

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

**APPLICANT:** Elizabeth Maier

**LOCATION:** Old and Historic Alexandria District  
223 South Lee Street

**ZONE:** RM/Residential Townhouse Zone

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**STAFF RECOMMENDATION**

Staff recommends approval of the Permit to Demolish/Capsulate (partial) and Certificate of Appropriateness for an addition and alterations, with the following conditions:

1. 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.
2. No metal detection may be conducted on the property, unless authorized by Alexandria Archaeology.

***DRAFT MINUTES:***

***BOARD ACTION, MARCH 4, 2020: Deferred***

*By unanimous consent, the Board of Architectural Review accepted the request for deferral of BAR #2019-00509 & BAR #2020-00044 & BAR #2020-00043.*

***REASON***

*The Board accepted the applicant's request for deferral in order to meet with the neighbors.*

***SPEAKERS***

*Michael Patrick, architect, spoke in support of the project and answered questions.*

*Elizabeth Maier, property owner and applicant, spoke in support of the application and answered questions.*

*Greg Jubin, neighbor at 221 South Lee Street, expressed viewshed and privacy concerns about the proposed addition.*

*Robert Lash, neighbor at 225 South Lee Street, expressed concerns about construction methods.*

***DISCUSSION***

*While the BAR members overwhelmingly supported the modest addition, they accepted the applicant's request to defer the case due to the adjacent neighbors' concerns about the project. The applicant stated that they would reach out to the neighbors prior to the March 18<sup>th</sup> public meeting.*

**STAFF RECOMMENDATION MARCH 4, 2020**

Staff recommends approval of the Permit to Demolish/Capsulate (partial) and Certificate of Appropriateness for an addition and alterations, with the following conditions:

3. 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.
4. No metal detection may be conducted on the property, unless authorized by Alexandria Archaeology.

**GENERAL NOTES TO THE APPLICANT**

1. 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.
2. COMPLIANCE WITH BAR POLICIES: All materials must comply with the BAR's adopted policies unless otherwise specifically approved.
3. 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.
4. 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.
5. EXPIRATION OF APPROVALS NOTE: In accordance with Sections 10-106(B), 10-206(B) and 10-307 of the Zoning Ordinance, any 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.





**UPDATE**

At the March 4, 2020 public hearing, the Board accepted the applicants request for deferral so that she could do additional outreach to her neighbors. The applicant and her neighbors have continued to be in communication, and any remaining issues will be worked out between them in a way that does not, within the purview of the BAR, affect the building structure as submitted. The applicant does not propose any modifications to the plans submitted at the March 4, 2020 hearing. The staff report is provided below for your reference.



Figure 1: Footprint of addition shown in red

**Note:** Staff coupled the applications for a Permit to Demolish (BAR #2020-00043) and Certificate of Appropriateness (BAR #2020-00044) for clarity and brevity. The Permit to Demolish requires a roll call vote.

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

The applicant requests a Permit to Demolish/Capsulate (partial) and Certificate of Appropriateness to construct a two-story rear addition and make minor alterations to the existing building at 223 South Lee Street.

### Permit to Demolish/Capsulate

The rear wall, except for the northernmost six inches, will be either demolished or capsulated for the new addition, with most of the area being demolished (Figure 1). A portion of the existing rear roof slope will also be demolished in order to construct the new addition. One of the second-floor windows on the rear elevation will be relocated to the side elevation (second floor), requiring the demolition of a portion of siding.

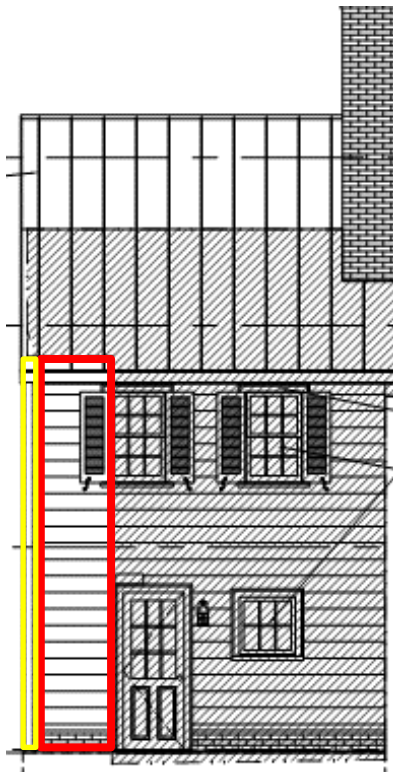


Figure 2: Area to be retained (yellow,) capsulated (red), demolished (hatched)

### Certificate of Appropriateness

#### *Addition*

The proposed two-story addition will measure approximately 9 feet deep and 14 feet 4.5 inches wide, with a six-inch setback from the north wall of the main block. The proposed low slope metal-

clad roof will intersect the existing roof at the spring point, and the trim board on the north elevation will be retained to show the former roof profile. The north elevation of the addition will have a single multi-light casement window on the first floor, while the rear elevation will have a single door and two windows with paneling below on the first floor and a triple casement window on the second floor. The addition will be clad with wood siding and the windows will be aluminum clad with 7/8 inch simulated-divided-light muntins. Gas lanterns will flank the first-floor door and windows.

### *Alterations*

Alterations consist of the replacement of the existing front door with a new six panel mahogany door and a replacement gas lantern style light fixture. The existing brick planter adjacent to the front façade will be removed and the sidewalk will be infilled with brick to match the adjacent material.

## **II. HISTORY**

According to *Historic Alexandria Virginia Street By Street* by Ethelyn Cox (1976), Alexander McConnell acquired the lot at 223 S. Lee St. (as well as 201 Duke St.) in 1795 from David Arell's heirs. Documents indicate that soon thereafter McConnell built on the lots. Given that the property has been in active use since **1800**, it could contain significant archaeological resources that pertain to the growth and prosperity of the city in the early nineteenth century.

