

BAR Case # 2015-00274/00875

ADDRESS OF PROJECT: 713 S. Pitt St.

TAX MAP AND PARCEL: 080.02-08-15 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: _____

Address: _____

City: _____ State: _____ Zip: _____

Phone: _____ E-mail: _____

Authorized Agent *(if applicable)*: ☐ Attorney ☐ Architect ☒ _____

Name: David Isaac

Phone: 571-217-1879

E-mail: _____

Legal Property Owner:

Name: Rebecca or Robert Sutton

Address: 713 S. Pitt St

City: Alexandria State: VA Zip: 22314

Phone: 703-725-5395 E-mail: _____

- ☐ 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 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 _____ | | | |
- ☒ ADDITION
- ☐ DEMOLITION/ENCAPSULATION
- ☐ SIGNAGE

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

The proposed 14' x 18' one-story addition is to provide a Den and a full Bath to serve the first floor. The intention for this space is to provide first floor access, as the couple ages, as a temporary sleeping area & bath in the event that they are having difficulty navigating the stairs to the second floor. The Kitchen extension, 7'-4" x 4'-0", is to be built on the existing rear covered brick porch. No new building foot print will be added. In addition, the exterior stairs to the basement are to remain as is.

New Construction	=	533.3
Enclosing existing covered porch	=	29.3 sf
Total addition	=	562.6

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 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: _____

Date: _____

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.		
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 713 S. Pitt St (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. Rebecca or Robert Sutton	713 S. Pitt. St.	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.

Date

Printed Name

Signature

**B**

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

A. Property Information

A1. Street Address 713 S. Pitt St. Zone RM
 A2. 2928 x 1.50 = 4392
 Total Lot Area Floor Area Ratio Allowed by Zone Maximum Allowable Floor Area

B. Existing Gross Floor Area

Existing Gross Area*		Allowable Exclusions	
Basement	484.2	Basement**	
First Floor	484.2	Stairways**	
Second Floor	484.2	Mechanical**	
Third Floor			
		Total Exclusions	
Total Gross *	1453.2		

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

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

Proposed Gross Area*		Allowable Exclusions	
Basement	0	Basement**	
First Floor	281.3	Stairways**	
Second Floor	281.3	Mechanical**	
Third Floor		Other**	
Porches/ Other		Total Exclusions	
Total Gross *	562.6		

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

D. Existing + Proposed Floor Area

D1. Total Floor Area (add B3 and C3) 2015.8 Sq. Ft.
 D2. Total Floor Area Allowed by Zone (A2) 4392 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.

E. Open Space Calculations

Existing Open Space	2012.64
Required Open Space	1537.2
Proposed Open Space	1760.64

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

Signature: Regina R. Smith

6

Date: 10-15-15



Rear Elevation



Side Elevation

Rear Entry Porch/ Stairs to Basement



View towards adjacent residence





TrimLine
WINDOWS INCORPORATED

ORDER FORM

Page ____ / ____



Ginkgo Industrial Park
50 Louise Drive • Ivyland, PA 18974
215.672.5233 • 800.213.6100
Fax 215.674.9324 • www.trimlinewindows.com

Name: _____ Date: _____
Address: _____ P.O. No.: _____
City: _____ State: _____ Zip: _____ Phone: _____

APPLICATION MATERIALS
BAR2015-00274/00275
713 S Pitt St
10/19/2015

ALL WOOD

4 9/16" Jamb DOUBLE HUNG • SINGLE HUNG • PICTURE

Qty.	Product Code	Width x Height	Exact Mfg. Size T - T - T			Wood Species ¹	Brickmould Style	Primed Interior (Y / N)	Pre-Finished (Exterior / Interior)	Glass	Jambliner (Beige / White)	Hardware Color	Type	Grille		Screen	Applied Extension Jamb - Specify Size	Additional Specifications
														Lite Pattern (H)alf / (F)ull	Color			
		X																
		X																
		X																
		X																
		X																
		X																
		X																
		X																
		X																

