

ADDRESS OF PROJECT: 111 South PAYNE ST, ALEXANDRIA VA 22314TAX MAP AND PARCEL: 074-01-02-12 ZONING: CD

APPLICATION FOR: (Please check all that apply)

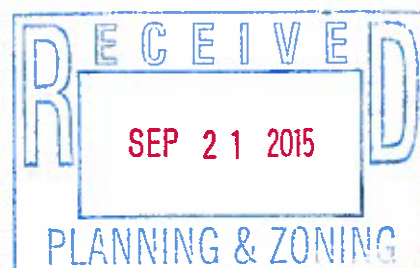
☒ CERTIFICATE OF APPROPRIATENESS☐ PERMIT TO MOVE, REMOVE, ENCAPSULATE OR DEMOLISH
(Required if more than 25 square feet of a structure is to be demolished/impacted)☐ WAIVER OF VISION CLEARANCE REQUIREMENT and/or YARD REQUIREMENTS IN A VISION
CLEARANCE AREA (Section 7-802, Alexandria 1992 Zoning Ordinance)☐ 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: CASA ROSADA ARTISAN GELATOAddress: 111 South PAYNE ST.City: ALEXANDRIA State: VA Zip: 22314Phone: (703) 349-1001 E-mail: SALES@CRGELATO.COMAuthorized Agent (if applicable): ☐ Attorney ☐ Architect ☒ OWNERName: DAVID UMANSKY Phone: (703) 945-2783E-mail: DAVID@CRGELATO.COM

Legal Property Owner:

Name: BENJAMIN & PERLA UMANSKYAddress: 12766 ALDER WOODS DRCity: FAIRFAX State: VA Zip: 22033Phone: (703) 716-8517 E-mail: BEN@CRGELATO.COM
(571) 215-5215 RAQUEL@CRGELATO.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?

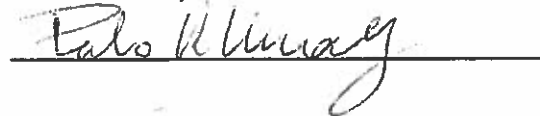
If you answered yes to any of the above, please attach a copy of the letter approving the project.



Easement Holder Approval

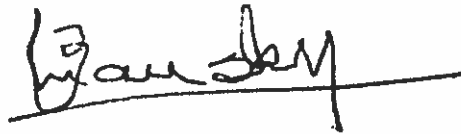
This letter is signed Perla Umansky, as the easement holders of 111 South Payne Street, giving approval to Old Town Artisan Gelato LLC dba Casa Rosada Artisan Gelato approval to submit and execute the proposed project submitted on September 21st, 2015 once granted all approvals by the City of Alexandria.

Perla Umansky



Benjamin Umansky signature of approval on the following page.

This letter is signed Benjamin Umansky, as the easement holders of 111 South Payne Street, giving approval to Old Town Artisan Gelato LLC dba Casa Rosada Artisan Gelato approval to submit and execute the proposed project submitted on September 21st, 2015 once granted all approvals by the City of Alexandria.

A handwritten signature in black ink, appearing to read 'B. Umansky', with a long horizontal line extending to the right.

Benjamin S. Umansky

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 checked="" type="checkbox"/> doors | <input checked="" type="checkbox"/> windows | <input checked="" 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 _____ | | | |
- ☐ ADDITION
- ☐ DEMOLITION/ENCAPSULATION
- ☐ SIGNAGE

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

- 1) EXCAVATE 1 of 3 PARKING SPACES CLOSEST TO EXISTING KITCHEN + PATIO FENCE AND REPLACE WITH 160 sqft BASEMENT
- 2) BUILD ADDITION TO CURRENT KITCHEN, ABOVE MENTIONED BASEMENT WHERE PARKING SPOT PREVIOUSLY OCCUPIED. ABOVE GROUND ADDITION IS 160 sqft PROPOSED
- 3) INCORPORATE WALK-IN REFRIGERATOR + FREEZER ON ABOVE GROUND
- 4) RECONSTRUCT EXTERIOR CHIMNEY; CHIMNEY'S CONDITION IS DETERIORATING WITH BRICKS APPEARING TO BE LOOSENING; DANGER OF FALLING ON SIDEWALK BELOW

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

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. BEN + PERLA UMANSKY		70 %
2. DAVID UMANSKY		15 %
3. MARK UMANSKY		15 %

2. Property. State the name, address and percent of ownership of any person or entity owning an interest in the property located at 111 S. PAYNE (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. BEN + PERLA UMANSKY		100 %
2.		
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.

