

**ISSUE:** Certificate of Appropriateness for alterations

**APPLICANT:** Mark and Kelley Robertson

**LOCATION:** Old and Historic Alexandria District  
422 South Fairfax Street

**ZONE:** RM/Residential Townhouse Zone

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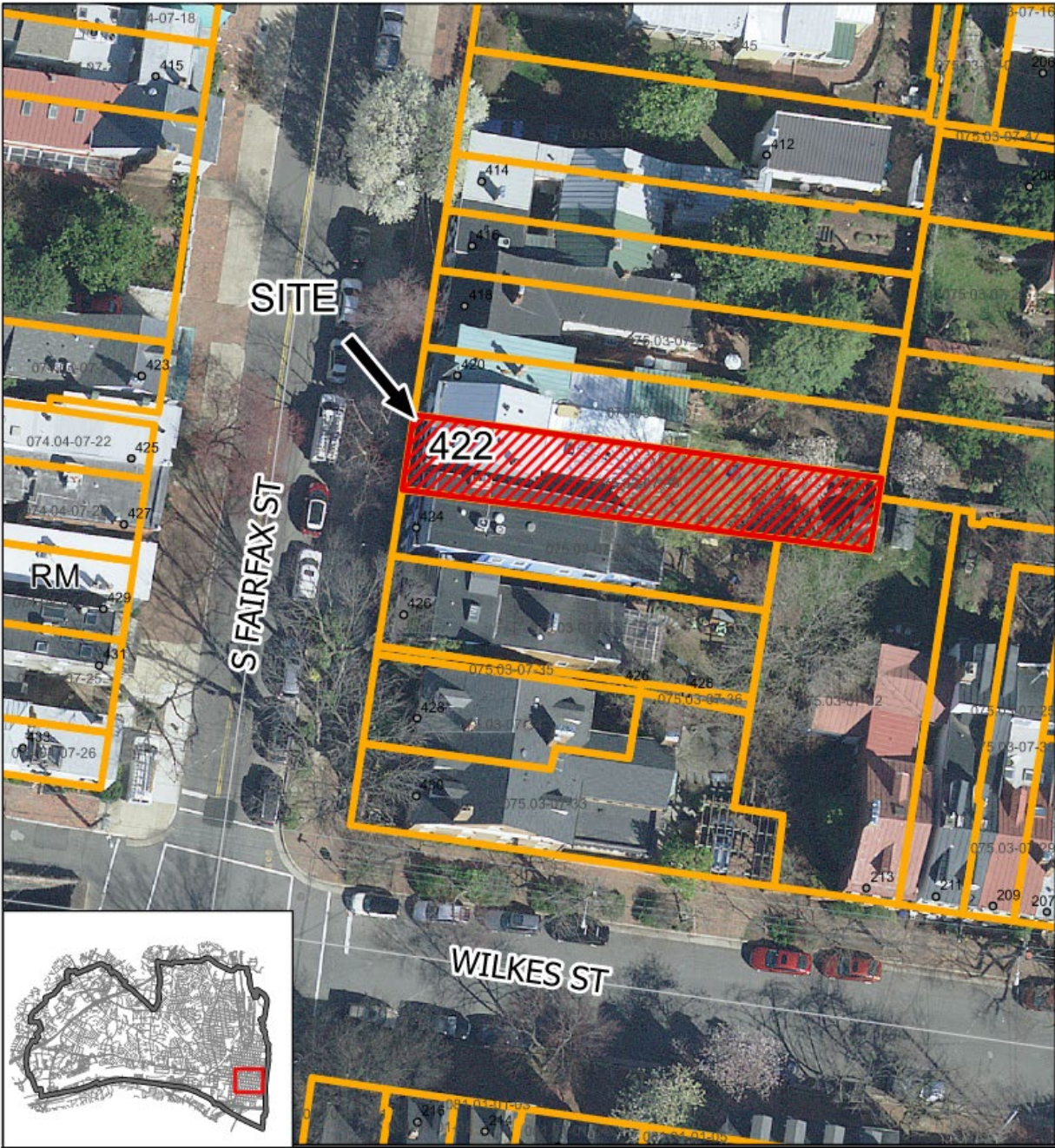
**STAFF RECOMMENDATION**

Staff recommends approval of the alterations, including the Waiver of Fence height for the seven-foot perimeter fence and notes the following Alexandria Archaeology condition:

1. The statements in archaeology conditions below shall appear in the General Notes of all site plans and on all site plan sheets that involve demolition or ground disturbance (including Demolition, Basement/Foundation Plans, Landscaping, Erosion and Sediment Control, Grading, Utilities and Sheeting and Shoring) so that on-site contractors are aware of the requirements:
  - a. The applicant/developer shall call Alexandria Archaeology immediately (703-838-4399) 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.
  - b. The applicant/developer shall not allow any metal detection or other artifact

**GENERAL NOTES TO THE APPLICANT**

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



**BAR #2020-00544**  
**422 South Fairfax Street**



0 15 30 60 Feet

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

The applicant is requesting approval of a shed, pergola, and outdoor fireplace in the rear yard, a new fence and gate around the perimeter of the yard and a porch on the recently approved rear addition at 422 S. Fairfax Street. The flush board wood fence will be six feet, with a one-foot piece of vertical lattice at the top. The fence requires a Waiver of Fence Height.

### *Site Context*

The majority of the improvements will not be visible from the public right-of-way, with the exception of a portion of the fence as viewed from the break between 422 and 424 S. Fairfax Street. Small portions of the fireplace and the proposed new shed may also be visible over an existing brick wall when viewed from Wilkes Street.

