

Docket Item # 6 & 7  
BAR CASE # 2018-0265 &  
2018-0266

BAR Meeting  
July 11, 2018

**ISSUE:** Partial Demolition and Alterations

**APPLICANT:** Clarence Burke

**LOCATION:** 109 Prince Street

**ZONE:** RM / Townhouse Zone

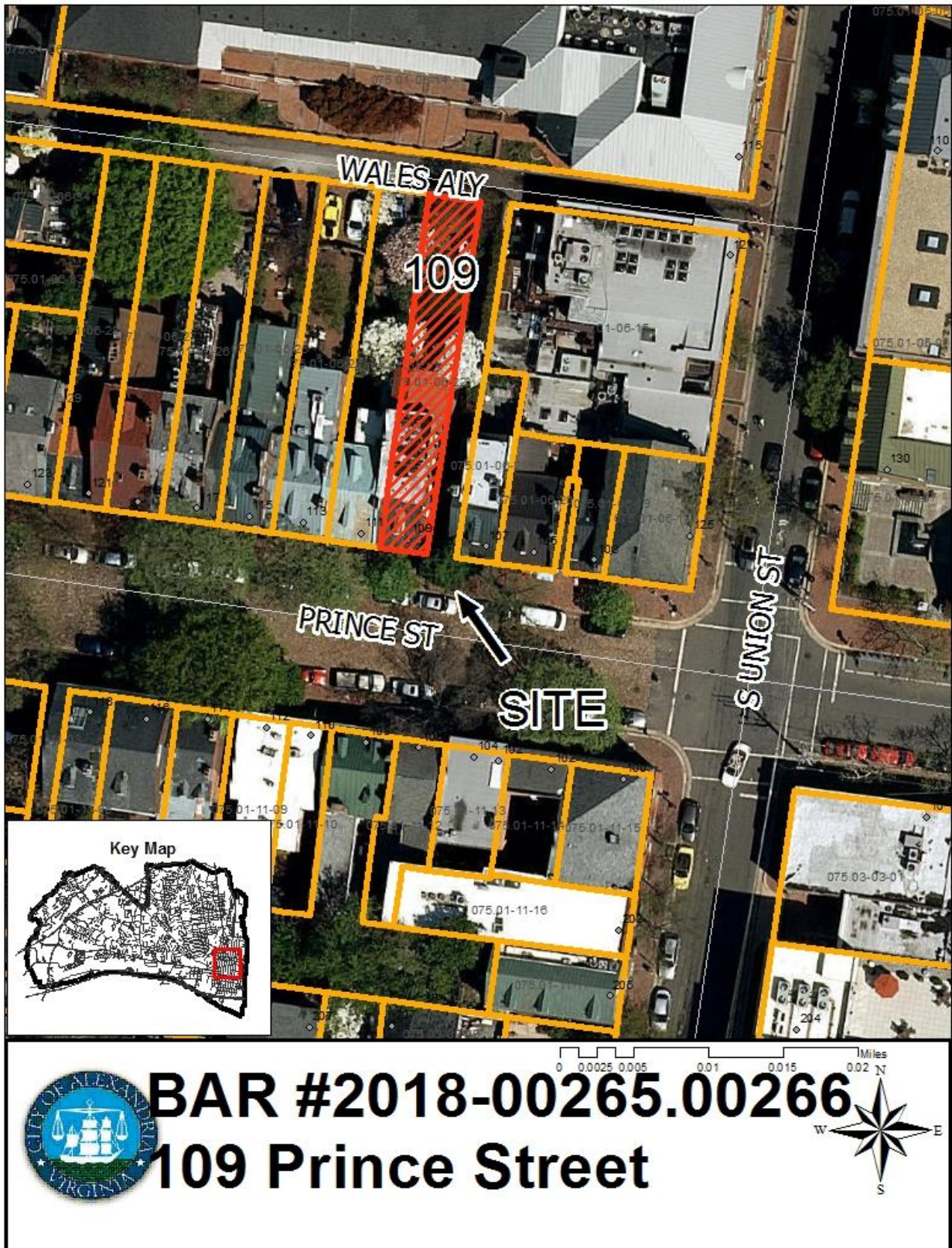
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**STAFF RECOMMENDATION**

Staff recommends approval of the application, 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.



**Note:** Staff coupled the applications for a Permit to Demolish (BAR #2018-00265) and Certificate of Appropriateness (BAR #2018-00266) for clarity and brevity. The Permit to Demolish requires a roll call vote.

## **I. ISSUE**

The applicant is requesting a Permit to Demolish to remove two masonry garden walls located at the rear of **109 Prince Street**. The total amount of demolition for both masonry walls is approximately 280 square feet. Additionally, the applicant is requesting a Certificate of Appropriateness to create a 171-square foot parking area at the rear of the property. The proposed alterations will be visible from the public alley north of the property.