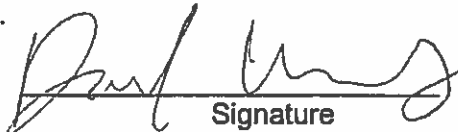
Name of person or entity	Relationship as defined by Section 11-350 of the Zoning Ordinance	Member of the Approving Body (i.e. City Council, Planning Commission, etc.)
1. N/A		
2.		
3.		

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.

9/20/15
Date

DAVID UMANSKY
Printed Name


Signature



(1197.7 sq ft)

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

A. Property Information

A1. Street Address 111 S PAYNE ST

Zone CO

A2. 1371 x 1.5 = 2056.5
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	506.2	Stairways**	
Second Floor	506.2	Mechanical**	
Third Floor	352.6	Other**	506.2
Porches/ Other	—	Total Exclusions	506.2
Total Gross *	1365		

B1. Existing Gross Floor Area *
1365 Sq. Ft.

B2. Allowable Floor Exclusions**
506.2 Sq. Ft.

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

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

Proposed Gross Area*		Allowable Exclusions	
Basement	160	Basement**	160
First Floor	160	Stairways**	
Second Floor	•	Mechanical**	
Third Floor		Other**	
Porches/ Other		Total Exclusions	160
Total Gross *	320		

C1. Proposed Gross Floor Area *
320 Sq. Ft.

C2. Allowable Floor Exclusions**
160 Sq. Ft.

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

D. Existing + Proposed Floor Area

D1. Total Floor Area (add B3 and C3) 1018.8 Sq. Ft.

D2. Total Floor Area Allowed by Zone (A2) 2056.5 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	
Required Open Space	0
Proposed Open Space	

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


Signature: Paul Murray Date: 9-21-15

111 South Payne Street, Alexandria VA 22314
Old Town Artisan Gelato LLC dba Casa Rosada Artisan Gelato
David Umansky
980 gross interior square footage



APPLICATION MATERIALS
BAR2015-00323/00324
111 S Payne St
9/21/2015

Two identical window will installed in the new addition facing the patio. The windows will be identical to the one installed in 2014 approved by the BAR2013-002892 Specification are shown below.

LINE NO.	LOCATION SIZE INFO	BOOK CODE DESCRIPTION	UNIT PRICE	QTY	EXTENDED PRICE
Line 7	Kitchen				
	Rough Opening: 16 1/4 X 32 3/4	Frame Size: 36 X 32			
		Signature FX Wood Double Hung, Available Price, Primed Exterior, Primed Interior, No Exterior Trim, No Sill Casing, 4 9/16 Jamb, Standard Double Hung, White Tambour, White Hardware, No Screen, DP 35, Insulated Low-E 366 Annealed Glass, Preserve Film, Argon Filled, 7/8" Bead SDL w/Perm Wood Primed Wood Sill, Light Bronze Shadow Bar, Colonial All Life(s) 1 Wide 2 High Top 2 High Btm. *Custom-Width*, GlassThick=C 756, Clear Opening: 32.45w, 12.332h, 2.778 d			
	Viewed from Exterior. Scale: 1/4" = 1'				

Wooden door to parking lot will be relocated from the current building. This door was installed new in 2014 approved by the BAR2013-002892

Hardie Plank Fiber Cement Siding. The new addition will have identical siding size and color to the one used for new siding of the portion of the house built during 1970's that was approved by the BAR2013-00292



PRODUCT OVERVIEW . From Home Depot website

All HardiePlank lap siding comes in a variety of looks and textures, all of which are Engineered for Climate. We are so sure about how well the HardieZone system will perform, HardiePlank lap siding comes with a 30-year no prorated, transferable, limited warranty - our strongest warranty ever.

