

BAR Meeting
January 20, 2016

ISSUE: Permit to Demolish/Capsulate, Certificate of Appropriateness and Waiver of Section 7-202 (Height Requirement) for an addition and alterations

APPLICANT: Potomac Relocation Services, LLC

LOCATION: 1215 Duke Street

ZONE: CL / Commercial Low Zone

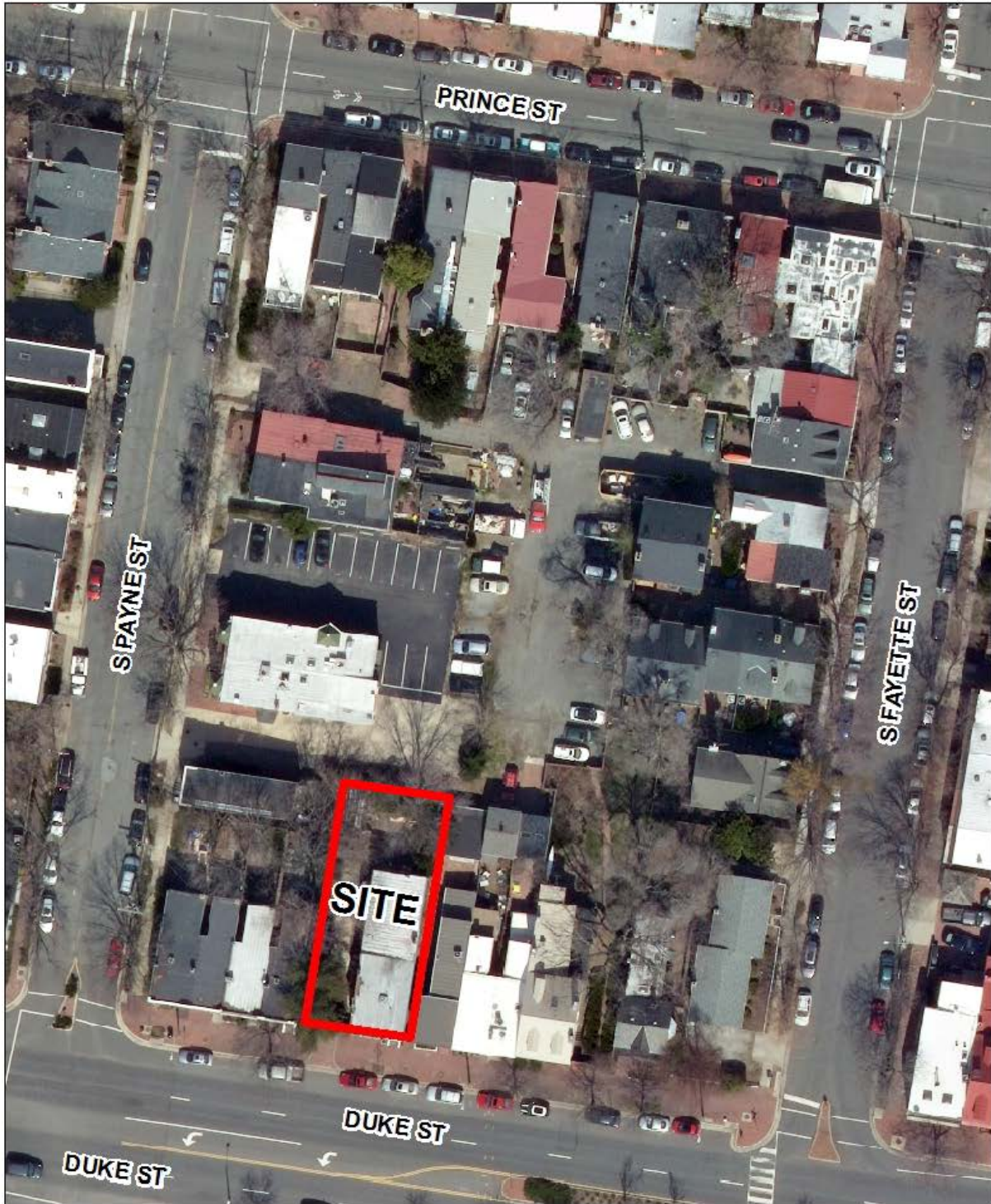
STAFF RECOMMENDATION

Staff recommends approval of the application with the conditions that:

1. The gate in the fence at the automobile entrance on Duke Street may not swing out over the public sidewalk.
2. The statements in archaeology conditions below shall appear in the General Notes of all construction plans that involve demolition or ground disturbance (including basement/Foundation Plans, Demolition, Erosion and Sediment Control, Grading, Landscaping, Utilities, and Sheeting and Shoring) so that on-site contractors are aware of the requirements:
 - a. The applicant/developer 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/developer shall not allow any metal detection to be conducted on the property, unless authorized by Alexandria Archaeology.

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.



BAR2015-0397 & BAR2015-0398



Note: Staff coupled the applications for a Permit to Demolish/Capsulate (BAR #2015-0397) and Certificate for Appropriateness (BAR #2015-0398) for clarity and brevity. This item requires a roll call vote.

I. ISSUE

The applicant is requesting approval of a Permit to partially Demolish/Capsulate, Certificate of Appropriateness and Waiver of Fence Height for an addition to the garage and alterations to the house and property at 1215 Duke Street.

The proposal includes a 14' x 21.6' addition to the east elevation of the 18' x 13' garage, which will demolish approx. 265 sq. ft. of the existing garage's wall area. According to the City Surveyor, the alley at the rear of the property parallel to Duke Street is **privately** owned. However, the alley that runs east-west at the north end of the block is public. The subject rear fence and the proposed sliding door are visible from the public alley.

The garage's new addition will be 1.6' taller than the existing garage and will be clad in wood, German profile, WP-105 siding to match the existing, two-story side addition on the house. It will continue to have a south sloping shed roof sheathed with the Coastal Metal Service brand NCR pattern standing seam metal roof prefinished in a dark bronze color. A steel garage door will be installed to face the public alley and will be an Amarr brand, Lucerne model paint-grade steel, overhead sectional carriage house style door which will be field painted. The 1/1 windows and simulated-divided light door proposed on the east elevation will be aluminum-clad wood.

The north (rear) elevation of the two-story brick ell will have a new, set of single light, sliding patio doors installed on the first floor. This will require 56 sq. ft. of the rear ell's brick wall to be demolished for the installation of these new doors.

Finally, the applicant is proposing a 6' high fence along the rear property line and a slight relocation of the existing 6' - 4" side yard fence and 7' high automobile gate.

II. HISTORY

The subject building is beautiful example of an Alexandria Queen Anne townhouse constructed the late 19th century.¹ The design features a brick corbelled cornice, arched windows capped with segmental arches containing moulded brick, a sawtooth belt course between the first and second floor, and an ornate door surround with bracketed hood. The house has a brick ell with a two-story, frame side addition containing a sleeping porch.



Front elevation: 1215 Duke Street



Side Elevation: 1215 Duke Street (View of Existing Fence)

¹ This area of Alexandria was originally part of Fairfax County. As a result, the subject building does not appear on the Alexandria Sanborn Fire Insurance Maps until 1902.

The garage on the subject property was built by 1921, but has been substantially altered, if not entirely reconstructed, over time. The current structural system in the building today is fabricated from modern pressure-treated lumber with joist hangers and lag bolts (see photos below.) The exterior has been clad with corrugated metal and the doors are modern hinged barn doors constructed with unfinished lumber.



Existing Conditions – Garage



Existing Conditions – Garage

III. ANALYSIS

The project to partially demolish the existing garage and construct an addition using modern and traditional materials complies with the CL zone regulations. The existing garage is a noncomplying structure but Zoning staff has approved its replacement and expansion.

Permit to Demolish

The Permit to Demolish/Capsulate request includes the existing garage plus the 56 Square feet of brick wall on the first floor of the rear (north) elevation of the historic ell to install a pair of new patio doors. Staff is considering these features together in the table below. In considering a Permit to Demolish, the Board must consider the following criteria set forth in the Zoning Ordinance, §10-105(B):

Standard	Description of Standard	Standard Met?
(1)	Is the building or structure of such architectural or historical interest that its moving, removing, capsulating or razing would be to the detriment of the public interest?	No
(2)	Is the building or structure of such interest that it could be made into a historic house?	No
(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?	No
(4)	Would retention of the building or structure help preserve the memorial character of the George Washington Memorial Parkway?	N/A
(5)	Would retention of the building or structure help preserve and protect an historic place or area of historic interest in the city?	No
(6)	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 in which to live?	No

In the opinion of Staff, none of the criteria in the ordinance are met for either the garage or the small amount of masonry wall area and the Permit to Demolish/Capsulate should be granted. Staff finds that the corrugated metal clad, pressure treated framed garage and the masonry wall of common brick area are not of such old and unusual or uncommon design, texture and material that they could be easily reproduced. Staff recommends approval of the request for a Permit to Demolish/Capsulate.

Alterations and New Construction

As recommended in the *Design Guidelines* chapter on accessory structures and outbuildings, the proposed garage will complement, not compete with, the architecture of the main building. The *Guidelines* also recommend that: “The materials of accessory structure should follow the historic usage of materials.” While the roof and the siding of the new structure will be standing seam metal and wood German siding, both the windows and the overhead garage doors will be constructed using synthetic materials. However, it should be noted that the BAR’s policies for modern and sustainable materials permit the use of fiber cement siding and fiberglass windows on the garage addition, as this will be new construction.

Rear Door

The proposed set of single-light, sliding glass doors on the rear elevation of the main house is generally compatible with the existing building and located on the first floor of this secondary elevation. Staff notes that the visibility of this rear elevation is extremely limited from the east/west public alley at the north end of the block and that the east/west alley adjacent to the property is private.