• L200/L200S with screen 5 1/8" jamb

¹All units standard primed exterior

• LRF/LRS available half screen only

All units standard 4 9/16" jamb only

PRODUCT CODE					
L300	DH Full Frame with Brickmould				
L300S	SH Full Frame with Brickmould				
L200*	DH 4 7/8" Replcmt Frame - No Brickmould				
L200S*	SH 4 7/8" Replcmt Frame - No Brickmould				
LPW200	DH Picture Replcmt Frame - No Brickmould				
LPW300	DH Picture Full Frame - with Brickmould				
LPW100	Direct-Set Picture - No Sash				
LRS400 •	SH Arch Top Sash - Square Frame				
LRS500 •	SH Round Top Sash - Square Frame				
LRF400 •	SH Arch Top Sash & Frame				
LRF500 •	SH Round Top Sash & Frame				
WOOD SPECIES					
PN	Pine (Std)	MA	Mahogany		
GLASS		HWD COLOR			
S	Super Spacer/Clear	A	Almond	W	White
E	Super Spacer/Low E	BR	Brass	B	Bronze
K	Super Spacer/Low E Krypton Gas	CPTN	Coppertone	C	Chromes
GRILLE TYPE					
5/8	5/8" Wood Snap-In	SDL 78	Sim. Div. Lite (7/8" Applied)		
7/8	7/8" Wood Snap-In				
ALF	5/8" Flat In-Glass Aluminum Muntin	SDL 58	Sim. Div. Lite (5/8" Applied)		
ALS	3/4" Sculptured In-Glass Aluminum	C	5/8" In-Glass Alum. & Wood (Snap-In or Perm.)		
TDL	1 1/8" True Divided Lite				
BRICKMOULD STYLE			SCREEN COLORS		
908	STD 908 Pattern		W	White	
J	Jefferson		B	Bronze	
F	Fairmont		ET	Earthtone	
H	Hartford		BG	Beige	
L	Lexington (Flat)				
C	Custom				



TrimLine
WINDOWS INCORPORATED



Energy-tight Windows for comfortable living and fuel efficiency

HOME PAGE

CORPORATE PROFILE

WHAT'S NEW

PRODUCTS

HISTORIC WOOD WINDOWS

ULTRA - FIT SASH KIT

COMFORT PLUS GLASS

TEST RESULTS

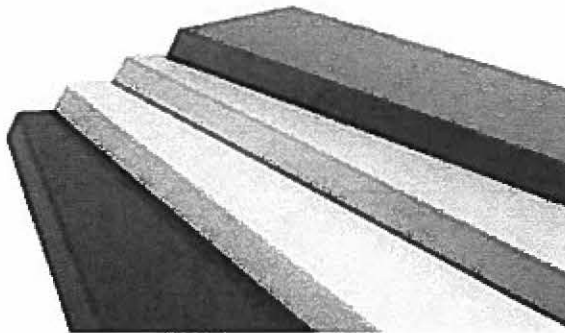
BECOME A DEALER

CONTACT US

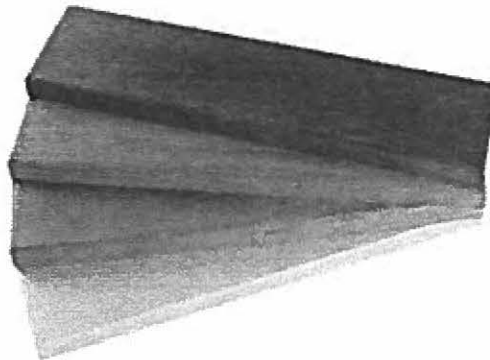
Legends Clad Double Hung Wood Liberty - All Wood Casements, Awnings
Bows and Bays Circle Tops, Ellipticals Trapezoids, Triangles

Options Available on:

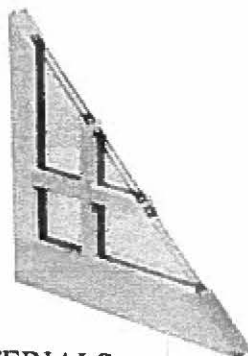
- Legends Double Hung Windows
- Liberty All Wood Windows
- Historic Wood Windows
- Ultra-Fit Sash Pac Windows



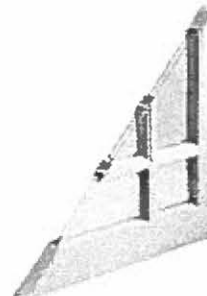
Maintenance-free exterior cladding finishes available in white, bronze, earthtone, and beige - custom colors also available.



All Trimline windows are made of the finest quality solid western pine ready for paint or stain and are also available in select hardwoods of oak, cherry and mahogany. All hardwoods used in the window are of actual solid stock not thin veneers or laminates.

