

**ISSUE:** Certificate of Appropriateness for after-the-fact alterations

**APPLICANT:** Amanda Cernik

**LOCATION:** Parker-Gray District  
221 North Patrick Street

**ZONE:** RB/Townhouse zone

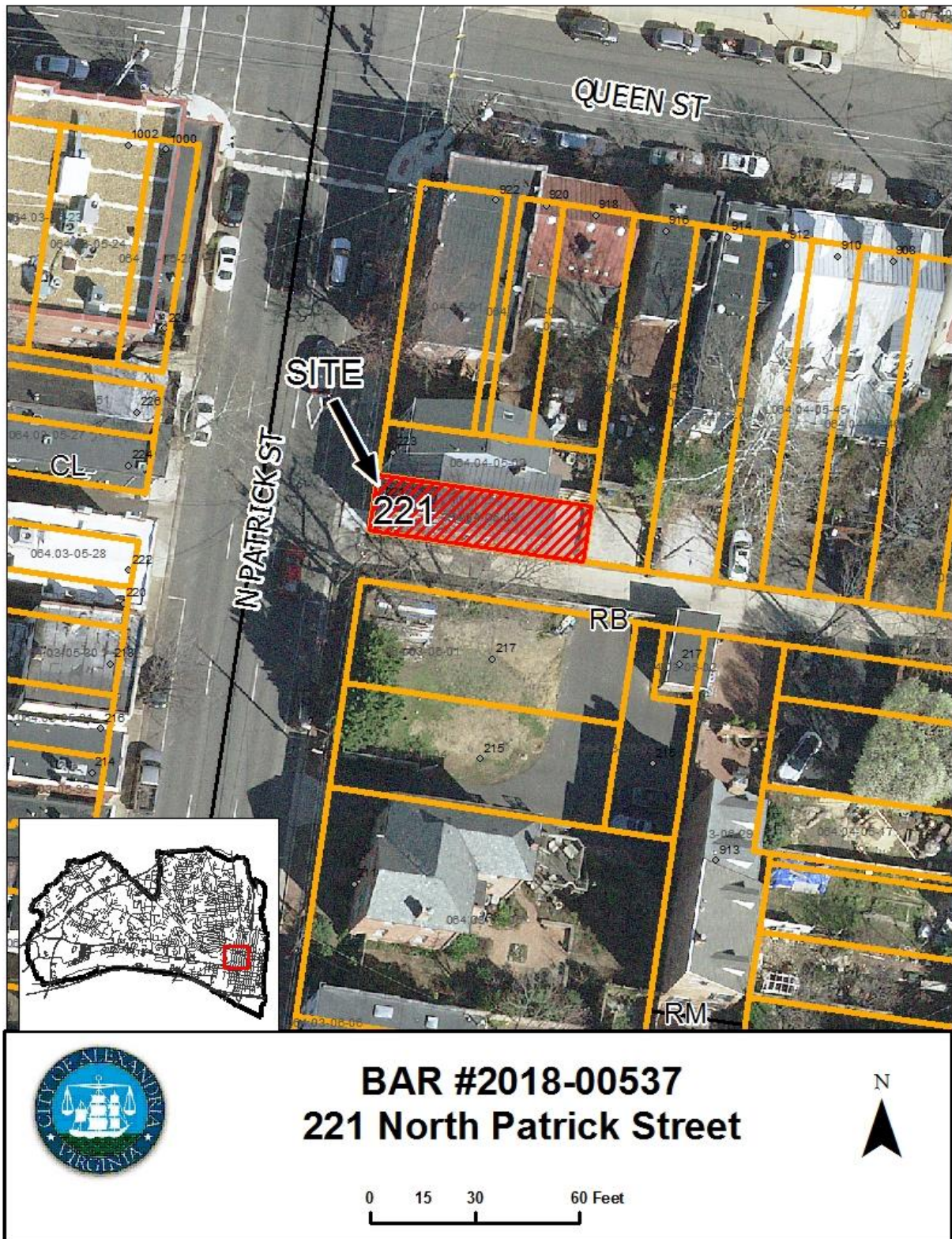
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**STAFF RECOMMENDATION**

