

Docket Item #5  
BZA CASE #2012-0016

Board of Zoning Appeals  
September 13, 2012

**ADDRESS:** 723 SOUTH LEE STREET  
**ZONE:** RM, RESIDENTIAL  
**APPLICANT:** ARTHUR FOX, TRUSTEE, BY STEPHEN KULINSKI, ARCHITECT

**ISSUE:** Special exception to construct a two-story rear addition in the required north side yard.

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CODE SECTION	SUBJECT	CODE REQMT	APPLICANT PROPOSES	REQUESTED EXCEPTION
3-1106(A)(2)(a)	Side Yard (North)	5.00 feet	0.00 feet	5.00 feet

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The staff **recommends approval** of the requested special exception because the request meets the criteria for a special exception contingent upon the following conditions: (1) the newly addition remains fully within the applicant's property boundaries, and (2) that the outdoor air conditioning unit is relocated to comply with the applicable setbacks.

If the Board decides to grant the requested special exception, it must comply with the code requirements under the department comments and the applicant must submit the following prior to the release of a Certificate of Occupancy: (1) a survey plat prepared by a licensed surveyor confirming building footprint, setbacks, and building height compliance from average preconstruction grade and (2) certification of floor area from a licensed architect or engineer. The special exception must also be recorded with the deed of the property in the City's Land Records Office prior to the release of the building permit.



**BZA #2012-0016**  
**723 S. Lee Street**

**9/13/12**



**I. Issue**

The applicant proposes to expand a non-complying structure by constructing a two-story rear addition with added basement area in the required north side yard at 723 South Lee Street.

**II. Background**

The subject property is one lot of record consisting of 40.00 feet of frontage facing South Lee Street and a depth of 147.50 feet at the deepest point. The property contains 5,358 square feet of lot area and complies with the minimum lot area, frontage, width, and 35% open space required for single family dwelling lot in the RM zone.

The property is currently developed with a single family dwelling and a detached accessory structure at the rear of the lot. The house is situated 23.00 feet from the south side property line, 90.50 feet from the rear property line, encroaching 2.00 feet over the front property line into the right-of-way, and encroaching 0.10 foot over the north side property line.



The two-story, Italianate frame house is located within the Old and Historic Alexandria District and was constructed circa 1890-1902.

Due to its location within the Old and Historic Alexandria District, any exterior changes visible from a public right-of-way require approval by the Board of Architectural Review (BAR) for a Permit to Demolish/Capsulate and a Certificate of Appropriateness. The BAR Staff supports the current proposal as it does not adversely impact the historic significance of the District; however, BAR staff notes that a reworking of the new addition's window configuration should be considered, as the current three ganged six-over-six design is more typical of a mid-twentieth century Colonial Revival than this historic Italianate home. The window configuration, as well as design and materials will be reviewed as part of the BAR application.

**III. Description**

The two-story rear addition with added basement area is proposed to extend 16.3 linear feet along the abutting north property line. The proposed rear addition consists of approximately 1,272 gross square feet and will be situated 70.00 feet from the rear property line, 23.00 feet from the south side property line, and flush with north side property line. The height of the proposed addition is 24.50 feet to the roof ridge and 20.00 feet to the midpoint of the gable roof facing the rear (west) property line. The eaves

of the proposed addition will not project from the building walls consistent with the rear (west) elevation.

Upon completion of the work, the proposed renovations will continue to comply with the floor area requirements. (Refer to floor area calculations.)

There have been no variances or special exceptions previously granted for the subject property.

**IV. Master Plan/Zoning**

The subject property is zoned RM and has been so zoned since adoption of the Third Revised Zoning Map in 1951, and is identified in the Old Town Small Area Plan for residential use.

**V. Requested Special Exception:**

**3-1106(A)(2)(a) Side Yard (north)**

The applicant requests a special exception of 5.00 feet from the required 5.00 feet side yard to construct the two-story addition with added basement area in the required north side yard.

**VI. Noncomplying Structure/ Substandard Lot**

The existing building at 723 South Lee Street is a noncomplying structure with respect to the following:

<u>Regulation</u>	<u>Required</u>	<u>Existing</u>	<u>Noncompliance</u>
Side Yard (North)	5.00 feet	Encroaches onto Property to North	0.10 foot
Front Yard	0.00 feet	Encroaches into ROW	2.00 feet

**VII. Special Exceptions Standards**

To grant a special exception, the Board of Zoning Appeals must find that the strict application of the zoning ordinance creates an unreasonable burden on the use and enjoyment of the property. Section 11-1304 of the zoning ordinance lists standards that an applicant must address and that the Board believes exists and thus warrants granting a special exception of the zoning regulations.

- 1) Whether approval of the special exception will be detrimental to the public welfare, to the neighborhood or to the adjacent properties.
- 2) Whether approval of the special exception will impair an adequate supply of light and air to the adjacent property, or cause or substantially increase traffic

congestion or increase the danger of fire or the spread of fire, or endanger the public safety.

- 3) Whether approval of the special exception will alter the essential character of the area or zone.
- 4) Whether the proposal will be compatible with the development in the surrounding neighborhood.
- 5) Whether the proposed development represents the only reasonable means and location on the lot to accommodate the proposed structure given the natural constraints of the lot or the existing development of the lot.

**VIII. Staff Analysis and Conclusion**

The applicant is proposing to construct a two-story addition with added basement area to an existing non-complying structure. A special exception is required to enlarge the non-complying structure within the side yard setback (north) due to the position of the rear addition, which directly abuts the north property line. The proposed addition complies with the other applicable requirements in the RM zone including height, the south side setback, and the rear setback. The existing and unmodified front portion of the house encroaches into the right of way by 2.00 feet, which is consistent with the existing structures along the west side of South Lee Street and will not be expanded.

The rear addition is consistent with additions and renovations similar in character and size to the additions and renovations that have previously occurred along South Lee Street. Therefore, the addition will maintain the character of the neighborhood and complement the homes original design. The continuation of the addition into the north side setback will not negatively impact the neighborhood due to ample setbacks on the south side and the rear of the property. The potential for limited light and air reduction due to the new two-story addition on the adjacent property to the north may be slight; however, this design is consistent with the overall compactness in the area.

