

ISSUE: Certificate of Appropriateness for alterations and waiver of vision clearance requirement

APPLICANT: Tyler Martin

LOCATION: Parker-Gray District
1200 Oronoco Street

ZONE: RB/Townhouse

STAFF RECOMMENDATION

Staff recommends **approval** of the Certificate of Appropriateness for alterations and waiver of vision clearance requirement, as submitted.

GENERAL NOTES TO THE APPLICANT

1. **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.
2. **COMPLIANCE WITH BAR POLICIES:** All materials must comply with the BAR's adopted policies unless otherwise specifically approved.
3. **BUILDING PERMITS:** Most projects approved by the Board of Architectural Review require the issuance of one or more construction permits by Department of Code Administration (including signs). The applicant is responsible for obtaining all necessary construction permits after receiving Board of Architectural Review approval. Contact Code Administration, 703-746-4200 for further information.
4. **ISSUANCE OF CERTIFICATES OF APPROPRIATENESS AND PERMITS TO DEMOLISH:** Applicants must obtain a 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.
5. **EXPIRATION OF APPROVALS NOTE:** In accordance with Sections 10-106(B), 10-206(B) and 10-307 of the Zoning Ordinance, any 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.



I. APPLICANT'S PROPOSAL

The applicant requests a Certificate of Appropriateness for alterations and a waiver of vision clearance requirement to replace the existing chain link fence with a wood fence and gate. The fence will be 4'-0" feet in height and 50% open along the front yard (Oronoco Street) and part of the side yard (Fayette Street). This part will be a wood picket fence. The fence will be 6'-0" feet in height and closed along the remainder of the side yard and along the rear alley. This part will be a wood solid board fence.

Site context

The building is bound by Oronoco Street to the north, North Fayette Street to the east, and a public alley to the south. The proposed fence will be visible from all these rights of way.



**Figure 1a (left). Photo of existing chain link fence in front yard (adjacent to Oronoco Street).
Figure 1b (right). Photo of existing chain link fence in side yard (adjacent to Fayette Street).**

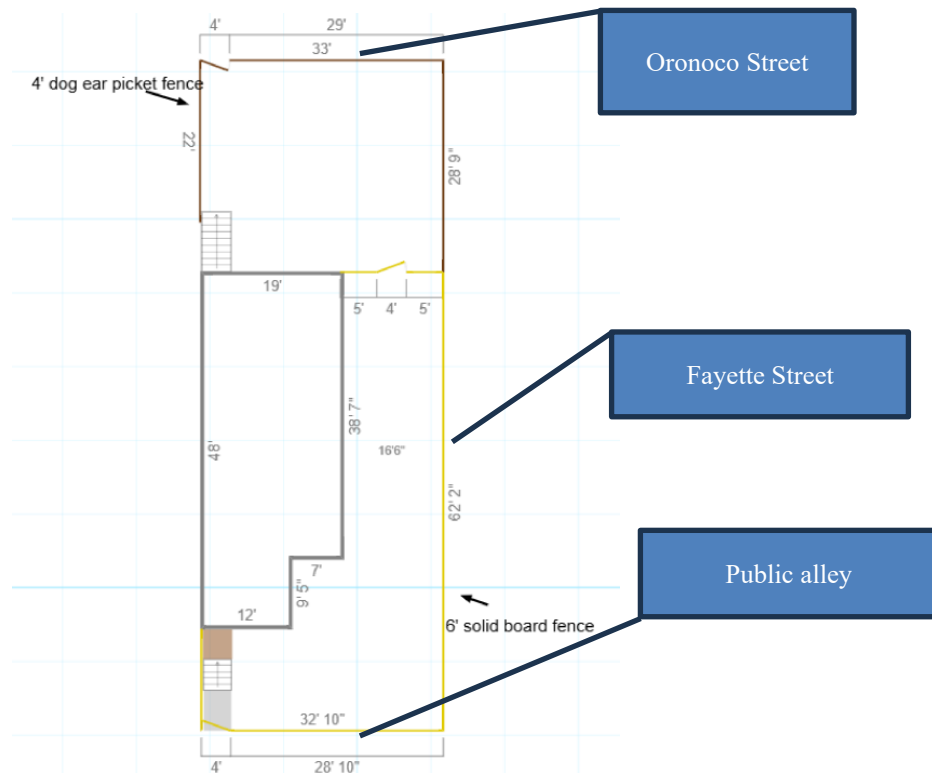


Figure 2. Drawing of proposed new fence locations. Yellow denotes the 6'-0" fence; brown denotes 4'-0" fence.

II. HISTORY

The two-story, three bay Colonial Revival style brick rowhouse at 1200 Oronoco Street was built in **1939** (building permit #2091). It is a twin with the neighboring 1202 Oronoco Street and is similar to the other houses in the seven-unit row. Together with a six-unit row further west, these houses form the entire southern side of the 1200 block of this street.

Previous BAR Approvals

BAR95-0009	Reconstruct rear porch (partially completed)
BAR96-0134	Enclose rear porch

III. ANALYSIS

The proposed fence must be approved by the Board because the 6-foot height proposed along Fayette Street is in a secondary front yard and exceeds the vision clearance requirements in the Zoning Ordinance. According to §7-802, the Board has the ability to waive the vision clearance requirements when doing so would be consistent with the character of the historic district.

According to the Fences, Gates + Walls chapter of the Parker-Gray *Design Guidelines*, "fences and walls should be made of wood, metal, and/or masonry. The Board discourages using poured-in-place concrete or synthetic materials such as fiberglass or vinyl". Additionally, according to

§10-205(A)(2)(b)(3) of the Zoning Ordinance, in the Parker-Gray District, the BAR's review standards include "the compatibility of proposed alterations with other buildings on the block face or block face across the street, giving consideration to building size, shape, roofline, color, materials, texture, nature of openings, and architectural details".

Staff finds that the proposed replacement of the existing chain link fence with a wood fence is appropriate. On the south side of the 1200 block of Oronoco Street, most other properties have fences made of either metal or wood. Wood is a high-quality material and is compatible with both the subject property and other buildings on the block face. The only aspect of the design that does not comply with the administrative approval policy is the 6-foot height and closed board design proposed for the secondary front yard along Fayette Street. Staff does not have any concerns about this fence height or style, as it will not detract from any character-defining architectural features of the subject property.

Based on the Design Guidelines and Zoning Ordinance review standards, staff finds that the proposed fence is appropriate and therefore recommends **approval** of the Certificate of Appropriateness for alterations and waiver of vision clearance requirement, as submitted.