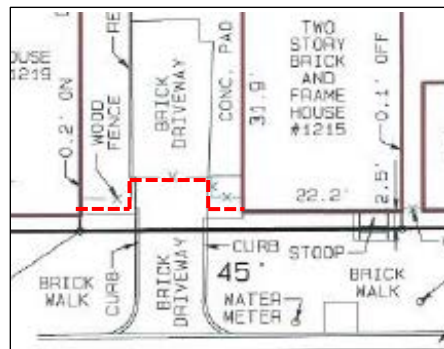
View of rear ell from alley, looking over the existing wood and metal fence



Existing Conditions – north wall of the rear ell

Fencing

The applicant is proposing a 6' high fence along the rear property line and a slight relocation of the existing 6'-4" side yard fence and 7' high automobile gate. Staff supports the installation of the new 6' high rear fence, finding it consistent and compatible with the historic building and the surrounding streetscape. Regarding the fence and gate at the front of the side yard, currently, its' footprint is in a "U" shape configuration - running from the front southwest corner of the house across the driveway to the property line (see pic from plat below.)



Existing fence location on Duke Street

The applicant desires to simply straighten out this fence, so that it extends directly from the front, southwest corner of the house to the west property line. The current heights of this fence and gate will remain unchanged and will continue to be painted or stained. However, since the fence is being relocated, the BAR must re-approve the Waiver of the Fence Height. In addition, the drawings do not indicate the direction of swing of the gate. Staff notes that the gate panels may **not** swing out over the public sidewalk and must swing in or to slide to the side.

Waiver of Height Requirement

Per Section 7-202 (C) of the Zoning Ordinance, “In the Old and Historic Alexandria and the Parker-Gray Districts, the requirement of sections 7-202(A)(1) and 7-202(B)(3) may be waived or modified by the Board of Architectural Review where the board finds that a proposed fence would be architecturally appropriate and consistent with the character of the district.” In the opinion of Staff, the 6’- 4” high wood fence and 7’ high gate installed in the front of the side yard meets these requirements and Staff recommends approval in order to completely screen any automobiles parked behind.

Staff recommends approval of the application with the recommendation described above and including the conditions of Alexandria Archaeology.

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 Zoning staff approved the applicant’s Replacement of a Noncomplying Structure application for the existing garage on January 13, 2016. Proposed addition complies with zoning.
- C-2 Replacement fences must be located completely on the subject property and any portions taller than 6’ in height must apply for a height waiver from BAR.
- C-3 Proposed rear doors comply with zoning.

Code Administration

No comments received

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 Any work within the right-of-way requires a separate permit from T&ES. (Sec. 5-2) (T&ES)
- C-5 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)

Alexandria Archaeology

- F-1 Ethelyn Cox suggests in *Historic Alexandria, Virginia, Street by Street, A Survey of Existing Early Buildings*, that the house on the adjacent lot dates to the mid-1800s. The property therefore has the potential to yield archaeological resources which could provide insight into residential/domestic activities in 19th-century Alexandria.
- R-1. The statements in archaeology conditions below shall appear in the General Notes of all site plans and on all site plan sheets that involve demolition or ground disturbance (including Basement/Foundation Plans, Demolition, Erosion and Sediment Control, Grading, Landscaping, Utilities, and Sheet piling and Shoring) so that on-site contractors are aware of the requirements:
- a. The applicant/developer 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/developer shall not allow any metal detection to be conducted on the property, unless authorized by Alexandria Archaeology.

V. ATTACHMENTS

1 – Supplemental Materials

2 – Application for BAR2015-00397-00398: 1215 Duke Street



DEPARTMENT OF PLANNING AND ZONING

FLOOR AREA RATIO AND OPEN SPACE CALCULATIONS FOR SINGLE AND TWO-FAMILY RESIDENTIAL OUTSIDE HISTORIC DISTRICTS

A. Property Information

A1. Street Address 1215 Duke St Zone CL

A2. 4500 x .75 = 3375

Total Lot Area Floor Area Ratio Allowed by Zone Maximum Allowable Floor Area

B. Existing Gross Floor Area

Existing Gross Area *		Allowable Exclusions	
Basement	708	Basement**	708
First Floor	1535	Stairways**	90
Second Floor	1487	Mechanical**	
Third Floor		Porch/ Garage**	
Porches/ Other	237	Attic less than 5**	
Total Gross *	3967	Total Exclusions	798

B1. Existing Gross Floor Area *
3967 Sq. Ft.

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

B3. Existing Floor Area minus Exclusions 3169 Sq. Ft.
(subtract B2 from B1)

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

Proposed Gross Area*		Allowable Exclusions	
Basement		Basement**	
First Floor		Stairways**	
Second Floor		Mechanical**	
Third Floor		Porch/ Garage**	67 *
Porches/ Other	209	Attic less than 5**	
Total Gross *	209	Total Exclusions	67

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

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

C3. Proposed Floor Area minus Exclusions 142 Sq. Ft.
(subtract C2 from C1)

→ existing garage reduced in rear set back

D. Existing + Proposed Floor Area

D1. Total Floor Area (add B3 and C3) 3311 Sq. Ft.

D2. Total Floor Area Allowed by Zone (A2) 3375 Sq. Ft.

*Gross floor area for residential single and two-family dwellings in the R-20, R-12, R-8, R-5, R-2-5, RB and RA zones (not including properties located within a Historic District) is the sum of all areas under roof on a lot, measured from exterior walls.

**Refer to the zoning ordinance (Section 2-145(A)) and consult with zoning staff for information regarding allowable exclusions.

If taking exclusions other than basements, floor plans with excluded areas illustrated must be submitted for review. Sections may also be required for some exclusions.

F. Open Space Calculations Required in RA & RB zones

Existing Open Space	
Required Open Space	1800 (40%)
Proposed Open Space	1840

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

Signature: [Signature] Date: 1/6/16

~~FAR PROPOSED GARAGE~~
~~AREA (1) = 82.19 sq ft~~
~~AREA (2) = 126.70 sq ft~~
~~AREA (3) = 170.81 sq ft~~

~~TOTAL AREA~~
~~PROPOSED = 379.7 sq ft~~

**OPEN SPACE
CALCULATIONS**

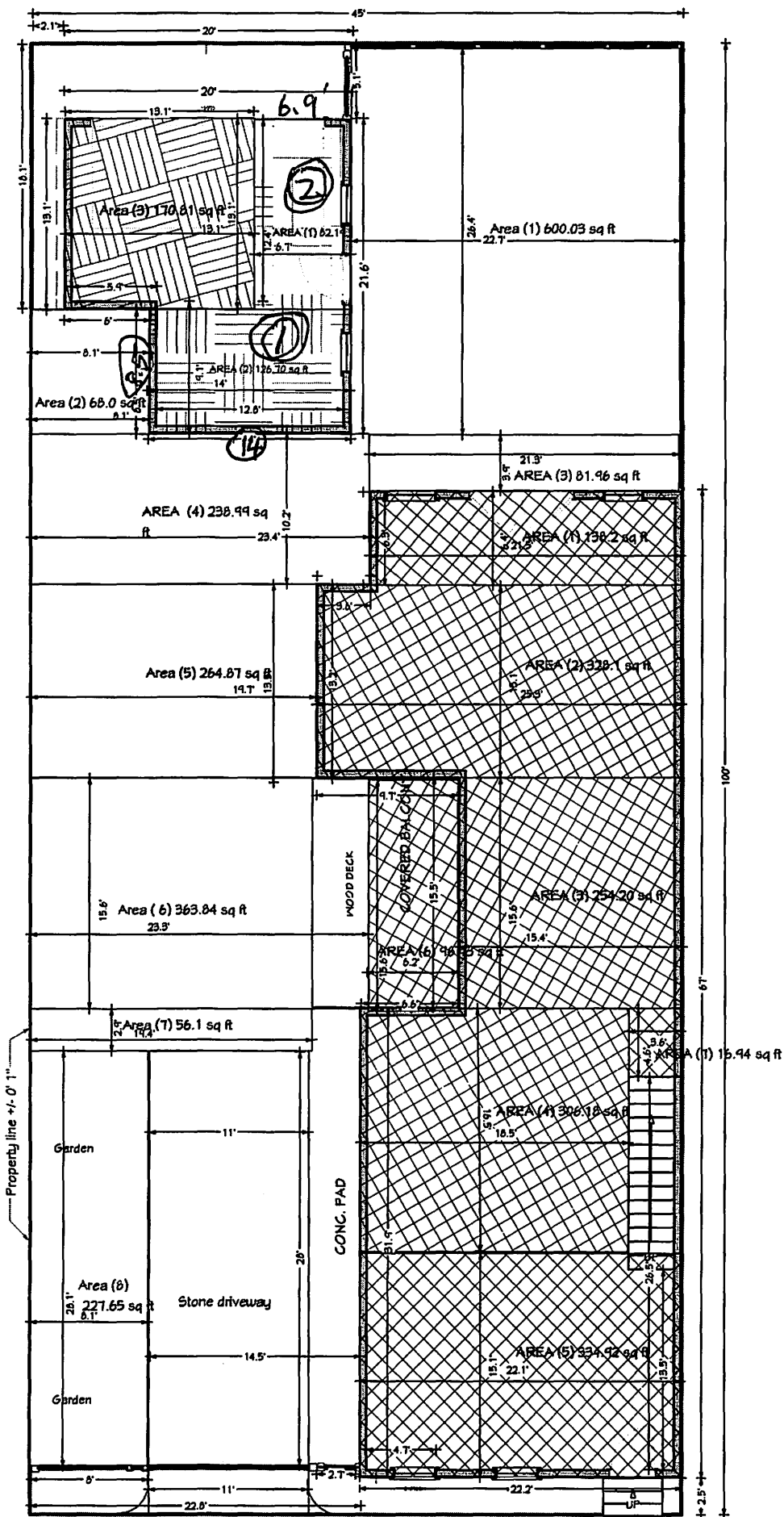
Area 1 = 600.03
Area 2 = 68.0
Area 3 = 81.96
Area 4 = 238.99
Area 5 = 264.87
Area 6 = 383.84
Area 7 = 56.1
Area 8 = 227.65

