

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

APPLICANT: Dan Morrison and Lianne Reilly

LOCATION: Old and Historic Alexandria District
104 Pommander Walk

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 as submitted.

GENERAL NOTES TO THE APPLICANT

1. **APPEAL OF DECISION:** In accordance with the Zoning Ordinance, if the Board of Architectural Review denies or approves an application in whole or in part, the applicant or opponent may appeal the Board's decision to City Council on or before 14 days after the decision of the Board.
2. **COMPLIANCE WITH BAR POLICIES:** All materials must comply with the BAR's adopted policies unless otherwise specifically approved.
3. **BUILDING PERMITS:** Most projects approved by the Board of Architectural Review require the issuance of one or more construction permits by Department of Code Administration (including signs). The applicant is responsible for obtaining all necessary construction permits after receiving Board of Architectural Review approval. Contact Code Administration, 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 #2022-00557) and Certificate of Appropriateness (BAR #2022-00556) for clarity and brevity. The Permit to Demolish requires a roll call vote.

I. APPLICANT'S PROPOSAL

The applicant is proposing to remove 75 SF of the existing roof and two skylights on the south slope to add a new dormer and relocate two AC condensers to the new flat roof above the dormer, at 104 Pommander Walk.

Permit to Demolish/Capsulate

The project calls for the demolition of 75 SF of the rear/south slope of the existing gable metal roof and two skylights to accommodate a dormer addition.

Certificate of Appropriateness

The proposed new dormer will measure 13'- 6" X 9'- 0". The dormer will be finished with Hardi siding, with a 7" exposure and smooth finish. Four JELD WEN Clad-Wood SDL, casement windows with AZEC trim will be installed on the dormer's south elevation. The dormer will have a flat rubber roof with metal railing 3'- 0" high.

A new VELUX skylight (30"X 38") will be installed on the rear/south roof slope to provide access to the dormer rooftop.

Furthermore, two AC condensers will be placed on the dormer rooftop behind the proposed metal railing, on the northeast section, functionally not visible from a public way.

Site context

The subject property sits in the middle of the 100 Block of Pommander Walk on the south side. There is no alley running adjacent to the property, however the rear elevation is visible from South Union Street (Figure 1).



Figure 1 - South elevation visibility from South Union Street

II. HISTORY

The three-bay, three-story, brick townhouse with Colonial Revival features was built in **1971** as part of the Pommander community of townhouses constructed in the late 1960s and early 1970s. The first phase of the development for the construction of five townhouses on the 100 Block of Pommander Walk by MCE Corporation was approved by the BAR on August 13, 1969, as part of the Pommander Square subdivision.

Previous BAR Approvals

BAR2003-00159, approval for the construction of a rear deck on 06/23/2003 (BZA2003-00043)
BAR2019-00184, approval for window and door replacements on 04/30/2019.

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

In the opinion of staff, none of the criteria for demolition and capsulation are met in this case and the Permit to Demolish/Capsulate should be granted. The building is considered a Late (built after 1933) structure in the Old and Historic Alexandria District, and the fabric to be demolished is limited to the rear elevation which will not compromise the integrity of the main block. The materials and workmanship of the affected portions could be reproduced easily today.

Certificate of Appropriateness

The *Design Guidelines* state that “Dormers provide light and ventilation to the top floor of a building and can increase the usable floor area. At the same time, dormers are particularly visible elements of a roof and can have adverse impacts on a building if not properly designed and sited. As a general rule, dormers should not be too large for the structure. If an unacceptable loss of existing historic fabric will result because of the installation of dormers, such installation is generally not appropriate.”

Staff has no objection to the proposed dormer since it will be located on the rear/south elevation which will not detract from any historic character of the building or the historic district. Furthermore, the Board routinely approves changes on the rear elevations of historic buildings to accommodate a more modern and functional interior layout as tastes and technology evolve. The existing rear elevation does not exhibit a high level of design or architectural detail as well.

The project also calls for the installation of a metal railing on top of the proposed dormer to screen the two new AC condensers which will be also screened from view by the existing chimney and therefore functionally not visible from a public way.

