

Docket Item # 2 & 3
BAR CASE # 2014-0059 &
2014-0060

BAR Meeting
April 2 2014

ISSUE: Permit to Demolish/Capsulate and new construction

APPLICANT: Justin and Lisa Maddox by Patrick Campus

LOCATION: 601 South Lee Street

ZONE: RM / Residential Townhouse Zone

STAFF RECOMMENDATION

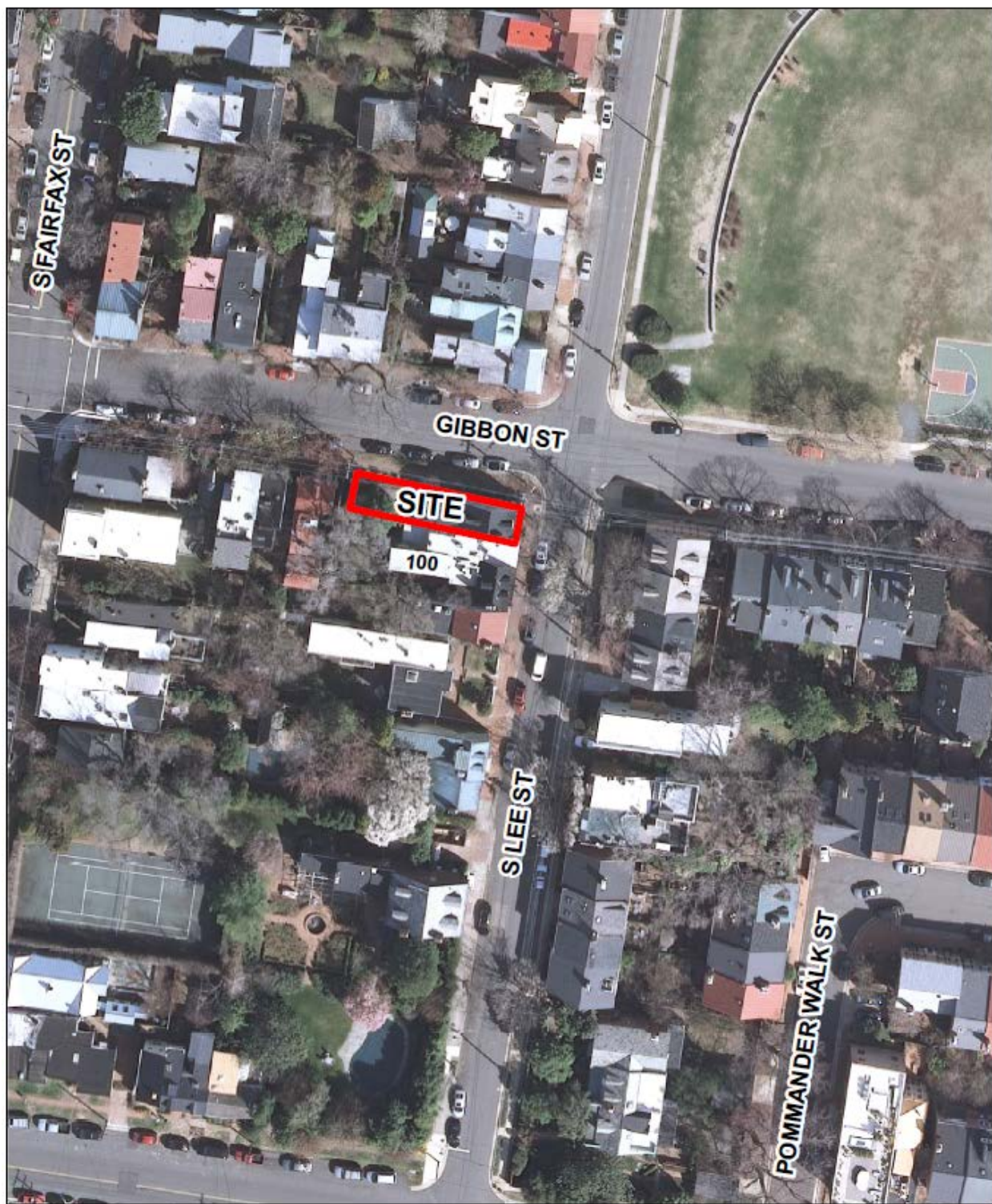
Staff recommends approval of the application with the following conditions:

