

ADDRESS OF PROJECT: 200 South Peyton Street, Alexandria VATAX MAP AND PARCEL: 073.02-05-18 ZONING: CDAPPLICATION 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: LDA/Lotto LLC - attn: Peter CrowleyAddress: 200 S. Peyton StreetCity: Alexandria State: VA Zip: 22314Phone: (703) 549-7784 E-mail: PCrowley@landdesign.comAuthorized Agent *(if applicable)*: ☐ Attorney ☒ Architect ☐ _____Name: Mike Ernst, Rust | Orling Architecture Phone: 703.836.3205E-mail: mernst@rustorling.com

Legal Property Owner:

Name: LDA/Lotto LLC - attn: Peter CrowleyAddress: 200 S. Peyton StreetCity: Alexandria State: VA Zip: 22314Phone: (703) 549-7784 E-mail: PCrowley@landdesign.com

- ☐ Yes ☒ No Is there an historic preservation easement on this property?
- ☐ Yes ☐ No If yes, has the easement holder agreed to the proposed alterations?
- ☐ Yes ☒ No Is there a homeowner's association for this property?
- ☐ Yes ☐ No If yes, has the homeowner's association approved the proposed alterations?

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

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).*

We are requesting a re-approval of a previously approved Certificate of Appropriateness, Waiver of HVAC Screening and Demolition/Capsulation permit due to the expiration of the previous approvals. The proposed work is an addition to the existing building which will capsule a portion of the building. The reason for the demolition/capsulation is to increase the work area inside the existing office space and connect the existing second floor spaces at the second floor. The alternate to demolition/capsulation would be to demolish the existing structure and construct a new building which is not desirable.

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: Mike Ernst, Rust | Orling ArchitectureDate: 12/21/2015

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. Ray Lotto	200 S. Peyton St. Alexandria VA 22314	50%
2. Peter Crowley	200 S. Peyton St. Alexandria VA 22314	15%
3. Stephan Jordan	8 W. Wyatt Avenue Alexandria, VA 22301	10%

2. Property. State the name, address and percent of ownership of any person or entity owning an interest in the property located at 200 S. Peyton 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. Ray Lotto	200 S. Peyton St. Alexandria VA 22314	50%
2. Peter Crowley	200 S. Peyton St. Alexandria VA 22314	15%
3. Stephan Jordan	8 W. Wyatt Avenue Alexandria, VA 22301	10%

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. Ray Lotto	None	
2. Peter Crowley	None	
3. Stephan Jordan	None	

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.

12/21/2015

Date

Mike Ernst, Rust|Orling Architecture

Printed Name


Signature



DEPARTMENT OF PLANNING AND ZONING

FLOOR AREA RATIO AND OPEN SPACE CALCULATIONS

A. Property Information

A1. Street Address 200 South Peyton Street, Alexandria VA Zone CD

A2. $\frac{11,888 \text{ sf}}{\text{Total Lot Area}} \times 1.5 = 17,832 \text{ SF}$
 Floor Area Ratio Allowed by Zone Maximum Allowable Floor Area

B. Existing Gross Floor Area

Existing Gross Area*		Allowable Exclusions	
Basement	0	Basement**	
First Floor		Stairways**	
Second Floor		Mechanical**	
Third Floor	0	Other**	
Porches/ Other		Total Exclusions	
Total Gross *	7,950		

B1. Existing Gross Floor Area *
 7950 Sq. Ft.
 B2. Allowable Floor Exclusions**
 n/a Sq. Ft.
 B3. Existing Floor Area minus Exclusions
 7950 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	0	Stairways**	
Second Floor	2,625	Mechanical**	
Third Floor	0	Other**	
Porches/ Other	0	Total Exclusions	
Total Gross *	2,625		

C1. Proposed Gross Floor Area *
 2625 Sq. Ft.
 C2. Allowable Floor Exclusions**
 n/a Sq. Ft.
 C3. Proposed Floor Area minus Exclusions
 2625 Sq. Ft.
 (subtract C2 from C1)

D. Existing + Proposed Floor Area

D1. Total Floor Area (add B3 and C3) 10,575 Sq. Ft.
 D2. Total Floor Area Allowed by Zone (A2) 17,832 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	n/a
Required Open Space	n/a
Proposed Open Space	n/a

