

ADDRESS OF PROJECT: 103 FRANKLIN STREET

TAX MAP AND PARCEL: 081.01-02-41 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: CAROLINE & TIMOTHY HANSON

Address: 103 FRANKLIN ST.

City: ALEXANDRIA State: VA Zip: 22314

Phone: _____ E-mail: CARY.HANSON@GMAIL.COM

Authorized Agent (if applicable): Attorney Architect _____

Name: STEPHEN KULINSKI A.I.A.

Phone: 703 836 7243

E-mail: STEVE@KULINSKIGROUP.COM

Legal Property Owner:

Name: CAROLINE & TIMOTHY HANSON

Address: 103 FRANKLIN STREET

City: ALEXANDRIA State: VA Zip: 22314

Phone: _____ E-mail: CARY.HANSON@GMAIL.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 DORMERS
- ADDITION
- DEMOLITION/ENCAPSULATION
- SIGNAGE

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

DEMOLISH PORTION OF ROOF TO INSTALL 1 ATTIC DORMER ON NORTH ELEVATION AND TWO ATTIC DORMERS ON SOUTH ELEVATION

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.

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: STEPHEN KULOWSKI

Date: 3.5.2012

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. CAROLINE & TIMOTHY HANSON	103 FRANKLIN ST.	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 _____ (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. CAROLINE & TIMOTHY HANSON	103 FRANKLIN ST.	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. CAROLINE & TIMOTHY HANSON	NONE	NONE
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.

3.5.12 STEPHEN KULNSKI 
 Date Printed Name Signature



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

A. Property Information

A1. Street Address 103 FRANKLIN ST. Zone RM
 A2. 1316 x 1.5 = 1974
Total Lot Area Floor Area Ratio Allowed by Zone Maximum Allowable Floor Area

B. Existing Gross Floor Area

Existing Gross Area*		Allowable Exclusions	
Basement	<u>N/A</u>	Basement**	<u>0</u>
First Floor	<u>722</u>	Stairways**	<u>321</u>
Second Floor	<u>722</u>	Mechanical**	<u>88</u>
Third Floor	<u>722</u>	Other** <u>UNDER 7'-6"</u>	<u>592</u>
Porches/ Other	<u>722</u>	Total Exclusions	<u>1,001</u>
Total Gross *	<u>2888</u>		

B1. Existing Gross Floor Area *
2888 Sq. Ft.
 B2. Allowable Floor Exclusions**
1001 Sq. Ft.
 B3. Existing Floor Area minus Exclusions
1887 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		Stairways**	
Second Floor		Mechanical**	
Third Floor		Other** <u>UNDER 7'-6"</u>	<u>120</u>
Porches/ Other	<u>120</u>	Total Exclusions	<u>0</u>
Total Gross *			

C1. Proposed Gross Floor Area *
120 Sq. Ft.
 C2. Allowable Floor Exclusions**
0 Sq. Ft.
 C3. Proposed Floor Area minus Exclusions
0 Sq. Ft.
 (subtract C2 from C1)

D. Existing + Proposed Floor Area

D1. Total Floor Area (add B3 and C3) 1887 Sq. Ft.
 D2. Total Floor Area Allowed by Zone (A2) 1974 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 (Section 2-145(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	
Required Open Space	
Proposed Open Space	

