

ISSUE: Permit to Demolish/Capsulate (partial) and Certificate of Appropriateness for alterations

APPLICANT: Mathew R. McBrady

LOCATION: Old and Historic Alexandria District
411 Prince Street

ZONE: RM/Residential Townhouse Zone

STAFF RECOMMENDATION

Staff recommends approval of the Permit to Demolish/Capsulate (partial) and Certificate of Appropriateness with the following condition:

1. The brick at the window infill be recessed from the adjacent wall and that the brick sill remain in place.

GENERAL NOTES TO THE APPLICANT

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



I. APPLICANT'S PROPOSAL

The applicant requests a Permit to Demolish/Capsulate (partial) and Certificate of Appropriateness to replace a section of masonry fence adjacent to the sidewalk with a new wood fence to match existing wood fence in a similar location but located at the property line. The applicant also requests a Certificate of Appropriateness to infill an existing window opening on the west elevation (Figure 1).



Figure 1: Proposed brick wall to be replaced (left) and window to be infilled (right)

Site context

The building is located on the north side of the 400 block of Prince Street. The subject wall separates the parking area at 411 Prince Street from the parking area at 409 Prince Street and is visible from Prince Street. The window to be infilled is on the west elevation of the building and is also visible from Prince Street.

II. HISTORY

The structure at 411 Prince Street dates from the middle of the 19th century and is therefore considered to be an Early building. The structure appears on the 1877 Hopkins Map. Ethelyn Cox's *Historic Alexandria Virginia Street by Street*, lists the property as "brick, 3 stories, mid 19th century."

The wall proposed to be replaced is not original to the structure. As seen in the undated photograph of the building provided by the applicant (Figure 2), the original site configuration did not include the curb cuts and associated parking areas. Instead, there appears to be a wood fence separating the two yards with a pier of some material adjacent to the sidewalk. While this photograph is undated, it appears to date from prior to 1958. Permit #13908 from February 1958 includes work on the east side of the rear ell which transformed it from the screen porch shown in the photograph to the current configuration. While staff has been unable to assign an exact date to the subject wall it appears to have been constructed at some point after 1958.



Figure 2: Photograph showing site configuration prior to the construction of the subject brick wall

Previous BAR Approvals for the building

- Permit 13908 – February 1958 – Window modifications including installation of window on west elevation now being proposed to be infilled, and changes to side porch
- BLD97-00487 – Remove and install new roof (Note: no BAR approval located for this work)

III. ANALYSIS

Permit to Demolish/Capsulate

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

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

The analysis of the standards indicated above relate only to the portions of the wall areas proposed for demolition/capsulation. In the opinion of staff, none of the criteria for demolition and capsulation are met and the Permit to Demolish/Capsulate should be granted. As noted above, the wall being proposed for demolition likely dates from the middle of the twentieth century. When this wall was built, the original site configuration was altered and parking areas were introduced to the neighboring properties. The removal of this wall does not constitute the loss of historic materials or the reconfiguration of the original site condition. The areas proposed for demolition/capsulation are not of unusual or uncommon design and can easily be replicated. As such, staff recommends the approval of the requested Permit to Demolish/Capsulate.

Certificate of Appropriateness

The applicant is proposing to replace the existing painted brick wall with a wood fence to match the adjacent fence separating the side yard from the neighbor's property. The existing 7" wide fence was constructed 6" from the property line at the southeast corner of the lot (Figure 3). This has resulted in approximately 13" of usable area being removed from this portion of the property.



Figure 3: Photograph showing existing fence relative to the property line marker

The new fence separating the two parking areas will be constructed of vertical wood planks and a square open trellis and will be a total height of 6'-0" (Figure 4). While the proposed fence is adjacent to the sidewalk, it is considered to be in the side yard because it does not extend past the front wall of the house. Because of this, the fence complies with the relevant zoning restrictions and does not require a waiver from the BAR for the proposed height.



Figure 4: Illustration of proposed fence design (note that the installed fence will be painted black to match the existing adjacent wood fence)

The *Design Guidelines* state that "Fences, garden walls, and gates should be appropriate in materials, design, and scale to the period and character of the structure they surround." The proposed design for the fence is simple and is consistent with the design of the existing adjacent fence. The simple design does not detract from the historic structure and the open trellis at the upper portion of the fence allows for greater visibility of the buildings on either side of the parking area. Staff finds the design to be consistent with the requirements of the *Design Guidelines* and recommends approval of the Certificate of Appropriateness for the replacement of the masonry wall.

