

Docket Item # 9 & 10  
BAR CASE #2012-0132 & 0133

BAR Meeting  
May 16, 2012

**ISSUE:** Permit to Demolish/Capsulate,  
Certificate of Appropriateness for Alterations &  
Waiver of Rooftop Mechanical Screening Requirement per Section 6-403(B)

**APPLICANT:** Nando's of Alexandria, LLC by M. Catherine Puskar

**LOCATION:** 702-704 King Street

**ZONE:** KR / King Street Urban Retail

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**STAFF RECOMMENDATION:** Staff recommends approval of the Certificate of Appropriateness application, as submitted.

\*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 BAR2012-0132 &  
CASE BAR2012-0133**



**Note:** Staff coupled the reports for BAR #2012-0132 (Permit to Demolish/Capsulate) and BAR #2012-0133 (Certificate of Appropriateness) for clarity and brevity. This item requires a roll call vote.

## **BACKGROUND:**

At the March 21, 2012 hearing, the Board approved alterations to the storefront and signage at 702-704 King for the new tenant, Nando's Peri Peri (BAR 2012-0043.) During the development of the construction drawings for building permit submittal, the applicant identified items on the roof and rear elevations which must be reviewed and approved by the BAR and are included below.

### **I. ISSUE:**

The applicant is requesting approval of a Permit to Demolish/Capsulate, a Certificate of Appropriateness for Alterations, and a Waiver of Rooftop Mechanical Screening at 702-704 King Street.

The Permit to Demolish/Capsulate includes:

- Demolition of approximately 46 sq. ft. of the existing flat roof to install two, new skylights.
- Capsulation of approximately 65 sq. ft. of the building's rear elevation for mechanical ductwork.

The proposed Certificate of Appropriateness includes:

- Installation of a new, round skylight on the northern/front section of the existing flat roof (28.27 sq. ft.)
- Installation of a new, rectangular skylight on the southern/rear section of the existing flat roof (17 sq. ft.)
- Installation of new, mechanical ductwork and RTUs on the existing flat roof. A new mechanical equipment screen block the equipment's visibility from Washington Street.
- Repairs to the rear elevation of the building to include the removal of several vents and louvers and the patching of the existing brick wall, removal of an existing window and louver, replace an existing louver with new louver.
- Alterations to the rear elevation of the building to include the installation of a mechanical duct work painted to match wall surface, roof access ladder, aluminum safety guard, new exhaust and bathroom vents, and condenser units mounted on the rear wall.
- Request for a Waiver of the Rooftop Mechanical Screening Requirement per Section 6-403(B) of the Zoning Ordinance. The applicant is requesting a waiver of the required mechanical rooftop screening only along the rear/southern section of the flat roof, which is visible only from the public alley.

### **II. HISTORY**

702-704 King Street was the site of a two-story, four-bay masonry building constructed by 1885 as a dwelling and converted by 1921 to a restaurant according to Sanborn Fire Insurance Maps (originally only identified as 704.) The front façade is constructed with pressed brick laid in seven-course common bond. The existing 8/8, single-glazed, wood windows are detailed with stone sills and a band of soldier bricks which run the length of the façade above the windows. A

simple box cornice highlights the junction of the façade and the flat roof. The building sits on the south side of King Street among existing retail stores and restaurants - many of which have had significant alterations to their historic facades.

The previous tenant, Popeye's Restaurant, began operation at this site in 1984 and closed at this location in 2011.

Previous Approvals:

On October 16, 1948, the BAR approved alterations to the front elevation.

On November 15, 1978, the BAR approved alterations to the storefront which included the installation of doors and brick veneer on door returns, and the installation of an awning (excerpt from minutes).

On August 15, 1979, the BAR approved the construction of the storefront bay window and installation of signage (excerpt from minutes).

On June 6, 1990, the BAR approved signage and awnings (BAR Case #90-108.)

On December 3, 1997, the BAR reviewed a proposal for the removal of a single awning and the installation of two new awnings with signage, POPEYES CHICKEN & BISCUITS. This case was deferred for further study of the design of the awnings. Staff was not able to find an approval for the existing sign program (BAR Case 1995-0140.)

On March 21, 2012, the BAR approved signage and alterations to the storefront (BAR2012-0043.)

A Special Use Permit application (SUP2011-0089) for the operation of a restaurant was approved by Planning Commission on March 8, 2012 and approved by City Council on May 17, 2012.

**IV. ANALYSIS**

The proposed alterations comply with the KR zone as defined in the City's Zoning Ordinance.

Permit to Demolish/Capsulate

In considering a Permit to Demolish/Encapsulation 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, this late-19<sup>th</sup> century townhouse is significant for its contribution to the overall historic district and is compatible with nearby historic structures and the streetscape. However, the proposed partial demolition/capsulation of the building's rear elevation and roof structure are to features of the building which have been significantly altered (rear elevation) or reconstructed (roof structure), do not contain unusual or uncommon architectural features, are minimal in scope and could be easily reversed in the future.

#### Certificate of Appropriateness

The *Design Guidelines* recommend that "skylights should be located on the least visually prominent section of the roof" and "HVAC equipment should be located in a visually inconspicuous area of the building."

Based on an interior site visit, Staff does not believe that any of the existing roof structure is original to the building and notes that the skylights and mechanical equipment to be located on the roof will be adequately screened from King and Washington Streets by the proposed metal screening and the existing parapet walls.

Additionally, the rear elevation wall was altered several times in the 20<sup>th</sup> century for restaurant uses, including the closing of three windows on the second floor, the closing of a door on the first floor, and the installation of various exhaust vents. The proposed modifications and changes to this elevation and the unscreened portion of the rooftop mechanical units will only be visible from the rear public alley which abuts non-residential buildings and will not negatively impact the integrity of this historic resource nor erode the overall historic and architectural cohesiveness of the district.

#### Summary

Staff finds that the proposed alterations are sympathetic and architecturally appropriate, are limited to the least significant areas of the building, affect features and materials which have already been altered over time, and thus comply with the recommendations of the *Design Guidelines*.

#### **Waiver of Mechanical Screening Requirement - Section 6-403(B)(3):**

*Per Section 6-403(B)(3): In the Old and Historic Alexandria and the Parker-Gray Districts, the requirement of sections 6-403(B)(1) may be waived or modified by the board of architectural review where the board finds that the screening requirement would be architecturally inappropriate and inconsistent with the character of the district.*

Staff finds that the proposed mechanical equipment would not be visible by pedestrians from King Street and that the proposed screening is adequate as viewed from Washington Street over and beyond the mechanical screening of the building on the corner to the east. Staff further supports a waiver of screening for the mechanical equipment viewed from the public alley in the

rear. Installing HVAC equipment on the rooftop is architecturally appropriate, consistent with the character of the district and is common on surrounding commercial buildings. Staff recommends that the Board waive the screening requirement of Section 6-403(B)(1) for the rooftop equipment as it is viewed from the public alley in the rear.

**STAFF**

Michele Oaks, Historic Preservation Planner, Planning & Zoning  
Al Cox, FAIA, Historic Preservation Manager, Planning & Zoning

**V. 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](mailto:ken.granata@alexandriava.gov) or 703-746-4193.
  
- C-1 The proposed project has been submitted to the Department of Code Administration and is currently under BLD2012-00518. Any additional changes that are indicated in BAR cases 00132 or 00133 will be required to be amended in the building permit construction documents. This will ensure an accurate reflection of all construction on site.
  
- C-2 Alteration to a building/structure shall comply with the Uniform Statewide Building Code (USBC).
  
- C-3 A fire prevention code permit is required for the proposed operation.
  
- C-4 New construction must comply with the 2009 edition of the Uniform Statewide Building Code (USBC).
  
- C-5 Canopies must comply with USBC for support and clearance from the sidewalk, and the applicable sections of USBC's Chapter 11. Structural designs of fabric covered canopies must comply with USBC. The horizontal portions of the framework must not be less than 8 feet nor more than 12 feet above the sidewalk and the clearance between the covering or valance and the sidewalk must not be less than 7 feet.
  
- C-6 Canopies must comply with the applicable sections of USBC: Chapter 16. Structural designs
  
- C-7 All cooking surfaces, kitchen exhaust systems, grease removal devices and hoods are required to be protected with an approved automatic fire suppression system (USBC 2801.1).
  
- C-8 Installation and location of skylights shall comply with the 2009 USBC.

- C-9 At time of building permit submission, the applicant shall include all window/ door manufacturer specification, size of openings for each windows/door, lintel size for all openings when the openings in the existing structure need to be enlarged or the lintel is to be removed or replaced.
- C-10 Glass and Glazing shall meet the requirements of 2009 USBC Chapter 24.

