

Docket Item # 4 & 5
BAR CASE # 2013-0121/0122

BAR Meeting
May 15, 2013

ISSUE: Permit to Demolish/Capsulate and Alterations
APPLICANT: Robert and Sabine Bisson by Thomas French Architect, PC
LOCATION: 206 South Lee Street
ZONE: RM / Residential

STAFF RECOMMENDATION: Staff recommends approval of the Permit to Demolish/Capsulate and the Certificate of Appropriateness for alterations, as submitted.

****EXPIRATION OF APPROVALS NOTE:** In accordance with Sections 10-106(B) and 10-206(B) of the Zoning Ordinance, any official 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.

****BUILDING PERMIT NOTE:** Most projects approved by the Board of Architectural Review require the issuance of one or more construction permits by Building and Fire 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, 703-838-4360 for further information.



BAR2013-00121 & BAR2013-00122



Note: Staff coupled the reports for BAR #2013-0121 (Permit to Demolish/Encapsulate) and BAR #2013-0122 (Certificate of Appropriateness) for clarity and brevity. This item requires a roll call vote.

I. ISSUE

The applicant is requesting approval of a Permit to Demolish/Capsulate and a Certificate of Appropriateness in order to enclose a rear porch and make a number of alterations to the property at 206 South Lee Street. The capsulation of 234 square feet is necessary to enclose the second floor rear porch.

The following alterations are proposed:

- Replacement Loewen wood, simulated divided light windows with ¾” exterior muntins.
- A new 18” brick base with a 3’-6” iron fence and iron gate on the front property line.
- A new portico over the side (south) entrance with a metal roof and decorative brackets.
- Reconfigured stair and railing on the south elevation to provide address to the side entrance from the rear yard.
- New enclosed second story rear porch with wood Loewen casement windows and Juliette balconies.

II. HISTORY

The three-story brick-faced residential townhouse at 206 South Lee Street was constructed ca. 1962.

On December 19, 2007, the BAR approved a new brick fence with wood piers on the rear property line (BAR Case #2007-0258).

III. ANALYSIS

The proposed project is in compliance with zoning ordinance requirements.

Permit to Demolish

In considering a Permit to Demolish, the Board must consider the following criteria set forth in the Zoning Ordinance, §10-105(B):

- (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?
- (2) Is the building or structure of such interest that it could be made into a historic house?
- (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?
- (4) Would retention of the building or structure help preserve the memorial character of the George Washington Memorial Parkway?
- (5) Would retention of the building or structure help preserve and protect an historic place or area of historic interest in the city?
- (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?

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 area proposed for capsulation is currently visible through a vacant lot on Prince Street. Staff finds that the changes are stylistically compatible with the existing house and will not have a negative impact on nearby buildings of historic merit.

Alterations

The Design Guidelines encourage “designs that are respectful of the existing structure and which seek to be background statements or which echo the design elements of the existing structure.” Regarding porches, the Guidelines note that “porches should not hide, obscure or cause the removal of important historic architectural details” and “porches should be appropriate to the historic style of the structure.” Staff finds the proposed second story porch enclosure to be appropriate to this mid-20th century building.

Staff also has no objection to the brick wall and iron fence and gate on the front property line. The wall and fence will help to define the street edge of this property, as it is one of only a few properties setback from the sidewalk on this block, but still preserves the visual open space through the open iron fence portion.

STAFF

Stephanie Sample, Historic Preservation Planner, Planning & Zoning
Al Cox, FAIA, Historic Preservation Manager

IV. CITY DEPARTMENT COMMENTS

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

Code Administration

No comment.

Transportation and Environmental Services

RECOMMENDATIONS

- R1. Applicant shall be responsible for repairs to the adjacent city right-of-way if damaged during construction activity. (T&ES)
- R2. All improvements to the city right-of-way such as curbing, sidewalk, driveway aprons, etc. must be city standard design. (T&ES)
- R3. 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)
- R4. The building permit must be approved and issued prior to the issuance of any permit for demolition. (T&ES)
- R5. An erosion and sediment control plan must be approved by T&ES prior to any land disturbing activity greater than 2,500 square feet. (T&ES)

CITY CODE REQUIREMENTS

- C-1 Roof, surface and sub-surface drains shall be connect to the public storm sewer system, if available, by continuous underground pipe. Where a storm sewer is not available, the 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. (5-6-224) (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 All secondary utilities serving this site shall be placed underground. (Sec. 5-3-3) (T&ES)
- C-4 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-5 Any work within or performed from the right-of-way requires a separate permit from T&ES. (Sec. 5-2) (T&ES)

V. ATTACHMENTS

1 – Supporting Materials

2 – Application for BAR2013-0121 & BAR2013-0122 at 206 South Lee Street



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

A. Property Information

A1. Street Address 206 S. Lee St. Alexandria, VA 22314 Zone RM

A2. $\frac{2,025 \text{ SQ. FT.}}{\text{Total Lot Area}} \times 1.5 = 3,037.5 \text{ SQ. FT.}$
 Floor Area Ratio Allowed by Zone Maximum Allowable Floor Area

B. Existing Gross Floor Area

Existing Gross Area*		Allowable Exclusions	
Basement	611 SQ. FT.	Basement**	611 SQ. FT.
First Floor	780 SQ. FT.	Stairways**	68 SQ. FT.
Second Floor	1,008 SQ. FT.	Mechanical**	N/A
Third Floor	N/A	Other**	N/A
Porches/ Other	228 SQ. FT.	Total Exclusions	679 SQ. FT.
Total Gross *	2,627 SQ. FT.		

B1. Existing Gross Floor Area *
2,627 Sq. Ft.
 B2. Allowable Floor Exclusions**
679 Sq. Ft.
 B3. Existing Floor Area minus Exclusions
1,948 Sq. Ft.
 (subtract B2 from B1)

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

Proposed Gross Area*		Allowable Exclusions	
Basement	38.8 SQ. FT.	Basement**	38.8 SQ. FT.
First Floor	15.7 SQ. FT.	Stairways**	N/A
Second Floor	0 SQ. FT.	Mechanical**	N/A
Third Floor	N/A	Other**	N/A
Porches/ Other	7.4 SQ. FT.	Total Exclusions	38.8 SQ. FT.
Total Gross *	61.9 SQ. FT.		

C1. Proposed Gross Floor Area *
61.9 Sq. Ft.
 C2. Allowable Floor Exclusions**
38.8 Sq. Ft.
 C3. Proposed Floor Area minus Exclusions
23.1 Sq. Ft.
 (subtract C2 from C1)

D. Existing + Proposed Floor Area

D1. Total Floor Area (add B3 and C3) 1971.1 Sq. Ft.
 D2. Total Floor Area Allowed by Zone (A2) 3,037.5 Sq. Ft.

*Gross floor area is the sum of all gross horizontal areas under roof, measured from the face of exterior walls, including basements, garages, sheds, gazebos, guest buildings and other accessory buildings.

** Refer to the zoning ordinance (Section 2-145(B)) and consult with zoning staff for information regarding allowable exclusions.

If taking exclusions other than basements, floor plans with excluded areas must be submitted for review. Sections may also be required for some exclusions.

F. Open Space Calculations

Existing Open Space	748 SQ. FT.
Required Open Space	708.75 SQ. FT.
Proposed Open Space	741 SQ. FT.

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

Signature: **CHRIS NAKAMURA FOR**
THOMAS FRENCH ARCHITECT PC Date: 5-9-13

NOTE FENCES ARE STOCKADE UNLESS NOTED

PRINCE STREET

MON LINE

3300'

8' ALLEY

25.18'

FENCE W/ GATE

R 0.3

02

02'

01'

12.25'

12.55'

FRM

FENCE

01'

19.7

12.1'

0.3'

3 STORY

BRICK

206

5.0'

REMOVE ALL SIDE STEPS

81'

204

07' BLK RET WALL W/FRM FENCE @ C

39.0

20.0'

BRICK

51.1'

81' OP

DECK

REMOVE WROUGHT IRON GATE

208

65.67'

02

25.18'

OVHD WIRES

WALK

05 CURB

REMOVE EX. WROUGHT IRON FENCE

REPAVE EX. COURTYARD

2500'

90°45

MON LINE

SOUTH LEE STREET

SCALE: 1" = 20'

PLAT

SHOWING HOUSE LOCATION ON THE PROPERTY LOCATED AT

206 SOUTH LEE STREET CITY OF ALEXANDRIA, VIRGINIA

EXISTING DRAFTED BY:

THOMAS FRENCH ARCHITECT, P.C.

MAY 4, 2013

NOTE FENCES ARE STOCKADE UNLESS NOTED

PRINCE STREET

MON LINE

3300'

8' ALLEY

NEW "JULIETTE" BALCONY, TYP.

25.18'

MAIN LEVEL PORCH TO BE ENCLOSED (SHADED AREA)

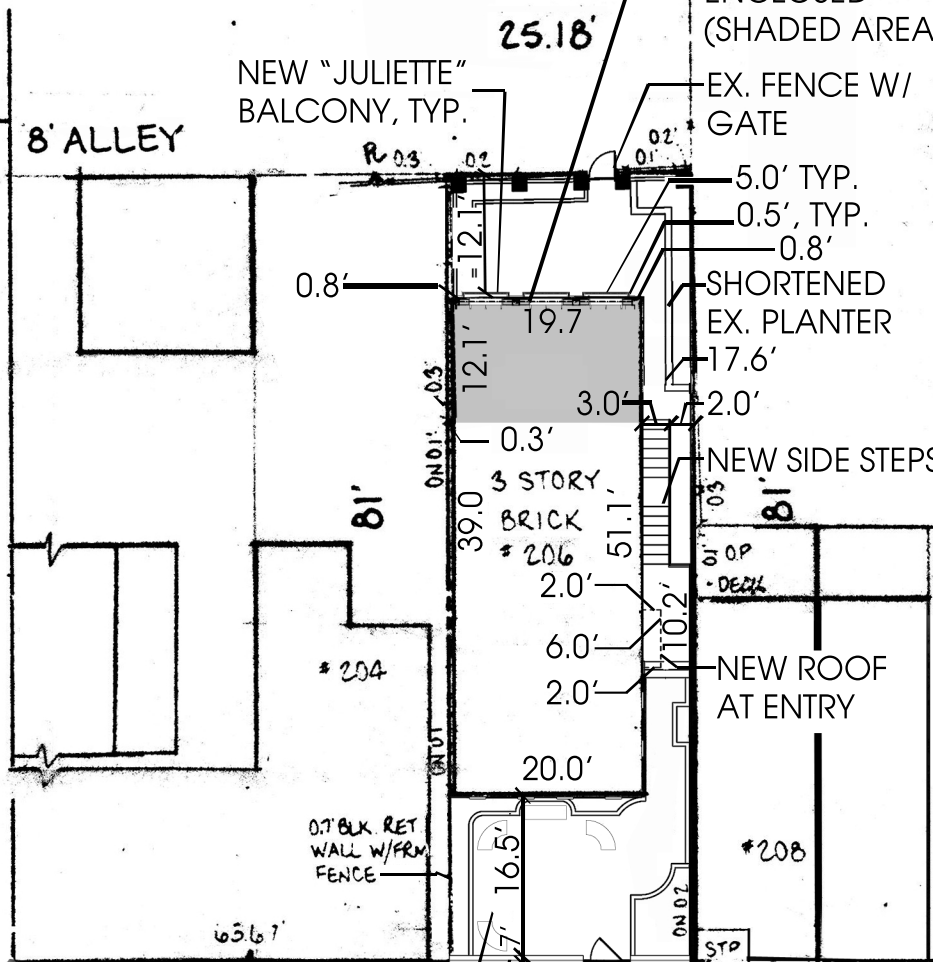
EX. FENCE W/ GATE

5.0' TYP.
0.5', TYP.
0.8'

