

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

**APPLICANT:** Kenneth Miller

**LOCATION:** Old and Historic Alexandria District  
915 South Saint Asaph Street

**ZONE:** RM/Residential Townhouse Zone

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**STAFF RECOMMENDATION**

Staff recommends approval of the Permit to Demolish/Capsulate (partial) and Certificate of Appropriateness for (addition) with the conditions that the fiber cement siding have a smooth finish, and that the applicant work with staff to ensure that the windows comply with the *Alexandria New and Replacement Window Performance Specifications in the Historic Districts*.

**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 #2020-00504) and Certificate of Appropriateness (BAR #2020-00503) 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 non-historic enclosed rear porch and replace it with a one-story, 270 square foot addition, at 915 South Saint Asaph Street.

### Site context

The alley to the west, behind the subject property, is public. The addition will therefore be visible from the right-of-way.

## **II. HISTORY**

Joseph K. Seidle, Inc. developed the George Washington Gardens development, which was constructed in **1940**. This development sold out the same year and included the house at 915 South Saint Asaph Street. A real estate advertisement describes the community: "Presenting George Washington Gardens in historic Alexandria overlooking the broad Potomac...created by the builders of Belle Haven located adjacent to Mount Vernon Memorial Boulevard, leading to the Nation's Shrine, 'Mount Vernon.' We have created a delightful Colonial community, with all the traditional atmosphere of the Old Dominion...14 already sold...."<sup>1</sup> The better-known subdivision of Yates Garden begins to the north, across Green Street. Sanborn maps support the construction date. The earliest Sanborn map showing buildings on this block is the 1941 map, which indicates that each house on this block is two stories, and of cinderblock construction faced with brick.

### *Previous BAR Approvals*

The BAR approved the construction of the rear porch in 1997 (BAR97-00125), replacement of all windows in 2004 (BAR2004-00172), and replacement of the 6' rear stockade fence in 2012 (BAR2012-00239).

## **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.

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<sup>1</sup> "Joseph K. Seidle, Inc. Opens New Model Home to Public; Is First in Group of 16," Alexandria Gazette, 19 October 1940, p.3.

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 and the Permit to Demolish/Capsulate should be granted. The porch to be demolished was constructed in 1997 and does not add historic value to the residence (Figure 1).



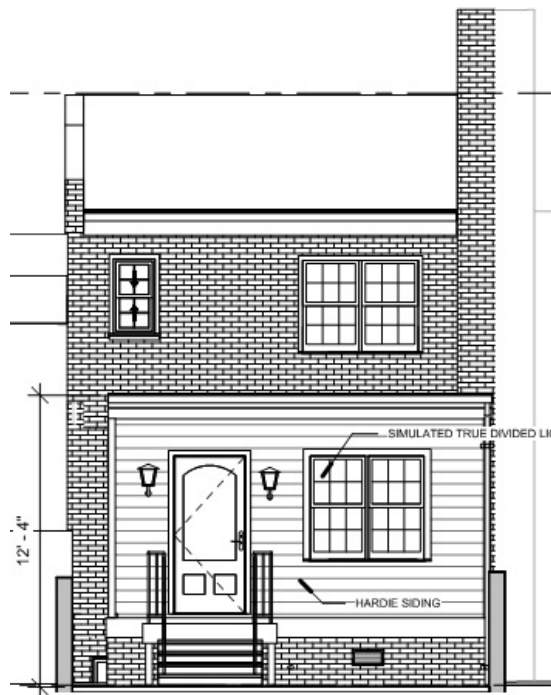
**Figure 1: Current rear/west elevation with porch**



Certificate of Appropriateness

Per the *Design Guidelines*, an addition “should be clearly distinguishable from the original structure,” and “should not overwhelm the existing structure or neighboring buildings.” The *Design Guidelines* further state that “The Boards generally prefer addition designs that are respectful of the existing structure and which seek to be background statements...” This proposed small and restrained addition fulfills these criteria and many others.

As noted above, the one-story addition will replace a 1997 non-historic enclosed porch. The footprint of the addition will be slightly larger than the porch, approximately 2’9” wider and 6’4” deeper. It will be approximately the same height as the porch, with a flat TPO roof. The proposed addition will sit on a brick base and be clad in HardiePlank fiber cement siding. The rear/west elevation will have a door, a double window, and steps leading down to grade (Figure 1).



**Figure 2: Proposed rear/west addition**

Staff recommends approval of the project, with the conditions that the fiber cement siding have a smooth finish, and that the applicant work with staff to ensure that the windows comply with the *Alexandria New and Replacement Window Performance Specifications in the Historic Districts*.

