

**ISSUE:** Permit to Demolish/Capsulate (partial) and Certificate of Appropriateness for addition

**APPLICANT:** Larkin Stevens

**LOCATION:** Old and Historic Alexandria District  
218 Green Street

**ZONE:** RM/Townhouse Zone

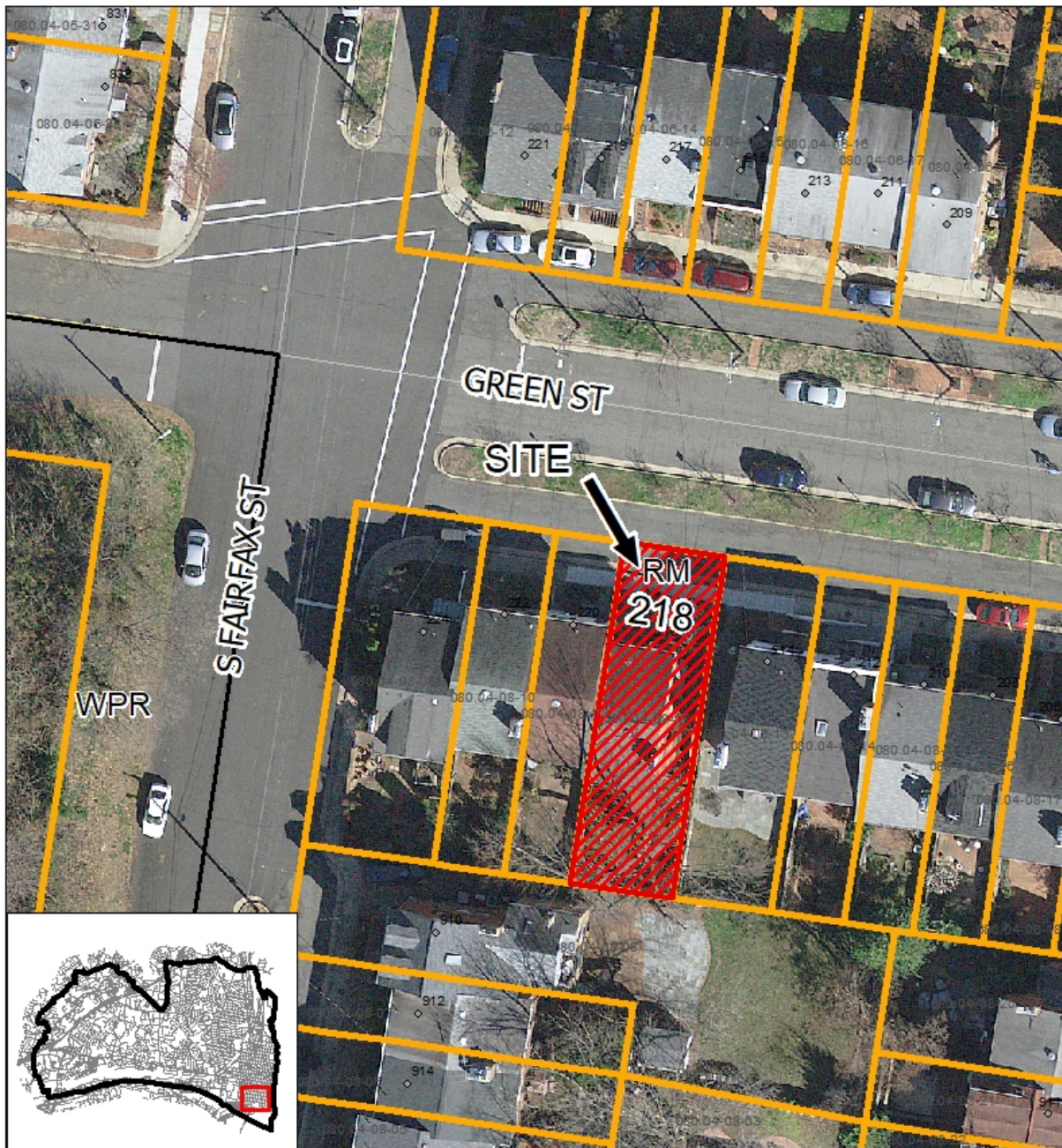
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**STAFF RECOMMENDATION**

Staff recommends approval of the Permit to Demolish/Capsulate and Certificate of Appropriateness, as submitted.

