

ADDRESS OF PROJECT: 119 Queen St Alexandria, Va 22314

TAX MAP AND PARCEL: 065.03-05-50 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: Deborah & Kenneth Cureton

Address: 119 Queen St

City: Alexandria State: Va Zip: 22314

Phone: 703-575-7810 E-mail: debcurceton@earthlink.net

Authorized Agent *(if applicable):* ☐ Attorney ☐ Architect ☒ Contractor-DESIGNER

Name: MICHAEL DIGGS

Phone: 571-330-3257

E-mail: MICHAELDIGGS52@GMAIL.COM

Legal Property Owner:

Name: Deborah & Kenneth Cureton

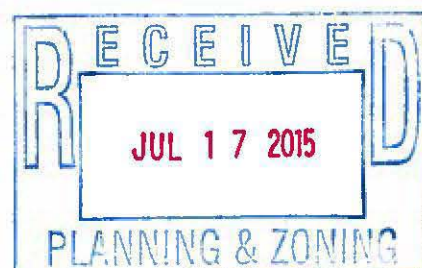
Address: 119 Queen St

City: Alexandria State: Va Zip: 22314

Phone: 703-575-7810 E-mail: debcurceton@earthlink.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 FRONT & REAR DORMERS
☐ ADDITION
☐ DEMOLITION/ENCAPSULATION
☐ SIGNAGE

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

REMOVE A 12' x 7' SECTION OF EXISTING MANSARD METAL
 ROOF FOR THE FRONT AND REAR OF TOWNHOUSE.
 INSTALL A 12' x 7' (3 WINDOW) DORMER AS SHOWN ON
 ATTACHED DWG A-10

SUBMITTAL REQUIREMENTS:

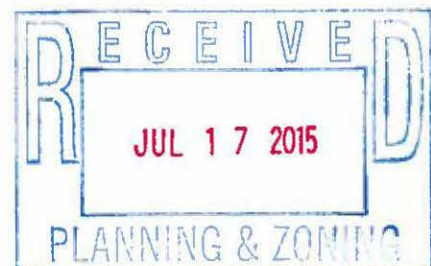
Items listed below comprise the **minimum supporting materials** for BAR applications. Staff may request additional information during application review. Please refer to the relevant section of the *Design Guidelines* for further information on appropriate treatments.

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.

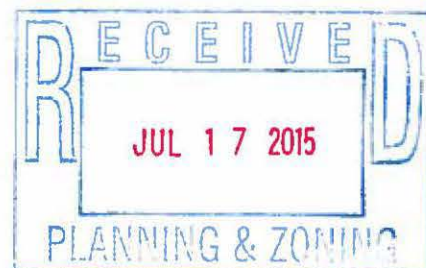
The undersigned hereby attests that all of the information herein provided including the site plan, building elevations, prospective drawings of the project, and written descriptive information are true, correct and accurate. The undersigned further understands that, should such information be found 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: _____

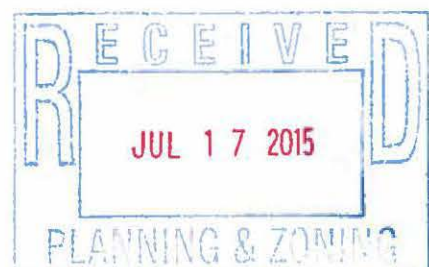
Date: _____



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APPLICANT OR AUTHORIZED AGENT:Signature: Michael DugasPrinted Name: Michael DugasDate: 7-17-2015

OWNERSHIP AND DISCLOSURE STATEMENT
Use additional sheets if necessary

REVISED

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. KENNETH CURETON	119 QUEEN ST	50 %
2. DEBORAH CURETON	119 QUEEN ST	50 %
3.		

2. Property. State the name, address and percent of ownership of any person or entity owning an interest in the property located at 119 Queen St Alex Va (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. KENNETH CURETON	119 QUEEN ST	50 %
2. DEBORAH CURETON	119 QUEEN ST	50 %
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. Kenneth Cureton	119 Queen St N/A	N/A
2. Deborah Cureton	119 Queen St N/A	N/A
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.

7-17-2014 Michael D. GIGGS 
Date Printed Name Signature

8/5/2014 Deborah Cureton Deborah Cureton



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

A. Property Information

A1. Street Address 119 Queen St. Zone _____
A2. 1318 x 1977 = 1977
Total Lot Area Floor Area Ratio Allowed by Zone Maximum Allowable Floor Area

B. Existing Gross Floor Area

Existing Gross Area*		Allowable Exclusions	
Basement	261	Basement**	261
First Floor	373.5	Stairways** 2(24)	102
Second Floor	634.5	Mechanical**	
Third Floor	634.5	Other**	634.5
Porches/ Other Attic	634.5	Total Exclusions	997.5
Total Gross *	2538		

B1. Existing Gross Floor Area *
2538 Sq. Ft.

