

Docket Item #5
BAR CASE # 2017-00211

BAR Meeting
July 26, 2017

ISSUE: Complete Demolition
APPLICANT: 603 North Alfred Street, LLC
LOCATION: 603 North Alfred Street
ZONE: RB / Residential

STAFF RECOMMENDATION

Staff recommends approval of the Permit to Demolish with the following conditions:

1. The following conditions above shall appear in the General Notes of all site plans and on all site plan sheets that involve demolition or ground disturbance (including Basement/Foundation Plans, Demolition, Erosion and Sediment Control, Grading, Landscaping, Utilities, and Sheeting and Shoring) so that on-site contractors are aware of the requirements.
 - a. 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 in the area of the discovery until a City archaeologist comes to the site and records the finds.
 - b. The applicant/developer shall not allow any metal detection to be conducted on the property, unless authorized by Alexandria Archaeology.

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 #2017-00211 & 213
603 North Alfred Street
BAR #2017-00212
601 North Alfred Street



I. ISSUE

The applicant requests to completely demolition a one-and-one-half story freestanding brick, side gable roof, vernacular Cape Cod(ish) style dwelling located at 603 North Alfred Street.

II. HISTORY

The City’s real estate records state that this dwelling was constructed circa 1945, however the Sanborn Fire Insurance Maps indicate it was constructed between 1931 and 1941. Based on a visual survey, staff finds this to most likely be a **circa 1940** dwelling and would be considered a Recent dwelling according to the Parker-Gray residential reference guide.

In 1983, a building permit was issued for the construction of a garage (Permit #0587, 1/24/83) prior to the establishment of the Parker-Gray District. Staff could locate no BAR cases for the subject property.

This building was surveyed for the creation of the Uptown/Parker-Gray National Register Historic District in 2010 and is considered a contributing resource primarily because the date of construction falls within the 1810-1959 period of significance of the district.

III. ANALYSIS

Permit to Demolish

In considering a Permit to Demolish, the Board must consider the following criteria set forth in the Zoning Ordinance, §10-205(B):

Standard	Description of Standard	Standard Met?
(1)	Is the building or structure of such architectural or historic interest that its removal 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 an 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 and protect an historic place or area of historic interest in the city?	No
(5)	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 to live?	No

(6)	Would retention of the building or structure help maintain the scale and character of the neighborhood?	No
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Staff does not believe that any of the criteria discussed in the zoning ordinance regarding demolition are met. The circa 1940 dwelling is not of an unusual or uncommon design and could easily be reproduced due to its extremely simple design and use of mass-produced, mid-20th century materials. While it is unusual to find this style dwelling in the Parker Gray district, they were common in the rest of Alexandria in this period and ubiquitous in the throughout the United States following the Second World War. The building could not be made into a historic shrine, based on staff’s limited knowledge of persons who resided here. Additionally, the retention of this particular building would not maintain the scale and character of the neighborhood which features a number of two story rowhouses in different styles and materials. While certainly there exist a number of mid-20th-century resources in Old Town whose demolition would not be supported, staff does not find any reason based on the criteria in the zoning ordinance to oppose demolition.

It should be noted that the period of significance for the Uptown/Parker-Gray National Register District ends in 1959, exactly 50 years after the survey work was completed, consistent with national preservation practice. Any building built during the period of significance that retains its original character is generally considered a contributing resource; however the evaluation for inclusion on the National Register is not an in-depth analysis such as this.

In summary, staff supports the proposed demolition and finds the elevation drawings and photographs provided to be sufficient documentation for this unremarkable dwelling.

STAFF

Catherine K. Miliaras, 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 Comments

- F1 The subject site consists of two recorded lots (since at least January 3, 1949) and continued to exist as two separate lots on one recorded deed. The lots were zoned RM in 1951, then rezoned to RB on March 19, 1963. The lots have remained RB since that time.

- F2 On May 25, 2017, the Department of Planning and Zoning determined that the subject lots, 601 North Alfred Street (Lot 34) and 603 North Alfred Street (Lot 33) are eligible for redevelopment pursuant to section 3-707(B). A single-family dwelling and any accessory structures may be developed on each individual lot that complies with the bulk, open space and parking regulations of the RB zone.

- F3 According to the 1923 subdivision plat, Lot 34 measures 23.17 feet by 87.00 feet and contains approximately 2,016 square feet of lot area. Lot 33 measures 22.00 by 87.00 and contains approximately 1,914 square feet of lot area.
- F4 Per City Code Section 8-1-22(d), the proposed projects require a grading plan(s).
- C-1 Proposed demolition of existing 1-story dwelling and all associated improvements at 603 N Alfred Street (Lot 33 and 34) complies with zoning (BAR2017-00211).
- C-2 Pursuant to section 3-706(A)(1), the proposed new dwellings front building line shall be the same as the front lot line or such other line consistent with the character of the district that the board of architectural review approves. The Board of Architectural Review (BAR) will need to make that determination.
- C-3 Proposed dwellings comply with the bulk, open space and parking regulations of the RB zone (BAR2017-00212 and BAR2017-00213).
- C-4 Proposed roof top terraces must remain open (BAR2017-00212 and BAR2017-00213).
- C-5 Vision clearance waiver is required for 601 N Alfred (BAR2017-00212); section 7-802.

