

BAR Meeting  
April 16, 2014

**ISSUE:** Permit to Demolish/Capsulate and Addition/Alterations  
**APPLICANT:** Patrick Jansen  
**LOCATION:** 110 North Columbus Street  
**ZONE:** RM / Residential

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**STAFF RECOMMENDATION**

Staff recommends approval of the Permit to Demolish/Capsulate and Certificate of Appropriateness for the Addition/Alterations with the following conditions:

1. That the addition is clad in smooth finish, HardiePlank lap siding.
2. That the proposed window specifications comply with the Board's adopted Window Policy.
3. That prior to the demolition and/or reconstruction of the rear brick wall or the installation of a new gate, the applicant must first provide the BAR and Zoning staff with a signed agreement or easement with the adjacent neighbor.

**\*\*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.

**\*\*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.



**BAR2014-00074 & BAR2014-00076**



**\*Note:** The two reports for 110 North Columbus Street, BAR #2014-0074 (Permit to Demolish/Capsulate) and BAR #2014-0076 (Certificate of Appropriateness) have been combined for clarity and brevity. This item requires a roll call vote.

## **I. ISSUE**

The applicant is requesting approval of a Permit to Demolish/Capsulate and a Certificate of Appropriateness for the demolition and construction of a brick wall and the construction of a small side addition. The details are as follows:

### Demolition/Capsulation

- Demolition/Capsulation of approximately 180 square feet of wall area on the south wall of the first-story, rear ell.
- Demolition of 17 linear feet (102 square feet) of brick wall at the rear of the property.  
*\*\*During the review of this application, it was discovered that the subject brick wall is not on the applicant's property and does not provide direct access to a public way. Therefore, Staff notified the applicant that they must first execute an easement agreement with the adjacent neighbor prior to the demolition/reconstruction of the neighbor's brick wall and construction of a new gate.*

### New construction

- A 15'- 0" by 3'- 8" addition at the southwest corner of the house. The addition is being constructed to add internal access to the existing basement, which is currently only accessed by a bulkhead entry in the side yard and an English basement entrance off of Columbus Street. The addition will have a low shed roof which slopes toward the rear yard (west). The materials proposed for the addition include aluminum siding and aluminum clad wood windows to match the existing windows on the third floor addition. The applicant proposes to reverse the existing window and door on the south elevation.
- A 17' long by 6' tall brick wall with new 36" wide inswing, board-on-board gate. The new wall will be re-constructed on the applicant's property.\*\*

No changes are proposed for the front elevation.

## **II. HISTORY**

The two-story Italianate brick townhouse with a raised basement at 110 North Columbus Street was constructed between **1891** and **1896**, according to Sanborn Fire Insurance Maps. The townhouse was constructed as one half of one of two pairs (one half of a pair since demolished). The one-story rear addition, attached to a rear ell, was constructed by **1912**. While originally constructed as a dwelling, the property has been used as a commercial building for several years. The Italianate style building features a projecting two-story bay, molded brick, a corbelled cornice and an original cast-iron stoop, among many original features.

### *Recent Approvals:*

In January 2014, the Board approved second and third story additions and a roof deck (BAR Case #2014-0002/0003, 01/22/14).

### **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):

- (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?
- (2) Is the building or structure of such interest that it could be made into a historic house?
- (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?
- (4) Would retention of the building or structure help preserve the memorial character of the George Washington Memorial Parkway?
- (5) Would retention of the building or structure help preserve and protect an historic place or area of historic interest in the city?
- (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?

The area of impact on the house is relatively minor. Though staff has some concerns about the proposed basement stair addition, specifically the demolition/capsulation of a portion of the late 19<sup>th</sup> century exterior brick wall and the alterations to the existing window and door openings. In this particular case, the late 19<sup>th</sup> century rear addition has already been significantly altered with the recently approved third-story addition and, as such, the ell has lost much of its original architectural and historic significance. Furthermore, the Board regularly approves partial demolition/capsulation of rear ells or additions to allow for modest, one-story additions. In the opinion of Staff, none of the criteria for demolition and capsulation are met in this case and the Permit to Demolish/Capsulate should be granted.

#### **Certificate of Appropriateness**

The addition is being constructed to add internal access to the existing basement, which is currently only accessible via a bulkhead entry in the side yard and an English basement entrance off of Columbus Street. The addition will measure approximately 15 feet by 3 feet 8 inches and will have a low shed roof which slopes toward the rear yard (west). The materials proposed for the addition include aluminum siding and windows to match the new, third-story addition. Although the drawings reflect the applicant's desire to retain the existing first floor window and door openings within the new addition, yet reversed from their current configurations, staff notes that if that Board approves the propose design, this fenestration will be part of an interior wall and no longer subject to BAR review. It is staff's hope, however, that the applicant will retain the segmental arches on the new internal brick wall so that the load bearing masonry character is retained and, in the future, the south elevation of the ell could be returned to its original configuration.

