

ADDRESS: 1209 Prince Street
ZONE: CL, Commercial Low
APPLICANTS: Wesley Callender and Patricia Davis, Owners
By Scot McBroom, Architect, Robert Bentley Adams Architects

ISSUE: Special exception to construct a two and half-story addition in the required east side yard

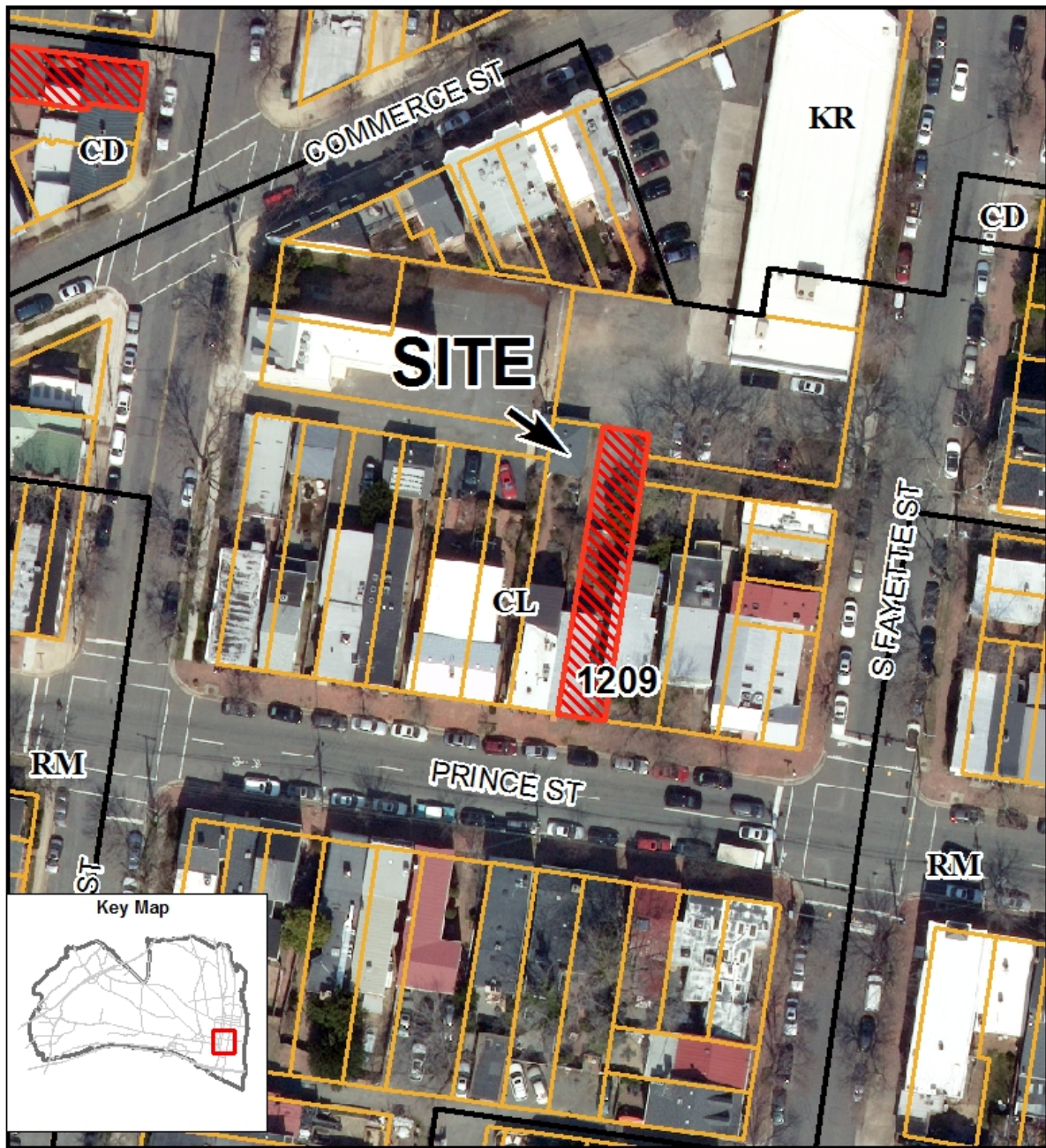
CODE SECTION	SUBJECT	CODE REQMT	APPLICANT PROPOSES	REQUESTED EXCEPTION
4-106(A)(2)(a)	Side Yard (East)	8.66 feet*	2.50 feet**	6.16 feet

* The minimum side yard setback is 8.00 feet or one-third the building height whichever is greater. The proposed addition is approximately 26.00 feet in height to the mid-point of the gable roof facing the east side property line.

** Existing side yard distance.

The staff **recommends approval** of the requested special exception because the request meets the criteria for a special exception.

If the Board decides to grant the requested special exception it must comply with the code requirements under the department comments and the applicant must submit the following prior to the release of a Certificate of Occupancy: (1) certification of building height compliance from average preconstruction grade and (2) certification of floor area from a licensed architect or engineer. The special exception must also be recorded with the deed of the property in the City's Land Records Office prior to the release of the building permit.



BZA Case #2015-0014
1209 Prince Street



I. Issue

The applicants are proposing to construct a two and half-story rear addition at 1209 Prince Street. The proposed addition would be constructed in line with the existing walls of the two-story main dwelling, but within the required east side yard.

II. Background

The subject property is one lot of record with 20.00 feet of frontage facing Prince Street and a depth of 122.00 feet along the east and west side property lines. The property contains 2,440 square feet of lot area and is substandard for a two-family dwelling in the CL zone, where the minimum lot area is 2,500 square feet and minimum lot width is 37.50 feet for a semi-detached dwelling.

CL Zone	Requirement	Existing	Proposed
Lot Area	2,500 sq ft	2,440 sq ft	2,440 sq ft no change
Lot Width	37.50 ft	20.00 ft	20.00 ft no change
Lot Frontage	37.50 ft	20.00 ft	20.00 ft no change
Front Yard	20.00 ft	0.00 ft	0.00 ft no change
Side Yards			
East	8.00 ft	2.50 ft	2.50 ft no change
West	8.00 ft	party wall	0.0 ft no change
Rear Yard	8.00 ft	77.00 ft	no change
Building Height	45.00 ft	25.00 ft	26.00 ft (+1.00 ft)
Open Space	40% of the lot area	976 sq ft	1,015 sq ft
Floor Area Ratio @ .75	1,830 sq ft	1,566 sq ft	1,829 sq ft (+263 sq ft)

The property is currently developed with a two-story frame semi-detached dwelling located on the front property line facing Prince Street. The dwelling is 2.50 feet from the east side property line, and it shares a party wall with its neighbor along the west side property line and is 77.00 feet from the north rear property line. The real estate assessment records indicate the dwelling was constructed in 1870 and is located in the Old and Historic Alexandria District.

III. Description

The applicants propose to construct a two and a half-story rear addition in line with the existing dwelling. The proposed addition would continue to be located 2.50 feet from the east side property line aligning with the main building wall. The addition would also be on the west side property line and align with the main building wall. The addition would measure 17.40 feet by 14.30 feet with a build height of 26 feet to the midpoint of the gabled roof from grade facing the east side property line. The addition would accommodate a family room on the first floor, a master bedroom and closets on the second floor, and a small studio office in the new attic space. A special exception is required to construct the addition in the required east side yard, 2.50 feet from the property line.

Upon completion of the work, the proposed renovations would continue to comply with the floor area and open space requirements.

There have been no variances or special exceptions previously granted for the subject property. The applicants would require BAR review and approval.

IV. Master Plan/Zoning

The subject property is zoned CL and has been so zoned since adoption of the 1992 Zoning Ordinance. The site is identified for residential land use in the Old Town Small Area Plan.

V. Requested Special Exception:

4-106(A)(2)(a), Side Yards (East)

The applicants request a special exception of 6.16 feet from the required 8.66 feet to construct a two and half story addition 2.50 feet from the east side property line. The new addition will align with the main house which was built 2.50 feet from the east side property line.

VI. Noncomplying Structure/ Substandard Lot

The existing building at 1209 Prince Street is a noncomplying structure with respect to the following:

<u>Regulation</u>	<u>Required</u>	<u>Existing</u>	<u>Noncompliance</u>
Front Yard	20.00 ft	0.00 ft	20.00 ft
Side Yard (East)	8.00 ft	2.50 ft	5.50 ft
Lot Area	3,750 sq ft	2,440 sq ft	1,310 sq ft
Lot Width	37.50 ft	20.00 ft	17.50 ft

VII. Special Exceptions Standards

To grant a special exception, the Board of Zoning Appeals must find that the strict application of the zoning ordinance creates an unreasonable burden on the use and enjoyment of the property. Section 11-1304 of the zoning ordinance lists standards that

an applicant must address and that the Board believes exists and thus warrants granting a special exception of the zoning regulations.

