

Docket Item # 6
BAR CASE # 2012-0199

BAR Meeting
July 11, 2012

ISSUE: Certificate of Appropriateness - Garden Wall
Waiver of Section 7-202 (Fence Height Requirement)

APPLICANT: Sarah Bobbin (Carlos Navia, Agent)

LOCATION: 917 South Saint Asaph Street

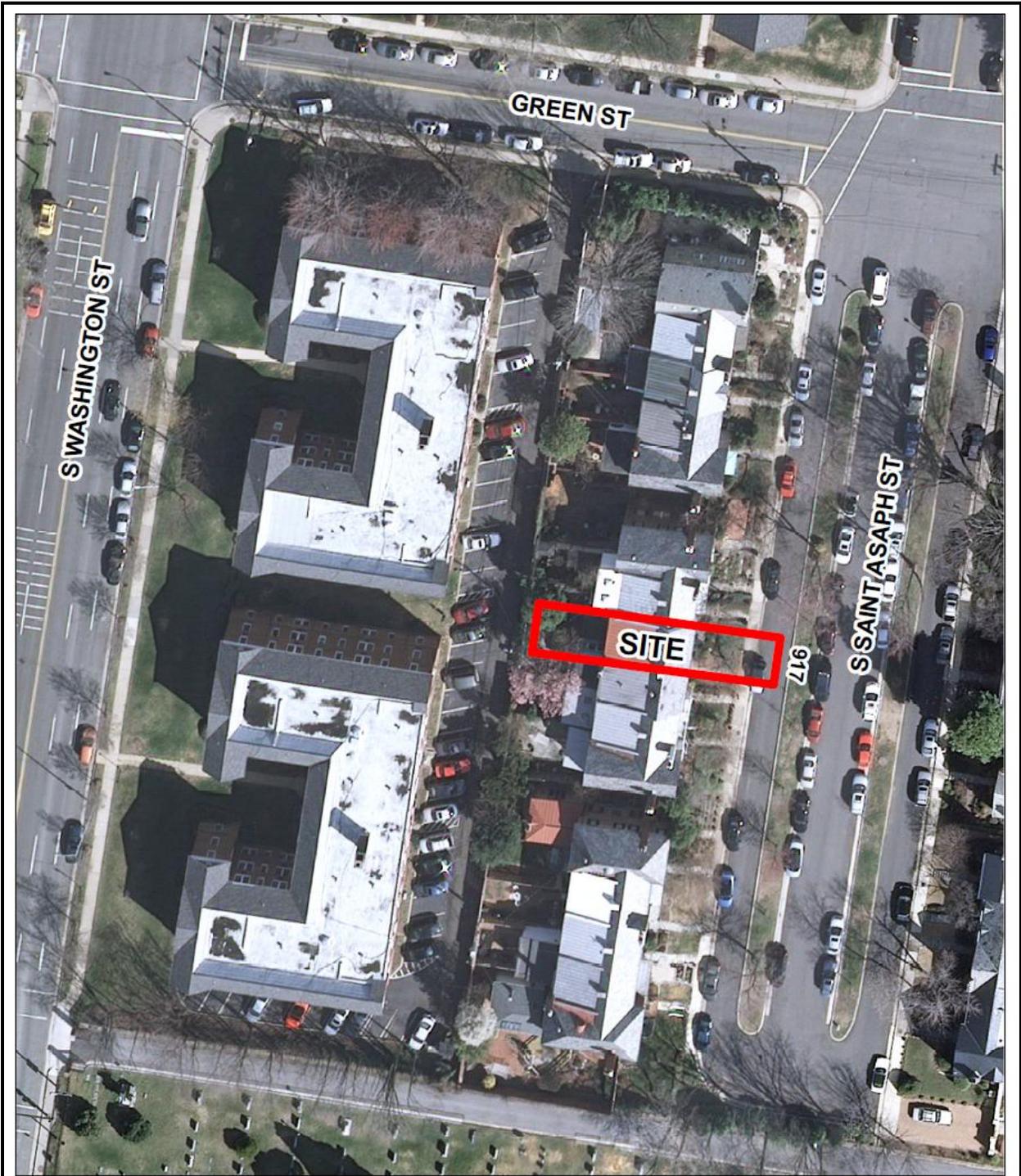
ZONE: RM / Residential

STAFF RECOMMENDATION:

Staff recommends approval of the Certificate of Appropriateness application and Waiver of Fence Height Requirement with the condition that the lattice panel is reduced in height to two feet above the 5' tall masonry wall.

