

Docket Item # 3  
BZA #2018-0015  
Board of Zoning Appeals  
September 13, 2018

**ADDRESS:** 801 SOUTH ROYAL STREET  
**ZONE:** RM, RESIDENTIAL TOWNHOUSE ZONE  
**APPLICANT:** MICHAEL AND ALEXIS DOXEY, OWNERS, REPRESENTED BY  
REBECCA BOSTICK, ARCHITECT

**ISSUE:** Variance to expand an existing one-story addition and to construct a second story addition in the required rear yard.

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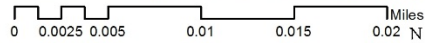
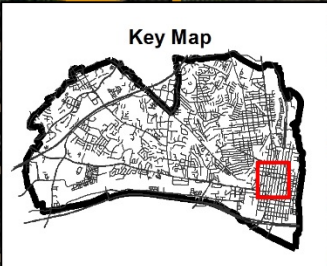
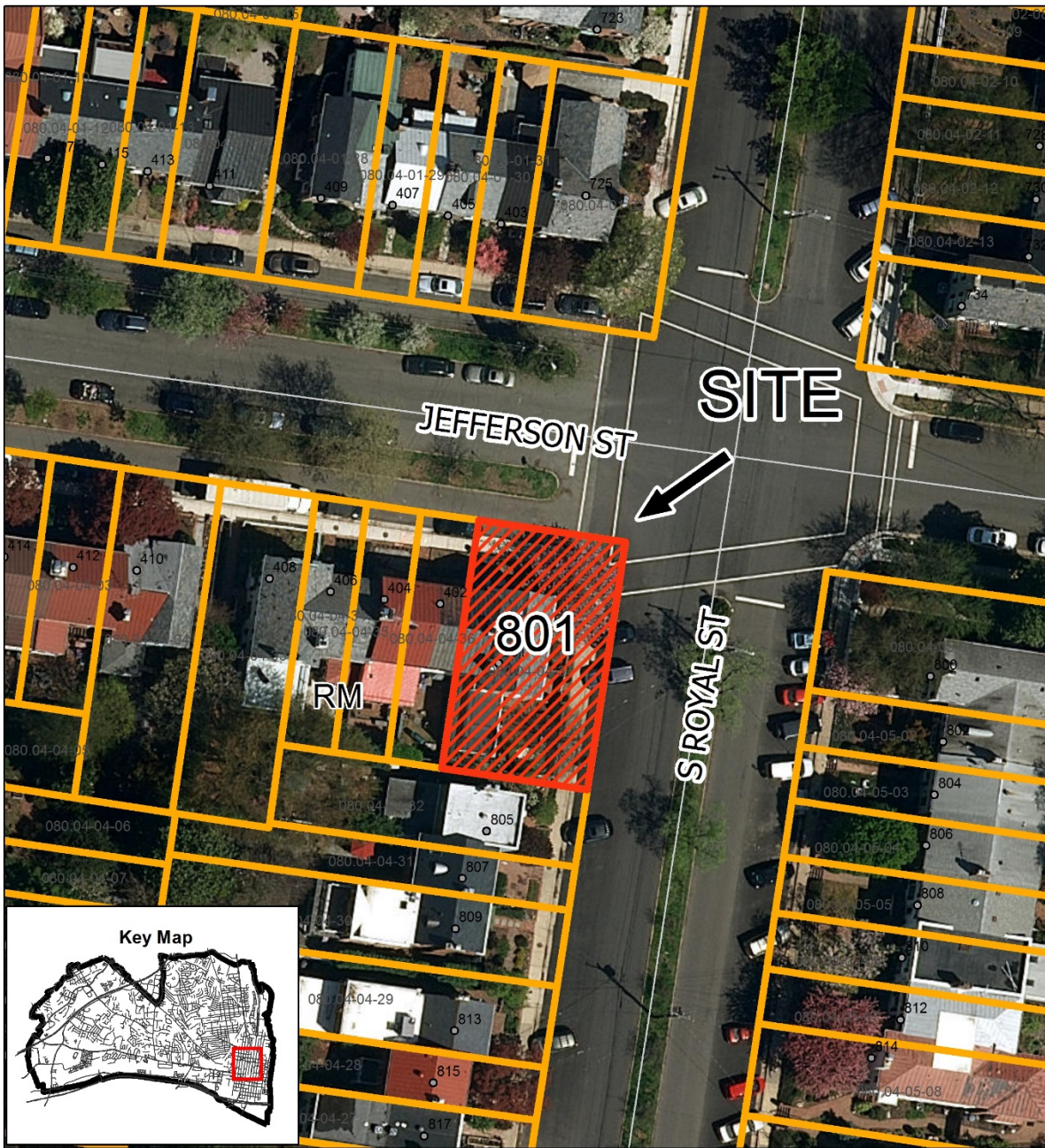
CODE SECTION	SUBJECT	CODE REQMT	APPLICANT PROPOSES	REQUESTED EXCEPTION
3-1106(A)(4)	Rear Yard (south)	16.00 feet	5.00 feet	11.00 feet

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The staff **recommends approval** of the request because it meets the criteria for a variance.

If the Board decides to grant the requested variance it must comply with the code requirements under the department comments and the applicant must submit a survey plat prepared by a licensed surveyor confirming building footprint and setbacks prior to the release of a Certificate of Occupancy. The variance 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.



# BZA Case #2018-0015

## 801 South Royal Street



**I. Issue**

The applicants request a variance to expand the existing first floor and construct a second-story addition at 801 S Royal Street in the required rear yard.

**II. Background**

The subject property is one lot of record with 45.50 feet of frontage facing Jefferson Street and 80.00 feet of frontage on South Royal Street. The property has a lot depth of 45.50 feet along the north side property line and a depth of 80.00 feet along the east side property line. The property contains 3,622 square feet of lot area and is a complying lot in the RM zone. Real Estate Assessment Records indicate that the dwelling was constructed in 1941 as part of Yates Gardens. The subject property is located within the Old and Historic Alexandria District and is regulated by the Board of Architectural Review.

The subject property, a corner property, is one lot of record and is currently developed with a two-story townhouse located 25.00 feet from the primary front yard facing South Royal Street, 25.00 feet from the secondary front property line facing Jefferson Street, 3.90 feet from the south property line and on the shared west side property line.

On June 14, 1974, the Board of Zoning Appeals approved variance to construct a one-story addition in the required side and rear yards. At the time, the zoning ordinance regulations considered the west property line to be the rear yard and the south property line to be the side yard. Currently, corner lots in the RM zone have two front yards and the remaining yard on an exterior townhouse lot must comply with the rear yard setback requirements. There is no setback required from the interior shared property line for a townhouse.

The table below summarizes all applicable zoning requirements:

**Table 1. Zoning Table- Single Family**

<b>RM Zone</b>	<b>Requirement</b>	<b>Existing</b>	<b>Proposed</b>
<b>Lot Area</b>	1,452 sq. ft.	3,622 sq. ft.	3,622 sq. ft.
<b>Lot Width (S Royal St.)</b>	25.00 ft.	45.50 ft	45.50 ft.
<b>Lot Width (Jefferson St.)</b>	25.00 ft.	80.00 ft	80.00 ft.
<b>Lot Frontage (S Royal St.)</b>	25.00 ft.	45.50 ft.	45.50 ft.
<b>Lot Frontage (Jefferson St.)</b>	25.00 ft.	80.00 ft.	80.00 ft.
<b>Front Yard Setback (S Royal)</b>	27.10 ft.	25.00 ft.	27.10 ft.
<b>Front Yard Setback (Jefferson)</b>	26.25	25.00 ft	25.00 ft.
<b>Side Yard (west side)</b>	0.00 ft.	0.00 ft.	0.00 ft.
<b>Rear Yard (south side)</b>	16.00 ft.	3.900 ft.	3.90 ft.
<b>Building Height</b>	35.00 ft.	25.50 ft.	25.50 ft.
<b>Net FAR</b>	Max: 5,433.00 sq. ft. (1.5)	1,299 sq. ft.	1,696 sq. ft.
<b>Open Space</b>	1,267 sq. ft. (.35)	1,556 sq. ft.	1,422 sq. ft.

**III. Description**

The applicants are proposing to expand the existing first floor addition towards South Royal Street by adding an additional 6.00 feet by 17.90 feet addition and adding second floor addition. The addition will be set in slightly from the existing south wall, located 5.00 feet from the south rear property line. The second story addition will measure 17.90 feet by 16.30 feet and 24.75 feet in height measured from grade to the midpoint of the roof gable facing the south property line. The existing south wall of the one-story addition is located in the required rear yard, 3.90 feet from the south side property line, because it was approved by variance, it is a complying wall and the proposed expansion does not meet the eligibility criteria for a special exception. The applicants request a variance to expand the first floor and construct a second-story addition 5.00 foot from the south rear property line.

**IV. Master Plan/Zoning**

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

**V. Requested Variance**

3-1106(A)(4) Corner Lot (Rear Yard (South))

The applicants request a variance of 11.00 feet from the required 16.00 foot rear yard setback to expand the existing first floor and construct a second-story addition 5.00 feet from the south property line.

**VI. Applicants Justification for Variance**

The applicants state that this area of the lot is the only place they can construct an addition on the lot.

**VII. Analysis of Variance Definition**

Per zoning ordinance section 11-1103, the Board of Zoning Appeals shall not grant a variance unless it finds that the request meets the definition of a variance per zoning ordinance section 2-201.1 as follows:

- a. The request is a reasonable deviation from those provisions regulating the shape, size, or area of a lot or parcel of land or the size, height, area, bulk, or location of a building or structure.

**The subject property is a large corner lot in the RM zone which contains 3,622 square feet of lot area. The lot is currently developed with a townhouse dwelling with a net floor area of 1,365.95 square feet, well below the 5,433 square feet of floor area permitted on this lot. The buildable area on the lot is reduced because end unit townhouses on corner lots must provide two front yard setbacks and a rear yard setback. In addition to the setback requirements, approximately 12.00**

feet of the property facing Jefferson Street and 9.00 feet facing South Royal Street are used for public sidewalks and street parking, which further reduce the buildable area on the lot. The variance request is a reasonable deviation from the required rear yard setback to allow the expansion of the first floor and construct a second floor in the only remaining buildable area on the lot.

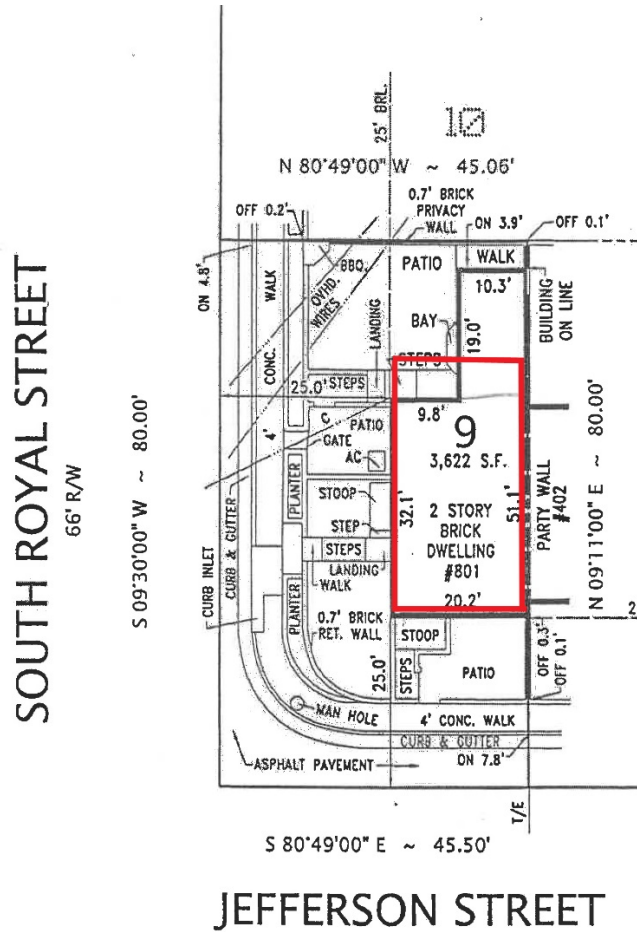


Figure 1- The buildable area on the lot is shown in red.

- b. Strict application of the zoning ordinance would unreasonably restrict the utilization of the property.

The strict application of the ordinance limits the applicant's ability to construct a reasonably sized addition on the lot. If the addition is constructed the property will continue to be developed far under the maximum allowed floor area for this lot. Two story additions of similar size and larger are found on lots of this size throughout the historic district. The area to the south to the existing building, where the addition is proposed, represents the only location on the lot that is historically appropriate to construct an addition.

- c. The need for a variance is not shared generally by other properties.

