

BAR Meeting
July 5, 2017

ISSUE: Permit to Demolish/Capsulate, Certificate of Appropriateness for an Addition

APPLICANT: Iris and Ari Karadaghi

LOCATION: 213 South Fairfax Street

ZONE: RM / Residential

STAFF RECOMMENDATION

Staff recommends approval of the Permit to Demolish/Capsulate and Certificate of Appropriateness for the addition, with the condition that prior to release of a building permit, the applicant record a legal instrument, such as a preservation easement, requiring approval by a qualified preservation organization to alter the remaining capsulated portions of the masonry wall on the east elevation and, at a minimum, for the original paneling on the basement stair on the interior, as described by the applicant at the previous hearing.

BOARD ACTION JUNE 7, 2017: Deferred, 7-0

The first motion, made by Ms. Roberts and seconded by Ms. Miller, was to approve the applications as submitted with the proffered condition of a preservation easement and a limitation of the total wall demolition to 55 square feet. That motion failed 3-4.

On a second motion by Ms. Roberts, and seconded by Ms. Miller, the OHAD Board of Architectural Review voted to defer BAR Case #2017-00149 and BAR Case #2017-00150. The motion carried on a vote of 7-0.

REASON

The Board deferred the project for restudy, noting that it needed refinement but not a total redesign. While it not unanimous, the majority of the Board wanted to see a reduction in the proposed demolition/capsulation area, a slight reduction in the overall size and refinement of some details, particularly on the south and east (rear) elevation.

BOARD DISCUSSION

The Board was of mixed opinions on whether the amount demolition/capsulation was acceptable and whether the proposed size and design details of the addition were appropriate. Three Board members were generally in support of the addition as proposed, as long as the applicant donated the interior preservation easement that was offered at the hearing. This minority opinion noted

that the design approach was appropriate and the overall size was consistent with historic rear ells throughout the district and did not overwhelm this historic house nor nearby historic houses. However, the remaining four Board members, representing a majority, expressed concern regarding the percentage of the historic rear wall proposed for demolition and capsulation. The applicant confirmed that the new construction would abut and be structurally separate the historic rear wall. The BAR welcomed the applicant's proffer of a preservation easement on both the interior and exterior.

The Board noted that this addition should not visually compete with adjacent historic houses, such as the rear loggia across the cobblestone alley to the southeast, whose neoclassical design is attributed to Benjamin H. Latrobe. There was also discussion regarding how elaborate an addition to a simple Federal style the project should be, with some Board members finding that the bow window needed additional detailing and refinement (spandrel panels, roof form) while others preferred a simplified treatment more keeping with a background element. Some members noted that the interior program seemed incongruous with the exterior design and fenestration. Therefore, the majority of the Board voted to defer the project for an opportunity for restudy, noting that the project did not require an entire redesign, only refinement. The Board's general direction was to reduce the total amount of demolition/capsulation and to consider reducing the overall size while refining the style and design details.

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.*

1. UPDATE

Since the Board deferred the project for restudy at the June 7th BAR hearing, the applicant's architect has continued to refine the design of the addition in response to some of the Board's concerns. The design details of the addition have been simplified in a number of ways: the two-story bowed window has been changed to a simple projecting rectangular bay; the windows on the both the bay and the brick addition have been made changed to be more compatible; the decorative Juliet balcony railings have been simplified; the chimney has been relocated to the north side of the ell; and the brick openings at the basement level have been made narrower with a segmental arch head. The revised bay design allowed the HVAC condensers, previously proposed for the roof of the addition, to be located at grade level. The design of the addition, while still well designed and proportioned, is less high-style and more compatibility with the main block of the house. The new proposal also requires less demolition and capsulation, which is achieved by creating a hypen bay between the main block and the new addition. Where the amount of demolition and capsulation was over 50% in the June 7th proposal, now only approximately 49% (according to the applicant) of the total rear wall area will be demolished/capsulated. The additional historic wall area which will be exposed will not be visible from the public right-of-way, but it will be visible from Thompson's Alley. The height, mass and scale of the addition is largely unchanged, with a few inches added or deleted depending on the location, and a minor amount of additional square footage provided in the addition.

The previous staff report of June 7, 2017 has been edited below to respond to the revised application materials.

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 project no longer requires BAR approval of a Waiver of Rooftop Screening because the HVAC condensing units will now be located on the ground.

Demolition/Capsulation

The applicant intends to demolish the following:

- ca. 1992 two-story cylindrical stair tower
- two basement-level French doors
- one window 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 approximately two-thirds of the first and second floor rear elevations. Figure 1 schematically shows the areas previously proposed for demolition (dark blue) and capsulation (light blue) at the

June 7th BAR hearing, with a red overlay outlining the area no longer proposed for demolition or capsulation.

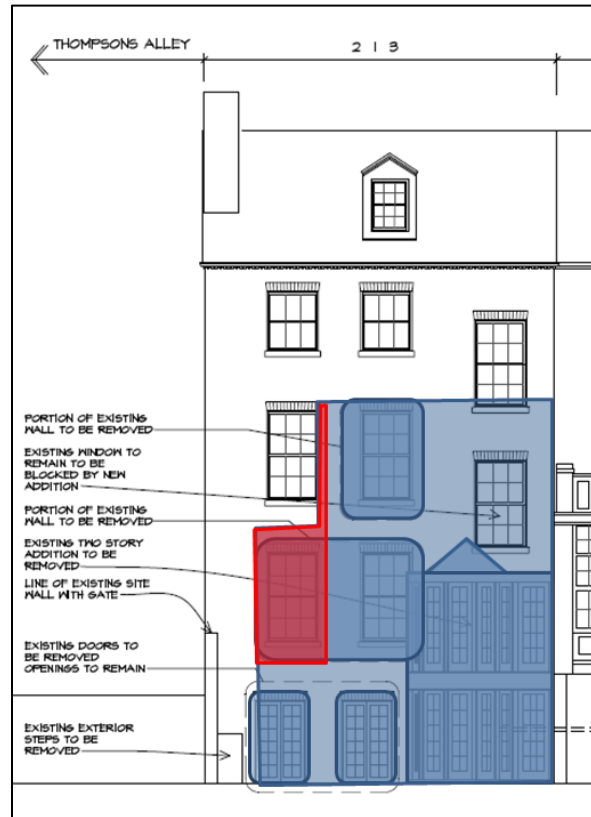


Figure 1: Approximate are of demolition/capsulation from June 7th shown in blue (red area no longer capsulated/demolished)

Certificate of Appropriateness

The proposed two-story rear addition will have a 5' setback from the side property line, as required by the zoning ordinance, and will project 25' east of the existing rear wall of the house, with an additional 4' for a projecting bay on the first and second floor levels (29' maximum east/west projection of the ell). The width of the addition on the basement and first floor will measure 3" *wider* than the previous submission; however, the second floor of the addition will be 3.5" *narrower* than the June 7th proposal. The addition will be larger than before by an additional 111 gross square feet. The addition is approximately 26' in height above the average finished grade, measured at 20' intervals around the perimeter of the dwelling.

The addition retains its same general design vocabulary in a simple brick form reminiscent of a traditional townhouse ell, but the previous bow window on the rear has been replaced with a two-story projecting bay with casements. The Thompson's Alley elevation has also been somewhat simplified, with three single doors on the second floor with simple Juliette balconies, and three single doors (only one operable) with four-light transoms on first floor. The hyphen between the new addition and the historic house at all three levels will have fixed windows over paneling, visually separating the new from the historic masonry mass. The chimney has been relocated to the north elevation where the top will project above the flat roof. The north elevation is on the property line so it will be devoid of openings, although recessed brick panels will

provide some visual relief for the adjacent neighbor. The brick retaining wall along Thompson's Alley will be extended in height to the new gate opening, farther east along the alley.

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.

Visibility

Thompson's Alley adjacent to the subject property is a private alley. The majority of the first, second and third floor of the historic east wall are visible from South Lee Street, but only from a significant distance (Figure 2).

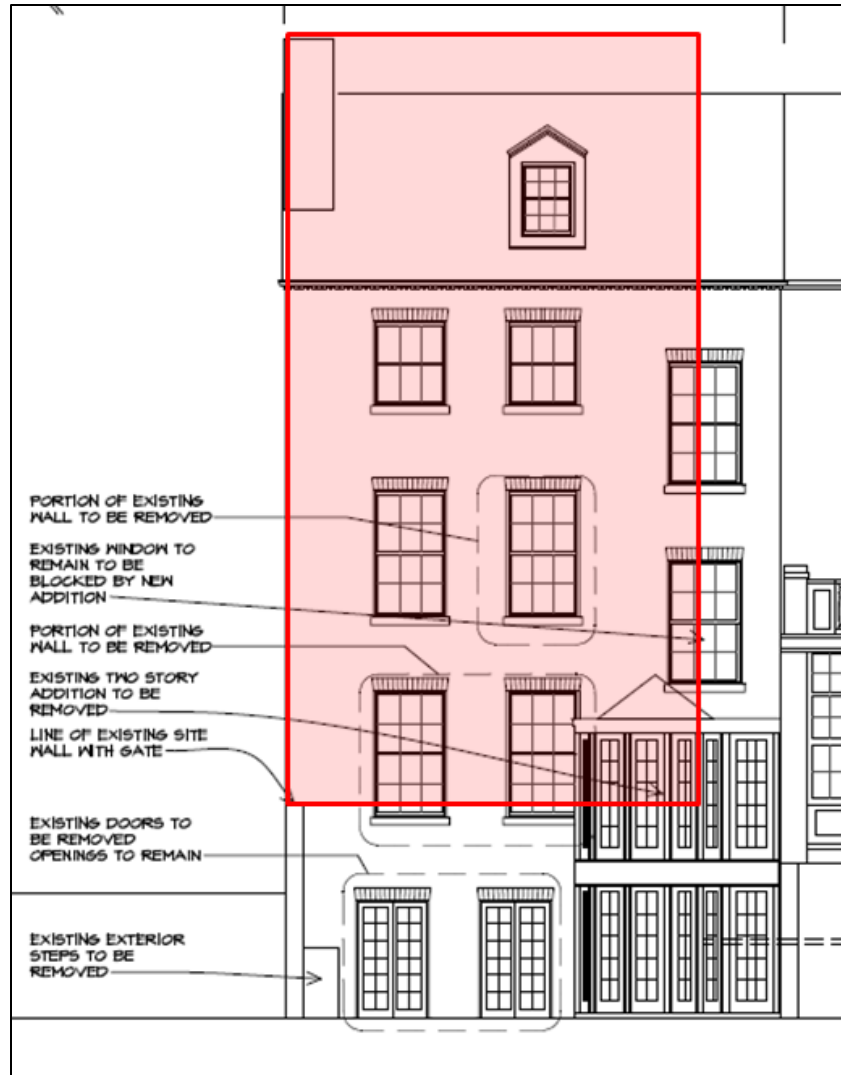


Figure 2: Area of visibility from North Lee Street

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	No

	reproduced only with great difficulty?	
(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 heritage, and making the city a more attractive and desirable place in which to live?	Yes

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. The proposed addition discussed by the Board on June 7th required over 50% of this rear elevation be demolished/capsulated, which the Board found to be excessive and deferred the project for restudy.

As a reminder, 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 substantially better anyway, 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 garden folly addition as it is of undistinguished later construction that was interesting but 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. The prior report, staff included two schematic alternatives that disturbed less historic fabric than the first submission, either a more narrow addition, or a shorter addition. The revised plans show an addition which closely resembles staff Option A (Figure 3), although the applicant achieves this by creating a hyphen with the historic house and then enlarging the first floor to a width generally consistent with the prior submission.

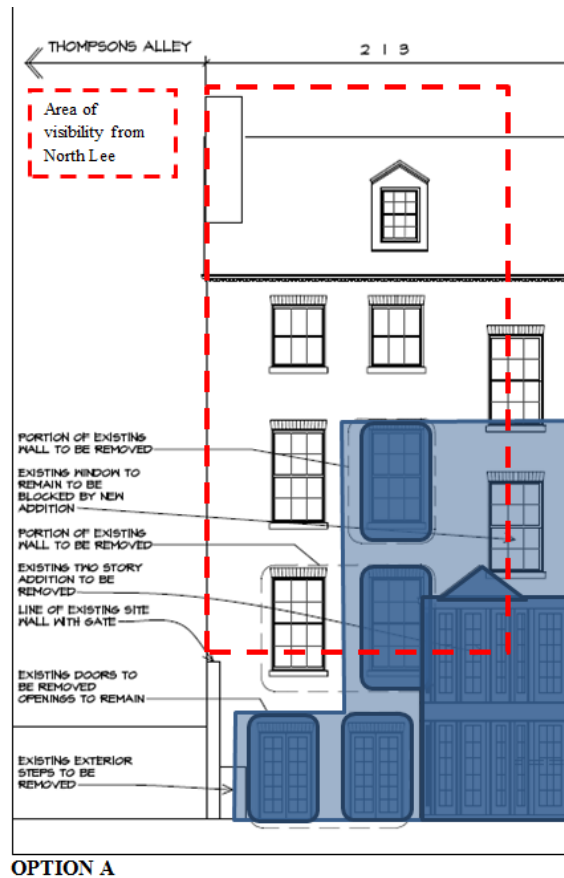


Figure 3: Staff Option A shown in the June 7, 2017 report

Staff is pleased that the applicant has reduced the amount of proposed capsulation/demolition to less than 50% of the rear wall (49%). While the additional exposed wall/window area will not be visible from a public way, the BAR's purview for demolition/capsulation extends to all exterior roof or wall area, regardless of visibility.

