

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

APPLICANT: Christopher & Sarah Miller

LOCATION: Old and Historic Alexandria District
826 South Lee Street

ZONE: RM/Residential Townhouse Zone

STAFF RECOMMENDATION

Staff recommends approval of the Permit to Demolish/Capsulate (partial) and Certificate of Appropriateness for alterations and addition to be approved with the following conditions:

1. The windows comply with the *Alexandria New and Replacement Window Performance Specifications in the Historic Districts*
2. The applicant work with staff on the final configuration of the proposed roof.

Minutes from June 1, 2022 BAR Hearing:

BOARD ACTION :

On a motion by Ms. Roberts and seconded by Ms. Sennott, the Board of Architectural Review voted to accept the applicant's request to defer BAR2022-00230 and BAR2022-00235.

REASON

The Board requested that the architect study the proposed dormer and roof line in an effort to retain the existing parapet and make the addition as minimally visible as possible.

SPEAKERS

John Cole, project architect was available to answer questions about the project

DISCUSSION

Ms. Irwin stated concern regarding the fundamental change to the roof line and removal of the existing parapet as this is part of the rhythm of the elevations along the street.

Ms. Roberts stated that she did not find the large offset dormer to be compatible and felt that the large dormer next door was not successful. She suggested that the applicant explore the use of two dormers instead of one.

Mr. Spencer suggested that the existing parapet and recessed brick panels be retained. He felt that the proposed double cornice was not successful, and that the asymmetrical dormer gave the elevation an unbalanced appearance.

Mr. Adams expressed support for the use of a flat roof and asked if it would be possible for the recessed brick panels to be opened up to become windows for a potential third floor addition.

Mr. Sprinkle suggested that the applicant consider a solution similar to the recent case at 615 King Street where an upper level addition was pushed back from the original parapet to allow for the creation of a roof terrace.

Dr. Ossman noted that the building has a distinctive character and asked that the parapet be retained in order to maintain this character.

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.



Note: Staff coupled the applications for a Permit to Demolish (BAR #2022-00235) and Certificate of Appropriateness (BAR #2022-00230) for clarity and brevity. The Permit to Demolish requires a roll call vote.

UPDATE

As noted above, at the June 1, 2022, BAR hearing, the Board asked the applicant to return with a revised design that would retain the existing parapet including the recessed brick panels and revise the previously proposed asymmetrical dormer. As discussed below, the applicant has revised the design in response to these comments and now submits a design that retains the existing parapet and eliminates the proposed dormer.

I. APPLICANT'S PROPOSAL

The applicant requests a Permit to Demolish/Capsulate (partial) and Certificate of Appropriateness to demolish/capsulate portions of the existing roof and add a third-floor addition, changing the roof from a low slope roof to a side gable roof.

Permit to Demolish/Capsulate

- Remove the existing roof in its entirety.
- Remove existing shutters
- Modify existing vents below recessed brick panels to allow for installation of scuppers

Certificate of Appropriateness

Addition

Construct a third-floor addition on top of the current two-story structure. The addition will be concealed within an asymmetrical side gable roof that is set back from the existing front façade by 3'-6". The west elevation of the proposed addition will feature three punched casement windows aligned with the existing windows below and will be clad in smooth PVC panels. The north, south, and east elevations of the third-floor addition will be clad in smooth fiber cement lap siding. The east elevation will feature two simple casement windows.

Alterations

The applicant is proposing to install a limewash to the existing brick throughout. Three new scuppers along with a gutter and downspout will be added to the existing west elevation to provide drainage for the new roof terrace. With the third floor addition, the applicant will vertically extend the existing masonry chimney, using bricks to match the existing.

Site context

Immediately to the west of the site is South Lee Street, a public street providing a view of the front and limited side of the building to include the revisions to the existing parapet and the new roof and dormer. To the east of the site is Jones Point Park, a public park that allows for a view of the east side of the proposed addition. The proposed limewash will be visible from both the east and west sides of the structure.

II. HISTORY

The interior unit townhouse at 812 South Lee Street was constructed as part of the Yates Garden subdivision in **ca. 1953**. It is a three bay, two-and-one-half story brick townhouse in a row of townhouses with alternately projecting and set back facades. The existing building features a tall parapet with inset panels that conceals a low slope roof that slopes from a high point at the west side to a low point at the east. With the exception of the structure at 822 South Lee Street, the remainder of the houses in this block feature side gable roof forms with dormers. The west elevation includes three second floor windows and one large ground floor window with the entry door offset from the southernmost second floor window. It appears that the ground floor window was modified at some time because the trim is different than the similar windows on the neighboring properties. Staff could not find a record of this modification. The construction of these rowhouses was approved by the Board on March 12, 1953. Staff could find no previous BAR approvals for 826 South Lee Street, however, Permit #00908 was issued in 1988 for the replacement of the previous roof.

There have been a number of significant third floor additions on the 800 block of South Lee Street since their construction in the mid-20th century, including:

- 809 South Lee Street (BAR Case #2006-0002)
- 812 South Lee Street (BAR Case #2010-0050)
- 821 South Lee Street (BAR Case #2001-0080)
- 833 South Lee Street (BAR Case #2007-0002)

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.

