

BAR Case # _____

ADDRESS OF PROJECT: 610 S. Lee Street
TAX MAP AND PARCEL: 091, 01-02-23 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: Suzan Kalin Kates + Levin Kates
 Address: 610 S. Lee St
 City: Alexandria State: VA Zip: 22314
 Phone: 703 836 0326 E-mail: skates401@gmail.com

Authorized Agent (if applicable): Attorney Architect _____
 Name: Lori Arrasmith Quill Phone: 703 836 0928
 E-mail: ArrasmithQuill@gmail.com

Legal Property Owner:
 Name: Suzan Kalin Kates + Levin Kates
 Address: 610 S. Lee St.
 City: Alexandria State: VA Zip: 22314
 Phone: 703 836 0326 E-mail: skates401@gmail.com

- Yes No Is there an historic preservation easement on this property?
- Yes No If yes, has the easement holder agreed to the proposed alterations?
- Yes No Is there a homeowner's association for this property?
- Yes No If yes, has the homeowner's association approved the proposed alterations?

If you answered yes to any of the above, please attach a copy of the letter approving the project.

610 South Lee Street – Kates Addition

The house at 610 S. Lee Street was constructed in 1915 and converted into two rental apartments in the 1940s. The current owners are in the process of renovating the house to return it to a one family home. They wish to add a sun room pavilion at the rear of the lot and add new front steps. The existing door on the north side of the house will continue to be used as the front door. To make it more accessible, the steps are to be removed and a new set of steps are to be constructed using the existing stoop and covered porch. These will be constructed of brick with Bluestone runners and 4 brick piers topped with gas lanterns. The front and side doors are to be replaced with ones that will be more appropriate to the period of house. Also, plantation style shutters are to be added to the west side of the north stoop. Wood or wood composite shutters will be restored to the front of the house on the west façade.

At the rear of the house, the east wall of the first floor of the wood sided back porch is to be removed for the sun room pavilion to attach. The pavilion is a 13'3" square in plan and with three bays of 13'3" x 4' and one bay of 13'-3' x 5'-6". The pavilion is 11'-9" high and 14'-9" high to the roof peak. The bays are 10'-6" high. The 4 French doors are 3'-0" wide x 9'-0" high with two leaves, each with 4 lights and a panel below. At the back of the addition at the terrace is a see-thru gas fireplace, set in a brick surround. A 12' x 12' x 10'-6" high pergola covers the terrace with a Bluestone floor. Retaining wall planters constructed of CMU and covered in stucco ring the perimeter. Below the pergola and within the planters will be a "cistern" to accommodate rain water from the roofs and is to be used as grey water for the garden.

Materials

The existing house is painted brick and the back porch to the east has wood siding. The new structure is frame construction, covered in stucco. The roof material is a painted metal to match the copper colored, painted metal of the existing side porches. The windows will match the existing, one over one wood frame windows, with a vinyl coated exterior or aluminum cladding. The existing painted brick house and sunroom pavilion are to be painted a grey green - back pack color, with black shutters and doors, and white window frames.

The pergola is to be constructed with 12" x 12" wood columns and Azek beams and rafters. The floor surface will be Bluestone. From the rafters there will be 2 exterior ceiling fans. The exterior lighting will be tucked into the pergola structure. The lighting levels are to be low and aimed down.

The HVAC units will be located on the north side of the existing back porch, close to the current location.

Additions & New Construction: Drawings must be to scale and should not exceed 11" x 17" unless approved by staff. All plans must be folded and collated into 12 complete 8 1/2" x 11" sets. Additional copies may be requested by staff for large-scale development projects or projects fronting Washington Street. Check N/A if an item in this section does not apply to your project.

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

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

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

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

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

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

- I have submitted a filing fee with this application. (Checks should be made payable to the City of Alexandria. Please contact staff for assistance in determining the appropriate fee.)
- I understand the notice requirements and will return a copy of the three respective notice forms to BAR staff at least five days prior to the hearing. If I am unsure to whom I should send notice I will contact Planning and Zoning staff for assistance in identifying adjacent parcels.
- I, the applicant, or an authorized representative will be present at the public hearing.
- I understand that any revisions to this initial application submission (including applications deferred for restudy) must be accompanied by the BAR Supplemental form and 12 sets of revised materials.

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: *Suzan Kalin Kates*
Printed Name: SUZAN KALIN KATES
Date: 4-16-12

OWNERSHIP AND DISCLOSURE STATEMENT

Use additional sheets if necessary

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

Name	Address	Percent of Ownership
1. Suzan Kalin Kates Levin Kates	610 G. Lee 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 610 G. Lee St (address), unless the entity is a corporation or partnership, in which case identify each owner of more than ten percent. The term ownership interest shall include any legal or equitable interest held at the time of the application in the real property which is the subject of the application.

Name	Address	Percent of Ownership
1. Suzan Kalin Kates Levin Kates	610 G. Lee 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. none		
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.

