Docket Item # 2
BAR CASE # 2012-00266

BAR Meeting
September 5, 2012

ISSUE: Alterations (brick garden wall)

APPLICANT: Nanci and Kevin Petit

LOCATION: 103 Quay Street

ZONE: RM / Residential

STAFF RECOMMENDATION: Staff recommends approval of the Certificate of Appropriateness with the condition that the new brick wall is not located within the utility easement at the rear of the property.

**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 BAR2012-0266

I. ISSUE:

The applicant is requesting approval of a Certificate of Appropriateness for the construction of a new 6 foot garden wall in the rear yard at 103 Quay Street. The proposed brick wall will be constructed in front of the shared wood fence with 105 Quay Street on the west, and will replace the existing wood fence and gate on the south. Either a wood or iron gate will be installed in the wall to provide access from the property into the easement behind 103 Quay Street. The new wall will match the existing brick wall along the shared property line with 101 Quay Street.

II. HISTORY:

The three-story, interior townhouse at 103 Quay Street is one of a group of 86 three-story brick townhouses bounded by North Union, North Lee, Queen and Oronoco Streets which were constructed in **1971**. This area was not included in the Old and Historic Alexandria District until 1984.

Staff could not locate any previous BAR approvals for the subject property.

III. ANALYSIS:

The proposal is in compliance with Zoning Ordinance requirements.

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."

Staff has no objection to the proposed brick wall, provided it is not located within the utility easement at the rear of the property. Masonry walls are a common feature in the historic district and a number of townhouses in this development have nearly identical brick walls, including the immediate neighbor at 101 Quay Street.

STAFF:

Stephanie Sample, 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

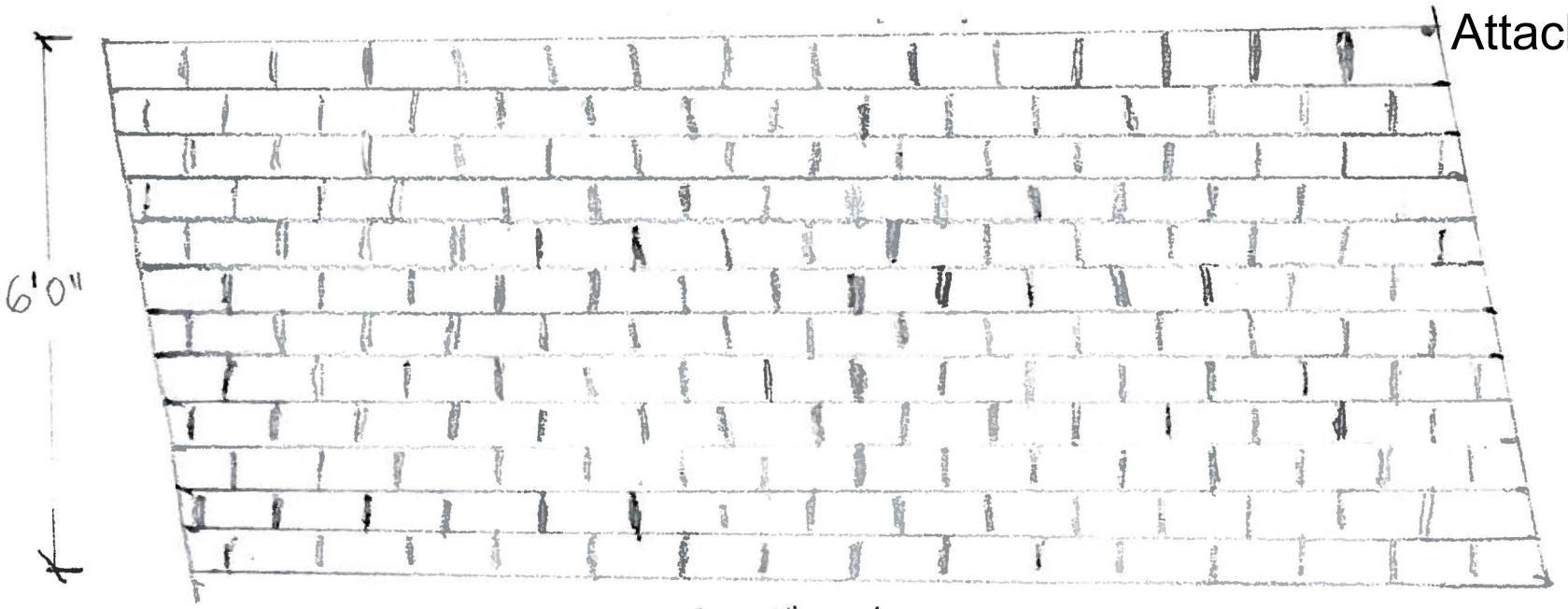
Code Administration
Construction of a garden wall requires a building permit.