California residents: see Proposition 65 information

Resists damage from moisture

Resists cracking, splitting, rotting and swelling

Resists termites and insects

Superior performance in high wind and hurricane areas

Resists flame spread

Complete exterior available in lap, shingle, panel, fascia, trim and soffit

Paint lasts longer than on wood

Pre-primed or available in ColorPlus Technology a factory applied color finish with a variety of color options

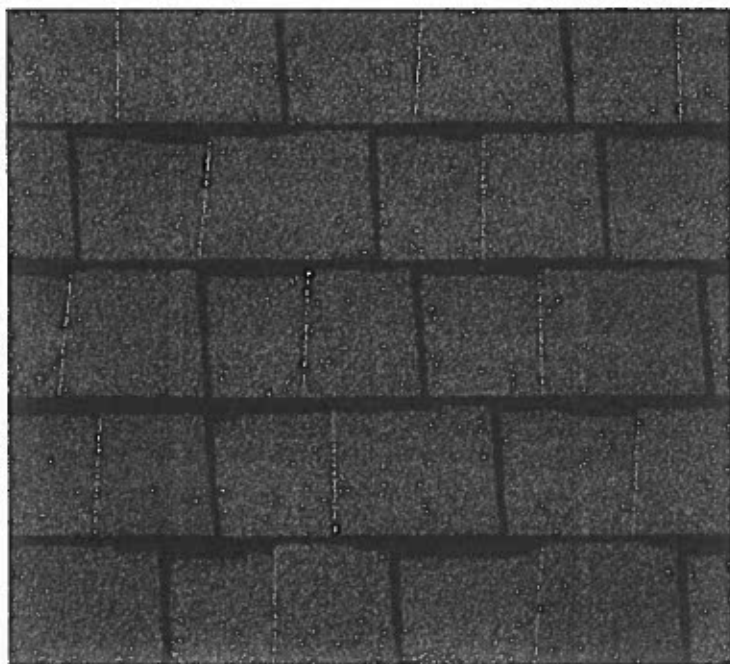
APPLICATION MATERIALS

BAR2015-00323/00324

111 S Payne St

9/21/2015

Roof: Timberline Natural Shadow 33-sq ft Pewter Gray Laminated Architectural Roof Shingles

