

Docket Item # 8 & # 9
BAR CASE # 2017-0149 &
2017-0150

BAR Meeting
June 7, 2017

ISSUE: Permit to Demolish/Capsulate, Certificate of Appropriateness for an Addition, and Waiver of Rooftop Mechanical Screening Requirement

APPLICANT: Iris and Ari Karadaghi

LOCATION: 213 North Fairfax Street

ZONE: RM / Residential

STAFF RECOMMENDATION

Staff recommends deferral of the application for restudy.

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.



BAR Case #2017-00149 & 00150
213 North Fairfax Street



Note: Staff coupled the applications for a Permit to Demolish (BAR #2017-0149) and Certificate for Appropriateness (BAR #2017-0150) for clarity and brevity.

I. ISSUE

The applicant is requesting approval of a Permit to Demolish/Capsulate and Certificate of Appropriateness for a two-story (three stories above grade) rear addition at 213 North Fairfax Street. The proposed project also requires a BAR waiver of the concealment of rooftop mechanical equipment required by zoning ordinance sec. 6-403(B).

Demolition/Capsulation

The applicant intends to demolish the following:

- ca. 1992 two-story cylindrical stair tower
- two basement level French doors
- two windows and the surrounding masonry on the first floor
- one window and the surrounding masonry on the second floor

The area to be capsulated includes the majority of the remaining basement level and first floor rear elevations, as well as more than half of the existing second floor. Figure 1 schematically shows the area of proposed demolition in dark blue, while the capsulated area is shown in light blue.

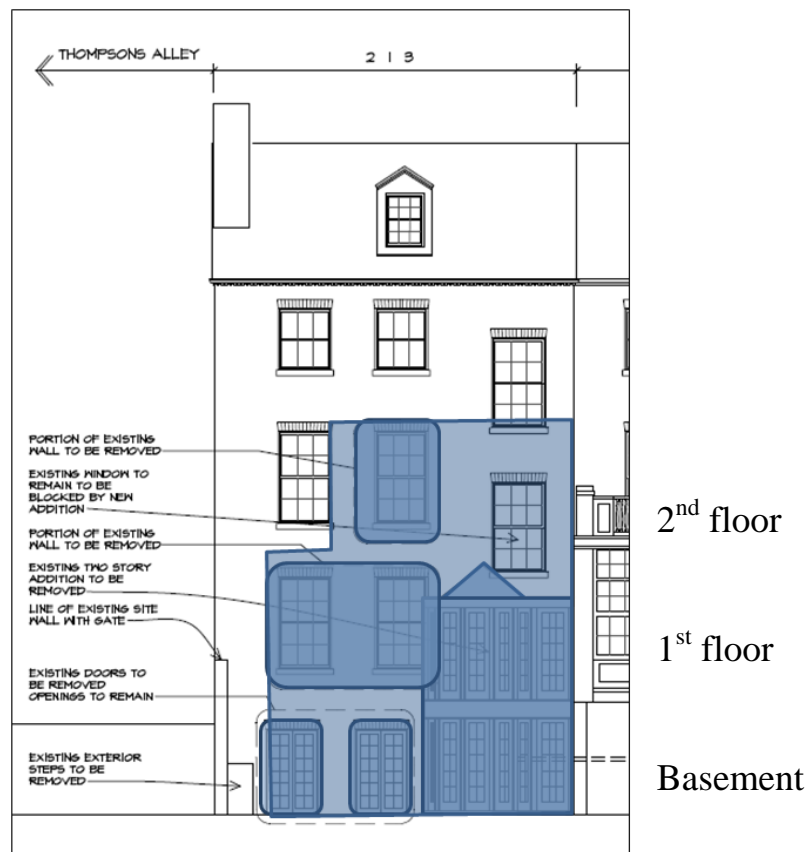


Figure 1: East elevation, applicant proposed demolition (dark blue) and capsulation (light blue)

Certificate of Appropriateness

The proposed two-story rear addition would be set back 5.3' from the side property line, as required by zoning, and would project 25' east of the existing rear wall of the house, with an additional 4' for a projecting bay on each level. The width of the addition on the basement and first floor will measure almost 22'; however, the top floor of the addition will be set back 3'-10" from the lower levels, for a total width of 18'. The addition is approximately 26' in height above the average finished grade, measured at 20' intervals around the perimeter of the dwelling.

The south elevation facing Thompsons Alley will have two sets of French doors on the first and second floors, with metal Juliet balcony railings in front of the second floor doors. The basement and first floor fireplace chimney will project from the recessed second floor elevation. The rear elevation of the addition will have a two-story bowed bay window with casement windows above a partially open basement level. Because the north elevation will be located on the property line, it will be devoid of openings, although recessed brick panels will provide some visual relief for the adjacent neighbor. The existing brick wall along Thompsons's alley will be retained and a new painted wood gate with decorative metal grill will replace the existing gate.

Materials on the flat roofed addition will be painted brick with corbeled brick banding at the roof, as well as jack arches over the windows and doors. The aluminum clad windows and doors on the addition will have simulated divided lights in a multi-light pattern that recalls the existing building. The trim on the two-story bowed window will be a painted, millable PVC product, as permitted by the BAR's policy for recent construction and additions.

Because the applicant plans to install two HVAC condensers on the flat roof of the addition, they are also seeking approval of a Waiver of the Mechanical Screening Requirement.

Visibility

The alley adjacent to the property, Thompsons Alley, is a private alley so the Board's purview for approval of the Certificate of Appropriateness is limited. Figure 2 shows the public visibly of the rear elevation from North Lee Street, albeit from a distance of over 200'. A very small area of the proposed second floor addition may be visible from North Fairfax Street.

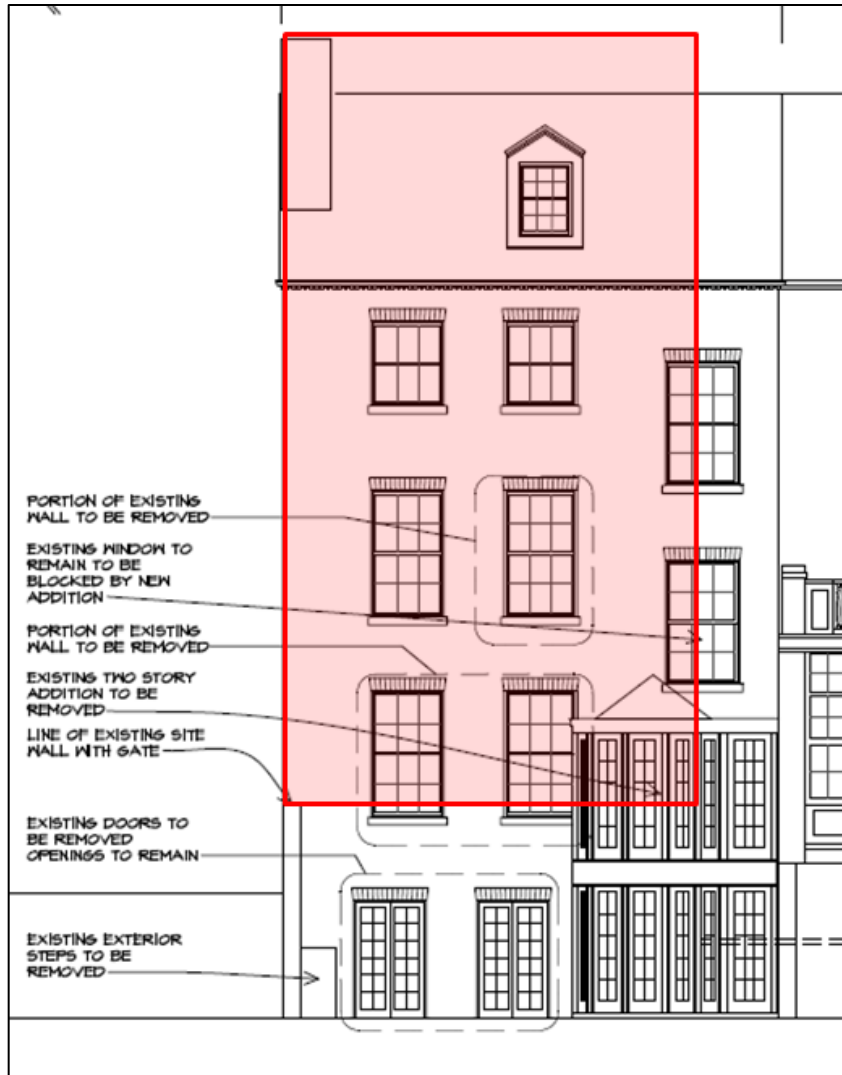


Figure 2: Area of visibility from North Lee Street

II. HISTORY

The house at 213 N. Fairfax Street was built in **1815** by Thomas Cruse, a merchant, who owned the property from 1813 to 1830. According to a notice in the Alexandria Daily Advertiser on December 8, 1807, Cruse was selling "table beer" from a store in the cellar of a house at the corner of Fairfax and Cameron Streets. Other early newspaper items indicate that Cruse rented space at 113 or 115 N. Fairfax during 1814 and 1815, and moved to his own home at 213 N. Fairfax during early 1816. Further confirmation that the house at this address was built in 1815 comes from a study of tax records. In 1813 and 1814, the "lot" had an assessed value of \$300 and \$400, respectively, but by 1815, the "house and lot" were valued at \$2000.

Thomas Cruse conveyed the property to John Powers in 1830, which then deeded it to Robert Jamieson in 1833. The Jamieson family owned the lot for the next forty years. Robert Jamieson was a "biscuit baker," who supplied provisions for many of the ships docked in Alexandria's thriving port. After acquiring several lots to the north of 213 North Fairfax, Robert enlarged the house, building what is now known as 215 N. Fairfax Street, probably for his son Andrew.

Frank Corbett purchased the property from Andrew and his wife in 1873 and proceeded to divide the structure, conveying the property at 213 N. Fairfax to Jacob C. dePutron in 1885.

The three-story Federal period brick residence has generous six-over-six windows on the first two floors and three-over-three windows on the third floor with wooden heads and sills. A standing seam metal gable roof runs parallel to the axis of the street.

BAR History

In 1992, the Board approved the demolition of a simple enclosed wooden porch with open stairs on the rear elevation leading from the first story down to the garden level, and the construction of a new cylindrical stair tower composed of French doors and topped by a conical copper roof (BAR Case #92-9, 1/2/1992).

In 2002, the Board approved a Permit to Demolish/Capsulate and a Certificate of Appropriates for a modest one-story basement-level addition and the addition of a single gable dormer on the rear roof slope (BAR Case #2002-0163 & 0164). Only the dormer window was constructed.

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), which relate only to the subject property and not to neighboring properties:

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?	Yes
(2)	Is the building or structure of such interest that it could be made into a historic shrine?	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?	Yes
(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	Yes

	heritage, and making the city a more attractive and desirable place in which to live?	
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The applicant's request for demolition and capsulation is not unusual in the Old and Historic Alexandria District, as homeowners seek to create additional modern living space. From 2012 thru 2016, the BAR approved approximately 92 additions. In this particular case, the applicant proposes to move the basement kitchen to the first floor and create a master suite on the second floor. BAR staff - and the Board - have generally supported such requests if the new construction is sensitively attached and when only a limited amount of historic material is demolished or capsulated. As described in the zoning ordinance criteria, the specific amount depends upon the visibility, the importance of the structure and the material and craftsmanship being demolished or capsulated. In this case, staff met with the applicant several times and recommended that no more than 50% of this rear elevation be capsulated and that only a minimal amount of material around existing openings be demolished. While the area now proposed for demolition is modest, the capsulated area is still quite large.

The applicant initially proposed an addition flush with the Thompsons Alley elevation, which allowed for a setback from the adjoining neighbor's rear addition to the north, but this required approval of a Special Exception from the Board of Zoning Appeals. However, that addition did not meet the standards for the Special Exception and the addition was redesigned to be flush with the north property line. In the opinion of staff, the present solution is preferred, as shifting the mass to the north is less visible from a public way and concentrates the proposed addition in the area already compromised by the existing stair tower.

Staff has no objection to the proposed demolition of the late-20th-century two-story stair tower addition as it is of undistinguished later construction that was out of character with the simple Federal style house, or the removal of the French doors at the basement level, as both areas have already been disturbed. While staff does not object to a modest amount of additional demolition/capsulation, the proposed amount is well over 50% of the rear wall and is not supportable (Figure 1). Staff's past research on the subject property has consistently described the rear elevation of the property as a relatively intact example of a prosperous merchant's home from the early part of the 19th century. As currently proposed, staff does not support the amount of demolition and capsulation and recommends deferral for restudy.

Staff would support a more limited amount of demolition/capsulation, which could still meet some, if not all, of the owner's interior program, but with less adverse impact to the historic rear wall. There are many different solutions to achieve this goal, from making a more narrow addition (Figure 3, massing Option A), to reducing the height of the addition by a story (Figure 3, massing Option B). In Option A, the southernmost window on the first floor is retained and the overall footprint is reduced to 16.5' wide, allowing for a more comfortable setback of the addition from the southernmost second floor window, which appears pinched in the current proposal. Option B would preserve the width of the proposed addition and be roughly the same height as the neighbor's addition to the north. While both of these alternatives clearly have an

impact on the proposed interior floor plans, the interior is not within the purview of the BAR and both alternatives reduce the amount of capsulated historic wall to approximately 50% or less.

