

ADDRESS OF PROJECT: _____

DISTRICT: ☐ Old & Historic Alexandria ☐ Parker – Gray ☐ 100 Year Old Building

TAX MAP AND PARCEL: _____ ZONING: _____

APPLICATION FOR: *(Please check all that apply)*

☐ CERTIFICATE OF APPROPRIATENESS ☒ CONCEPT REVIEW

☐ 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: _____

Address: _____

City: _____ State: _____ Zip: _____

Phone: _____ E-mail : _____

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

Name: _____ Phone: _____

E-mail: _____

Legal Property Owner:

Name: _____

Address: _____

City: _____ State: _____ Zip: _____

Phone: _____ E-mail: _____

- ☐ Yes ☐ No Is there an historic preservation easement on this property?
☐ Yes ☐ No If yes, has the easement holder agreed to the proposed alterations?
☐ Yes ☒ No Is there a homeowner's association for this property?
☐ Yes ☐ No If yes, has the homeowner's association approved the proposed alterations?

If you answered yes to any of the above, please attach a copy of the letter approving the project.

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

- ☐ NEW CONSTRUCTION
☐ EXTERIOR ALTERATION: *Please check all that apply.*

☐ awning
☐ doors
☐ lighting
☐ other _____

☐ fence, gate or garden wall
☐ windows
☐ pergola/trellis

☐ HVAC equipment
☐ siding
☐ painting unpainted masonry

☐ shutters
☐ shed

☐ ADDITION
☐ DEMOLITION/ENCAPSULATION
☐ SIGNAGE

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

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.

Demolition/Encapsulation : *All applicants requesting 25 square feet or more of demolition/encapsulation must complete this section. Check N/A if an item in this section does not apply to your project.*

- N/A
- ☐ ☐ Survey plat showing the extent of the proposed demolition/encapsulation.
☐ ☐ Existing elevation drawings clearly showing all elements proposed for demolition/encapsulation.
☐ ☐ Clear and labeled photographs of all elevations of the building if the entire structure is proposed to be demolished.

☐ ☐ Description of the reason for demolition/encapsulation.
☐ ☐ Description of the alternatives to demolition/encapsulation and why such alternatives are not considered feasible.

Additions & New Construction: *Drawings must be to scale and should not exceed 11" x 17" unless approved by staff. 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 or 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.)
(N/A for Concept Review)
- ☒ 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 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: LEEJUNG HONG

Date: 12/20/2019

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 three 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. Omar Abdul-Baki	1010 Pendleton Street Alexandria VA 22314	25%
2. Ahmad Abdul-Baki	1010 Pendleton Street Alexandria VA 22314	75%
3.		

2. Property. State the name, address and percent of ownership of any person or entity owning an interest in the property located at 109 S. Patrick St. & 116 S. Henry St. (address), unless the entity is a corporation or partnership, in which case identify each owner of more than three 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. City of Alexandria	301 King Street Alexandria VA 22314	100%
2.		
3.		

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

Name of person or entity	Relationship as defined by Section 11-350 of the Zoning Ordinance	Member of the Approving Body (i.e. City Council, Planning Commission, etc.)
1. Omar Abdul-Baki	None	None
2. Ahmad Abdul-Baki	None	None
3. City of Alexandria		

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.

1/03/2020

Date

Omar Abdul-Baki

Printed Name



Signature

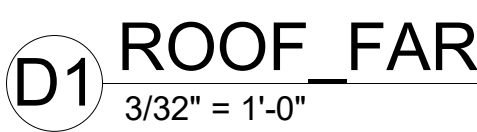
116 S. HENRY STREET BAR # 2019-00557

ALEXANDRIA, VA

WINSTANLEY
ARCHITECTS & PLANNERS

DECEMBER 20, 2019 BAR CONCEPT I
MARCH 6, 2020 BAR CONCEPT II







APPROVED	
SPECIAL USE PERMIT NO.	2019-0033
DEPARTMENT OF PLANNING & ZONING	
DIRECTOR _____	DATE _____
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES	
SITE PLAN NO. _____	
DIRECTOR _____	DATE _____
CHAIRMAN, PLANNING COMMISSION _____	
DATE RECEIVED _____	
INSTRUMENT NO. _____	DEED BOOK NO. _____
DATE _____	

A-013

MAX. HEIGHT 50'-0" ABOVE AFG - SEE ELEVATION

* Not counted towards FAR	% Deductions	0.22
MAX. HEIGHT 50'-0" ABOVE AFG - SEE ELEVATION		

