BAR Case # 2012-0035

ADDRESS OF PROJECT: 623 South 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: Rhind-Tutt, Stephen and Cronin, Janice

Address: 623 South 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: Rhind-Tutt, Stephen and Cronin, Janice

Address: 623 South Fairfax 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.

BAR Case # _____

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).*

The applicant is requesting an additional fence to create compliance with code requirements for a new pool. The existing fence is 5'-6" tall but contains a 2'-0" tall knee wall. A compliant fence is required to be 6'-0" tall with no horizontal foot holds which would allow for scaling, e.g. a knee wall or other horizontal bar.

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

REVISION

RRD Feb 7, 2012

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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.

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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. Dimond

Date: 2.6.12

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. N/A		
2. N/A		
3. N/A		

2. Property. State the name, address and percent of ownership of any person or entity owning an interest in the property located at 101 Franklin 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. Rhind-Tutt, Stephen.	623 South Fairfax Street Alexandria, VA 22314	100%
2. Cronin, Janice	623 South Fairfax Street Alexandria, VA 22314	100%
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 the12-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.

2.6.12	Stephanie R. Dimond	
Date	Printed Name	Signature

CERTIFICATION OF NOTICE
BOARD OF ARCHITECTURAL REVIEW

DRAFT

TO: DIRECTOR OF PLANNING & ZONING
CITY OF ALEXANDRIA, VIRGINIA

Article XI, Section 11-301(A)(3), of the 1992 Zoning Ordinance of the City of Alexandria, Virginia states:

At least five days prior to the hearing, the applicant shall supply the director of Planning & Zoning with:
a) a copy of the NOTICE OF PUBLIC HEARING sent;
b) a copy of the PROPERTY OWNERS LIST; and,
c) this completed CERTIFICATION OF NOTICE.

The applicant shall use the records and maps maintained by the Department of Real Estate Assessement to determine the proper recipients of notice and reliance upon such records shall constitute compliance with the requirements of this section. §11-301(A)(3).

THE UNDERSIGNED HEREBY CERTIFIES that the notice to adjoining property owners (copy attached), as required pursuant to Article XI, § 11-301(A) of the 1992 Zoning Ordinance of the City of Alexandria, Virginia, was **sent** to the attached list of property owners concerning the following issue:

DATE MAILED: TBD

HEARING DATE: 3.7.12

PROPERTY ADDRESS: 623 South Fairfax Street, Alexandria, Virginia 22314

ISSUE DESCRIPTION:

The applicant is requesting an additional fence to create compliance with code requirements for a new pool.

Stephanie R. Dimond
Print Name

Signature

703-836-8437
Telephone

9.19.11
Date

dimondadams@comcast.net
E-mail address

NOTE: Applicant to return this copy at least 5 days prior to the hearing to: Department of Planning and Zoning, 301 King Street, Room 2100.

NOTICE OF PUBLIC HEARING
BOARD OF ARCHITECTURAL REVIEW

DRAFT

Dear Property Owner:

You are hereby notified of the following public hearing to be held on the issue described below by the Board of Architectural Review (**check one**):

- [X] Old and Historic Alexandria District
- [ ] 100 Year Old Building (Heard before the Old and Historic Alexandria District)
- [ ] Parker-Gray Historic District

BOARD OF ARCHITECTURAL REVIEW MEETING DATE: 3.7.12
7:30 P.M., City Hall
301 King Street
City Council Chambers, 2nd Floor
Alexandria, Virginia 22314

ISSUE DESCRIPTION:

The applicant is requesting an additional fence to create compliance with code requirements for a new pool.

PROPERTY ADDRESS: 623 South Fairfax Street, Alexandria, VA 22314

TAX ASSESSMENT MAP NUMBER: 080.02-07-32

As a citizen and party of interest, you are invited to attend these meetings and express your views concerning the above issue. If you have any questions regarding the request, you can reach me at 703-836-8437 and dimondadams@comcast.net (e-mail optional).

