

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

APPLICANT: Anne Altizer represented by Derek Binsted, Architect

LOCATION: Old and Historic District
119 Wolfe Street

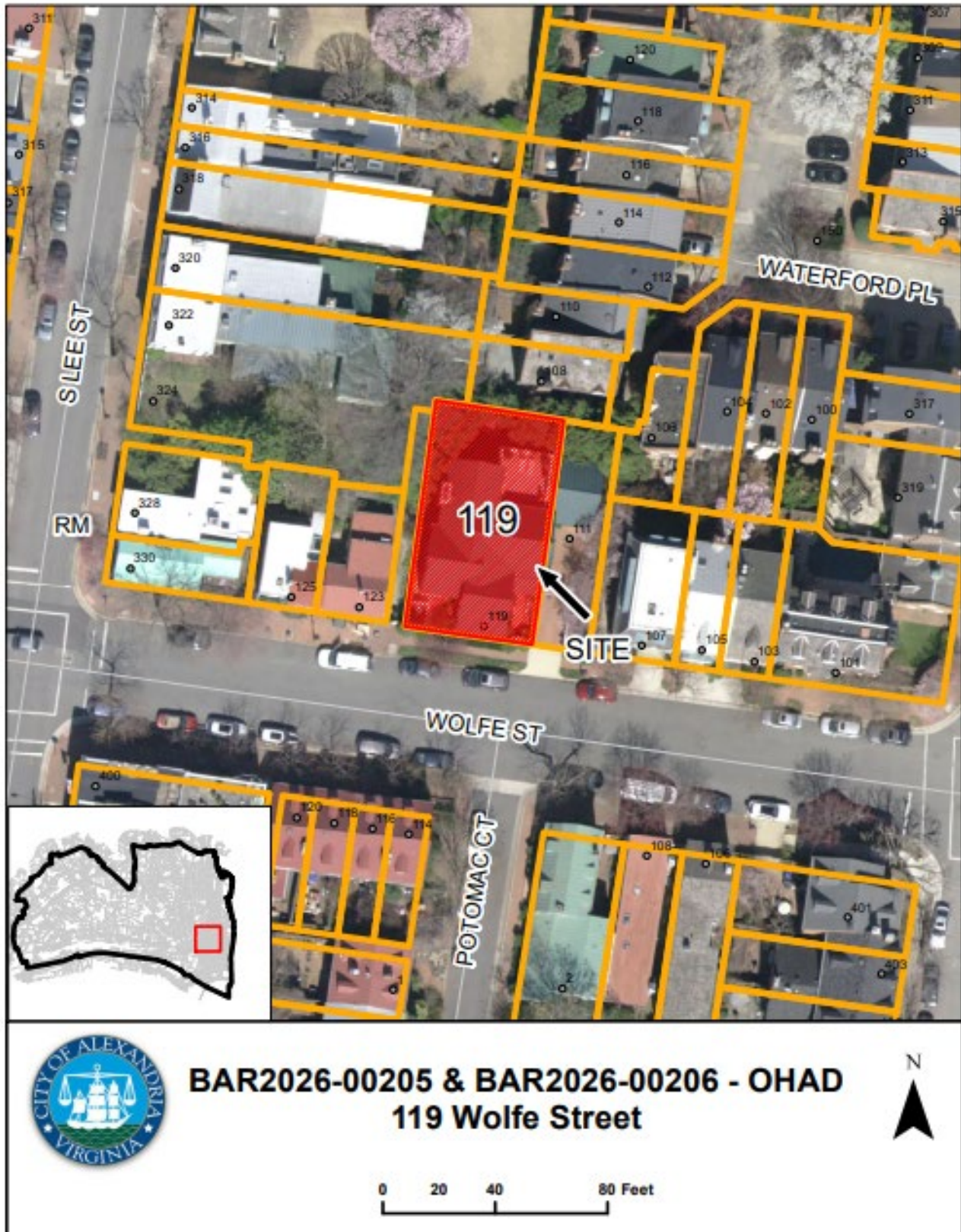
ZONE: RM

STAFF RECOMMENDATION

Staff recommends **approval** of the Certificate of Appropriateness for alterations and Permit to Demolish/Capsulate (partial), 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, 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 #2026-00206) and Certificate of Appropriateness (BAR #2026-00205) for clarity and brevity. The Permit to Demolish requires a roll call vote.