4/16/12
Date
Suzan Kalin Kates
Printed Name
[Signature]
Signature



DEPARTMENT OF PLANNING AND ZONING FLOOR AREA RATIO AND OPEN SPACE CALCULATIONS

A. Property Information

A1. Street Address 610 G. Lee St. 22314 Zone RM
 A2. 5518.75 SF x 1.5 = 8278 SF
Total Lot Area Floor Area Ratio Allowed by Zone Maximum Allowable Floor Area

B. Existing Gross Floor Area

Existing Gross Area*		Allowable Exclusions	
Basement	1091 SF	Basement**	1091 SF
First Floor	1297 SF	Stairways**	102 SF
Second Floor	1206 SF	Mechanical**	
Third Floor	—	Other**	
Porches/ Other	68 SF	Total Exclusions	1,193 SF
Total Gross *	3,659 SF		

B1. Existing Gross Floor Area *
3,659 Sq. Ft.
 B2. Allowable Floor Exclusions**
1,193 Sq. Ft.
 B3. Existing Floor Area minus Exclusions
2,466 Sq. Ft.
 (subtract B2 from B1)

C. Proposed Gross Floor Area (does not include existing area)

Proposed Gross Area*		Allowable Exclusions	
Basement	—	Basement**	
First Floor	408 SF	Stairways**	
Second Floor	—	Mechanical**	
Third Floor	—	Other** <u>POUCH REMOVAL</u>	8
Porches/ Other	—	Total Exclusions	8
Total Gross *	408		

C1. Proposed Gross Floor Area *
408 Sq. Ft.
 C2. Allowable Floor Exclusions**
8 Sq. Ft.
 C3. Proposed Floor Area minus Exclusions
400 Sq. Ft.
 (subtract C2 from C1)

D. Existing + Proposed Floor Area

D1. Total Floor Area (add B3 and C3) 2,866 Sq. Ft.
 D2. Total Floor Area Allowed by Zone (A2) 8,278 Sq. Ft.

*Gross floor area is the sum of all gross horizontal areas under roof, 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.

If taking exclusions other than basements, floor plans with excluded areas must be submitted for review. Sections may also be required for some exclusions.

F. Open Space Calculations

Existing Open Space	4,226 SF
Required Open Space	1,932 SF
Proposed Open Space	3,826 SF