Therefore, staff **recommends approval** of the requested special exception contingent upon the following conditions: (1) the new addition remains entirely within the applicant's property boundaries, and (2) that the outdoor air conditioning unit is relocated to comply with the applicable setbacks.

**DEPARTMENTAL COMMENTS**

Legend: C - code requirement R - recommendation S - suggestion F - finding

\* The applicant is advised that if the special exceptions is approved the following additional comments apply.

Transportation and Environmental Services:

- R-1 The building permit plans shall comply with requirements of City Code Section 5-6-224 regarding the location of downspouts, foundation drains and sump pumps. Refer to Memorandum to Industry dated June 18, 2004. [Memorandum is available online at the City web site under Transportation\Engineering and Design\Memos to Industry.]. (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 All improvements to the city right-of-way such as curbing, sidewalk, driveway aprons, etc. must be city standard design. (T&ES)
- R-4 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)
- R-5 Compliance with the provisions of Article XIII of the City's zoning ordinance for stormwater quality control is required for any land disturbing activity greater than 2,500 square feet. (T&ES)
- R-6 The building permit must be approved and issued prior to the issuance of any permit for demolition. (T&ES)
- F-1 An approved grading plan may be required at the time of building permit application per City Code Section 5-6-224 (d). Insufficient information has been provided to make that determination at this time. Questions regarding the processing of grading plans should be directed to the T&ES Site Plan Coordinator at (703) 746-4064. Memorandum to Industry No. 02-08 was issued on April 28, 2008 and can be viewed online via the following link. **<http://alexandriava.gov/uploadedFiles/tes/info/gradingPlanRequirements.pdf>**
- 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)

**BZA CASE #2012-0016**

- 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)

Code Administration:

- F-1 The review by Code Administration is a preliminary review only. Once the applicant has filed for a building permit, code requirements will be based upon the building permit plans. If there are any questions, the applicant may contact Ken Granata, Plan Review Services Division Chief, at ken.granata@alexandriava.gov or 703.746.4193.
- C-1 A building and trade permits are required for this project. Five sets of *construction documents* that fully detail the construction as well as framing schematics shall accompany the permit application(s). If a Virginia licensed design professional prepares drawings, the plans shall bear the signature and seal of the Virginia licensed design professional in accordance with the Code of Virginia Section 54.1-410B.
- C-2 Wall bracing system to adequately transfer lateral loads (wind governing) to the foundation is required for building permit. Provide one of the three following methods: 1) a prescriptive wall bracing method; 2) a proprietary performance system tested and approved by a nationally recognized testing agency; or 3) a signed and sealed lateral resistance system designed by a licensed design professional (Structural Engineer) in the Commonwealth of Virginia (provide original document)
- C-3 A one-hour fire-resistance-rated exterior wall assembly (exposure from both sides) for all exterior walls within 5ft from the property-line is required for building permit. Provide one of the following: 1) a performance system tested approved by a nationally recognized testing agency, i.e. UL assembly or ICC Evaluation Report; or 2) provide an assembly description based on the Virginia Construction Code "Prescriptive Fire Resistance".

Recreation (Arborist):

- F-1 There are no specimen trees affected by this plan.

Historic Alexandria (Archaeology):

F-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 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. The applicant/developer shall call Alexandria Archaeology immediately (703-746-4399) if any buried structural remains (wall foundations, wells, privies, cisterns, etc.) or concentrations of artifacts are discovered during development. Work must cease in the area of the discovery until a City archaeologist comes to the site and records the finds.
- b. The applicant/developer shall not allow any metal detection to be conducted on the property, unless authorized by Alexandria Archaeology.

F-1 Historical maps indicate 723 South Lee Street is location in close proximity to Battery Rodgers, an important Civil War fortification. There is the potential for archaeological resources to be present that could provide insight into the history of the Civil War in Alexandria.

Other Requirements Brought to the Applicant's Attention:

C-1 A wall check survey plat shall be submitted to Planning and Zoning when the building footprint is in place, pursuant to Alexandria City Code section 8-1-12.



## APPLICATION BOARD OF ZONING APPEALS

### SPECIAL EXCEPTION FOR ADDITIONS

Section of zoning ordinance from which request for special exception is made:

12-102 (A) No non-complying structure may be physically enlarged or expanded unless such enlargement or expansion complies with the regulations for the zone in which it is located.

#### PART A

1. Applicant:  Owner  Contract Purchaser  Agent

Name: Stephen W. Kulinski A.I.A.

Address: 104 N. West Street  
Alexandria, VA 22314

Daytime Phone: (703) 836-7243

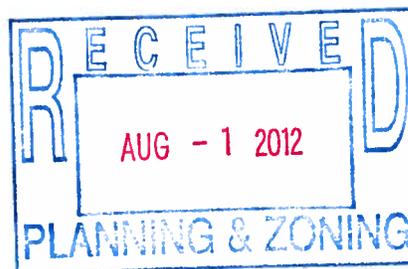
Email Address: [steve@kulinskigroup.com](mailto:steve@kulinskigroup.com)

2. Property Location: 723 S. Lee Street

3. Assessment Map # 081.03 Block 01 Lot 15 Zone RM

4. Legal Property Owner Name: Arthur V. Fox

Address: 723 S. Lee Street  
Alexandria, VA 22314



**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. ARTHUR V. FOX	723 S. 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 \_\_\_\_\_ (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. ARTHUR V. FOX	723 S. 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.

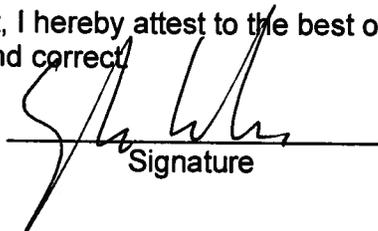
Name of person or entity	Relationship as defined by Section 11-350 of the Zoning Ordinance	Member of the Approving Body (i.e. City Council, Planning Commission, etc.)
1. ARTHUR V. FOX	NONE	NONE
2.		
3.		

**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.

8.1.12  
Date

STEPHEN KULOSKI  
Printed Name

  
Signature

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**5. Describe request briefly:**

Extend non-complying structure 16'-6" to the west along the north property line. The new structure would be located within the 5'-0" required side yard for a single family dwelling.