**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 The proposed addition 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 Previously reviewed under BAR97-00125; BAR2004-00172; BAR2012-00239 (T&ES)

F-2 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-3 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 Archaeological oversight will not be necessary for this undertaking.

**V. ATTACHMENTS**

- 1 – Application for BAR 2020-00503 & 2020-00504: 915 South Saint Asaph Street*
- 2 – Supplemental Materials*

ADDRESS OF PROJECT: 915 S ST ASAPHDISTRICT: ☒ Old & Historic Alexandria ☐ Parker – Gray ☐ 100 Year Old BuildingTAX MAP AND PARCEL: \_\_\_\_\_ 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: Kenneth W. MillerAddress: 915 South Saint Asaph StreetCity: Alexandria State: VA Zip: 22314Phone: 703-549-6397 E-mail: Kenacorp@comcast.net**Authorized Agent** *(if applicable)*: ☐ Attorney ☐ Architect ☐ \_\_\_\_\_Name: THOMAS RUSTPhone: 703-477-0843E-mail: TL@RUST-CONSTRUCTION.COM**Legal Property Owner:**Name: Kenneth W. MillerAddress: 915 South Saint Asaph StreetCity: Alexandria State: VA Zip: 22314Phone: 703-549-6397 E-mail: Kenacorp@comcast.net

- |                              |  |  |
|------------------------------|--|--|
| <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 checked="" 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.*  

☐ 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).*

Demolish existing enclosed porch. Replace the enclosed porch with a larger 270 SF 1-story addition including a full bathroom.

The reason for the demolition is to create space for an addition that better meets the needs of the owners to remain in their home long term.

Alternatives to the demolition are not feasible due to the limited floor area of the building and inadequate existing living space lacking a full bathroom on the 1st floor.

**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.

- ☒ ☐ N/A
- ☒ ☐ Scaled survey plat showing dimensions of lot and location of existing building and other structures on the lot, location of proposed structure or addition, dimensions of existing structure(s), proposed addition or new construction, and all exterior, ground and roof mounted equipment.
- ☒ ☐ FAR & Open Space calculation form.
- ☒ ☐ Clear and labeled photographs of the site, surrounding properties and existing structures, if applicable.
- ☒ ☐ Existing elevations must be scaled and include dimensions.
- ☒ ☐ Proposed elevations must be scaled and include dimensions. Include the relationship to adjacent structures in plan and elevations.
- ☒ ☐ Materials and colors to be used must be specified and delineated on the drawings. Actual samples may be provided or required.
- ☒ ☐ Manufacturer's specifications for materials to include, but not limited to: roofing, siding, windows, doors, lighting, fencing, HVAC equipment and walls.
- ☐ ☐ For development site plan projects, a model showing mass relationships to adjacent properties and structures.

**Signs & Awnings:** One sign per building under one square foot does not require BAR approval unless illuminated. All other signs including window signs require BAR approval. Check N/A if an item in this section does not apply to your project.

- ☐ ☐ N/A
- ☐ ☐ Linear feet of building: Front: \_\_\_\_\_ Secondary front (if corner lot): \_\_\_\_\_.
- ☐ ☐ Square feet of existing signs to remain: \_\_\_\_\_.
- ☐ ☐ Photograph of building showing existing conditions.
- ☐ ☐ Dimensioned drawings of proposed sign identifying materials, color, lettering style and text.
- ☐ ☐ Location of sign (show exact location on building including the height above sidewalk).
- ☐ ☐ Means of attachment (drawing or manufacturer's cut sheet of bracket if applicable).
- ☐ ☐ Description of lighting (if applicable). Include manufacturer's cut sheet for any new lighting fixtures and information detailing how it will be attached to the building's facade.

**Alterations:** Check N/A if an item in this section does not apply to your project.

- ☐ ☐ N/A
- ☐ ☐ Clear and labeled photographs of the site, especially the area being impacted by the alterations, all sides of the building and any pertinent details.
- ☐ ☐ Manufacturer's specifications for materials to include, but not limited to: roofing, siding, windows, doors, lighting, fencing, HVAC equipment and walls.
- ☐ ☐ Drawings accurately representing the changes to the proposed structure, including materials and overall dimensions. Drawings must be to scale.
- ☐ ☐ An official survey plat showing the proposed locations of HVAC units, fences, and sheds.
- ☐ ☐ Historic elevations or photographs should accompany any request to return a structure to an earlier appearance.

**ALL APPLICATIONS:** *Please read and check that you have read and understand the following items:*

- ☒ I have submitted a filing fee with this application. (Checks should be made payable to the City of Alexandria. Please contact staff for assistance in determining the appropriate fee.)
- ☒ I understand the notice requirements and will return a copy of the three respective notice forms to BAR staff at least five days prior to the hearing. If I am unsure to whom I should send notice I will contact Planning and Zoning staff for assistance in identifying adjacent parcels.
- ☒ I, the applicant, or an authorized representative will be present at the public hearing.
- ☒ I understand that any revisions to this initial application submission (including applications deferred for restudy) must be accompanied by the BAR Supplemental form and revised materials.

