

ADDRESS OF PROJECT: 1212 Orlando St  
 TAX MAP AND PARCEL: 064, A-01-07 ZONING: RB

## 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: Kristen Turtis

Address: 1212 Orlando St

City: Alexandria State: VA Zip: 22314

Phone: 571-269-4383 E-mail: cjurtis@teamh.com

Authorized Agent (if applicable): ☐ Attorney ☐ Architect

☒ Manager

Name: Charles Turtis

Phone: 571-269-4383

E-mail: cjurtis@teamh.com

## Legal Property Owner:

Name: Kristen Turtis Trevor Dean

Address: 1212 Orlando St

City: Alex State: VA Zip: 22314

Phone: same E-mail: same

- ☐ 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 checked="" type="checkbox"/> fence, gate or garden wall | <input checked="" 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 checked="" 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).

up grade house  
 Rear addition for master bedroom to the front of  
 kitchen  
 Front addition to new enclosed porch

**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: Charles Jarvis

Date: 11/12/12



# 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. Krysta Juris	1212 Oronoco Street	50 %
2. Trevor Dean	1212 Oronoco Street	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 1212 Oronoco 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. Krysta Juris	1212 Oronoco St	50 %
2. Trevor Dean	1212 Oronoco St	50 %
3.		

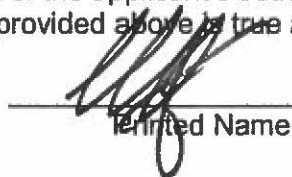
3. Business or Financial Relationships. Each person or entity listed above (1 and 2), with an ownership interest in the applicant or in the subject property is required to disclose any business or financial relationship, as defined by Section 11-350 of the Zoning Ordinance, existing at the time of this 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. Krysta Juris	NA	NA
2. Trevor Dean	NA	NA
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.

11/12/15  
Date

  
Printed Name

Charles Juris  
Signature



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

## A. Property Information

A1. Street Address 1212 ORONOCO ST

Zone R-B

A2. 2093

x .75

= 1569.75

Total Lot Area

Floor Area Ratio Allowed by Zone

Maximum Allowable Floor Area

## B. Existing Gross Floor Area

Existing Gross Area*		Allowable Exclusions	
Basement	445	Basement**	445
First Floor	663.5	Stairways**	77
Second Floor	598.1	Mechanical**	0
Third Floor	0	Other**	0
Porches/ Other	0	Total Exclusions	522
Total Gross *	1706.6		

B1. Existing Gross Floor Area \*  
1706.6 Sq. Ft.

B2. Allowable Floor Exclusions\*\*  
522 Sq. Ft.

B3. Existing Floor Area minus Exclusions  
1184.6 Sq. Ft.  
(subtract B2 from B1)

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

Proposed Gross Area*		Allowable Exclusions	
Basement	0	Basement**	0
First Floor	142.1	Stairways**	0
Second Floor	105	Mechanical**	0
Third Floor	0	Other**	0
Porches/ Other	0	Total Exclusions	0
Total Gross *	247.1		

C1. Proposed Gross Floor Area \*  
247.1 Sq. Ft.

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

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

## D. Existing + Proposed Floor Area

D1. Total Floor Area (add B3 and C3) 1431.7 Sq. Ft.

D2. Total Floor Area Allowed by Zone (A2) 1569.75 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.

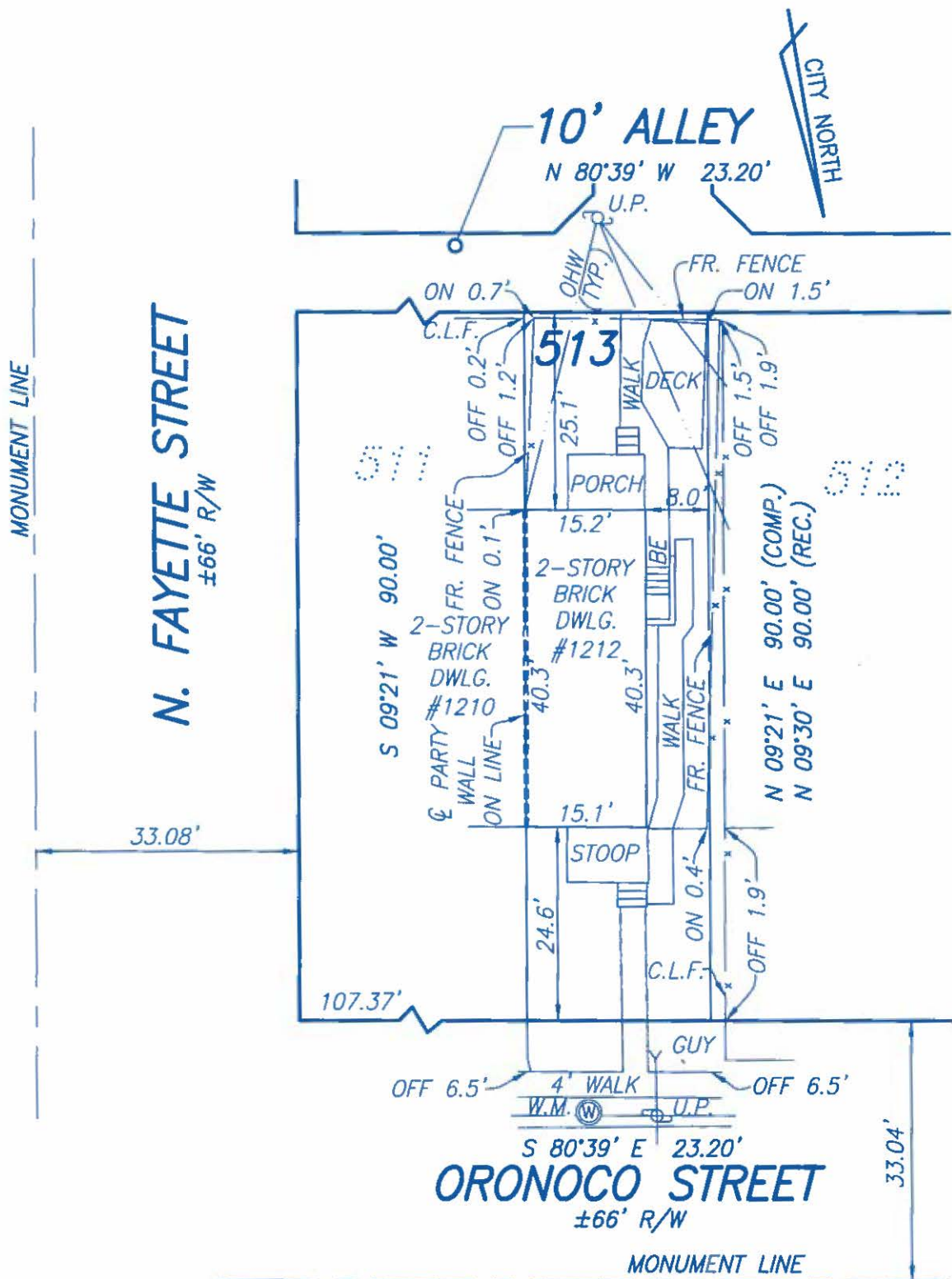
## F. Open Space Calculations

Existing Open Space	1429.5
Required Open Space	800
Proposed Open Space	1287.2

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

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

Date: 11/12/15

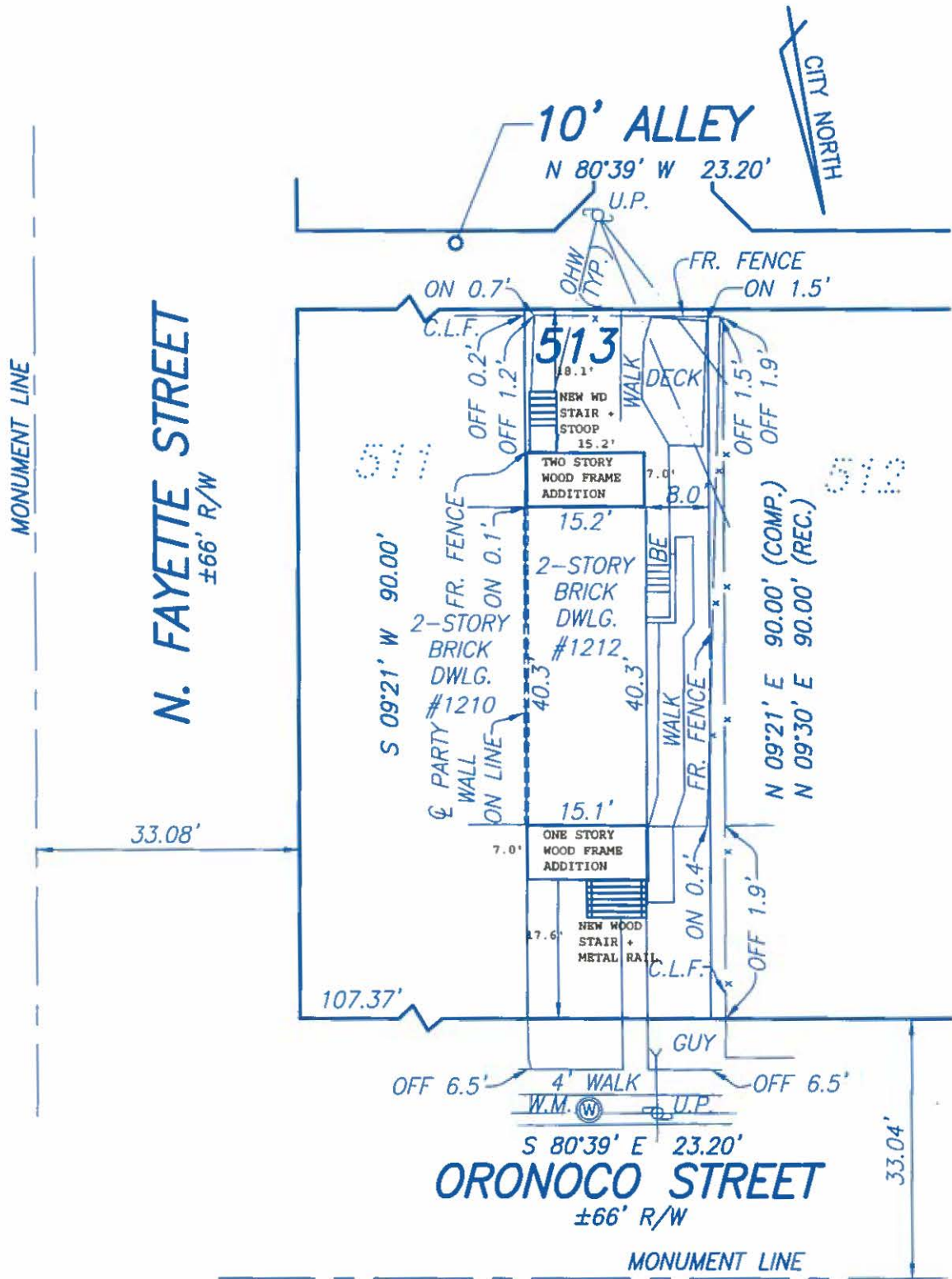


APPLICATION MATERIALS  
BAR2015-00365/00366  
1212 Oronoco St.  
11/13/2015

PLAT  
SHOWING PHYSICAL IMPROVEMENT SURVEY  
LOT 513, RESUBDIVISION OF LOTS 8 THROUGH 27,  
AND 36 THROUGH 41 OF THE BLOCK BOUNDED BY  
**PAYNE, ORONOCO, FAYETTE  
& PRINCESS STREETS**  
(DB. 232, PG. 278)  
CITY OF ALEXANDRIA, VIRGINIA

SCALE: 1" = 20'	CASE NAME: TREVOR DEAN AND KRYSTA JURIS	<p>RONALD J. KELLER Lic. No. 1457-B 26 AUGUST 2015 LAND SURVEYOR</p>
DATE: AUGUST 26, 2015	<p><b>RCFIELDS</b> &amp; ASSOCIATES, INC.</p> <p>ENGINEERING • LAND SURVEYING • PLANNING</p> <p>730 S. Washington Street www.rcfassoc.com Alexandria, Virginia 22314 (703) 549-6422</p>	
DEED BOOK REF.: 1605/185 PLAT SUBJECT TO RESTRICTIONS OF RECORD. TITLE REPORT NOT FURNISHED, THUS ALL EASEMENTS MAY NOT BE SHOWN.		
I HEREBY CERTIFY THAT THE POSITIONS OF ALL THE EXISTING IMPROVEMENTS HAVE BEEN CAREFULLY ESTABLISHED BY A TRANSIT TAPE SURVEY AND/OR WITH CALIBRATED ELECTRONIC DISTANCE MEASURING EQUIPMENT AND, UNLESS OTHERWISE SHOWN, THERE ARE NO VISIBLE ENCROACHMENTS.		





