

BAR Case # \_\_\_\_\_

ADDRESS OF PROJECT: 214 North Alfred Street, Alexandria, VA 22314

TAX MAP AND PARCEL: See attached ZONING: RB

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: Carol McDonough

Address: 214 North Alfred Street

City: Alexandria State: VA Zip: 22314

Phone: (703) 517-1052 E-mail: cmcdonough@shipleys.com

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

Name: \_\_\_\_\_ Phone: (703) 517-1052

E-mail: \_\_\_\_\_

Legal Property Owner:

Name: Carol McDonough

Address: 214 North Alfred Street

City: Alexandria State: VA Zip: 22314

Phone: (703) 517-1052 E-mail: cmcdonough@shipleys.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).*

See attached

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**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.

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

1. This proposal is for a roof alteration to a shed roof in the center section of this Italianate-style house. The house was built in 3 sections--the first, front section was built in 1830; the second, center section was in place by 1877 (Hopkins Map); and the third, rear section was in place by 1891 (Sanborn Fire Insurance Map). The center and rear roof ridges are the same height. We propose to raise the center roof eave, which is on the north side, to match the existing eave line of the rear section. All new materials to build this alteration or to repair any damaged elements will be historically accurate. Windows on the second floor of the north elevation, center section, will remain the same, and small windows will be installed above the existing windows and will be in alignment with second floor windows in the rear section of the house. There will be a space between the windows to distinguish the old from the new. Aluminum and asphalt siding on the exterior north wall of the center section will be removed and original siding will be refurbished and replaced as necessary using compatible materials. The center roof alteration is necessary because the second floor ceiling slopes from 7'-8" at the south wall to 5'-2" at the north wall. With this slope, a height of 6'-0" is almost 3'-0" out from the wall, taking almost half of the room space. With the existing toilet under the lowest point of the ceiling, a person taller than 5'-2" cannot use the toilet standing up. Another consideration is to gain ceiling height in order to install a new doorway to the front master bedroom, which is an 8" step up from the floor level of the center section of the house, to create an ensuite bathroom in the current hall closet. The existing roof height does not allow enough clearance for such a door. There will also be an external door installed on the second floor of the west elevation of the front section of the house where there is currently a window that will lead to a staircase/fire escape. The staircase/fire escape will be built along the north wall. Stairs will have open risers and will be framed with rot resistant lumber and railing will be constructed of cypress. The small roof over the lower vestibule will be reframed to allow for creation of a landing above. During the alteration, no walls that delineate the building's original space and structure will be removed or disturbed during the process.

The applicant is pursuing state tax credits to rehabilitate this historic structure and is also seeking approval from the Virginia Department of Historic Resources.

**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.

BAR Case # \_\_\_\_\_

**ALL APPLICATIONS:** *Please read and check that you have read and understand the following items:*

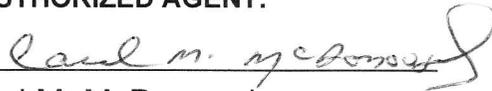
- I have submitted a filing fee with this application. (Checks should be made payable to the City of Alexandria. Please contact staff for assistance in determining the appropriate fee.)
- I understand the notice requirements and will return a copy of the three respective notice forms to BAR staff at 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: Carol M. McDonough

Date: 08/06/2012

**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.

<b>Name</b>	<b>Address</b>	<b>Percent of Ownership</b>
1. Carol McDonough	214 North Alfred 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 214 North Alfred Street (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.

<b>Name</b>	<b>Address</b>	<b>Percent of Ownership</b>
1. Carol McDonough	214 North Alfred 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.

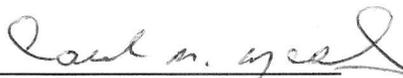
<b>Name of person or entity</b>	<b>Relationship as defined by Section 11-350 of the Zoning Ordinance</b>	<b>Member of the Approving Body (i.e. City Council, Planning Commission, etc.)</b>
1. Carol M. McDonough	NA	NA
2.		
3.		