1. That the muntins on the windows and doors have a 5/8 inch putty profile, rather than the proposed 7/8 inch beaded profile, to be more historically appropriate.
2. That the following Alexandria Archaeology conditions be included be on all construction documents involving any ground disturbing activities:
 - a. 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.
 - b. No metal detection and/or artifact collection may be conducted on the property unless authorized by Alexandria Archaeology. Failure to comply will result in project delays.

****EXPIRATION OF APPROVALS NOTE:** In accordance with Sections 10-106(B) and 10-206(B) of the Zoning Ordinance, any official 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.

****BUILDING PERMIT NOTE:** Most projects approved by the Board of Architectural Review require the issuance of one or more construction permits by Building and Fire 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, 703-838-4360 for further information.

****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.



BAR2014-0059 & 0060



***Note:** The two reports for 601 South Lee Street BAR #2014-0059 (Permit to Demolish/Capsulate) and BAR #2013-00392 (Certificate of Appropriateness) have been combined for clarity and brevity. This item requires a roll call vote.

I. ISSUE

The applicant requests approval of a Permit to Demolish and a Certificate of Appropriateness in order to construct a one story rear addition at 601 South Lee Street. The applicant also proposes demolition of the existing shed and construction of a new pergola and shed at the rear property line. On December 4, 2013, the applicant obtained BAR approval for partial demolition and alterations to the rear elevation of the property and construction of a new shed, but the plans have now been revised to include a rear addition.

Demolition

The applicant proposes to demolish a 7.5 foot by 15 foot section of the first floor rear masonry wall (112.5 square feet), where a door and a double hung window are now located. The window opening on the second floor will also be elongated to accommodate a single French door. In addition, the brick garden wall on the north side and the existing 49 square foot shed in the rear yard will also be demolished.

Addition and Accessory Building

A 13 foot by 16 foot one-story rear addition will be constructed on the back of the house, constructed with wood siding and with a double-glazed, simulated-divided-light wood window on the north elevation and two pairs of French doors separated by wood pilasters on the west elevation. Because the flat roof of the addition will function as a deck, a simple metal railing is proposed. The ground mounted HVAC condensers will be relocated to the roof of the addition. The Jeld-Wen (Siteline EX) simulated-divided-light wood window and doors will have 7/8 inch fixed exterior muntins in a beaded profile.

A new 5.5 foot by 8 foot flat-roof shed will be constructed in the south-west corner of the yard, with the existing brick walls forming two walls of the shed. The north elevation of the shed will have wood siding and the east elevation will have a decorative wood trellis and brick wall, as well as a pergola extending from the roof of the shed into the yard.

II. HISTORY

According to Historic Alexandria Virginia Street By Street by Ethelyn Cox (1976), Samuel Harper acquired the lot at 601 South Lee Street in 1797. By **1800**, Harper was taxed for a brick dwelling and a frame dwelling on the lot. The Sanborn Fire Insurance maps show this property being used as a grocery store until the mid-20th century, when it was converted into a residence. Although the two story rear addition is not part of the original construction, it was likely constructed sometime in the 19th century and is present when this block was first mapped by the Sanborn Fire Insurance Company in 1907.

As noted above, in December 2013 the Board approved a Permit to Demolish, alterations and a new shed at the subject property (BAR Case #2013-0391 and 0392).

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):

- (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?
- (2) Is the building or structure of such interest that it could be made into a historic house?
- (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?
- (4) Would retention of the building or structure help preserve the memorial character of the George Washington Memorial Parkway?
- (5) Would retention of the building or structure help preserve and protect an historic place or area of historic interest in the city?
- (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?

