

Docket Item # 2  
BZA Case #2017-0024  
Board of Zoning Appeals  
September 14, 2017

**ADDRESS: 433 S. LEE STREET**  
**ZONE: RM/TOWNHOUSE**  
**APPLICANT: DAVID & ELIZABETH JOCHUM, REPRESENTED BY ROBERT BENTLEY ADAMS & ASSOCIATES**

**ISSUE:** Special exception to construct a one-story addition within the required rear yard.

CODE SECTION	SUBJECT	CODE REQMT	APPLICANT PROPOSES	REQUESTED EXCEPTION
3-1106 (A)(3)(a)	Rear Yard	16.00 feet	0 feet	16.00 feet

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 with the following condition it must comply with the code requirements under the department comments and the applicant must submit a survey plat prepared by a licensed surveyor confirming building footprint and setbacks prior to the release of a Certificate of Occupancy. 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 #2017-0024  
433 S. Lee Street



**BZA Case #2017- 0024**  
**433 S. Lee Street**





## I. Issue

The applicants propose to construct a one-story rear addition in the required rear yard at 433 South Lee Street.

## II. Background

The subject property is a complying RM-zoned lot developed with a non-complying residential structure. The lot has 35.43 feet of frontage along South Lee Street, a depth of 47.91 feet along the north side property line, 47.92 feet along the south side property line, and a width of 36.17 feet along the rear property line. The property contains approximately 1,715 square feet of lot area and is developed with an existing exterior townhouse unit. The structure adjoins two other residential dwellings, 435 South Lee Street and 205 Wilkes Street (Figure 1-3). The subject property was not originally constructed as a townhouse dwelling. Tax records indicate the subject property and the adjoining property, 435 South Lee Street, were constructed concurrently in 1775 as two-family, semi-detached dwellings. In 1842, the construction of 205 Wilkes Street adjoined with the subject property along the westerly property line. The addition of the second party wall altered the subject's property dwelling type to change from a semi-detached dwelling to a townhouse dwelling.

The dwelling is located approximately one foot into the South Lee Street public right-of-way, 0 feet from the south side property line, 13.30 feet from the north side property line and 0.40 feet beyond the rear property line into the abutting lot. The existing structure is non-complying for its rear yard setback based on the RM zone requirements.

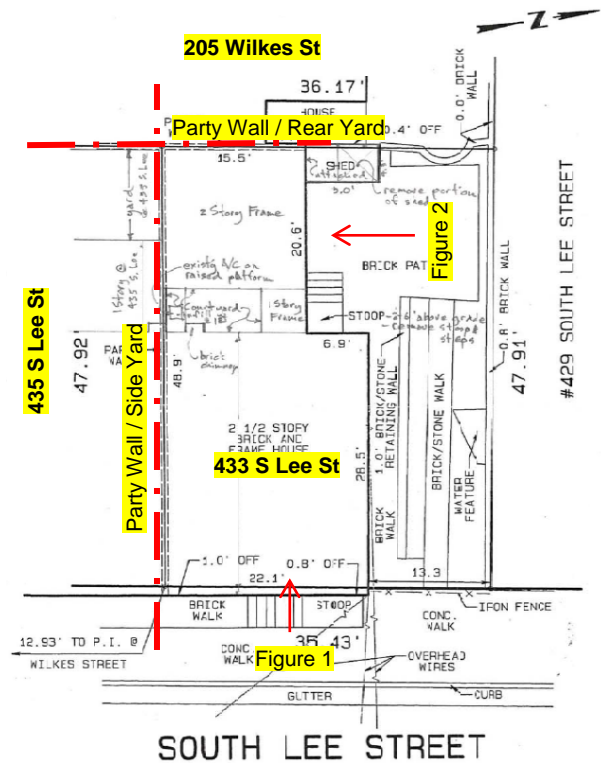


Figure 1: Plat showing existing conditions of 433 S Lee Street



Figure 2: Subject property (front view)



Figure 3: Subject property (interior view looking north towards the affected elevation)

The subject property is located in the Old and Historic Alexandria District and is under the jurisdiction of the Board of Architectural Review (BAR). There have been no variances or special exceptions previously granted for the subject property.

**Table 1: Zoning Table**

<b>RM Zone</b>	<b>Requirement</b>	<b>Existing</b>	<b>Proposed</b>
<b>Lot Area</b>	1,452 sq. ft.	1,715 sq. ft.	1,715 sq. ft.
<b>Lot Width</b>	18 ft.	35.43 ft.	35.43 ft.
<b>Lot Frontage</b>	18 ft.	35.43 ft.	35.43 ft.
<b>Front Yard</b>	0 ft.	Encroaches 1 ft. over the property line	Encroaches 1 ft. over the property line
<b>Side Yard</b>	5 ft.	13.30 ft.	13.30 ft.
<b>Rear Yard</b>	1:2 and 16 ft.	Encroaches 0.40 ft. over the property line	Encroaches 0.40 ft. over the property line, but addition is at property line
<b>Building Height</b>	35.00 ft. maximum or may be increased to 45.00 ft. max if the ridge line of the roof is parallel to the street and the slope of the roof is compatible with neighboring buildings.	27.00 ft.	27.00 ft. overall height; 10.25 ft. for the proposed bay window addition
<b>Open Space (35 % of lot area)</b>	600 sq. ft.	731 sq. ft.	732 sq. ft.
<b>Net FAR</b>	1.5 FAR (2,573 sq. ft.)	1,551 sq. ft.	1,647 sq. ft.

### **III. Description**

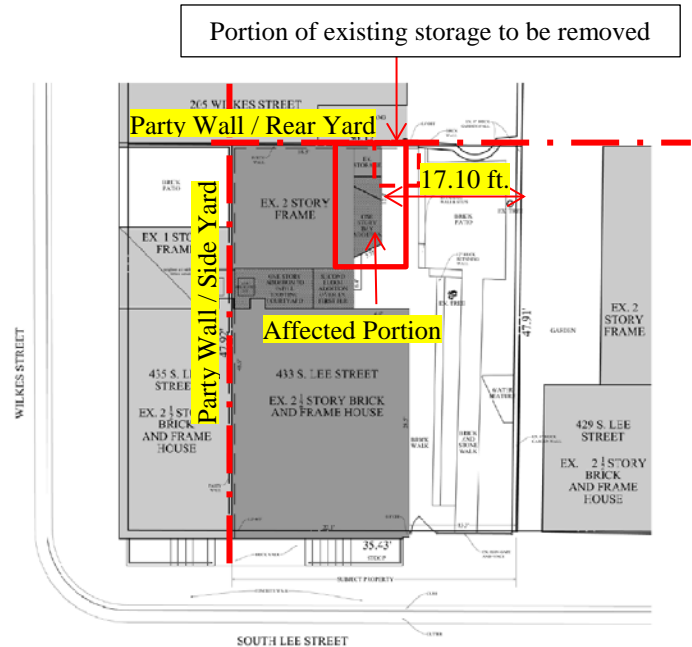
The applicants propose to construct a one-story rear addition in line with the existing rear wall of the dwelling in the required rear yard. The proposed addition would remove a portion of the existing storage structure and a new wall would extend forward for approximately 10.41 feet from the existing non-complying rear wall of the storage room. The new addition would retain a portion of the existing storage space and expand the interior kitchen space with a bay window (Figure 4). The one-story bay window addition would measure approximately 3.33 feet by 9.33 feet. The addition would be located approximately 17.10 feet from the north side property line. The addition would measure

approximately 10.25 feet in height from the average finished grade to the highest point of the bay window roof. The proposed addition requires a special exception to be located in the required rear yard (Figure 5).

The scope of work for all proposed property renovations involves an interior renovation and configuration of the existing living spaces, a second floor addition over an existing floor, and a one-story addition to infill the existing courtyard. Upon completion of the work, the proposed renovations will continue to comply with the floor area and open space requirements (Please refer to the Floor Area and Open Space Calculations Form).

#### IV. Master Plan/Zoning

The subject property is zoned RM and has been so zoned since adoption of the Third Revised Zoning Map in 1951 and is identified in the Old Town Small Area Plan for residential use.



*Figure 4: Proposed Site Plan*



*Figure 5: Proposed North Elevation*

**V. Requested Special Exception**

3-1106(A)(3)(a) Rear Yard Setback:

The Zoning Ordinance requires a rear yard setback of 16.00 feet for each residential use. The applicants request a special exception of 16.00 feet from the rear property line to construct the addition at the rear property line.

**VI. Noncomplying Structure**

The existing building at 433 South Lee Street is a non-complying structure with respect to the following (Table 2):

**Table 2: Non-complying structure**

<b>Regulation</b>	<b>Required</b>	<b>Existing</b>	<b>Noncompliance</b>
Rear Yard 3-1106(A)(3)(a)	1:2 and 16 ft.	Encroaches 0.40 ft. over the property line	16 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 purpose of this special exception request is to construct a modest one-story bay windowed addition that would extend the existing kitchen space to create a breakfast area for a family and a storage room (Figure 5). It would have a side yard setback of 17.1 feet and would align with an existing shed at the rear property line, so it would not increase the bulk effect of the building on adjacent properties.**

- 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 addition does not appear to adversely affect the light and air to adjacent properties or cause, substantially increase traffic, or endanger the public safety. The addition would have a 17.10 foot (approximate) north side yard setback, which provides a suitable separation area from the adjacent property located at 429 South Lee Street, and it would be no closer to the rear property line than the existing storage shed thus not affecting the**

**adjacent property to the rear any more than the existing shed currently does (Figure 4).**

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

**The proposed addition appears to be in character with and consistent with the existing structure of the subject property, adjacent structures, street configuration, and the Old Town neighborhood. The subject property would continue to be used as a single-family dwelling. Modest rear additions are common for dwellings in this area.**

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

**The proposed mass and scale of the addition are consistent with the character of the existing structure of the subject property, adjacent structures, and the architecture of the Old Town neighborhood. The addition would feature compatible design elements and exterior building materials found in adjacent buildings and the Old Town 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.

**The proposed location appears to be the most reasonable location for the addition to meet the property owner's modest spatial needs. Given the configuration of the existing floor plan and location of the kitchen, an addition to expand the kitchen would not be permitted without a special exception.**

## **VIII. Staff Conclusion**

### **Neighborhood Impact**

The proposed mass and scale of the addition are consistent with the character of the existing structure of the subject property, adjacent structures, and the architecture of the Old Town neighborhood. The addition would feature compatible design elements and exterior building materials found in adjacent buildings and the Old Town neighborhood.

### **Light and Air**

The proposed addition is a modest one-story bay window addition. The addition will have a 17.10 foot (approximate) north side yard setback, which provides suitable separation area from the adjacent property and would not adversely affect the light and air of adjacent properties.

Lot Constraints

The pre-existing conditions and setback requirements prevent any new additions to be located at the location of the existing rear wall. Given the configuration of the existing floor plan and location of the kitchen, an addition at the proposed location would not be permitted without a special exception. The proposed work will maintain the existing open space.

Staff Conclusion

For the reasons set forth above, **staff recommends** approval of the requested special exception.

Staff

Anh Vu, Urban Planner, [anh.vu@alexandriava.gov](mailto:anh.vu@alexandriava.gov)

Mary Christesen, Zoning Manager, [mary.christesen@alexandriava.gov](mailto:mary.christesen@alexandriava.gov)

Alex Dambach, Division Chief, [alex.dambach@alexandriava.gov](mailto:alex.dambach@alexandriava.gov)



**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:

- 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)
- 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)
- 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)

Board of Architectural Review (BAR):

- F-1 The subject property is located in the locally regulated Old and 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 See Alexandria Archaeology comments for property history.
- F-3 Staff could locate no prior BAR actions for the subject property.
- F-4 The applicant has submitted plans for the proposed project, which is tentatively scheduled for the September 20<sup>th</sup> BAR hearing, pending the outcome of the BZA case.

Code Administration:

- C-1 A building permit, plan review and inspections are required for the information listed in the BAR application.

Fire:

No comments received.

Health:

No comments received.

Police Department:

No comments received.

Recreation (Arborist):

- F-1 No trees are affected by this plan.

Historic Alexandria (Archaeology):

- F-1 According to Ethelyn Cox's Historic Alexandria Virginia Street by Street, 433 S. Lee St. may date as far back as 1792, when William Wright owned the property. The 1798 Gilpin map does not show any structures on this lot. No structures appear on this lot in the Civil War Quartermaster maps or on the 1845 Ewing map. The 1862 Plan of Alexandria map shows several structures on this lot. The footprint of the building appears to have remained constant through the 1902-1921 Sanborn Maps. Anecdotal evidence suggests that there are shackles in the basement and a well in the backyard (2012 email). City Archaeologists confirmed the presence of an historic well (of unknown date), but did not have the opportunity to confirm the presence of shackles. The property has the potential to yield archaeological resources which could provide insight into domestic activities in Alexandria during the late 18th and early 19th century.
- R-1 The statements in archaeology conditions below shall appear in the General Notes of all site plans and on all site plan sheets that involve demolition or ground disturbance (including Demolition, Basement/Foundation plans, Erosion and Sediment Control,

Grading, Landscaping, Utilities, and Sheeting and Shoring) so that on-site contractors are aware of the requirements:

- a. 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.
- b. The applicant/developer shall not allow any metal detection to be conducted on the property, unless authorized by Alexandria Archaeology.