**While the requirement to provide a 16.00 foot rear yard setback applies to all exterior corner lot townhouses and interior townhouses throughout the RM zone, this lot is unique in that approximately 1,370 square feet of the lot is used for public sidewalks and public street parking. Further, because this public area is part of the total lot area, the applicants must provide a total of 1,267.70 square feet open space (35%) on the lot which is also unique. The area used as on street parking, a total of 701.46 square feet cannot be counted towards the required open space. Even though the applicants propose to provide slightly more than the required open space, constructing above the existing addition in the required rear yard allows them to continue to comply with the required open space.**

- d. The variance is not contrary to the purpose of the ordinance.

**The RM zone is the only zone that requires exterior townhouse corner lots to treat the remaining yard as a rear yard instead of a side yard. While the intent of this provision may have been to create a consistent development pattern with open yards at the “rear” of properties along a block, an inspection of this block and several surrounding blocks reveals that many corner lot townhomes, including the subject property, are already built into the required rear yards. The requested variance is not contrary to the intent of the ordinance because, there is a pattern of rear additions on this block approximately in line with the proposed addition.**

**Further, the requested variance is not contrary to the ordinance because there is a pattern in the immediate area of end unit townhouse lot corner lots developed into the required rear yards. The end unit townhouse lot on the west end of this block and the two end unit townhouse lots across Jefferson Street on the same block, which are also a part of the Yates Garden Development from the 1940’s are built within the required rear yard setbacks.**

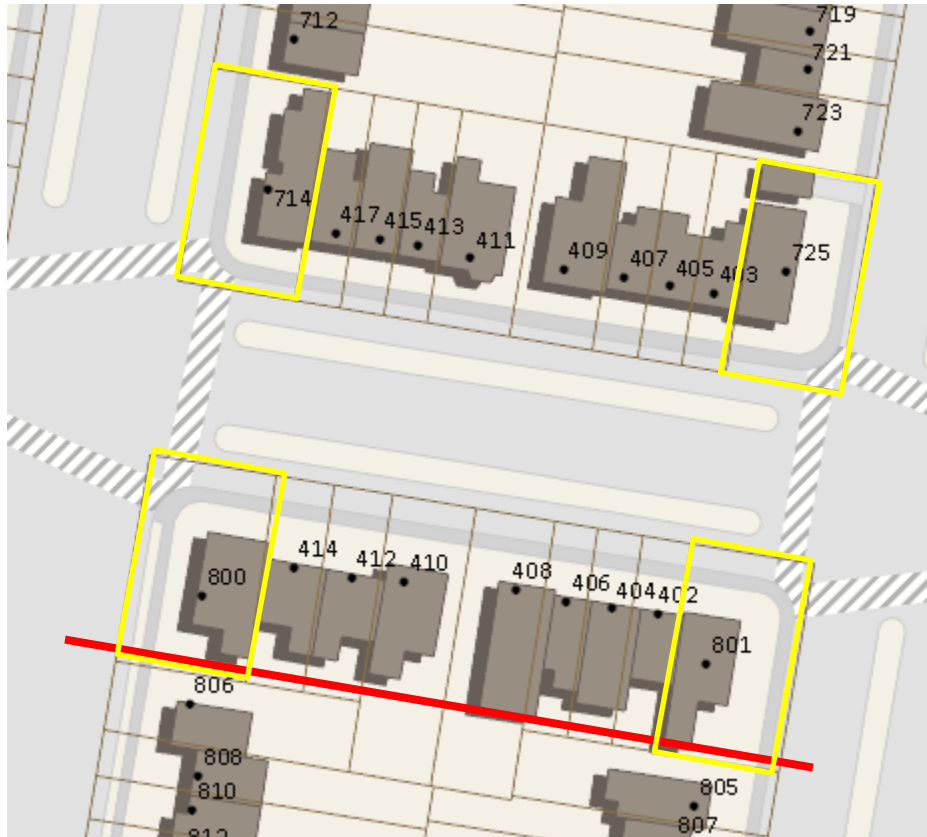


Figure 2- Similarly configured end unit corner lots shown in yellow and proposed 5.00 foot rear yard setback shown in red.

- e. The variance does not include a change in use, which change shall be accomplished by a rezoning.

**The variance request does not include a change in use. The property will continue to be used as residential townhouse dwelling.**

**VIII. Analysis of Variance Standards**

Per zoning ordinance section 11-1103, the Board of Zoning Appeals shall not grant a variance unless it finds that the request meets the variance standards as follows:

- a. The strict application of the terms of the ordinance would unreasonably restrict the utilization of the property or that the granting of the variance would alleviate a hardship due to a physical condition relating to the property or improvements thereon at the time of the effective date of the ordinance.

**Large portions of the both front yards are occupied by public sidewalks and street parking; thus, reducing the developable area on the lot significantly, while adding to the total lot area This results in a high open space requirement and a reduced buildable area and creates a hardship on the lot. The physical condition**

**of having 1,370 (38%) of the lot utilized for a public use creates a hardship and allowing a variance from the rear yard setback would alleviate this hardship.**

- b. The property interest for which the variance is being requested was acquired in good faith and any hardship was not created by the applicants for the variance.

**The applicants acquired the property in good faith and were unaware of the requirement to provide a 16.00 rear yard setback because the existing addition ins construction 3.90 feet from the rear property line.**

- c. The granting of the variance will not be of substantial detriment to adjacent property and nearby properties in the proximity of that geographical area.

**The property has an existing 10.30 foot by 19.00 foot one-story addition, 3.90 feet from the south property line, constructed in 1974 with the approval of a variance. There are several properties in the area that have constructed one and two-story additions. The first-floor expansion and the second story addition 5.00 feet from the south property line will not be of substantial detriment to adjacent properties because several properties in this block have constructed rear additions approximately in line with the proposed addition, so the addition is consistent with the character of the block.**

- d. The condition or situation of the property concerned is not of so general or recurring a nature as to make reasonably practicable the formulation of a general regulation to be adopted as an amendment to the ordinance.

**This lot is unique in that approximately 38% of the lot is developed with public sidewalks and street parking. This is a large lot that is not able construct a modest addition due to the combination of front and rear setbacks, while continuing to comply with open space requirements. Most lots do not include areas used publicly in their lot areas.**

- e. The granting of the variance does not result in a use that is not otherwise permitted on such property or a change in the zoning classification of the property.

**The variance request will not change the use or zoning of the residential property.**

- f. The relief or remedy sought by the variance application is not available through a special exception process that is authorized in the ordinance or the process for modification of a zoning ordinance at the time of the filing of the variance application.

**Relief from the requirement to provide a 16.00-foot rear yard setback can only be achieved by requesting a variance from the Board of Zoning appeals.**



**IX. Staff Conclusion**

In conclusion, staff believes that the applicants' request meets the criteria for a variance as outlined above and **recommends approval** of the request.

Staff:

Maggie Cooper, Urban Planner, [margaret.cooper@alexandriava.gov](mailto:margaret.cooper@alexandriava.gov)

Mary Christesen, Zoning Manager, [mary.christesen@alexandriava.gov](mailto:mary.christesen@alexandriava.gov)

Tony LaColla, Division Chief, Land Use Services, [tony.lacolla@alexandriava.gov](mailto: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 is 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 The applicant should provide a determination of disturbed area per City Guidelines to T&ES prior to submitting for permits. If the land disturbance meets or exceeds 2500 square feet, a released grading plan will be required prior to submitting for permits. (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)

#### Board of Architectural Review:

- F-1 The subject property is located in the locally regulated Old and Historic Alexandria District (OHAD). The proposed project will require approval of a Permit to Demolish/Capsulate and a Certificate of Appropriateness from the OHAD Board of Architectural Review (BAR). The applicant has filed an application to the OHAD BAR, tentatively to be heard on September 19, 2018. All design comments will be reserved for the BAR review.
- F-2 Staff does not object to the proposed variance to expand the existing first floor and construct a second-story addition. The proposed addition will be visible from the public right-of-way and differentiates from the original portion of the house. The scale and mass are typical of additions within the district.

Recreation (Arborist):

No comments provided.

Historic Alexandria (Archaeology):

- F-1 Based on historic maps that date back to the Civil War era, it would appear the subject property (and the entire block) remained largely vacant until the mid-twentieth century. However, unrecorded habitation or activity could have occurred on the lot. Given the close proximity of Battery Rodgers two blocks to the east, the possibility exists that Civil War soldiers temporarily encamped on the vacant block during the war. Therefore, archaeological resources related to the nineteenth century or later may be present on the property.
- R-1 The applicant/developer shall 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.
- R-2 The applicant/developer shall not allow any metal detection or artifact collection to be conducted on the property, unless authorized by Alexandria Archaeology.
- R-3 The statements in archaeology conditions above marked with an asterisk "\*" shall appear in the General Notes of all site plans and on all site plan sheets that involve demolition or ground disturbance (including Basement/Foundation Plans, Demolition, Erosion and Sediment Control, Grading, Landscaping, Utilities, and Sheeting and Shoring) so that on-site contractors are aware of the requirements.

Code Administration:

- C-1 A building permit, plan review and inspections are required for this application.

property owners

Application No. 1424

- Special Use Permit
- Board of Zoning Appeals
- Encroachment
- Subdivision
- Other

Action of City Council: Granted      Granted Subject to Conditions      Granted in Part      Denied      Deferred

Recommendation of Planning Commission: Granted      Granted Subject to Conditions      Granted in Part      Denied      Withdrawn

Action of Board of Zoning Appeals: Granted      Granted Subject to Conditions      Granted in Part      Denied      Withdrawn

Location 901 S. Royal St.

Assessment Map 145      Parcel Block 4      Lot 9      Zone R-M

Applicant: Mr. & Mrs. Howard A. Blancheri      Owner Mr. & Mrs. Wm. L. Genung

Proposed Use of Property Constr. 1/2 bath & storage:

Application Filed 5/16/74      Advertisied in Newspaper      Property Owners Notified

Public Hearing Before Planning Committee      City Council      Board of Zoning Appeals

REMARKS: B2A June 13, 1974

(on map)



*City of Alexandria, Virginia*



All-America City

This is to advise that on June 13, 1974  
the Alexandria Board of Zoning Appeals Granted  
Application No. #1424.

Reason: Modest request, reasonable in degree.  
\_\_\_\_\_  
\_\_\_\_\_

Section 42-77 of the Alexandria City Code states that "any decision of the Board of Zoning Appeals shall be null and void and of no effect if the applicant to such board or his successor has not commenced construction or operations allowable by virtue of such decision within one year from the date of the decision."

Sincerely,  
*Charles B. Moore, Jr.*

Charles B. Moore, Jr.  
Chief of Current Planning

CBM:ejh

1424

APPLICATION

NO. ~~1424~~

TO THE BOARD OF ZONING APPEALS, CITY OF ALEXANDRIA, VIRGINIA  
Under Sections 9, 17, 9.18 & 9.19 of the Alexandria City Charter  
and Sections 42-74 & 42-75 of the Alexandria City Code

APPLICATION FOR:

(A) VARIANCE OR EXCEPTION   
From provisions of Chapter 42,  
City Code 1963 as amended

Date Submitted & Filing  
Fee Paid 5/14/74

(B) APPEAL FROM DECISION   
Director of Planning - adminis-  
tration & enforcement of provisions  
of the City Code 1963 as amended

Date(s) of  
Hearings 6/13/74

Application must be completed no later than 17 days prior to the date on which the case  
is to be heard. Please type or print clearly; write "none" where applicable below.  
(Application Requirements - BZA Minutes 3/10/64)

LOCATION OF PROPERTY 801 S. Royal St. Yates Gardens 22314

ASSESSMENT MAP 145 Street & Number(s) 2 Subdivision 4 Lot(s) X 10 Zone R-M

PROPERTY OWNER OF RECORD Mr. & Mrs. Wm. L. Genung 801 S. Royal St. (To May 29th) Kf 9-1461

APPLICANT Mr. & Mrs. Howard A. Blancheri 616 S. Royal St. 548-3160

AGENT FOR APPLICANT None

CONTRACT PURCHASER Mr. & Mrs. Howard A. Blancheri 616 S. Royal St. 548-3160

(A) VARIANCE from or EXCEPTION to City Code pro-  
visions is requested in order to permit 18 inch  
variation to South property line in order to add  
1/2 bath & storage. Also a sixteen foot variation is  
requested from the west property line.

- Office Use -  
Section & Provision of City  
Code from which variance or  
exception is requested \_\_\_\_\_

The unusual conditions which justify the request are:  
The size and shape of this lot and the existing plumbing only permit a 1/2 bath in one location  
as applied for; further, an addition of this size will be compatible with adjacent properties.