**Transportation and Environmental Services (T&ES)**

RECOMMENDATIONS

- R1. Applicant shall be responsible for repairs to the adjacent city right-of-way if damaged during construction activity. (T&ES)
- R2. No permanent structure may be constructed over any existing private and/or public utility easements. It is the responsibility of the applicant to identify any and all existing easements on all plans submitted for approvals. (T&ES)

CITY CODE REQUIREMENTS

- C-1 Roof, surface and sub-surface drains be connected to the public storm sewer system, if available, by continuous underground pipe. Where storm sewer is not available applicant must provide a design to mitigate impact of stormwater drainage onto adjacent properties and to the satisfaction of the Director of Transportation & Environmental Services. (Sec.5-6-224) (T&ES)
- C-2 All secondary utilities serving this site shall be placed underground. (Sec. 5-3-3) (T&ES)
- C-3 Any work from or within the right-of-way requires a separate permit from T&ES. (Sec. 5-2) (T&ES)
- C-4 A sign may be erected or displayed flat against a building wall or at an angle thereto, so long as the sign does not project more than four feet from the building wall or within one foot of an established curb line and the bottom of the sign is at least eight feet above a sidewalk or parking area and at least 14.5 feet above any alley. (Sec. 5-2-29(c)) (T&ES)
- C-5 Canopies, awnings and marquees suspended from a building or structure with no ground supports, having a clearance of at least eight feet above a sidewalk, extending no more than four feet beyond the front property line and extending to no more than one foot from the established curb line, may be erected. (Sec. 5-2-29(d)) (T&ES)
- C-6 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)
- C-7 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-8 All improvements to the city right-of-way such as curbing, sidewalk, driveway aprons, etc. must be city standard design. (Sec. 5-2-1) (T&ES)
- C-9 The owner shall obtain and maintain a policy of general liability insurance in the amount of \$1,000,000 which will indemnify the owner (and all successors in interest); and the City as an Additional Insured, against claims, demands, suits and related costs, including attorneys' fees, arising from any bodily injury or property damage which may occur as a result of the encroachment. (Sec. 5-29 (h)(1)) (T&ES)

**Please submit Insurance Certificate:**

**City of Alexandria**

**T&ES / Site Plans**

**Attn: Kimberly Merritt**

**301 King Street, Room 4130**

**Alexandria, VA 22314**

**VI. ATTACHMENTS**

*1 – Supporting Materials*

*2 – Application for BAR2012-00132 & BAR2012-00133 at 702-704 King St*



*Nando's*   
*Peri-Peri* 

@704 King Street, Alexandria VA 22314

City of Alexandria - B.A.R. submission  
February 21st, 2012

Amended for May 16th hearing  
HSK - 9 thru HSK - 16



**HapstakDemetriou+**

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Washington, DC 20007

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202.333.6888 F  
www.hd-ad.com  
info@hd-ad.com

ARCHITECTURE | DESIGN

**HSK-0**

**Nando's Peri Peri**  
Nando's Alexandria Existing Conditions  
Project Number 11020.00  
Printed 2/21/12

© HapstakDemetriou, pc



**FRONT FAÇADE & STOREFRONT  
ALTERATIONS WHICH WERE  
APPROVED @ 3/21/12 BAR  
HEARING (BAR 2012-0043)**

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ARCHITECTURE | DESIGN

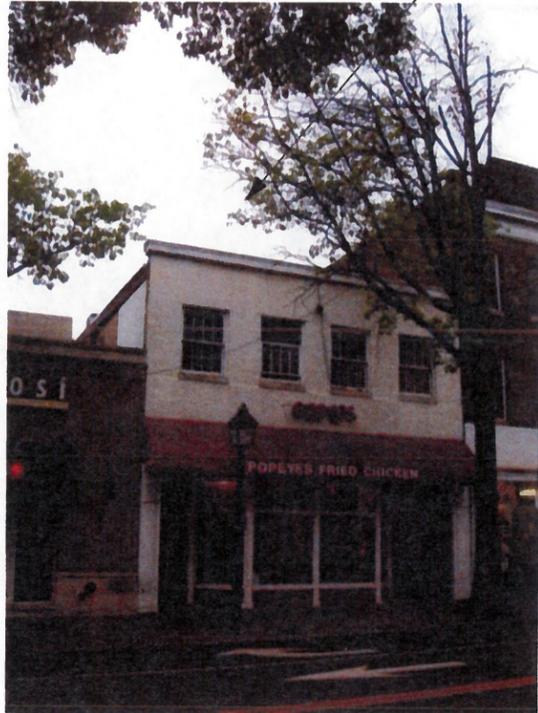
**HSK-5**

**Nando's Peri Peri**

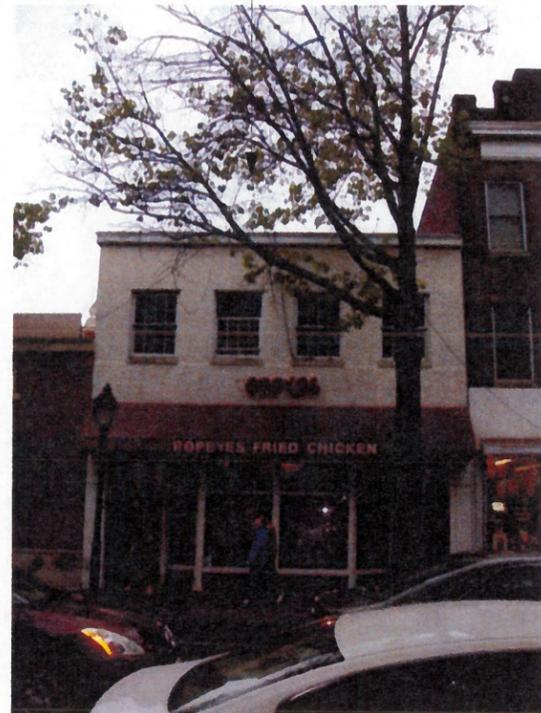
Nando's Alexandria Project Number 11020.00  
Front Perspective - New Work Printed 2/21/12 © HapstakDemetriou+ PC



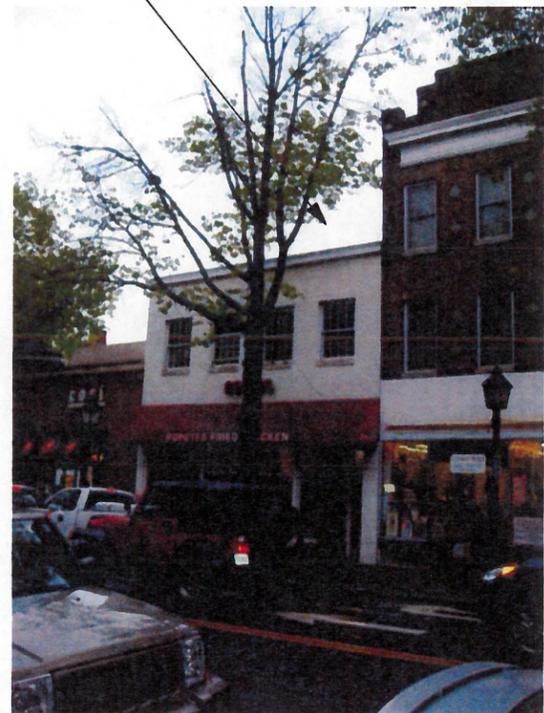
No current visibility of roof top units from King Street



3

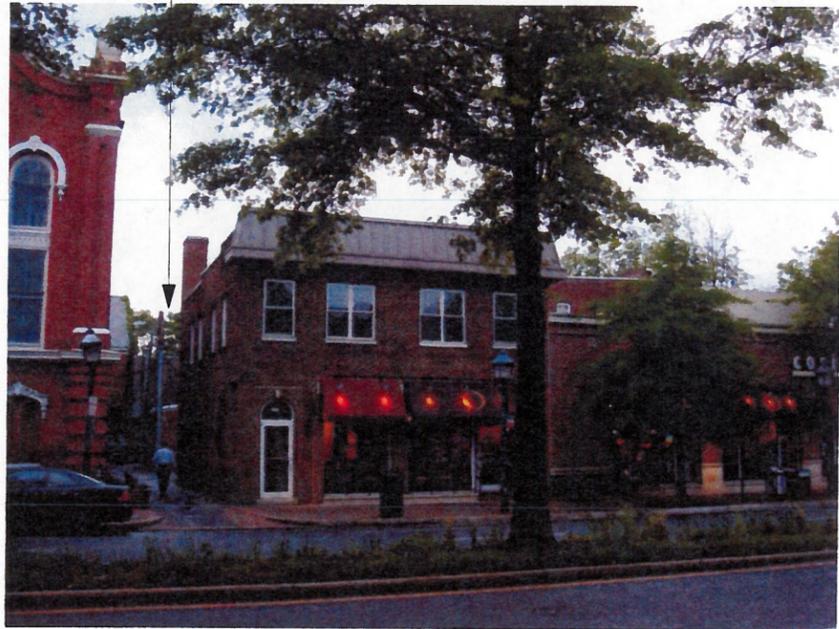


2



1

No visibility to site from Washington and rear alley due to set back of Nando's site in rear



