

Docket Item #7 & #8  
BAR CASE # 2018-00242  
2018-00243

BAR Meeting  
June 20, 2018

**ISSUE:** Partial Demolition/Capsulation and an Addition/Alterations

**APPLICANT:** Michael and Iris Palmer

**LOCATION:** 628 South Lee Street

**ZONE:** RM / Townhouse zone

---

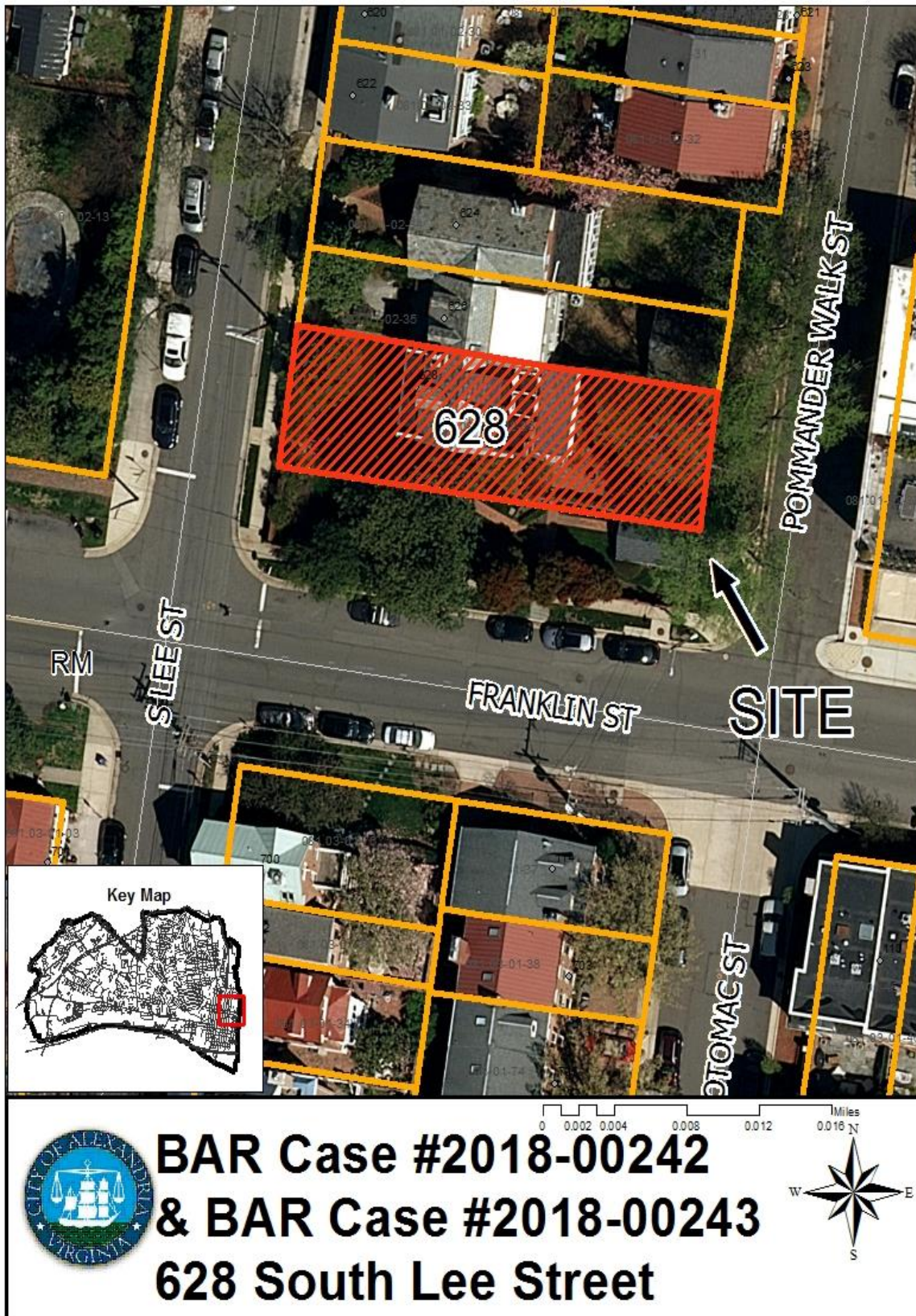
### **STAFF RECOMMENDATION**

Staff recommends approval of the Permit to Demolish and Certificate of Appropriateness for an addition and alterations with the following condition:

1. The statements in archaeology conditions below shall appear in the General Notes of all site plans and on all construction documents that involve demolition or ground disturbance (including Basement/Foundation Plans, Demolition, Erosion and Sediment Control, Grading, Landscaping, Utilities, and Sheeting and Shoring) so that in the unlikely event that archaeological materials are encountered during construction contractors should contact Alexandria Archaeology:
  - 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 or artifact collecting to be conducted on the property, unless authorized by Alexandria Archaeology.

## **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.



**Note:** *Staff coupled the applications for a Permit to Demolish (BAR #2018-00242) and Certificate of Appropriateness (BAR #2018-00243) for clarity and brevity. The Permit to Demolish requires a roll call vote.*

## **I. ISSUE**

### Demolition/Capsulation

The applicant proposes demolition of a rear one-story enclosed porch addition and capsulation of the rear (east) elevation at the second story.

### Certificate of Appropriateness

#### *Addition*

The applicant proposes to construct a new two-story rear addition measuring approximately 22' by 9' with an open loggia at the basement level. The rear addition will have a stucco finish and will have a flat roof with parapet and a projecting, pedimented bay. A rooftop HVAC unit will be screened by the parapet. The windows will be simulated divided light casements and there will be a Juliet balcony with a decorative metal railing. The addition will recall many elements of the existing house.

#### *Alterations*

New brick steps on the south elevation will be installed to connect the new addition to the existing basement area.

## **II. HISTORY**

According to real estate assessment records, 624 South Lee Street was constructed in **1948** as an end-unit in a row of three Colonial Revival brick townhouses.

A replacement roof was approved administratively in 2014 (BAR Case #2014-00333) and replacement doors and a basement window were approved administratively in 2015 (BAR Case #2015-00182).

This lot is relatively unique in that it has three frontages (South Lee Street, Franklin Street and Pommander Walk) so the proposed addition will be plainly visible.

## **III. ANALYSIS**

### Permit to Demolish/Capsulate

In considering a Permit to Demolish/Capsulate, the Board must consider the following criteria set forth in the Zoning Ordinance, §10-105(B), which relate only to the subject property and not to neighboring properties. The Board has purview of the proposed demolition/capsulation regardless of visibility.

Standard	Description of Standard	Standard Met?
(1)	Is the building or structure of such architectural or historical interest that its moving, removing, capsulating or razing would be to the detriment of the public interest?	No

(2)	Is the building or structure of such interest that it could be made into a historic shrine?	No
(3)	Is the building or structure of such old and unusual or uncommon design, texture and material that it could not be reproduced or be reproduced only with great difficulty?	No
(4)	Would retention of the building or structure help preserve the memorial character of the George Washington Memorial Parkway?	N/A
(5)	Would retention of the building or structure help preserve and protect an historic place or area of historic interest in the city?	No
(6)	Would retention of the building or structure promote the general welfare by maintaining and increasing real estate values, generating business, creating new positions, attracting tourists, students, writers, historians, artists and artisans, attracting new residents, encouraging study and interest in American history, stimulating interest and study in architecture and design, educating citizens in American culture and heritage, and making the city a more attractive and desirable place in which to live?	No

The applicant's request for demolition and capsulation is not unusual in the Old and Historic Alexandria District, as homeowners seek to create additional modern living space. From 2012 thru 2016, the BAR approved over 92 additions. BAR staff - and the Board - have typically supported such requests, if the new construction is sensitively attached and only a limited amount of historic fabric is demolished or capsulated. As described in the zoning ordinance criteria for demolition, the specific amount that can be supported depends upon the importance of the structure and the quality or rarity of the material and craftsmanship being demolished or capsulated.

