

ADDRESS OF PROJECT: 214 S. Alfred Street, Alexandria, VA 22314TAX MAP AND PARCEL: 074.02-12-30 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: Louis, Amy L. Burnette OR Michael B.Address: 214 S. Alfred StreetCity: Alexandria State: VA Zip: 22314Phone: 949-836-1293 E-mail: dimondadams@comcast.netAuthorized Agent *(if applicable)*: ☐ Attorney ☒ Architect ☐ _____Name: Stephanie R. Dimond, Dimond Adams Design Architecture Phone: 703-836-8437E-mail: dimondadams@comcast.net

Legal Property Owner:

Name: Louis, Amy L. Burnette OR Michael B.Address: 214 S. Alfred StreetCity: Alexandria State: VA Zip: 22314Phone: 949-836-1293 E-mail: dimondadams@comcast.net

- ☐ 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).*

New two story addition at rear of existing house. Half of South wall of existing "L" to be encapsulated and preserved; half to remain as exterior wall with existing openings. New roof framing and new roof over existing "L". East wall of "L" to be removed. The East wall of the "L" has had many alterations and exhibits very little original material. Therefore, demolition of this wall seems reasonable. Preserving the South wall but encapsulating it allows the use of the lot that is otherwise very limited by open space. The roof framing over the "L" must be replaced in order to achieve reasonable head height in this portion of the house. The low point is currently under six feet.

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.

* Note: We were involved in the renovation and addition of the sister house to this property and the brick at the existing rear addition is in poor shape (salmon brick). There are no spread footings beneath this rear portion of the house requiring reinforcement for an addition. The joists sit on grade and there is much deterioration to the existing rear addition. Therefore, there are no alternatives to demolition. However, by creating the interior terrace, we are encapsulating less of the intact front portion of the house and preserving the existing brick and fenestration of the main front block.

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: Printed Name: Stephanie R. DimondDate: 5.18.15

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.	N/A		
2.	N/A		
3.	N/A		

2. Property. State the name, address and percent of ownership of any person or entity owning an interest in the property located at 214 S. Alfred Street (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.	Louis, Amy L Burnette	214 South Alfred Street Alexandria, VA 22314	100%
2.	Louis, Michael B.	214 South Alfred Street Alexandria, VA 22314	100%
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.	N/A		
3.	N/A		

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.

5.18.15
Date

Stephanie R. Dimond
Printed Name


Signature



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

A. Property Information

A1. Street Address 214 S. ALFRED St. Zone RM
 A2. 1578 \div 1.5 = 2367 \div
 Total Lot Area Floor Area Ratio Allowed by Zone Maximum Allowable Floor Area

B. Existing Gross Floor Area

Existing Gross Area*		Allowable Exclusions	
Basement	467.68	Basement**	467.68
First Floor	623.88	Stairways**	61.5
Second Floor	623.88	Mechanical**	
Third Floor		Other**	
Porches/ Other		Total Exclusions	529.18
Total Gross *	1715.44		

B1. Existing Gross Floor Area *
1715.44 Sq. Ft.
 B2. Allowable Floor Exclusions**
529.18 Sq. Ft.
 B3. Existing Floor Area minus Exclusions
1186.26 Sq. Ft.
 (subtract B2 from B1)

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

Proposed Gross Area*		Allowable Exclusions	
Basement	285.6	Basement**	285.6
First Floor	251.33	Stairways**	
Second Floor	251.33	Mechanical**	
Third Floor		Other**	
Porches/ Other		Total Exclusions	285.6
Total Gross *	788.26		

C1. Proposed Gross Floor Area *
788.26 Sq. Ft.
 C2. Allowable Floor Exclusions**
285.6 Sq. Ft.
 C3. Proposed Floor Area minus
 Exclusions 502.66 Sq. Ft.
 (subtract C2 from C1)

D. Existing + Proposed Floor Area

D1. Total Floor Area (add B3 and C3) 1688.92 Sq. Ft.
 D2. Total Floor Area Allowed by Zone (A2) 2367 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

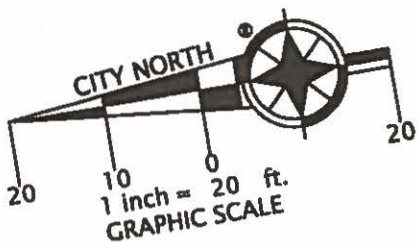
Existing Open Space	605.47
Required Open Space	552.3
Proposed Open Space	552.34

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

Signature: [Signature]