In the opinion of Staff, none of the criteria for demolition or capsulation are met. The amount of proposed demolition is relatively small, located on a secondary elevation, and removes a portion of the wall that has been altered since its original construction. The proposed demolition does not remove any portion of the building containing character defining features of uncommon design or historic merit, and the demolition will not compromise the integrity of the building as a whole. In addition, Staff supports the demolition of the rear shed, which was likely constructed in the mid-to-late 20th century.

Alterations/Shed

While the impact of the proposed one-story wood frame addition on the existing 2 ½ story ca. 1800 brick house is greater than the alterations proposed by the applicant in December, Staff finds the addition to be compatible with the main building. The addition is differentiated from the historic house by being smaller in mass and scale and through the use of different materials, which is consistent with recommendations contained in the *Design Guidelines*. The handrail, cornice and corner pilaster details are traditional in character but clearly different from the historic brick residence.

In order to be in compliance with the Board's Window Policy, Staff recommends that the muntins on the windows and doors have a putty profile, rather than the beaded profile specified by the applicant, and otherwise comply with the performance specifications in the Window Policy.

Staff notes the recommendations of Alexandria Archaeology, which are included as a condition of approval.

STAFF

Stephanie Sample, Historic Preservation Planner, Planning & Zoning
Al Cox, FAIA, Historic Preservation Manager, Planning & Zoning

IV. CITY DEPARTMENT COMMENTS

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

Archaeology

- F-1 According to *Historic Alexandria Virginia Street By Street* by Ethelyn Cox (1976), Samuel Harper acquired the lot at 601 S. Lee Street in 1797. By 1800 Harper was taxed for a brick dwelling and a frame dwelling on the lot. In 1818 Harper sold the “tenements” to Thomas Swayne for \$3,000 who immediately flipped the property a few weeks later, selling the lot to John Hunter for \$3,800. Given that the property has been in active use since 1800, it could contain significant archaeological resources that pertain to the growth and prosperity of the city in the early nineteenth century.
- R-1 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. The language noted above shall be included on all final site plan sheets involving any ground disturbing activities. (Archaeology)
- R-2 The applicant shall not allow any metal detection and/or artifact collection to be conducted on the property, unless authorized by Alexandria Archaeology. Failure to comply shall result in project delays. The language noted above shall be included on all final site plan sheets involving any ground disturbing activities. (Archaeology)

Code Administration

No comments received.

Transportation and Environmental Services (T&ES)

RECOMMENDATIONS

- R1. The building permit must be approved and issued prior to the issuance of any permit for demolition. (T&ES)
- R2. Applicant shall be responsible for repairs to the adjacent city right-of-way if damaged during construction activity. (T&ES)
- R3. 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)

FINDINGS:

- F1. 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)

- F2. It is advised that if the proposed addition moves forward that the roof drainage discharge is evaluated due to the limited area to discharge to. Please refer to the City Code Requirement Sec 5-6-224, as noted within this review. (T&ES)
- F3. 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 Management & 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)

CITY CODE REQUIREMENTS

- C1. 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)
- C2. 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)
- C3. 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)
- C4. All secondary utilities serving this site shall be placed underground. (Sec. 5-3-3) (T&ES)
- C5. Any work within the right-of-way requires a separate permit from T&ES. (Sec. 5-2) (T&ES)
- C6. 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)

