

Docket Item # 3
BAR CASE # 2014-0426

BAR Meeting
January 21, 2015

ISSUE: Request for New Construction

APPLICANT: Michael Dyke

LOCATION: 606 S Fairfax Street

ZONE: RM/Residential

STAFF RECOMMENDATION: Staff recommends approval of the Certificate of Appropriateness with the conditions that:

1. The south elevation of the two-and-a-half story main block be clad with brick and not fiber cement siding;
2. Staff review and approve the proposed AZEK lattice as part of the building permit process;
3. Staff administratively approve any future fences/gates; and,
4. The statements below shall appear on final site plan sheets involving any ground disturbing activities so that on-site contractors are aware of the requirements:
 - a. 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.
 - b. The applicant/contractor shall not allow any metal detection to be conducted on the property, unless authorized by Alexandria Archaeology.

****EXPIRATION OF APPROVALS NOTE:** In accordance with Sections 10-106(B) and 10-206(B) of the Zoning Ordinance, any official Board of Architectural Review approval will expire 12 months from the date of issuance if the work is not commenced and diligently and substantially pursued by the end of that 12-month period.

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

****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.



BAR2014-00426



ISSUE

The applicant requests approval of a Certificate of Appropriateness to construct a new single family house on the vacant lot at 606 South Fairfax Street. The lot currently functions as the side yard for 604 South Fairfax Street, which is also owned by the applicant. Visibility of the future house will be limited to South Fairfax Street.

The proposed two-and-a-half story frame house will have a 6' deep, one-story front porch. The house will measure 16' wide by 56'4" deep and will be built on the south property line, with a 3' setback between from the north property line. The proposed house will have three distinct sections: a two-and-a-half story, gable-roof, brick-clad main block; a two-story, flat-roof "addition"; and, one-story, flat-roof "addition". The flat roofs of the two rear sections will function as rooftop decks for the adjacent bedrooms. The existing 43 square foot shed on the property will remain.

Front Façade

The brick-faced front elevation will have three bays on the first floor and two bays on the upper floors. A 6' deep front porch with a low slope roof will span the width of the house (16') and will have square columns and a simple balustrade. Horizontal lattice will fill in the openings below the raised porch. The two-over-one double-hung windows have precast lintels and brick sills. There will be a six-panel wood front door. The roof dormers will be clad with fiber cement siding and a brick-clad chimney will be located on the front slope of the gable roof.

South Elevation

The south elevation of the house will be devoid of openings and will be clad with smooth fiber cement siding with a 5" exposure. The rear slope of the gable roof will have a different pitch in order to accommodate a higher ceiling height.

Rear (east) Elevation

The rear elevation will be three stories in height, with each subsequent story being setback approximately 10-15 feet from the level below. The rear elevations will each have a triple full-light French door. On the first floor there will also be flanking double-hung windows and decorative trim and pilasters.

North Elevation

The north elevation will be clad with brick on the main block and fiber cement siding on the shed-roof portion of the third floor, which is setback approximately 2' from the gable end, as well as on the rear "additions."

Materials

The following materials are proposed:

- Red brick (General Shale brand/Old English)

- Smooth fiber cement lap siding (Hardie Plank) with a 5” exposure in a pre-finished Cobble stone color (grey)
- Precast stone (Wheatstone color) lintels on the brick portion of the building
- Six-panel wood door with a stained finish by Jeld-wen
- Full-light French doors on the rear elevation by Jeld-wen
- Double-hung, simulated-divided-light wood windows in a 2-over-1 configuration by Jeld-wen
- Standing seam metal roof in a medium bronze color
- Porch details and trim throughout (made from a millable and paintable composite material: AZEK brand)
- Fiberglass composite porch columns
- Colonial style black aluminum exterior lights
- Operable paneled wood shutters
- Half round metal gutters and round downspouts

I. HISTORY

The 1877 G.M. Hopkins insurance map shows a structure on the lot at 606 S. Fairfax St. owned by H. Cockrell. By the second quarter of the twentieth century, the structure was no longer extant. The property has the potential to yield archaeological resources that could provide insight into life in Alexandria in the latter nineteenth century, therefore Staff has noted the comments of Alexandria Archaeology and recommends that they be included as a condition of the approval.

II. ANALYSIS

The proposed new house complies with the zoning ordinance per Section 3-1108 (B), which states the following:

“Any lot of record on February 10, 1953 which does not comply with the lot area or width regulations of the RM zone may be developed with a single-family residence with accessory structures.”

All new construction in the RM zone must be located on the front property line if the majority of the houses on the block are also located on the front lot line, which is the case here. Staff finds the applicant’s design, with a one-story front porch sited on the front lot line, a creative compromise that bridges the new construction with the flanking historic buildings. In addition, the open porch allows for greater views and light/air to the adjacent historic house at 604 South Fairfax Street, which is located at the front property line and has windows on the south elevation.

As the *Design Guidelines* note, the Board is most concerned with the compatibility of new structures with adjacent and nearby historic buildings. Historically, the Board has supported new but contextual background buildings which “allow historic structures to maintain the primary visual importance.” The *Guidelines* specifically state that “...the Boards seek to promote compatible development that is, at once, both responsive to the needs and tastes of the late 20th

century while still being compatible with the historic character of the districts.” In evaluating new construction, the Board generally focuses on height, scale mass and architectural character on a larger scale, while focusing on fenestration, architectural detailing and materials on a more micro level. In the opinion of Staff, the proposed new house is in compliance with the broader recommendations contained in the *Design Guidelines* for new construction. While the building does not have a single architectural style per se, it takes architectural clues from nearby historic buildings on the block and the surrounding neighborhood. The differentiated style not only references existing architectural styles and materials common in the neighborhood but without attempting to be the largest or most elaborate dwelling on the block. The use of a gable roof allows for a lowered cornice line consistent with many other houses on the block.

While the 1993 *Design Guidelines* specifically discourage the use of new materials on historic properties, the Board traditionally supports modern materials on new construction, in part to subtly differentiate between the early and recent buildings. Thus, the use of millable, paintable, composite trim and fiber cement siding on this new building is in conformance with the Board’s adopted modern materials policy. While Staff supports the applicant’s proposal to use painted wood windows and doors, the Board’s window policy would also allow for the use of modern window materials, such as aluminum clad wood or fiberglass. Regardless of the material used, the windows should otherwise comply with the Board’s window policy.

Staff is familiar with the plastic lattice available through local big-box hardware stores but is not familiar with the AZEK lattice product proposed by the applicant. As the Board is likely aware, most plastic lattice is made of thin, flexibility plastic with a fake wood grain finish and is of poor quality. While the AZEK lattice may be acceptable, Staff would like to see a sample before approving the material. Alternatively, Staff would support a high-quality wood lattice and recommends the Board condition any approvals to require the applicant work with staff during the building permit process to determine an acceptable lattice material.

