

Docket Items # 3  
BAR CASE # 2017-0310

BAR Meeting  
October 4, 2017

**ISSUE:** New Construction (Accessory Structure)

**APPLICANT:** Scott and Annette Avery

**LOCATION:** 210 South Fayette Street

**ZONE:** RM / Residential

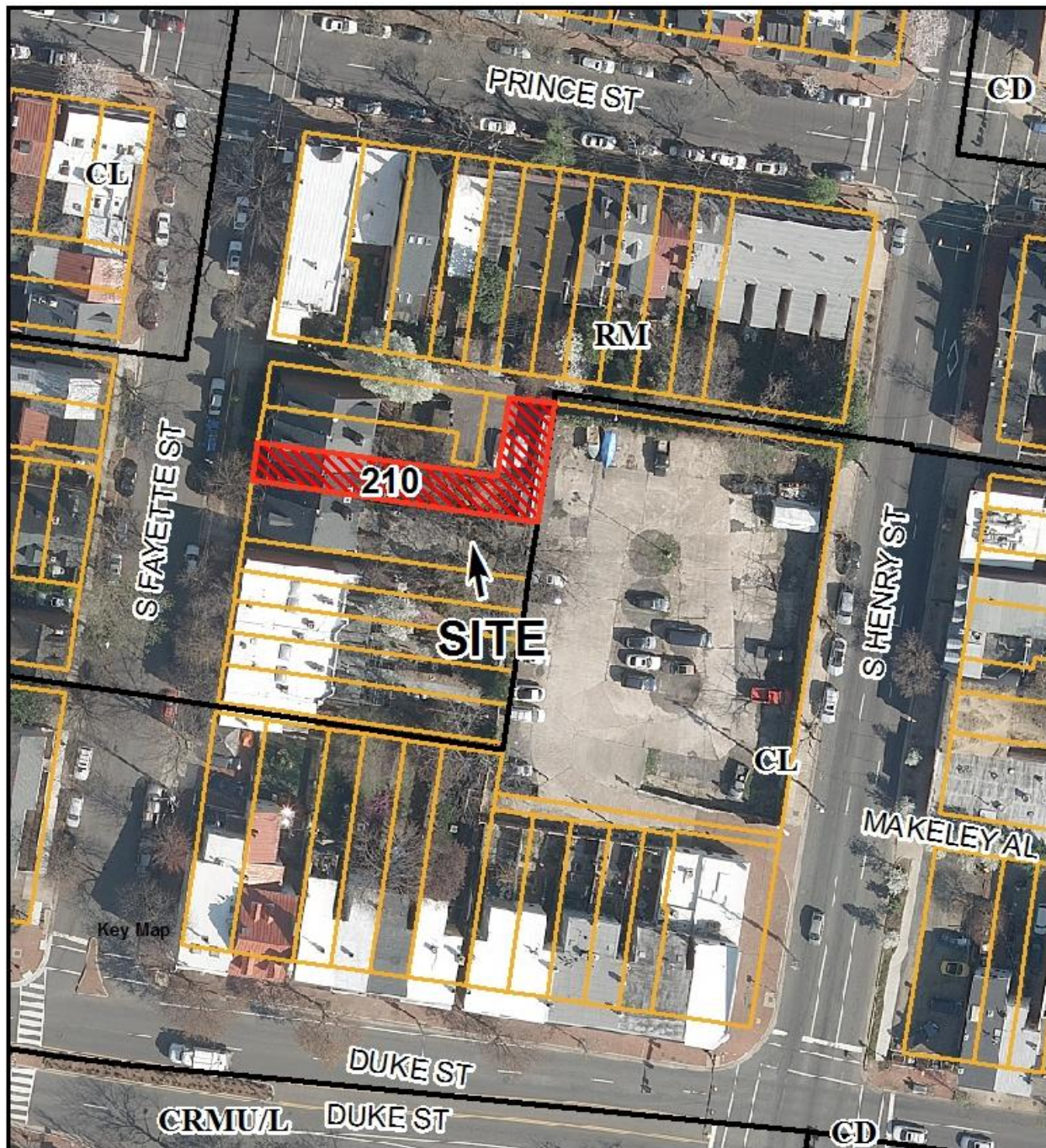
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**STAFF RECOMMENDATION**

Staff recommends approval of the Certificate of Appropriateness for an accessory structure, as submitted.

