

**ISSUE:** Certificate of Appropriateness for Alterations and New Garage Construction

**APPLICANT:** Michelle Roeser & Jim Vavricek by Patrick Camus

**LOCATION:** 917 Duke Street

**ZONE:** CL/ Commercial Low Zone

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**STAFF RECOMMENDATION:** Staff recommends approval of the application with the following conditions:

1. That the fiber cement clapboard profile siding be smooth and that the nails not show in the installation;
2. That the wood fence will either be painted or stained; and,
3. That the following archaeology conditions shall appear in the General Notes of all site plans and on all site plan sheets that involve demolition or ground disturbance (including Basement/Foundation Plans, Demolition, Erosion and Sediment Control, Grading, Landscaping, Utilities, and Sheeting and Shoring) so that on-site contractors are aware of the requirements:
  - a. The applicant/developer shall call Alexandria Archaeology (703/838-4399) two weeks before the starting date of any ground disturbance so that a monitoring and inspection schedule for city archaeologists can be arranged.
  - b. The applicant/developer shall call Alexandria Archaeology immediately (703-838-4399) if any buried structural remains (wall foundations, wells, privies, cisterns, etc.) or concentrations of artifacts are discovered during development. Work must cease in the area of the discovery until a City archaeologist comes to the site and records the finds.
  - c. The applicant/developer shall not allow any metal detection or artifact collection to be conducted on the property, unless authorized by Alexandria Archaeology

\*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 BAR approval 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 BAR2012-0151**



## **I. ISSUE:**

The applicant is requesting approval of a Certificate of Appropriateness for the construction of a new garage, alterations to the existing house and construction of a 6' high wood fence and at 917 Duke Street.

### *New Construction:*

- The proposed frame garage will contain a cross-gable roof and will measure 20 feet deep by 17'- 9" wide (footprint) and will be 17 foot high at the ridge (1-1/2 stories.) The north elevation of the garage facing the garden and the rear of the house will have a single entry door and a single, 2 foot by 2 foot, four-light window in the gable end. The east and west elevations will be detailed only with a louvered vent in the gable ends. The south elevation of the garage faces the private alley and will have a pair of painted, wood overhead carriage house style doors and a single, 2 foot by 2 foot, four-light window in the gable end. The garage will have a standing seam metal roof and will be clad with HardieShingle and HardiePlank clapboard siding. The windows will be aluminum clad, SDL wood windows with a 7/8" muntin manufactured by Kolbe and Kolbe.

### *Alterations:*

- Install, operable, two panel, louvered Cedar shutters on the front of the house.
- Install a 6 foot, flush board wood fence with a horizontal cap on along the west and east property lines between the house and garage.

## **II. HISTORY:**

The two-story, three-bay masonry dwelling at 917 Duke Street is an end unit townhouse of three attached townhouses (along with 913 and 915 Duke Street) originally constructed **ca. 1930**<sup>1</sup> in the Colonial Revival style. The subject house is a simple, "red-brick box" detailed with row-lock lintels and concrete sills, and a brick, stepped cornice with a brick belt course. Currently, the townhouse contains the original full-width front porch. When originally constructed, all three of the townhouses at 913, 915 and 917 contained a full-width front porch.<sup>2</sup>

Research also has identified that between the 1930s and the early 1980s there were one-story, detached garages with composition shingle roofs at the rear of the adjacent two adjoining properties at 913 and 915 Duke Street, as well as 911, 919 and 921 Duke Street, documenting a history of garage buildings along the rear alley in this location.

### *Previous Approvals:*

5/3/1968 (BLD#25289) – Siding replacement on rear frame, one-story kitchen addition.

4/12/1985 (BLD#1544) – Demolition of existing one-story kitchen addition, removal of two story rear brick wall and construction of a two-story addition.

7/12/1995 (BLD#95-01244) – Roof replacement

5/7/2002 (MEC2002-01731) - Direct replacement of rooftop HVAC

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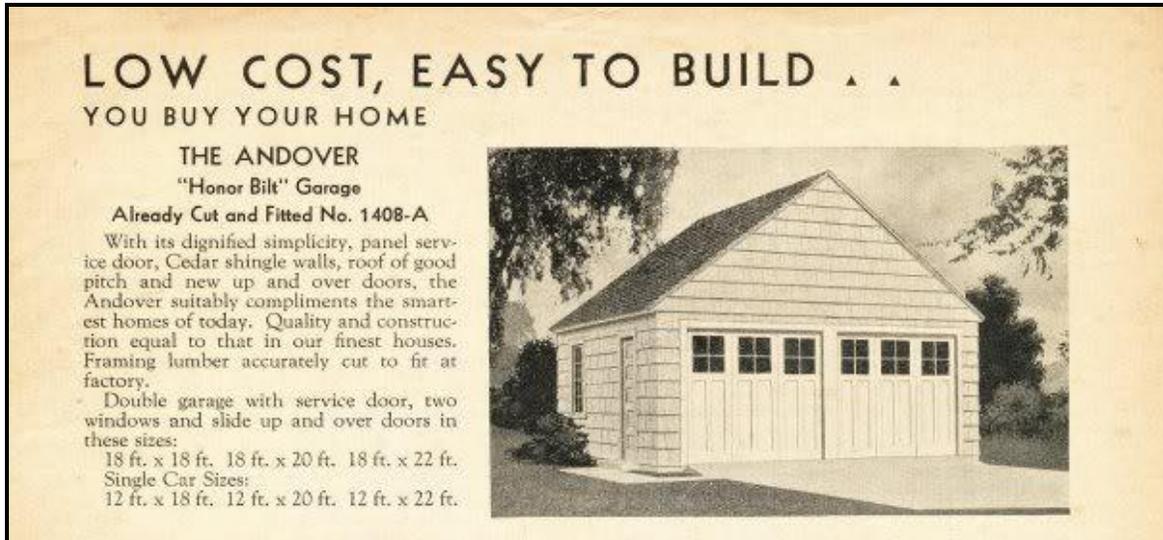
<sup>1</sup> The Sanborn Fire Insurance Maps illustrate that the collection of buildings at 913-917 Duke Street were constructed between 1921 and 1941.

