

ADDRESS OF PROJECT: 1201 CAMERON STREET, ALEXANDRIA, VA 22314
 TAX MAP AND PARCEL: 064.03-03-24 ZONING: CR MU/M

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: DAVID ROBBINSAddress: 1201 CAMERON STREETCity: ALEXANDRIA State: VA Zip: 22314Phone: 7034073415 E-mail: daverobbins@gmail.com

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

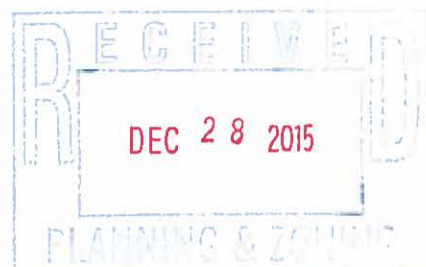
Name: GREG MARKS - MW CONSTRUCTION SERVICES Phone: 703.838.9788E-mail: gmarks@mwconstructionservices.com

Legal Property Owner:

Name: DAVID & CATHERINE ROBBINSAddress: 1201 CAMERON STREETCity: ALEXANDRIA State: VA Zip: 22314Phone: 7034073415 E-mail: daverobbins@gmail.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).

- PROPOSED TWO STORY NORTH SIDE 14'6" X 30' ADDITION.
- FIRST FLOOR TO INCLUDE FOYER & RECREATION ROOM.
- SECOND FLOOR TO INCLUDE NEW MASTER BEDROOM WITH WALK-IN CLOSET AND MASTER BATHROOM.
- ATTACHED PLANS AND ELEVATIONS DETAIL EXISTING CONDITIONS, PROPOSED ADDITION, AND PROPOSED MATERIALS.

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: David RobbinsPrinted Name: David RobbinsDate: 12/27/15

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. David Robbins	1201 Cameron St. Alexandria, VA 22314	50%
2. Catherine Robbins	1201 Cameron St. Alexandria, VA 22314	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 1201 Cameron 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. David Robbins	1201 Cameron St. Alexandria VA 22314	50%
2. Catherine Robbins	1201 Cameron St. Alexandria VA 22314	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. N/A		
2.		
3.		

NOTE: Business or financial relationships of the type described in Sec. 11-350 that arise after the filing of this application and before each public hearing must be disclosed prior to the public hearings.

As the applicant or the applicant's authorized agent, I hereby attest to the best of my ability that the information provided above is true and correct.

12/23/15 David Robbins 
 Date Printed Name Signature



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

A. Property Information

A1. Street Address 1201 Cameron Street Alexandria, VA 22314

Zone CRMU/M

A2. 3120

x 1.0

= 3120

Total Lot Area

Floor Area Ratio Allowed by Zone

Maximum Allowable Floor Area

B. Existing Gross Floor Area

Existing Gross Area*		Allowable Exclusions	
Basement	870	Basement**	870
First Floor	870	Stairways**	
Second Floor	870	Mechanical**	
Third Floor		Other**	
Porches/ Other		Total Exclusions	
Total Gross *	2610		

B1. Existing Gross Floor Area *
2610 Sq. Ft.

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

B3. Existing Floor Area minus Exclusions
1740 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	364	Stairways**	
Second Floor	392	Mechanical**	
Third Floor		Other**	
Porches/ Other		Total Exclusions	
Total Gross *			

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

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

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

D. Existing + Proposed Floor Area

D1. Total Floor Area (add B3 and C3) 2496 Sq. Ft.

D2. Total Floor Area Allowed by Zone (A2) 3120 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	1620
Required Open Space	1248
Proposed Open Space	1372

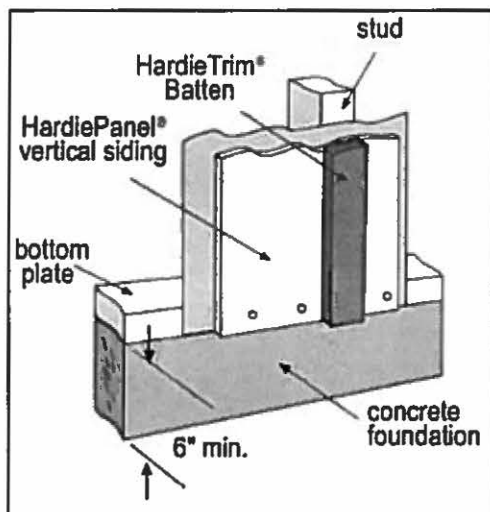
The undersigned hereby certifies and attests that, to the best of his/her knowledge, the above computations are true and correct.

Signature: _____

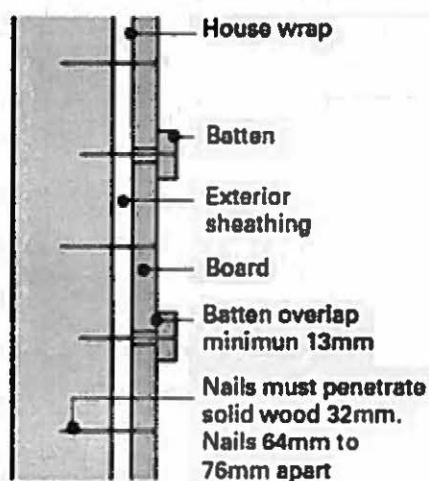
Date: 12/26/15

Updated July 10, 2008

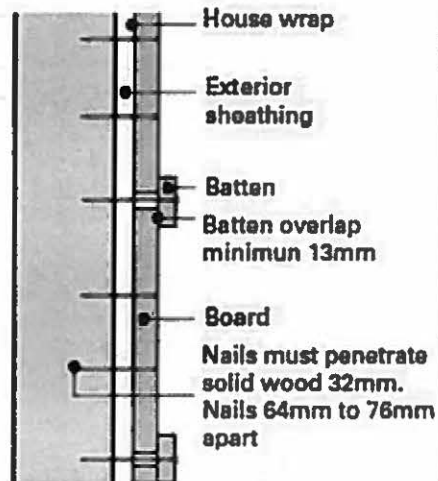
Board and Batten Cladding Detail



INSTALLING BOARD-AND-BATTEN CLADDING



(A) Narrow boards 150mm



(B) Wide boards 200mm and wider

Option 1
Figure 9 - No horizontal band board - Make a 22.5-45 degree weather cut, in the HardieTrim batten, just above the 1/4" clearance between panels.

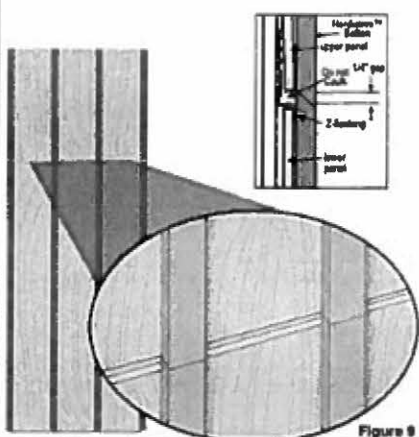


Figure 9

Option 2
Figure 10 - Horizontal Band Board - Install a horizontal band board at the top of the bottom panel. Butt the lower batten to the band board and start the top batten at the bottom edge of the top panel. Maintain a 1/4" clearance above horizontal flashing.

