

Docket Item # 3
BAR CASE # 2013-0027

BAR Meeting
March 6, 2013

ISSUE: Alterations (Window Replacement)

APPLICANT: Richard W. Graber

LOCATION: 123 Cameron Mews

ZONE: RM / Residential

STAFF RECOMMENDATION

Staff recommends approval of the fiberglass, SDL insert windows and the aluminum-clad window and door with the condition that the final window specifications are approved by BAR staff and the windows should still meet all other applicable requirements of the Board's *Window Policy* and the Alexandria Replacement Window Performance Specifications #2-9.

*EXPIRATION OF APPROVALS NOTE: In accordance with Sections 10-106(B) and 10-206(B) of the Zoning Ordinance, any official Board of Architectural Review approval will expire 12 months from the date of issuance if the work is not commenced and diligently and substantially pursued by the end of that 12-month period.

**BUILDING PERMIT NOTE: Most projects approved by the Board of Architectural Review require the issuance of one or more construction permits by Building and Fire 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, 703-838-4360 for further information.



CASE BAR2013-0027



I. ISSUE

The applicant is requesting a Certificate of Appropriateness to replace the existing single-glazed wood windows and single-light, double doors on the subject property, as shown below:



FRONT ELEVATION

- Replace the existing, single-glazed, six-over-six, wood windows on the first, second and third floors of the front elevation with six-over-six, double-glazed, SDL fiberglass insert replacement windows with 7/8" muntins.
- Replace the existing single-glazed, six-light, basement awning window with a six-light, SDL fiberglass insert replacement window with 7/8" muntins.



REAR ELEVATION

- Replace the existing, single-glazed, six-over-six, wood windows on the first, second and third floors of the front elevation with six-over-six, double-glazed, SDL fiberglass insert replacement windows with 7/8" muntins.
- Replace the two-sets of single-light, double basement doors with: 1) a single-light awning/fixed sash aluminum-clad wood window and 2) a single-light aluminum-clad wood door with sidelight (only tops of doors visible due to existing brick wall)

II. HISTORY

109 Cameron Mews is a three-and-a-half story, brick rowhouse constructed as part of the Cameron Mews development, consisting of 27 houses facing an interior mews circa **1965**.

Previous Approvals

The Board previously approved aluminum-clad wood replacement windows within this development, after the adoption of the *Window Policy* in 2012, at 109 Cameron Mews (BAR2012-0231.)

Staff did not locate any prior BAR approvals for the subject property.

III. ANALYSIS

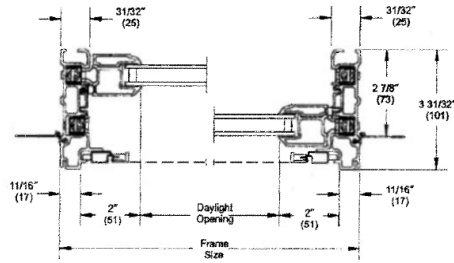
The proposed alterations comply with Zoning Ordinance.

The Board's 2010 adopted *Window Policy* allows for the administrative approval of replacement windows if existing windows are replaced with either full frame replacement windows or sash replacement kits in existing openings and comply with all of the policies and performance specifications outlined in the *Window Policy*. The *Policy*, however, does not allow the use of insert or pocket replacement windows. Insert windows install a new full-frame replacement window directly into the existing window frame reducing the original sash and glazing sizes and requiring additional trim surrounding the opening. It is for these reasons that when the *Policy* was adopted the Board found that insert windows could not match historically appropriate window proportions and dimension and were visually inappropriate.

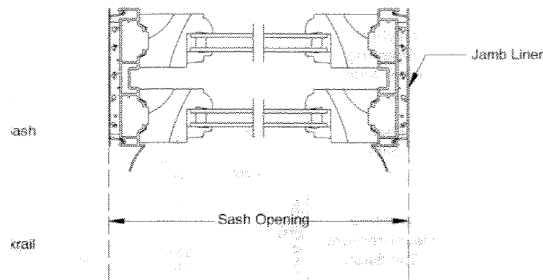
With respect to modern window materials, the *Window Policy* states: "High quality, appropriately detailed aluminum clad wood replacement windows may be used on buildings constructed after **1969**, when these windows became commercially available. Aluminum clad wood windows may also be used on any 20th-century commercial building more than four stories in height and on multifamily projects with greater than four units. Subsequently in 2012, Board reviewed a case on North Pitt Street which requested the installation of an Anderson Fibrex wood composite window. The Board amended its *Window Policy* at this meeting to allow the use of Anderson Fibrex windows or a similar quality, paintable wood composite windows on buildings constructed after **1975**."

