

ADDRESS OF PROJECT: 611 Cameron St. Alexandria, VA 22314TAX MAP AND PARCEL: 664. 04 - 08 - 09 ZONING: RM

## 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: Military Officers Association of AmericaAddress: 201 N. Washington St.City: Alexandria State: VA Zip: 22314Phone: 703-838-8110 E-mail: StefanieK@moaa.orgAuthorized Agent (if applicable): ☐ Attorney ☐ Architect ☒ \_\_\_\_\_Name: Stefanie Keuser Phone: 703-838-8110E-mail: StefanieK@moaa.org

## Legal Property Owner:

Name: James MichelsAddress: 611 Cameron St.City: Alexandria State: VA Zip: 22314Phone: 202-669-4987 E-mail: jbmicheles@gmail.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.*  
     ☐ awning                      ☐ fence, gate or garden wall    ☐ HVAC equipment                      ☐ shutters  
     ☐ doors                        ☐ windows                              ☐ siding                                      ☐ shed  
     ☐ lighting                      ☐ pergola/trellis                      ☐ painting unpainted masonry  
     ☒ other Replace Asphalt driveway with pea gravel  
☐ ADDITION  
☐ DEMOLITION/ENCAPSULATION  
☐ SIGNAGE

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

Repair existing foundation wall @ 201 N. Washington St.  
 Remove Asphalt + replace with pea gravel at 611 Cameron St.

**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 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.

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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: Stefanie KeuserPrinted Name: Stefanie KeuserDate: 9/4/15

# 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. MOAA	201 N WASHINGTON ST	100% Applicant
2. JAMES MICHELS	611 CAMERON ST	75% <sup>mk</sup> owner property owner
3. CHRISTIAN NEELEY	611 CAMERON ST	25% <sup>mk</sup> owner property owner

2. Property. State the name, address and percent of ownership of any person or entity owning an interest in the property located at 201 N 1 (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. MOAA	201 N WASHINGTON ST	100% <sup>applicant</sup>
2. JAMES MICHELS	611 CAMERON ST	75% <sup>mk</sup> owner } property owner
3. CHRISTIAN NEELEY	611 CAMERON ST	25% owner

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. n/a	n/a	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.

8 SEP 2015 MARY ANN KIRKPATRICK Mary Ann Kirkpatrick  
Date Printed Name Signature

James B. Michels  
611 Cameron Street  
Alexandria, Virginia 22314  
August 17, 2015

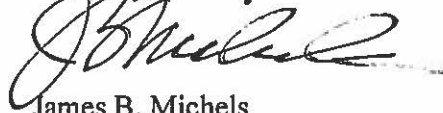
Ms. Stefanie Keuser  
Director, Information Technology  
Military Officers Association of America  
210 N. Washington Street  
Alexandria, Virginia 2234

Dear Ms. Keuser:

This letter grants permission for the Military Officers Association of America, its designated employees, contractors, and vendors to enter our property at the above address for the purpose of repairing and waterproofing the eastern basement wall of the MOAA building that is immediately adjacent to 611 Cameron Street.

It is understood that access this permission to enter the property at 611 Cameron Street will be in accordance with the terms of the settlement memorandum executed by our attorneys on August 7, 2015. This permission includes authorization to remove the asphalt driveway, excavation of a trench adjacent to the eastern basement wall of the MOAA building, and regarding and restoration of the driveway with a gravel surface. Access is authorized during normal business hours.