I. APPLICANT'S PROPOSAL

The applicant requests a Certificate of Appropriateness and a Permit to Demolish (partial) to infill an existing covered porch with windows, doors, and louvered panels (Figures 1 and 2). The area of the porch is 112 square feet. The existing porch structure and roof will remain, while the wood railings and brick steps will be demolished. The following materials are proposed:

- 3 Lepage XL series wood casement windows
- 2 wood doors
- Louvered wood panels
- 2 Bevolo gas lanterns
- New iron railing
- New brick landing and steps



Figure 1: Photo of subject property's existing porch, viewed from Wolfe Street.



Figure 2: Drawing of proposed front/south elevation (left) and side/east elevation (right).

Site context

The subject property is a detached single-family home. It is bound by a private alley to the west and by private development to the north and east. The proposed alterations will be visible from Wolfe Street.

II. HISTORY

A structure first appears on this plot on the 1896 Sanborn Fire Insurance map, as a 2-story dwelling with a slate or tin roof. No structure exists on the 1891 Sanborn map, so it is likely that this original structure was constructed sometime between **1891** and **1896**. In the mid-1980s, a developer proposed razing the building and constructing a new one. The Board approved the demolition of the building, with the developer agreeing to retain a portion of the front of the house and incorporate it into the new building (Figure 3). The developer applied to demolish the remaining portion in 1988, but this request was denied by the Board. A new house was subsequently constructed on the site of the original one in **1988**, with only a small portion of the original façade remaining. On December 17, 2025, the Board approved the replacement of an exterior door on the south elevation with a window and the replacement of an exterior door at the front entry porch.



Figure 3a (left): 119 Wolfe Street in 1982 (photo from Alexandria Special Collections Library).
Figure 3b (right): 119 Wolfe Street partially demolished, undated (photo from Alexandria Special Collections Library).

Previous BAR Approvals

July 8, 1954
January 9, 1963
BAR-86-105
BAR-86-199
BAR-88-35
BAR2025-00503
BAR2025-00507

Alterations
Construct brick wall
Alterations and addition
Alterations and addition
Demolish the remainder of the house (denied)
Replace gates and gas lanterns
Replace door with window and replace entry door

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 historic interest that its removal 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 an 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 to live?	No
(7)	In the instance of a building or structure owned by the city or the redevelopment and housing authority, such building or structure having been acquired pursuant to a duly approved urban renewal (redevelopment) plan, would retention of the building or structure promote the general welfare in view of needs of the city for an urban renewal (redevelopment) project?	No
(8)	Would retention of the building or structure help maintain the scale and character of the neighborhood?	No

In the opinion of staff, none of the criteria for demolition and capsulation are met. The demolition/capsulation will affect only the existing porch and stoop which are not historic. The capsulation of the porch would not remove any character-defining features of uncommon design or historic merit and does not compromise the integrity of the building. Staff therefore has no objection to the demolition/capsulation and recommends **approval** of the Permit to Demolish/Capsulate (partial).

Certificate of Appropriateness

According to the *Design Guidelines*, “Porches are important architectural elements, especially on residential structures”. Additionally, “Porches should be appropriate to the historical style of the structure”. Staff finds that the proposed infilling of the existing porch is appropriate because its features and materials are sympathetic to the architectural style of the main building. The applicant is proposing to use high-quality wood windows, doors, and panels. The porch is thoughtfully designed and would not detract from the historic integrity of the building, which has already undergone significant demolition and alteration throughout the years.

Therefore, staff recommends **approval** of the Certificate of Appropriateness for alterations, as submitted.

STAFF

Brendan Harris, Historic Preservation Planner, Planning & Zoning
Julie Weisgerber, Historic Preservation Principal Planner, Planning & Zoning
Tony LaColla, AICP, Land Use + Preservation Division Chief, Planning & Zoning

IV. CITY DEPARTMENT COMMENTS

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

Zoning

C-1 Proposed enclosure of existing open porch will comply with Zoning.

Code Administration

A building permit is required.

