

BAR Case # _____

ADDRESS OF PROJECT: 419 N. Patrick St., Alexandria, VA 22314

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

TAX MAP AND PARCEL: 064.02-06-07 ZONING: Residential

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: John Corbin and Ann Riley

Address: 419 N. Patrick St.

City: Alexandria State: VA Zip: 22314

Phone: 631-902-3254 E-mail: johncorbin22@yahoo.com

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

Name: _____

Phone: _____

E-mail: _____

Legal Property Owner:

Name: John Corbin and Ann Riley

Address: 419 N. Patrick St.

City: Alexandria State: VA Zip: 22314

Phone: 631-902-3254 E-mail: johncorbin22@yahoo.com

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

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

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

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

Seeking BAR approval for the following two projects: (1) Fully operational wood Window Shutters on two second story front

windows; and (2) Second Story Closet Addition on back of house. Detailed descriptions for these proposed projects are provided in the BAR

Application Supplement document submitted with this application. Separately, please note the Property Owner is constructing a first floor Rear Addition to the back of the home that is approximately 202 square feet. Upon consultation with the Historic Preservation Division, this Rear Addition does not require BAR

Approval or Staff Review because the Rear Addition is under 250 square feet. Further, a Rooftop Deck will also be constructed on top of this Rear Addition which, also in consultation with the Historic Preservation Division, does not require BAR Approval or Staff Review because the deck lays more than 15 feet behind the front facade and sits below the second floor window sill level.

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 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.

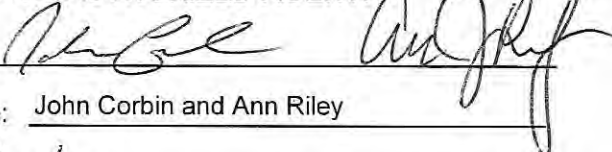
- ☐ ☐ N/A Clear and labeled photographs of the site, especially the area being impacted by the alterations, all sides of the building and any pertinent details.
- ☐ ☐ Manufacturer's specifications for materials to include, but not limited to: roofing, siding, windows, doors, lighting, fencing, HVAC equipment 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 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: John Corbin and Ann Riley

Date: 3/18/20



Department of Planning and Zoning

Floor Area Ratio and Open Space Calculations

as of 12/20/18

B

A. Property Information

A1. 419 N. Patrick St., Alexandria, VA 22314
Street Address

RB
Zone

A2. 2,537.00 x 0.75
Total Lot Area Floor Area Ratio Allowed by Zone

= 1,902.75
Maximum Allowable Floor Area

B. Existing Gross Floor Area

Existing Gross Area

Basement
First Floor 715.00
Second Floor 460.00
Third Floor
Attic
Porches
Balcony/Deck 173.00
Lavatory*** 95.00
Other** 61.00

Allowable Exclusions**

Basement**
Stairways** 25.00
Mechanical**
Attic less than 7***
Porches**
Balcony/Deck**
Lavatory*** 65.00
Other**
Other** 61.00

B1. 1,504.00 Sq. Ft.
Existing Gross Floor Area*
B2. 151.00 Sq. Ft.
Allowable Floor Exclusions**
B3. 1,353.00 Sq. Ft.
Existing Floor Area Minus Exclusions
(subtract B2 from B1)

Comments for Existing Gross Floor Area

Calculation includes first floor rear addition, wit

B1. **Total Gross** 1,504.00

B2. **Total Exclusions** 151.00

C. Proposed Gross Floor Area

Proposed Gross Area

Basement
First Floor
Second Floor 37.30
Third Floor
Attic
Porches
Balcony/Deck
Lavatory***
Other

Allowable Exclusions**

Basement**
Stairways**
Mechanical**
Attic less than 7***
Porches**
Balcony/Deck**
Lavatory***
Other** 37.30
Other**

C1. 37.30 Sq. Ft.
Proposed Gross Floor Area*
C2. 37.30 Sq. Ft.
Allowable Floor Exclusions**
C3. 0.00 Sq. Ft.
Proposed Floor Area Minus Exclusions
(subtract C2 from C1)

C1. **Total Gross** 37.30

C2. **Total Exclusions** 37.30

D. Total Floor Area

D1. 1,353.00 Sq. Ft.
Total Floor Area (add B3 and C3)
D2. 1,902.75 Sq. Ft.
Total Floor Area Allowed
by Zone (A2)

E. Open Space

E1. 1,396.00 Sq. Ft.
Existing Open Space
E2. 635.00 Sq. Ft.
Required Open Space
E3. 986.00 Sq. Ft.
Proposed Open Space

Notes

*Gross floor area is the sum of all areas under roof of a lot, 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. Sections may also be required for some exclusions.

***Lavatories may be excluded up to a maximum of 50 square feet, per lavatory. The maximum total of excludable area for lavatories shall be no greater than 10% of gross floor area.