6

Roof units can only currently be seen from Washington Street at this location

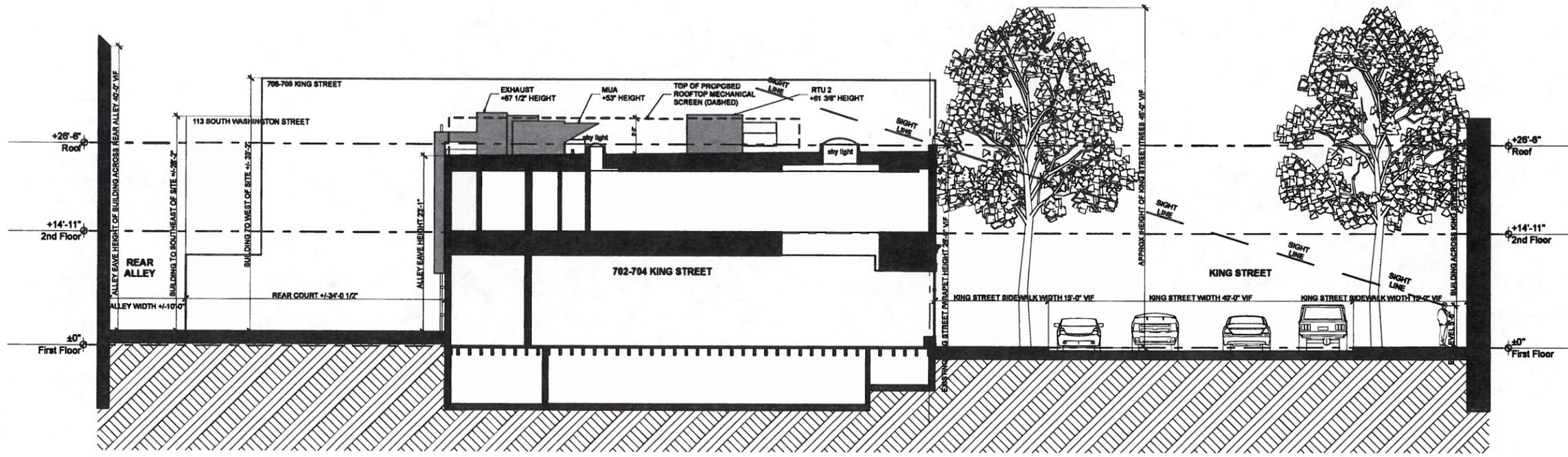


5



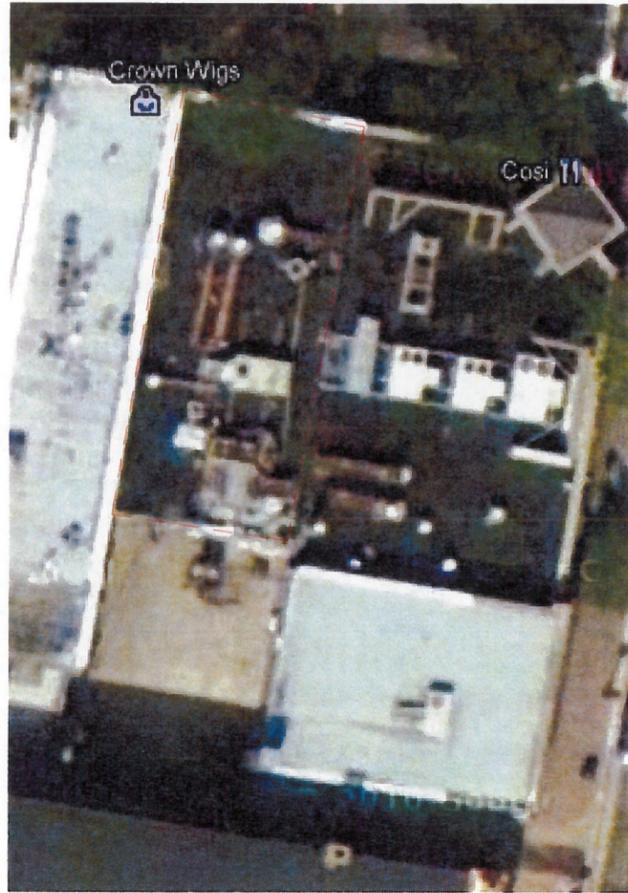
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**HSK-9**

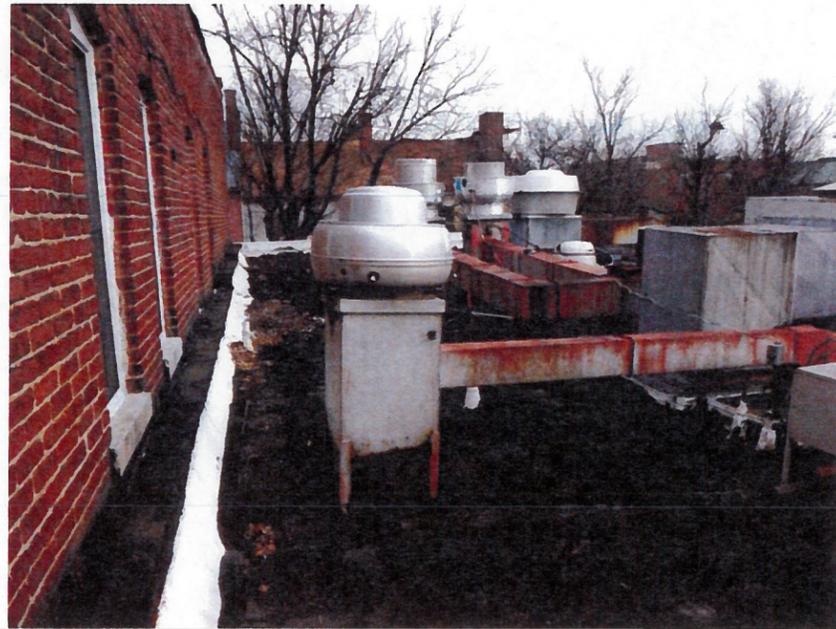


1 Site section  
 Scale: 1/16" = 1'-0"

HSK-10



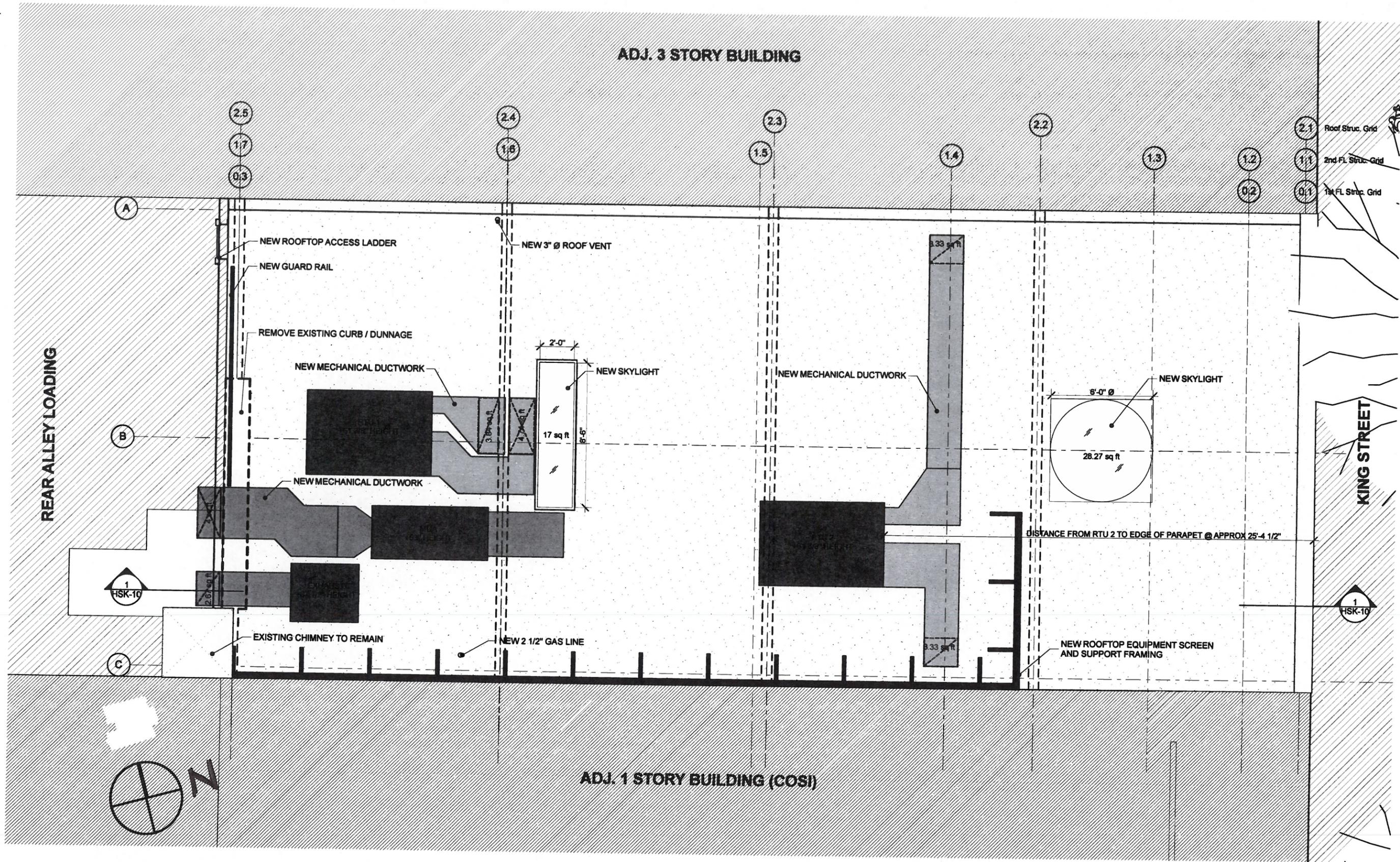
This existing is closest to King Street. Unit is approx. 6'-8" high above roof and approx. 19'-0" back from edge of roof from King Street. At this current height and location, it cannot be seen from street below nor across the street on King.