1. Denial of a Certificate of Appropriateness for the existing door canopies on the west and south elevations. If the existing canopies are found by the BAR to be appropriate, the owner must obtain an encroachment ordinance from City Council.
2. Removal of the brick cheeks at the front (west) and alley (south) entries. If the existing cheeks are found by the BAR to be appropriate, the owner must obtain an encroachment ordinance from City Council for the cheeks only at the alley entrance and for the permanent masonry planter in the alley.
3. Replace the unapproved 6-panel door on the front (west) entrance with an appropriate wood, simple, late-19<sup>th</sup> century design.
4. Provide an open space exhibit to zoning staff to confirm that the parking space and/or rear (east) canopy comply with zoning. If parking is not permitted, reinstall the previous 6' tall wood privacy fence along the alley.

**GENERAL NOTES TO THE APPLICANT**

1. **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](mailto:preservation@alexandriava.gov) for further information.
2. **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.
3. **COMPLIANCE WITH BAR POLICIES:** All materials must comply with the BAR's adopted policies unless otherwise specifically approved.
4. **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.
5. **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.
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.





## **I. APPLICANT'S PROPOSAL**

The applicant is requesting a Certificate of Appropriateness for the after-the-fact installation of three fixed wood canopies over the front, side, and rear doors at 221 North Patrick Street, located in the Parker-Gray District. The case is before the BAR as a result of a citizen complaint and violation notices. The canopy above the rear entrance does not require BAR approval in the Parker-Gray District but it still required a building permit and must comply with zoning.

## **II. HISTORY**

This two-story, three-bay, side gable, 19<sup>th</sup> century wood frame vernacular townhouse was built in the mid-19<sup>th</sup> century. The structure sits on a brick foundation and has a standing seam side-gable roof. The south elevation runs adjacent to a public alley. The building footprint appears on the 1877 Hopkins Insurance Map but this block first appears in the Sanborn Fire Insurance map of 1891. While not normally reliable for dates, the City's real estate records give 1830 as the date of construction. The simple, side-gable roof form is a stylistic carryover from the mid-19<sup>th</sup> century before flat seam metal roofing became widely available for later Victorian buildings. This building is considered an *Early* (pre-1932) Residential Building in the Parker-Gray District. According to Alexandria Real Estate records, it was purchased by the present owners in 2015.

Code Administration records indicate numerous complaints from neighbors about the lack of maintenance of this property by the previous owner. In 2009 (BAR Case # 2009-00101) BAR staff administratively approved "Admin Approval: wood siding, one-over-one double-glazed wood windows, 4-panel wood door, standing seam metal (painted) roof, all trim to be wood." While not part of the applicant's submission, a brick stoop with cheeks and a brick water-table course across the front was added in the public sidewalk and in the public alley at this time as well but without BAR approval. No other BAR approval was located for the subject property. The rear yard fence along the alley was removed sometime after 2014 and the brick garden wall evident in the 2015 survey along the east end of the property has been demolished. Although not reviewed by the BAR in the Parker-Gray District, the required open space in the rear yard was paved and converted to parking without zoning approval and a low curbed planter was constructed in the alley.



Figure 1: Condition of the house in 2008 under prior owner

### III. ANALYSIS

The specific application before the BAR is to resolve a violation following the installation of three Craftsman style canopies without the required BAR approval or building permits. One was installed above the front door (west elevation), one was installed over the alley entrance door (south elevation). A third canopy was installed at the door on the east elevation adjacent to the existing parking pad. This canopy does not require BAR approval in the Parker-Gray district but reduces the required open space in the RB zone and may separately require a zoning variance.

The Parker-Gray Residential Reference Guide (RRG) for Early Residential Buildings (built before 1932) identifies three different levels of review for door hoods, porches or porticos, depending on their location. The applicant constructed one canopy in each of the three locations:

1. Front (street facing): Requires BAR approval at a public hearing
2. Side (non-street facing): Staff approval permitted, though the work must comply with the zoning ordinance and the BAR Design Guidelines and policies, which the side canopy does not.
3. Rear (non-street facing and below the second floor window sill): No BAR review required (but must obtain building permit and comply with zoning)

The composition shingle-roofed, front-gable entry canopies are supported by a pair of large triangular wooden knee-brackets attached to the wall. The bracket begins approximately five feet above grade and the lowest point of the rafter tails is 7'-5" above grade. Even though they appear to be well constructed and attractive in their own right, staff cannot support the after-the-fact Certificate of Appropriateness because:

- a. As constructed, both of the canopies require an encroachment ordinance from City Council, and
- b. The canopies are stylistically inappropriate and do not comply with the recommendations contained in the *Design Guidelines*.

