

Docket Item # 4  
BAR CASE # 2015-00116

BAR Meeting  
May 20, 2015

**ISSUE:** Alterations

**APPLICANT:** Patrick O'Connell

**LOCATION:** 202 South Saint Asaph Street

**ZONE:** RM / Residential

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### **STAFF RECOMMENDATION**

1. Denial of the request to relocate the brick wall to the north of the parking area; and
2. Approval of the replacement of the gazebo with the proposed pergolas and garden features.

### **NOTES TO THE APPLICANT**

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



BAR2015-00116



## **I. ISSUE**

The applicant is requesting approval of alterations to the garden area to the south of the property. The applicant proposes to reconstruct a six foot tall garden wall adjacent to the off-street parking area, moving it approximately one foot to the north in order to enlarge the parking area. The applicant proposes to remove a non-historic gazebo on the south property line. In its place, the applicant proposes to construct a pergola. The pergola will measure approximately 19 feet by 8 feet by 9 feet in height. It will be constructed on low brick piers not visible from a public way. The applicant also proposes two smaller pergolas at the rear of the property. The pergolas will be constructed of painted Azek, a solid, millable, paintable PVC/wood composite.

The pergolas will be partially visible from the street over the existing garden wall.

## **II. HISTORY**

202 South Saint Asaph is half of a three-and-one-half-story brick building with a gable roof. 202 South Saint Asaph (the other half being 520 Prince Street) was built before **1796** by John Korn and Jacob Widemiller, biscuit makers, according to Ethelyn Cox in *Historic Alexandria, Virginia, Street by Street*.

In 1975, the BAR approved a replacement wall (8/20/75). In 1987, the BAR approved two applications at this property but the minutes from that year are unavailable (BAR Case # 87-78, 6/9/87, and BAR Case # 87-210, 12/16/87). It is quite likely that the existing gazebo was approved at that time based on a site inspection.

## **III. ANALYSIS**

The proposal is in compliance with Zoning Ordinance requirements. It should be noted that, since 1992, the zoning ordinance has only permitted access to parking in the OHAD from an alley or interior court. As this curb cut and off-street parking space were in existence prior to the adoption of the zoning ordinance, the curb cut may be continued to be utilized but not expanded. In a March 2013 memo, P&Z Staff formally opposed an application to widen the existing curb cut to accommodate a second off-street parking space and noted that additional parking would block a 3' wide private pedestrian alley on the south side of the space. While the BAR does not review parking, per se, architectural and structural elements and paving related to parking are all within the BAR's purview. Therefore, in a site meeting with the landscape designer last year, BAR staff said that removal of the masonry wall to expand the existing parking area would not be recommended.

The *Design Guidelines* note that "garden walls...should be appropriate in materials, design and scale to the period and character of the structure they surround." The existing garden wall does not appear to be an early feature and staff has no objection to the design of the proposed brick wall with piers but does not support relocating the brick wall to the north to enlarge the parking area. Furthermore, the proposal to maintain the piers but shift the location of the wall will be visually inconsistent with the existing wall and pier configuration along South Saint Asaph Street.

Staff has no objection to the removal of the existing 1980s gazebo. The *Design Guidelines* state that such structures “should complement, not compete with, the architecture of the main building.” The proposed pergolas are all appropriate garden structures. They are well-detailed, appropriately scaled to both the garden and the house and similar to features commonly approved by the Board in side and rear yards.

#### **STAFF**

Catherine K. Miliaras, Historic Preservation Planner, Planning & Zoning  
Al Cox, FAIA, Historic Preservation Manager, Planning & Zoning

#### **IV. CITY DEPARTMENT COMMENTS**

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

##### **Zoning Comments**

C-1 Proposed pergolas and arbors comply with zoning.

C-2 The applicant proposes to move an existing fence over by one foot to expand the portion of their driveway that is on the south side of the property. The existing apron now measures 15.42 feet and the driveway is 21.00 feet wide from the posts on either side of the driveway.

While the curb cut apron is not expanding, the parking pad will be widening. Based on determination by the Zoning Manager because the space was an legal existing use at the time of the initial curb cut, the use is not changing and can continue provided that the applicant complies with three factors:

- (1) No more than 50% of any front yard is used for parking 7-1005 of the zoning ordinance;
- (2) No more than four vehicles are parked on the lot per section 8-200 (C)(6) of the zoning ordinance; and
- (3) No expansion of the driveway apron, which is a non-complying structure, without approval by the Board of Zoning Appeals.

##### **Code Administration**

No comments received.

##### **Transportation and Environmental Services**

R-1 Applicant shall be responsible for repairs to the adjacent city right-of-way if damaged during construction activity. (T&ES)

R-2 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)

- 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 All secondary utilities serving this site shall be placed underground. (Sec. 5-3-3) (T&ES)
- C-4 Any work within the right-of-way requires a separate permit from T&ES. (Sec. 5-2) (T&ES)

## **V. ATTACHMENTS**

*1 – Supplemental Materials*

*2 – Application for BAR 2015-00116: 202 South Saint Asaph Street*



**Amendments for BAR submission – 4.20.15**

**Property address 202 South St. Asaph Street, Alexandria, VA 22314**

Amendment is for inclusion of wall that recently collapsed early spring 2015 and we would re-locate further north onto owner's property. The three existing piers will remain in exact location but will be re-built. Only the two portions of the walls approximately 8 feet each will be moved north further onto owner's property.

- Amended plat included to; include moving wall sections on north side of driveway approximately 12" further onto property since collapsing.
- Piers to be re-built in same locations
- All will be re-built in same color and likeness
- Will not expand driveway (currently curb to curb is 15.8 ft wide)
- Photos included of site
- Notices to adjacent properties will be amended to include movement of wall





### A. Property Information

A2. 5,588 Sq. Ft x                      =                       
Total Lot Area Floor Area Ratio Allowed by Zone Maximum Allowable Floor Area

Existing Gross Area*		Allowable Exclusions	
Basement	722	Basement**	
First Floor	871	Stairways**	
Second Floor	707	Mechanical**	
Third Floor	418	Other**	
Porches/ Other	564	Total Exclusions	
<b>Total Gross *</b>	<b>3282</b>		

B3. Existing Floor Area minus Exclusions  
Sq. Ft.  
(subtract B2 from B1)

Proposed Gross Area*		Allowable Exclusions	
Basement	0	Basement**	
First Floor	0	Stairways**	
Second Floor	0	Mechanical**	
Third Floor	0	Other**	
Porches/ Other	0	Total Exclusions	
Total Gross *	0		

C3. Proposed Floor Area minus Exclusions \_\_\_\_\_ Sq. Ft.  
(subtract C2 from C1)

D1. Total Floor Area (add B3 and C3) 3282 Sq. Ft.  
D2. Total Floor Area Allowed by Zone (A2) \_\_\_\_\_ Sq. Ft.