# HSK-11

**Nando's Peri Peri**  
Nando's Peri Peri Alexandria  
Existing Roof conditions  
Project Number  
Printed 4/25/12

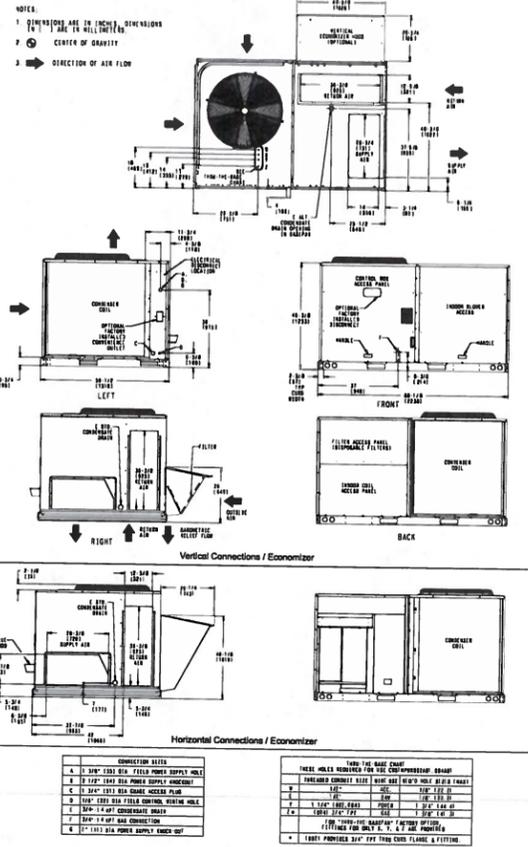
11020.00  
© Hightower/Demeter, LLC



**HSK-12**

**1 Restroom Plan Detail**  
 Scale: 3/16" = 1'-0"

**CURBS & WEIGHTS DIMENSIONS - 48HC 12**



**CURBS & WEIGHTS DIMENSIONS - 48HC 12 (cont.)**

UNIT	STD WEIGHT		CORNER WEIGHT (A)		CORNER WEIGHT (B)		CORNER WEIGHT (C)		CORNER WEIGHT (D)		C.G.						
	LBS.	KG.	LBS.	KG.	LBS.	KG.	LBS.	KG.	LBS.	KG.	X	Y	Z				
48HC-D12	1099	499	337	153	307	139	217	98	238	108	42	1.0671	24	5/8	16261	23	1.5843

Fig. 10 - Dimensions 48HC 12

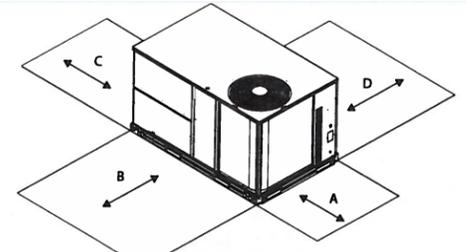


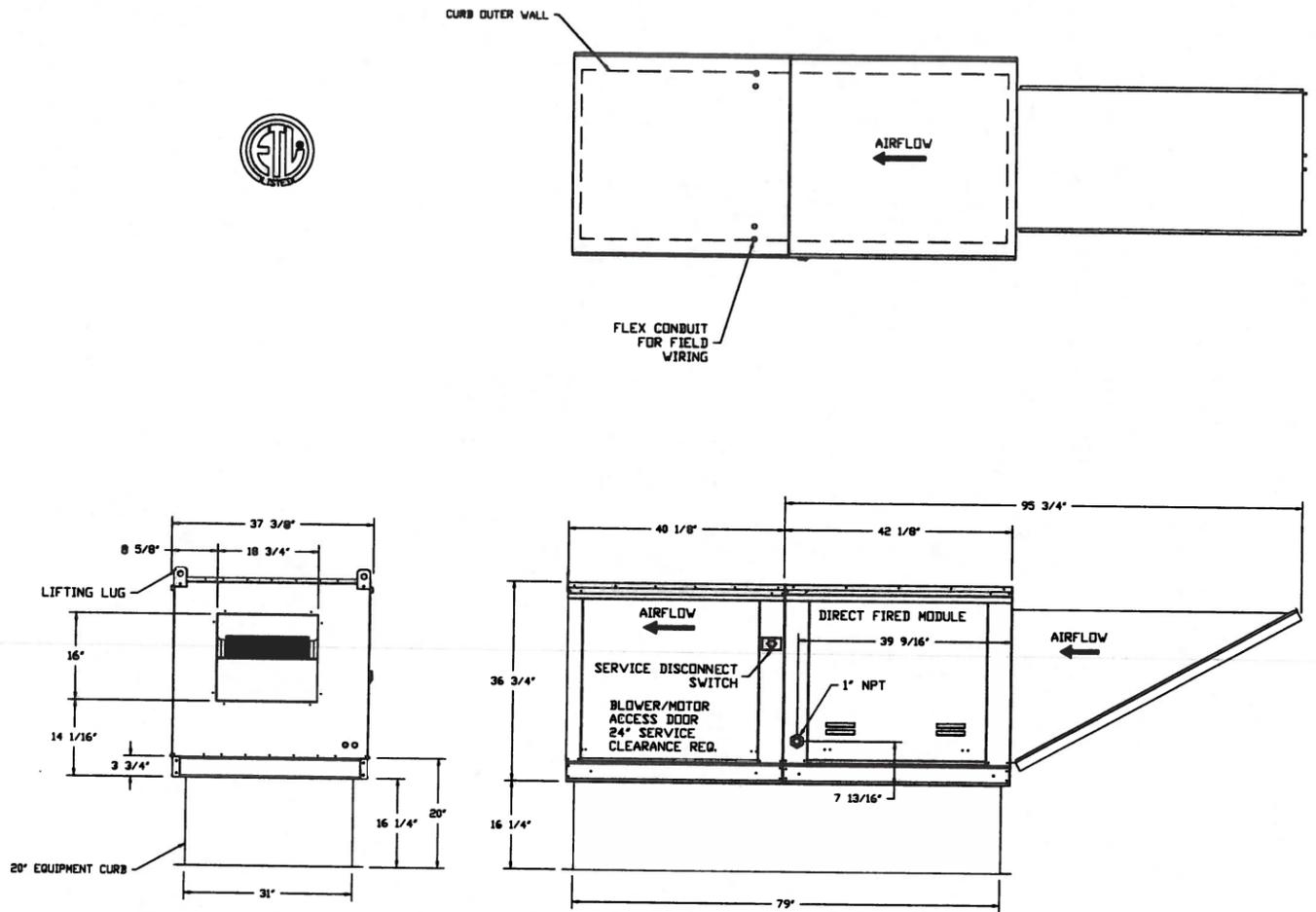
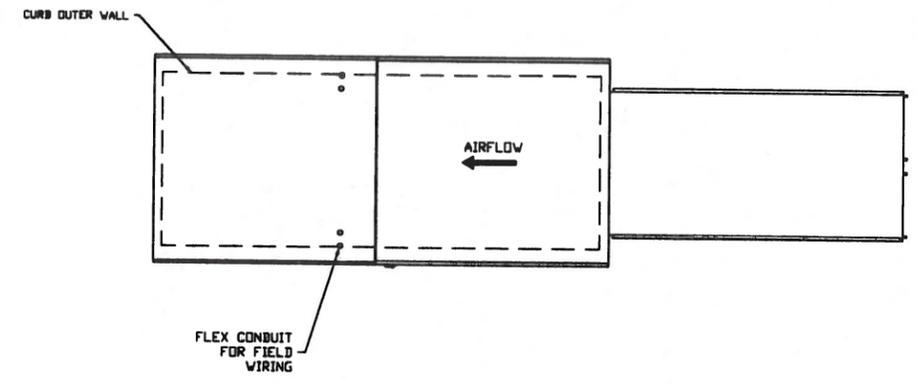
Fig. 11 - Service Clearance

