

ISSUE: Permit to Demolish/Capsulate (partial) and Certificate of Appropriateness for addition and alteration.

APPLICANT: Greg and Nancy Woodford

LOCATION: Old and Historic Alexandria District
212 South Pitt Street

ZONE: RM/Residential Townhouse Zone

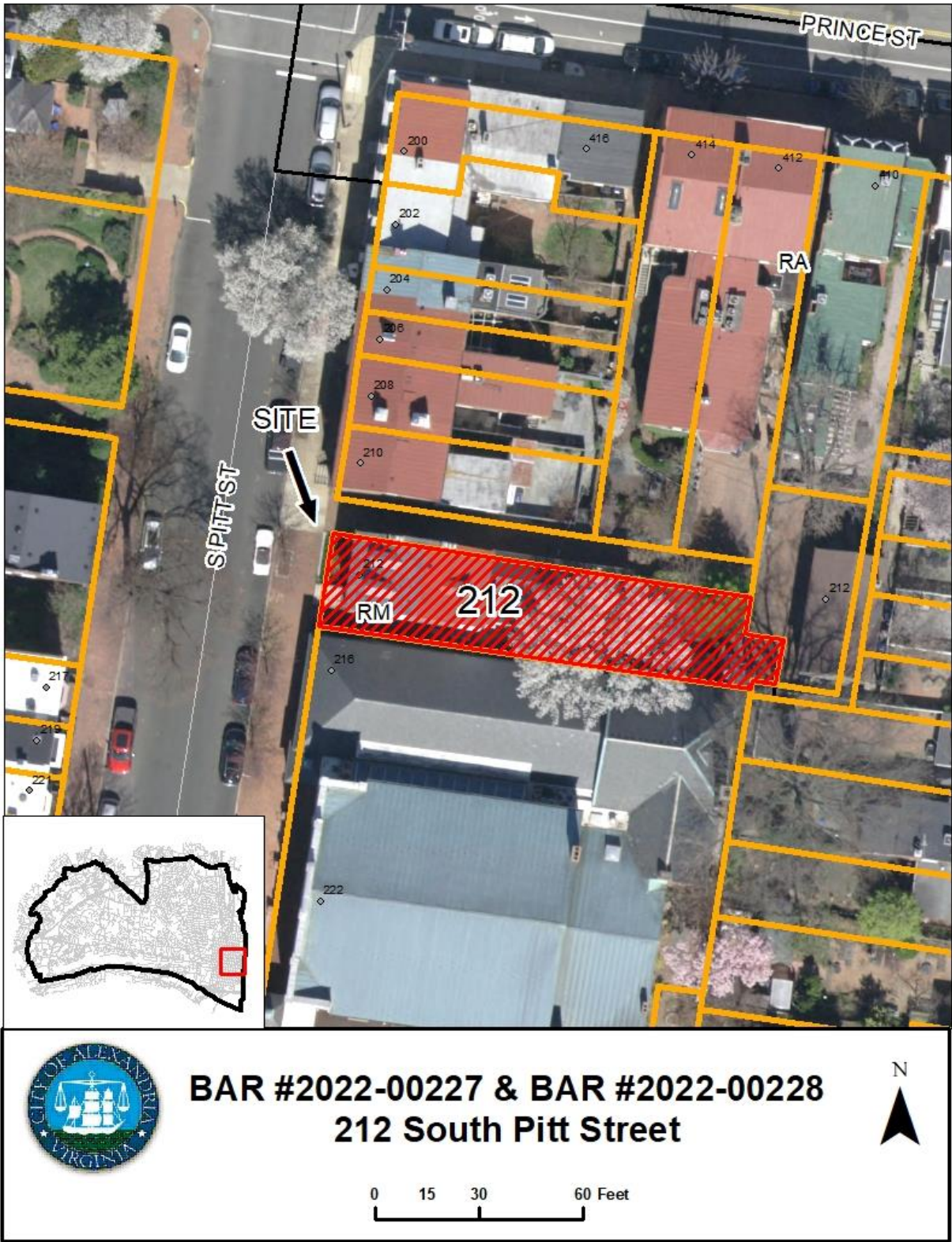
STAFF RECOMMENDATION

Staff recommends approval of the Permit to Demolish/Capsulate (partial) and Certificate of Appropriateness with the condition that the statements from Alexandria Archaeology, below, are included in the General Notes of all on all construction documents 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:

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.
2. The applicant/developer shall not allow any metal detection or artifact collection to be conducted on the property, unless authorized by Alexandria Archaeology.

GENERAL NOTES TO THE APPLICANT

1. **APPEAL OF DECISION:** In accordance with the Zoning Ordinance, if the Board of Architectural Review denies or approves an application in whole or in part, the applicant or opponent may appeal the Board's decision to City Council on or before 14 days after the decision of the Board.
2. **COMPLIANCE WITH BAR POLICIES:** All materials must comply with the BAR's adopted policies unless otherwise specifically approved.
3. **BUILDING PERMITS:** Most projects approved by the Board of Architectural Review require the issuance of one or more construction permits by Department of Code Administration (including signs). The applicant is responsible for obtaining all necessary construction permits after receiving Board of Architectural Review approval. Contact Code Administration, Room 4200, City Hall, 703-746-4200 for further information.
4. **ISSUANCE OF CERTIFICATES OF APPROPRIATENESS AND PERMITS TO DEMOLISH:** Applicants must obtain a copy of the Certificate of Appropriateness or Permit to Demolish PRIOR to applying for a building permit. Contact BAR Staff, Room 2100, City Hall, 703-746-3833, or preservation@alexandriava.gov for further information.
5. **EXPIRATION OF APPROVALS NOTE:** In accordance with Sections 10-106(B), 10-206(B) and 10-307 of the Zoning Ordinance, any Board of Architectural Review approval will expire 12 months from the date of issuance if the work is not commenced and diligently and substantially pursued by the end of that 12-month period.
6. **HISTORIC PROPERTY TAX CREDITS:** Applicants performing extensive, certified rehabilitations of historic properties may separately be eligible for state and/or federal tax credits. Consult with the Virginia Department of Historic Resources (VDHR) prior to initiating any work to determine whether the proposed project may qualify for such credits.