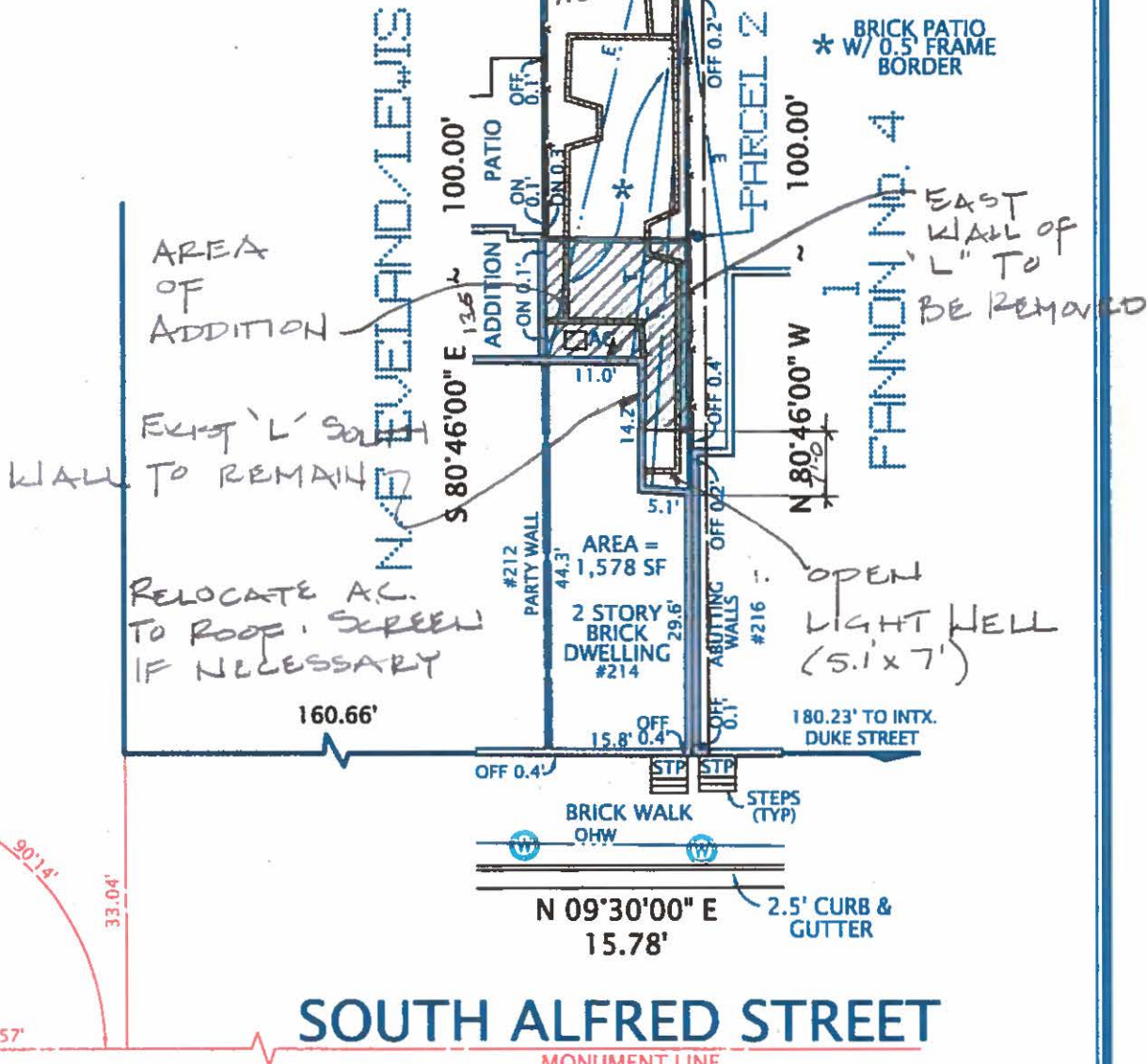
Date: 5.18.15

NOTE: FENCES ARE FRAME.



PRINCE STREET

MONUMENT LINE



LOUIS RESIDENCE

PLAT

SHOWING HOUSE LOCATION ON
THE PROPERTY LOCATED AT

#214 SOUTH ALFRED STREET

(INSTRUMENT #120019190)

CITY OF ALEXANDRIA, VIRGINIA

SCALE: 1" = 20'

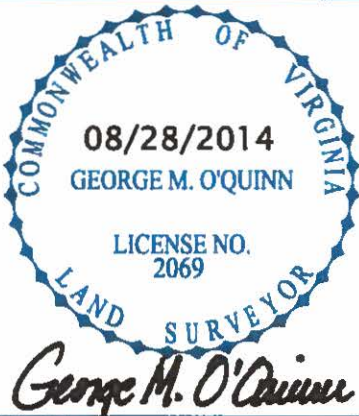
AUGUST 28, 2014

I HEREBY CERTIFY THAT THE POSITIONS OF
ALL THE EXISTING IMPROVEMENTS HAVE BEEN
CAREFULLY ESTABLISHED BY A CURRENT FIELD
SURVEY AND UNLESS SHOWN THERE ARE NO
VISIBLE ENCROACHMENTS AS OF THIS DATE:

THIS PLAT IS SUBJECT TO
RESTRICTIONS OF RECORD.

A TITLE REPORT WAS NOT FURNISHED.

NO CORNER MARKERS SET.



ORDERED BY:

MICHAEL LOUIS



DOMINION

Surveyors
Inc.®

8808-H PEAR TREE VILLAGE COURT
ALEXANDRIA, VIRGINIA 22309
703-619-6555
FAX: 703-799-6412



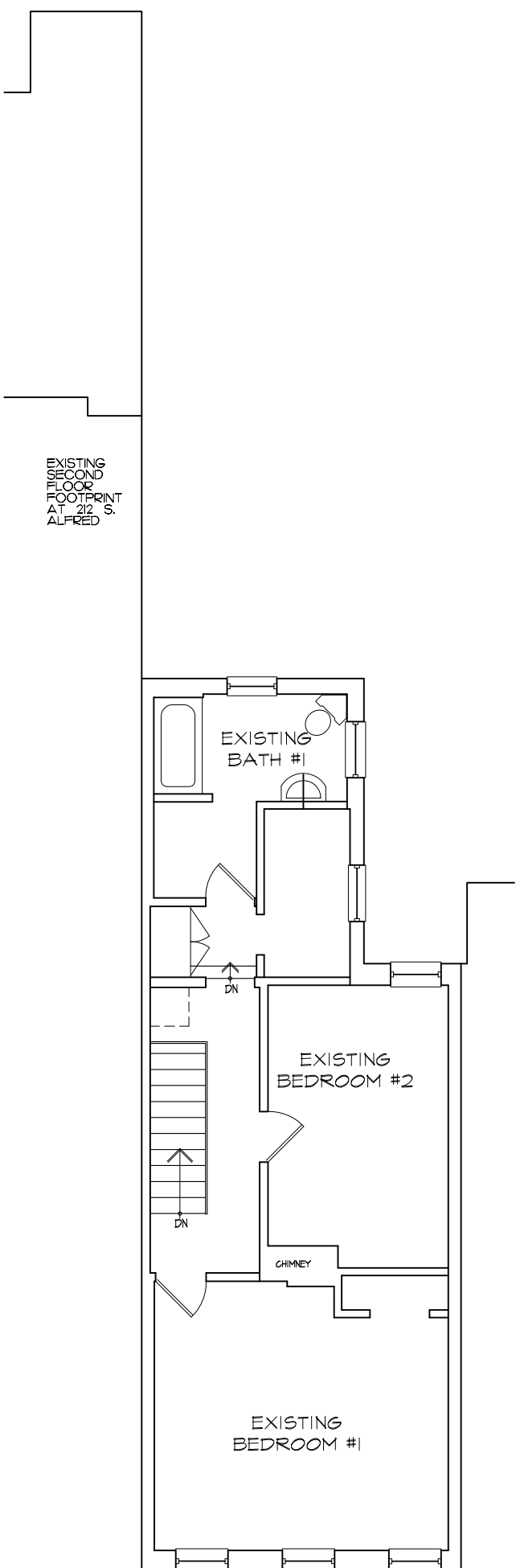
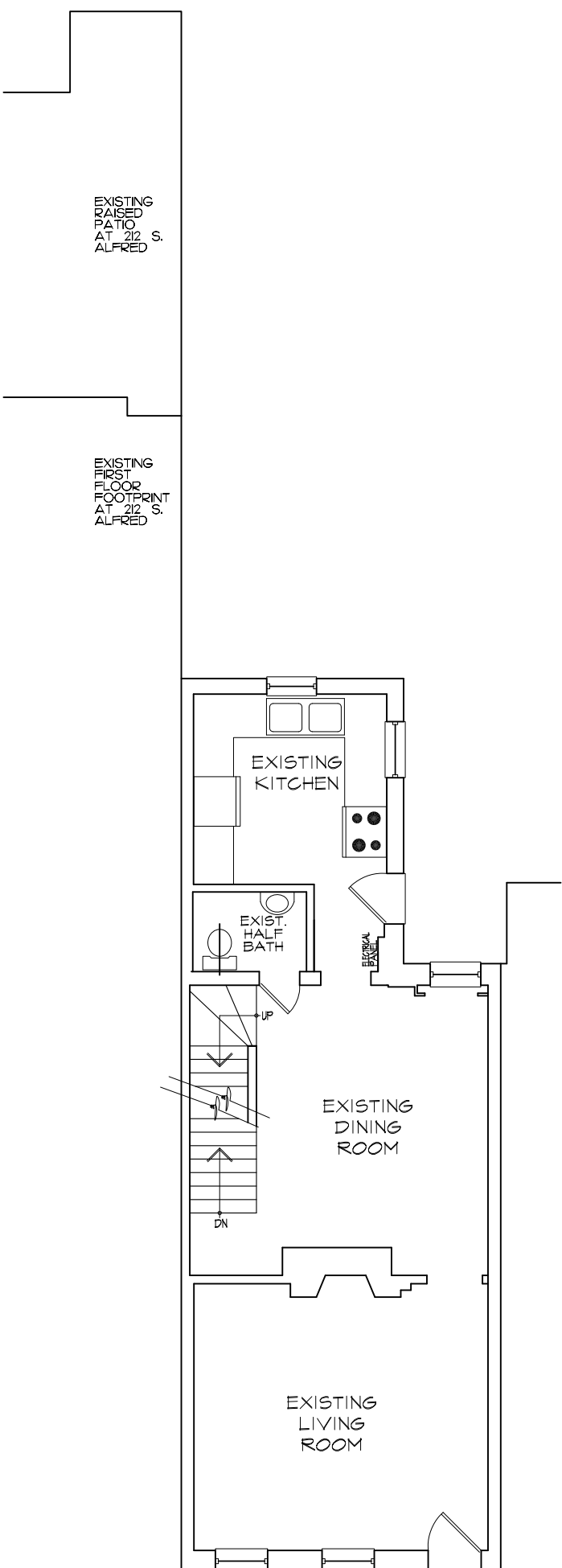
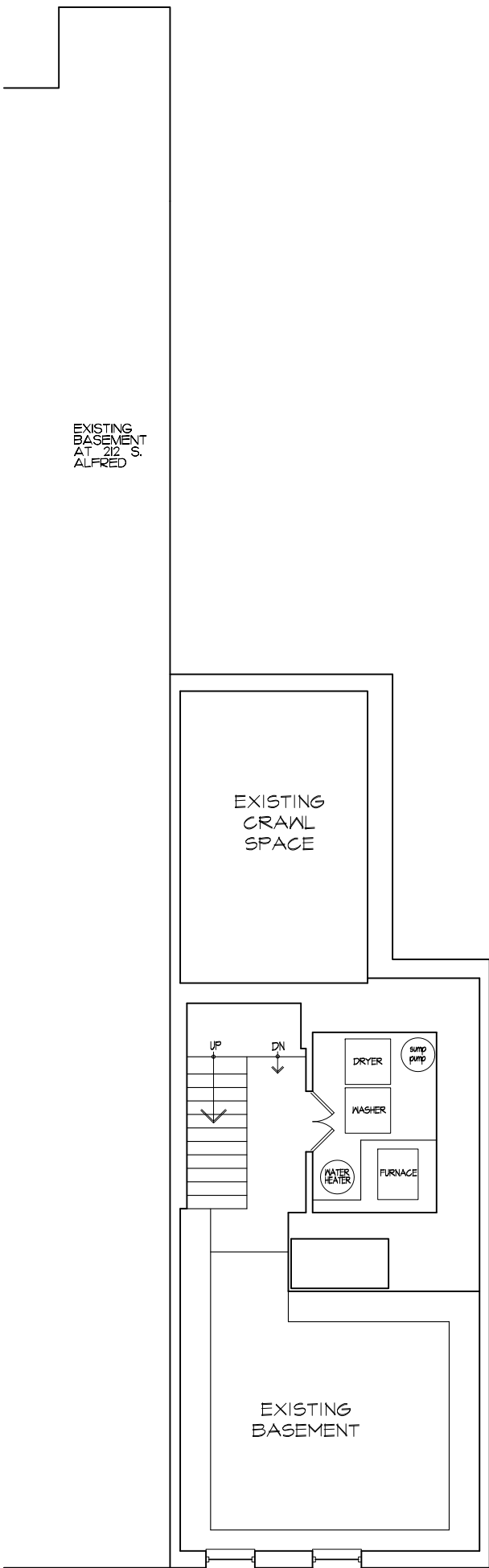
Front Elevation



Rear Elevation



Side Elevation



DIMOND & ADAMS
DESIGN ARCHITECTURE
6 WEST MAPLE STREET • ALEXANDRIA, VIRGINIA 22301
TELEPHONE: 703.838.8437 FAX: 703.838.8437

