

Docket Item #1 & #2
BAR CASE # 2016-0340 & 0341

BAR Meeting
November 2, 2016

ISSUE: Partial Demolition, Alterations and Waiver of Rooftop HVAC Screening Requirement

APPLICANT: Neal & Florence Cohen

LOCATION: 422 South Fairfax Street

ZONE: RM / Residential

STAFF RECOMMENDATION

Staff recommends approval of the Permit to Demolish/Capsulate, Certificate of Appropriateness and the Waiver of Rooftop Screening Requirement with the following conditions:

1. That the applicant work with staff to determine whether historic siding exists under the Masonite siding on the front façade and, if so, whether it can be reasonably repaired and restored, according to the BAR's adopted policy.
2. The following statements shall appear in the General Notes of all site plans and on all construction documents 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 or artifact collection 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.



BAR2016-00340 & 00341



Note: Staff coupled the applications for a Permit to Demolish (BAR #2016-0340) and Certificate of Appropriateness (BAR #2016-0341) for clarity and brevity.

I. ISSUE

The applicant is requesting approval for a Permit to Demolish for the following:

- Demolition of a 12' by 8' portion of the first floor of the existing two-story rear addition in order to construct a one-story rear addition (not visible).
- Demolition of a 2' by 3' area in order to enlarge the existing second floor rear window in order to convert it to a door.
- Demolition of the two existing brick flues on the two-story rear ell.

The applicant also requests a Certificate of Appropriateness for the following alterations:

- Removal of the Masonite siding on the front and rear elevations and installation of painted wood shiplap siding.
- Installation of gas lanterns flanking the front door

In addition, the applicant requests approval of a Waiver of the Rooftop HVAC Screening Requirement in order to locate two condensers on the south facing roof slope of the two-story ell.

Please note that the applicant is not seeking BAR approval for the rear addition because *it will not be visible from a public way and is therefore not subject to BAR review and approval*. The plans have been included only for context.

II. HISTORY

According to Ethelyn Cox's *Historic Alexandria, Street by Street, A Survey of Existing Early Buildings*, the three-story Greek revival frame house on this lot dates to the early nineteenth century. An examination of the **1810** Tax Assessor list for this block suggests that John Hunter owned and resided in the house at that time, valued at \$2,500. Hunter was a ship carpenter and his neighbor to the north was Basil H. Davidson, a ship captain.

There have been few changes to the footprint of the property since its construction, with the exception of the rearmost two-story addition, which was an open one-story porch until the 1950s. Staff could locate only one prior BAR approval for the subject property which was for administrative approval of the replacement of the metal roof and associated gutter repairs (BAR Case #2016-0033, February 20, 2016), although there were a number of repairs to the property in the mid-20th century.

III. ANALYSIS

Permit to Demolish/Capsulate

In considering a Permit to Demolish/Capsulate, the Board must consider the following criteria set forth in the Zoning Ordinance, §10-105(B):

Permit to Demolish/Capsulate Criteria	Meets Criteria?
(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?	No
(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

Staff supports the applicants proposed demolition on the rear elevation because it is limited to portions of the building which are not visible from the public way and which postdate 1958, according to the Sanborn Fire Insurance maps. Likewise, the chimney flues on the two story rear ell are likely later additions and their removal does not remove any portion of the building containing character-defining features of uncommon design or historic merit, nor does their demolition compromise the integrity of the building as a whole. The two chimneys on the main block will be retained. Staff recommends approval of the Permit to Demolish/Capsulate as submitted.

Alterations

Staff has no objection to the installation of new gas light fixtures at the subject property, as they are historically appropriate to the Greek revival style of the house. Further, staff commends the applicant for the removal of the inappropriate Masonite siding on the front and rear elevations of the house and the proposed installation of wood siding. When synthetic is removed from a historic house it is not unusual for historic wood siding to be found in situ underneath in relatively good condition, which is a possibility on the front façade of 422 South Fairfax Street. Therefore, it is recommended that the applicant work with staff in the field to determine if

historic siding exists, and if it does, whether it can be reasonably repaired and restored per adopted BAR policy. If that is not feasible, staff supports the use of new wood shiplap siding on the front façade, as it is the same siding material on the side elevation.

Rooftop Mechanical Equipment

The *Design Guidelines* note that “HVAC equipment should be located in a visually inconspicuous area of a building” and Section 6-403(B)(1) of the Zoning Ordinance further requires the architectural screening of rooftop mechanical appurtenances throughout the City, although the Board has the ability of waive the screening requirement. In this particular case, staff finds that the proposed units will be minimally, if at all, visible from a public way and staff recommends approval of the Waiver of the Rooftop Screening Requirement.

In summary, staff recommends approval of the application with the condition that the applicant work with staff in the field to determine if historic siding exists on the front façade. Staff notes the conditions by Alexandria Archaeology.

STAFF

Stephanie Sample, 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

PLEASE ADD – issues in the process of being resolved

Code Administration

No comments received.

