

ADDRESS OF PROJECT: 3640 Wheeler Ave.

TAX MAP AND PARCEL: 090.04-02-22

ZONING: I/Industrial

APPLICATION FOR: *(Please check all that apply)*

BAR CONCEPT REVIEW SUBMISSION

☐ **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: Siena Corporation / Craig Pittinger

Address: 8221 Snowden River Parkway

City: Columbia **State:** MD **Zip:** 21045

Phone: (443) 539-3070 **E-mail:** Pitt@sienacorp.com

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

Name: Walsh, Colucci, Lubeley & Walsh, P.C./By: M. Catharine Puskar **Phone:** 703-528-4700

E-mail: cpuskar@thelandlawyers.com

Legal Property Owner:

Name: JBJ LLC

Address: Attn: Jim Willis Flipppo Construction Co. 3820 Belt Pl.

City: Forrestville **State:** MD **Zip:** 20747

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 See attached description

☐ **ADDITION**

☒ **DEMOLITION/ENCAPSULATION**

☒ **SIGNAGE**

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

See attached description.

SUBMITTAL REQUIREMENTS:
BAR CONCEPT REVIEW SUBMISSION

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.

**Board of Architectural Review
Description of Proposed Work
3640 Wheeler Avenue
Tax Map ID: 090.04-02-22**

Siena Corporation ("The Applicant") is submitting materials to the Board of Architectural Review for a concept review of its request for a Development Special Use Permit to build a self-storage facility ("ezStorage") at 3640 Wheeler Avenue ("The Property"), and to convert the 100-year old building on the Property for use as a leasing office. While the Property is not located in the Old & Historic District, the 100 year old building is under the purview of the BAR, and, given that the new building will be located on the same parcel, pursuant to the Zoning Ordinance, it requires review by the BAR as well.

The Property contains approximately 2.0 acres, is zoned I/Industrial, and is currently occupied by Flippo Construction. The Applicant requests approval of a development special use permit for a 4-story, 50 foot tall ezStorage self-storage facility containing approximately 108,900 sq. ft. of floor area. The new building will be constructed with masonry, steel, and concrete and has been sited to minimize the impact on the existing RPA on the southern portion of the site and to align its frontage with the frontage of the existing 100-year old building. The design incorporates a combination of true light and spandrel glass windows and will provide a transition from the 100-year old building to the more modern design of the Public Safety Center to the east.

The work proposed for the 100-year old building is as follows:

- Removal of the non-historic garage addition on the eastern portion of the building;
- Cleaning and re-pointing of the existing masonry;
- Cleaning and painting of the existing wood trim and siding;
- Renovation of the interior for use as the self-storage facility office;
- Addition of an ADA-accessible ramp and entrance at the east side for accessibility to the office;
- Addition of a backlit "ezStorage" sign to the front façade and small "Office" signs at each of the two entries;
- Removal of the asphalt at the front and west side of the building and adding landscaping; and
- Minor repairs as necessary.

The removal of the more recent additions to the 100 year old building and the additional renovation work will be more consistent with the original building. The new building will improve the Property and be an appropriate use for the industrially-zoned parcel without negative impacts on the 100 year old building and surrounding neighborhood.

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:*

- N/A ☐ 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.

*Not required, but will be provided

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: M. Catharine Puskar

Printed Name: M. Catharine Puskar

Date: 3/2/2015

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. Siena Corporation	8221 Snowden River Parkway Columbia, Maryland 21045	100% owned by Todd Manganaro
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 3640 Wheeler Avenue (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. JBJ LLC	Attn: Jim Willis Flippo Construction Co. 3820 Belt Pl.	See Attached
2.	Forrestville, MD 20747	
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. Todd Manganaro	None	None
2. Brian E. Flippo/ The Brian E. Flippo Family Trust	None	None
3. Jeffrey S. Flippo/ The Jeffrey S. Flippo Family Trust	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.

3/2/2015
Date

M. Catharine Puskar, Agent/Attorney
Printed Name


Signature

JBJ LLC

Ownership and Disclosure

March 2, 2015

The Ownership of JBJ, LLC (all above 10%) is listed below:

