

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

APPLICANT: John and Susan Nelson

LOCATION: Old and Historic Alexandria District
318 South Fairfax Street

ZONE: RM/Residential Townhouse Zone

STAFF RECOMMENDATION

Staff recommends approval of the Permit to Demolish/Capsulate (partial), Certificate of Appropriateness with the following condition:

1. Include the statements from Alexandria Archaeology, below, in the General Notes of all on all construction documents 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:
 - a. 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)
 - b. 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)

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.



N



A horizontal number line with tick marks at 0, 15, 30, and 60. The label "Feet" is placed to the right of the 60 tick mark.

Note: Staff coupled the applications for a Permit to Demolish (BAR2020-00145) and Certificate of Appropriateness (BAR2020-00144) 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 demolish a portion of the rear (east) elevation of the existing two-story dwelling and construct a one-story addition, as well as alterations, at 318 South Fairfax Street.

To accommodate the proposed addition, 120 SF of the rear (east) wall will be demolished, as well as a 14'-6" long portion of the adjacent brick wall. The proposed addition will be a one-story (256 SF) structure. The materials consist of a standing seam metal roof, brick foundation, MDO (azek) panels, fiber cement siding, and wood-clad casement windows. 14 square feet of wall space will be demolished from the side (south) elevation to accommodate a wood casement SDL window. The downspout will also be relocated to a new location on the south elevation. On the façade (west elevation), the applicant proposes to replace the existing transom with a single-glazed wood transom. The HVAC units will be located at-grade on the south elevation.

II. HISTORY

The three-bay, two-story Federal style house consists of a frame main block and a two-story frame ell. According to Ethelyn Cox's *Historic Alexandria Virginia Street by Street*, the house was constructed **between 1843**, when James Green purchased an unimproved lot, **and 1875**, when Green sold the lot "with all appurtenances." It first appears on the Sanborn Fire Insurance maps in 1885. The rear of the house evolved over time, the two-story ell was enlarged and sometime after 1958 the one-story ell was converted into a two-story ell. Building permit #9920, dated March 31, 1977, approves the construction of an addition.

Previous BAR Approvals

Staff could find no previous BAR approvals

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 area of impact is not of unusual or uncommon design and could be reproduced easily today. The Permit to Demolish/Capsulate should be granted.

Certificate of Appropriateness
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 proposed one-story addition on the rear (east) elevation meets the criteria established in the *Design Guidelines*, additionally, it will not be visible from the public right-of-way. The use of modern materials, such as fiber cement siding (7’ smooth exposure), MDO paneling, standing seam metal roof, and wood-clad casement windows differentiates the proposed addition from the existing structure. Staff has no objection to the proposed addition.

Alterations

The *Design Guidelines* state that door surrounds and windows are character defining features of architectural styles. The proposed new single-glazed transom on the façade is architecturally appropriate and complies with the *Alexandria New and Replacement Window Performance Specifications in the Historic District*. The proposed window on the side elevation is a wood casement window. Staff supports the use of the casement window to differentiate the proposed window from the existing six-over six windows. The six-pane wood SDL casement window

complements the south elevation and does not disrupt the architectural character of the structure. Staff has no objection to the proposed alterations.

Staff recommends approval of the project as submitted. Staff notes the recommendations of Alexandria Archaeology.

STAFF

Amirah Lane, 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

C-1 Proposed relocated AC unit are 5' from the side property line and comply with zoning.

Code Administration

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

C-2 Openings in exterior wall not allowed when located 3 feet or less from the property line.

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 The applicant should provide a determination of disturbed area per City Guidelines to T&ES prior to submitting for permits. If the land disturbance meets or exceeds 2500 square feet, a released grading plan will be required prior to submitting for permits. (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 This street face had free black households prior to the Civil War and a vinegar manufactory in the early 19th century. There is potential for buried archaeological resources, such as historic structural remains (wells, privies, wall foundations, etc.) or concentrations of artifacts to be present.
- 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 2020-00145 & 2020-00144: 318 South Fairfax Street

ADDRESS OF PROJECT: 318 SOUTH FAIRFAXDISTRICT: ☒ Old & Historic Alexandria ☐ Parker – Gray ☐ 100 Year Old BuildingTAX MAP AND PARCEL: 7503-06-32 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: JOHN & SUSAN NELSONAddress: 318 SOUTH FAIRFAX STCity: ALEXANDRIA State: VA Zip: 22314Phone: 703 244 1601 E-mail: susme@susannelsoninteriors.comAuthorized Agent (if applicable): ☐ Attorney ☐ Architect ☐ _____Name: PATRICK CAMUSPhone: 703 626 1984E-mail: studiocamus@comcast.net

Legal Property Owner:

Name: SAME

Address: _____

City: _____ State: _____ Zip: _____

Phone: _____ E-mail: _____

- | | | |
|------------------------------|--|--|
| <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No | Is there an historic preservation easement on this property? |
| <input type="checkbox"/> Yes | <input type="checkbox"/> No | If yes, has the easement holder agreed to the proposed alterations? |
| <input type="checkbox"/> Yes | <input type="checkbox"/> No | Is there a homeowner's association for this property? |
| <input type="checkbox"/> Yes | <input type="checkbox"/> 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 checked="" 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 type="checkbox"/> other _____ | | | |
- ☒ ADDITION
- ☒ DEMOLITION/ENCAPSULATION
- ☐ SIGNAGE

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

REQUEST APPROVAL TO DEMOLISH PORTION OF
THE REAR ELEVATION TO ALLOW FOR A ONE STORY
REAR ADDITION

REQUEST APPROVAL FOR A NEW TRANSOM ABOVE
THE FRONT DOOR

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.

