

BAR Meeting
November 16, 2016

ISSUE: Re-approval of Permit to Demolish/Capsulate and Addition
APPLICANT: Casa Rosada Artisan Gelato
LOCATION: 111 Payne Street
ZONE: CD/Commercial

STAFF RECOMMENDATION

Approval of the Permit to Demolish/Capsulate and Certificate of Appropriateness with the conditions that:

1. The new siding on the north elevation of the existing one-story building is installed such that the wall appears as if it was clad at one time;
2. That the paired windows on the new addition may be constructed of a modern material, such as aluminum clad wood or fiberglass, provided that the windows are consistent with the Board's Window Policy;
3. The reconstruction and repointing of the chimney, which should be the same size as the existing chimney, utilize the historic bricks to the extent possible, and that any new materials match appropriate size, color, and texture of the historic material;
4. The BAR staff will be notified a minimum of 24 hours prior to the demolition and reconstruction of the chimney, so that they may be on site to ensure that the original bricks are carefully dismantled and reused to the maximum extent possible;
5. The applicant/contractor 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; and,
6. The applicant/contractor shall not allow any metal detection to be conducted on the property, unless authorized by Alexandria Archaeology.

GENERAL NOTES TO THE APPLICANT

1. **ISSUANCE OF CERTIFICATES OF APPROPRIATENESS AND PERMITS TO DEMOLISH:** Applicants must obtain a stamped copy of the Certificate of Appropriateness or Permit to Demolish PRIOR to applying for a building permit. Contact BAR Staff, Room 2100, City Hall, 703-746-3833, or preservation@alexandriava.gov for further information.
2. **APPEAL OF DECISION:** In accordance with the Zoning Ordinance, if the Board of Architectural Review denies or approves an application in whole or in part, the applicant or opponent may appeal the Board's decision to City Council on or before 14 days after the decision of the Board.
3. **COMPLIANCE WITH BAR POLICIES:** All materials must comply with the BAR's adopted policies unless otherwise specifically approved.
4. **BUILDING PERMITS:** Most projects approved by the Board of Architectural Review require the issuance of one or more construction permits by Building and Fire Code Administration (including signs). The applicant is responsible for obtaining all necessary construction permits after receiving Board of Architectural Review approval. Contact Code Administration, Room 4200, City Hall, 703-838-4360 for further information.
5. **EXPIRATION OF APPROVALS NOTE:** In accordance with Sections 10-106(B) and 10-206(B) of the Zoning Ordinance, any official Board of Architectural Review approval will expire 12 months from the date of issuance if the work is not commenced and diligently and substantially pursued by the end of that 12-month period.
6. **HISTORIC PROPERTY TAX CREDITS:** Applicants performing extensive, certified rehabilitations of historic properties may separately be eligible for state and/or federal tax credits. Consult with the Virginia Department of Historic Resources (VDHR) prior to initiating any work to determine whether the proposed project may qualify for such credits.



BAR2016-00370 & 00371



UPDATE: Although the applicant has a valid Certificate of Appropriateness and Permit to Demolish/Capsulate, it will expire on January 5, 2017 before they can commence work on the project pursuant to Alexandria Zoning Ordinance sec. 10-106(B). Therefore, the applicant is seeking re-approval of the same project. The BAR action on January 6, 2016 (BAR 2015-0323 & 0324) was as follows:

Approved as amended, 6-0.

On a motion by Mr. Carlin, seconded by Ms. Kelley, the OHAD Board of Architectural Review voted to approve BAR Case #2015-0324, as amended. The motion carried on a vote of 6 to 0.

There have been no changes since the Board last approved the project and the BAR's previous conditions are the staff recommendations on the cover. The previous staff report is repeated below.

I. ISSUE

The applicant requests approval of a Permit to Demolish/Capsulate and a Certificate of Appropriateness to construct a small one-story addition at the rear of the property at 111 South Payne Street for Casa Rosada Artisan Gelato shop.

The amount of demolition is limited to the rear (west) wall of the existing one-story addition, an area measuring 9' - 6" wide by 8' high. The new addition will measure 16' long by 10' wide and will be perpendicular to the existing one-story addition. As part of the new construction, the roof of the existing one-story addition will be removed and a new shed roof will be constructed over both one story additions. The new roof will necessitate raising a portion of the north-facing wall of the existing addition approximately 1' to 2'.

The materials on the new addition will consist of smooth fiber cement siding to match the existing rear addition, a pair of six-over-six double-hung wood windows, and architectural grade composition roof shingles. The door on the existing one-story addition will be relocated to the new addition, facing the parking area.

The applicant also intends to rebuild the existing chimney on the main block of the building and reconstruct it using the historic brick, to the extent possible.

II. HISTORY

The two-story, two-bay vernacular frame townhouse was likely constructed in the **mid-to-late 19th century**. According to the applicant, the subject property and the adjacent townhouses at 113 and 115 South Payne Street were renovated in the 1970s and the present rear addition was constructed at that time.