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

Signature: [Signature] Date: 12.21.15



EXISTING ELEVATION FROM NW CORNER OF PEYTON AND PRINCE



EXISTING REAR ELEVATION FROM COMMERCE STREET

APPLICATION MATERIALS
BAR2015-00399
200 S Peyton St
12/21/2015



EXISTING SOUTH ELEVATION FROM PEYTON STREET



EXISTING NORTH ELEVATION FROM PRINCE STREET



REAR OF ADJACENT BUILDING TO THE WEST ON COMMERCE STREET



REAR OF ADJACENT BUILDING TO THE EAST ON COMMERCE STREET



FIRST ADJACENT BUILDING TO THE EAST ON PRINCE STREET

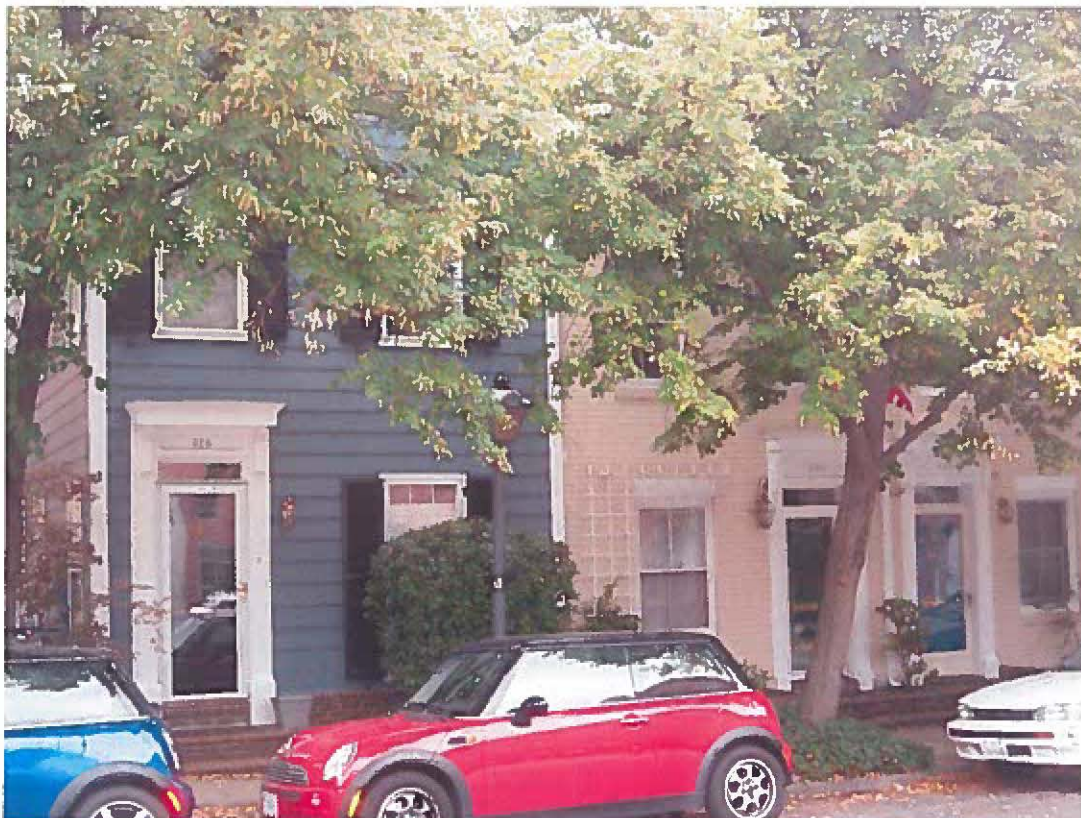


2ND AND 3RD ADJACENT BUILDINGS EAST ON PRINCE STREET

APPLICATION MATERIALS
BAR2015-00399
200 S Peyton St
12/21/2015



ADJACENT PROPERTY TO REAR ACCROSS COMMERCE STREET



