

Docket Item # 1
BAR CASE # 2013-0026

BAR Meeting
March 6, 2013

ISSUE: New accessory structure (garage) and alterations

APPLICANT: Peter and Amy Young by Steve Kulinski

LOCATION: 226 South Fairfax Street

ZONE: RM / Residential

STAFF RECOMMENDATION, March 6, 2013:

Staff recommends approval of the Permit to Demolish/Capsulate and Certificate of Appropriateness for alterations with the following conditions:

1. That the applicant have the option to substitute a flat lintel for the proposed arch over the garage door, with staff to approve the final details;
2. That the applicant may use any window material consistent with the Board's adopted Window Policy;
3. The statements in archaeology conditions below shall appear in the General Notes of all site plans and on all site plan sheets that involve demolition or ground disturbance (including Demolition, Basement/Foundation Plans, Landscaping, Erosion and Sediment Control, Grading, Utilities and Sheeting and Shoring) so that on-site contractors are aware of the requirements:
 - a. 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.
 - b. The applicant/developer shall not allow any metal detection or other artifact collection to be conducted on the property, unless authorized by Alexandria Archaeology.
 - c. It is illegal to disturb human remains without obtaining appropriate legal authorization. If burials are found during the project and need to be moved, the burials will be removed archaeologically, and appropriate legal authorization will be obtained, including a permit from the Virginia Department of Historic Resources for the archaeological removal of burials.

****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.



CASE BAR2013-0026



I. ISSUE

The applicant is requesting approval of a Certificate of Appropriateness for construction of a new one-car garage at the rear, in the southeast corner of the property.

The proposed addition will measure approximately 15 feet 8 inches by 33 feet 8 inches and will be one-story in height, with a simple parapet on the front elevation. The garage will be constructed of common brick in a common bond, with the intention to match the side elevation house brick as closely as possible. The garage will be connected to the existing house (kitchen door) via a covered breezeway. The breezeway will have brick piers and wood planks. There will be a six foot brick wall to the south of the garage. The front (west) elevation of the garage features an arched pair of carriage-style stained wood garage doors with decorative hardware. The north elevation will feature a pedestrian door and three single double-hung, two-over-two, double-glazed wood windows with a soldier-course lintel and rowlock sill. The south elevation will feature three single two-light windows. There will also be a metal vent on this elevation. The east (rear) elevation is brick with two metal grilles. The garage will have a shed roof of standing seam metal.

The garage will be accessed from an existing curb cut on South Fairfax Street and will be clearly visible from South Fairfax Street. In addition to the existing parking pad, the application will install a brick paved forecourt between the parking pad and the garage in a herringbone pattern.

The applicant is also proposing to install a new gas light fixture adjacent to the front door. The fixture will be a Bevolo French Quarter style gas light.

II. HISTORY

The two-story, three-bay freestanding brick townhouse was constructed between **1907 and 1912**, according to Sanborn Fire Insurance Maps. The townhouse features original one-over-one wood windows with rusticated stone lintels on the front elevation and two-over-two wood windows below segmental brick arches on the side and rear elevations. The one-story side porch was added between 1941 and 1958, according to Sanborn Fire Insurance Maps.

In 1974, the BAR approved an application to relocate an existing fence and install a brick driveway (6/19/74 and 7/17/74). In 2007, the BAR approved some alterations (new side porch door and railing) and denied replacement of the front door (BAR Case #2007-0166, 9/5/07).

III. ANALYSIS

The project is in compliance with Zoning Ordinance requirements.

Regarding accessory structures, the *Design Guidelines* state that “free-standing accessory structures should complement, not compete with, the architecture of the main buildings,” and that “the materials of accessory structures should follow the historic usage of materials....accessory structures were often constructed of simpler materials than the main building.” Regarding paving, it is the Board’s adopted policy to “review all hard surface paving materials in excess of 150 square feet which are or may be used for parking on private property.”

Staff commends the applicant for proposing a new garage that complements the existing early twentieth-century house with respect to its scale, massing and overall architectural character. While the garage will clearly be visible from South Fairfax Street, the siting at the rear of the property and the general compatibility of the design of the garage, will allow this building to function as a background building, leaving the adjacent historic properties to retain their prominence. Staff's only comment is relatively minor and relates to the detailing of the garage, specifically with regard to the arched garage door opening with arched carriage-style doors. Staff finds that the proposed arched garage carriage-style doors are not as historically appropriate as more typical rectangular carriage house doors with a simple soldier-course lintel or jack arch and that the use of an arched opening reflects a slightly higher style than what is found on the house. In this case, the form of an arch is not a historically correct structural expression, as the walls on either side of the arch do not have enough mass to resist the side thrust of a true arch and what is portrayed is simply decorative – well proportioned but non-functional. Staff recommends that the applicant have the option to reconsider and revise the arched vehicular entrance, though it is not being required as a condition of approval.

Staff finds the proposed brick paved forecourt, brick wall, breezeway and new front gas light to all be appropriate and consistent with the *Guidelines* and recommends approval of the application for with the conditions noted above.

STAFF

Catherine 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

Archaeology

Archaeology Finding

1. This property is situated in the early historic core of the town and has potential to yield significant archaeological resources that could provide insight into life in 18th-and 19th-century Alexandria. The West family owned the lot (Historic Lot 73 in the original town plan) encompassing the subject property beginning in 1749. By 1755 the Wests had rented the lot to a joiner named Going Lamphier. The lot continued to pass through the hands of various owners into the 1790s, none of whom appear to have resided on the property, but instead rented it out to tenants including John Lemoine in 1798 who had a house and bake oven on the property.

By the first decade of the 19th century the nearby lots to the north of the subject property 214-218 S. Fairfax) served as the site of the Independent Meeting House Church. A small cemetery was established on the church property as well. The location of the graves remains unknown as well as the size of the burial population.

