Area*
First Floor <input type="text"/>	Stairways** <input type="text"/>	B2. <input type="text"/> Sq. Ft. Allowable Floor Exclusions**
Second Floor <input type="text"/>	Mechanical** <input type="text"/>	B3. <input type="text"/> Sq. Ft. Existing Floor Area Minus Exclusions (subtract B2 from B1)
Third Floor <input type="text"/>	Attic less than 7'*** <input type="text"/>	Comments for Existing Gross Floor Area <div style="border: 1px solid black; height: 60px; margin-top: 5px;"></div>
Attic <input type="text"/>	Porches** <input type="text"/>	
Porches <input type="text"/>	Balcony/Deck** <input type="text"/>	
Balcony/Deck <input type="text"/>	Garage** <input type="text"/>	
Garage <input type="text"/>	Other*** <input type="text"/>	
Other*** <input type="text"/>	Other*** <input type="text"/>	
B1. Total Gross <input type="text"/>	B2. Total Exclusions <input type="text"/>	

C. Proposed Gross Floor Area

<u>Proposed Gross Area</u>	<u>Allowable Exclusions**</u>	
Basement <input type="text"/>	Basement** <input type="text"/>	C1. <input type="text"/> Sq. Ft. Proposed Gross Floor Area*
First Floor <input type="text"/>	Stairways** <input type="text"/>	C2. <input type="text"/> Sq. Ft. Allowable Floor Exclusions**
Second Floor <input type="text"/>	Mechanical** <input type="text"/>	C3. <input type="text"/> Sq. Ft. Proposed Floor Area Minus Exclusions (subtract C2 from C1)
Third Floor <input type="text"/>	Attic less than 7'*** <input type="text"/>	
Attic <input type="text"/>	Porches** <input type="text"/>	
Porches <input type="text"/>	Balcony/Deck** <input type="text"/>	
Balcony/Deck <input type="text"/>	Garage** <input type="text"/>	
Garage <input type="text"/>	Other*** <input type="text"/>	
Other*** <input type="text"/>	Other*** <input type="text"/>	
C1. Total Gross <input type="text"/>	C2. Total Exclusions <input type="text"/>	

Notes

*Gross floor area for residential single and two-family dwellings in the R-20, R-12, R-8, R-5, R-2-5, RB and RA zones (not including properties located within a Historic District) is the sum of all areas under roof of a lot, measured from exterior walls.

** Refer to the Zoning Ordinance (Section 2-145(A)) and consult with Zoning Staff for information regarding allowable exclusions. Sections may also be required for some exclusions.

*** Refer to the Zoning Ordinance (Section 2-145(A)) and consult with Zoning Staff for additional allowable exclusions. Additional exclusions may include space under balconies, retractable awnings, etc.

D. Total Floor Area

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

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

E. Open Space (RA & RB Zones)

E1. Sq. Ft.
Existing Open Space

E2. Sq. Ft.
Required Open Space

E3. Sq. Ft.
Proposed Open Space

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

Signature: Cathleen Curtin

Date: _____



Department of Planning and Zoning

Floor Area Ratio and Open Space Calculations

B

A. Property Information

A1. Street Address Zone

A2. Total Lot Area x Floor Area Ratio Allowed by Zone = Maximum Allowable Floor Area

B. Existing Gross Floor Area

<u>Existing Gross Area</u>	<u>Allowable Exclusions**</u>	
Basement <input type="text"/>	Basement** <input type="text"/>	B1. <input type="text"/> Sq. Ft. Existing Gross Floor Area*
First Floor <input type="text"/>	Stairways** <input type="text"/>	B2. <input type="text"/> Sq. Ft. Allowable Floor Exclusions**
Second Floor <input type="text"/>	Mechanical** <input type="text"/>	B3. <input type="text"/> Sq. Ft. Existing Floor Area Minus Exclusions (subtract B2 from B1)
Third Floor <input type="text"/>	Attic less than 7'*** <input type="text"/>	Comments for Existing Gross Floor Area <div style="border: 1px solid black; height: 60px; margin-top: 5px;"></div>
Attic <input type="text"/>	Porches** <input type="text"/>	
Porches <input type="text"/>	Balcony/Deck** <input type="text"/>	
Balcony/Deck <input type="text"/>	Lavatory*** <input type="text"/>	
Lavatory*** <input type="text"/>	Other** <input type="text"/>	
Other** <input type="text"/>	Other** <input type="text"/>	
B1. <u>Total Gross</u> <input type="text"/>	B2. <u>Total Exclusions</u> <input type="text"/>	

C. Proposed Gross Floor Area

<u>Proposed Gross Area</u>	<u>Allowable Exclusions**</u>	
Basement <input type="text"/>	Basement** <input type="text"/>	C1. <input type="text"/> Sq. Ft. Proposed Gross Floor Area*
First Floor <input type="text"/>	Stairways** <input type="text"/>	C2. <input type="text"/> Sq. Ft. Allowable Floor Exclusions**
Second Floor <input type="text"/>	Mechanical** <input type="text"/>	C3. <input type="text"/> Sq. Ft. Proposed Floor Area Minus Exclusions (subtract C2 from C1)
Third Floor <input type="text"/>	Attic less than 7'*** <input type="text"/>	
Attic <input type="text"/>	Porches** <input type="text"/>	
Porches <input type="text"/>	Balcony/Deck** <input type="text"/>	
Balcony/Deck <input type="text"/>	Lavatory*** <input type="text"/>	
Lavatory*** <input type="text"/>	Other** <input type="text"/>	
Other <input type="text"/>	Other** <input type="text"/>	
C1. <u>Total Gross</u> <input type="text"/>	C2. <u>Total Exclusions</u> <input type="text"/>	

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.

D. Total Floor Area

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

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

E. Open Space (RA & RB Zones)

E1. Sq. Ft.
Existing Open Space

E2. Sq. Ft.
Required Open Space

E3. Sq. Ft.
Proposed Open Space

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

Signature: Cathleen Curtin Date: _____

Keep this letter for your records.

City of Alexandria Business License

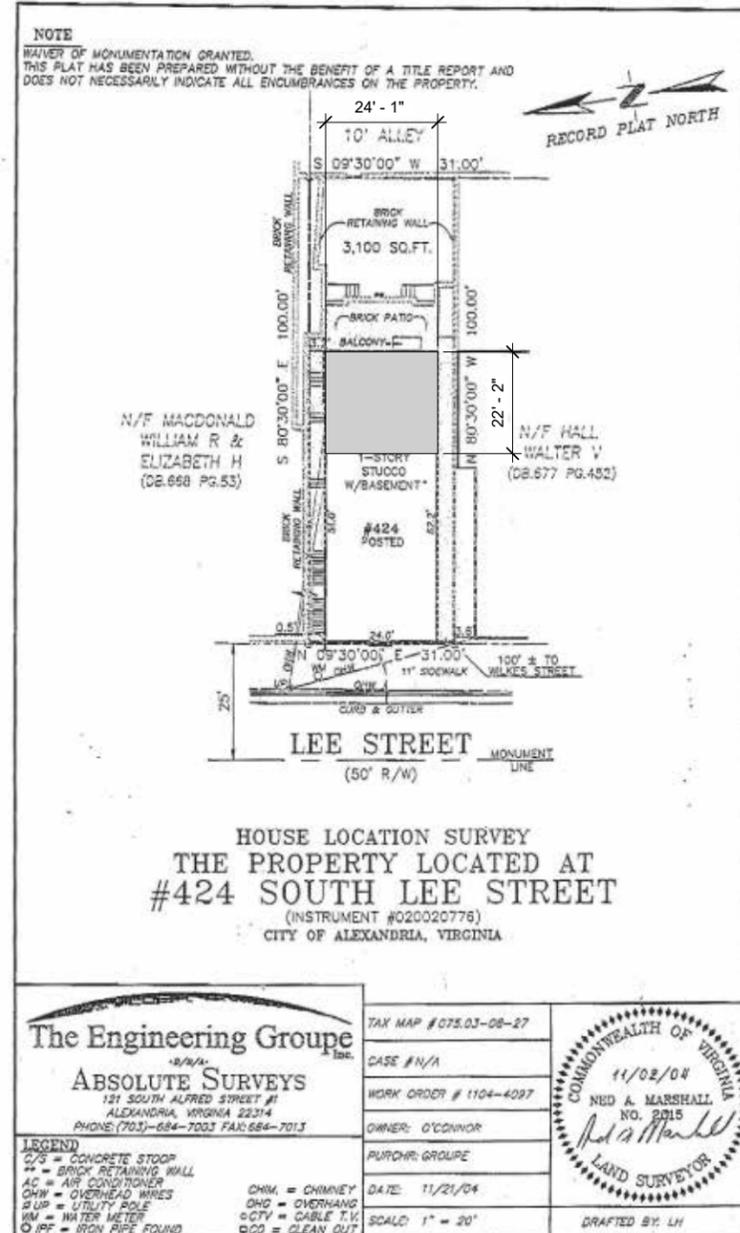
Revenue Administration Division, City of Alexandria, 301 King Street, Room 1700, Alexandria, VA 22314