The *Design Guidelines* state “A central tenet of the philosophy of historic preservation is that original historic materials should be retained and repaired rather than replaced. An informed and careful analysis of the existing condition should be made before any decision to replace historic materials is made.” Permit 13908 from February 1958 clearly indicates that the window on the west elevation proposed to be infilled was installed as a part of the scope of that work (Figure 5). Staff visited the site to investigate the window, and physical evidence matches with this as the likely original installation date for the window.

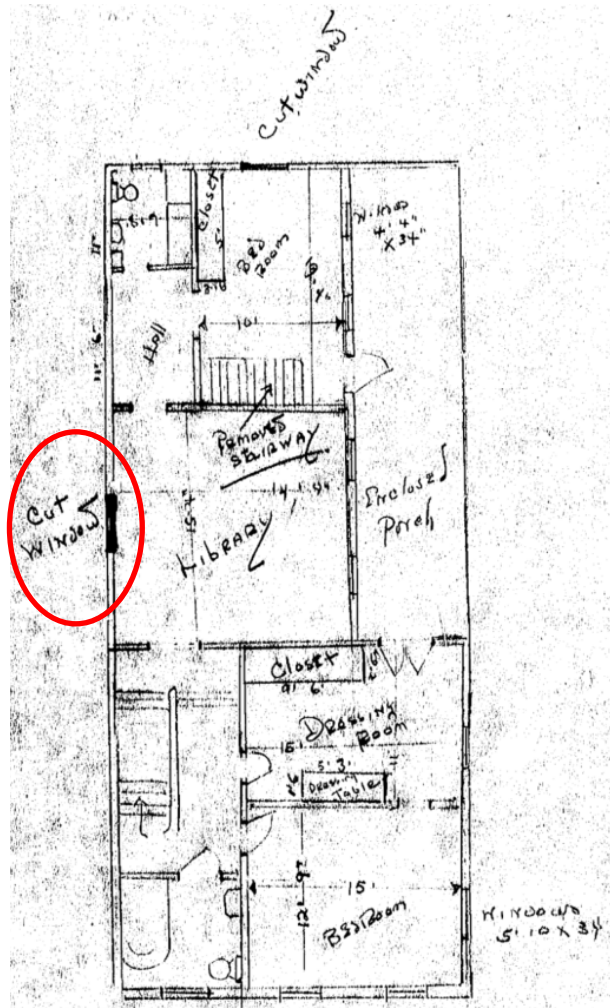


Figure 5: Permit drawing from 1958 indicating the installation of the subject window

As the subject window is clearly not original to the house or of particular architectural significance, staff supports the infill of the window opening. The application indicates that the intention is to infill the approximately 16 sf opening with brick and paint it to match the adjacent wall surface. In similar cases, the Board has asked applicants to recess the brick infill from the adjacent wall to provide evidence of the previous wall opening. Staff recommends that the Board approve the Certificate of Appropriateness for the infill of the window on the west elevation with the condition that the new brick be recessed from the adjacent wall and that the brick sill remain in place.

STAFF

Bill Conkey, AIA, Historic Preservation Architect, Planning & Zoning
Tony LaColla, AICP, Land Use Services Division Chief, Planning & Zoning

VI. CITY DEPARTMENT COMMENTS

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

Zoning

C-1 Proposed fence will comply with zoning.

F-1 Fence height in OHAD can be waived by the Board of Architectural Review

Code Administration

C-1 No permit is required for fence per VCC Section 108.2

Transportation and Environmental Services

R-1 Applicant shall be responsible for repairs to the adjacent city right-of-way if damaged during construction activity. (T&ES)

R-2 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)

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 Any work within the right-of-way requires a separate permit from T&ES. (Sec. 5-2) (T&ES)

C-4 All improvements to the city right-of-way such as curbing, sidewalk, driveway aprons, etc. must be city standard design. (Sec. 5-2-1) (T&ES)

Alexandria Archaeology

F-1 According to Ethelyn Cox's *Historic Alexandria, Street by Street, A Survey of Existing Early Buildings*, the dwelling on this lot was built in the mid-nineteenth century, and perhaps earlier. Given the early date of construction, the property could contain

significant archaeological remains that pertain to the development of Old Town Alexandria.

- R-1 Call Alexandria Archaeology immediately (703-746-4399) if any buried structural remains (wall foundations, wells, privies, cisterns, etc.) or concentrations of artifacts are discovered during development. Work must cease temporarily in the area of the discovery until a City archaeologist comes to the site and records the finds. The language noted above shall be included on all final site plan sheets involving any ground disturbing activities.
- R-2 The applicant shall not allow any metal detection and/or artifact collection to be conducted on the property, unless authorized by Alexandria Archaeology. Failure to comply shall result in project delays. The language noted above shall be included on all final site plan sheets involving any ground disturbing activities.
- C-1 All required archaeological preservation measures shall be completed in compliance with Section 11-411 of the Zoning Ordinance.