- 1) Whether approval of the special exception will be detrimental to the public welfare, to the neighborhood or to the adjacent properties.

The proposed addition would be generally located within the footprint of the existing dwelling and would not be detrimental to the public welfare. The neighbors and adjacent properties would not be impacted by the loss of a contributing structure in the Old and Historic Alexandria District.

- 2) Whether approval of the special exception will impair an adequate supply of light and air to the adjacent property, or cause or substantially increase traffic congestion or increase the danger of fire or the spread of fire, or endanger the public safety.

The proposed two and a half story addition would continue to be located in line with the existing building footprint. The light and air to the property to the east would not be negatively impacted because the addition would be forward of the rear wall of the dwelling and the design would preserve open space on the lot.

- 3) Whether approval of the special exception will alter the essential character of the area or zone.

Several two and three story additions have been constructed in the surrounding area. The two and a half story addition would change the massing and the character of the rear view of the historic building without eliminating character defining features. While the character of the subject property would be significantly altered, the proposed construction is no similar to many other additions in the area.

- 4) Whether the proposal will be compatible with the development in the surrounding neighborhood.

The proposed construction would be consistent with other additions in the neighborhood.

- 5) Whether the proposed development represents the only reasonable means and location on the lot to accommodate the proposed structure given the natural constraints of the lot or the existing development of the lot.

There are no design alternatives that avoid a special exception or a variance. The substandard nature of the lot and lot width and the location of the existing dwelling on the lot limit the location on the property where an addition could be constructed in compliance with the zoning requirements.

Alternatively, if a rear addition is built, two side yards of 8 feet a piece totaling 16 feet on a lot 22 feet wide would be required resulting in a building of only 6 feet in width. Two side yard setbacks would be required. Such alternative location is not practical.

VIII. Staff Conclusion

Neighborhood Impact

An inspection of the surrounding neighborhood revealed that many homes have been expanded to include two story additions. The two and a half-story addition is compatible with the mass and height of the existing structure and the neighborhood.

Light and Air

The properties to the east and west are occupied by two-story dwellings. The proposed two and a half-story addition would be located slightly beyond the rear wall of the existing west side building wall. Rather than construct a rear addition that would significantly reduce open space on the lot and impact the light and air to the rear yard of the adjacent properties to the east and west, the applicants propose to construct a two and a half-story directly behind the main structure. It is the desire of the applicant to preserve the existing open space on the lot. It is unlikely that light or air to any other property would be negatively impacted by this project.

Lot Constraints

The subject property is substandard as to the required lot area and width for an interior lot in the CL zone. The existing dwelling does not comply with the required east side yard setback. The substandard nature of the lot, the side yard and the location of the existing dwelling on the lot limit the development opportunities on the lot that would not require approval by the Board.

Alternatives

Staff believes that there are no alternatives because of lot constraints. An addition expanding out the rear of the house and in line with the east building wall seems the most practical. This option significantly reduced the loss of open space on the lot and would likely reduce light and air to the adjacent property to the east.

Staff Conclusion

The substandard nature of the lot and the placement of the existing dwelling restrict development options on the lot. The proposed two and a half-story addition would be compatible with the massing in the neighborhood, would preserve the light and air to the adjacent property and maintain the existing open space on the subject property.

Staff believes the application meets the criteria for a special exception and **recommends approval** of the request.

Staff: Peter Leiberg, Zoning Manager
Alex Dambach, Chief of Land Use Services, Planning and Zoning

DEPARTMENTAL COMMENTS

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

* The applicant is advised that if the variance is approved the following additional comments apply.

Transportation and Environmental Services:

- R-1 The building permit must be approved and issued prior to the issuance of any permit for demolition. (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 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)
- 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)

Code Administration:

No comments received.

Recreation (Arborist):

No comments received.

Historic Alexandria (Archaeology):

- F-1 According to deed records, Ellen Meade occupied a house on the property beginning in 1831, and remained associated with the property until her death in 1874. An 1877 map depicts the lot as vacant. The lot passed through the ownership of a host of people in the late nineteenth and into the twentieth century, often combined with the house at 1211 Prince St. Given the use of the lot is documented to prior to the Civil War, the property made have significant evidence of Alexandria in the pre-Civil War years.
- R-1 The applicant/developer shall call Alexandria Archaeology immediately (703-746-4399) if any buried structural remains (wall foundations, wells, privies, cisterns, etc.) or concentrations of artifacts are discovered during development. Work must cease in the area of the discovery until a City archaeologist comes to the site and records the finds.
- R-2 The applicant/developer shall not allow any metal detection or artifact collection to be conducted on the property, unless authorized by Alexandria Archaeology.
- R-3 The statements in archaeology conditions above marked with an asterisk "*" shall appear in the General Notes of all site plans and on all site plan sheets that involve demolition or ground disturbance (including Basement/Foundation Plans, Demolition, Erosion and Sediment Control, Grading, Landscaping, Utilities, and Sheeting and Shoring) so that on-site contractors are aware of the requirements.

Historic Preservation:

- F-1 The subject property is within the locally regulated Old & Historic Alexandria District (OHAD). The proposed project will require approval of a Permit to Demolish/Capsulate and a Certificate of Appropriateness from the OHAD Board of Architectural Review (BAR).
- F-2 1209 Prince Street is a two-story, three-bay wood frame house that has Italianate design elements and dates from the late 19th century. The BAR approved alterations to the front façade of the building and a new chimney in the early 1970s.



APPLICATION BOARD OF ZONING APPEALS

SPECIAL EXCEPTION FOR ADDITIONS

Section of zoning ordinance from which request for special exception is made:

4-106 Zone CL Bulk Regulations
Side Yards based on 1:3 setback ratio and a minimum
of eight feet.

PART A

1. Applicant: ☐ Owner ☐ Contract Purchaser ☒ Agent

Name Scot McBroom of Robert Bentley Adams & Assoc., Architects

Address 405 S. Washington St.
Alexandria, VA 22314

Daytime Phone 703.549.0650

Email Address scot@adamsarchitects.com

2. Property Location 1209 Prince St.

3. Assessment Map # 074.01 Block 03 Lot 22 Zone CL

4. Legal Property Owner Name Wesley Callender & Patricia Davis

Address 1209 Prince St.
Alexandria, VA 22314

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. Robert Bentley Adams & Associates	405 S. Washington St.	none
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 1209 Prince St. (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. Wesley Callender & Patricia Davis	1209 Prince St.	100%
2.		
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. Robert Bentley Adams & Associates	none	BZA
2. Wesley Callender & Patricia Davis	none	BZA.
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.

11/30/15
Date

Scot McBroom
Printed Name

Scot McBroom
Signature

5. Describe request briefly:

Construct an addition with one face in line with and
extending the existing east non-complying wall.

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

☐ Yes — Provide proof of current City business license.

☐ No — Said agent shall be required to obtain a business prior to filing application.

THE UNDERSIGNED HEREBY ATTESTS that all of the information herein provided including the site plan, building elevations, prospective drawings of the projects, etc., 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 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:

Scot McBroom
Print Name

703.549.0650
Telephone

Scot McBroom
Signature

30 Nov. 2015
Date

Pursuant to Section 13-3-2 of the City Code, the use of a document containing false information may constitute a Class 1 misdemeanor and may result in a punishment of a year in jail or \$2,500 or both. It may also constitute grounds to revoke the permit applied for with such information.

NOTE TO APPLICANT: Only one special exception per dwelling shall be approved under the provisions of Section 11-1302(B)(4).

PART B (SECTION 11-1304)

APPLICANT MUST EXPLAIN THE FOLLOWING:

(Please use additional pages where necessary.)

1. Explain how the special exception for the proposed addition, if granted, meets the applicant's needs.

The special exception would allow an addition that best accommodates a modest three bedroom house for a family. Without the special exception the addition would be 12 feet wide (about 11 feet inside); a very tight dimension for modern living.

2. Explain if the special exception, if granted, will harm adjoining properties or impact the neighborhood in any way.

The special exception would result in an addition very similar to neighboring properties (all nearby properties have structures built within the side yard required by the Cb zone). The architecture of the proposed addition is a good contextual fit for the neighborhood.

3. Explain how the proposed addition will affect the light and air to any adjacent property.

The proposed addition is situated between the neighbors to the east and west such that their access to light and air is not affected.

4. Explain how the proposed addition is compatible with other properties in the neighborhood and the character of the neighborhood as a whole.