(If additional space is needed, please use back of form to complete (A) or (B))

(B) The DECISION of the Director of  
Planning is appealed in order to

- Office Use -  
Section & provision of the City  
Code in question \_\_\_\_\_  
The decision from which the appeal  
is taken \_\_\_\_\_

THE UNDERSIGNED HEREBY ATTEST(S) that all of the information herein provided and  
specifically including the surveys, drawings etc. required to be furnished by applicant  
are true, correct and accurate to the best of his (their) knowledge and belief. The  
undersigned further understand(s) 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 ORDINANCE 1637 ON THE PROPERTY WHICH IS THE SUBJECT OF THIS  
BOARD OF ZONING APPEALS APPLICATION # \_\_\_\_\_

/s/ \_\_\_\_\_ AGENT/ATTORNEY representing applicant  
1st. Howard A. Blancheri APPLICANT

OFFICE USE ONLY

Case Advertised 6/5/74 Notices Mailed to Property Owners 6/3/74  
Number of Notices Mailed 33

BOARD DECISION

(A) Variance \_\_\_\_\_ Granted \_\_\_\_\_ Denied \_\_\_\_\_ (3) Appeal from Decision of  
Exception \_\_\_\_\_ Granted \_\_\_\_\_ Denied \_\_\_\_\_ Director of Planning  
Other \_\_\_\_\_ Granted \_\_\_\_\_ Denied \_\_\_\_\_ Upheld \_\_\_\_\_ Reversed \_\_\_\_\_

Conditions of (A) or (B) \_\_\_\_\_

Delta Realty.  
14

- FOR APPLICANT'S USE -

Continued -

(A) VARIANCE or EXCEPTION, or (B) DECISION, Director of Planning, etc.

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- FOR OFFICE USE -

ATTACHMENTS

Advertisement of case as docketed.  
Corrections or amendment noted if made.

Wording of notice mailed to affected property owners,  
applicant and others.

Board decision: Action taken. Wording of BZA Minutes  
as approved. Reasons. Wording of  
BZA Minutes as approved.

BOARD OF ZONING APPEALS CASE #1024

APPLICANT: Mr. & Mrs. Howard A. Blancher

LOCATION: 801 S. Royal St.

PRESENT ZONING: R-M

DATE OF MEETING: June 13, 1974

<u>APPLICATION SUBMITTED</u>	<u>PROPERTY OWNERS NOTIFIED</u>	<u>ADVERTISED</u>	<u>PROPERTY POSTED</u>
5-16-74	6-5-74	6-5-74	6-3-74

<u>Code Section</u>	<u>Subject</u>	<u>Code Requirement</u>	<u>Applicant Proposes</u>	<u>Requested Appeal</u>
42-15(d) (2)	Sideyard Setbacks	5 ft.	3.5 ft.	1.5 ft.
42-15(d) (3)	Rearyard Setbacks	16 ft.	0 ft.	16 ft.

**APPLICANT'S PROPOSAL AND REASON FOR REQUEST:** The applicant requests "an eighteen inch variation to the south property line in order to add one-half bath and storage. Also a sixteen foot variation is requested from the west property line." The reason for the request is, "The size and shape of this lot and the existing plumbing only permit a half bath in one location as applied for; further, an addition of this size will be compatible with adjacent properties."

STAFF REPORT

- (1) The property in question is zoned R-M, Residential and contains a two-story single family residence. The Real Estate Assessor's records show that this house was built in 1941, before the adoption of the Zoning Code. The porch on the south side of the house was enclosed in 1961.
- (2) Adjacent properties are zoned R-M, Residential and contain row houses.
- (3) The R-M zone requires that lots greater than thirty-five (35) feet in width provide two sideyards of five (5) feet. The applicant is proposing to provide a 3.5 foot sideyard.
- (4) Rearyards in the R-M zone are the same as the R-C zone: one (1) foot back from the property line for each two (2) feet the structure goes up, with a minimum of sixteen (16) feet required. The applicant proposes to put the 4 ft. x 10 ft. one-story addition on the rear property line, and therefore requests a sixteen (16) foot variance.
- (5) The applicant proposes to remove the existing brick steps to put in the proposed addition.



DATE: June 4, 1974

TO: Mr. Charles B. Moore, Jr., Chief, Zoning & Subdivision Administration

FROM: Dayton L. Cook, Director of Public Works

SUBJECT: BZA Cases 1417 through 1419, and 1422 through 1432

In reference to your memorandum of June 3, 1974, the following comments are submitted on the above BZA cases:

- #1417 - (1) Development plan meeting requirements of Site Plan ordinance to be submitted and approved.
  - (2) Developer to be responsible for all public improvements including improvements to existing alley.
  - (3) Recommend required parking spaces be provided. There is insufficient on-street parking now.
- #1418 - No comments.
- #1419 - Recommend approval in view of dual use of property.
- #1422 - (1) Developer must comply with Flood Plain ordinance.
  - (2) Site Plan to be approved.
  - (3) Dual use should allow a reduction in required parking.
- #1423 - No comments.
- ✓ #1424 - No comments.
- #1425 - No comments.
- #1426 - Recommend approval since reason for having set-back is no longer valid.
- #1427 - No comments.
- #1428 - No comments.
- #1429 - Recommend required parking spaces be provided.
- #1430 - No comments.
- #1431 - Site Plan to be approved. The building to be removed without charge if the City ever acquires the land in the set-back area.
- #1432 - No comments.

*Dayton L. Cook*

Dayton L. Cook, P.E.

DLC/RJD/fw  
Attachments: Plats

DATE: June 7, 1974

TO: Mr. Charles B. Moore, Jr. Chief  
Zoning and Subdivision Administration

FROM: Paul F. Fox, Engineer *P.F. Fox*  
Building and Mechanical Inspections

SUBJECT: BZA CASES: 1417, 1418, 1419, 1422, 1424, 1425  
1426, 1428, 1429, 1430, 1431, 1432.  
THERE IS NO BUILDING CODE INVOLVEMENT IN THE  
SUBJECT CASES.

Case # 1423 ~~MUST BE TWO (2) HOUR FIRE RATED CONSTRUCTION~~ NO BUILDING  
CODE INVOLVEMENT.

Case # 1427 MUST BE TWO (2) HOUR FIRE RATED CONSTRUCTION.

PFF/eg

DATE: JUNE 7, 1974  
TO: CHARLES B. MOORE, JR.  
CHIEF OF CURRENT PLANNING  
FROM: CHARLES E. KENYON, ACTING DIRECTOR  
DEPARTMENT OF TRAFFIC  
SUBJECT: BZA CASES

Case #1417 - Samuel Ellsworth

Same staff comments apply as previously submitted.

Case #1418 - City of Alexandria, Virginia

Same staff comments apply as previously submitted.

Case # 1419 - Catherine C. Winkler

Same staff comments apply as previously submitted.

Case #1422 - Rothchild Limited Partnership

Same staff comments apply as previously submitted.

Case #1423 - James E. and Jean D. Short

This variance does not effect the public right-of-way or the safety of pedestrians or motor vehicles. No comment.

✓ Case #1424 - Mr. & Mrs. Howard A. Blancheri

This variance does not effect the public right-of-way or the safety of pedestrians or motor vehicles. No comment.

Case #1425 - Carlyle C. and Jane Lee Ring

This variance does not effect the public right-of-way or the safety of pedestrians or motor vehicles. No comment.

TO: MR. CHARLES D. MOORE, JR., CHIEF, ZONING & SUBDIVISION ADMINISTRATION  
DATE: 5 JUNE 1974  
FROM: WM. H. EVERARD, FIRE PROTECTION ENGINEER, FIRE DEPARTMENT  
SUBJECT: ZBA CASES #1417, #1418, #1419, #1422, #1423, #1424, #1425,  
#1426, #1427, #1428, #1429, #1430, #1431, AND #1432.

We have reviewed the above referenced cases and have the following comments:

Case #1417 - Our previous comment is still applicable.

"The Fire Department does not object to the basic content of these requested variances except for items (B) and (C).

(B) This constitutes more than a fifty percent reduction in parking in an area that is already a problem for residential parking and we believe that such a large reduction may encourage improper parking both in the parking area and on the adjacent streets.

(C) We believe that a reduction in aisle width will substantially interfere with the use of this aisle as an emergency vehicle access. We intend to have this driveway aisle dedicated as an emergency vehicle easement when an appropriate site plan or development plan is submitted."



NOTE: The applicant has indicated some willingness to work with our Department to resolve our emergency problems through the use of other fire protection features. However, no firm commitment has been made to that effect as yet and the basic objections remain current until such time as written agreement is made for such designs. See memorandum dated 7 May 1974.

Case #1418 - Preceding comments are applicable. See case #1408, report dated 2 April 1974 and 6 March 1974.

Case #1419 - Preceding comments are applicable. The position of the Fire Department at this time is expressed in our memorandum of 7 May 1974. However, by way of explanation and clarification we request that the summary of our position include the original comments from our report of 2 May 1974.

Case #1422 - Preceding comments are applicable. We request that this comment be included in its entirety to avoid confusion and possible misunderstanding by the Board.

Case #1423 - (Our records indicate this is a duplication of numbering.)

The requested variance for 2707 Central Avenue does not affect the operation of the Fire Department.

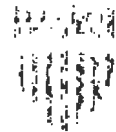
✓ Case #1424 - The requested variance does not appear to remarkably affect the fire protection for this and adjacent property if the fire resistive requirements of the Virginia Uniform Statewide Building Code are complied with.

- Case #1425 - The proposed addition and requested variance do not appear to remarkably affect the fire protection of this or the adjacent property and the Fire Department has no objections to the request.
- Case #1426 - The requested setback variance does not affect the operations of the Fire Department nor does it alter the emergency access concerns in Case #1422.
- Case #1427 - This requested variance calls for a proposed addition that will increase the potential fire exposure to the applicant property and to the adjacent property and diligent compliance with the letter and intent of the Virginia Uniform Statewide Building Code is important to achieve necessary fire protection. The careful consideration of wall openings and roof type will be necessary to achieve proper fire protection. We strongly suggest that the applicant discuss final plans with this Department prior to actual construction.
- Case #1428 - It appears that this variance is to allow the construction of a complete replacement structure at 514 South Pitt Street. It is not possible to completely evaluate the potential fire exposure situation without architectural drawings; however, compliance with the Virginia Uniform Statewide Building Code and maintenance of existing separations by adjacent property owners should allow the necessary minimum fire protection.
- Case #1429 - The requested variance to allow an addition to this structure cannot be fully evaluated without architectural information. It appears that the proposed addition will not substantially affect the fire protection of this and adjacent properties if it complies with the provisions and intent of the Virginia Uniform Statewide Building Code. We strongly urge that the applicant discuss final plans with this Department prior to actual construction.
- Case #1430 - The requested variance does not appear to remarkably affect the fire protection for the properties concerned or the adjacent properties. Compliance with the letter and intent of the Virginia Uniform Statewide Building Code is important in maintaining suitable fire protection and we strongly suggest that the applicant discuss final building plans with this Department prior to actual construction.
- Case #1431 - The requested setback variance does not affect the fire protection for this property. However, the applicant should be advised that the storage and use of flammable liquids requires appropriate permits from the Fire Prevention Bureau and the potential self-service capability indicated by note 3 on the plan is severely regulated and should be discussed in detail with the Fire Department.
- Case #1432 - This requested variance does not affect the operations of the Fire Department.

*Wm. H. Lewis*

*City of Alexandria, Virginia*

June 4, 1974



All-America City

Dear Property Owner:

You are hereby notified that on Thursday, June 13, 1974, at 4:00 P.M. in the City Council Chambers, City Hall, Alexandria, Virginia the Alexandria Board of Zoning Appeals will consider the following request for appeal from the City Zoning Code.

Case #1424 - Mr. & Mrs. Howard A. Blancheri, Contract Purchasers, request appeal under Section 42-75 of the 1963 edition of the City Code in order to construct a four (4) feet by ten (10) feet addition 3.5 feet from the south property line and on the west property line. Premises located at 801 S. Royal Street and zoned R-M, Residential.

As a citizen and party in interest, you are invited to attend the Board of Zoning Appeals meeting and express your views concerning the above request.

If you have any questions concerning the request please call the Department of Planning and Community Development, 320 King Street, 750-5291.

Sincerely,

*Charles B. Moore, Jr., J.P.A.*  
Charles B. Moore, Jr., Chief  
Zoning & Subdivision Administration

CBM:ls

APPLICANT PLEASE NOTE: Your attendance at the Board of Zoning Appeals is required.

"Home Town of George Washington and Robert E. Lee"

Mr. & Mrs. Howard Blancheri  
616 Royal St. (South)  
(contract purchasers)

Mr. & Mrs. Wm. Genung  
801 S. Royal (pres. owner)

Yates Gardens Civic Assoc.  
Mrs. H. S. Park  
916 St. Asaph (S)

Lawrence B. McEwen  
805 S. Royal

Vocille M. Pratt  
807 S. Royal

Delbert or Eliz. Boutwell, Jr.  
809 S. Royal

Elliott Vandevanter  
105 W. Market  
Leesburg, Va. 22075 (813 S. Royal)

Donald B. Kraft  
815 S. Royal

Evelyn F. Anderson  
817 S. Royal

Wm. C. or Lavinia McGehee  
819 S. Royal

Norman or Carol Reed  
821 S. Royal

John or Christine Thompson  
823 S. Royal

Mildred or Katherine Potter (Brown)  
827 S. Royal

Joseph or Ieva Cucinelli  
402 Jefferson St.

