

ISSUE: Permit to Demolish (partial) and Certificate of Appropriateness for modifications to previously approved application.

APPLICANT: Bruce and Thelma MacGregor

LOCATION: Old and Historic Alexandria District
105 North Alfred Street

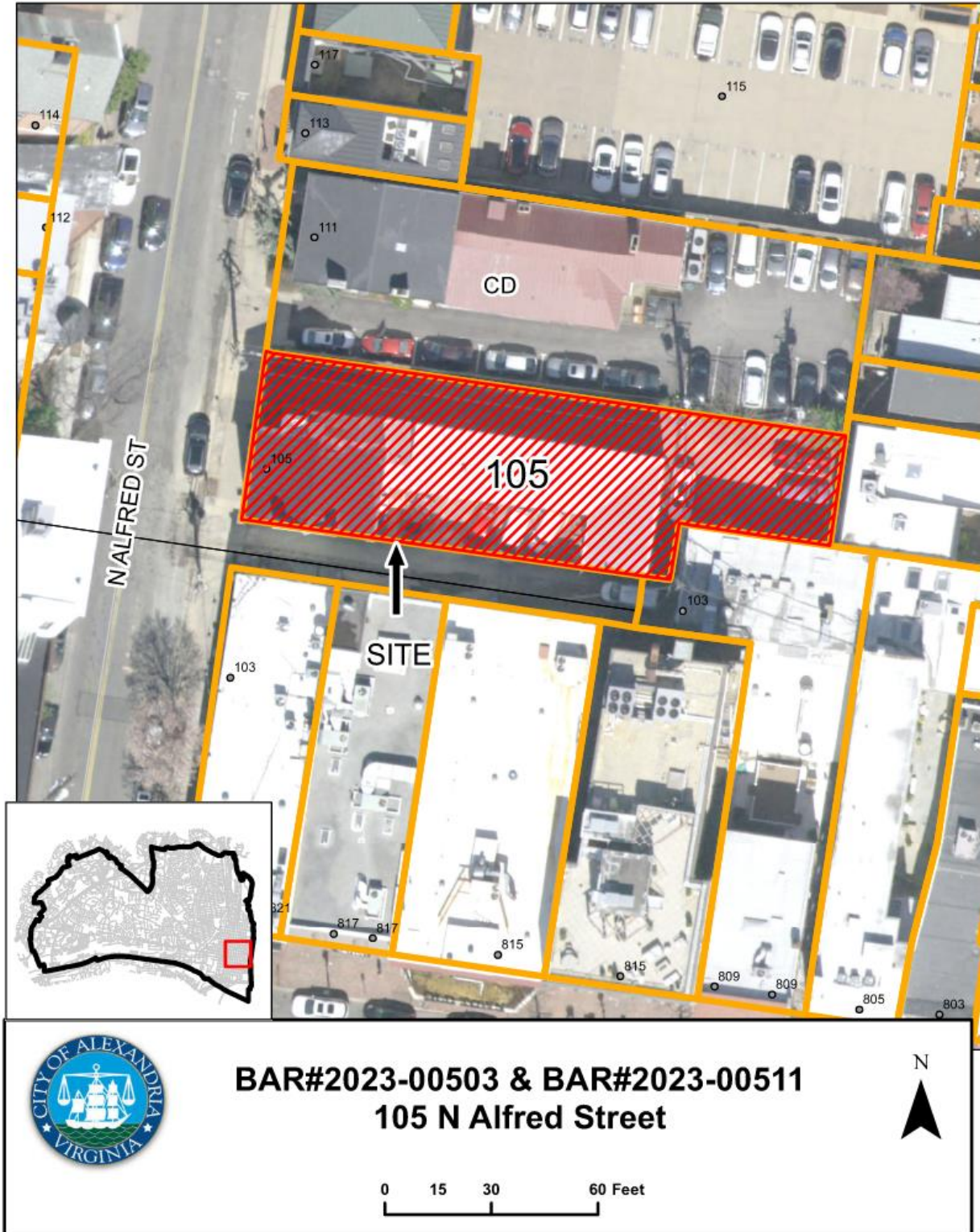
ZONE: CD/Commercial Downtown Zone

STAFF RECOMMENDATION

Staff recommends approval of the Permit to Demolish/Capsulate (partial) and Certificate of Appropriateness for modifications to previously approved application 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, Room 4200, City Hall, 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 #2023-00511) and Certificate of Appropriateness (BAR #2023-00503) for clarity and brevity. The Permit to Demolish requires a roll call vote.

UPDATE

The project was deferred at the hearing of July 21, 2021; February 2, 2022; and April 6, 2022, and finally approved at the June 1, 2022, hearing. However, the applicant wants to request BAR approval to modify the previously approved application and add a dormer to the scope. The work has commenced but the proposed modifications have not yet been started.

I. APPLICANT'S PROPOSAL

The applicant is requesting approval for modifications to the previously approved Certificate of Appropriateness for alterations and additions (BAR2021-00324) and a Permit to Demolish/Capsulate to add a dormer to the east slope of the main block roof as well as three new windows on the ell's north elevation.

Permit to Demolish/Capsulate

The project calls to demolish approximately 183 square feet of the building's fabric to accommodate a new 16'-0" x 8'-6" shed dormer on the east slope of the main block roof and add three new windows on the ell's north elevation.

Certificate of Appropriateness

Alterations

The applicant is requesting modifications to a previously approved application to remove the approved but not yet constructed two-story addition above the existing three-story ell on the north and east elevations and lower the infill addition at the south ell elevation from five to three stories (Figure 1). The application also calls for the installation of three new windows on the east portion of the existing ell, north elevation. A shed dormer is being proposed on the east slope of the main block roof, only visible from the public alley (Figure 2).

Infill addition previously approved to be five stories to be modified to three stories.



Figure 1 - Infill addition location

New proposed shed dormer location at the rear slope of the main block roof.



Figure 2 – shed dormer location.

Site context

The property is located on the east side of North Alfred Street in the block between King Street and Cameron Street. A public alley runs immediately to the south of the property. A private driveway runs along the north elevation. Immediately to the north of that driveway is the driveway for the adjacent property at 111 North Alfred. These two alleys give a clear view of the north elevation of the building (Figure 3). The south elevation faces a public alley, however, the proposed dormer on the east slope of the main block will be not visible from North Alfred Street (Figure 4).



Figure 3 - North Elevation



Figure 4 – South Elevation

II. HISTORY

According to Ethelyn Cox's "Historic Alexandria, Virginia Street by Street," this house predates 1808, when Hugh Smith purchased it from the original owner/builder, William S. Moore. Smith was living in this house when he died in 1855. The first two stories of the main block of the house may date to **1790**. Sanborn Fire Insurance Maps indicate that the building has changed somewhat over time. The 1885 map depicts a two-story building and a two-story rear ell. By 1891 the main block of the house is three-and-a-half stories and the entire ell two stories. By **1941**, an addition to the rear/east elevation of the ell appears on the map.