**6. If property owner or applicant is being represented by an authorized agent, such as an attorney, realtor or other person for which there is a form of compensation, does this agent or the business in which they are employed have a business license to operate in the City of Alexandria, Virginia?**

- Yes — Provide proof of current City business license.
- No — Said agent shall be required to obtain a business prior to filing application.

**THE UNDERSIGNED HEREBY ATTESTS** that all of the information herein provided including the site plan, building elevations, prospective drawings of the projects, etc., 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 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:**

Stephen W. Kulinski, A.I.A.

\_\_\_\_\_  
**Print Name**

(703) 836-7243

\_\_\_\_\_  
**Telephone**

  
\_\_\_\_\_  
**Signature**

8-1-12

\_\_\_\_\_  
**Date**

Pursuant to Section 13-3-2 of the City Code, the use of a document containing false information may constitute a Class 1 misdemeanor and may result in a punishment of a year in jail or \$2,500 or both. It may also constitute grounds to revoke the permit applied for with such information.

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**PART B (SECTION 11-1304)**  
**APPLICANT MUST EXPLAIN THE FOLLOWING:**  
(Please use additional pages where necessary.)

**1. Explain how the special exception for the proposed addition, if granted, meets the applicant's needs.**

The modest extension to the rear of the home will make possible the addition of an elevator to provide full accessibility and integrated usability for the owner well into the future. It also provides for functional bath and kitchen spaces that are currently deficient.

**2. Explain if the special exception, if granted, will harm adjoining properties or impact the neighborhood in any way.**

Rejuvenating the historic home will allow it to continue to function into the future as a contributing historic resource in the neighborhood and all of Old Town. Granting the special exception will allow the southern side yard to support off-street parking and provide visual open space to the densely developed block.

**3. Explain how the proposed addition will affect the light and air to any adjacent property.**

The extension of the house to the west will bring it into alignment with the rear of the house to the north. A 22 feet 7 inch wide yard separates the house from the property on the south.

**4. Explain how the proposed addition is compatible with other properties in the neighborhood and the character of the neighborhood as a whole.**

The circa 1850 wood frame 3-bay (windows across the front) house is a significant contributing resource to the old and historic district in Alexandria.

**5. How is the proposed construction similar to other buildings in the immediate area?**

723 S. Lee is part of a row of 13 historic houses, many of which have added historically appropriate additions to the rear of the residences in the same manner. The original development pattern was comprised of narrow and deep lots; this property is an anomaly.

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**6. Explain how this plan represents the only reasonable location on the lot to build the proposed addition.**

Although this lot is wider than its neighbors (thus the requirement for a side yard), it was part of an original development pattern that predated the zoning ordinance. The historic sensitivity of this 1850s house and the Board of Architectural Review call for an appropriate addition that respects and defers to the original architecture. Any addition into the southern yard would potentially upstage the historic portion of the structure. It would also interfere with existing mature plantings and brick wall designs that contribute to the character of the neighborhood. Any addition that extended beyond the rear of the house and did not intrude into the setback while respecting the southern yard would be exceptionally narrow and unusable.

**7. Has the applicant shown the plans to the most affected property owners? Have any neighbors objected to the proposed special exception, or have any neighbors written letters of support? If so, please attach the letter.**

All adjacent property owners have been informed, as have additional nearby property owners. We will share letters of support or concern from these neighbors as they are received.



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

### A. Property Information

A1. Street Address 723 S. LEE ST. Zone R-M

A2. 5358 x 1.5 = 8037

Total Lot Area                      Floor Area Ratio Allowed by Zone                      Maximum Allowable Floor Area

### B. Existing Gross Floor Area

Existing Gross Area*		Allowable Exclusions	
Basement	905	Basement**	905
First Floor	905	Stairways**	110
Second Floor	905	Mechanical**	
Third Floor		Other**	
Porches/ Other <u>GARAGE</u>	496	Total Exclusions	1015
<b>Total Gross *</b>	<b>3211</b>		

B1. Existing Gross Floor Area \*  
3211 Sq. Ft.

B2. Allowable Floor Exclusions\*\*  
1015 Sq. Ft.

B3. Existing Floor Area minus Exclusions  
2196 Sq. Ft.  
(subtract B2 from B1)

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

Proposed Gross Area*		Allowable Exclusions	
Basement	424	Basement**	424
First Floor	424	Stairways**	62
Second Floor	424	Mechanical**	
Third Floor		Other** <u>ELEVATOR</u>	62
Porches/ Other		Total Exclusions	548
<b>Total Gross *</b>	<b>1272</b>		

C1. Proposed Gross Floor Area \*  
1272 Sq. Ft.

C2. Allowable Floor Exclusions\*\*  
548 Sq. Ft.

C3. Proposed Floor Area minus Exclusions  
724 Sq. Ft.  
(subtract C2 from C1)

### D. Existing + Proposed Floor Area

D1. Total Floor Area (add B3 and C3) 2920 Sq. Ft.

D2. Total Floor Area Allowed by Zone (A2) 8037 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.