As the Board is aware, the building code does not allow for openings on elevations located on, or within 3 feet, of a side property line. While the Board routinely approves blank elevations, Staff finds the use of fiber cement siding on the south elevation of the new house to be unfortunate and instead recommends that the south elevation of the front building block be clad with brick like the north elevation. The south elevation will be highly visible from South Fairfax Street because the adjacent building at 608 South Fairfax Street is only one-story in height and is set back over 17’ from the front property line. The applicant believes that the adjacent lot will be redeveloped at some time in the future and that any new building on that lot would be built to the lot-line, thereby making the south elevation a party wall. In the opinion of Staff, there is no way of knowing when and what the BAR will approve on the neighboring property, especially given the existence of a historic building on the lot. The amount of brick on the south elevation could be slightly reduced by matching the rear slope of the gable roof and adding fiber cement siding on the south side of the shed-like dormer on the third floor, similar to how it is treated on the north elevation. Alternatively, the entire building could be clad with fiber cement siding. Staff has no objection to the use of fiber cement siding on the one and two-story rear portions of the house.

The submitted materials do not include a gate or fence at the front property line between 604 and 606 South Fairfax Street. So the applicant does not need to return to the Board, Staff recommends that any new fence or gate comply with zoning and be approved administratively.

Staff recommends approval of the application for a new single-family house with the conditions noted above.

STAFF

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

III. CITY DEPARTMENT COMMENTS

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

Zoning Comments

C-1 The proposed dwelling complies with the RM zone.

Code Administration

No comments received.

Transportation and Environmental Services

- R-1 The building permit must be approved and issued prior to the issuance of any permit for demolition. (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 An approved grading plan will be required for construction of the new dwelling per Section 5-6-224 of the City Code. (TES)
- 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)

Alexandria Archaeology

- F-1 The 1877 G.M. Hopkins insurance map shows a structure standing on the lot at 606 S. Fairfax St. owned by H. Cockrell. By the second quarter of the twentieth century the structure was no longer extant. The property has the potential to yield archaeological resources that could provide insight into life in Alexandria in the latter nineteenth century.
- R-1 The statements below shall appear on final site plan sheets involving any ground disturbing activities so that on-site contractors are aware of the requirements:
- a. 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.
 - b. The applicant/contractor shall not allow any metal detection to be conducted on the property, unless authorized by Alexandria Archaeology.
 - c. All required preservation measures shall be completed in compliance with Section 11-411 of the Alexandria Zoning Ordinance.

V. ATTACHMENTS

1 – Supplemental Materials

2 – Application for BAR2014-00426:606 S Fairfax Street



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

A. Property Information

A1. Street Address _____ Zone _____

A2. _____ x _____ = _____
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		Stairways**	
Second Floor		Mechanical**	
Third Floor		Other**	
Porches/ Other		Total Exclusions	
Total Gross *			

B1. Existing Gross Floor Area *
_____ Sq. Ft.B2. Allowable Floor Exclusions**
_____ Sq. Ft.B3. Existing Floor Area minus Exclusions
_____ Sq. Ft.
(subtract B2 from B1)**C. Proposed Gross Floor Area (does not include existing area)**

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

C1. Proposed Gross Floor Area *
_____ Sq. Ft.C2. Allowable Floor Exclusions**
_____ Sq. Ft.C3. Proposed Floor Area minus Exclusions
_____ Sq. Ft.
(subtract C2 from C1)**D. Existing + Proposed Floor Area**

D1. Total Floor Area (add B3 and C3) _____ Sq. Ft.

D2. Total Floor Area Allowed by Zone (A2) _____ 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

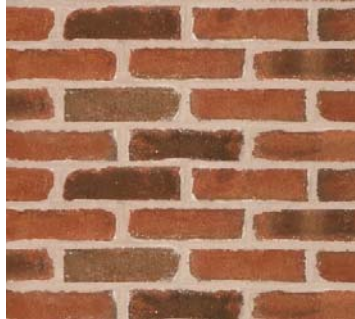
Existing Open Space	
Required Open Space	
Proposed Open Space	

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

Signature: _____ Date: _____

**606 South Fairfax Street
Board of Architectural Review Old and Historic District
Materials Specification List**

Brick: General Shale: Old English Lightweight
Engineer Modular / Oversize
V Joint



Siding: Hardie Plank Lap Siding (Smooth Texture) 5" Exposure
Color – Pre-Painted ColorPlus Cobble Stone

Sills: Brick

Header: Precast Stone Color - Wheatstone

Front Entry Door: Jeldwen – Wood Exterior Panel Door / Model 160 (Six Panel) Stained wood finish
Schlage – Wakefield handle set – Oil rubbed bronze
Hardware – Oil rubbed bronze

Address Numbers: Gold leaf number decals on the transom above the entry door

Entry Porch: Brick Piers,
Decking/Steps – Trex/Azek over wood structure Color – Med Grey
Trim – Azek painted
Columns – 8" HBG square x 8'-0" High painted
Color – Painted w/ Valspar #7006-10 Cool Gray

All Railings Azek Trademark Railing system – Painted

Window Well: Flagstone Cap Brick veneer

Shutters / Hardware: Operable wood two panel shutters
Hardware (Hinges and shutter dogs) – Oil rubbed bronze

Gutters / Downspouts: Metal 6" Diameter half round gutters w/ 4" diameter round downspouts
Color – Medium Bronze

**606 South Fairfax Street
Board of Architectural Review Old and Historic District
Materials Specification List**

Exterior Lights: Front Porch, Rear Patio, 2nd and 3rd floor patios
Allen + Roth – Parsons Field 22-in H (Model 398460)
Color – Black



Windows: Jeldwen – Siteline EX Wood Double Hung Windows
Color – Valspar #7006-10 Cool Gray
Simulated Divided Lite Two over One
Casing at brick – Brick mold
Casing at siding – 3 ½" Flat

Sythetic Wood Trim: Azek (smooth texture)
Color - Painted w/ Valspar #7006-10 Cool Gray

Main Roof: Standing seam metal roof Color – Medium Bronze

Low Pitch Roof: TPO membrane Color – White

Rear Doors: Jeldwen – Siteline EX- Wood Patio Door
Color – Match trim Wide Stile (No grille)
Hardware – Oil rubbed bronze

Square **PERMA**Cast® Columns

Tuscan Cap

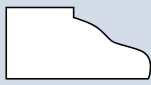
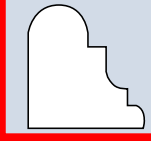


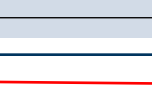
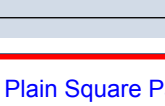
SQUARE PERMACAST® INSIDE DIMENSIONS

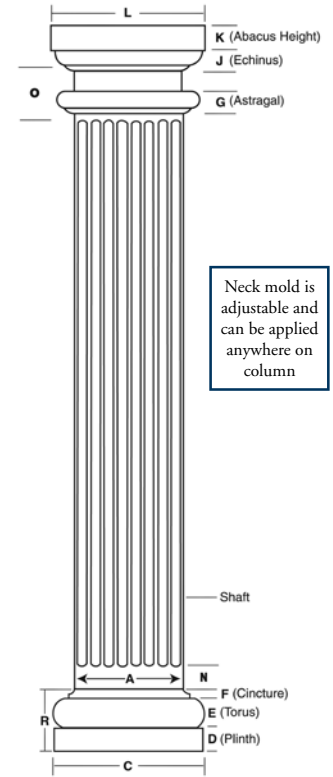
Inside dimensions may vary up to $\frac{1}{8}$ ".
Splitting a column will decrease inside dimension $\frac{1}{8}$ ".