However, once an area is capsulated, it becomes an interior feature that 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. Staff is pleased that the applicant offered a preservation easement on the remaining masonry east wall, as well as some of the original interior trim, at the previous hearing.

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 its 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, from North Fairfax Street and even thru the trees from Queen. 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 the addition is not physically smaller than before, the amount of capsulation has been reduced and there is now a meaningful hyphen between the new and old work. Changing the bay from a curved to a rectangular form allowed the HVAC units to be relocated it at grade (therefore, zoning required open space was not reduced) and is a simpler form that is easier to detail. Staff recommends that vertical stiles be added to the paneling below the mullions, as the BAR suggested at the previous hearing. Staff had suggested that the bay be faced with copper, as many historic bays in Old Town are, but the applicant prefers painted trim which will also look good. Staff finds the Juliet balconies on the south elevation somewhat odd, as they look onto a flat roof, and believes a metal shed roof and slightly shorter windows above would make more architectural sense but this feature is minimally visible and the overall design of this elevation is an incremental but significant improvement.

In summary, the addition is large in comparison to the footprint of the original house but was not uncommon for townhouses as large as this to have large ells and it is remarkable that no ell has been constructed in this location before now. Staff supports the amended application, as submitted, with the proffer of a preservation easement on the capsulated masonry and original interior features described by the applicant at the previous hearing.

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)

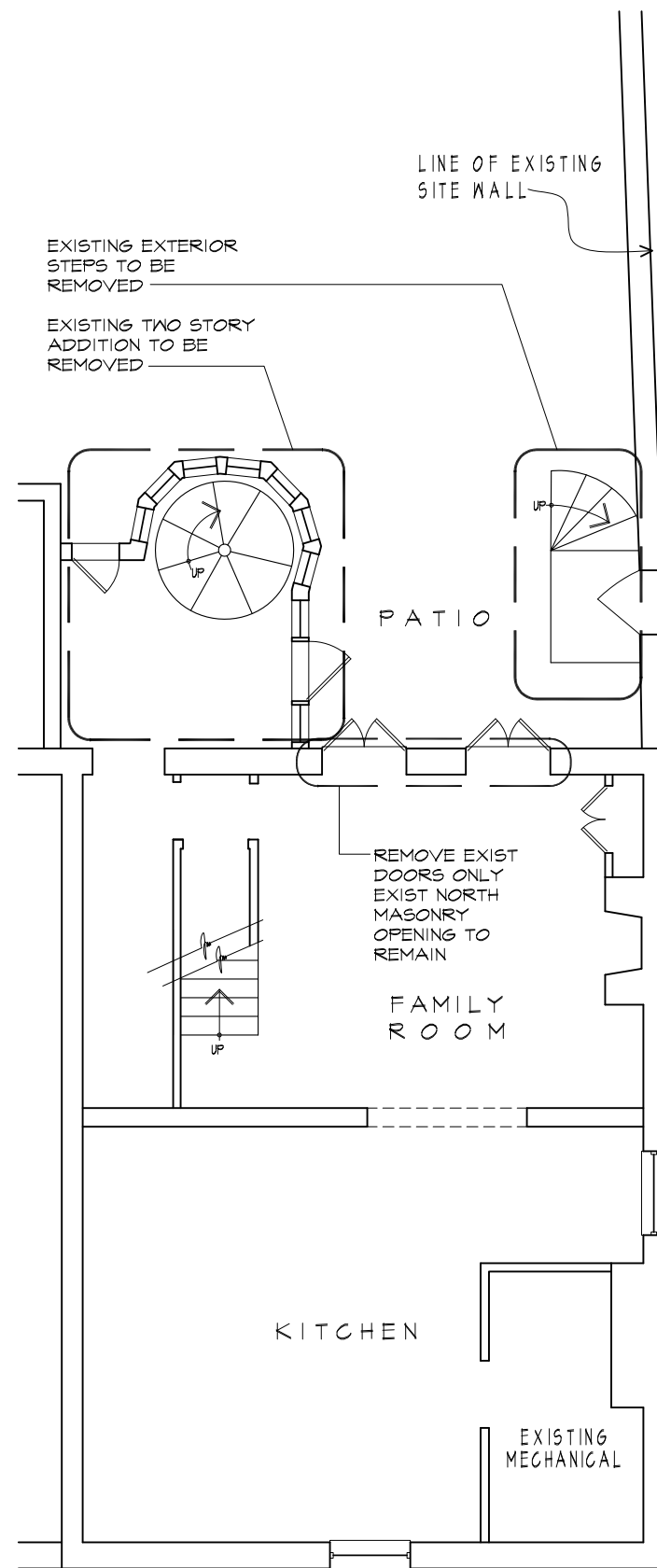
Alexandria Archaeology

- 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)

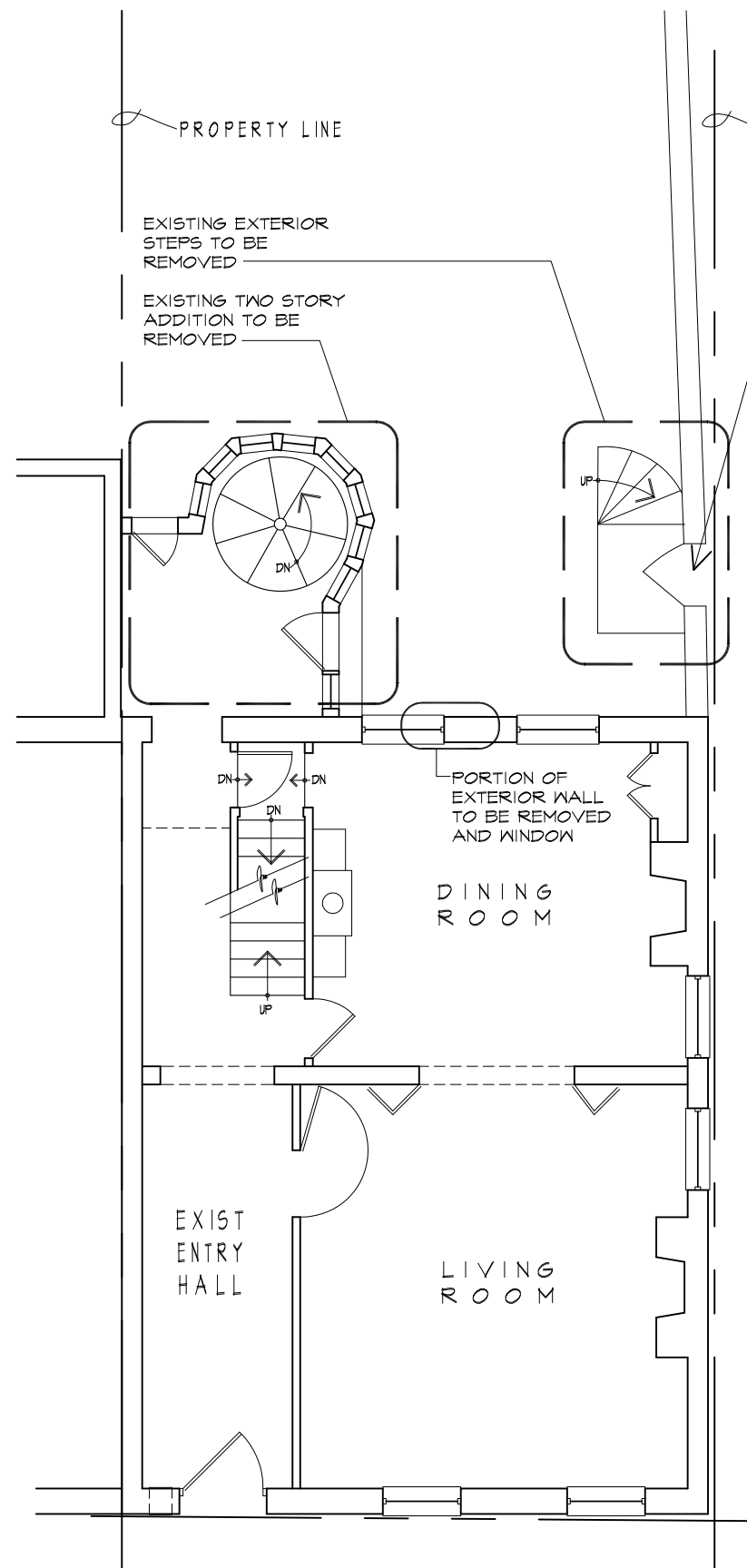
IV. ATTACHMENTS

1 – Supplemental Materials

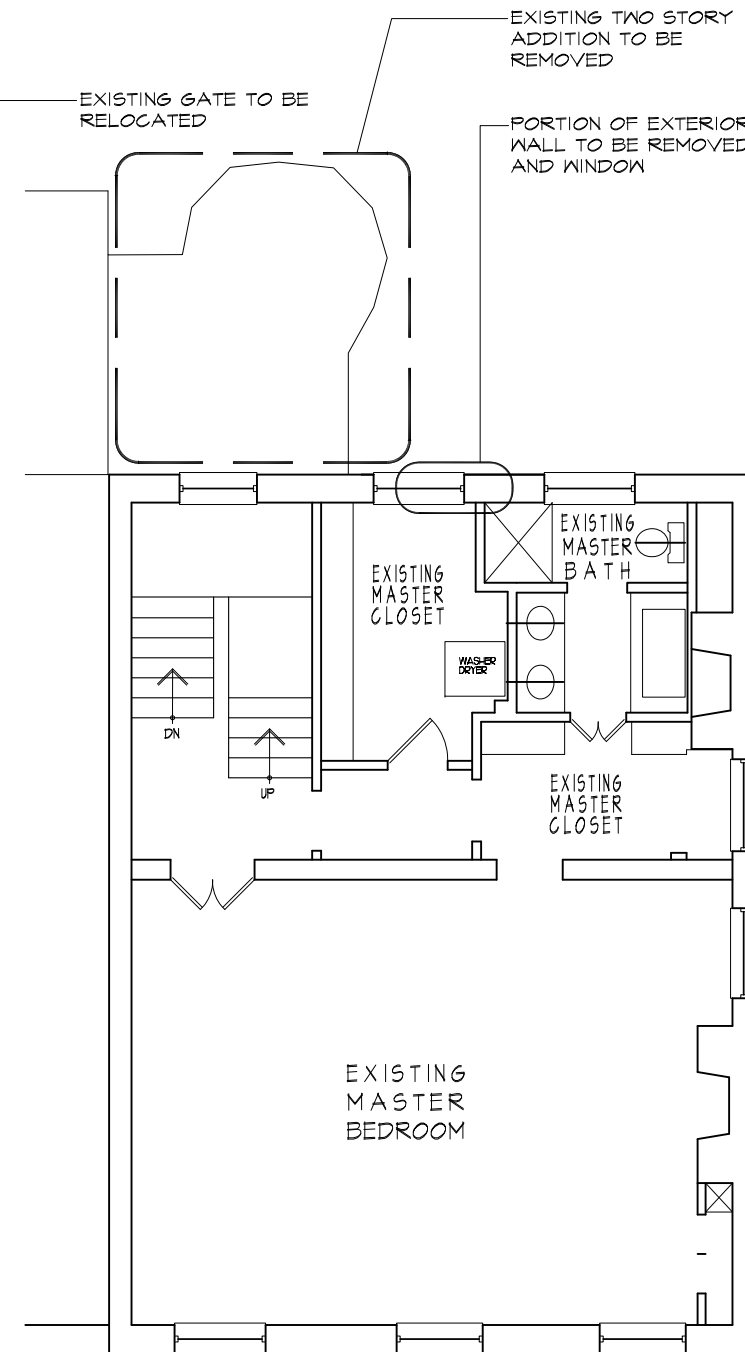
2 – Application for BAR 2017-0149 and 2017-0150: 213 North Fairfax Street