#### Encroachment

The existing canopy above the entry door on the North Patrick Street frontage does not presently comply with City Code Sec. 5-2-29: "Any encroachment into a public street, alley, sidewalk or other right-of-way may be authorized only by a special ordinance adopted by city council, unless the encroachment is authorized pursuant to one of the following exceptions or is otherwise authorized by this code or the City of Alexandria Zoning Ordinance." Subsection (d) exempts: "Canopies, awnings and marquees suspended from a building or structure with no ground supports, having a clearance of at least *eight feet* above a *sidewalk*, extending no more than four feet beyond the *front* property line, and extending no more than one foot from the established curb line, may be erected." Stoops and steps may extend up to four feet into the sidewalk but are not permitted in a public alley. No permanent planters are permitted on either a public sidewalk or an alley, and the grandfathered brick planters that may be found throughout Old Town are gradually being removed. Many of these planters hold moisture against the base of frame houses and accelerate insect damage and rot.

In this case, the building is over the lot line on both the street and alley facades and the canopies project another two feet from the face of the building, extending a total of 2.5' into the right-of-

way. While the canopy is within the four foot projection allowed above a sidewalk, the knee-brackets and rafter tails extend well below the eight foot minimum height in both cases. Therefore, the canopy over the front door could be exempt from the requirement for an encroachment if the brackets were removed and the rafter tails cut to a minimum of 8' above the sidewalk grade, though this would likely have an adverse effect on the design and structure. The brick step and cheeks at the front door may encroach into the public sidewalk but the ones in the alley may not, as there is no exemption from an encroachment ordinance requirement for projections into a public alley for steps, canopies or permanent planters. Staff will likely not support such a request because of a safety concern for utility vehicles and trash trucks that use these public alleys. Staff recommends that the alley canopy, stoop, step and planter all be removed.

Staff brings this application to the BAR to ask whether the BAR supports the design of the present canopies or would find any canopy design to be architecturally appropriate on this townhouse, before the applicant expends more time and money pursuing encroachments.

#### Architectural Appropriateness

The *Design Guidelines* for porches and awnings (there is no specific chapter addressing door canopies) note that a porch or awning "...should be appropriate and sympathetic to the historical style of the building..." The design of the installed canopies would be most appropriate for early 20<sup>th</sup> century Craftsman and Bungalow styles. The use of cornice brackets and exposed rafter tails are a common structural expression on many Craftsman designs of the early 20<sup>th</sup> century (1905-1930), such as on the Sears home shown in Figure 2, and are typical of the Del Ray and Rosemont neighborhoods in Alexandria but are very rare in Parker-Gray.