<sup>2</sup> A building permit was issued to remove two-bays of the existing front porch on 913 Duke in 1976 (Permit#32393 4/22/76) and on 915 Duke in 1982 (Permit #37839 4/8/82).

### III. ANALYSIS:

#### *New Construction:*

As recommended in the *Design Guidelines* chapter on “Accessory Structures and Outbuildings”, the proposed garage will complement, not compete with, the architecture of the main building. The *Guidelines* also recommend that: “The materials of accessory structure should follow the historic usage of materials.” As shown in the below example from a 1938 Sears Modern Homes catalog, the design and size of the applicant’s garage is consistent with ‘kit’ garages which were popular throughout the City during this time period.



**Illustration from a 1938 Sears Modern Homes catalog**

While the roof of the new structure will be standing seam metal, both the windows and the siding will be constructed using synthetic materials. Staff supports the use of fiber cement wall shingles and siding (Hardie), as well as the aluminum-clad wood windows, on the new garage because they are consistent with the Board’s policy of approving modern, high-quality synthetic materials on new construction and additions. One recommendation the Board consistently makes is that the siding be smooth and that the nails not show in the installation. Staff recommends approval of the application, with the recommendations described above, including the conditions of Alexandria Archaeology.

#### *Alterations:*

The Design Guidelines and the Window Policy recommend that new shutters being installed on a historic building “should have been part of the historic design vocabulary” “and must be operable, and sized to fit the opening of the windows.”

Staff finds no physical evidence of prior shutter hinge mortises in the existing window frames and was unable to locate BAR approval for the shutters on the adjacent properties at 913 and 915 Duke. However, an analysis of the building indicates that shutters could physically fit and be operable, in compliance with the *Design Guidelines*. While it appears that this row of simple Wardman-style rowhouses did not originally have shutters, they are appropriate to the period and

Staff supports the addition of louvered wood shutters to this property, as long as they are properly hinged and fit the openings.



The proposed six-foot high, flush board wood fence with a horizontal cap to be constructed along the west and east property lines between the house and garage is consistent with the *Design Guidelines*, if the fence is required to be painted or stained.

Staff recommends that the Board approve the Certificate of Appropriateness for new construction and alterations with the above stated conditions.

**STAFF:**

Michele Oaks, Historic Preservation Planner  
Al Cox, FAIA, Historic Preservation Manager

**IV. CITY DEPARTMENT COMMENTS**

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

**Zoning:**

C-1 Because the subject property is commercially zoned and used, no setbacks or open space are required. The proposed garage complies with zoning.

**T&ES:**

**FINDINGS:**

- F1. The physical presence of the garage will limit the overall maneuverability of vehicles compared to the existing site conditions. More information should be provided, to include the alley pavement width and the width of the garage door opening, to determine if acceptable turning movements into and out of the garage can be achieved. If the alley pavement width is less than 15 feet, turning movements should be provided to demonstrate acceptable ingress/egress into the garage can be achieved. (T&ES)
- F2. There shall be no parking within the alleyway at any time during construction or after the construction has been completed. (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)
- R3. All improvements to the city right-of-way such as curbing, sidewalk, driveway aprons, etc. must be city standard design. (T&ES)
- R4. 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. (T&ES)
- R5. An erosion and sediment control plan must be approved by T&ES prior to any land disturbing activity greater than 2,500 square feet. (T&ES)

## CITY CODE REQUIREMENTS

- C-1 Any work within or performed from the right-of-way requires a separate permit from T&ES. (Sec. 5-2) (T&ES)
- C-2 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-3 All secondary utilities serving this site shall be placed underground. (Sec. 5-3-3) (T&ES)
- C-4 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)
- C5. Roof, surface and sub-surface drains shall be connect to the public storm sewer system, if available, by continuous underground pipe. Where a storm sewer is not available, the 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. (5-6-224) (T&ES)

### 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.
- F-2 The plans indicate the garage exterior walls are built directly on the property line. Per the Virginia residential Code Section R302.1 (3) a roof eave cannot be larger than 4" and shall

not extend over the property line. If a gutter is installed as well, this width of the gutter shall also be considered from the property line in addition to the eave.

