

BAR Case # 2012-00152

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ADDRESS OF PROJECT: 412 S Fairfax Street

TAX MAP AND PARCEL: 075.03 07 45 ZONING: RM

**APPLICATION FOR:** *(Please check all that apply)*

- CERTIFICATE OF APPROPRIATENESS
- PERMIT TO MOVE, REMOVE, ENCAPSULATE OR DEMOLISH  
*(Required if more than 25 square feet of a structure is to be demolished/impacted)*
- WAIVER OF VISION CLEARANCE REQUIREMENT and/or YARD REQUIREMENTS IN A VISION CLEARANCE AREA *(Section 7-802, Alexandria 1992 Zoning Ordinance)*
- WAIVER OF ROOFTOP HVAC SCREENING REQUIREMENT  
*(Section 6-403(B)(3), Alexandria 1992 Zoning Ordinance)*

**Applicant:**  Property Owner     Business *(Please provide business name & contact person)*

Name: Alice Reid

Address: 412 S Fairfax Street

City: Alexandria                      State: Va    Zip: 22314

Phone: (703) 836-0950                      E-mail : ReidA64@aol.com

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

Name: G. Ray Lewis/Lewis & Associates                      Phone: (703) 836-0950

E-mail: rlewis7327@aol.com

**Legal Property Owner:**

Name: Alice Reid

Address: 412 S Fairfax Street

City: Alexandria                      State: Va    Zip: 22314

Phone: (703) 836-5950                      E-mail: ReidA64@aol.com

- Yes     No    Is there an historic preservation easement on this property?
- Yes     No    If yes, has the easement holder agreed to the proposed alterations?
- Yes     No    Is there a homeowner's association for this property?
- Yes     No    If yes, has the homeowner's association approved the proposed alterations?

If you answered yes to any of the above, please attach a copy of the letter approving the project.



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

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

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

- 1. Enclose rear half of loggia (porch)
- 2. Small addition at first and second floor
- 3. Encapsulation of existing wall at enclosure and addition
- 4. Replace windows noted on elevations
- 5. Repair or replace rear standing seam roof
- 6. General repair and painting

**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.

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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: Alice C. Reid

Printed Name: Alice Reid

Date: 05/04/2012



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

### A. Property Information

A1. Street Address 412 South Fairfax Street Zone RM

A2.  $\frac{3939}{\text{Total Lot Area}} \times 1.5 = 5908.5$   
Floor Area Ratio Allowed by Zone Maximum Allowable Floor Area

### B. Existing Gross Floor Area

Existing Gross Area*		Allowable Exclusions	
Basement		Basement**	
First Floor	961	Stairways**	66
Second Floor	1,104	Mechanical**	0
Third Floor		Other**	0
Porches/ Other	600	Total Exclusions	
<b>Total Gross *</b>	<b>2,665</b>		<b>66</b>

B1. Existing Gross Floor Area \*  
2,665 Sq. Ft.  
 B2. Allowable Floor Exclusions\*\*  
66 Sq. Ft.  
 B3. Existing Floor Area minus Exclusions  
2599 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	54	Stairways**	
Second Floor	98	Mechanical**	
Third Floor		Other**	
Porches/ Other		Total Exclusions	
<b>Total Gross *</b>	<b>152</b>		

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

### D. Existing + Proposed Floor Area

D1. Total Floor Area (add B3 and C3) 2751 Sq. Ft.  
 D2. Total Floor Area Allowed by Zone (A2) 5908.5 Sq. Ft.

\*Gross floor area is the sum of all gross horizontal areas under roof, measured from the face of exterior walls, including basements, garages, sheds, gazebos, guest buildings and other accessory buildings.

\*\* Refer to the zoning ordinance (Section 2-145(B)) and consult with zoning staff for information regarding allowable exclusions.

