

Docket Item #16
BAR CASE # 2017-00240

BAR Meeting
July 19, 2017

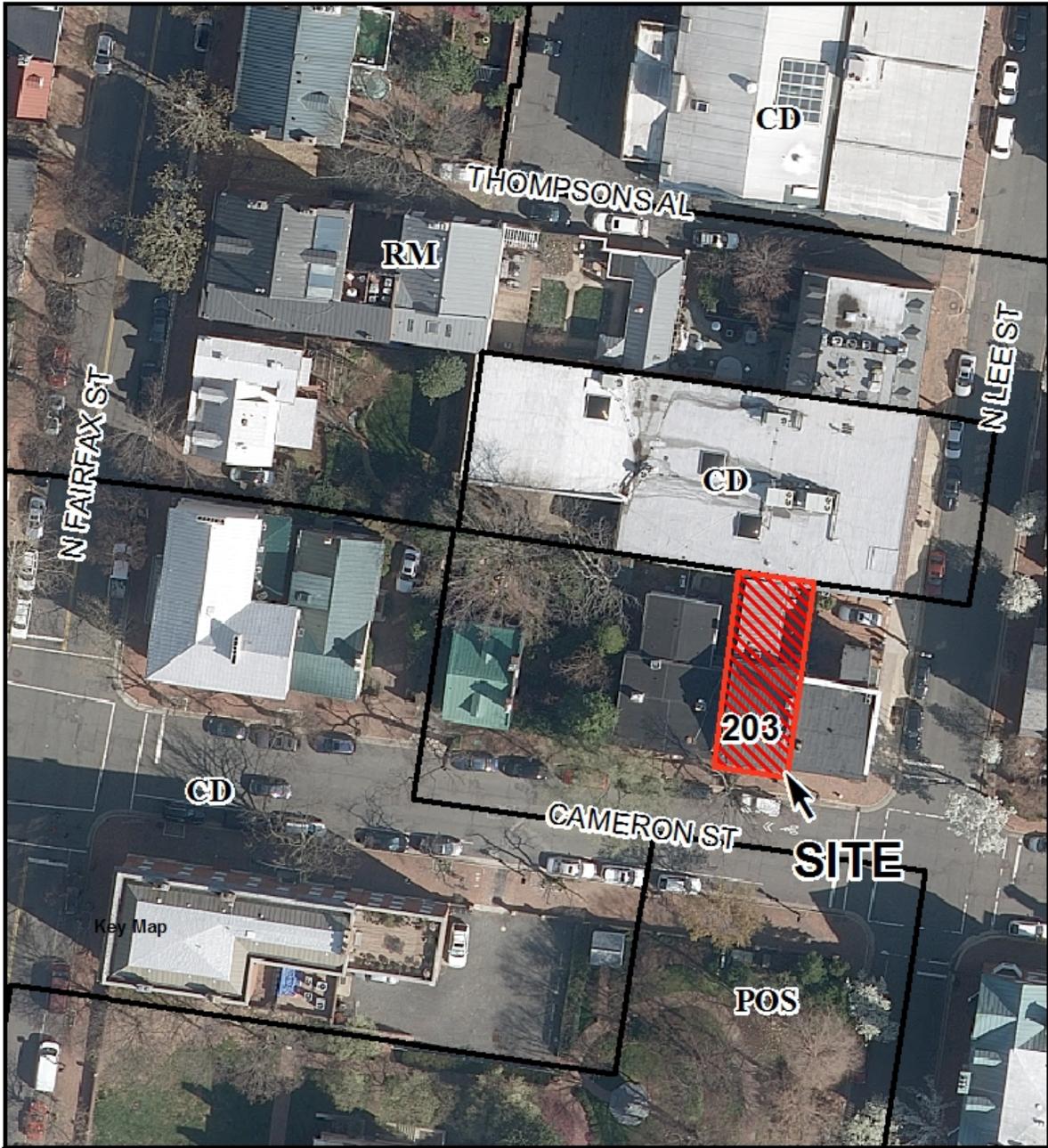
ISSUE: Request for a Waiver of Fence Height
APPLICANT: John Tyler and Karen Richardson
LOCATION: 203 Cameron Street
ZONE: RM/Residential

STAFF RECOMMENDATION

Staff recommends approval of the application as submitted.

GENERAL NOTES TO THE APPLICANT

1. **ISSUANCE OF CERTIFICATES OF APPROPRIATENESS AND PERMITS TO DEMOLISH:** Applicants must obtain a stamped 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.
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 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.
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.



