

Anh Vu

From: Margaret O. Cooper
Sent: Monday, December 6, 2021 4:05 PM
To: Anh Vu; Lia Niebauer
Subject: FW: 105 North Alfred SUP Application

Follow Up Flag: Follow up
Flag Status: Flagged

Hi Anh and Lia,

I received the below email last month when I emailed the civic associations about 105 N Alfred. After talking to Ann, she mentioned we should include it in the comments that go to Planning Commission prior to the hearing.

Thanks,
Maggie

Maggie Cooper
Urban Planner III
Department of Planning and Zoning
City of Alexandria, Virginia

From: Steve Milone <milonesteve@gmail.com>
Sent: Saturday, November 13, 2021 3:36 PM
To: Margaret O. Cooper <Margaret.Cooper@alexandriava.gov>
Subject: Re: 105 North Alfred SUP Application

[Download Attachment](#)
[Available until Dec 13, 2021](#)

Maggie,

Thanks for forwarding. I'm concerned generally with the number of rooms that the City has approved and have yet to open to see and understand the full impact to the neighborhood. Within a few blocks of this location, there is the old George Mason Hotel at Prince and S. Washington streets undergoing refurbishment, the applicants additional approval to demolish the adjacent parking garage on S. Washington St. to replace the parking garage with more (unparked) hotel rooms, and the conversion of Judy Noritake's former residence at about 603 or 605 Prince Street that received city approval for an SUP to operate, as I understand it, an unstaffed Air BnB hotel building, also without or with minimal parking. I don't have the room numbers available to me, but I think it has to be well over 100 hotel rooms, and likely restaurant or other uses without parking.

It will not benefit the City and this neighborhood to have a high concentration of hotels, either vacant or with many visitors who will undoubtedly arrive in cars.

- Steve
703-986-8536

On Nov 11, 2021, at 12:42, Margaret O. Cooper <Margaret.Cooper@alexandriava.gov> wrote:

Hi Steve,

I am reaching out to the Old Town Civic Association to let you know that the City has received a request for a Special Use Permit at 105 N Alfred Street for an apartment hotel. This is scheduled to go before Planning Commission on December 7 and City Council on December 18. I have attached the most recent application materials and you can also find the materials [here](#). I am the planner working on this project and am happy to answer any questions your civic association may have about the project.

Thanks,

Maggie

Maggie Cooper
Urban Planner III
Department of Planning and Zoning
City of Alexandria, Virginia

[Click to Download](#)

SUP2021-00089 105 N Alfred St Application Materials.pdf

0 bytes



APPLICATION

SPECIAL USE PERMIT

SPECIAL USE PERMIT # _____

PROPERTY LOCATION: 105 NORTH ALFRED STREET

TAX MAP REFERENCE: 064.04-13-25 ZONE: CD

APPLICANT:

Name: Bruce & Thelma MacGregor

Address: 203 South Fairfax Street, Alex. VA

PROPOSED USE: Apartment Hotel - (adjunct use to Commercial)

☒ **THE UNDERSIGNED**, hereby applies for a Special Use Permit in accordance with the provisions of Article XI, Section 4-11-500 of the 1992 Zoning Ordinance of the City of Alexandria, Virginia.

☒ **THE UNDERSIGNED**, having obtained permission from the property owner, hereby grants permission to the City of Alexandria staff and Commission Members to visit, inspect, and photograph the building premises, land etc., connected with the application.

☒ **THE UNDERSIGNED**, having obtained permission from the property owner, hereby grants permission to the City of Alexandria to post placard notice on the property for which this application is requested, pursuant to Article IV, Section 4-1404(D)(7) of the 1992 Zoning Ordinance of the City of Alexandria, Virginia.

☒ **THE UNDERSIGNED**, hereby attests that all of the information herein provided and specifically including all surveys, drawings, etc., required to be furnished by the applicant are true, correct and accurate to the best of their knowledge and belief. The applicant is hereby notified that any written materials, drawings or illustrations submitted in support of this application and any specific oral representations made to the Director of Planning and Zoning on this application will be binding on the applicant unless those materials or representations are clearly stated to be non-binding or illustrative of general plans and intentions, subject to substantial revision, pursuant to Article XI, Section 11-207(A)(10), of the 1992 Zoning Ordinance of the City of Alexandria, Virginia.

Michael Dechert, Fld

Print Name of Applicant or Agent

7207 Marlan Drive

Mailing/Street Address

Alexandria VA 22307

City and State

Zip Code

Michael Dechert 8/25/2021

Signature

Date

(571) 332-3923

Telephone #

Fax #

kaczmarewski-dechert@netzero.net

Email address

ACTION-PLANNING COMMISSION: _____ DATE: _____

ACTION-CITY COUNCIL: _____ DATE: _____

SUP # _____

PROPERTY OWNER'S AUTHORIZATION

As the property owner of 105 North Alfred St., I hereby
(Property Address)
grant the applicant authorization to apply for the SUP use as
(use)
described in this application.

Name: R. Bruce MacGregor, owner Phone: (917) 328-6281
Please Print 105 N. ALFRED LLC I & II
Address: Thelma K. MacGregor, owner Email: tegibruce@aol.com
105 N. ALFRED LLC I & II
Signature: R. Bruce MacGregor Date: 25 August 2021
Thelma K MacGregor

1. Floor Plan and Plot Plan. As a part of this application, the applicant is required to submit a floor plan and plot or site plan with the parking layout of the proposed use. The SUP application checklist lists the requirements of the floor and site plans. The Planning Director may waive requirements for plan submission upon receipt of a written request which adequately justifies a waiver.

☒ Required floor plan and plot/site plan attached.

☐ Requesting a waiver. See attached written request.

2. The applicant is the (check one):

☒ Owner
☐ Contract Purchaser
☐ Lessee or
☐ Other: _____ of the subject property.

State the name, address and percent of ownership of any person or entity owning an interest in the applicant or owner, unless the entity is a corporation or partnership, in which case identify each owner of more than three percent.

Bruce & Thelma MacGregor as joint owners/principals
of 105 North Alfred LLC I and 105 North Alfred
LLC II.

OWNERSHIP AND DISCLOSURE STATEMENT

Use additional sheets if necessary

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

Name	Address	Percent of Ownership
1. Bruce & Teri MacGregor 105 N. ALFRED LECT. I	105 N. ALFRED ST	50%
2. Bruce & Teri MacGregor 105 N. ALFRED LECT. II	105 N. ALFRED ST	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 105 North Alfred St. (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. 105 N. ALFRED ST. 400 E. 105 N. ALFRED ST	105 N. ALFRED ST	50%
2. 105 N. ALFRED ST 600 E. 105 N. ALFRED ST	105 N. ALFRED ST	50%
3.		

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

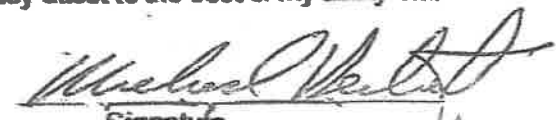
For a list of current council, commission and board members, as well as the definition of business and financial relationship, click here.

Name of person or entity	Relationship as defined by Section 11-350 of the Zoning Ordinance	Member of the Approving Body (i.e. City Council, Planning Commission, etc.)
1. NONE N/A	N/A	N/A
2. N/A	N/A	N/A
3. N/A	N/A	N/A

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.

9/26/2021 Michael Dechert
Date Printed Name


Signature
Robert Bruce MacGregor
Thelma K MacGregor
9/26/2021

SUP # _____

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

[] Yes. Provide proof of current City business license

☐ **No.** The agent shall obtain a business license prior to filing application, if required by the City Code.

N/A

NARRATIVE DESCRIPTION

3. The applicant shall describe below the nature of the request in detail so that the Planning Commission and City Council can understand the nature of the operation and the use. The description should fully discuss the nature of the activity. (Attach additional sheets if necessary.)

Please see attached.

This image shows a single sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.

105/107 North Alfred Street, 064.04-13-25, Narrative Description

Bruce and Thelma MacGregor, principals of 105 North Alfred LLC I and 105 North Alfred LLC II, request a Special Use Permit to operate a eleven (11) unit apartment residential hotel at 105/107 North Alfred Street. The property presently accommodates a commercial space recently used as an art gallery, eight rental apartment units, including three one bedroom units and five efficiency units. Four apartment units are apparently recognized in the Alexandria documentation. Four units, all efficiency apartments have been used for many years (perhaps 10 or more) as short term rental units primarily through AIRBNB. All units have a full bathroom and a kitchenette.

The SUP request proposes to create a two story addition over a ground level drive-through immediately to the north of the original 1790 period house block that will include one bedroom units at the second and third floors. Additionally, a proposed conversion of the existing rear extension attic to a full third level will add two more one bedroom units. A proposed window well at the north side of the basement at the rear extension will permit the conversion of two existing efficiency units into one bedroom apartments. In summary, the proposed additions and expansions will create a total of 11 one bedroom apartments. The present attic efficiency unit in the 1790 house will be joined to the third floor unit in the 1790 block as a loft space with a below seven foot ceiling height (because presently the height is achieved through coffering the ceiling and placing the ceiling above the tie beams rather than below). The one bedroom units are between about 450 to 700 square feet. On site parking for 12 automobiles is provided thereby providing one parking space for every apartment unit and the commercial (gallery) unit. It must be noted that according to Alexandria authorities there have never been any complaints regarding AIRBNB operations over the last decade or so.