Transportation & Environmental Services
No comments.

V. ATTACHMENTS

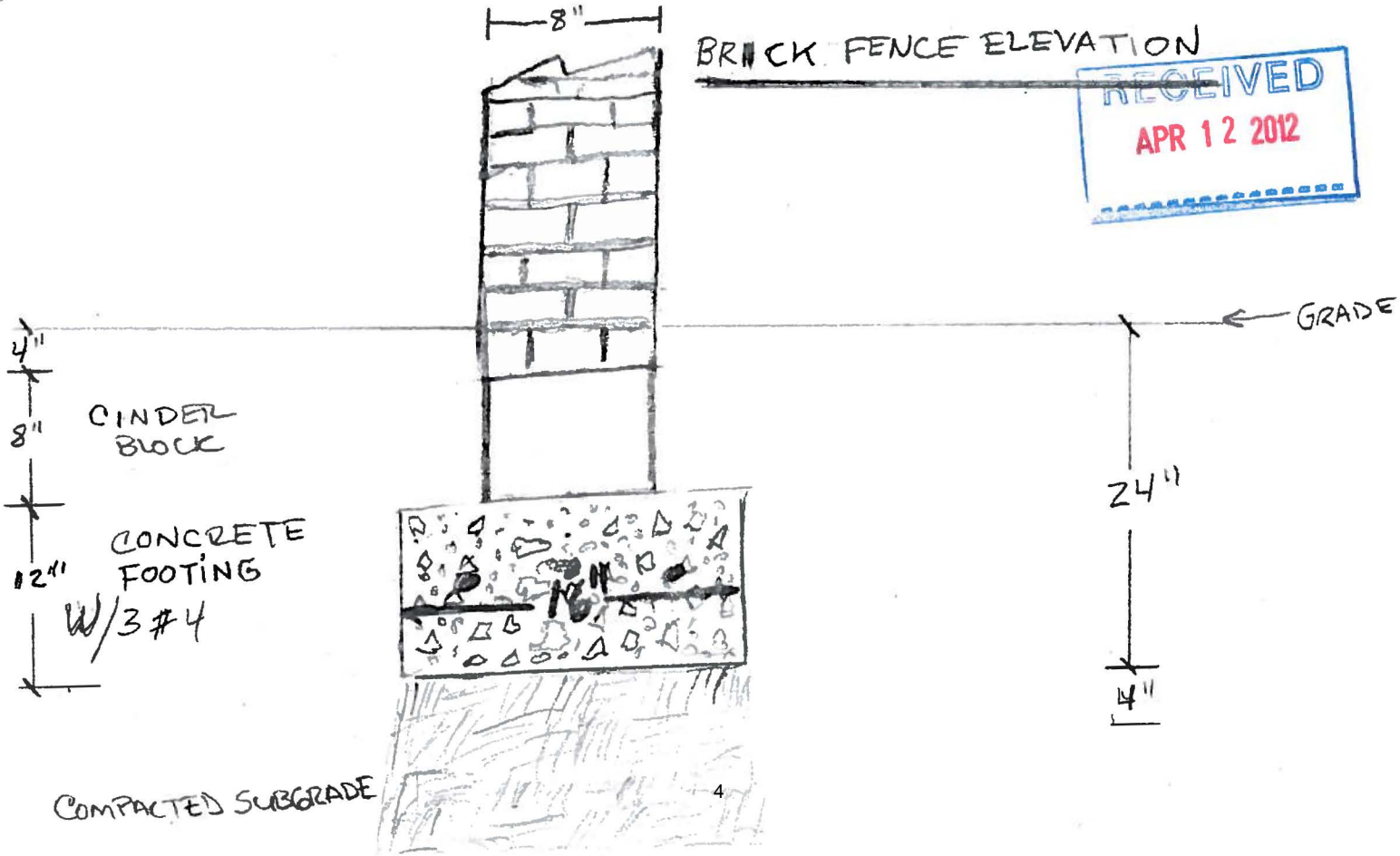
1 – Supporting Materials
2 – Application for BAR2012-00266 at 103 Quay St