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LOT 513, RESUBDIVISION OF LOTS 8 THROUGH 27,  
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CITY OF ALEXANDRIA, VIRGINIA

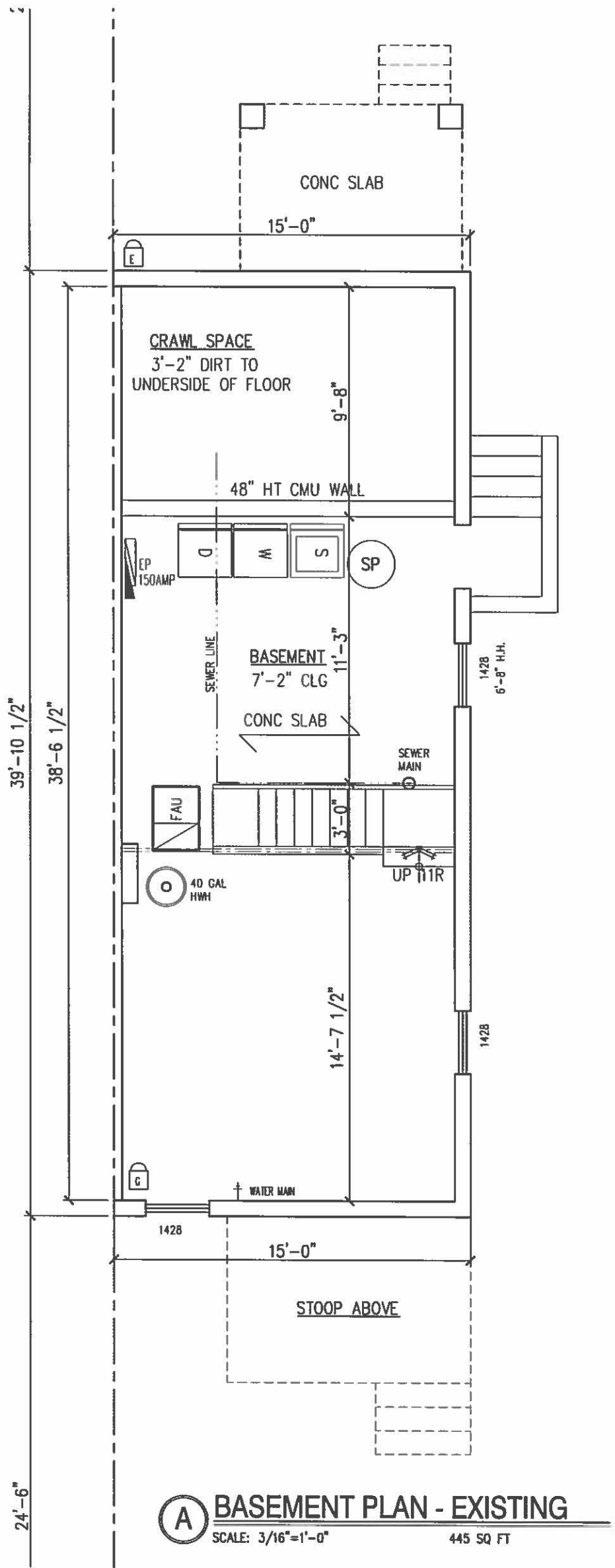
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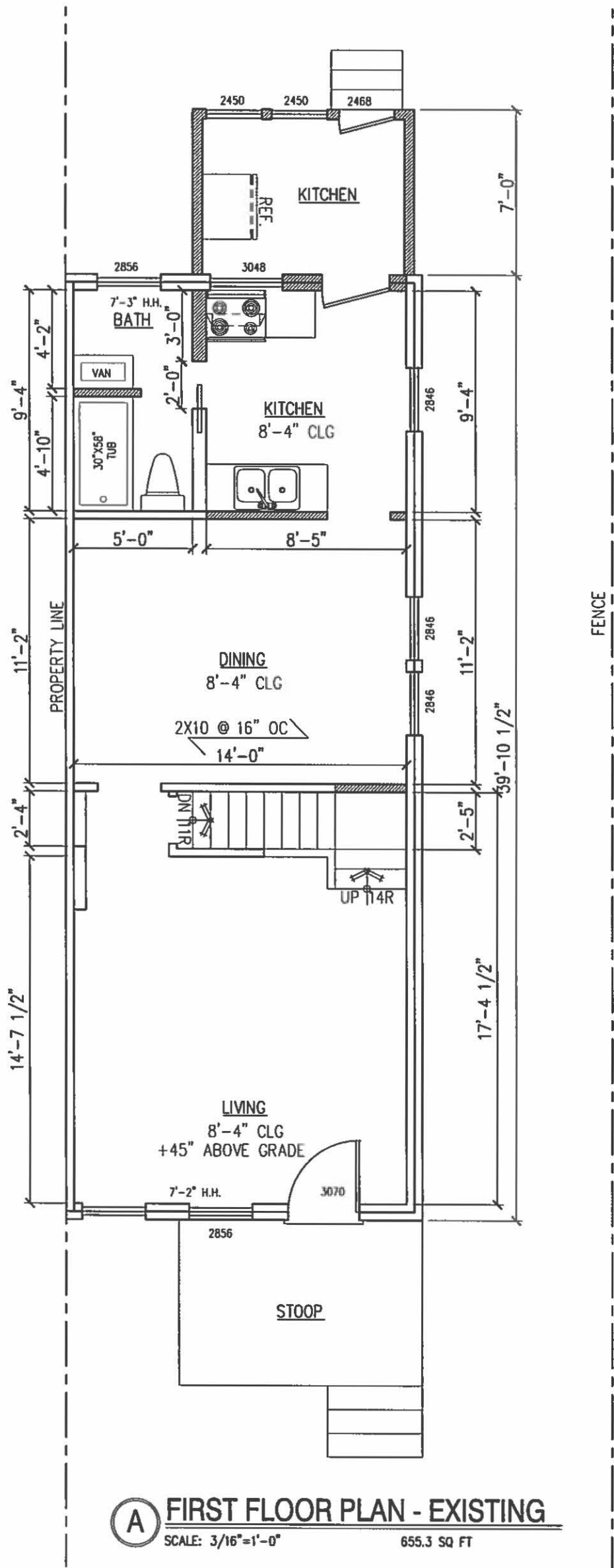
CASE NAME: TREVOR DEAN AND  
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**RCF** **IELDS**  
& ASSOCIATES, INC.  
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ESTABLISHED BY A TRANSIT TAPE SURVEY AND/OR WITH CALIBRATED ELECTRONIC DISTANCE  
MEASURING EQUIPMENT AND, UNLESS OTHERWISE SHOWN, THERE ARE NO VISIBLE ENCROACHMENTS.

COMMONWEALTH OF VIRGINIA  
RONALD J. KELLER  
Lic. No. 1457-B  
26 AUGUST 2015  
LAND SURVEYOR



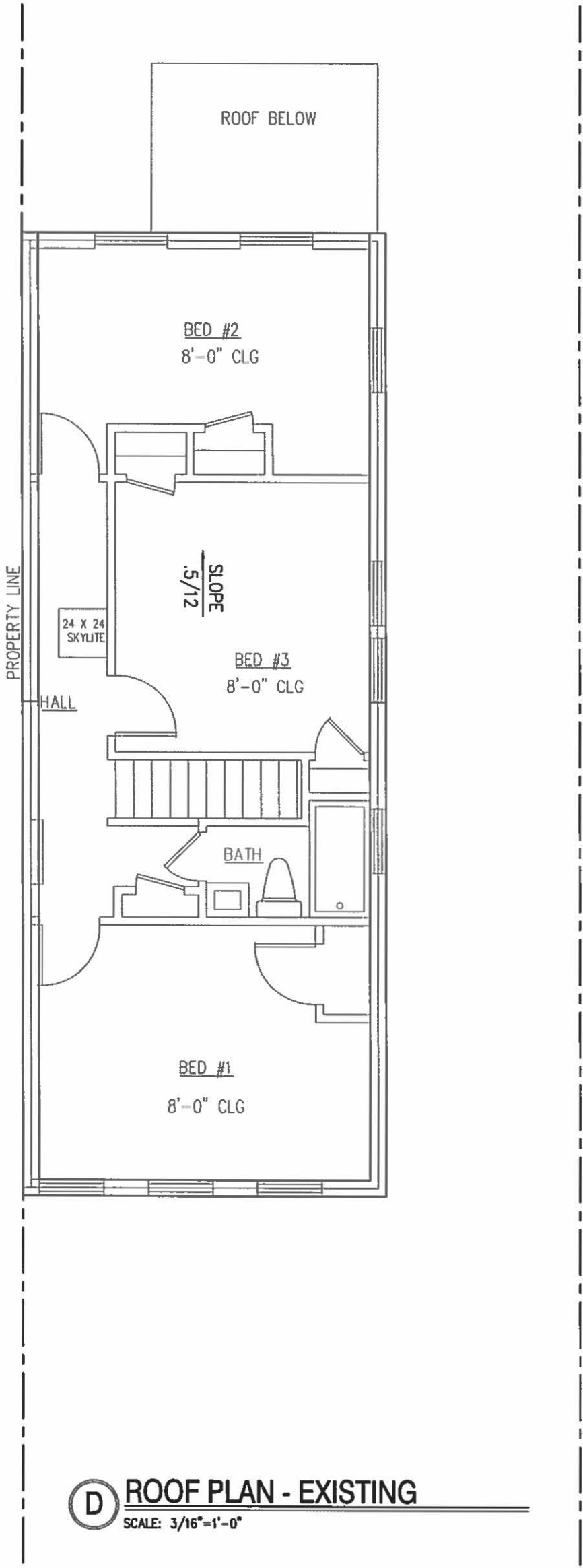
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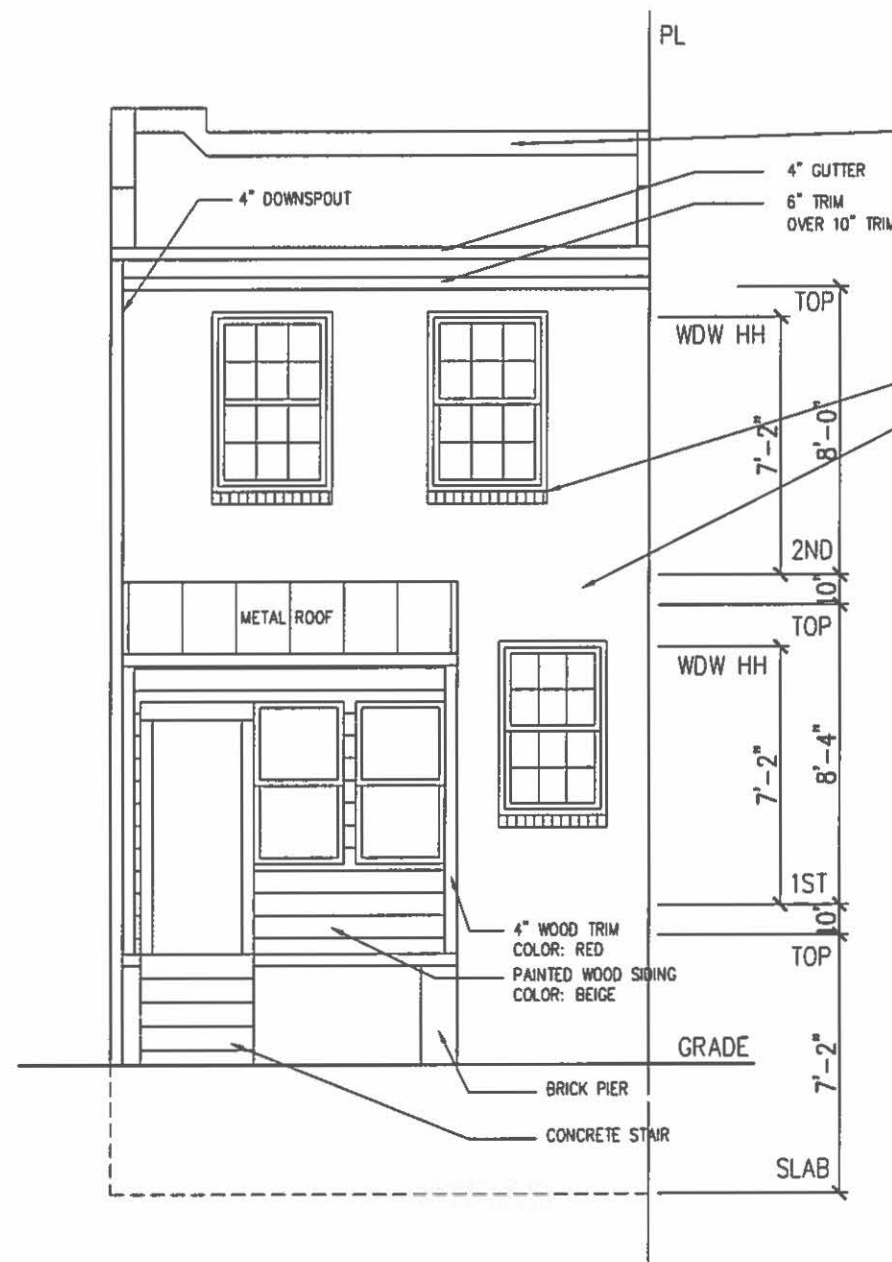