Previous BAR Approvals

BAR2010-00017 – Administrative approval of signage

BAR2012-00323 – Administrative approval of a wooden fence in the rear yard.

BAR2021-00462 – Administrative approval of windows replacement.

BAR2021—00324 & BAR2021-00329 - Approval for a Permit to Demolish/Capsulate and a Certificate of Appropriateness for alterations and addition on 06/01/2022.

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

In the opinion of staff, none of the criteria for demolition and capsulation are met and the Permit to Demolish/Capsulate should be granted. Most of the fabric to be demolished and capsulated is on the rear slope of the main block roof, not visible from North Alfred Street, thus will not compromise the integrity of the main block. The proposed new windows will be installed at the easternmost portion of the 1941 addition on the ell's north elevation, which is minimally visible from the public way. Furthermore, the materials and workmanship of the affected portions could be reproduced easily today.

In addition, the Board routinely approves small changes on the rear and side elevations of historic buildings to accommodate a more modern and functional interior layout as tastes and technology evolve.

Certificate of Appropriateness

North Elevation:

The applicant is proposing to remove the previously approved but not yet constructed two-story addition on top of the easternmost portion of the ell's north/east elevation. Add three new windows on the easternmost portion of the north elevation ell and add a new shed dormer at the rear slope of the main block roof (Figure 5 & 6).

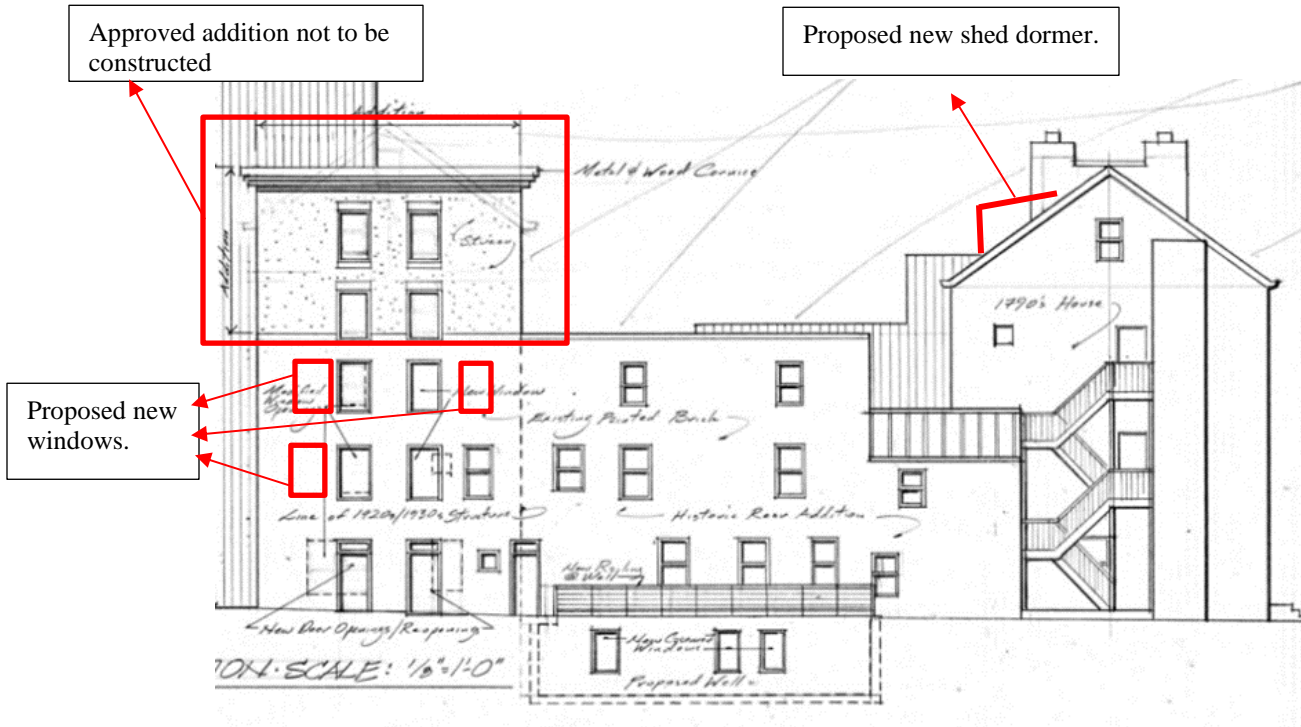


Figure 5 - Proposed alterations to previously approved plans – North elevation

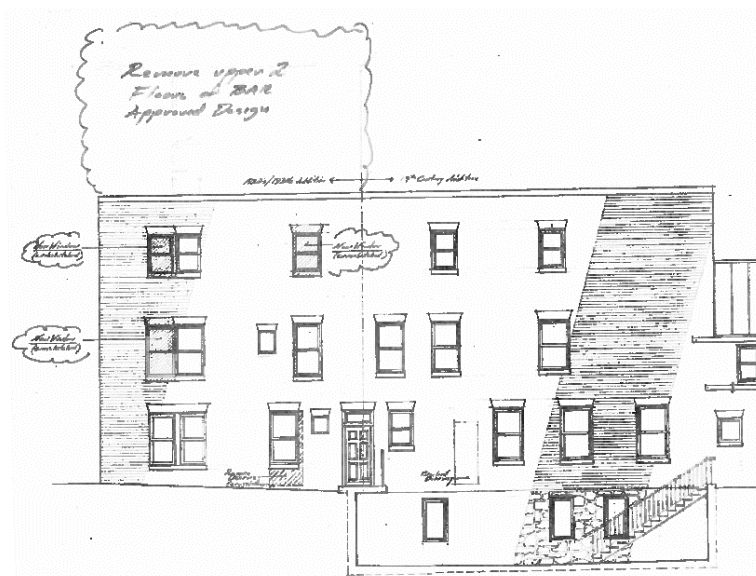


Figure 6 - New proposal - North elevation

South Elevation:

The applicant is proposing to build the previously approved infill addition without the upper two stories on the easternmost portion of the ell's south/east elevation. The infill addition will be three-story instead of five and add a new shed dormer at the rear slope of the main block roof (Figure 7 & 8).

