

Docket Item # 2
BAR CASE # 2012-0014

BAR Meeting
April 4, 2012

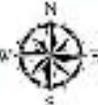
ISSUE: Demolition of garage
APPLICANT: Rahmi Hakan Ozsancak by Stephanie Dimond
LOCATION: 212 South Alfred Street
ZONE: RM / Residential

STAFF RECOMMENDATION: Staff recommends approval of the Permit to Demolish the garage with the condition that the applicant submit materials showing how the required parking space will be delineated from the open space prior to issuance of demolition or building permits.

****EXPIRATION OF APPROVALS NOTE:** In accordance with Sections 10-106(B) and 10-206(B) of the Zoning Ordinance, any official Board of Architectural Review approval will expire 12 months from the date of issuance if the work is not commenced and diligently and substantially pursued by the end of that 12-month period.

****BUILDING PERMIT NOTE:** Most projects approved by the Board of Architectural Review require the issuance of one or more construction permits by Building and Fire Code Administration (including signs). The applicant is responsible for obtaining all necessary construction permits after receiving Board of Architectural Review approval. Contact Code Administration, Room 4200, City Hall, 703-838-4360 for further information.



CASE BAR2012-0014 

I. ISSUE:

The applicant is requesting approval of a Permit to Demolish to demolish the existing one-car garage at the rear of the lot. The existing garage is clad in sheet metal and has a contemporary paneled garage door. The garage is attached to the adjacent garage at the rear of 214 South Alfred Street.

II. HISTORY:

The two-story, three-bay brick townhouse located at 212 South Alfred Street was constructed as one of a pair of townhouses in the late **1870s**. The G. M. Hopkins *City Atlas of Alexandria* shows only the main block of the townhouse in 1877. The current configuration with each of the two townhouses having a two-story rear ell appears by 1885 according to Sanborn Fire Insurance Maps. The one car garage or “auto house” was constructed between **1921 and 1941**, according to Sanborn Fire Insurance Maps.

Staff was unable to locate any prior approvals for this property. Pulmans Court, the alley/court at the rear of the property, is private according to the City Surveyor’s office.

III. ANALYSIS:

The proposed demolition of the garage complies with zoning. However, the applicant must maintain one parking space on the lot and must file a deed restriction that will require one parking space to remain on the lot. The parking space must be delineated from the open space on the lot by a fence or similar means, so that it cannot be used for other purposes. The property is currently zoned RM residential townhouse. Ordinance #1429 rezoned some properties on the block from RA to RM in 1963. This property appears to have remained RA until 1992 when it was rezoned to RM. The property appears to have been a lot of record since prior to 1953. Because it is less than 25’ wide, no side yard setbacks are required.

Permit to Demolish

In considering a Permit to Demolish, the Board must consider the following criteria set forth in the Zoning Ordinance, §10-105(B):

- (1) Is the building or structure of such architectural or historical interest that its moving, removing, capsulating or razing would be to the detriment of the public interest?
- (2) Is the building or structure of such interest that it could be made into a historic house?
- (3) Is the building or structure of such old and unusual or uncommon design, texture and material that it could not be reproduced or be reproduced only with great difficulty?
- (4) Would retention of the building or structure help preserve the memorial character of the George Washington Memorial Parkway?
- (5) Would retention of the building or structure help preserve and protect an historic place or area of historic interest in the city?
- (6) Would retention of the building or structure promote the general welfare by maintaining and increasing real estate values, generating business, creating new positions, attracting tourists, students, writers, historians, artists and artisans, attracting new residents, encouraging study and interest in American history, stimulating interest and study in architecture and design, educating citizens in American culture and heritage, and making the city a more attractive and desirable place in which to live?

In the opinion of Staff, none of the criteria for demolition and encapsulation are met and the Permit to Demolish should be granted. Although it is possible that the garage was constructed during the latest part of the period of significance of the National Register Alexandria Historic District (1749-1934), Staff finds that its current condition and material do not retain sufficient integrity to warrant preservation of the structure. The garage door itself is a modern paneled garage door and the building is clad in a common, corrugated sheet metal. Upon close investigation of the framing by Staff, the surface is planned on all four sides and the nails are wire nails, generally indicating a 1930s to 1940s period of construction. There appears to be no historic structural material from the late 19th or early 20th century. Therefore, nothing is of old and unusual or uncommon design, texture or material that could not be reproduced or be reproduced only with great difficulty. Staff has no objection to the removal of this garage.

Staff recommends approval of the application with the condition noted above.