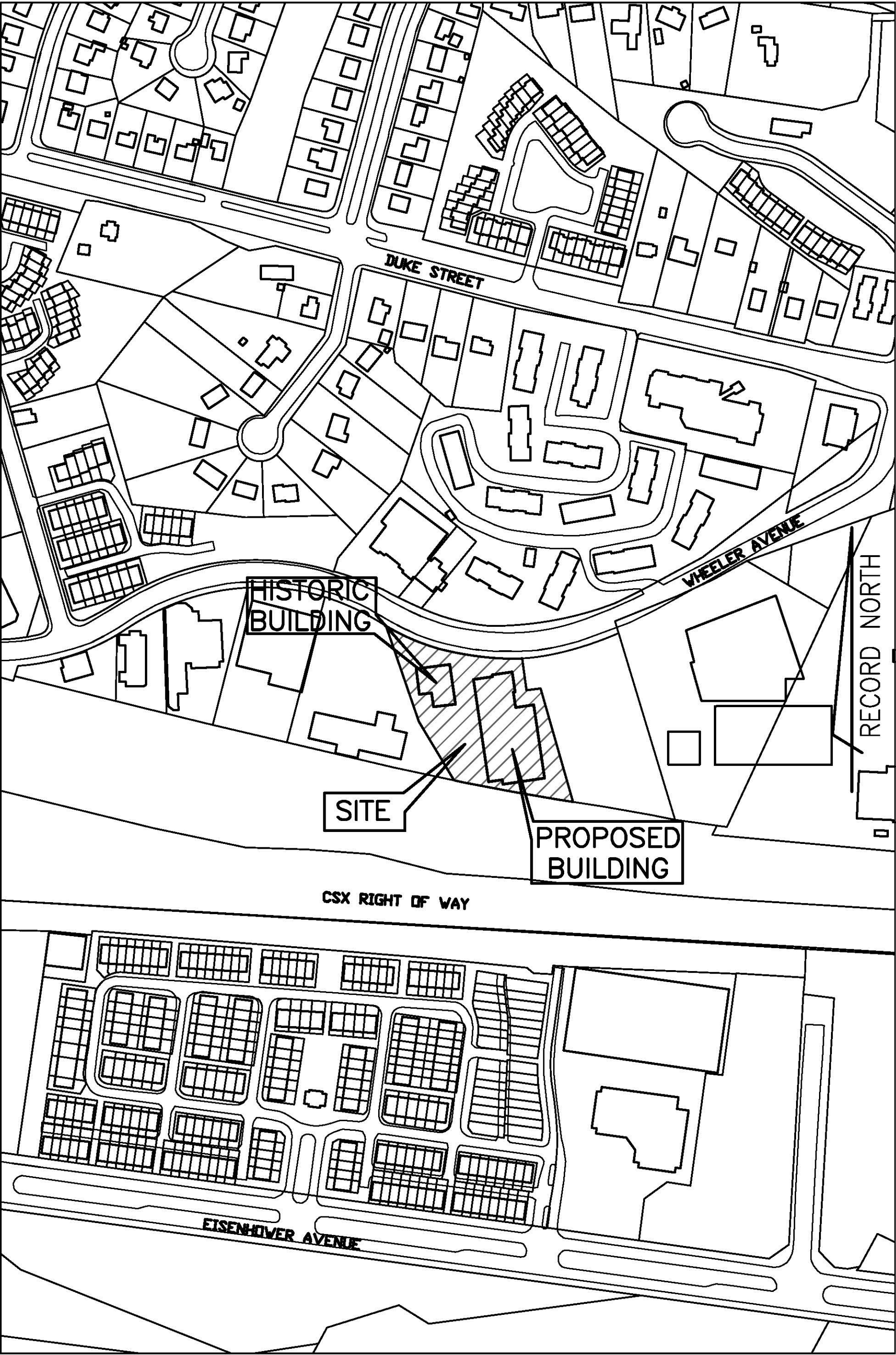
Brian E Flippo

The Brian E Flippo Family Trust

Jeffrey S. Flippo

The Jeffrey S. Flippo Family Trust

None of the above have any business or financial relationships with any City Council member, Planning Commissioner, BAR member, or BZA member.



CONTEXTUAL MAP
SCALE 1"=200'

N/F 88 WHEELER FOUNDATION, LLC

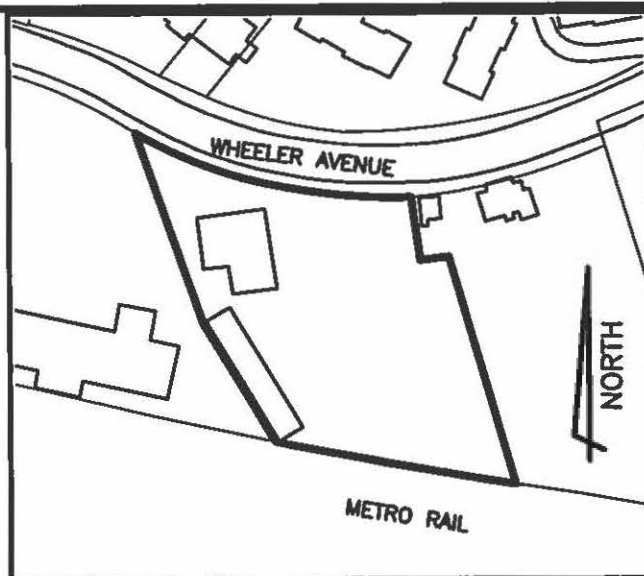
3655 WHEELER AVENUE
ALEXANDRIA, VA 22304
TAX MAP #060.04-01-12
ZONE: CSL

USE: OFFICE/COMM. WHSE
INST. #080014996

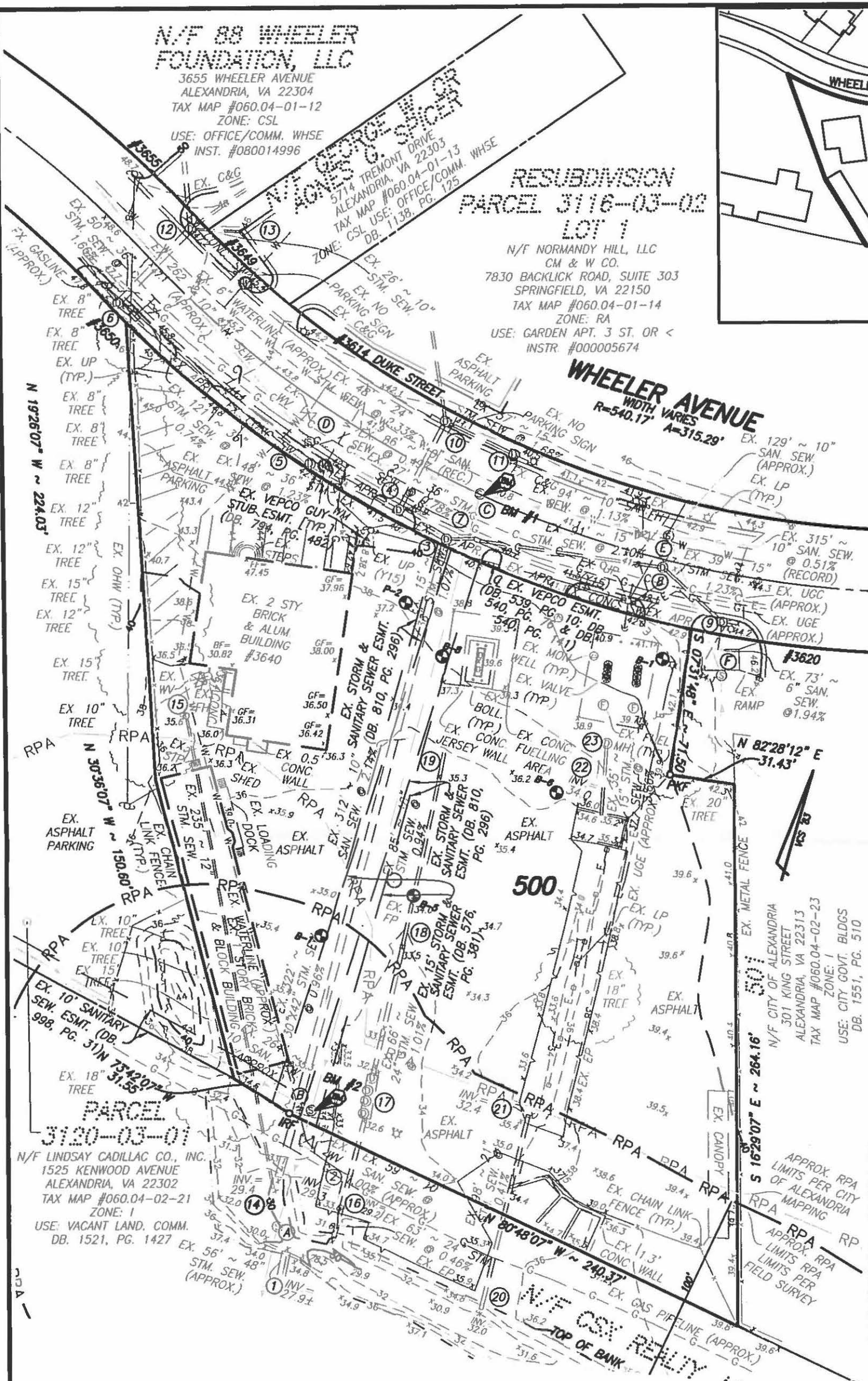
N/F GEORGE W. SPICER
5714 TREMONT DRIVE
ALEXANDRIA, VA 22303
TAX MAP #060.04-01-13
USE: OFFICE/COMM. WHSE
DB. 1138, PG. 125