I. APPLICANT'S PROPOSAL

The applicant requests a Permit to Demolish/Capsulate (partial) and Certificate of Appropriateness to enclose the area under an existing deck and add a one-story addition with deck, as well as alterations, at 212 South Pitt Street. The later addition is the only portion of the structure that will be minimally impacted by the proposed addition.

Site context

The alley to the north, beside the subject property, is public. The proposed addition will not be visible from the right-of-way.

II. HISTORY

The three-story freestanding brick residence at 212 South Pitt Street was constructed by George O. Dixon who purchased the lot in **1840**, according to Ethelyn Cox in *Historic Alexandria Street by Street*. In 1999, the BAR approved the demolition/capsulation of a three-story rear porch on the main block of the house in order to construct a slightly larger a three-story frame addition in the same location (BAR1999-0124/0125).

Previous BAR Approvals

BAR2012-00149 – Board approval for staircase removal and enlargement of a window opening.

BAR2014-00217 – Administrative approval for repointing and chimney repair.

BAR2014-00234 – Administrative approval for window replacement

III. ANALYSIS

Permit to Demolish/Capsulate

In considering a Permit to Demolish/Capsulate, the Board must consider the following criteria set forth in the Zoning Ordinance, §10-105(B), which relate only to the subject property and not to neighboring properties. The Board has purview of the proposed demolition/capsulation regardless of visibility.

Standard	Description of Standard	Standard Met?
(1)	Is the building or structure of such architectural or historical interest that its moving, removing, capsulating or razing would be to the detriment of the public interest?	No
(2)	Is the building or structure of such interest that it could be made into a historic shrine?	No
(3)	Is the building or structure of such old and unusual or uncommon design, texture and material that it could not be reproduced or be reproduced only with great difficulty?	No

(4)	Would retention of the building or structure help preserve the memorial character of the George Washington Memorial Parkway?	N/A
(5)	Would retention of the building or structure help preserve and protect an historic place or area of historic interest in the city?	No
(6)	Would retention of the building or structure promote the general welfare by maintaining and increasing real estate values, generating business, creating new positions, attracting tourists, students, writers, historians, artists and artisans, attracting new residents, encouraging study and interest in American history, stimulating interest and study in architecture and design, educating citizens in American culture and heritage, and making the city a more attractive and desirable place in which to live?	No

The analysis of the standards indicated above relate only to the specific portions of the building proposed for demolition/capsulation, not the overall building. The portions proposed for demolition/encapsulation are without individual historical interest or uncommon architectural merit and none of the criteria for demolition and encapsulation are met. In the opinion of staff, none of the criteria for demolition and capsulation are met and the Permit to Demolish/Capsulate should be granted.

Certificate of Appropriateness

According to the *Design Guidelines*, “As a general rule, the Boards favor contextual background buildings which allow historic structure to maintain the primary visual importance.” Furthermore, “It is not the intention of the Boards to dilute design creativity in residential additions. Rather, the Boards seek to promote compatible development that is, at once, both responsible to the needs and tastes of the late 20th century while being compatible with the historic character of the districts.”

Staff has no objection to the proposed one-story addition and in-kind replacement of the existing railing. The construction of the proposed addition will not impact the historic main block and it will not be visible from the public right-of-way. The addition will be made of azek trim and paneling, clad doors and six-over-six double hung clad windows. All the proposed materials comply with the BAR *Design Guidelines* and Policies.

Staff recommends approval of the project with the recommendations of Alexandria Archaeology.

STAFF

Amirah Lane, Historic Preservation Planner, Planning & Zoning
 Tony LaColla, AICP, Land Use Services Division Chief, Planning & Zoning

III. CITY DEPARTMENT COMMENTS

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

Zoning

C-1 Proposed addition and roof deck comply with zoning.

Code Administration

No Comments Received.

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 a review of the information provided, an approved grading plan is not required at this time. Please note that if any changes are made to the plan it is suggested that T&ES be included in the review. (T&ES)

F-2 If the alley located at the north side of the parcel is to be used at any point of the construction process the following will be required:
For a Public Alley - The applicant shall contact T&ES, Construction Permitting & Inspections at (703) 746-4035 to discuss any permits and accommodation requirements that will be required.

For a Private Alley - The applicant must provide proof, in the form of an affidavit at a minimum, from owner of the alley granting permission of use. (T&ES)

C-1 The applicant shall comply with the City of Alexandria's Solid Waste Control, Title 5, Chapter 1, which sets forth the requirements for the recycling of materials (Sec. 5-1-99). (T&ES)

C-2 The applicant shall comply with the City of Alexandria's Noise Control Code, Title 11, Chapter 5, which sets the maximum permissible noise level as measured at the property line. (T&ES)

C-3 Roof, surface and sub-surface drains be connected to the public storm sewer system, if available, by continuous underground pipe. Where storm sewer is not available applicant must provide a design to mitigate impact of stormwater drainage onto adjacent properties and to the satisfaction of the Director of Transportation & Environmental Services. (Sec.5-6-224) (T&ES)

C-4 All secondary utilities serving this site shall be placed underground. (Sec. 5-3-3) (T&ES)

C-5 Any work within the right-of-way requires a separate permit from T&ES. (Sec. 5-2) (T&ES)

- C-6 All improvements to the city right-of-way such as curbing, sidewalk, driveway aprons, etc. must be city standard design. (Sec. 5-2-1) (T&ES)

Alexandria Archaeology

- F-1 According to *Historic Alexandria, Virginia, Street by Street* by Ethelyn Cox, George O. Dixon built the house on this lot in the early 1840s. He sold it to Nathaniel Boush for \$3,500 in 1852. The property therefore has the potential to yield archaeological resources that could provide insight into domestic activities in 19th century Alexandria.
- 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.

