

ISSUE: Permit to Demolish to remove a boundary wall and Certificate of Appropriateness to construct a new residence

APPLICANT: Brenda Gianiny, owner, represented by William Cromley

LOCATION: Old and Historic Alexandria District
122 Prince Street

ZONE: RM/Residential Townhouse Zone

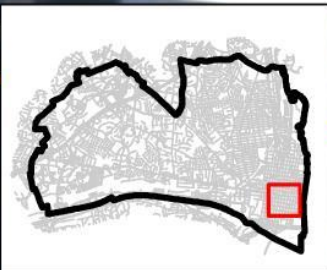
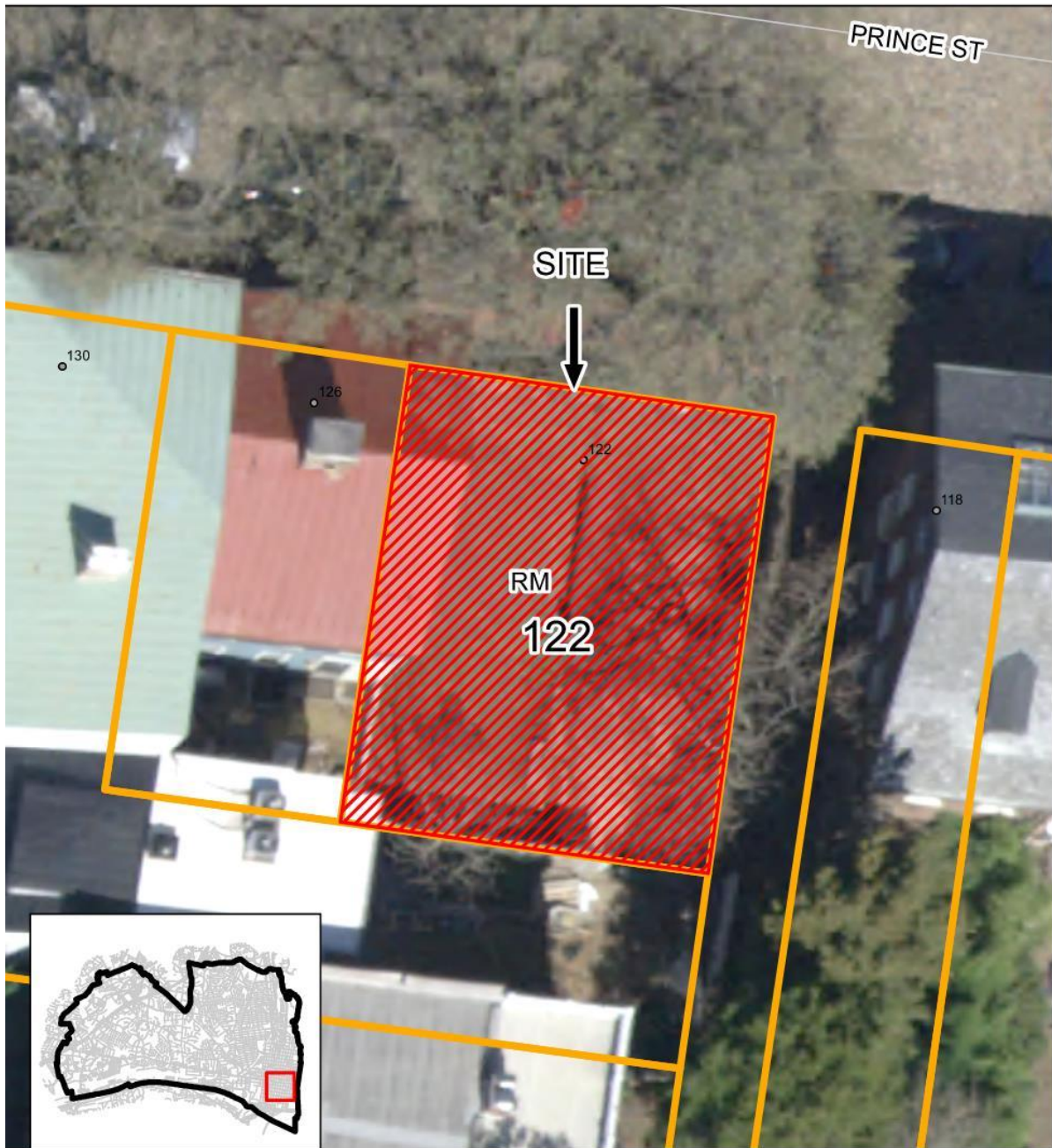
STAFF RECOMMENDATION

Staff recommends approval of the Certificate of Appropriateness as submitted, with the following conditions:

1. Include the statements from Alexandria Archaeology, below, in the General Notes of all on all construction documents that involve demolition or ground disturbance (including Basement/Foundation Plans, Demolition, Erosion and Sediment Control, Grading, Landscaping, Utilities, and Sheeting and Shoring) so that on-site contractors are aware of the requirements:
2. Call Alexandria Archaeology (703/746-4399) two (2) weeks before the starting date of any ground disturbance so that an inspection and/or monitoring schedule for City archaeologists can be arranged. The language noted above shall be included on all Final Site Plan sheets involving any ground disturbing activities. (Archaeology)
3. Call Alexandria Archaeology immediately (703-746-4399) if any buried structural remains (wall foundations, wells, privies, cisterns, etc.) or concentrations of artifacts are discovered during development. Work must cease in the area of the discovery until a City archaeologist comes to the site and records the finds. The language noted above shall be included on all final site plan sheets involving any ground disturbing activities. (Archaeology)
4. The applicant shall not allow any metal detection and/or artifact collection to be conducted the property, or allow independent parties to collect or excavate artifacts, unless authorized by Alexandria Archaeology. Failure to comply shall result in project delays. The language noted above shall be included on all final site plan sheets involving any ground disturbing activities. (Archaeology)

GENERAL NOTES TO THE APPLICANT

1. **APPEAL OF DECISION:** In accordance with the Zoning Ordinance, if the Board of Architectural Review denies or approves an application in whole or in part, the applicant or opponent may appeal the Board's decision to City Council on or before 14 days after the decision of the Board.
2. **COMPLIANCE WITH BAR POLICIES:** All materials must comply with the BAR's adopted policies unless otherwise specifically approved.
3. **BUILDING PERMITS:** Most projects approved by the Board of Architectural Review require the issuance of one or more construction permits by Department of Code Administration (including signs). The applicant is responsible for obtaining all necessary construction permits after receiving Board of Architectural Review approval. Contact Code Administration, Room 4200, City Hall, 703-746-4200 for further information.
4. **ISSUANCE OF CERTIFICATES OF APPROPRIATENESS AND PERMITS TO DEMOLISH:** Applicants must obtain a copy of the Certificate of Appropriateness or Permit to Demolish PRIOR to applying for a building permit. Contact BAR Staff, Room 2100, City Hall, 703-746-3833, or preservation@alexandriava.gov for further information.
5. **EXPIRATION OF APPROVALS NOTE:** In accordance with Sections 10-106(B), 10-206(B) and 10-307 of the Zoning Ordinance, any Board of Architectural Review approval will expire 12 months from the date of issuance if the work is not commenced and diligently and substantially pursued by the end of that 12-month period.
6. **HISTORIC PROPERTY TAX CREDITS:** Applicants performing extensive, certified rehabilitations of historic properties may separately be eligible for state and/or federal tax credits. Consult with the Virginia Department of Historic Resources (VDHR) prior to initiating any work to determine whether the proposed project may qualify for such credits.



BAR#2023-00318 & BAR2023-00349
122 Prince Street



0 5 10 20 Feet

Note: Staff coupled the applications for a Permit to Demolish (BAR #2023-00349) and Certificate of Appropriateness (BAR #2023-00318) for clarity and brevity. The Permit to Demolish requires a roll call vote.

I. APPLICANT'S PROPOSAL

The applicant requests a Certificate of Appropriateness to construct a freestanding two-and-a-half story single-family dwelling at 122 Prince Street and a Permit to Demolish to remove a brick wall that surrounds the property.

Site context

This vacant lot sits in the middle of the south side of Captain's Row, a renowned cobblestone block within the Old and Historic Alexandria District. This block is believed to have its original cobblestones and the subject property is therefore in a highly visible and notable location. Visit Alexandria includes "a stroll along cobblestoned Captain's Row" in its tourism marketing materials. Early *Sanborn Fire Insurance Maps*, beginning in 1885, depict both the north and south sides of Prince Street in a configuration similar to what exists today with building heights at two, three, or three and one-half stories.

The parcel has an 8-foot-wide alley adjacent to the east, between 118 and 122 Prince. This was laid out by George Gilpin in 1796.¹ The property line for 122 Prince runs through the middle of that alley, encompassing the westernmost half of said alley.² The Director of Planning and Zoning upheld that determination on April 26, 2023.

II. HISTORY

According to Ruth Lincoln Kaye's "History of 126 Prince Street," written in August of 2002, the vacant lot at 122 Prince Street once contained three two-story frame houses, all of which were destroyed in the Great Fire of 1827. Since the fire, the lot has remained vacant, other than a corrugated metal automobile garage at the rear of the lot, constructed at some point between 1912 and 1921, according to *Sanborn Fire Insurance Maps*. A storm destroyed the garage in 2011 and Code Administration required its removal.

Deeds and historic maps indicate that the vacant lot at 122 Prince remained part of the property of 126 Prince and 130 Prince until 2002. In 2002, Rosemont LLC purchased the overall parcel, then sold the house at 126 Prince to one party, the house at 130 Prince to another party, and the vacant lot to yet another party.

Previous BAR Approvals

At the July 20, 2011 hearing, the BAR approved the construction of a single family dwelling on this lot (BAR2011-0189). Due to issues regarding side and rear setback requirements, the house was not constructed.

