

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

APPLICANT: Ivar and Rana Draganja

LOCATION: Old and Historic Alexandria District
630 South Pitt Street

ZONE: RM/Residential Townhouse Zone

STAFF RECOMMENDATION

Staff recommends approval of the Permit to Demolish/Capsulate and Certificate of Appropriateness for alterations, with the conditions set forth 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 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.



0 15 30 60 Feet

Note: Staff coupled the applications for a Permit to Demolish (BAR #2030-00104) and Certificate of Appropriateness (BAR #20120-00105) 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 remove a narrow balcony at the rear/east elevation and replace it with a new deck, at 630 South Pitt Street.

Permit to Demolish/Capsulate

The applicant proposes removing a second story, painted-metal Juliet balcony at the rear of the house. The 42 square foot steel balcony measures 3' by 14'.

Certificate of Appropriateness

Alterations The applicant proposes constructing a 19' – 5" by 12' wood deck with 4' wide steps leading down to the garden.

Site context

The alley to the east, behind the subject property, is public.

II. HISTORY

The houses at 628 – 632 South Pitt were approved by the BAR in 1979 and constructed in 1980.

Previous BAR Approvals

BAR Case #2015-00303, October 7, 2015, approved the Juliet balcony at the rear of the house.

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 |

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. The building is considered a Later (post-1934) structure in the Old and Historic Alexandria District. The material that will be demolished on this late-20th century structure dates to a 2015 alteration and is not of unusual or uncommon design. The materials and workmanship of the affected portions could be reproduced easily today.

Certificate of Appropriateness

While visible from a public right-of-way, the proposed deck will not extend beyond the plane of the adjacent houses. See Figure 1.



Figure 1: Rear/east elevation

The white trim and black pickets will harmonize with the bordering properties while adhering to the *Design Guidelines*' recommendation against unpainted pressure treated wood. The *Design Guidelines* also state that "Decks should not hide, obscure or cause the removal of historic architectural details." In this case, the subject property and the houses to either side are not historic. No historic architectural details will be removed or obscured.

Staff recommends approval, with standard archaeology conditions.

STAFF

Susan Hellman, 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 Revised open space complies 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 The G.M. Hopkins insurance map indicates that structures were present on this block by 1877. The property therefore has the potential to yield archaeological resources that could provide insight into domestic activities in 19th-century Alexandria.
- *R-1 The applicant/developer shall 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.
- *R-2 The applicant/developer shall not allow any metal detection or artifact collection to be conducted on the property, unless authorized by Alexandria Archaeology.
- R-3 The statements in archaeology conditions above marked with an asterisk "*" shall appear in the General Notes of all site plans and on all site plan sheets that involve demolition or ground disturbance (including Basement/Foundation Plans, Demolition, Erosion and Sediment Control, Grading, Landscaping, Utilities, and Sheeting and Shoring) so that on-site contractors are aware of the requirements.

V. ATTACHMENTS

1 – Supplemental Materials

2 – Application for BAR 2020-00104 & 2020-00105: 630 South Pitt Street

BAR Case # _____

ADDRESS OF PROJECT: 630 / 630A S Pitt St, Alexandria VA 22314

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

TAX MAP AND PARCEL: 080.02-06-47 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: Ivar & Rana Draganja

Address: 630 S Pitt St

City: Alexandria State: VA Zip: 22314

Phone: 917.318.4211 E-mail: id2023@gmail.com

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

Name: _____ Phone: _____

E-mail: _____

Legal Property Owner:

Name: Ivar & Rana Draganja

Address: 630 S Pitt St

City: Alexandria State: VA Zip: 22314

Phone: 917.318.4211 E-mail: id2023@gmail.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.
- | | | | |
|--|---|---|-----------------------------------|
| <input type="checkbox"/> awning | <input type="checkbox"/> fence, gate or garden wall | <input type="checkbox"/> HVAC equipment | <input type="checkbox"/> shutters |
| <input type="checkbox"/> doors | <input type="checkbox"/> windows | <input type="checkbox"/> siding | <input type="checkbox"/> shed |
| <input type="checkbox"/> lighting | <input type="checkbox"/> pergola/trellis | <input type="checkbox"/> painting unpainted masonry | |
| <input checked="" type="checkbox"/> other Deck _____ | | | |
- ☐ ADDITION
- ☒ DEMOLITION/ENCAPSULATION
- ☐ SIGNAGE

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

See attachment D1 p1

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.

- | Attachment | N/A | |
|------------|-------------------------------------|--|
| D2 | <input checked="" type="checkbox"/> | <input type="checkbox"/> Survey plat showing the extent of the proposed demolition/encapsulation. |
| D3 | <input checked="" type="checkbox"/> | <input type="checkbox"/> Existing elevation drawings clearly showing all elements proposed for demolition/encapsulation. |
| D4 | <input checked="" type="checkbox"/> | <input type="checkbox"/> Clear and labeled photographs of all elevations of the building if the entire structure is proposed to be demolished. |
| D1 | <input checked="" type="checkbox"/> | <input type="checkbox"/> Description of the reason for demolition/encapsulation. |
| D1 | <input checked="" type="checkbox"/> | <input type="checkbox"/> Description of the alternatives to demolition/encapsulation and why such alternatives are not considered feasible. |

DESCRIPTION OF PROPOSED WORK

The proposed project is to remove the existing balcony at the rear of the house and install a new deck with steps leading down to the garden.

REASON FOR DEMOLITION

Our house was constructed 1980 and originally had an open deck at the rear of the property, see next page (Attachment D1 page 2). The previous owners removed the original deck, citing safety concerns (ref BAR2015-00303). However, instead of replacing the old deck with a new one, the previous owner installed a narrow balcony. The new deck with steps leading to the garden which will be more aesthetically pleasing, permit access to the garden from the second floor of the property, and increase the value of the property, which ultimately adds value to the city of Alexandria.

The proposed new deck will be located at the rear of the property where there is minimal visibility from a public way for several reasons. First, the rear of our property faces the rear gardens of the 600 block of S Royal St so the deck would be barely visible from S Royal St, with the only visibility being via a narrow public alley. This public alley is generally used as a driveway to residents' parking and very rarely used by members of the public. Second, the existing fence at the rear of 630 S Pitt St partially blocks the view of the proposed deck from the public alley due to its height. Third, during most of the year the leaves of the tree in the rear yard would block the view of the deck from the public alley.

Attachment A1 p4 and p5 show houses in the vicinity which have open decks that are clearly visible from popular public areas (Windmill Hill park and Shipyard park).

INFEASABILITY OF OTHER ALTERNATIVES:

The current balcony is quite narrow, and it is not designed structurally to be expanded. The proposed deck would be properly supported for this expansion and would replace the current balcony.

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.

Attachment

- A1 ☒ ☐ 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.
- A2 ☒ ☐ Manufacturer's specifications for materials to include, but not limited to: roofing, siding, windows, doors, lighting, fencing, HVAC equipment and walls.
- A3 ☒ ☐ Drawings accurately representing the changes to the proposed structure, including materials and overall dimensions. Drawings must be to scale.
- A4 ☒ ☐ An official survey plat showing the proposed locations of HVAC units, fences, and sheds. - No changes to HVAC, fence or locations other than balcony.
- ☐ ☒ 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.

