

Docket Item #2
BAR CASE #2016-00434

BAR Meeting
January 18, 2017

ISSUE: Certificate of Appropriateness for Alterations

APPLICANT: Jeffrey Fissel and Meredith Forbes

LOCATION: 324 South Pitt Street

ZONE: RM / Residential

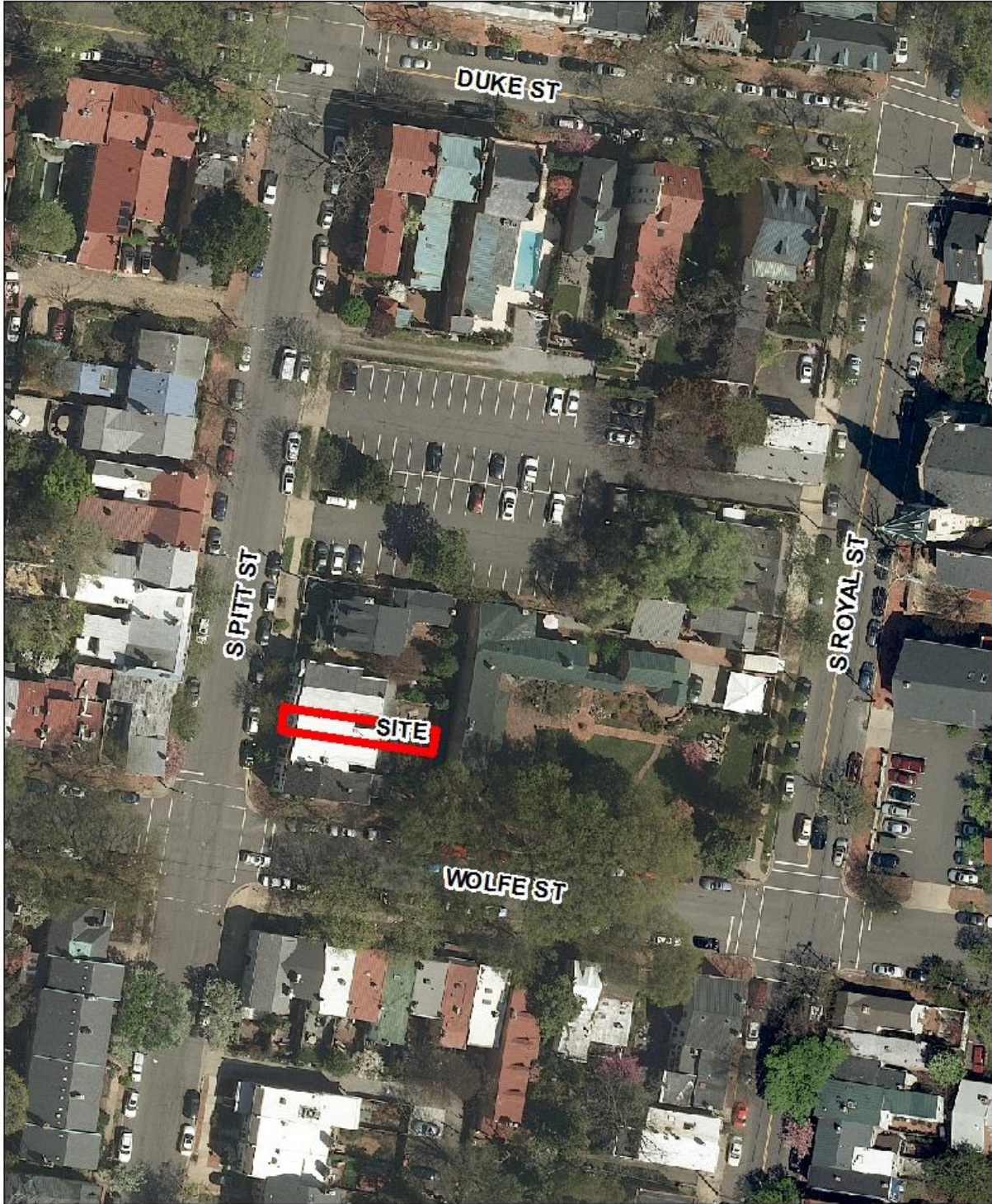
STAFF RECOMMENDATION

Staff recommends approval of the Certificate of Appropriateness with the following conditions:

1. All new windows must meet the Alexandria Replacement Window Performance Specifications contained in the BAR's adopted window policy. Specifically, the skylight:
 - a. Should have a low, flat profile to reduce visibility.
 - b. The flashing should match the color of the roofing material to reduce visibility.
2. All new and replacement doors and trim must comply with adopted BAR policies.
 - a. The French doors' glazing must comply with the Alexandria Replacement Window Performance Specifications in that the annealed glass VLT must be Lo-E 272 or lower value.
 - b. The doors' brickmold frame should be either wood or a high-quality composite material that is paintable, millable, and non-reflective rather than vinyl.

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.



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Note: Upon further research, staff determined that the total area proposed for demolition was less than 25 square feet, so no separate Permit to Demolish is required, though that case number has been retained because it was advertised for public hearing. Staff will refund the fee for the Permit to Demolish portion of the application.

I. ISSUE

The applicant wants to demolish a portion of the east (rear) wall of the house's single-story rear addition in order to enlarge an existing window aperture. Subsequently, the applicant wishes to replace the current window and exterior door with double (French) doors. In addition, the applicant wants to demolish a portion of the addition's shed roof in order to install a skylight. (Figures 1 and 2) Because the total amount of demolition will equal only approximately 23.4 square feet, the applicant is not required to seek a Permit to Demolish.¹ However, the proposed alterations will require a Certificate of Appropriateness.

Therefore, the present application is only for a Certificate of Appropriateness for the installation of a new Velux-brand skylight and the replacement of the existing window and door with Masonite-brand, steel double doors. The skylight and the upper half of the doors will be visible obliquely from Wolfe Street. (Figure 3)



Figure 1, Left: view of east (rear) elevation of 324 S. Pitt Street, looking westward.

Figure 2, Right: view of east (rear) elevation of 324 S. Pitt Street with project scope outlined.

¹ Zoning Ordinance Article 10, Section 103(B) states that demolition of less than 25 square feet does not require a separate Permit to Demolish.



Figure 3: partial view of east (rear) elevation of 324 S. Pitt Street (outlined in red) from Wolfe Street, looking northwest. Image courtesy of Google Maps, June 2014.

II. HISTORY

Based on historic map and building permit research, the vernacular townhouse at 324 South Pitt Street was one of four uniform, attached, brick dwellings (addressed 320-326) developed by J.B. Packard in 1902.² Each two-story structure has an L-shaped footprint; by the 1921 Sanborn mapping, all but the dwelling numbered 326 had one-story, frame porches with composition-shingle roofing added to the rear elevations of the ells.³ By the 1941 Sanborn map, the one-story porch on the rear of 324 South Pitt Street had disappeared although porches were present on the other three townhomes, and this pattern persisted in all further Sanborn editions through 1996. Confusingly, there are no demolition or construction permits issued for 324 South Pitt Street that would suggest the circa-1920 porch was razed or that another porch was added later, and there are no BAR cases for this address prior to this submission. Yet the absence of building permits does not preclude actual demolition or new construction, and this rear addition reads like a late 20th-century construction.

III. ANALYSIS

Regarding alterations, the BAR's *Design Guidelines* state that "A central tenet of the philosophy of historic preservation is that original historical materials should be retained and repaired rather than replaced." In many respects, the proposed scope of work does retain original materials and

² Sanborn Fire Insurance Company map of Alexandria, Va., July 1902, plate 13; Sanborn Fire Insurance Company map of Alexandria, Va., November 1907, plate 13; Alexandria Library Special Collection Division, *Early Building Permits Index*, 1996.

³ Sanborn Fire Insurance Company map of Alexandria, Va., July 1902, plate 10.

aperture configurations: while the present rear addition's elevation (measuring 10 feet wide by 8 feet high) is punctured by a double-hung, 6/6-lite window adjacent to a half-lite exterior door, the proposed alterations will combine the two asymmetrical apertures into one, centralized double-doorway holding two multi-lite French doors. The applicant proposes to salvage the existing siding that will be removed during demolition in order to patch the interstitial spaces left after the new doors are installed; similarly, the present wood trim will be replicated. In regards to the skylight, an area of approximately 6.71 square feet (21 inches by 46 inches) will be removed from the addition's shed roof (between the existing framing) while the remainder of the composition-shingle roofing will be left in situ.