COL. SIZE	INSIDE
6"	5 $\frac{1}{4}$ "*
8"	6 $\frac{7}{8}$ "
10"	9"
12"	11"
14"	12"
16"	14 $\frac{3}{4}$ "

*Inside is Round

MOLDING FOR SQUARE PERMACAST®

	Length: 8' No. 54502 $\frac{1}{2}$ " x 1"		Length: 10' No. 54503 1" x 1"
	Length: 10' No. 54512 $\frac{3}{4}$ " x 1"		Length: 10' No. 54504 $\frac{3}{4}$ " x 1"
	Length: 10' No. 54505 $\frac{3}{4}$ " x 1"		Length: 10' No. 54506 $\frac{3}{4}$ " x 1"



PermaCast® Square Column shown fluted with Tuscan Cap and Base.

Plain Square Painted

SQUARE PERMACAST® COLUMN DIMENSIONS (In Inches)*

Column Size	A	C	D	E	F	G	J	K	L	N	O	R	Lengths Available (ft.)
6"	6"	9 $\frac{1}{8}$ "	1 $\frac{1}{16}$ "	1 $\frac{1}{16}$ "	$\frac{5}{16}$ "	1"	1 $\frac{1}{4}$ "	1 $\frac{3}{8}$ "	9 $\frac{1}{8}$ "	N/A	N/A	3 $\frac{3}{8}$ "	6,8,9,10
8"	8"	11 $\frac{1}{8}$ "	1 $\frac{1}{8}$ "	1 $\frac{1}{4}$ "	$\frac{5}{8}$ "	1"	1 $\frac{3}{8}$ "	1 $\frac{3}{8}$ "	10 $\frac{15}{16}$ "	4"	3 $\frac{1}{8}$ "	4 $\frac{1}{4}$ "	6,8,9,10,12
10"	10"	13 $\frac{1}{8}$ "	2 $\frac{1}{4}$ "	2 $\frac{3}{16}$ "	$\frac{3}{4}$ "	1"	1 $\frac{1}{4}$ "	1 $\frac{13}{16}$ "	12 $\frac{3}{16}$ "	4"	4 $\frac{1}{8}$ "	5 $\frac{3}{16}$ "	51",6,8,9,10,12,14,16
12"	12"	16 $\frac{1}{16}$ "	2 $\frac{13}{16}$ "	2 $\frac{3}{8}$ "	$\frac{7}{8}$ "	1"	1 $\frac{3}{4}$ "	2 $\frac{1}{16}$ "	16 $\frac{11}{16}$ "	N/A	N/A	6 $\frac{1}{16}$ "	8,9,10,12,14,16,18
14"	14"	19 $\frac{1}{8}$ "	3 $\frac{1}{8}$ "	2 $\frac{7}{8}$ "	1 $\frac{1}{16}$ "	1 $\frac{1}{8}$ "	2 $\frac{1}{16}$ "	2 $\frac{1}{2}$ "	19 $\frac{1}{16}$ "	N/A	N/A	7 $\frac{9}{16}$ "	8,10,12
16"	16"	22 $\frac{1}{8}$ "	3 $\frac{7}{8}$ "	3 $\frac{3}{8}$ "	1 $\frac{1}{8}$ "	1 $\frac{1}{8}$ "	2 $\frac{3}{8}$ "	2 $\frac{3}{4}$ "	21 $\frac{1}{2}$ "	N/A	N/A	8 $\frac{3}{8}$ "	8,10,12,14,16,18,20

☐ Fluted Square. *There may be a variance of up to $\frac{1}{4}$ " in all dimensions.
See page 16 for Ornamental Capital dimensions.

Versatility of Square Columns

The design and versatility of an HB&G square column has enhanced its popularity with today's architects. The HB&G Square PermaCast® column lineup includes plain, recessed panel and fluted styles. An unlimited combination of styles can be achieved by various uses of the panel molding, neck molding, and caps and bases. Additionally, the square column is not tapered and can be cut to any height without affecting the fit of the caps and bases.

Tuscan Base



allen + roth Parsons Field 22-in H Black Outdoor Wall Light

Item #: 398460 | Model #: LW-1018

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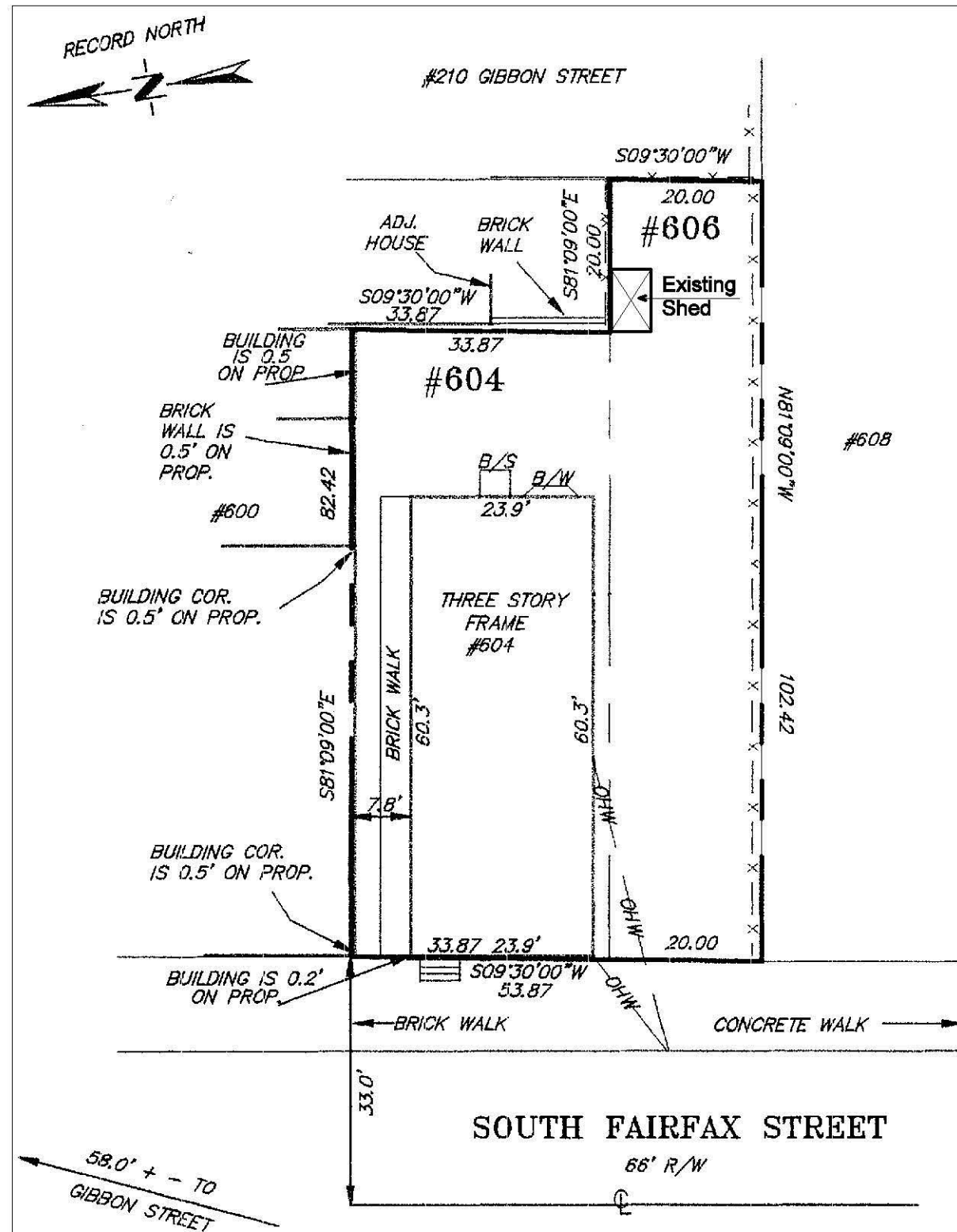
[Community Q&A](#)