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

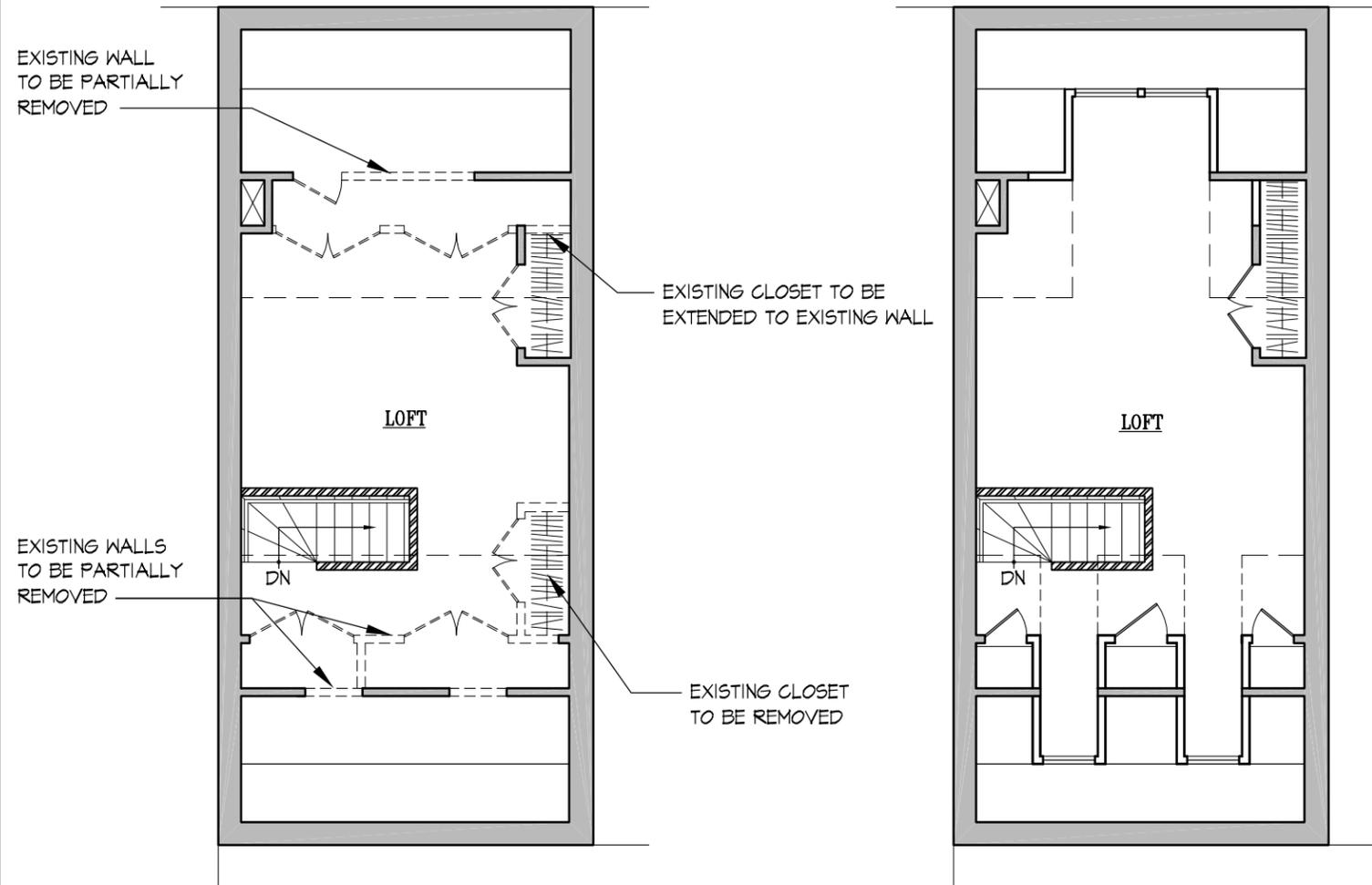
Signature: [Signature] Date: 3-5-12

City of Alexandria – Board of Architectural Review Old and Historic District
103 Franklin Street Alexandria, VA 22314

Proposed Dormer Materials Specification List

- **Roof Material:** Standing seam metal roof to match existing
 - Color – Red to match existing
- **Trim:** Paint grade wood –or- Approved non-rot alternative
 - Color – White to match existing
- **Windows:** Kolbe and Kolbe wood casement w/ check rail
 - Color – White to match existing
 - Lite Pattern – Six over Six
- **Siding:** Pint grade wood v-groove siding
 - Color – White to match existing
 - Board Width – 5”
- **Gable Surface:** Painted MDO
 - Color – White to match existing
 - Texture – Smooth

CITY OF ALEXANDRIA
 BOARD OF ARCHITECTURAL REVIEW OLD & HISTORIC DISTRICT
 PLAN SUBMITTAL



SYMBOLS LIST	
---	EXISTING CONSTRUCTION TO BE REMOVED
▬	EXISTING FULL HEIGHT WALL TO REMAIN
▬▬	NEW FULL HEIGHT WALL
▨	EXISTING PARTIAL HEIGHT WALL TO REMAIN