**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](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 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 #2019-00238 & BAR #2019-00239**  
**218 Green Street**

0 15 30 60 Feet



**Note:** Staff coupled the applications for a Permit to Demolish (BAR2019-00238) and Certificate of Appropriateness (BAR2019-00239) for clarity and brevity. The Permit to Demolish requires a roll call vote.

## **I. APPLICANT'S PROPOSAL**

The applicant is requesting a Permit to Demolish/Capsulate and Certificate of Appropriateness to construct a one-story rear addition at 218 Green Street.

The applicant proposes to capsulate the first-floor rear wall (approximately 180 square feet) and demolish the existing projecting metal balcony off the second-floor door. The new one-story addition will measure 13 feet (long) by 18 feet (wide) and will have brick cladding and a copper standing seam hipped metal roof. The addition will have full-light vinyl, picture style windows on all three sides and a single light full-light door on the east elevation. The second-floor door where the balcony is currently located will be replaced with a single window.

## **II. HISTORY**

The two-story, two-bay end unit brick townhouse at 218 Green Street was constructed in **1960** as part of the Yates Garden subdivision in a vernacular, Colonial Revival design vocabulary. Yates Garden was developed by Edward Carr beginning in 1939; however, complete build out of the subdivision was not completed until the early 1960s. Staff could not locate any previous BAR approvals for the subject property.

## **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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In the opinion of staff, none of the criteria for demolition and capsulation are met and the Permit to Demolish/Capsulate should be granted. This mid-20<sup>th</sup> century townhouse does not contain any character-defining features of uncommon design or historic merit, and the capsulation of the first-floor rear elevation and the removal of the projecting metal balcony will not compromise the integrity of the building. The material is not of unusual or uncommon design and it could be reproduced easily. Staff recommends approval of the Permit to demolish/Capsulate, as submitted.

*Certificate of Appropriateness*

Staff has no objection to the proposed one-story rear addition, largely because grade changes and the lack of a rear alley behind the house mean that only a very minor portion of the copper roof may be visible in the winter months when viewed from South Fairfax Street (Figure 1).





Figure 1: View of the rear of 218 Green from S. Fairfax Street

Staff notes that the applicant proposes vinyl picture windows on the addition, which are inconsistent with the Board's Guidelines and policy. However, the windows will not be visible from a public way and are, therefore, not under the purview of the BAR.

Staff notes that prior to approval of the building permit, the applicant will need to identify average finished grade on all elevations in order to confirm zoning compliance.

**STAFF**

Stephanie Sample, 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**

- F-1 The RM zone requires a 5' side yard setback. The proposed addition provides a 9' setback. Section 3-1106
- F-2 The RM Zone requires 35% of open space. The proposed addition reduces the existing open space to 1,158.90 square feet. Section 3-1106
- F-3 The RM Zone has a rear yard ratio of 1:2 and a minimum of 16' setback. The proposed addition provides a 17' setback. Section 3-1106
- F-4 The allowable FAR for 218 Green Street is 3,561 square feet. The proposed FAR is 2,086.80 square feet without allowable exclusions. Section 3-1106
- F-5 Wall Check Survey Required.
- F- 6 Proposed new windows and interior renovations comply with zoning.

Zoning cannot determine compliance due to the following:

- C-1 Average finished grade should be labeled on all elevations.

##### **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)
- 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)

- 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 No archaeological oversight necessary on this project.