V. ATTACHMENTS

- 1 – BAR 2024-00038 Application Materials
- 2 – Supplemental Materials

BAR CASE# _____
(OFFICE USE ONLY)

ADDRESS OF PROJECT: 411 Prince St, Alexandria, VA 22314

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

TAX MAP AND PARCEL: 074.02-07-10 ZONING: Residential

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: Matthew R McBrady

Address: 411 Prince st

City: Alexandria State: VA Zip: 22314

Phone: 617-290-4900 E-mail: tatianavrodriguez@gmail.com

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

Name: Tatiana Rodriguez

Phone: 703-489-4278

E-mail: tatianavrodriguez@gmail.com

Legal Property Owner:

Name: Matthew R McBrady

Address: 411 Prince St

City: Alexandria State: VA Zip: 22314

Phone: 617-290-4900 E-mail: tatianavrodriguez@gmail.com

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).*

Close/brick over existing window on the west side of the house.
 Window is not original to the home as evidenced in the attached
 1958 building permit that asks to cut the window.
 Window is 44"x52.5" (~16sq ft). Bricked opening will then be
 painted to match the existing color of the exterior wall.

SUBMITTAL REQUIREMENTS:

Check this box if there is a homeowner’s association for this property. If so, you must attach a copy of the letter approving the project.

Items listed below comprise the **minimum supporting materials** for BAR applications. Staff may request additional information during application review. Please refer to the relevant section of the *Design Guidelines* for further information on appropriate treatments.

Applicants must use the checklist below to ensure the application is complete. Include all information and material that are necessary to thoroughly describe the project. Incomplete applications will delay the docketing of the application for review. Pre-application meetings are required for all proposed additions. All applicants are encouraged to meet with staff prior to submission of a completed application.

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

- 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. 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 understand that after reviewing the proposed alterations, BAR staff will invoice the appropriate filing fee in APEX. The application will not be processed until the fee is paid online.
- I understand the notice requirements and will return a copy of the three respective notice forms to BAR staff at least five days prior to the hearing. If I am unsure to whom I should send notice I will contact Planning and Zoning staff for assistance in identifying adjacent parcels.
- I, the applicant, or an authorized representative will be present at the public hearing.
- I understand that any revisions to this initial application submission (including applications deferred for restudy) must be accompanied by the BAR Supplemental form and revised materials.

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

APPLICANT OR AUTHORIZED AGENT:

Signature: 
Printed Name: Matthew R McBrady
Date: 10/30/2024

OWNERSHIP AND DISCLOSURE STATEMENT

Use additional sheets if necessary

1. Applicant. State the name, address and percent of ownership of any person or entity owning an interest in the applicant, unless the entity is a corporation or partnership, in which case identify each owner of more than three percent. The term ownership interest shall include any legal or equitable interest held at the time of the application in the real property which is the subject of the application.

Name	Address	Percent of Ownership
1. Matthew R McBrady	411 Prince St, Alexandria, VA 22314	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 411 Prince St, Alexandria, VA 22314 (address), unless the entity is a corporation or partnership, in which case identify each owner of more than three percent. The term ownership interest shall include any legal or equitable interest held at the time of the application in the real property which is the subject of the application.

Name	Address	Percent of Ownership
1. Matthew R McBrady	411 Prince St, Alexandria, VA 22314	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. <i>Matthew McBrady</i>	None	None
2.		
3.		

NOTE: Business or financial relationships of the type described in Sec. 11-350 that arise after the filing of this application and before each public hearing must be disclosed prior to the public hearings.