1 ATTIC DEMOLITION PLAN
 A1 SCALE: 1/8" = 1'-0"

2 ATTIC PROPOSED PLAN
 A1 SCALE: 1/8" = 1'-0"

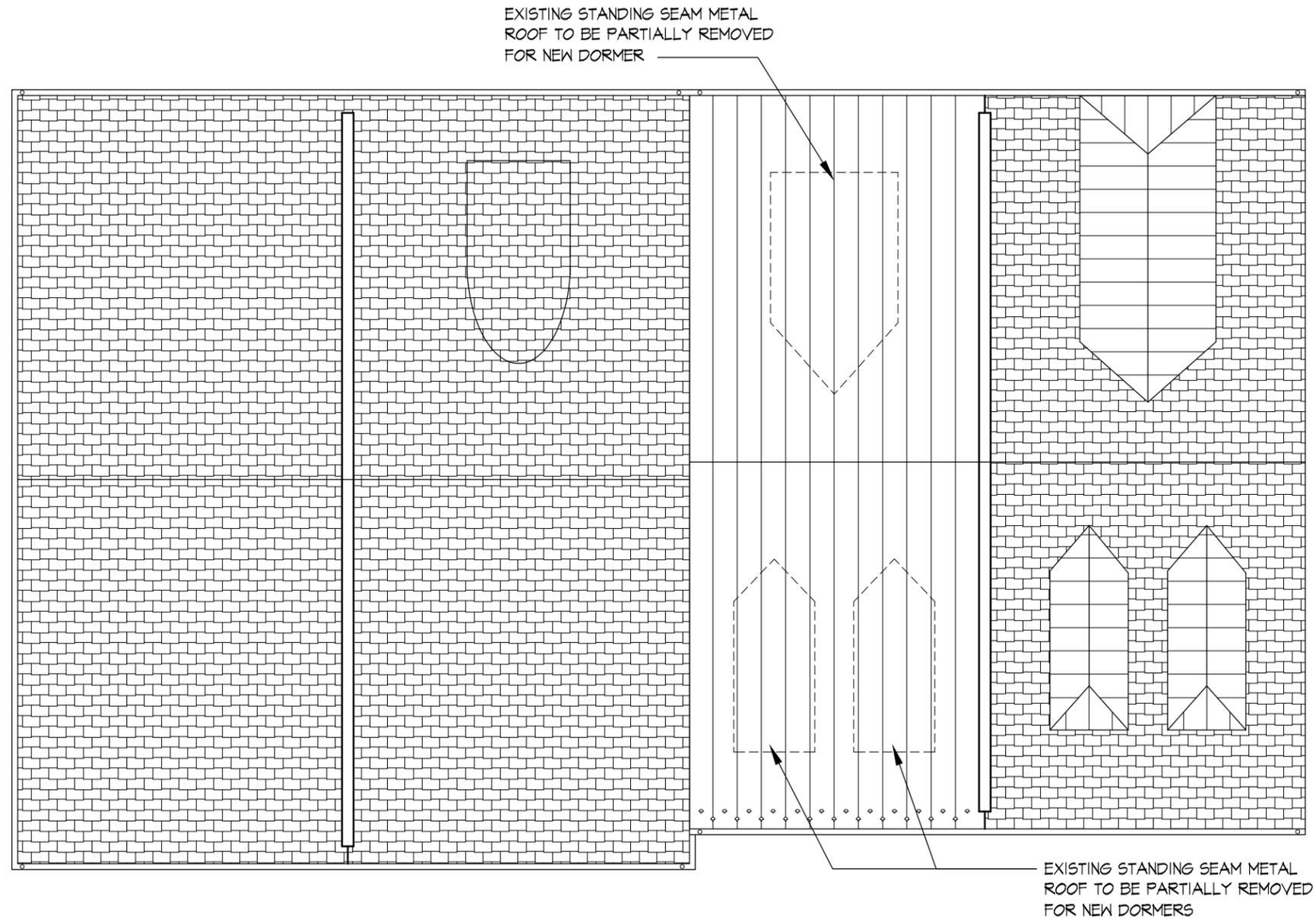
103 FRANKLIN STREET - B.A.R. SUBMITTAL
 103 FRANKLIN STREET ALEXANDRIA, VA 22314

ATTIC FLOOR PLANS

SHEET NUMBER

A1

CITY OF ALEXANDRIA
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PLAN SUBMITTAL