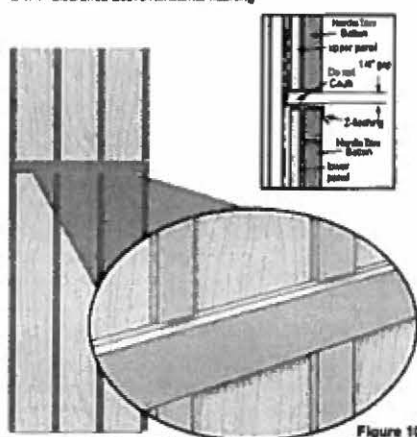
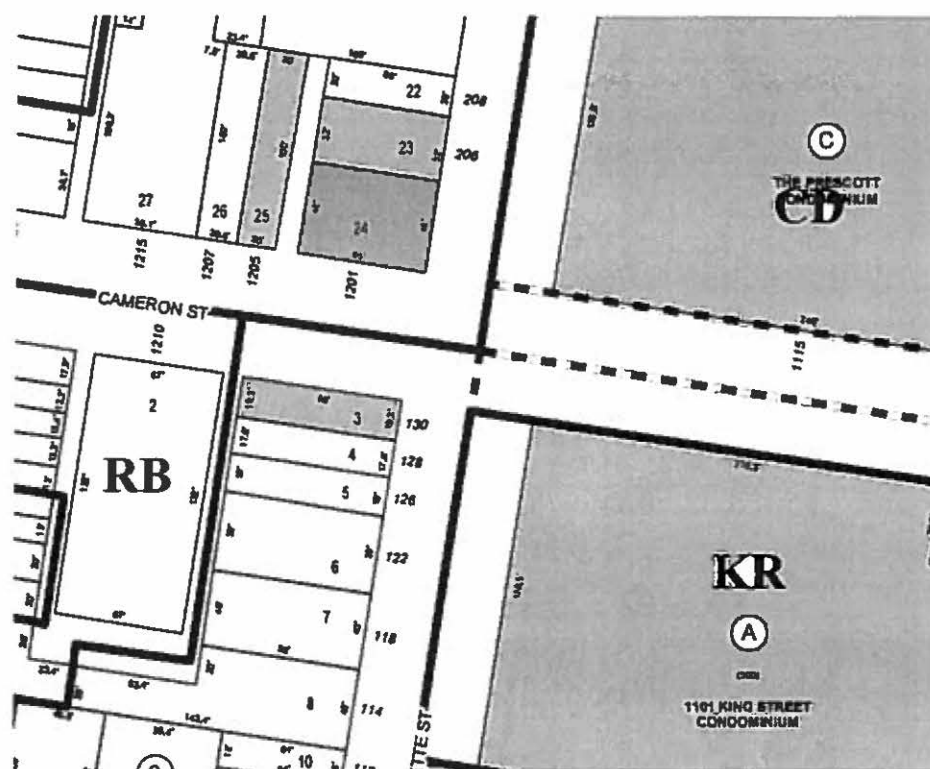
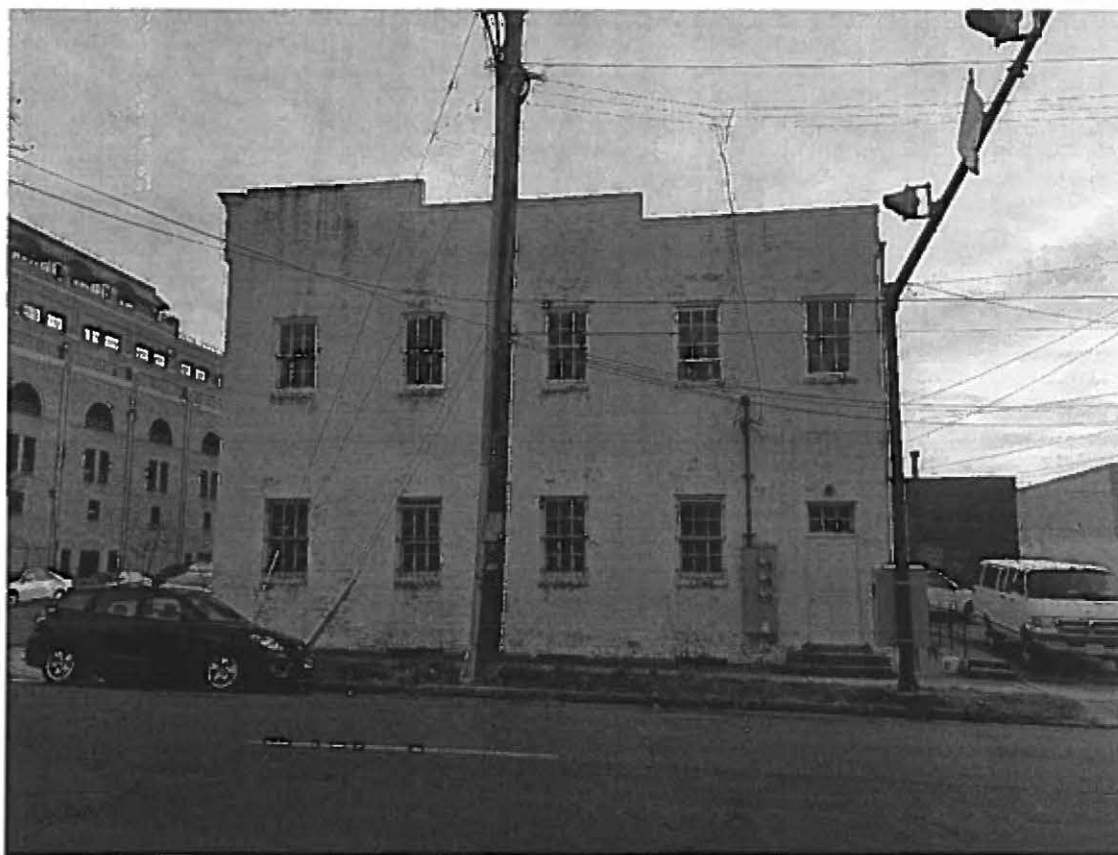


Figure 10

Neighboring Properties



Neighboring Property Map



130 N Fayette St

APPLICATION MATERIALS
BAR2015-00409/00410
1201 Cameron St
12/28/2015

Neighboring Properties (continued)



206 N Fayette Street



The Prescott Condominium

Neighboring Properties (continued)



1101 King Street



1205 Cameron St

Existing Building Photos



Cameron Street (front)



Alley View (Left Side)

Existing Building Photos (continued)



North Wall (Yard)



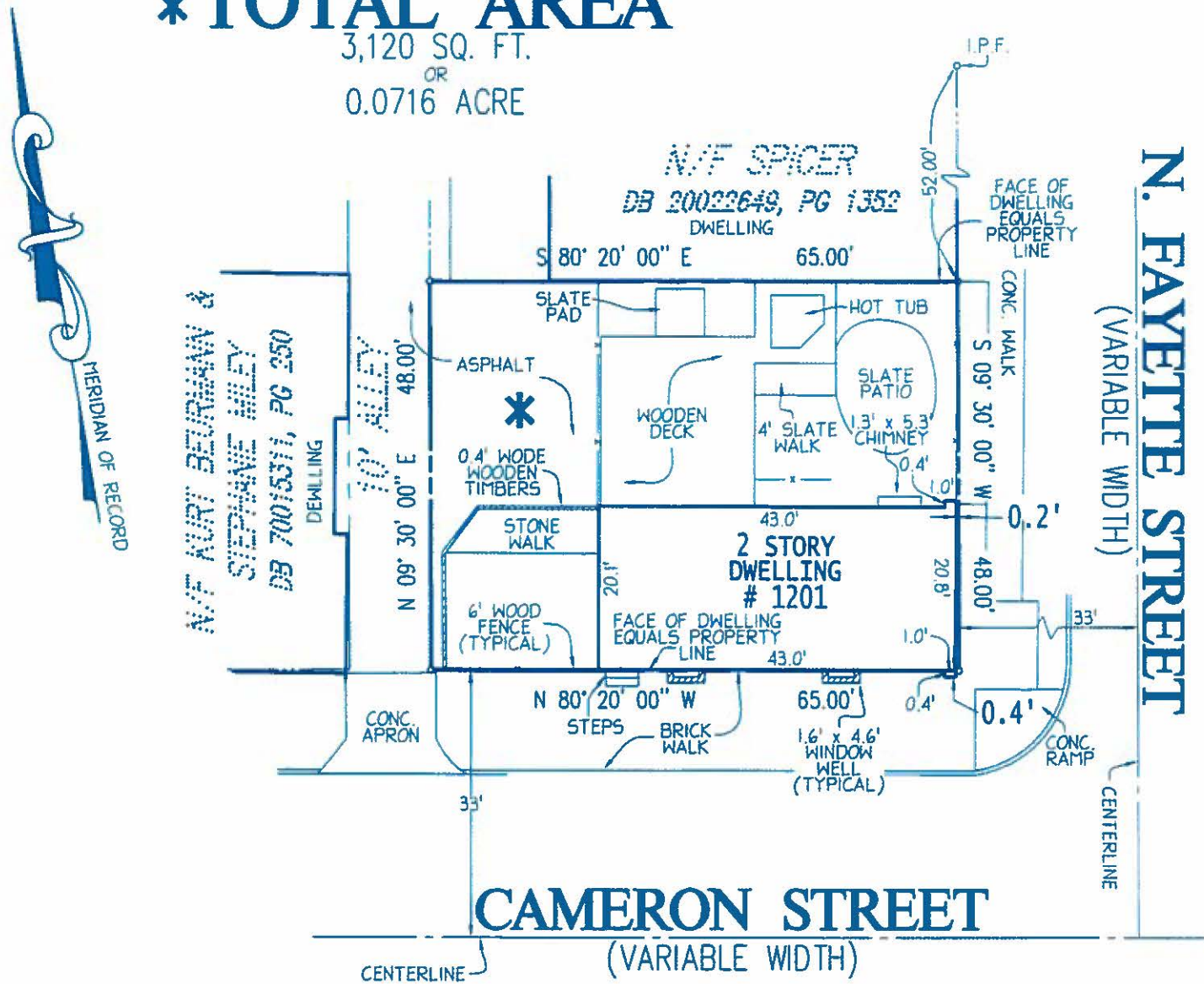
Fayette St (Right Side)