ADJACENT PROPERTY TO REAR ACCROSS COMMERCE STREET

**APPLICATION MATERIALS
BAR2015-00399
200 S Peyton St
12/21/2015**



FIRST ADJACENT BUILDING SOUTH ON PEYTON STREET



NORTHWEST CORNER OF PRINCE AND PEYTON

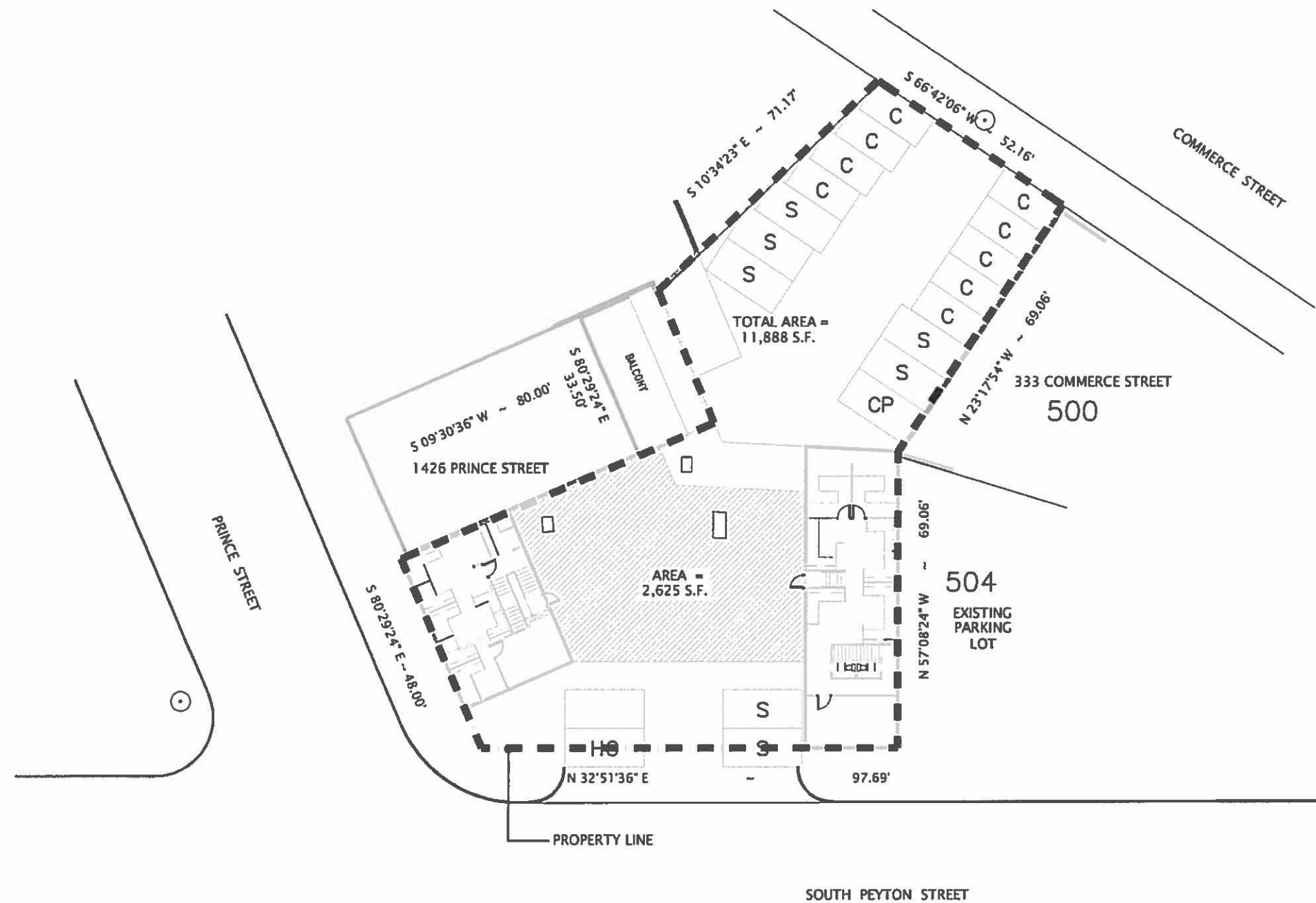


NORTHEAST CORNER OF PRINCE AND PEYTON



SOUTHWEST CORNER OF PRINCE AND PEYTON

APPLICATION MATERIALS
 BAR2015-00399
 200 S Peyton St
 12/21/2015



FAR DATA:
 ZONE: CD
 LOT SIZE: 11,888 SF
 EXISTING BUILDING: 7,950 SF (.67 FAR)
 MAX FAR (1.5): 17,832 SF (2.5 WSUP 29,720 SF)
 PROPOSED ADDITION: 2,625 SF
 PROPOSED GSF: 10,575 SF
 PROPOSED FAR: .89
 PARKING REQUIRED: 18 SPACES
 PROPOSED: 24 (7 STANDARD + 9 COMPACT + 1 CAR POOL, 1 HC, 2 METRO)

SURVEY INFORMATION FROM ALEXANDRIA SURVEYS.