STAFF:

Catherine Miliaras, Historic Preservation Planner, Planning & Zoning
Al Cox, FAIA, Historic Preservation Manager, Planning & Zoning

IV. CITY DEPARTMENT COMMENTS

Legend: C - code requirement R - recommendation S - suggestion F- finding

Code Administration

- F-1 The review by Code Administration is a preliminary review only. Once the applicant has filed for a building permit, code requirements will be based upon the building permit plans. If there are any questions, the applicant may contact Ken Granata, Acting Plan Review Supervisor at ken.granata@alexandriava.gov or 703-746-4193.
- C-1 Demolition and some trades permits (electrical) maybe required for this project.
- C-2 Prior to the issuance of a demolition permit a rodent abatement plan shall be submitted to Code Administration that will outline the steps that will taken to prevent the spread of rodents from the construction site to the surrounding community and sewers.
- C-3 Permission from adjacent property owners is required if access to the adjacent properties is required to complete the proposed construction. Otherwise, a plan shall be submitted to demonstrate the construction techniques utilized to keep construction solely on the referenced property.
- C-4 Where a structure has been demolished or removed, the vacant lot shall be filled and maintained to the existing grade (USBC 3303.4).
- C-5 Any service utility connections for the garage demolition shall be discontinued and capped approved rules and (USBC 3303.6).

C-6 Provisions shall be made to prevent the accumulation of water or damage to any foundation on the premises or adjoining property (USBC 3303.5).

Office of Historic Alexandria

R- Recommend approval.

Transportation and Environmental Services (T & ES):

RECOMMENDATIONS

- R1. The building permit must be approved and issued prior to the issuance of any permit for demolition. (T&ES)
- R2. Applicant shall be responsible for repairs to the adjacent city right-of-way if damaged during construction activity. (T&ES)

CITY CODE REQUIREMENTS

- C-1 The applicant shall comply with the City of Alexandria's Noise Control Code, Title 11, Chapter 5, which sets the maximum permissible noise level as measured at the property line. (T&ES)
- C-2 The applicant shall comply with the City of Alexandria's Solid Waste Control, Title 5, Chapter 1, which sets forth the requirements for the recycling of materials (Sec. 5-1-99). (T&ES)
- C3. Any work within or performed from the right-of-way requires a separate permit from T&ES. (Sec. 5-2) (T&ES)



Figure 2. Front elevation of 212 (left) and 214 (right) South Alfred Street.



Figure 3. Existing garage proposed (east and north elevations) to be demolished and rear (east) elevation of townhouse.



Figure 4. Existing garage (west) elevation.

ADDRESS OF PROJECT: 212 S. Alfred Street

TAX MAP AND PARCEL: 074.02-12-31 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: Rahmi Hakan Ozsancak

Address: 212 S. Alfred Street

City: Alexandria State: VA Zip: 22314

Phone: (917) 331-3607 E-mail: Aniaosinski@hotmail.com

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

Name: Stephanie Dimond Phone: 703/836-8437

E-mail: Dimondadams@comcast.net

Legal Property Owner:

Name: Rahmi Hakan Ozsancak

Address: 212 S. Alfred Street

City: Alexandria State: VA Zip: 22314

Phone: _____ E-mail: _____

- Yes No Is there an historic preservation easement on the 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).*

Demolition of existing garage structure, parking place to remain. Existing building is structurally unsound, former use unnecessary.

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 of 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.

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.

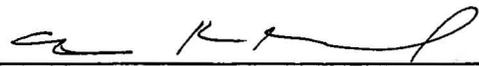
- N/A
- Clear and labeled photographs of the site, especially the area being impacted by the alterations, all sides of the building and any pertinent details.
 - Manufacturer's specifications for materials to include, but not limited to: roofing, siding, windows, doors, lighting, fencing, HVAC equipment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

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: 3.4.12

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. HAKAN OZSANCAK	212 South ALFRED Street Alexandria, VA, 22314	100%
2.		
3.		

2. Property. State the name, address and percent of ownership of any person or entity owning an interest in the property located at 212 S. ALFRED 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. HAKAN OZSANCAK	212 South ALFRED 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. N/A		
2.		
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.

1/15/2012 ANNA OZSANCAK 
 Date Printed Name Signature



East Elevation (Facing alley)



West Elevation (Garden side)



North Elevation (Side of garage)

