

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

**APPLICANT:** Bradley R. Linden

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

**ZONE:** RM/Residential Townhouse Zone

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**STAFF RECOMMENDATION**

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

1. Include the following statements on all construction documents involving demolition or ground disturbance, so that on-site contractors are aware of the requirements.
  - a. No metal detection or artifact collection may be conducted on the property, unless authorized by Alexandria Archaeology.
  - b. Call Alexandria Archaeology immediately (703-838-4399) if any graves, 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.

**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.



**Note:** Staff coupled the applications for a Permit to Demolish (BAR #2020-00078) and Certificate of Appropriateness (BAR #2020-00079) 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 and Certificate of Appropriateness to construct a one-story addition on the east elevation of the property at 612 South Lee Street to provide additional family room space on the ground floor. The proposed addition will be attached to the portion of the building that was added to the original historic building in 1986. The applicant proposes no changes to the historic portion of the building.

### Permit to Demolish/Capsulate

- Demolish approximately 170 sf of the east wall of existing building to include three doors with transoms and two windows. Existing deck and steps at the East side of the building are also to be demolished.
- Demolish approximately 102 sf of the north wall of the existing building to include an area of siding, windows, and a door with transom and surround.

### Certificate of Appropriateness

#### *Addition*

Construct a new 8' x 20' one story addition at the east elevation of the existing building. The addition will be the full width of this portion of the building and will have a simple shed roof. The materials to be used on the addition will match the adjacent existing construction.

#### *Alterations*

Upon removal of the existing windows and door, two new windows will be installed, and the existing door will be infilled with painted wood siding to match the existing at the north elevation of the existing building.

#### *Site context*

Immediately to the east of the site is Pommander Walk, a public street providing a view of the east side of the site to include the proposed addition. The location of a tall brick wall adjacent to the street limits the visibility of this portion of the building from the public.

## **II. HISTORY**

The two-story brick residence at 612 South Lee Street was constructed along with the attached 614 South Lee Street. Per the City of Alexandria Building Permit Records, the original construction permit for the two properties was issued to Simpson & Trenary on 3/8/1919.

#### *Previous BAR Approvals*

The Board has approved several cases for this property over the years including the following:



- Approval of a rear addition on December 3, 1986 (BAR Case #1986-0201).
- Approval of a 6' high rear stockade fence on April 6, 1988 (BAR Case #1988-0037).
- After-the-fact approval for a metal fence on May 18, 2005 (BAR Case #2005-0093).
- Alterations – Add basement egress window, replace one basement window on February 16, 2011. (BAR Case #2011-00022)
- Administrative Approval – 8'x4' new shed roof, no taller than 7' in height. To be located on side property line in rear yard on June 28, 2012 (BAR Case #2012-00234)
- Approval of a third story addition on June 18, 2014 (BAR Case #2013-0410 & #2013-0411)

### 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.

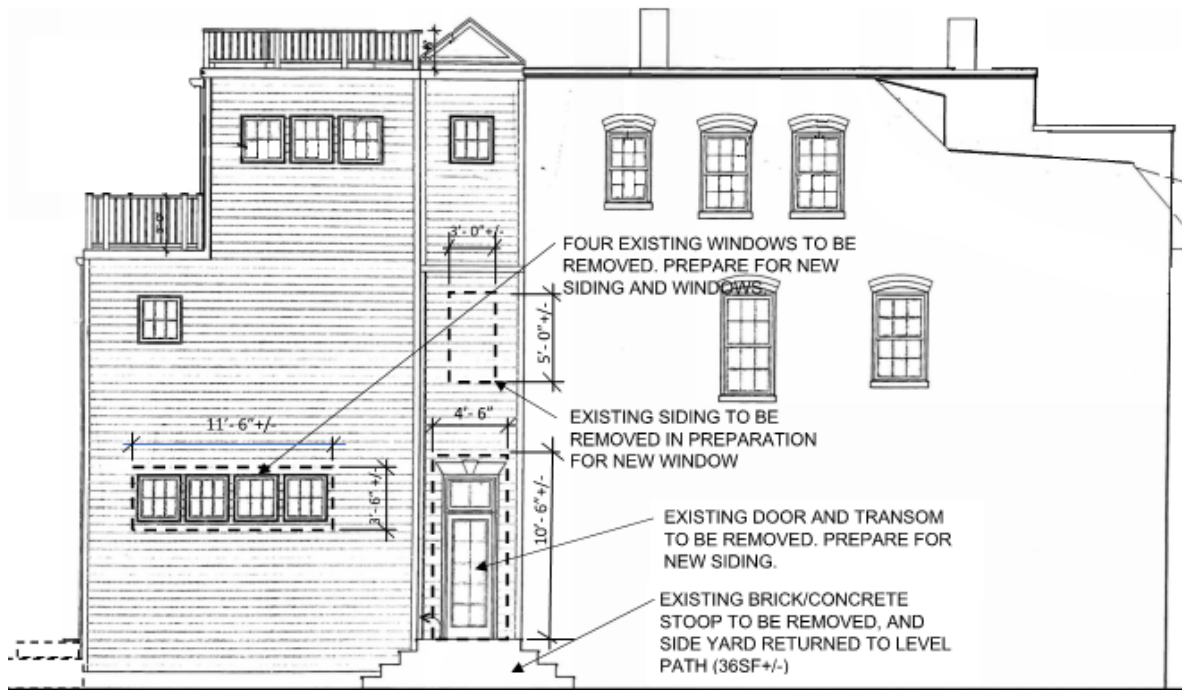
Standard	Description of Standard	Standard Met?
(1)	Is the building or structure of such architectural or historical interest that its moving, removing, capsulating or razing would be to the detriment of the public interest?	No
(2)	Is the building or structure of such interest that it could be made into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

	educating citizens in American culture and heritage, and making the city a more attractive and desirable place in which to live?	
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In the opinion of staff, none of the criteria for demolition of the portions of the north and east sides of the existing building are met and the Permit to Demolish/Capsulate should be granted. This part of the building is minimally visible from the public due to the location of the existing masonry site wall, its removal would not be a detriment to the public interest or deter from the historic character of the building. This portion of the existing building was constructed as an addition to the historic structure in 1986 and hence is not of an unusual or uncommon design and does not affect the historic significance of the existing building. Staff therefore does not object to the demolition/capsulation of the afore-mentioned features. See Figure 1 and Figure 2 below for the extent of the proposed demolition.



**Figure 1: Proposed Demolition at East Elevation**



**EXISTING NORTH ELEVATION**  
SCALE: 1/8" = 1'-0"

**Figure 2: Proposed Demolition at North Elevation**

Certificate of Appropriateness (See Figures 3 & 4)

*Alterations*

The applicant proposes to revise the north elevation to include the replacement of a strip window with a punched opening, the installation of a new punched opening, and the removal and infill of an existing door and steps. These changes are being made to accommodate revisions to the interior layout of the house.

The *Design Guidelines* describes windows as important character defining features. The proposed configuration of windows on this elevation does not dramatically alter the overall character of the recent building addition and does not deter from the historic portion of the building. The specified windows match the other windows on this portion of the building, and they meet the New and Replacement Window Performance Specifications in the Historic Districts. Staff supports the proposed reconfiguration of the north elevation of the existing building.

*Addition*

According to the *Design Guidelines*, "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. To create a differentiation between the existing building and an addition, different traditional materials can be utilized."

The 1986 addition to the historic building is clearly distinguishable from the historic portion using wood siding rather than brick and through an indentation in the massing of the building. The proposed addition has been designed to match the 1986 addition through the use of wood siding painted to match the 1986 addition, and windows that match those in this portion of the building. By designing this one-story addition to match the larger addition, the historic building remains clearly defined and the overall composition of the building elevations is simple and understated.