Code Administration

- C-1 A Demolition permit and inspections are required prior to demolition.
- C-2 A Building permit, plan review and inspections are required prior to the start of new construction.

Transportation and Environmental Services

- R1. The building permit must be approved and issued prior to the issuance of any permit for demolition. (T&ES)
- R2. Applicant shall be responsible for repairs to the adjacent city right-of-way if damaged during construction activity. (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)
- F1. An approved grading plan is required for the proposed development. (T&ES)
- F2. If the alley located at the rear of the parcel is to be used at any point of the construction process the following will be required:
For a Public Alley - The applicant shall contact T&ES, Construction Permitting & Inspections at (703) 746-4035 to discuss any permits and accommodation requirements that will be required.

For a Private Alley - The applicant must provide proof, in the form of an affidavit at a minimum, from owner of the alley granting permission of use. (T&ES)

- C1. 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)
- C2. 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)
- C3. Roof, surface and sub-surface drains be connected to the public storm sewer system, if available, by continuous underground pipe. Where storm sewer is not available 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. (Sec.5-6-224) (T&ES)
- C4. All secondary utilities serving this site shall be placed underground. (Sec. 5-3-3) (T&ES)
- C5. Any work within the right-of-way requires a separate permit from T&ES. (Sec. 5-2) (T&ES)
- C6. 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)
- C7. Any redevelopment shall comply with Section 5-6-224 (d) of the City Code regarding grading plan requirements. (T&ES)
- C8. Any future development/redevelopment on the lots shall provide adequate storm water outfall per the requirements of Articles XI and XIII of Alexandria Zoning Ordinance. (T&ES)
- C9. The development and redevelopment of the lots shall not adversely impact the storm water drainage or create a nuisance on the public and private properties. (Sec. 5-6-224) (T&ES)
- C10. Any future development/redevelopment on the shall comply with the requirements of City of Alexandria Zoning Ordinance Article XIII Environmental Management Ordinance and the relevant laws of the Commonwealth of Virginia and the City of Alexandria, as applicable, for storm water management regarding water quality improvement and quantity control at the time of submission of the first final plan. (T&ES)

Alexandria Archaeology

- F-1 A review of historic maps indicates that the lots at 601 and 603 N. Alfred St. remained vacant until the mid-twentieth century. The possibility exists that the vacant land was used by Civil War soldiers for tent camps. Although the property has a low probability to contain significant archaeological sites, out of an abundance of caution we ask the applicant to adhere to two conditions.

- R-*1 The applicant/developer shall 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 in the area of the discovery until a City archaeologist comes to the site and records the finds.
- R-*2 The applicant/developer shall not allow any metal detection to be conducted on the property, unless authorized by Alexandria Archaeology.
- R-3 The statements in archaeology conditions above marked with an asterisk "*" shall appear in the General Notes of all site plans and on all site plan sheets that involve demolition or ground disturbance (including Basement/Foundation Plans, Demolition, Erosion and Sediment Control, Grading, Landscaping, Utilities, and Sheeting and Shoring) so that on-site contractors are aware of the requirements.

V. ATTACHMENTS

1 – Supplemental Materials

2 – Application for BAR 2017-00211: 603 North Alfred Street

EXACTA

NATIONAL INFORMATION TECHNOLOGY

Contact us at
 Surveystars.com - Phone: 866-735-1916 - Fax: 866-744-2882



PROPERTY ADDRESS: 603 N ALFRED STREET ALEXANDRIA, VIRGINIA 22314

SURVEY NUMBER: 1607.3043

FIELD WORK DATE: 7/26/2016 REVISION HISTORY: (REV.2 5/11/2017) (REV.1 7/27/2016)

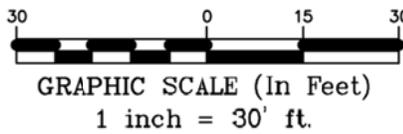
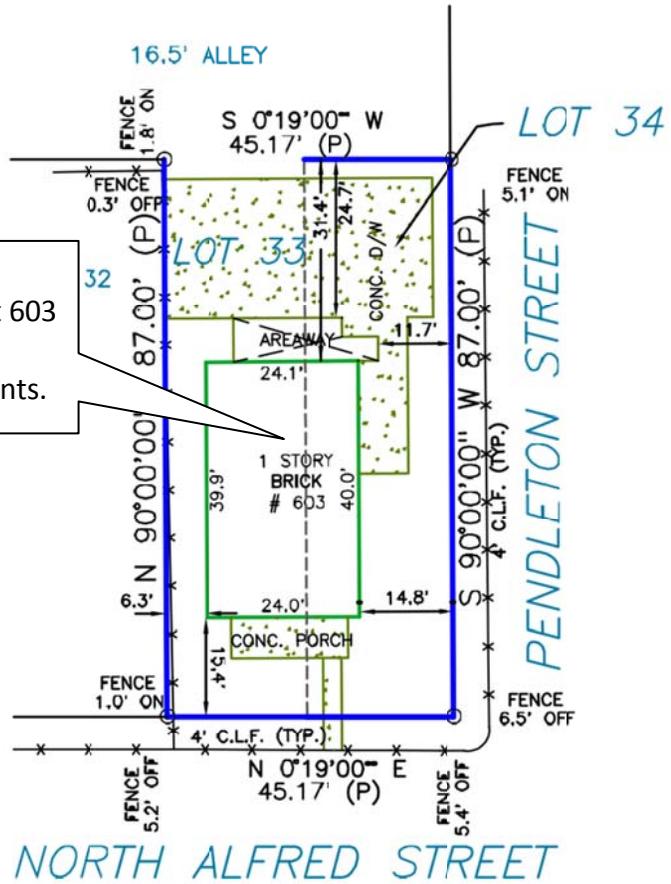
1607.3043
 LOCATION DRAWING
 LOT 33, AND 34, BLOCK 1
 PLAT OF LAND OWNED BY CHAS. KING AND SON COMPANY, INC
 THE CITY OF ALEXANDRIA, VIRGINIA
 07-26-2016 SCALE 1"=30'