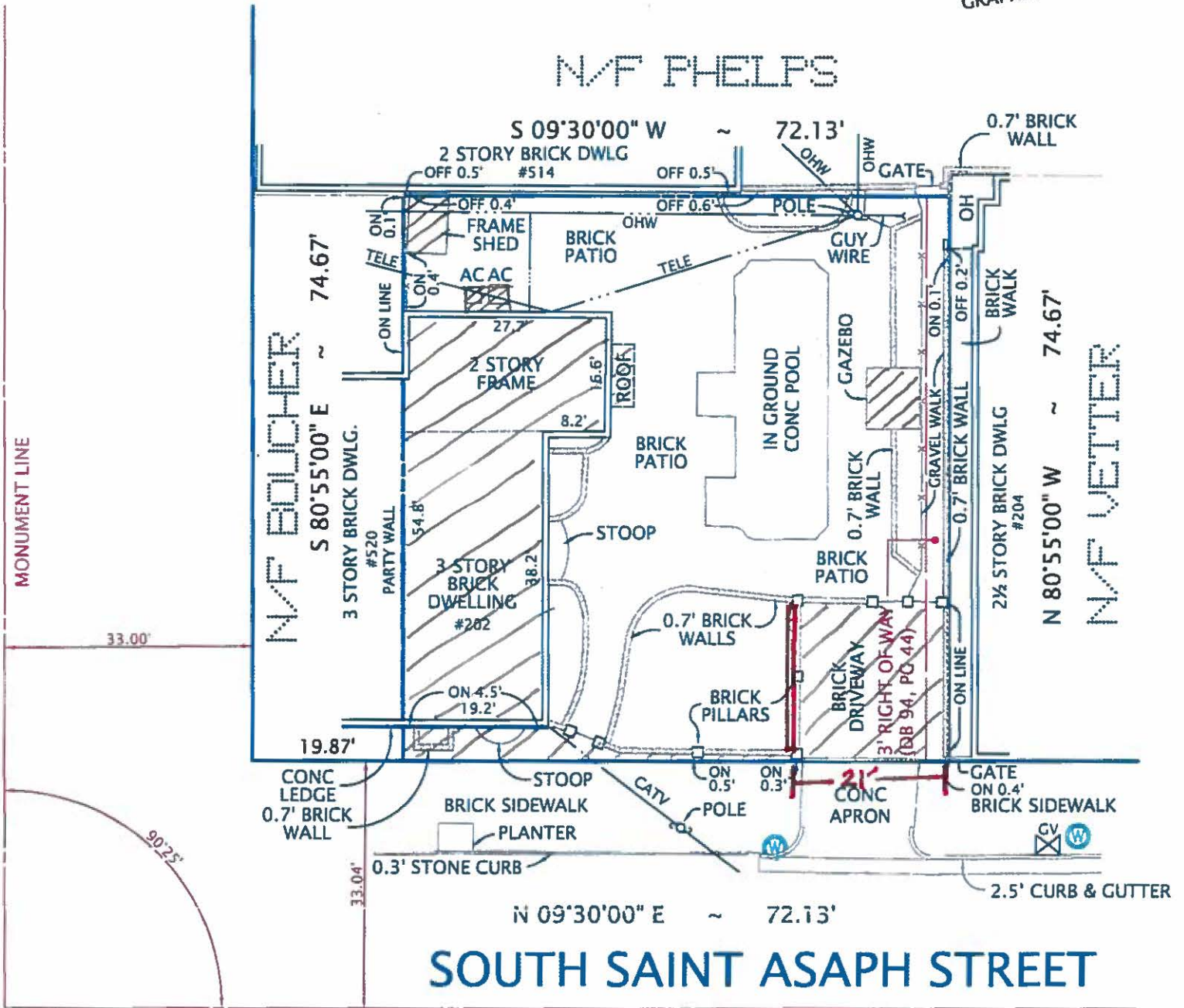
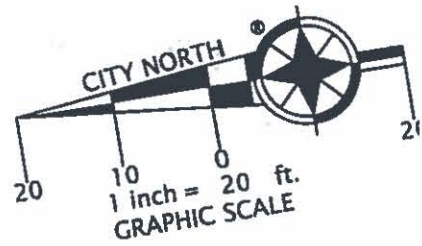
**\*\* Refer to the zoning ordinance (Section 2-145(B)) and consult with zoning staff for information regarding allowable exclusions.**

*If taking exclusions other than basements, floor plans with excluded areas must be submitted for review. Sections may also be required for some exclusions.*

Existing Open Space	3714.47
Required Open Space	1,888.08
Proposed Open Space	3753.97

**Signature:**

Date: 5.12.20

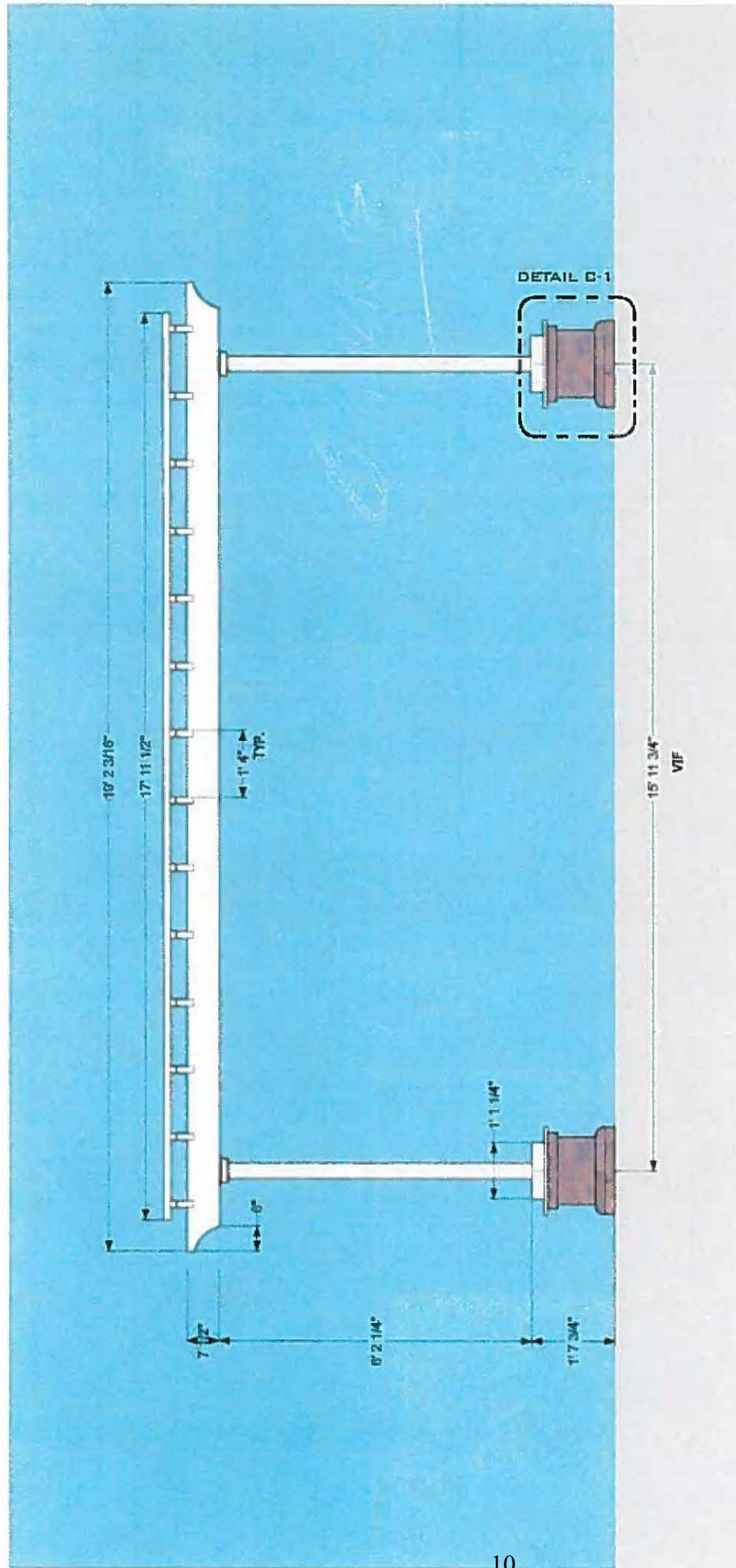


REVISED









# DETAIL A-FRONT VIEW OF PERGOLA

DAVID WOLF LEED AP  
MODEL VIEWS  
4/19/2015

446 B CALVERT AVENUE | ALEXANDRIA, VA 22301  
T. 703.518.0215 | GCSTONE@NOTTINGHILLGARDENS.COM  
[WWW.NOTTINGHILLGARDENS.COM](http://WWW.NOTTINGHILLGARDENS.COM)  
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O'CONNELL RESIDENCE  
202 SOUTH ST ASAPH ST.  
ALEXANDRIA, VA 22314