V. ATTACHMENTS

1 – Supporting Materials

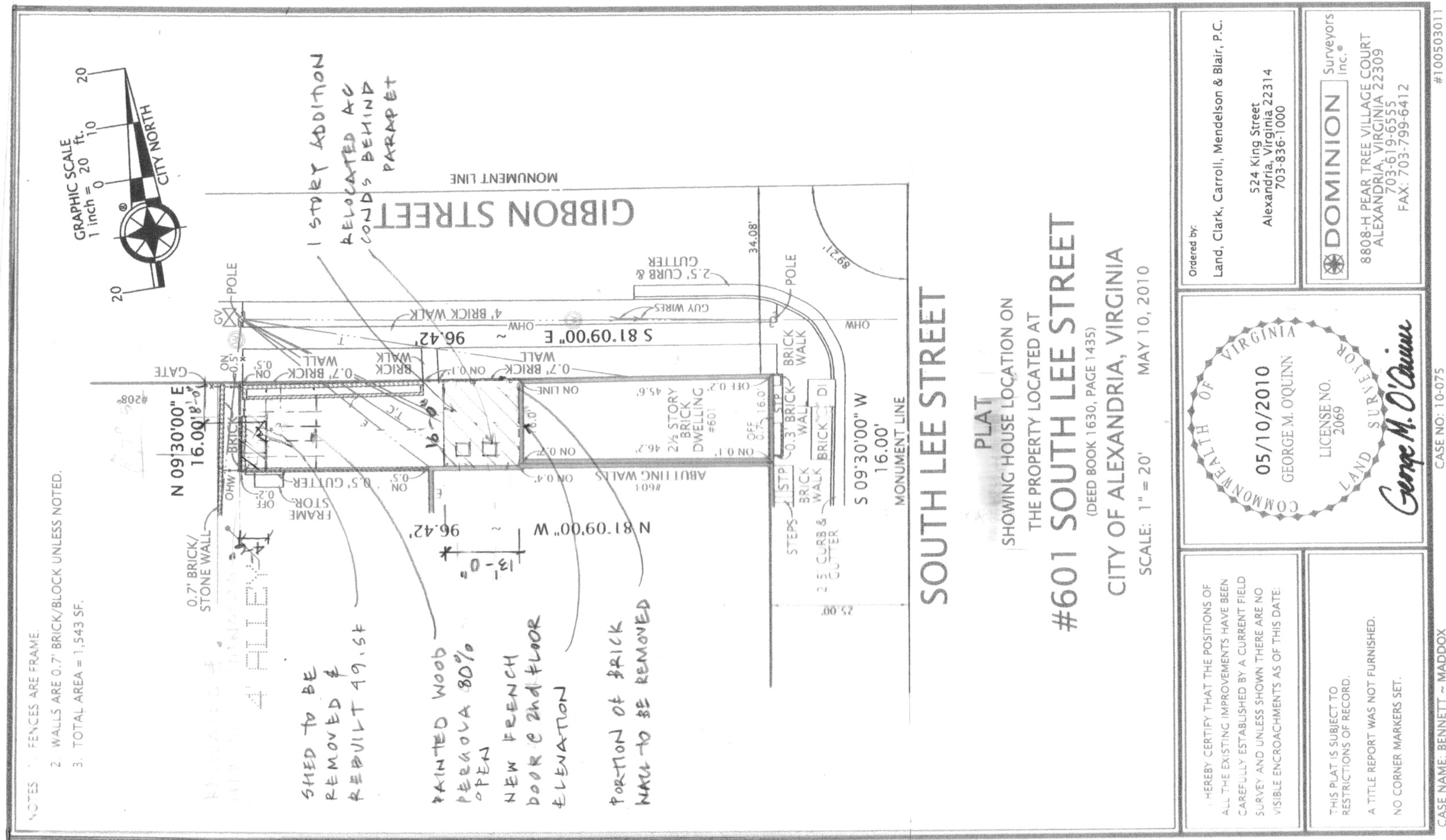
2 – Application for BAR2014-0059 & BAR2014-0060 at 601 South Lee Street

Proposed modifications to the
MADDOX RESIDENCE
601 South Lee Street Alexandria Virginia

DATE
1 MAR 14

SCALE
1" = 20'-0"

SHEET
CS 1



JELD-WEN
WINDOWS & DOORS

PREMIUM WOOD
Siteline EX Windows & Patio Doors

MATERIALS AND COMPONENTS

Clad-Wood exteriors

For steadfast protection from the elements, select our clad-wood windows and patio doors. They feature durable metal cladding, so they're appropriate for almost every climate and require minimal maintenance. In addition to delivering enhanced performance, clad-wood exteriors are available in a range of clad color finishes to complement any home (see the following page for details). These windows and patio doors include an integral nailing fin that adds strength and durability, while also ensuring installation is faster, easier and more secure.