**V. ATTACHMENTS**

*1 – Supplemental Materials*

*2 – Application for BAR 2019-00238 & 00239: 218 Green Street*

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

ADDRESS OF PROJECT: 218 GREEN ST

DISTRICT: ☒ Old & Historic Alexandria ☐ Parker – Gray ☐ 100 Year Old Building

TAX MAP AND PARCEL: 080.04-08-12 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: LARKIN STEVENS

Address: 218 GREEN ST

City: ALEXANDRIA State: VA Zip: 22314

Phone: (703) 706-5355 E-mail: LSTEVB22@YAHOO.COM

Authorized Agent (if applicable): ☐ Attorney ☐ Architect ☒ CONTRACTOR

Name: RICH CREASON

Phone: (703) 268-9663

E-mail: RICH@PHOENIXHOMESERVICES.COM

Legal Property Owner:

Name: LARKIN STEVENS

Address: 218 GREEN ST

City: ALEXANDRIA State: VA Zip: 22314

Phone: (703) 706-5355 E-mail: LSTEVB22@YAHOO.COM

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

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



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

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

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

18'x13'2" SUNROOM ADDITION IN REAR YARD. BRICK TO COMPLEMENT EXISTING BRICK ON HOME. COPPER ROOFING AND ALUMINUM GUTTERS.

**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.*

- ☒ ☐ <sup>N/A</sup> 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.*

- ☐ ☐ <sup>N/A</sup> 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.*

- ☐ ☐ <sup>N/A</sup> 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: Richard Cresson II

Printed Name: Richard Cresson II

Date: 6/6/19

# 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. LARKIN STEVENS	218 Green St VA 22314 ALEXANDRIA	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 \_\_\_\_\_ (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. LARKIN STEVENS	218 Green St VA 22314 ALEXANDRIA	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. LARKIN STEVENS	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.

6/7/19      Zickman Coateson      [Signature]  
 Date      Printed Name      Signature



# Department of Planning and Zoning

## Floor Area Ratio and Open Space Calculations for

### Single and Two-Family Residential Outside Historic Districts

A

#### A. Property Information

A1. 218 GREEN ST  
Street Address

RM  
Zone

A2. 2,374 SF  
Total Lot Area

X 1.50  
Floor Area Ratio Allowed by Zone

= 3,561.0  
Maximum Allowable Floor Area

#### B. Existing Gross Floor Area

##### Existing Gross Area

Basement 616.4  
First Floor 616.4  
Second Floor 616.4  
Third Floor  
Attic  
Porches  
Balcony/Deck  
Garage  
Other\*\*\*

##### Allowable Exclusions\*\*

Basement\*\*  
Stairways\*\*  
Mechanical\*\*  
Attic less than 7\*\*  
Porches\*\*  
Balcony/Deck\*\*  
Garage\*\*  
Other\*\*\*  
Other\*\*\*

B1. 1,849.2 Sq. Ft.  
Existing Gross Floor Area\*

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

B3. 1,849.2 Sq. Ft.  
Existing Floor Area Minus Exclusions  
(subtract B2 from B1)

Comments for Existing Gross Floor Area

B1. Total Gross 1,849.2

B2. Total Exclusions         

#### C. Proposed Gross Floor Area

##### Proposed Gross Area

Basement  
First Floor 237.6  
Second Floor  
Third Floor  
Attic  
Porches  
Balcony/Deck  
Garage  
Other\*\*\*

##### Allowable Exclusions\*\*

Basement\*\*  
Stairways\*\*  
Mechanical\*\*  
Attic less than 7\*\*  
Porches\*\*  
Balcony/Deck\*\*  
Garage\*\*  
Other\*\*\*  
Other\*\*\*

C1. 237.6 Sq. Ft.  
Proposed Gross Floor Area\*

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

C3. 237.6 Sq. Ft.  
Proposed Floor Area Minus Exclusions  
(subtract C2 from C1)

#### Notes

\*Gross floor area for residential single and two-family dwellings in the R-20, R-12, R-8, R-5, R-2-5, RB and RA zones (not including properties located within a Historic District) is the sum of all areas under roof of a lot measured from exterior walls.

\*\* Refer to the Zoning Ordinance (Section 2-145(A)) and consult with Zoning Staff for information regarding allowable exclusions. Sections may also be required for some exclusions.

\*\*\* Refer to the Zoning Ordinance (Section 2-145(A)) and consult with Zoning Staff for additional allowable exclusions. Additional exclusions may include space under balconies, retractable awnings, etc.