It must be noted that in the immediate neighborhood an apartment hotel use was approved in 2013 (SUP #2013-0023) for fifteen (15) rooms. This approval expired and a new Special Use Permit for an apartment hotel was approved in 2016 (SUP #2016-0027) for twelve (12) rooms.

The Applicant intends to operate the apartment hotel without a front desk, 24/7 on-site staff members, a restaurant, or similar amenities typically associated with a hotel. Guests will be able to book rooms online and check in remotely. Guests in need of assistance from the management can call at any time and a staff member can be available for assistance. There will be a cleaning service to clean and turn over the rooms between stays. The MacGregor's have been operating AIRBNB/ short term rental units in other locations in the Washington Metropolitan area.

The Property is located within the Enhanced Transit and the Property is easily accessible by Metro, close to Reagan Airport, and located in a walkable neighborhood. The location in the heart of Old Town and blocks from the waterfront offers business guests and tourists the opportunity of experiencing the Alexandria experience.

USE CHARACTERISTICS

4. The proposed special use permit request is for (check one):

- ☒ a new use requiring a special use permit,
☐ an expansion or change to an existing use without a special use permit,
☐ an expansion or change to an existing use with a special use permit,
☐ other. Please describe: _____

5. Please describe the capacity of the proposed use:

A. How many patrons, clients, pupils and other such users do you expect?

Specify time period (i.e., day, hour, or shift).

The apartment hotel will accommodate approximately 12-24 guests per day

B. How many employees, staff and other personnel do you expect?

Specify time period (i.e., day, hour, or shift).

Off-site staff members will be available by phone. Periodic cleaning staff will be on-site to clean rooms between guests.

6. Please describe the proposed hours and days of operation of the proposed use:

Day:

24 hours/day daily

Hours:

_____	_____
_____	_____
_____	_____
_____	_____

7. Please describe any potential noise emanating from the proposed use.

A. Describe the noise levels anticipated from all mechanical equipment and patrons.

The noise impacts from this use will be minimal. No entertainment or music production is proposed and the doors will be kept closed.

B. How will the noise be controlled?

Noise levels will comply with the City of Alexandria's Noise Ordinance.

SUP # _____

8. Describe any potential odors emanating from the proposed use and plans to control them:

As this is a small, boutique use in a commercial district, potential odors will be minimal. There is no associated food service operation proposed as part of this business.

9. Please provide information regarding trash and litter generated by the use.

- A. What type of trash and garbage will be generated by the use? (i.e. office paper, food wrappers)
Trash generated by the fifteen apartment hotel units will include minimal food waste and paper products.
-
- B. How much trash and garbage will be generated by the use? (i.e. # of bags or pounds per day or per week)
The Applicant expects that the approximate trash generation will be similar to the existing office and retail uses.
-
- C. How often will trash be collected?
As often as necessary.
-
- D. How will you prevent littering on the property, streets and nearby properties?
On-site cleaning staff will monitor the Property for litter.
-

10. Will any hazardous materials, as defined by the state or federal government, be handled, stored, or generated on the property?

☐ Yes. ☒ No.

If yes, provide the name, monthly quantity, and specific disposal method below:

SUP# _____

- 11.** Will any organic compounds, for example paint, ink, lacquer thinner, or cleaning or degreasing solvent, be handled, stored, or generated on the property?

☒ Yes. ☐ No.

If yes, provide the name, monthly quantity, and specific disposal method below.

Cleaning materials will be used on the Property and disposed of in accordance with local, state, and federal regulations.

- 12.** What methods are proposed to ensure the safety of nearby residents, employees and patrons?
The Applicant proposes to restrict access to the guest rooms by a key pad or access keys. A remote staff member will be available to address any issues.

ALCOHOL SALES

13.

- A.** Will the proposed use include the sale of beer, wine, or mixed drinks?

☐ Yes ☒ No

If yes, describe existing (if applicable) and proposed alcohol sales below, including if the ABC license will include on-premises and/or off-premises sales.

SUP # _____

PARKING AND ACCESS REQUIREMENTS

14. A. How many parking spaces of each type are provided for the proposed use:

6 Standard spaces
6 Compact spaces
_____ Handicapped accessible spaces.
_____ Other.

Planning and Zoning Staff Only
Required number of spaces for use per Zoning Ordinance Section 8-200A _____
Does the application meet the requirement? <input type="checkbox"/> Yes <input type="checkbox"/> No

- B. Where is required parking located? (check one)

☒ on-site
☐ off-site

If the required parking will be located off-site, where will it be located?

N/A

PLEASE NOTE: Pursuant to Section 8-200 (C) of the Zoning Ordinance, commercial and industrial uses may provide off-site parking within 500 feet of the proposed use, provided that the off-site parking is located on land zoned for commercial or industrial uses. All other uses must provide parking on-site, except that off-street parking may be provided within 300 feet of the use with a special use permit.

- C. If a reduction in the required parking is requested, pursuant to Section 8-100 (A) (4) or (5) of the Zoning Ordinance, complete the PARKING REDUCTION SUPPLEMENTAL APPLICATION.

☐ Parking reduction requested; see attached supplemental form

15. Please provide information regarding loading and unloading facilities for the use:

- A. How many loading spaces are available for the use? 0

Pursuant to 8-200 B. 5.
no loading space is
required.

Planning and Zoning Staff Only
Required number of loading spaces for use per Zoning Ordinance Section 8-200 _____
Does the application meet the requirement? <input type="checkbox"/> Yes <input type="checkbox"/> No

SUP # _____

- B. Where are off-street loading facilities located? No change from existing retail and office use;
deliveries will be unloaded from the rear alley, as necessary.
- C. During what hours of the day do you expect loading/unloading operations to occur?
Loading and unloading will not occur between 11PM and 7AM
- D. How frequently are loading/unloading operations expected to occur, per day or per week, as appropriate?
Large deliveries that require trucks will be infrequent given the small size of the proposed use.

16. Is street access to the subject property adequate or are any street improvements, such as a new turning lane, necessary to minimize impacts on traffic flow?

Yes, street access is adequate, and turning lane on Columbus Street.

SITE CHARACTERISTICS

17. Will the proposed uses be located in an existing building? ☒ Yes ☐ No

Do you propose to construct an addition to the building? ☒ Yes ☐ No

How large will the addition be? _____ square feet.

18. What will the total area occupied by the proposed use be?

5917 sq. ft. (existing) + 2136 sq. ft. (addition if any) = 8053 sq. ft. (total)

19. The proposed use is located in: (check one)

☒ a stand alone building

☐ a house located in a residential zone

☐ a warehouse

☐ a shopping center. Please provide name of the center: _____

☐ an office building. Please provide name of the building: _____

☐ other. Please describe: _____

End of Application



City of Alexandria, Virginia

Map Title



1: 1,128



Legend

Tax Map Index

- Parcels
- Blocks
- Fire Stations
- Addresses
- Metro Stations
- Metro Lines**
 - Blue
 - Yellow
 - Yellow Blue
- City Boundary
- Rail Lines
- Parcels
- Buildings
- Surface Water
- Streams
- Parks
- City of Alexandria

Notes

188.1 0 94.04 188.1 Feet

WGS_1984_Web_Mercator_Auxiliary_Sphere
City of Alexandria, VA

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

THIS MAP IS NOT TO BE USED FOR NAVIGATION



Department of Planning and Zoning

Floor Area Ratio and Open Space Calculations

B

A. Property Information

A1. R-20
Zone

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

B. Existing Gross Floor Area

<u>Existing Gross Area</u>		<u>Allowable Exclusions**</u>		
Basement	<input type="text" value="1,706.62"/>	Basement**	<input type="text"/>	B1. <input type="text" value="10,653.90"/> Sq. Ft.
First Floor	<input type="text" value="2,661.00"/>	Stairways**	<input type="text"/>	Existing Gross Floor Area*
Second Floor	<input type="text" value="2,661.00"/>	Mechanical**	<input type="text"/>	B2. <input type="text" value="0.00"/> Sq. Ft.
Third Floor	<input type="text" value="2,661.00"/>	Attic less than 7'***	<input type="text"/>	Allowable Floor Exclusions**
Attic	<input type="text" value="964.28"/>	Porches**	<input type="text"/>	B3. <input type="text" value="10,653.90"/> Sq. Ft.
Porches	<input type="text"/>	Balcony/Deck**	<input type="text"/>	Existing Floor Area Minus Exclusions
Balcony/Deck	<input type="text"/>	Lavatory***	<input type="text"/>	(subtract B2 from B1)
Lavatory***	<input type="text"/>	Other**	<input type="text"/>	
Other**	<input type="text"/>	Other**	<input type="text"/>	
B1. <u>Total Gross</u>	<input type="text" value="10,653.90"/>	B2. <u>Total Exclusions</u>	<input type="text" value="0.00"/>	