In 1817 William Green established a cabinetmaking business on King Street. By the 1840s Green's son James operated the family furniture "factory" on the entire block fronting on South Fairfax from Duke to Prince Streets. The main factory was located on the corner of Prince and South Fairfax. Green made George Washington's coffin in 1837 when his body was reinterred

in a new tomb at Mount Vernon. By 1877 a carpet shop, an element of “Green’s Factory” was located in the approximate location of the subject property. Shortly thereafter in 1885 a Sanborn insurance map depicts labels the former carpet shop as a coal shed. By 1907 a dwelling was located at 222 S. Fairfax, but the lot at 226 S. Fairfax is vacant. Five years later in 1912 a dwelling is shown at 226 S. Fairfax, and this building still stands today. According to a memo by one of the property’s former owners, the house was built in 1905, but this does match with the 1907 map.

Archaeology Recommendations

*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.

*2. The applicant/developer shall not allow any metal detection to be conducted on the property, unless authorized by Alexandria Archaeology.

*3. It is illegal to disturb human remains without obtaining appropriate legal authorization. If burials are found during the project and need to be moved, the burials will be removed archaeologically, and appropriate legal authorization will be obtained, including a permit from the Virginia Department of Historic Resources for the archaeological removal of burials.

4. 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.

Code Administration

F-1 The review by Code Administration is a preliminary review only. Once the applicant has filed for a building and sign 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 703.746.4193.

C-1 Building permit is required for this project. Five sets of construction documents that fully detail the construction.

Transportation and Environmental Services (T&ES)

FINDINGS

F1. 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)

F2. Please revise the provided plat that was used to show the Disturbed Area to include the entire rear yard and revise total disturbed area. Please contact T&ES/Site Plans at (703)

746-4064 if the total is 2500 sq. ft. or more. The new disturbed area should still be under 2500 sq. ft. even with the increase. (T&ES)

RECOMMENDATIONS

- 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. All improvements to the city right-of-way such as curbing, sidewalk, driveway aprons, etc. must be city standard design. (T&ES)
- R4. 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)
- R5. An erosion and sediment control plan must be approved by T&ES prior to any land disturbing activity greater than 2500 square feet. An erosion and sediment control bond shall be posted prior to release of the grading plan. (T&ES)
- R6. If construction of the residential unit(s) results in land disturbing activity in excess of 2500 square feet, the applicant is required to comply with the provisions of Article XIII of the City's Zoning Ordinance for stormwater quality control. (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 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)
- C-4 All secondary utilities serving this site shall be placed underground. (Sec. 5-3-3) (T&ES)
- C-5 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 for BAR2013-0026 at 226 South Fairfax St

226 S. Fairfax Street Alexandria, VA 22314 - Old and Historic District

Materials Specification List

1 Garage Front Elevation:

- Stained wood and glass carriage style garage door with metal hardware
- Solid 8" brick bearing wall; common brick
- Metal coping
- Steel columns and beams at breezeway
- 1x wood planks at roof of breezeway
- Metal wall washer upright electric fixtures at garage face
- Gas lamp at breezeway

2 Garage Left Side Elevation:

- Stained wood six panel door with metal hardware
- Solid 8" brick bearing wall; common brick
- Metal coping
- Steel columns and beams at breezeway
- 1x wood planks at roof of breezeway
- Wood simulated divided light double-hung windows
- Metal gargoyle drain
- Gas lamps at breezeway and adjacent to rear

3 Garage Rear Elevation:

- Solid 8" brick bearing wall; common brick
- Metal coping
- Metal exhaust grills

4 Garage Right Side Elevation:

- Solid 8" brick bearing wall; common brick
- Metal coping
- Wood simulated divided light windows
- Metal exhaust grill

5 Miscellaneous Exterior:

- New gas lamp at existing house front elevation
- Standing seam metal roof at garage
- Brick wall and landscaping elements (as shown)
- Pervious brick paving at new forecourt and rear patio to match existing parking pad
- Concrete pavers at thresholds of parking pad, breezeway floor and rear of patio
- Existing doors of original house to be stripped of paint and stained

Permit Comment Response Letter (Revision #1)

Project Name: Young residence
Project Address: 226 S Fairfax Street
Reviewer: Catherine Miliaras, AICP

- F-1. The plans submitted are slightly reduced. The applicant must submit plans to scale before zoning staff can complete our review.

The resubmission drawings are to scale.

- C-1. The applicant must submit a waiver to allow the wall height to exceed 6'.

Revised drawing now show a wall at 6' max height.

- C-2. The covered breezeway must be included in the FAR calculations.

The 43 square feet. of area under the breezeway is now included in both the Disturbed Area Plan and the FAR calculations.

- C-3. The plans and FAR sheet indicate the garage is 527 square feet, but the plat shows 537 square feet. Correct to be consistent.

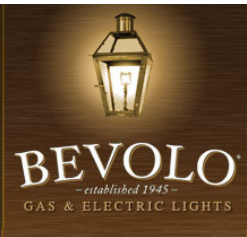
With the addition of the 43 square feet of area under the breezeway, all drawings now show 570 square feet of new proposed FAR.

- C-4. Include a to scale open space plan. One parking space may be counted towards open space, but all other areas used for parking or driving cannot be included as open space.

The addition of sheets A9 and A10 now show the updated open space diagrams. The numbers correspond to the revised FAR and open space calculation sheet.

Thanks, for your help on this job.

Stephen W. Kulinski A.I.A.



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FRENCH QUARTER



DESCRIPTION








SIZES

PHOTOS

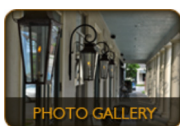
ORIGINAL FRENCH QUARTER LIGHT

This Bevolo original was designed in the 1940s by world renowned architect A. Hays Town and Andrew Bevolo Sr. This Original French Quarter lantern adorns many historic buildings across the country. The light can be used with a wide range of architectural styles. It is available in natural gas, liquid propane, and electric.