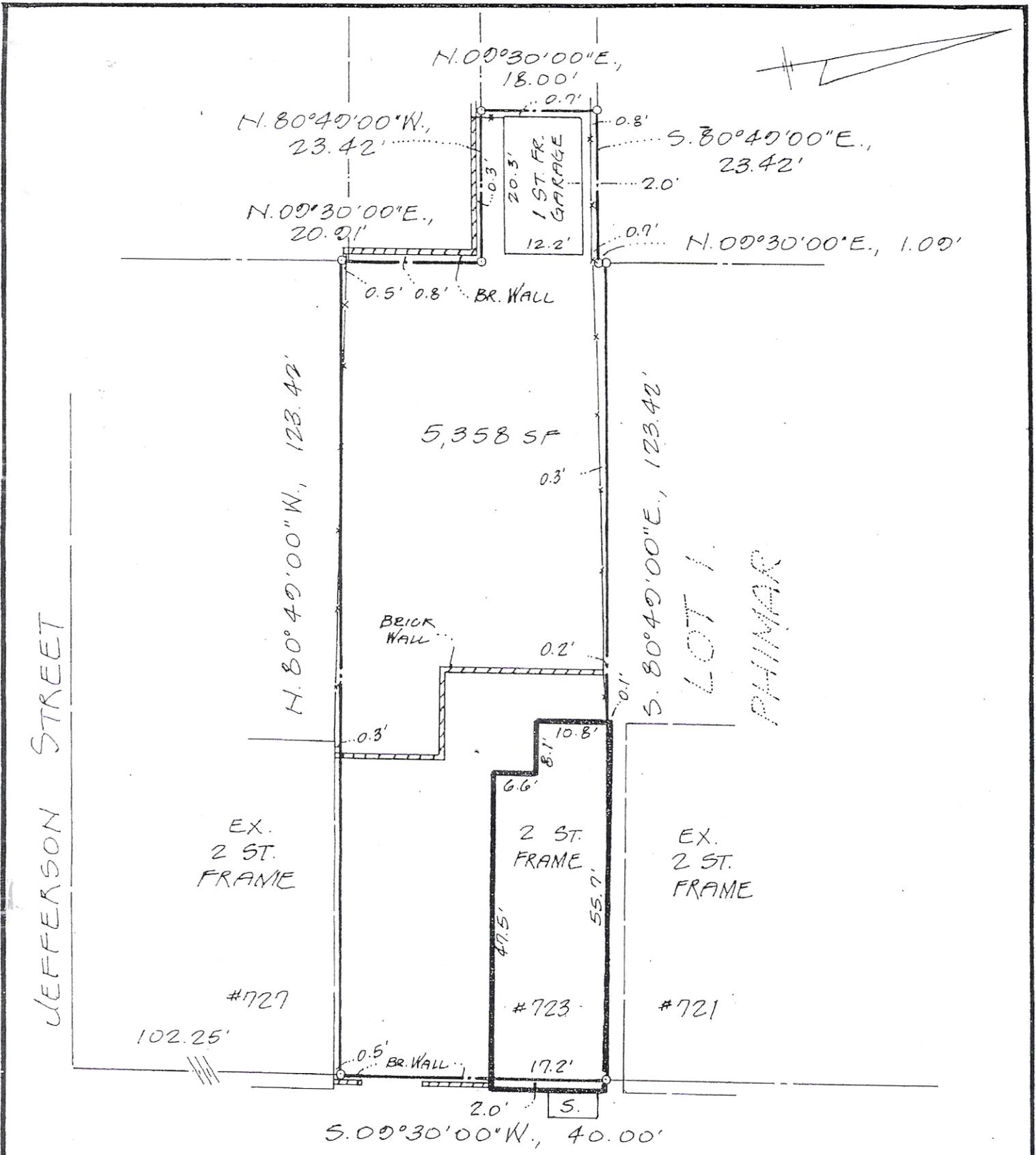
If taking exclusions other than basements, floor plans with excluded areas must be submitted for review. Sections may also be required for some exclusions.

### F. Open Space Calculations

Existing Open Space	4035
Required Open Space	1875
Proposed Open Space	2584

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

Signature: [Signature] Date: 9.5.12



**SOUTH LEE STREET**

50' R.O.W

HOUSE LOCATION SURVEY

ALEXANDRIA, VIRGINIA

**No. 723-725 SOUTH LEE STREET**

SCALE 1" = 20'  
 DATE 10 AUGUST 1983  
 HENRY A. THOMAS, ATTY.  
 EDGAR H. MARTIN

**NOTE:**  
 House location surveys do not include setting iron pipes on property corners.  
 No title report furnished.

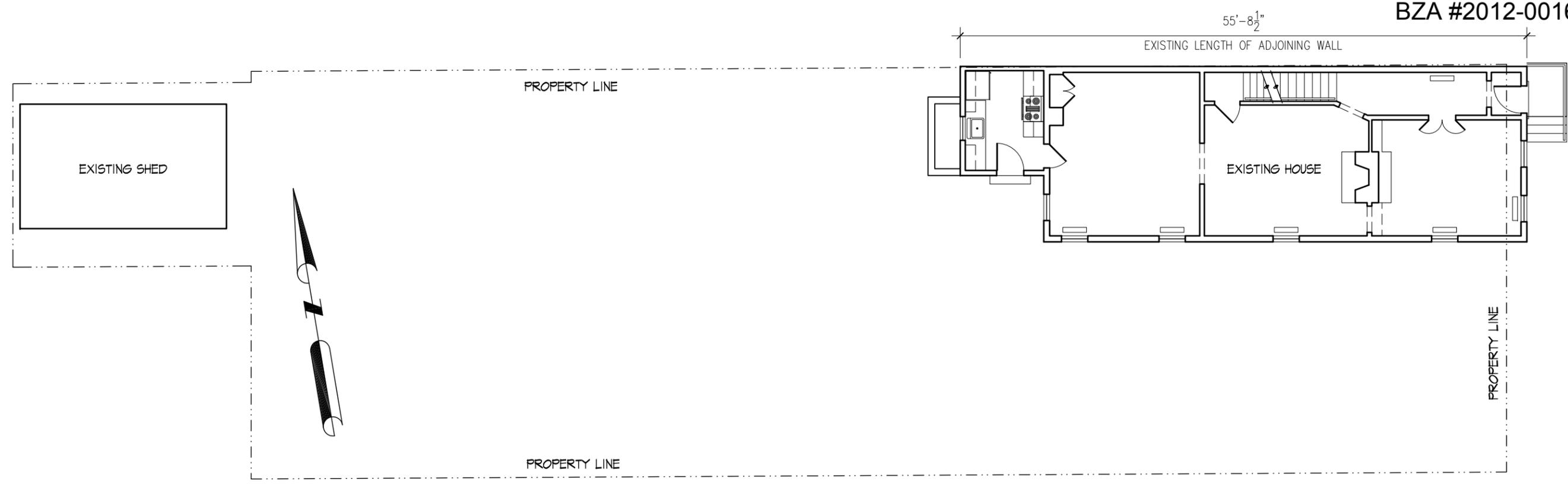
**SURVEYOR'S CERTIFICATE:**  
 I hereby certify that the position of all the existing improvements on the above described property has been carefully established by a transit-tape survey and that unless otherwise shown, there are no encroachments.