- C-1 Building and trades permits are required for this project. Five sets of *construction documents* that fully detail the construction as well as layout and schematics of the mechanical, electrical, and plumbing systems shall accompany the permit application(s). If a design professional prepares drawings for the project the plans must bear the seal of the design professional in accordance with the Code of Virginia Section 54.1-410B.
- C-2 New construction must comply with the current edition of the Uniform Statewide Building Code (USBC).
- C-3 A Certificate of occupancy shall be obtained prior to any occupancy of the building or portion thereof in accordance with USBC Section 113.8.
- C-4 All exterior walls shall comply with Table R302.1 of the 2009 USBC.
- C-5 Prior to the issuance of a demolition permit or land disturbance permit, a rodent abatement plan shall be submitted to Code Enforcement that will outline the steps that will be taken to prevent the spread of rodents from the construction site to the surrounding community and sewers.
- C-6 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-7 A wall location plat prepared by a land surveyor is required to be submitted to this office prior to requesting any framing inspection.

## **V. ATTACHMENTS**

*1 – Supporting Materials*

*2 – Application BAR2012-00151 at 917 Duke St*



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

A. Property Information  
A1. Street Address 917 DUKE ST Zone CL  
A2. 1563 x 0.75 = 1173  
Total Lot Area Floor Area Ratio Allowed by Zone Maximum Allowable Floor Area

B. Existing Gross Floor Area

Existing Gross Area*		Allowable Exclusions	
Basement	553	Basement**	553
First Floor	907	Stairways**	80
Second Floor	802	Mechanical**	
Third Floor		Other**	
Porches/ Other		Total Exclusions	633
<b>Total Gross *</b>	<b>2262</b>		

B1. Existing Gross Floor Area \* 2262 Sq. Ft.  
B2. Allowable Floor Exclusions\*\* 633 Sq. Ft.  
B3. Existing Floor Area minus Exclusions 1629 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	355	Stairways**	
Second Floor	100	Mechanical**	
Third Floor		Other** <7-6"	455
Porches/ Other		Total Exclusions	455
<b>Total Gross *</b>	<b>455</b>		

C1. Proposed Gross Floor Area \* 455 Sq. Ft.  
C2. Allowable Floor Exclusions\*\* 455 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) 1173 Sq. Ft.  
D2. Total Floor Area Allowed by Zone (A2) 1629 Sq. Ft.  
(NO CHANGE)

\*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.