The proposed demolition is limited to a rear porch that was later enclosed and was not part of the original construction and a portion of the rear (east) elevation. The areas for demolition are not unique or remarkable elements and staff finds no objection to the proposed demolition.

#### Certificate of Appropriateness

##### *Addition*

Regarding residential additions, the *Design Guidelines* state the Board's preference for "contextual background buildings which allow historic structures to maintain the primary visual importance," and for "designs that are respectful of the existing structure and...which echo the design elements of the existing structure." The *Guidelines* also note that "It is not the intention of the Boards to dilute design creativity in residential additions. Rather, the Boards seek to promote compatible development that is, at once, both responsive to the needs and tastes of [modern times] while being compatible with the historic character of the districts."

The applicant's design approach has been to recall key elements of the Colonial Revival character of the townhouse with multilight windows and a pedimented projecting bay on the rear elevation. The subtle differentiation between the new and the old will primarily occur with the change in

materials, as the new construction will be stucco and the multilight windows will be casements instead of double-hung windows. Staff finds the proposed addition to be compatible with respect to its massing, form and architectural style. Additionally, the proposal is well proportioned and detailed with high-quality materials.

*Alterations*

The proposed brick stairs are appropriate and whatever railing may be necessary should be stylistically compatible with the Colonial Revival character of the townhouse.

Staff supports the proposal as submitted.

**STAFF**

Catherine K. Miliaras, Principal Planner, Planning & Zoning  
Al Cox, FAIA, Historic Preservation Manager, Planning & Zoning

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

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

##### **Zoning**

- F-1 Zoning staff asked applicant on 5/31/18 to label average finished grade when submitting for a building permit.
- F-2 The property has a frontage on South Lee St, Franklin St, and Pommander Walk St, for a total of three frontages.
- F-3 No side yard setback is required because the only side yard shares a party wall with 626 South Lee St.
- C-1 Proposed scope of work complies with zoning.

##### **Code Administration**

- C-1 A building permit, plan review and inspections are required prior to the start of construction.

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

- R-1 The building permit must be approved and issued prior to the issuance of any permit for demolition, if a separate demolition permit is required. (T&ES)
- R-2 Applicant shall be responsible for repairs to the adjacent city right-of-way if damaged during construction activity. (T&ES)
- R-3 No permanent structure may be constructed over any existing private and/or public utility easements. It is the responsibility of the applicant to identify any and all existing easements on the plan. (T&ES)
- 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)
- 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)

**Alexandria Archaeology**

- F-1 Research has indicated that his property was within an African American neighborhood from 1870 to 1910. The property therefore has the potential to yield archaeological resources that could provide insight into domestic activities in the late 19<sup>th</sup> and early 20<sup>th</sup> centuries, perhaps related to African Americans.
- 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 Basement/Foundation Plans, Demolition, Erosion and Sediment Control, Grading, Landscaping, Utilities, and Sheeting and Shoring) so that in the unlikely event that archaeological materials are encountered during construction contractors should contact Alexandria Archaeology:
  - 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 or artifact collecting to be conducted on the property, unless authorized by Alexandria Archaeology.

**V. ATTACHMENTS**

- 1 – Application for BAR 2018-00242 & 2018-00243: 628 South Lee Street*
- 2 – Supplemental Materials*



BAR Case # \_\_\_\_\_

ADDRESS OF PROJECT: 628 SOUTH LEE ST  
 TAX MAP AND PARCEL: 8101.02.36 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: MICHAEL & IRIS PALMERAddress: 628 SOUTH LEE STCity: ALEXANDRIA State: VA Zip: 22314Phone: \_\_\_\_\_ E-mail: mpalmerci-360.comAuthorized Agent (if applicable): ☐ Attorney ☐ Architect ☐ \_\_\_\_\_Name: PATRICK CAMUSPhone: 703 6261989E-mail: studioCAMUS@comcast.net

Legal Property Owner:

Name: SAME

Address: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

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

- |                              |  |  |
|------------------------------|--|--|
| <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No | Is there an historic preservation easement on this property?               |
| <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No | If yes, has the easement holder agreed to the proposed alterations?        |
| <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No | Is there a homeowner's association for this property?                      |
| <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No | If yes, has the homeowner's association approved the proposed alterations? |

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

Application Materials  
 BAR2018-00242.00243  
 628 S Lee  
 Date Routed: 5.23.2018

BAR Case # \_\_\_\_\_

**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).*

REQUEST APPROVAL TO REMOVE ONE STORY FILLED  
IN PORCH AT THE REAR OF PROPERTY AND REPLACE  
WITH A TWO STORY ADDITION OF THE SAME FOOT-  
PRINT

**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.

Application Materials  
 BAR2018-00242.00243  
 628 S Lee  
 Date Routed: 5.23.2018

BAR Case # \_\_\_\_\_

**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.

Application Materials  
BAR2018-00242.00243  
628 S Lee  
Date Routed: 5.23.2018

BAR Case # \_\_\_\_\_

**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: PATRICK CAMUSDate: 17 MAY 18

Application Materials  
 BAR2018-00242.00243  
 628 S Lee  
 Date Routed: 5.23.2018

## 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. MICHAEL & IRIS PALMER	628 S LEE	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 628 S LEE (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. MICHAEL & IRIS PALMER	628 S LEE	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. MICHAEL & IRIS PALMER	N/A	BAR OTHD
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.