V. ATTACHMENTS

1 – Supplemental Materials

2 – Application for BAR2022-00227 & BAR2022-00228: 212 South Pitt Street

BAR Case # _____

ADDRESS OF PROJECT: 212 SOUTH PITT ST

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

TAX MAP AND PARCEL: 7402.16.22 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: AREX & NANCY WOODFORD

Address: 212 SOUTH PITT ST

City: ALEXANDRIA State: VA Zip: 22314

Phone: 703 684 0669 E-mail: nancywoodford@gmail.com

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

Name: PATRICK CAMUS Phone: 703 626 1984

E-mail: studio.comus@comcast.net

Legal Property Owner:

Name: SALE

Address: _____

City: _____ State: _____ Zip: _____

Phone: _____ E-mail: _____

- | | | |
|------------------------------|--|--|
| <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No | Is there an historic preservation easement on this property? |
| <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No | If yes, has the easement holder agreed to the proposed alterations? |
| <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No | Is there a homeowner's association for this property? |
| <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No | If yes, has the homeowner's association approved the proposed alterations? |

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

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

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

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

REMOVE SIDE PORCH & STAIRS (FROM 2012)
 REMOVE PORTION OF EXIST WALLS TO ALLOW
 FOR A ONE STORY ADDITION AT THE SAME
 LOCATION AS REMOVED SIDE PORCH
 WITH RAILING & EXTERIOR STAIR

SUBMITTAL REQUIREMENTS:

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

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

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.*

- | | |
|--|--|
| <input type="checkbox"/>
<input type="checkbox"/>
<input type="checkbox"/>
<input type="checkbox"/>
<input type="checkbox"/>
<input type="checkbox"/>
<input type="checkbox"/>
<input type="checkbox"/>
<input type="checkbox"/> | <div style="text-align: right; margin-bottom: 5px;">N/A</div> <input type="checkbox"/> 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.
<input type="checkbox"/> FAR & Open Space calculation form.
<input type="checkbox"/> Clear and labeled photographs of the site, surrounding properties and existing structures, if applicable.
<input type="checkbox"/> Existing elevations must be scaled and include dimensions.
<input type="checkbox"/> Proposed elevations must be scaled and include dimensions. Include the relationship to adjacent structures in plan and elevations.
<input type="checkbox"/> Materials and colors to be used must be specified and delineated on the drawings. Actual samples may be provided or required.
<input type="checkbox"/> Manufacturer's specifications for materials to include, but not limited to: roofing, siding, windows, doors, lighting, fencing, HVAC equipment and walls.
<input type="checkbox"/> 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.*

- | | |
|--|--|
| <input type="checkbox"/>
<input type="checkbox"/>
<input type="checkbox"/>
<input type="checkbox"/>
<input type="checkbox"/>
<input type="checkbox"/>
<input type="checkbox"/> | <div style="text-align: right; margin-bottom: 5px;">N/A</div> <input type="checkbox"/> Linear feet of building: Front: _____ Secondary front (if corner lot): _____
<input type="checkbox"/> Square feet of existing signs to remain: _____
<input type="checkbox"/> Photograph of building showing existing conditions.
<input type="checkbox"/> Dimensioned drawings of proposed sign identifying materials, color, lettering style and text.
<input type="checkbox"/> Location of sign (show exact location on building including the height above sidewalk).
<input type="checkbox"/> Means of attachment (drawing or manufacturer's cut sheet of bracket if applicable).
<input type="checkbox"/> 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.*

- | | |
|--|---|
| <input type="checkbox"/>
<input type="checkbox"/>
<input type="checkbox"/>
<input type="checkbox"/>
<input type="checkbox"/> | <div style="text-align: right; margin-bottom: 5px;">N/A</div> <input type="checkbox"/> Clear and labeled photographs of the site, especially the area being impacted by the alterations, all sides of the building and any pertinent details.
<input type="checkbox"/> Manufacturer's specifications for materials to include, but not limited to: roofing, siding, windows, doors, lighting, fencing, HVAC equipment and walls.
<input type="checkbox"/> Drawings accurately representing the changes to the proposed structure, including materials and overall dimensions. Drawings must be to scale.
<input type="checkbox"/> An official survey plat showing the proposed locations of HVAC units, fences, and sheds.
<input type="checkbox"/> Historic elevations or photographs should accompany any request to return a structure to an earlier appearance. |
|--|---|

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

- ☒ I have submitted a filing fee with this application. (Checks should be made payable to the City of Alexandria. Please contact staff for assistance in determining the appropriate fee.)
- ☒ I understand the notice requirements and will return a copy of the three respective notice forms to BAR staff at least five days prior to the hearing. If I am unsure to whom I should send notice I will contact Planning and Zoning staff for assistance in identifying adjacent parcels.
- ☒ I, the applicant, or an authorized representative will be present at the public hearing.
- ☒ I understand that any revisions to this initial application submission (including applications deferred for restudy) must be accompanied by the BAR Supplemental form and 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: PATRICK CAMUSDate: 1 MAY 2022

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. GREG & NANCY WOODFORD	212 S PITT	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 212 S PITT (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. GREG & NANCY WOODFORD	212 S PITT	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.

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. GREG & NANCY WOODFORD	N/A	N/A
2.		
3.		