**GENERAL NOTES TO THE APPLICANT**

1. **ISSUANCE OF CERTIFICATES OF APPROPRIATENESS AND PERMITS TO DEMOLISH:** Applicants must obtain a stamped copy of the Certificate of Appropriateness or Permit to Demolish PRIOR to applying for a building permit. Contact BAR Staff, Room 2100, City Hall, 703-746-3833, or [preservation@alexandriava.gov](mailto:preservation@alexandriava.gov) for further information.
2. **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.
3. **COMPLIANCE WITH BAR POLICIES:** All materials must comply with the BAR's adopted policies unless otherwise specifically approved.
4. **BUILDING PERMITS:** 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, 703-746-4200 for further information.
5. **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.
6. **HISTORIC PROPERTY TAX CREDITS:** Applicants performing extensive, certified rehabilitations of historic properties may separately be eligible for state and/or federal tax credits. Consult with the Virginia Department of Historic Resources (VDHR) prior to initiating any work to determine whether the proposed project may qualify for such credits.



**BAR #2017-00310**  
**210 South Fayette Street**



## **I. ISSUE**

The applicant is requesting approval of a Certificate of Appropriateness for a freestanding one-story garage and workshop at 210 South Fayette Street. The subject property has an L-shaped lot, with the front portion of the lot fronting on South Fayette Street and the rear property line adjacent to the east-west public alley to the north. The applicant currently uses this area for surface parking and one surface parking space will remain after construction. In order to construct the proposed new garage and workshop, the applicant received a rear yard variance at the July 13, 2017 BZA public hearing (BZA2017-0023).

The garage portion of the building, which will be setback approximately 12 feet from the rear property line, will be accessed from the alley while the workshop will be accessible from the rear yard. The alley elevation will measure 11 feet wide and 22 feet deep, while the workshop portion will measure approximately 16 feet wide (when viewed from the rear of the house) and 15 feet deep. At its highest point along the east elevation the building measures approximately 14 feet tall. While constructed as a single structure, there will be no interior connection between the two spaces. The east and south elevations will be devoid of openings because they are located on the property lines.

The masonry structure will have a flounder-style standing seam metal roof with an intersecting gable roof over the workshop portion of the building. The garage door will be wood, with upper glazing, while the doors and windows facing the rear yard will be combination of aluminum clad and wood windows and doors. A simple awning will be installed above the French doors at the workshop entrance.

## **II. HISTORY**

The house at 210 South Fayette Street is one of a group of four three-story townhouses constructed c. 1977 (Building Permit #9896, Development Resource), with simple detailing intended to be compatible in vocabulary with the Federal Revival style. The applicant received BAR administrative approval for replacement doors and windows in 2016 (BAR Case #2016-0122).

The garage will be accessed from a public alley north of the property. Visibility of the new structure is limited to what can be seen from the alley and across the vacant coal yard/parking lot located behind the property on South Henry Street. The former coal yard is expected to be redeveloped in the future.

## **III. ANALYSIS**

As the *Design Guidelines* note, the Board is most concerned with the compatibility of new structures with adjacent and nearby historic buildings. With respect to accessory structures, the *Guidelines* recommend that the structure complement, in style and materials, the architecture of the main building. In staff's opinion, the proposed new garage and workshop is in compliance with the broader recommendations contained in the *Design Guidelines* for accessory buildings.

Due to the unusual lot configuration, some may view the new structure as being associated with the end unit townhouse at 206 South Fayette Street. Although the applicant's townhouse is a

painted brick building, the new building will not be painted, in keeping with the majority of the buildings and masonry walls around the proposed garage.

Staff recommends approval of the application, as submitted.

#### **STAFF**

Stephanie Sample, Historic Preservation Planner, Planning & Zoning

Al Cox, FAIA, Historic Preservation Manager

#### **IV. CITY DEPARTMENT COMMENTS**

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

#### **Zoning**

- F-1 The subject property is a lot of record that was initially created by a plat of resubdivision approved by the Planning Commission on September 7, 1976. The original plat of resubdivision created five lots, including the ones at 206, 208, 210 and 212 South Fayette Street and an additional outlot. In 1990, the Planning Commission approved a resubdivision involving the dividing and consolidating of the outlot for portions of it to be joined with the lots at 206, 208, 210 and 212 South Fayette Street. This action configured the lots as they are today and created off-street parking and added lot area to each existing lot
- F-2 On July 13, 2017 on a vote of 6 to 0, the Board of Zoning Appeals granted a rear yard variance of 16.00 feet for the construction of a detached one-car garage and workshop in the required rear yard (BZA2017-0023).
- C-1 The proposed scope of work complies with zoning and consistent with BZA2017-0023 approval. The proposed garage measures 11.00 feet wide (when viewed from the alley) and 22.00 feet deep. The proposed workshop measures approximately 16.00 feet wide (when viewed from S. Fayette Street) and 15.00 feet deep. The garage height shall not exceed 15.00 feet.

#### **Code Administration**

No comments received.