Staff finds the applicant's proposed use of aluminum siding to be inconsistent with the Board's modern materials policy and recommends that the applicant select a cement fiber siding – in a

smooth finish, which is comparable to an aluminum siding in design and maintenance, and consistent with the materials approved by the Board for the recently approved second and third floor additions. The use of fiber cement siding will allow the addition to be clearly differentiated from the historic rear ell and complement the materials utilized on the recently approved second and third story additions. Staff also recommends that the window specifications be in full conformance with the Board's adopted window policy. Staff, otherwise, finds the proposed addition to be compatible with respect to the scale, mass and architectural character.

**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**

- F-1 On February 13, 2014, the Board of Zoning Appeals granted a special exception to build a rear second floor addition to the rear property line.
  
- F-2 The application as submitted to the BAR complies with the CD zone.

**Code Administration**

- F-1 The following comments are for BAR review. Once the applicant has filed for a building permit and additional information has been provided, code requirements will be based upon that information and the building permit plans. If there are any questions, the applicant may contact Ken Granata, Plan Review Division Chief at [ken.granata@alexandriava.gov](mailto:ken.granata@alexandriava.gov) or 703-746-4193.
  
- C-1 Building permits and inspections are required for proposed alteration. Six sets of construction documents sealed by a Registered Design Professional that fully detail the construction as well as layout and schematics of the mechanical, electrical, and plumbing systems shall accompany the permit application(s) The building official shall be notified in writing by the owner if the registered design professional in the responsible charge is changed or is unable to continue to perform the duties.

**Transportation and Environmental Services**

**RECOMMENDATIONS**

- R1. The building permit must be approved and issued prior to the issuance of any permit for demolition. (T&ES)
  
- R2. Applicant shall be responsible for repairs to the adjacent city right-of-way if damaged during construction activity. (T&ES)
  
- R3. All improvements to the city right-of-way such as curbing, sidewalk, driveway aprons, etc. must be city standard design. (T&ES)
  
- R4. No permanent structure may be constructed over any existing private and/or public utility

easements. It is the responsibility of the applicant to identify any and all existing easements on the plan. (T&ES)

#### FINDINGS

- F1. Previously reviewed under BAR2014-00002; -00003
- F2. After review of the information provided, an approved grading plan is not required at this time. Please note that if any changes are made to the plan it is suggested that T&ES be included in the review. (T&ES)

#### CITY CODE REQUIREMENTS

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

#### **Alexandria Archaeology**

No Comments Received.