LOC	DIMENSION	CONDITION
A	48-in (1219 mm) 18-in (457 mm) 18-in (457 mm) 12-in (305 mm)	Unit disconnect is mounted on panel No disconnect, convenience outlet option Recommended service clearance Minimum clearance
B	42-in (1067 mm) 30-in (762 mm) Special	Surface behind service is grounded (e.g., metal, masonry wall) Surface behind service is electrically non-conductive (e.g., wood, fiberglass) Check for sources of flue products within 10-ft of unit fresh air intake hood
C	30-in (762 mm) 18-in (457 mm) Special	Slide condensate drain is used Minimum clearance
D	48-in (1219 mm) 42-in (1067 mm) 30-in (762 mm) Special	No flue discharge necessary installed, surface is combustible material Surface behind service is grounded (e.g., metal, masonry wall, another unit) Surface behind service is electrically non-conductive (e.g., wood, fiberglass) Check for adjacent units or building fresh air intakes within 10-ft of this unit's flue outlet

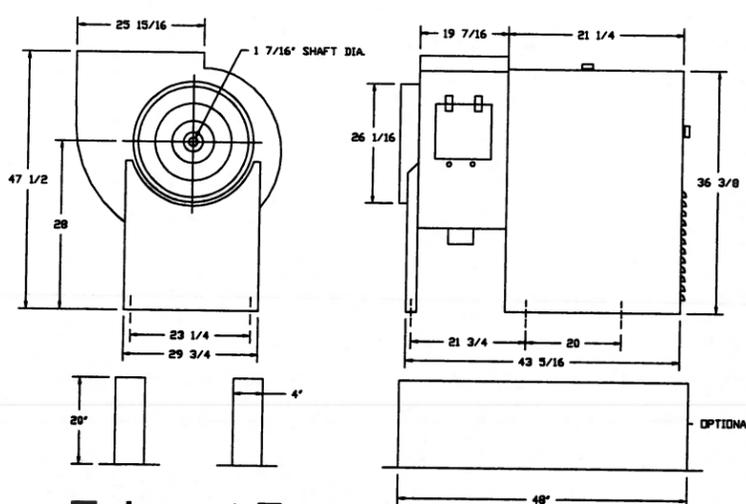
**3 RTU 1 & 2 NOT TO SCALE**

- FAN #2 A2-D-500-G15 - HEATER
- DIRECT GAS FIRED HEATED MAKE UP AIR UNIT WITH 15" BLOWER
  - INTAKE HEED WITH EZ FILTERS
  - SIDE DISCHARGE - AIR FLOW RIGHT -> LEFT
  - GAS PRESSURE GAUGE, 0-35", 2.5" DIAMETER, 1/4" THREAD SIZE
  - CEILING INTERLOCK RELAY, 24VAC COIL, 120V CONTACTS, LOCKS OUT BURNER CIRCUIT WHEN AC IS ENERGIZED.
  - LOW FIRE START, ALLOWS THE BURNER CIRCUIT TO ENERGIZE WHEN THE MODULATION CONTROL IS IN A LOW FIRE POSITION.
  - GAS PRESSURE GAUGE, -5 TO +15 INCHES WC, 2.5" DIAMETER, 1/4" THREAD SIZE
  - MOTORIZED BACK DRAFT DAMPER 22.75" X 24" FOR SIZE 2 STANDARD & MODULAR DIRECT FIRED HEATERS W/EXTENDED SHAFT, STANDARD GALVANIZED CONSTRUCTION, 3/4" REAR FLANGE, LF1808 ACTUATOR INCLUDED
  - SEPARATE 120VAC WIRING PACKAGE FOR MAKE-UP AIR UNITS. OPTION MUST BE SELECTED WHEN MOUNTING VFD IN PREWIRE PANEL OR WITH EHS PACKAGE. PROVIDES SEPARATE 120VAC INPUT TO SUPPLY FAN. THIS 120V SIGNAL MUST BE RUN BY ELECTRICIAN FROM EHS TO MUA SWITCH.

SUPPLY SIDE HEATER INFORMATION  
 WINTER TEMPERATURE = 20°F. TEMP. RISE = 56°F.  
 BTUs CALCULATED OFF ACTUAL AIR DENSITY  
 OUTPUT BTUs AT ALTITUDE OF 60 FT. = 282800  
 INPUT BTUs AT ALTITUDE OF 60 FT. = 308467



**1 MUA Scale: 6" = 1'-0"**



- FEATURES:**
- FULL AMCA CLASS 1 OPERATION
  - VENTED MOTOR COVER FOR WEATHER PROTECTION
  - UL762 LISTED FOR RESTAURANT DUTY
  - UPBLAST DISCHARGE DIRECTS AIR AWAY FROM FLOOR
  - CONTINUOUSLY WELDED HOUSING
  - CLEANOUT DOOR WITH BOLTS PROVIDE EASY ACCESS
  - 2" GREASE DRAIN W/LL NOT CLOG
  - DISCONNECT SWITCH
- OPTIONS:**
- EXHAUST FAN GREASE CUP (TYPICAL CITY UTILITY SET)
  - UTILITY SET - SPRING VIBRATION ISOLATORS - 3120 THRU 3124 / EQUIVALENT
  - SIZED UTILITY SET - INDOOR/OUTDOOR USE.