#### D. Total Floor Area

D1. 2,086.8 Sq. Ft.  
Total Floor Area (add B3 and C3)

D2. 3,561.0 Sq. Ft.  
Total Floor Area Allowed by Zone (A2)

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

E1.          Sq. Ft.  
Existing Open Space

E2.          Sq. Ft.  
Required Open Space

E3.          Sq. Ft.  
Proposed Open Space

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

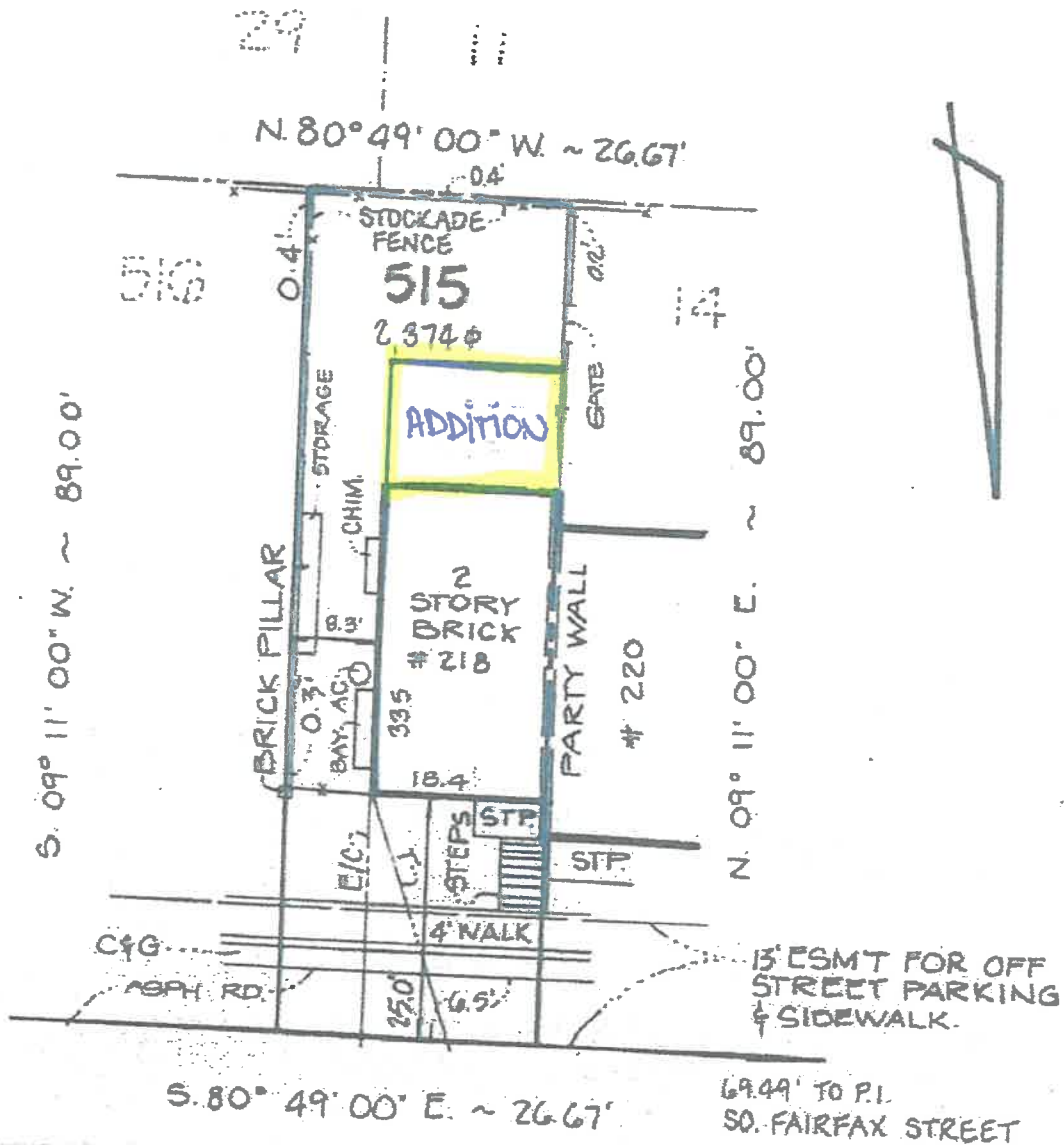
Signature: Richard H. Mason II

13

Date: 6/6/19



THIS DOCUMENT IS LOANED, REPRODUCED OR ALTERED IN ANY FORM WITHOUT PERMISSION IN WRITING FROM THE COPYRIGHT OWNER.