THIS DRAWING HAS BEEN REVISED IN ORDER TO REMOVE LOT 32 5-11-2017



Demolish 1 story + basement residence at 603 N. Alfred Street & all associated improvements.

NOTE - FENCE OWNERSHIP NOT DETERMINED



POINTS OF INTEREST:
 NONE VISIBLE

CLIENT NUMBER:

DATE: 7/27/2016

BUYER:

SELLER:

CERTIFIED TO: SMART SETTLEMENTS, LLC

THE MAP OF SURVEY OF THE HEREON DESCRIBED PROPERTY IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE UNDER THE SUPERVISION AND DIRECTION OF A VIRGINIA LICENSED SURVEYOR AND SAID SURVEY MEETS OR EXCEEDS THE MINIMUM TECHNICAL STANDARDS FOR SURVEYS SET FORTH BY THE VIRGINIA BOARD OF PROFESSIONAL LAND SURVEYORS.

POWERED BY



www.surveystars.com

PREPARED BY:



THIS IS A TWO PAGE DOCUMENT. THE ADVICE FOUND ON THE AFFIXED PAGE (PAGE 2 OF 2) IS AN INTEGRAL PART OF THE PLAT.

LEGAL DESCRIPTION:

LOTS 33, AND 34, BLOCK 1, PLAT OF LAND OWNED BY CHAS. KING AND SON COMPANY, INC., AS RECORDED IN DEED BOOK 76 AT PAGE 243, AMONG THE LAND RECORDS OF THE CITY OF ALEXANDRIA, VIRGINIA.

JOB SPECIFIC SURVEYOR NOTES:

THE BEARING SYSTEM SHOWN HEREON HAS BEEN REFERENCED TO A PLAT AS RECORDED IN DEED BOOK 76 AT PAGE 243, AMONG THE LAND RECORDS OF ALEXANDRIA CITYCOUNTY, VIRGINIA

GENERAL SURVEYOR NOTES:

- The Legal Description used to perform this survey was supplied by others. This survey does not determine or imply ownership
- This survey only shows improvements found above ground. Underground footings, utilities and encroachments are not located on this survey map.
- If there is a septic tank, or drain field shown on this survey, the location is approximate as the location was either shown to us by a third party or it was estimated by metal detection, probing rods, and visual above ground inspection only. No excavation was performed in order to determine the exact and accurate location.
- This survey is exclusively for the use of the parties to whom it is certified.
- Additions or deletions to this survey map and report by other than the signing party or parties is prohibited without written consent of the signing party or parties.
- Dimensions are in feet and decimals thereof.
- Due to varying construction standards, house dimensions are approximate.
- Any FEMA flood zone data contained on this survey is for informational purposes only. Research to obtain such data was performed at www.fema.gov.
- All corners marked as set are iron rebar with a cap.
- If you are reading this survey in an electronic format, the information contained on this document is only valid if this document is electronically signed. The Electronic Signature File related to this document is prominently displayed on the invoice for this survey which is sent under separate cover. Manually signed and sealed logs of all survey signature files are kept in the office of the performing surveyor. If this document is in paper format, it is not valid without the signature and original raised seal of a Licensed Surveyor.
- Unless otherwise noted, an examination of the abstract of title was NOT performed by the signing surveyor to determine which instruments, if any, are affecting this property.
- The symbols reflected in the legend and on this survey may have been enlarged or reduced for clarity. The symbols have been plotted at the center of the field location, and may not represent the actual shape or size of the feature.
- Additional logos or references to third party firms are for informational purposes only.
- Structures are measured at ground level.
- Points of Interest (POI's) are selected above-ground improvements which may be in conflict with boundary, building setback or easement lines, as defined by the parameters of this survey. There may be additional POI's which are not shown, not called-out as POI's, or which are otherwise unknown to the surveyor. These POI's may not represent all items of interest to the viewer.
- Utilities shown on the subject property may or may not indicate the existence of recorded or unrecorded utility easements.
- House measurements should not be used for new construction or planning. Measurements should be verified prior to such activity.