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

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

1 May 22 PATRICK CAMUS
Date Printed Name


Signature



Department of Planning and Zoning

Floor Area Ratio and Open Space Calculations

B

A. Property Information

A1. 212 South Pitt Street RM
 Street Address Zone

A2. 3271 x 1.5 = 4907
 Total Lot Area Floor Area Ratio Allowed by Zone Maximum Allowable Floor Area

B. Existing Gross Floor Area

Existing Gross Area		Allowable Exclusions**		
Basement	1299	Basement**		B1. 4710 <input type="text"/> Sq. Ft.
First Floor	1419	Stairways**	240	Existing Gross Floor Area*
Second Floor	915	Mechanical**	54	B2. 840 <input type="text"/> Sq. Ft.
Third Floor	861	Attic less than 7'***		Allowable Floor Exclusions**
Attic		Porches**	120	B3. 3870 <input type="text"/> Sq. Ft.
Porches	120	Balcony/Deck**	96	Existing Floor Area Minus Exclusions (subtract B2 from B1)
Balcony/Deck	96	Lavatory***	200	Comments for Existing Gross Floor Area
Lavatory***		Other**		
Other**		Other**		
B1. Total Gross	4710	B2. Total Exclusions	840	

C. Proposed Gross Floor Area

Proposed Gross Area		Allowable Exclusions**		
Basement	145	Basement**		C1. 290 <input type="text"/> Sq. Ft.
First Floor		Stairways**		Proposed Gross Floor Area*
Second Floor		Mechanical**		C2. 145 <input type="text"/> Sq. Ft.
Third Floor		Attic less than 7'***		Allowable Floor Exclusions**
Attic		Porches**		C3. 145 <input type="text"/> Sq. Ft.
Porches		Balcony/Deck**	145	Proposed Floor Area Minus Exclusions (subtract C2 from C1)
Balcony/Deck	145	Lavatory***		
Lavatory***		Other**		
Other		Other**		
C1. Total Gross	290	C2. Total Exclusions	145	

D. Total Floor Area

D1. 4015 Sq. Ft.
 Total Floor Area (add B3 and C3)

D2. 4907 Sq. Ft.
 Total Floor Area Allowed
 by Zone (A2)

E. Open Space (RA & RB Zones)

E1. 48% 1590 Sq. Ft.
 Existing Open Space

E2. 35% 1145 Sq. Ft.
 Required Open Space

E3. 35% 1152 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: Patrick Camus

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Date: 1 May 2022



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

B

A. Property Information

A1. 212 South Pitt Street

Street Address

A2. 3271

Total Lot Area

x 1.5

Floor Area Ratio Allowed by Zone

RM
Zone

= 4907

Maximum Allowable Floor Area

B. Existing Gross Floor Area

Existing Gross Area

Basement	1299
First Floor	1419
Second Floor	915
Third Floor	861
Attic	
Porches	120
Balcony/Deck	96
Lavatory**	
Other**	

Allowable Exclusions**

Basement**	
Stairways**	240
Mechanical**	54
Attic less than 7**	
Porches**	120
Balcony/Deck**	96
Lavatory***	200
Other**	

B1. 4710 Sq. Ft.

Existing Gross Floor Area*

B2. 840 Sq. Ft.

Allowable Floor Exclusions**

B3. 3870 Sq. Ft.

Existing Floor Area Minus Exclusions
(subtract B2 from B1)

Comments for Existing Gross Floor Area

B1. Total Gross

4710

B2. Total Exclusions

840

C. Proposed Gross Floor Area

Proposed Gross Area

Basement	145
First Floor	
Second Floor	
Third Floor	
Attic	
Porches	
Balcony/Deck	145
Lavatory***	
Other	

Allowable Exclusions**

Basement**	
Stairways**	
Mechanical**	
Attic less than 7**	
Porches**	
Balcony/Deck**	145
Lavatory***	
Other**	

C1. 290 Sq. Ft.

Proposed Gross Floor Area*

C2. 145 Sq. Ft.

Allowable Floor Exclusions**

C3. 145 Sq. Ft.

Proposed Floor Area Minus Exclusions
(subtract C2 from C1)

C1. Total Gross

290

C2. Total Exclusions

145

D. Total Floor Area

D1. 4015 Sq. Ft.

Total Floor Area (add B3 and C3)

D2. 4907 Sq. Ft.

Total Floor Area Allowed
by Zone (A2)

E. Open Space (RA & RB Zones)

E1. 48% 1590 Sq. Ft.

Existing Open Space

E2. 35% 1145 Sq. Ft.

Required Open Space

E3. 35% 1152 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.