# GREEN STREET

66' R/W.

FLOOD NOTE: This property is in Zone X (500 YR.) of the Flood Insurance Rate Map, Community Panel No. 51515 0005 D effective date of MAY 15, 1991

## FLAT

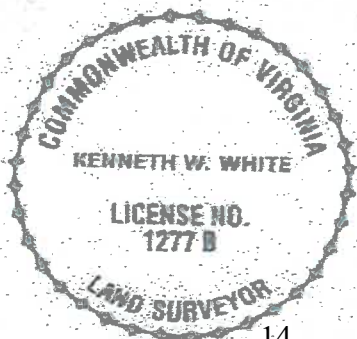
SHOWING HOUSE LOCATION ON LOT 515 BLOCK 8 RESUBD. OF LOTS 15, 16 & 17

**YATES GARDENS**  
CITY OF ALEXANDRIA, VIRGINIA  
SCALE: 1" = 20' AUGUST 20, 1997

PLAT SUBJECT TO RESTRICTIONS OF RECORD.

TITLE REPORT NOT FURNISHED.

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



CASE NAME:

HALL ~ STEVENS

ALLEN

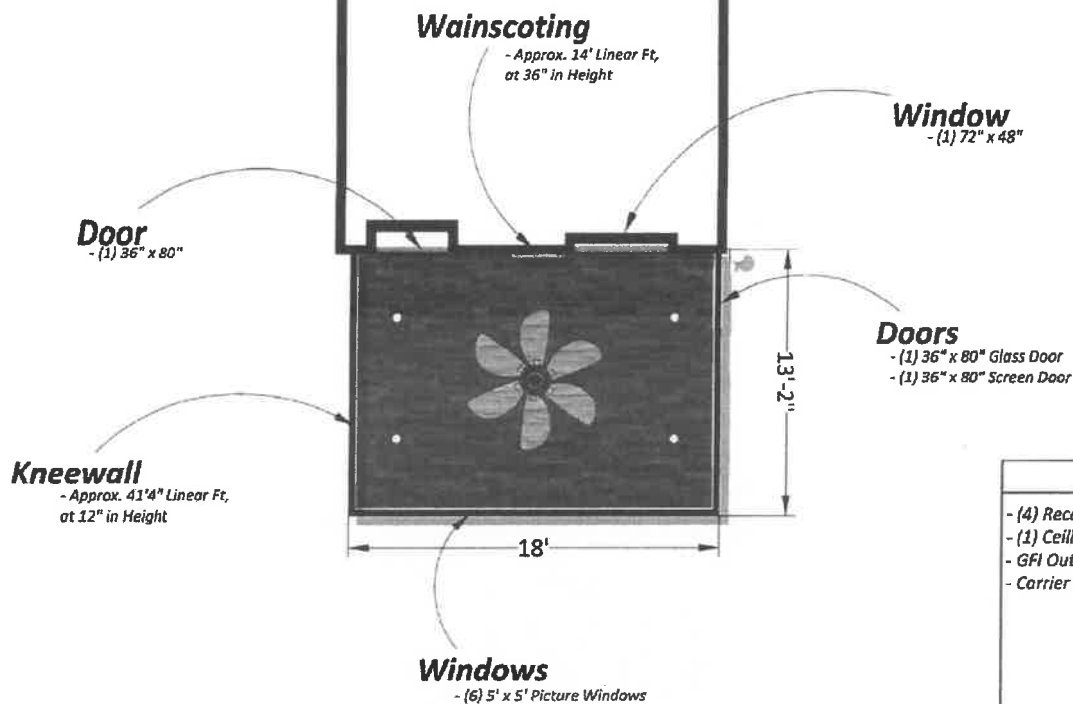
ALEXANDRIA SURVEYS, INC.  
6343 SOUTH KINGS HIGHWAY  
ALEXANDRIA, VIRGINIA 22306