As the proposal for the subject townhouse did not meet the current criteria set forth in the *Window Policy*, Staff was unable to administratively approve an application for the proposed fiberglass insert and aluminum clad wood replacement windows. In considering the subject property, Staff finds that it is more closely related to the post1975 multi-story townhouses found throughout the historic district where Staff can administratively approve both aluminum clad wood and Fibrex composite windows. Further, although the proposed fiberglass windows are categorized as "insert" windows, it has been presented to Staff by the Window Man company salesman, that the current fiberglass technology has enabled the window manufacturer to develop a much narrower window jamb width, thus reducing the visual impact to the glazing proportions which is typically found with an aluminum-clad wood or vinyl insert window. Staff has provided section details of the jambs, and header/check rail and sills for the Boards review in Figures 1 & 2 below.

Marvin Infinity
Insert Window



Marvin Sash Pack



Existing Window

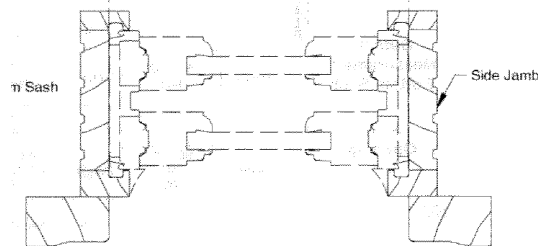
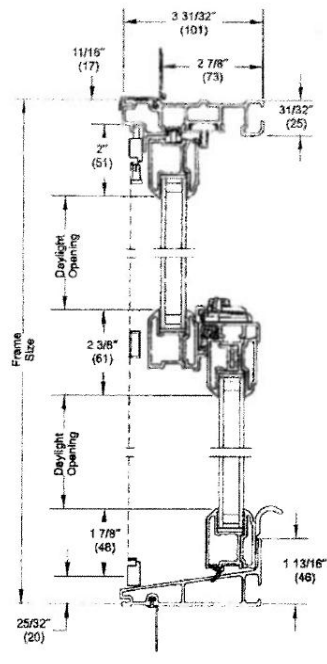
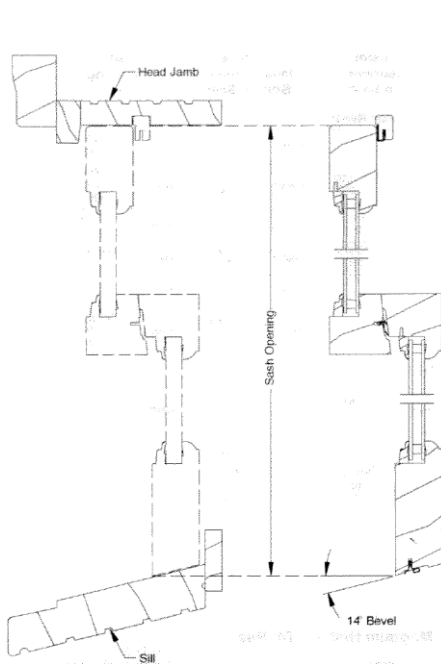


Figure 1: Section Detail: Jambs



Existing Window

Marvin Sash Pack

Marvin Infinity
Insert Window

Figure 2: Section Detail: Header/Check Rail and Sill

Additionally, it has also been presented that the Marvin brand Infinity product is a “custom,” made to order insert window, made to fit the existing window frame opening, ensuring a tight fit (as close as 1/8”) thus reducing the need for large filler trim.

If the Board supports both the paintable, fiberglass insert and aluminum clad wood replacement windows on this building, it is recommended that the Board find that they are acceptable on this pre1975 building in this particular case only, due to the age of the building (c1965) and the relationship of the townhouse development, as it is not oriented toward the public streets (see photos below) and that this fiberglass product is both materially and architecturally appropriate. In addition, it is recommended that the Board require that the final window specifications be approved by BAR staff in the field, to insure that they are made as large as practical, and that the windows still meet all other applicable requirements of the Board’s *Window Policy* and the Alexandria Replacement Window Performance Specifications #2-9. If, after installation and inspection, the Board is comfortable with the appearance of these in late 20th century buildings, Staff will develop an amendment to the Window Policy for the Board’s consideration. The Parker-Gray BAR made a similar recommendation when they approved a specific case using these same windows at their February 27, 2013 hearing.