## **II. HISTORY**

The two-story, two-bay brick rowhouse at 109 Prince Street dates to **1783**, according to Ethelyn Cox in *Historic Alexandria, Virginia: Street by Street*. The property is located on the cobblestone street known locally as Captain's Row.

### Previous Approvals

7/8/1954 – Approved to extend the existing residential wall.

## **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.

<b>Standard</b>	<b>Description of Standard</b>	<b>Standard Met?</b>
(1)	Is the building or structure of such architectural or historical interest that its moving, removing, capsulating or razing would be to the detriment of the public interest?	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
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The proposed demolition is limited to two non-historic masonry rear garden walls. The garden walls are constructed of seven-course American bond. The garden walls are in good condition. However, it is obvious that repointing and brick replacement have occurred over the years. The historic dwelling on the property will not be affected. Staff has no objection to the proposed demolition, finding that the walls are not of unusual or uncommon design nor do they feature historic brick.

#### Certificate of Appropriateness

The applicant is proposing a parking pad near the rear (north) property line of 109 Prince Street. The proposed parking area will be 171 square feet. The BAR's *Design Guidelines* state: "The Boards have adopted the policy that they will review all hard surface paving materials in excess of 150 square feet which are or may be used for parking on private property." (Parking - page 4) The purpose of this is to ensure that paving material does not detract from the historic context.

The new paved area will be visible from the public alley that borders the property to the north. The proposed parking pad will be constructed of repurposed bricks that are salvaged from the demolished masonry walls. Staff has no objection to the proposed alterations, noting it is consistent with nearby rear parking areas and brick is an appropriate paving material for parking.

Staff recommends approval of the project as submitted.

#### **STAFF**

Amirah Lane, Historic Preservation Planner, Planning & Zoning  
Al Cox, FAIA, Historic Preservation Manager, Planning & Zoning

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

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

##### **Zoning**

C-1 Proposed demolition of existing brick wall and installation of brick driveway comply with zoning.

##### **Code Administration**

C-1 A building permit is not required to demo and existing wall to create a new parking space.

##### **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)

F-1 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)

F-2 If the alley located at the rear of the parcel is to be used at any point of the construction process the following will be required:

For a Public Alley - The applicant shall contact T&ES, Construction 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)

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 This property is situated near the edge of the shoreline prior to landfill activities in the eighteenth century. By 1810, tax records indicate that there were numerous houses on this street face, many of them owned by merchants and shopkeepers. In 1827, a fire blazed through this section of the City, damaging many of the structures on this block of Prince Street. By 1834, Catherine Lathcom owned a tavern in the vicinity, but the exact address is unknown. According to Ethelyn Cox's *Historic Alexandria, Street by Street, A Survey of Early Buildings*, the lot at 107 Prince was sold by the heirs of Francis Harper Riddle to A.D. Collingsworth "with appurtenances." Collingsworth either restored or built a house on the lot, which was then sold in 1851. The lot thus has the potential to yield archaeological resources which could provide insight into the early waterfront and into commercial and residential activities of nineteenth-century Alexandria.
- R-1 Call Alexandria Archaeology immediately (703-838-4399) if any buried structural remains (wall foundations, wells, privies, cisterns, etc.) or concentrations of artifacts are discovered during development. Work must cease in the area of the discovery until a City archaeologist comes to the site and records the finds.
- R-2 The above statement must appear in the General Notes of the site plan so that on-site contractors are aware of the requirement.

#### **V. ATTACHMENTS**

- 1 – Application for BAR 2018-0265 & 2018-0266: 109 Prince Street*
- 2 – Supplemental Materials*



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

ADDRESS OF PROJECT: 109 Prince St., Alexandria, VA 22314TAX MAP AND PARCEL: 075.01-06-22 ZONING: RM  
Tax ID # 12652000

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: Clarence N. BurkeAddress: 711 N. Overlook Dr.City: Alexandria State: VA Zip: 22305Phone: 703 888-7621 E-mail: juliantburkeinsurance@juno.comAuthorized Agent (if applicable): ☐ Attorney ☐ Architect ☐ \_\_\_\_\_Name: Julian T. Burke, IIPhone: 703 867-4219E-mail: juliane@julianburke.com

Legal Property Owner:

Name: Marney Burke Cooney, Julian Thompson Burke, II, Clarence Norment Burke,  
Address: 711 N. Overlook Dr. heirsCity: Alexandria State: VA Zip: 22305Phone: 703 888-7621 E-mail: juliantburkeinsurance@juno.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? N/A
- ☐ Yes ☒ No Is there a homeowner's association for this property?
- ☐ Yes ☐ No If yes, has the homeowner's association approved the proposed alterations? N/A