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

B3. Existing Floor Area minus Exclusions
1540.5 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		Stairways**	
Second Floor		Mechanical**	
Third Floor		Other**	
Porches/ Other Domes	156.22	Total Exclusions	0
Total Gross *	156.22		

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

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

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

D. Existing + Proposed Floor Area

D1. Total Floor Area (add B3 and C3) 1696.72 Sq. Ft.
D2. Total Floor Area Allowed by Zone (A2) 1977 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	
Proposed Open Space	

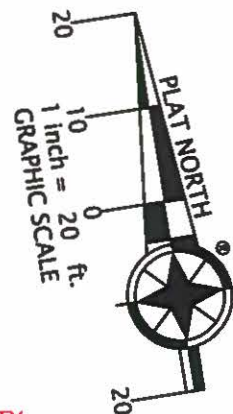
No change

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

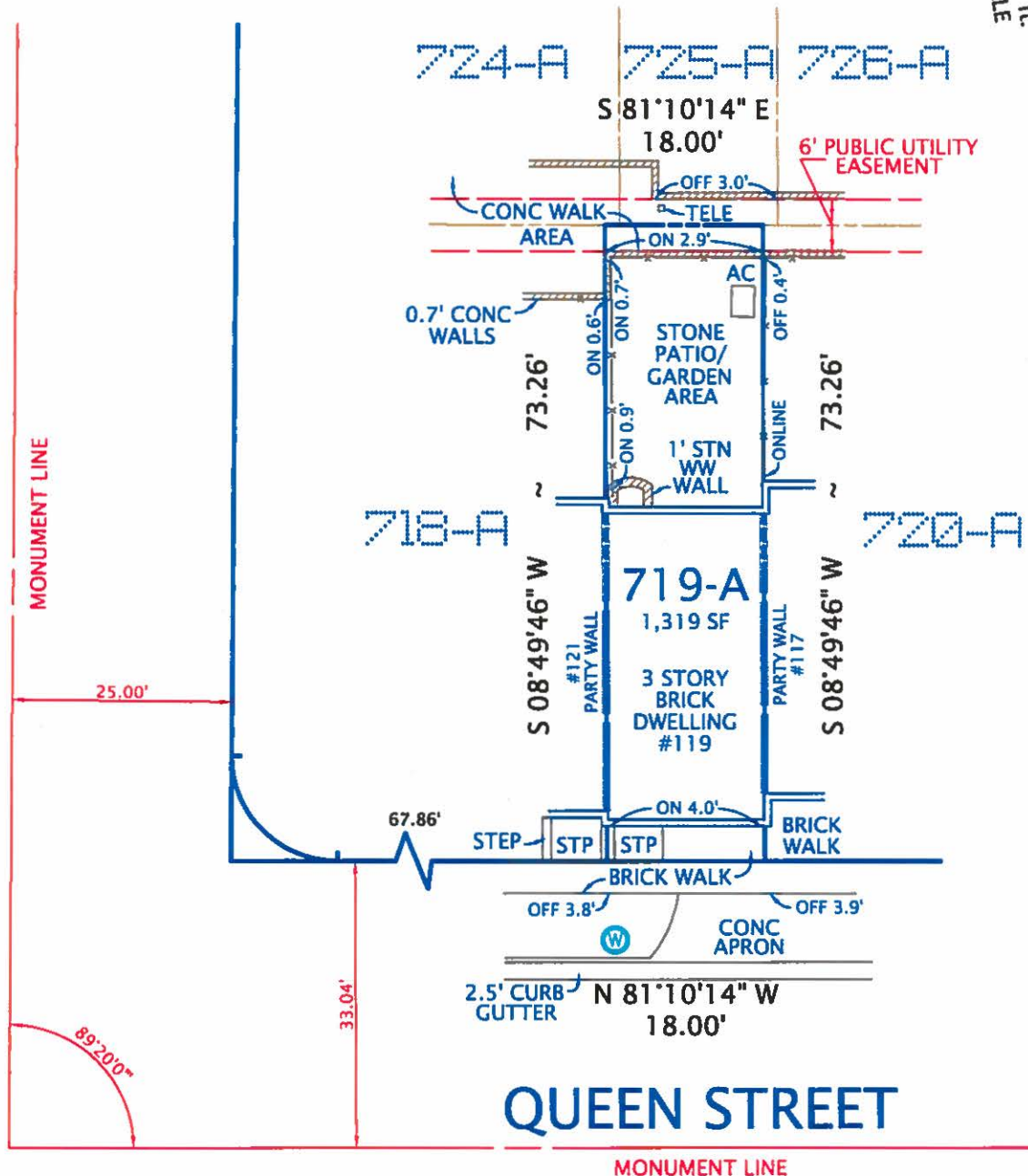
Signature: _____

Date: Aug. 12, 2015

- NOTES: 1. FENCES ARE FRAME.
2. UTILITIES ARE UNDERGROUND.