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: Ivar Draganja & Rana DraganjaDate: February 27, 2020



Department of Planning and Zoning

Floor Area Ratio and Open Space Calculations

as of 12/20/18

B

A. Property Information

A1. 630 S. Pitt St. RB
 Street Address Zone

A2. 2,344.00 x 1.50 = 3,516.00
 Total Lot Area Floor Area Ratio Allowed by Zone Maximum Allowable Floor Area

B. Existing Gross Floor Area

| <u>Existing Gross Area</u> | | <u>Allowable Exclusions**</u> | | |
|---------------------------------|--------|------------------------------------|--------|---|
| Basement | | Basement** | | B1. 3,276.00 Sq. Ft. |
| First Floor | 819.00 | Stairways** | 137.00 | Existing Gross Floor Area* |
| Second Floor | 819.00 | Mechanical** | 21.00 | B2. 378.00 Sq. Ft. |
| Third Floor | 819.00 | Attic less than 7' | | Allowable Floor Exclusions** |
| Attic | 819.00 | Porches** | | B3. 2,898.00 Sq. Ft. |
| Porches | | Balcony/Deck** | | Existing Floor Area Minus Exclusions |
| Balcony/Deck | | Lavatory*** | 220.00 | (subtract B2 from B1) |
| Lavatory*** | | Other** | | Comments for Existing Gross Floor Area |
| Other** | | Other** | | |
| | | | | |
| B1. <u>Total Gross</u> 3,276.00 | | B2. <u>Total Exclusions</u> 378.00 | | |

C. Proposed Gross Floor Area

| <u>Proposed Gross Area</u> | | <u>Allowable Exclusions**</u> | | |
|-----------------------------|--|----------------------------------|--|---|
| Basement | | Basement** | | C1. 0.00 Sq. Ft. |
| First Floor | | Stairways** | | Proposed Gross Floor Area* |
| Second Floor | | Mechanical** | | C2. 0.00 Sq. Ft. |
| Third Floor | | Attic less than 7' | | Allowable Floor Exclusions** |
| Attic | | Porches** | | C3. 0.00 Sq. Ft. |
| Porches | | Balcony/Deck** | | Proposed Floor Area Minus Exclusions |
| Balcony/Deck | | Lavatory*** | | (subtract C2 from C1) |
| Lavatory*** | | Other** | | |
| Other | | Other** | | |
| C1. <u>Total Gross</u> 0.00 | | C2. <u>Total Exclusions</u> 0.00 | | |

D. Total Floor Area

D1. 2,898.00 Sq. Ft.
 Total Floor Area (add B3 and C3)

D2. 3,516.00 Sq. Ft.
 Total Floor Area Allowed by Zone (A2)

E. Open Space

E1. 1,240.50 Sq. Ft.
 Existing Open Space

E2. 820.00 Sq. Ft.
 Required Open Space

E3. 967.50 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:

IVAR DRAGANJA

RANA DRAGANJA

10

Date:

March 18, 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. Rana Draganja | 630 S. Pitt St., Alexandria, VA 22314 | N/A |
| 2. Ivar Draganja | 630 S. Pitt St., Alexandria, VA 22314 | N/A |
| 3. | | |

2. Property. State the name, address and percent of ownership of any person or entity owning an interest in the property located at 630 S. Pitt St., Alexandria, VA 22314 (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. Rana Draganja | 630 S. Pitt St., Alexandria, VA 22314 | 50% |
| 2. Ivar Draganja | 630 S. Pitt St., Alexandria, VA 22314 | 50% |
| 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. Rana Draganja | | None |
| 2. Ivar Draganja | | None |
| 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.

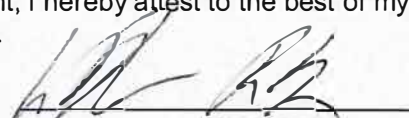
As the applicant or the applicant's authorized agent, I hereby attest to the best of my ability that the information provided above is true and correct.

02/27/2020

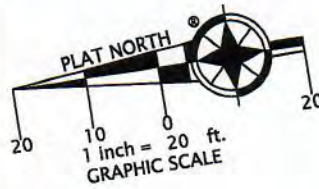
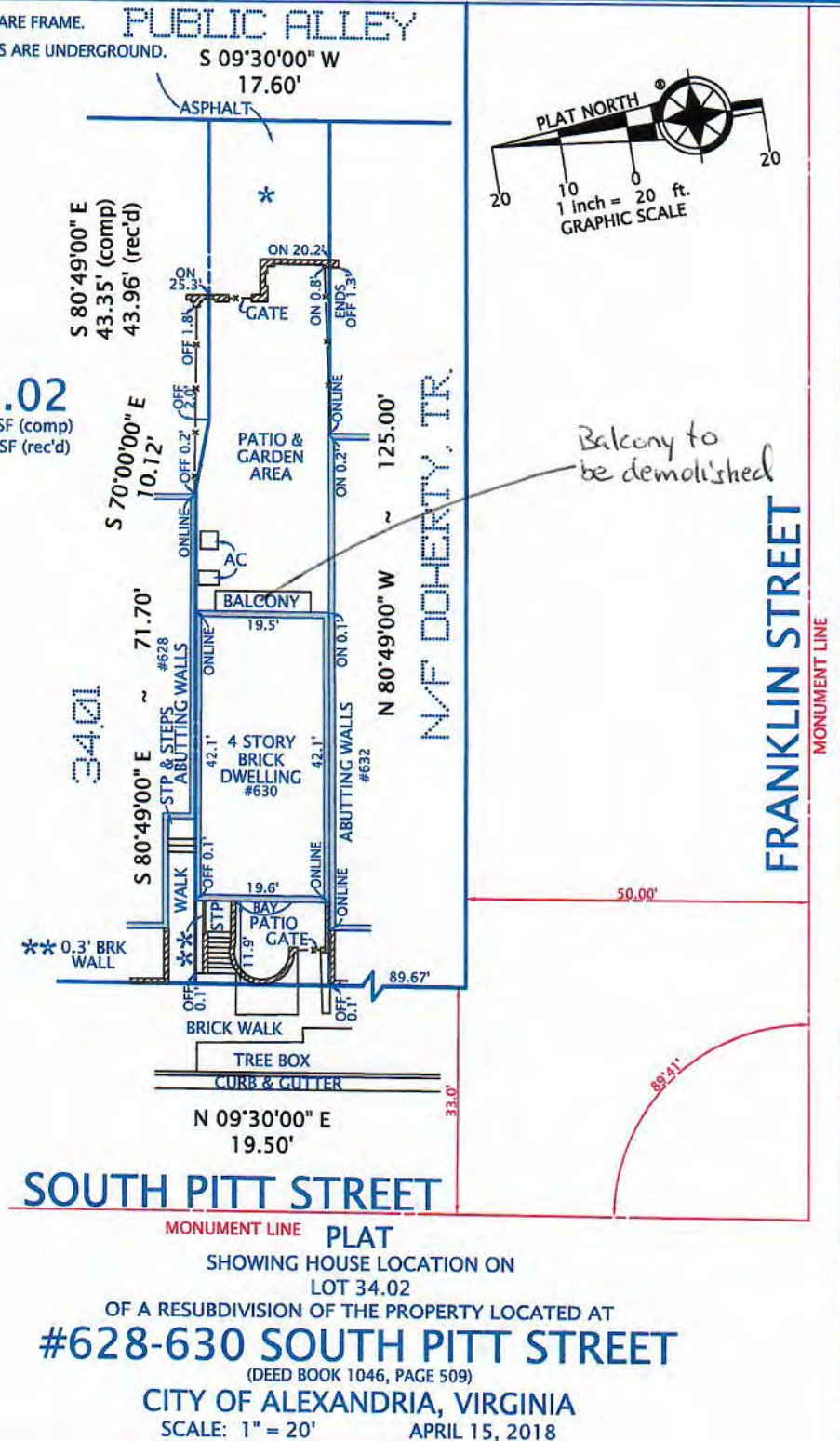
Ivar & Rana Draganja

Date

Printed Name


Signature

- NOTES: 1. FENCES ARE FRAME.
2. UTILITIES ARE UNDERGROUND.