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.*

- | | | |
|-------------------------------------|------------------------------|--|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> 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. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | FAR & Open Space calculation form. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Clear and labeled photographs of the site, surrounding properties and existing structures, if applicable. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Existing elevations must be scaled and include dimensions. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Proposed elevations must be scaled and include dimensions. Include the relationship to adjacent structures in plan and elevations. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Materials and colors to be used must be specified and delineated on the drawings. Actual samples may be provided or required. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Manufacturer's specifications for materials to include, but not limited to: roofing, siding, windows, doors, lighting, fencing, HVAC equipment and walls. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 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.

- | | | |
|--------------------------|--------------------------|---|
| <input type="checkbox"/> | <input type="checkbox"/> | N/A |
| <input type="checkbox"/> | <input type="checkbox"/> | Clear and labeled photographs of the site, especially the area being impacted by the alterations, all sides of the building and any pertinent details. |
| <input type="checkbox"/> | <input type="checkbox"/> | Manufacturer's specifications for materials to include, but not limited to: roofing, siding, windows, doors, lighting, fencing, HVAC equipment and walls. |
| <input type="checkbox"/> | <input type="checkbox"/> | Drawings accurately representing the changes to the proposed structure, including materials and overall dimensions. Drawings must be to scale. |
| <input type="checkbox"/> | <input type="checkbox"/> | An official survey plat showing the proposed locations of HVAC units, fences, and sheds. |
| <input type="checkbox"/> | <input type="checkbox"/> | 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: PATRICK CAMMSDate: 15 MAR 20



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

B

A. Property Information

A1. 318 South Fairfax Street RM
Street Address Zone

A2. 3057 x 1.5 = 4585
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	493	Basement**	493
First Floor	901	Stairways**	130
Second Floor	901	Mechanical**	12
Third Floor		Attic less than 7'**	
Attic		Porches**	
Porches		Balcony/Deck**	
Balcony/Deck		Lavatory***	100
Lavatory***		Other**	
Other**		Other**	

B1. 2295 Sq. Ft.
Existing Gross Floor Area*

B2. 735 Sq. Ft.
Allowable Floor Exclusions**

B3. 1560 Sq. Ft.
Existing Floor Area Minus Exclusions
(subtract B2 from B1)

Comments for Existing Gross Floor Area

B1. Total Gross 2295 B2. Total Exclusions 735

C. Proposed Gross Floor Area

<u>Proposed Gross Area</u>		<u>Allowable Exclusions**</u>	
Basement		Basement**	
First Floor	256	Stairways**	
Second Floor		Mechanical**	
Third Floor		Attic less than 7'**	
Attic		Porches**	
Porches		Balcony/Deck**	
Balcony/Deck		Lavatory***	
Lavatory***		Other**	
Other		Other**	

C1. 256 Sq. Ft.
Proposed Gross Floor Area*

C2. 0 Sq. Ft.
Allowable Floor Exclusions**

C3. 256 Sq. Ft.
Proposed Floor Area Minus Exclusions
(subtract C2 from C1)

C1. Total Gross 256 C2. Total Exclusions 0

D. Total Floor Area

D1. 1816 Sq. Ft.
Total Floor Area (add B3 and C3)

D2. 4585 Sq. Ft.
Total Floor Area Allowed
by Zone (A2)

E. Open Space (RA & RB Zones)

E1. 59% 1815 Sq. Ft.
Existing Open Space

E2. 35% 1070 Sq. Ft.
Required Open Space

E3. 49% 1515 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: 15 MAR 20

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. JOHN & SUSAN NELSON	318 S FAIRFAX	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 318 S FAIRFAX (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. JOHN & SUSAN NELSON	318 S FAIRFAX	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. JOHN & SUSAN NELSON	N/A	N/A
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.

