

ISSUE: Certificate of Appropriateness for alterations

APPLICANT: Robert Cvejjanovich

LOCATION: Old and Historic Alexandria District
702 South Royal Street

ZONE: RM/Townhouse zone

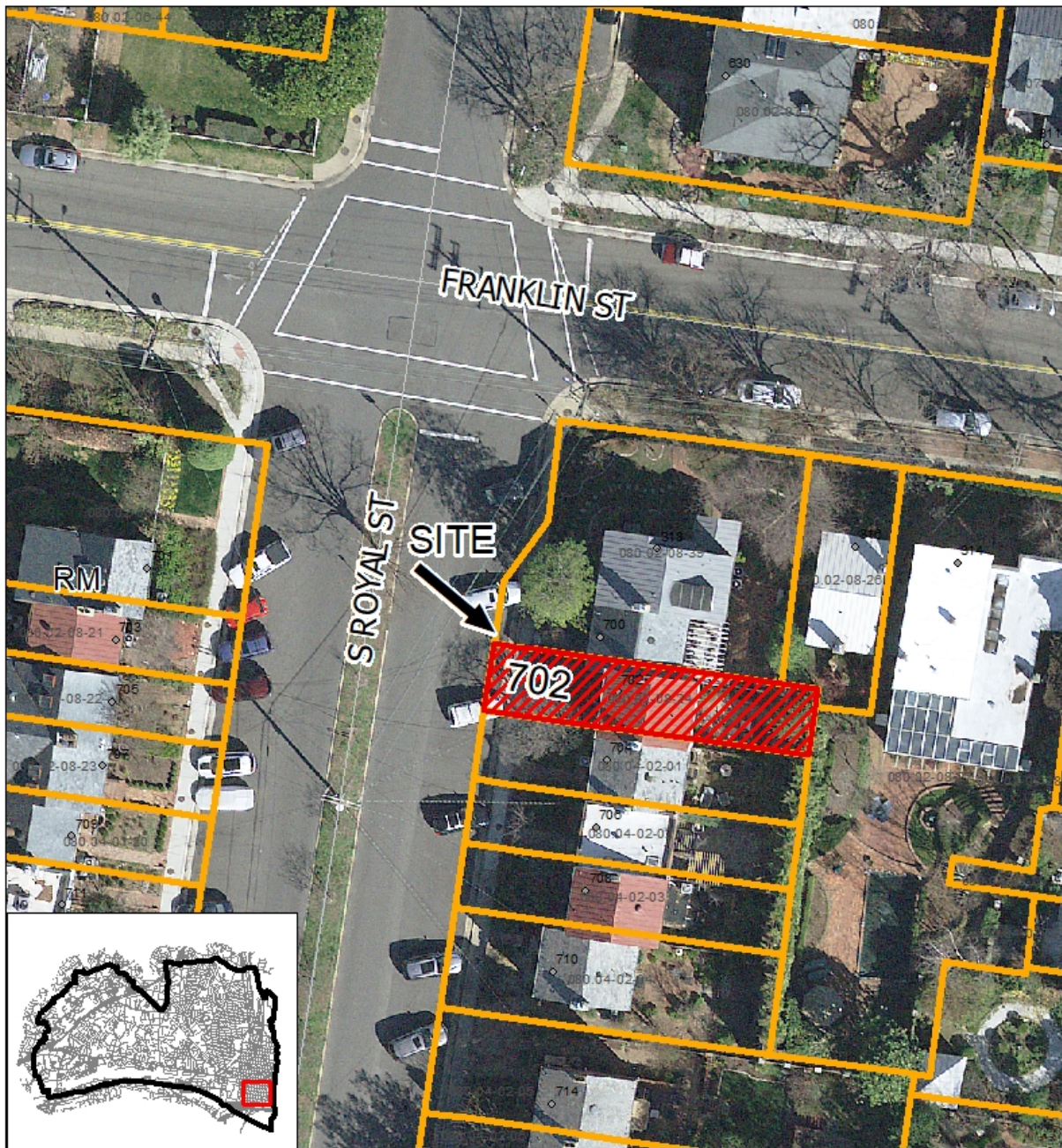
STAFF RECOMMENDATION

Staff recommends approval of the Certificate of Appropriateness, with the following conditions:

1. Work with BAR staff on finding an appropriate window operation; and,
2. Submit window specifications to staff prior to applying for a building permit to confirm compliance with the BAR's adopted window policy, except for the window material which may be vinyl clad.