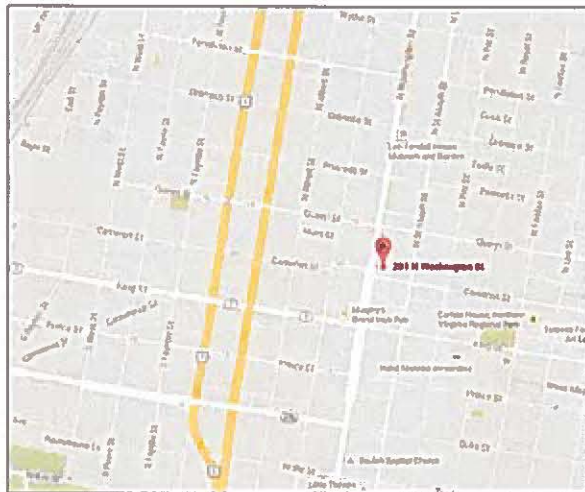
Sincerely,



James B. Michels

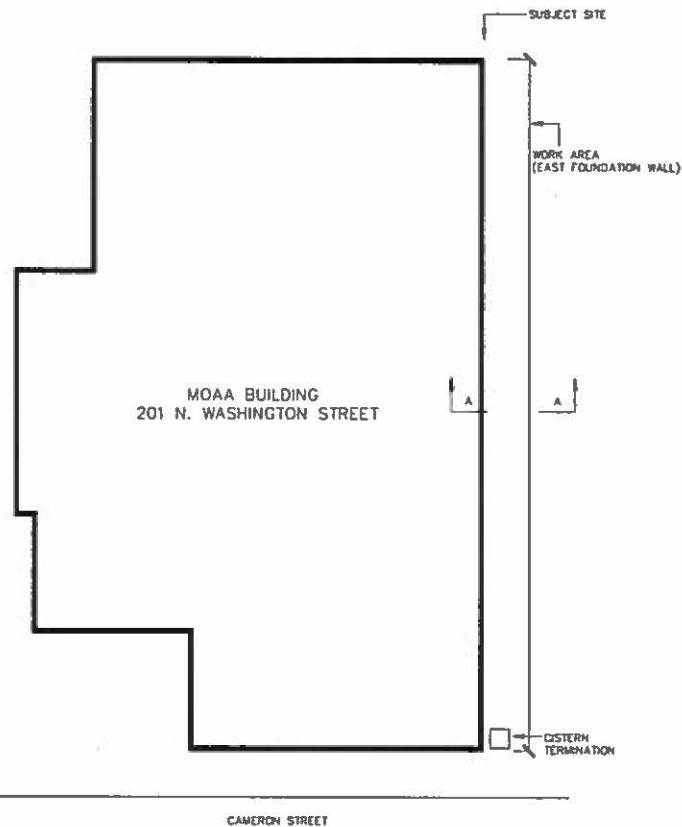
Cc: Mr. Jim Ninteman, CWI

APPLICATION MATERIALS  
BAR2015-00305  
611 Cameron Street  
9/8/2015



SITE LOCATION PLAN

N. WASHINGTON STREET



SITE PLAN

**T·D·L**

301 N. Fairfax Street, Suite 108  
Alexandria, VA 22314  
OFFICE 703.584.0300 FAX 703.584.0715

**THOMAS DOWNEY, LTD.**  
CONSULTING ENGINEERS

**201 N. Washington Street**  
**Alexandria, Virginia**

#	Revision/Issue	Date
1	Issued for Permit	
2		

Project Name and Address  
**Foundation Wall Waterproofing**  
**at 611 Cameron St. Driveway**  
  
**MOAA**  
**201 N. Washington Street**  
**Alexandria, VA 22314**

Project	14-201	Sheet	<b>SK1</b>
Date	02.15		
Notes	N.T.S.		

