

BAR Case # _____

ADDRESS OF PROJECT: 911 South Saint Asaph St.

TAX MAP AND PARCEL: 80.04 ZONING: _____

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: Jean and Edward Niles

Address: 911 South Saint Asaph St.

City: Alexandria State: VA Zip: 22314

Phone: 571-970-5948 E-mail: egniles@gmail.com

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

Name: _____

Phone: _____

E-mail: _____

Legal Property Owner:

Name: same as above

Address: _____

City: _____ State: _____ Zip: _____

Phone: _____ E-mail: _____

- 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
 - 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 pages. Waiver requested for replacement of privacy screen of rear courtyard.

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.

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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: Edward G. Niles

Printed Name: Edward G. Niles

Date: July 31, 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. <i>Joan C. Niles</i>	<i>911 So. Saint Asaph St.</i>	<i>50%</i>
2. <i>Edward G. Niles</i>	<i>911 So. Saint Asaph St.</i>	<i>50%</i>
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.		
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.		
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.

7-31-2012 *Edward G. Niles* *Edward G. Niles*
Date Printed Name Signature

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Purpose: In this application we are applying to the BAR for a waiver of a charge levied by Inspector Kerry Hall of the City of Alexandria Department of Planning and Zoning that the wooden lattice screen that tops our rear brick wall is inappropriate according to code 7-202(B)(3).

Background: 911 S. St. Asaph St. is a row house located in a one-block development in the southeast quadrant of Alexandria, VA, Figs. 1, 2. There are 32 homes in the community constructed of brick and fronted with brick or stone. The homes are arranged in three sets on the east and west sides of the street. The north and south sets were built in groups of five units, while the center group has six units. The three sets of homes are separated by 15 feet of green space, which is the property of the end unit owners. Houses on the west side were constructed in 1940. Homes on the east side were built in 1941. Parking access roads parallel S. St. Asaph Street, yielding one parking space for each unit. Concrete sidewalks line each side of the street. The homes are elevated three to five feet above the sidewalks and are set back approximately fifteen feet. A public alley exists behind the homes on both the west and east side of the street. On the east side, the alley separates the homes from St. Mary's School. On the west side, the public alley provides access to parking spaces owned by residents of the Bearing's South condominium, 906 S. Washington St, Fig. 3 A,B. Both public alleys and S. St. Asaph St. dead end at the St. Mary's cemetery, south of the community. As a result, neither public alley serves as a public thoroughfare.

911 St. Asaph Street (Lot 6 sec 2 Colonial Properties), Fig 2, is a two story brick home with a full basement. It is the north side end unit in the central row house set, located on the west side of the street. The property is approximately 2200 sq. ft. The home is 18.4 ft. wide by 37.8 ft. long, fronted by a patio. Situated behind the home is a brick courtyard that is 25 feet wide and 34 feet deep. The rear courtyard is enclosed by a 5 ft. (inside dimension) brick wall topped with a 4 ft. wooden lattice screen on the west side. A garden and a common walkway shared with 909 S. St. Asaph Street are positioned on the north side.

On July 3, 2012 a warning notice was taped to our front door. Through this notice, we were informed that an accessory structure (fence), on the west side of our courtyard at 911 South Saint Asaph Street, Alexandria, VA, is not in accordance with Alexandria Code 7-202(B)(3). Upon discussion with Inspector Kerry Hall, we were advised to speak with Ms. Michelle Oaks, a member of the BAR staff. Ms. Oaks informed us that we have the option to seek a waiver to this infraction through application to the BAR, 7-202-C.

The courtyard brick wall was built in 1940 as part of the original construction. The wooden lattice privacy screen was present atop the rear wall when we purchased the home in September, 2008, Fig. 6 A,B. In need of repair, this lattice screen was replaced in 2011, Figs. 4 A,B. The privacy screen that we replaced in 2011 was erected by a prior owner, Mr. David Beck, in 1992 or 1993. This structure replaced a screen of similar size that consisted of vertical wooden supports and horizontal wooden slats. Therefore, a wooden privacy screen of similar size and construction has been present on this alley-side brick wall for perhaps four decades, if not longer. The current lattice screen consists of

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pressure treated wood and coated with a clear sealant. The lattice serves two purposes. First, it enhances our privacy by limiting visual access to our courtyard and porch from the alleyway and the condominium building across the alley. Second, the screen enhances our enjoyment of our courtyard by both screening our view of the alley and the back of condominium, and providing a pleasing backdrop for our courtyard garden, Figs. 5 A,B.

We would like to request a waiver for the following reasons:

1. The screen both provides needed privacy and enhances the look of our courtyard.
2. The screen replaces a prior screen that was constructed approximately two decades ago by a previous owner. A privacy screen has been in place on this wall for several decades. To my knowledge, no prior complaint has been filed related to this screen.
3. In 2009 we applied to the Alexandria BAR for permission to construct a sun porch on the back of our home. After inspection by the BAR staff, and consideration of the written application, approval was granted. The porch was constructed in 2009. Our application contained photographs of our rear courtyard that showed the wooden lattice atop the brick wall, Figs. 6 A,B (taken from the 2009 porch application). Importantly, no comments were made by the BAR staff regarding the size or placement of the wooden lattice screen at any time during the lengthy application process. Indeed, our argument for construction of the porch, as we proposed, was based on the fact that the porch would be poorly visible from a public space (the alley). The limited visibility was based largely on the presence of the existing wooden lattice screen, clearly shown in Figs. 6 A,B. We consider the acceptance of our application to build the back porch in 2009 to be tacit approval by the BAR of the wooden lattice screen on our rear brick wall.