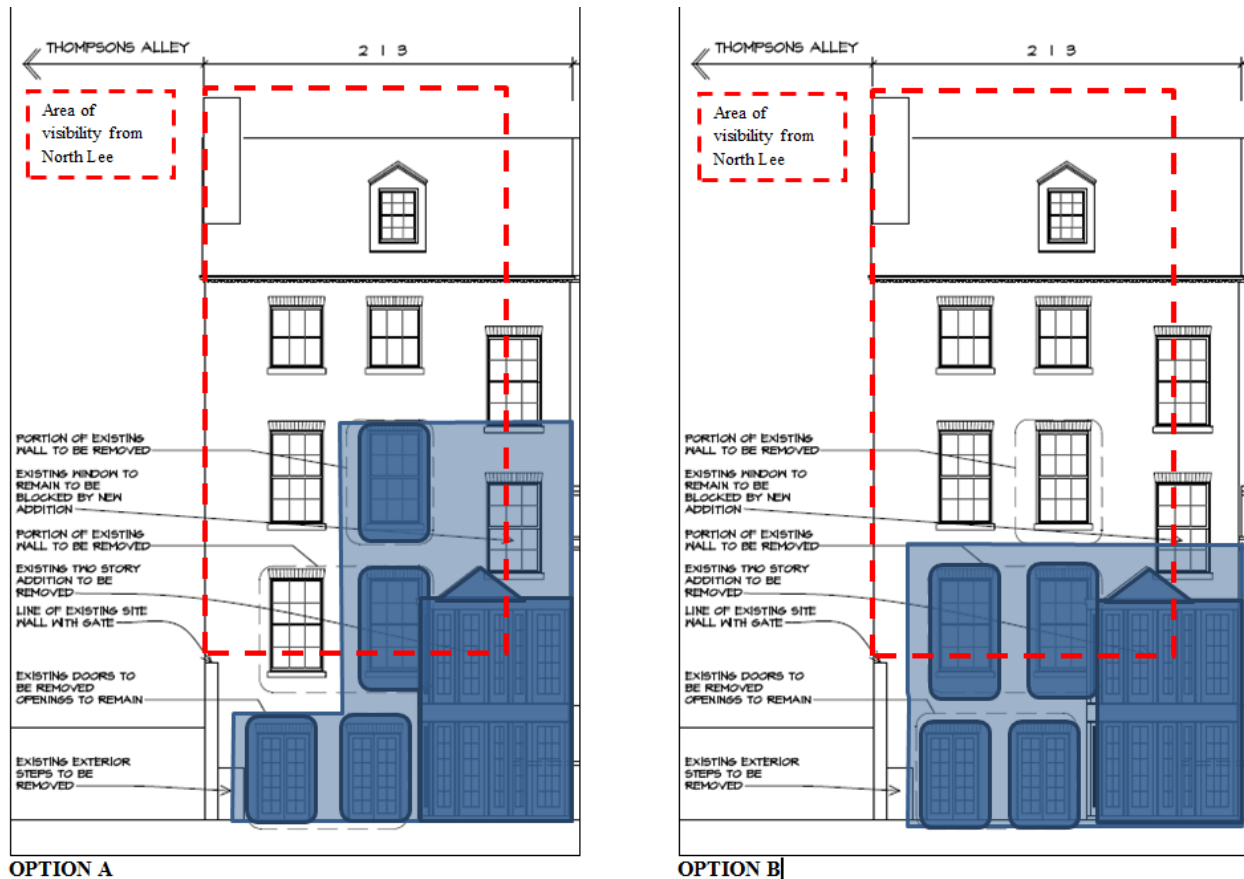


Figure 3: Pubic visibility of two massing alternatives that would require less demolition/capsulation

As the Board is aware, once an area is capsulated, it is no longer within the BAR's purview. In the past, when the BAR has been concerned about the extent of capsulation of a historic wall, the BAR has required that a preservation easement be placed on the to-be-capsulated wall to ensure that it will be preserved in that form in perpetuity. Depending on the ultimate amount of capsulation, staff may recommend that the applicant obtain a preservation easement on the capsulated portion of the rear wall so that it is not demolished in the future.

Standards to Consider for a Certificate of Appropriateness

While the Standards for Demolition specifically relate only to the property that is subject to the request, the BAR's determination for a Certificate of Appropriateness must consider the broader setting and context and the Standards listed in Section 10-105 of the zoning ordinance are more subjective. In these cases, there is not a definitive "yes" or "no" response, as the BAR typically finds with the criteria for a Permit to Demolish.

When the Old and Historic Alexandria District was established in 1946, it was not created to freeze Old Town Alexandria at a particular point in time, the way Colonial Williamsburg is often described. The BAR's Standards and criteria in the zoning ordinance, as well as the BAR's adopted policies and *Design Guidelines*, recognize that the historic fabric of Old Town may be

modified, altered and expanded to allow the historic buildings to continue to be used and cherished. The BAR's charge is first to identify and "protect historic and cultural resources" and second to ensure that additions, alterations and new construction are compatible with nearby buildings of historic merit. The first charge is discussed in the Permit to Demolish/Capsulate analysis above. The second charge is more subjective and varies case by case, recognizing that what may be appropriate in one block may not be appropriate in another block, or even another portion of the same block.

Certificate of Appropriateness

Regarding residential additions, the *Design Guidelines* state the Board's preference for "contextual background buildings which allow historic structures to maintain the primary visual importance," and for "designs that are respectful of the existing structure and...which echo the design elements of the existing structure." The Guidelines also note that "It is not the intention of the Boards to dilute design creativity in residential additions. Rather, the Boards seek to promote compatible development that is, at once, both responsive to the needs and tastes of [modern times] while being compatible with the historic character of the districts."

While the addition in it's entirety will not be visible from a public way, portions of the proposed addition will be visible from North Lee Street, looking up Thompson's Alley. The BAR regularly approves rear additions that are visible from a public way which is why the *Guidelines* encourage new features to be contextual, compatible and of quality design, while being subtly differentiated from the historic portions, which the applicant has achieved through the use of setback, fenestration, materials and form.

Although staff does not support the current size of the addition due to its adverse impact on the historic east wall of the house, staff generally supports the relatively simple architectural vocabulary of the proposed rear addition, which is well-designed and sufficiently differentiated from the main block. The addition is more high-style than the simple Federal style townhouse, but it complements the rear loggia across the alley at 211 North Fairfax Street, whose design is attributed to Benjamin Henry Latrobe¹ and is visible in the foreground from North Lee Street. Staff has minor concerns with the use of a high-style of a bow window on a rear addition and with the way the top of the bow window visually crowds the parapet of the addition but has no doubt that the applicant's architect can design a smaller addition with the same high architectural quality.

Section 6-403(B) of the zoning ordinance permits the BAR to waive the requirement to conceal necessary rooftop mechanical appurtenances when the Board finds such requirement to be architecturally inappropriate. Staff supports the waiver in this case, as the proposed rooftop HVAC condenser unit will be located so as to be minimally, if at all, visible from a public way. Staff can work with the applicant during construction to ensure that the units are located in the least visible location.

As noted above, staff recommends deferral of the application for restudy.

¹ Latrobe was one of the first professional architects to practice in the United States, was an architect of the US Capitol and provided design advice to Thomas Jefferson on the University of Virginia.

STAFF

Stephanie Sample, Urban 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

F-1 There have been no variances or special exceptions previously granted for the subject property.

C-1 Proposed project complies with zoning.

Code Administration

F-1 A building permit, plan review and inspections are required to construct addition.

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)

F2. 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)

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)

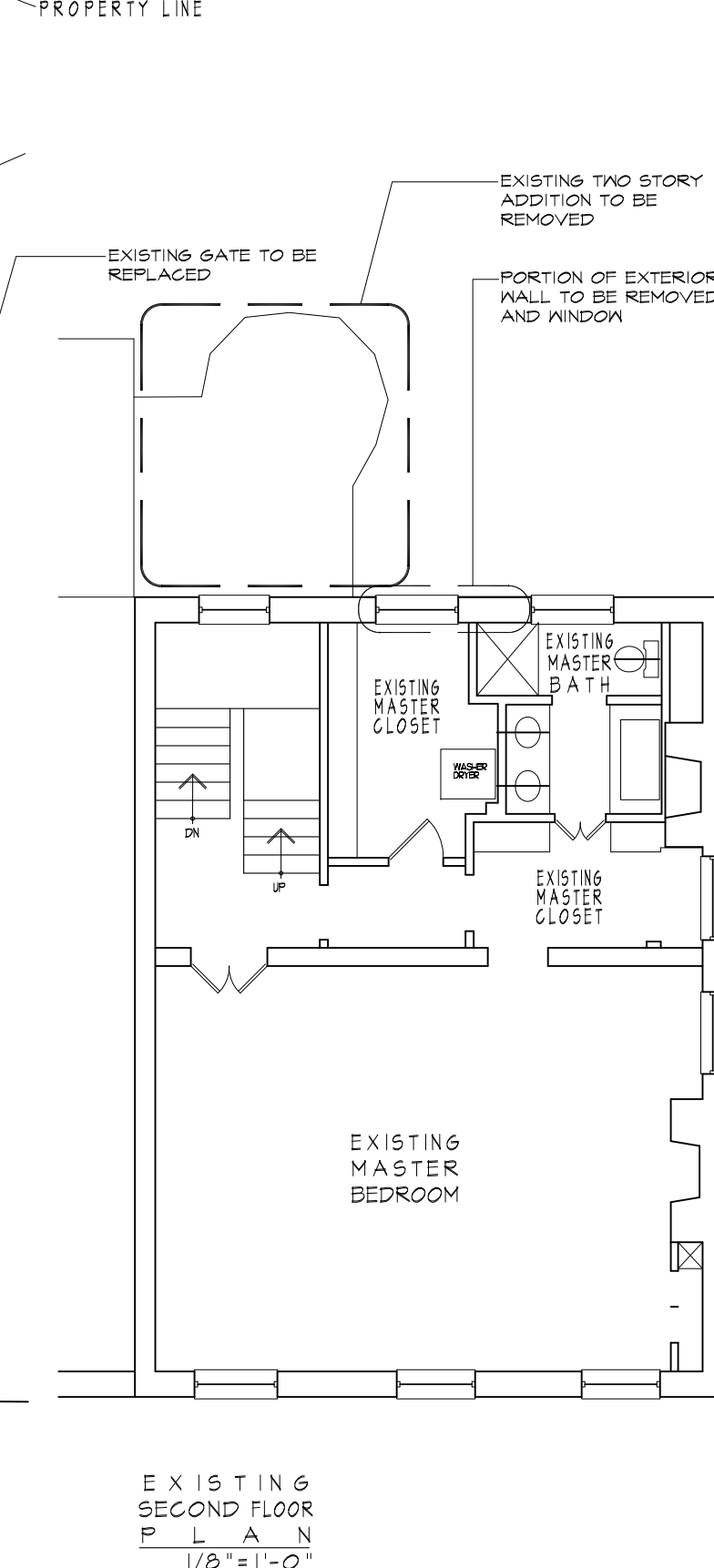
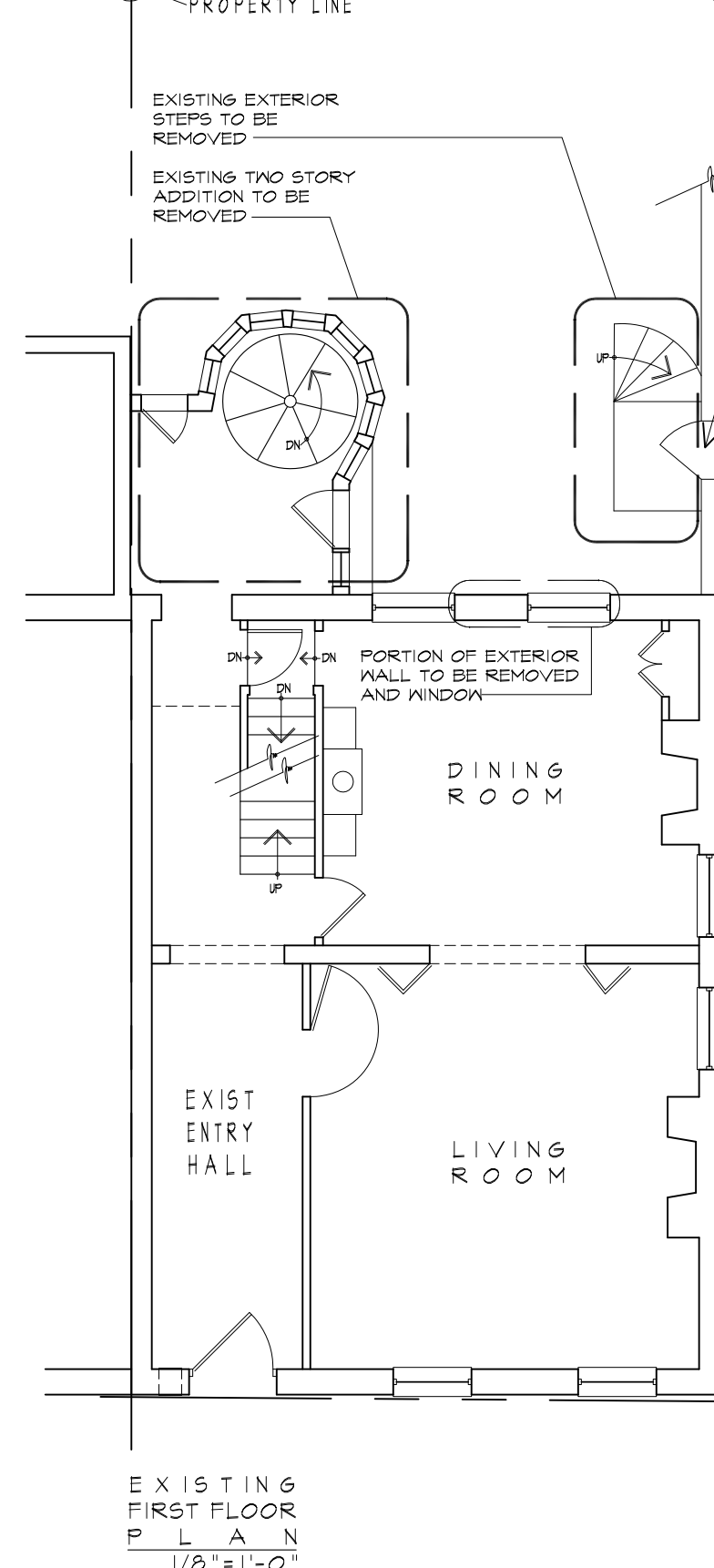
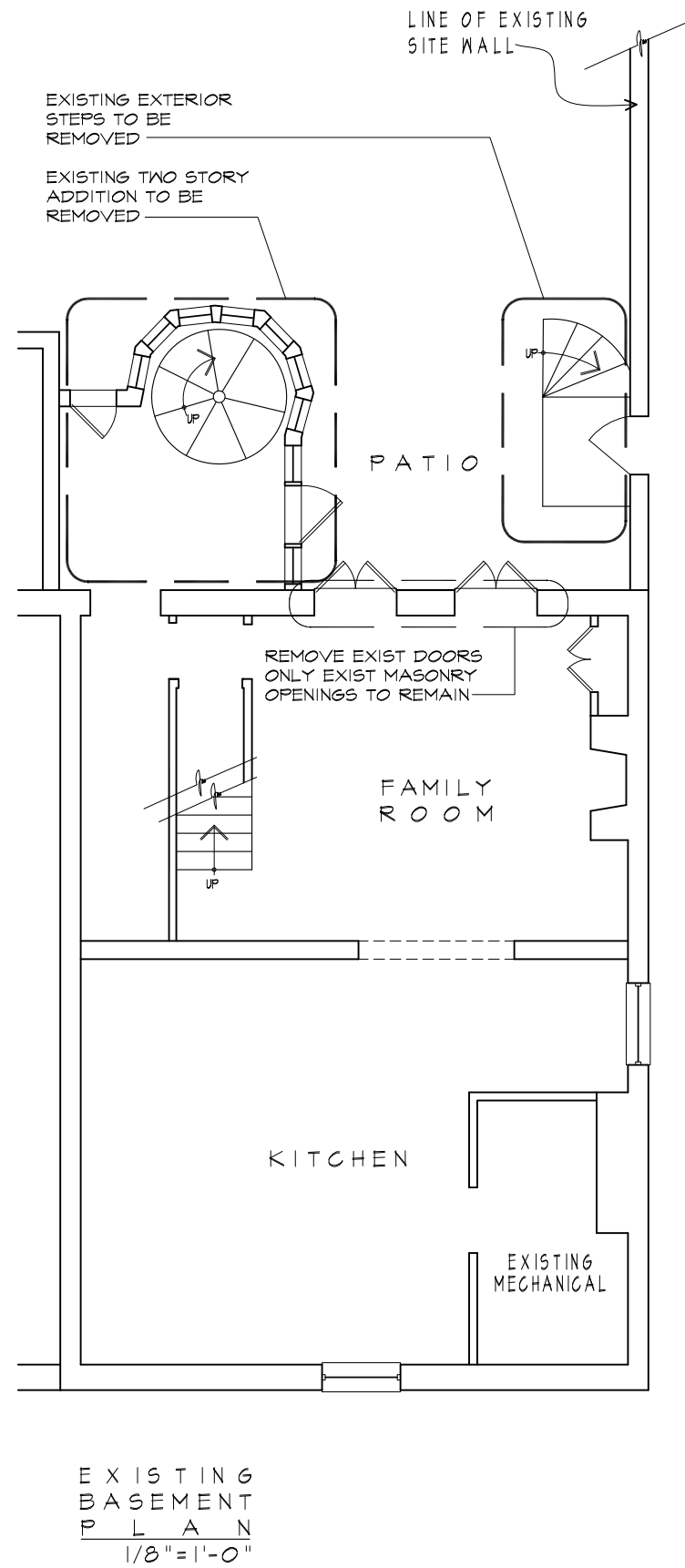
Alexandria Archaeology

