

ADDRESS OF PROJECT: 917 DUKE ST

TAX MAP AND PARCEL: 7901.07.24 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
 - fence, gate or garden wall
 - HVAC equipment
 - shutters
 - doors
 - windows
 - siding
 - shed
 - lighting
 - pergola/trellis
 - painting unpainted masonry
 - other _____
- ADDITION
- DEMOLITION/ENCAPSULATION
- SIGNAGE

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

REQUEST APPROVAL 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.*

- ^{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: 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



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

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

B1. Existing Gross Floor Area * 2262 Sq. Ft.
B2. Allowable Floor Exclusions** 633 Sq. Ft.
B3. Existing Floor Area minus Exclusions (subtract B2 from B1) 1629 Sq. Ft.

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
Total Gross *	455		

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.

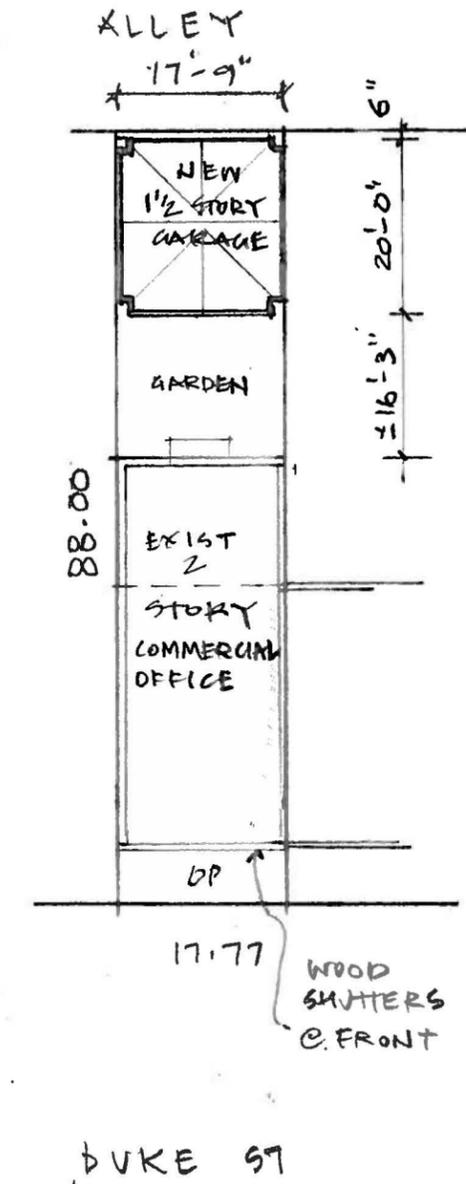
F. Open Space Calculations

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

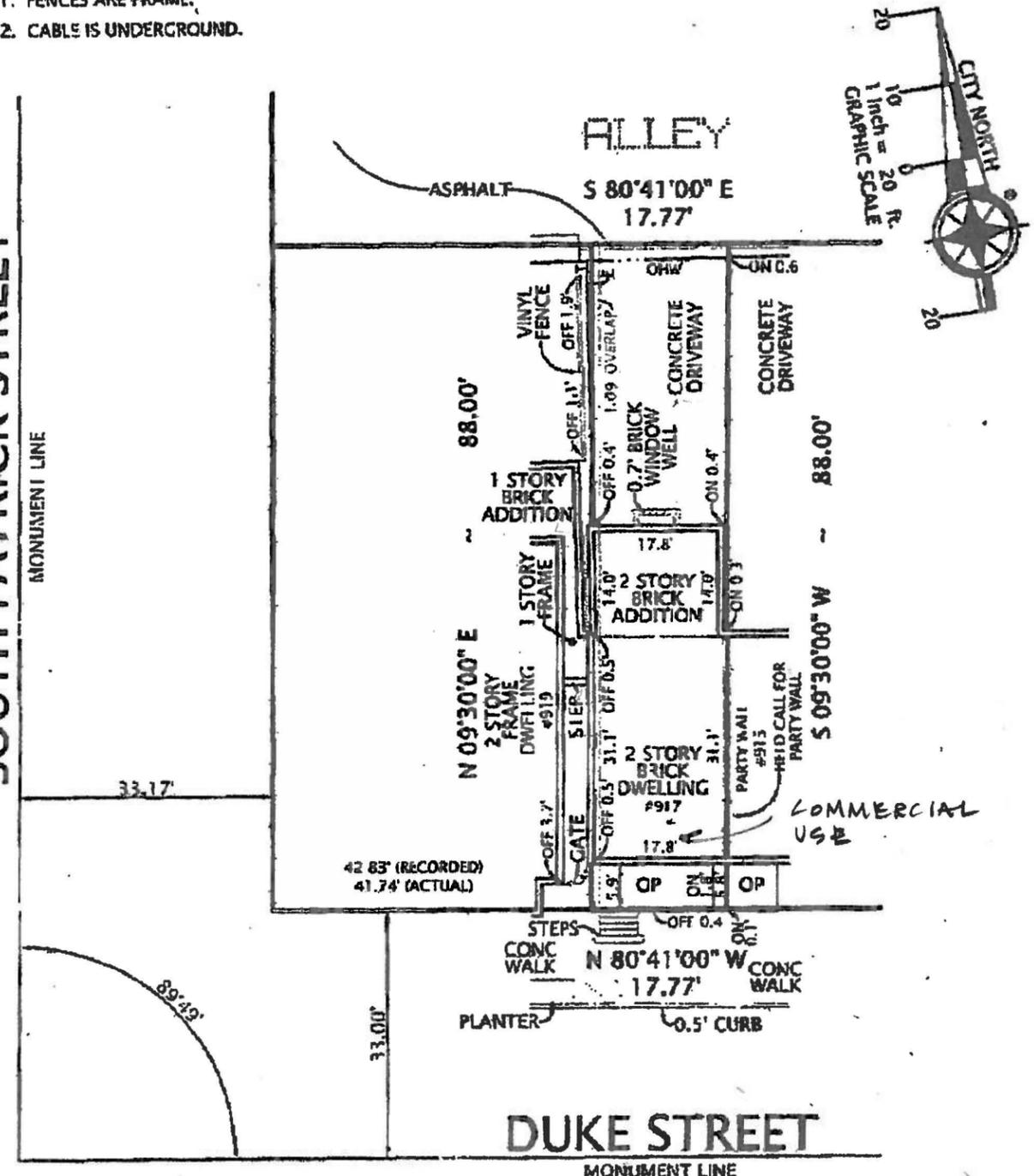
1" = 20'-0"