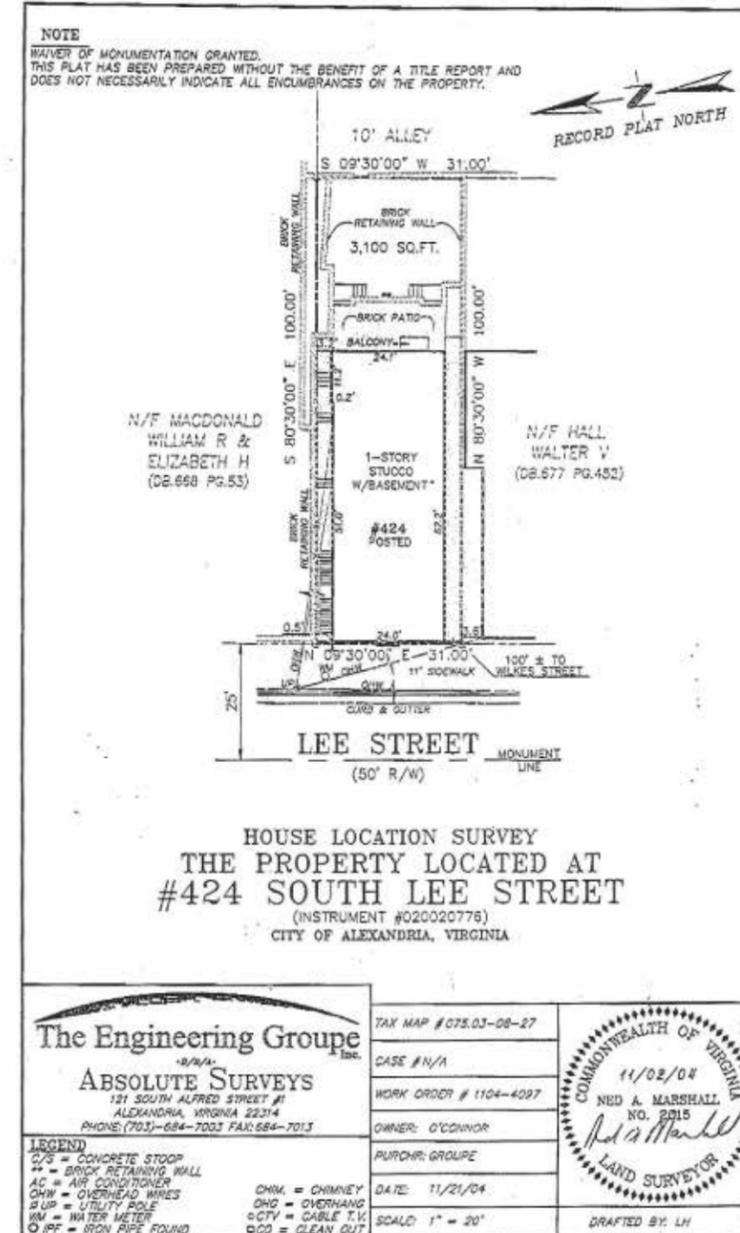
This license has been issued by the Revenue Administration Division of the City of Alexandria and is granted to:

CATHLEEN CURTIN AIA ARCHITECTS PLC
501 PRINCESS ST
Alexandria, VA 22314

License Number:	118133-2022
Account Number:	118133
Tax Period:	2022
Business Name:	CATHLEEN CURTIN AIA ARCHITECTS PLC
Trade Name:	CATHLEEN CURTIN AIA ARCHITECTS PLC
Business Location:	501 PRINCESS ST Alexandria, VA 22314
License Classification(s):	Professional Occupations/Businesses 9-071-004 Architect



② PROPOSED ADDITION
 1" = 20'-0"



① EXISTING PLAT
 1" = 20'-0"



CATHLEEN CURTIN ARCHITECTS LLC

501 PRINCESS STREET
 ALEXANDRIA VA 22314

○ 703 930 9322

www.cathleencurtinarchitects.com

SHELDON ENGINEERING PLLC
 ALEXANDRIA VA
 703 200 9534

424 S LEE STREET
 ALEXANDRIA,
 VIRGINIA
 22314

PROFESSIONAL CERTIFICATION
 I CERTIFY THAT THESE DOCUMENTS
 WERE PREPARED OR APPROVED BY ME,
 AND THAT I AM A DULY LICENSED
 ARCHITECT UNDER THE LAWS OF THE
 COMMONWEALTH OF VIRGINIA.

NO.	DESCRIPTION	DATE
	BZA + BAR APPLICATION	11.11.22

COPYRIGHT 2022

ENOCH ADDITION +
 RENOVATION

EXISTING SITE

NOTE: ORIGINAL SET IS ON 24" X 36".
 TO PRINT ON 11" X 17" SHEET CUSTOMIZE
 THE PAGE LAYOUT TO 50% SCALE.

Project number	AR-E-0822
Date	11/11/22
Drawn by	MM
Checked by	CC

SITE-1

Scale 1" = 20'-0"



VIEW FROM NORTH TOWARDS 424 S LEE ST.



VIEW OF NORTH ALLEY AT 424 S LEE ST



VIEW OF WEST ELEVATION AT 424 S LEE ST



EXISTING STUCCO FINISH TO BE APPLIED TO PROPOSED ADDITION



VIEW OF SOUTH ALLEY BTWN 424 + 426



VIEW FROM SOUTH TOWARDS 424 S LEE ST



VIEW OF EAST ELEVATION AT REAR OF 424 S LEE ST

NOTE* 2ND FLR REAR ADDTION HERE

CATHLEEN CURTIN ARCHITECTS LLC

501 PRINCESS STREET
ALEXANDRIA VA 22314

○ 703 930 9322

www.cathleencurtinarchitects.com

SHELKIN ENGINEERING PLLC
ALEXANDRIA VA
703 200 9534

424 S LEE STREET
ALEXANDRIA,
VIRGINIA
22314

PROFESSIONAL CERTIFICATION
I CERTIFY THAT THESE DOCUMENTS
WERE PREPARED OR APPROVED BY ME,
AND THAT I AM A DULY LICENSED
ARCHITECT UNDER THE LAWS OF THE
COMMONWEALTH OF VIRGINIA.

NO.	DESCRIPTION	DATE
	BZA + BAR APPLICATION	11/11/22

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ENOCH ADDITION +
RENOVATION

EXTERIOR PHOTOS OF
HOUSE

NOTE: ORIGINAL SET IS ON 24" X 36".
TO PRINT ON 11" X 17" SHEET CUSTOMIZE
THE PAGE LAYOUT TO 50% SCALE.

Project number AR-E-0822

Date 11/11/22

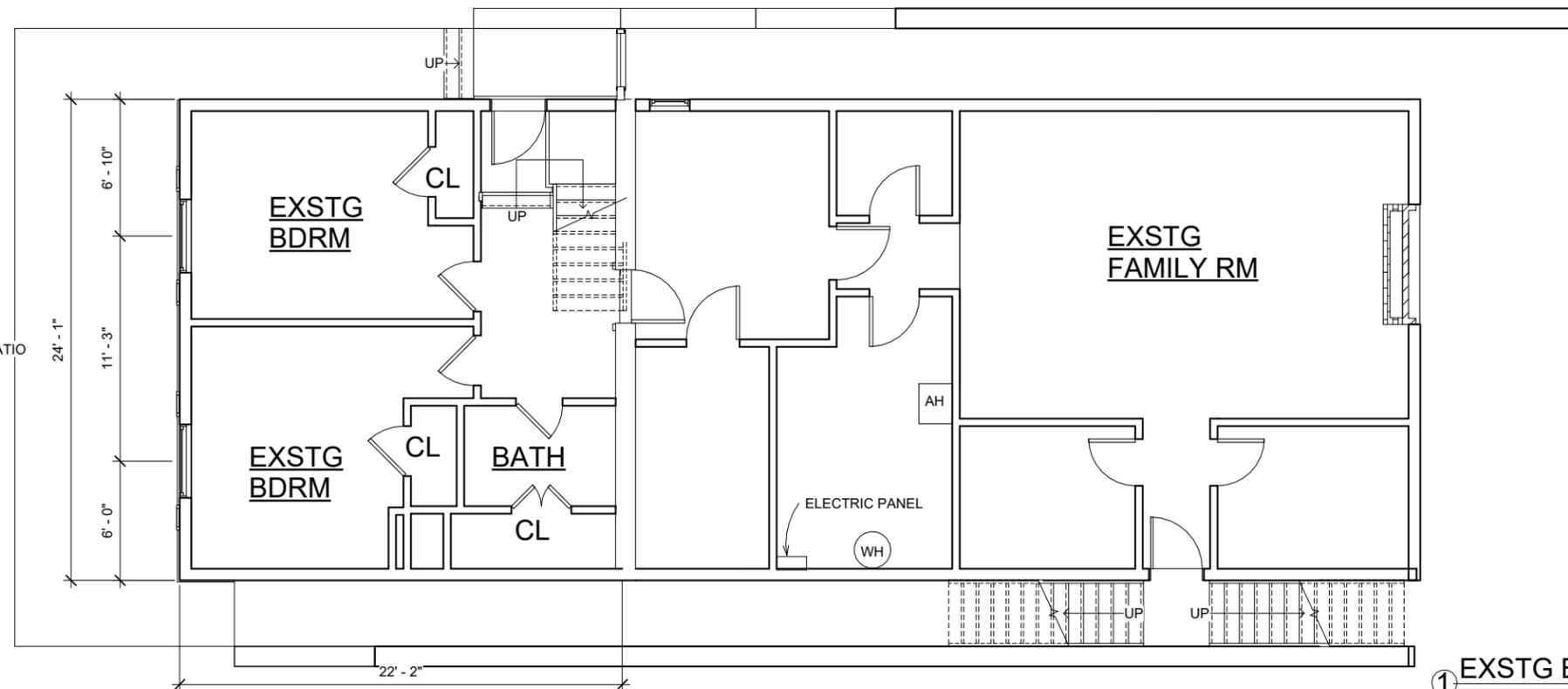
Drawn by MM

Checked by CC

SITE-2

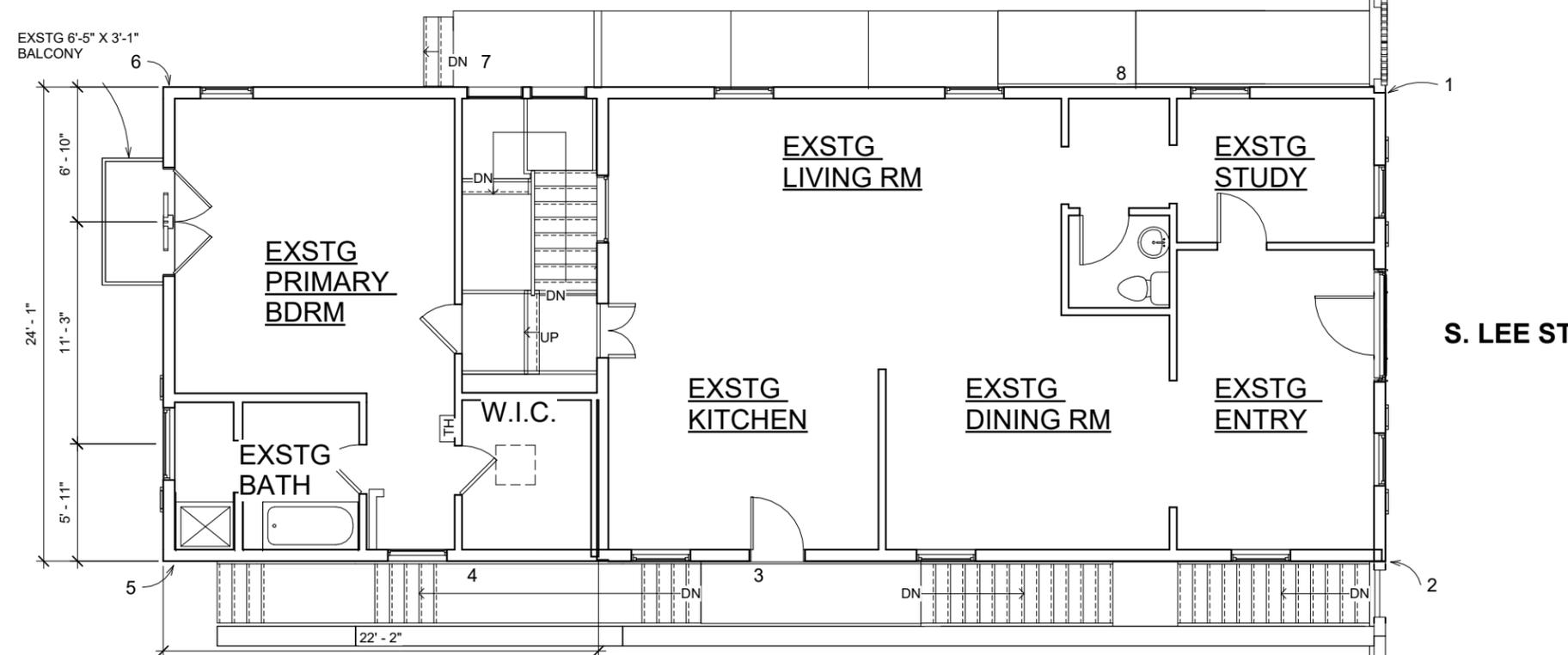
Scale

REAR PATIO



① EXSTG BSMT
1/4" = 1'-0"