STAFF

Brendan Harris, Historic Preservation Planner, Planning & Zoning
Julie Weisgerber, Historic Preservation Principal Planner, Planning & Zoning
Tony LaColla, AICP, Land Use + Preservation Division Chief, Planning & Zoning

IV. CITY DEPARTMENT COMMENTS

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

Zoning

C-1 Proposed fence with BAR approval will comply with Zoning.

F-1 Fence exceeds the requirements allowed by Zoning. However, the Board can grant relief from the Zoning Ordinance requirements for corner lot fences.

F-2 Due to the neighboring properties having their primary fronts face the secondary front of the subject property the fence would have to be located half the distance from the secondary front building wall and the secondary front property line.

Code Administration

No comment.

Transportation and Environmental Services

R-1 The building permit must be approved and issued prior to the issuance of any permit for demolition, if a separate demolition permit is required. (T&ES)

- R-2 Applicant shall be responsible for repairs to the adjacent city right-of-way if damaged during construction activity. (T&ES)
- F-1 After review of the information provided, an approved grading plan is not required at this time. Please note that if any changes are made to the plan it is suggested that T&ES be included in the review. (T&ES)
- C-1 The applicant shall comply with the City of Alexandria's Solid Waste Control, Title 5, Chapter 1, which sets forth the requirements for the recycling of materials (Sec. 5-1-99). (T&ES)
- C-2 The applicant shall comply with the City of Alexandria's Noise Control Code, Title 11, Chapter 5, which sets the maximum permissible noise level as measured at the property line. (T&ES)
- C-3 Any work within the right-of-way requires a separate permit from T&ES. (Sec. 5-2) (T&ES)

Alexandria Archaeology

No archaeology comments.

V. ATTACHMENTS

1 – Application Materials

- *Completed application*
- *Plans*
- *Material specifications*
- *Scaled survey plat if applicable*
- *Photographs*

2 – Supplemental Materials

- *Public comment*
- *HOA approval if applicable*
- *Easement approval if applicable*
- *Any other supporting documentation*

BAR CASE#

(OFFICE USE ONLY)

ADDRESS OF PROJECT: 1200 Oronoco Street, Alexandria, VA 22314

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

TAX MAP AND PARCEL: 064 01-07-13 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: Tyler Martin

Address:

City:

Phone:

Authorized Agent (if applicable): ☐ Attorney ☐ Architect ☐

Name:

Phone:

E-mail:

Legal Property Owner:

Name: Tyler Martin

Address:

City:

Phone:

BAR CASE# _____

(OFFICE USE ONLY)

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 may be attached).*

The existing chain link fence and gates around the property will be replaced with a picketed wooden fence and gates. The fence along the front of the house (along Oronoco Street) will be 4 feet tall with 50% visibility, as will the fence on the side of the house (along Fayette Street) up to where the house begins. From there, a 6-foot wooden privacy fence will run along the remainder of the side yard and along the alley behind the house.

SUBMITTAL REQUIREMENTS:

- ☐ Check this box if there is a homeowner's association for this property. If so, you must attach a copy of the letter approving the project.

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

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

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

- 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.

BAR CASE# _____

(OFFICE USE ONLY)

Additions & New Construction: Drawings must be to scale and should not exceed 11" x 17" unless approved by staff. Check N/A if an item in this section does not apply to your project.

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

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

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

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

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

BAR CASE#

(OFFICE USE ONLY)

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

- ☒ I understand that after reviewing the proposed alterations, BAR staff will invoice the appropriate filing fee in APEX. The application will not be processed until the fee is paid online.
- ☒ I understand the notice requirements and will return a copy of the three respective notice forms to BAR staff at least five days prior to the hearing. If I am unsure to whom I should send notice I will contact Planning and Zoning staff for assistance in identifying adjacent parcels.
- ☒ I, the applicant, or an authorized representative will be present at the public hearing.
- ☒ I understand that any revisions to this initial application submission (including applications deferred for restudy) must be accompanied by the BAR Supplemental form and revised materials.

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

APPLICANT OR AUTHORIZED AGENT:

Signature: _____

Printed Name: _____

Date: _____

5/28/26

OWNERSHIP AND DISCLOSURE STATEMENT

Use additional sheets if necessary

1. Applicant. State the name, address and percent of ownership of any person or entity owning an interest in the applicant, unless the entity is a corporation or partnership, in which case identify each owner of more than three percent. The term ownership interest shall include any legal or equitable interest held at the time of the application in the real property which is the subject of the application.

	Name	Address	Percent of Ownership
1.	Tyler Martin		50 %
2.	Ellen Martin		50 %
3.			

2. Property. State the name, address and percent of ownership of any person or entity owning an interest in the property located at 1200 Oronoco Street (address), unless the entity is a corporation or partnership, in which case identify each owner of more than three percent. The term ownership interest shall include any legal or equitable interest held at the time of the application in the real property which is the subject of the application.

	Name	Address	Percent of Ownership
1.	Tyler Martin		50 %
2.	Ellen Martin		50 %
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.			
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.

6/2/26
Date

Tyler Martin
Printed Name


Signature

Front Gate from Oronoco Street:



Front Gate and Front Fence from Oronoco Street:



Side Fence at Corner of Oronoco Street and Fayette Street:



Side Fence on Fayette Street:



Fence at Corner of Fayette Street and Alley:



Fence at Corner of Fayette Street and Alley:

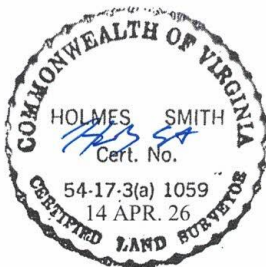
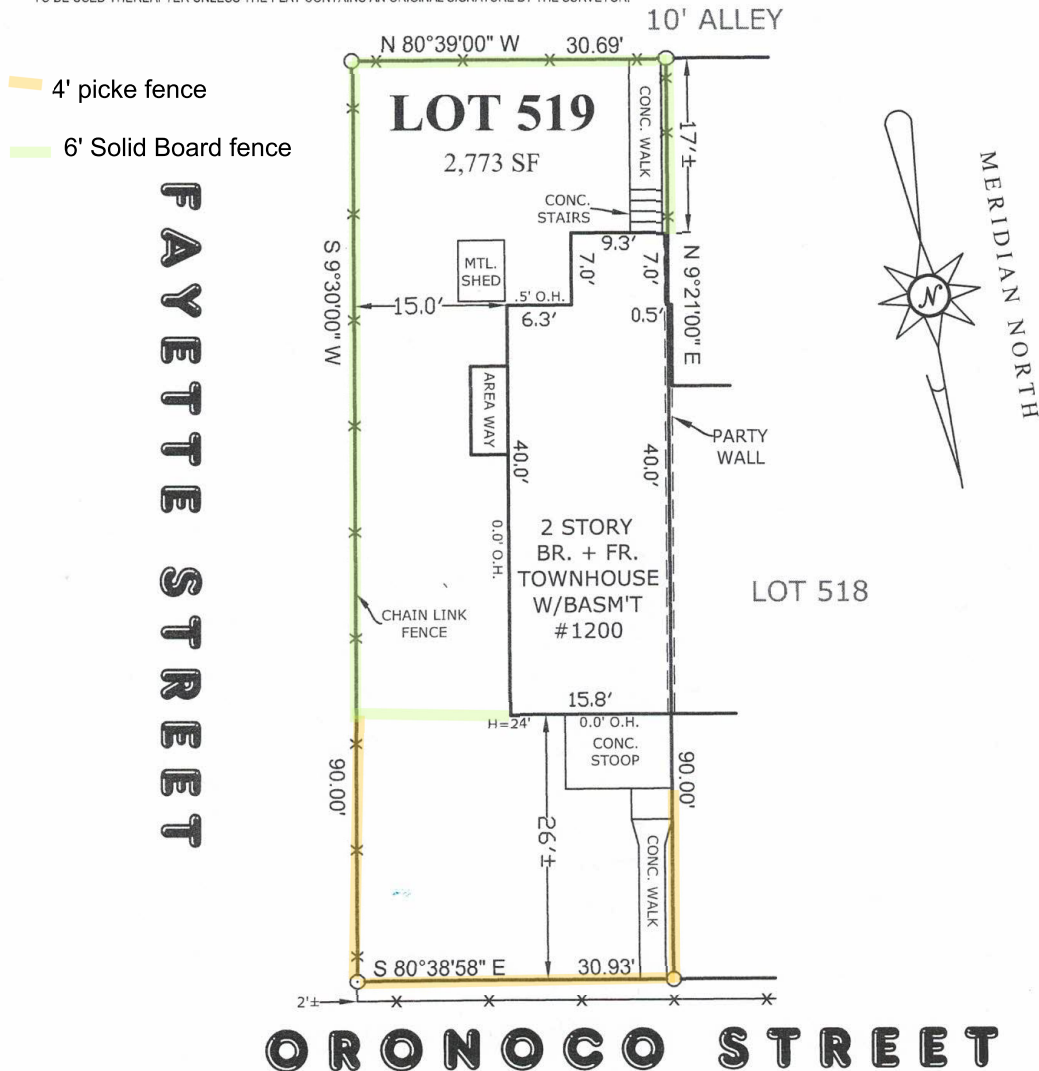


Back Gate in Alley (wood fence is neighbors’):



NOTES:

1. THE PHYSICAL FEATURES SHOWN ON THIS PROPERTY DO NOT APPEAR TO BE IN THE 100 YEAR FLOOD PLAIN IN ACCORDANCE WITH VISIBLE FIELD EVIDENCE, BUT THERE IS NO CERTIFICATION TO SAME AS NO FLOOD PLAIN STUDY WAS ORDERED OR PERFORMED BY THIS FIRM.
2. FENCE MEANDER LOCATIONS, IF SHOWN, ARE IN THE APPROXIMATE VICINITY $\pm 3'$ AS INDICATED OR SPECIFIED OTHERWISE, BUT THERE IS NO CERTIFICATION AS TO OWNERSHIP. A SPECIFIC FENCE AND BOUNDARY SURVEY WILL BE REQUIRED TO SHOW THE EXACT FENCE LOCATION AS TO THE BOUNDARY LINE FOR AN ADDITIONAL FEE.
3. THIS PLAT WAS PREPARED WITH A VERY LIMITED RECORD/TITLE SEARCH BY THIS FIRM WITHOUT THE BENEFIT OF A FORMAL RENDERED TITLE REPORT BY OTHERS FOR THE PROPERTY SHOWN, OR FOR ADJACENT PROPERTIES, AND THEREFORE THE INFORMATION SHOWN ON THIS PLAT MAY NOT NECESSARILY INDICATE ALL UNDERLYING OR OVERLYING UTILITIES, EASEMENTS AND/OR ENCUMBRANCES ON THE SUBJECT PROPERTY. ALL PREVIOUSLY RECORDED RIGHTS OF WAY, EASEMENTS, ENCUMBRANCES, OR OTHER INTERESTS OF THE STATE, COUNTY/CITY OR OTHERS REMAIN IN FULL FORCE AND EFFECT. FOR DETAILED OR FURTHER TITLE INFORMATION, A TITLE REPORT WILL BE NECESSARY.
4. THE BOUNDARY AND AREA INFORMATION INDICATED ON THIS PLAT HAS BEEN DERIVED FROM DEEDS AND/OR PLATS OF PUBLIC OR PRIVATE RECORD, AND IS NOT THE FINDINGS OF A CURRENT BOUNDARY SURVEY BY THIS FIRM.
5. IPF - IRON PIN OR PIPE FOUND, PP - POWER POLE, IPS - IRON PIN OR PIPE SET, OHW - OVER HEAD WIRES.
6. THE LOCATION OF THE HOUSE, ACCESSORIES, AND LOT SHOWN WAS DETERMINED BY THE USE OF FOUND LOT CORNERS IF NOTED, OR NEARBY OFF-SITE HORIZONTAL SURVEY MONUMENT.
7. THE SURVEY PLAT WAS ORDERED BY THE OWNER OF THIS LOT AT THE SITE ADDRESS, AND MONUMENTATION WAS NOT REQUESTED.
8. HOLMES SMITH EXPRESSLY RESERVES ITS COMMON LAW COPYRIGHT AND OTHER PROPERTY RIGHTS IN THIS PLAT. THIS PLAT IS NOT TO BE REPRODUCED, CHANGED OR COPIED (WITH THE EXCEPTION BEING FOR ANY TOWN, CITY OR COUNTY OFFICIALS IN THE COMMONWEALTH OF VIRGINIA CAN MAKE COPIES IN THE DISCHARGE OF THEIR DUTIES) IN ANY FORM OR MANNER WHATSOEVER, NOR ASSIGNED TO ANY THIRD PARTY, WITHOUT FIRST OBTAINING THE EXPRESSED WRITTEN PERMISSION. ANY COPY OF THIS PLAT NOT CONTAINING AN ORIGINAL SIGNATURE AND MORE THAN ONE YEAR FROM THE DATE HEREON IS NOT CERTIFIED AS TO THE INFORMATION CONTAINED HEREON, AND IS PROHIBITED AND INVALID FOR ANY USE.
9. THIS PLAT IS ONLY CERTIFIED FOR USE UP TO 120 DAYS AFTER THE DATE SHOWN HEREON WITHOUT AN ORIGINAL SIGNATURE AND IS UN-AUTHORIZED UNDER PENALTY OF LAW TO BE USED THEREAFTER UNLESS THE PLAT CONTAINS AN ORIGINAL SIGNATURE BY THE SURVEYOR.