15 MAR 20

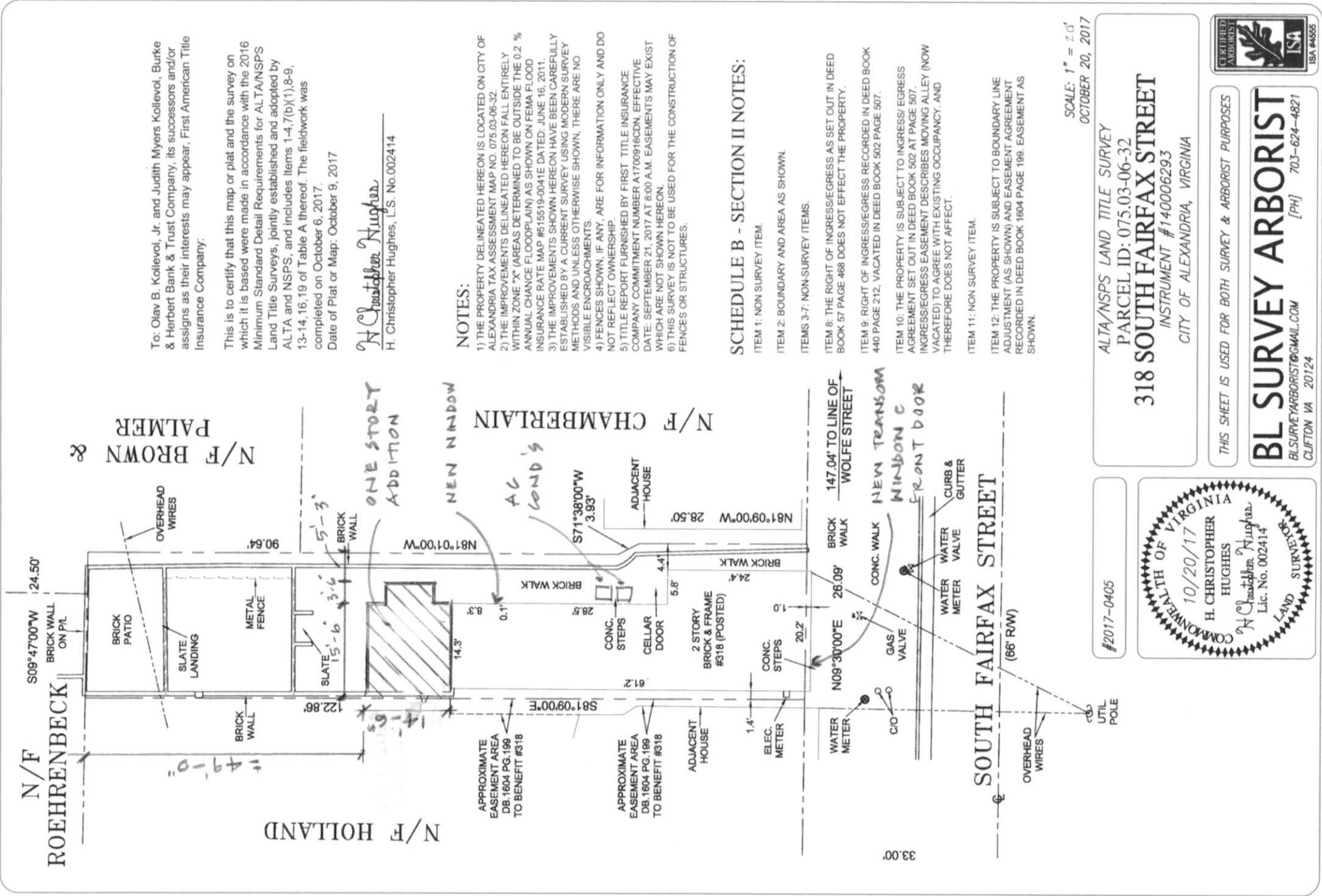
Date

PATRICK CAMUCCI

Printed Name



Signature





A. Property Information

A1.	318 South Fairfax Street			RM
	Street Address			Zone
A2.	3057	x 1.5	= 4585	
	Total Lot Area	Floor Area Ratio Allowed by Zone	Maximum Allowable Floor Area	

B. Existing Gross Floor Area

Existing Gross Area		Allowable Exclusions**		
Basement	493	Basement**	493	B1. 2295 Sq. Ft.
First Floor	901	Stairways**	130	Existing Gross Floor Area*
Second Floor	901	Mechanical**	12	B2. 735 Sq. Ft.
Third Floor		Attic less than 7***		Allowable Floor Exclusions**
Attic		Porches**		1560 Sq. Ft.
Porches		Balcony/Deck**		B3. Existing Floor Area Minus Exclusions
Balcony/Deck		Lavatory***	100	(subtract B2 from B1)
Lavatory***		Other**		Comments for Existing Gross Floor Area
Other**		Other**		
B1. Total Gross	2295	B2. Total Exclusions	735	

C. Proposed Gross Floor Area

Proposed Gross Area		Allowable Exclusions**		
Basement		Basement**		C1. 256 Sq. Ft.
First Floor	256	Stairways**		Proposed Gross Floor Area*
Second Floor		Mechanical**		C2. 0 Sq. Ft.
Third Floor		Attic less than 7***		Allowable Floor Exclusions**
Attic		Porches**		256 Sq. Ft.
Porches		Balcony/Deck**		C3. Proposed Floor Area Minus Exclusions
Balcony/Deck		Lavatory***		(subtract C2 from C1)
Lavatory***		Other**		
Other		Other**		
C1. Total Gross	256	C2. Total Exclusions	0	

D. Total Floor Area

D1.	1816	Sq. Ft.	E1.	59%	1815	Sq. Ft.
	Total Floor Area (add B3 and C3)			Existing Open Space		
D2.	4585	Sq. Ft.	E2.	35%	1070	Sq. Ft.
	Total Floor Area Allowed by Zone (A2)			Required Open Space		
			E3.	47%	1450	Sq. Ft.
				Proposed Open Space		