L O U I S R E S I D E N C E
214 SOUTH ALFRED STREET
ALEXANDRIA, VIRGINIA

ISSUE DATE
DESIGN
04/25/14
05/19/14
06/02/14
06/27/14
09/11/14
09/17/14
10/06/14
10/21/14

B A R
11/03/14
11/17/14
05/18/15

SHEET TITLE
EXISTING
P L A N S

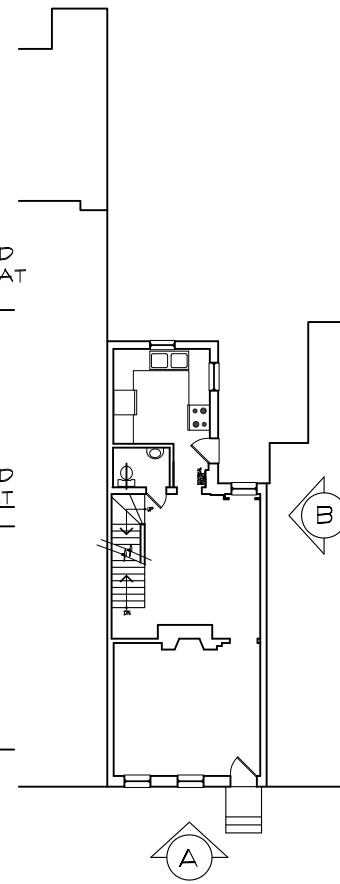
SHEET NUMBER

A-1



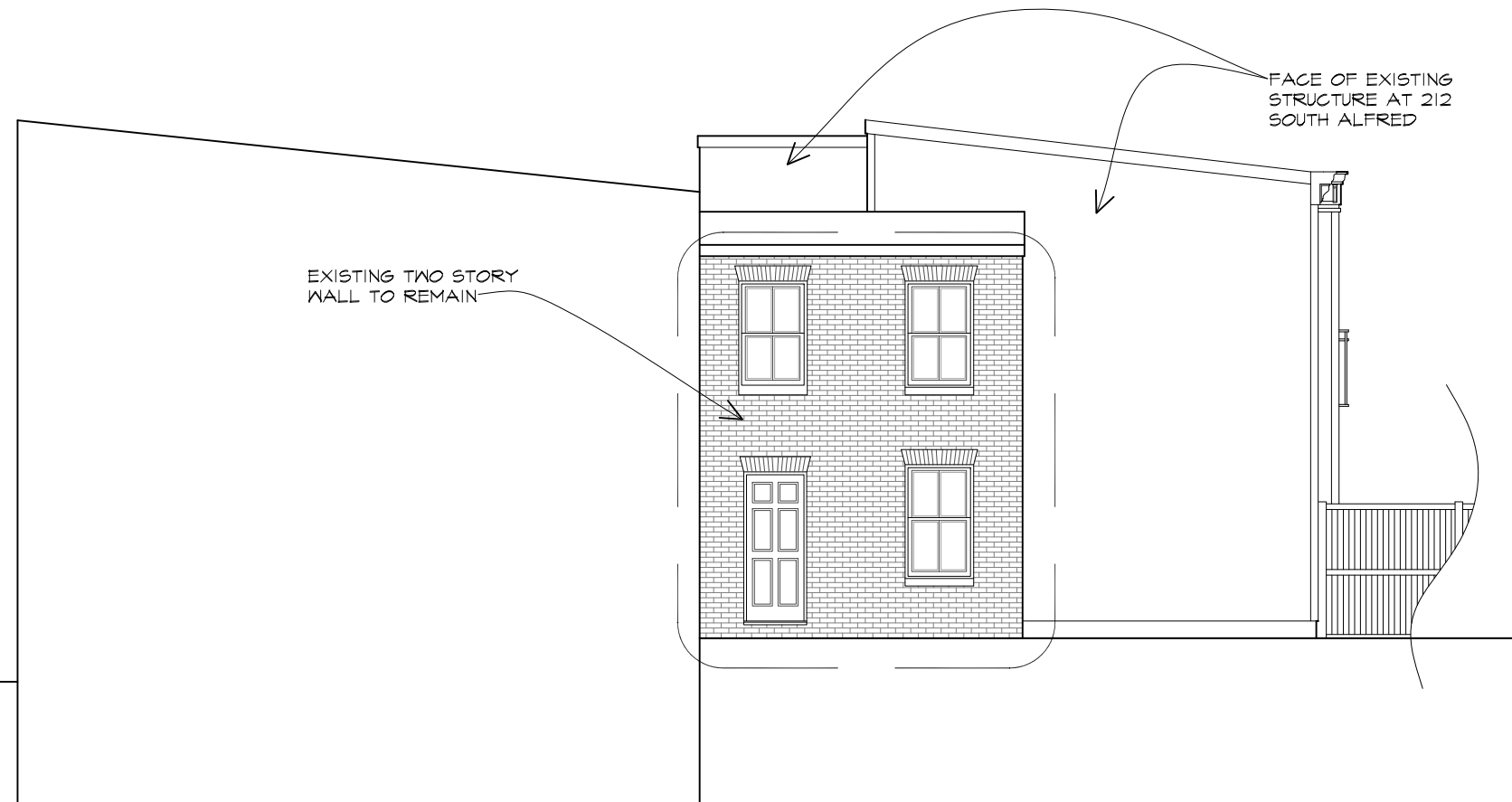
A EXISTING FRONT WEST ELEVATION
1/4"=1'-0"

EXISTING SECOND FLOOR CEILING AT FRONT
7'-10"
FIELD VERIFY
EXISTING SECOND FLOOR AT FRONT
8'-10 1/2"
FIELD VERIFY
9'-8"
FIELD VERIFY
EXISTING FIRST FLOOR



KEY PLAN

EXISTING SECOND FLOOR CEILING AT FRONT OF STRUCTURE
7'-10"
FIELD VERIFY
EXISTING SECOND FLOOR AT FRONT OF STRUCTURE
8'-10 1/2"
FIELD VERIFY
9'-8"
FIELD VERIFY
EXISTING FIRST FLOOR
EXISTING BASEMENT



B EXISTING SIDE SOUTH ELEVATION
10 1/4"=1'-0"