¹ Hustings Court Deeds, L:225.

² Deed Book O-3, pg. 345, dated March 10, 1853, affirmed by Martin V. Garner, June 6, 2013.

III. ANALYSIS

Permit to Demolish/Capsulate

In considering a Permit to Demolish/Capsulate, the Board must consider the following criteria set forth in the Zoning Ordinance, §10-105(B), which relate only to the subject property and not to neighboring properties. The Board has purview of the proposed demolition/capsulation regardless of visibility.

Standard	Description of Standard	Standard Met?
(1)	Is the building or structure of such architectural or historical interest that its moving, removing, capsulating or razing would be to the detriment of the public interest?	No
(2)	Is the building or structure of such interest that it could be made into a historic shrine?	No
(3)	Is the building or structure of such old and unusual or uncommon design, texture and material that it could not be reproduced or be reproduced only with great difficulty?	No
(4)	Would retention of the building or structure help preserve the memorial character of the George Washington Memorial Parkway?	N/A
(5)	Would retention of the building or structure help preserve and protect an historic place or area of historic interest in the city?	No
(6)	Would retention of the building or structure promote the general welfare by maintaining and increasing real estate values, generating business, creating new positions, attracting tourists, students, writers, historians, artists and artisans, attracting new residents, encouraging study and interest in American history, stimulating interest and study in architecture and design, educating citizens in American culture and heritage, and making the city a more attractive and desirable place in which to live?	No

Staff did not find an exact construction date of this wall, but photographs indicate that it was here by 1957. The various colors of the brick would indicate that the wall dates to the mid-20th century, when it was common practice to re-use bricks from demolished walls. The mortar supports this time period. Based on building and repair permits, it appears that the wall was most likely constructed by the Sameth family after they purchased 122, 124, and 130 Prince Street in 1951. They used this parcel and the metal shed mentioned above for parking. 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 wall proposed for demolition is not of unusual or uncommon design.

Certificate of Appropriateness

The New Construction chapter of the *Design Guidelines* discusses many aspects of new residential construction, including the importance of style, massing, height, width, siting, materials, and architectural detailing. In regard to massing, height, width, and siting, as with every house on this block, the proposed house will be constructed at the front property line adjacent to the sidewalk. This 40' wide by 44.33' deep lot is wider and shallower than most lots in the historic district, which affects the massing of the house. It cannot be the typical narrow and deep townhouse. Instead, the house will be almost square, 30' wide and just over 28' deep. This will be one of the wider houses on the block, and the design skillfully breaks the front/north elevation into two vertical parts, making it read as a narrower building. Additionally, the height is shorter than that of 116 and 118 Prince to the east and is slightly taller than 126 Prince to the west, creating a fitting transition between the two. The footprint of the house complies with the RM zone side and rear yard requirements and can therefore be constructed without any variances.

The proposed building materials also comply with the *Design Guidelines*, which states that “The predominant building materials for residential buildings in the historic districts are wood and brick... The building materials for new residential structures should reflect these traditional materials.” The applicant proposes a brick veneer, wood trim, cast stone headers and sills, wood SDL windows, a six-panel wood door, a slate roof, and copper gutters. All of these materials are fully appropriate for the historic district and will fit nicely into the streetscape.

The New Construction chapter of the *Design Guidelines* stresses that “Designs should complement and reflect the architectural heritage of the City.” In addition, Section 10-105(A)(2)(c) of the zoning ordinance tasks the Board of Architectural Review to consider “Design and arrangement of buildings and structures on the site; and the impact upon the historic setting, streetscape or environs.” While important throughout the City, the focus on fitting into the existing streetscape is extremely significant for a new building proposed for the only vacant lot on the highly visited Captain’s Row. As shown in **Figure 1**, the proposed design fits beautifully into the block. It does not overwhelm the adjacent buildings, nor does it submissively imitate them. The gabled roof, multi-pane windows, and traditional architectural details harmonize with the neighbors while at the same time the design presents a creatively artistic elevation to the block.



Figure 1: South side of 100 block, 116 – 130 Prince, with 122 at center

Staff appreciates the fact that the proposed design for the dwelling presents a historic look without trying to trick the viewer into thinking it is original to the block. According to the *Design Guidelines*, “It is not the intention of the Boards (sic) to dilute design creativity in residential buildings. Rather, the Boards seek to promote compatible development that is, at once, both responsive to the needs and tastes of the late 20th century (sic) while being compatible with the historic character of the districts.” This follows a basic tenet of historic preservation: when adding a new building to a historic area, the new building should not mimic the existing historic structures. Instead, it should complement them by utilizing historic features while exhibiting its own unique appearance. Any pedestrian walking through a historic community like Alexandria should recognize that a recently constructed building is not from the same era as the historic structures located throughout the town. The proposed house fulfills this important preservation standard. It blends into the historic blockface and at the same time presents a contemporary appearance. See **Figure 2** for the proposed primary/north elevation and **Figure 3** for the parcel and its neighboring properties.



Figure 2: Proposed primary/north elevation



Figure 3: Subject lot and adjacent properties

The two-story, three bay window feature on the east block of the house provides a creative and modern look to the elevation. Staff finds the proposed window element to be an excellent feature and very similar in design to previously approved window elements. The Board approved a very similar window design at the September 21, 2022 hearing for a proposed addition to 508 N. Washington Street (BAR2022-00402 & BAR2022-00403), **Figure 4** and on June 19, 2003 for new construction at 317 - 325 North Columbus Street (BAR2013-00052), **Figure 5**. Staff finds that the proposed design for 122 Prince, with pilasters extending a mere 4” from the elevation, is most similar to that at 300 South Lee Street, **Figure 6**, approved on January 3, 1996 (BAR96-0005).

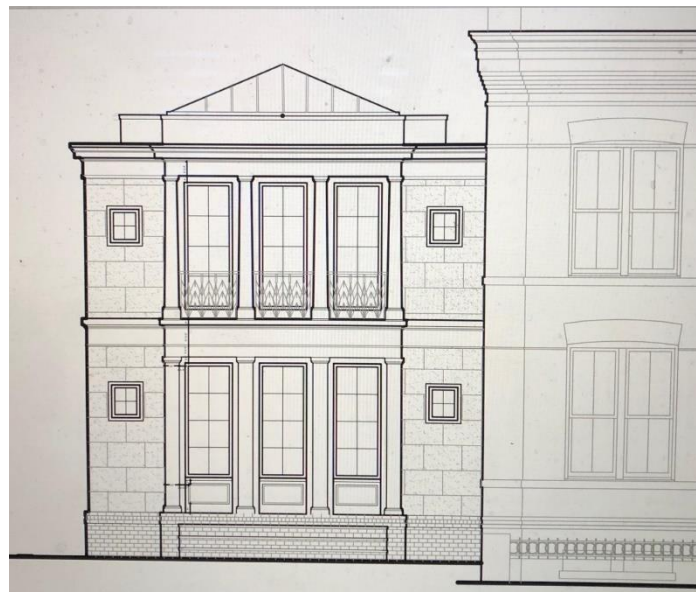


Figure 4: Approved elevation for addition at 508 N. Washington



Figure 5: 317 – 325 North Columbus Street



Figure 6: 300 South Lee Street

The south elevation will not be seen from a public right of way, but the design is suitable for this block. The east and west elevations will be visible from the street and the sidewalk and these designs are also appropriate for this block. The west elevation will have stepped windows, reflecting a stair on the interior in this location. This is a very common design motif seen throughout the historic district. Two examples are at 411 North Columbus Street and 420 North Washington Street.

In summary, staff finds this design to be an excellent addition to the block. The design complies with numerous historic preservation guidelines and standard practices while adding a modern home in this highly visible block of the historic district. Staff recommends approval of the project as submitted, following the conditions of Alexandria Archaeology.

STAFF

Susan Hellman, Historic Preservation Planner, Planning & Zoning
Tony LaColla, AICP, Land Use Services Division Chief, Planning & Zoning

III. CITY DEPARTMENT COMMENTS

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

Zoning

C-1 Proposed single family home will comply with zoning.

C-2 Elevation drawings for building plan will need to show the height of the building measured from the average preconstruction grade to the midpoint of the roof.

Code Administration

C-1 A building permit is required.

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 A released grading plan is required prior to submitting for building permits. (T&ES)

F-2 If the alley located at the rear of the parcel is to be used at any point of the construction process the following will be required:

For a Public Alley - The applicant shall contact T&ES, Construction Permitting & Inspections at (703) 746-4035 to discuss any permits and accommodation requirements that will be required.