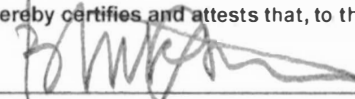
Notes

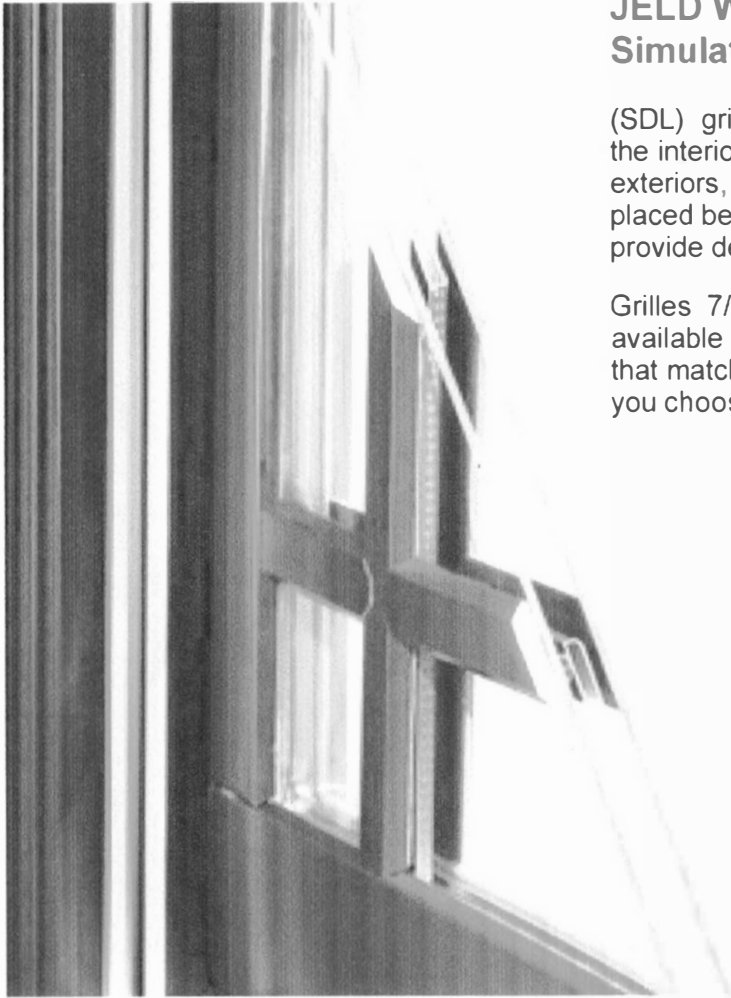
*Gross floor area is the sum of all areas under roof of a lot, measured from the face of exterior walls, including basements, garages, sheds, gazebos, guest buildings and other accessory buildings.

** 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.

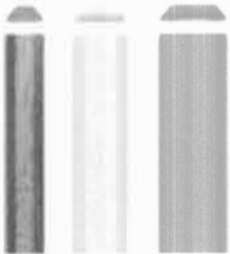
Signature:  Date: 15 MAY 20



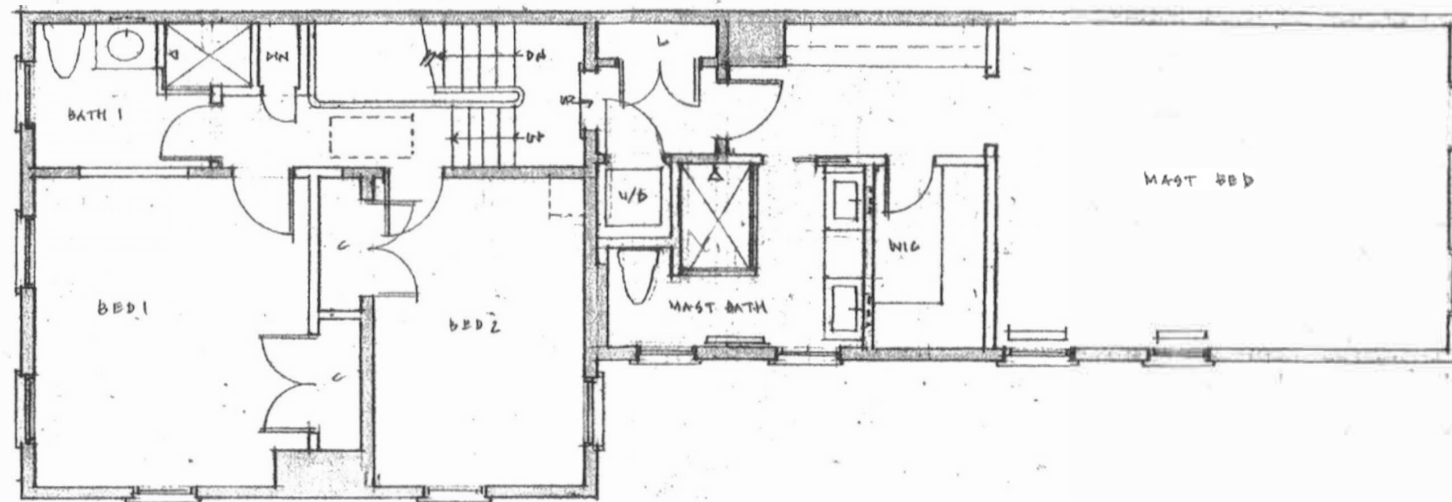
JELD WEN
Simulated Divided Lites

(SDL) grilles that are permanently attached to both the interior and exterior glass (aluminum for clad exteriors, wood for wood exteriors), metal bars placed between the panes of insulating glass to provide design detail.