## **II. HISTORY**

According to Ethelyn Cox's *Historic Alexandria, Street by Street, A Survey of Existing Early Buildings*, the three-story Greek revival frame house on this lot dates to the early nineteenth century. An examination of the 1810 Tax Assessor list for this block suggests that John Hunter owned and resided in the house at that time, valued at \$2,500. Hunter was a ship carpenter and his neighbor to the north was Basil H. Davidson, a ship captain.

### *Previous BAR Approvals*

- Administrative approval for replacement of the metal roof and associated gutter repairs (BAR Case #2016-0033, February 20, 2016)
- BAR approval for a Permit to Demolish and a Certificate of Appropriateness for alterations and a rear addition, which was not visible from the public way (BAR Case #2016-0340 & 0341).

## **III. ANALYSIS**

The rear porch, shed and back yard improvements are well designed and create an inviting outdoor space for the homeowners. While the BAR administrative approval policy allows for staff approval of fences, the additional height requires Board approval through a Waiver of Fence Height. The fence is well designed and consistent with the recommendations contained in the *Design Guidelines* for fences, and staff recommends approval. Staff notes the Archaeology condition below.

### **STAFF**

Stephanie Sample, 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 A portion of the proposed pergola is within the 16-foot rear yard setback. The height of the pergola within the rear yard setback is under 10 feet, therefore is allowed within the required rear yard.
- C-2 The proposed new shed is less than 65 square feet and therefore can be in the required rear yard and excluded from FAR.
- F-1 The proposed pergola, new shed, and rear porch addition comply with zoning.

##### Code Administration

No comments received.

##### Transportation and Environmental Services **CONDITIONS**

- 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)

##### **FINDINGS**

- F-1 Previously reviewed under BAR2016-00033, BAR2020-00340, BAR2020-00341. (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)

## CODE REQUIREMENTS

- 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 According to Ethelyn Cox's *Historic Alexandria, Street by Street, A Survey of Existing Early Buildings*, the house on this lot dates to the early nineteenth century. An examination of the 1810 Tax Assessor list for this block suggests that John Hunter owned and resided in the house at that time, valued at \$2,500. Hunter was a ship carpenter and his neighbor to the north was Basil H. Davidson, a ship captain. Although the proposed undertaking apparently will have minimal impact to buried archaeological resources, the project has the potential to yield archaeological resources that could provide insight into domestic activities in nineteenth-century Alexandria.
- R-1 The statements in archaeology conditions below shall appear in the General Notes of all site plans and on all site plan sheets that involve demolition or ground disturbance (including Demolition, Basement/Foundation Plans, Landscaping, Erosion and Sediment Control, Grading, Utilities and Sheeting and Shoring) so that on-site contractors are aware of the requirements:
  - a. The applicant/developer shall call Alexandria Archaeology immediately (703-838-4399) 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.

- b. The applicant/developer shall not allow any metal detection or other artifact collection to be conducted on the property, unless authorized by Alexandria Archaeology.

**V. ATTACHMENTS**

*1 – Application for BAR 2020-00544: 422 S. Fairfax Street*  
*2 – Supplemental Materials*

ADDRESS OF PROJECT: 422 SOUTH FAIRFAX STREETDISTRICT: ☒ Old & Historic Alexandria ☐ Parker – Gray ☐ 100 Year Old BuildingTAX MAP AND PARCEL: 1503-07-39 ZONING: RMAPPLICATION 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: MARK AND KEWEY ROBERTSONAddress: 422 SOUTH FAIRFAX STREETCity: ALEXANDRIA State: VA Zip: 22314Phone: 202 657 2016 E-mail: \_\_\_\_\_Authorized Agent *(if applicable)*: ☐ Attorney ☐ Architect ☐ \_\_\_\_\_Name: LYNNETTE CAMUS Phone: 703 989 3777E-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 checked="" 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 checked="" 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 checked="" 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 checked="" type="checkbox"/> shed |
| <input type="checkbox"/> lighting    | <input checked="" 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).*

ADDITION OF AN OPEN PORCH AT REAR, NEW WOOD PERIMETER FENCE WITH A GATE, AN OUTDOOR FIREPLACE, AND PERGOLA, AND A NEW GARDEN STORAGE SHED

**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.

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The undersigned hereby attests that all of the information herein provided including the site plan, building elevations, prospective drawings of the project, and written descriptive information are true, correct and accurate. The undersigned further understands that, should such information be found incorrect, any action taken by the Board based on such information may be invalidated. The undersigned also hereby grants the City of Alexandria permission to post placard notice as required by Article XI, Division A, Section 11-301(B) of the 1992 Alexandria City Zoning Ordinance, on the property which is the subject of this application. The undersigned also hereby authorizes the City staff and members of the BAR to inspect this site as necessary in the course of research and evaluating the application. The applicant, if other than the property owner, also attests that he/she has obtained permission from the property owner to make this application.

**APPLICANT OR AUTHORIZED AGENT:**Signature: Printed Name: LYNNETTE CAMUSDate: 29 OCT 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. MARK AND KELLEY ROBERTSON	422 S FAIRFAX ST	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 422 S FAIRFAX ST (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. MARK AND KELLEY ROBERTSON	422 S FAIRFAX ST	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. MARK AND KELLEY ROBERTSON	NONE	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.