#### **V. ATTACHMENTS**

*1 – Supporting Materials*

*2 – Application for BAR2014-00074 & BAR2014-00076 at 110 South Columbus Street*



Front Elevation 110 N.Columbus



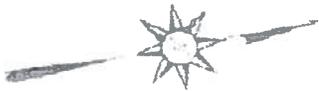
Front Elevation 110 N.Columbus



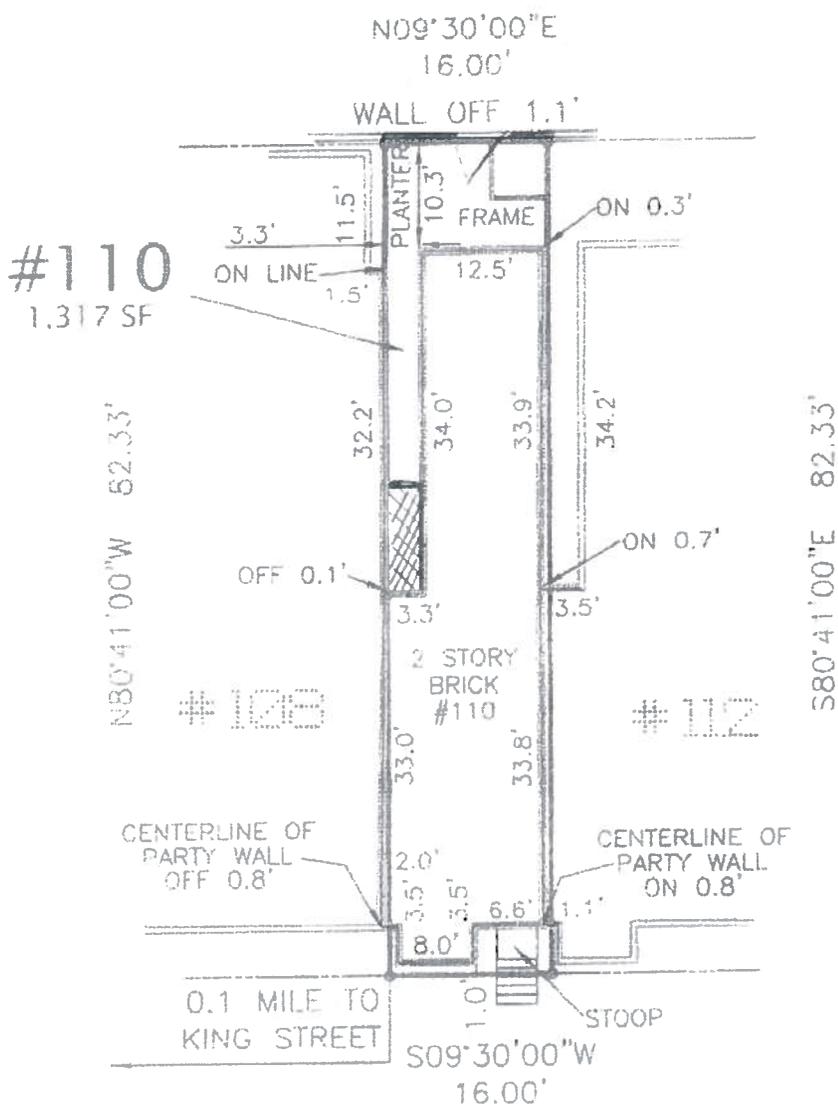
Rear Elevation 110 N.Columbus



Rear Elevation 110 N.Columbus



LOT 109 & 111 N ALFRED ST



NORTH COLUMBUS STREET

66' R/W



PLAT

SHOWING HOUSE LOCATION ON

LOT 110

NORTH COLUMBUS STREET

CITY OF ALEXANDRIA, VIRGINIA

SCALE: 1" = 20'

AUGUST 08, 2012

CASE NAME:

MARIA URICOECHEA

GRAPHIC SCALE



BY PROVISIONS OF THE VIRGINIA CODE: NO CORNER MARKERS SET.  
BOUNDARY SURVEY NOT PERFORMED.  
PLAT SUBJECT TO RESTRICTIONS OF RECORD, TITLE REPORT NOT FURNISHED.

I HEREBY CERTIFY THAT THE POSITIONS OF ALL THE EXISTING IMPROVEMENTS HAVE BEEN CAREFULLY ESTABLISHED BY A CURRENT FIELD SURVEY, AND UNLESS OTHERWISE SHOWN, THERE ARE NO VISIBLE ENCROACHMENTS.

REQUESTED BY:

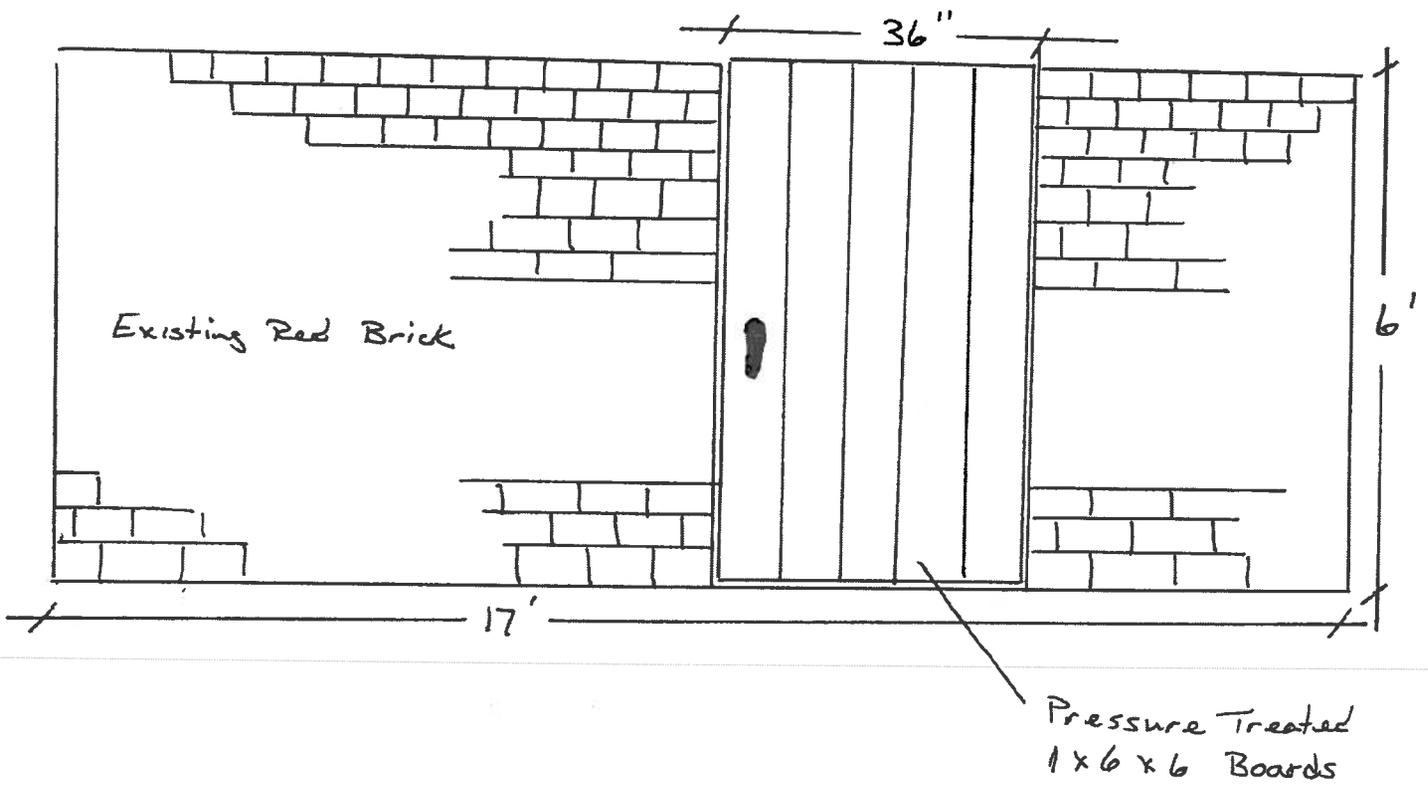
MARIA URICOECHEA



ALEXANDRIA SURVEYS, LLC

3949 PENDER DRIVE, STE #105 FAIRFAX, VIRGINIA 22030  
TEL. NO. 703-660-6615 FAX NO. 703-768-7764

110 N Columbus St.

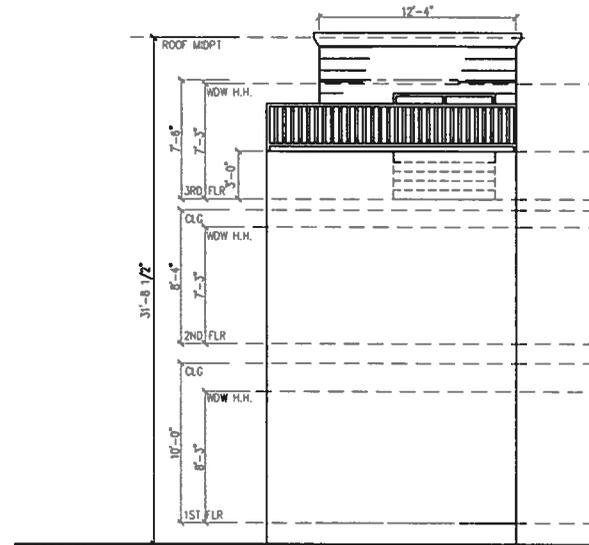




**A** REAR ELEVATION - EXISTING



**B** REAR ELEVATION - PROPOSED



**C** PARTIAL FRONT ELEVATION - PROPOSED



SB DESIGN STUDIOS LLC

4301 WEST STREET 6,  
SUITE 100  
Arlington, Virginia 22204  
703.242.8200  
studio@sbdesignstudios.com

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PROJECT  
**FRONT AND REAR ELEVATIONS  
EXISTING / PROPOSED**

CLIENT  
**PRIVATE RESIDENCE  
INTERIOR ALTERATIONS / ADDITION  