BAR #2017-00240
203 Cameron Street



I. ISSUE

The applicant requests approval for a Waiver of Fence Height requirements at 203 Cameron Street to replace an existing wood fence with a seven foot tall wood fence in the rear side yard. The applicant proposes the option #1 fence shown in the application materials.

II. HISTORY

The townhouse at 203 Cameron Street is a two and a half story brick townhouse with two-story brick ell was constructed in the mid-19th century, according to Ethelyn Cox in *Historic Alexandria Virginia Street by Street*.

Prior Approvals

BAR2013-00092: The Board approved a rooftop HVAC unit and waiver for rooftop HVAC screening.

III. ANALYSIS

The applicant at 203 Cameron Street is requesting replacement of a 32 foot long wood fence with a scalloped top that ranges in height up to 82” inches. The existing fence is located on the east side property line that divides the applicant’s rear yard from the neighboring property at 201 Cameron Street. The proposed fence, noted as option #1 in the application materials, will be in the same location, and will be a 1x6 solid board, flat topped, double-sided cedar fence with 4x4 posts. The fence will not be visible from Cameron Street but will be clearly visible from North Lee Street.

Section 7-202(B)(3) of the Alexandria zoning ordinance states that fences in the required rear and side yards may be open or closed, but cannot exceed 6’ feet in height. This is to ensure that there will be adequate light and ventilation. The requirement “may be waived or modified by the board of architectural review where the board finds that a proposed fence would be architecturally appropriate and consistent with the character of the district.”

While this case should not set a precedent for future proposals of a similar nature, staff finds that because the existing fence height ranges up to 82” that the amount of light and ventilation will not be affect by increasing the fence height to 84” for its entire length. Additionally, the proposed simple design of the new wood fence is architecturally appropriate and consistent with the historic character of the district. Therefore, staff recommends approval of the waiver of fence height requirements, as submitted.

STAFF

Amirah Lane, 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

F-1 A fence not exceed six feet in height may be located in any yards, except a front yard. The Board of Architectural Review may grant a waiver to this requirement.

Code Administration

No Code comments.

Transportation and Environmental Services

R-1 The building permit must be approved and issued prior to the issuance of any permit for demolition. (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)

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 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

No comments received.

V. ATTACHMENTS

1 – Supplemental Materials

2 – Application for BAR 2017-0240: 203 Cameron Street

Residential Proposal

ACCOKEEK FENCE COMPANY, INC.

VA Class B Contractors License
2705 012077
classification FIC, HIC, CIC
MD HIC # 8807

5410 Vine Street
Alexandria, Virginia 22310
(703) 971-0660
Fax: (703) 971-0662

Email: accokeekfence@msn.com
www.accokeekfence.com



BUY FROM THE PROFESSIONALS

Ann Davey
201 CAMERON ST.
ALEXANDRIA, VA. 22314

Date 4/6/11, 2011
Home Phone
Work Phone
Cell 646-406-2313
Fax

Email EADAVEY@MAC.COM

Accokeek Fence Company [] Will [] Will Not Clear and haul old fence.

[] N/A

[] CUSTOMER IS RESPONSIBLE FOR PROPERTY LINES
ACCOKEEK FENCE IS NOT RESPONSIBLE FOR ANY PRIVATE
UNDERGROUND LINES (SPRINKLER LINES, PRIVATE GAS LINES,
PRIVATE ELECTRICAL LINES, AND POOL PLUMBING).

- [] Wood Caps
[] Copper Post Caps
[] No Post Caps

- [] Black Post Caps
[] Colonial Gothic Point
[] 3" [] 1 3/4" Galv. Nails
[] 3" [] 1 3/4" Stainless Steel Nails

[] CUSTOMER MUST BE ON-SITE AT START OF JOB APPROX.
ONE HOUR, TO GO OVER PROPERTY LINES & GATE PLACEMENT.

Cross Street N. Lee St.

Map Page Grid

FURNISH & INSTALL

Opt. #1 SOLID BRD 2 SIDES CEDAR 1X6X7' w/4X4 POSTS \$2975.00

Opt. #2 SOLID BRD 2 SIDES CEDAR 1X6'6" w/12" LATTIC 1/4X4 POSTS

Opt. #3 SOLID BRD 2 SIDES CEDAR 1X6X6' \$1975 w/4X4 POST \$2375.00

Remove 32 LF of Fence \$150.00

ESTIMATOR: Robert Castillo

- Accokeek Fence Company [x] Will [] Will Not Call Miss Utility
Accokeek Fence Company [] Will [] Will Not obtain permit
[] Customer to get permit [] Permit not needed

Total Price

Deposit

BALANCE

(Due at completion)

SPECIFICATIONS:

All work will be performed in a workmanlike manner and in accordance with standard practice. All gate adjustments and post alignments - no charge, 90 days - except for damage due to high winds. Fence guaranteed against defects in workmanship or materials for one year. PRESSURE TREATED WOOD - NO WARRANTY AGAINST WARPING, CHECKING, OR SHRINKING. 3% service fee when paying with credit card.