In the opinion of staff, none of the criteria for demolition and capsulation are met and the Permit to Demolish/Capsulate should be granted. Due to the height of the existing parapet the roof is not visible from South Lee Street and while it may be minimally visible from the park to the east, it is not considered to be a character defining feature. Per Board comments at the previous hearing, the existing parapet will no longer be demolished, leaving the existing façade intact. The existing shutters do not appear to be original to the building and do not meet the requirements of the *Design Guidelines*. Staff therefore does not object to the proposed demolition/capsulation. See Figure 1 below for the extent of the proposed demolition.

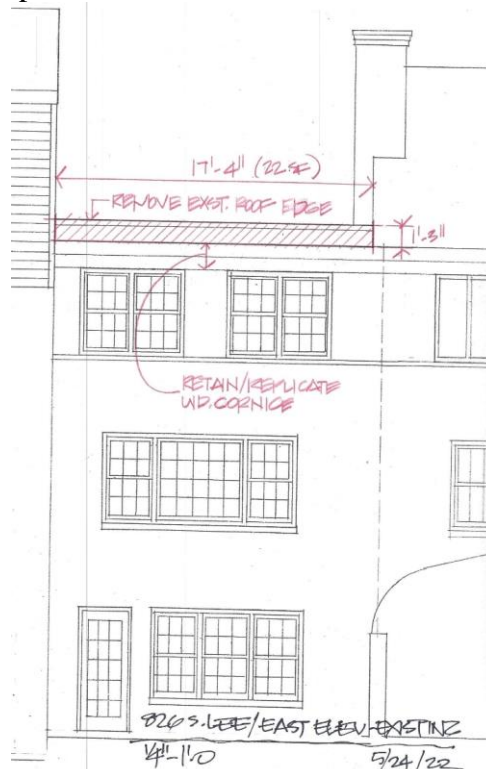


Figure 1: Proposed demolition at east elevation

Certificate of Appropriateness

Addition

The structure at 826 South Lee Street was built in 1953 along with the other houses in this block and in the style of homes built as part of the Yates Garden development. Houses throughout this development have undergone various changes since their initial construction, including multiple third floor additions in this block alone, the most recent one dating from 2010. The Board has repeatedly found that additions and modifications to this mid-twentieth century colonial revival neighborhood could be made without damaging the overall architectural character.

The *Design Guidelines* encourage “respectful additions” which “make use of the design vocabulary of the existing...structure” and supports additions that “reflect the building massing along the blockface.” It is also recommended that the form of the additions “express the prevailing shape of the residential building.” By converting the existing low slope roof of this 1953 structure to a full gable, the proposed change fully complies with these guidelines and complements the vocabulary of the existing building. The proposed addition utilizes materials and forms that are found throughout the adjacent buildings.

As noted above, at the last hearing the Board expressed concern regarding the elimination of the existing parapet and extension of the new side gable roof to the front elevation of the structure. The Board noted that the parapet with the recessed brick panels is an important character defining element for the building and is an important part of the rhythm of the overall blockface. The Board also noted that the proposed asymmetrical dormer appeared to be inconsistent with the design of the building and while the structure immediately to the south of the property features a similar dormer, that dormer is not particularly successful.

The applicant has revised the design for the third floor addition in response to these comments. In the revised design, the existing parapet and recessed brick panels remain in place with the west wall of the addition pushed back from the back side of the parapet wall by a dimension of 3'-6". This will create a roof terrace along the front edge of the building that will drain through the new roof scuppers into the new gutter and downspout. The asymmetrical side gable roof form will start at this point with the front portion of the roof having a slope that is similar to the front roof slope at 824 South Lee Street and the rear portion having a lower roof slope to allow for useable space within the rear section of the addition (Figure 2).

The west elevation of the addition will be clad in smooth PVC panels and have three casement style punched windows that align with the existing windows below. The use of smooth PVC panels in this location will differentiate this as a clearly modern addition to the existing building while allowing it to be a quiet background to the more decorative brick below. According to the *Design Guidelines*, “An addition to a historic building should be clearly distinguishable from the original structure. An addition should not obscure or dilute the architectural and historic importance of an existing building by creating a false sense of the past. To create a differentiation between the existing building and an addition, different traditional materials can be utilized.” The roof visible from South Lee Street will be reminiscent of the adjacent roofs, allowing the addition to be compatible with the adjacent structures without trying to replicate them. The trim at the addition will be a smooth PVC to match the panels and will be simple in design including a fascia, corner boards, and simple window trim (Figure 3).