Comments for Existing Gross Floor Area

all exclusions in the proposed because of changes to interior layout

C. Proposed Gross Floor Area

<u>Proposed Gross Area</u>		<u>Allowable Exclusions**</u>		
Basement	<input type="text" value="0.00"/>	Basement**	<input type="text" value="1,744.00"/>	C1. <input type="text" value="2,942.20"/> Sq. Ft.
First Floor	<input type="text" value="744.00"/>	Stairways**	<input type="text" value="1,585.00"/>	Proposed Gross Floor Area*
Second Floor	<input type="text" value="744.00"/>	Mechanical**	<input type="text"/>	C2. <input type="text" value="3,829.00"/> Sq. Ft.
Third Floor	<input type="text" value="744.00"/>	Attic less than 7'***	<input type="text"/>	Allowable Floor Exclusions**
Attic	<input type="text" value="710.20"/>	Porches**	<input type="text"/>	C3. <input type="text" value="-886.80"/> Sq. Ft.
Porches	<input type="text"/>	Balcony/Deck**	<input type="text"/>	Proposed Floor Area Minus Exclusions
Balcony/Deck	<input type="text"/>	Lavatory***	<input type="text" value="500.00"/>	(subtract C2 from C1)
Lavatory***	<input type="text"/>	Other**	<input type="text"/>	
Other	<input type="text"/>	Other**	<input type="text"/>	
C1. <u>Total Gross</u>	<input type="text" value="2,942.20"/>	C2. <u>Total Exclusions</u>	<input type="text" value="3,829.00"/>	

D. Total Floor Area

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

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

E. Open Space

E1. Sq. Ft.
Existing Open Space

E2. Sq. Ft.
Required Open Space

E3. Sq. Ft.
Proposed Open Space

Notes

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

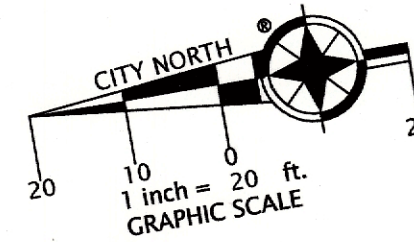
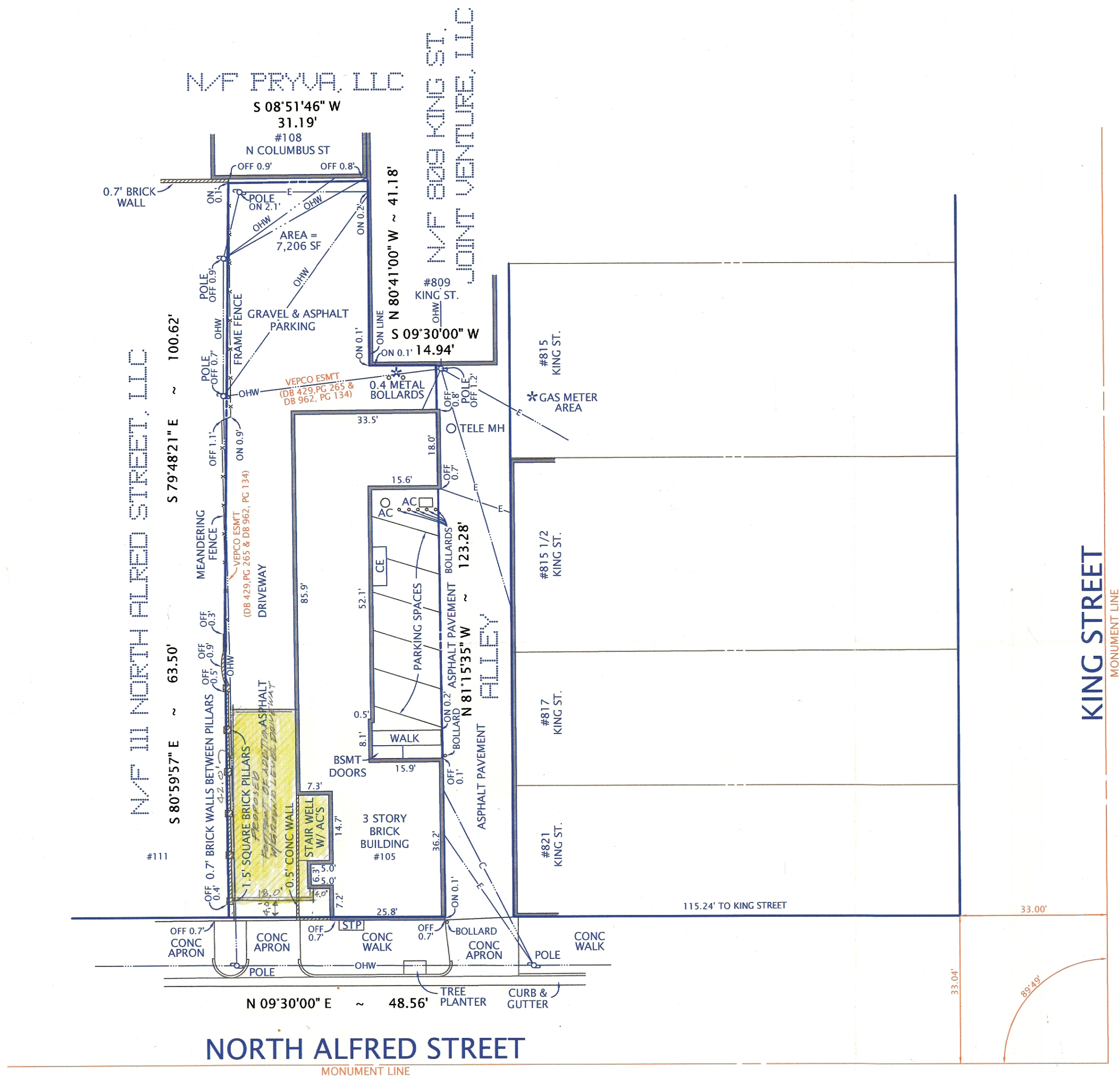
** Refer to the Zoning Ordinance (Section 2-145(B)) and consult with Zoning Staff for information regarding allowable exclusions. Sections may also be required for some exclusions.

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

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

Signature: _____

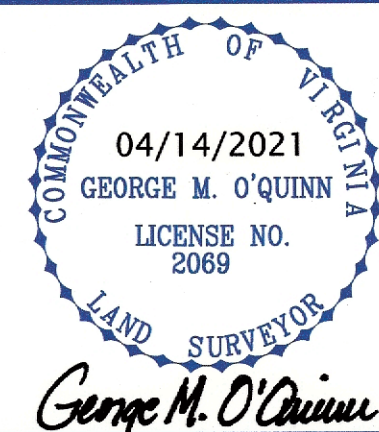
Date: **10.6.2021**



PLAT
SHOWING BUILDING LOCATION ON
ON THE PROPERTY LOCATED AT
#105-107 NORTH ALFRED STREET
(INSTRUMENT #080006820)
CITY OF ALEXANDRIA, VIRGINIA
SCALE: 1" = 20' APRIL 14, 2021

I HEREBY CERTIFY THAT THE POSITIONS OF ALL THE EXISTING IMPROVEMENTS HAVE BEEN CAREFULLY ESTABLISHED BY A CURRENT FIELD SURVEY AND UNLESS SHOWN THERE ARE NO VISIBLE ENCROACHMENTS AS OF THIS DATE:

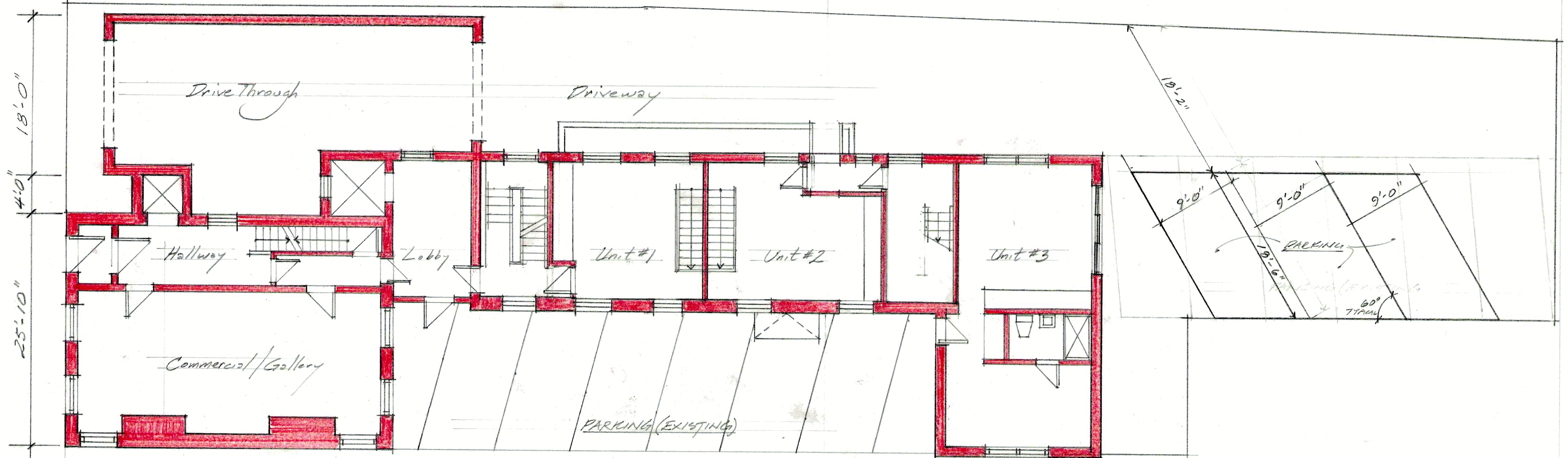
THIS PLAT IS SUBJECT TO RESTRICTIONS OF RECORD.
A TITLE REPORT WAS NOT FURNISHED.
NO CORNER MARKERS SET.