PHYSICAL SURVEY
LOT 519
PROPERTY OF
TYLER JOHN MARTIN AND
ELLEN WENDTE MARTIN

TAX MAP: 064.01-07-13
CITY OF ALEXANDRIA, VIRGINIA
SCALE: 1" = 15' APRIL 14, 2026

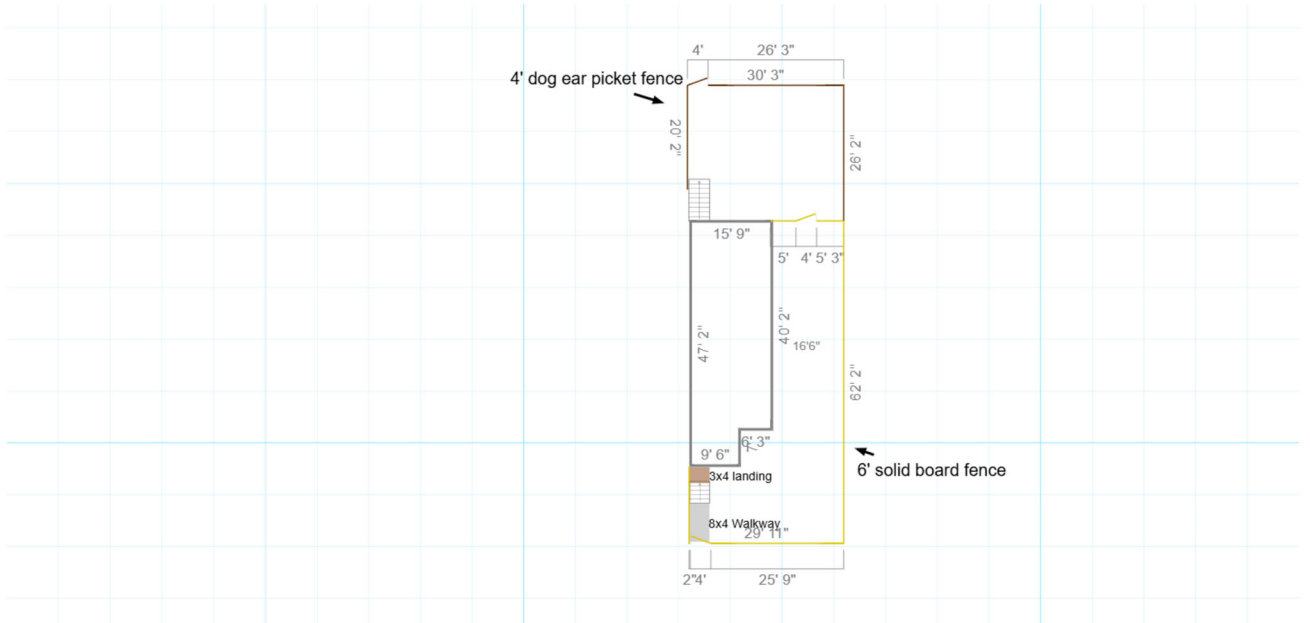
HOLMES SMITH

"CREATE NEXT - BUILD WITH HOLMES - WE CAN DO THIS"

★ ENGINEERING ♦ SURVEYING ♦ LAND PLANNING ★

MANASSAS, VIRGINIA
hsmith72539@yahoo.com







Prepared For: Tyler Martin

Date: 2026-02-26

Armor Design Consultant: Victor Chavez

Email: [REDACTED]

Proposal Number: VWATP-PHSCY-9QPZO-SUKA9

Expiration Date: 2026-03-12



Merchant ID: 81098381



Home Improvement Financing to Fit Your Needs

The GreenSky® Loan Program's focus is simple — to help you achieve the home of your dreams! From deferred interest promotional plans to flexible monthly payment options, our loans are a streamlined and convenient way to pay for many home improvement projects.

Select Plan Option

Easy, Paperless Application

OR

Apply via Mobile App

or by Phone: 866-936-0602

Fast Credit Decision

For more information, visit [GreenSky.com](https://www.GreenSky.com)



No Interest if Paid in Full Within 12-Month Promo Period, With Payments Required

Interest is billed during promo period but will be waived if the amount financed is paid in full before promo period expires.

Plan & Payment Example¹

Promo Period (Months)	Project Cost	After Promo Period, 24 Monthly Payments of
12	\$ 5k	\$ 198.80
	\$ 10k	\$ 397.60
	\$ 15k	\$ 596.40
	\$ 20k	\$ 795.20

Plan #

2611

Fixed Rate 12.99% APR for 120 Months

Plan & Payment Example²

APR	Project Cost	120 Monthly Payments of
12.99%	\$ 5k	\$ 74.65
	\$ 10k	\$ 149.30
	\$ 15k	\$ 223.95
	\$ 20k	\$ 298.60

Months

120

Plan #

2832

¹**Plan 2611.** Subject to credit approval. Rates range from 17.99% – 24.99% APR. Loan amount and rate will vary based on your income and creditworthiness. 12 month promotional period ("Promo Period") during which interest is billed but will be waived if the amount financed is paid in full before Promo Period expires. Monthly payments are required during the Promo Period, but making only the required monthly payments will not pay off the amount financed by Promo Period expiration date. Any unpaid balance and amounts owed after Promo Period will be paid over 24 monthly payments. For example, assuming the full credit limit is used on loan approval date, for every \$1,000 financed at 24.99% APR, 36 monthly payments of \$39.76. This example is an estimate only. Actual payment amounts based on amount and timing of purchases. ²**Plan 2832.** Subject to credit approval. Loan term is 120 months at fixed rate of 12.99% APR. For example, assuming the full credit limit is used on loan approval date, for every \$1,000 financed at 12.99% APR, 120 monthly payments of \$14.93. This example is an estimate only. Actual payment amounts based on amount and timing of purchases. Call 866-936-0602 for financing costs and terms.

Frequently Asked Questions

Q: Why should I finance my project when I can pay cash or use a credit card?

Financing a project with a GreenSky loan may allow you to take advantage of a range of options, such as no interest when paid in full within the promotional period and no payments due for 12 months, or it may allow you to spread out the expense with flexible monthly payments.