The addition footprint is similar to neighbors who also maintain side yards of less than 8 feet/3:1 ratio. The form and materials of the addition is compatible with the character of the neighborhood.

5. How is the proposed construction similar to other buildings in the immediate area?

The architecture of the addition is similar in massing, materials, fenestration, and detailing to other houses in the neighborhood.

6. Explain how this plan represents the only reasonable location on the lot to build the proposed addition.

Given the narrowness of the lot, building a slender addition further to the rear (north) would adversely impact the neighbor to the west and result in a loss of open space. The proposed plan results in an addition more in keeping with the neighborhood.

7. Has the applicant shown the plans to the most affected property owners? Have any neighbors objected to the proposed special exception, or have any neighbors written letters of support? If so, please attach the letter.

We have discussed the addition preliminarily with the neighbors most affected (immediately to the east and west); they support extending the non-complying wall plane.



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

B

A. Property Information

A1. Street Address 1209 Prince St. Zone CL
 A2. 2440 s.f. x .75 = 1830 s.f.
 Total Lot Area Floor Area Ratio Allowed by Zone Maximum Allowable Floor Area

B. Existing Gross Floor Area

Existing Gross Area*		Allowable Exclusions	
Basement	231 s.f.	Basement**	231
First Floor	700	Stairways** ^{rebuilt}	218
Second Floor	635	Mechanical**	-
Third Floor	-	Other**	-
Porches/ Other	-	Total Exclusions	449
Total Gross *	1566		

B1. Existing Gross Floor Area *
1566 Sq. Ft.
 B2. Allowable Floor Exclusions**
449 Sq. Ft.
 B3. Existing Floor Area minus Exclusions
1117 Sq. Ft.
 (subtract B2 from B1)

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

Proposed Gross Area*		Allowable Exclusions	
Basement	626 s.f.	Basement**	626
First Floor	157	Stairways** ^{5' x 13.8}	41
Second Floor	222	Mechanical**	-
Third Floor	374	Other**	-
Porches/ Other	-	Total Exclusions	667
Total Gross *	1379		

C1. Proposed Gross Floor Area *
1379 Sq. Ft.
 C2. Allowable Floor Exclusions**
667 Sq. Ft.
 C3. Proposed Floor Area minus
 Exclusions 712 Sq. Ft.
 (subtract C2 from C1)

D. Existing + Proposed Floor Area

D1. Total Floor Area (add B3 and C3) 1829 Sq. Ft.
 D2. Total Floor Area Allowed by Zone (A2) 1830 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

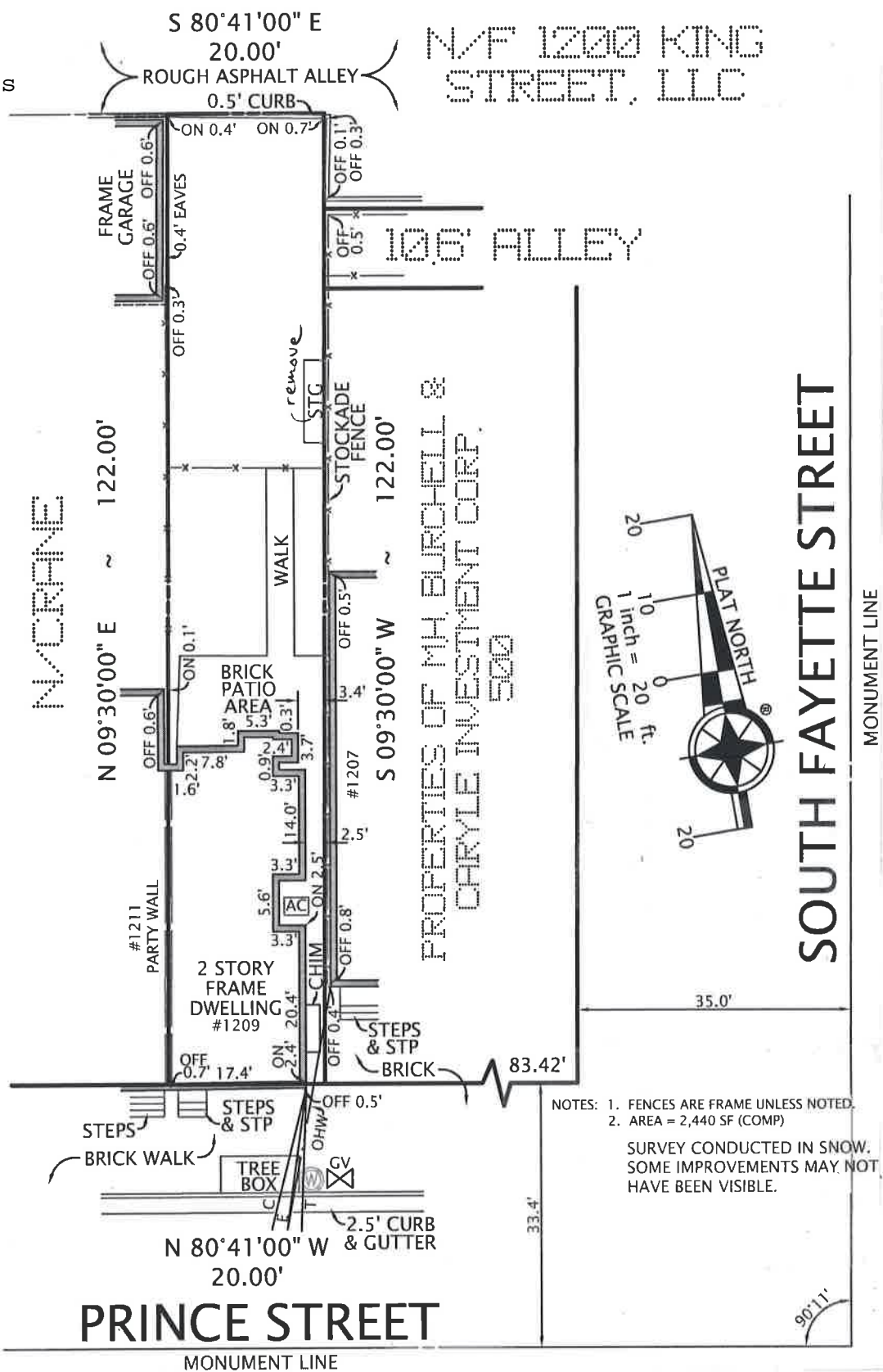
Existing Open Space	1198 s.f.	47%
Required Open Space	976 s.f.	40%
Proposed Open Space	1015 s.f.	41.6%

subtracted 2 parking spaces 10.0' x 12.5' ea.
 from O.S. 4370 sq ft

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

Signature: S. M. Brown Date: 11/24/15

BZA2015-0014
Application Materials
1209 Prince Street



NOTES: 1. FENCES ARE FRAME UNLESS NOTED.
2. AREA = 2,440 SF (COMP)
SURVEY CONDUCTED IN SNOW.
SOME IMPROVEMENTS MAY NOT
HAVE BEEN VISIBLE.