**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.

08/06/2012

Carol M. McDonough

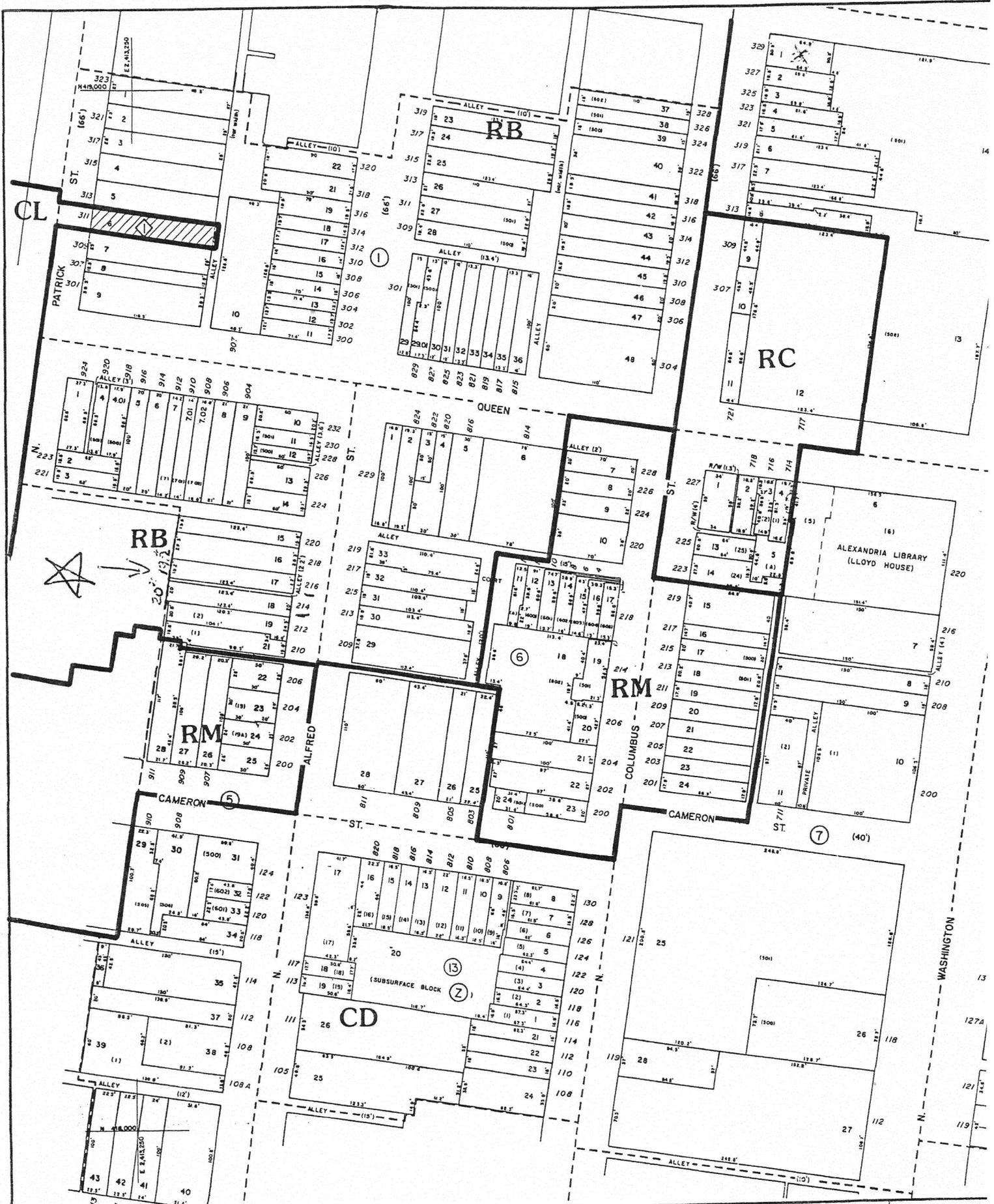


Date

Printed Name

Signature

✓ 1998



ZONE MAP

Zoning Revisions	Special Notations	
Ord. 3957,10-25-97	= Proffer 24	Property Line
This area is included in the		Sub. Lot Line



# 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 214 NORTH ALFRED ST. Zone RB

A2. 2,468 x .75 = 1,845  
Total Lot Area Floor Area Ratio Allowed by Zone Maximum Allowable Floor Area

### B. Existing Gross Floor Area

Existing Gross Area *		Allowable Exclusions	
Basement	902	Basement**	902
First Floor	902	Stairways**	32
Second Floor	880	Mechanical**	81
Third Floor		Porch/ Garage**	
Porches/ Other		Attic less than 5'**	258
<b>Total Gross *</b>	<b>2,684</b>	<b>Total Exclusions</b>	<b>1,273</b>

B1. Existing Gross Floor Area \*  
2,684 Sq. Ft.  
 B2. Allowable Floor Exclusions\*\*  
1,273 Sq. Ft.  
 B3. Existing Floor Area minus Exclusions 1,411 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	10.5	Stairways**	6
Second Floor		Mechanical**	
Third Floor		Porch/ Garage**	
Porches/ Other		Attic less than 5'**	
<b>Total Gross *</b>	<b>10.5</b>	<b>Total Exclusions</b>	<b>6</b>

C1. Proposed Gross Floor Area \*  
10.5 Sq. Ft.  
 C2. Allowable Floor Exclusions\*\*  
6 Sq. Ft.  
 C3. Proposed Floor Area minus Exclusions 4.5 Sq. Ft.  
 (subtract C2 from C1)

### D. Existing + Proposed Floor Area

D1. Total Floor Area (add B3 and C3) 1,415.5 Sq. Ft.  
 D2. Total Floor Area Allowed by Zone (A2) 1,845 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	1,340
Required Open Space	800
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: Diana Greve Date: 8/6/12