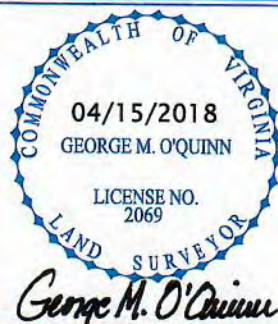


Balcony to be demolished

I HEREBY CERTIFY THAT THE POSITIONS OF ALL THE EXISTING IMPROVEMENTS HAVE BEEN CAREFULLY ESTABLISHED BY A CURRENT FIELD SURVEY AND UNLESS SHOWN THERE ARE NO VISIBLE ENCROACHMENTS AS OF THIS DATE:

THIS PLAT IS SUBJECT TO RESTRICTIONS OF RECORD.

A TITLE REPORT WAS NOT FURNISHED.
NO CORNER MARKERS SET.



Ordered by:

MBH
Settlement Group, L.C.

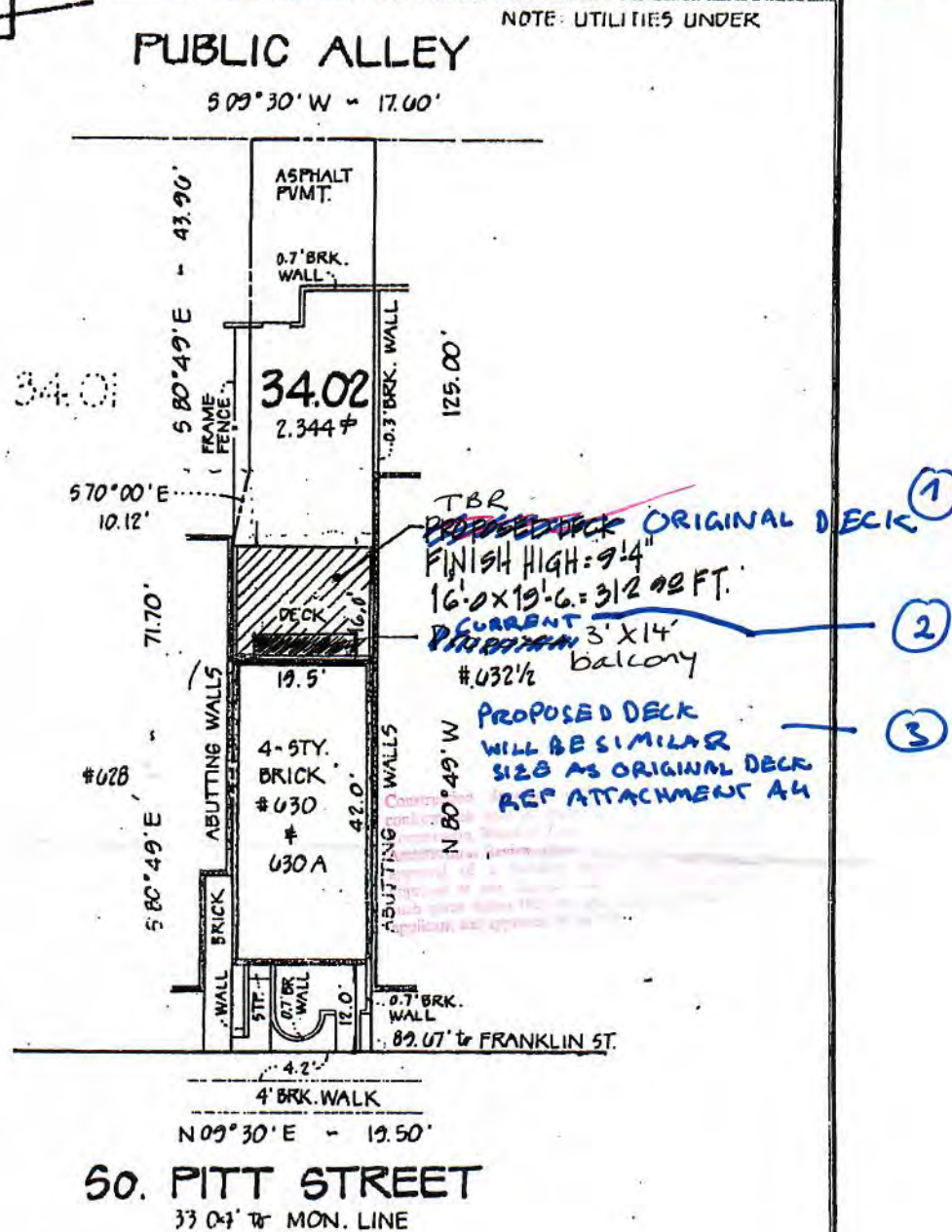
228 S. Washington Street
Suite 100
Alexandria, VA 22314
PH: 703-739-0100
Fax: 703-739-8339



DOMINION

Surveyors Inc.®

8808-H PEAR TREE VILLAGE COURT
ALEXANDRIA, VIRGINIA 22309
703-619-6555
FAX: 703-799-6412



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 TRAN-
SIT TAP SURVEY AND UNLESS OTHERWISE
SHOWN, THERE ARE NO VISIBLE ENCROACH-
MENTS.