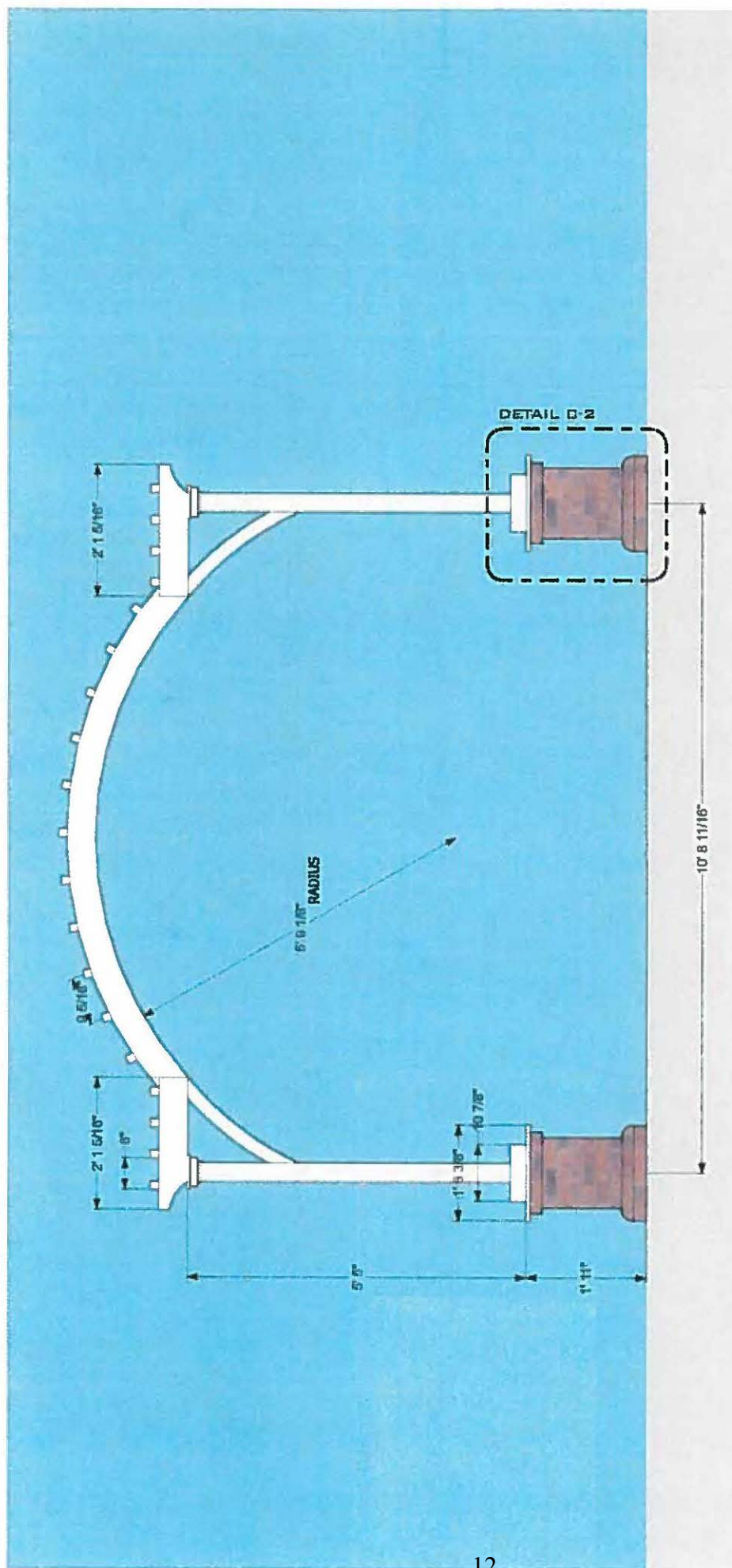






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**DETAIL B - ARBOR ELEVATION**

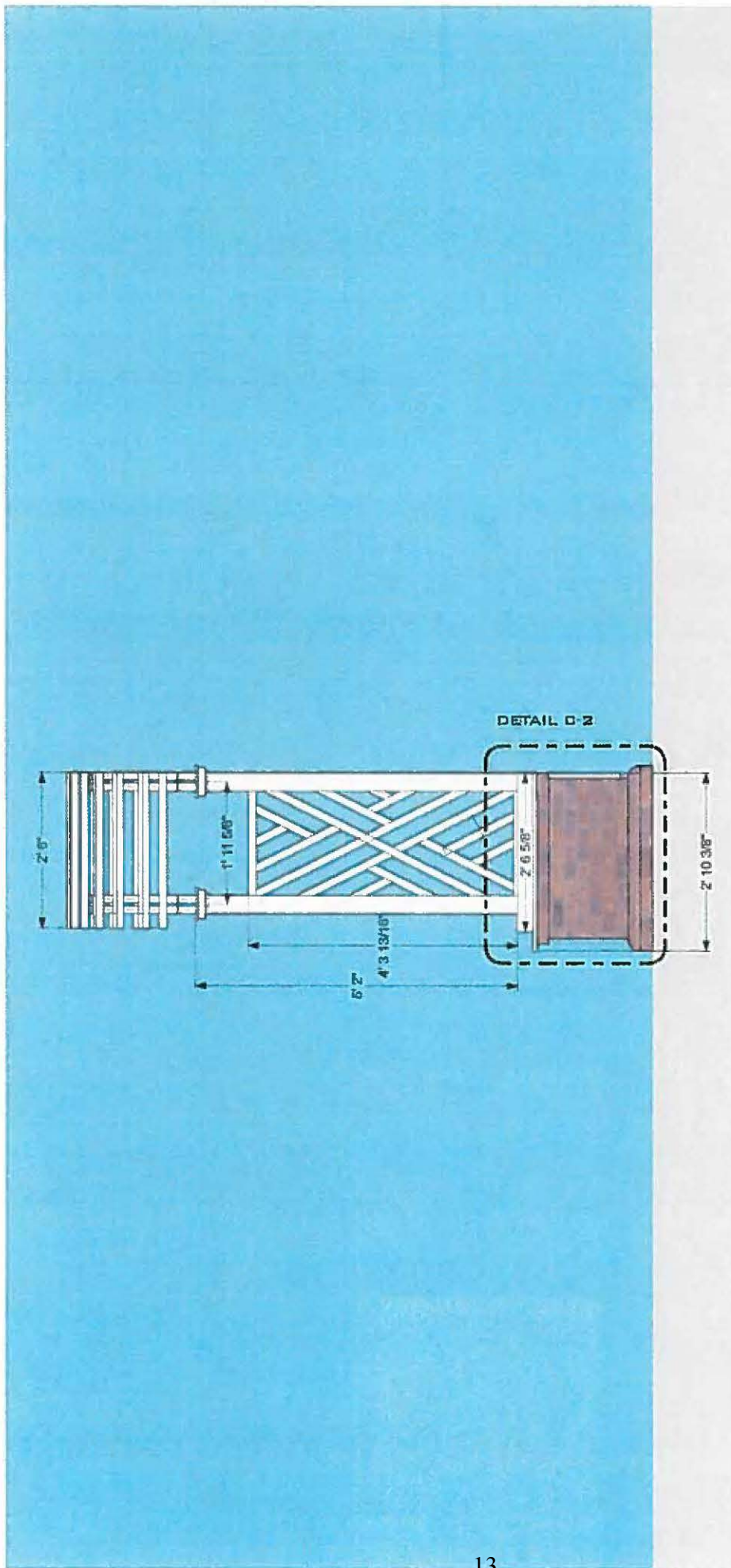
DAVID WOLF LEED AP  
MODEL VIEWS  
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# DETAIL B-2 - SIDE VIEW OF ARBOR

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MODEL VIEWS  
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## AERIAL VIEW - ALONG TRELLIS

DAVID WOLF LEED AP  
MODEL VIEWS  
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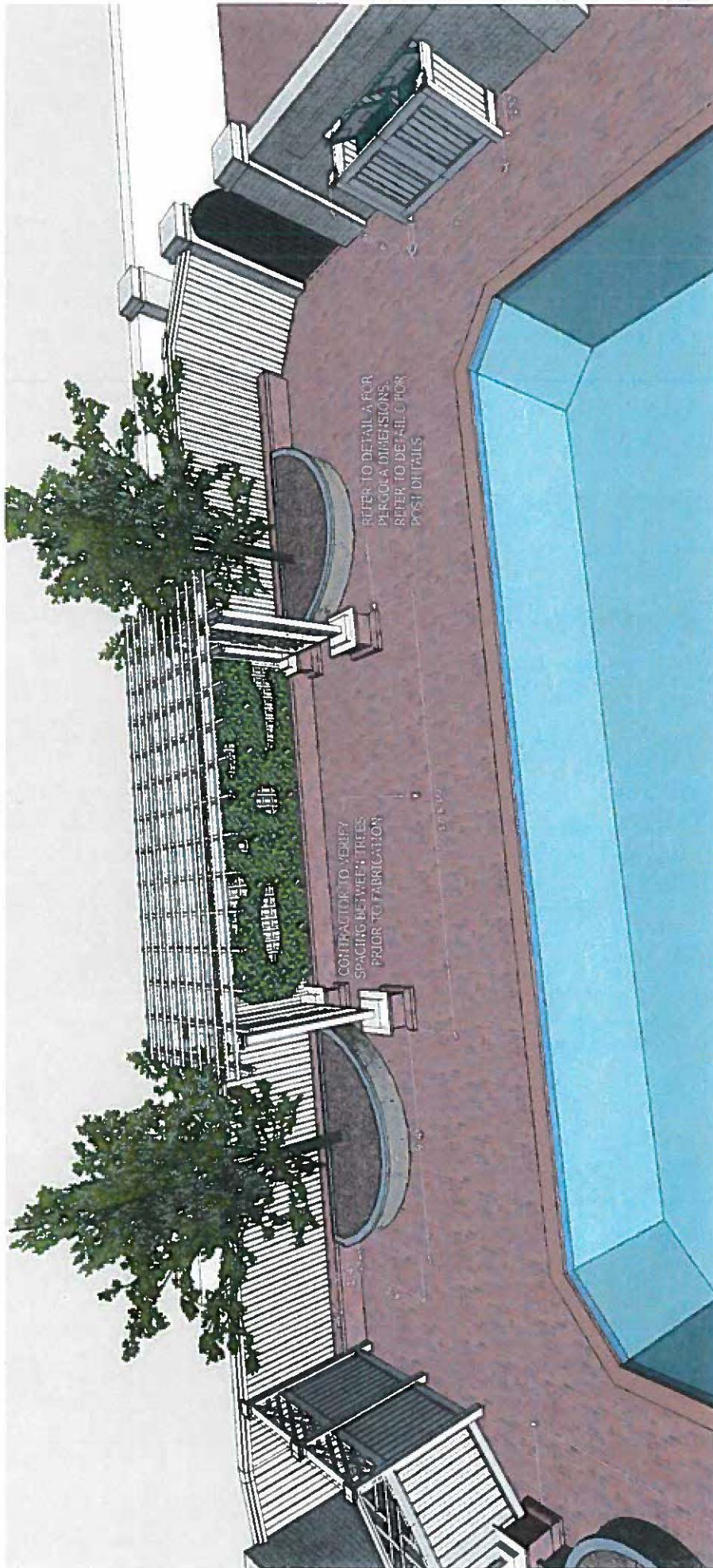
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## AERIAL VIEW - ALONG PERGOLA