703-660-6615  
FAX 703-788-7764

*Kenneth W. White*  
KENNETH W. WHITE

1

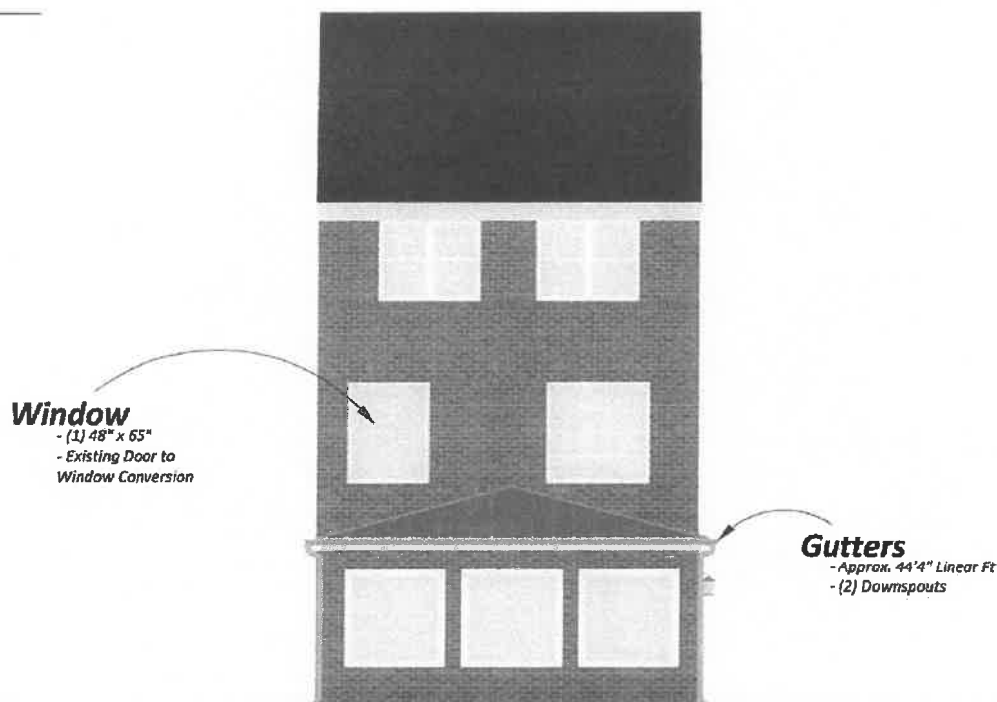
## Top-Down View

**Electric**

- (4) Recessed Lights
- (1) Ceiling Fan
- GFI Outlets to Code
- Carrier Mini Split System

2

## Front View

**Client Approval**

X.

Page

1 of 1

Date

05/02/2019

**Clint Asmar**

9669A Main Street  
Fairfax, VA 22031  
www.PhoenixHomeServices.com  
Phone Number: (703) 868-0067  
Email: Clint@PhoenixHomeservices.com