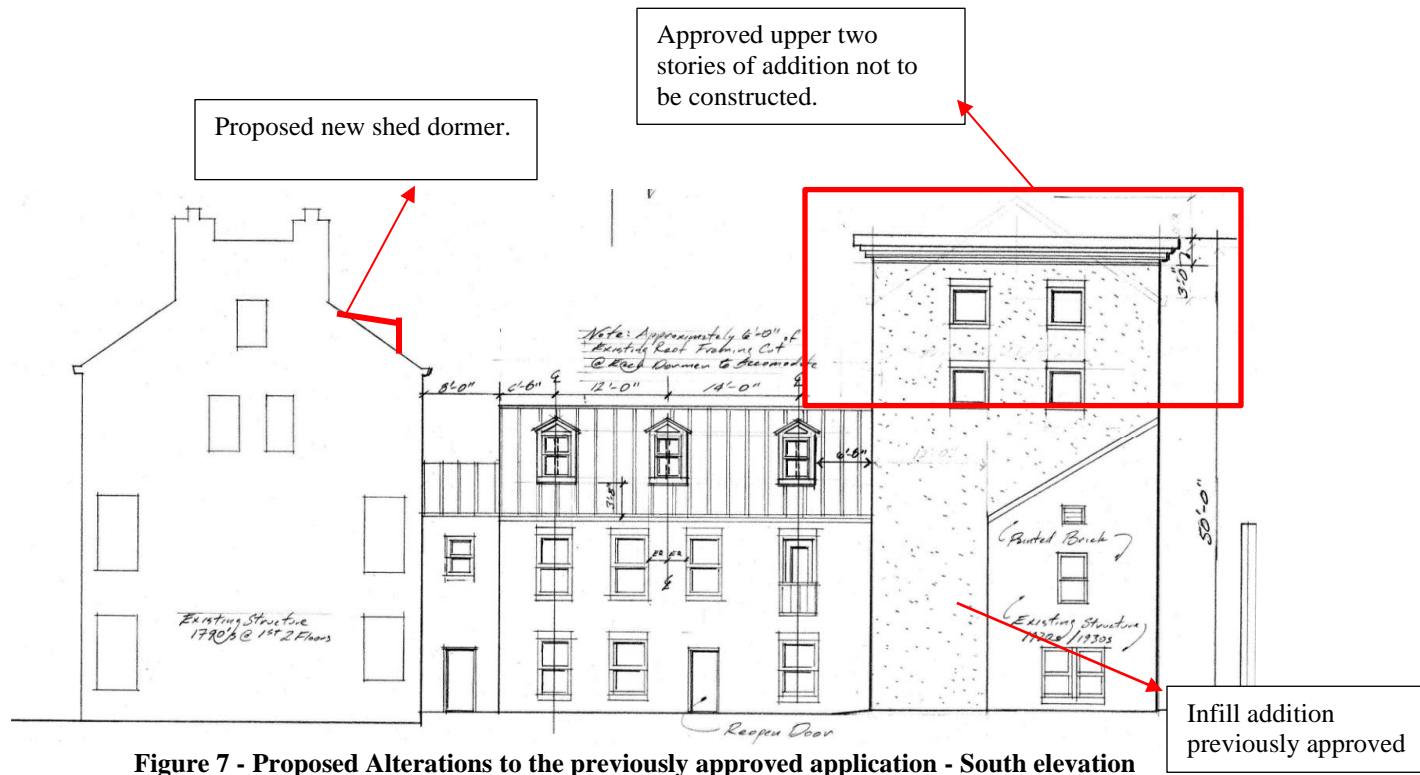


Figure 7 - Proposed Alterations to the previously approved application - South elevation



Figure 8 - New proposal - South elevation

The new proposed shed dormer on the east slope of the main block roof will have four Jeld Wen W-2500 wood double-hung windows, standing seam roof and clad with synthetic siding (Figure 9). The dormer will not be visible from North Alfred Street, however the alley adjacent to this elevation is public, therefore visible and under the BAR purview.

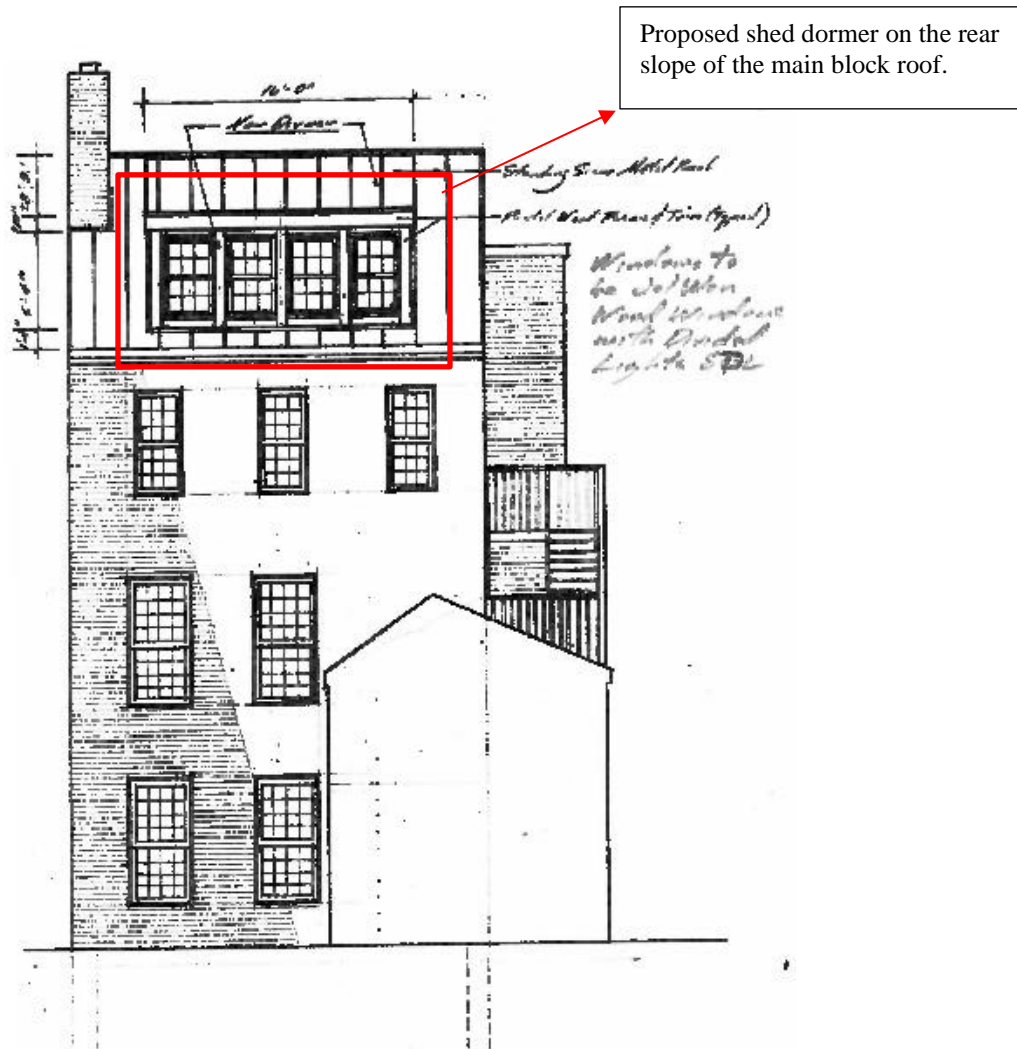


Figure 9 - Main Block rear/east elevation - Dormer addition

The *Design Guidelines* state that “The style of the dormer should be appropriate to the architectural style of the existing structure.” Furthermore, “New dormers should match those existing.” Even though the BAR has approved three gable dormers on the south elevation of the ell, the proposed new shed dormer will not be visible from North Alfred Street, thus, it will not compromise the integrity of the main block (Figure 10).