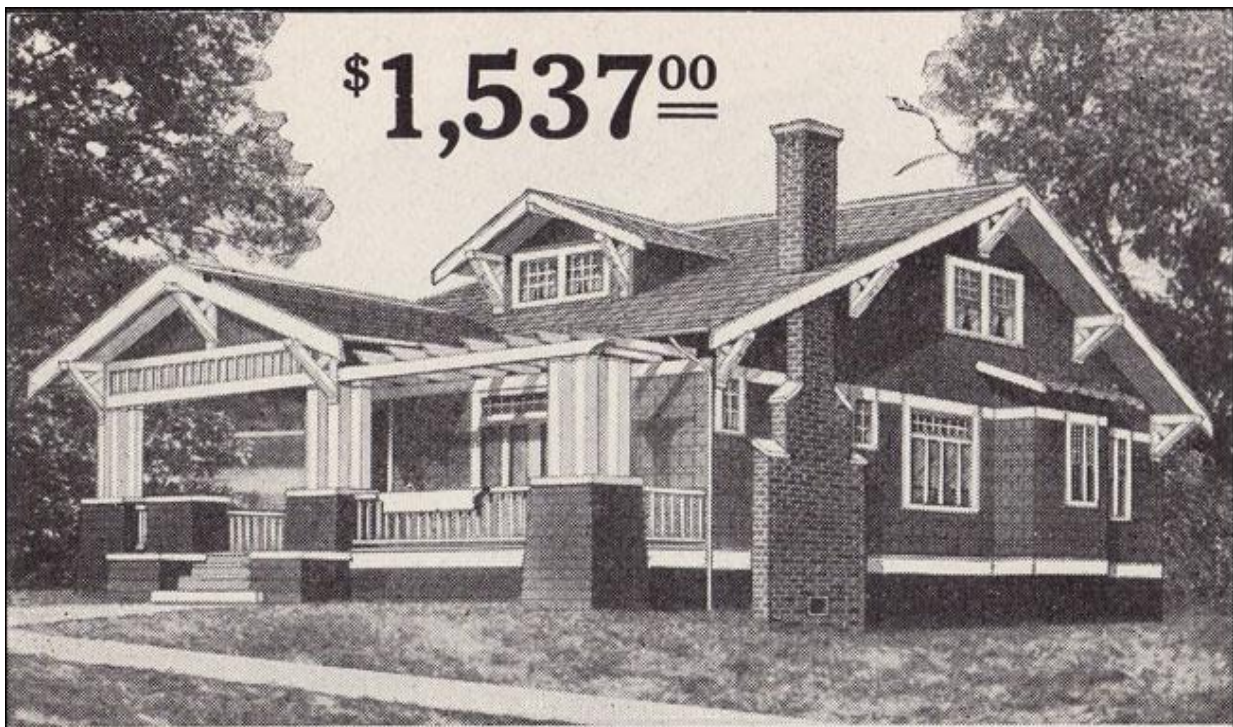


Figure 2: Sears Craftsman style bungalow advertisement from the early 20<sup>th</sup> century showing characteristic knee-brackets at the cornice



There is little historic precedent for a porch or canopy on a wood frame vernacular townhouse in Old Town, though a few examples do exist. In Alexandria, where buildings were originally required to be built to the front lot line, there is typically no setback or room for projections and both of these canopies overhang either the public sidewalk or the public alley. In addition to the architectural character, the existing canopies are roofed with modern, composition shingles. The BAR's roofing policy requires roof material to be appropriate to the period and style of the house. In this case appropriate roof material for a 19<sup>th</sup> century canopy would be either wood shingles or metal to match the primary roof.

The entry step at the front (west) door is exempt from an encroachment and the brick material is appropriate. However, the cheeks on each side of the step were typically added to dwellings in Parker-Gray in the mid-20<sup>th</sup> century and, nationally, were often found most often on Craftsman style dwellings. They are not architecturally appropriate on this mid-19<sup>th</sup> century vernacular house. The design of the window boxes on the west elevation, while not reviewed by the BAR in the Parker-Gray District, are Craftsman style as well. Viewed in total, the cumulative effect of the alterations by this and preceding owners is to dress-up a modest, vernacular 19<sup>th</sup> century dwelling to give the appearance a Craftsman style cottage in Del Ray.

This change in character is in opposition to the fundamental purpose of the historic district, the BAR's adopted Design Guidelines and nationally accepted preservation practice. The standards in the zoning ordinance that must be considered by the BAR in approving a Certificate of Appropriateness for modifications to existing buildings in the Parker-Gray District include Sec. 10-205(2)(b) (1) "The degree to which the distinguishing original qualities or character of a building, structure or site including historic materials are retained;" and (2) "The historic appropriateness of any new features." The BAR's Design Guidelines for Residential Additions state "It is the strong preference of the Boards that architectural elements of particular styles not be mixed and matched on the same addition." (Page 3)

Staff does not believe that any of the alterations that have been made reflect the original character of the building. To be clear, staff does not suggest that all embellishments should be prohibited on a simple vernacular dwelling. Property owners typically add shutters (which this house once had), light fixtures, mail boxes, door hardware, portable planters and paint color to personalize their home. These features are easily reversible and, except for shutters, may all be changed by future owners without review by the BAR. Staff finds the present situation to be regrettable because violations run with the property and many of the inappropriate alterations were made by the previous property owner. However, all of these alterations were undertaken without BAR approval and staff could easily have worked with the owners to find appropriate solutions. The annual letter distributed to all property owners in the historic districts with the tax statements describes the requirement for BAR approval in an attempt to avoid these issues before they occur.