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

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

SOUTH PATRICK 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



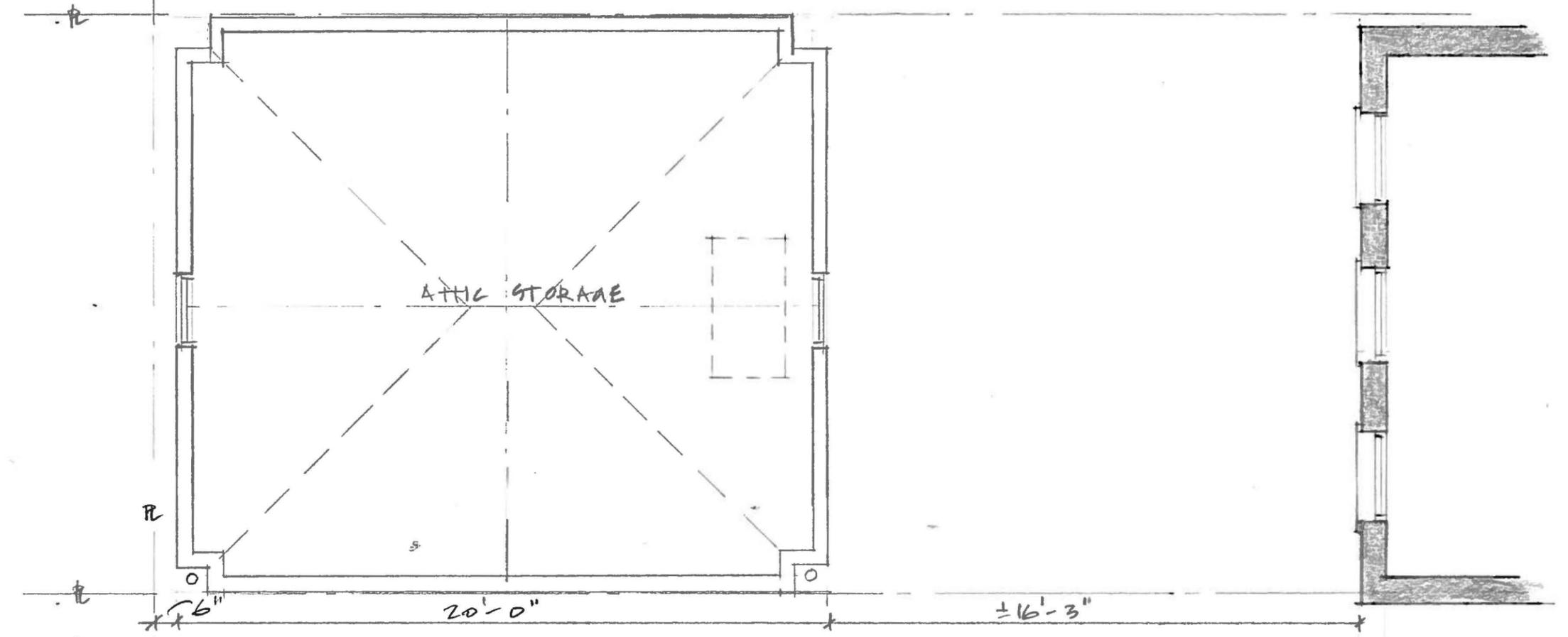
STUDIO CAMUS LLC