- F-1 Tax records indicate the presence of a free African American household on this block of Fairfax Street in 1810, but the exact address is unknown. In 1815, Thomas Cruse constructed the existing house. While the proposed wall will be built along the south boundary of the property, the possible locations of a brick shaft and a privy in the northeast corner were recorded in 1992. The property therefore has the potential to yield archaeological resources which could provide insight into African American activities in the early 1800s and into domestic life throughout the remainder of the nineteenth century.
- R-1 While this project will have minimal ground disturbance, because of the early nineteenth-century date of construction of the house, please contact Alexandria Archaeology (703-746-4399) two weeks before the starting date of any ground disturbance so that an inspection or monitoring schedule for city archaeologists can be arranged. The language noted above shall be included on all final site plan sheets involving any ground disturbing activities. (Archaeology)
- R-2 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. The language noted above shall be included on all final site plan sheets involving any ground disturbing activities. (Archaeology)
- R-3 The applicant shall not allow any metal detection and/or artifact collection to be conducted on the property, unless authorized by Alexandria Archaeology. Failure to comply shall result in project delays. The language noted above shall be included on all final site plan sheets involving any ground disturbing activities. (Archaeology)

IV. ATTACHMENTS

1 – Supplemental Materials

2 – Application for BAR 2017-0149 and 2017-0150: 213 North Fairfax Street



BAR2017-00149/150
Application Materials
5/15/2017

DIMOND ADAMS
DESIGN ARCHITECTURE

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KARADAGHI RESIDENCE
213 NORTH FAIRFAX STREET
ALEXANDRIA, VIRGINIA

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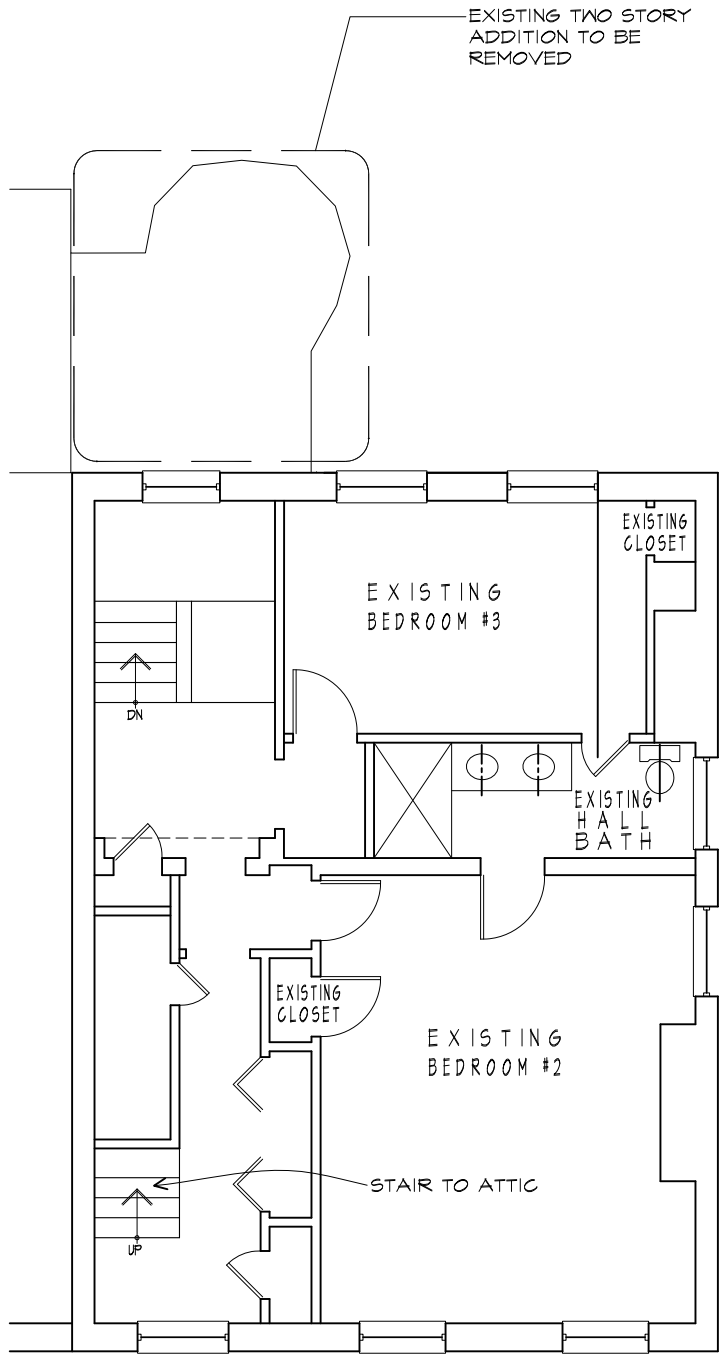
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SHEET TITLE
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P L A N S

SHEET NUMBER
A-1



EXISTING
THIRD FLOOR
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1/8" = 1'-0"

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05/12/17

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A-2

KEY PLAN

KKARADAGHI RESIDENCE
213 NORTH FAIRFAX STREET
ALEXANDRIA, VIRGINIA

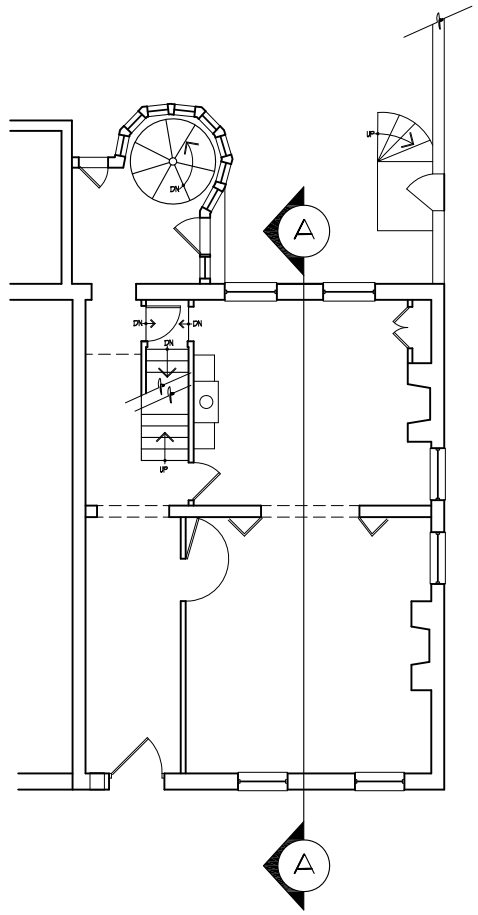
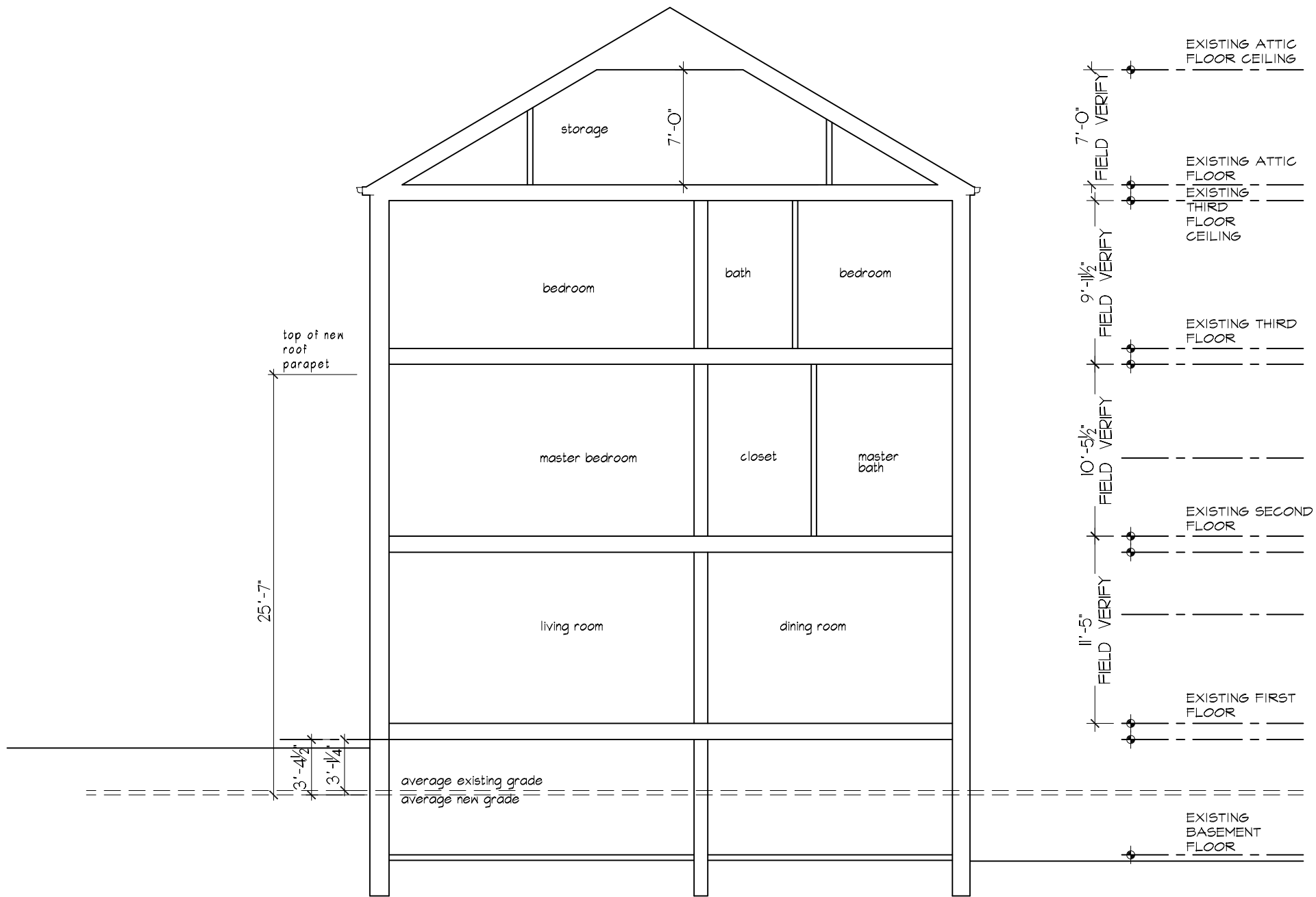
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A-3





KEY PLAN

THOMPSONS ALLEY

213

215

LINE OF EXISTING ROOF TERRACE RAILING AT 215 NORTH FAIRFAX

EXISTING THIRD FLOOR CEILING

EXISTING THIRD FLOOR

EXISTING SECOND FLOOR

EXISTING FIRST FLOOR

EXISTING BASEMENT FLOOR

PORTION OF EXISTING WALL TO BE REMOVED

EXISTING WINDOW TO REMAIN TO BE BLOCKED BY NEW ADDITION

PORTION OF EXISTING WALL TO BE REMOVED

EXISTING TWO STORY ADDITION TO BE REMOVED

LINE OF EXISTING SITE WALL WITH GATE

EXISTING DOORS TO BE REMOVED OPENINGS TO REMAIN

EXISTING EXTERIOR STEPS TO BE REMOVED

bottom of existing first floor joist

average existing grade

average new grade

LINE OF EXISTING SITE WALL AT 215 NORTH FAIRFAX

KEY PLAN

9'-11 1/2" FIELD VERIFY

10'-5 1/2" FIELD VERIFY

11'-5" FIELD VERIFY

8'-0"

