

BAR Meeting
December 9, 2015

ISSUE: Permit to Demolish & Certificate of Appropriateness for the Construction of an enclosed front porch and rear addition; and Waiver of Front Yard Requirements; Section 3-706

APPLICANT: Krysta Juris

LOCATION: 1212 Oronoco Street

ZONE: RB/ Residential Zone

STAFF RECOMMENDATION:

Staff recommends approval of the Permit to Demolish/Capsulate and the Certificate of Appropriateness with the following conditions:

- Windows and Doors on front and rear addition must comply with the Board's Residential Reference Guide. Final specifications will be submitted with building permit and subject to approval by BAR staff.
- Fiber cement lap siding will have a smooth finish.
- Left (east) elevation fire rated front porch wall will be detailed similar to right (west) elevation. Final design details to be approved by BAR staff prior to building permit submission.
- The statements below shall appear on building permit sheets involving any ground disturbing activities so that on-site contractors are aware of the requirements:
 - a. The applicant/contractor shall call Alexandria Archaeology immediately (703.746.4399) if any buried structural remains (wall foundations, wells, privies, cisterns, etc.) or concentrations of artifacts are discovered during development. Work must cease in the area of the discovery until a City archaeologist comes to the site and records the finds.
 - b. The applicant/contractor shall not allow any metal detection to be conducted on the property, unless authorized by Alexandria Archaeology.
 - c. All required preservation measures shall be completed in compliance with Section 11-411 of the Alexandria Zoning Ordinance.

GENERAL NOTES TO THE APPLICANT

1. **ISSUANCE OF CERTIFICATES OF APPROPRIATENESS AND PERMITS TO DEMOLISH:** Applicants must obtain a stamped copy of the Certificate of Appropriateness or Permit to Demolish PRIOR to applying for a building permit. Contact BAR Staff, Room 2100, City Hall, 703-746-3833, or preservation@alexandriava.gov for further information.
2. **APPEAL OF DECISION:** In accordance with the Zoning Ordinance, if the Board of Architectural Review denies or approves an application in whole or in part, the applicant or opponent may appeal the Board's decision to City Council on or before 14 days after the decision of the Board.
3. **COMPLIANCE WITH BAR POLICIES:** All materials must comply with the BAR's adopted policies unless otherwise specifically approved.
4. **BUILDING PERMITS:** Most projects approved by the Board of Architectural Review require the issuance of one or more construction permits by Building and Fire Code Administration (including signs). The applicant is responsible for obtaining all necessary construction permits after receiving Board of Architectural Review approval. Contact Code Administration, Room 4200, City Hall, 703-838-4360 for further information.
5. **EXPIRATION OF APPROVALS NOTE:** In accordance with Sections 10-106(B) and 10-206(B) of the Zoning Ordinance, any official Board of Architectural Review approval will expire 12 months from the date of issuance if the work is not commenced and diligently and substantially pursued by the end of that 12-month period.
6. **HISTORIC PROPERTY TAX CREDITS:** Applicants performing extensive, certified rehabilitations of historic properties may separately be eligible for state and/or federal tax credits. Consult with the Virginia Department of Historic Resources (VDHR) prior to initiating any work to determine whether the proposed project may qualify for such credits.



BAR2015-00365 & BAR2015-00366



Note: Staff coupled the reports for BAR #2015-00365(Permit to Demolish) and BAR #2015-0366 (Certificate of Appropriateness) for clarity and brevity. This item requires a roll call vote.

I. ISSUE

The applicant is requesting approval of a Permit to Demolish and a Certificate of Appropriateness for the construction of an enclosed front porch, and the construction of a two-story, rear addition at 1212 Oronoco Street.

Permit to Demolish/Capsulate

- Demolition of front stoop and steps; and
- Demolition of a rear, one-story addition.

Certificate of Appropriateness

- Construction of an enclosed front porch. The proposed porch addition will sit on a new masonry pier foundation approximately four-feet above grade and will measure 15 feet wide by 7 feet deep and will be one-story in height. The porch will be detailed with 6/6 windows, paneled bulkheads and Doric columns. The porch will be covered with a low-sloped, painted, standing seam metal roof. The entablature, roof assembly, and entry steps will be constructed with wood or MDO. A black metal rail will flank the front entry steps.
- Construction of a two-story rear addition. The proposed rear addition will also sit on a new masonry pier foundation approximately four-feet not extend any further into the rear yard than the existing. The addition will be clad with cement fiber lap siding and contain single light windows and doors on the first and second floor. The addition will be sheathed with a metal roof.

Waiver of Front Yard Requirements; Section 3-706

- Applicant is requesting that the Board waive the Front Yard Requirement of Section 3-706 of the zoning ordinance in order for the new entry stair to extend approximately 2'-3" into the required yard.

II. HISTORY

1212 Oronoco Street is a two-story, three-bay, brick-faced cinderblock Colonial Revival residence built by **1941**. The building contains 6/6 wood sash windows and rowlock sills. The front door is accessed by a five step brick stoop surrounded by a wrought iron railing. The entrance door has a metal lintel with simple brickmould. A one-story wood frame addition was added to the rear of the house during or around the original date of construction.

The house is a twin with 1210 Oronoco Street, as well as 1200-1202, the two addresses at the eastern end of the row. The unit is one of a gang of seven and together with a six-unit row further west, these houses form the entire southern side the 1200 block of Oronoco Street. The townhouses are sited back from the sidewalk about 40 feet.

III. ANALYSIS

Permit to Demolish

In considering a Permit to Demolish, the Board must consider the following criteria set forth in the Zoning Ordinance, §10-205(B):

- (1) Is the building or structure of such architectural or historical interest that its removal would be to the detriment of the public interest?
- (2) Is the building or structure of such interest that it could be made into an historic shrine?
- (3) Is the building or structure of such old and unusual or uncommon design, texture, and material that it could not be reproduced or be reproduced only with great difficulty?
- (4) Would retention of the building or structure help preserve and protect an historic place or area of historic interest in the city?
- (5) Would retention of the building or structure promote the general welfare by maintaining and increasing real estate values, generating business, creating new positions, attracting tourists, students, writers, historians, artists, and artisans, attracting new residents, encouraging study and interest in American history, stimulating interest and study in architecture and design, educating citizens in American culture and heritage and making the city a more attractive and desirable place to live?
- (6) Would retention of the building or structure help maintain the scale and character of the neighborhood?

Staff has no objection to the proposed demolition of the existing stoop and stairs or to the removal of the existing rear, one-story addition. Staff does believe that the rear addition is original to the building and portions of the brick stoop and steps proposed for demolition are also original to the building, however, both the addition and the stoop have been repaired and added onto and changed over the years. In addition, they both are a relatively common design and easily reproduced, thus their removal is not a detriment to the public interest. Furthermore, the applicant is proposing to retain the front elevation's window and door masonry rough openings on the interior wall within the new, enclosed front porch. Retaining this portion of the front elevation enables a future homeowner to remove the enclosed front porch addition and easily restore the principal elevation of this building. Therefore, in the opinion of Staff, none of the criteria for demolition and encapsulation are met and the Permit to Demolish/Encapsulate should be granted.

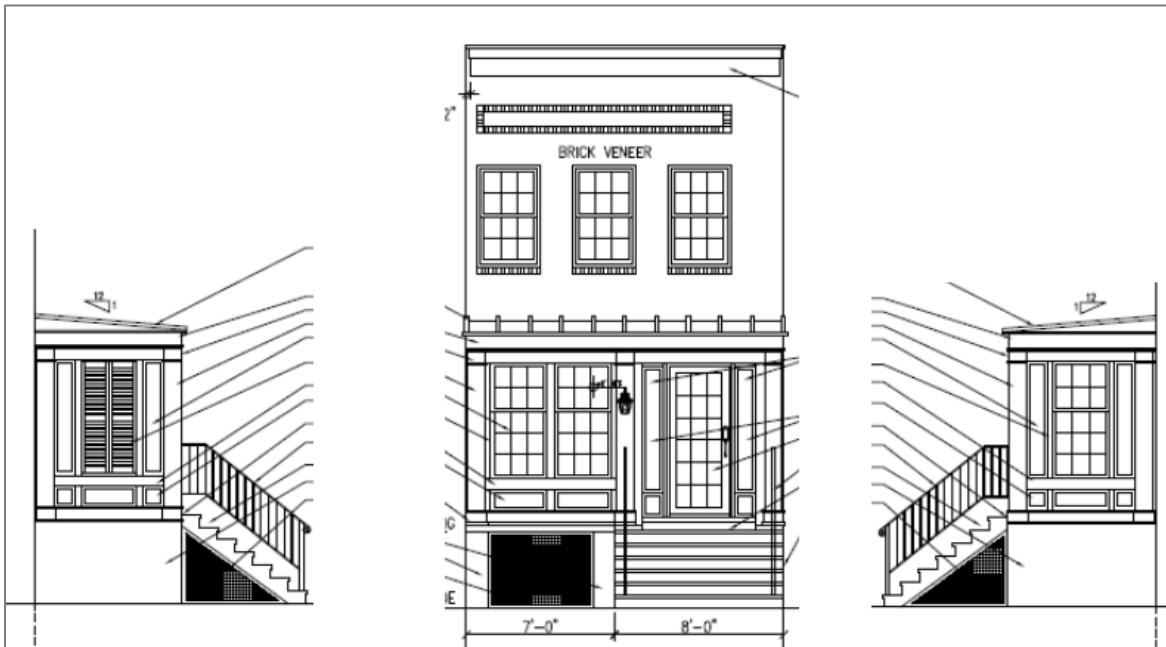
Certificate of Appropriateness

Front Porch Enclosure

The *Design Guidelines* encourage porch additions which “are appropriate to the historical style of the structure” and “should not hide or cause the removal of important historic architectural details.” The *Guidelines* further explain that “Porches should be made of materials which are sympathetic to the building materials generally found in the historic districts” and per the Board’s *Modern Materials Policy* “Synthetic/composite trim may only be installed on buildings and additions constructed after 1975 and must have a smooth finish without a wood grain surface texture.”