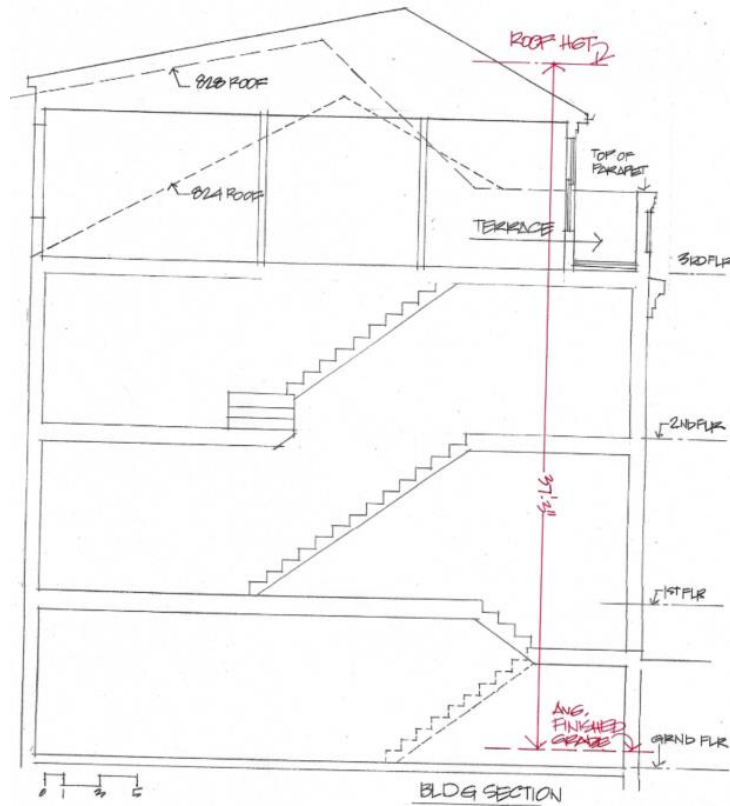


Figure 2: Section at proposed third floor addition



Figure 3: Proposed west elevation

As noted above, the west elevation of the proposed addition will be set back from the existing parapet by 3'-6". This allows the existing parapet to remain in place, preserving the original rhythm of the blockface. It also diminishes the visibility of the addition when viewed from the adjacent South Lee Street (Figure 4). Along with the simple design for this elevation, the proposed massing renders the addition as a secondary element to the existing building (Figure 5). The proposed roof slope does result in this property being taller than other adjacent buildings. Staff recommends that the applicant work with staff to refine the roof slope to minimize the height to the greatest extent possible.

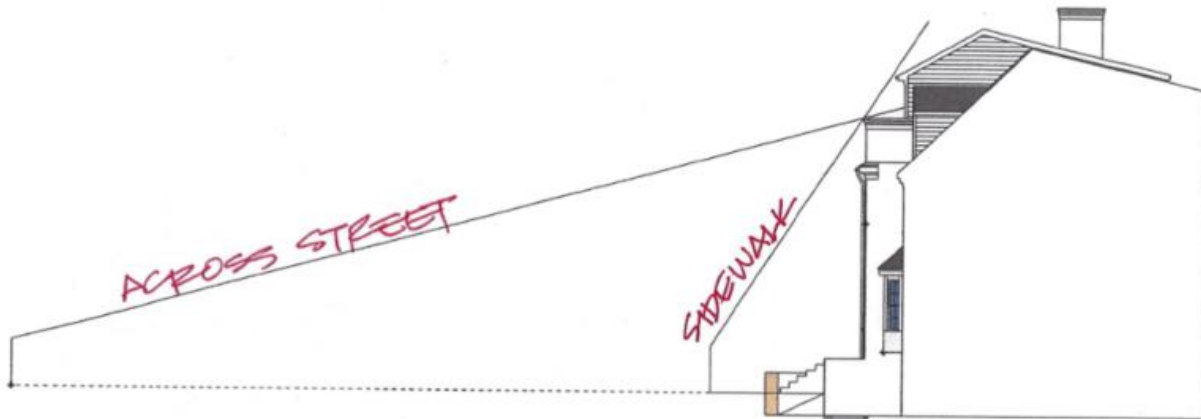


Figure 4: Site section showing line of site from South Lee Street



Figure 5: View of proposed addition from across South Lee Street

The applicant is proposing an asymmetrical gable roof configuration with the front slope meant to be similar and complementary to other roofs in the vicinity. The use of a lower slope roof for the rear part of the structure allows for the creation of usable space that is shifted away from the primary elevation. At the east elevation, this creates a vertical addition to the existing wall. The applicant is proposing to clad this addition in fiber cement siding and use two simple casement style windows centered on windows below. The east side of the building is clearly a secondary elevation and only visible from the public park and not a street or sidewalk. The use of fiber cement on the east elevation of the addition clearly distinguishes it from the existing building while taking design cues such as the window spacing from the existing building. Figure 6 below shows the proposed west elevation, this has not changed since the previous submission.