Transportation and Environmental Services

- R1. The building permit must be approved and issued prior to the issuance of any permit for demolition. (T&ES)
- R2. Applicant shall be responsible for repairs to the adjacent city right-of-way if damaged during construction activity. (T&ES)
- R3. 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)
- F1. 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)
- C1. 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)
- C2. 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)
- C3. 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)
- C4. All secondary utilities serving this site shall be placed underground. (Sec. 5-3-3) (T&ES)
- C5. Any work within the right-of-way requires a separate permit from T&ES. (Sec. 5-2) (T&ES)
- C6. 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

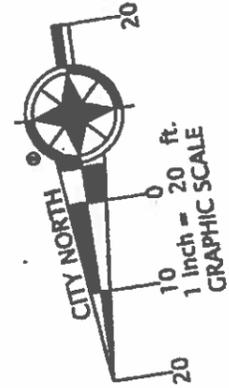
- F-1 According to Ethelyn Cox's *Historic Alexandria, Street by Street, A Survey of Existing Early Buildings*, the house on this lot dates to the early nineteenth century. An examination of the 1810 Tax Assessor list for this block suggests that John Hunter owned and resided in the house at that time, valued at \$2,500. Hunter was a ship carpenter and his neighbor to the north was Basil H. Davidson, a ship captain. Although the proposed undertaking apparently will have minimal impact to buried archaeological resources, the project has the potential to yield archaeological resources that could provide insight into domestic activities in nineteenth-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 Demolition, Basement/Foundation Plans, Landscaping, Erosion and Sediment Control, Grading, Utilities and Sheeting and Shoring) so that on-site contractors are aware of the requirements:
- a. The applicant/developer shall call Alexandria Archaeology immediately (703-838-4399) 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 or other artifact collection to be conducted on the property, unless authorized by Alexandria Archaeology.

V. ATTACHMENTS

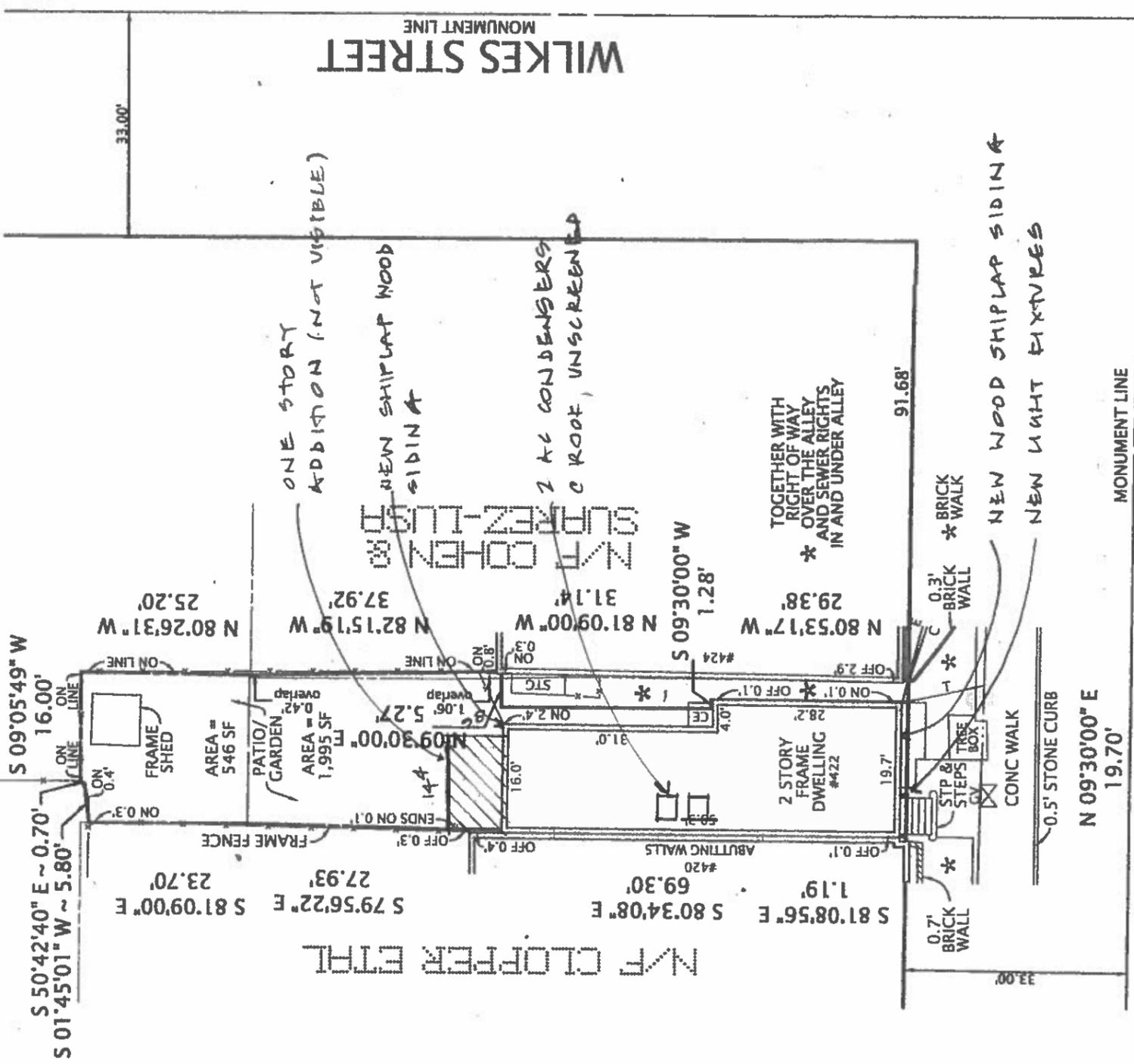
1 – *Supplemental Materials*

2 – *Application for BAR 2016-0340 & 2016-0341: 422 South Fairfax Street*

NOTE: FENCES ARE STOCKADE UNLESS NOTED.