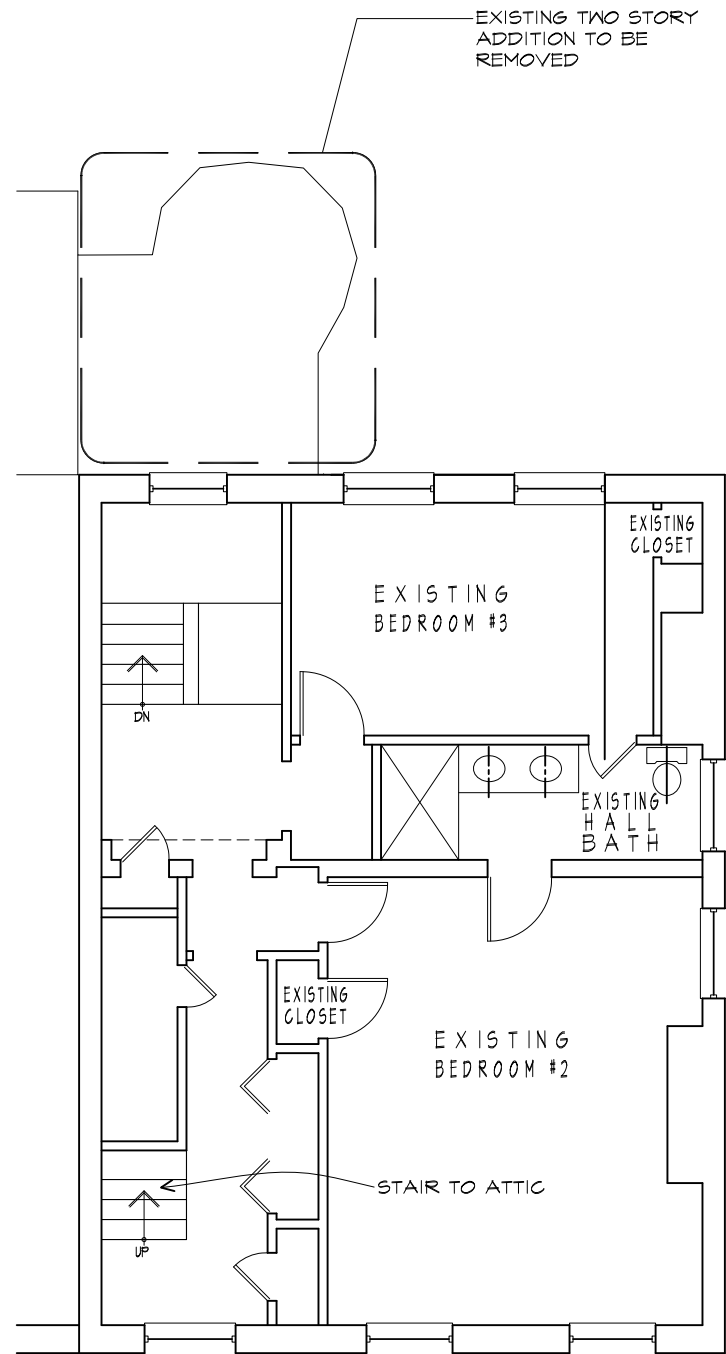
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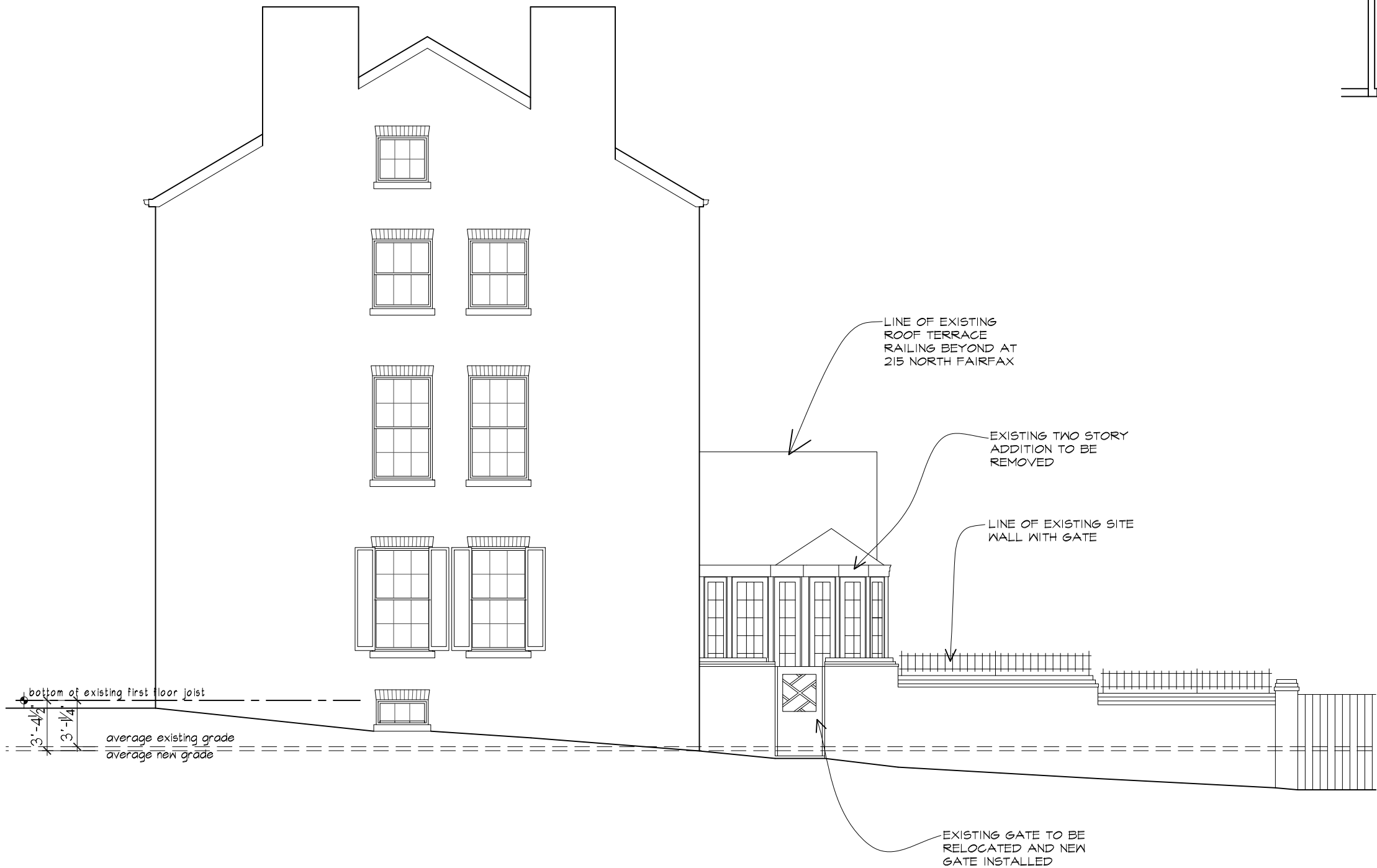
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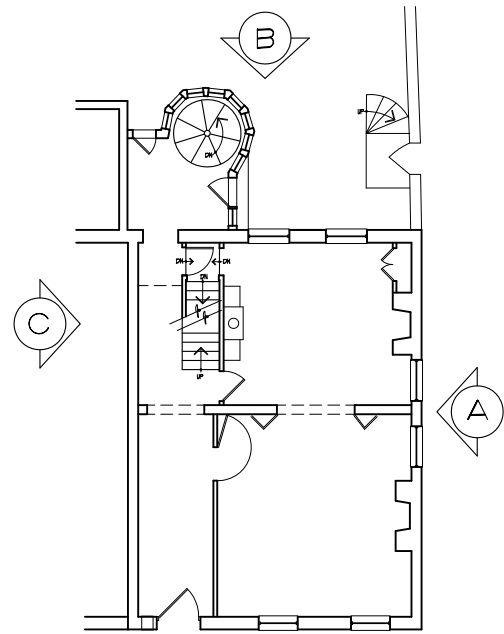
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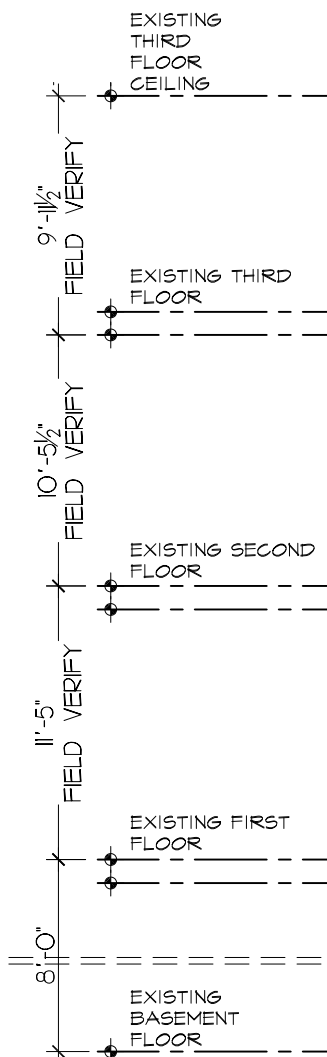
EXISTING
THIRD FLOOR
P L A N
1/8" = 1'-0"



A EXISTING SIDE SOUTH ELEVATION
1/8"=1'-0"



KEY PLAN



DIMOND & ADAMS
DESIGN ARCHITECTURE
6 WEST MAPLE STREET • ALEXANDRIA, VIRGINIA 22301
TELEPHONE: 703.884.8457

KARADAGHI RESIDENCE
213 NORTH FAIRFAX STREET
ALEXANDRIA, VIRGINIA

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ISSUE DATE

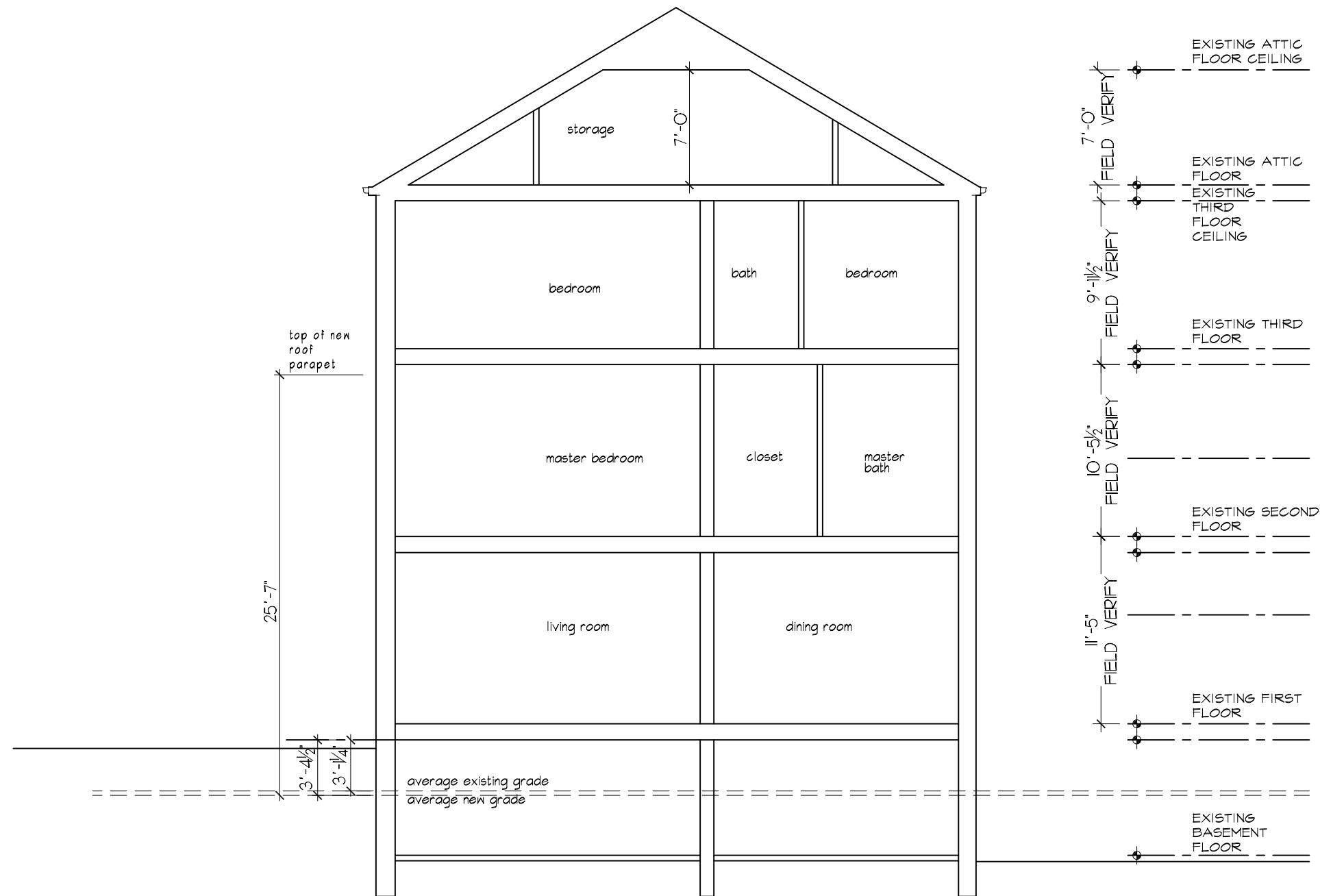
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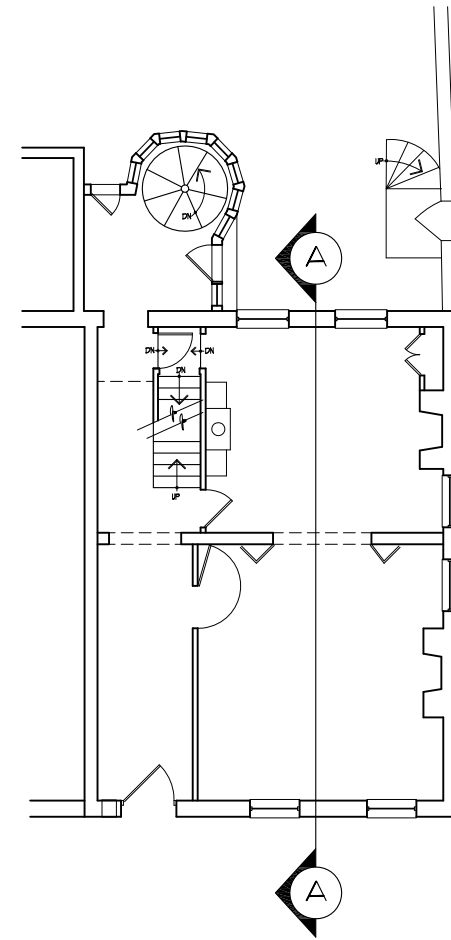
A-3



