

Docket Item # 1  
BAR CASE # 2013-0361

BAR Meeting  
November 13, 2013

**ISSUE:** Alterations (Waiver of Fence Height)

**APPLICANT:** Sherry Schiller

**LOCATION:** 524 South Pitt Street

**ZONE:** RM/Residential

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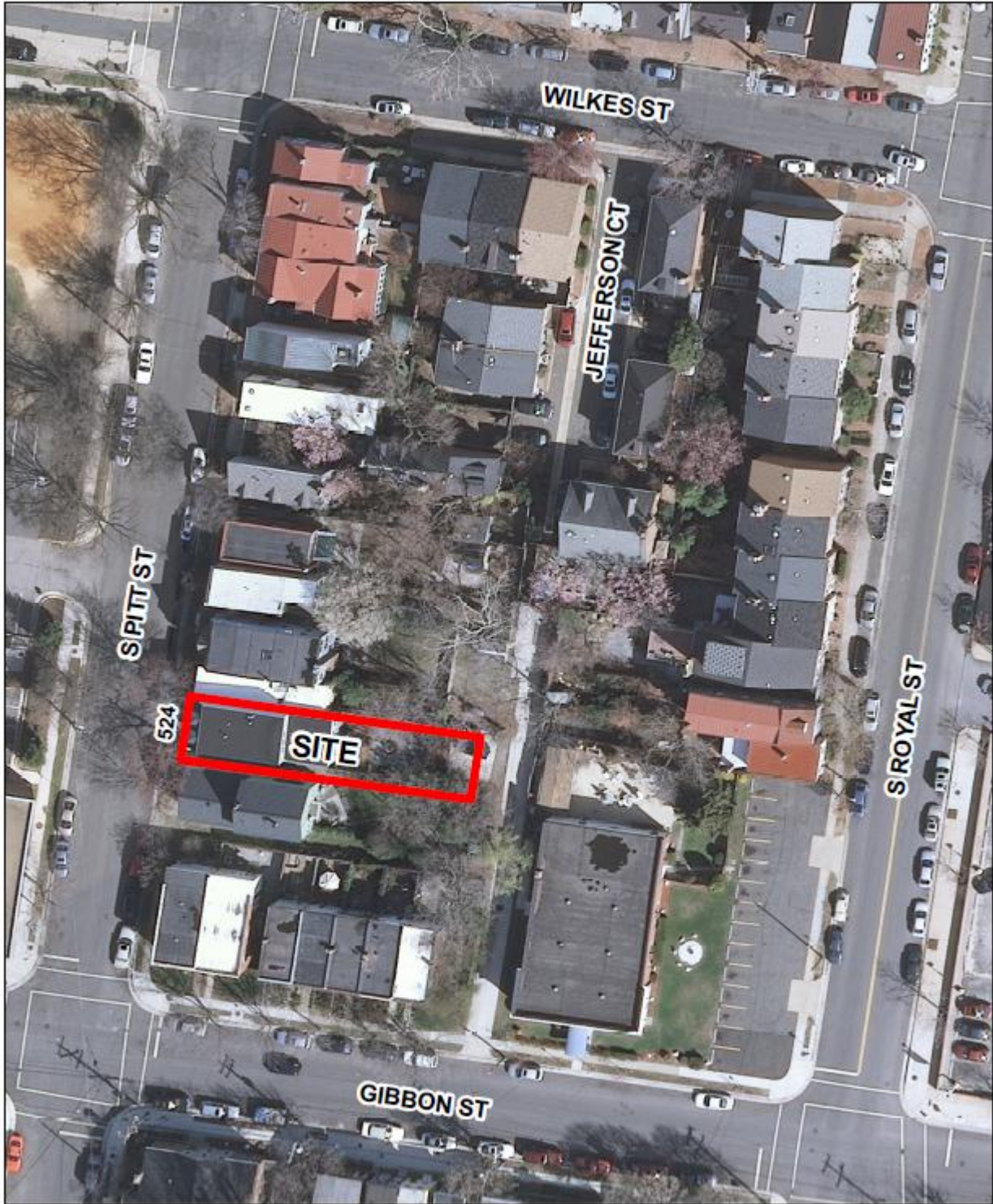
**STAFF RECOMMENDATION**

Staff recommends approval of a Certificate of Appropriateness for the existing rooftop HVAC screening, provided that it is painted or stained a neutral color, such as opaque grey, and a Waiver of Fence Height for the 7 foot fencing in the rear yard.