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

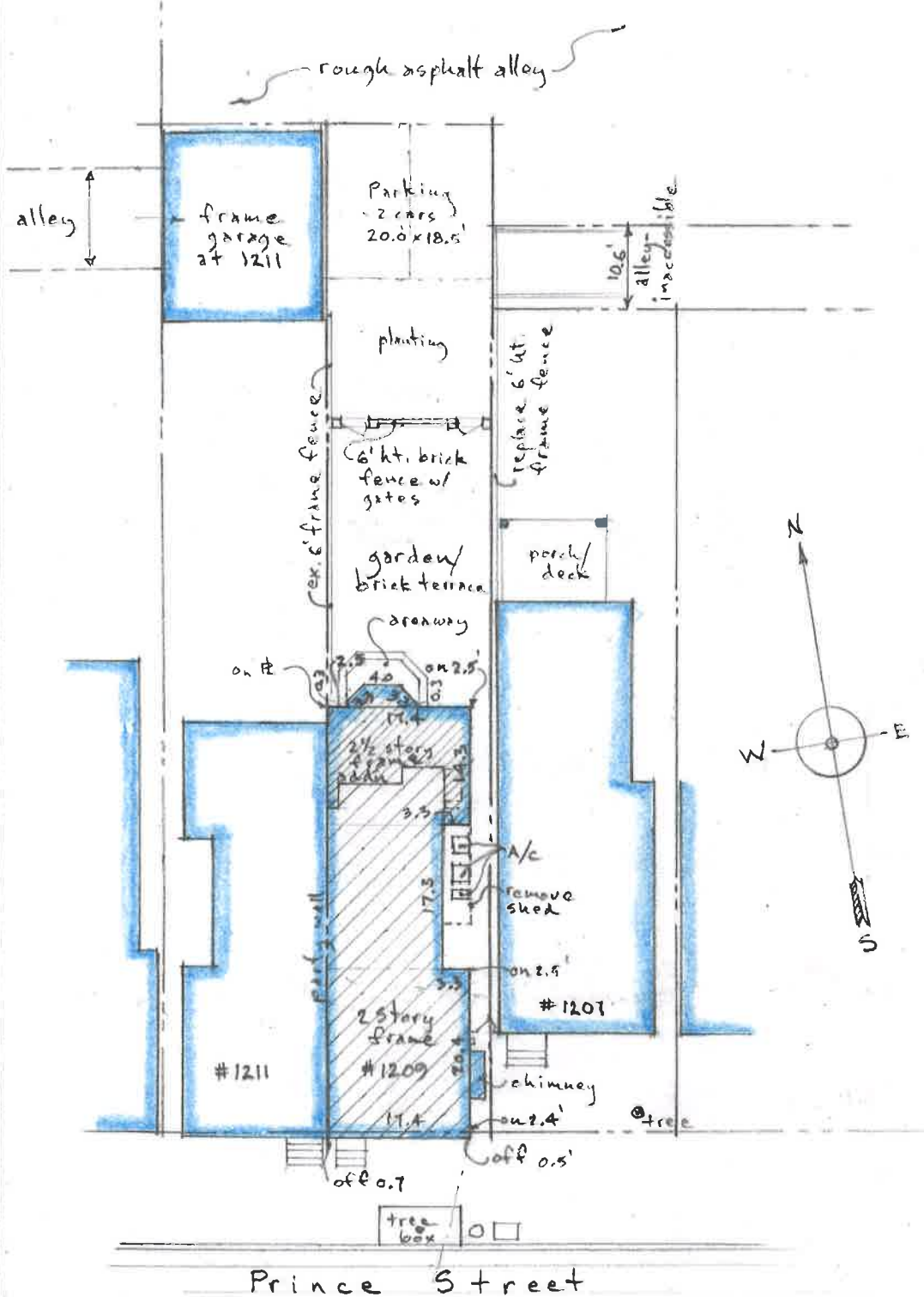
THIS PLAT IS SUBJECT TO RESTRICTIONS OF RECORD.
A TITLE REPORT WAS NOT FURNISHED.
NO CORNER MARKERS SET.

12/10/2013
GEORGE M. O'QUINN
LICENSE NO. 2069
George M. O'Quinn
LAND SURVEYOR

ORDERED BY:
CALLENDER/DAVIS
ADAMS ASSOCIATES

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

PLAT
SHOWING HOUSE LOCATION ON
OF THE PROPERTY LOCATED AT
1209 PRINCE STREET
(INSTRUMENT NO. 120025321)
CITY OF ALEXANDRIA, VIRGINIA
SCALE: 1" = 20' DECEMBER 10, 2013
NOVEMBER 23, 2015 (REVISED)



PROPOSED SITE PLAN
1" = 20'

ROBERT BENTLEY ADAMS & ASSOCIATES P.C.
405 South Washington Street Alexandria, Virginia 22314
Tel. 703 549 0650 ©
Tel. 703 549 3125

ADAMS ARCHITECTURE PLANNING INTERIORS

Additions & Alterations
Callender Residence
1209 Prince Street
Alexandria, Virginia

Date: 30 Nov. 2015
Zoning Appeals:
Special Exception

Sheet: 1 of 16

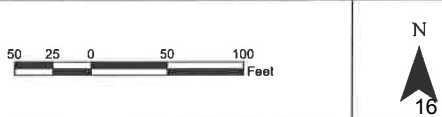
Application Materials
1209 Prince Street



Legend

Private Road	Block Line	Address	Parcel No.
City Boundary	Property Line	1317	7
Zoning Line		Parcel Area 1.2 A	Block No. 4
			Legal Lot No. (501)

03	63.04	64.03	64.04	65
01	73.02	74.01	74.02	75
03	73.04	74.03	74.04	75



ZONING Map SHOWING 1209 PRINCE ST. IN CL ZONE
SEE GRAPHIC SCALE

Additions & Alterations
Callender Residence
1209 Prince Street
Alexandria, Virginia

Date:
30 Nov. 2015

Sheet:
2



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ADAMS ARCHITECTURE PLANNING INTERIORS

BZA2015-0014
Application Materials
1209 Prince Street



AERIAL VIEW
NTS



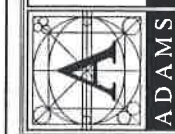
1209 PRINCE ST. IN CONTEXT
SHOWING BUILDING AND OPEN SPACE
SEE GRAPHIC SCALE

Additions & Alterations
Callender Residence
1209 Prince Street
Alexandria, Virginia

Date:
30 Nov. 2015

Sheet:

3



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ARCHITECTURE PLANNING INTERIORS



YARD BETWEEN 1209 & 1207 PRINCE ST



1209 PRINCE STREET

SOUTH ELEVATION OF SUBJECT PROPERTY W/ 1211 PRINCE STREET TO WEST
& 1207 PRINCE STREET TO EAST

Additions & Alterations
Callender Residence
1209 Prince Street
Alexandria, Virginia

Date:
30 Nov. 2015

Sheet:

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ADAMS ARCHITECTURE PLANNING INTERIORS



NORTH ELEVATION - 1209 & 1211 PRINCE ST.



NORTH ELEVATION FROM PARKING
W/ GARAGE @ 1211 PRINCE ST.

BZA2015-0014
Application Materials
1209 Prince Street



EAST ELEVATION



NORTH ELEVATION

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Additions & Alterations
Callender Residence
1209 Prince Street
Alexandria, Virginia

Date:
30 Nov. 2015

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 Application Materials
 1209 Prince Street



NORTH ELEVATION of 1209-1215 PRINCE ST.



NORTH ELEVATION of 1207 PRINCE ST.



WEST ELEVATION of JJ's ORIENTAL RUG GALLERY
 LOOKING TOWARD COMMERCE ST.



ALLEY FROM S. PAYNE ST. TO RUG SHOP PARKING
 W/ WEST ELEVATION OF 1211 PRINCE ST GARAGE



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 405 South Washington Street Alexandria, Virginia 22314
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ARCHITECTURE PLANNING INTERIORS

Additions & Alterations
Callender Residence
 1209 Prince Street
 Alexandria, Virginia

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 30 Nov. 2015

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 Application Materials
 1209 Prince Street



SOUTH ELEVATION OF RUG SHOP LOOKING EAST
 TO S. FAYETTE ST.



WEST ELEVATION OF RUG SHOP LOOKING SOUTH
 TO PARKING & SUBJECT PROPERTY



EAST ELEVATION OF BUILDINGS ON S. FAYETTE ST.
 WITHIN CL ZONE

Additions & Alterations
Callender Residence
 1209 Prince Street
 Alexandria, Virginia

ROBERT BENTLEY ADAMS & ASSOCIATES, P.C.
 405 South Washington Street Alexandria, Virginia 22314
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INTERIORS

