

BAR Meeting  
June 20, 2012

**ISSUE:** Partial Demolition/Capsulation and Addition

**APPLICANT:** Lorraine Aprile by Rebecca Bostick

**LOCATION:** 112 South Fayette Street

**ZONE:** CL / Commercial

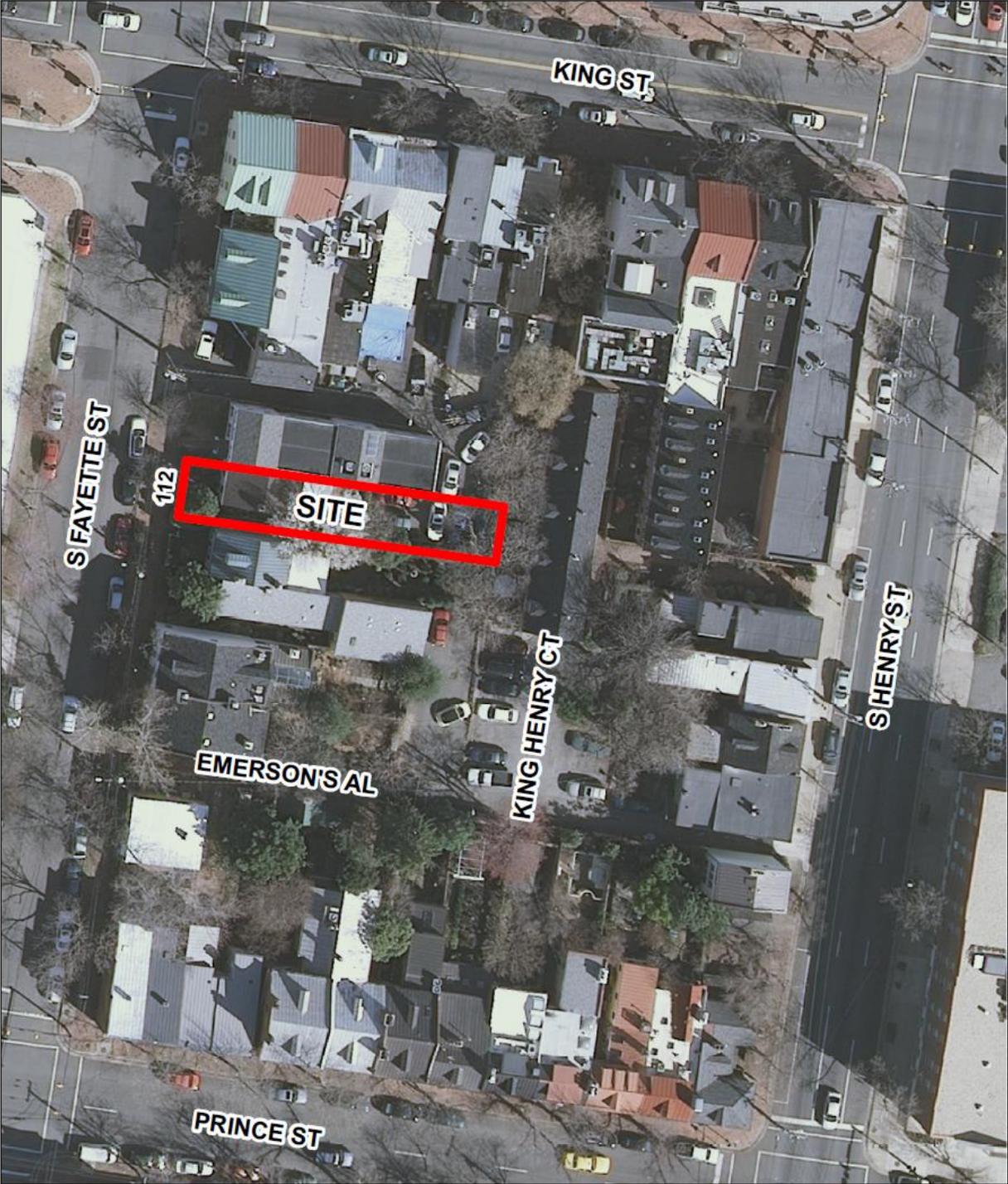
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**STAFF RECOMMENDATION:** Staff recommends approval of the Permit to Demolish/Capsulate and Certificate of Appropriateness for the Addition with the following conditions:

1. That the applicant work with Staff to determine if there is historic wood siding on the existing house and, if it is salvageable, that it be retained and repaired to the extent reasonably feasible. If new wood siding is needed, the applicant shall work with Staff for final approval of a historically appropriate profile.
2. That the proposed asphalt shingles on the addition be architectural grade in a weathered wood or slate blend color and, that when the roof on the historic building is replaced, that it be replaced with a historically appropriate material.
3. That the applicant submit specifications for windows, doors, light fixtures and fence as part of the building permit process with final approval by Staff, in accordance with the Board's adopted policies.
4. That the applicant retain two parking spaces on the lot for the accessory apartment on the second floor.
5. The following statements 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 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.
  - b. 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 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 BAR2012-0173 &  
CASE BAR2012-0174**



**\*Note:** The two reports for 112 South Fayette Street, BAR #2012-0173 (Permit to Demolish/Capsulate) and BAR #2012-0174 (Certificate of Appropriateness) have been combined for clarity and brevity. This item requires a roll call vote.