APPLICATION MATERIALS
BAR2015-00409/00410
1201 Cameron St
12/28/2015

Existing

*TOTAL AREA

3,120 SQ. FT.
OR
0.0716 ACRE



LEGEND:

I.P.F. DENOTES IRON PIPE FOUND
-X- DENOTES FENCE LINE



HOUSE LOCATION SURVEY ON THE LINDA K. GAUTNEY AND SUE E. MISSLBECK PROPERTY

DEED BOOK 020008716, PAGE 553
CITY OF ALEXANDRIA, VIRGINIA

NOTES:

- 1) THIS PLAT HAS BEEN PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND DOES NOT THEREFORE NECESSARILY INDICATE ALL ENCUMBRANCES ON THE PROPERTY.
- 2) THE LOT SHOWN HEREON APPEARS TO PLOT IN FLOOD ZONE "X" AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS SHOWN ON F.E.M.A. MAP# 5155190041E EFFECTIVE DATE: JUNE 16, 2011
- 3) THIS SURVEY WAS NOT PREPARED FOR CONSTRUCTION PURPOSES. (INCLUDING FENCES)
- 4) LOCATION OF FENCES (IF ANY) ARE APPROXIMATE AND DO NOT CERTIFY TO OWNERSHIP.
- 5) THE PROPERTY SHOWN ON THIS PLAT IS LOCATED BY MAP-BLOCK-LOT # 064.03-03-24
- 6) PROPERTY CORNERS NOT SET PER WAIVER REQUEST.

B.W. SMITH AND ASSOCIATES, INC.

PROFESSIONAL LAND SURVEYING
MANASSAS, VIRGINIA (703) 368-5866 www.bwsmithassoc.com

FIELD CREW: D. ARMSTRONG

JOB# 20150185

DATE: 01/29/15

DFT: R.D.P.

CHK: T.J.F.

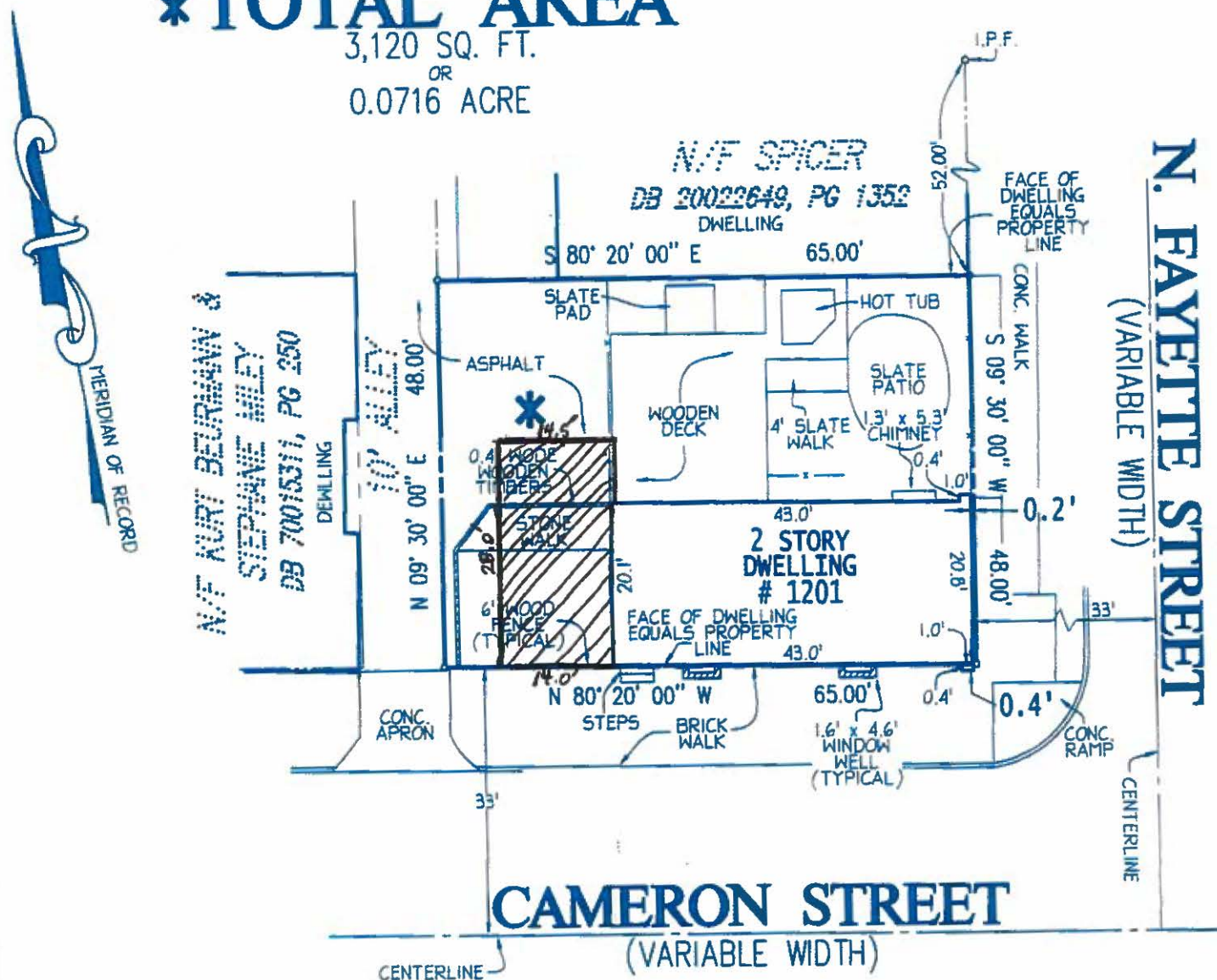
NO TITLE REPORT FURNISHED

SCALE= 1" = 20'

Existing w/ proposed addition

*TOTAL AREA

3,120 SQ. FT.
OR
0.0716 ACRE



LEGEND:

I.P.F. DENOTES IRON PIPE FOUND
-X- DENOTES FENCE LINE



HOUSE LOCATION SURVEY ON THE LINDA K. GAUTNEY AND SUE E. MISSLBECK PROPERTY

DEED BOOK 020008716, PAGE 553
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B.W. SMITH AND ASSOCIATES, INC.

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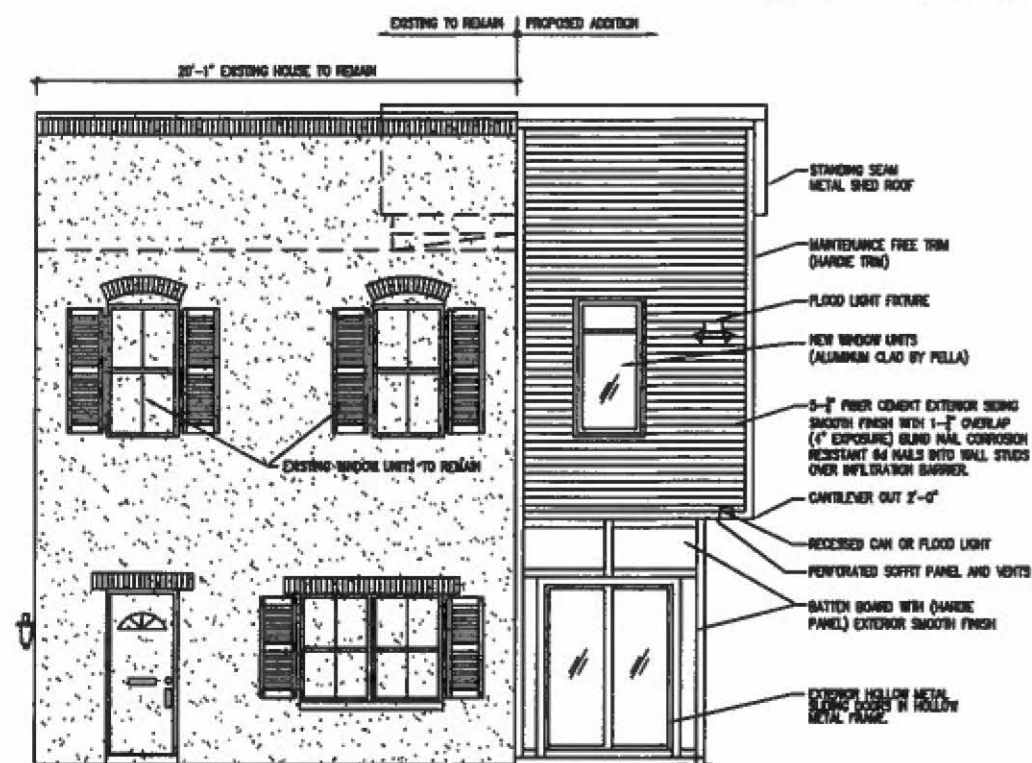
CHK: T.J.F.