RESUBDIVISION PARCEL 3116-03-02 LOT 1

N/F NORMANDY HILL, LLC
CM & W CO.
7830 BACKLICK ROAD, SUITE 303
SPRINGFIELD, VA 22150
TAX MAP #060.04-01-14
ZONE: RA
USE: GARDEN APT. 3 ST. OR <
INSTR. #000005674



VICINITY MAP
SCALE: 1" = 200'



GENERAL NOTES

1. TOPOGRAPHY REFERENCED TO NAVD '88 VERTICAL DATUM PR CITY OF ALEXANDRIA CONTROL MONUMENT GPS #580. HORIZONTAL COORDINATES AND BEARINGS REFERENCED TO VCS '83 DATUM OER CITY OF ALEXANDRIA CONTROL MONUMENTS GPS #580 & 581.
2. TITLE REPORT NOT FURNISHED, THUS ALL EASEMENTS MAY NOT BE SHOWN
3. PLAT SUBJECT TO RESTRICTIONS OF RECORD.
4. TOTAL SITE AREA = 87,120 S.F. OR 2.0000 AC.

JBL, LLC
ATTN: WILLIAM J.M. WILLIS
FLIPPO CONSTRUCTION CO.
3820 PENN BELT PLACE
ALEXANDRIA, VA 22313
DB. 431, PG. 488

GRAPHIC SCALE



EXISTING CONDITIONS SURVEY EZ STORAGE FACILITY #3640 WHEELER AVENUE CITY OF ALEXANDRIA, VIRGINIA

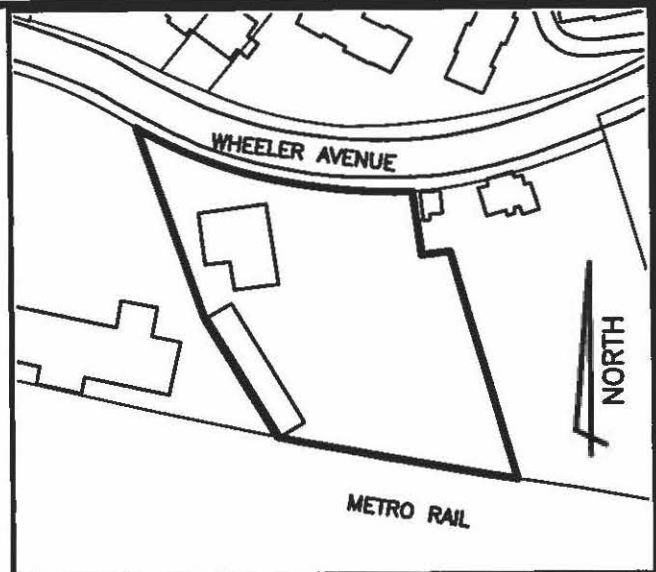
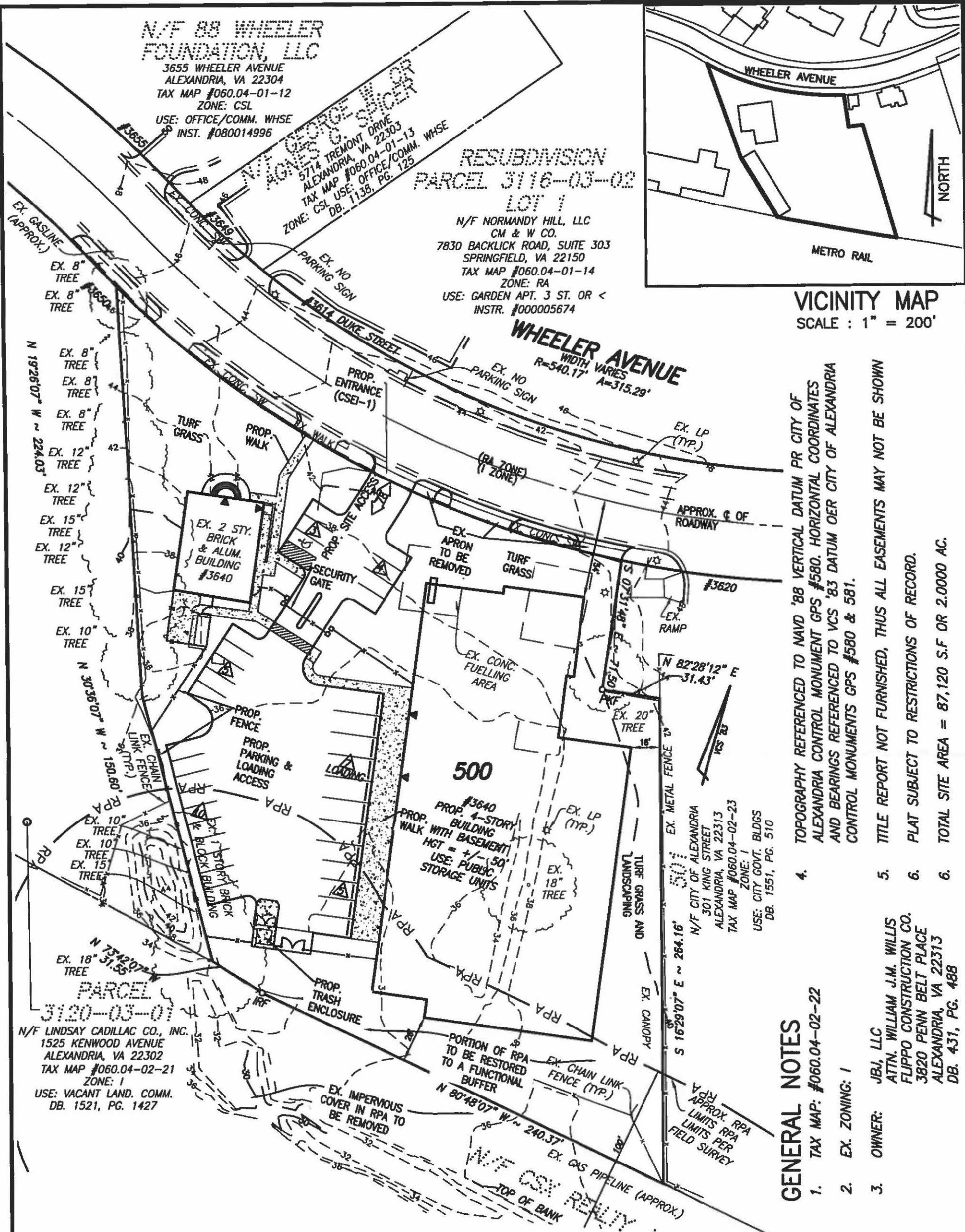
SCALE: 1" = 20' DATE: 10 FEBRUARY, 2015