GENERAL NOTES TO THE APPLICANT

1. **ISSUANCE OF CERTIFICATES OF APPROPRIATENESS AND PERMITS TO DEMOLISH:** Applicants must obtain a 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 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 Department of 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 #2019-00207
702 South Royal Street

0 15 30 60 Feet



I. APPLICANT'S PROPOSAL

The applicant is requesting a Certificate of Appropriateness for alterations to construct a shed dormer on the east (rear) elevation at 702 South Royal Street. The proposed dormer window opening will measure eight square feet, (4 feet wide by 2 feet high). The dormer will have a double-hung vinyl clad window, a standing seam metal roof to match the existing roof and fiber cement siding and trim.

A Permit to Demolish is not required because the amount of demolition is less than 25 square feet.

II. HISTORY

The Colonial Revival residential structure at 702 South Royal Street is part of the Yates Garden subdivision. The two-story, two-bay brick townhouse that first appears on the **1941** Sanborn Fire Insurance Map.

Previous BAR Approvals

BAR2013-00031: administrative approval for window replacement.

III. ANALYSIS

The *Design Guidelines* state that dormers provide light and ventilation to the top floor of a building and can increase the useable floor area. Dormers can also be particularly visible and may have an adverse impact on a building if not properly designed and sited. Though the *Design Guidelines* discourage shed dormers, in recent years the Board has approved shed dormers in the historic districts but typically on rear elevations where they are minimally visible. In this case, the low slope of the shed dormer, the setback from the public right-of-way and the heavy vegetation will make this new dormer minimally visible. The submission materials have conflicting information regarding the window operation – some drawings show a double-hung window with a horizontal rail, while other drawings show a window with a vertical rail. Regardless of the window orientation, staff finds that the proportions could be improved by using a different type of window such as an awning window or a hopper window. The applicant proposes a vinyl clad window, which is inconsistent with the Board's Guidelines and policy. However, in this case, staff supports the use of a vinyl cladding window because of the location of the window on the rear roof slope a significant distance from the Franklin Street right-of-way and because the window is not hollow vinyl but rather a higher quality vinyl cladding. Staff recommends that detailed window specifications be submitted to determine compliance with the Board's window policy for glazing and tinting.

Staff recommends approval of the Certificate of Appropriateness, with the noted conditions.

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

The subject property consists of a developed parcel addressed as 702 South Royal Street, currently zoned RM and being used as a residence. The applicant is requesting a dormer on the rear of the house.

- F-1 For interior townhouses, the RM has no side yard requirements. Sec 3-1106
- F-2 The height of 25' of the dormer does not exceed the maximum allowable height of 35'. The proposed dormer is less than 30% of the width of the roof so the height is measured from the midpoint of the main roof. No change of height proposed in the application. Sec 3-1106
- F-3 The RM Zone allows for 2,127 square feet of FAR. The current structure has a FAR of 1,173 square feet. The proposed FAR is 34 square feet. Sec. 3-1106
- F-4 The RM Zone requires 496.3 square feet of open and usable space. The current open space is 1,018 square feet. The dormer does not change the open and usable space on the lot. Sec. 3-1106

Code Administration

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)
- F-1 After review of the information provided, an approved grading plan is not required at this time. Please note that if any changes are made to the plan it is suggested that T&ES be included in the review. (T&ES)
- F-2 If the alley located at the rear of the parcel is to be used at any point of the construction process the following will be required:

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

No archaeological oversight necessary for this undertaking.

V. ATTACHMENTS

1 – Supplemental Materials

2 – Application for BAR 2019-00207: 702 South Royal Street

BAR Case # _____

ADDRESS OF PROJECT: 702 S. ROYAL ST. ALEXANDRIA VA 22314
DISTRICT: ☒ Old & Historic Alexandria ☐ Parker - Gray ☐ 100 Year Old Building
TAX MAP AND PARCEL: 080.02.08.24 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: ROBERT CNETJANOVICH

Address: 702 S. ROYAL ST.

City: ALEXANDRIA State: VA Zip: 22314

Phone: 703.628.4160 E-mail: ROBERTCNETJANOVICH@YAHOO.COM

Authorized Agent (if applicable): ☐ Attorney ☐ Architect ☐ _____

Name: _____

Phone: _____

E-mail: _____

Legal Property Owner:

Name: ROBERT CNETJANOVICH

Address: 702 S. ROYAL ST.

City: ALEXANDRIA State: VA Zip: 22314

Phone: 703-628-4160 E-mail: ROBERTCNETJANOVICH@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 DORMER
☐ ADDITION
☐ DEMOLITION/ENCAPSULATION
☐ SIGNAGE

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

CONSTRUCT A "SHED" DORMER OF THE NON-PUBLIC SIDE OF THE ROOF. DORMER WINDOW OPENING WILL BE APPROXIMATELY 4' WIDE & 2' HIGH. THE DORMER WILL REQUIRE APPROXIMATELY 20 SQ. FT. OF EXISTING ROOF OPENING/DEMOLITION. NEW DORMER ROOF WILL MATCH EXISTING STANDING SEAM METAL ROOF. WITH THE DORMER BEING ON THE NON-PUBLIC SIDE OF THE PROPERTY THE WINDOW WILL BE VINYL CLAD.