Recent Approvals

On September 25, 2014, the BAR approved alterations to the property, consisting of new wood siding on the historic main block of the building and fiber cement siding on the later addition, replacement windows, signage and a fence (BAR CASE #2013-0292).

On December 12, 2015, City Council approved an expansion of the existing gelato shop (SUP Case#2015-0107).

On January 6, 2016, the BAR approved a Permit to Demolish/Capsulate and a Certificate of Appropriateness for the one-story rear addition (BAR 2015-0323 & 0324).

III. ANALYSIS

Permit to Demolish

In considering a Permit to Demolish/Capsulate, the Board must consider the following criteria set forth in the Zoning Ordinance, §10-105(B):

Permit to Demolish/Capsulate Criteria	Meets Criteria?
(1) Is the building or structure of such architectural or historical interest that its moving, removing, capsulating or razing would be to the detriment of the public interest?	No
(2) Is the building or structure of such interest that it could be made into a historic house?	No
(3) Is the building or structure of such old and unusual or uncommon design, texture and material that it could not be reproduced or be reproduced only with great difficulty?	No
(4) Would retention of the building or structure help preserve the memorial character of the George Washington Memorial Parkway?	No
(5) Would retention of the building or structure help preserve and protect an historic place or area of historic interest in the city?	No
(6) Would retention of the building or structure promote the general welfare by maintaining and increasing real estate values, generating business, creating new positions, attracting tourists, students, writers, historians, artists and artisans, attracting new residents, encouraging study and interest in American history, stimulating interest and study in architecture and design, educating citizens in American culture and heritage, and making the city a more attractive and desirable place in which to live?	No

In the opinion of staff, the modest rear addition where the demolition is proposed is without individual historical interest or uncommon architectural merit and none of the criteria for demolition are met. The 1970s addition was clad with modern materials in 2013; therefore no historic materials will be lost as a result of the proposed demolition. Staff recommends approval of the Permit to Demolish/Capsulate as submitted.

Certificate of Appropriateness

The Board routinely approves rear additions throughout the historic district, and staff finds the proposed modest addition to be minimal in scale and style, and consistent with the overall character of the vernacular building. The new addition will help frame an existing rear patio and its materials and orientation will further help to differentiate it from the historic main block of the building, which is consistent with recommendations contained in the *Design Guidelines*. The *Guidelines* state that new additions should be “respectful of the existing structure and should seek to be background statements or echo the design elements of the existing structure” and also recommend creating delineations between the historic portion of a building and new construction, while also being sympathetic to the existing building’s scale, height and massing. In the opinion of staff, the modest addition meets these recommendations.

The applicant proposes to use modern siding and roof materials on the new construction, in compliance with the BAR’s adopted policies. The applicant has specified the use of wood windows facing the courtyard but staff notes that the Board’s *Window Policy* allows for the use modern window materials and would support their use here. While staff has no objection to a new roof form on the existing addition, it requires the addition of new siding on the north elevation and which should be installed such that it looks as if it was constructed at one time, and not merely a later patch. This will necessitate the removal of some of the existing siding in order to seamlessly integrate the new siding (Figure 1).

