

Docket Item # 1
BAR CASE # 2012-0404

BAR Meeting
January 16, 2013

ISSUE: Certificate of Appropriateness &
Waiver of Section 7-202(C) (Fence Height Requirement)

APPLICANT: Michael Margiotta

LOCATION: 217 North Saint Asaph Street

ZONE: RM / Residential

STAFF RECOMMENDATION

Staff recommends approval of the Certificate of Appropriateness application and Waiver of Fence Height Requirement with the condition that the wood fence is painted or stained.

*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.

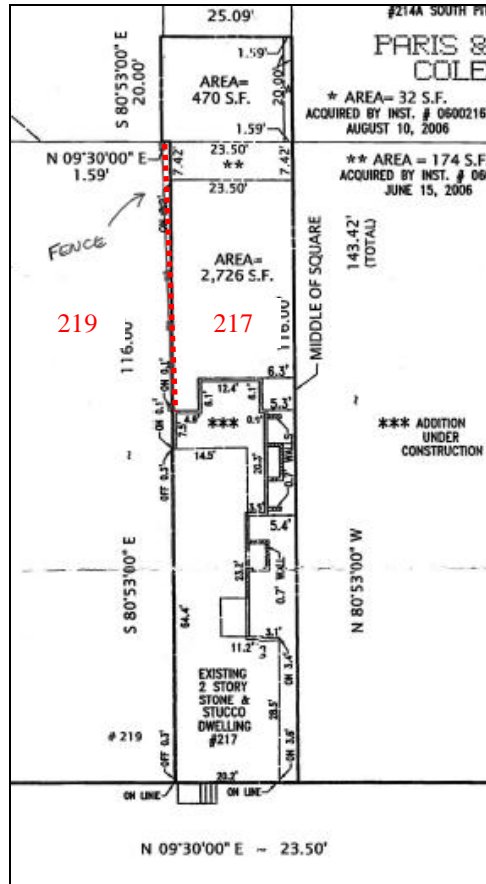
**BUILDING PERMIT NOTE: Most projects approved by the Board of Architectural Review require the issuance of one or more construction permits by Building and Fire Code Administration (including signs). The applicant is responsible for obtaining all necessary construction permits after receiving Board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



BAR2012-00404

I. ISSUE

The applicant is requesting approval of an after-the-fact Certificate of Appropriateness to construct a seven foot high cedar board fence in the side yard along and on the north property line with 219 North Saint Asaph Street, as shown on the below plat.



II. HISTORY

This Greek Revival influenced, two story, gable roofed, frame house with flounder form rear ell is thought to date to the early to mid-19th century.

Previous Approvals:

In 2006, the BAR re-approved a large rear addition onto the subject house which was originally approved in 2003 and 2004 (BAR2006-0007/0008) and in 2007 a detached, two-car garage (BAR2007-0127).

III. ANALYSIS

The *Design Guidelines* recommend that: "Fences, garden walls and gates should be appropriate in materials, design and scale to the period and character of the structure they surround." The *Guidelines* also state that "Wood is a traditional material for fences and gates."

Staff finds that the proposed wood board fence to be installed along and on the rear/side property line of 219 North Saint Asaph Street complies with the requirements of the *Design Guidelines*.

The fence design is consistent with other existing fences within this portion of the district and has no negative impact on historic features, as it is completely detached from the historic structure and will be completely contained in the rear yard, and only very minimally visible from Hammond Court, a public alley off of North Pitt Street. Additionally, this is an unusual case, as the applicant is constructing the subject fence on an adjacent property; however, the applicant has provided an agreement from the adjacent neighbor consenting to the fence's construction (attached.) There is a new brick garden wall, constructed by the City, on the south property line between the subject property and the City owned parking lot.