Other Requirements Brought to the Applicant's Attention:

- C-1 A wall check survey plat shall be submitted to Planning and Zoning when the building footprint is in place pursuant to Alexandria City Code section 8-1-12.



**APPLICATION  
BOARD OF ZONING APPEALS**

**SPECIAL EXCEPTION FOR ADDITIONS**

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

3-1106(A)(3)(2) rear yard.

**PART A**

1. Applicant: ☐ Owner ☐ Contract Purchaser ☒ Agent

Name Robert Bentley Adams & Assoc.

Address 405 S. Washington St.

Alexandria, VA 22314

Daytime Phone 703.549.0650

Email Address scot@adamsarchitects.com

2. Property Location 433 S. Lee Street

3. Assessment Map # 075.03 Block 07 Lot 26 Zone RM

4. Legal Property Owner Name David & Elizabeth Wochum

Address 433 S. Lee 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 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. Robert Bentley Adams & Associates	405 S. Warlington 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 433 S. Lee St. (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. David & Elizabeth Jochum	433 S. Lee 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	B.Z.A.
2. David & Elizabeth Jochum	none	B.Z.A.
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.

7/14/17  
Date

Scot McBroom  
Printed Name

Scot McBroom  
Signature

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07/31/2017



## 5. Describe request briefly:

Construct an addition with face in line with and extending  
the west 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

Scot McBroom  
Signature

703-549-0650  
Telephone

7/31/17  
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 for a very modest one-story addition that best accommodates a kitchen and breakfast area for a family.

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 similar to neighboring properties with party walls along property lines. The bay window addition at the 1st floor will cause no harm and will aid the rainwater management for the property & neighbors.

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

The proposed one-story addition is situated such that light and air to adjacent properties are 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 scale, form, and materials of the addition is similar to and 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 configuration of the existing house, in-filling the courtyard at the 1<sup>st</sup> floor and reworking the storage structure to align with the breakfast alcove, minimizes loss of open space as compared to adding substantially to the north side of the house. The proposed plan results in an addition that preserves a side garden that benefits 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 with the neighbors most affected (to the south, west, & north); they support the project.



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Application and Materials  
433 S. Lee Street  
07/31/2017

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

### A. Property Information

A1. Street Address 433 S. Lee Street Zone RM  
A2. 1715.54  $\div$  1.5 = 2573  
Total Lot Area Floor Area Ratio Allowed by Zone Maximum Allowable Floor Area

### B. Existing Gross Floor Area

Existing Gross Area*		Allowable Exclusions	
Basement <sup>ex. 1st. crawl space</sup>	NA.	Basement**	NA
First Floor	923	Stairways** <sup>46 + 40 + 33</sup>	119
Second Floor	898	Mechanical** <sup>18 + 14</sup>	32
Third Floor <sup>6'-3" ht. max.</sup>	N.A.	Other**	N.A.
Porches/ Other	N.A.	Total Exclusions	270
Total Gross *	1821		

note: back stair to be removed, not counted

B1. Existing Gross Floor Area \*  
1821 Sq. Ft.  
B2. Allowable Floor Exclusions\*\*  
270 Sq. Ft.  
B3. Existing Floor Area minus Exclusions  
1551 Sq. Ft.  
(subtract B2 from B1)

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

Proposed Gross Area*		Allowable Exclusions	
Basement	610	Basement**	610
First Floor <sup>5.0 x 3.5 = 18 4.9 x 10.5 = 51</sup>	68	Stairways**	N.A.
Second Floor <sup>4.9 x 5.8</sup>	28	Mechanical**	N.A.
Third Floor	N.A.	Other**	N.A.
Porches/ Other	N.A.	Total Exclusions	610
Total Gross *	706		

under pin  
ex. high  
crawl

Note: avg. existg & proposed grade is 4'-0" below the ceiling of the basement.

C1. Proposed Gross Floor Area \*  
706 Sq. Ft.  
C2. Allowable Floor Exclusions\*\*  
610 Sq. Ft.  
C3. Proposed Floor Area minus Exclusions  
96 Sq. Ft.  
(subtract C2 from C1)

### D. Existing + Proposed Floor Area

D1. Total Floor Area (add B3 and C3) 1647 Sq. Ft.  
D2. Total Floor Area Allowed by Zone (A2) 2573 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.

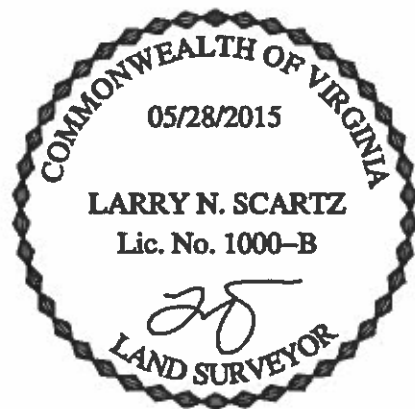
If taking exclusions other than basements, floor plans with excluded areas must be submitted for review. Sections may also be required for some exclusions.

### F. Open Space Calculations

Existing Open Space	731	42.5%
Required Open Space	600	35%
Proposed Open Space	732	42.6%

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

Signature: Sgt M. B. [Signature] Date: 7/29/17



PHYSICAL IMPROVEMENTS SURVEY  
ON THE PROPERTY LOCATED AT  
**#433 SOUTH LEE STREET**

CITY OF ALEXANDRIA, VIRGINIA  
SCALE: 1"=10' DATE: MAY 28, 2015

CASE NAME: KANE  
TO JOCHUM (OTA1504155)



NO TITLE REPORT FURNISHED.  
PLAT SUBJECT TO RESTRICTIONS & EASEMENTS OF RECORD OR OTHERWISE.  
FENCE LOCATIONS, IF SHOWN, ARE APPROXIMATE ONLY  
AND DO NOT CERTIFY AS TO OWNERSHIP.

**SCARTZ SURVEYS**

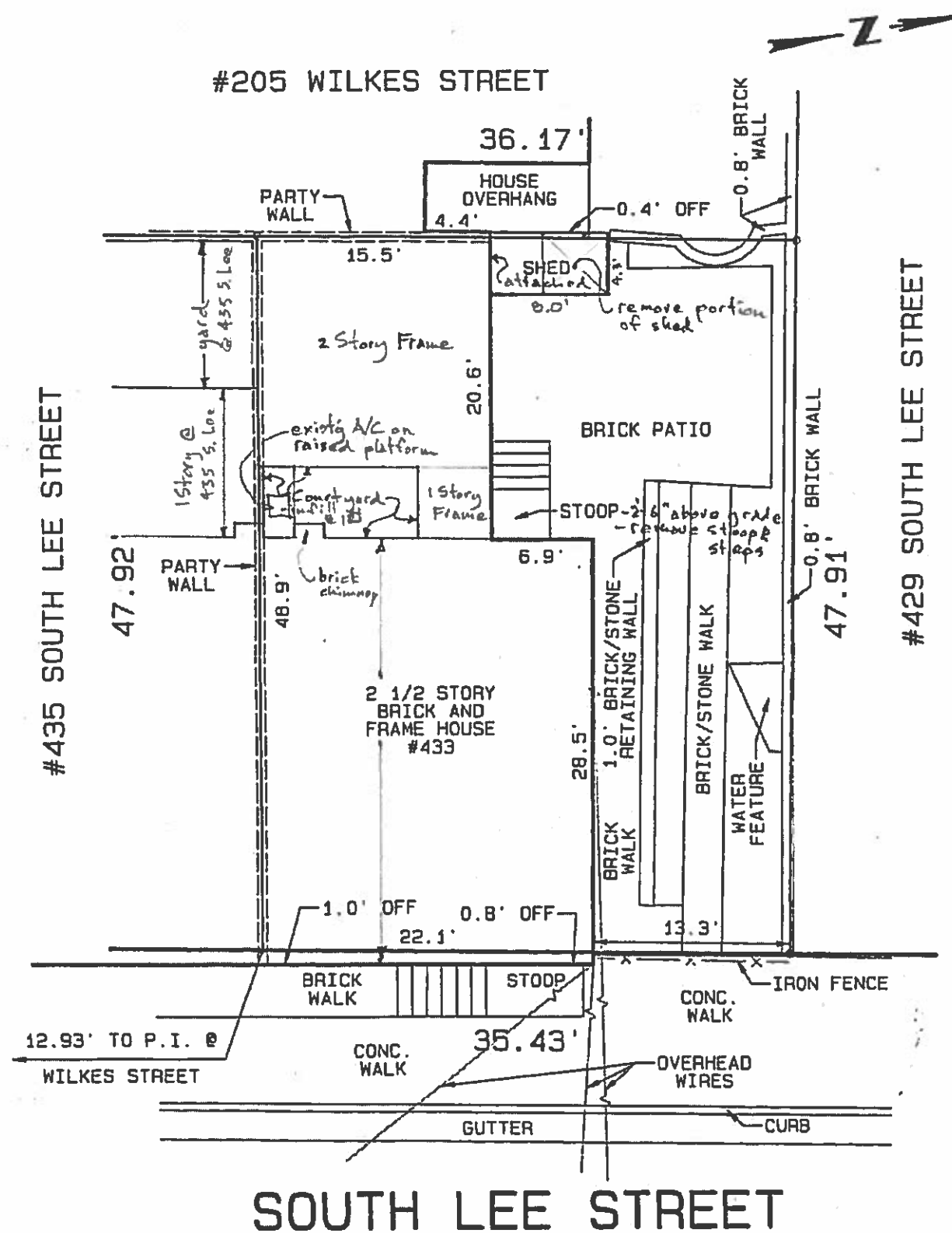
LARRY N. SCARTZ LOCAL (703) 494-4181  
CERTIFIED LAND SURVEYOR FAX (703) 494-3330  
WOODBIDGE, VIRGINIA LARRY.SCARTZ@SCARTZ.COM



TAX MAP# 075.03-07-26

JOB# 20150522

MN



**JOCHUM RESIDENCE**  
433 S. LEE STREET  
ALEXANDRIA, VIRGINIA 22314

Date:

July 17, 2017

Sheet:

**SP100**

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



ADAMS ARCHITECTURE PLANNING INTERIORS

BZA Case # 2017-0024  
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433 S. Lee Street  
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DEPARTMENT OF PLANNING AND ZONING  
FLOOR AREA RATIO AND OPEN SPACE CALCULATIONS

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Total Lot Area Floor Area Ratio Allowed by Zone Maximum Allowable Floor Area

B. Existing Gross Floor Area

Existing Gross Area*		Allowable Exclusions	
Basement	N.A.	Basement**	N.A.
First Floor	923	Stairways**	117
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Third Floor	N.A.	Other**	N.A.
Porches/ Other	N.A.	Total Exclusions	270
Total Gross *	1821		

notes: back stairs to be removed, not counted  
B1. Existing Gross Floor Area \*  
1821 Sq. Ft.  
B2. Allowable Floor Exclusions\*\*  
270 Sq. Ft.  
B3. Existing Floor Area minus Exclusions  
1551 Sq. Ft.  
(subtract B2 from B1)

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

Proposed Gross Area*		Allowable Exclusions	
Basement	610	Basement**	610
First Floor	68	Stairways**	N.A.
Second Floor	28	Mechanical**	N.A.
Third Floor	N.A.	Other**	N.A.
Porches/ Other	N.A.	Total Exclusions	610
Total Gross *	706		

Notes: avg. existg & proposed grade is 2'-0" below the ceiling of the basement.  
C1. Proposed Gross Floor Area \*  
706 Sq. Ft.  
C2. Allowable Floor Exclusions\*\*  
610 Sq. Ft.  
C3. Proposed Floor Area minus Exclusions  
96 Sq. Ft.  
(subtract C2 from C1)

D. Existing + Proposed Floor Area

D1. Total Floor Area (add B3 and C3) 1647 Sq. Ft.  
D2. Total Floor Area Allowed by Zone (A2) 2573 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