29 OCT 20

Date

LYNNETTE CAMUS

Printed Name



Signature



# Department of Planning & Zoning

## Floor Area Ratio and Open Space Calculations

**B**

### A. Property Information

A1. 422 South Fairfax Street  
Street Address

RM  
Zone

A2. 2541 x 1.5  
Total Lot Area Floor Area Ratio Allowed by Zone

= 3811  
Maximum Allowable Floor Area

### B. Existing Gross Floor Area

#### Existing Gross Area

Basement 555  
First Floor 1174  
Second Floor 1051  
Third Floor 551  
Attic  
Porches  
Balcony/Deck 123  
Lavatory\*\*\*  
Other\*\*

#### Allowable Exclusions\*\*

Basement\*\* 555  
Stairways\*\* 130  
Mechanical\*\* 12  
Attic less than 7'\*\*\* 210  
Porches\*\*  
Balcony/Deck\*\* 123  
Lavatory\*\*\* 115  
Other\*\*  
Other\*\*

B1. 3454 Sq. Ft.  
Existing Gross Floor Area\*  
B2. 1145 Sq. Ft.  
Allowable Floor Exclusions\*\*  
B3. 2309 Sq. Ft.  
Existing Floor Area Minus Exclusions  
(subtract B2 from B1)

Comments for Existing Gross Floor Area

B1. Total Gross 3454 B2. Total Exclusions 1145

### C. Proposed Gross Floor Area

#### Proposed Gross Area

Basement  
First Floor  
Second Floor  
Third Floor  
Attic  
Porches 93  
Balcony/Deck  
Lavatory\*\*\*  
Other 63 (Shed)

#### Allowable Exclusions\*\*

Basement\*\*  
Stairways\*\*  
Mechanical\*\*  
Attic less than 7'\*\*\*  
Porches\*\*  
Balcony/Deck\*\*  
Lavatory\*\*\*  
Other\*\*  
Other\*\* 63 (Shed)

C1. 156 Sq. Ft.  
Proposed Gross Floor Area\*  
C2. 63 Sq. Ft.  
Allowable Floor Exclusions\*\*  
C3. 93 Sq. Ft.  
Proposed Floor Area Minus Exclusions  
(subtract C2 from C1)

C1. Total Gross 156 C2. Total Exclusions 63

### D. Total Floor Area

D1. 2402 Sq. Ft.  
Total Floor Area (add B3 and C3)  
D2. 3811 Sq. Ft.  
Total Floor Area Allowed  
by Zone (A2)

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

E1. 50% 1282 Sq. Ft.  
Existing Open Space  
E2. 35% 889 Sq. Ft.  
Required Open Space  
E3. 44% 1107 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:

*[Handwritten Signature]*

Date:

29 OCT 20



STUDIO CAMUS LLC  
225 North Pitt Street Alexandria Virginia 22314  
studiocamus@comcast.net  
Lynnette 703 989 3777 Patrick 703 626 1984

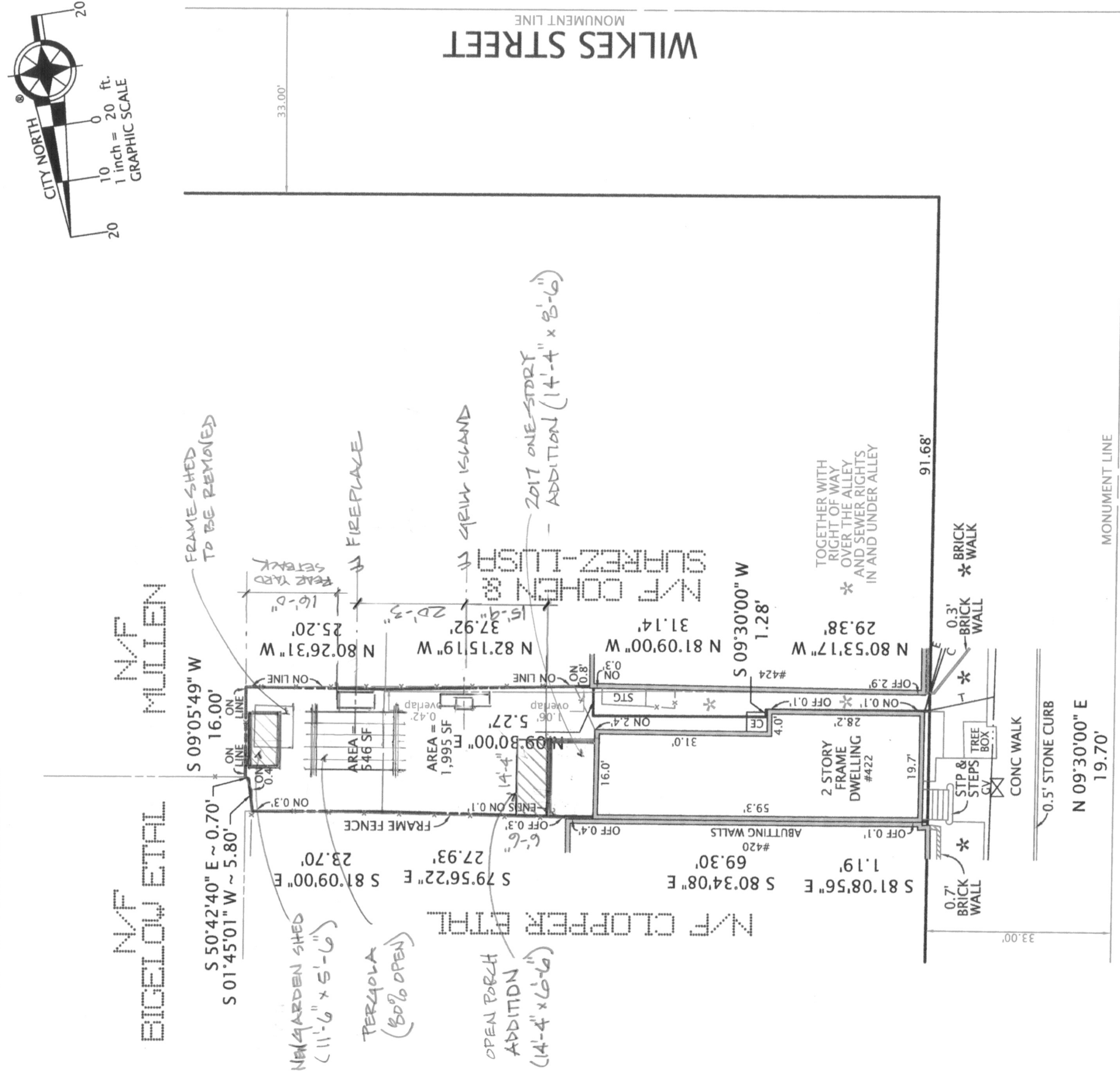
ROBERTSON RESIDENCE  
422 South Fairfax Street Alexandria Virginia