FILE NO. 14-185
SHEET 1 OF 1

COMP.	WDS
DRAWN	TG
CHECKED	RJK

RCF iELDS & ASSOCIATES
INCORPORATED

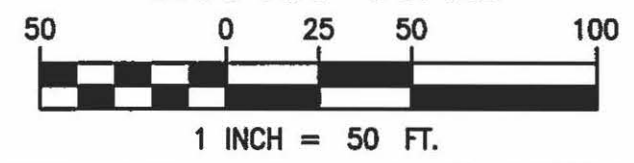
● ENGINEERING ● LAND SURVEYING ● PLANNING
730 S. Washington St. Alexandria, Virginia 22314 (703) 549-6422



VICINITY MAP
SCALE : 1" = 200'

- GENERAL NOTES**
1. TOPOGRAPHY REFERENCED TO NAVD '88 VERTICAL DATUM PR CITY OF ALEXANDRIA CONTROL MONUMENT GPS #580. HORIZONTAL COORDINATES AND BEARINGS REFERENCED TO VCS '83 DATUM OER CITY OF ALEXANDRIA CONTROL MONUMENTS GPS #580 & 581.
 2. TITLE REPORT NOT FURNISHED, THUS ALL EASEMENTS MAY NOT BE SHOWN
 3. PLAT SUBJECT TO RESTRICTIONS OF RECORD.
 4. TOTAL SITE AREA = 87,120 S.F OR 2.0000 AC.
- OWNER:** JBU, LLC
ATTN: WILLIAM J.M. WILLIS
FLIPPO CONSTRUCTION CO.
3820 PENN BELT PLACE
ALEXANDRIA, VA 22313
DB. 431, PG. 488
- TAX MAP:** #060.04-02-22
EX. ZONING: 1
OWNER: JBU, LLC
ATTN: WILLIAM J.M. WILLIS
FLIPPO CONSTRUCTION CO.
3820 PENN BELT PLACE
ALEXANDRIA, VA 22313
DB. 431, PG. 488

GRAPHIC SCALE

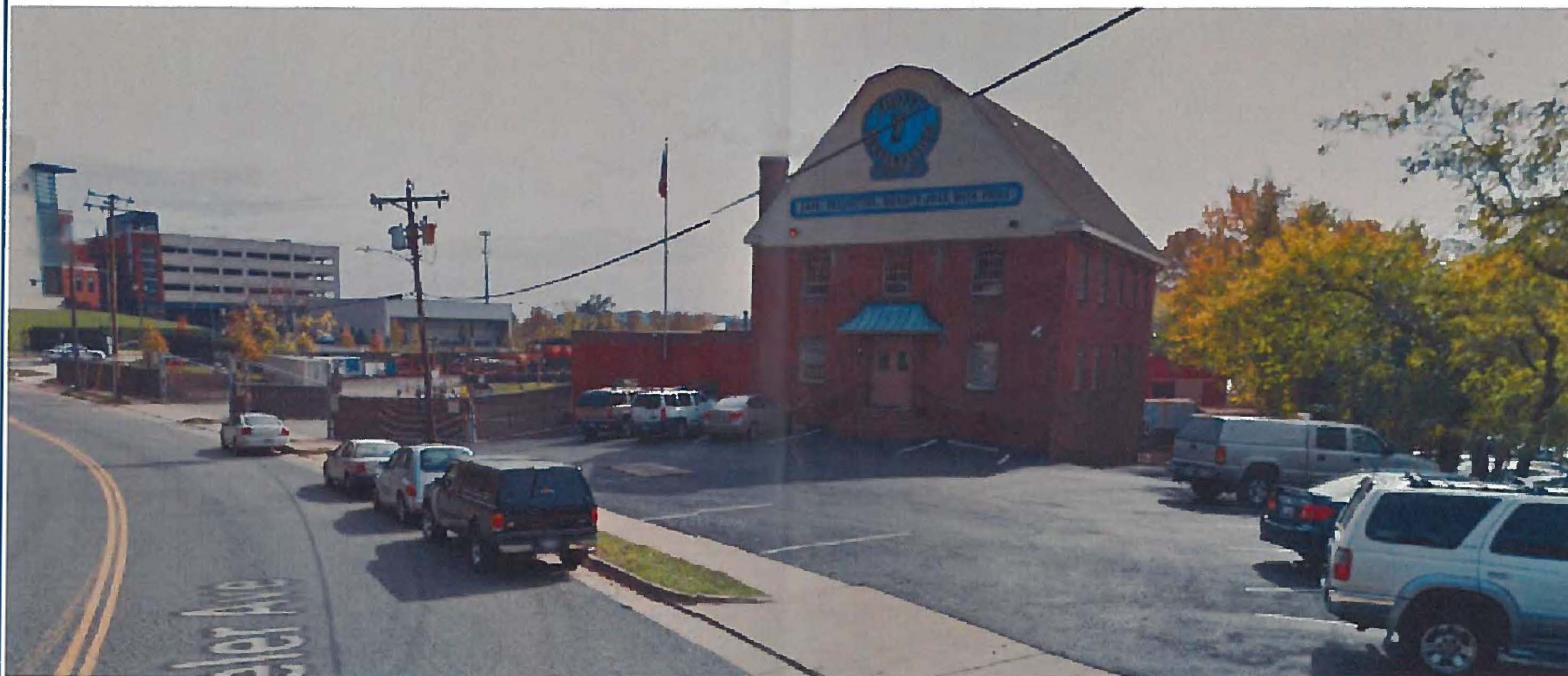


PROPOSED CONDITIONS
EZ STORAGE FACILITY
#3640 WHEELER AVENUE
CITY OF ALEXANDRIA, VIRGINIA
SCALE: 1" = 20' DATE: 10 FEBRUARY, 2015