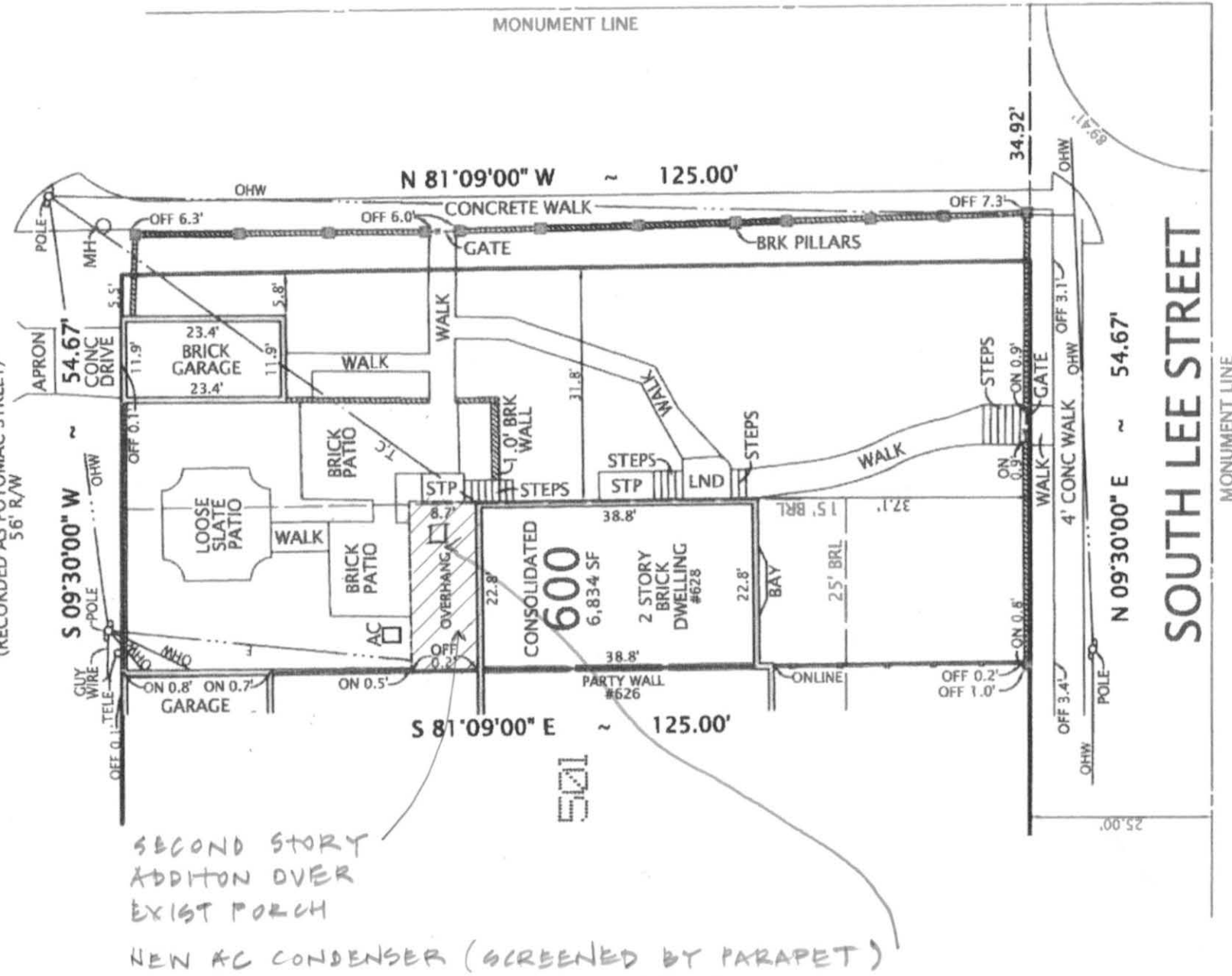
17 MAY 18  
Date

PATRICK CAMUS  
Printed Name

  
Signature

# POMMANDER WALK STREET

(RECORDED AS POTOMAC STREET)  
56' R/W



PLAT  
SHOWING HOUSE LOCATION ON  
CONSOLIDATED  
LOT 600  
SUBDIVISION OF  
**MILDRED E. KOPLIN**  
(DEED BOOK 979, PAGE 764)  
CITY OF ALEXANDRIA, VIRGINIA  
JANUARY 26, 2018  
SCALE: 1" = 20'

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.

1/26/2018  
 GEORGE M. O'QUINN  
 LICENSE NO.  
 2069  
 COMMONWEALTH OF VIRGINIA  
 LAND SURVEYOR  
*George M. O'Quinn*

Ordered by:

Land, Carroll & Blair  
LLC  
324 King Street  
Alexandria, Virginia 22314  
Phone: (703) 836-1000

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

CASE NAME:HUNEKE ~ PALMER

CASE NO:18-006

#180123012

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

Proposed Modifications to the  
PALMER RESIDENCE  
14628 South Lee Street Alexandria Virginia

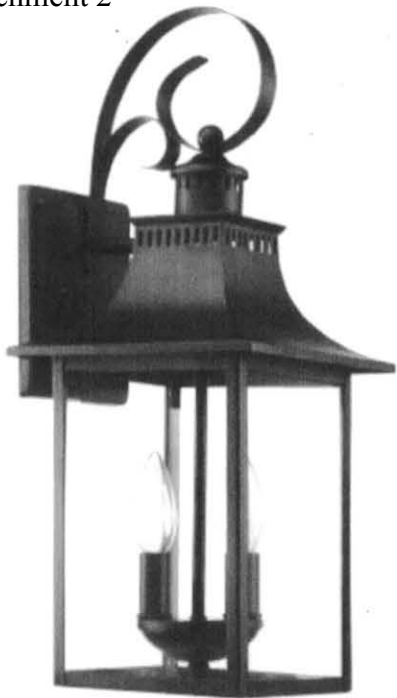
DATE  
17 MAY 18

SCALE  
1" = 20' - 0"

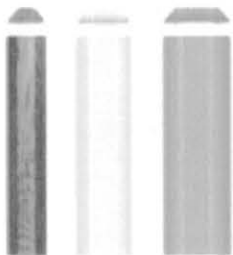
SHEET

CSI





Quoizel CCR8408K Mystic Black Chancellor  
2 Light 19" High



JELD WEN  
Simulated Divided Lites

(SDL) grilles that are permanently attached to both the interior and exterior glass (aluminum for clad exteriors, wood for wood exteriors), metal bars placed between the panes of insulating glass to provide design detail.

Grilles 7/8" width in putty profile: These grilles are available in wood for wood exteriors or the color that matches the exterior clad color of the window you choose or a custom color.



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

**A. Property Information**  
A1. Street Address 628 SOUTH LEE ST Zone RM  
A2. 6834 x 1.5 = 10,250  
Total Lot Area Floor Area Ratio Allowed by Zone Maximum Allowable Floor Area

Existing Gross Area*		Allowable Exclusions	
Basement	1083	Basement**	885
First Floor	1083	Stairways**	120
Second Floor	885	Mechanical**	12
Third Floor	520	Other**	
Porches/ Other	278	Total Exclusions	1017
Total Gross *	3849		

B1. Existing Gross Floor Area \* 3849 Sq. Ft.  
B2. Allowable Floor Exclusions\*\* 1017 Sq. Ft.  
B3. Existing Floor Area minus Exclusions 2832 Sq. Ft.  
(subtract B2 from B1)

Proposed Gross Area*		Allowable Exclusions	
Basement		Basement**	
First Floor		Stairways**	
Second Floor	198	Mechanical**	
Third Floor		Other**	
Porches/ Other		Total Exclusions	0
Total Gross *	198		

C1. Proposed Gross Floor Area \* 198 Sq. Ft.  
C2. Allowable Floor Exclusions\*\* 0 Sq. Ft.  
C3. Proposed Floor Area minus Exclusions 198 Sq. Ft.  
(subtract C2 from C1)