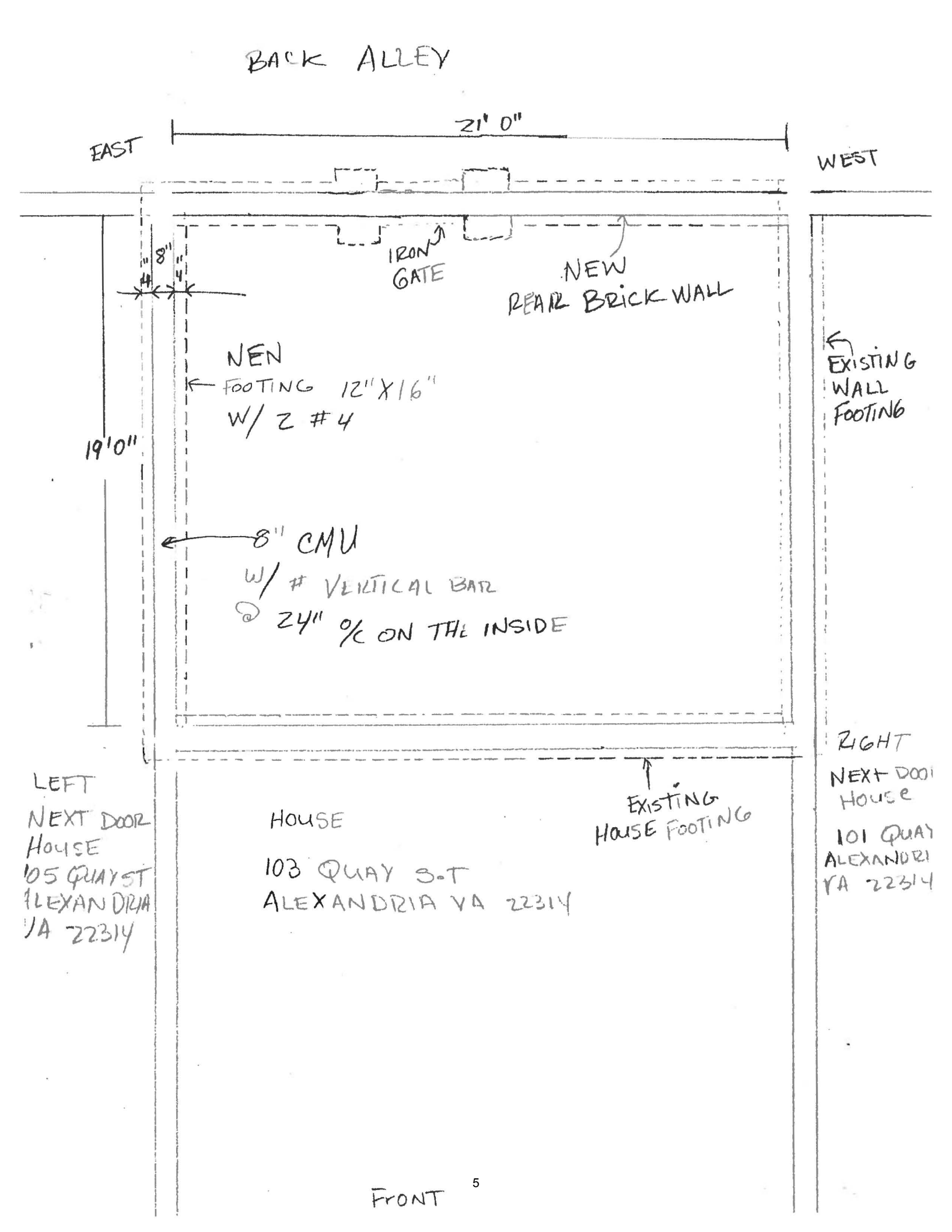
Attachment 1



BRICK FENCE ELEVATION

RECEIVED
APR 12 2012




BACK ALLEY
21' 0"
EAST
WEST
8"
4"
IRON GATE
NEW REAR BRICK WALL
NEW FOOTING 12"X16" W/ 2 #4
EXISTING WALL FOOTING
19'0"
8" CMU W/ # VERTICAL BAR @ 24" O/C ON THE INSIDE
LEFT NEXT DOOR HOUSE 105 QUAY ST ALEXANDRIA VA 22314
HOUSE
103 QUAY S.T ALEXANDRIA VA 22314