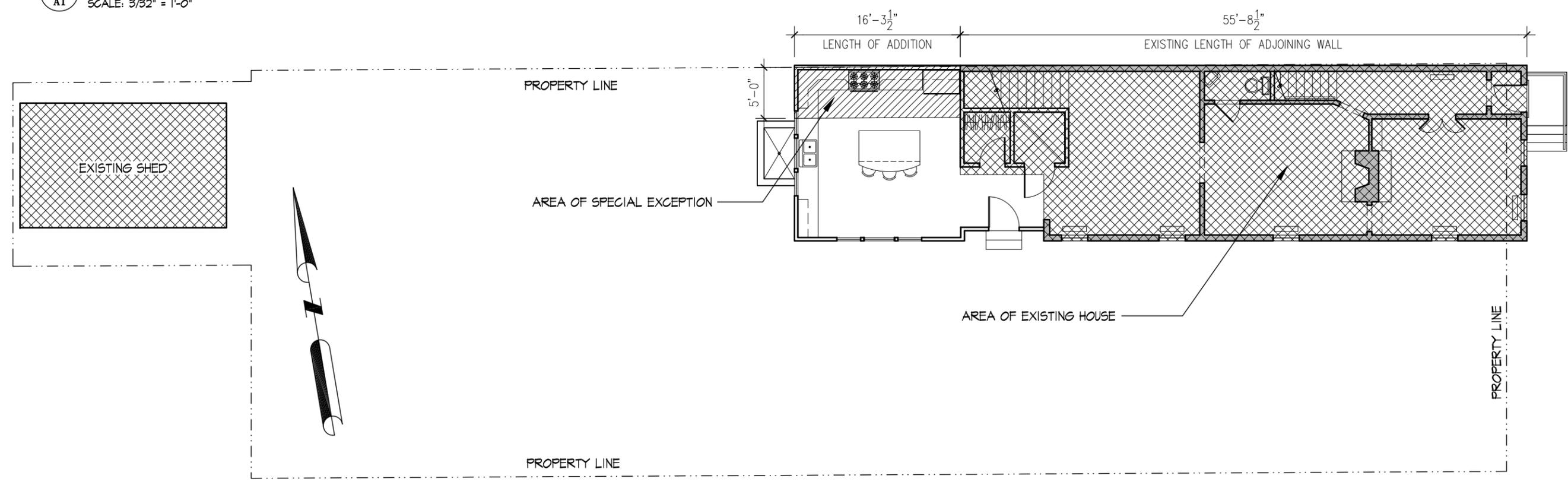
**KEPHART & HAN**

CIVIL ENGINEERING  
 LAND SURVEYING  
 LAND PLANNING  
 548-5252

1928 DUKE STREET, ALEXANDRIA, VIRGINIA 22314



**1** EXISTING SITE PLAN  
A1 SCALE: 3/32" = 1'-0"



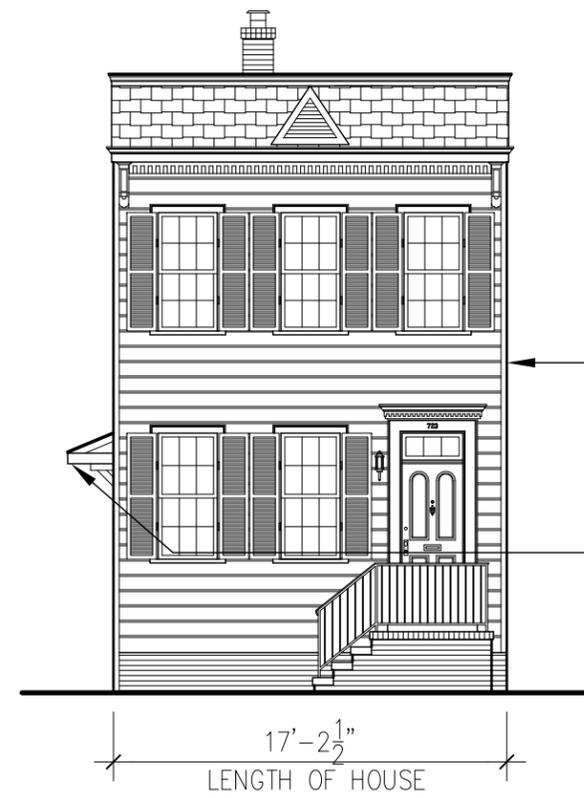
**2** PROPOSED SITE PLAN  
A1 SCALE: 3/32" = 1'-0"