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: Kenneth W. MillerPrinted Name: Kenneth W. MillerDate: 10/5/2020

# 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. Kenneth W. Miller	915 S Saint Asaph Street	100%
2.		
3.		

2. Property. State the name, address and percent of ownership of any person or entity owning an interest in the property located at \_\_\_\_\_ (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. Kenneth W. Miller	915 S Saint Asaph Street	100%
2.		
3.		

3. Business or Financial Relationships. Each person or entity listed above (1 and 2), with an ownership interest in the applicant or in the subject property is required to disclose **any** business or financial relationship, as defined by Section 11-350 of the Zoning Ordinance, existing at the time of this application, or within the 12-month period prior to the submission of this application with any member of the Alexandria City Council, Planning Commission, Board of Zoning Appeals or either Boards of Architectural Review.

Name of person or entity	Relationship as defined by Section 11-350 of the Zoning Ordinance	Member of the Approving Body (i.e. City Council, Planning Commission, etc.)
1. N/A	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.

10/28/2020 Kenneth W. Miller   
Date Printed Name Signature





# Department of Planning & Zoning

## Floor Area Ratio and Open Space Calculations

**B**

### A. Property Information

A1. 915 South St Asaph Street  
Street Address

RM  
Zone



A2. 1,784.00 x 1.50 = 2,676.00  
Total Lot Area Floor Area Ratio Allowed by Zone Maximum Allowable Floor Area

### B. Existing Gross Floor Area

#### Existing Gross Area

Basement 622.00  
First Floor 752.00  
Second Floor 622.00  
Third Floor  
Attic  
Porches  
Balcony/Deck 35.00  
Lavatory\*\*\*  
Other\*\*

#### Allowable Exclusions\*\*

Basement\*\* 622.00  
Stairways\*\* 31.00  
Mechanical\*\*  
Attic less than 7\*\*\*  
Porches\*\*  
Balcony/Deck\*\* 35.00  
Lavatory\*\*\*  
Other\*\*  
Other\*\* 135.00

B1. 2,032.00 Sq. Ft.  
Existing Gross Floor Area\*  
B2. 817.00 Sq. Ft.  
Allowable Floor Exclusions\*\*  
B3. 1,214.00 Sq. Ft.  
Existing Floor Area Minus Exclusions  
(subtract B2 from B1)

#### Comments for Existing Gross Floor Area

Demolish existing 135 SF enclosed porch

B1. **Total Gross** 2,032.00 B2. **Total Exclusions** 817.00

### C. Proposed Gross Floor Area

#### Proposed Gross Area

Basement  
First Floor 270.00  
Second Floor  
Third Floor  
Attic  
Porches  
Balcony/Deck 37.00  
Lavatory\*\*\*  
Other

#### Allowable Exclusions\*\*

Basement\*\*  
Stairways\*\*  
Mechanical\*\*  
Attic less than 7\*\*\*  
Porches\*\*  
Balcony/Deck\*\* 37.00  
Lavatory\*\*\*  
Other\*\*  
Other\*\*

C1. 307.00 Sq. Ft.  
Proposed Gross Floor Area\*  
C2. 37.00 Sq. Ft.  
Allowable Floor Exclusions\*\*  
C3. 270.00 Sq. Ft.  
Proposed Floor Area Minus Exclusions  
(subtract C2 from C1)

C1. **Total Gross** 307.00 C2. **Total Exclusions** 37.00

### D. Total Floor Area

D1. 1,484.00 Sq. Ft.  
Total Floor Area (add B3 and C3)  
D2. 2,676.00 Sq. Ft.  
Total Floor Area Allowed  
by Zone (A2)

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

E1. 803.00 Sq. Ft.  
Existing Open Space  
E2. 625.00 Sq. Ft.  
Required Open Space  
E3. 686.00 Sq. Ft.  
Proposed Open Space