STAFF

Michele Oaks, Historic Preservation Planner, Planning & Zoning
Al Cox, FAIA, Historic Preservation Manager, Planning & Zoning

IV. CITY DEPARTMENT COMMENTS

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

Zoning Section

C-1 Proposed window replacement complies with zoning.

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 permit is 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.

Transportation & Environmental Services (T&ES)

FINDINGS

- F1. This parcel is tagged as being located within an RPA. However after review, this parcel is not located within a Resource Protection Area (RPA). (OEQ)

RECOMMENDATIONS

- R1. Applicant shall be responsible for repairs to the adjacent city right-of-way if damaged during construction activity. (T&ES)
- R2. All improvements to the city right-of-way such as curbing, sidewalk, driveway aprons, etc. must be city standard design. (T&ES)

CITY CODE REQUIREMENTS

- C-1 Roof, surface and sub-surface drains shall be connect to the public storm sewer system, if available, by continuous underground pipe. Where a storm sewer is not available, the 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. (5-6-224) (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 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-4 Any work within or performed from the right-of-way requires a separate permit from T&ES. (Sec. 5-2) (T&ES)

V. ATTACHMENTS

1 – Supporting Materials

2 – Application for BAR2013-00027 at 123 Cameron Mews

Attachment 1

email to and from Debby Kijora, neighbor and member of homeowner's association board.

Rick Graber <rwgraber@gmail.com>

12/9/1

2

to dkijora, Alexandria

Hi Debby: Quick question. We are considering installing new windows at our house. I think the existing windows are probably the originals. Is there any approval process through the homeowners association required prior to proceeding? I couldn't find anything in the governing documents (which are pretty vague) but wanted to check. Thanks much. Hope to see you in the neighborhood in the coming weeks. We will be around through the 20th of December. We will then be back for good at the end of January. It will be nice to settle in. Thanks again. Rick

Debby Kijora <dkijora@yahoo.com>

12/10/1

2

to me

There aren't any restrictions through the homeowner's association. You will need to go through the Architectural board for Alexandria though. Although we aren't a designated historical site, we do live in a historical area so any big changes to the exterior of your home need to go through them. It is usually just a paperwork trail. We have a couple that just moved in and they had their windows replaced. I believe this website might get you started:

OMS Ver. 0001.10.00 (Current)
 Product availability and pricing subject to change.

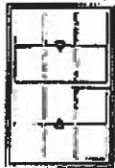
Graber, R
 Whole house
 Quote Number: GQJH5EQ

LINE ITEM QUOTES

The following is a schedule of the windows and doors for this project. For additional unit details, please see Line Item Quotes. Additional charges, tax or Terms and Conditions may apply. Detail pricing is per unit.

Line #1	Mark Unit: front 1st/2nd	List Price:	1,460.00
Qty: 3		Ext. List Price:	4,380.00
		USD	

INFINITY
 MARVIN
 REPLACEMENT WINDOWS
 Built for life



Entered As: IO

Cashmere Exterior
 Stone White Interior
 Infinity Insert Double Hung
 Inside Opening 36" x 55"
 Top Sash
 IG - 1 Lite
 Low E II w/Argon
 7/8" SDL - With Spacer Bar
 Rectangular 3W2H
 Cashmere Ext - Stone White Int
 Bottom Sash
 IG - 1 Lite
 Low E II w/Argon
 7/8" SDL - With Spacer Bar
 Rectangular 3W2H
 Cashmere Ext - Stone White Int
 White Sash Lock
 White Sash Lift
 Extruded Full Screen
 Cashmere Surround
 Charcoal Hi-Transparency Fbrgh Mesh
 3 1/4" Jamb
 Existing Sill Angle 4
 ***Note: Divided lite cut alignment may not be accurately represented in the OMS drawing. Please consult your local representative for exact specifications.

Line #2	Mark Unit: rear 1st	List Price:	1,611.00
Qty: 2		Ext. List Price:	3,222.00
		USD	

INFINITY
 MARVIN
 REPLACEMENT WINDOWS
 Built for life



Entered As: IO

Cashmere Exterior
 Stone White Interior
 Infinity Insert Double Hung
 Inside Opening 36" x 67"
 Cottage 2.0:5.0
 Top Sash
 G.S. 31 1/2" X 24 19/32"
 IG - 1 Lite
 Low E II w/Argon
 7/8" SDL - With Spacer Bar
 Rectangular 3W2H
 Cashmere Ext - Stone White Int
 Bottom Sash
 G.S. 31 1/2" X 36 29/32"
 IG - 1 Lite
 Low E II w/Argon
 7/8" SDL - With Spacer Bar
 Rectangular 3W3H
 Cashmere Ext - Stone White Int
 White Sash Lock
 White Sash Lift
 Extruded Full Screen
 Cashmere Surround
 Charcoal Hi-Transparency Fbrgh Mesh
 3 1/4" Jamb
 Existing Sill Angle 4
 ***Note: Divided lite cut alignment may not be accurately represented in the OMS drawing. Please consult your local representative for exact specifications.