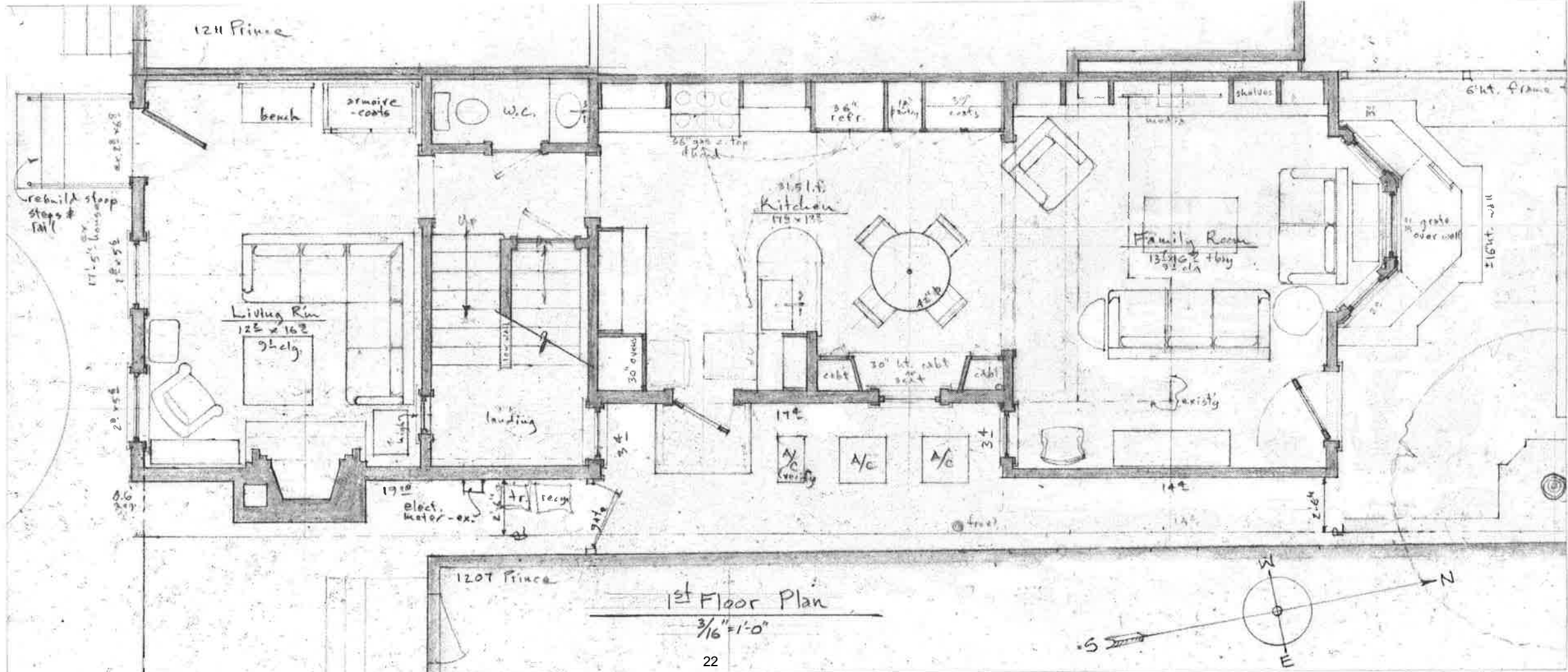
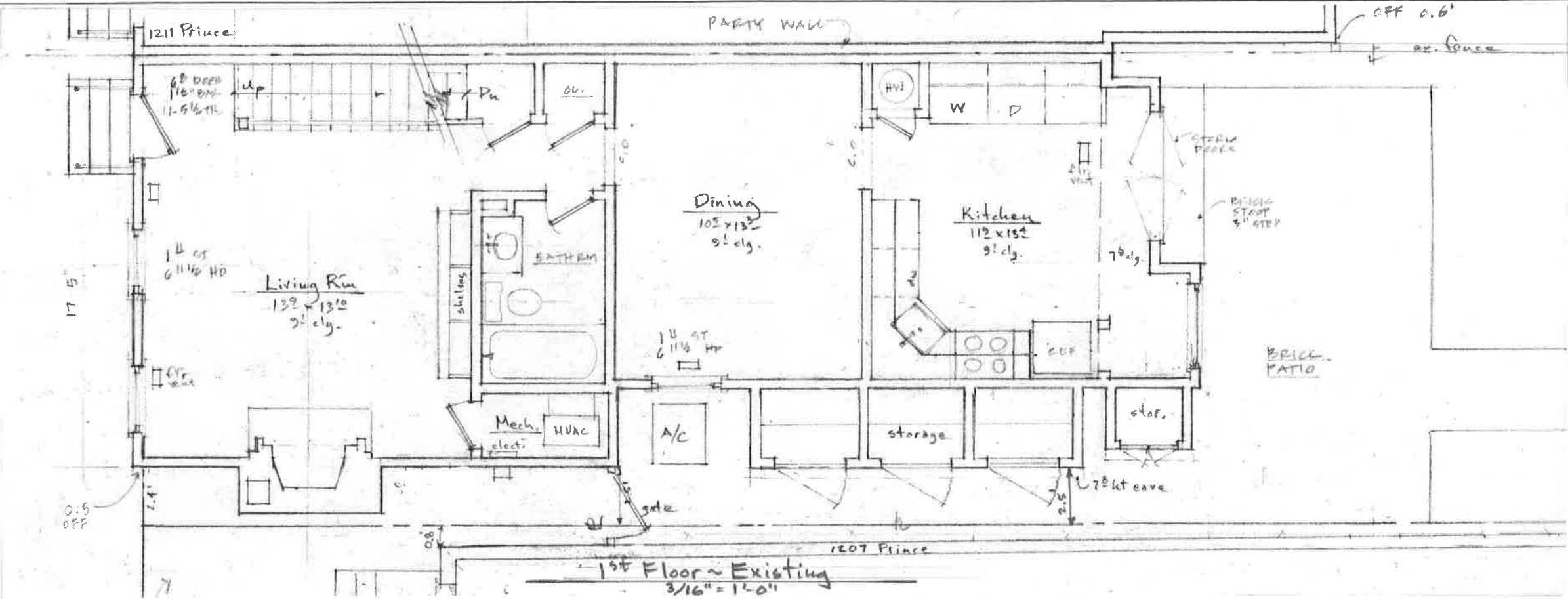
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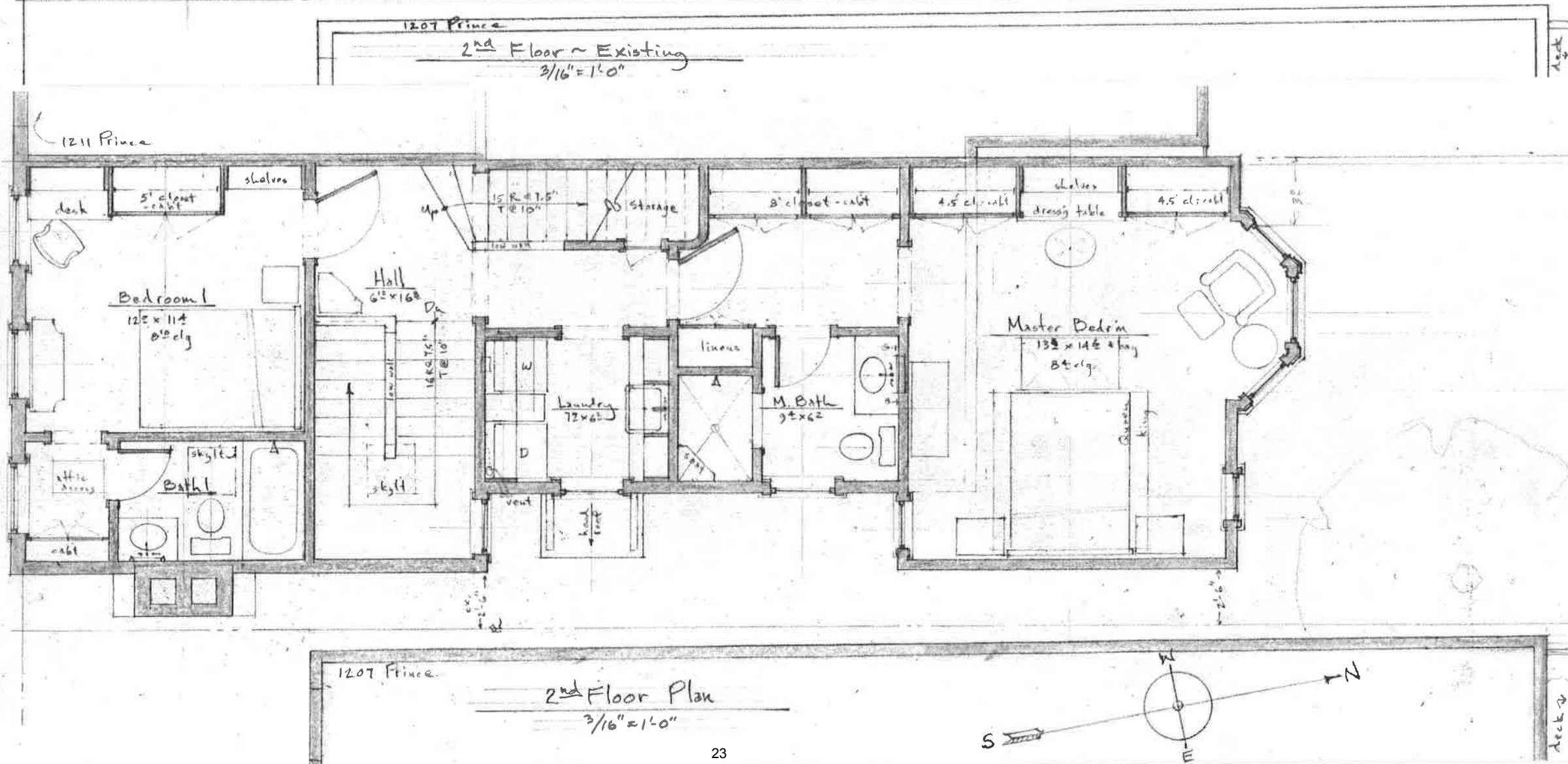
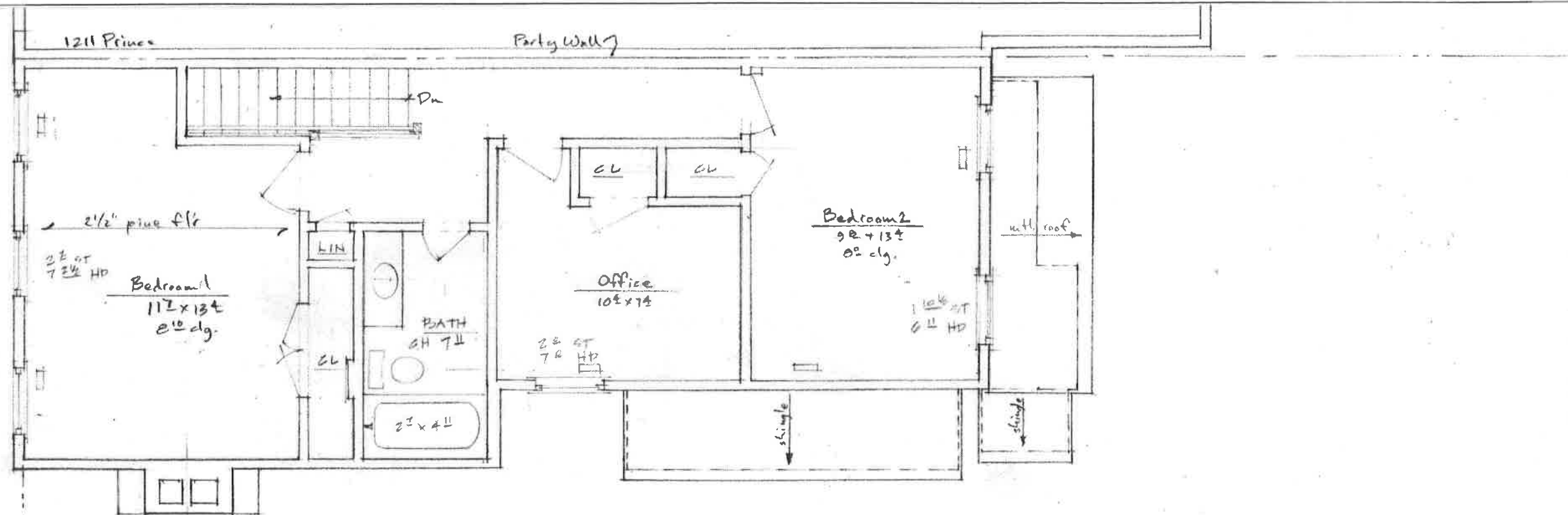