EXSTG 6'-5" X 3'-1" BALCONY



② EXSTG MAIN + 1ST FLR
1/4" = 1'-0"

EXPOSED BASEMENT	
MARK	MAIN FLOOR AVERAGE GRADE STUDY
1	8"
2	8"
3	8"
4	3'-4"
5	9'-6"
6	9'-6"
7	7'-0"
8	1'-4"
AVG TOTAL	4'-1"

CATHLEEN CURTIN ARCHITECTS LLC

501 PRINCESS STREET
ALEXANDRIA VA 22314

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424 S LEE STREET
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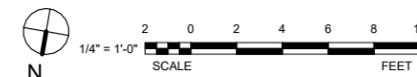
EXSTG BSMNT, MAIN +
1ST
FLOOR PLANS
W/
AVERAGE
GRADE STUDY

NOTE: ORIGINAL SET IS ON 24" X 36".
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AD 100

Scale 1/4" = 1'-0"

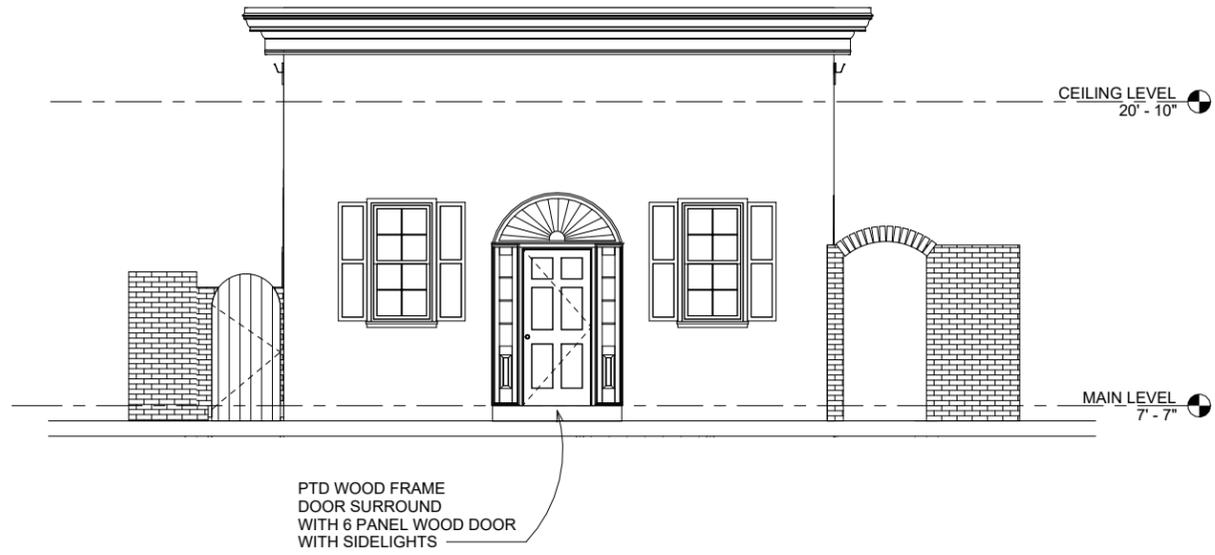




424 S LEE STREET FRONT VIEW FROM SOUTH WEST

EXISTING EXTERIOR FINISHES

1. STANDING SEAM METAL ROOF
2. STUCCO FINISH
3. PAINTED WOOD TRIM DETAILS- CORNICE, SHUTTERS, TRIM



② WEST EXSTG
1/4" = 1'-0"



④ 3D VIEW EAST FACE EXSTG



① EAST EXSTG
1/4" = 1'-0"



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EXSTG EAST + WEST
ELEVATION W 3D VIEW

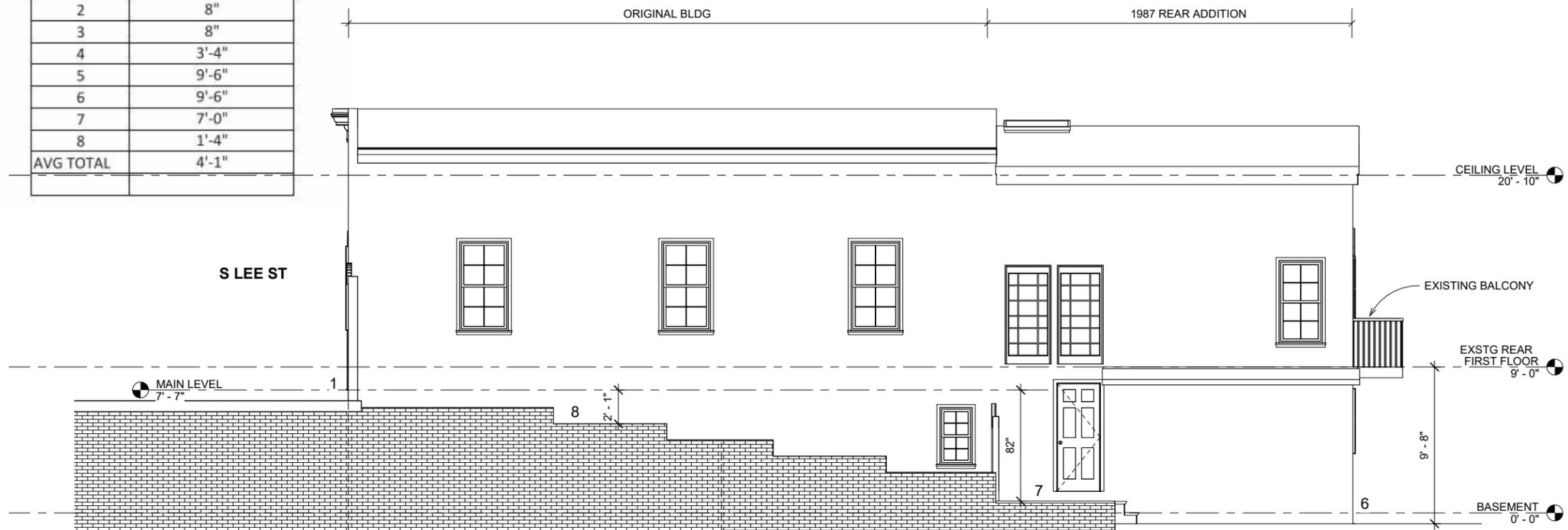
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AD 101

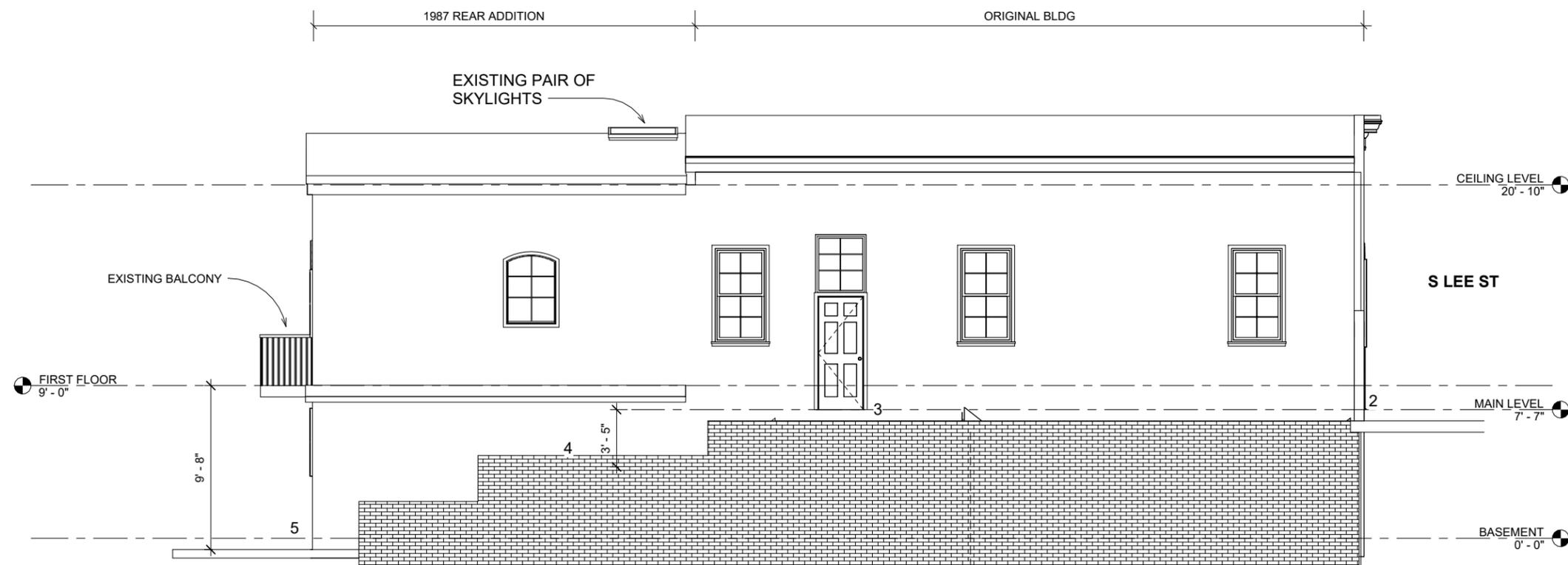
Scale 1/4" = 1'-0"