DATE  
23 OCT 20  
SCALE  
NTS

SHEET  
CS1

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NOTE: FENCES ARE STOCKADE UNLESS NOTED.



PLAT  
SHOWING HOUSE LOCATION ON  
THE PROPERTY LOCATED AT  
# 422 SOUTH FAIRFAX STREET  
(DEED BOOK 732, PAGE 753)  
CITY OF ALEXANDRIA, VIRGINIA  
SCALE: 1" = 20' AUGUST 5, 2016

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  
Phone: (703) 739-0100  
Fax: (703) 739-8339

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

CASE NAME: ELLIOTT

CASE NO: OTAW1608014

#160803001



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

B

A. Property Information

A1. 422 South Fairfax Street  
Street Address RM  
Zone  
A2. 2541 x 1.5 = 3811  
Total Lot Area Floor Area Ratio Allowed by Zone Maximum Allowable Floor Area

B. Existing Gross Floor Area

Existing Gross Area	Allowable Exclusions**		
Basement 555	Basement** 555	B1. 3454	Sq. Ft.
First Floor 1174	Stairways** 130	Existing Gross Floor Area*	
Second Floor 1051	Mechanical** 12	B2. 1145	Sq. Ft.
Third Floor 551	Attic less than 7'*** 210	Allowable Floor Exclusions**	
Attic	Porches**	B3. 2309	Sq. Ft.
Porches	Balcony/Deck** 123	Existing Floor Area Minus Exclusions	
Balcony/Deck 123	Lavatory*** 115	(subtract B2 from B1)	
Lavatory***	Other**	Comments for Existing Gross Floor Area	
Other**	Other**		
B1. Total Gross 3454	B2. Total Exclusions 1145		

C. Proposed Gross Floor Area

Proposed Gross Area	Allowable Exclusions**		
Basement	Basement**	C1. 156	Sq. Ft.
First Floor	Stairways**	Proposed Gross Floor Area*	
Second Floor	Mechanical**	C2. 63	Sq. Ft.
Third Floor	Attic less than 7'***	Allowable Floor Exclusions**	
Attic	Porches**	C3. 93	Sq. Ft.
Porches 93	Balcony/Deck**	Proposed Floor Area Minus Exclusions	
Balcony/Deck	Lavatory***	(subtract C2 from C1)	
Lavatory***	Other**		
Other 63 (Shed)	Other** 63 (Shed)		
C1. Total Gross 156	C2. Total Exclusions 63		

D. Total Floor Area

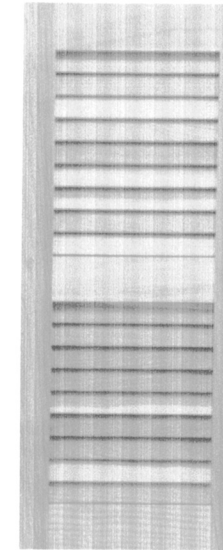
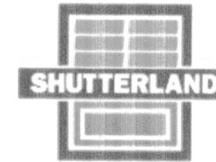
D1. 2402	Sq. Ft.	E. Open Space (RA & RB Zones)	
Total Floor Area (add B3 and C3)		E1. 50% 1282	Sq. Ft.
		Existing Open Space	
D2. 3811	Sq. Ft.	E2. 35% 889	Sq. Ft.
Total Floor Area Allowed by Zone (A2)		Required Open Space	
		E3. 44% 1107	Sq. Ft.
		Proposed Open Space	

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.



Shown with Divider Rail

TOP RAIL

3" height  
1 1/2" thick

LOUVERS

1 1/2" louvers  
1/4" thick  
17° angle on 1 1/2" centers

SIDE STILES

2 1/8" wide  
1 1/2" thick

DIVIDER RAIL

(optional)  
3" height  
1 1/2" thick  
Required on panels over 70"

BOTTOM RAIL

3 - 4 1/2" height  
1 1/2" thick  
Calculate exact bottom rail size online

BACK STRAP

Panels wider than 23 1/2" require a vertical wood strap on the back to maintain louver alignment.