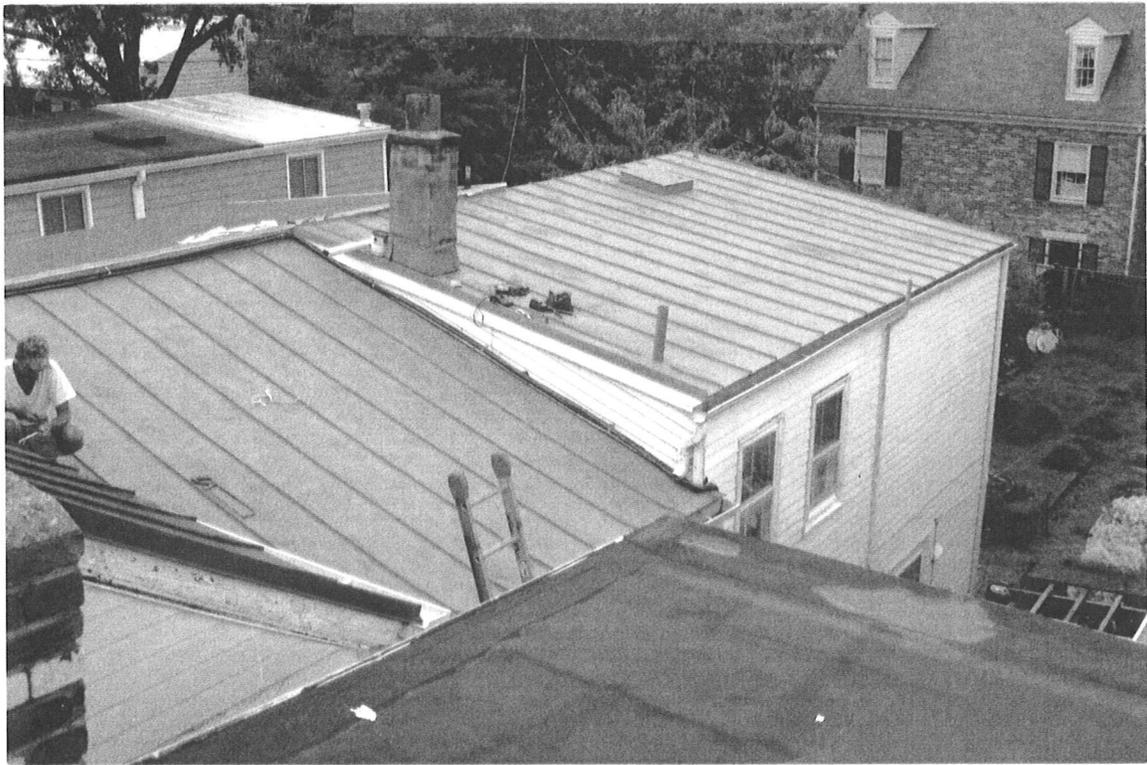


Existing Photos – Exterior Front 214 North Alfred Street

SCALE: N.T.S.

Alexandria, VA 22314

DATE: 8/6/12

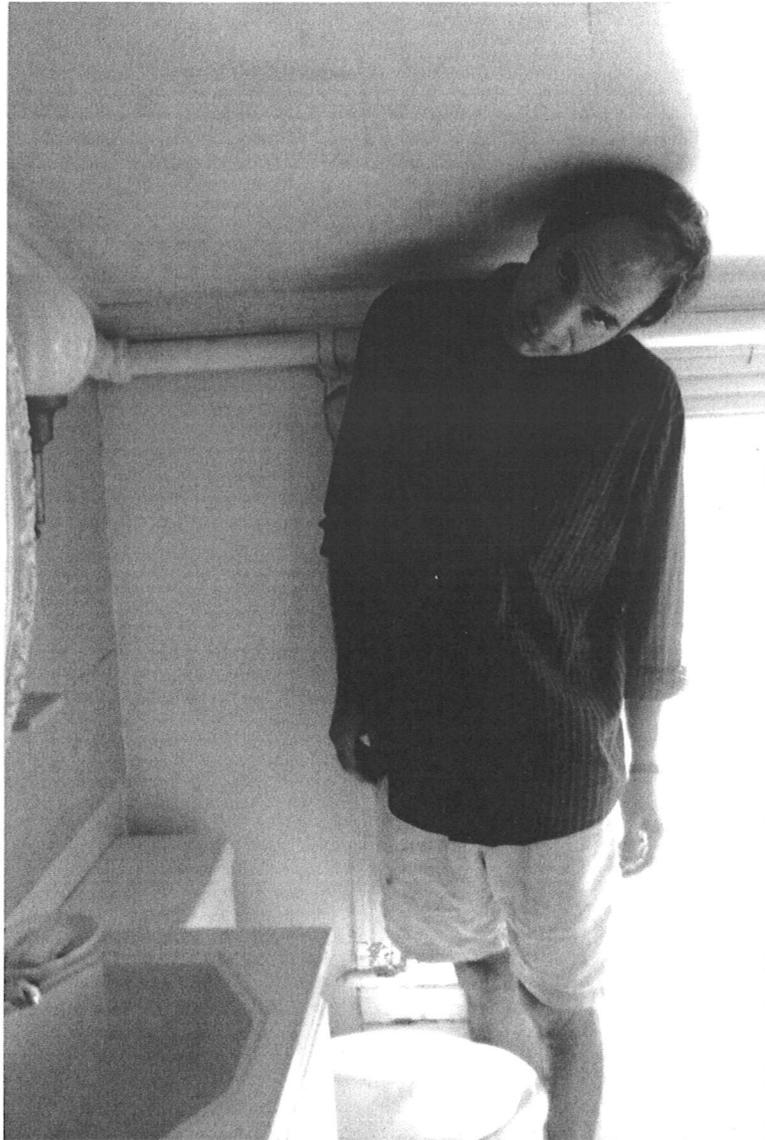


Existing Photos – Exterior

SCALE: N.T.S.