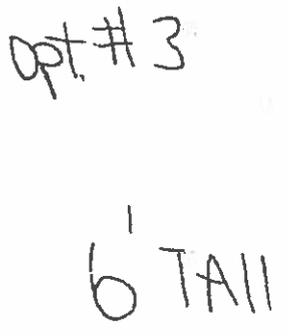
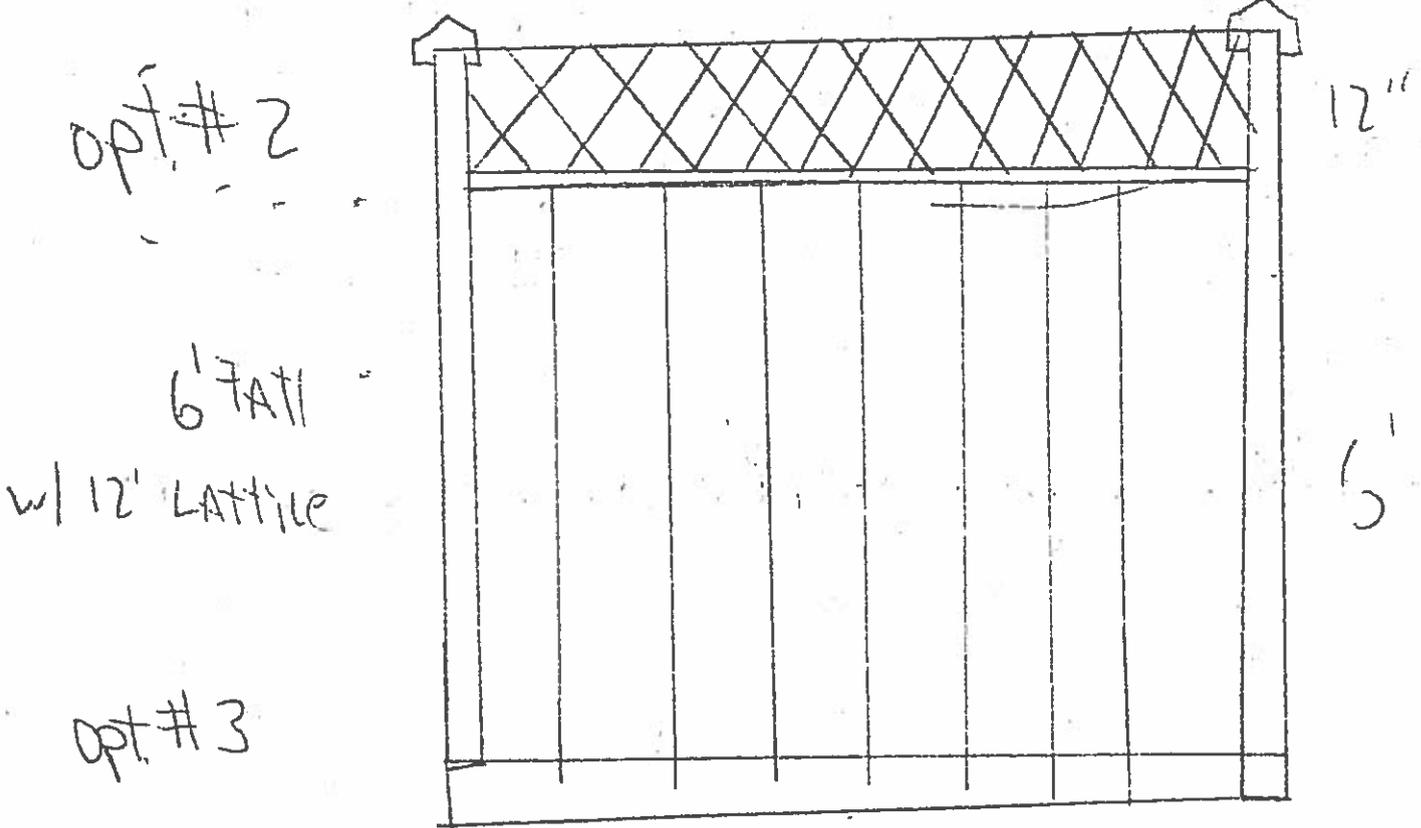
