BAR File Copy
Lamended 3/2/12

BAR Case # 2012-0032

BAR 2012-0052

ADDRESS OF PROJECT: 616 S FAIRFAX ST

TAX MAP AND PARCEL: 81·01 02 11 **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: MARK & KELLEY ROBERTSON

Address: 616 SOUTH FAIRFAX ST

City: ALEXANDRIA State: VA Zip: 22314

Phone: 202 9976595 E-mail: mrobertson@robertsanderson.com

Authorized Agent *(if applicable)*: ☐ Attorney ☐ Architect ☑ Designer

Name: PATRICK CAMUS Phone: 703 626 1984

E-mail: studiocamus@comcast.net

Legal Property Owner:

Name: SAME

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.

FEB - 6 2012

BAR Case # 2012-00032

BAR2012-0052

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).*

REQUEST APPROVAL TO ENCAPSULATE FIRST FLOOR PORTION OF REAR ELEVATION. TO ALLOW FOR 1 STORY SCREEN PORCH ADDITION ~~[illegible]~~ 14'-8 x 17'-0"

Amended to include screened porch

7 - 2 2012

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.

BAR Case # 2012-00032

BAR-0059

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: PATRICK CAMUS

Date: 2 Feb 2012

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. Mark Robertson	616 S. Fairfax St.	N/A
2. Kelley Robertson	616 S. Fairfax St.	N/A
3.		

2. Property. State the name, address and percent of ownership of any person or entity owning an interest in the property located at 616 S. Fairfax St. (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. Mark Robertson	616 S. Fairfax St	50 %
2. Kelley Robertson	616 S. Fairfax St.	50 %
3.		

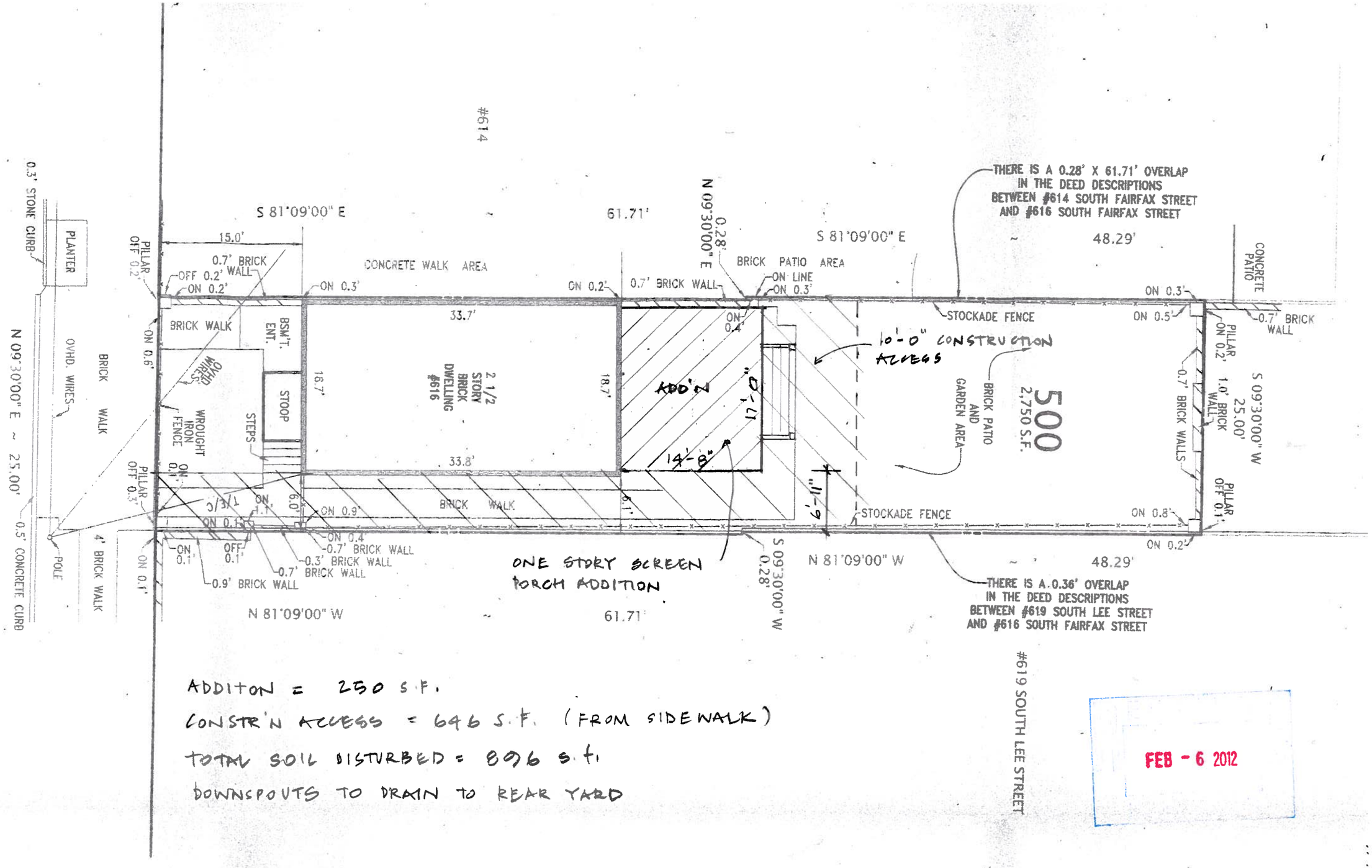
3. Business or Financial Relationships. Each person or entity listed above (1 and 2), with an ownership interest in the applicant or in the subject property is required to disclose **any** business or financial relationship, as defined by Section 11-350 of the Zoning Ordinance, existing at the time of this application, or within 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. Mark Robertson	None	—
2. Kelley Robertson	—	—
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.