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

\*\*BUILDING PERMIT: Most projects approved by the Board of Architectural Review require the issuance of one or more construction permits by Building and Fire Code Administration (including signs). The applicant is responsible for obtaining all necessary construction permits after receiving Board of Architectural Review approval. Contact Code Administration, Room 4200, City Hall, 703-838-4360 for further information.

\*\*\* APPEAL OF DECISION: In accordance with the Zoning Ordinance, if the Board of Architectural Review denies or approves an application in whole or in part, the applicant or opponent may appeal the Board's decision to City Council on or before 14 days after the decision of the Board.



BAR2013-00361



## **I. ISSUE**

The applicant requests approval of a Certificate of Appropriateness for alterations at 524 South Pitt Street, including:

- The existing 3 foot brick wall on the north and south property lines in the rear yard will be extended an additional 12 feet to the east. The wall will be topped with a 4 foot wood fence with horizontal boards, for a total height of 7 feet. The fence will be stained a dark brown.
- The existing open metal fence that separates the parking from the rear yard will be replaced with a new 7 foot wood fence in the new design.
- The portions of the existing 7 foot wood fence will be replaced with the new fence design.
- A stone moon-gate will be constructed in the center of the rear yard.

## **II. HISTORY**

The three-story, Second Empire Victorian Revival style frame house at 524 South Pitt Street was constructed in 2001 after a number of hearings before the Board. On August 16, 2000, the BAR approved significant renovations, as well as additions, to a 1963 brick duplex on the property (which had been previously approved by the BAR in 1963). Subsequently, in June 2001, the previous owner returned to the BAR for after-the-fact approval of the demolition of the 1963 duplex and construction of a new house.

On May 1, 2013, the BAR approved alterations (new door, window trim) to the front façade of the subject property (BAR Case #2013-0096).

## **III. ANALYSIS**

The proposal is in conformance with Zoning Ordinance regulations.

The applicant is proposing to replace a variety of different fence styles and heights in the rear yard with a consistent design around the perimeter of the rear yard. The new fencing will measure 7 feet in height. In the historic districts, the Board may waive or modify Section 7-292 (B) (3) of the zoning ordinance, to allow for a fence height greater than 6 feet if the Board finds that it "...would be architecturally appropriate and consistent with the character of the district." In the opinion of Staff, the proposed new fencing is appropriate and will help to unify the rear of the property with a single fence style. Portions of the fencing in the rear yard are already 7 feet, therefore the new fencing is not out of character with existing condition.

On August 13, 2013, BAR Staff approved a mechanical permit for the relocation of the two ground mounted HVAC condensers to the flat roof, with a 48 inch wood board-on-board fence as screening, because they would not be visible from the public right-of-way. The condensers have been installed and, unfortunately, the pressure treated wood screening around them is minimally visible from South Pitt Street. Staff recommends that the screening be either painted or stained a neutral color, such as a grey, that will be less obvious from the street.

## **STAFF**

Stephanie Sample, Historic Preservation Planner, Planning & Zoning  
Al Cox, FAIA, Historic Preservation Manager

#### **IV. CITY DEPARTMENT COMMENTS**

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

##### **Code Administration**

F-1 The following comments are for BAR review only. Once the applicant has filed for a building permit and additional information has been provided, code requirements will be based upon that information and the building permit plans. If there are any questions, the applicant may contact Ken Granata, Plan Review Division Chief at ken.granata@alexandriava.gov or 703-746-4193.

C-1 Replacement of deteriorated fence will require a building permit and inspections

C-2 New construction must comply with the current edition of the Uniform Statewide Building Code (USBC).

##### **Transportation and Environmental Services**

#### 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)
- R4. The building permit must be approved and issued prior to the issuance of any permit for demolition. (T&ES)

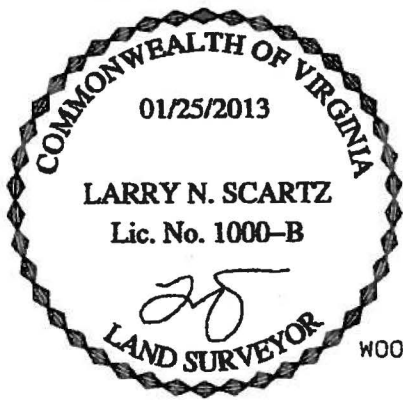
#### CITY CODE REQUIREMENTS

- C-1 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-2 All secondary utilities serving this site shall be placed underground. (Sec. 5-3-3) (T&ES)
- C-3 The applicant shall comply with the City of Alexandria's Solid Waste Control, Title 5, Chapter 1, which sets forth the requirements for the recycling of materials (Sec. 5-1-99). (T&ES)
- C-4 Any work within or performed from the right-of-way requires a separate permit from T&ES. (Sec. 5-2) (T&ES)