The subject property is a twin to 225 South Lee to the south and the Hopkins Atlas of 1877 shows them both with mirror image footprints of one another, each with a two-story front and one-story rear ell. Sanborn Maps from 1885 through 1931 show both houses unchanged until 1941 when the one-story addition was removed from 223 South Lee Street.

BAR 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.

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

Staff does not believe that the proposed demolition/capsulation meets any of the criteria above, as the areas impacted are not of unusual or uncommon design and could be reproduced easily today. With the removal of the one-story addition in the mid-20<sup>th</sup> century this rear elevation was likely reconfigured. Staff does not believe that the materials on the rear wall date to the building's construction, but rather to the mid-20<sup>th</sup> century. In the opinion of staff, none of the criteria for demolition and capsulation are met in this case and the Permit to Demolish/Capsulate should be granted.

#### Certificate of Appropriateness

According to the *Design Guidelines*, "The Boards generally prefer addition designs that are respectful of the existing structure and which seek to be background statements..." The modest two-story addition meets this recommendation, as it is subservient to the rest of the house and modest in design and scale. The *Design Guidelines* further state that "An addition to a historic building should be clearly distinguishable from the original structure. An addition should not obscure or dilute the architectural and historic importance of an existing building by creating a false sense of the past." The applicant has chosen to design the addition such that it complements the existing building's form with the continued low slope roof and the use of compatible materials such as wood siding and a metal roof, but introduces some fenestration changes such as the window configuration and materials to subtly differentiate the new construction from the historic house.

Staff notes that the proposed first floor window on the addition and the relocated window on the second floor are located within three feet of the property line and must comply with Building Code requirement that "openings and penetrations shall comply with the fire-resistant rating

requirements.” Staff does not object to the installation of these two windows on the north elevation and would also support no new windows, depending on discussions with Code Administration.

Staff recommends approval of the project and notes the recommendations of Alexandria Archaeology.

**STAFF**

Stephanie Sample, Historic Preservation Planner, Planning & Zoning

**IV. CITY DEPARTMENT COMMENTS**

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

**Zoning**

F-1 Applicant proposes to construct a 129.40 square foot addition that would result in a remaining open space of 400 square feet. Proposed scope work is in compliance with open FAR and open space requirements of the RM zone.

**Code Administration**

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

C-2 Construction work is less than 3 feet from the property line. Construction openings and penetrations shall comply with the fire-resistant rating requirements.

C-3 A building code consultation or advanced plan review is recommended prior to applying for a building permit.

**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)
- C-7 The owner shall obtain and maintain a policy of general liability insurance in the amount of \$1,000,000 which will indemnify the owner (and all successors in interest); and the City as an Additional Insured, against claims, demands, suits and related costs, including attorneys' fees, arising from any bodily injury or property damage which may occur as a result of the encroachment. (Sec. 5-29 (h)(1)) (T&ES)

**Please submit Insurance Certificate:**

**City of Alexandria**

**T&ES**

**Attn: Development Services**

**301 King Street, Room 4130**

**Alexandria, VA 22314**

**Alexandria Archaeology**

- F-1 According to *Historic Alexandria Virginia Street By Street* by Ethelyn Cox (1976), Alexander McConnell acquired the lot at 223 S. Lee St. (as well as 201 Duke St.) in 1795 from David Arell's heirs. Soon thereafter documents indicate that McConnell built on the lots. Given that the property has been in active use since 1800, it could contain significant archaeological resources that pertain to the growth and prosperity of the city in the early nineteenth century.
- R-1 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. The language noted above shall be included on all final site plan sheets involving any ground disturbing activities. (Archaeology)

- R-2     The applicant shall not allow any metal detection and/or artifact collection to be conducted on the property, unless authorized by Alexandria Archaeology. Failure to comply shall result in project delays. The language noted above shall be included on all final site plan sheets involving any ground disturbing activities. (Archaeology)

**V.     ATTACHMENTS**

*1 – Supplemental Materials*

*2 – Application for BAR 2020-00043 & 2020-00044; 223 South Lee Street*

ADDRESS OF PROJECT: 223 S Lee Street

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

TAX MAP AND PARCEL: 075.03.01.24 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: Elizabeth Maier

Address: 223 S Lee Street

City: Alexandria State: VA Zip: 22314

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

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

Name: Michael Patrick Phone: 202-337-7255

E-mail: shurray@barnesvanze.com

**Legal Property Owner:**

Name: Elizabeth Maier

Address: 223 S Lee Street

City: Alexandria State: VA Zip: 22314

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

- ☐ **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.*
- |  |   |   |                                   |
|--|---|---|-----------------------------------|
| <input type="checkbox"/> awning              | <input type="checkbox"/> fence, gate or garden wall | <input type="checkbox"/> HVAC equipment             | <input type="checkbox"/> shutters |
| <input checked="" type="checkbox"/> doors    | <input type="checkbox"/> windows                    | <input type="checkbox"/> siding                     | <input type="checkbox"/> shed     |
| <input checked="" type="checkbox"/> lighting | <input type="checkbox"/> pergola/trellis            | <input type="checkbox"/> painting unpainted masonry |                                   |
| <input type="checkbox"/> other _____         |   |   |                                   |
- ☒ ADDITION
- ☒ DEMOLITION/ENCAPSULATION
- ☐ SIGNAGE

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

Partial demolition to rear facade and roof for proposed addition. Removal of brick  
planter box against house at front facade as well as electric sconce. Replacement in  
kind of front door to match existing. Partial demolition of wall at side facade for new  
salvaged window.