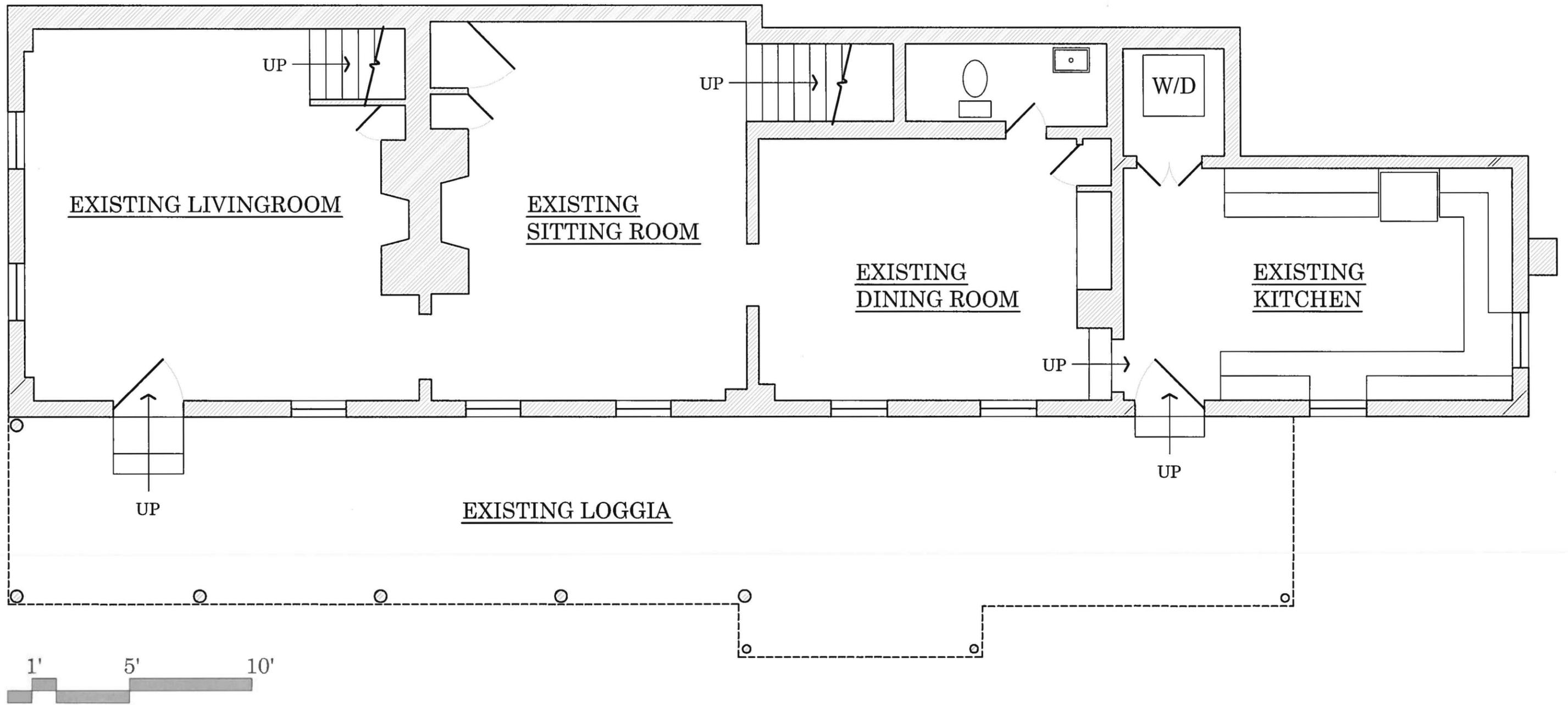
If taking exclusions other than basements, floor plans with excluded areas must be submitted for review. Sections may also be required for some exclusions.