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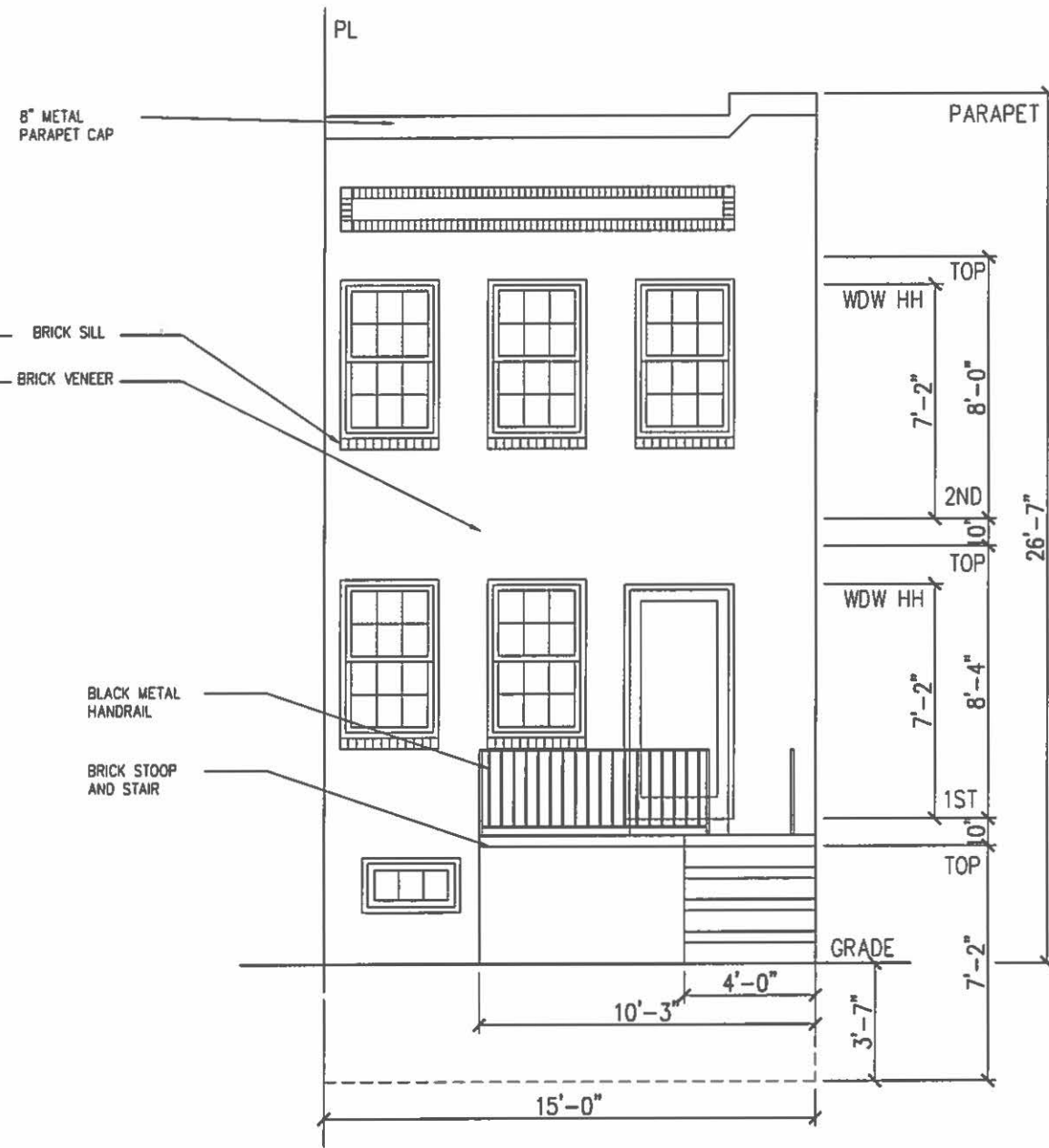




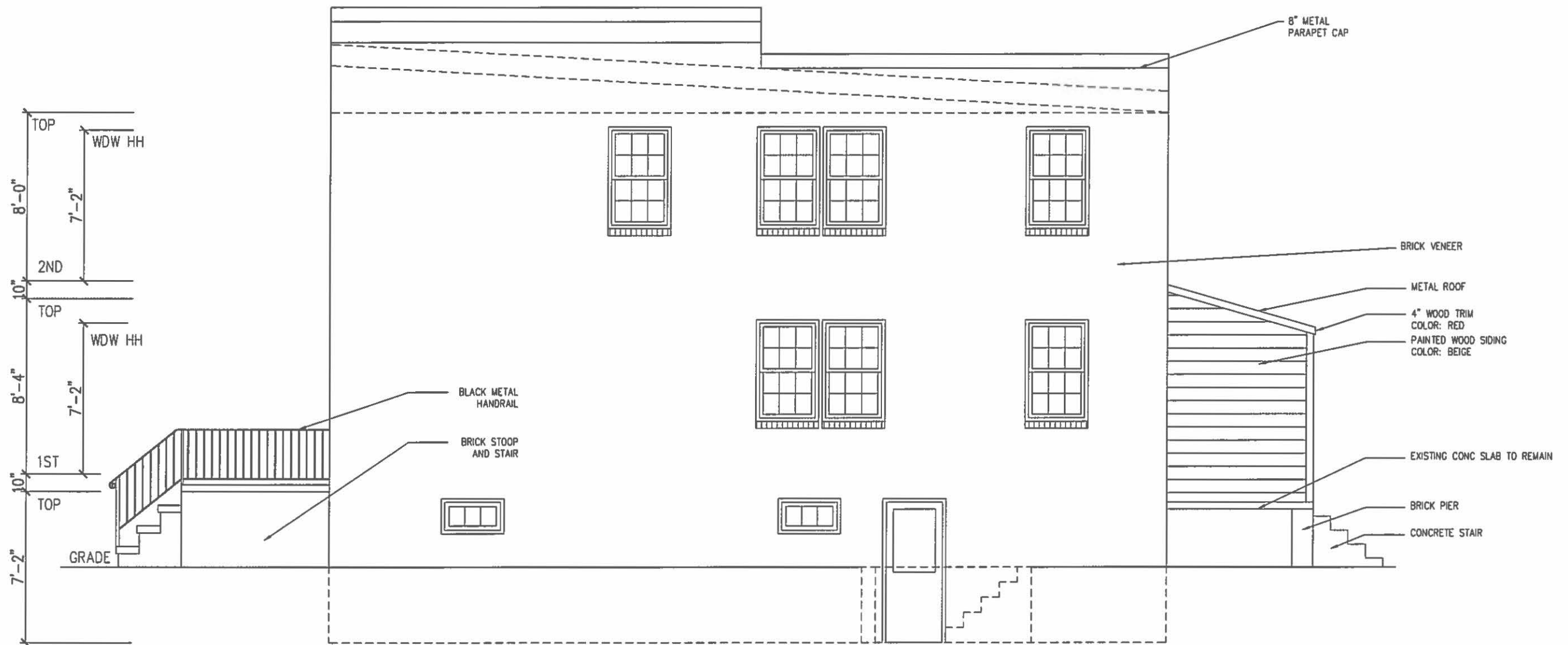




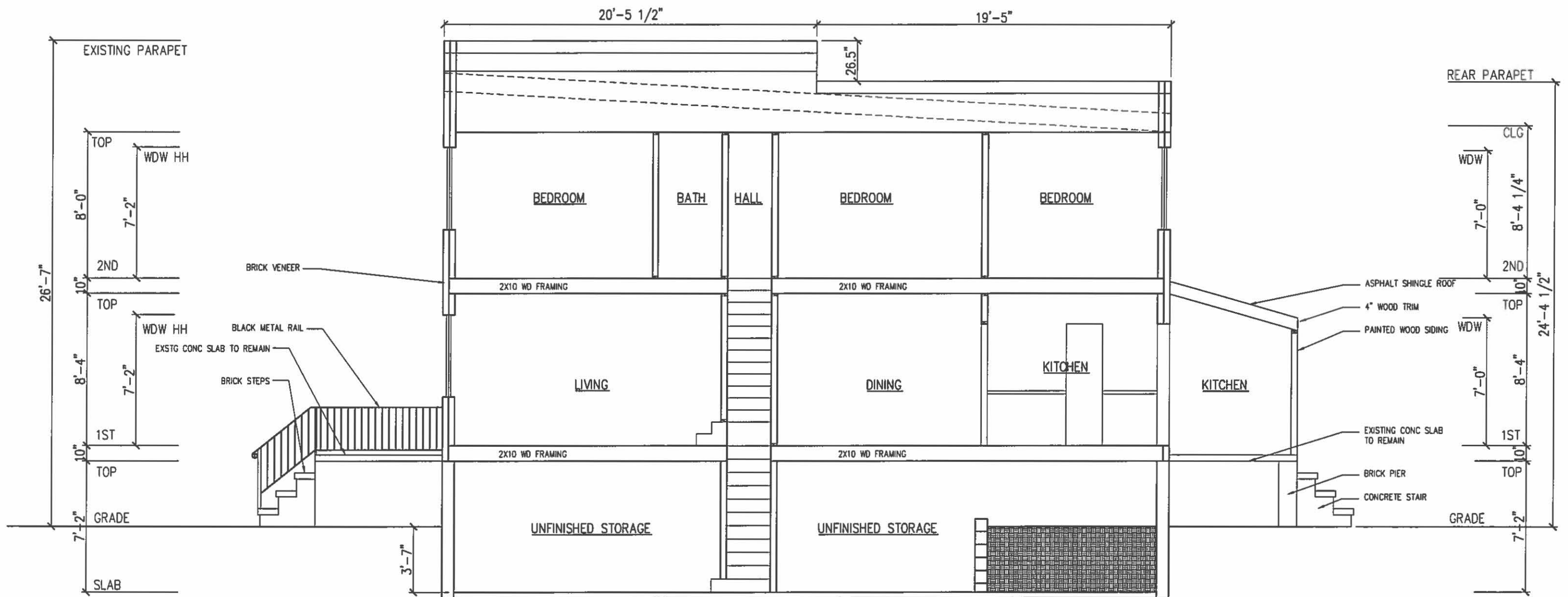
**B** **EXISTING REAR ELEVATION**  
SCALE: 3/16"=1'-0"