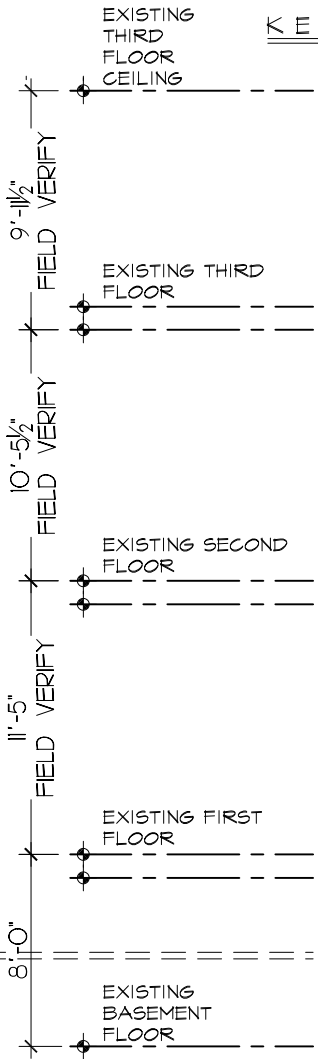
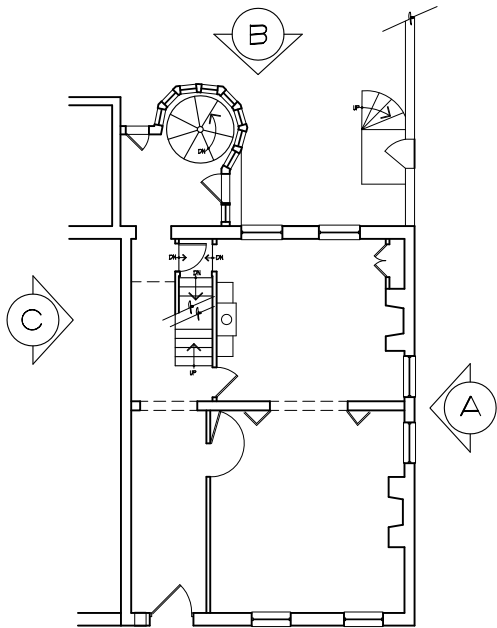
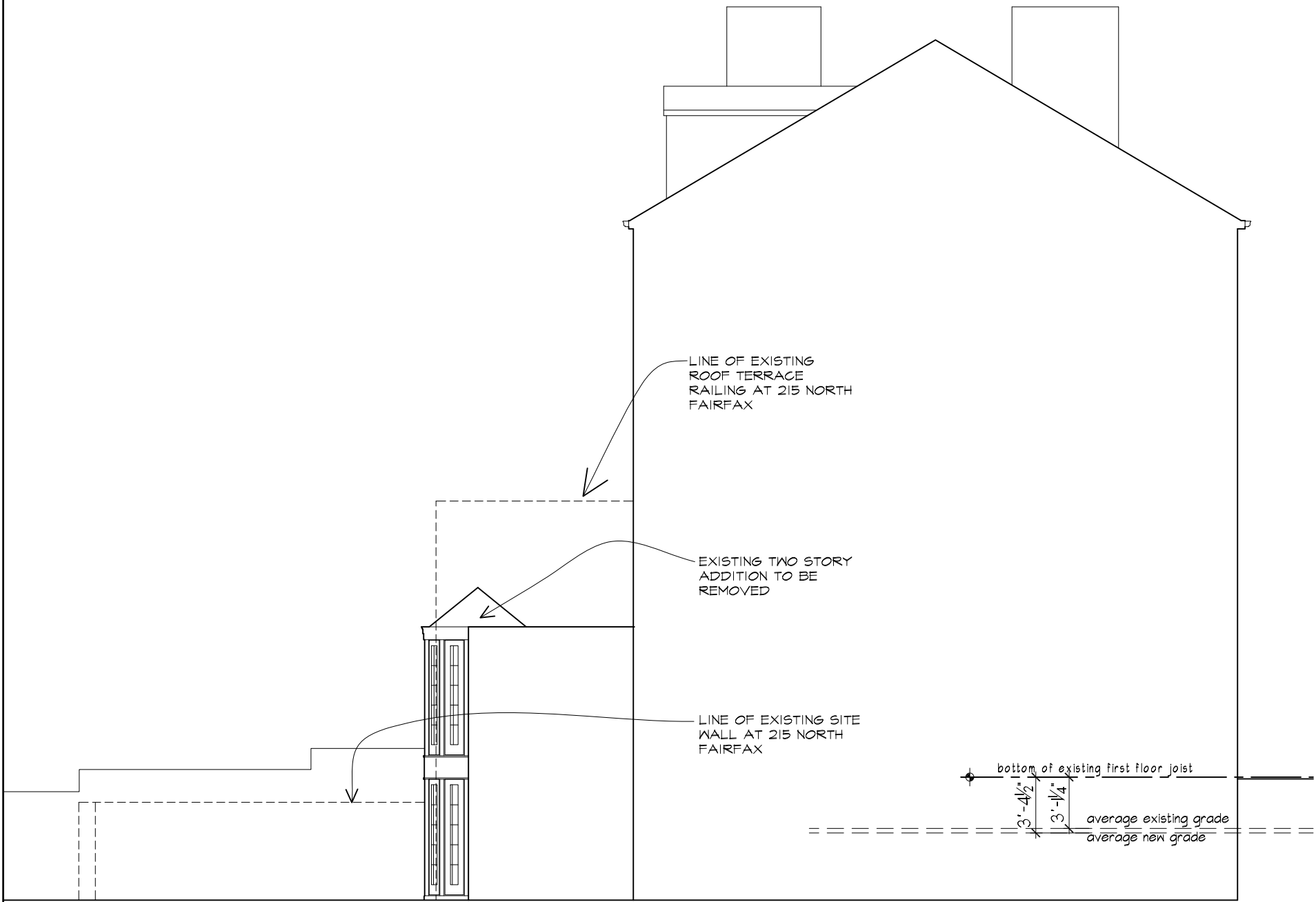
3'-4 1/2"

3'-1 1/4"

1/8"=1'-0"

EXISTING REAR EAST ELEVATION

B



C EXISTING SIDE NORTH ELEVATION
1/8"=1'-0"

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K A R A D A G H I R E S I D E N C E
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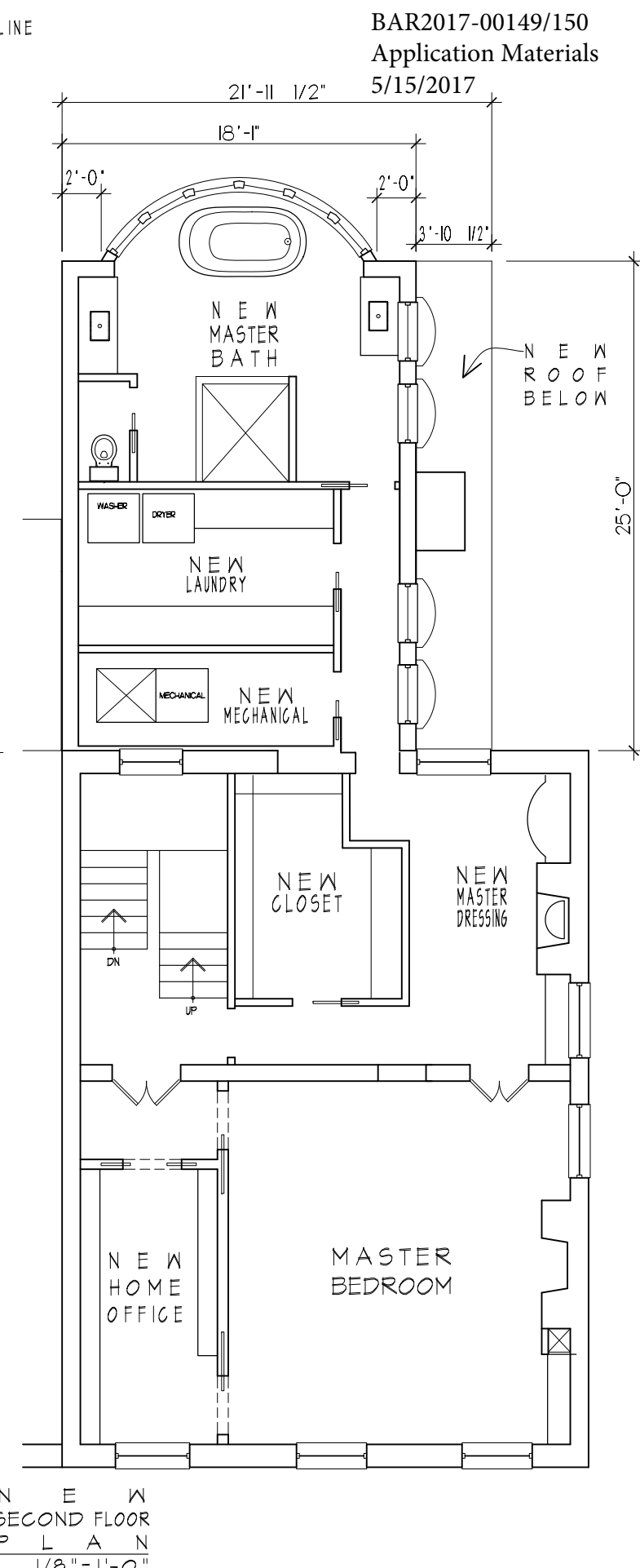
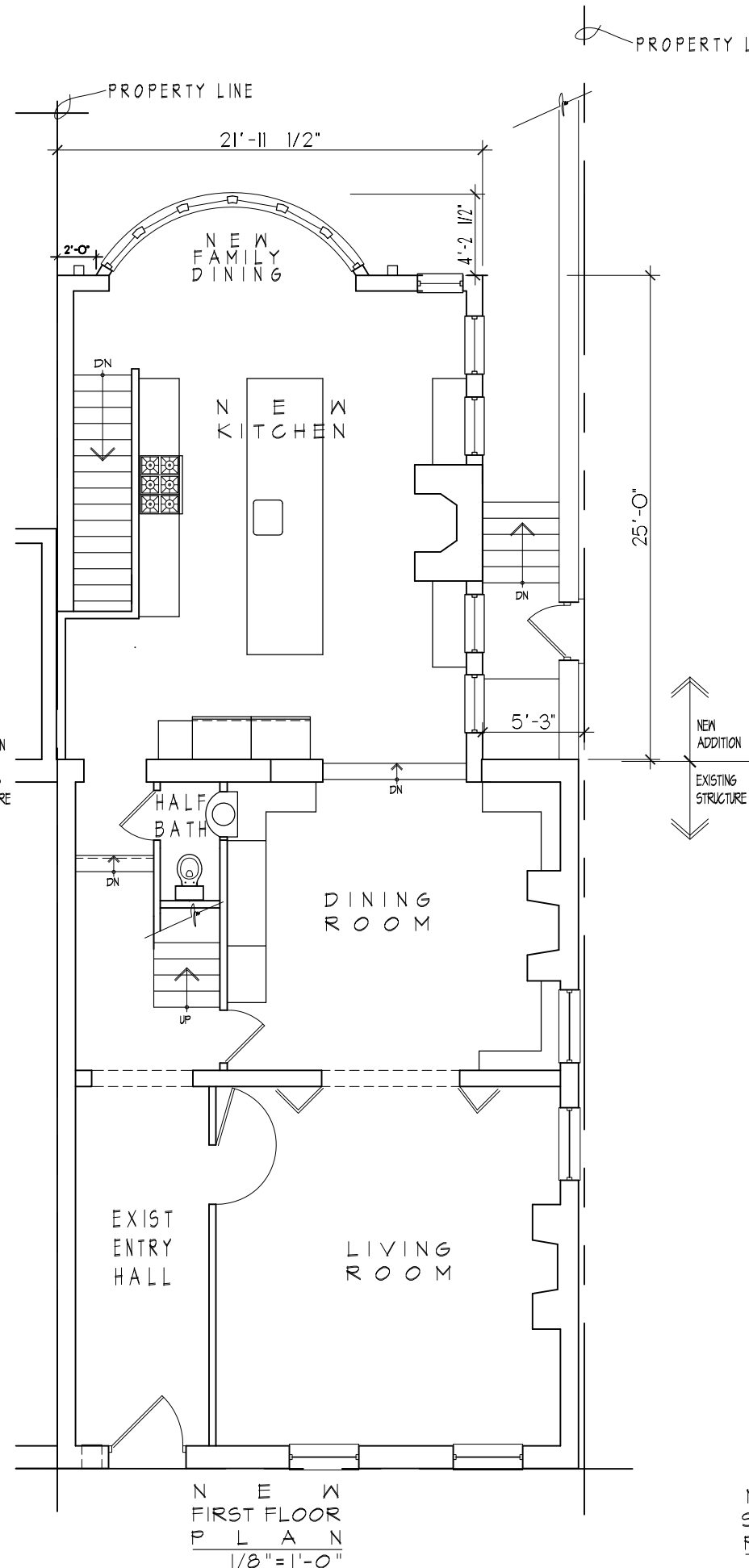
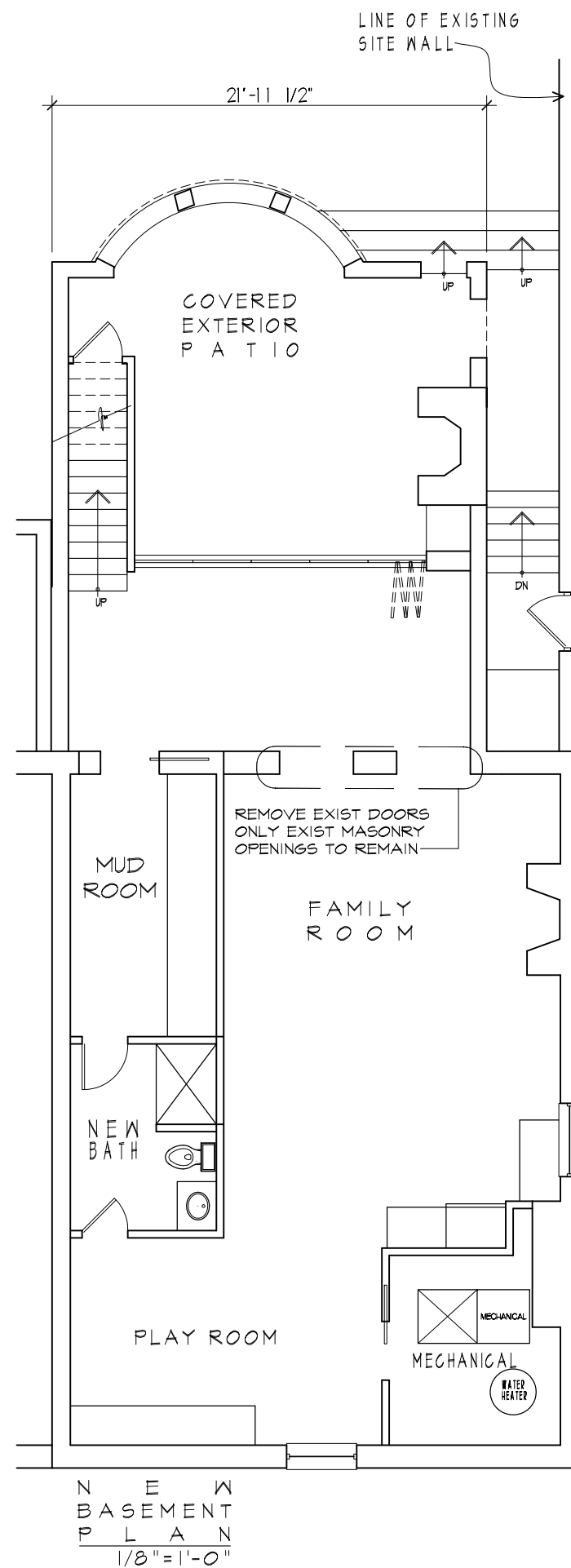
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ELEVATIONS