#### **Transportation and Environmental Services**

- 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)
- F1. The applicant should provide a determination of disturbed area per City Guidelines to

T&ES prior to submitting for permits. If the land disturbance meets or exceeds 2500 square feet, a released grading plan will be required prior to submitting for permits. (T&ES)

- F2. If the alley located at the rear of the parcel is to be used at any point of the construction process the following will be required:  
For a Public Alley - The applicant shall contact T&ES, Construction Permitting & Inspections at (703) 746-4035 to discuss any permits and accommodation requirements that will be required.  
For a Private Alley - The applicant must provide proof, in the form of an affidavit at a minimum, from owner of the alley granting permission of use. (T&ES)
- 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)

#### **Alexandria Archaeology**

- F-1 There is low potential for significant archaeological resources to be disturbed by this project. No archaeological action is required.

#### **V. ATTACHMENTS**

- 1 – Application for BAR2017-0310 at 210 South Fayette Street*  
*2 – Supporting Materials*



ADDRESS OF PROJECT: 210 S. Fayette Street, Alexandria, VA

TAX MAP AND PARCEL: 074.01-09-33 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: Scott & Annette Avery

Address: 210 S. Fayette Street

City: Alexandria State: VA Zip: 22314

Phone: 703-683-1323 E-mail: swavery19@yahoo.com

**Authorized Agent** *(if applicable):* ☐ Attorney ☐ Architect ☐ \_\_\_\_\_

Name: \_\_\_\_\_ Phone: \_\_\_\_\_

E-mail: \_\_\_\_\_

**Legal Property Owner:**

Name: Scott & Annette Avery

Address: 210 S. Fayette Street

City: Alexandria State: VA Zip: 22314

Phone: 703-683-1323 E-mail: swavery19@yahoo.com

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

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

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

- ☒ **NEW CONSTRUCTION**  
☐ **EXTERIOR ALTERATION:** *Please check all that apply.*  
     ☐ awning                      ☐ fence, gate or garden wall    ☐ HVAC equipment                      ☐ shutters  
     ☐ doors                              ☐ windows                              ☐ siding                              ☐ shed  
     ☐ lighting                              ☐ pergola/trellis                      ☐ painting unpainted masonry  
     ☐ other \_\_\_\_\_  
☐ **ADDITION**  
☐ **DEMOLITION/ENCAPSULATION**  
☐ **SIGNAGE**

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

Construction of single story one-car garage and workshop in rear yard of property with approved rear-yard setback from BZA Case #2017-0023.

**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
- ☐ ☒ Survey plat showing the extent of the proposed demolition/encapsulation.  
☐ ☒ Existing elevation drawings clearly showing all elements proposed for demolition/encapsulation.  
☐ ☒ Clear and labeled photographs of all elevations of the building if the entire structure is proposed to be demolished.  
☐ ☒ Description of the reason for demolition/encapsulation.  
☐ ☒ Description of the alternatives to demolition/encapsulation and why such alternatives are not considered feasible.

**Additions & New Construction:** *Drawings must be to scale and should not exceed 11" x 17" unless approved by staff. All plans must be folded and collated into 3 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 3 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: Scott & Annette AveryDate: 8/21/17

## 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. Scott & Annette Avery	210 S. Fayette Street Alexandria, VA 22314	100%
2.		
3.		

2. **Property.** State the name, address and percent of ownership of any person or entity owning an interest in the property located at 210 S. Fayette Street (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. Scott & Annette Avery	210 S. Fayette Street Alexandria, VA 22314	100%
2.		
3.		

3. **Business or Financial Relationships.** Each person or entity listed above (1 and 2), with an ownership interest in the applicant or in the subject property is required to disclose any business or financial relationship, as defined by Section 11-350 of the Zoning Ordinance, existing at the time of this application, or within the 12-month period prior to the submission of this application with any member of the Alexandria City Council, Planning Commission, Board of Zoning Appeals or either Boards of Architectural Review.

Name of person or entity	Relationship as defined by Section 11-350 of the Zoning Ordinance	Member of the Approving Body (i.e. City Council, Planning Commission, etc.)
1. Scott & Annette Avery		None
2.		
3.		

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

As the applicant or the applicant's authorized agent, I hereby attest to the best of my ability that the information provided above is true and correct.

8/21/17

Date

Scott & Annette Avery

Printed Name

  
Signature



# DEPARTMENT OF PLANNING AND ZONING

## FLOOR AREA RATIO AND OPEN SPACE CALCULATIONS

### A. Property Information

A1. Street Address \_\_\_\_\_ Zone \_\_\_\_\_

A2. \_\_\_\_\_ x \_\_\_\_\_ = \_\_\_\_\_  
*Total Lot Area Floor Area Ratio Allowed by Zone Maximum Allowable Floor Area*

### B. Existing Gross Floor Area

Existing Gross Area*		Allowable Exclusions	
Basement		Basement**	
First Floor		Stairways**	
Second Floor		Mechanical**	
Third Floor		Other**	
Porches/ Other		Total Exclusions	
<b>Total Gross *</b>			

B1. Existing Gross Floor Area \*  
 \_\_\_\_\_ Sq. Ft.