In terms of materials, staff supports the applicant's choice of the 72-inch by 80-inch, Masonite-brand steel doors in "primed white" as suitable for a garden entry. (Figure 4) However, the BAR generally does not approve vinyl materials, and staff questions whether the brickmold vinyl frame is appropriate for this partially-visible architectural element. While it is minimally visible and will not be obvious from the public street, staff recommends that the applicant consider a wood frame or a high-quality composite material that is millable, paintable, and non-reflective. In keeping with BAR criteria and standards, the doors' annealed glass should be clear and have a Low-Emissivity visible light transmittance value of 272 or lower.

Masonite
72 in. x 80 in. Primed Prehung Right-Hand Inswing 15 Lite Steel
Brickmold Vinyl Frame



VELUX
21 in. x 45-3/4 in. Fresh Air Venting Deck-Mount Skylight
Glass



Figure 4, Left: Proposed replacement doors, manufacturers' specifications.

Figure 5, Right: Proposed skylight, manufacturers' specifications.

The section on skylights in the *Design Guidelines* states that "roof windows" should have a low, flat profile (as opposed to a rounded or domed profile) in order to reduce visibility. While staff supports the deck-mounted, 21-inch by 45.75-inch, Velux-brand aluminum model in concept, staff also questions how prominent the profile will be in height and whether this is the most flush option of operable skylights available on the market? Staff also recommends that the flashing should match the color of the roofing material to reduce visibility. (Figure 5)

Staff supports the proposed alterations with the conditions stipulated.

STAFF

Heather N. McMahon, 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 Proposed replacement door and new skylight will comply with zoning.

Code Administration

C-1 A building permit, plan review and inspections are required for alterations to windows and doors.

Transportation and Environmental Services

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)

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

R-2 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 Permitting & 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)

Archaeology

No comments received.

V. ATTACHMENTS

1 – Supplemental Materials

2 – Application for BAR 2016-00433 and 2016-00434: 324 South Pitt Street

324 S Pitt St BAR Application Support information

Prepared by:

Jeff Fissel (homeowner)

Phone: 703-655-4004

Email: jeff.fissel@gmail.com

Description of Proposed Work

We would like to replace/upgrade elements of the room in the back of our house. The upgrade consists of two parts. First replacing the current door and window with one double french style door on the back of the house. The second upgrade would be adding a skylight to the back part of the house. If one of these requires more approval than the other we'd be happy to separate into two applications as to keep the processes moving with the other upgrade.

Demolition/Encapsulation

- Survey - see attached doc labeled "324 S Pitt Survey.pdf"
- Elevations Drawings - reference above, no changes being made to elevations
- Photographs - see attached doc "Pictures for BAR.pdf"
- Reason - Our current door is old, drafty and has a dog door cut into it which is not needed. The proposed french door will improve the look of the back of the house and allow for more light into the back room and kitchen. This would also improve the ability to effectively heat and cool that back room. The window being removed is also drafty and single paned.
- Alternatives - keep existing configuration, this is not optimal because of drafty, inefficient door and window.

Alterations

- Photographs - see attached doc "Pictures for BAR.pdf"
- Manufacturer specifications for proposed door - See picture and link to more information in "Pictures for BAR.pdf"
- Drawing with changes - see attached doc "Pictures for BAR.pdf" which has a page with planning alterations
- Official Survey of Plat - see attached doc labeled "324 S Pitt Survey.pdf"

Application & Materials
BAR2016-00433 & 00434
324 S Pitt Street
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NOTES:

1. FENCE LOCATIONS, IF SHOWN, ARE APPROXIMATE ONLY AND DO NOT CERTIFY AS TO OWNERSHIP.
2. ACCORDING TO THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT'S FLOOD INSURANCE RATE MAP, THE PARCEL SHOWN HEREON APPEARS TO BE IN ZONE: "X"
3. NO TITLE REPORT FURNISHED, PLAT SUBJECT TO RESTRICTIONS AND EASEMENTS OF RECORD.
4. METES AND BOUNDS AND MERIDIAN SHOWN WERE TAKEN FROM DEEDS OF RECORD.
5. IPF = IRON PIPE FOUND

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HOUSE LOCATION SURVEY
OF THE PROPERTY OF
BRAULT & McCORMICK

CITY OF ALEXANDRIA, VIRGINIA

SCALE: 1"=10'

DATE: 08/20/2015

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE POSITIONS OF ALL THE EXISTING IMPROVEMENTS HAVE BEEN CAREFULLY ESTABLISHED BY A TRANSIT TAPE SURVEY AND UNLESS OTHERWISE SHOWN THERE ARE NO ENCROACHMENTS EITHER WAY ACROSS THE PROPERTY LINE.

CERTIFIED LAND SURVEYOR



SCHOOLS & TOWNSEND, P.C.

ENGINEERS · SURVEYORS

9252 MOSBY STREET · MANASSAS, VIRGINIA 20110
703-368-8001 · 631-2995 · FAX 703-368-9950

PARCEL IDENTIFICATION #: 074.04-05-23

OWNER OF RECORD: BRAULT & McCORMICK (SALES REF. 090019247)