**V. ATTACHMENTS**

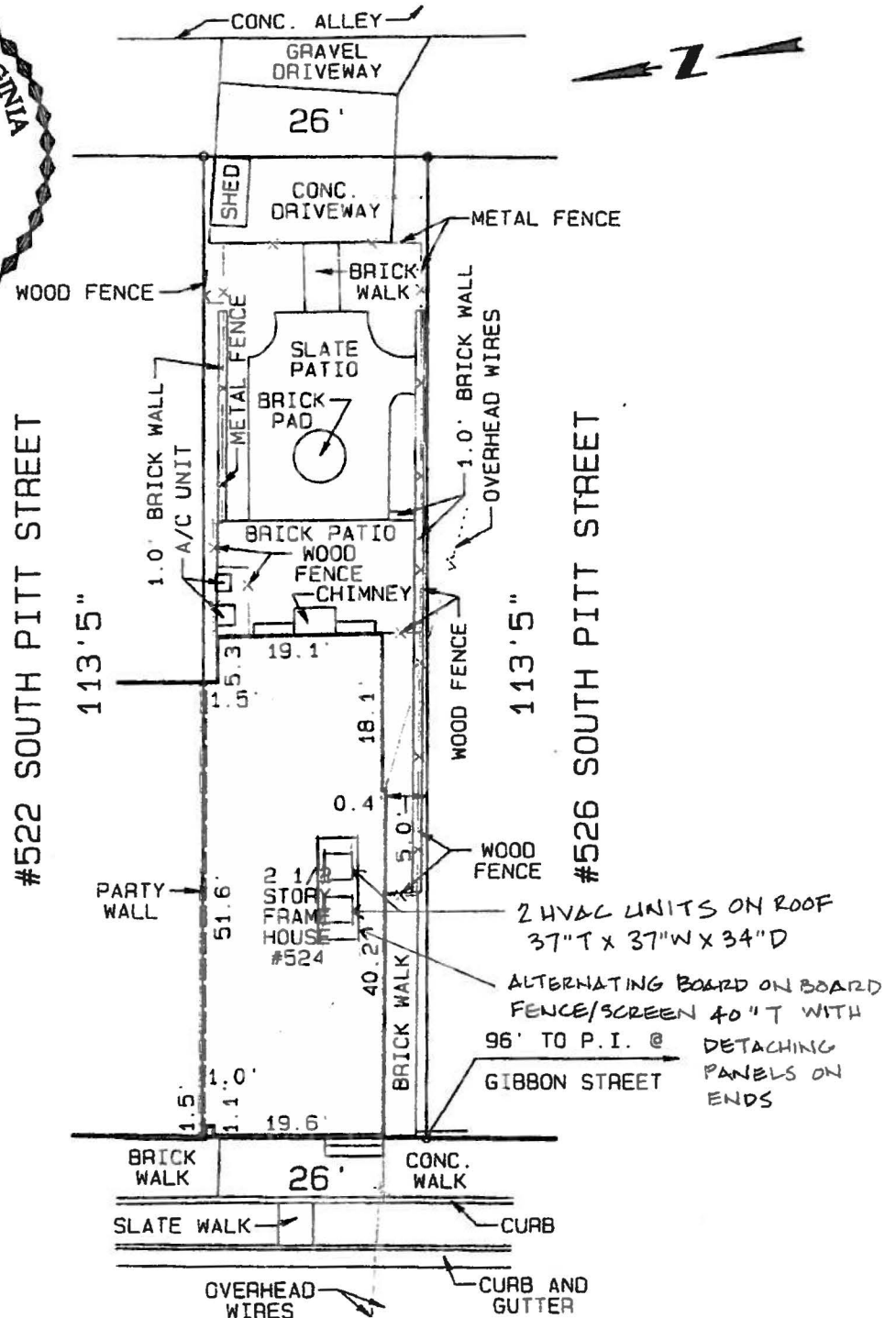
*1 – Supporting Materials*

*2 – Application for BAR2013-0361 at 524 South Pitt Street*



20' ALLEY

Attachment 1



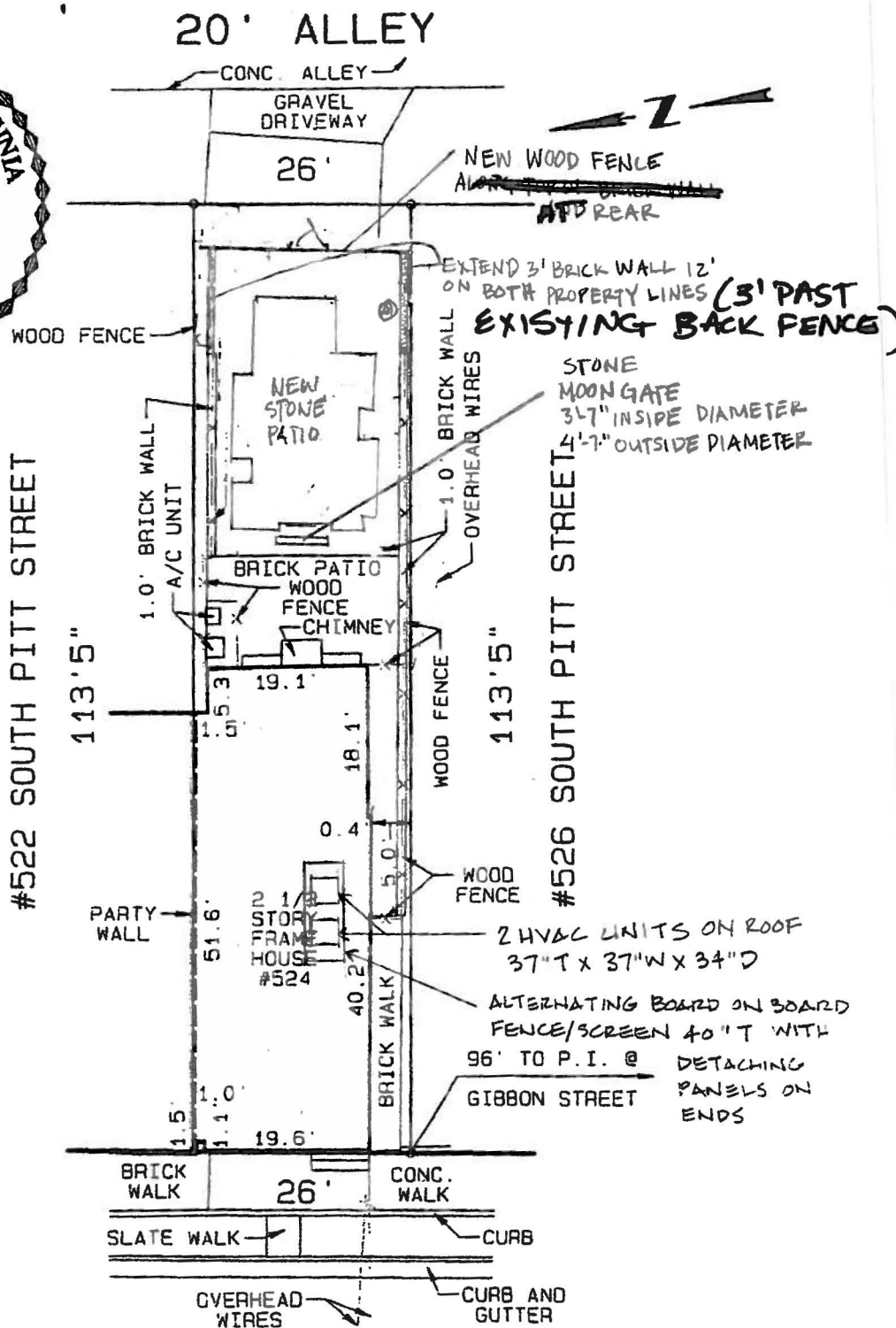
SOUTH PITT STREET  
66' R/W

PHYSICAL IMPROVEMENTS SURVEY  
ON THE PROPERTY LOCATED AT  
**#524 SOUTH PITT STREET**

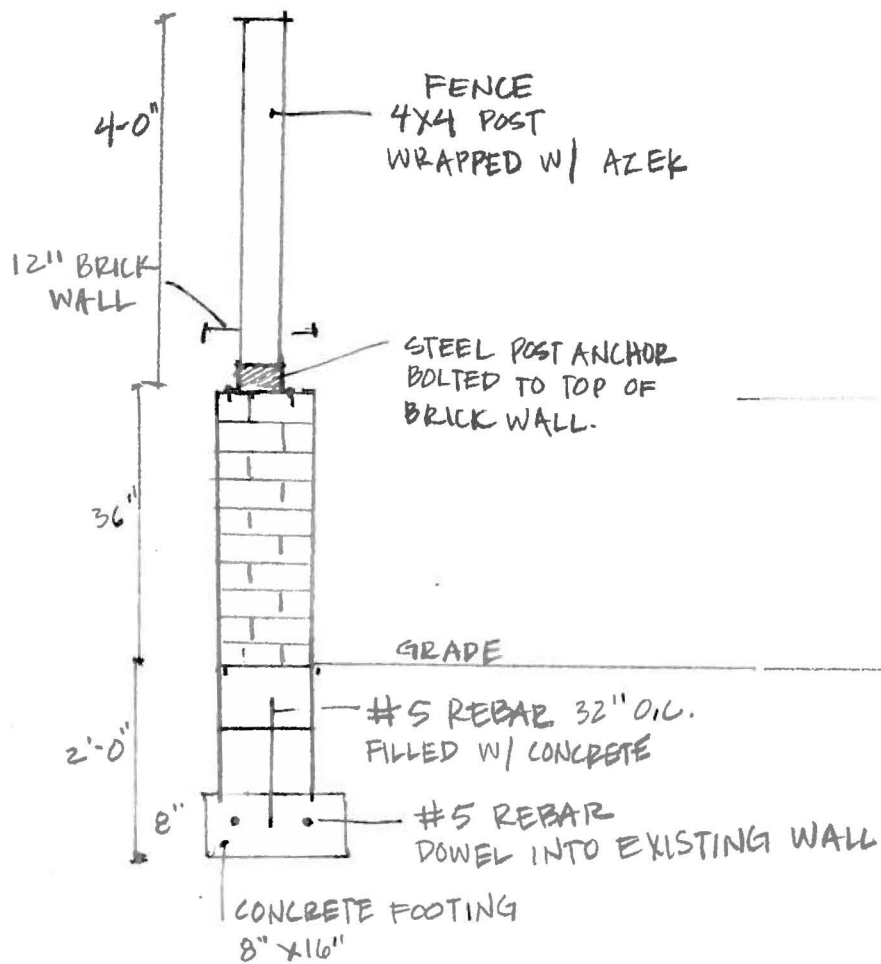
CITY OF ALEXANDRIA, VIRGINIA

SCALE: 1"=20' DATE: JANUARY 25, 2013

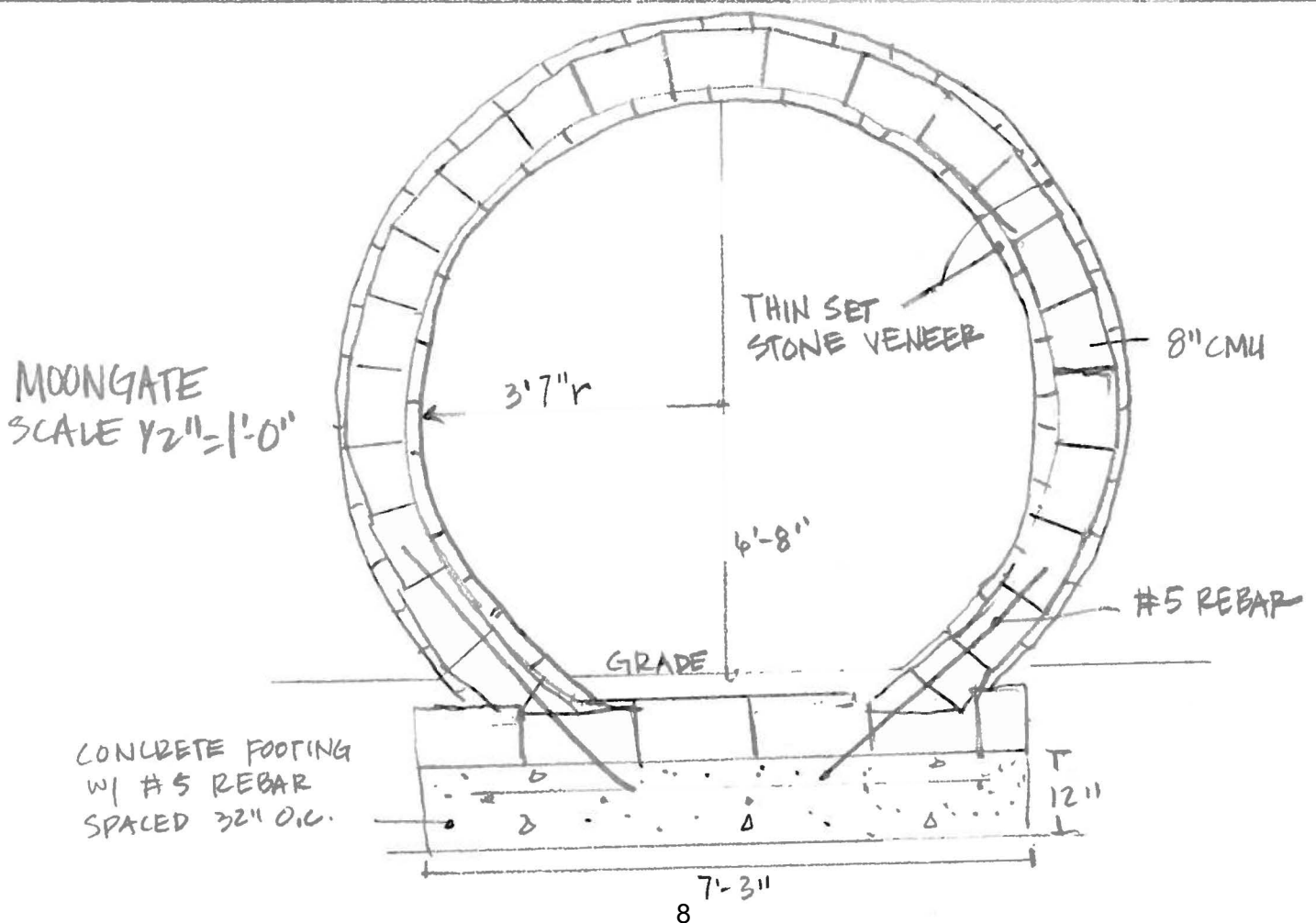




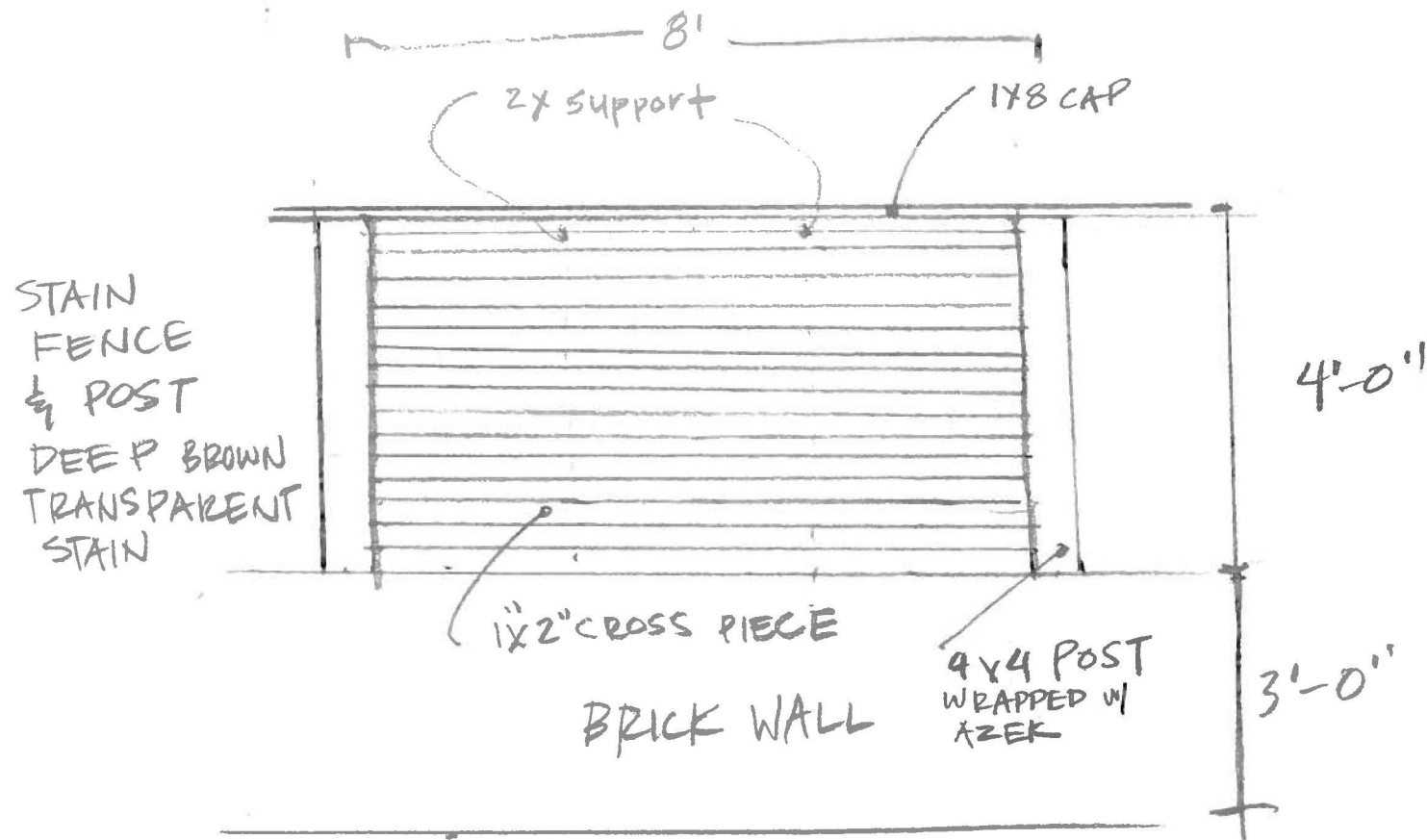
DATE: JANUARY 25, 2013



FENCE & WALL DETAIL  
 $\frac{1}{2}" = 1'-0"$