EXPOSED BASEMENT	
MARK	MAIN FLOOR AVERAGE GRADE STUDY
1	8"
2	8"
3	8"
4	3'-4"
5	9'-6"
6	9'-6"
7	7'-0"
8	1'-4"
AVG TOTAL	4'-1"



ROOF PLAN
33' - 8 7/16"

2 SOUTH EXSTG
1/4" = 1'-0"



1 NORTH EXSTG
1/4" = 1'-0"

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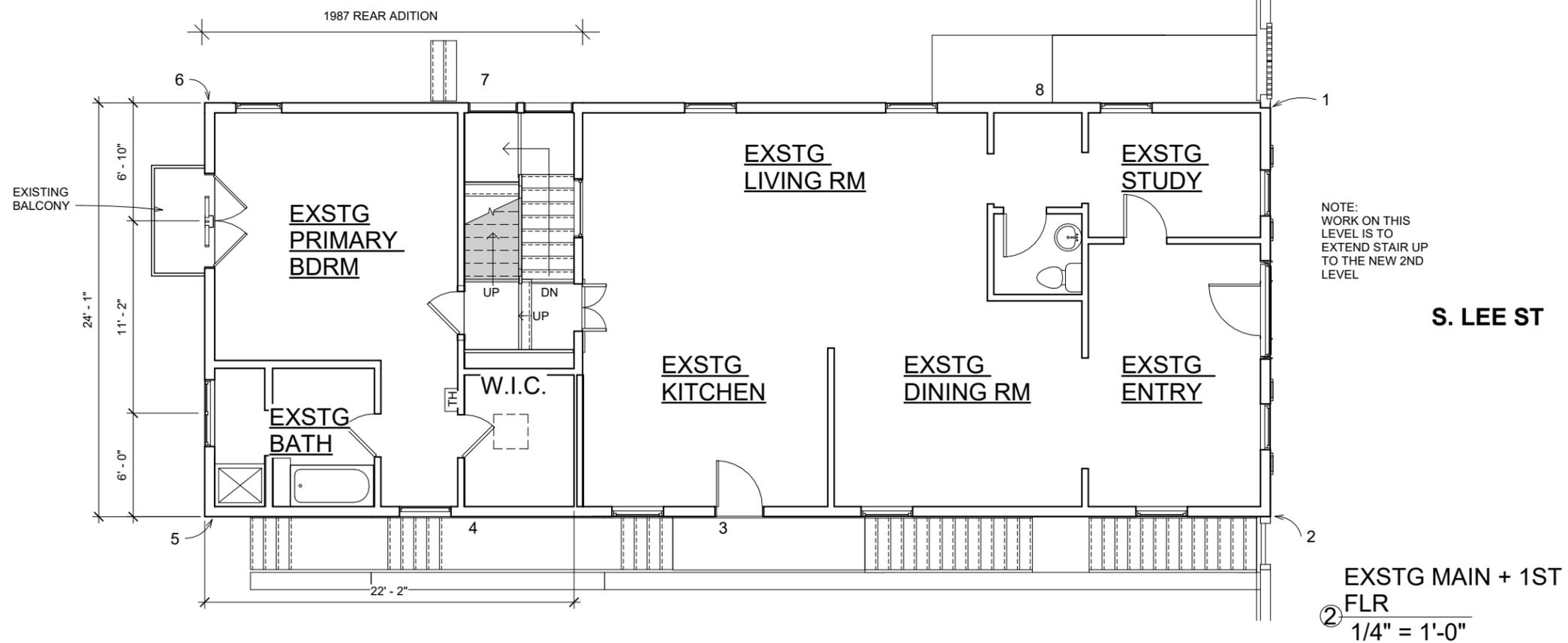
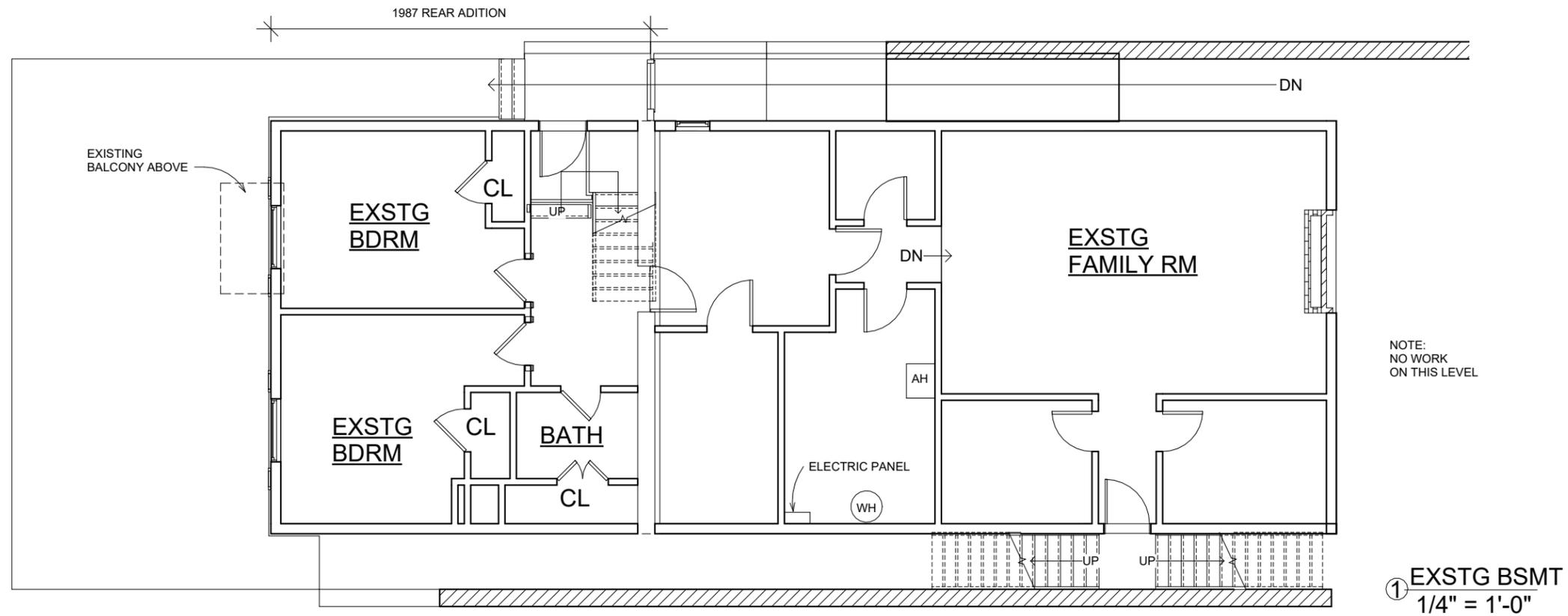
NORTH + SOUTH EXSTG
ELEVATIONS
W/
AVG. GRADE
STUDY

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AD 102

Scale 1/4" = 1'-0"



① EXSTG BSMT
1/4" = 1'-0"

② EXSTG MAIN + 1ST
FLR
1/4" = 1'-0"

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EXSTG BSMT + MAIN FLR
PLANS
OPTION 1