A

EXISTING BUILDING SECTION

1/8"=1'-0"



KARADAGHI RESIDENCE
213 NORTH FAIRFAX STREET
ALEXANDRIA, VIRGINIA

DIMOND ADAMS
DESIGN ARCHITECTURE
6 WEST MAPLE STREET • ALEXANDRIA, VIRGINIA 22301
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ISSUE DATE

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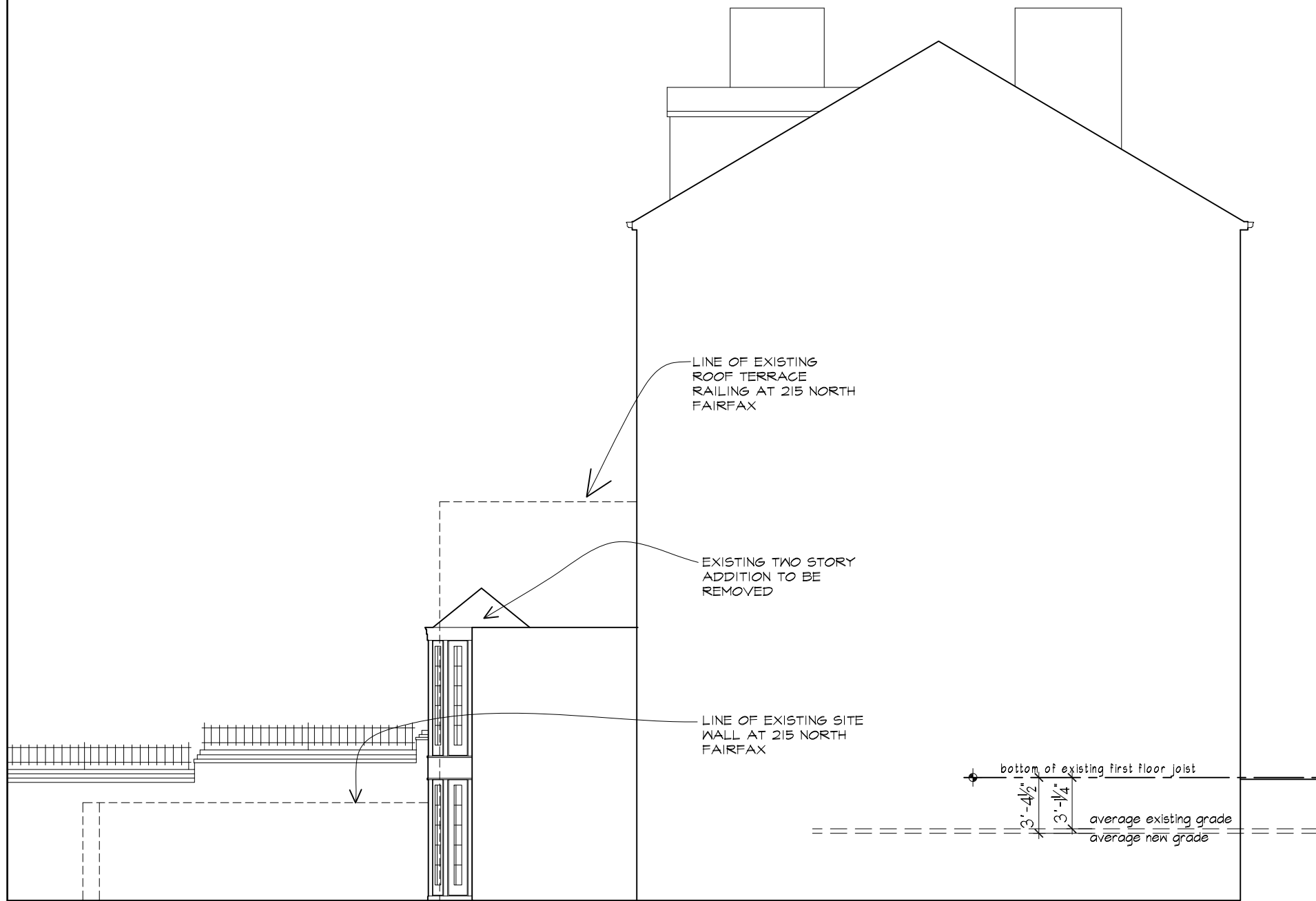
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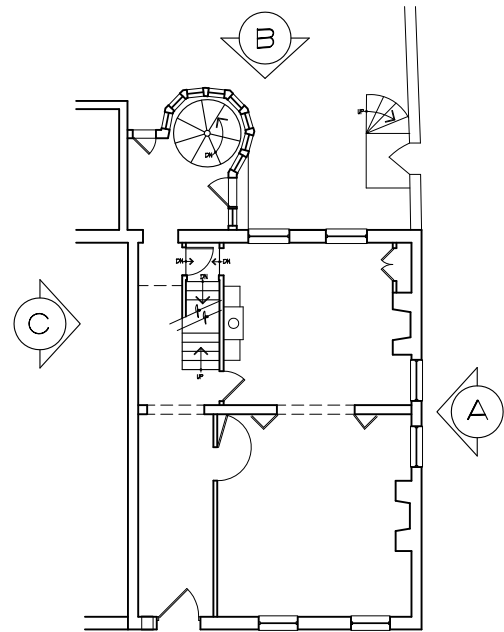
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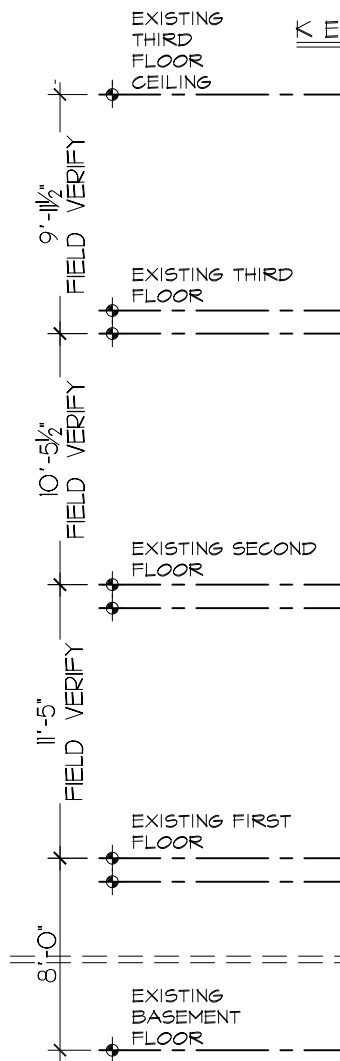
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EXISTING SIDE NORTH ELEVATION
1/8"=1'-0"