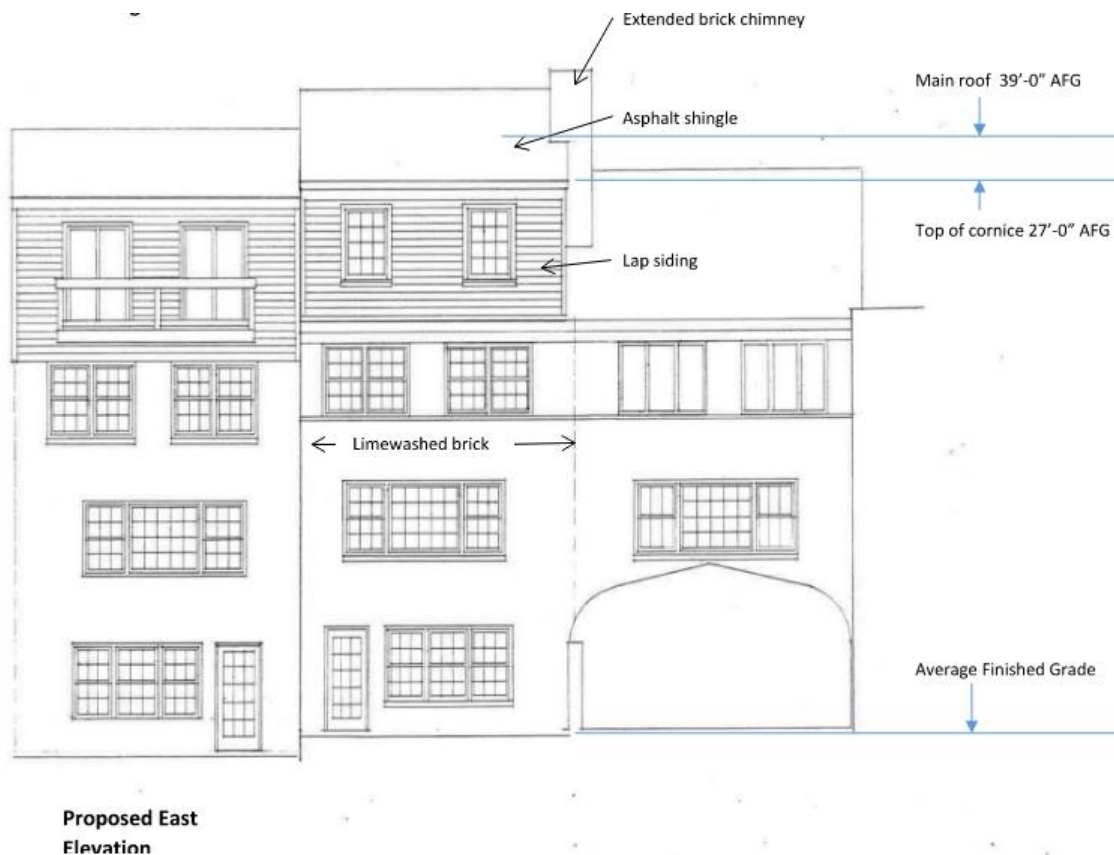


Figure 6: Proposed east elevation

Alterations

Because of the additional third floor, the applicant will be extending the existing masonry chimney vertically to clear the new roof. The applicant is proposing to use new brick to match the existing for this extension. Because of the location of the chimney on the roof it can only be seen from the public right of way at a considerable distance. It is unlikely that any variation in the brick would be visible from this vantage point.

In order to provide drainage for the new roof terrace, the applicant is proposing to modify three existing vent openings into roof scuppers. There will also be a new gutter and downspout attached

to the existing cornice. These features are regularly a part of buildings of this configuration and the proposed elements do not detract from the overall composition.

The applicant is proposing to use a lime wash on the brick at the exterior of the east and west sides of the existing building. Limewash is a process by which a translucent white finish is applied to an existing brick surface. Unlike paint, which can trap moisture and potentially damage brick and mortar, limewash is similarly porous, allowing moisture to pass through the finish. As the finish is translucent, the character of the existing brick is allowed to come through the finish and variations in color and brick patterns are clearly read once the process is complete. The Board has approved the use of this finish on Later buildings throughout the district as a way to provide a new look for a mid-twentieth century brick building without completely obscuring the original design intent.

Staff finds that the applicant has been responsive to the Board comments. By retaining the existing cornice and pushing the front edge of the addition back from the existing parapet the original blockface rhythm remains intact. Staff finds that the proposed demolition, addition, and alterations to the structure at 826 South Lee Street complies with the requirements of the Design Guidelines and the Zoning Ordinance and supports the proposed Permit to Demolish/Capsulate (partial) and Certificate of Appropriateness for the proposed work with the following conditions:

1. The windows comply with the *Alexandria New and Replacement Window Performance Specifications in the Historic Districts*
2. The applicant work with staff on the final configuration of the proposed roof.

STAFF

Bill Conkey, AIA, Historic Preservation Planner, Planning & Zoning

Tony LaColla, AICP, Land Use Services Division Chief, Planning & Zoning

CITY DEPARTMENT COMMENTS

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

Zoning

F-1 Proposed fourth floor addition with dormer complies with zoning

F-3 Per 3-1106(D), the height of the main roof is allowed to be increased over 35 feet as the roof line ridge is parallel to the street, it is compatible with the neighboring buildings and it does not exceed 45 feet.