New dormer location,
not visible from
North Alfred Street.

Figure 10 - View from North Alfred Street looking north.

Staff also have no objection to the installation of three new windows as they are to be located at the furthestmost portion of the ell north elevation and minimally visible from any public way. In regard to lowering the approved height of the approved additions from five-story to three-story, staff find it appropriate and more in compliance with the existing structure.

Therefore, staff recommends approval of the project noting the recommendations of Alexandria Archaeology.

STAFF

Marina Novaes, Historic Preservation Planner, Planning & Zoning

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

III. CITY DEPARTMENT COMMENTS

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

Zoning

C-1 Proposed rear addition needs additional information to confirm it will comply with zoning.

- C-2 All residential projects require an FAR sheet to determine if the proposed work will meet the requirements for the required zone.

Code Administration

- F-1 No comment on revising the 5-story to 3-story.

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 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)

Alexandria Archaeology

- F-1 According to Ethelyn Cox in *Historic Alexandria Virginia Street by Street*, William S. Moore built the house at 105 N. Alfred around 1800. Hugh Smith subsequently purchased the house in 1808 and lived there until his death in 1855. Smith was an ascendant figure in the growth of Alexandria in the first half of the nineteenth century as a political leader, a merchant, and a manufacturer. He was an enslaver, but also manumitted nearly two dozen enslaved people over his lifetime. The property may contain significant archaeological evidence about the growth and development of Alexandria in the first half of the nineteenth century.
- R-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.*
- R-2 The applicant/developer shall not allow any metal detection to be conducted on the property, or allow independent parties to collect or excavate artifacts, 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.*

V. ATTACHMENTS

- 1 – Supplemental Materials

BAR CASE# _____
(OFFICE USE ONLY)

ADDRESS OF PROJECT: 105 N Alfred St.

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

TAX MAP AND PARCEL: 064-04.13-25

ZONING: CD

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: Bruce and Thelma MacGregor

Address: 203 South Fairfax St

City: Alexandria State: VA Zip: 22314

Phone: 202 438-7044 E-mail: _____

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

Name: Michael Dechert

Phone: 571 332-3923

E-mail: kaczmariski-dechert@netzero.net

Legal Property Owner:

Name: Bruce and Thelma MacGregor 105 N Alfred LLC I and II

Address: 105 N. Alfred St

City: Alexandria State: VA Zip: 22314

Phone: 202 438-7044 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).*

Modification to previously approved 5 story addition at east end of structure to 13 stories. Adding a dormer to the east side of roof at main structure.

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.

BAR CASE# _____

(OFFICE USE ONLY)

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: Michael Decheat, Architect

Printed Name: Michael Decheat, Architect

Date: 11/20/2023

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. Bruce MacGregor 105 N. Alfred LLC II	203 S. Fairfax St Alex. VA 22314	50%
2. Thelma MacGregor 105 N. Alfred LLC II	203 S. Fairfax St. Alex. VA 22314	50%
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 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.

Date Printed Name Signature



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

B

A. Property Information

A1. 105 N. Alfred St. Alexandria VA CD
Street Address Zone

A2. 7206 x 1.5 = 0.00 10,809
Total Lot Area Floor Area Ratio Allowed by Zone Maximum Allowable Floor Area

B. Existing Gross Floor Area

Existing Gross Area

Basement 1706
First Floor 2661
Second Floor 2661
Third Floor 2661
Attic 964
Porches
Balcony/Deck
Lavatory***
Other**

Allowable Exclusions**

Basement** 1706
Stairways** 186
Mechanical** 126
Attic less than 7*** 607
Porches**
Balcony/Deck**
Lavatory***
Other**
Other**

B1. 0.00 10653 Sq. Ft.
Existing Gross Floor Area*

B2. 0.00 2625 Sq. Ft.
Allowable Floor Exclusions**

B3. 0.00 8028 Sq. Ft.
Existing Floor Area Minus Exclusions
(subtract B2 from B1)

Comments for Existing Gross Floor Area

B1. Total Gross 0.00 10653 B2. Total Exclusions 0.00 2625

C. Proposed Gross Floor Area

Proposed Gross Area

Basement
First Floor 180
Second Floor 180
Third Floor 1005
Attic 136
Porches
Balcony/Deck
Lavatory***
Other

Allowable Exclusions**

Basement**
Stairways** 306
Mechanical**
Attic less than 7***
Porches**
Balcony/Deck**
Lavatory***
Other**
Other**

C1. 0.00 1501 Sq. Ft.
Proposed Gross Floor Area*

C2. 0.00 306 Sq. Ft.
Allowable Floor Exclusions**

C3. 0.00 1195 Sq. Ft.
Proposed Floor Area Minus Exclusions
(subtract C2 from C1)

C1. Total Gross 0.00 1501 C2. Total Exclusions 0.00 306

D. Total Floor Area

D1. 0.00 9223 Sq. Ft.
Total Floor Area (add B3 and C3)

D2. 0.00 10653 Sq. Ft.
Total Floor Area Allowed
by Zone (A2)

E. Open Space

E1. 4385 Sq. Ft.
Existing Open Space

E2. 2882 Sq. Ft.
Required Open Space

E3. 4205 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.