John L. Reenstjerna, etux.  
404 Jefferson St.

Everette & Alice Myers  
4515 Rising Lane  
Bowie, Md. (406 Jefferson)

Lewie & Mary Gilpin  
408 Jefferson

Maxfield or Betty D. Kent  
401 Jefferson

Ruth V. Ponton  
403 Jefferson

John R. Lindsay  
734 S. Royal

Frances M. Bird  
732 S. Royal

Donald M. or Betty Mair  
800 S. Royal

Edmund C. & Helen Jann  
802 S. Royal

Larry D. or Marcia Sharp  
804 S. Royal

Evelyn B. Webb  
Mary C. Lawson  
806 S. Royal

Eugene or Barbara Geiger  
808 S. Royal

Corinne D. Tabler  
810 S. Royal

Ruth A. Erickson  
812 S. Royal

Robert & Lilibeth Magis  
814 S. Royal

Kenneth or Suzanne Harris  
818 S. Royal

Edward D. & Jean Tatum  
815 S. Fairfax St. (820 S. Royal)

Hazel E. R. Widner  
2701 Valley Dr. 22302 (822 S. Royal)

John or Kathryn McGrath  
824 S. Royal



**APPLICATION  
BOARD OF ZONING APPEALS**

**VARIANCE**

Section of zoning ordinance from which request for variance is made:

Section 3-1106 (A)(3)(a)

**PART A**

1. Applicant:  Owner  Contract Purchaser  Agent

Name Michael & Alexis Doxey

Address 801 S. Royal Street, Alexandria, VA 22314

Daytime Phone (703) 861-6257

Email Address mldoxey@gmail.com ; rbarch@mindspring.com

2. Property Location 801 S. Royal Street

3. Assessment Map # 080.04 Block 04 Lot 37 Zone RM

4. Legal Property Owner Name Michael & Alexis Doxey

Address 801 S. Royal Street, Alexandria, VA 22314

alexis.doxey@gmail.com



## 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.	Michael & Alexis Doxey	801 S. Royal St. Alexandria, VA 22314	100%
2.			
3.			

**2. Property.** State the name, address and percent of ownership of any person or entity owning an interest in the property located at \_\_\_\_\_ (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.	Michael & Alexis Doxey	801 S. Royal St. Alexandria VA 22314	100%
2.			
3.			

**3. Business or Financial Relationships.** Each person or entity listed above (1 and 2), with an ownership interest in the applicant or in the subject property is required to disclose any business or financial relationship, as defined by Section 11-350 of the Zoning Ordinance, existing at the time of this application, or within the 12-month period prior to the submission of this application with any member of the Alexandria City Council, Planning Commission, Board of Zoning Appeals or either Boards of Architectural Review (OHAD and Parker-Gray). **All fields must be filled out completely. Do not leave blank. (If there are no relationships please indicate each person or entity below and "NONE" in the corresponding fields.)**

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. Michael Doxey	none	BZA
2. Alexis Doxey	none	BZA
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.

**5. Describe request briefly:**

We need a variance to expand along a non-complying plane. There is an existing rear wing. We propose a 2-story addition over and encapsulating this existing addition.

**6. If 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.

**PART B**

**APPLICANT MUST EXPLAIN THE FOLLOWING:**

(Please attach additional pages where necessary.)

**1. Please answer A or B:**

**A. Explain how enforcement of the zoning ordinance would prevent reasonable use of the property.**

This family needs 3 bedrooms. This house has 2 bedrooms. The addition adds a bedroom and expands the study on the first floor to be sized for a family room.

**B. Explain how the variance, if granted, would alleviate a hardship, as defined above.**

The existing addition is not suitable as a useable family area as it appears to not be properly insulated to allow for efficient heating and cooling. With the upstairs addition the existing addition will be properly updated to be fully useable for the family. Due to corner lot this is the only area area in which additions can be made.

2. Is this unreasonable restriction or hardship unique to the property?

A. Explain if the restriction or hardship is shared by other properties in the neighborhood.

The addition is unique to this property, a corner lot. Besides 2 front yard set backs, only our house has a rear yard as well, instead of a side yard like most corner lots. This eliminates all possible space to expand the home.

B. Does this situation or condition of the property (on which this application is based) generally apply to other properties in the same zone?

The addition is unique to this property. In RM zone only a corner lot requires 2 front yards and a rear yard, instead of 2 front yards and a side yard.

3. Was the unreasonable restriction or hardship caused by the applicant?

A. Did the condition exist when the property was purchased?

Yes.

B. Did the applicant purchase the property without knowing of this restriction or hardship?

The family has grown since purchase of property.

C. How and when did the condition, which created the unreasonable restriction or hardship, first occur?

We learned of the rear yard set backs when starting this project. With the existing additions location, this was a surprise.

D. Did the applicant create the unreasonable restriction or hardship and, if so, how was it created?

No.

4. Will the variance, if granted, be harmful to others?

A. Explain if the proposed variance will be detrimental to the adjacent properties or the neighborhood in general.

No it will not be harmful. The addition is being built over an existing 1 story addition. The 2nd story is in keeping with the current house in terms of scale, materials and look. There is no impact to the neighborhood. This addition will actually make the house more aestically in line with all of our surrounding neighbors.

B. Has the applicant shown the proposed plans to the most affected property owners? Have these property owners written statements of support or opposition of the proposed variance? If so, please attach the statements or submit at the time of the hearing.

Owner has spoken to adjacent neighbors. We just arrived back in the country last week and will continue to talk with and get support from our neighbors.

5. Is there any other administrative or procedural remedy to relieve the hardship or unreasonable restriction?

No.

### PART C

1. Have alternative plans or solutions been considered so that a variance would not be needed? Please explain each alternative and why it is unsatisfactory.

Being on a corner lot, there is no other place to enlarge the home.

2. Please provide any other information you believe demonstrates that the requested variance meets the required standards.

We are a military family who loves the neighborhood. In fact this is the second home we have owned in Yates Gardens. We purchased this home in hopes that it would be our forever home and since then our family has grown such that we need one additional bedroom to accommodate our now family of 5. Our children previously thrived at Lyles Crouch and are looking forward to continuing to do so in the coming years. We respect what the BAR does to ensure and preserve the integrity of the community and hope you will approve our request so we can continue to live in and raise our family in the neighborhood we love.

**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:**

I, as the applicant or authorized agent, note that there is a fee associated with the submittal of this application. Planning & Zoning Department staff will be in contact with the applicant regarding payment methods. Please recognize that applications will not be processed until all fees are paid.

**Yes**  **No** I affirm that I, the applicant or authorized agent, am responsible for the processing of this application and agree to adhere to all the requirements and information herein.

Printed Name: Alexis Doxey

Date: 02 Aug 2018

Signature: 

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.

---

**\*\*\*ATTENTION APPLICANTS\*\*\***

**At the time of application for a Special Use Permit, Rezoning, Vacation, Encroachment, Variance, Special Exception or Subdivision, you must provide a draft of the description of your request you intend to use in the property owner's notice. You must be thorough in your description. Staff will review the draft wording to confirm its completeness.**

**The example illustrates a detailed description:**

"Variance to construct a two-story addition in the required side yards on \_\_\_\_\_ Street."

**If you fail to submit draft language at the time of the application filing deadline, the application will be determined to be incomplete and may be deferred by staff.**

Variance to construct a second floor addition in the required rear yard on 801 S. Royal Street, encapsulating the existing rear addition.



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

B

**A. Property Information**

A1. 801 S Royal Street  
Street Address

R-20 PM  
Zone

A2. 3622.00 SF x 1.50  
Total Lot Area Floor Area Ratio Allowed by Zone

= 5,433.00  
Maximum Allowable Floor Area

**B. Existing Gross Floor Area**

Existing Gross Area

Basement 648.0  
First Floor 844.0  
Second Floor 648.0  
Third Floor  
Attic 648.0  
Porches  
Balcony/Deck  
Lavatory\*\*\*  
Other\*\*

Allowable Exclusions\*\*

Basement\*\* 648  
Stairways\*\* 126.05  
Mechanical\*\*  
Attic less than 7\*\* 648  
Porches\*\*  
Balcony/Deck\*\*  
Lavatory\*\*\*  
Other\*\*  
Other\*\*

B1. 0.00 2780 Sq. Ft.  
Existing Gross Floor Area\*

B2. 0.00 1422.05 Sq. Ft.  
Allowable Floor Exclusions\*\*

B3. 0.00 1365.95 Sq. Ft.  
Existing Floor Area Minus Exclusions  
(subtract B2 from B1)

Comments for Existing Gross Floor Area

B1. Total Gross 0.00 2780.0 B2. Total Exclusions 0.00 1422.05

**C. Proposed Gross Floor Area**

Proposed Gross Area

Basement  
First Floor 107.40  
Second Floor 302.51  
Third Floor  
Attic 302.51  
Porches  
Balcony/Deck  
Lavatory\*\*\*  
Other

Allowable Exclusions\*\*

Basement\*\*  
Stairways\*\*  
Mechanical\*\*  
Attic less than 7\*\* 302.51  
Porches\*\*  
Balcony/Deck\*\*  
Lavatory\*\*\*  
Other\*\*  
Other\*\*

C1. 0.00 712.42 Sq. Ft.  
Proposed Gross Floor Area\*

C2. 0.00 302.51 Sq. Ft.  
Allowable Floor Exclusions\*\*

C3. 0.00 409.91 Sq. Ft.  
Proposed Floor Area Minus Exclusions  
(subtract C2 from C1)

**Notes**

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

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

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

**D. Total Floor Area**

D1. 0.00 1775.86 Sq. Ft.  
Total Floor Area (add B3 and C3)

D2. 0.00 5433.0 Sq. Ft.  
Total Floor Area Allowed by Zone (A2)

**E. Open Space (RA & RB Zones)**

E1. 1529.16 Sq. Ft.  
Existing Open Space

E2. 1267.70 Sq. Ft.  
Required Open Space

E3. 1414.16 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: Rebecca B. Bostick Architect

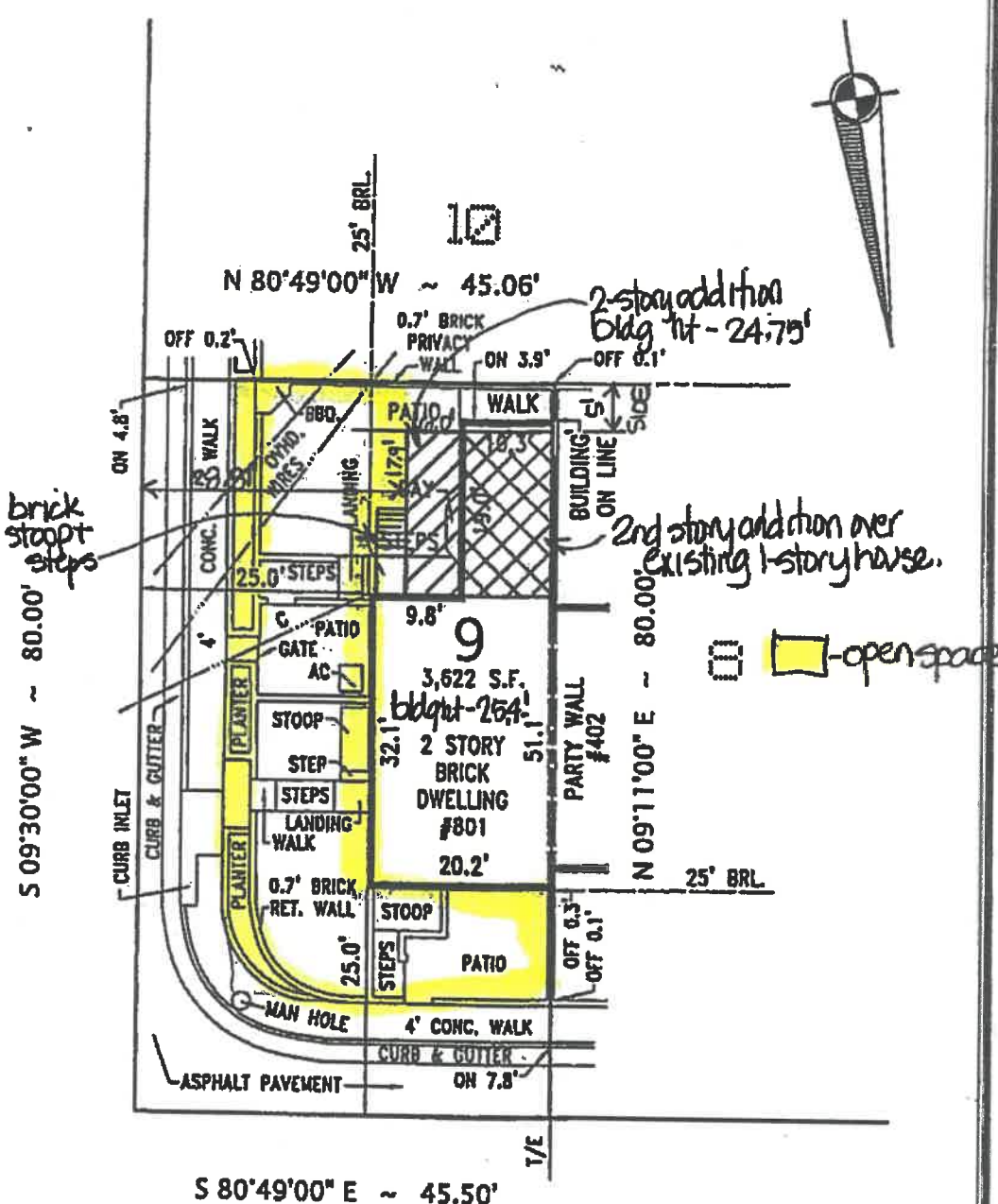
Date: 8/6/18  
revised open space





NOTE: WALLS ARE 0.7' BRICK

SOUTH ROYAL STREET  
66' R/W



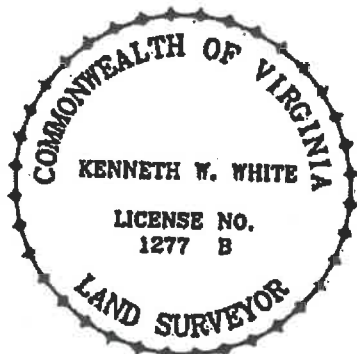
JEFFERSON STREET  
66' R/W

PLAT  
SHOWING HOUSE LOCATION ON  
LOT 9, BLOCK 2, SECTION 1  
**YATES GARDENS**  
CITY OF ALEXANDRIA, VIRGINIA  
SCALE: 1" = 20'      NOVEMBER 03, 2000