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

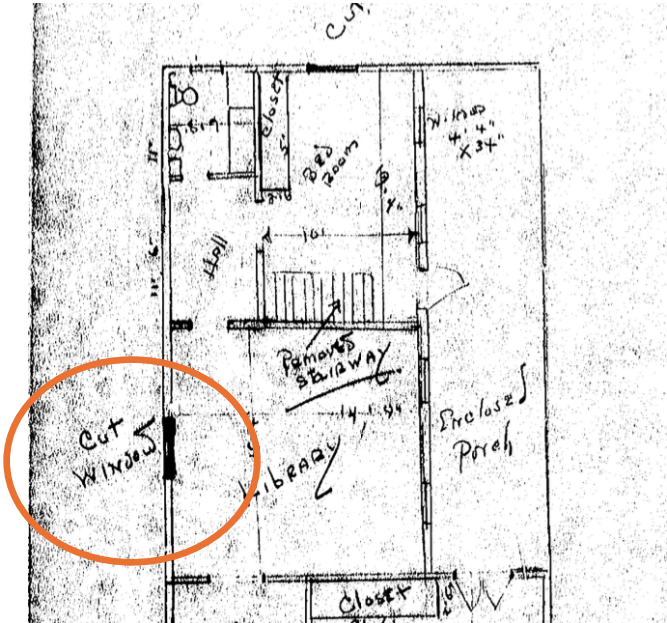
10/30/2024 Matthew McBrady *Matthew McBrady*
 Date Printed Name Signature

The window we want to brick over is circled below:



It will be covered by the brick authentic to the home and painted to match the current exterior color of the west wall of the house.

This window is not original as it was cut according to the permit from 1958 (see p5 of the full permit paperwork).



BAR CASE# _____

(OFFICE USE ONLY)

ADDRESS OF PROJECT: 411 Prince St, Alexandria, VA 22314

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

TAX MAP AND PARCEL: 074.02-07-10 ZONING: Residential

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: Matthew R McBrady

Address: 411 Prince st

City: Alexandria State: VA Zip: 22314

Phone: 617-290-4900 E-mail: tatianavrodriguez@gmail.com

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

Name: Tatiana Rodriguez Phone: 703-489-4278

E-mail: tatianavrodriguez@gmail.com

Legal Property Owner:

Name: Matthew R McBrady

Address: 411 Prince St

City: Alexandria State: VA Zip: 22314

Phone: 617-290-4900 E-mail: tatianavrodriguez@gmail.com

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

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

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

Demolish existing wall that separates my driveway and neighboring property on the east side of the home.

Construct a new wall right on the edge of the current property line.

This would effectively move this wall about 6-8 inches to the east and increase the width of the driveway making it more usable.

Alternatives are not feasible because they will not increase usable space on the driveway.

Wood fencing will better integrate with the remaining fence on the property and neighboring property but will still maintain old town look and feel.

SUBMITTAL REQUIREMENTS:

Check this box if there is a homeowner's association for this property. If so, you must attach a copy of the letter approving the project.

Items listed below comprise the **minimum supporting materials** for BAR applications. Staff may request additional information during application review. Please refer to the relevant section of the *Design Guidelines* for further information on appropriate treatments.

Applicants must use the checklist below to ensure the application is complete. Include all information and material that are necessary to thoroughly describe the project. Incomplete applications will delay the docketing of the application for review. Pre-application meetings are required for all proposed additions. All applicants are encouraged to meet with staff prior to submission of a completed application.

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

- 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. 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 understand that after reviewing the proposed alterations, BAR staff will invoice the appropriate filing fee in APEX. The application will not be processed until the fee is paid online.
- I understand the notice requirements and will return a copy of the three respective notice forms to BAR staff at least five days prior to the hearing. If I am unsure to whom I should send notice I will contact Planning and Zoning staff for assistance in identifying adjacent parcels.
- I, the applicant, or an authorized representative will be present at the public hearing.
- I understand that any revisions to this initial application submission (including applications deferred for restudy) must be accompanied by the BAR Supplemental form and revised materials.

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

APPLICANT OR AUTHORIZED AGENT:

Signature: 

Printed Name: Matthew R McBrady

Date: 9/9/2024

OWNERSHIP AND DISCLOSURE STATEMENT

Use additional sheets if necessary

1. Applicant. State the name, address and percent of ownership of any person or entity owning an interest in the applicant, unless the entity is a corporation or partnership, in which case identify each owner of more than three percent. The term ownership interest shall include any legal or equitable interest held at the time of the application in the real property which is the subject of the application.

Name	Address	Percent of Ownership
1. Matthew R McBrady	411 Prince St, Alexandria, VA 22314	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 411 Prince St, Alexandria, VA 22314 (address), unless the entity is a corporation or partnership, in which case identify each owner of more than three percent. The term ownership interest shall include any legal or equitable interest held at the time of the application in the real property which is the subject of the application.

Name	Address	Percent of Ownership
1. Matthew R McBrady	411 Prince St, Alexandria, VA 22314	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. <i>Matthew McBrady</i>	None	None
2.		
3.		

NOTE: Business or financial relationships of the type described in Sec. 11-350 that arise after the filing of this application and before each public hearing must be disclosed prior to the public hearings.