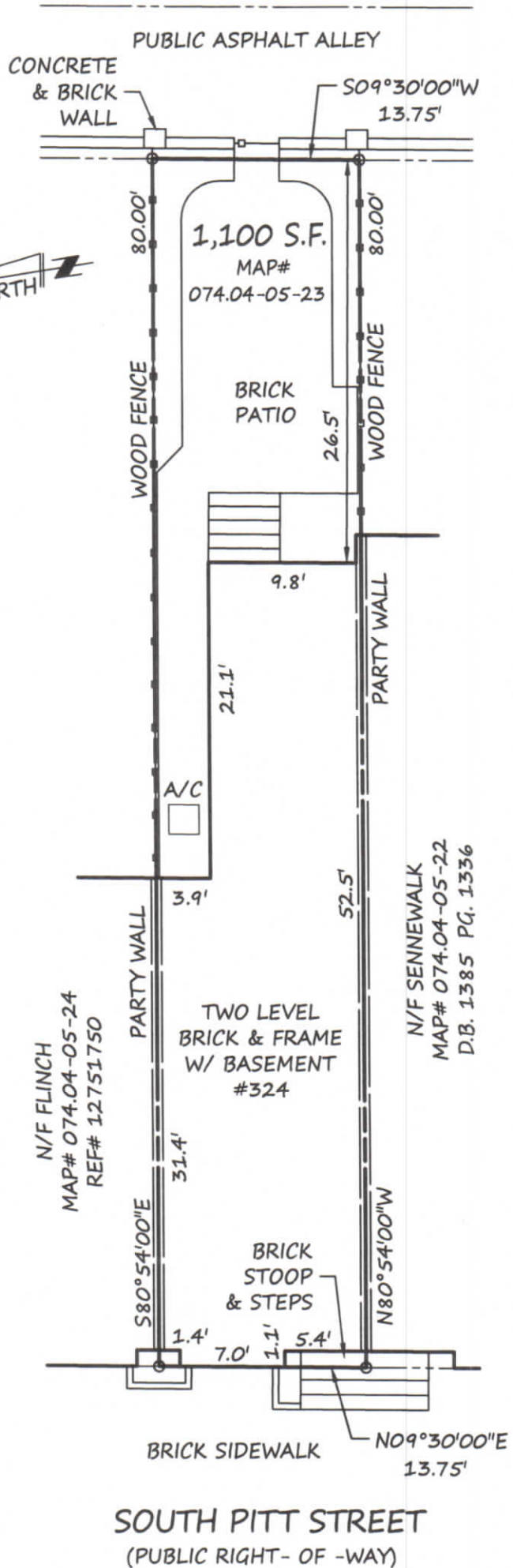
CASE NAME: CHAMPION TITLE

DRFT. BY: MS

WO#: 4-15-1339

FB. 626 PG. 77

CHKD. BY: GM





Front of 324 S Pitt St

No changes being made

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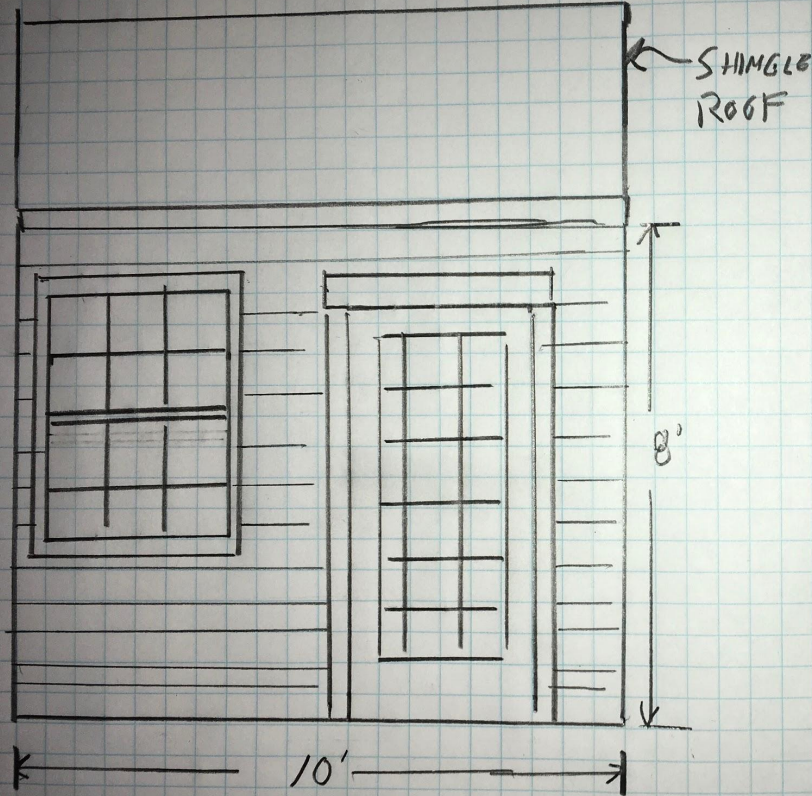
Back of house - As is today