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

Signature: Jeri Annant O'Neil Date: 4/13/2012



610 G. Lee St. West Elevation



610 S. Lee St. West Elevation



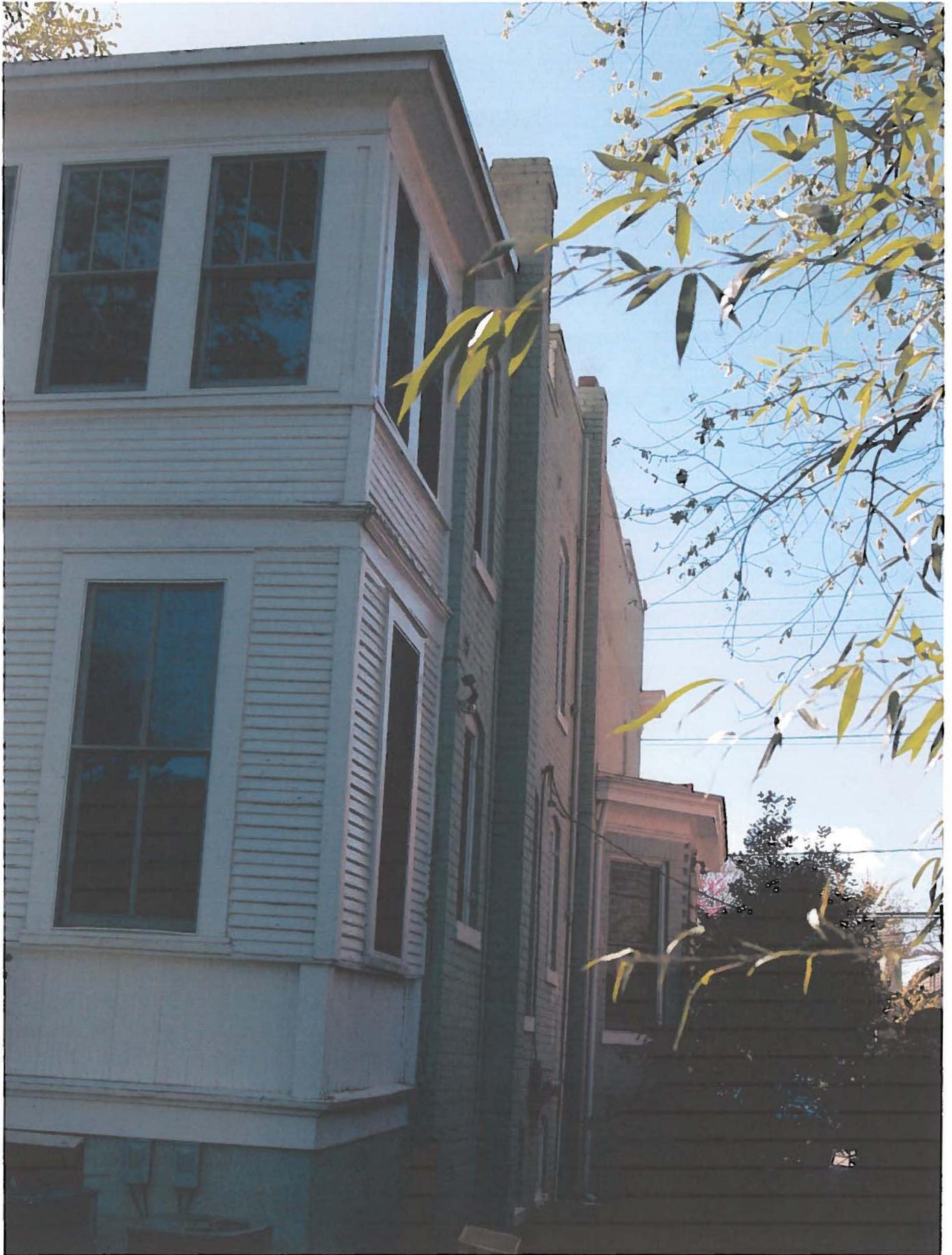
610 S. Lee St SW Elevation



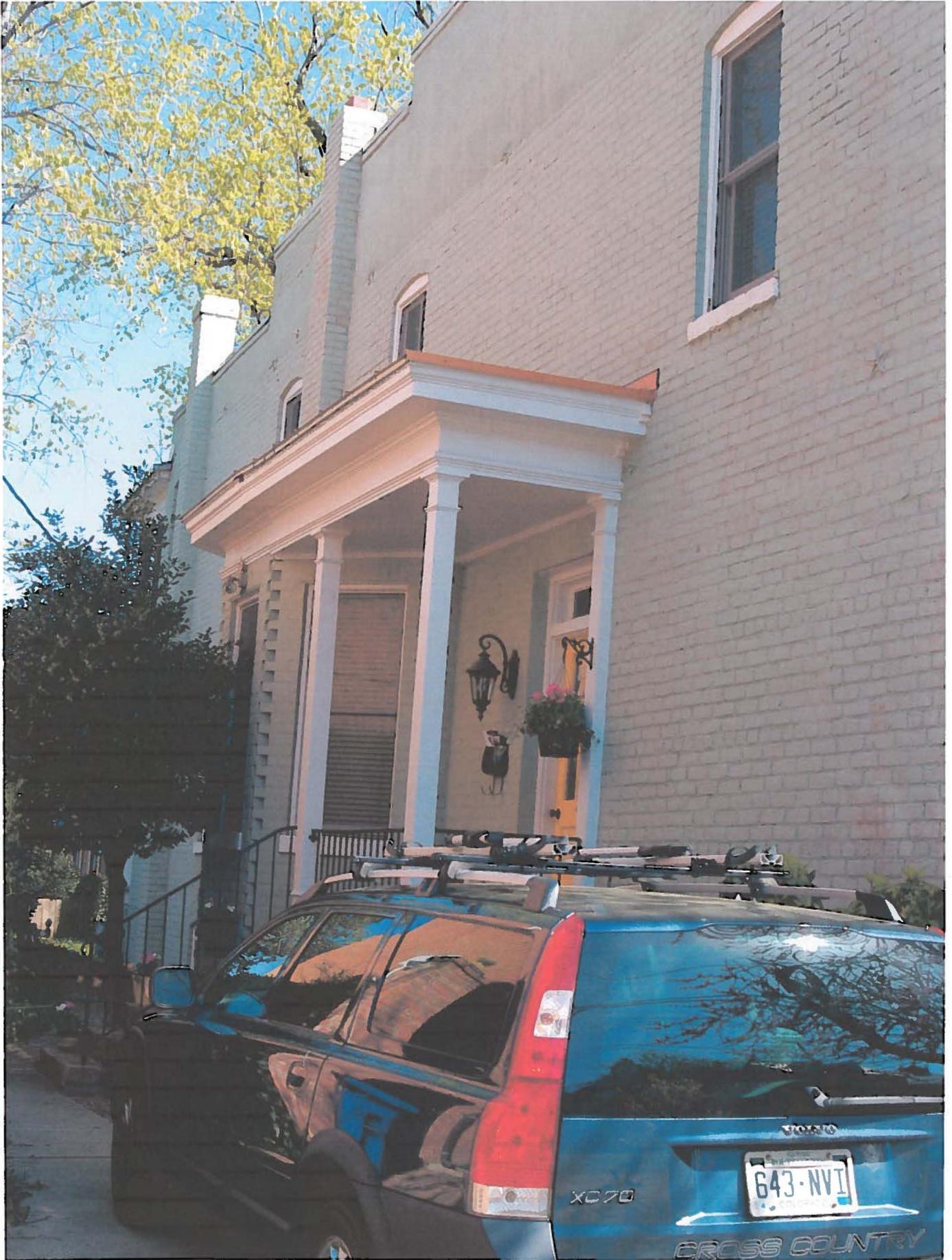
610 S. Lee St SE Elevation



610 S. Leo St East Elevation

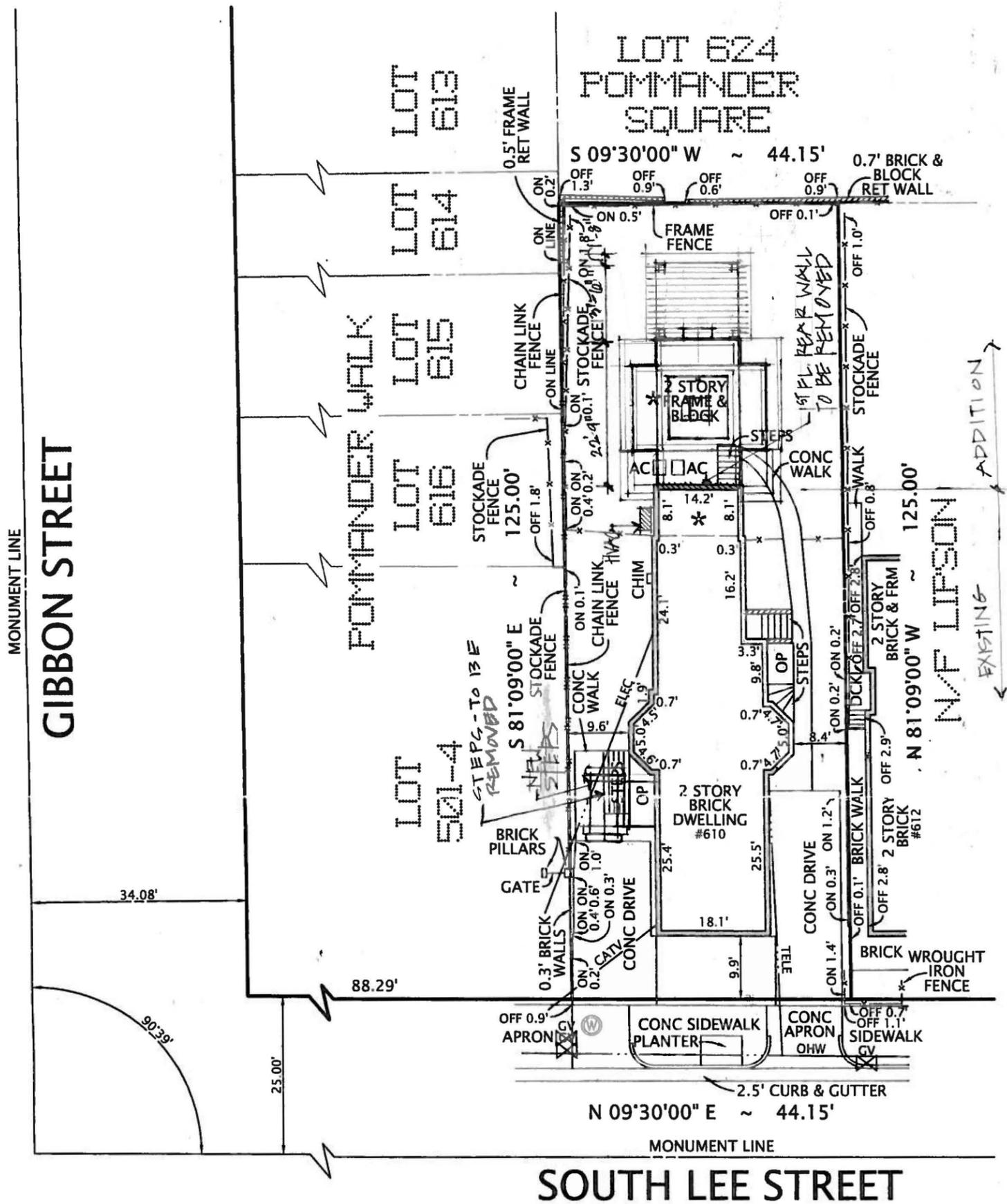
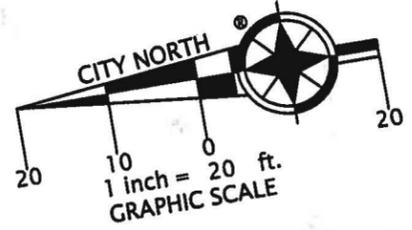


610 S. Lee St NE Elevation



1010 S. Lee St NW Elevation

NOTES: 1. FENCES ARE FRAME PICKET UNLESS NOTED.
 2. AREA = 22222 SF (COMP)



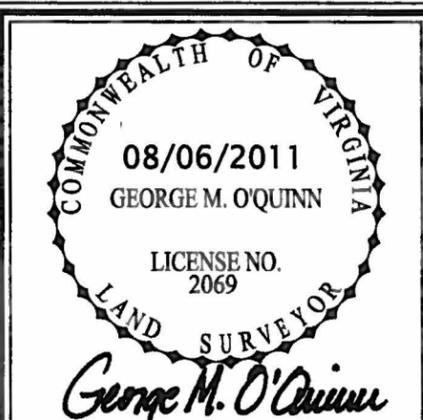
PLAT
 SHOWING HOUSE LOCATION ON
 THE PROPERTY LOCATED AT
#610 SOUTH LEE STREET
 (INSTRUMENT #110002173)
 CITY OF ALEXANDRIA, VIRGINIA
 SCALE: 1" = 20' AUGUST 6, 2011

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.