Original Submission



Current Submission

Staff commends the applicant and their willingness to work with staff to refine their proposed design for the front porch enclosure. The current design (below) is the successful result of this collaboration. Staff finds that the design and proportions of the porch are compatible with the existing Colonial Revival style of the building. While covered or enclosed front porches were not originally constructed on these particular buildings, the proposed design references details taken from other full-width, open and enclosed porches constructed on rowhouses during this period in the City. Additionally, Staff notes that if other houses on the block choose to place similar porch additions on their buildings, the flat/slow slope roof structure provides a level of

consistency along the frontage with the opportunity for homeowner flexibility in terms of column design and open or closed bays, as reflected in the historic examples below.



600 Block North Columbus Street



600 Block North Columbus Street

Additionally, the proposed use of large amounts of glazing over low bulkheads assists in reducing the visual bulk of the enclosure and increasing the view of the historic wall beyond. For these reasons, staff finds that the porch enclosure is compatible with the surrounding buildings and streetscape.

Waiver of Front Yard Requirements; Section 3-706

The yard requirements for the RB zone in Section 3-706 of the Zoning Ordinance require that the applicant provide a “front yard of at least 20 feet except within the Old and Historic Alexandria and the Parker-Gray Districts where the front building line shall be the same as the front lot line *or such other line consistent with the character of the district* that the board of architectural review approves.” The BAR having jurisdiction of the matter may, after public hearing, approve a waiver to the front yard requirement of Section 3-706 if the board finds such requirement to be architecturally appropriate.

In this particular case, the new enclosed porch will not project any farther into the front yard than the existing brick stoop (seven feet). The building code requires that the new enclosed front porch have a landing at the top of the steps at the new front entry. This change to the design requires the new stair to extend approximately 2’- 3” farther into the front yard than the existing stair. Although the stairs will be fabricated from stained wood, the handrails will be iron to match the existing. In the opinion of Staff, this small projection into the required yard is architecturally appropriate and recommends that the Board approve the Waiver of Front Yard Requirements.

Rear Addition

Regarding residential additions, the BAR’s *Design Guidelines* state the Board’s preference for “contextual background buildings, which allow historic structures to maintain the primary visual importance,” and for “designs that are respectful of the existing structure and...which echo the design elements of the existing structure.” In general, staff finds the proposed two-story rear addition to be an appropriate form, mass and scale, yet notes that the proposed fenestration pattern does not recall historic window and door patterns. Yet, since this is a post 1932 building, and a rear addition, the Board’s *Adopted Residential Reference Guide* supports any material, operation or configuration of windows. Furthermore, the use of modern materials such as cement fiber lap siding and MDO panels will differentiate the addition from the original building and is consistent with the Board’s *Modern Materials Policy*.

Staff recommends approval of the Permit to Demolish/Capsulate and the Certificate of Appropriateness, as submitted.

STAFF

Michele Oaks, Historic Preservation Planner, Planning & Zoning
Al Cox, FAIA, Historic Preservation Manager, Planning & Zoning

IV. CITY DEPARTMENT COMMENTS

Legend: C- code requirement R- recommendation S- suggestion F- finding

Zoning Comments

C-1 Per section 3-706(A)(1) the BAR must approved the proposed front setback. If the Board approved the proposed front setback, the additions will comply with zoning.

3-706(A)(1) *Front yard.* Each use shall provide a front yard of at least 20 feet, except within the Old and Historic Alexandria and the Parker-Gray Districts where the front building line shall be the same as the front lot line or such other line consistent with the character of the district that the board of architectural review approves.

- F-1 Half the width of the rear alley is being counted towards the required rear yard setback. 23' of rear setback is being provided and the proposed building height is 23'.

Code Administration

- F-1 The following comments are for a special use permit. Once the applicant has filed for a building permit and additional information has been provided, code requirements will be based upon the building permit plans and the additional information submitted. If there are any questions, the applicant may contact Charles Cooper, Plan Review Division at Charles.cooper@alexandriava.gov or 703-746-4197.
- C-2 New construction must comply with the current edition of the Uniform Statewide Building Code (USBC).
- C-3 A building, trade permits and inspections are required prior to any construction on this site.

Alexandria Archaeology

- F-1 According to historical maps and documents, the south side of the 1200 block of Oronoco St. remained largely vacant until the mid 20th century. There is a low potential for significant archaeological resources to be located on the subject property.
- R-1 The statements below shall appear on building permit sheets involving any ground disturbing activities so that on-site contractors are aware of the requirements:
- a. The applicant/contractor shall call Alexandria Archaeology immediately (703.746.4399) if any buried structural remains (wall foundations, wells, privies, cisterns, etc.) or concentrations of artifacts are discovered during development. Work must cease in the area of the discovery until a City archaeologist comes to the site and records the finds.
 - b. The applicant/contractor shall not allow any metal detection to be conducted on the property, unless authorized by Alexandria Archaeology.
 - c. All required preservation measures shall be completed in compliance with Section 11-411 of the Alexandria Zoning Ordinance.

Transportation and Environmental Services

- R-1 The building permit must be approved and issued prior to the issuance of any permit for demolition. (T&ES)

- R-2 Applicant shall be responsible for repairs to the adjacent city right-of-way if damaged during construction activity. (T&ES)
- R-3 No permanent structure may be constructed over any existing private and/or public utility easements. It is the responsibility of the applicant to identify any and all existing easements on the plan. (T&ES)
- F-1 After review of the information provided, an approved grading plan is not required at this time. Please note that if any changes are made to the plan it is suggested that T&ES be included in the review. (T&ES)
- F-2 If the alley located at the rear of the parcel is to be used at any point of the construction process the following will be required:
For a Public Alley - The applicant shall contact T&ES, Construction Management & Inspections at (703) 746-4035 to discuss any permits and accommodation requirements that will be required.
For a Private Alley - The applicant must provide proof, in the form of an affidavit at a minimum, from owner of the alley granting permission of use. (T&ES)
- C-1 The applicant shall comply with the City of Alexandria's Solid Waste Control, Title 5, Chapter 1, which sets forth the requirements for the recycling of materials (Sec. 5-1-99). (T&ES)
- C-2 The applicant shall comply with the City of Alexandria's Noise Control Code, Title 11, Chapter 5, which sets the maximum permissible noise level as measured at the property line. (T&ES)
- C-3 Roof, surface and sub-surface drains be connected to the public storm sewer system, if available, by continuous underground pipe. Where storm sewer is not available applicant must provide a design to mitigate impact of stormwater drainage onto adjacent properties and to the satisfaction of the Director of Transportation & Environmental Services. (Sec.5-6-224) (T&ES)
- C-4 All secondary utilities serving this site shall be placed underground. (Sec. 5-3-3) (T&ES)
- C-5 Any work within the right-of-way requires a separate permit from T&ES. (Sec. 5-2) (T&ES)
- C-6 All improvements to the city right-of-way such as curbing, sidewalk, driveway aprons, etc. must be city standard design. (Sec. 5-2-1) (T&ES)

V. ATTACHMENTS

1 – Supplemental Materials

2 – Application for BAR2015-0365 & 0366 at 1212 Oronoco Street



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	1168
Required Open Space	800
Proposed Open Space	1025.7

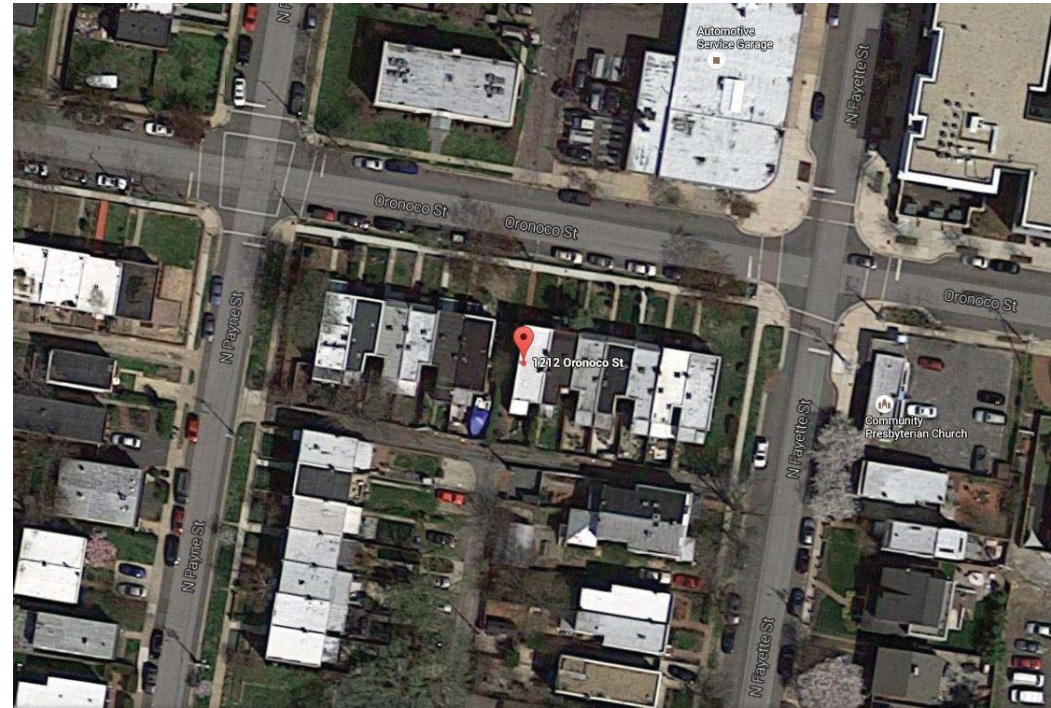
The undersigned hereby certifies and attests that, to the best of his/her knowledge, the above computations are true and correct.