SHERRY SCHILLER  
 524 SO. PITTS ST.  
 ALEX. VA 22314

FENCE DETAIL  
 $\frac{1}{2}" = 1'-0"$

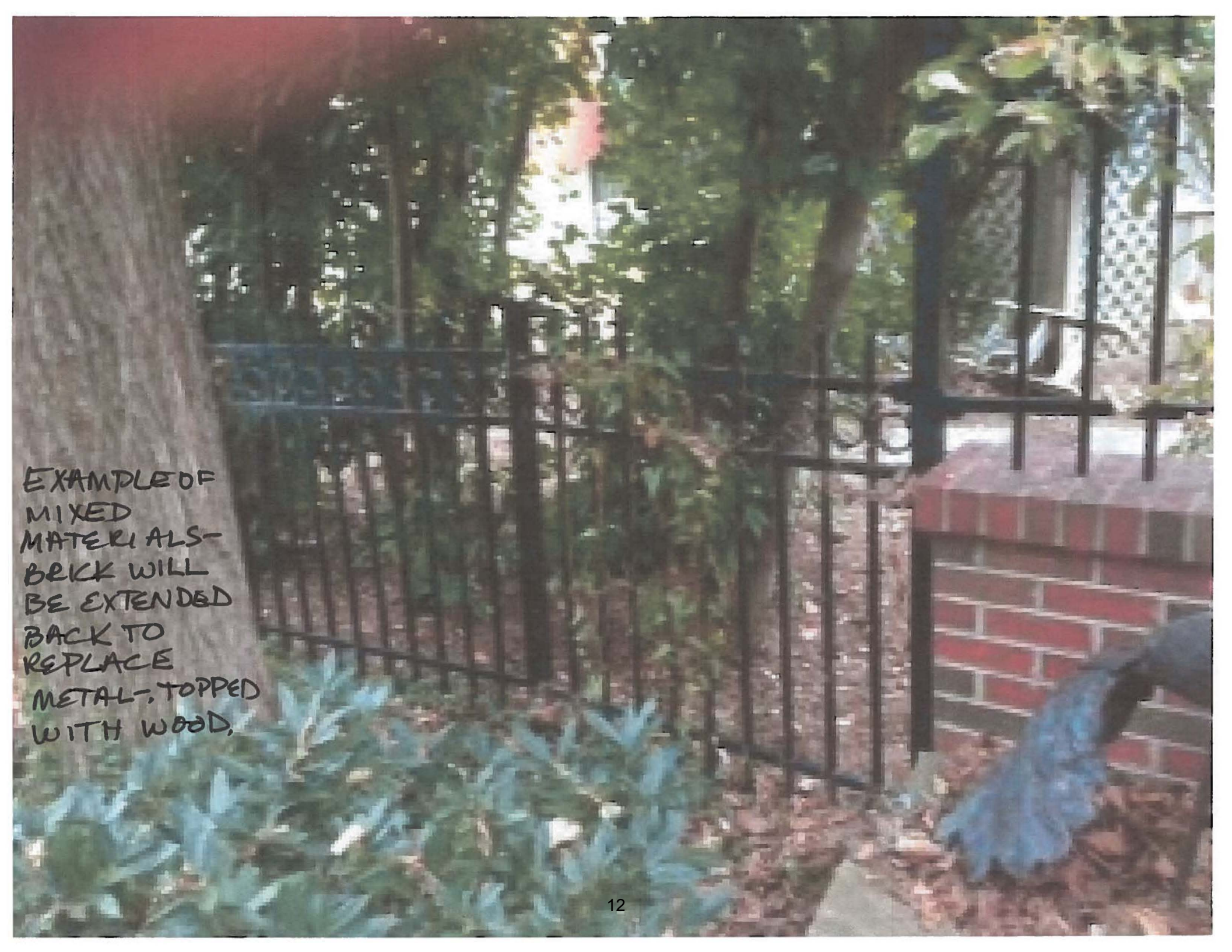


BACK FENCE  
LINE TO BE WOOD  
AND MOVED BACK  
3'.









EXAMPLE OF  
MIXED  
MATERIALS-  
BRICK WILL  
BE EXTENDED  
BACK TO  
REPLACE  
METAL-, TOPPED  
WITH WOOD,

BAR Case # 2013-00361

ADDRESS OF PROJECT: 524 S. Pitt Street  
 TAX MAP AND PARCEL: 080.02-04-31 ZONING: BM  
acct. # 11767000

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: Sherry SchillerAddress: 524 S. Pitt StreetCity: Alexandria State: VA Zip: 22314Phone: 703.684.4735 E-mail: sherry@schiller.org