### Notes

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

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

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

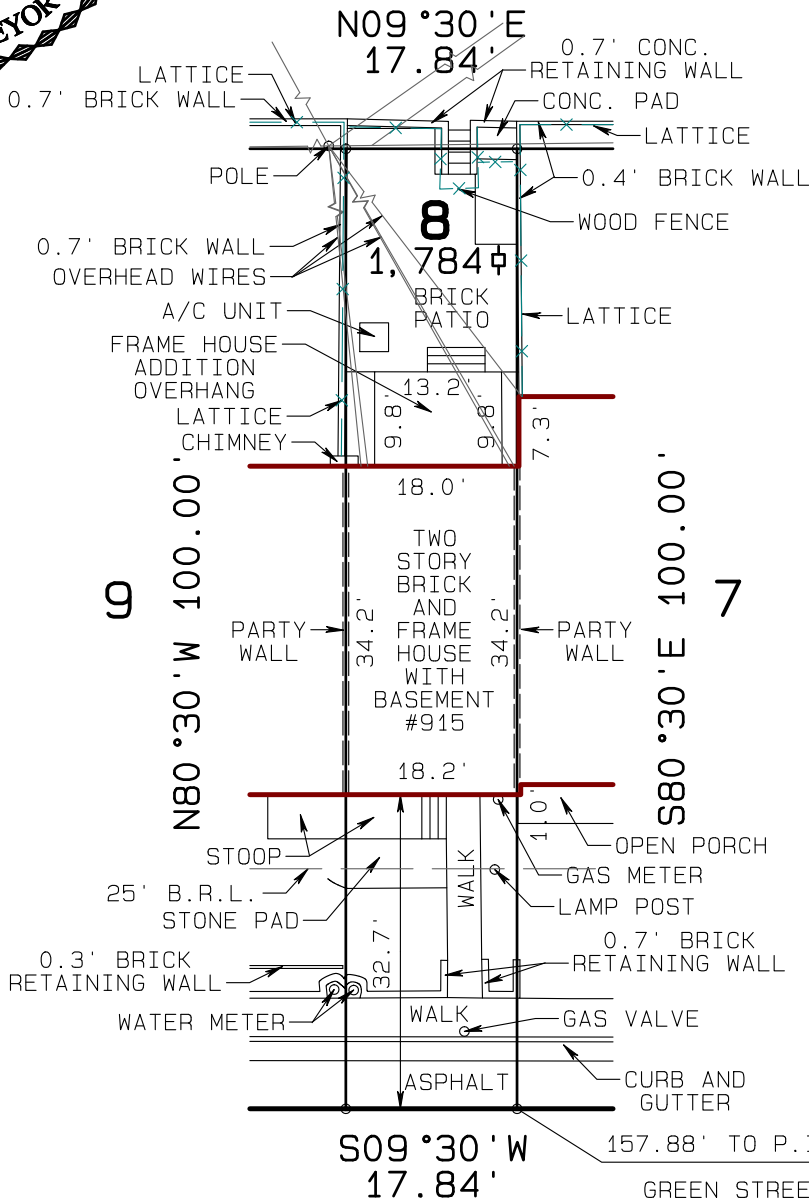
The undersigned hereby certifies and attests that, to the best of his/her knowledge, the above computations are true and correct.

Signature: Kenneth Miller

Date: 10/3/2020




15' PUBLIC ALLEY



SOUTH SAINT ASAPH STREET  
66.08' R/W

PHYSICAL IMPROVEMENTS SURVEY  
LOT 8, SECTION 2  
**COLONIAL PROPERTIES SUBD.**  
CITY OF ALEXANDRIA, VIRGINIA  
SCALE: 1"=20'      DATE: AUGUST 3, 2020