NORTH LEE STREET



PLAT

SHOWING HOUSE LOCATION ON
LOT 719-A, SECTION THREE
OF A RESUBDIVISION OF
LOTS 615 THRU 620, 624
THRU 626 & LOT 688-A &
RELOCATION OF 10' PUBLIC UTILITY ESMT

OLD TOWNE

(DEED BOOK 719, PAGE 315)

CITY OF ALEXANDRIA, VIRGINIA

SCALE: 1" = 20'

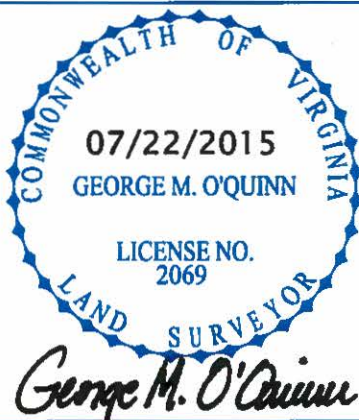
JULY 22, 2015

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.



ORDRED BY:

CURETON
ACE DESIGNS

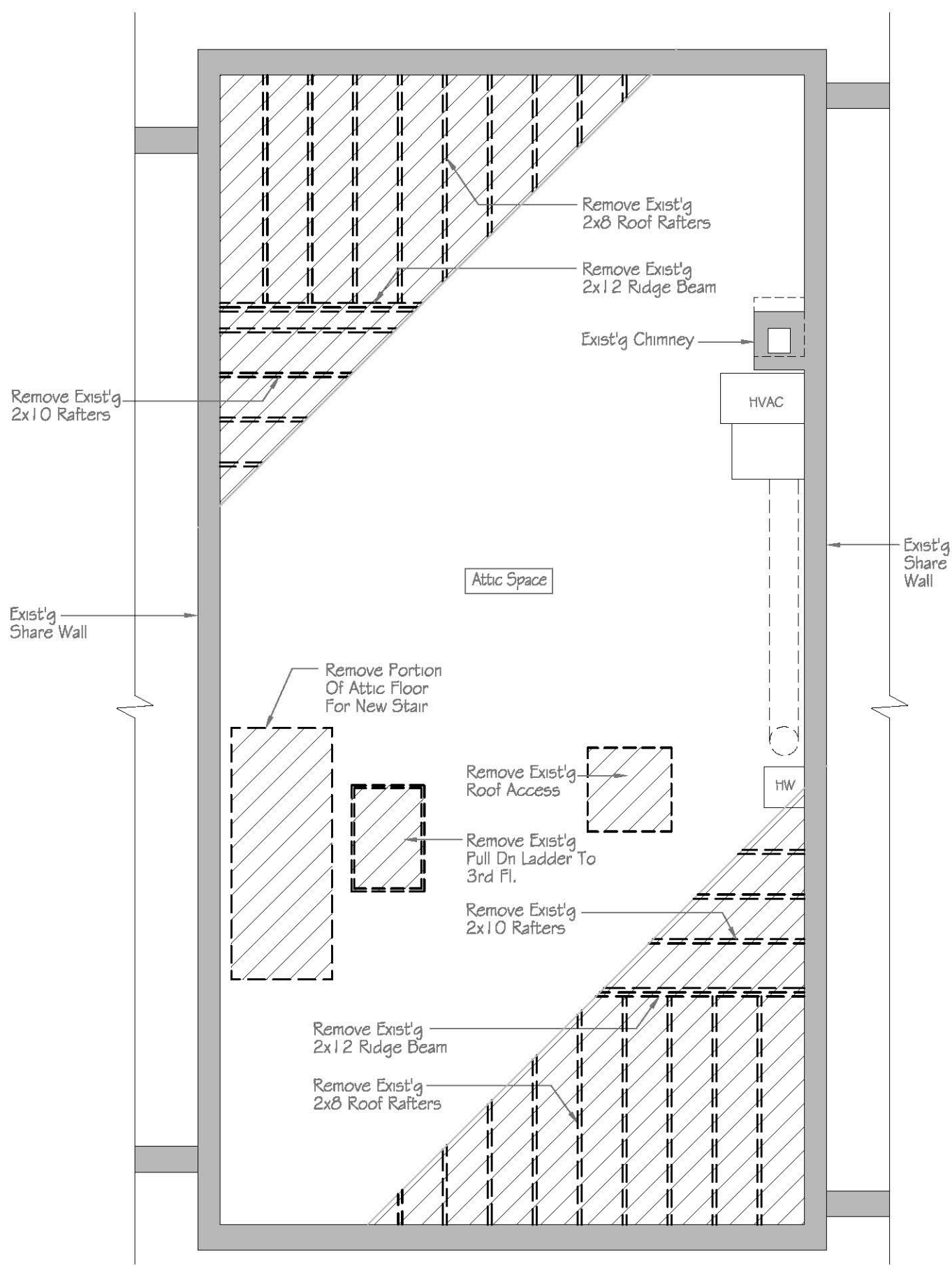


DOMINION

Surveyors
Inc.®

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

APPLICATION MATERIALS
BAR2015-00224/00225
119 Queen St.
11/12/2015



1 Existing / Demolition Attic Plan
Scale: 1/4" = 1' - 0"

Legend:	
	Existing Masonry Wall
	Existing Item To Be Removed
	Existing Area To Be Removed