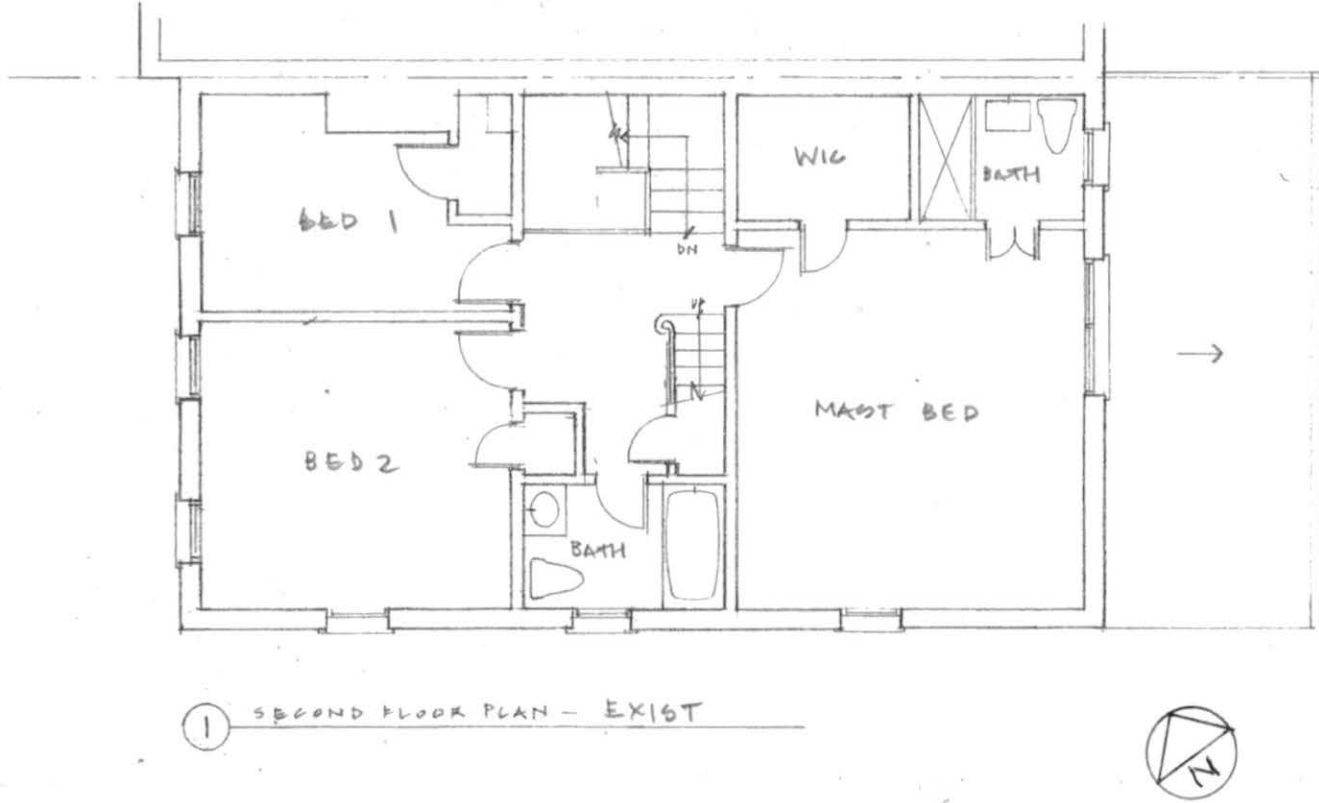
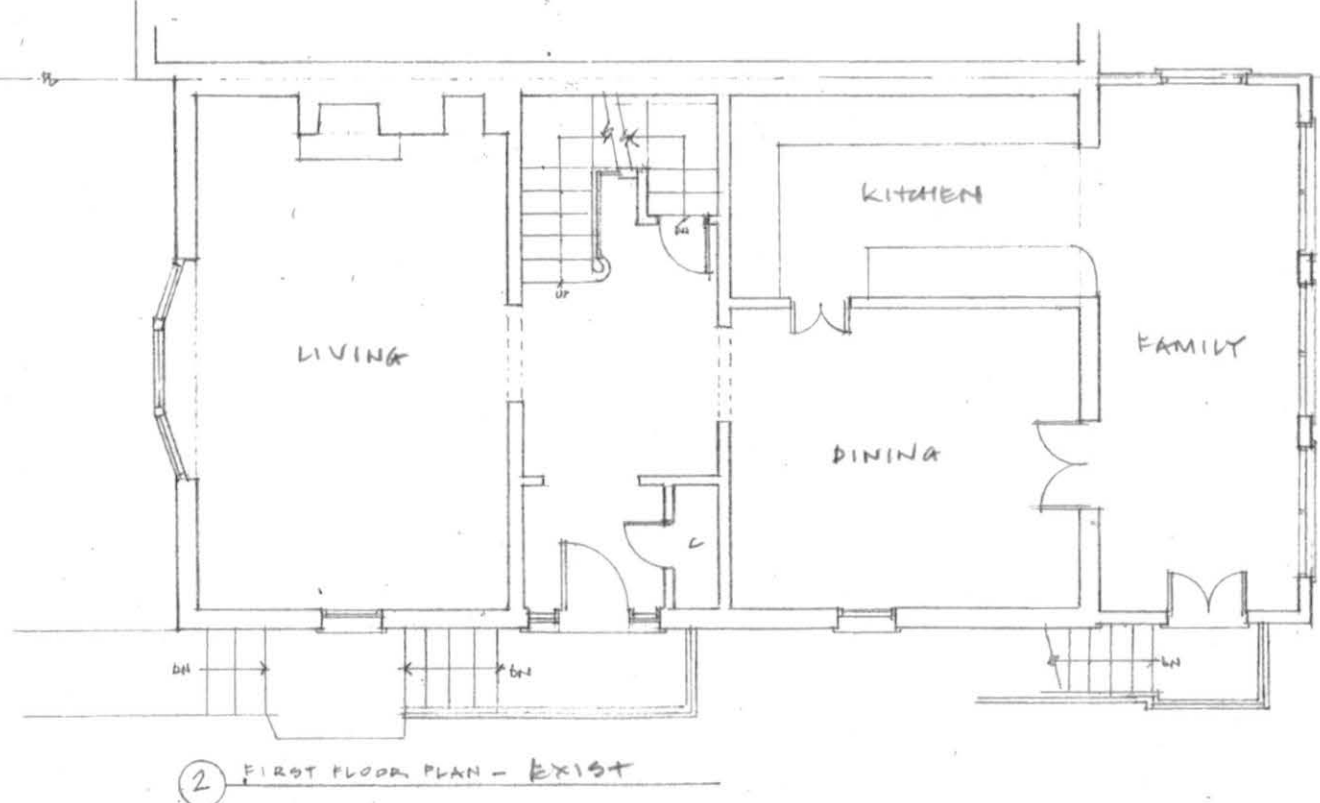
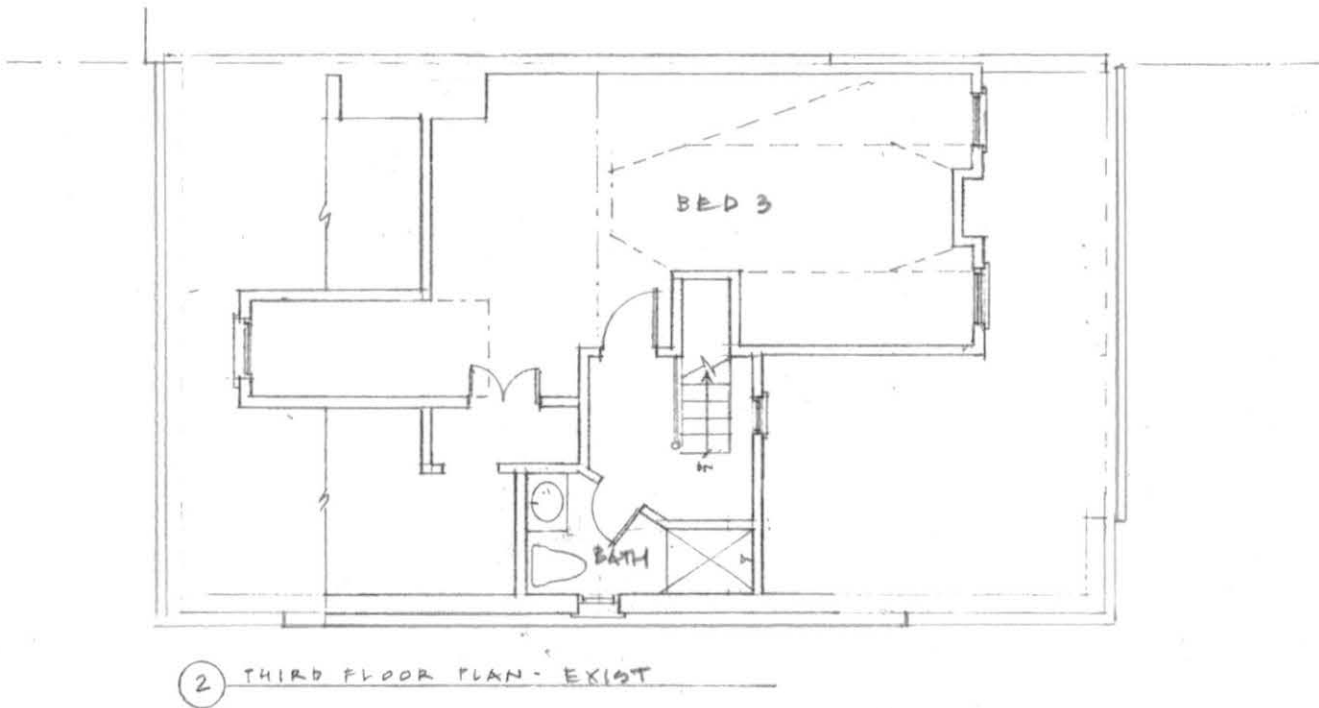
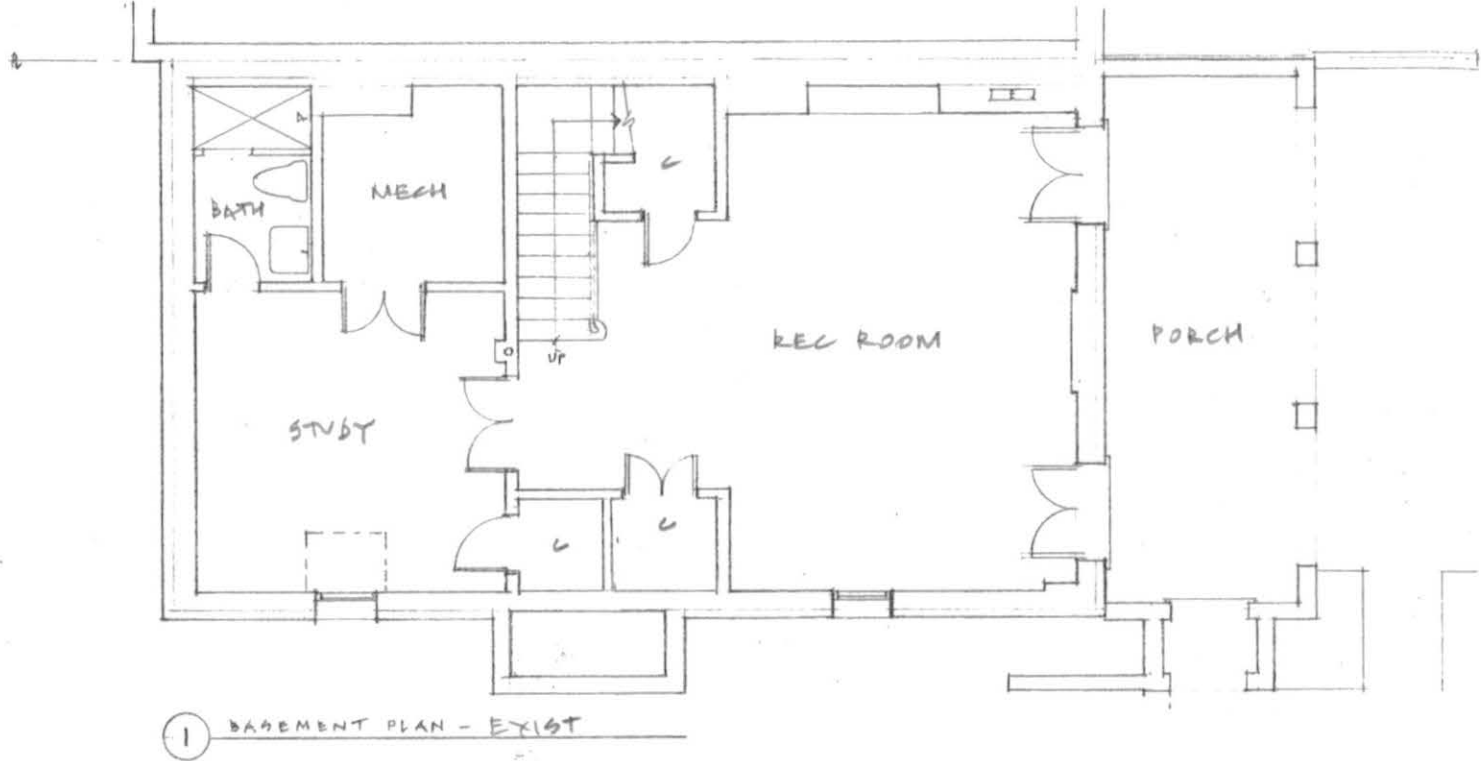
**D. Existing + Proposed Floor Area**  
D1. Total Floor Area (add B3 and C3) 3030 Sq. Ft.  
D2. Total Floor Area Allowed by Zone (A2) 10,250 Sq. Ft.