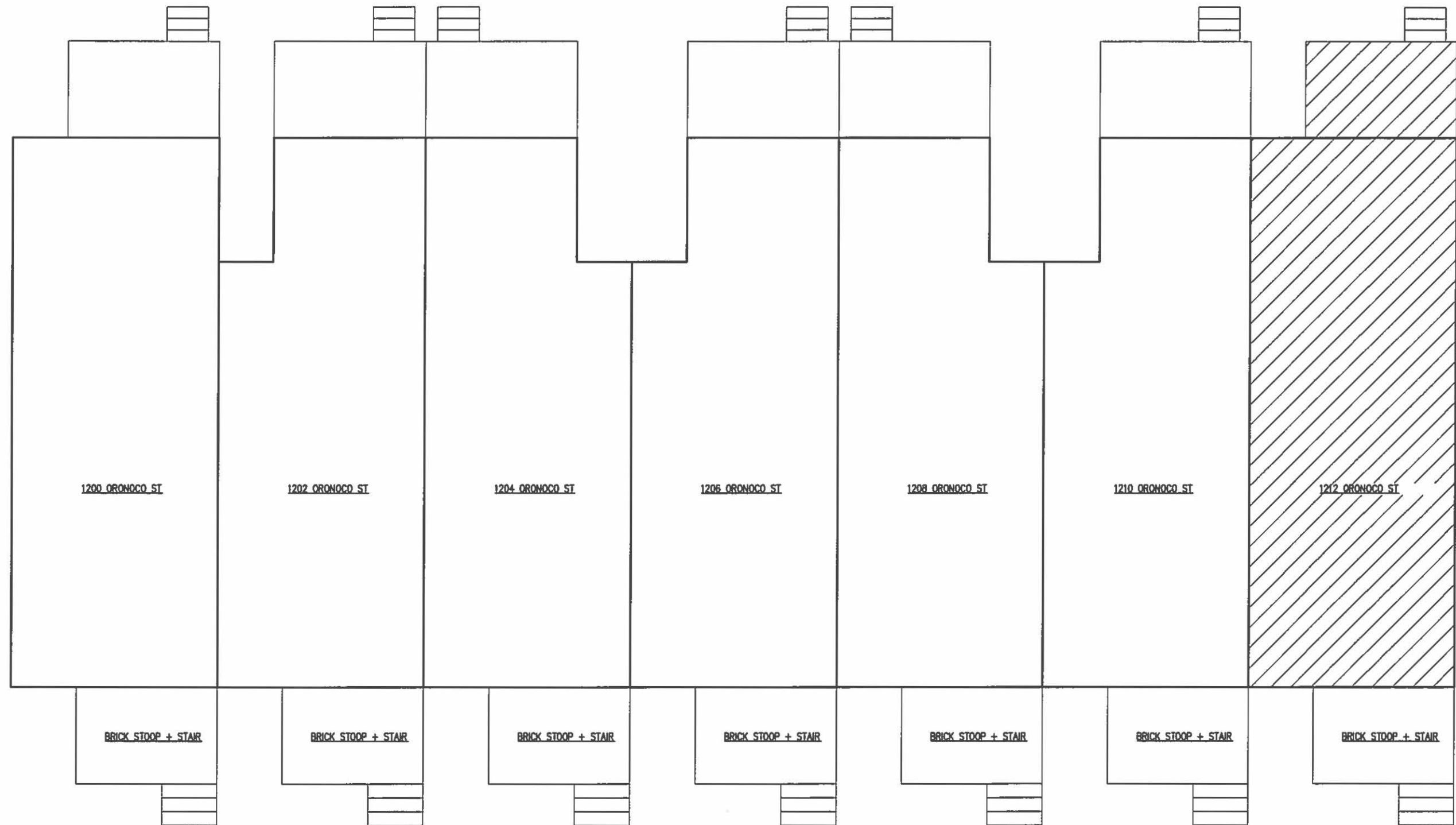
**A** **EXISTING FRONT ELEVATION**  
SCALE: 3/16"=1'-0"



**EXISTING RIGHT ELEVATION**  
SCALE: 3/16"=1'-0"



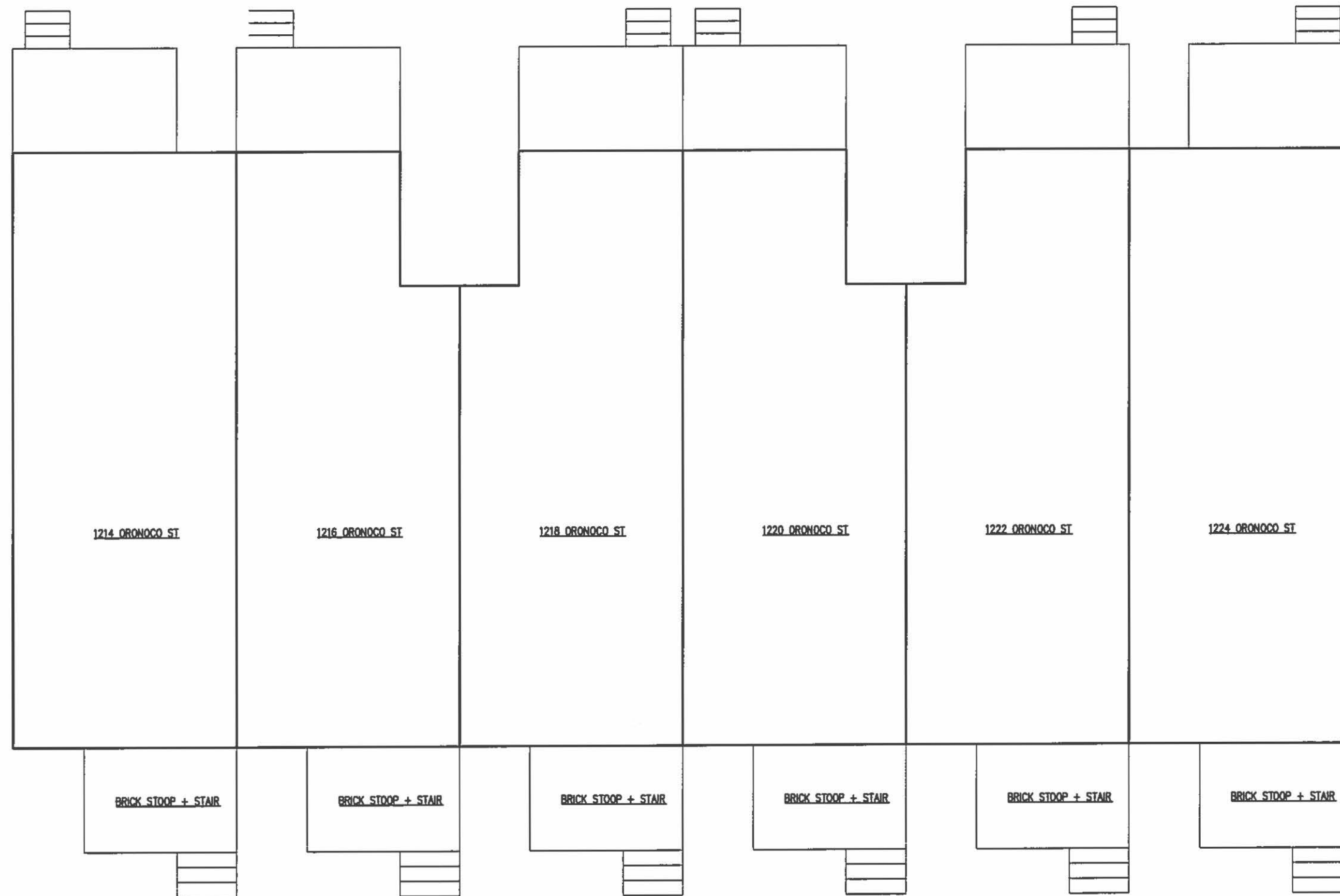
**A EXISTING BUILDING SECTION**  
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EXISTING BLOCK PLAN 1200 – 1212

SCALE: 1/8" = 1'-0"

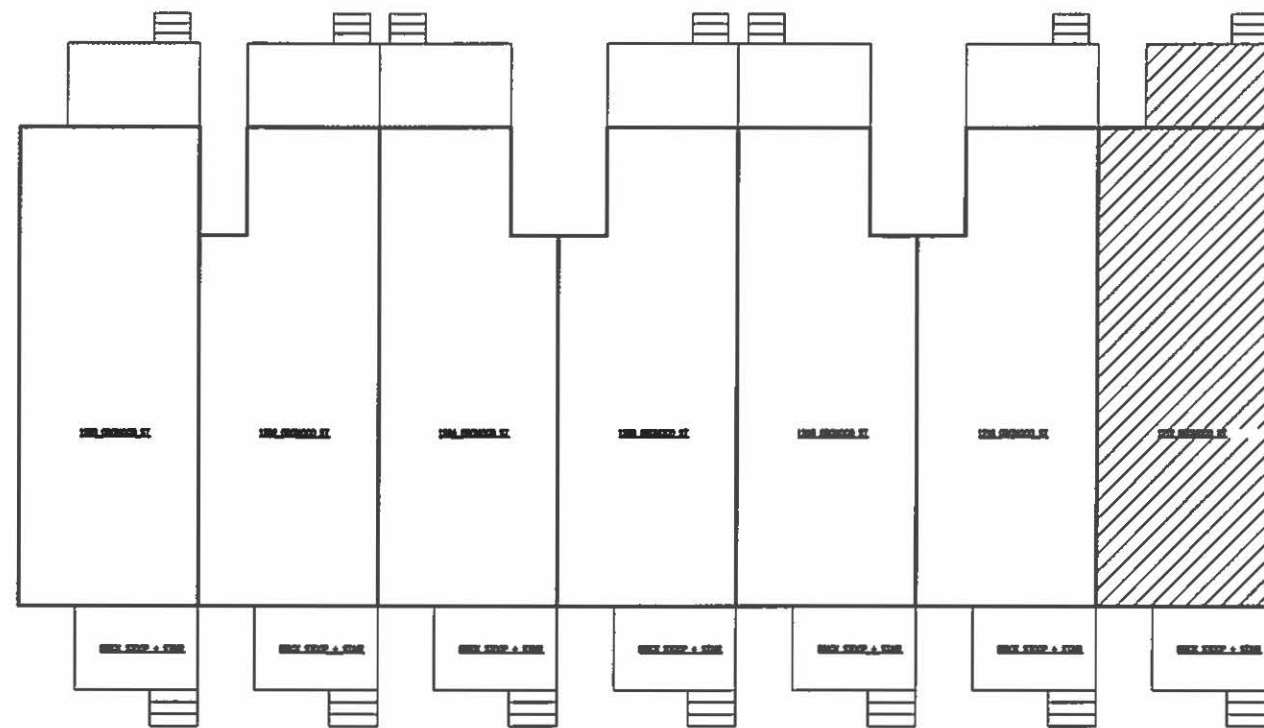
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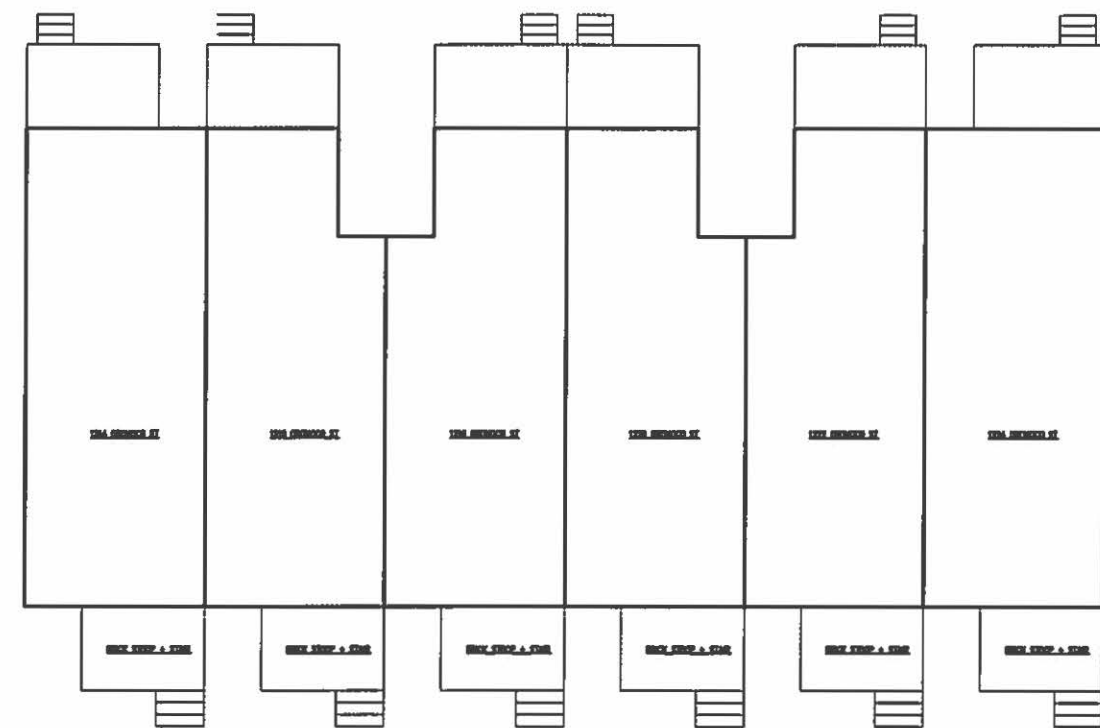
EXISTING BLOCK PLAN 1214 – 1224