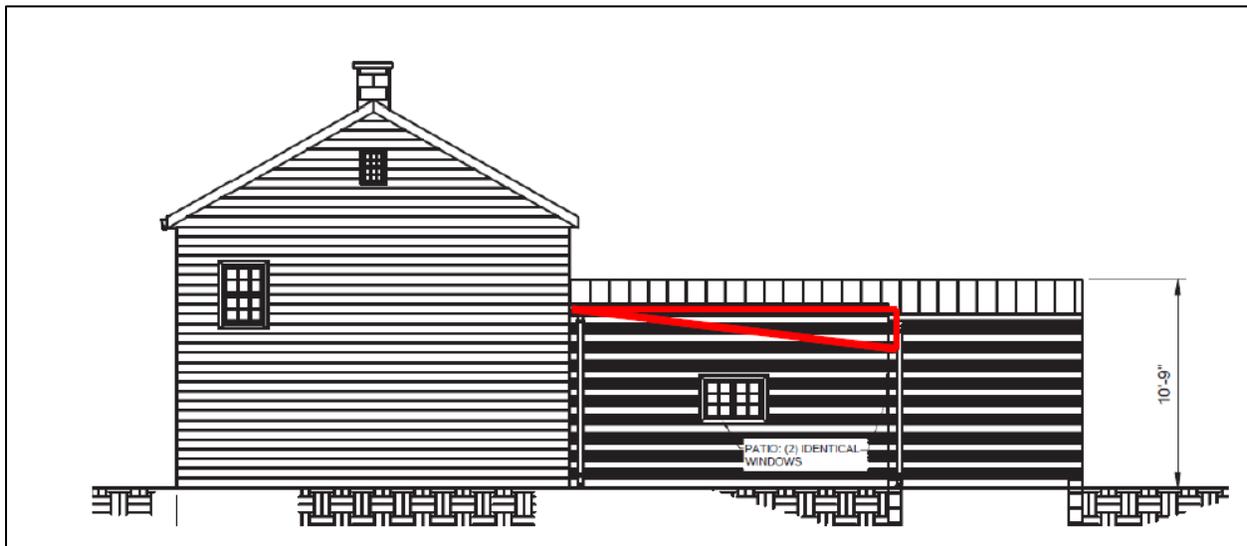


Figure 1: Area of new siding on existing addition

Staff also reminds the applicant that the reconstruction of the chimney should utilize as many of the historic bricks as possible and that any new bricks and mortar match the appropriate composition, joint size, color, and texture of the historic material. The size of the reconstructed chimney should be the same as the existing chimney.

Staff notes the comments of Alexandria Archaeology.

STAFF

Stephanie Sample, Historic Preservation Planner, Planning & Zoning
Al Cox, FAIA, Historic Preservation Manager, Planning & Zoning

CITY DEPARTMENT COMMENTS

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

Zoning

C-1 Re-approval of previously approved addition continues to comply with zoning. Must comply with all terms and conditions SUP 2015-00107.

Code Administration (9/24/15)

F-1 The following comments are for BAR review only. Once the applicant has filed for a building permit and additional information has been provided, code requirements will be based upon the building permit plans and the additional information submitted. If there are any questions, the applicant may contact Charles Cooper, Plan Review Division at Charles.cooper@alexandriava.gov or 703-746-4197.

C-1 Demolition, building and trades permits are required for this project. Five sets of *construction documents* that fully detail the construction as well as layout and schematics of the mechanical, electrical, and plumbing systems shall accompany the permit application(s). The building official shall be notified in writing by the owner if the registered design professional in the responsible charge is changed or is unable to continue to perform the duties.

C-2 New construction must comply with the current edition of the Uniform Statewide Building Code (USBC).

C-3 A soils report must be submitted with the building permit application.

C-4 During Construction, dwellings shall have approved address numbers, building numbers or approved building identification placed in a position that is plainly legible and visible for the street or road fronting the property.

C-5 Adjoining public and private property shall be protected from damage during construction, remodeling and demolition work. Protection shall be provided for footings, foundations, party walls, chimneys, skylights and roofs. Provisions shall be made to control water runoff and erosion during construction or demolition activities. The person making or causing an excavation to be made shall provide written notice to the owners of adjoining buildings advising them that the excavation is to be made and that the adjoining buildings should be protected.

Transportation and Environmental Services

- R1. The building permit must be approved and issued prior to the issuance of any permit for demolition. (T&ES)
- R2. Applicant shall be responsible for repairs to the adjacent city right-of-way if damaged during construction activity. (T&ES)
- R3. No permanent structure may be constructed over any existing private and/or public utility easements. It is the responsibility of the applicant to identify any and all existing easements on the plan. (T&ES)
- F1. 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. If the alley located at the rear of the parcel is to be used at any point of the construction process the following will be required:
- For a Public Alley - The applicant shall contact T&ES, Construction Management & Inspections at (703) 746-4035 to discuss any permits and accommodation requirements that will be required.
- For a Private Alley - The applicant must provide proof, in the form of an affidavit at a minimum, from owner of the alley granting permission of use. (T&ES)
- C1. The applicant shall comply with the City of Alexandria's Solid Waste Control, Title 5, Chapter 1, which sets forth the requirements for the recycling of materials (Sec. 5-1-99). (T&ES)
- C2. The applicant shall comply with the City of Alexandria's Noise Control Code, Title 11, Chapter 5, which sets the maximum permissible noise level as measured at the property line. (T&ES)
- C3. Roof, surface and sub-surface drains be connected to the public storm sewer system, if available, by continuous underground pipe. Where storm sewer is not available applicant must provide a design to mitigate impact of stormwater drainage onto adjacent properties and to the satisfaction of the Director of Transportation & Environmental Services. (Sec.5-6-224) (T&ES)
- C4. All secondary utilities serving this site shall be placed underground. (Sec. 5-3-3) (T&ES)
- C5. Any work within the right-of-way requires a separate permit from T&ES. (Sec. 5-2) (T&ES)
- C6. All improvements to the city right-of-way such as curbing, sidewalk, driveway aprons, etc. must be city standard design. (Sec. 5-2-1) (T&ES)

Alexandria Archaeology

- F-1 Historic maps indicate that a building stood on the subject lot during the Civil War. Free black households populated this particular area of the city and evidence of these types of sites is often freighted with significance. The property may contain evidence of the growth of nineteenth-century Alexandria.