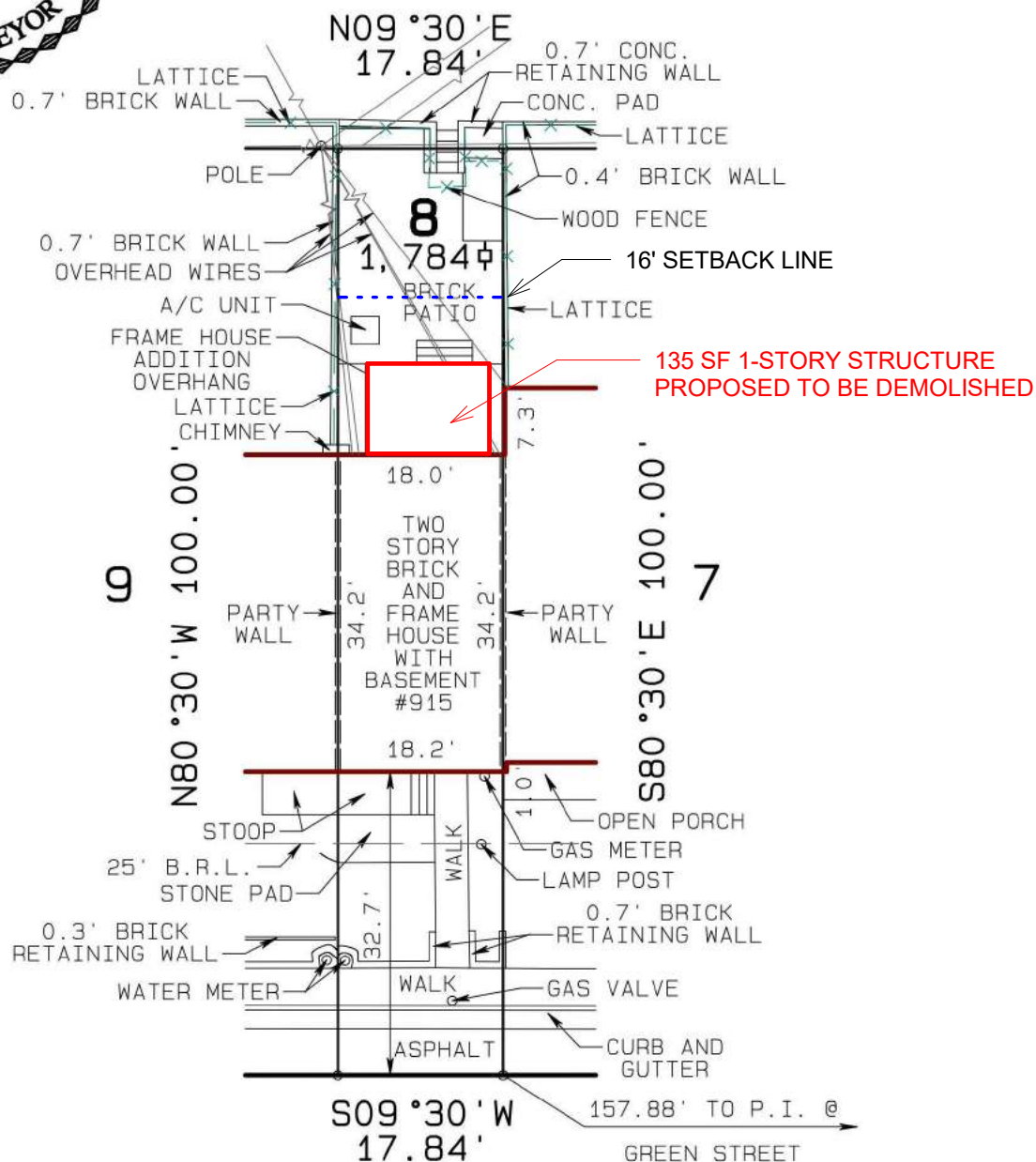
<p>CASE NAME: MILLER</p> <p><b>RUST CONSTRUCTION</b></p>	<p>NO TITLE REPORT FURNISHED.</p> <p>PLAT SUBJECT TO RESTRICTIONS &amp; EASEMENTS OF RECORD OR OTHERWISE.</p> <p>FENCE LOCATIONS, IF SHOWN, ARE APPROXIMATE ONLY AND DO NOT CERTIFY AS TO OWNERSHIP.</p> <p><b>SCARTZ SURVEYS</b></p> <p>LARRY N. SCARTZ CERTIFIED LAND SURVEYOR WOODBIDGE, VIRGINIA</p> <p>LOCAL (703) 494-4181 FAX (703) 494-3330 LARRY.SCARTZ@SCARTZ.COM</p> 
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COPYRIGHT SCARTZ SURVEYS - THIS IS A SERVICE DOCUMENT AND IS VALID FOR SIX MONTHS FROM DATE ISSUED.  
THIS SURVEY WAS PERFORMED ACCORDING TO THE STANDARDS SET FORTH IN VIRGINIA CODE SECTION 54.1-407.



15' PUBLIC ALLEY



SOUTH SAINT ASAPH STREET  
66.08' R/W

PHYSICAL IMPROVEMENTS SURVEY  
LOT 8, SECTION 2  
**COLONIAL PROPERTIES SUBD.**

CITY OF ALEXANDRIA, VIRGINIA

SCALE: 1"=20' DATE: AUGUST 3, 2020

CASE NAME: MILLER

RUST CONSTRUCTION

NO TITLE REPORT FURNISHED.

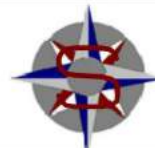
PLAT SUBJECT TO RESTRICTIONS & EASEMENTS OF RECORD OR OTHERWISE.

FENCE LOCATIONS, IF SHOWN, ARE APPROXIMATE ONLY  
AND DO NOT CERTIFY AS TO OWNERSHIP.