LVL	FAR DEDUCTIONS			TOTAL
	STAIRS/ ELEV.	SHAFTS/ UTILITY	MISC	
1st	472	5	459	936
2nd	483	69	350	902
3rd	483	69	350	902
4th	483	69	250	802
Roof	485	0	0	485
Total	2406	212	1409	4,027

LVL	FAR DEDUCTIONS			TOTAL
	STAIRS/ ELEV.	SHAFTS/ UTILITY	MISC	
1st	172		75	247
2nd	154		75	229
3rd	162		100	262
4th	86		50	136
Total	574	0	300	874

RESIDENTIAL		
SITE		15,332.00
ALLOWABLE FAR	1.25	19,165.00
PROPOSED FAR	1.25	19,165.00
REMAINING SF		0.00
# OF UNITS ALLOWED (35 PER ACRE)		19
PROPOSED # OF UNITS		19
REQUIRED OPEN SPACE	40%	6,132.80
PROPOSED OPENSACE	20%	3,068.00
ALLOWABLE HEIGHT ABOVE AFG		50'-0"
PROPOSED HEIGHT ABOVE AFG		50'-0"

MAX. HEIGHT 50'-0" ABOVE AFG - SEE ELEVATION

* Not counted towards FAR	% Deductions	0.03
MAX. HEIGHT 50'-0" ABOVE AFG - SEE ELEVATION		

LVL	FAR DEDUCTIONS			TOTAL
	STAIRS/ ELEV.	SHAFTS/ UTILITY	MISC	
1st	0	0	50	50
2nd	0	0	0	0
3rd	0	0	0	0
4th	0	0	0	0
Roof	0	0	0	0
Total	0	0	50	50

AUTOMATED STRUCTURE - NON RESIDENTIAL					
LVL	HEIGHTS	GSF		FAR DEDUCTIONS	FAR SF
		FLOOR	OPENSOURCE		
1st	9'-8"	6,542	0	3,061	3,481.00
2nd	7'-8"	6,765	0	6,556	209.00
3rd	7'-8"	6,765	0	6,765	0.00
4th	7'-8"	6,765	0	6,765	0.00
5th	7'-8"	6,765	0	6,765	0.00
6th	9'-6.75"	6,765	0	6,765	0.00
Roof	0'	0	0	0	0.00
Total	0.00	40367.00	0	36,677	3,690.00

MAX. HEIGHT 50'-0" ABOVE AFG - SEE ELEVATION

LVL	FAR DEDUCTIONS			TOTAL
	STAIRS/ ELEV.	SHAFTS/ UTILITY	MISC	
1st	1906		1,155	3,061
2nd	1906	0	4,650	6,556
3rd	1906	0	4,859	6,765
4th	1906	0	4,859	6,765
5th	1906	0	4,859	6,765
6th	1906	0	4,859	6,765
Roof	0	0	0	0
Total	11436	0	25241	36,677

NON RESIDENTIAL		
SITE		15,332.00
ALLOWABLE FAR	2.5	38,330.00
PROPOSED FAR	0.3	5,157.00
REMAINING FAR		33,173.00

UNITS	0.00
REQUIRED OPEN SPACE	0.00
PROPOSED OPENSACE	0.00

ALLOWABLE HEIGHT ABOVE AFG	50'-0"
PROPOSED HEIGHT ABOVE AFG	50'-0"



NO.	DATE	ISSUE DESCRIPTION
1	12/20/2019	DSUP CONCEPT II
2	12/20/2019	BAR CONCEPT 1
3	2/28/2020	PRELIMINARY PLAN
4	3/6/2020	BAR CONCEPT II

APPROVED	
SPECIAL USE PERMIT NO.	2019-0033
DEPARTMENT OF PLANNING & ZONING	
DIRECTOR _____	DATE _____
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES	
SITE PLAN NO. _____	
DIRECTOR _____	DATE _____
CHAIRMAN, PLANNING COMMISSION _____	
DATE RECEIVED _____	
INSTRUMENT NO. _____	DEED BOOK NO. _____
DATE _____	



A-P111

Original drawing is 24" x 36". Scale entities accordingly if reduced.