FILE NO. 14-185	COMP.	WDS
SHEET 1 OF 1	DRAWN	TG
	CHECKED	RJK



● ENGINEERING ● LAND SURVEYING ● PLANNING
730 S. Washington St. Alexandria, Virginia 22314 (703) 549-6422



VIEW FROM WHEELER FACING EAST

ALEXANDRIA

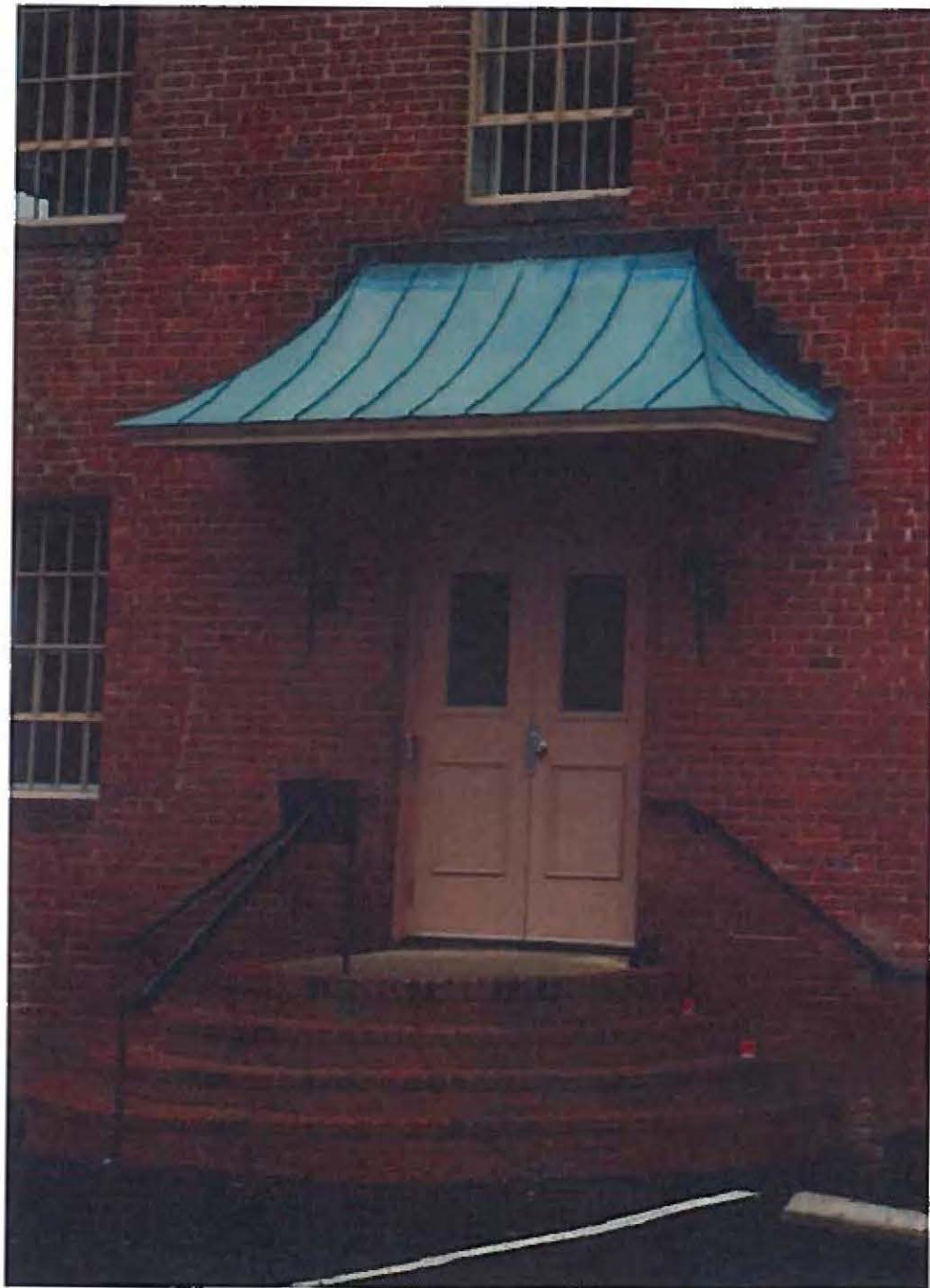
ezStorage



VIEW FROM WHEELER FACING WEST

ALEXANDRIA

ezStorage



GRIST MILL - TO BE PRESERVED

ALEXANDRIA

ezStorage