SALVATORE BENVENGA

Signature: _____ Date: 11-23-15



SUBJECT PROPERTY 1212 ORONOCO ST



VICINITY MAP



EXISTING STREET SCAPE 1200 - 1212 ORONOCO ST

REVISED MATERIALS
BAR2015-0365/0366
1212 Oronoco St.
12/2/2015



STREET SCAPE 1200 - 1212 ORONOCO ST



STREET SCAPE 1214 - 1224 ORONOCO ST



STREET SCAPE YARD SPACE BETWEEN 1212 & 1214 ORONOCO ST



SUBJECT PROPERTY 1212 ORONOCO ST

REVISED MATERIALS
BAR2015-0365/0366
1212 Oronoco St.
12/2/2015



STREET SCAPE FULL BLOCK 1200 THROUGH 1224 ORONOCO ST

REVISED MATERIALS
 BAR2015-0365/0366
 1212 Oronoco St.
 12/2/2015



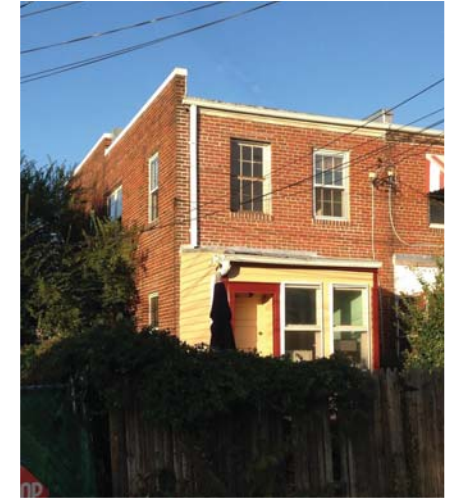
1212 ORONOCO ST AND 1214 ORONOCO ST



FRONT CORNER



EXISTING REAR



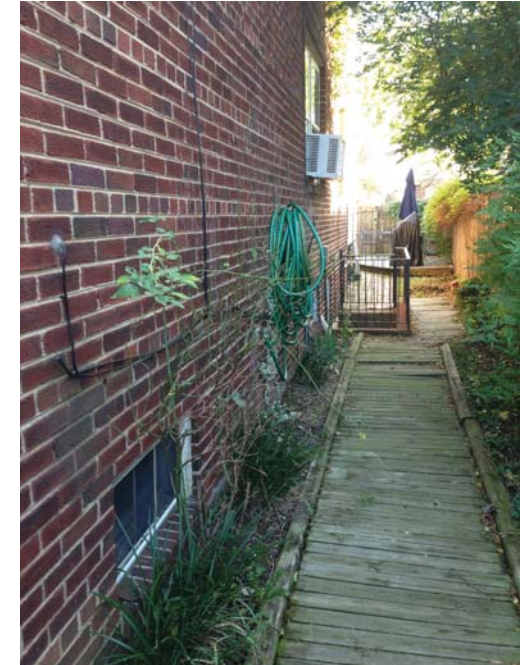
EXISTING REAR CORNER



EXISTING REAR



EXISTING REAR ROW: 1212 - 1200 ORONOCO ST



1212 ORONOCO - RIGHT SIDE AT GRADE

10' ALLEY
N 80°39' W 23.20'
U.P.

N. FAYETTE STREET
±66' R/W
MONUMENT LINE

ORONOCO STREET
S 80°39' E 23.20'
±66' R/W
MONUMENT LINE

Property Details:
 - 2-STORY BRICK DWLG. #1210
 - 2-STORY BRICK DWLG. #1212
 - PORCH
 - DECK
 - FR. FENCE
 - WALK
 - STOOP
 - GUY
 - U.P.
 - MONUMENT LINE

Dimensions:
 - 107.37'
 - 33.08'
 - 33.04'
 - 24.6'
 - 15.1'
 - 40.3'
 - 40.3'
 - 15.2'
 - 25.1'
 - 8.0'
 - 1.9'
 - 1.5'
 - 0.7'
 - 0.2'
 - 0.1'
 - 0.4'
 - 1.9'
 - 6.5'
 - 6.5'
 - 1.5'
 - 1.2'
 - 0.2'
 - 0.1'
 - 0.4'
 - 1.9'
 - 1.5'
 - 0.7'
 - 0.2'
 - 0.1'

Setbacks:
 - OFF 1.5'
 - OFF 1.9'
 - OFF 1.2'
 - OFF 0.2'
 - OFF 0.1'
 - OFF 0.4'
 - OFF 1.9'
 - OFF 6.5'
 - OFF 6.5'

Other:
 - CITY NORTH
 - N 09°21' E 90.00' (COMP.)
 - N 09°30' E 90.00' (REC.)
 - S 09°21' W 90.00'
 - ON LINE
 - ON 0.7'
 - ON 0.2'
 - ON 0.1'
 - ON 0.4'
 - ON 1.9'
 - ON 1.5'

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

**CASE NAME: TREVOR DEAN AND
KRYSTA JURIS**

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.



N. FAYETTE STREET
±66' R/W

10' ALLEY
N 80°39' W 23.20'
U.P.

ORONOCO STREET
S 80°39' E 23.20'
±66' R/W

MONUMENT LINE

MONUMENT LINE

107.37'

33.08'

513

512

513

512

FR. FENCE ON 1.5'

OH.W. TYP.

ON 0.7'

C.L.F. ON 0.2'

OFF 0.2'

OFF 1.2'

NEW MD STAIR + STOOP 15.2'

8.1'

DECK

WALK

7.0'

8.0'

2-STORY BRICK DWLG. #1210

2-STORY BRICK DWLG. #1212

ONE STORY WOOD FRAME ADDITION

NEW WOOD STAIR + METAL RAIL 17.6'

7.0'

15.1'

40.3'

40.3'

FR. FENCE

ON 0.4'

OFF 1.9'

OFF 1.5'

OFF 1.9'

N 09°21' E 90.00' (COMP.)

N 09°30' E 90.00' (REC.)

WALK

FR. FENCE

ON 0.4'

OFF 1.9'

4' WALK

OFF 6.5'

OFF 6.5'

GUY

U.P.

W.M.

SHOWING PHYSICAL IMPROVEMENT SURVEY
LOT 513, RESUBDIVISION OF LOTS 8 THROUGH 27,
AND 36 THROUGH 41 OF THE BLOCK BOUNDED BY

(DB. 232, PG. 278)

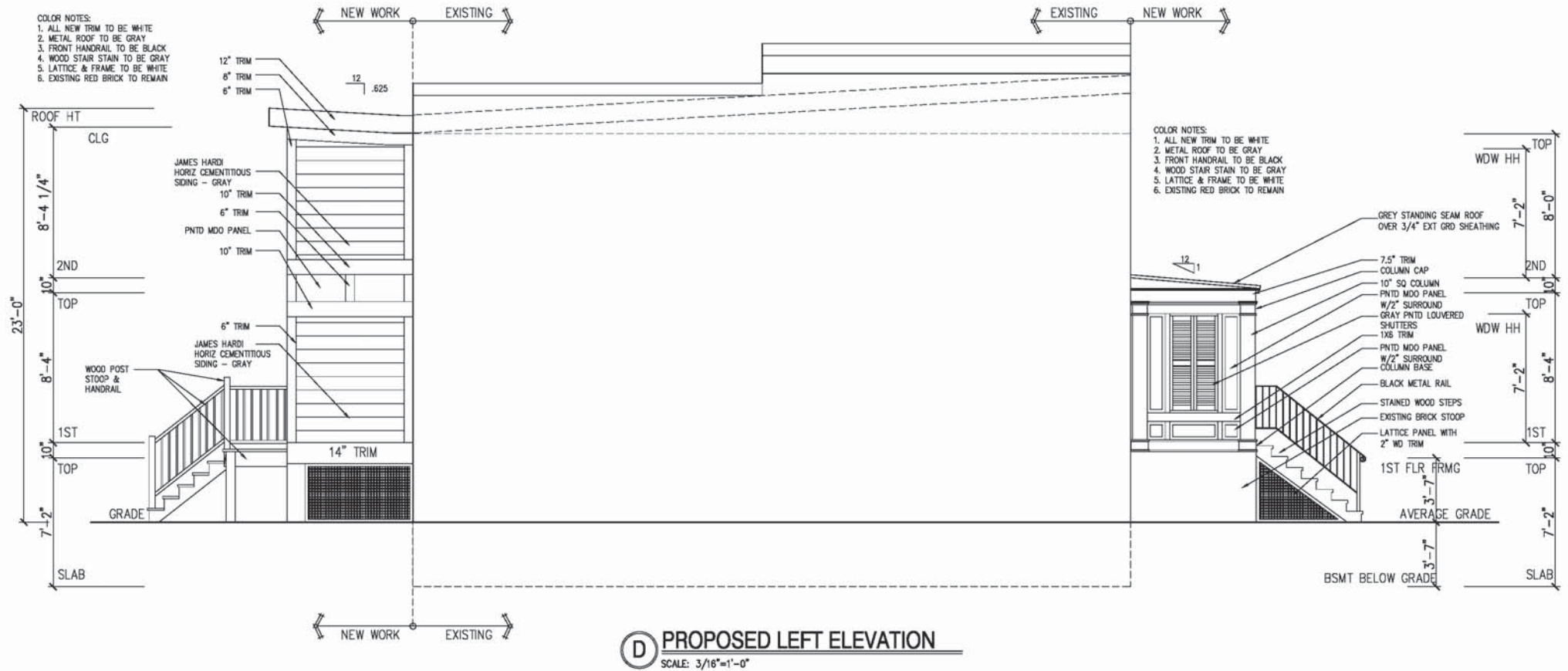
REVISED MATERIALS
BAR2015-0365/0366
1212 Oronoco St.
12/2/2015