DATE: 8/6/12

214 North Alfred Street  
Alexandria, VA 22314



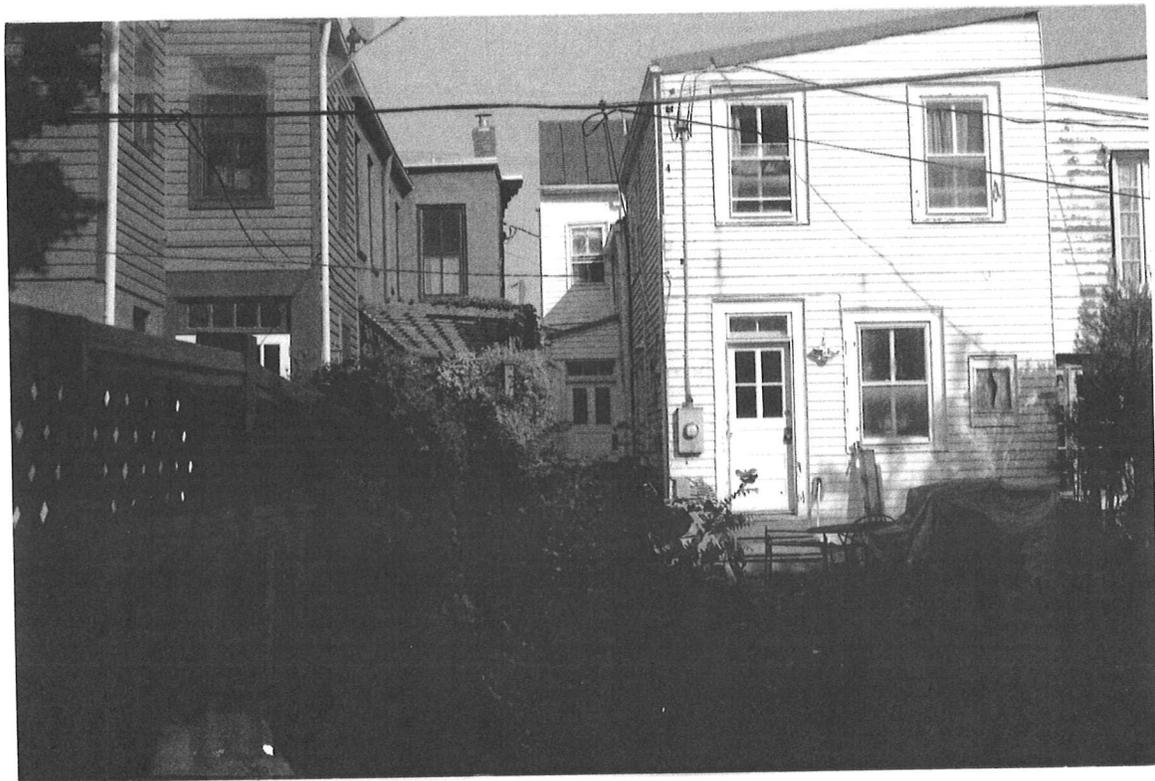
Existing Photos – Interior

SCALE: N.T.S.

DATE: 8/6/12

214 North Alfred Street

Alexandria, VA 22314



Existing Photos – Exterior Rear

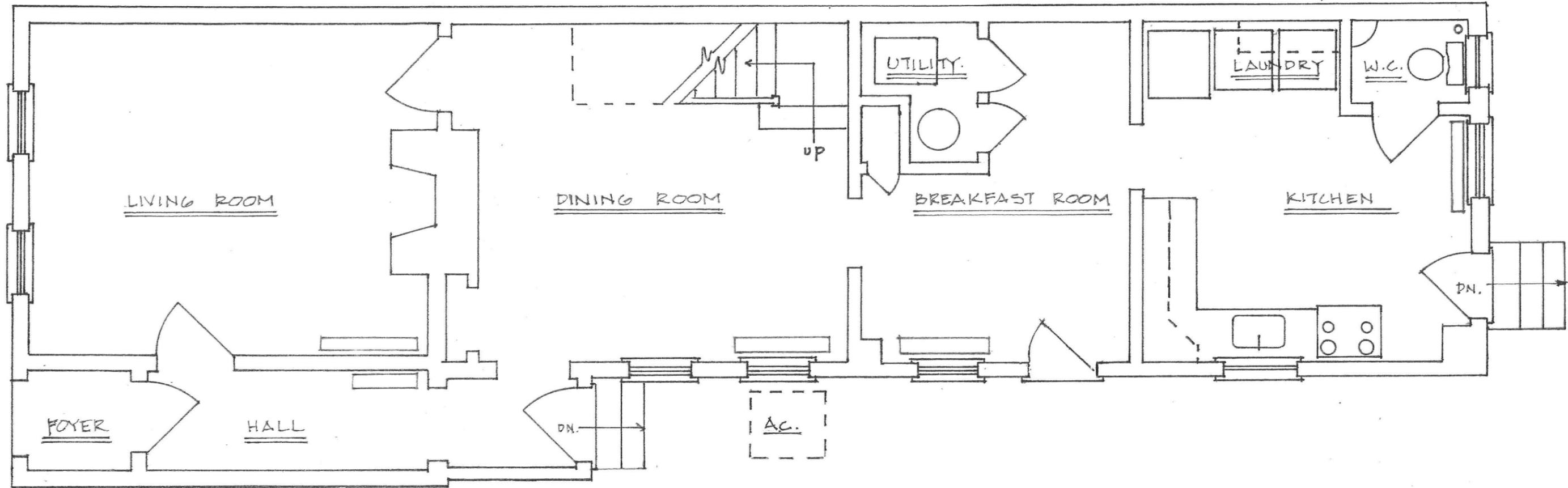
SCALE: N.T.S.