GARAGE - TO BE DEMOLISHED

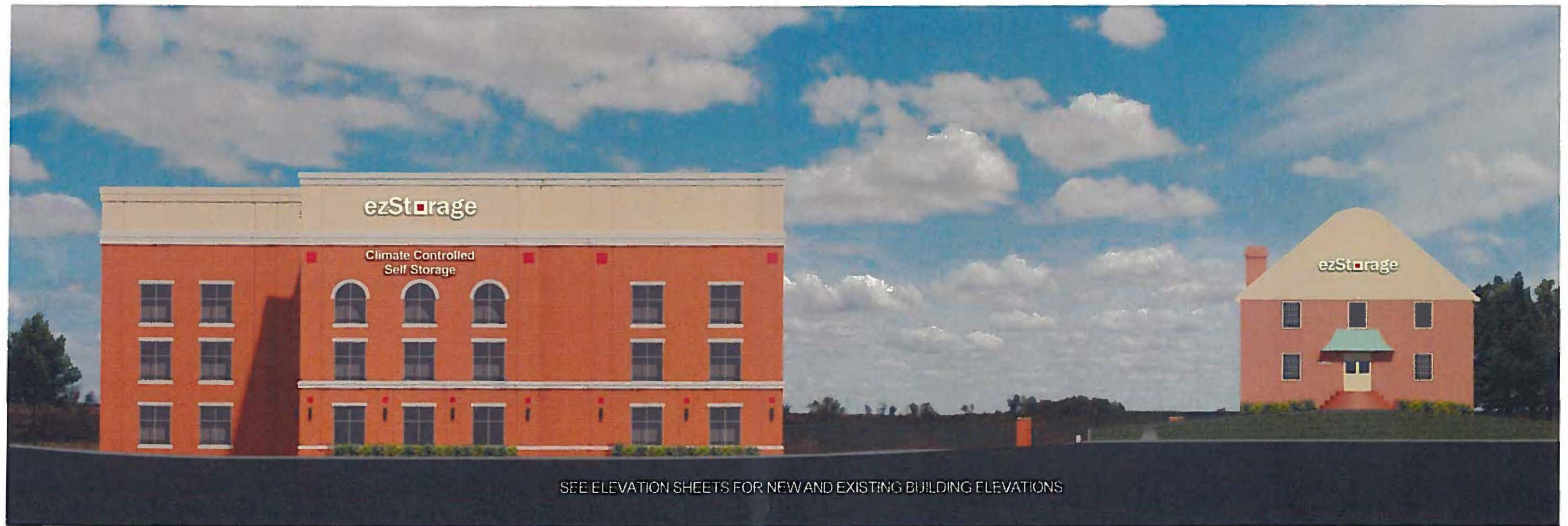
ALEXANDRIA
ezStorage



ACCESSORY BUILDING - TO BE DEMOLISHED

ALEXANDRIA

ezStorage



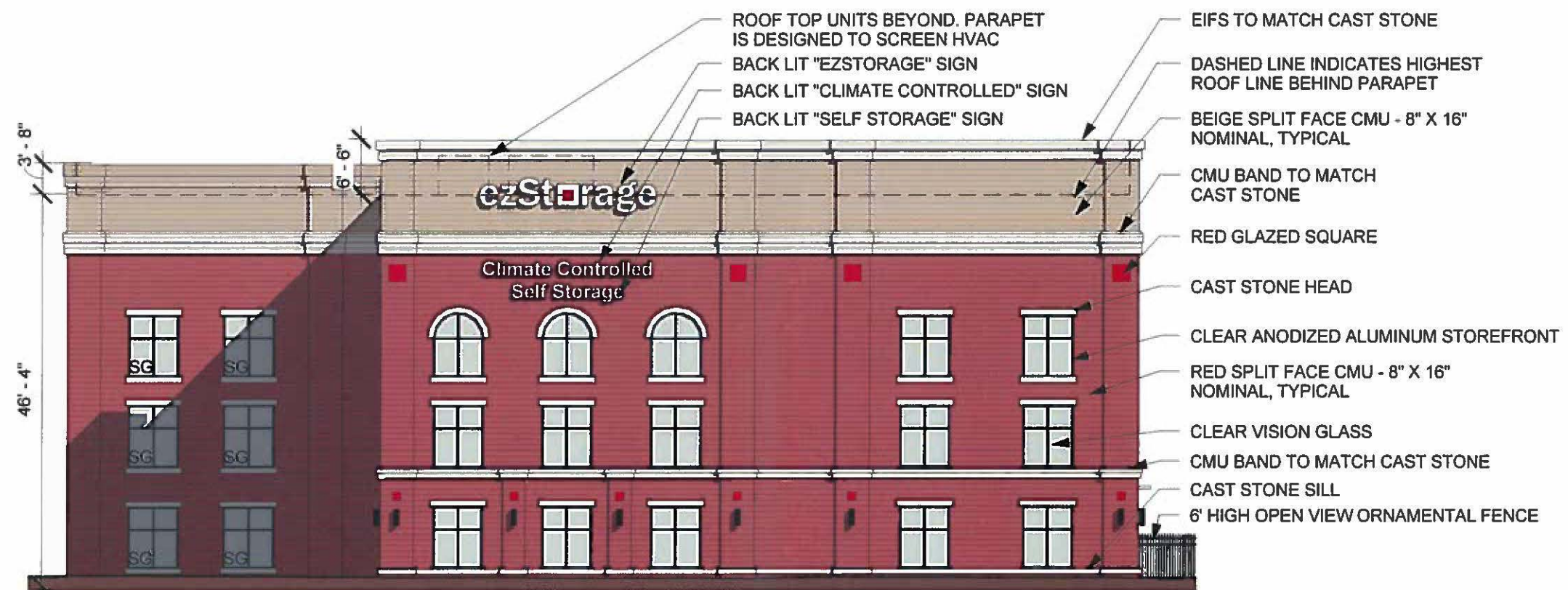
WHEELER AVENUE STREET VIEW

ALEXANDRIA

ezStorage

NO SCALE

March 2, 2018



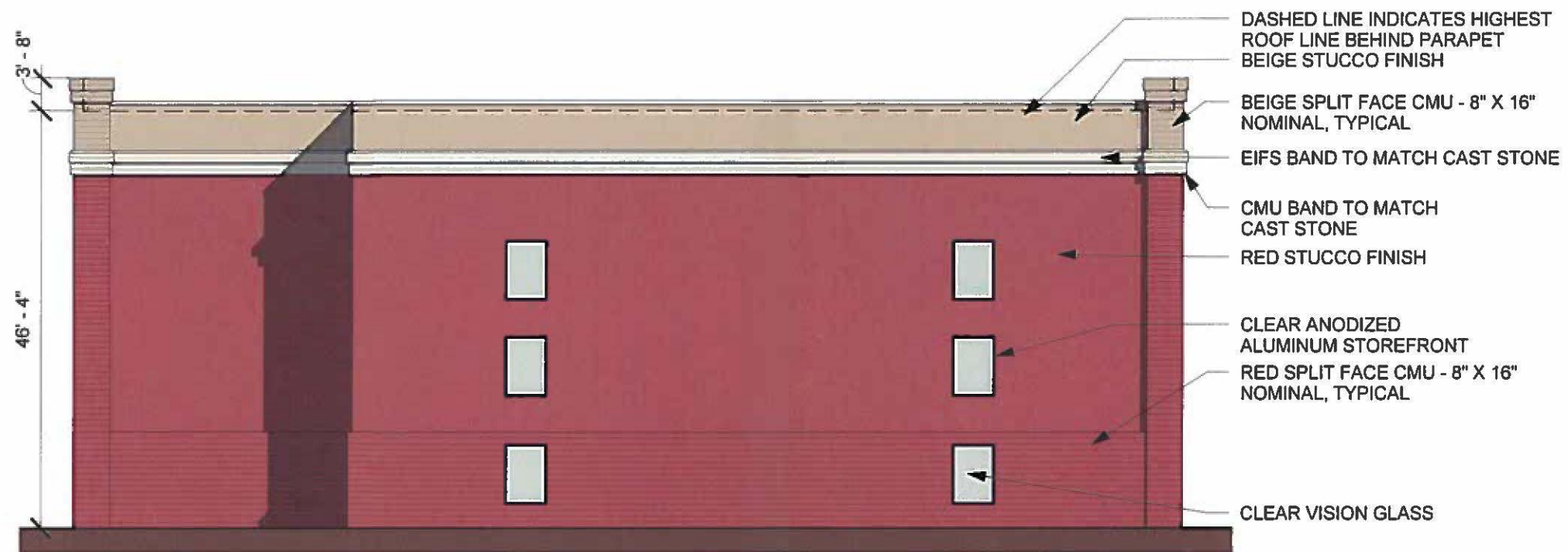
PROPOSED STRUCTURE FRONT ELEVATION

ALEXANDRIA

ezStorage

1/16" = 1'-0"