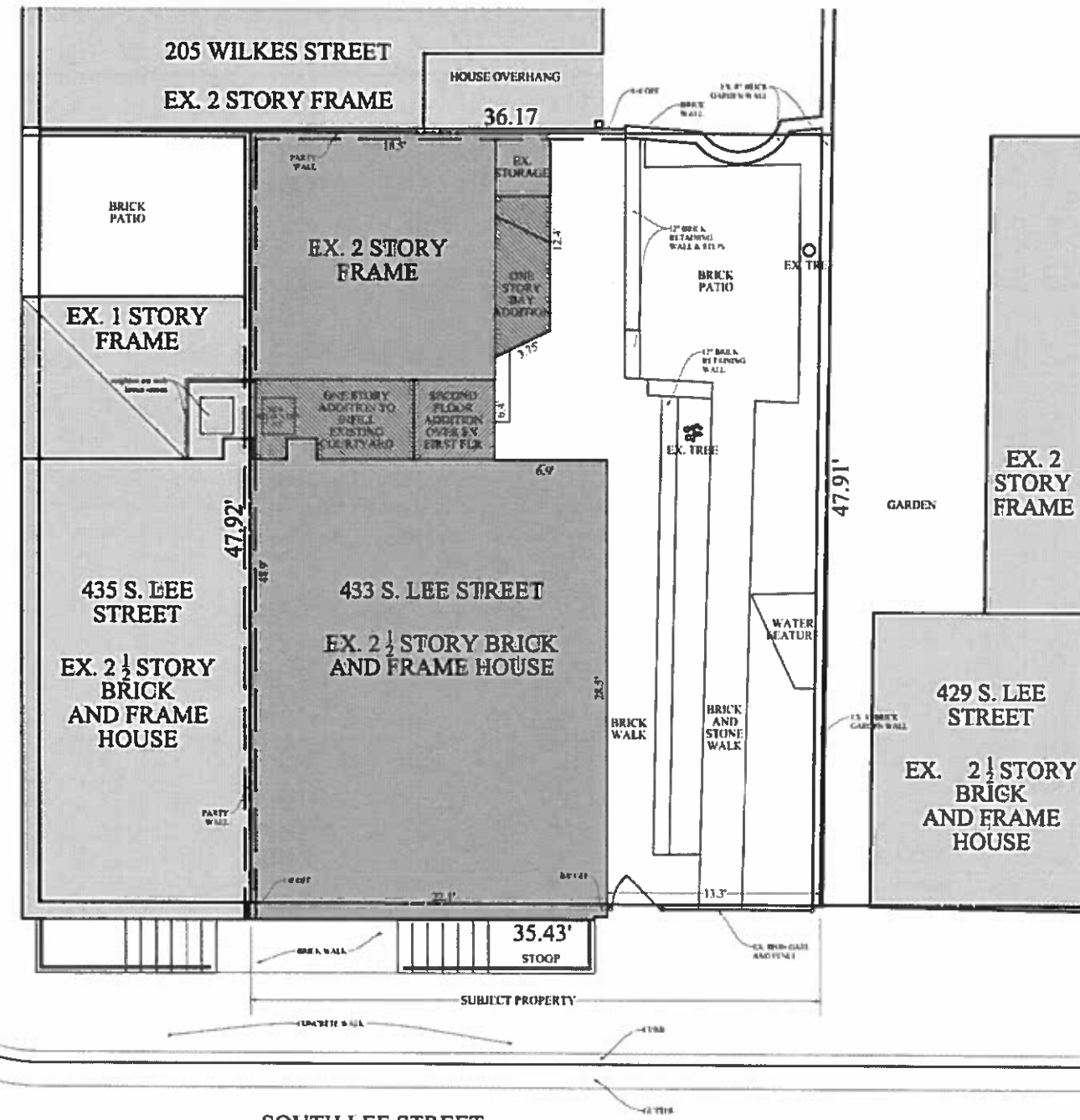
Existing Open Space	731	42.5%
Required Open Space	600	35%
Proposed Open Space	732	42.4%

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

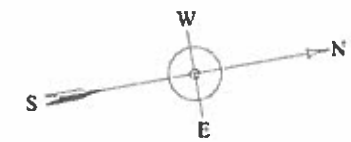
Signature: S. M. B. Date: 7/29/17

Updated July 10, 2008

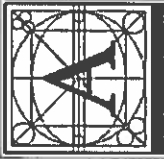
WILKES STREET



Proposed Site Plan  
1" = 10'-0"



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SP101



**Vicinity Plan Showing 433 S. Lee St.**

SCALE: 1" = 100'-0"

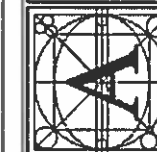
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Imagery ©2017 Google, Map data ©2017 Google 50 ft

**Aerial View**

See Graphic Scale



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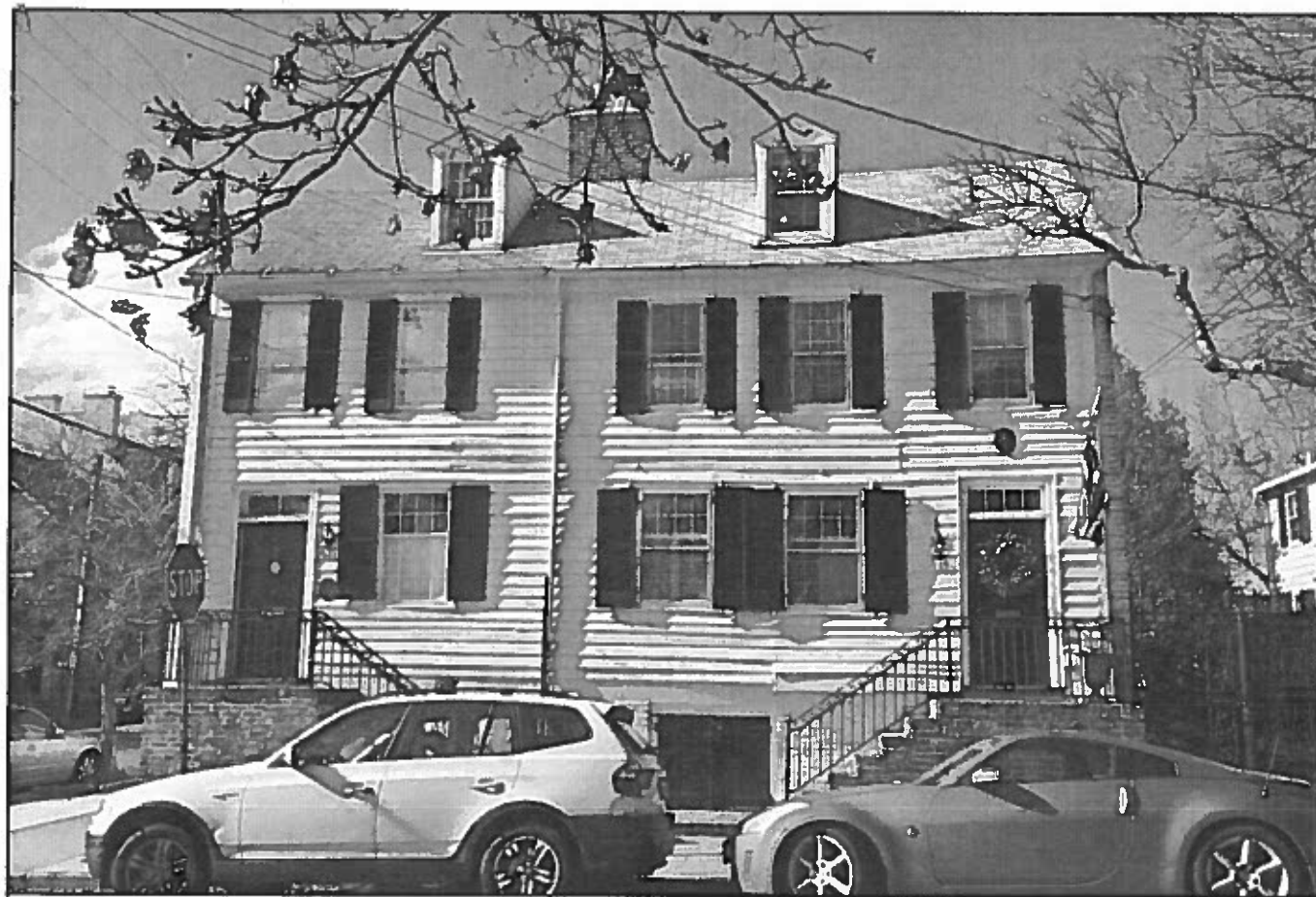
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**SP102**

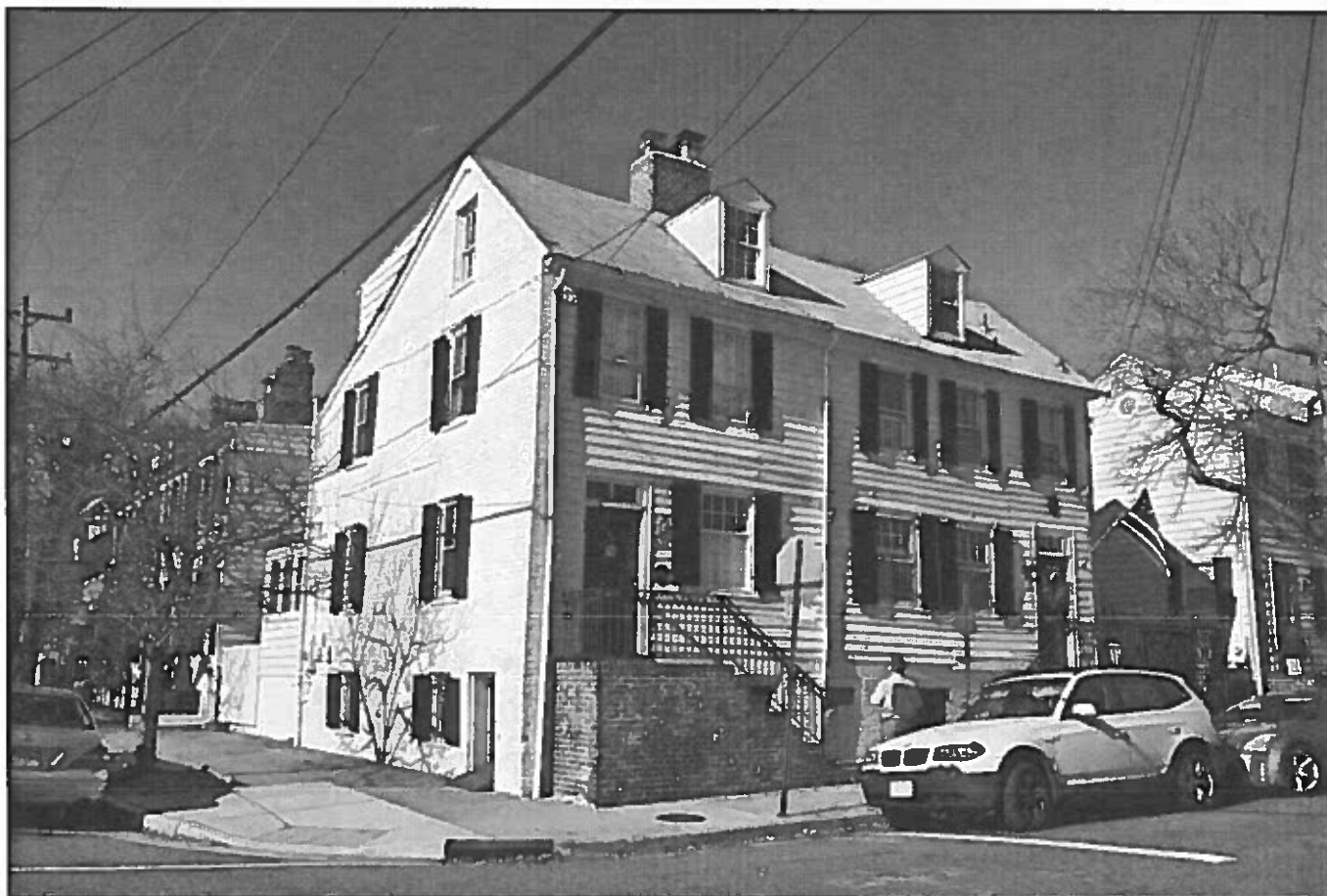




"A" east elevation



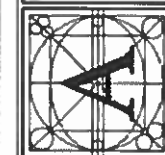
"B" east elevation



"C" view from southeast



"D" south elevation from Wilkes St.