Got an update or addition to this product's details? [Share it here](#)

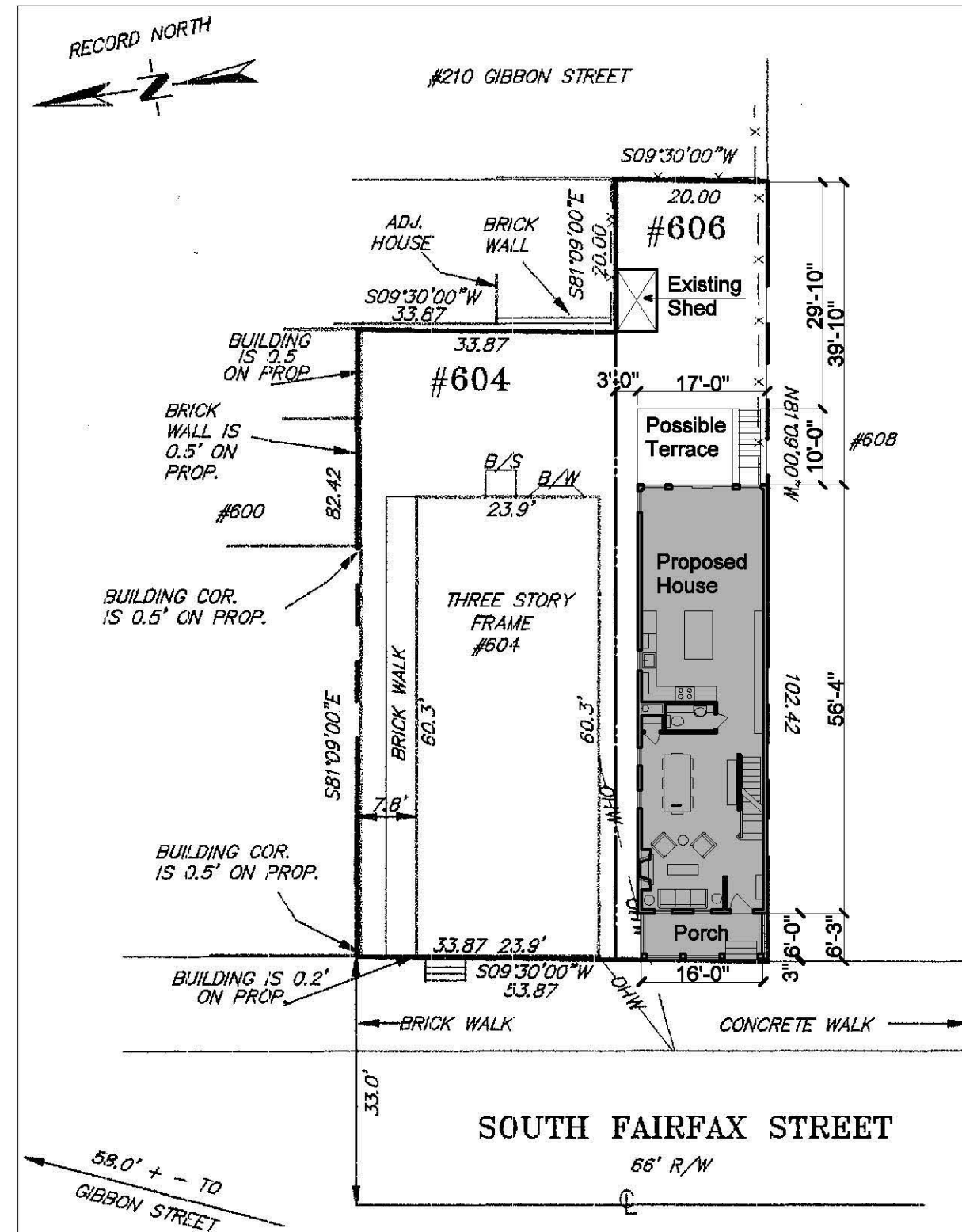
Type	Outdoor wall mounted light
Motion Activated	No
Manufacturer Color/Finish	Black
Fixture Height (Inches)	22
Fixture Width (Inches)	9.1
Fixture Depth (Inches)	10
Weather Resistant/Weatherproof	Weather resistant
Maximum Bulb Wattage	40
Bulbs Included	No
Number of Bulbs Required	3
UL Safety Listing	Yes
CSA Safety Listing	Yes
ETL Safety Listing	Yes

14

Hardware Included	Yes
Glass Color	Clear
Glass Style	Seeded
Power Source	Hardwired
Style	Rustic/Lodge
ENERGY STAR Qualified	No
Package Quantity	1
Material	Die-cast aluminum
Color/Finish Family	Black
Dark Sky	No
Collection Name	Parsons Field
Light Bulb Base Type	Candelabra
Recommended Light Bulb Shape	B10
Size Classification	Medium (6.1-in-9-in)



Existing Site Plan
1"=20'



Proposed Site Plan
1"=20'