NO TITLE REPORT FURNISHED

SCALE= 1" = 20'

DATE: 01/29/15

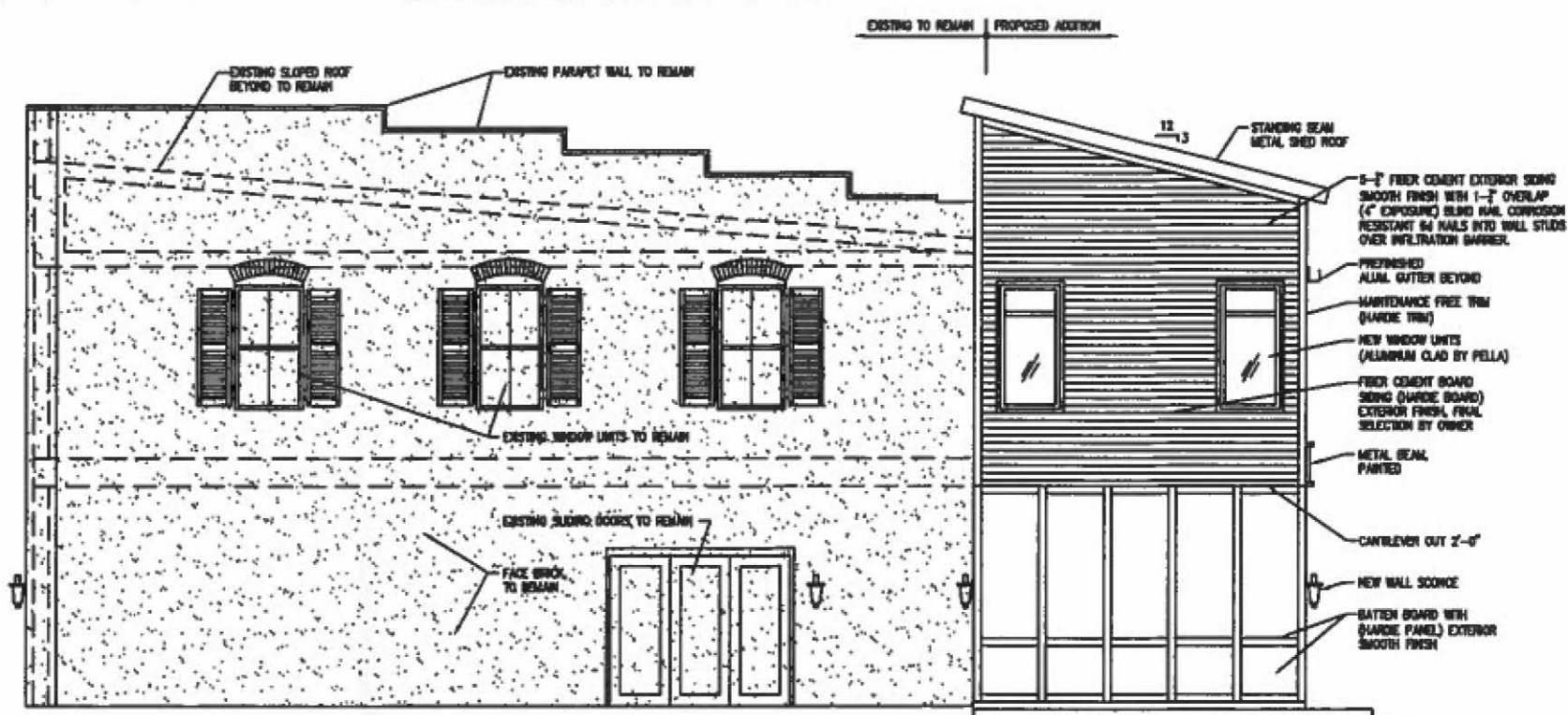
OPTION A - 28DEC15



PROPOSED FRONT ELEVATION

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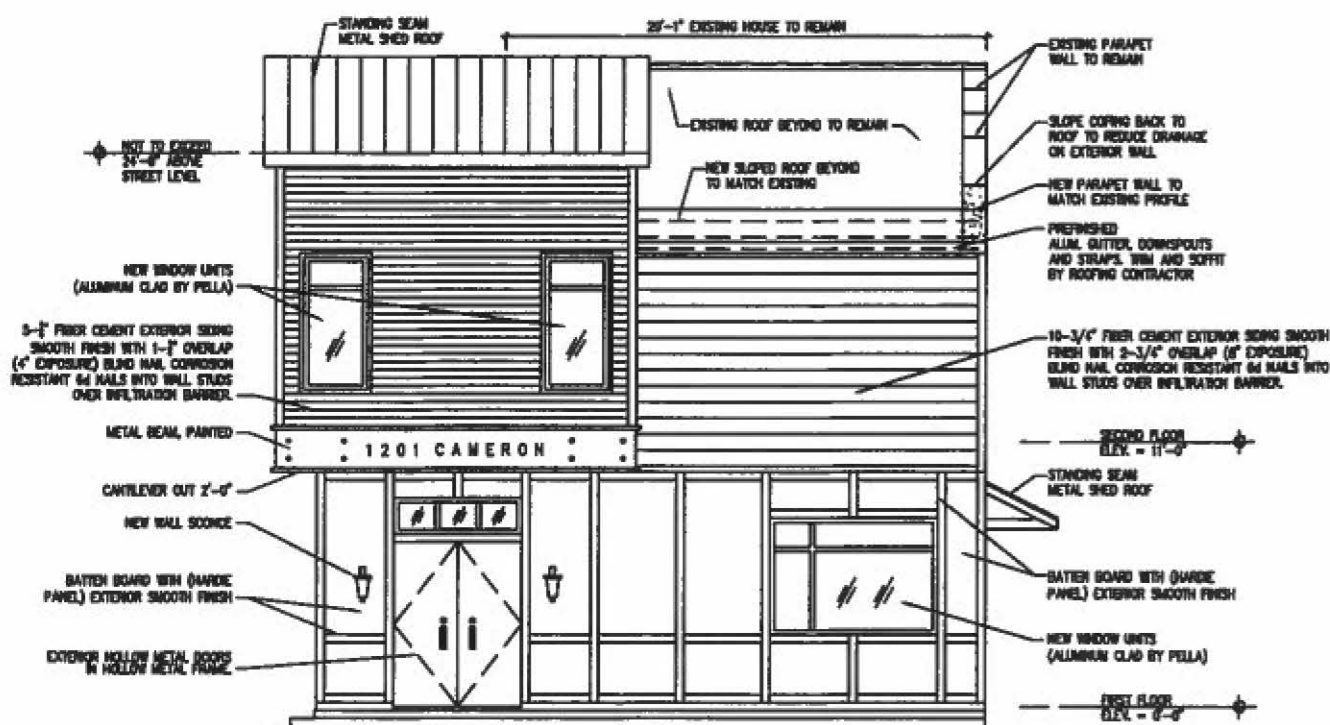
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PROPOSED RIGHT ELEVATION

1/8"=1'-0"