\* New specifications as of April 1, 2016 \*

Shutter Specifications

Premium Cedar, Redwood, & Mahogany Wood Louvered

SIZES AVAILABLE

Widths:  
10" - 32"  
(1/4" increments)

Heights:  
15" - 108"  
(1/4" increments)

Materials Available:

Solid Kiln Dried Western Cedar  
Solid Kiln Dried California Redwood  
Solid Kiln Dried African Mahogany  
(Pine available online with different specifications)

Finishes Available:

Unfinished - ready to prime and paint or stain  
Factory Primed - ready to lightly sand and paint  
Factory Painted  
Ultra-durable, water-borne exterior acrylic paint  
Nine standard colors and unlimited custom colors

Assembly:

2 dowels with polyurethane exterior glue and 3 1/2" threaded screw

Hardware:

Information at  
[shutterland.com/exterior-shutter-hardware](http://shutterland.com/exterior-shutter-hardware)

Pricing & Ordering:

Online at [shutterland.com/louvered-wood-shutters](http://shutterland.com/louvered-wood-shutters)  
Enter specifications & click "Calculate"  
or call 1-800-483-5028

ALL STYLES AVAILABLE:

Louvered Wood or Composite Shutters  
Raised Panel Wood or Composite Shutters  
Grooved Panel Wood or Composite Shutters  
Board & Batten Wood or Composite Shutters  
Combination Wood Shutters

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

Signature: Yan Camus Date: 29 OCT 20

SHUTTERLAND

EXTERIOR SHUTTERS DIRECT

1-800-483-5028

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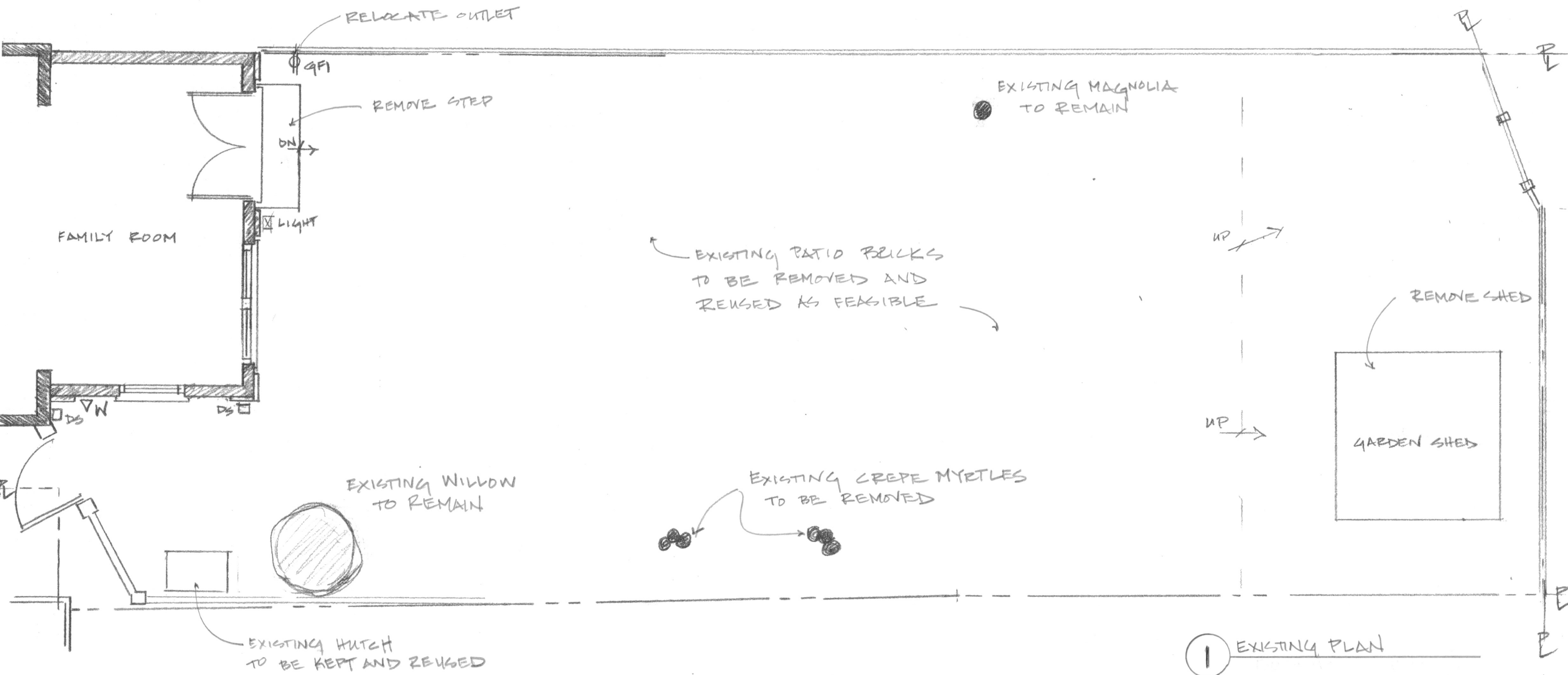
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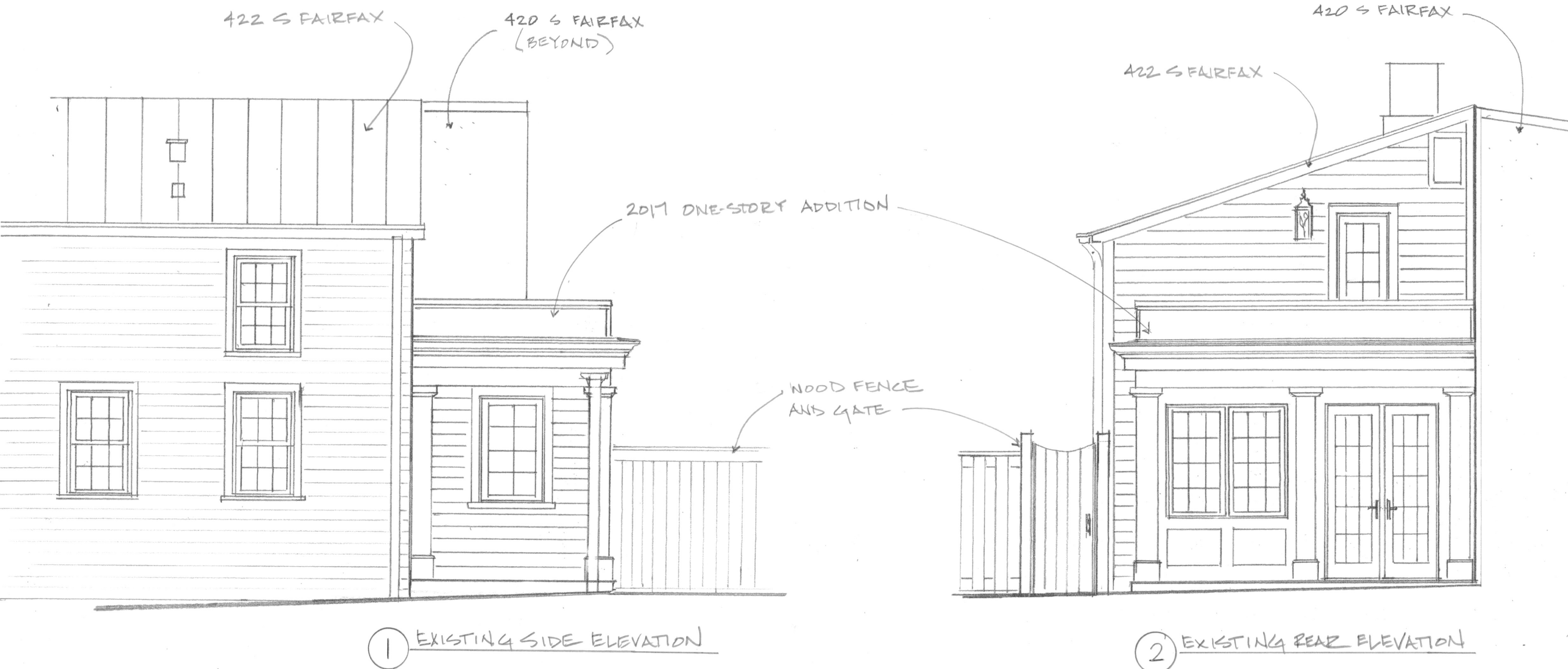
STUDIO CAMUS LLC  
225 North Pitt Street Alexandria Virginia 22314  
studiocamus@comcast.net  
Lynnette 703 989 3777 Patrick 703 626 1984