CRAFTED
ARCHITECTURE LLC

Christine A. Kelly, AIA
950 N Washington Street, Suite 234, Alexandria, Virginia 22314
ph 703-768-7371 e-mail christine@craftedarchitecture.com

Existing / Demolition Attic Plan

Drawing:

119 Queen Street
Alexandria, VA

Project:

Prelim BAR Submittal

Submission:

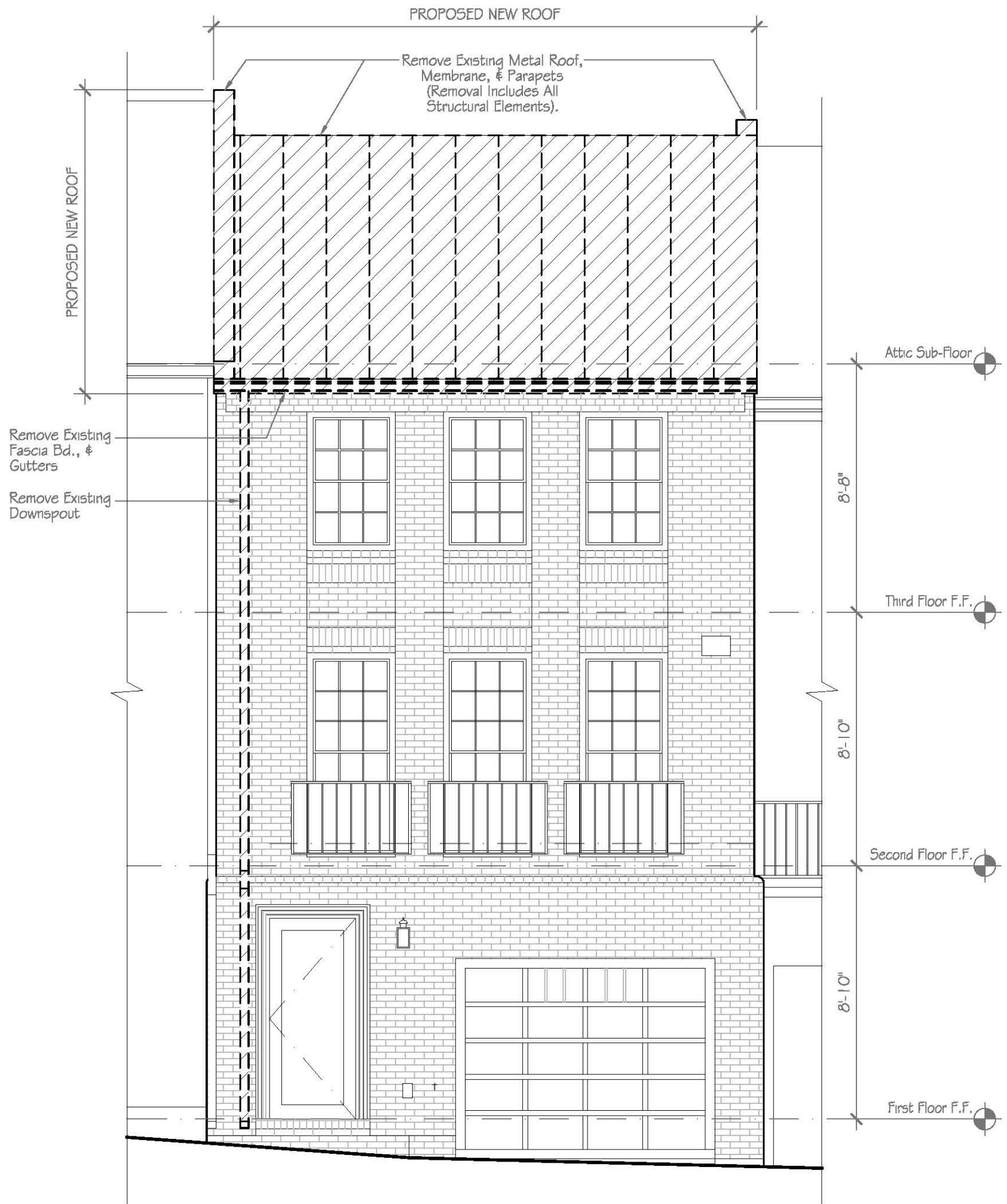
November 01, 2015

Date:

Sheet No.