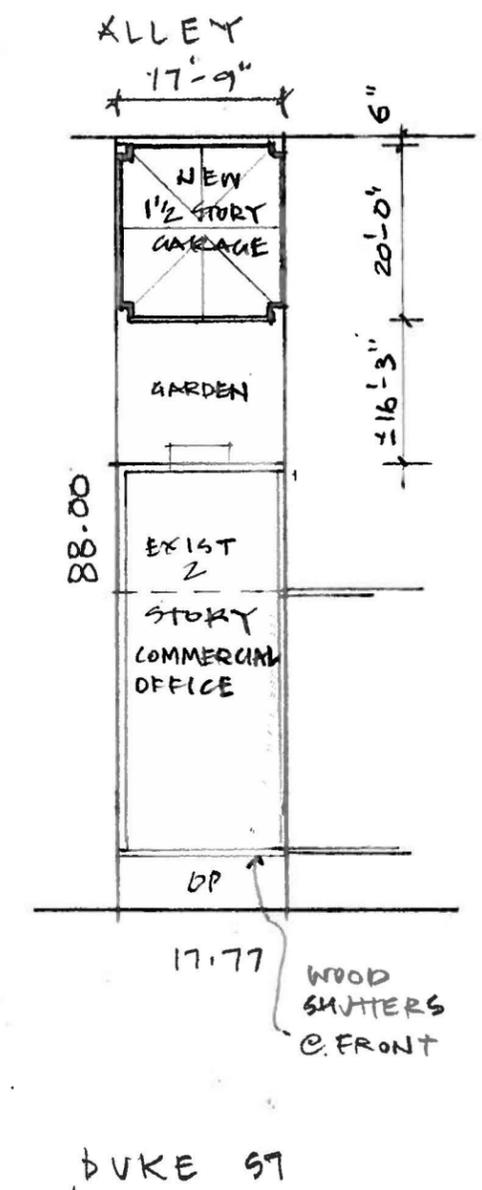
F. Open Space Calculations

Existing Open Space	656	92%
Required Open Space	N/A	
Proposed Open Space	N/A	

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 MAY 12

Updated July 10, 2008



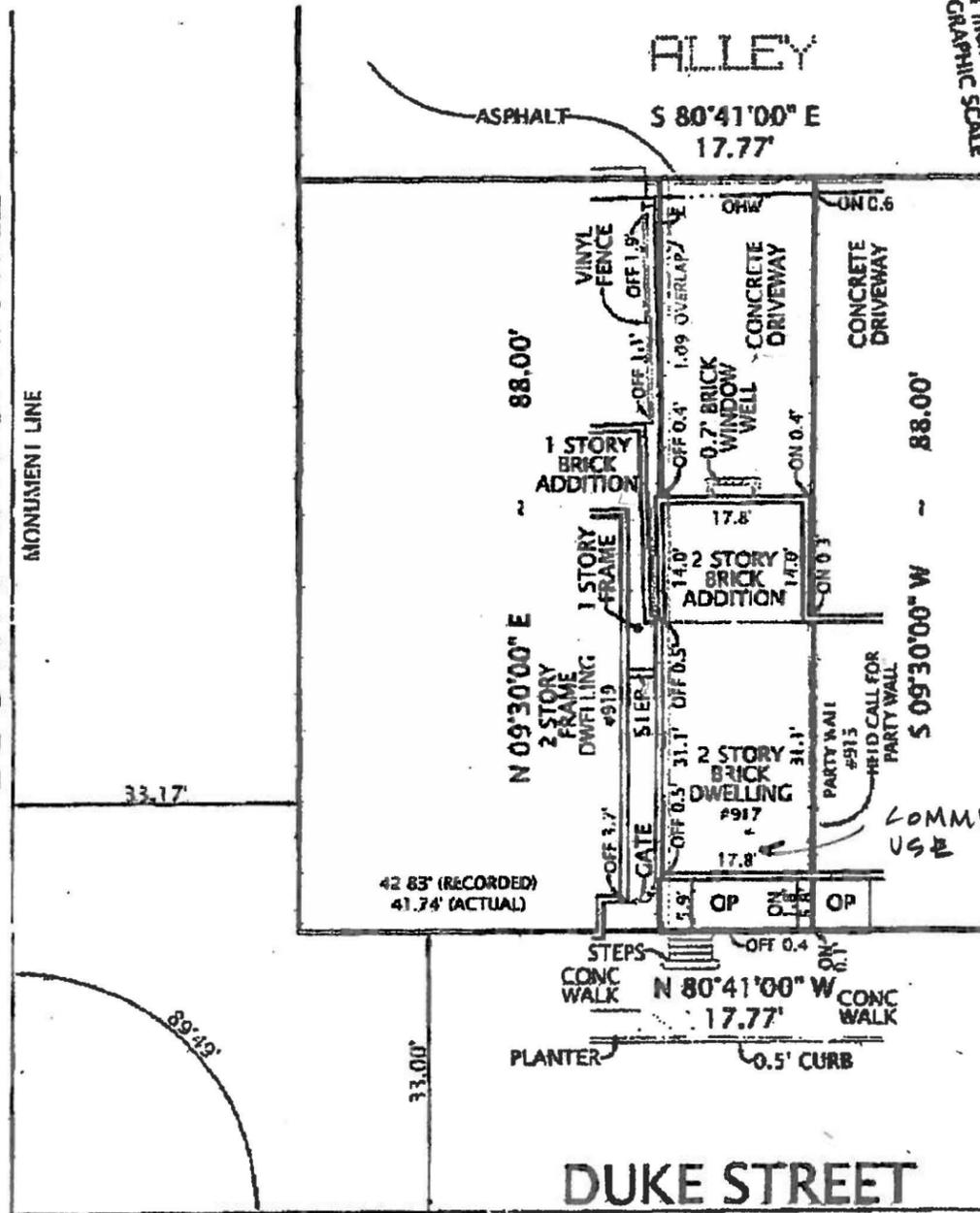
PROPOSED SITE PLAN  
1" = 20'-0"

NOTES: 1. FENCES ARE FRAME,  
2. CABLE IS UNDERGROUND.