N/F BIGELOW ETAL
 N/F MULLEN



SOUTH FAIRFAX STREET

PLAT
 SHOWING HOUSE LOCATION ON
 THE PROPERTY LOCATED AT
422 SOUTH FAIRFAX STREET
 (DEED BOOK 732, PAGE 753)
CITY OF ALEXANDRIA, VIRGINIA
 SCALE: 1" = 20'
 AUGUST 5, 2016

I HEREBY CERTIFY THAT THE POSITIONS OF ALL THE EXISTING IMPROVEMENTS HAVE BEEN CAREFULLY ESTABLISHED BY A CURRENT FIELD SURVEY AND UNLESS SHOWN THERE ARE NO VISIBLE ENCROACHMENTS AS OF THIS DATE.

THIS PLAT IS SUBJECT TO RESTRICTIONS OF RECORD.
 A TITLE REPORT WAS NOT FURNISHED.
 NO CORNER MARKERS SET.



Ordered by:
MBH
 228 S. Washington Street
 Suite 100
 Alexandria, VA 22314
 Phone: (703) 739-0100
 Fax: (703) 739-8339

DOMINION Surveyors Inc.
 8808-H PEAR TREE VILLAGE COURT
 ALEXANDRIA VIRGINIA 22309
 703-619-6555
 FAX: 703-799-6412



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

A. Property Information

A1. Street Address 422 SOUTH FAIRFAX Zone RM

A2. 2541 x 1.5 = 3811
Total Lot Area Floor Area Ratio Allowed by Zone Maximum Allowable Floor Area

B. Existing Gross Floor Area

Existing Gross Area*		Allowable Exclusions	
Basement	555	Basement**	555
First Floor	1051	Stairways**	130
Second Floor	1051	Mechanical**	12
Third Floor	551	Other** <7'-6"	420
Porches/ Other		Total Exclusions	1112
Total Gross *	3212		

B1. Existing Gross Floor Area * 3212 Sq. Ft.
B2. Allowable Floor Exclusions** 1112 Sq. Ft.
B3. Existing Floor Area minus Exclusions 2100 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	123	Stairways**	
Second Floor		Mechanical**	
Third Floor		Other**	
Porches/ Other		Total Exclusions	
Total Gross *	123		

C1. Proposed Gross Floor Area * 123 Sq. Ft.
C2. Allowable Floor Exclusions** 0 Sq. Ft.
C3. Proposed Floor Area minus Exclusions 123 Sq. Ft.
(subtract C2 from C1)

D. Existing + Proposed Floor Area

D1. Total Floor Area (add B3 and C3) 2223 Sq. Ft.
D2. Total Floor Area Allowed by Zone (A2) 3811 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

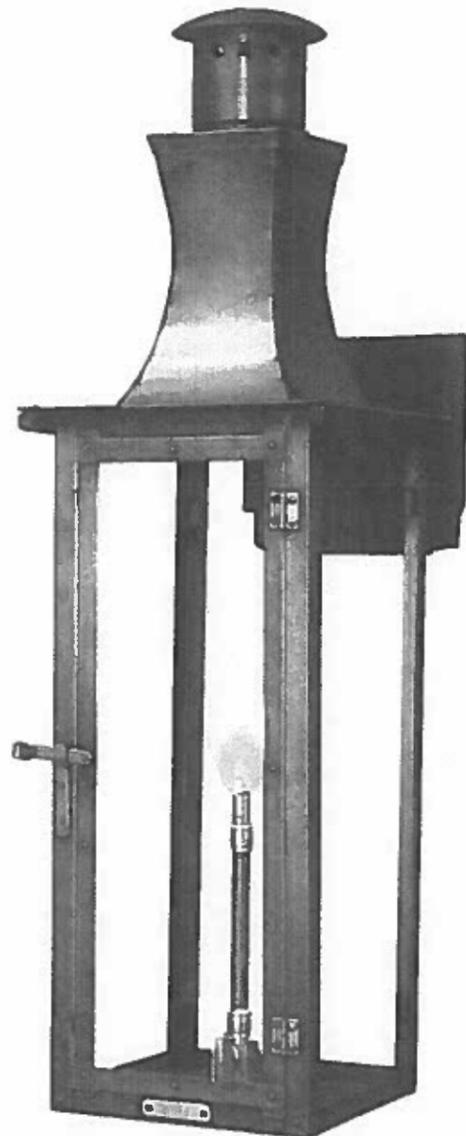
Existing Open Space	1258	51%
Required Open Space	860	35%
Proposed Open Space	1068	43%

(INC SHEB)

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 OCT 2016

Updated July 10, 2008



Front door light fixtures
Bevelo 'Governor'
Height 24" Width 7" Depth 7"



STUDIO CAMUS LLC
225 North Pitt Street Alexandria Virginia 22314
studiocamus@comcast.net
Lynnette 703 989 3777 Patrick 703 626 1984