Lot: 7
Blk: 2

New Residence
606 S. Fairfax St., Alexandria, VA

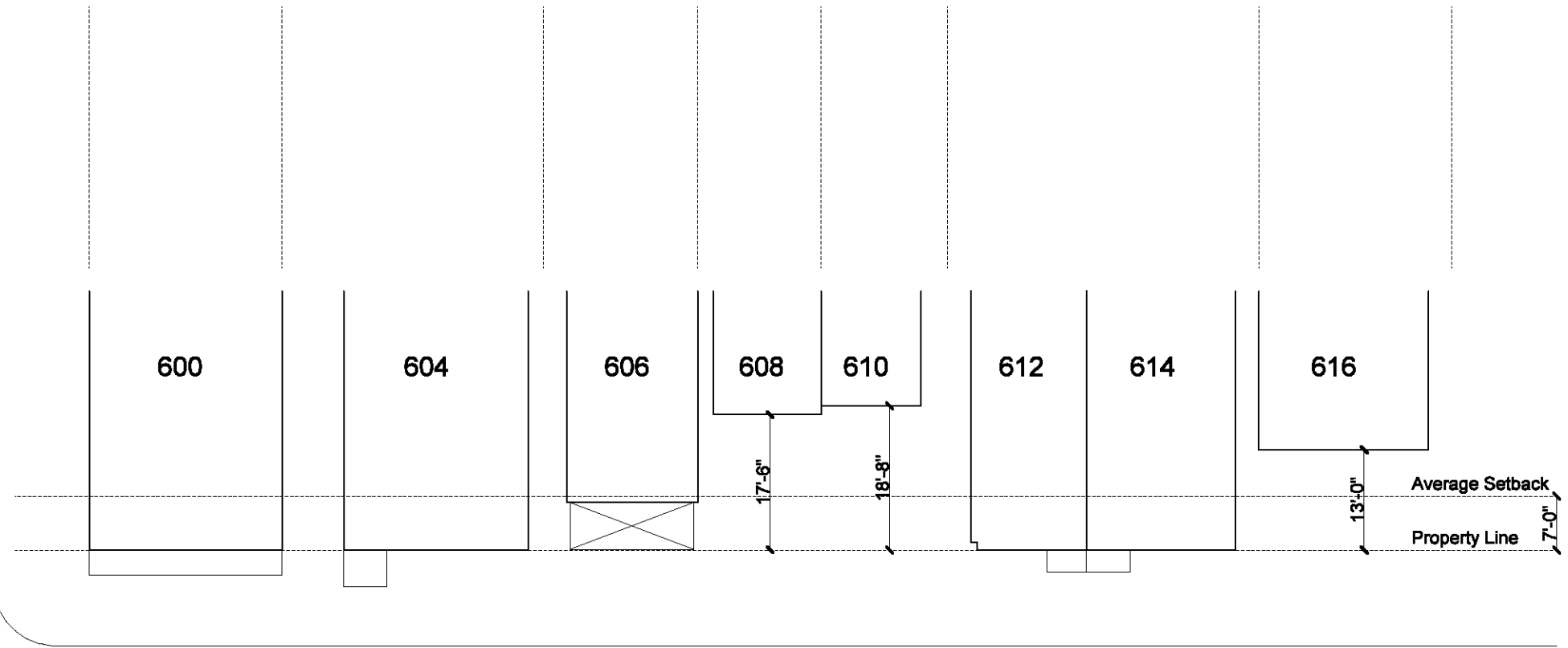
Existing Site Plan
Proposed Site Plan

Date 11/17/2014 Scale As Noted

1 of 6

A-1

Gibbon Street



Average Setbacks
1"=20'

Fairfax Street



Average Eave Heights
1"=20'