Attachment 1

SOUTH PATRICK STREET

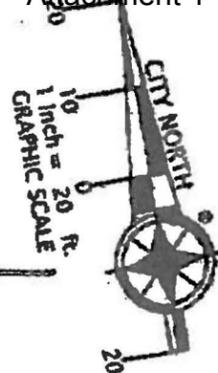
MONUMENT LINE



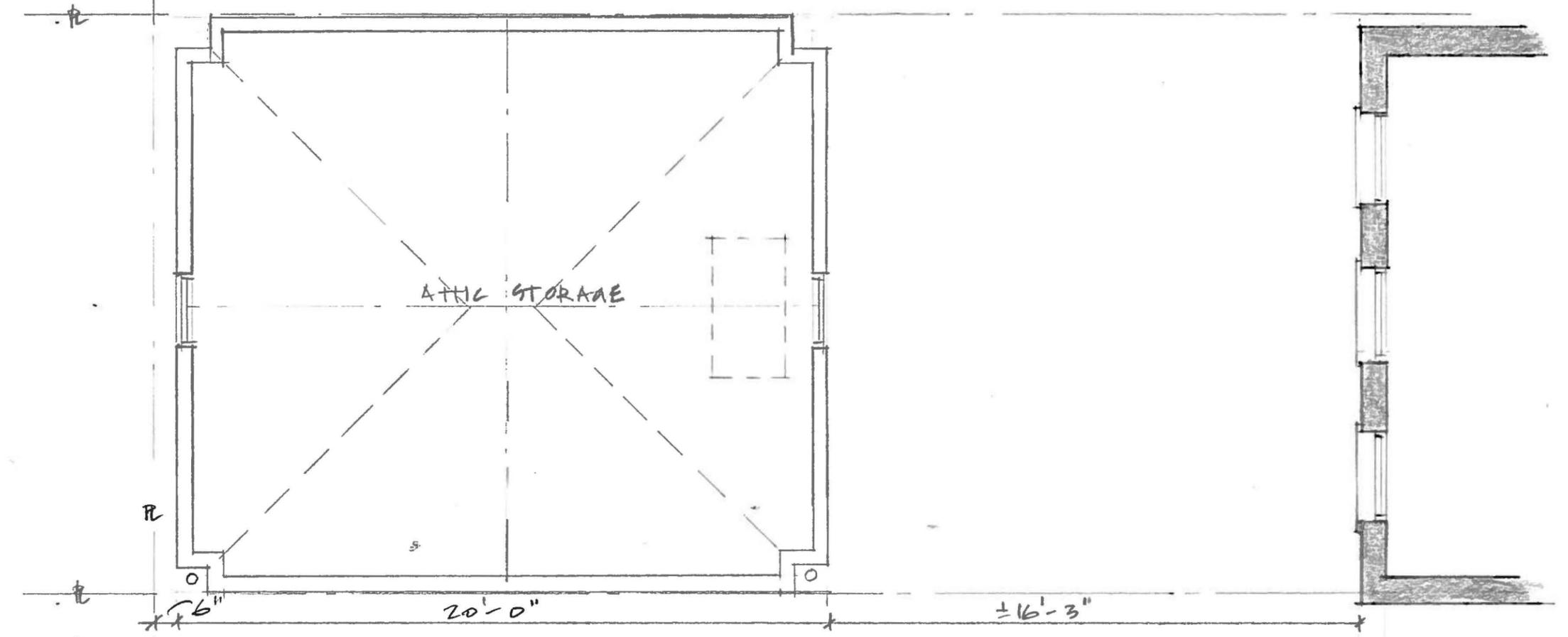
DUKE STREET

MONUMENT LINE

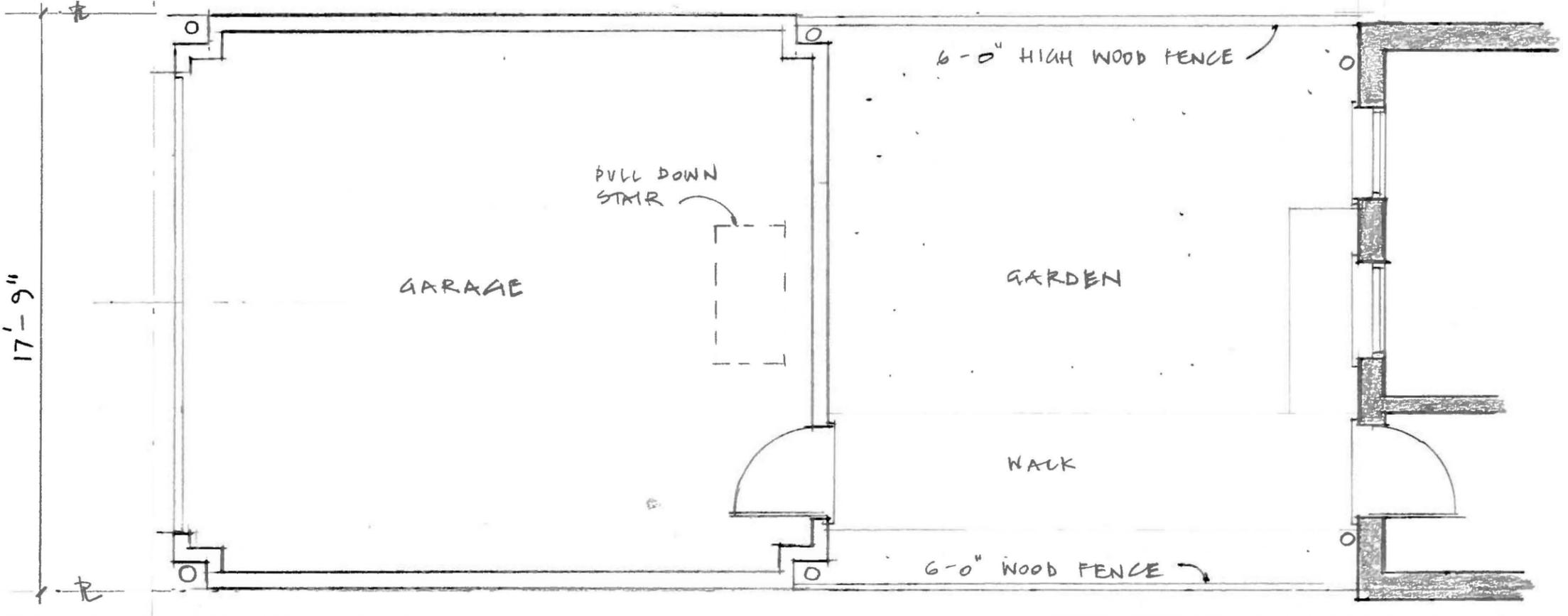
PLAT  
SHOWING HOUSE LOCATION ON  
THE PROPERTY LOCATED AT  
**#917 DUKE STREET**  
(DEED BOOK 1530, PAGE 215)  
CITY OF ALEXANDRIA, VIRGINIA  
SCALE: 1" = 20' MARCH 7, 2007