PLAT SUBJECT TO RESTRICTIONS OF RECORD.  
TITLE REPORT NOT FURNISHED.

CASE NAME:  
BLANCHERI - KIERCE  
CURTIN, NOLAN,  
GALLAGHER & MROZ, LTD.

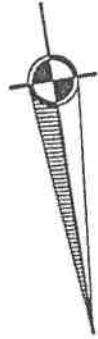
I HEREBY CERTIFY THAT THE POSITIONS OF ALL THE EXISTING IMPROVEMENTS HAVE BEEN CAREFULLY ESTABLISHED BY A TRANSIT TAPE SURVEY AND UNLESS OTHERWISE SHOWN, THERE ARE NO VISIBLE ENCROACHMENTS.



ALEXANDRIA SURVEYS, INC.  
6343 SOUTH KINGS HIGHWAY  
ALEXANDRIA, VIRGINIA 22308  
703-680-6616  
FAX 703-788-7764

Kenneth W. White L.S.

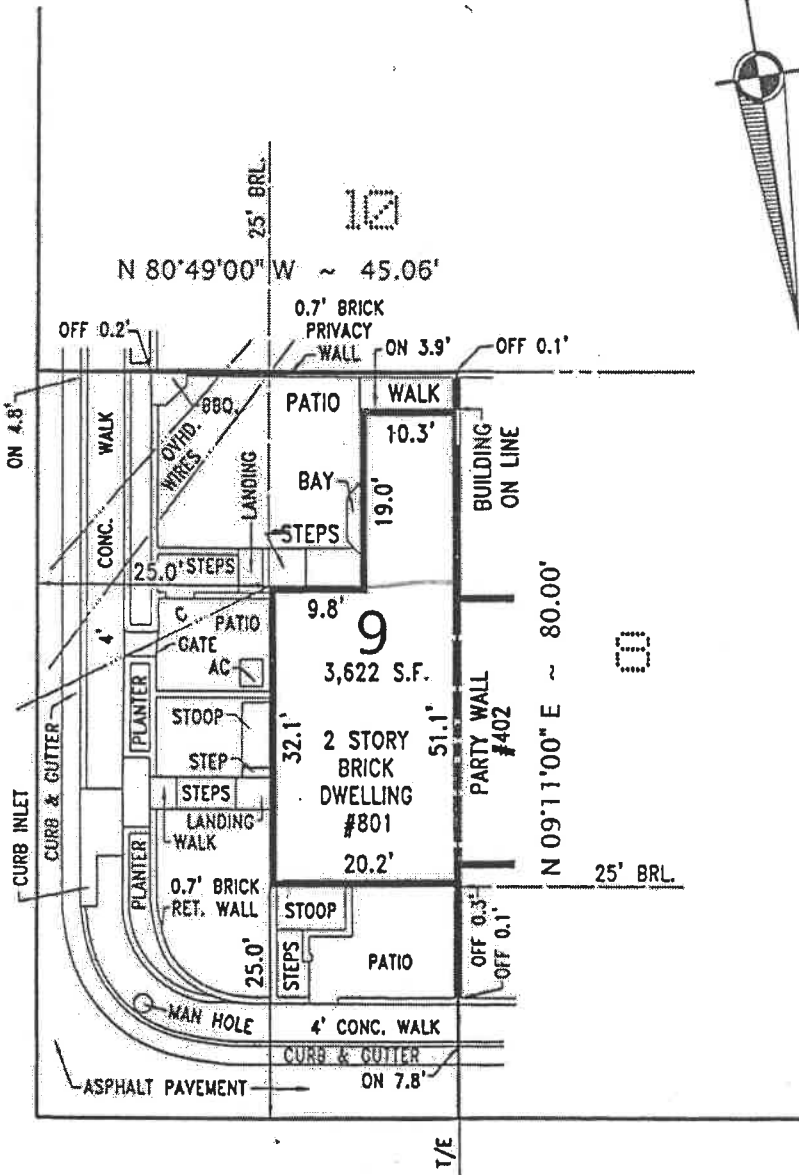
NOTE: WALLS ARE 0.7' BRICK



SOUTH ROYAL STREET

66' R/W

S 09°30'00" W ~ 80.00'



S 80°49'00" E ~ 45.50'

JEFFERSON STREET

66' R/W

PLAT

SHOWING HOUSE LOCATION ON  
LOT 9, BLOCK 2, SECTION 1

YATES GARDENS

CITY OF ALEXANDRIA, VIRGINIA

SCALE: 1" = 20'

NOVEMBER 03, 2000



801 S Royal - Southeast View



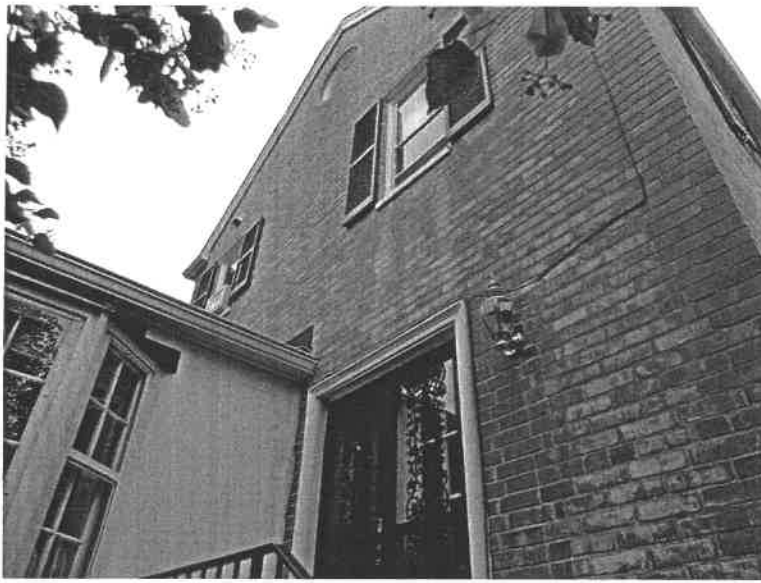
801 S Royal - Front Elevation (East)



Corner of South Royal / Jefferson Streets - Northeast View



801 S Royal - East View of Existing Addition



801 S Royal - South View



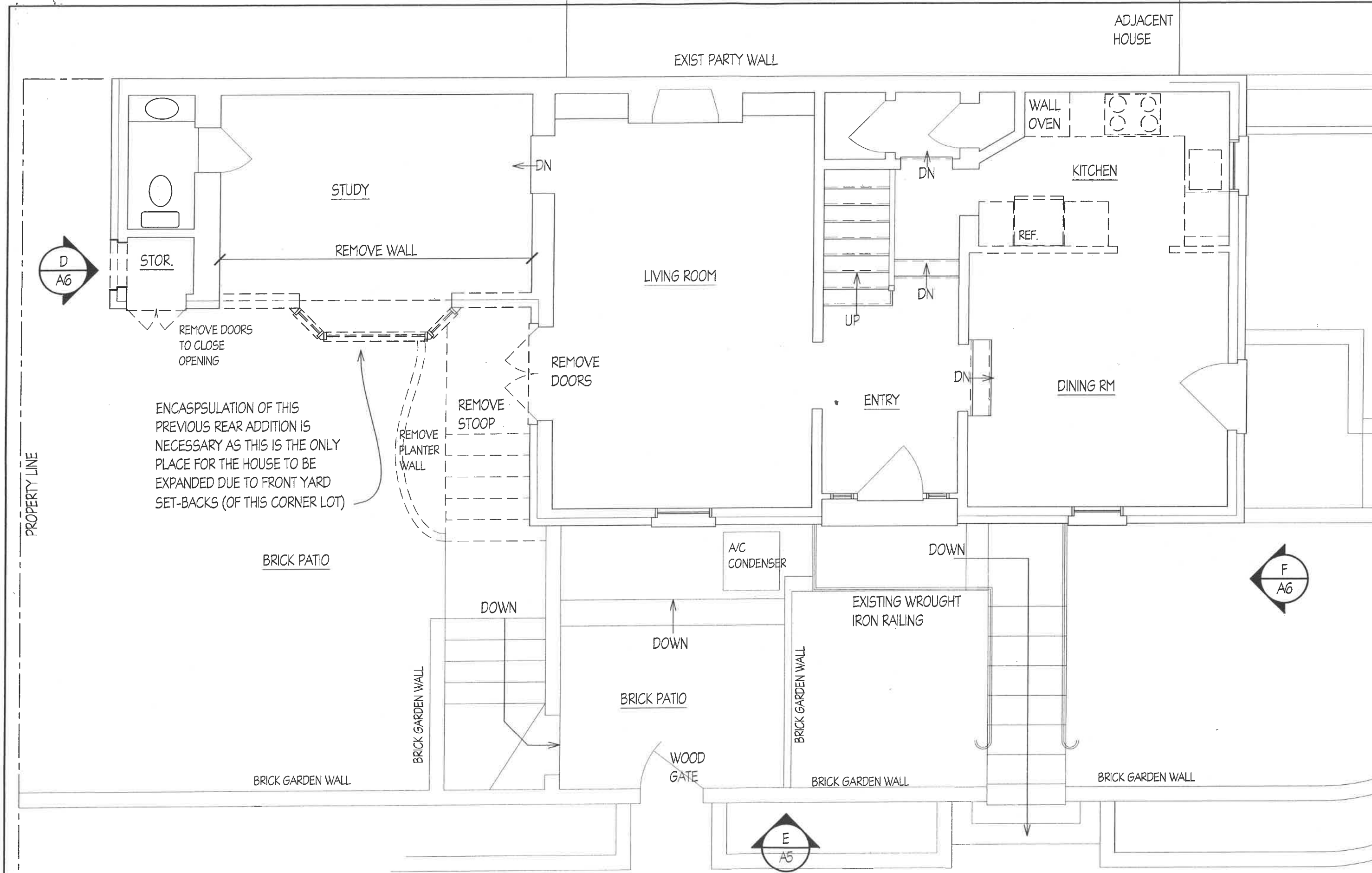
801 S Royal - Southeast Corner View From Street



Front Elevation- Jefferson Street - North View



Front- Jefferson Street - Northwest View



EXIST PARTY WALL

ADJACENT HOUSE

STUDY

STOR.

LIVING ROOM

KITCHEN

WALL OVEN

REF.