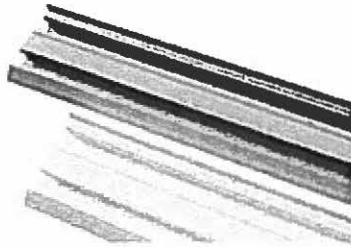


Authentic true divided lite (TDL) with "putty glaze" look 1 1/8" muntin detail shown in western pine with insulating glass and warm edge super spacer glazing (exterior view).

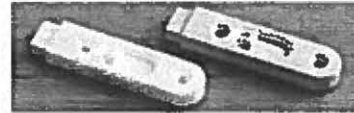


Interior view authentic 1 1/8" True Divided Lite.

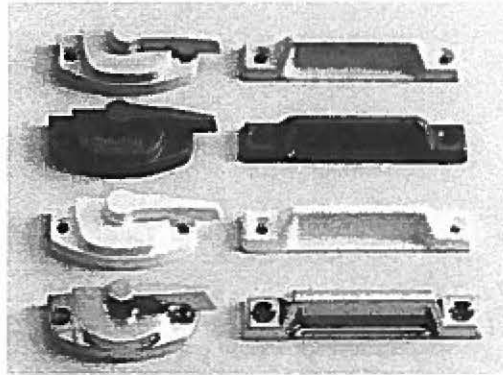
APPLICATION MATERIALS
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Legends, Liberty and Ultra-Fit series available with jambliner in choice of beige or white.



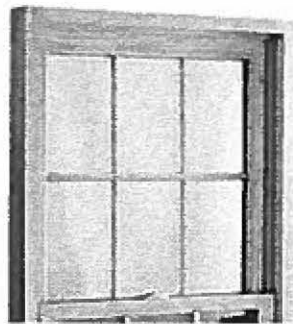
Tilt latch mechanism available in white or beige to match jambliner.



Your choice of locks and sash lift in matching beige, bronze, white and bright polished brass.



This classic "putty glaze" look is achieved with the simulated divided lite grid system available in either 7/8" (shown above) or 5/8" wide extruded aluminum applied mutins.



5/8" removable wooden interior grille (also available in 7/8" wide pattern).

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APPLICATION MATERIALS
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713 S Pitt St
10/19/2015

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PLAT

SHOWING HOUSE LOCATION ON

LOT 9 BLOCK 5

RESUBDIVISION OF LOT 802

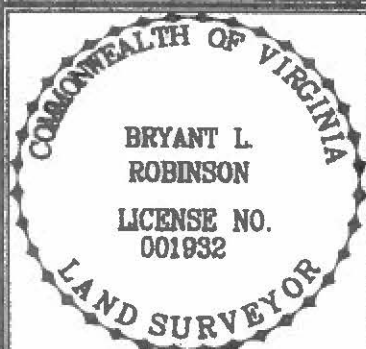
YATES GARDENS

CITY OF ALEXANDRIA, VIRGINIA

SCALE: 1" = 20'

MARCH 30 2005

GRAPHIC SCALE



CASE NAME:

RECTOR - SUTTON

FLAT SUBJECT TO RESTRICTIONS OF RECORD.
TITLE REPORT NOT FURNISHED.