**I. ISSUE:**

The applicant is requesting approval of a Permit to Demolish/Capsulate to partially demolish and capsule the two-story rear (east) elevation of a rear ell in order to accommodate a new two-story rear addition. The rear addition will measure approximately 16 feet by 26 feet 8 inches and will have a gable roof, referencing the roof form of the main block. The rear addition will extend beyond the width of the rear ell and will be approximately the same width as the main block. There will be an exterior stair with covered landing on the rear of the proposed addition. The materials proposed for the addition include smooth fiber cement siding and trim, Pella wood windows, and asphalt shingles.

The alterations include replacement of the existing German lap siding on the historic building with new wood, German lap siding. A six foot wood solid board fence will be replaced in the rear yard. A new HVAC condenser unit will be located next to the existing one on the south elevation.

**II. HISTORY:**

The Federal-style, two-story, two-bay frame townhouse located at 112 South Fayette Street likely dates to the **mid-19<sup>th</sup> century**. The house, in its current configuration, appears on the 1877 G. M. Hopkins City Atlas of Alexandria map as well as early Sanborn Fire Insurance Maps (1885 and 1891). The 1902 Sanborn Fire Insurance Map also showed a small one-story rear addition attached to the two-story rear ell. By 1958, the Sanborn Fire Insurance Map depicted a one-story porch off the two-story rear ell.

In 2003, the Board approved the installation of a hanging sign on a simple post in the front yard (BAR Case #2003-0192). The Board approved a freestanding sign for J. Curio in 1993 (BAR Case #93-12, 2/3/93) and for Joyce Interiors in 1992 (BAR Case #92-10, 1/2/92).

**III. ANALYSIS:**

The subject property is located in the Central Business District. No parking is required for the personal service (salon) on the first floor. However, two parking spaces are required for the second story accessory apartment on the second floor. The applicant must maintain two parking spaces on the lot to be in conformance with Zoning Ordinance requirements.

**Permit to Demolish/Capsulate**

In considering a Permit to Demolish/Capsulate, 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, the criteria to demolish and capsule are not met and the Permit to Demolish should be granted. The Board regularly approves the partial demolition of rear ells to allow for a new or larger rear addition when the existing walls are not of particularly old or unusual construction. In this case, the existing rear ell will remain visible and intact and only the rear (east) wall of the ell will be demolished. Historic map research suggests that the area proposed for demolition has been modified over the years. Staff supports the proposed amount of demolition/capsulation for the addition.

#### Addition

The proposed addition will be obliquely visible from South Fayette Street, as the existing townhouse is mid-block but has a side yard. When considering any addition, the Board must consider not only the impact of the addition on the existing building but also on the surrounding area. While the proposed addition is substantial in size—similar in size to the main block of the historic townhouse—Staff generally finds it to be compatible with respect to scale, mass and architectural character. The design allows the historic townhouse—a main block with a side gable roof and flat-roofed rear ell—to remain prominent. The proposed addition references the historic townhouse by utilizing the side gable roof form, though reinterprets it with similar but slightly different size fenestration and modern materials, helping to subtly differentiate the new from the old. As staff has noted, the new addition is substantial in size. However, Staff finds that its location at the rear and the change in materials continues to allow the historic townhouse to remain visually prominent from the street. Furthermore, the building to the north is larger and has a similar, proportionately larger, addition, so the proposed expansion at 112 South Fayette will not overwhelm nearby properties.

The proposed materials — fiber cement siding and trim, wood windows and doors—are all considered by BAR policies appropriate materials for new construction. The Board’s adopted Roof Policy states that “composition shingle roofing is generally discourage but architectural grade composition shingles may be appropriate in weathered wood or slate blend colors.” Staff does not object to the proposed asphalt shingles on the addition but notes that they must be architectural grade and in weathered wood or slate blend colors. Further, Staff notes that the Roof Policy requires future replacement of the existing asphalt shingle to be a historically appropriate material on the historic portion of the house.

#### Alterations

Prior to replacement of the German lap siding on the existing historic townhouse, the Board’s policy requires Staff to evaluate the condition and age of the existing siding, and any siding

which may be underneath. If there is historic siding below and it is reasonably salvageable, then the applicant will be expected to retain and repair the siding. If Staff makes the determination that no historic siding exists, then the applicant may install new German lap wood siding, or another historically appropriate profile wood siding, with final approval by Staff.