SHORTENED EX. PLANTER

NEW SIDE STEPS

NEW ROOF AT ENTRY



NEW PAVING DESIGN IN COURTYARD
NEW WROUGHT IRON FENCE ON 8" THK. BRICK BASE ON PROPERTY LINE

25.18' WALK

OS CURB

2500'

90°45'

MON LINE

SOUTH LEE STREET

SCALE: 1" = 20'

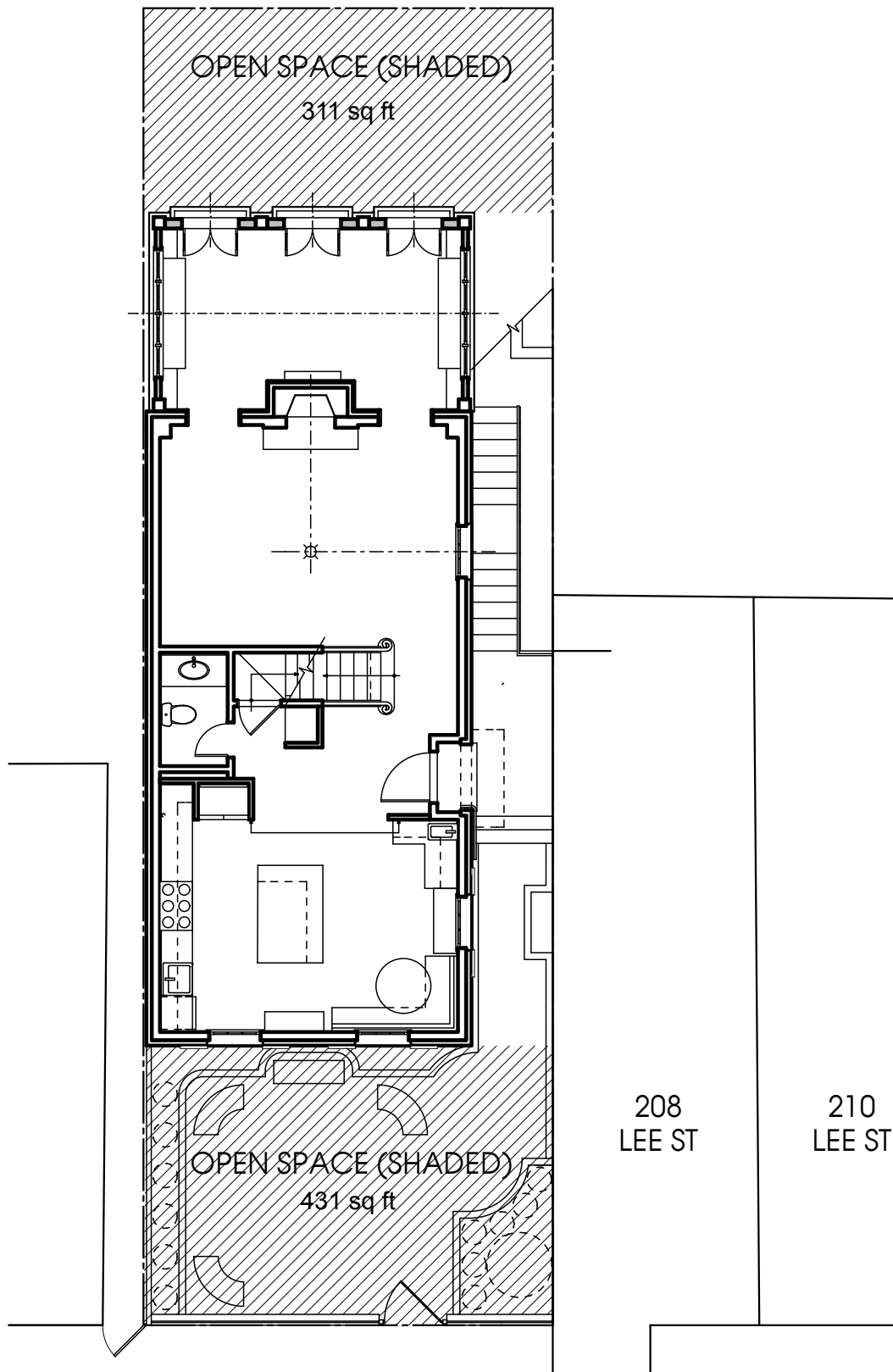
PROPOSED PLAT

SHOWING HOUSE LOCATION ON THE PROPERTY LOCATED AT

206 SOUTH LEE STREET
CITY OF ALEXANDRIA, VIRGINIA

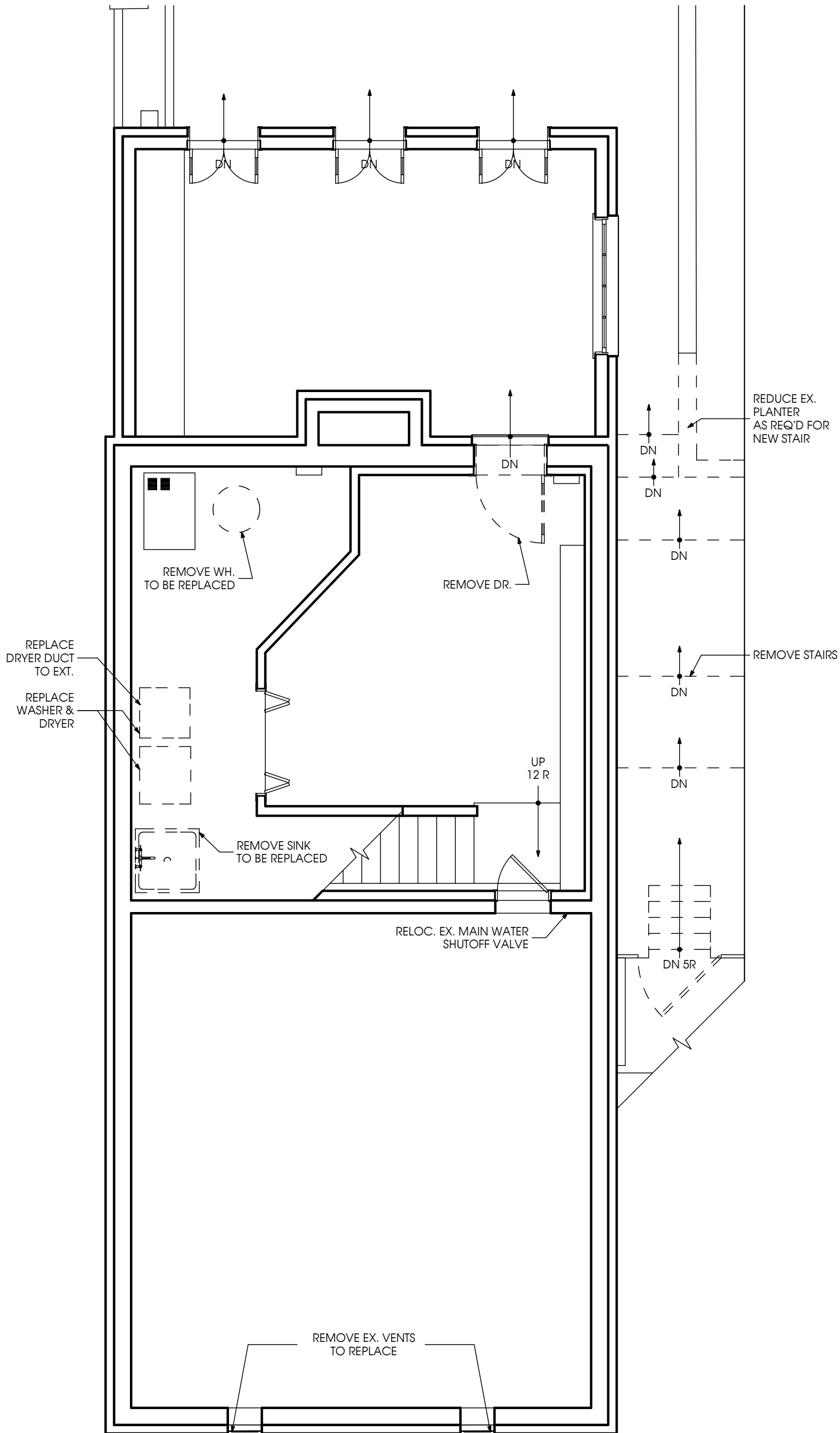
PROPOSED PLAT DRAFTED BY:

THOMAS FRENCH ARCHITECT, P.C.
MAY 4, 2013



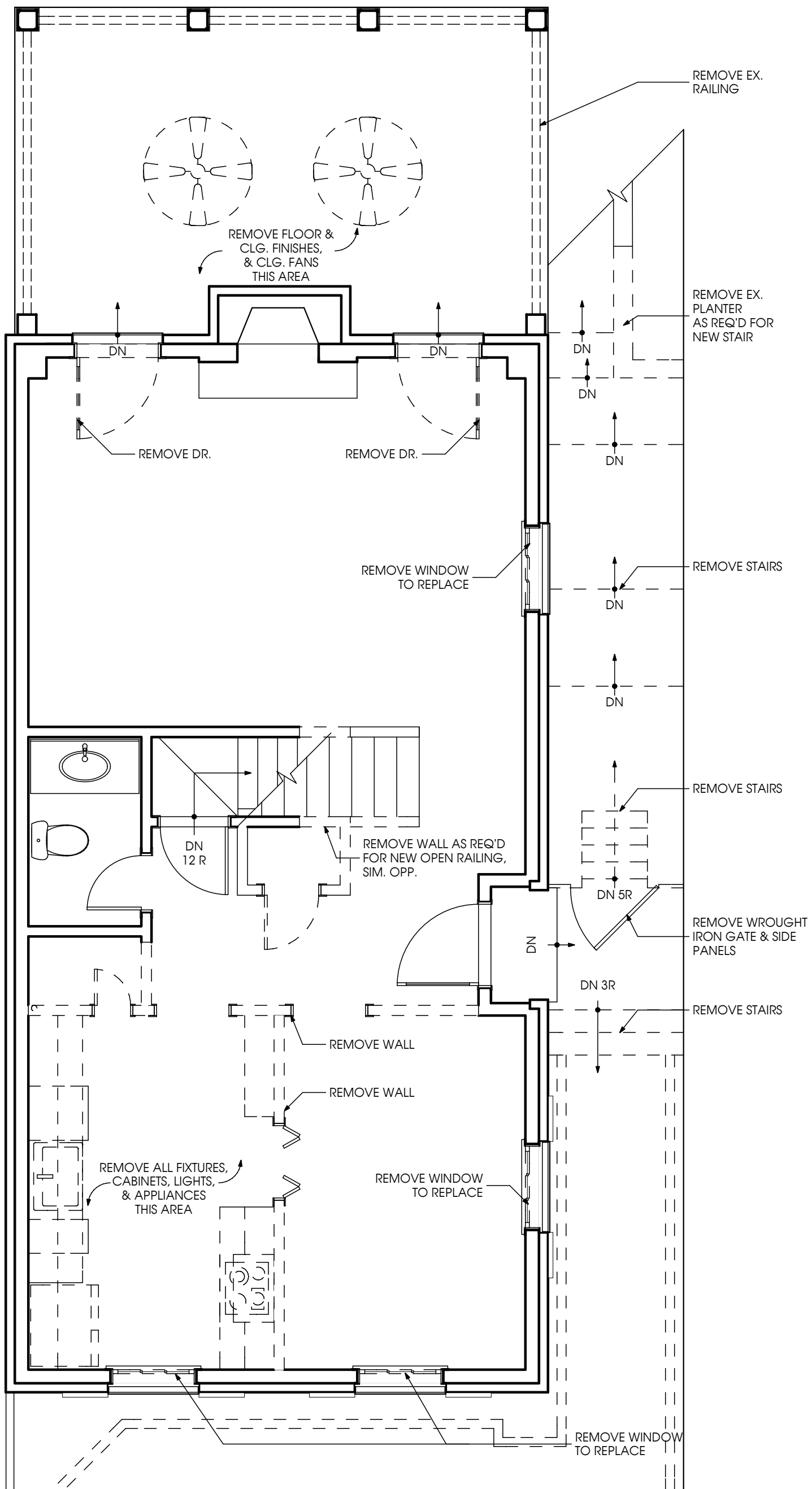
PROPOSED OPEN SPACE PLAN

○ SCALE: 1" = 10'



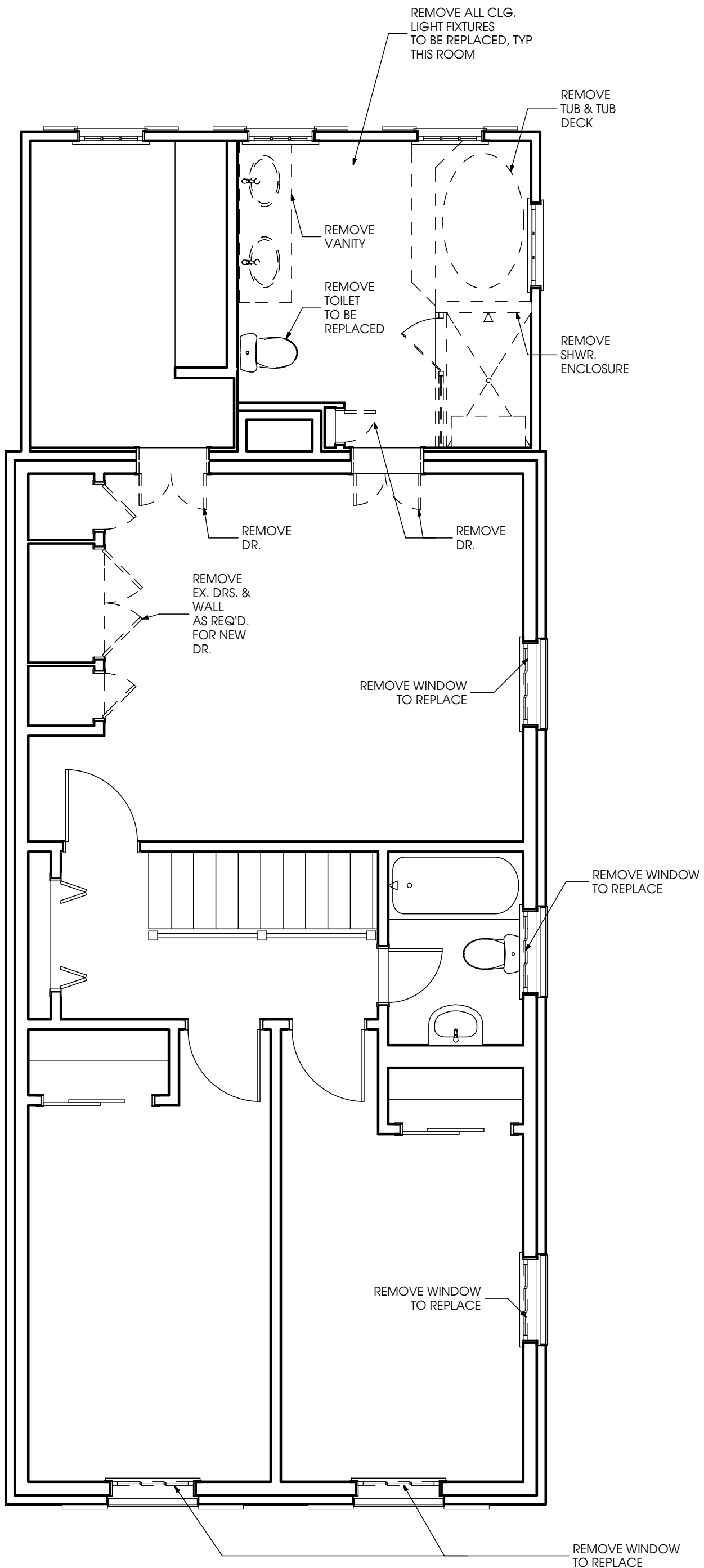
EXISTING LOWER FLOOR PLAN

SCALE: 1/4" = 1'-0"



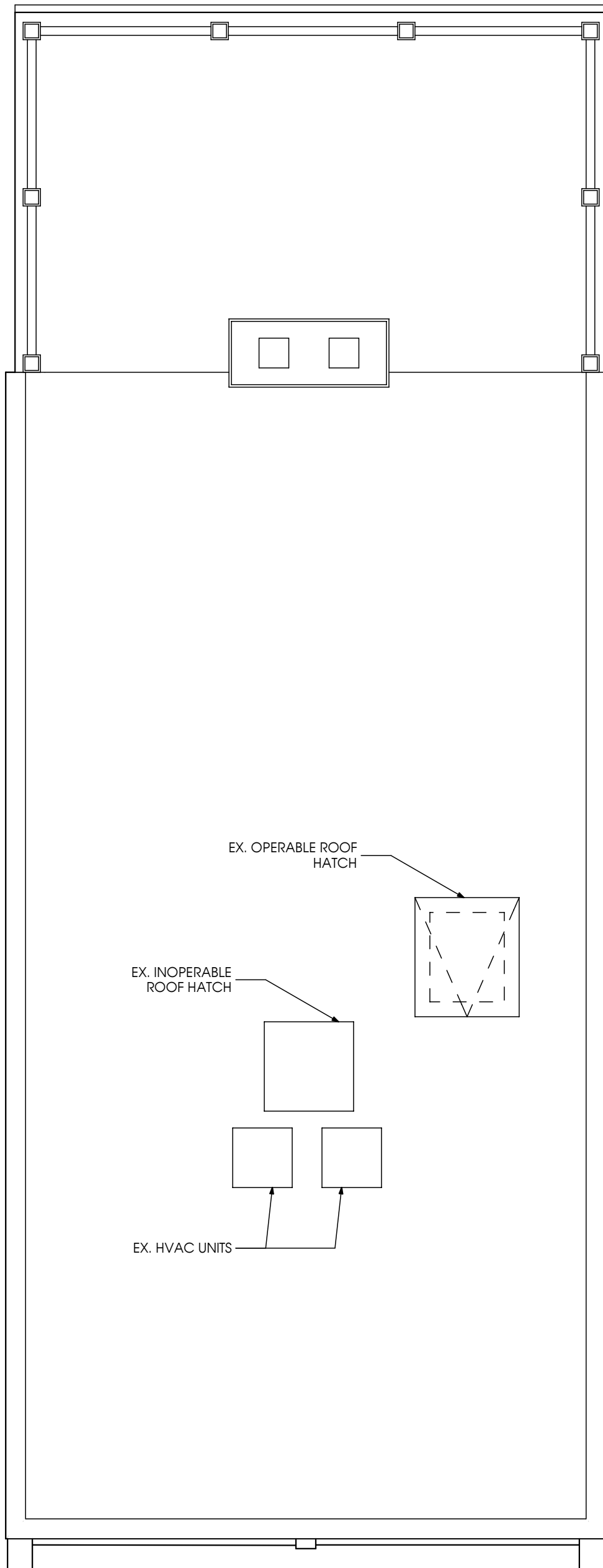
EXISTING MAIN FLOOR PLAN

SCALE: 1/4" = 1'-0"