For a Private Alley - The applicant must provide proof, in the form of an affidavit at a minimum, from owner of the alley granting permission of use. (T&ES)

- C-1 The applicant shall comply with the City of Alexandria's Solid Waste Control, Title 5, Chapter 1, which sets forth the requirements for the recycling of materials (Sec. 5-1-99). (T&ES)
- C-2 The applicant shall comply with the City of Alexandria's Noise Control Code, Title 11, Chapter 5, which sets the maximum permissible noise level as measured at the property line. (T&ES)
- C-3 Roof, surface and sub-surface drains be connected to the public storm sewer system, if available, by continuous underground pipe. Where storm sewer is not available applicant must provide a design to mitigate impact of stormwater drainage onto adjacent properties and to the satisfaction of the Director of Transportation & Environmental Services. (Sec.5-6-224) (T&ES)
- C-4 All secondary utilities serving this site shall be placed underground. (Sec. 5-3-3) (T&ES)
- C-5 Any work within the right-of-way requires a separate permit from T&ES. (Sec. 5-2) (T&ES)
- C-6 All improvements to the city right-of-way such as curbing, sidewalk, driveway aprons, etc. must be city standard design. (Sec. 5-2-1) (T&ES)

Alexandria Archaeology

- R-1 Call Alexandria Archaeology (703/746-4399) two (2) weeks before the starting date of any ground disturbance so that an inspection and/or monitoring schedule for City archaeologists can be arranged. The language noted above shall be included on all Final Site Plan sheets involving any ground disturbing activities. (Archaeology)
- R-2 Call Alexandria Archaeology immediately (703-746-4399) if any buried structural remains (wall foundations, wells, privies, cisterns, etc.) or concentrations of artifacts are discovered during development. Work must cease in the area of the discovery until a City archaeologist comes to the site and records the finds. The language noted above shall be included on all final site plan sheets involving any ground disturbing activities. (Archaeology)
- R-3 The applicant shall not allow any metal detection and/or artifact collection to be conducted the property, or allow independent parties to collect or excavate artifacts, unless authorized by Alexandria Archaeology. Failure to comply shall result in project delays. The language noted above shall be included on all final site plan sheets involving any ground disturbing activities. (Archaeology)
- F-1 Tax records indicate that a house was present on this lot by 1810. The structure was destroyed in the Great Fire of 1827 and was never rebuilt. The property therefore has the

potential to yield archaeological resources which could provide insight into domestic activities in Alexandria during the early 19th century and possibly during the late 18th century.

- F-2 If this project is a federal undertaking or involves the use of any federal funding, the applicant shall comply with federal preservation laws, in particular Section 106 of the National Historic Preservation Act of 1966. The applicant will coordinate with the Virginia Department of Historic Resources and the federal agency involved in the project, as well as with Alexandria Archaeology.
- C-1 All required archaeological preservation measures shall be completed in compliance with Section 11-411 of the Zoning Ordinance.

V. ATTACHMENTS

- 1 – Application Materials
2 – Supplemental Materials:
- BAR application
 - Final elevations
 - Plans
 - Street elevation detail
 - Street elevation wide
 - Lot photo
 - Lot photo wide
 - Survey
 - Open space exhibit
 - Determination letter
 - Inspiration photos

ADDRESS OF PROJECT: _____

DISTRICT: Old & Historic Alexandria Parker – Gray 100 Year Old Building

TAX MAP AND PARCEL: _____ ZONING: _____

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: _____

Address: _____

City: _____ State: _____ Zip: _____

Phone: _____ E-mail : _____

Authorized Agent *(if applicable):* Attorney Architect _____

Name: _____ Phone: _____

E-mail: _____

Legal Property Owner:

Name: _____

Address: _____

City: _____ State: _____ Zip: _____

Phone: _____ E-mail: _____

- 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.

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).*

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.*

- 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: _____

Printed Name: _____

Date: _____



Department of Planning and Zoning
 Floor Area Ratio and Open Space Calculations
 as of 12/20/18

B

A. Property Information

A1. Street Address Zone

A2. Total Lot Area x Floor Area Ratio Allowed by Zone = Maximum Allowable Floor Area

B. Existing Gross Floor Area

<u>Existing Gross Area</u>	<u>Allowable Exclusions**</u>	
Basement <input type="text"/>	Basement** <input type="text"/>	B1. <input type="text"/> Sq. Ft. Existing Gross Floor Area*
First Floor <input type="text"/>	Stairways** <input type="text"/>	B2. <input type="text"/> Sq. Ft. Allowable Floor Exclusions**
Second Floor <input type="text"/>	Mechanical** <input type="text"/>	B3. <input type="text"/> Sq. Ft. Existing Floor Area Minus Exclusions (subtract B2 from B1)
Third Floor <input type="text"/>	Attic less than 7'*** <input type="text"/>	Comments for Existing Gross Floor Area <input style="width: 100%; height: 100%;" type="text"/>
Attic <input type="text"/>	Porches** <input type="text"/>	
Porches <input type="text"/>	Balcony/Deck** <input type="text"/>	
Balcony/Deck <input type="text"/>	Lavatory*** <input type="text"/>	
Lavatory*** <input type="text"/>	Other** <input type="text"/>	
Other** <input type="text"/>	Other** <input type="text"/>	
B1. <u>Total Gross</u> <input type="text"/>	B2. <u>Total Exclusions</u> <input type="text"/>	

C. Proposed Gross Floor Area

<u>Proposed Gross Area</u>	<u>Allowable Exclusions**</u>	
Basement <input type="text"/>	Basement** <input type="text"/>	C1. <input type="text"/> Sq. Ft. Proposed Gross Floor Area*
First Floor <input type="text"/>	Stairways** <input type="text"/>	C2. <input type="text"/> Sq. Ft. Allowable Floor Exclusions**
Second Floor <input type="text"/>	Mechanical** <input type="text"/>	C3. <input type="text"/> Sq. Ft. Proposed Floor Area Minus Exclusions (subtract C2 from C1)
Third Floor <input type="text"/>	Attic less than 7'*** <input type="text"/>	
Attic <input type="text"/>	Porches** <input type="text"/>	
Porches <input type="text"/>	Balcony/Deck** <input type="text"/>	
Balcony/Deck <input type="text"/>	Lavatory*** <input type="text"/>	
Lavatory*** <input type="text"/>	Other** <input type="text"/>	
Other <input type="text"/>	Other** <input type="text"/>	
C1. <u>Total Gross</u> <input type="text"/>	C2. <u>Total Exclusions</u> <input type="text"/>	

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.

D. Total Floor Area

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

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

E. Open Space

E1. Sq. Ft.
Existing Open Space

E2. Sq. Ft.
Required Open Space

E3. Sq. Ft.
Proposed Open Space

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

Signature: _____

Date: _____

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.		
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.		
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.		
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.

_____ _____ _____
 Date Printed Name Signature



Department of Planning and Zoning
 Floor Area Ratio and Open Space Calculations
 as of 12/20/18

B

A. Property Information

A1. 122 PRINCE STREET Street Address RB RM
 Zone
 A2. 1773.33 Total Lot Area x 1.5 Floor Area Ratio Allowed by Zone = 0.00 2683.8 Maximum Allowable Floor Area

B. Existing Gross Floor Area

Existing Gross Area

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

Allowable Exclusions**

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

B1. 0.00 0 Sq. Ft. Existing Gross Floor Area*
 B2. 0.00 0 Sq. Ft. Allowable Floor Exclusions**
 B3. 0.00 0 Sq. Ft. Existing Floor Area Minus Exclusions (subtract B2 from B1)

Comments for Existing Gross Floor Area

B1. Total Gross 0.00 0 B2. Total Exclusions 0.00 0

C. Proposed Gross Floor Area

Proposed Gross Area

Basement 858.41
 First Floor 858.41
 Second Floor 841.33
 Third Floor
 Attic 841.33
 Porches
 Balcony/Deck
 Lavatory***
 Other

Allowable Exclusions**

Basement** 858.41
 Stairways** 146.63
 Mechanical**
 Attic less than 7*** 361.00
 Porches**
 Balcony/Deck**
 Lavatory*** 116.5
 Other**
 Other**

C1. 0.00 3399.5 Sq. Ft. Proposed Gross Floor Area*
 C2. 0.00 1482.54 Sq. Ft. Allowable Floor Exclusions**
 C3. 0.00 1916.96 Sq. Ft. Proposed Floor Area Minus Exclusions (subtract C2 from C1)

C1. Total Gross 0.00 3399.5 C2. Total Exclusions 0.00 1482.54

D. Total Floor Area

D1. 0.00 1916.96 Sq. Ft. Total Floor Area (add B3 and C3)
 D2. 0.00 2683.8 Sq. Ft. Total Floor Area Allowed by Zone (A2)

E. Open Space

E1. 1773.33 Sq. Ft. Existing Open Space
 E2. 620.66 Sq. Ft. Required Open Space
 E3. 622.91 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.