\*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 (Section2-145(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.

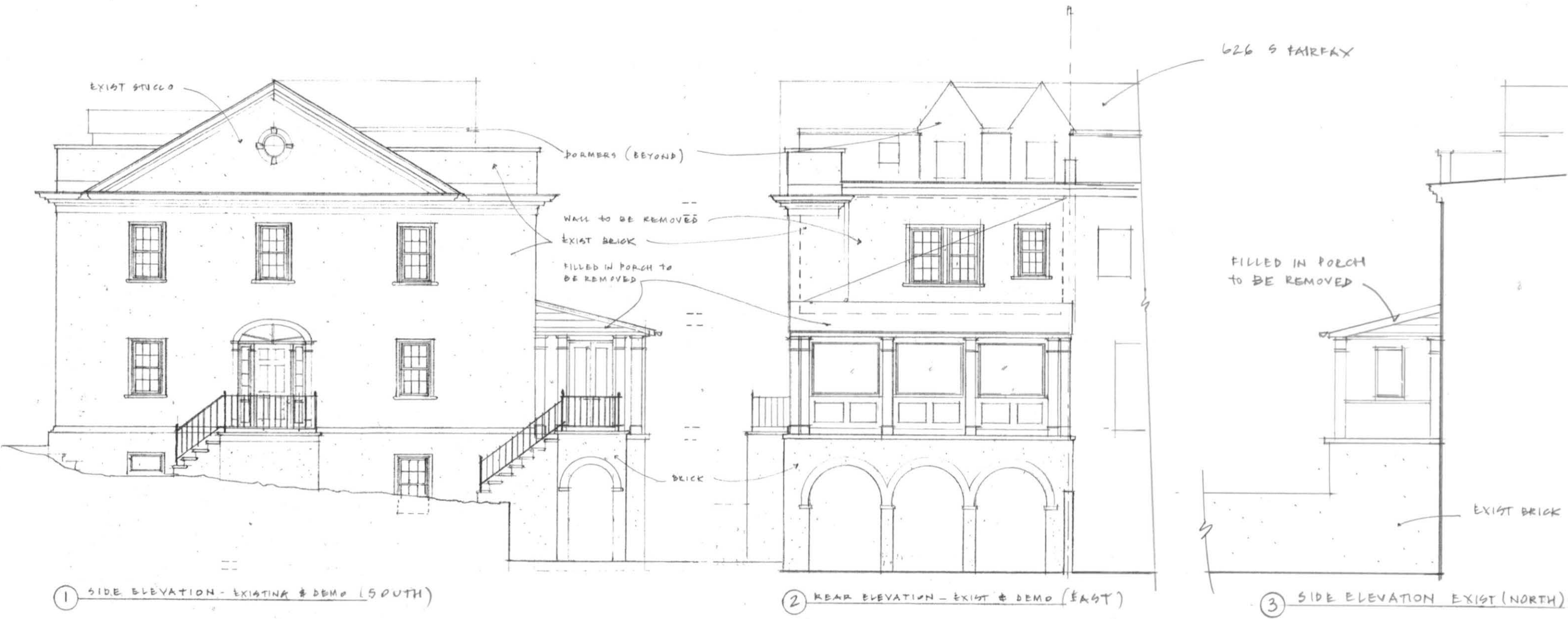
Open Space Calculations	
Existing Open Space	5262 77%
Required Open Space	2392 35%
Proposed Open Space	5262 77%