B2. Allowable Floor Exclusions\*\*  
 \_\_\_\_\_ Sq. Ft.

B3. Existing Floor Area minus Exclusions  
 \_\_\_\_\_ 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		Stairways**	
Second Floor		Mechanical**	
Third Floor		Other**	
Porches/ Other		Total Exclusions	
<b>Total Gross *</b>			

C1. Proposed Gross Floor Area \*  
 \_\_\_\_\_ Sq. Ft.

C2. Allowable Floor Exclusions\*\*  
 \_\_\_\_\_ Sq. Ft.

C3. Proposed Floor Area minus Exclusions  
 \_\_\_\_\_ Sq. Ft.  
 (subtract C2 from C1)

### D. Existing + Proposed Floor Area

D1. Total Floor Area (add B3 and C3) \_\_\_\_\_ Sq. Ft.

D2. Total Floor Area Allowed by Zone (A2) \_\_\_\_\_ 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	
Required Open Space	
Proposed Open Space	

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

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

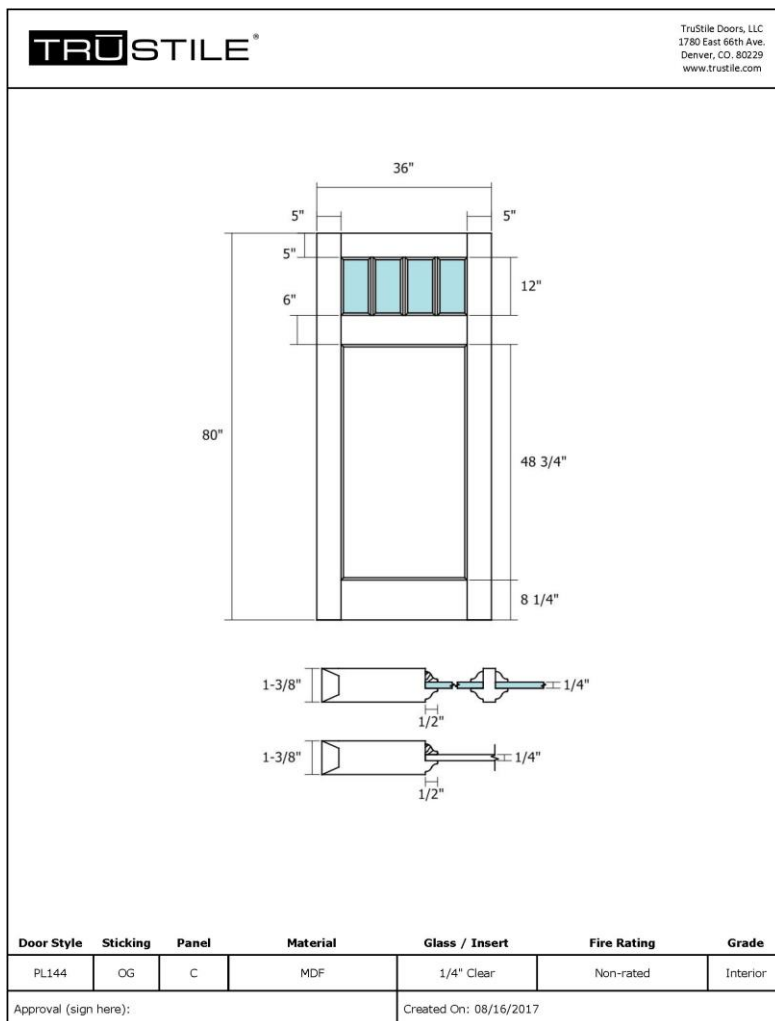
## 210 S. Fayette Street – Old & Historic District

### Materials Specification List

Garage Entry Door: TruStile – Wood Exterior Panel Door / PL144

Painted to match Sierra White (Window Clad Color)

Satin Nickle Hardware



Workshop Double Entry Door: Marvin Ultimate Swinging French Door

Clad – Sierra White

Satin Nickle Hardware



Windows:

Marvin Ultimate Magnum Double Hung & Fixed Panel

Lite patterns vary.

Clad – Sierra White

Satin Nickel Hardware





Face Brick:

General Shale – Morning Smoke



**MORNING SMOKE**

Roanoke, Virginia

[www.GeneralShale.com](http://www.GeneralShale.com)

This photo is provided to represent general color range and texture. Final color shall be determined by physical selection. Color selection should be made from product samples.

4/15/15 01/16/15



Garage Door:

Clopay Reserve Wood Collection Limited Edition Series

Painted to match Sierra White (Window Clad Color)



Wall Lights: Kichler – Forestdale Collection Forestdale 1 Light Outdoor Wall (Olde Bronze)



Roofing: Main Roof - Standing Seam Metal

Color –Green

Awning – Standing Seam Metal

Color – Green

Wood Trim: Painted to match Sierra White (Window Clad Color)

Fencing: Existing fence to remain and/or be repaired as needed.