225 North Pitt Street Alexandria Virginia 22314
studiocamus@comcast.net
Lynnette 703 989 3777 Patrick 703 626 1984

Proposed Modifications to the
917 Duke Street Alexandria Virginia

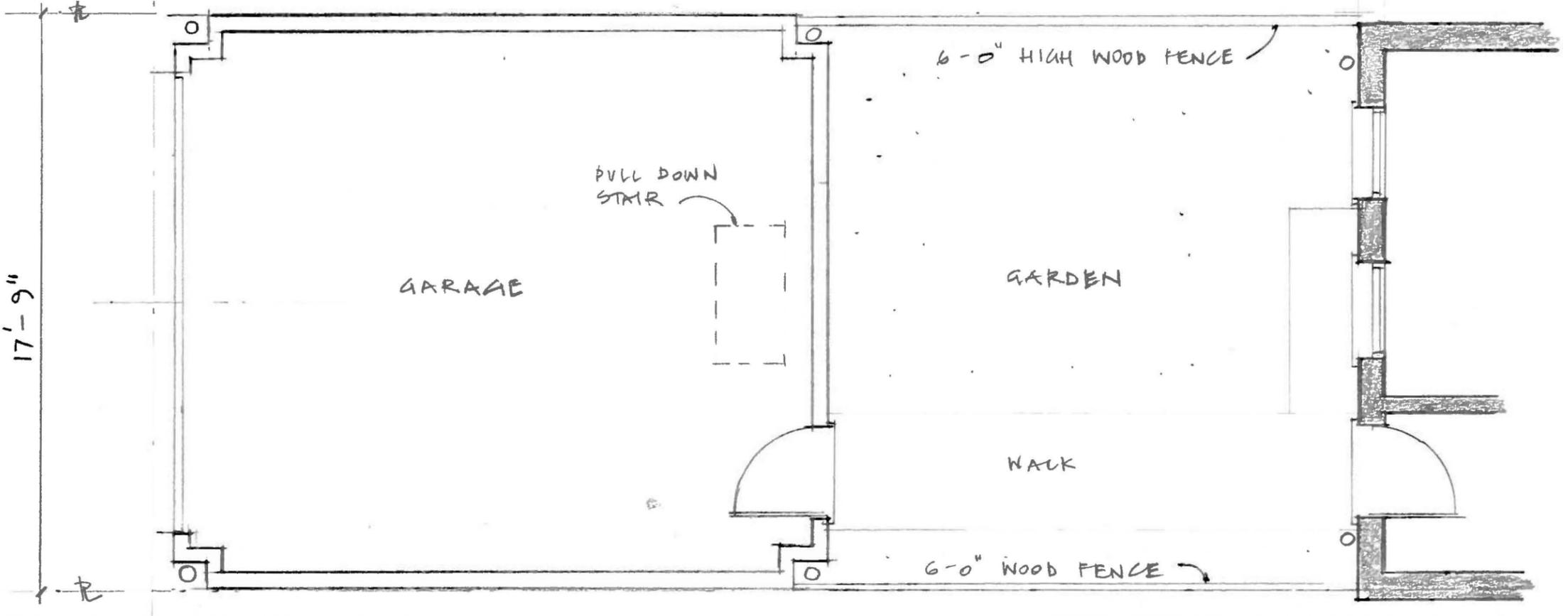
DATE
3 MAY 12
SCALE
1" = 20'-0"