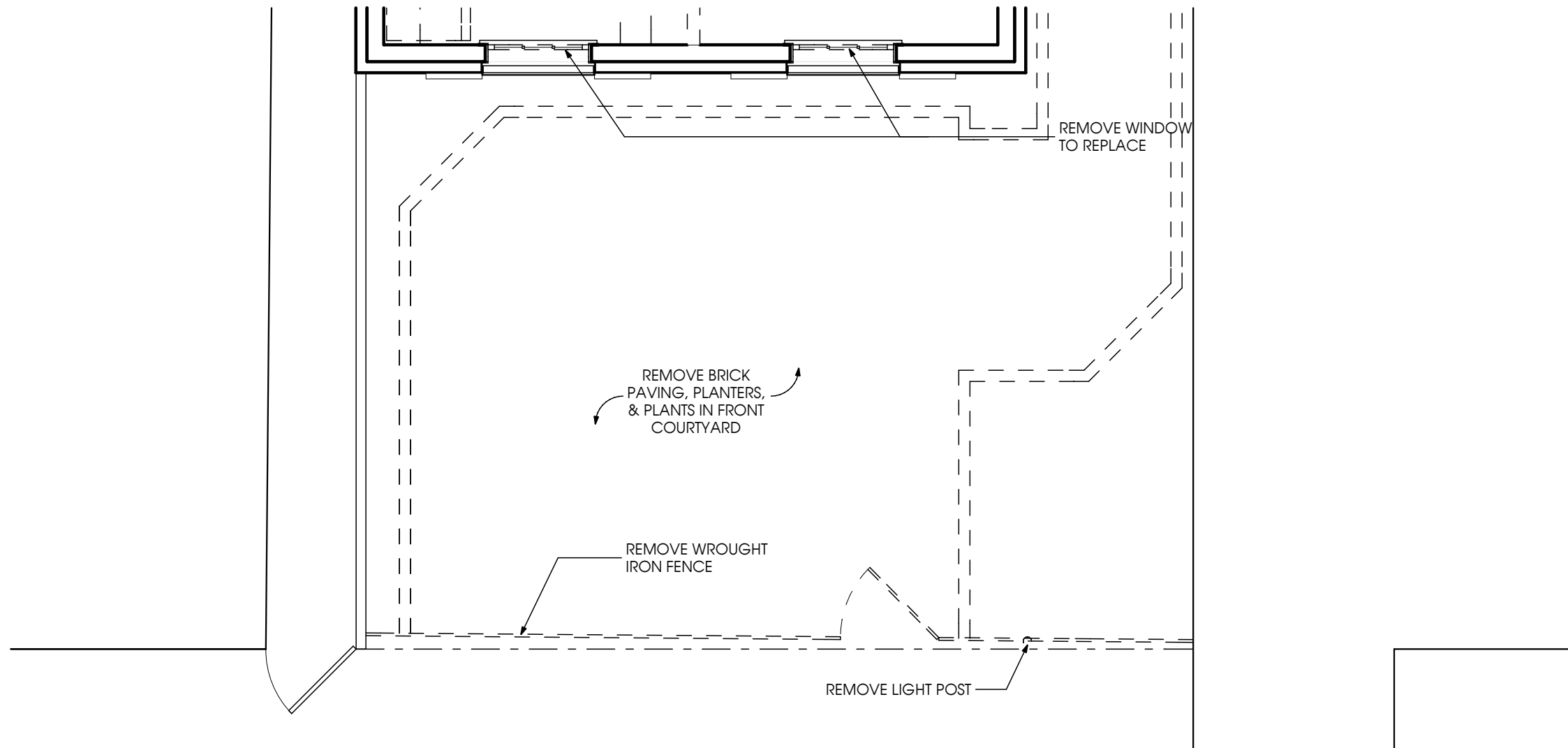
EXISTING UPPER FLOOR PLAN

SCALE: 1/4" = 1'-0"



EXISTING ROOF PLAN

SCALE: 1/4" = 1'-0"



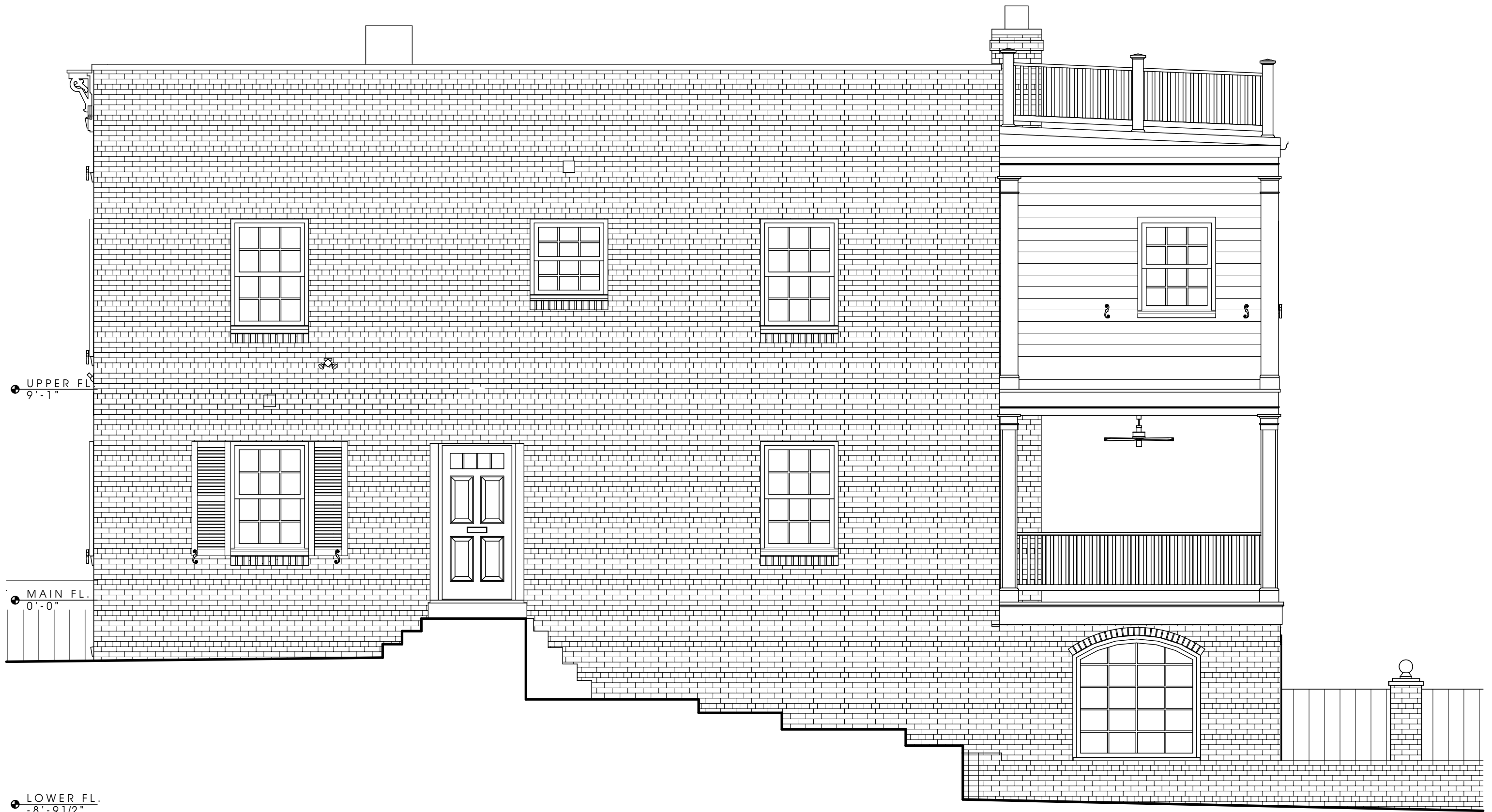
EXISTING FRONT COURTYARD PLAN

○ SCALE: 1/4" = 1'-0"



EXISTING FRONT ELEVATION

SCALE: 1/4" = 1'-0"



EXISTING RIGHT ELEVATION

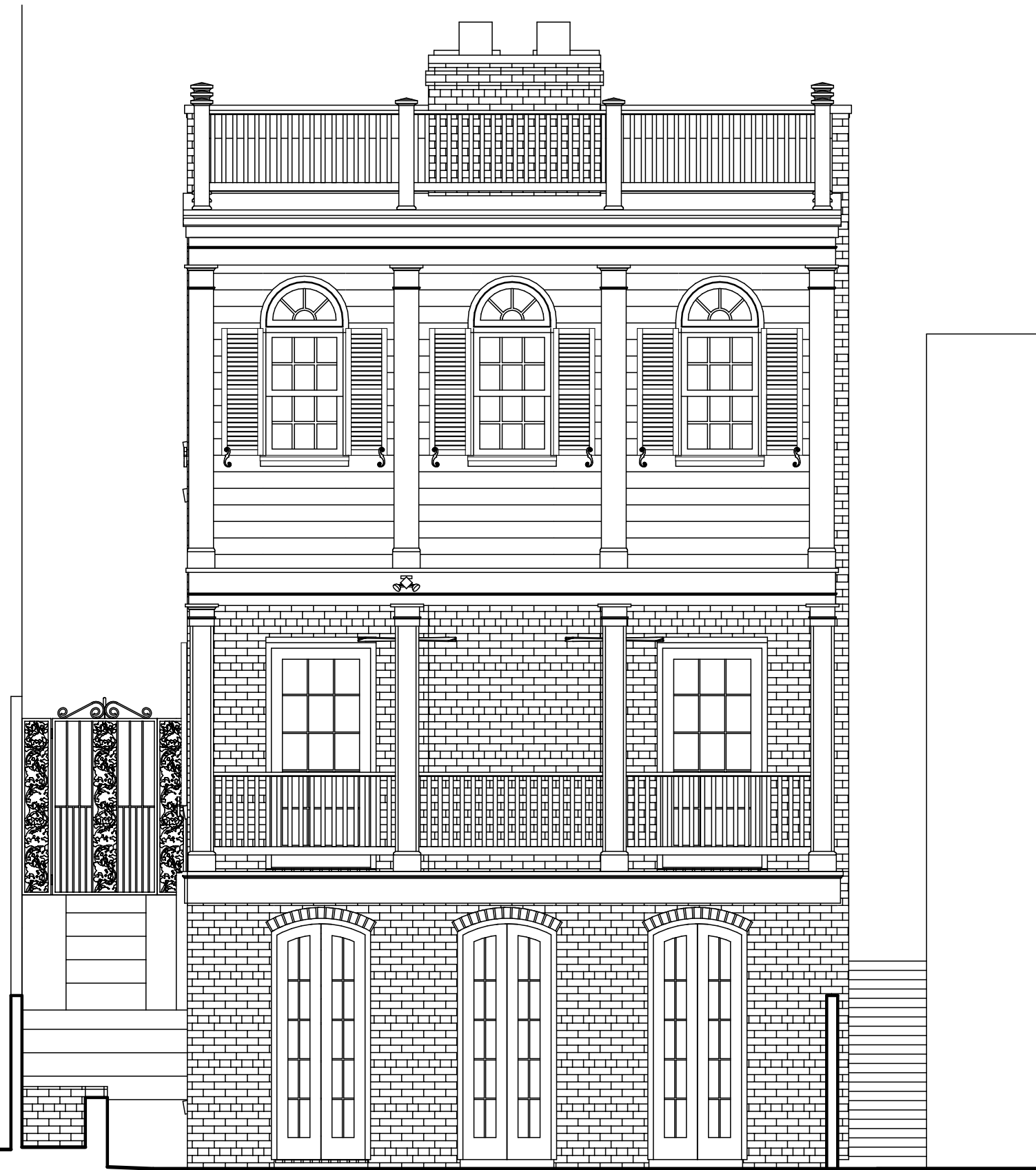
SCALE: 1/4" = 1'-0"


Thomas French
 ARCHITECT PC
 6723 Whittier Ave Suite 402
 McLean, VA 22101-4533
 Tel.: 703 734 0084
 Fax.: 703 734 1964

UPPER FL.
9'-1"