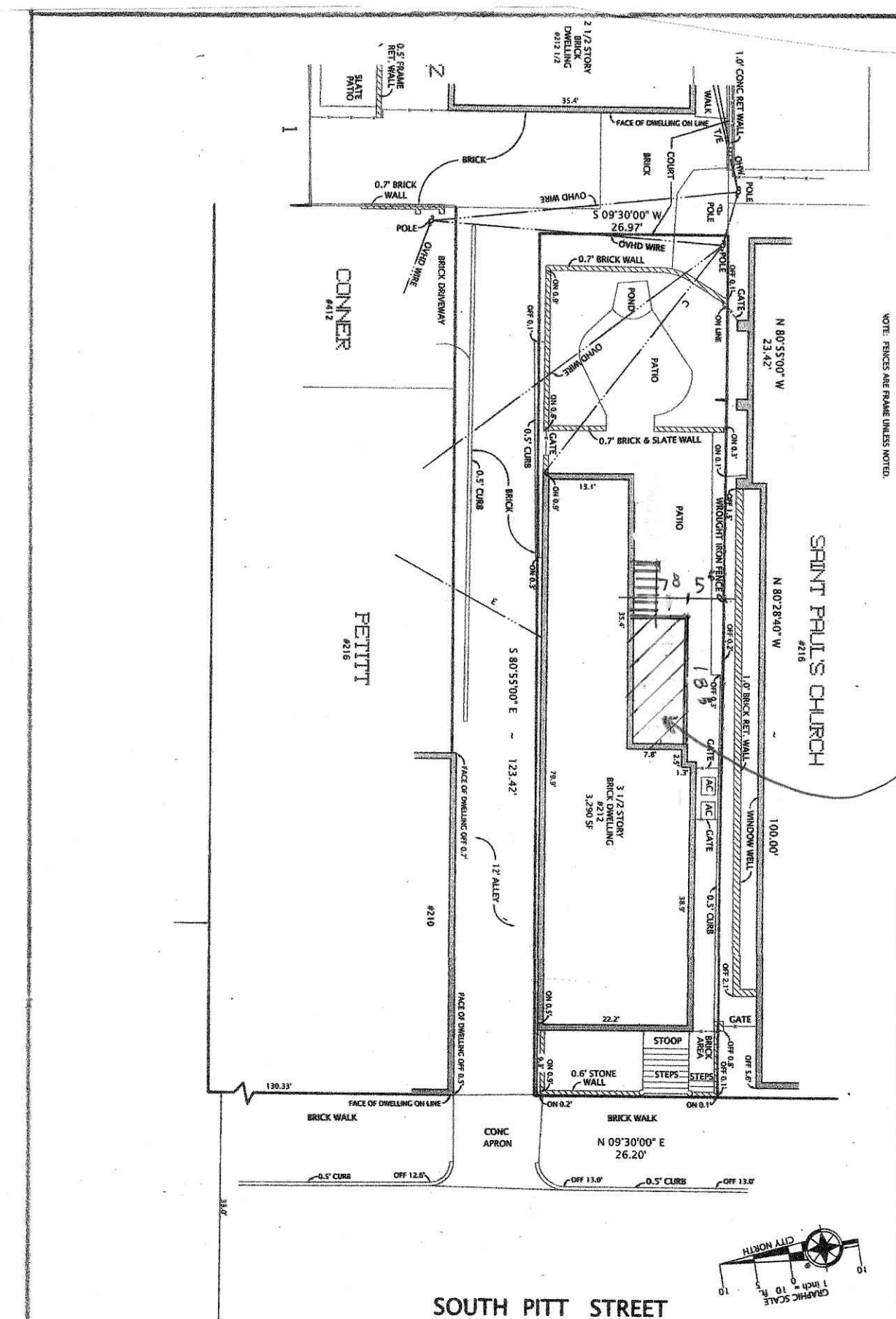
**Refer to the Zoning Ordinance (Section 2-145(B)) and consult with Zoning Staff for information regarding allowable exclusions. Sections may also be required for some exclusions.

***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: Patrick Camus

Date: 1 May 2022

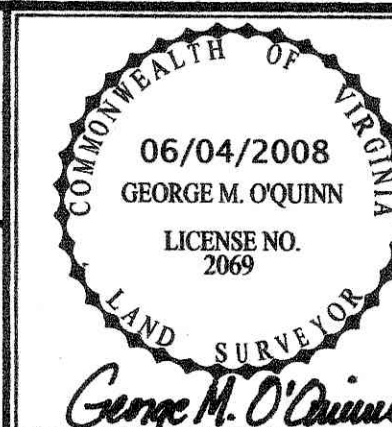


PLAT
SHOWING HOUSE LOCATION ON
THE PROPERTY LOCATED AT
#212 SOUTH PITT STREET

(DEED BOOK 1689, PAGE 1466)
CITY OF ALEXANDRIA, VIRGINIA
SCALE: 1" = 10' JUNE 04, 2008

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:
KNUDSEN/DOUGLAS ~ DOLIN
MARK S. ALLEN

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

CASE NAME: DOLIN

#80527034

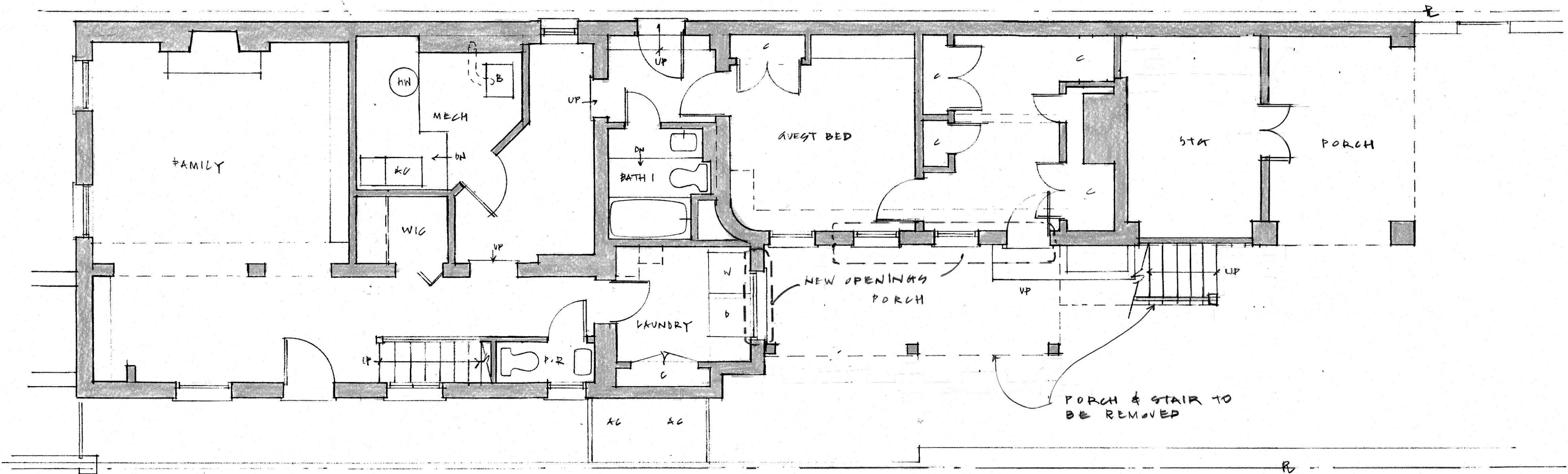
C²

STUDIO CAMUS LLC
225 North Pitt Street Alexandria Virginia 22314
studiocamus@comcast.net
Lynnette 703 989 3777 Patrick 703 626 1984