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: _____

Date: _____


ROBERT CVETANOVICH
7 MAY 2019

OWNERSHIP AND DISCLOSURE STATEMENT

Use additional sheets if necessary

1. Applicant. State the name, address and percent of ownership of any person or entity owning an interest in the applicant, unless the entity is a corporation or partnership, in which case identify each owner of more than three percent. The term ownership interest shall include any legal or equitable interest held at the time of the application in the real property which is the subject of the application.

| Name | Address | Percent of Ownership |
|-----------------------|--------------|----------------------|
| 1. ROBERT CRETANOVICH | 702 S. ROYAL | 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 702 S. ROYAL (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. ROBERT CRETANOVICH | 702 S. ROYAL | 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. ROBERT CRETANOVICH | NA | NA |
| 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.

5.7.19

Date

ROBERT CRETANOVICH

Printed Name



Signature



AIRIAL VIEW

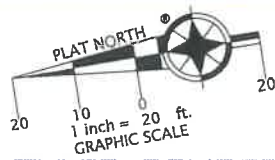
NEW SHED DORMER & ROOF
CVEJANOVICH RESIDENCE
702 S. ROYAL, ALEXANDRIA, VA



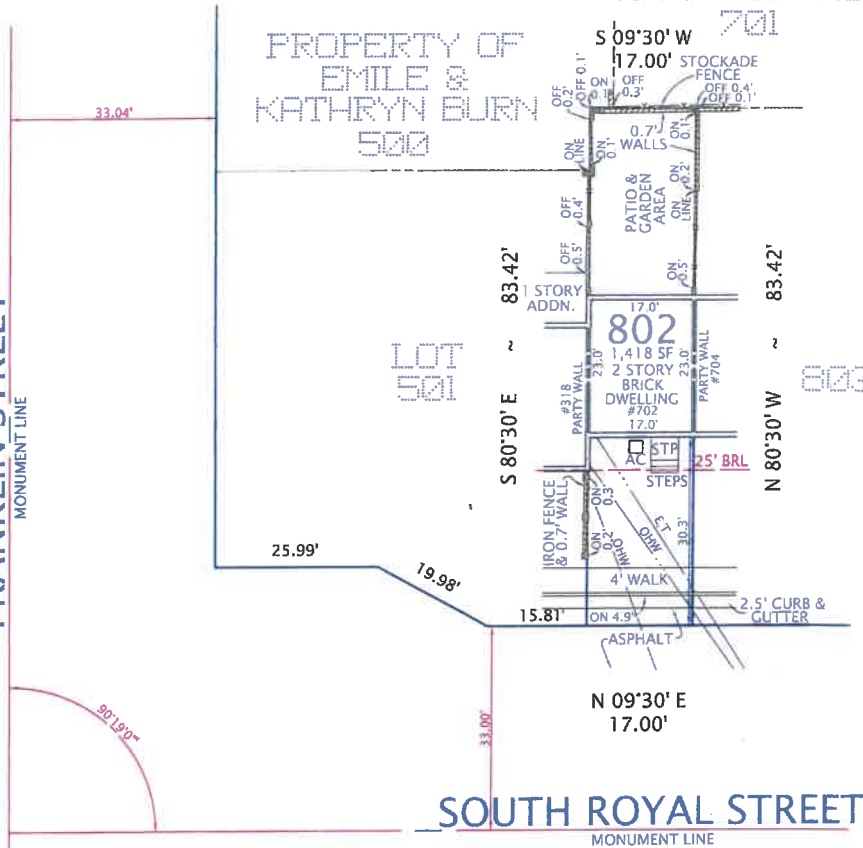
1

7 MAY 19

- NOTES: 1. FENCES ARE PICKET UNLESS NOTED.
2. PILLARS ARE DENOTED THUS: ■
3. WALLS ARE 0.35' UNLESS NOTED.