A1

APPLICATION MATERIALS
BAR2015-00224/00225
119 Queen St.
11/12/2015



1 Existing / Demolition Front Elevation
Scale: 1/4" = 1' - 0"

CRAFTED
ARCHITECTURE LLC

Christine A. Kelly, AIA
950 N Washington Street, Suite 234, Alexandria, Virginia 22314
ph 703-768-7371 e-mail christine@craftedarchitecture.com

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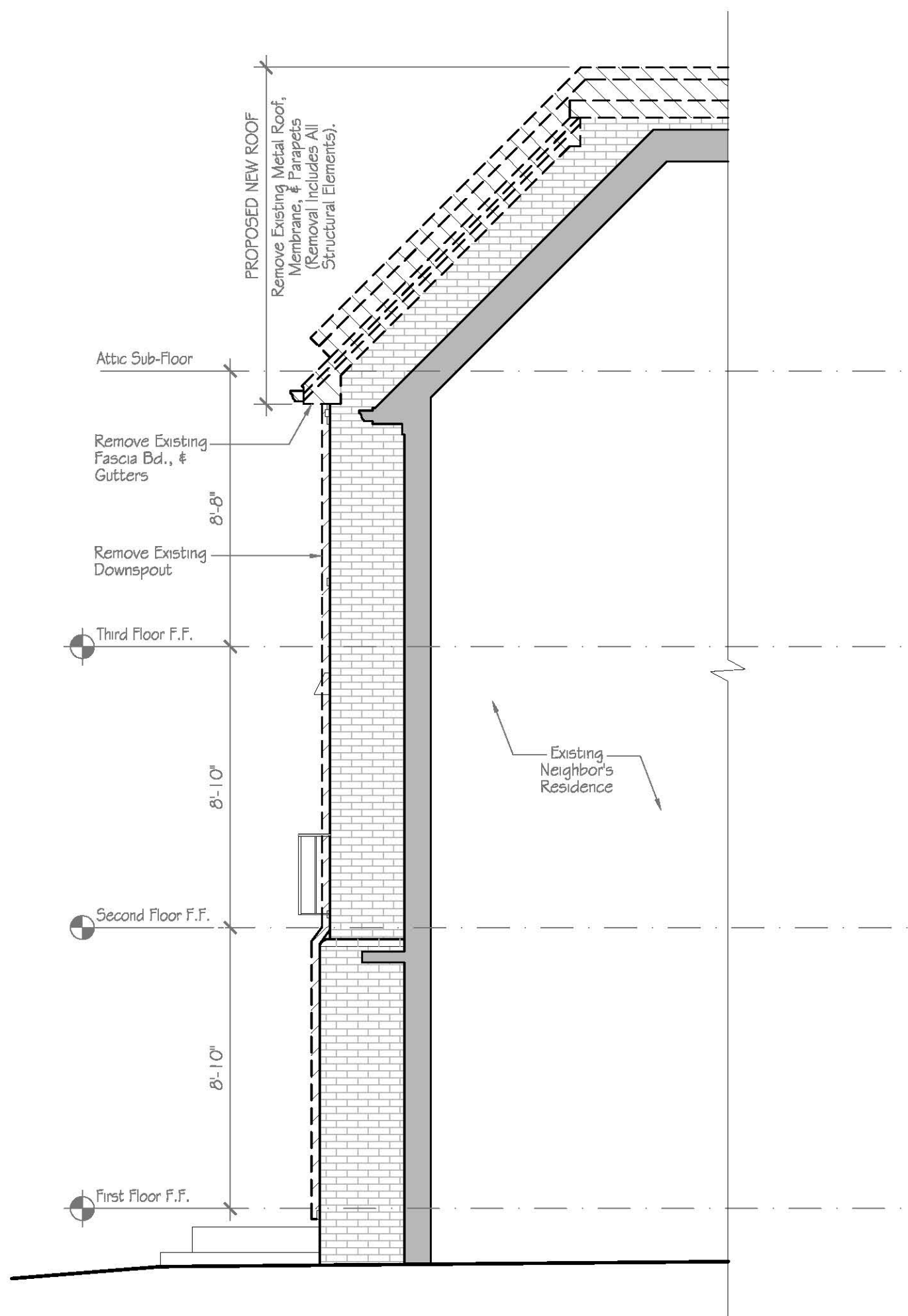
November 01, 2015

Date:

Sheet No.