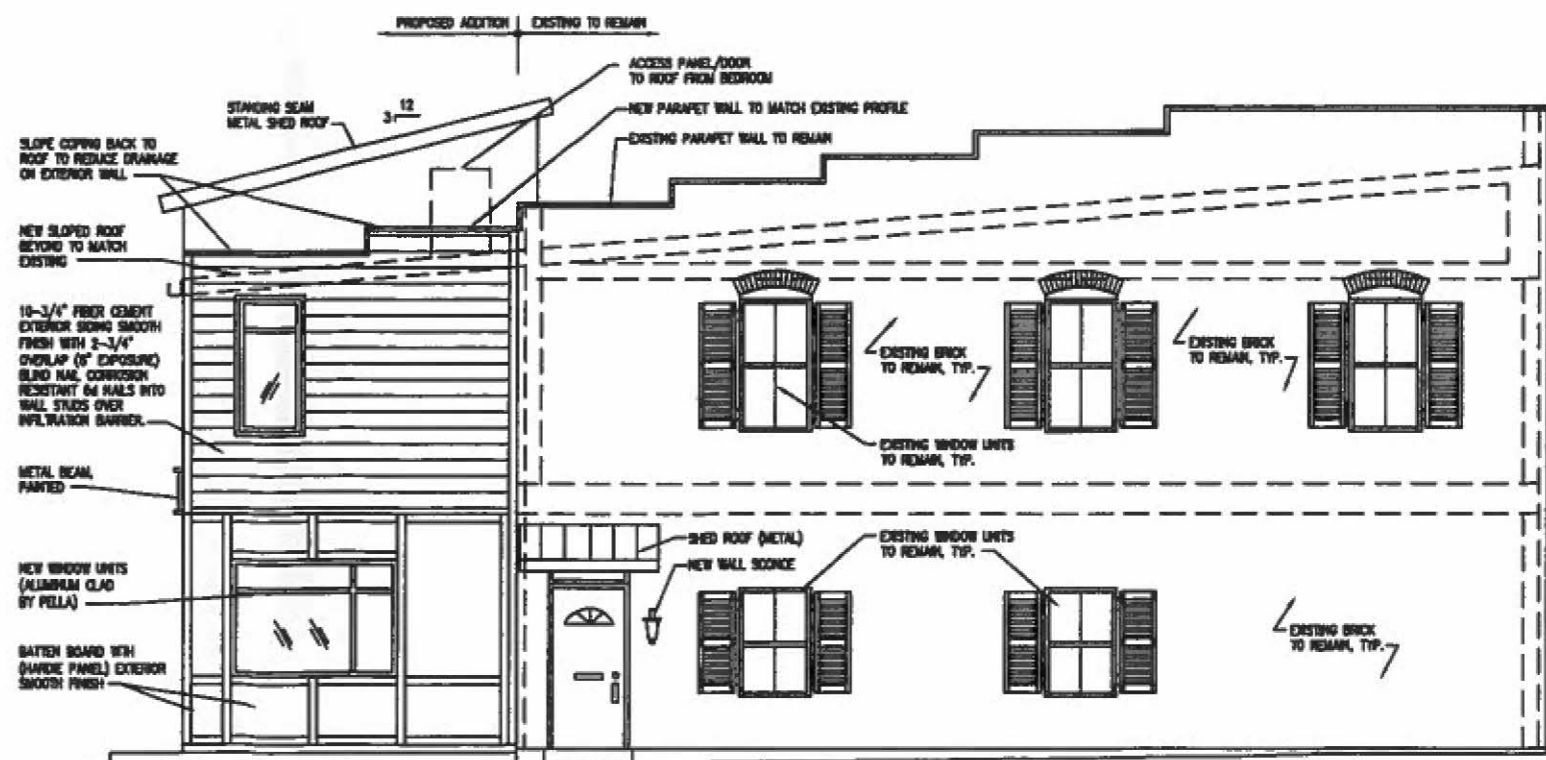
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PROPOSED BACK ELEVATION

1/8"=1'-0"

2



PROPOSED LEFT ELEVATION

1/8"=1'-0"

1

REMODEL FOR THE:
ROBBINS RESIDENCE
1201 CAMERON STREET
ALEXANDRIA, VIRGINIA

15

PROJECT # DATE
DATE: 12-28-15
REVISIONS: -

REVIEW SET - 28 DEC 15

SHEET #

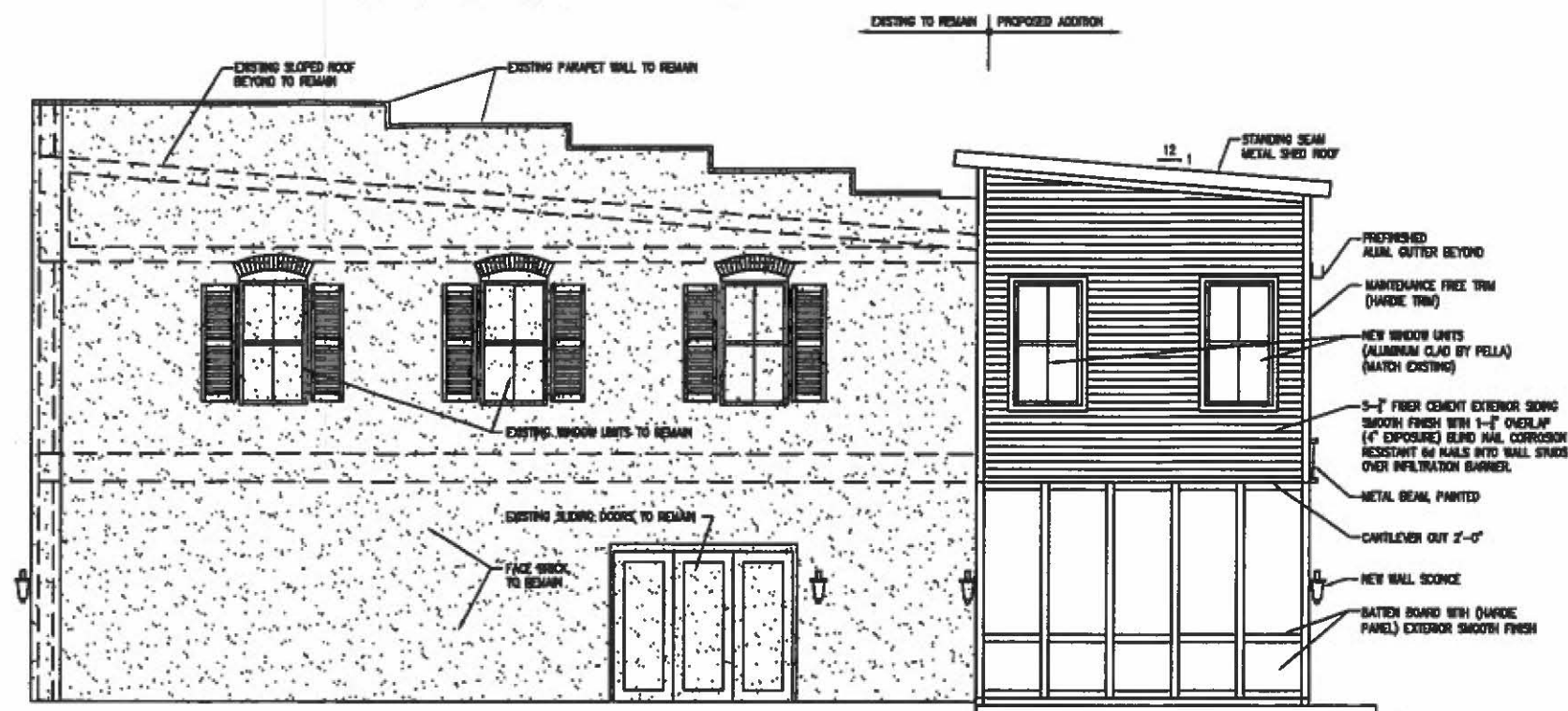
A-2A

OPTION B- 28DEC15



PROPOSED FRONT ELEVATION
1/8"=1'-0"