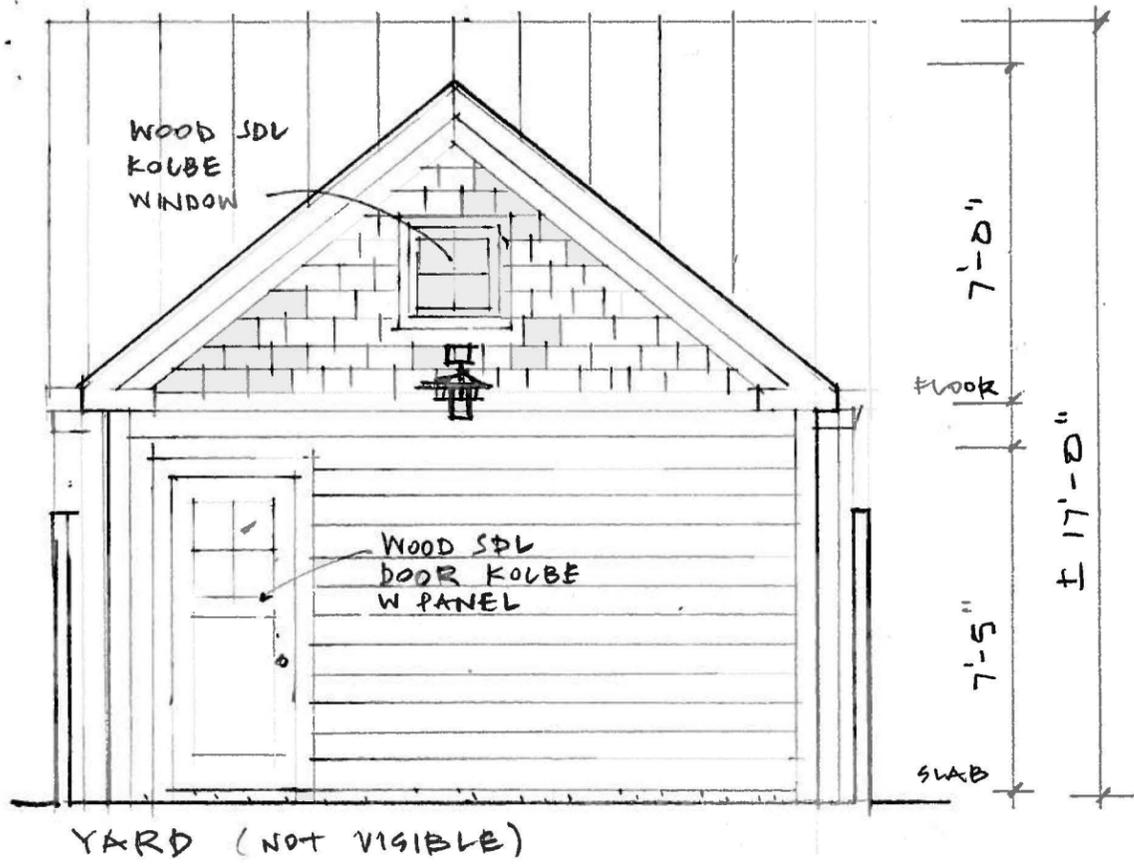


2 SECOND FLOOR PLAN



1 FIRST FLOOR PLAN





**PERFORMANCE DIVIDED LITES FOR WOOD WINDOWS & DOORS**

Applies to Ultra, Heritage, Classic & Magnum Series wood windows & doors  
Applies to Custom wood doors & Fiberglass doors as noted

Performance Divided Lites couple energy efficiency with historic beauty. Although the appearance is similar to true divided lites, the PDL system uses single insulating glass units, which offer much better U & R values than true cutlite units. The illusion of division is created by adhering bars to both sides of an insulating glass unit and champagne-colored bars within the insulating glass unit. Airflow within the unit is not hindered, however, so the thermal break of a single insulating glass unit is maintained.



PDL for Kolbe wood products are available in a variety of bar widths, including 5/8", 7/8", 1-1/8", 1-3/4" and 2-1/4". The exterior bars are extruded aluminum except for some radius patterns, which may be composite material to achieve the desired radius. Interior bars are pine as standard, with the option of oak.

Exterior bars are finished to match the exterior of the window or door unit. Several interior refinishing options are available for wood PDL bars, including latex paint and wood stain colors. View our interior finish page for the latest options available. PDL bars are standard profile as standard, but an ovolo profile is available on the interior bar. Custom bar widths and profiles may be requested as well.

\*Viewpoint Sliding Patio doors and direct set windows are not available with PDL.

PDL with 1-3/4" and 2-1/4" bars have two bars within the glass unit to match the width of each PDL bar. The difference is not visible, however radius patterns are not possible.

PDL bars made of composite materials cannot be prefinished on the interior.

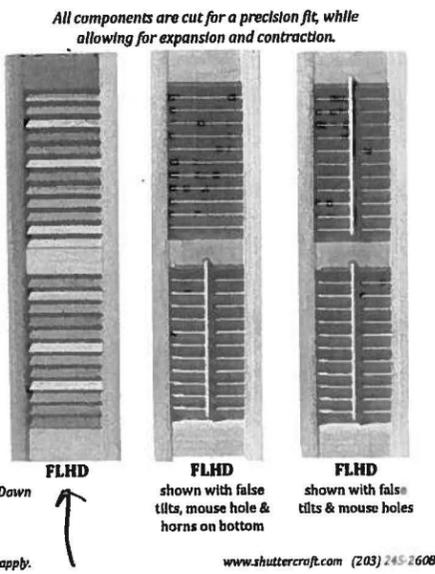
**Beautiful and Durable Western Red Cedar TYPE FLHD - FIXED LOUVER HEAVY DUTY Mortise & Tenon Construction**  
*A really tough shutter - All you will ever need!*