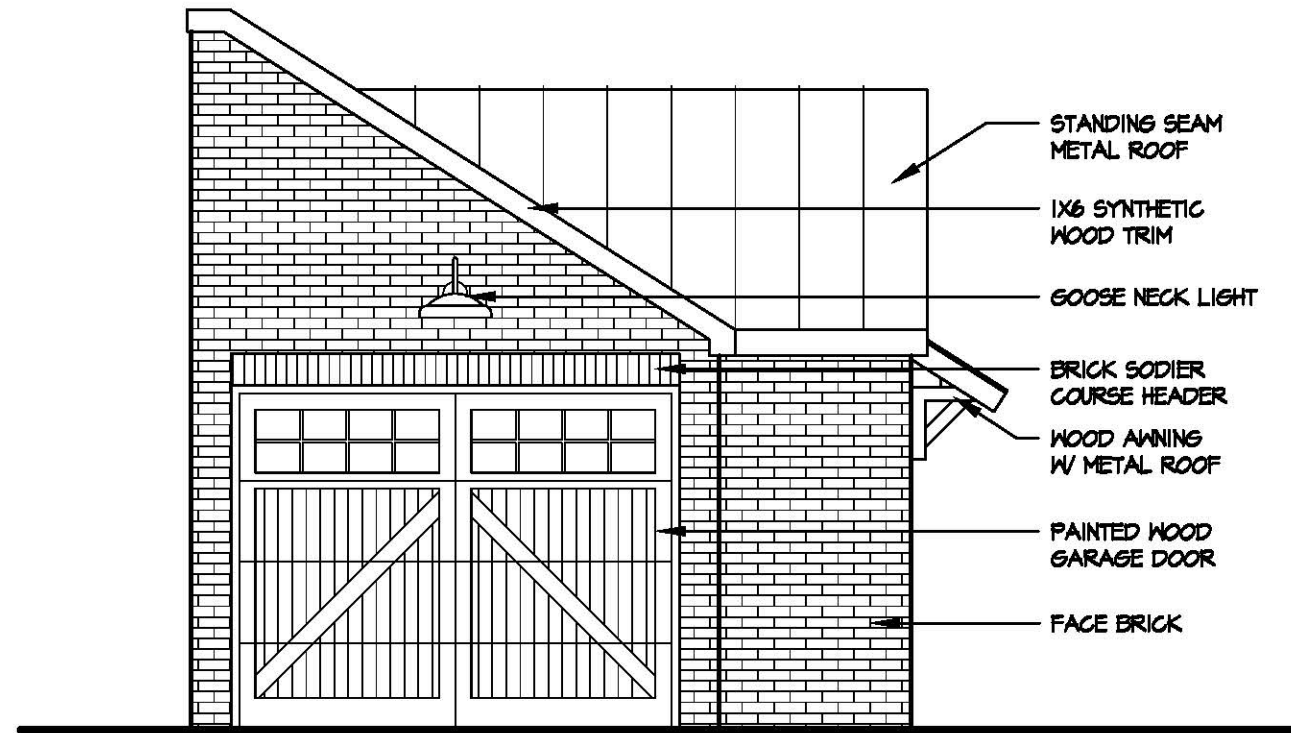


**1**  
**A1** **PROPOSED WEST ELEVATION**

SCALE: 1/4" = 1'-0"