### F. Open Space Calculations

Existing Open Space	1561
Required Open Space	1279
Proposed Open Space	1507

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

Signature: G. Ray Cannon Date: 5/4/10

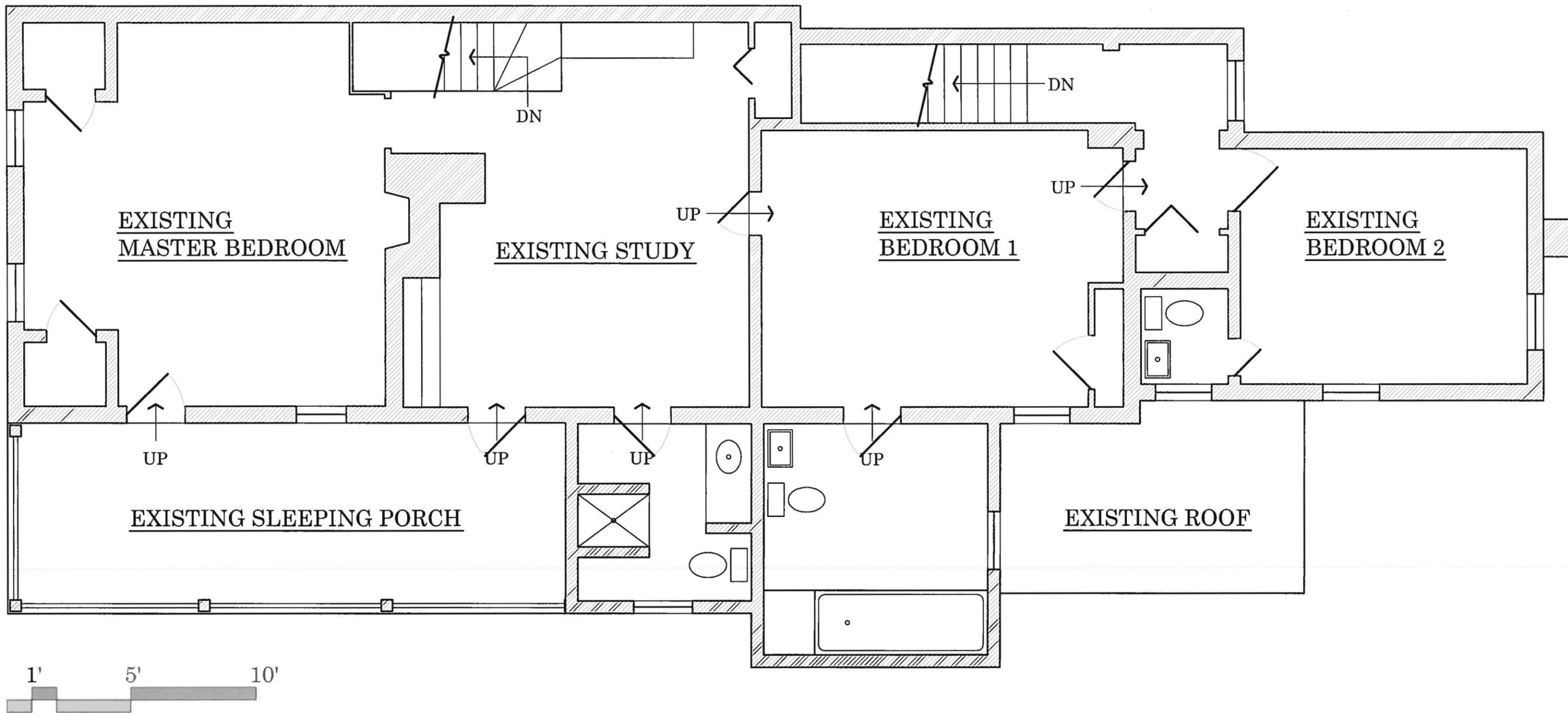


**EXISTING FIRST FLOOR PLAN**

**412 S FAIRFAX STREET**

SCALE: 1/4"=1'-0"  
DATE: 4.30.12

LEWIS & ASSOCIATES LTD., ARCHITECT



**EXISTING SECOND FLOOR PLAN**

**412 S FAIRFAX STREET**

SCALE: 1/4"=1'-0"  
DATE: 4.30.12

LEWIS & ASSOCIATES LTD., ARCHITECT



○ WEST ELEVATION

○ EAST ELEVATION



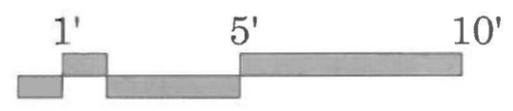
- LEGEND**
1. EXISTING PAINTED WOOD SIDING
  2. EXISTING PAINTED WOOD WINDOWS
  3. EXISTING PAINTED WOOD SLEEPING PORCH
  4. EXISTING PAINTED STANDING SEAM ROOF
  5. EXISTING PAINTED WOOD DOOR
  6. NEW PAINTED WOOD WINDOW W/ FIXED & EXPOSED MUNTINS
  7. PAINTED GLAZED WOOD DOORS W/ FIXED & EXPOSED MUNTINS
  8. NEW PAINTED WOOD SIDING TO MATCH EXISTING

**EXISTING ELEVATIONS**

**412 S FAIRFAX STREET**

SCALE: 1/4"=1'-0"  
DATE: 4.30.12

LEWIS & ASSOCIATES LTD., ARCHITECT



- LEGEND**
- 1. EXISTING PAINTED WOOD SIDING
  - 2. EXISTING PAINTED WOOD WINDOWS
  - 3. EXISTING PAINTED WOOD SLEEPING PORCH
  - 4. EXISTING PAINTED STANDING SEAM ROOF
  - 5. EXISTING PAINTED WOOD DOOR
  - 6. NEW PAINTED WOOD WINDOW W/ FIXED & EXPOSED MUNTINS
  - 7. PAINTED GLAZED WOOD DOORS W/ FIXED & EXPOSED MUNTINS
  - 8. NEW PAINTED WOOD SIDING TO MATCH EXISTING