2/3/12	Mark Robertson	
Date	Printed Name	Signature



ADDITON = 250 S.F.

CONSTR'N ACCESS = 646 S.F. (FROM SIDEWALK)

TOTAL SOIL DISTURBED = 896 S.F.

DOWNSPOUTS TO DRAIN TO REAR YARD

FEB - 6 2012

C²

STUDIO CAMUS LLC
225 North Pitt Street Alexandria Virginia 22314
studiocamus@comcast.net
Lynnette 703 989 3777 Patrick 703 626 1984

ROBERTSON RESIDENCE

616 South Fairfax Street Alexandria Virginia

DATE	SHEET
2 FEB 12	CS1
SCALE 1" = 10'-0"	

GENERAL NOTES

1. CONTRACTOR SHALL DO ALL WORK IN ACCORDANCE WITH LOCAL REGULATIONS AND CODES HAVING JURISDICTION.
2. TO THE BEST OF THE DESIGNERS KNOWLEDGE AND PROFESSIONAL JUDGEMENT, THESE PLANS ARE IN COMPLIANCE WITH THE FOLLOWING CURRENT BUILDING CODES: VIRGINIA UNIFORM STATEWIDE BUILDING CODE (USBC), 2006 INTERNATIONAL RESIDENTIAL CODE, 2006 INTERNATIONAL ENERGY CONSERVATION CODE.
3. CONTRACTOR SHALL DO ALL WORK IN ACCORDANCE WITH ALL APPLICABLE FEDERAL, STATE AND LOCAL ORDINANCES, REGULATIONS AND CODES.
4. NO UTILITY OR UNGRADED LUMBER SHALL BE USED AS STRUCTURAL MEMBERS.
5. CONTRACTOR SHALL ENDEAVOR TO PROTECT ALL EXISTING LANDSCAPE AND GARDEN MATERIAL, EXISTING FENCES AND EAVES DURING CONSTRUCTION.
6. WHERE EXISTING WALLS AND CEILINGS ARE TO REMAIN, PATCH AND REPAIR AS NECESSARY.
7. CONTRACTOR IS RESPONSIBLE FOR SIZING AND DESIGN OF THE HVAC SYSTEM.
8. CONTRACTOR SHALL NOTIFY DESIGNER SHOULD THERE BE ANY DISCREPANCIES OR CONTRADICTIONS IN THE CONTRACT DOCUMENTS SO THAT THE DESIGNER CAN DETERMINE THE SOLUTION.
9. TO INSURE THAT INFORMATION ABOUT THE CITY'S PAST IS NOT LOST AS A RESULT OF THIS DEVELOPMENT PROJECT AND TO ALLOW FOR INSPECTION TO LOOK FOR EVIDENCE OF HUMAN REMAINS, THE APPLICANT MUST CALL ALEXANDRIA ARCHAEOLOGY (703 838 4399) TWO WEEKS BEFORE THE STARTING DATE OF ANY GROUND DISTURBANCE SO THAT AN INSPECTION SCHEDULE FOR CITY ARCHAEOLOGISTS CAN BE ARRANGED
10. ALEXANDRIA ARCHAEOLOGY SHALL BE NOTIFIED (703 838 4399) IF ANY BONES, BURIED HISTORIC STRUCTURAL REMAINS, WALL FOUNDATIONS, WELLS, PRIVIES, CISTERNS, ETC, OR CONCENTRATION OF ARTIFACTS ARE DISCOVERED DURING CONSTRUCTION. WORK MUST CEASE IN THESE AREAS UNTIL A CITY ARCHAEOLOGIST COMES TO THE SITE AND RECORDS THE FIND. ON SITE CONTRACTORS MUST BE AWARE OF THESE REQUIREMENTS.
11. NO METAL DETECTION OR ARTIFACT COLLECTION IS TO BE CONDUCTED ON THE PROPERTY, UNLESS AUTHORIZED BY ALEXANDRIA ARCHAEOLOGY
12. ALL DIMENSIONS REFER TO FINISH FACE UNLESS OTHERWISE NOTED.
13. CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS. DO NOT SCALE DRAWINGS AS A MEANS OF DETERMINING DIMENSIONS.