LEGEND:

SURVEYOR'S LEGEND

<p>LINE TYPES: (UNLESS OTHERWISE NOTED)</p> <p>BOUNDARY LINE</p> <p>STRUCTURE</p> <p>CENTERLINE</p> <p>CHIMNEY OR WIRE FENCE</p> <p>EASEMENT</p> <p>EDGE OF WATER</p> <p>IRON FENCE</p> <p>OVERHEAD LINES</p> <p>SURVEY TIE LINE</p> <p>WALL OR PARTY WALL</p> <p>WOOD FENCE</p> <p>VINYL FENCE</p>		<p>SYMBOLS: (UNLESS OTHERWISE NOTED)</p> <p>BENCH MARK</p> <p>CENTRAL ANGLE OF DELTA</p> <p>COMMON OWNERSHIP</p> <p>CONTROL POINT</p> <p>CONCRETE MONUMENT</p> <p>CATCH BASIN</p> <p>ELEVATION</p> <p>FIRE HYDRANT</p> <p>FOUND IRON ROD & CAP</p> <p>GUYWIRE OR ANCHOR</p> <p>MANHOLE</p> <p>TRIBE</p> <p>UTILITY OR LIGHT POLE</p> <p>WELL</p>	
<p>SURFACE TYPES: (UNLESS OTHERWISE NOTED)</p> <p>ASPHALT</p> <p>CONCRETE</p> <p>WOOD</p>	<p>BRICK OR TILE</p> <p>COVERED</p> <p>AKZA</p>	<p>A/C AIR CONDITIONING</p> <p>B.R. BEARING REFERENCE</p> <p>B.C. BLOCK CORNER</p> <p>B.F.P. BACKFLOW PREVENTOR</p> <p>BLK. BLOCK</p> <p>BLDG. BUILDING</p> <p>BM BENCHMARK</p> <p>B.R.L. BUILDING RESTRICTION LINE</p> <p>BSMT. BASEMENT</p> <p>B/W BAY/BOX WINDOW</p> <p>(C) CALCULATED</p> <p>(C) CURVE</p> <p>CATV CABLE TV RISER</p> <p>C.B. CONCRETE BLOCK</p> <p>CHIM. CHIMNEY</p> <p>C.L.F. CHAIN LINK FENCE</p> <p>C.O. CLEAN OUT</p> <p>CONC. CONCRETE</p> <p>COR. CORNER</p> <p>CS/W CONCRETE SIDEWALK</p> <p>C.V.G. CONCRETE VALLEY GUTTER</p> <p>C/L CENTER LINE</p> <p>C/P COVERED PORCH</p> <p>C/S CONCRETE SLAB</p> <p>(D) DEED</p> <p>D.F. DRAIN FIELD</p> <p>D.H. DRILL HOLE</p> <p>D/W DRIVEWAY</p> <p>ELEV. ELEVATION</p> <p>ENCL. ENCLOSURE</p> <p>ENT. ENTRANCE</p> <p>EM ELECTRIC METER</p> <p>F.O.P. EDGE OF PAVEMENT</p> <p>E.U.B. ELECTRIC UTILITY BOX</p> <p>(F) FIELD</p> <p>FCM FND. CONCRETE MONUMENT</p> <p>F/DH FOUND DRILL HOLE</p> <p>F.F. FINISHED FLOOR</p> <p>FIP FOUND IRON PIPE</p> <p>FIPC FOUND IRON PIPE & CAP</p> <p>FIR FOUND IRON ROD</p> <p>FIRC FOUND IRON ROD & CAP</p> <p>FN FOUND NAIL</p> <p>FND FOUND NAIL AND DISC</p> <p>FND. FOUND</p> <p>FPKN FOUND PARKER-KALON NAIL</p> <p>FPKN&D FOUND PK NAIL & DISC</p> <p>FRRSPK FOUND RAILROAD SPIKE</p> <p>GAR. GARAGE</p> <p>GM GAS METER</p>	<p>ID. IDENTIFICATION</p> <p>ILL. ILLIGIBLE</p> <p>INST. INSTRUMENT</p> <p>INT. INTERSECTION</p> <p>L. LENGTH</p> <p>LS# LICENSE # - BUSINESS</p> <p>LS# LICENSE # - SURVEYOR</p> <p>(M) MEASURED</p> <p>M.B. MAP BOOK</p> <p>M.E.S. MITERED END SECTION</p> <p>M.F. METAL FENCE</p> <p>N.R. NON RADIAL</p> <p>N.T.S. NOT TO SCALE</p> <p>O.C.S. ON CONCRETE SLAB</p> <p>O.G. ON GROUND</p> <p>OFF. OUTSIDE OF SUBJECT PARCEL</p> <p>OH. OVERHANG</p> <p>OHL. OVERHEAD LINES</p> <p>ON. INSIDE OF SUBJECT PARCEL</p> <p>O.R.B. OFFICIAL RECORD BOOK</p> <p>O.R.V. OFFICIAL RECORD VOLUME</p> <p>O/A OVERALL</p> <p>O/S OFFSET</p> <p>(P) PLAT</p> <p>P.B. PLAT BOOK</p> <p>P.C. POINT OF CURVATURE</p> <p>P.C.C. POINT OF COMPOUND CURVATURE</p> <p>P.C.P. PERMANENT CONTROL POINT</p> <p>P/E POOL EQUIPMENT</p> <p>PG. PAGE</p> <p>P.I. POINT OF INTERSECTION</p> <p>PLS. PROFESSIONAL LAND SURVEYOR</p> <p>PLT. PLANTER</p> <p>P.O.B. POINT OF BEGINNING</p> <p>P.O.C. POINT OF COMMENCEMENT</p> <p>P.P. PINCHED POPE</p> <p>P.R.C. POINT OF REVERSE CURVATURE</p> <p>P.R.M. PERMANENT REFERENCE MONUMENT</p> <p>PSM. PROFESSIONAL SURVEYOR AND MAPPER</p> <p>P.T. POINT OF TANGENCY</p> <p>R. RADIUS or RADIAL</p> <p>(R) RECORD</p> <p>RGE. RANGE</p> <p>RES. RESIDENCE</p> <p>R/W RIGHT OF WAY</p> <p>(S) SURVEY</p> <p>S.B.L. SET BACK LINE</p> <p>S.C.L. SURVEY CLOSURE LINE</p> <p>SCR. SCREEN</p> <p>SEC. SECTION</p> <p>SEP. SEPTIC TANK</p> <p>SEW. SEWER</p> <p>S/GD SET GLUE DISC</p> <p>SIRC SET IRON ROD & CAP</p> <p>SN&D SET NAIL & DISC</p> <p>SQ.FT. SQUARE FEET</p> <p>STY. STORY</p> <p>S.T.L. SURVEY TIE LINE</p> <p>SV SEWER VALVE</p> <p>S/W SIDEWALK</p> <p>S.W. SEAWALL</p> <p>TBM TEMPORARY BENCHMARK</p> <p>TEL. TELEPHONE FACILITIES</p> <p>T.O.B. TOP OF BANK</p> <p>T.O.P. TOP OF BANK</p> <p>TWP. TOWNSHIP</p> <p>TK TRANSFORMER</p> <p>TYP. TYPICAL</p> <p>U.R. UTILITY RISER</p> <p>W/C WITNESS CORNER</p> <p>W/F WATER FILTER</p> <p>W.F. WOODEN FENCE</p> <p>WM WATER METER/VALVE BOX</p> <p>WW WATER WAVE</p> <p>V.F. VINYL FENCE</p> <p>A.E. ACCESS EASEMENT</p> <p>AN.E. ANCHOR EASEMENT</p> <p>C.M.E. CANAL MAINTENANCE ESMT.</p> <p>C.U.E. COUNTY UTILITY ESMT.</p> <p>D.E. DRAINAGE EASEMENT</p> <p>D.U.E. DRAINAGE AND UTILITY ESMT.</p> <p>ESMT. EASEMENT</p> <p>I.E./E. INGRESS/EGRESS ESMT.</p> <p>IRR.E. IRRIGATION EASEMENT</p> <p>L.A.E. LIMITED ACCESS ESMT.</p> <p>L.B.E. LANDSCAPE BUFFER ESMT.</p> <p>L.E. LANDSCAPE ESMT.</p> <p>L.M.E. LAKE OR LANDSCAPE MAINTENANCE EASEMENT</p> <p>M.E. MAINTENANCE EASEMENT</p> <p>P.U.E. PUBLIC UTILITY EASEMENT</p> <p>R.O.E. ROOF OVERHANG ESMT.</p> <p>S.W.E. SIDEWALK EASEMENT</p> <p>S.W.M.E. STORM WATER MANAGEMENT EASEMENT</p> <p>T.U.E. TECHNOLOGICAL UTILITY ESMT.</p> <p>U.E. UTILITY EASEMENT</p>