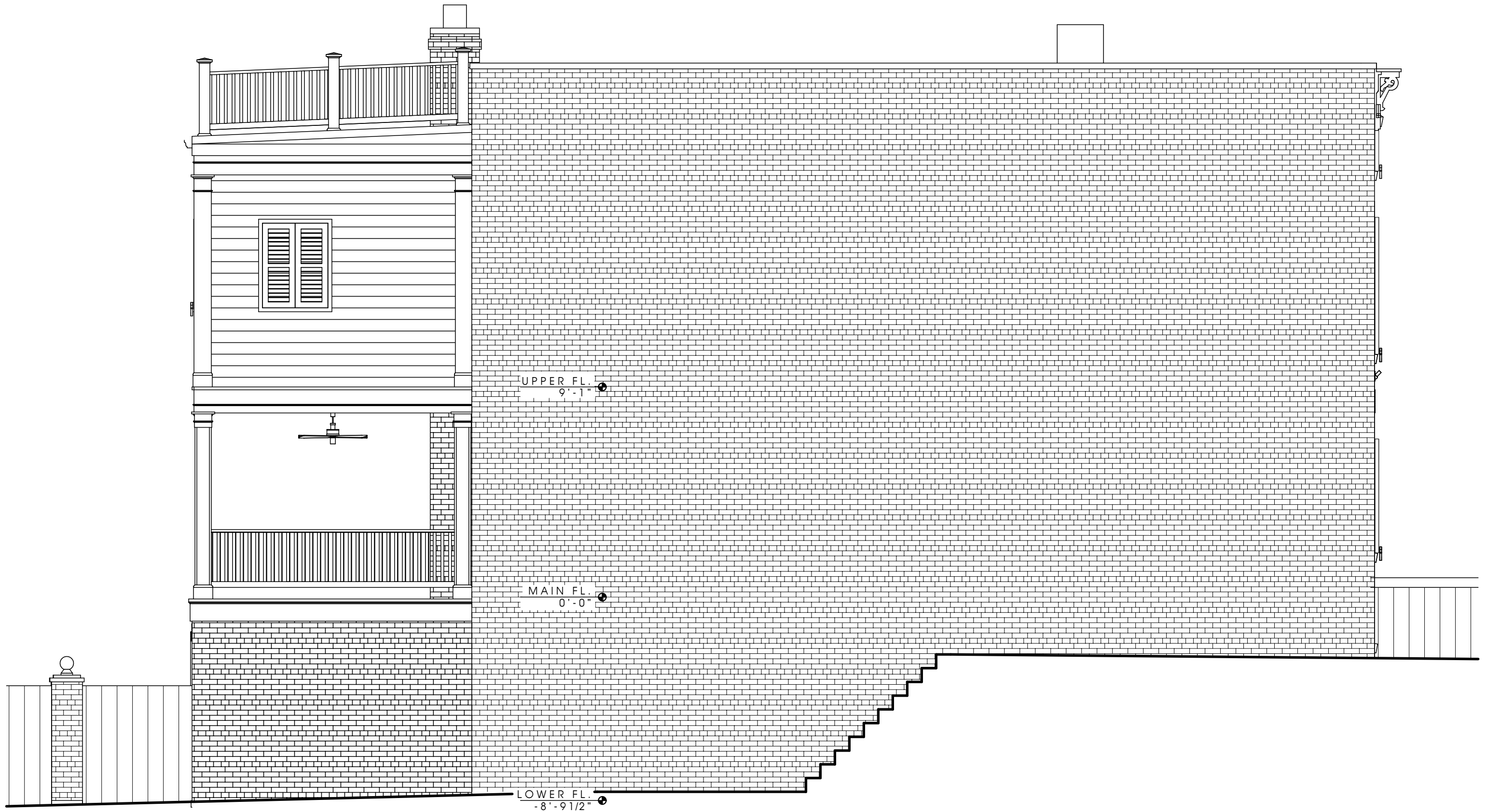
MAIN FL.
0'-0"

LOWER FL.
-8'-9 1/2"



EXISTING REAR ELEVATION

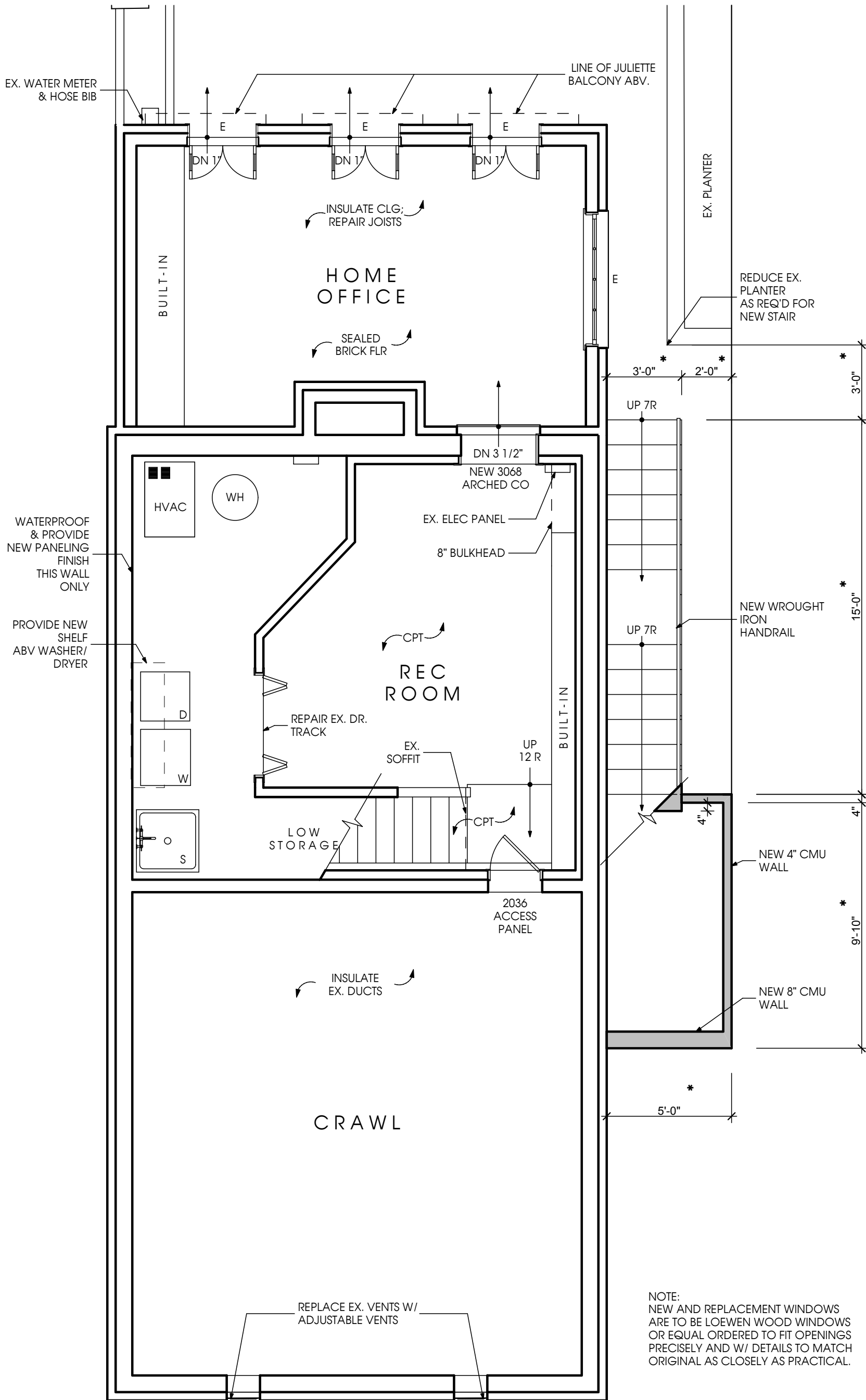
SCALE: 1/4" = 1'-0"



EXISTING LEFT ELEVATION

SCALE: 1/4" = 1'-0"

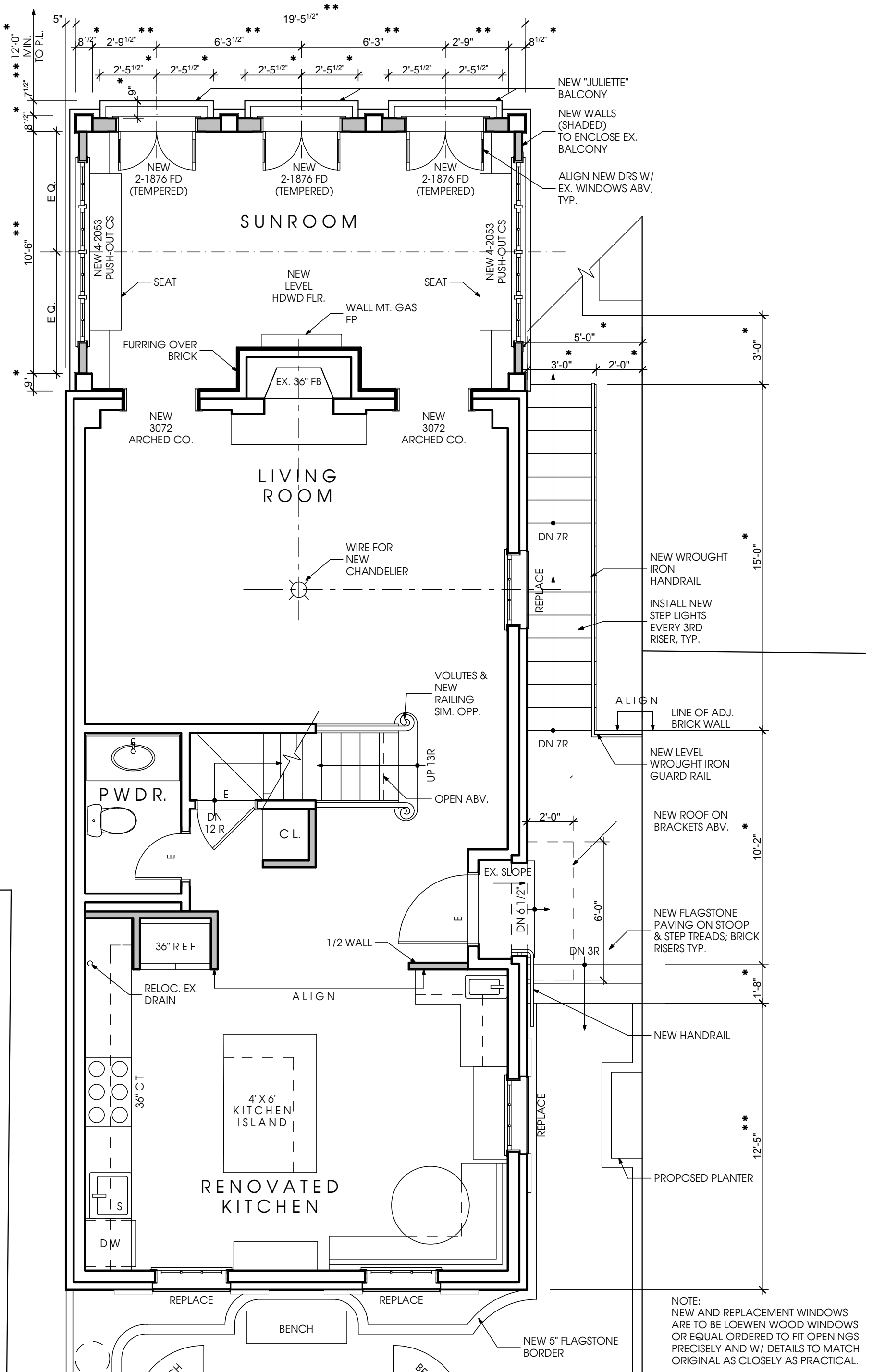
 **Thomas French**
ARCHITECT PC
6723 Whittier Ave Suite 402
McLean, VA 22101-4533
Tel.: 703 734 0084
Fax.: 703 734 1964



NOTE:
 NEW AND REPLACEMENT WINDOWS
 ARE TO BE LOEWEN WOOD WINDOWS
 OR EQUAL ORDERED TO FIT OPENINGS
 PRECISELY AND W/ DETAILS TO MATCH
 ORIGINAL AS CLOSELY AS PRACTICAL.