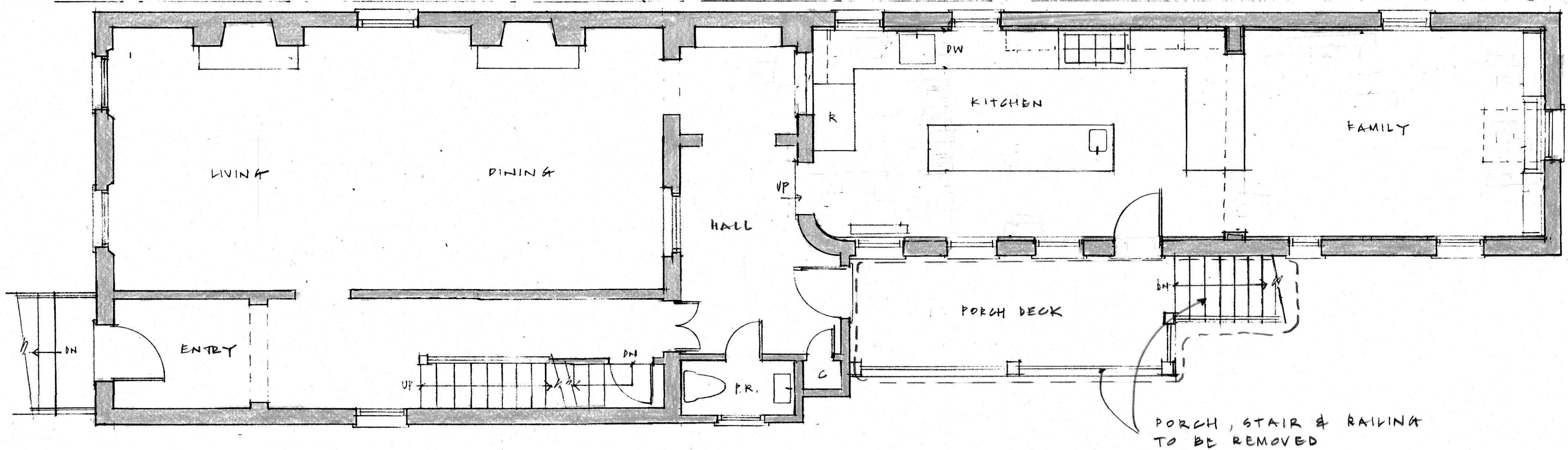
Proposed Modification's to the
WOODFORD RESIDENCE
212 South Pitt Street Alexandria Virginia

DATE
1 MAY 22
SCALE
AS NOTED

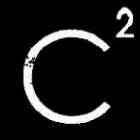
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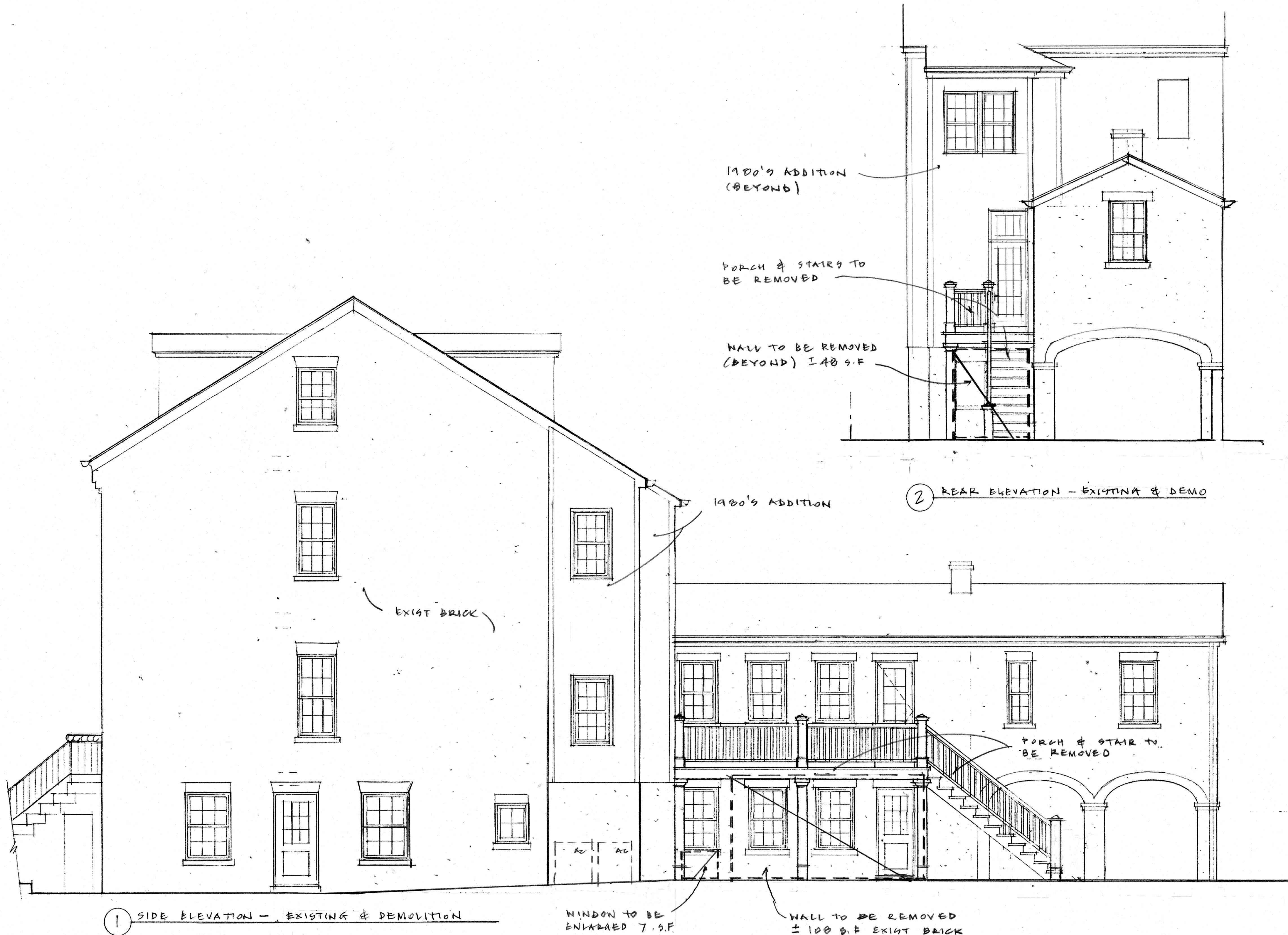
2 LOWER LEVEL PLAN - EXISTING & DEMOLITION