APPLICATION MATERIALS
 BAR2015-00399
 200 S Peyton St
 12/21/2015

12-21-2015

1" = 30'-0"

LandDesign.

200 SOUTH PEYTON STREET - PLAT

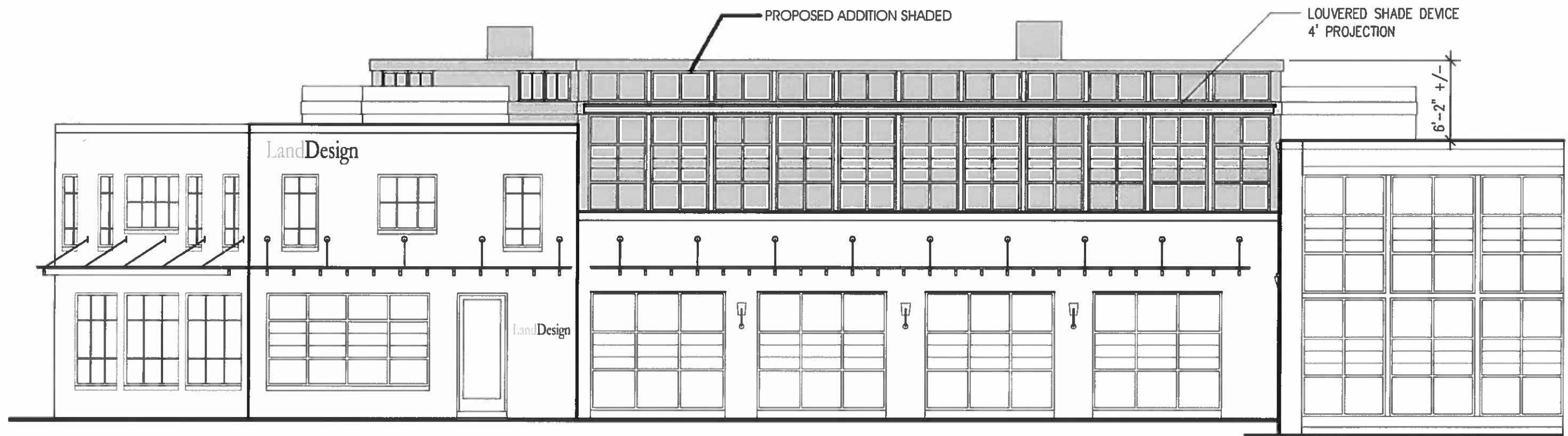
PROPOSED ADDITION

15069

14

BAR SUBMISSION

RUST | ORLING
 ARCHITECTURE



200 SOUTH PEYTON STREET

12-21-2015

1/8" = 1'-0"

LandD sign.