Applicatoin & Materials
BAR2016-00340 & 00341
422 S Fairfax Street
10/3/2016

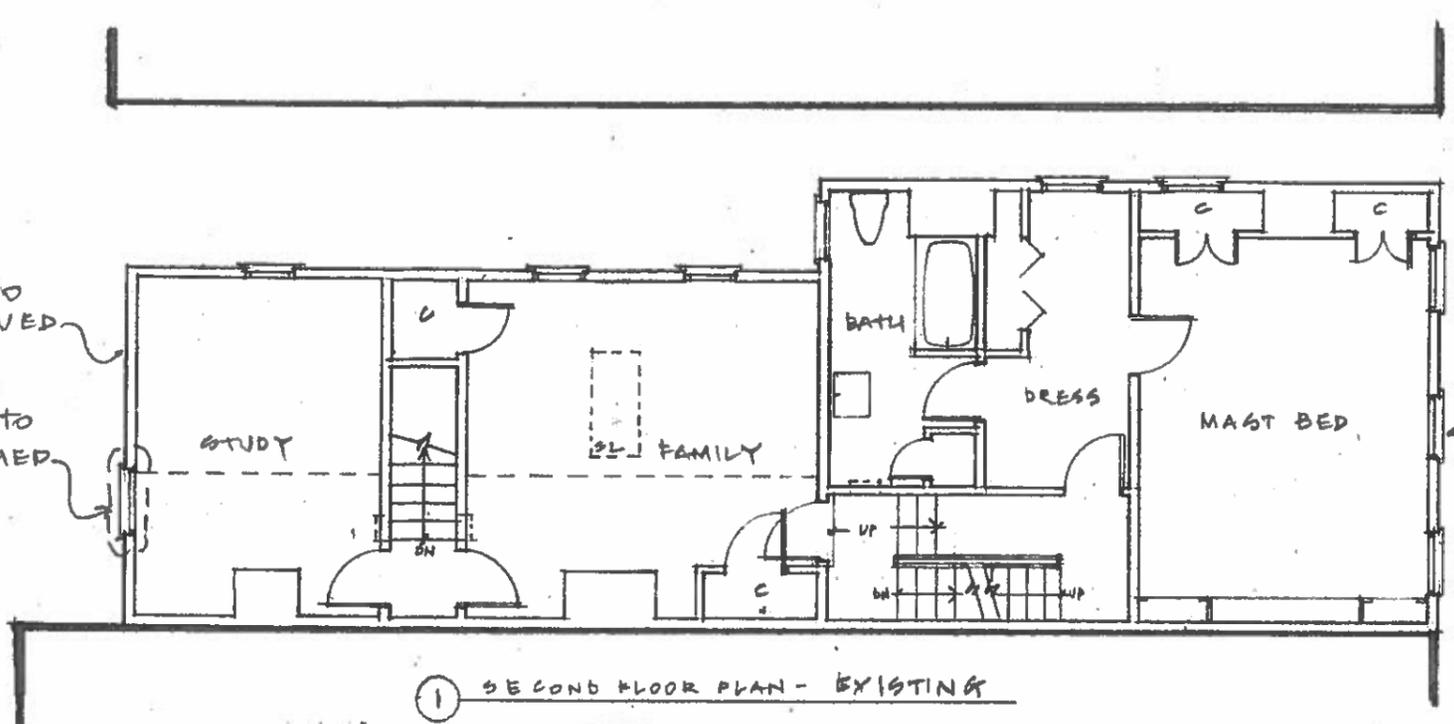
COHEN RESIDENCE
422 South Fairfax Street Alexandria Virginia