1 ROOF DEMOLITION PLAN
A2 SCALE: 1/8" = 1'-0"

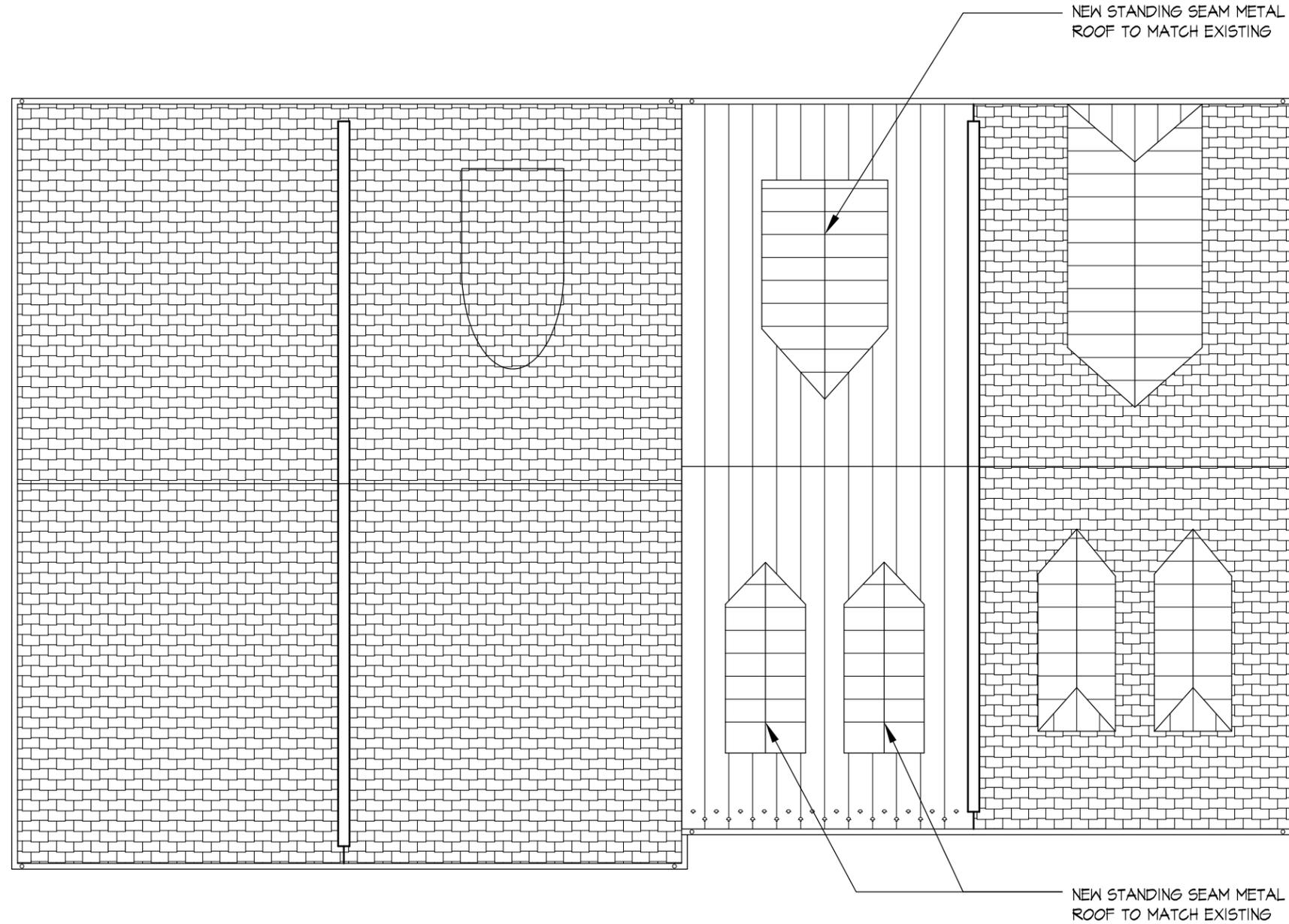
103 FRANKLIN STREET - B.A.R. SUBMITTAL
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ROOF DEMOLITION PLAN

SHEET NUMBER

A2-A

CITY OF ALEXANDRIA
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 PLAN SUBMITTAL



1 PROPOSED ROOF PLAN
 A3 SCALE: 1/8" = 1'-0"

103 FRANKLIN STREET - B.A.R. SUBMITTAL
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PROPOSED ROOF PLAN

SHEET NUMBER

A3-A

CITY OF ALEXANDRIA
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1 SOUTH ELEVATION DEMOLITION
A4 SCALE: 1/8" = 1'-0"

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1 PROPOSED SOUTH ELEVATION
 A5 SCALE: 1/8" = 1'-0"