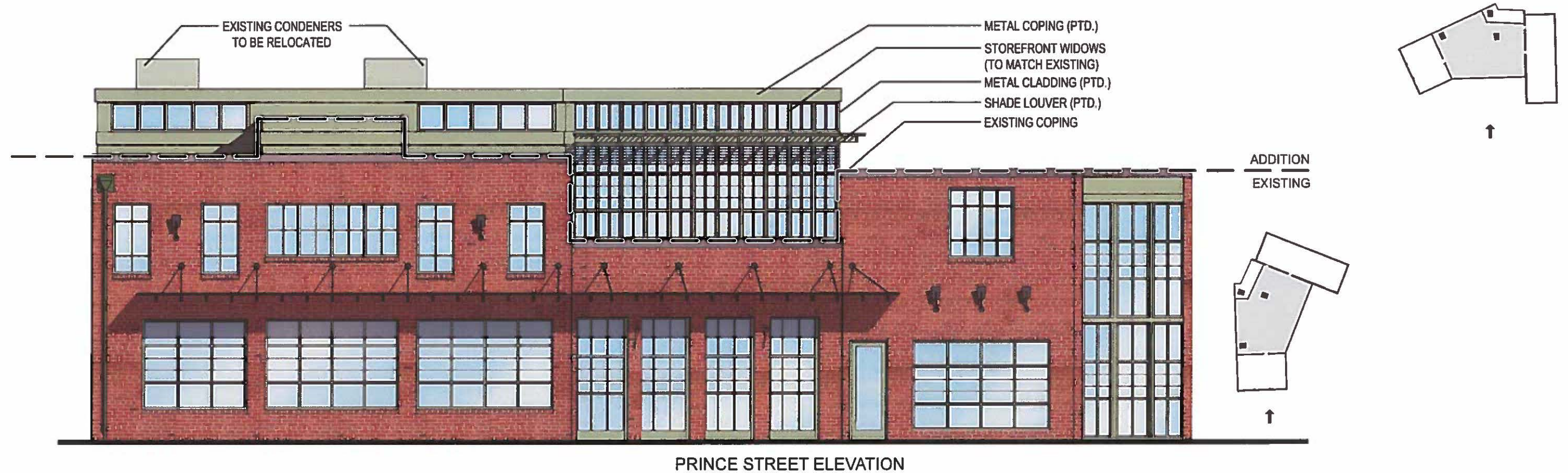
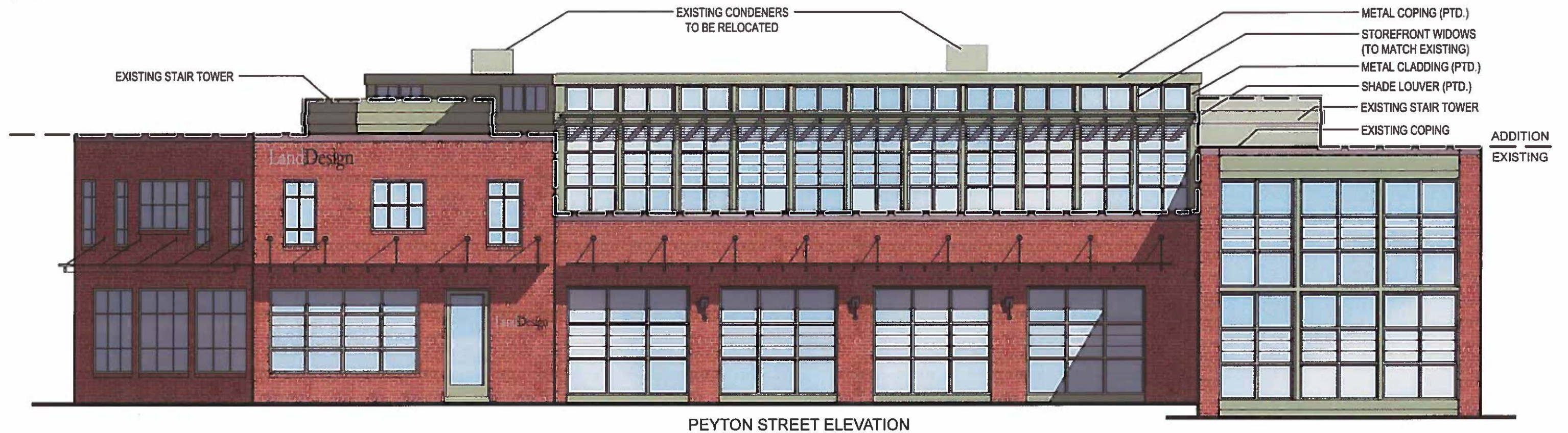
PROPOSED ADDITION

15069
15

APPLICATION MATERIALS
BAR2015-00399
200 S Peyton St
12/21/2015

BAR SUBMISSION

RUST | ORLING
ARCHITECTURE



12-21-2015
1/8" = 1'-0"

BAR SUBMISSION

LandDesign.

PROPOSED ADDITION
200 SOUTH PEYTON STREET
16

APPLICATION MATERIALS
BAR2015-00399
200 S Peyton St
12/21/2015

RUST | ORLING
ARCHITECTURE

EXISTING CONDENSER
TO BE RELOCATED

METAL COPING (PTD.)