DAVID WOLF LEED AP  
MODEL VIEWS  
4/19/2015

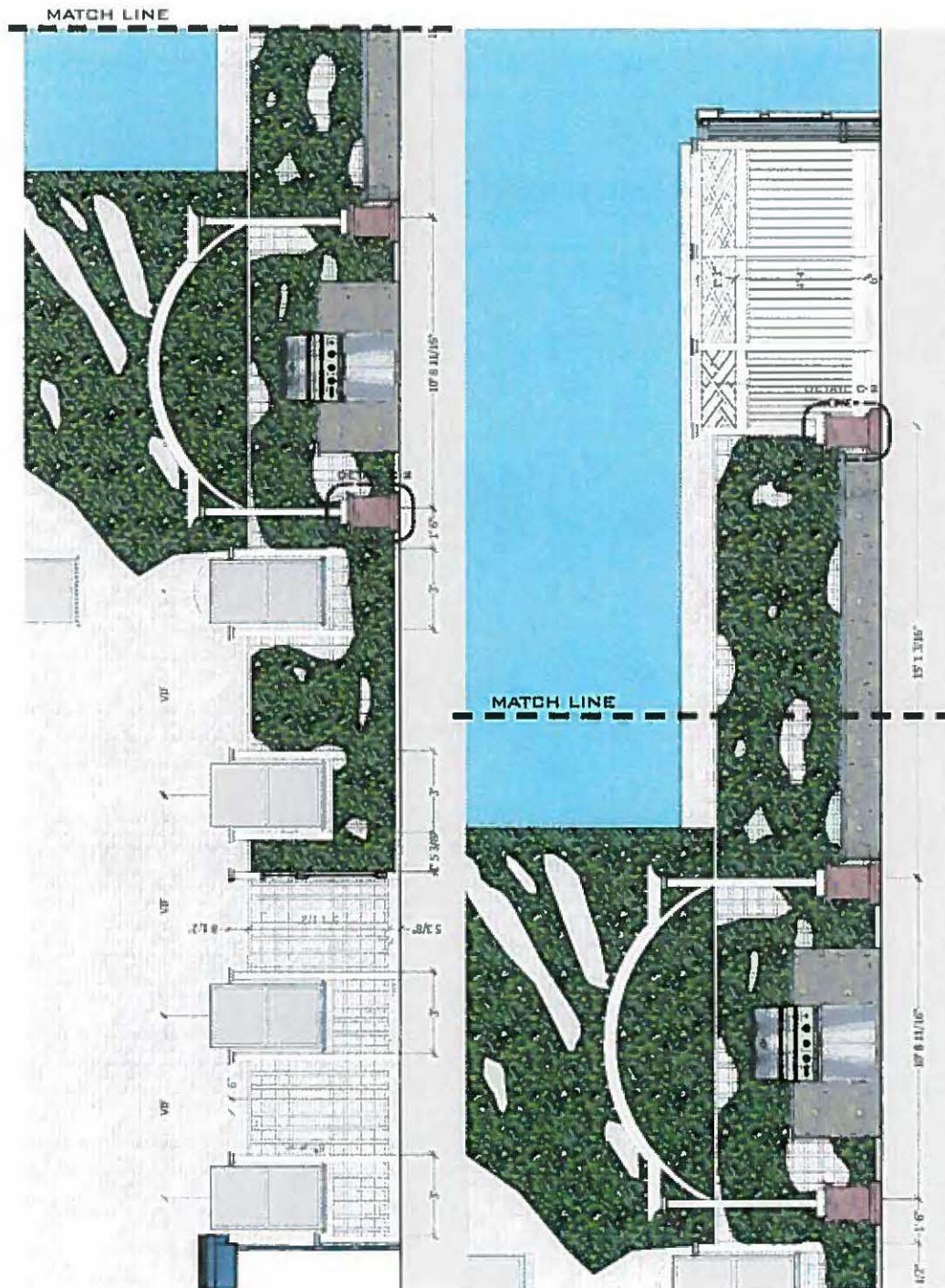
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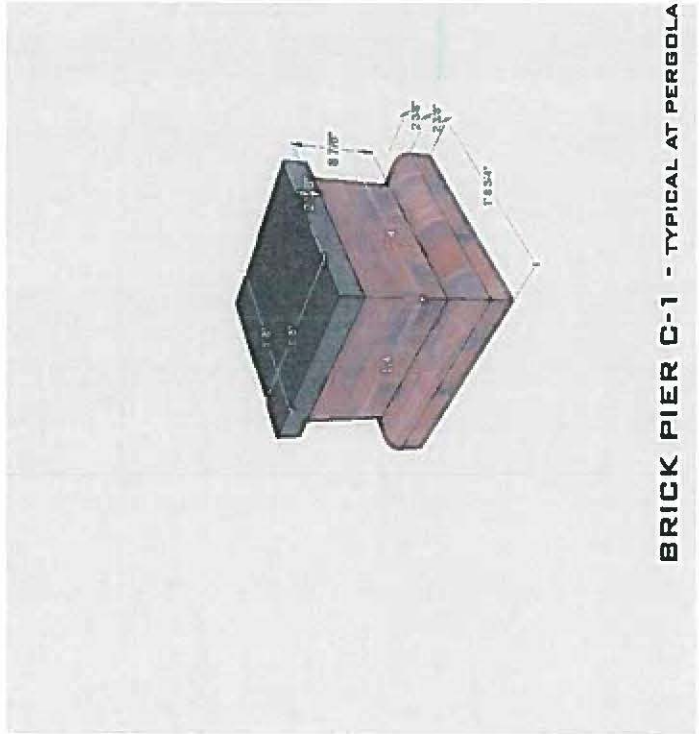
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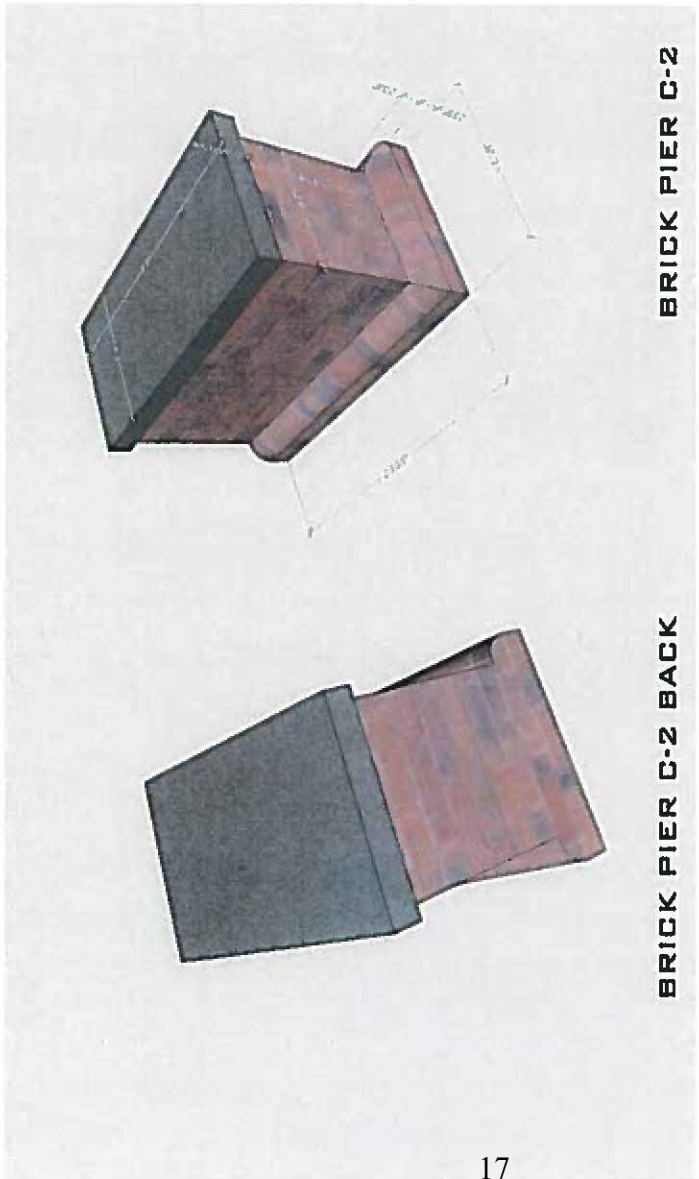
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DAVID WOLF LEED AP  
 MODEL VIEWS  
 4/19/2015