ELECTRONIC SIGNATURE:

In order to "Electronically Sign" all of the PDFs sent by STARS, you must use a hash calculator. A free online hash calculator is available at <http://www.ileformat.info/tool/md5sum.htm>

To Electronically Sign any survey PDF:

- Save the PDF onto your computer.
- Use the online tool at <http://www.ileformat.info/tool/md5sum.htm> to browse for the saved PDF on your computer.
- Select the Hash Method as SHA.
- Click Submit.

Your PDF is electronically signed if all of the characters in the SHA-1 code submitted by STARS matches the code which is produced by the hash calculator. If they match exactly, your PDF is electronically signed. If the codes do not match exactly, your PDF is not authentic.

PRINTING INSTRUCTIONS:

- While viewing the survey in Adobe Reader, select the "Print" button under the "File" tab.
- Select a printer with legal sized paper.
- Under "Print Range", click select the "All" toggle.
- Under the "Page Handling" section, select the number of copies that you would like to print.
- Under the "Page Scaling" selection drop down menu, select "None."
- Uncheck the "Auto Rotate and Center" checkbox.
- Check the "Choose Paper size by PDF" checkbox.
- Click OK to print.

TO PRINT IN BLACK & WHITE:

- In the main print screen, choose "Properties".
- Choose "Quality" from the options.
- Change from "Auto Color" or "Full Color" to "Gray Scale".

OFFER VALID ONLY FOR THE BUYER LISTED ON PAGE 1.