SCALE: 1/8" = 1'-0"

APPLICATION MATERIALS  
 BAR2015-00365/00366  
 1212 Oronoco St.  
 11/13/2015



EXISTING BLOCK PLAN 1200 - 1212  
SCALE: 1/8" = 1'-0"



EXISTING BLOCK PLAN 1214 - 1224  
SCALE: 1/8" = 1'-0"





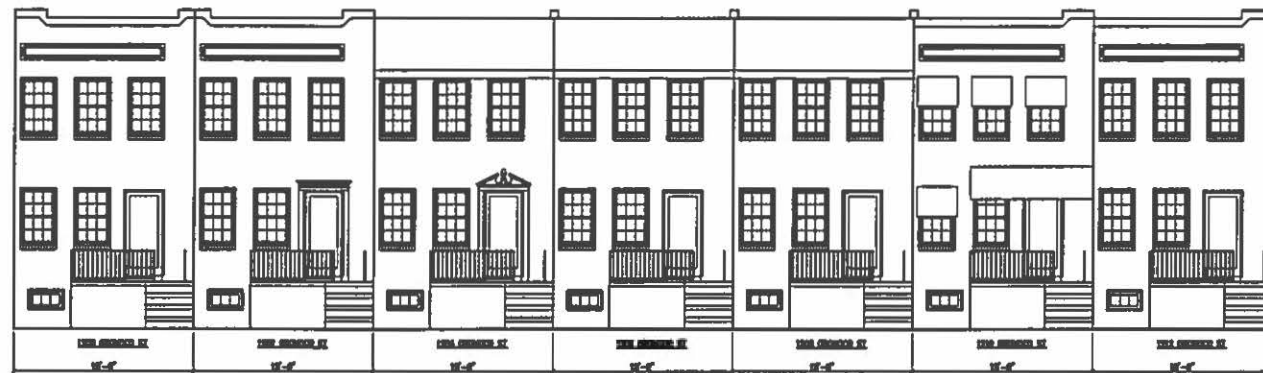
EXISTING STREET SCAPE 1200 – 1212

SCALE: 1/8" = 1'-0"

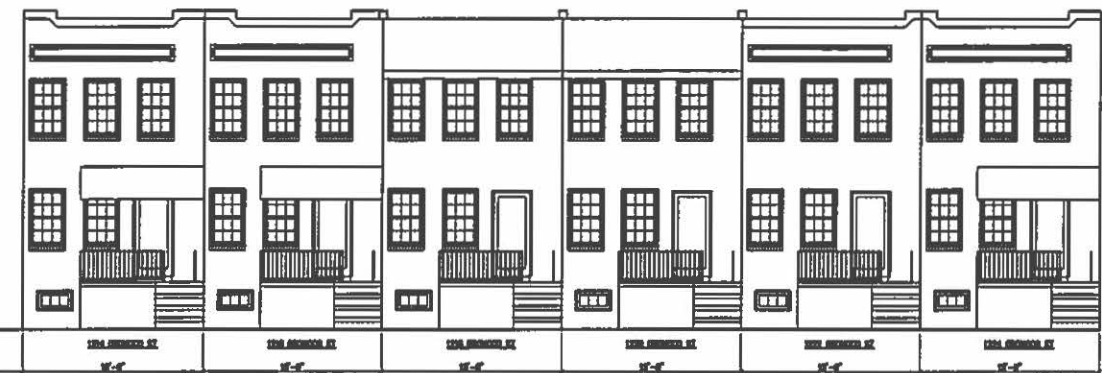


EXISTING STREET SCAPE 1214 – 1224

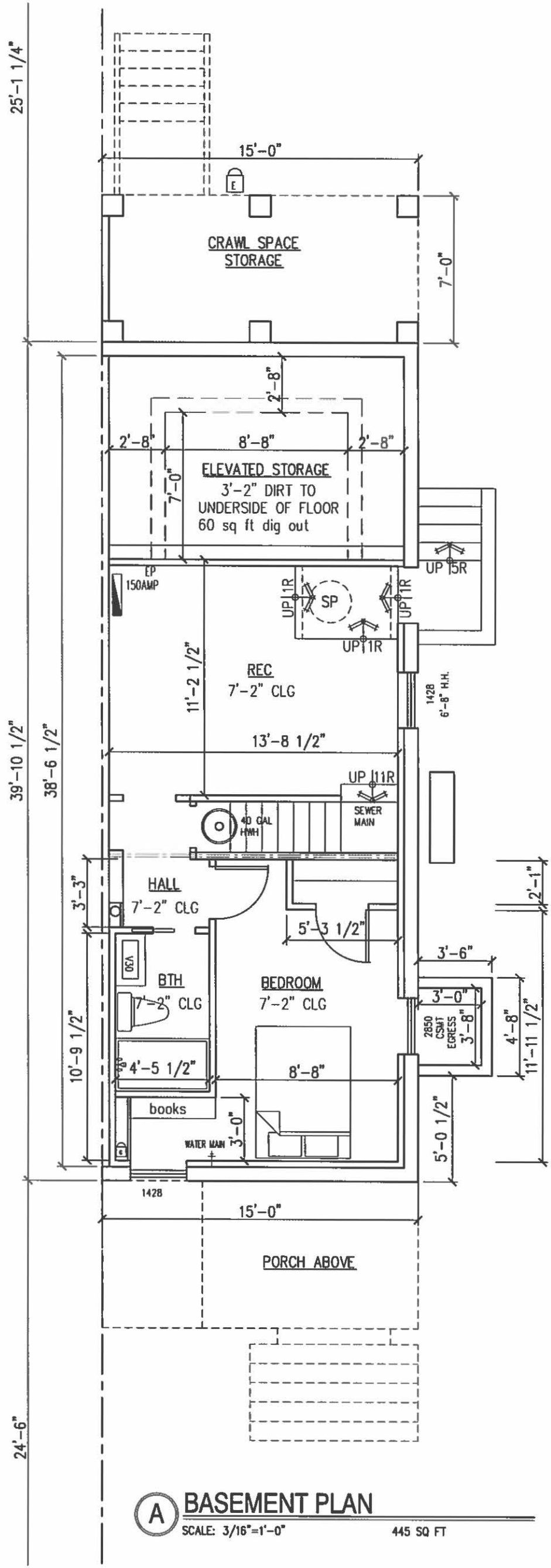
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EXISTING STREET SCAPE 1200 – 1212  
SCALE: 1/8" = 1'-0"

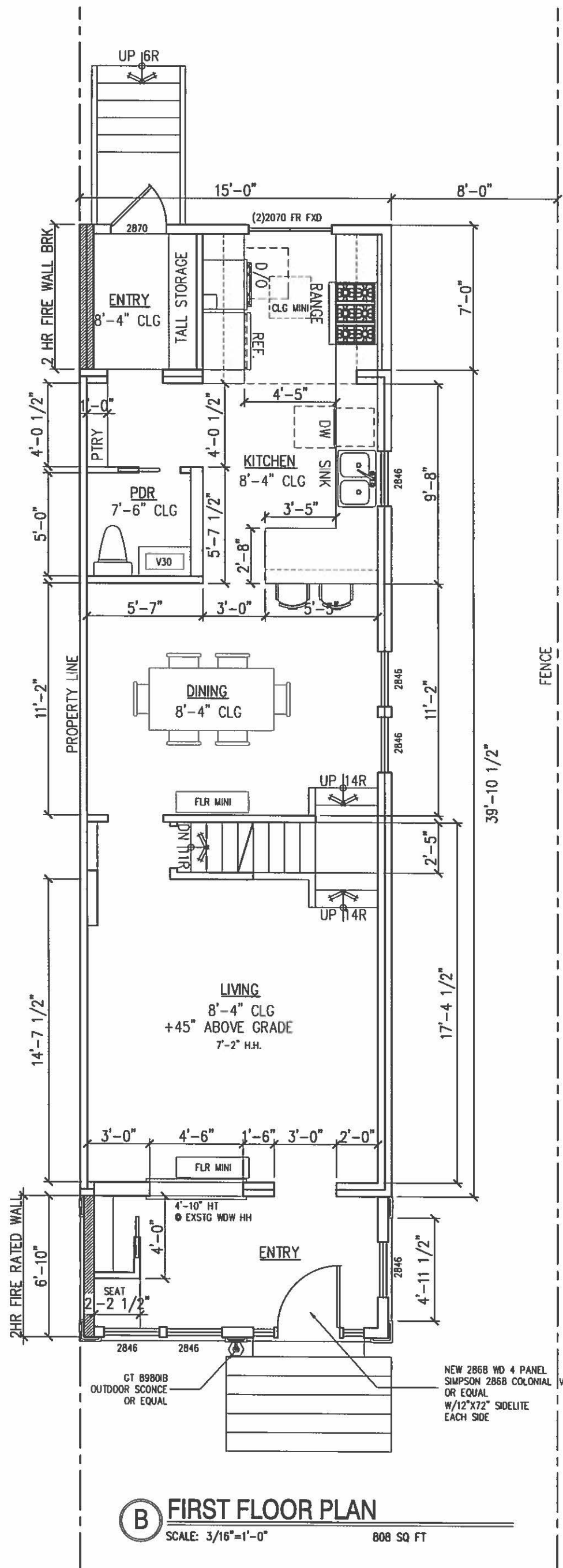


EXISTING STREET SCAPE 1214 – 1224  
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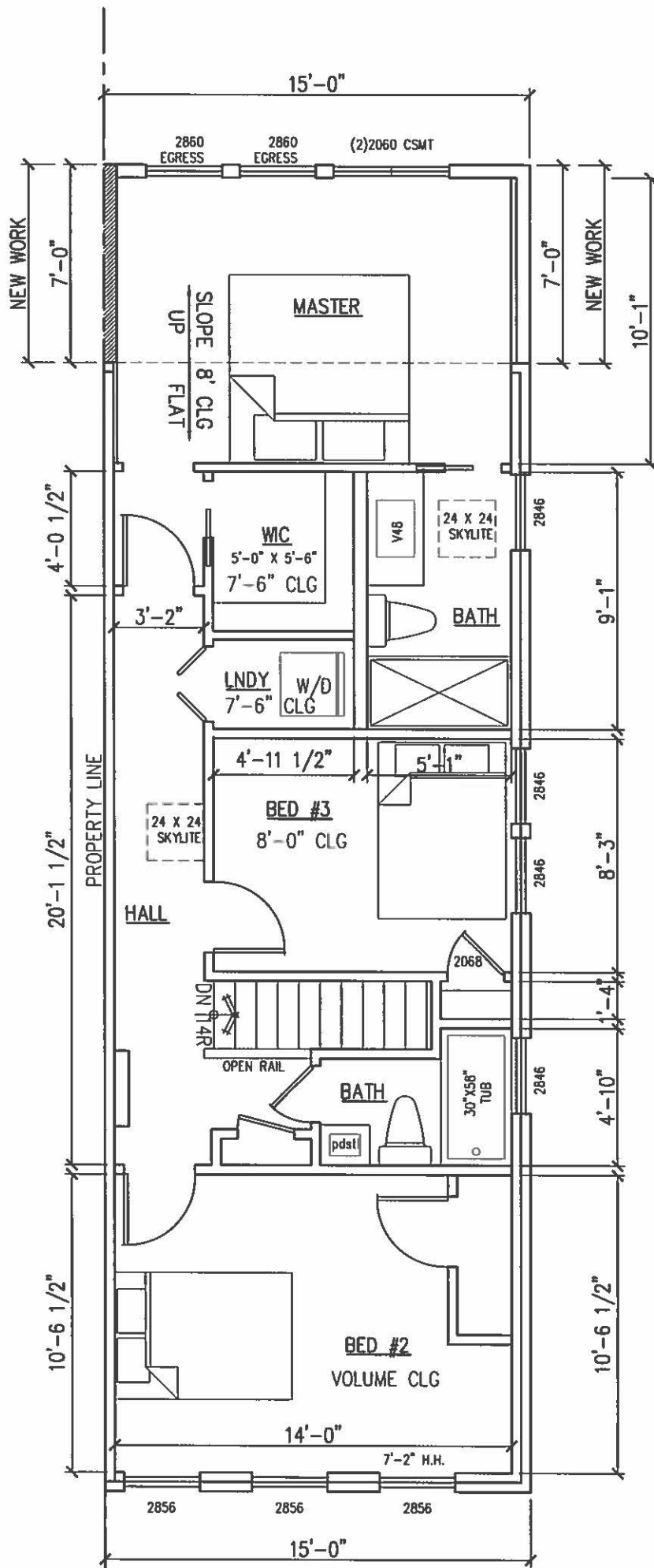