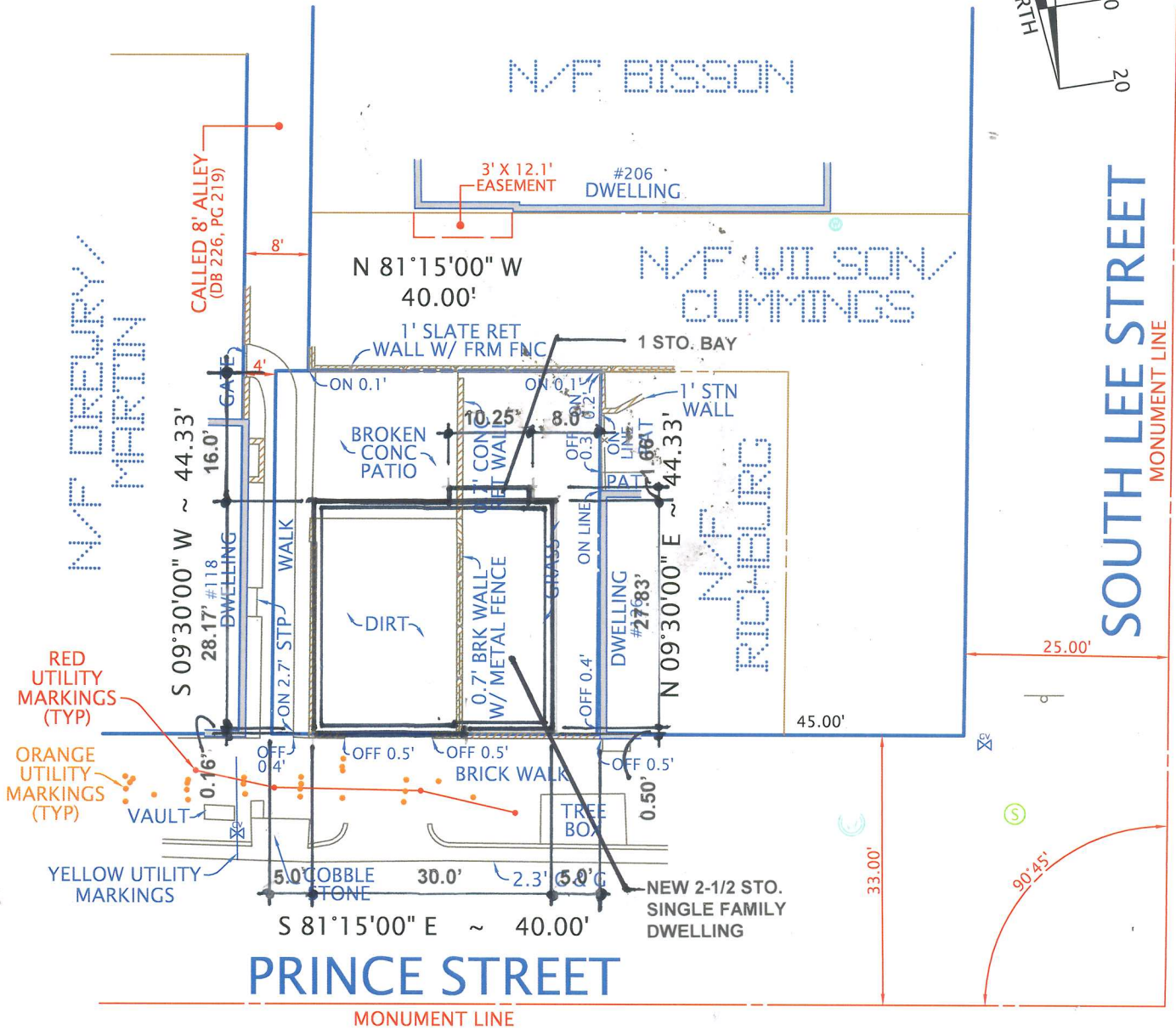
Application Received 7/24

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

Signature: [Signature] (ARCHITECT)

Date: 7/21/2023

- NOTES: 1. FENCES ARE FRAME UNLESS NOTED.
 2. RETAINING WALLS ARE 0.7' BRICK UNLESS NOTED.
 3. AREA = 1,773 SF (comp)



PLAT
 SHOWING HOUSE LOCATION ON
 THE PROPERTY LOCATED AT
#122 PRINCE STREET
 (INST. #020038436)
 CITY OF ALEXANDRIA, VIRGINIA
 SCALE: 1" = 20' FEBRUARY 21, 2023

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:

GARNER
 WILLIAM CROMLEY DESIGN

DOMINION Surveyors Inc.®
 8808-H PEAR TREE VILLAGE COURT
 ALEXANDRIA, VIRGINIA 22309
 703-619-6555
 www.dominionsurveyors.com



SLATE ROOF

PTD. WOOD TRIM &
COPPER GUTTERS

CAST STONE
HEADERS & SILLS

PTD WD, WINDOWS
WITH SIMULATED
DIVIDED LITES

PTD WOOD TRIM

BRICK VENEER

FIBERGLASS CAST
PILASTERS WITH
SYNTHETIC CAP &
BASE TRIM

34'-3 1/4"

EQ.

CL.

EQ.

NORTH ELEVATION

3/16" = 1'-0"