*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 BAR2012-0199



I. ISSUE:

The applicant is requesting approval of a Certificate of Appropriateness for the replacement of an existing 6' high, wood fence along the rear/side property line with a new, approximately 5' high, brick wall topped with a 3' vertical/horizontal wood lattice panel at 917 South Saint Asaph Street.

The brick garden wall is constructed utilizing a common bond brick pattern capped with a single course of rowlock bricks. The wall will be located on the same footprint as the previous wood fence and will join the existing 5' high brick wall with 2' high wood lattice panel currently located along the rear property line.

The new brick wall will have a concrete footing; however, it is detached from any other building or structure on the subject property.

II. HISTORY:

The two-story, brick townhouse at 917 South Saint Asaph Street is part of George Washington Gardens developed by Joseph K. Seidle, Inc. constructed in **1940**. The houses are stylistically similar to the Yates Garden subdivision by Edward Carr, which begins directly north across Green Street.

901-931 South Saint Asaph Street is abutted in the rear by public service alley which is shared with the adjacent three-story, Bearing's South condominium building, as shown in the photo below.



Previous Approvals:

On May 4, 2011, the BAR approved the installation of a new egress window on the basement level of the front elevation and alterations to the front entry stoop on the subject property (BAR#2011-0052.)

Currently, there are other brick/lattice fences located on this block that are similar in height and construction to what the applicant is proposing in the subject application. However, there is no record of the BAR granting approval for the construction of these fences and it is recommended that these fences not be utilized as a standard to evaluate the current application. Zoning Inspectors have been notified of the adjacent fence violations and will be pursuing enforcement action.

III. ANALYSIS:

The *Design Guidelines* state that “garden walls within the district were generally constructed of masonry and provide visual barriers. New walls should be sympathetic to the existing built environment and appropriate in materials, design and scale. Furthermore, the walls of brick are generally appropriate throughout the historic districts.”

In Staff’s opinion, the proposed garden wall generally meets the requirements of the *Design Guidelines*. The proposed materials and the design of the proposed brick wall are significantly more attractive than the existing wood fence, are consistent with other existing walls within this portion of the district, and will not damage existing historic features on the subject property. However, staff believes that the proposed 3’ high lattice panel is out of scale and not consistent with the height of other BAR approved lattice panels and recommends that the lattice panel be reduced to 2’ in height. This design will also reduce the overall height of the fence to 7’ and will enable the new wall’s height and configuration to match the existing wall located along the rear property line.

Waiver of Height Requirement - Section 7-202(C)

The zoning ordinance prevents fences taller than 6’ in height anywhere in the City but allows the BAR to waive or modify this height “where the board finds that a proposed fence would be architecturally appropriate and consistent with the character of the district.” [Section 7-202(C)]

Staff recommends that the Board find that the proposed brick wall is architecturally appropriate and consistent with the character of the district and supports the waiver of Section 7-202(C), to permit the proposed 5’ high brick wall topped with 2’ feet of wood lattice.

STAFF:

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

IV. CITY DEPARTMENT COMMENTS:

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

Code Administration

- F-1 The review by Code Administration is a preliminary review only. Once the applicant has filed for a building permit, code requirements will be based upon the building permit plans. If there are any questions, the applicant may contact Ken Granata, Acting Plan Review Supervisor at ken.granata@alexandriava.gov or 703-746-4193.
- C-1 A building permit is required for any fence greater than 6 feet in height. Five sets of *construction documents* that fully detail the construction as well as details of the foundation being installed shall accompany the permit application and plat plan. 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 Alteration to a building/structure shall comply with the Uniform Statewide Building Code (USBC).