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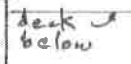
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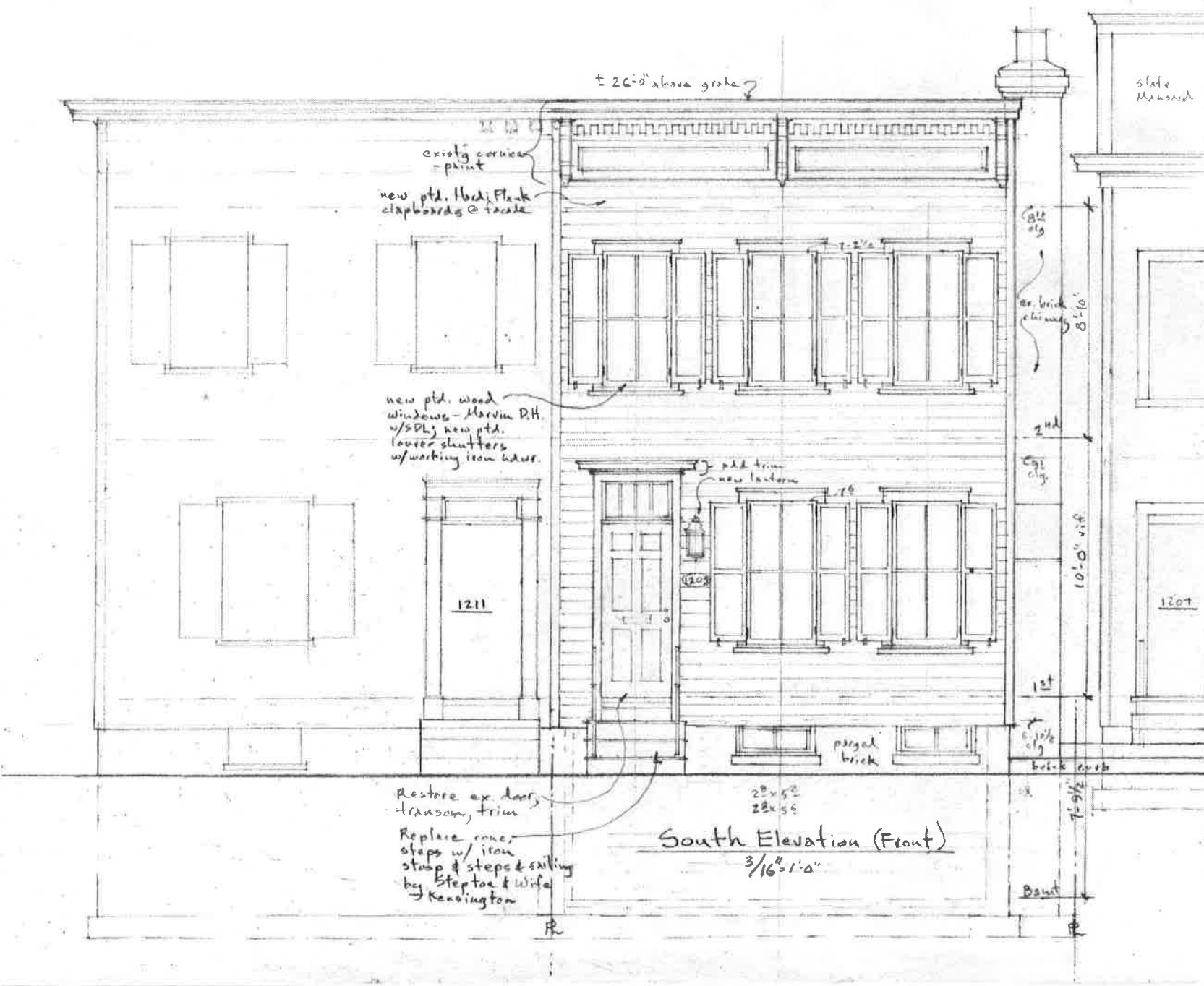
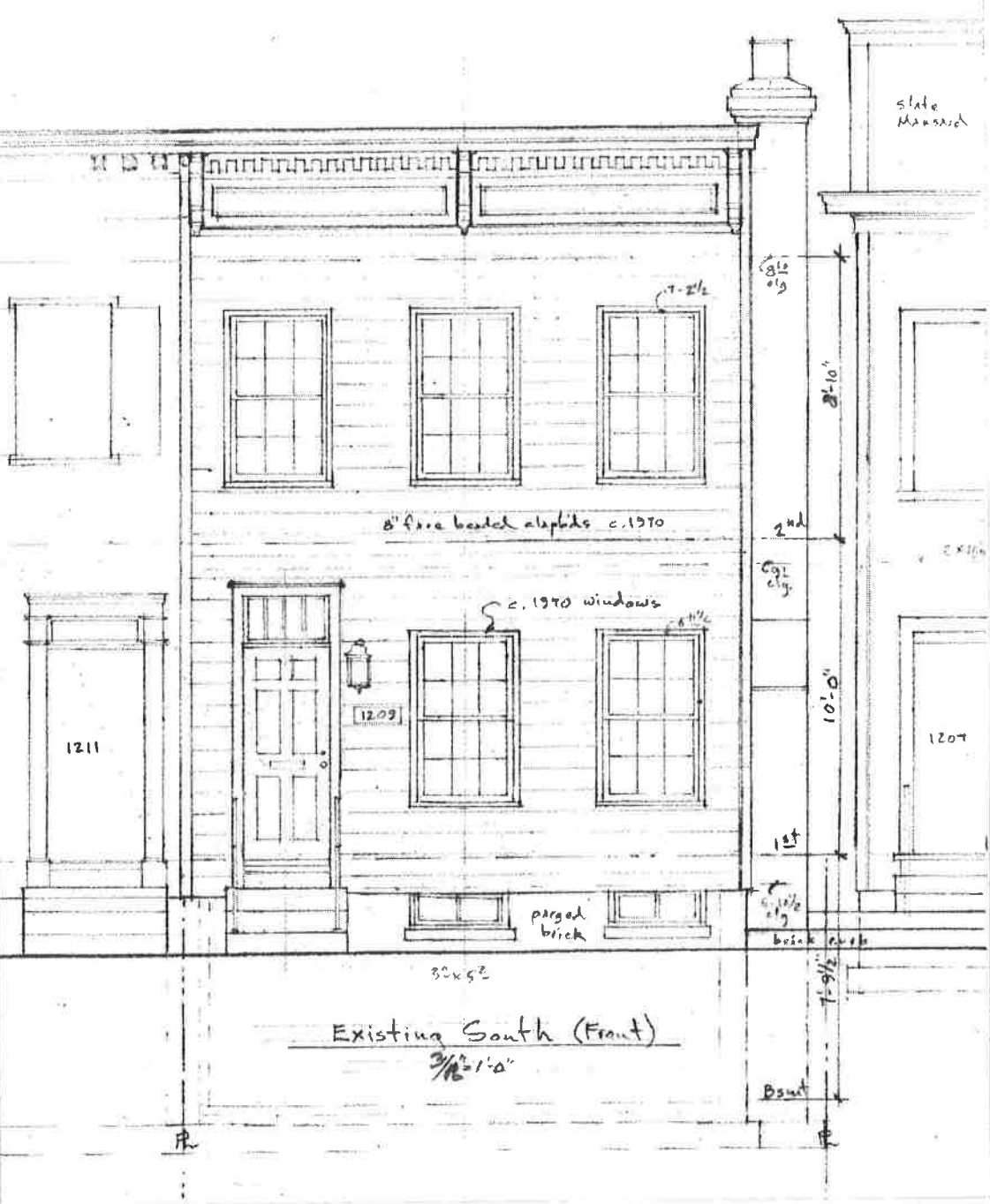