106 2073 10 18

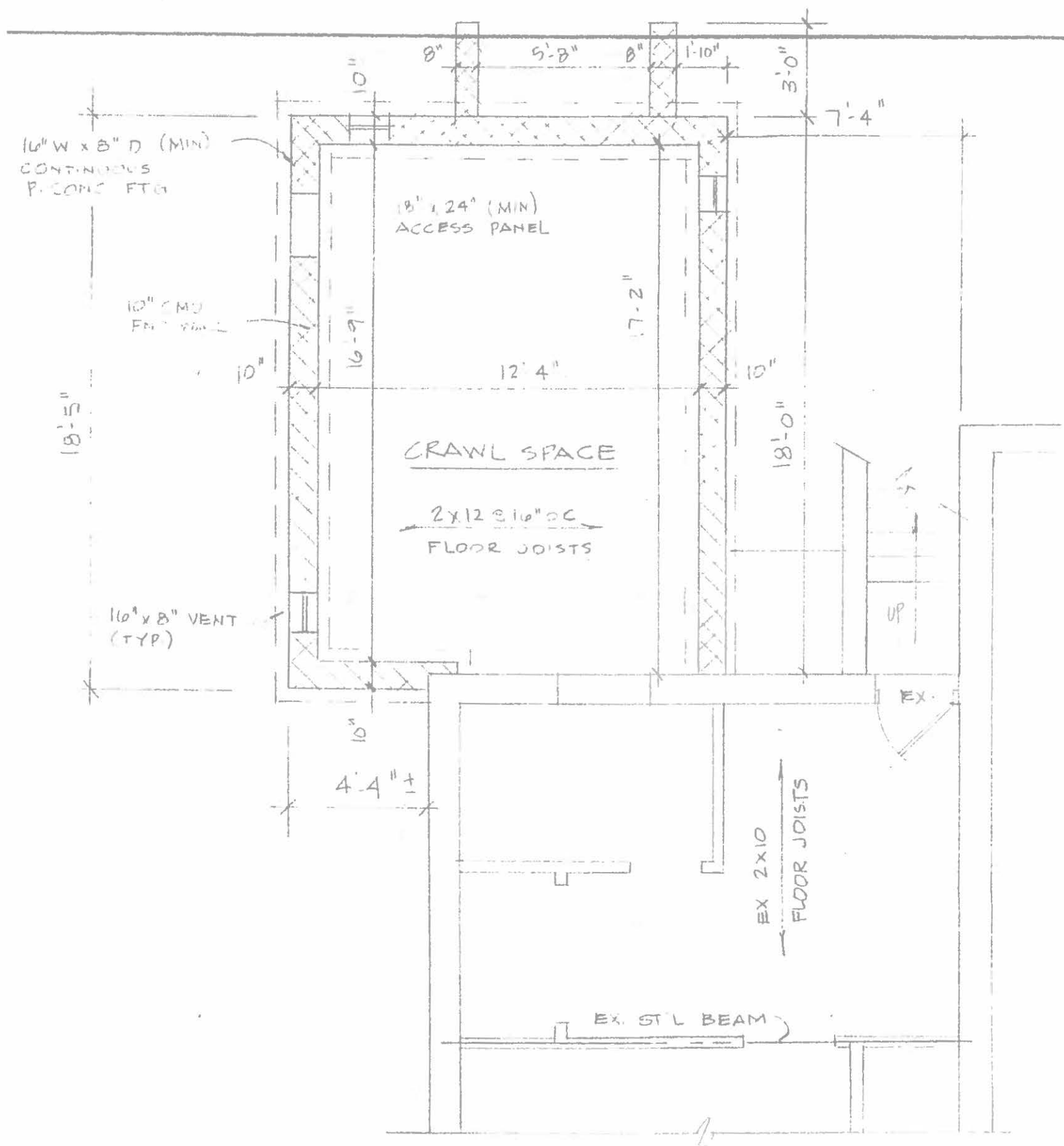
ROGER BROOK

I HEREBY CERTIFY THAT THE POSITIONS OF ALL THE EXISTING IMPROVEMENTS HAVE BEEN CAREFULLY ESTABLISHED BY A TRANSIT TAP SURVEY AND UNLESS OTHERWISE SHOWN, THERE ARE NO VISIBLE ENCROACHMENTS.

By August L. Robinson
 DEWENT L. ROBINSON, LS

**ALEXANDRIA SURVEYS
INTERNATIONAL, LLC**

6343 SOUTH KINGS HIGHWAY ALEXANDRIA, VIRGINIA 22306
TEL NO. 703-660-6615 FAX NO. 703-768-7764



FOUNDATION PLAN 1/4" = 1'-0"

APPLICATION MATERIALS
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713 S Pitt St
10/19/2015

<p>Regina R. Gagliardo Printz Architect 9025 Ellenwood Lane Fairfax, Virginia 22032 703-503-8218</p>	2-story Addition		
	SCALE: AS NOTED	DATE: 8-12-15	DRAWN BY: Reg
	713 S. Pitt Street, Alexandria, VA		
	Foundation Plan	SHEET NO.: 1 OF 5	