The owner states in the application that "The origins of this project arose due to the rotting doors, door frames and siding. In order to protect this from occurring again, awnings were installed." As the inappropriate six panel doors on the west and south sides do not match the architecturally appropriate four panel door on the rear, or photographs taken by staff in 2014, it appears that the doors have been changed to an inappropriate style as well. Staff notes that the BAR's administrative approval policy requires wood doors on the street facing elevations of Early

buildings in the Parker-Gray District but smooth metal or fiberglass doors may be used on non-street facing elevations, though even these require periodic maintenance. However, the existing canopies do not prevent rain and snow from reaching the lower half of the doors, or the wood siding on the rest of the house and regular maintenance is necessary for any age building.



Figure 1: Canopy at the front (west) entrance



Figure 2: Canopy at the alley (south) elevation

**STAFF**

Marina Novaes, 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**

- C-1 Proposed awnings are located in public rights of way. Applicant must indicate to the height of the lowest point of encroachment to confirm compliance with section 5-2-29 that requires a clearance of at least 8' above the sidewalk.
- C-2 The proposed area shown on the submitted plat as "block driveway" was used as a fenced in back yard until at least 2012 (based on images available in pictometry) and would have counted towards the 800 square feet of required open space. Required open space cannot be reduced without approval of a variance by the Board of Zoning Appeals. The pavers can remain in the rear yard, but it cannot be used as parking. Plat submitted has been reduced and is no longer to scale, so exact amount of provided open space cannot be calculated, but it appears to be well below the required 800 square feet. The covered rear entry will further reduce the open space and does not comply with zoning.

##### **Code Administration**

- C-1 A building permit, plan review and inspections are required prior to the start of construction.

##### **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 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)
- 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)
- C-7 If any portion of the awning encroaches in the right of way, the owner shall obtain and maintain a policy of general liability insurance in the amount of \$1,000,000 which will indemnify the owner (and all successors in interest); and the city as an additional named insured. (Sec. 5-29 (h)(1)) (T&ES)
- C-8 The owner shall obtain and maintain a policy of general liability insurance in the amount of \$1,000,000 which will indemnify the owner (and all successors in interest); and the City as an Additional Insured, against claims, demands, suits and related costs, including attorneys' fees, arising from any bodily injury or property damage which may occur as a result of the encroachment. (Sec. 5-29 (h)(1)) (T&ES)

**Please submit Insurance Certificate:**

**City of Alexandria**

**T&ES**

**Attn: Heather Diez**

**301 King Street, Room 4130**

**Alexandria, VA 22314**

**Alexandria Archaeology**

No archaeology oversight necessary on this project.

**V. ATTACHMENTS**

*1 – Supplemental Materials*

*2 – Application for BAR 2018-00537: 221 North Patrick Street*

ADDRESS OF PROJECT: 221 North Patrick StreetTAX MAP AND PARCEL: 064.04-05-03 ZONING: RB**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: Aminda CernikAddress: 221 North Patrick StreetCity: Alexandria State: VA Zip: 22314Phone: 202-366-1221 E-mail: ACernik81@gmail.com**Authorized Agent** *(if applicable):* ☐ Attorney ☐ Architect ☐ \_\_\_\_\_

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

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

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

**Legal Property Owner:**Name: Aminda CernikAddress: 221 North Patrick StreetCity: Alexandria State: VA Zip: 22314Phone: 202-366-1221 E-mail: ACernik81@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.



