

ISSUE: Permit to Demolish/Capsulate (partial) and Certificate of Appropriateness for alterations

APPLICANT: Clare McCaffrey

LOCATION: Old and Historic Alexandria District
821 Green Street

ZONE: RM/Townhouse Zone

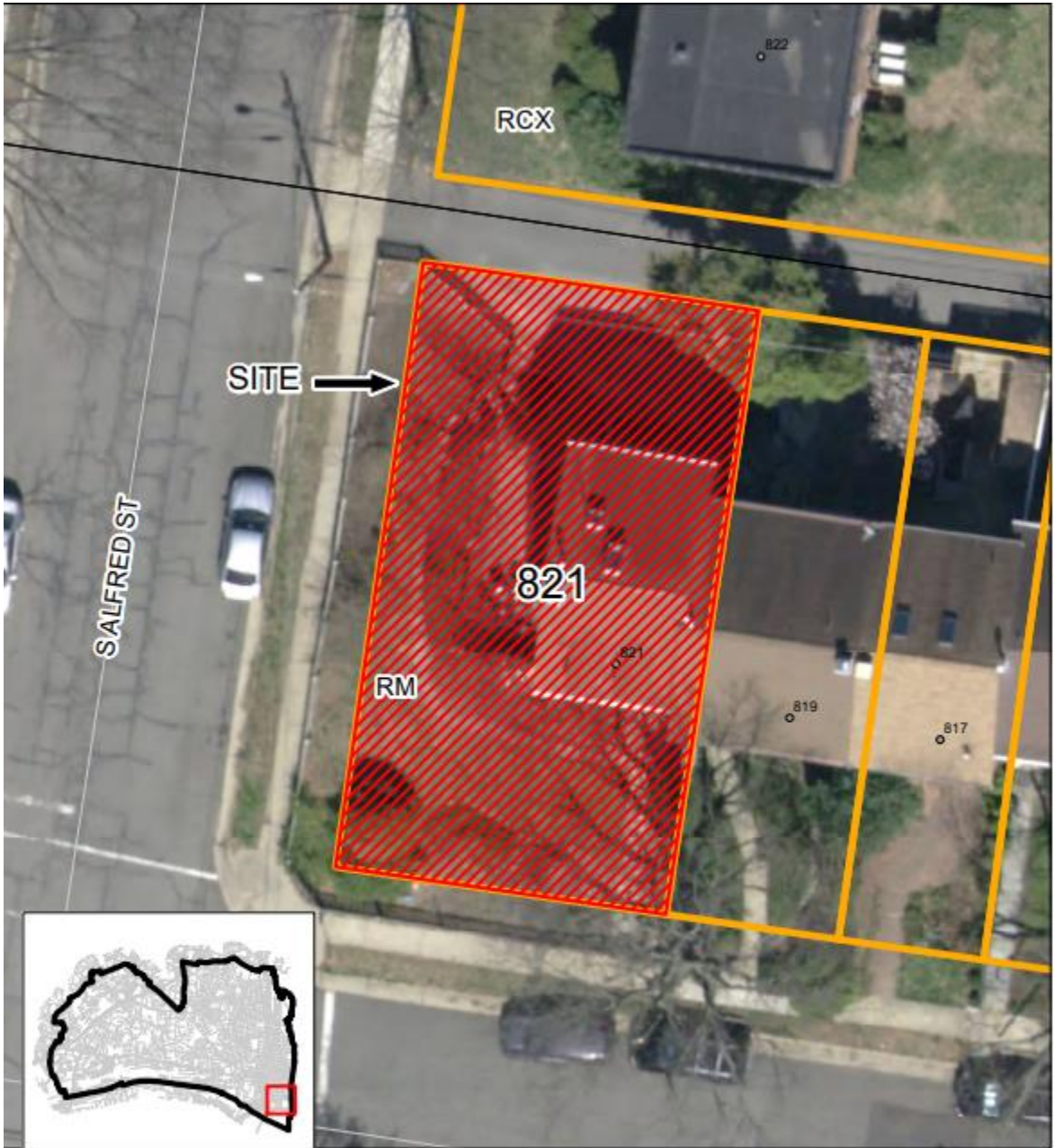
STAFF RECOMMENDATION

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

1. The new windows comply with the *Alexandria New and Replacement Window Performance Specifications in the Historic Districts*.
2. The new shutters are made of a composite material that is solid-through-the-core and millable with a smooth finish.
3. The new wood fence is either painted or stained.