723 SOUTH LEE STREET - SPECIAL EXCEPTION SUBMISSION  
723 SOUTH LEE STREET ALEXANDRIA, VA 22314  
SITE PLANS

REVISED



**1 EAST EXISTING ELEVATION**  
A2 SCALE: 1/8" = 1'-0"



**2 EAST PROPOSED ELEVATION**  
A2 SCALE: 1/8" = 1'-0"

EXISTING FRONT ELEVATION  
TO REMAIN AS ORIGINAL

STANDING SEAM STOOP  
OVERHANG WITH  
WOOD BRACKETS

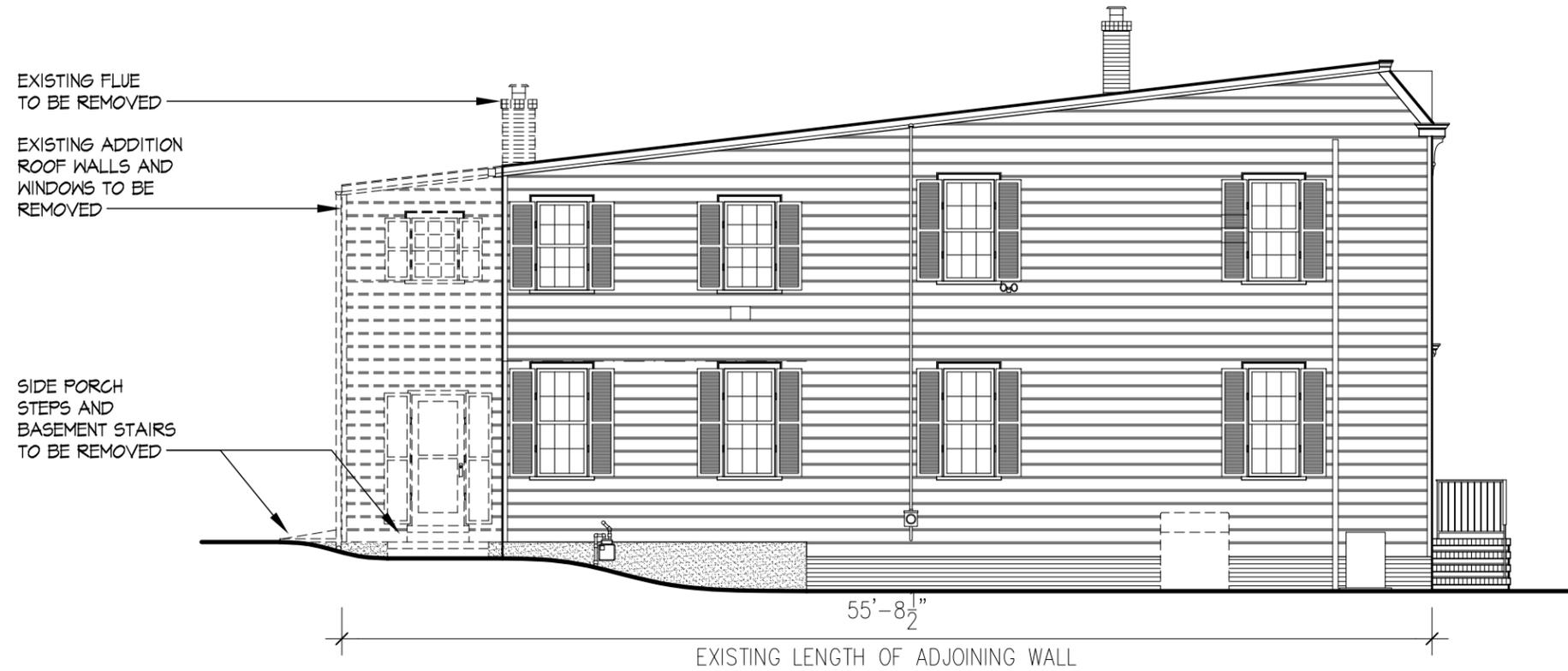
723 SOUTH LEE STREET - SPECIAL EXCEPTION SUBMISSION

723 SOUTH LEE STREET ALEXANDRIA, VA 22314

EAST DEMOLITION / PROPOSED ELEVATIONS

SHEET NUMBER

A2  
17



**1 SOUTH DEMOLITION ELEVATION**  
SCALE: 1/8" = 1'-0"



**2 SOUTH PROPOSED ELEVATION**  
SCALE: 1/8" = 1'-0"

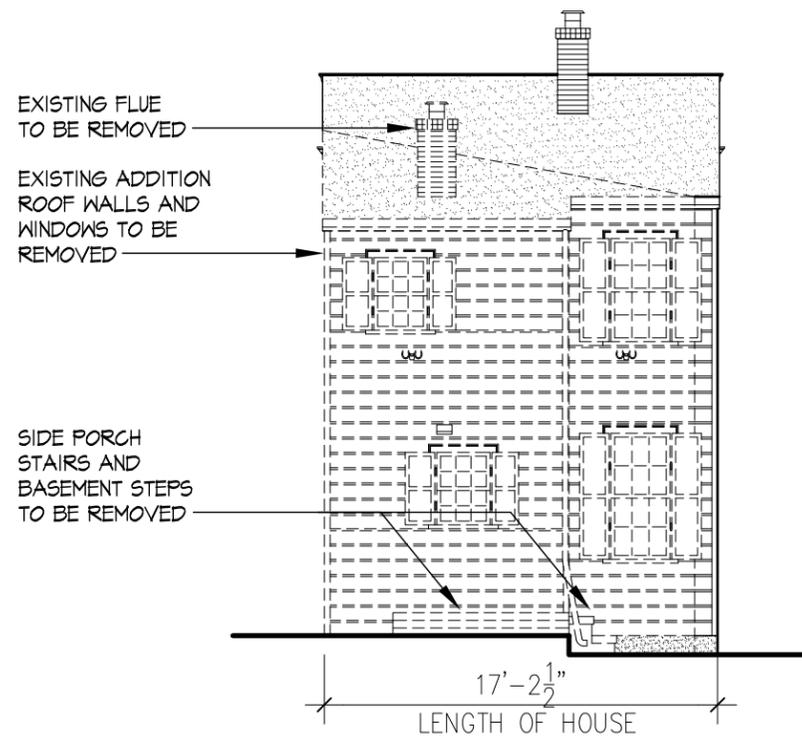
723 SOUTH LEE STREET - SPECIAL EXCEPTION SUBMISSION

723 SOUTH LEE STREET ALEXANDRIA, VA 22314

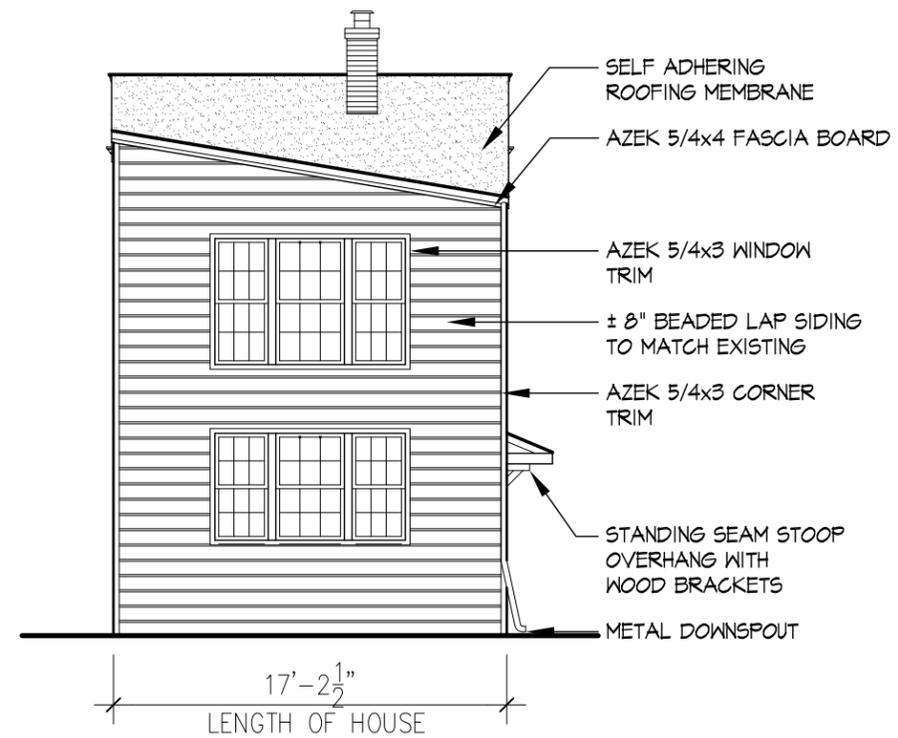