EXISTING HOUSE FOOTING
RIGHT NEXT DOOR HOUSE 101 QUAY ALEXANDRIA VA 22314
FRONT

PROPERTY REPORT
LOT 706 SECTION 4
OLD TOWNE
CITY OF ALEXANDRIA, VIRGINIA

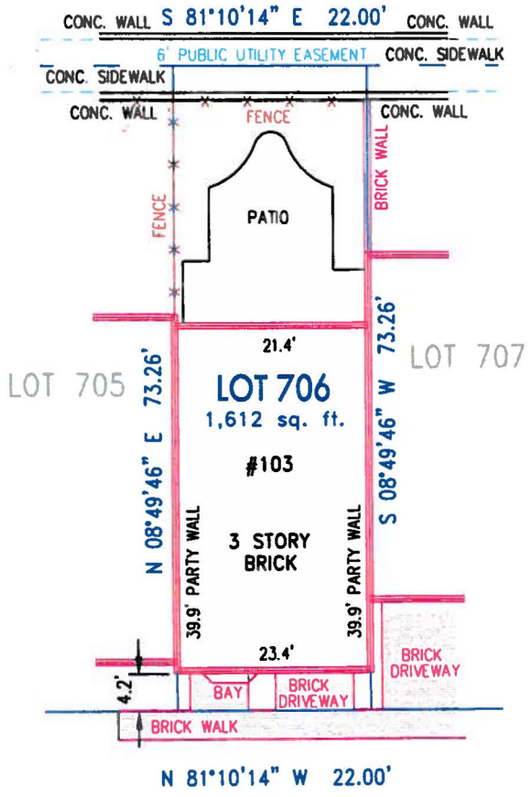
JOB NUMBER : 11-1235

SCALE : 1"=20'
CASE NO. :

BridgeTrust TITLE GROUP

4620 Lee Highway
Suite 215
Arlington, VA 22207

Phone: 703.465.8002
Fax: 888.751.3194



QUAY STREET
(60' R/W)