Kenneth W. White
KENNETH W. WHITE

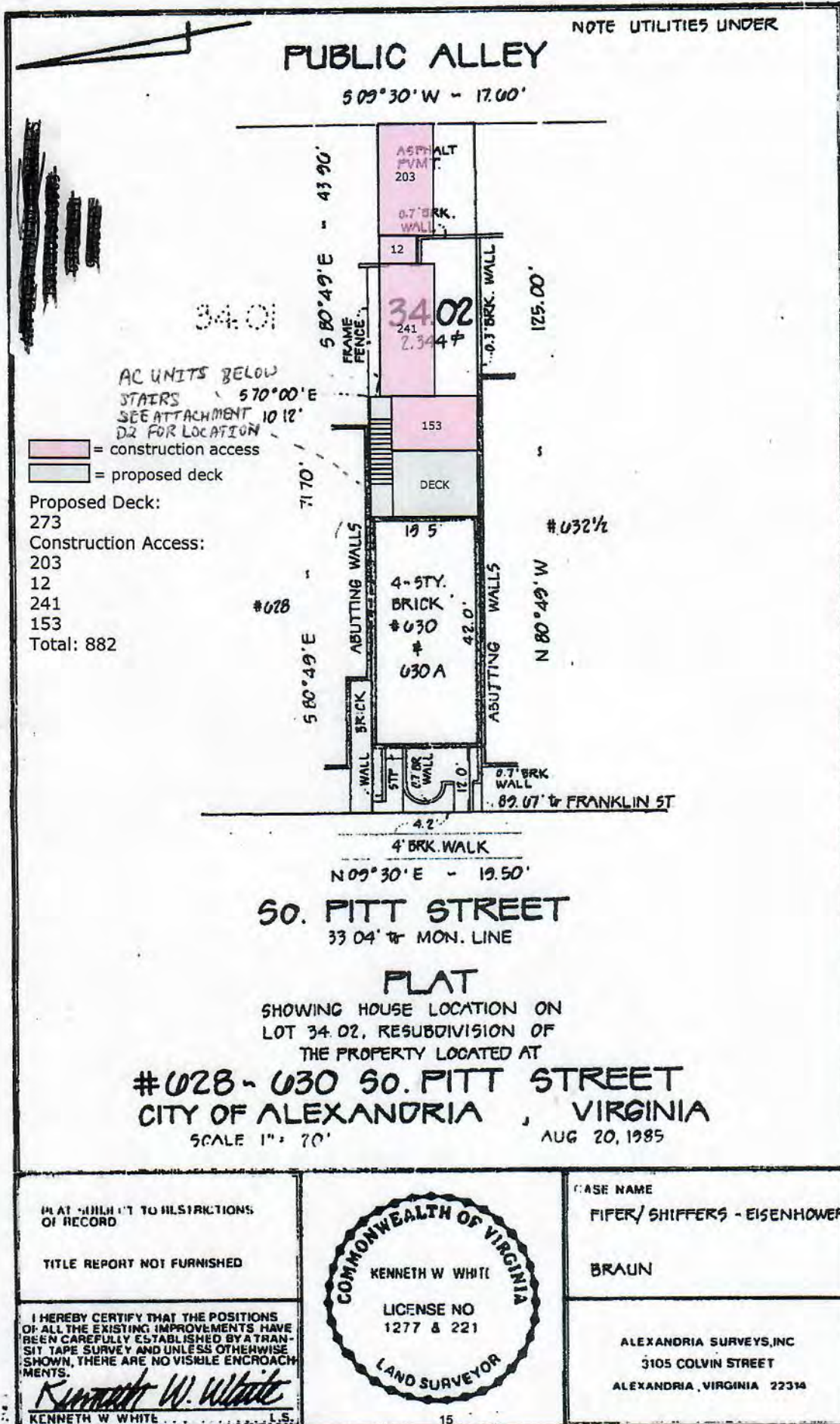


CASE NAME:

FIFER/SHIFFERS - EISENHOWER

BRAUN

ALEXANDRIA SURVEYS, INC.
3105 COLVIN STREET
ALEXANDRIA, VIRGINIA 22314



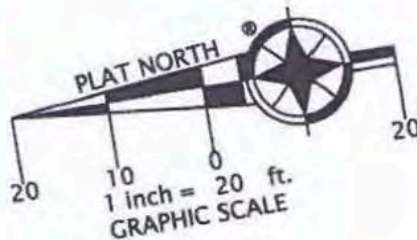
COPYRIGHT BY DOMINION SURVEYORS, INC. THE INFORMATION CONTAINED ON THIS DOCUMENT MAY NOT BE COPIED, REPRODUCED OR ALTERED IN ANY FORM WITHOUT PERMISSION IN WRITING FROM THE COPYRIGHT OWNER.

- NOTES: 1. FENCES ARE FRAME.
2. UTILITIES ARE UNDERGROUND.

PUBLIC ALLEY


S 09°30'00" W
17.60'

ASPHALT



*** 34.02**

2,346 SF (comp)
2,344 SF (rec'd)

 = Open Space

Proposed Deck: 273

Open Space:

166.5 (50% of parking)

624 (patio + garden)

24 (steps <2ft elevation)

153 (front patio*)

Open Space Total 967.5

* front patio area
calculated as follows:

14.4' wide x 11.9' deep
minus area under bay
window 7.4' wide x 1.9'
deep

SOUTH PITT STREET

MONUMENT LINE

PLAT

SHOWING HOUSE LOCATION ON

LOT 34.02

OF A RESUBDIVISION OF THE PROPERTY LOCATED AT

#628-630 SOUTH PITT STREET

(DEED BOOK 1046, PAGE 509)

CITY OF ALEXANDRIA, VIRGINIA

SCALE: 1" = 20'

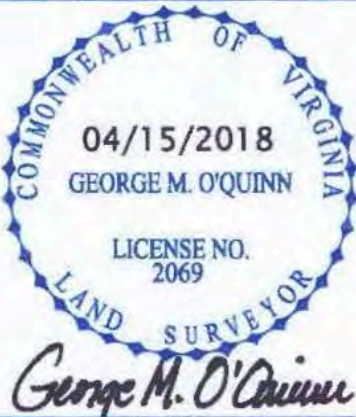
APRIL 15, 2018

I HEREBY CERTIFY THAT THE POSITIONS OF
ALL THE EXISTING IMPROVEMENTS HAVE BEEN
CAREFULLY ESTABLISHED BY A CURRENT FIELD
SURVEY AND UNLESS SHOWN THERE ARE NO
VISIBLE ENCROACHMENTS AS OF THIS DATE:

THIS PLAT IS SUBJECT TO
RESTRICTIONS OF RECORD.

A TITLE REPORT WAS NOT FURNISHED.

NO CORNER MARKERS SET.



Ordered by:

228 S. Washington Street
Suite 100
Alexandria, VA 22314
PH: 703-739-0100
Fax: 703-739-8339



DOMINION

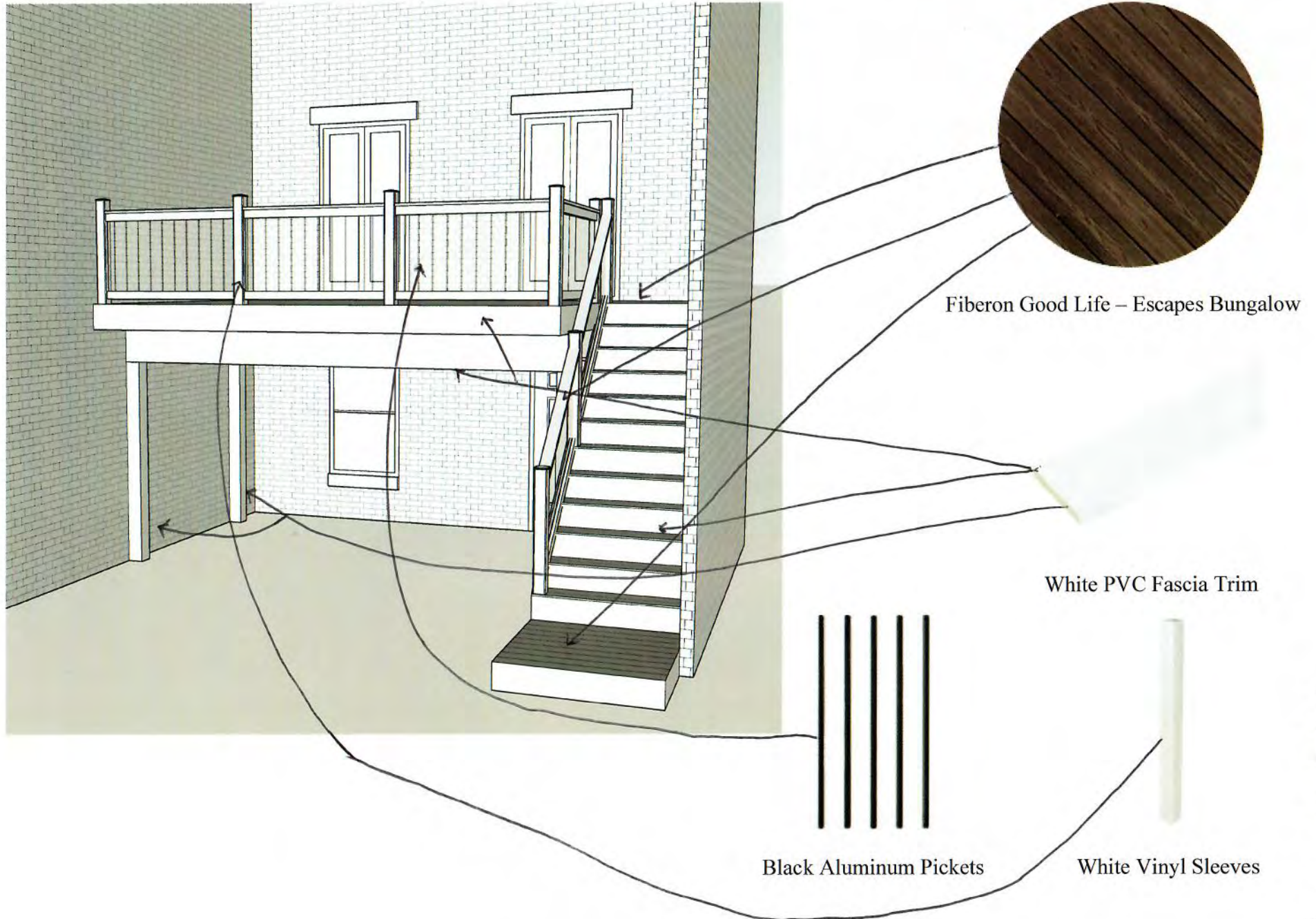
Surveyors
Inc.®

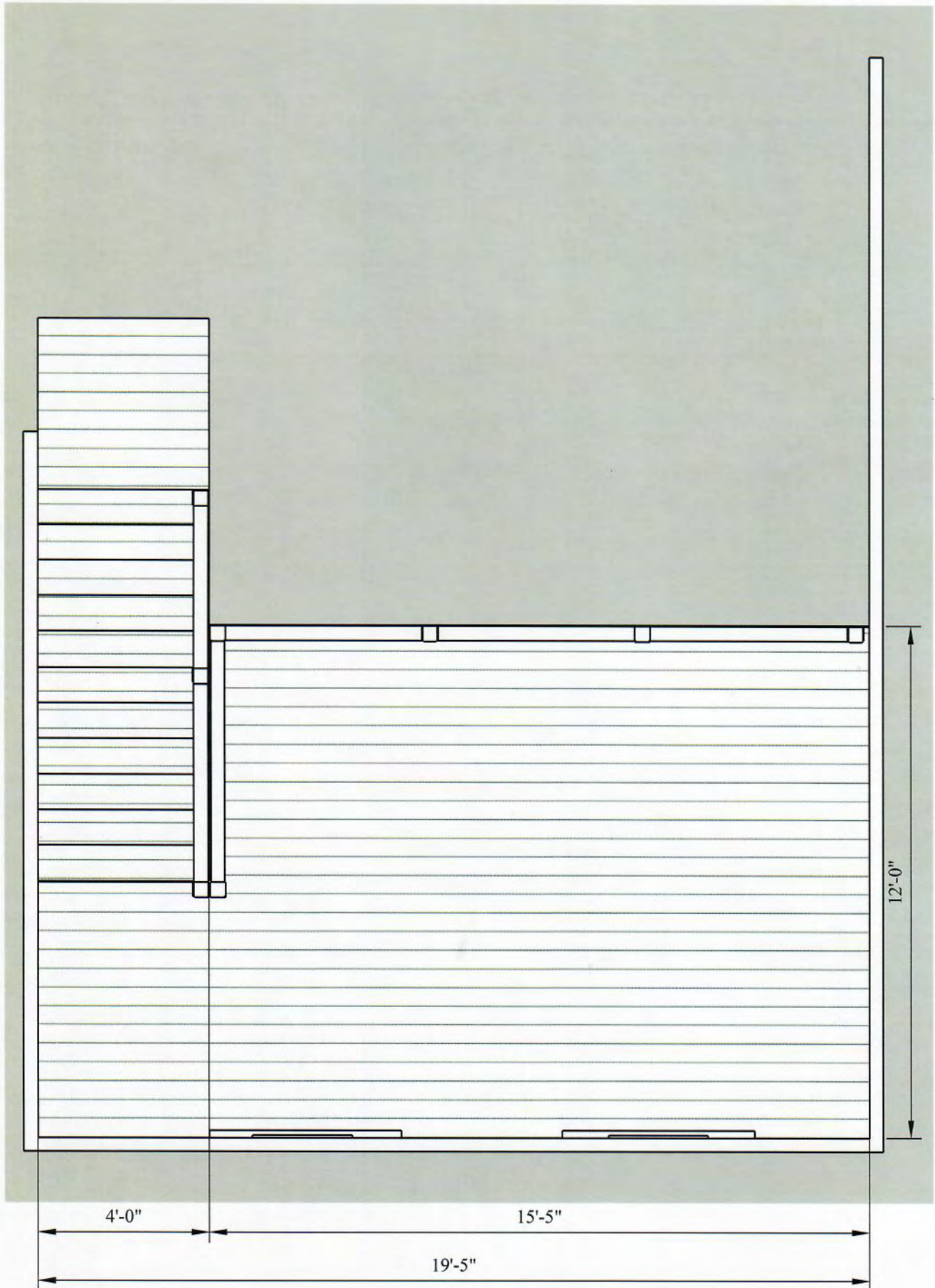
8808-H PEAR TREE VILLAGE COURT
ALEXANDRIA, VIRGINIA 22309
703-619-6555
FAX: 703-799-6412





630 S. Pitt St.
Proposed Deck with Materials and Colors





Drawing by: Omar Ruiz - Manager Scale: 1/4" = 1'

All work to comply with VRC 2015 and manufacturer's requirements

Ivar Draganja
630 South Pitt St.
Alexandria, VA 22314
917-318-4211

all connectors and fasteners to be hot dipped galvanized or equivalent for suitable contact with pressure treated lumber.