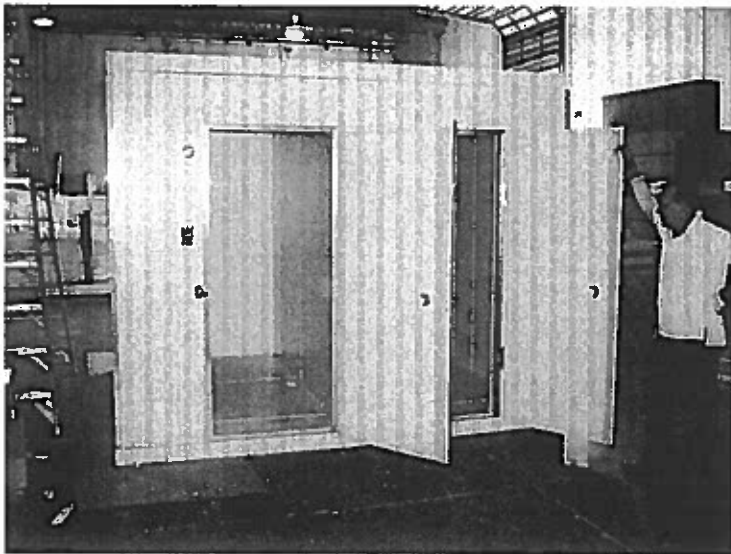


Series Name	Timberline Natural Shadow
Shingle Length (metric) (Centimeters)	100.0252
Shingle Width (metric) (Centimeters)	33.655
Shingle Length (imperial) (Inches)	39.38
Shingle Width (imperial) (Inches)	13.25
Package Type	Bundle
Fire Rating	Class A
Wind Rating (MPH)	130
Impact Resistance	None
Underlayment Required	Yes
Algae Resistant	Yes
ENERGY STAR Rated	No
Manufacturer Color/Finish	Pewter Gray
Warranty	Limited lifetime
Coverage Area Unit of Measure	Square feet
Coverage Area per Package Quantity	33
Number of Tabs	0
Type	Architectural
Color/Finish Family	Gray
Laminated	Yes

APPLICATION MATERIALS
BAR2015-00323/00324
111 S Payne St
9/21/2015

Walking Freezer and Refrigerator

Typical Refrigerator Combination Equipment



Two compartment combination walk-ins. Available in custom height, the combination cooler-freezer walk-in offers even more diverse possibilities to suit your requirements 4"- 12"

Polystyrene insulation or

Foamed-In-Place Polyurethane used in both the cooler and freezer of the combination walk-in.

R-value often measures insulation quality of walk-ins; the resistance to heat flows through an object. Since EISA was implemented January 1, 2009, all walk-in manufactures are required to have an R-value of R-32 for freezers. Now that all manufacturers follow the same requirements, the performance of the insulation is what differentiates the walk-in. All U.S. Cooler products meet or exceed EISA requirements. The R-value for our freezers is R-32.4, exceeding the required standards.

All walk-in boxes can be customized for any size cooler and freezer combination that your business requires.

The cooling equipment will be located in the top of the walking freezer and refrigerator, inside the new addition room