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

9/9/2024 Matthew McBrady *Matthew McBrady*
 Date Printed Name Signature

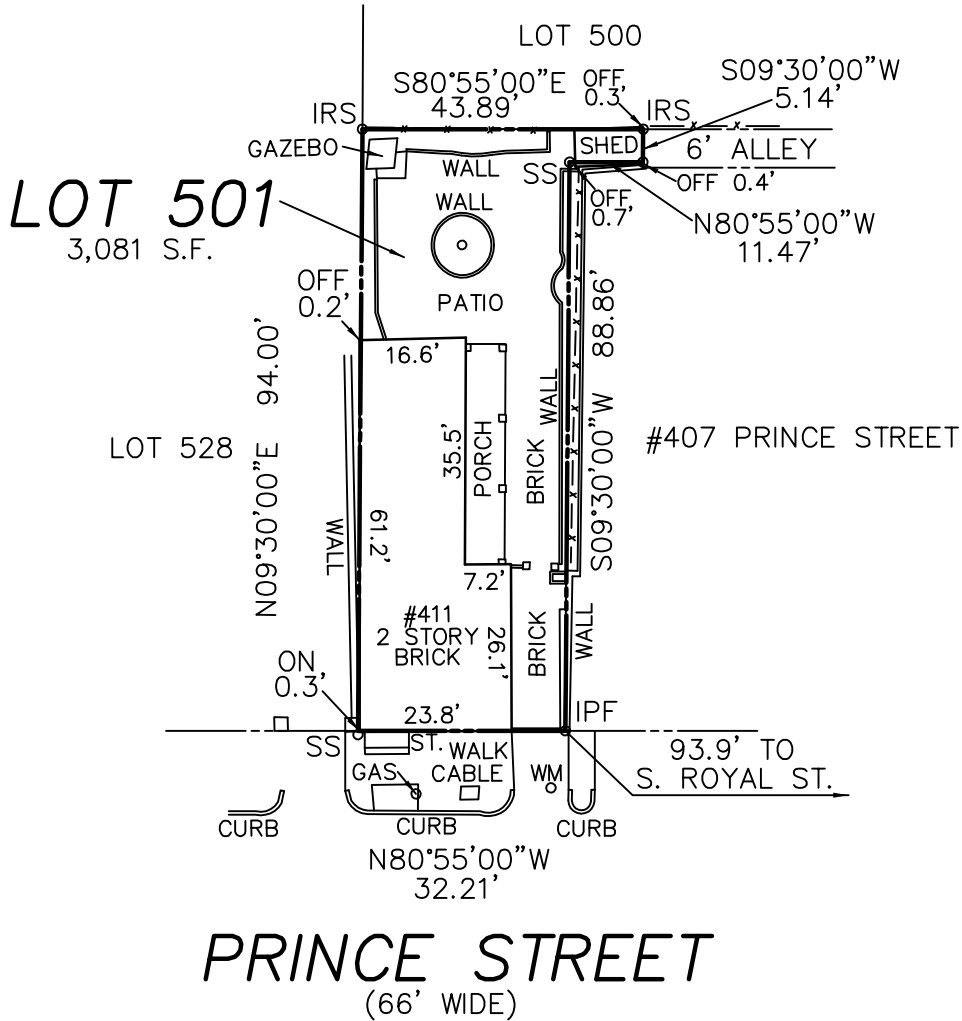
LINE TYPES:

- BOUNDARY LINE
- - - - EASEMENT
- DRIVWAY/ROAD
- x - x - x - FENCING
- DW —— OVERHEAD WIRE
- STRUCTURE

LEGEND:

- ADW-ASPHALT DRIVEWAY
- A/C-AIR CONDITIONING
- A/W-AREAWAY
- B.E.-BASEMENT ENTRANCE
- BRL-BUILDING RESTRICTION LINE
- CHIM-CHIMNEY
- CDW-CONCRETE DRIVEWAY
- CO-CLEANOUT
- CONC.-CONCRETE
- ER-ELECTRICAL RISER
- FIOS-FIBER OPTICS UTILITY BOX
- GDW-GRAVEL DRIVEWAY
- IPF-IRON PIPE FOUND
- IRS- IRON ROD SET
- IRF- IRON ROD FOUND
- MH-MANHOLE
- O.H.-OVERHANG
- PAD-CONCRETE PAD

- PP-POWER POLE
- PPF-PINCHED PIPE FOUND
- R/W-RIGHT OF WAY
- SMH-SANITARY MANHOLE
- ST.-STOOP
- TELE-TELEPHONE PEDESTAL
- TR/TRANS-TRANSFORMER
- WM-WATER METER
- WV-WATER VALVE
- WW-WINDOW WELL



LOCATION SURVEY
 LOT 501 R/S
 #411 PRINCE STREET &
 #125 SOUTH ROYAL STREET
 CITY OF ALEXANDRIA, VIRGINIA
 SCALE 1"=30' DATE 09-10-24

- 1.) NO TITLE REPORT FURNISHED.
- 2.) PLAT SUBJECT TO RESTRICTIONS OF RECORD.
- 3.) FENCE LOCATIONS, IF SHOWN, ARE APPROXIMATE AND DO NOT CERTIFY AS TO OWNERSHIP.