**EXISTING SOUTH ELEVATION**

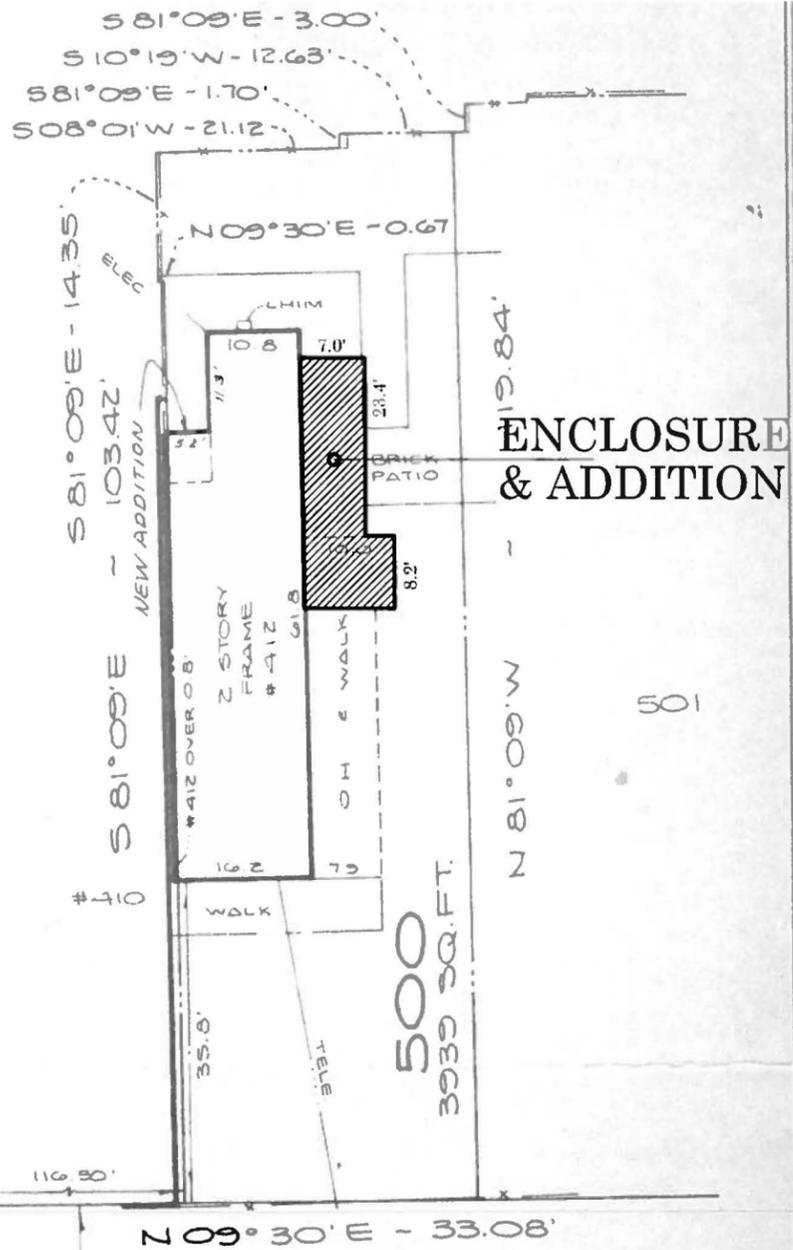
**412 S FAIRFAX STREET**

SCALE: 1/4"=1'-0"  
DATE: 4.30.12

LEWIS & ASSOCIATES LTD., ARCHITECT