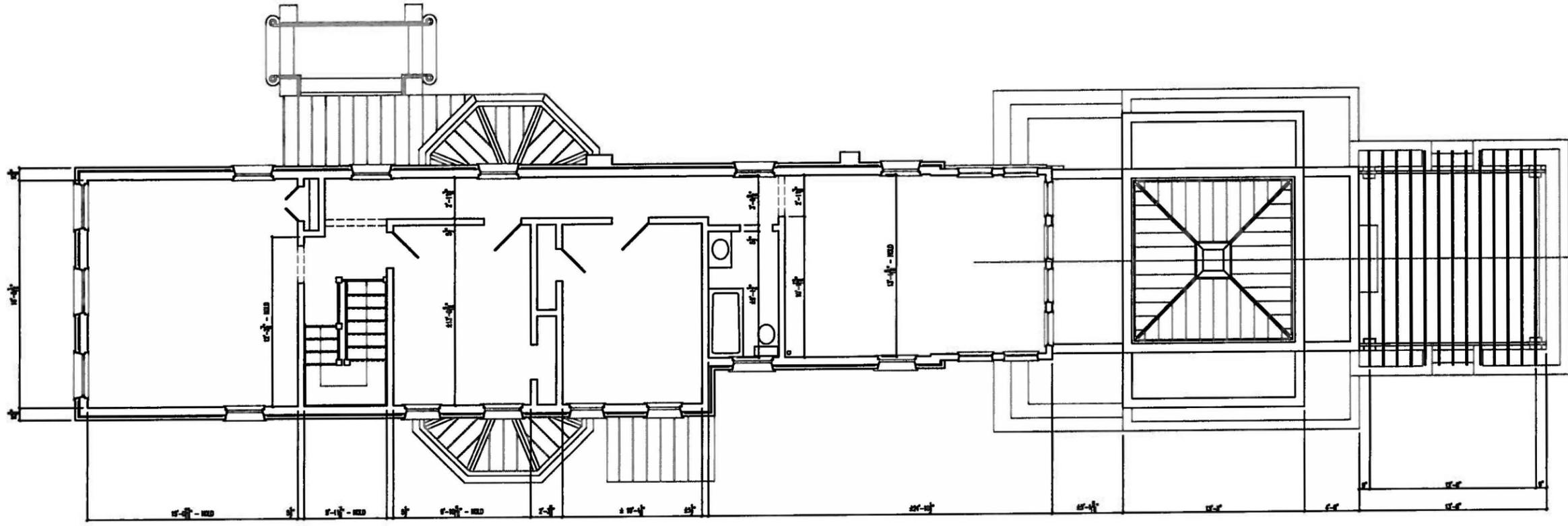
NO CORNER MARKERS SET.



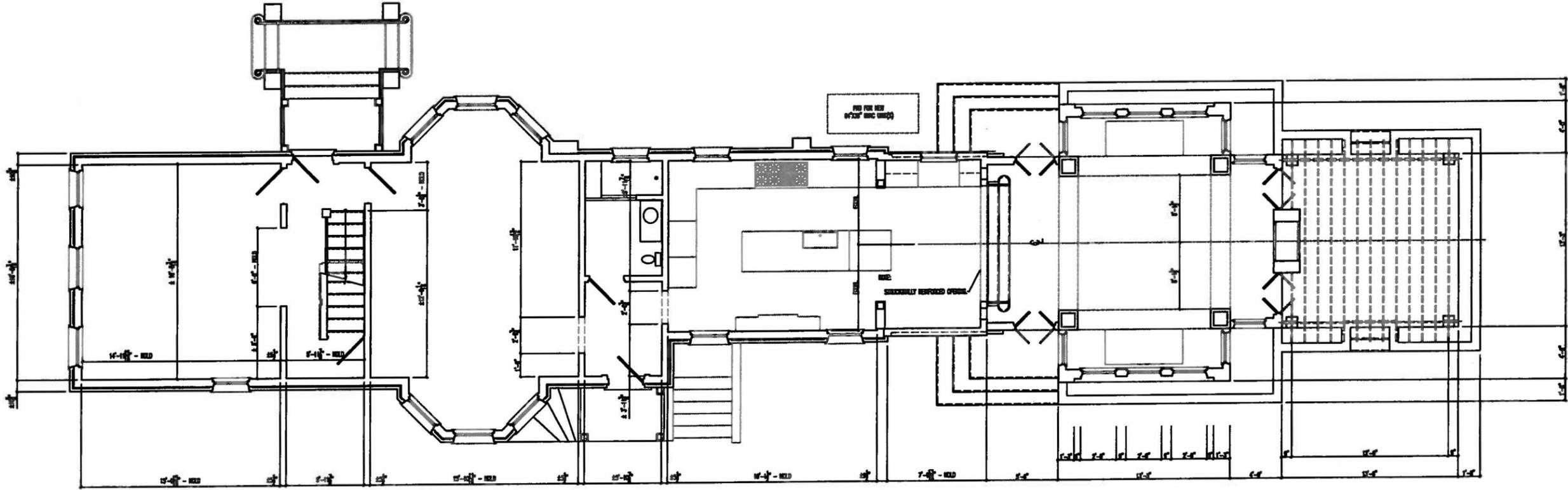
ORDERED BY:
 SUZAN KATES

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

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SECOND LEVEL FLOOR PLAN
 SIZE - 7'-7" x 11'-0"