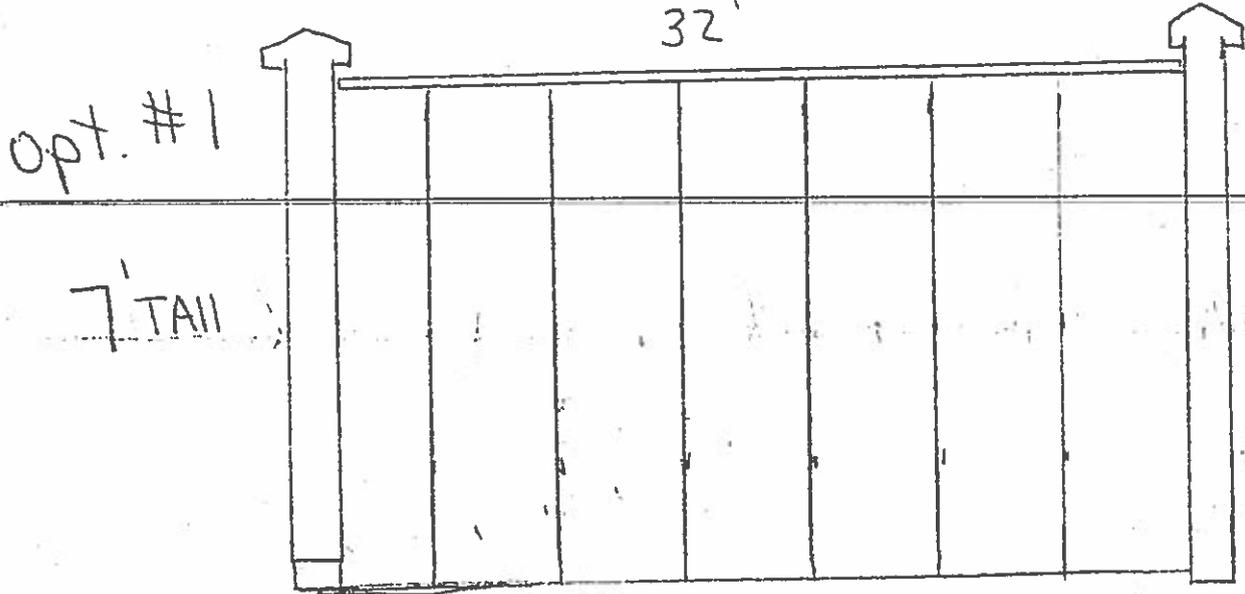
Signature Date