Q: What type of credit is available?

GreenSky loans are unsecured loans with fixed APRs. Unlike a revolving credit card, your non-promotional monthly payment amount is always the same.

Q: Where can I use my loan?

During the purchase window, use your GreenSky Account Number to pay for services and products offered by the contractor with whom you apply.

Q: How do I make a payment?

It's simple – [pay online in the customer portal](#) or by phone, or schedule automatic payments to be drafted from your bank account. The choice is yours.

Q: How do I pay my contractor?

After your contractor requests a payment, you will receive a text message or email to approve the transaction.

Q: How long do I have to use my loan?

Once approved, and depending on your plan, you typically have up to six months to make your purchases and approve transactions.

Q: When is my first payment due?

There are a range of plans and some may offer promotional periods in which you are required to make only a minimum monthly payment or even no payment. Other plan types will have different requirements. Your contractor can work with you to provide the details needed to find the plan that's best for you.

Q: Where applicable, when does the Deferred Interest plan³ promotion window begin?

It begins at the time of your first transaction.

Contact GreenSky®



Phone | 866-936-0602
Email | Service@GreenSky.com
Web | [GreenSky.com](https://www.GreenSky.com)



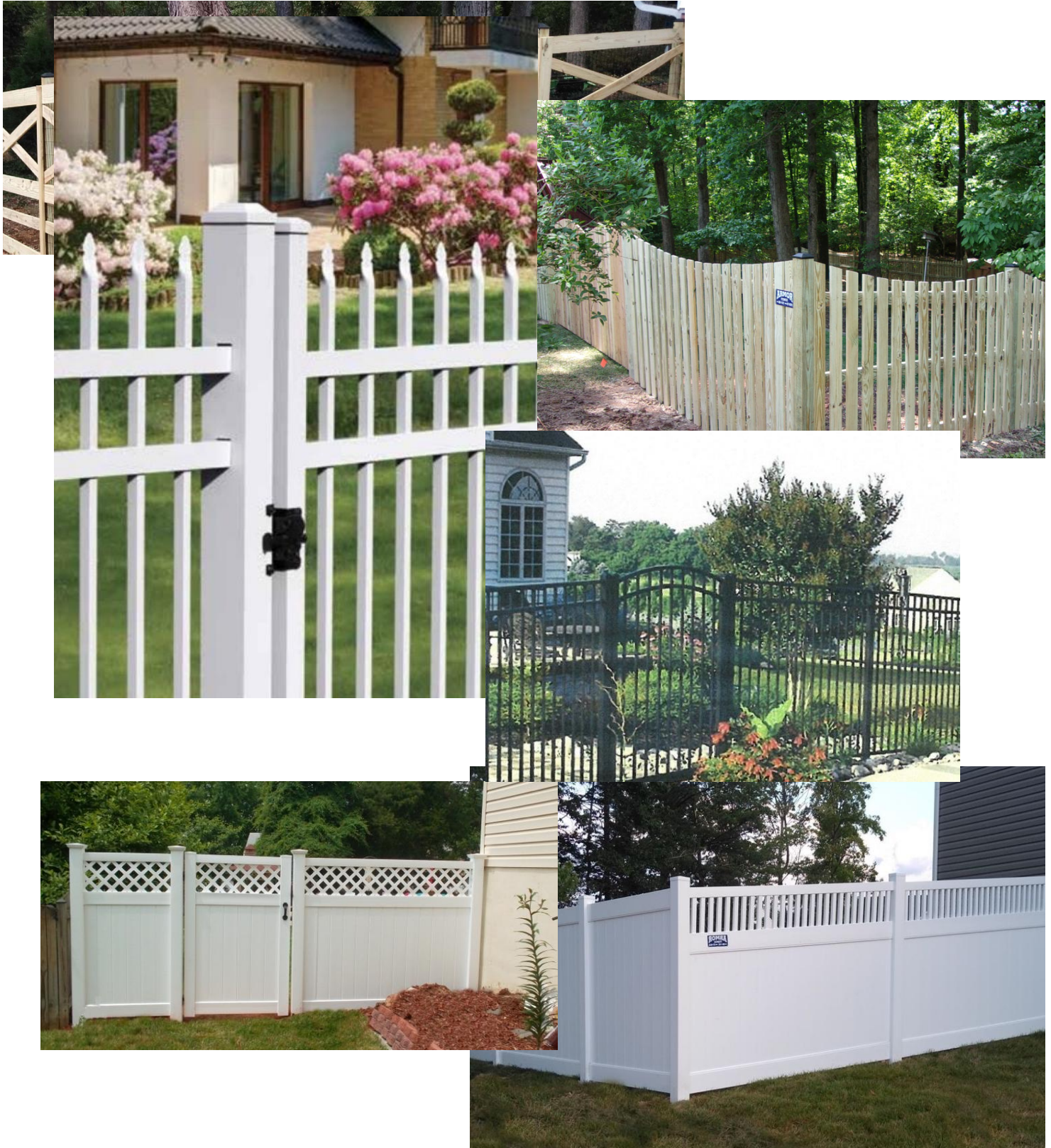
CUSTOMER SERVICE HOURS
Sunday – Saturday: 8am – 10pm (ET)

³Interest is billed during the promotional period but all interest is waived if the entire loan amount is paid in full before the end of the promotional period.

Financing for the GreenSky® consumer loan program is provided by Equal Opportunity Lenders. GreenSky® is a registered trademark of GreenSky, LLC, a subsidiary of Goldman Sachs Bank USA. NMLS #1416362. Loans originated by Goldman Sachs are issued by Goldman Sachs Bank USA, Salt Lake City Branch. NMLS #208156. nmlsconsumeraccess.org | [GreenSky.com](https://www.GreenSky.com)



Fence Proposal



7237.17

ARMOR FENCE LLC: 9160 Prince William Street • Manassas, Virginia 20110



Terms & Conditions – Fence

Disclaimers

GENERAL TERMS: Armor Fence LLC hereby reserves the right to specify details of the project by drawings, sketches, or other means of planning the details in the specified written graphic. Any such items shall be deemed to be a condition or term of this contract, and the customer's signature herein shall be evidence of their full consent and agreement to such written graphic.

Any alteration or deviation from the above specifications involving extra costs will be executed only upon written Change Orders and will become an extra charge over and above the estimate. All costs for corrections, repairs, time delays, or required additional permitting requirements or costs, caused by alterations directly initiated or executed by the Customer to the partially installed project, will be at the expense of the Customer, and will be added to the total outstanding balance for the estimated project cost. All material is guaranteed to be specified. All work is to be completed in a workmanlike manner according to standard practices. All agreements are contingent upon strikes, accidents, or delays beyond our control. Customer to carry fire, tornado, and other necessary insurance.