Wood exteriors

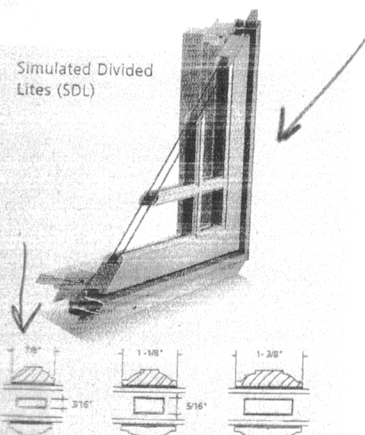
With wood exteriors, you gain greater design freedom, because they can be painted any color you desire. They're available with or without factory-applied primer. This primer helps paint adhere to the wood. What's more, since all our windows and patio doors feature AuraLast wood, there is a significant reduction in the amount the wood swells and contracts, so less maintenance is required.

Extruded frame and sash

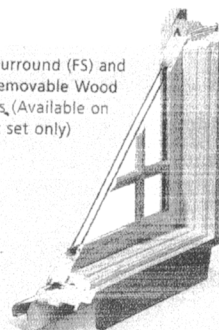
To provide greater strength, Premium Wood Siteline EX windows and patio doors feature extruded frames and sash. This type of construction also ensures a uniform, architecturally correct look.

Primed wood frames with clad sash

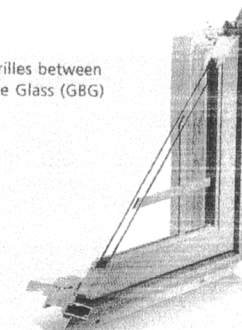
This option lets you enjoy both the natural beauty of wood and the vibrant endurance of metal cladding. Select any one of our clad colors for the sash, and then paint the frame a complementary or contrasting color. Like our primed wood option, the frames feature factory-applied primer.



Full-Surround (FS) and KD Removable Wood Grilles (Available on direct set only)



Grilles between the Glass (GBG)



DEPARTMENT OF PLANNING AND ZONING FLOOR AREA RATIO AND OPEN SPACE CALCULATIONS

A. Property Information

A1. Street Address 601 SOUTH LEE ST Zone RM
A2. 1543 x 1.5 = 2315
Total Lot Area Floor Area Ratio Allowed by Zone Maximum Allowable Floor Area

B. Existing Gross Floor Area

Existing Gross Area*		Allowable Exclusions	
Basement	430	Basement**	430
First Floor	736	Stairways**	80
Second Floor	736	Mechanical**	18
Third Floor	520	Other**	
Porches/ Other		Total Exclusions	528
Total Gross *	2422		

B1. Existing Gross Floor Area *
2422 Sq. Ft.
B2. Allowable Floor Exclusions**
528 Sq. Ft.
B3. Existing Floor Area minus Exclusions
1894 Sq. Ft.
(subtract B2 from B1)

C. Proposed Gross Floor Area (does not include existing area)

Proposed Gross Area*		Allowable Exclusions	
Basement		Basement**	
First Floor	212	Stairways**	
Second Floor		Mechanical**	
Third Floor		Other**	
Porches/ Other shed	45	Total Exclusions	45
Total Gross *	262		

C1. Proposed Gross Floor Area *
262 Sq. Ft.
C2. Allowable Floor Exclusions**
45 Sq. Ft.
C3. Proposed Floor Area minus Exclusions
212 Sq. Ft.
(subtract C2 from C1)

D. Existing + Proposed Floor Area

D1. Total Floor Area (add B3 and C3) 2106 Sq. Ft.
D2. Total Floor Area Allowed by Zone (A2) 2315 Sq. Ft.

*Gross floor area is the sum of all gross horizontal areas under roof, 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.

If taking exclusions other than basements, floor plans with excluded areas must be submitted for review. Sections may also be required for some exclusions.