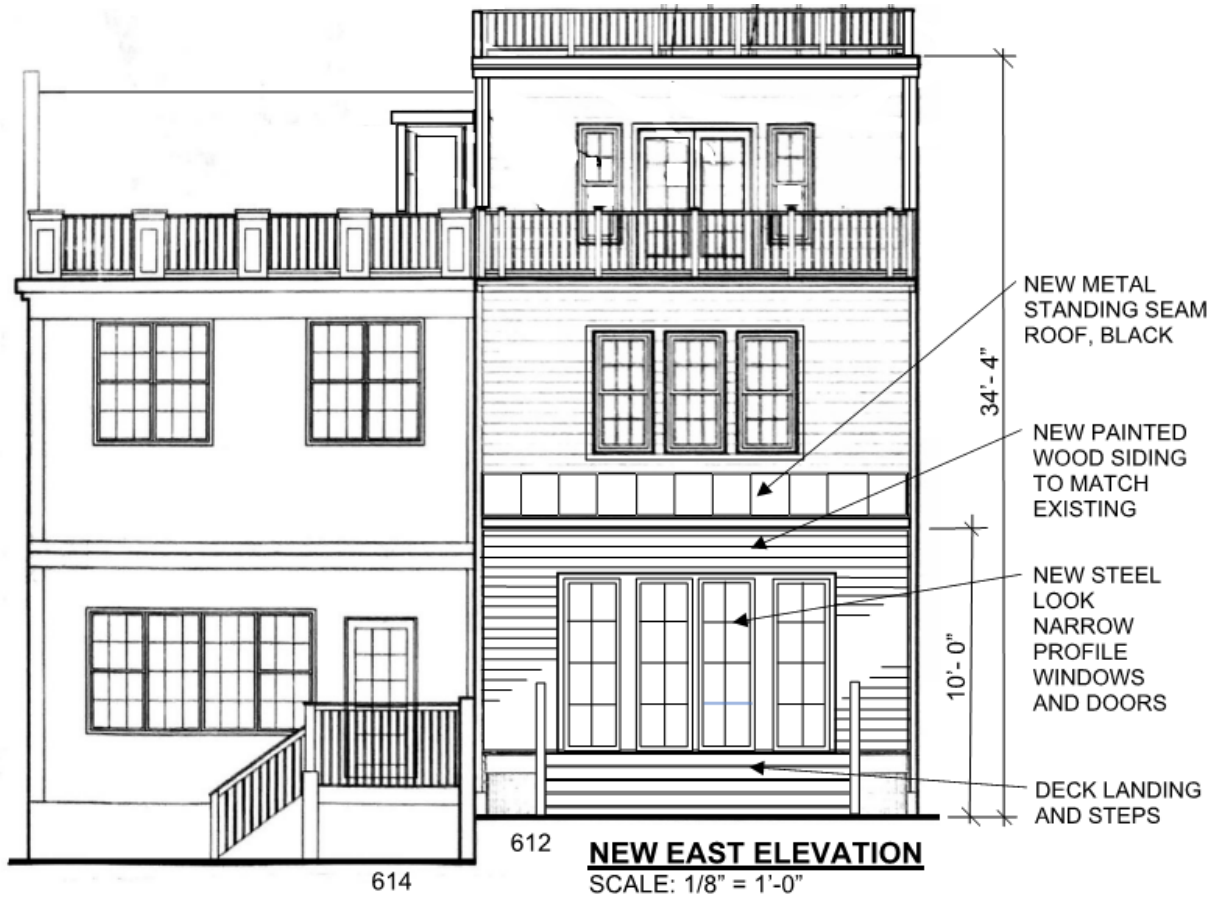


Figure 3: Proposed East Elevation



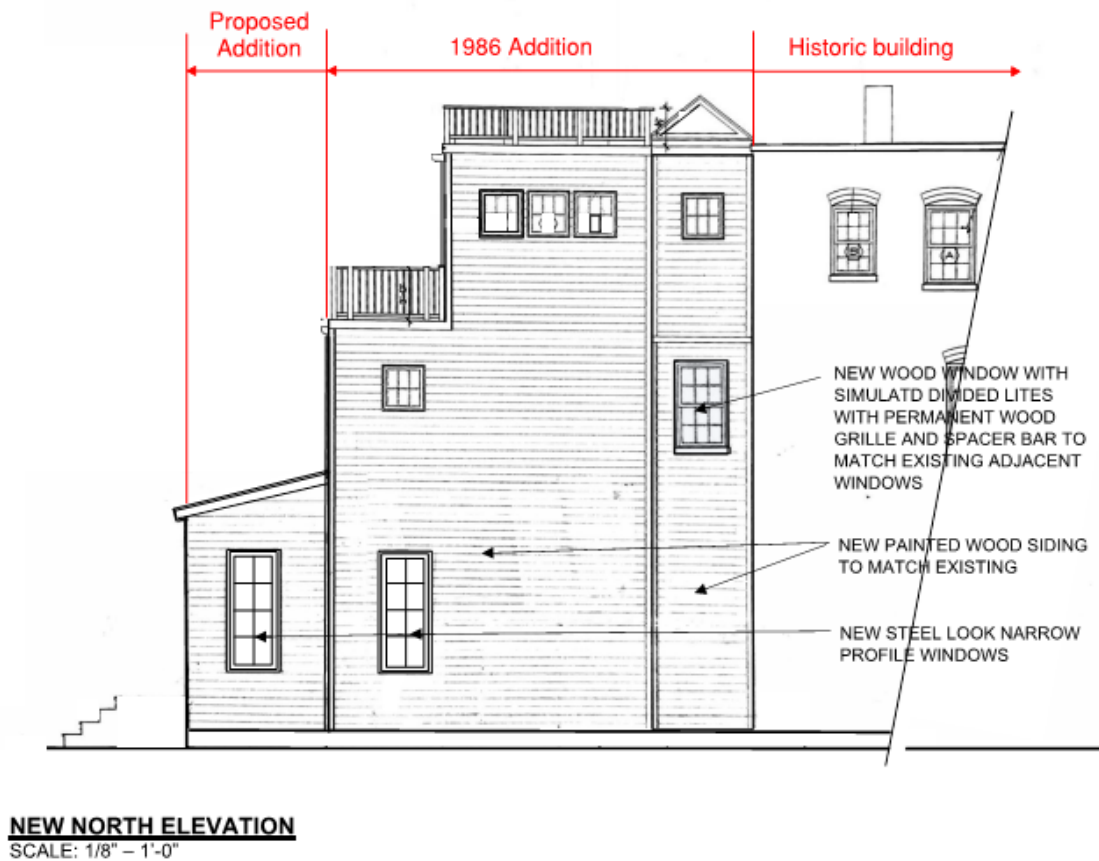


Figure 4: Proposed North Elevation

Staff supports the proposed Permit to Demolish/Capsulate (partial) and Certificate of Appropriateness for the proposed work at 612 South Lee Street. Staff notes the recommendations of Alexandria Archaeology.

#### **STAFF**

Bill Conkey, AIA, Historic Preservation Planner, Planning & Zoning  
Tony LaColla, AICP, Land Use Services Division Chief, Planning & Zoning

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

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

##### **Zoning**

F-1 Proposed rear addition and deck comply with zoning.

##### **Code Administration**

C-1 A building permit and plan review 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**

- F-1 Historic maps indicate that this property remained largely vacant until the early 20<sup>th</sup> century. Nevertheless, research has indicated that this property was within an African American neighborhood from 1870 to 1910. The property therefore has the potential to yield archaeological resources that could provide insight into domestic activities in the late 19<sup>th</sup> and early 20<sup>th</sup> centuries, perhaps related to African Americans.
- R-1 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 2020-00078 & 2020-00079: 612 South Lee Street*

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

ADDRESS OF PROJECT: \_\_\_\_\_

TAX MAP AND PARCEL: \_\_\_\_\_ ZONING: \_\_\_\_\_

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: \_\_\_\_\_

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

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

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

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

Name: \_\_\_\_\_ Phone: \_\_\_\_\_

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

**Legal Property Owner:**

Name: \_\_\_\_\_

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

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

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.*  

☐ awning  
☐ doors  
☐ lighting  
☐ other \_\_\_\_\_

☐ fence, gate or garden wall  
☐ windows  
☐ pergola/trellis

☐ HVAC equipment  
☐ siding  
☐ painting unpainted masonry

☐ shutters  
☐ shed

☐ ADDITION  
☒ DEMOLITION/ENCAPSULATION  
☐ SIGNAGE

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


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**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 12 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 12 sets of 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: \_\_\_\_\_

Date: \_\_\_\_\_

## OWNERSHIP AND DISCLOSURE STATEMENT

Use additional sheets if necessary

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

Name	Address	Percent of Ownership
1.		
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 ten percent. The term ownership interest shall include any legal or equitable interest held at the time of the application in the real property which is the subject of the application.

Name	Address	Percent of Ownership
1.		
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.		
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.

\_\_\_\_\_  
 Date

\_\_\_\_\_  
 Printed Name

\_\_\_\_\_  
  
 Signature





# Department of Planning & Zoning Floor Area Ratio and Open Space Calculations

**B****A. Property Information**

A1.  Street Address  Zone

A2.  x  =   
Total Lot Area Floor Area Ratio Allowed by Zone Maximum Allowable Floor Area

**B. Existing Gross Floor Area**Existing Gross Area

Basement

First Floor

Second Floor

Third Floor

Attic

Porches

Balcony/Deck

Lavatory\*\*\*

Other\*\*

Allowable Exclusions\*\*

Basement\*\*

Stairways\*\*

Mechanical\*\*

Attic less than 7'\*\*\*

Porches\*\*

Balcony/Deck\*\*

Lavatory\*\*\*

Other\*\*

Other\*\*

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

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

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

**Comments for Existing Gross Floor Area**

B1. Total Gross  B2. Total Exclusions

**C. Proposed Gross Floor Area**Proposed Gross Area

Basement

First Floor

Second Floor

Third Floor

Attic

Porches

Balcony/Deck

Lavatory\*\*\*

Other

Allowable Exclusions\*\*

Basement\*\*

Stairways\*\*

Mechanical\*\*

Attic less than 7'\*\*\*

Porches\*\*

Balcony/Deck\*\*

Lavatory\*\*\*

Other\*\*

Other\*\*

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

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

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

C1. Total Gross  C2. Total Exclusions

**D. Total Floor Area**

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

D2.  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

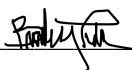
**Notes**

\*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.

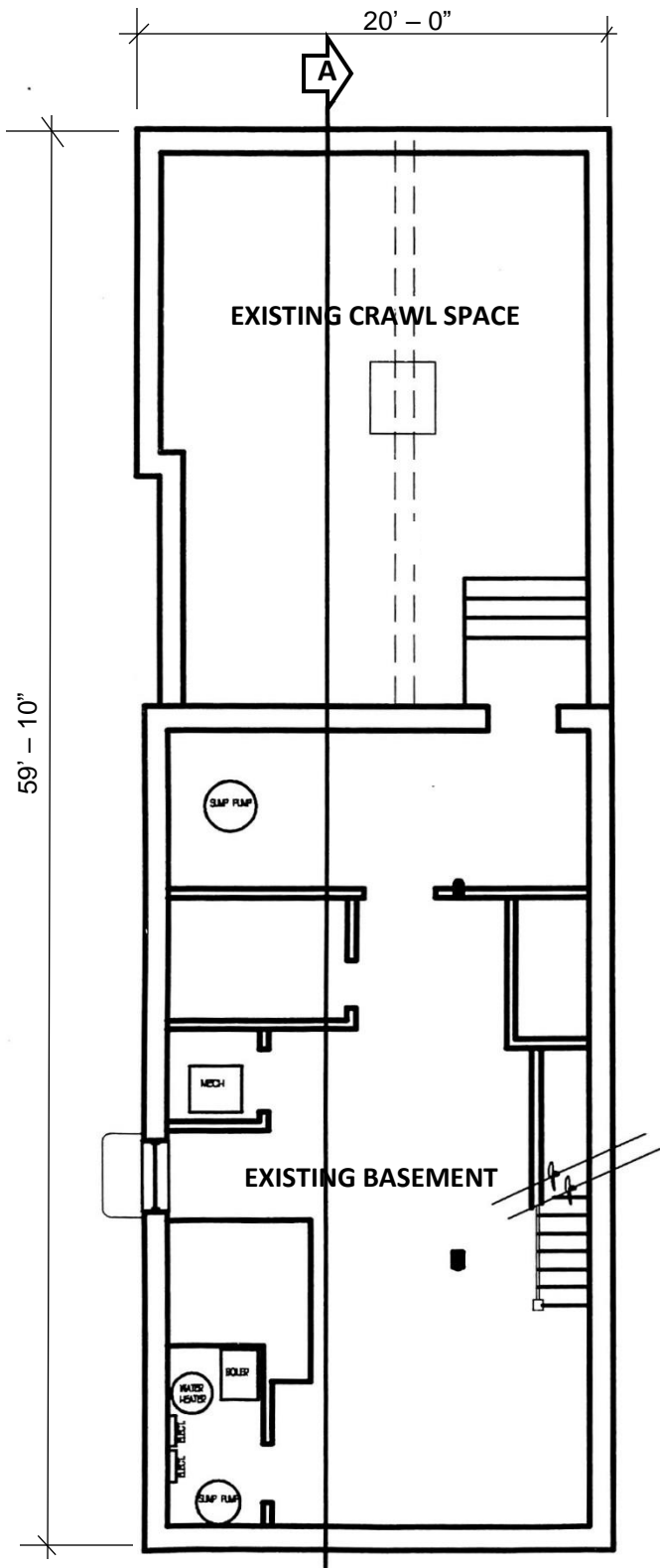
\*\*\*Lavatories may be excluded up to a maximum of 50 square feet, per lavatory. The maximum total of excludable area for lavatories shall be no greater than 10% of gross floor area.