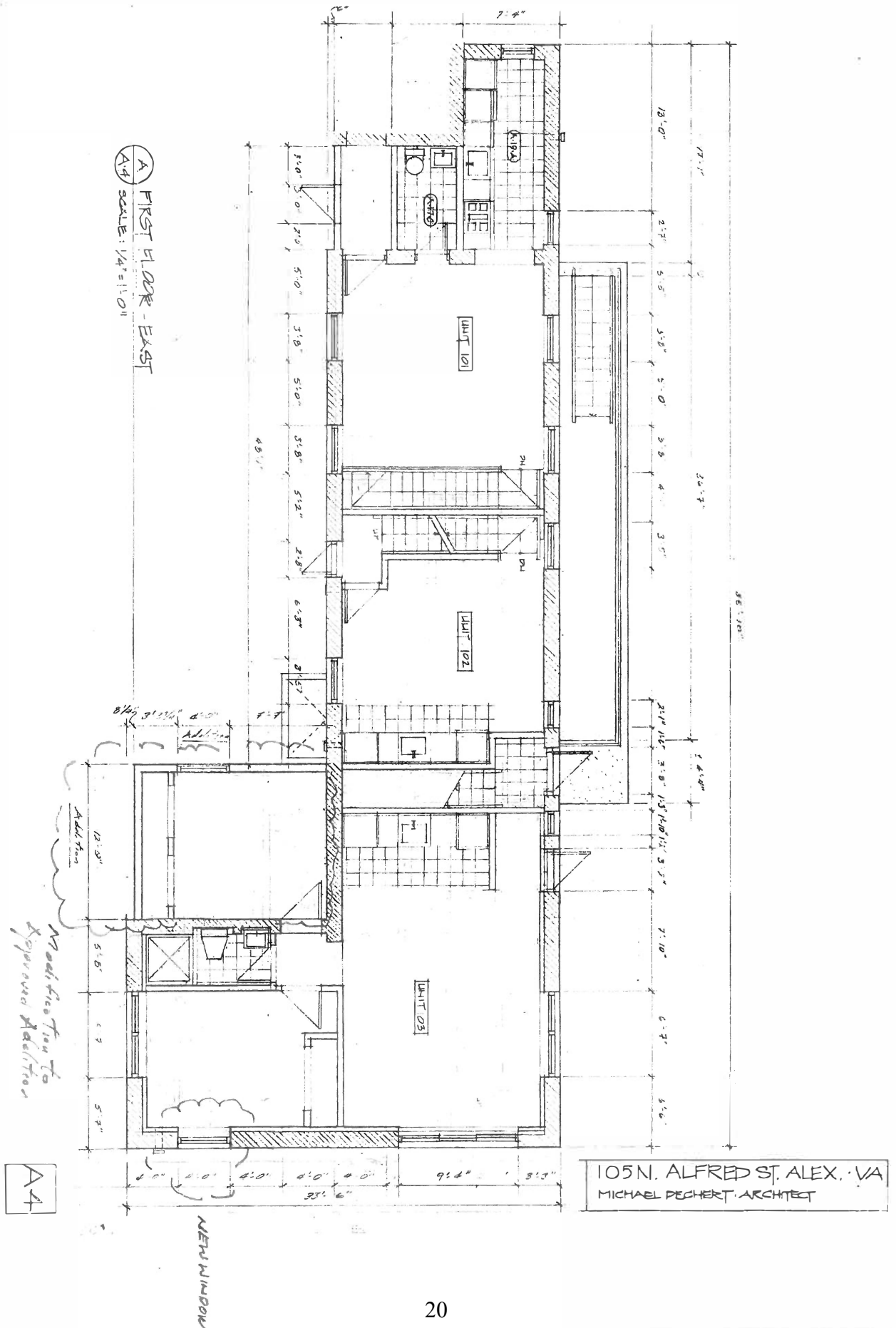
The undersigned hereby certifies and attests that, to the best of his/her knowledge, the above computations are true and correct.

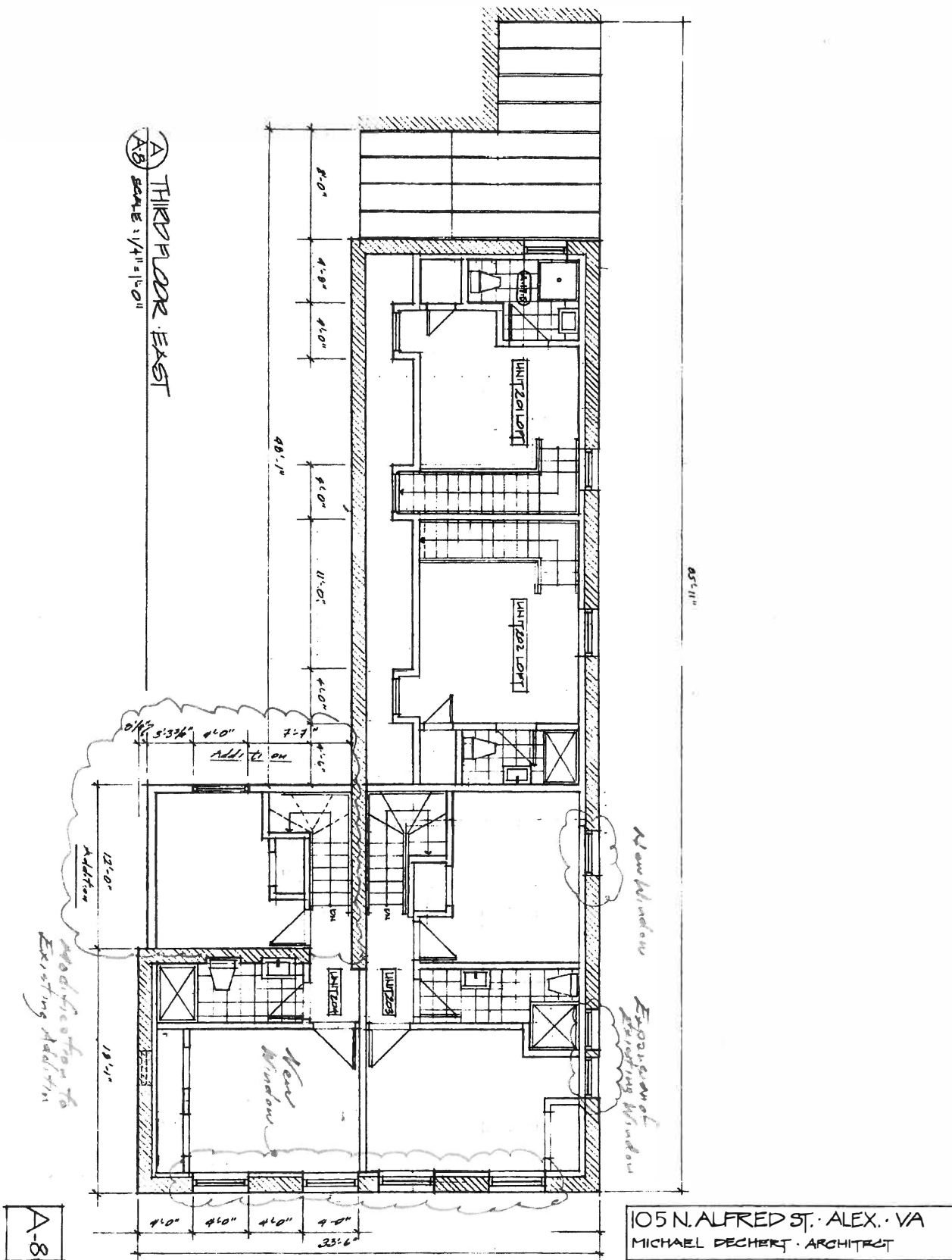
Signature:

Michael Healy, Architect

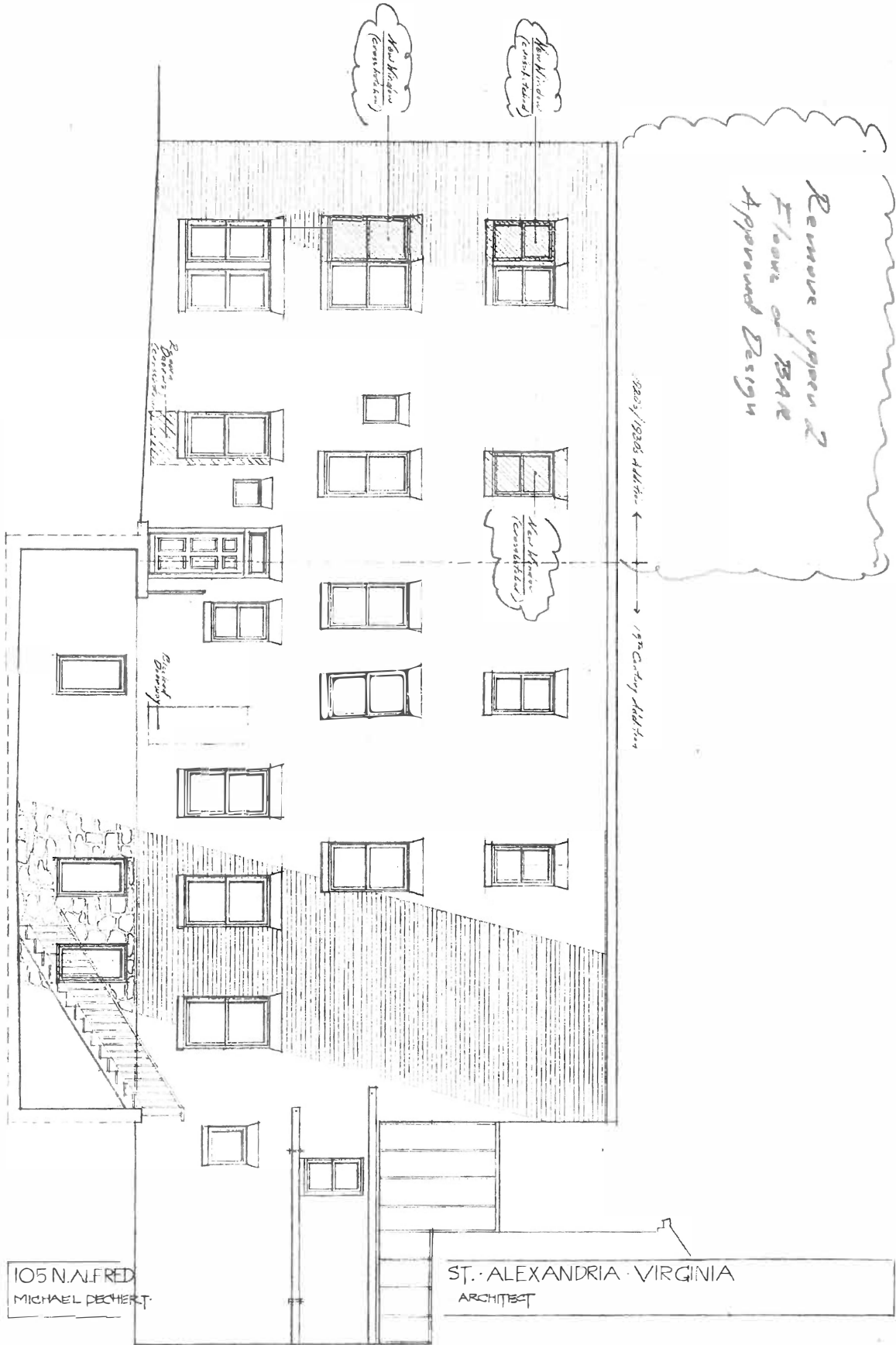
Date:

Nov 20, 2023

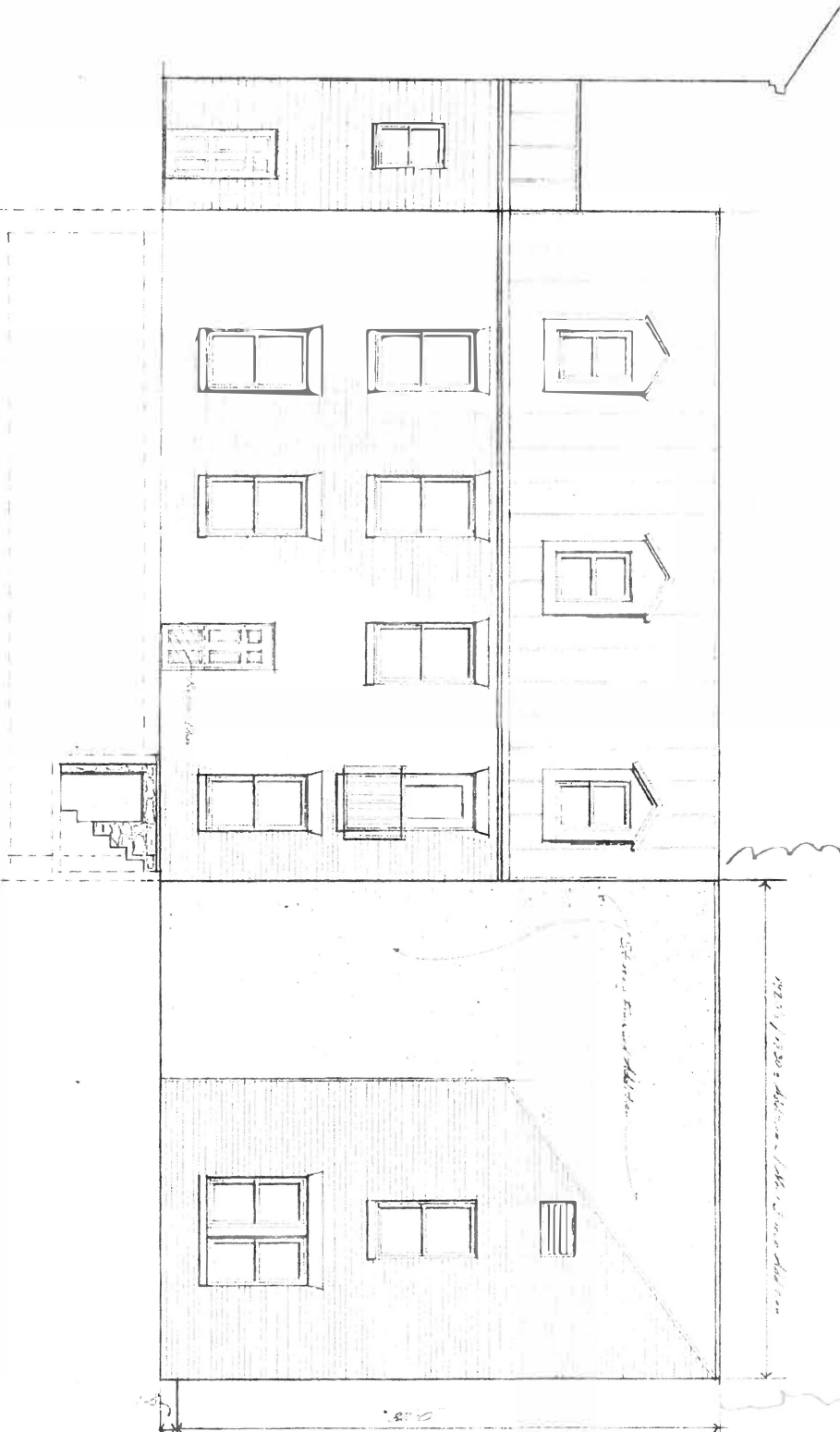




A NORTH ELEVATION
 A-12 SCALE: 1/4" = 1'-0"