SHEET NUMBER

A-5



BAR2017-00149/150
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5/15/2017

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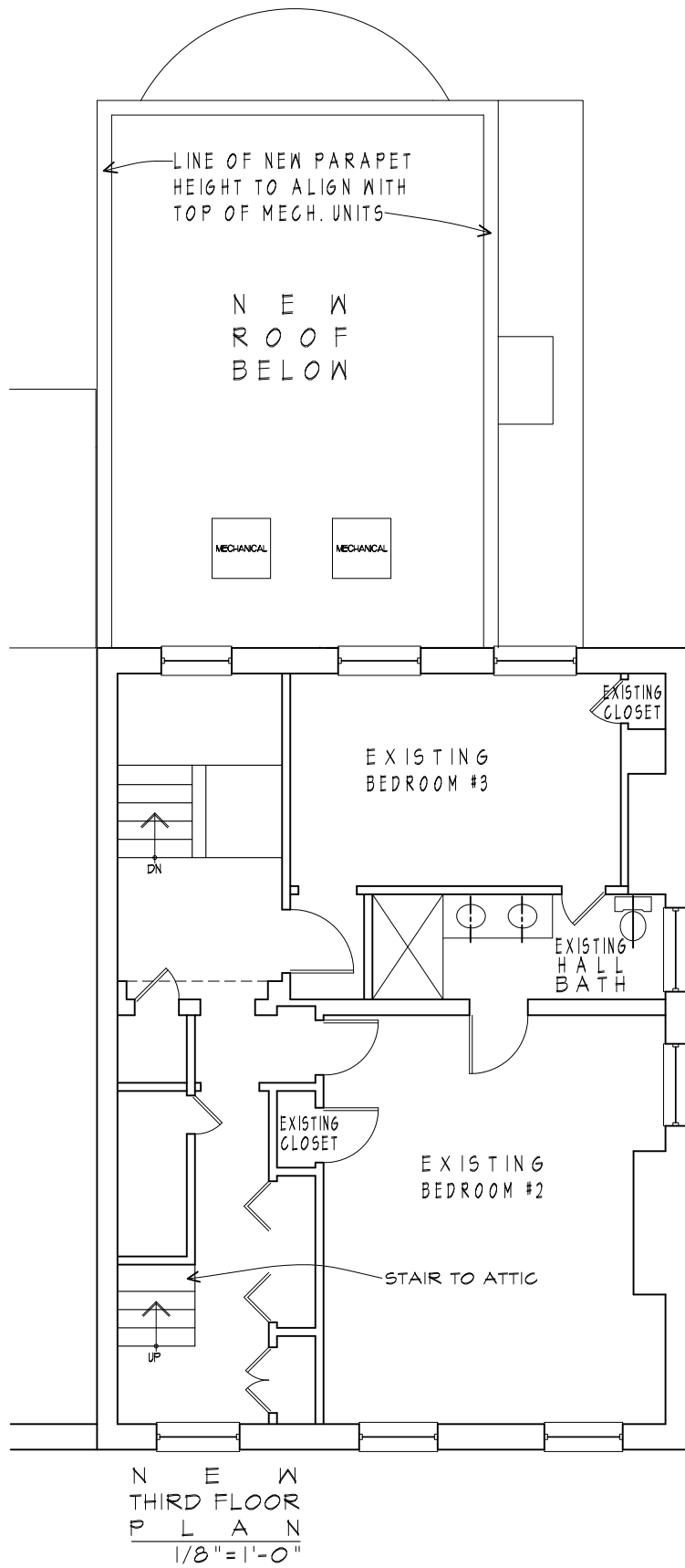
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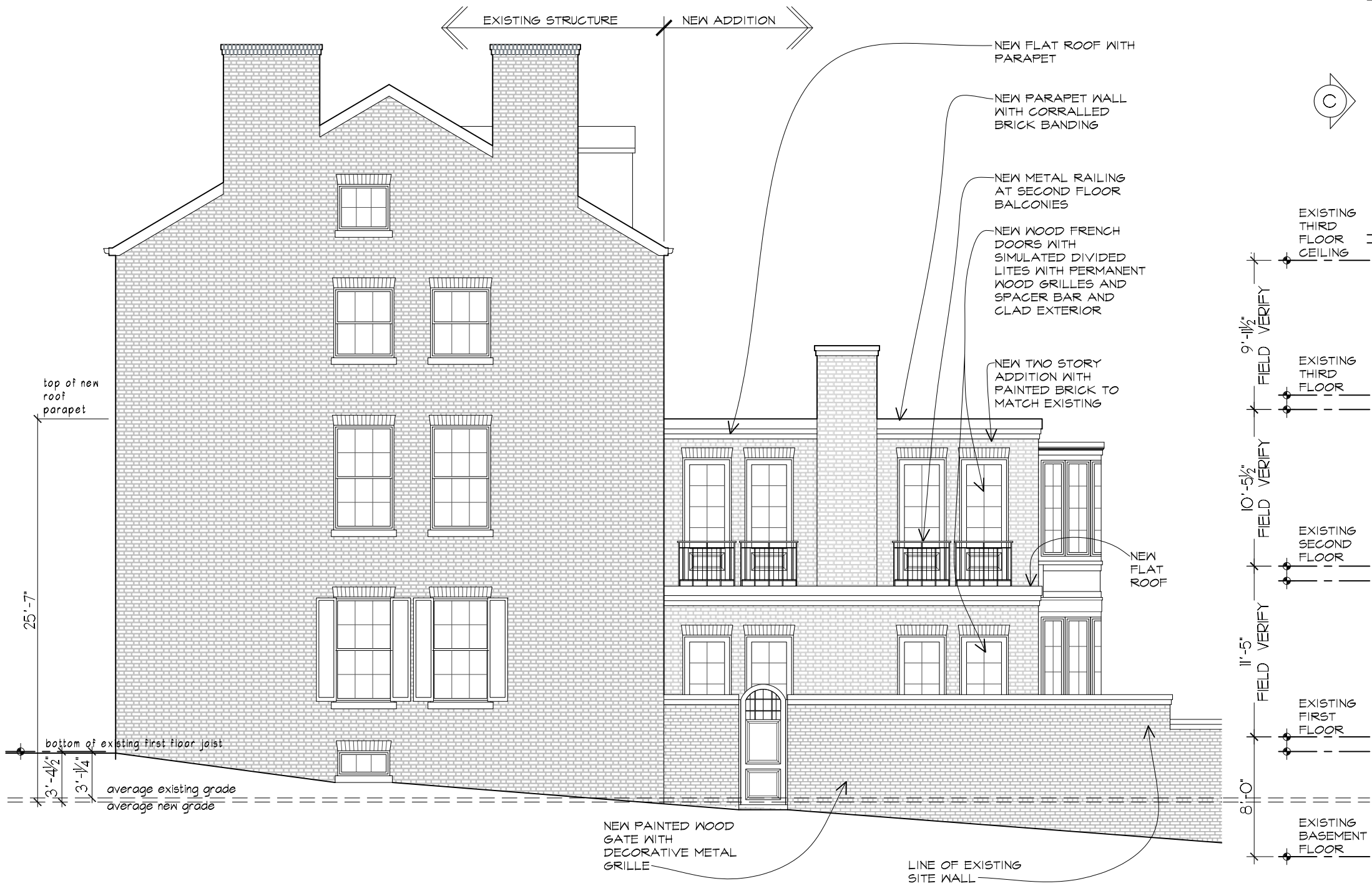
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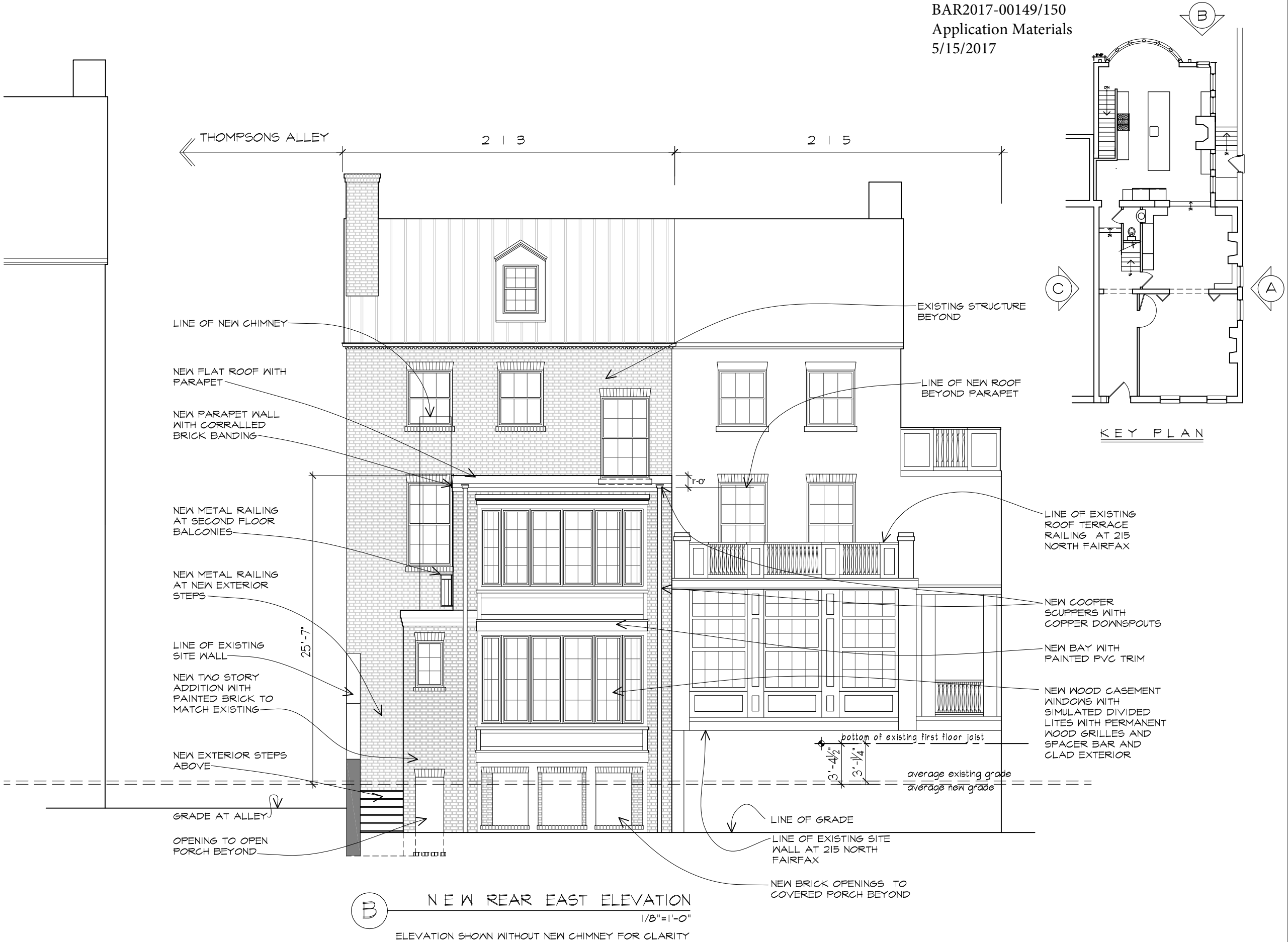
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SHEET NUMBER