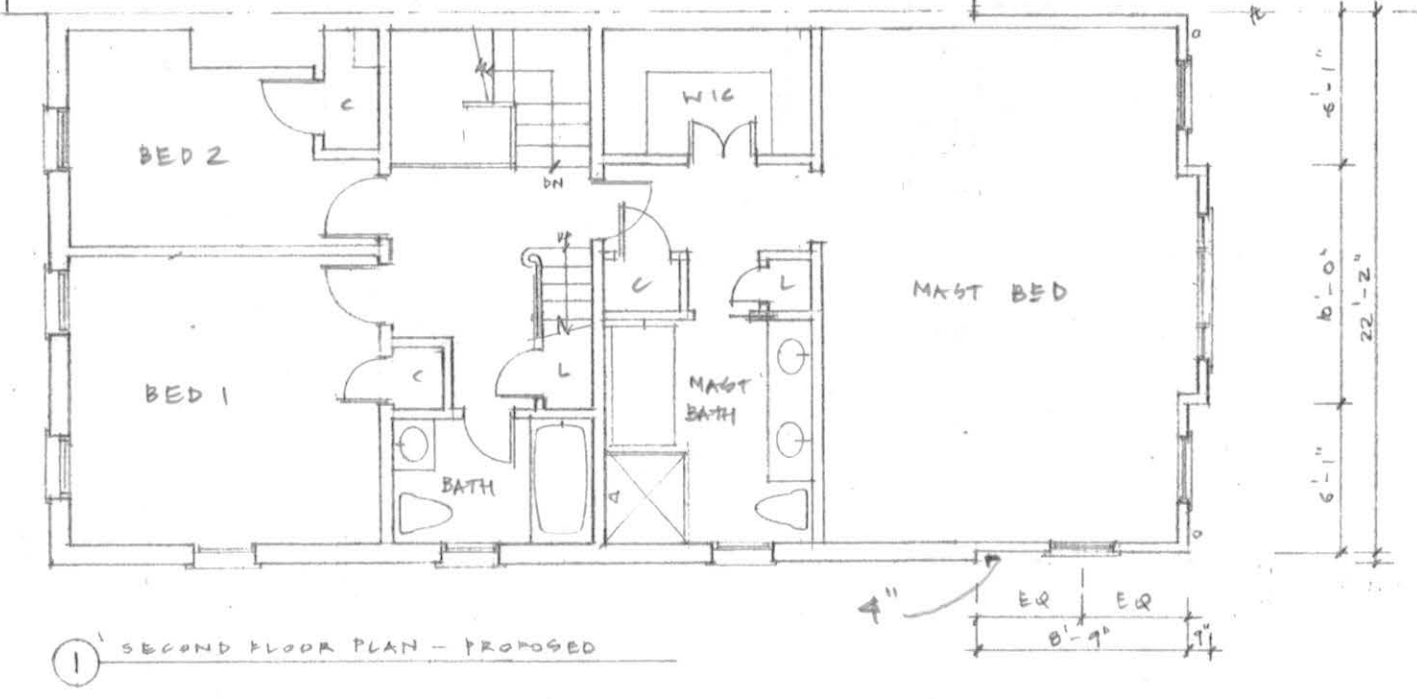
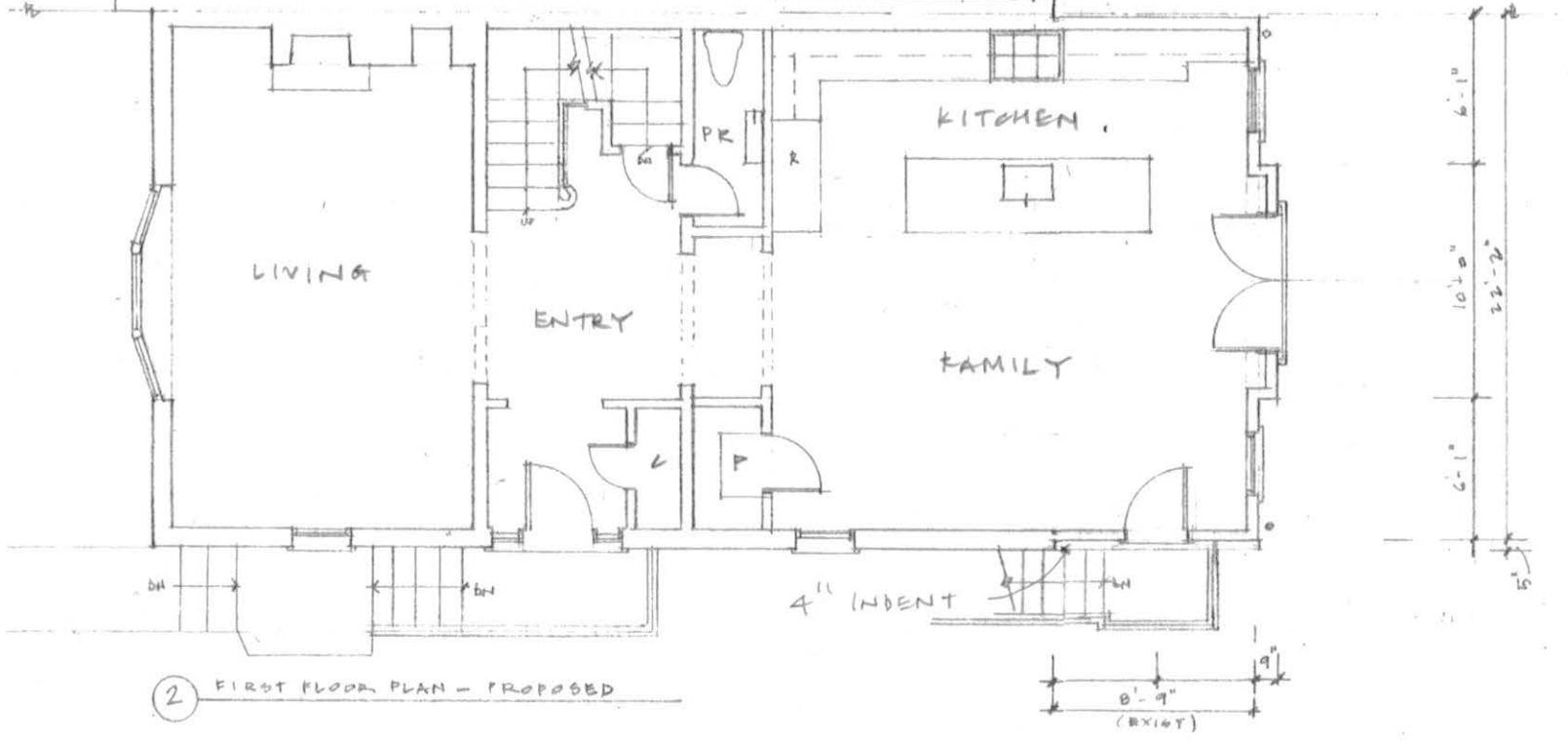
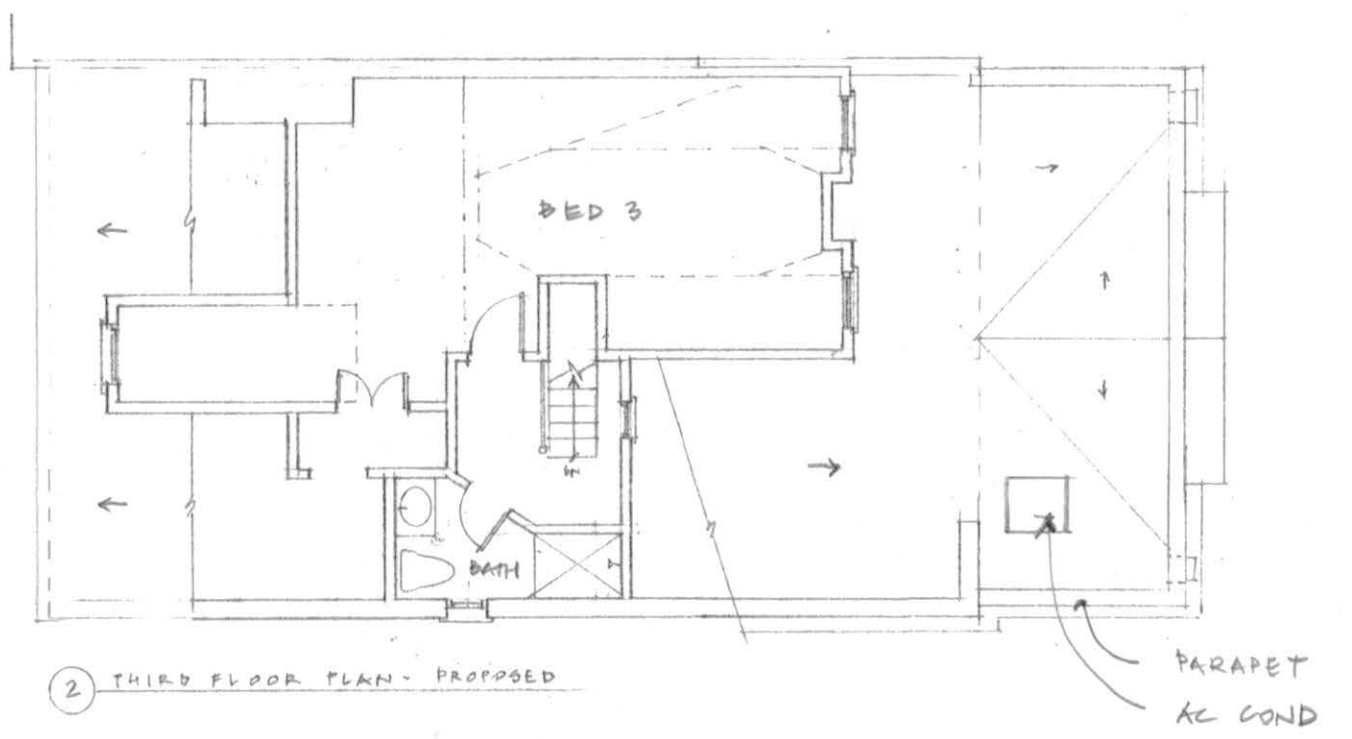
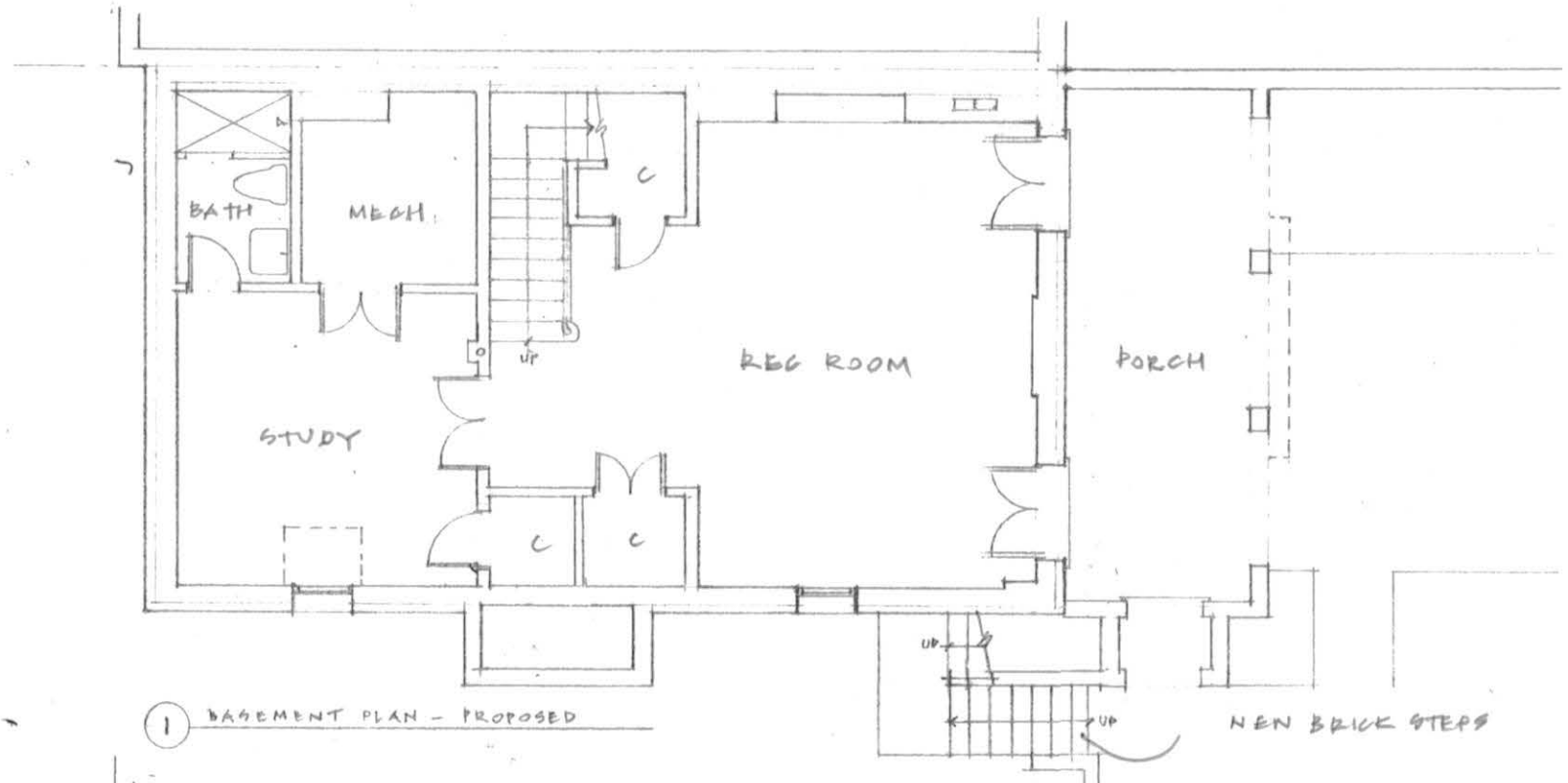
The undersigned hereby certifies and attests that, to the best of his/her knowledge, the above computations are true and correct.  
Signature: [Signature] Date: 17 MAY 18