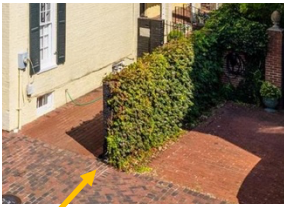


MERESTONE LAND SURVEYING, PLLC.
 LAND SURVEYING & G.P.S. SERVICES
 MERESTONE LAND SURVEYING, PLLC
 1229 GARRISONVILLE ROAD SUITE 105 STAFFORD, VA 22556
 (540)752-9197 FAX (540)752-9198

The fence that we want to move is circled below:



If you look at the front of this fence



Toy will see this pipe that marks the actual property line.



The width of the wall is 7 inches and distance between wall and pipe is 6 inches.



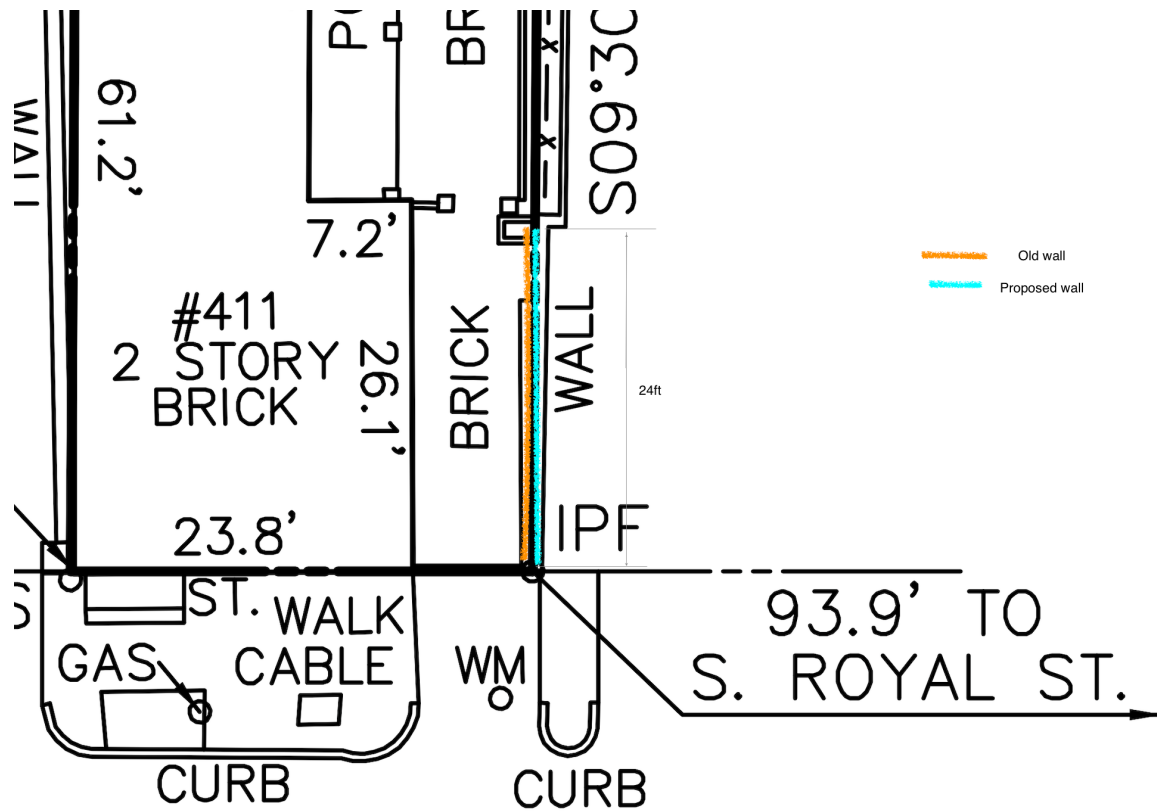
We want to demolish this wall, extend the driveway to the east and construct a new wood wall right next to the pipe.