Total Area = 1840.63 sq ft

~~FAR CALCULATIONS:
FIRST FLOOR~~

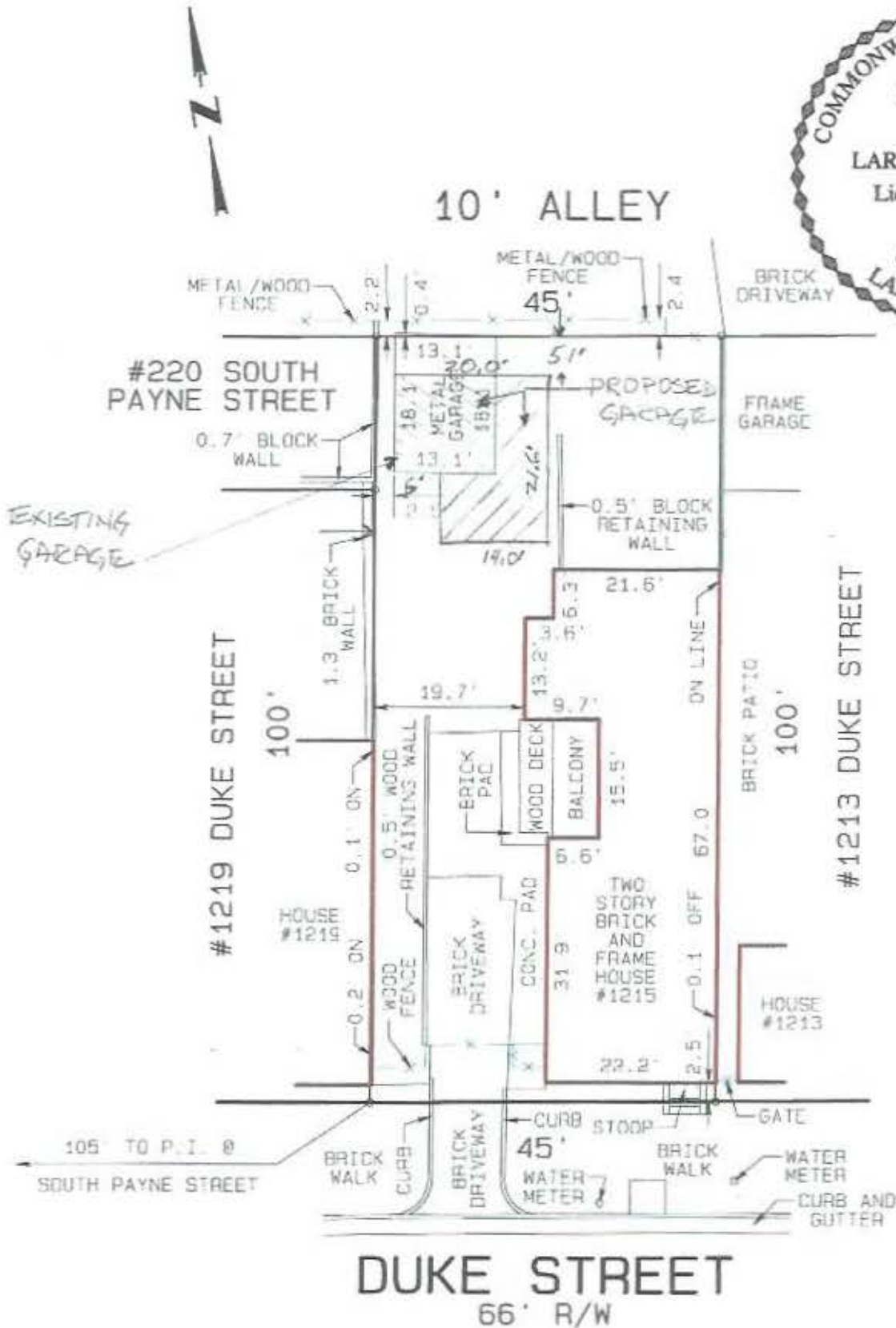
~~AREA (1) = 138.2 sq ft~~
~~AREA (2) = 328.1 sq ft~~
~~AREA (3) = 254.20 sq ft~~
~~AREA (4) = 308.18 sq ft~~
~~AREA (5) = 334.92 sq ft~~
~~AREA (6) = 96.43 sq ft~~
~~AREA (7) = 16.94 sq ft~~

~~TOTAL AREA~~
~~FIRST FLOOR = 1474.97 sq ft~~



1215 Duke St
OPEN SPACE AND FIRST FLOOR FAR CALCULATIONS
scale 3/32" = 1 foot

Potomac Relocations Services P.O. Box 1044 Lorton, VA 22191	PROJECT LOCATION 1215 DUKE ST ALEXANDRIA, VA 22314 12	SCALE 3/32" = 1 foot	PAGE CONTENTS:	PAGE # 13
DATE 01/06/2016				



PHYSICAL IMPROVEMENTS SURVEY
ON THE PROPERTY LOCATED AT
#1215 DUKE STREET
CITY OF ALEXANDRIA, VIRGINIA

SCALE: 1"=20' DATE: SEPTEMBER 22, 2015

CASE NAME: MCLAREN (OWNER)

POTOMAC RELOCATION SERVICES, LLC

NO TITLE REPORT FURNISHED.

PLAT SUBJECT TO RESTRICTIONS & EASEMENTS OF RECORD OR OTHERWISE.

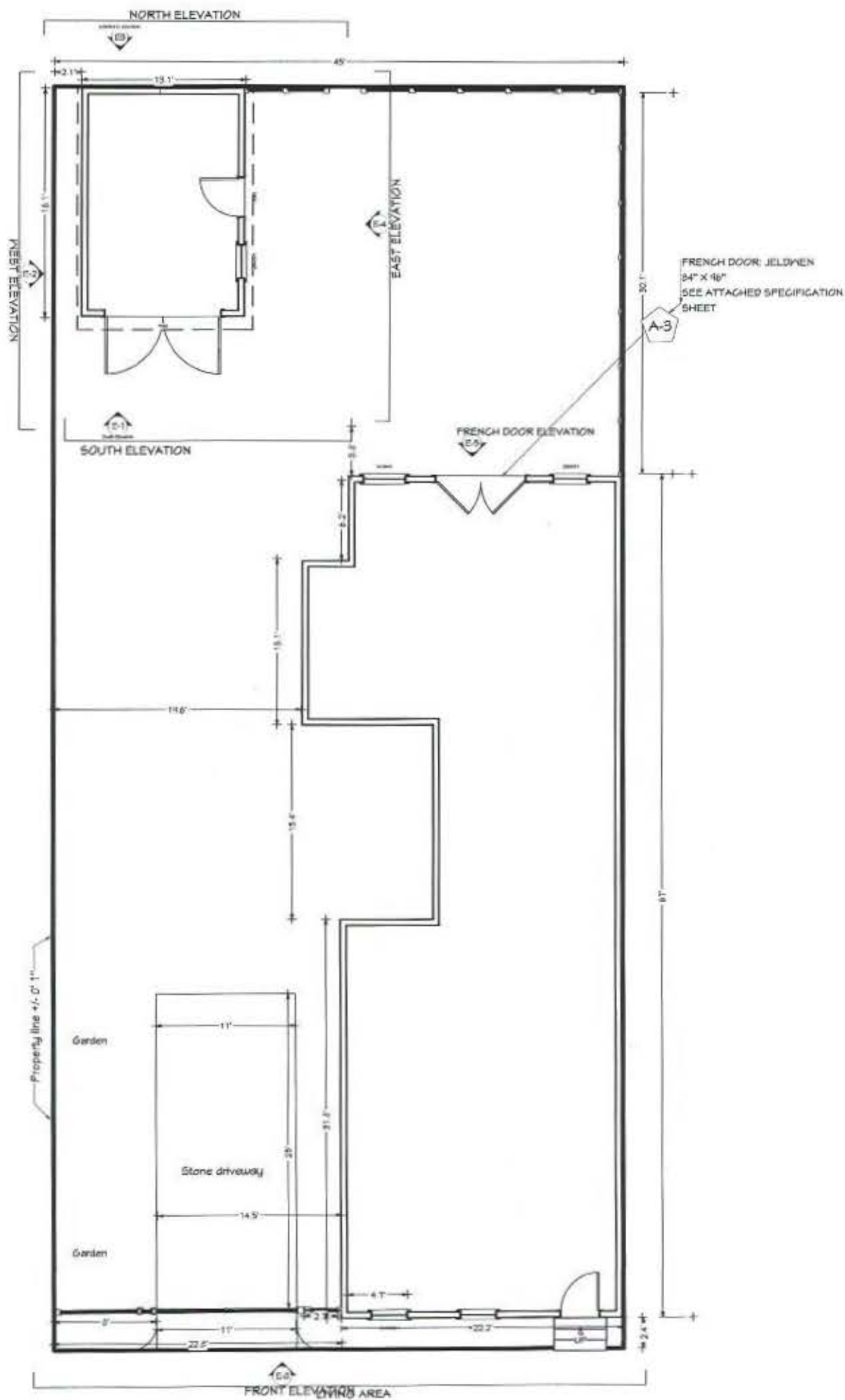
FENCE LOCATIONS, IF SHOWN, ARE APPROXIMATE ONLY
AND DO NOT CERTIFY AS TO OWNERSHIP