DATE	SHEET
3 OCT 16	CS2
SCALE	

SIDING TO BE REMOVED

WINDOW TO BE ENLARGED

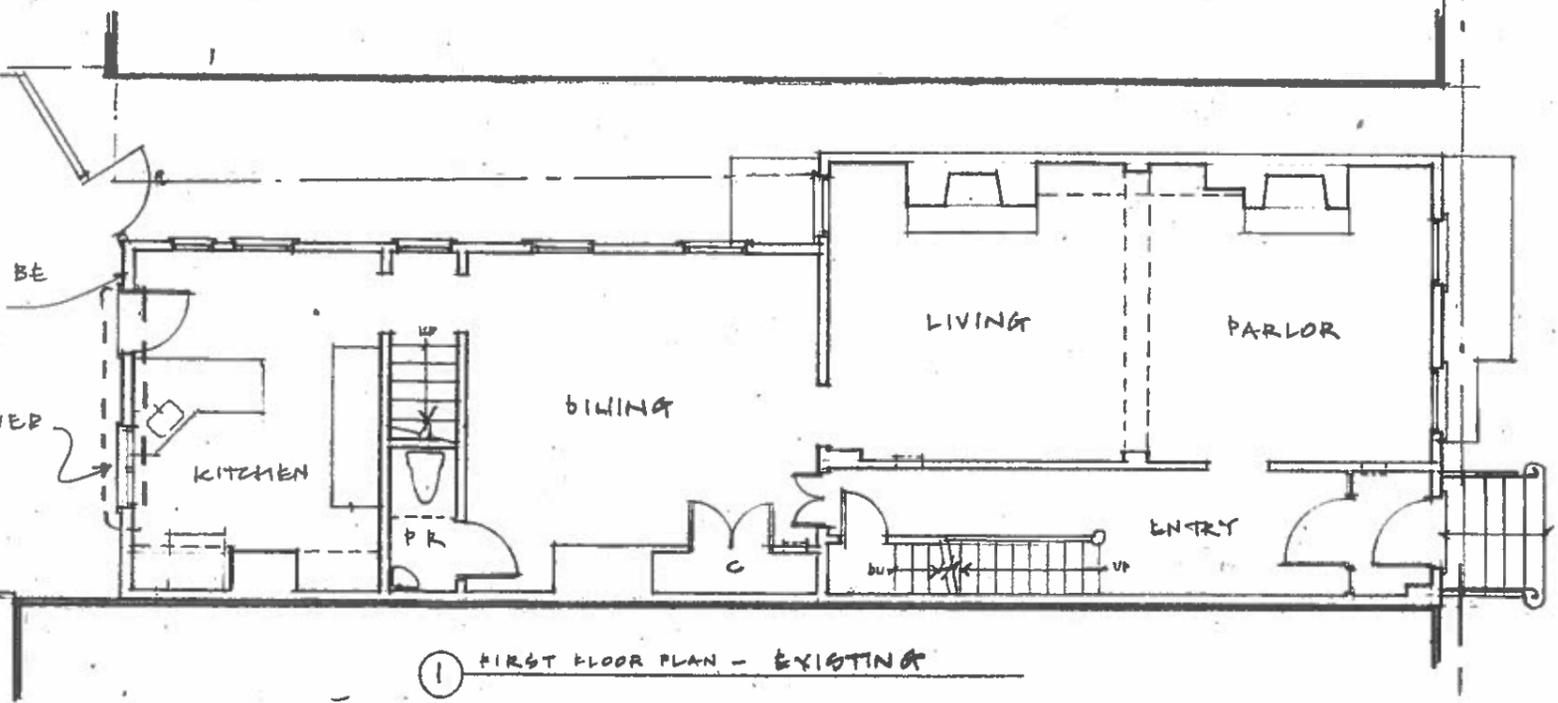
SIDING TO BE REMOVED



SIDING TO BE REMOVED

WALL TO BE REMOVED

AC TO BE MOVED



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 10/3/2016

COHEN RESIDENCE
 422 South Fairfax Street Alexandria Virginia

DATE
 300T 16
 SCALE
 1/8" = 1'-0"