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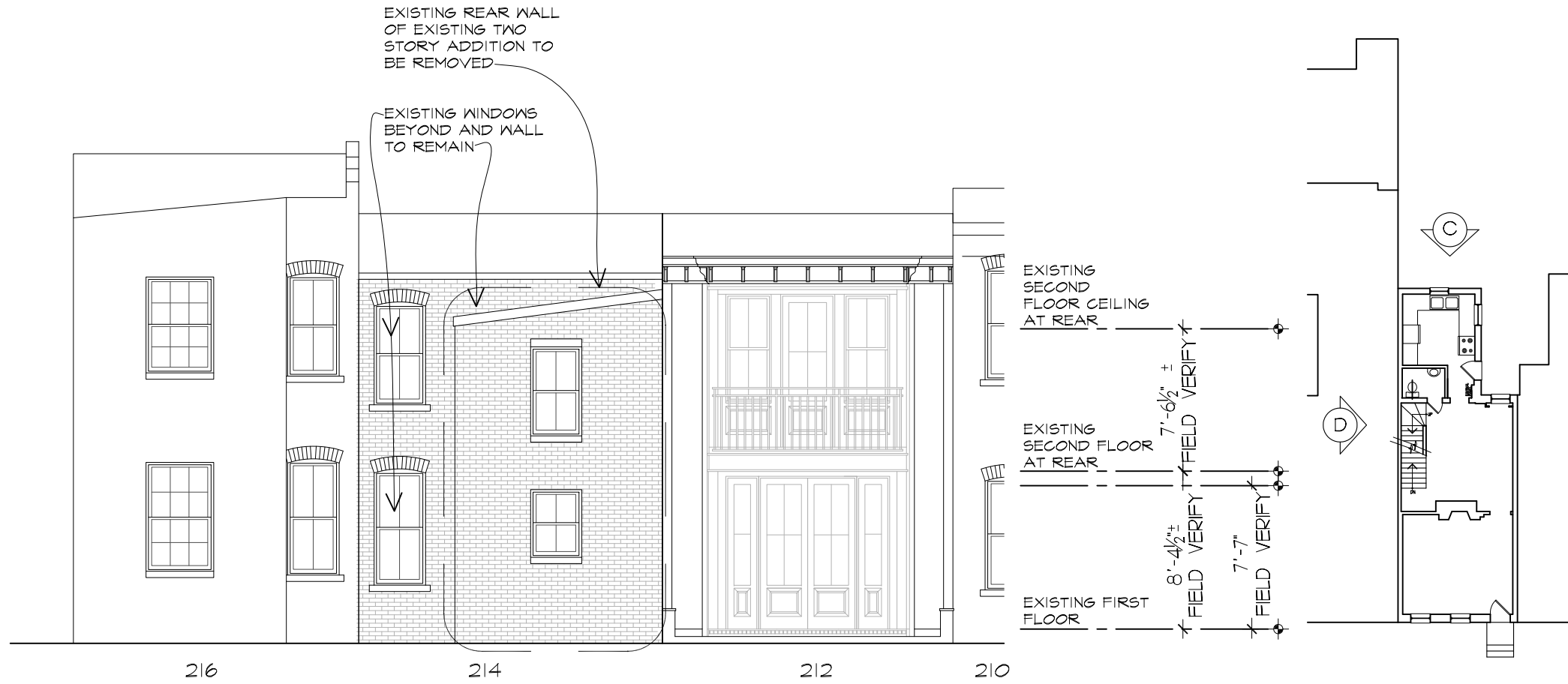
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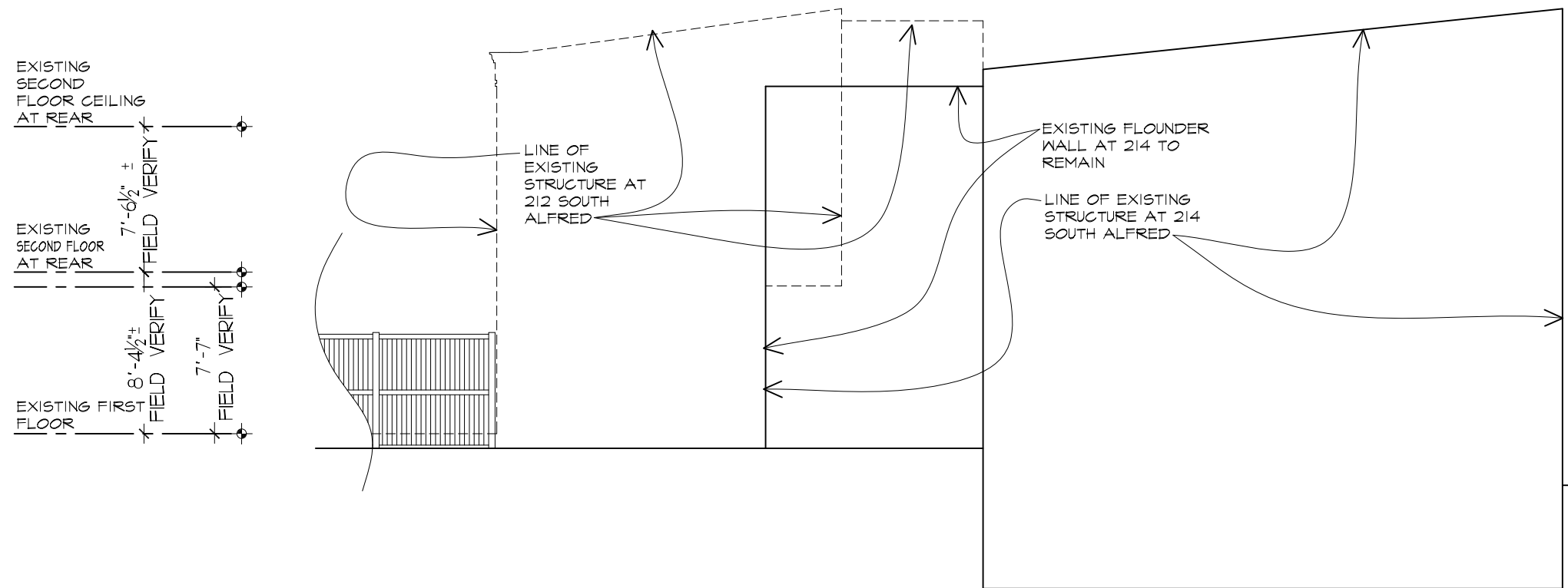
SHEET TITLE
EXISTING ELEVATIONS

SHEET NUMBER

A-2



C EXISTING REAR EAST ELEVATION
1/4"=1'-0"



D EXISTING SIDE NORTH ELEVATION
1/4"=1'-0"