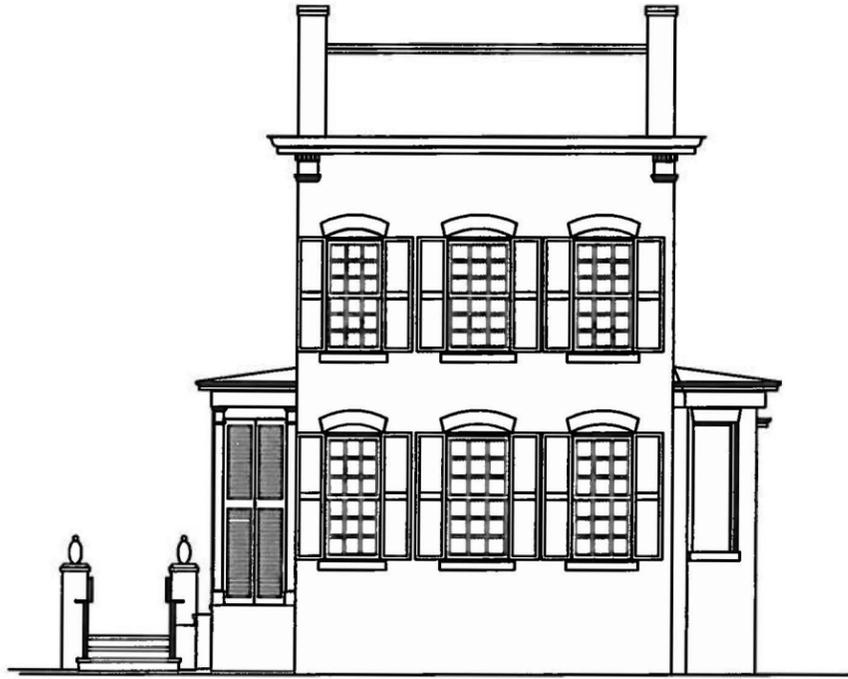
FIRST LEVEL FLOOR PLAN
 SIZE - 7'-7" x 11'-0"

DRAWING TITLE:
 PLANS AND ELEVATIONS FROM
 MEASUREMENTS OF EXISTING HOME

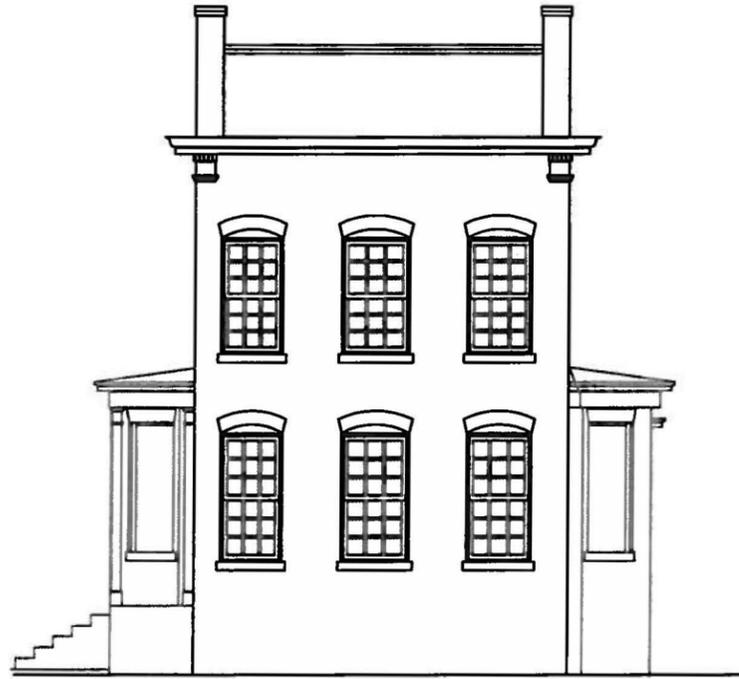
MR. AND MRS. LEVIN & SUZANNE KATES
 610 SOUTH LEE STREET, ALEXANDRIA VA 22314

DATE: APRIL 16, 2012
 SHEET 01 OF 03 SHEETS

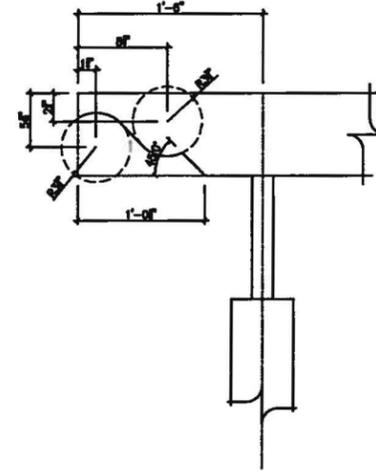
SCALE:
 1/4" = 1'-0"