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

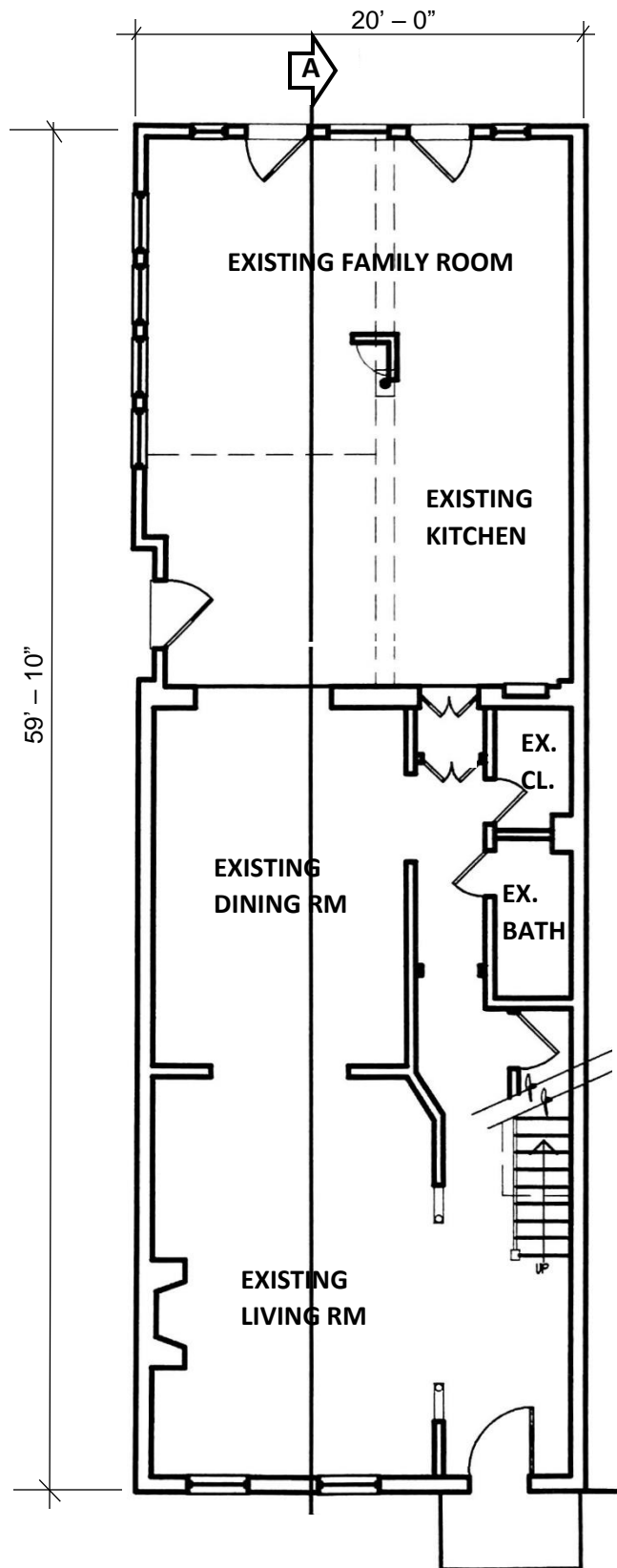
Signature: 

Date: \_\_\_\_\_

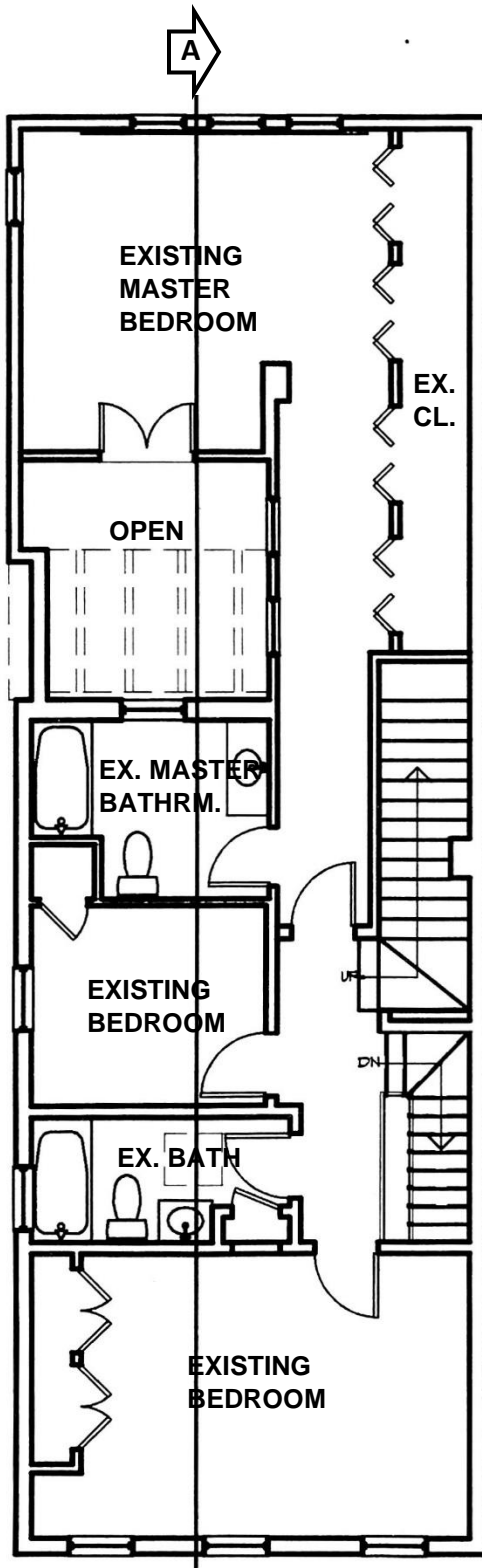




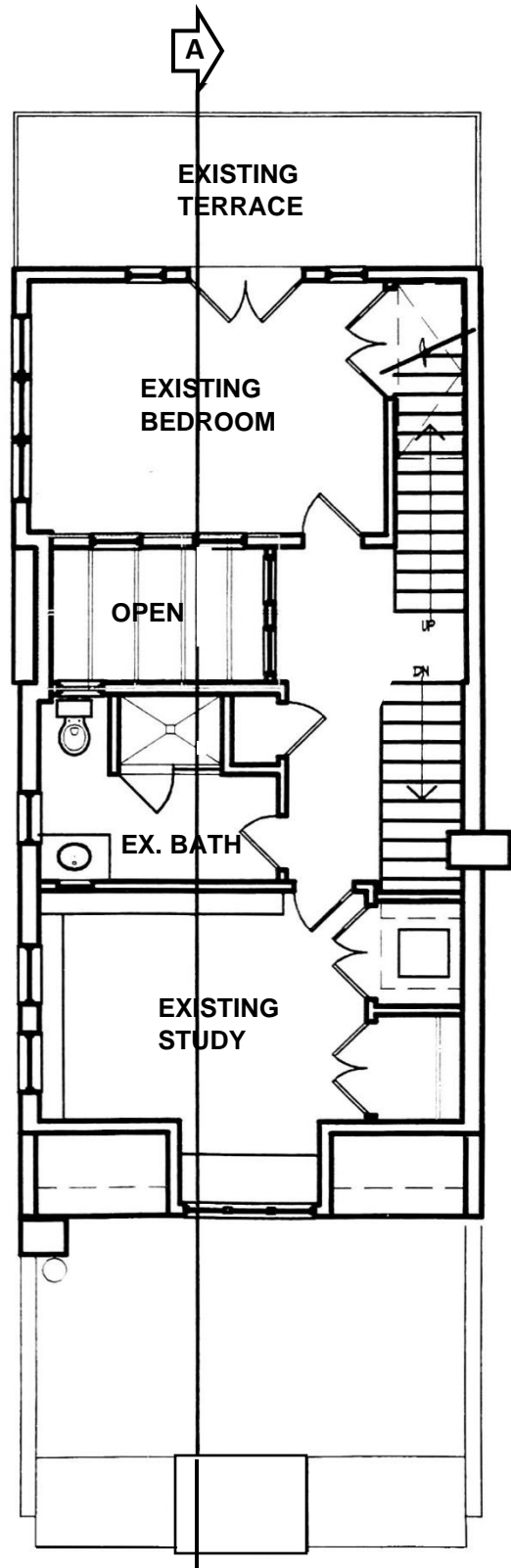
**EX. BASEMENT PLAN**  
SCALE: 1/8" = 1'-0"