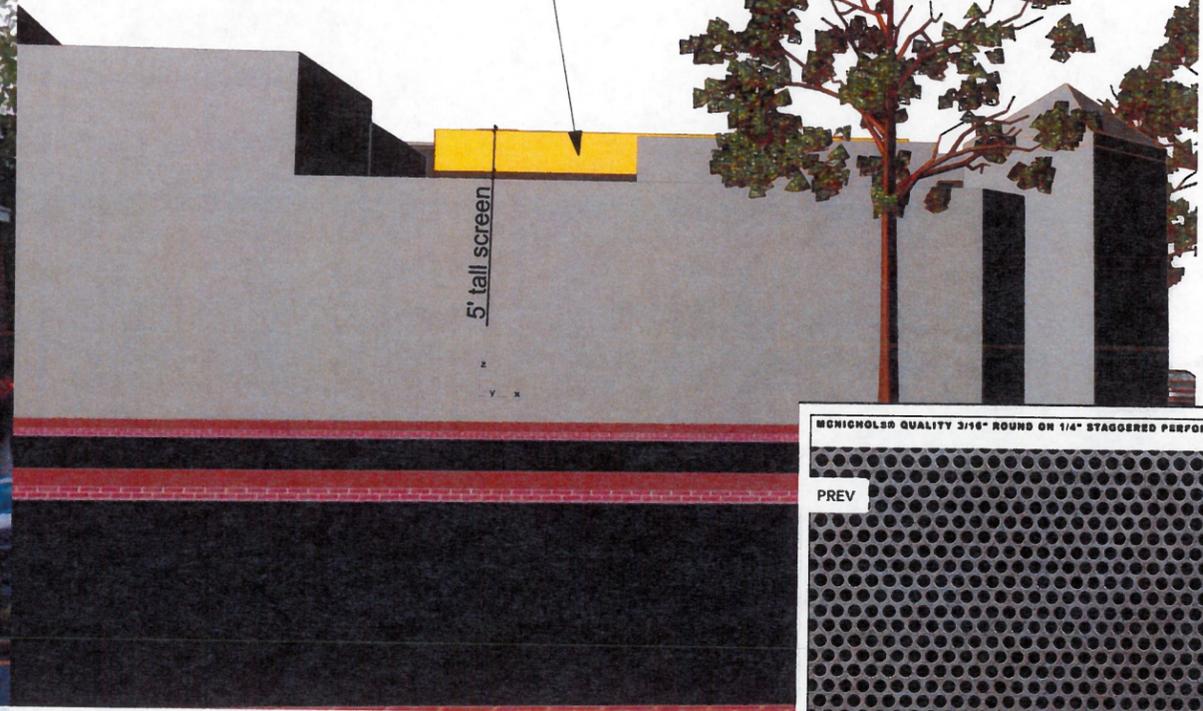
**2 Exhaust Fan Scale: 6" = 1'-0"**

**HSK-13**

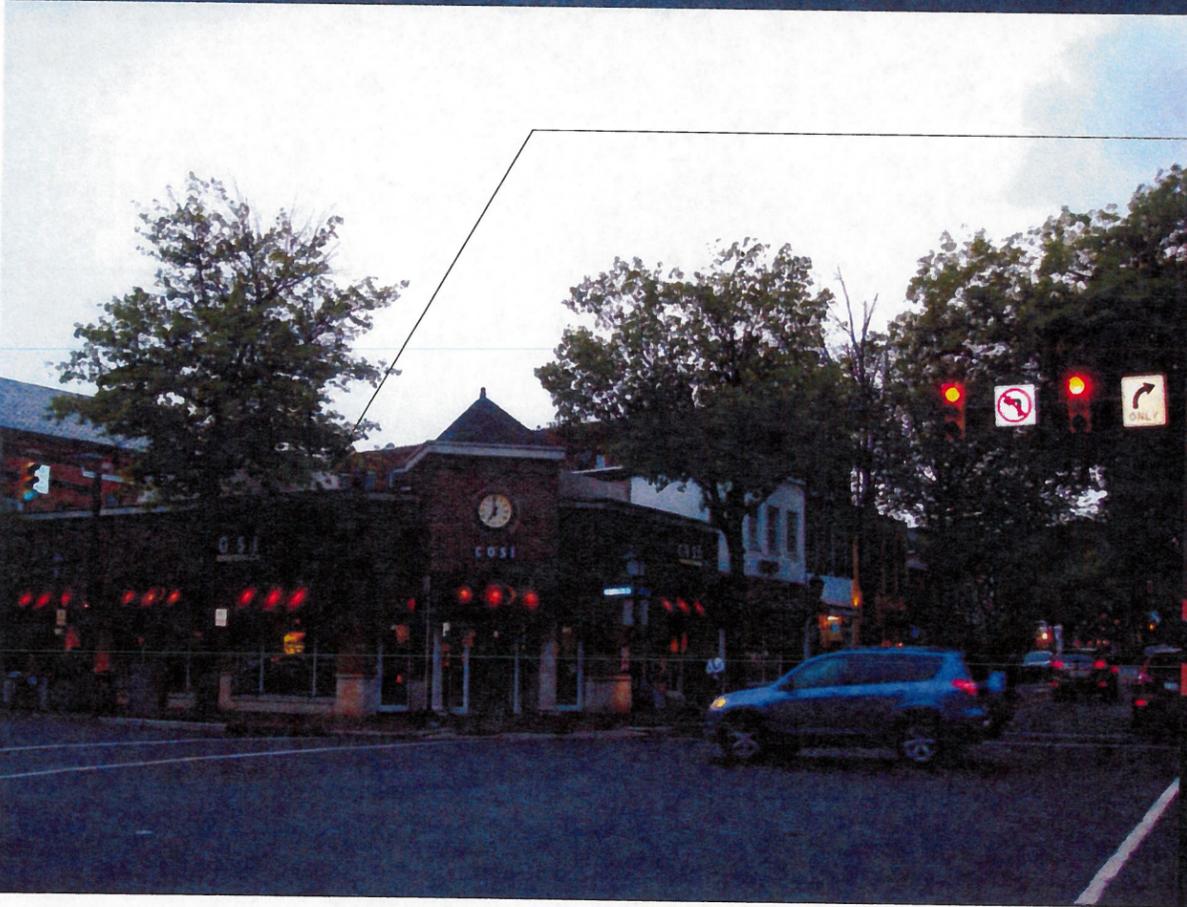
**Nando's Peri Peri**  
 Nando's Peri Peri Alexandria  
 Project Number 11020.00  
 Scheduled rooftop units Printed 4/25/12



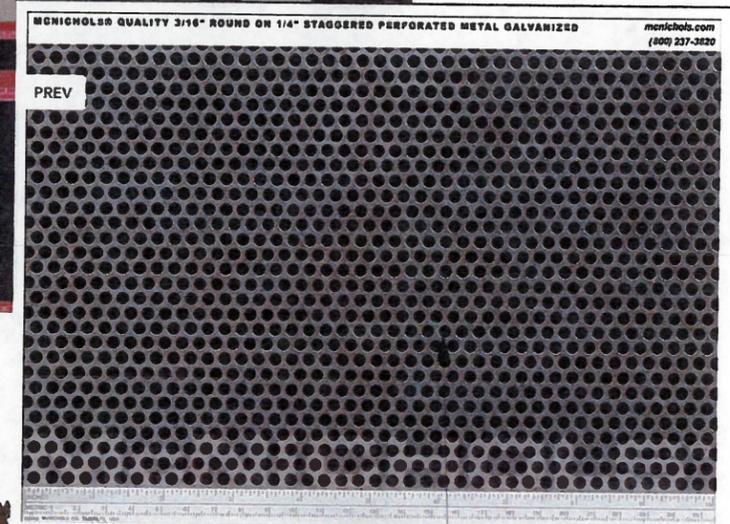
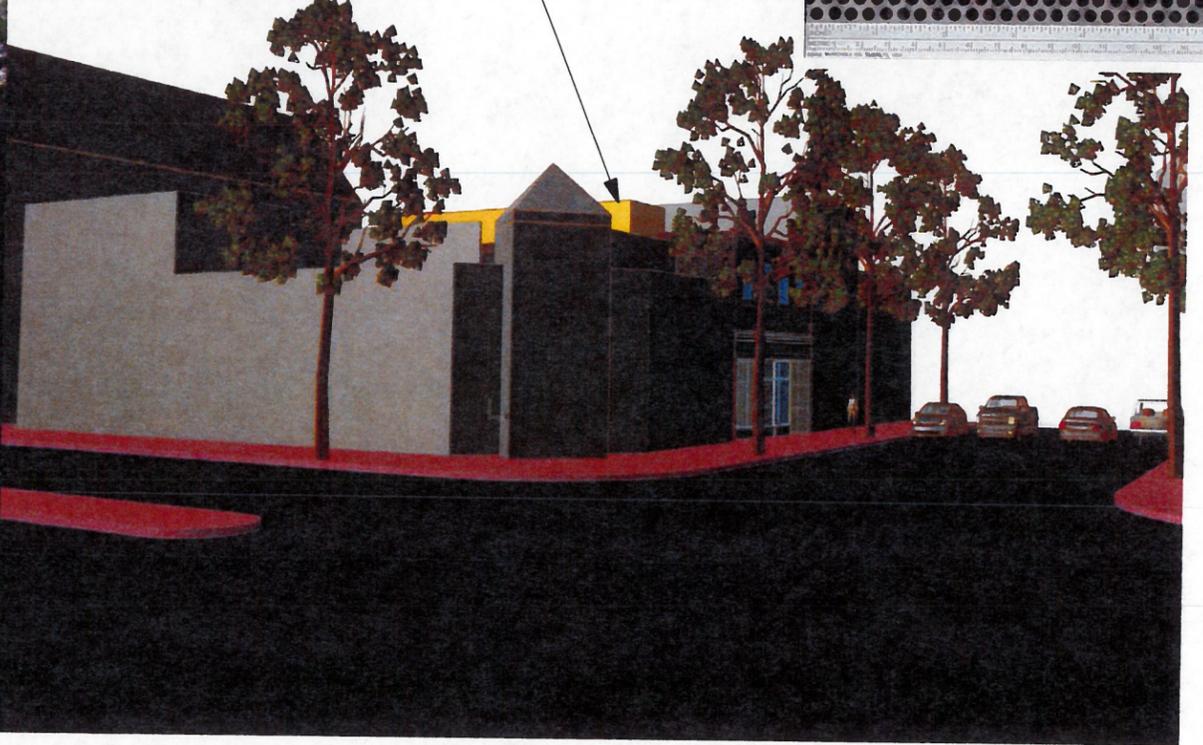
Proposed screening area - color of screen to match COSI's screen