KEY PLAN



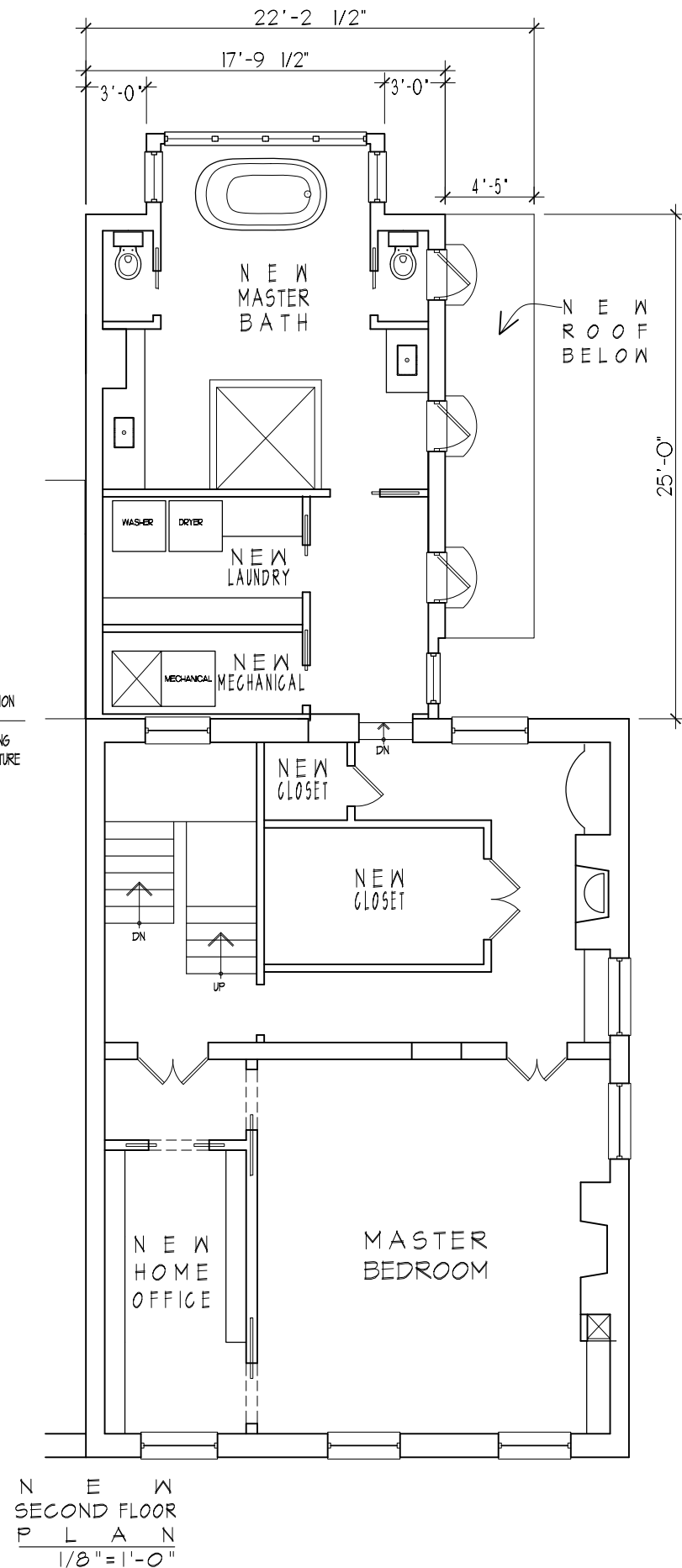
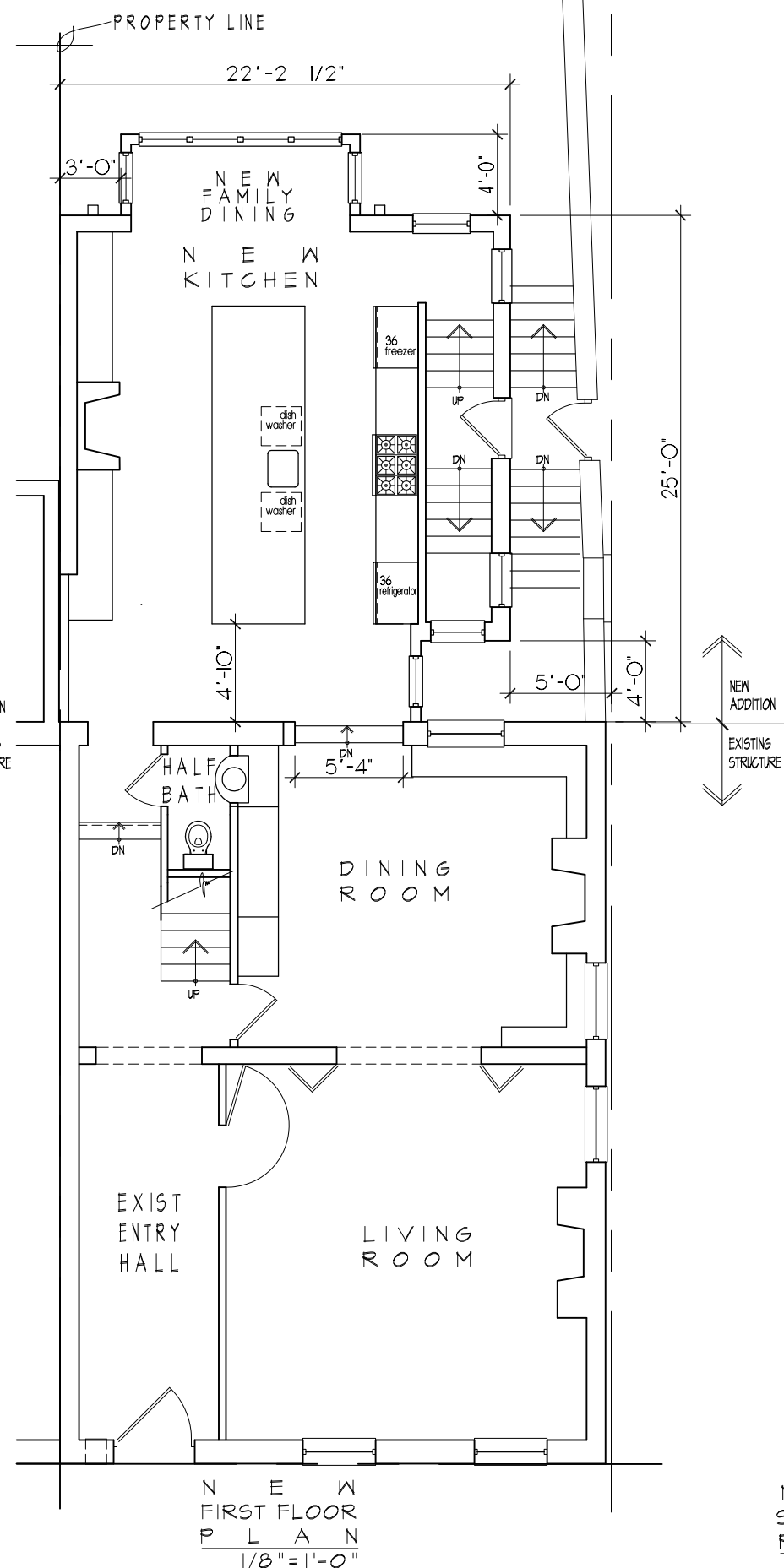
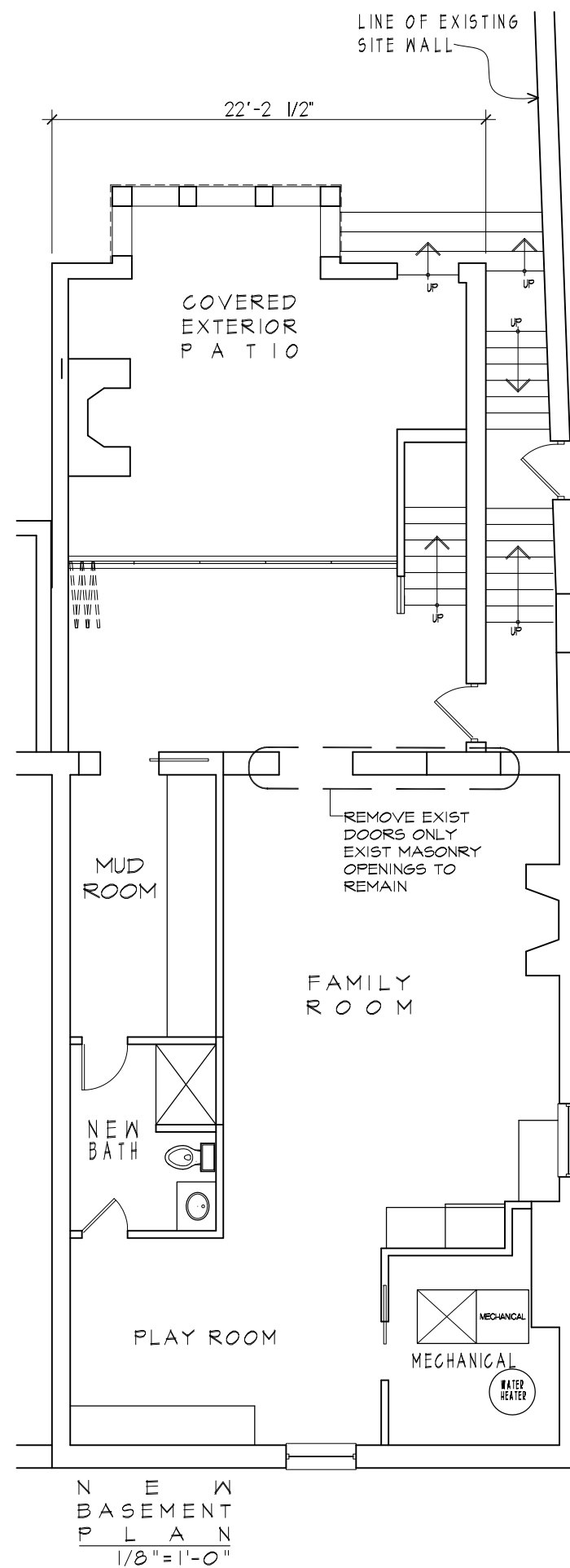
DIMOND ADAMS
DESIGN ARCHITECTURE
6 WEST MAPLE STREET • ALEXANDRIA, VIRGINIA 22301
TELEPHONE: 703.848.4577

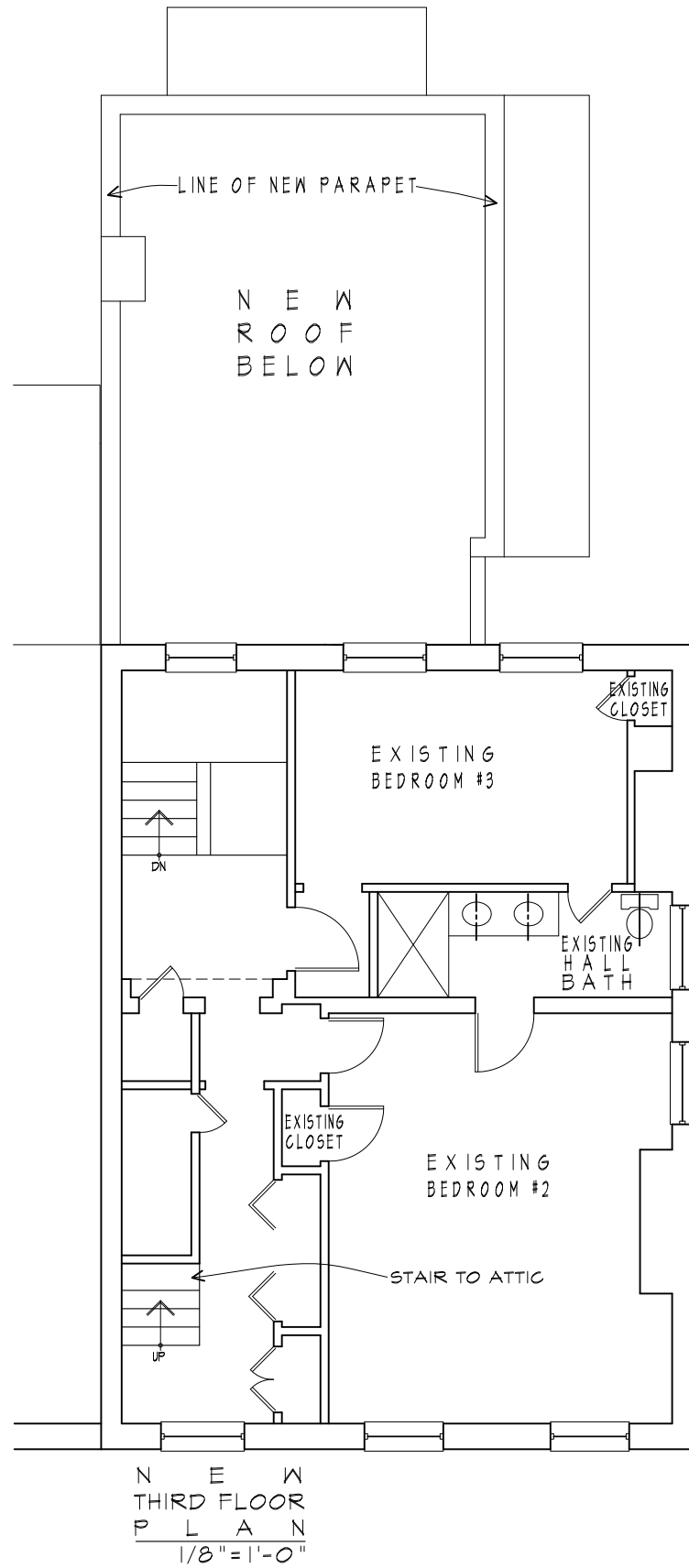
KARADAGHI RESIDENCE
213 NORTH FAIRFAX, ALEXANDRIA, VIRGINIA

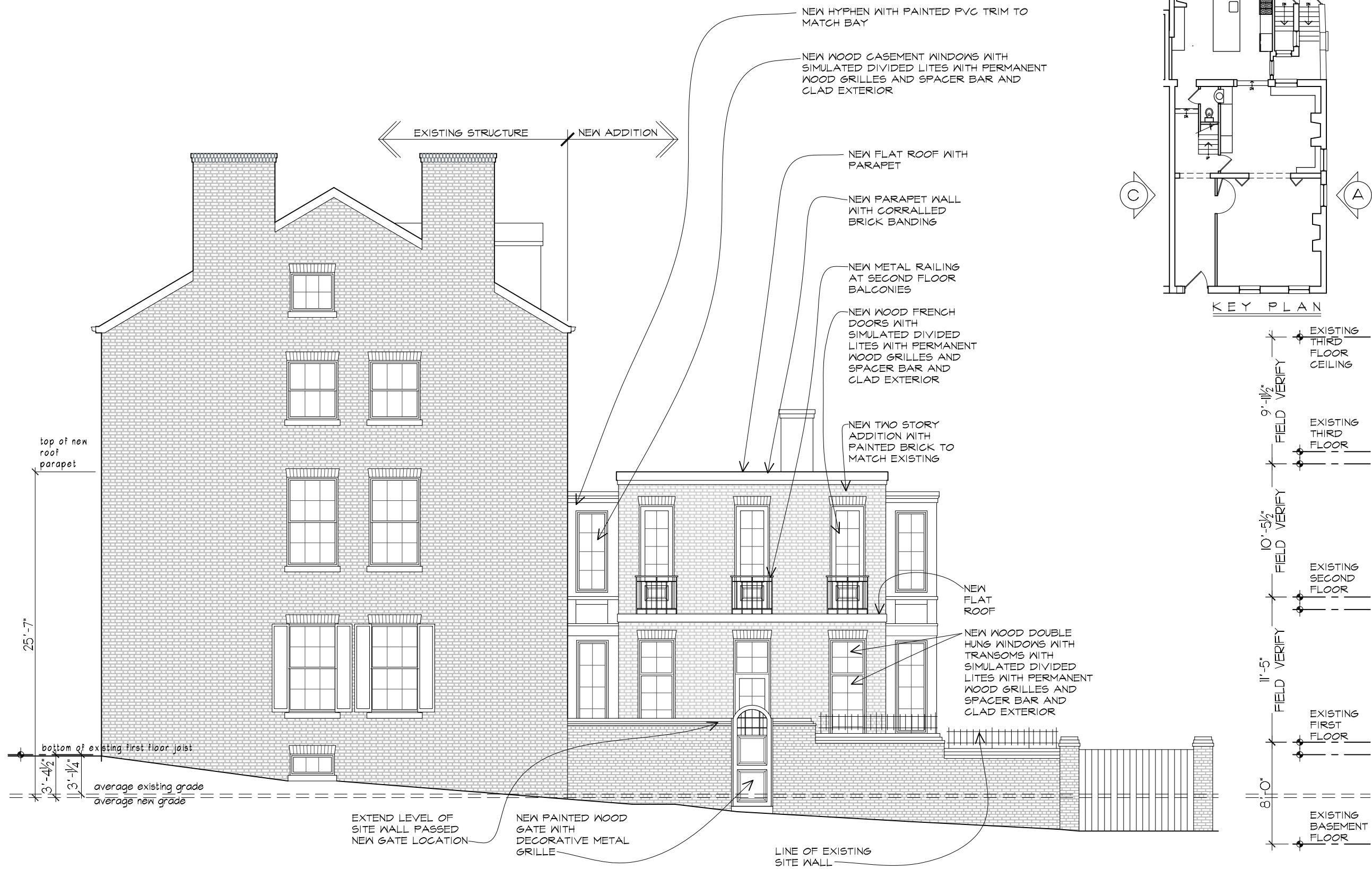
ISSUE DATE
DESIGN 01/24/17
02/23/17
03/03/17
03/10/17
03/13/17
04/20/17
BAR 05/01/17
05/08/17
05/12/17
05/30/17
06/19/17