When the Old and Historic Alexandria District was established in 1946 it was not created to freeze Old Town Alexandria at a specific point in time, the way Colonial Williamsburg is often described, but to prevent the demolition of identified historic resources and ensure that infill was compatible with nearby buildings of historic merit. The BAR’s Standards and criteria in the zoning ordinance (Section 10-105), as well as the BAR’s adopted policies and *Design Guidelines*, recognize that the historic fabric of Old Town may be modified, altered and expanded to accommodate contemporary needs and to allow the historic buildings to continue to be used and cherished. The BAR’s charge is first to identify and “protect historic and cultural resources” and second to ensure that additions, alterations and new construction are compatible with nearby buildings of historic merit.

Therefore, staff recommends approval of the project as submitted.

STAFF

Marina Novaes, 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 dormer addition does not increase the existing noncomplying net FAR and will comply with zoning.

C-2 Proposed AC unit location complies with zoning.

Code Administration

F-1 No comment, a building permit is required for construction dormer

Transportation and Environmental Services

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

R-2 Applicant shall be responsible for repairs to the adjacent city right-of-way if damaged during construction activity. (T&ES)

R-3 No permanent structure may be constructed over any existing private and/or public utility easements. It is the responsibility of the applicant to identify any and all existing easements on the plan. (T&ES)

F-1 After review of the information provided, an approved grading plan is not required at this time. Please note that if any changes are made to the plan it is suggested that T&ES be included in the review. (T&ES)

F-2 If the alley located at the rear 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)

Alexandria Archaeology

F-1 No archaeological oversight will be necessary for this undertaking.

V. ATTACHMENTS
1 – Supplemental Materials

ADDRESS OF PROJECT: 104 POMMANDER WALKDISTRICT: ☒ Old & Historic Alexandria ☐ Parker – Gray ☐ 100 Year Old BuildingTAX MAP AND PARCEL: 8101-02-45 ZONING: RMAPPLICATION 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: DAN MORRISON / LIANNE REILLYAddress: 104 POMMANDER WALKCity: ALEXANDRIA State: VA Zip: 22314Phone: _____ E-mail: lianne.reilly@mayerbrown.comAuthorized Agent *(if applicable)*: ☐ Attorney ☐ Architect ☐ _____Name: PATRICK CAMUSPhone: 703 626 1984E-mail: stndocamus@comcast.net

Legal Property Owner:

Name: SAME

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.*
 ☐ awning ☐ fence, gate or garden wall ☒ HVAC equipment ☐ shutters
 ☐ doors ☐ windows ☐ siding ☐ shed
 ☐ lighting ☐ pergola/trellis ☐ painting unpainted masonry
 ☐ other _____
☒ ADDITION
☐ DEMOLITION/ENCAPSULATION
☐ SIGNAGE

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

NEW DORMER @ REAR OF PROPERTY
RELOCATE AC CONDENSERS TO ROOF

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: PATRICK CAMUSDate: 3 NOV 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. DAN MORRISON LIANNE REILLY	104 POMMANDER WALK	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 104 POMMANDER WALK (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. DAN MORRISON LIANNE REILLY	104 POMMANDER WALK	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. DAN MORRISON LIANNE REILLY	NONE	NONE
2.		
3.		

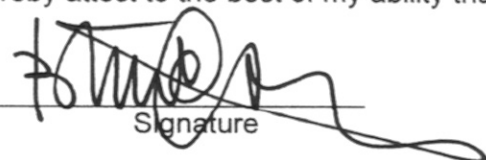
NOTE: Business or financial relationships of the type described in Sec. 11-350 that arise after the filing of this application and before each public hearing must be disclosed prior to the public hearings.

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.

13 DEC 22 PATRICK CAMUS

Date

Printed Name


Signature



Department of Planning and Zoning

Floor Area Ratio and Open Space Calculations

B

A. Property Information

A1. 104 Pommander Walk RM
 Street Address Zone
 A2. 1152 x 1.75 = 2016
 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"/>	Basement**	<input type="text"/>	B1. 2702 <input type="text"/> Sq. Ft.
First Floor	722 <input type="text"/>	Stairways**	260 <input type="text"/>	Existing Gross Floor Area*
Second Floor	722 <input type="text"/>	Mechanical**	68 <input type="text"/>	B2. 558 <input type="text"/> Sq. Ft.
Third Floor	722 <input type="text"/>	Attic less than 7***	<input type="text"/>	Allowable Floor Exclusions**
Attic	506 <input type="text"/>	Porches**	<input type="text"/>	B3. 2144 <input type="text"/> Sq. Ft.
Porches	<input type="text"/>	Balcony/Deck**	30 <input type="text"/>	Existing Floor Area Minus Exclusions
Balcony/Deck	30 <input type="text"/>	Lavatory***	(x4) 200 <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>	2702 <input type="text"/>	B2. <u>Total Exclusions</u>	558 <input type="text"/>	