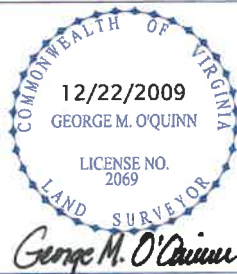
FRANKLIN STREET
MONUMENT LINE



PLAT
SHOWING HOUSE LOCATION ON
LOT 802, BLOCK 3
YATES GARDENS
(DEED BOOK 177, PAGE 441)
CITY OF ALEXANDRIA, VIRGINIA
SCALE: 1" = 20' DECEMBER 22, 2009

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:
ESTATE OF STILL - CVEJANOVICH
LAW OFFICES MARK S. ALLEN

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

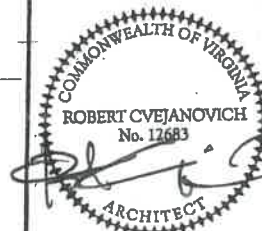
CASE NAME: CVEJANOVICH

CASE NO.: 09-0631

#91210001

SITE/PLOT PLAN

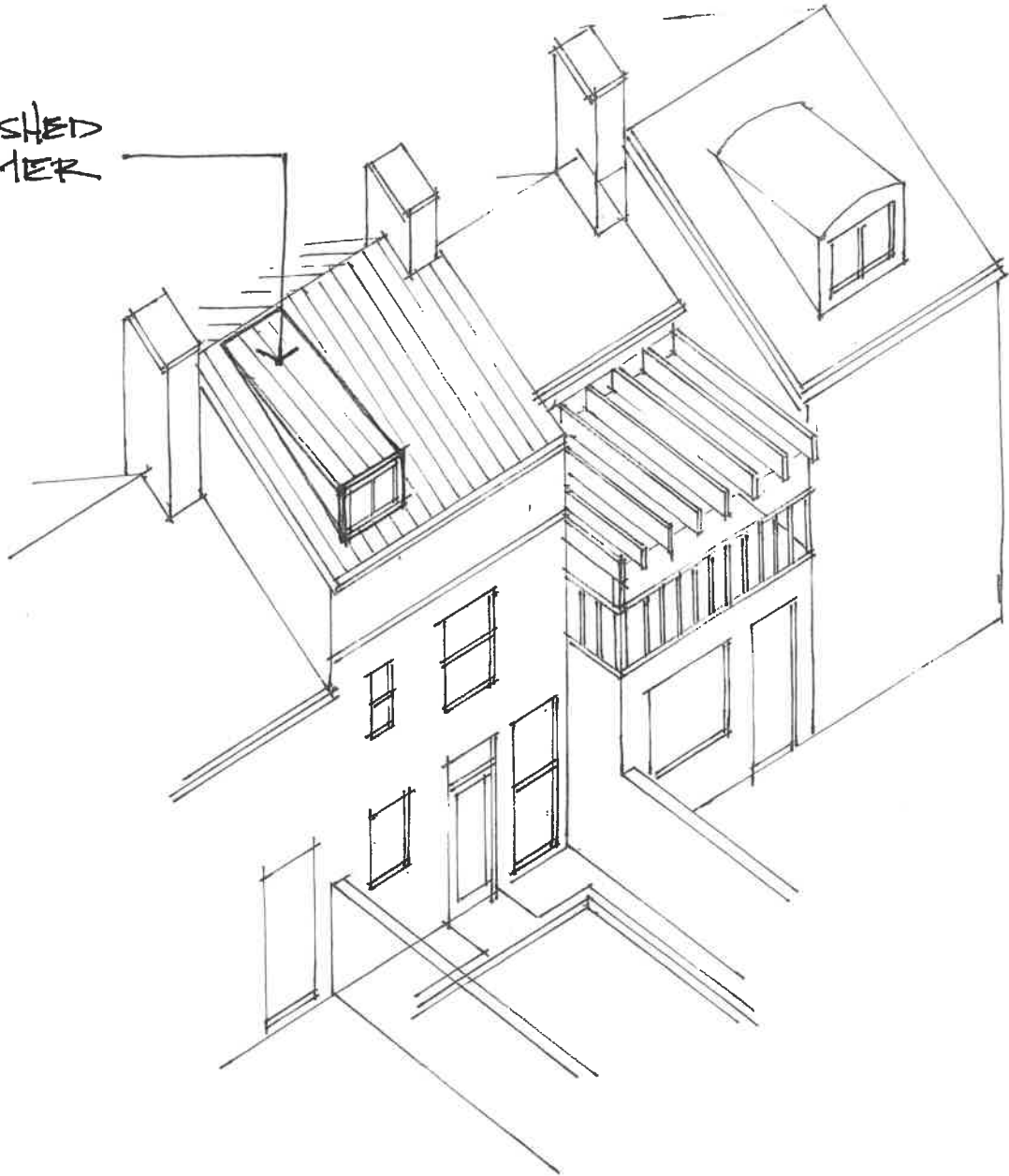
NEW SHED DORMER & ROOF
CVEJANOVICH RESIDENCE
702 S. ROYAL, ALEXANDRIA, VA



2

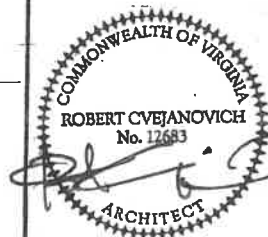
7 MAY 19

NEW SHED
DORMER



PERSPECTIVE VIEW @ BACK YARD

NEW SHED DORMER & ROOF
CVEJANOVICH RESIDENCE
702 S. ROYAL, ALEXANDRIA, VA



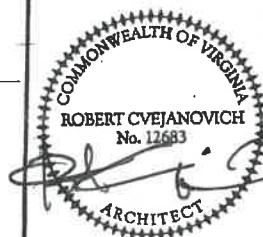
3

J MAY 19



VIEW FROM FRANKLIN ST.

NEW SHED DORMER & ROOF
CVEJANOVICH RESIDENCE
702 S. ROYAL, ALEXANDRIA, VA



4

7 MAY 19



A circular professional seal for Robert Cvejnovich, a Commonwealth of Virginia architect. The seal features a serrated outer edge. Inside the circle, the text "COMMONWEALTH OF VIRGINIA" is arched at the top, "ROBERT CVEJNOVICH" is in the center, "No. 12683" is below the name, and "ARCHITECT" is arched at the bottom. A stylized signature is written across the lower half of the seal.

5

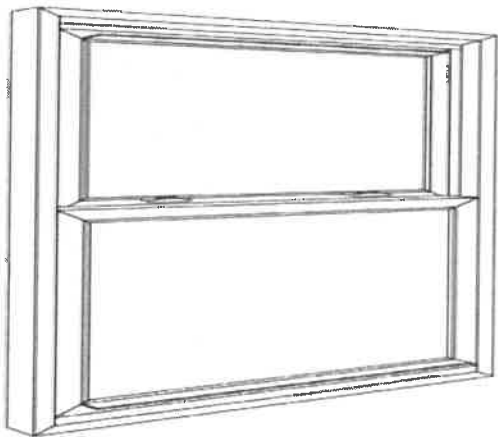
7 MAY 19

MATERIALS

ROOF: MATCH EXISTING METAL STANDING
SEAM.

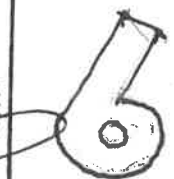
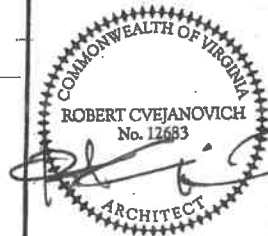
SIDING & TRIM: HARDY BOARD

WINDOW: DOUBLE HUNG INSULATED CLAD.



TYPICAL WINDOW ELEVATION

NEW SHED DORMER & ROOF
CVEJANOVICH RESIDENCE
702 S. ROYAL, ALEXANDRIA, VA



7 MAY 19



Department of Planning and Zoning