**BRICK PIER C-1 - TYPICAL AT PERGOLA**



**BRICK PIER C-2**

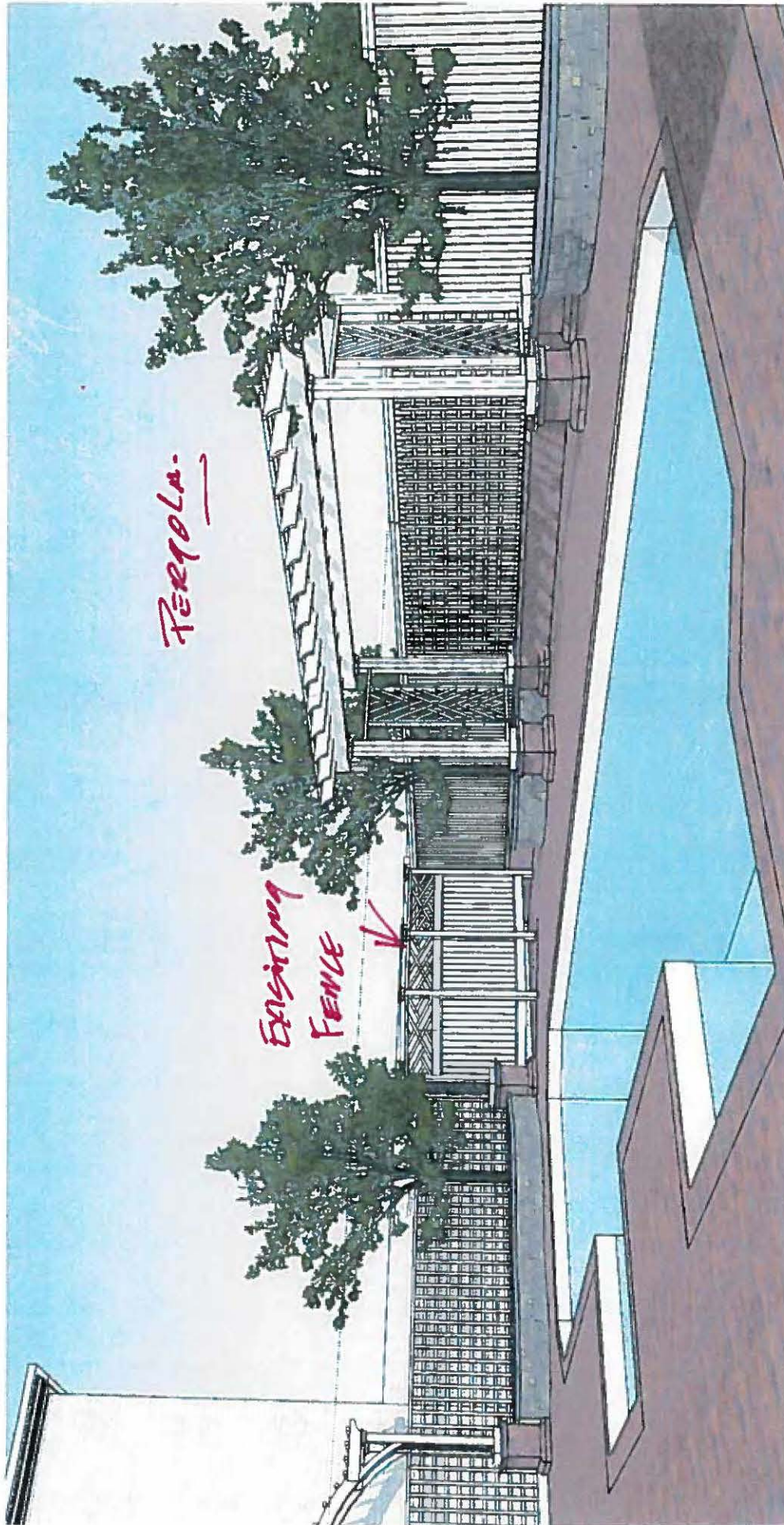
**BRICK PIER C-2 BACK**



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**DETAIL C - BRICK PIERS C-1 AND C-2**  
DAVID WOLF LEED AP  
MODEL VIEWS  
4/19/2015



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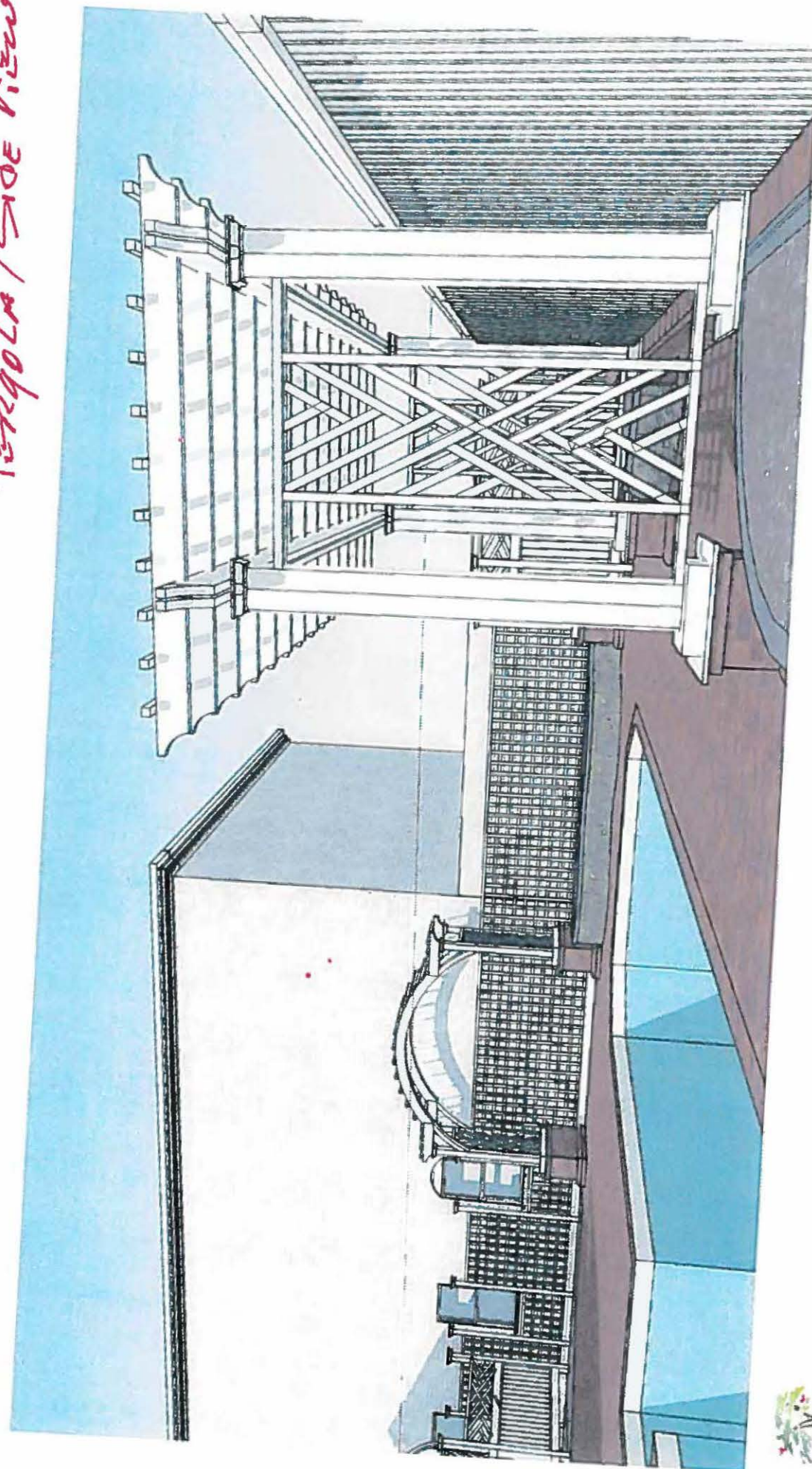
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**VIEW OF PERGOLA**