Transportation and Environmental Services

- R-1 The building permit must be approved and issued prior to the issuance of any permit for demolition, if a separate demolition permit is required. (T&ES)
- R-2 Applicant shall be responsible for repairs to the adjacent city right-of-way if damaged during construction activity. (T&ES)
- R-3 No permanent structure may be constructed over any existing private and/or public utility easements. It is the responsibility of the applicant to identify any and all existing easements on the plan. (T&ES)
- F-1 After review of the information provided, an approved grading plan is not required at this time. Please note that if any changes are made to the plan it is suggested that T&ES be included in the review. (T&ES)

- F-2 If the alley adjacent to the parcel is to be used at any point of the construction process, the following will be required: For a Public Alley - The applicant shall contact T&ES, Construction Permitting & Inspections at (703) 746-4035 to discuss any permits and accommodation requirements that will be required. For a Private Alley - The applicant must provide proof, in the form of an affidavit at a minimum, from owner of the alley granting permission of use. (T&ES)
- C-1 The applicant shall comply with the City of Alexandria's Solid Waste Control, Title 5, Chapter 1, which sets forth the requirements for the recycling of materials (Sec. 5-1-99). (T&ES)
- C-2 The applicant shall comply with the City of Alexandria's Noise Control Code, Title 11, Chapter 5, which sets the maximum permissible noise level as measured at the property line. (T&ES)
- C-3 Roof, surface and sub-surface drains be connected to the public storm sewer system, if available, by continuous underground pipe. Where storm sewer is not available applicant must provide a design to mitigate impact of stormwater drainage onto adjacent properties and to the satisfaction of the Director of Transportation & Environmental Services. (Sec.5-6-224) (T&ES)
- C-4 Any work within the right-of-way requires a separate permit from T&ES. (Sec. 5-2) (T&ES)

Alexandria Archaeology

- F-1 According to historic maps and aerial photographs, the subject property was vacant until the 1890s. According to city directories and newspaper accounts, a boat captain named A.J. Fair built the houses at 117 and 119 Wolfe St. in the mid-1890s. His first tenants at 119 Wolfe St. were Cornelius Griffin who worked as a janitor at a nearby school and his wife Jane Griffin. In 1908 Fair sold the house to the Griffins. Cornelius died in 1914, but Jane continued to reside in the Wolfe St house in the late 1920s. From ca. 1930 to 1960, William and Elsie Pullman lived in the house; William worked as a railroad conductor for many years. The property has the potential to contain archaeological information about the development of early twentieth century Alexandria.
- C-1 Call Alexandria Archaeology immediately (703-746-4399) if any buried structural remains (wall foundations, wells, privies, cisterns, etc.) or concentrations of artifacts are discovered during development. Work must cease in the area of the discovery until a City archaeologist comes to the site and records the finds. The language noted above shall be included on all Final Site Plan sheets involving any ground disturbing activities. (Archaeology)

- C-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. (Archaeology)

V. ATTACHMENTS

1 – Application Materials

- *Completed application*
- *Plans*
- *Material specifications*
- *Scaled survey plat if applicable*
- *Photographs*

BAR CASE# _____
(OFFICE USE ONLY)

ADDRESS OF PROJECT: 119 Wolfe Street Alexandria, VA 22314

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

TAX MAP AND PARCEL: LOT 45, MAP 075.03 ZONING: RM

APPLICATION FOR: *(Please check all that apply)*

☒ CERTIFICATE OF APPROPRIATENESS

☒ PERMIT TO MOVE, REMOVE, ENCAPSULATE OR DEMOLISH
(Required if more than 25 square feet of a structure is to be demolished/impacted)

☐ WAIVER OF VISION CLEARANCE REQUIREMENT and/or YARD REQUIREMENTS IN A VISION
CLEARANCE AREA (Section 7-802, Alexandria 1992 Zoning Ordinance)

☐ WAIVER OF ROOFTOP HVAC SCREENING REQUIREMENT
(Section 6-403(B)(3), Alexandria 1992 Zoning Ordinance)

Applicant: ☒ Property Owner ☐ Business *(Please provide business name & contact person)*

Name: Anne Altizer

Address: 119 Wolfe Street

City: Alexandria State: VA Zip: 22314

Phone: [REDACTED] E-mail: [REDACTED]

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

Name: Derek Binsted

Phone: [REDACTED]

E-mail: [REDACTED]

Legal Property Owner:

Name: _____

Address: _____

City: _____ State: _____ Zip: _____

Phone: _____ E-mail: _____

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

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

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

INFILL EXISTING FRONT PORCH WITH WINDOWS, DOORS, AND LOUVERED PANELS. INTERIOR SPACE TO REMAIN UNCONDITIONED. EXISTING FOUNDATION, POSTS, BEAMS, AND ROOF TO REMAIN.