APPLICATION MATERIALS
BAR2015-00323/00324
111 S Payne St
9/21/2015

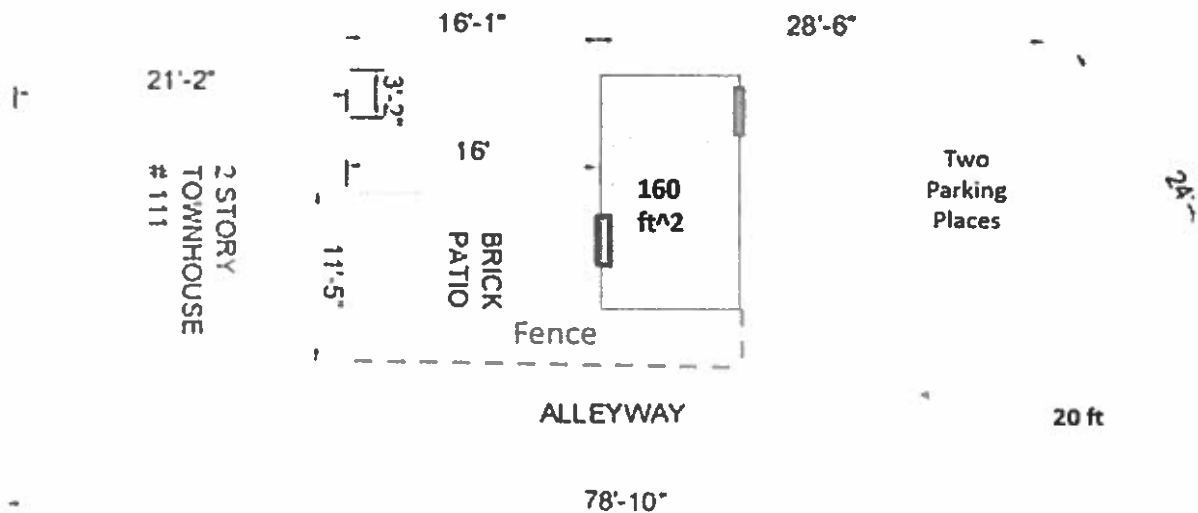
111 S. Payne St

New Addition Plot plan

Blue portion=new addition first floor ~9x16 ft

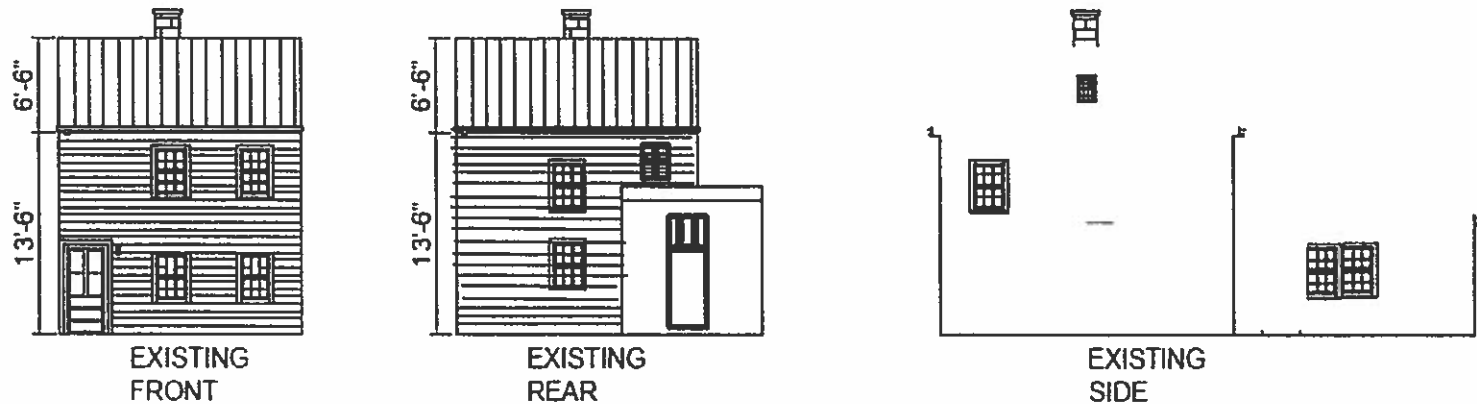
Red Portion= new basement ~9x20 ft

One new window



APPLICATION MATERIALS
BAR2015-00323/00324
111 S Payne St
9/21/2015

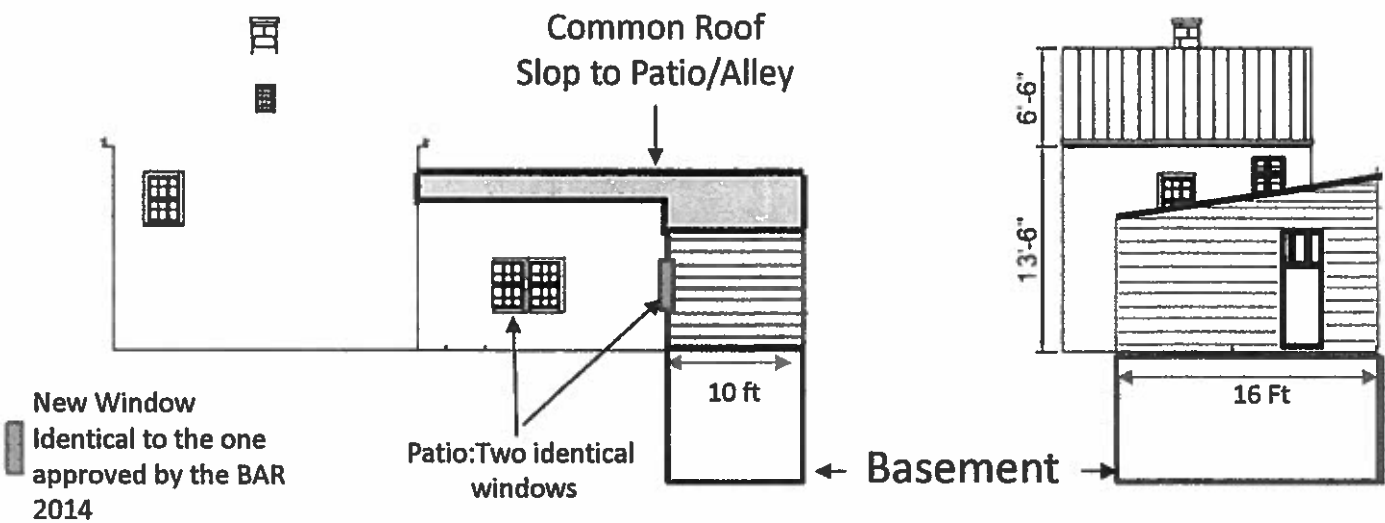
Current Property Status: Existent windows and doors