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

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**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).* *See attached proposal*

**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.



**B & R MASONRY AND CONCRETE, LLC**

8453 Diablo Court

Alexandria, VA 22309

Rudy Jones, Contractor

Phone: 703-217-1966 Email: b.rmasonry@yahoo.com

Proposal Submitted To <u>JULIAN BURKE</u>		Phone <u>703-867-4219</u>	Date <u>7-3-17</u>
Street Address <u>109 PRINCE ST</u>		Job Name	
City, State, ZIP <u>ALEX VA</u>		Job Location <u>SAME</u>	
Architect	Date of Plans	Job Phone	

We Hereby Submit specifications and estimates for:

- ① DEMO BRICK WALL IN ALLEY THAT IS APP. 29 FT LONG
- ② DEMO BRICK WALL IN BACK THAT IS APP 19 FT LONG
- ③ CLEAN ENOUGH TO BUILD PARKING AREA WITH AND HAUL THE REST AWAY
- ④ POUR CONCRETE SLAB FOR NEW PARK AREA APP 19 FT X 9 FT
- ⑤ LAY BRICK ON CONCRETE TO MATCH EXISTING PARKING AREA
- ⑥ DEMO CONCRETE CURB IN ALLEY TO ALLOW CAR TO DRIVE IN
- ⑦ REPAIR BRICK THAT HAS TO BE SAW CUT WHEN WALL IS DEMOED
- ⑧ BECAUSE THIS IS OLD TOWNE YOU MIGHT WANT TO CHECK TO SEE IF YOU NEED A PERMIT. NORMALLY YOU DON'T

We propose hereby to furnish material and labor—complete in accordance with above specifications for the sum of:

ELEVEN THOUSAND NINE HUNDRED & <sup>NO</sup>/<sub>100</sub> dollars (\$ 11,900<sup>00</sup>)

Payment to be made as follows:

All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from the above specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents, or delays beyond our control. Owner to carry fire, tornado and other necessary insurance.

Authorized  
SignatureNote: This proposal may be withdrawn by  
Us if not accepted within \_\_\_\_\_ days.

Acceptance of Contract - the above places, specifications, and conditions are satisfactory and hereby accepted. You are authorized to do the work specified. Payment will be made as specified above.

Owner: \_\_\_\_\_

Date of Acceptance: \_\_\_\_\_

Contractor: Rudy Jones

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.



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**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: Clarence N. BurkePrinted Name: Clarence N. BurkeDate: 6-4-18.

## 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. Marney Burke Cooney	1325 Regency Ct. South Lakes, TX 76092	33 1/3 %
2. Julian Thompson Burke, II	1123 N. Gaillard St. Alexandria, VA 22304	33 1/3 %
3. Clarence Norment Burke	711 N. Overlook Dr. Alexandria, VA 22305	33 1/3 %

2. Property. State the name, address and percent of ownership of any person or entity owning an interest in the property located at 109 Prince St., Alexandria, VA (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. Marney Burke Cooney	1325 Regency Ct. South Lakes, TX 76092	33 1/3 %
2. Julian Thompson Burke, II	1123 N. Gaillard St. Alexandria, VA 22304	33 1/3 %
3. Clarence Norment Burke	711 N. Overlook Dr. Alexandria, VA 22305	33 1/3 %

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. Marney Burke Cooney	no	BAR
2. Julian T. Burke, II	no	BAR
3. Clarence Norment Burke	no	BAR

**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.

8-17-17  
Date

Clarence Norment Burke  
Printed Name

Clarence Norment Burke  
Signature





# Department of Planning and Zoning

## Floor Area Ratio and Open Space Calculations

B

### A. Property Information

A1. 109 Prince St  
Street Address

RM

Zone



A2. 3547  
Total Lot Area

x

.35  
Floor Area Ratio Allowed by Zone

= 0.00

1241  
Maximum Allowable Floor Area

### B. Existing Gross Floor Area

#### Existing Gross Area

Basement

First Floor

Second Floor

Third Floor

Attic

Porches

Balcony/Deck

Lavatory\*\*\*

Other\*\*

#### Allowable Exclusions\*\*

Basement\*\*

Stairways\*\*

Mechanical\*\*

Attic less than 7\*\*\*

Porches\*\*

Balcony/Deck\*\*

Lavatory\*\*\*

Other\*\*

Other\*\*

B1. 0.00 Sq. Ft.  
Existing Gross Floor Area\*

B2. 0.00 Sq. Ft.  
Allowable Floor Exclusions\*\*

B3. 0.00 Sq. Ft.  
Existing Floor Area Minus Exclusions  
(subtract B2 from B1)