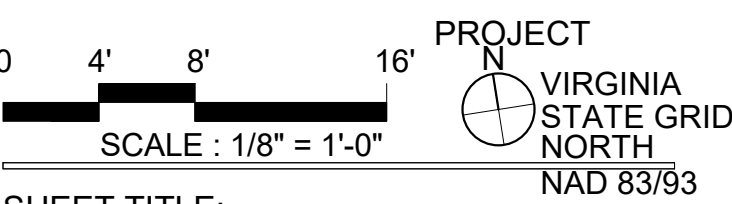


A5 AUTOMATED STRUCTURE 2ND FLOOR PLAN
1/8" = 1'-0"

Professional Certification.
I certify that these documents were prepared or
approved by me, and that I am duly licensed architect
under the laws of the state of Virginia, license number
0401012577, expiration date 08/31/2020

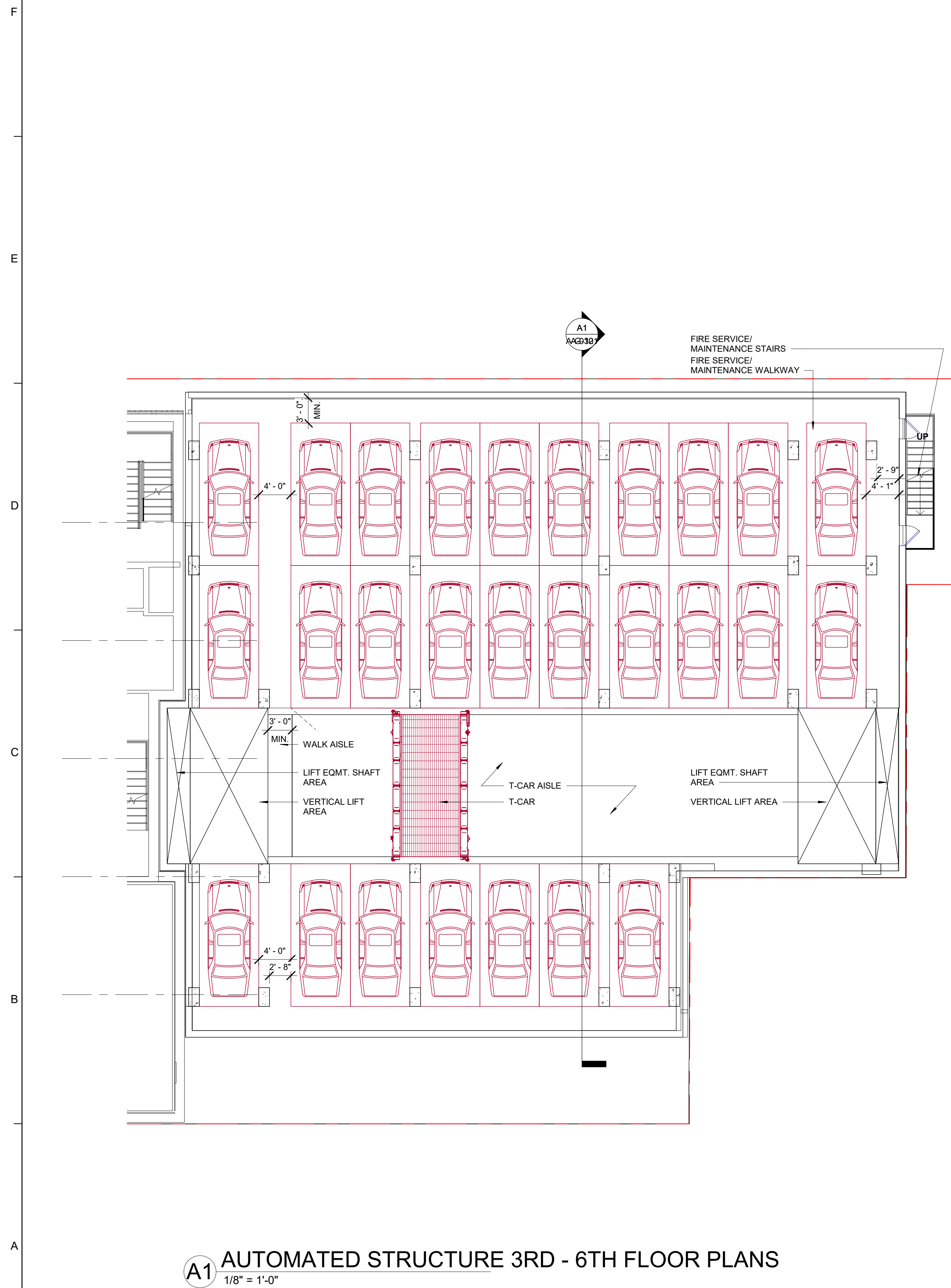
[illegible]

