

ADDRESS OF PROJECT: 104 Queen St

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

TAX MAP AND PARCEL: 065-03-08-46 ZONING: _____

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: HARRY FRAZIER JR Roofing + Sheet metal Ltc

Address: PO BOX 3125

City: STAFFORD State: VA Zip: 22555

Phone: 703-519-3520 E-mail: HDFRoofing@aol.com

Authorized Agent (if applicable): Attorney Architect _____

Name: _____ Phone: _____

E-mail: _____

Legal Property Owner:

Name: Heidi + ARUN SARNA

Address: 104 Queen St

City: Alexandria State: VA Zip: 22314

Phone: 717-454-6737 E-mail: Heidi@heidisARNA.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).*

*Instal ROOF Top RAILING AROUND INSIDE
 ROOF PARAMETER*

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.*

- 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: *Harry Frazier Jr*
 Printed Name: HARRY FRAZIER JR
 Date: 5/17/2024

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. HARRY FRAZIER	104 QUEEN ST	0
2.		
3.		

2. Property. State the name, address and percent of ownership of any person or entity owning an interest in the property located at _____ (address), unless the entity is a corporation or partnership, in which case identify each owner of more than 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. Heidi & ARUN SARMA	104 QUEEN ST	OWNERS 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. N/A		
2.		
3.		

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

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

5/17/24 HARRY FRAZIER Harry Frazier
Date Printed Name Signature



Department of Planning and Zoning
 Floor Area Ratio and Open Space Calculations

B

A. Property Information

A1. 104 Queen ST Street Address Zone _____
 A2. 800 Sq FT Total Lot Area x _____ Floor Area Ratio Allowed by Zone = 0.00
 _____ Maximum Allowable Floor Area

B. Existing Gross Floor Area

Existing Gross Area		Allowable Exclusions**		
Basement		Basement**		B1. 0.00 <u>800 Sq FT</u> Existing Gross Floor Area* Sq. Ft.
First Floor		Stairways**		B2. 0.00 Allowable Floor Exclusions** Sq. Ft.
Second Floor		Mechanical**		B3. 0.00 Existing Floor Area Minus Exclusions (subtract B2 from B1) Sq. Ft.
Third Floor		Attic less than 7***		
Attic		Porches**		
Porches		Balcony/Deck**		
Balcony/Deck		Lavatory***		
Lavatory***		Other**		
Other**	<u>Roof top</u>	Other**		
B1. Total Gross	0.00 <u>800 Sq FT</u>	B2. Total Exclusions	0.00	Comments for Existing Gross Floor Area <u>Roof Top 20x40</u>

C. Proposed Gross Floor Area

Proposed Gross Area		Allowable Exclusions**		
Basement		Basement**		C1. 0.00 Proposed Gross Floor Area* Sq. Ft.
First Floor		Stairways**		C2. 0.00 Allowable Floor Exclusions** Sq. Ft.
Second Floor		Mechanical**		C3. 0.00 Proposed Floor Area Minus Exclusions (subtract C2 from C1) Sq. Ft.
Third Floor		Attic less than 7***		
Attic		Porches**		
Porches		Balcony/Deck**		
Balcony/Deck		Lavatory***		
Lavatory***		Other**		
Other	<u>Roof Top</u>	Other**		
C1. Total Gross	0.00 <u>800 Sq FT</u>	C2. Total Exclusions	0.00	

Notes

*Gross floor area is the sum of all areas under roof of a lot, measured from the face of exterior walls, including basements, garages, sheds, gazebos, guest buildings and other accessory buildings.

** Refer to the Zoning Ordinance (Section 2-145(B)) and consult with Zoning Staff for information regarding allowable exclusions. Sections may also be required for some exclusions.

***Lavatories may be excluded up to a maximum of 50 square feet, per lavatory. The maximum total of excludable area for lavatories shall be no greater than 10% of gross floor area.

D. Total Floor Area

D1. 0.00 800 Sq FT Sq. Ft.
 Total Floor Area (add B3 and C3)

D2. 0.00 _____ Sq. Ft.
 Total Floor Area Allowed by Zone (A2)