Lot: 7

Blk: 2

New Residence
606 S. Fairfax St., Alexandria, VA

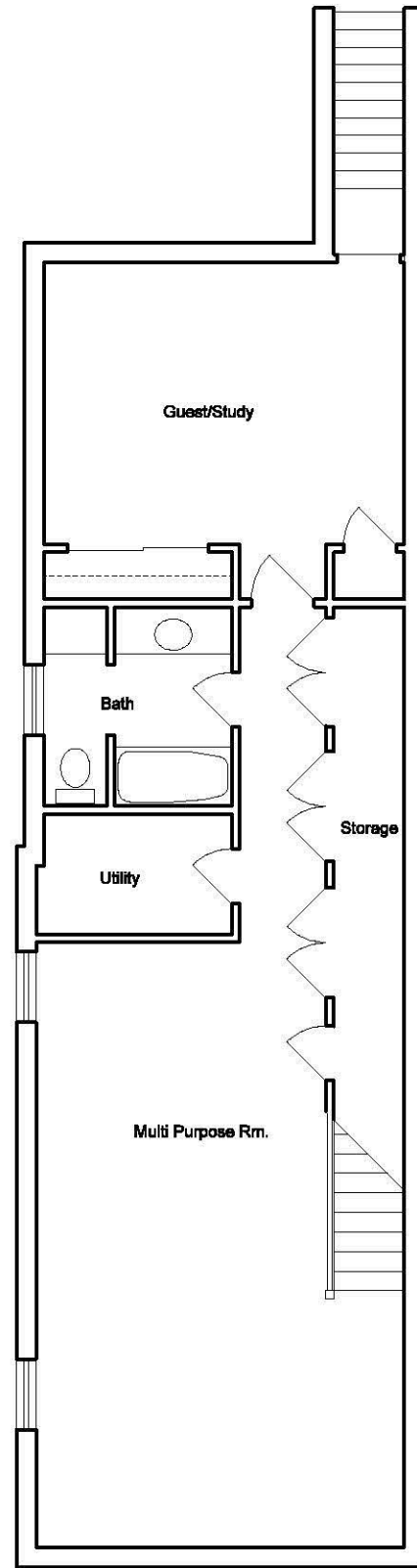
Existing Site Plan
Proposed Site Plan

Date 11/17/2014

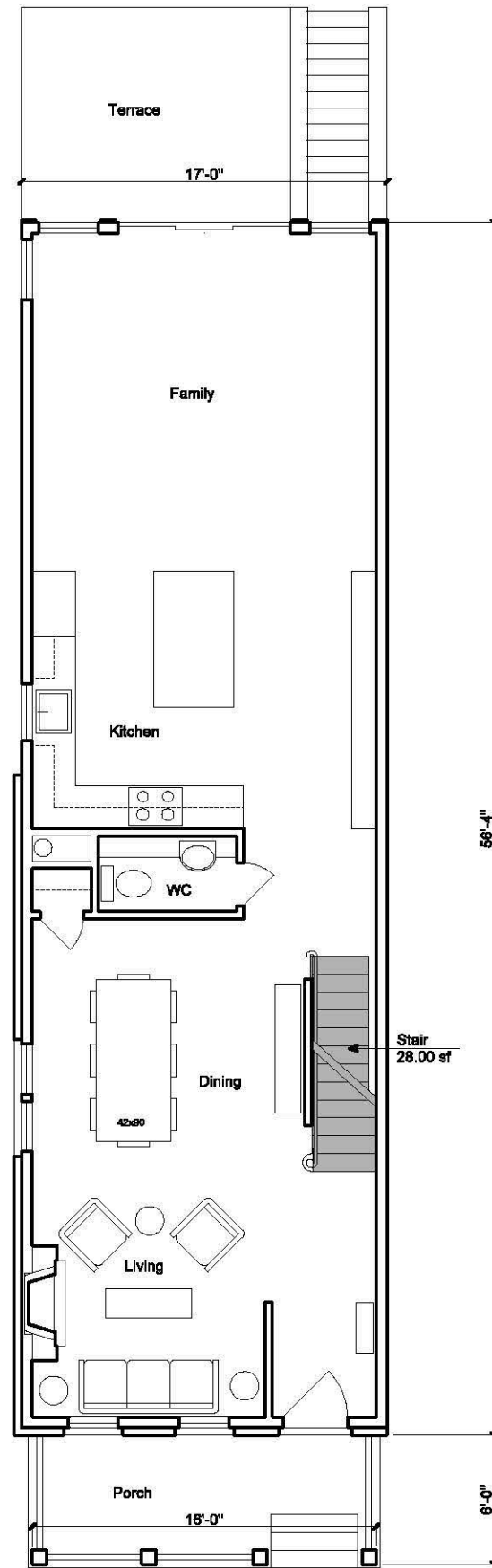
Scale As Noted

2 of 6

A-2



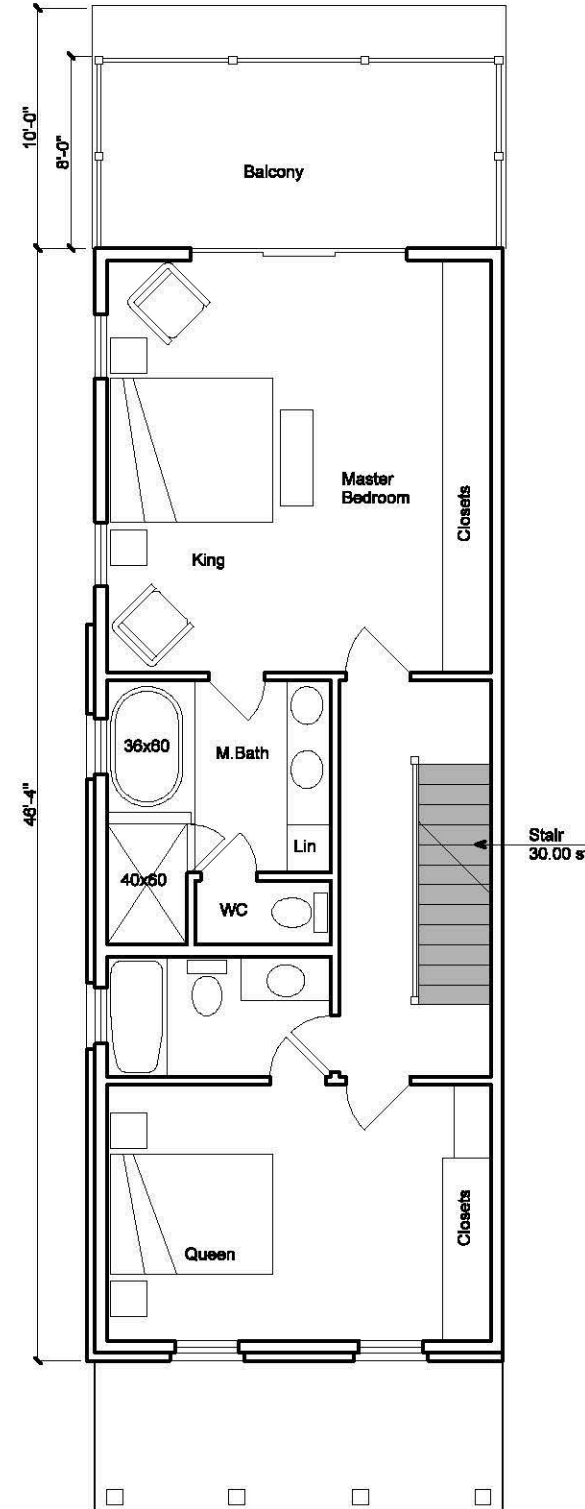
Basement - 968 sf
1/8"=1'-0"



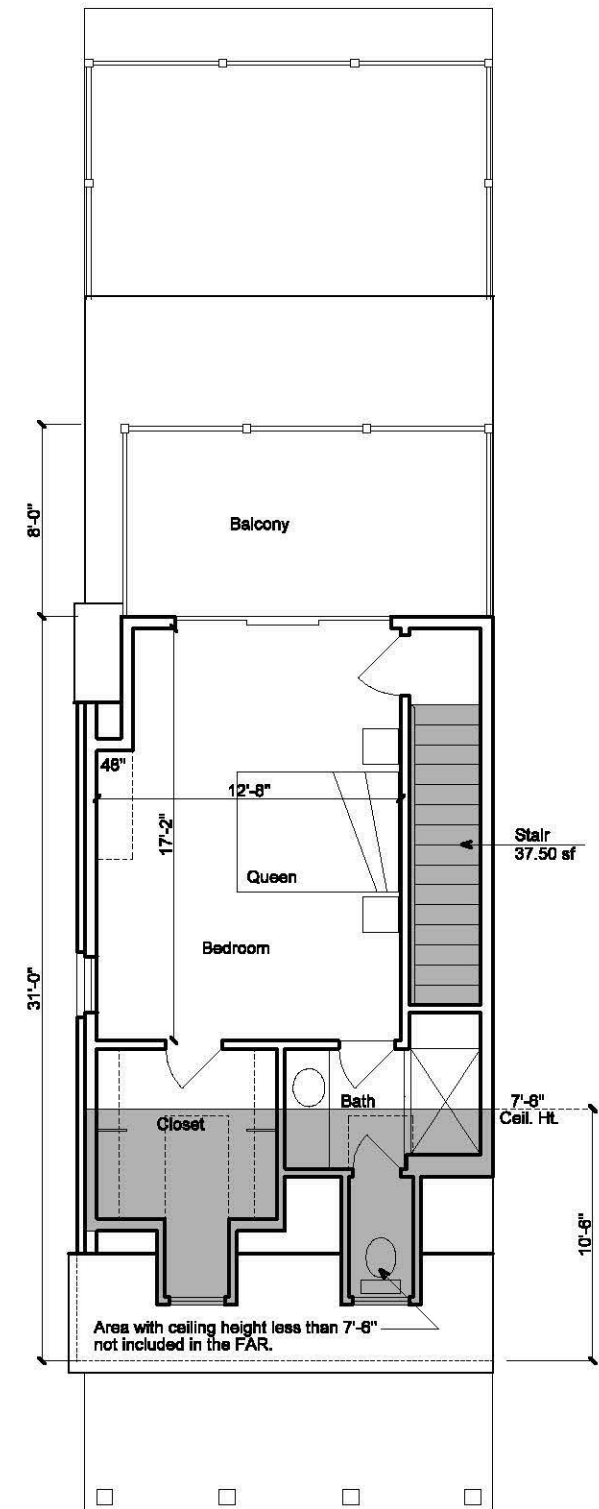
1st. Floor - 968 sf

FAR Calculations

Basement:	968 sf
1st. Floor:	968 sf
2nd. Floor:	796 sf
Attic Level:	346 sf
Front Porch:	96 sf
Total:	3,174 sf