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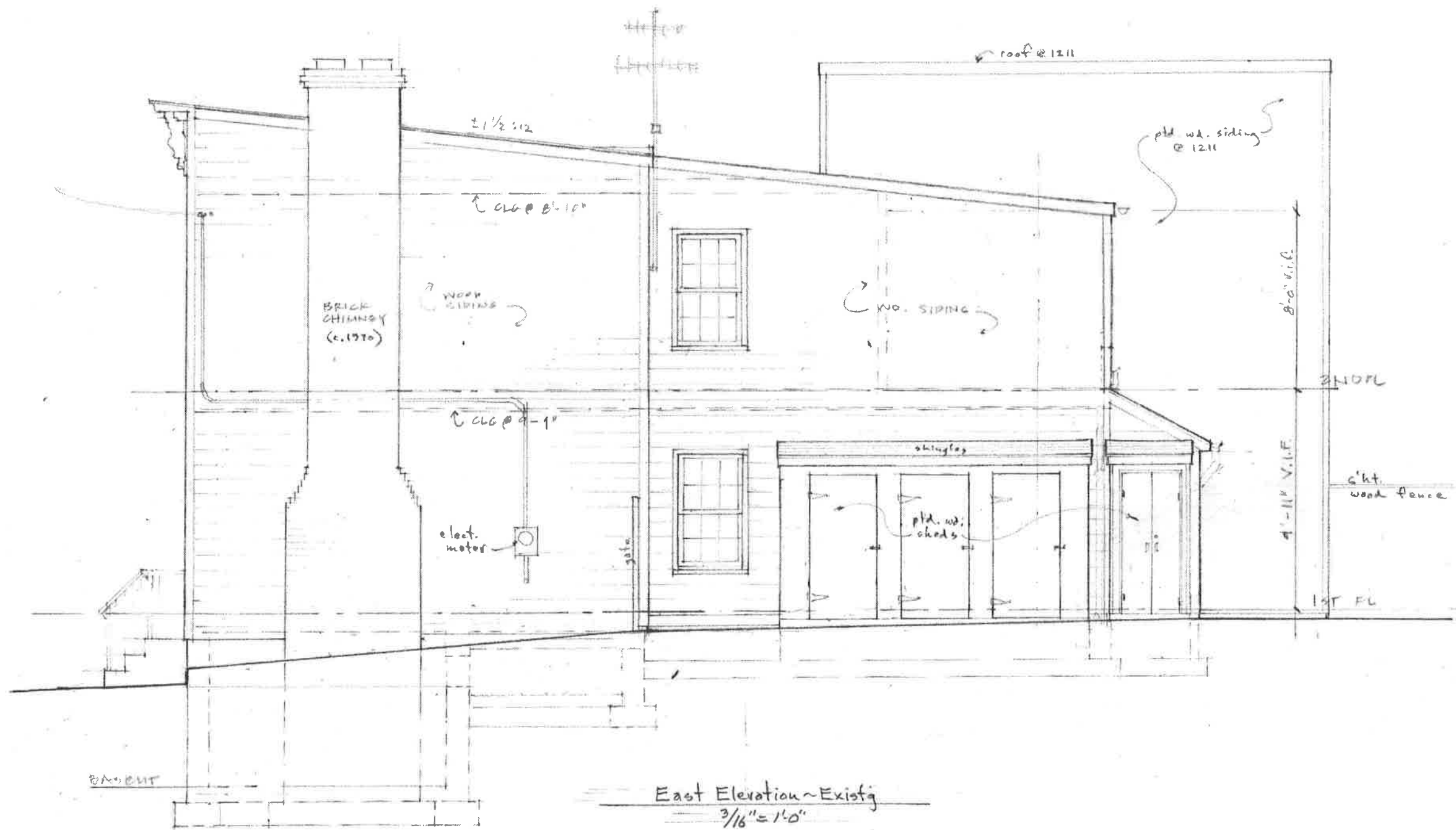
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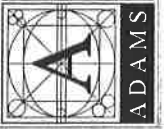
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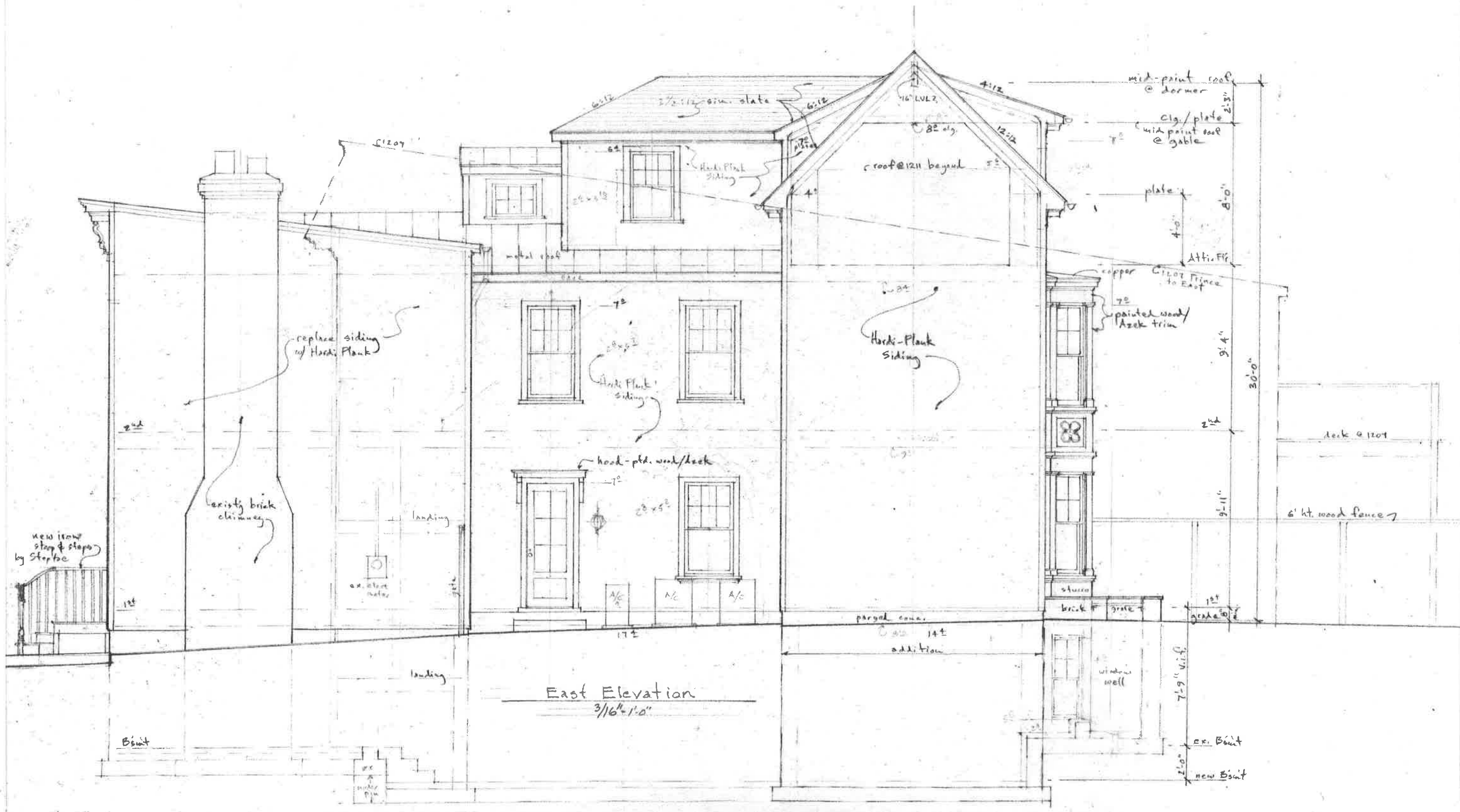