New 9' deep addition to the rear, held 6" off the corner of the existing house.  
Overbuilt-roof from existing rear spring point to new addition.

**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.

**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.

As required for rear addition and work

**Additions & New Construction:** *Drawings must be to scale and should not exceed 11" x 17" unless approved by staff. 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 revised materials.

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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: Michael PatrickDate: 01/28/2020

# 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. Elizabeth Maier	223 S Lee Street	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 223 S Lee Street (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. Elizabeth Maier	223 S Lee Street	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. Elizabeth Maier	Homeowner	no
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.

01/28/2020

Date

Michael Patrick

Printed Name



Signature



# Department of Planning and Zoning

## Floor Area Ratio and Open Space Calculations

as of 12/20/18

**B**

### A. Property Information

A1. 223 S Lee Street  
Street Address

RM  
Zone

A2. 1,036.00 x 1.50  
Total Lot Area Floor Area Ratio Allowed by Zone

= 1,554.00  
Maximum Allowable Floor Area

### B. Existing Gross Floor Area

#### Existing Gross Area

Basement 300.00  
First Floor 500.00  
Second Floor 500.00  
Third Floor  
Attic 226.00  
Porches  
Balcony/Deck  
Lavatory\*\*\*  
Other\*\*

#### Allowable Exclusions\*\*

Basement\*\* 300.00  
Stairways\*\* 63.90  
Mechanical\*\*  
Attic less than 7'\*\*\* 100.00  
Porches\*\*  
Balcony/Deck\*\*  
Lavatory\*\*\* 50.00  
Other\*\*  
Other\*\*

B1. 1,526.00 Sq. Ft.  
Existing Gross Floor Area\*

B2. 513.90 Sq. Ft.  
Allowable Floor Exclusions\*\*

B3. 1,012.10 Sq. Ft.  
Existing Floor Area Minus Exclusions  
(subtract B2 from B1)

#### Comments for Existing Gross Floor Area

B1. **Total Gross** 1,526.00 B2. **Total Exclusions** 513.90

### C. Proposed Gross Floor Area

#### Proposed Gross Area

Basement  
First Floor 129.40  
Second Floor 129.40  
Third Floor  
Attic  
Porches  
Balcony/Deck  
Lavatory\*\*\*  
Other

#### Allowable Exclusions\*\*

Basement\*\*  
Stairways\*\*  
Mechanical\*\*  
Attic less than 7'\*\*\*  
Porches\*\*  
Balcony/Deck\*\*  
Lavatory\*\*\* 50.00  
Other\*\*  
Other\*\*

C1. 258.80 Sq. Ft.  
Proposed Gross Floor Area\*

C2. 50.00 Sq. Ft.  
Allowable Floor Exclusions\*\*

C3. 208.80 Sq. Ft.  
Proposed Floor Area Minus Exclusions  
(subtract C2 from C1)

C1. **Total Gross** 258.80 C2. **Total Exclusions** 50.00

### D. Total Floor Area

D1. 1,220.90 Sq. Ft.  
Total Floor Area (add B3 and C3)

D2. 1,554.00 Sq. Ft.  
Total Floor Area Allowed  
by Zone (A2)

### E. Open Space

E1. 524.00 Sq. Ft.  
Existing Open Space

E2. 358.40 Sq. Ft.  
Required Open Space

E3. 400.00 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: 01/28/2020





A3 NEIGHBOR PHOTO - 225 S LEE STREET PHOTO  
NT9



A2 223 S LEE STREET PHOTO  
NT9



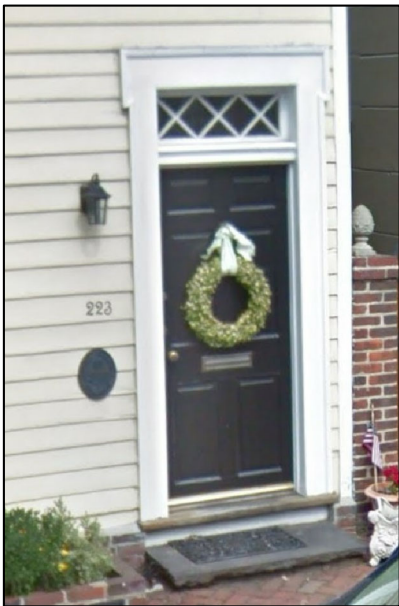
A3 NEIGHBOR PHOTO - 221 S LEE STREET  
NT9



A4 223 S LEE STREET BACK FACADE  
1/32" = 1'-0"



A5 223 S LEE STREET SIDE FACADE FROM BACKYARD  
1/32" = 1'-0"



B1 EXISTING 6-PANEL FRONT DOOR  
NT9



B2 DUKE STREET PHOTO - PARTIAL VIEW OF 223 S LEE STREET REAR  
NT9



C1 EXISTING FRONT DOOR SCENCE  
NT9



C2 DUKE STREET PHOTO - PARTIAL VIEW OF 223 S LEE STREET REAR  
NT9



C3 SITE LOCATION PLAN  
1/64" = 1'-0"