**Side Stiles:** 1 3/8" Thick, 2" Wide, Inner Stile Bead  
**Louvers:** 1 5/8" Wide, 3/8" Thick, Spacing 1 1/2"  
**Cross Rails:** Top 4" Wide, Center 3" Wide, Bottom 4" Wide

**FLHD - FIXED LOUVER HEAVY DUTY (pair)**

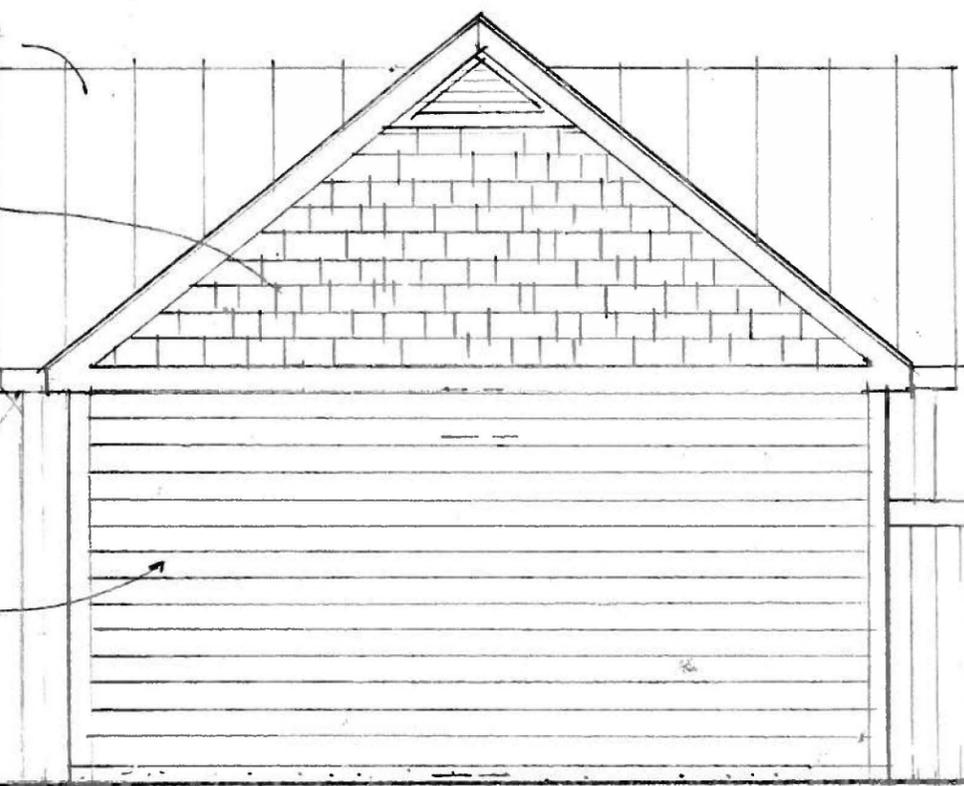
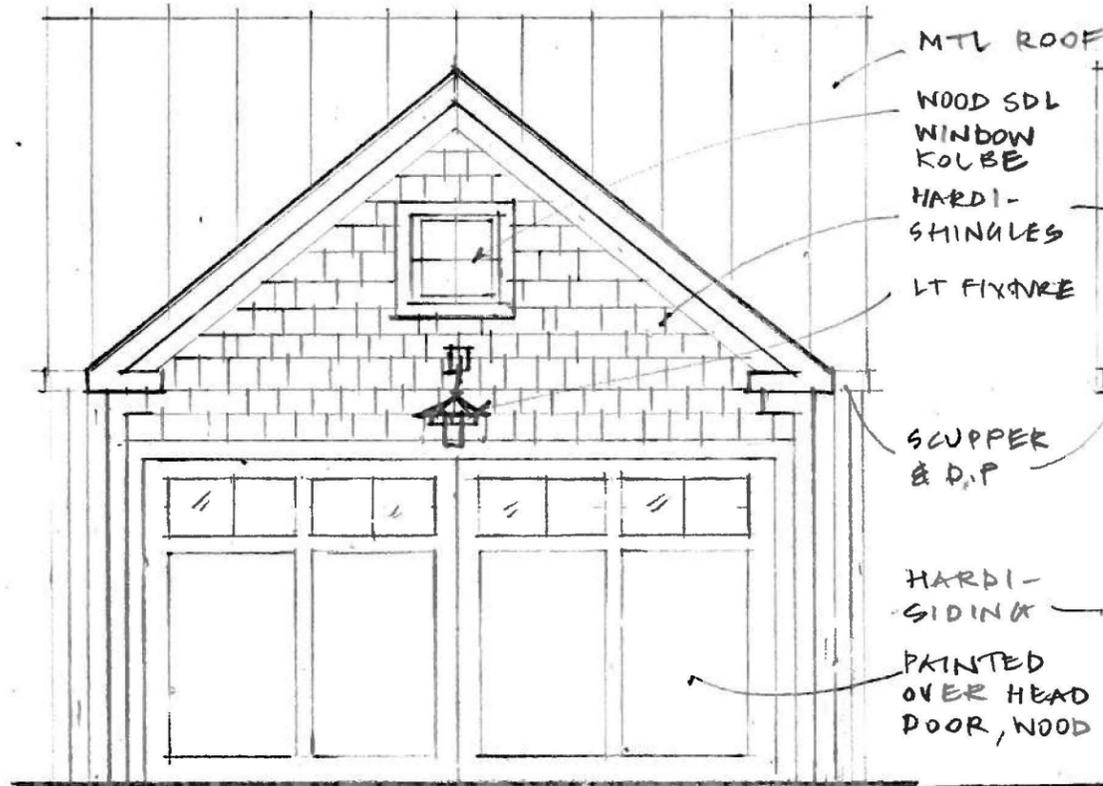
Width x Height	10'-14"	14'-18"	18'-22"	22'-26"	26'-30"
Up to 36"	\$145	\$182	\$227	\$272	\$317
>36"-42"	\$161	\$201	\$249	\$299	\$347
>42"-48"	\$177	\$220	\$272	\$325	\$376
>48"-54"	\$189	\$239	\$295	\$351	\$406
>54"-60"	\$205	\$258	\$318	\$378	\$436
>60"-66"	\$221	\$277	\$340	\$404	\$465
>66"-72"	\$237	\$296	\$363	\$430	\$495
>72"-78"	\$252	\$315	\$386	\$457	\$525
>78"-84"	\$268	\$334	\$408	\$483	\$554