Sincerely,

Applicant Signature

Stephanie R. Dimond
Applicant Printed Name

*Date Mailed: TBD

***Applicant to mail this notice to adjoining and abutting property owners <u>at least ten but no more than thirty days prior to the hearing.</u>**

NOTE: Applicant to return this copy at least five days prior to the hearing to: Department of Planning and Zoning, 301 King Street, Room 2100.

PROPERTY OWNER LIST
BOARD OF ARCHITECTURAL REVIEW

623 South Fairfax Street, Alexandria, Virginia 22314 — 080.02 - 07 - 32
SUBJECT ADDRESS — TAX ASSESSMENT MAP NUMBER

Adjoining property owner names and addresses can be obtained by visiting the City website at www.alexandriava.gov and following the link to Real Estate Assessments, or by visiting the Office of Real Estate Assessments at City Hall, 301 King Street, Room 2000.

ADJOINING PROPERTY OWNER NAME & MAILING ADDRESS		TAX ASSESSMENT MAP NUMBER
Property Address	629 South Fairfax Street, Alexandria, VA 22314	080.02 . 07 . 33
Owner Name	NOYES BRIAN D OR ROBIN	
Mailing Address	629 South Fairfax Street	
City, State, Zip	Alexandria, VA 22314	

Property Address	619 South Fairfax Street, Alexandria, VA 22314	080.02 - 07 - 31
Owner Name	MORTON LAURA SMITH	
Mailing Address	619 South Fairfax Street	
City, State, Zip	Alexandria, VA 22314	

Property Address	630 South Fairfax Street Alexandria, VA 22314	080.02 - 07 - 38
Owner Name	STEVENS PAUL SCHOTT SR OR JOYCE P	
Mailing Address	606 Battery Place	
City, State, Zip	Alexandria, VA 22314	

Property Address	616 South Fairfax Street , Alexandria, VA 22314	081.01 - 02 - 11
Owner Name	MCCULLOUGH KELLEY J AND ROBERTSON MARK J	
Mailing Address	616 South Fairfax Street	
City, State, Zip	Alexandria, VA 22314	

Property Address	614 South Royal Street, Alexandria, VA 22314	080.02 . 07 . 09
Owner Name	BEACH, BARBARA	
Mailing Address	614 South Royal Street	
City, State, Zip	Alexandria, VA 22314	

Property Address	207 Franklin Street, Alexandria, VA 22314	080.02 . 07 . 10
Owner Name	SALTONSTALL ANDREW C, SALTONSTALL TAMARA BENSON	
Mailing Address	619 S LEE ST	
City, State, Zip	ALEXANDRIA VA 223143819	

Property Address	623 South Fairfax Street, Alexandria, VA 22314	080.02 . 07 . 11
Owner Name	MAXWELL JAY D OR JUDITH C/O MCENEARNEY ASSOC	
Mailing Address	109 S PITT ST	
City, State, Zip	Alexandria, VA 22314	

Property Address	620 South Royal Street, Alexandria, VA 22314	080.02 . 07 . 12
Owner Name		
Mailing Address	1015 BROAD BRANCH CT	
City, State, Zip	MCLEAN VA 221012140	

Property Address	620 South Royal Street, Alexandria, VA 22314	080.02 . 07 . 13
Owner Name	BRADFORD CAROL S	
Mailing Address	620 South Royal Street	
City, State, Zip	Alexandria, VA 22314	

NOTE: Applicant to return this copy at least 5 days prior to the hearing to: Department of Planning and Zoning, 301 King Street, Room 2100.