SHEET TITLE
EXISTING ELEVATIONS

SHEET NUMBER
A-5







A NEW SIDE SOUTH ELEVATION
1/8"=1'-0"

DIMOND ADAMS
DESIGN ARCHITECTURE

6 WEST MAPLE STREET • ALEXANDRIA, VIRGINIA 22301
TELEPHONE: 703.884.8477

KARADAGHI RESIDENCE
213 NORTH ALEXANDRIA, VIRGINIA

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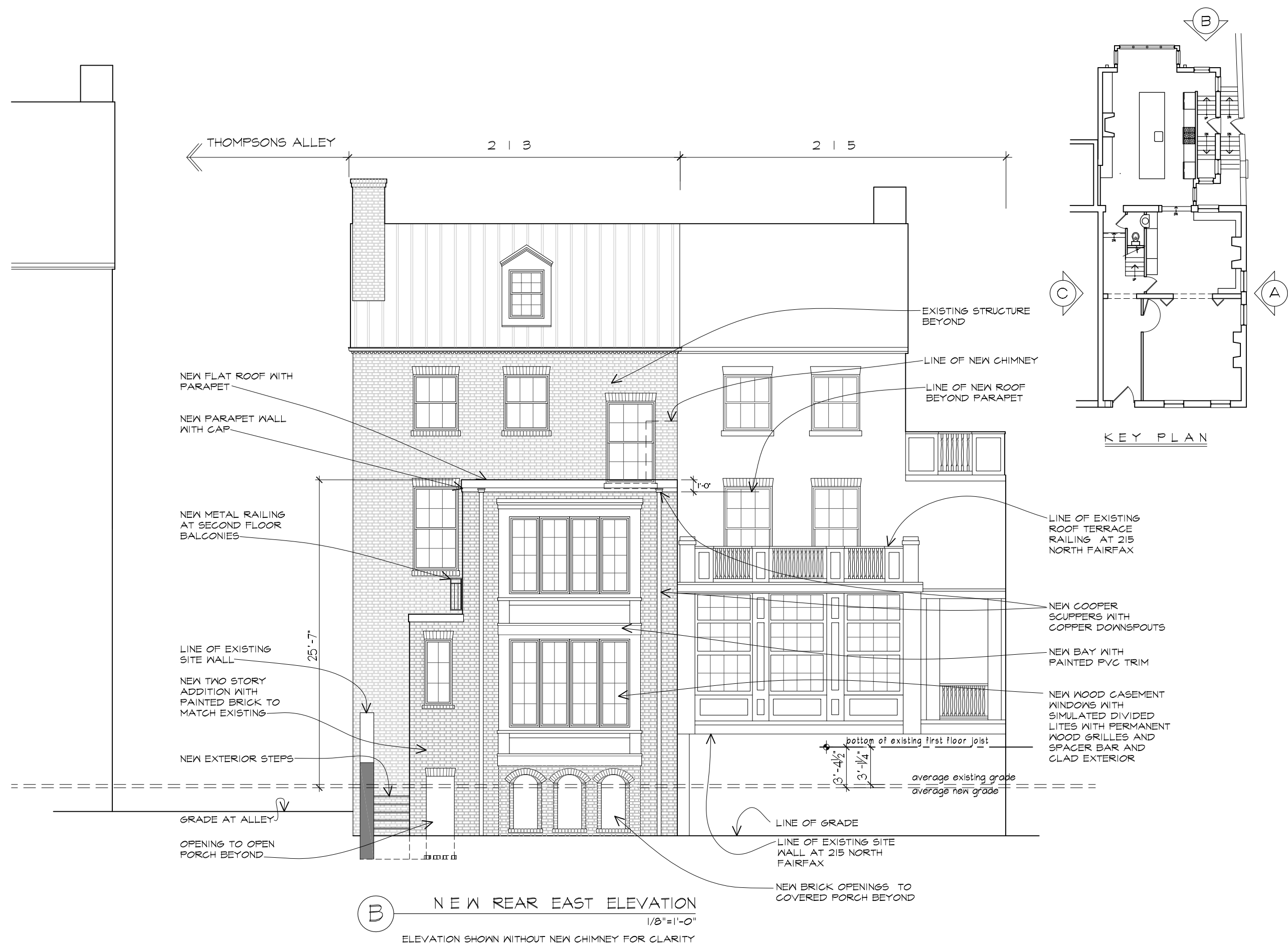
ISSUE DATE