Code Administration

C-1 No comment

Transportation and Environmental Services

R-1 The building permit must be approved and issued prior to the issuance of any permit for demolition, if a separate demolition permit is required. (T&ES)

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

V. ATTACHMENTS

- 1 – Supplemental Materials
- 2 – Application for BAR #2022-00230 & 2022-00235: 826 South Lee Street

BAR Case # _____

ADDRESS OF PROJECT: 826 S. Lee Street

DISTRICT: ☒ Old & Historic Alexandria ☐ Parker – Gray ☐ 100 Year Old Building
DB 418, Pg. 542 RM

TAX MAP AND PARCEL: _____ ZONING: _____

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: Christopher & Sarah Miller

Address: 826 S. Lee Street

City: Alexandria VA Zip: 22314

Phone: 703-203-2329 E-mail: chmill8@gmail.com

Authorized Agent *(if applicable)*: ☐ Attorney ☒ Architect ☐ _____
Name: John Cole Text Phone: 703-201-6074

E-mail: jcole@coleanddenny.com

Legal Property Owner:

Name: Christopher Miller & Sarah Miller

Address: 826 S. Lee Street

City: Alexandria VA Zip: 22314

Phone: 703-203-2329 E-mail: chmill8@gmail.com

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

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

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

- ☐ NEW CONSTRUCTION
- ☐ EXTERIOR ALTERATION: *Please check all that apply.*
- | | | | |
|--------------------------------------|---|--|-----------------------------------|
| <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 checked="" 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).*

Scope of work: fully renovate the interior of the three-level townhouse and add a fourth level to provide modern bedrooms. The new fourth level will be of frame construction and located beneath a gable roof with the ridge parallel to the street. A single, egress-rated dormer with casement sash is located on the west elevation. The new windows on the east elevation are egress-rated casement sash as well. The existing brick chimney will be extended vertically to meet code requirements. The roof material will be standard, three-tab asphalt shingle and the walls will be clad in painted fiber cement siding (Hardieplank or similar) with smooth, painted cellular PVC (Azek, or similar) trim. The existing masonry exterior vertical surfaces will be painted with lime wash.

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.*

- ☒ ☐ **N/A** Scaled survey plat showing dimensions of lot and location of existing building and other structures on the lot, location of proposed structure or addition, dimensions of existing structure(s), proposed addition or new construction, and all exterior, ground and roof mounted equipment.
- ☒ ☐ FAR & Open Space calculation form.
- ☒ ☐ Clear and labeled photographs of the site, surrounding properties and existing structures, if applicable.
- ☒ ☐ Existing elevations must be scaled and include dimensions.
- ☒ ☐ Proposed elevations must be scaled and include dimensions. Include the relationship to adjacent structures in plan and elevations.
- ☒ ☐ Materials and colors to be used must be specified and delineated on the drawings. Actual samples may be provided or required.
- ☒ ☐ Manufacturer's specifications for materials to include, but not limited to: roofing, siding, windows, doors, lighting, fencing, HVAC equipment and walls.
- ☐ ☒ For development site plan projects, a model showing mass relationships to adjacent properties and structures.

Signs & Awnings: *One sign per building under one square foot does not require BAR approval unless illuminated. All other signs including window signs require BAR approval. Check N/A if an item in this section does not apply to your project.*

- ☐ ☒ **N/A** Linear feet of building: Front: _____ Secondary front (if corner lot): _____
- ☐ ☒ Square feet of existing signs to remain: _____
- ☐ ☒ Photograph of building showing existing conditions.
- ☐ ☒ Dimensioned drawings of proposed sign identifying materials, color, lettering style and text.
- ☐ ☒ Location of sign (show exact location on building including the height above sidewalk).
- ☐ ☒ Means of attachment (drawing or manufacturer's cut sheet of bracket if applicable).
- ☐ ☒ Description of lighting (if applicable). Include manufacturer's cut sheet for any new lighting fixtures and information detailing how it will be attached to the building's facade.

Alterations: *Check N/A if an item in this section does not apply to your project.*

- ☐ ☒ **N/A** Clear and labeled photographs of the site, especially the area being impacted by the alterations, all sides of the building and any pertinent details.
- ☐ ☒ Manufacturer's specifications for materials to include, but not limited to: roofing, siding, windows, doors, lighting, fencing, HVAC equipment and walls.
- ☐ ☒ Drawings accurately representing the changes to the proposed structure, including materials and overall dimensions. Drawings must be to scale.
- ☐ ☒ An official survey plat showing the proposed locations of HVAC units, fences, and sheds.
- ☐ ☒ Historic elevations or photographs should accompany any request to return a structure to an earlier appearance.

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

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

Date: 2 May 2022



Department of Planning and Zoning

Floor Area Ratio and Open Space Calculations

as of 12/20/18

B

A. Property Information

A1. 826 S. Lee St. RM
 Street Address Zone

A2. 1,819 SF x 1.5 = 2,729
 Total Lot Area Floor Area Ratio Allowed by Zone Maximum Allowable Floor Area

B. Existing Gross Floor Area

Existing Gross Area		Allowable Exclusions**		
Basement	606.6	Basement**		B1. 1,820 Sq. Ft.
First Floor	606.6	Stairways**	164	Existing Gross Floor Area*
Second Floor	606.6	Mechanical**	36	B2. 392 Sq. Ft.
Third Floor		Attic less than 7'***49		Allowable Floor Exclusions**
Attic		Porches**		B3. 1,428 Sq. Ft.
Porches		Balcony/Deck**		Existing Floor Area Minus Exclusions
Balcony/Deck		Lavatory***	121	(subtract B2 from B1)
Lavatory***		Other**	22 (chimney)	
Other**		Other**		
B1. Total Gross 1,820		B2. Total Exclusions 392		Comments for Existing Gross Floor Area