March 2, 2015

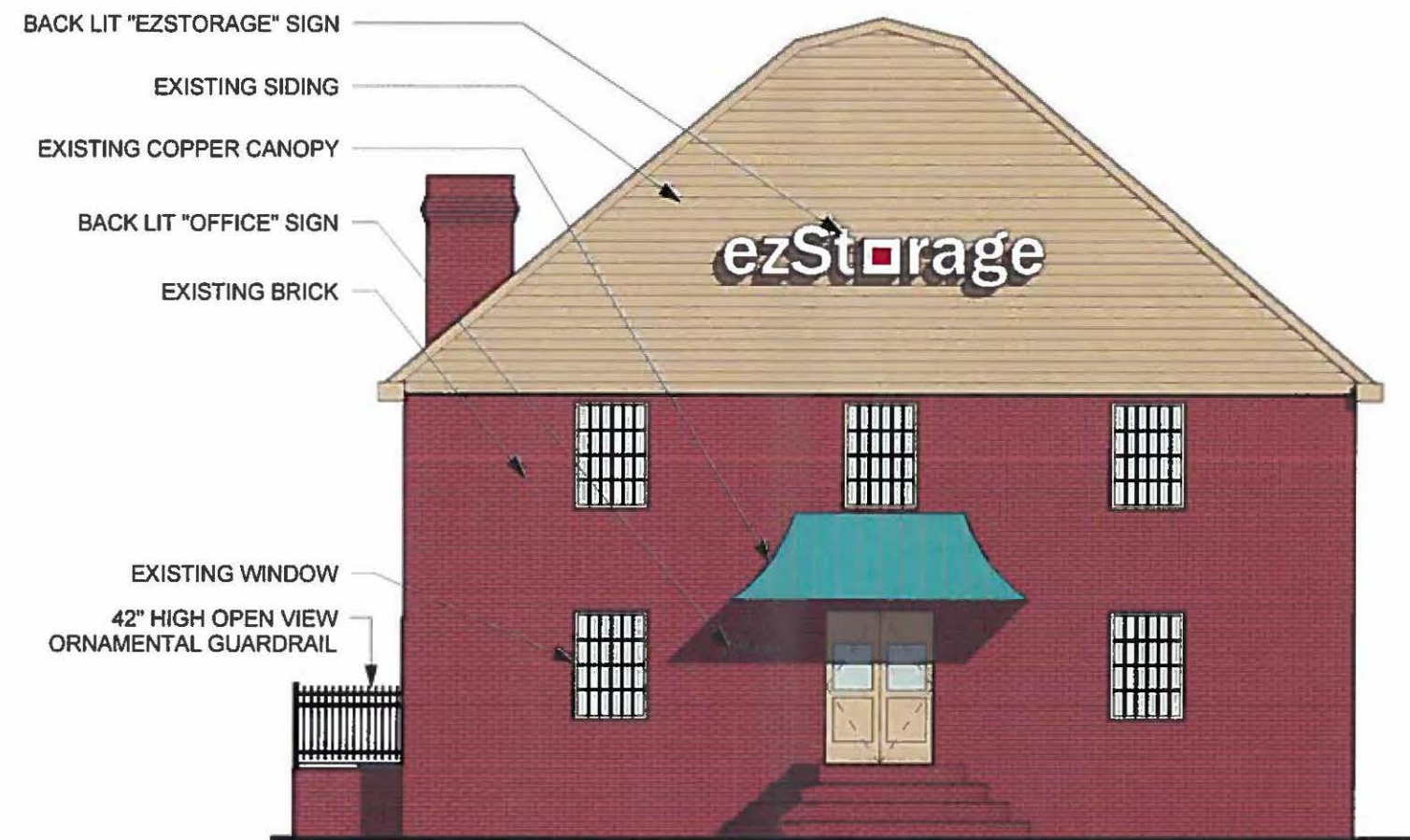


PROPOSED STRUCTURE REAR (SOUTH) ELEVATION

ALEXANDRIA

1/16" = 1'-0"

ezStorage



EXISTING STRUCTURE FRONT ELEVATION

ALEXANDRIA

ezStorage

1/8" = 1'-0"