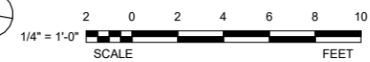
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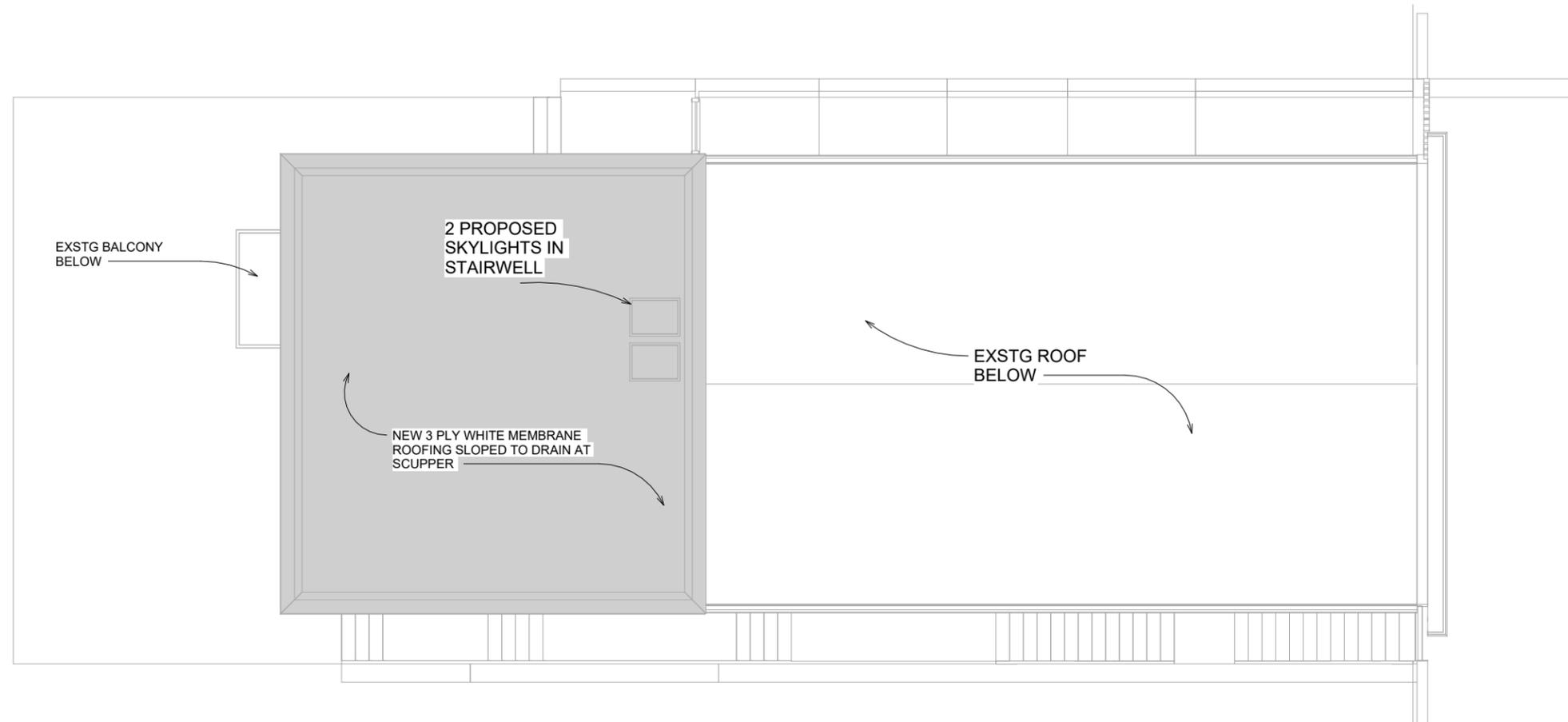
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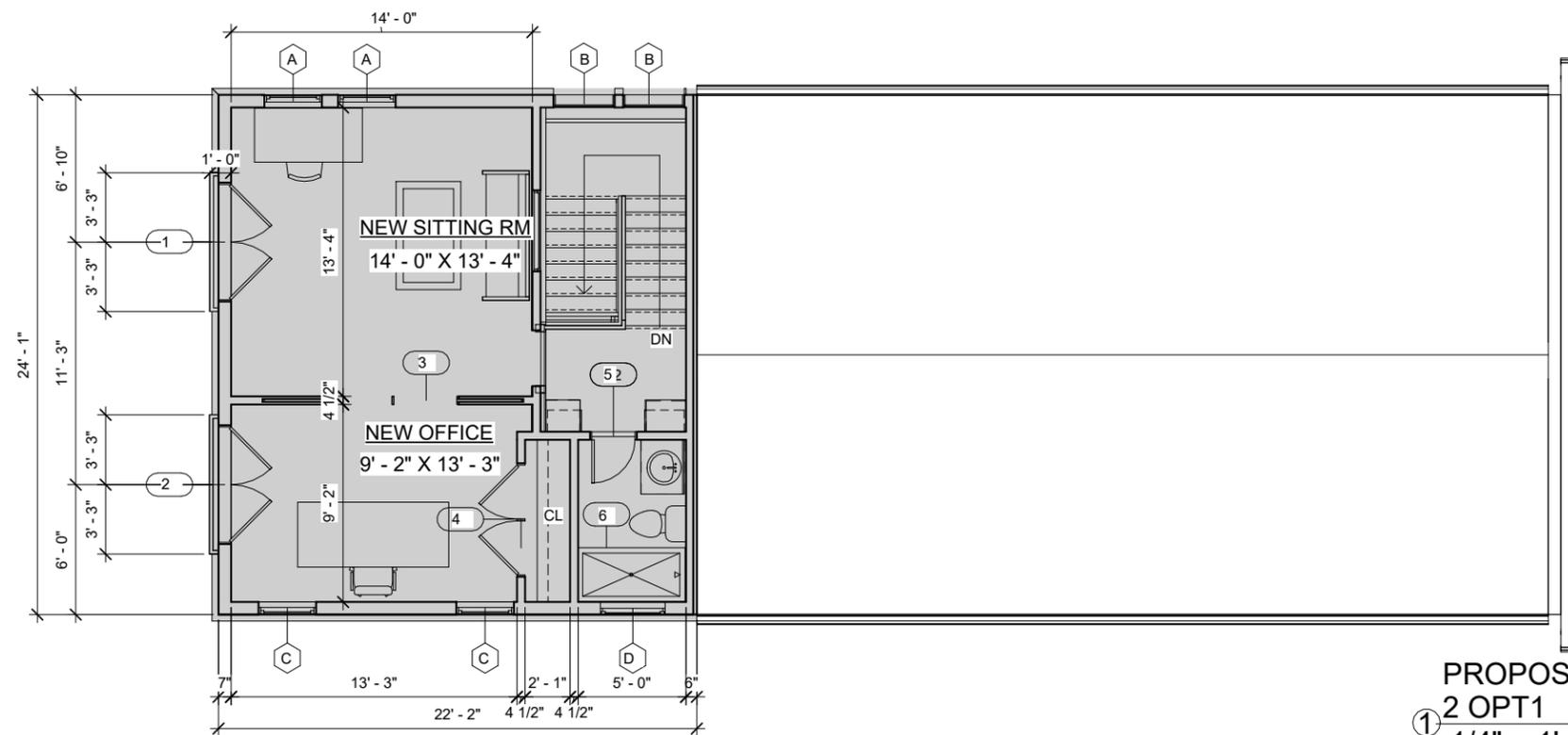
Scale As indicated

PROPOSED WORK





② ROOF PLAN
1/4" = 1'-0"



PROPOSED LEVEL
2 OPT1
① 1/4" = 1'-0"

PROPOSED WORK



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**PROPOSED LEVEL 2 + ROOF
PLAN
OPTION 1**

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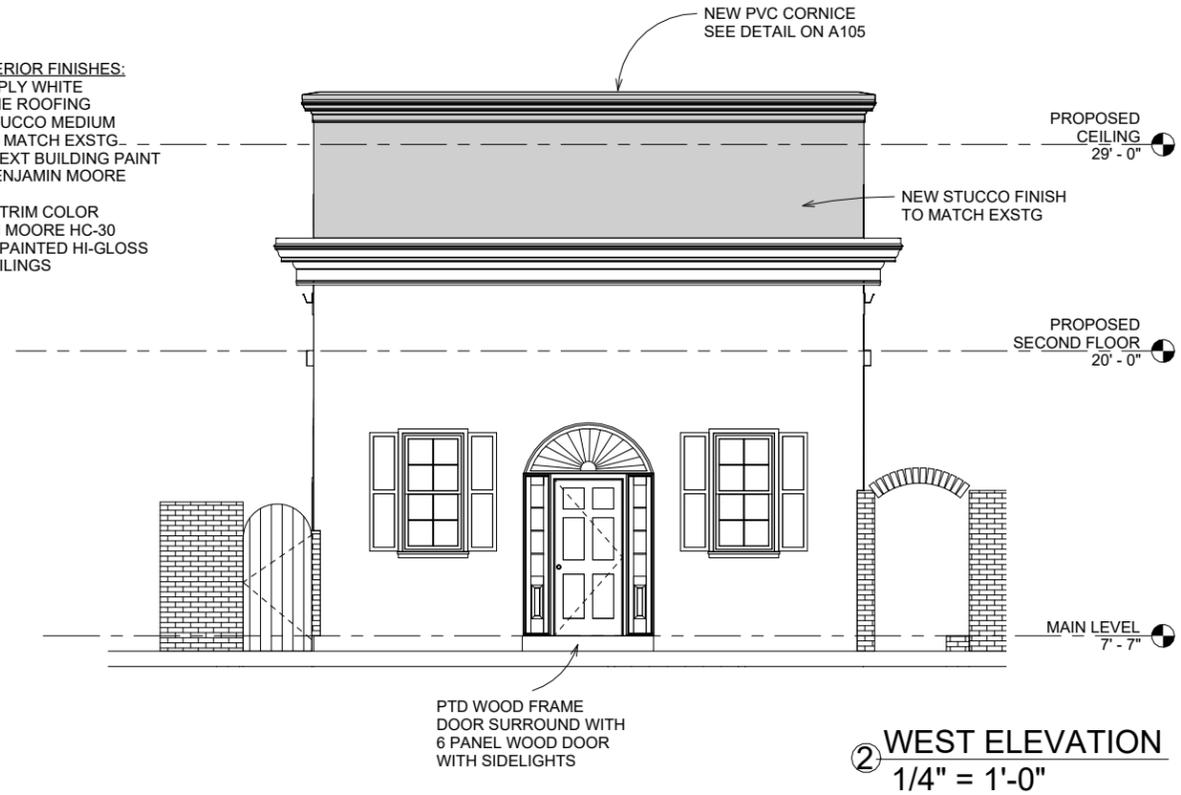
A102

Scale As indicated



424 S LEE STREET FRONT VIEW FROM SOUTH WEST

- NEW EXTERIOR FINISHES:**
1. NEW .3 PLY WHITE MEMBRANE ROOFING
 2. NEW STUCCO MEDIUM FINISH TO MATCH EXSTG
 3. MATCH EXT BUILDING PAINT COLOR BENJAMIN MOORE HC-148
 4. MATCH TRIM COLOR BENJAMIN MOORE HC-30
 5. MATCH PAINTED HI-GLOSS BLACK RAILINGS



NOTE: GRAYTONE IS PROPOSED WORK

PROPOSED WORK



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**EAST + WEST ELEVATIONS
OPTION 1**

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① NORTH ELEVATION
1/4" = 1'-0"



DOOR SCHEDULE

#	ROOM NAME	DOOR PANEL SIZE (INCHES)	DOOR	HINGE TYPE	HARDWARE	FINISH	GLASS	NOTES
1	NEW SITTING ROOM	60" W X	FRENCH CLAD - WOOD, 3 X 5 LITES, 5/8 BEVELED PDL	LEFT LEAF INSWING	DBL PULL W/ SECURITY LATCH	POL BRASS	TEMPERED	
2	NEW OFFICE	60"W X 80"H	FRENCH CLAD - WOOD, 3 X 5 LITES, 5/8 BEVELED PDL	RIGHT LEAF INSWING	DBL PULL W/ SECURITY LATCH	POL BRASS	TEMPERED	
3	NEW OFFICE	72"W X 80"H	2 - 6 PANEL SOLID WOOD POCKET DOORS	POCKET	DBL PULL W/ SECURITY LATCH	POL BRASS	NA	
4	NEW CLOSET	60"W X 80"H	2 - 6 PANEL SOLID WOOD	OUTSWING	SGL PULL, BALLCATCH	POL BRASS	NA	
5	NEW BATHROOM	24"W X 80"	6 PANEL SOLID WOOD	INSWING	DBL PULL W/ SECURITY LATCH	POL BRASS	NA	
6	SHOWER DOOR	2 - 30" X 72" H PANELS	GLASS	BY PASS	DBL PULL	BY OWNER	TEMPERED	

TYP HARDWARE - ALL HINGES, HINGE STOPS, KNOBS + LEVERS TO MATCH EXSTG

WINDOW SCHEDULE

#	ROOM	TYPE	LITE PATTERN	GLASS	RO WIDTH	RO HEIGHT	EXT COLOR	INT COLOR	EGRESS Y/N	SAFETY GLAZED Y/N	ADJ WALL TYPE
A	NEW SITTING ROOM	PAIRED, NEW DBL HUNG W/WOC*	6 OVER 6, 5/8 BEVELED PDL	LOW- E SOL	2'-9 1/2"	5'-1 1/2"	CLAD - WOOD	WHITE	Y	N	WOOD FRAME
B	NEW STAIR WELL	PAIRED, FIXED	5 X 3 LITES, 5/8 BEVELED PDL	LOW- E SOL	2'-9 1/2"	3'-7 1/2" OVER 6'-1 1/2"	CLAD - WOOD	WHITE	N	Y	WOOD FRAME
C	NEW OFFICE	NEW DBL HUNG W/WOC*	6 OVER 6, 5/8 BEVELED PDL	LOW- E SOL	3'-3 1/2"	5'-1 1/2"	CLAD - WOOD	WHITE	Y	N	WOOD FRAME
D	NEW BATHROOM	NEW AWNING	3 OVER 3, 5/8 BEVELED PDL	LOW- E SOL	3'-1 1/2"	1'-6"	CLAD - WOOD	WHITE	N	Y	WOOD FRAME