PROPOSED LOWER FLOOR PLAN

SCALE: 1/4" = 1'-0"

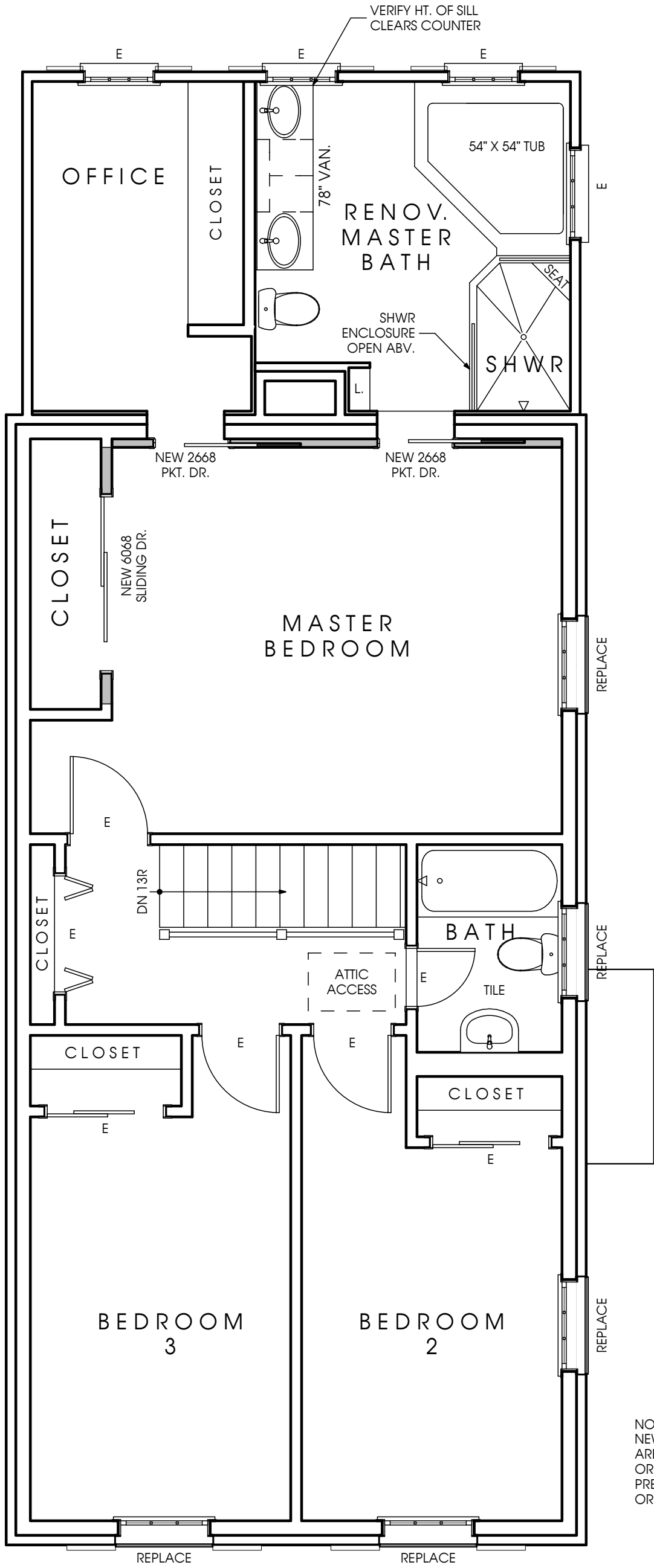


NOTE:
 NEW AND REPLACEMENT WINDOWS
 ARE TO BE LOEWEN WOOD WINDOWS
 OR EQUAL ORDERED TO FIT OPENINGS
 PRECISELY AND W/ DETAILS TO MATCH
 ORIGINAL AS CLOSELY AS PRACTICAL.

PROPOSED MAIN FLOOR PLAN

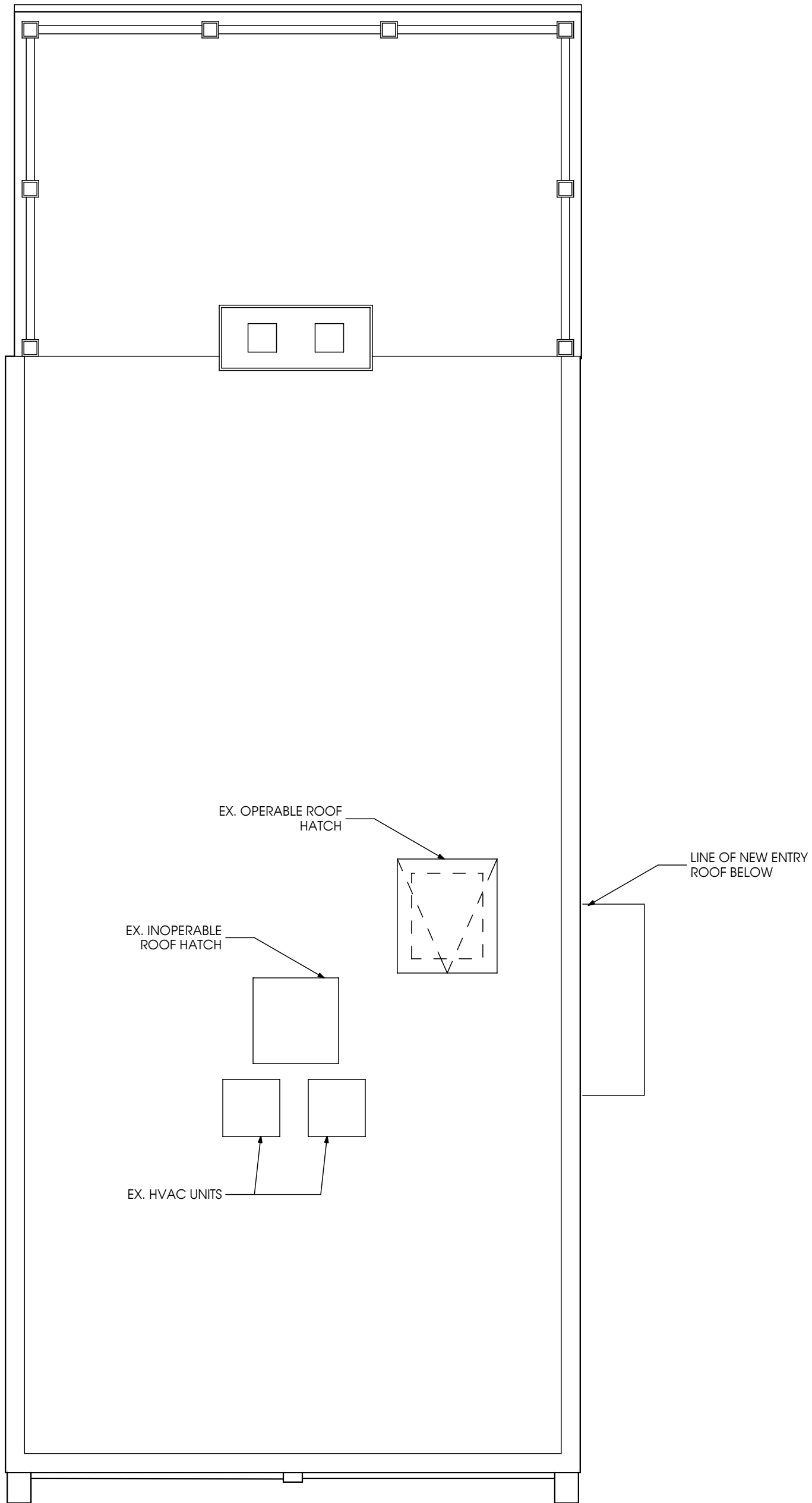
SCALE: 1/4" = 1'-0"

Thomas French
 ARCHITECT P C
 6723 Whittier Ave Suite 402
 McLean, VA 22101-4533
 Tel. 703 734 0084
 Fax. 703 734 1964