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LOUIS RESIDENCE
214 SOUTH ALFRED STREET
ALEXANDRIA, VIRGINIA

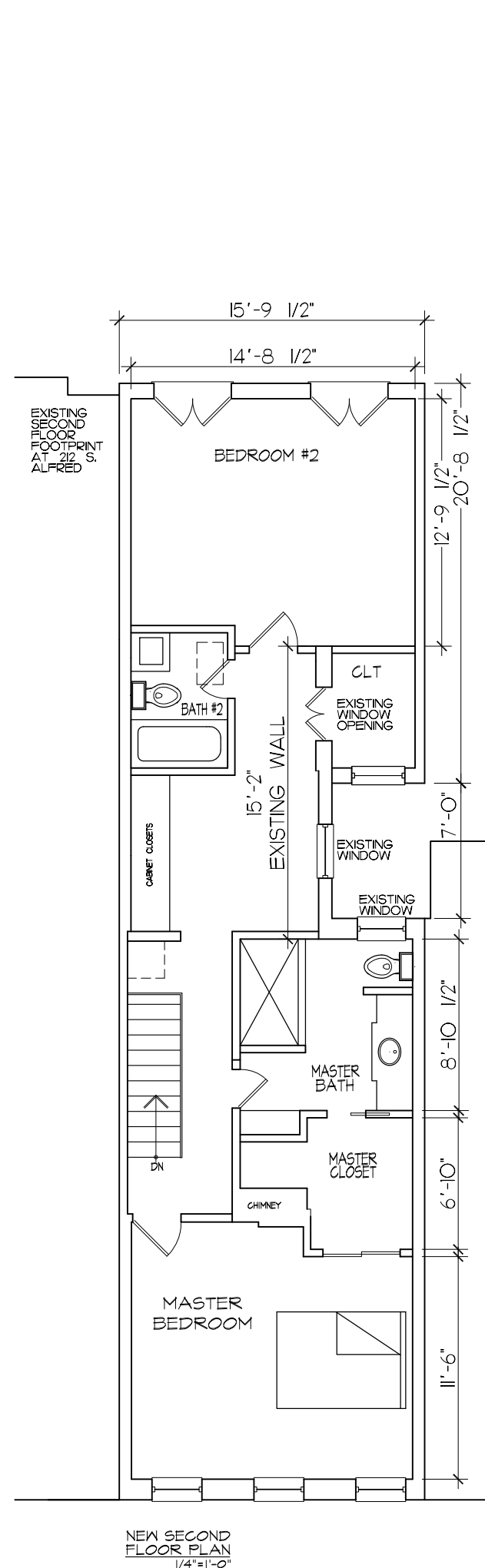
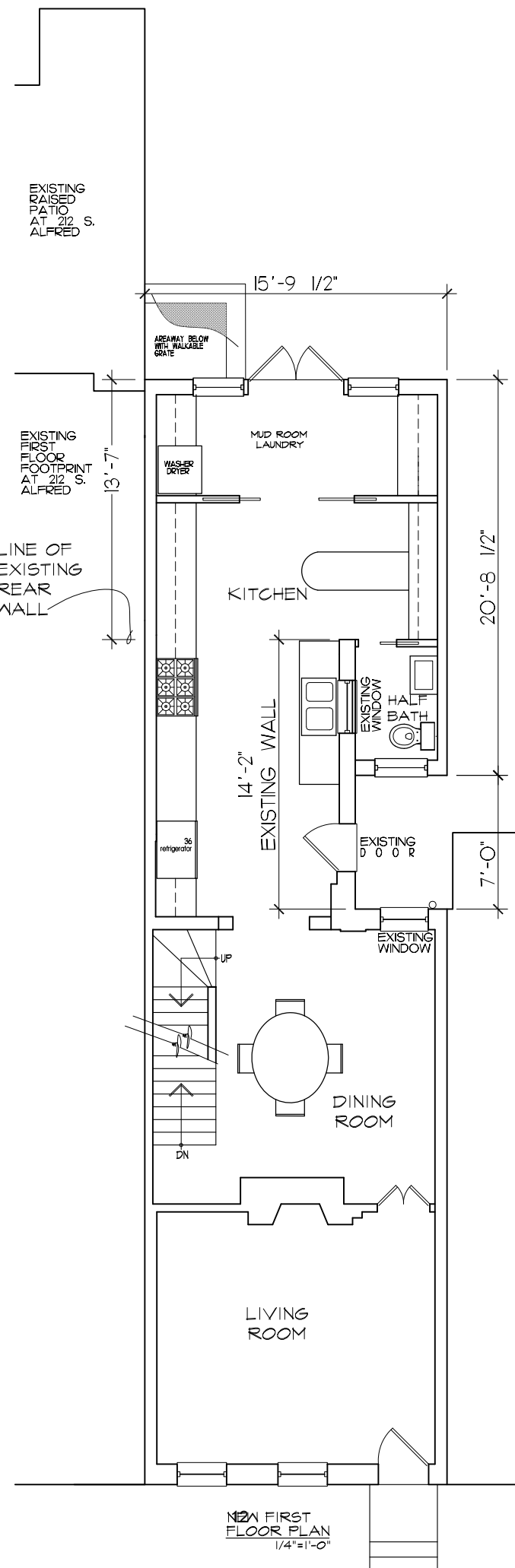
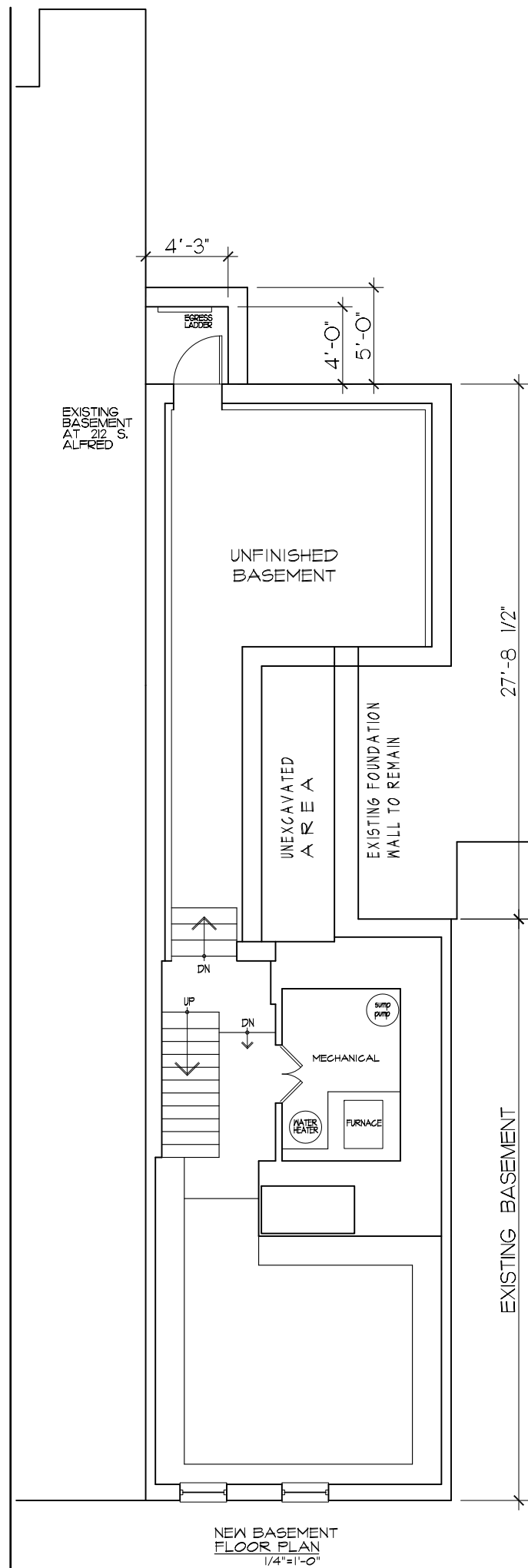