- R-1. The applicant/contractor shall call Alexandria Archaeology immediately (703-746-4399) if any buried structural remains (wall foundations, wells, privies, cisterns, etc.) or concentrations of artifacts are discovered during development. Work must cease in the area of the discovery until a City archaeologist comes to the site and records the finds.

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

- R-3. The statements in Conditions 1 and 2 above shall appear in the General Notes of all site plans and on all site plan sheets that involve demolition or ground disturbance (including Erosion and Sediment Control, Grading, and Sheeting and Shoring) so that on-site contractors are aware of the requirements.

V. ATTACHMENTS

1 – Supplemental Materials

2 – Application for BAR2016-00370 & 371: 111 South Payne Street

111 South Payne Street, Alexandria VA 22314
Old Town Artisan Gelato LLC dba Casa Rosada Artisan Gelato
David Umansky
980 gross interior square footage



Application & Materials
BAR2016-00370 & 00370
111 S Payne Street
10/17/2016

Two identical window will installed in the new addition facing the patio. The windows will be identical to the one installed in 2014 approved by the BAR2013-002892 Specification are shown below.

LINE NO.	LOCATION SIZE INFO	BOOK CODE DESCRIPTION	UNIT PRICE	QTY	EXTENDED PRICE
Line 7	Kitchen				
	Rough Opening: 36 1/4" X 32 3/4"	Frame Size: 36 X 32			
		Silestone FX Wood Double Hung, Auralat Prime, Primed Exterior, Primed Interior, No Exterior Trim, No Sill Rosing, 4 9/16 Jamb, Standard Double Hung, White Laminar, White Hardware, No Screen, DP 35, Insulated Low-E 366 Annealed Glass, Preserve Film, Argon Filled, 7/8" Bead SDL w/Perm Wood Primed Wood SDL, Light Bronze Shadow Bar, Colonial All Life(s) 1 Wide 2 High Top 2 High Blm. *Custom-Width*, GlassThick=C 756, Clear Opening: 32.45w, 12.332h, 2.778 w			

Wooden door to parking lot will be relocated from the current building. This door was installed new in 2014 approved by the BAR2013-002892

Hardie Plank Fiber Cement Siding. The new addition will have identical siding size and color to the one used for new siding of the portion of the house built during 1970's that was approved by the BAR2013-00292



PRODUCT OVERVIEW . From Home Depot website

All HardiePlank lap siding comes in a variety of looks and textures, all of which are Engineered for Climate. We are so sure about how well the HardieZone system will perform, HardiePlank lap siding comes with a 30-year no prorated, transferable, limited warranty - our strongest warranty ever.

California residents: see Proposition 65 information

Resists damage from moisture

Resists cracking, splitting, rotting and swelling

Resists termites and insects

Superior performance in high wind and hurricane areas

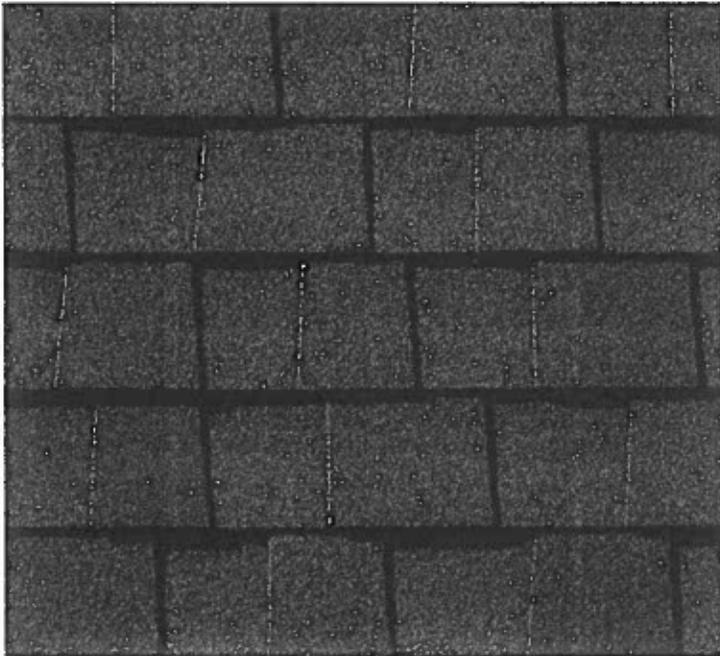
Resists flame spread

Complete exterior available in lap, shingle, panel, fascia, trim and soffit

Paint lasts longer than on wood

Pre-primed or available in ColorPlus Technology a factory applied color finish with a variety of color options

Roof: Timberline Natural Shadow 33-sq ft Pewter Gray Laminated Architectural Roof Shingles