DEPARTMENT OF PLANNING AND ZONING
FLOOR AREA RATIO AND OPEN SPACE CALCULATIONS

A. Property Information

A1. Street Address 616 SOUTH FAIRFAX Zone RM

A2. 2750 (Total Lot Area) x 1.5 (Floor Area Ratio Allowed by Zone) = 4125 (Maximum Allowable Floor Area)

B. Existing Gross Floor Area

Existing Gross Area*		Allowable Exclusions	
Basement	630	Basement**	630
First Floor	630	Stairways**	110
Second Floor	630	Mechanical**	15
Third Floor		Other**	
Porches/ Other		Total Exclusions	755
Total Gross *	1890		

B1. Existing Gross Floor Area * 1890 Sq. Ft.
B2. Allowable Floor Exclusions** 755 Sq. Ft.
B3. Existing Floor Area minus Exclusions 1135 Sq. Ft. (subtract B2 from B1)

C. Proposed Gross Floor Area (does not include existing area)

Proposed Gross Area*		Allowable Exclusions	
Basement		Basement**	
First Floor	250	Stairways**	18
Second Floor		Mechanical**	
Third Floor		Other**	
Porches/ Other		Total Exclusions	18
Total Gross *	250		

C1. Proposed Gross Floor Area * 250 Sq. Ft.
C2. Allowable Floor Exclusions** 18 Sq. Ft.
C3. Proposed Floor Area minus Exclusions 232 Sq. Ft. (subtract C2 from C1)

D. Existing + Proposed Floor Area

D1. Total Floor Area (add B3 and C3) 1367 Sq. Ft.
D2. Total Floor Area Allowed by Zone (A2) 4125 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 (Section2-145(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	1908	69%
Required Open Space	963	35%
Proposed Open Space	1540	56%