SHEET
 A1

MASONITE SIDING TO BE REMOVED

BRICK FLUES TO BE REMOVED

NEW OPENING

MASONITE SIDING TO BE REMOVED

LIGHT FIXTURE TO BE REPLACED

2 REAR ELEVATION - EXIST & DEMO

1 FRONT ELEVATION - EXIST & DEMO

BRICK FLUES TO BE REMOVED

420 S FAIRFAX (BEYOND)

WINDOW TO BE REMOVED

EXIST FENCE

3 SIDE ELEVATION - EXIST & DEMO



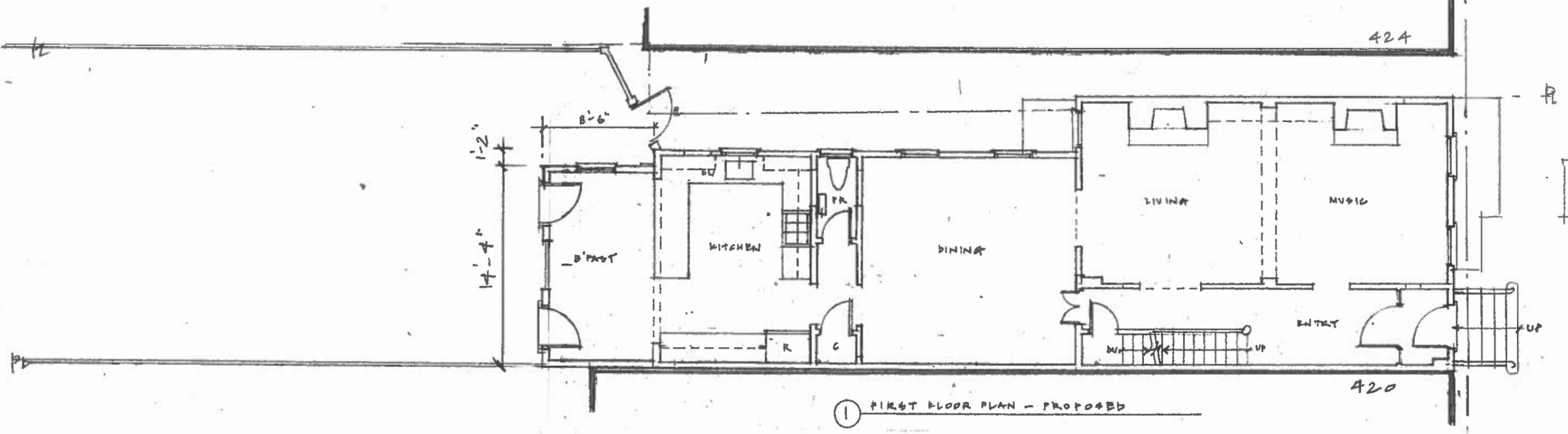
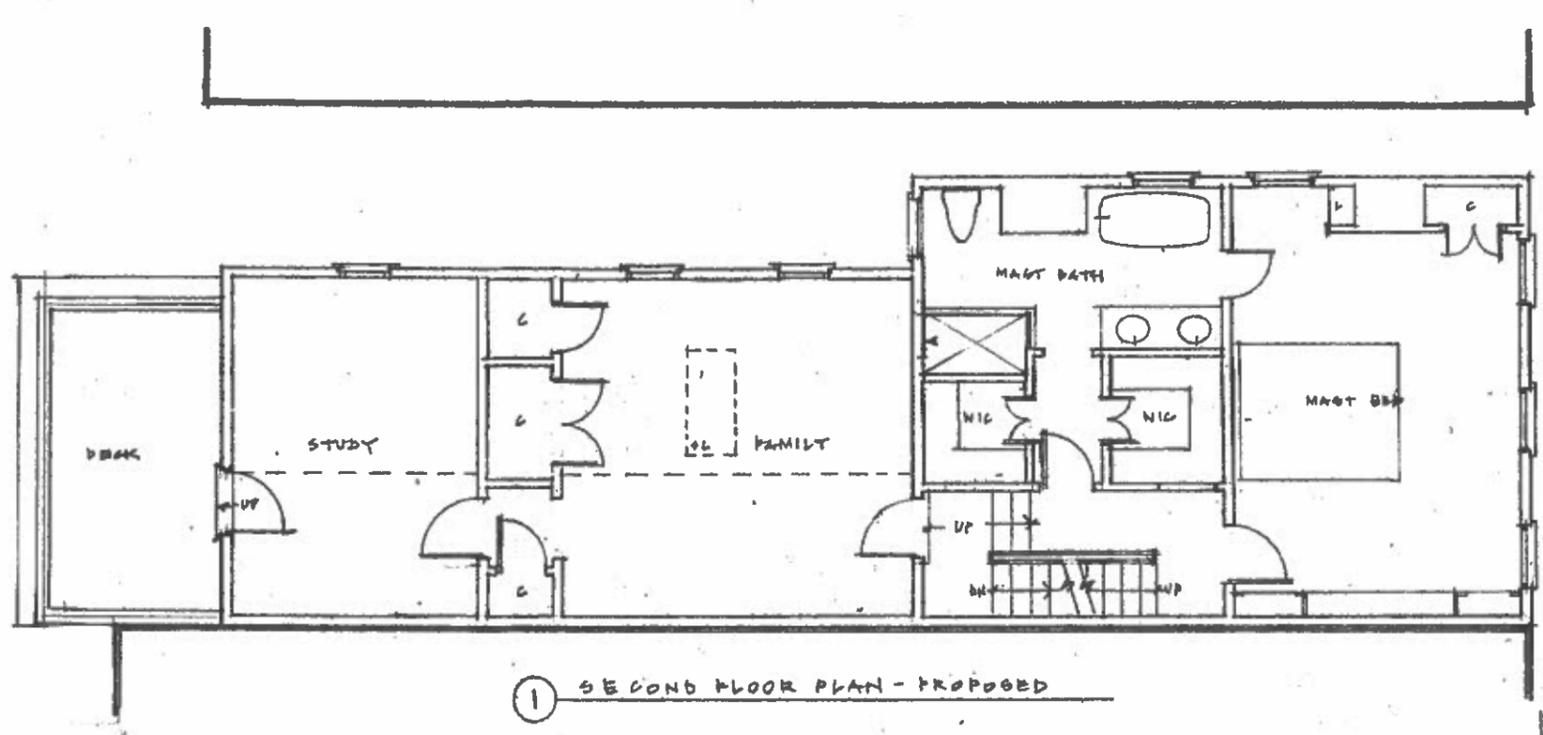
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SHEET
A2