ROBERTSON RESIDENCE  
422 South Fairfax Street Alexandria Virginia

DATE  
28 OCT 20  
SCALE  
NTS

SHEET  
CS2





C<sup>2</sup>

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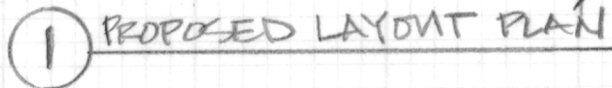
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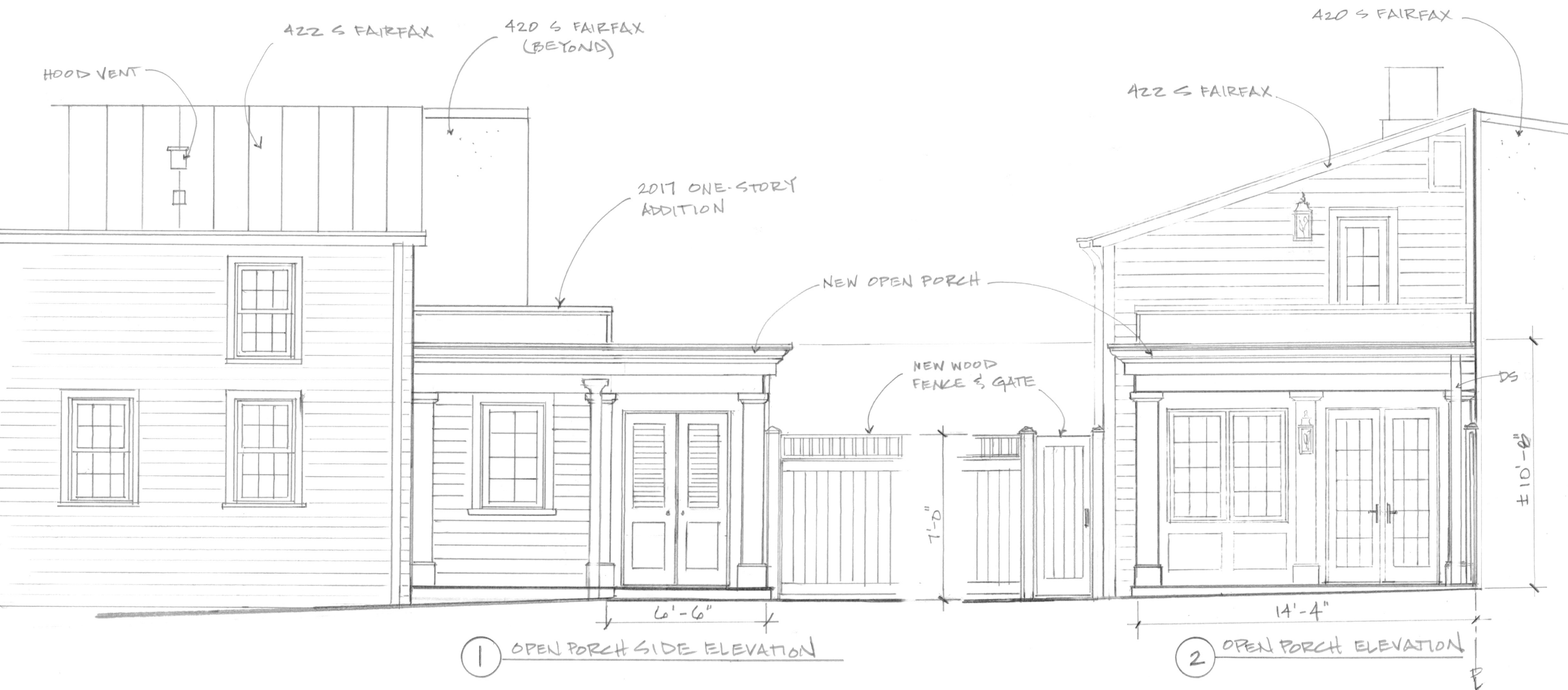
SCALE