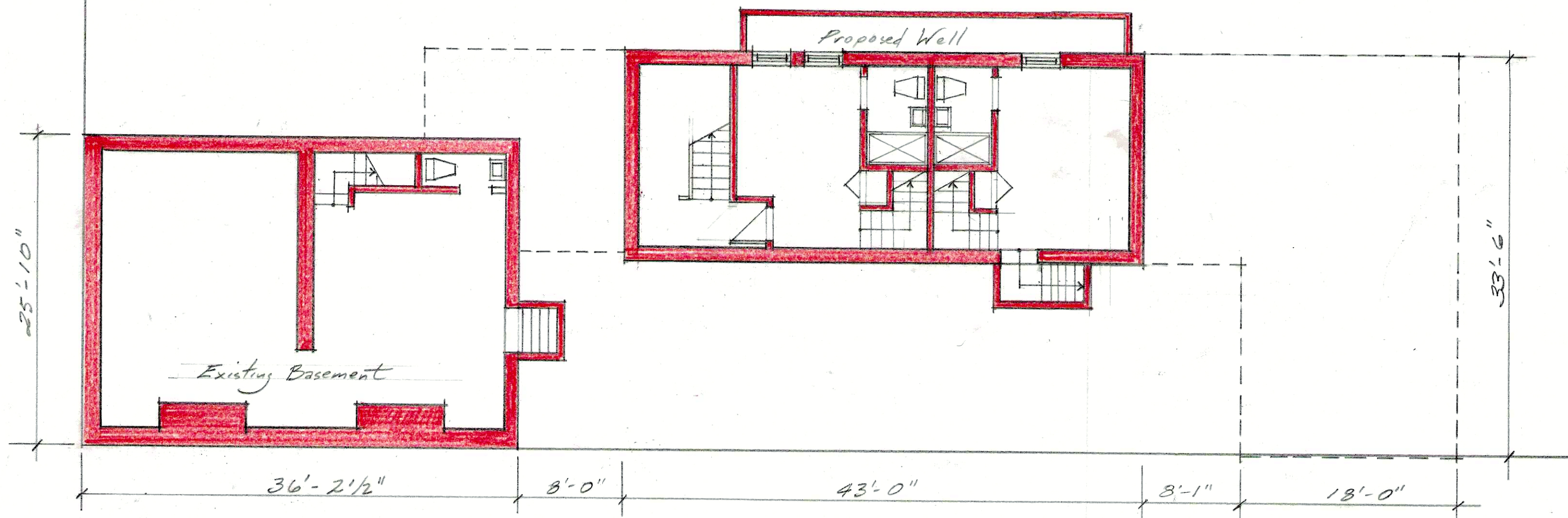
ORDERED BY:

ALENE
MICHAEL DECHERT

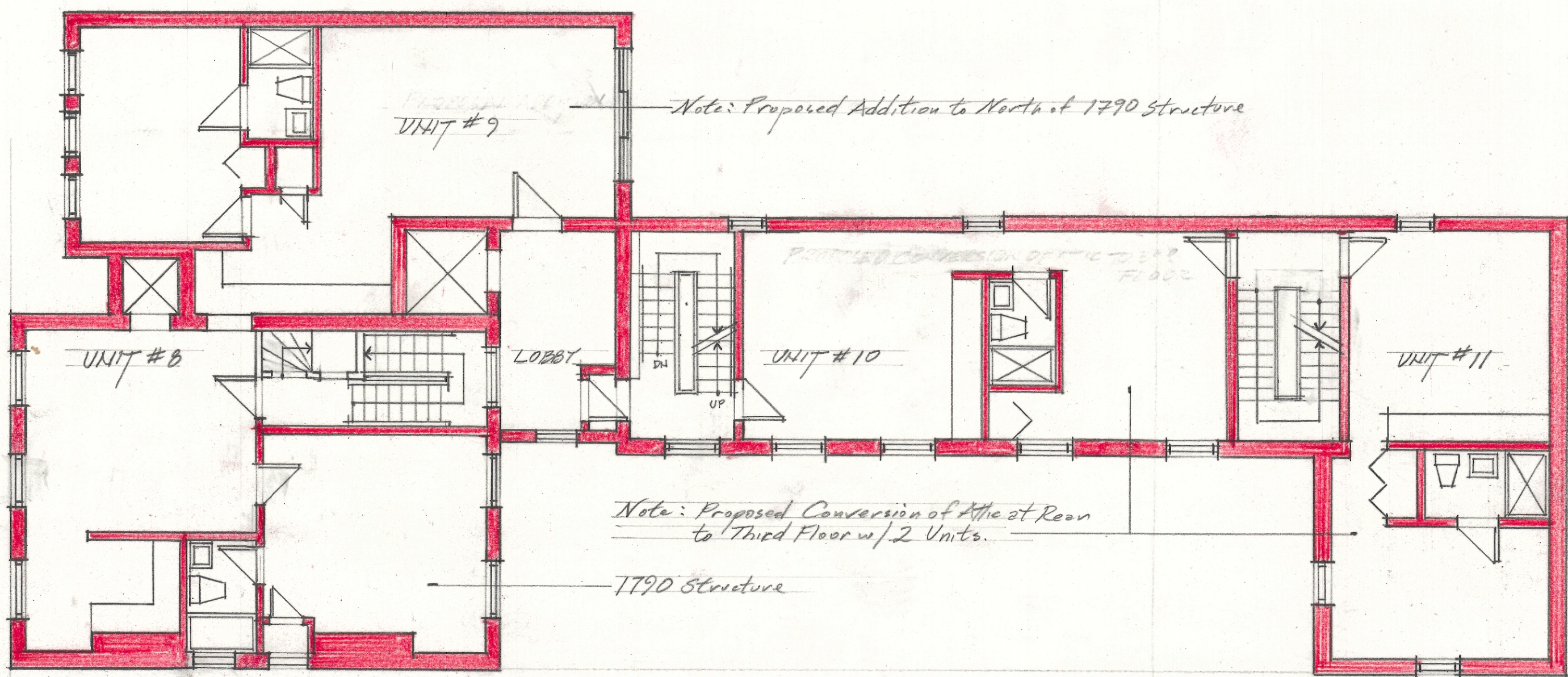
DOMINION Surveyors Inc.
8808-H PEAR TREE VILLAGE COURT
ALEXANDRIA, VIRGINIA 22309
703-619-6555
FAX: 703-799-6412



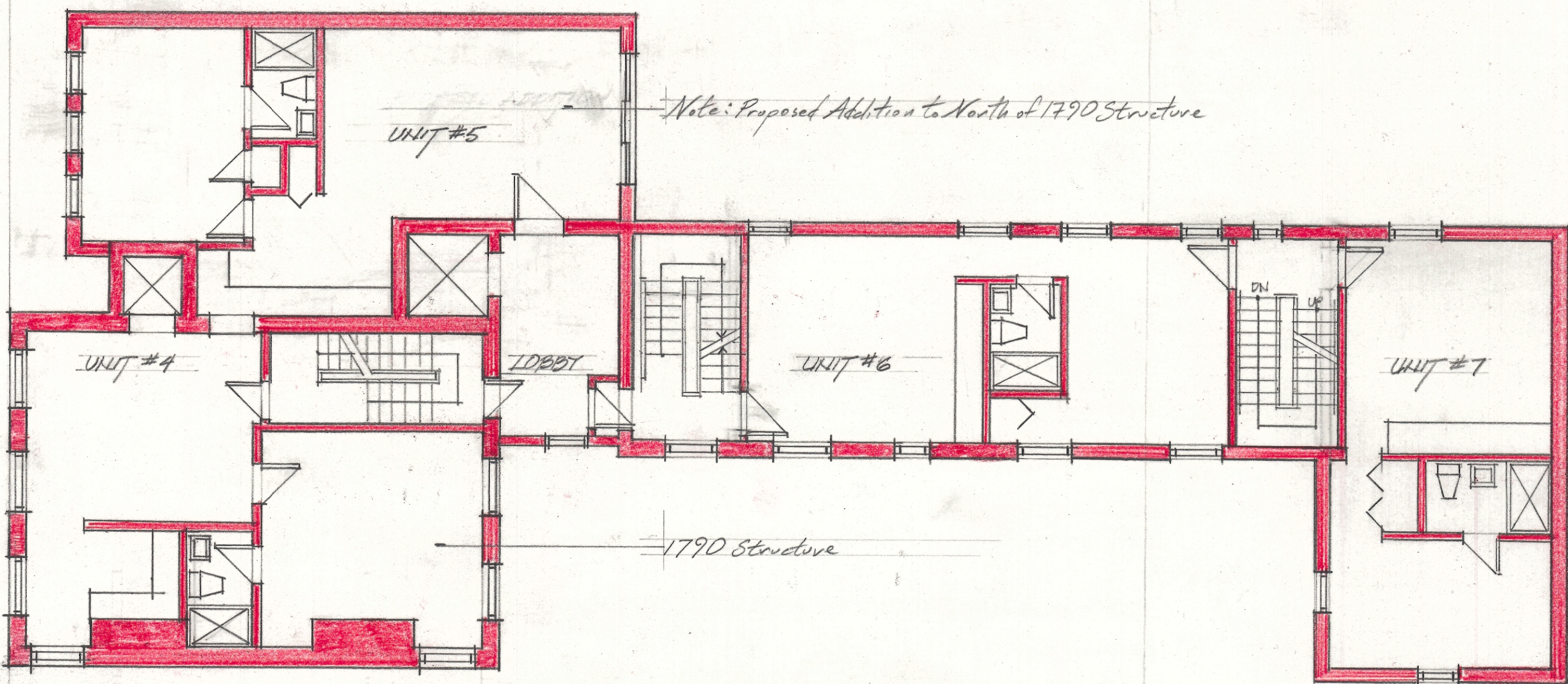
B FIRST FLOOR $\cdot \frac{1}{8}'' = 1'-0''$
A-1