March 3, 2016



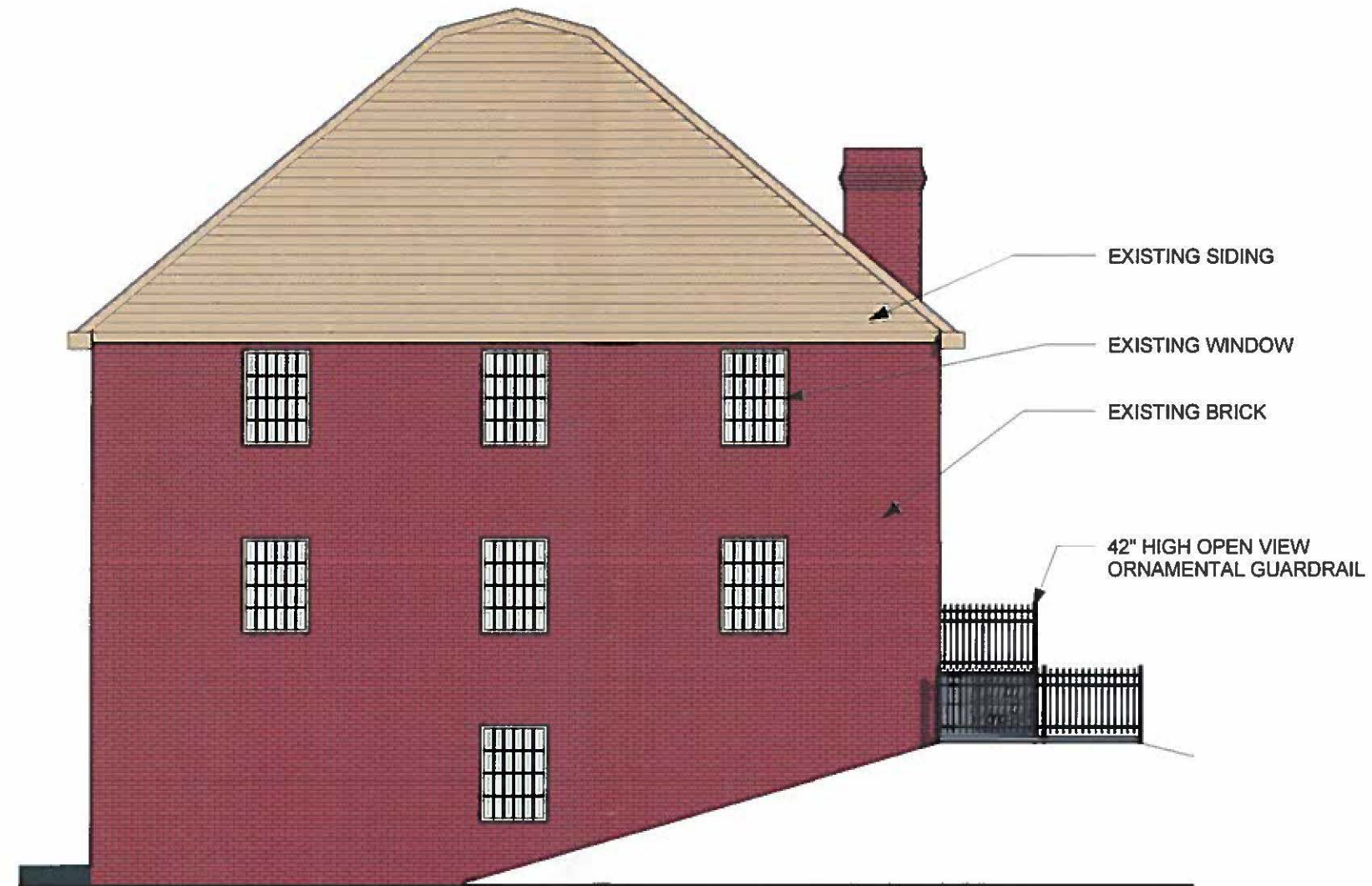
EXISTING STRUCTURE EAST ELEVATION

ALEXANDRIA

1/8" = 1'-0"

ezStorage

March 2, 2016



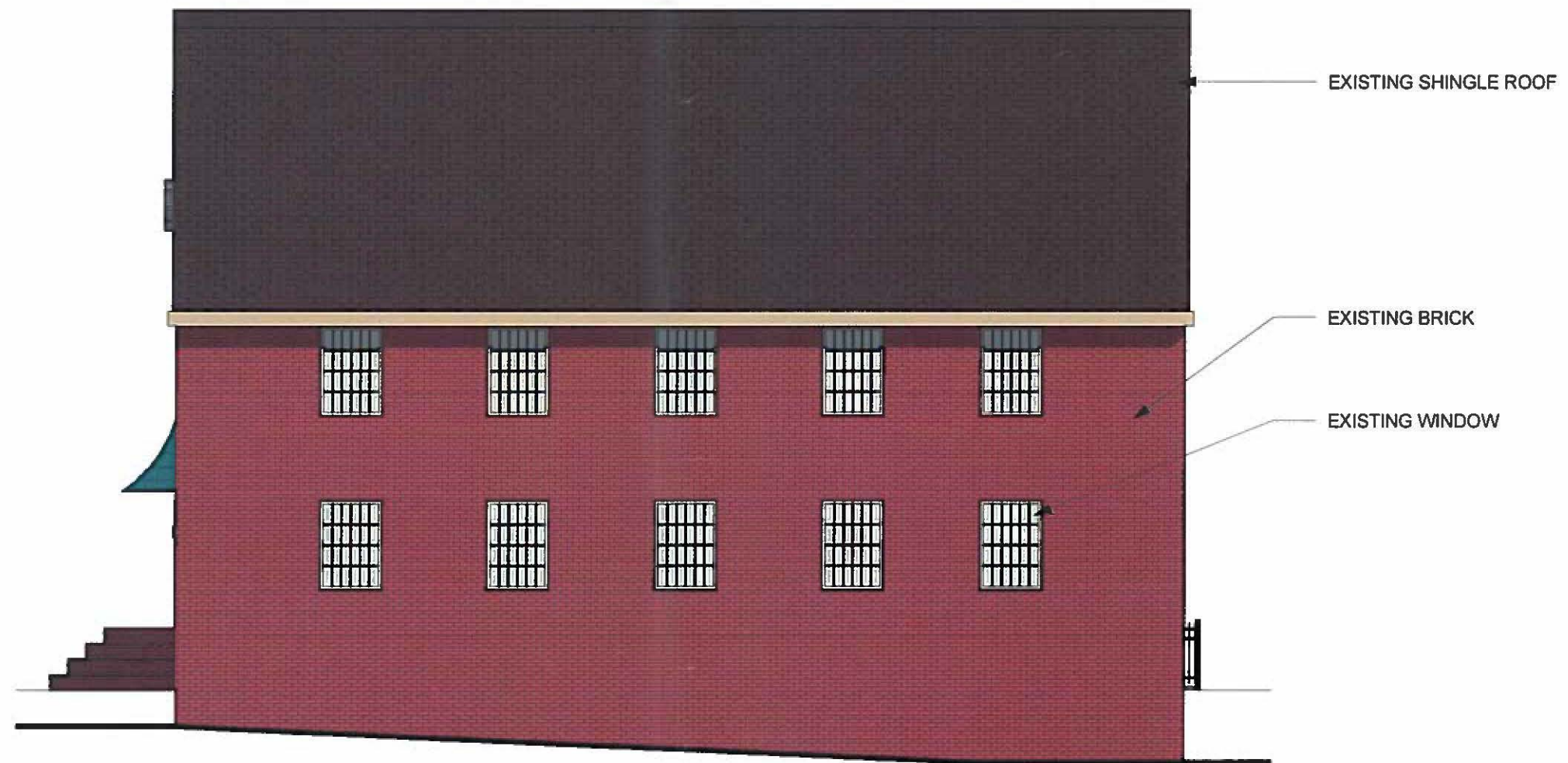
EXISTING STRUCTURE REAR (SOUTH) ELEVATION

ALEXANDRIA

ezStorage

1/8" = 1'-0"

March 2, 2015



EXISTING STRUCTURE WEST ELEVATION

ALEXANDRIA

1/8" = 1'-0"

ezStorage

March 2, 2015