SOUTH DEMOLITION / PROPOSED ELEVATIONS

SHEET NUMBER

A3  
18



**1 WEST DEMOLITION ELEVATION**  
A4 SCALE: 1/8" = 1'-0"



**2 WEST PROPOSED ELEVATION**  
A4 SCALE: 1/8" = 1'-0"

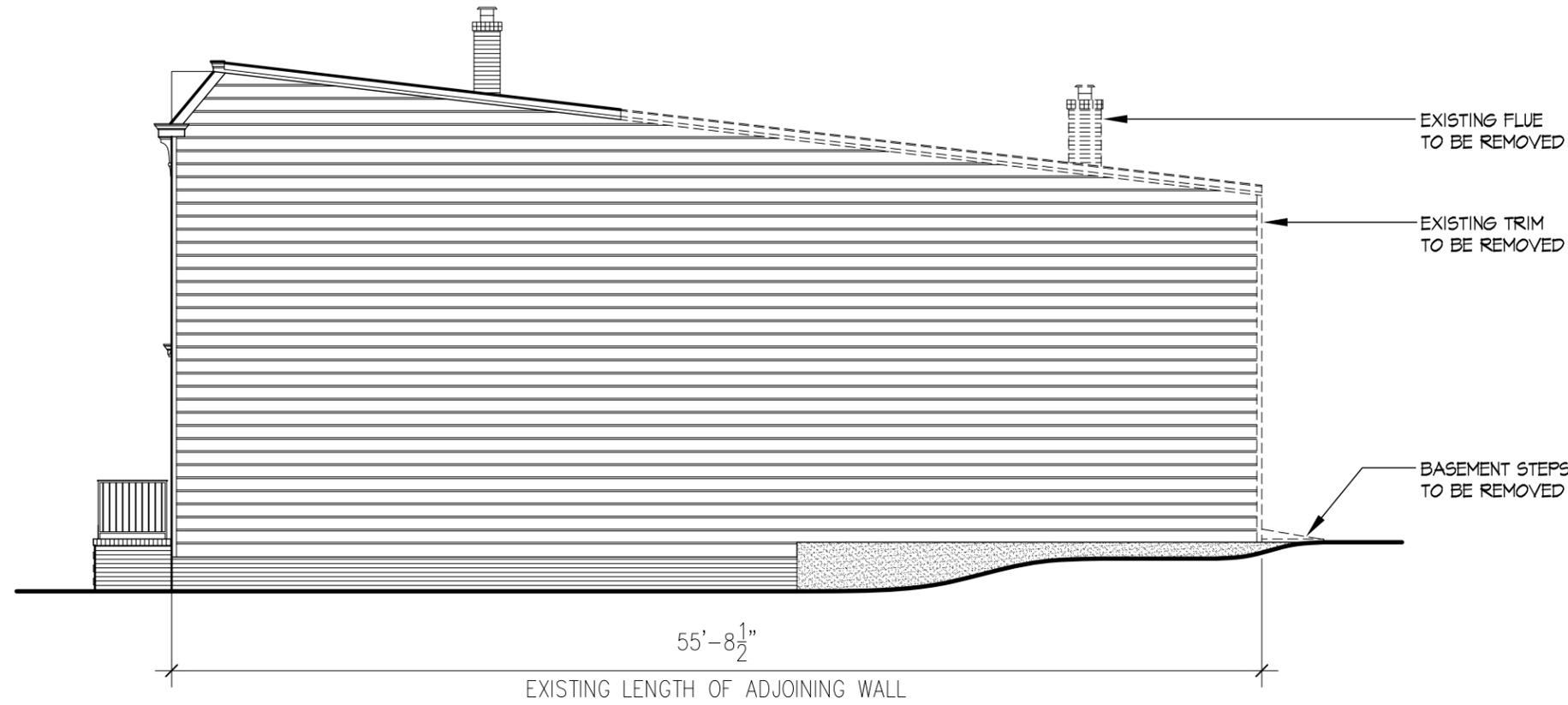
723 SOUTH LEE STREET - SPECIAL EXCEPTION SUBMISSION

723 SOUTH LEE STREET ALEXANDRIA, VA 22314

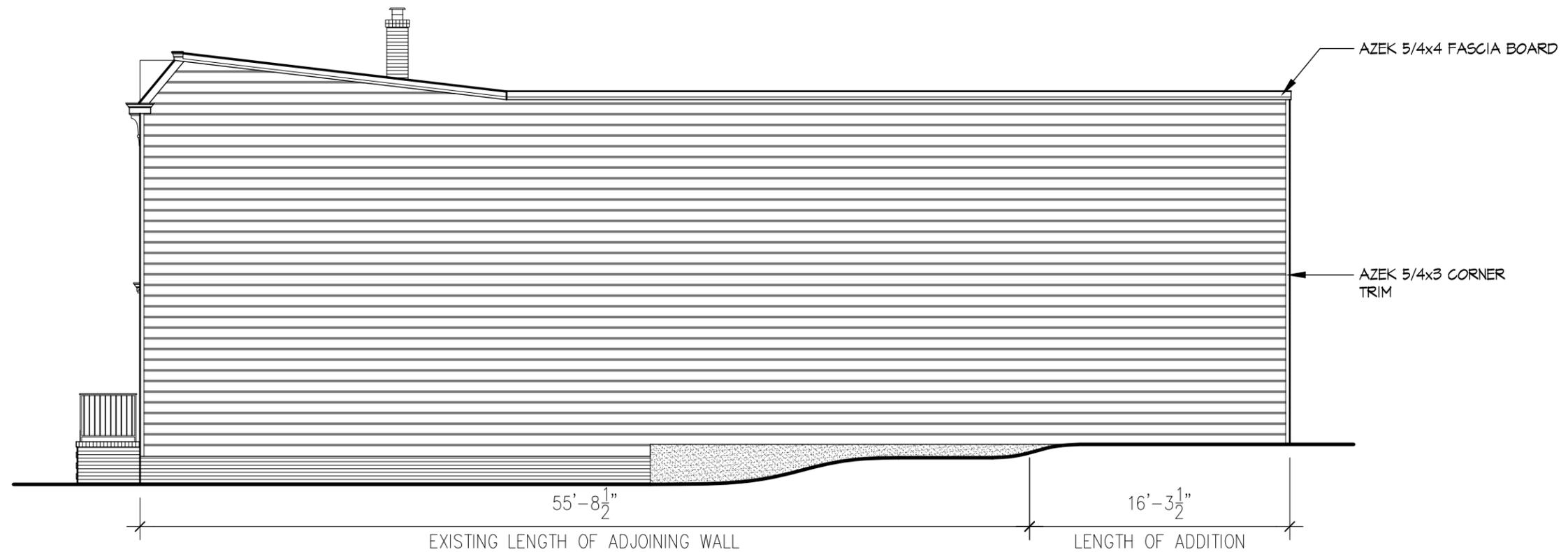
WEST DEMOLITION / PROPOSED ELEVATIONS

SHEET NUMBER

A4  
19



**1 NORTH DEMOLITION ELEVATION**  
A5 SCALE: 1/8" = 1'-0"



**2 NORTH PROPOSED ELEVATION**  
A5 SCALE: 1/8" = 1'-0"

723 SOUTH LEE STREET - SPECIAL EXCEPTION SUBMISSION

723 SOUTH LEE STREET ALEXANDRIA, VA 22314

NORTH DEMOLITION / PROPOSED ELEVATIONS

SHEET NUMBER

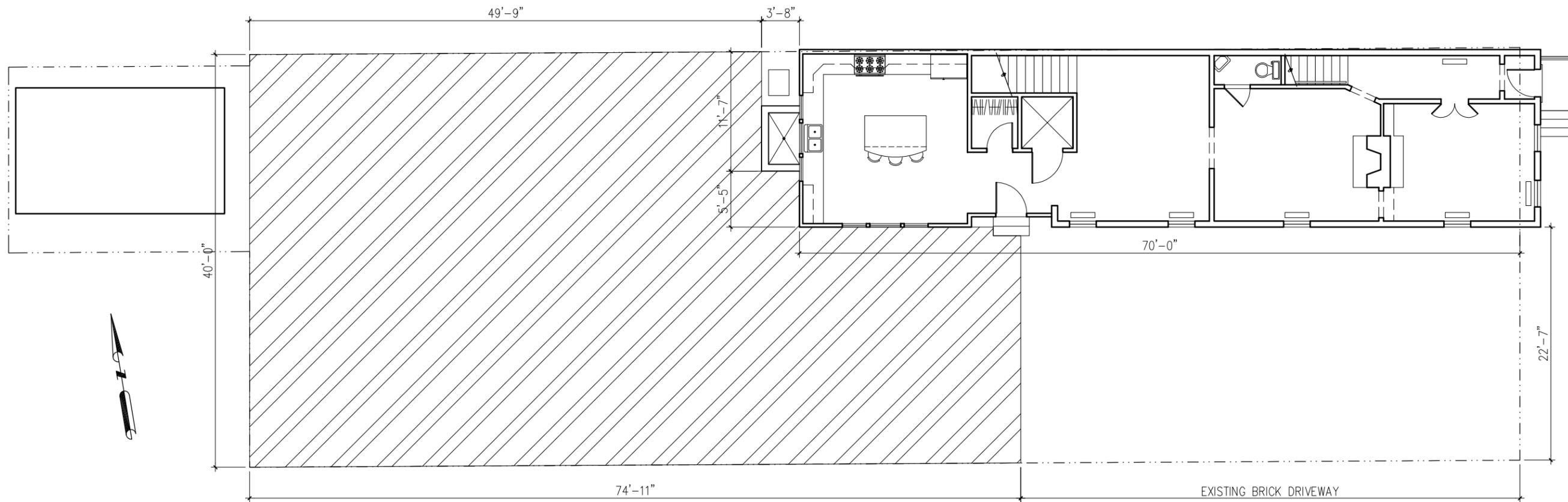
A5  
20

REVISED

OPEN SPACE

REQUIRED OPEN SPACE: 1875 SQ. FT.


 PROPOSED OPEN SPACE: 2584 SQ. FT.