SCARTZ SURVEYS

LARRY N. SCARTZ  
CERTIFIED LAND SURVEYOR  
WOODBRIIDGE, VIRGINIA

LOCAL (703) 494-4181  
FAX (703) 494-3330  
LARRY.SCARTZ@SCARTZ.COM



TAX MAP# 080.04-07-12

JOB# 20200470

MN

1

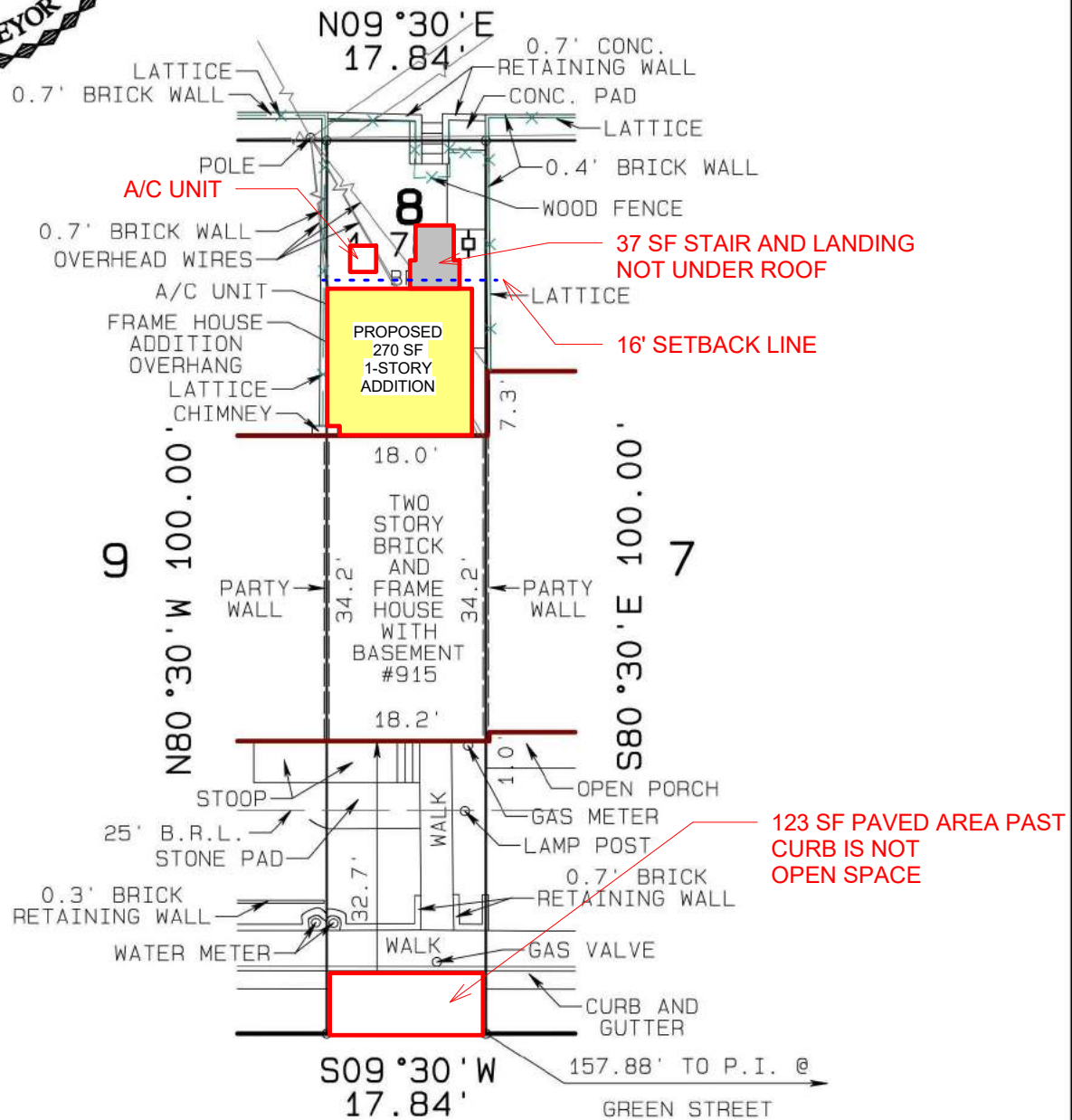
PROPOSED DEMOLITION

1" = 20'-0"

COPYRIGHT SCARTZ SURVEYS - THIS IS A SERVICE DOCUMENT AND IS VALID FOR SIX MONTHS FROM DATE ISSUED.  
THIS SURVEY WAS PERFORMED ACCORDING TO THE STANDARDS SET FORTH IN VIRGINIA CODE SECTION 54.1-407.



