

ADDRESS OF PROJECT: 733 S. FAIRFAX  
 TAX MAP AND PARCEL: 080.04-02-17 ZONING: RESIDENTIAL

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: CHARLES M. SIPULA

Address: 7284 SOLITUDE ROAD

City: ST MICHAELS State: MD Zip: 21663

Phone: 703-304-8189 E-mail: CHUCKSIPULA@HOTMAIL.COM

Authorized Agent (if applicable): ☐ Attorney ☐ Architect ☐ \_\_\_\_\_

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

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

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

Legal Property Owner:

Name: CHARLES M. SIPULA

Address: 7284 SOLITUDE RD

City: ST MICHAELS State: MD Zip: 21663

Phone: 703-304-8189 E-mail: CHUCKSIPULA@HOTMAIL.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?

EASEMENT IS NOT  
 AFFECTED BY  
 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*

- |   |   |   |                                   |
|---|---|---|-----------------------------------|
| <input type="checkbox"/> NEW CONSTRUCTION   |   |   |                                   |
| <input type="checkbox"/> EXTERIOR ALTERATION: <i>Please check all that apply.</i> |   |   |                                   |
| <input type="checkbox"/> awning   | <input 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 type="checkbox"/> pergola/trellis            | <input type="checkbox"/> painting unpainted masonry |                                   |
| <input type="checkbox"/> other _____  |   |   |                                   |
| <input checked="" type="checkbox"/> ADDITION                                      |   |   |                                   |
| <input checked="" type="checkbox"/> DEMOLITION/ENCAPSULATION                      |   |   |                                   |
| <input type="checkbox"/> SIGNAGE  |   |   |                                   |

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

The first floor back of the house is to be extended by 6 feet. The northern side of the house (approximately 3 feet in width) (see Photo #3 attached) which is set back from the majority of the width of the first floor back of the house (approximately 12.7 feet in width) (see Photo #2 attached) and the second story also set back from the very back of the first floor will be extended such that it is all parallel with the entire back of the newly extended house. The first story room created inside the back of the house would be stepped down to 2 feet within ground level by being stepped down inside the house by approximately 2 ft at approximately 15 ft inside of the extended back of the house. There would be 3 French doors across the entire of the back of the house opening onto two small steps (2 feet off ground level) leading to a redone garden. In the front of the house (see Photo #1 attached), a small, period authentic portico much like those that currently exist on numerous houses on the same and surrounding blocks would be added. The design of the portico to be added would be a replication of the portico a few doors down at 725 S Fairfax (see Photo #4 attached).

**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.*

- |   |   |
|---|---|
| <input checked="" type="checkbox"/> N/A<br><input checked="" type="checkbox"/><br><input checked="" type="checkbox"/><br><input type="checkbox"/> | <input type="checkbox"/> Survey plat showing the extent of the proposed demolition/encapsulation.<br><input type="checkbox"/> Existing elevation drawings clearly showing all elements proposed for demolition/encapsulation.<br><input checked="" type="checkbox"/> Clear and labeled photographs of all elevations of the building if the entire structure is proposed to be demolished.<br><input checked="" type="checkbox"/> Description of the reason for demolition/encapsulation.<br><input checked="" type="checkbox"/> 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: CHARLES M. SMITHDate: 8/13/2015



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

## A. Property Information

A1. Street Address 733 S. FAIRFAX ST Zone \_\_\_\_\_  
 A2. 973 x 1.5 = 1459.5  
 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	503.84	Stairways**	36
Second Floor	503.84	Mechanical**	13.5
Third Floor	—	Other** SHED DEMOLISH	93.93
Porches/ Other SHED	93.93	Total Exclusions	143.43
Total Gross *	1101.63		

B1. Existing Gross Floor Area \*

1101.63 Sq. Ft.

B2. Allowable Floor Exclusions\*\*

143.43 Sq. Ft.

B3. Existing Floor Area minus Exclusions

958.2 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	78.61	Stairways**	—
Second Floor	130.11	Mechanical**	—
Third Floor	—	Other**	—
Porches/ Other	—	Total Exclusions	—
Total Gross *	208.72		

C1. Proposed Gross Floor Area \*

208.72 Sq. Ft.

C2. Allowable Floor Exclusions\*\*

— Sq. Ft.

C3. Proposed Floor Area minus

Exclusions 208.72 Sq. Ft.