A-7

DIMOND ADAMS
DESIGN ARCHITECTURE
6 WEST MAPLE STREET • ALEXANDRIA, VIRGINIA 22301
TELEPHONE 703.841.0077





DIMOND ADAMS
DESIGN ARCHITECTURE
6 WEST MAPLE STREET • ALEXANDRIA, VIRGINIA 22301
TEL: 703.746.1111 FAX: 703.746.1112

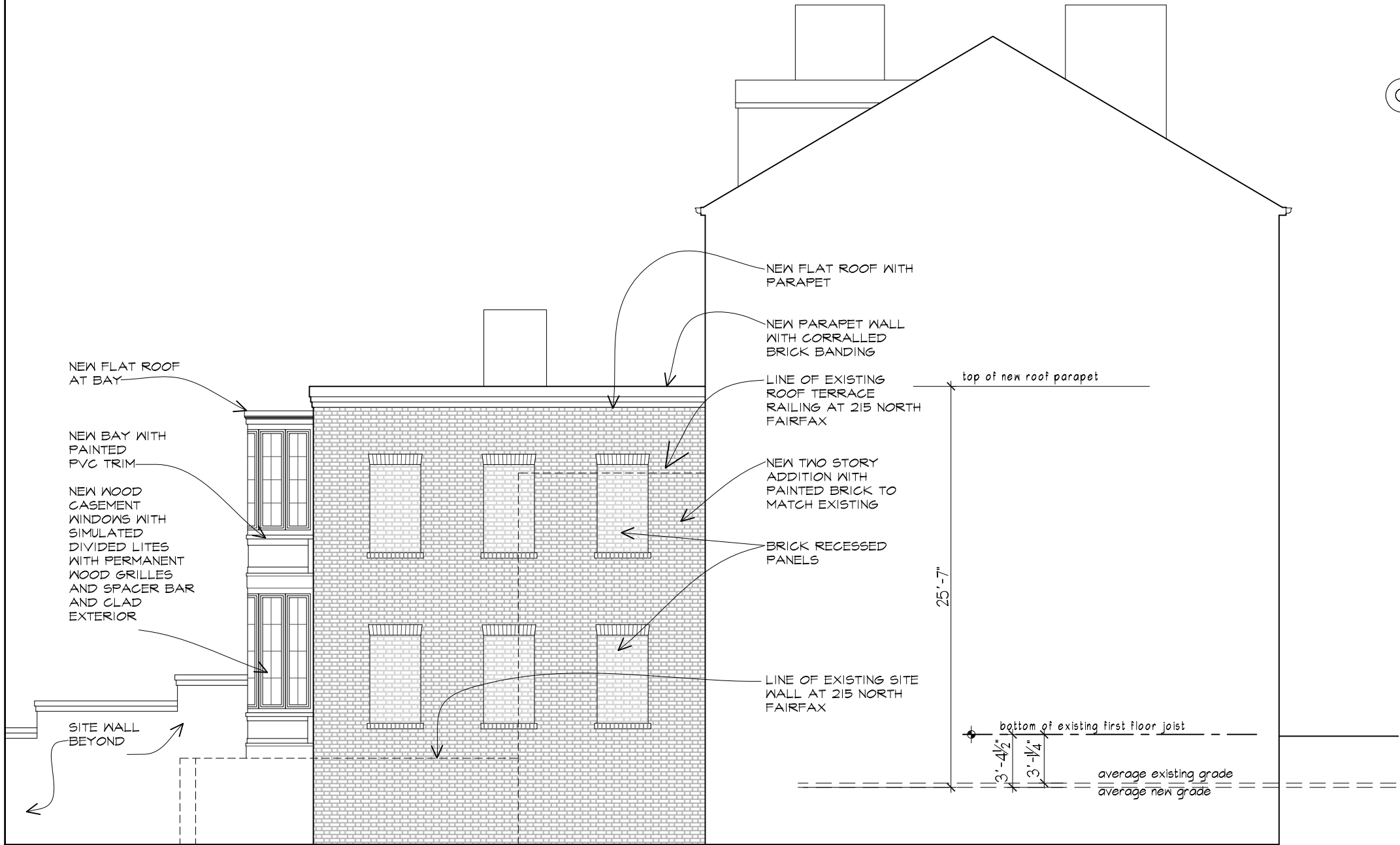
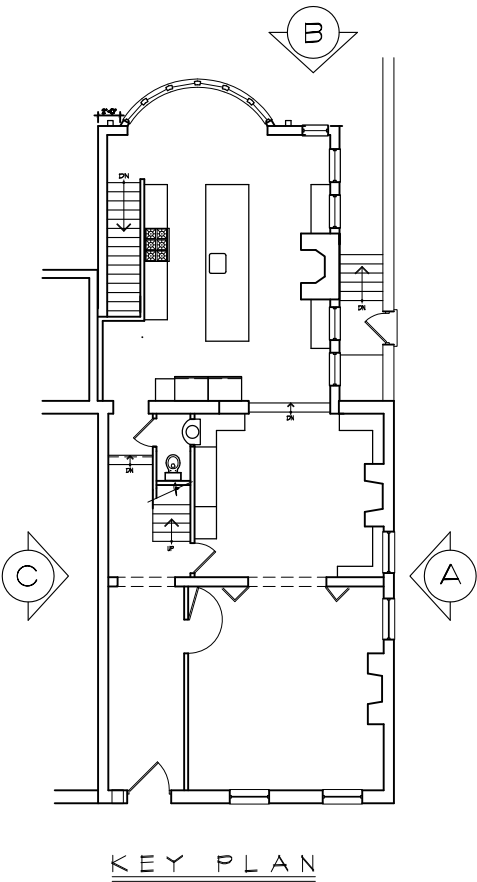
KARADAGHI RESIDENCE
213 NORTH FAIRFAX STREET
ALEXANDRIA, VIRGINIA

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ISSUE DATE
DESIGN
01/24/17
02/23/17
03/03/17
03/10/17
03/13/17
04/20/17
B A R
05/01/17
05/08/17
05/12/17

SHEET TITLE
N E W
ELEVATIONS

SHEET NUMBER
A-9



C NEW SIDE NORTH ELEVATION
1/8" = 1'-0"

DIMOND ADAMS
DESIGN ARCHITECTURE
6 WEST MAPLE STREET • ALEXANDRIA, VIRGINIA 22301
TEL: 703.746.1000 FAX: 703.746.1001
WWW.DIMONDADAMS.COM

KARADAGHI RESIDENCE
213 NORTH FAIRFAX STREET
ALEXANDRIA, VIRGINIA

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ISSUE DATE

DESIGN
01/24/17
02/23/17
03/03/17
03/10/17
03/13/17
04/20/17
B A R
05/01/17
05/08/17
05/12/17

SHEET TITLE
NEW
ELEVATIONS

SHEET NUMBER

A-10



VIEW LOOKING WEST WITHIN THOMPSONS ALLEY

PROPOSED NEW
ADDITION @ 213 NORTH
FAIRFAX

PROPOSED NEW
ADDITION @ 213 NORTH
FAIRFAX



VIEW LOOKING WEST FROM SIDEWALK ON LEE STREET

ISSUE DATE

DESIGN
01/24/17
02/23/17
03/03/17
03/10/17
03/13/17
04/20/17

B A R
05/01/17
05/08/17
05/12/17

SHEET TITLE

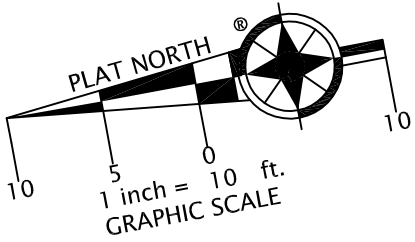
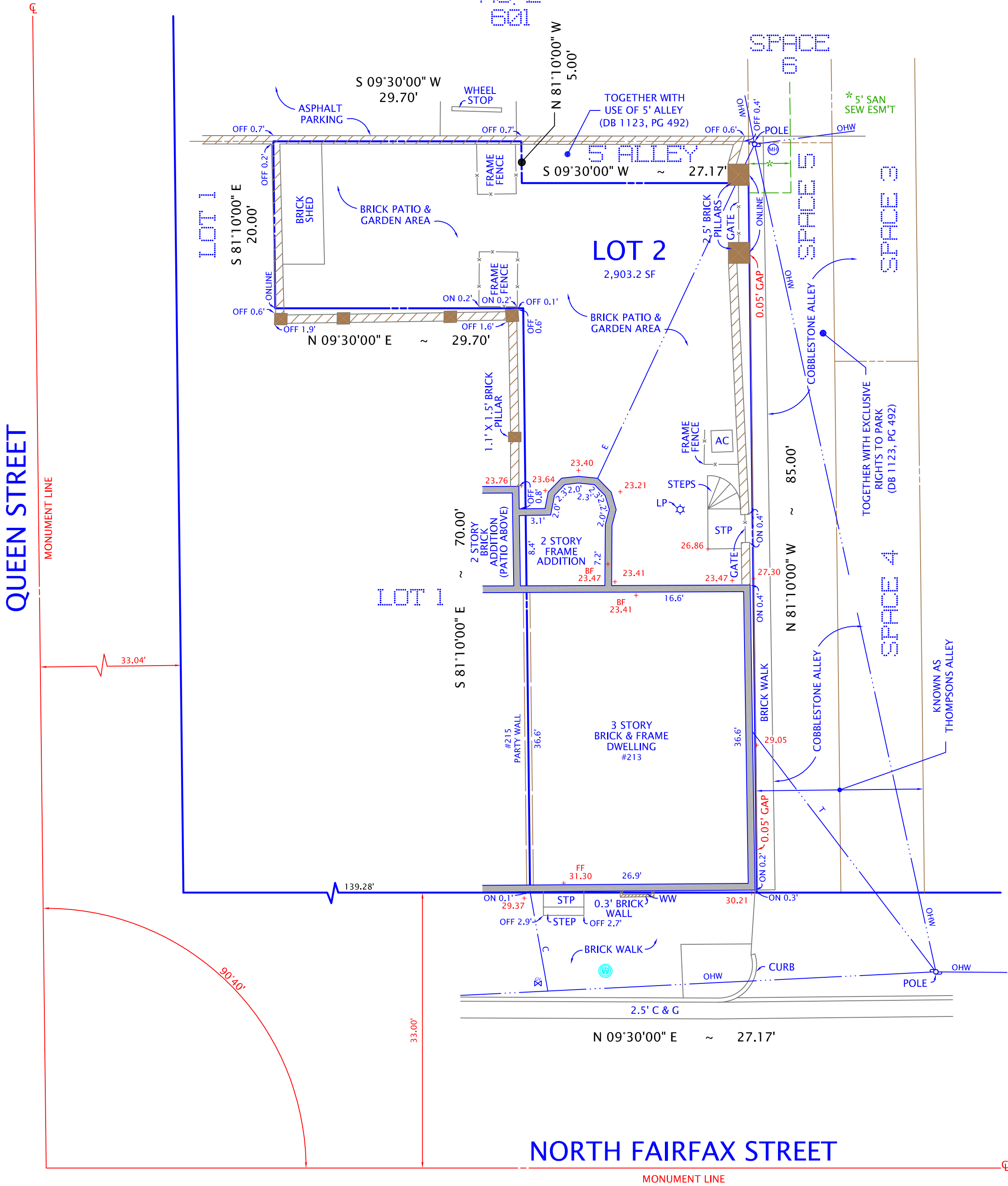
NEW
ELEVATIONS

SHEET NUMBER

A-11

NOTES: 1. WALLS ARE 1.0' BRICK UNLESS NOTED.
2. PILLARS ARE 1.5' BRICK UNLESS NOTED.
3. ELEVATIONS ARE BASED OFF NAVD '88.

BAR2017-00149/150
Application Materials
5/15/2017



PLAT
SHOWING HOUSE LOCATION ON
LOT 2
OF THE SUBDIVISION OF
213-217 NORTH FAIRFAX STREET
(DEED BOOK 613, PAGE 451)
CITY OF ALEXANDRIA, VIRGINIA
SCALE: 1" = 10' JANUARY 25, 2017
JANUARY 31, 2017 (REVISED)

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:
KARADAGHI
DIMOND ADAMS

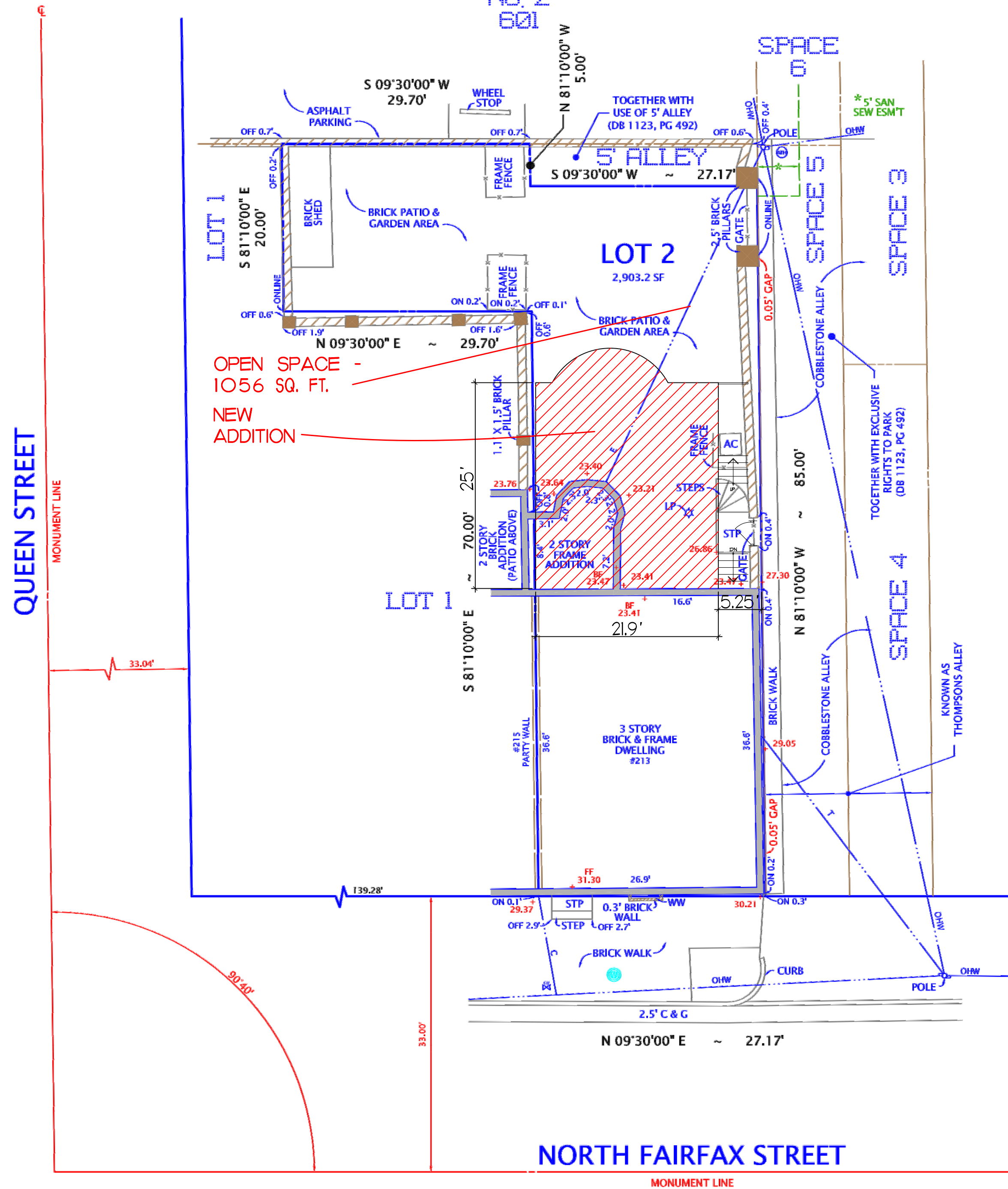
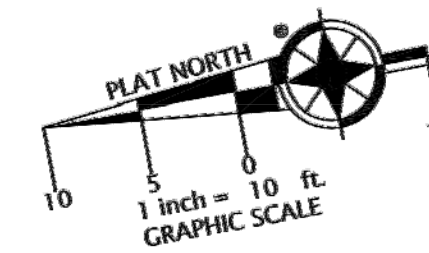
DOMINION Surveyors Inc.®
8808-H PEAR TREE VILLAGE COURT
ALEXANDRIA, VIRGINIA 22309
703-619-6555
FAX: 703-799-6412

CASE NAME: KARADAGHI

#170118005

- NOTES: 1. WALLS ARE 1.0' BRICK UNLESS NOTED.
2. PILLARS ARE 1.5' BRICK UNLESS NOTED.
3. ELEVATIONS ARE BASED OFF NAVD '88.