E. Open Space

E1. 800 Sq FT Sq. Ft.
 Existing Open Space

E2. _____ Sq. Ft.
 Required Open Space

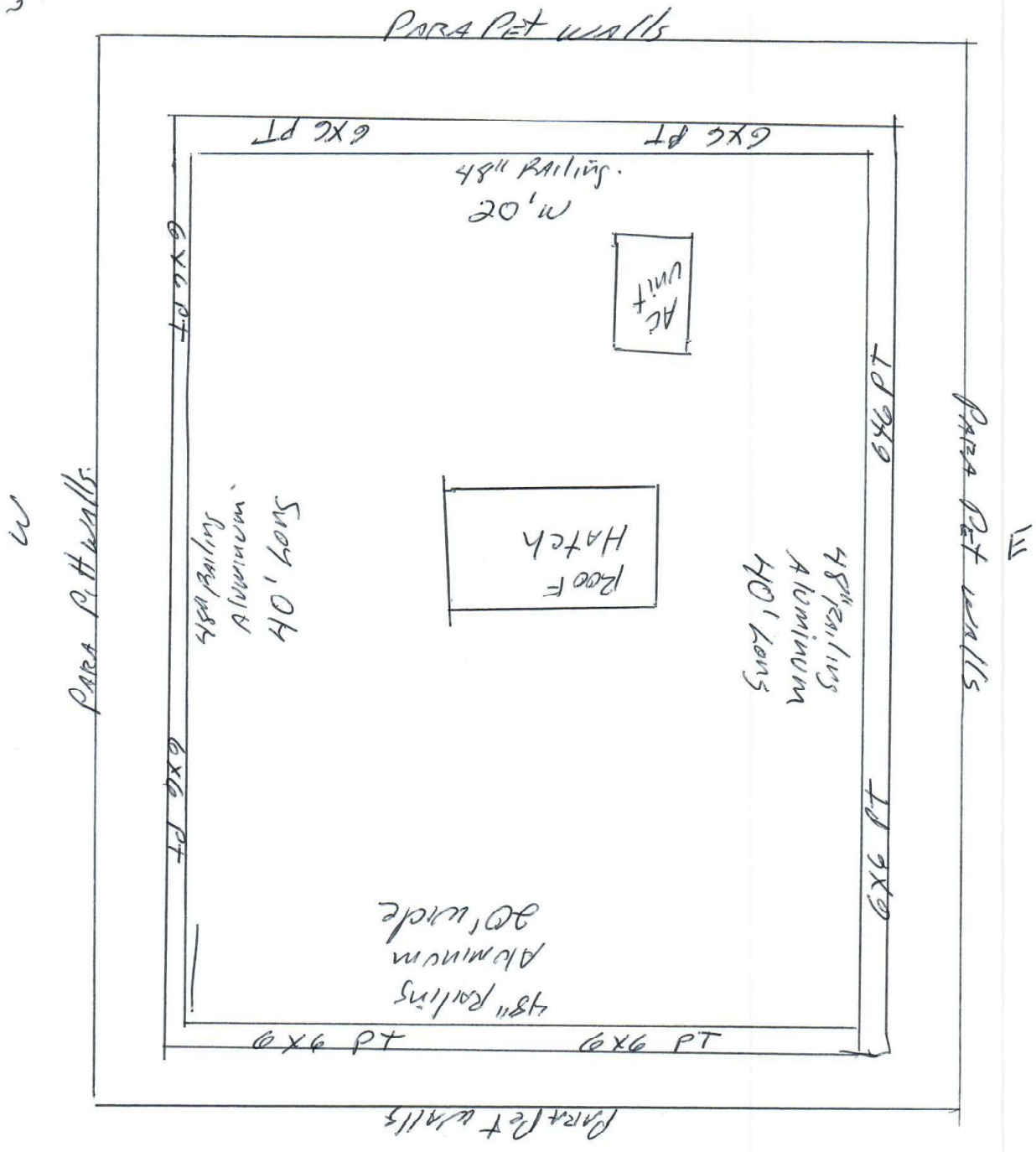
E3. _____ Sq. Ft.
 Proposed Open Space

The undersigned hereby certifies and attests that, to the best of his/her knowledge, the above computations are true and correct.

Signature: Hany Fergui J Date: 6/18/2024

1. 6x6 pressure treated
 RAILING FASTENERS TO FOR support
 Bolted with L45 Boltz
 3"

N Heidi + ARUN SARMA
 104 Queen ST Alexandria



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ALUMINUM PICKET RAILING PRODUCT DATA SHEET

GENERAL

ULTRALOX INTERLOCKING™ ALUMINUM RAILING is available in AAMA 2604-2605 Powder Coated Aluminum.

OVERALL DIMENSIONS

System height: 42" minimum from mounting surface to top of rail per IBC Code, 36" minimum from mounting surface to top of rail per IRC Code. Post heights subject to desired aesthetics.

Railing spans: Limiting span variables may be subject to specific project details.

Base footprint: Determined by desired aesthetics/condition specifics.

2" post base: 4" x 4"

3" post base: 5" x 5"

MATERIALS

Aluminum

Posts: Aluminum 6005A-T5

Rails: Aluminum 6063-T6

Fittings: 5052-H32

Base plate: A369 Cast Aluminum

Fasteners: Stainless Steel 300 series





CODE COMPLIANCE

U.S. International Building Code 2012/2015/2018
U.S. International Residential Code 2012/2015/2018

PERFORMANCE REQUIREMENTS

All railings shall be supplied to conform to applicable sections of the following codes:
International Building Code
International Residential Code

STRUCTURAL PERFORMANCE

Railings to be in accordance with AC273 and supporting documents as described:

Infill:

Horizontal concentrated load of 50 lbf. applied with 2.5X safety factor for rigid substrates, 3X safety factor for flexible substrates, to 1 sq. ft. at any point in system, including panels, intermediate rails, balusters, or other elements composing infill area. Load on infill area need not be assumed to act concurrently with loads on top rails.

Uniform load of 50 lb/ft. applied horizontally and vertically.
-2.5X safety factor for rigid substrates, 3X safety factor for flexible substrates.

Concentrated load of 200 lb/lf. applied horizontally and vertically at midspan, adjacent to post and at top of post.
-2.5X safety factor for rigid substrates, 3X safety factor for flexible substrates.

Uniform and concentrated loads need not be assumed to act concurrently.