CASE NAME: TREVOR DEAN AND KRYSTA JURIS

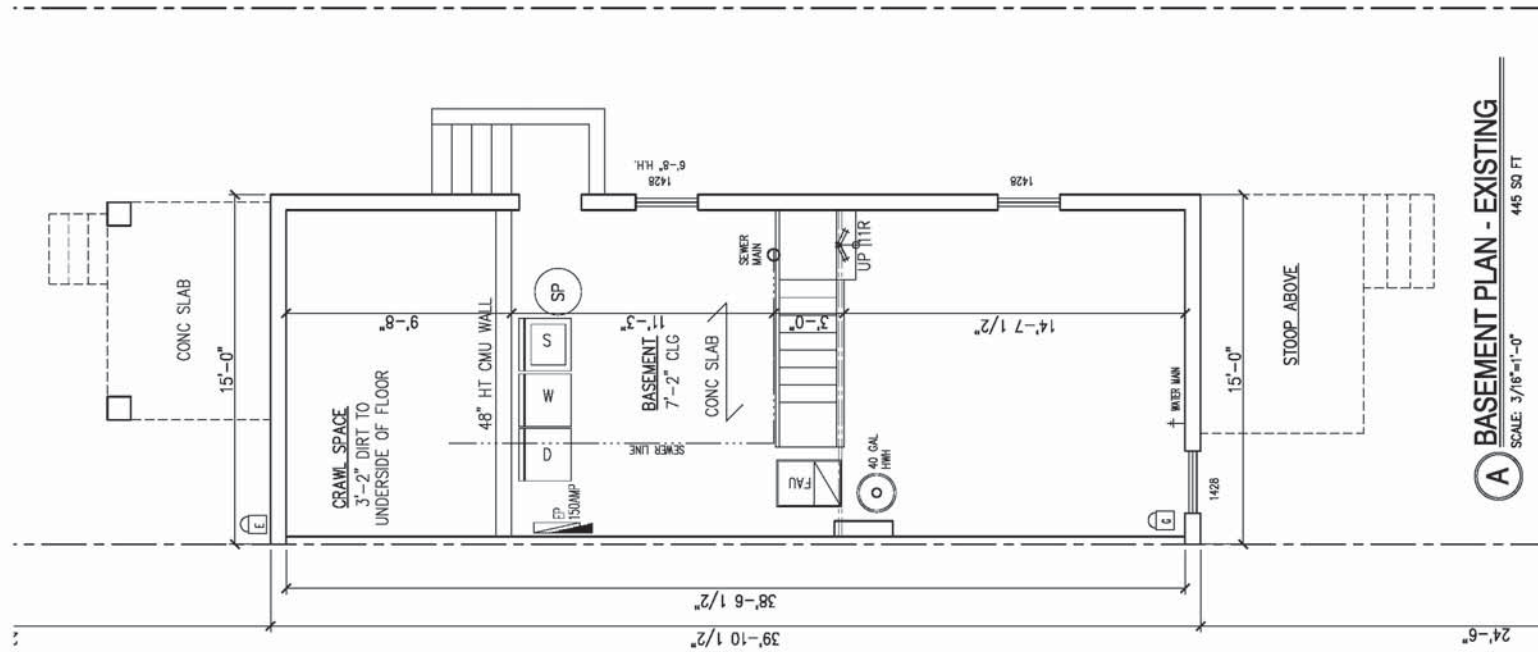
DATE: AUGUST 26, 2015
DEED BOOK REF.: 1605/185
PLAT SUBJECT TO
RESTRICTIONS OF RECORD.
TITLE REPORT NOT FURNISHED,
THUS ALL EASEMENTS MAY NOT
BE SHOWN.

ENGINEERING	•	LAND SURVEYING	•	PLANNING
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730 S. Washington Street
Alexandria, Virginia 22314
www.rcfassoc.com
(703) 549-6422

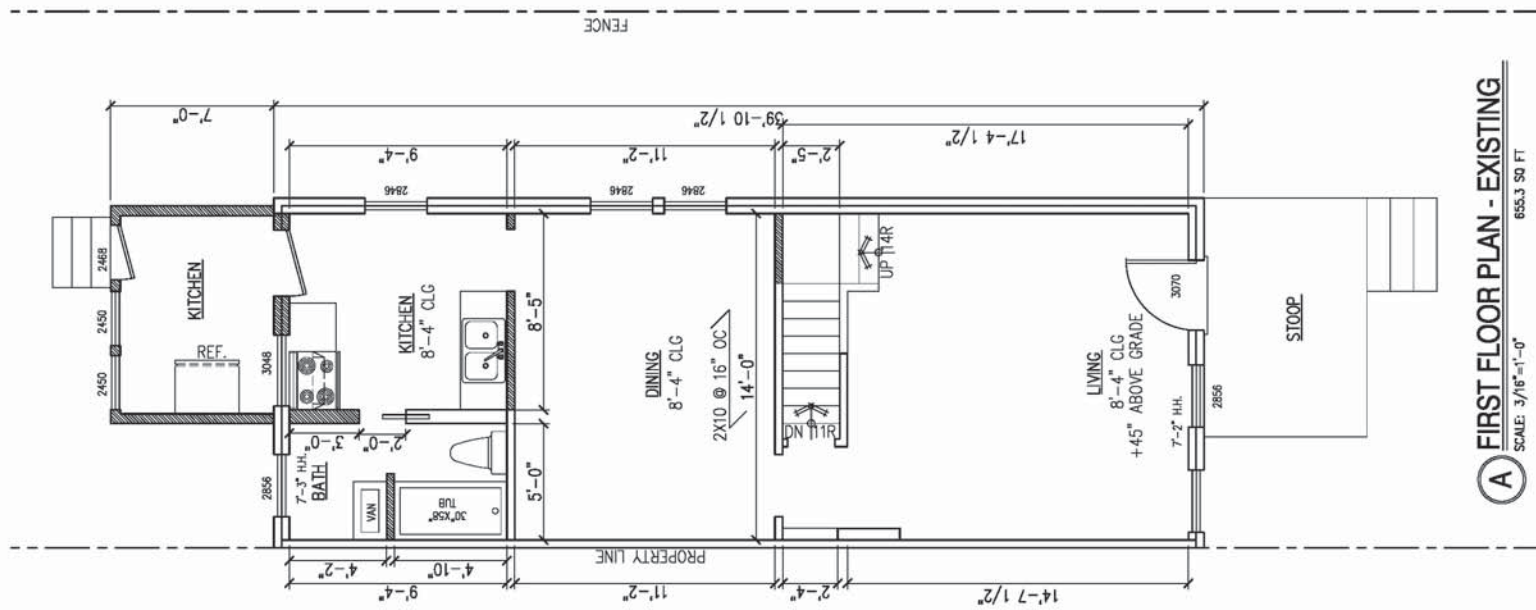


REVISED MATERIALS
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 12/2/2015