(subtract C2 from C1)

## D. Existing + Proposed Floor Area

D1. Total Floor Area (add B3 and C3) 1166.92 Sq. Ft.  
 D2. Total Floor Area Allowed by Zone (A2) 1459.5 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	295.88
Required Open Space	35% → 340.33
Proposed Open Space	342.29

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

Signature: \_\_\_\_\_

Date

8/13/2015



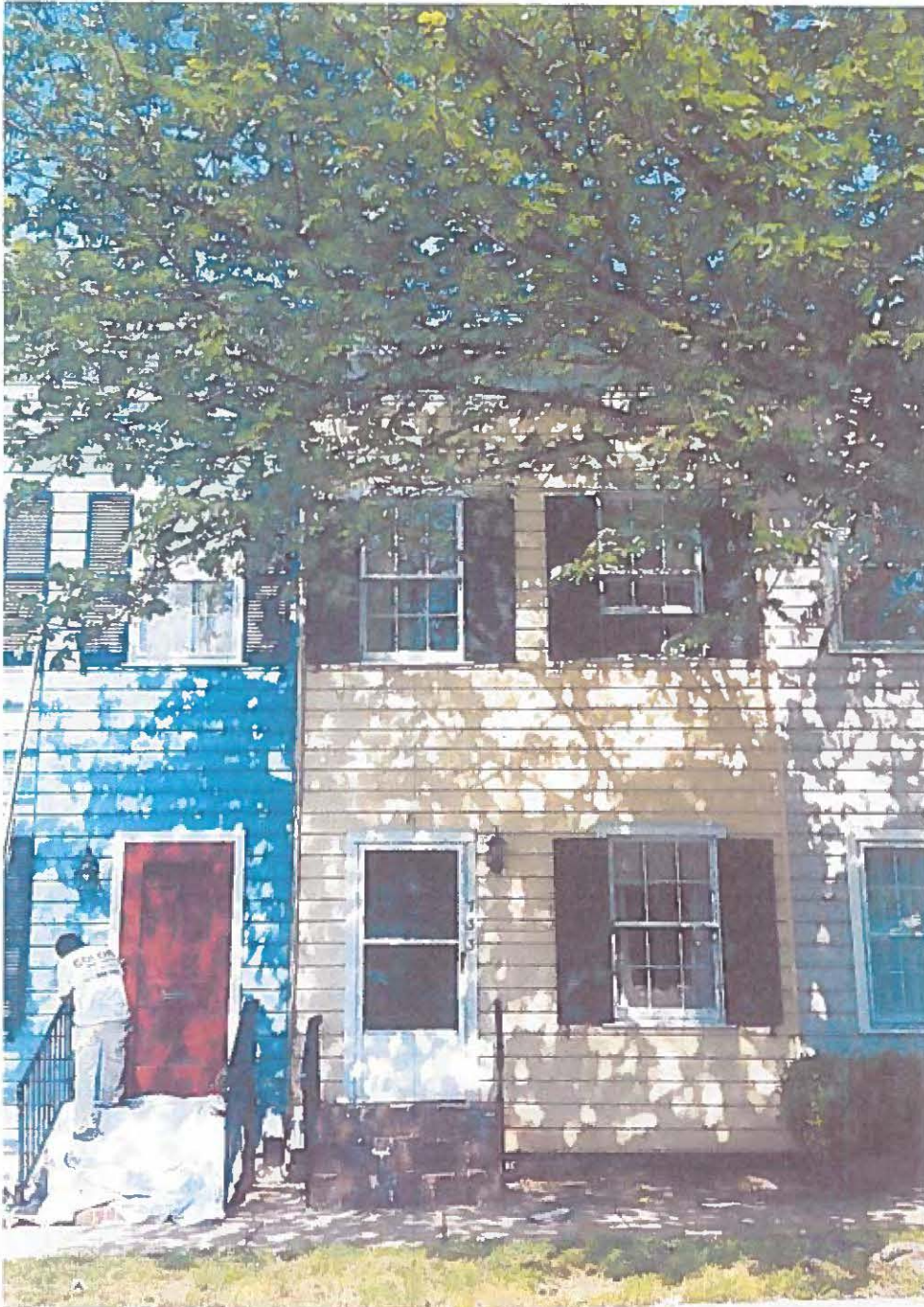


PHOTO #1  
THE FRONT OF 733 FROM  
S FAIRFAX ST.