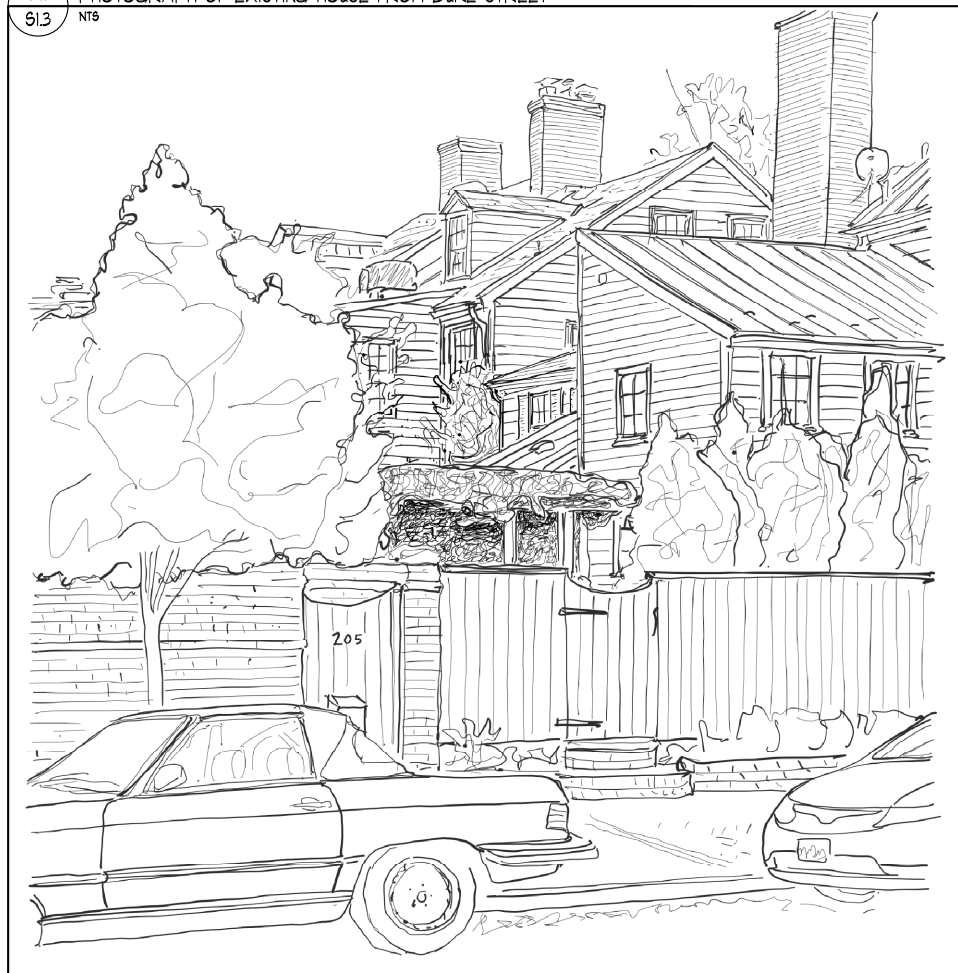




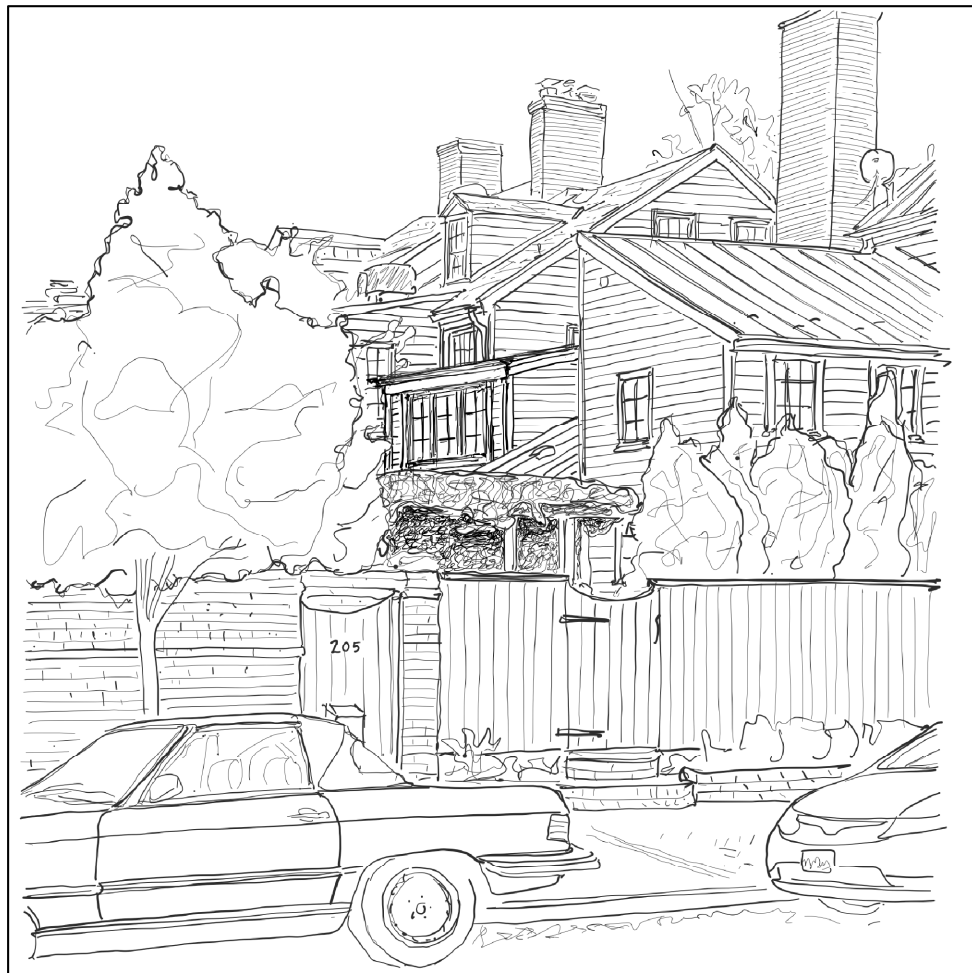




A1  
613  
NT6  
PHOTOGRAPH OF EXISTING HOUSE FROM DUKE STREET



C1  
613  
NT6  
RENDERED VIEW OF EXISTING HOUSE FROM DUKE STREET



C2  
613  
NT6  
RENDERED VIEW OF PROPOSED REAR ADDITION FROM DUKE STREET



A2  
613  
NT6  
PHOTOGRAPH OF EXISTING HOUSE REAR FACADE



C3  
613  
NT6  
RENDERED VIEW OF PROPOSED REAR ADDITION

1939

**BARNES VANZEL**  
ARCHITECTS INC.  
1000 Potomac Street, N.W.  
Suite L-2  
Washington, D.C. 20007  
TELE: 202.337.7255  
FAX: 202.337.0609