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SP103





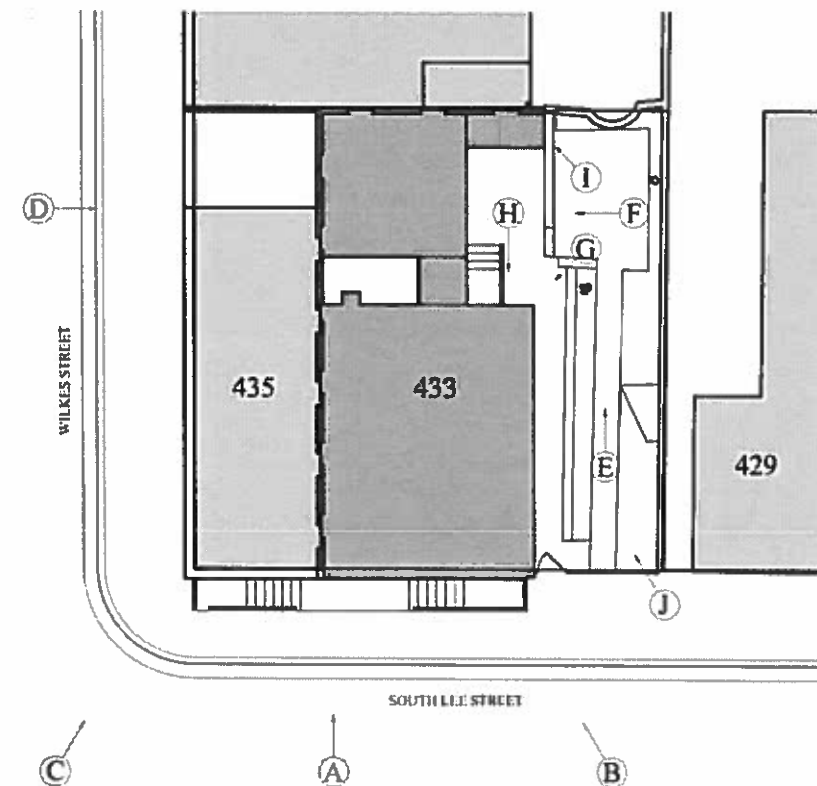
"E" north side yard



"G" north elevation



"F" north elevation



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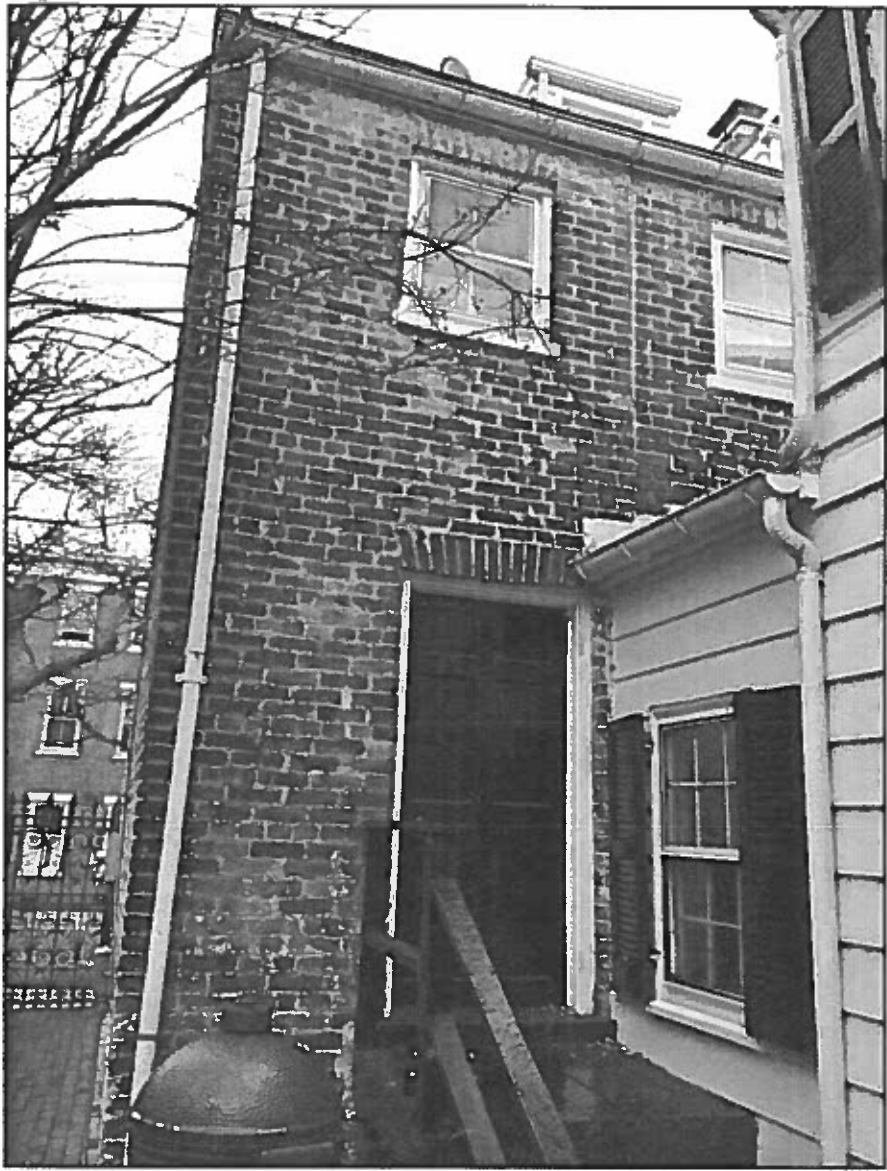


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**SP104**



"H" view of rear of house

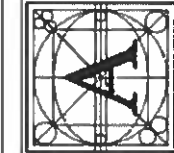


"I" view of 205 Wilkes St. from side yard



"J" view of side yard from S. Lee St.

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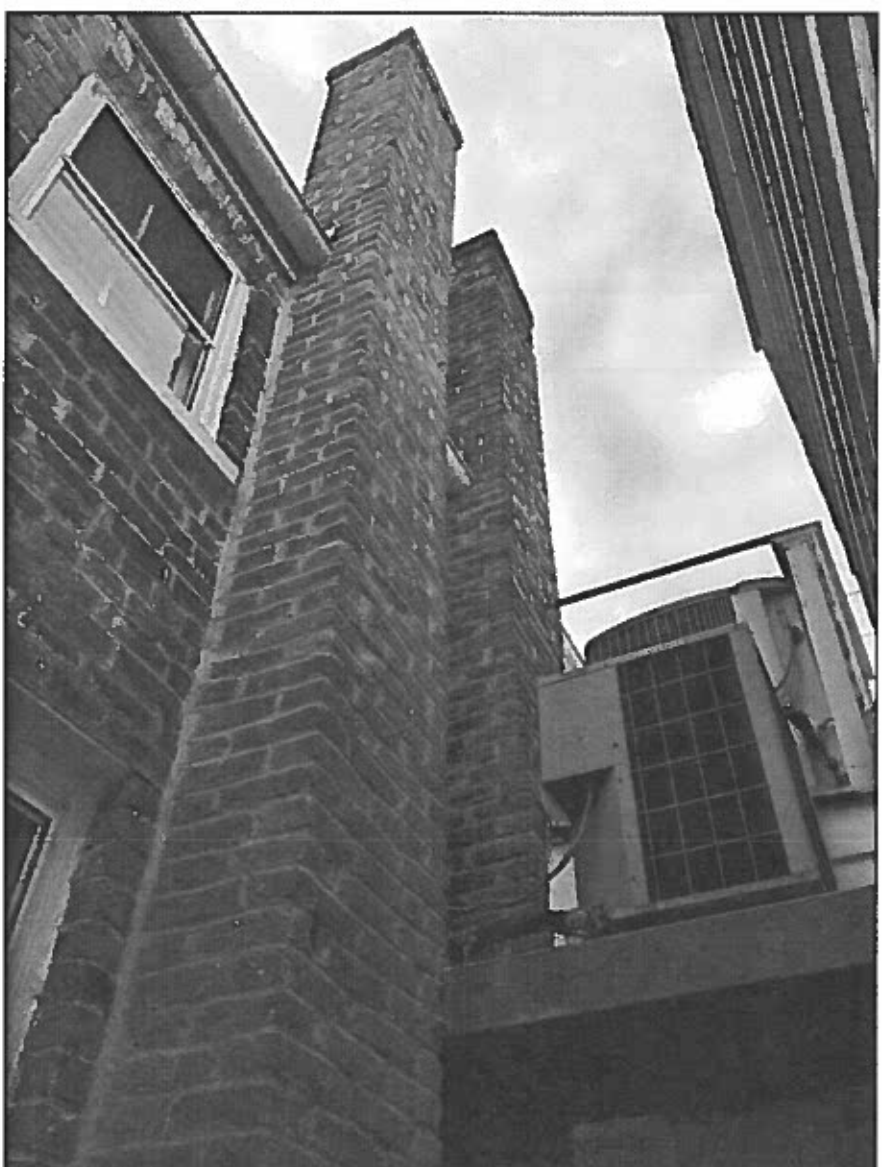
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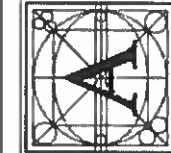
**SP105**





Views of existing courtyard  
and HVAC platform

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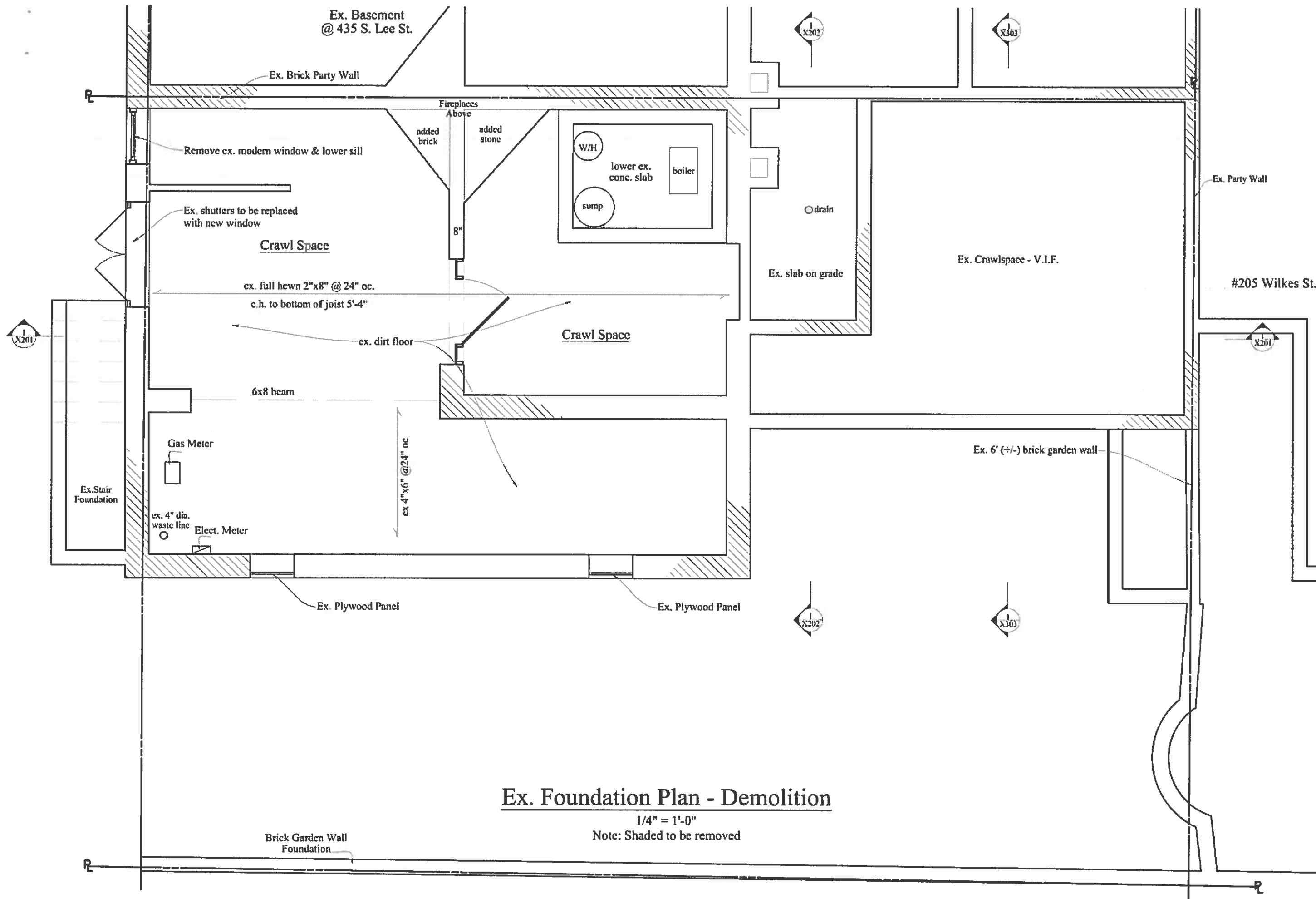
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SP106



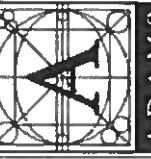
# **Ex. Foundation Plan - Demolition**

1/4" = 1'-0"