WOC* - WINDOW OPENING CONTROL DEVICE NOT TO EXCEED 4"

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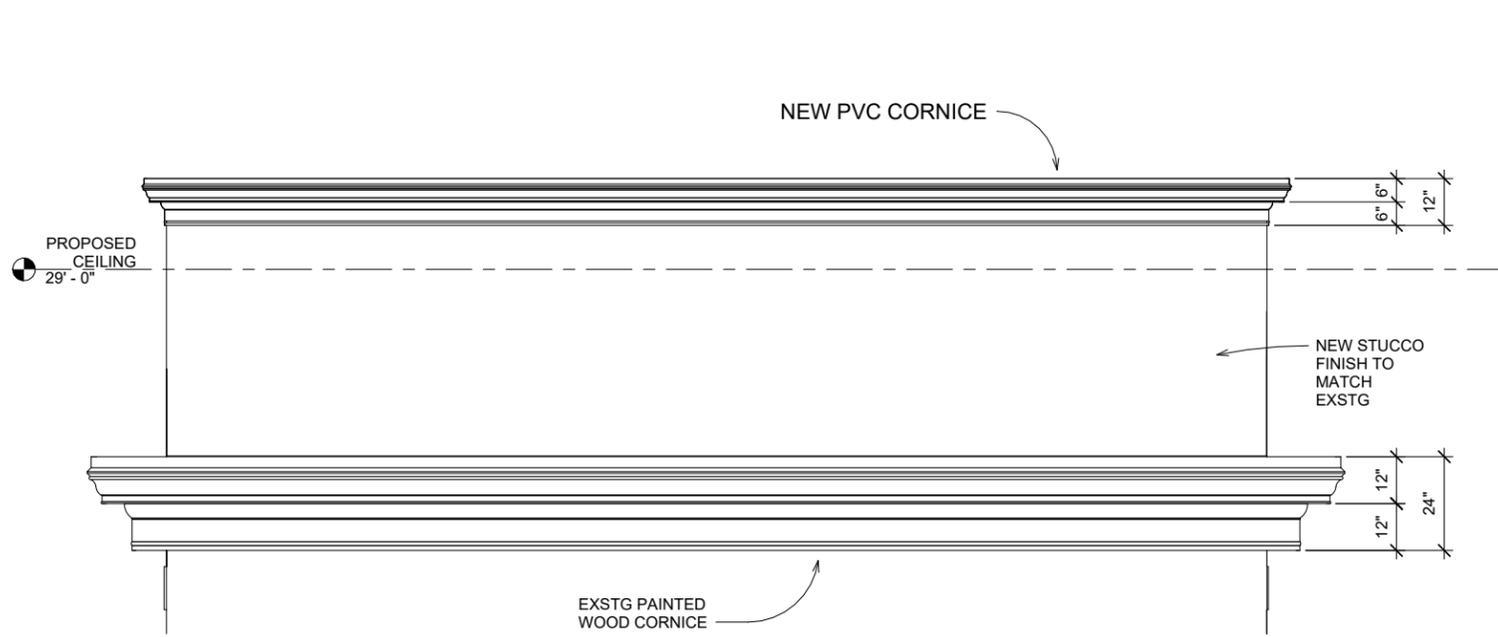
**NORTH ELEVATION OPTION 1
DOOR + WINDOW SCHEDULES**

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EXSTG CORNICE +
NEW CORNICE
CALLOUT
1/2" = 1'-0"



SW VIEW OPT 1



SOUTH ELEVATION
1/4" = 1'-0"

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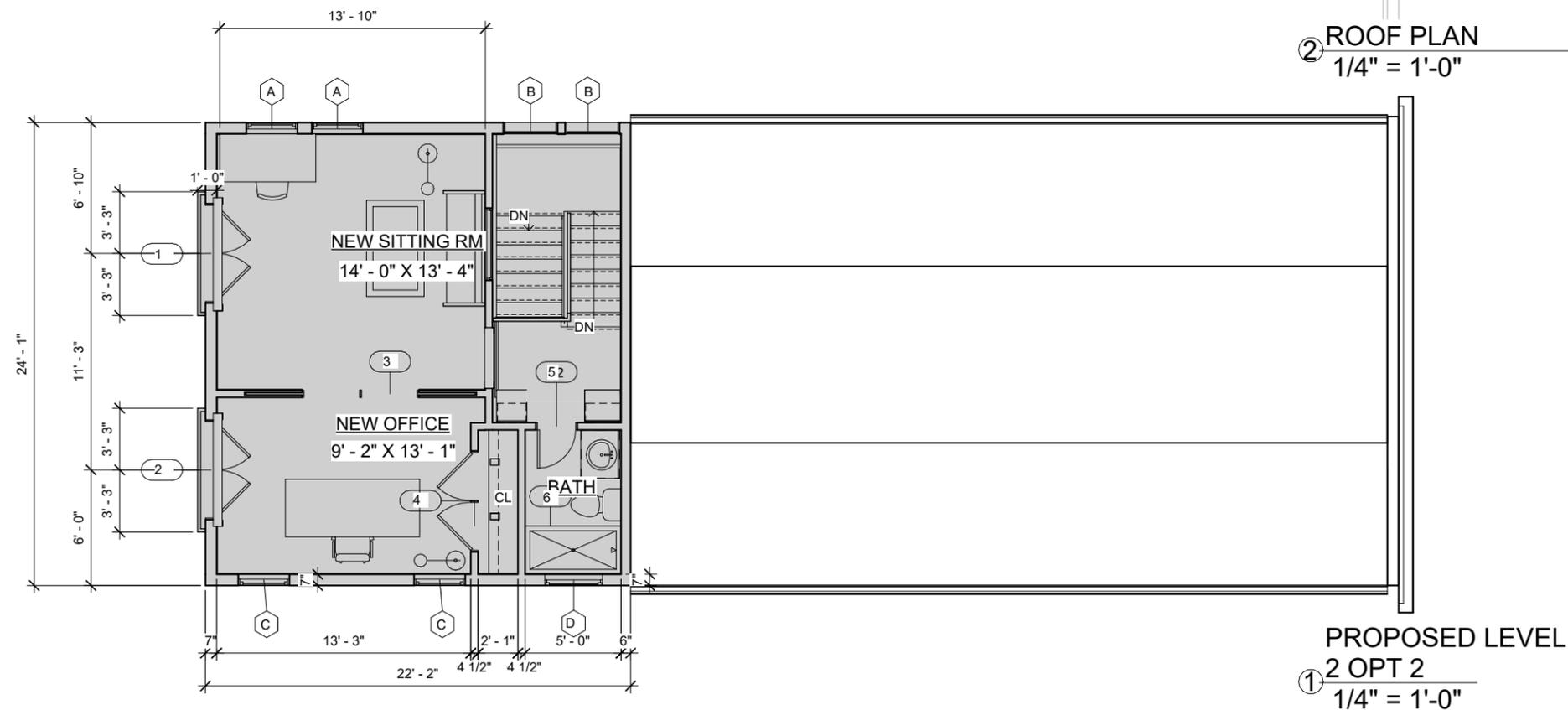
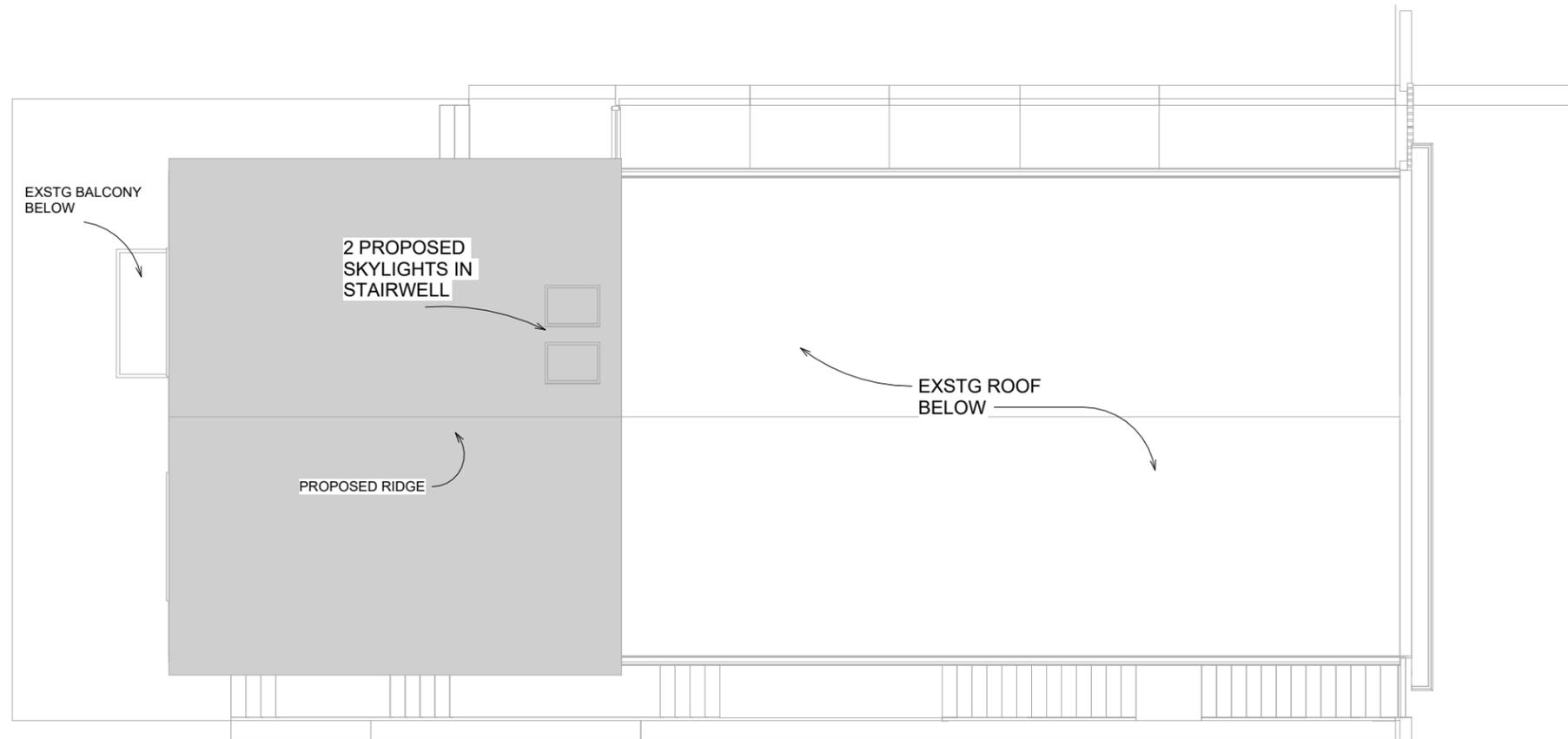
SOUTH ELEVATION
SW 3D VIEW
+ CORNICE DETAIL
OPTION 1