APPLICATION MATERIALS  
BAR2015-00305  
611 Cameron Street  
9/8/2015

**T·D·L**

301 N. Fairfax Street, Suite 108  
Alexandria, VA 22314  
OFFICE 703.548.9403 FAX 703.548.9715

**THOMAS DOWNEY, LTD.**  
CONSULTING ENGINEERS

201 N. Washington Street  
Alexandria, Virginia

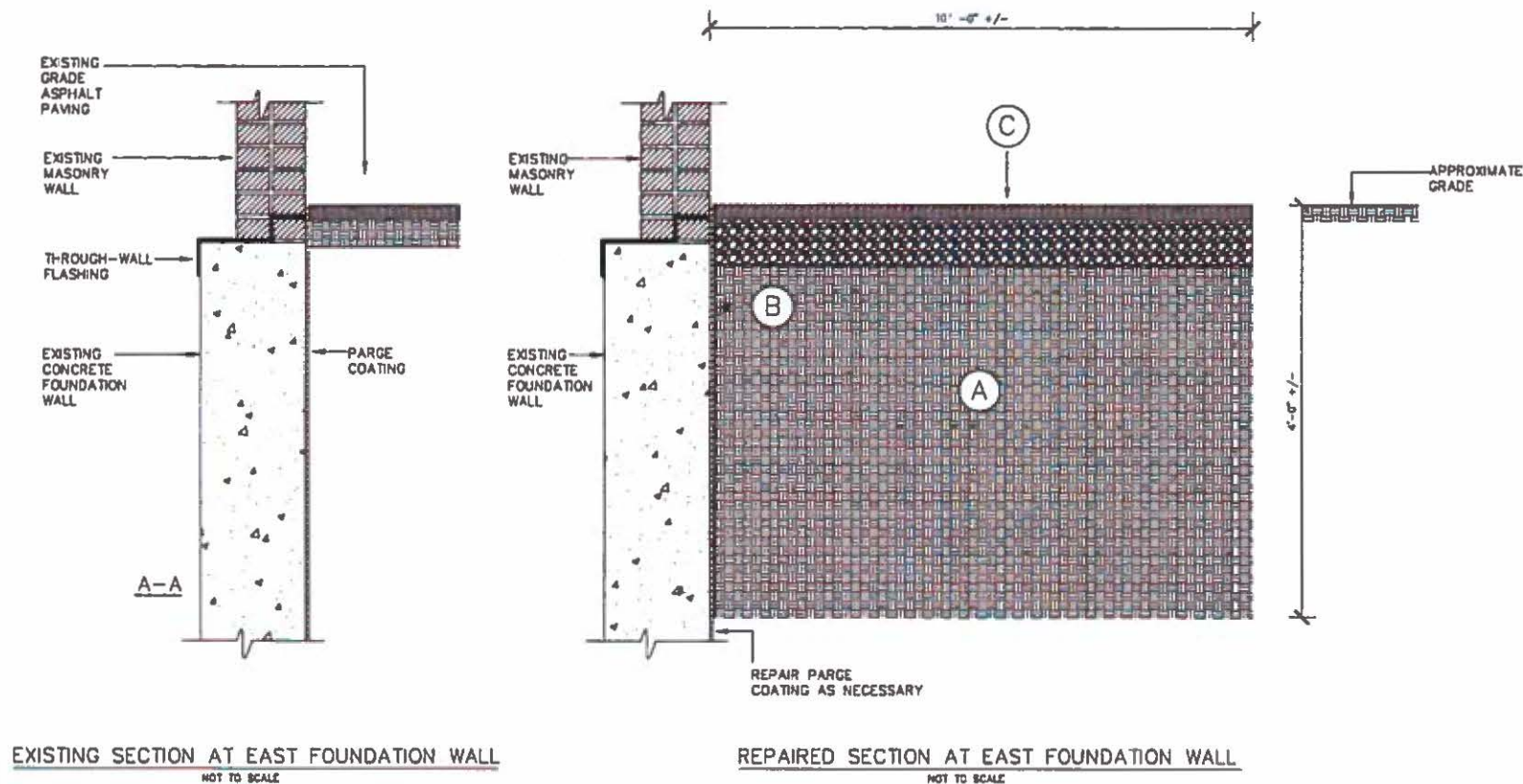
Sheet

NO.	REVISION/REMARKS	DATE
1	Issued for Permit	
2		

Foundation Wall Waterproofing  
at 611 Cameron St. Driveway

MOAA  
201 N. Washington Street  
Alexandria, VA 22314

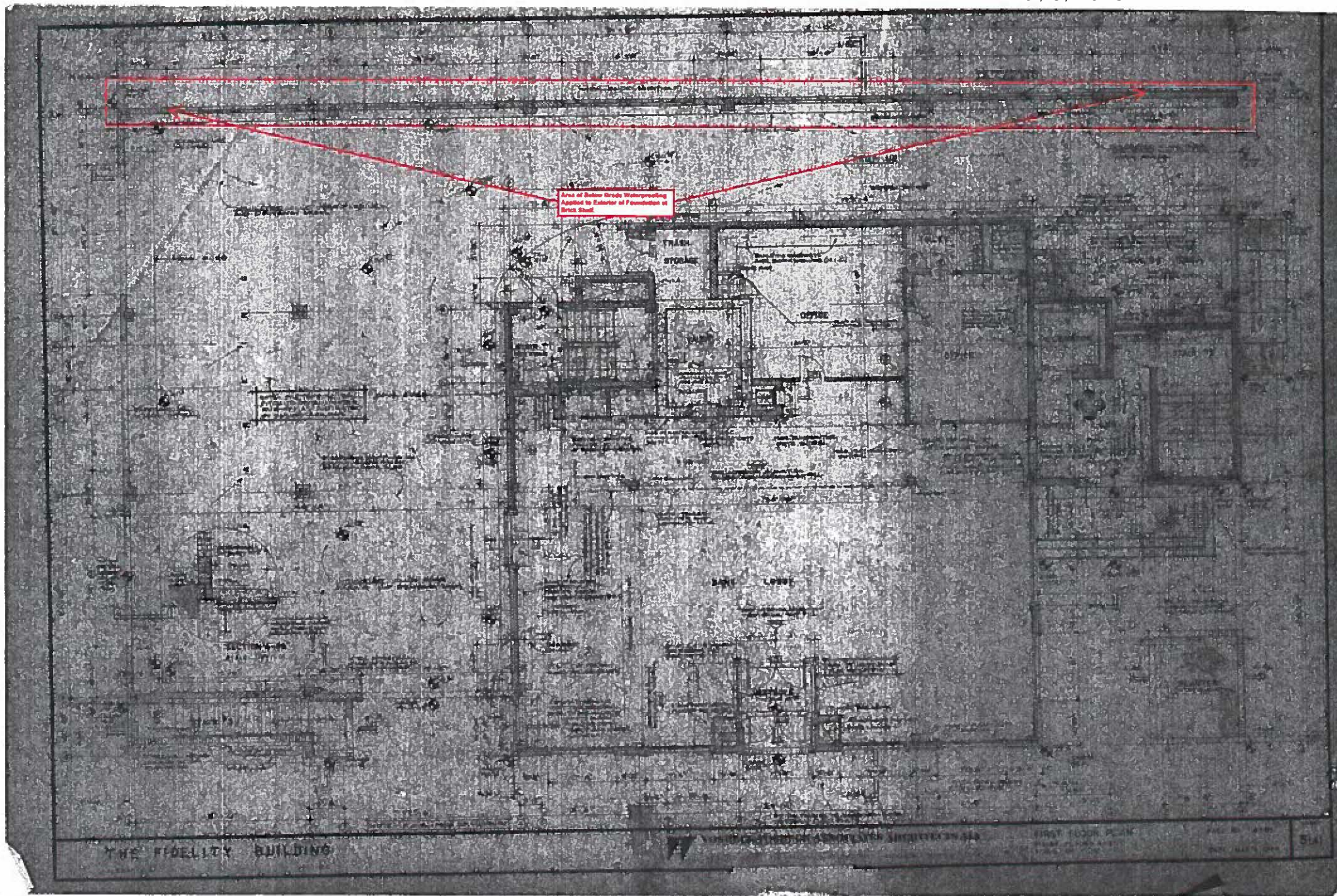
Project	14-201	Sheet
Date	02.15	<b>SK2</b>
Scale	N.T.S.	