**EX. FIRST FLOOR PLAN**  
SCALE: 1/8" = 1'-0"

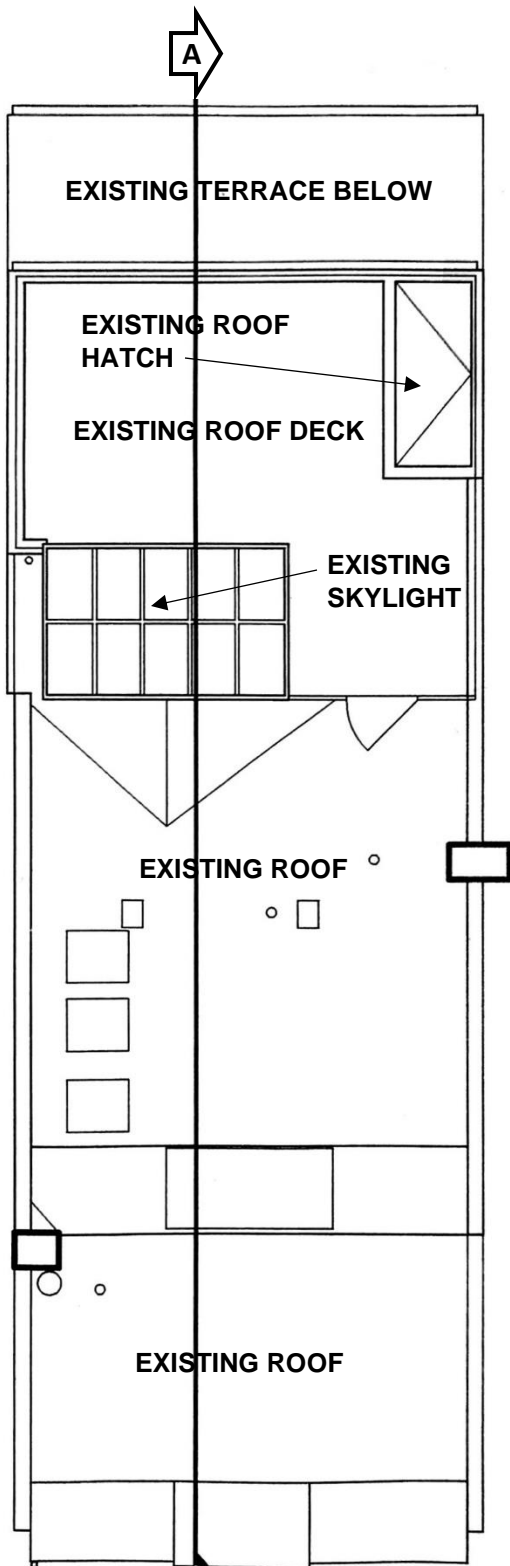


**EX. SECOND FLOOR PLAN**  
SCALE: 1/8" = 1'-0"

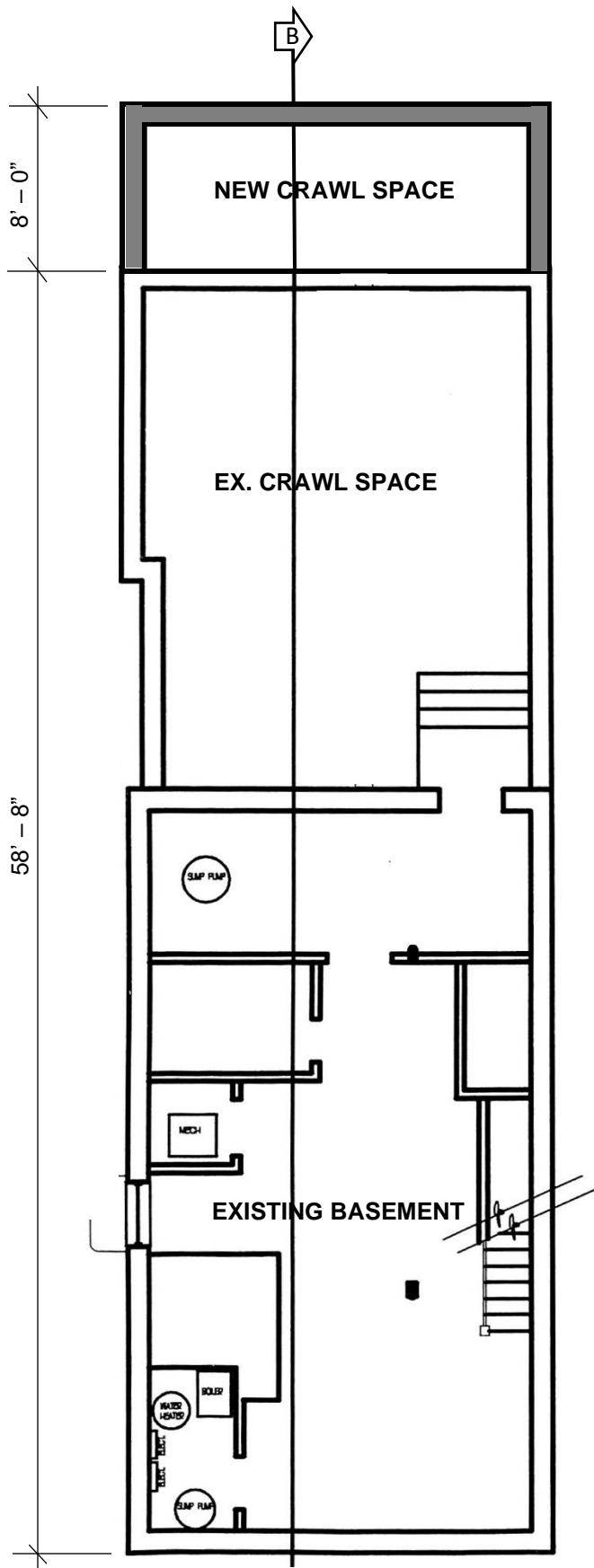


**EX THIRD FLOOR PLAN**  
SCALE: 1/8" = 1'-0"

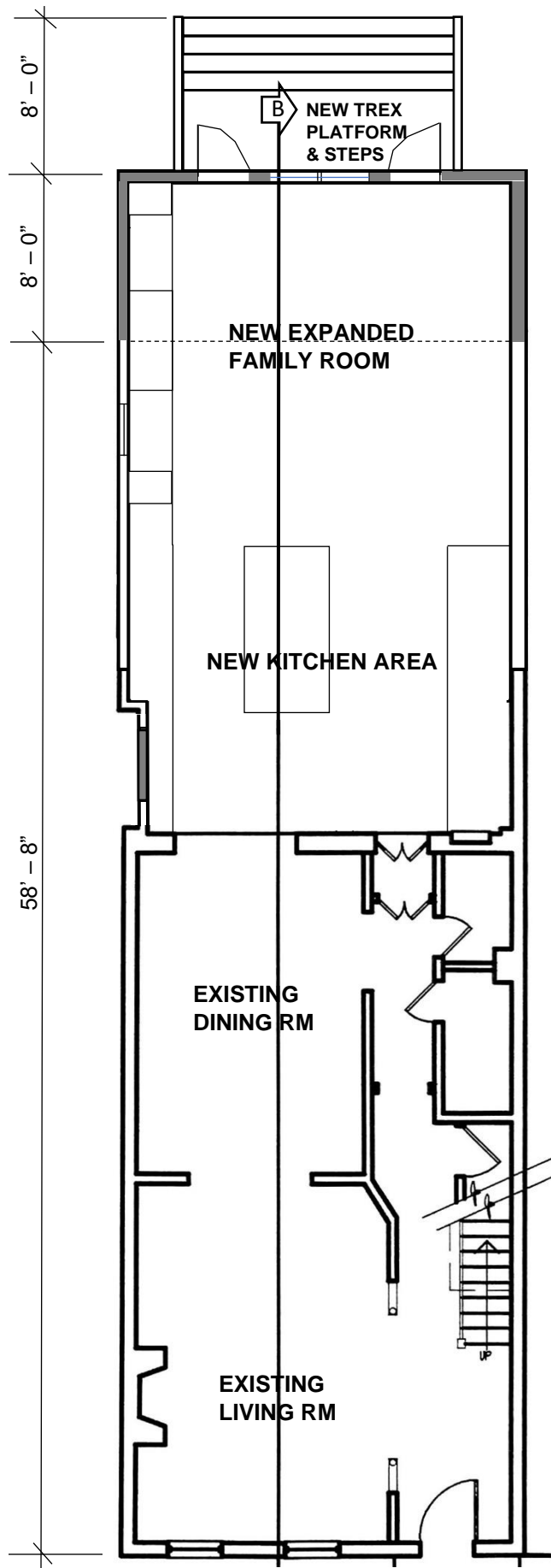




**EX. ROOF PLAN**  
SCALE: 1/8" = 1'-0"



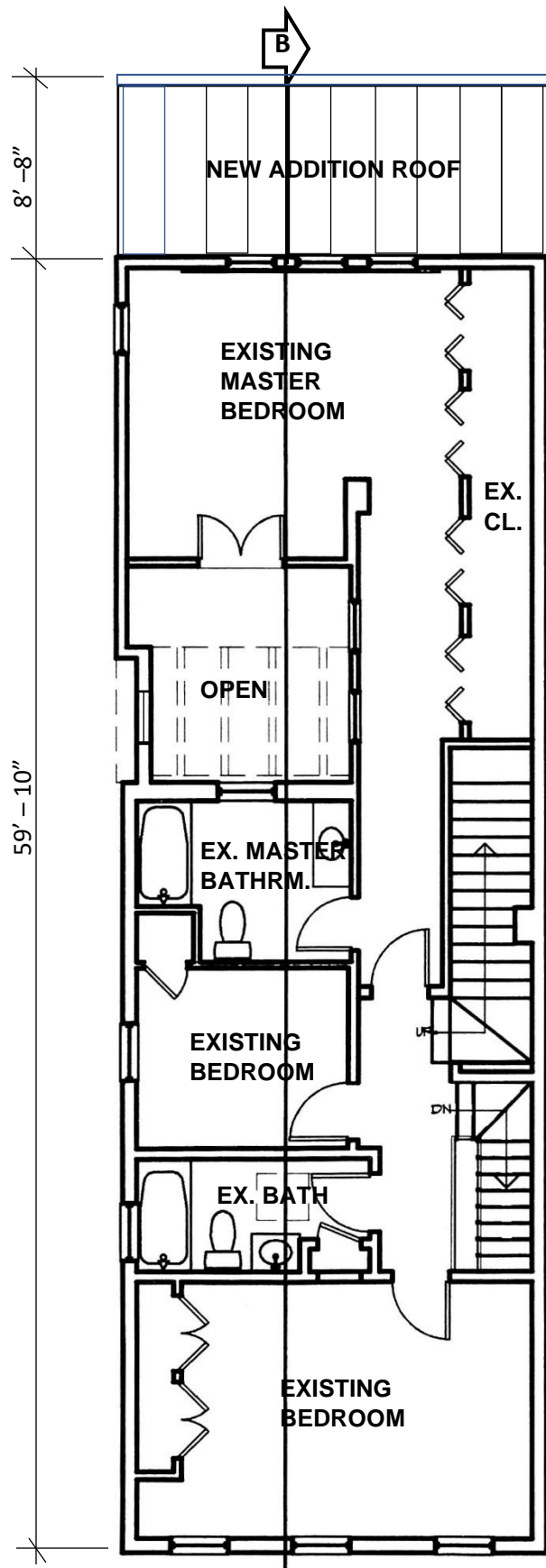
**NEW BASEMENT PLAN**  
SCALE: 1/8" = 1'-0"