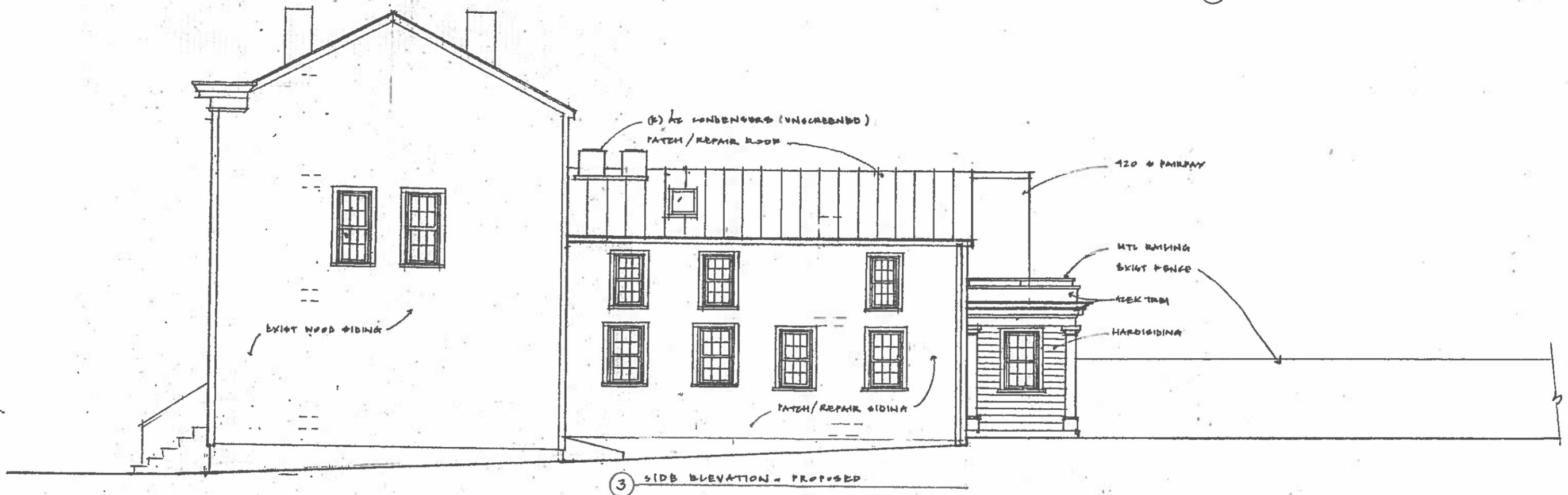
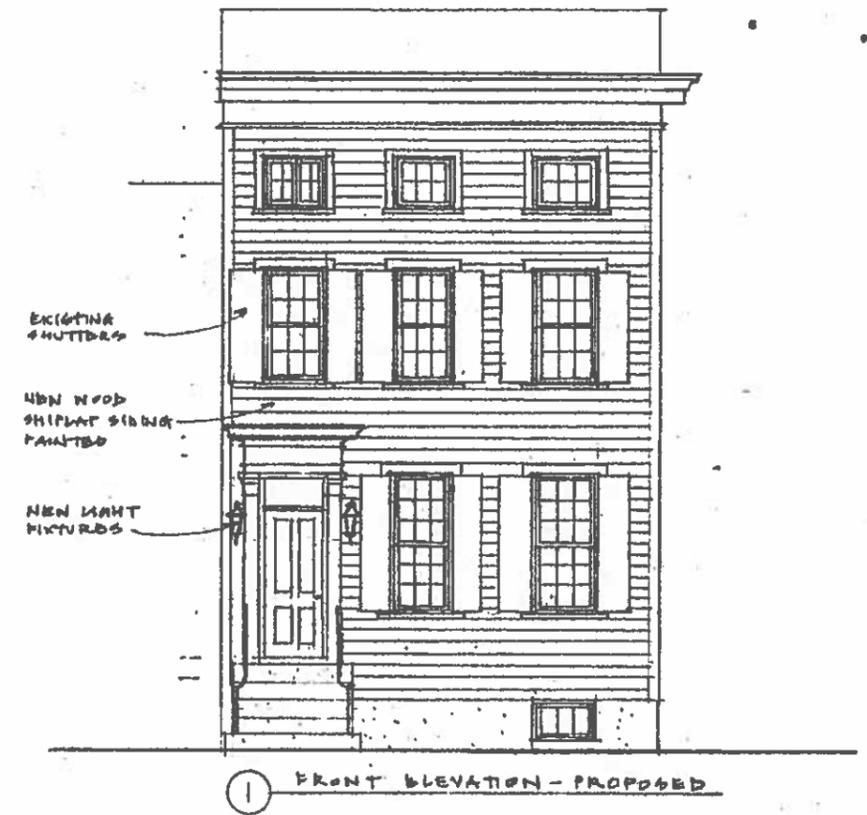
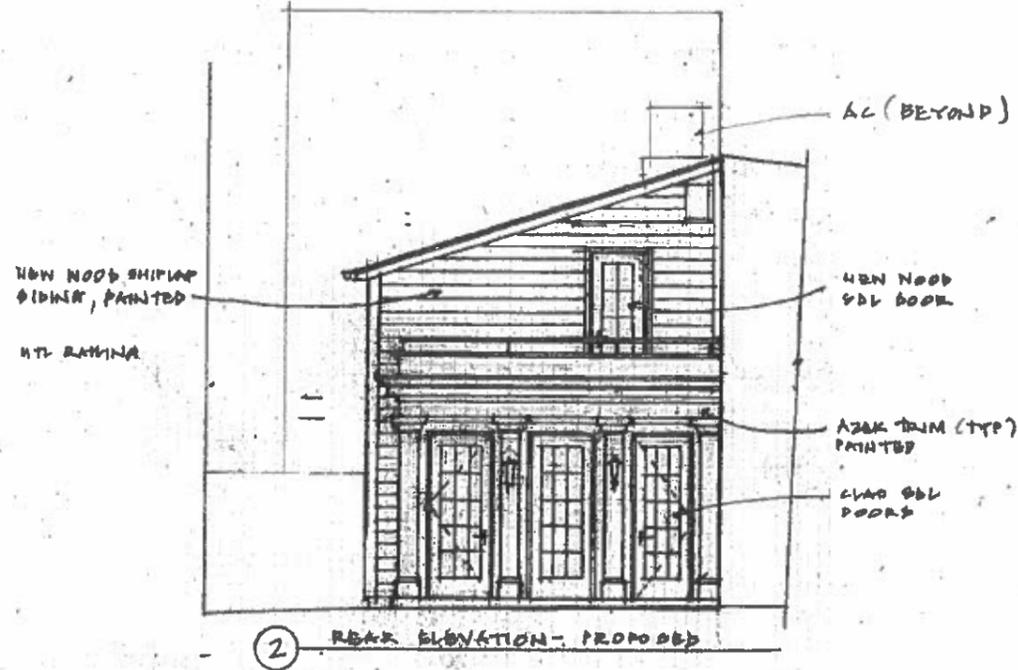
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SHEET
 A3