APPLICATION MATERIALS  
BAR2015-00200/00201  
733 S Fairfax St.  
8/17/2015





PHOTO # 2  
FROM JEFFERSON ST.  
733 IS THE YELLOW & WHITE HOUSE  
ADJACENT TO THE BLUE HOUSE  
IN FEDE GROUND

APPLICATION MATERIALS  
BAR2015-00200/00201  
733 S Fairfax St.  
8/17/2015



PHOTO #3  
FROM THE BACK NORTHEAST  
SIDE CORNER SHOWING  
FIRST FLOOR FURTHEST BACK  
WALL, THE FIRST FLOOR SET BACK  
AND THE SECOND STORY

APPLICATION MATERIALS  
BAR2015-00200/00201  
733 S Fairfax St.  
8/17/2015





PHOTO #4  
THE PORCH AT 725 S. FAIRFAX  
THAT WILL BE THE DESIGN  
FOR THE ADD ON PORCH  
PROPOSED FOR 733

APPLICATION MATERIALS  
BAR2015-00200/00201  
733 S Fairfax St.  
8/17/2015

# COMPOSITE OF ALL RENDERINGS

JEFFERSON ST.

EXIST. SPR. BLDG. E. BR.  
REMOVED = NEW G. FENCE

EXIST.  
SPR. BLDG.

A  
C

office

EXIST.  
RESIDENCE

733  
S. FAIRFAX

EXIST.  
RESIDENCE

13' 2"

PLAN

SOUTH FAIRFAX. 1/8" = 1'-0"



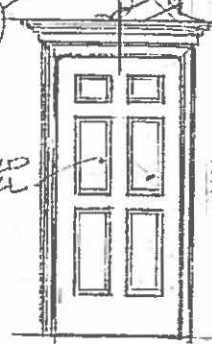
733  
S. FAIRFAX  
FRONT ELEVATION

REAR.  
PERSPECTIVE @  
FENCE STR. BLDG.  
VIEW FROM  
JEFFERSON ST. (D)

EXIST. SPR.  
BLDG. BE  
REMOVED



ROBBER  
PANEL



ENTRANCE DOOR

ALL FINISHES  
TO MATCH  
EXISTING

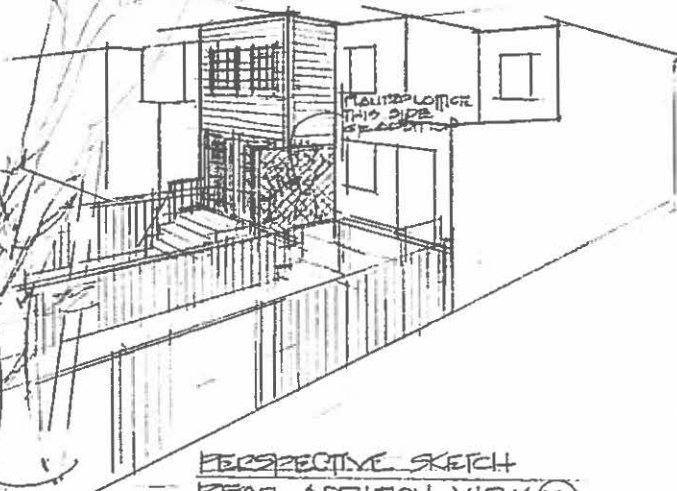
NEIGHBORS  
EXISTING  
BLDG. TO  
REMAIN

NEW TREES

NEW  
6-4' PAVED  
OVER PAVED  
AREA

PERSPECTIVE @  
REAR VIEW OF 733 (C)

PERSPECTIVE SKETCH  
REAR ADDITION VIEW  
FROM JEFFERSON ST. (E)



733  
S. FAIRFAX  
REAR ELEVATION (C)

PROPOSED ADDITION and REMODELING, to:  
733 SOUTH FAIRFAX ST. ALEXANDRIA, VA.

8-9-15





VIKING GREEN  
CLIMBING ROSE  
WOULD BE  
PLANTED ON  
TRELLIS ATTACHED  
TO EXPANSION  
THAT FACES  
SOUTH TOWARDS  
BACK YARD OF  
735 S. FAIRFAX