101 N. COLUMBIUS STREET,  
ALEXANDRIA, VA 22304**

2013 FIELD NO. 2013-11

REVISIONS

NO. DATE DESCRIPTION

DATE 03.15.2014

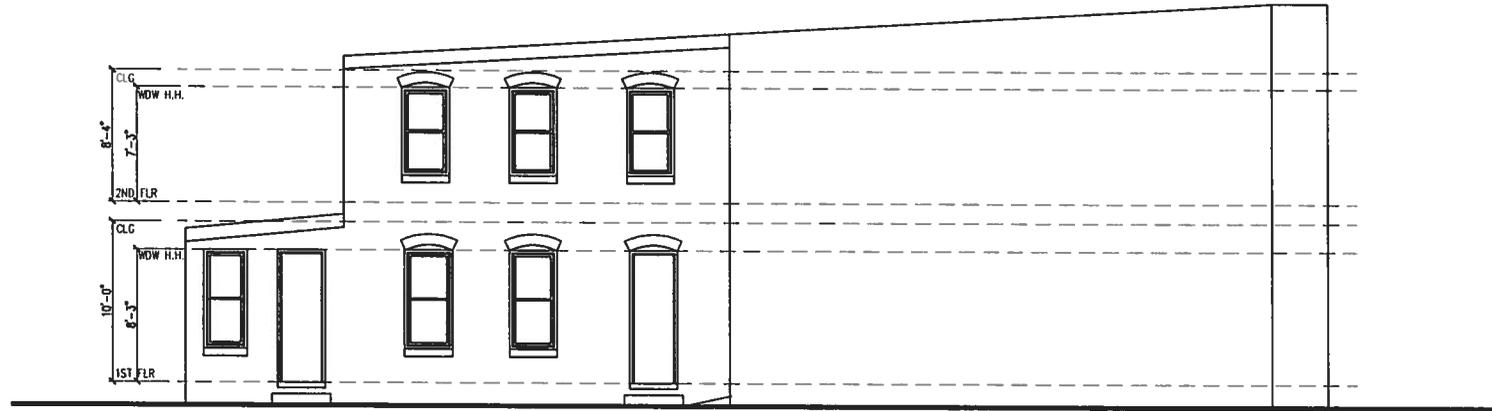
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SCALE AS NOTED

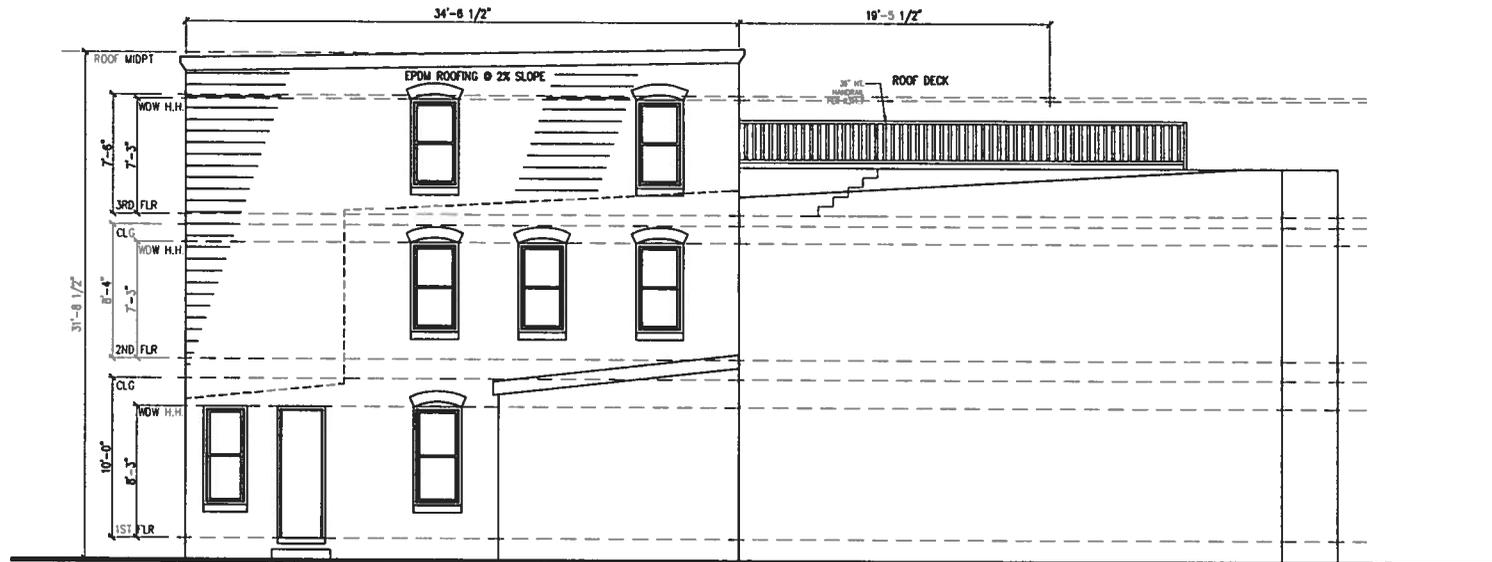
SHEET NO. A2.00

TITLE

SCALE: 1/4" = 1'-0" UNLESS NOTED OTHERWISE



**(A) LEFT ELEVATION - EXISTING**



**(B) LEFT ELEVATION - PROPOSED**



SB DESIGN STUDIOS LLC

4801 WEST STREET S.  
SUITE 100  
ARLINGTON, VIRGINIA 22204  
703.520.0088  
admin@weststreetstudios.com

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TITLE  
LEFT ELEVATIONS  
EXISTING/ PROPOSED