Comments for Existing Gross Floor Area
 1.75 FAR as approved during subdevelopment

C. Proposed Gross Floor Area

<u>Proposed Gross Area</u>		<u>Allowable Exclusions**</u>		
Basement	<input type="text"/>	Basement**	<input type="text"/>	C1. 75 <input type="text"/> Sq. Ft.
First Floor	<input type="text"/>	Stairways**	<input type="text"/>	Proposed Gross Floor Area*
Second Floor	<input type="text"/>	Mechanical**	<input type="text"/>	C2. 75 <input type="text"/> Sq. Ft.
Third Floor	<input type="text"/>	Attic less than 7***	75 <input type="text"/>	Allowable Floor Exclusions**
Attic	75 <input type="text"/>	Porches**	<input type="text"/>	C3. 0 <input type="text"/> 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"/>	(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>	75 <input type="text"/>	C2. <u>Total Exclusions</u>	75 <input type="text"/>	

D. Total Floor Area

D1. 2144 (no change) Sq. Ft.
 Total Floor Area (add B3 and C3)
 D2. 2016 Sq. Ft.
 Total Floor Area Allowed
 by Zone (A2)

E. Open Space (RA & RB Zones)

E1. 286 Sq. Ft.
 Existing Open Space
 E2. 403 Sq. Ft.
 Required Open Space
 E3. 286 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: _____



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

B

NOV 10 '97 08:06 FR NATIONS/BANC MTG CORP 582 566 5324 TO NF15

P.05/05

A. Property Information

104 Pomander Walk

Street Address

1152

Total Lot Area

x 1.75

Floor Area Ratio Allowed by Zone

RM
Zone

= 2016

Maximum Allowable Floor Area

B. Existing Gross Floor Area

Existing Gross Area

Basement

First Floor 722

Second Floor 722

Third Floor 722

Attic 506

Porches

Balcony/Deck 30

Lavatory***

Other**

Allowable Exclusions**

Basement**

Stairways** 260

Mechanical** 68

Attic less than 7**

Porches**

Balcony/Deck** 30

Lavatory*** (x4) 200

Other**

Other**

B1. 2702 Sq. Ft.

Existing Gross Floor Area*

B2. 558 Sq. Ft.

Allowable Floor Exclusions**

B3. 2144 Sq. Ft.

Existing Floor Area Minus Exclusions

(subtract B2 from B1)

Comments for Existing Gross Floor Area

1.75 FAR as approved during subdivision

B1. Total Gross 2702

B2. Total Exclusions 558

C. Proposed Gross Floor Area

Proposed Gross Area

Basement

First Floor

Second Floor

Third Floor

Attic 75

Porches

Balcony/Deck

Lavatory***

Other

Allowable Exclusions**

Basement**

Stairways**

Mechanical**

Attic less than 7** 75

Porches**

Balcony/Deck**

Lavatory***

Other**

Other**

C1. 75 Sq. Ft.

Proposed Gross Floor Area*

C2. 75 Sq. Ft.

Allowable Floor Exclusions**

C3. 0 Sq. Ft.

Proposed Floor Area Minus Exclusions

(subtract C2 from C1)

C1. Total Gross 75

C2. Total Exclusions 75

D. Total Floor Area

D1. 2144 (no change) Sq. Ft.

Total Floor Area (add B3 and C3)

D2. 2016

Sq. Ft.

Total Floor Area Allowed

by Zone (A2)

E. Open Space (RA & RB Zones)

E1. 286

Sq. Ft.

Existing Open Space

E2. 403

Sq. Ft.

Required Open Space

E3. 286

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 80 square feet, per lavatory. The maximum total of excludable area for lavatories shall be no greater than 10% of gross floor area.