SCARTZ SURVEYS

LARRY N. SCARTZ
CERTIFIED LAND SURVEYOR
WOODBRIDGE, VIRGINIA

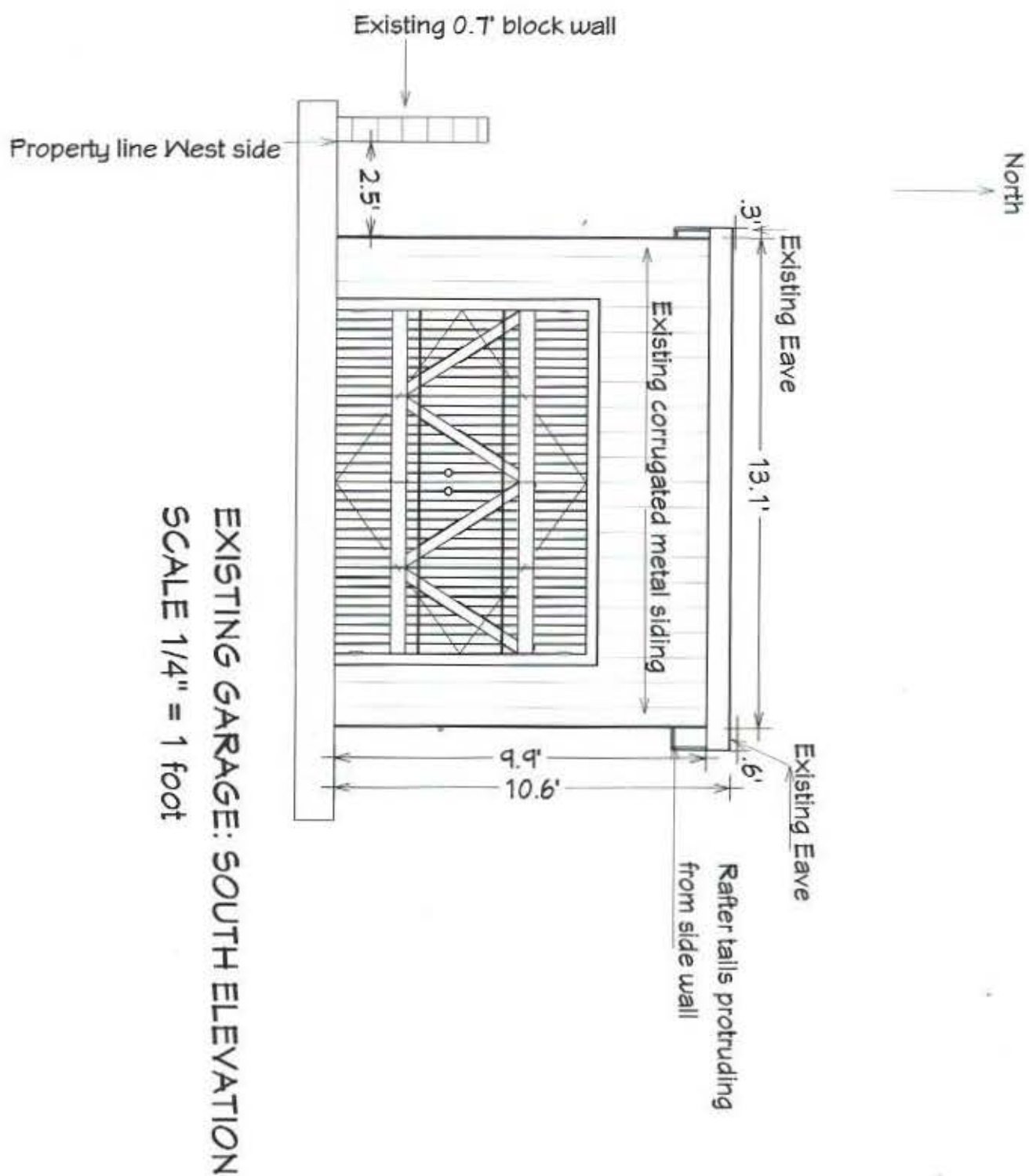
LOCAL (703) 494-4181
FAX (703) 494-3330
LARRY.SCARTZ@SCARTZ.COM





1215 Duke St
EXISTING GARAGE ELEVATION GUIDE
scale 1/8" = 1 foot

Potomac Relocations Services P.O. Box 1044 Lorton, VA 22191	PROJECT LOCATION 1215 DUKE ST ALEXANDRIA, VA 22314	SCALE 3/32" = 1 foot	PAGE CONTENTS: EXISTING GARAGE	PAGE # 8
DATE 12/15/2015	14			



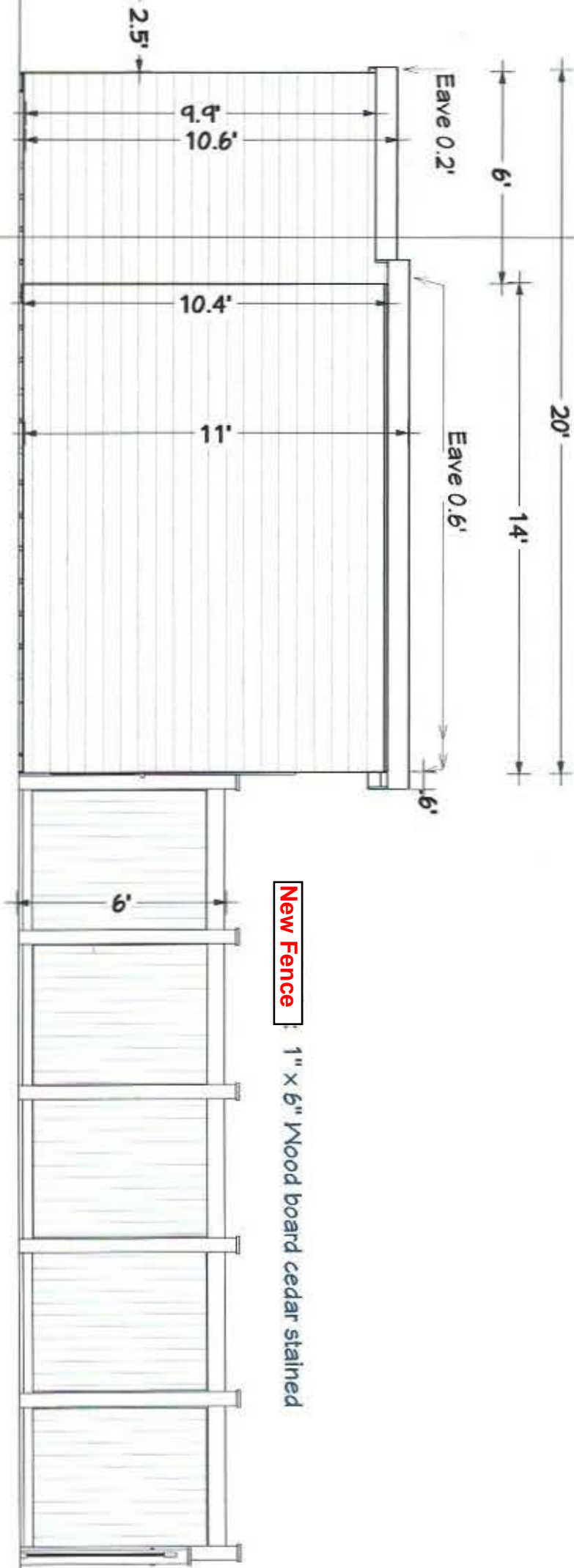
Potomac Relocations Services P.O. Box 1044 Lorton, VA 22191	PROJECT LOCATION 1215 DUKE ST ALEXANDRIA, VA 22314	SCALE 1/4" = 1 foot	PAGE CONTENTS:	PAGE #
DATE 01/06/2016	15		<div style="display: flex; justify-content: space-around; align-items: center;"> <div style="border: 1px solid black; padding: 2px;">E1</div> <div style="border: 1px solid black; border-radius: 50%; padding: 2px;">11</div> </div>	