PROJECT  
PRIVATE RESIDENCE  
INTERIOR ALTERATIONS / ADDITION  
110 N. COLLINGSBURY STREET,  
ALEXANDRIA, VA 22314

DATE PLOTTED: 2013-11

NO. DATE DESCRIPTION

DATE: 03.15.2014

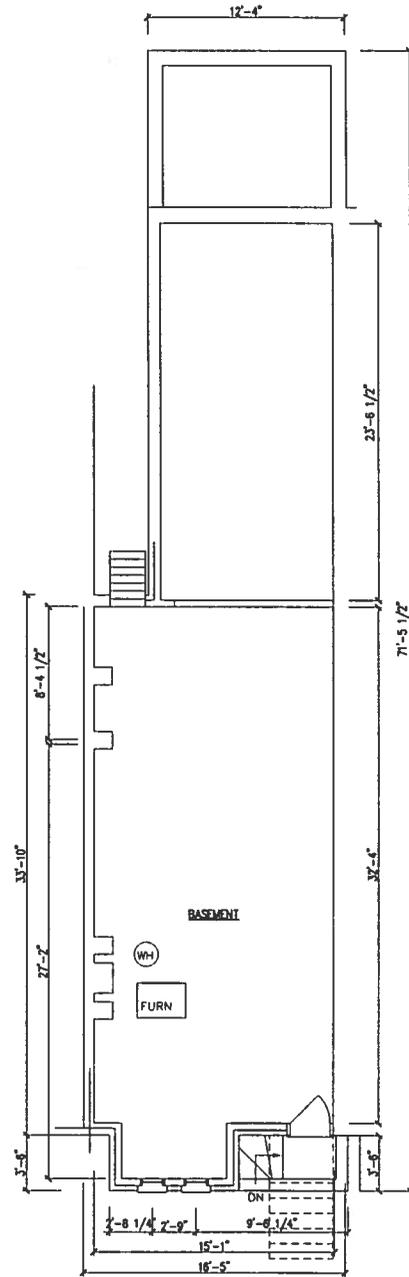
SCALE: IT SB

SCALE: AS NOTED

PROJECT NO: A202

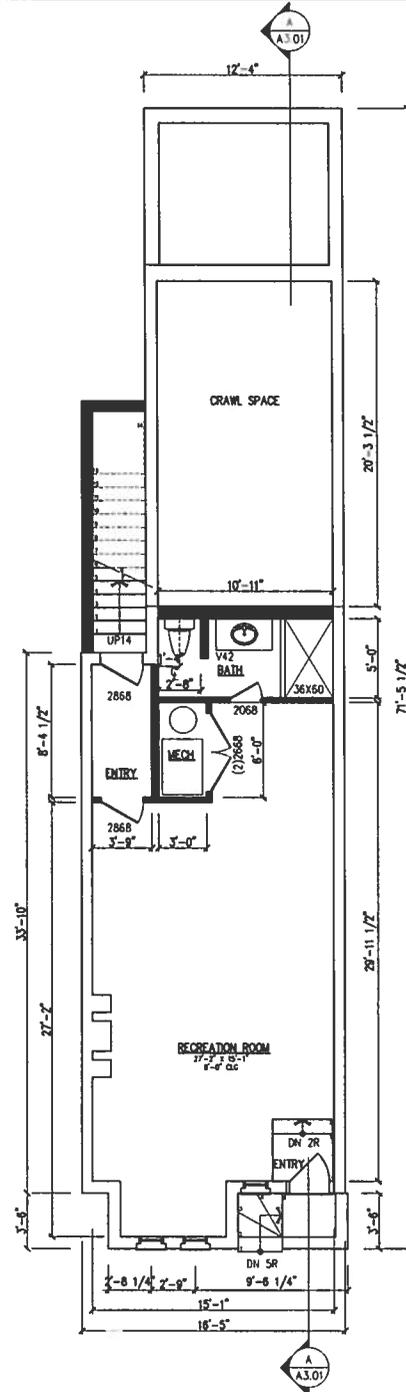
DATE: 10/

SCALE: 1/4" = 1'-0" UNLESS NOTED OTHERWISE



SECTION OF WALL / WINDOW  
TO BE REMOVED  
\*\*CONTRACTOR TO VERIFY  
ALL LOCATIONS  
AND COORDINATE WITH  
APPROVED PLANS  
PRIOR TO START OF ANY  
WORK