Proposed Garage Demolition

OZSANCAK RESIDENCE

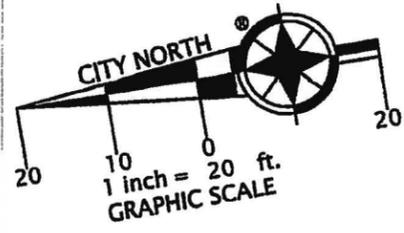
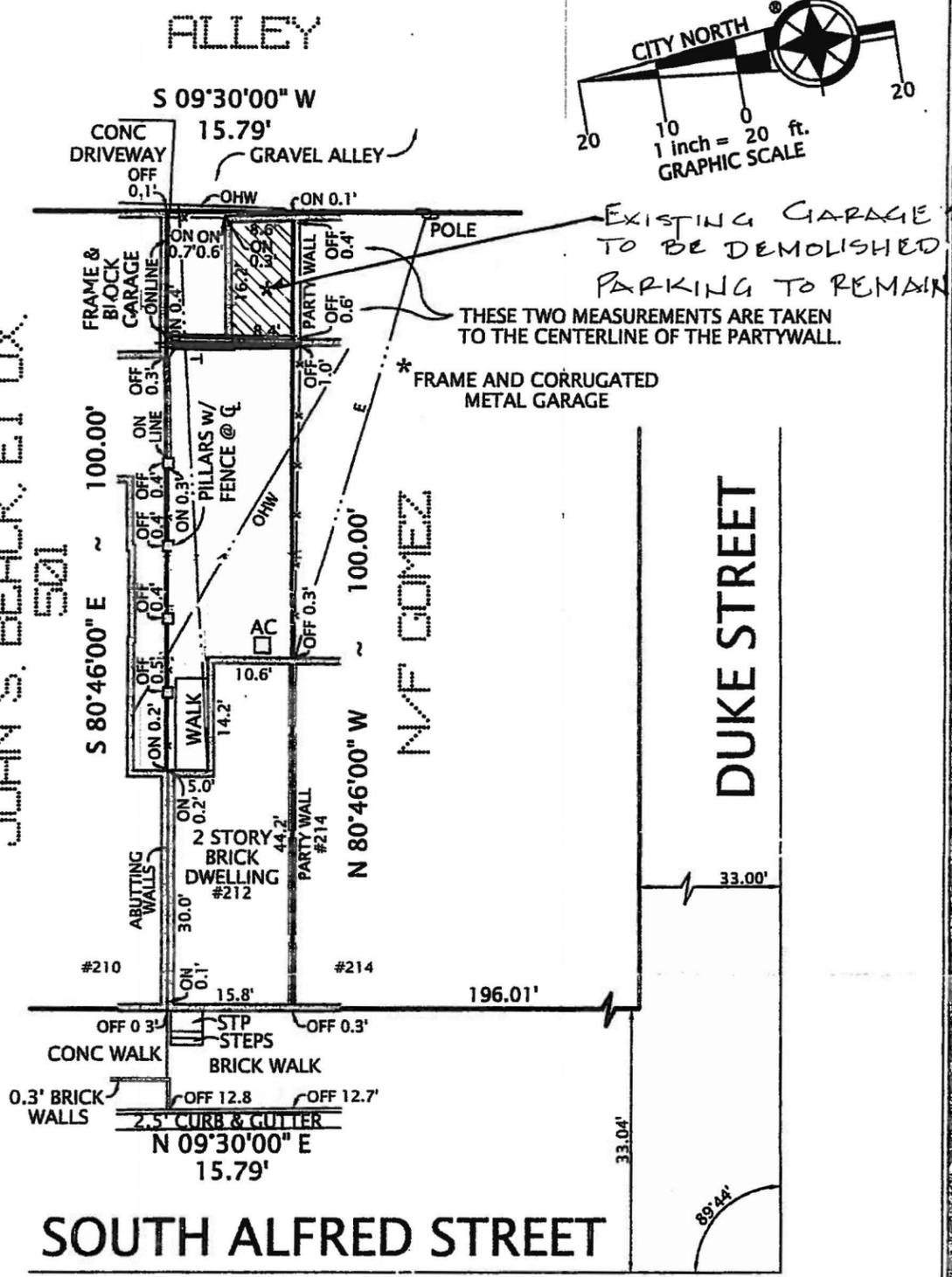
212 S. Alfred Street
Alexandria, VA 22314

DIMOND ◊ ADAMS
DESIGN • ARCHITECTURE



NOTES: 1. FENCES ARE FRAME.

PROPERTY OF JOHN S. BEACK, ET UX 501



EXISTING GARAGE TO BE DEMOLISHED
PARKING TO REMAIN

THESE TWO MEASUREMENTS ARE TAKEN TO THE CENTERLINE OF THE PARTYWALL.

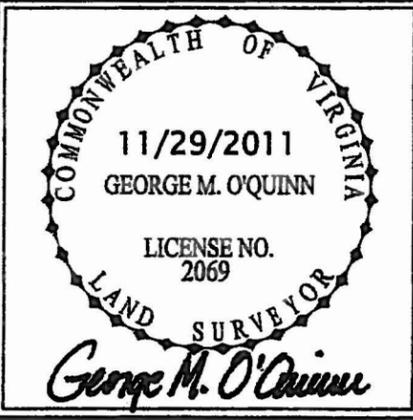
* FRAME AND CORRUGATED METAL GARAGE

PLAT
SHOWING HOUSE LOCATION ON
THE PROPERTY LOCATED AT
#212 SOUTH ALFRED STREET
(DEED BOOK 740, PAGE 714)
CITY OF ALEXANDRIA, VIRGINIA
SCALE: 1" = 20' NOVEMBER 29, 2011

COPYRIGHT BY DOMINION SURVEYORS, INC. THIS DOCUMENT MAY NOT BE COPIED, REPRODUCED OR ALTERED IN ANY FORM WITHOUT PERMISSION IN WRITING FROM THE COPYRIGHT OWNER.

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:
HARRIS ESTATE ~ OZSANCAK
LAW OFFICES, MARK S. ALLEN

DOMINION Surveyors Inc.®
8808-H PEAR TREE VILLAGE COURT
ALEXANDRIA, VIRGINIA 22309
703-619-6555
FAX: 703-799-6412

CASE NAME: OZSANCAK

CASE NO: 11 0525

#111128007