West property line

Existing block wall

GARAGE: SOUTH ELEVATION
SCALE 1/4" = 1 foot

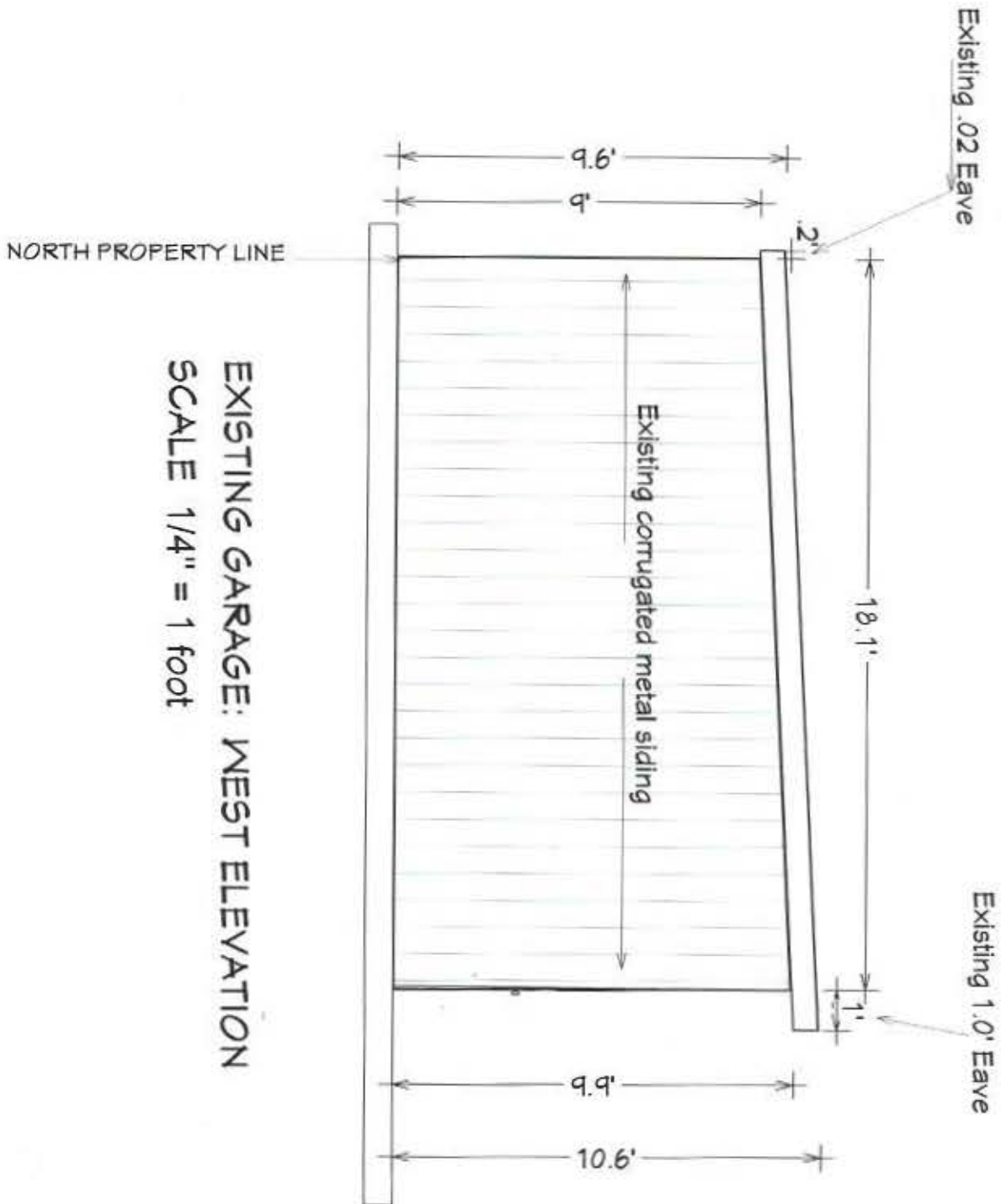
PROPOSED



New Fence

1" x 6" Wood board cedar stained

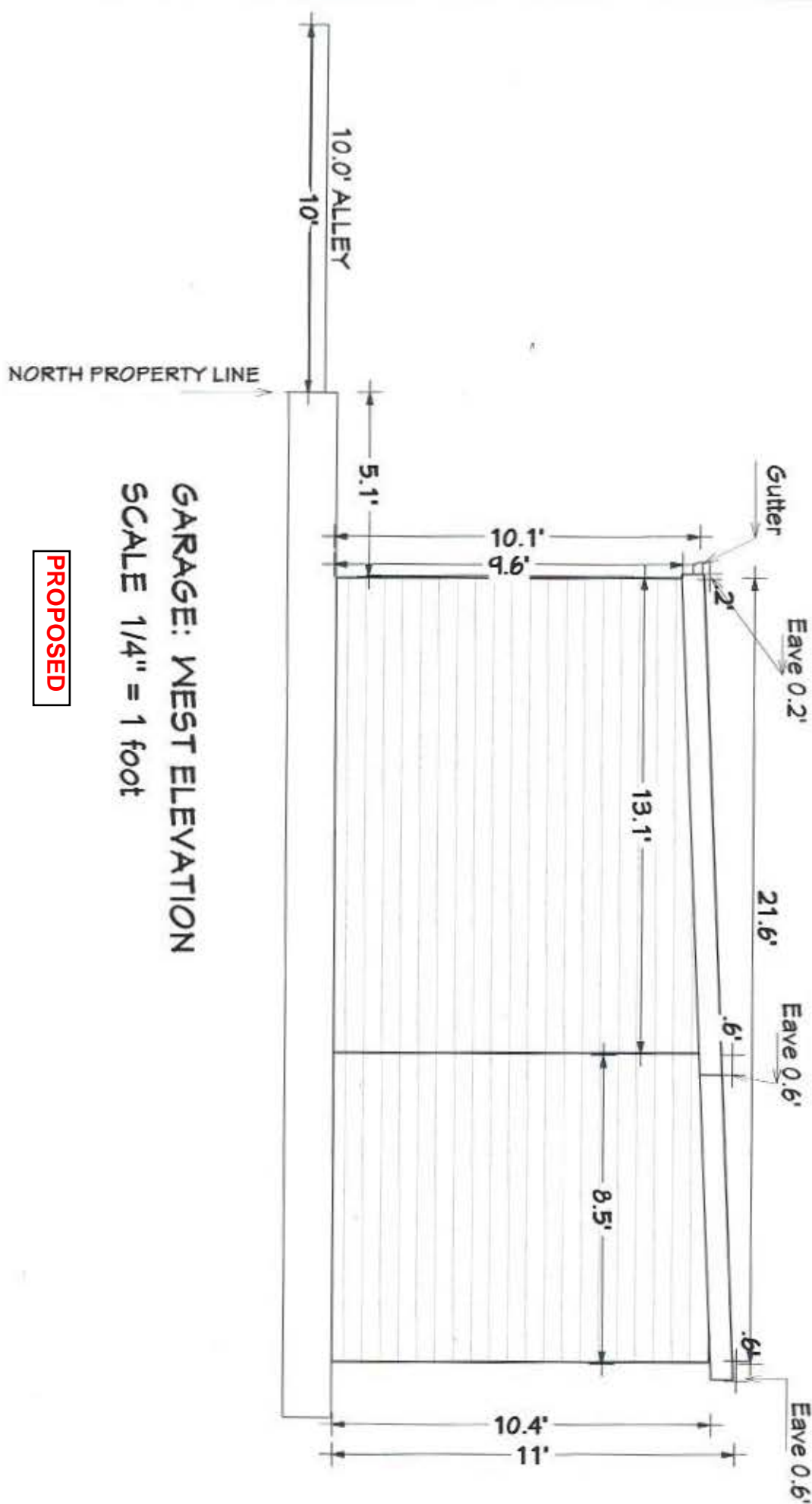
North



EXISTING GARAGE: WEST ELEVATION
SCALE 1/4" = 1 foot

Potomac Relocations Services P.O. Box 1044 Lorton, VA 22191	PROJECT LOCATION 1215 DUKE ST ALEXANDRIA, VA 22314	SCALE 1/4" = 1 foot	PAGE CONTENTS:	PAGE #
DATE 01/06/2016	17			12 E2