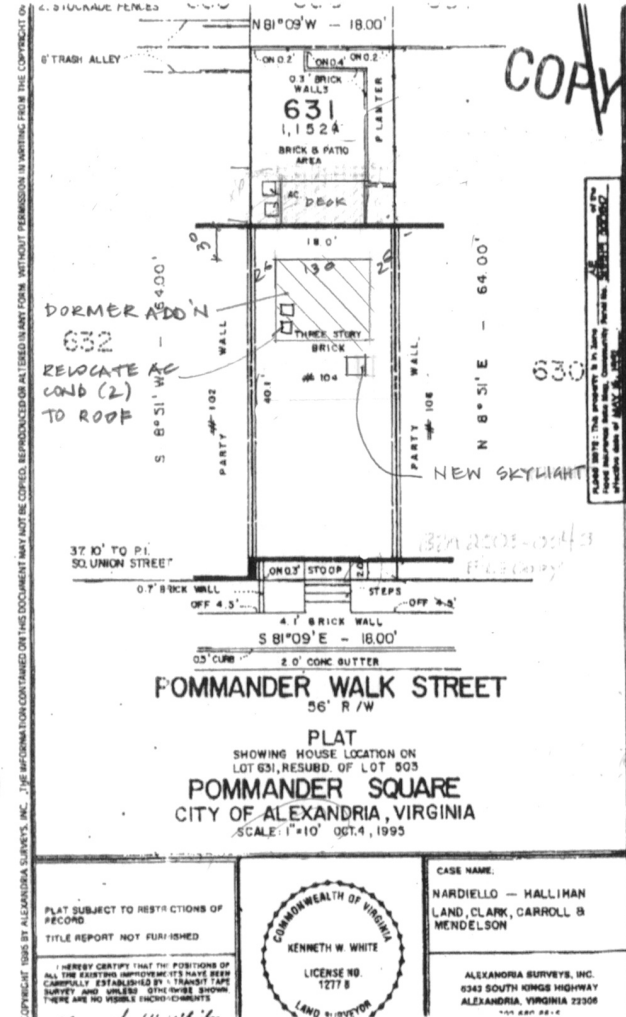
The undersigned hereby certifies and attests that, to the best of his/her knowledge, the above computations are true and correct.

Signature:

Patricia J. ...

Date:

13 DEC 22



C²

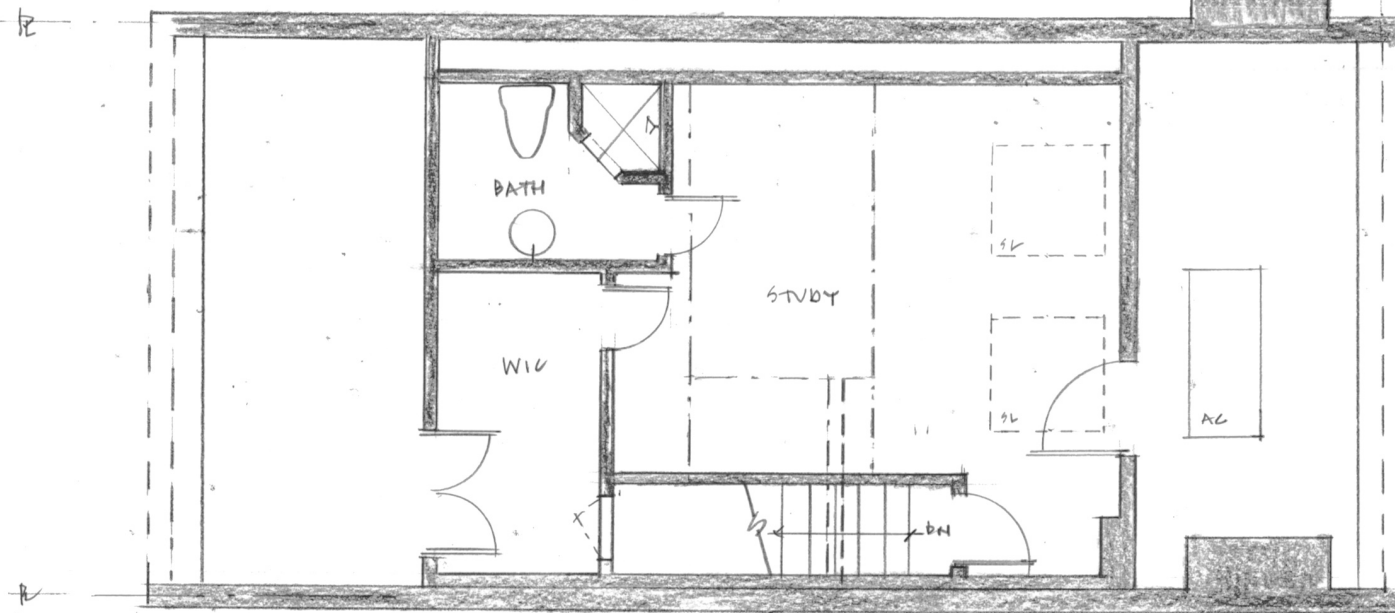
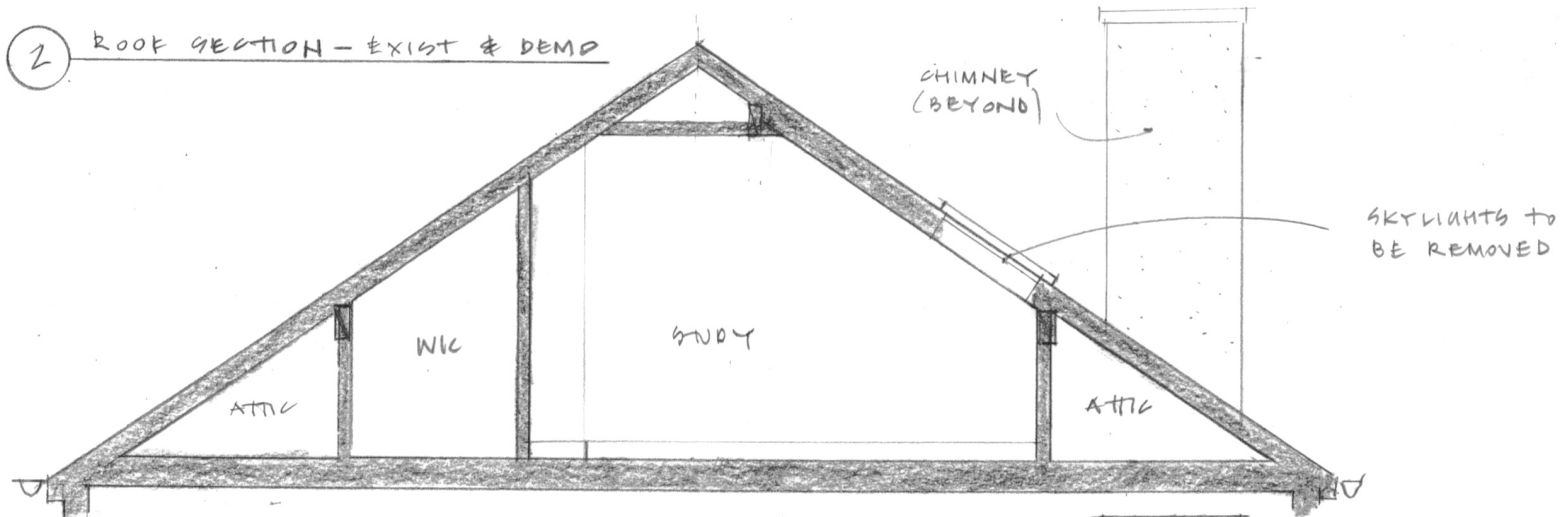
STUDIO CAMUS LLC
225 North Pitt Street Alexandria Virginia 22314
studiocamus@comcast.net
Lynnette 703 989 3777

Proposed Modifications to the
REILLY/MORRISON RESIDENCE
104 Pomander Walk Alexandria Virginia

DATE
13 DEC 22
SCALE
AS NOTED

SHEET
03

2 ROOF SECTION - EXIST & DEMO



1 FOURTH FLOOR PLAN - EXIST & DEMOLITION

C²

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

Proposed Modifications to the
REILLY/MORRISON RESIDENCE
104 Pomander Walk Alexandria Virginia

DATE
13 DEC 22
SCALE
1/4" = 1'-0"