103 FRANKLIN STREET - B.A.R. SUBMITTAL

103 FRANKLIN STREET ALEXANDRIA, VA 22314

PROPOSED SOUTH ELEVATION

SHEET NUMBER

A5-A

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EXISTING STANDING SEAM
 METAL ROOF TO BE PARTIALLY
 REMOVED FOR NEW DORMER



1 NORTH ELEVATION DEMOLITION
 A6 SCALE: 1/8" = 1'-0"

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1 PROPOSED NORTH ELEVATION
A7 SCALE: 1/8" = 1'-0"

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PROPOSED NORTH ELEVATION

SHEET NUMBER

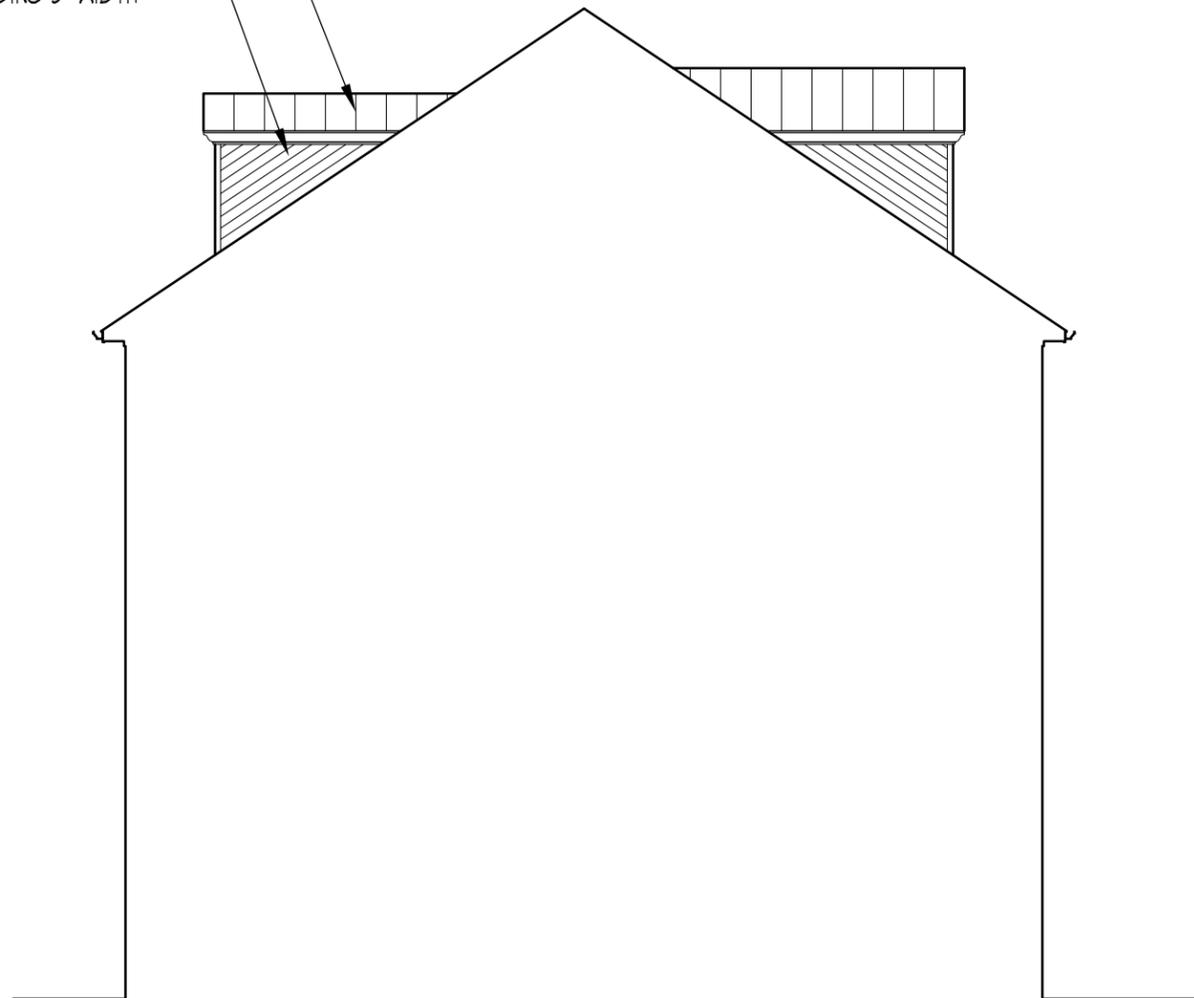
A7-A

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STANDING SEAM ROOF
 TO MATCH EXISTING