2nd Floor - 796 sf
1/8"=1'-0"



3rd Floor - 346 sf

Floor Plans

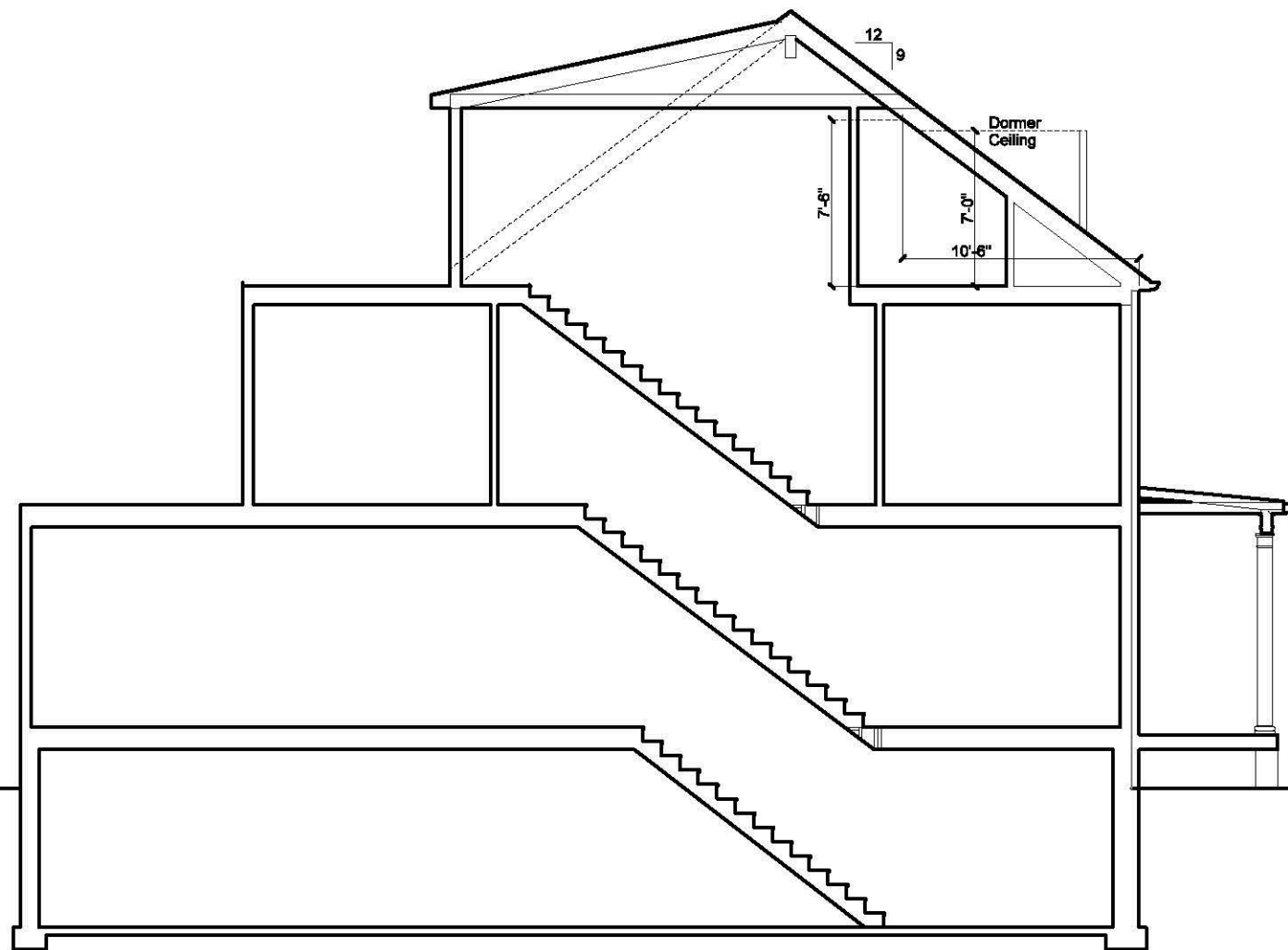
New Residence
606 S. Fairfax Street, Alexandria, VA

Lot: 7
Blk: 2

Date: 11.17.2014
Scale: As Noted

3 of 6

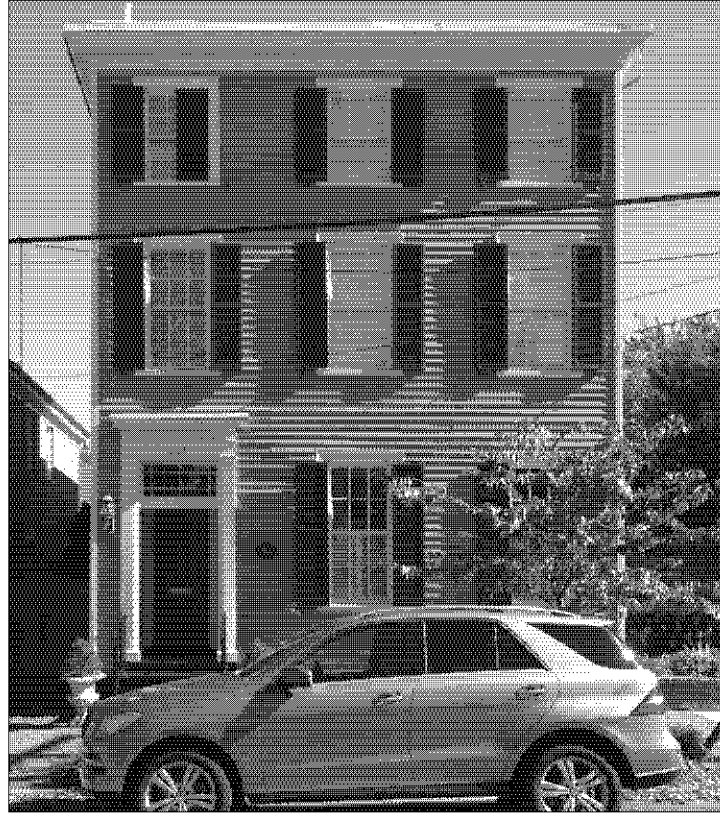
A-3



New Residence		Lot: 7		Blk: 2	
606 S. Fairfax Street, Alexandria, VA					
Elevations Section		Date		11.17.2014	
4 of 6		Scale		As Noted	
A-4					