Staff recommends approval of the application with the conditions noted above.

**STAFF:**

Catherine Miliaras, Historic Preservation Planner, Planning & Zoning  
Al Cox, FAIA, Historic Preservation Manager, Planning & Zoning

**IV. CITY DEPARTMENT COMMENTS**

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

**Archaeology**

**Archaeology Finding**

1. Documentary records indicate that this street face contained several free African American households in 1810, 1830 and 1850, although it is not known at this time if the lot at 112 S. Fayette was one of them. Therefore, the lot has the potential to yield archaeological resources that could provide insight into African American domestic activities in the early 19<sup>th</sup> century.

**Archaeology Recommendations**

- \*1. The applicant/contractor shall call Alexandria Archaeology immediately (703-746-4399) 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.
- \*2. The applicant/contractor shall not allow any metal detection or artifact collection to be conducted on the property, unless authorized by Alexandria Archaeology.
3. The statements in archaeology conditions above marked with an asterisk "\*" 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.

**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 Building and trades permits are required for this project. Six sets of *construction documents* sealed by a *Registered Design Professional* that fully detail the construction as well as layout and schematics of the mechanical, electrical, and plumbing systems shall accompany the permit application(s)

- C-2 New construction must comply with the current edition of the Uniform Statewide Building Code (USBC).
- C-3 Any proposed future alterations to the existing structure must comply with the current edition of the Uniform Statewide Building Code (USBC).
- C-4 Before a building permit can be issued on any proposed future alterations, a certification is required from the owner or owner's agent that the building has been inspected by a licensed asbestos inspector for the presence of asbestos.
- C-5 The developer shall provide a building code analysis with the following building code data on the plan: a) use group; b) number of stories; c) type of construction; d) floor area per floor; e) fire protection plan; f) occupancy load.
- C-6 A soils report must be submitted with the building permit application.
- C-7 The proposed use constitutes a change in use group classification. New Certificates of Occupancy are required. The space contains mixed uses and each certificate must specify use group, type of construction, and occupant load.
- C-8 All exterior walls within 5 feet from an interior property line shall have a fire resistance rating of 1 hour, from both sides, with no openings permitted within the wall. As alternative, a 2 hour fire wall may be provided.
- C-9 When a change of use requires a greater degree of structural strength, fire protection, exit facilities or sanitary provisions, a construction permit is required.
- C-10 This structure contains mixed use groups and is subject to the mixed use and occupancy requirements of the USBC.
- C-11 Stairs must comply with USBC. Stairways of 3 or more risers require handrails.
- C-12 Required exits, parking, and facilities shall be accessible for persons with disabilities.
- C-13 Toilet Rooms for Persons with Disabilities:
  - (a) Water closet heights must comply with USBC 1109.2.2
  - (b) Door hardware must comply with USBC 1109.13
- C-14 Toilet Facilities for Persons with Disabilities: Larger, detailed, dimensioned drawings are required to clarify space layout and mounting heights of affected accessories. Information on door hardware for the toilet stall is required (USBC 1109.2.2).
- C-15 Guardrail height and openings must comply with USBC 1012.2 and 1012.3.
- C-16 Handrails must comply with USBC 1009.10.

- C-17 Electrical wiring methods and other electrical requirements must comply with 2009 USBC and NFPA 70, 2008.
- C-18 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.

**Transportation and Environmental Services (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 the plan. (T&ES)

**FINDINGS**

- F1. After review of the information provided, an approved grading plan is not required at this time. Please note that if any changes are made to the plan it is suggested that T&ES be included in the review. (T&ES)
- F2. The adjacent Alleyways shall not be used for construction or obstructed at any time without approval(s). (T&ES)

**CITY CODE REQUIREMENTS**

- C-1 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-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 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-4 All secondary utilities serving this site shall be placed underground. (Sec. 5-3-3) (T&ES)
- C-5 Any work within the right-of-way requires a separate permit from T&ES. (Sec. 5-2) (T&ES)

**V. ATTACHMENTS**

*1 – Supporting Materials*

*2 – Application for BAR2012-00173 & BAR2012-00174 at 122 South Fayette St*



Front Elevation- 112 S. Fayette St.



Front Elev. looking down side yard



Front- from S. Fayette St.



Front- from S. Fayette St.