Floor Area Ratio and Open Space Calculations

as of 12/20/18

Received 9/15

B

A. Property Information

A1. 702 S. Royal St, Alexandria, VA 22314
Street Address

RM
Zone

A2. 1,411.00 x 1.50 = 2,116.50
Total Lot Area Floor Area Ratio Allowed by Zone Maximum Allowable Floor Area

B. Existing Gross Floor Area

Existing Gross Area

Basement 391.00
First Floor 391.00
Second Floor 391.00
Third Floor
Attic 391.00
Porches
Balcony/Deck
Lavatory***
Other**

Allowable Exclusions**

Basement** 391.00
Stairways** 66.00
Mechanical** 35.00
Attic less than 7** 279.00
Porches**
Balcony/Deck**
Lavatory***
Other**
Other**

B1. 1,564.00 Sq. Ft.
Existing Gross Floor Area*

B2. 771.00 Sq. Ft.
Allowable Floor Exclusions**

B3. 793.00 Sq. Ft.
Existing Floor Area Minus Exclusions
(subtract B2 from B1)

Comments for Existing Gross Floor Area

B1. **Total Gross** 1,564.00 B2. **Total Exclusions** 771.00

C. Proposed Gross Floor Area

Proposed Gross Area

Basement 0.00
First Floor 0.00
Second Floor 0.00
Third Floor
Attic 21.00
Porches
Balcony/Deck
Lavatory***
Other

Allowable Exclusions**

Basement** 0.00
Stairways** 0.00
Mechanical** 0.00
Attic less than 7** 0.00
Porches**
Balcony/Deck**
Lavatory***
Other**
Other**

C1. 21.00 Sq. Ft.
Proposed Gross Floor Area*

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

C3. 21.00 Sq. Ft.
Proposed Floor Area Minus Exclusions
(subtract C2 from C1)

C1. **Total Gross** 21.00 C2. **Total Exclusions** 0.00

D. Total Floor Area

D1. 814.00 Sq. Ft.
Total Floor Area (add B3 and C3)
D2. 2,116.50 Sq. Ft.
Total Floor Area Allowed
by Zone (A2)

E. Open Space

E1. 1,020.00 Sq. Ft.
Existing Open Space
E2. 493.85 Sq. Ft.
Required Open Space
E3. 1,020.00 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.