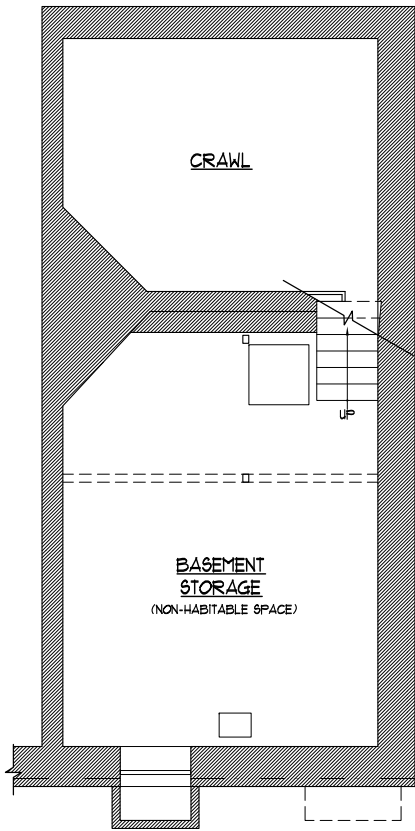
**MAIER**  
**RESIDENCE**  
223 S. LEE STREET  
ALEXANDRIA, VA.

DRAWING: RENDERINGS  
ISSUED: 01-27-2020  
BAR CONCEPT SUBMISSION

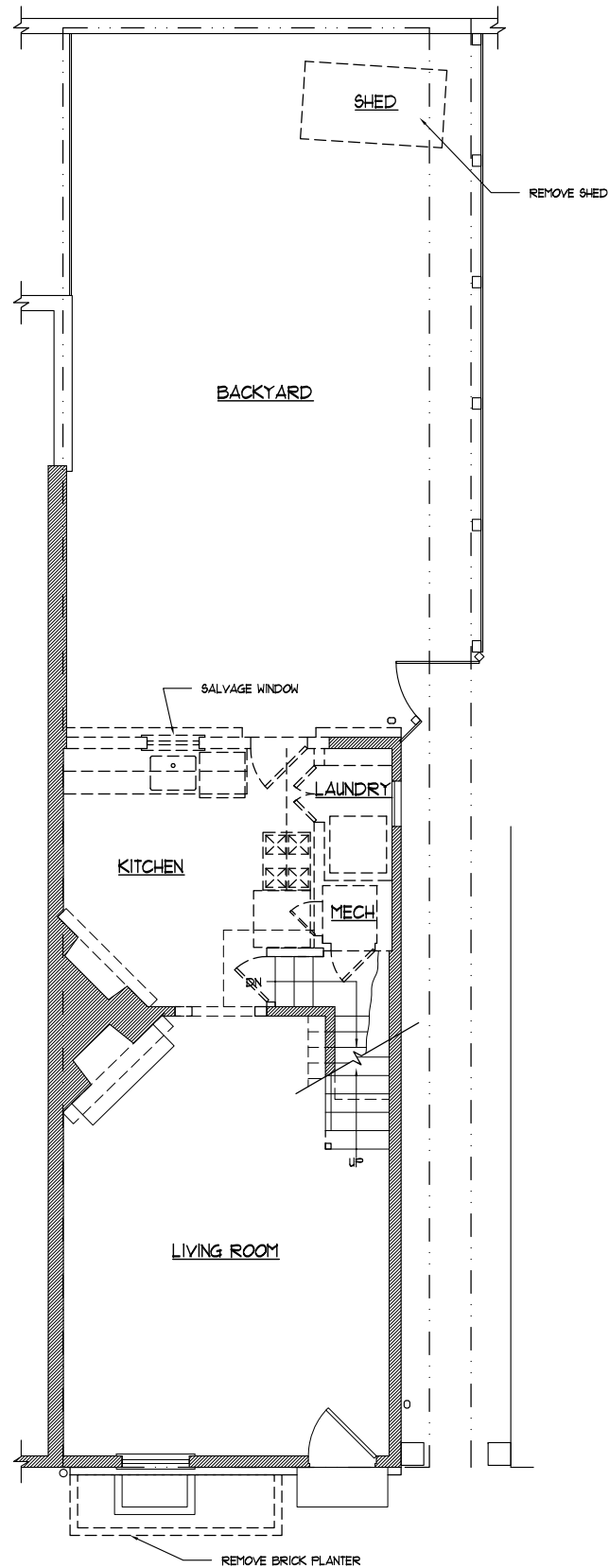
S1-3



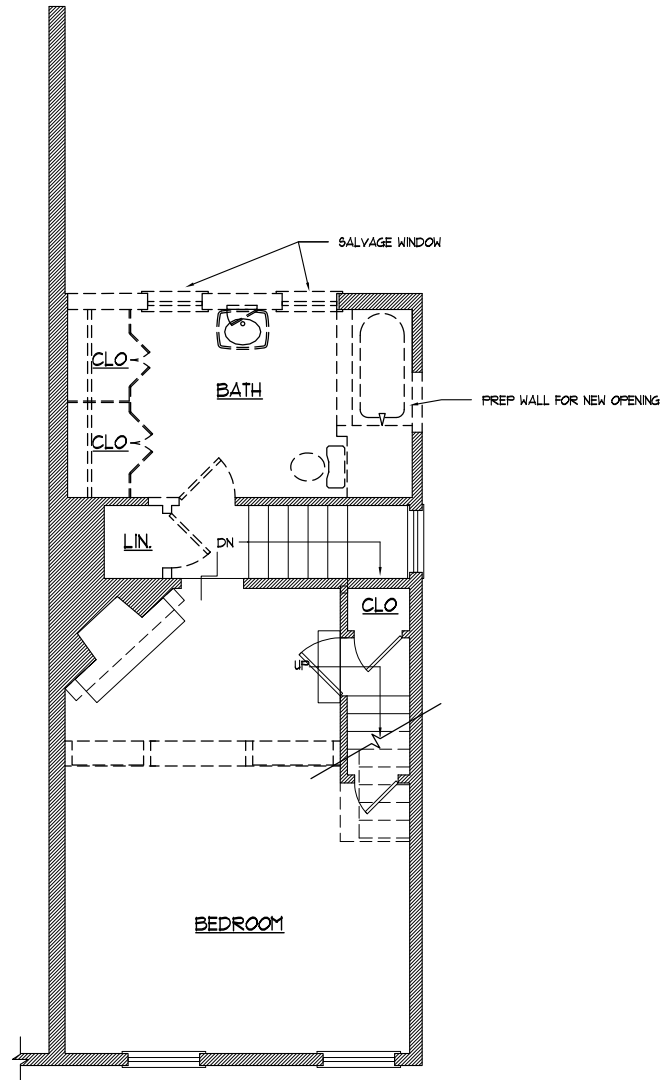
C1 BASEMENT FLOOR DEMO PLAN- NO CHANGES  
A2.1 DRAWING SCALE: 1/4"=1'-0"



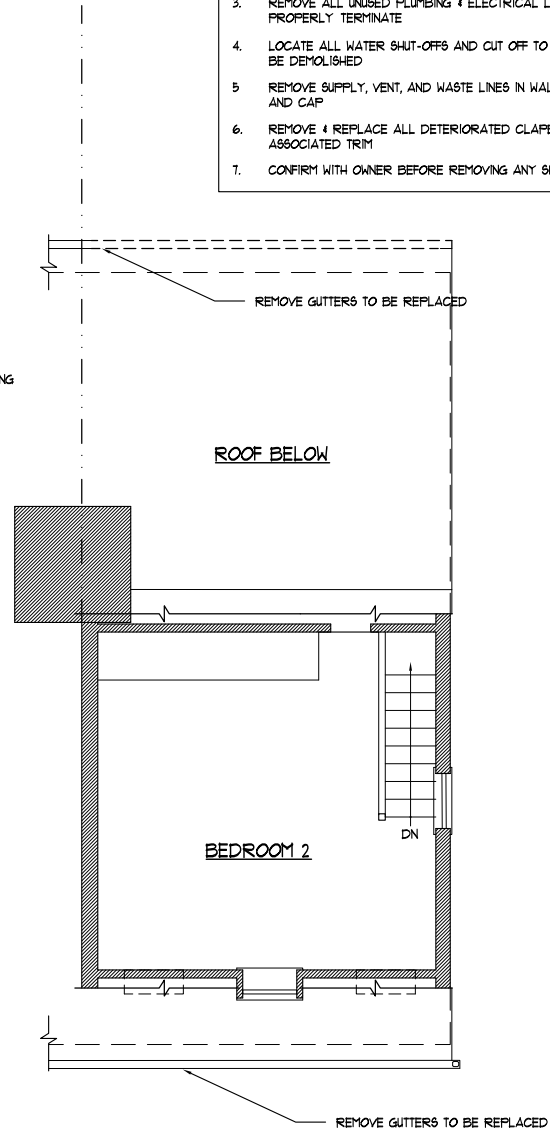
C2 FIRST FLOOR DEMO PLAN  
A2.1 DRAWING SCALE: 1/4"=1'-0"



C3 SECOND FLOOR DEMO PLAN  
A2.1 DRAWING SCALE: 1/4"=1'-0"



C4 THIRD FLOOR DEMO PLAN - NO CHANGES  
A2.1 DRAWING SCALE: 1/4"=1'-0"



**DEMOLITION LEGEND:**

	EXISTING TO REMAIN
	EXISTING TO BE DEMOLISHED
	EXISTING DOOR TO REMAIN
	EXISTING DOOR TO BE REMOVED
	EXISTING WINDOW TO REMAIN
	EXISTING WINDOW TO BE REMOVED

**DEMOLITION NOTES:**

- GENERAL CONTRACTOR IS RESPONSIBLE FOR ALL CONSTRUCTION MEANS & METHODS, JOB SAFETY, & CONFORMANCE TO CODES
- GENERAL CONTRACTOR SHALL BRING TO ARCHITECT'S OR OWNER'S ATTENTION ALL DISCREPANCIES BETWEEN FIELD CONDITIONS AND DRAWING INTENT
- REMOVE ALL UNUSED PLUMBING & ELECTRICAL LINES WHERE ACCESSIBLE AND PROPERLY TERMINATE
- LOCATE ALL WATER SHUT-OFFS AND CUT OFF TO ALL PLUMBING FIXTURES TO BE DEMOLISHED
- REMOVE SUPPLY, VENT, AND WASTE LINES IN WALLS TO BE DEMOLISHED AND CAP
- REMOVE & REPLACE ALL DETERIORATED CLAPBOARD, RAKES, SOFFITS AND ASSOCIATED TRIM
- CONFIRM WITH OWNER BEFORE REMOVING ANY SHRUBBERY OR PLANTS.