BRACKET OPTIONS

						
FRENCH QUARTER ON ORIGINAL BRACKET	FRENCH QUARTER ON ORIGINAL BRACKET LONDON TOP	FRENCH QUARTER ON ORIGINAL BRACKET LONDON TOP & BOTTOM	FRENCH QUARTER GOOSE-NECK	FRENCH QUARTER GOOSE-NECK LONDON TOP	FRENCH QUARTER YOKE	FRENCH QUARTER ON HANGING CHAIN

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 COPYRIGHT © 2011 BEVOLO GAS AND ELECTRIC LIGHTS | SITE BY MAGNOLIA DEVELOPMENT GROUP



DEPARTMENT OF PLANNING AND ZONING FLOOR AREA RATIO AND OPEN SPACE CALCULATIONS

A. Property Information

A1. Street Address 226 SOUTH FAIRFAX STREET Zone RM
 A2. 4,267 SQFT. x 1.5 = 6,401 SQFT.
Total Lot Area Floor Area Ratio Allowed by Zone Maximum Allowable Floor Area

B. Existing Gross Floor Area

Existing Gross Area*		Allowable Exclusions	
Basement	929	Basement**	929
First Floor	929	Stairways**	200
Second Floor	929	Mechanical**	-
Third Floor	-	Other**	-
Porches/ Other	144	Total Exclusions	1,129
Total Gross *	2,931		

B1. Existing Gross Floor Area *
2,931 Sq. Ft.
 B2. Allowable Floor Exclusions**
1,129 Sq. Ft.
 B3. Existing Floor Area minus Exclusions
1,802 Sq. Ft.
 (subtract B2 from B1)

C. Proposed Gross Floor Area (does not include existing area)

Proposed Gross Area*		Allowable Exclusions	
Basement	-	Basement**	-
First Floor	-	Stairways**	-
Second Floor	-	Mechanical**	-
Third Floor	-	Other**	-
Porches/ Other	570	Total Exclusions	0
Total Gross *	570		

C1. Proposed Gross Floor Area *
570 Sq. Ft.
 C2. Allowable Floor Exclusions**
0 Sq. Ft.
 C3. Proposed Floor Area minus Exclusions
570 Sq. Ft.
 (subtract C2 from C1)

D. Existing + Proposed Floor Area

D1. Total Floor Area (add B3 and C3) 2,372 Sq. Ft.
 D2. Total Floor Area Allowed by Zone (A2) 6,401 Sq. Ft.

*Gross floor area is the sum of all gross horizontal areas under roof, 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.

If taking exclusions other than basements, floor plans with excluded areas must be submitted for review. Sections may also be required for some exclusions.

F. Open Space Calculations

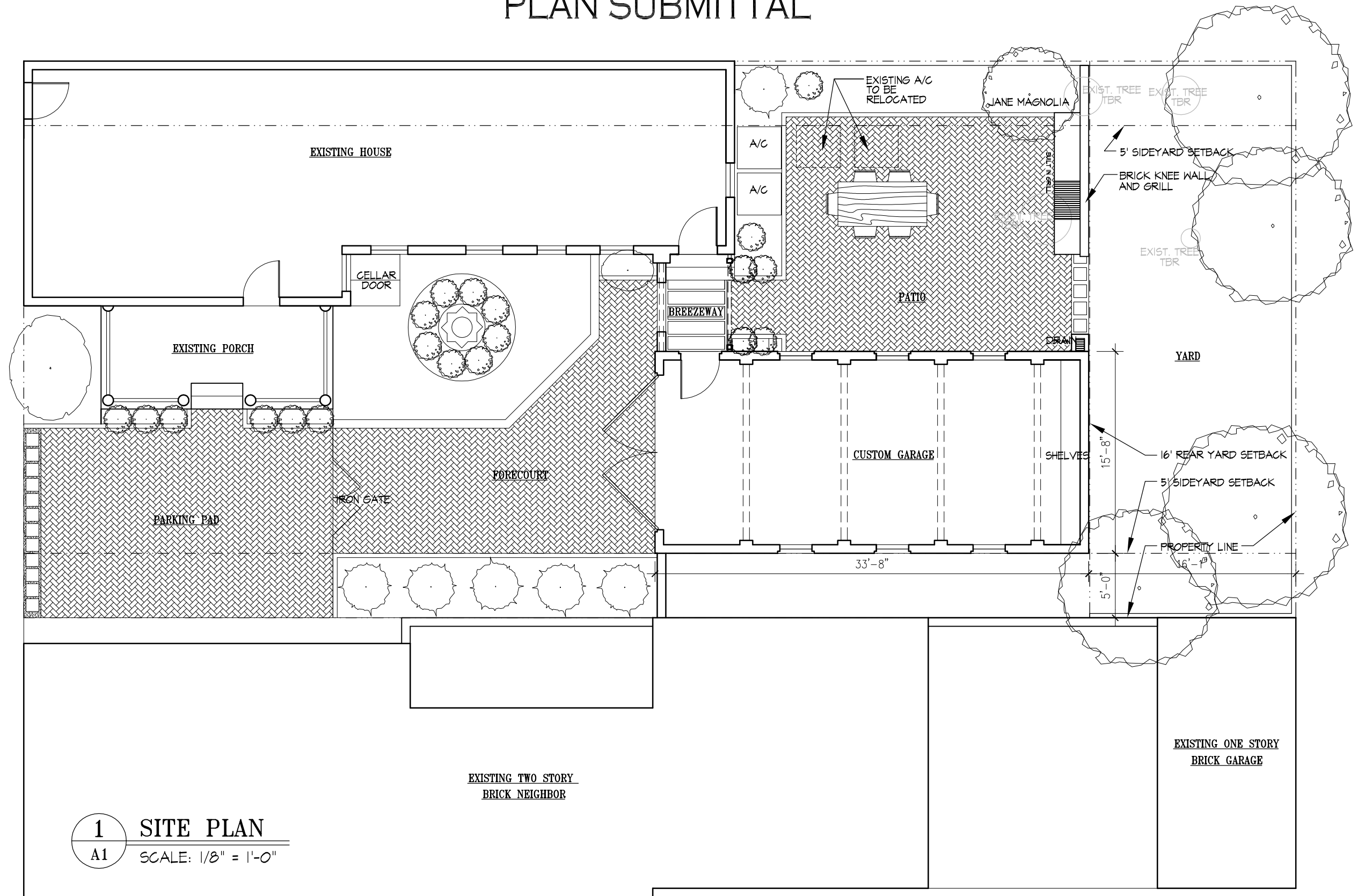
Existing Open Space	2,813
Required Open Space	1,493
Proposed Open Space	1,671