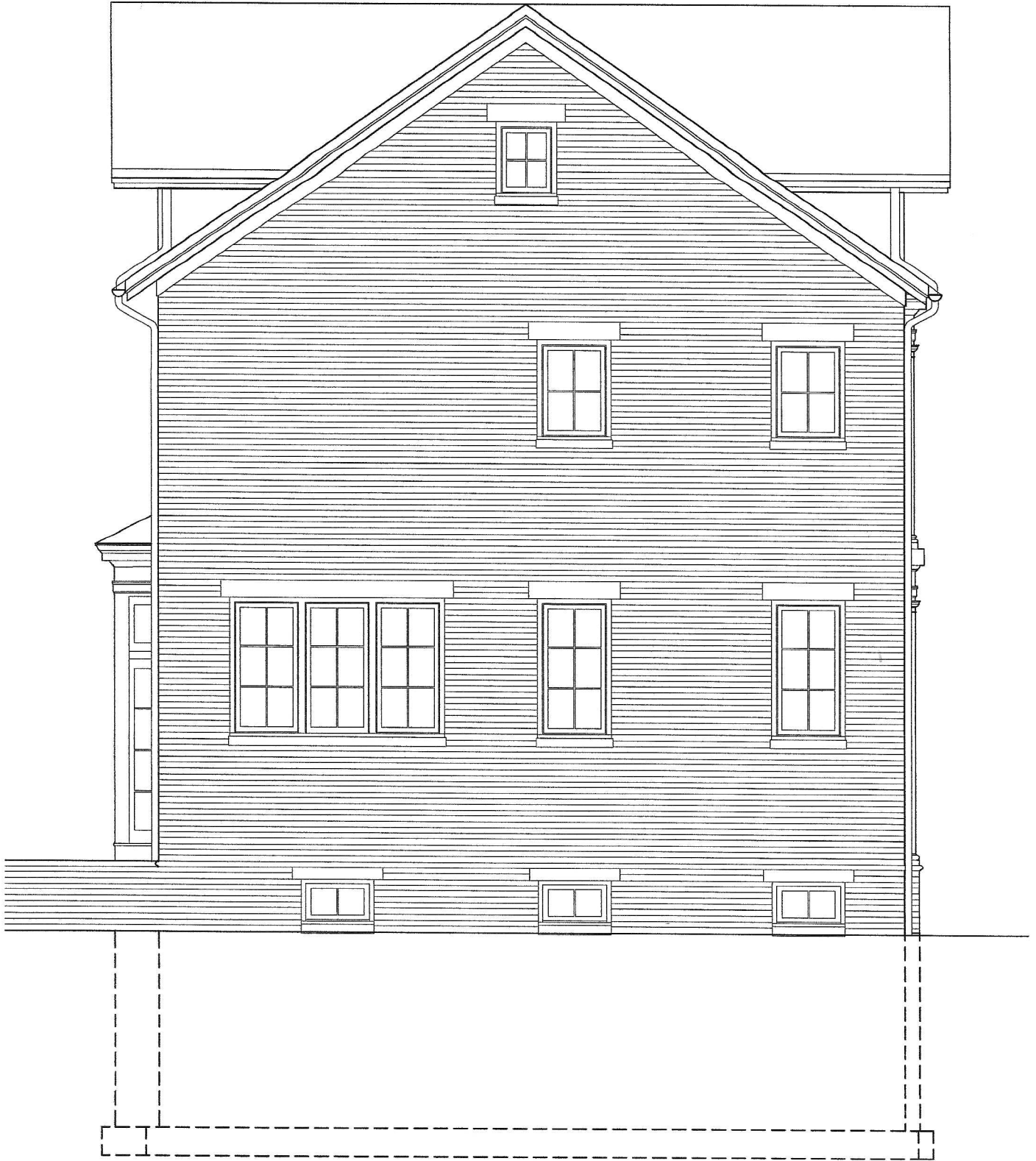
SOUTH ELEVATION

$\frac{3}{16}'' = 1'-0''$



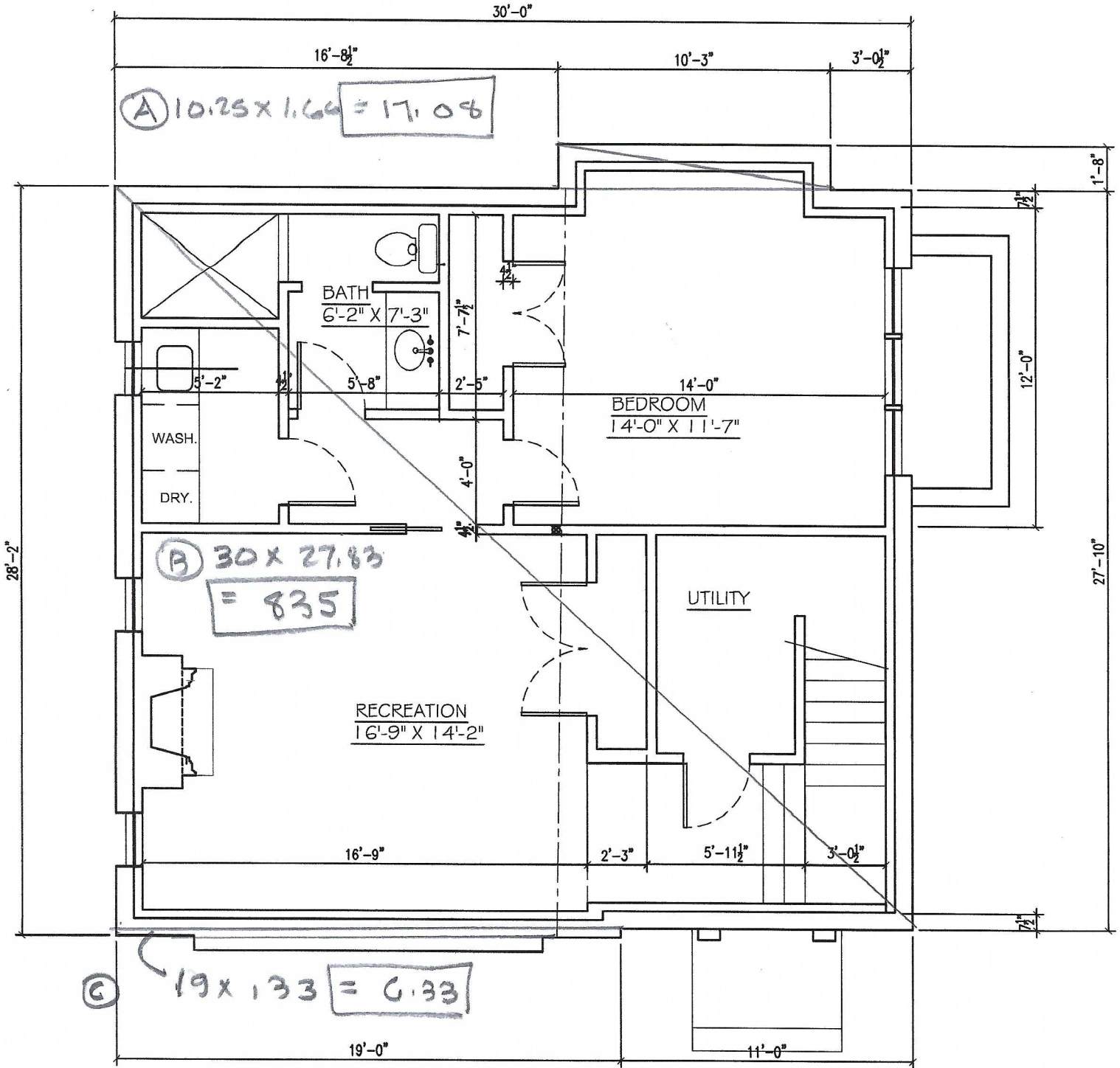
WEST ELEVATION

$\frac{3}{16}'' = 1'-0''$



EAST ELEVATION

$\frac{3}{16}'' = 1'-0''$



CELLAR FLOOR PLAN

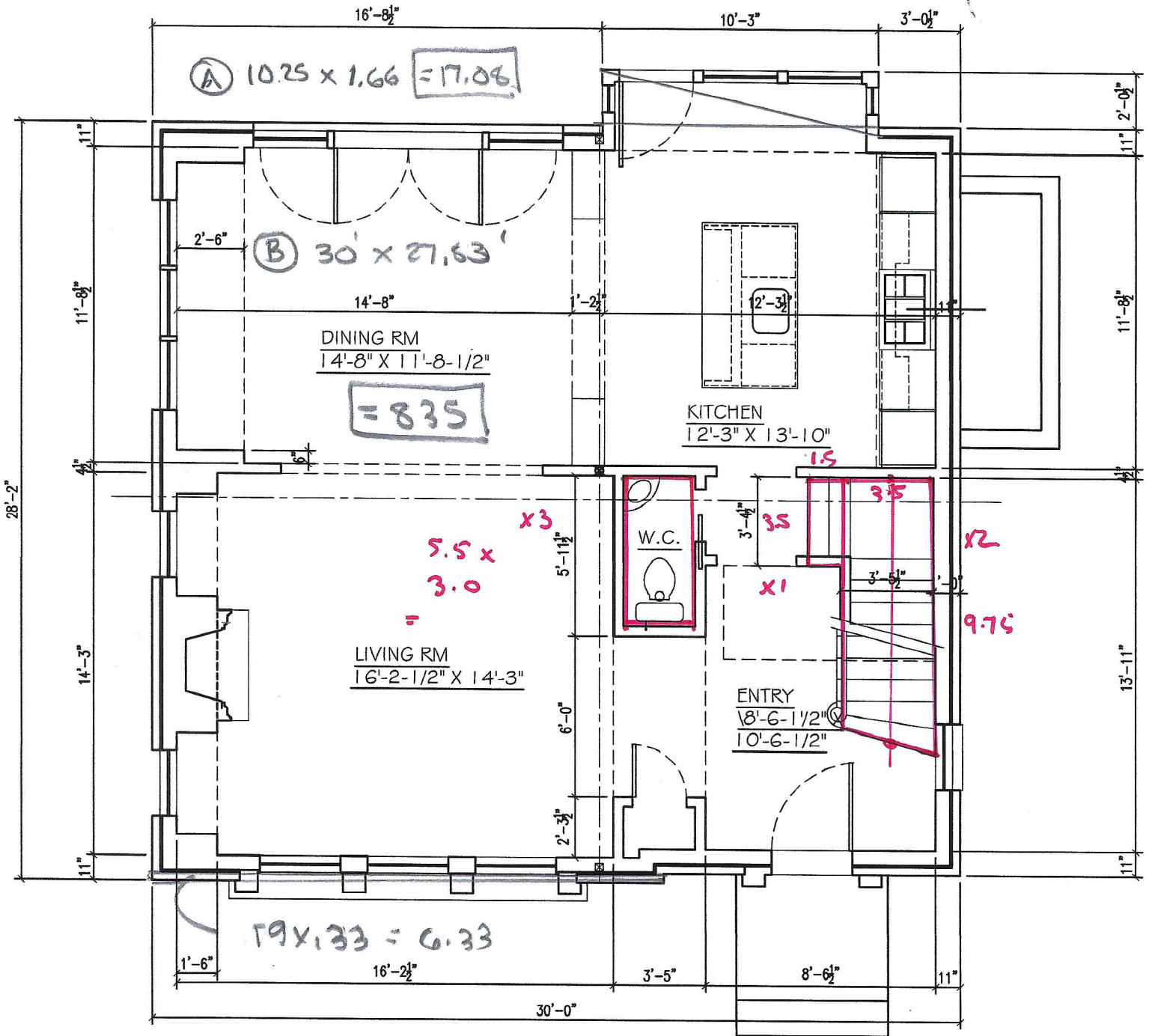
(A) 17.08

(B) 835.00

(C) 6.33

858.41 GSF

CELLAR
FAR DIAG.



FIRST FLOOR PLAN

(A) 17.06

(B) 835.00

(C) 6.33

858.41^b

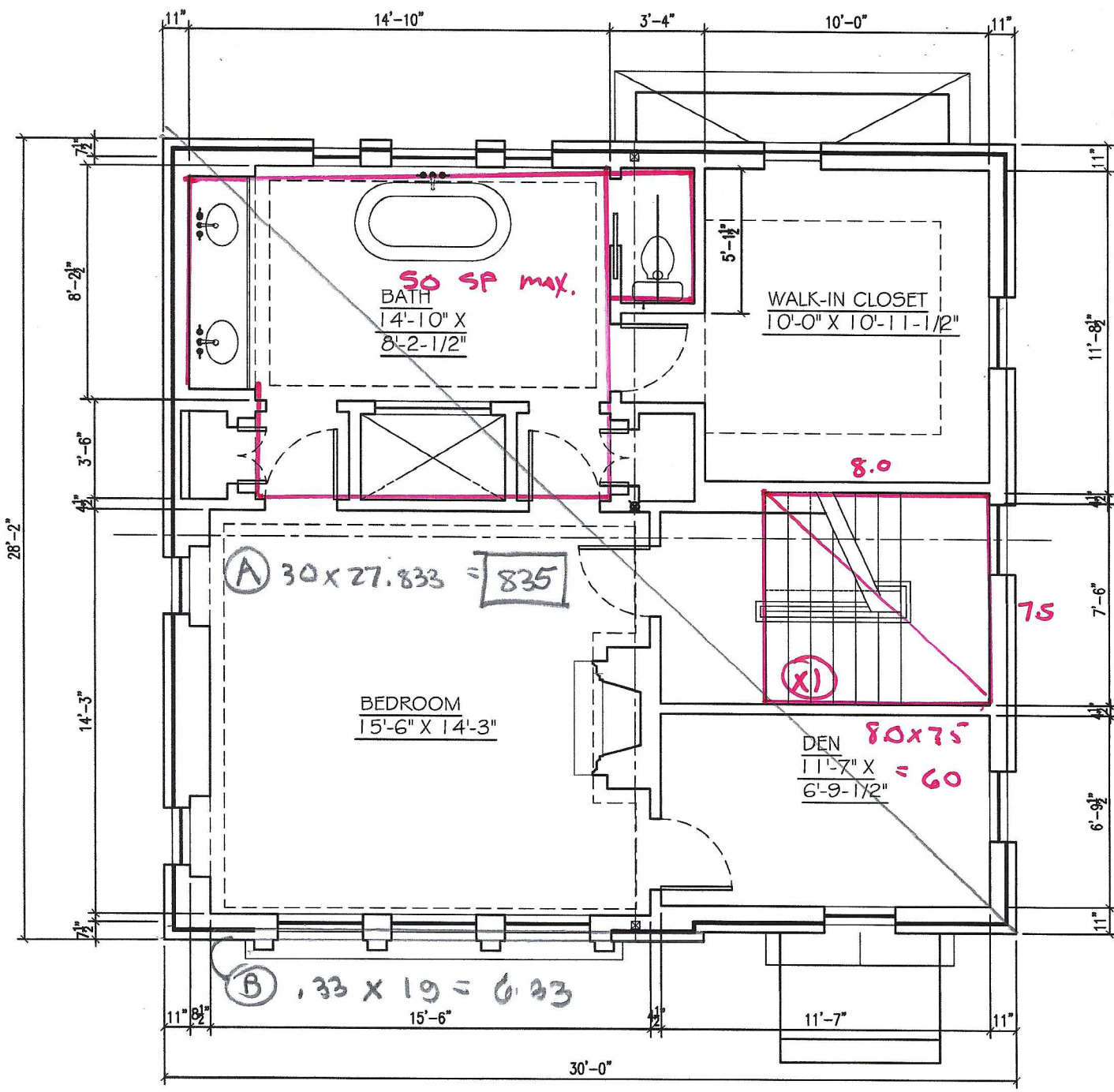
x1 3.5 x 1.5 = 5.25

x2 3.5 x 9.75 = 34.125

39.375 STAIR

x3 5.5 x 3.0 = 16.5 LAV.