ARMOR FENCE LLC is not responsible for property lines or underground utilities. All treated structural lumber is to comply with the grading rules of S.P.I.B. Gate framing to be non-treated SPF lumber.

EXTRAS: Armor Fence LLC is not responsible for any damage to underground sprinklers or private utilities. In consideration of the price herein quoted, the Customer agrees that the fence lines will be clear of all obstructions and that the lines will be properly marked by the Customer by stakes or otherwise. ARMOR FENCE LLC is not responsible for any land survey. The price herein named does not contemplate the encountering of rocks, boulders, or other conditions that mandate the use of jackhammers or other coring equipment. If these conditions are encountered and if it is necessary to drill for the setting of the posts or to furnish extra-large or deep foundations for the posts or to perform any extra labor, an extra charge of \$30.00 per hole will be made to cover the additional expense involved.

PRODUCT AVAILABILITY: ARMOR FENCE LLC is not responsible for any Customer-selected products that have been discontinued or are unavailable from the supplier or manufacturer. Any delays due to product availability are considered force majeure. The Customer will be allowed a credit for the price of the originally selected products and may choose to replace the selected products with alternative materials/products, and the Customer will be credited any price difference. The Customer also agrees to pay the difference if the products selected are at a higher cost than the originally selected items.

SPECIAL ORDER MATERIALS and LABOR – Non-Refundable The Client acknowledges and agrees that any materials that are special ordered, custom fabricated, or otherwise procured specifically for the Client's project are non-cancellable and non-refundable once ordered. Additionally, all labor performed by Contractor and/or its subcontractors in connection with this Agreement is deemed earned upon performance and is non-refundable under any circumstances. In the event of cancellation, suspension, or termination of this Agreement by the Client for any reason, the

Client remains responsible for the full cost of all such special-order materials and all labor performed to date, which shall be immediately due and payable.

DELAYS: Contracts that include erection are taken on condition that the entire work is erected without interruption. If it is necessary to make more than one trip to complete the erection on account of changes or delays on the part of the Customer or any neighbors, an extra charge will be made to cover the additional expense involved. In the event of any undue delay caused by any other party other than ARMOR FENCE LLC, then ARMOR FENCE LLC shall have the right to collect any increases in cost from the Customer.

CHANGES: No changes in measurements, location of lines, or conditions are valid except as mutually agreed upon by the Customer and ARMOR FENCE LLC, in writing. No handwritten alterations to the proposal will be legally binding unless agreed to by an actual agent of ARMOR FENCE, LLC. Any changes from the original contract and/or drawings must be made prior to the arrival of the installation crew. Otherwise, a charge of \$50 per hour will be assessed to the Customer for any delays caused by such changes. Furthermore, it is expressly understood that the cost of additional work exceeding the original contract, including any required additional services, will be borne by the Customer.

RIGHT TO CANCEL: The Customer may cancel this transaction, without cost, within three business days from the Acceptance Date on the bottom of this form.

PAYMENT: Armor requires a 50% deposit upon acceptance of the contract. The final payment of the contract price is due upon completion of the contracted work at Certificate of Completion. All Change Order payments are due upon Customer executing a Change Order Agreement.

ESTIMATES / INITIAL CONSULTATIONS: We will gladly provide free estimates. The estimate is only an estimate. The price is subject to change due to any of the following conditions: (1) added material; (2) severe digging conditions including, but not limited to areas that include concrete, asphalt, stone, and/or underground debris; or (3) change in materials ordered; or (4) Wholesale materials price adjustments. The Customer agrees that all material remains the property of ARMOR FENCE LLC until fully paid for, and the materials can be removed for non-payment.

However, as the permitting and drafting process traditionally takes several hours, all plans and permits belong to ARMOR FENCE LLC until we are paid in full. If a Customer wishes to have copies of these materials prior to ARMOR FENCE LLC completing the work, there is a minimum charge of \$400.00.

Material Matching on Additions or Partial Resurfacing:

When Armor Fence, Deck & Patio performs additions or partial resurfacing of existing structures (including but not limited to decks, patios, porches, and fences), we cannot guarantee an exact match in color, grain, texture, or finish between new materials and existing materials. Natural weathering, age, material batch variations, and discontinued products all contribute to potential visual differences.

In addition, some materials, including railings, trim, or other application finishes, may be required to be replaced or moved and may not be the exact same size, which results in older finishes being exposed. Roofing shingles for any roof structure additions or extensions/integrations that will require new shingles may or may not be available for purchase to match existing roof shingle colors. Armor will make reasonable efforts to match materials as closely as possible, but the customer acknowledges that differences are likely and accepts this as part of the project scope.

Home Siding Replacement or Disturbance:

In cases where existing decks or railings are removed from a home's exterior and siding is exposed or damaged: Armor cannot guarantee the availability or exact match of the replacement siding, especially in the case of aluminum or discontinued materials. Armor does not replace aluminum siding under any circumstances, as it is no longer manufactured. The customer accepts full responsibility for any necessary siding replacement or cosmetic repairs and acknowledges that matching appearance may not be achievable. These conditions must be documented in the contract, and photos may be taken for reference.

Excavation and Structural Footing Impacts on Existing Surfaces:

When installing footings or posts through existing structures such as patios, walkways, or concrete pads, excavation is required to meet structural and code requirements. A minimum 36" hole may be necessary and will not be patched with concrete or surface material. Due to material limitations and finish variability, Armor cannot guarantee that any resulting surface patches will match the existing material's color, pattern, or texture. The homeowner is responsible for any post-project restoration beyond the structural work outlined in the Scope of Work.

MISCELLANEOUS: Location of property lines, well(s), pool pipes, electric lines, sprinkler systems, or any private utility will be clearly marked by the Customer, and any damage incurred due to incorrect markings or otherwise will solely be the responsibility of the Customer to correct/repair. Lawn damage can be expected while working in adverse weather conditions and will be the Customer's responsibility. A reasonable amount of yard disturbance can be expected when installing or removing an existing fence, and the Customer assumes the risk for any and all yard disturbance associated with the installation contemplated herein. ARMOR FENCE LLC will not be liable for any damage to the yard or any other surrounding property, including damage to any plants, trees, shrubs, or any other landscape items during installation. Customer is to notify ARMOR FENCE LLC where to place excess dirt. Customer is responsible for obtaining any County approvals and/or permits that may be necessary unless mutually agreed upon all parties. Failure to obtain such approvals for and/or violations of any applicable jurisdictional guidelines shall not be a legitimate basis for refusing to pay any existing balance due.