Property Address	624 South Royal Street, Alexandria, VA 22314	080.02 . 07 . 14
Owner Name	MERRITT CHESTER OR JANE P	
Mailing Address	624 South Royal Street	
City, State, Zip	Alexandria, VA 22314	

Property Address	616 South Royal Street, Alexandria, VA 22314	080.02 . 07 . 10
Owner Name	TURIM JAY AND JUDITH E TRS	
Mailing Address	616 South Royal Street	
City, State, Zip	Alexandria, VA 22314	

Property Address	618 South Royal Street, Alexandria, VA 22314	080.02 . 07 . 11
Owner Name	MAXWELL JAY D OR JUDITH C/O MCENEARNEY ASSOC	
Mailing Address	109 S PITT ST	
City, State, Zip	Alexandria, VA 22314	

Property Address		___ . ___ . ___
Owner Name		
Mailing Address		
City, State, Zip		

Property Address		___ . ___ . ___
Owner Name		
Mailing Address		
City, State, Zip		

NOTE: Applicant to return this copy at least 5 days prior to the hearing to: Department of Planning and Zoning, 301 King Street, Room 2100.

RECEIVED
FEB 6 2012
PLANNING & ZONING

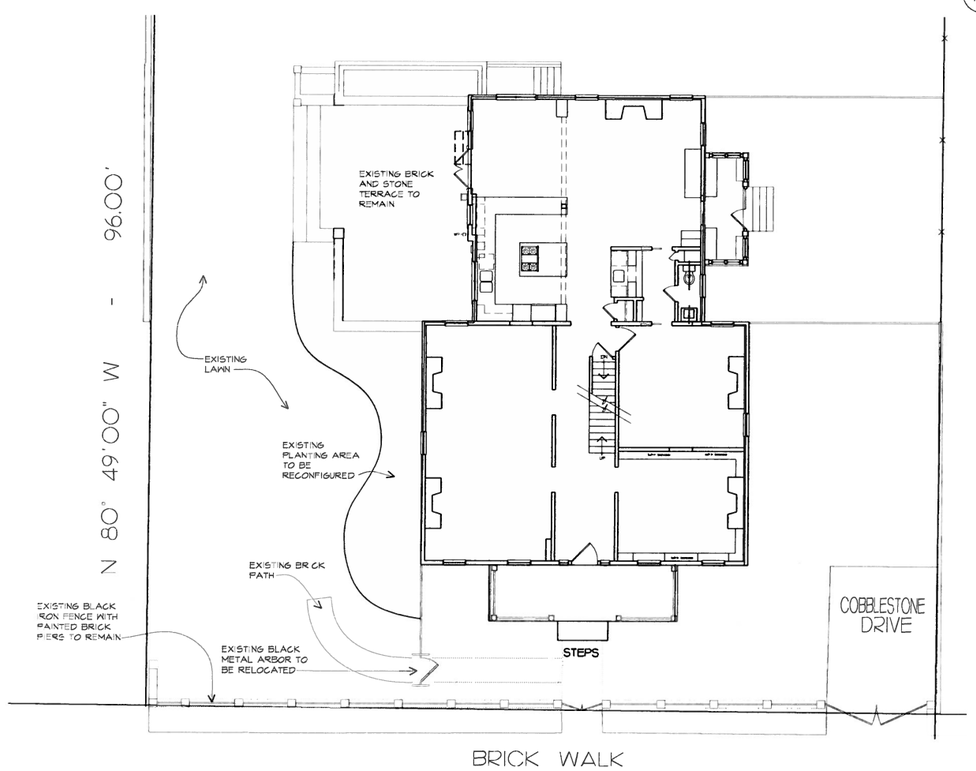
623 South Fairfax Street
Front View: East Elevation

Rhind-Tutt/Cronin Residence

623 South Fairfax Street

BAR Submission for Hearing
March 7, 2012

A EXISTING FRONT EAST ELEVATION
1/4"=1'-0"



B EXISTING PLAN
1/8"=1'-0"

DIMOND ADAMS
DESIGN ARCHITECTURE
6 WEST MAPLE STREET • ALEXANDRIA, VIRGINIA 22301
TELEPHONE 703 684 6437 FACSIMILE 703 684 6437

RHIND-TUTT / CRONIN RESIDENCE
623 SOUTH FAIRFAX STREET
ALEXANDRIA, VIRGINIA

ISSUE DATE
DESIGN
11/22/11
11/30/11
BAR
02/06/12

SHEET TITLE
EXISTING PLAN AND ELEVATION

SHEET NUMBER
A-1