**NEW FIRST FLOOR PLAN**  
SCALE: 1/8" = 1'-0"

## LIPSON RESIDENCE – FAMILY ROOM ADDITION

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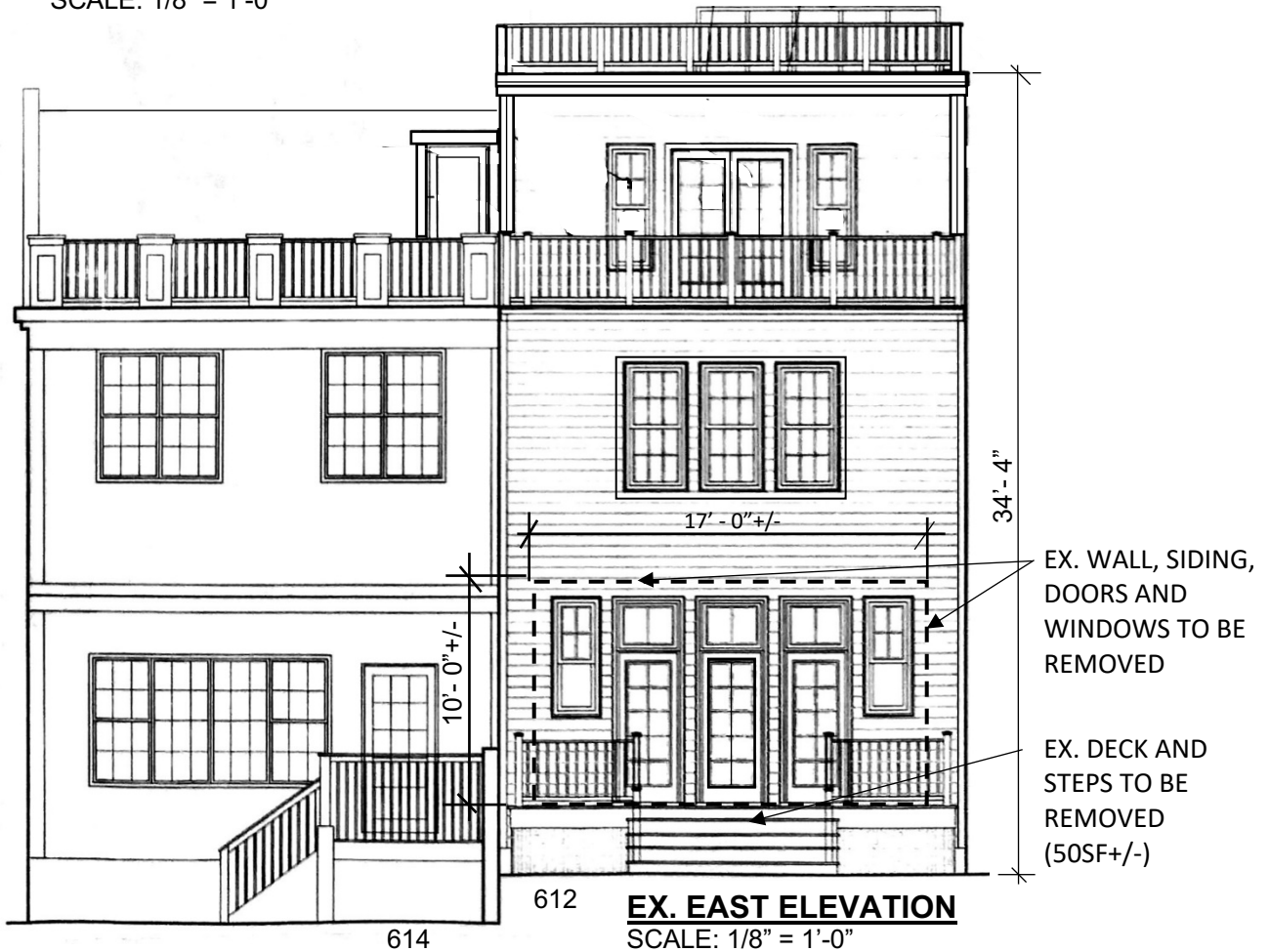


**NEW SECOND FLOOR PLAN  
& FIRST FLOOR ROOF PLAN**  
SCALE: 1/8" = 1'-0"



**EX. WEST ELEVATION**

SCALE: 1/8" = 1'-0"



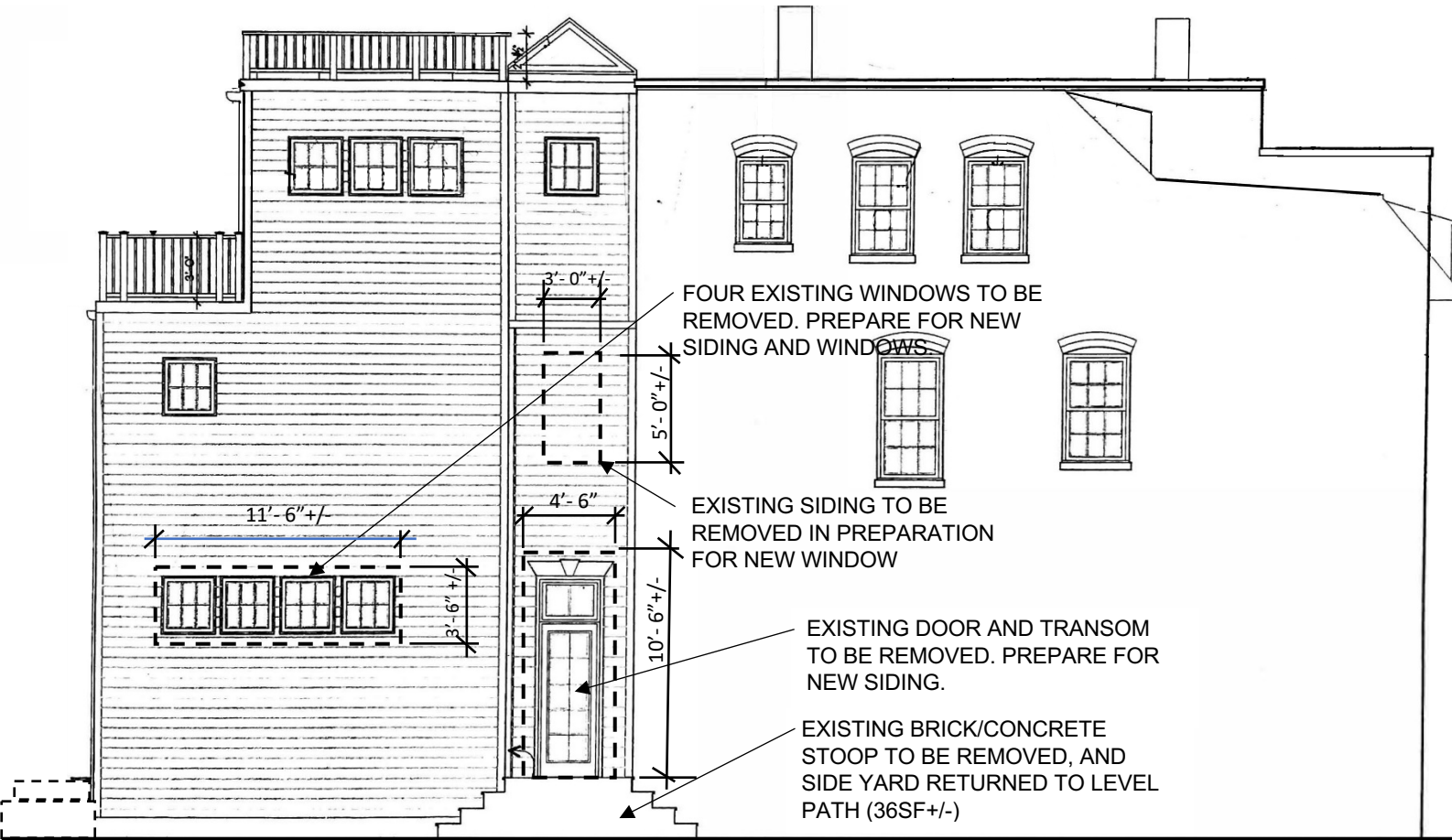
**EX. EAST ELEVATION**

SCALE: 1/8" = 1'-0"