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

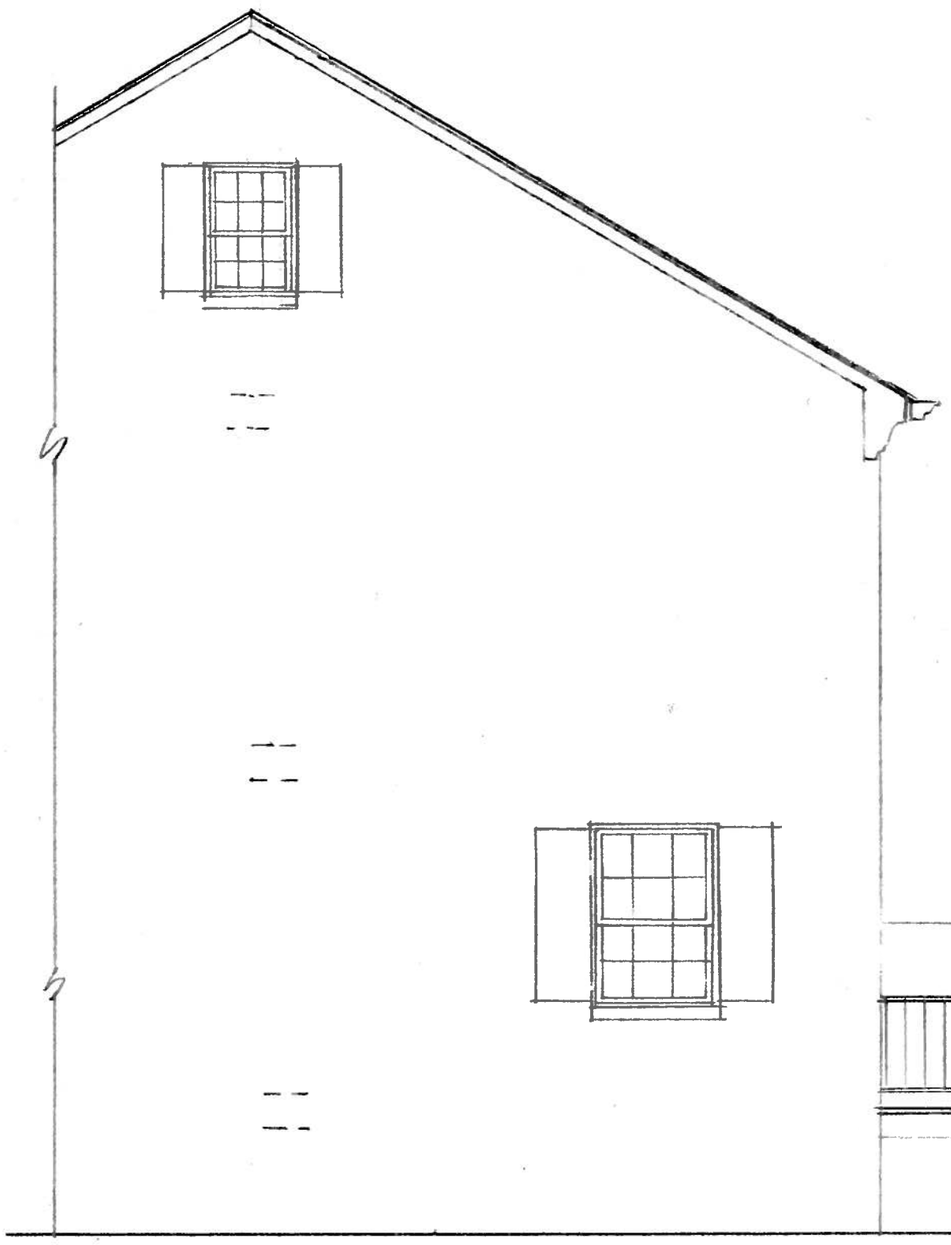
Signature: [signature] Date: 7 JAN 12

Updated July 10, 2008

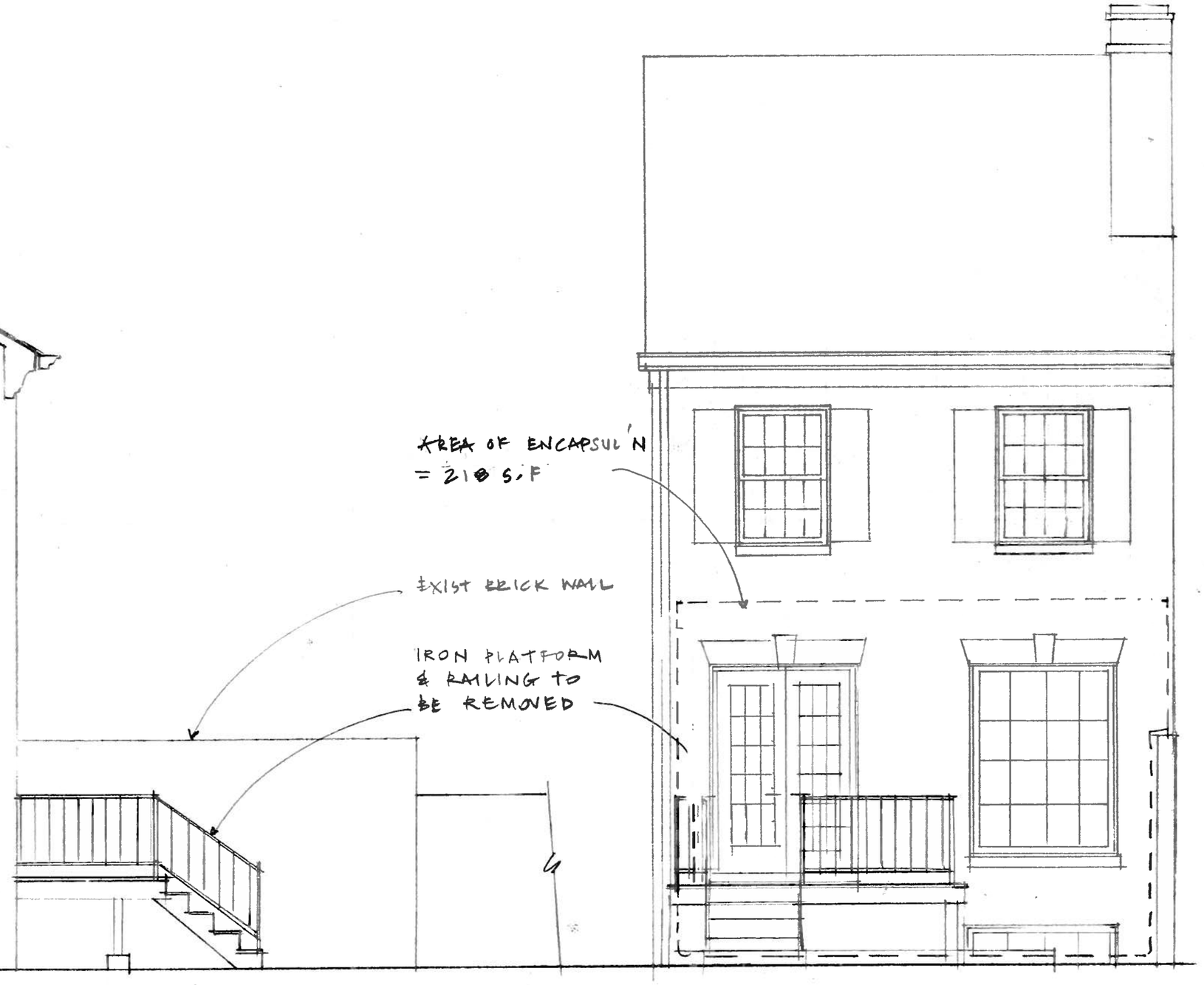
C2 STUDIO CAMUS LLC
225 North Pitt Street Alexandria Virginia 22314
studiocamus@comcast.net
Lynnette 703 989 3777 Patrick 703 626 1984