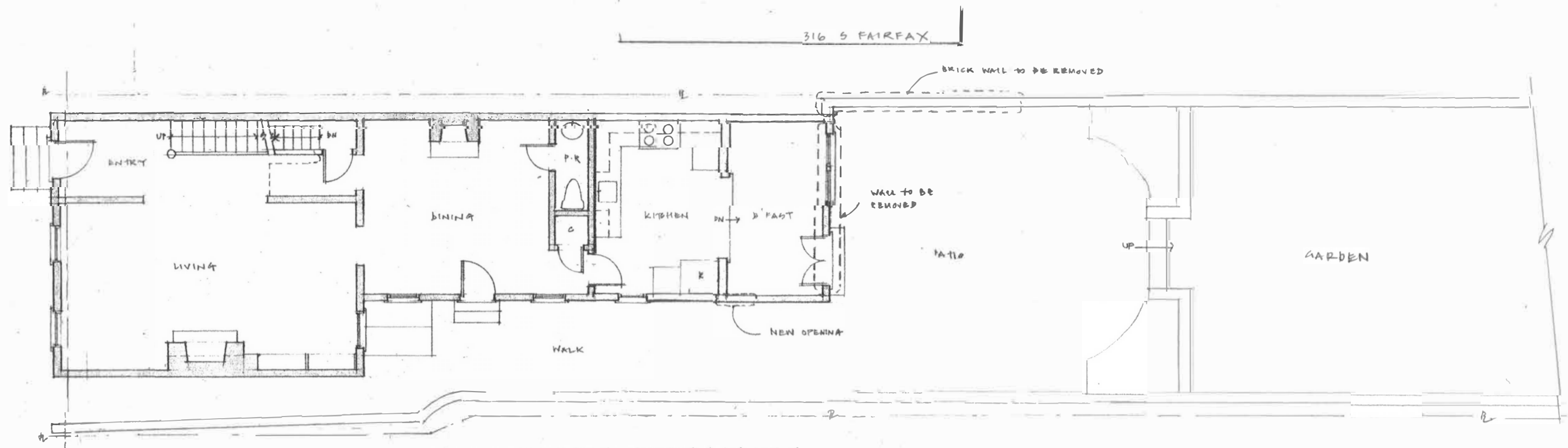
Grilles 7/8" width in putty profile: These grilles are available in wood for wood exteriors or the color that matches the exterior clad color of the window you choose or a custom color.