A2

APPLICATION MATERIALS
BAR2015-00224/00225
119 Queen St.
11/12/2015



① Existing / Demolition Side Elevation
Scale: 1/4" = 1' - 0"

CRAFTED
ARCHITECTURE LLC

Christine A. Kelly, AIA
950 N Washington Street, Suite 234, Alexandria, Virginia 22314
ph 703-768-7371 e-mail christine@craftedarchitecture.com

Existing / Demolition Elevation

Drawing:

119 Queen Street
Alexandria, VA

Project:

Prelim BAR Submittal

Submission:

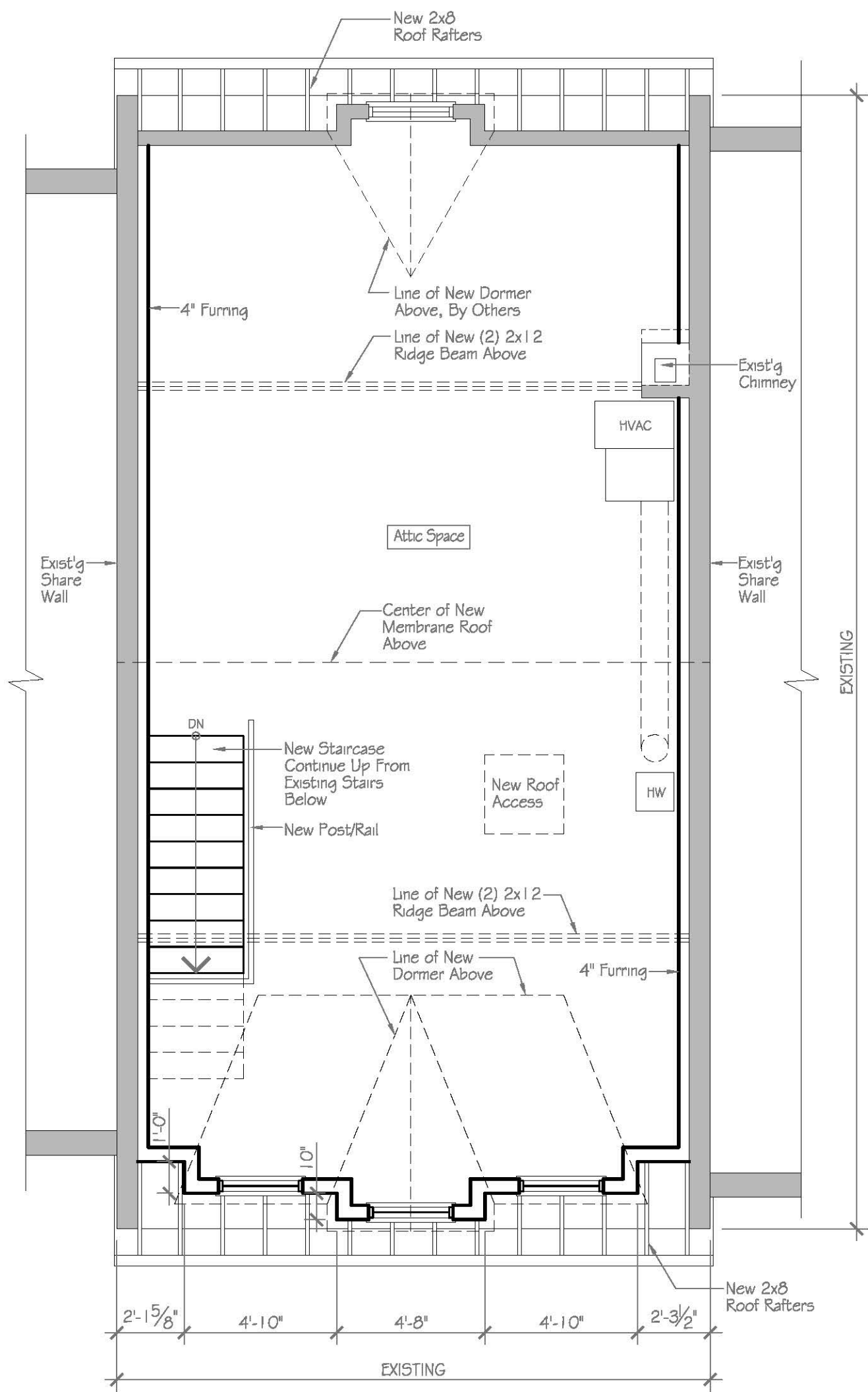
November 01, 2015

Date:

Sheet No.