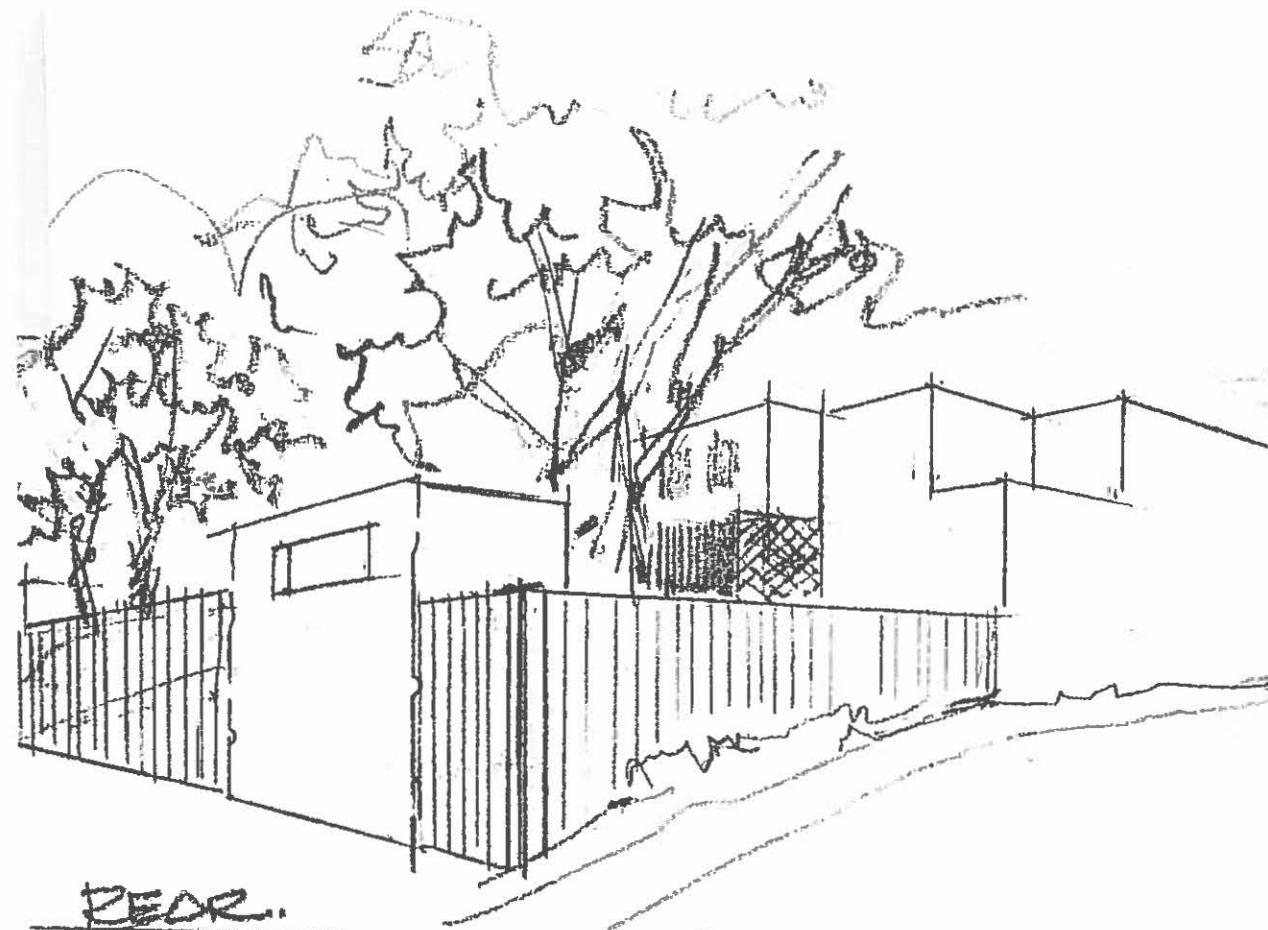
APPLICATION MATERIALS  
BAR2015-00200/00201  
733 S Fairfax St.  
8/17/2015