**A BASEMENT PLAN**  
 SCALE: 3/16"=1'-0" 445 SQ FT

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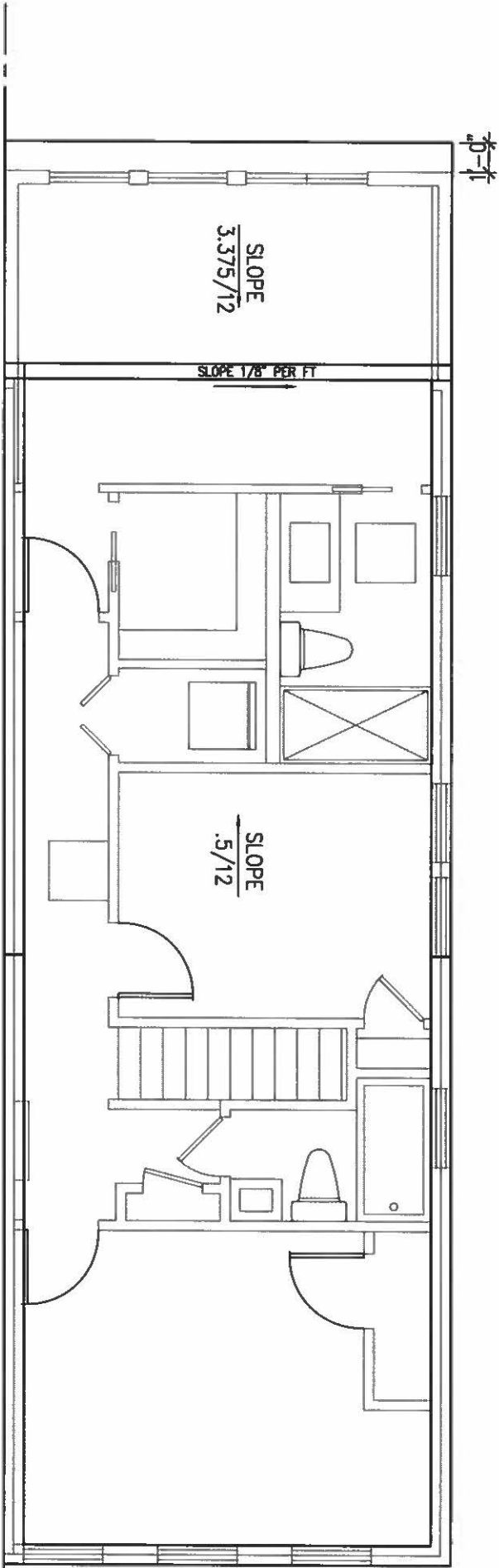


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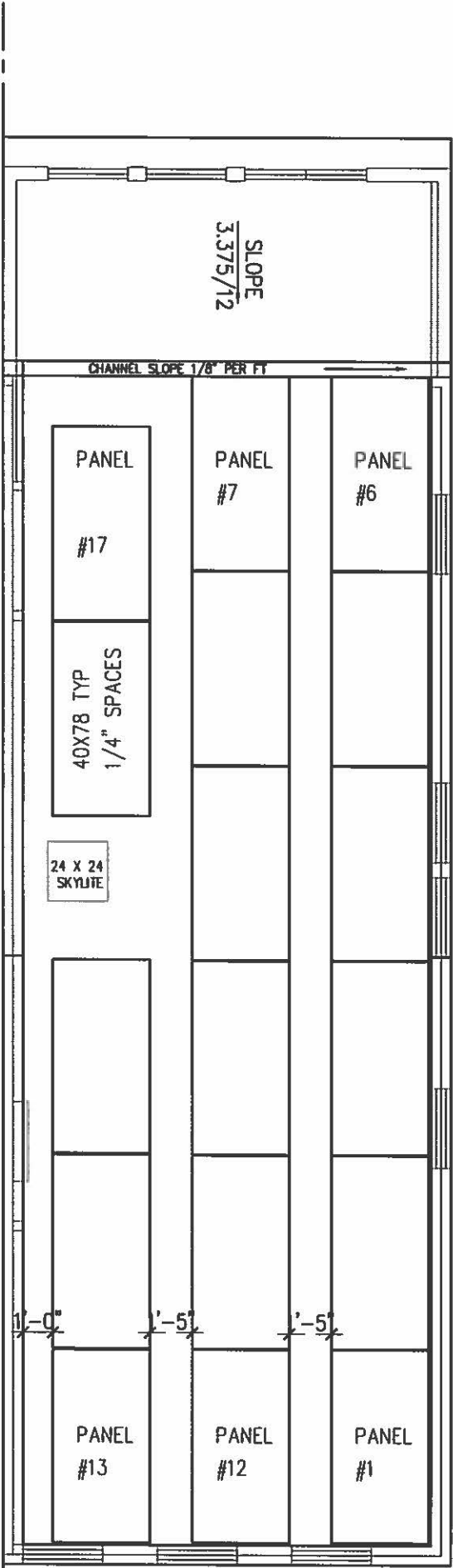
**© SECOND FLOOR PLAN**  
 SCALE: 3/16"=1'-0" 571.5 SQ FT

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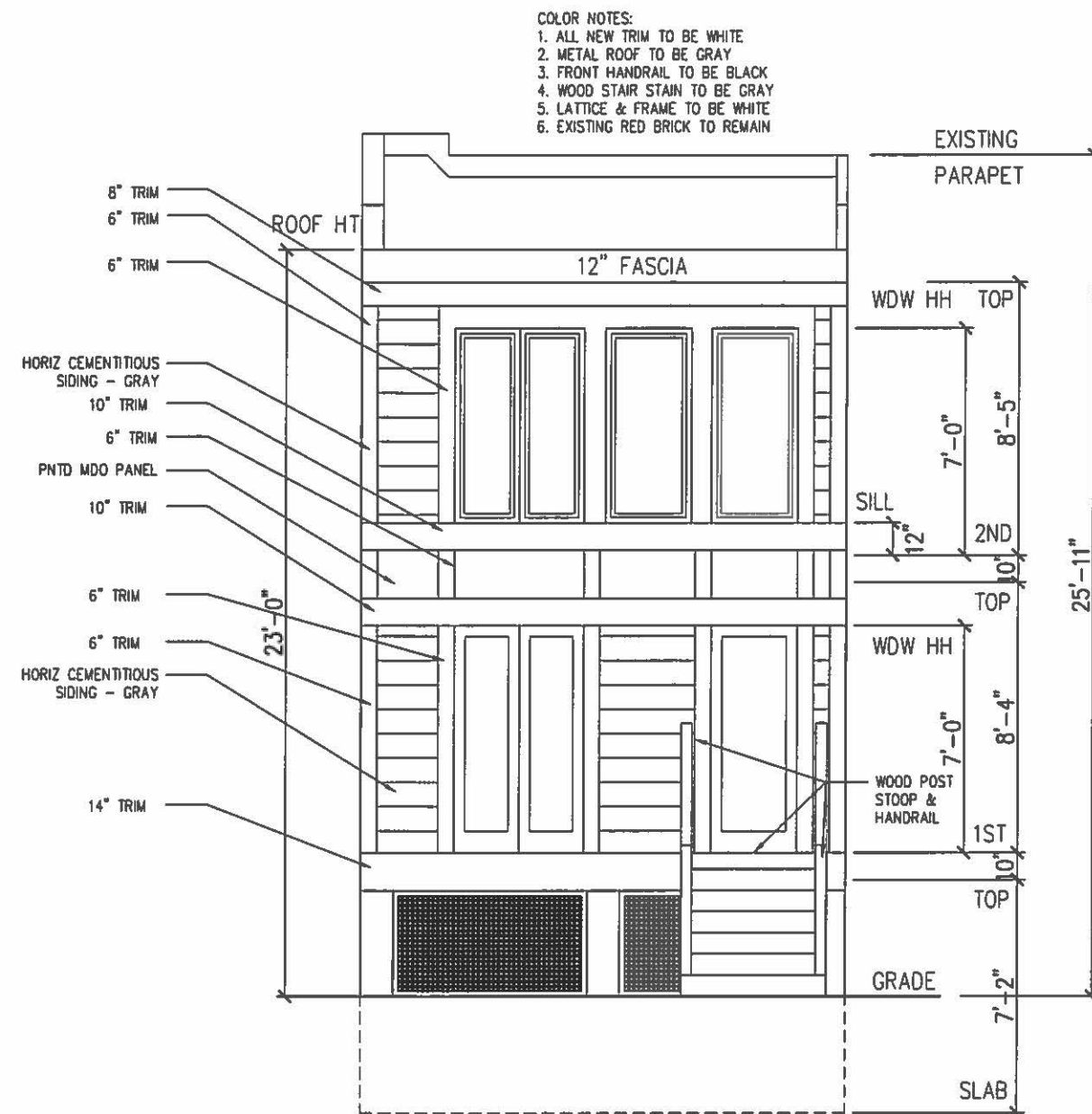
**D ROOF PLAN**  
SCALE: 3/16"=1'-0"