Rear elevation- Looking down side yard



Rear elevation

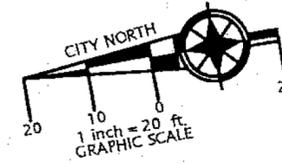


Rear elevation from rear of property

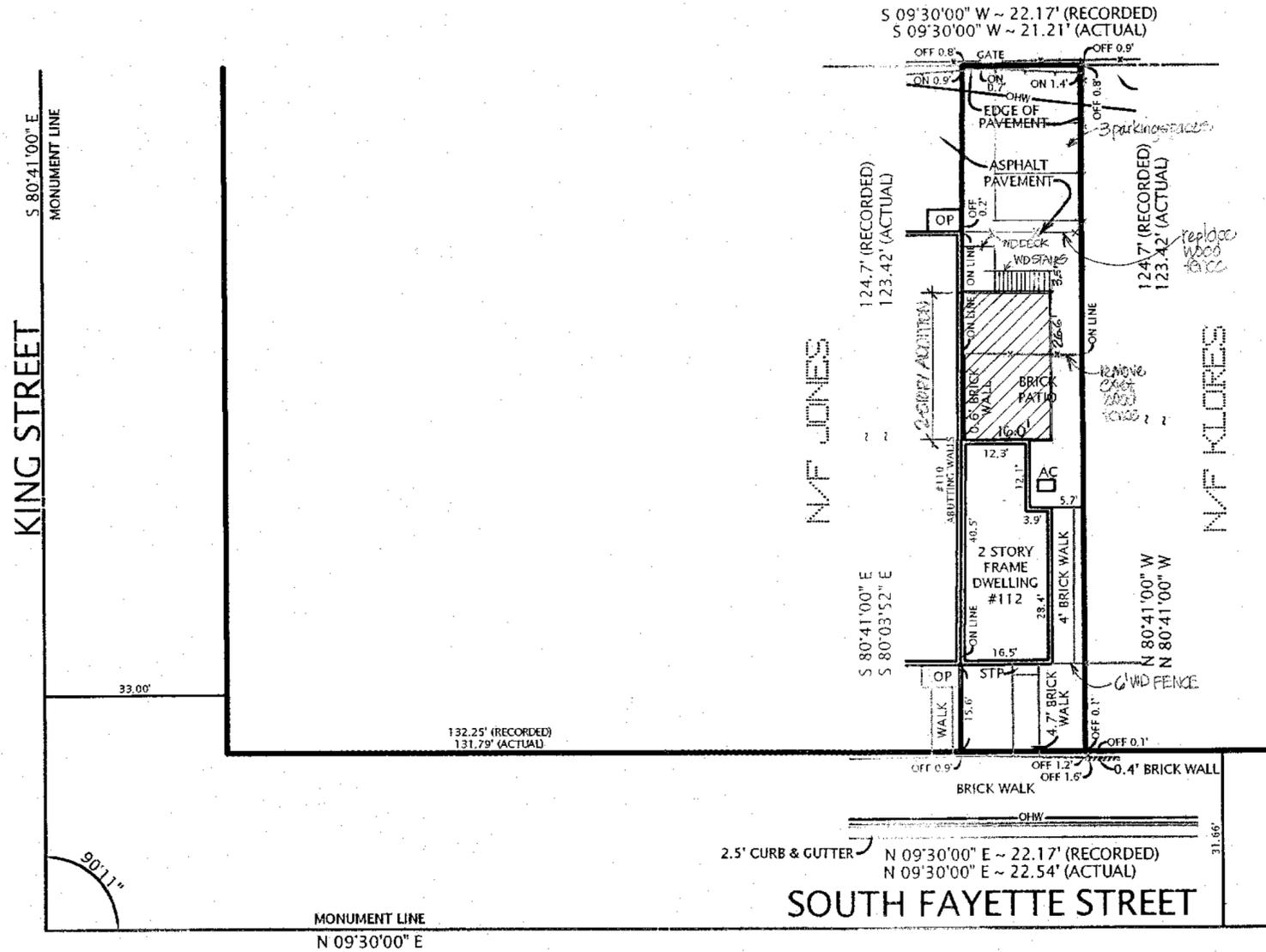


Rear elevation showing adjacent property wall

- NOTES: 1. FENCES ARE FRAME.  
 2. TOTAL AREA = 2,699 SF  
 3. UTILITIES ARE UNDERGROUND.  
 4. SURVEY CONDUCTED IN SNOW.