New structure is not blocking any existing egress at any level
all beams to be tied together with nails, screws, or mechanical connections per VRC 2015

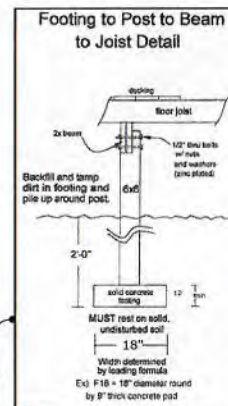
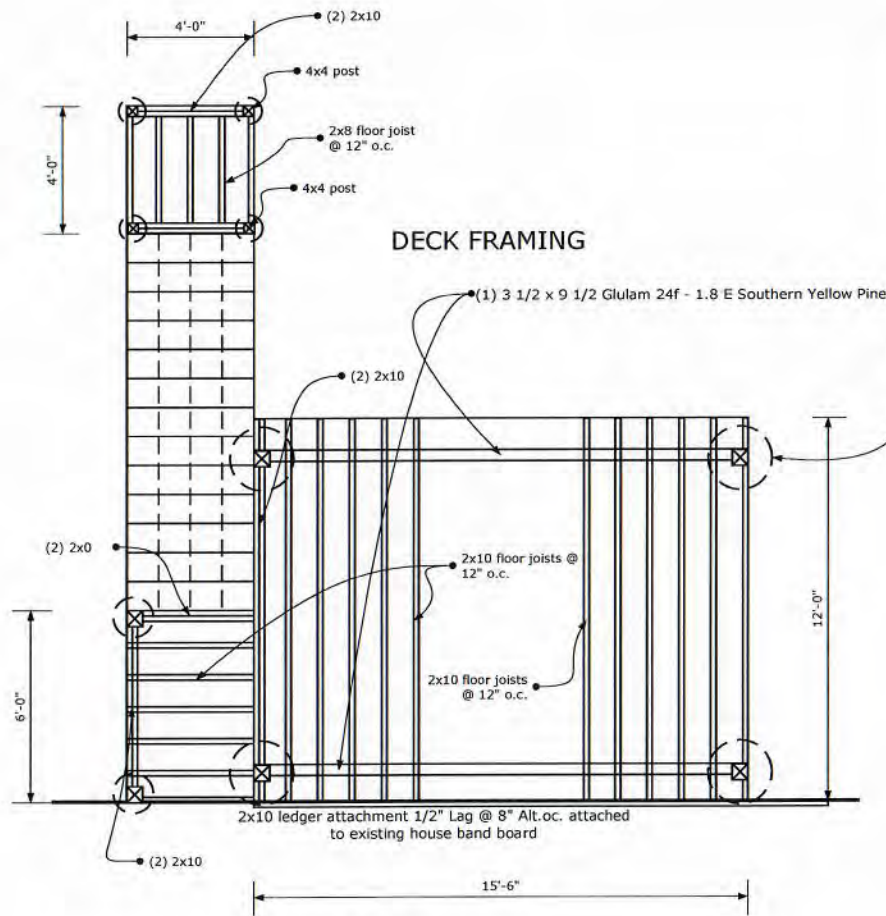
- Notes:
1. Guardrails are required for decks & porches more than 30" above grade or floor. Guardrails must extend 36" above floor level.
 2. The greatest riser height shall not exceed the smallest by more than 3/8".
 3. Secure the pickets at top & bottom with 1-#8 corrosion resistant screw or 2-8d galv. nails.
 4. Stairs with 3 or more risers require frost footings & handrails.
 5. Graspable handrails to be continuous the full length of the stairs ends to be returned to post.

County Deck Details are attached as part of the approved permit for any missing details.

Footers & posts within 5' from existing exterior house foundation must bear at the same level.

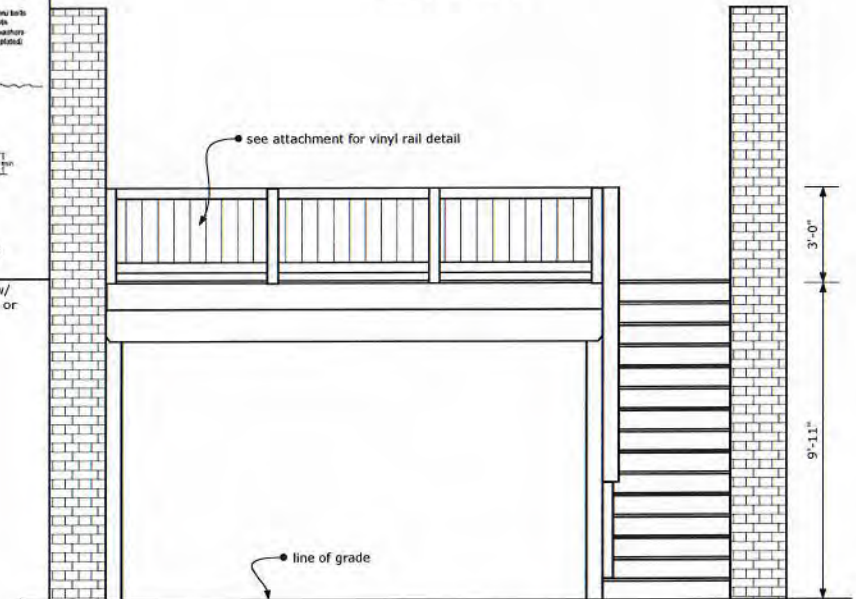
Joist toe nailed into beam with (4) #2 D nails