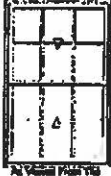
Line #3	Mark Unit: rear 2nd/3d	List Price:	1,460.00
Qty: 4		Ext. List Price:	5,840.00
		USD	

OMS Ver. 0001.10.00 (Current)
 Product availability and pricing subject to change.

Graber, R
 Whole house
 Quote Number: GQJH6EQ

INFINITY
REPLACEMENT WINDOWS

Built for life



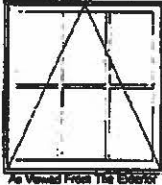
Entered As: IO

Cashmere Exterior
 Stone White Interior
 Infinity Insert Double Hung
 Inside Opening 36" X 55"
 Top Sash
 IG - 1 Lite
 Low E II w/Argon
 7/8" SDL - With Spacer Bar
 Rectangular 3W2H
 Cashmere Ext - Stone White Int
 Bottom Sash
 IG - 1 Lite
 Low E II w/Argon
 7/8" SDL - With Spacer Bar
 Rectangular 3W2H
 Cashmere Ext - Stone White Int
 White Sash Lock
 White Sash Lift
 Extruded Full Screen
 Cashmere Surround
 Charcoal Hi-Transparency Fibrgls Mesh
 3 1/4" Jamba
 Existing Sill Angle 4
 ***Note: Divided lite cut alignment may not be accurately represented in the OMS drawing. Please consult your local representative for exact specifications.

Line #4	Mark Unit: basement front	List Price:	1,236.00
Qty: 1		Ext. List Price:	USD 1,236.00

INFINITY
REPLACEMENT WINDOWS

Built for life



Entered As: IO

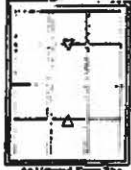
Cashmere Exterior
 Stone White Interior
 Infinity Insert Awning - Roto Operating
 Inside Opening 36" X 39"
 IG - 1 Lite
 Low E II w/Argon
 7/8" SDL - With Spacer Bar
 Rectangular 3W2H
 Cashmere Ext - Stone White Int
 Beige Weather Strip
 White Folding Handle
 Interior Full Screen
 Stone White Surround
 Charcoal Hi-Transparency Fibrgls Mesh
 3 1/4" Jamba
 ***Note: Divided lite cut alignment may not be accurately represented in the OMS drawing. Please consult your local representative for exact specifications.

Line #5	Mark Unit: front 3rd	List Price:	1,330.00
Qty: 2		Ext. List Price:	USD 2,660.00

OMS Ver. 0001.10.00 (Current)
Product availability and pricing subject to change.

Graber, R
Whole house
Quote Number: GQJH6EQ

INFINITY
REPLACEMENT WINDOWS
Built for life



As Viewed From The
Exterior
Entered As: IO

- Cashmere Exterior
- Stone White Interior
- Infinity Insert Double Hung
- Inside Opening 36" X 47"
- Top Sash
 - IG - 1 Lite
 - Low E II w/Argon
 - 7/8" SDL - With Spacer Bar
 - Rectangular 3W2H
 - Cashmere Ext - Stone White Int
- Bottom Sash
 - IG - 1 Lite
 - Low E II w/Argon
 - 7/8" SDL - With Spacer Bar
 - Rectangular 3W2H
 - Cashmere Ext - Stone White Int
- White Sash Lock
- White Sash Lift
- Extruded Full Screen
- Cashmere Surround
- Charcoal Hi-Transparency Fibris Mesh
- 3 1/4" Jamb
- Existing Sill Angle 4

***Note: Divided lite cut alignment may not be accurately represented in the OMS drawing. Please consult your local representative for exact specifications.