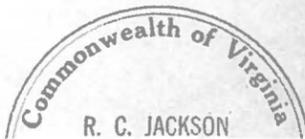
WOLFE STREET

66' R/W



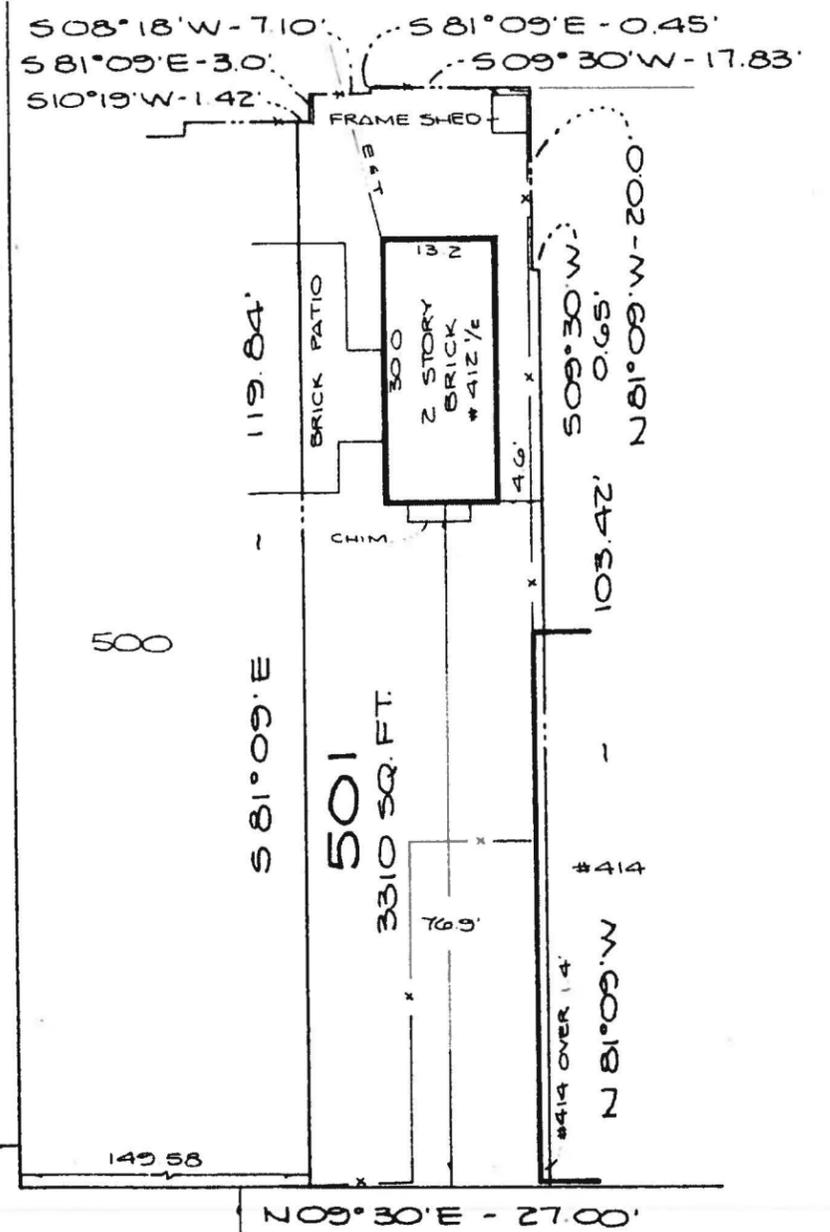
ENCLOSURE & ADDITION

500  
3939 SQ. FT.



WOLFE STREET

66' R/W



501  
3310 SQ. FT.