DINING RM

ENTRY

ENCAPSULATION OF THIS PREVIOUS REAR ADDITION IS NECESSARY AS THIS IS THE ONLY PLACE FOR THE HOUSE TO BE EXPANDED DUE TO FRONT YARD SET-BACKS (OF THIS CORNER LOT)

BRICK PATIO

BRICK PATIO

EXISTING WROUGHT IRON RAILING

A/C CONDENSER

WOOD GATE

BRICK GARDEN WALL

BRICK GARDEN WALL

BRICK GARDEN WALL

BRICK GARDEN WALL

BRICK GARDEN WALL

D  
A6

F  
A6

E  
A5

PROPERTY LINE

REBECCA L.G. BOSTICK, AIA ARCHITECT

Addition to the

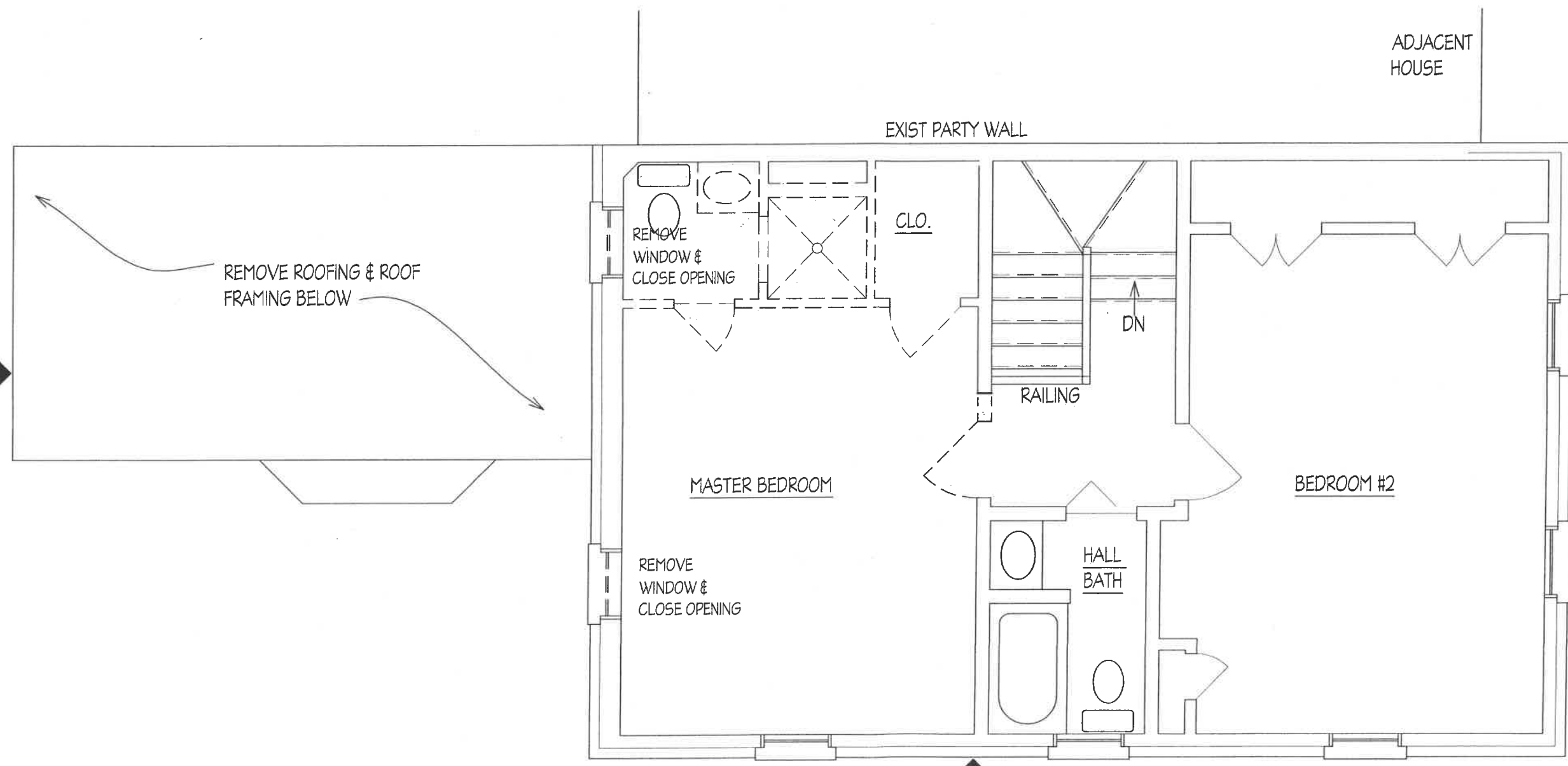
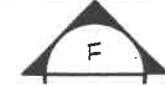
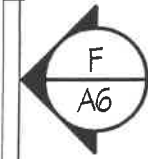
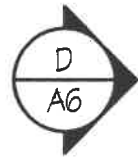
DOXEY RESIDENCE

801 S. ROYAL STREET, ALEXANDRIA, VA 22314

1819 DRURY LANE, SUITE 101 ALEXANDRIA, VA 22307 (703) 768-2250

A1

SHEET 1 OF 8  
DATE 6/04/18  
REVISED

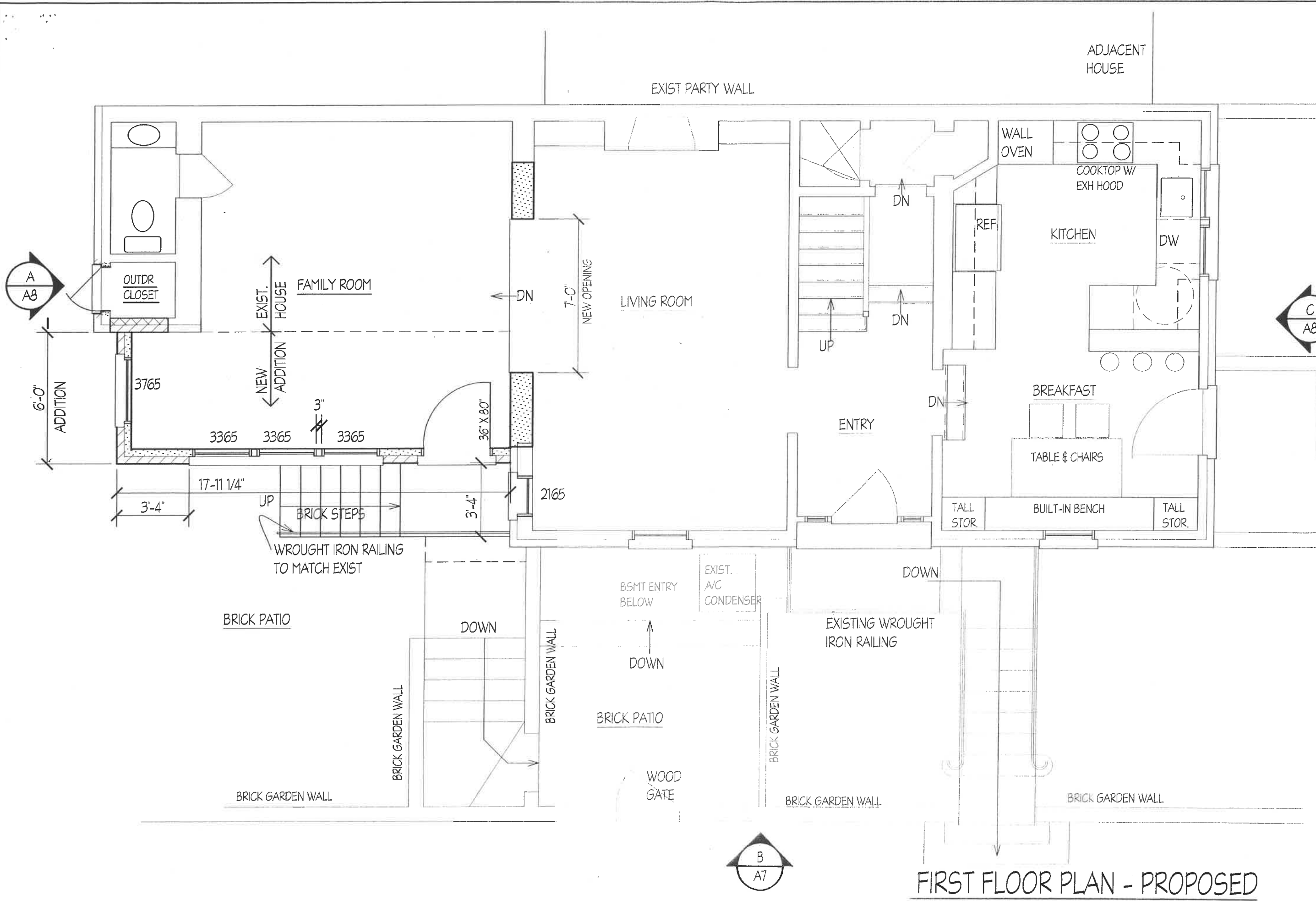


**SECOND FLOOR PLAN - EXISTING**  
1/4" - 1'-0"

REBECCA L.G. BOSTICK, AIA  
**A R C H I T E C T**  
 1819 DRURY LANE, SUITE 101 ALEXANDRIA, VA 22307  
 (703) 768-2250

Addition to the  
**DOXEY RESIDENCE**  
 801 S. ROYAL STREET, ALEXANDRIA, VA 22314

**A2**  
 SHEET 2 OF 8  
 DATE 6/04/18  
 REVISED



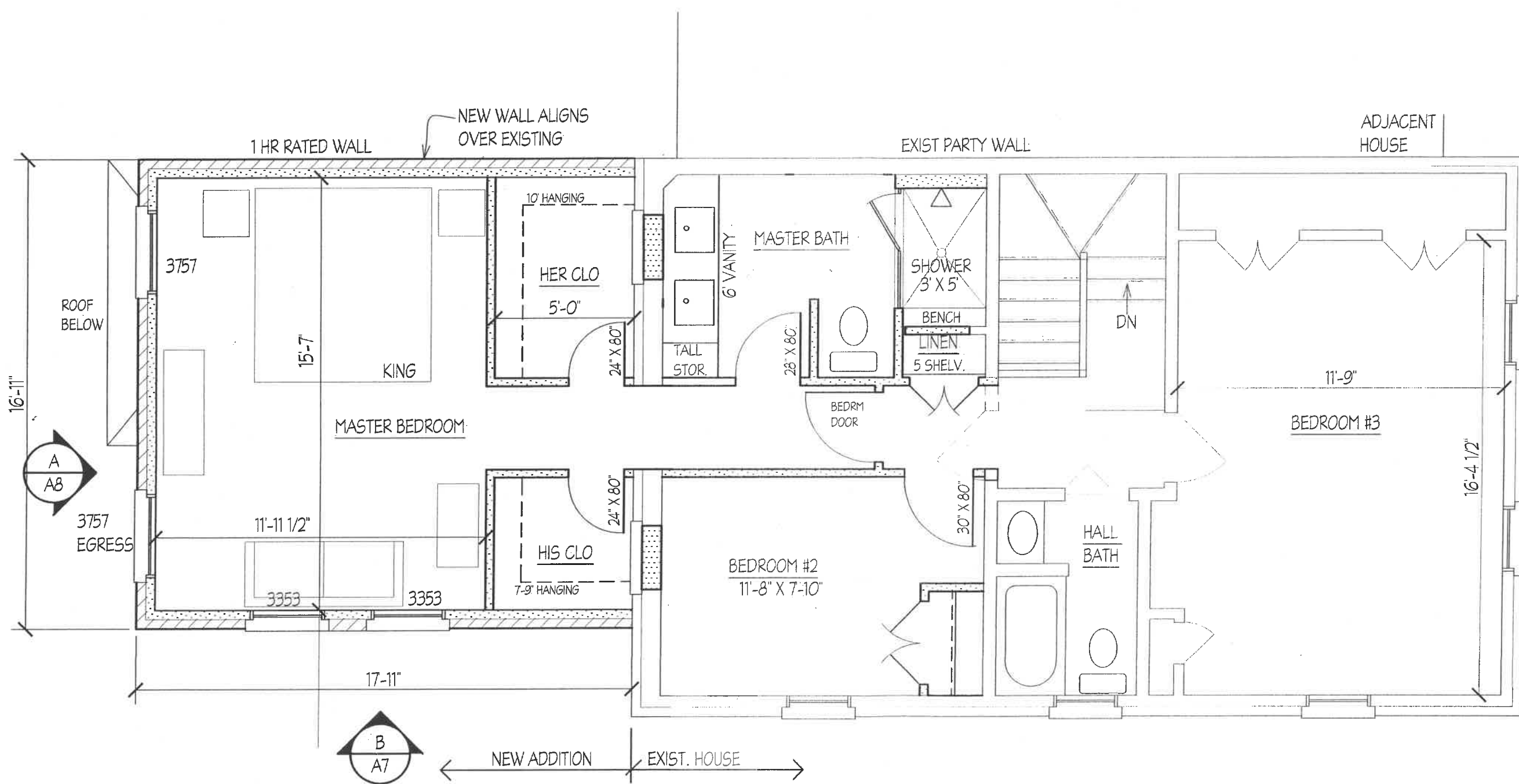
REBECCA L.G. BOSTICK, AIA  
**A R C H I T E C T**  
 1819 DRURY LANE, SUITE 101 ALEXANDRIA, VA 22307  
 (703) 768-2250

Addition to the  
**DOXEY RESIDENCE**  
 801 S. ROYAL STREET, ALEXANDRIA, VA 22314