A BASEMENT PLAN $\cdot \frac{1}{8}'' = 1'-0''$
A-1



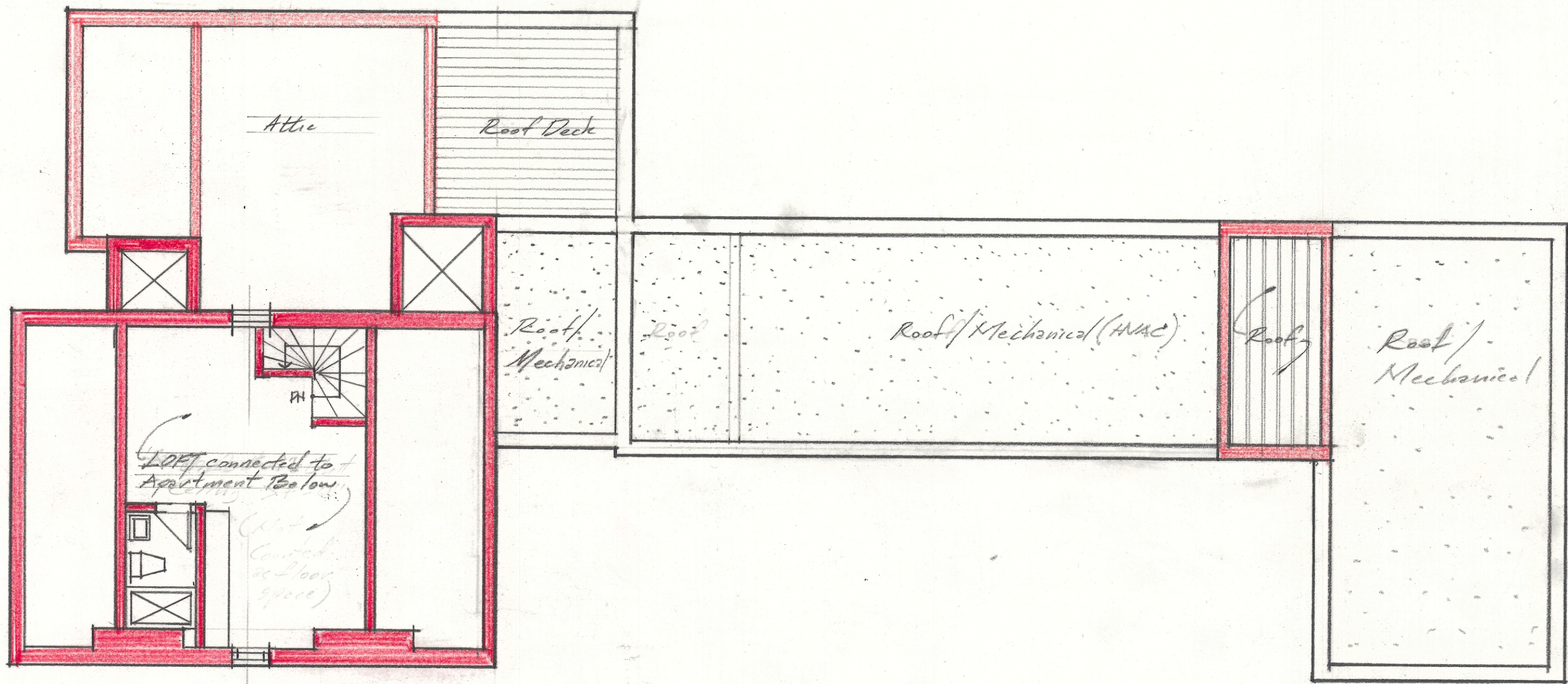
(B) THIRD FLOOR $\cdot \frac{1}{8}'' = 1'-0''$



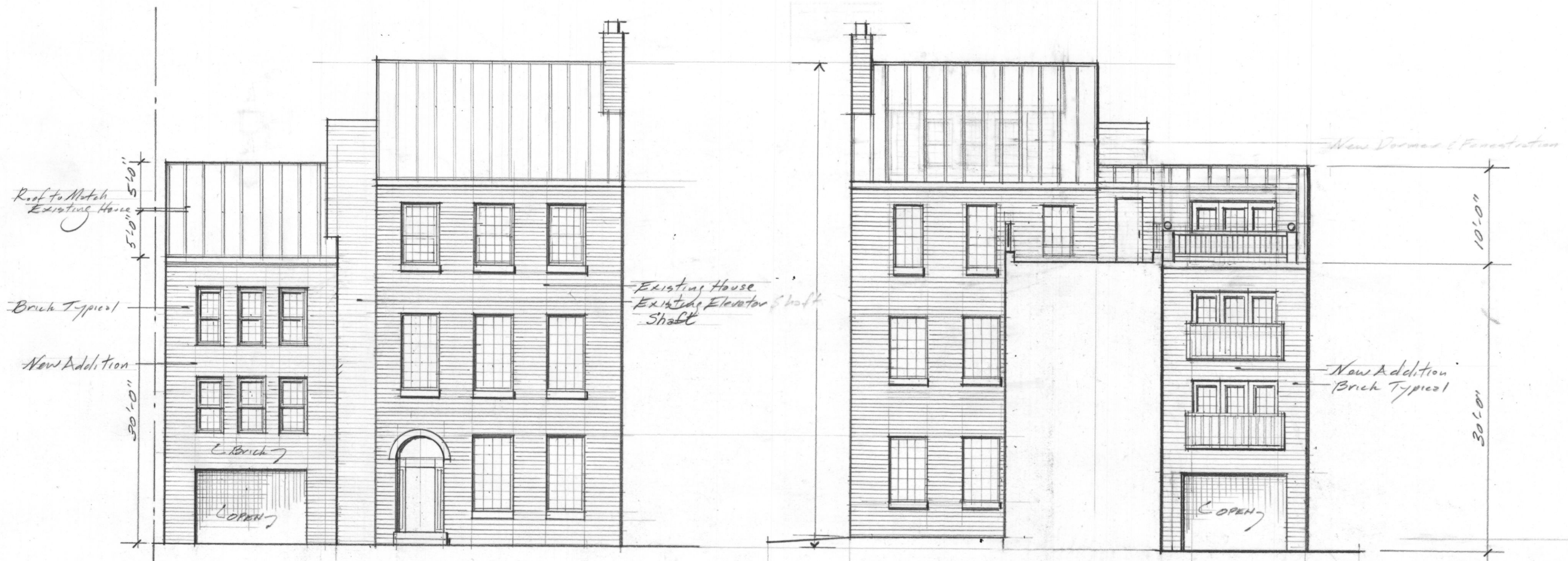
(A) SECOND FLOOR PLAN $\cdot \frac{1}{8}'' = 1'-0''$

105/107 N. ALFRED ST. ALEX. VA. MacGregor House
 Michael Pechert Architect 7207 Mainland Dr. Alex. Va. 22307 571.332.3923

A.2



A-3 FOURTH FLOOR/ATTIC. 1/8" = 1'-0"