EXACTA

OFFERS

25% off House location drawings
or
\$100 off boundaries

offer is only valid for this property and buyer as listed on the first page of this survey



Contact Us

Phone: 866.735.1916
 Fax: 866.744.0882

www.surveystars.com

To Whom It May Concern:

The regulations of the Virginia Board of Architects , Professional Engineers, Land Surveyors and certified landscape architects require that when a land surveyor performs a physical improvements survey (house location) for mortgage purposes, he shall also perform a boundary survey of the property and set permanent corner monumentation. This is required even though a boundary survey may have been previously performed on the property.

However, the law further provides that the prospective mortgagor (or his legal agent) may agree in writing to waive the regulatory requirement for the said boundary survey and the placing of the corner monumentation in connection with the survey needed for mortgage purposes.

Accordingly, please be advised that I/we do hereby agree to waive the herein referenced regulatory requirements of the Virginia Board for the performance of a boundary survey and for the placing of the corner monumentation in connection with the physical improvements survey which I/we need at this time for mortgage purposes. By agreeing to this waiver, it is understood that I/we am/are not waiving or surrendering any property rights.

Date

.....
 Buyer Name Printed

.....
 Buyer Signature

	1607.3043
603 N ALFRED STREET ALEXANDRIA, VIRGINIA 22314	
LOTS 33, AND 34, BLOCK I, PLAT OF LAND OWNED BY CHAS. KING AND SON COMPANY, INC., AS RECORDED IN DEED BOOK 76 AT PAGE 243, AMONG THE LAND RECORDS OF THE CITY OF ALEXANDRIA, VIRGINIA.	
SMART SETTLEMENTS, LLC FAIRFAX	

To be completed if above waiver is not executed:

I/We, the prospective mortgagor(s), select to have the boundary survey completed and the property corners set for an additional fee. The additional fee will be collected at closing.

Date

.....
 Buyer Name Printed

.....
 Buyer Signature



Left Side Elevation
Scale: 1/8" = 1'-0"



Rear Elevation
Scale: 1/8" = 1'-0"



Front Elevation
Scale: 1/8" = 1'-0"



Right Side Elevation
Scale: 1/8" = 1'-0"

COMPANY NAME
The Lieumann Firm, Architects
5705 Deer Pond Road
Centreville, VA 20120
703 589 6994



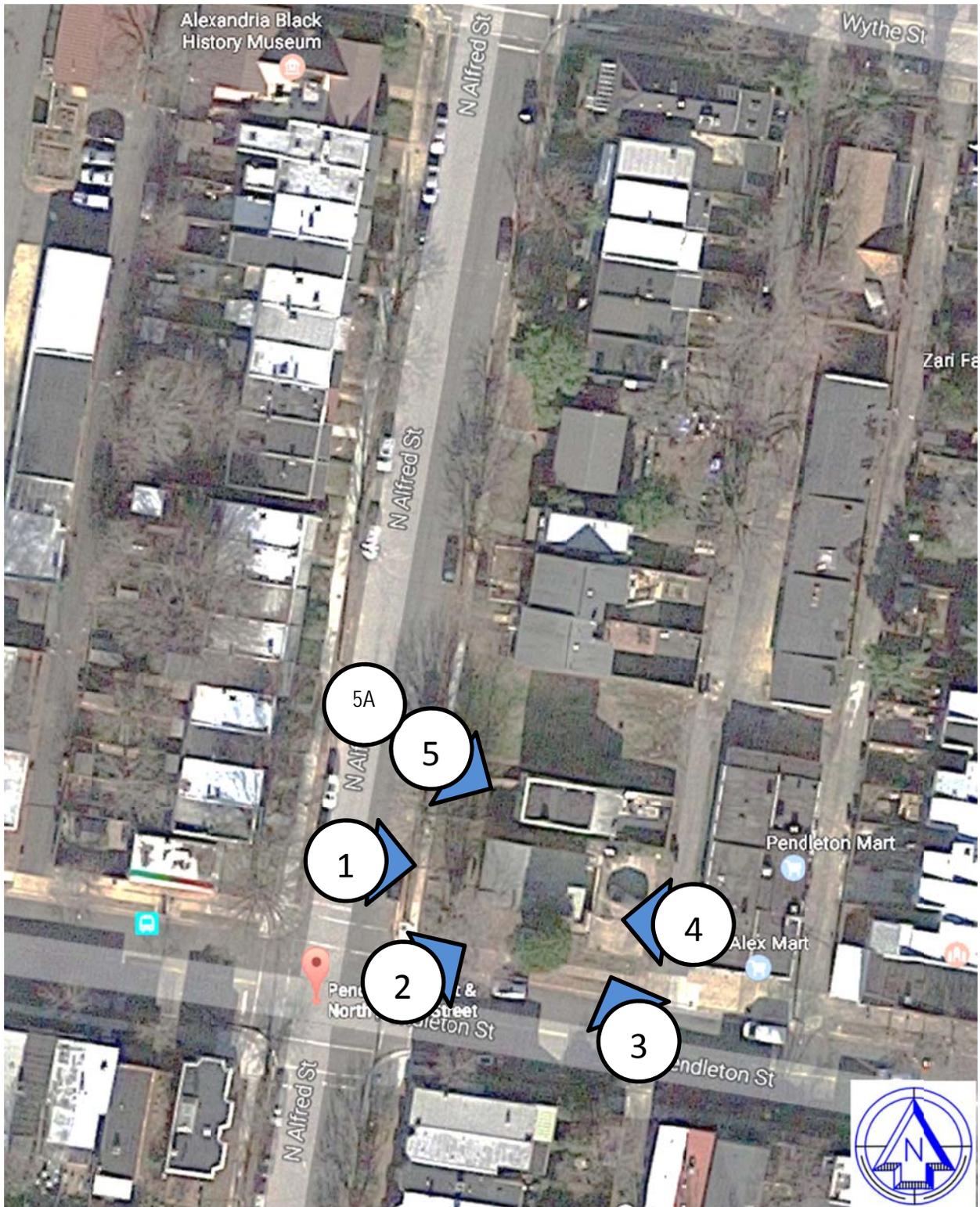
CLIENT
Regent Company
3082 Spring St.
Alexandria, VA 22036