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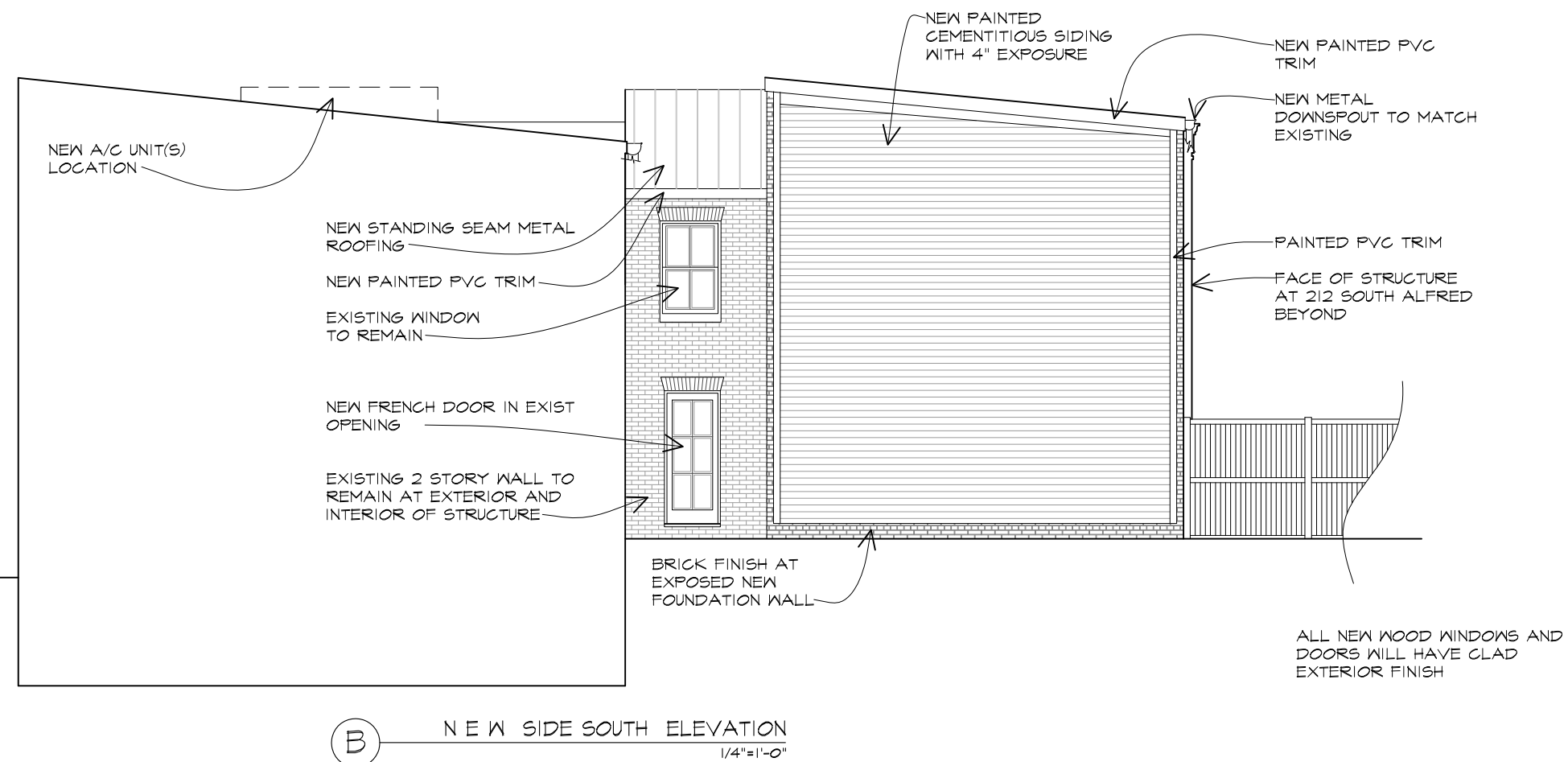
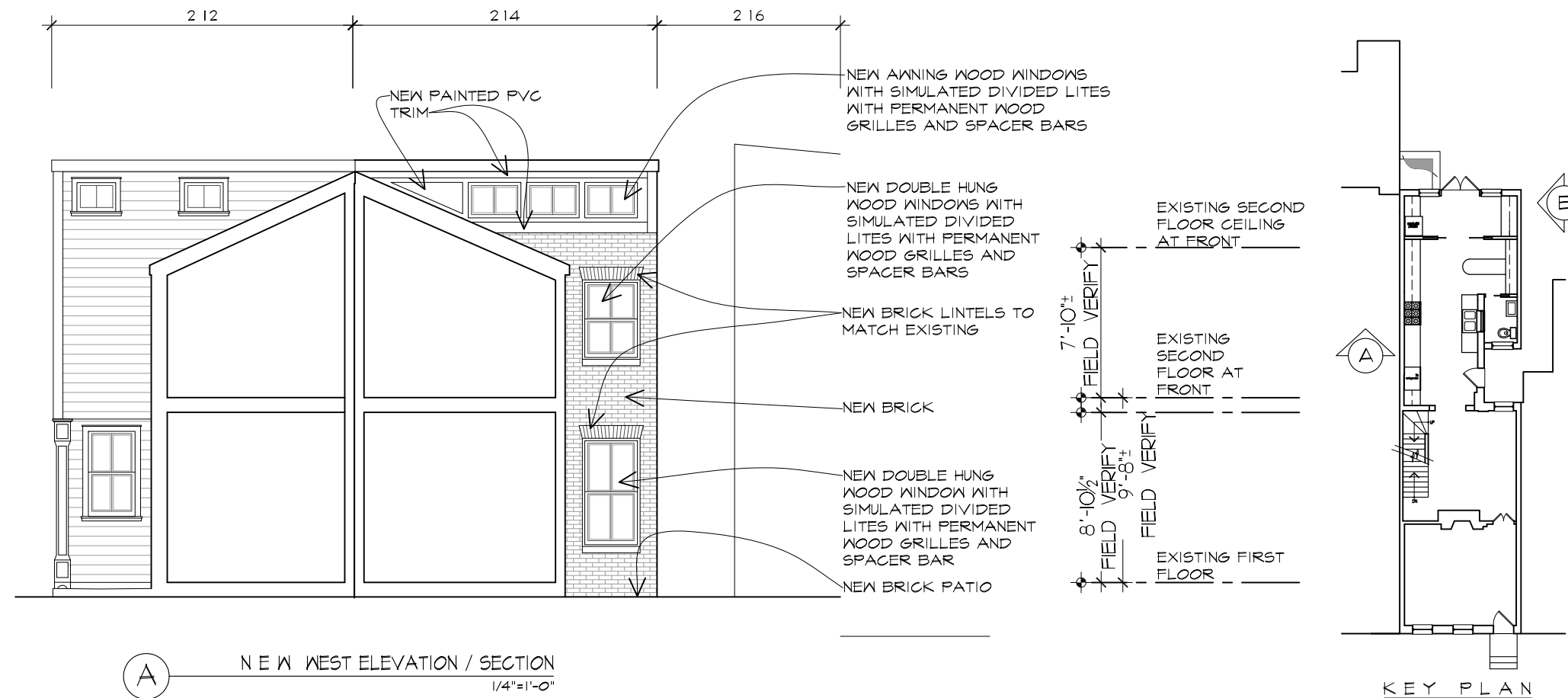
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05/18/15