Jurisdictional Fees and Additional Charges: Client acknowledges and agrees that County, City, or other governmental jurisdictions may impose additional fees, costs, or requirements beyond standard permitting or zoning application fees in connection with the construction of a deck, patio, porch, or related outdoor improvement. These additional charges may include, but are not limited to, surveyor fees for verifying setbacks, engineering review fees, environmental impact assessments, utility location services, or any other charges mandated by the applicable jurisdiction.

Such fees are not included in Armor's quoted price unless expressly stated in writing. Client shall be solely responsible for payment of any such additional fees, either directly to the governing authority or as reimbursed to Armor if advanced on Client's behalf. Armor shall notify Client in writing or by email of any such additional charges as soon as reasonably practicable after becoming aware of them. Failure to pay such jurisdictional fees promptly may result in project delays, suspension of work, or additional costs for rescheduling, for which Contractor shall not be held liable.

If an attorney is used to enforce or collect any obligations due on this contract, the Customer agrees to pay ARMOR FENCE LLC's reasonable attorney's fee and court costs, in addition to any sums that are due and owing.

This contract is governed by the law of Virginia without regard to its conflict of law provisions. If any part of this contract is declared unenforceable or invalid, the remainder will continue to be valid and enforceable.

The Customer shall assume full responsibility and shall indemnify and hold harmless ARMOR FENCE LLC, and its owners, officers, directors, employees, or agents, from and against all claims relating to the installation contemplated in this contract.

The Customer agrees that if this contract is cancelled by him/her, for any reason, ARMOR FENCE LLC shall be entitled to recover as liquidated damages, and not as a penalty for forfeiture, a sum equal to 15% of the contract price plus reimbursement for all out of pocket expenses to include, but limited to, permit costs, material restocking fees, special order material, office work, and downtime.

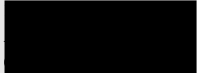
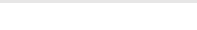
GUARANTEE: There is a One-year warranty on workmanship during this time, and the ARMOR FENCE LLC nameplate must remain attached for the warranty to be valid. Wood is a natural product, and no tree is perfect; therefore, ARMOR FENCE LLC cannot be held responsible for natural shrinking, warping, knots, or checking. This project is contingent upon obtaining permits, H.O.A. & all other conditions beyond ARMOR FENCE LLC's control.

This embodies the entire understanding between the parties, and there are no verbal agreements or representations in connection therewith. If the balance is not paid upon completion, Customer agrees to pay accrued interest in the amount of 2% monthly, plus Customer agrees to all costs of collection, including court costs and attorney's fees, except where the maximum rate permissible by law is lower, then at such amount.

PROJECT BID ESTIMATE:

On the following pages.



Customer **Tyler Martin**
 Address 
 Phone 
 Email 

Victor Chavez
 Armor Design Consultant

 License: Class A: 2705068210

Project Description:

Supply labor and materials to install approx. 125 Lin ft of 72" tall Solid Board fence. Using 1"x4" boards double nailed to 2"x4" runners attached to 4"x4" post set in dry pack concrete. Post to have black vinyl post caps. Install -4' wide walk gate, Gates to have cedar A brace and be installed on 6"x6" heavy duty post. All lumber to be pressure treated pine.

Supply labor and materials to install approx. 84 Lin ft of 48" tall Dog ear picket fence. Using 1"x4" dog ear boards boards double nailed to 2"x4" runners attached to 4"x4" post set in dry pack concrete. Post to have black vinyl post caps. Install 1-4' wide walk gate, Gates to have cedar A brace and be installed on 6"x6" heavy duty post. All lumber to be pressure treated pine.

ARMOR FENCE

Fence Inputs:**Project Details:**

Needs HOA Approval?	NONE
Property Pins Found/Flagged	NONE Required
Number of Walk Gates	Walk Gates Required - 2
Graded Gates Required	No Graded Gates Required
Number of Double Gates	No Double Gates Required
Dirt/Debris Stay or Haul:	Fence Install Dirt and Debris will be removed by Armor
Remove Exist. Fence By:	Existing Fence will be removed and hauled away by Armor
Clearing Done by:	Brush clearing will be removed and disposed of by Armor
Post Caps Type/Material	Black Vinyl
Fence Material	wood Privacy/Picket
Fence Product/Vendor	PT
Wire Mesh Type	NONE Required
RHD Fence height:	4 Foot Fence
LF Of Fence Removal (Input Linear FT)	215
RHD Dumpster Required: (Y/N)	None Required
Fence Zoning Approval Required	Yes
LF OF FENCE (Input Number)	182
Fence Line Location	New Fence Installed on Existing Fence Line
Fence Contour Configuration	Following Grade Slope - NOTE: For fence configurations that follow the grade slope, not all Fence Pickets will touch the ground, especially if the ground is not a smooth grade transition or there are intermittent dips or swales. Other Client Requests must be described in SOW!
Graded Gate Notice	NO Graded Gates Requested - NOTE: For Gates that are on sloped ground the most aesthetically appealing look is with Graded Gates. Armor highly recommends Graded Gates for all gates on sloped ground conditions!

Grand total: (PRICING ONLY GOOD FOR 14 BUSINESS DAYS) **\$ 7,237.17**

We accept credit cards and personal checks. Also 12 month same as cash financing available.

1/2 deposit upon signing of the contract, 2nd 1/2 payment due upon project completion.

1/2 deposit upon signing of the contract, 2nd 1/2 payment due upon completion.

1st - Deposit Upon Proposal Signing	50%	\$ 3,619.00	Deposit Due Upon Acceptance
2nd - Project Certificate of Completion	50%	\$ 3,618.17	Due upon Completion

Please note we gladly accept VISA, MASTERCARD and American Express with no service charge.
 This proposal includes required fees and submittal of all necessary applications, drawings, and plat surveys to your building department to obtain permits. Armor Fence LLC will schedule all required building inspections. Customer is responsible for providing a full size scaled copy of the plat.

All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders, and will become extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado and other necessary insurance.

ARMOR FENCE LLC is not responsible for property lines or underground utilities. This embodies the entire understanding between the parties and there are no verbal agreement or representations in connection therewith. All material shall remain the property of ARMOR FENCE LLC until paid in full. All treated structural lumber is to comply with grading rules of S.P.L.B. Gate framing to be non-treated SPF lumber. If balance is not paid upon completion, purchaser agrees to pay accrued interest in the amount of 1 ½ % monthly, plus purchaser agrees to all costs of collection including court costs and attorney's fees.