Note: Shaded to be removed

**M RESIDENCE**  
**LEE STREET**  
**JA, VIRGINIA 22314**

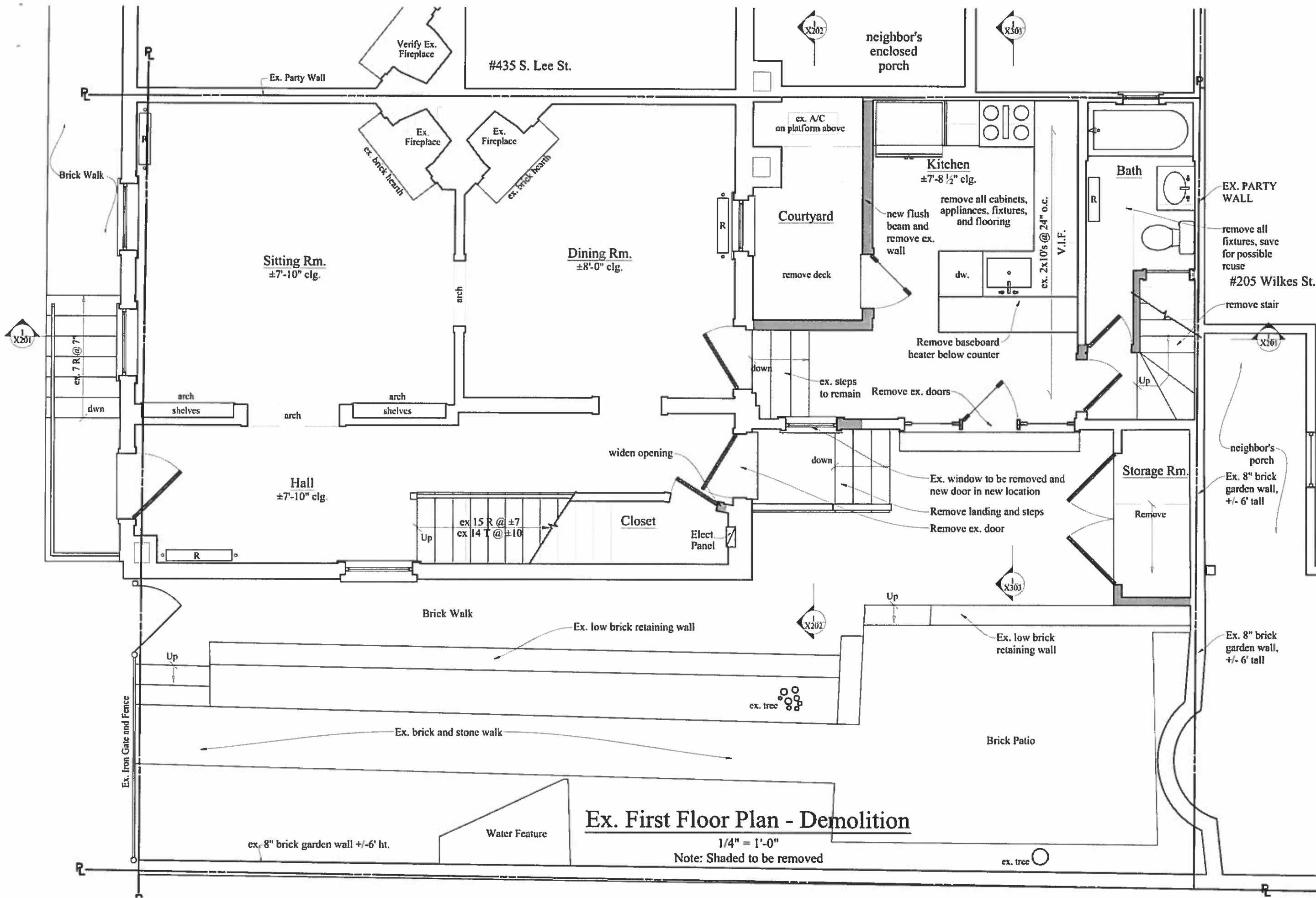
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**X101**



**Ex. First Floor Plan - Demolition**

1/4" = 1'-0"  
Note: Shaded to be removed

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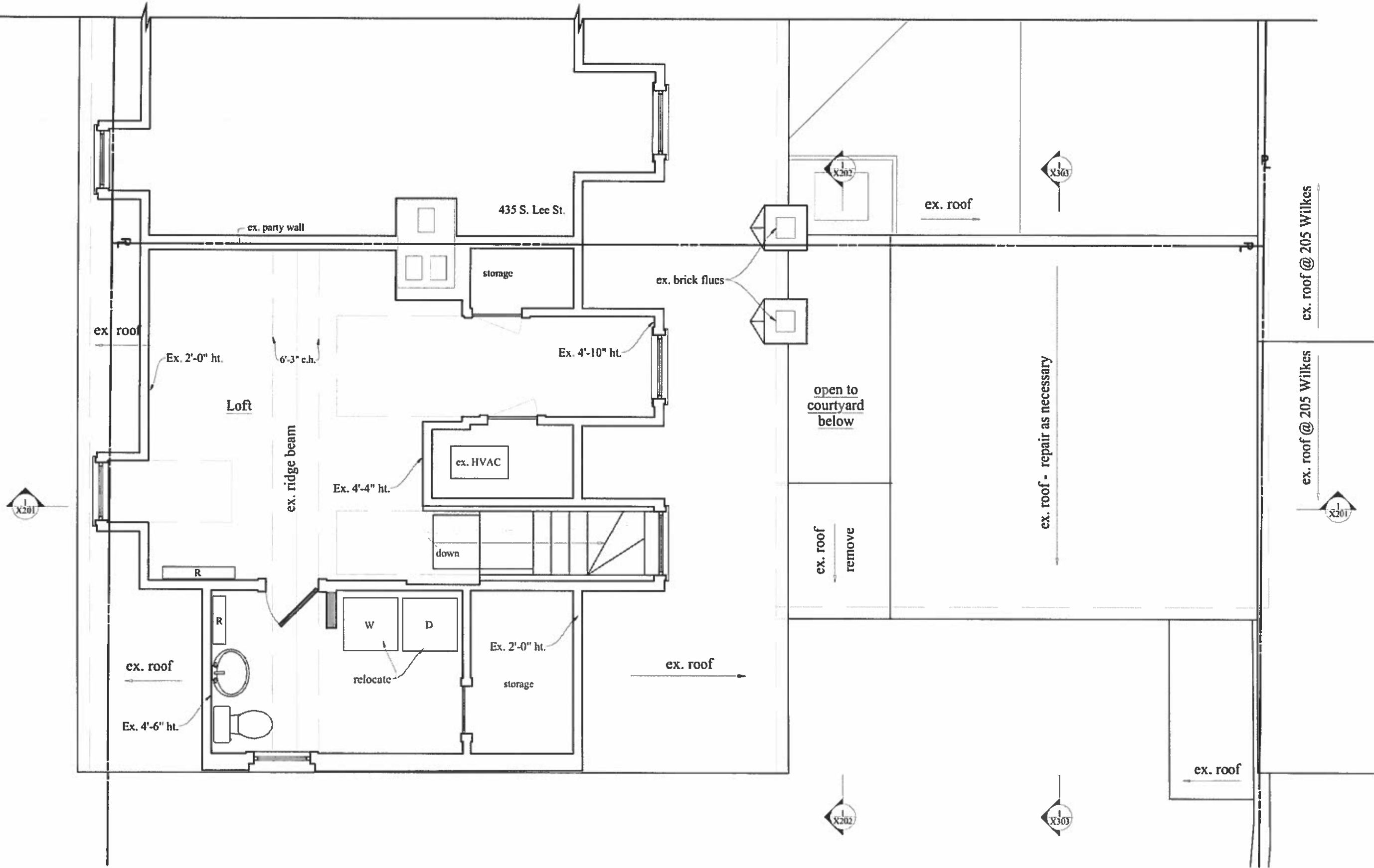
**M RESIDENCE**  
LEE STREET  
A, VIRGINIA 22314

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**X102**





Ex. Attic Floor Plan - Demolition

1/4" = 1'-0"  
Note: Shaded to be removed

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**HUM RESIDENCE**  
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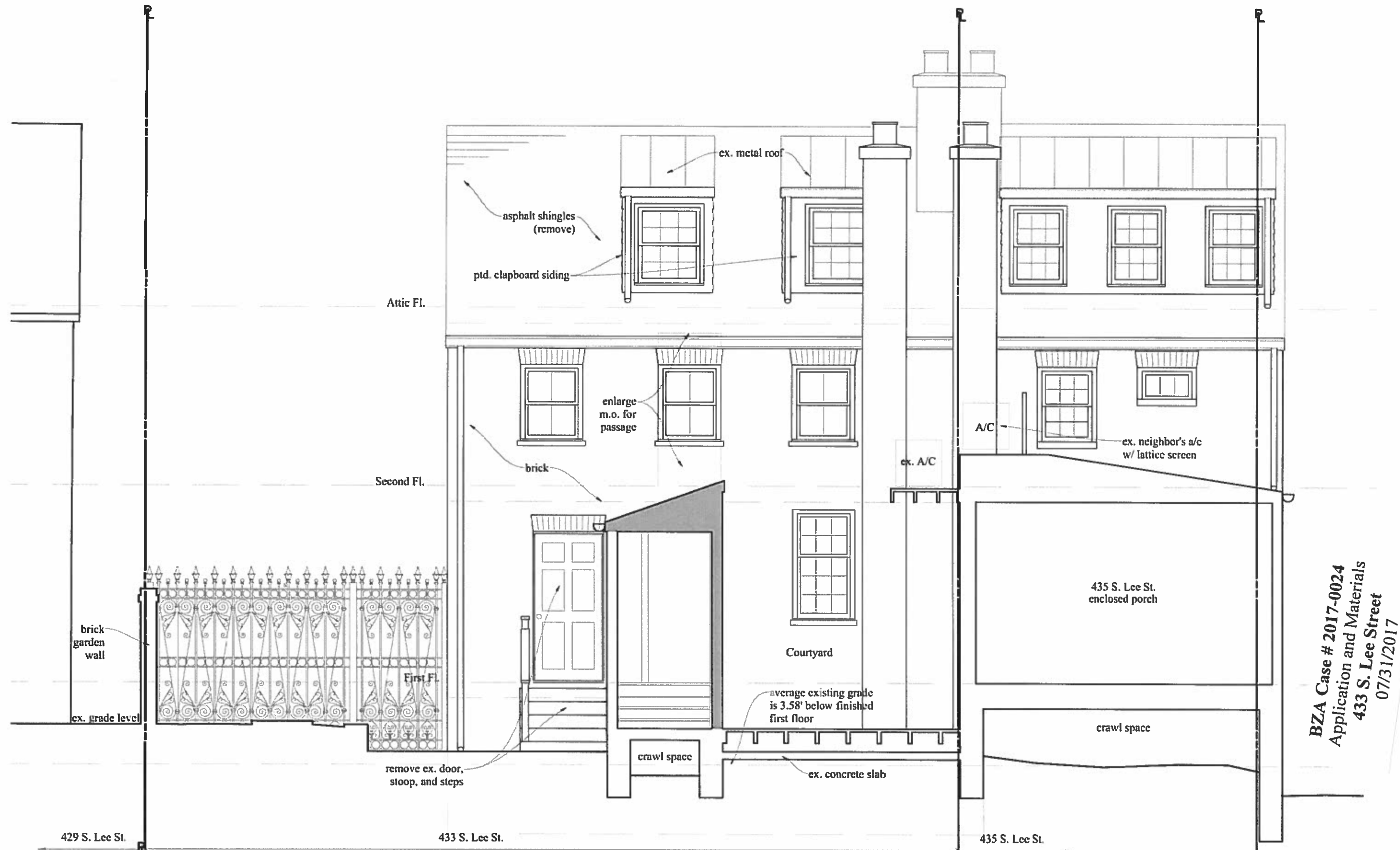


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ARCHITECTURE PLANNING INTERIORS







**Ex. North-South Section - Demolition**

1/4" = 1'-0"