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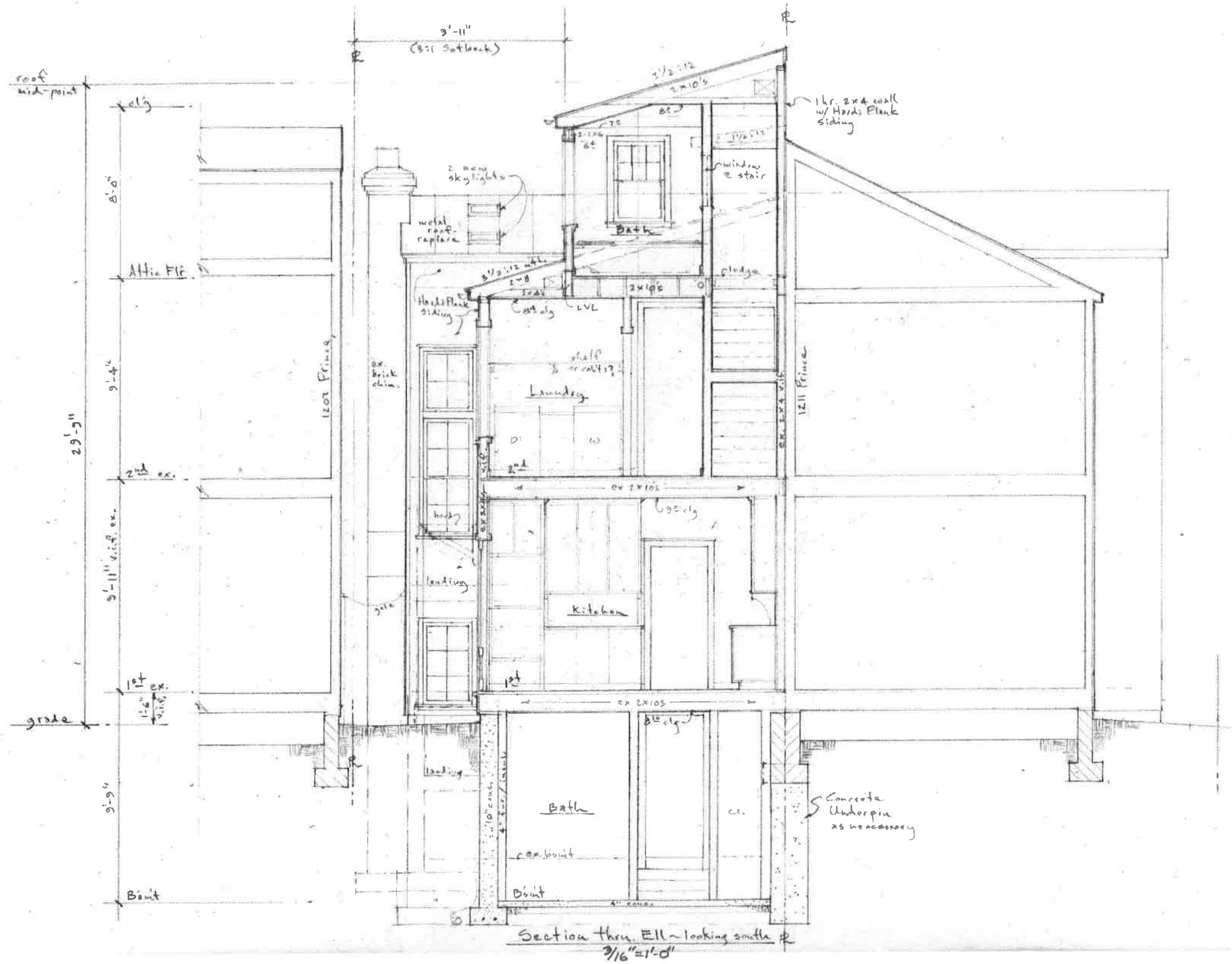
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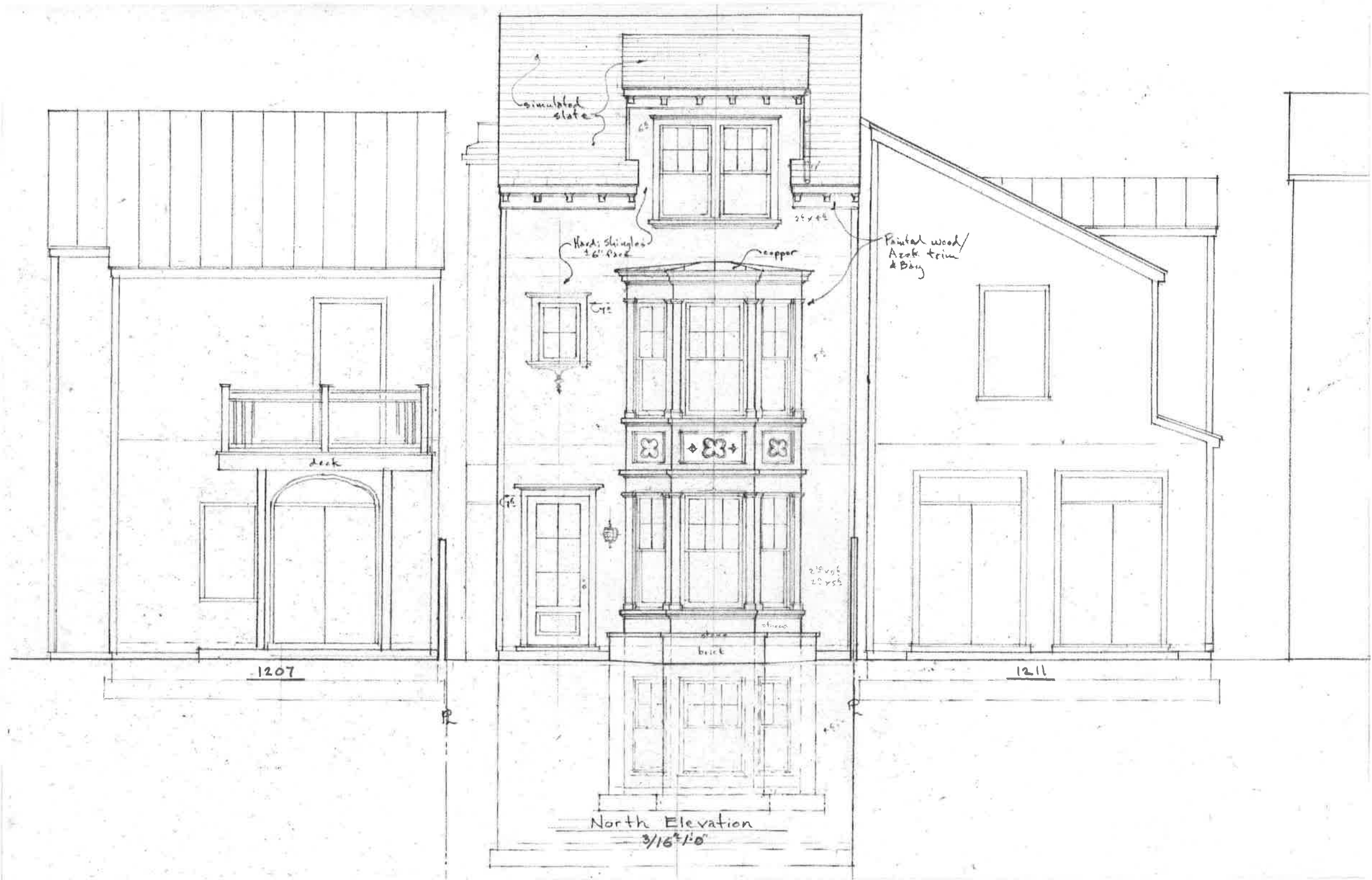


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