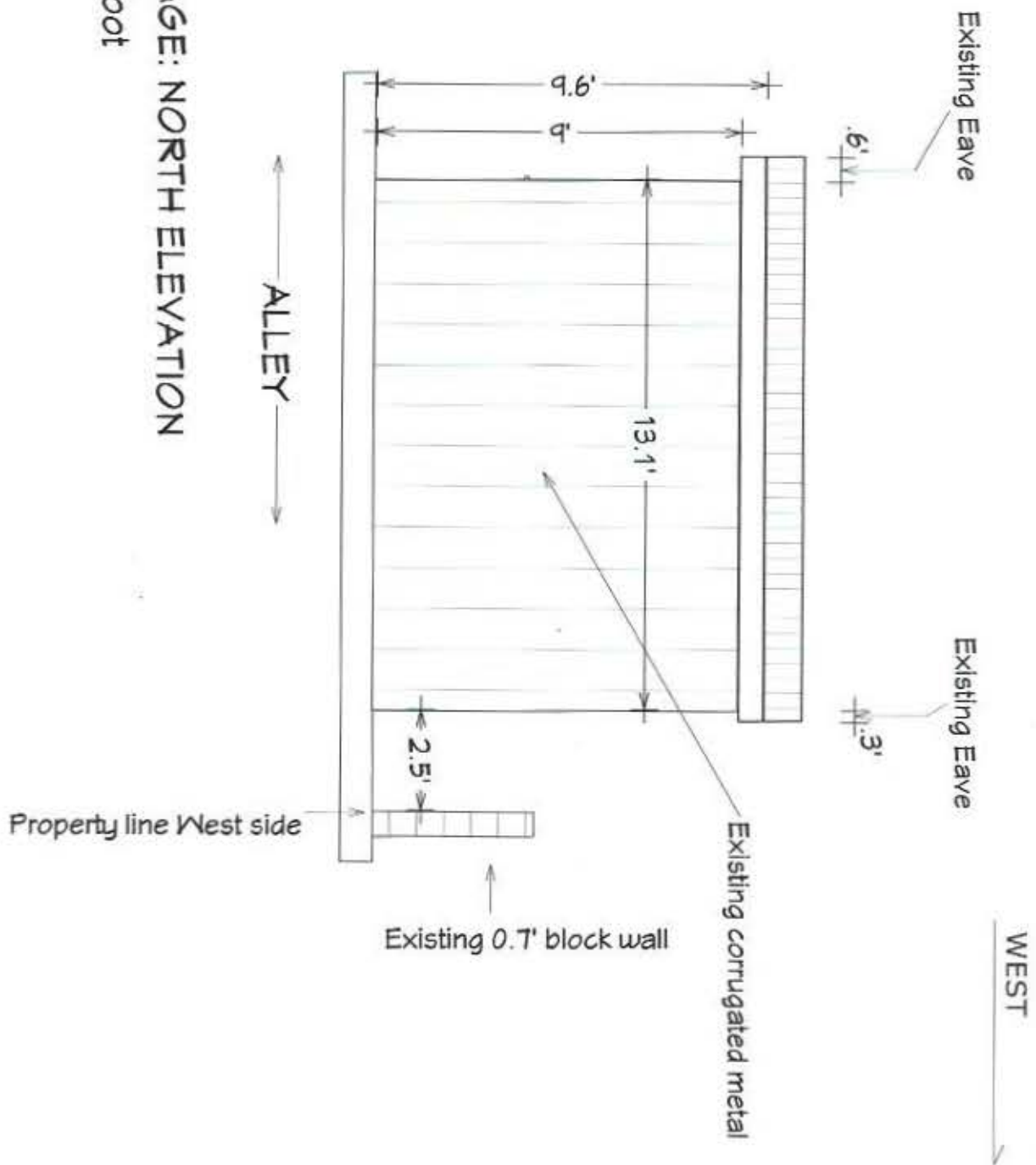
NORTH



GARAGE: WEST ELEVATION
SCALE 1/4" = 1 foot

PROPOSED

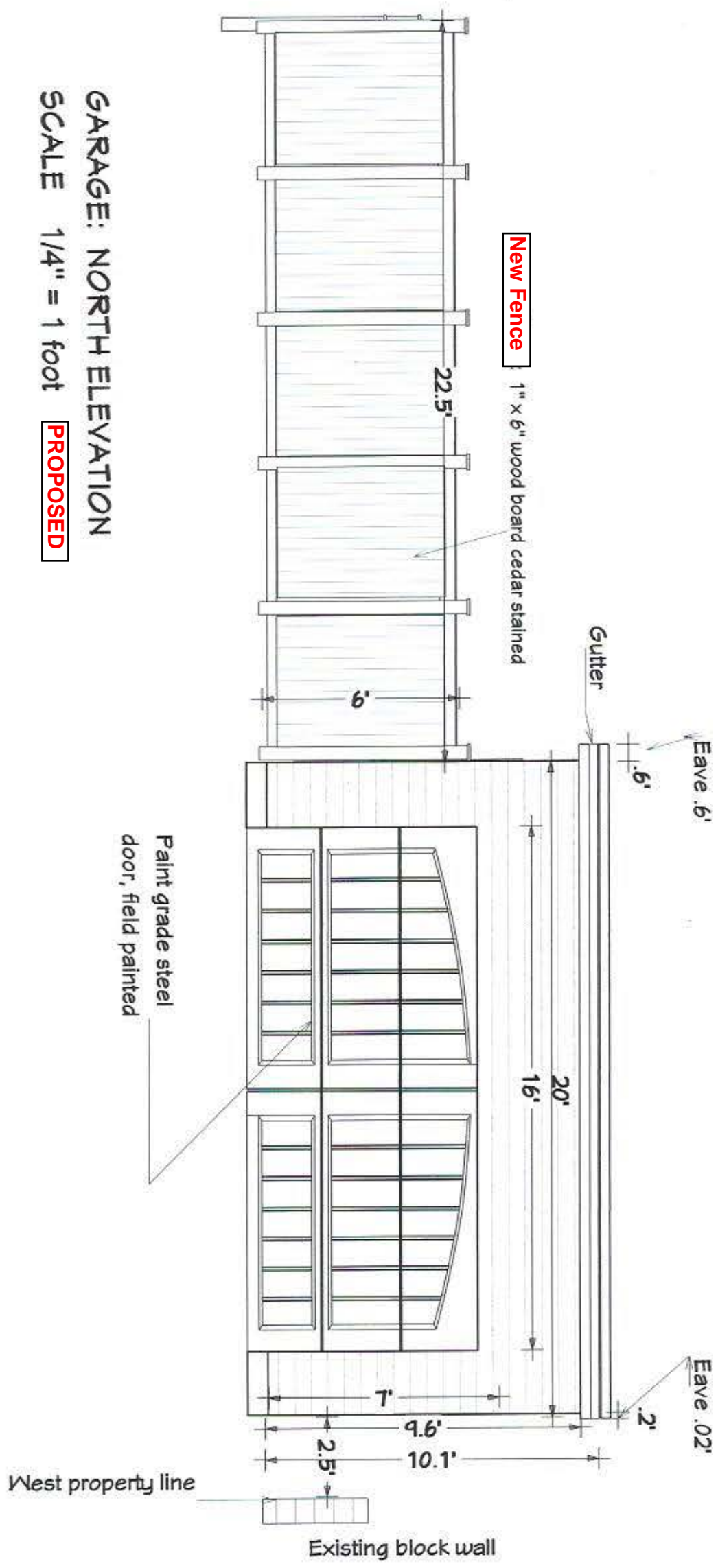
Potomac Relocations Services P.O. Box 1044 Lorton, VA 22191	PROJECT LOCATION 1215 DUKE ST ALEXANDRIA, VA 22314	SCALE 1/4" = 1 foot	PAGE CONTENTS: GARAGE: WEST ELEVATION	PAGE # 4
DATE 12/15/2015	18			E-2



EXISTING GARAGE: NORTH ELEVATION
SCALE 1/4" = 1 foot

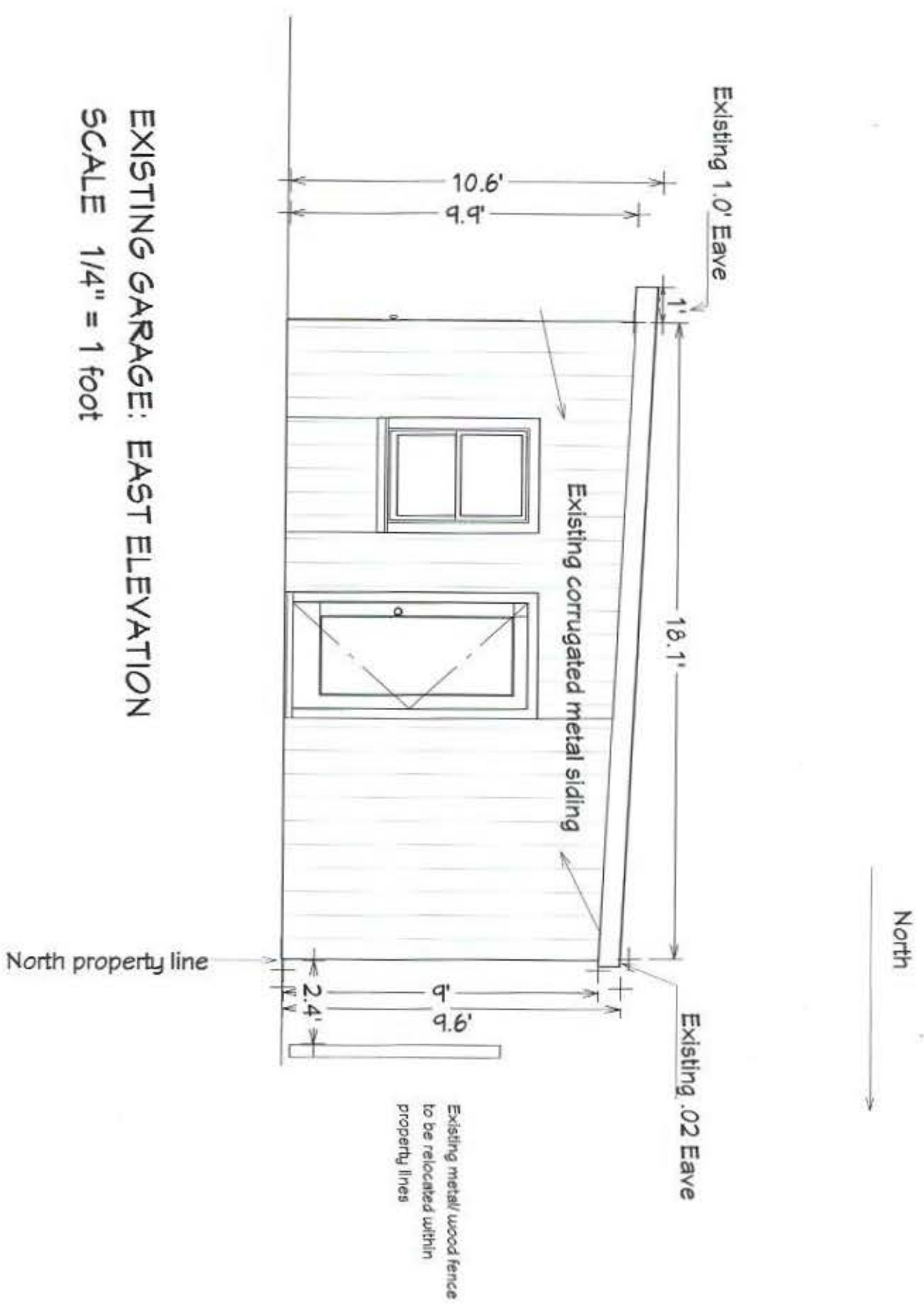
Potomac Relocations Services P.O. Box 1044 Lorton, VA 22191	PROJECT LOCATION 1215 DUKE ST ALEXANDRIA, VA 22314	SCALE 1/4" = 1 foot	PAGE CONTENTS: <div style="display: flex; justify-content: space-between; align-items: center;"> <div style="border: 1px solid black; padding: 2px;">E3</div> <div style="border: 1px solid black; border-radius: 50%; padding: 2px;">9</div> </div>
DATE 01/06/2016	19		