BAR2017-00149/150
Application Materials
5/15/2017



PLAT
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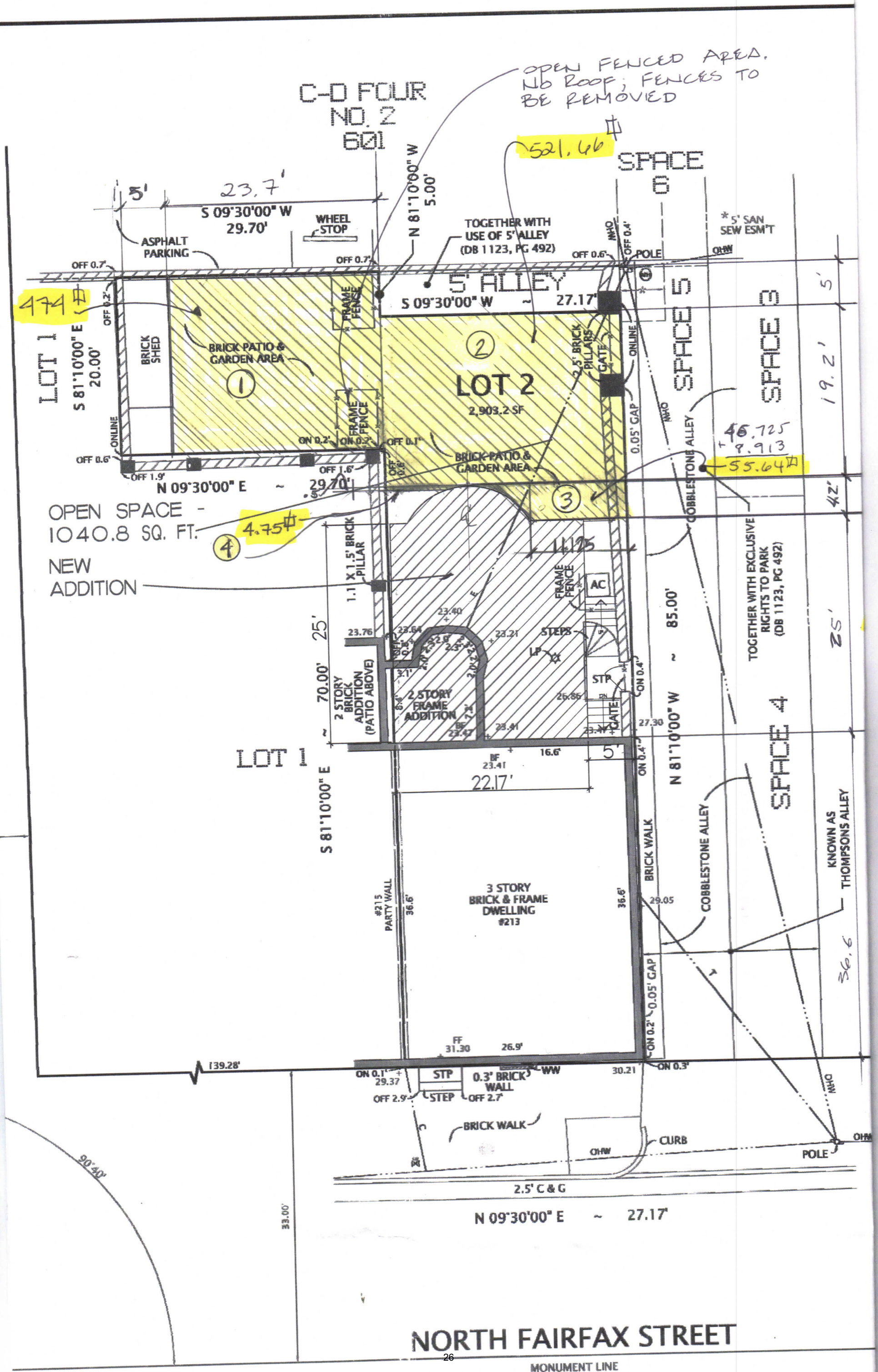


ORDERED BY:
KARADAGHI
DIMOND ADAMS

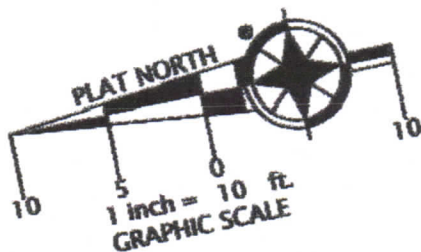
DOMINION Surveyors
Inc.
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703-619-6555
FAX: 703-799-6412

CASE NAME: KARADAGHI

#170118005



BAR2017-00149/150
Application Materials
5/15/2017



TOTAL OPEN SPACE - PROPOSED

AREA 1 = 474 \pm

AREA 2 = 521.66 \pm

AREA 3 = 55.64 \pm

AREA 4 = 4.74 \pm

= 1,056.04 \pm

OS REQUIRED:

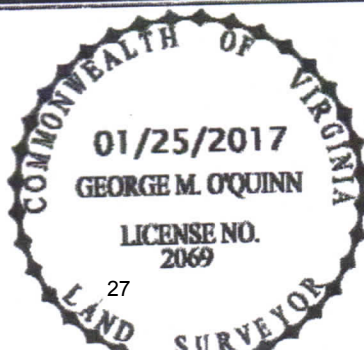
35% of 2,903.2 \pm = 1,016.12 \pm

PLAT
SHOWING HOUSE LOCATION ON
LOT 2
OF THE SUBDIVISION OF
213-217 NORTH FAIRFAX STREET
(DEED BOOK 613, PAGE 451)
CITY OF ALEXANDRIA, VIRGINIA
SCALE: 1" = 10' JANUARY 25, 2017
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I HEREBY CERTIFY THAT THE POSITIONS OF
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SURVEY AND UNLESS SHOWN THERE ARE NO
VISIBLE ENCROACHMENTS AS OF THIS DATE:

THIS PLAT IS SUBJECT TO
RESTRICTIONS OF RECORD.

A TRUE COPY WAS NOT FURNISHED.

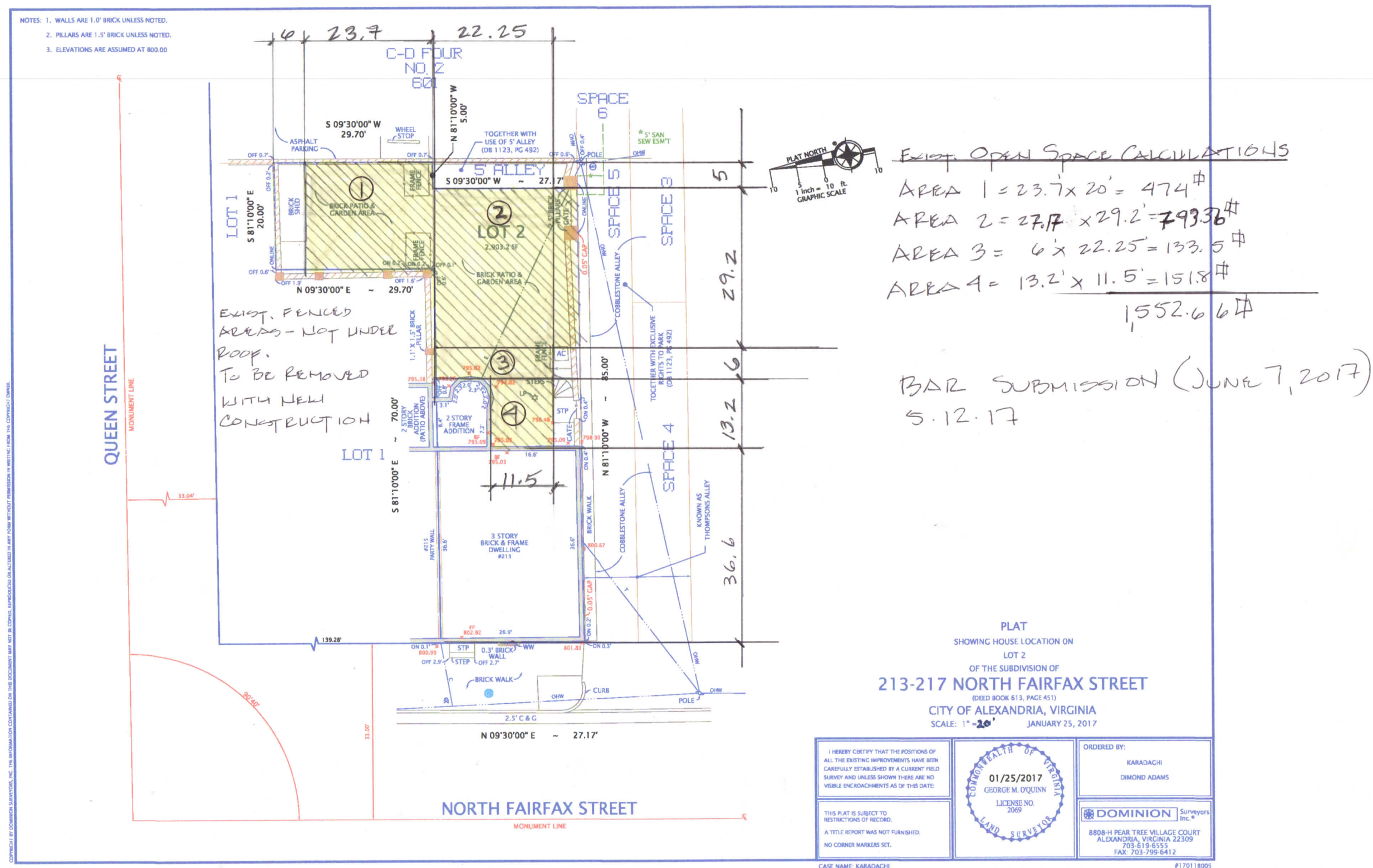


ORDERED BY:

KARADAGHI
DIMOND ADAMS

DOMINION Surveyors
Inc.®

8808-H PEAR TREE VILLAGE COURT
ALEXANDRIA, VIRGINIA 22304





DEPARTMENT OF PLANNING AND ZONING

FLOOR AREA RATIO AND OPEN SPACE CALCULATIONS

A. Property Information

A1. Street Address 213 N. FAIRFAX ST. Zone RM
 A2. 2903.2 x 1.5 = 4354.8
 Total Lot Area Floor Area Ratio Allowed by Zone Maximum Allowable Floor Area

B. Existing Gross Floor Area

Existing Gross Area*		Allowable Exclusions	
Basement	1094.89	Basement**	1094.89
First Floor	1094.89	Stairways**	436.7
Second Floor	980.88	Mechanical** F.P. CHIMNEY	92
Third Floor	980.88	Other** PORTION TO BE REMOVED	114.1
Porches/ Other		Total Exclusions	1737.69
Total Gross *			

B1. Existing Gross Floor Area *
4151.38 Sq. Ft.

B2. Allowable Floor Exclusions**
1737.69 Sq. Ft.

B3. Existing Floor Area minus Exclusions
2413.69 Sq. Ft.
 (subtract B2 from B1)

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

Proposed Gross Area*		Allowable Exclusions	
Basement	597	Basement**	
First Floor	597	Stairways**	119.25
Second Floor	494	Mechanical**	42
Third Floor		Other**	
Porches/ Other		Total Exclusions	161.25
Total Gross *			

C1. Proposed Gross Floor Area *
1688 Sq. Ft.

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

C3. Proposed Floor Area minus Exclusions
1526.75 Sq. Ft.
 (subtract C2 from C1)

D. Existing + Proposed Floor Area

D1. Total Floor Area (add B3 and C3) 3940.44 Sq. Ft.
 D2. Total Floor Area Allowed by Zone (A2) 4354.8 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.

* CALCULATIONS DO NOT INCLUDE REAR ALLEY WITHIN PROPERTY WALLS

F. Open Space Calculations

Existing Open Space	1552.66
Required Open Space	1016.12
Proposed Open Space	1056.04

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

Signature: [Signature] Date: 5.12.17



Subject Property

Thompson Alley Condominiums

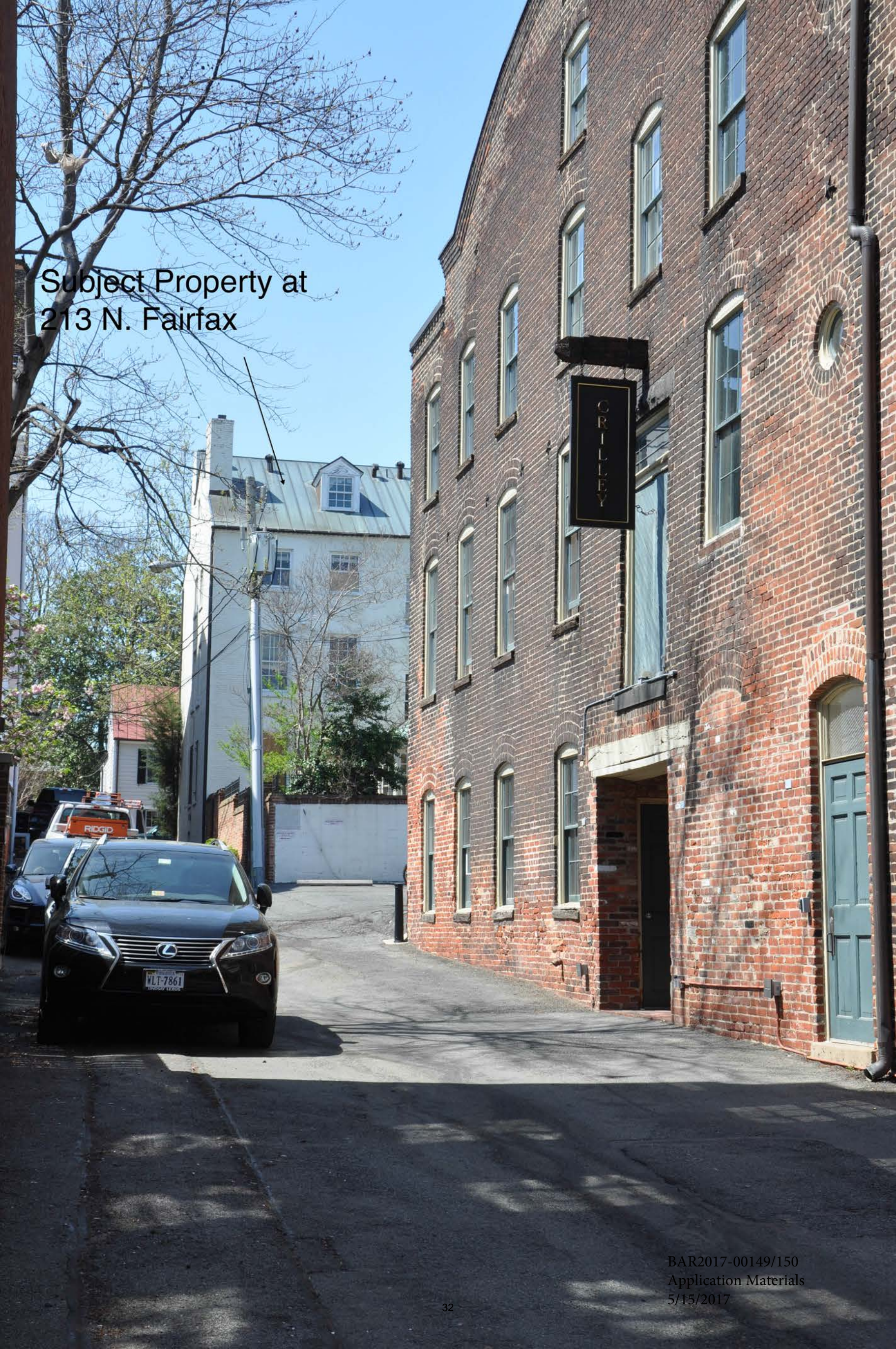
Latrobe Porch



Latrobe Porch

Houses
on the
West
side of
Fairfax
St.