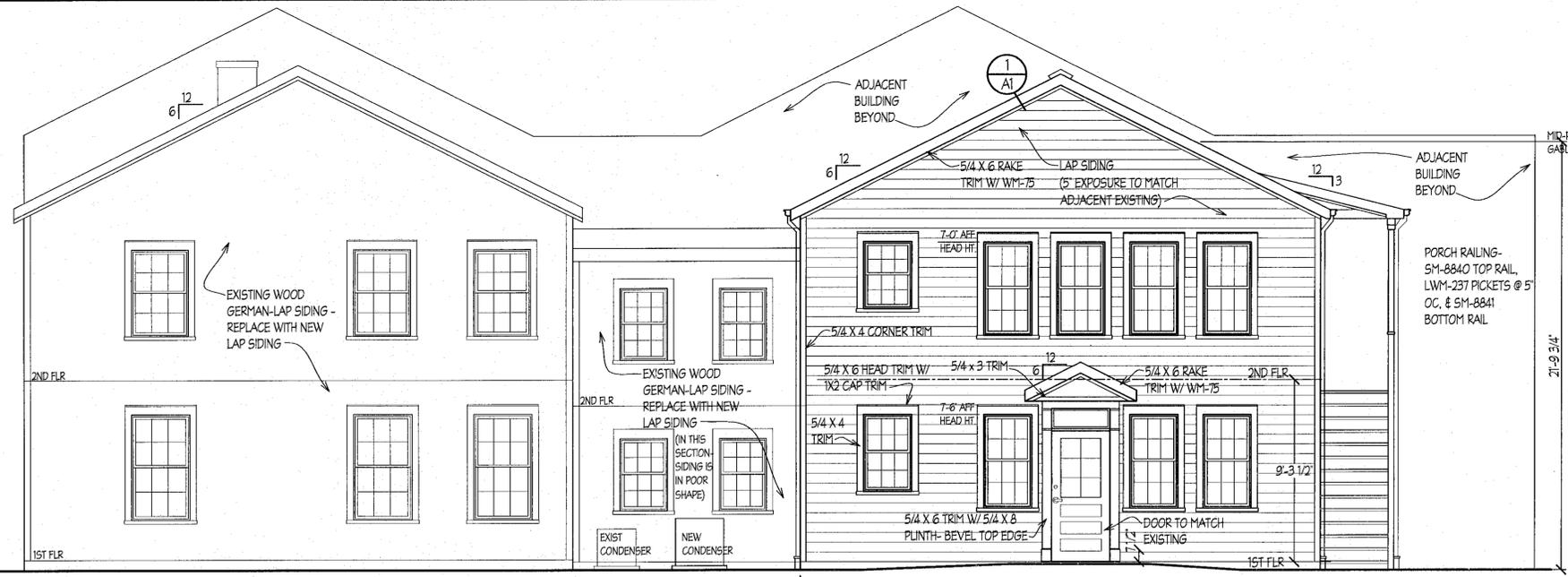


LANDS OF SYLVAN COHEN  
 604

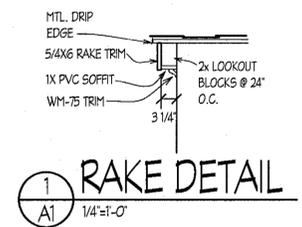


PLAT  
 SHOWING HOUSE LOCATION ON  
 THE PROPERTY LOCATED AT  
**#112 SOUTH FAYETTE STREET**  
 (DEED BOOK 1529, PAGE 1766)  
 CITY OF ALEXANDRIA, VIRGINIA  
 SCALE: 1" = 20'      FEBRUARY 27, 2003

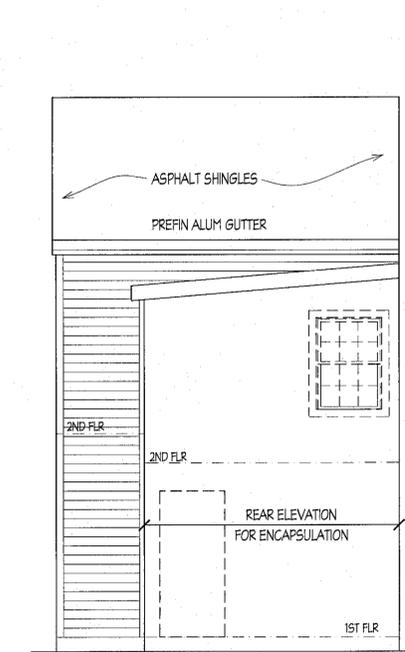
<p>I HEREBY CERTIFY THAT THE POSITIONS OF ALL THE EXISTING IMPROVEMENTS HAVE BEEN CAREFULLY ESTABLISHED BY A CURRENT FIELD SURVEY AND UNLESS SHOWN THERE ARE NO VISIBLE ENCROACHMENTS AS OF THIS DATE:</p>		<p>CASE NAME:          JONES          LAND, CLARK, CARROLL,          MENDELSON &amp; BLAIR, P.C.</p>
<p>THIS PLAT IS SUBJECT TO RESTRICTIONS OF RECORD.          A TITLE REPORT WAS NOT FURNISHED.          NO CORNER MARKERS SET.</p>		<p><b>DOMINION SURVEYORS, INC</b>          8808-H PEAR TREE VILLAGE COURT          ALEXANDRIA, VIRGINIA 22309          703-619-6555          FAX 703-799-6412</p>