600 S. Fairfax



604 S. Fairfax



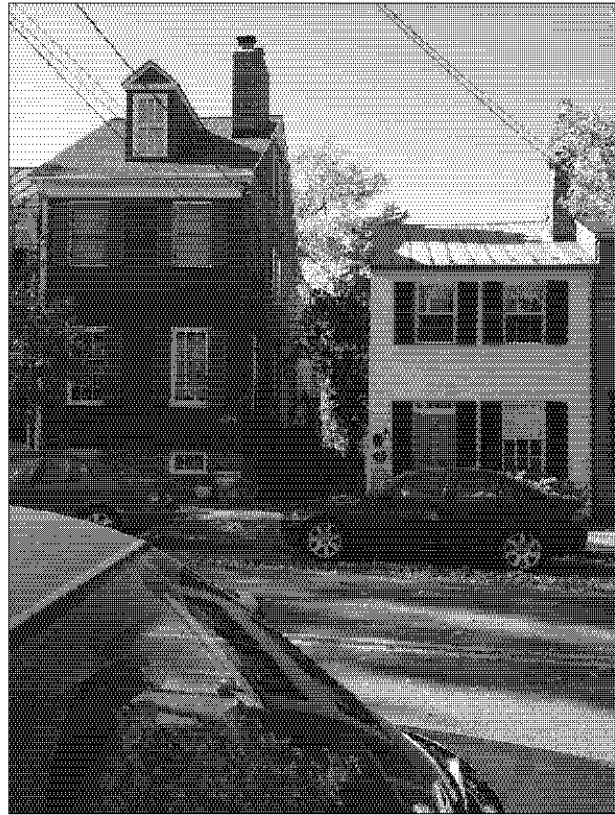
606 S. Fairfax



608 & 610 S. Fairfax

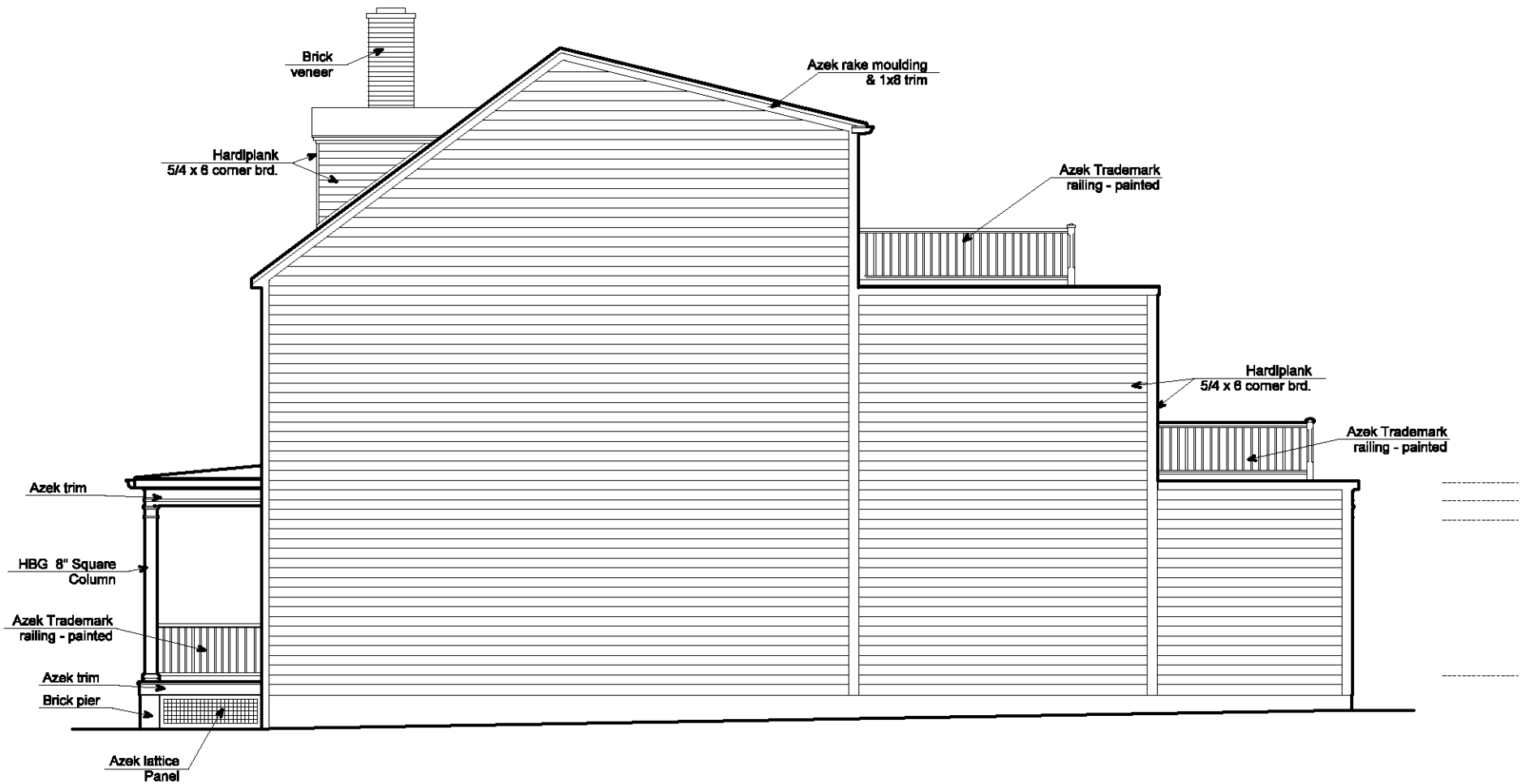


612 & 614 S. Fairfax



609 & 607 S. Fairfax

Neighboring Photos		New Residence		Lot: 7
.		606 S. Fairfax Street, Alexandria, VA		Blk: 2
Date	11.17.2014	Scale	As Noted	.
6 of 6				
A-6				



606 S. Fairfax St. - South Elevation
 1/8"=1'-0" 1.10.2015

ADDRESS OF PROJECT: 606 S Fairfax StTAX MAP AND PARCEL: 081.01-02-06 ZONING: 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: Michael DykeAddress: 604 S Fairfax StCity: Alexandria State: VA Zip: 22314Phone: 703-548-8309 E-mail: Mike@TheDykeFamily.comAuthorized Agent *(if applicable)*: ☐ Attorney ☐ Architect ☐ _____

Name: _____ Phone: _____

E-mail: _____

Legal Property Owner:

Name: Same as Applicant

Address: _____

City: _____ State: _____ Zip: _____

Phone: _____ E-mail: _____

- ☐ 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).*

Build new single family house on vacant lot. See attached detailed specs.

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.

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: Michael Dyke

Date: 12/4/2014

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. Michael Dyke	604 S Fairfax Street Alexandria VA 22314	50%
2. Deborah Ceccoli- Dyke	604 S Fairfax Street Alexandria VA 22314	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 606 S Fairfax St. (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. Michael Dyke	604 S Fairfax Street Alexandria VA 22314	50%
2. Deborah Ceccoli- Dyke	604 S Fairfax Street Alexandria VA 22314	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. N/A		
2.		
3.		

NOTE: Business or financial relationships of the type described in Sec. 11-350 that arise after the filing of this application and before each public hearing must be disclosed prior to the public hearings.

As the applicant or the applicant's authorized agent, I hereby attest to the best of my ability that the information provided above is true and correct.

12/4/2014 Michael Dyke 
 Date Printed Name Signature