NOTE: ORIGINAL SET IS ON 24" X 36".
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② ROOF PLAN
1/4" = 1'-0"

PROPOSED LEVEL
① 2 OPT 2
1/4" = 1'-0"

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**PROPOSED LEVEL 2 + ROOF
PLAN
OPTION 2**

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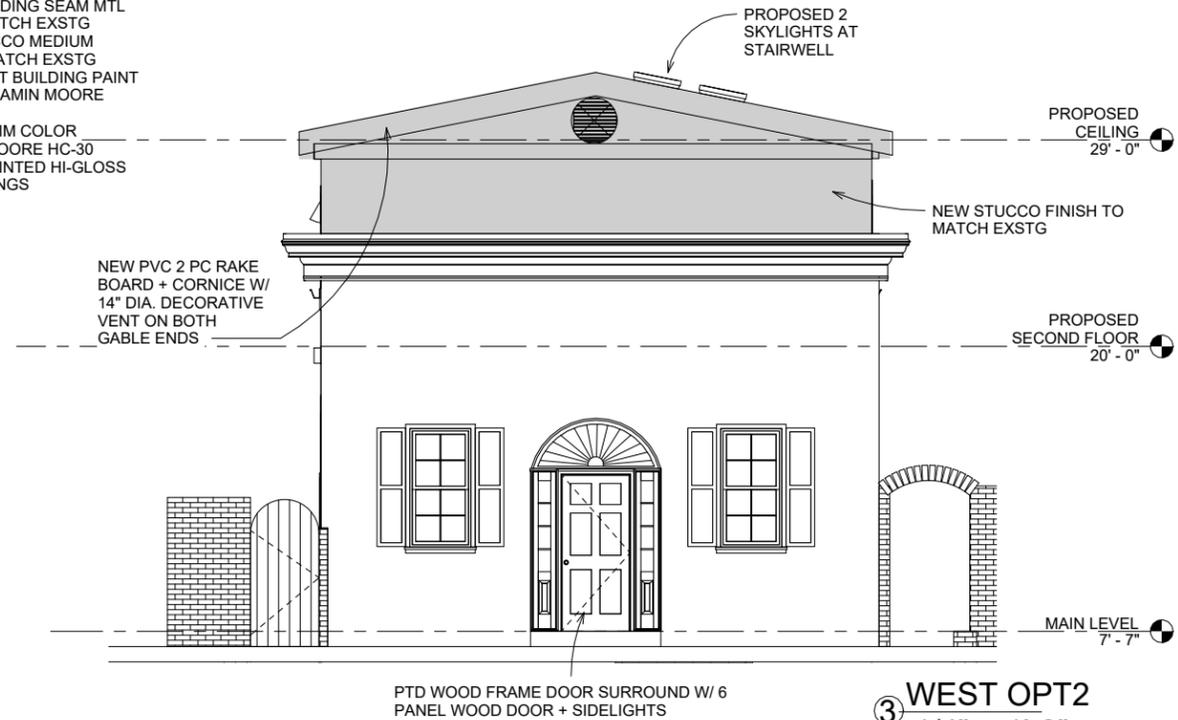
A106

Scale As indicated



424 S LEE STREET FRONT VIEW FROM SOUTH WEST

- NEW EXTERIOR FINISHES:**
1. NEW STANDING SEAM MTL ROOF TO MATCH EXSTG
 2. NEW STUCCO MEDIUM FINISH TO MATCH EXSTG
 3. MATCH EXT BUILDING PAINT COLOR BENJAMIN MOORE HC-148
 4. MATCH TRIM COLOR BENJAMIN MOORE HC-30
 5. MATCH PAINTED HI-GLOSS BLACK RAILINGS

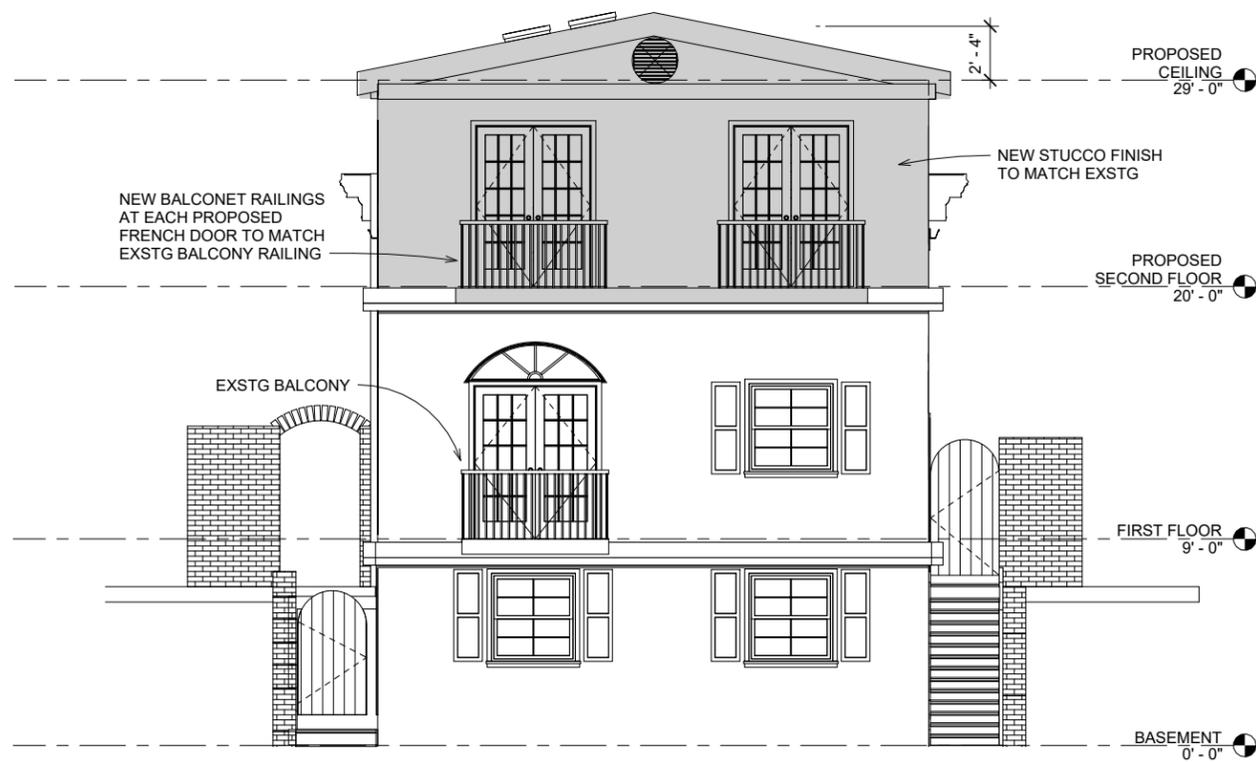


NOTE: PROPOSED GABLE PEDIMENT EQUAL TO EXISTING REAR GABLE BOTH EAST + WEST

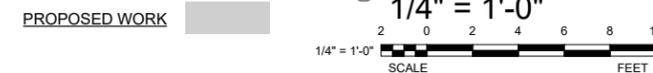
③ WEST OPT2
1/4" = 1'-0"



④ 3D VIEW EAST FACE OPT 2



① EAST OPT2
1/4" = 1'-0"



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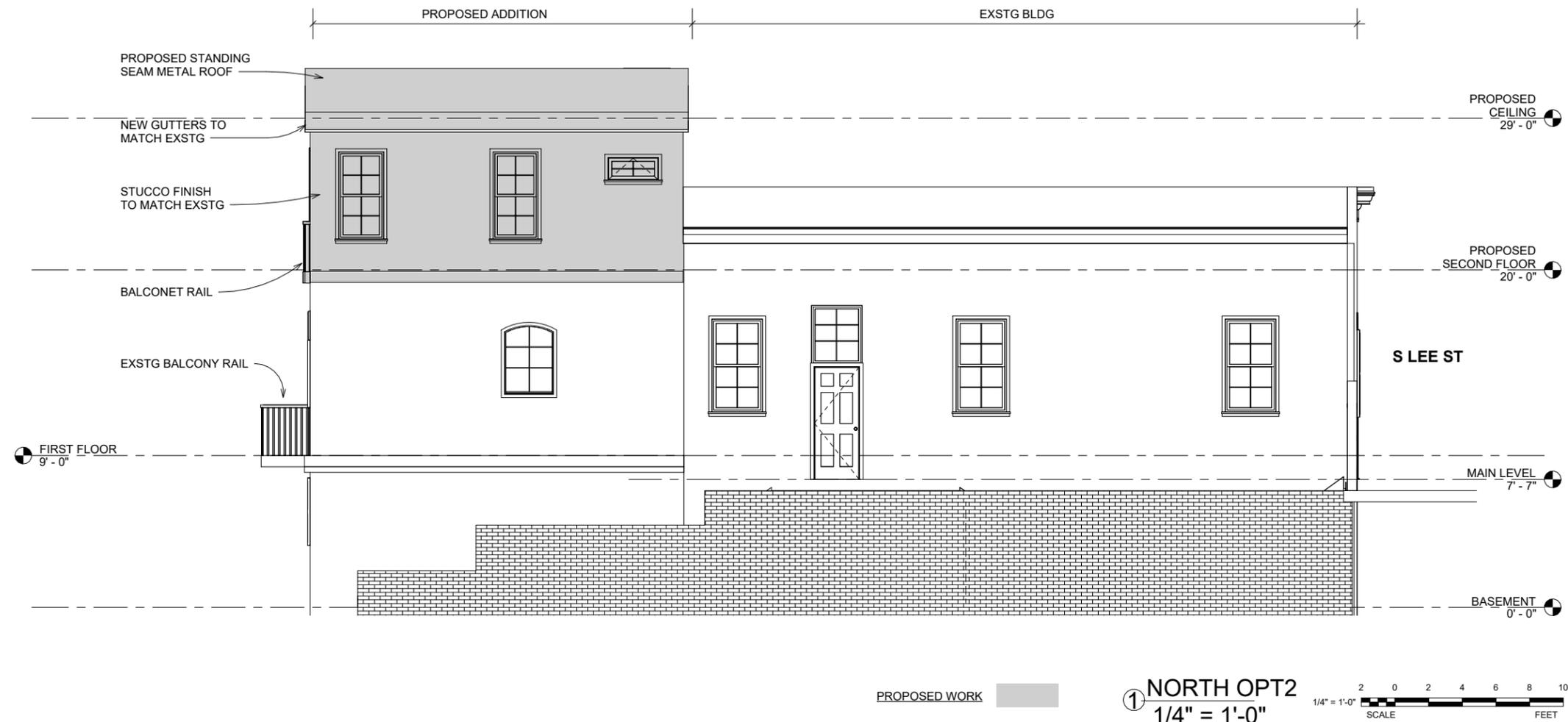
EAST + WEST ELEVATION OPTION 2