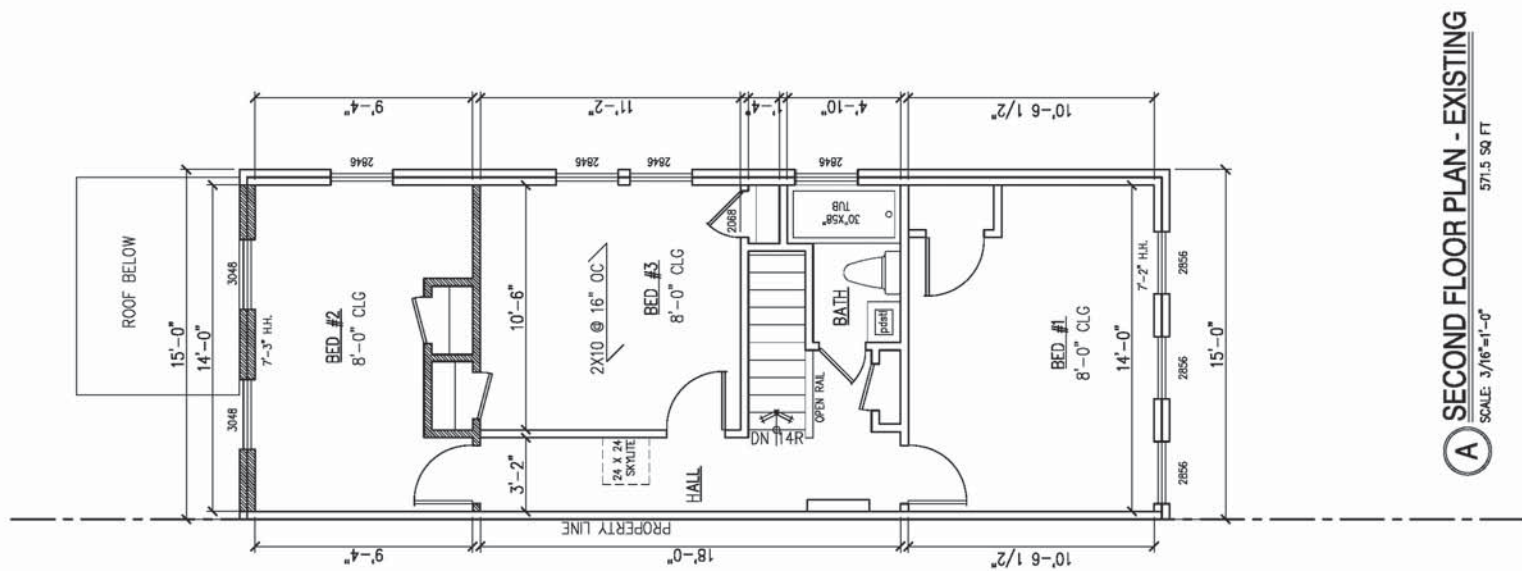


A BASEMENT PLAN - EXISTING
 SCALE: 3/16"=1'-0"
 445 SQ FT

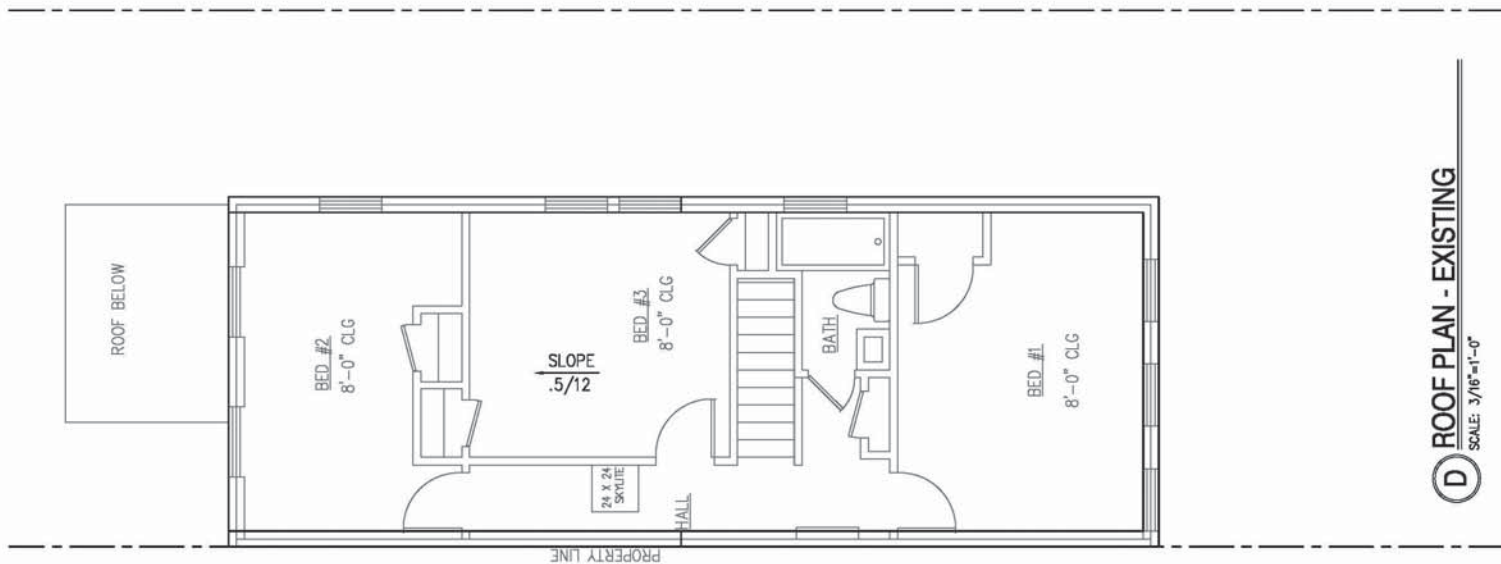
REVISED MATERIALS
 BAR2015-0365/0366
 1212 Oronoco St.
 12/2/2015



REVISED MATERIALS
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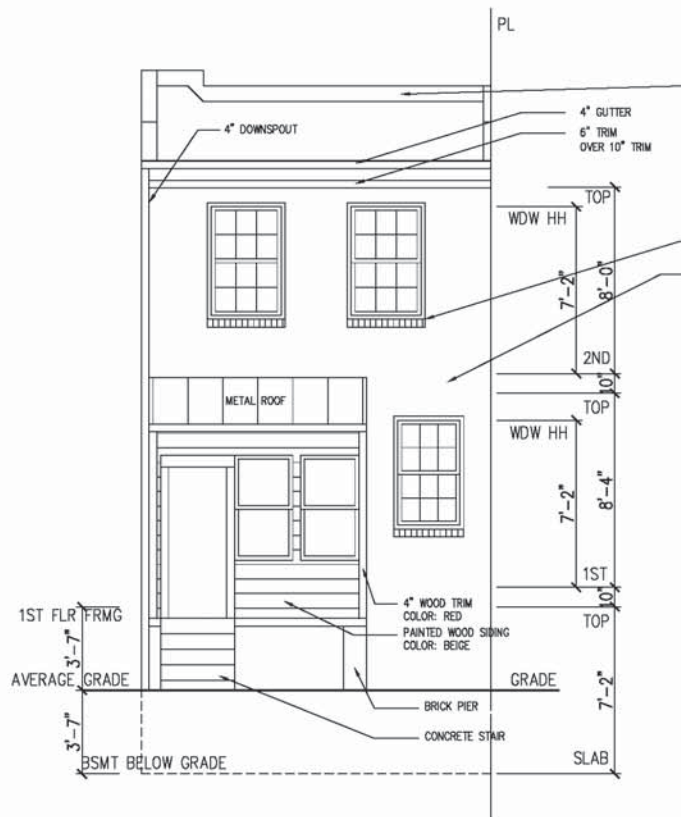


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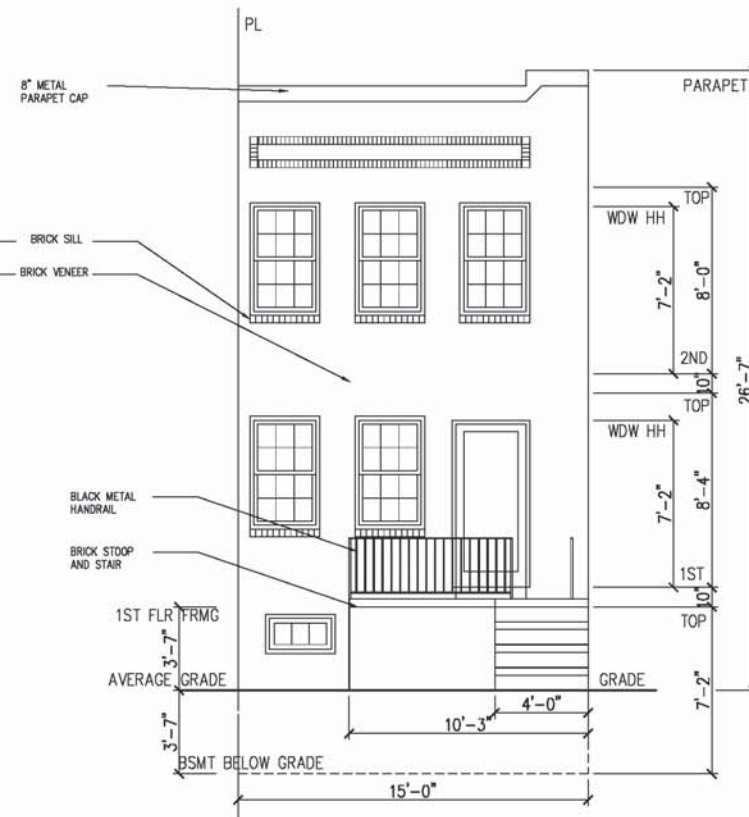


D ROOF PLAN - EXISTING
SCALE: 3/16"=1'-0"

REVISED MATERIALS
BAR2015-0365/0366
1212 Oronoco St.
12/2/2015



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



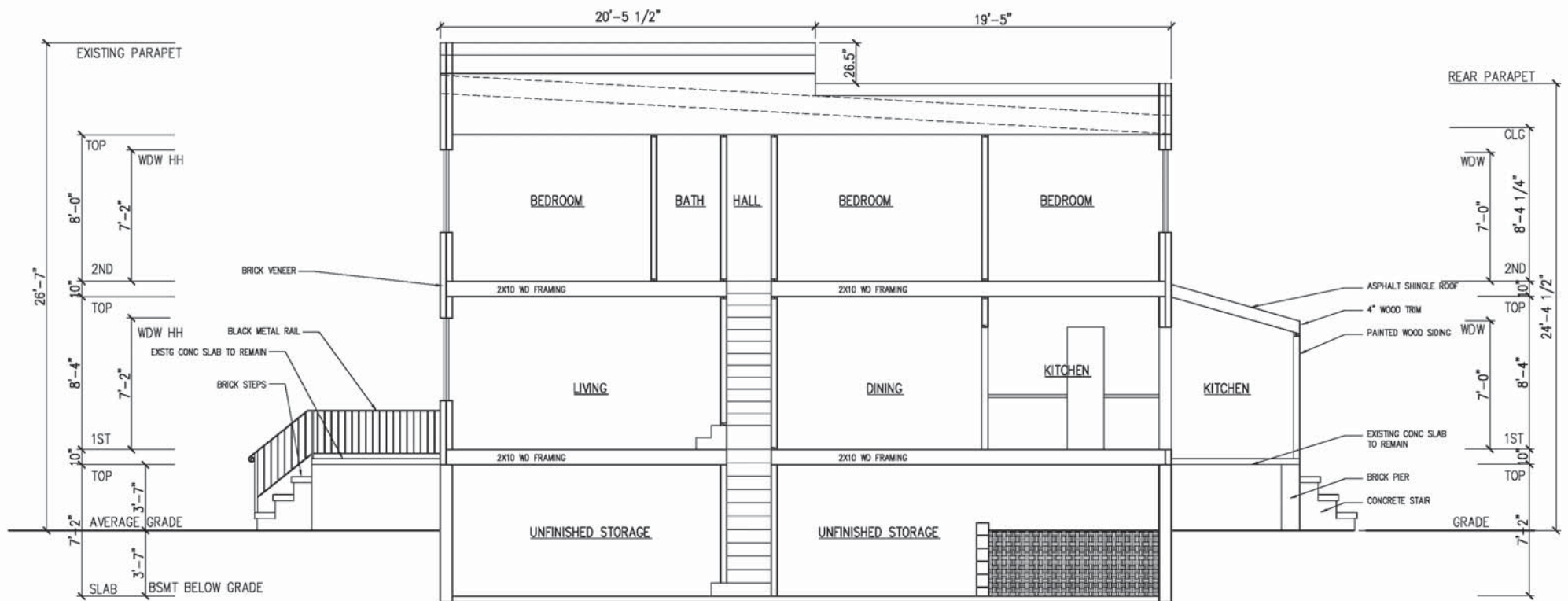
A EXISTING FRONT ELEVATION
SCALE: 3/16"=1'-0"