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
05/30/17
06/19/17

SHEET TITLE
NEW ELEVATIONS

SHEET NUMBER
A-8



DIMOND ADAMS

DESIGN ARCHITECTURE

6 WEST MAPLE STREET • ALEXANDRIA, VIRGINIA 22301

TELEPHONE: 703.884.8477

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

05/30/17

06/19/17

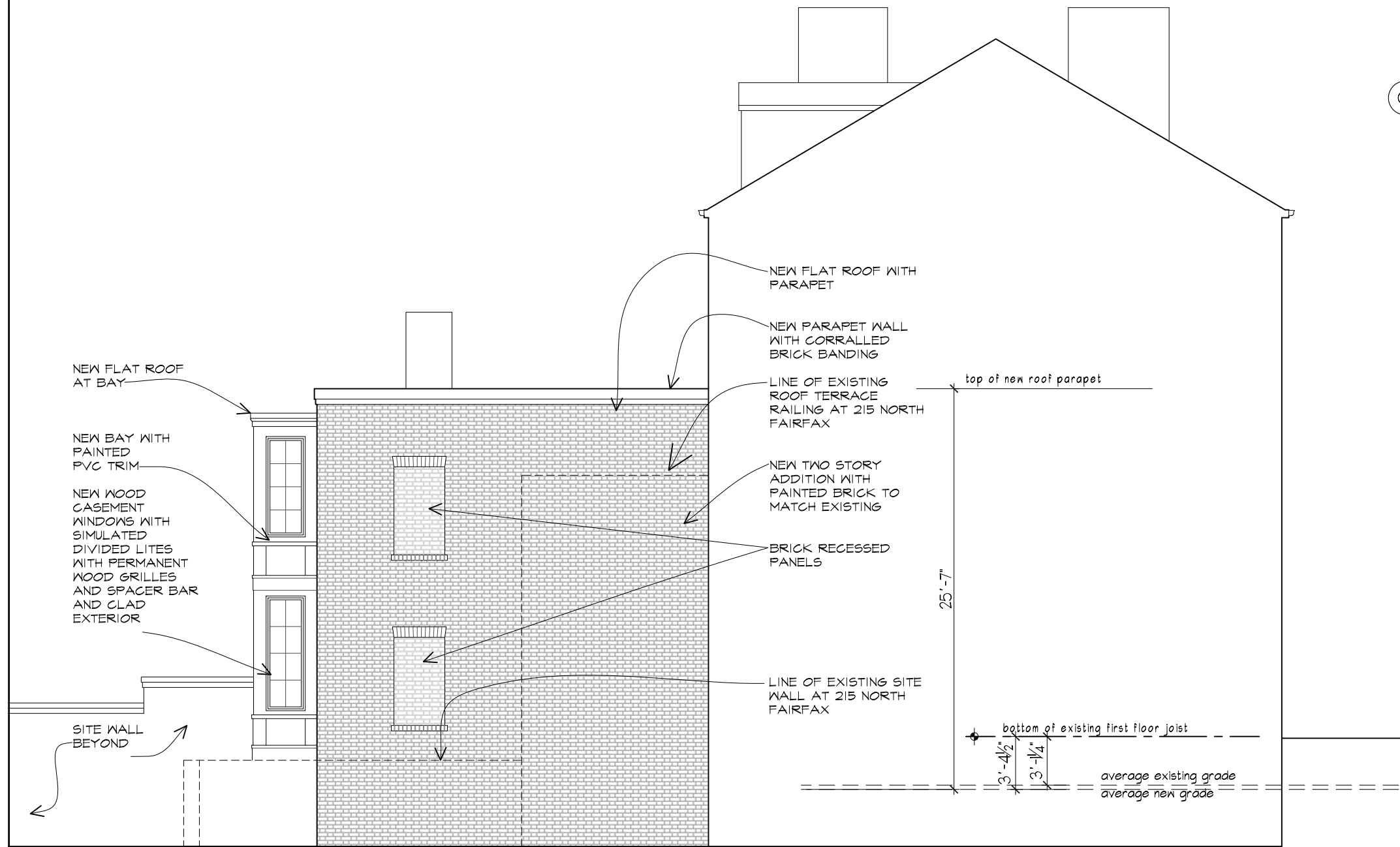
SHEET TITLE

N E W

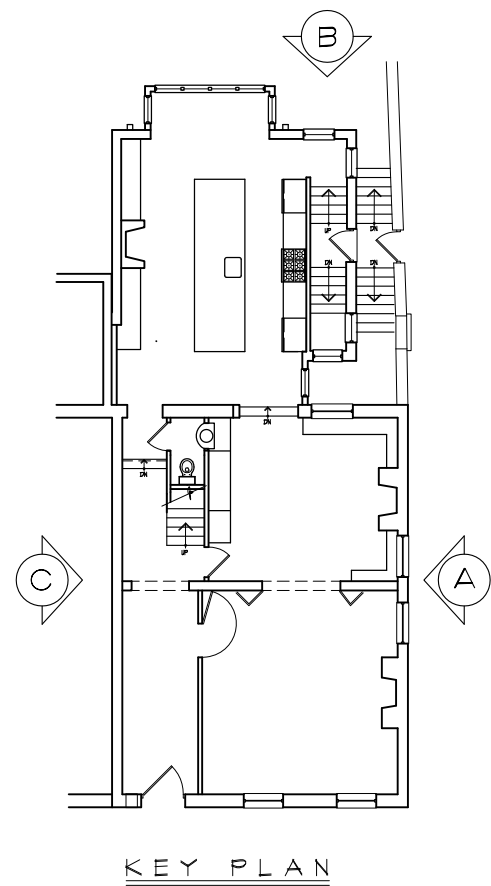
ELEVATIONS

SHEET NUMBER

A-9



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



DIMOND & ADAMS
DESIGN ARCHITECTURE
6 WEST MAPLE STREET • ALEXANDRIA VIRGINIA 22301
TELEPHONE: 703.884.8477

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
05/30/17
06/19/17

SHEET TITLE
NEW
ELEVATIONS

SHEET NUMBER

A-10



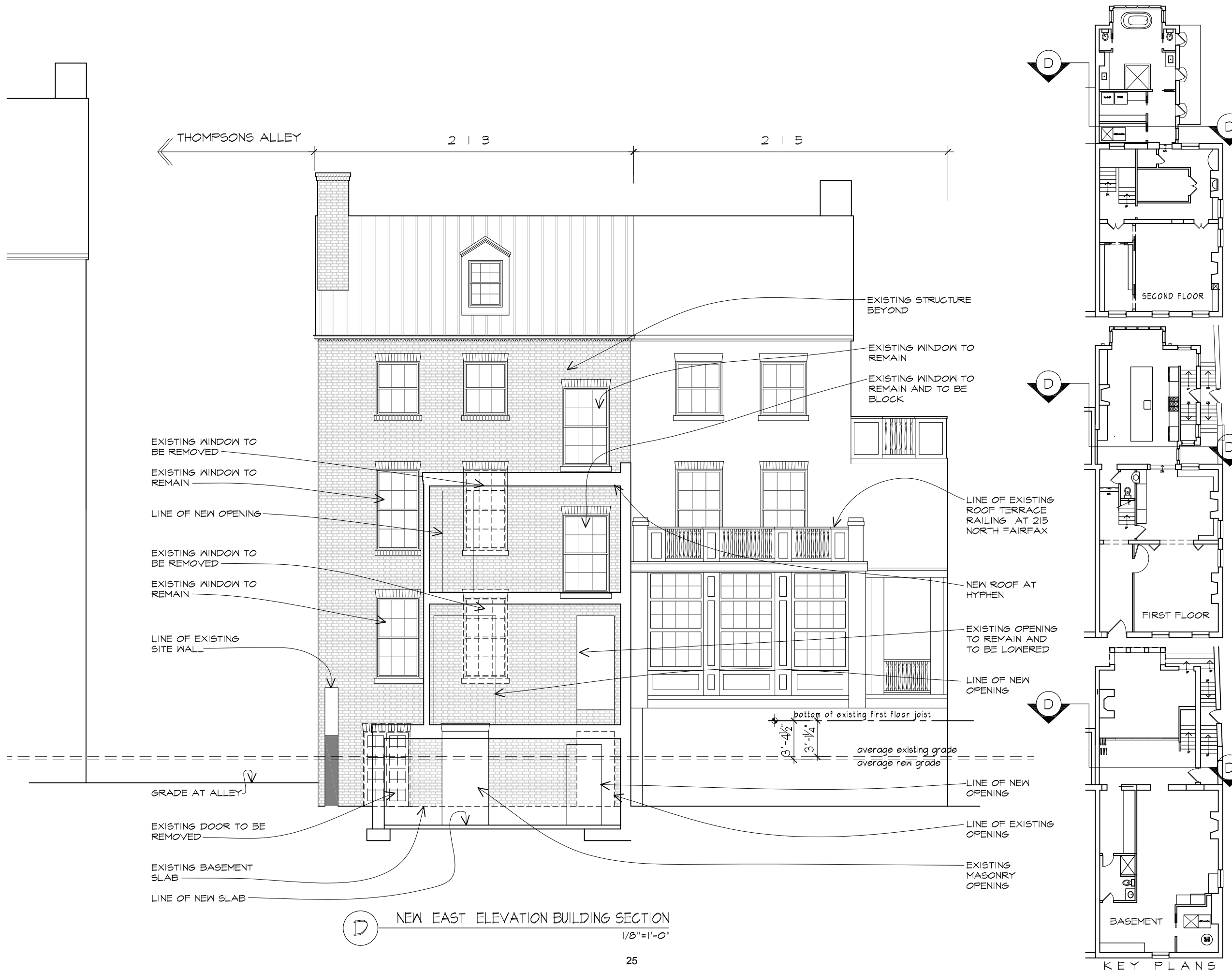
VIEW LOOKING WEST WITHIN THOMPSONS ALLEY

PROPOSED NEW
ADDITION @ 213 NORTH
FAIRFAX

PROPOSED NEW
ADDITION @ 213 NORTH
FAIRFAX



VIEW LOOKING WEST FROM SIDEWALK ON LEE STREET



THOMPSONS ALLEY

2 | 3

2 | 5

EXISTING STRUCTURE
BEYOND

EXISTING WINDOW TO
REMAIN

EXISTING WINDOW TO
REMAIN AND TO BE
BLOCK

EXISTING WINDOW TO
BE REMOVED

EXISTING WINDOW TO
REMAIN

LINE OF NEW OPENING

EXISTING WINDOW TO
BE REMOVED

EXISTING WINDOW TO
REMAIN

LINE OF EXISTING
SITE WALL

LINE OF EXISTING
ROOF TERRACE
RAILING AT 215
NORTH FAIRFAX

NEW ROOF AT
HYPHEN

EXISTING OPENING
TO REMAIN AND
TO BE LOWERED

LINE OF NEW
OPENING

bottom of existing first floor joist
3'-4 1/2"
3'-1 1/4"
average existing grade
average new grade

GRADE AT ALLEY

EXISTING DOOR TO BE
REMOVED

EXISTING BASEMENT
SLAB

LINE OF NEW SLAB

LINE OF NEW
OPENING

LINE OF EXISTING
OPENING

EXISTING
MASONRY
OPENING

SECOND FLOOR

FIRST FLOOR

BASEMENT

D NEW EAST ELEVATION BUILDING SECTION
1/8" = 1'-0"

KEY PLANS

DIMOND ADAMS
DESIGN ARCHITECTURE

6 WEST MAPLE STREET • ALEXANDRIA, VIRGINIA 22301
TEL: 703.746.1007 FAX: 703.746.1008

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
05/30/17
06/19/17

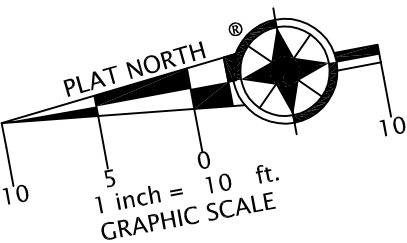
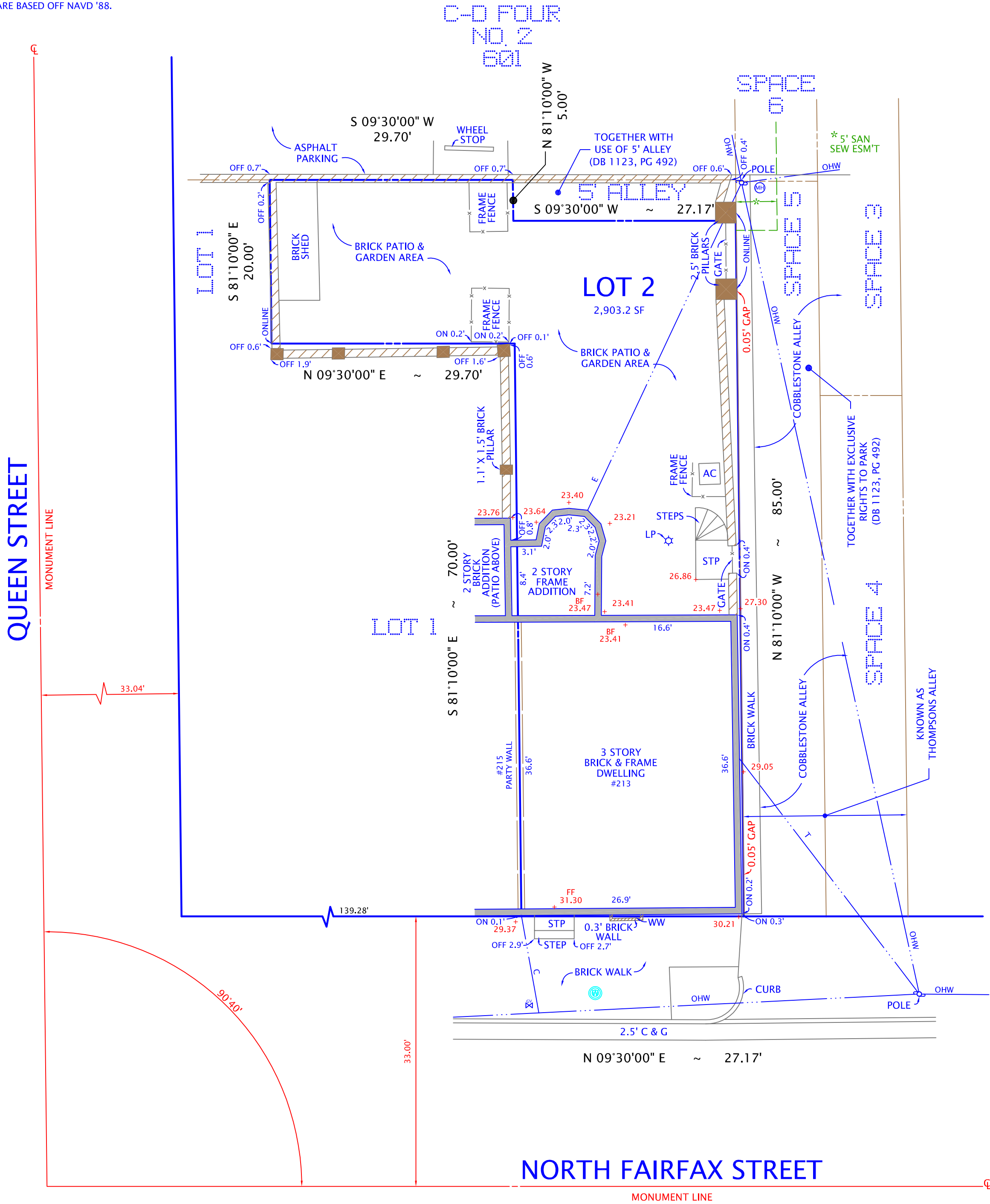
SHEET TITLE

NEW
ELEVATIONS

SHEET NUMBER

A-12

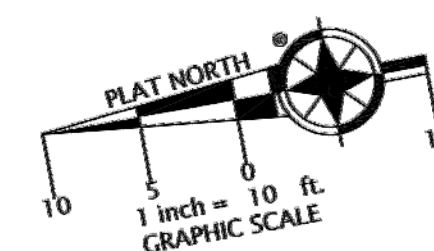
NOTES: 1. WALLS ARE 1.0' BRICK UNLESS NOTED.
2. PILLARS ARE 1.5' BRICK UNLESS NOTED.
3. ELEVATIONS ARE BASED OFF NAVD '88.



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:	 <i>George M. O'Quinn</i>	ORDERED BY: KARADAGHI DIMOND ADAMS
THIS PLAT IS SUBJECT TO RESTRICTIONS OF RECORD. A TITLE REPORT WAS NOT FURNISHED. NO CORNER MARKERS SET.		 8808-H PEAR TREE VILLAGE COURT ALEXANDRIA, VIRGINIA 22309 703-619-6555 FAX: 703-799-6412

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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.



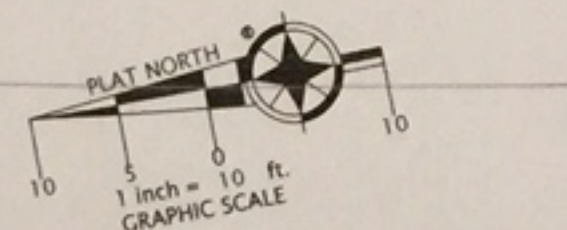
ORDERED BY:

KARADAGHI

DIMOND ADAMS

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

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AREA 1 = 474
AREA 2 = 518.1
AREA 3 = 49.6

<p>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:</p>	 <p>01/25/2017 GEORGE M. O'QUINN LICENSE NO. 2069</p> <p><i>George M. O'Quinn</i></p>	<p>ORDERED BY:</p> <p>KARADAGHI DIMOND ADAMS</p>
<p>THIS PLAT IS SUBJECT TO RESTRICTIONS OF RECORD.</p> <p>A TITLE REPORT WAS NOT FURNISHED.</p> <p>NO CORNER MARKERS SET.</p>		 <p>DOMINION Surveyors Inc.®</p> <p>8808-H PEAR TREE VILLAGE COURT ALEXANDRIA, VIRGINIA 22309 703-619-6555 FAX: 703-799-6412</p>



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. 2903.6 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 B. Drive	114.1
Porches/ Other		Total Exclusions	1737.69
Total Gross *	4151.54		

B1. Existing Gross Floor Area *
4151.54 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	643.8	Basement**	
First Floor	625.8	Stairways**	119.25
Second Floor	529.75	Mechanical**	42
Third Floor		Other**	
Porches/ Other		Total Exclusions	161.25
Total Gross *	1799.35		

C1. Proposed Gross Floor Area *
1799.35 Sq. Ft.
 C2. Allowable Floor Exclusions**
161.25 Sq. Ft.
 C3. Proposed Floor Area minus Exclusions
1638.1 Sq. Ft.
 (subtract C2 from C1)

D. Existing + Proposed Floor Area

D1. Total Floor Area (add B3 and C3) 4051.79 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.

F. Open Space Calculations

Existing Open Space	1552.66
Required Open Space	1016.12
Proposed Open Space	1041.7

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

Signature: SK RRD Date: 6.19.17



Subject Property

Thompson Alley Condominiums

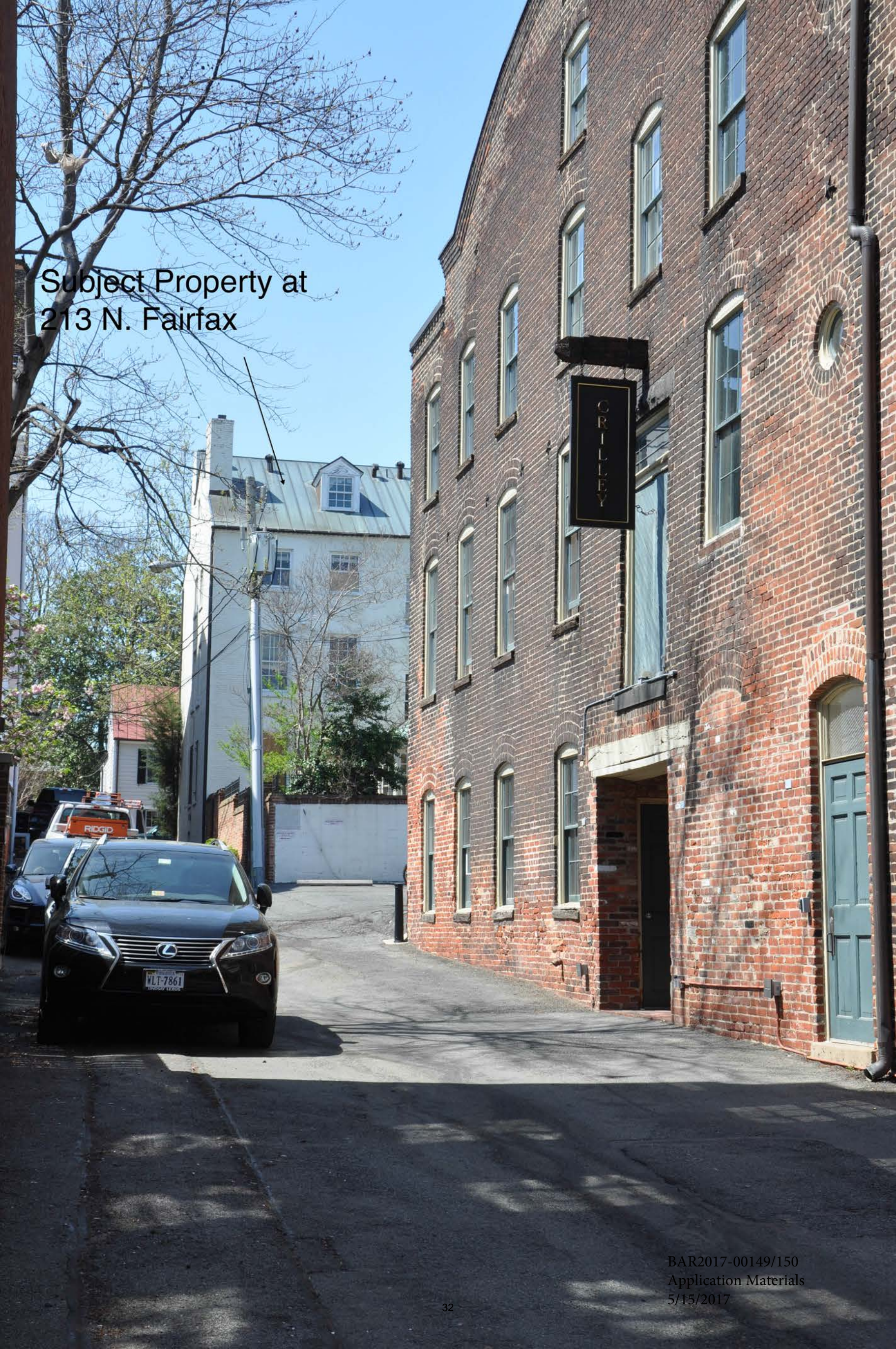
Latrobe Porch



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.