APPROVED	
SPECIAL USE PERMIT NO. <u>1019-0033</u>	
DEPARTMENT OF PLANNING & ZONING	
DIRECTOR _____	DATE _____
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES	
SITE PLAN NO. _____	
DIRECTOR _____	DATE _____
CHAIRMAN, PLANNING COMMISSION _____	DATE _____
DATE RECORDED _____	
INSTRUMENT NO. _____	DEED BOOK NO. _____ DATE _____

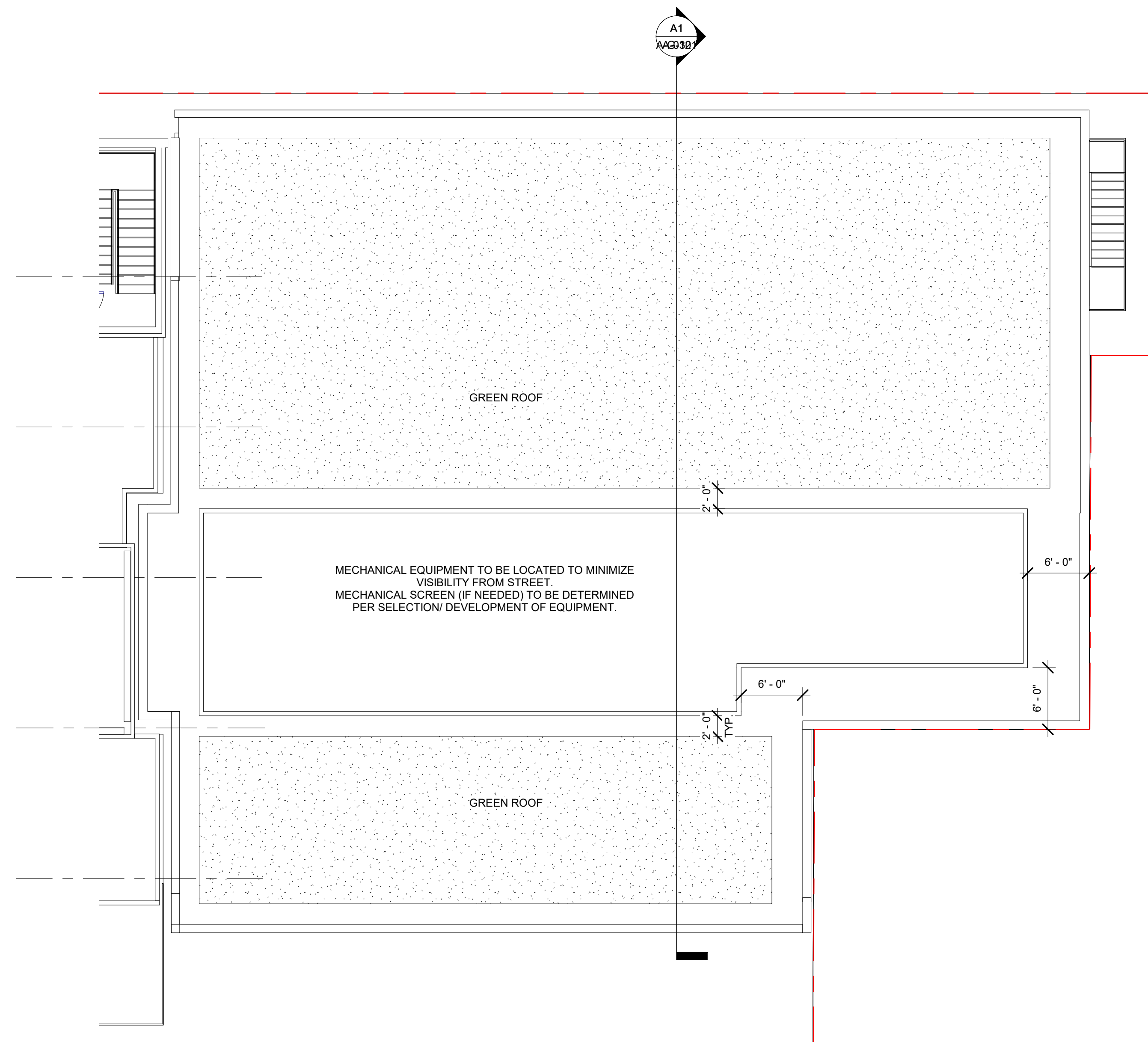


A-A112

Original drawing is 24" x 36". Scale entities accordingly if reduced.