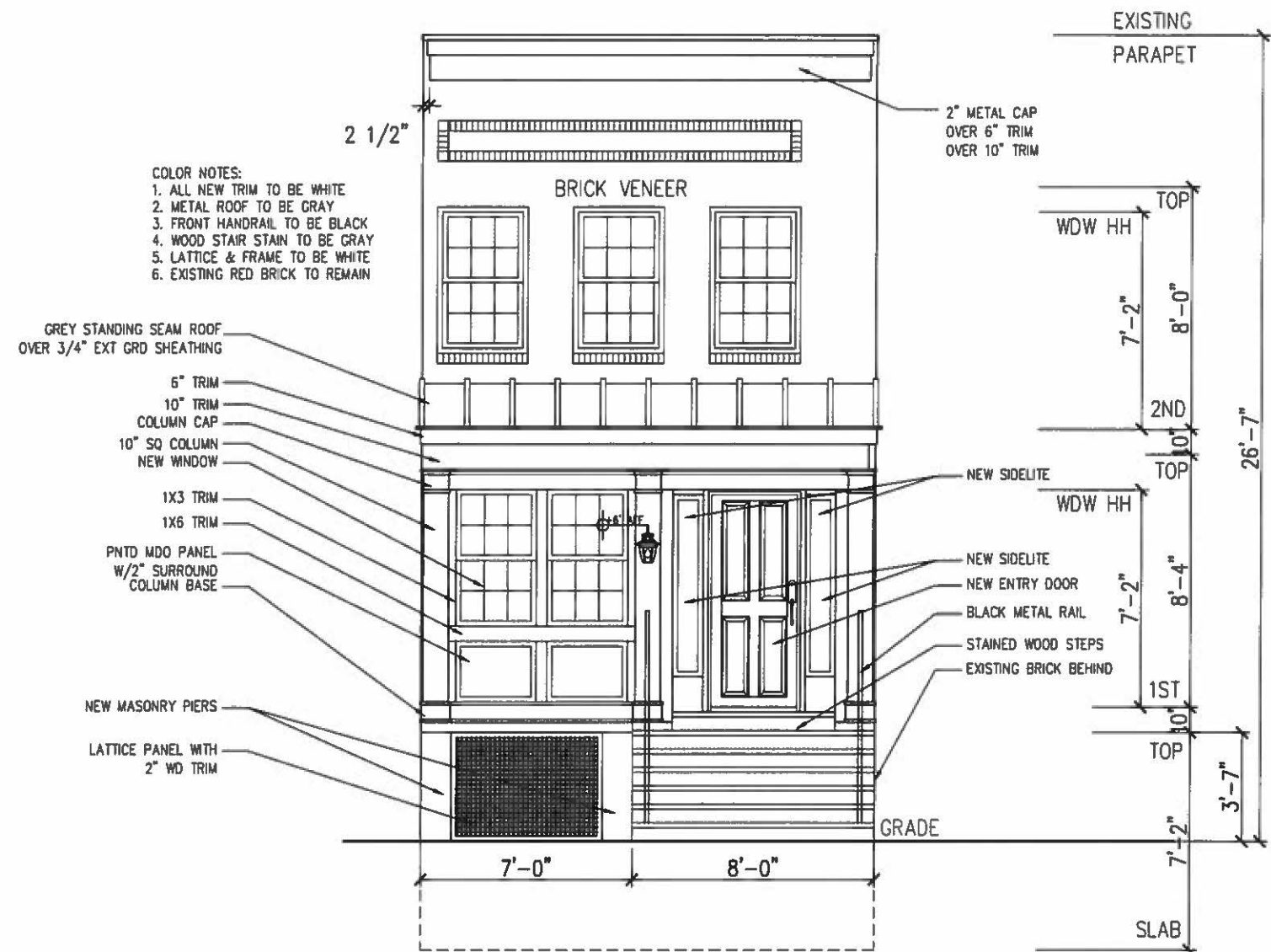


**E** **ROOF PLAN - SOLAR PANELS**  
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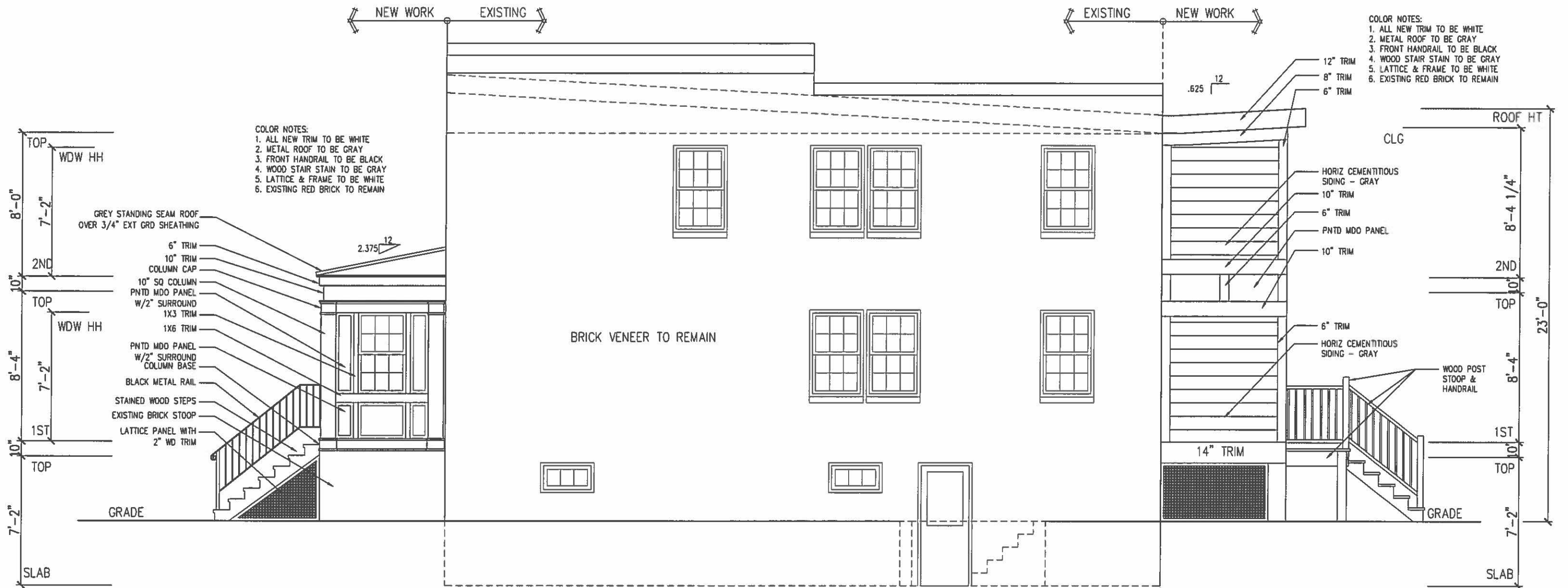
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**B** PROPOSED REAR ELEVATION  
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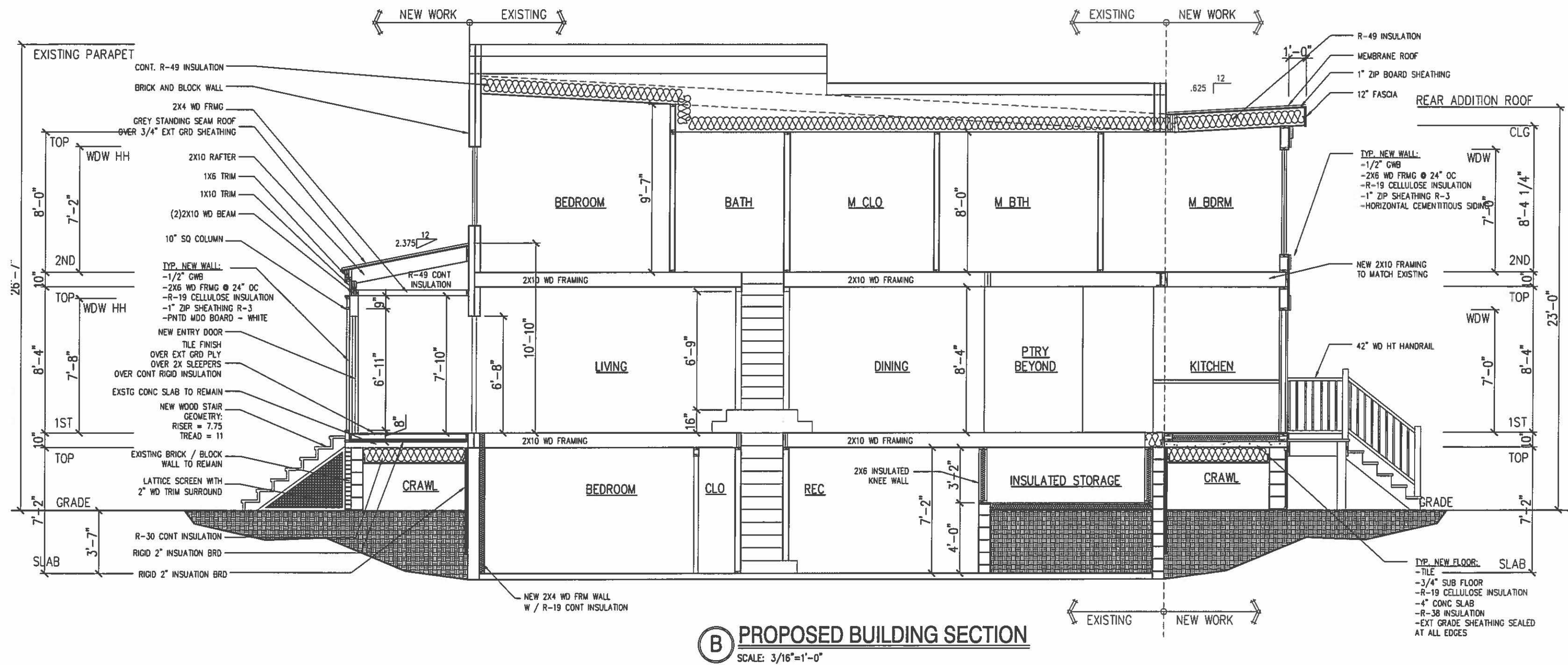


**F** PROPOSED ENCLOSED PORCH  
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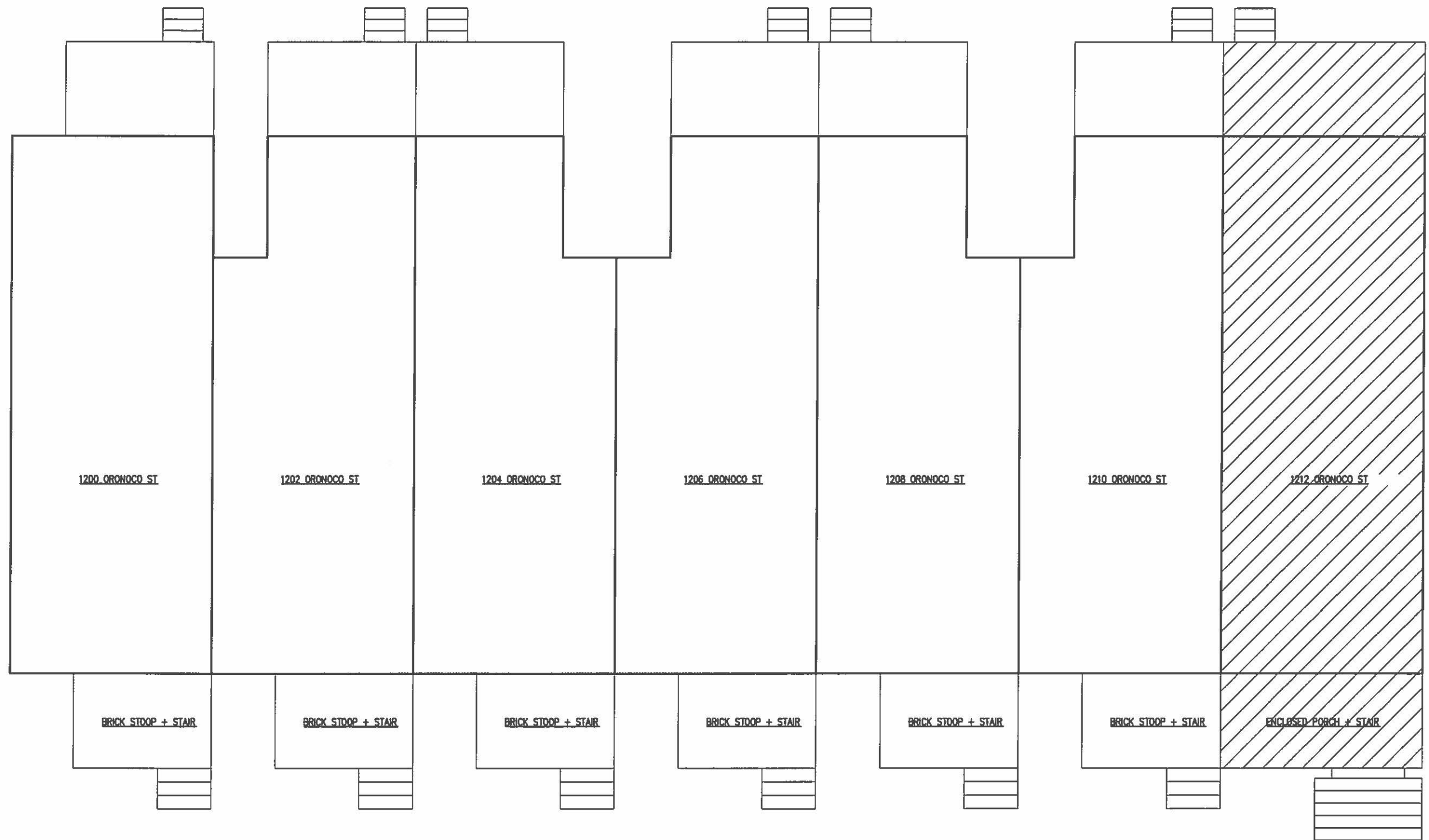