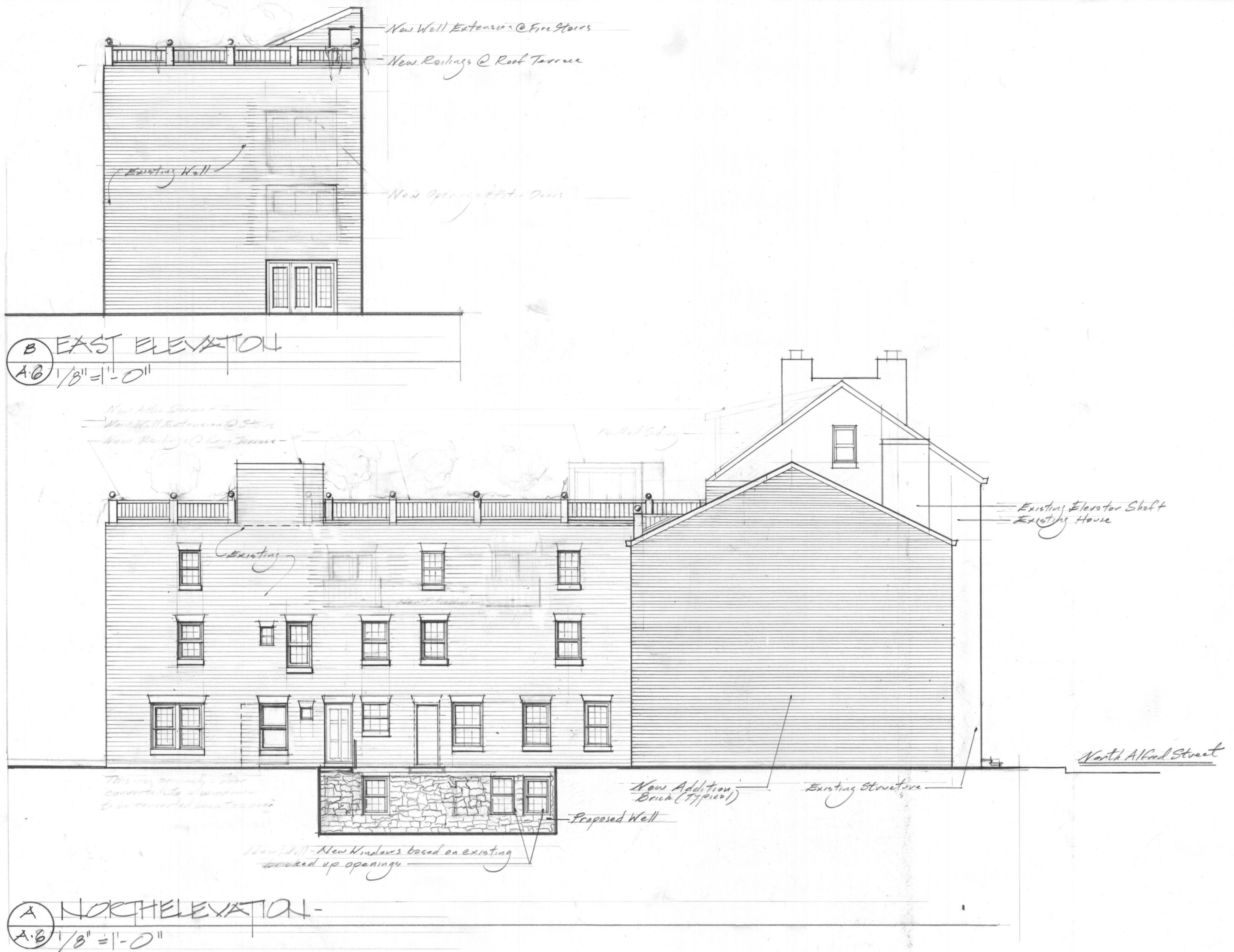


A WEST ELEV. @ N. ALFRED ST.
A.4 1/8" = 1'-0"

B EAST ELEV. @ REAR 790 HOUSE W/ ADDITION
A.4 1/8" = 1'-0"



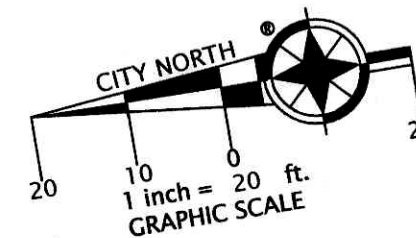
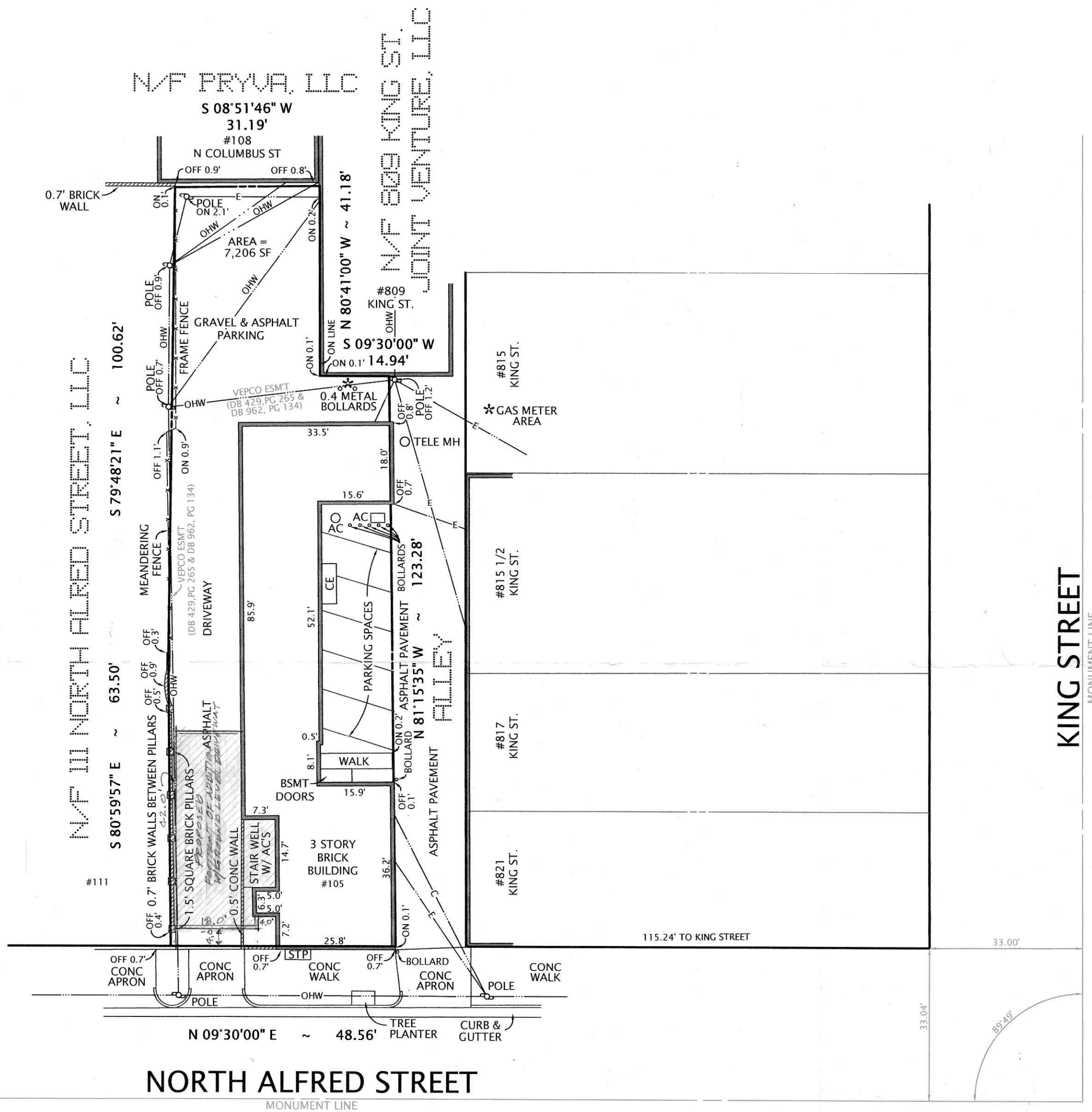
A SOUTH ELEVATION @ PUBLIC ALLEY
 A.5 1/8" = 1'-0"



105/107 NORTH ALFRED ST. ALEXANDRIA, VA. MACGREGOR HOUSE
 Michael Dechert, Architect, 7207 Marlan Dr., Alexandria, Va. 22307-5713 352.3923 • 11222

A.B.

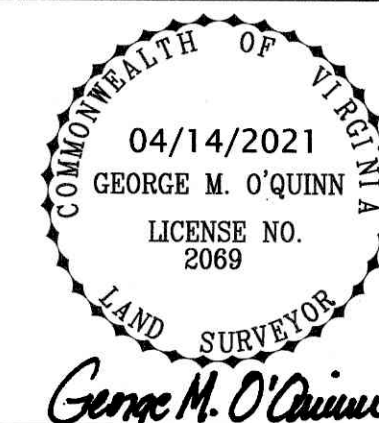
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PLAT
SHOWING BUILDING LOCATION ON
ON THE PROPERTY LOCATED AT
#105-107 NORTH ALFRED STREET
(INSTRUMENT #080006820)
CITY OF ALEXANDRIA, VIRGINIA
SCALE: 1" = 20' APRIL 14, 2021

I HEREBY CERTIFY THAT THE POSITIONS OF
ALL THE EXISTING IMPROVEMENTS HAVE BEEN
CAREFULLY ESTABLISHED BY A CURRENT FIELD
SURVEY AND UNLESS SHOWN THERE ARE NO
VISIBLE ENCROACHMENTS AS OF THIS DATE:

THIS PLAT IS SUBJECT TO
RESTRICTIONS OF RECORD.
A TITLE REPORT WAS NOT FURNISHED.
NO CORNER MARKERS SET.



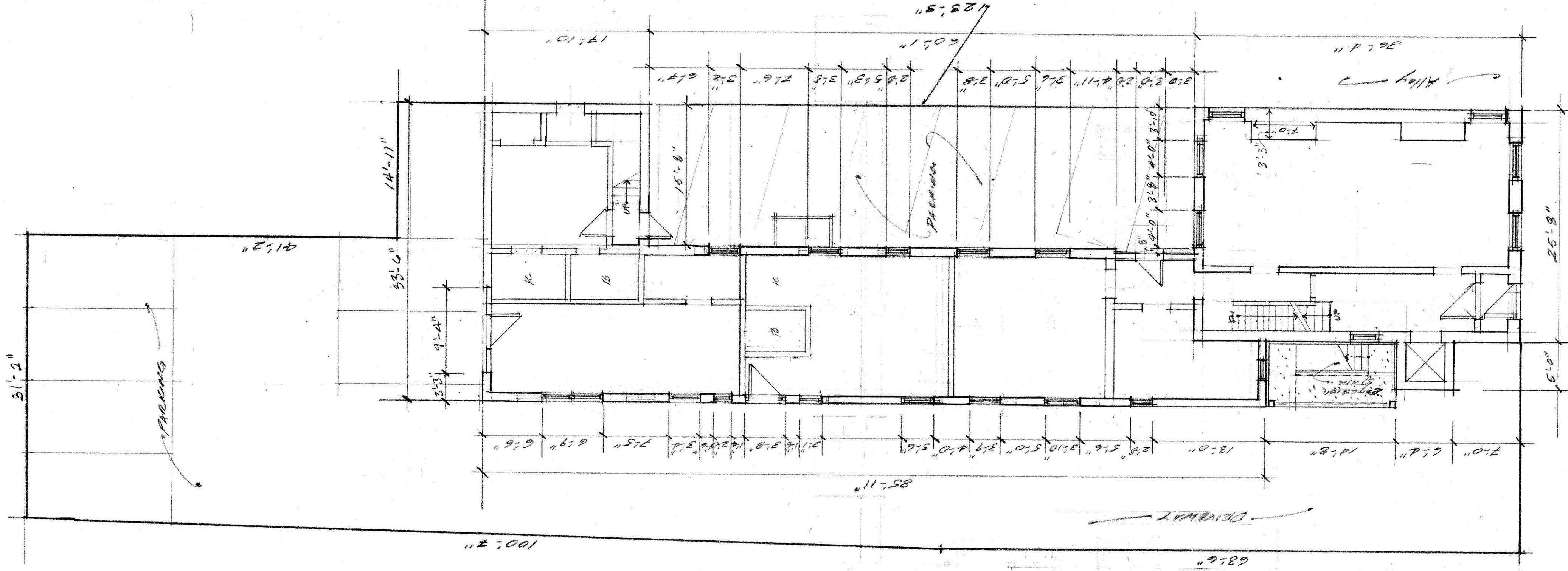
ORDERED BY:

ALENE
MICHAEL DECHERT

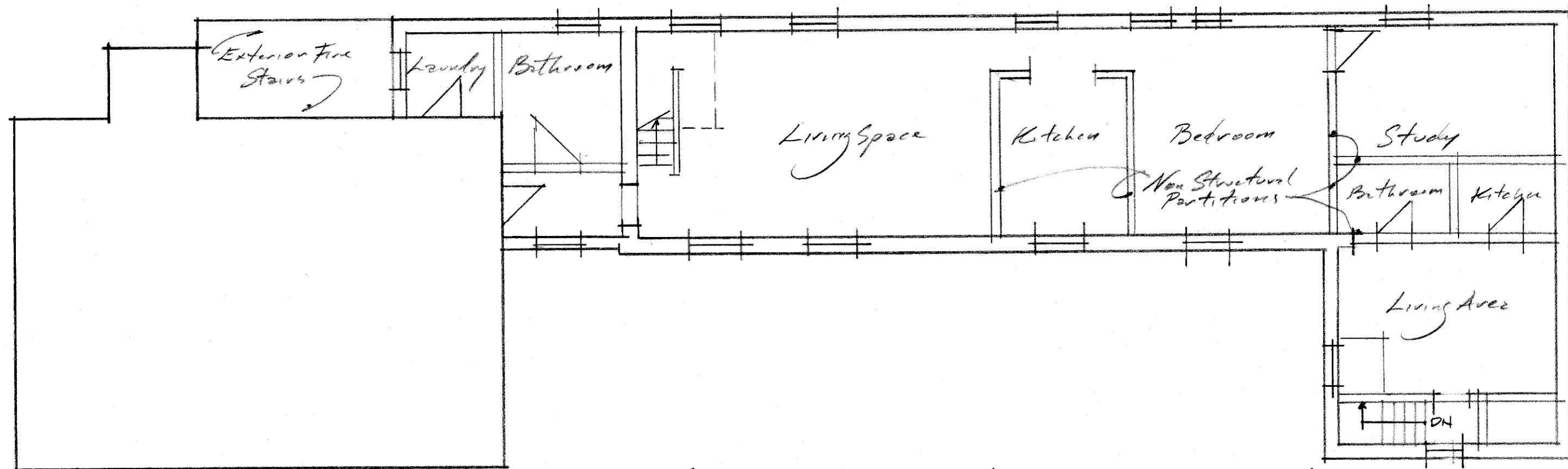
DOMINION Surveyors
Inc.®
8808-H PEAR TREE VILLAGE COURT
ALEXANDRIA, VIRGINIA 22309
703-619-6555
FAX: 703-799-6412

CASE NAME: ALENE

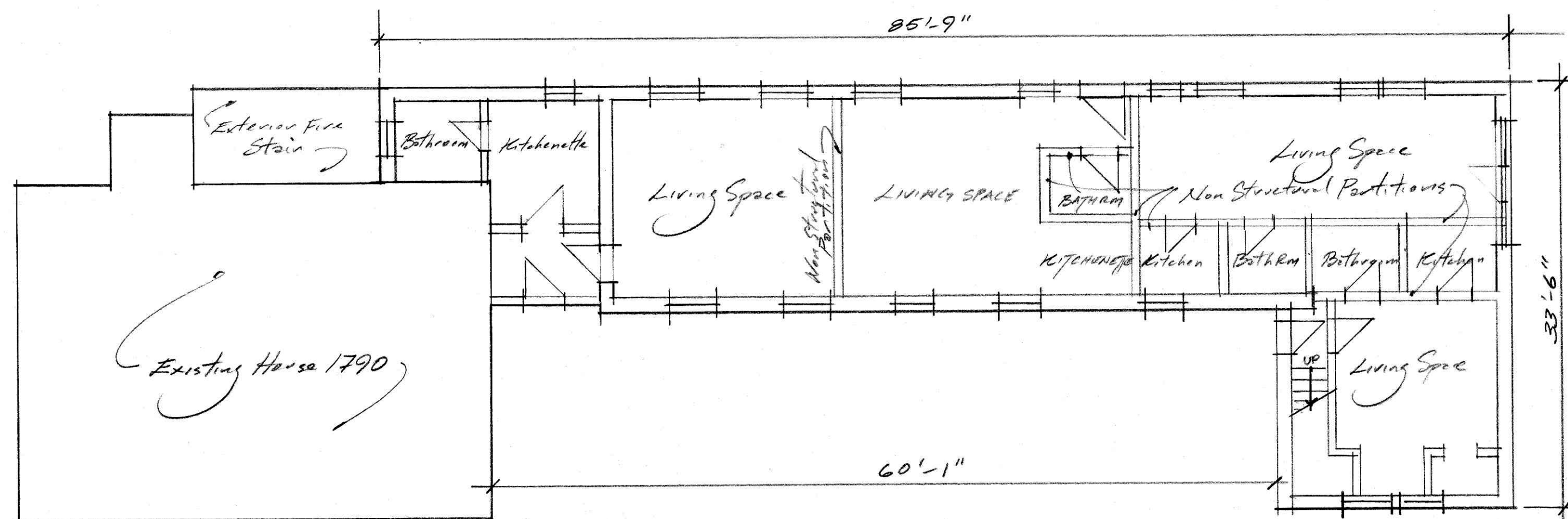
#70530001-2



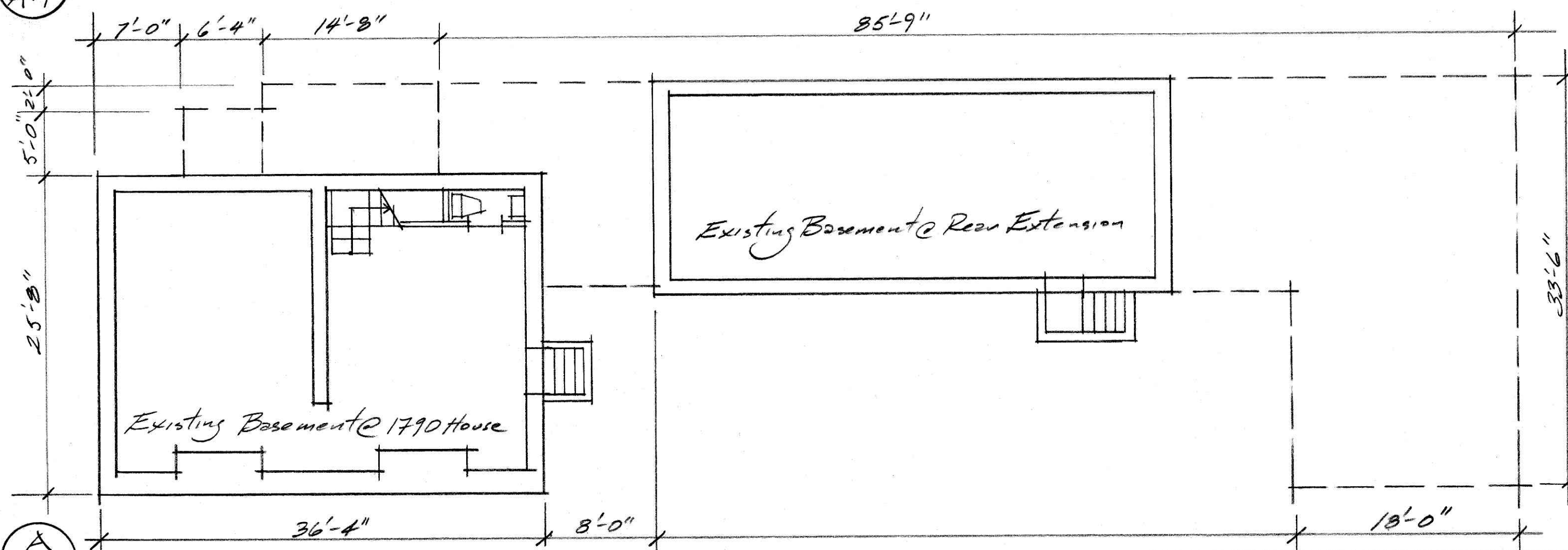
TOTAL AREA = 7,076 #
 FAR = 1.25 \therefore 7,076 # \times 1.25 = 8,845 #
 FIRST FLOOR TOTAL: 2,593 #
 SECOND FLOOR TOTAL: 2,504 #
 THIRD FLOOR TOTAL: 792 #
 ATTD TOTAL: 232 #
 TOTAL ALL FLOORS: 6,101 #