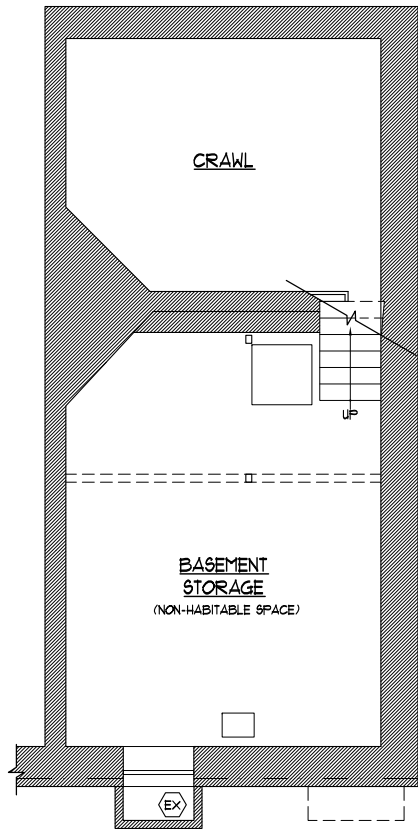
1939

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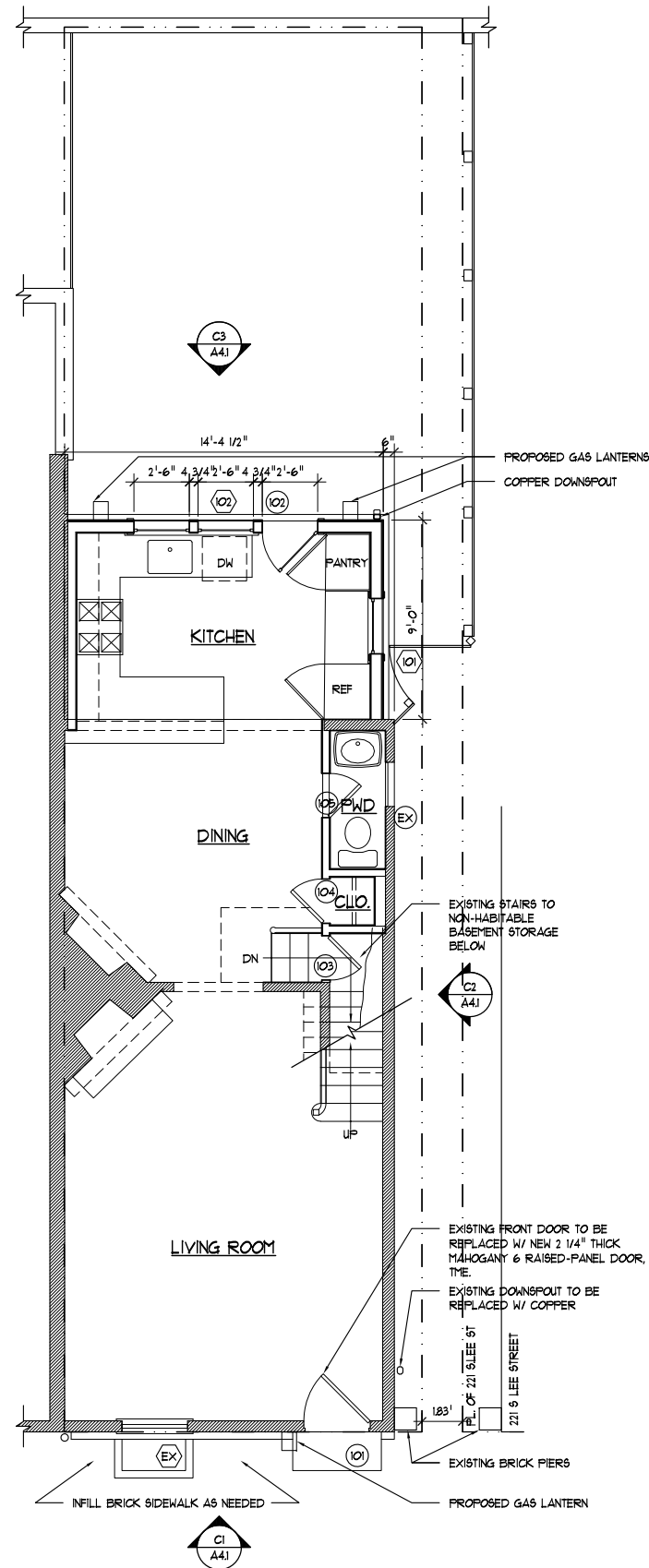
**MAIER**  
**RESIDENCE**  
223 S. LEE STREET  
ALEXANDRIA, VA.