4



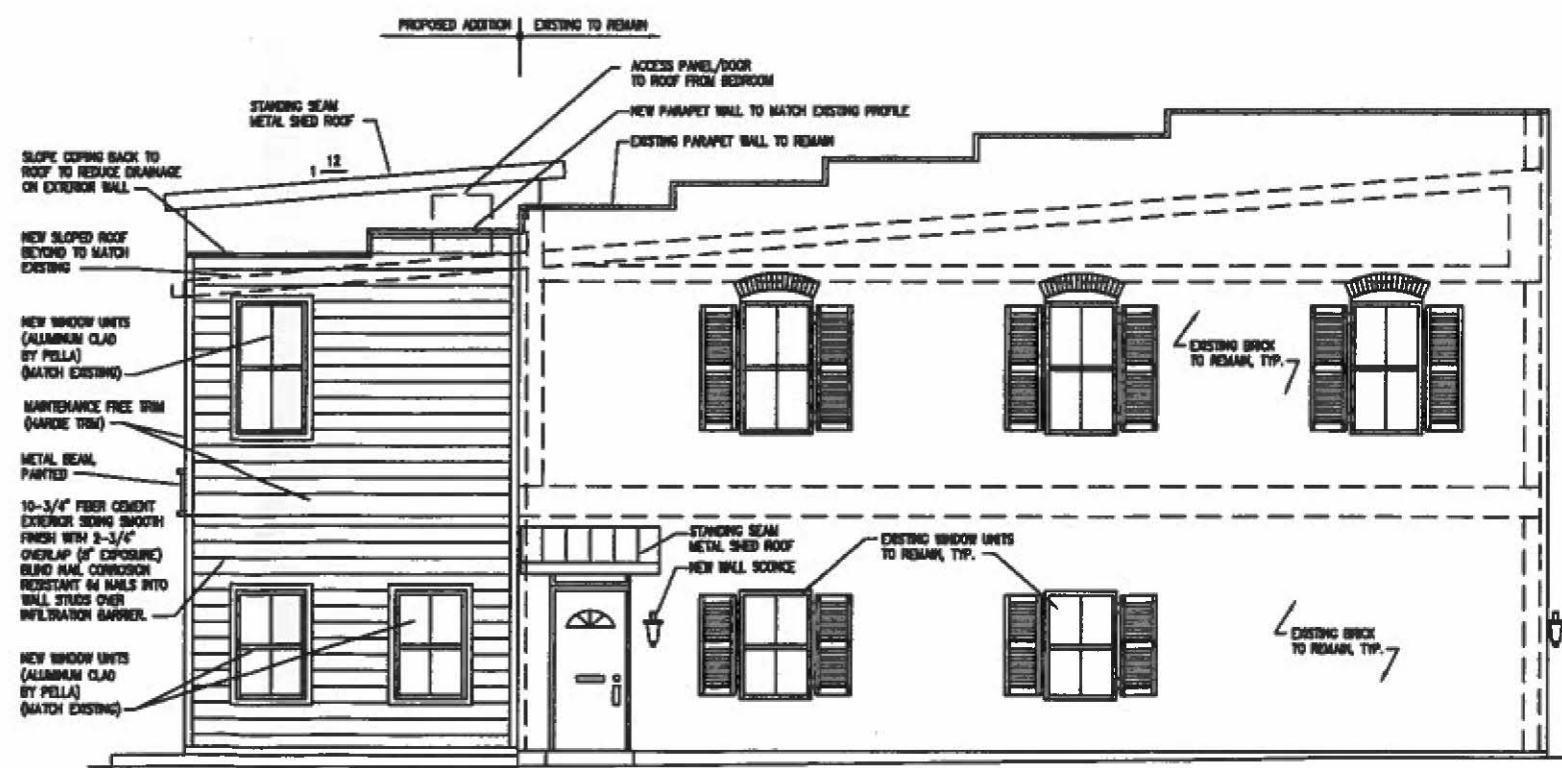
PROPOSED RIGHT ELEVATION
1/8"=1'-0"

3



PROPOSED BACK ELEVATION
1/8"=1'-0"

2



PROPOSED LEFT ELEVATION
1/8"=1'-0"

1

REMODEL FOR THE:
ROBBINS RESIDENCE
1201 CAMERON STREET

16

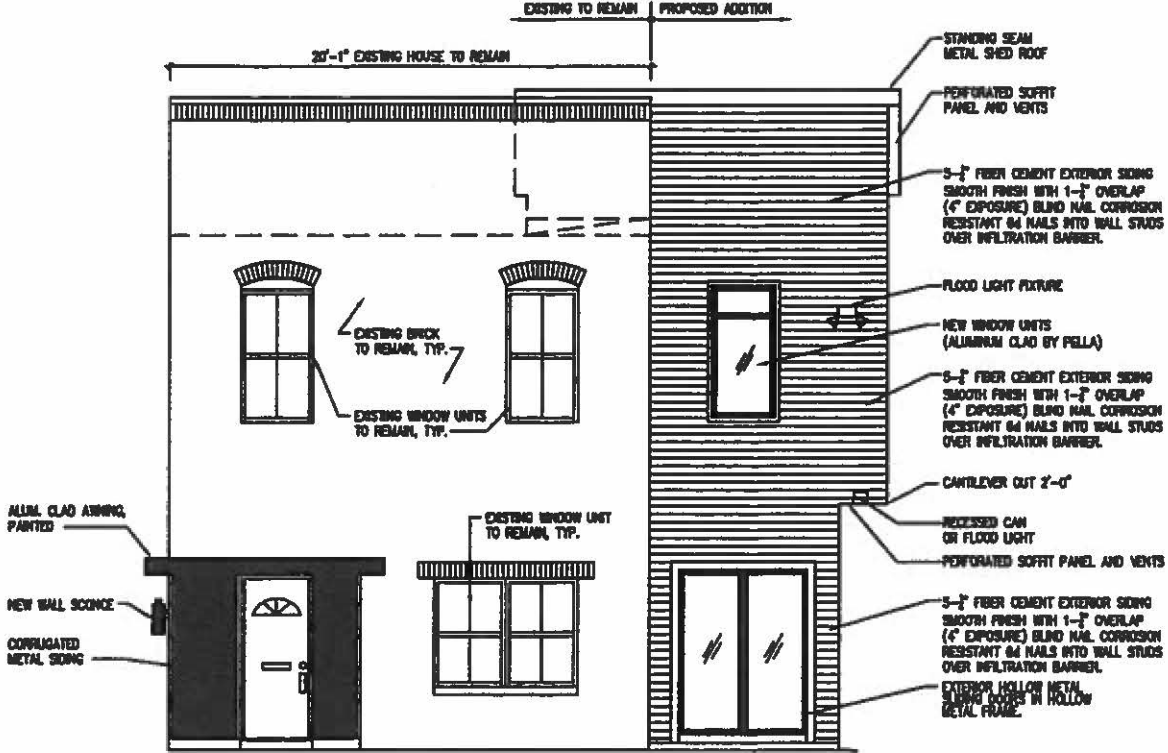
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DATE: 12-28-15
REVISIONS: -

SHEET #

A-2

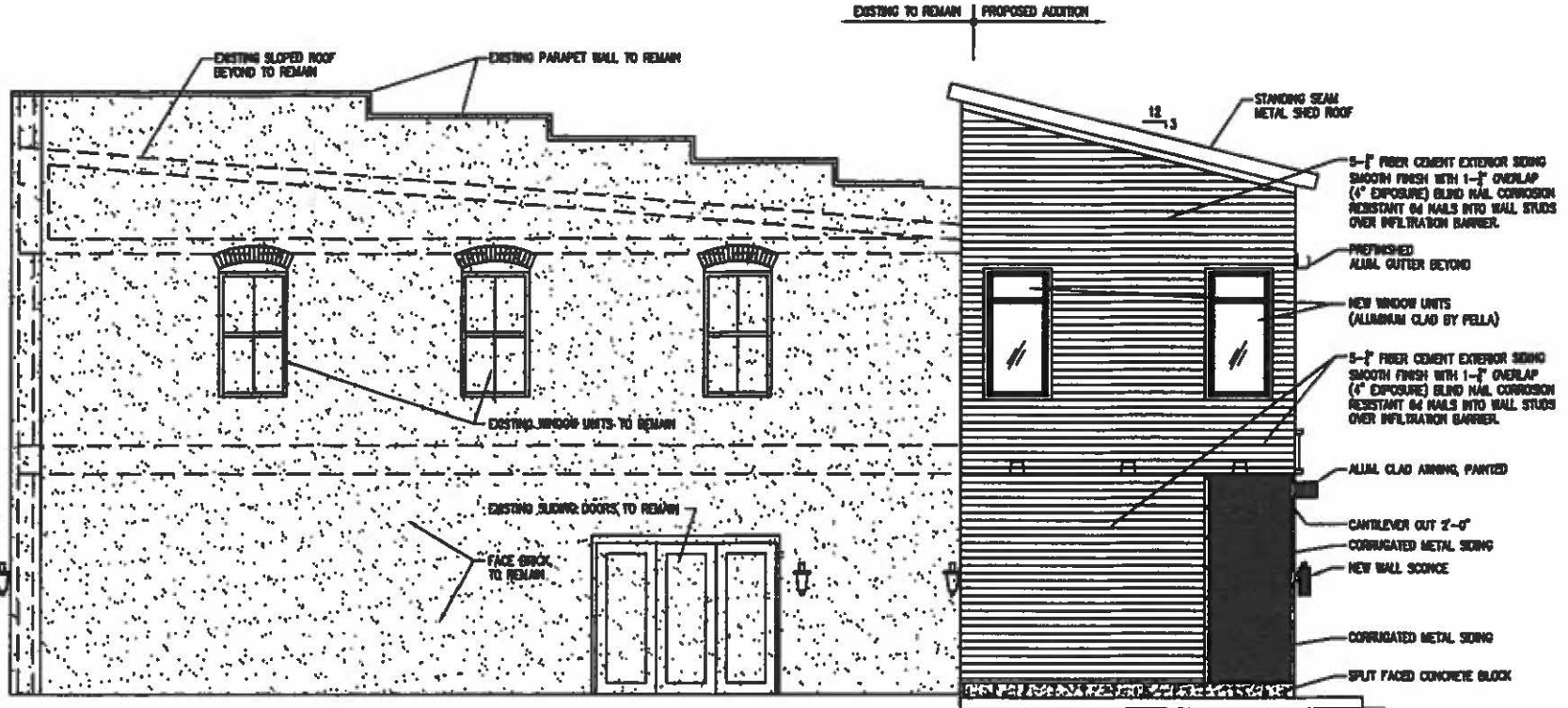
APPLICATION MATERIALS
BAR2015-00409/00410
1201 Cameron St
12/28/2015