A1 AUTOMATED STRUCTURE 3RD - 6TH FLOOR PLANS
1/8" = 1'-0"

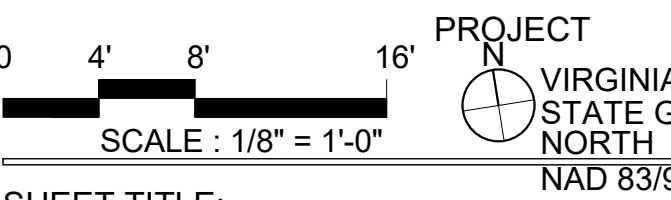


A5 AUTOMATED STRUCTURE ROOF PLAN
1/8" = 1'-0"



A/E PROJECT NO: ## - ##
DRAWN BY: XX
CHECKED BY: XX

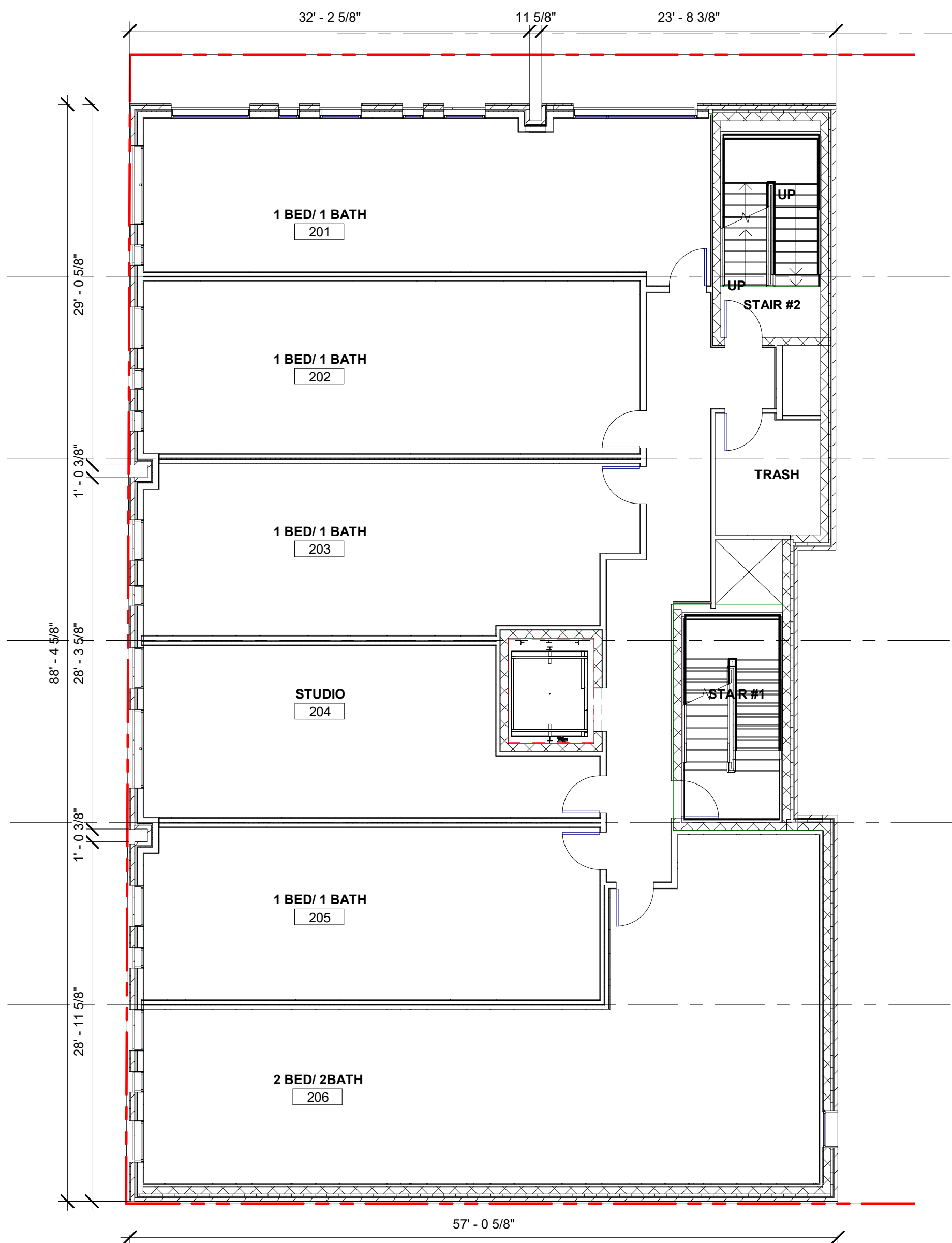
APPROVED		
SPECIAL USE PERMIT NO.	2019-0033	
DEPARTMENT OF PLANNING & ZONING		
DIRECTOR _____	DATE _____	
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES		
SITE PLAN NO. _____		
DIRECTOR _____	DATE _____	
CHAIRMAN, PLANNING COMMISSION _____		
DATE RECORDED _____		
INSTRUMENT NO.	DEED BOOK NO.	DATE