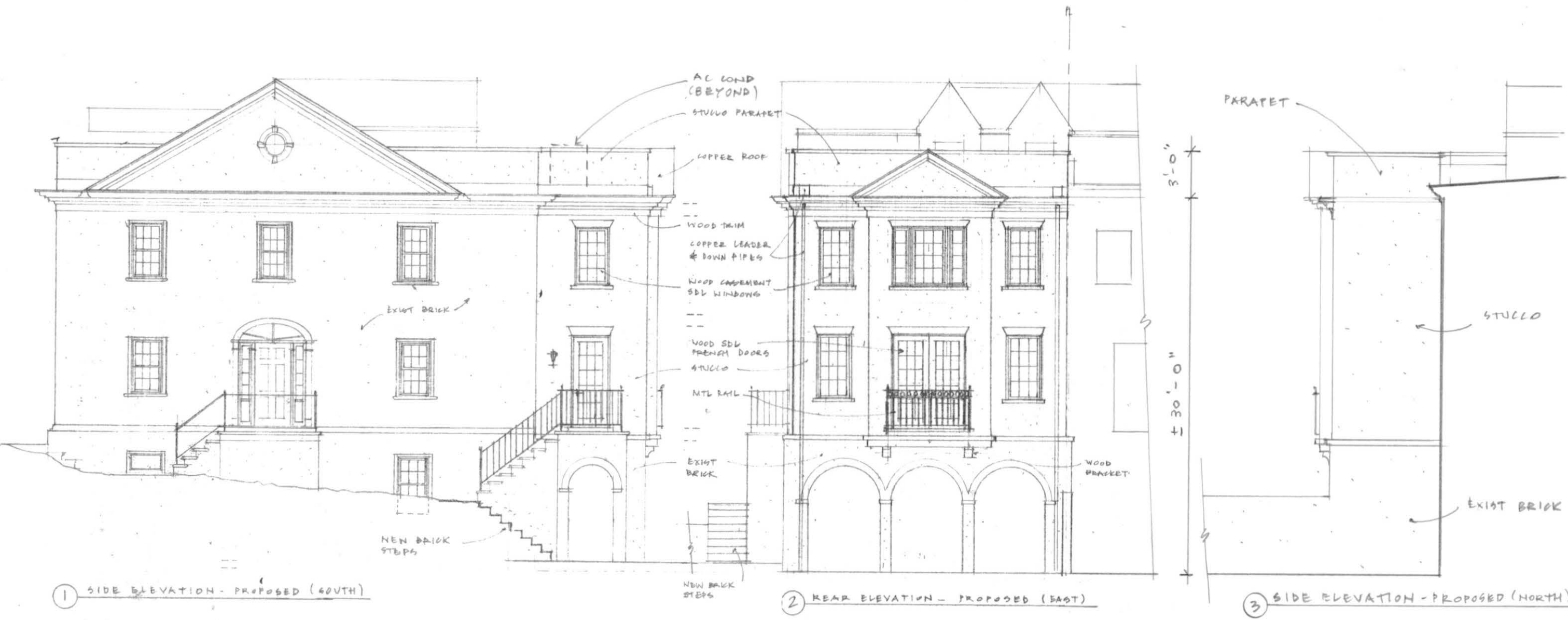
Updated July 10, 2008



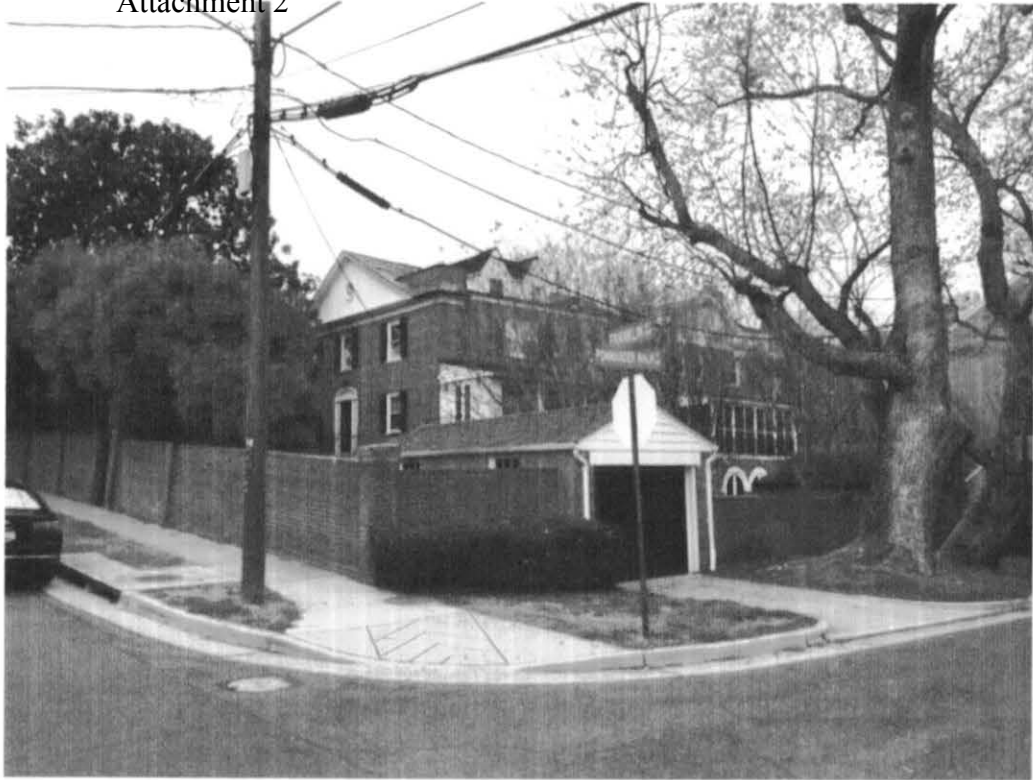




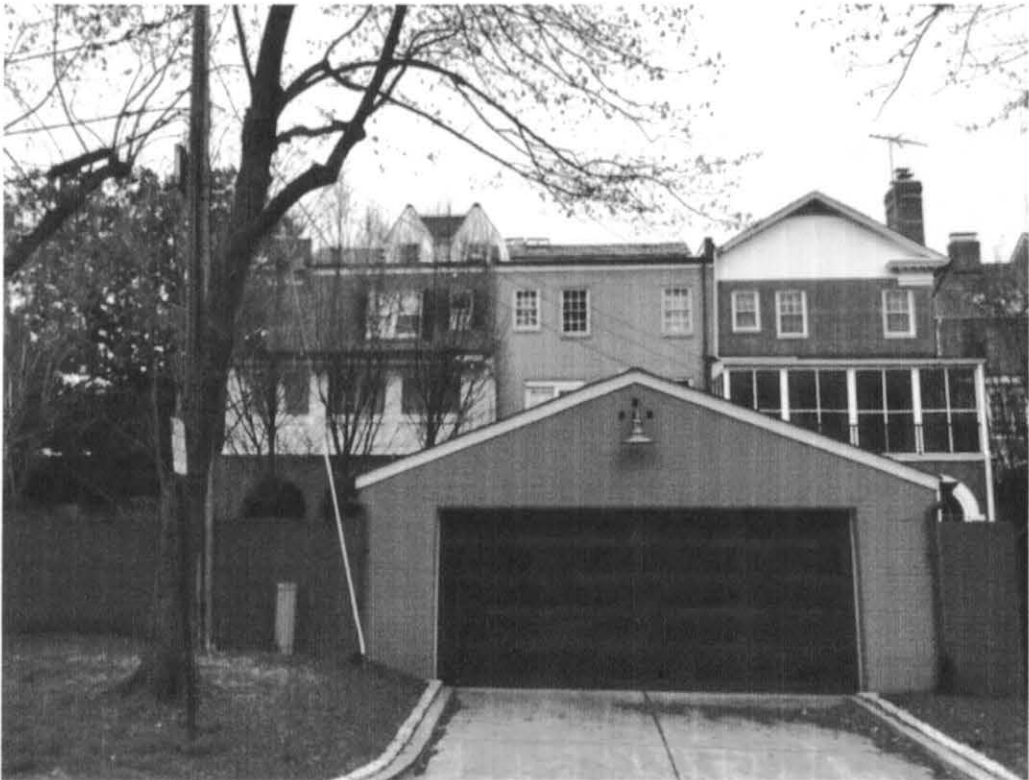








Rear and Side Elevation



Rear Elevation from Pommander Walk



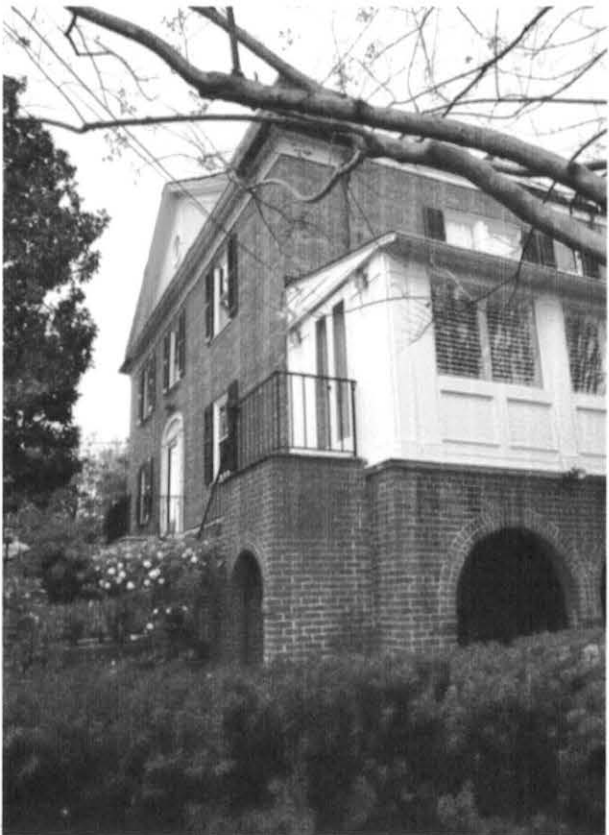
Rear Elevation



Front Elevation - Lee Street



Side Elevation - Franklin Street



Rear Elevation

