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

- ☐ NEW CONSTRUCTION
- ☒ EXTERIOR ALTERATION: *Please check all that apply.*
- |  |   |   |                                   |
|--|---|---|-----------------------------------|
| <input checked="" type="checkbox"/> awning | <input type="checkbox"/> fence, gate or garden wall | <input type="checkbox"/> HVAC equipment             | <input type="checkbox"/> shutters |
| <input type="checkbox"/> doors             | <input type="checkbox"/> windows                    | <input type="checkbox"/> siding                     | <input type="checkbox"/> shed     |
| <input type="checkbox"/> lighting          | <input type="checkbox"/> pergola/trellis            | <input type="checkbox"/> painting unpainted masonry |                                   |
| <input type="checkbox"/> other _____       |   |   |                                   |
- ☐ ADDITION
- ☐ DEMOLITION/ENCAPSULATION
- ☐ SIGNAGE

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

The origins of this project arose due to rotting doors, door-frames and siding. In order to protect this from occurring again, awnings were installed.

**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.*

- ☒ ☒ 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 3 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 3 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: Amanda CernikDate: 11/26/18



# 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. Amanda Cernik	221 North Patrick Street	100%
2.		
3.		

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

Name	Address	Percent of Ownership
1. Amanda Cernik	221 North Patrick Street	100%
2.		
3.		

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

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

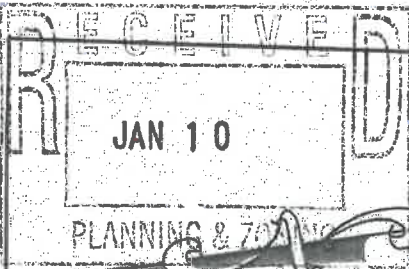
As the applicant or the applicant's authorized agent, I hereby attest to the best of my ability that the information provided above is true and correct.

11/30/18  
Date

Amanda Cernik  
Printed Name

  
Signature

977 SQ. FT.  
OR  
0.0224 ACRE



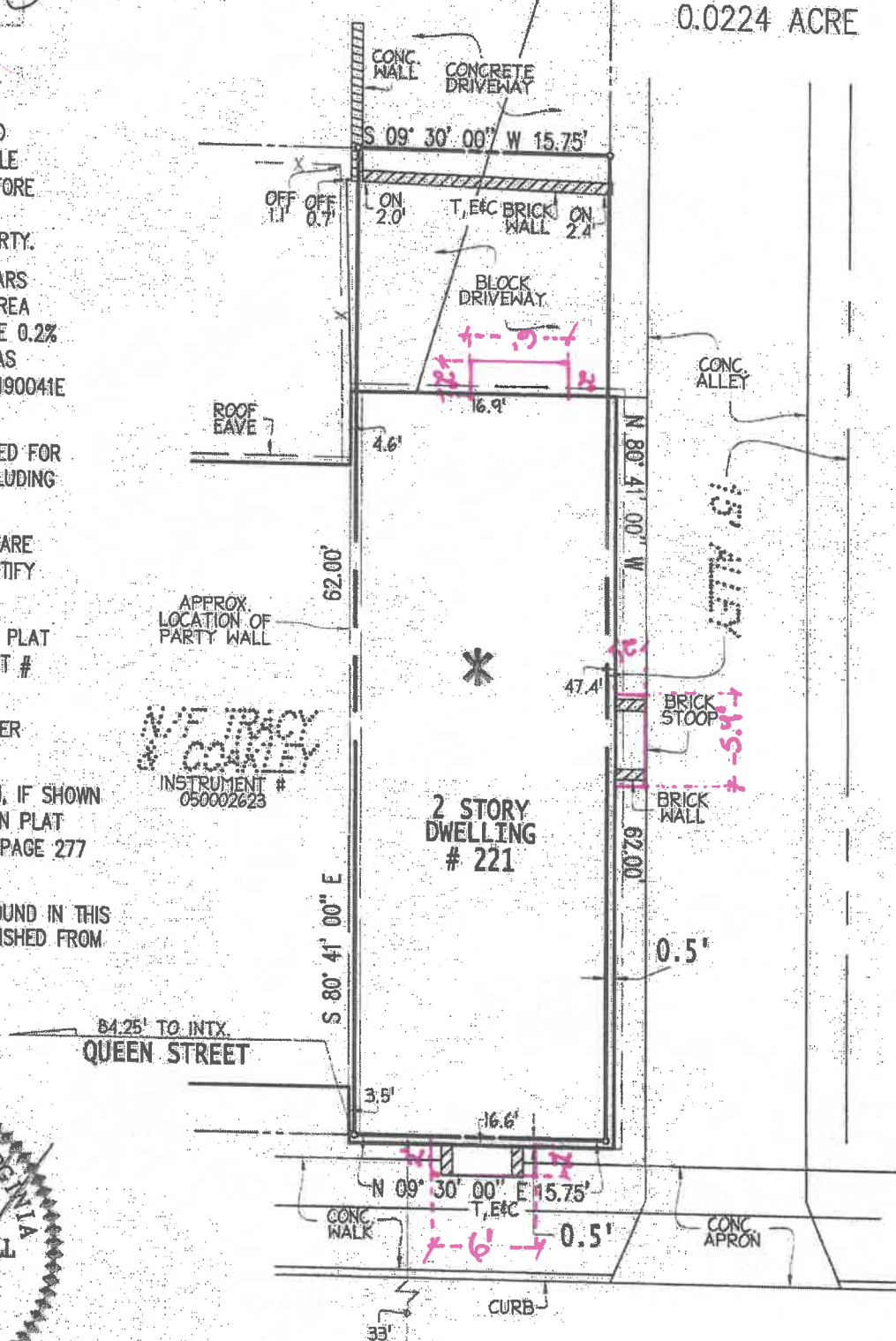
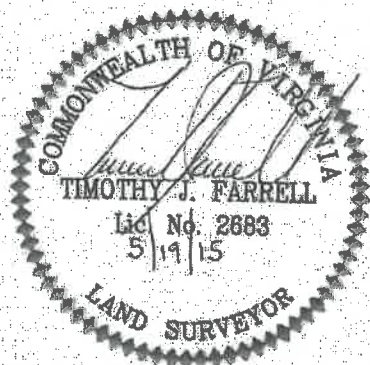
N/F HISTORIC RENTALS, LLC.  
D.B. 61, PG. 163