1. SEE THE ATTACHED MATERIAL SPECIFICATIONS PACKET  
FOR DETAILED MATERIAL INFORMATION.

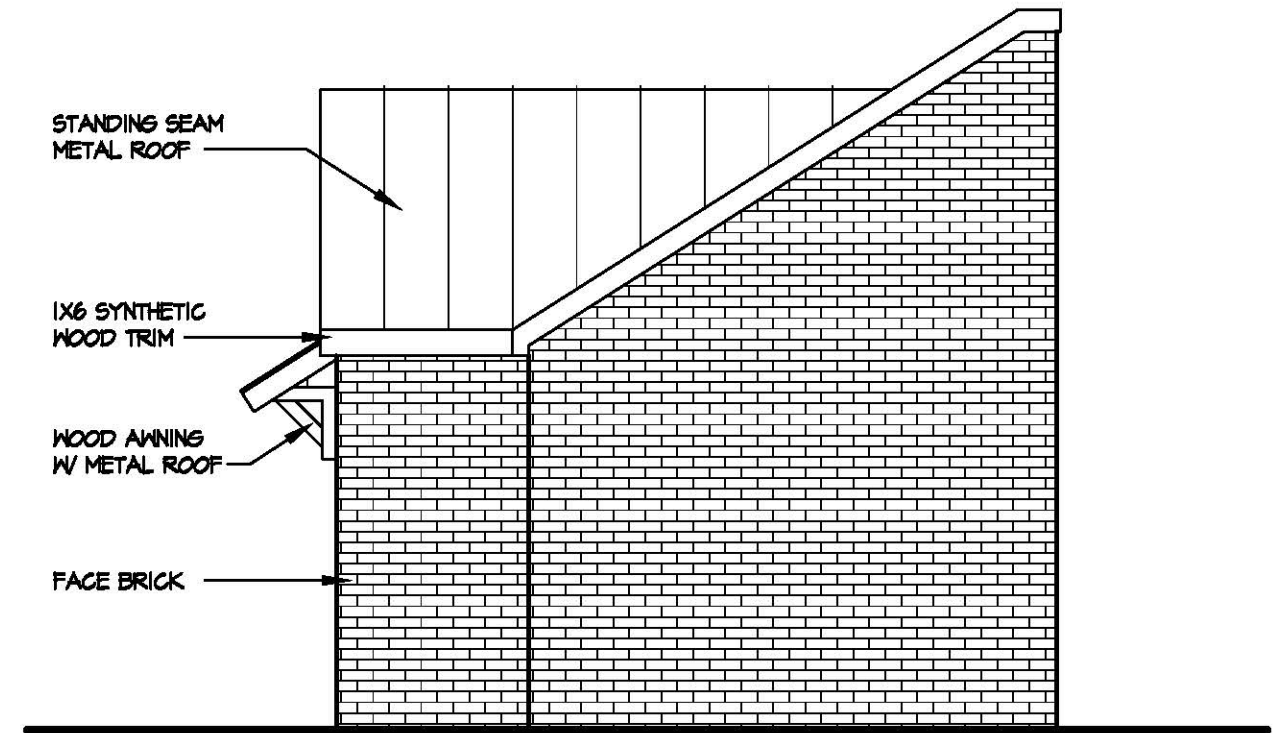
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**1**  
**A2** **PROPOSED NORTH ELEVATION**

SCALE: 1/4" = 1'-0"

SEE THE ATTACHED MATERIAL SPECIFICATIONS PACKET  
 FOR DETAILED MATERIAL INFORMATION.



**2**  
**A2** **PROPOSED SOUTH ELEVATION**

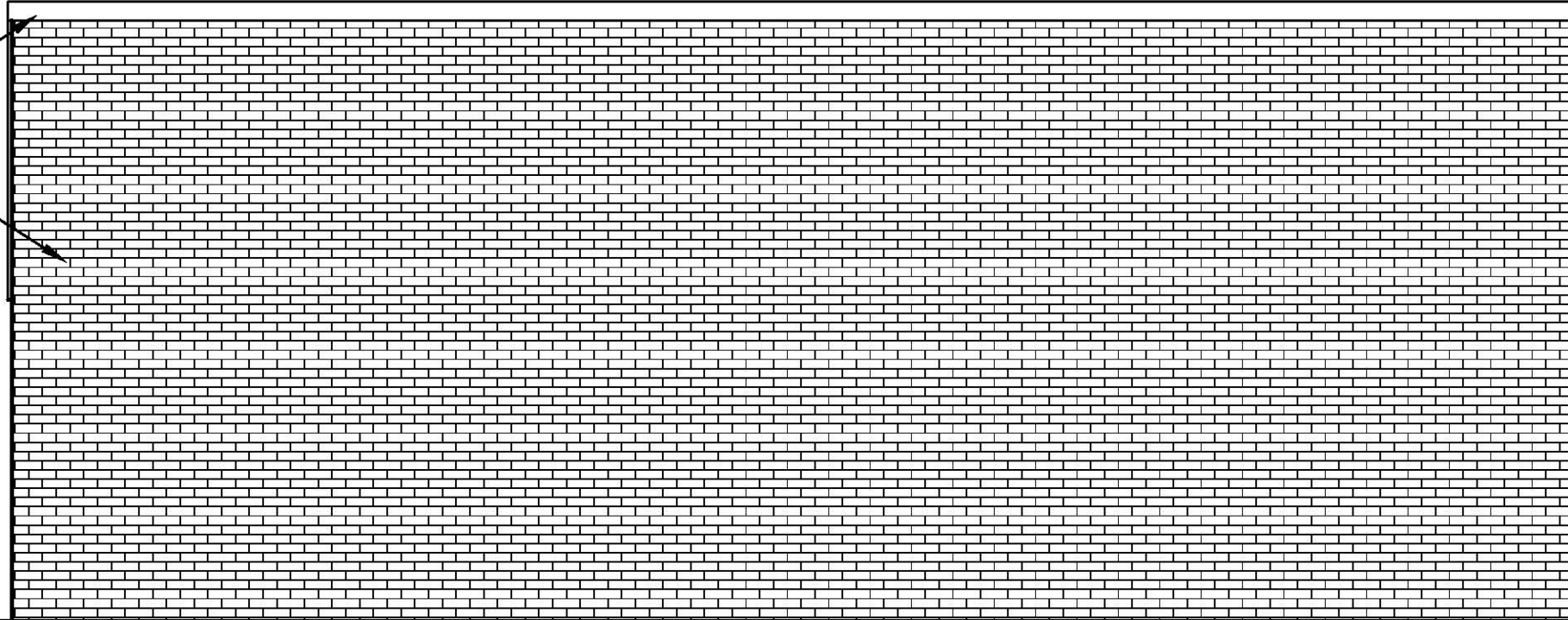
SCALE: 1/4" = 1'-0"