ORDER ANY SHUTTER SIZE TO THE 1/8" - PRICED PER PAIR  
False Tilts \$25 Per Pair - Mouse Hole \$25 Per Pair - Louvers Up or Down  
Horns on Bottom of Shutter (extended stiles) - \$20 Per Pair  
Cross rail location can be specified at NO CHARGE  
More Custom Options Available  
Price/specs subject to change without notice. Nominal shipping charges apply.

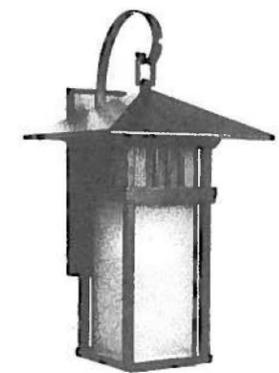


All components are cut for a precision fit, while allowing for expansion and contraction.

FLHD shown with false tilts, mouse hole & horns on bottom  
FLHD shown with false tilts & mouse holes  
www.shuttercraft.com (203) 245-2608



**Acclaim Lighting 1 Light Ball Outdoor Sconce**  
By Acclaim Lighting



Description  
Ball 1-Light Outdoor Sconce

Part # 8824291S  
Price \$193.60  
Size Large  
Finish Matte Black  
Glass Antique Etched Seedy  
Light Bulb (1)100w A19 Med F Incand  
Collection Ball  
Dimensions Height: 18.5 inches, Projection: 12 inches, Width: 11 inches, Weight: 14lbs

EXIST BUILDING (COMMERCIAL)  
6'-0" WOOD FENCE

**C<sup>2</sup> STUDIO CAMUS LLC**  
225 North Pitt Street Alexandria Virginia 22314  
studiocamus@comcast.net  
Lynnette 703 989 3777 Patrick 703 626 1984

Proposed Modifications to the  
917 Duke Street Alexandria Virginia

DATE 2 MAY 12  
SCALE 1/4" = 1'-0"  
SHEET A2



EXISTING PHOTOS

ADDRESS OF PROJECT: 917 DUKE ST

TAX MAP AND PARCEL: 7401.07.24 ZONING: CL

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: MICHELLE ROESER / JIM VAURICEK

Address: 917 DUKE ST

City: ALEXANDRIA    State: VA    Zip: 22314

Phone: \_\_\_\_\_    E-mail: mroesermd@gmail.com

Authorized Agent *(if applicable)*:     Attorney     Architect     \_\_\_\_\_

Name: PATRICK CAMUS    Phone: 703 626 1984

E-mail: STUDIO CAMUS@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.



**NATURE OF PROPOSED WORK:** *Please check all that apply*

- NEW CONSTRUCTION
- EXTERIOR ALTERATION: *Please check all that apply.*
  - awning
  - doors
  - lighting
  - other \_\_\_\_\_
  - fence, gate or garden wall
  - windows
  - pergola/trellis
  - HVAC equipment
  - siding
  - painting unpainted masonry
  - shutters
  - shed
- ADDITION
- DEMOLITION/ENCAPSULATION
- SIGNAGE

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

REQUEST APPROVAL FOR A 1 1/2 STORY GARAGE  
E REAR OF PROPERTY 17'-9" W X 20'-0" D

ADD WOOD SHUTTERS TO FRONT ELEVATION, TO  
MATCH NEIGHBORS

**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.*

- <sup>N/A</sup>  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.

- <sup>N/A</sup> 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.

- <sup>N/A</sup> 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.

- <sup>N/A</sup> 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: 

Printed Name: PATRICK CAMUS

Date: 3 MAY 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. MICHELLE ROESER	917 DUKE ST	50%
2. JAMES VAVRICEK	"	50%
3.		

2. Property. State the name, address and percent of ownership of any person or entity owning an interest in the property located at 917 DUKE 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. MICHELLE ROESER	917 DUKE ST	50%
2. JAMES VAVRICEK	"	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 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. 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 MAY 12  
Date

PATRICK CAMUS  
Printed Name

  
Signature