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

Signature: [Signature]

Date: 2-25-13

CITY OF ALEXANDRIA
 BOARD OF ARCHITECTURAL REVIEW OLD & HISTORIC DISTRICT
 PLAN SUBMITTAL



1 SITE PLAN
 A1 SCALE: 1/8" = 1'-0"

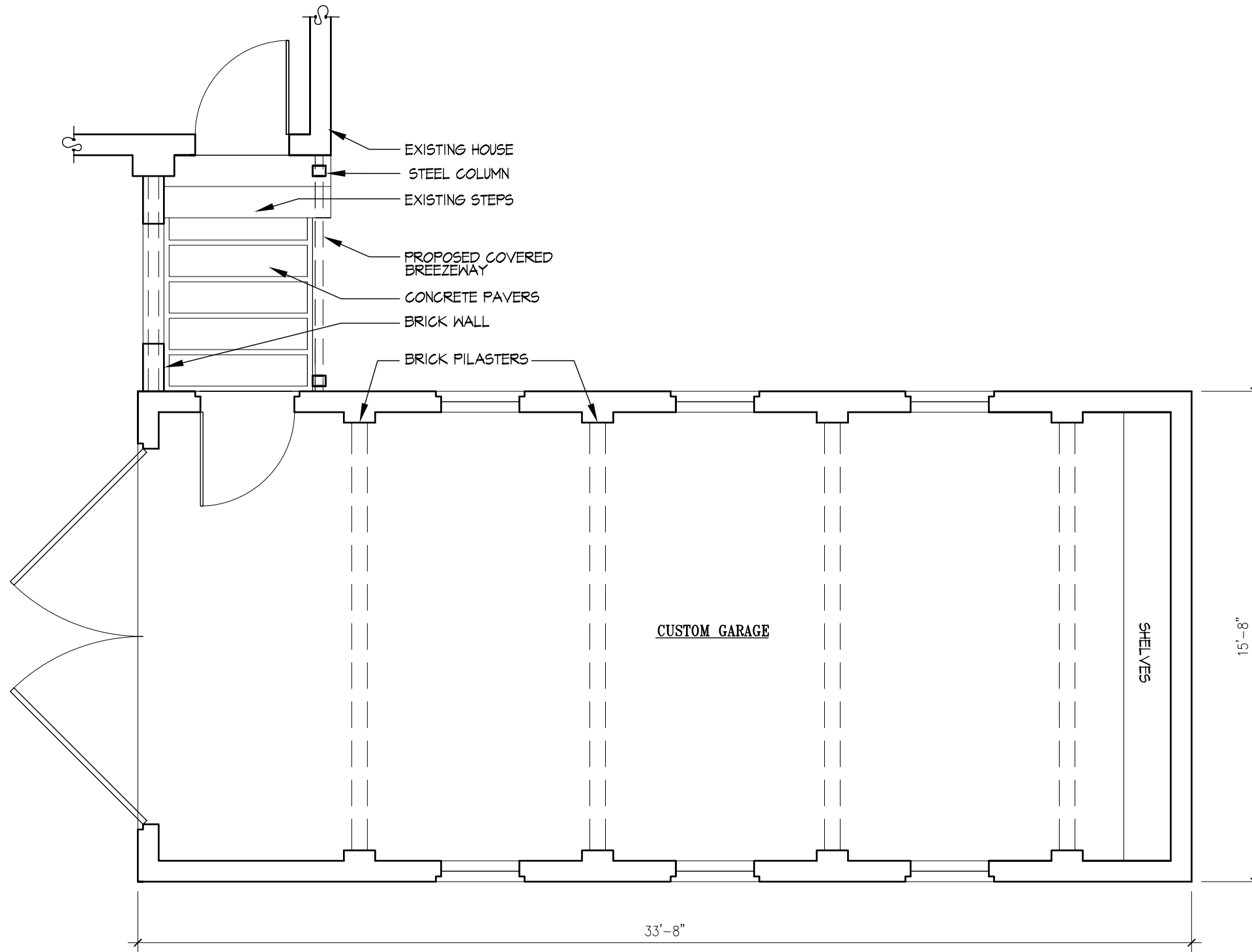
YOUNG RESIDENCE
 226 S. FAIRFAX STREET ALEXANDRIA, VA 22314

SITE PLAN

SHEET NUMBER

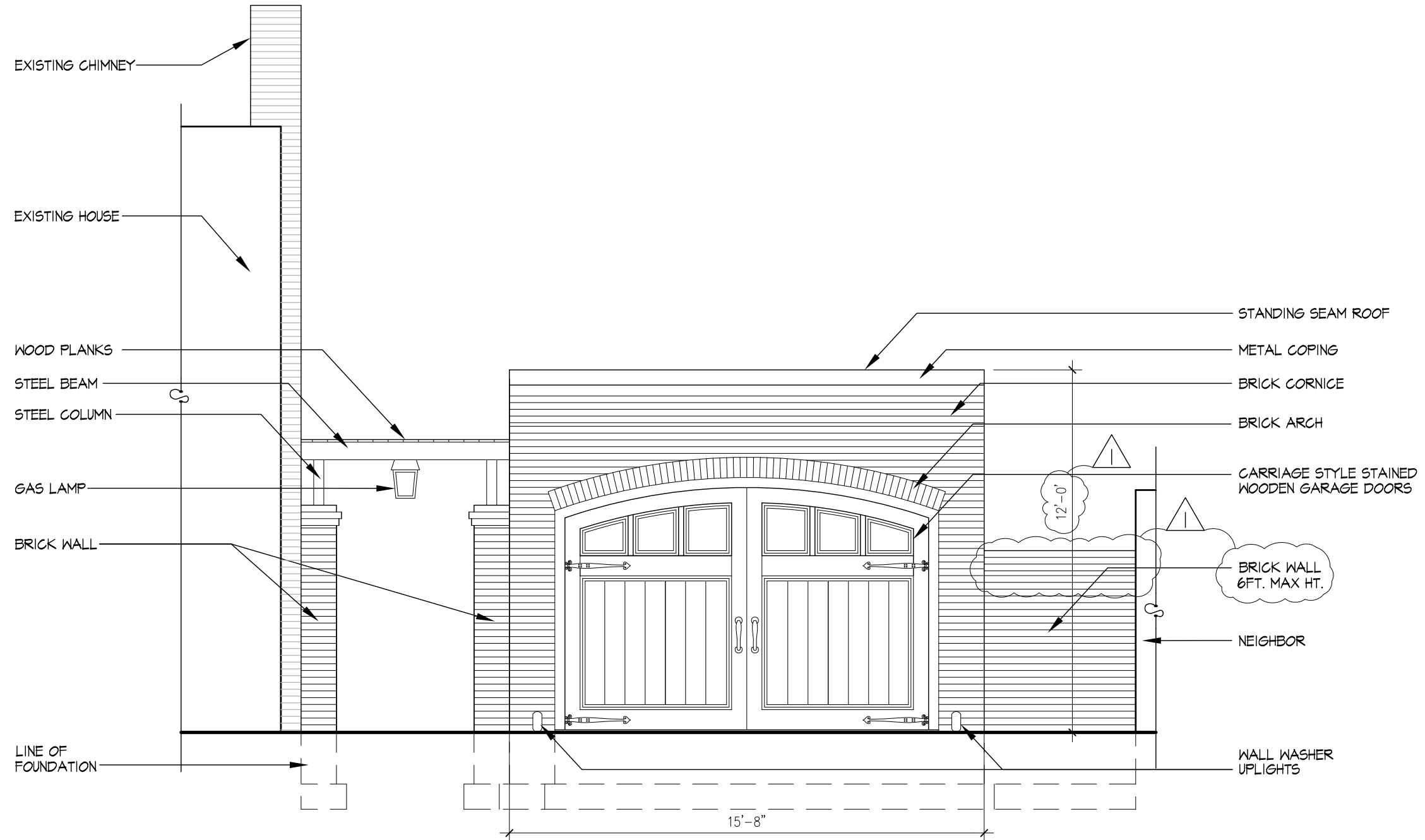
A1

CITY OF ALEXANDRIA
 BOARD OF ARCHITECTURAL REVIEW OLD & HISTORIC DISTRICT
 PLAN SUBMITTAL



1 GARAGE PLAN
 A2 SCALE: 1/4" = 1'-0"

CITY OF ALEXANDRIA
 BOARD OF ARCHITECTURAL REVIEW OLD & HISTORIC DISTRICT