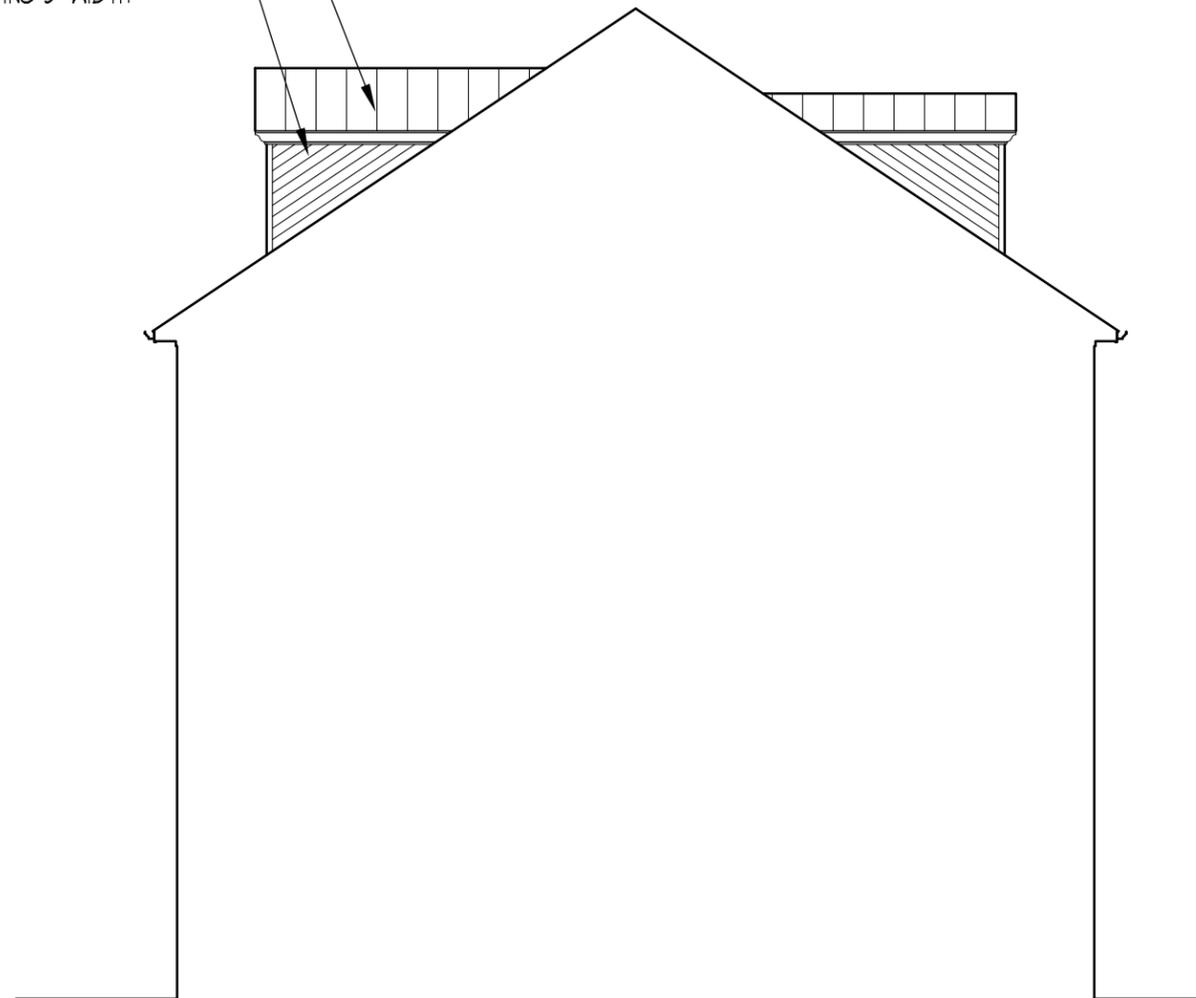
V-GROOVED WOOD
 SIDING 5" WIDTH



1 PROPOSED EAST ELEVATION
 A8 SCALE: 1/8" = 1'-0"

STANDING SEAM ROOF
 TO MATCH EXISTING

V-GROOVED WOOD