Note: Shaded to be removed

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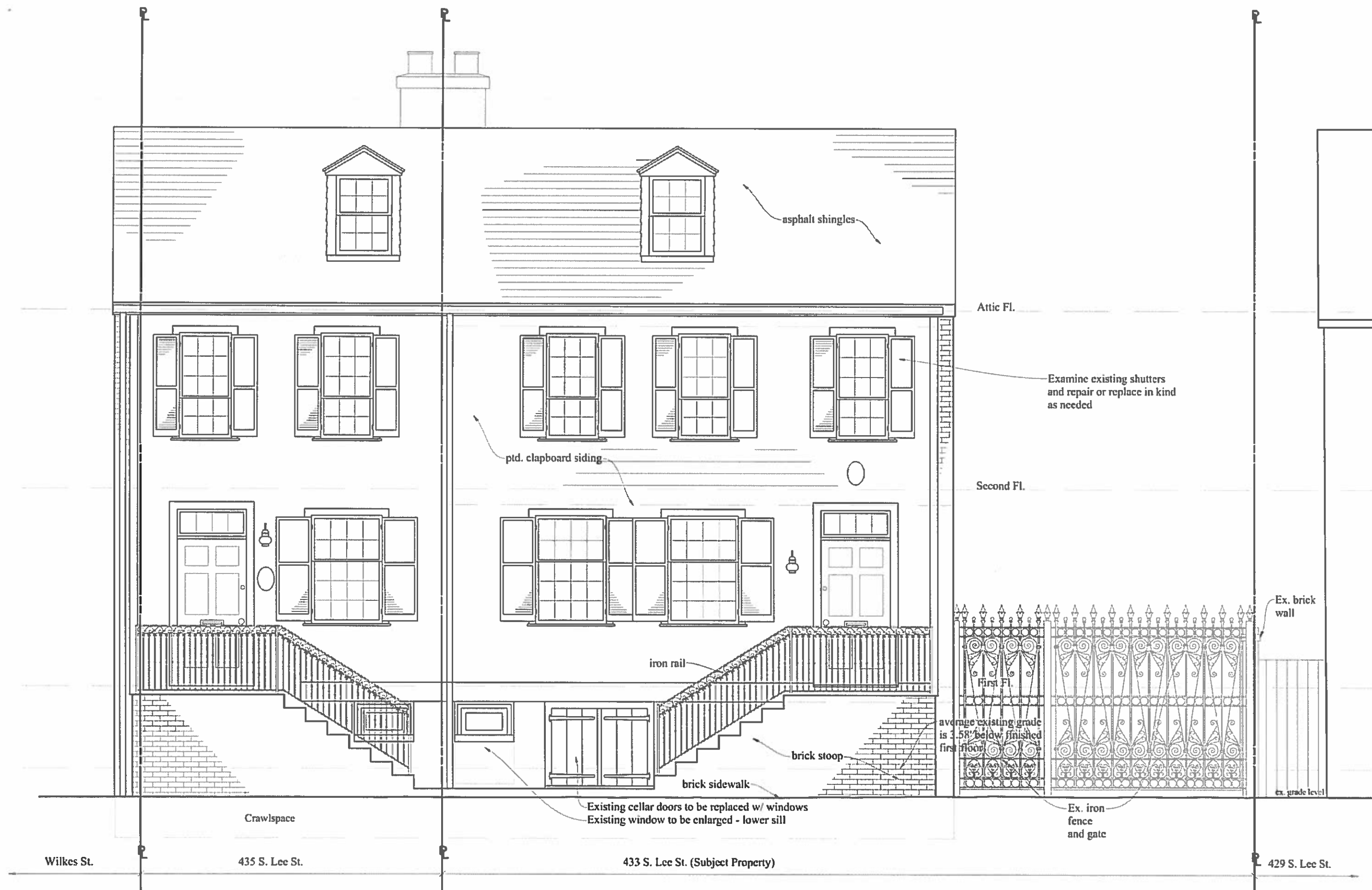
**JOCHUM RESIDENCE**  
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**X202**



# Ex. West Elevation - Demolition

1/4" = 1'-0"

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X301

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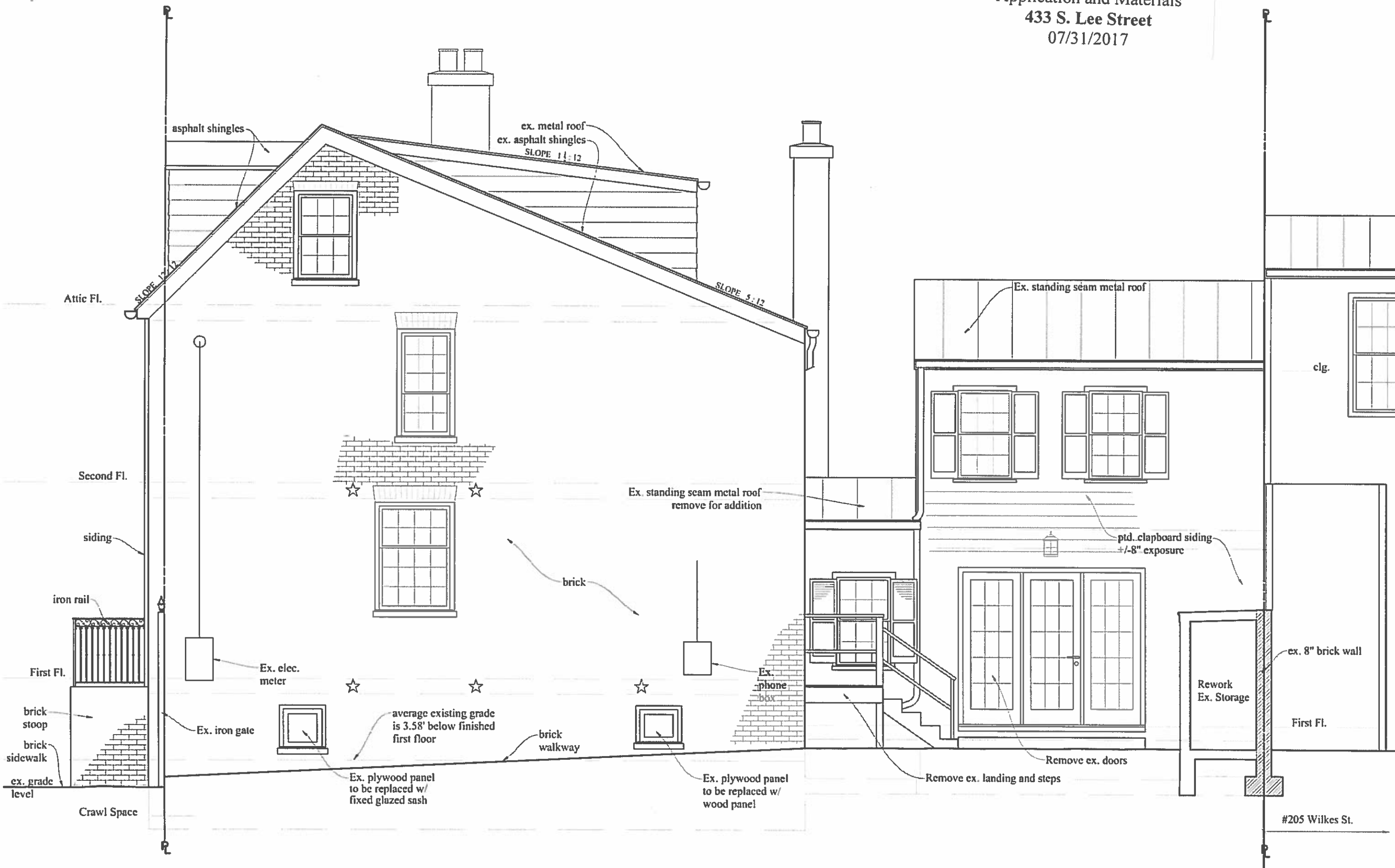
ARCHITECTURE PLANNING INTERIORS

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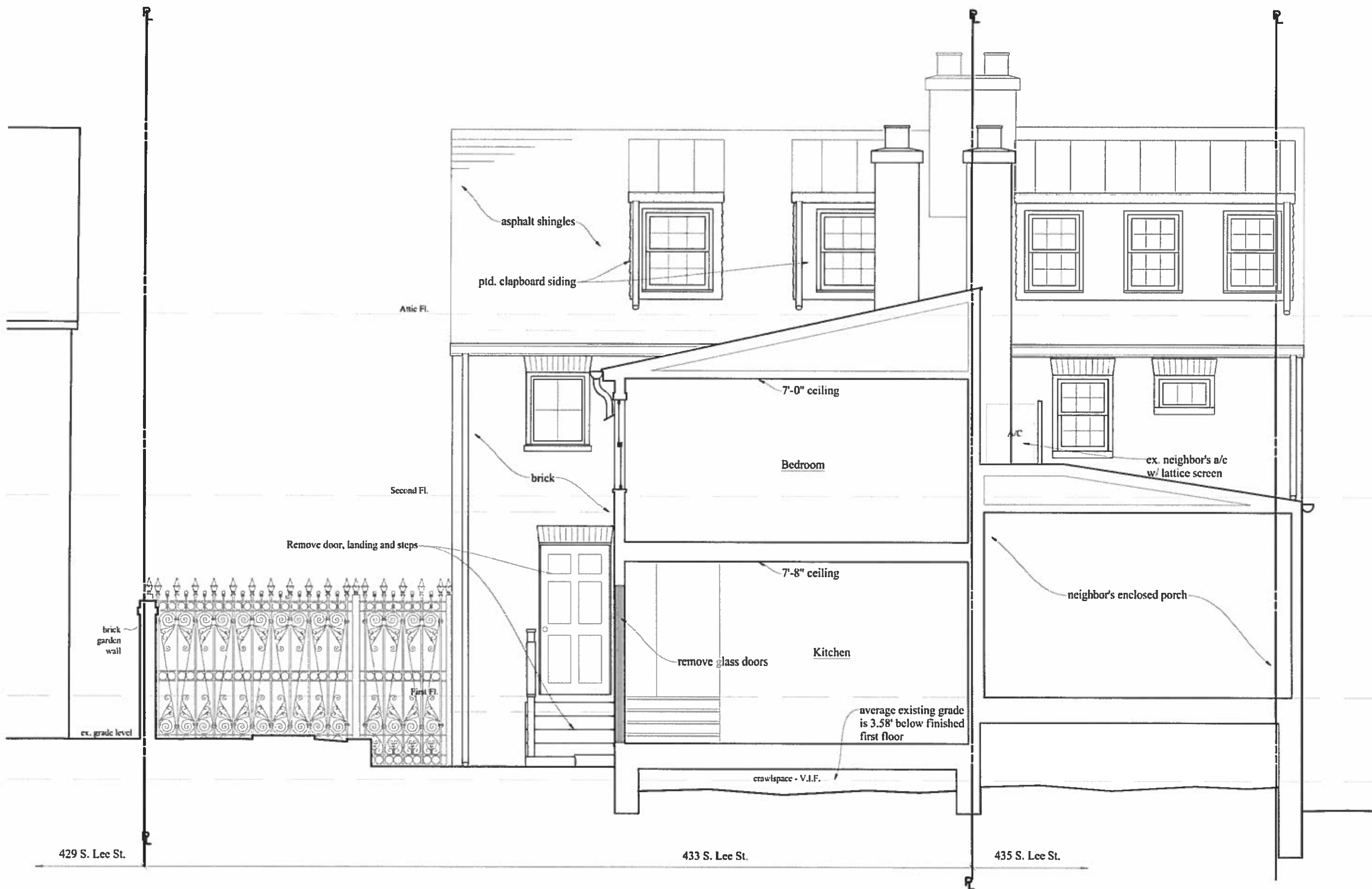
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X302



Ex. North Elevation - Demolition

1/4" = 1'-0"

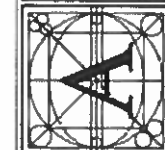


Ex. East Elevation-Section - Demolition

1/4" = 1'-0"

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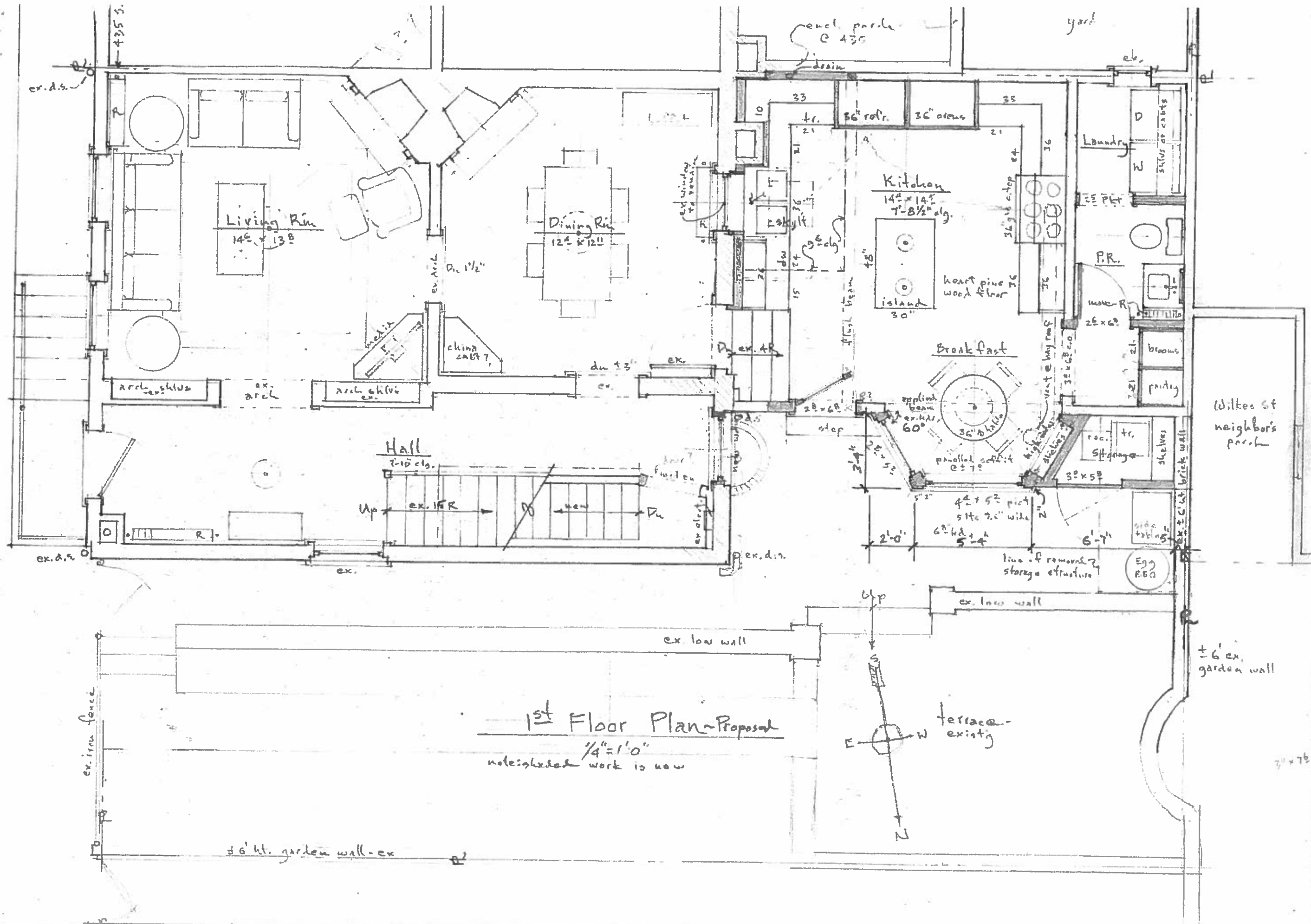
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**UM RESIDENCE**