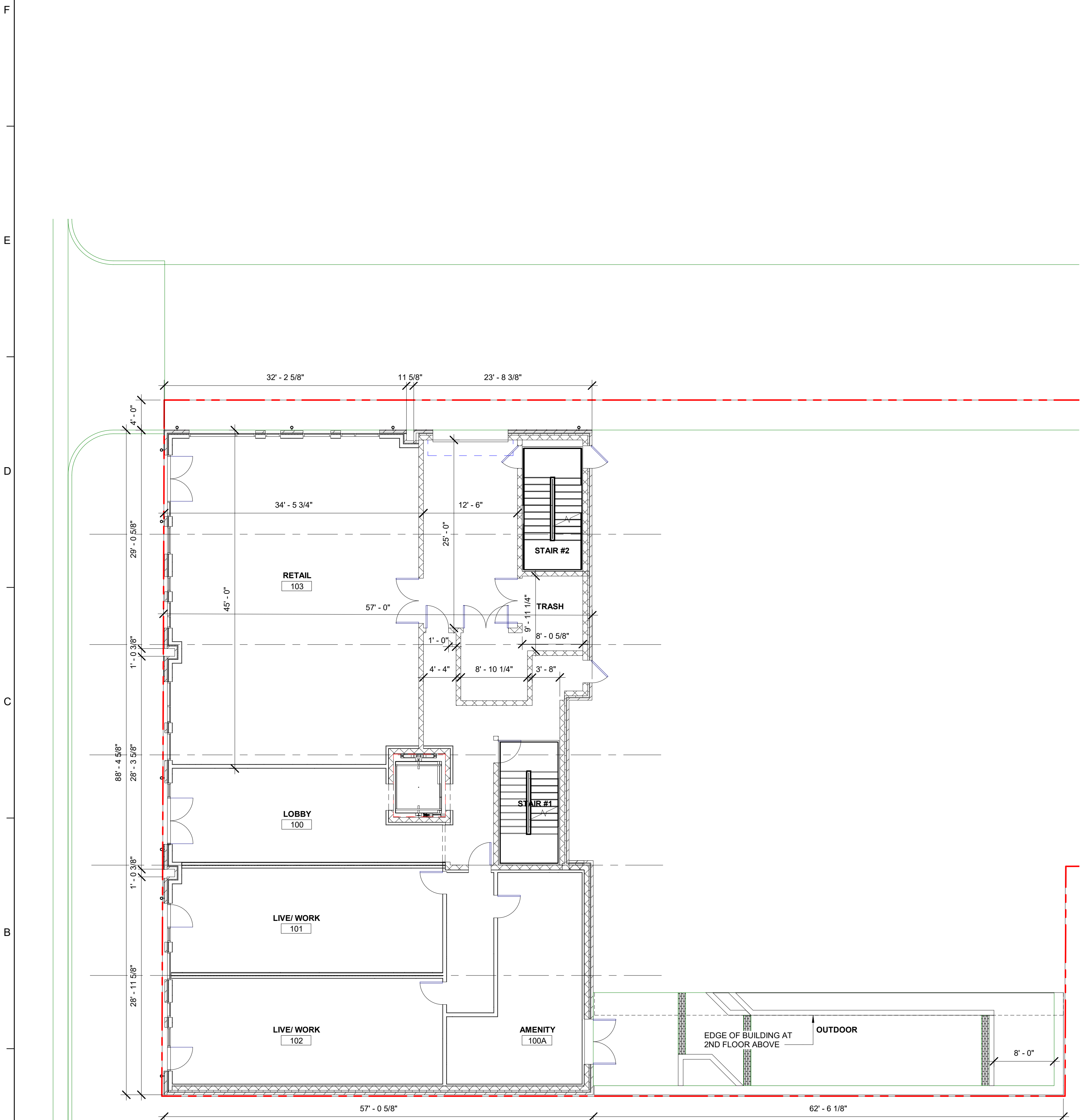
SHEET TITLE: **HENRY CONSTRUCTION PLANS**

SHEET NUMBER:
A-H111

Original drawing is 24" x 36". Scale entities accordingly if reduced.