SHEET

A1



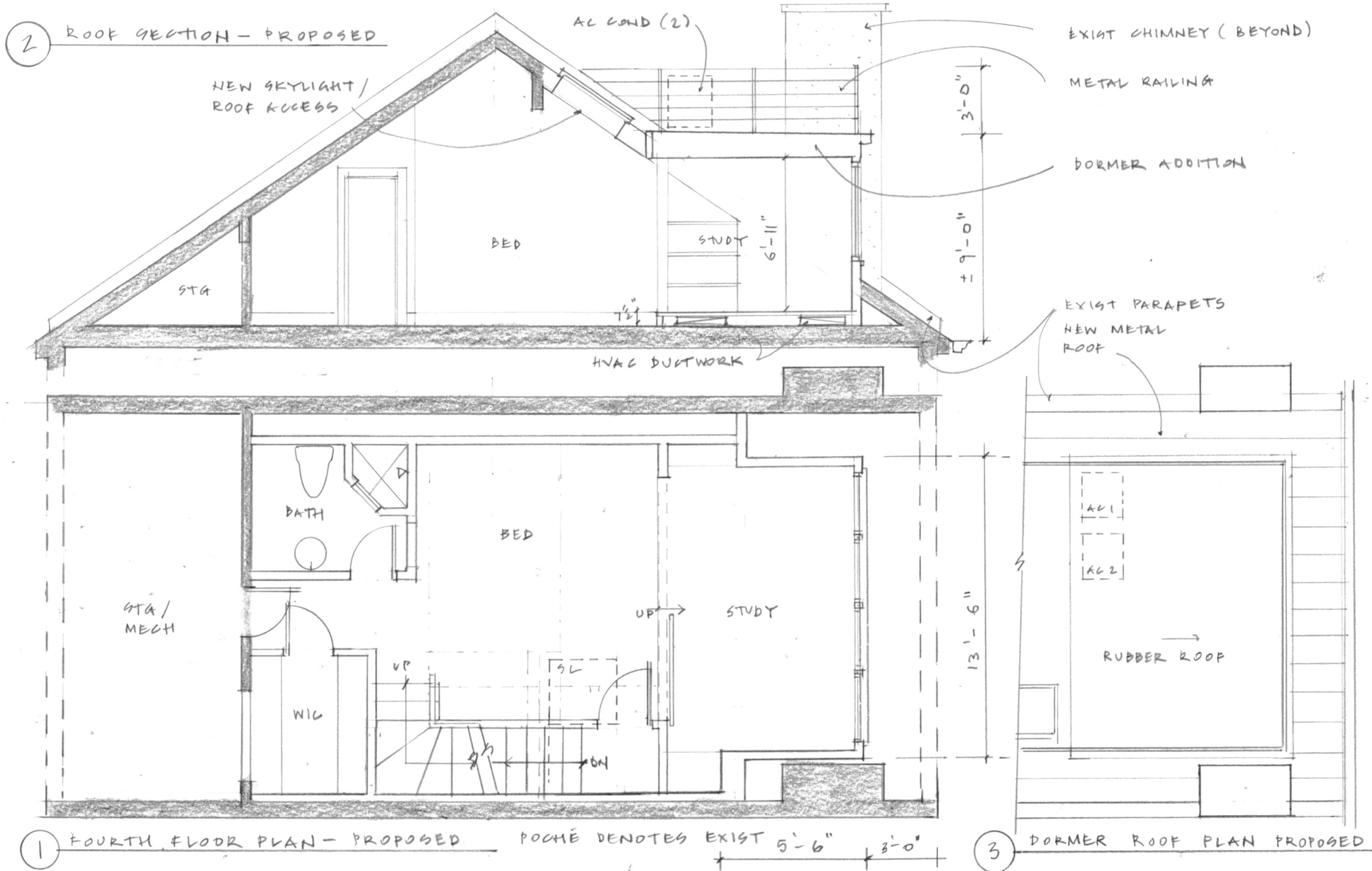
C²

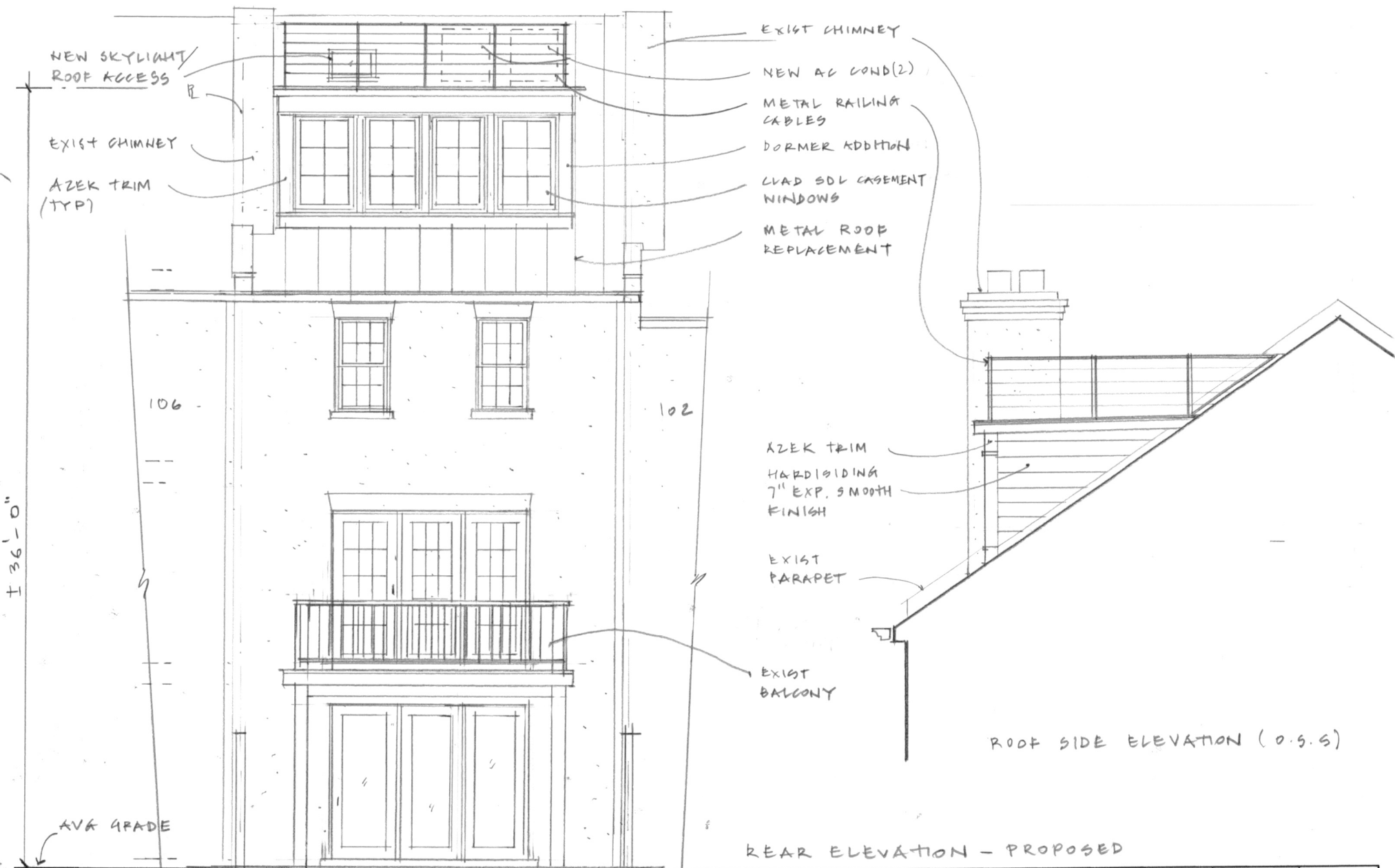
STUDIO CAMUS LLC
 225 North Pitt Street Alexandria Virginia 22314
 studiocamus@comcast.net
 Lynnette 703 989 3777 Patrick 703 626 1984

Proposed Modifications to the
REILLY/MORRISON RESIDENCE
 104 Pomander Walk Alexandria Virginia

DATE
 13 DEC 22
 SCALE
 1/4" = 1'-0"