**S. LEE STREET**

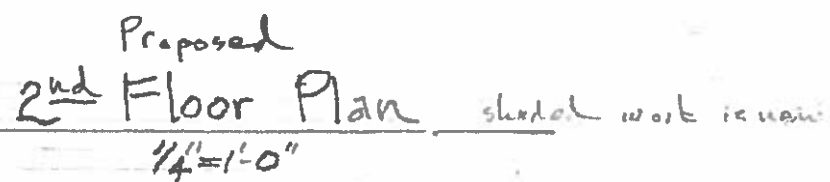
**ALEXANDRIA, VIRGINIA 22314**



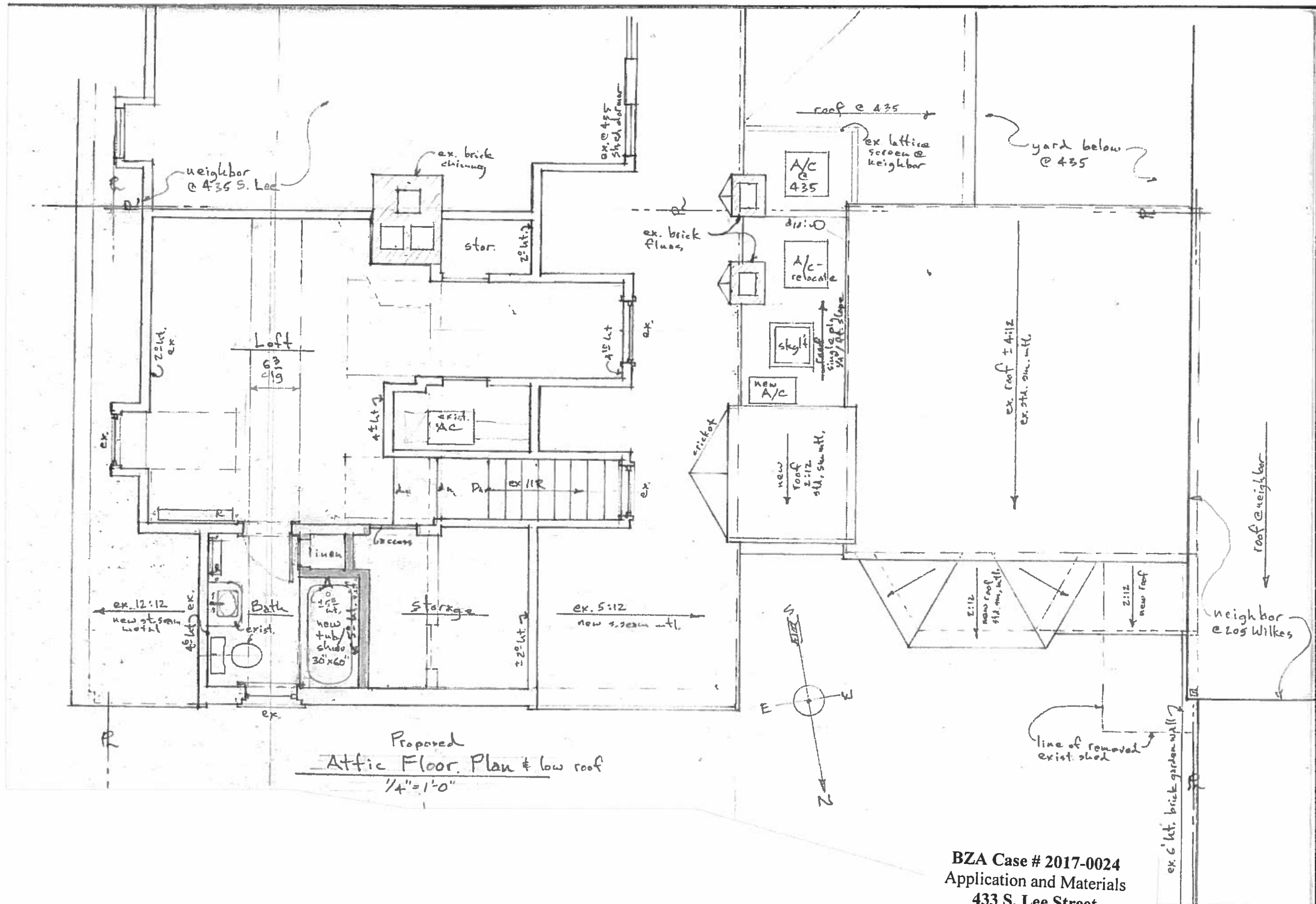
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A103



Proposed  
Attic Floor Plan & low roof  
1/4"=1'-0"

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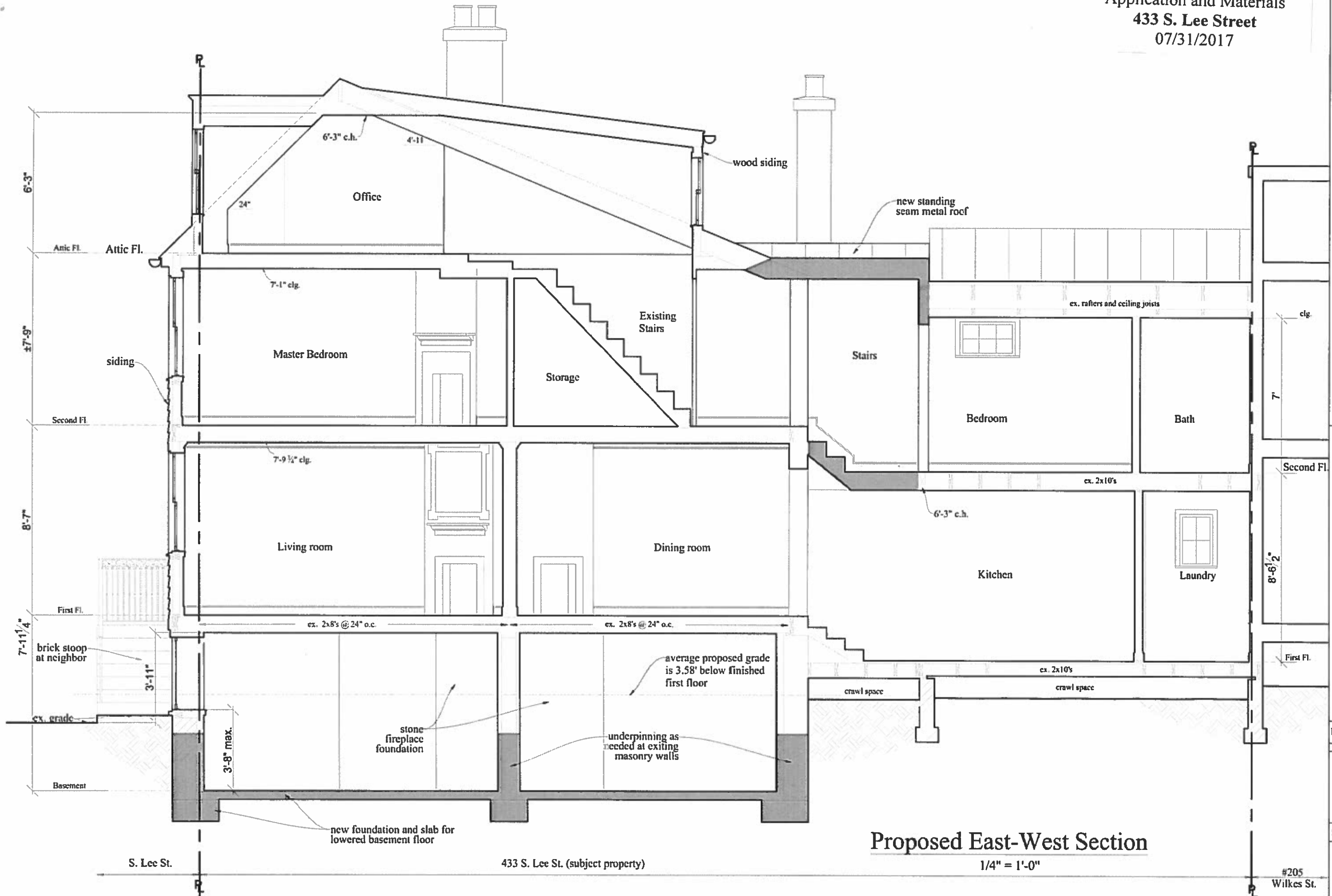
JOCHUM RESIDENCE  
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Proposed East-West Section

1/4" = 1'-0"

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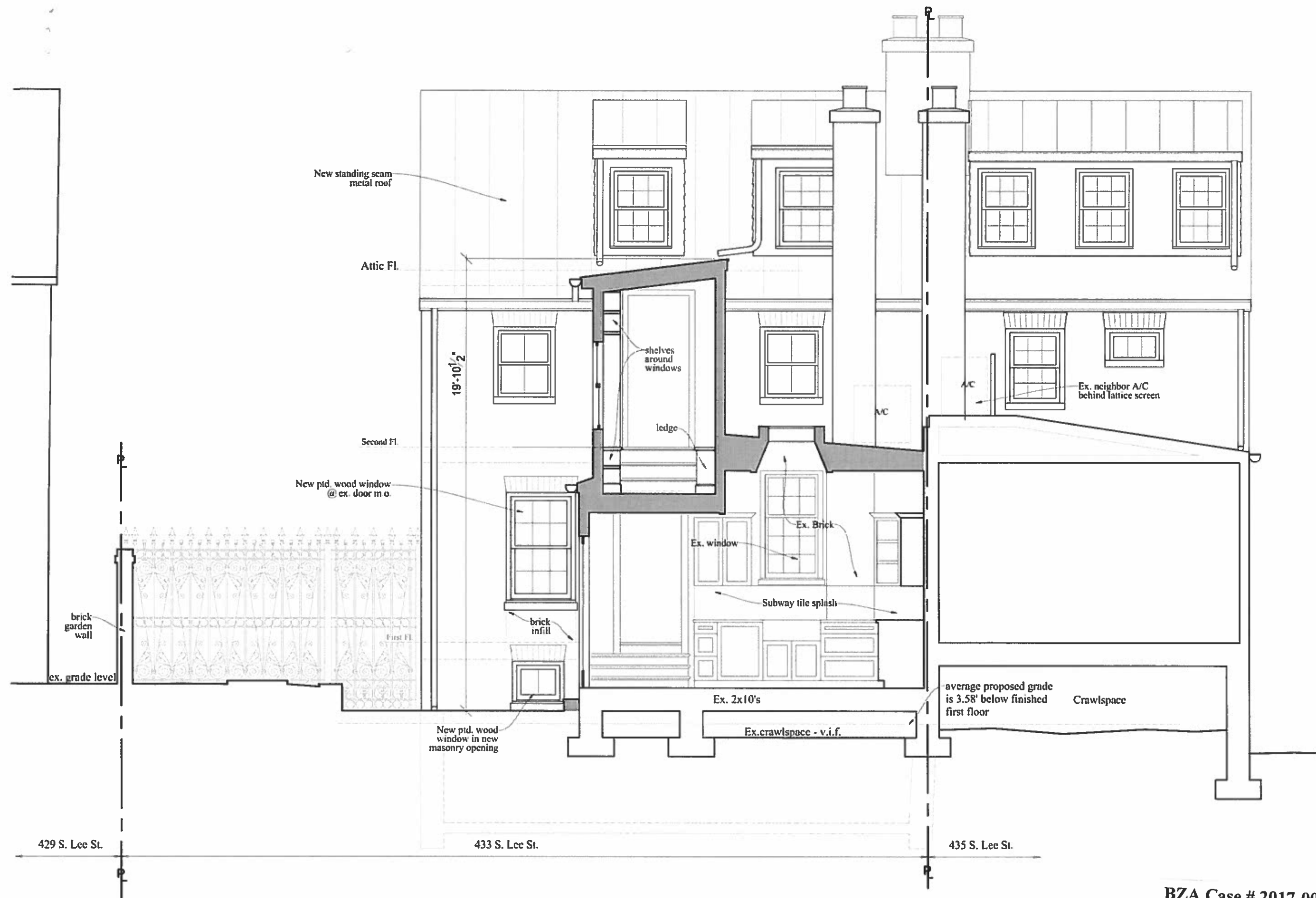