The new fence wall will be the same wood fence installed through the remainder of the property so the greens can continue to grow over it. It will also be painted black.



On the survey plat this would look as follows:



Customers Also Viewed

Outdoor Essentials
1/2 in. x 4 in. x 6 ft. Dog Ear Brazilian Pine Fence Picket (12-Pack)
★★★★☆ (186)
\$33²⁸ /package ~~€€6.99~~

Outdoor Essentials
5/8 in. x 6 in. x 6 ft. Dog Ear Brazilian Pine Fence Picket (10-Pack)
★★★★☆ (49)
\$60⁸⁷ /package ~~€€7.69~~

Outdoor Essentials
5/8 in. x 3-7/8 in. x 6 ft. Cedar Flat Top Fence Picket (10-Pack)
★★★★☆
\$30⁰² /pa

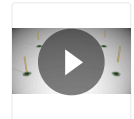
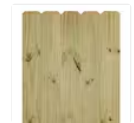
< 1/4 >

Live Chat Feedback

Top Rated

Outdoor Essentials 5/8 in. x 5-1/2 in. x 6 ft. Pressure-Treated Pine Dog-Ear Fence Picket

★★★★☆ (2343) Questions & Answers (327)



Hover Image to Zoom

Share Print

\$1.87 ~~\$2.08~~
Save 21¢ (10%)

Oxon Hill Store

✓ 3226 in stock Aisle 22, Bay 002

Pickup at Oxon Hill

Delivering to 22314

Pickup

Tomorrow

3,226 in stock

FREE

Delivery

Tomorrow

48,565 available



Get it as soon as tomorrow.

Schedule your delivery in checkout.



Get Expert Fence Installation

A local pro will take care of the job for you

Request a free consultation

[What to Expect](#)

- 1 +

Add to Cart

Add to List

Add to Quote

Product Details

About This Product

The 6 ft. x 5-1/2 in. x 5/8 in. Pine Dog-Ear Picket is made from pine for durable, long-lasting performance. This all-wood picket is 6 ft. long. It has a classic dog-ear pattern that can add charm to almost any outdoor space. It is paintable and stainable to match with your exterior decor. You can use it for outdoor applications including picket fences and gardens.

Highlights

- Traditional dog-ear design adds a beautiful appearance
- Pressure-treated to protect against rot and decay
- Can be painted or stained to suit your preference
- For use in above ground applications
- Ideal for any fence repair
- Can be used in a variety of commercial or residential applications
- Note: product may vary by store
- [Find everything you need to complete your fencing project here](#)
-

Additional Resources

[Shop All Outdoor Essentials](#)

From the Manufacturer

- [SDS](#)
- [Instructions / Assembly](#)
- [FAQ](#)
- [Warranty](#)
- [Installation Guide](#)
- [Use and Care Manual](#)
- [Return Policy](#)



STEPS TO BUILD A FENCE

1 DO YOUR HOMEWORK



- Check local ordinances
- Contact utility companies
- Communicate with neighbors

2 BUY MATERIALS



- Fence components and fasteners
- Cement and gravel
- Tools

3 LAY OUT YOUR FENCE



- Mark hole locations with stakes
- Run string line

4 DIG POST HOLES



- 2' or deeper depending on post height
- Backfill hole with gravel

5 SET POSTS



- Place post in hole
- Set with ready-mix concrete

6 ATTACH BACKER RAILS OR PANELS TO POSTS



- Use 18d to 20d nails or 3-1/2" to 4" screws

7 ATTACH PICKETS TO BACKER RAILS



- Use 8d to 10d nails or 1-1/4" to 1-3/4" screws

8 FINISH THE FENCE



- Apply protective finish

This is designed to be a project overview. Refer to the fence manufacturer's instructions for complete installation details.

11150

Live Chat

Feedback

- [Return Policy](#).
- California residents [see Prop 65 WARNINGS](#)

Product Information

Internet # 202319053

Model # 102560

UPC Code # 090489125325

Store SKU # 169757

Specifications



Nominal picket height (ft.)

6 ft

[See Similar Items](#)

Nominal picket width (in.)