1 FIRST FLOOR PLAN - EXISTING & DEMOLITION



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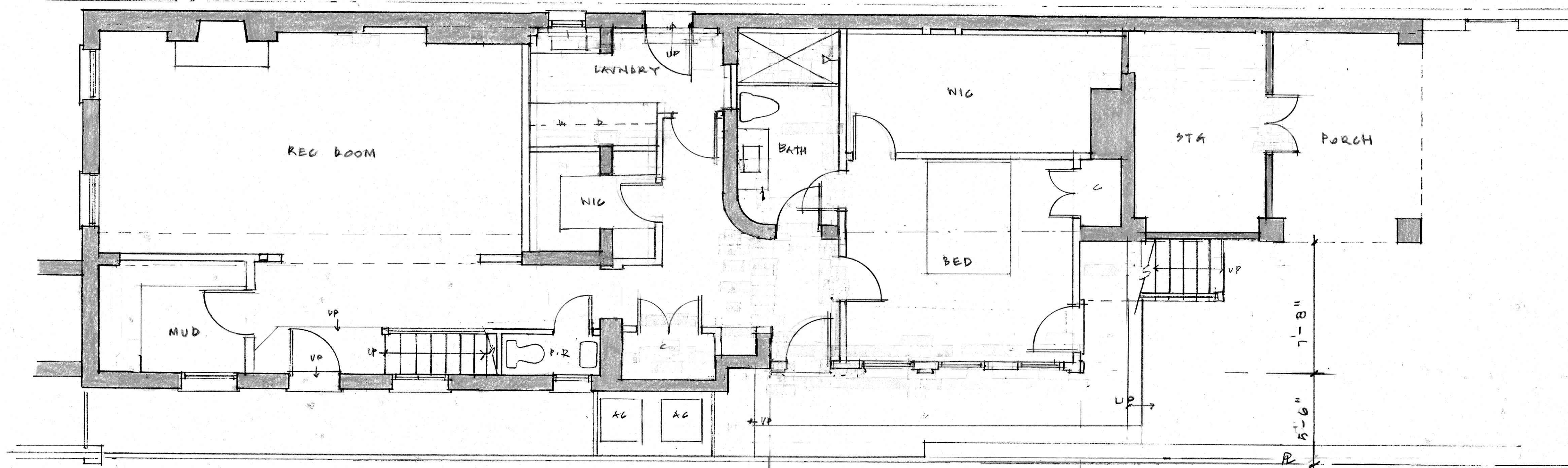
C²

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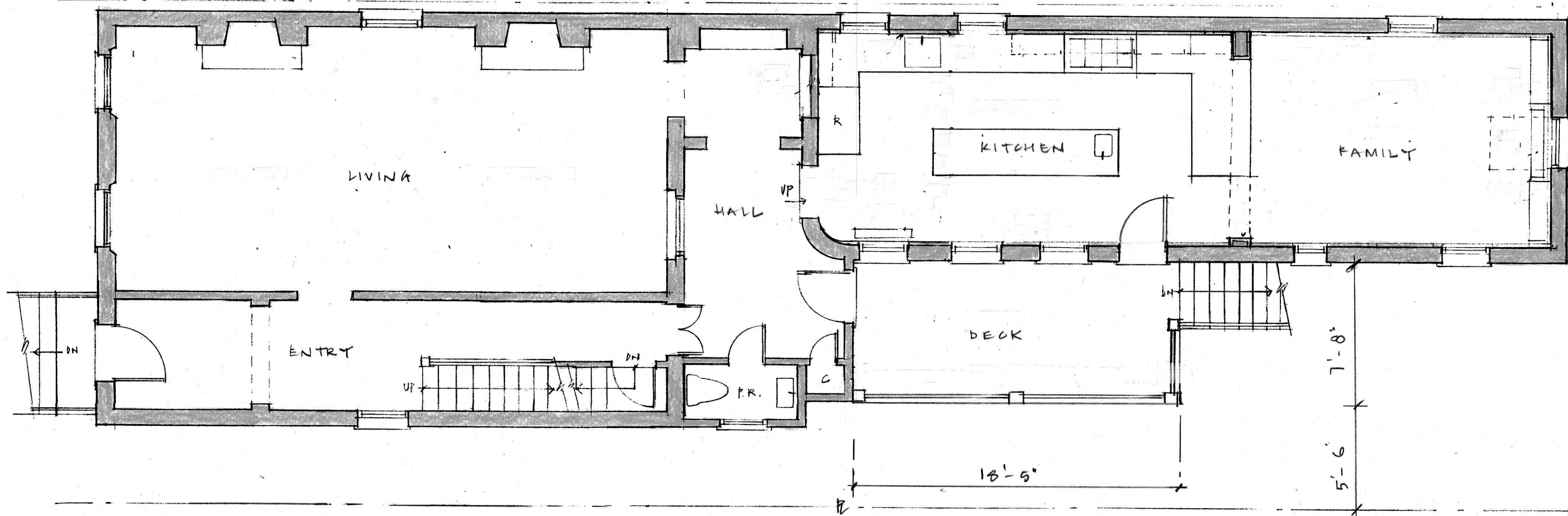
Proposed Modifications to the
WOODFORD RESIDENCE
212 South Pitt Street Alexandria VA