SEE THE ATTACHED MATERIAL SPECIFICATIONS PACKET  
 FOR DETAILED MATERIAL INFORMATION.

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1X6 SYNTHETIC  
WOOD TRIM

FACE BRICK



1  
A3

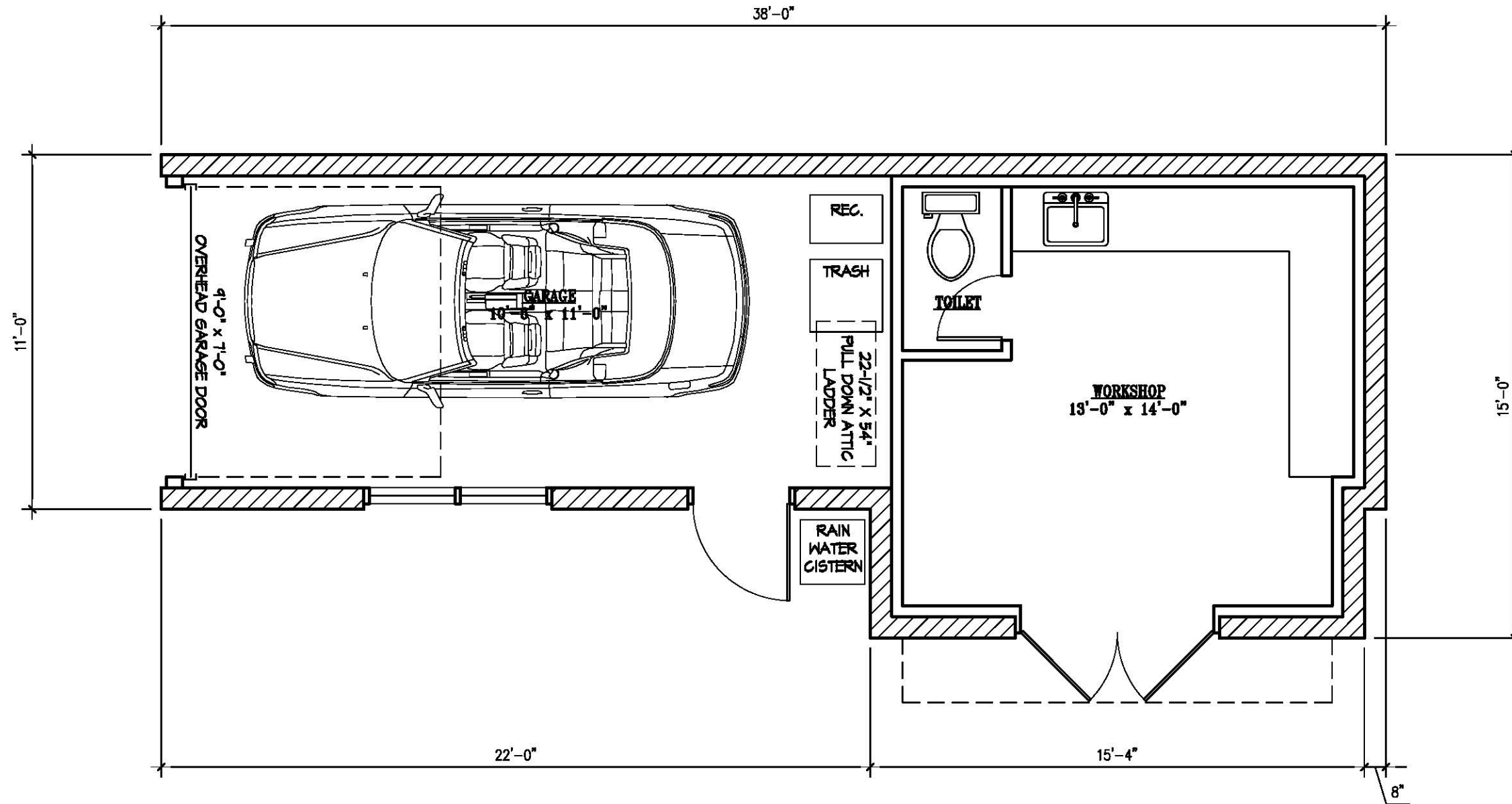
## PROPOSED EAST ELEVATION

SCALE: 1/4" = 1'-0"