Comments for Existing Gross Floor Area

B1. Total Gross 0.00

B2. Total Exclusions 0.00

### C. Proposed Gross Floor Area

#### Proposed Gross Area

Basement

First Floor

Second Floor

Third Floor

Attic

Porches

Balcony/Deck

Lavatory\*\*\*

Other

#### Allowable Exclusions\*\*

Basement\*\*

Stairways\*\*

Mechanical\*\*

Attic less than 7\*\*\*

Porches\*\*

Balcony/Deck\*\*

Lavatory\*\*\*

Other\*\*

Other\*\*

C1. 0.00 Sq. Ft.  
Proposed Gross Floor Area\*

C2. 0.00 Sq. Ft.  
Allowable Floor Exclusions\*\*

C3. 0.00 Sq. Ft.  
Proposed Floor Area Minus Exclusions  
(subtract C2 from C1)

C1. Total Gross 0.00

C2. Total Exclusions 0.00

### D. Total Floor Area

D1. 0.00 Sq. Ft.  
Total Floor Area (add B3 and C3)

D2. 0.00 Sq. Ft.  
Total Floor Area Allowed  
by Zone (A2)

### E. Open Space (RA & RB Zones)

E1. 2487 Sq. Ft.  
Existing Open Space

E2. 1241 Sq. Ft.  
Required Open Space

E3. 1608 Sq. Ft.  
Proposed Open Space

### Notes

\*Gross floor area is the sum of all areas under roof of a lot, 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. Sections may also be required for some exclusions.

\*\*\*Lavatories may be excluded up to a maximum of 50 square feet, per lavatory. The maximum total of excludable area for lavatories shall be no greater than 10% of gross floor area.

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

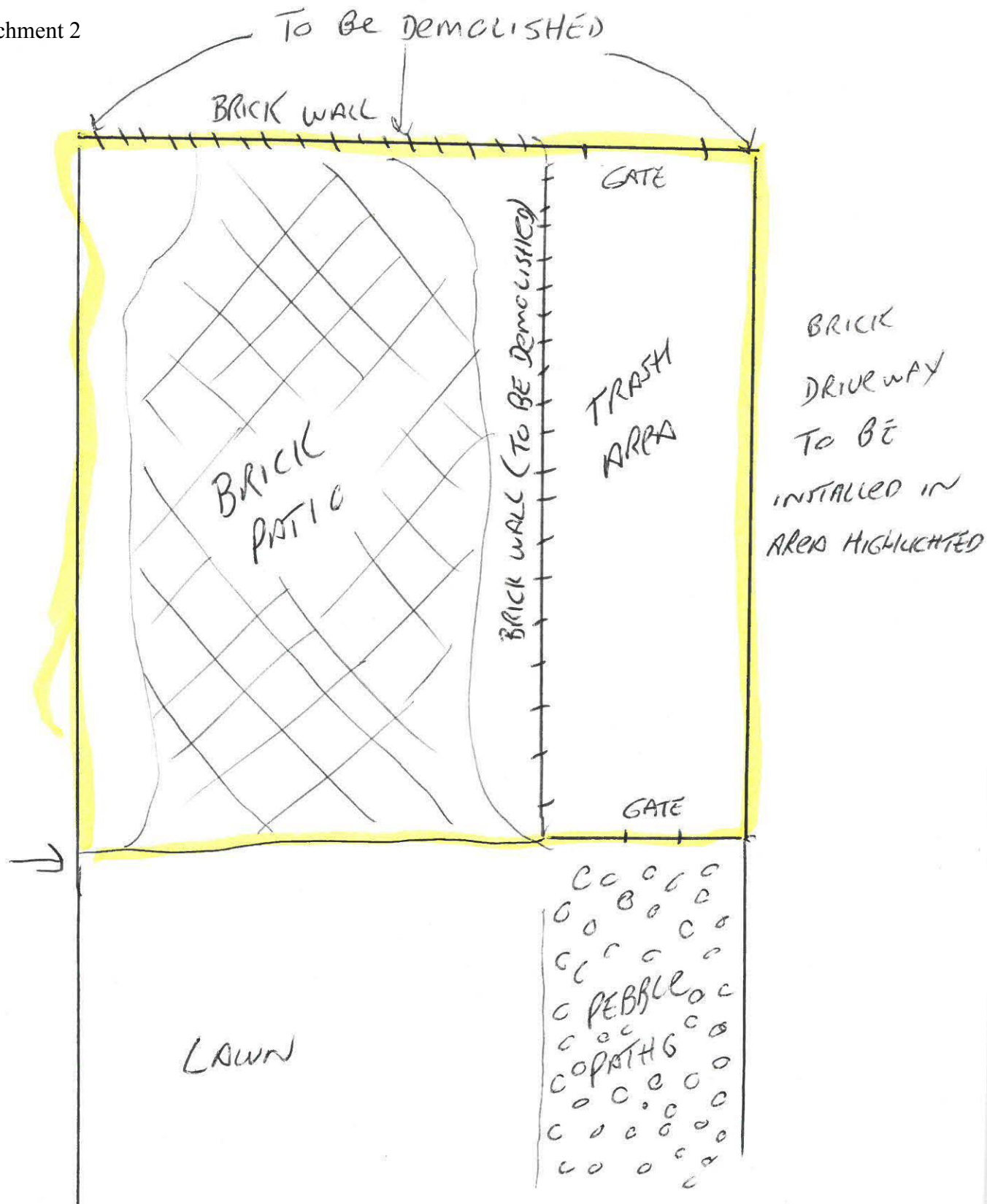
Signature:

Julian T. Burke, Chairman & Clerk

Date:

6/4/18

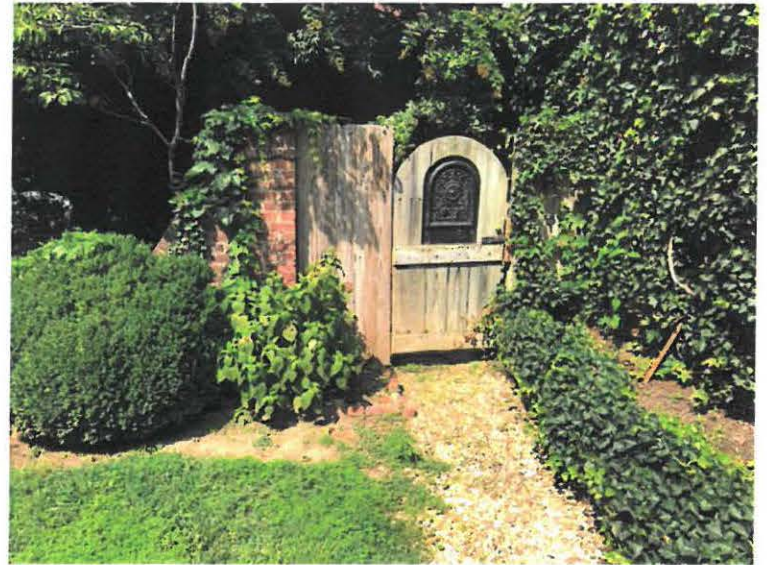




## Interior Project Photos



Long view of project area.



Gate to trash area



Rear patio (rear and side wall to be removed)



Rear patio (showing side wall to be removed)



## Exterior Project Photos



Rear wall to be  
demolished



Rear wall to right of  
gate to be demolished



Rear wall to left of gate  
to be demolished



## Adjacent Properties



115 South Union Street



121 South Union Street  
(behind subject property)



121 South Union Street  
looking east



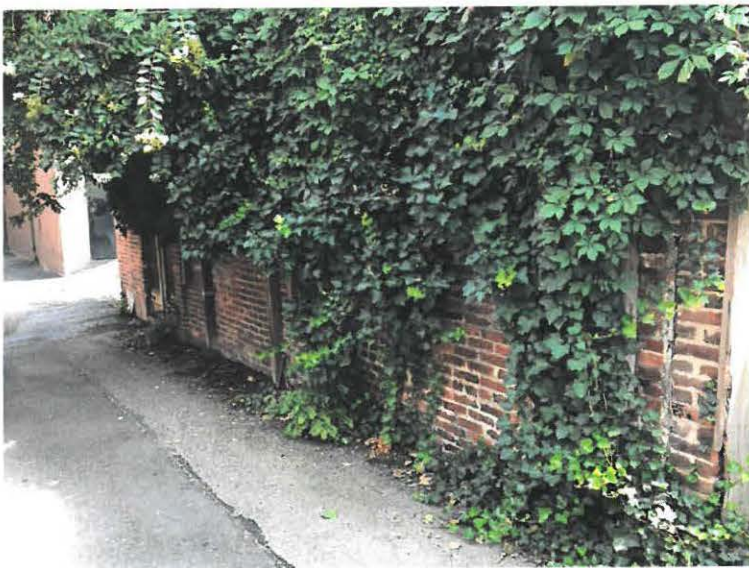
111 Prince Street



## Rear Alley View



Facing east from  
South Lee Street



Facing rear project wall  
(to be removed)