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PROPOSED WORK ① NORTH OPT2
 1/4" = 1'-0" SCALE FEET

DOOR SCHEDULE

#	ROOM NAME	DOOR PANEL SIZE (INCHES)	DOOR	HINGE TYPE	HARDWARE	FINISH	GLASS	NOTES
1	NEW SITTING ROOM	60" W X	FRENCH CLAD - WOOD, 3 X 5 LITES, 5/8 BEVELED PDL	LEFT LEAF INSWING	DBL PULL W/ SECURITY LATCH	POL BRASS	TEMPERED	
2	NEW OFFICE	60"W X 80"H	FRENCH CLAD - WOOD, 3 X 5 LITES, 5/8 BEVELED PDL	RIGHT LEAF INSWING	DBL PULL W/ SECURITY LATCH	POL BRASS	TEMPERED	
3	NEW OFFICE	72"W X 80"H	2 - 6 PANEL SOLID WOOD POCKET DOORS	POCKET	DBL PULL W/ SECURITY LATCH	POL BRASS	NA	
4	NEW CLOSET	60"W X 80"H	2 - 6 PANEL SOLID WOOD	OUTSWING	SGL PULL, BALLCATCH	POL BRASS	NA	
5	NEW BATHROOM	24"W X 80"	6 PANEL SOLID WOOD	INSWING	DBL PULL W/ SECURITY LATCH	POL BRASS	NA	
6	SHOWER DOOR	2 - 30" X 72" H PANELS	GLASS	BY PASS	DBL PULL	BY OWNER	TEMPERED	

TYP HARDWARE - ALL HINGES, HINGE STOPS, KNOBS + LEVERS TO MATCH EXSTG

#	ROOM	TYPE	LITE PATTERN	GLASS	RO WIDTH	RO HEIGHT	EXT COLOR	INT COLOR	EGRESS Y/N	SAFETY GLAZED Y/N	ADJ WALL TYPE
A	NEW SITTING ROOM	PAIRED, NEW DBL HUNG W/WOC*	6 OVER 6, 5/8 BEVELED PDL	LOW- E SOL	2'-9 1/2"	5'-1 1/2"	CLAD - WOOD	WHITE	Y	N	WOOD FRAME
B	NEW STAIR WELL	PAIRED, FIXED	5 X 3 LITES, 5/8 BEVELED PDL	LOW- E SOL	2'-9 1/2"	3'-7 1/2" OVER 6'-1 1/2"	CLAD - WOOD	WHITE	N	Y	WOOD FRAME
C	NEW OFFICE	NEW DBL HUNG W/WOC*	6 OVER 6, 5/8 BEVELED PDL	LOW- E SOL	3'-3 1/2"	5'-1 1/2"	CLAD - WOOD	WHITE	Y	N	WOOD FRAME
D	NEW BATHROOM	NEW AWNING	3 OVER 3, 5/8 BEVELED PDL	LOW- E SOL	3'-1 1/2"	1'-6"	CLAD - WOOD	WHITE	N	Y	WOOD FRAME

WOC* - WINDOW OPENING CONTROL DEVICE NOT TO EXCEED 4"

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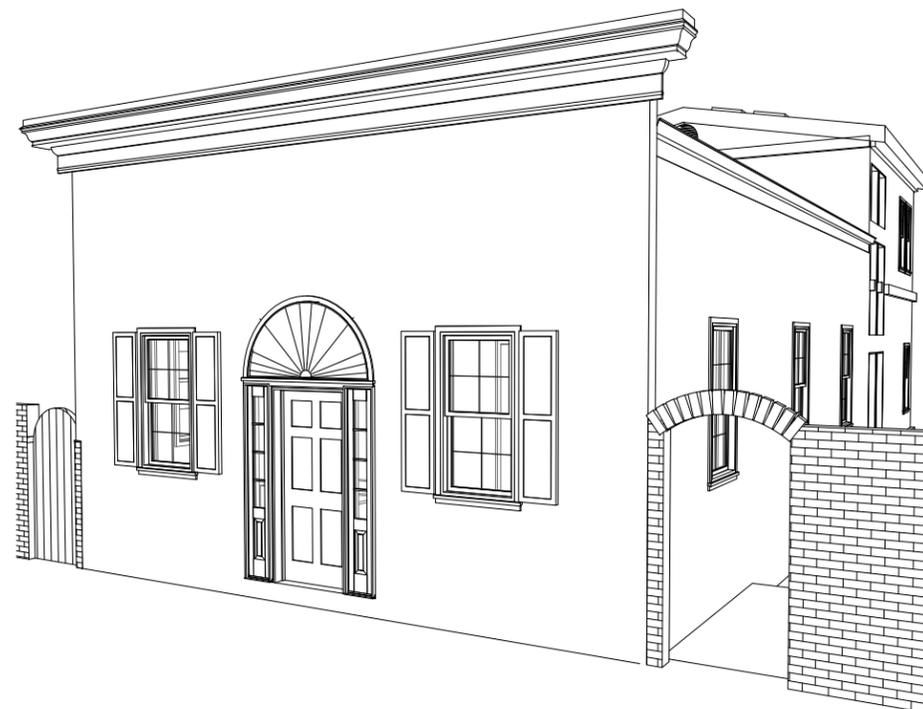
NORTH ELEVATION OPTION 2

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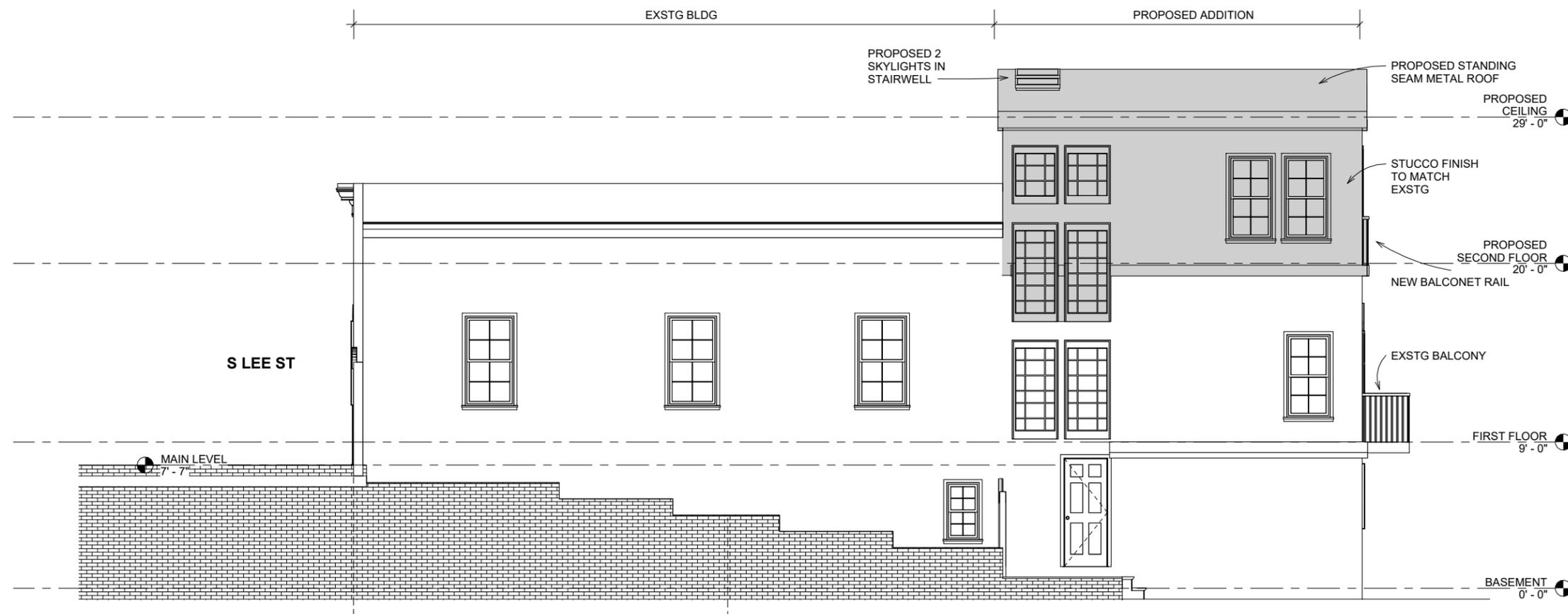
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Checked by	CC

A108

Scale As indicated



② SW VIEW OPT 2



S LEE ST

MAIN LEVEL
7' - 7"

FIRST FLOOR
9' - 0"

BASEMENT
0' - 0"

PROPOSED 2
SKYLIGHTS IN
STAIRWELL

PROPOSED STANDING
SEAM METAL ROOF

PROPOSED
CEILING
29' - 0"

STUCCO FINISH
TO MATCH
EXSTG

PROPOSED
SECOND FLOOR
20' - 0"
NEW BALCONET RAIL

EXSTG BALCONY

EXSTG BLDG

PROPOSED ADDITION

PROPOSED WORK



① SOUTH OPT2
1/4" = 1'-0"

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**ENOCH ADDITION +
RENOVATION**

**SOUTH ELEVATION
+
SW 3D VIEW
OPTION 2**

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