1ST FLOOR
FAR DIAGRAM



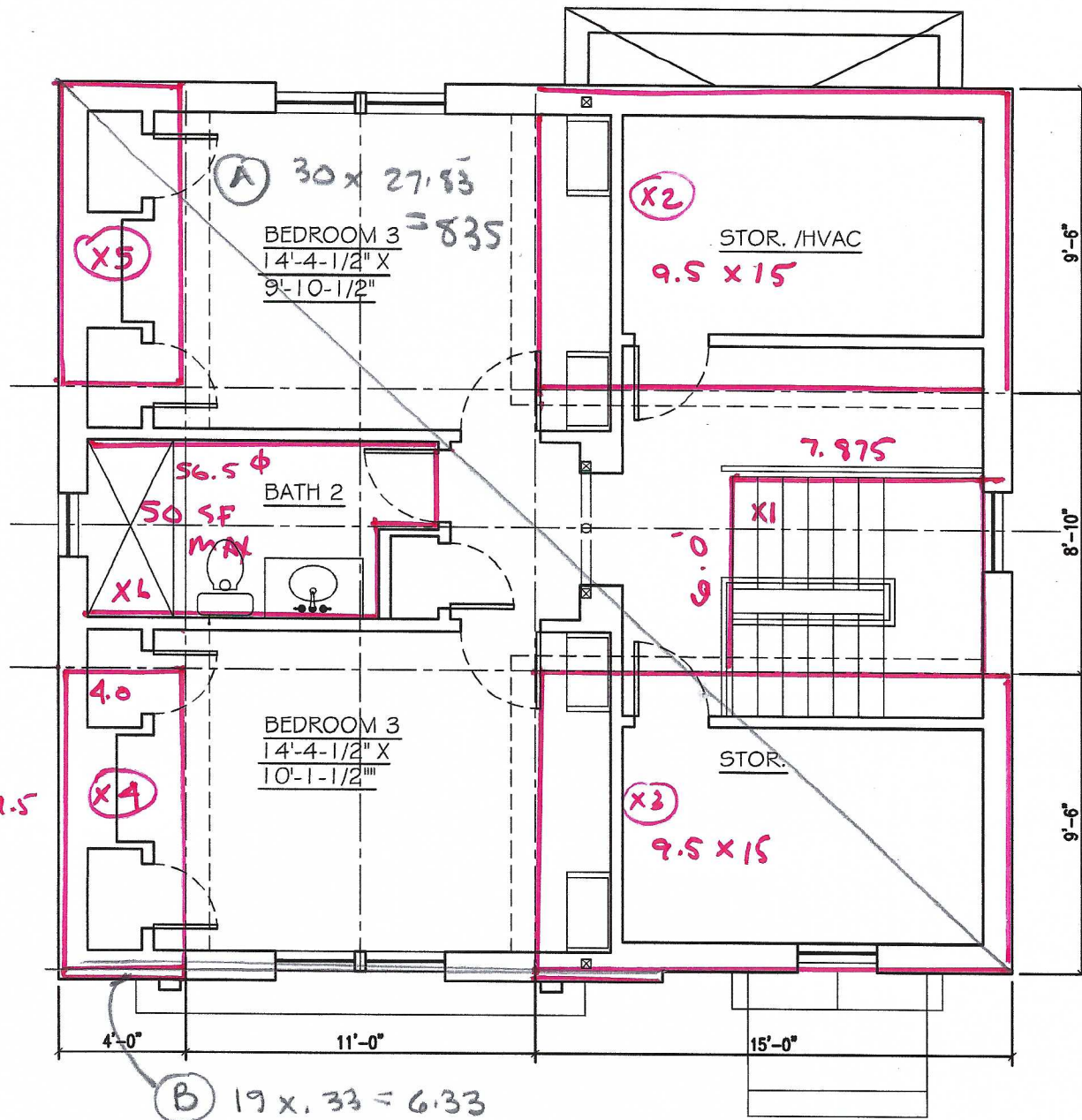
SECOND FLOOR PLAN

A 835
 B 6.33

 841.33 GSF

(X1) 60.00 STAIR
 X2 50.00 LAV
 (MAX)