5' tall screen

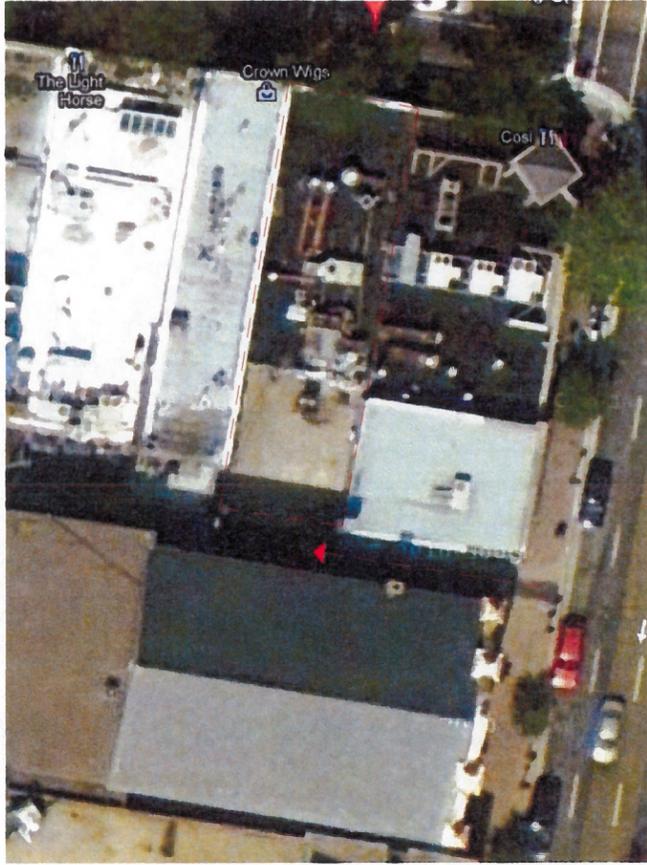


Proposed screening area - color of screen to match COSI's screen

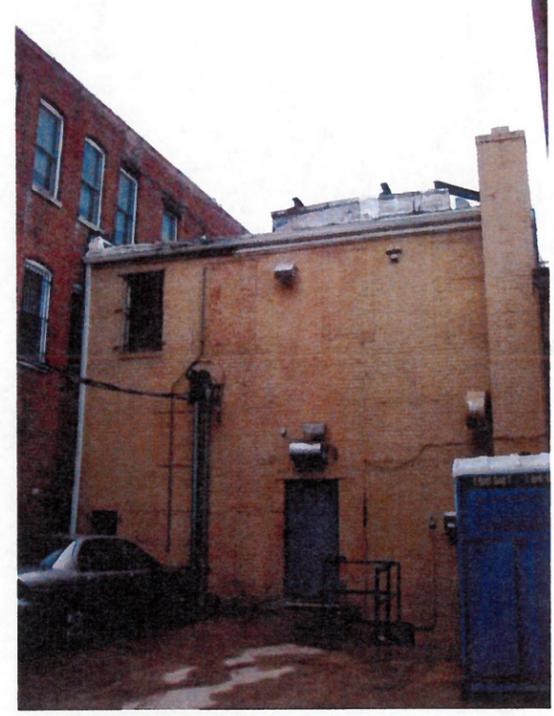
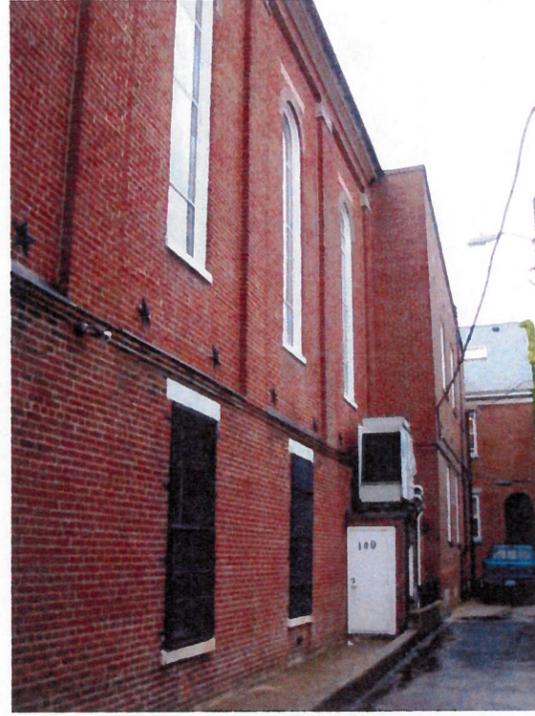
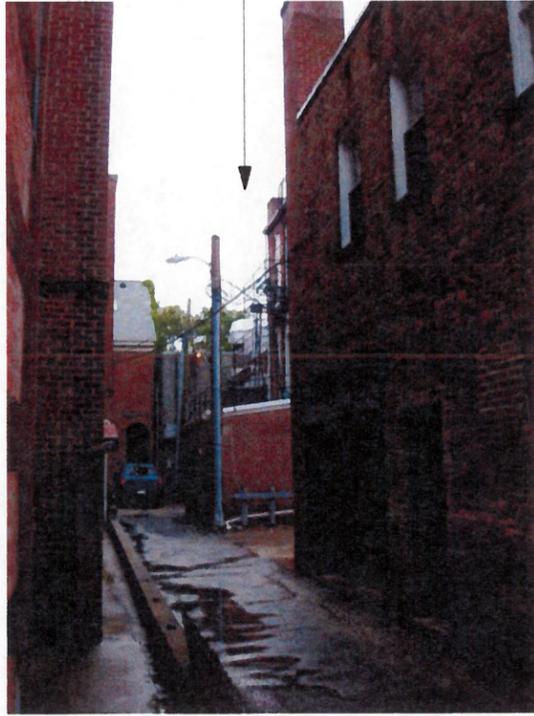


Proposed screening material. To be fastened onto galvanized alum. framing. Color of screen to match COSI's screen (beige)

HSK-14

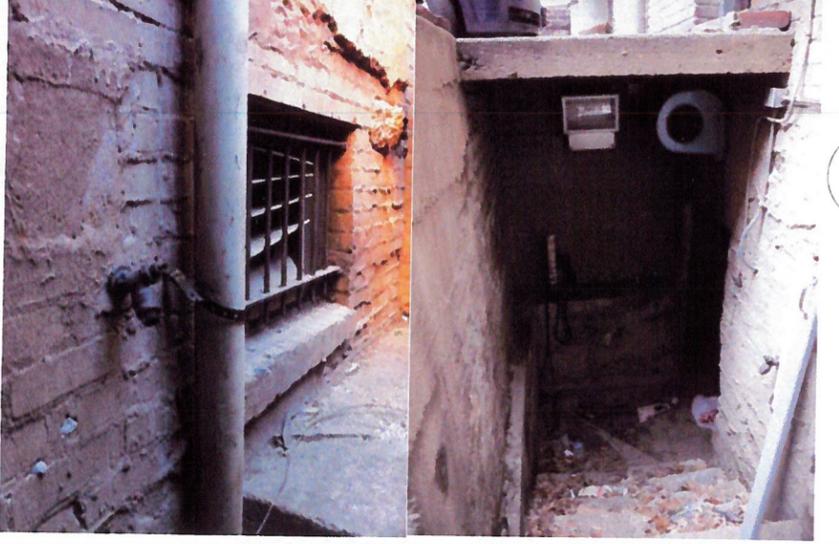
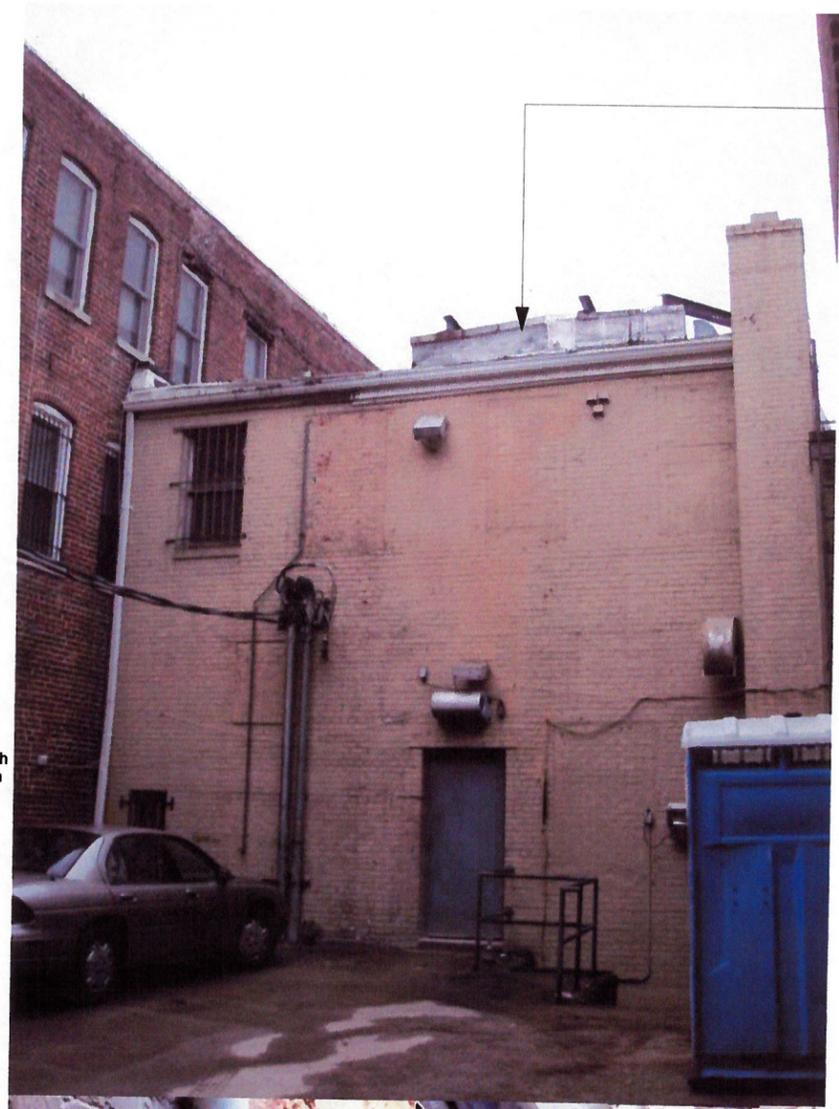
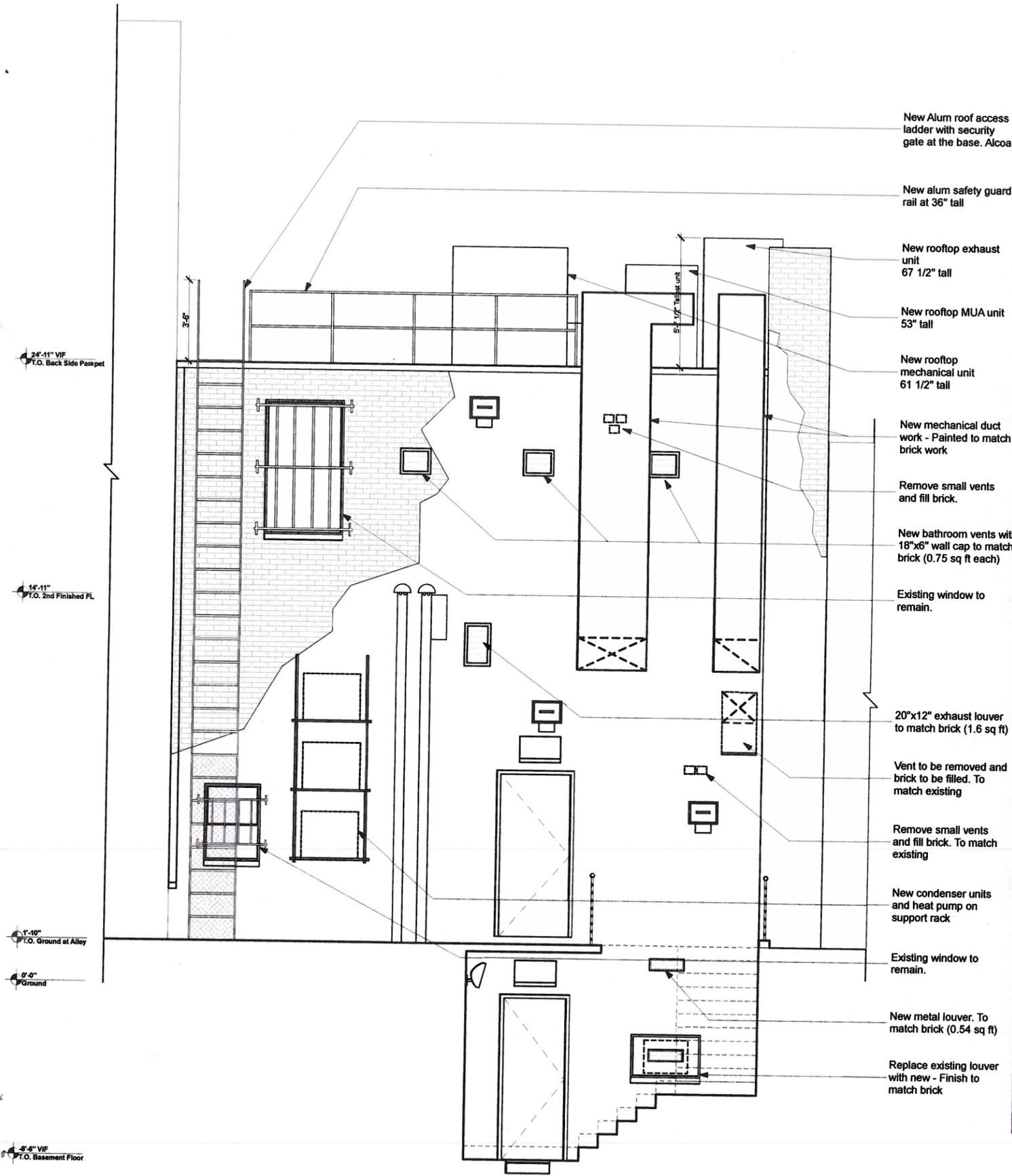