A3

APPLICATION MATERIALS
BAR2015-00224/00225
119 Queen St.
11/12/2015



1 Proposed Attic Plan
Scale: 1/4" = 1' - 0"

CRAFTED
ARCHITECTURE LLC

Christine A. Kelly, AIA
950 N Washington Street, Suite 234, Alexandria, Virginia 22314
ph 703-768-7371 e-mail christine@craftedarchitecture.com

Proposed Attic Plan

Drawing:

119 Queen Street
Alexandria, VA

Project:

Prelim BAR Submittal

Submission:

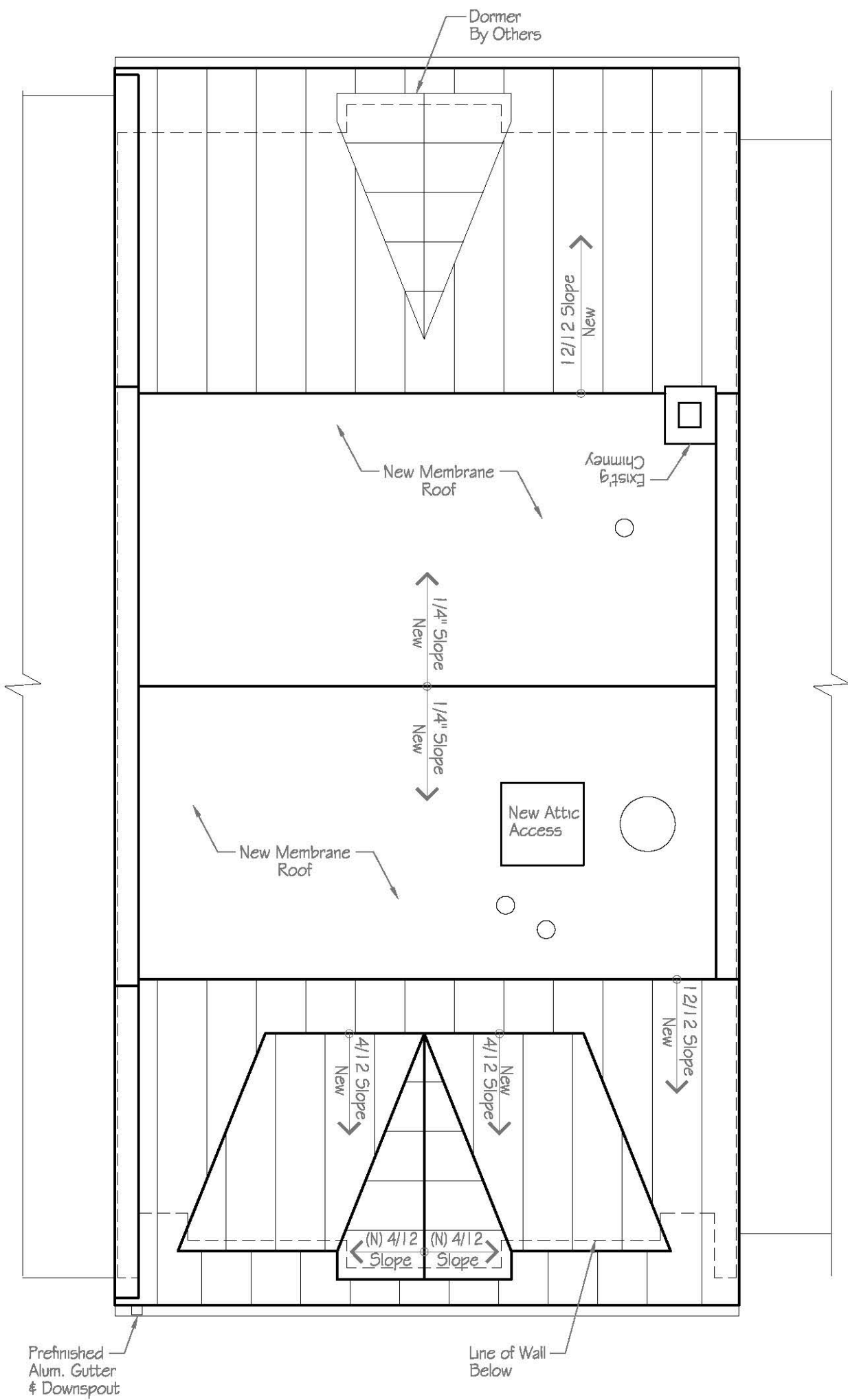
November 01, 2015

Date:

Sheet No.

A4

APPLICATION MATERIALS
BAR2015-00224/00225
119 Queen St.
11/12/2015



1 Proposed Roof Plan
Scale: 1/4" = 1' - 0"

CRAFTED
ARCHITECTURE LLC

Christine A. Kelly, AIA
950 N Washington Street, Suite 234, Alexandria, Virginia 22314
ph 703-768-7371 e-mail christine@craftedarchitecture.com

Proposed Roof Plan

Drawing:

119 Queen Street
Alexandria, VA

Project:

Prelim BAR Submittal

Submission:

November 01, 2015

Date:

Sheet No.