PROJECT
603 N. Alfred St.
House Demolition
PROJECT NO.

ISSUE
June 12, 2017
DRAWN BY

Existing Elevations

Street Views Key (N. Alfred St. and Pendleton Street)



Street Views Key (N. Alfred St. and Pendleton Street)



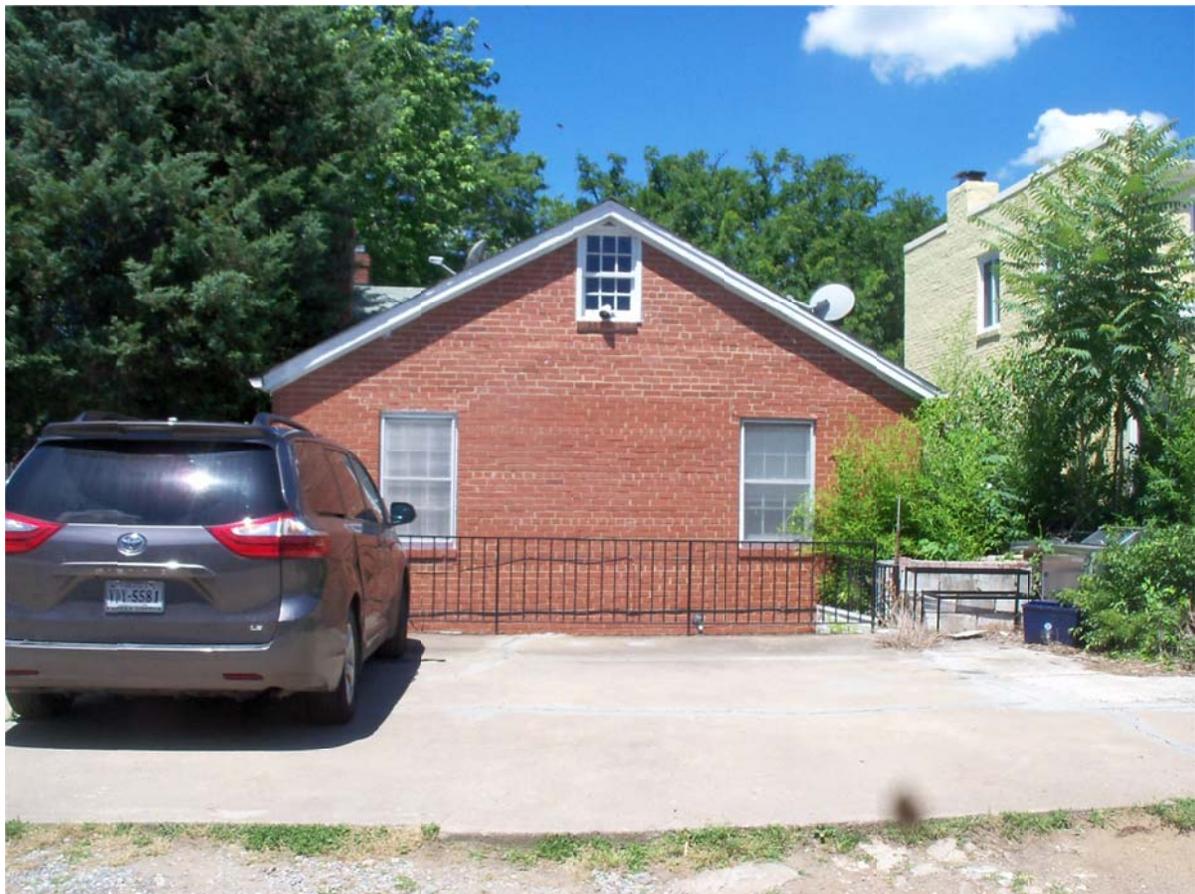
VIEW POINT 1



VIEW POINT 2



VIEW POINT 3



VIEW POINT 4



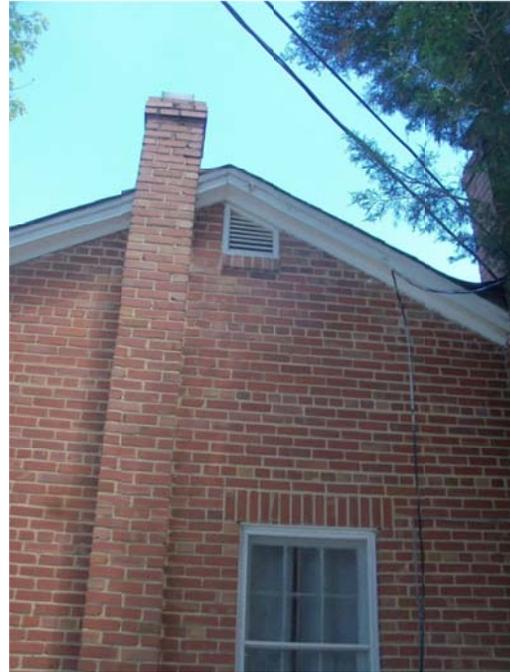
VIEW POINT 5



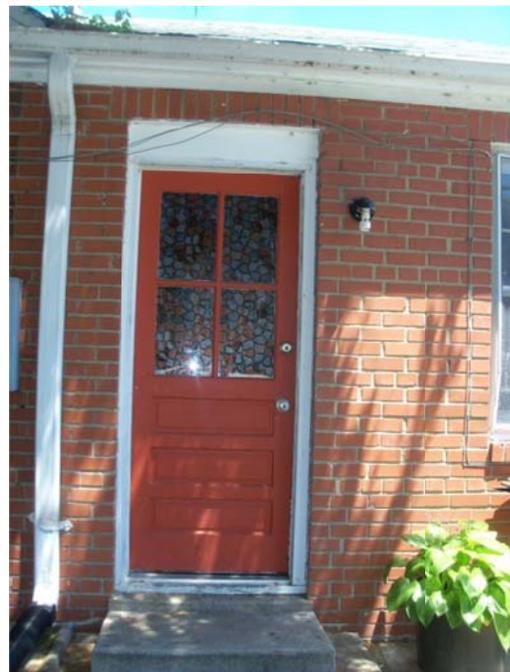
VIEW POINT 5A



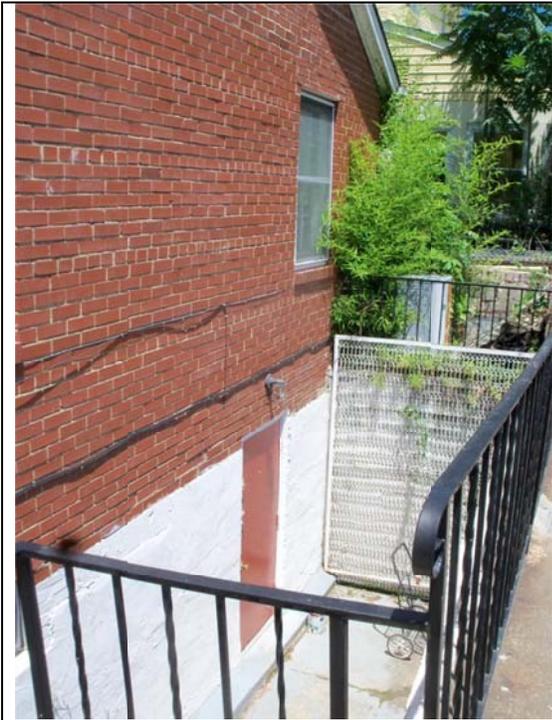
DETAILS



DETAILS



DETAILS



DETAILS



DETAILS



DETAILS

BAR Case # _____

ADDRESS OF PROJECT: 603 N. ALFRED STREET
TAX MAP AND PARCEL: 054-04-13-22 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: 603 N. ALFRED ST., L.L.C.

Address: 3208 SPRING DRIVE

City: ALEXANDRIA State: VA Zip: 22306

Phone: 703/768-8437 E-mail: KSDJR@REGENTCOMPANY.COM

Authorized Agent (if applicable): Attorney Architect _____

Name: BY BILL LIEU

Phone: 702/589-6994

E-mail: BLIEU@LIEUMANN.COM

Legal Property Owner:

Name: ABATE ABEBECH DEMESSIE, DEBBIE KALEB FIKRU

Address: 603 N. ALFRED ST. # ABRAHAM TIRUNES

City: ALEXANDRIA State: VA Zip: 22314

Phone: _____ E-mail: _____

- 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
 - 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).*

It is proposed that the existing single story house and all associated improvements on the property at street address 603 N. Alfred Street (lot 33 & lot 34) be demolished and the property be prepared to receive a new single family residence on each lot. The new residence are under separate application.

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 3 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 3 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: _____

Date: 6/12/2017

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. REGENT COMPANY, LLC	3208 SPRING ST. ALEXANDRIA, VA 22306	40%
2. KELLI STORBE	6517 SARA ALICE CT BURKE, VA	15%
3. LIFETIME CONSTRUCTION, LLC	23547 EVERGREEN RD ALDIE, VA 20125	45%

2. Property. State the name, address and percent of ownership of any person or entity owning an interest in the property located at 603 N. ALFRED ST. (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. ABATE ABEBECH DEMESSIE	603 N. ALFRED ST. ALEXANDRIA, VA	33.33%
2. DEBBIE KALEB FIKRU	603 N. ALFRED ST. ALEXANDRIA, VA	33.33%
3. ABRAHAM TIRWES	603 N. ALFRED ST. ALEXANDRIA, VA	33.33%

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. N/A		
3. N/A		

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.

6/12/2017
Date

DY DAN LIEU
Printed Name


Signature