

Docket Item # 1
BAR CASE # 2013-0131
BAR Meeting
May 22, 2013

ISSUE: New Construction (Shed)
APPLICANT: Grant Carmichael
LOCATION: 324 North Payne Street
ZONE: RB / Residential

STAFF RECOMMENDATION: Staff recommends approval of the application with the condition that the rear fence be relocated to provide the required open space.

*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 final approval 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, 703-746-4200 for further information.



BAR2013-00131



I. ISSUE

The applicant requests approval of a Certificate of Appropriateness to construct a shed in the rear yard at 324 North Payne Street. The shed will measure approximately 4 feet by 8 feet and 8 feet tall. The prefabricated shed will have a shed roof with composite shingles, wood siding and a small window.

II. HISTORY

The two-story frame townhouse at 324 North Payne Street has a false mansard roof and an Italianate influenced cornice, which is characteristic of much of the historic residential structures found in the Parker-Gray Historic District constructed between the end of the **19th century and early 20th century**. The house is in a row of five townhouses (320-328 North Payne Street) that appear to have been constructed together. Historic mapping shows that they were constructed with party walls and identical footprints consisting of a main block the full width of the lot and a narrower rear ell. The row is first seen on the 1902 Sanborn Fire Insurance map. Because the 300 block of North Payne was not included in the earlier Sanborn maps the houses may pre-date 1902 by a decade or more. All five of the townhouses in this row have been subject to a variety of alterations over the years.

Based on the date of construction, this townhouse is considered an “Early Residential Building” with respect to the recently adopted *Parker-Gray Residential Reference Guide*.

The Board approved alterations and a rear addition at the subject property on January 28, 2009 (BAR Case #2009-0001 & 0002).

III. ANALYSIS

The proposal is in accordance with zoning ordinance requirements, provided that the applicant relocates the existing rear fence to provide the required 800 square feet of open space.

The existing Minor Architectural Elements policy approved by the BAR on February, 23, 2011 allows for the administrative approval of accessory structures with no more than 50 square feet and 7 feet in height. With the exception of the height, the shed complies with this policy. The new *Parker-Gray Residential Reference Guide*, recommended by the Work Group and adopted by the PG BAR in December 2012, will allow for the construction accessory structures no greater than one-story, 250 gross square feet and 11.5 feet in height in the rear yard of both Early (pre-1932) and Later (post-1931) residential buildings with no BAR review of any kind. This recommended change cannot be initiated until after City Council approves the necessary text amendment to the zoning ordinance. The Board’s reason for allowing accessory structures in rear yards is that they are often minimally visible above a standard privacy fence or are located in utilitarian alleys and, therefore, have no adverse effect on the neighbors or the historic setting. It should be noted that, although no BAR review will be required in the future, all other City requirements must be met, including building code and zoning ordinance requirements, such as setbacks, open space and FAR.

Staff supports the application, as submitted. The applicant’s proposal is consistent with the intent of the *Parker-Gray Residential Reference Guide*, which allows for an adequately sized accessory structure at the rear of any age residential property in Parker-Gray. Because this case would not

be reviewed by the Board in the future, staff is placing this item on the Consent Docket, as instructed by the Board, for the owner's convenience.

STAFF

Stephanie Sample, Historic Preservation Planner
Al Cox, FAIA, Historic Preservation Manager

IV. CITY DEPARTMENT COMMENTS

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

Code Administration

No comments received.

Transportation and Environmental Services (T&ES)

FINDINGS

F1. The alley shall remain clear at all times unless permitted, if public; or with approval of use from owner, if private, for use. (T&ES)

RECOMMENDATIONS

R1. Applicant shall be responsible for repairs to the adjacent city right-of-way if damaged during construction activity. (T&ES)

R2. All improvements to the city right-of-way such as curbing, sidewalk, driveway aprons, etc. must be city standard design. (T&ES)

R3. 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)

CITY CODE REQUIREMENTS

C-1 Roof, surface and sub-surface drains shall be connect to the public storm sewer system, if available, by continuous underground pipe. Where a storm sewer is not available, the applicant must provide a design to mitigate impact of stormwater drainage onto adjacent properties and to the satisfaction of the Director of Transportation & Environmental Services. (5-6-224) (T&ES)

C-2 The applicant shall comply with the City of Alexandria's Noise Control Code, Title 11, Chapter 5, which sets the maximum permissible noise level as measured at the property line. (T&ES)