2 proposed changes

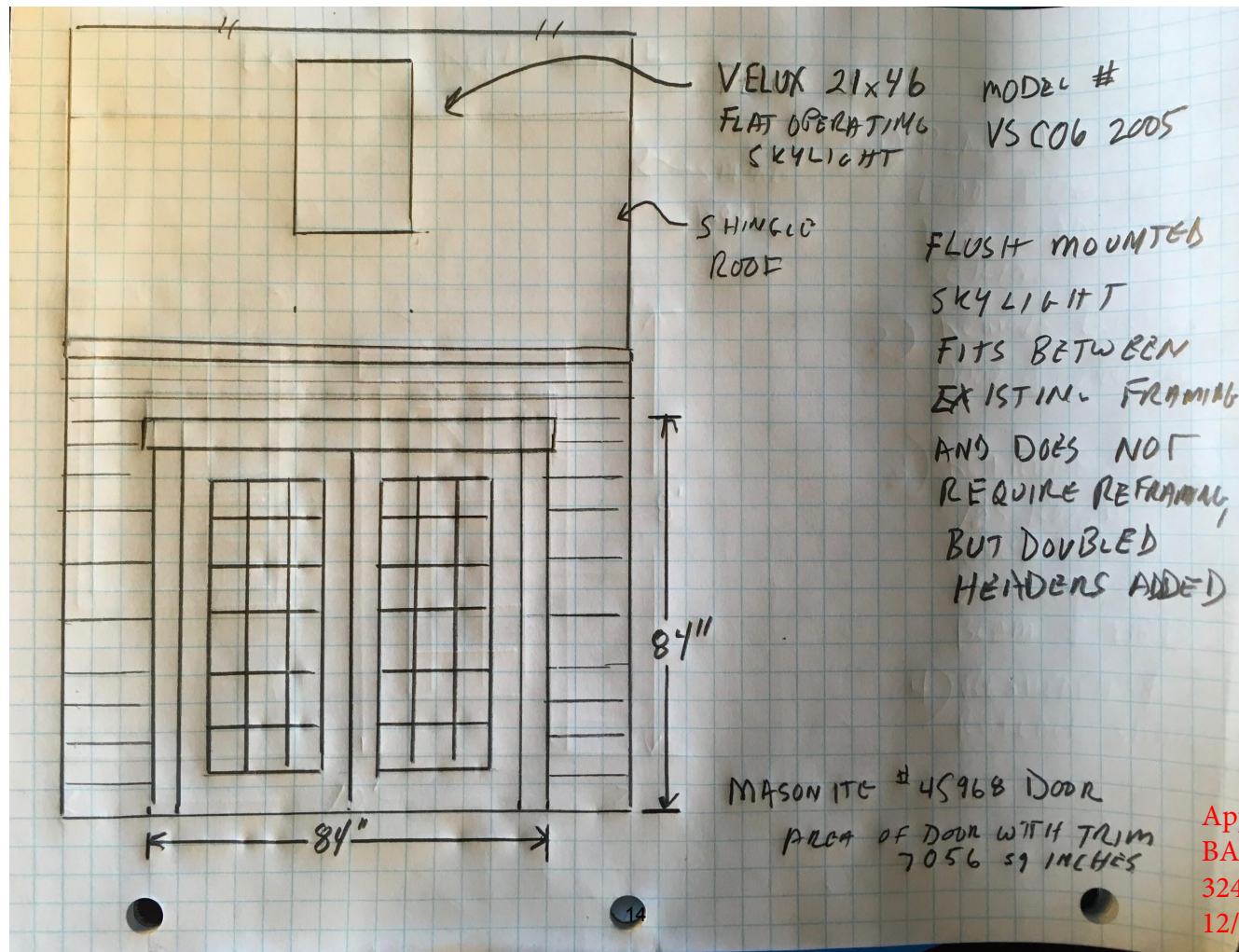
- Widening the door opening to support a french door (see attached details on proposed door)
- Adding a Skylight to the top of the back room in the house (if this requires a bigger process we are okay with breaking it into 2 jobs so that the door can get installed sooner)

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EXISTING REAR WALL



- 1) PLACE TEMP
LOAD BEARING
WALL UNDER
CEILING
- 2) REMOVE EXISTING
DOOR & WINDOW
- 3) REFRAME FOR
735 ROUGH
OPENING
USING 4" STEEL
BEAM & TIE DOWNS
- 4) RESHEATH &
REPLACE SIDING



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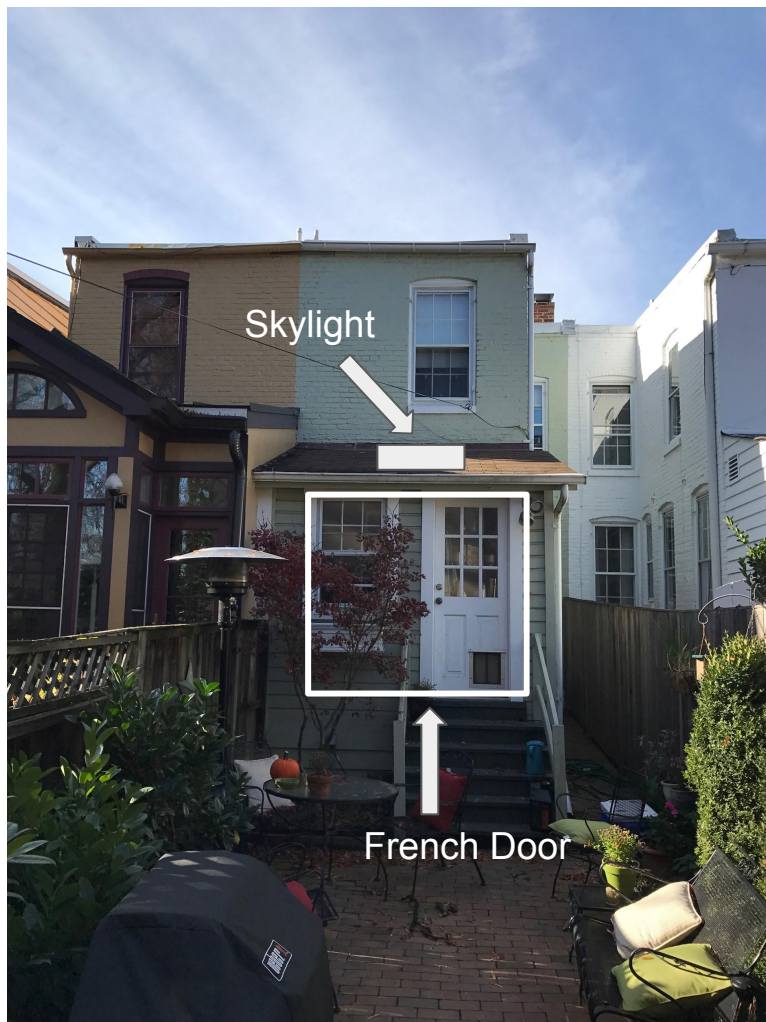
Link to door -