DATE: 8/6/12

214 North Alfred Street

Alexandria, VA 22314



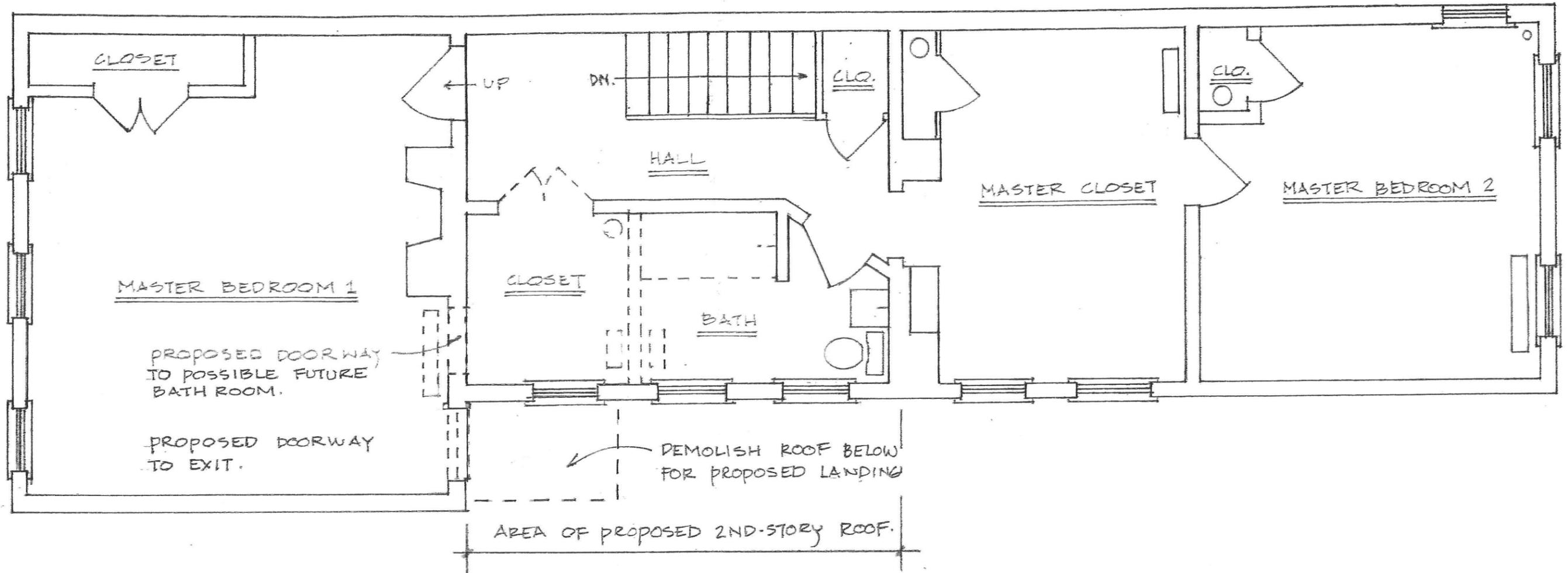


Existing and Demolition First Floor Plan

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

DATE: 8/6/12

214 North Alfred Street  
Alexandria, VA 22314



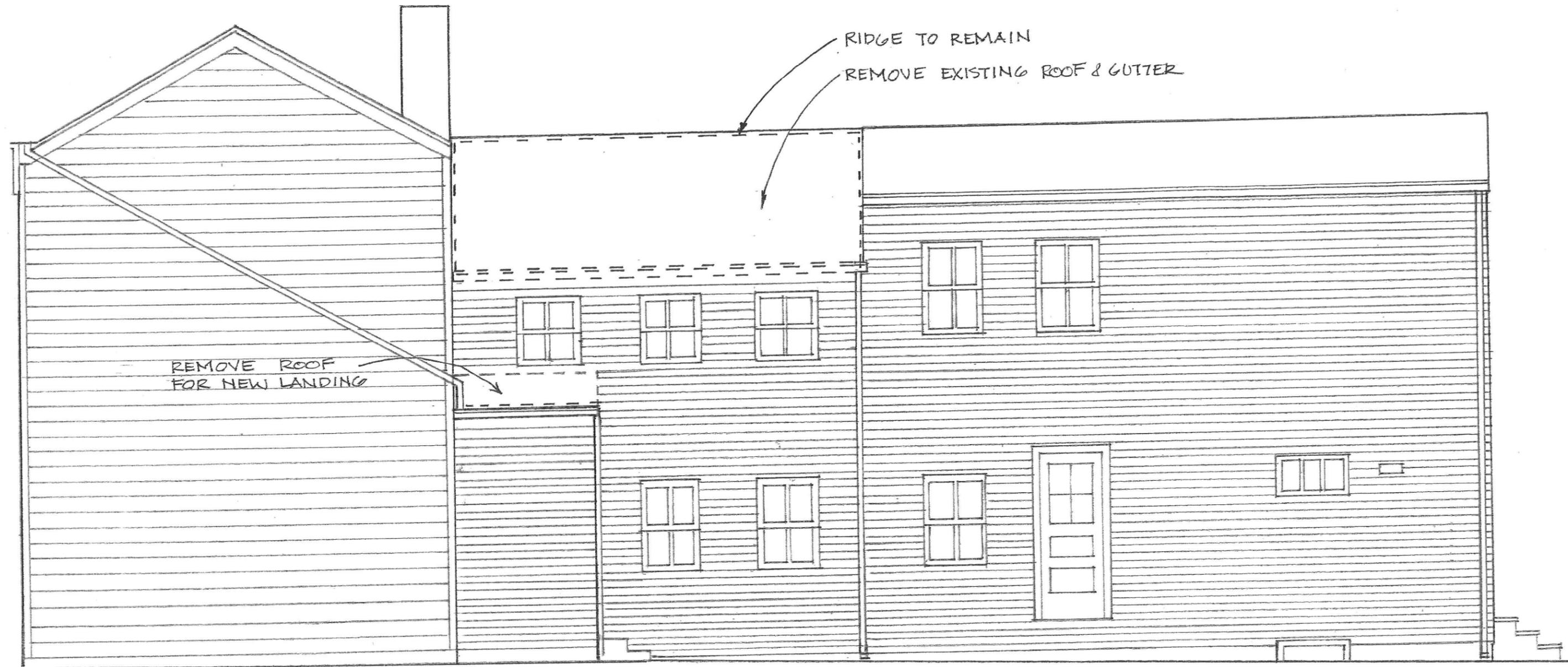
Existing and Demolition Second Floor Plan