A5 HENRY 2ND & 3RD FLOOR PLANS
1/8" = 1'-0"



A1 HENRY 1ST FLOOR PLAN
1/8" = 1'-0"

Michael Robert Winstanley
No. 012577
ARCHITECT

A/E PROJECT NO: ## - ##
DRAWN BY: XX
CHECKED BY: XX

0 4' 8' 16'

SCALE : 1/8" = 1'-0"

PROJECT

N

VIRGINIA STATE GRID NORTH

NAD 83/93

SHEET NUMBER:

Original drawing is 24" x 36". Scale entities accordingly if reduced.



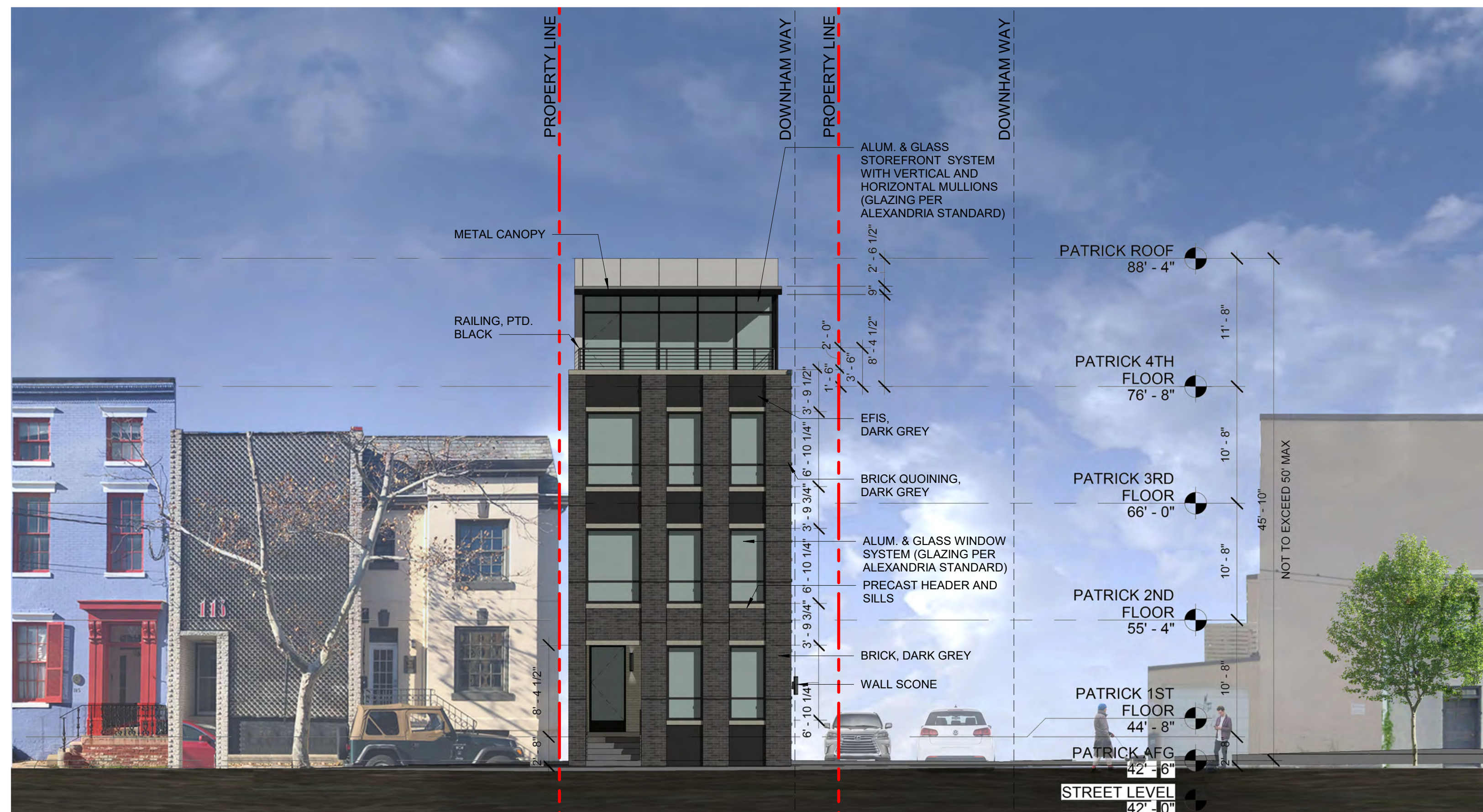
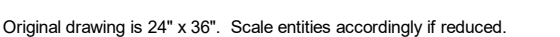