A-13 SOUTH ELEVATION & ALLEY
 SCALE: 1/8" = 1'-0"

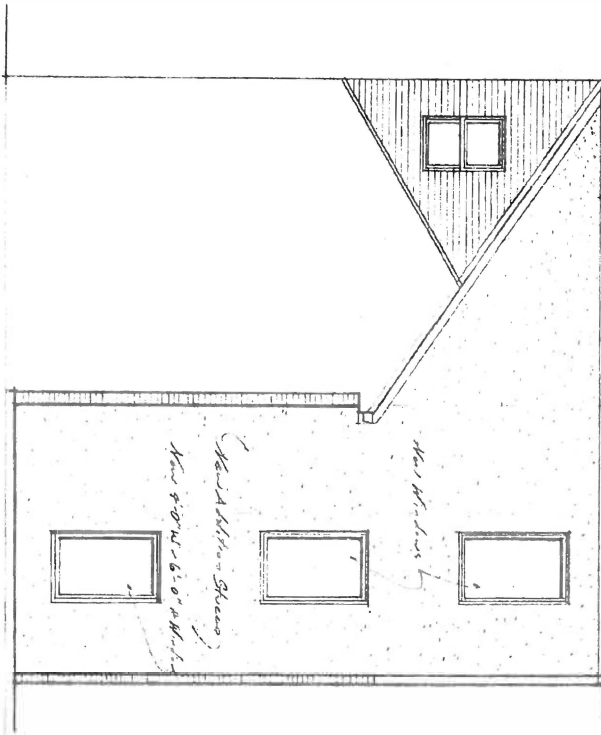


Remove 2 Floors Approved
 by BAR

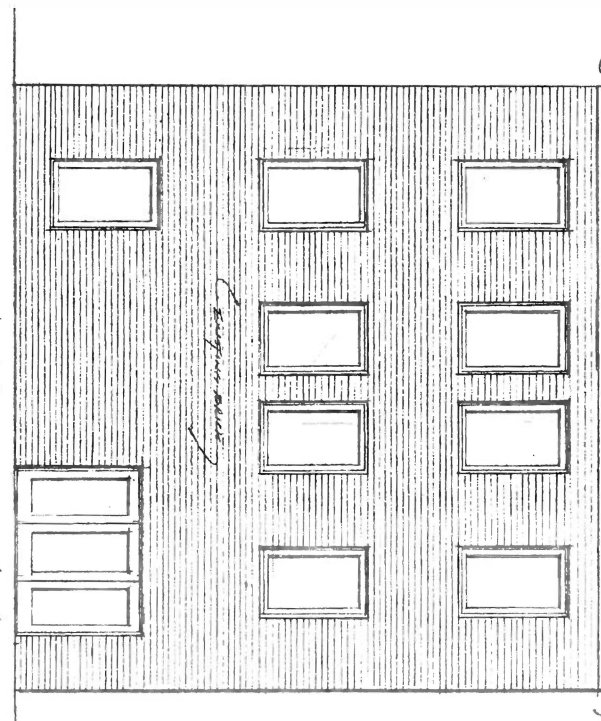
A-13

105 N. ALFRED ST. ALEXANDRIA, VIRGINIA
 MICHAEL DECHERT ARCHITECT

Remove 2 Floors Approved
by BMR



A
WEST ELEVATION @ REAR ADDITION
SCALE: 1/4" = 1'-0"



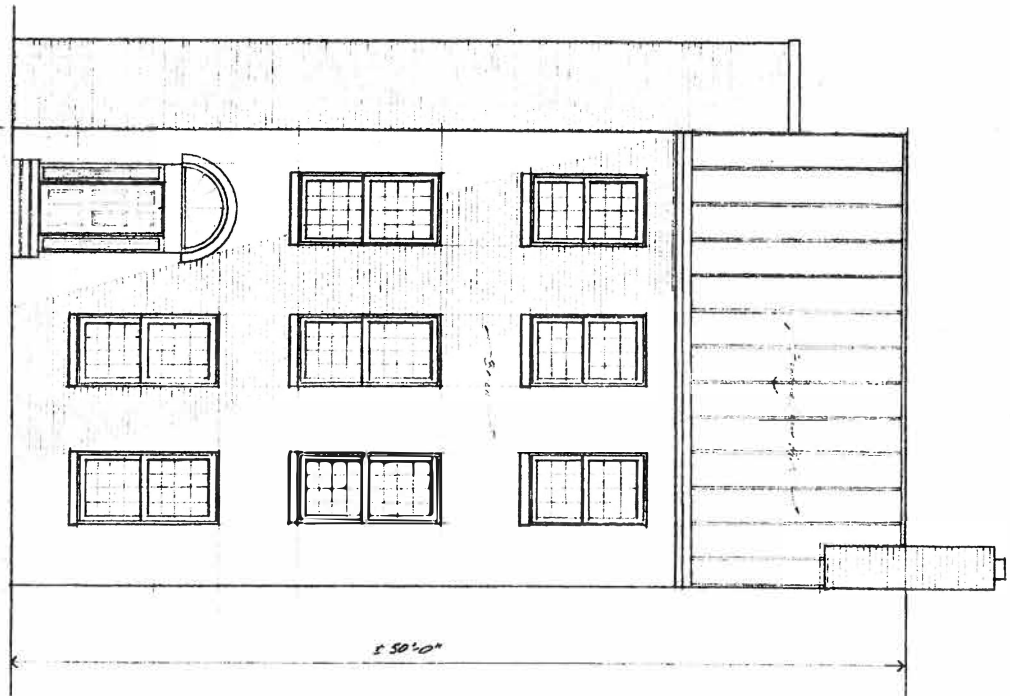
B
EAST ELEVATION @ REAR ADDITION
SCALE: 1/4" = 1'-0"

* Note: New Foundation 4'-0" x 6'-0" Concrete W-1.5
Rise From 1st Floor to 2nd Floor existing 9'-4" W x 5'-10" H
opening