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

DATE: 8/6/12

214 North Alfred Street

Alexandria, VA 22314



Existing and Demolition North Elevation

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

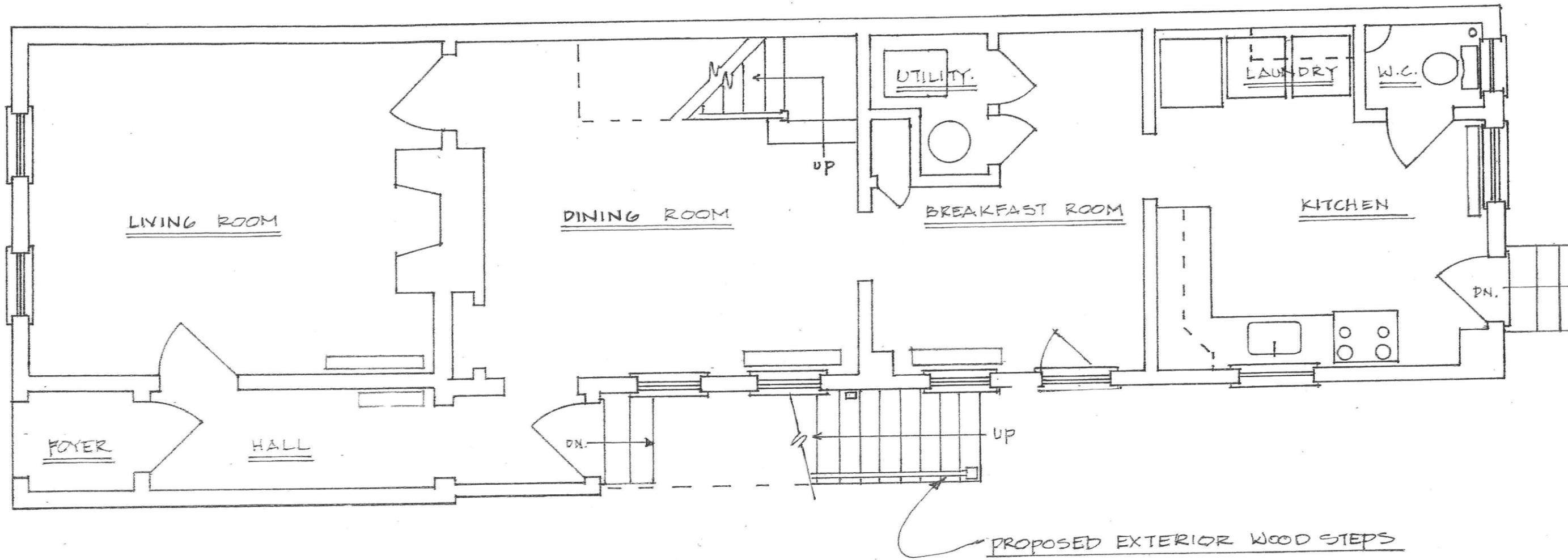
DATE: 8/6/12

214 North Alfred Street  
Alexandria, VA 22314



Existing and Demolition West Elevation  
 SCALE: 1/4" = 1'-0"  