\*LOT 221  
977 SQ. FT.  
OR  
0.0224 ACRE

NOTES:

- 1) THIS PLAT HAS BEEN PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND DOES NOT THEREFORE NECESSARILY INDICATE ALL ENCUMBRANCES ON THE PROPERTY.
- 2) THE LOT SHOWN HEREON APPEARS TO PLOT IN FLOOD ZONE "X" AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS SHOWN ON F.E.M.A. MAP# 5155190041E EFFECTIVE DATE: JUNE 16, 2011.
- 3) THIS SURVEY WAS NOT PREPARED FOR CONSTRUCTION PURPOSES. (INCLUDING FENCES)
- 4) LOCATION OF FENCES (IF ANY) ARE APPROXIMATE AND DO NOT CERTIFY TO OWNERSHIP.
- 5) THE PROPERTY SHOWN ON THIS PLAT IS LOCATED BY MAP-BLOCK-LOT # 064.04-05-03
- 6) PROPERTY CORNERS NOT SET PER WAIVER REQUEST.
- 7) EASEMENTS, B.R.L.S & MERIDIAN, IF SHOWN HEREON, ARE AS DELINEATED ON PLAT RECORDED IN DEED BOOK 847, PAGE 277 (UNLESS NOTED OTHERWISE).
- 8) NO CORNER MONUMENTATION FOUND IN THIS AREA. BOUNDARY LINES ESTABLISHED FROM EXISTING PHYSICAL EVIDENCE.

N/F TRACY & CO. LLC  
INSTRUMENT # 050002623



NORTH PATRICK STREET  
(66' WIDE) CENTERLINE

HOUSE LOCATION SURVEY ON THE  
**DAVID P. ANDROSS**  
**PROPERTY**  
DEED BOOK 847, PAGE 277  
CITY OF ALEXANDRIA, VIRGINIA

LEGEND:

- I.P.F. DENOTES IRON PIPE FOUND
- X- DENOTES FENCE LINE
- DB, PG. DENOTES DEED BOOK AND PAGE
- T,E&C- DENOTES OVERHEAD TELEPHONE, ELECTRIC, AND CABLE LINES

**B.W. SMITH AND ASSOCIATES, INC.**

PROFESSIONAL LAND SURVEYING  
MANASSAS, VIRGINIA (703) 368-5866 www.bwsmithassoc.com

FIELD CREW: J. SEEGER

JOB# 20151012

DATE: 5/19/15

DFT: J.N.R.