 SIDING 5" WIDTH



2 PROPOSED WEST ELEVATION
 A8 SCALE: 1/8" = 1'-0"

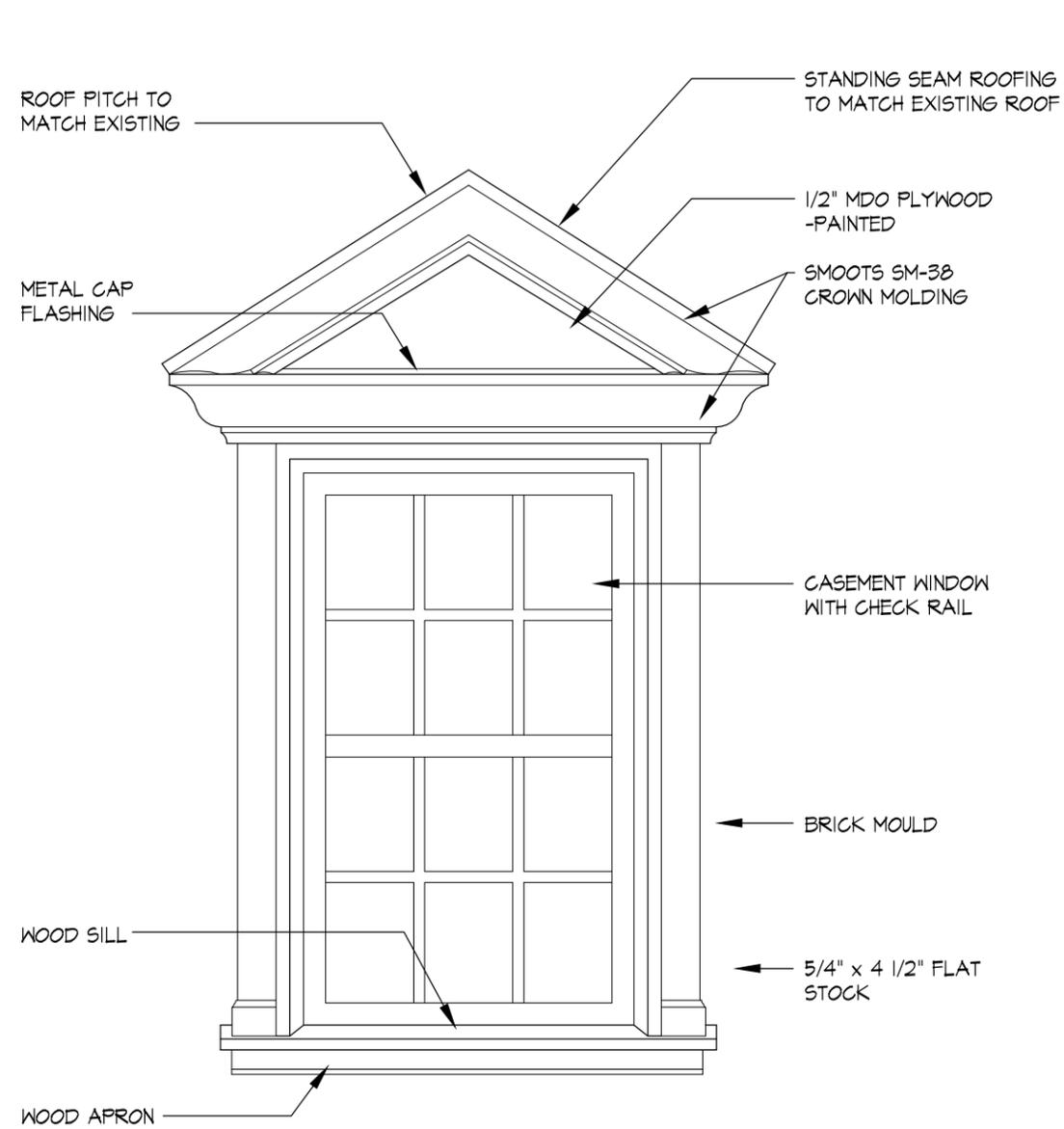
103 FRANKLIN STREET - B.A.R. SUBMITTAL
 103 FRANKLIN STREET ALEXANDRIA, VA 22314