 DATE: 8/6/12

214 North Alfred Street  
 Alexandria, VA 22314



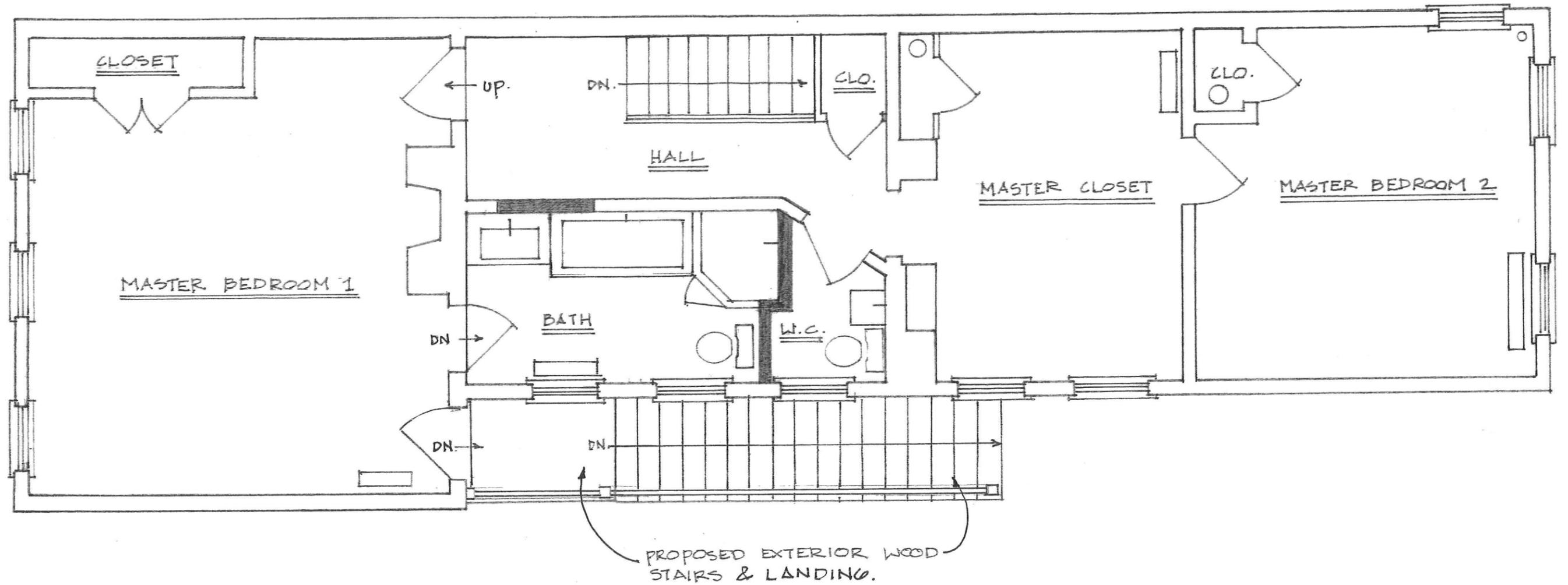
Proposed First Floor Plan

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

DATE: 8/6/12

214 North Alfred Street

Alexandria, VA 22314



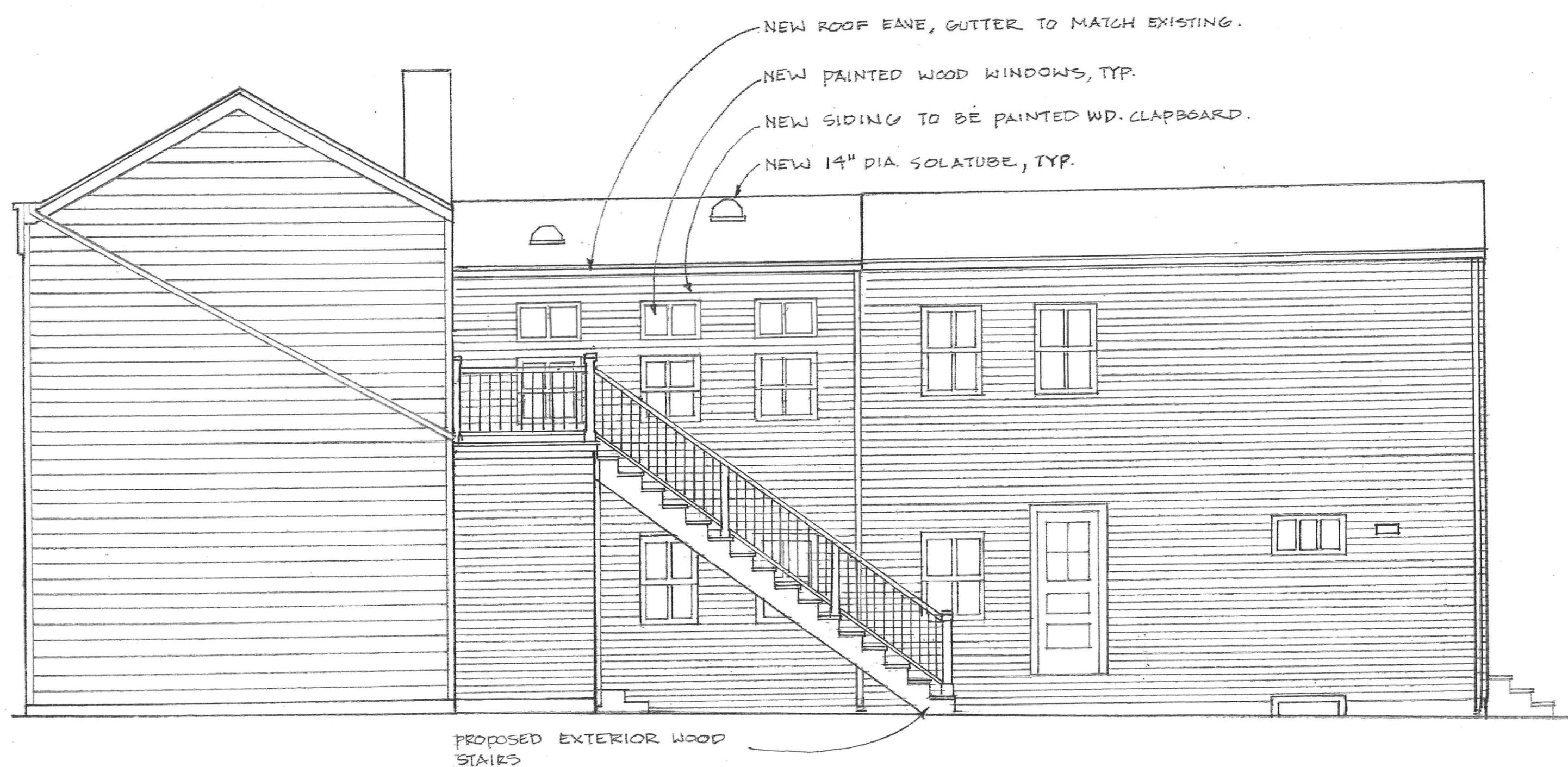
Proposed Second Floor Plan

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