6 in

[See Similar Items](#)

Picket Top Style

Dog-Eared

[See Similar Items](#)

Fencing Installation Type

No Dig

[See Similar Items](#)**Application Type**

Line

[See Similar Items](#)**Features**

Paintable

Stainable

Dimensions

Actual picket height (in.)	72 in
Actual picket thickness (in.)	0.625 in
Actual picket width (in.)	5.5 in
Nominal picket height (ft.)	6 ft
Nominal picket thickness (in.)	0.63 in
Nominal picket width (in.)	6 in

[Live Chat](#)[Feedback](#)**Details**

Application Type	Line
Chemical retention (lb./cu. ft.)	0.04 lb/ft3
Color Family	Brown
Contact Type Allowed	Above Ground
Features	Paintable, Stainable
Fencing Installation Type	No Dig
Material	Wood
Number of Pickets Included	1
Picket Top Style	Dog-Eared
Pressure treatment chemical	MCA - Micronized Copper Azole
Product Weight (lb.)	6.9 lb
Recommended Fastener	Nails
Shape	Rectangular

Warranty / Certifications

Manufacturer Warranty	See store for details
------------------------------	-----------------------

[How can we improve our product information? Provide feedback.](#)**Questions & Answers**

327 Questions

**Customer Reviews**

4.2 out of 5 (2,343)



Pros Buy These Together

CURRENT ITEM

Select

Top Rated



Outdoor Essentials
5/8 in. x 5-1/2 in. x 6 ft. Pressure-Treated Pine...
★★★★☆ (2336)
~~\$2.00~~
\$1.87 Save 21¢ (10%)

Select



4 in. x 4 in. x 8 ft. #2 Ground Contact Pressure-Treated Southern Yellow...
★★★★☆ (3043)
BULK PRICE AVAILABLE ~~\$11.48~~
\$11.48
Buy 65 or more **\$10.33**

Select



2 in. x 4 in. x 8 ft. 2 Ground Contact Pressure-Treated Southern Yellow...
★★★★☆ (1690)
BULK PRICE AVAILABLE ~~\$3.98~~
\$3.98
Buy 240 or more **\$3.58**

Select



Everbit
Black Post Latch Gate Set
★★★★☆ (318)
~~\$39.99~~
\$30.58 Save \$3.40 (10%)

Select



DECKMATE
#9 x 3 in. Tan Star Flat-Head Wood Deck Screw...
★★★★☆ (3276)
~~\$37.97~~
\$33.63 /package Save \$3.74 (10%)

< 1/1 >

Subtotal: **\$93.02**

Add 6 Items to Cart

More from Outdoor Essentials



Outdoor Essentials
1/2 in. x 4 in. x 6 ft. Dog Ear Brazilian Pine Fence Picket (12-Pack)
★★★★☆ (186)
~~\$36.99~~
\$33.28 /package

Add to Cart



Outdoor Essentials
5/8 in. x 6 in. x 6 ft. Dog Ear Brazilian Pine Fence Picket (10-Pack)
★★★★☆ (49)
~~\$67.99~~
\$60.87 /package

Add to Cart



Outdoor Essentials
5/8 in. x 3-1/2 in. x 3-1/2 ft. Western Red Cedar Flat Top Fence Picket (27-Pack)
★★★★☆ (68)
~~\$75.14~~
\$67.63 /package

Add to Cart



Outdoor Essentials
5/8 in. x 3-1/2 in. x 3-1/2 ft. Western Red Cedar Flat Top Fence Picket (13-Pack)
★★★★☆ (69)
~~\$39.95~~
\$30.02 /package

Add to Cart



Outdoor Essentials
1/2 in. x 3-1/2 in. x 40-1/4 in. Western Red Cedar Pointed Top Fence Picket (18-Pack)
★★★★☆ (39)
~~\$62.46~~
\$56.21 /package

Add to Cart

< 1/2 >

You Might Also Need

Best Seller



2 in. x 4 in. x 8 ft. 2 Ground Contact Pressure-Treated Southern Yellow Pine Lumber

★★★★★ (1690)

BULK PRICE \$3.98

Buy 240 or more \$3.58

Add to Cart



WeatherShield
2 in. x 4 in. x 8 ft. 2 Prime Ground Contact Pressure-Treated Southern Yellow Pine...

★★★★★ (766)

BULK PRICE \$4.88

Buy 240 or more \$4.39

Add to Cart

Best Seller



4 in. x 4 in. x 8 ft. #2 Ground Contact Pressure-Treated Southern Yellow Pine Timber

★★★★★ (3043)

BULK PRICE \$11.48

Buy 65 or more \$10.33

Add to Cart



4 in. x 4 in. x 10 ft. #2 Pressure-Treated Ground Contact Southern Pine Wood Post

★★★★★ (929)

BULK PRICE \$18.18

Buy 65 or more \$16.36

Add to Cart

Best Seller



2 in. x 4 in. x 8 ft. Prime Stud

★★★★★ (4683)

BULK PRICE \$3.65

Buy 75 or more \$3.10

Add to Cart

Live Chat
Feedback