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, Room 4200, City Hall, 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.



BAR #2023-00191 & BAR #2023-00192
821 Green Street



0 5 10 20 Feet

Note: Staff coupled the applications for a Permit to Demolish (BAR #2023-00191) and Certificate of Appropriateness (BAR #2023-00192) for clarity and brevity. The Permit to Demolish requires a roll call vote.

I. APPLICANT'S PROPOSAL

The applicant requests a Permit to Demolish/Capsulate (partial) and Certificate of Appropriateness for alterations to create a bay window, replace the side yard fence, remove a rear window to install a new shutter, and remove a rear shutter to create a new window.

Permit to Demolish

Remove an area of exterior wall and one window on the west elevation for a new projected bay window. Remove one existing rear window on the first floor.

Certificate of Appropriateness

Create a new projected bay window on the first floor of west elevation. Shutter one existing rear window on the first floor and remove one existing rear shutter on second floor to install a new window. Replace the existing side yard fence with new fence.

Site context

The property is part of the Hunting Creek Homes subdivision on the 800 block of Green Street. It is bound by Green Street to the south, South Alfred Street to the west, and a public alley to the north. The rear alterations will be visible from both the alley and South Alfred Street. The west elevation demolition and alterations will be visible from both South Alfred Street and Green Street.

II. HISTORY

821 Green Street is an end-unit brick townhouse with Colonial Revival features. It was built in **1945** as part of the Hunting Creek Homes subdivision. In 1978, the Board approved a request from Alexandria Investors to alter the existing apartments on the 800 and 900 blocks of Green Street into townhomes. This included alterations to the windows.

Previous BAR Approvals

4/19/1978	Approved for alterations
BAR93-119	Approved for new wood fence and gate
BAR2012-00179	Approved for window replacement
BAR2022-00288	Approved for fence replacement

III. ANALYSIS

Permit to Demolish/Capsulate

In considering a Permit to Demolish/Capsulate, the Board must consider the following criteria set forth in the Zoning Ordinance, §10-105(B) which relate only to the subject property and not to neighboring properties. The Board has purview of the proposed demolition/capsulation regardless of visibility.

Standard	Description of Standard	Standard Met?
(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 shrine?	No
(3)	Is the building or structure of such old and unusual or uncommon design, texture and material that it could not be reproduced or be reproduced only with great difficulty?	No
(4)	Would retention of the building or structure help preserve the memorial character of the George Washington Memorial Parkway?	N/A
(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

The analysis of the standards indicated above relate only to the specific portions of the building proposed for demolition/capsulation, not the overall building. In the opinion of staff, none of the criteria for demolition and capsulation are met and the Permit to Demolish/Capsulate should be granted. The select portions of the building proposed for demolition are not themselves of unusual or uncommon design.

The applicant proposes to remove an area of exterior wall and one window on the west elevation for a new bay window. They also propose to remove one existing rear window on the first floor (Figure 1).