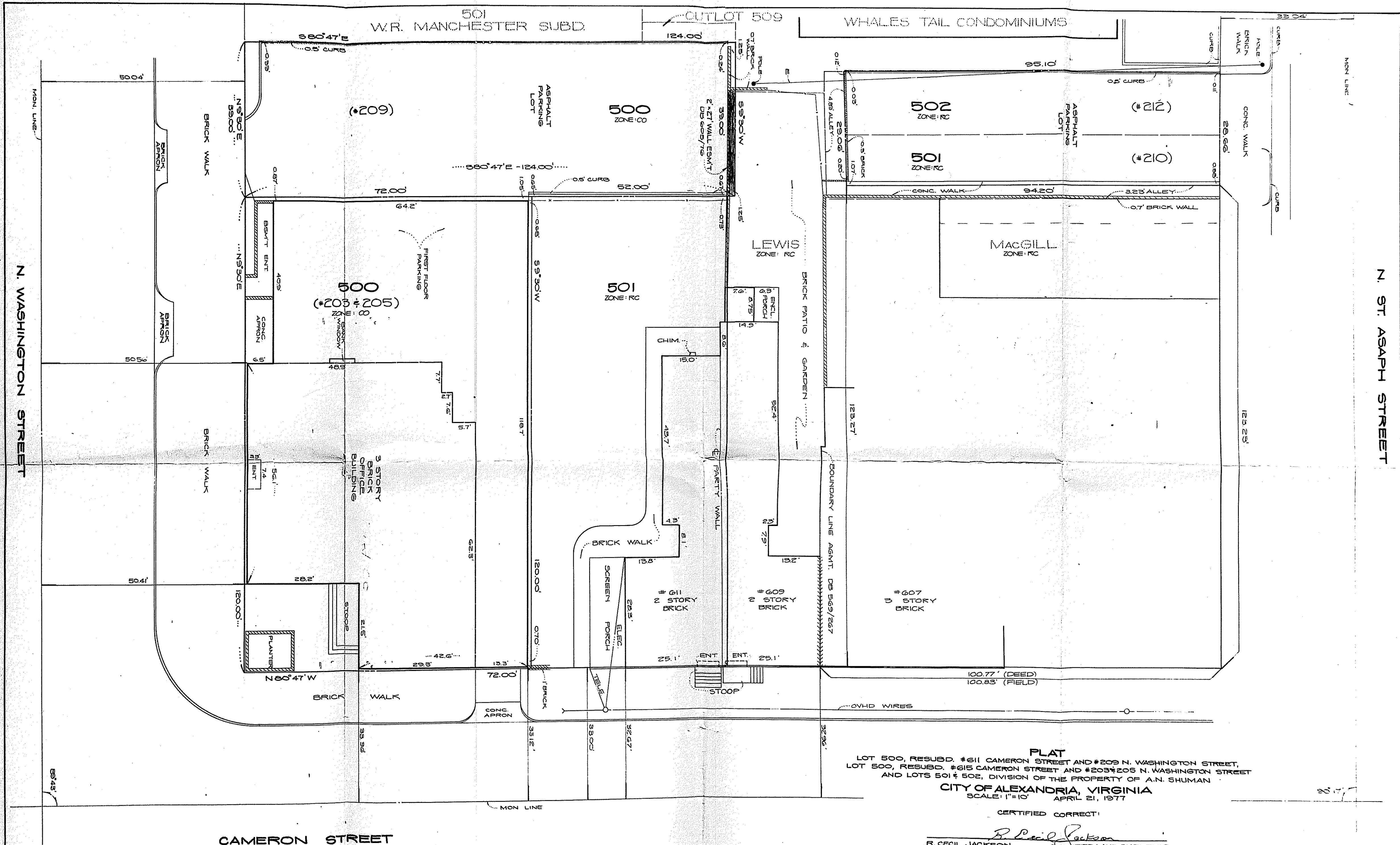


REPAIR SCOPE:

- A EXCAVATION - 4" DEEP BY 5" WIDE FOR ENTIRE LENGTH OF EAST ELEVATION WALL
- B NEW SHEET MEMBRANE WATERPROOFING WITH TERMINATION BAR AND METAL COUNTERFLASHING
- C 4" OF CRUSHED STONE COVERED WITH 1" OF PEA GRAVEL

APPLICATION MATERIALS  
BAR2015-00305  
611 Cameron Street  
9/8/2015





BAR Case:  
201 N Washington St &  
611 Cameron St

ADDITIONS TO PLAT MAY 20, 1978  
*Kenneth W. White*  
KENNETH W. WHITE LAND SURVEYOR

CERTIFIED CORRECT:  
*R. Cecil Jackson*  
R. CECIL JACKSON CERTIFIED LAND SURVEYOR

ALEXANDRIA SURVEYS, INC.  
1603 KING STREET, ALEXANDRIA, VA 22314

CASE NAME: GLICK  
COL. TITLE

APPLICATION MATERIALS  
BAR2015-00305  
611 Cameron Street  
9/8/2015

LEWIS  
ZONE RC

501  
ZONE RC

500  
(#203 ÷ 205)

ZONE: CC

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 ৩৫১০৫  
 ৩৫১০৫  
 ৩৫১০৫

EXISTING  
GRASS

CHIM

ENTR.	6.3
PORCH	9
	2.75

[illegible]

BOUNDARY LINE AGMT. DB 569/267

EXISTING ASPHALT

PROPOSED SURFACE  
OF PEA GRAVEL

NOTE: AREA TO BE RESURFACED  
IS SMALLER THAN EXISTING  
SURFACE.

#607  
3 STORY  
BRICK

# 611  
2 STORY  
BRICK

# 609  
2 STORY  
BRICK

SECRET PORC-1

11

STOOF

100.77' (DEED)  
100.83' (FIELD)

FLAT  
LOT 500, RESUBD. #611 CAMERON STREET AND  
LOT 500, RESUBD. #615 CAMERON STREET AND

APPLICATION MATERIALS  
BAR2015-00305  
611 Cameron Street  
9/8/2015