**LIPSON RESIDENCE – FAMILY ROOM ADDITION**

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# EXISTING NORTH ELEVATION

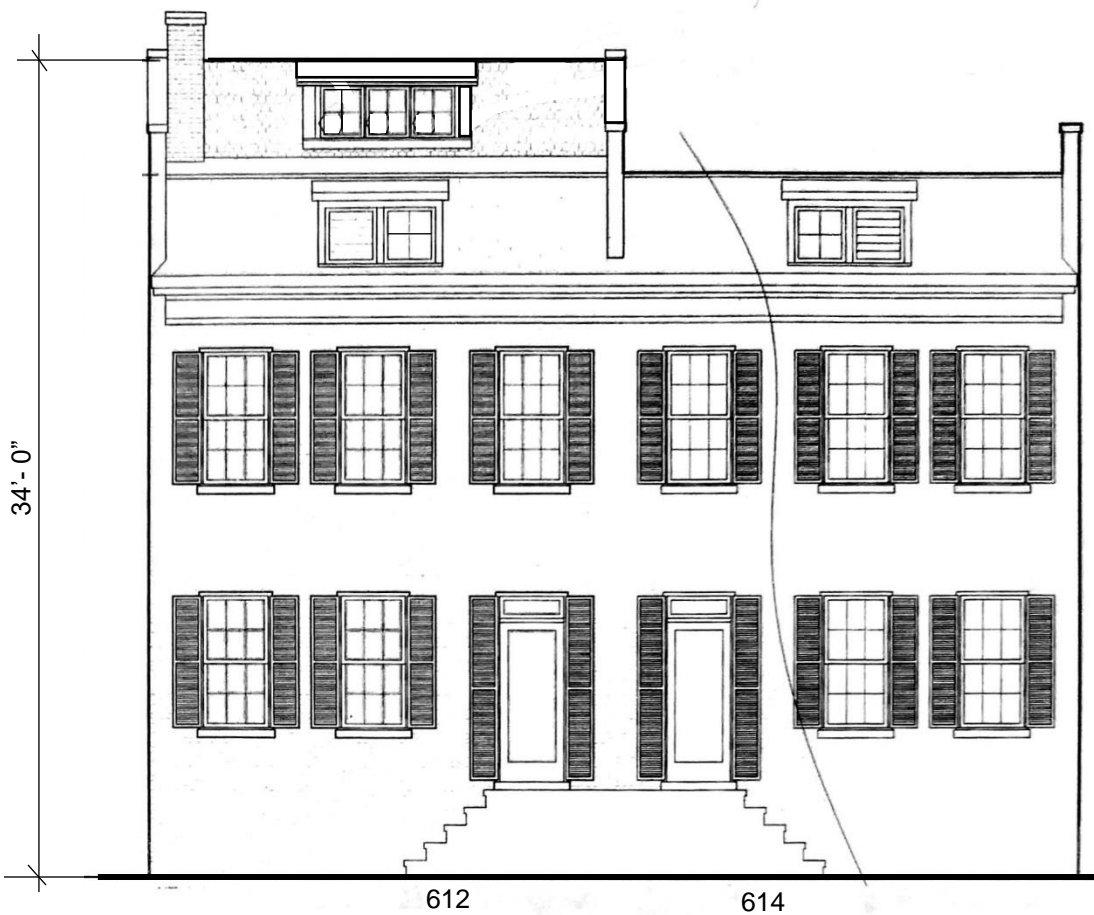
SCALE: 1/8" = 1'-0"

## LIPSON RESIDENCE – FAMILY ROOM ADDITION

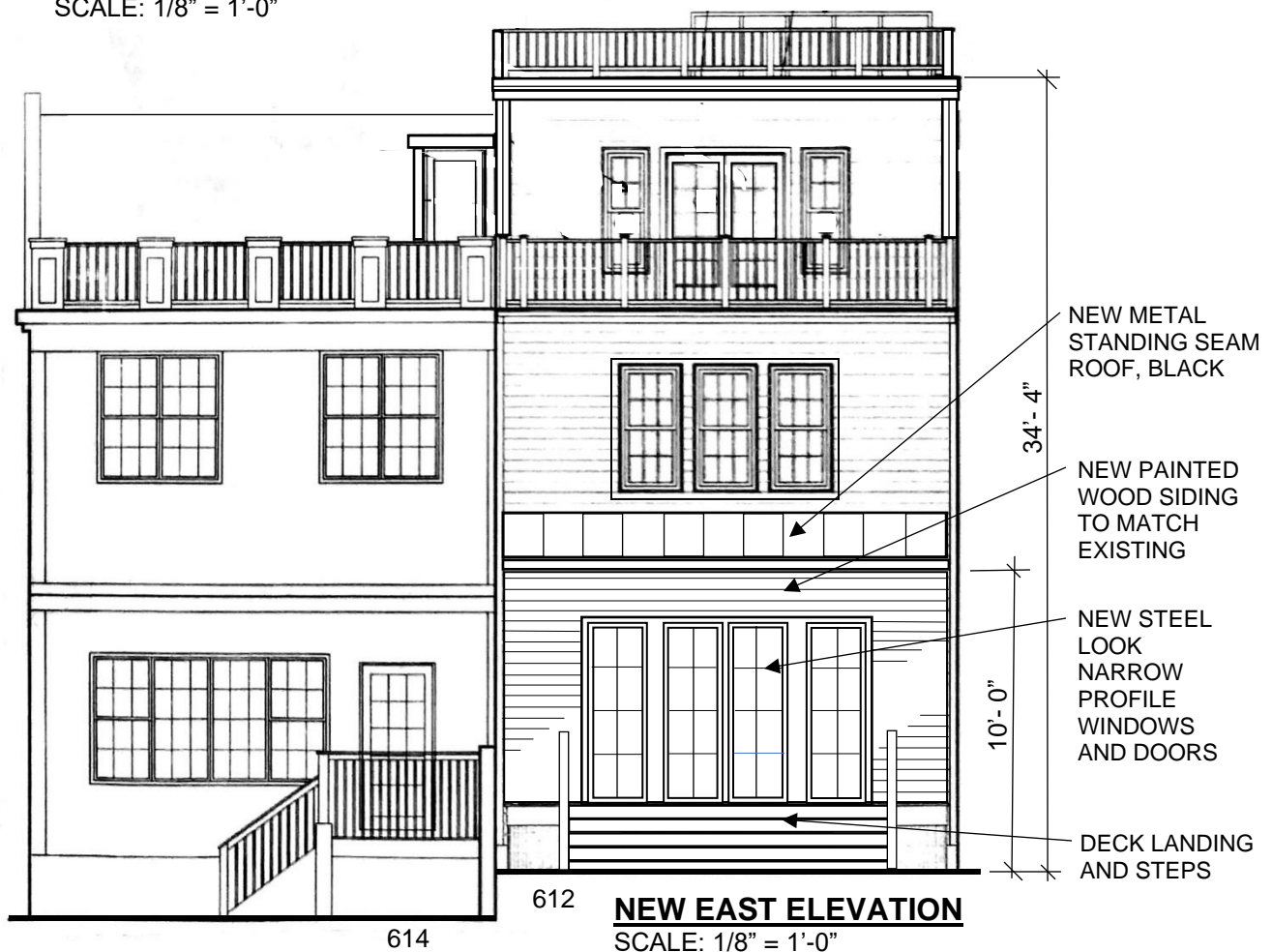
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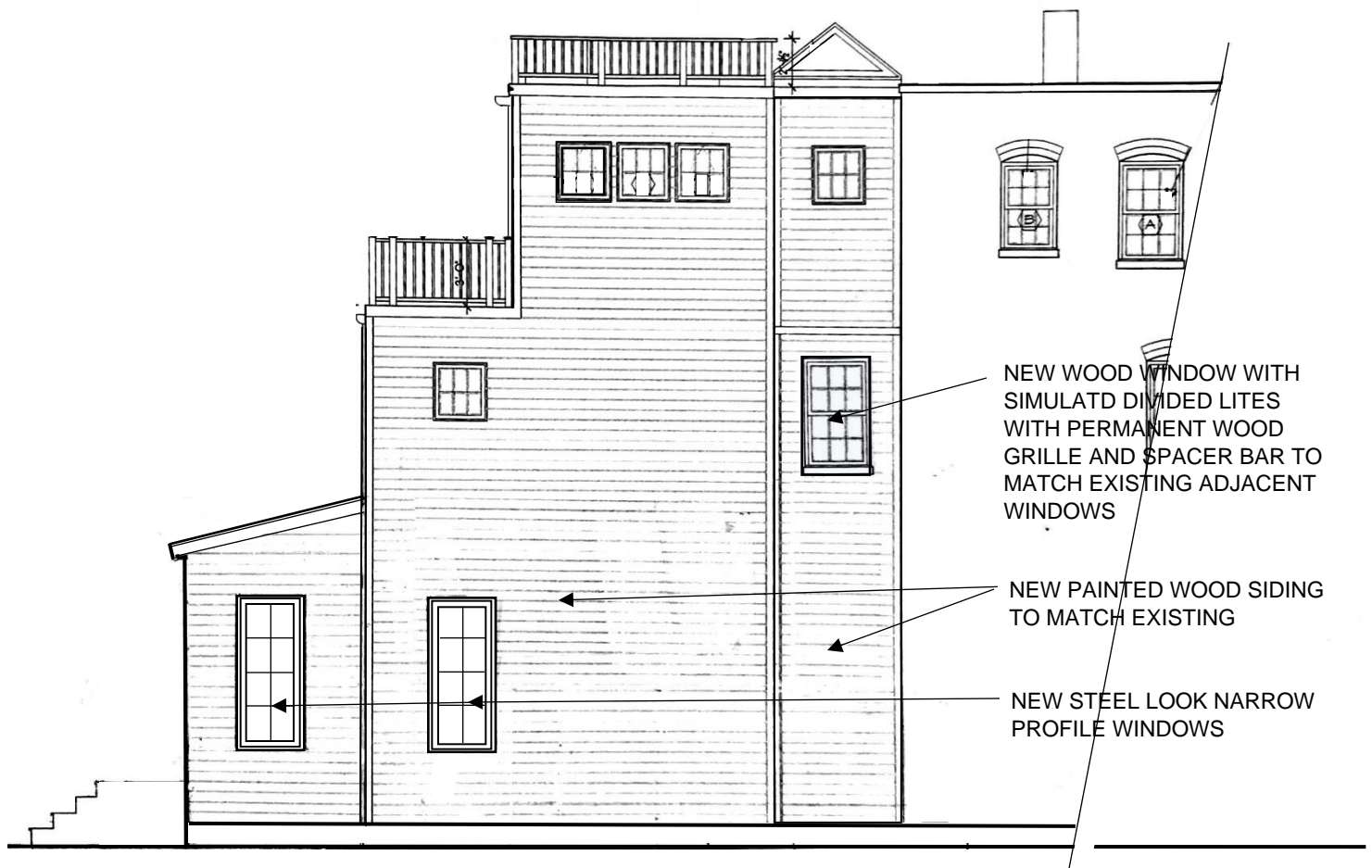
**EX. WEST ELEVATION**  
SCALE: 1/8" = 1'-0"