SHEET TITLE
EXISTING
ELEVATIONS

SHEET NUMBER

A-3





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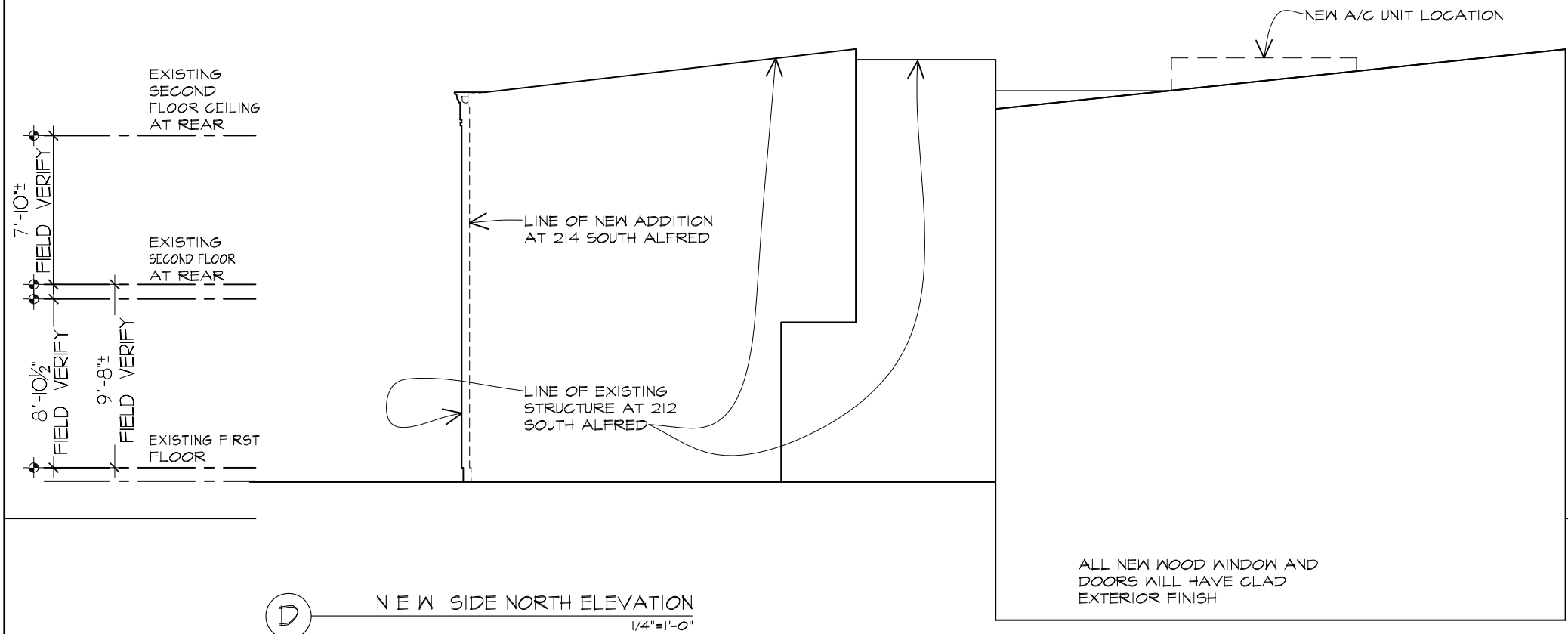
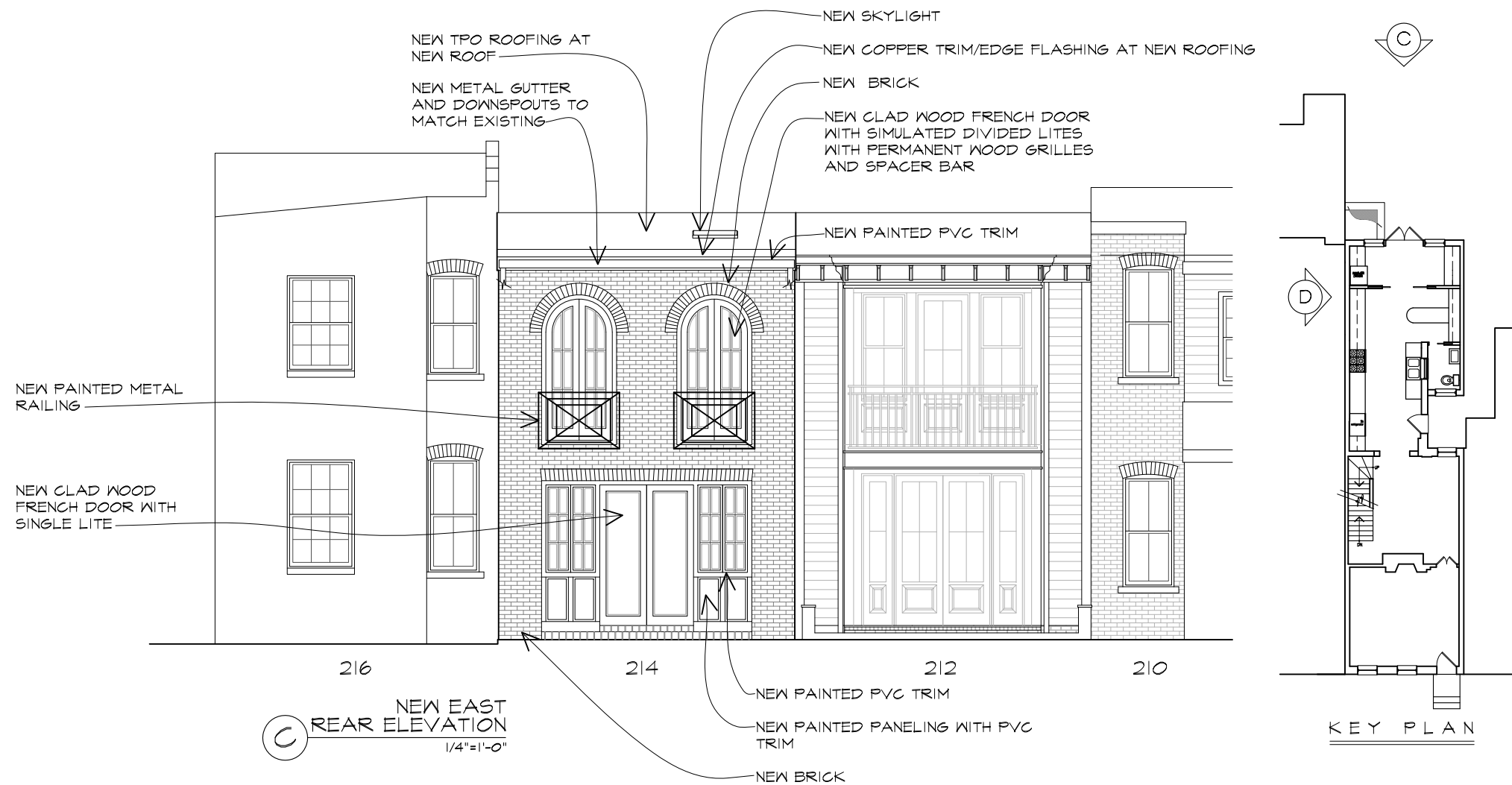
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11/17/14
05/18/15

SHEET TITLE
NEW
ELEVATIONS

SHEET NUMBER

A-5



DIMOND ADAMS
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LOUIS RESIDENCE
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05/18/15

SHEET TITLE
NEW ELEVATIONS

SHEET NUMBER
A-6