DATE: 8/6/12

214 North Alfred Street

Alexandria, VA 22314



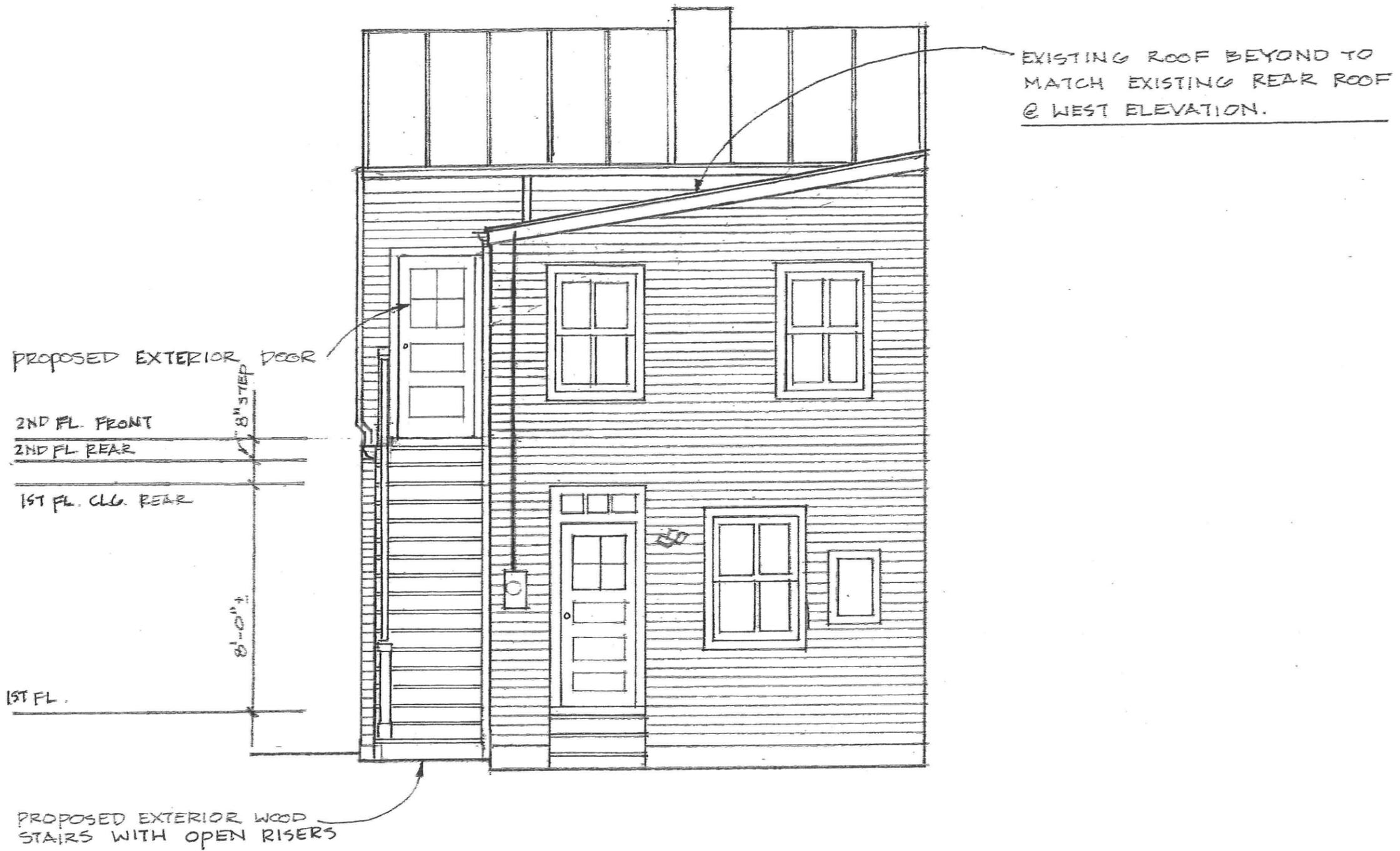
Proposed North Elevation

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

DATE: 8/6/12

214 North Alfred Street

Alexandria, VA 22314



Proposed West Elevation

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

DATE: 8/6/12

214 North Alfred Street  
Alexandria, VA 22314