 PLAN SUBMITTAL



1 GARAGE FRONT ELEVATION
 A3 SCALE: 1/4" = 1'-0"

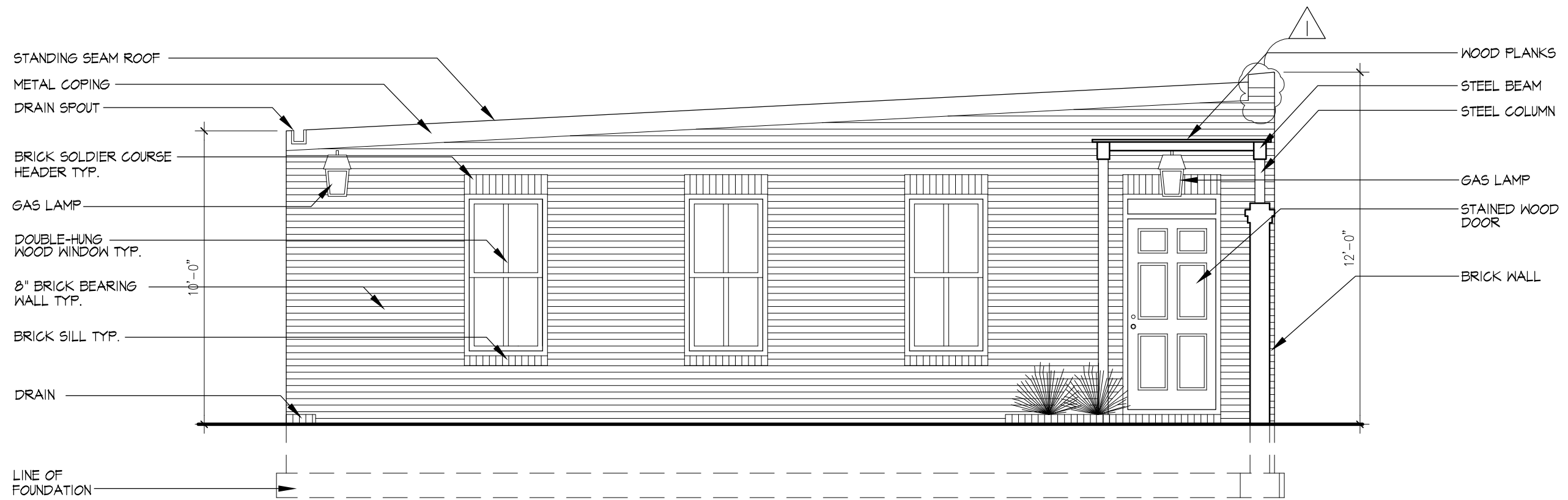
YOUNG RESIDENCE
 226 S. FAIRFAX STREET ALEXANDRIA, VA 22314

GARAGE FRONT ELEVATION

SHEET NUMBER

A3

CITY OF ALEXANDRIA
 BOARD OF ARCHITECTURAL REVIEW OLD & HISTORIC DISTRICT
 PLAN SUBMITTAL



1 GARAGE LEFT SIDE ELEVATION
 A4 SCALE: 1/4" = 1'-0"

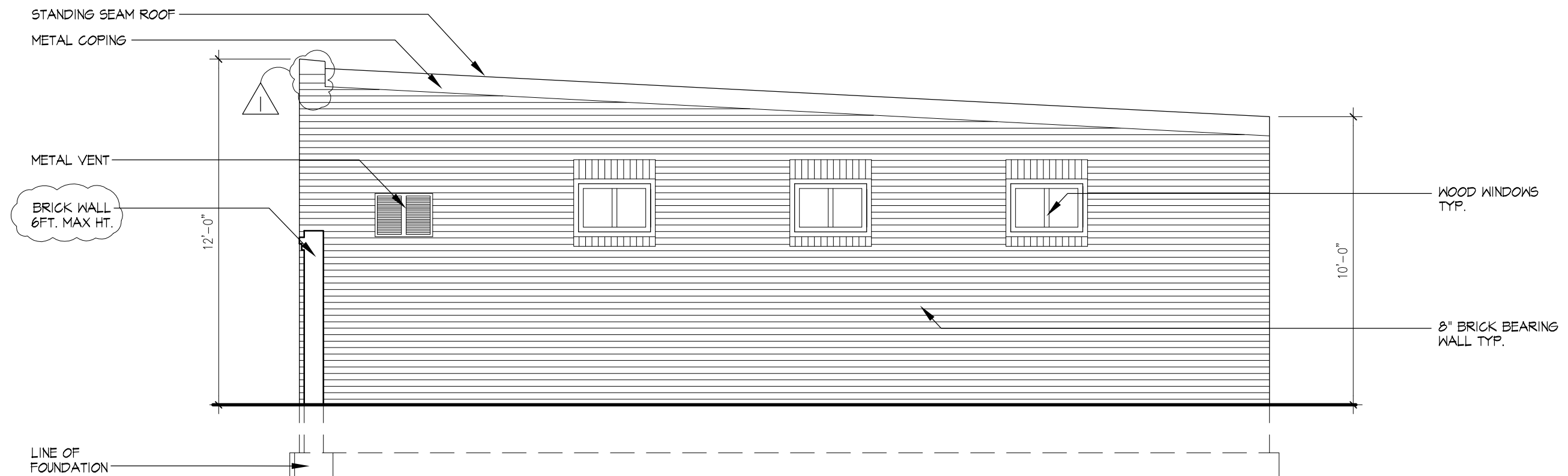
YOUNG RESIDENCE
 226 S. FAIRFAX STREET ALEXANDRIA, VA 22314

GARAGE LEFT SIDE ELEVATION

SHEET NUMBER

A4

CITY OF ALEXANDRIA
 BOARD OF ARCHITECTURAL REVIEW OLD & HISTORIC DISTRICT