F. Open Space Calculations

Existing Open Space	807	52%
Required Open Space	540	35%
Proposed Open Space	540	35%

INC SHED

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

Signature: [Signature]

Date: 1 MAR 2014

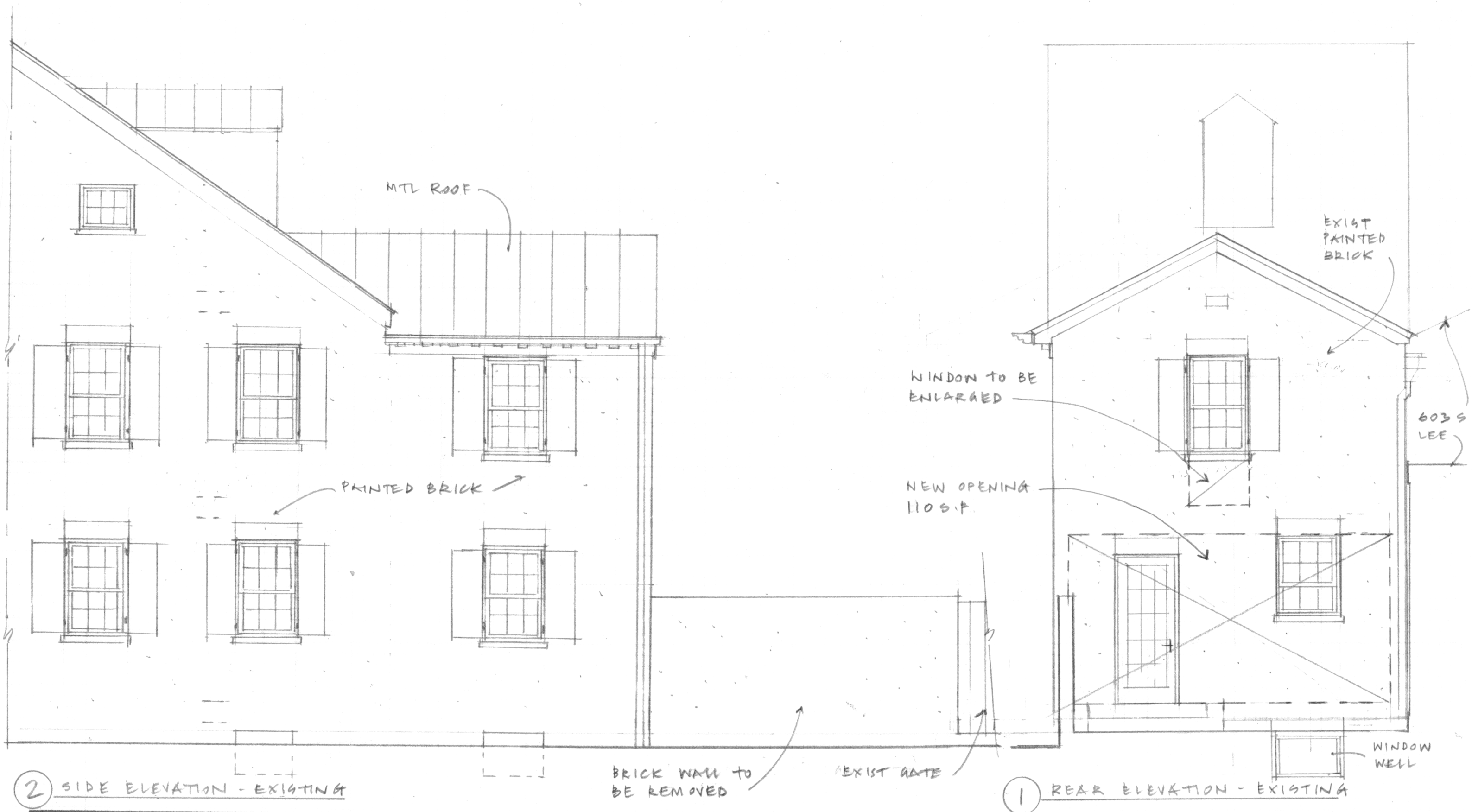
Updated July 10, 2008

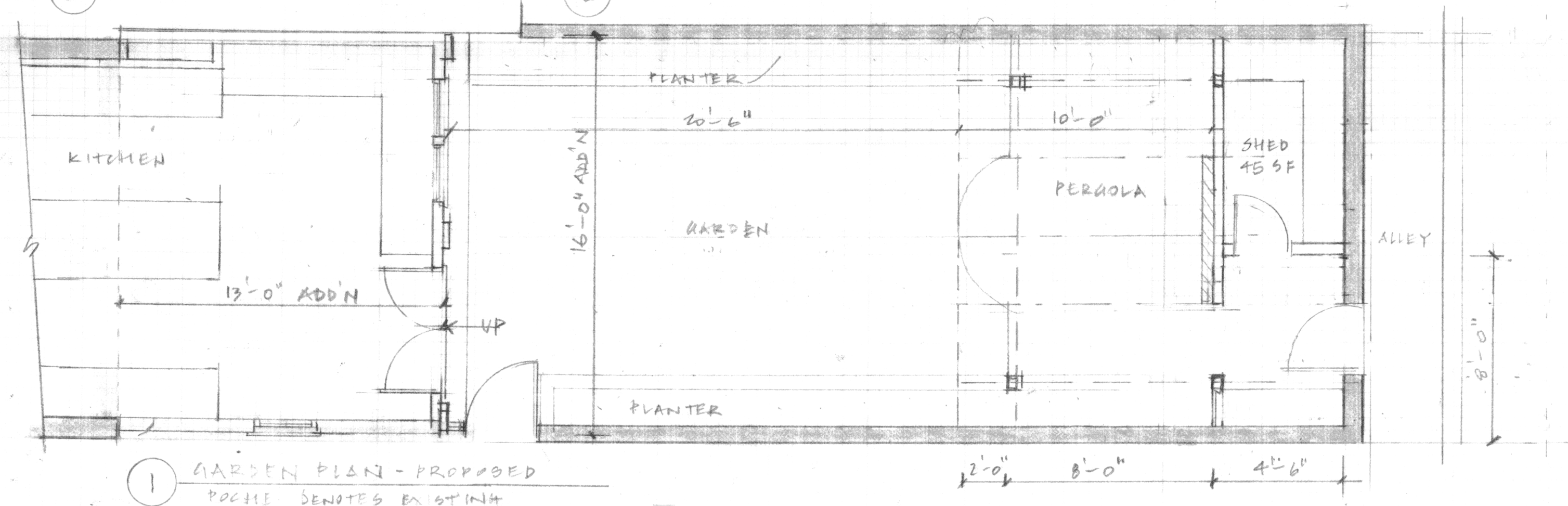
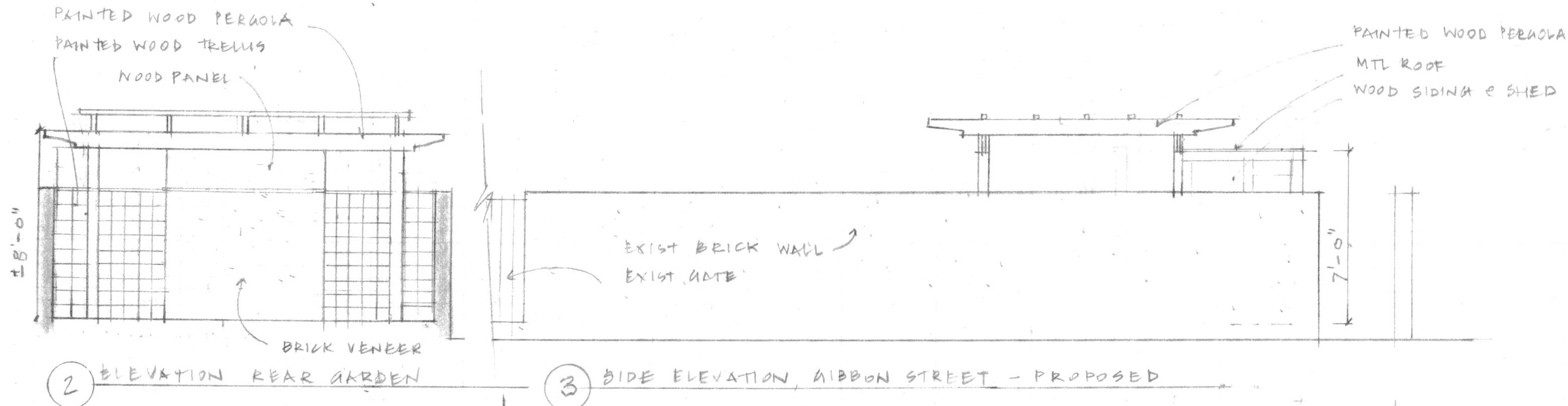
C²