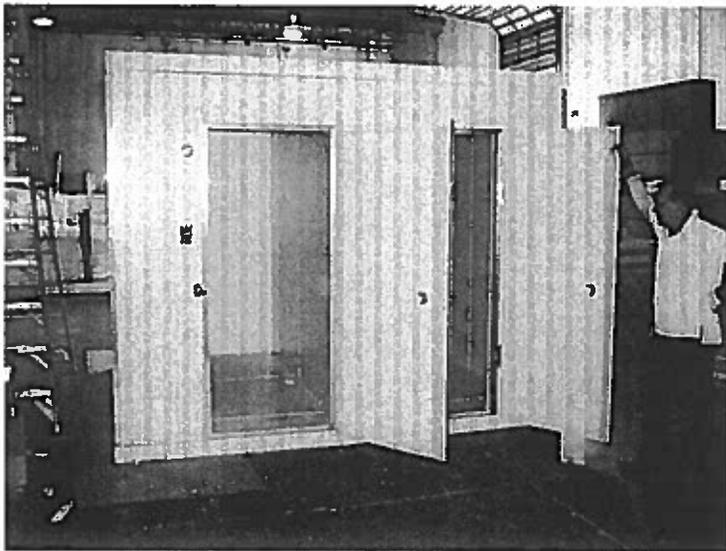


Series Name	Timberline Natural Shadow	
Shingle Length (metric) (Centimeters)	100.0252	
Shingle Width (metric) (Centimeters)	33.655	
Shingle Length (imperial) (Inches)	39.38	
Shingle Width (imperial) (Inches)	13.25	
Package Type	Bundle	
Fire Rating	Class A	
Wind Rating (MPH)	130	
Impact Resistance	None	
Underlayment Required	Yes	
Algae Resistant	Yes	
ENERGY STAR Rated	No	
Manufacturer Color/Finish	Pewter Gray	
Warranty	Limited lifetime	
Coverage Area Unit of Measure	Square feet	
Coverage Area per Package Quantity	33	
Number of Tabs	0	
Type	Architectural	
Color/Finish Family	Gray	
Laminated	Yes	

Application & Materials
 BAR2016-00370 & 00370
 111 S Payne Street
 10/17/2016

Walking Freezer and Refrigerator

Typical Refrigerator Combination Equipment



Two compartment combination walk-ins. Available in custom height, the combination cooler-freezer walk-in offers even more diverse possibilities to suit your requirements 4" - 12"

Polystyrene insulation or

Foamed-In-Place Polyurethane used in both the cooler and freezer of the combination walk-in.

R-value often measures insulation quality of walk-ins; the resistance to heat flows through an object. Since EISA was implemented January 1, 2009, all walk-in manufactures are required to have an R-value of R-32 for freezers. Now that all manufacturers follow the same requirements, the performance of the insulation is what differentiates the walk-in. All U.S. Cooler products meet or exceed EISA requirements. The R-value for our freezers is R-32.4, exceeding the required standards.

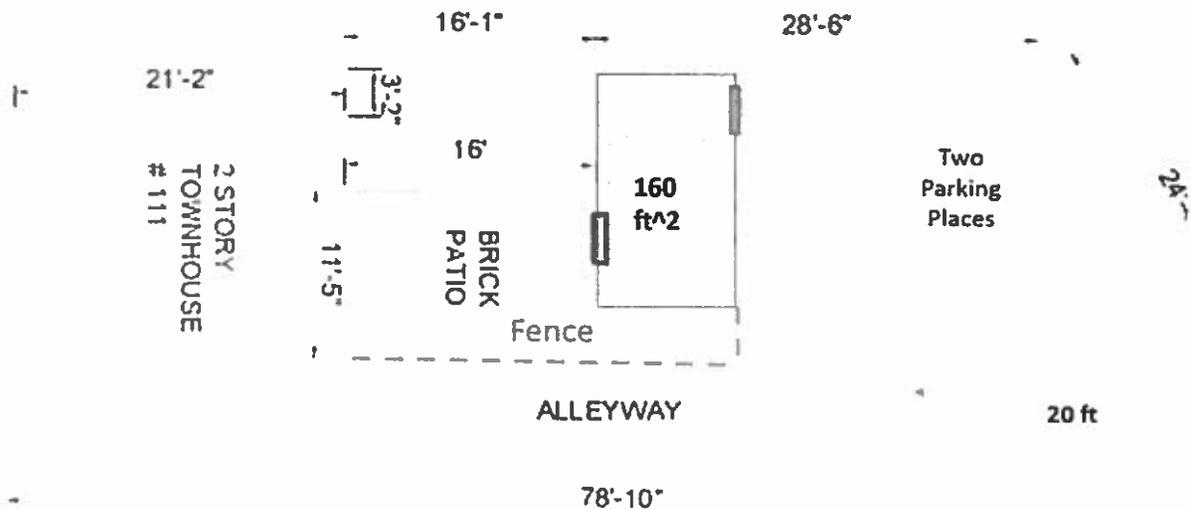
All walk-in boxes can be customized for any size cooler and freezer combination that your business requires.