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

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

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

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

Legal Property Owner:

Name: Sherry SchillerAddress: 524 S. Pitt StreetCity: Alexandria State: VA Zip: 22314Phone: 703.684.4735 E-mail: sherry@schiller.org

☐ 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 type="checkbox"/> awning      | <input checked="" 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).

I would like to replace the deteriorated fence and reduce the number of fence materials. Currently, there is a brick base in parts of yard - some has wood above it, some aluminum. There are also sections of just wood or just metal. I would like to extend the low brick wall 4' past the existing fence line and have all low brick walls finished with wood fencing above. Where there is no brick wall, I would like to match wood fence to have full wood fence + gates. (See drawings)

**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 5 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 5 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: Sherry Schiller

Printed Name: Sherry Schiller

Date: Oct 7, 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.	Sherry Schiller	524 S. Pitt	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 524 S. Pitt. (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.	Sherry Schiller	524 S. Pitt.	100%
2.			
3.			

**3. Business or Financial Relationships.** Each person or entity indicated above in sections 1 and 2, with an ownership interest in the applicant or in the subject property are 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. **All fields must be filled out completely. Do not leave blank. (If there are no relationships please indicate each person or entity and "None" in the corresponding fields).**

For a list of current council, commission and board members, as well as the definition of business and financial relationship, [click here](#).

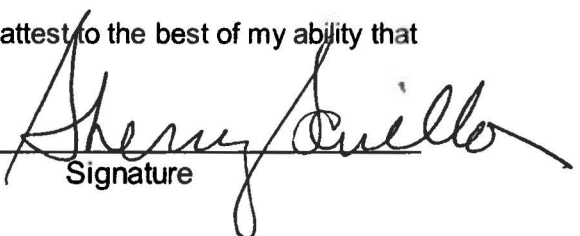
	Name of person or entity	Relationship as defined by Section 11-350 of the Zoning Ordinance	Member of the Approving Body (i.e. City Council, Planning Commission, etc.)
1.	<del>Sherry Schiller</del> N/A	<del>524 S. Pitt</del>	
2.			
3.			

**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.

Oct 7, 2013  
Date

Sherry Schiller  
Printed Name

  
Signature