<http://www.homedepot.com/p/Masonite-72-in-x-80-in-Primed-Prehung-Right-Hand-Inswing-15-Lite-Steel-Patio-Door-with-Brickmold-Vinyl-Frame-45968/202887282?keyword=masonite+45968>

Link to skylight -

<http://www.homedepot.com/p/VELUX-21-in-x-45-3-4-in-Fresh-Air-Venting-Deck-Mount-Skylight-with-Tempered-Low-E3-Glass-VS-C06-2005/202038765?keyword=vs+co6+2005>

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Back of house - Areas of modification

2 proposed changes

- Widening the door opening to support a french door (see attached details on proposed door)
- Adding a Skylight to the top of the back room in the house

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View from public
access way on Wolf
St

You cannot see our
door or any of the
modifications
proposed.

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ThermaTru Doors 72 inch double French 15 lite exterior fiberglass door

https://www.thermatru.com/products/patio/french-hinged-patio-doors/french-patio-classic-craft-canvas/index.aspx#/dso:door-full_lite_w-_stile_lines-ccv10020/go:gco/dl:DoorLeft/

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ADDRESS OF PROJECT: 324 S Pitt St Alexandria VA 22314
 TAX MAP AND PARCEL: 074.04-05-23 ZONING: _____

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: Jeffrey Fissel Meredith Forbes

Address: 324 S Pitt St

City: Alexandria State: VA Zip: 22314

Phone: 703 655 4004 E-mail: Jeff.Fissel@gmail.com

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

Name: _____ Phone: _____

E-mail: _____

Legal Property Owner:

Name: Jeffrey Fissel & Meredith Forbes

Address: 324 S Pitt St

City: Alexandria State: VA Zip: 22314

Phone: 703 655 4004 E-mail: Jeff.Fissel@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 checked="" 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 checked="" type="checkbox"/> other <u>Skylight</u> | | | |
- ☐ ADDITION
- ☐ DEMOLITION/ENCAPSULATION
- ☐ SIGNAGE

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

Please see attached to "324 S Pitt - BAR. PDF"

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.

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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: Jeffrey Fissel

Date: 12/5/16

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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. Jeffrey Fissel	324 S Pitt St	100% joint
2. Meredith Forbes	324 S Pitt St	100% joint
3.		

2. Property. State the name, address and percent of ownership of any person or entity owning an interest in the property located at 324 S Pitt 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. Jeffrey Fissel	324 S Pitt St	100% joint
2. Meredith Forbes	324 S Pitt St	100% joint
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.

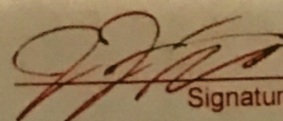
Name of person or entity	Relationship as defined by Section 11-350 of the Zoning Ordinance	Member of the Approving Body (i.e. City Council, Planning Commission, etc.)
1. Jeffrey Fissel	None	N/A
2. Meredith Forbes	None	N/A
3.		

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.

12/5/16
Date

Jeffrey Fissel
Printed Name


Signature