SECOND FLOOR
FAR DIAGRAM

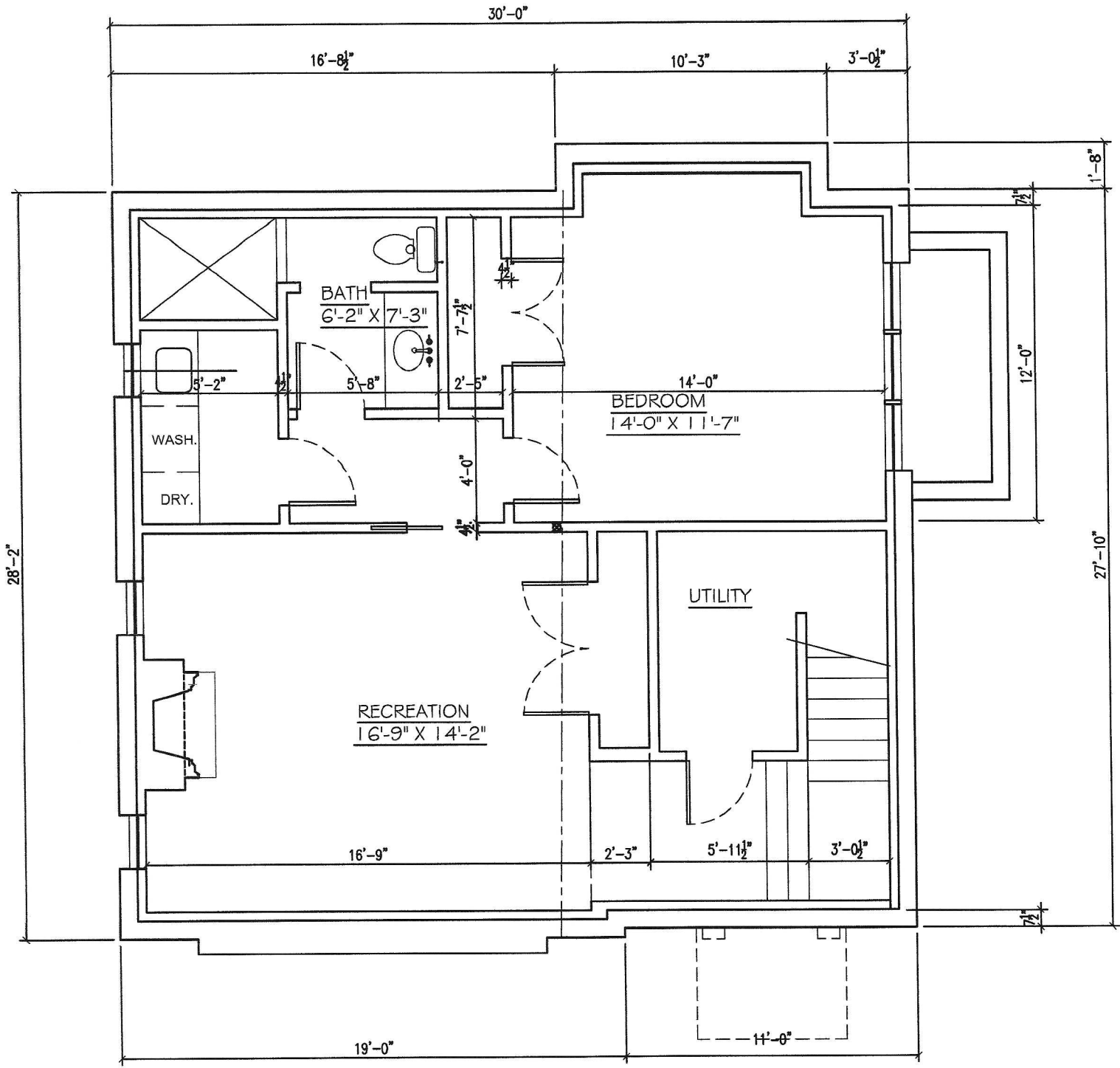


THIRD FLOOR PLAN

A 835
 B 6.33
 841.33 GSF

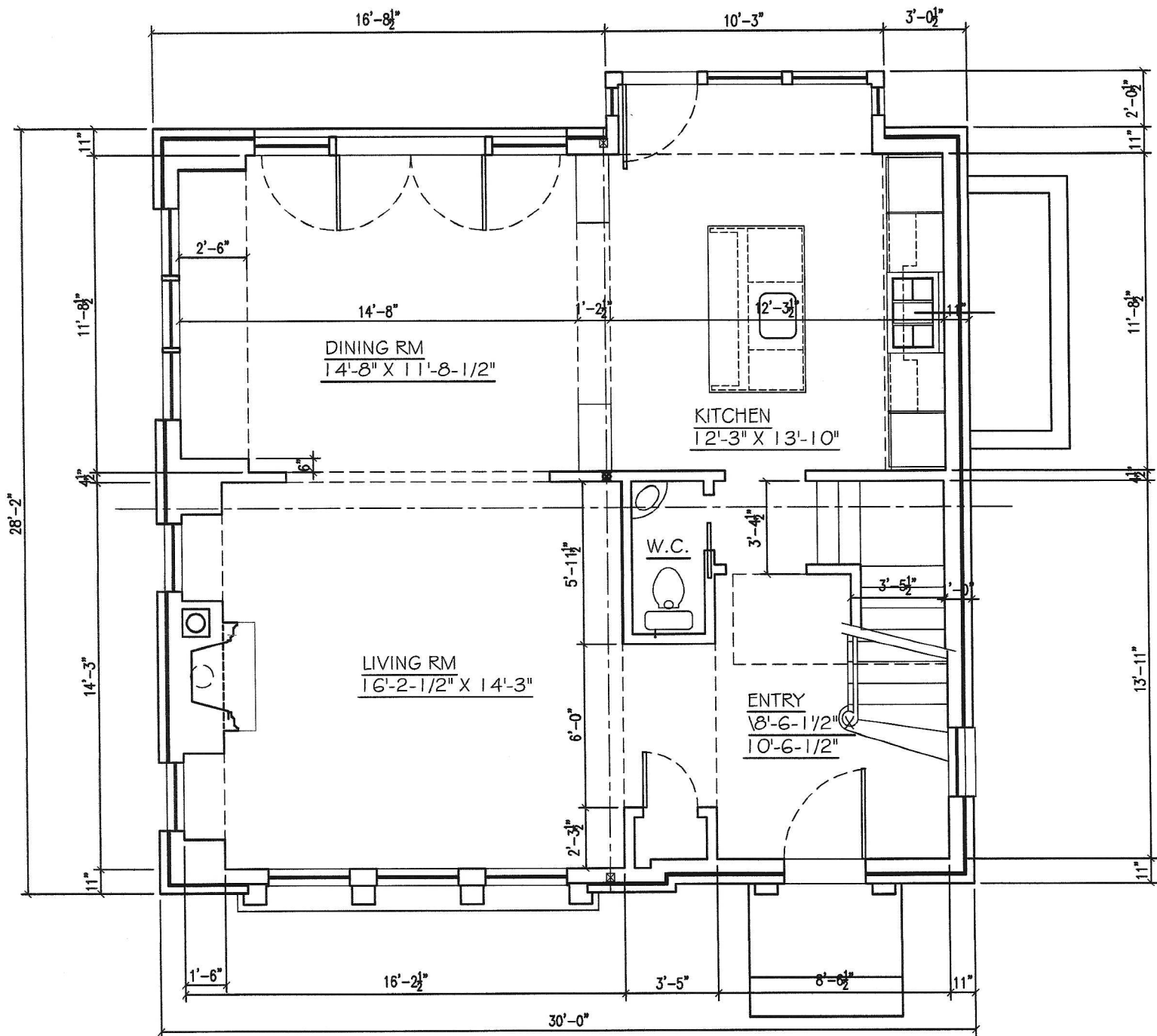
**ATTIC FLOOR
 FAR DIAGRAM**

(X1) (STAIR) 47.25 - 47.25
 (X2) < 7' 142.5
 (X3) < 7' 142.5 } < 7'
 (X4) < 7' 38.0
 (X5) < 7' 38.0
 361.00 - 361.00
 (X6) LAV 50.00