C-3 All secondary utilities serving this site shall be placed underground. (Sec. 5-3-3) (T&ES)

C-4 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-5 Any work within or performed from the right-of-way requires a separate permit from T&ES. (Sec. 5-2) (T&ES)

V. ATTACHMENTS

1 – Supporting Materials

2 – Application for BAR20130-00131 at 324 North Payne Street

Sheds USA Inc. Garden Hutch specs

Delivered - Built - Guaranteed

Roof Construction

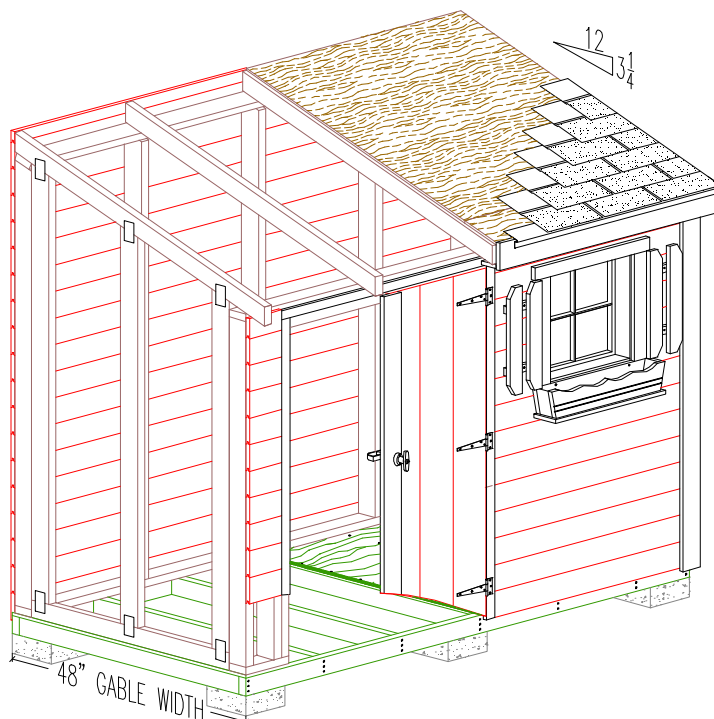
7/16" Oriented Strand Board†
2x4 rafters 24" on center, 4ft span
3ft, 3-tab, self-sealing asphalt shingles
Roof pitch is 3/12 only
Optional gable vents available

Approx Roof Height

Joist to Peak – 93-1/2"*
with 2" blocks, 95-1/2"*
*add 2" more if 2x6 joists

Walls

2x4 construction, 24" on center
Siding Types:
Primed shed panel (requires painting)
Cedar (tongue & groove)
Maintenance-Free Vinyl on 1/2" plywood
Inside front wall height - 71-1/2"
Inside rear wall height – 83-1/2"



Non-functional Window

Placed on Front Wall Only
Size: 18" wide x 22" tall (approx)
Includes flower box & shutters
Optional functional window upgrade
Includes window screen

Doors – Front Wall Only

Standard 40" double door
Door height 68", opening height 66-1/2"
opening width is 1/2" less than door

Floor – 4ft width only

standard floor is PT 2x4s 16"o.c.
with 5/8" Oriented Strand Board†
Tough Floor II option upgrades
your floor joists to 2x6 @ 12"o.c.
with 5/8" PT plywood
Concrete block supports

Note: †Specs may vary by Distributor/area. Call your Distributor or Sheds USA for more information.

Please refer to our specific instructions & dimensions before beginning any slab, sonotubes (piers), gravel pad or other site preparation.

BAR Case # 2013-00131

ADDRESS OF PROJECT: 324 N. Payne Street

TAX MAP AND PARCEL: 064.01-11-13 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: Grant Carmichael

Address: 324 N. Payne St.

City: Alexandria State: VA Zip: 22314

Phone: (703) 609-8380 E-mail: grant.r.carmichael@gmail.com

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

Name: _____ Phone: (703) 609-8380

E-mail: _____

Legal Property Owner:

Name: Grant & Aimee Carmichael

Address: 324 N. Payne St.