Facing west South  
Union Street



## Trash Area



Photo 1



Photo 2



Photo 3



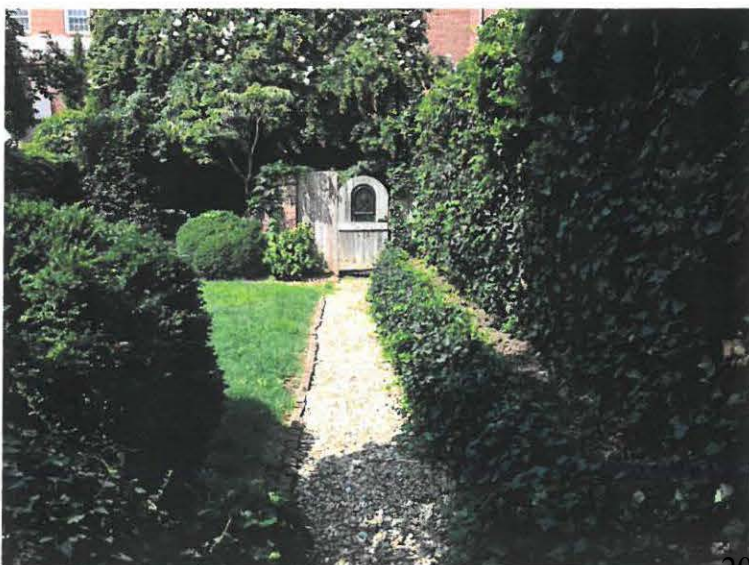
## Interior Alley View (see plat)