THIS CONTRACT IS SUBJECT TO THE TERMS AND CONDITIONS AS INDICATED ON THE TERMS AND CONDITIONS PAGE AND WHICH ARE MADE A PART WERE OF BY THIS AGREEMENT

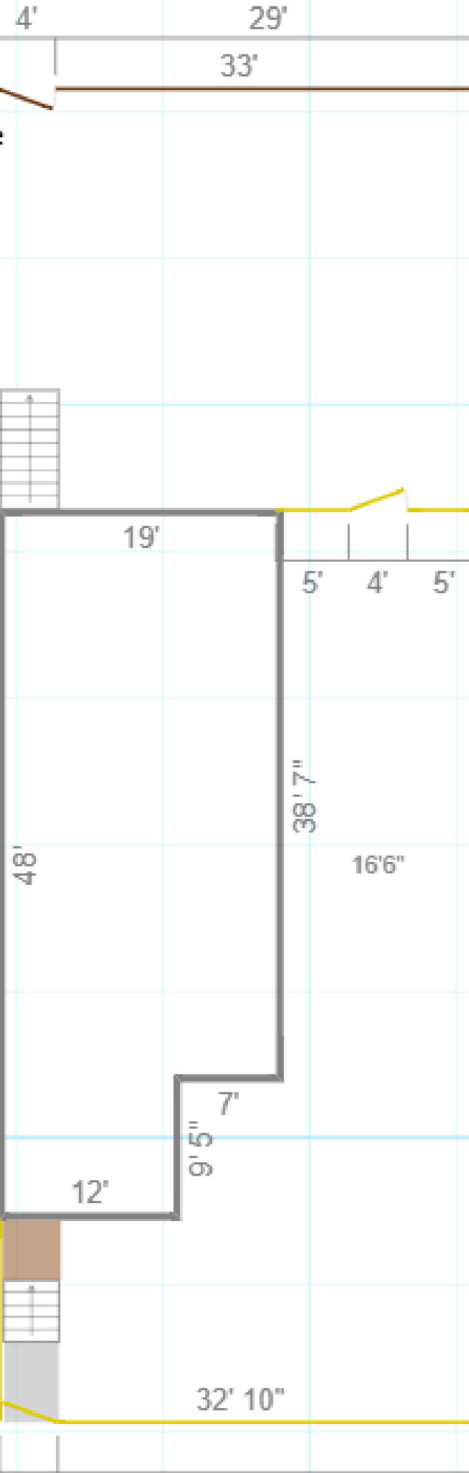
Armor Representative:

Arturo Toledo



4' dog ear picket fence

22'



6' solid board fence





☒ By signing below, I have read, understand, and agree to all the Terms, Conditions, Project Bid Estimate and Prices, Scope of Work, and Specifications for the proposed project above, and I agree they are all satisfactory and hereby accepted. I agree, Armor Fence LLC is to do the work as specified, and Payment(s) will be made as outlined above.

Armor Fence LLC Authorized Representative - Arturo Toledo

Customer

Signature: Tyler Martin Date: 2026-03-09

Please click here: <https://www.armorfenceco.com/va-payment/> if you would like to pay your deposit online.
Financing options are also available through our third-party lenders at:
<https://www.armorfenceco.com/northern-virginia/financing/>



Project Installation Process Overview

Thank you for choosing Armor for your Outdoor Living Project.

Happy to inform you, your project will progress smoothly. It will, however, take a little time to get started. There is a process with specific hurdles that need to be completed by different parties, as well as third-party jurisdictions, that you should be aware of.



The project WILL NOT move forward into the Armor scheduling and installation process until all the necessary paperwork and applications are completed and properly filed. This can sometimes take several weeks. Any delays in the APPROVAL PROCESS will inevitably delay the start of installation for your project. The faster all of these items are completed, the faster the project can be scheduled, and the installation can be completed. Here is broad outline of what to expect in this process:

RESPONSIBLE PARTY

All Client Requirements Acknowledged

- Contract Accepted and Deposit completed: **CLIENT REQUIREMENT**
- Material/Feature Selection (Manufacturer) and, Color(s) selection **CLIENT REQUIREMENT**
 - Special Order Materials may take longer to receive so early confirmation of material selections and colors will ensure materials will be available at time of installation. Delayed selections may cause the scheduling of installation to be delayed further.
 - Seasonality may also cause delays in the commencement of a project due to backlogs at suppliers, permit/zoning approval jurisdictions, as well as construction progress inspection departments (overbooked). Potentially, even stock materials may be in short supply.
- Plat and/or Survey (to scale and Engineer Stamped) Provided to Armor. **CLIENT REQUIREMENT**
- HOA - Submission and approval to be acknowledged in writing (email). **CLIENT REQUIREMENT**
- Decks, Patios, & Porches Require Permits/Zoning approvals. **ARMOR REQUIREMENT**
 - This process can take several weeks depending on how busy the Jurisdiction is and different departments that need to be involved depending on the scope of work (project type/size). **ARMOR OPTIONAL/CLIENT**
 - Fences may require jurisdiction approvals (permits and sometimes zoning) as well. For fences, Armor can apply for the permits however, it is sometimes easier for the client to complete.
- Construction Progress inspections – Depending on the project type, **ARMOR REQUIREMENT** there are several interim inspections that need to be completed (Foundation, Framing, Final) and we are all at the mercy of the Inspecting department's schedules. In the busy season this can delay projects days, if not longer.
- Weather – As always, we are all at the mercy of weather. Seasonality **HIGHER POWERS** and weather will incur differing delay potential for different types of projects.

T.M.

Typically, projects will get scheduled quickly after all the above APPROVAL PROCESS is completed. Generally, it takes 2-3 weeks to align the crews with a project start date. Once scheduled, the start date may still slide back or forward depending on lingering delays due to weather or force majeure. We want to make sure you understand this is a process and it does take some time.

We look forward to completing your project and exceeding your expectations!

CERTIFICATE *of* SIGNATURE

REF. NUMBER
P9ULK-H73HC-DXS6U-CZRTJ

DOCUMENT COMPLETED BY ALL PARTIES ON
09 MAR 2026 23:51:29
UTC

SIGNER

TYLER MARTIN

EMAIL

TIMESTAMP

SENT
26 FEB 2026 22:43:25

VIEWED
27 FEB 2026 00:32:13

SIGNED
09 MAR 2026 23:51:29

SIGNATURE

Tyler Martin

IP ADDRESS
69.250.62.225

LOCATION
ALEXANDRIA, UNITED STATES

RECIPIENT VERIFICATION

EMAIL VERIFIED
27 FEB 2026 00:32:13