Project Subtotal List Price: USD	17,338.00
0.000% Sales Tax: USD	0.00
Project Total List Price: USD	17,338.00

QUOTATION-GOOD 30 DAYS

02/05/13

Q992522

Sold to:
PBS, Inc. The Window Man
3853-A Pickett Road
Fairfax, VA 22031

Ship to:
Same As Sold To:

Ship Date :
Phone / Fax : 703-978-9888 / FAX: 703-978-1012
Contact : Ham

Sales Rep. : Dixie Ellison ext 103
Project/Cust.P.O.: Graber Residence
Ship via : Best Way-Prepaid

2Pn Cardinal 270 #2 LoE w/Argon, Tempered, 1"oa

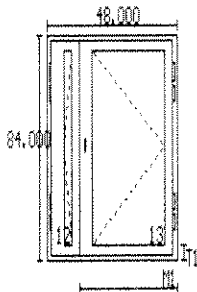
The following specifications apply to all products unless otherwise noted:

Glass : 2Pn LE-G/ARG: 1" TEMP	Wood : Int - Pine	Groove/Fin : No Jamb Grooves / W Pins Appl
Color : Ext - Powder Coat Cream	Prefinish .. : Int - Prime White	Trim :
Hardware ... : Folding Crank - Champagne	Jamba : No Jamba	W/Fins Screen : Proj Screen Champagne
Hinge : H Hinge Custom color	WallThick .. :	

Ref.	Drawing	Description	Price Each	Ext Price
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		Interior Primed White Finish		
		qty 1		

A

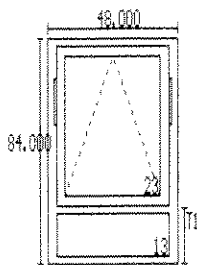


PD-SL-R (48.000x84.000)
204 Series Sidelite Door - RH
DOOR 2Pn LE-G/ARG: 1" TEMP
Chrome Hndl w/Key Cylinder (R)
(12) No Hardware
Dbl PD Hinge Zinc
(12) Sgl PD Left Hinge Zinc
(13) Sgl PD Right Hinge Zinc
NO KICKPANEL IN DOOR
CUSTOM DOOR CHARGES

	qty 1
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T1:KickP	5.938
M1:Mull 1	36.000

B



X-M-1B-1 (48.000x84.000)
204 MIXED WDW -Oper over Stat
(13) No Screen (1" Direct Set)
ENCORE CRANK

	qty 1
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T1:Tran 1	20.500
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The H-Window Company

Ref.	Drawing	Description	Price Each	Ext Price
Freight		Best Way-Prepaid qty 1		

The H-Window Company

ADDRESS OF PROJECT: 123 Cameron Mews, Alexandria, VA 22314

TAX MAP AND PARCEL: 065.03 08 03 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: Richard W. Graber

Address: 123 Cameron Mews

City: Alexandria State: VA Zip: 22314

Phone: (202) 286-5613 E-mail: rwgraber@gmail.com

Authorized Agent (if applicable): Attorney Architect _____

Name: _____ Phone: _____

E-mail: _____

Legal Property Owner:

Name: Richard W. Graber/Alexandria R. Graber

Address: 123 Cameron Mews

City: Alexandria State: VA Zip: 22314

Phone: (202) 286-5613 E-mail: rwgraber@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.

* HOA does not have approval authority. See attached email.

NATURE OF PROPOSED WORK: *Please check all that apply*

- NEW CONSTRUCTION
- EXTERIOR ALTERATION: *Please check all that apply.*
 - awning fence, gate or garden wall HVAC equipment shutters
 - doors windows siding shed
 - lighting pergola/trellis painting unpainted masonry
 - other _____
- ADDITION
- DEMOLITION/ENCAPSULATION
- SIGNAGE

DESCRIPTION OF PROPOSED WORK: *Please describe the proposed work in detail (Additional pages may be attached).*

Replace 12 windows. Specifications are 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.

Electronic copies of submission materials should be submitted whenever possible.

Demolition/Encapsulation : *All applicants requesting 25 square feet or more of demolition/encapsulation must complete this section. Check N/A if an item in this section does not apply to your project.*

- N/A Survey plat showing the extent of the proposed demolition/encapsulation.
- Existing elevation drawings clearly showing all elements proposed for demolition/encapsulation.
- Clear and labeled photographs of all elevations of the building if the entire structure is proposed to be demolished.
- Description of the reason for demolition/encapsulation.
- Description of the alternatives to demolition/encapsulation and why such alternatives are not considered feasible.

Additions & New Construction: *Drawings must be to scale and should not exceed 11" x 17" unless approved by staff. 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: _____



Printed Name: Richard W. Graber

Date: 02/05/2013

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. Richard W. Graber	123 Cameron Mews	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 123 Cameron Mews (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. Richard W. Graber	123 Cameron Mews	50%
2. Alexandria R. Graber	123 Cameron Mews	50%
3.		

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

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

02/15/2013
Date

Richard W Graber
Printed Name


Signature