Facing north from  
Prince Street



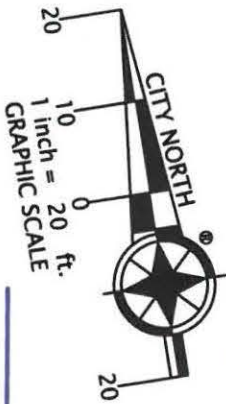
Facing south from rear  
yard



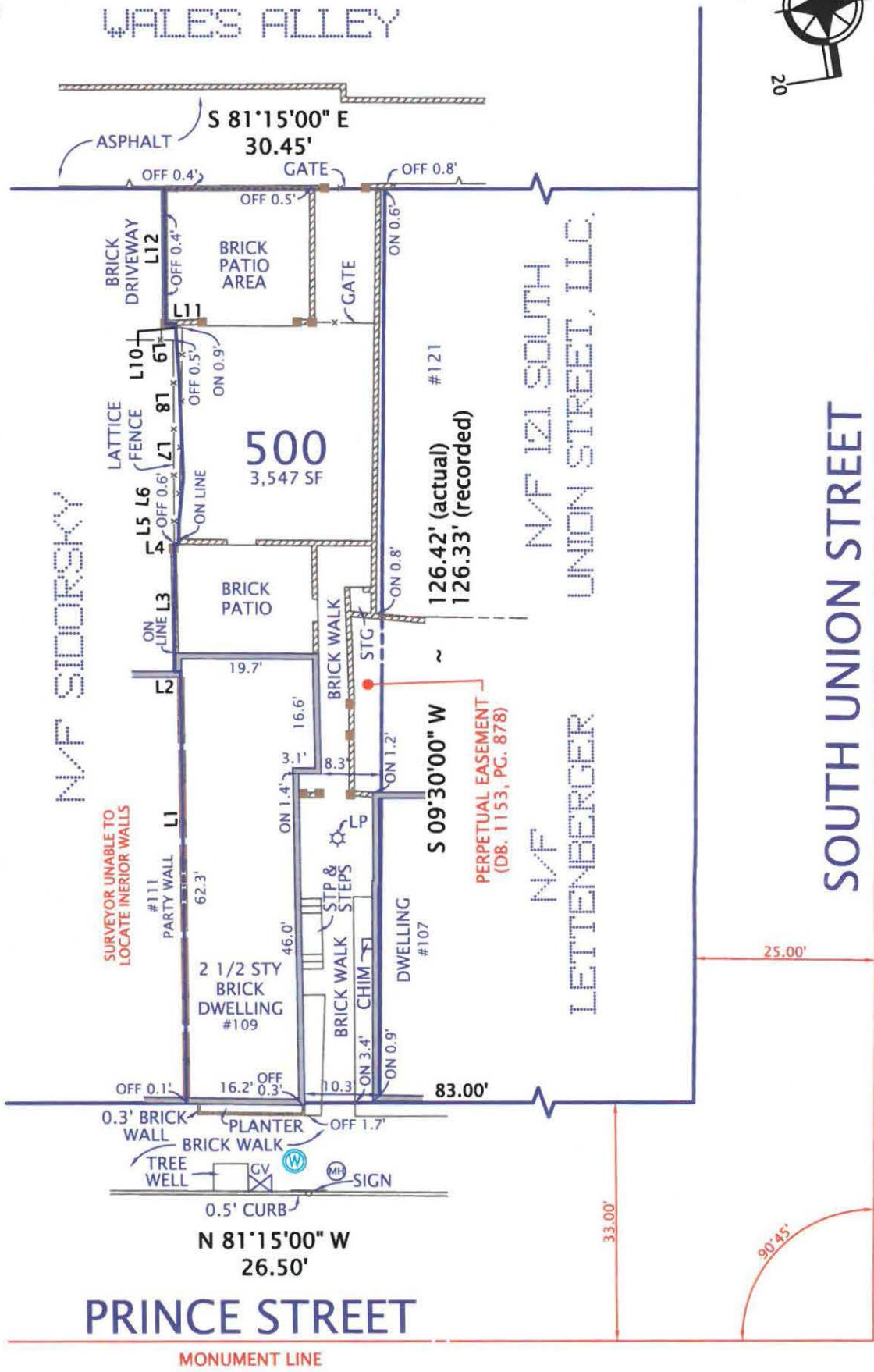
Facing north from rear  
yard



- NOTES: 1. FENCES ARE STOCKADE UNLESS NOTED.
2. UTILITIES ARE UNDERGROUND.
3. WALLS ARE 0.7' BRICK UNLESS NOTED
4. PILLARS ARE 1.1' BRICK.
5. LAND AREA IS 2,283 SF (COMPUTED).
6. BOUNDARY LINE BETWEEN #109 & #111 PER ORDER IN CHANCERY NO. 7115. THE SURVEYOR HELD PHYSICAL IMPROVEMENTS LOCATED IN THE FIELD WHERE POSSIBLE.



LINE TABLE		
LINE	BEARING	LENGTH
L1	N 08°22'10" E	59.75
L2	N 81°15'00" W	0.82
L3	N 09°12'40" E	17.57'
L4	S 81°15'00" E	0.58
L5	N 09°30'00" E	2.80
L6	N 14°27'40" E	6.46
L7	N 06°33'20" E	7.01
L8	N 07°05'40" E	6.91
L9	N 05°09'50" E	6.22
L10	N 08°32'40" E	1.20
L11	N 81°15'00" W	1.45
L12	N 08°33'10" E	18.54



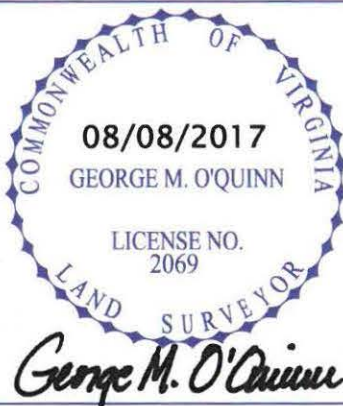
PLAT  
SHOWING HOUSE LOCATION ON  
LOT 500  
COONEY AND BURKES ADDITION TO  
**ALEXANDRIA**  
(INST. NO. 180005948)  
CITY OF ALEXANDRIA, VIRGINIA

SCALE: 1" = 20'

AUGUST 08, 2017  
SEPTEMBER 4, 2017 (REVISED)  
MAY 22, 2018 (CONSOLIDATED LOT)

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.

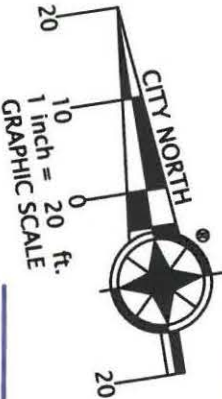


ORDERED BY:  
  