C²

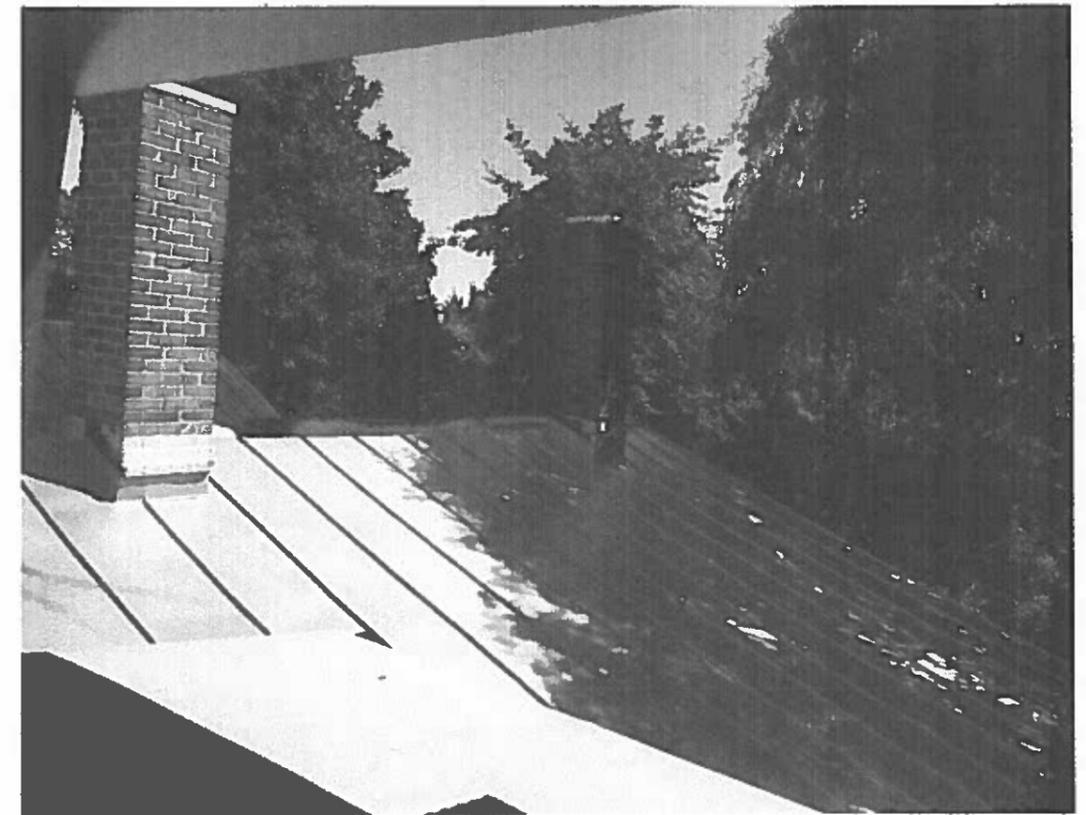
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 422 S Fairfax Street
 10/3/2016

COHEN RESIDENCE
 422 South Fairfax Street Alexandria Virginia

DATE
 3 OCT 16
 SCALE

SHEET
 A5

ADDRESS OF PROJECT: 422 SOUTH FAIRFAX

TAX MAP AND PARCEL: 7503.07.39 ZONING: RM

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: NEAL & FLORENCE COHEN

Address: 422 S FAIRFAX ST

City: ALEXANDRIA State: VA Zip: 22314

Phone: 410 370 2300 E-mail: _____

Authorized Agent *(if applicable)*: Attorney Architect _____

Name: PATRICK CAMUS Phone: 703 626 1984

E-mail: _____

Legal Property Owner:

Name: NEAL & FLORENCE COHEN

Address: SAME

City: _____ State: _____ Zip: _____

Phone: _____ E-mail: _____

- 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
 - floors
 - lighting
 - other _____
 - fence, gate or garden wall
 - windows
 - pergola/trellis
 - HVAC equipment
 - siding
 - painting unpainted masonry
 - shutters
 - shed
- ADDITION
- DEMOLITION/ENCAPSULATION
- SIGNAGE

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

REQUEST APPROVAL TO ENCAPSULATE PORTION OF REAR ELEVATION AND ENLARGE A WINDOW OPENING TO ALLOW FOR A ONE STORY ADDITION @ REAR (NOT VISIBLE). TWO NEW LIGHTS @ FRONT DOOR. REPLACE MASONITE SIDING @ FRONT & REAR WITH WOOD SIDING. WAIVER OF RELOCATED AC CONDENSER ROOF SCREENING. BRICK FLUES TO BE REMOVED @ REAR FLOUNDER

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: PATRICK CAMUS

Date: 3 OCT 2016

Applicatoin & Materials
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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. NEAL & FLORENCE COHEN	422 S FAIRFAX	100%
2.		
3.		

2. Property. State the name, address and percent of ownership of any person or entity owning an interest in the property located at 422 S FAIRFAX (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. NEAL & FLORENCE COHEN	422 S FAIRFAX	100%
2.		
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.

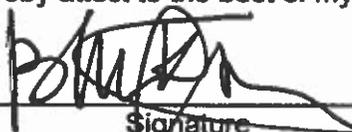
Name of person or entity	Relationship as defined by Section 11-350 of the Zoning Ordinance	Member of the Approving Body (i.e. City Council, Planning Commission, etc.)
1. N/A		
2.		
3.		

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.

3 OCT 2016
Date

PATRICK CAMUS
Printed Name


Signature