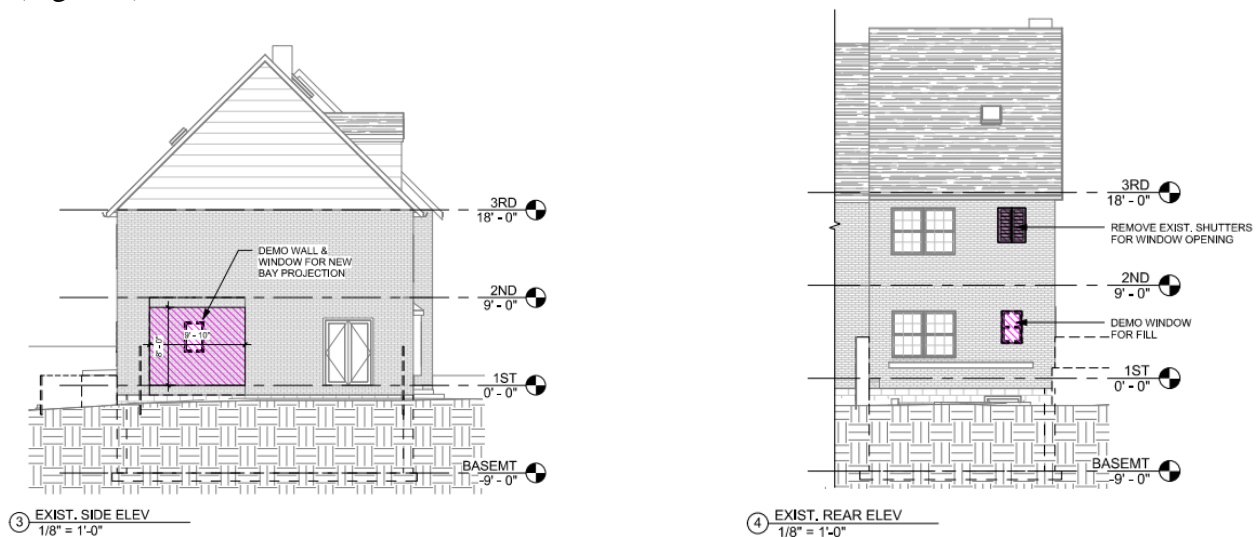


Figure 1. View of existing side and rear elevations showing the proposed demolition and encapsulation.

The design of this structure dates to the 1940s and the major alterations from the townhome conversion in the 1970s likely diminished some of its historic integrity. Thus, the wall and windows to be demolished are not considered to be historic resources. Additionally, much of the wall area to be removed will not be visible from a public way due to the visibility being partially blocked by a 6-foot tall fence.

Staff therefore has no objection to the removal of the wall and windows and recommends approval of the Permit to Demolish/Capsulate.

Certificate of Appropriateness

The applicant proposes to create a new projected bay window in the area where the wall and existing window will be demolished (Figure 2). The new bay window will have a standing seam metal roof to match the existing bay window on the front elevation. It will also have smooth-faced fiber cement siding and trim, painted to match the existing bay window. The top half of the bay window will be made of composite material. The bottom half will be made of vinyl but will not be visible from a public way because it is blocked from view by the new 6-foot tall fence (Figure 3).

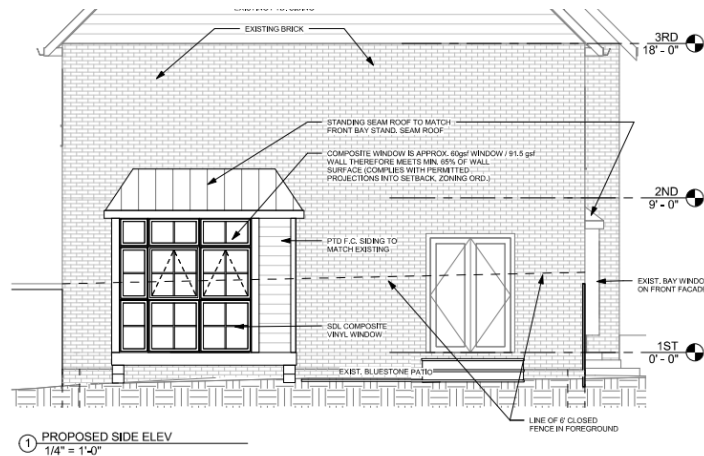


Figure 2. View of new bay window on west elevation.

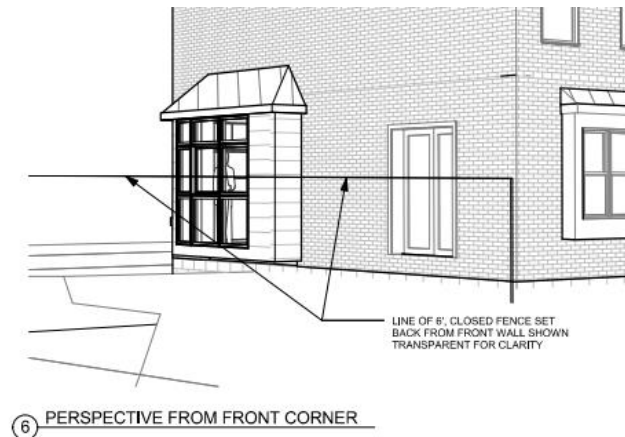


Figure 3. View of new bay window showing the visibility line of the new fence.