 PLAN SUBMITTAL



1 GARAGE RIGHT SIDE ELEVATION
 A5 SCALE: 1/4" = 1'-0"

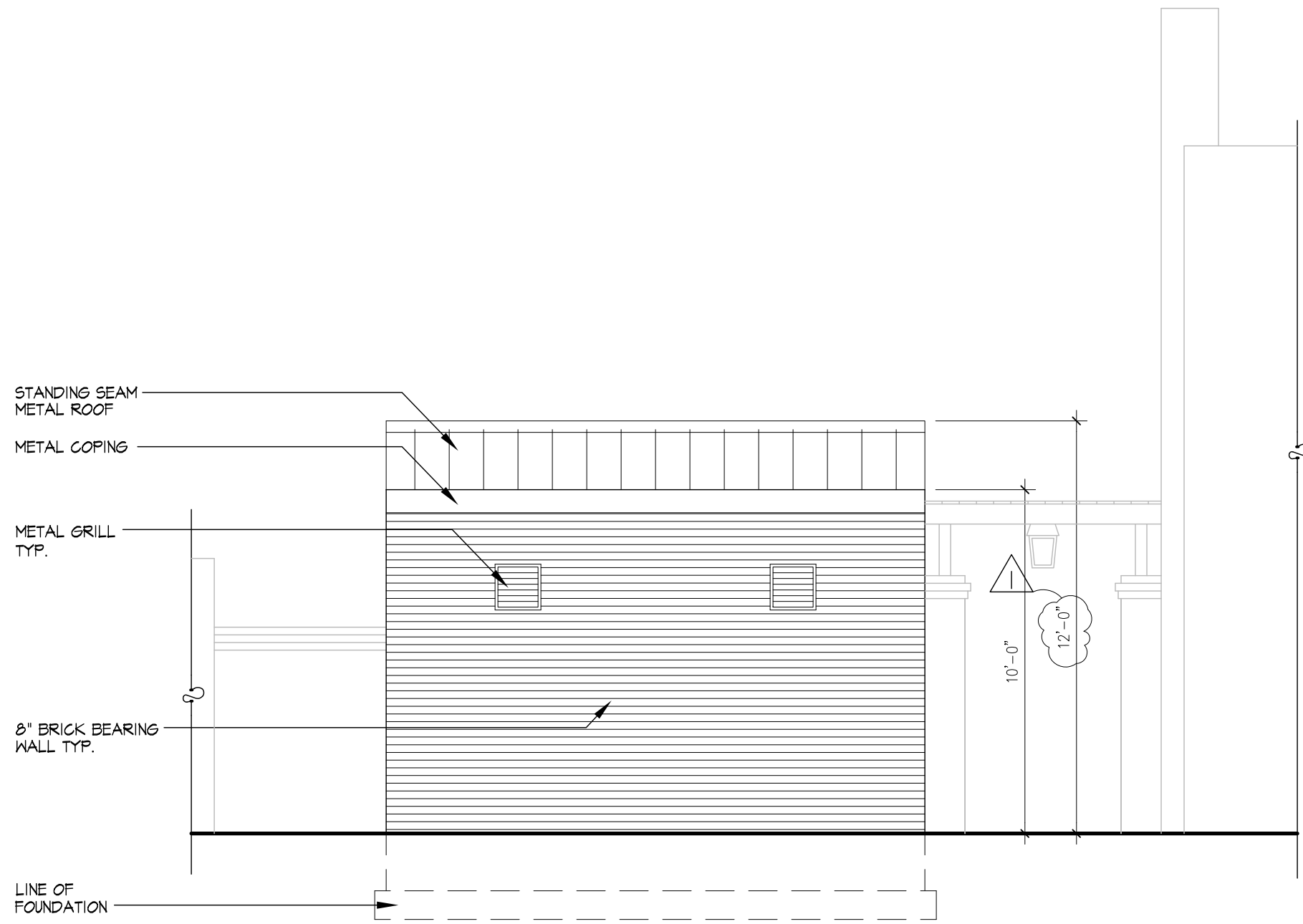
YOUNG RESIDENCE
 226 S. FAIRFAX STREET ALEXANDRIA, VA 22314

GARAGE RIGHT SIDE ELEVATION

SHEET NUMBER

A5

CITY OF ALEXANDRIA
 BOARD OF ARCHITECTURAL REVIEW OLD & HISTORIC DISTRICT
 PLAN SUBMITTAL



1 GARAGE REAR ELEVATION
 A6 SCALE: 1/4" = 1'-0"

YOUNG RESIDENCE
 226 S. FAIRFAX STREET ALEXANDRIA, VA 22314
 GARAGE REAR ELEVATION

SHEET NUMBER
A6

CITY OF ALEXANDRIA
BOARD OF ARCHITECTURAL REVIEW OLD & HISTORIC DISTRICT
PLAN SUBMITTAL