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.

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.

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

- ☐ I understand that after reviewing the proposed alterations, BAR staff will invoice the appropriate filing fee in APEX. The application will not be processed until the fee is paid online.
- ☐ I understand the notice requirements and will return a copy of the three respective notice forms to BAR staff at least five days prior to the hearing. If I am unsure to whom I should send notice I will contact Planning and Zoning staff for assistance in identifying adjacent parcels.
- ☐ I, the applicant, or an authorized representative will be present at the public hearing.
- ☐ I understand that any revisions to this initial application submission (including applications deferred for restudy) must be accompanied by the BAR Supplemental form and revised materials.

The undersigned hereby attests that all of the information herein provided including the site plan, building elevations, prospective drawings of the project, and written descriptive information are true, correct and accurate. The undersigned further understands that, should such information be found incorrect, any action taken by the Board based on such information may be invalidated. The undersigned also hereby grants the City of Alexandria permission to post placard notice as required by Article XI, Division A, Section 11-301(B) of the 1992 Alexandria City Zoning Ordinance, on the property which is the subject of this application. The undersigned also hereby authorizes the City staff and members of the BAR to inspect this site as necessary in the course of research and evaluating the application. The applicant, if other than the property owner, also attests that he/she has obtained permission from the property owner to make this application.

APPLICANT OR AUTHORIZED AGENT:Signature: Printed Name: Derek BinstedDate: 5-26-26

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. The Stephen Browning Altizer	119 Wolfe Street Alexandria, VA	50%
2. The Anne Baker Altizer Reilly	119 Wolfe Street Alexandria, VA	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 119 Wolfe Street Alexandria, VA (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. The Stephen Browning Altizer	119 Wolfe Street Alexandria, VA	50%
2. The Anne Baker Altizer Reilly	119 Wolfe Street Alexandria, VA	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.		
2.		
3.		

NOTE: Business or financial relationships of the type described in Sec. 11-350 that arise after the filing of this application and before each public hearing must be disclosed prior to the public hearings.

As the applicant or the applicant's authorized agent, I hereby attest to the best of my ability that the information provided above is true and correct.