**1** OPEN SPACE DIAGRAM  
 Z1 SCALE: 3/32" = 1'-0"

723 SOUTH LEE STREET - B.A.R. SUBMITAL

723 SOUTH LEE STREET ALEXANDRIA, VA 22314

OPEN SPACE DIAGRAM

SHEET NUMBER

Z1



723 S. LEE STREET

**1** STREETSCAPE  
A6 SCALE: 1/8" = 1'-0"



**2** STREETSCAPE (ACROSS STREET)  
A6 SCALE: 1/8" = 1'-0"

723 SOUTH LEE STREET - SPECIAL EXCEPTION SUBMITTAL

723 SOUTH LEE STREET ALEXANDRIA, VA 22314

EXISTING STREETSCAPES

SHEET NUMBER

A6  
22

723 SOUTH LEE STREET - SPECIAL EXCEPTION SUBMISSION

723 SOUTH LEE STREET ALEXANDRIA, VA 22314

EXISTING SITE PHOTOS

SHEET NUMBER

A7  
23



**1 FRONT ELEVATION**  
A7 SCALE: N.T.S



**2 FRONT ELEVATION DETAIL**  
A7 SCALE: N.T.S



**3 SIDING AND CORNER TRIM DETAIL**  
A7 SCALE: N.T.S



**4 REAR ELEVATION**  
A7 SCALE: N.T.S



**5 SIDE ELEVATION**  
A7 SCALE: N.T.S



**6 SIDE ELEVATION DETAIL**  
A7 SCALE: N.T.S