The applicant also proposes to shutter one existing rear window on the first floor which is to be removed. The new shutters will be made of composite material and painted. The existing rear shutters on the second floor will be removed to install a new Marvin Elevate fiberglass window. The window style and configuration will match the existing rear windows (Figure 4).



Figure 4. View of existing and proposed rear elevation.

Lastly, the applicant proposes to replace the existing 6-foot tall wood fence with a new fence on the secondary front façade (Figure 5). The new fence will be closed, 6-feet tall, and made of pressure-treated wood or Western Cedar. The existing low, open fencing on the primary front façade will remain.



Figure 5. View of existing wood fence on side/west façade.

The *Design Guidelines* state that “Windows are a principal character defining feature of a building and serve both functional and aesthetic purposes.” Furthermore “The size, location, type and trim of windows are a defining element of historic architectural styles.” The proposed fiberglass window on the rear and composite window on the side elevation are appropriate for this later building. Staff finds that the new window and shutter on the rear will appropriately match the style of the existing windows. Additionally, the proposed new projecting bay will be compatible with the existing bay on the front elevation by closely matching it in style and materials.

The *Design Guidelines* also state that “fences serve as a distinctive feature of the streetscape and individual yards.” Staff finds that the design of the proposed fence is compatible with the period and character of the structure.

The alterations proposed by the applicant will have little effect on the historic integrity of this mid-20th century building. Staff therefore recommends approval of the Certificate of Appropriateness for alterations, with the following conditions:

1. The new windows comply with the *Alexandria New and Replacement Window Performance Specifications in the Historic Districts*.
2. The new shutters are made of a composite material that is solid-through-the-core and millable with a smooth finish.
3. The new wood fence is either painted or stained.

STAFF

Brendan Harris, Historic Preservation Planner, Planning & Zoning

Tony LaColla, AICP, Land Use Services Division Chief, Planning & Zoning

III. CITY DEPARTMENT COMMENTS

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

Zoning

C-1 Proposed bay window will comply with zoning.

Code Administration

C-1 A building permit is required for review.

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)

- R-3 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)
- 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)
- F-2 If the alley located at the rear of the parcel is to be used at any point of the construction process the following will be required:
For a Public Alley - The applicant shall contact T&ES, Construction Permitting & Inspections at (703) 746-4035 to discuss any permits and accommodation requirements that will be required.
For a Private Alley - The applicant must provide proof, in the form of an affidavit at a minimum, from owner of the alley granting permission of use. (T&ES)
- F-3 A fence is not an allowed encroachment under City Code 5-2-29. The proposed fence must be placed within the applicant's property lines. (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 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)
- C-6 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)
- C-7 An encroachment request will be required for projections into the public right of way. (T&ES)
- C-8 The owner shall obtain and maintain a policy of general liability insurance in the amount of \$1,000,000 which will indemnify the owner (and all successors in interest); and the

City as an Additional Insured, against claims, demands, suits and related costs, including attorneys' fees, arising from any bodily injury or property damage which may occur as a result of the encroachment. (Sec. 5-29 (h)(1)) (T&ES)

Please submit Insurance Certificate:

City of Alexandria

T&ES

Attn: Development Services

301 King Street, Room 4130

Alexandria, VA 22314

Alexandria Archaeology

F-1 No archaeological oversight is required for this project.

V. ATTACHMENTS

1 – Application Materials

2 – Supplemental Materials

BAR Case # _____

ADDRESS OF PROJECT: 821 Green Street

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

TAX MAP AND PARCEL: 080.03-03-28 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: Clare McCaffrey, AIA

Address: 7119 Marine Drive

City: Alexandria State: Va Zip: 22307

Phone: 914-527-3579 E-mail: clareamcc@gmail.com

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

Name: Clare McCaffrey

Phone: 914-527-3579

E-mail: clareamcc@gmail.com

Legal Property Owner:

Name: Andrea Gal

Address: 821 Green Street

City: Alexandria State: Va Zip: _____

Phone: 858-254-1206 E-mail: andreagal@gmail.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.