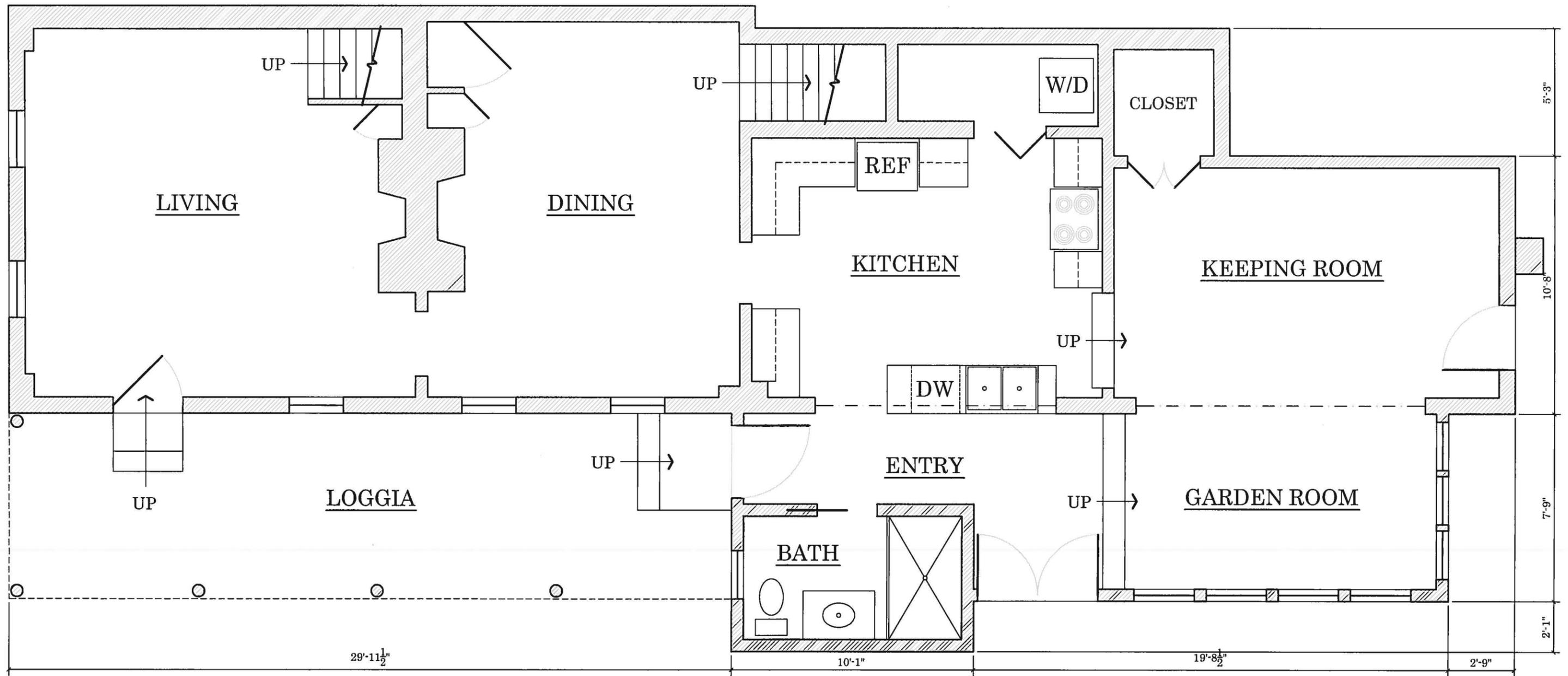
PLAT OF SURVEY PREPARED BY  
ALEXANDRIA SURVEYS, DATED MAY 25, 1973.  
ENCLOSURE AND ADDITION ADDED BY  
LEWIS & ASSOCIATES 2012.