**© PROPOSED RIGHT ELEVATION**  
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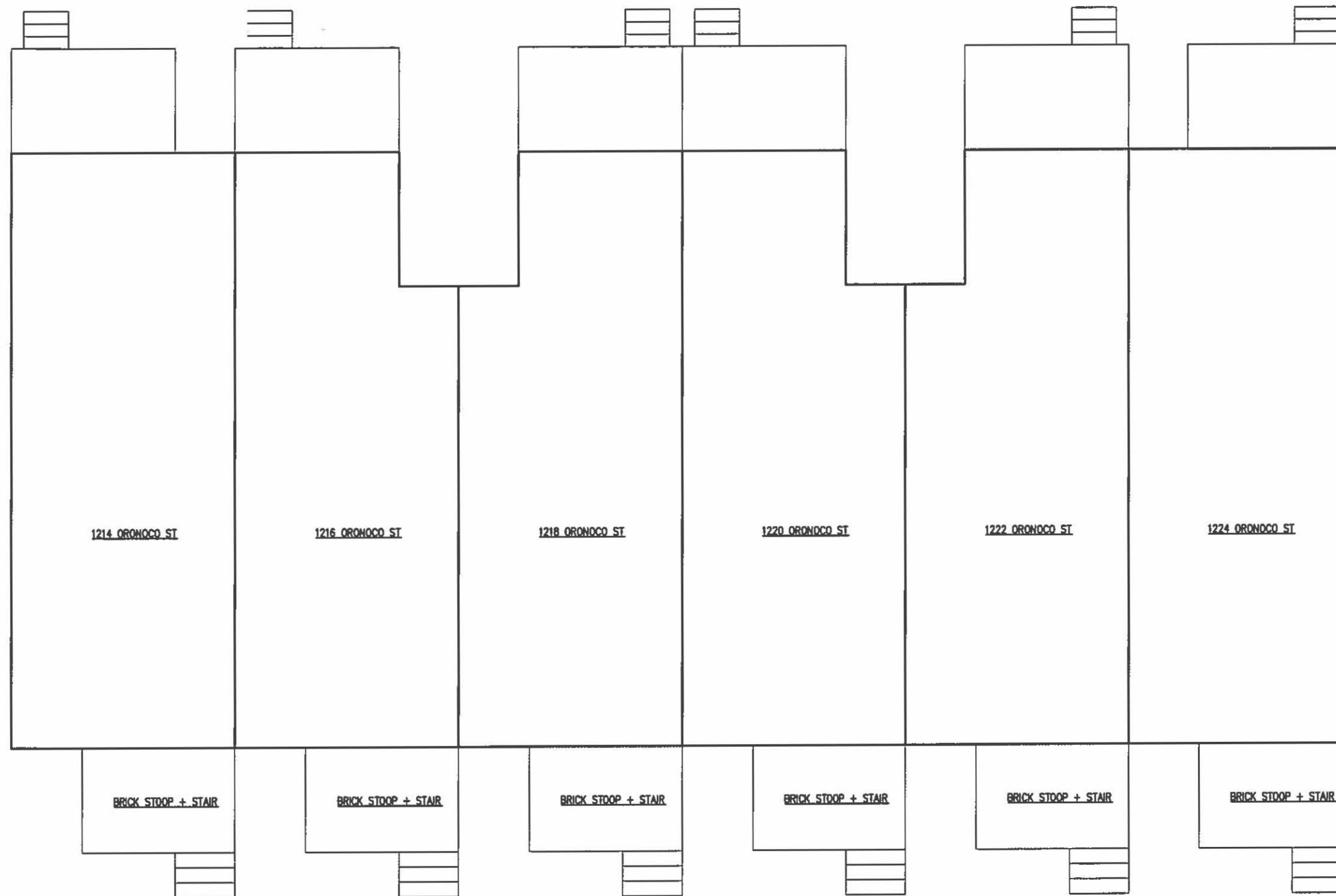
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PROPOSED BLOCK PLAN 1200 – 1212

SCALE: 1/8" = 1'-0"

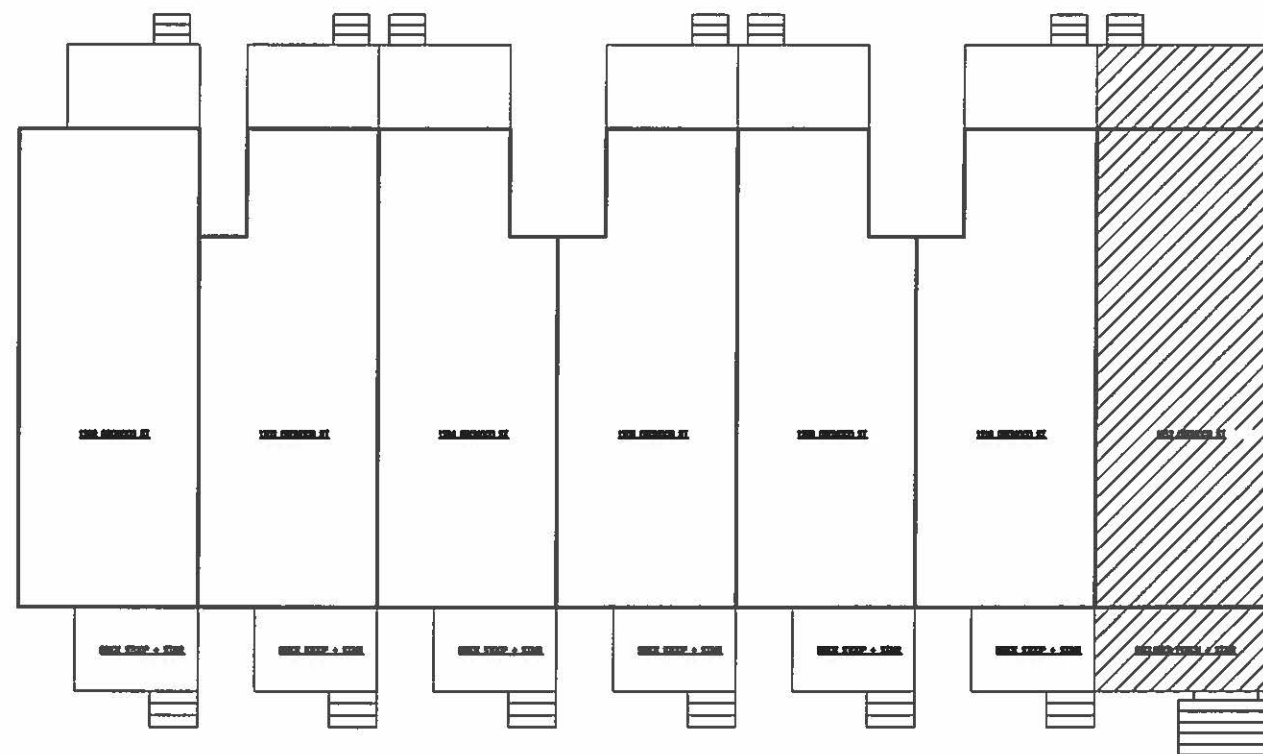
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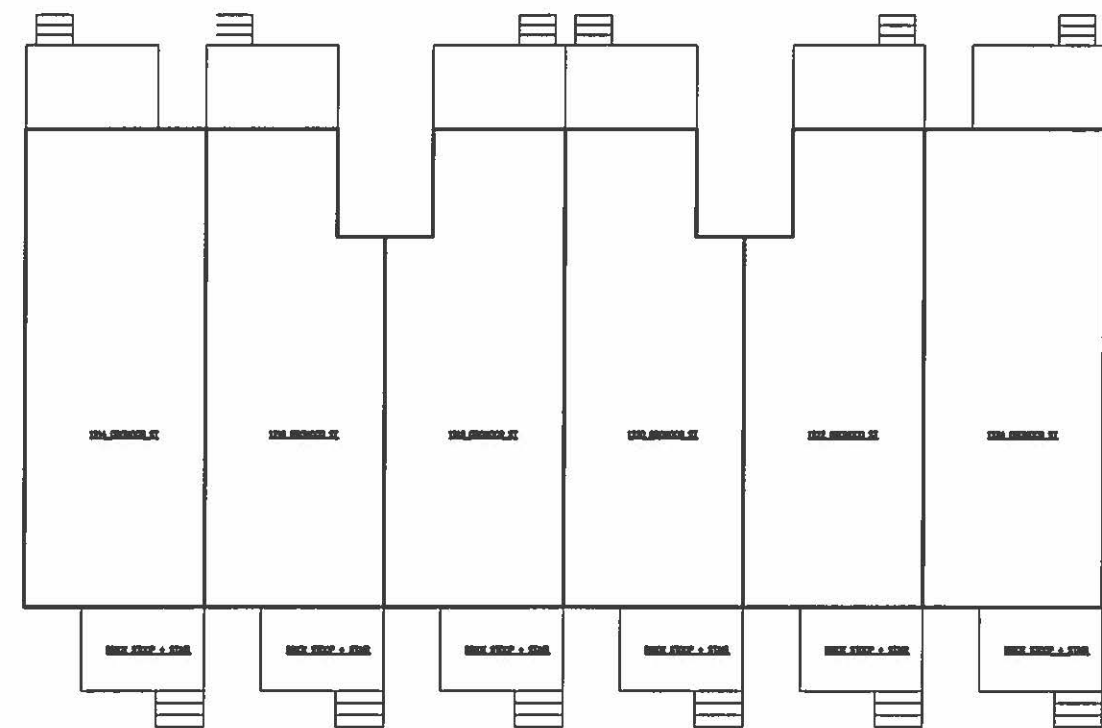
PROPOSED BLOCK PLAN 1214 – 1224

SCALE: 1/8" = 1'-0"

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PROPOSED BLOCK PLAN 1200 - 1212  
SCALE: 1/8" = 1'-0"



PROPOSED BLOCK PLAN 1214 - 1224  
SCALE: 1/8" = 1'-0"





PROPOSED STREET SCAPE 1200 – 1212

SCALE: 1/8" = 1'-0"



PROPOSED STREET SCAPE 1214 – 1224

SCALE: 1/8" = 1'-0"



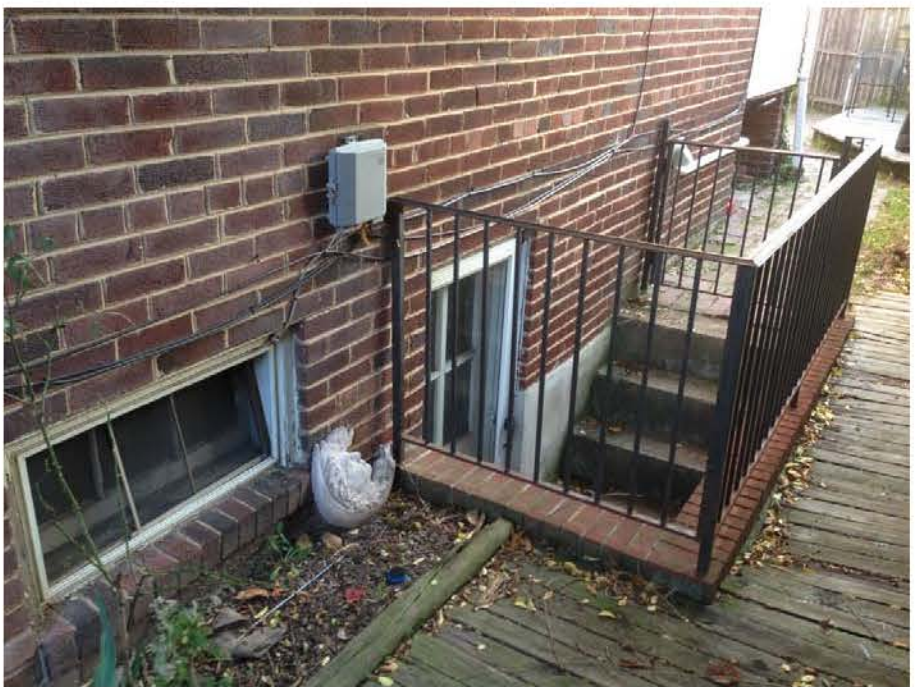
PROPOSED STREET SCAPE 1200 - 1212

SCALE: 1/8" = 1'-0"

PROPOSED STREET SCAPE 1214 - 1224

SCALE: 1/8" = 1'-0"





APPLICATION MATERIALS  
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1212 Oronoco St  
11/13/2015



APPLICATION MATERIALS  
BAR2015-00365/00366  
1212 Oronoco St  
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