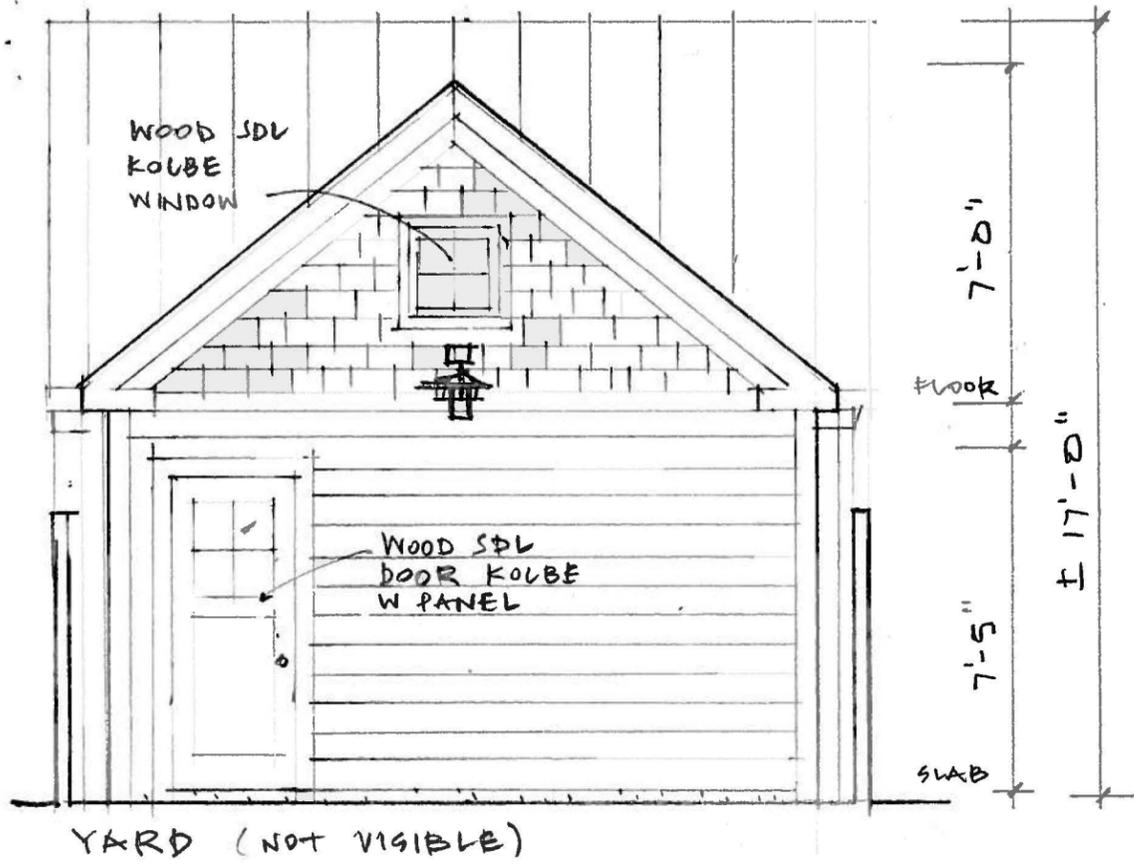
SHEET
CS

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

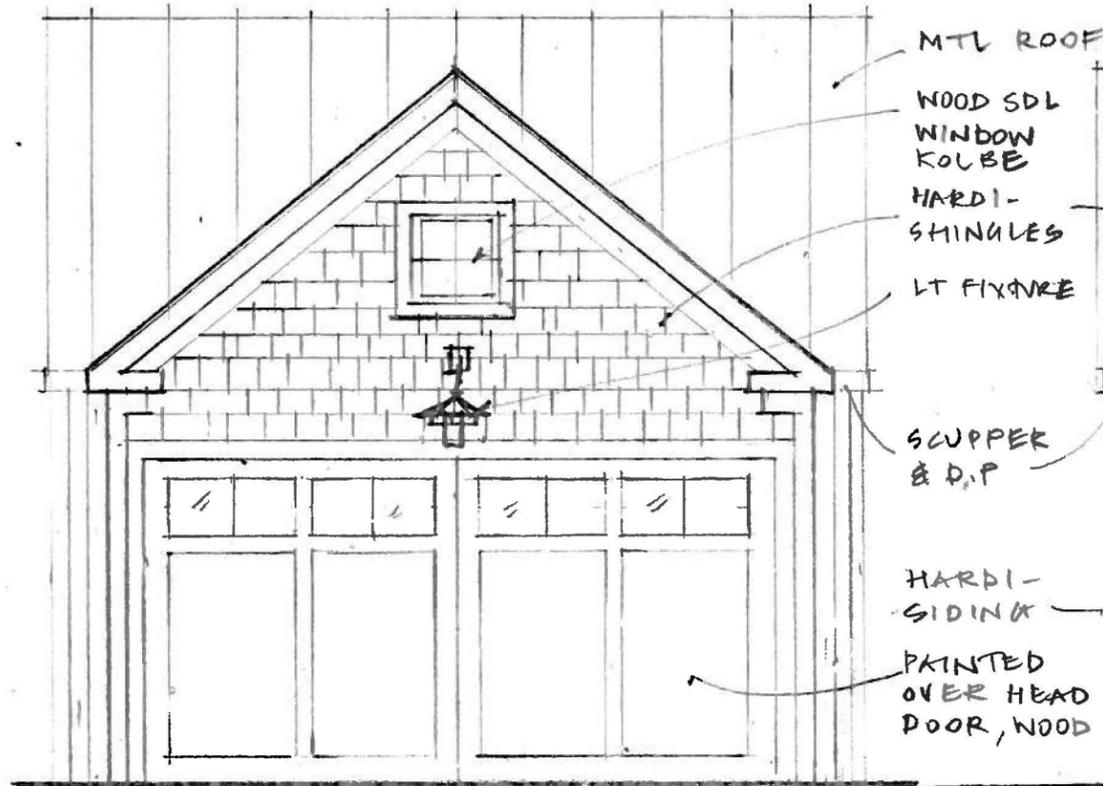
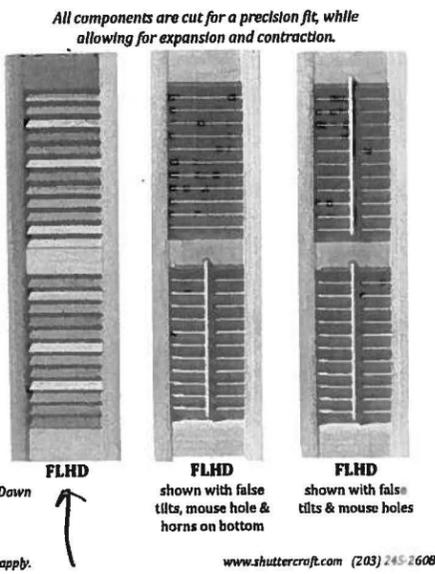
A really tough shutter - All you will ever need!

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

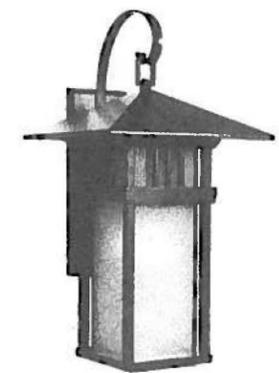
FLHD - FIXED LOUVER HEAVY DUTY (pair)

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.



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



EXISTING PHOTOS