1. SEE THE ATTACHED MATERIAL SPECIFICATIONS PACKET FOR DETAILED MATERIAL INFORMATION.

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**1**  
**A4** **PROPOSED FLOOR PLAN**

SCALE: 1/4" = 1'-0"

1. SEE THE ATTACHED MATERIAL SPECIFICATIONS PACKET  
 FOR DETAILED MATERIAL INFORMATION.

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ALLEY - WEST VIEW



ALLEY - SOUTH EAST VIEW



ALLEY - SOUTH VIEW



REAR YARD - EAST VIEW (FROM YARD)



REAR YARD - EAST VIEW (FROM EXIST. DECK)

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FANNON

NOTE: FENCES ARE FRAME.

12' ALLEY

580°41'00"E  
20.00'

S 09°30'00"W ~ 50.31'

BRICK BLDG.

EXISTING SHED

PARKING SPACE #1

DRIVEWAY

PARKING SPACE #2

ON LINE

EXISTING PARKING SPACES

34.25'  
N 09°30'00"E

123.42'

504  
2,660 #

505

EXISTING OPEN SPACE:  
1,149 SF

SPIRAL STAIR

EXISTING DECK

DECK OVER PATIO STOR.

580°30'00"E

N 80°30'00"W

16.7'

2 1/2 STORY BRICK

EXISTING HOUSE

#208

#210

#212

134.25' to  
PRINCE STREET 7.8'

15.3'

STP.

STEPS

4' CONC. WALK

BRICK WALK

CURB & GUTTER

N 09°30'00"E ~ 16.00'

SOUTH FAYETTE STREET

31.50' to MON. LINE

PLAT

SHOWING PHYSICAL IMPROVEMENT SURVEY

#210 SOUTH FAYETTE STREET

(LOT 504, CONSOLIDATION AND RESUBDIVISION OF LOTS 1 THROUGH 5  
OF THE RESUBDIVISION OF LOT 23, BLOCK G)

CITY OF ALEXANDRIA, VIRGINIA

SCALE: 1" = 20'

DATE: OCT. 21, 1996

THIS DWELLING IS NOT LOCATED  
IN A F.E.M.A. SPECIAL FLOOD  
HAZARD AREA.

PLAT SUBJECT TO  
RESTRICTIONS OF RECORD.

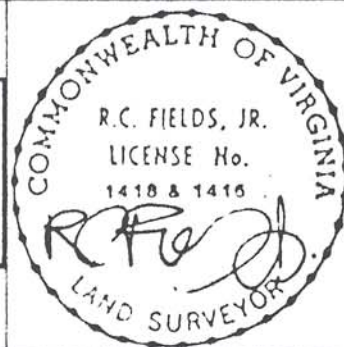
TITLE REPORT NOT  
FURNISHED.

CASE NAME: AVERY ~ Van De KREEKE  
ELSBERG

**RCF** FIELDS, JR. & ASSOCIATES  
A PROFESSIONAL CORPORATION

LAND SURVEYING • SITE PLANNING • SUBDIVISION OF SURVEY

718 JEFFERSON STREET ALEXANDRIA, VIRGINIA 22314  
TEL. (703) 549-6422 FAX (703) 549-6452



I HEREBY CERTIFY THAT THE POSITIONS OF ALL THE EXISTING IMPROVEMENTS  
HAVE BEEN CAREFULLY ESTABLISHED BY A TRANSIT TAPE SURVEY AND UNLESS  
OTHERWISE SHOWN, THERE ARE NO VISIBLE ENCROACHMENTS.

FANNON

NOTE: FENCES ARE  
FRAME.

12' ALLEY

580°41'00"E  
20.00'

S 09°30'00"W ~ 50.31'

BRICK BLDG.

PROPOSED 1 STORY  
GARAGE AND WORKSHOP  
482 SF

EXISTING PARKING SPACE

34.25'  
N 09°30'00"E

504  
2,660 #

PROPOSED OPEN SPACE:  
952 SF

SPIRAL STAIR

EXISTING DECK

DECK  
OVER  
PATIO  
STOR.

580°30'00"E

N 80°30'00"W

#208

#212

#210

134.25' to  
PRINCE STREET

7.8'

STP.

STEPS

4' CONC. WALK

BRICK WALK

CURB &  
GUTTER

N 09°30'00"E ~ 10.00'

SOUTH FAYETTE STREET

31.50' to MON. LINE

PLAT

SHOWING PHYSICAL IMPROVEMENT SURVEY

#210 SOUTH FAYETTE STREET

(LOT 504, CONSOLIDATION AND RESUBDIVISION OF LOTS 1 THROUGH 5  
OF THE RESUBDIVISION OF LOT 23, BLOCK G)

CITY OF ALEXANDRIA, VIRGINIA

SCALE: 1" = 20'

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