DAVID WOLF LEED AP  
 MODEL VIEWS  
 10/29/2014



*Pergola / Side View.*



DESIGN BUILD  
CONSTRUCTION

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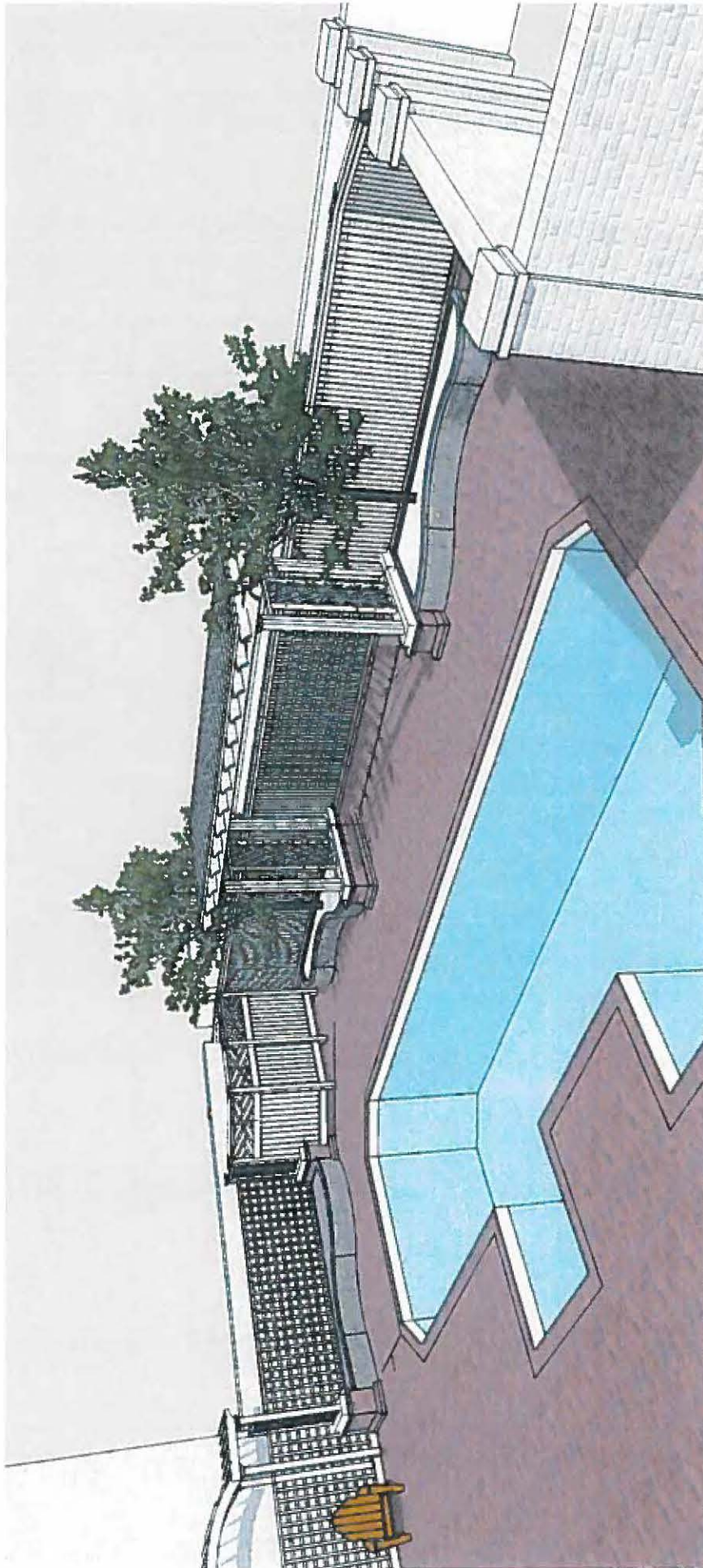
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**VIEW OF PERGOLA**

DAVID WOLF LEED AP  
MODEL VIEWS  
10/29/2014





# VIEW OF PERGOLA

DAVID WOLF LEED AP  
MODEL VIEWS  
10/29/2014

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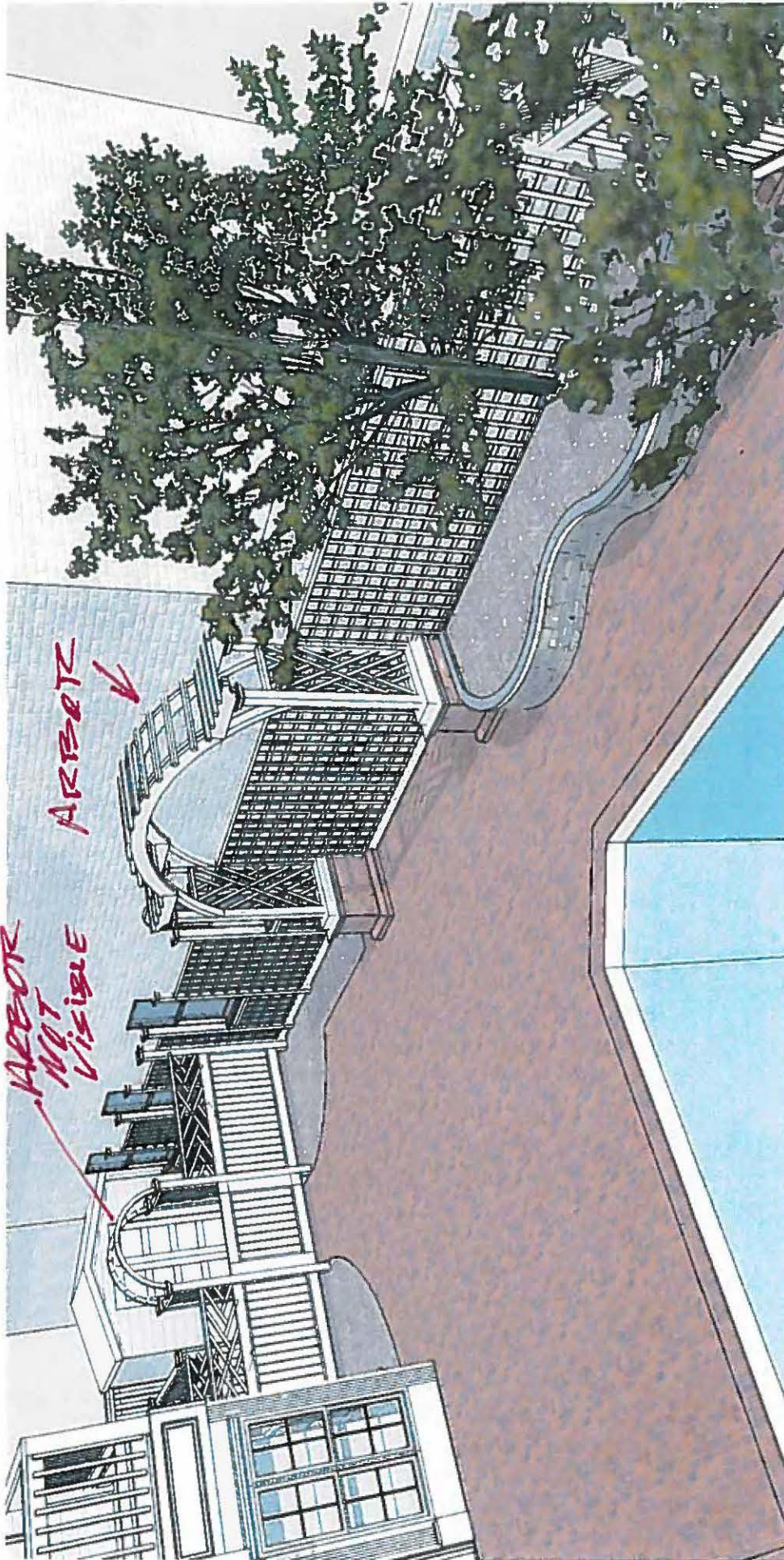


DESIGN BUILD  
CONSTRUCTION









OFF SET / FROM WALL  
6"