DRAWING: DEMO PLANS				
ISSUED:				
01-27-2020				
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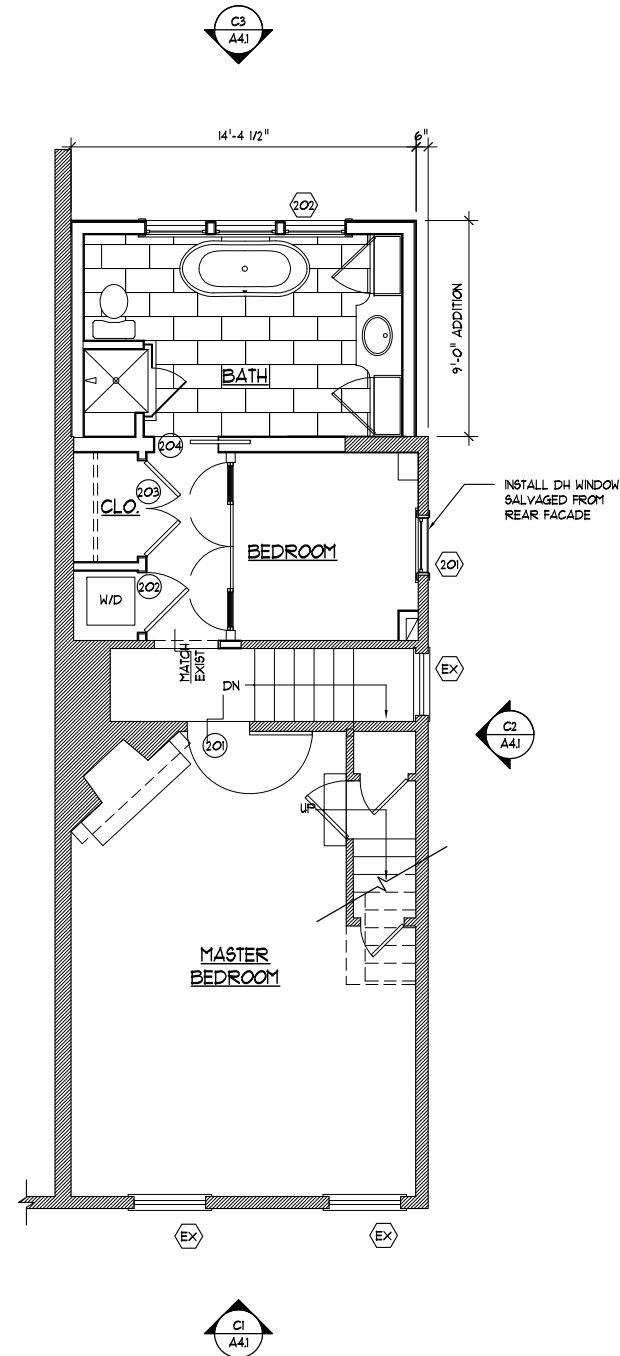
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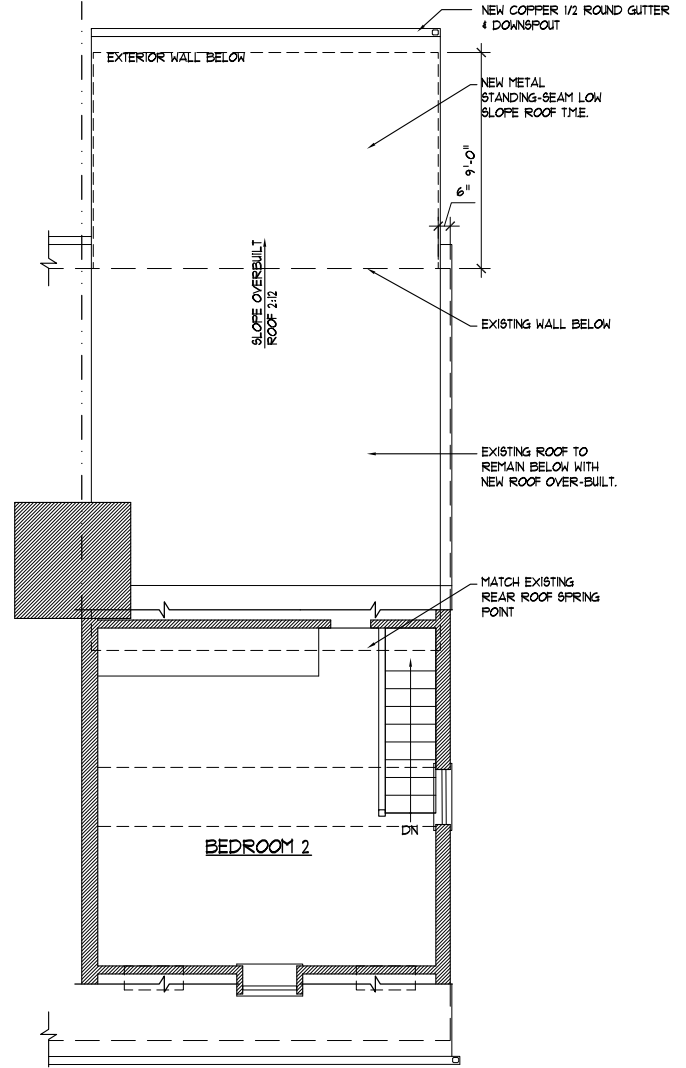
**C1** PROPOSED BASEMENT PLAN - NO CHANGE  
**A3.1** 1/4" = 1'-0" WHEN PRINTED AT 22"x36"  
 1/8" = 1'-0" WHEN PRINTED AT 11"x17"



**C2** PROPOSED FIRST FLOOR PLAN  
**A3.1** 1/4" = 1'-0" WHEN PRINTED AT 22"x36"  
 1/8" = 1'-0" WHEN PRINTED AT 11"x17"



**C3** PROPOSED SECOND FLOOR PLAN  
**A3.1** 1/4" = 1'-0" WHEN PRINTED AT 22"x36"  
 1/8" = 1'-0" WHEN PRINTED AT 11"x17"



**C4** PROPOSED THIRD FLOOR PLAN  
**A3.1** 1/4" = 1'-0" WHEN PRINTED AT 22"x36"  
 1/8" = 1'-0" WHEN PRINTED AT 11"x17"

**CONSTRUCTION LEGEND:**

	EXISTING TO REMAIN
	NEW STUD WALL: 2X6 #16OC, EXT WALLS, UNO. 2X4 #16OC, INT. WALLS, UNO.
	POURED CONCRETE
	EXISTING DOOR TO REMAIN
	NEW DOOR
	EXISTING WINDOW TO REMAIN
	NEW WINDOW
	FRAMING DIMENSIONS (TO STUD OR MASONRY BEARING, UNO.)
	FINISH DIMENSION



DRAWING: PLANS	
ISSUED:	
01-27-2020	BAR CONCEPT SUBMISSION