GARAGE: NORTH ELEVATION
 SCALE 1/4" = 1 foot **PROPOSED**

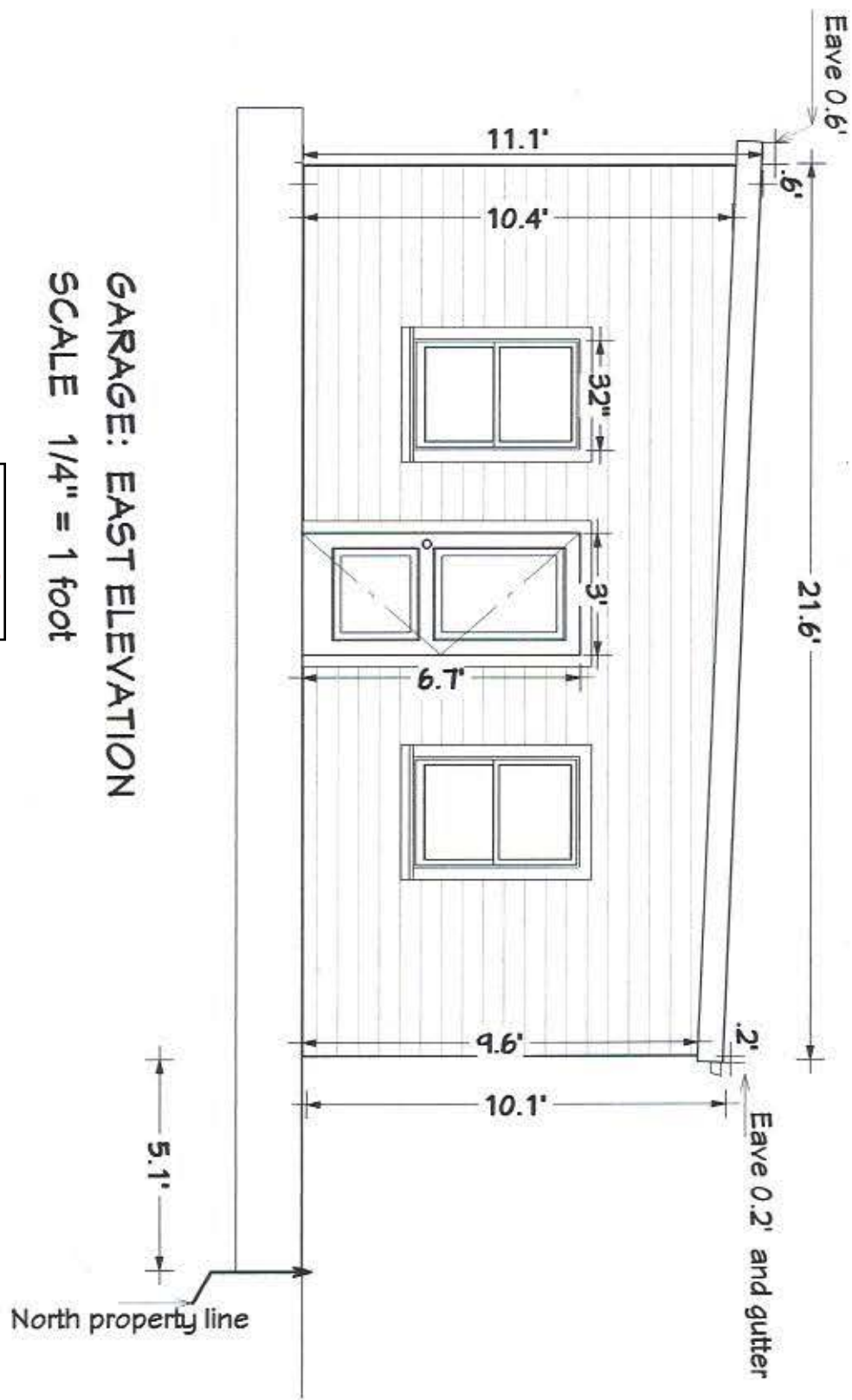


Potomac Relocations Services P.O. Box 1044 Lorton, VA 22191	PROJECT LOCATION 1215 DUKE ST. ALEXANDRIA, VA 22314	SCALE 1/4" = 1 foot	PAGE CONTENTS: GARAGE: SOUTH ELEVATION	PAGE # 5
DATE 12/15/2015	20			

EXISTING GARAGE: EAST ELEVATION
 SCALE 1/4" = 1 foot



NORTH



GARAGE: EAST ELEVATION
SCALE 1/4" = 1 foot

PROPOSED

Potomac Relocations Services P.O. Box 1044 Lorton, VA 22191	PROJECT LOCATION 1215 DUKE ST ALEXANDRIA, VA 22314	SCALE 1/4" = 1 foot	PAGE CONTENTS: GARAGE: EAST ELEVATION	PAGE # 6
DATE 12/15/2015	22			



REAR VIEW: FRENCH DOOR ELEVATION

SCALE 1/4" = 1 Foot

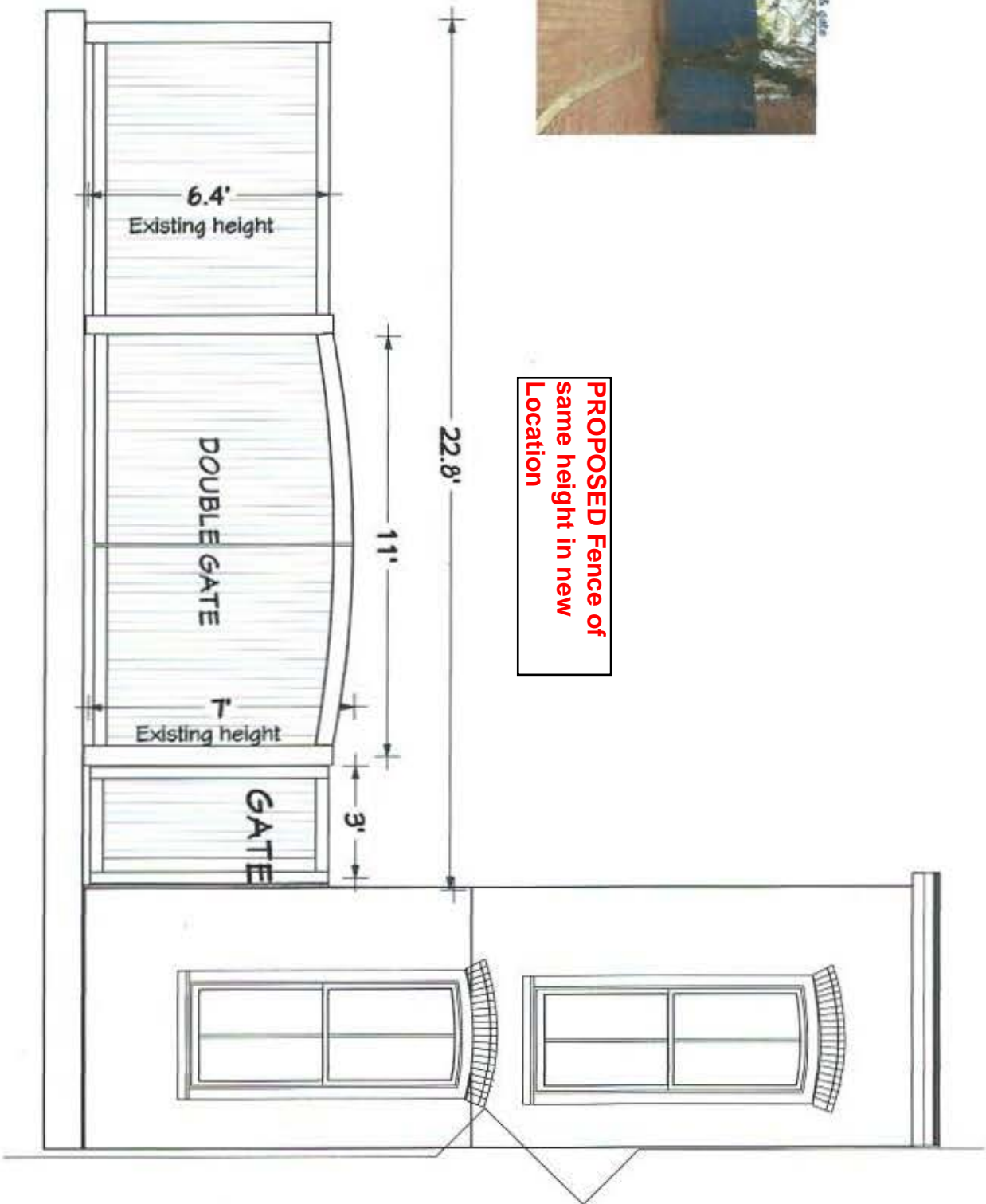
Proposed

Potomac Relocations Services P.O. Box 1044 Lorton, VA 22191	PROJECT LOCATION 1215 DUKE ST ALEXANDRIA, VA 22314	SCALE 1/4" = 1 foot	PAGE CONTENTS: FRENCH DOOR ELEVATION	PAGE # 7 E-5
DATE 12/15/2015	23			



Image of existing fence entrance & gate

PROPOSED Fence of same height in new Location



FRONT ELEVATION: GATE, ENTRANCE, FENCE
SCALE 1/4" = 1 foot

Potomac Relocations Services P.O. Box 1044 Lorton, VA 22191	PROJECT LOCATION 1215 DUKE ST. ALEXANDRIA, VA 22314	SCALE 1/4" = 1 foot	PAGE CONTENTS: FRONT ELEVATION: GATE, ENTRANCE FENCE	PAGE # <div style="border: 1px solid black; padding: 5px; display: inline-block;"> E-0 </div> <div style="border: 1px solid black; border-radius: 50%; padding: 5px; display: inline-block; margin-left: 10px;"> 2 </div>
DATE 12/15/2015	24			

Coastal Metal Service



SILICONIZED POLYESTER 29 Gauge and 26 Gauge



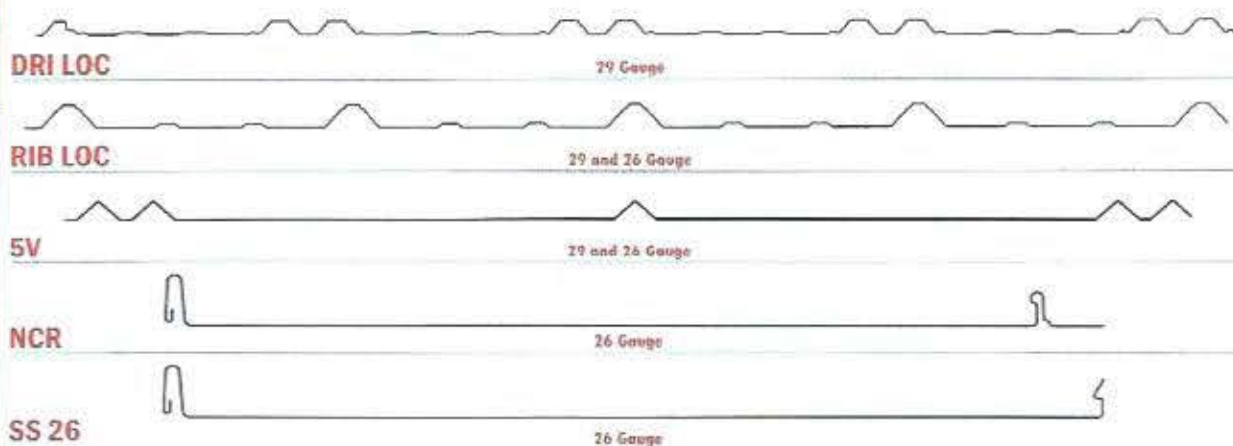
Coastal Metal Service
Hwy. 117 North Bypass
PO Box 128
Goldsboro, NC 27533
Phone: 888-267-6153
Fax: 919-705-1097



Colors are represented
as closely as possible.