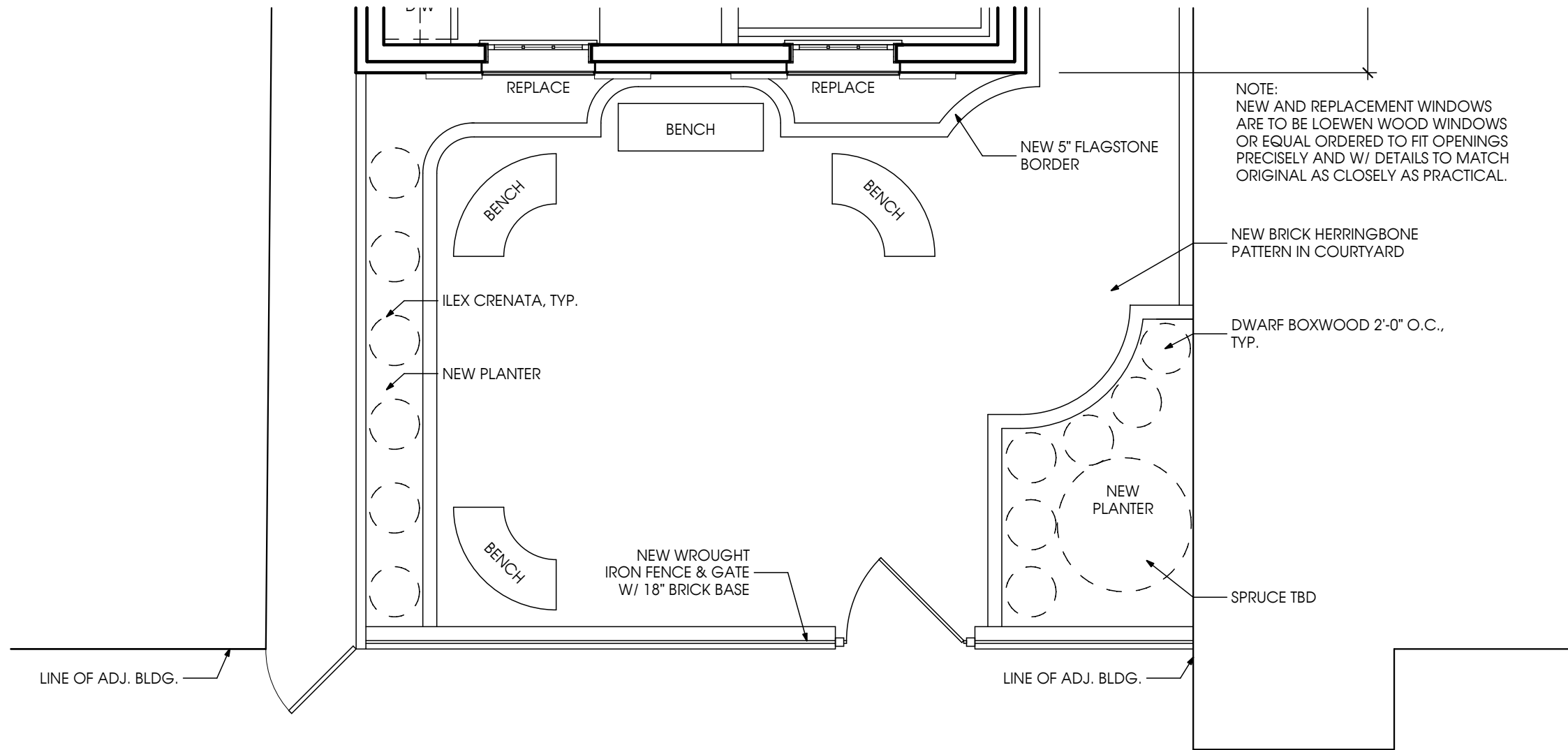
PROPOSED UPPER FLOOR PLAN

SCALE: 1/4" = 1'-0"



PROPOSED ROOF PLAN

SCALE: 1/4" = 1'-0"



NOTE:
 NEW AND REPLACEMENT WINDOWS
 ARE TO BE LOEWEN WOOD WINDOWS
 OR EQUAL ORDERED TO FIT OPENINGS
 PRECISELY AND W/ DETAILS TO MATCH
 ORIGINAL AS CLOSELY AS PRACTICAL.

NEW BRICK HERRINGBONE
 PATTERN IN COURTYARD

DWARF BOXWOOD 2'-0" O.C.,
 TYP.

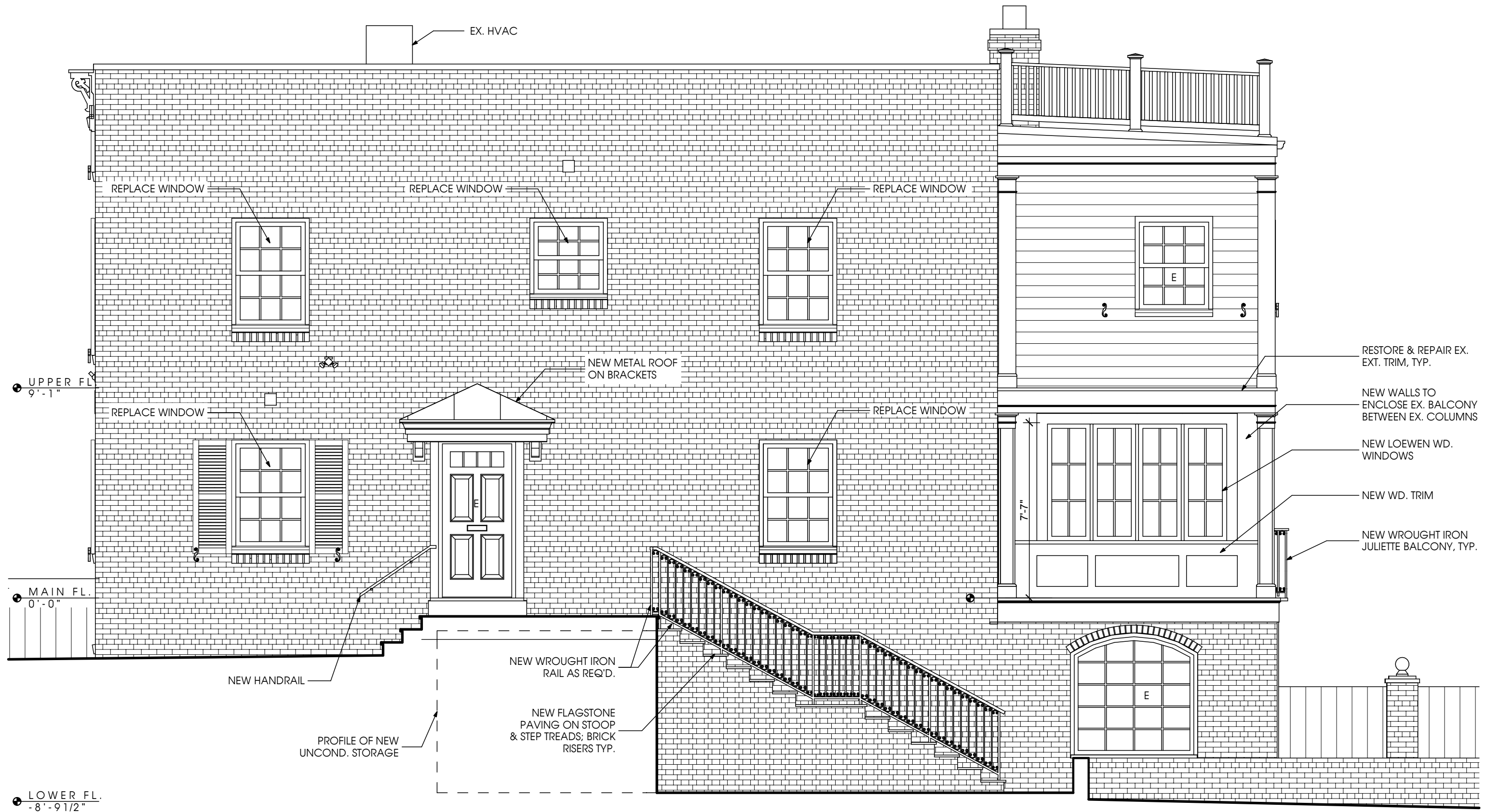
SPRUCE TBD

PROPOSED FRONT COURTYARD PLAN
 SCALE: 1/4" = 1'-0"



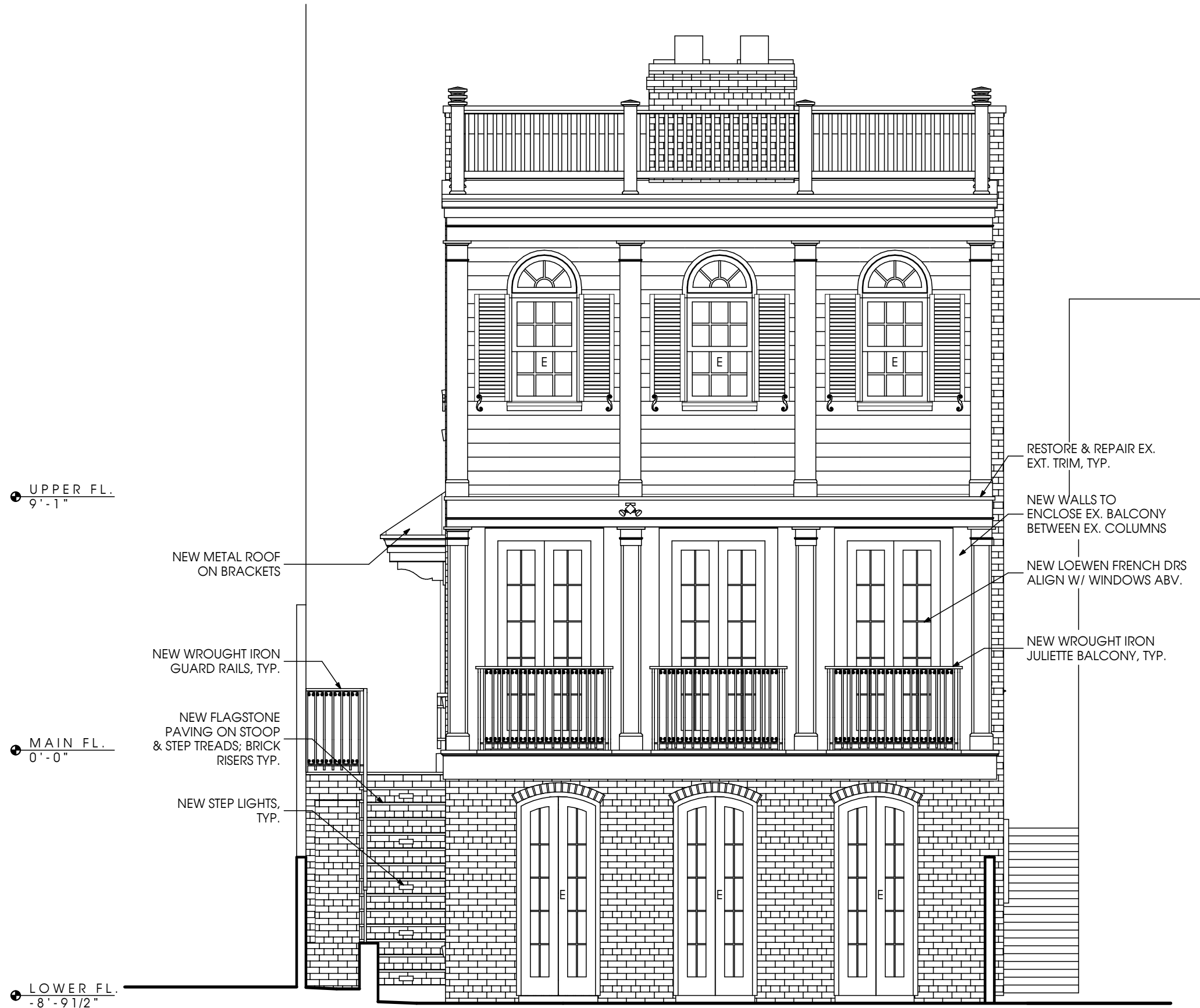
PROPOSED FRONT ELEVATION

SCALE: 1/4" = 1'-0"



PROPOSED RIGHT ELEVATION

SCALE: 1/4" = 1'-0"



UPPER FL.
9'-1"

MAIN FL.
0'-0"

LOWER FL.
-8'-9 1/2"

NEW METAL ROOF
ON BRACKETS

NEW WROUGHT IRON
GUARD RAILS, TYP.