**A** BASEMENT FLOOR PLAN  
EXISTING  
SCALE: 1/4"=1'-0"



SECTION OF NEW WALL  
\*\*CONTRACTOR TO VERIFY  
ALL LOCATIONS  
AND COORDINATE WITH  
APPROVED PLANS  
PRIOR TO START OF ANY  
WORK

**B** BASEMENT FLOOR PLAN  
PROPOSED  
SCALE: 1/4"=1'-0"

SCALE: 1/4" = 1'-0" UNLESS NOTED OTHERWISE



SB DESIGN STUDIOS LLC

400 EAST STREET S.  
SUITE 200  
Arlington, Virginia 22204  
703.266.0000  
info@sbdesignstudios.com

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TITLE  
BASEMENT FLOOR PLAN -  
EXISTING / PROPOSED

PROJECT  
PRIVATE RESIDENCE  
INTERIOR ALTERATIONS / ADDITION  
TO N. COLUMBUS STREET,  
ALEXANDRIA, VA 22304

DATE PLOTTED 2013-11

DATE DESCRIPTION

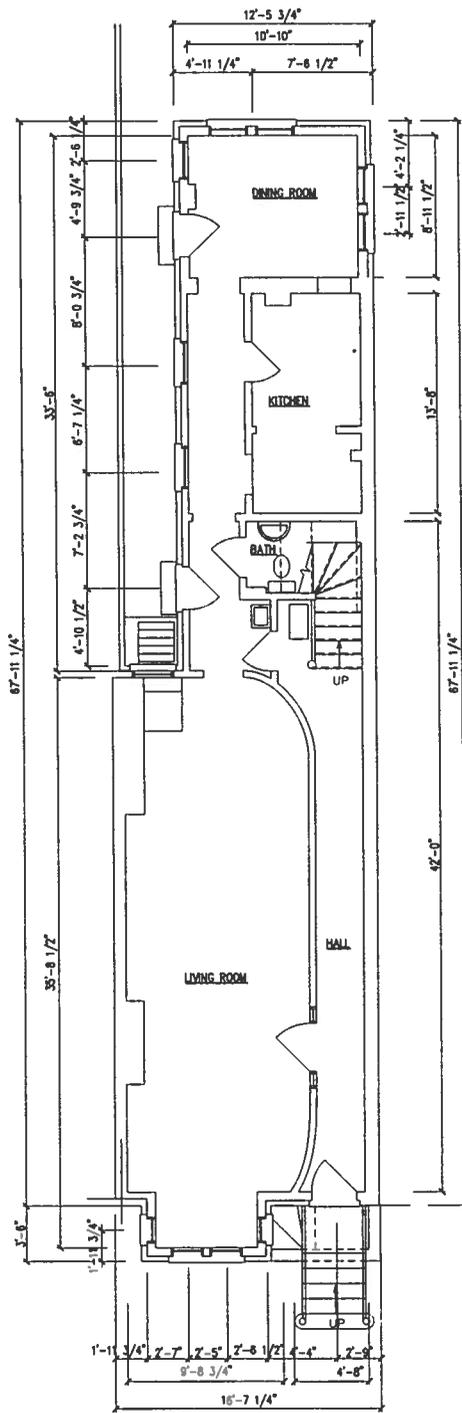
DATE 03.15.2014

SCALE BY IT CHECK BY SB

SCALE AB NOTED

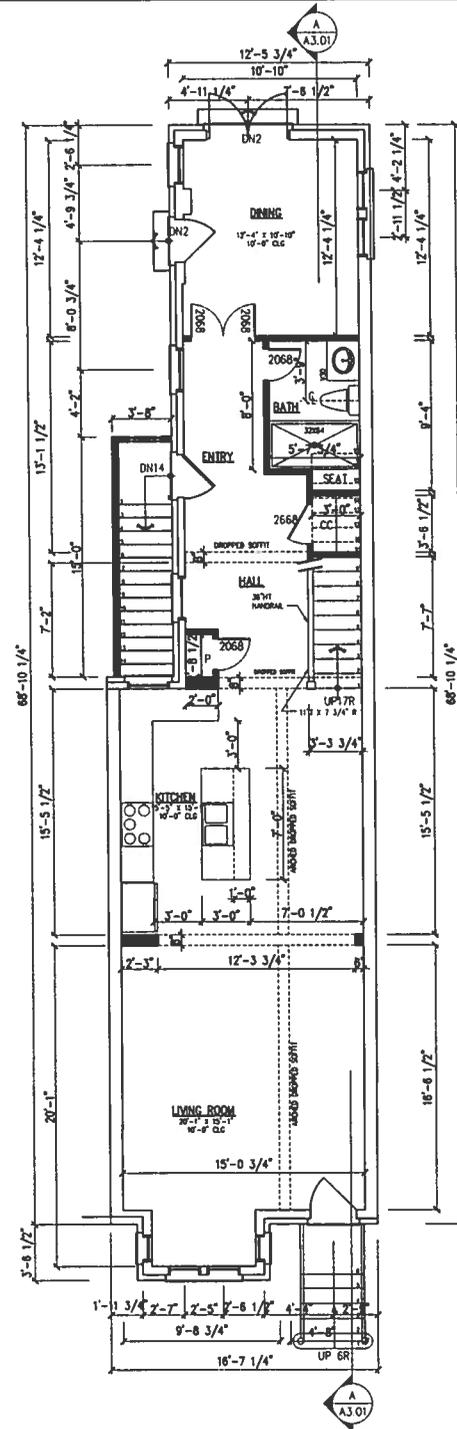
SHEET NO. A1.00

DATE



SECTION OF WALL / WINDOW TO BE REMOVED  
 \*\*CONTRACTOR TO VERIFY ALL LOCATIONS AND COORDINATE WITH APPROVED PLANS PRIOR TO START OF ANY WORK

**A** FIRST FLOOR PLAN EXISTING  
 SCALE: 1/4" = 1'-0"



SECTION OF NEW WALL  
 \*\*CONTRACTOR TO VERIFY ALL LOCATIONS AND COORDINATE WITH APPROVED PLANS PRIOR TO START OF ANY WORK

**B** FIRST FLOOR PLAN PROPOSED  
 SCALE: 1/4" = 1'-0"

SCALE: 1/4" = 1'-0" UNLESS NOTED OTHERWISE



**SB DESIGN STUDIOS LLC**  
 4501 WEST STREET 6  
 SUITE 203  
 ARLINGTON HEIGHTS, ILLINOIS 60005  
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TITLE: FIRST FLOOR PLAN - EXISTING / PROPOSED

PROJECT: PRIVATE RESIDENCE INTERIOR ALTERATIONS / ADDITION  
 1010 N. COLUMBIUS STREET,  
 ALEXANDRIA, VA 22304

DATE PLOTTED: 2013-11

DATE: 03.15.2014

SCALE: AS NOTED

PROJECT: A1.01

ADDRESS OF PROJECT: 110 N Columbus St.

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: Patrick Jansen

Address: 31 Cedar Dr

City: Stafford State: Va Zip: 20164

Phone: 571-225-7947 E-mail: PATRICK@JANSENPAULBA.COM