- C-3 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. If a building permit is required the plans shall comply with requirements of City Code Section 5-6-224 regarding the location of downspouts, foundation drains and sump pumps. (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 and must be included on the required Grading Plan. (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 submitted for approvals. (T&ES)
- R5. Location of the new fence shall be within the property line. (T&ES)

FINDINGS:

- F1. An approved grading plan is not required for the proposed improvement at this time.
- F2. The Alley located at the rear of the property is a Public Right-of-Way. The alley shall not be used for construction or obstructed at any time without approval. (see Code Requirement C-3) (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 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 BAR2012-00199 at 917 South Saint Asaph St

Attachment 1
View of Alley



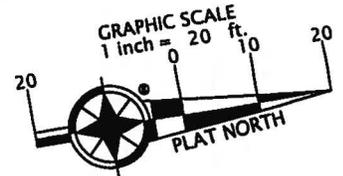
View of Alley



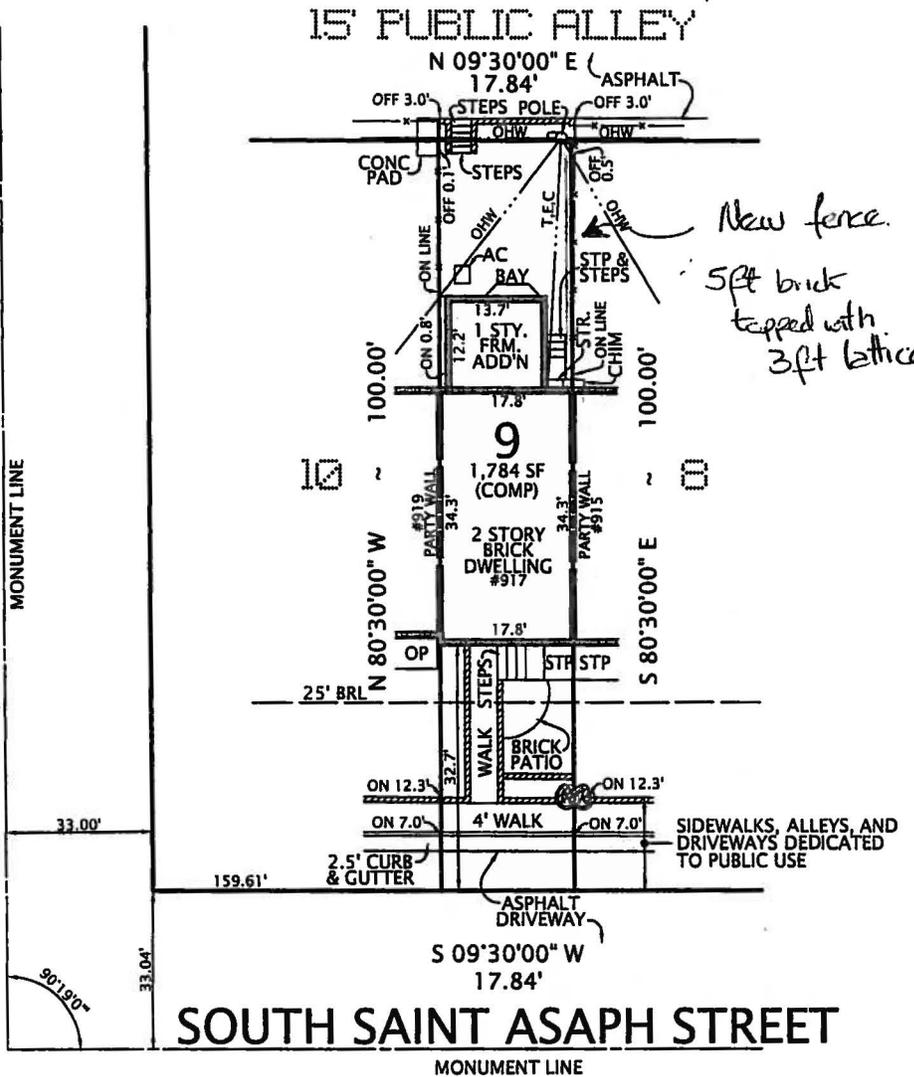
View of Alley



- NOTES: 1. FENCES ARE FRAME.
2. RETAINING WALLS ARE 0.7' BRICK.



CHURCH STREET
MONUMENT LINE



SOUTH SAINT ASAPH STREET
MONUMENT LINE

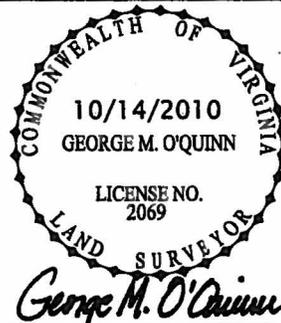
PLAT
SHOWING HOUSE LOCATION ON
LOT 9, SECTION TWO
COLONIAL PROPERTIES SUBDIVISION
(DEED BOOK 168, PAGE 271)

CITY OF ALEXANDRIA, VIRGINIA
SCALE: 1" = 20' OCTOBER 14, 2010

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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:

THIS PLAT IS SUBJECT TO RESTRICTIONS OF RECORD.
A TITLE REPORT WAS NOT FURNISHED.
NO CORNER MARKERS SET.



Ordered by:
Land, Clark, Carroll, Mendelson & Blair, P.C.