5-27-26
Date

Derek Binsted
Printed Name

Derek Binsted 
Signature

119 Wolfe St
Alexandria, VA 22314

10000000

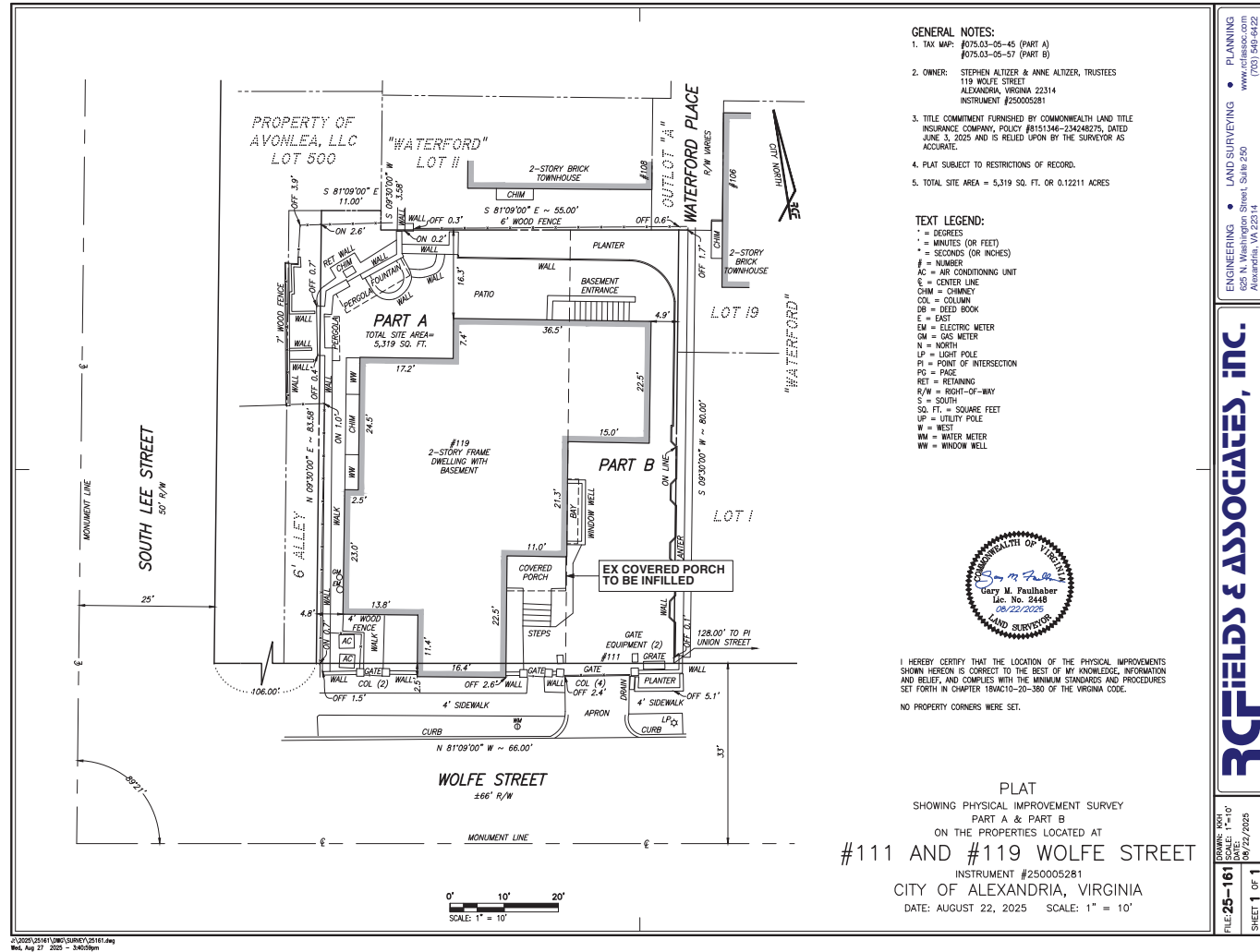
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COMMONWEALTH OF VIRGINIA
 NEAL L. THOMSON
 Lic. No. 015435
 NEAL THOMSON
 5/26/26
 ARCHITECT

Cover	
05-26-2026	BAR APPLICATION

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Altizer Residence
119 Wolfe St Alexandria VA 22314

CD SET

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Existing Survey

05-26-2026 BAR APPLICATION

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View Of Existing Entry Porch & Door



View From Wolfe Street



View From Wolfe Street

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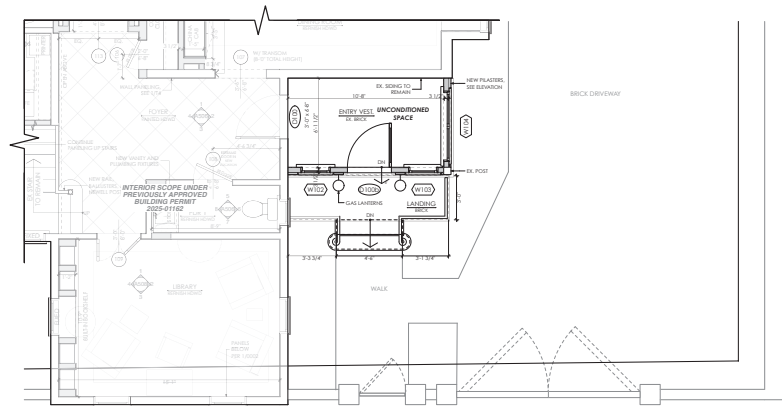
Existing Photos

05-26-2026

BAR APPLICATION

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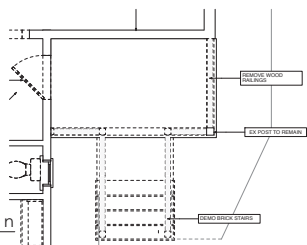
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4 Partial 1st Floor Plan (Prop.)
1/4" = 1'-0"