Regina R. Gaillard Printz

Architects

9025 Elmhurst Lane

Falstaff, Virginia 22032

705-503-8208

2-story Addition

SCALE: AS NOTED

DATE: 2/2/15

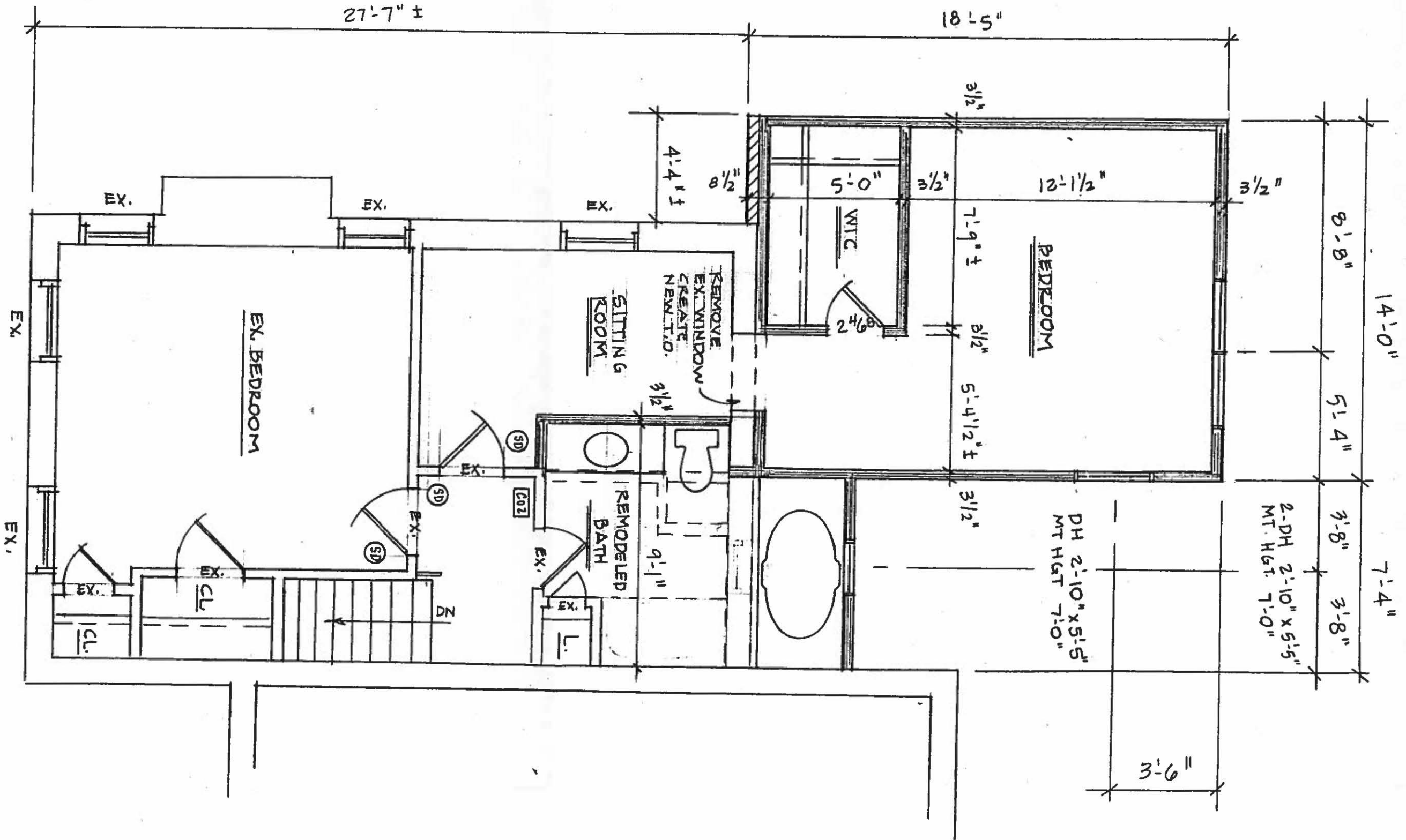
DRAWN BY: Rlg

713 S. Pitt Street, Alexandria, VA

Second Floor Plan

SHEET NO.:

Rev 10-15-15



Regina R. Gagliardo Printz
Architect
9025 Ellerswood Lane
Fairfax, Virginia 22032
703-503-0208