1 EXISTING STREETScape
A7 SCALE: N.T.S.



2 EXISTING DRIVEWAY
A7 SCALE: N.T.S.



3 EXISTING HOUSE SIDE ELEVATION
A7 SCALE: N.T.S.

YOUNG RESIDENCE
226 S. FAIRFAX STREET ALEXANDRIA, VA 22314
EXISTING CONDITION PHOTOS

SHEET NUMBER
A7

CITY OF ALEXANDRIA
BOARD OF ARCHITECTURAL REVIEW OLD & HISTORIC DISTRICT
PLAN SUBMITTAL

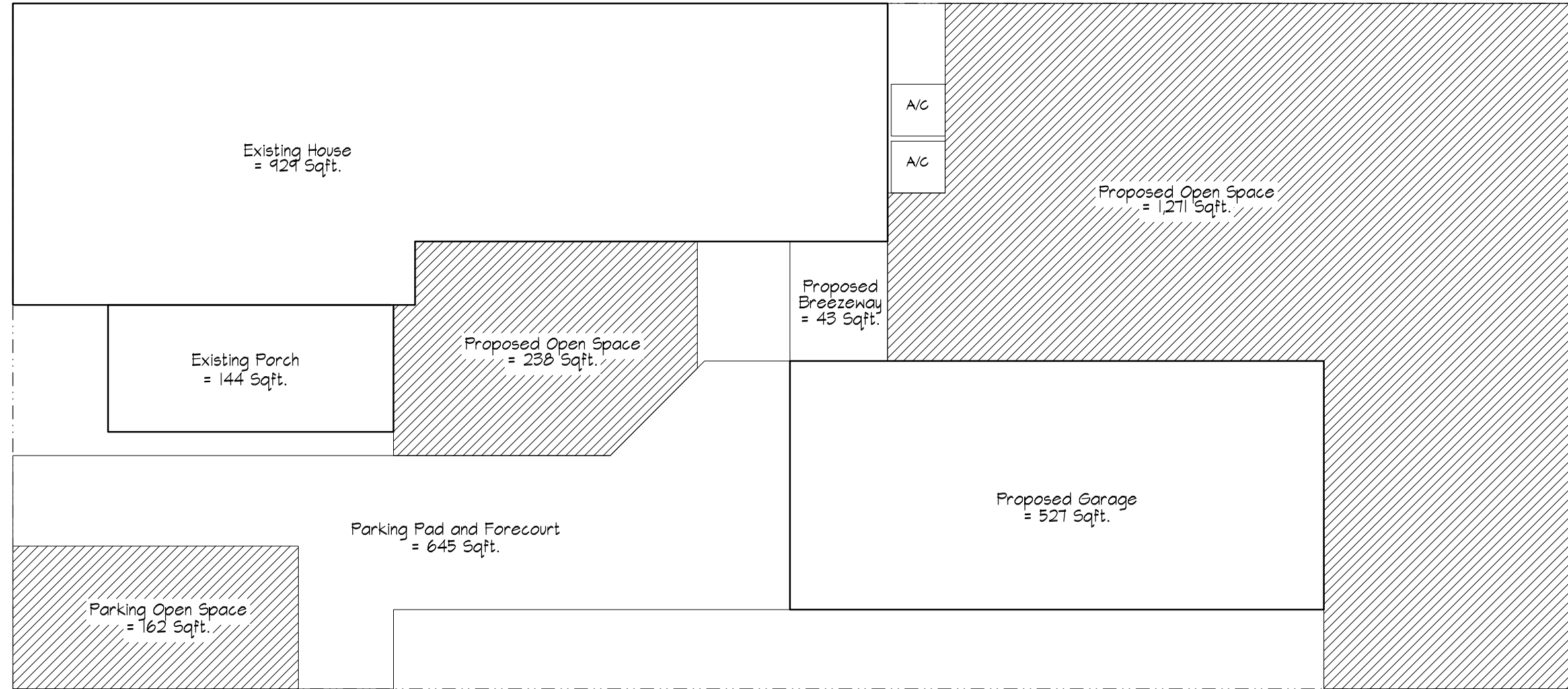


1 VIEW FROM STREET
A8 SCALE: N.T.S.



2 BIRD'S EYE VIEW
A8 SCALE: N.T.S.

CITY OF ALEXANDRIA
 BOARD OF ARCHITECTURAL REVIEW OLD & HISTORIC DISTRICT
 PLAN SUBMITTAL



Total Proposed Conforming Open Space = 1,671 Sqft.