☒ = 6x6 post

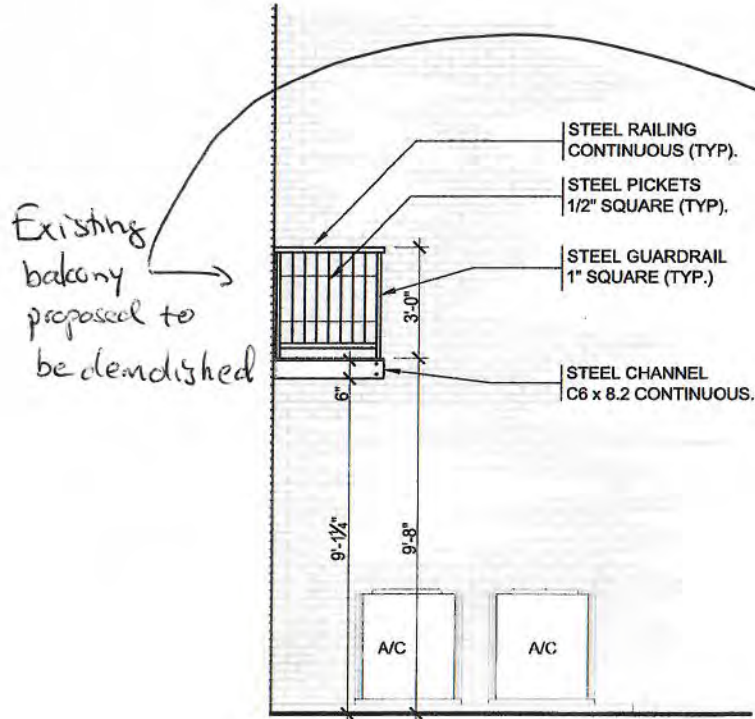


All Deck footers 18" round w/ 10" concrete, 3500 psi min. or per VRC 2015

ELEVATION

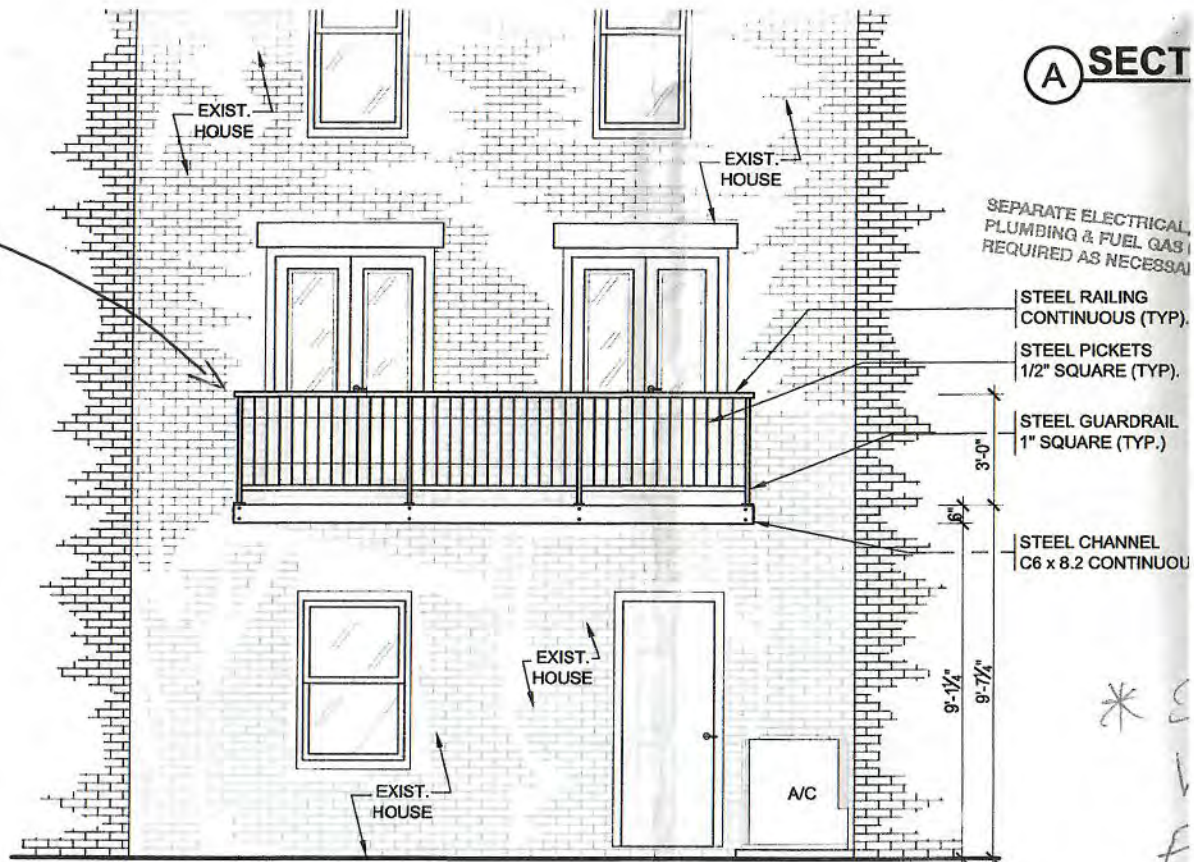


HOUSE



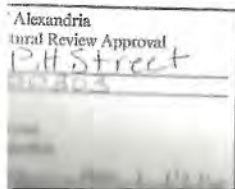
SIDE ELEVATION

SCALE: 1/4"=1'-0"

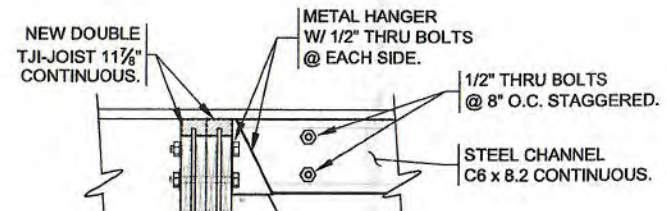


Rear
FRONT ELEVATION

SCALE: 1/4"=1'-0"



APPROVED
PLANNING & ZONING
K. Montzby
DIRECTOR OF P & Z DATE 1-14-16
BID 0015, 01628
Approved per



STEEL C
C6 x 8.2 CONT

NE

Attachment D3

630 S. Pitt St.

View of rear yard. Balcony on picture to be demolished.



630 S. Pitt St.

View of rear of house from S Royal St. Proposed deck will be here:
Deck will be barely visible during winter and not visible when trees
have leaves.

*Picture 1*

View of rear of house from public alley. Part of deck will be visible
from public alley just as the original deck once was. When trees
have leaves, the deck would mostly be covered.

*Picture 2*

630 S. Pitt St.

View of rear yard. Balcony on picture to be demolished and deck to be in place of balcony. Steps down to garden will be on the right as per the plat, Attachment A4.



EXAMPLES OF OPEN DECKS IN OLD TOWN

Deck belonging to 8 Potomac Ct, which is clearly visible from Windmill Hill park.



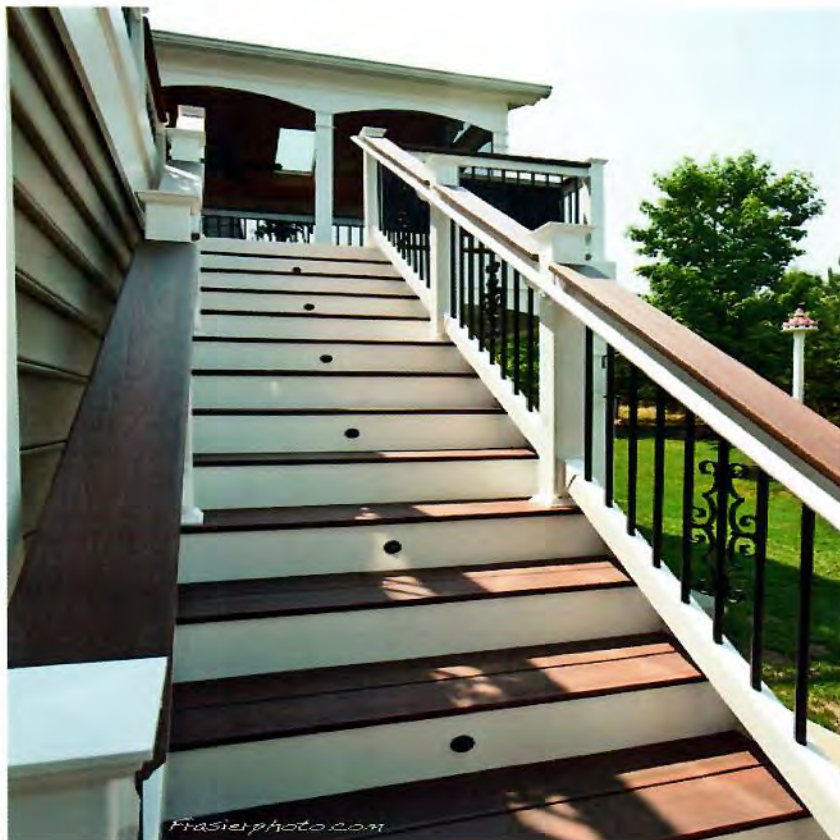
EXAMPLES OF OPEN DECKS IN OLD TOWN

Deck belonging to 9 Wilkes St, which is clearly visible from Shipyard park.