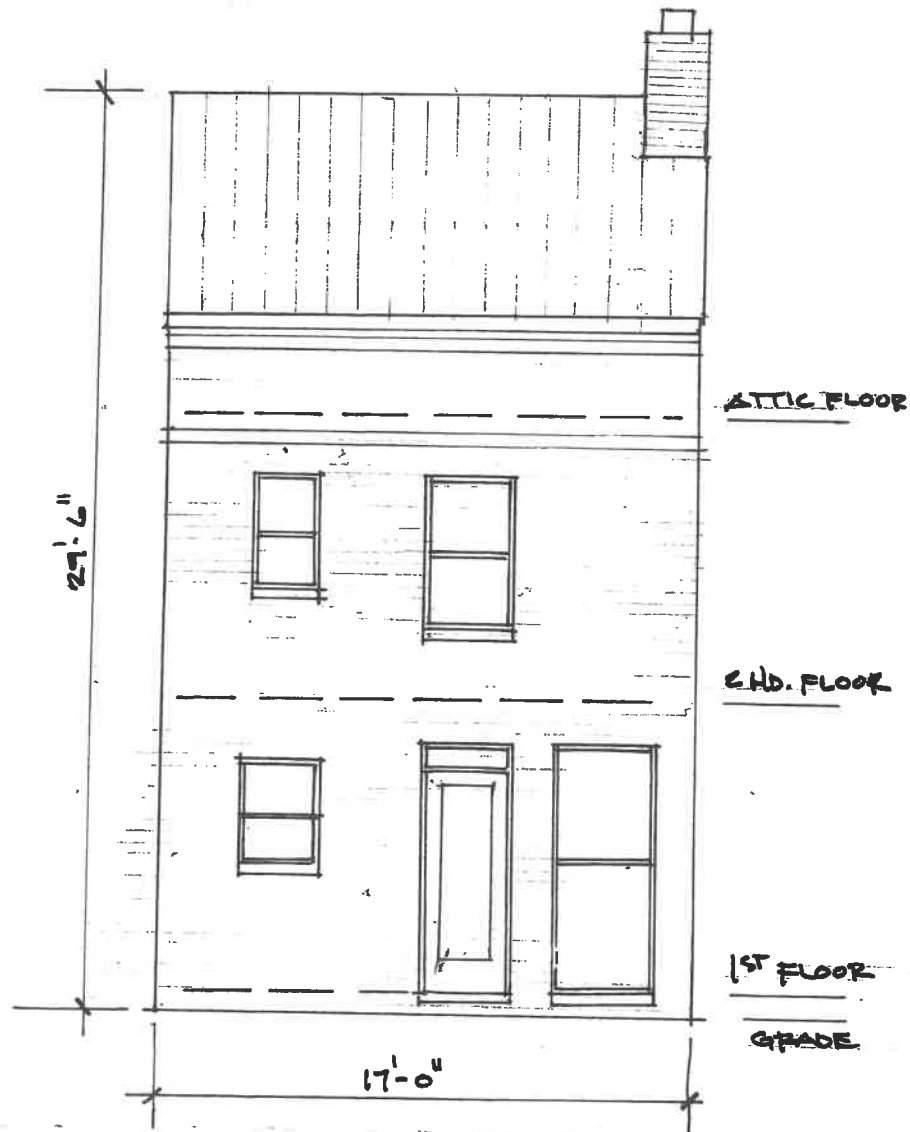
***Lavatories may be excluded up to a maximum of 50 square feet, per lavatory. The maximum total of excludable area for lavatories shall be no greater than 10% of gross floor area.