15' PUBLIC ALLEY



SOUTH SAINT ASAPH STREET  
66.08' R/W

PHYSICAL IMPROVEMENTS SURVEY  
LOT 8, SECTION 2  
**COLONIAL PROPERTIES SUBD.**

CITY OF ALEXANDRIA, VIRGINIA

SCALE: 1"=20' DATE: AUGUST 3, 2020

CASE NAME: MILLER

RUST CONSTRUCTION

NO TITLE REPORT FURNISHED.  
PLAT SUBJECT TO RESTRICTIONS & EASEMENTS OF RECORD OR OTHERWISE.  
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SCARTZ SURVEYS

LARRY N. SCARTZ LOCAL (703) 494-4181  
CERTIFIED LAND SURVEYOR FAX (703) 494-3330  
WOODBIDGE, VIRGINIA LARRY.SCARTZ@SCARTZ.COM



TAX MAP# 080.04-07-12

JOB# 20200470

MN

1

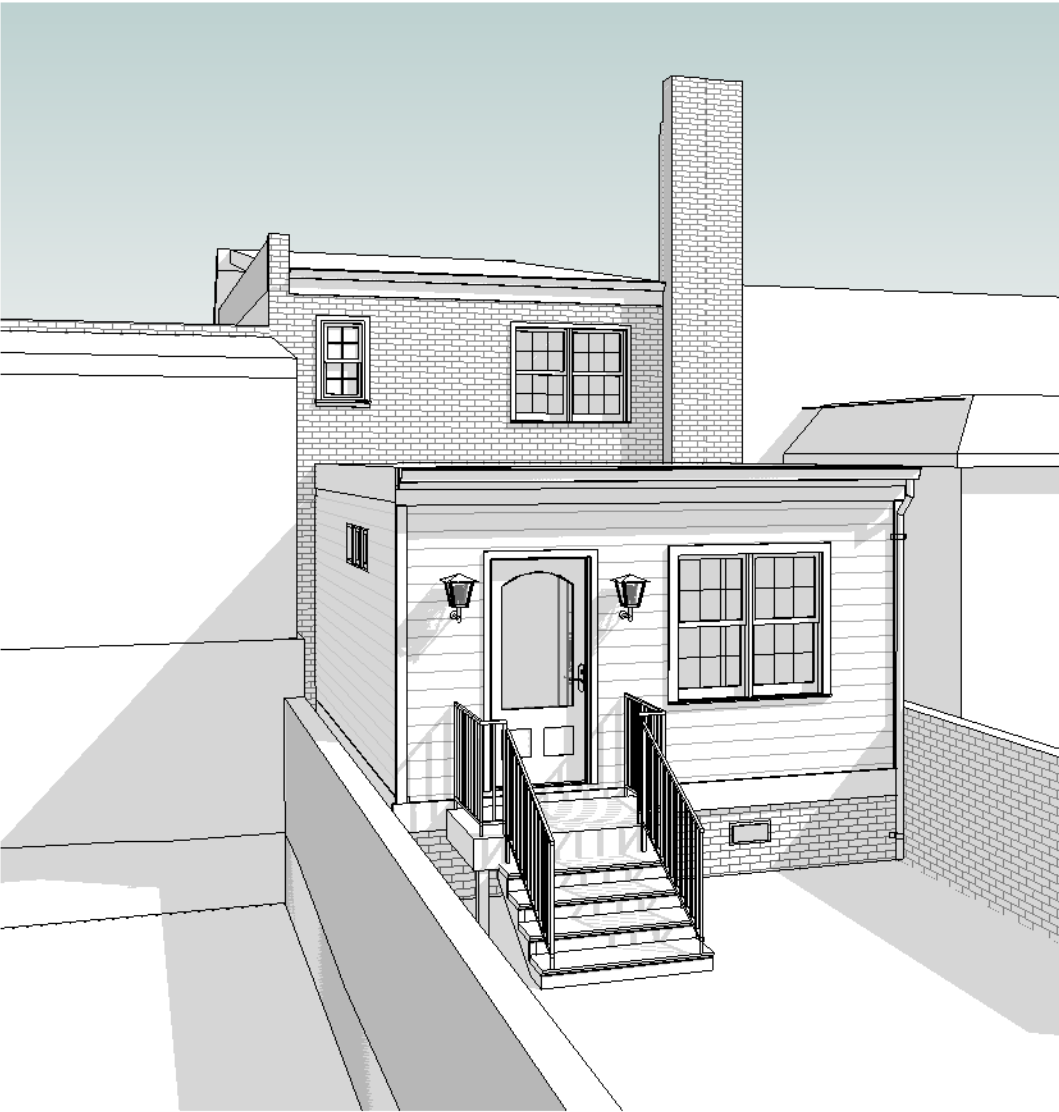
PROPOSED ADDITION

1" = 20'-0"

Sheet List		
Sheet Name	Sheet Number	Sheet Issue Date
COVER	BAR-0	10/03/20
PHOTOGRAPHS	BAR-1	10/03/20
OVERVIEW PLAN	BAR-2	10/04/20
DEMOLITION	BAR-3	10/03/20
ADDITION	BAR-4	10/03/20

SCOPE OF WORK

DEMOLISH EXISTING 1-STORY ENCLOSED PORCH (135 SF)  
AND REPLACE WITH A 1-STORY ADDITION (270 SF).