Clad / Wood Window Specs

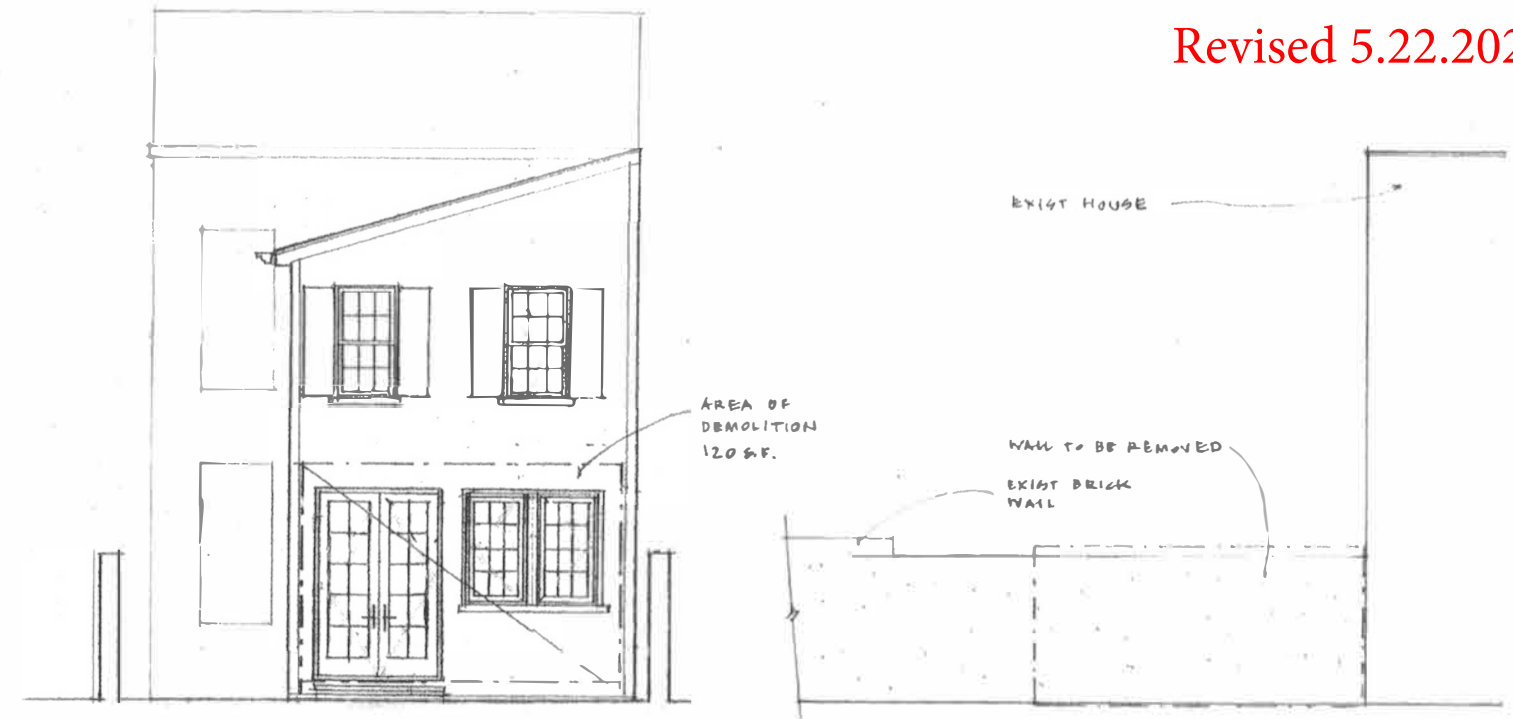


2 SECOND FLOOR PLAN - EXISTING & DEMOLITION



1 FIRST FLOOR PLAN - EXISTING & DEMOLITION

Revised 5.22.2020

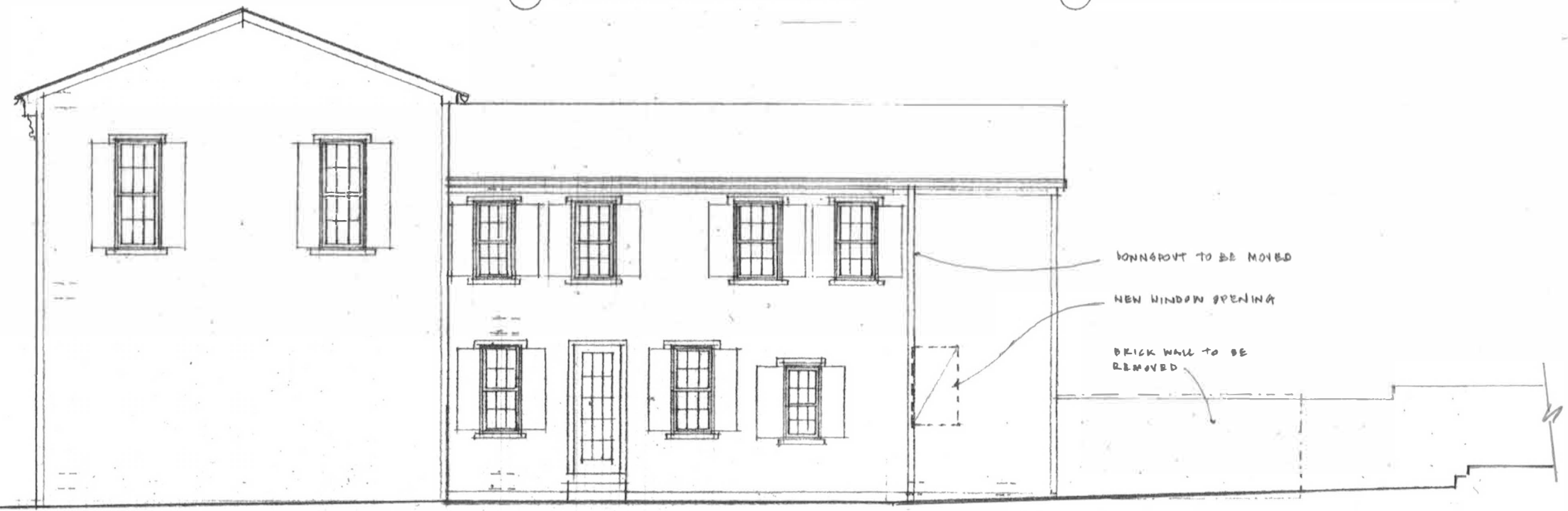


2 REAR ELEVATION - EXISTING & DEMO

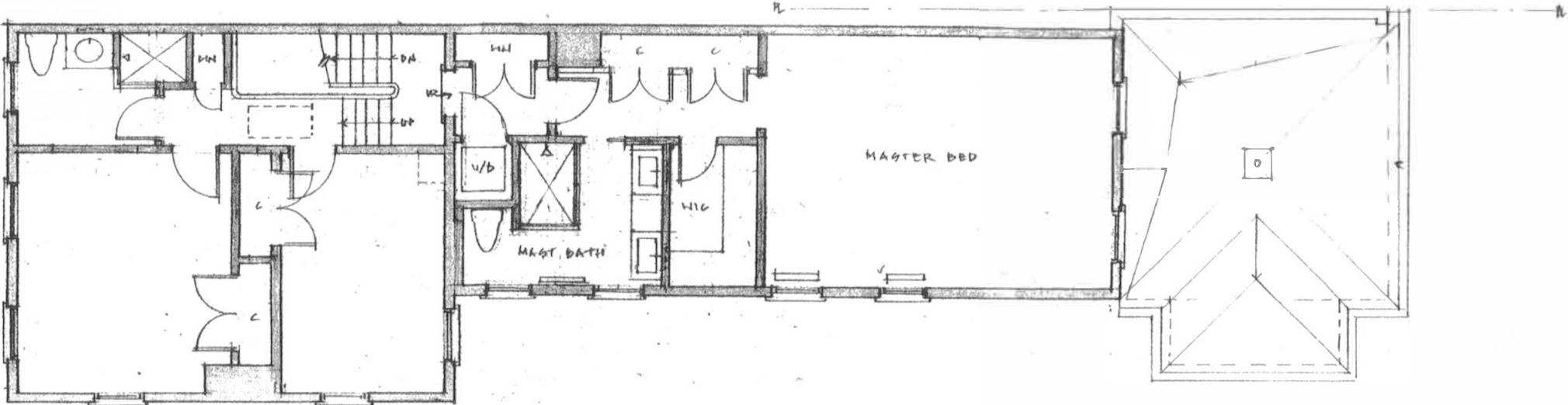
3 SIDE (SOUTH) ELEVATION - EXIST & DEMO



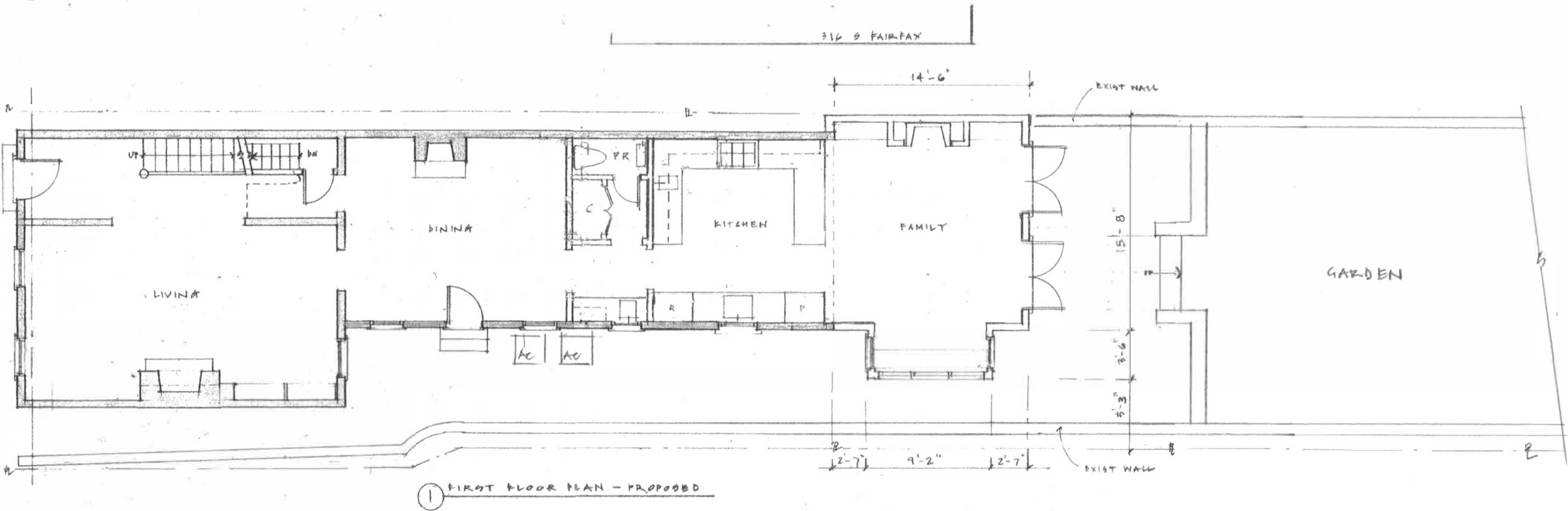
4 FRONT ELEV - EXIST



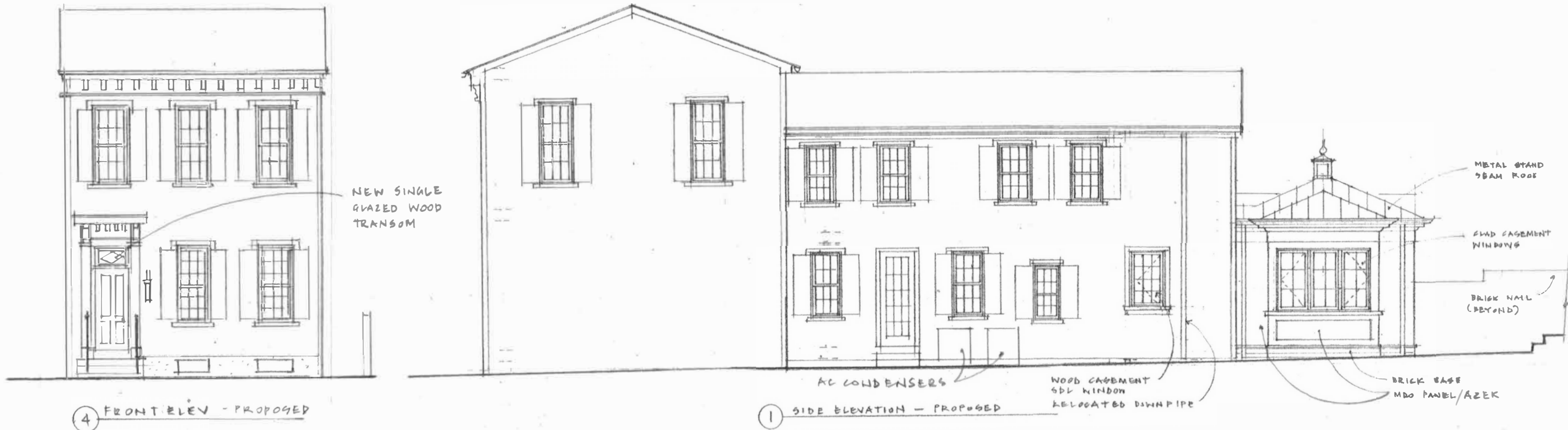
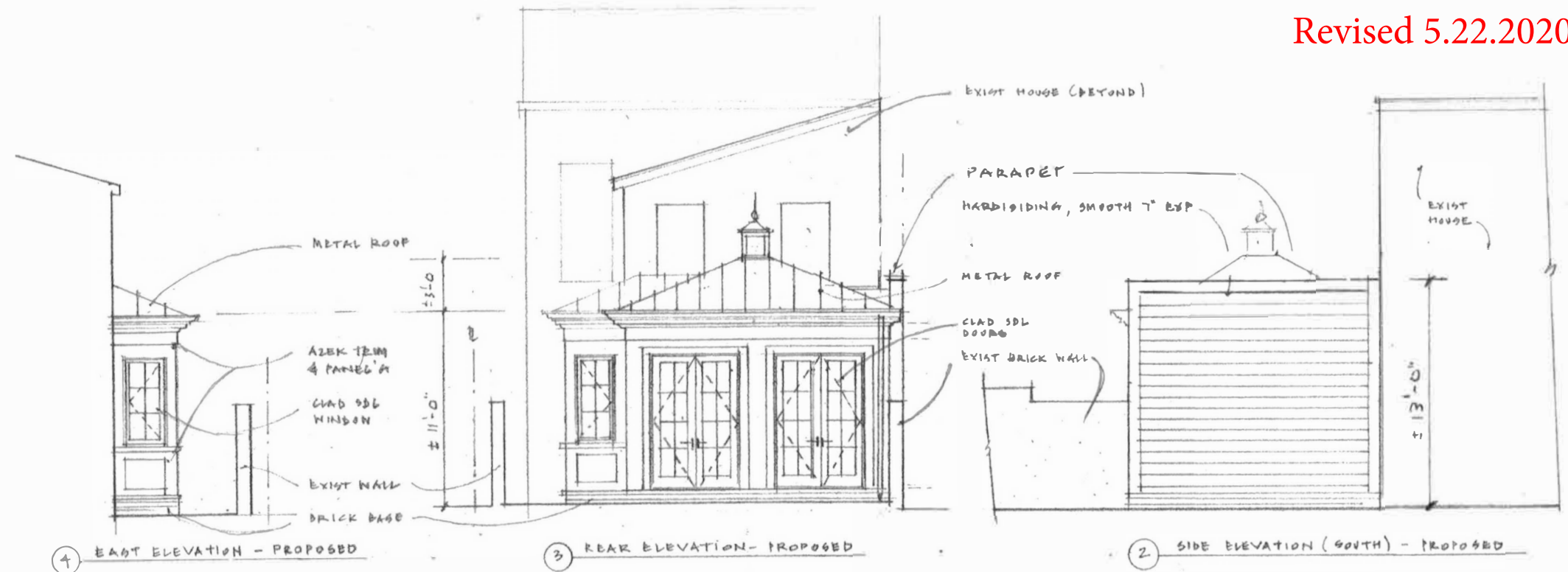
1 SIDE ELEVATION - EXISTING & DEMOLITION



2 SECOND FLOOR PLAN PROPOSED



1 FIRST FLOOR PLAN - PROPOSED



Front Elevation (East)



Rear - Side Elevation (South)



Rear Elevation (West)

From: [LUCIE HOLLAND](#)
To: [Lia Niebauer](#)
Subject: [EXTERNAL]Regarding 318 South Fairfax Street application
Date: Thursday, May 21, 2020 9:08:06 PM