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

Signature: _____

Date: _____

5.15.19



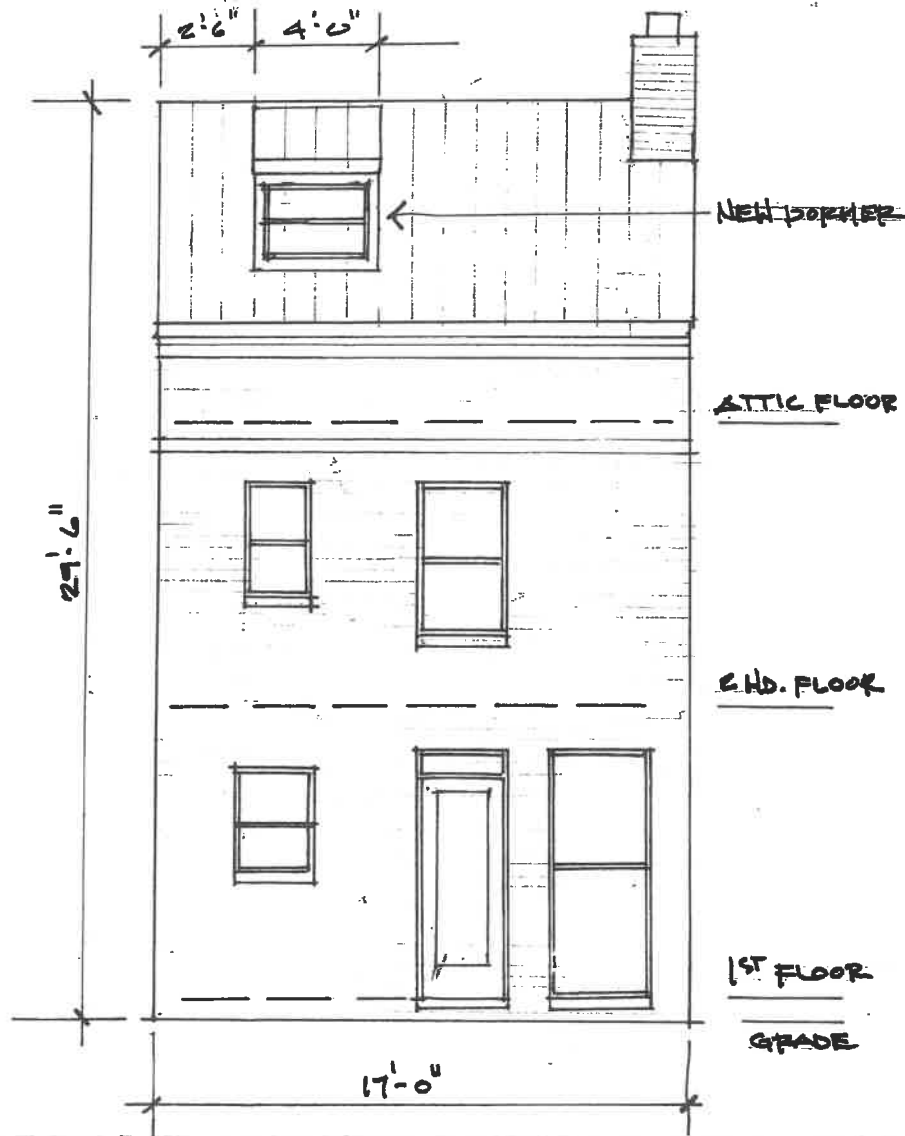
REAR ELEVATION - EXISTING

NEW SHED DORMER & ROOF
 CVEJANOVICH RESIDENCE
 702 S. ROYAL, ALEXANDRIA, VA



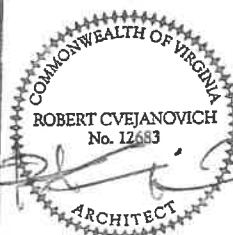
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10 MAY 19



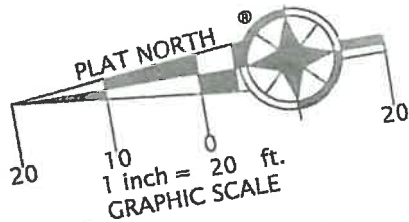
REAR ELEVATION - NEW

NEW SHED DORMER & ROOF
 CVEJANOVICH RESIDENCE
 702 S. ROYAL, ALEXANDRIA, VA



80

10 MAY 19



ENNIS-SAVAGE

701

PROPERTY OF
EMILE &
THRYN BURN
500

S 09°30' W

17.00'

STOCKADE
FENCE

OFF 0.1' ON 0.1' OFF 0.2' ON 0.2' OFF 0.3' ON 0.3' OFF 0.4' ON 0.4' OFF 0.1' ON 0.1'

0.7' WALLS

PATIO &
GARDEN
AREA

NEW
DORMER

83.42'

1 STORY
ADDN.

83.42'

LOT
501

S 80°30' E

80'

1,418

2 STORY
BRICK
DWELLING
#702

17.0'

803

N 80°30' W

AC STP
STEPS

IRON FENCE
& 0.7' WALL

ON 0.3' ON 0.2' OHW

4' WALK

ON 4.9'

ASPHALT

2.5' CURB &
GUTTER

19'

19.98'