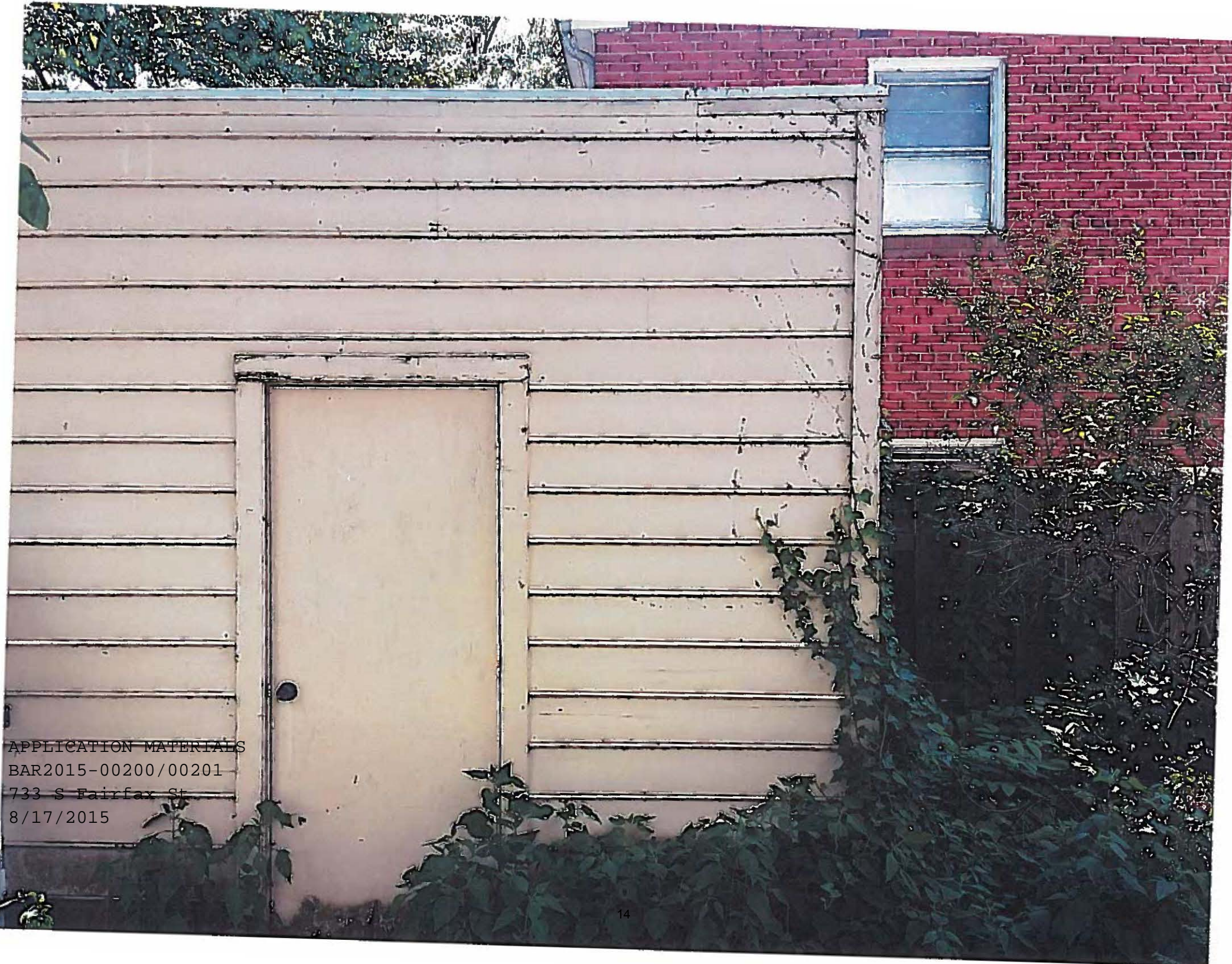
APPLICATION MATERIALS  
BAR2015-00200/00201  
733 S Fairfax St.  
8/17/2015





REAR.  
PERSPECTIVE @ (D)  
FENCE + STORE BLDG.  
VIEW FROM  
JEFFERSON ST.





APPLICATION MATERIALS  
BAR2015-00200/00201  
733 S Fairfax St  
8/17/2015



NEIGHBORS  
EXIST. SPOR.  
BLDG. TO  
REMAIN

NEW TREES

NEW  
6" H. BOARD  
OVERBOARD  
FENCE

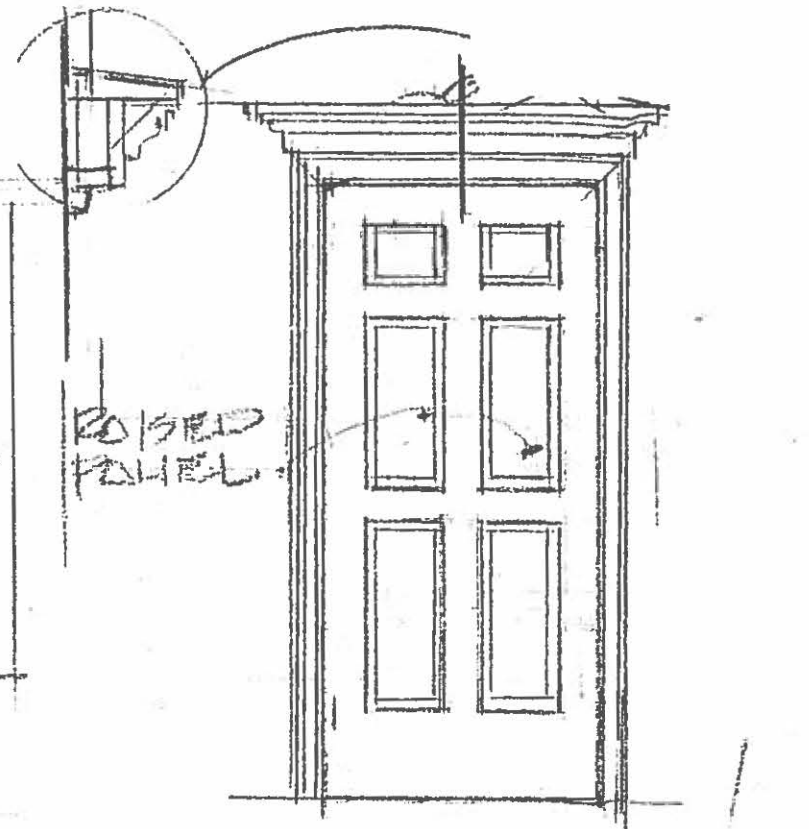
LOW PLANTING

PERSPECTIVE @  
REAR YARD 733 (C)