PROPOSED EAST AND WEST ELEVATIONS

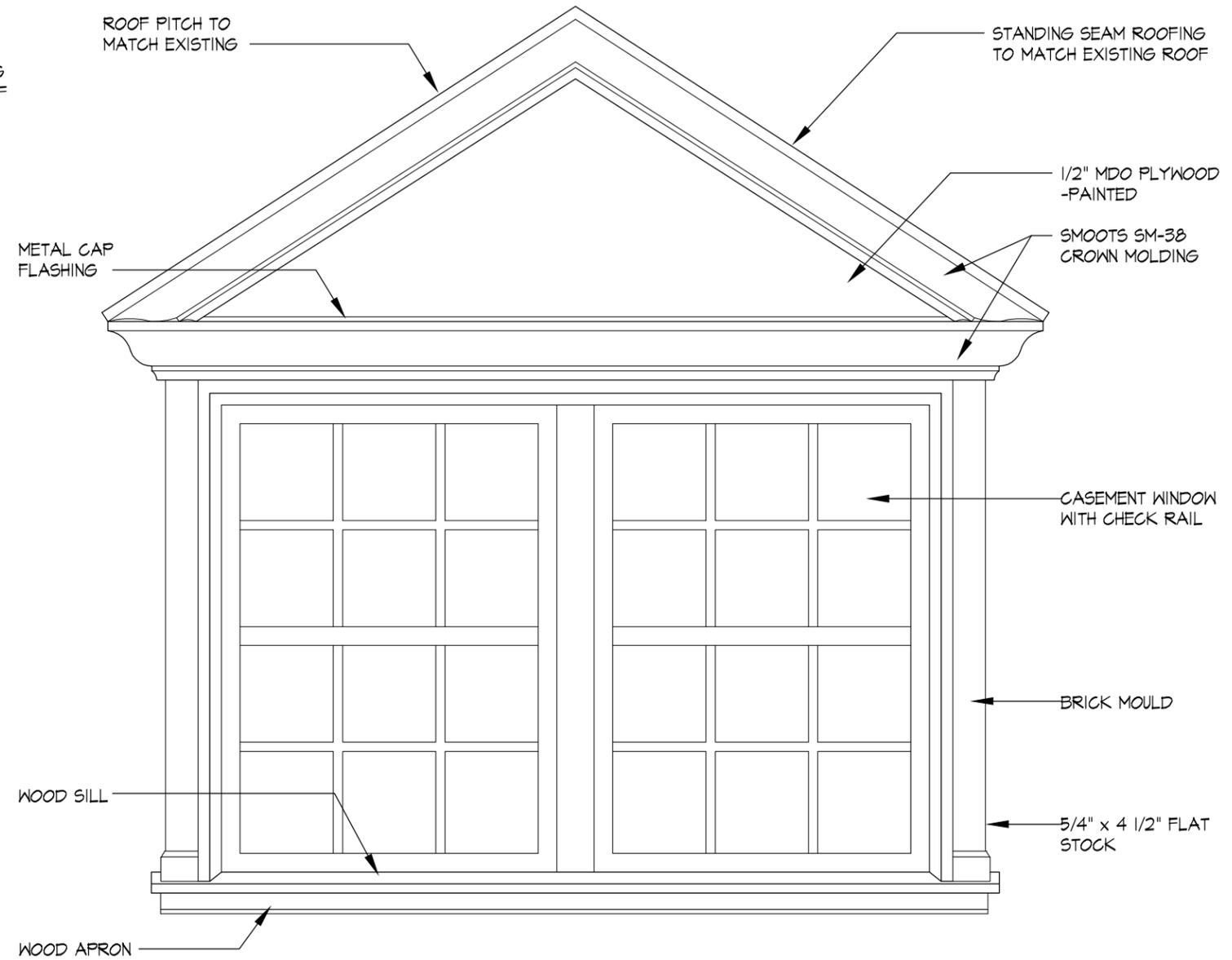
SHEET NUMBER

A8

CITY OF ALEXANDRIA
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 PLAN SUBMITTAL



1 SOUTH DORMER DETAIL
 A9 SCALE: 3/4" = 1'-0"



2 NORTH DORMER DETAIL
 A9 SCALE: 3/4" = 1'-0"

103 FRANKLIN STREET - B.A.R. SUBMITTAL
 103 FRANKLIN STREET ALEXANDRIA, VA 22314

DORMER DETAILS

SHEET NUMBER

A9

CITY OF ALEXANDRIA
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1 SOUTH VIEW STREETScape
A10 SCALE: N.T.S



2 NORTH VIEW STREETScape
A10 SCALE: N.T.S

103 FRANKLIN STREET - B.A.R. SUBMITTAL
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EXISTING SITE PHOTOS

SHEET NUMBER

A10