EXISTING PLAT

412 S FAIRFAX STREET

SCALE: 1"=20'  
DATE: 4.30.12

LEWIS & ASSOCIATES LTD., ARCHITECT

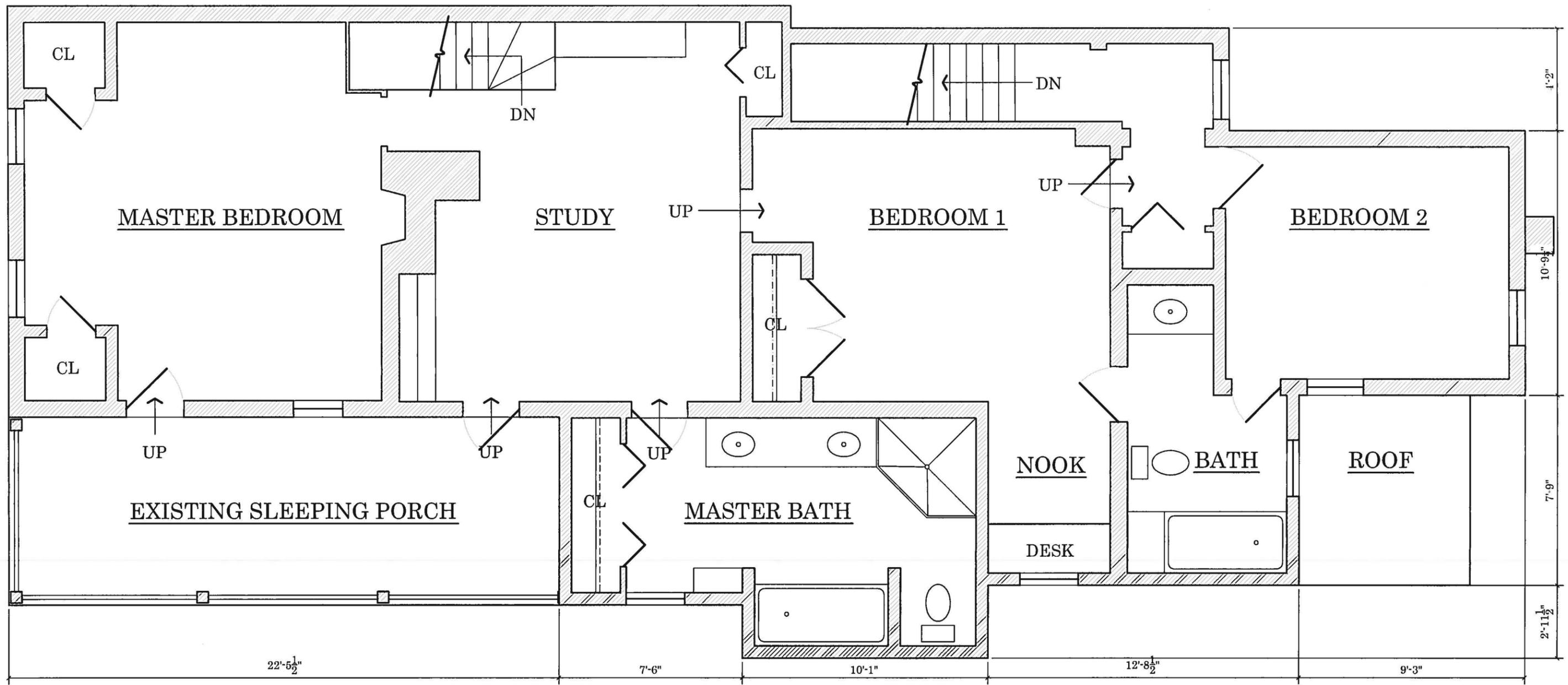


**PROPOSED FIRST FLOOR PLAN**

**412 S FAIRFAX STREET**

SCALE: 1/4"=1'-0"  
DATE: 5.2.12

LEWIS & ASSOCIATES LTD., ARCHITECT



**PROPOSED SECOND FLOOR PLAN**

**412 S FAIRFAX STREET**

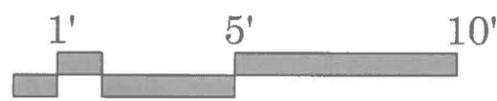
SCALE: 1/4"=1'-0"  
DATE: 4.30.12

LEWIS & ASSOCIATES LTD., ARCHITECT



○ WEST ELEVATION

○ EAST ELEVATION



- LEGEND**
1. EXISTING PAINTED WOOD SIDING
  2. EXISTING PAINTED WOOD WINDOWS
  3. EXISTING PAINTED WOOD SLEEPING PORCH
  4. EXISTING PAINTED STANDING SEAM ROOF
  5. EXISTING PAINTED WOOD DOOR
  6. NEW PAINTED WOOD WINDOW W/ FIXED & EXPOSED MUNTINS
  7. PAINTED GLAZED WOOD DOORS W/ FIXED & EXPOSED MUNTINS
  8. NEW PAINTED WOOD SIDING TO MATCH EXISTING
  9. NEW PAINTED STANDING SEAM ROOF
  10. NEW WOOD PANEL DOOR W/ GLASS LIGHT
  11. PAINTED WOOD CASEMENT WINDOW