C. Proposed Gross Floor Area

Proposed Gross Area		Allowable Exclusions**		
Basement		Basement**		C1. 584 Sq. Ft.
First Floor		Stairways**	40	Proposed Gross Floor Area*
Second Floor		Mechanical**		C2. 156 Sq. Ft.
Third Floor	584	Attic less than 7'***61		Allowable Floor Exclusions**
Attic		Porches**		C3. 428 Sq. Ft.
Porches		Balcony/Deck**		Proposed Floor Area Minus Exclusions
Balcony/Deck		Lavatory***	50	(subtract C2 from C1)
Lavatory***		Other**	5 (chimney)	
Other		Other**		
C1. Total Gross 584		C2. Total Exclusions 156		

D. Total Floor Area

D1. 1,856 Sq. Ft.
 Total Floor Area (add B3 and C3)

D2. 2,729 Sq. Ft.
 Total Floor Area Allowed by Zone (A2)

E. Open Space

E1. 771 Sq. Ft.
 Existing Open Space

E2. 637 Sq. Ft.
 Required Open Space

E3. 771 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: *[Signature]*

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Date: *2 MAR 22*

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 Christopher & Sarah Miller	826 S. Lee St., Alexandria, VA	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 826 S. Lee St, Alexandria, VA (address), unless the entity is a corporation or partnership, in which case identify each owner of more than three percent. The term ownership interest shall include any legal or equitable interest held at the time of the application in the real property which is the subject of the application.

Name	Address	Percent of Ownership
¹ Christopher & Sarah Miller	826 S. Lee St., Alexandria, VA	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 Christopher Miller	none	none
² Sarah Miller	none	none
3.		

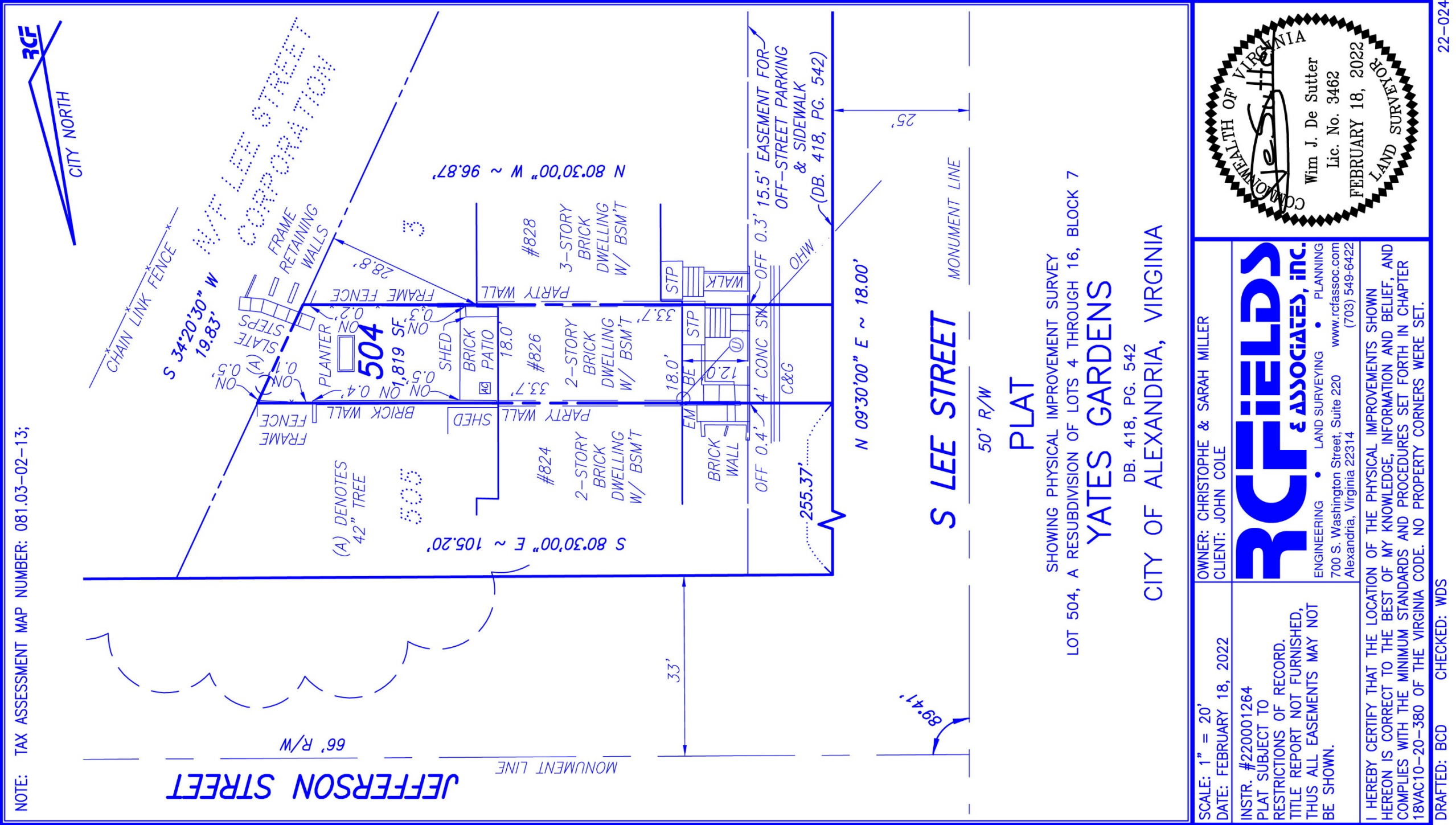
NOTE: Business or financial relationships of the type described in Sec. 11-350 that arise after the filing of this application and before each public hearing must be disclosed prior to the public hearings.