Waiver of Height Requirement - Section 7-202(C)

The Zoning Ordinance prevents fences taller than six feet in height anywhere in the City but allows the BAR to waive or modify this height “where the board finds that a proposed fence would be architecturally appropriate and consistent with the character of the district.” [Section 7-202(C)]

Staff notes that the Board has, on occasion, approved fences which are seven feet above the adjacent grade, including the most recent fences at 909 and 911 South Saint Asaph Street (BAR 2012-0259 & 260) 9/5/12). In this case, the height of the interior side yard fence only affects the two immediately adjacent properties and does not have any effect on the public way or historic resources. Staff, therefore, recommends that the Board find that the proposed wood fence with masonry piers architecturally appropriate and consistent with the character of the district and supports the waiver of Section 7-202(C) to permit the seven foot maximum height above grade.

STAFF

Michele Oaks, Urban Planner, Historic Preservation Section, Planning & Zoning
Al Cox, FAIA, Manager, Historic Preservation Section, Planning & Zoning

IV. CITY DEPARTMENT COMMENTS

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

Zoning Section

C-1 Proposed fence is 7’ tall. BAR must waive height requirement.

C-2 Proposed fence is partially located on the property to the north, 219 North Saint Asaph Street. Applicant has submitted an agreement from the adjacent property owner. According to real estate assessments the property is owned by Jameson House LLC, Ryan Howard Stewart is listed as the registered agent for the LLC.

Code Administration

F-1 The review by Code Administration is a preliminary review only. Once the applicant has filed for a building permit, code requirements will be based upon the building permit plans. If there are any questions, the applicant may contact Ken Granata, Plan Review Services Division Chief, at ken.granata@alexandriava.gov or 703.746.4193.

C-1 A building is required for fences exceeding 6ft in height. Five sets of *construction documents* that fully detail the construction as well as framing schematics shall accompany the permit application(s). If a Virginia licensed design professional prepares

drawings, the plans shall bear the signature and seal of the Virginia licensed design professional in accordance with the Code of Virginia Section 54.1-410B.

Transportation and Environmental Services (T&ES)

RECOMMENDATIONS

- R1. Applicant shall be responsible for repairs to the adjacent city right-of-way if damaged during construction activity. (T&ES)
- R2. All improvements to the city right-of-way such as curbing, sidewalk, driveway aprons, etc. must be city standard design. (T&ES)
- R3. No permanent structure may be constructed over any existing private and/or public utility easements. It is the responsibility of the applicant to identify any and all existing easements on the plan. (T&ES)

CITY CODE REQUIREMENTS

- C-1 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 Any work within the right-of-way requires a separate permit from T&ES. (Sec. 5-2) (T&ES)

V. ATTACHMENTS

1 – Supporting Materials

2 – Application BAR2012-0404 217 North Saint Asaph Street

LOT 501

**

S 09°30'00" W
25.09'

#214A SOUTH PITT STREET

PARIS & ALICE
COLEMAN

* AREA= 32 S.F.
ACQUIRED BY INST. # 060021676
AUGUST 10, 2006

10' ALLEY

OF
CORE

S 80°53'00" E
20.00'

AREA=
470 S.F.

N 09°30'00" E
1.59'

** AREA = 174 S.F.
ACQUIRED BY INST. # 060016181
JUNE 15, 2006

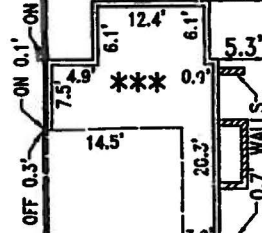
FENCE

AREA=
2,726 S.F.

143.42'
(TOTAL)

MIDDLE OF SQUARE

116.00'



*** ADDITION
UNDER
CONSTRUCTION

S 80°53'00" E

N 80°53'00" W

CITY

219

EXISTING
2 STORY
STONE &
STUCCO
DWELLING
#217

ON LINE

N 09°30'00" E ~ 23.50'

MONUMENT LINE

NORTH SAINT ASAPH STREET

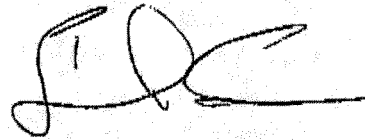
Ryan H. Stuart
219 N. St. Asaph Street
Alexandria, VA 22314
703.216.9436

To: City of Alexandria

As the owner of 219 N. St. Asaph Street, Alexandria, VA 22314, this letter is memorialize my approval for the owner of 217 N. St. Asaph Street, Alexandria, VA 22314 to build a 7-foot cedar board fence with 6-inch posts and a top cap in the rear boundary of the property. We also approve the location of the fence as noted on the attached survey.