If color match is critical,
please request a
physical sample.

Products Available



Visit us online at CoastalMetalService.com

Potomac Relocations Services P.O. Box 1044 Lorton, VA 22191	PROJECT LOCATION 1215 DUKE ST ALEXANDRIA, VA 22314	SCALE 1/4" = 1 foot	PAGE CONTENTS: COASTAL METAL SERVICES ROOF DESIGN: GARAGE	PAGE # 13 A-1
DATE 12/15/2015	25			

Stock Pine

SIDING



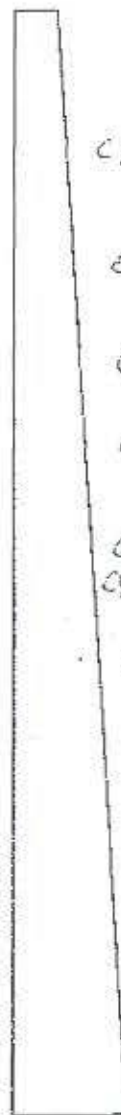
WP-105 German
Yellow Pine Siding
1 x 6
Tongue & Groove

Y16105
3/29/11



WP 117 Double Worked
Yellow Pine Siding
1 x 6
Tongue & Groove

Y16RL117D
3/25/03
SCALE: ACTUAL SIZE



Clear Siding
6-inch Exposure
1 x 6
Tongue & Groove

CYP588PRBEU
13/29/12

CYP16TG3D
3/25/13

CYP586BEU
E1415

CYP588BDBEU
C11513

CYP588BEU
3/29/13

CYP588PRBEU
CYP588PRBDBEU
D11511

CYP588PRBEU
3/22/12

SMOOT LUMBER COMPANY
GERMAN YELLOW PINE SIDING
WP-105

Potomac Relocations Services P.O. Box 1044 Lorton, VA 22191	PROJECT LOCATION 1215 DUKE ST ALEXANDRIA, VA 22314	SCALE 1/4" = 1 foot	PAGE CONTENTS: SMOOT LUMBER GERMAN YELLOW PINE SIDING WP-105	PAGE # 14 A-2
DATE 12/15/2015	26			

A-4

STEEL CARRIAGE HOUSE COLLECTIONS

CLASSICA

The Classica collection is a collection of steel carriage houses designed to provide a classic look and feel. The collection includes a variety of styles and finishes to meet your needs.

CLASSICA COLLECTION TOP SOLUTIONS

Top solutions include various window and door options, including single and double doors, and different window styles.

OPTIONAL DECORATIVE ALUMINUM HARDWARE

Optional decorative aluminum hardware includes handles, knobs, and pulls in various finishes.

CLASSICA COLLECTION COLORS

Classica collection colors include a variety of finishes, including white, black, and various shades of gray.

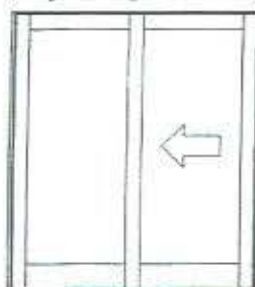
CLASSICA COLLECTION INSULATION

Classica collection insulation options include single layer steel, double layer steel, and triple layer steel.

JELD-WEN

A-3

LINE NO.	LOCATION SIZE INFO	BOOK CODE DESCRIPTION	NET UNIT PRICE	QTY	EXTENDED PRICE
Line-2	Rough Opening: 84 3/4 X 96	Frame Size : 84 X 95 1/2 Siteline Clad Sliding Patio Door, Auralast Pine, Stationary-O / Left-X, Wide Stile, Brilliant White Exterior, Clear Panel/Frame, Black Sill, Primed Interior, Nail Fin (Standard), Color Match Metal DripCap, 4 9/16 Jamb, US National-WDMA/ASTM, PG 50, Satin Nickel Hardware, Keyed, Premium Handle, Multi-Point Insulated Low-E 366 Tempered Glass, Preserve Film, Standard Spacer, Argon Filled, Traditional Glz Bd, Neat, BottomVue Mesh Bottom Rolling Extruded Screen, Brilliant White Screen, *Custom-Width*, U-Factor: 0.31, SHGC: 0.19, VLT: 0.42, Energy Rating: 11.00, CPD: JEL-N-821-00014-00001 REV 2015 2.L1235/POV 6.251 (05/27/15) NW	\$3,188.01	1	\$3,188.01



Viewed from Exterior. Scale: 1/4" = 1'

Potomac Relocations Services P.O. Box 1044 Lorton, VA 22191	PROJECT LOCATION 1215 DUKE ST ALEXANDRIA, VA 22314	SCALE 1/4" = 1 foot	PAGE CONTENTS:
DATE 12/15/2015	27		<div> <div>A-3</div> <div>A-4</div> <div>15</div> </div>

1215 Duke St
Illustrative examples of Fence and Garage door









CITY OF ALEXANDRIA
NOTICE
OF PUBLIC HEARING

Public Hearing
The City of Alexandria is holding a public hearing on the proposed amendments to the City Code of Ordinances, Chapter 22B, which relate to the City's Comprehensive Zoning Ordinance. The public hearing will be held on January 28, 2016, at 7:00 p.m. in the City Council Chamber, 100 North Fairfax Street, Alexandria, Virginia 22304. The public hearing will be open to the public and anyone wishing to speak in support of or in opposition to the proposed amendments should appear at the public hearing. The public hearing will be held in the City Council Chamber, 100 North Fairfax Street, Alexandria, Virginia 22304. The public hearing will be held on January 28, 2016, at 7:00 p.m. in the City Council Chamber, 100 North Fairfax Street, Alexandria, Virginia 22304.

January 28, 2016

City of Alexandria
Department of Planning & Economic Development
100 North Fairfax Street, Suite 200
Alexandria, Virginia 22304
(703) 688-1234
www.cityofalexandria.com



























BAR Case # 2015-00397/00398ADDRESS OF PROJECT: 1215 Duke StreetTAX MAP AND PARCEL: 074.01-10-32ZONING: CLAPPLICATION 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: Potomac Relocation Services, LLCAddress: 1215 Duke StreetCity: Alexandria State: VA Zip: 22314Phone: (703) 608-3900 E-mail: Potomacrelo@gmail.comAuthorized Agent *(if applicable)*: ☒ Attorney ☐ Architect ☐ _____Name: David Elsberg, EsqPhone: (703) 608-3900E-mail: ddeesquire@aol.com

Legal Property Owner:

Name: Potomac Relocation Services, LLC

Address: _____

City: Alexandria State: VA Zip: 22314Phone: (703) 608-3900 E-mail: potomacrelo@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.

DEC 18 2015

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 type="checkbox"/> HVAC equipment | <input type="checkbox"/> shutters |
| <input checked="" type="checkbox"/> doors | <input type="checkbox"/> windows | <input checked="" type="checkbox"/> siding | <input type="checkbox"/> shed |
| <input type="checkbox"/> lighting | <input type="checkbox"/> pergola/trellis | <input type="checkbox"/> painting unpainted masonry | |
| <input checked="" type="checkbox"/> other _____ | | | |
- ☒ ADDITION
- ☒ DEMOLITION/ENCAPSULATION
- ☐ SIGNAGE

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

--Replace existing front fence with 1"x6" wood, with cedar stain: Keep current heights at 6'4"(fence), 7' (double gate in the middle section) and relocate by moving forward slightly to align with the front house wall for aesthetic improvement.

--Replace rear deteriorated fence with 6' cedar stained wood, and relocate to align with lot line

Expand existing one car garage to 2 car garage with new brown metal roof, matching existing white wood siding of the house and install wood-stain colored metal garage door (For aesthetic and functional improvement)

--Install full view 7'x8' wood French slider in rear of house, with matching white exterior trim(for natural light and improved aesthetics)

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 5 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 5 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: Mija RomerDate: 12/18/2015

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 Mija Romer	11345 River Rd, Lorton 22079	100
² Mija Romer	N/A	
³ Mija Romer		

2. Property. State the name, address and percent of ownership of any person or entity owning an interest in the property located at 1215 Duke Street (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 Mija Romer	11345 River Rd, Lorton 22079	100
² Mija Romer	N/A	
³ Mija Romer		

3. Business or Financial Relationships. Each person or entity indicated above in sections 1 and 2, with an ownership interest in the applicant or in the subject property are require 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. All fields must be filled out completely. Do not leave blank. (If there are no relationships please indicated each person or entity and "None" in the corresponding fields).

For a list of current council, commission and board members, as well as the definition of business and financial relationship, [click here](#).

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 Mija Romer	N/A	
² Mija Romer		
³ Mija Romer		

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.

12/18/2015

Mija Romer

Date

Printed Name

Signature