NEW FLAGSTONE
PAVING ON STOOP
& STEP TREADS; BRICK
RISERS TYP.

NEW STEP LIGHTS,
TYP.

RESTORE & REPAIR EX.
EXT. TRIM, TYP.

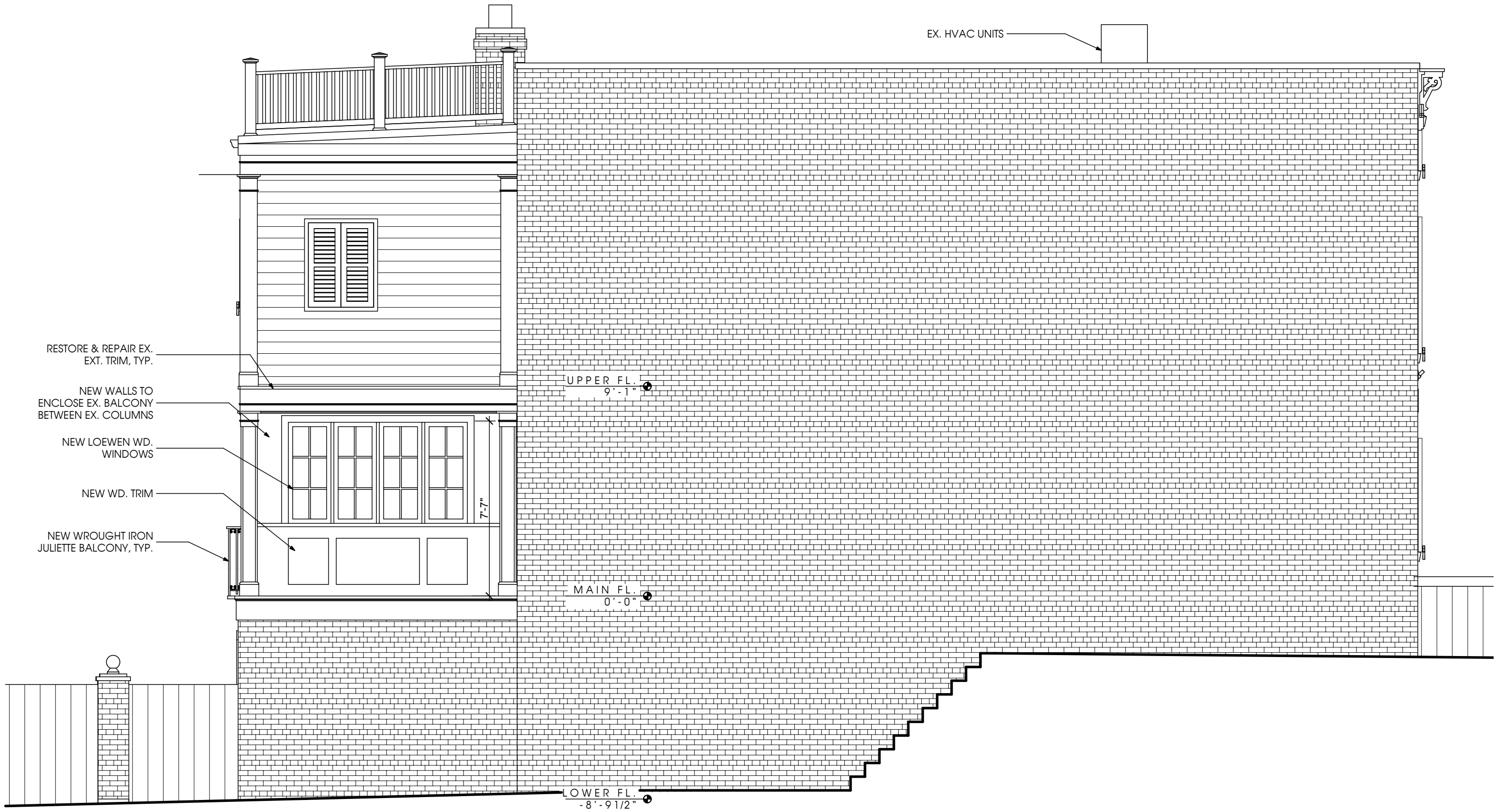
NEW WALLS TO
ENCLOSE EX. BALCONY
BETWEEN EX. COLUMNS

NEW LOEWEN FRENCH DRS
ALIGN W/ WINDOWS ABV.

NEW WROUGHT IRON
JULIETTE BALCONY, TYP.

PROPOSED REAR ELEVATION

SCALE: 1/4" = 1'-0"



PROPOSED LEFT ELEVATION

SCALE: 1/4" = 1'-0"



EXISTING VIEW ACROSS S. LEE ST.

NOT TO SCALE



PROPOSED VIEW ACROSS S. LEE ST.

NOT TO SCALE



EXISTING VIEW ACROSS PRINCE ST.

NOT TO SCALE



PROPOSED VIEW ACROSS PRINCE ST.

NOT TO SCALE

ADDRESS OF PROJECT: 206 S. LEE ST ALEXANDRIA, VA 22314
TAX MAP AND PARCEL: 075.01-11-04 ZONING: RM

APPLICATION FOR: (Please check all that apply)

- CERTIFICATE OF APPROPRIATENESS
PERMIT TO MOVE, REMOVE, ENCAPSULATE OR DEMOLISH
WAIVER OF VISION CLEARANCE REQUIREMENT and/or YARD REQUIREMENTS IN A VISION CLEARANCE AREA
WAIVER OF ROOFTOP HVAC SCREENING REQUIREMENT

Applicant: [X] Property Owner [] Business (Please provide business name & contact person)

Name: Robert & Sabine Bisson
Address: 206 S. Lee St.
City: Alexandria State: VA Zip: 22314
Phone: 703-683-8469 E-mail: rbisson@etiwater.com, sbisbon@gmail.com

Authorized Agent (if applicable): [] Attorney [X] Architect []
Name: Thomas French, III Phone: 703-734-0084
E-mail: tmf3@thosfrench.com

Legal Property Owner:
Name: Robert & Sabine Bisson
Address: 206 S. Lee St.
City: Alexandria State: VA Zip: 22314
Phone: (703) 683-8469 E-mail: RBISSON@ETIWATER.COM, SBINE BISSON@GMAIL.COM

- Yes No Is there an historic preservation easement on this property?
Yes No If yes, has the easement holder agreed to the proposed alterations?
Yes No Is there a homeowner's association for this property?
Yes No If yes, has the homeowner's association approved the proposed alterations?

If you answered yes to any of the above, please attach a copy of the letter approving the project.

NATURE OF PROPOSED WORK: *Please check all that apply*

- NEW CONSTRUCTION
- EXTERIOR ALTERATION: *Please check all that apply*
 - awning
 - doors
 - lighting
 - other _____
 - fence, gate or garden wall
 - windows
 - pergola/trellis
 - HVAC equipment
 - siding
 - painting unpainted masonry
 - shutters
 - shed
- ADDITION
- DEMOLITION/ENCAPSULATION
- SIGNAGE

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

60" TOTAL HT.

New work consists of: New entry roof on brackets at existing side entry, new wrought-iron on brick base front fence, new paving and planter design in front courtyard. Encapsulation work consists of: enclosing the existing main floor porch on a rear 1990 addition for use as a sun room. New sun room will have push-out casement windows on the side elevations and new rear-facing french doors to a new balcony on brackets. Other exterior alterations include: Replacing side stairs with new flagstone tread/brick riser stairs over new unconditioned storage, replacement of windows on original 1962 building, relocation of existing side wrought-iron gate, repair of existing roof railing in-kind on rear addition, and restoration/repair of existing trim.

SUBMITTAL REQUIREMENTS:

Items listed below comprise the **minimum supporting materials** for BAR applications. Staff may request additional information during application review. Please refer to the relevant section of the *Design Guidelines* for further information on appropriate treatments.

Applicants must use the checklist below to ensure the application is complete. Include all information and material that are necessary to thoroughly describe the project. Incomplete applications will delay the docketing of the application for review. Pre-application meetings are required for all proposed additions. All applicants are encouraged to meet with staff prior to submission of a completed application.

Electronic copies of submission materials should be submitted whenever possible.

Demolition/Encapsulation : *All applicants requesting 25 square feet or more of demolition/encapsulation must complete this section. Check N/A if an item in this section does not apply to your project.*

- Survey plat showing the extent of the proposed demolition/encapsulation.
- Existing elevation drawings clearly showing all elements proposed for demolition/encapsulation.
- Clear and labeled photographs of all elevations of the building if the entire structure is proposed to be demolished.
- Description of the reason for demolition/encapsulation.
- Description of the alternatives to demolition/encapsulation and why such alternatives are not considered feasible.

Additions & New Construction: *Drawings must be to scale and should not exceed 11" x 17" unless approved by staff. All plans must be folded and collated into 12 complete 8 1/2" x 11" sets. Additional copies may be requested by staff for large-scale development projects or projects fronting Washington Street. Check N/A if an item in this section does not apply to your project.*

- 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.

ALL APPLICATIONS: *Please read and check that you have read and understand the following items:*

- I have submitted a filing fee with this application. (Checks should be made payable to the City of Alexandria. Please contact staff for assistance in determining the appropriate fee.)
- I understand the notice requirements and will return a copy of the three respective notice forms to BAR staff at least five days prior to the hearing. If I am unsure to whom I should send notice I will contact Planning and Zoning staff for assistance in identifying adjacent parcels.
- I, the applicant, or an authorized representative will be present at the public hearing.
- I understand that any revisions to this initial application submission (including applications deferred for restudy) must be accompanied by the BAR Supplemental form and 12 sets of 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: Thomas French, III

Date: 04/04/2013

OWNERSHIP AND DISCLOSURE STATEMENT

Use additional sheets if necessary

1. Applicant. State the name, address and percent of ownership of any person or entity owning an interest in the applicant, unless the entity is a corporation or partnership, in which case identify each owner of more than ten percent. The term ownership interest shall include any legal or equitable interest held at the time of the application in the real property which is the subject of the application.

Name	Address	Percent of Ownership
1. ROBERT BISSON	206 S. LEE ST ALEXANDRIA, VA 22314	50%
2. SABINE BISSON	206 S. LEE ST ALEXANDRIA, 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 206 S. LEE ST. (address), unless the entity is a corporation or partnership, in which case identify each owner of more than ten percent. The term ownership interest shall include any legal or equitable interest held at the time of the application in the real property which is the subject of the application.

Name	Address	Percent of Ownership
1. ROBERT BISSON	206 S. LEE ST ALEXANDRIA, VA 22314	50%
2. SABINE BISSON	206 S. LEE ST. ALEXANDRIA, VA 22314	50%
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	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.

4/14/13
Date

CHRIS NAKAMURA
Printed Name
FOR THOMAS FRENCH,
ARCHITECT P.C.


Signature