**Authorized Agent** *(if applicable):*  Attorney  Architect  \_\_\_\_\_

Name: \_\_\_\_\_ Phone: \_\_\_\_\_

E-mail: \_\_\_\_\_

**Legal Property Owner:**

Name: Patrick Jansen

Address: 110 N Columbus

City: Alexandria State: Va Zip: 22314

Phone: 571-225-7947 E-mail: PATRICK@JANSENPAULBA.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.

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

- NEW CONSTRUCTION
- EXTERIOR ALTERATION: *Please check all that apply.*
  - awning
  - doors
  - lighting
  - other Enclosing Stairs
  - 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).*

- Encapsulate Stairs coming from basement to first floor.  
- Reconstruct wall behind the property.  
- Include gate on wall.

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**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.*

- <sup>N/A</sup> 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.*

- <sup>N/A</sup> 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.*

- <sup>N/A</sup> 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.

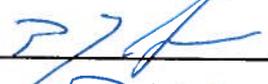
**ALL APPLICATIONS:** *Please read and check that you have read and understand the following items:*

- 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.

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

**APPLICANT OR AUTHORIZED AGENT:**

Signature: 

Printed Name: Patrick Jansen

Date: 3/18/14

**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.

	<b>Name</b>	<b>Address</b>	<b>Percent of Ownership</b>
1.	<i>Patrick Jansen</i>	<i>110 N Columbus</i>	<i>100</i>
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.

	<b>Name</b>	<b>Address</b>	<b>Percent of Ownership</b>
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.

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

3/18/14      *Patrick Jansen*      *PJ*  
 Date                      Printed Name                      Signature