CRILLEY

PRIVATE
PARKING

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



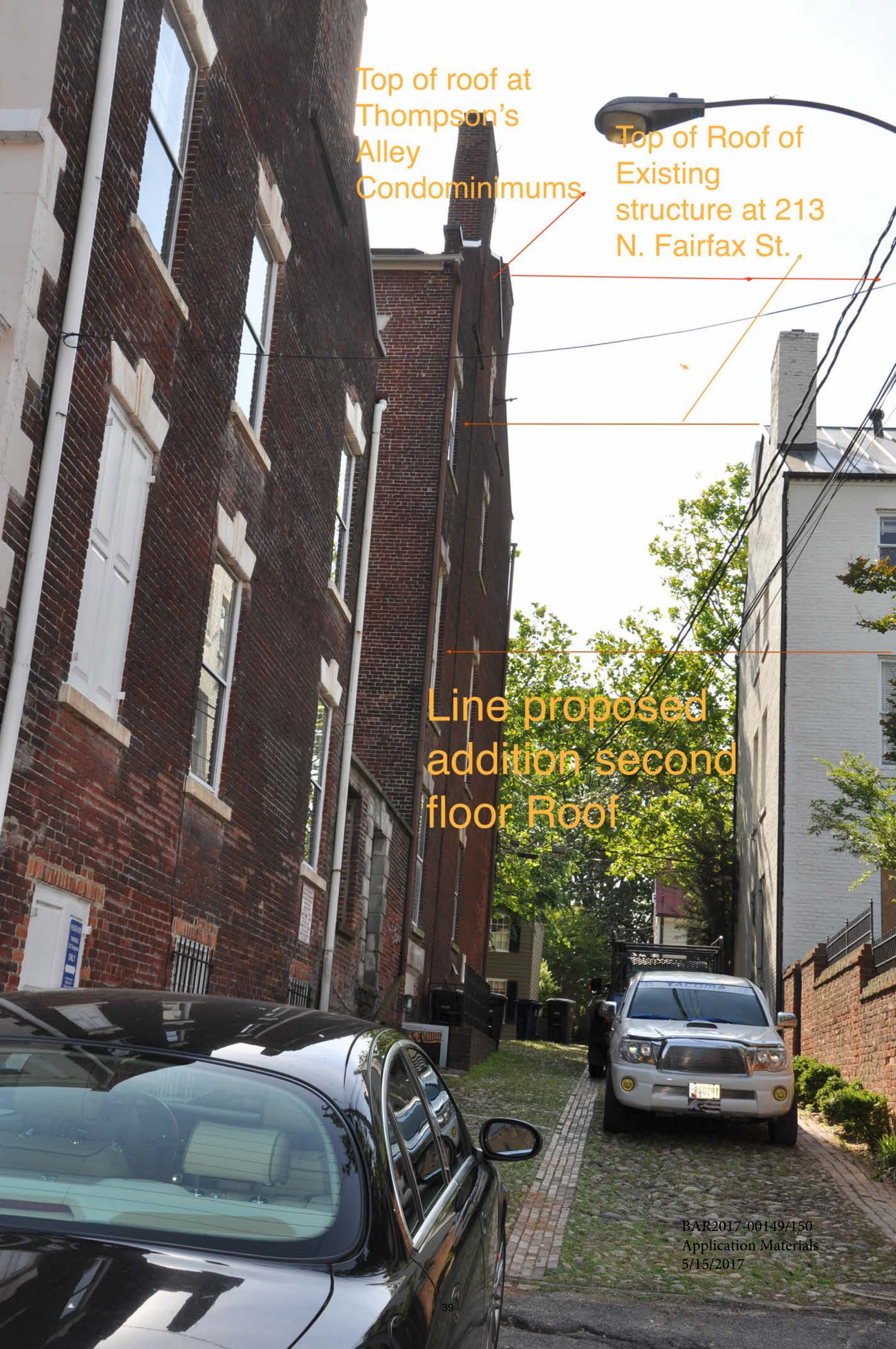
Line of Joist bearing at
first floor of existing
house — 213 N. Fairfax
St.



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>

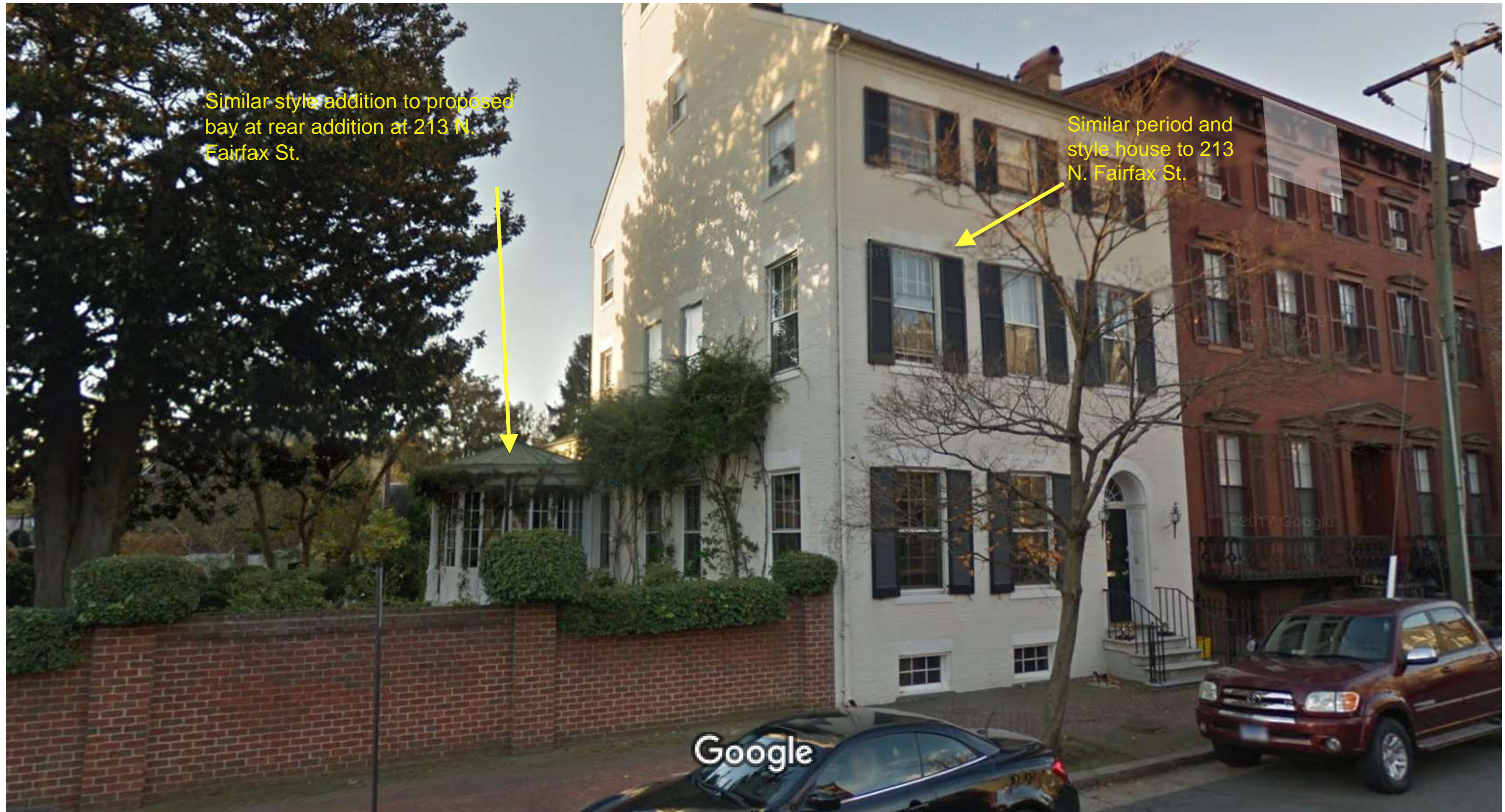
BAR2017-00149/150
Application Materials
5/15/2017

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
- | | | |
|-------------------------------------|-------------------------------------|---|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Survey plat showing the extent of the proposed demolition/encapsulation. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Existing elevation drawings clearly showing all elements proposed for demolition/encapsulation. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Clear and labeled photographs of all elevations of the building if the entire structure is proposed to be demolished. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Description of the reason for demolition/encapsulation. |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 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.

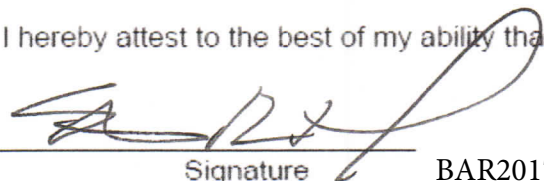
Name of person or entity	Relationship as defined by Section 11-350 of the Zoning Ordinance	Member of the Approving Body (i.e. City Council, Planning Commission, etc.)
1. N/A		
2. N/A		
3. N/A		

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:

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

June 29, 2017

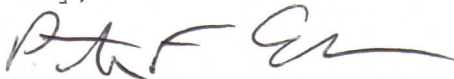
Peter Erickson
208 N. Fairfax St
Alexandria, VA 22314

Dear Ms. Chairman and Board Members,

I have reviewed the revised drawings for the proposed addition for 213 N. Fairfax Street and I support the approval of this submission.

I believe that this addition as submitted would be appropriate for the neighborhood as well as the subject property. I hope you will support this addition as submitted.

Sincerely,

A handwritten signature in dark ink, appearing to read 'P. F. Erickson', with a stylized, flowing script.

Peter F. Erickson

Kristen Walentisch

From: Al Cox
Sent: Monday, June 26, 2017 3:43 PM
To: Stephanie Sample; Kristen Walentisch
Subject: Fwd: BAR/July 5th/213 N Fairfax

Al

Begin forwarded message:

From: Gincy Carosi <gincy@arbancarosi.com>
Date: June 26, 2017 at 3:37:14 PM EDT
To: "al.cox@alexandriava.gov" <al.cox@alexandriava.gov>, "Nicholas Carosi, III" <nc3@arbancarosi.com>
Subject: BAR/July 5th/213 N Fairfax

Gincy & Nick Carosi

215 N Fairfax St.

Alexandria, VA

22314

Dear Members of Alexandria Board of Architectural Review,

Ref: 213 N Fairfax addition

I was happy at last months meeting to see that you suggested that the addition to "213" should be smaller in scale. That is really all I wanted, just a little smaller.

I have just seen the new plans and not only is it not smaller but now the chimney and air conditioning units have been moved to "my" side!!

The original plans were a 3 story addition, 29 feet long by 21 feet wide. The new plan is a 3 story addition, 29 feet long by 22 feet wide!!! It is actually larger!!! Therefore, I still oppose the size of this addition and hope you will also.

I would also like to point out that if it were not for the evergreen trees I planted 30 years ago, the addition could be seen from the alley off the 200 block of Queen Street.

(Sending pictures/ separate email)

I don't understand how these plans can be accepted when the original concerns and suggestions of the BAR have been ignored.

Unfortunately our family has a long planned trip out of town for the July 4th week and will be unable to attend the July 5th meeting. Please accept this letter as our opposition to the size of the addition.

Sincerely,

Gincy & Nick Carosi

703-929-6319





NO
PARKING
BETWEEN
SIGNS
→

3HR PARKING
PERMITTED
8AM-11PM
MON-SAT
←
\$40 FINE