The cooling equipment will be located in the top of the walking freezer and refrigerator, inside the new addition room

Application & Materials
BAR2016-00370 & 00370
111 S Payne Street
10/17/2016

111 S. Payne St New Addition Plot plan

Blue portion=new addition first floor ~9x16 ft
Red Portion= new basement ~9x20 ft
One new window

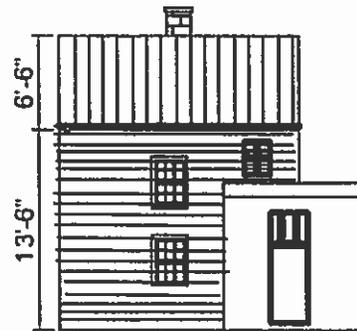


Application & Materials
BAR2016-00370 & 00370
111 S Payne Street
10/17/2016

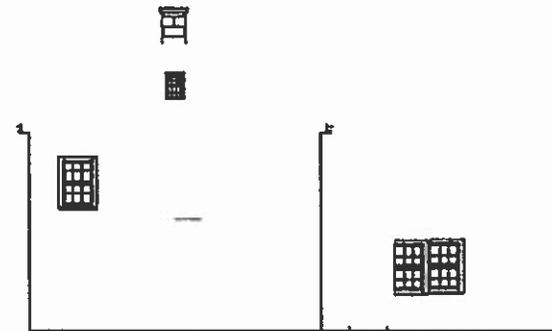
Current Property Status: Existent windows and doors



EXISTING FRONT



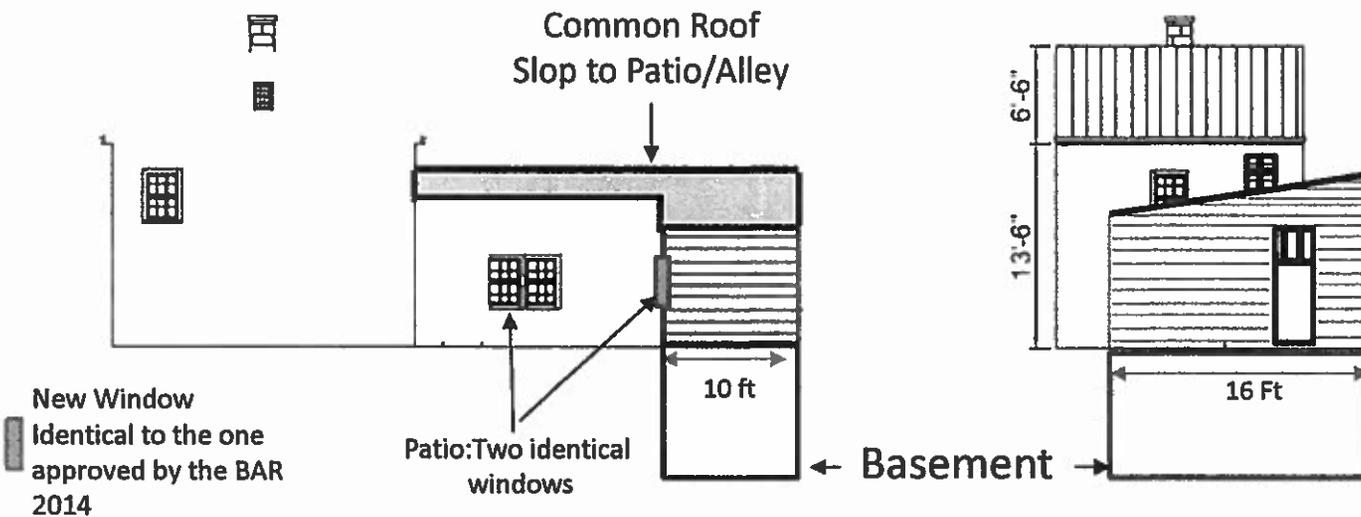
EXISTING REAR



EXISTING SIDE

New Addition: 1st Floor plus Basement < 323 ft²

Proposed Addition: First Floor ~160ft²
Basement ~160 ft²

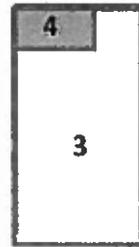


Application & Materials
BAR2016-00370 & 00370
111 S Payne Street
10/17/2016

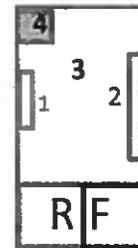
New Equipment Location and Storage Area

Basement: 10 x 16 ft

First Floor: 10 x 16 ft



Or



R: Walking Refrigerator; ~5 x 7 ft

F: Walking Freezer; ~5 x 7 ft

1: Batch Freezer will be located in the first floor

2: S Steel 3 compartment table

3: Solid storage area

4: Stair to basement

SS table, F, R and batch freezer locations subject to Alexandra Health Department approval