733  
S. FAIRFAX

FRONT ELEVATION

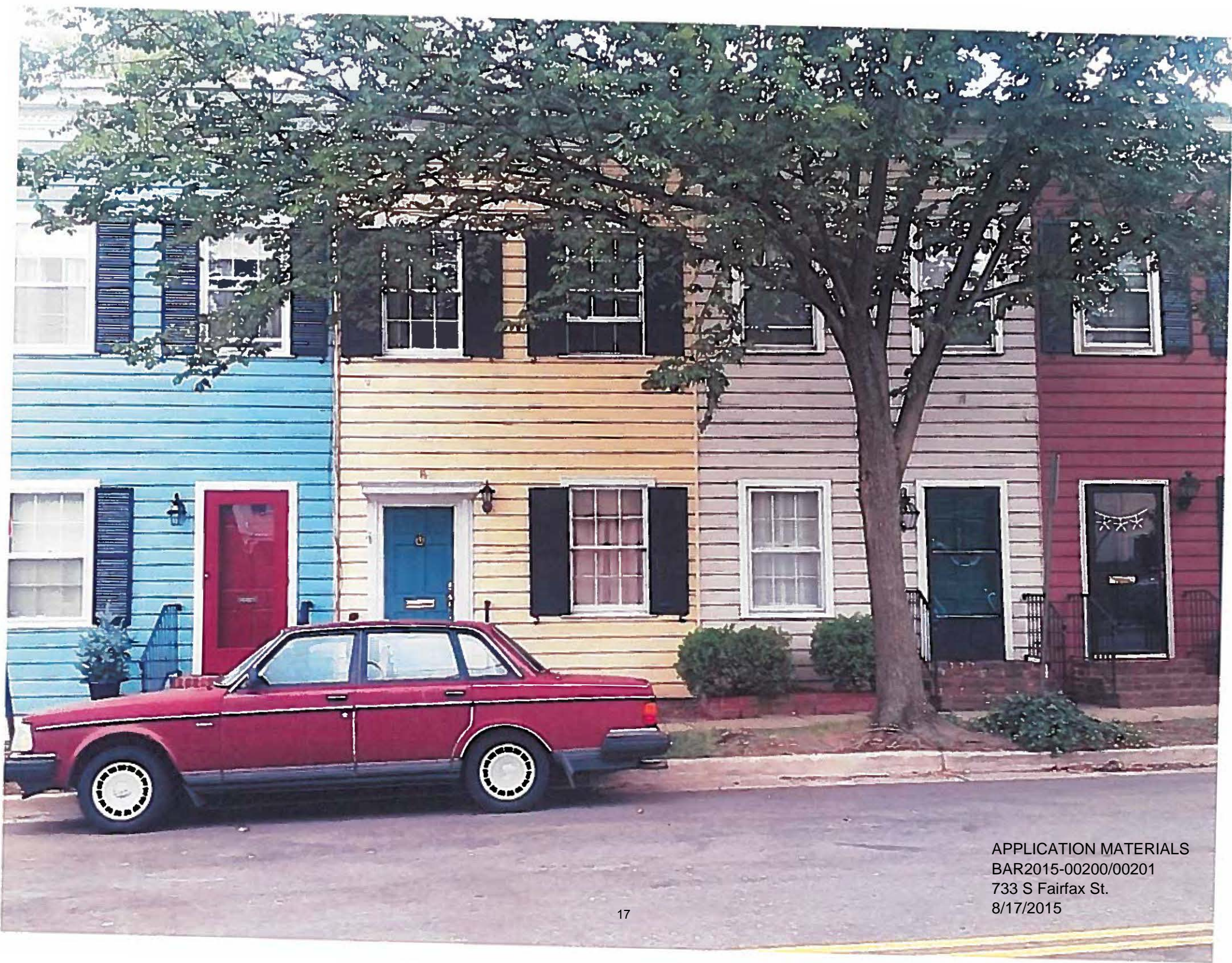


RAISED  
PANEL

ENTRANCE DOOR

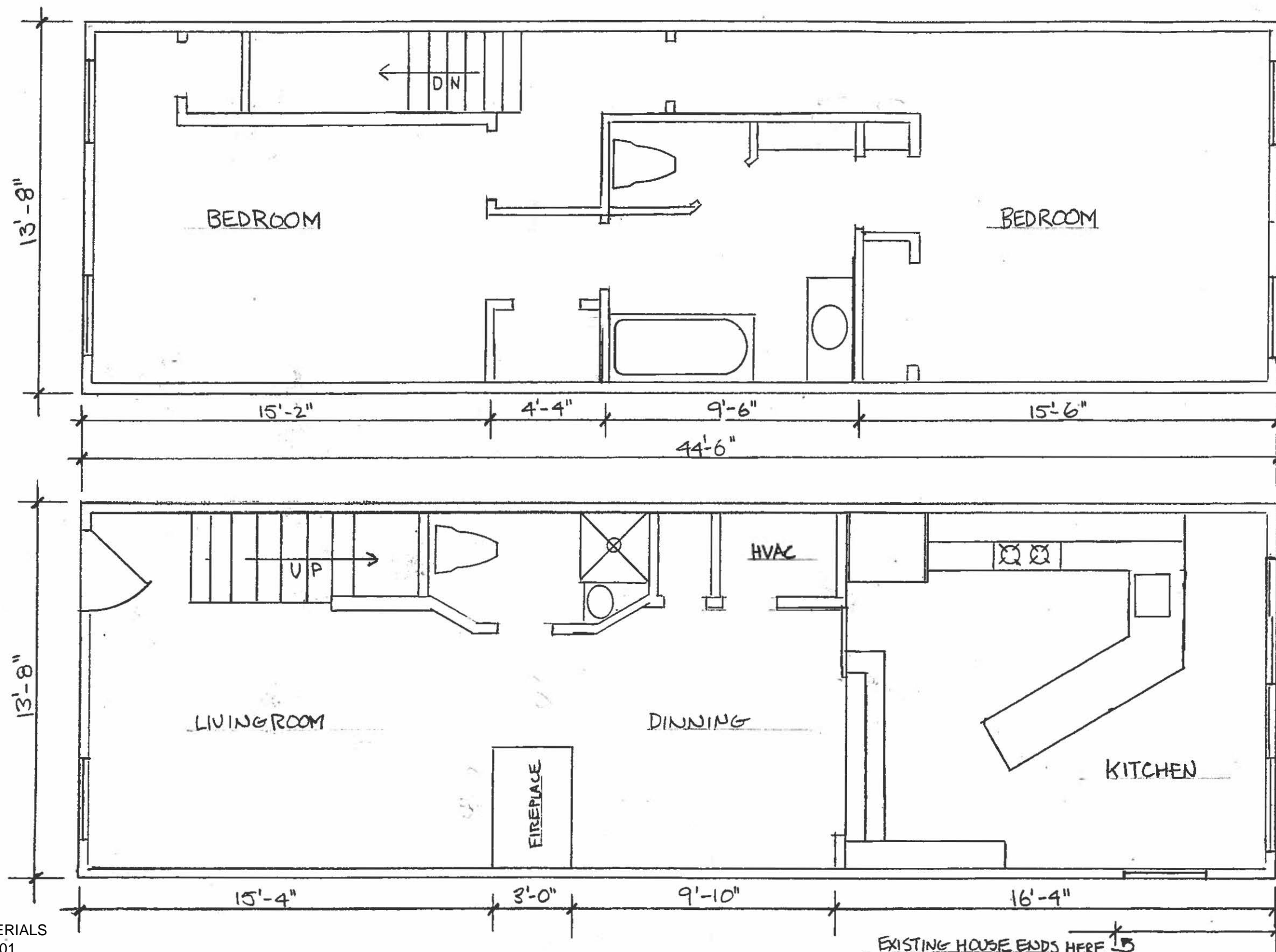
APPLICATION MATERIALS  
BAR2015-00200/00201  
733 S Fairfax St.  
8/17/2015





APPLICATION MATERIALS  
BAR2015-00200/00201  
733 S Fairfax St.  
8/17/2015





2ND FLOOR SQUARE FOOTAGE  
605.2

1ST FLOOR SQUARE FOOTAGE  
605.2

TOTAL SQUARE FOOTAGE  
1210.40

WOOD DECK AND  
STEPS

1ST AND 2ND FLOORS  
WITH ADDITION

1/4" = 1 FOOT

A2

NORTH

WEST

SOUTH

15'-10"

13'-8"

6'-0"

ADDITION ROOF  
CEILING

1'-2"

2ND FLOOR  
CEILING

8'-1"

11"

8'-10 1/2"

EXISTING HOUSE FLOOR

1'-11 1/4"