BURKE  
  
McENEARNEY & ASSOCIATES

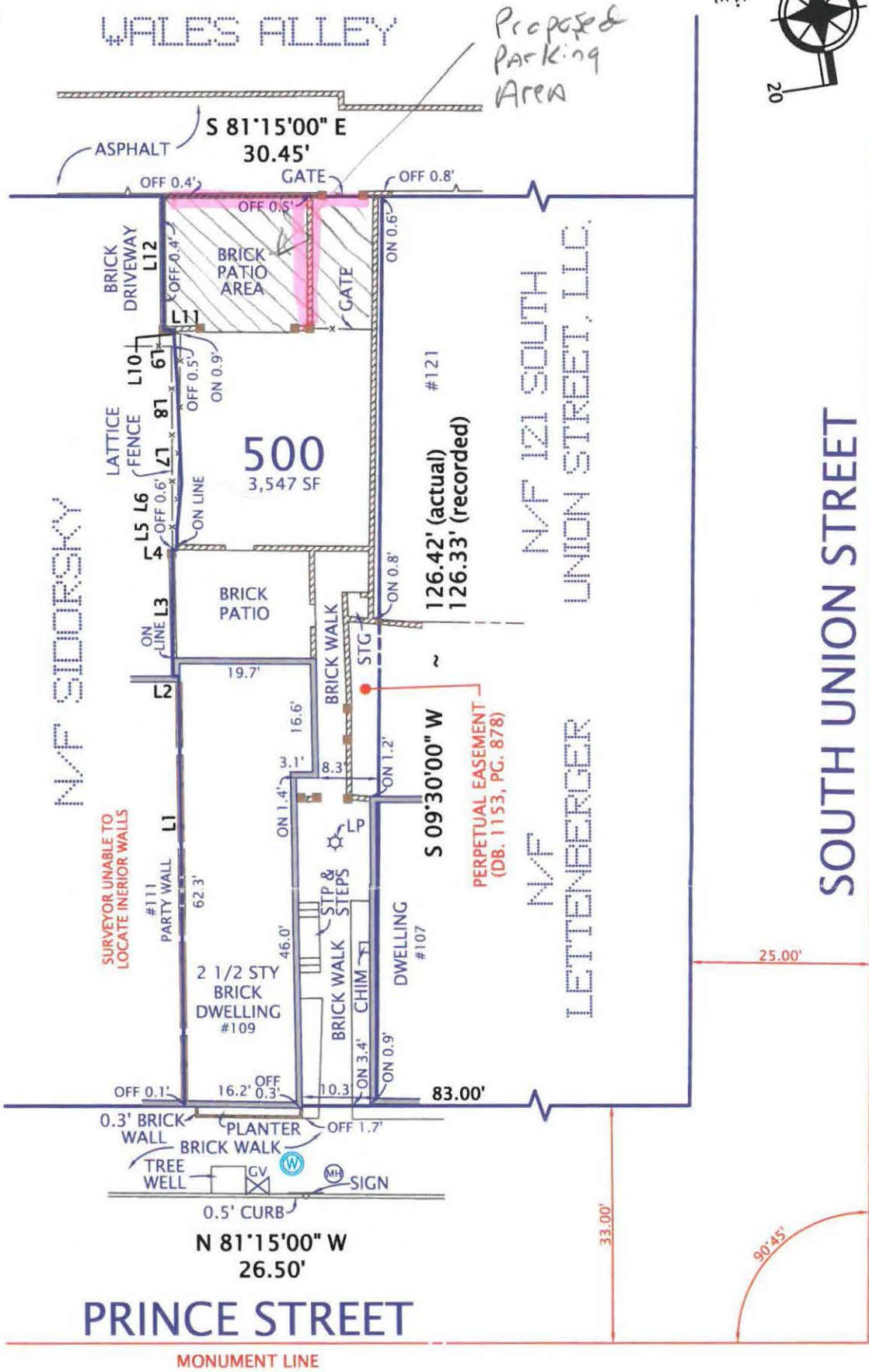
**DOMINION** Surveyors Inc.®  
8808-H PEAR TREE VILLAGE COURT  
ALEXANDRIA, VIRGINIA 22309  
703-619-6555  
FAX: 703-799-6412



- NOTES: 1. FENCES ARE STOCKADE UNLESS NOTED.
2. UTILITIES ARE UNDERGROUND.
3. WALLS ARE 0.7' BRICK UNLESS NOTED
4. PILLARS ARE 1.1' BRICK.
5. LAND AREA IS 2,283 SF (COMPUTED).
6. BOUNDARY LINE BETWEEN #109 & #111 PER ORDER IN CHANCERY NO. 7115. THE SURVEYOR HELD PHYSICAL IMPROVEMENTS LOCATED IN THE FIELD WHERE POSSIBLE.



LINE TABLE		
LINE	BEARING	LENGTH
L1	N 08°22'10" E	59.75
L2	N 81°15'00" W	0.82
L3	N 09°12'40" E	17.57'
L4	S 81°15'00" E	0.58
L5	N 09°30'00" E	2.80
L6	N 14°27'40" E	6.46
L7	N 06°33'20" E	7.01
L8	N 07°05'40" E	6.91
L9	N 05°09'50" E	6.22
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PLAT  
SHOWING HOUSE LOCATION ON  
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THIS PLAT IS SUBJECT TO RESTRICTIONS OF RECORD.

A TITLE REPORT WAS NOT FURNISHED.

NO CORNER MARKERS SET.

08/08/2017  
GEORGE M. O'QUINN  
LICENSE NO. 2069  
LAND SURVEYOR  
*George M. O'Quinn*

ORDERED BY:  
BURKE  
MCENEARNEY & ASSOCIATES

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