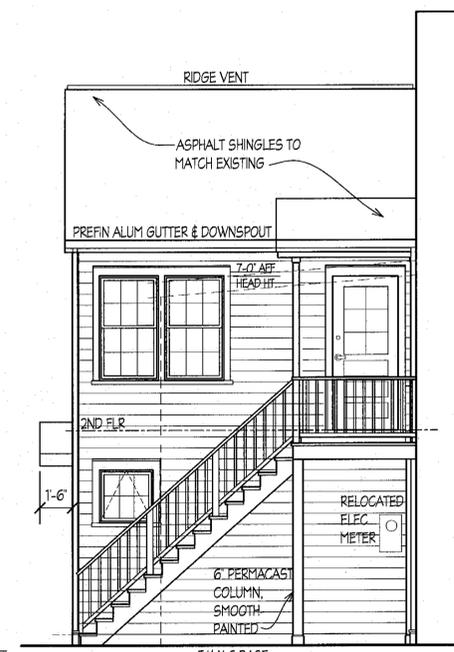
← EXIST. HOUSE | NEW ADDITION →  
**A SIDE ELEVATION**  
 1/4" = 1'-0"



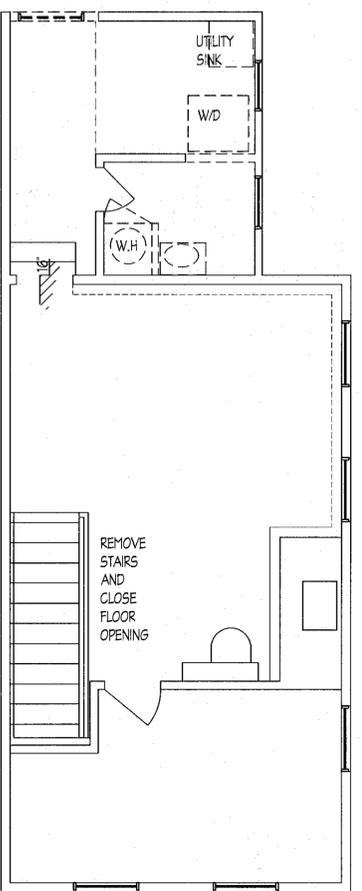
**1 RAKE DETAIL**  
 1/4" = 1'-0"



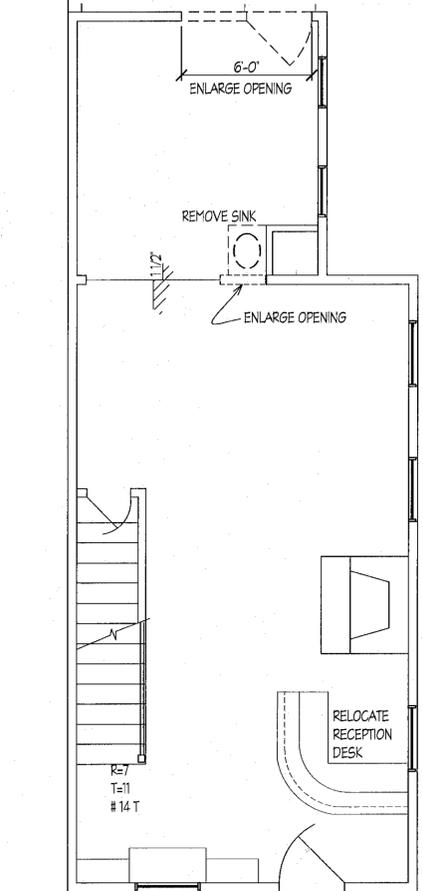
**B REAR ELEV.-EXIST**  
 1/4" = 1'-0"



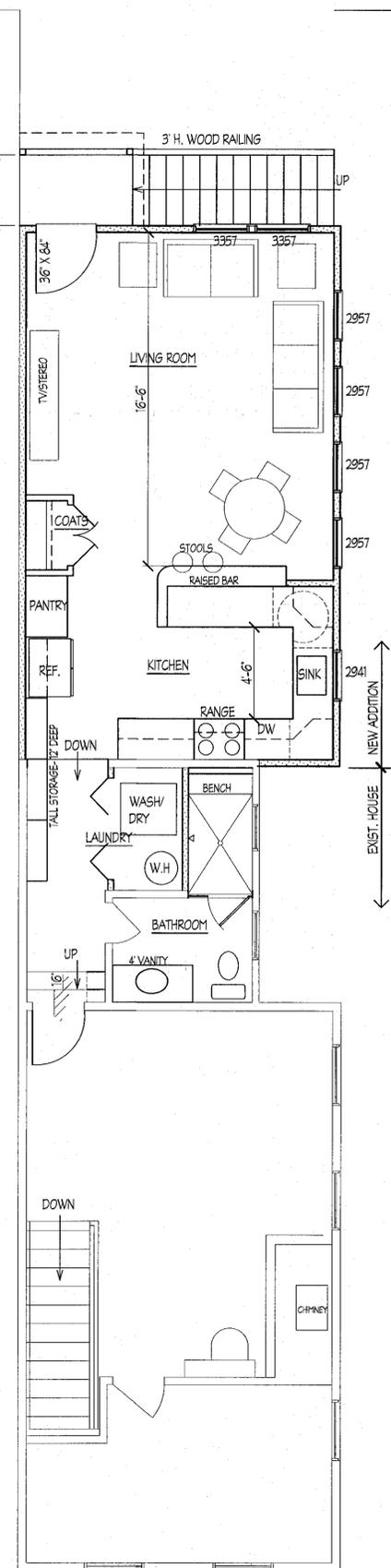
**B REAR ELEVATION-NEW**  
 1/4" = 1'-0"