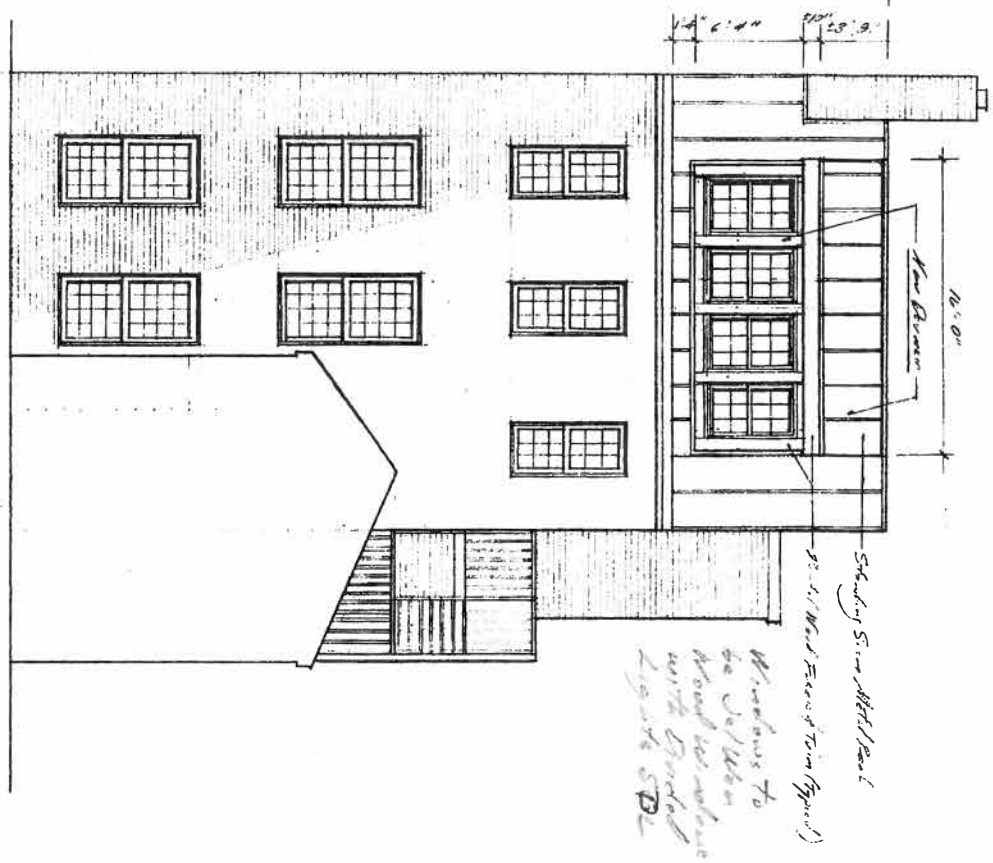
A:4

105 N. ALFRED ST. · ALEXANDRIA · VIRGINIA · MACGREGOR
Michael Dechert, Architect · November 2023

A WEST ELEVATION ON ALFRED ST.
 A/D SCALE: 1/4" = 1'-0"

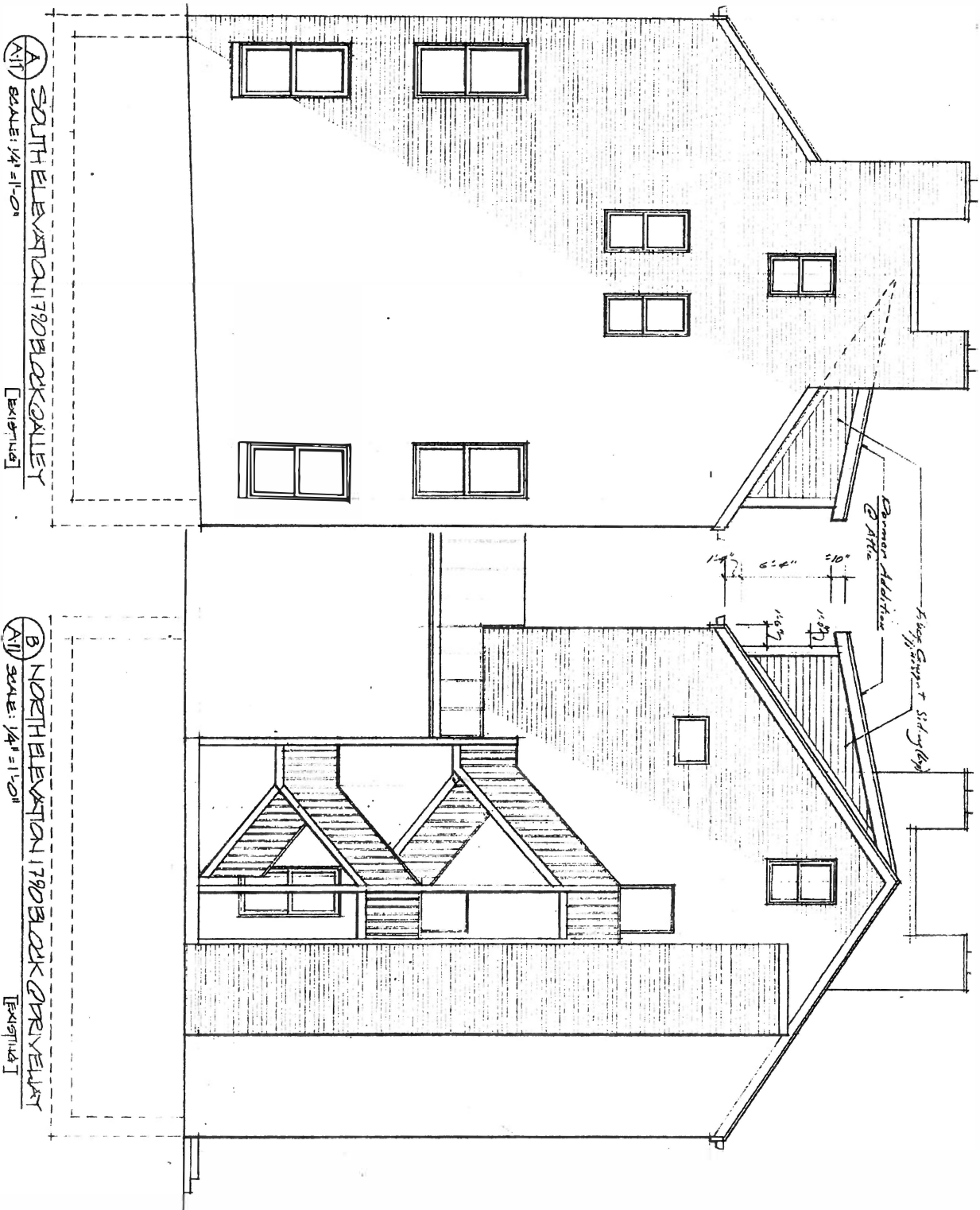


B EAST ELEVATION ON LETICIA COURT
 A/D SCALE: 1/4" = 1'-0"



A/D
 A10

105 N. ALFRED ST. · ALEXANDRIA · VIRGINIA
 MICHAEL DECHERT · ARCHITECT · November 2023



A-11 SOUTH ELEVATION 1700 BLOCK ALLEY
[EXISTING]
SCALE: 1/4" = 1'-0"

B NORTH ELEVATION 1700 BLOCK DRIVEWAY
[EXISTING]
SCALE: 1/4" = 1'-0"