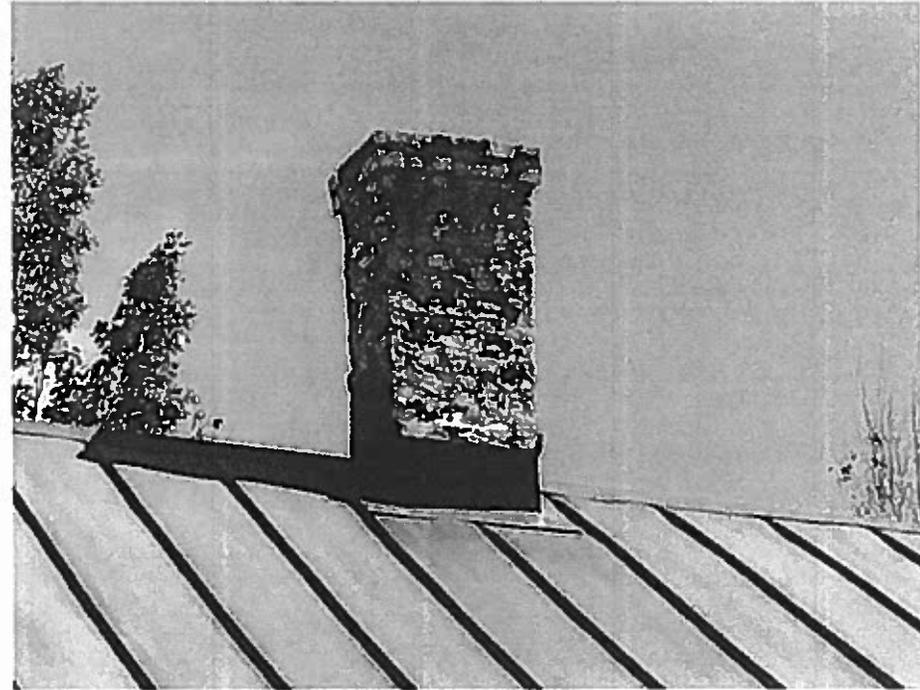


Application & Materials
BAR2016-00370 & 00370
111 S Payne Street
10/17/2016

PROPOSED CONSTRUCTION SITE
(FENCEMENT & ADDITION)



VACANCY = SITE OF PROPOSED
CONSTRUCTION



CHIMNEY

Application & Materials
BAR2016-00370 & 00370
111 S Payne Street
10/17/2016

ADDRESS OF PROJECT: 111 SOUTH PAYNE ST, ALEXANDRIA VA 22314

TAX MAP AND PARCEL: 074-01-02-12 ZONING: CD

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: CASA ROSADA ARTISAN GELATO

Address: 111 SOUTH PAYNE ST.

City: ALEXANDRIA State: VA Zip: 22314

Phone: (703) 349-1001 E-mail: SALES@CRGELATO.COM

Authorized Agent *(if applicable)*: Attorney Architect OWNER

Name: DAVID UMANSKY

Phone: (703) 945-2783

E-mail: DAVID@CRGELATO.COM

Legal Property Owner:

Name: BENJAMIN & PERLA UMANSKY

Address: 12766 ALDER WOODS DR

City: FAIRFAX State: VA Zip: 22033

Phone: (703) 946-8517 E-mail: BEN@CRGELATO.COM
(571) 215-5215 RAQUEL@CRGELATO.COM

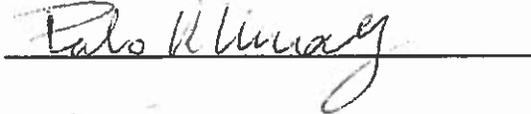
- Yes No Is there an historic preservation easement on this property?
- Yes No If yes, has the easement holder agreed to the proposed alterations?
- Yes No Is there a homeowner's association for this property?
- Yes No If yes, has the homeowner's association approved the proposed alterations?

If you answered yes to any of the above, please attach a copy of the letter approving the project.

Easement Holder Approval

This letter is signed Perla Umansky, as the easement holders of 111 South Payne Street, giving approval to Old Town Artisan Gelato LLC dba Casa Rosada Artisan Gelato approval to submit and execute the proposed project submitted on September 21st, 2015 once granted all approvals by the City of Alexandria.

Perla Umansky



Benjamin Umansky signature of approval on the following page.

Application & Materials
BAR2016-00370 & 00370
111 S Payne Street
10/17/2016

This letter is signed Benjamin Umansky, as the easement holders of 111 South Payne Street, giving approval to Old Town Artisan Gelato LLC dba Casa Rosada Artisan Gelato approval to submit and execute the proposed project submitted on September 21st, 2015 once granted all approvals by the City of Alexandria.

A handwritten signature in black ink, appearing to read "Umansky", with a horizontal line drawn across the bottom of the signature.

Benjamin S. Umansky

Application & Materials
BAR2016-00370 & 00370
111 S Payne Street
10/17/2016

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).