No visibility to rear of site because of set back.



Current roof access is only available by using the neighboring roof access ladder. However this ladder stops at the 1 story building roof. Additional non-code compliant 6' ladder is being used on top of the neighbor's roof to gain access up to our roof.

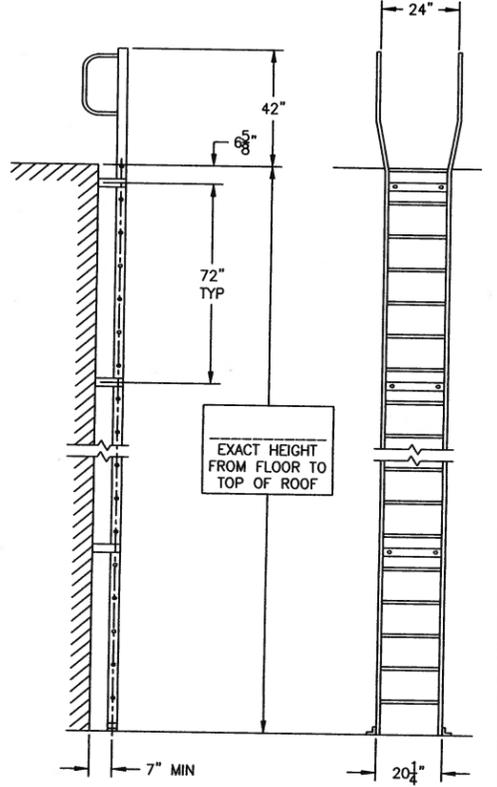
# HSK-15



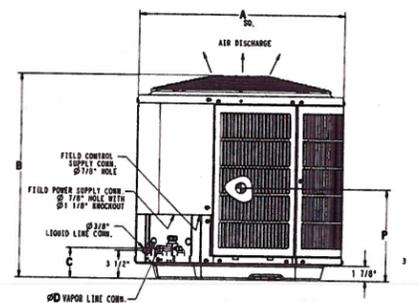
Existing curb for roof top equipment dunnage will not be needed for new equipment due to new framing support below roof.

**HSK-16**

MODEL 561 — Fixed Wall Ladder with Handrails Over Roof



**2** Roof Ladder detail  
NOT TO SCALE



**1** Heat Pump Detail  
NOT TO SCALE

**1** Rear Elevation  
Scale: 3/16" = 1'-0"

ADDRESS OF PROJECT: 702-704 King StreetTAX MAP AND PARCEL: 074.02-10-10 ZONING: KRAPPLICATION 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)*

Nando's of Alexandria, LLC

Name: By: M. Catharine Puskar  
Walsh, Colucci, Lubeley, Emrich & Walsh, PCAddress: 2200 Clarendon Boulevard, Suite 1300City: Arlington State: VA Zip: 22201Phone: 703-528-4700 E-mail: cpuskar@arl.thelandlawyers.comAuthorized Agent *(if applicable)*:  Attorney  Architect  \_\_\_\_\_Name: M. Catharine Puskar Phone: 703-528-4700E-mail: cpuskar@arl.thelandlawyers.com**Legal Property Owner:**Name: Eleventh Hour, LLC  
c/o Scott McElhane, Managing MemberAddress: P. O. Box 7437City: Arlington State: VA Zip: 22201Phone: 703-528-4700 E-mail: scott@arlingtonproperty.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.

**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 See attached description
- ADDITION
- DEMOLITION/ENCAPSULATION
- SIGNAGE

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

See attached.

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**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.

## **DESCRIPTION OF PROPOSED WORK**

On March 21, 2012, the BAR approved an application for signage, lighting, and façade work for Nando's Restaurant at 702-704 King Street. This application requests additional exterior alteration, demolition/encapsulation, and a waiver of screening requirements for the rear of the building, which is located off of a public alley. The details of the proposed work necessary for the new restaurant are described below and depicted on the attached revised drawings.

This application requests BAR review to add a new rooftop ladder, new mechanical duct work, removal of vents and infill with brick, new bathroom vents, removal of an existing window and louver, addition of a new vinyl canopy, replacement of a louver, and the addition of two skylights. Screening for rooftop equipment is provided from King and Washington Streets, and a waiver of the screening requirement is requested for the equipment visible from the alley to the rear of the building.

**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.

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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: M. Catharine Puskar by em

Printed Name: M. Catharine Puskar

Date: 4/25/12 for 5/16/12 hearing

**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. Nando's Restaurant Group, Inc.	819 7th Street, NW Washington, DC 20001	Owns 100% of Applicant Entity
✕ Owned By:		
3. Nando's Restaurant Group Holdings BV		There are no owners of 10% or greater

**2. Property.** State the name, address and percent of ownership of any person or entity owning an interest in the property located at 702-704 King 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. Eleventh Hour, LLC	c/o Scott McElhane P. O. Box 7434 Arlington, VA 22207	
2. Scott McElhane		50% Ownership
3. Lisa McElhane	Same	50% Ownership

**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. Nando's Restaurant Group, Inc.	Applicant	None
2. Eleventh Hour, LLC		
3. Scott McElhane Lisa McElhane	Owner	None

**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.

4/25/12                      M. Catharine Puskar                      M. Catharine Puskar by eur  
Date                              Printed Name                      25                      Signature