OPTION C - 28DEC15



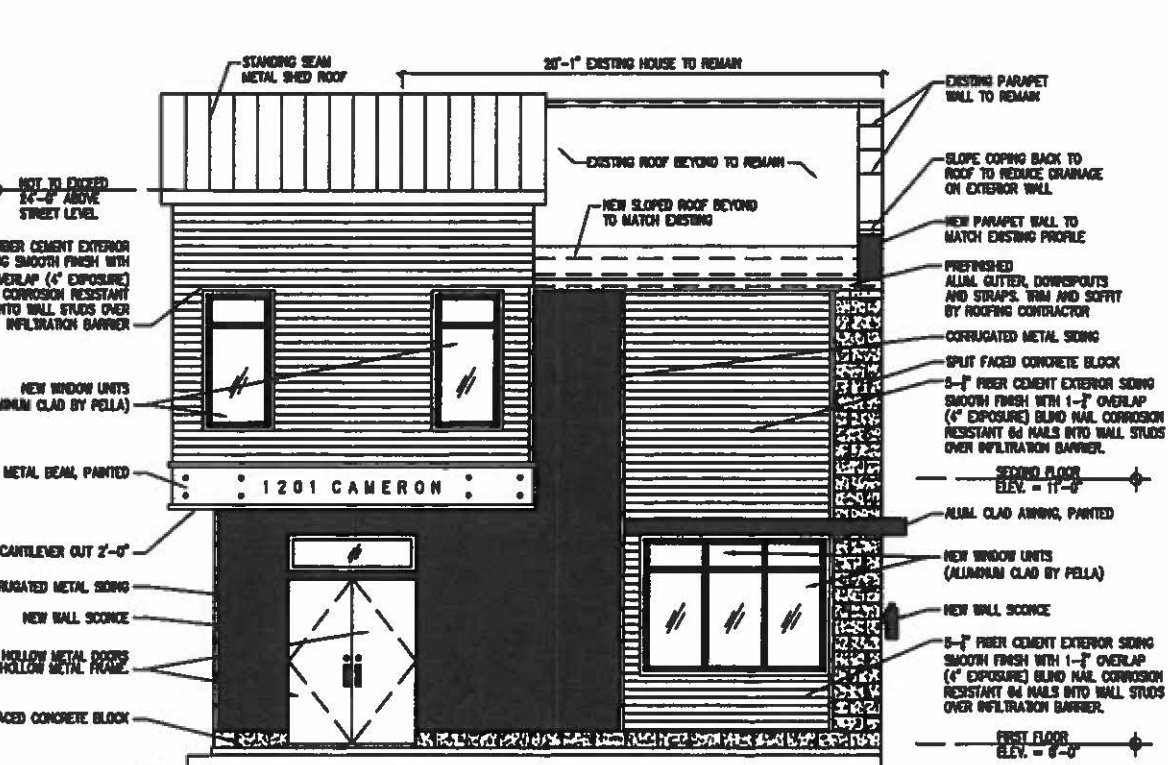
PROPOSED FRONT ELEVATION
1/8"=1'-0"

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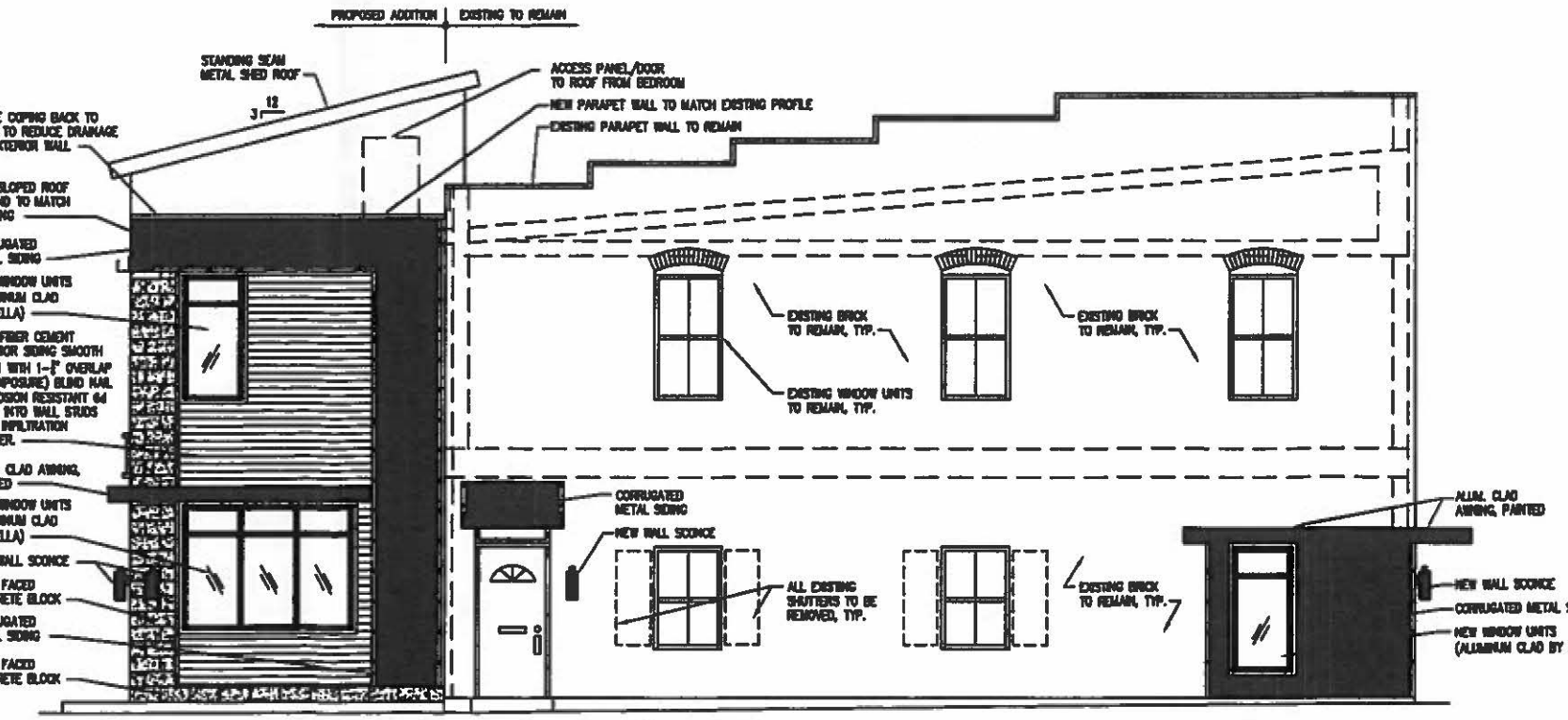
PROPOSED RIGHT ELEVATION
1/8"=1'-0"

3



PROPOSED BACK ELEVATION
1/8"=1'-0"

2



PROPOSED LEFT ELEVATION
1/8"=1'-0"