- 1) EXCAVATE 1 of 3 PARKING SPACES CLOSEST TO EXISTING KITCHEN + PATIO FENCE AND REPLACE WITH 160 sqft BASEMENT
- 2) BUILD ADDITION TO CURRENT KITCHEN, ABOVE MENTIONED BASEMENT WHERE PARKING SPOT PREVIOUSLY OCCUPIED. ABOVE GROUND ADDITION IS 160 sqft PROPOSED
- 3) INCORPORATE WALK-IN REFRIGERATOR + FREEZER ON ABOVE GROUND
- 4) RECONSTRUCT EXTERIOR CHIMNEY; CHIMNEY'S CONDITION IS DETERIORATING WITH BRICKS APPEARING TO BE LOOSENING; DANGER OF FALLING ON SIDEWALK BELOW

SUBMITTAL REQUIREMENTS:

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

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

Electronic copies of submission materials should be submitted whenever possible.

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

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

Additions & New Construction: Drawings must be to scale and should not exceed 11" x 17" unless approved by staff. All plans must be folded and collated into 3 complete 8 1/2" x 11" sets. Additional copies may be requested by staff for large-scale development projects or projects fronting Washington Street. Check N/A if an item in this section does not apply to your project.

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

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

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

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

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

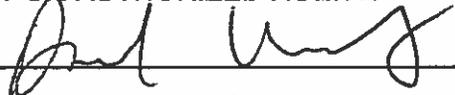
Application & Materials
 BAR2016-00370 & 00370
 111 S Payne Street
 10/17/2016

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

- I have submitted a filing fee with this application. (Checks should be made payable to the City of Alexandria. Please contact staff for assistance in determining the appropriate fee.)
- I understand the notice requirements and will return a copy of the three respective notice forms to BAR staff at least five days prior to the hearing. If I am unsure to whom I should send notice I will contact Planning and Zoning staff for assistance in identifying adjacent parcels.
- I, the applicant, or an authorized representative will be present at the public hearing.
- I understand that any revisions to this initial application submission (including applications deferred for restudy) must be accompanied by the BAR Supplemental form and 3 sets of revised materials.

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

APPLICANT OR AUTHORIZED AGENT:

Signature: 

Printed Name: DAVID UMANSKY

Date: 9-20-15

Application & Materials
BAR2016-00370 & 00370
111 S Payne Street
10/17/2016

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. BEN + PERLA UMANSKY	111 S. PAYNE ST. ALEXANDRIA VA	70%
2. DAVID UMANSKY	"	15%
3. MARK UMANSKY	"	15%

2. Property. State the name, address and percent of ownership of any person or entity owning an interest in the property located at 111 S. PAYNE (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. BEN + PERLA UMANSKY	111 S. PAYNE ST. ALEXANDRIA VA	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.

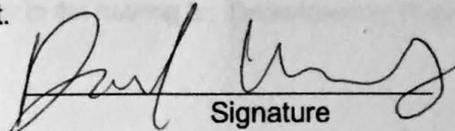
Name of person or entity	Relationship as defined by Section 11-350 of the Zoning Ordinance	Member of the Approving Body (i.e. City Council, Planning Commission, etc.)
1. BEN + PERLA UMANSKY	none	none
2. DAVID UMANSKY	none	none
3. MARK UMANSKY	none	none

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.

9/20/15
Date

DAVID UMANSKY
Printed Name


Signature

1197.7 sq ft



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

A. Property Information

A1. Street Address 111 S PAYNE ST Zone CO
A2. 1371 x 1.5 = 2056.5
Total Lot Area Floor Area Ratio Allowed by Zone Maximum Allowable Floor Area

B. Existing Gross Floor Area

Existing Gross Area*		Allowable Exclusions	
Basement	—	Basement**	—
First Floor	506.2	Stairways**	
Second Floor	506.2	Mechanical**	
Third Floor	352.6	Other**	506.2
Porches/ Other	—	Total Exclusions	506.2
Total Gross *	1365		

B1. Existing Gross Floor Area *
1365 Sq. Ft.
B2. Allowable Floor Exclusions**
506.2 Sq. Ft.
B3. Existing Floor Area minus Exclusions
858.8 Sq. Ft.
(subtract B2 from B1)

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

Proposed Gross Area*		Allowable Exclusions	
Basement	160	Basement**	160
First Floor	160	Stairways**	
Second Floor	•	Mechanical**	
Third Floor		Other**	
Porches/ Other		Total Exclusions	160
Total Gross *	320		

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

D. Existing + Proposed Floor Area

D1. Total Floor Area (add B3 and C3) 1018.8 Sq. Ft.
D2. Total Floor Area Allowed by Zone (A2) 2056.5 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	
Required Open Space	0
Proposed Open Space	

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

Signature: Paul Alway Date: 9-21-15