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).*

Applicant is requesting demolition of an area of exterior wall due to structural damage from winter freeze. As a result, interior improvements will have to be made. Owner would like approval to demolish existing walls and replace as required for structural replacement in kind. In doing so, owner would like to remove an area of exterior wall for a new bay window as shown. Additionally, owner requests demolition of rear existing window for shutter at 1st floor. 2nd floor existing rear shutter requested to be removed for operable window installation in existing opening.

~~Some existing side and rear fencing is requested to be removed and replaced. See exhibits.~~

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.

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. 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.*

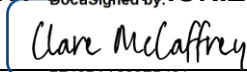
- ☐ ☐ ^{N/A} Clear and labeled photographs of the site, especially the area being impacted by the alterations, all sides of the building and any pertinent details.
- ☐ ☐ Manufacturer's specifications for materials to include, but not limited to: roofing, siding, windows, doors, lighting, fencing, HVAC 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 # _____**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 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:  _____
7E48BAA228EB481...

Printed Name: Clare McCaffrey

Date: 5/9/23



Department of Planning and Zoning

Floor Area Ratio and Open Space Calculations

as of 12/20/18

B

A. Property Information

A1. 821 Green Street
Street Address

RM
Zone

A2. 3,358.00 x 1.50 = 5,037.00
Total Lot Area Floor Area Ratio Allowed by Zone Maximum Allowable Floor Area

B. Existing Gross Floor Area

Existing Gross Area		Allowable Exclusions**		
Basement	548.00	Basement**	548.00	Sq. Ft.
First Floor	548.00	Stairways**	144.00	Existing Gross Floor Area*
Second Floor	548.00	Mechanical**		B2. 692.00 Sq. Ft.
Third Floor	402.00	Attic less than 7**		ALLOWABLE FLOOR EXCLUSIONS**
Attic		Porches**		B3. 1,354.00 Sq. Ft.
Porches		Balcony/Deck**		Existing Floor Area Minus Exclusions
Balcony/Deck		Lavatory***		(subtract B2 from B1)
Lavatory***		Other**		
Other**		Other**		Comments for Existing Gross Floor Area
B1. Total Gross	2,046.00	B2. Total Exclusions	692.00	

C. Proposed Gross Floor Area

Proposed Gross Area		Allowable Exclusions**		
Basement	0.00	Basement**	0.00	C1. 22.00 Sq. Ft.
First Floor	22.00	Stairways**	0.00	Proposed Gross Floor Area*
Second Floor	0.00	Mechanical**		C2. 22.00 Sq. Ft.
Third Floor	0.00	Attic less than 7**		ALLOWABLE FLOOR EXCLUSIONS**
Attic		Porches**		C3. 0.00 Sq. Ft.
Porches		Balcony/Deck**		Proposed Floor Area Minus Exclusions
Balcony/Deck		Lavatory***		(subtract C2 from C1)
Lavatory***		Other**	22.00	
Other		Other**		
C1. Total Gross	22.00	C2. Total Exclusions	22.00	

D. Total Floor Area

D1. 1,354.00 Sq. Ft.
Total Floor Area (add B3 and C3)

D2. 5,037.00 Sq. Ft.
Total Floor Area Allowed by Zone (A2)

E. Open Space

E1. 2,810.00 Sq. Ft.
Existing Open Space

E2. 1,008.00 Sq. Ft.
Required Open Space

E3. 2,810.00 Sq. Ft.
Proposed Open Space

Notes

*Gross floor area is the sum of all areas under roof of a lot, 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. Sections may also be required for some exclusions.

***Lavatories may be excluded up to a maximum of 50 square feet, per lavatory. The maximum total of excludable area for lavatories shall be no greater than 10% of gross floor area.

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

DocuSigned by:

Signature:

Clare McLaffrey

7E48BAA228EB481...

14

Date:

5/9/23

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. Clare McCaffrey	7119 Marine Dr, Alex. Va. 22307	100
2.		
3.		