City: Alexandria State: VA Zip: 22314

Phone: (703) 609-8380 E-mail: grant.r.carmichael@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.*
 - 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).*

Addition of a 4' x 8' shed to the north west corner of the 6' tall fenced rear yard.
 The demensions of the shed are 4' x 8' with and approximate roof height of 97 1/2". The shed will be painted to match the color scheme of the exterior of the house.
 The shed will be shingeled with Grey-White asphalt shingels.

SUBMITTAL REQUIREMENTS:

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

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

Electronic copies of submission materials should be submitted whenever possible.

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

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

Additions & New Construction: Drawings must be to scale and should not exceed 11" x 17" unless approved by staff. All plans must be folded and collated into 12 complete 8 1/2" x 11" sets. Additional copies may be requested by staff for large-scale development projects or projects fronting Washington Street. Check N/A if an item in this section does not apply to your project.

- N/A
- Scaled survey plat showing dimensions of lot and location of existing building and other structures on the lot, location of proposed structure or addition, dimensions of existing structure(s), proposed addition or new construction, and all exterior, ground and roof mounted equipment.
 - FAR & Open Space calculation form.
 - Clear and labeled photographs of the site, surrounding properties and existing structures, if applicable.
 - Existing elevations must be scaled and include dimensions.
 - Proposed elevations must be scaled and include dimensions. Include the relationship to adjacent structures in plan and elevations.
 - Materials and colors to be used must be specified and delineated on the drawings. Actual samples may be provided or required.
 - Manufacturer's specifications for materials to include, but not limited to: roofing, siding, windows, doors, lighting, fencing, HVAC equipment and walls.
 - For development site plan projects, a model showing mass relationships to adjacent properties and structures.

Signs & Awnings: One sign per building under one square foot does not require BAR approval unless illuminated. All other signs including window signs require BAR approval. Check N/A if an item in this section does not apply to your project.

- N/A
- Linear feet of building: Front: _____ Secondary front (if corner lot): _____.
 - Square feet of existing signs to remain: _____.
 - Photograph of building showing existing conditions.
 - Dimensioned drawings of proposed sign identifying materials, color, lettering style and text.
 - Location of sign (show exact location on building including the height above sidewalk).
 - Means of attachment (drawing or manufacturer's cut sheet of bracket if applicable).
 - Description of lighting (if applicable). Include manufacturer's cut sheet for any new lighting fixtures and information detailing how it will be attached to the building's facade.

Alterations: Check N/A if an item in this section does not apply to your project.

- N/A
- Clear and labeled photographs of the site, especially the area being impacted by the alterations, all sides of the building and any pertinent details.
 - Manufacturer's specifications for materials to include, but not limited to: roofing, siding, windows, doors, lighting, fencing, HVAC equipment and walls.
 - Drawings accurately representing the changes to the proposed structure, including materials and overall dimensions. Drawings must be to scale.
 - An official survey plat showing the proposed locations of HVAC units, fences, and sheds.
 - Historic elevations or photographs should accompany any request to return a structure to an earlier appearance.

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

- I have submitted a filing fee with this application. (Checks should be made payable to the City of Alexandria. Please contact staff for assistance in determining the appropriate fee.)
- I understand the notice requirements and will return a copy of the three respective notice forms to BAR staff at least five days prior to the hearing. If I am unsure to whom I should send notice I will contact Planning and Zoning staff for assistance in identifying adjacent parcels.
- I, the applicant, or an authorized representative will be present at the public hearing.
- I understand that any revisions to this initial application submission (including applications deferred for restudy) must be accompanied by the BAR Supplemental form and 12 sets of revised materials.

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

APPLICANT OR AUTHORIZED AGENT:

Signature: _____

Printed Name: Grant Carmichael

Date: 04/22/2013

OWNERSHIP AND DISCLOSURE STATEMENT

Use additional sheets if necessary

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

Name	Address	Percent of Ownership
1. Grant Carmichael	324 N. Payne St. Alexandria, VA 22314	50
2. Aimee Carmichael	324 N. Payne St. Alexandria, VA 22314	50
3.		

2. Property. State the name, address and percent of ownership of any person or entity owning an interest in the property located at 324 N. Payne St. Alexandria VA 22314 (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. Grant Carmichael	324 N. Payne St. Alexandria, VA 22314	50
2. Aimee Carmichael	324 N. Payne St. Alexandria, VA 22314	50
3.		

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

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

04/22/2013

 Date

Grant Carmichael

 Printed Name

 Signature