DATE
1 MAY 22
SCALE
1/4" = 1'-0"

A2



2 LOWER LEVEL PLAN - PROPOSED



1 FIRST FLOOR PLAN - PROPOSED



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Proposed Modifications to the
WOODFORD RESIDENCE
212 South Pitt Street Alexandria VA

DATE
1 MAY 22
SCALE
1/4" = 1'-0"

A3

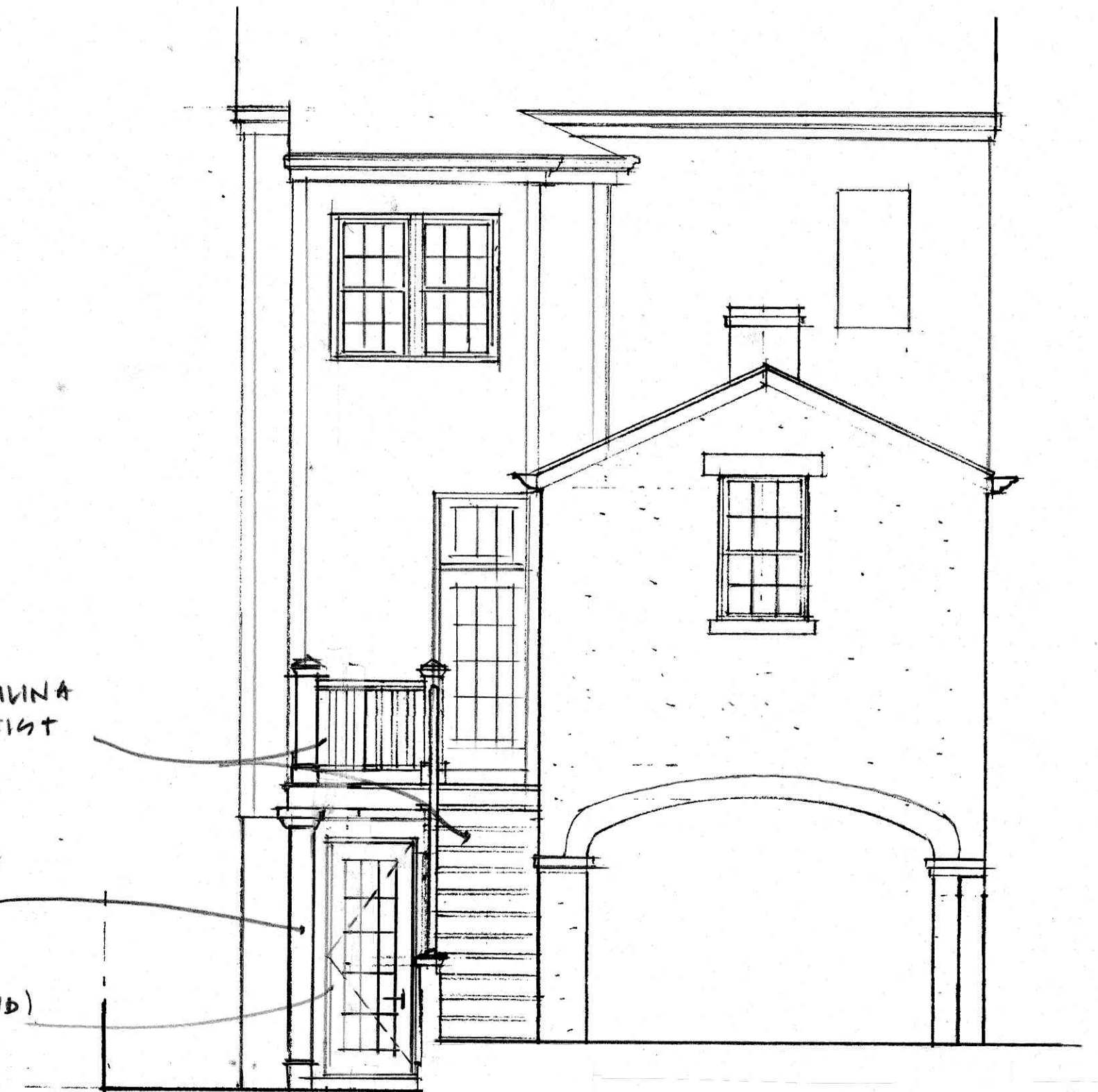


1 SIDE ELEVATION - PROPOSED

STAIRS & RAILING
TO MATCH EXIST

AZEK TRIM &
PANELING

SDL CLAD
DOOR (BEYOND)



2 REAR ELEVATION - PROPOSED



NEW RAILING TO
MATCH EXIST

AZEK TRIM &
PANELING

CLAD SDL DOORS
& WINDOWS, DOUBLE HUNG

C²

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1 MAY 22
SCALE
1/4" = 1'-0"

A4



**JELD WEN
Simulated Divided Lites**

(SDL) grilles that are permanently attached to both the interior and exterior glass (aluminum for clad exteriors, wood for wood exteriors), metal bars placed between the panes of insulating glass to provide design detail.

Grilles 7/8" width in putty profile: These grilles are available in wood for wood exteriors or the color that matches the exterior clad color of the window you choose or a custom color.

Clad Window Specs



Walls Under Porch



Side Porch and Stairs



Front Elevation

EXISTING PHOTOS