2. Property. State the name, address and percent of ownership of any person or entity owning an interest in the property located at _____ (address), unless the entity is a corporation or partnership, in which case identify each owner of more than 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. Andrea Gal	821 Green 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.		
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.

5/9/2023

Date

Clare McCaffrey

Printed Name

DocuSigned by:

Clare McCaffrey

7E48BAA228EB481 Signature

BAR Case # _____

ADDRESS OF PROJECT: 821 Green StreetDISTRICT: ☒ Old & Historic Alexandria ☐ Parker – Gray ☐ 100 Year Old BuildingTAX MAP AND PARCEL: 080.03-03-28ZONING: RMAPPLICATION 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: Clare McCaffrey, AIAAddress: 7119 Marine DriveCity: Alexandria State: Va Zip: 22307Phone: 914-527-3579 E-mail: clareamcc@gmail.comAuthorized Agent *(if applicable)*: ☐ Attorney ☐ Architect ☐ _____Name: Clare McCaffreyPhone: 914-527-3579E-mail: clareamcc@gmail.com

Legal Property Owner:

Name: Andrea GalAddress: 821 Green StreetCity: Alexandria State: Va. Zip: _____Phone: 858-254-1206 E-mail: andreagal@gmail.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.

BAR Case # _____

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).*

Applicant is requesting a Certificate of Appropriateness for a projected bay on the 1st floor at the secondary front (corner property) facade of her townhouse at 821 Green Street. The projection is with the allowable zoning projections into yards. The style and detailing will be similar to the existing bay on the front of the house. Additionally, it is requested that a rear window is shuttered while an existing rear shutter is removed and a window installed.

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.

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. 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.

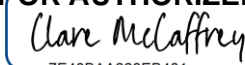
BAR Case # _____

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 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: 
7F48BAA228FB481

Printed Name: Clare McCaffrey

Date: 5/9/23



Department of Planning and Zoning

Floor Area Ratio and Open Space Calculations

as of 12/20/18

B

A. Property Information

A1. 821 Green Street
Street Address

RM
Zone

A2. 3,358.00 x 1.50 = 5,037.00
Total Lot Area Floor Area Ratio Allowed by Zone Maximum Allowable Floor Area

B. Existing Gross Floor Area

Existing Gross Area		Allowable Exclusions**		
Basement	548.00	Basement**	548.00	Sq. Ft.
First Floor	548.00	Stairways**	144.00	Existing Gross Floor Area*
Second Floor	548.00	Mechanical**		B2. 692.00 Sq. Ft.
Third Floor	402.00	Attic less than 7**		ALLOWABLE FLOOR EXCLUSIONS**
Attic		Porches**		B3. 1,354.00 Sq. Ft.
Porches		Balcony/Deck**		Existing Floor Area Minus Exclusions
Balcony/Deck		Lavatory***		(subtract B2 from B1)
Lavatory***		Other**		
Other**		Other**		Comments for Existing Gross Floor Area
B1. Total Gross	2,046.00	B2. Total Exclusions	692.00	

C. Proposed Gross Floor Area

Proposed Gross Area		Allowable Exclusions**		
Basement	0.00	Basement**	0.00	C1. 22.00 Sq. Ft.
First Floor	22.00	Stairways**	0.00	Proposed Gross Floor Area*
Second Floor	0.00	Mechanical**		C2. 22.00 Sq. Ft.
Third Floor	0.00	Attic less than 7**		ALLOWABLE FLOOR EXCLUSIONS**
Attic		Porches**		C3. 0.00 Sq. Ft.
Porches		Balcony/Deck**		Proposed Floor Area Minus Exclusions
Balcony/Deck		Lavatory***		(subtract C2 from C1)
Lavatory***		Other**	22.00	
Other		Other**		
C1. Total Gross	22.00	C2. Total Exclusions	22.00	

D. Total Floor Area

D1. 1,354.00 Sq. Ft.
Total Floor Area (add B3 and C3)

D2. 5,037.00 Sq. Ft.
Total Floor Area Allowed by Zone (A2)

E. Open Space

E1. 2,810.00 Sq. Ft.
Existing Open Space

E2. 1,008.00 Sq. Ft.
Required Open Space

E3. 2,810.00 Sq. Ft.
Proposed Open Space

Notes

*Gross floor area is the sum of all areas under roof of a lot, 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. Sections may also be required for some exclusions.