REVISED MATERIALS
BAR2015-0365/0366
1212 Oronoco St.
12/2/2015



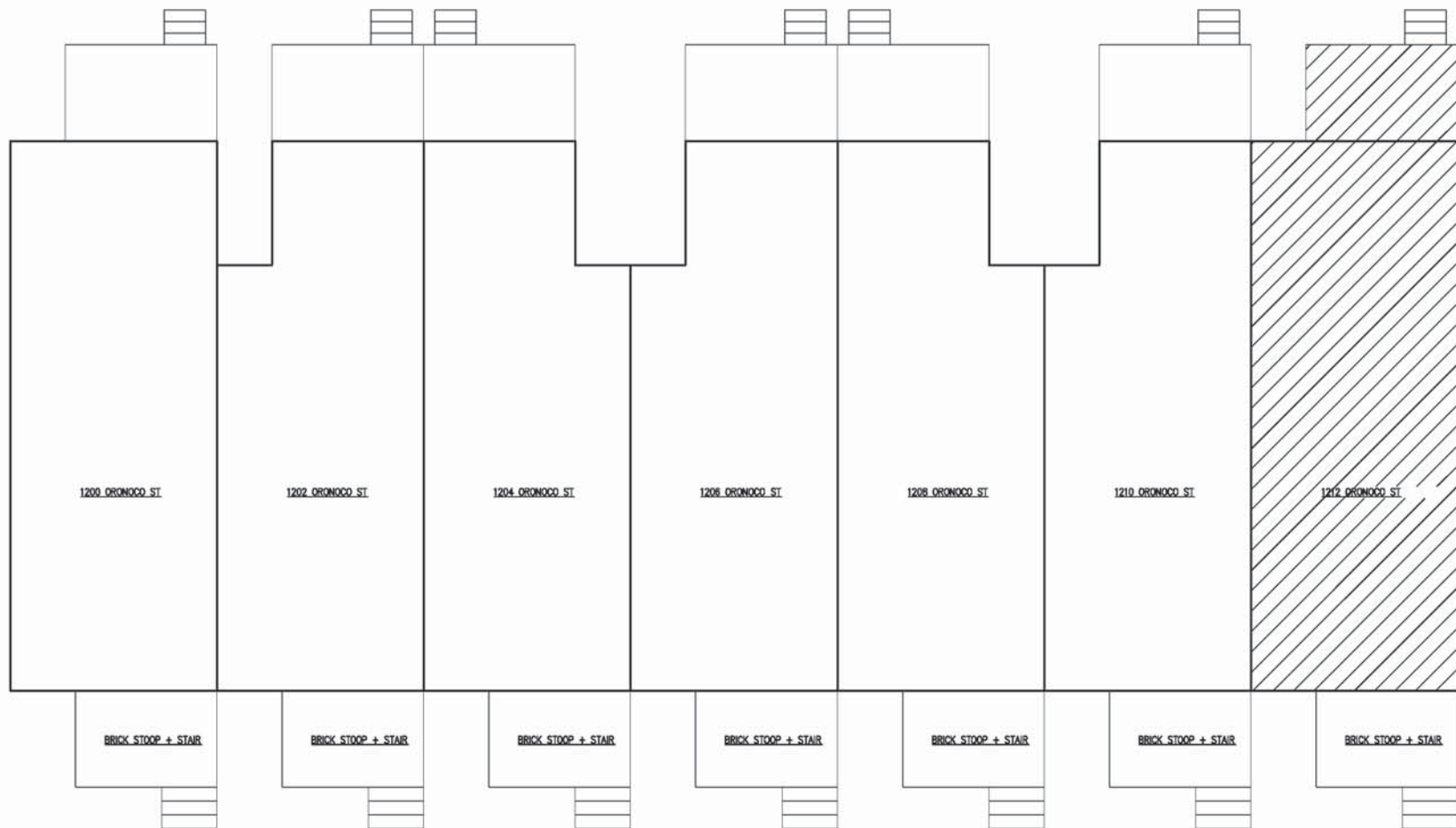
C EXISTING RIGHT ELEVATION
SCALE: 3/16"=1'-0"

REVISED MATERIALS
BAR2015-0365/0366
1212 Oronoco St.
12/2/2015



A EXISTING BUILDING SECTION
SCALE: 3/16"=1'-0"

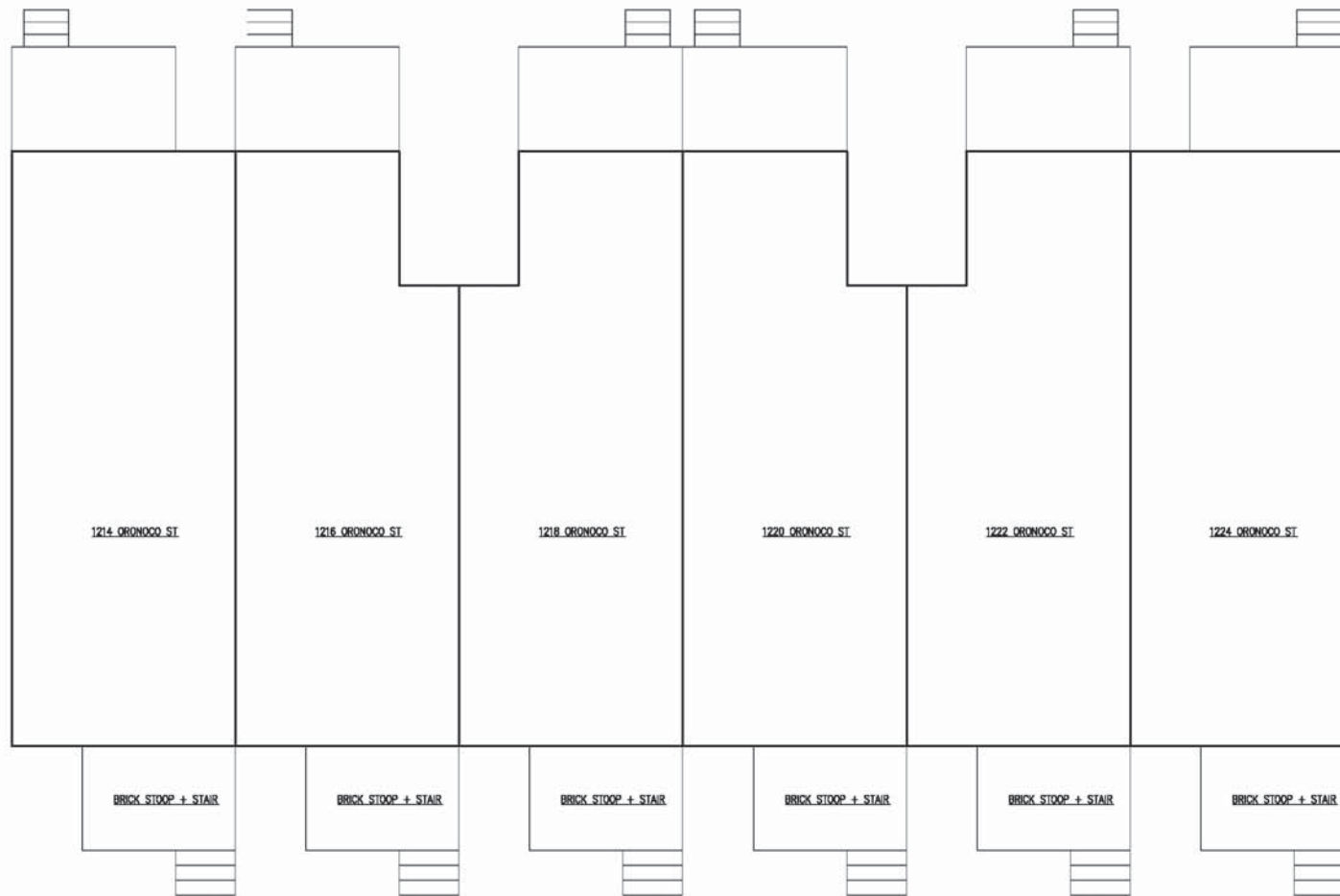
REVISED MATERIALS
BAR2015-0365/0366
1212 Oronoco St.
12/2/2015



EXISTING BLOCK PLAN 1200 – 1212

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

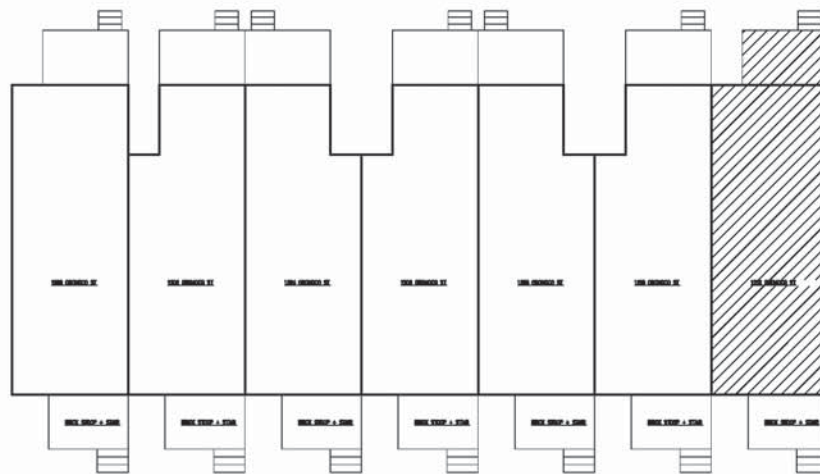
REVISED MATERIALS
 BAR2015-0365/0366
 1212 Oronoco St.
 12/2/2015