1 PROPOSED OPEN SPACE DIAGRAM
 A10 SCALE: 1/8" = 1'-0"

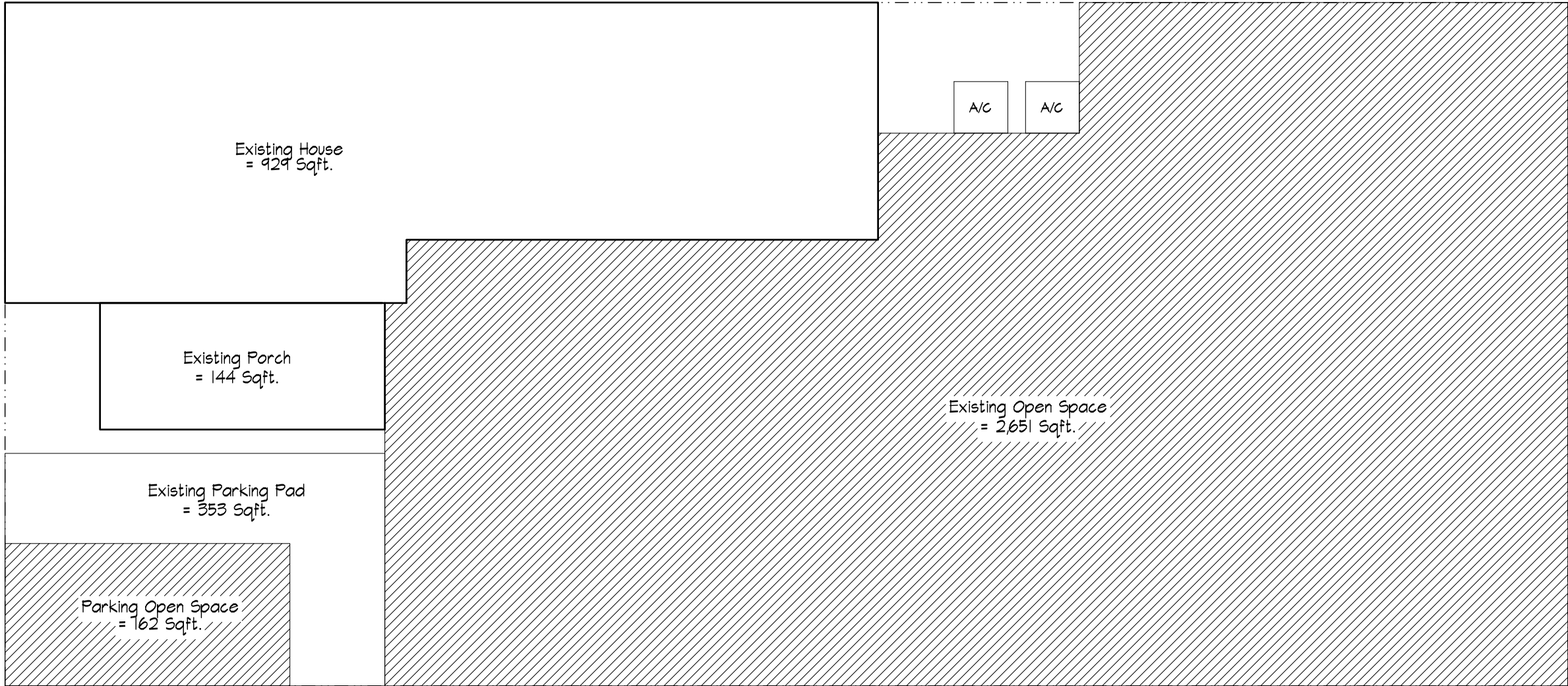
YOUNG RESIDENCE
 226 S. FAIRFAX STREET ALEXANDRIA, VA 22314

PROPOSED OPEN SPACE DIAGRAM

SHEET NUMBER

A10

CITY OF ALEXANDRIA
 BOARD OF ARCHITECTURAL REVIEW OLD & HISTORIC DISTRICT
 PLAN SUBMITTAL



Total Existing Conforming Open Space = 2,813 Sqft.

1 EXISTING OPEN SPACE DIAGRAM
 A9 SCALE: 1/8" = 1'-0"

YOUNG RESIDENCE
 226 S. FAIRFAX STREET ALEXANDRIA, VA 22314

EXISTING OPEN SPACE DIAGRAM

SHEET NUMBER
A9

ADDRESS OF PROJECT: 226 S. Fairfax Street

TAX MAP AND PARCEL: 075.03-01-10

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: Peter and Amy Young

Address: 226 S. Fairfax Street

City: Alexandria

State: VA

Zip: 22314

Phone: (703) 278-0113

E-mail: youngenvironmental@verizon.net

Authorized Agent (if applicable): Attorney Architect _____

Name: STEPHEN W. KULINSKI

Phone: (703) 836-7243

E-mail: steve@kulinskigroup.com

Legal Property Owner:

Name: Peter James and Amy H. Young

Address: 226 S. Fairfax Street

City: Alexandria

State: VA

Zip: 22314

Phone: (703) 278-0113

E-mail: youngenvironmental@verizon.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?
- 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

fence, gate or garden wall

HVAC equipment

shutters

doors

windows

siding

shed

lighting

pergola/trellis

painting unpainted masonry

other _____

ADDITION

DEMOLITION/ENCAPSULATION

SIGNAGE

DESCRIPTION OF PROPOSED WORK: *Please describe the proposed work in detail (Additional pages maybe attached).*

PROPOSED CONSTRUCTION OF A NEW ONE-STORY HIGH CARRIAGE HOUSE (GARAGE) CONNECTED TO THE EXISTING RESIDENCE WITH A BREEZEWAY. THE EXISTING RESIDENCE WILL RECEIVE A NEW GAS LAMP AT THE FRONT ENTRY DOOR.

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 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: STEPHEN W. KULINSKI

Date: 2.4.13

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. Peter & Amy Young	226 S. Fairfax Street 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 226 S Fairfax 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. Peter & Amy Young	226 S. Fairfax Street 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. Peter & Amy Young	226 S. Fairfax Street Alexandria, VA 22314	None
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.

2.4.13

Date

STEPHEN W. KULINSKI

Printed Name



Signature