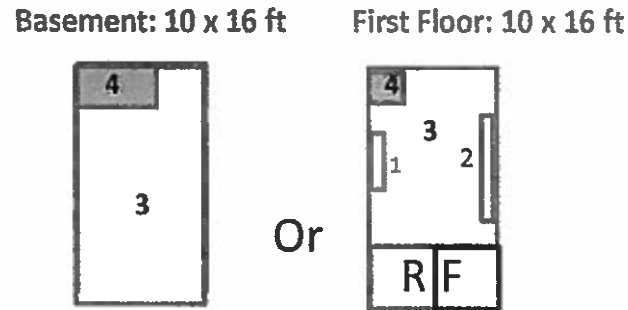
New Addition: 1st Floor plus Basement < 323 ft²

Proposed Addition: First Floor ~160ft²

Basement ~160 ft²



New Equipment Location and Storage Area



R: Walking Refrigerator; ~5 x 7 ft

F: Walking Freezer; ~5 x 7 ft

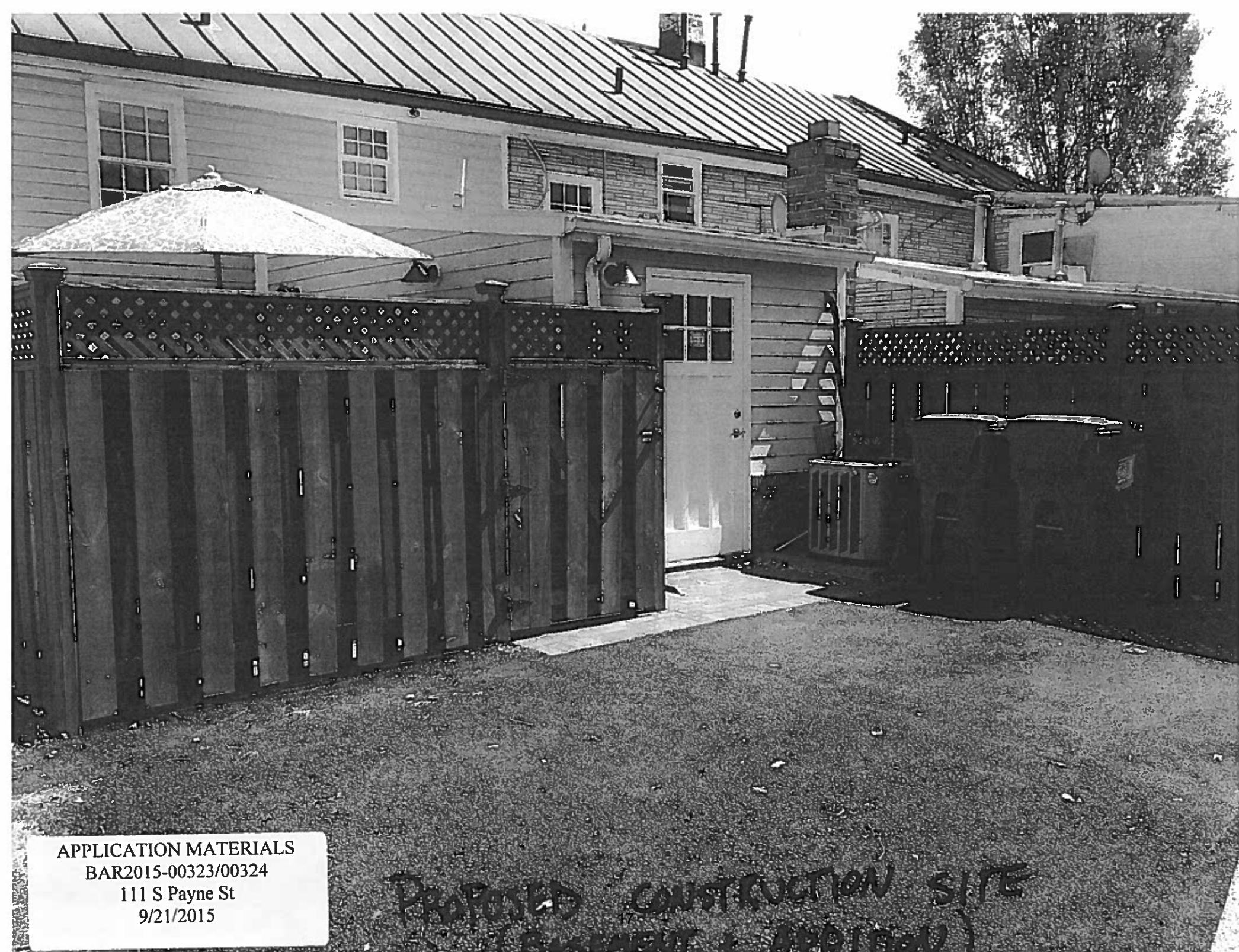
1: Batch Freezer will be located in the first floor