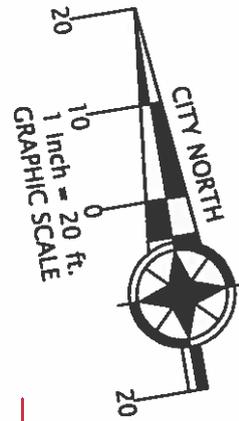
Est. Start Date

Est. Completion

ACCOKEEK FENCE COMPANY, INC.

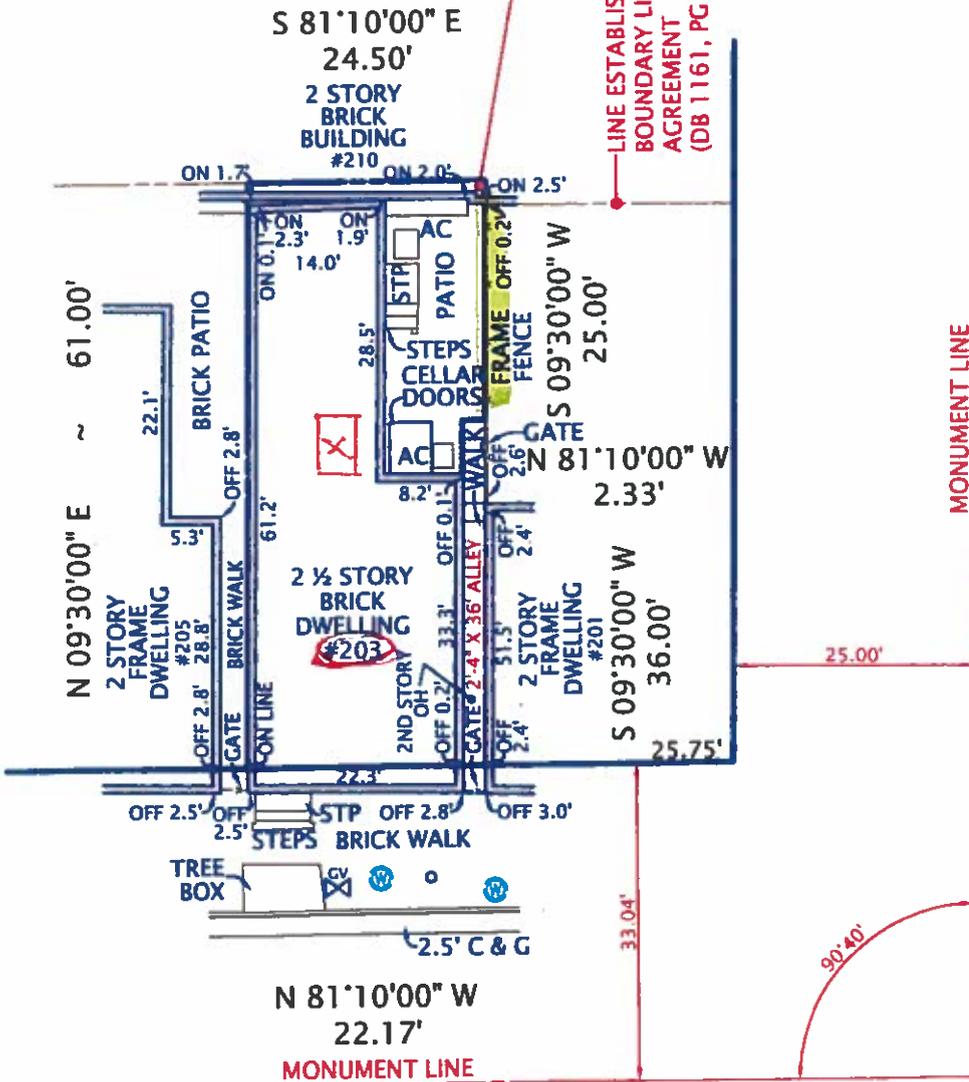
SITE DRAWING





THERE IS A 2.00' OVERLAP IN THE DEED DESCRIPTIONS BETWEEN #203 CAMERON STREET & #210 NORTH LEE STREET

LINE ESTABLISHED BY BOUNDARY LINE AGREEMENT (DB 1161, PG 857)





View of Existing Fence From Lee St.

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ADDRESS OF PROJECT: 203 Cameron Street

TAX MAP AND PARCEL: 065.03-09-15 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: John R. Tyler, Karen K. Richardson

Address: 203 Cameron Street

City: Alexandria State: Va. Zip: 22314

Phone: (202) 514-2356 E-mail: john.tyler@usdoj.gov

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

Name: _____ Phone: (202) 514-2356

E-mail: _____

Legal Property Owner:

Name: John R. Tyler, Karen K. Richardson

Address: 203 Cameron Street

City: Alexandria State: Va. Zip: 22314

Phone: (202) 514-2356 E-mail: john.tyler@usdoj.gov

- 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.

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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).*

Owners of 203 Cameron Street wish to replace a privacy fence that extends along the property line dividing their back patio from the outdoor space of the neighboring property at 201 Cameron Street. The existing scalloped fence is approximately 32 feet long and ranges in height up to 82 inches. As depicted in the attached proposal and drawing from the Accokeek Fence Company, the respective owners of 203 Cameron Street and 201 Cameron Street have jointly chosen "Opt. # 1", which will consist of a solid board, doubled sided cedar fence 84 inches in height. As shown in the attached survey, the fence cannot be viewed from Cameron Street, but can be viewed from Lee Street, as it runs parallel with the street approximately 25 feet from the sidewalk.

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 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.

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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: John Tyler Digitally signed by John Tyler
DN: cn=John Tyler, ou=Public Department, ou=Federal Programs
Branch, Civil Division, email=john.tyler@usda.gov, c=US
Date: 2017.06.19 13:42:17 -0400

Printed Name: John R. Tyler

Date: 06/19/2017

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. John R. Tyler	203 Cameron Street	100%
2. Karen K. Richardson	203 Cameron Street	100%
3.		

2. Property. State the name, address and percent of ownership of any person or entity owning an interest in the property located at 203 Cameron Street (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. John R. Tyler	203 Cameron Street	100%
2. Karen K. Richardson	203 Cameron Street	100%
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. Not applicable		
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.

06/19/2017
Date

John R. Tyler
Printed Name

John Tyler
Signature

Digitally signed by John Tyler
DN: cn=John Tyler, o=Alexandria Development,
ou=Alexandria Planning Board, cn=John Tyler,
email=jtyler@alexandriadevelopment.com, c=US
Date: 2017.06.19 13:47:08 -0400