I hereby certify that the position of all existing improvements have been carefully located by a transit and/or tape or electronic measuring device and, unless otherwise shown, there are no encroachments. This plat has been provided for a transaction on or about the date of this plat. This certification is limited to the parties of this transaction. This plat is furnished for informational purposes in the issuance of title insurance and is not to be used for any design or construction or to set property corners. The fence locations shown on this plat are approximate and are not certified as to relation to the property boundaries or ownership. The settlement agent has requested this survey pursuant to the terms of a contract of sale or in conjunction with a re-finance of the subject property at the owner's, prospective purchaser's, and/or lender's direction. The settlement agent has requested that only that information required for title insurance purposes be shown and does not certify to the accuracy of any of the information shown hereon. No title report has been furnished. This plat is subject to restrictions and easements of record. Boundary and other site information has been provided by others. o IPF indicates monuments used for location purposes. If no monuments were found the existing improvements were located from the occupation of existing features. Any reproduction of this document that does not bear an original signature is an unauthorized copy and may violate U.S. copyright laws. Unauthorized copies may not be in conformance with current survey requirements under Virginia State law and shall not be used for insurance and/or mortgage underwriting.

CRES II, Ltd.
CERTIFIED REAL ESTATE SERVICES
1831 WIEHLE AVENUE, SUITE 105
RESTON, VA 20190

OFFICE: 703.742.9105
FAX: 703.742.9104

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12/15/11
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LAND SURVEYOR

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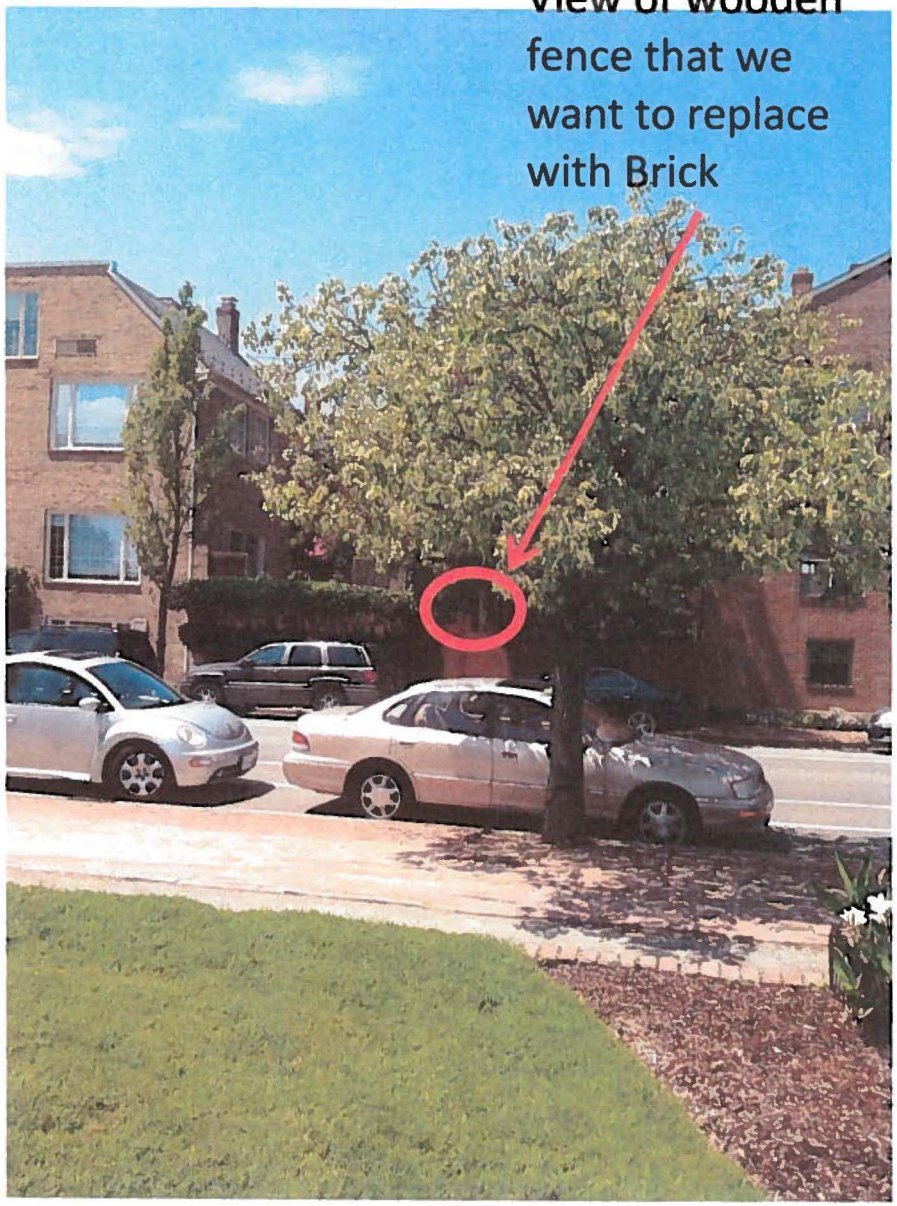
CERTIFIED REAL
ESTATE SERVICES
2006