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

Signature: _____

Date: _____

5/12/20

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. John Corbin	419 N. Patrick St.	50%
2. Ann Riley	419 N. Patrick St.	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 419 N. Patrick St., Alexandria, VA 22314 (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. John Corbin	419 N. Patrick St., Alexandria, VA 22314	50%
2. Ann Riley	419 N. Patrick St., Alexandria, VA 22314	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	N/A	N/A
2. N/A	N/A	N/A
3.		

NOTE: Business or financial relationships of the type described in Sec. 11-350 that arise after the filing of this application and before each public hearing must be disclosed prior to the public hearings.

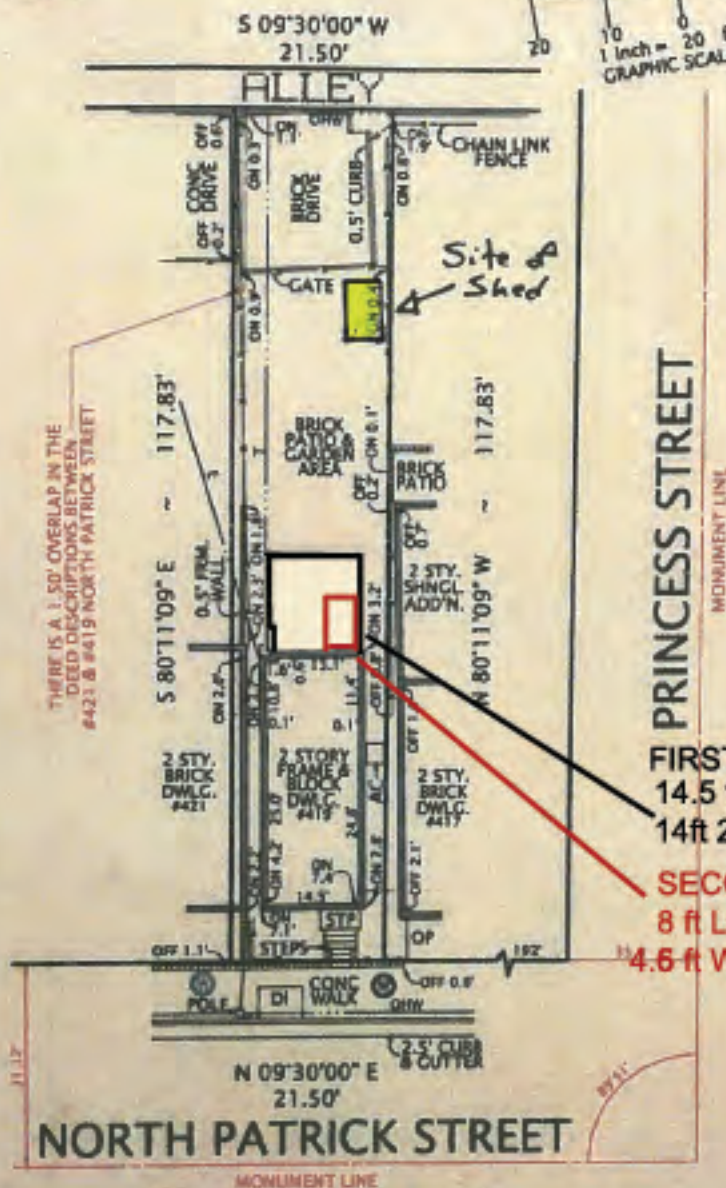
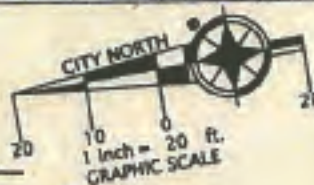
As the applicant or the applicant's authorized agent, I hereby attest to the best of my ability that the information provided above is true and correct.

5/12/20
Date

John Corbin and Ann Riley
Printed Name


Signature

- NOTES: 1. FENCES ARE FRAME LATTICE UNLESS NOTED.
2. WALLS ARE 0.7' BRICK UNLESS NOTED.
3. AREA=2,535 SF (COMP).



PLAT
SHOWING HOUSE LOCATION ON
THE PROPERTY LOCATED AT
#419 NORTH PATRICK STREET
(DEED BOOK 1263, PAGE 892)
CITY OF ALEXANDRIA, VIRGINIA
SCALE: 1" = 20' AUGUST 2, 2011

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:
GROVE/LETHBRIDGE - RINEMART
LAW OFFICES, MARK S. ALLEN

DOMINION Surveyors Inc.
8808-H PEAR TREE VILLAGE COURT
ALEXANDRIA, VIRGINIA 22309
703-819-6955
FAX: 703-799-6412

PROJECT #1: WOOD WINDOW SHUTTERS TO FRONT FACADE

This project consists of adding window shutters to the two second story windows on the front façade of the house. The window shutters are made of wood, equal the size of the window, and will be fully operational. The window shutters have been salvaged and will be fully restored and painted to match the color scheme of the house.

Picture 1: Front Façade of house. Wood shutters will be installed on the two second story windows.



Picture 2: Wood Window Shutters. Will be restored and fully operational.