PROPOSED WEST VIEW ELEVATION
SIZE - F-T-F



EXISTING WEST VIEW ELEVATION
SIZE - F-T-F



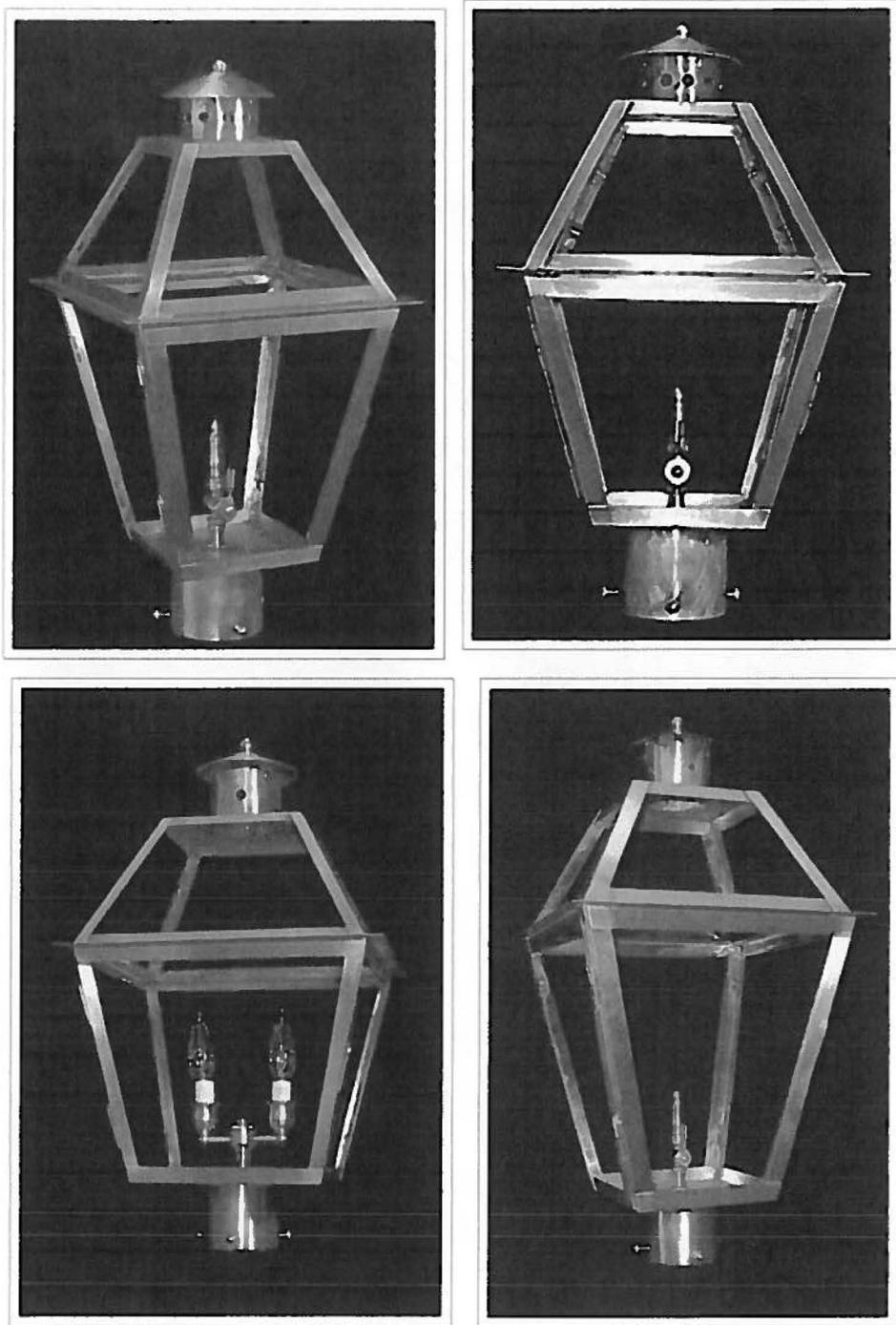
PROPOSED EAST VIEW ELEVATION
SIZE - F-T-F



EXISTING EAST VIEW ELEVATION
SIZE - F-T-F

NOTE:
 THE AREA OF EXISTING WALL INDICATED BY THE DOTTED LINES IS TO BE STRUCTURALLY REINFORCED, PERMANENTLY REPAIRED, AND COLORED TO THE EXISTING FINISH AND PROPOSED ARCHITECTURE.

DRAWING TITLE: PLANS AND ELEVATIONS FROM MEASUREMENTS OF EXISTING HOME
 MR. AND MRS. LEVIN & SUZANNE KATES
 610 SOUTH LEE STREET, ALEXANDRIA VA 22314
 DATE: APRIL 16, 2012
 SCALE: 1/4"=1'-0"
 SHEET 03 OF 03 SHEETS



Manufacturer Information - Copper Lantern Co.:

Based in Cayce, South Carolina, Copper Lantern Company has offered solid copper, American made gas and electric lanterns for over 15 years. The copper gas and electric lanterns made by Copper Lantern Company offer superior strength, craftsmanship, and durability that has made them North and South Carolina's premier lantern manufacturer since 1992.