**PROPOSED EAST & WEST ELEVATION**

**412 S FAIRFAX STREET**

SCALE: 1/4"=1'-0"  
DATE: 5.2.12

LEWIS & ASSOCIATES LTD., ARCHITECT



**LEGEND**

- 1. EXISTING PAINTED WOOD SIDING
- 2. EXISTING PAINTED WOOD WINDOWS
- 3. EXISTING PAINTED WOOD SLEEPING PORCH
- 4. EXISTING PAINTED STANDING SEAM ROOF
- 5. EXISTING PAINTED WOOD DOOR
- 6. NEW PAINTED WOOD WINDOW W/ FIXED & EXPOSED MUNTINS
- 7. PAINTED GLAZED WOOD DOORS W/ FIXED & EXPOSED MUNTINS
- 8. NEW PAINTED WOOD SIDING TO MATCH EXISTING
- 9. NEW PAINTED STANDING SEAM ROOF
- 10. NEW WOOD PANEL DOOR W/ GLASS LIGHT
- 11. PAINTED WOOD CASEMENT WINDOW

**PROPOSED SOUTH ELEVATION**

**412 S FAIRFAX STREET**

SCALE: 1/4"=1'-0"  
DATE: 5.2.12

LEWIS & ASSOCIATES LTD., ARCHITECT



○ ADJACENT BUILDING-SOUTH



○ ADJACENT BUILDING-NORTH



○ 412 S FAIRFAX STREET LOOKING WEST

**EXISTING PHOTOS**

SCALE: NONE  
DATE: 4.30.12

**412 S FAIRFAX ST**

LEWIS & ASSOCIATES LTD., ARCHITECT