Dear BAR staff,

I live next door to 318 South Fairfax Street and would like to comment on their application for an addition. The preliminary plans that the homeowner showed me have an air conditioning unit on the one-story roof at our property line immediately adjacent to my house. When I mentioned that having the air conditioner in that location was not desirable for us, she kindly said that she would immediately contact the architect to have the plans redrawn. I believe the air conditioner should either be on the opposite side of the roof or on the ground. I am not able to view the meeting live and won't be able to see which set of drawings the homeowners present to you, so I am submitting these comments before the BAR meeting. The rest of their addition plans look fine to me.

With best regards,

Lucie Stephens Holland
316 South Fairfax Street
703-628-1478

DISCLAIMER: This message was sent from outside the City of Alexandria email system. DO NOT CLICK any links or download attachments unless the contents are from a trusted source.

From: [LUCIE HOLLAND](#)
To: [Lia Niebauer](#)
Subject: [EXTERNAL]318 South Fairfax St. Revision
Date: Friday, May 22, 2020 6:01:56 PM

Dear Lia,

Mr. and Mrs. Nelson showed me their revised plans with the change in the location of the air conditioner unit, and that is completely fine with me. They asked me to write and let you know.

Thank you for your help,
Lucie H.

Lucie Stephens Holland
703-628-1478

DISCLAIMER: This message was sent from outside the City of Alexandria email system.
DO NOT CLICK any links or download attachments unless the contents are from a trusted
source.