SHEET
 A2





C²

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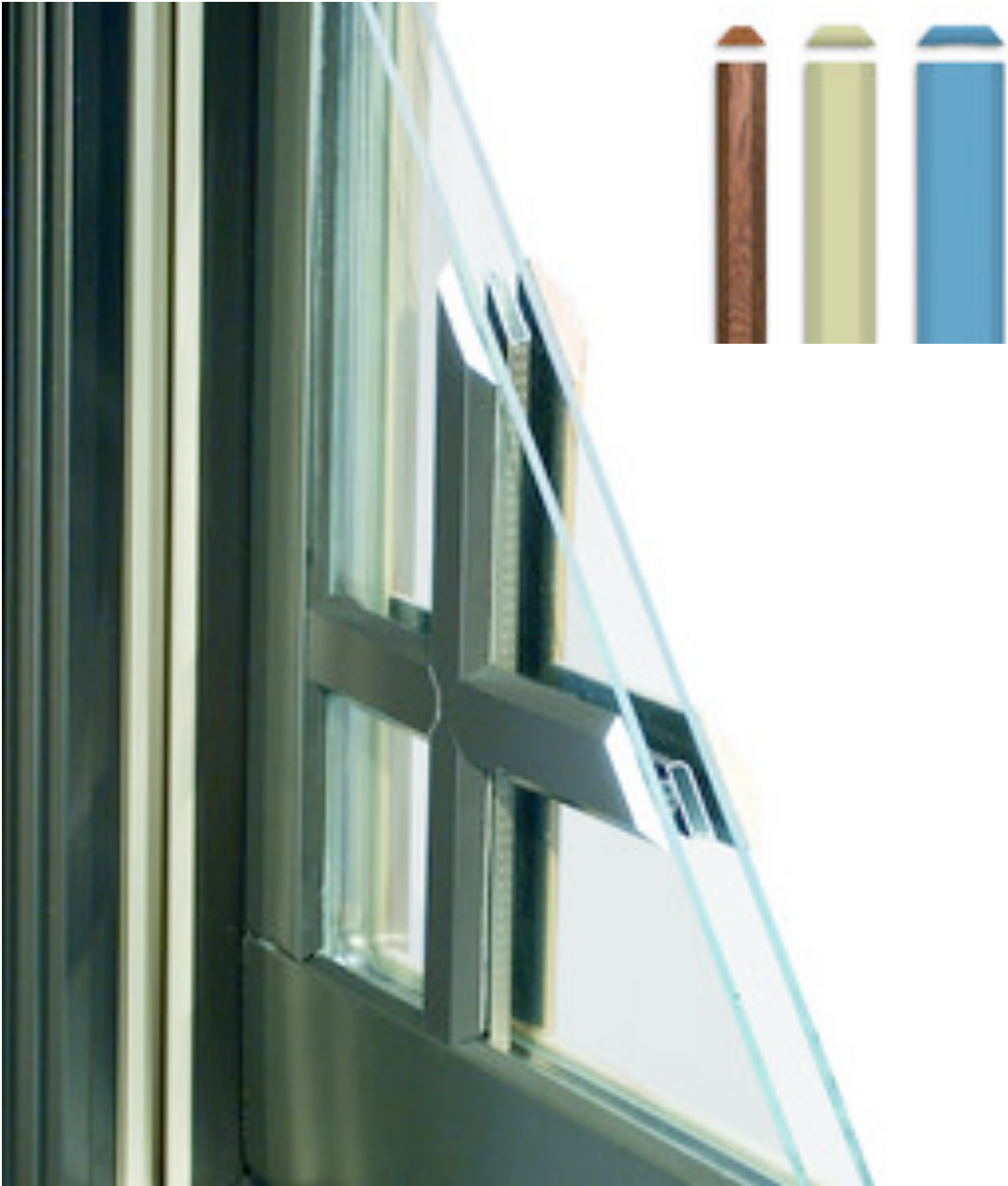
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A4




JELD WEN
Simulated Divided Lites

Clad Window Specs

(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.

Benefits of top hinged roof windows



① ▾ThermoTechnologyTM

② ▾Natural ventilation

③ ▾How to clean your window

④ ▾Roof Window Shades

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Find Dealer

- Blind Shop

Our new shade collection can help turn an ordinary room into something special.

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- Clean, Quiet & Safe Glass

Neat® glass greatly reduces water spotting. Noises are reduced up to 25%.

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Roof Window Sizes

VELUX MK04 30" x 38"

Skylight Specs



104 Pommander

Union Street View