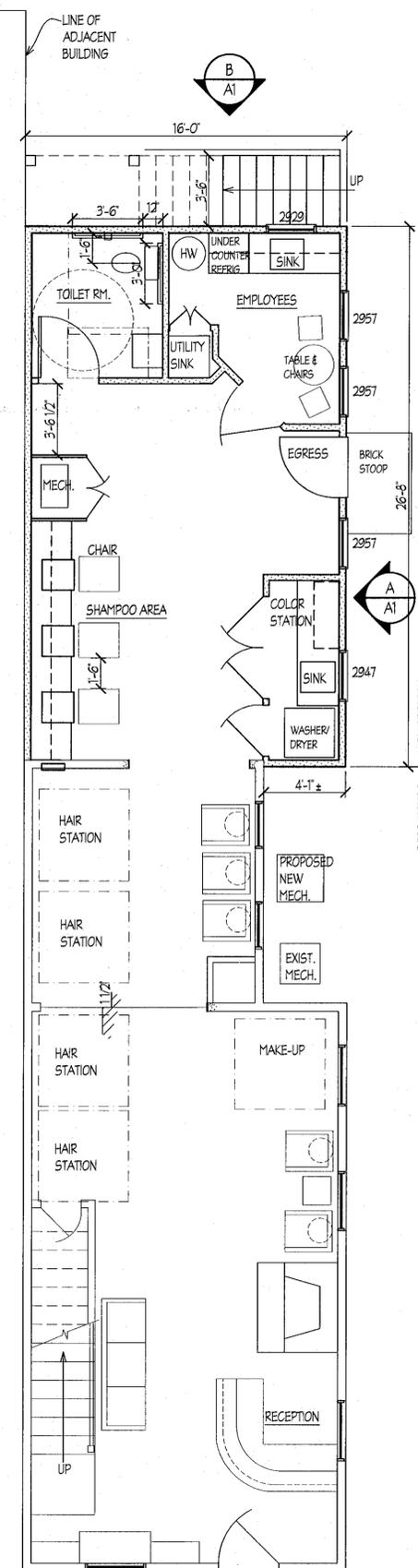
**EXIST 2ND FL PLAN-DEMO**  
 1/4" = 1'-0"



**EXIST 1ST FLR PLAN- DEMO**  
 1/4" = 1'-0"



**PROPOSED 2ND FLR PLAN**  
 1/4" = 1'-0"



**PROPOSED 1ST FLR PLAN**  
 1/4" = 1'-0"

ROOF: ASPHALT SHINGLES  
 COLOR: BROWN/GRAY - TO MATCH EXISTING

WALLS:  
 SIDING: FIBER CEMENT SIDING, SMOOTH FINISH PAINTED. SIDING EXPOSURE HEIGHT WILL BE 5' TO ALIGN WITH EXISTING. ALL NAILS WILL BE CONCEALED.  
 THE WHOLE BUILDING WILL BE REPAINTED- COLOR TO BE GLIDDEN- WHITE BUCKS

TRIM:  
 HARDPLANK, PAINTED WHITE- TO MATCH EXISTING TRIM

WINDOWS: PELLA WOOD DOUBLE HUNG WITH PAINTED FINISH. CLEAR INSULATED GLASS WITH TRADITIONAL 7/8" MUNTIN BARS (INTEGRAL MUNTIN BARS USING PELLA INTERGRAL LIGHT TECHNOLOGY) PAINTED WHITE

GUTTERS & DOWNSPOUTS: PREFIN ALUM WHITE 08EE GUTTER & 3" X 4" DOWNSPOUTS.

MECHANICAL EQUIPMENT: 1 EXISTING AND 1 NEW CONDENSER UNITS ARE LOCATED AT THE SIDE OF THE EXISTING BUILDING.