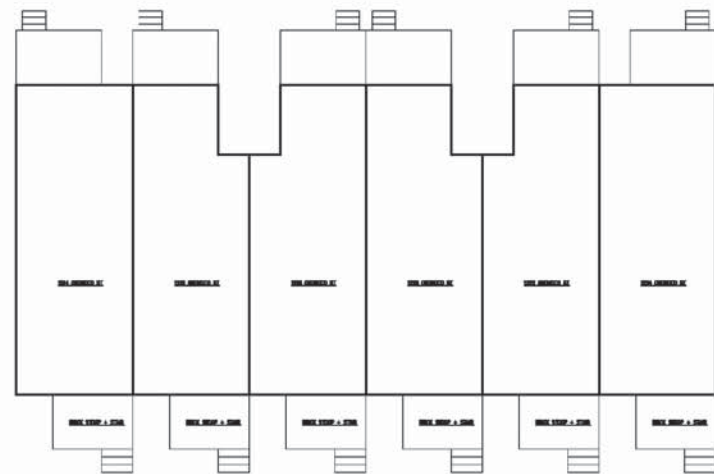
EXISTING BLOCK PLAN 1214 – 1224

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

REVISED MATERIALS
 BAR2015-0365/0366
 1212 Oronoco St.
 12/2/2015



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



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

REVISED MATERIALS
BAR2015-0365/0366
1212 Oronoco St.
12/2/2015



PROPOSED STREET SCAPE 1200 – 1212

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

REVISED MATERIALS
BAR2015-0365/0366
1212 Oronoco St.
12/2/2015



EXISTING STREET SCAPE 1214 – 1224

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

REVISED MATERIALS
 BAR2015-0365/0366
 1212 Oronoco St.
 12/2/2015



PROPOSED STREET SCAPE 1200 - 1212

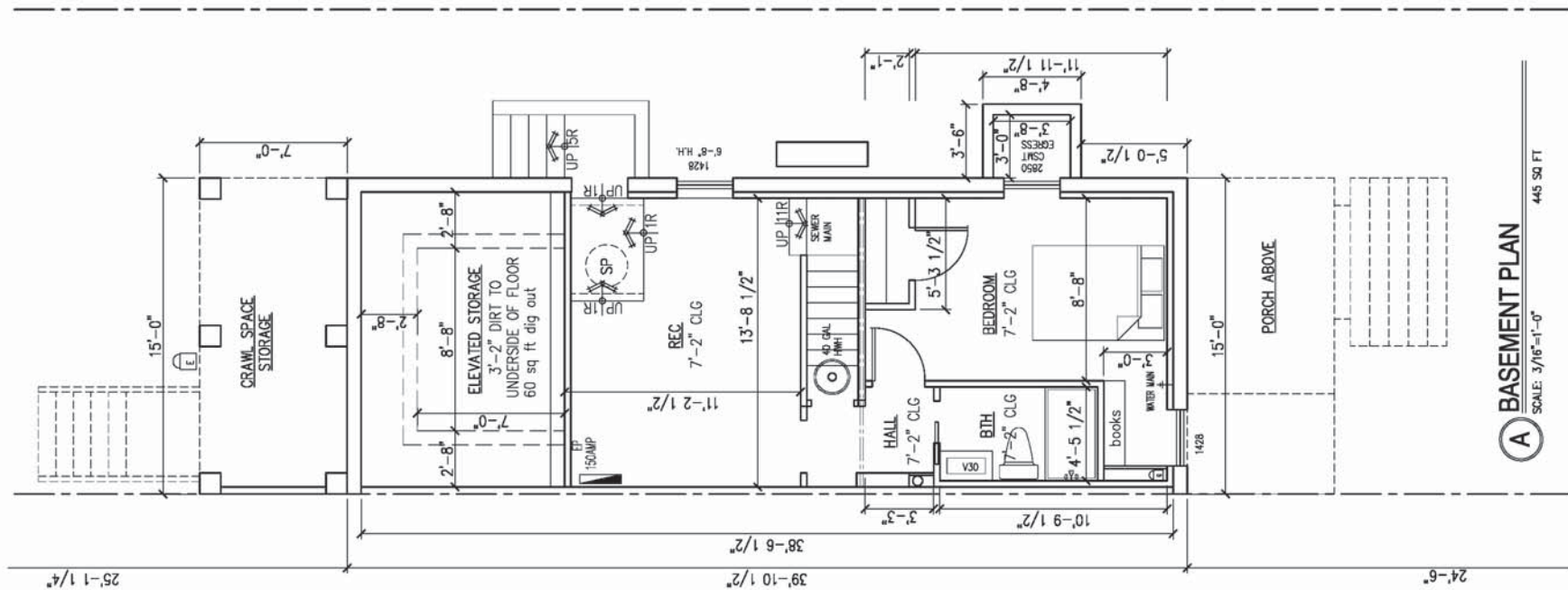
SCALE: $1/8" = 1'-0"$



PROPOSED STREET SCAPE 1214 - 1224

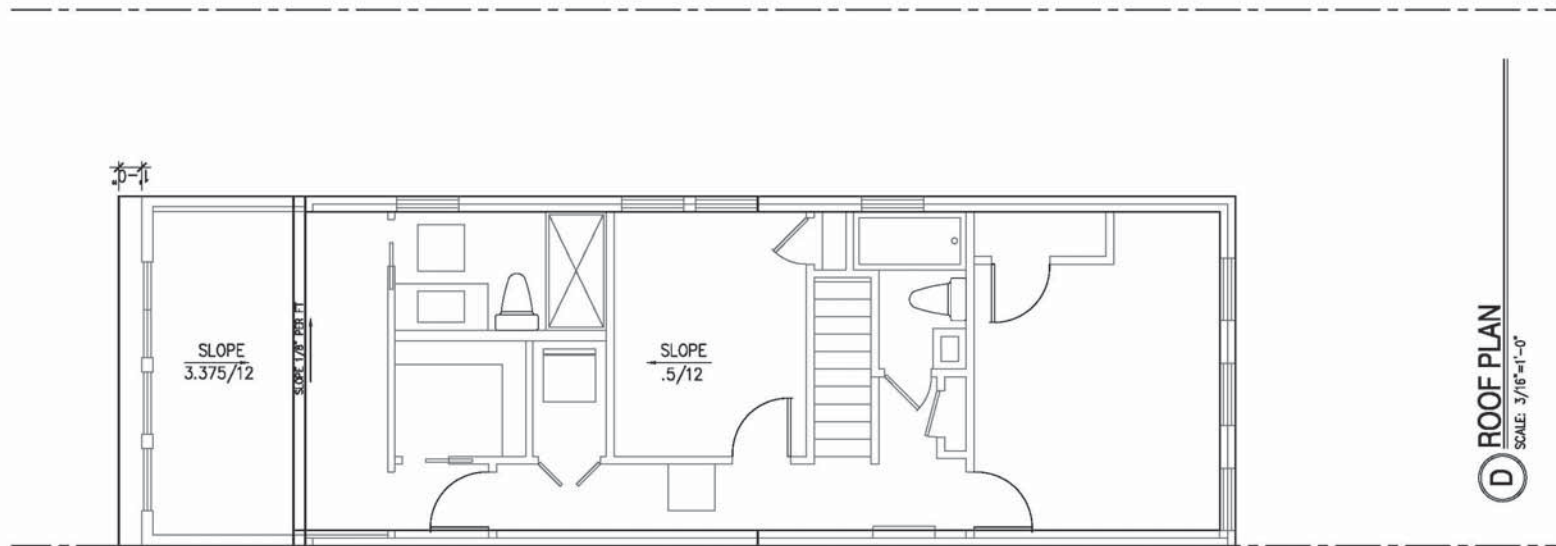
SCALE: $1/8" = 1'-0"$

REVISED MATERIALS
BAR2015-0365/0366
1212 Oronoco St.
12/2/2015



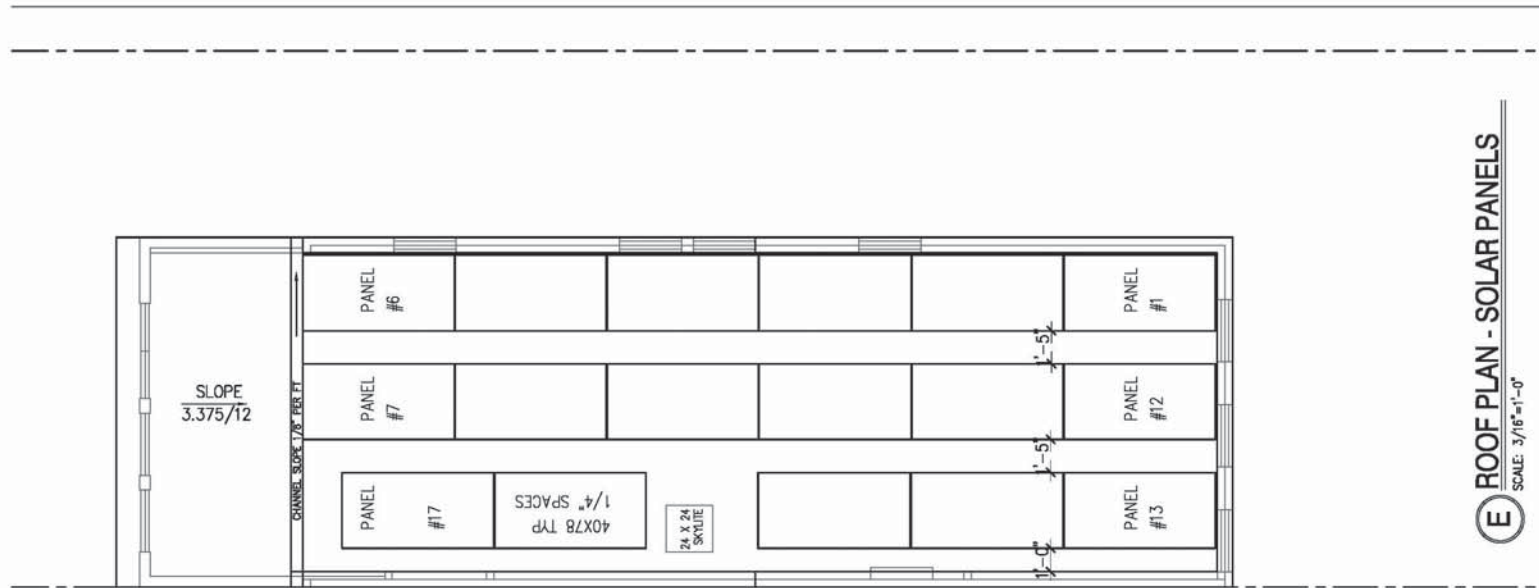
BASEMENT PLAN
SCALE: 3/16"=1'-0"