2-story Addition

SCALE: AS NOTED

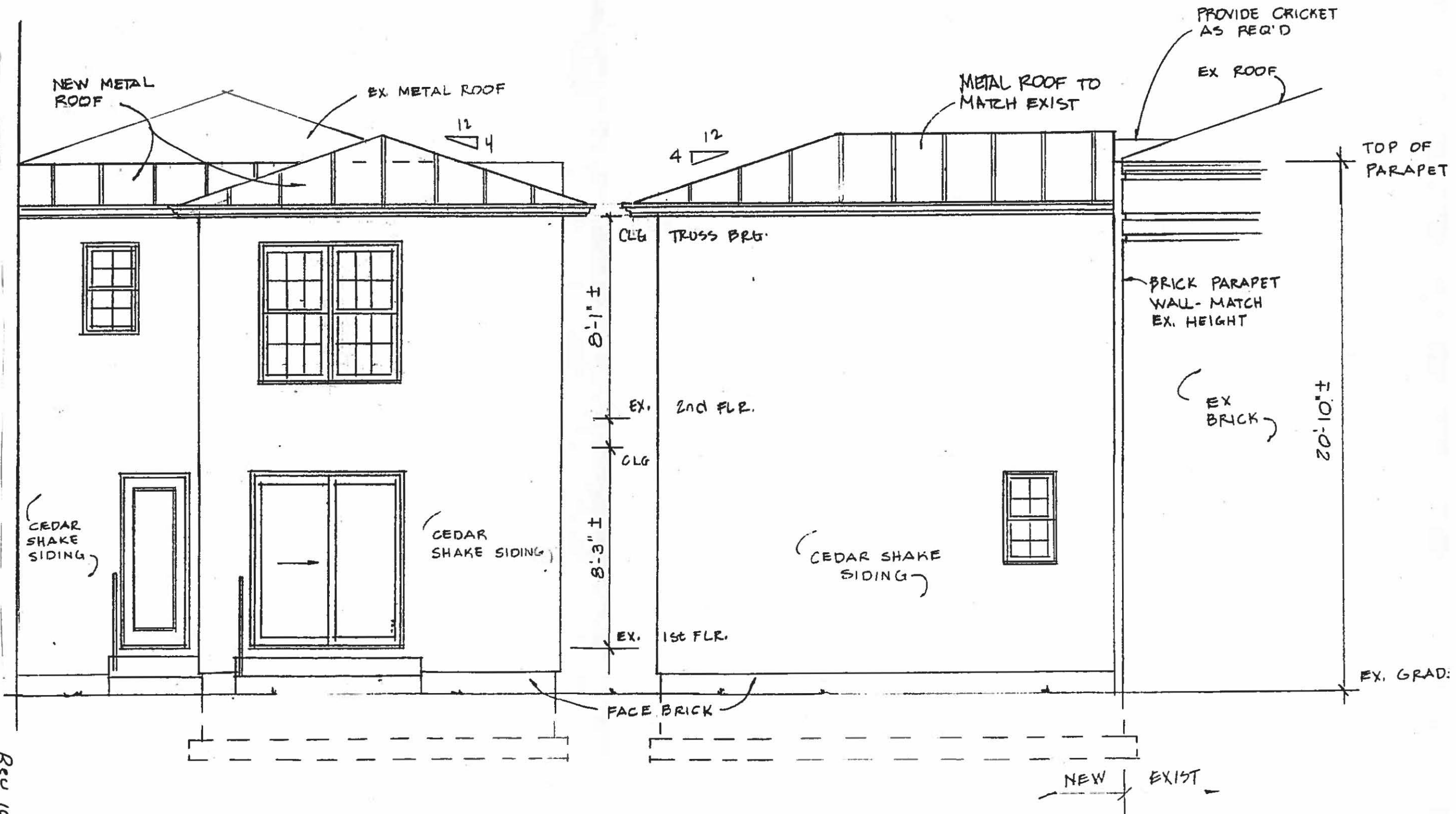
DATE: 8-12-15

DRAWN BY: BAO

713 S. Pitt Street, Alexandria, VA

Rear + Left Elevation

SHEET NO.:
4 OF 5



APPLICATION MATERIALS
BAR2015-00274/00275
713 S Pitt St
10/19/2015

Regina R. Gagliardo Printz
Architect
9025 Ellerswood Lane
Fairfax, Virginia 22032
703-503-8208

2-story Addition

SCALE: AS NOTED

DATE: 8-12-15

DRAWN BY: Reg

713 S. Pitt Street, Alexandria, VA

Roof + Right Elevation

SHEET NO.: 5 OF 5

Rev 10-15-15