COVER

MILLER ADDITION

915 S. St. Asaph St. Alexandria, 22314

Project Number	11633
Revision Number	
Date	10/03/20
Scale	





EXISTING ENCLOSED 150 SF PORCH PROPOSED TO BE DEMOLISHED AND REPLACED WITH A 1-STORY 280 SF ADDITION



VIEW OF 915 S ST ASAPH FROM ACROSS PUBLIC ALLEY.



VEIW FROM 915 S ST ASAPH PATIO LOOKING AT 913 S. ST ASAPH



VEIW FROM 915 S ST ASAPH PATIO LOOKING AT 917 S. ST ASAPH

**PHOTOGRAPHS**  
**MILLER ADDITION**  
915 S. St. Asaph St. Alexandria, 22314

Project Number	11633
Revision Number	
Date	10/03/20
Scale	



915 S. St. Asaph St. Alexandria, 22314

Project Number	11633
Revision Number	
Date	10/04/20
Scale	1/8" = 1'-0"

# BAR-2



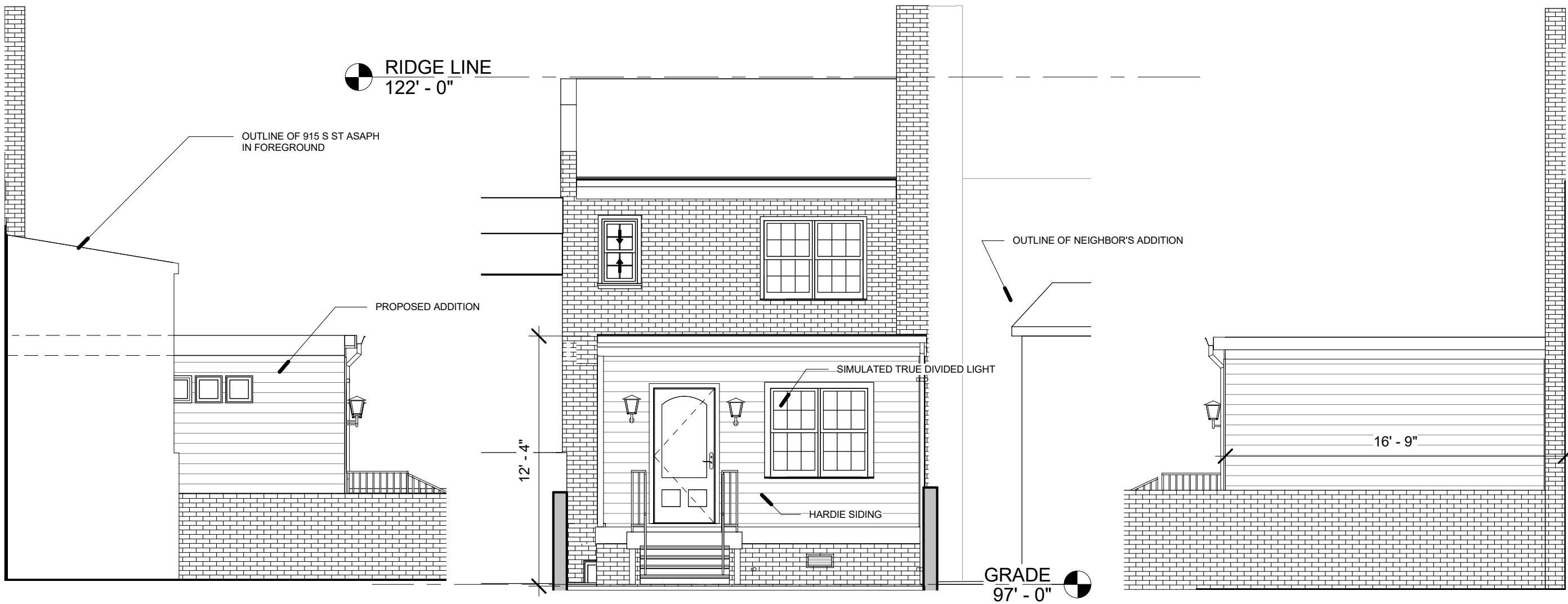




**ADDITION**  
**MILLER ADDITION**  
915 S. St. Asaph St. Alexandria, 22314

Project Number	11633
Revision Number	
Date	10/03/20
Scale	3/16" = 1'-0"

**BAR-4**



**1 NORTH**  
3/16" = 1'-0"

**2 WEST**  
3/16" = 1'-0"

**3 SOUTH**  
3/16" = 1'-0"