**A3**  
 SHEET 3 OF 8  
 DATE 6/04/18  
 REVISED

**FIRST FLOOR PLAN - PROPOSED**  
 1/4" = 1'-0"



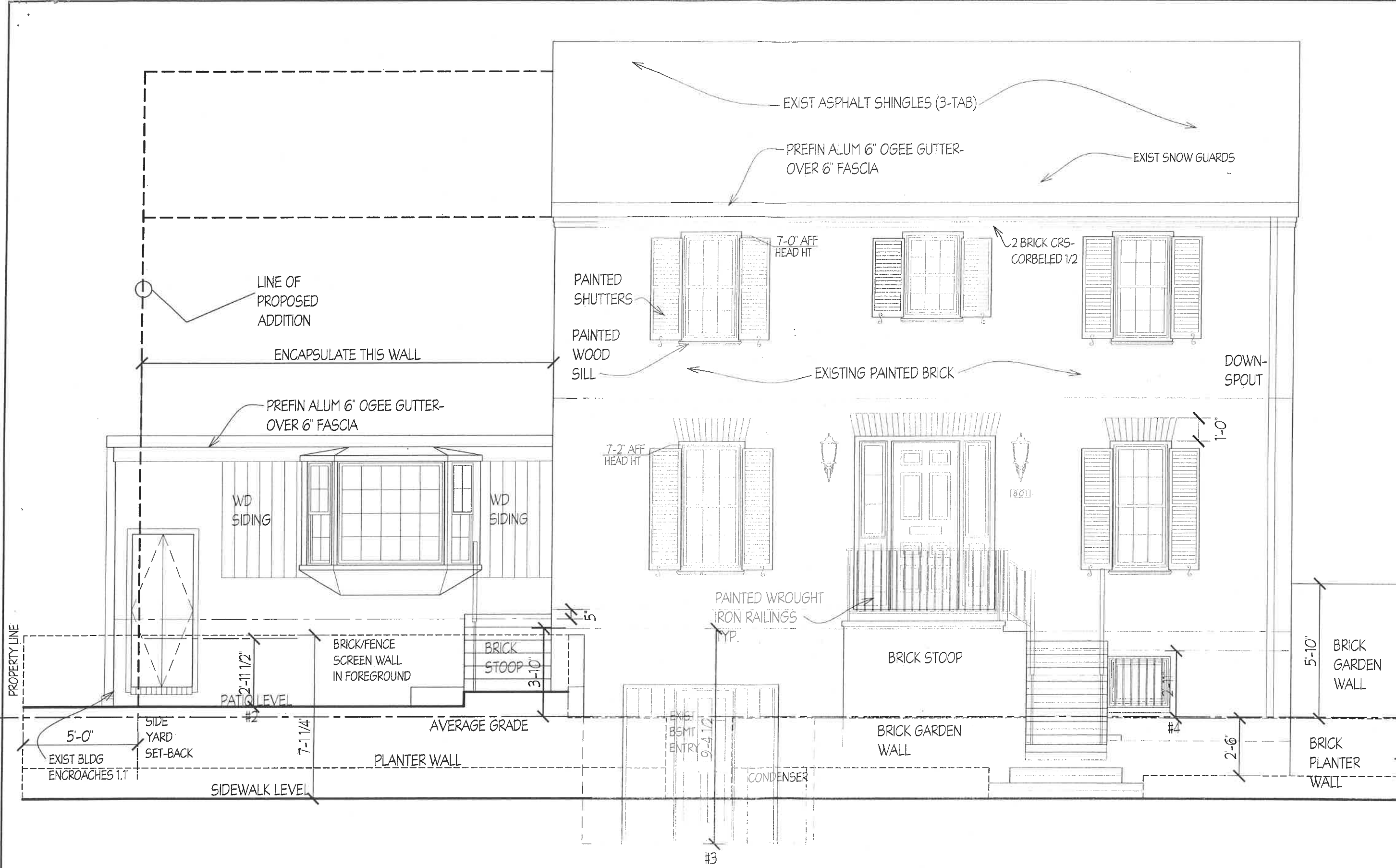


**SECOND FLOOR PLAN - PROPOSED**  
1/4" = 1'-0"

REBECCA L.G. BOSTICK, AIA  
**A R C H I T E C T**  
 1819 DRURY LANE, SUITE 101 ALEXANDRIA, VA 22307 (703) 768-2250

ADDITION TO THE  
**DOXEY RESIDENCE**  
 801 S. ROYAL STREET, ALEXANDRIA, VA 22314

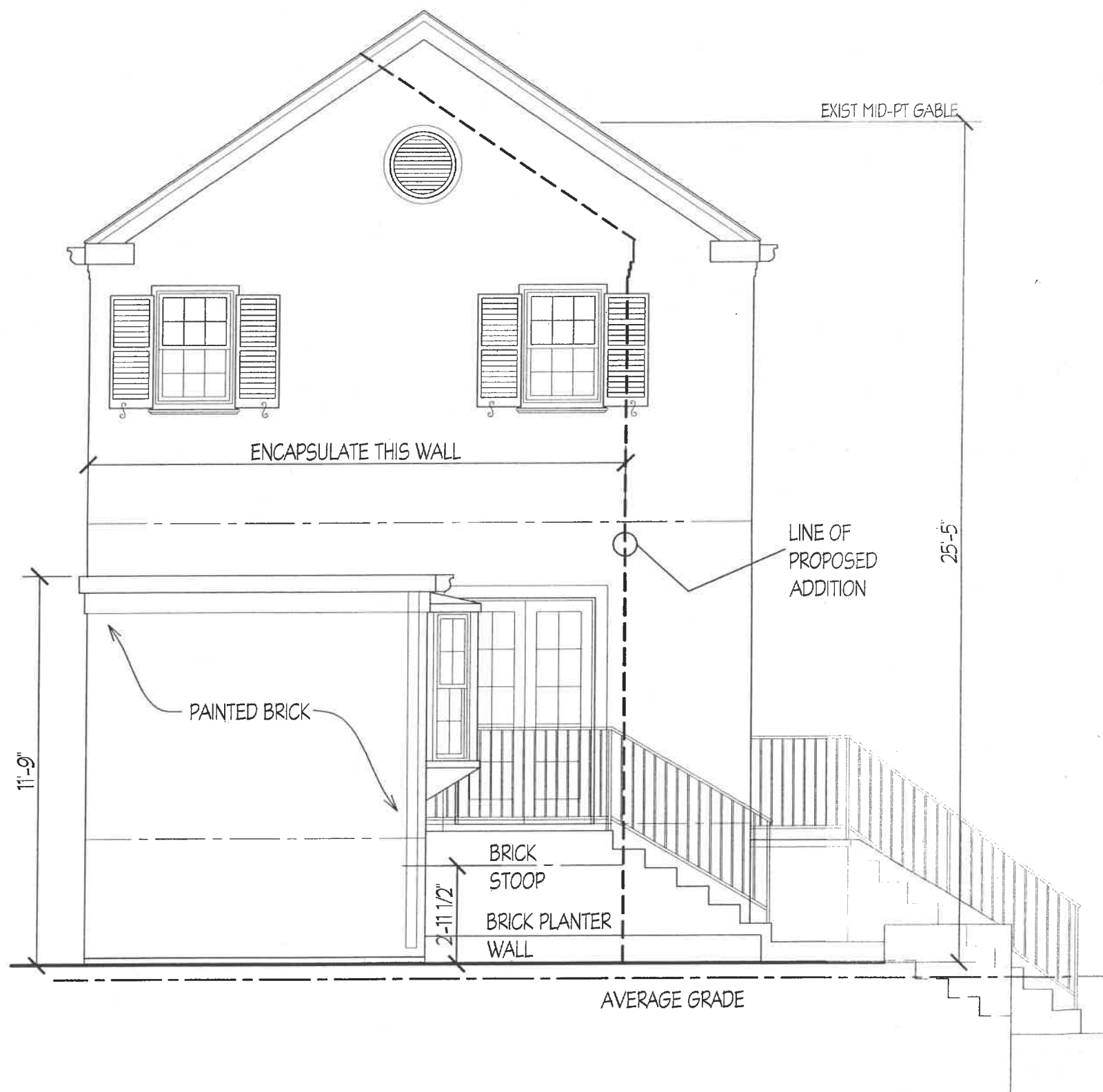
A4  
 SHEET 4 OF 8  
 DATE 6/04/18  
 REVISED



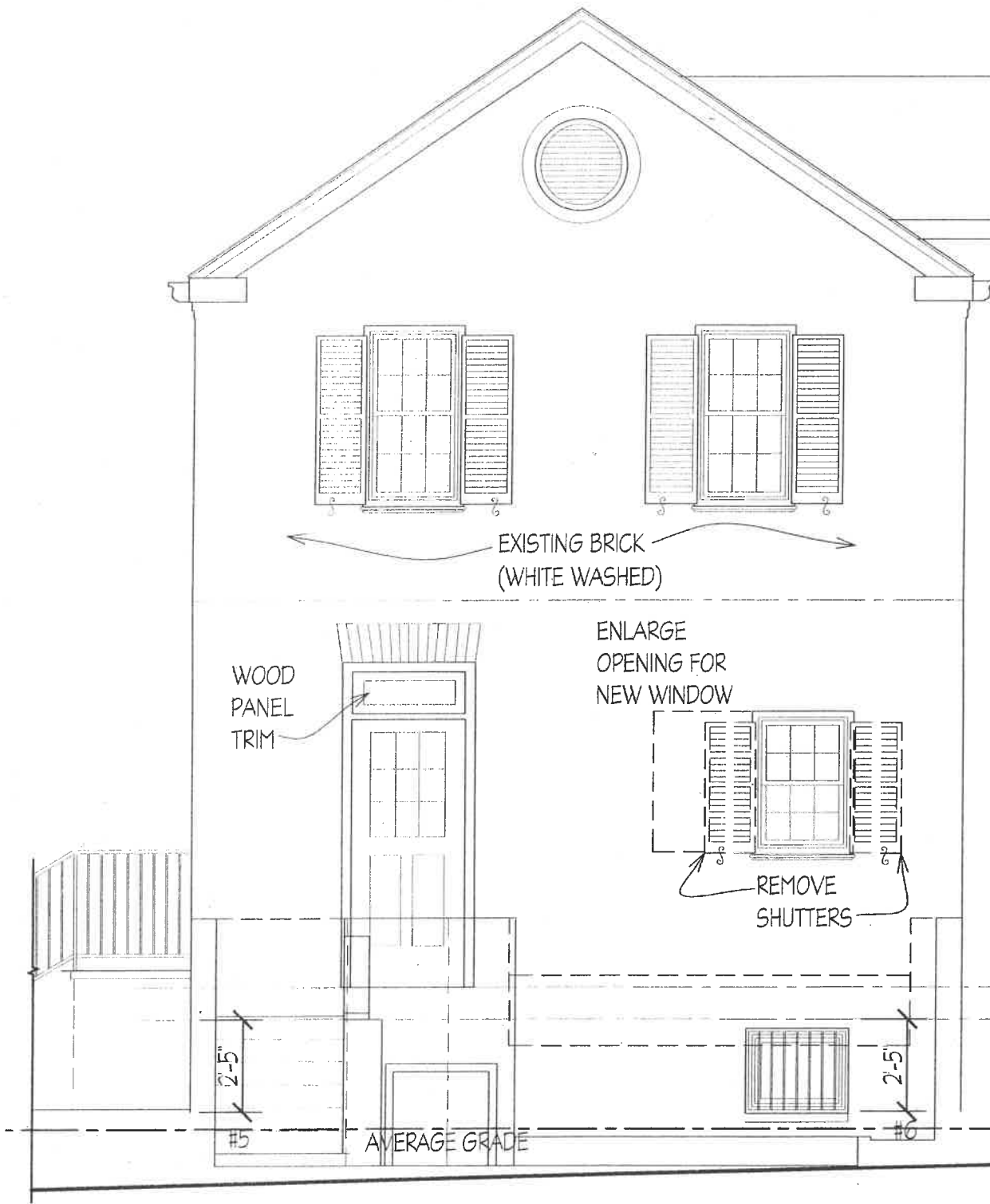
REBECCA L.G. BOSTICK, AIA  
**A R C H I T E C T**  
 1819 DRURY LANE, SUITE 101  
 ALEXANDRIA, VA 22307  
 (703) 768-2250

Addition to the  
**DOXEY RESIDENCE**  
 801 S. ROYAL STREET, ALEXANDRIA, VA 22314