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
MADDOX RESIDENCE
601 South Lee Street Alexandria Virginia

DATE <u>1 MAR 14</u>	SHEET <u>CS2</u>
SCALE <u>N.T.S</u>	





ADDRESS OF PROJECT: 601 SOUTH LEE ST
TAX MAP AND PARCEL: 8101.02.19 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: JUSTIN & LISA MADDOX

Address: 601 SOUTH LEE ST

City: ALEXANDRIA State: VA Zip: 22314

Phone: _____ E-mail: _____

Authorized Agent (if applicable): ☐ Attorney ☐ Architect ☒ DESIGNER

Name: PATRICK CAMUS

Phone: 703 626 1984

E-mail: studiocamus@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.*
- | | | | |
|--------------------------------------|---|---|--|
| <input type="checkbox"/> awning | <input type="checkbox"/> fence, gate or garden wall | <input checked="" type="checkbox"/> HVAC equipment | <input type="checkbox"/> shutters |
| <input type="checkbox"/> doors | <input checked="" type="checkbox"/> windows | <input type="checkbox"/> siding | <input checked="" type="checkbox"/> shed |
| <input type="checkbox"/> lighting | <input checked="" 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).*

REQUEST APPROVAL FOR A ONE STORY ADDITION AT
REAR OF PROPERTY. REBUILD SHED W/ NEW PERGOLA
MODIFY SECOND FLOOR WINDOW TO FRENCH DOOR.
ENCAPSULATE PARTIAL REAR TO ALLOW FOR ADDITION.

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.

Electronic copies of submission materials should be submitted whenever possible.

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
- | | | |
|-------------------------------------|--------------------------|---|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Survey plat showing the extent of the proposed demolition/encapsulation. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Existing elevation drawings clearly showing all elements proposed for demolition/encapsulation. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Clear and labeled photographs of all elevations of the building if the entire structure is proposed to be demolished. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Description of the reason for demolition/encapsulation. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 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. All plans must be folded and collated into 5 complete 8 1/2" x 11" sets. Additional copies may be requested by staff for large-scale development projects or projects fronting Washington Street. 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 5 sets of 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 CAMMSDate: 3rd MAR 2014

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 ten 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. JUSTIN & LISA	601 SOUTH UEE	100%
2. MADDOX		
3.		

2. Property. State the name, address and percent of ownership of any person or entity owning an interest in the property located at _____ (address), unless the entity is a corporation or partnership, in which case identify each owner of more than ten 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. JUSTIN & LISA	601 SOUTH UEE	100%
2. MADDOX		
3.		

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

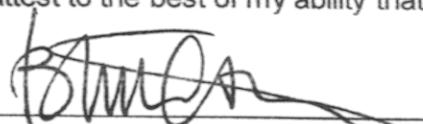
For a list of current council, commission and board members, as well as the definition of business and financial relationship, [click here](#).

Name of person or entity	Relationship as defined by Section 11-350 of the Zoning Ordinance	Member of the Approving Body (i.e. City Council, Planning Commission, etc.)
1. 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.

3 MAR 2014 PATRICK CAMMS
Date Printed Name


Signature