**Larkin Stevens**

15 Sunroom



**PHOENIX**  
HOME SERVICES inc.

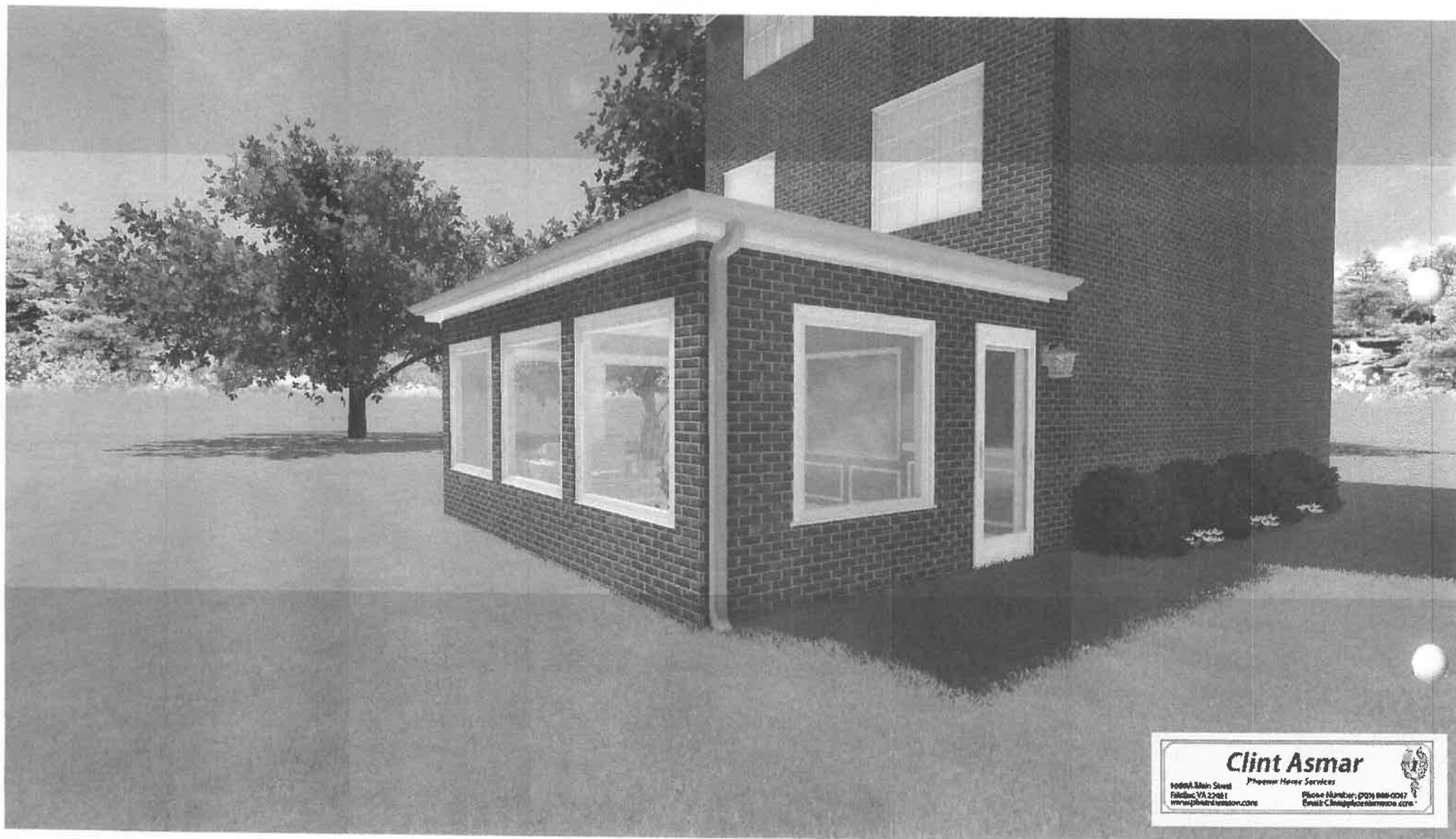


**Clint Asmar**  
Phoenix Home Services

9000A Main Street  
Fairfax, VA 22031  
www.phoenixservices.com

Phone Number: (703) 846-0047  
Email: Clint@phoenixservices.com





<b>Clint Asmar</b>		
Phoenix Home Services		
1000A Main Street Fitchburg, VA 22601 www.phoenixhomeservices.com	Phone Number: (540) 888-0067 Email: C.Asmar@phoenixservices.com	





<b>Clint Asmar</b>	
Phone: Home Services	
9000A Main Street Falmouth, VA 22041 <a href="http://www.glenview.com">www.glenview.com</a>	Phone Number: (703) 944-0067 Email: <a href="mailto:C.Asmar@clintasmarservices.com">C.Asmar@clintasmarservices.com</a>







**Clint Asmar**  
Phone Home Services  
9600A Main Street  
Salinas, CA 94703  
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Phone Salinas 805.440.4007  
Local Call Phone 805.440.4007

