NEED NOT VISIBLE  
ARROW ARROW

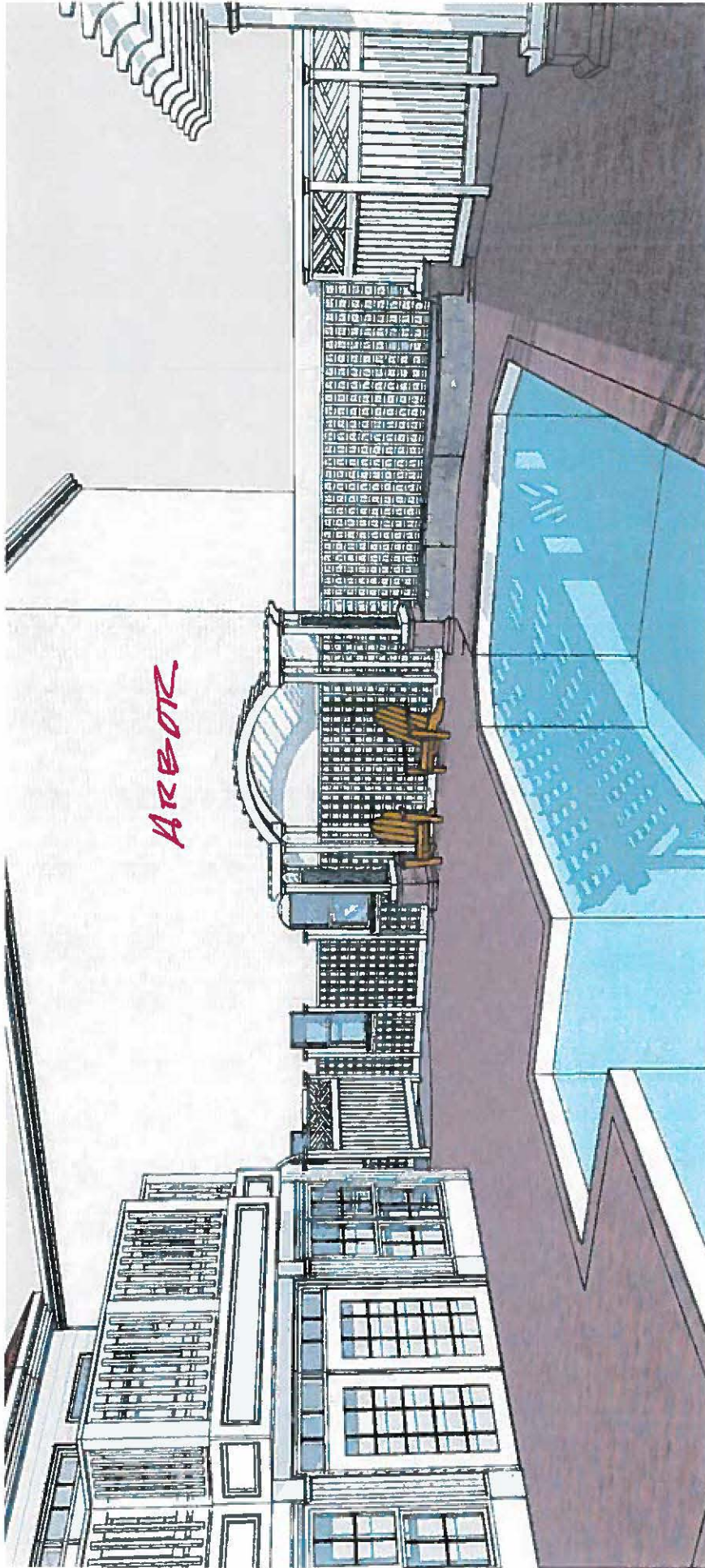


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**VIEW OF BACK "GREEN WALL"**  
DAVID WOLF LEED AP  
MODEL VIEWS  
10/29/2014





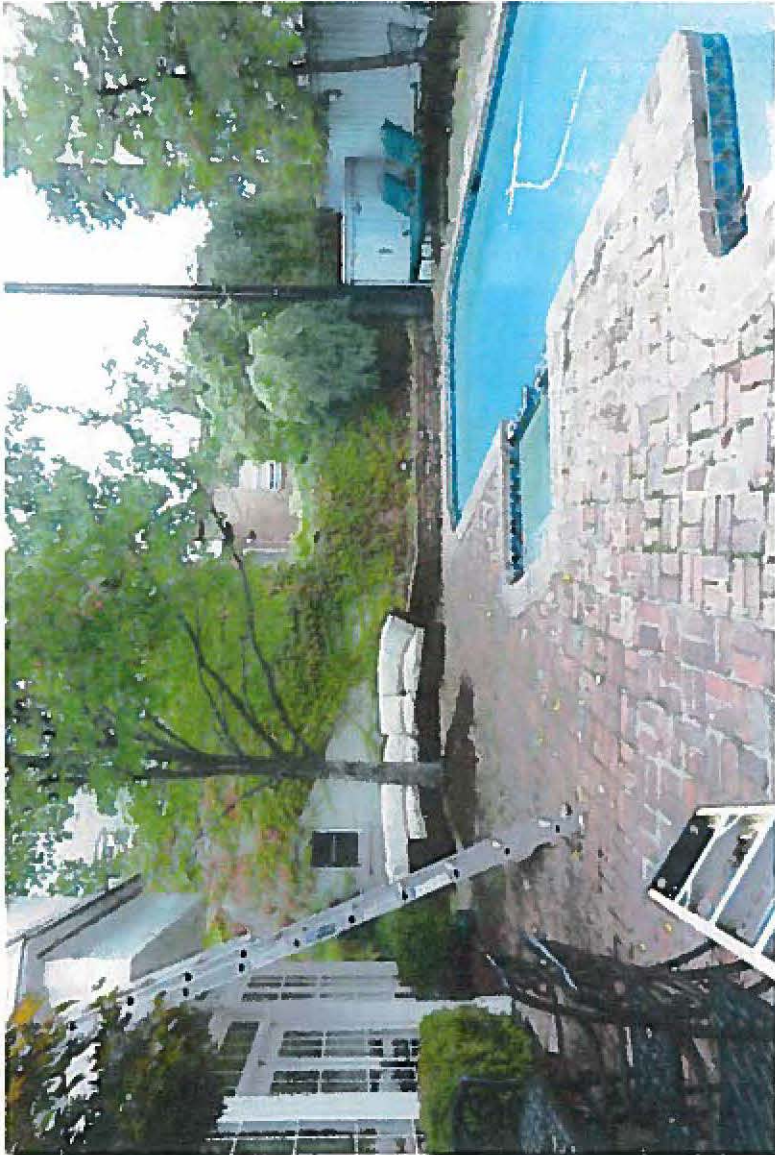
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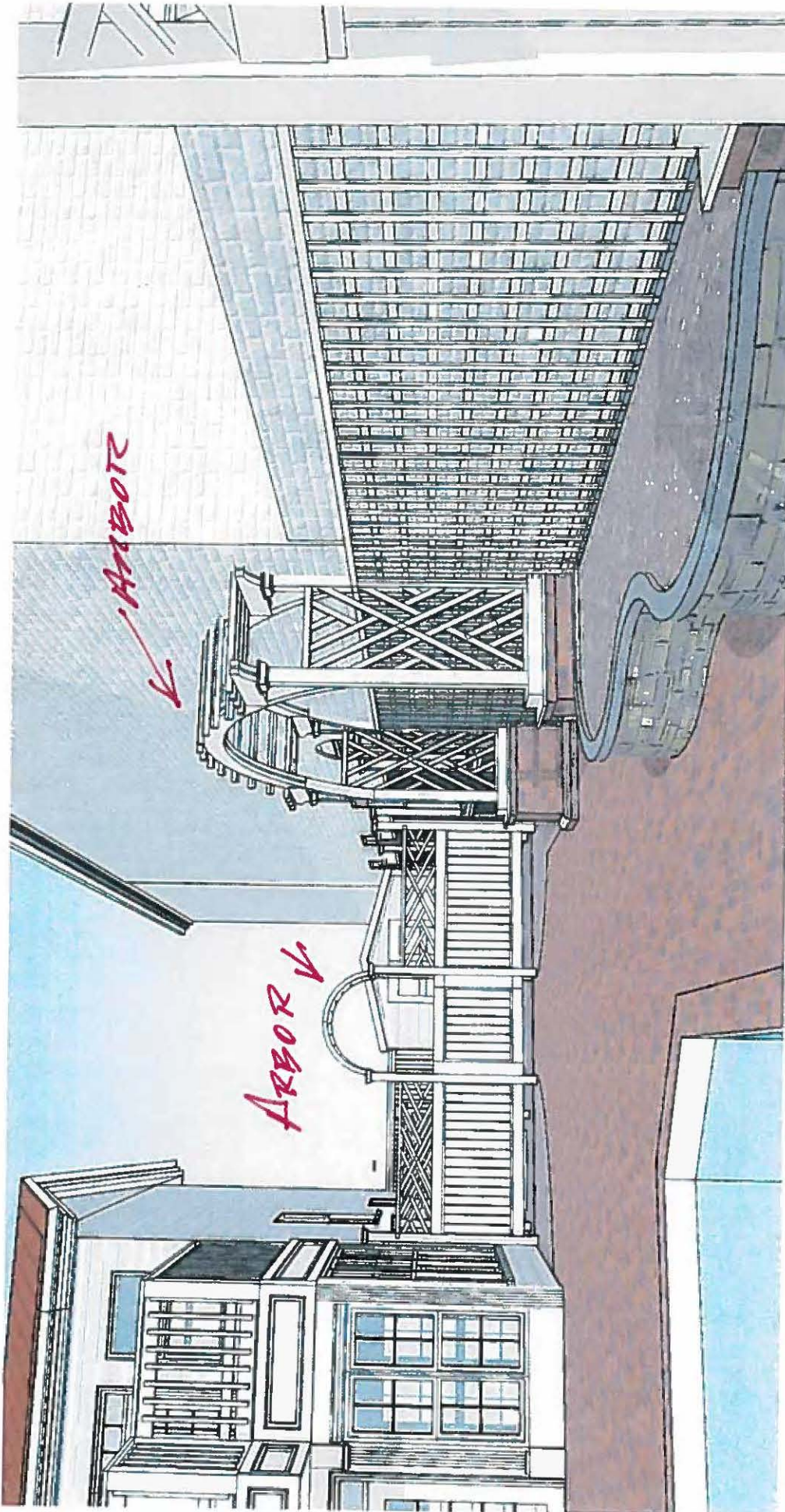
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**VIEW OF BACK "GREEN WALL"**