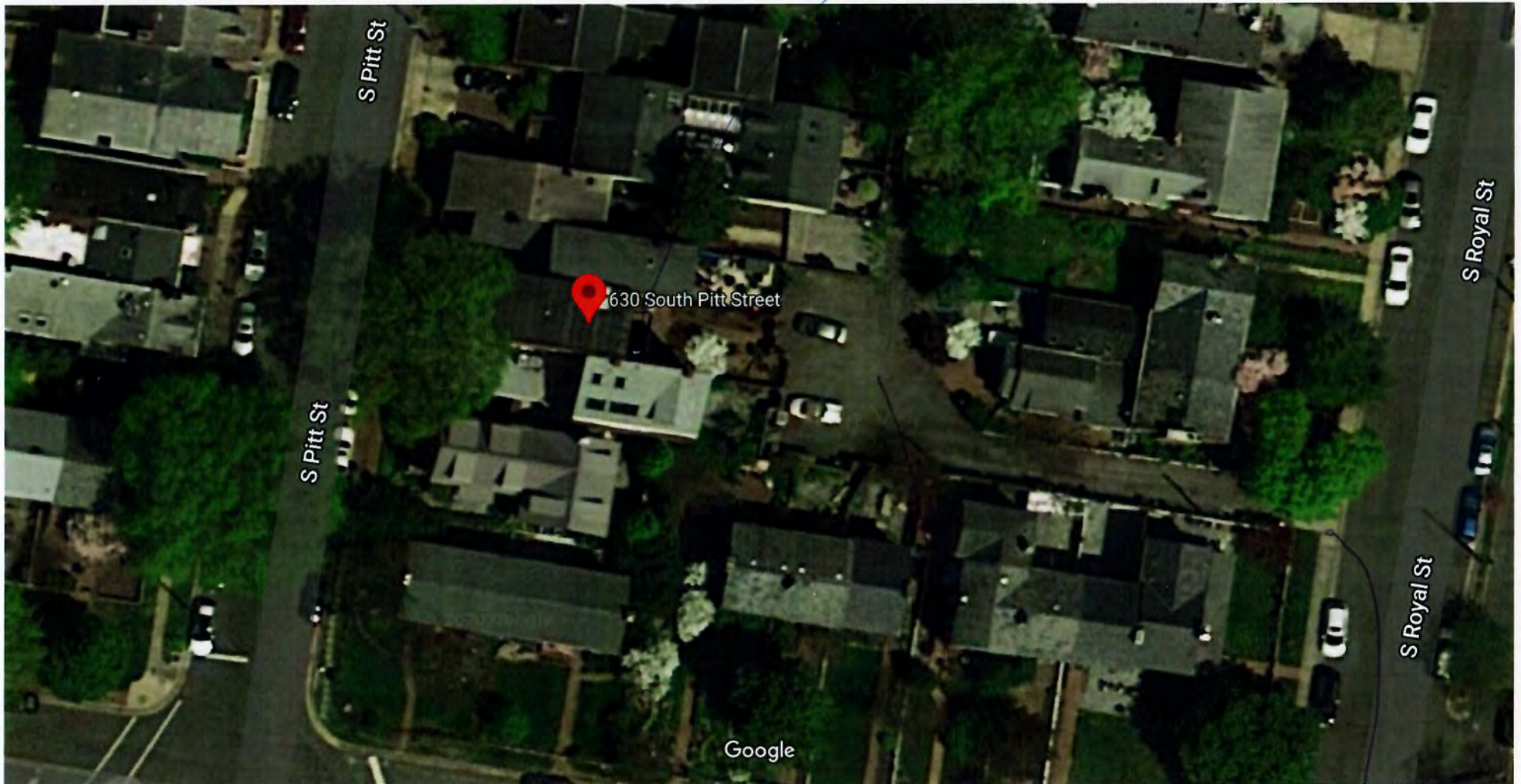
630 S. Pitt St.

Examples of decks with the same materials and colors proposed for new deck at 630 S. Pitt St.



Aerial view of 630 S Pitt St shows that view of proposed deck from S Royal St would be very minimal, and view from public alley would be limited due to fence and tree.

proposed deck



Imagery ©2020 Commonwealth of Virginia, District of Columbia (DC GIS), Maxar Technologies, U.S. Geological Survey, Map data ©2020 20 ft

Public alley
picture 2 taken
from here

S Royal St
picture 1
taken from here

ATTACHMENT A1 p2

The Good Life just got better

Unbeatable performance and durability

GOOD LIFE IN ACTION

ESCAPES BUNGALOW



1 of 4 Good Life (<https://www.fiberondecking.com/products/decking/good-life-decking>) in Escapes Bungalow

SHARE

Take time to unwind with Fiberon® Good Life decking. Perfect for hosting neighborhood gatherings, enjoying a summer dinner with your family or relaxing outside after a long week, Good Life offers unbeatable performance and durability for any decking project needs.

Authentic wood look features distinct grain patterns.

Escapes Collection features multi-tonal colors that resemble exotic hardwoods.


Weekender Collection features solid colors for a traditional stained deck look.

- Composite construction prevents splintering, cracking and decay.
- Three-sided cap layer resists staining and fading.
- Low maintenance and easy to clean.

MANUFACTURER'S SPECIFICATIONS p. 2 p. 3

COLOR AND DETAIL

Select Color:

 Escapes Beach House

 Escapes Bungalow

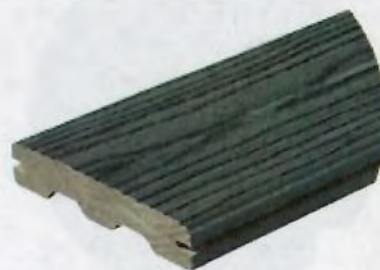
 Escapes Tuscan Villa

 Weekender Cabin

 Weekender Cottage



Grain Detail



Board View



Color Detail

GET A SAMPLE

FEATURES AND OPTIONS

TECHNICAL INFORMATION

- Board Profile Dimensions: Relieved bottom .93 in. x 5.3 in (2.36 cm x 13.4 cm)
- Boards are not reversible.
- Board Weight: 2.0 lbs./lineal ft.
- Material: Durable outer surface is bonded on three sides of HDPE and wood composite core
- Square Edge Board Lengths: 20 feet
- Grooved Edge Board Lengths: 12 ft.; 16 ft.; 20 ft.
- Span Limitations: Perpendicular to joist 16 inches (40 cm); Up to 45° angle to joist 12 inches (31 cm); Stair stringer spacing 7 inches (17.78 cm)
- Fascia Boards: .75 in. x 11.25 in. x 12 ft.; available in Beach House, Bungalow, Tuscan Villa, Cabin and Cottage
- Riser Boards: not available
- Surface fasteners: Yes
- Hidden fasteners: Yes

[Get installation instructions and technical bulletins \(https://www.fiberondecking.com/resources/literature\)](https://www.fiberondecking.com/resources/literature)

WARNING: California Proposition 65 and Fiberon Products

https://assets.fiberondecking.com/documents/Fiberon_California_Proposition_65_Letter_Aug28_2018.pdf?mtime=20180828171809

A2 p5