524 King Street
Alexandria, Virginia 22314
703-836-1000

DOMINION Surveyors Inc.®

8808-H PEAR TREE VILLAGE COURT
ALEXANDRIA, VIRGINIA 22309
703-619-6555
FAX: 703-799-6412

917 S St. Asaph St

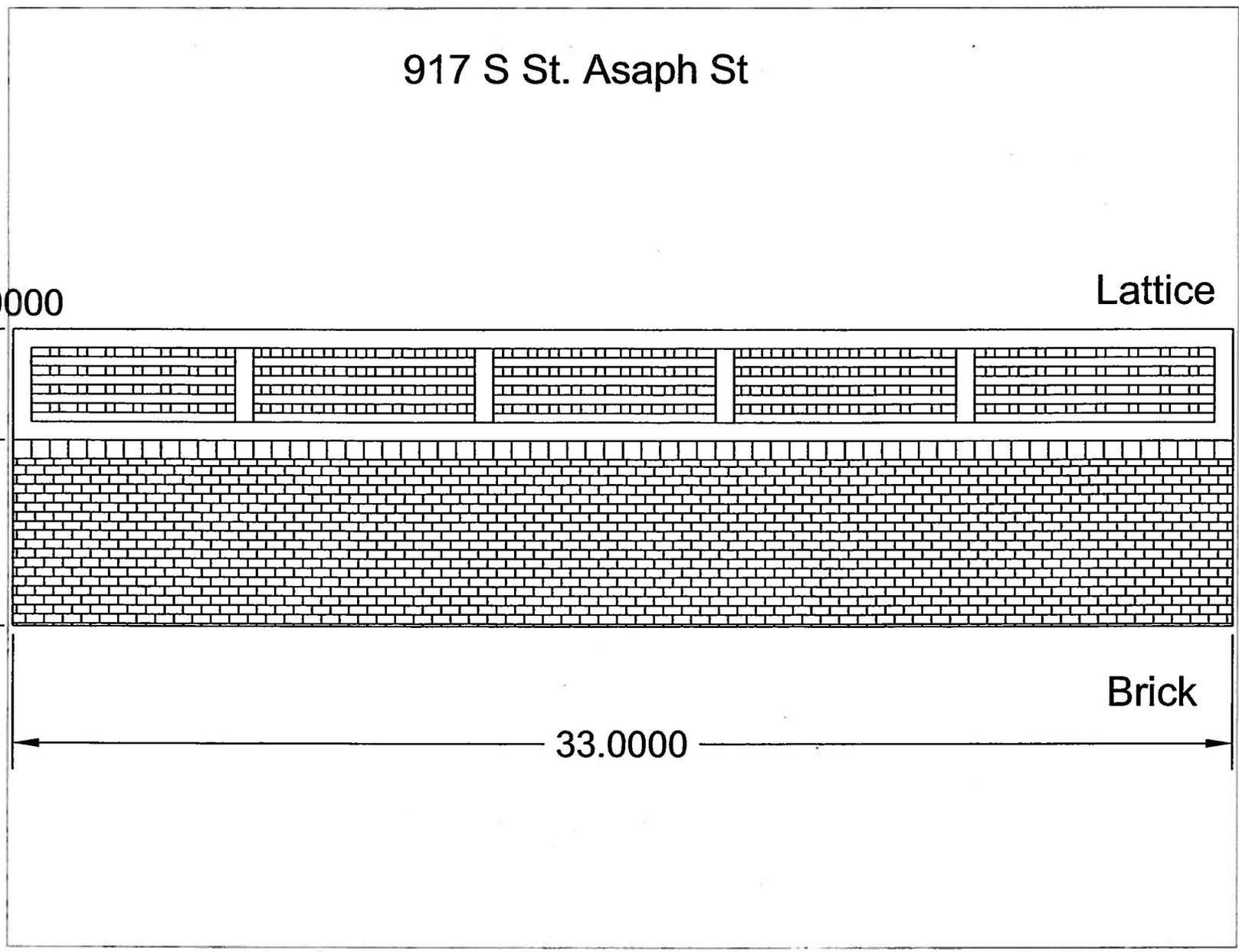
Lattice

3.0000

5.0000

33.0000

Brick



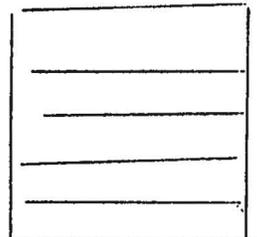
17.84'

122'

13.7'

← New
Brick fence topped with lattice

33 ft.



Public Alley.



Back side of house











BAR Case # **2012-00199**

ADDRESS OF PROJECT: 917 S St ASAPH ST ALEXANDRIA VA

TAX MAP AND PARCEL: 080 04 07 11 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: SARAH BOBBIN

Address: 917 S St ASAPH St.

City: ALEXANDRIA State: VA Zip: 22314

Phone: 571-225-8716 E-mail: sebbie10@gmail.com

Authorized Agent *(if applicable)*: Attorney Architect GOLDEN TOUCH, Inc.

Name: CARLOS NAVIA

Phone: 571-329-1313

E-mail: golden3323@gmail.com

Legal Property Owner:

Name: SARAH E. BOBBIN

Address: 917 S St ASAPH ST

City: ALEXANDRIA State: VA Zip: 22314

Phone: 571-225-8716 E-mail: sebbie10@gmail.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).*

Demolition of side wood fence on backyard. Built a new brick fence of 5ft topped with 3ft of lattice

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.

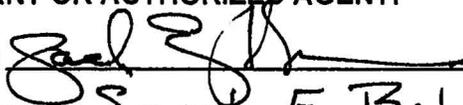
- N/A
- Clear and labeled photographs of the site, especially the area being impacted by the alterations, all sides of the building and any pertinent details.
 - Manufacturer's specifications for materials to include, but not limited to: roofing, siding, windows, doors, lighting, fencing, HVAC equipment 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: Sarah E Bobbin
Date: 8 June 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. SARAH E BOBBIN	917 S ST ASAPH ST	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 _____ (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. SARAH E BOBBIN	917 S ST ASAPH ST	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.

6/8/12 Sarah Bobbin 
 Date Printed Name Signature