



Kaylie Viles Outdoor Wall Lantern

 [Hide](#)

SKU: W000040509

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By: Foundstone

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Select Price

Consumer Price (\$75.71)



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Select Size



Weights & Dimensions

- Overall Product Weight: 5.1 lb.
- Overall: 14.25" H x 5" W x 6.5" D
- Body Height - Top to Bottom: 14.25 "
- Back Plate: 6" H x 4.5" W

Designer's Notes

Enter message here



Lia Niebauer

From: Michael Stauber <mjstauber@hotmail.com>
Sent: Tuesday, January 7, 2020 10:26 PM
To: Lia Niebauer; Marina Novaes
Cc: Preservation
Subject: Re: 1417 Princess

Lia:

Thank you. I went out and measured the distance to the foundations from the front lot lines. 1403 Princess St and 400 N West are both 21 feet setback, my house at 1401 Princess and the other neighbor at 1421 Princess St's foundations are both 14 feet back from the lot line. The four existing houses are 70 feet total setback and dividing that by 4 gives you the average setback of 17.5 feet. Therefore, the proposed property should at a minimum sit back 17.5 feet from the lot line to be acceptable under the current code and aesthetics of the block. If you go one or two blocks up Princess St (in Parker Gray) you will find those lots to sit back much further than proposed. I would argue that to be fair and equitable to what the city previously approved for 1403 Princess and 400 N west and to maintain the same consistency, as not to create jagged appearance of houses would be to require a 21 foot setback for this property. I think the BAR needs to do a further review of this proposal and the detrimental impact of approving this request as is. I appreciate you bringing my concerns to the BAR.

Michael Stauber

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From: Lia Niebauer <lia.niebauer@alexandriava.gov>
Sent: Tuesday, January 7, 2020 8:10:46 AM
To: Marina Novaes <Marina.Novaes@alexandriava.gov>; Michael Stauber <mjstauber@hotmail.com>
Cc: Preservation <Preservation@alexandriava.gov>
Subject: Re: 1417 Princess

Thanks Marina, I will print for the board members.

From: Marina Novaes <Marina.Novaes@alexandriava.gov>
Sent: Tuesday, January 7, 2020 8:08 AM
To: Michael Stauber <mjstauber@hotmail.com>
Cc: Preservation <Preservation@alexandriava.gov>; Lia Niebauer <lia.niebauer@alexandriava.gov>
Subject: RE: 1417 Princess

Good morning Mr. Stauber,
I'm copying Lia Niebauer so she can provide that the Board members get your email.
Thank you for reaching out.
Marina

From: Michael Stauber <mjstauber@hotmail.com>
Sent: Monday, January 6, 2020 5:04 PM
To: Marina Novaes <Marina.Novaes@alexandriava.gov>
Cc: Preservation <Preservation@alexandriava.gov>
Subject: Re: 1417 Princess

Marina:

Thank you for the information. Me and my neighbor Allan Russell (1403 Princess) are attempting to consult with a lawyer regarding this request. It has been unclear to us whether or not this hearing will determine the setback for the proposed property at 1417 Princess. While generally I do not have an objection to the development of the lot, the setback will have a lasting effect on our block as proposed. The owner appears to be using 7 properties in his math for average setback, when there are only 4 existing buildings/properties in the 1400 block of Princess. Furthermore, I would argue that the average should be used calculating the foundation of each of the existing buildings and not porches since they do not block off entirely the natural light.

If using my math the average using foundations of existing buildings would put the acceptable setback at 16.5 feet (1403 Princess - 20 feet; 1401 Princess 13 feet, 400 n west st - 20 feet; 1421 Princess St - 13 feet (I have not measured to her foundation, just guessed) 66 feet divided by 4 gives you 16.5 feet.

Allowing a solid structure to impede the sight line of the street will cause possibly irreparable harm to the value and aesthetics of this block that has around for years.

Please let me know if there is something we can formally submit for consideration.

Thank you.

Michael Stauber

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From: Marina Novaes <Marina.Novaes@alexandriava.gov>
Sent: Monday, December 30, 2019 9:30:31 AM
To: mjstauber@hotmail.com <mjstauber@hotmail.com>
Cc: Preservation <Preservation@alexandriava.gov>
Subject: 1417 Princess

Hi,
As per our phone conversation just now, please find the link for the January 8 BAR hearing at
http://legistar.granicus.com/alexandria/meetings/2020/1/2061_A_Board_of_Architectural_Review_20-01-08_Docket.pdf
Please keep in mind that the staff reports are going to be published by the end of the day.
Best,

Marina Novaes
Urban Planner - Historic Preservation
City of Alexandria
703.746.3847
marina.novaes@alexandriava.gov