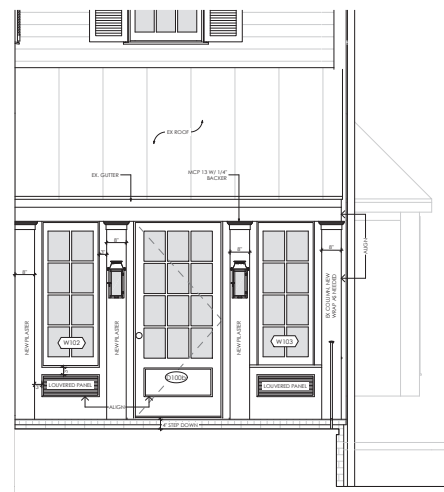
2 Existing/Demo Front Elevation
1/4" = 1'-0"



6 Partial Demo Plan
1/4" = 1'-0"



3 Proposed Right Elevation
1/4" = 1'-0"



5 Enlarged Elevation (Prop.)
1/2" = 1'-0"



1 Proposed Front Elevation
1/4" = 1'-0"

Window Schedule									
ID	Qty	Units	Model/Size	Type	Manuf.	Lites	Location	Note	
W102	1	1	2-0x5-0	Casement		2W4x4	Entry Vest		
W103	1	1	2-0x5-0	Casement		2W4x4	Entry Vest		
W104	1	1	4-10x4-9	Branch Casement		3W4x4	Entry Vest		

Exterior Door Schedule									
ID	Qty	Type	Manufacturer	Model/Size	Lites	Transom		Location	Note
						Height	Lites		
D100	1	Closed/Parted		2-0x6-8	3W3H			Front Door in Vest	2 1/4" PAINT GRADE SAFETY
D100b	1	Closed/Parted		3-0x6-9	3W4H			Front Door	2 1/4" PAINT GRADE SAFETY

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Altizer Residence
119 Wake St Alexandria VA 22314

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Plans & Elevations

05-26-2026 BAR APPLICATION

A100

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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. 119 Wolfe Street Alexandria VA 22314 R-20
Street Address Zone

A2. 3922 x 1.5 = 5883
Total Lot Area Floor Area Ratio Allowed by Zone Maximum Allowable Floor Area

B. Existing Gross Floor Area

Existing Gross Area		Allowable Exclusions**	
Basement	1990	Basement**	1990
First Floor	2460	Stairways**	
Second Floor	1662	Mechanical**	
Third Floor		Attic less than 7'***	
Attic		Porches**	
Porches		Balcony/Deck**	
Balcony/Deck		Garage**	
Garage		Other***	
Other***		Other***	

B1. **Total Gross** 6112 B2. **Total Exclusions** 1990

B1. 6112 Sq. Ft.
Existing Gross Floor Area*

B2. 1990 Sq. Ft.
Allowable Floor Exclusions**

B3. 4122 Sq. Ft.
Existing Floor Area Minus Exclusions
(subtract B2 from B1)

Comments for Existing Gross Floor Area

C. Proposed Gross Floor Area

Proposed Gross Area		Allowable Exclusions**	
Basement		Basement**	
First Floor	73	Stairways**	
Second Floor		Mechanical**	
Third Floor		Attic less than 7'***	
Attic		Porches**	
Porches		Balcony/Deck**	
Balcony/Deck		Garage**	
Garage		Other***	
Other***		Other***	

C1. **Total Gross** 73 C2. **Total Exclusions**

C1. 73 Sq. Ft.
Proposed Gross Floor Area*

C2. Sq. Ft.
Allowable Floor Exclusions**

C3. 73 Sq. Ft.
Proposed Floor Area Minus Exclusions
(subtract C2 from C1)

D. Total Floor Area

D1. 4195 Sq. Ft.
Total Floor Area (add B3 and C3)

D2. 5883 Sq. Ft.
Total Floor Area Allowed
by Zone (A2)

E. Open Space (RA & RB Zones)

E1. 1674 Sq. Ft.
Existing Open Space

E2. 1373 Sq. Ft.
Required Open Space

E3. 1666 Sq. Ft.
Proposed Open Space

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.

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

Signature: _____


David R. King

5-28-26

Date: _____