1/4" = 1'-0"

SHEET

L2





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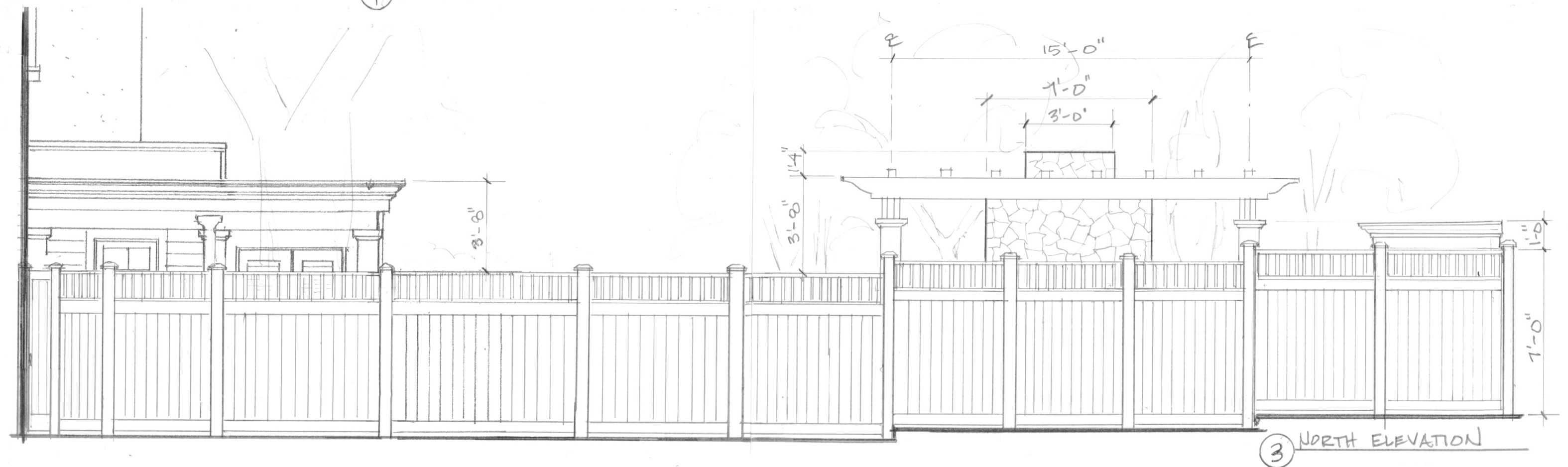
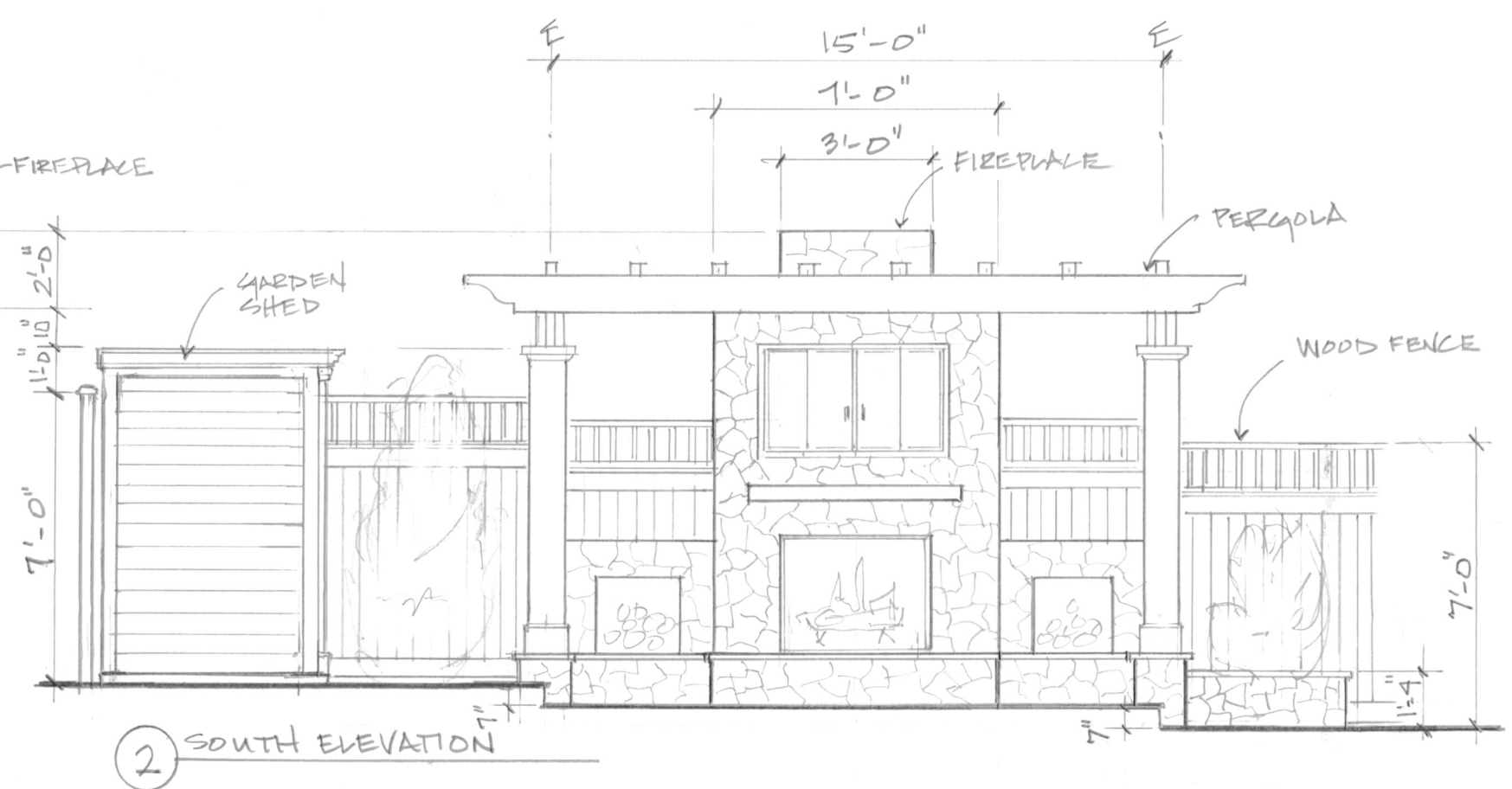
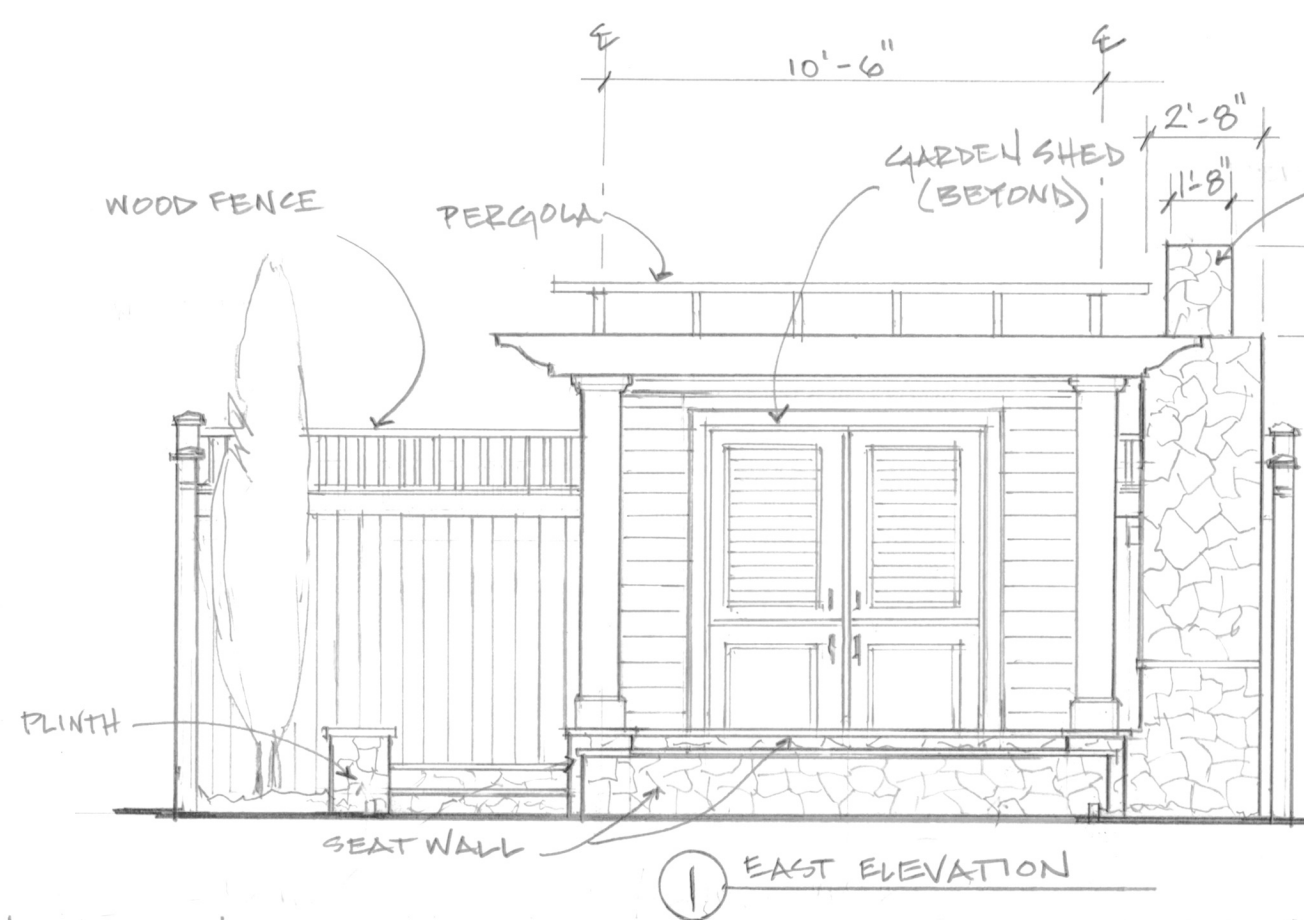
28 OCT 20

SCALE

1/4" = 1'-0"

SHEET

L4



C<sup>2</sup>

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SCALE  
1/4" = 1'-0"

SHEET  
L5



Zoom in toward Rear of House



Zoom in to Rear of Garden



Views from Wilkes Street



Views from South Fairfax Street

Zoom in