CHK: T.J.F.

NO TITLE REPORT FURNISHED

SCALE= 1" = 10'







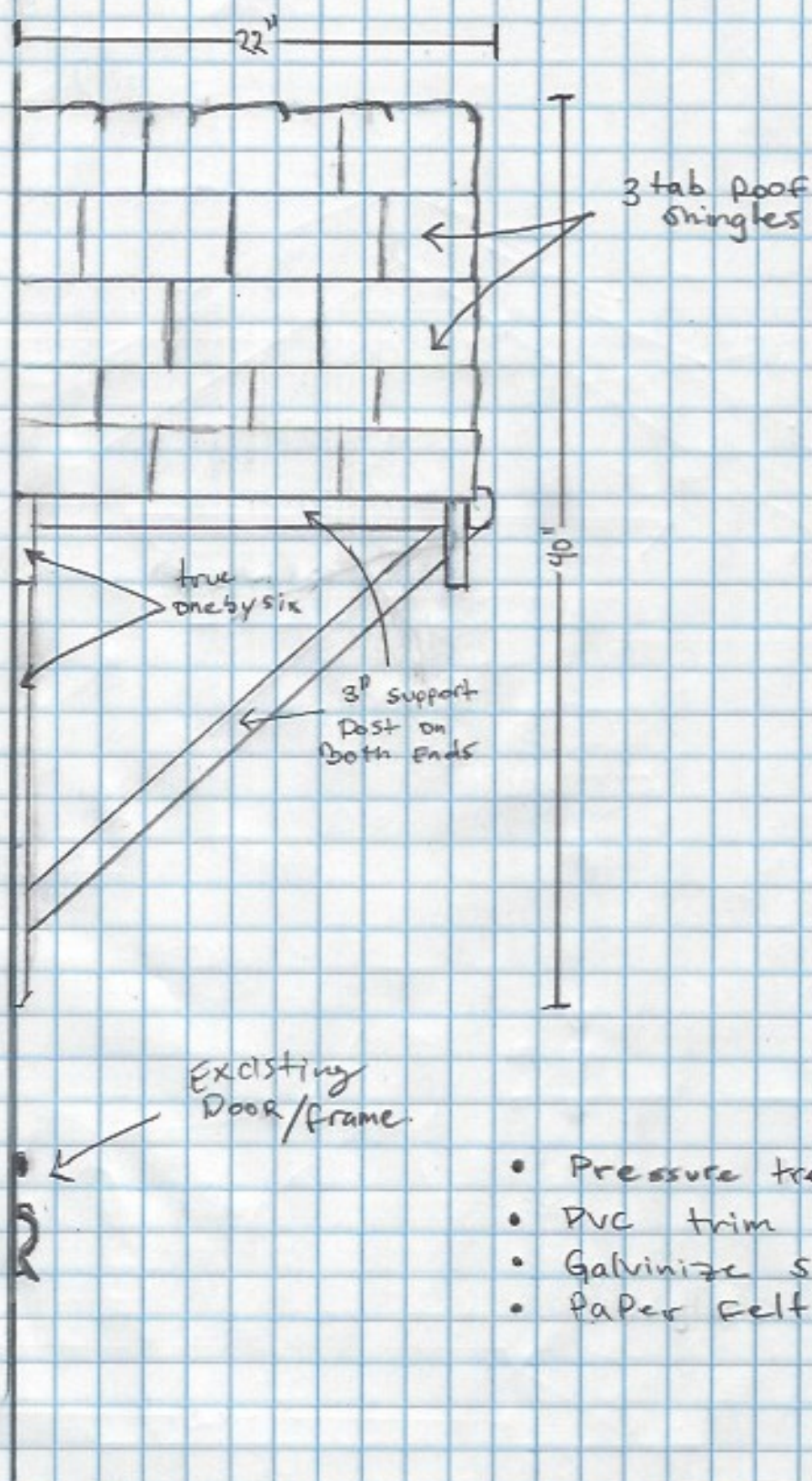








Existing house



- Pressure treated Lumber
- PVC trim
- Galvanize screws
- Paper Felt/Shingles