DAVID WOLF LEED AP  
 MODEL VIEWS  
 10/29/2014







# VIEW OF PERGOLA

DAVID WOLF LEED AP  
MODEL VIEWS  
10/29/2014

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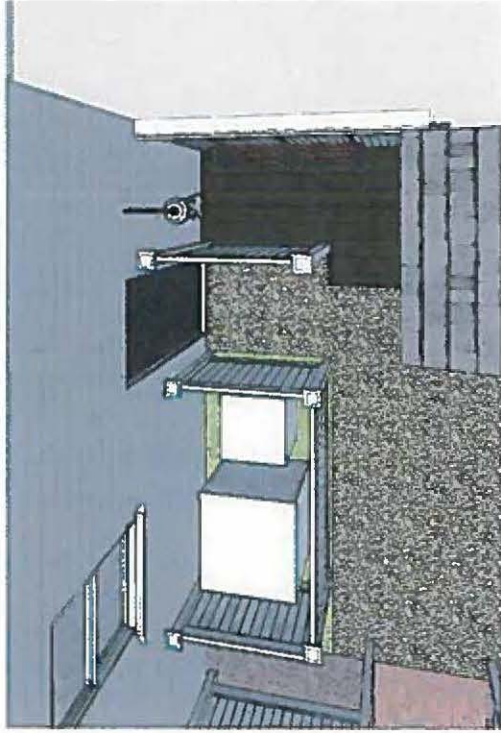
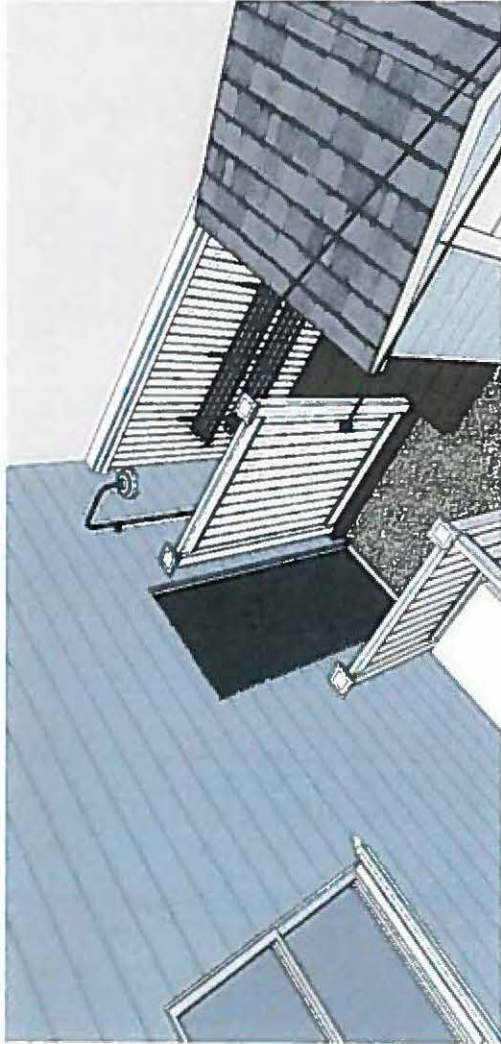
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SHOWER SHELF  
SHOWER SCREEN  
PEA GRAVEL  
ARBOR

## VIEW OF PET AREA AND SHOWER

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DAVID WOLF LEED AP  
MODEL VIEWS  
01/23/2015

BAR Case # 2015-00116ADDRESS OF PROJECT: 202 S. ST. ASAPH STREETTAX MAP AND PARCEL: 074.02.15-02 ZONING: \_\_\_\_\_

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: PATRICK M. O'CONNELLAddress: 202 S. ST. ASAPH ST.City: ALEXANDRIA State: VA Zip: 22314Phone: 202.714.2072 E-mail: \_\_\_\_\_Authorized Agent (if applicable): ☐ Attorney ☐ Architect ☐ \_\_\_\_\_

Name: \_\_\_\_\_

Phone: \_\_\_\_\_

E-mail: \_\_\_\_\_

Legal Property Owner:

Name: PATRICK M. O'CONNELLAddress: 202 S. ST. ASAPH STCity: ALEXANDRIA State: VA Zip: 22314Phone: 202.714.2072 E-mail: PATRICKOCONNELL\_1@MSN.COM  
202.577.6462 90126@YAHOO.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.*
- |                                      |  |   |                                   |
|--------------------------------------|--|---|-----------------------------------|
| <input type="checkbox"/> awning      | <input checked="" type="checkbox"/> fence, gate or garden wall | <input type="checkbox"/> HVAC equipment             | <input type="checkbox"/> shutters |
| <input type="checkbox"/> doors       | <input type="checkbox"/> windows                               | <input type="checkbox"/> siding                     | <input type="checkbox"/> shed     |
| <input type="checkbox"/> lighting    | <input checked="" type="checkbox"/> pergola/trellis            | <input type="checkbox"/> painting unpainted masonry |                                   |
| <input type="checkbox"/> other _____ |  |   |                                   |
- ☐ ADDITION
- ☐ DEMOLITION/ENCAPSULATION
- ☐ SIGNAGE

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

*SEE ATTACHED LETTER.*

**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.

PROPERTY LOCATION – 202 SOUTH ST. ASAPH STREET ALEXANDRIA VA  
22314

OWNER – PATRICK M. O'CONNELL

CONTRACTOR – GEOFF STONE – NOTTING HILL GARDENS

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~~LANGUAGE FOR DIRECTOR OF PLANNING AND ZONING / STAFF / BAR  
COMMITTEE~~

Design and build new pergola to replace existing gazebo structure that has no architectural or historical significance. New pergola will increase the existing open space as the current gazebo an "enclosed" structure on a solid raised wood platform. New pergola will allow open space as will sit on grade (brick patio) and have open sides and beams across top (see drawings). Arbor on east end will be used to grow roses on and be offset from any neighboring walls. A smaller pergola over new gate into AC and shed area will mimic arbor on east wall.



**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 12 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 12 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: Patrick M. O'Connell

Printed Name: PATRICK M. O'CONNELL

Date: 4.20.15



## 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. <i>PATRICK M. O'CONNELL</i>	<i>202 S. ST. ASAPH</i>	<i>100%</i>
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 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.		
2.		
3.		

**3. Business or Financial Relationships.** Each person or entity indicated above in sections 1 and 2, with an ownership interest in the applicant or in the subject property are 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. All fields must be filled out completely. Do not leave blank. (If there are no relationships please indicate each person or entity and "None" in the corresponding fields).

For a list of current council, commission and board members, as well as the definition of business and financial relationship, [click here](#).

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.

*4.20.15* *PATRICK M. O'CONNELL* *Patrick M. O'Connell*  
 Date Printed Name Signature