Land Title Survey Specialists for more than 15 years

Kevin and Nanci Petit
103 Quay St
Alex Va 22314

Founder's Park
View of wooden fence that we want to replace with Brick



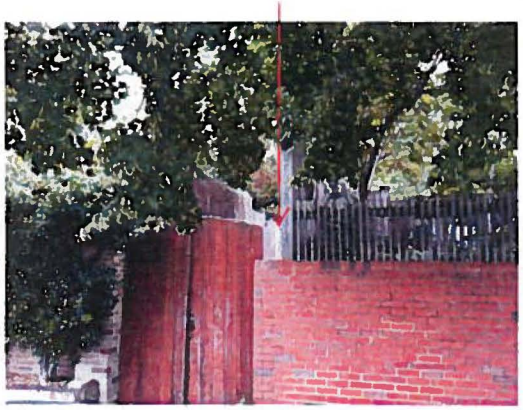
Bar Application
for Bick Wall

Front View
103 Quay St

Replace Wood fence
with Brick wall (~~EAST~~) WEST

Replace Wood fence
with Brick wall (North)

View from Founder's Park



View from Alley, looking East

Kevin Petit
103 Quay St
Alexandria Va 22314
(571)287-0099

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ADDRESS OF PROJECT: 103 Quay Street, Alexandria, VA 22314

TAX MAP AND PARCEL: 065.03-05-16 **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: Kevin & Nanci Petit

Address: 103 Quay Street

City: Alexandria State: VA Zip: 22314

Phone: 571-287-0099 E-mail : kevin.nanci.petit@gmail.com

Authorized Agent *(if applicable)*: ☐ Attorney ☐ Architect ☐ _____

Name: _____ Phone: 571-287-0099

E-mail: _____

Legal Property Owner:

Name: Kevin & Nanci Petit

Address: 103 Quay Street

City: Alexandria State: VA Zip: 22314

Phone: 571-287-0099 E-mail: kevin.nanci.petit@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.

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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).*

Construct 2 brick patio walls on the north and west sides of the property's patio to create a look consistent with the existing east side brick wall and rear of property (it's a brick townhouse). The existing wood fence on the west side between our property (103 Quay) and the property of our neighbor at 105 Quay will not be removed. The wood fence at the north side of our property will be. We will replace wood gate with a new iron gate. If not iron, a new wood gate will be used.

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.

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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.

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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: Kevin S. Petit/Nanci A.Petit

Date: 03 August 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. Kevin S. Petit	103 Quay Street, Alexandria, VA 22314	100%
2. Nanci A. Petit	103 Quay Street, Alexandria, VA22314	100%
3.		

2. Property. State the name, address and percent of ownership of any person or entity owning an interest in the property located at 103 Quay Street Alexandria, VA 22314 (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. Kevin S. Petit	103 Quay Street Alexandria, VA 22314	100%
2. Nanci A. Petit	103 Quay Street Alexandria, VA 22314	100%
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 the12-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 August 2012	Kevin S. Petit	
Date	Printed Name	Signature

NANCI A PETIT