33.00'

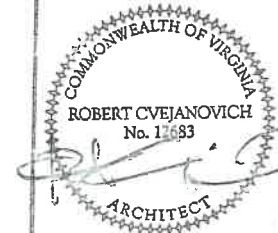
N 09°30' E
17.00'

SOUTH ROYAL STREET

MONUMENT LINE

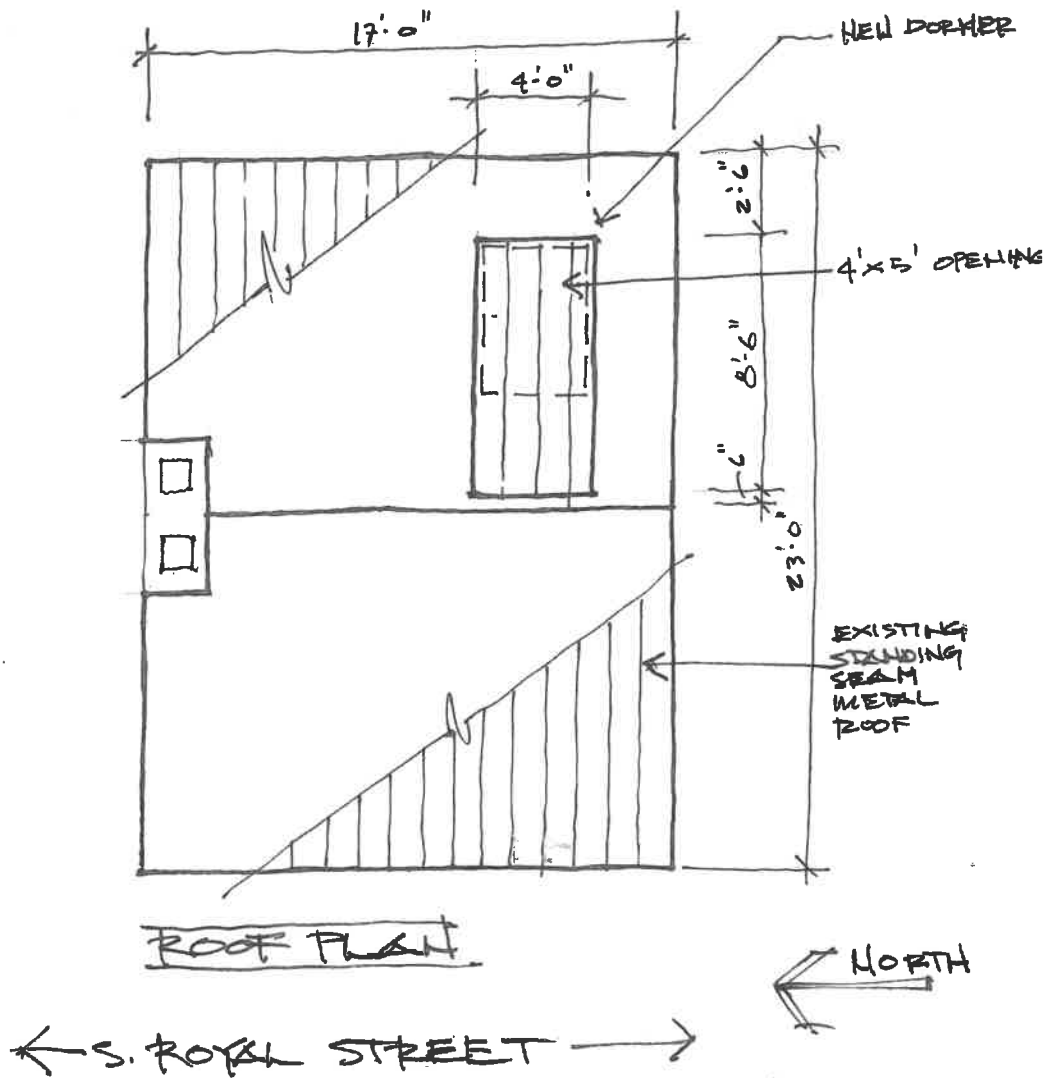
ENLARGED PLAT PLAN

NEW SHED DORMER & ROOF
CVEJANOVICH RESIDENCE
702 S. ROYAL, ALEXANDRIA, VA

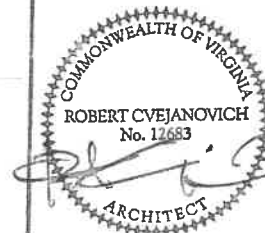


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10 MAY 19



NEW SHED DORMER & ROOF
 CVEJANOVICH RESIDENCE
 702 S. ROYAL, ALEXANDRIA, VA



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10 MAY 19