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.

2 May 2022
Date

John E. Cole
Printed Name


Signature



Miller Residence

826 S. Lee St.
Alexandria, VA 22314

BAR Application

Plat
2 May 2022



West Elevation



Street View looking SE

Miller Residence

826 S. Lee St.
Alexandria, VA 22314

BAR Application

Photographs
2 May 2022



East Elevation



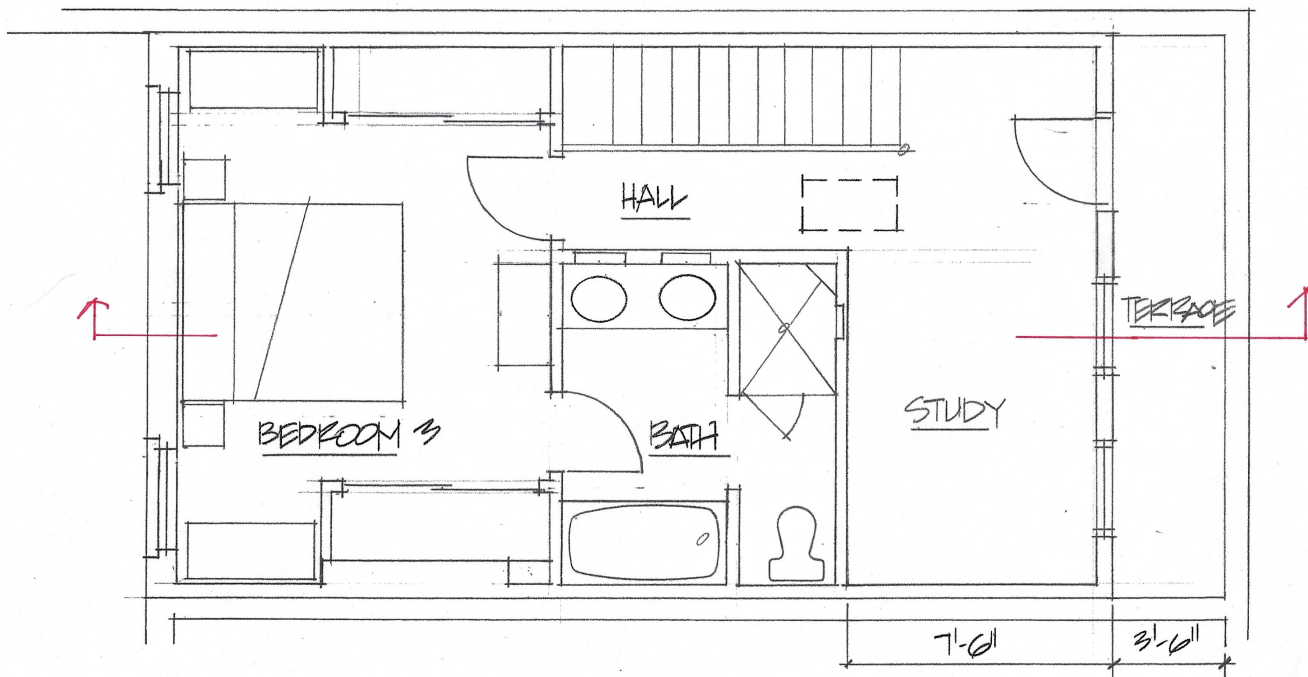
View looking SW

Miller Residence

826 S. Lee St.
Alexandria, VA 22314

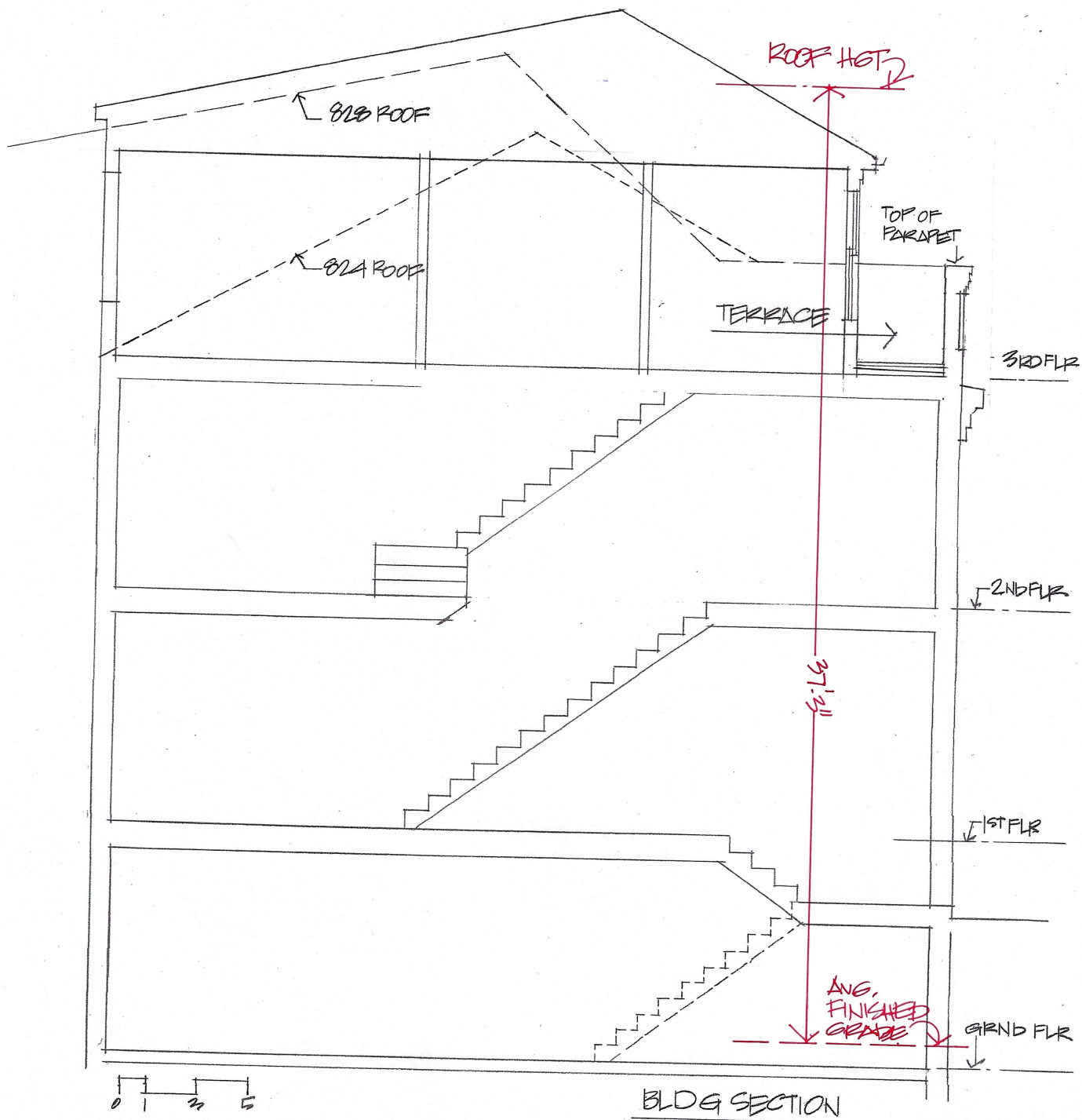
BAR Application