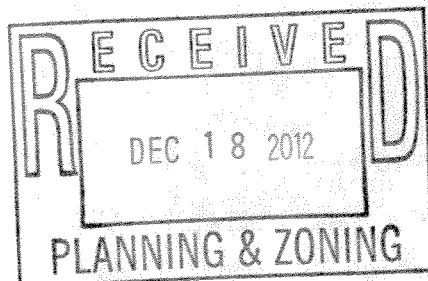
If questions arise, I can be reached at rstuart@mbh.com or at 703.216.9436.

Thank you,

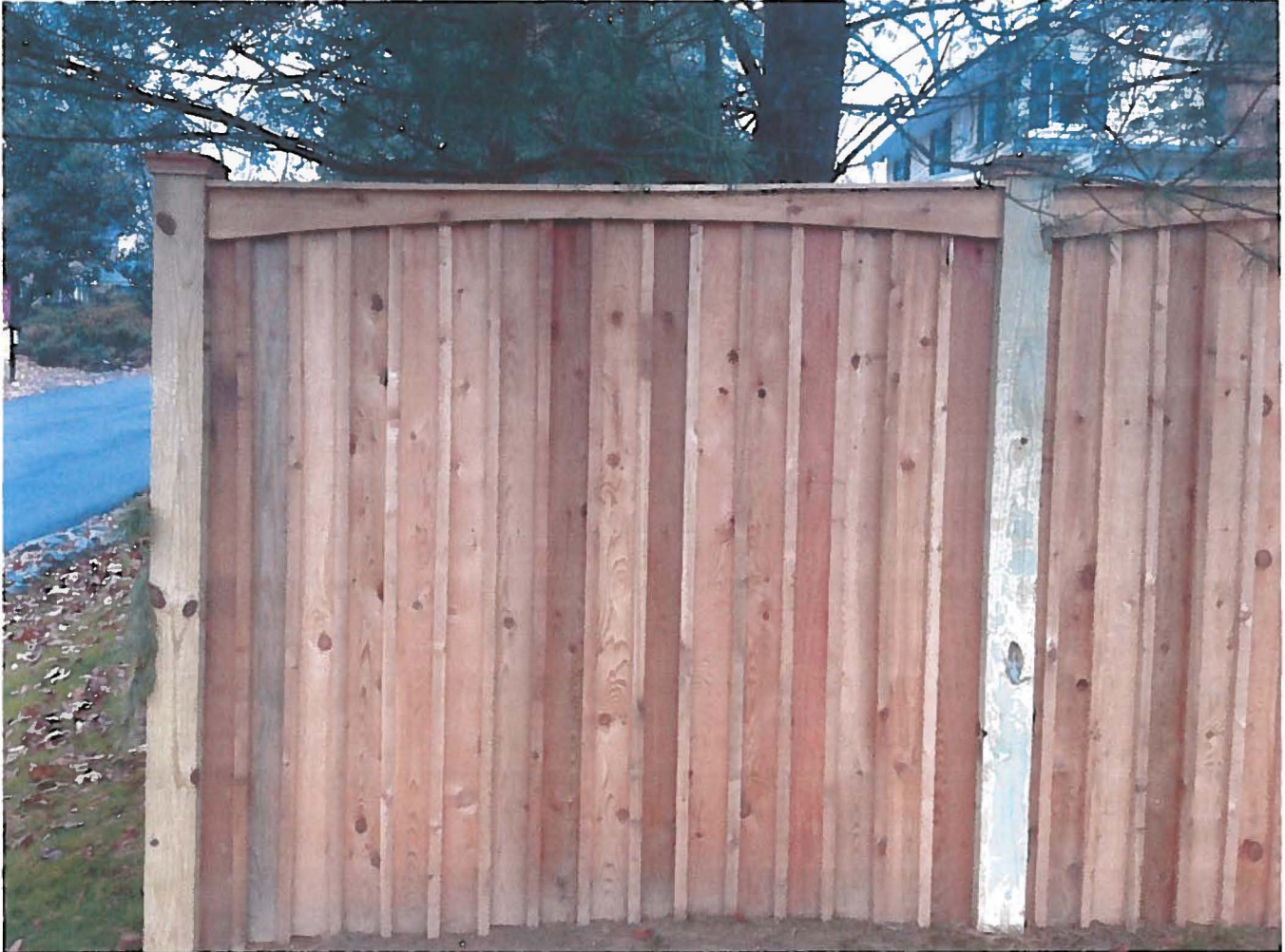


Ryan H. Stuart

Att.



From: Mike Margiotta fos80@comcast.net
Subject: (No Subject)
Date: December 17, 2012, 2:24 PM
To: Mike Margiotta fos80@comcast.net



Sent from my iPhone

From: Mike Margiotta fos80@comcast.net
Subject: (No Subject)
Date: December 17, 2012, 2:28 PM
To: Mike Margiotta fos80@comcast.net



Sent from my iPhone

From: **Mike Margiotta** fos80@comcast.net
Subject: (No Subject)
Date: December 17, 2012, 2:44 PM
To: **Mike Margiotta** fos80@comcast.net



Sent from my iPhone

From: Mike Margiotta fos80@comcast.net
Subject: (No Subject)
Date: December 17, 2012, 2:42 PM
To: Mike Margiotta fos80@comcast.net



Sent from my iPhone

BAR Case # 2012-00404

ADDRESS OF PROJECT: 217 N. SAINT ASAPH ST. ALEXANDRIA, VA 22314

TAX MAP AND PARCEL: 064.04 - 09 - 25 ZONING: RM

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: _____

Address: _____

City: _____ State: _____ Zip: _____

Phone: _____ E-mail: _____

Authorized Agent (if applicable): Attorney Architect _____

Name: _____ Phone: _____

E-mail: _____

Legal Property Owner:

Name: MICHAEL A. MARGIOTTA

Address: 217 N. SAINT ASAPH ST.

City: ALEXANDRIA State: VA Zip: 22314

Phone: (703) 862-4654 E-mail: fos80@comcast.net

- Yes No Is there an historic preservation easement on this property?
- Yes No If yes, has the easement holder agreed to the proposed alterations? N/A
- 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).*

CONSTRUCTION OF A 7 FOOT, CEDAR, BOARD AND BATTEN FENCE WITH TOP CAP AND 6"X6" POSTS. FENCE TO SPAN BETWEEN THE NORTH-EAST CORNER OF THE MAIN HOUSE AND THE NORTHWEST CORNER OF THE GARAGE LOCATED AT 217 N. SAINT ASAPH ST. POSTS TO BE 6"X6" PRESSURE TREATED PINE, BOARDS TO BE 1"X6" CEDAR, BATTENS TO BE 1"X2" CEDAR, FENCE CAP TO BE 1"X6" CEDAR.

SUBMITTAL REQUIREMENTS:

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

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

Electronic copies of submission materials should be submitted whenever possible.

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

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

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

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

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

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

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

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

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

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

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

APPLICANT OR AUTHORIZED AGENT:

Signature: 

Printed Name: MICHAEL A. MARGIOTTA

Date: 12/17/12

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. MIKE	217 N. SAINT ASAPH ST ALEXANDRIA, VA 22314	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 _____(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. MIKE MARGIOTTA	217 N. SAINT ASAPH ST ALEXANDRIA VA 22314	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.

12/17/12

Date

MICHAEL MARGIOTTA

Printed Name



Signature