A5

APPLICATION MATERIALS
BAR2015-00224/00225
119 Queen St.
11/12/2015



1 Proposed Front Elevation
Scale: 1/4" = 1' - 0"

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ARCHITECTURE LLC

Christine A. Kelly, AIA
950 N Washington Street, Suite 234, Alexandria, Virginia 22314
ph 703-768-7371 e-mail christine@craftedarchitecture.com

Proposed Front Elevation

Drawing:

119 Queen Street
Alexandria, VA

Project:

Prelim BAR Submittal

Submission:

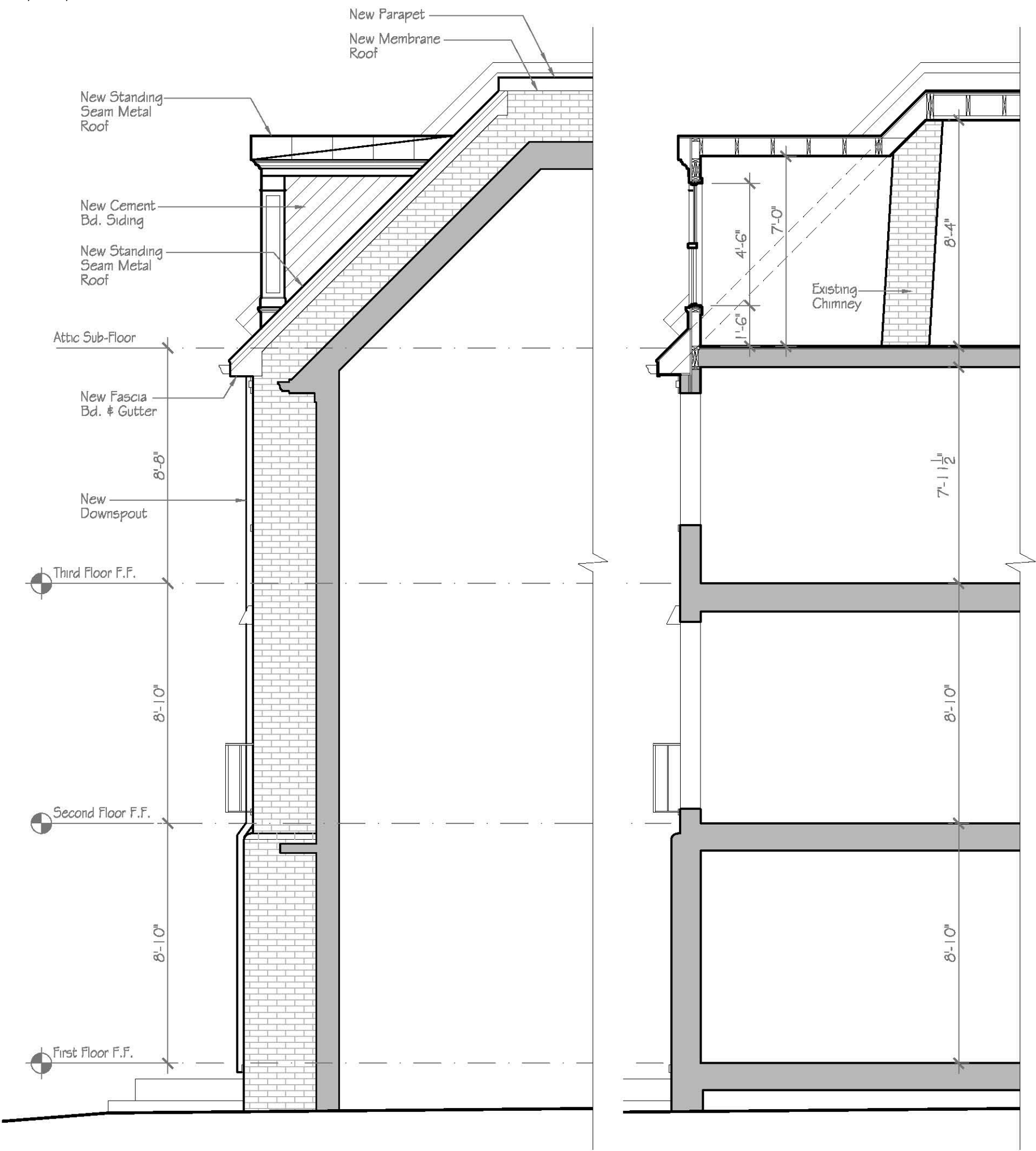
November 01, 2015

Date:

Sheet No.

A6

APPLICATION MATERIALS
BAR2015-00224/00225
119 Queen St.
11/12/2015



1 Proposed Side Elevation
Scale: 1/4" = 1' - 0"

2 Building Section
Scale: 1/4" = 1' - 0"

CRAFTED
ARCHITECTURE LLC

Christine A. Kelly, AIA
950 N Washington Street, Suite 234, Alexandria, Virginia 22314
ph 703-768-7371 e-mail christine@craftedarchitecture.com

Proposed Side Elevation
& Building Section

Drawing:

119 Queen Street
Alexandria, VA

Project:

Prelim BAR Submittal

Submission:

November 01, 2015

Date:

Sheet No.

A7