2: S Steel 3 compartment table

3: Solid storage area

4: Stair to basement

SS table, F, R and batch freezer locations subject to Alexandra Health Department approval

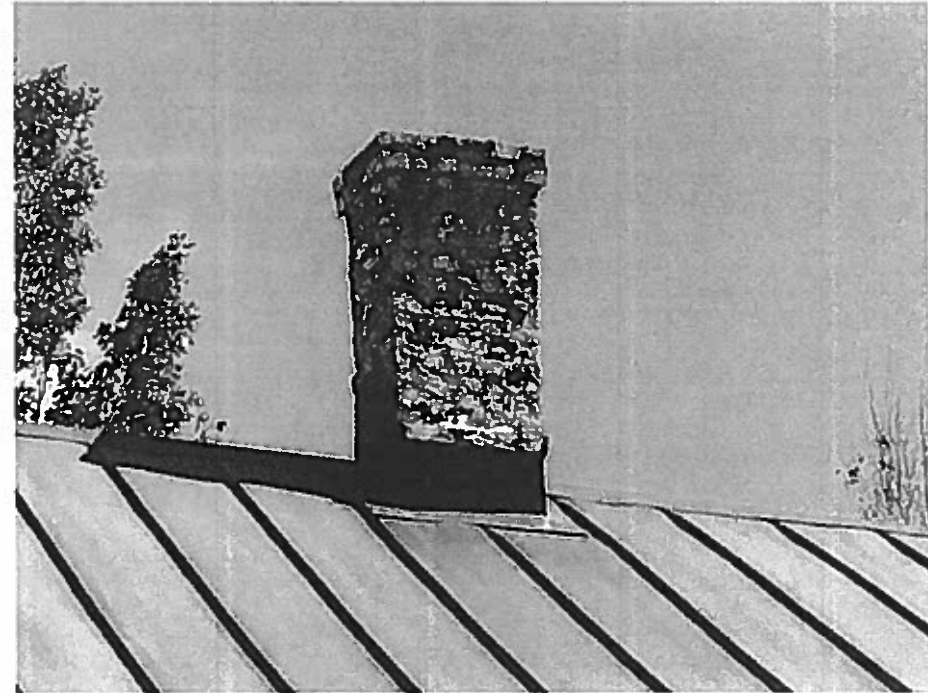


APPLICATION MATERIALS
BAR2015-00323/00324
111 S Payne St
9/21/2015

PROPOSED CONSTRUCTION SITE
FOUNDATION & ADDITION



VACANCY = SITE OF PROPOSED
CONSTRUCTION



CHIMNEY