**NEW EAST ELEVATION**  
SCALE: 1/8" = 1'-0"

**LIPSON RESIDENCE – FAMILY ROOM ADDITION**

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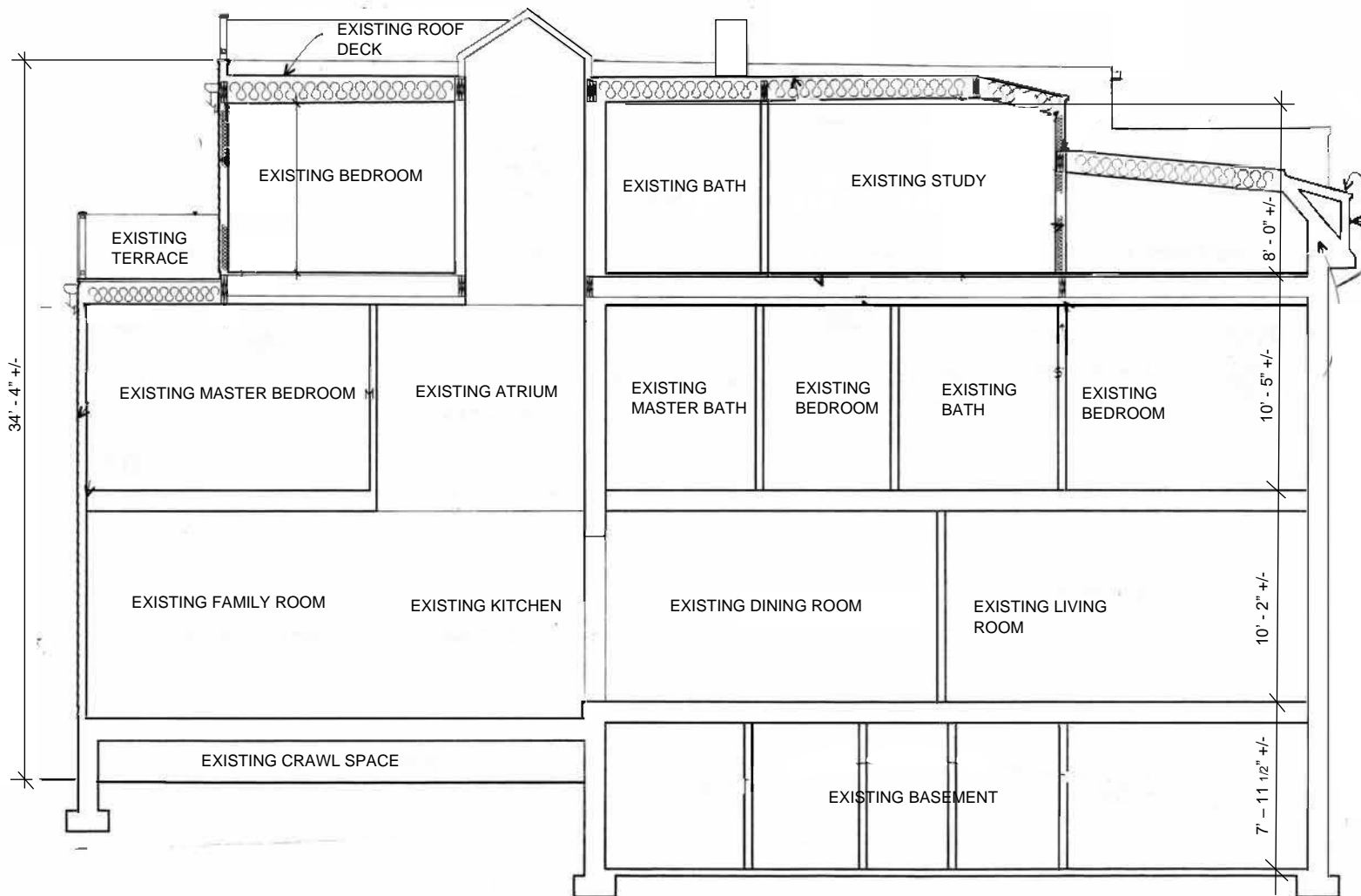
### **NEW NORTH ELEVATION**

SCALE: 1/8" = 1'-0"

## **LIPSON RESIDENCE – FAMILY ROOM ADDITION**

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### **EXISTING BUILDING SECTION**

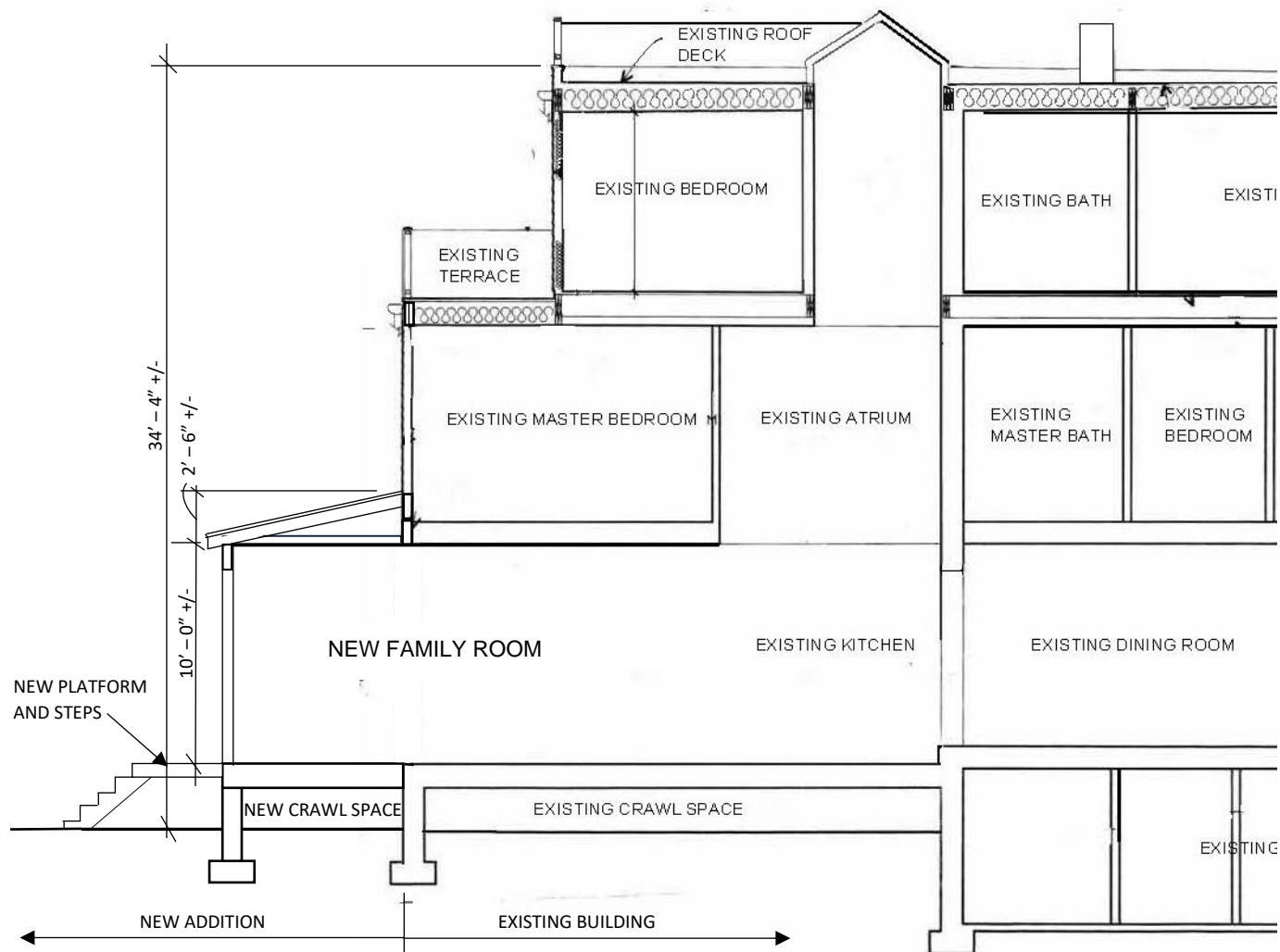
SCALE: 1/8" = 1'-0"

## **LIPSON RESIDENCE – FAMILY ROOM ADDITION**

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## **NEW BUILDING SECTION**

SCALE: 1/8" = 1'-0"

## **LIPSON RESIDENCE – FAMILY ROOM ADDITION**

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**FRONT (WEST) ELEVATION**

**IMAGES OF THE EXISTING  
RESIDENCE**

**LIPSON RESIDENCE – FAMILY ROOM ADDITION**  
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**SIDE (NORTH) ELEVATION**

**IMAGES OF THE EXISTING  
RESIDENCE**

**LIPSON RESIDENCE – FAMILY ROOM ADDITION**  
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**CORNER (NORTHWEST)  
ELEVATION**