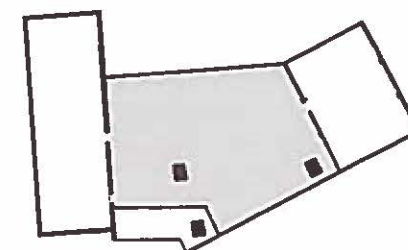
STOREFRONT WINDOWS
(TO MATCH EXISTING)

EXISTING STAIR TOWER

EXISTING COPING



COMMERCE STREET ELEVATION



EXISTING CONDENSER
TO BE RELOCATED

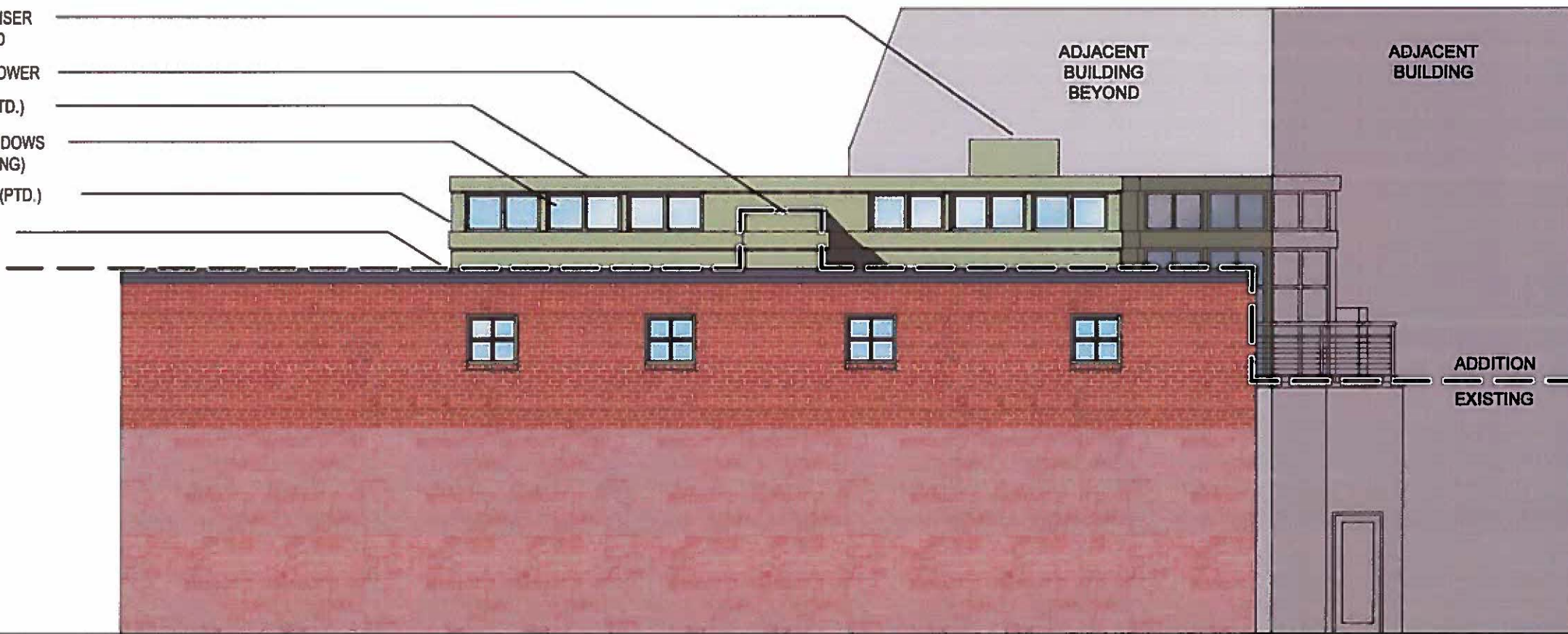
EXISTING STAIR TOWER

METAL COPING (PTD.)

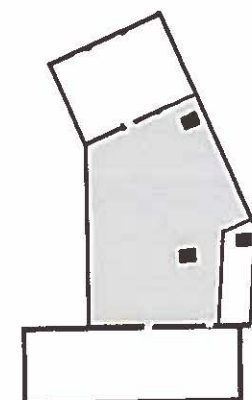
STOREFRONT WINDOWS
(TO MATCH EXISTING)

METAL CLADDING (PTD.)

EXISTING COPING



SOUTH ELEVATION



12-21-2015

1/8" = 1'-0"

LandDesign.

PROPOSED ADDITION
200 SOUTH PEYTON STREET

APPLICATION MATERIALS
BAR2015-00399
200 S Peyton St
12/21/2015

BAR SUBMISSION

RUST | ORLING
ARCHITECTURE