**REBECCA L.G. BOSTICK, AIA**  
**ARCHITECT**  
 1819 DRURY LANE, SUITE 101 ALEXANDRIA, VA 22307 (703) 768-2250  
**A1**  
 SHEET 1 OF 1  
 DATE 6/11/12  
 REVISED

**Addition to the**  
**LORRAINE APRILE SALON**  
 112 SOUTH FAYETTE ST. ALEXANDRIA, VA 22314

BAR Case # **BAR2012-00173****BAR2012-00174**ADDRESS OF PROJECT: 112 S Fayette StreetTAX MAP AND PARCEL: 074.01-04-37 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: LORRAINE APRILEAddress: 1404 Roundhouse lane Apt 309City: Alex State: VA Zip: 22314Phone: 703 915 1863 E-mail: LAPRILE532@MSN.COMAuthorized Agent (if applicable):  Attorney  Architect  \_\_\_\_\_Name: REBECCA BOSTICK Phone: 703 768 2250E-mail: rburch@mindspring.com

Legal Property Owner:

Name: LORRAINE APRILEAddress: 1404 Roundhouse lane apt 309City: Alex State: VA Zip: 22314Phone: 703 915 1863 E-mail: LAPRILE532@MSN.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
  - 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).

addition to rear of property  
 1st story is part of the salon.  
 2nd story will be a 2 bedroom apartment  
 with outdoor staircase with a deck.

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: LORRAINE APRILE

Date: 5/21/2012

**OWNERSHIP AND DISCLOSURE STATEMENT**

Use additional sheets if necessary

**1. Applicant.** State the name, address and percent of ownership of any person or entity owning an interest in the applicant, unless the entity is a corporation or partnership, in which case identify each owner of more than ten percent. The term ownership interest shall include any legal or equitable interest held at the time of the application in the real property which is the subject of the application.

Name	Address	Percent of Ownership
1. LORRAINE APRILE	1404 Roundhouse Lane Apt 309 Alex VA 22314	100%
2.		
3.		

**2. Property.** State the name, address and percent of ownership of any person or entity owning an interest in the property located at 112 S. FAYETTE 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. Lorraine Aprile	1404 Roundhouse Lane apt 309 Alex VA 22314	100%
2.		
3.		

**3. Business or Financial Relationships.** Each person or entity listed above (1 and 2), with an ownership interest in the applicant or in the subject property is required to disclose any business or financial relationship, as defined by Section 11-350 of the Zoning Ordinance, existing at the time of this application, or within the 12-month period prior to the submission of this application with any member of the Alexandria City Council, Planning Commission, Board of Zoning Appeals or either Boards of Architectural Review.

Name of person or entity	Relationship as defined by Section 11-350 of the Zoning Ordinance	Member of the Approving Body (i.e. City Council, Planning Commission, etc.)
1. 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.

5/21/2012. LORRAINE APRILE 

Date Printed Name 18 Signature



# DEPARTMENT OF PLANNING AND ZONING

## FLOOR AREA RATIO AND OPEN SPACE CALCULATIONS FOR SINGLE AND TWO-FAMILY RESIDENTIAL OUTSIDE HISTORIC DISTRICTS

### A. Property Information

A1. Street Address 112 S. Fayette Street Zone CL  
 A2. 2699 SF x .75 = 2024.25 SF  
Total Lot Area Floor Area Ratio Allowed by Zone Maximum Allowable Floor Area

### B. Existing Gross Floor Area

Existing Gross Area *		Allowable Exclusions	
Basement		Basement**	
First Floor	<u>617</u>	Stairways**	<u>87</u>
Second Floor	<u>617</u>	Mechanical**	<u>16.2</u>
Third Floor		Porch/ Garage**	
Porches/ Other		Attic less than 5'**	
<b>Total Gross *</b>	<b><u>1234</u></b>	<b>Total Exclusions</b>	<b><u>103.2</u></b>

B1. Existing Gross Floor Area \*  
1234 Sq. Ft.  
 B2. Allowable Floor Exclusions\*\*  
103.2 Sq. Ft.  
 B3. Existing Floor Area minus Exclusions 1130.8 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	<u>422</u>	Stairways**	<u>54</u>
Second Floor	<u>422</u>	Mechanical**	
Third Floor		Porch/ Garage**	
Porches/ Other <u>Stairs</u>	<u>54</u>	Attic less than 5'**	
<b>Total Gross *</b>	<b><u>898</u></b>	<b>Total Exclusions</b>	<b><u>54</u></b>

C1. Proposed Gross Floor Area \*  
898 Sq. Ft.  
 C2. Allowable Floor Exclusions\*\*  
54 Sq. Ft.  
 C3. Proposed Floor Area minus Exclusions 844 Sq. Ft.  
 (subtract C2 from C1)

### D. Existing + Proposed Floor Area

D1. Total Floor Area (add B3 and C3) 1974.8 Sq. Ft.  
 D2. Total Floor Area Allowed by Zone (A2) \_\_\_\_\_ Sq. Ft.

\*Gross floor area for residential single and two-family dwellings in the R-20, R-12, R-8, R-5, R-2-5, RB and RA zones (not including properties located within a Historic District) is the sum of all areas under roof on a lot, measured from exterior walls.

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

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

### F. Open Space Calculations Required in RA & RB zones

Existing Open Space	
Required Open Space	
Proposed Open Space	

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

Signature: Rebecca B. Boothick

Date: 6/11/12  
revised