***Lavatories may be excluded up to a maximum of 50 square feet, per lavatory. The maximum total of excludable area for lavatories shall be no greater than 10% of gross floor area.

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

DocuSigned by:
Signature: *Clare McCaffrey*
7E48BAA228EB481...

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. Clare McCaffrey	7119 Marine Dr, Alex. Va. 22307	100
2.		
3.		

2. Property. State the name, address and percent of ownership of any person or entity owning an interest in the property located at _____ (address), unless the entity is a corporation or partnership, in which case identify each owner of more than 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. Andrea Gal	821 Green 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.		
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.

5/9/2023

Date

Clare McCaffrey

Printed Name

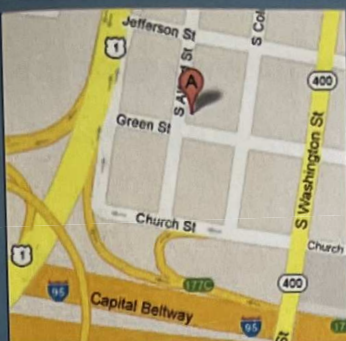
DocuSigned by:

Clare McCaffrey

7E48BAAZ28EB481

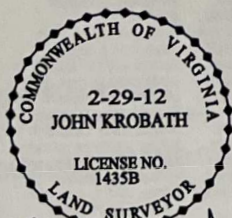
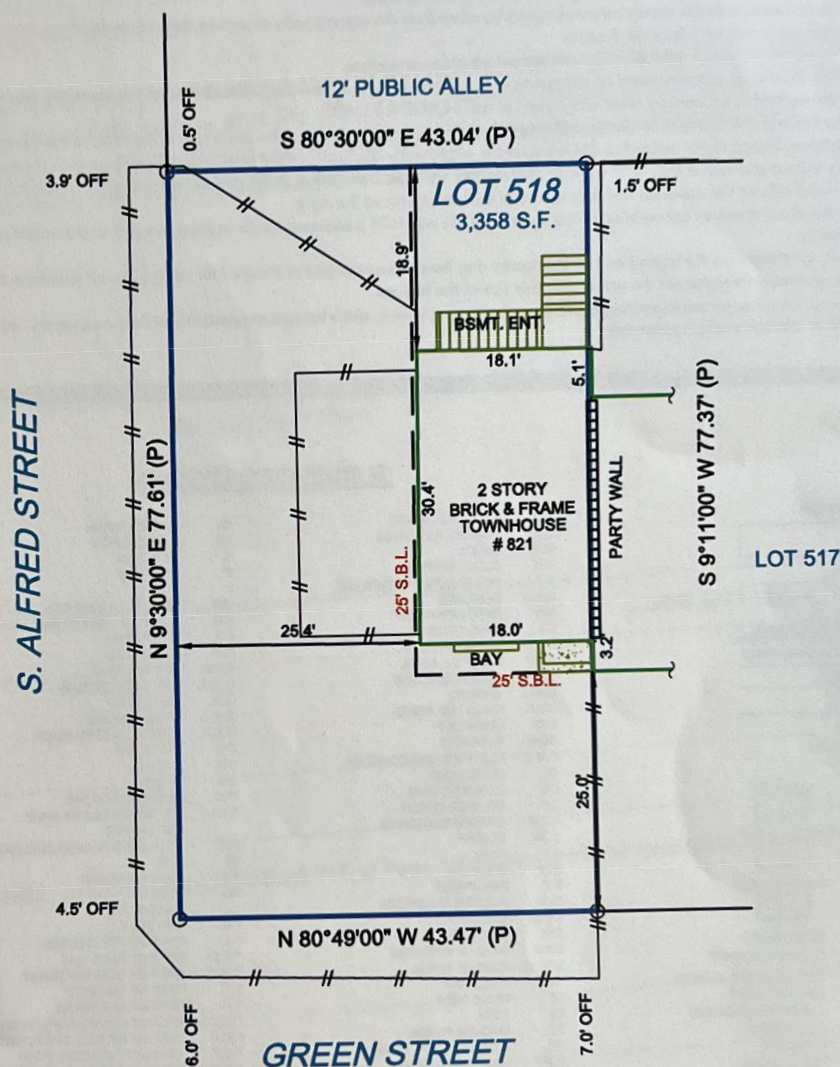
Signature

EXACTA
VIRGINIA SURVEYORS, INC.