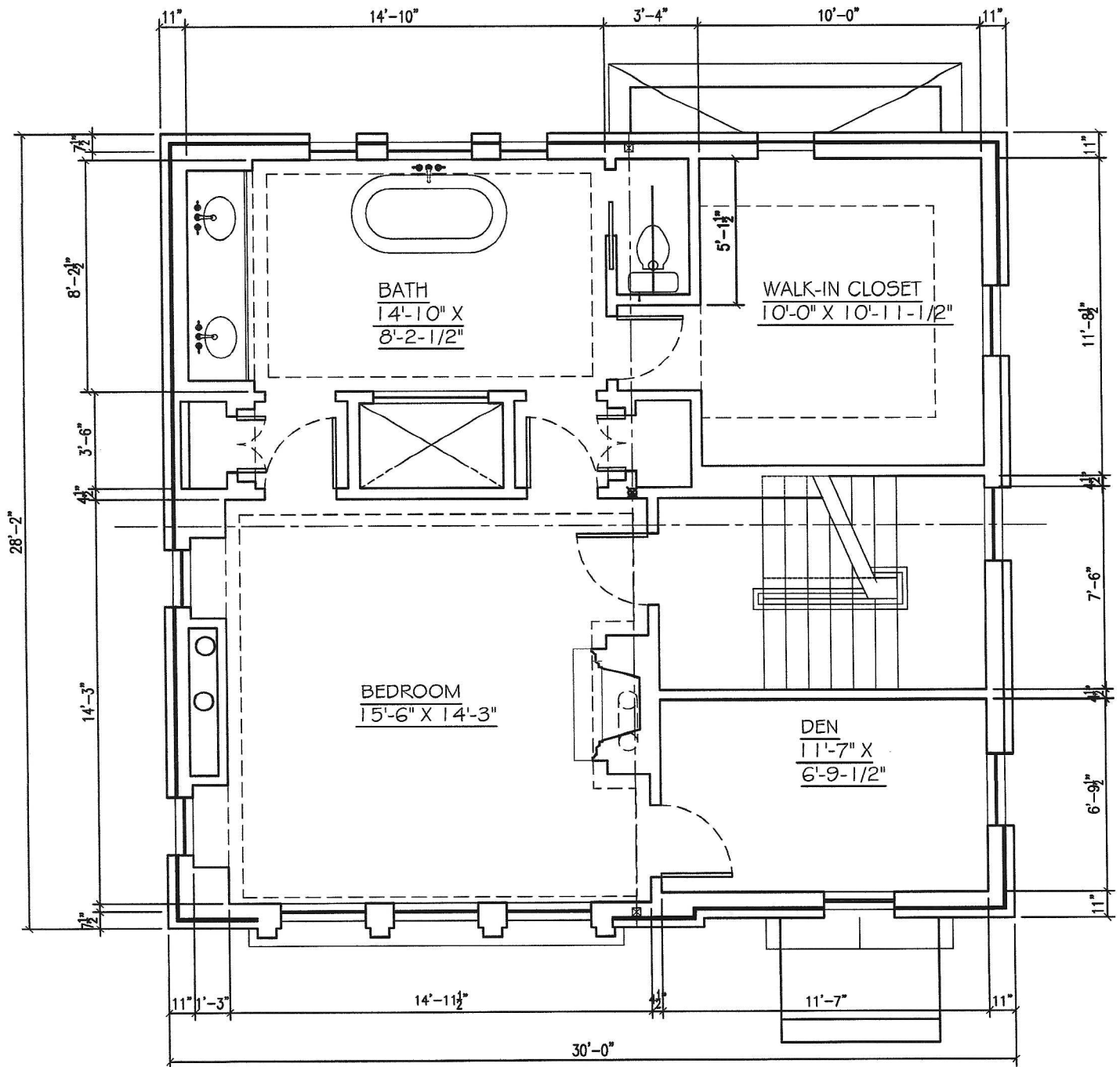
CELLAR FLOOR PLAN

$\frac{3}{16}'' = 1'-0''$



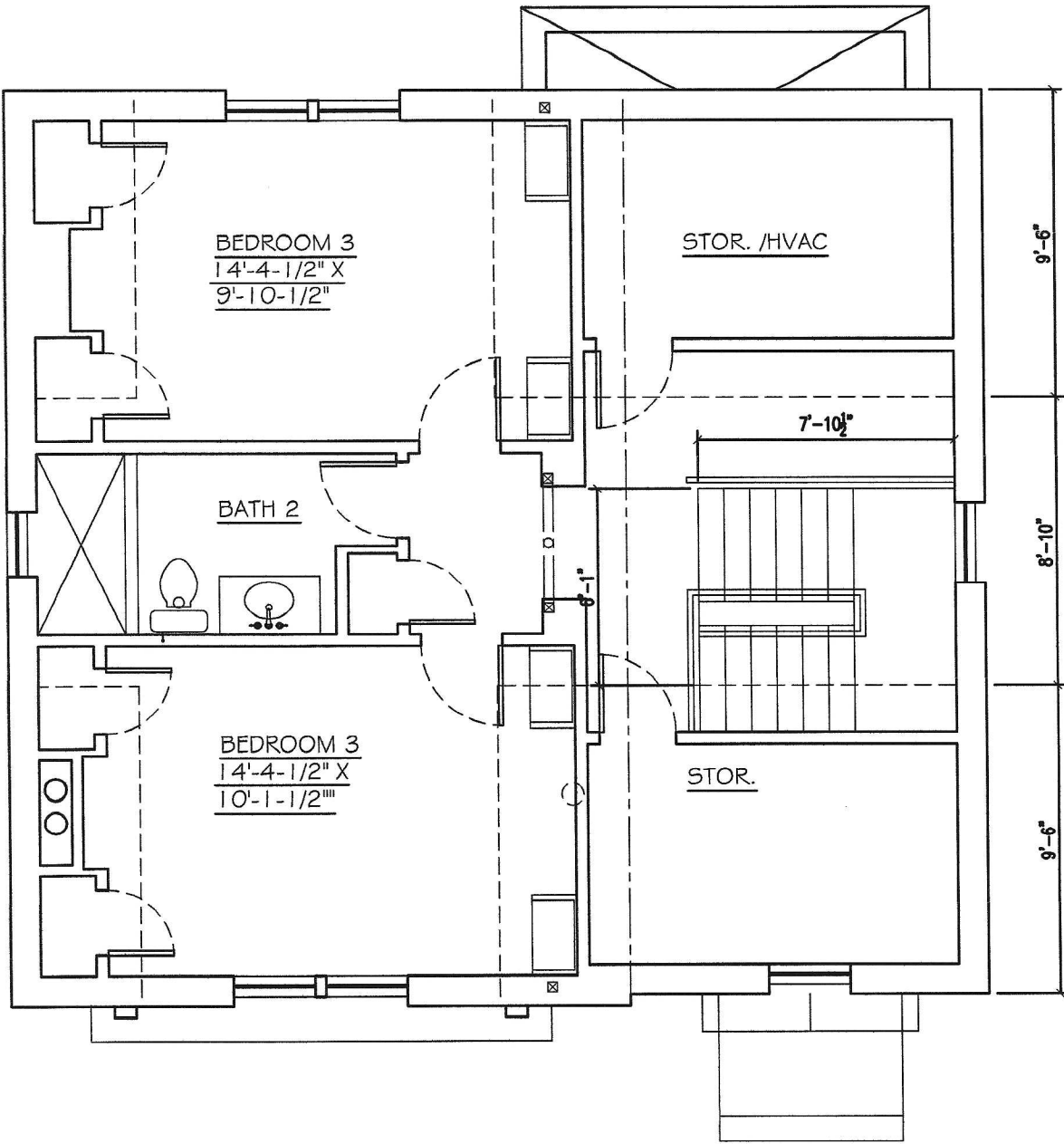
FIRST FLOOR PLAN

$\frac{3}{16}'' = 1'-0''$

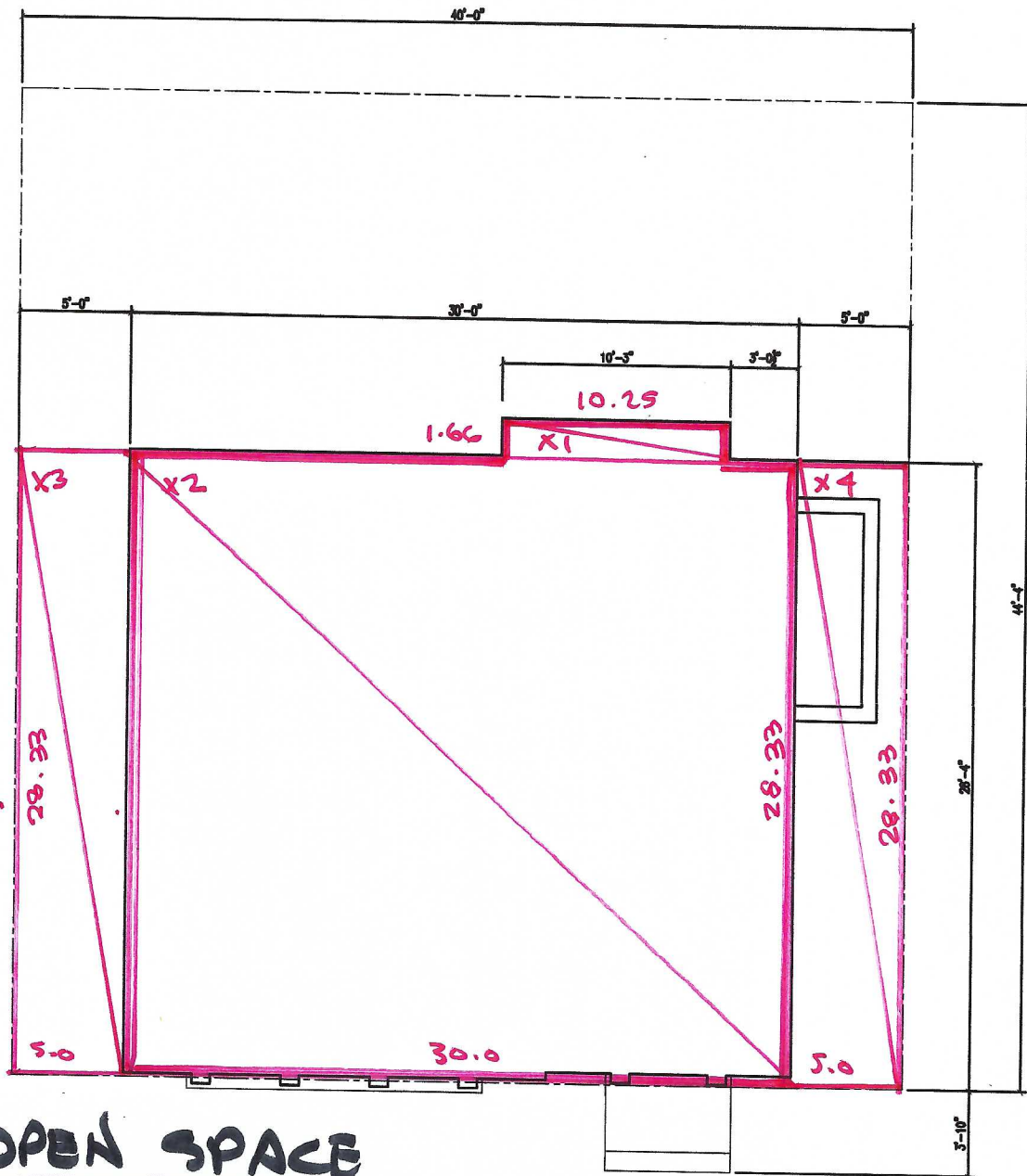


SECOND FLOOR PLAN

$\frac{3}{16}'' = 1'-0''$



ATTIC FLOOR PLAN
 $1/16'' = 1'-0''$



OPEN SPACE

SITE PLAN

LOT AREA

$$40' \times 44.33' = 1773.33 \text{ } \phi$$

OPEN AREA REQUIRED:

$$\frac{35\% (= 620.66)}$$

OPEN AREA PROVIDED

$$1773.33 - 1150.41 = 622.92 \text{ } \phi$$

$$= 35.12 \text{ } \phi$$

EXCLUSIONS:

$$X1 \quad 10.25 \times 1.66 = 17.08 \text{ } \phi$$

$$X2 \quad 30.0 \times 28.33 = 850.00 \text{ } \phi \quad \left. \vphantom{X2} \right\} \text{ BLDG}$$

$$X3 \quad 5.0 \times 28.33 = 141.66 \text{ } \phi$$

$$X4 \quad 5.0 \times 28.33 = 141.66 \text{ } \phi \quad \left. \vphantom{X4} \right\} \text{ YARD } < 8'$$

$$\text{TOTAL} \quad 1150.41 \text{ } \phi$$





DO NOT
BLOCK
DRIVEWAY



DEPARTMENT OF PLANNING AND ZONING

Alexandriava.gov

301 King Street, Room 2100
P.O. Box 178

Phone 703.746.4666

April 26, 2023

William Cromley
426 North Columbus Street
Alexandria, VA 22314

RE: 122 Prince Street, Alexandria, VA

Dear Mr. Cromley:

I am responding to your request regarding whether the two 5.00 foot required side yards can be measured from the east and west property lines at 122 Prince Street. The subject property is identified on Real Estate Assessment Map #75.01, block 11, lot 03. According to Real Estate Assessments the property contains 1,773 square feet of lot area.

In 2013 the Virginia Supreme Court in *Martin v. Garner*, determined that the Garners (the property owners), “own in fee simple up to the centerline of the alley abutting their property at 122 Prince Street”. The alley is located on the east side of the property. The 2002 plat shows this area as a part of the lot of record and with a lot width of 40.00 feet.

Side Yard Requirement

As stated in BZA2011-00009, the subject property is a lot of record as of February 10, 1953 and according to the survey dated August 5, 2002, it has 40.00 feet of lot width and frontage. The RM zone requires each residential lot with at least 35.00 feet of width to provide two 5.00 foot wide side yards. Zoning Ordinance section 3-1108(C)(1) applies to this property, instead of section 3-1106 as stated in the 2010 determination letter. However, both sections require two 5.00 foot side yards so there is no change in the requirement.

Zoning Ordinance Section 2-204 defines a yard as the “required open area on the same lot...and is unoccupied and unobstructed from the ground upward.” Section 2-207 further defines a side yard as the “open, unoccupied space...between the building and the side lot line and the main building or any projection thereof not permitted in section 7-202. Zoning Ordinance Section 7-201 states, “Every part of a yard shall be open and unobstructed from the lowest point to the sky except as may be permitted in section 7-202.” Section 7-202 lists specific structures that are allowed in yards. Additionally, Section 7-1005 states, “Front, side and rear yards shall be deemed to be in compliance with this ordinance provided that not more than 50 percent of such front, side or rear yard is used for parking of automobiles, including driveways whether paved or unpaved.”

The above Zoning Ordinance provisions limit the structures and parking that can be located in a required yard. Therefore, so long as the yard remains open and unoccupied by parking or structures not allowed under Zoning Ordinance Section 7-200, the yard can be measured from the east side property line.

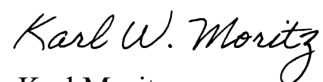
Open Space and Floor Area Ratio (FAR)

According to Real Estate Records the lot area for the property is 1,773 square feet, a measurement that includes the portion of east side alley owned by 122 Prince. The RM zone requires 35% open space and an FAR of 1.50, sections 3-1106(B) and (C) respectively. Those calculations must be based on the 1,773 square foot lot area. A minimum of 620.55 square feet of open space is required and a maximum 2,659.50 square feet is permitted.

Due to the *Martin v. Garner* decision, the entire lot width of 40.00 feet can be considered for applying side yards, open space and floor area. However, according to information the City has there is an 1853 deed in the chain of title that states that the alley on the east side is “to be kept open” presumably for the use and occupancy of others. Given this fact, the rights of other private property owners to the alley could lead to this area not meeting the side yard or open space requirements of the Zoning Ordinance.

Additionally, this determination is based on the information you provided in your determination request dated March 8, 2023 and information contained in City records. If any of the information is incorrect or new information is received, this determination may be void.

Sincerely,



Karl Moritz

Director, Planning and Zoning

Please be advised that this notice of violation, written order, requirement, decision or determination of the Director may be appealed to the Board of Zoning Appeals by any person aggrieved by the decision of the Director or any officer, department, board, commission or agency of the City affected by the decision of the Director within thirty (30) days from the date of the decision. The decision is final and unappealable if not appealed within thirty (30) days. The cost for such appeal is \$385.00 and additional information regarding how to file the appeal may be found in Zoning Ordinance Section 11-1200.

Enclosures:

Survey dated August 5, 2002

Marin v. Garner, June 6, 2013

Zoning Ordinance Sections 2-204, 2-207, 3-1108 (C)(1), 7-201 and 7-202