W = 15.5 in



H = 53.5 in

*** 2 in. horizontal space reserved for hardware ***

PROJECT #2: Closet Addition to Second Story of Rear Façade

This project consists of adding a second story closet to the existing bedroom. The closet will sit atop the first-floor addition which, in consultation with the Historic Preservation Division, does not require BAR Approval or Staff Review because it is located on ground level and is under 250 square feet. Construction of the first-floor addition is already underway, and this second-story closet project is separate and distinct from the first-floor addition - it has no bearing upon the completion of the former project.

The closet dimensions will be approximately 4.6 ft by 8 ft, or 37.3 square feet. The external closet design will be in accordance with the current historical design of the house. The closet will have white vinyl siding similar to the siding encapsulating the entire home located at 415 N. Patrick St. (see picture). The color will be white to demark the area as an addition to the original structure in accordance with the Historical Design Guidelines. The roof line of the addition will sit at the same level of the house's current flat roof, which is approximately 22 ft. in elevation. The house's roof level is approximately two feet below the roof line of 417 N. Patrick St. and approximately six feet below the roof line of 421 N. Patrick St.

The second level closet addition is proportionate to the size of the home and will encumber less backyard space than the rear additions made to 417 N. Patrick St., 423 N. Patrick St., and 425 N. Patrick St. The closet addition will be approximately 37.3 square feet on the second level and will sit atop the first level structure. The closet will have zero windows and its side-facing wall will be located approximately 5.5 ft. from the side of the 417 N. Patrick St. home's addition.

The Floor Area Ratio for the RB Zone is 75% per Alexandria Ordinance. The Floor Area Ratio without the second level closet addition will be approximately 53% (Total Lot Area: 2537 sq ft; Existing Floor Area Minus Exclusions: 1353sq ft [this calculation includes the current construction of the first-level addition & bathroom]). The Floor Area Ratio with factoring in the second-level closet addition will remain at 53% (Total Lot Area: 2537 sq ft; Existing Floor Area: 1353sq ft). This is because the proposed second-level closet addition will be repurposing 37.3 square feet of roof decking previously calculated into the Floor Area Ratio. This will also result in a Proposed Open Space of 986 sq ft., where a minimum of 635 sq ft. is required.

Picture #1: Front Façade of house with 417 N. Patrick on the Right and 421 N. Patrick on the Left. This picture shows the scale of the homes in relation to each other and the height of the roof line.



Picture #2: Front Façade of house, with 415 N. Patrick also being shown for scaling and roof line purposes.



Picture #3: Rear Façade of the house. The planned second story closed addition to the house would extend on the upper left portion of the house.



Picture #4: Rear Façade of the house with 417 N. Patrick shown on the Left and 421 N. Patrick shown on the right for scaling and roof line purposes.



Picture #5: Rear Façade of the house with 417 N. Patrick. This picture shows the scale of the addition of 417 N. Patrick and roof line height on 417 N. Patrick. The planned second story closet addition would extend out 8 ft. to approximately where the middle of the tiny storage shed on the left currently is.



Picture #6: Rear Façade of the house with 417 N. Patrick. This picture shows the scale of the addition of 417 N. Patrick and roof line height on 417 N. Patrick. The planned second story closet addition would extend out 8 ft. to approximately where the middle of the tiny storage shed on the left currently is.



Picture #7: Picture showing the juxtaposed roof lines (417 N. Patrick is approximately 2 ft. higher) and the distance between the planned second story addition and 417 N. Patrick, approximately 5 ft. lies between the two walls.



Picture #8: Picture looking out towards the public street and showing the juxtaposed roof lines (417 N. Patrick is approximately 2 ft. higher) and the distance between the planned second story addition and 417 N. Patrick, approximately 5 ft. lies between the two walls.



Picture #9: Picture looking in from the public sidewalk. The second story closet addition will not be visible from the public sidewalk and street.



Picture #10: Rear Façade of the house with 421 N. Patrick. This picture shows the scale and roof line height of 421 N. Patrick, which is approximately 6 ft. higher.



Picture #11: Rear Façade of the house with 421 N. Patrick. This picture shows the scale and roof line height of 421 N. Patrick, which is approximately 6 ft. higher. 421 N. Patrick also extends approximately 2 ft. further back than the house. Picture also shows the scale and additions of 423 N. Patrick and 425 N. Patrick, both of which extend further into the backyard than 421 N. Patrick.



Picture #12: Picture of backyard of 421 N. Patrick, which shows the scale and additions on 423 N. Patrick and 425 N. Patrick.



Picture #13: Rear Façade of the house with 421 N. Patrick. This picture shows the scale and roof line height of 421 N. Patrick, which is approximately 6 ft. higher.



Picture #14: Picture shows the white vinyl siding fully encapsulating 415 N. Patrick. The second story closet addition plans to use the same siding.



Picture #15: Close-up picture showing the white vinyl siding encapsulating 415 N. Patrick. The second story closet addition plans to use the same siding.