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A201



## Proposed North-South Section

1/4" = 1'-0"

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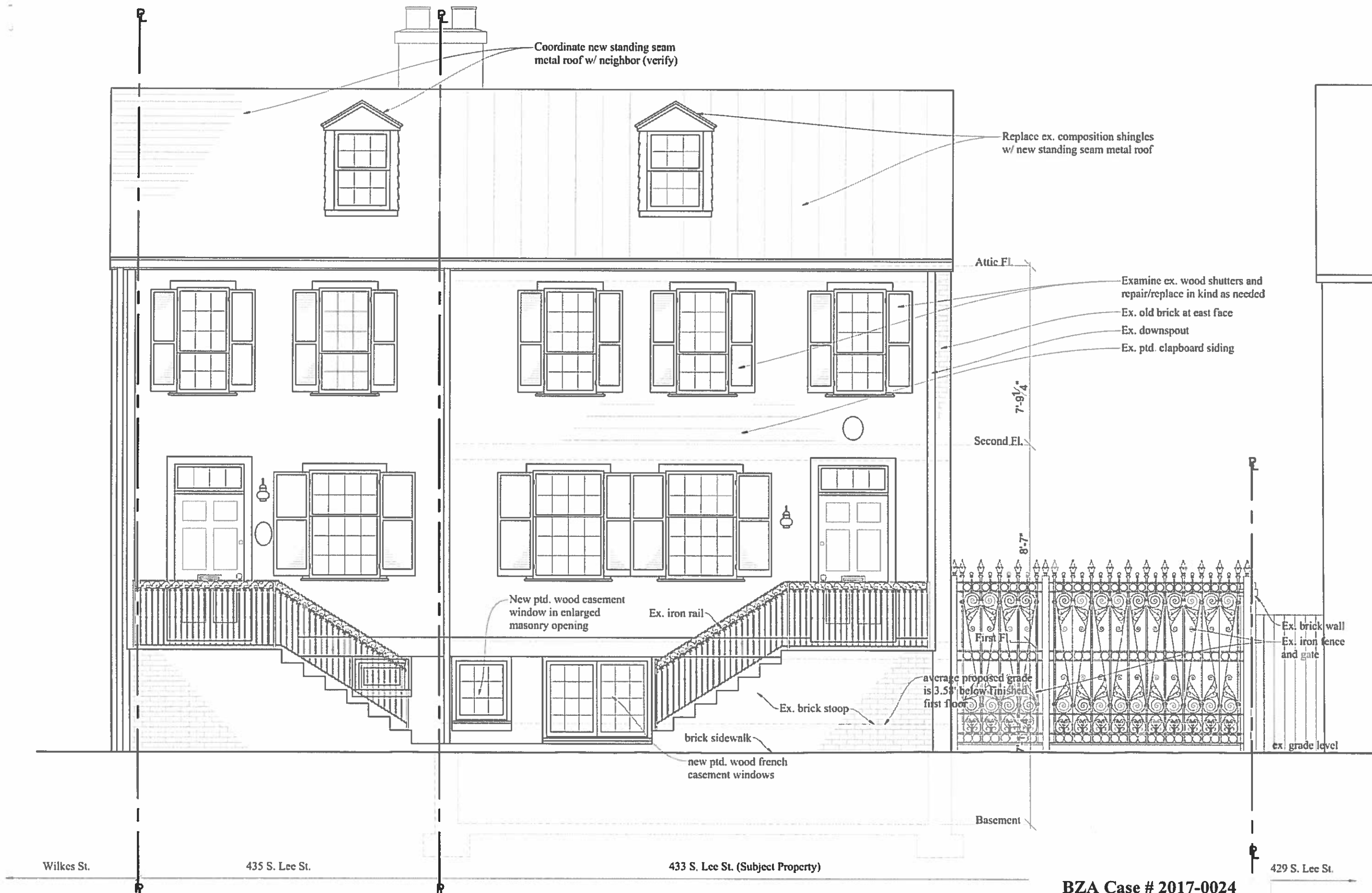
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433 S. LEE STREET  
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Sheet:

A202

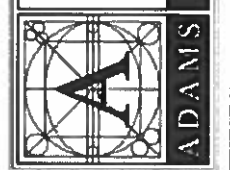


Proposed West Elevation

1/4" = 1'-0"

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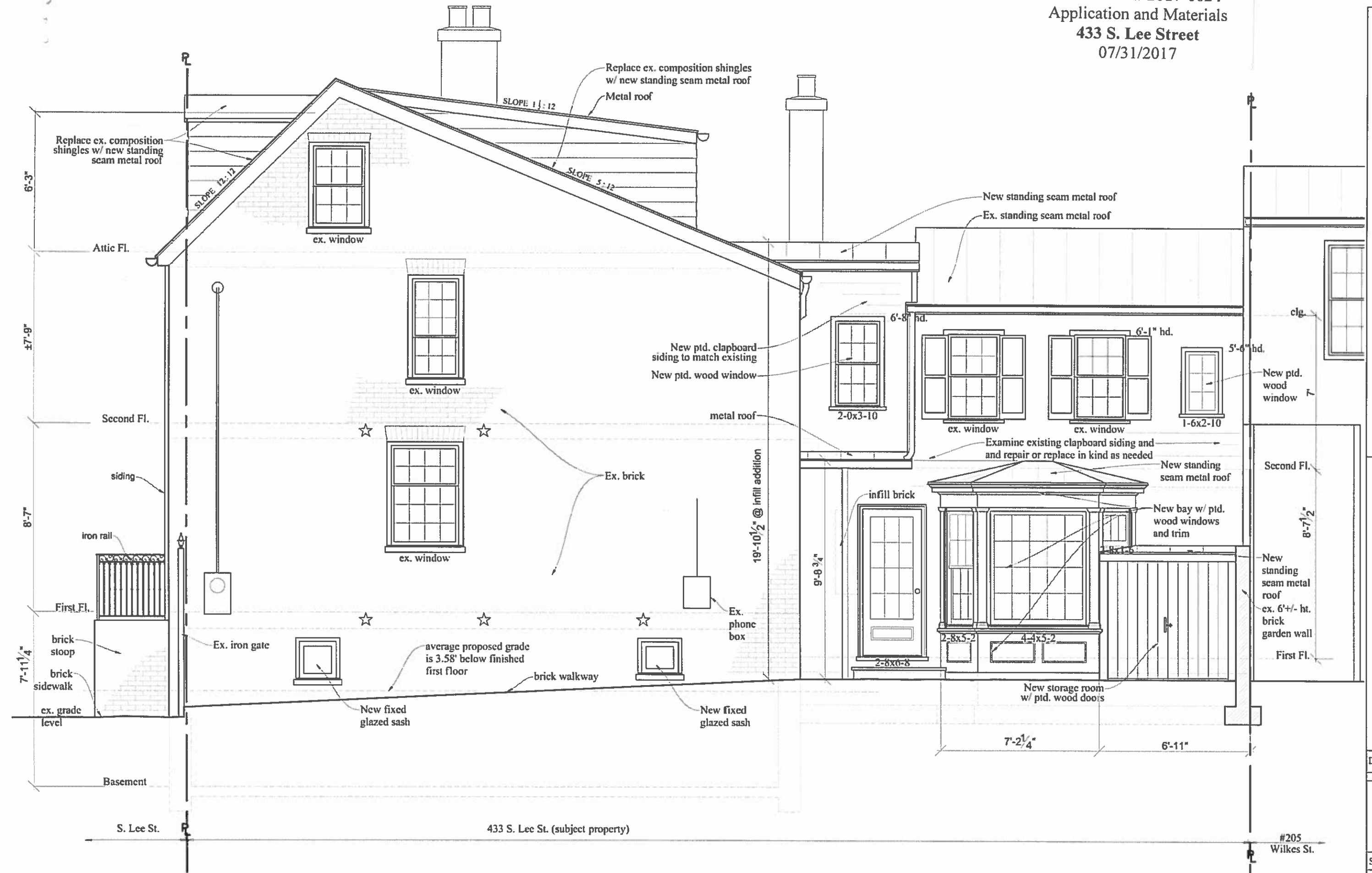
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433 S. LEE STREET  
ALEXANDRIA, VIRGINIA 22314

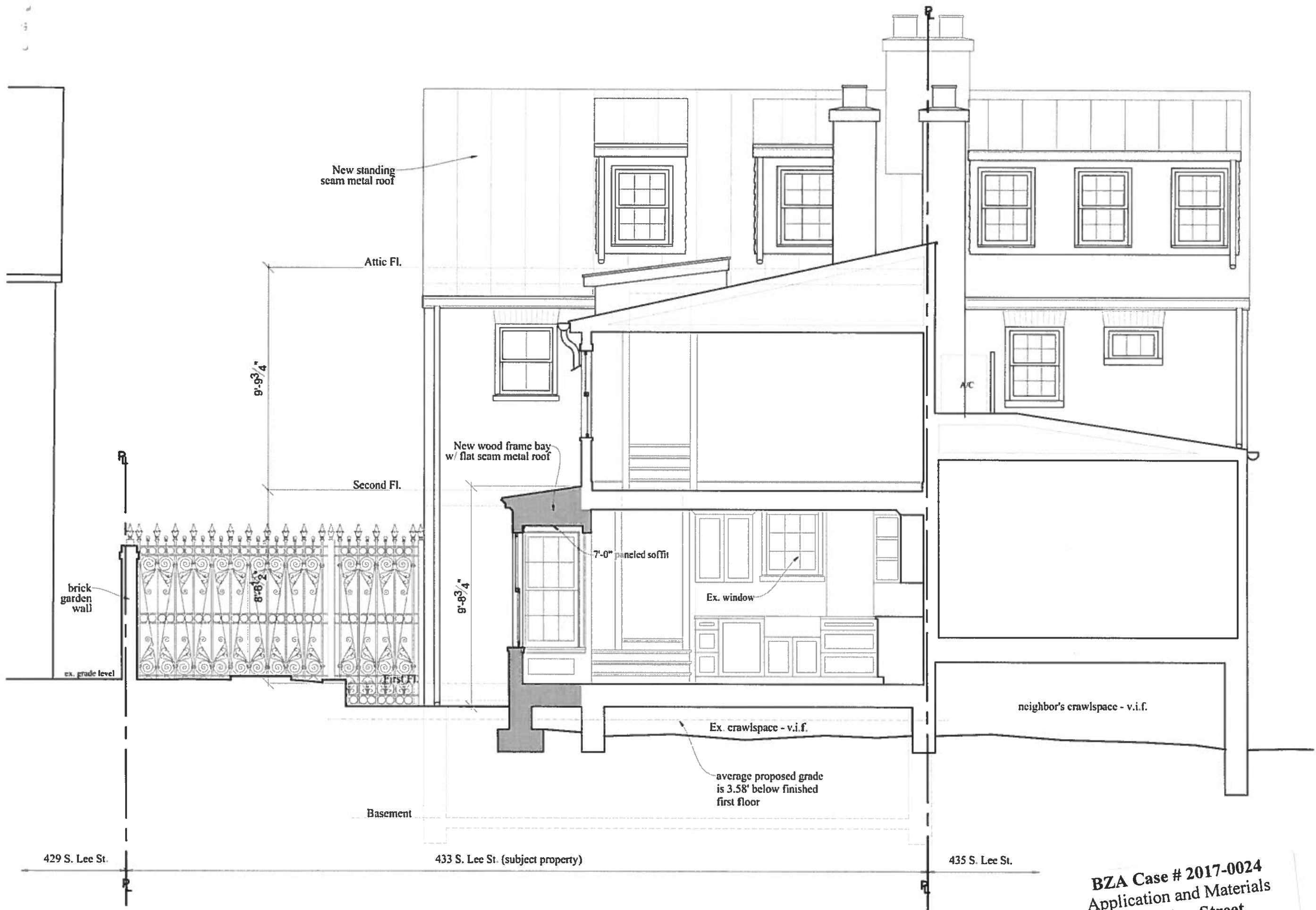
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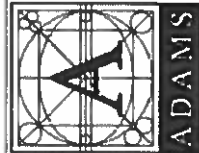


# Proposed East Elevation - Section

1/4" = 1'-0"

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