**IMAGES OF THE EXISTING  
RESIDENCE**

**LIPSON RESIDENCE – FAMILY ROOM ADDITION**  
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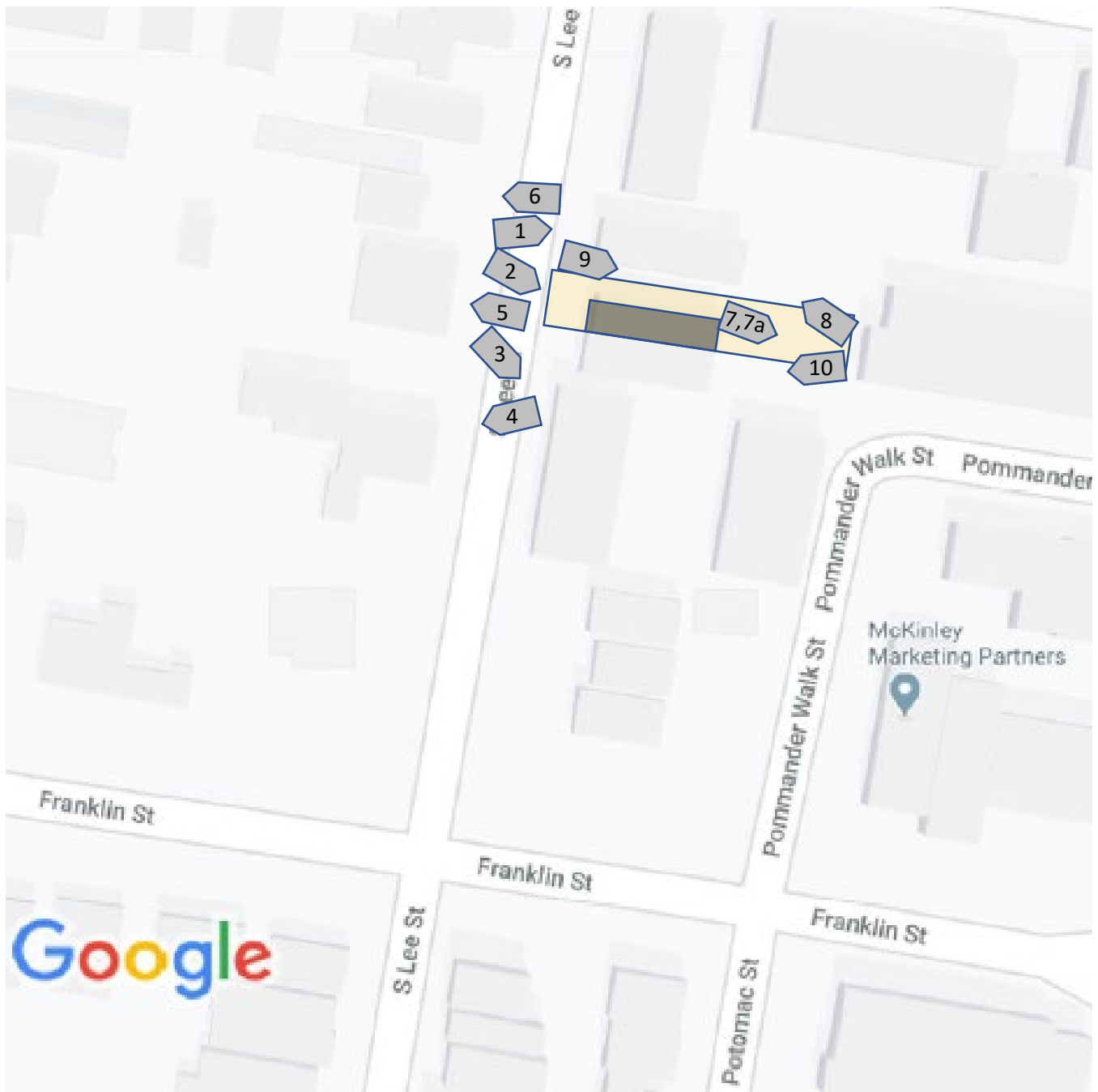


**REAR (EAST) ELEVATION**

**IMAGES OF THE EXISTING RESIDENCE**

**LIPSON RESIDENCE – FAMILY ROOM ADDITION**

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Map data ©2020

IMAGE MAP



**LIPSON RESIDENCE – FAMILY ROOM ADDITION**  
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**IMAGE 1**

**LIPSON RESIDENCE – FAMILY ROOM ADDITION**  
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**IMAGE 2**



**IMAGE 3**

**LIPSON RESIDENCE – FAMILY ROOM ADDITION**  
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**IMAGE 4**

**LIPSON RESIDENCE – FAMILY ROOM ADDITION**  
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**IMAGE 5**



**IMAGE 6**

**LIPSON RESIDENCE – FAMILY ROOM ADDITION**  
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**IMAGE 7**



**IMAGE 7a**

**LIPSON RESIDENCE – FAMILY ROOM ADDITION**  
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**IMAGE 8**



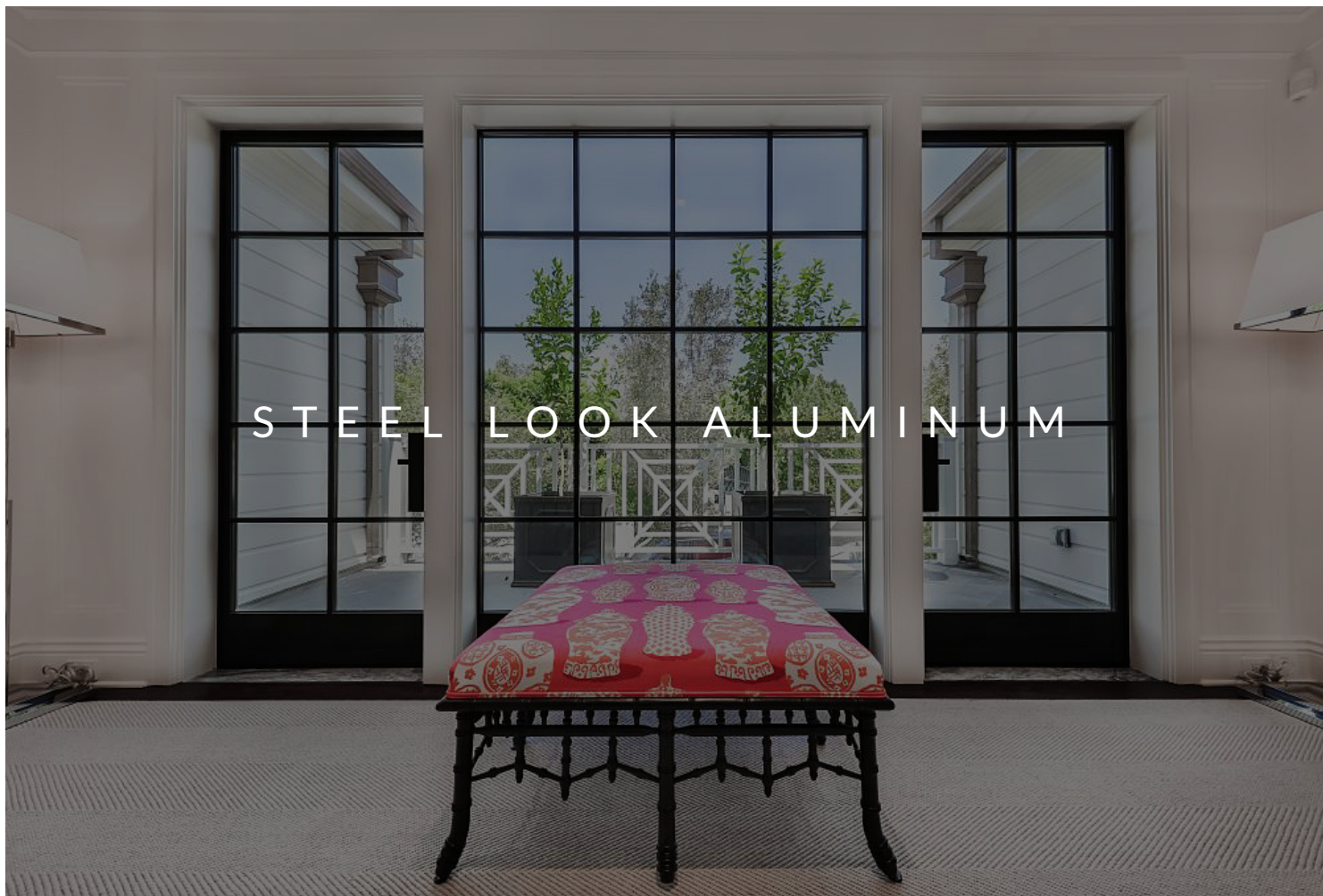
**IMAGE 9**

**LIPSON RESIDENCE – FAMILY ROOM ADDITION**  
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**IMAGE 10**





## STEEL LOOK ALUMINUM WINDOWS AND DOORS

### T225 FIXED WINDOW | STEEL LOOK SERIES

Our **Steel Look** fixed casement windows are designed to let in light and frame beautiful broad views. This non-operational thermally broken window is an excellent choice for modern luxury homes with high or vaulted ceilings or used with other windows throughout the home.



#### T 225 FRENCH DOOR | STEEL LOOK SERIES

Our **Steel Look** swing glass French Doors retain many of the features and aesthetics of the old original steel doors. Narrow 2 ¼" frame depth, the lock box synonymous with traditional steel doors, the beveled glass stop and 3/4" SDL beveled muntin that simulate the look of original "putty" glazed windows combine to produce a unique offering unmatched in the industry. Our thermally broken T-225 door is constructed with the same materials used in our T-225 window, making the transition from door to sidelite seamless and continuity of design.





#### T 2 2 5 C A S E M E N T W I N D O W | S T E E L L O O K S E R I E S

Our **Steel Look** casement windows retain many of the features and aesthetics of the old original steel windows. Narrow 2 ¼" frame depth, the beveled glass stop and 3/4" SDL beveled muntin that simulate the look of original "putty" glazed windows combine to produce a unique offering unmatched in the industry. We offer as casements, awnings, hoppers and fixed configurations. Windows can be mulled to create long runs of fixed glazing which transition nicely into our T-225 French Doors effortlessly.





## T 2 2 5   A W N I N G / H O P P E R   W I N D O W S   |   S T E E L   L O O K   S E R I E S

Our **Steel Look** awning and hopper windows retain many of the features and aesthetics of the old original steel windows. Narrow 2 ¼" frame depth, the beveled glass stop and 3/4" SDL beveled muntin that simulate the look of original "putty" glazed windows combine to produce a unique offering unmatched in the industry. We also offer as casements and fixed configurations.