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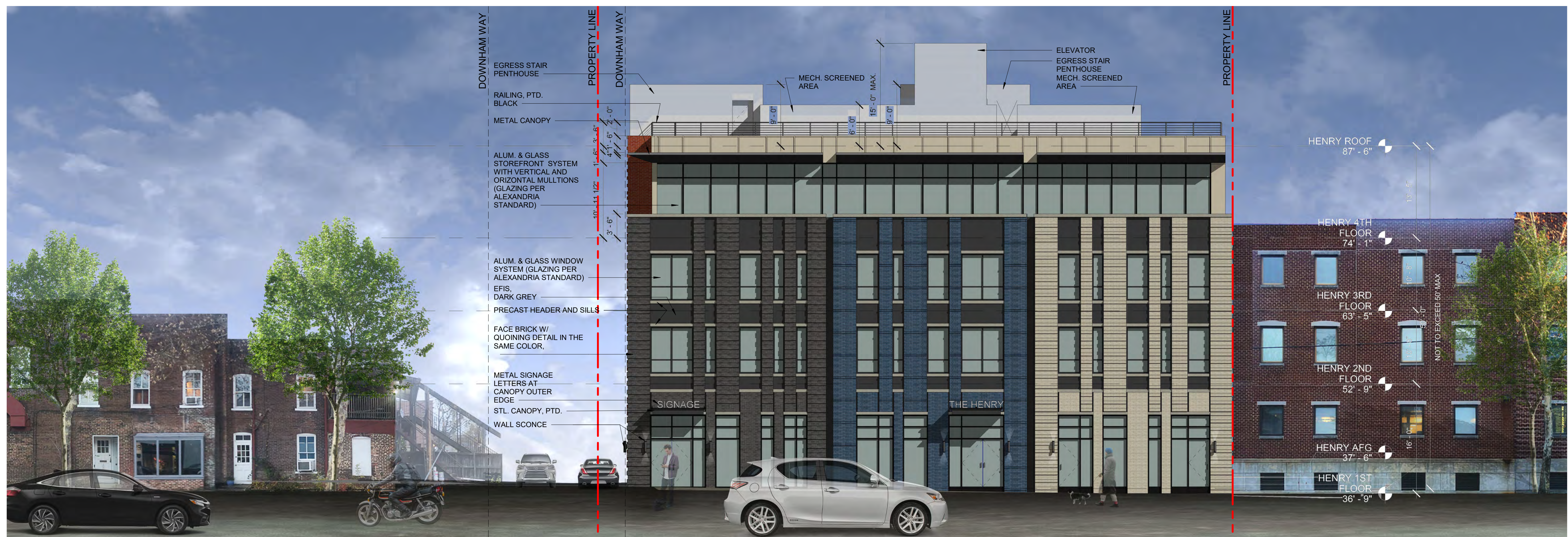
APPROVED		<u>2019-0033</u>	
SPECIAL USE PERMIT NO.			
DEPARTMENT OF PLANNING & ZONING			
_____ DIRECTOR		_____ DATE	
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES			
SITE PLAN NO. _____			
_____ DIRECTOR		_____ DATE	
_____ CHAIRMAN, PLANNING COMMISSION			
_____ DATE RECORDED		_____ DATE	
INSTRUMENT NO. _____		DEED BOOK NO. _____	
_____		DATE _____	



A-201



EAST ELEVATION (109 S. PATRICK ST. BUILDING)



WEST ELEVATION (116 S. HENRY ST. BUILDING)

NORTH ELEVATION (109 S. PATRICK ST. BUILDING AT DOWNHAM ALLEY)

NORTH ELEVATION (AUTOMATED STRUCTURE + 116 S. HENRY ST. AT DOWNHAM ALLEY)



A/E PROJECT NO: ## - ##
DRAWN BY: XX
CHECKED BY: XX

SHEET TITLE:
**MASSING STUDIES -
PATRICK**

A-801