ROBERTSON RESIDENCE
616 South Fairfax Street Alexandria Virginia

DATE 2 FEB 12
SCALE 1/4" = 1'-0"
SHEET CS2



1 PARTIAL SIDE ELEVATION - EXISTING & DEMOLITION



2 REAR ELEVATION - EXISTING & DEMO

C2
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studiocamus@comcast.net
Lynnette 703 989 3777 Patrick 703 626 1984

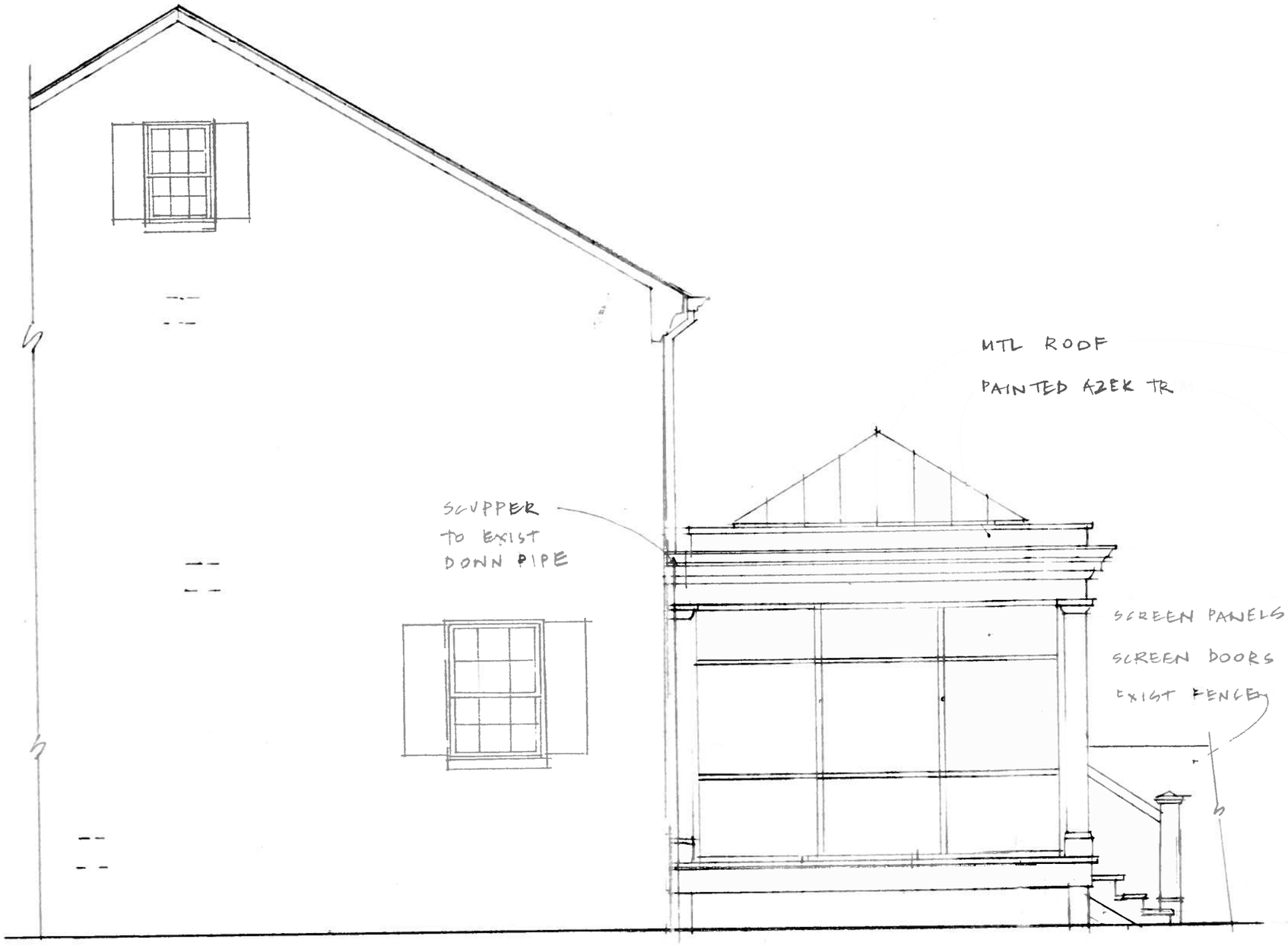
ROBERTSON RESIDENCE

616 South Fairfax Street Alexandria Virginia

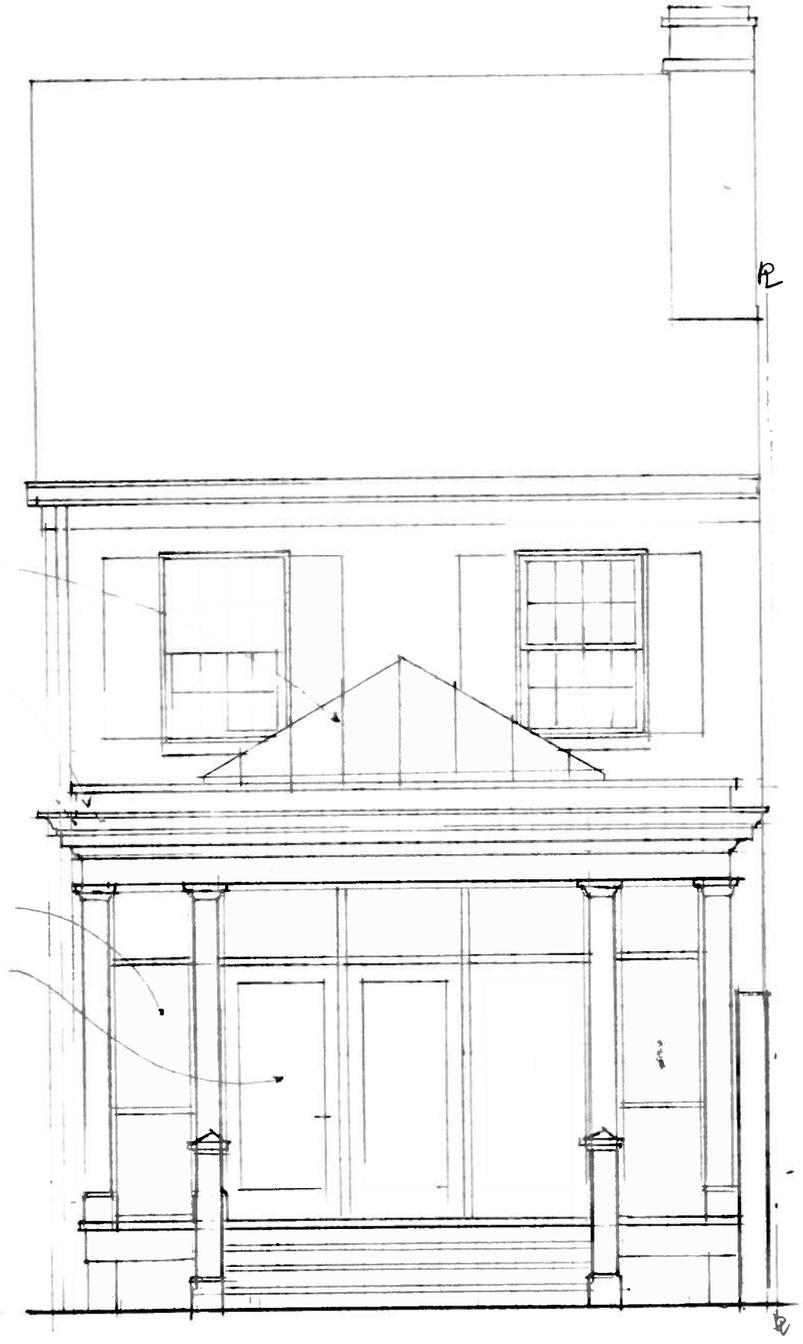
DATE 2 FEB 12

SCALE 1/4" = 1'-0"