ADDITION FLOOR

1'-11 1/4"

DECK

7 3/4"

2'-0"

23'-7 1/2"

ANDERSEN 400 SERIES  
WINDOWS AND DOORS  
COLOR WHITE

BEADED WOOD LAP SIDING  
PAINTED HISTORICAL COLOR  
7" EXPOSURE

PVC TRIM BOARDS ON DOORS,  
CORNERS AND WINDOWS  
PAINTED WHITE

WOODEN DECK WITH  
STAIRS

GRADE

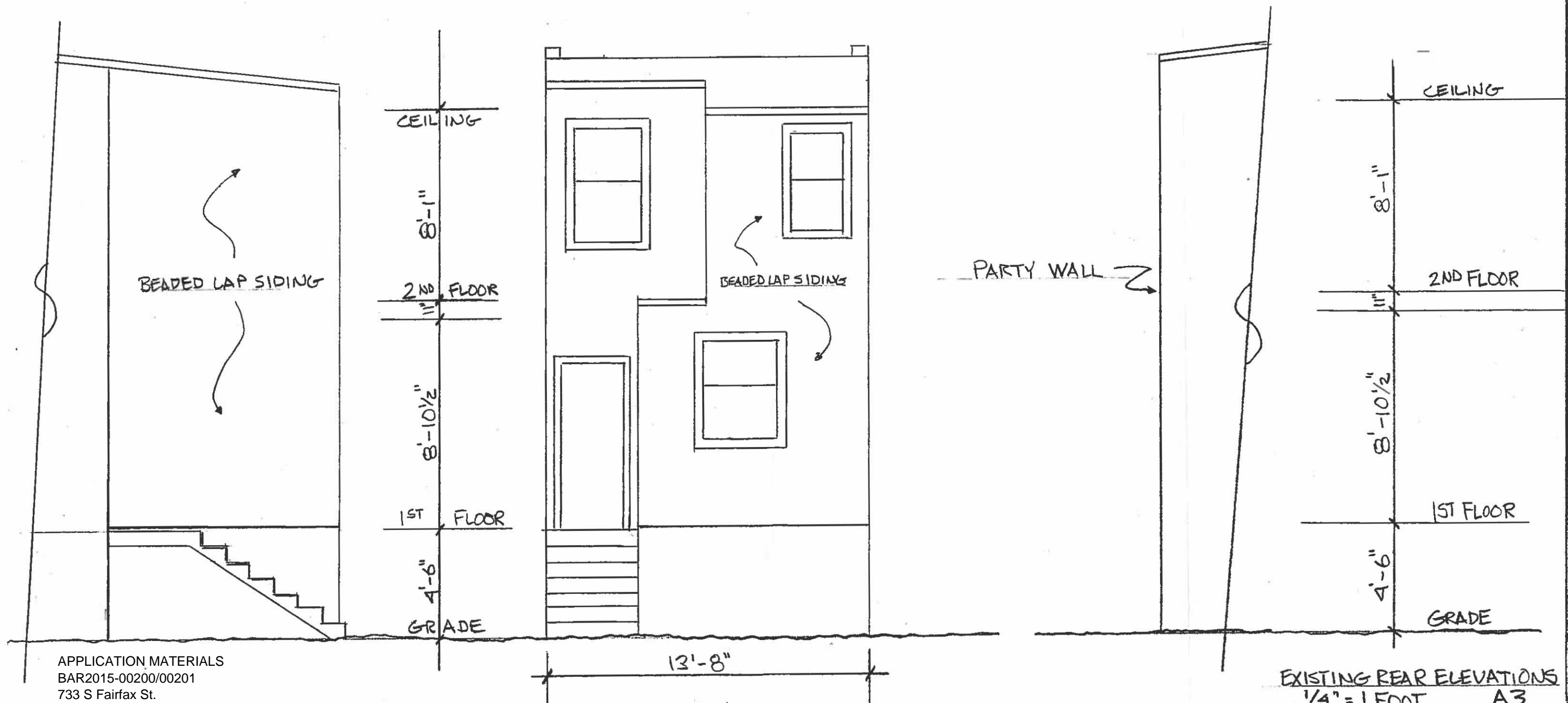
APPLICATION MATERIALS  
BAR2015-00200/00201  
733 S Fairfax St.  
8/17/2015

ELEVATIONS FOR PROPOSED  
ADDITION  
1/4" = 1 FOOT  
A4

NORTH

WEST

SOUTH



APPLICATION MATERIALS  
 BAR2015-00200/00201  
 733 S Fairfax St.  
 8/17/2015

EXISTING REAR ELEVATIONS  
 1/4" = 1 FOOT A3