Photographs
2 May 2022



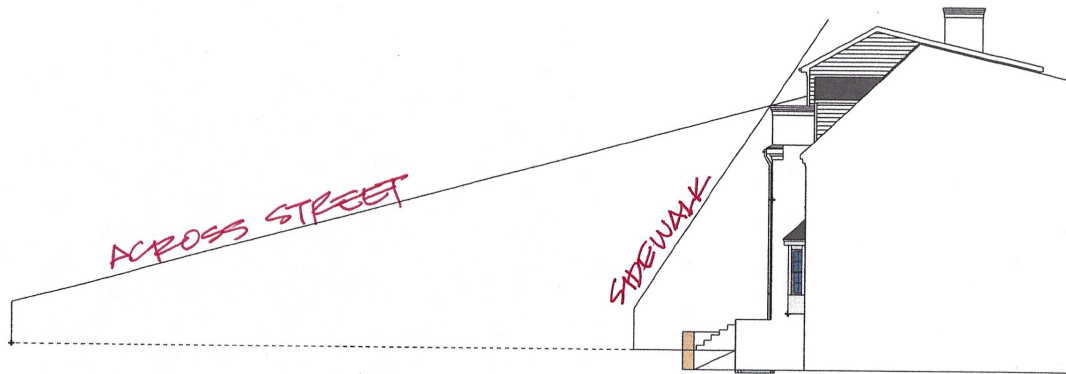
826 S. LEE
 6/8/2022 - 00230 & 00235
 20 JUNE 2022

3RD FLOOR PLAN 6/8
 1/4" = 1'-0"



BY S. LEE
 PAR 2012-00130+00135
 20 JUNE 2012





SIGHT LINES
NO SCALE

826 S. LEE
PAR 2022-00230 + 00235
20 JUNE 2022



SIDEWALK VIEW
NO SCALE

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826 S. LEE
BAR 2022 00130 + 00235
20 JUNE 2022



BY S. LEE
 MAY 2022 - 0024040024
 20 JUNE 2022

VIEW FROM ACROSS STREET
 NO SCALE
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