SHEET A2



1 PARTIAL SIDE ELEVATION - PROPOSED



2 REAR ELEVATION - PROPOSED

C2
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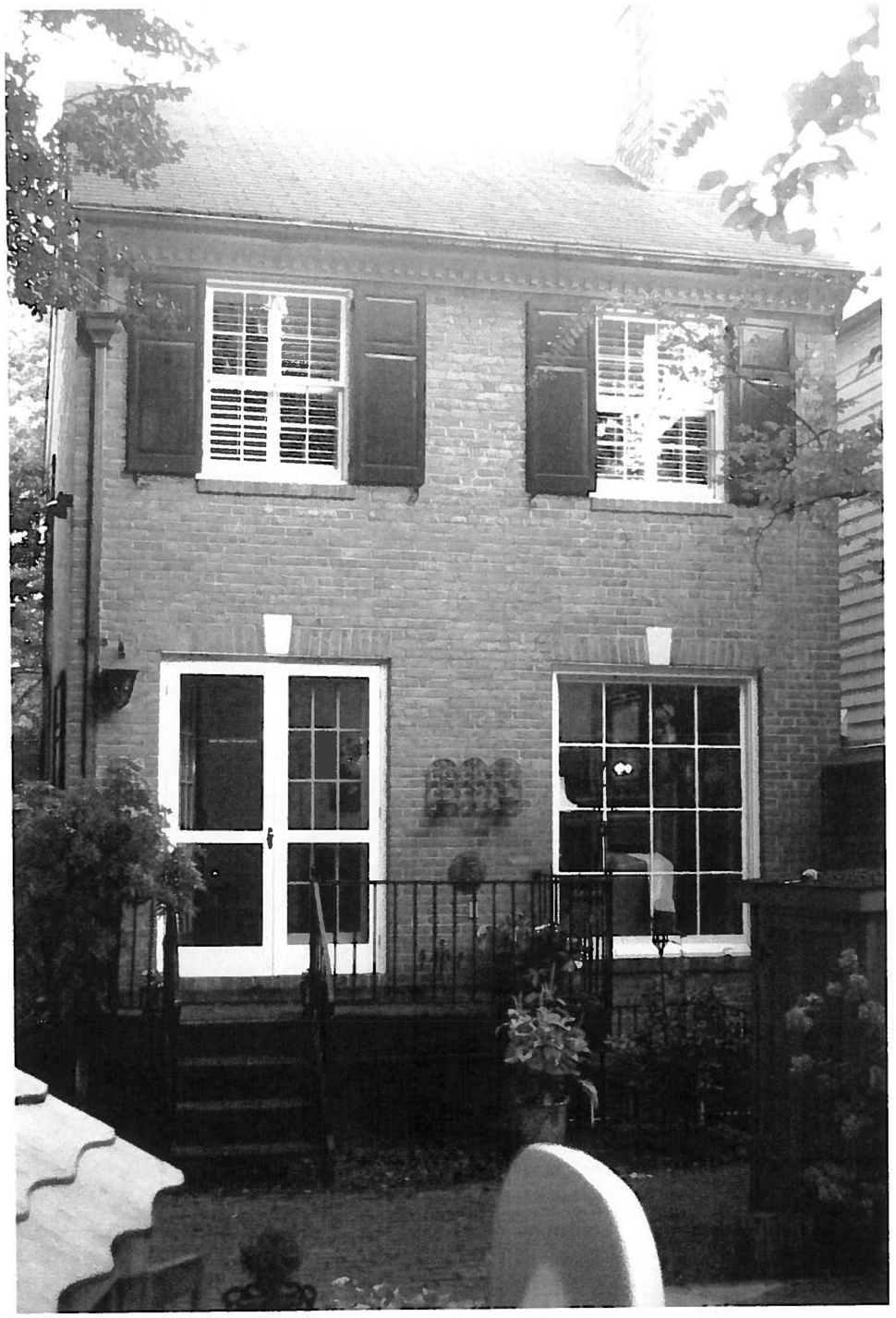
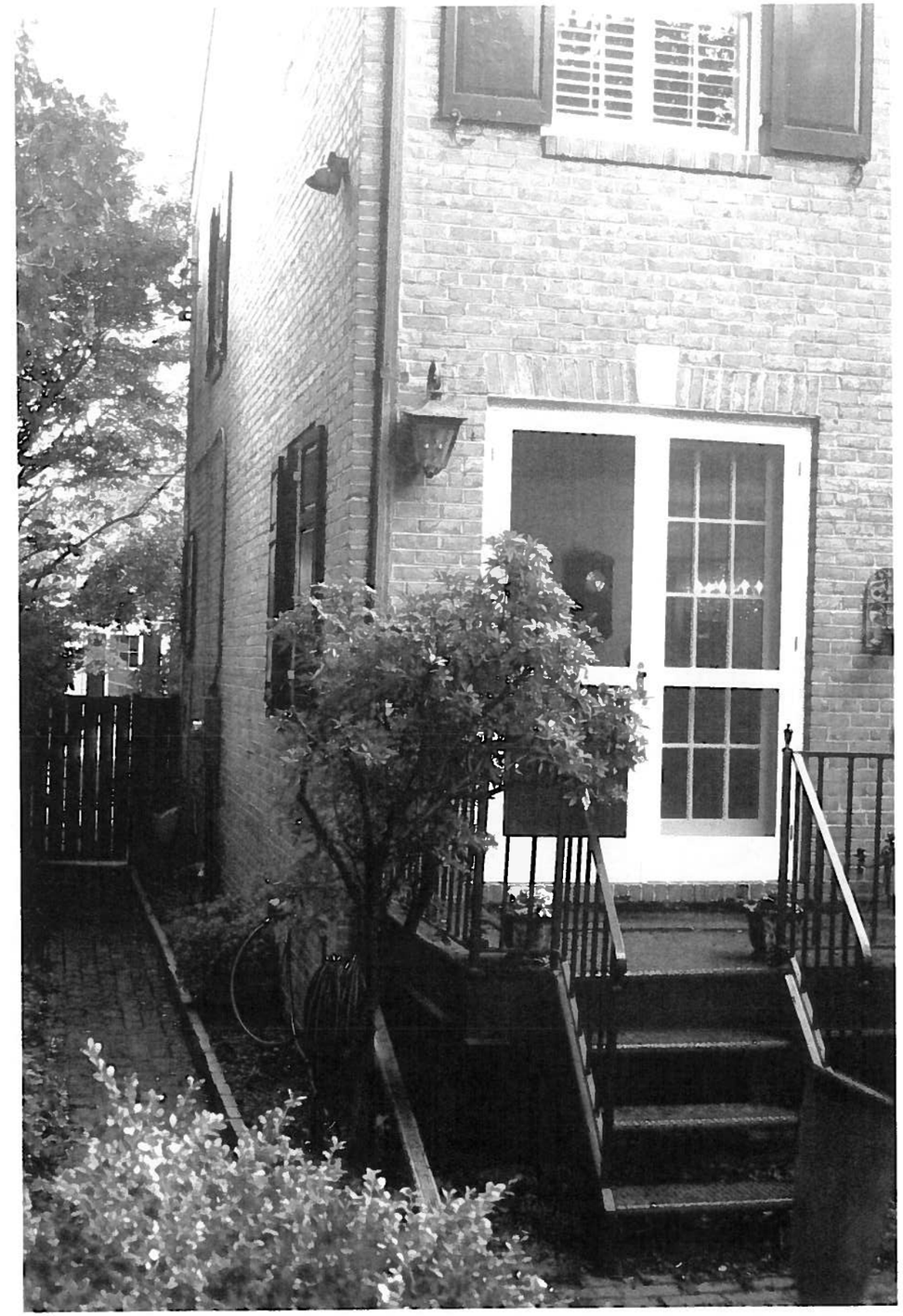
ROBERTSON RESIDENCE

616 South Fairfax Street Alexandria Virginia

DATE	SHEET
2 FEB 2	A
SCALE 1/4" = 1'-0"	





C²

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EXISTING PHOTOS
REAR

ROBERTSON RESIDENCE
616 South Fairfax Street Alexandria Virginia

DATE
2 FEB 12
SCALE

A4