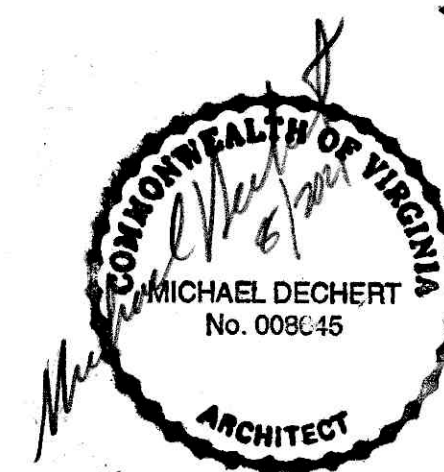
EXISTING SECOND FLOOR PLAN (ATTIC SIMILAR W/NO PARTITIONS. $\frac{1}{8}'' = 1'-0''$)



EXISTING FIRST FLOOR @ REAR EXTENSION. $\frac{1}{8}'' = 1'-0''$



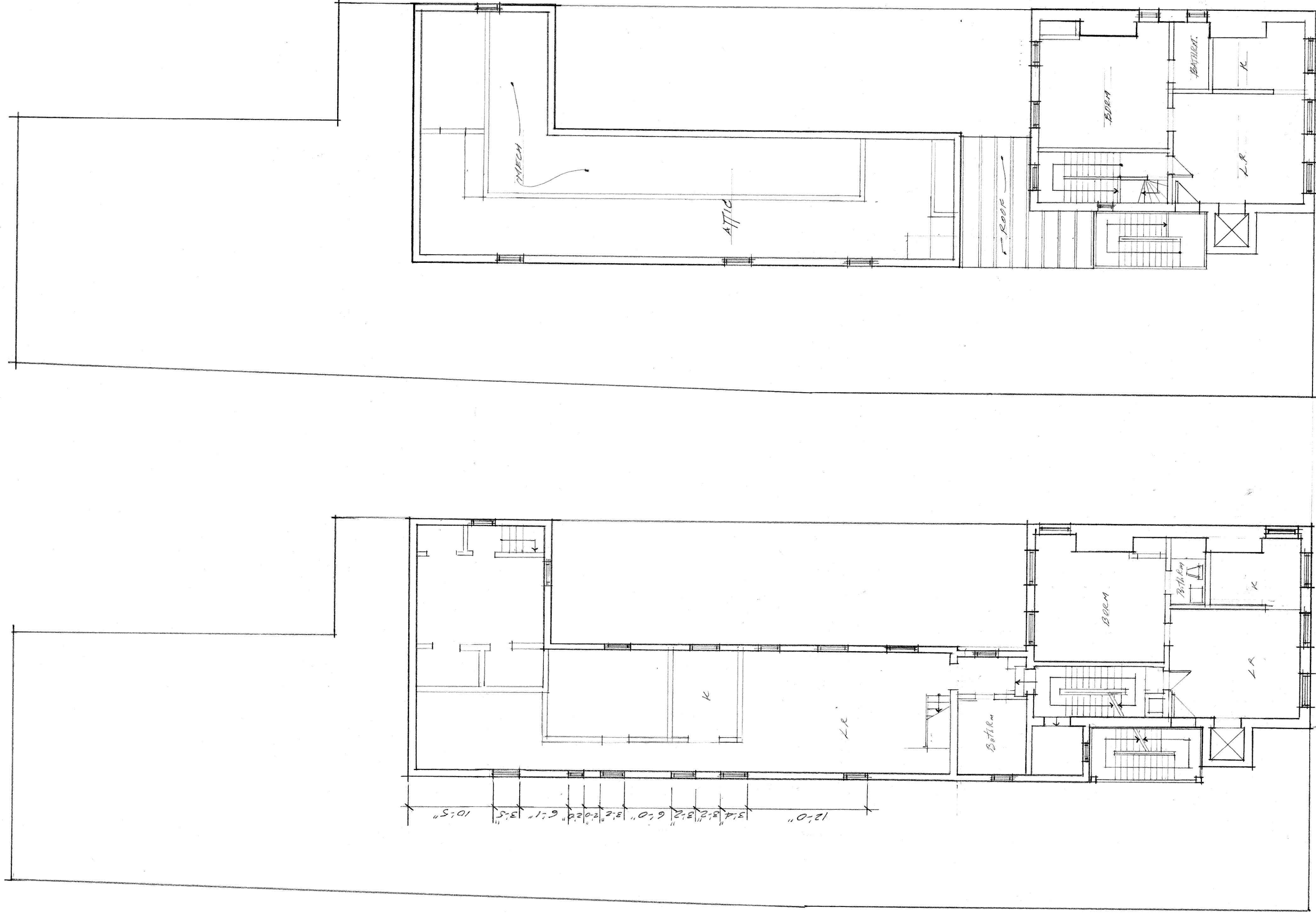
EXISTING BASEMENT PLAN. $\frac{1}{8}'' = 1'-0''$



Sheet Revision #2, August 2021

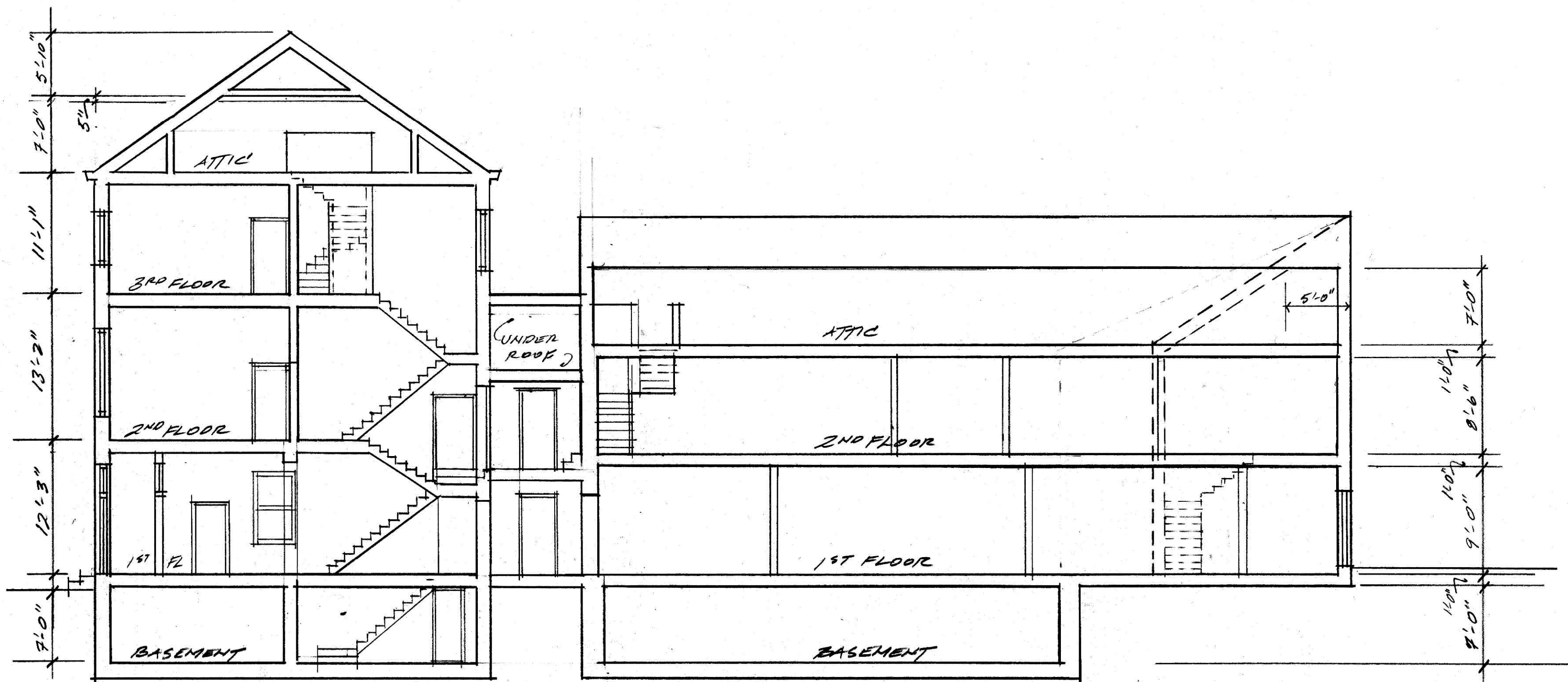
105/107 N. ALFRED ST. ALEX. VA. EXISTING CONDITIONS @ REAR EXTENSION, MacGregor House
Michael Dechert, Architect, 7207 Markon Dr. Alex. Va. 22307, 571.332-3923

A.1



05 & 07 N. ALFRED ST. ALEXANDRIA, VA. OLD TOWN. AS IS. SCALE: 1/8"=1'-0"

MICHAEL DECHERT, ARCHITECT APRIL 2021



1790 House Block

Rear Addition

EXISTING LONGITUDINAL SECTION - 105/107 N. ALFRED ST
 1/8" = 1'-0"