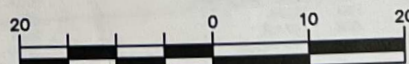


SURVEY NUMBER: 1202.1708

REVISION HISTORY: (rev.0 2/29/2012)



John E. Krubath



GRAPHIC SCALE (In Feet)
1 inch = 20' ft.

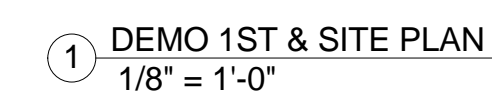
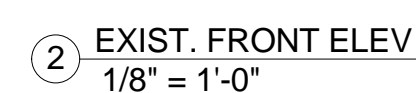
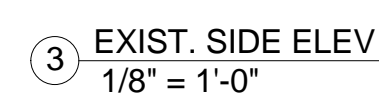
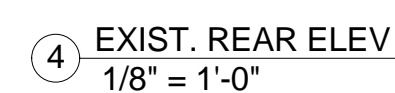
Alycia M Klein Marketing Director
 alycia@exactaMD.com • www.exactaVA.com
 M 410.458.5160 O 866.735.1916 F 866-744-2882

EXACTA
Virginia Surveyors, Inc.
LB# 0407005699 5494 Rodri

nc. www.exactaVA.com
P 703.258.0630 • F 703.258.0361
5494 Rodriguez Lane, Haymarket, VA 20169

The Map of Survey of the hereon described property is a true and correct representation of a survey made under the supervision and direction of a Virginia Licensed Surveyor and said survey meets or exceeds the minimum technical standards for surveys set forth by the Virginia Board of Professional Land Surveyors.

This is a two page document. The advice found on the affixed page (Page 2 of 2) is an integral part of the plat.



Scale	1/8" = 1'-0"
-------	--------------

7 FRONT ELEVATION
1/4" = 1'-0"

2 PROPOSED REAR
1/4" = 1'-0"

1 PROPOSED SIDE ELEV
1/4" = 1'-0"

6 PERSPECTIVE FROM FRONT CORNER

④ SECT. AT NEW BAY
1/4" = 1'-0"

5 SECT. AT NEW BAY1
1/4" = 1'-0"

3 PROPOSED BAY WINDOW - 1ST FL
1/4" = 1'-0"

- A: REPAIR WALLS, GYP. TRIM / PAINT AS REQ'D TO CORRECT DAMAGE
- B: NEW FURNRRING & DRYWALL AS REQ'D
- C: NEW CAB. CTOP, APPLIANCES, FIXTURES, FITTING & FINISH AS REQ'D.
- D: TOOTH IN NEW FLOORING AS REQ'D. SAND, STAIN FLOOR TO UNIFORM COLOR IN NEW, DAMAGED & EXISTING AREAS
- E: NEW COAT CLOSET. 24 X 80 DOOR TO MATCH EXIST. STYLE. RACK & SHELF
- F: INFILL EXIST. WINDOW. PROVIDE SHUTTERS AT EXIST. OPENING EXTERIOR
- G: TALL PANTRY CABINETS

[illegible]

GAL HOUSE
821 GREEN STREET
ALEX. VA

B.A.R. EXHIBIT
PROPOSED

Project number	2023-01
Date	2/26/23
Drawn by	Author
Checked by	Checker

A1

Scale $1/4" = 1'-0"$

CLARE McCAFFREY, AIA
7119 MARINE DR.
ALEXANDRIA, VA, 22307
914-527-3579
clareamcc@gmail.com



GAL HOUSE	
821 GREEN STREET	
ALEX. VA	
EXIST.	
PHOTOS	
Project number	2023-01
Date	2/26/23
Drawn by	Author
Checked by	Checker
A2	
Scale	1/8" = 1'-0"