REVISED MATERIALS
BAR2015-0365/0366
1212 Oronoco St.
12/2/2015



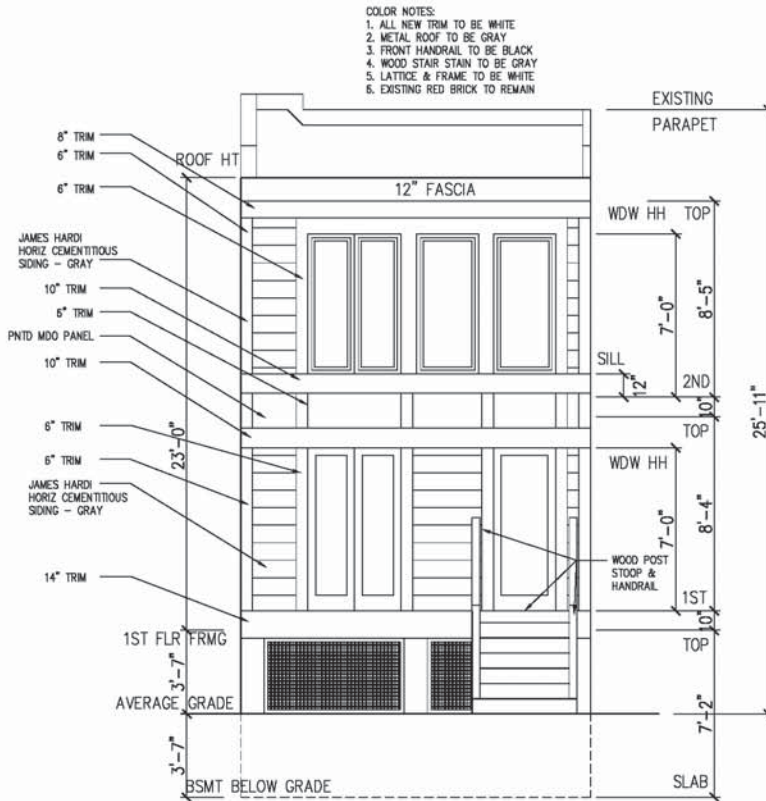
D ROOF PLAN
SCALE: 3/16"=1'-0"

REVISED MATERIALS
BAR2015-0365/0366
1212 Oronoco St.
12/2/2015

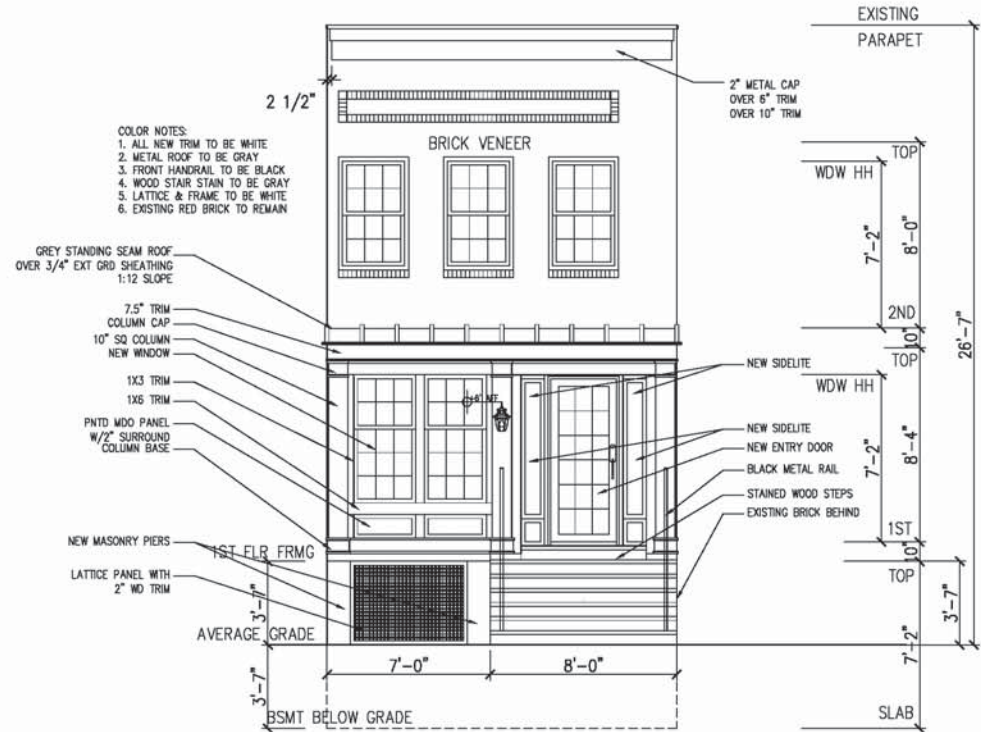


E ROOF PLAN - SOLAR PANELS
SCALE: 3/16"=1'-0"

REVISED MATERIALS
BAR2015-0365/0366
1212 Oronoco St.
12/2/2015

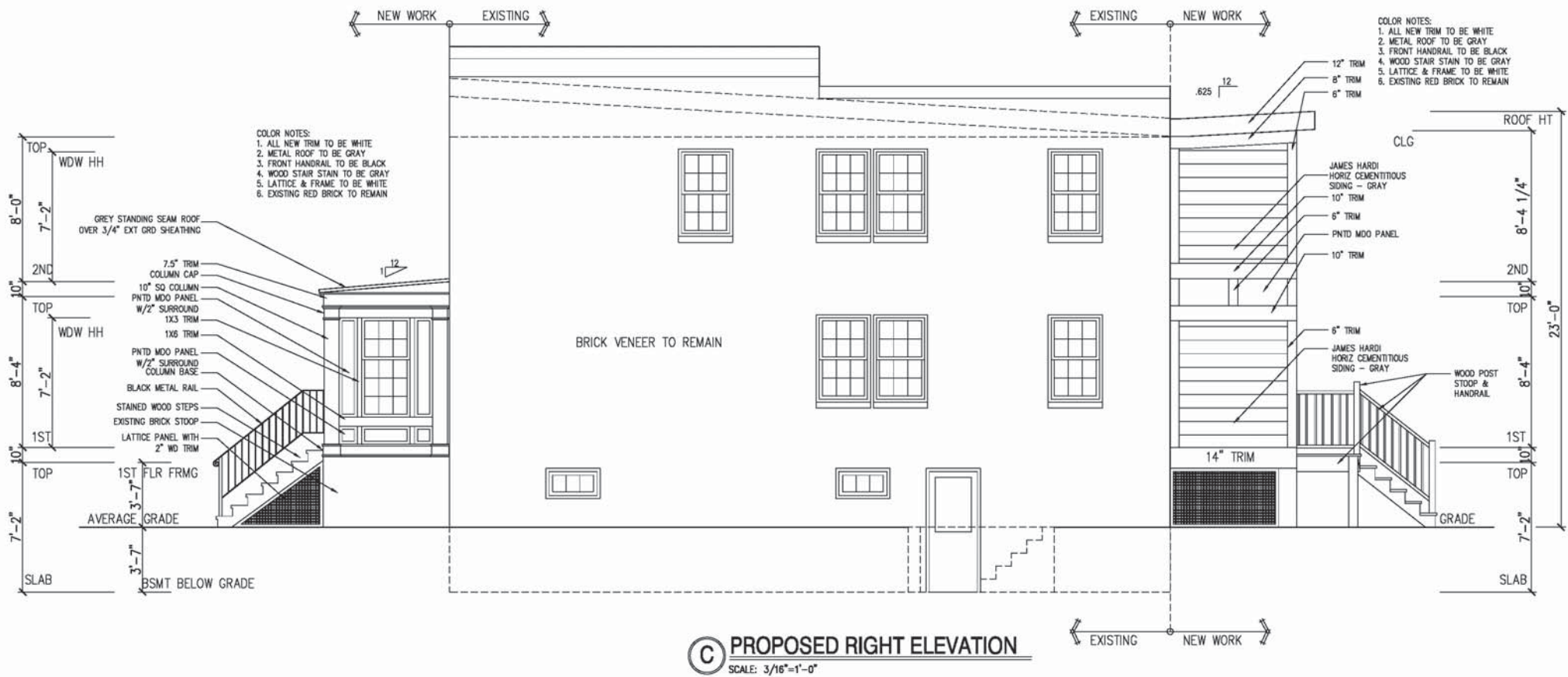


B PROPOSED REAR ELEVATION
 SCALE: 3/16"=1'-0"

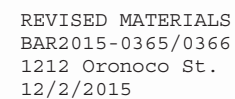


F PROPOSED ENCLOSED PORCH
 SCALE: 3/16"=1'-0"

REVISED MATERIALS
 BAR2015-0365/0366
 1212 Oronoco St.
 12/2/2015



REVISED MATERIALS
 BAR2015-0365/0366
 1212 Oronoco St.
 12/2/2015



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@teamch.com

Authorized Agent (if applicable): ☐ Attorney ☐ Architect ☒ Manager

Name: Charles Turtis

Phone: 571-269-4383

E-mail: cjurtis@teamch.com

Legal Property Owner:

Name: Kristen Turtis Treadwell

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.
- | | | | |
|--|--|---|-----------------------------------|
| ☐ awning | ☒ fence, gate or garden wall | ☒ HVAC equipment | ☐ shutters |
| ☒ doors | ☒ windows | ☒ siding | ☐ shed |
| ☒ lighting | ☐ pergola/trellis | ☐ painting unpainted masonry | |
| ☐ 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.		

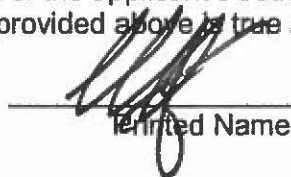
3. Business or Financial Relationships. Each person or entity listed above (1 and 2), with an ownership interest in the applicant or in the subject property is required to disclose any business or financial relationship, as defined by Section 11-350 of the Zoning Ordinance, existing at the time of this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

11/02/15
Date


Printed Name

Charles Juris
Signature