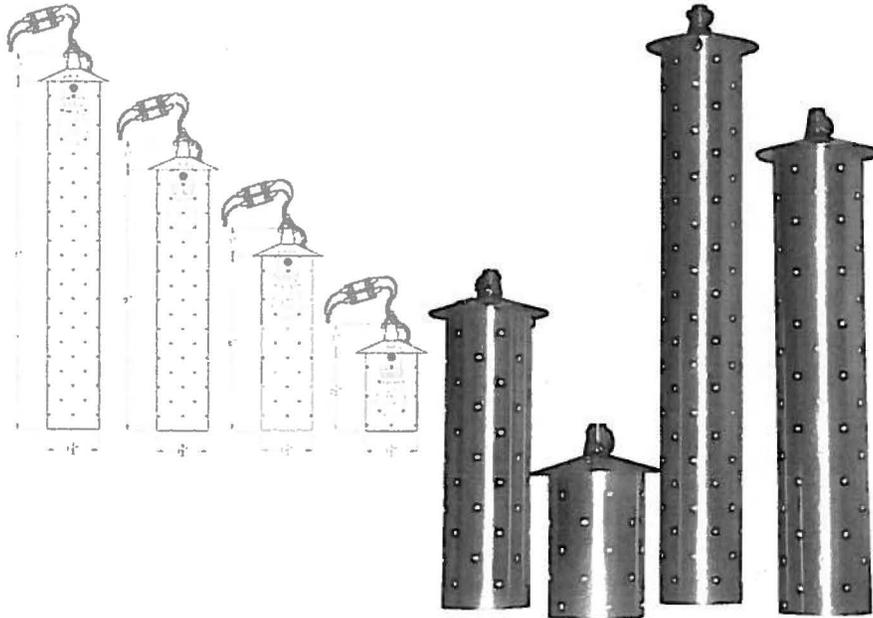
[View Copper Lantern Co. Styles](#) | [Copper Lantern Co. Options](#) | [Copper Lantern Co. FAQ](#)

W.C. Lee et. Front Entry - Brick Piers.



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Starlitter TD-0302, 0702, 1002, 1302



Description **Specifications** Accessories Compare Parts List Warranty

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- Enlarge Image 740 DPI
- PDF Detail Line Drawing *
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- * Requires Adobe Reader



Contact Us

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 Phone: 800-544-4840
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 Address:..... 1705 E. Colton Ave.
 Redlands, CA 92374
 United States of America

Our Story



Back in 1959 William Locklin invented low voltage landscape lighting and coined his lighting motto, "See the effect and not the source" - and thus Nightscaping® was born.

Read more about the [Nightscaping® story](#).

From the Blog

- [Our new tradeshow booth!](#)
- [Our Upcoming Tradeshows](#)
- [Nightscaping Welcomes Our New CEO!](#)



Our Guarantee



Nightscaping has some of the longest guarantees in the business. That's because we stand behind our products with 100% pride and superior

quality. Read more about our [Guarantees](#).

Testimonials



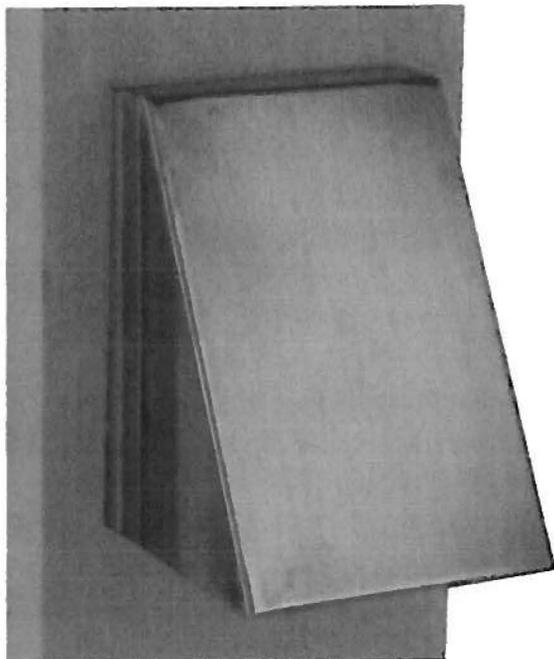
Read what some of our cherished clients and business family have had to say about Nightscaping's® products and working with us. If you have your own testimonial please share it

Home Décor SALE SAVE 10-50% ON 100'S OF STYLES

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LAMPS PLUS | Landscape Lighting | Contemporary | Focus | Solid Copper Outdoor Patio Deck Stair Step Light

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Solid Copper Outdoor Patio Deck Stair Step Light Style # 69078

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Add beauty and function to your outdoor patio deck with this beautiful copper step light by Focus Lighting.

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Compare \$134.99

QTY:

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Give your patio deck a new glow with this beautiful step light. A great accessory to put light on dark steps and walkways, the piece comes in solid copper construction. Angled faceplate directs light downwards to the step and presents a small profile. Works with existing low voltage landscape lighting systems.

- Solid copper construction.
- Includes one 12 volt 18 watt bulb.
- 3 1/2" high.
- 2 1/2" wide.



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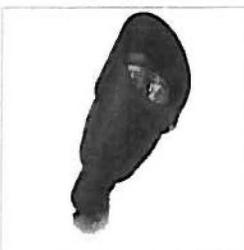
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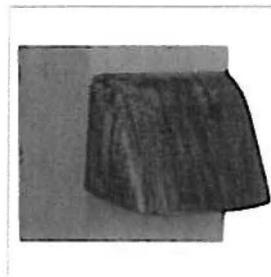


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