Edge of building
at North side of
alley at Lee St.



Subject Property at
213 N. Fairfax



Chimney seen from
214 Queen St.

Edge of Subject
Property: 213 N.
Fairfax St.

PRIVATE
PARKING

CRILLEY

RIDGID

LT-7861

View from Lot at 214
Queen St., showing
chimney indicated in
alley photo;

Addition obscuring
proposed addition at
213 N. Fairfax St.



Proposed Addition not
visible from accross
Fairfax St.

BAR2017-00149/150
Application Materials
5/15/2017



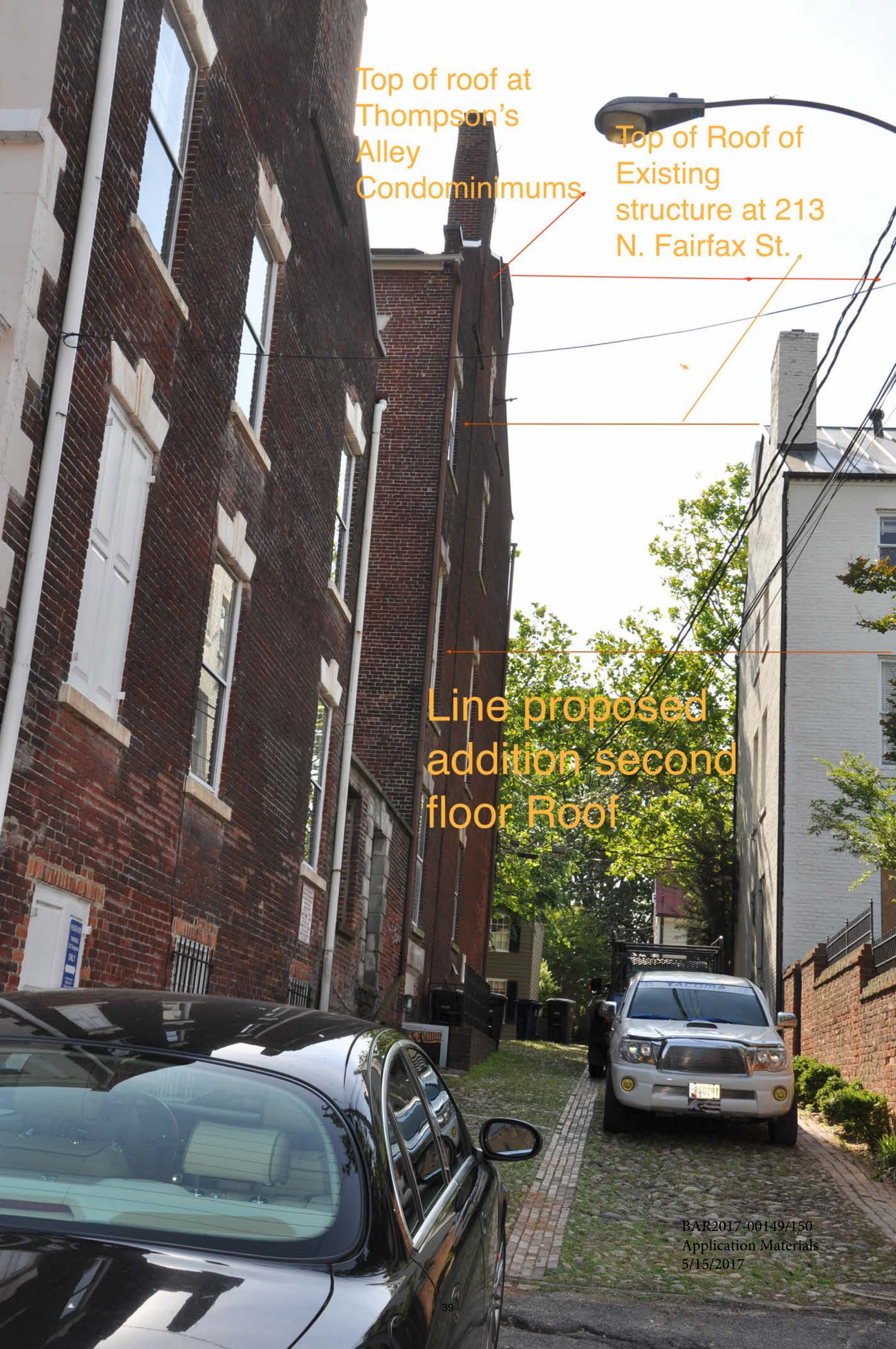
Line of Joist bearing at
first floor of existing
house — 213 N. Fairfax
St.



Line of Joist bearing
at 213 N. Fairfax, as
seen from alley



Subject property
213 N. Fairfax
Street



Top of roof at
Thompson's
Alley
Condominiums

Top of Roof of
Existing
structure at 213
N. Fairfax St.

Line proposed
addition second
floor Roof

Google Maps 213 N Fairfax St



<https://www.google.com/maps/place/213+N+Fairfax+St,+Alexandria,+VA+22314/@38.8062322,-77.0421573,140m/data=!3m1!1e3!4m5!3m4!1s0x89b7b0f653775951:0xb17c9a62ae97399808m2!3d38.8062948!4d-77.0419515?hl=en>

Google Maps 213 N Fairfax St



<https://www.google.com/maps/place/213+N+Fairfax+St,+Alexandria,+VA+22314/@38.8049591,-77.0421573,172a,35y,35,51t/data=!3m1!1e3!4m5!3m4!1s0x88b7b0f6537759510b17c9a52ae9739988m213d38.80629484d-77.04195157n=en>

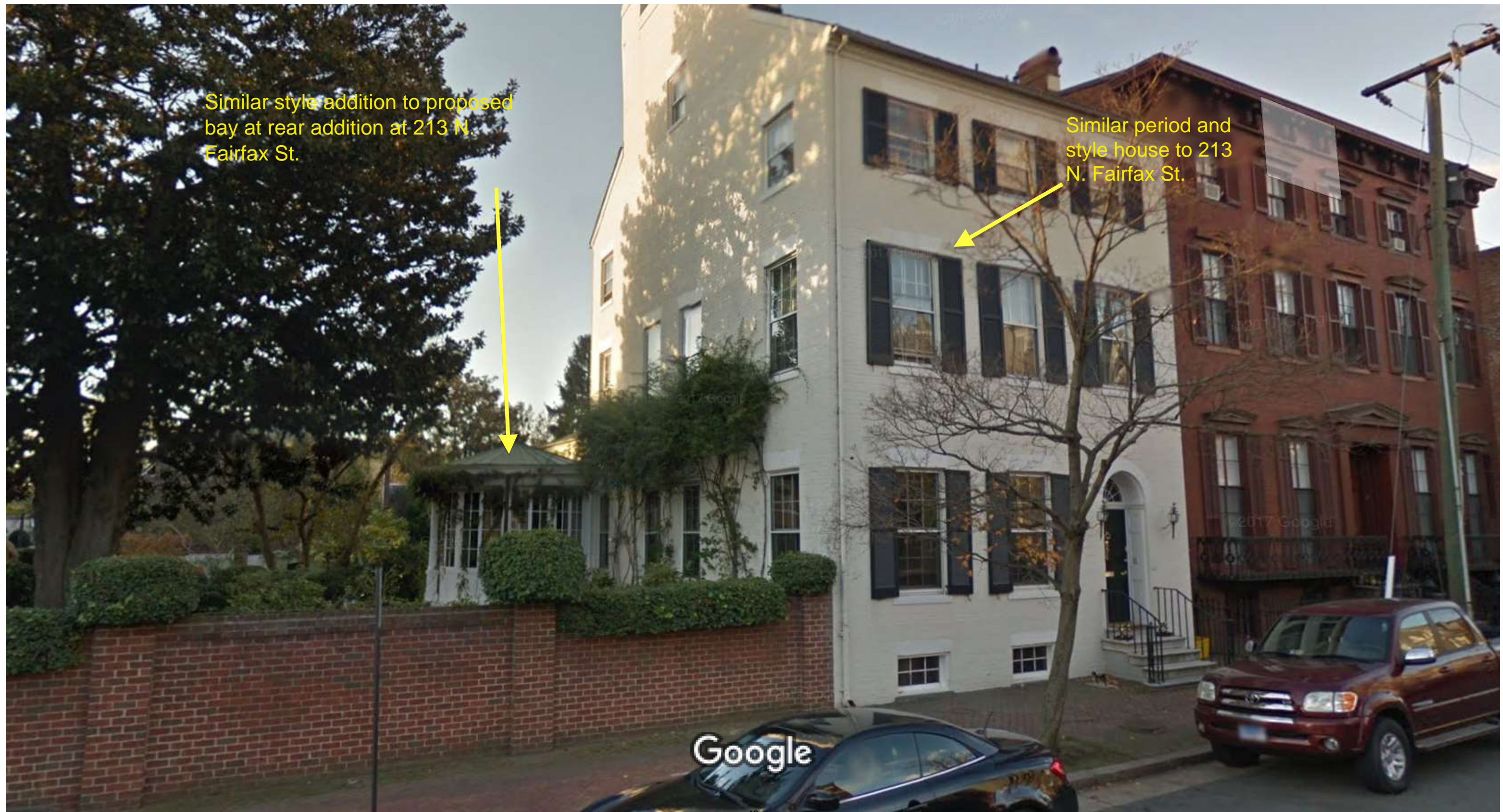
BAR2017-00149/150
Application Materials
5/15/2017

Google Maps 214 Queen St



Google Maps 803 Prince St

BAR2017-00149/150
Application Materials
5/15/2017



ADDRESS OF PROJECT: 213 North Fairfax Street, Alexandria, Virginia 22314

TAX MAP AND PARCEL: 080.02-07-32 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: Iris & Ari Karadaghi

Address: 213 North Fairfax Street

City: Alexandria State: VA Zip: 22314

Phone: 703-836-8437 E-mail: dimondadams@comcast.net

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

Name: Stephanie R. Dimond, Dimond Adams Design Architecture Phone: 703-836-8437

E-mail: dimondadams@comcast.net

Legal Property Owner:

Name: Iris & Ari Karadaghi

Address: 531 South Lee Street

City: Alexandria State: VA Zip: 22314

Phone: 703-836-8437 E-mail: dimondadams@comcast.net

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

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

Applicant is requesting approval to build a two story rear addition which would align
with the North property line.

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.

* Note: There are no alternatives to demolition/encapsulation

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 12 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 12 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: Stephanie R. DimondDate: 5.1.17

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. Iris Karagahi	531 S. Lee Street	50%
2. Ari Karadaghi	531 S. Lee Street	50%
3.		

2. Property. State the name, address and percent of ownership of any person or entity owning an interest in the property located at 213 N. Fairfax 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. Iris Karadaghi	531 S. Lee Street	50%
2. Ari Karadaghi	531 S. Lee Street	50%
3.		

3. Business or Financial Relationships. Each person or entity listed above (1 and 2), with an ownership interest in the applicant or in the subject property is required to disclose **any** business or financial relationship, as defined by Section 11-350 of the Zoning Ordinance, existing at the time of this application, or within the 12-month period prior to the submission of this application with any member of the Alexandria City Council, Planning Commission, Board of Zoning Appeals or either Boards of Architectural Review.

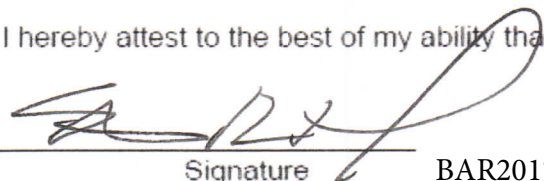
Name of person or entity	Relationship as defined by Section 11-350 of the Zoning Ordinance	Member of the Approving Body (i.e. City Council, Planning Commission, etc.)
1. N/A		
2. N/A		
3. N/A		

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.

5.1.17
Date

Stephanie R. Dimond
Printed Name


Signature

BAR2017-00149/150
Application Materials
5/15/2017

NATURE OF PROPOSED WORK: *Please check all that apply*

- ☐ NEW CONSTRUCTION
☐ EXTERIOR ALTERATION: *Please check all that apply.*
 ☐ awning ☐ fence, gate or garden wall ☐ HVAC equipment ☐ shutters
 ☐ doors ☐ windows ☐ siding ☐ shed
 ☐ lighting ☐ pergola/trellis ☐ painting unpainted masonry
 ☐ other _____
☒ ADDITION
☐ DEMOLITION/ENCAPSULATION
☐ SIGNAGE

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

The applicant is requesting approval for a 2 21/2 story rear addition, aligning with the existing width of the rear portion of the house. The third story would be reconfigured to have one shed dormer and a new roof to match the existing roof. The applicant is also requesting permission to relocate existing windows from the rear to the North side(not visible from a public right of way) The style and materials of the addition would match the existing.

SUBMITTAL REQUIREMENTS:

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☐ ☐ 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.

* Note: There are no alternatives to demolition/encapsulation