1

REMODEL FOR THE:
ROBBINS RESIDENCE
1201 CAMERON STREET

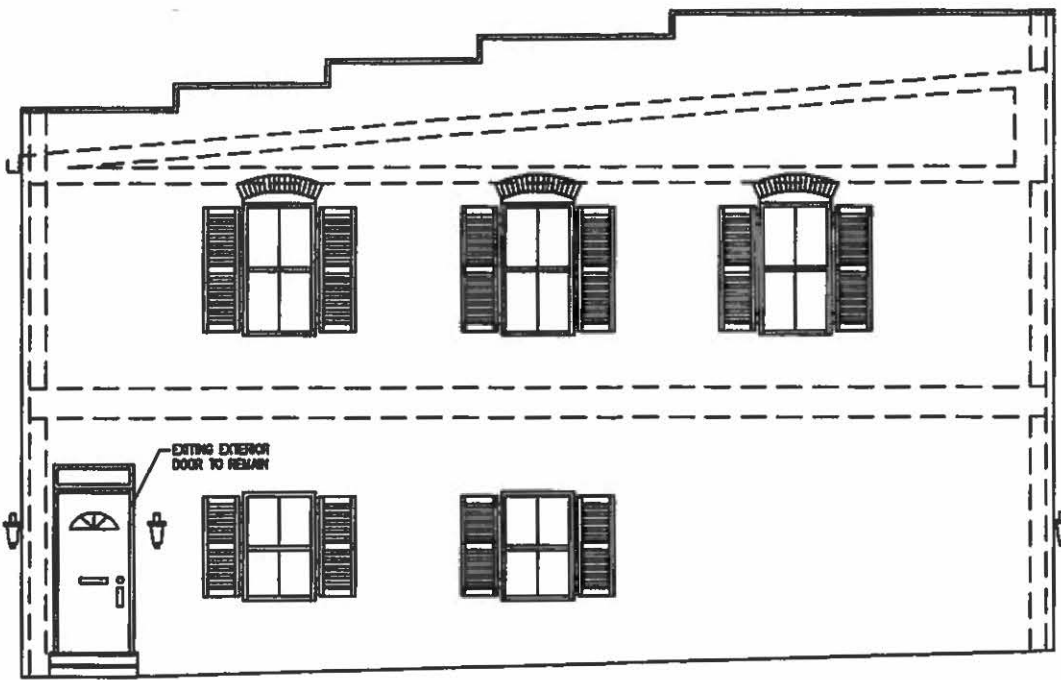
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PROJECT # DAVE
DATE: 12-28-18
REVISIONS: -

SHEET #

A-2

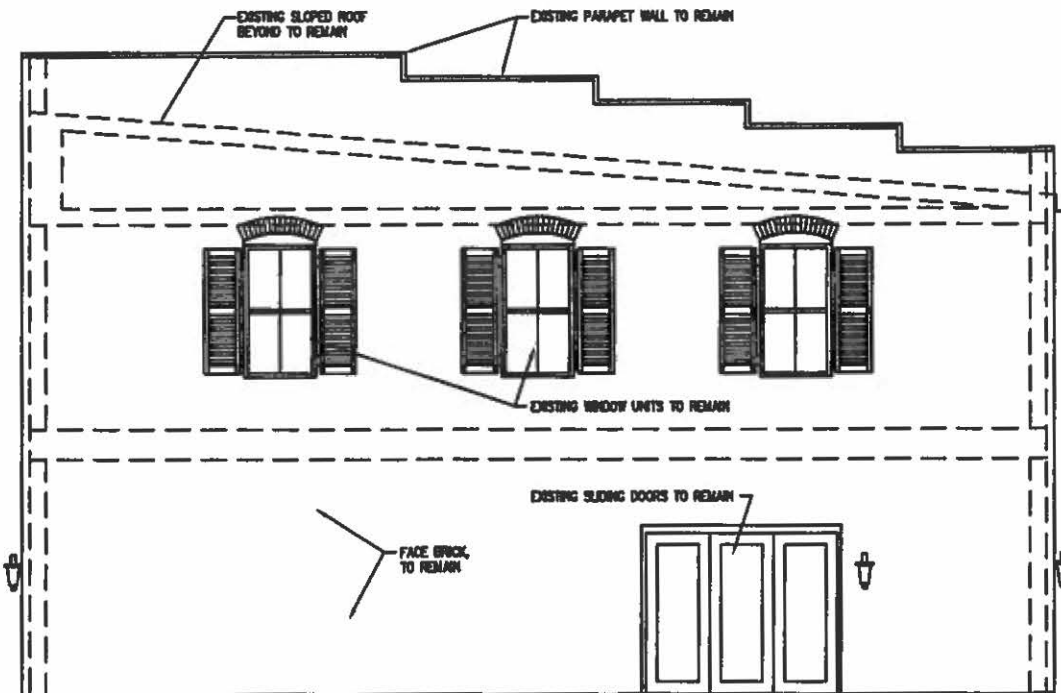
APPLICATION MATERIALS
BAR2015-00409/00410
1201 Cameron St
12/28/2015



EXISTING LEFT ELEVATION

1/8"=1'-0"

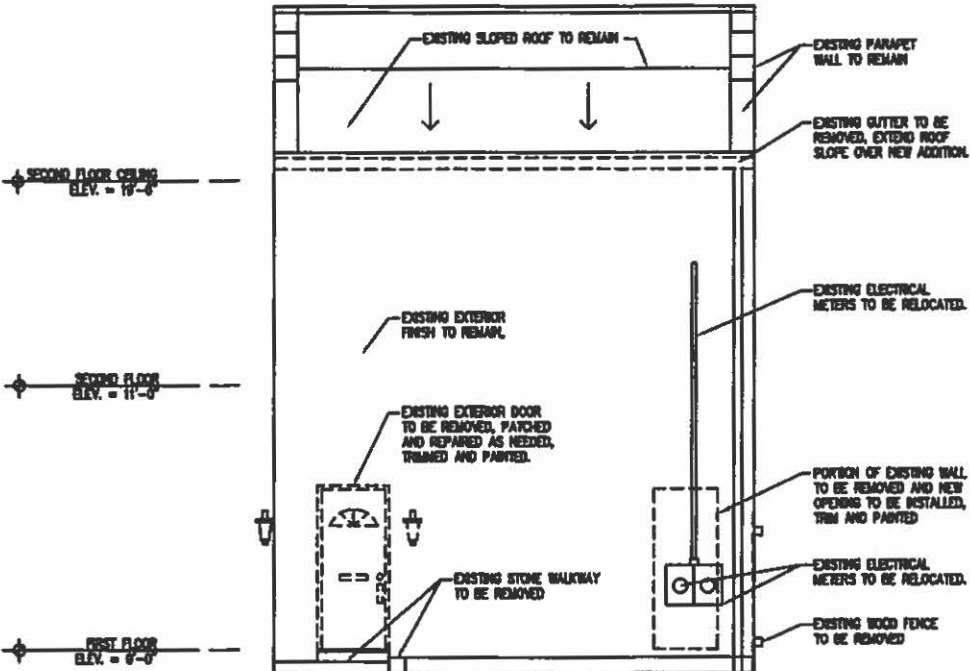
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EXISTING RIGHT ELEVATION

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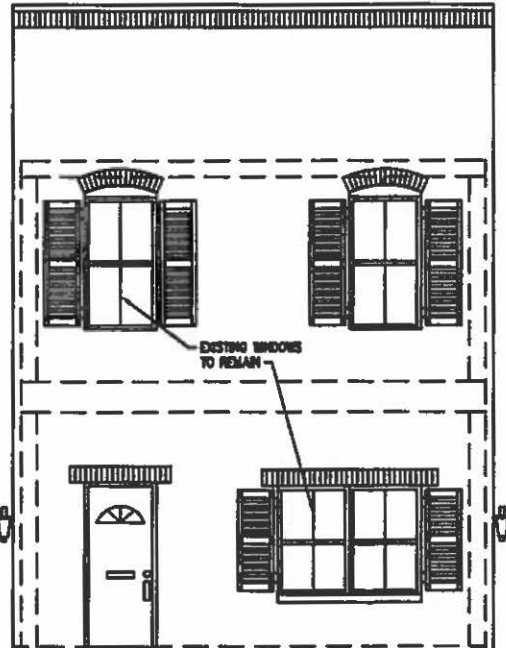
3



EXISTING BACK ELEVATION

1/8"=1'-0"

2



EXISTING FRONT ELEVATION

1/8"=1'-0"

1

REMODEL FOR THE:
ROBBINS RESIDENCE
1201 CAMERON STREET
ALEXANDRIA, VIRGINIA

PROJECT # DATE
DATE: 12-28-15
REVISIONS: -
REVIEW SET - 28 DEC 15

SHEET #:
A-3