**E**  
**A5** FRONT ELEVATION (S. ROYAL) - EXISTING  
 1/4" - 1'-0"



**D**  
A6  
END ELEVATION - EXISTING  
1/4" - 1'-0"

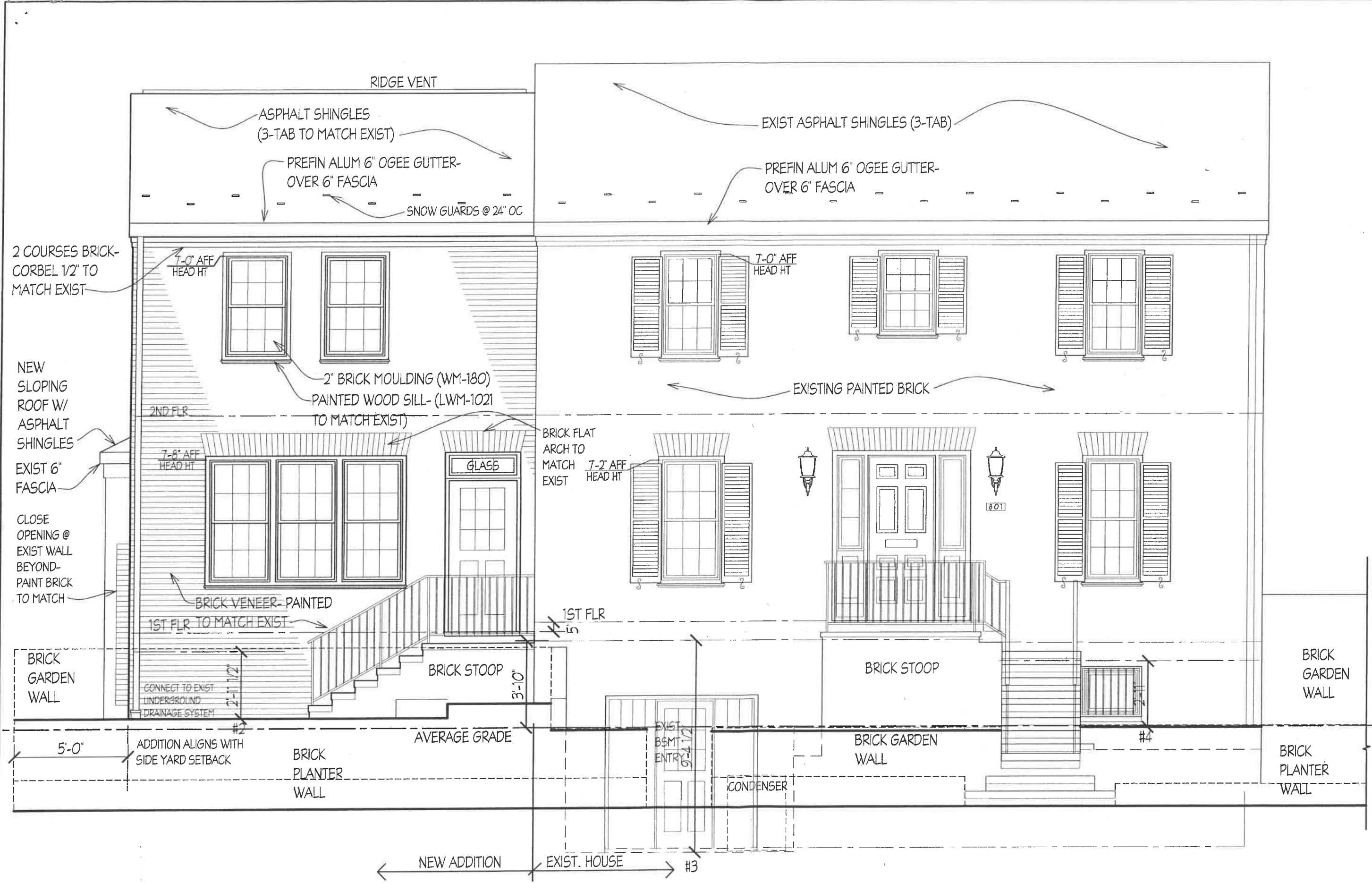


**F**  
A6  
FRONT ELEVATION (JEFFERSON) - EXISTING  
1/4" - 1'-0"

REBECCA L.G. BOSTICK, AIA  
ARCHITECT  
1819 DRURY LANE, SUITE 101 ALEXANDRIA, VA 22307  
(703) 768-2250

Addition to the  
**DOXEY RESIDENCE**  
801 S. ROYAL STREET, ALEXANDRIA, VA 22314

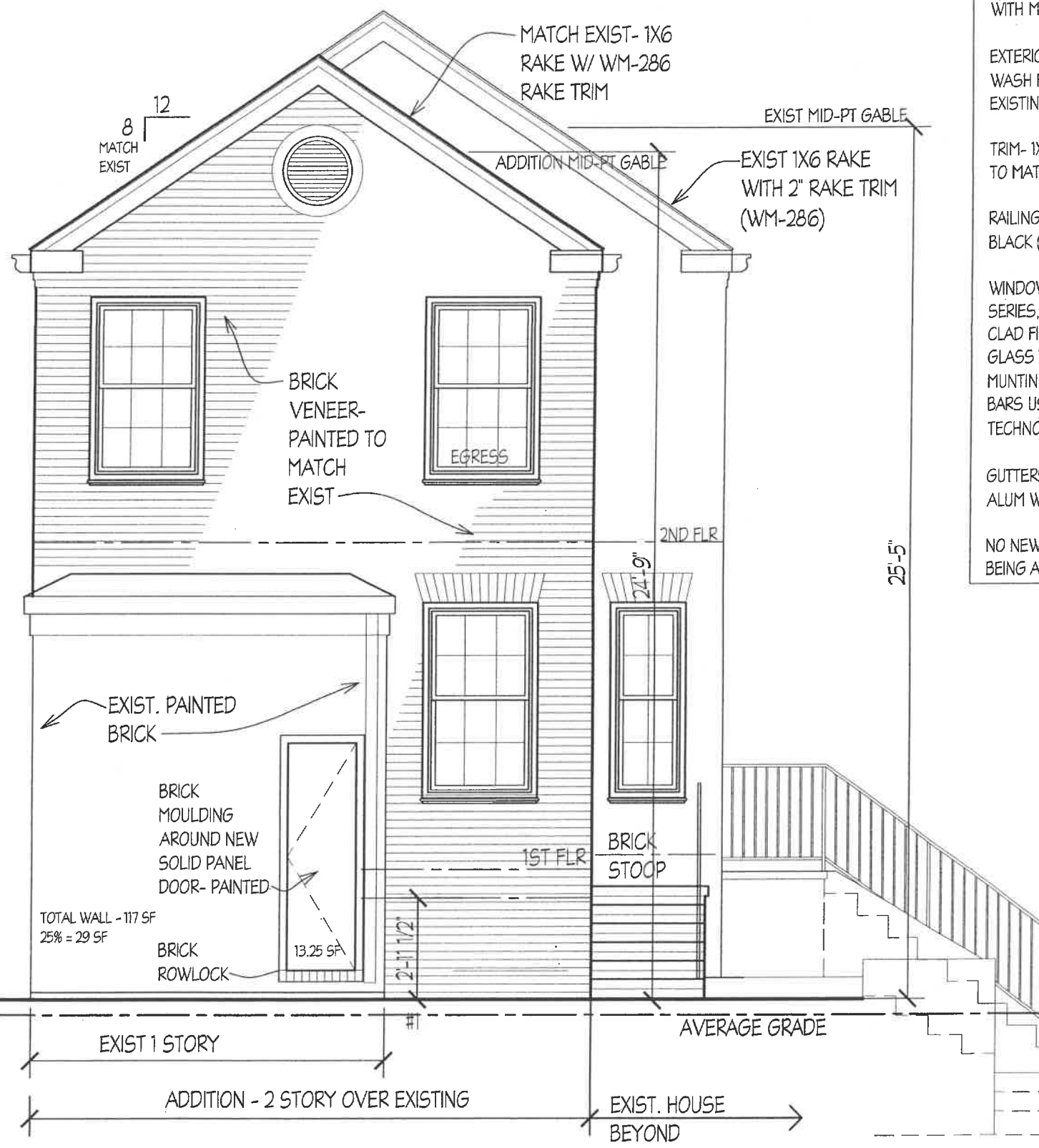
**A6**  
SHEET 6 OF 8  
DATE 6/04/18  
REVISIONS



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**B**  
**A7** FRONT ELEVATION (S. ROYAL) - PROPOSED  
 1/4" = 1'-0"



ROOF: ASPHALT SHINGLES 3-TAB TO MATCH EXISTING- LIGHT GRAY COLOR WITH MATCHING SNOW GUARDS

EXTERIOR WALLS: PAINTED (WHITE WASH FINISH) BRICK- TO MATCH EXISTING HOUSE

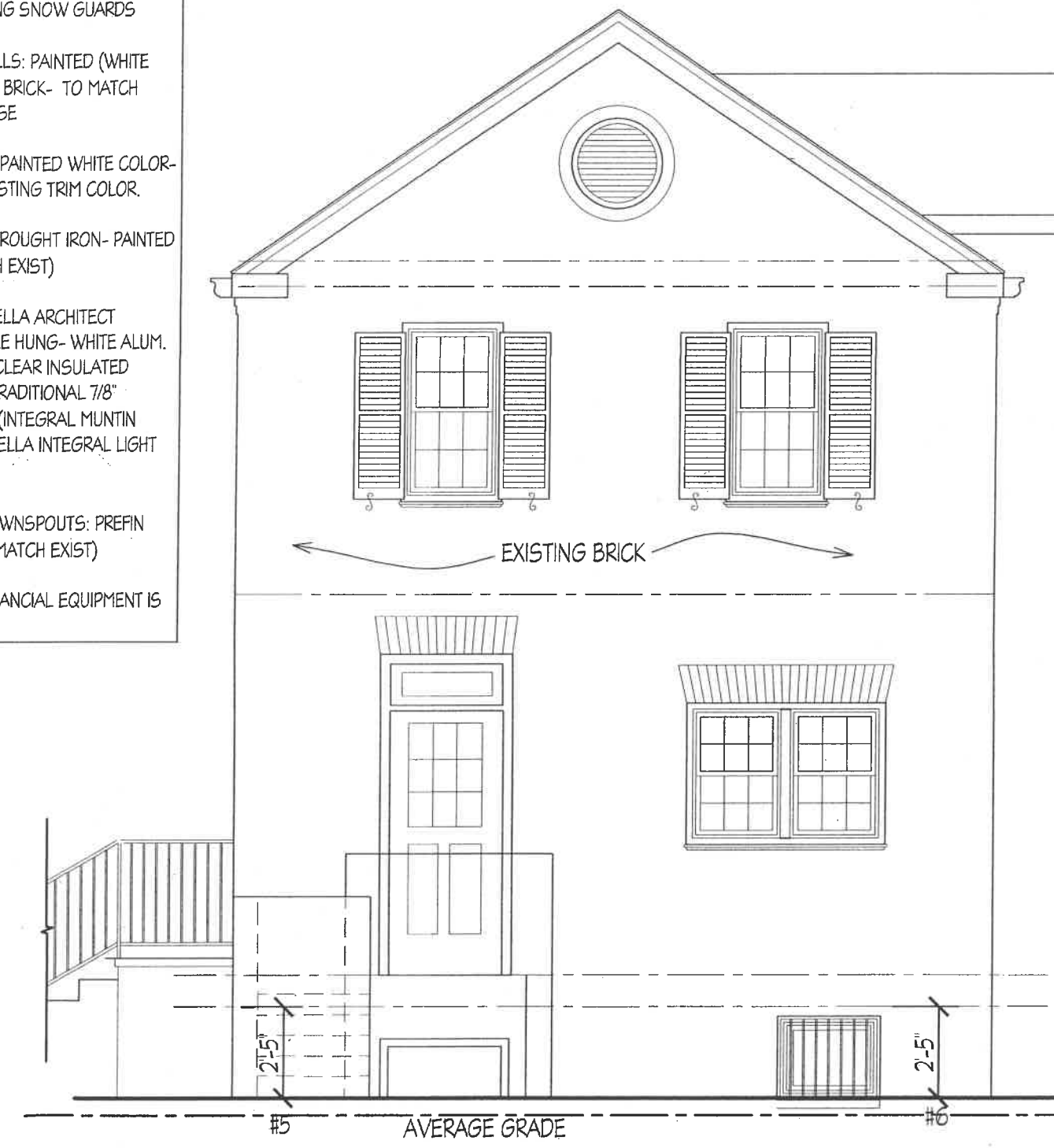
TRIM- 1X PVC, PAINTED WHITE COLOR- TO MATCH EXISTING TRIM COLOR.

RAILINGS: 1" WROUGHT IRON- PAINTED BLACK (MATCH EXIST)

WINDOWS: PELLA ARCHITECT SERIES, DOUBLE HUNG- WHITE ALUM. CLAD FINISH, CLEAR INSULATED GLASS WITH TRADITIONAL 7/8" MUNTIN BARS (INTEGRAL MUNTIN BARS USING PELLA INTEGRAL LIGHT TECHNOLOGY)

GUTTERS & DOWNSPOUTS: PREFIN ALUM WHITE (MATCH EXIST)

NO NEW MECHANICAL EQUIPMENT IS BEING ADDED.



**A**  
A8  
END ELEVATION - PROPOSED  
1/4" - 1'-0"

**C**  
A8  
FRONT ELEVATION (JEFFERSON) - PROPOSED  
1/4" - 1'-0"

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