Based on facts 2 and 3 cited above, we felt that there was no need to seek BAR approval prior to replacing the wooden lattice screen.

In summary, we believe that the wooden lattice screen atop our courtyard wall fulfills the dual roles of providing privacy and enhancing the look of our property. Based on the absence of comment by the BAR office staff in 2009, we believed that it was not necessary to elicit BAR approval prior to replacing the screen. Finally, we feel that the screen is “architecturally appropriate and consistent with the character of the district.”

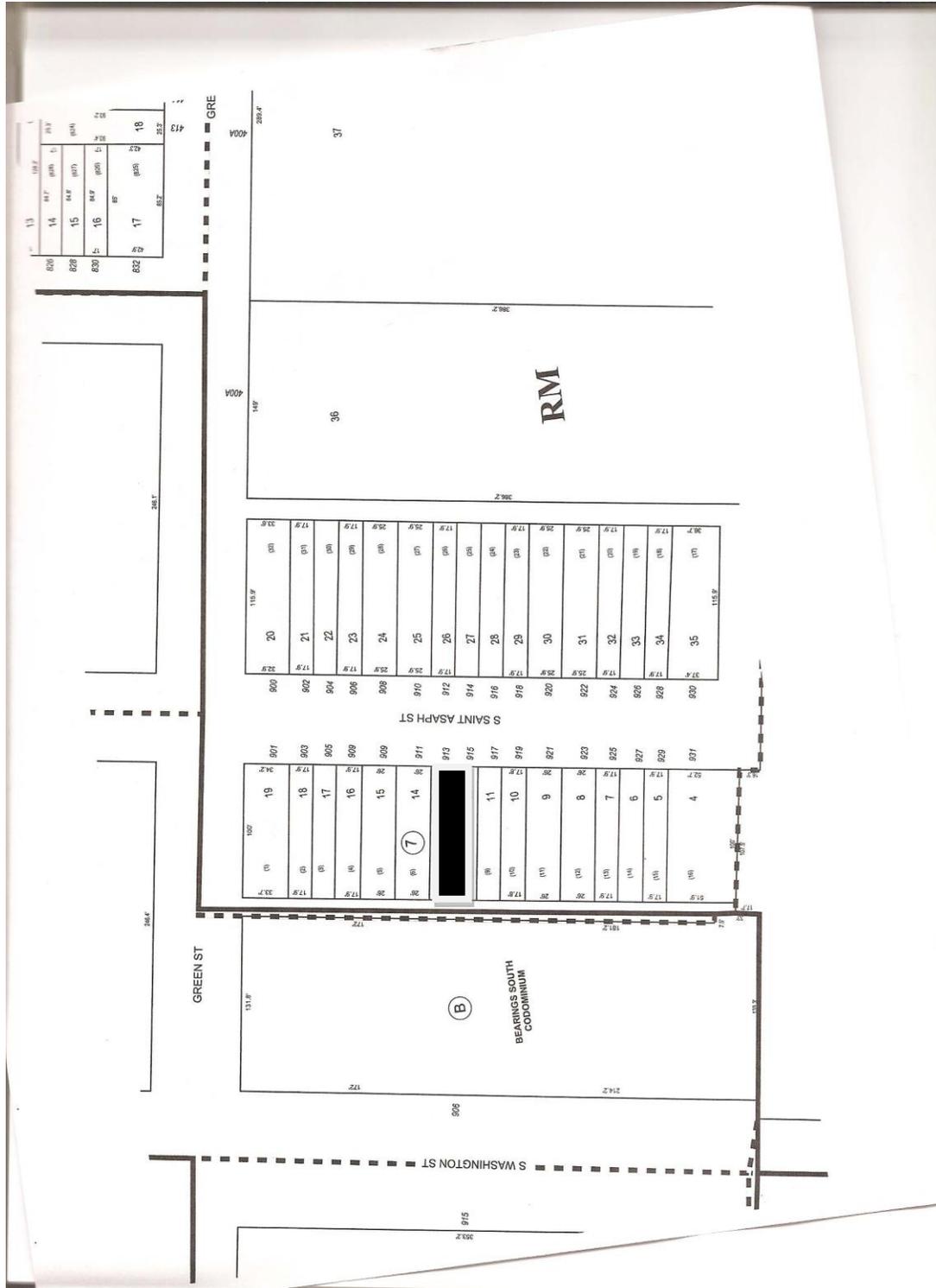


Fig. 1. Tax Map showing Colonial Properties on S. St. Asaph St. The position of 911 is noted by the filled block.

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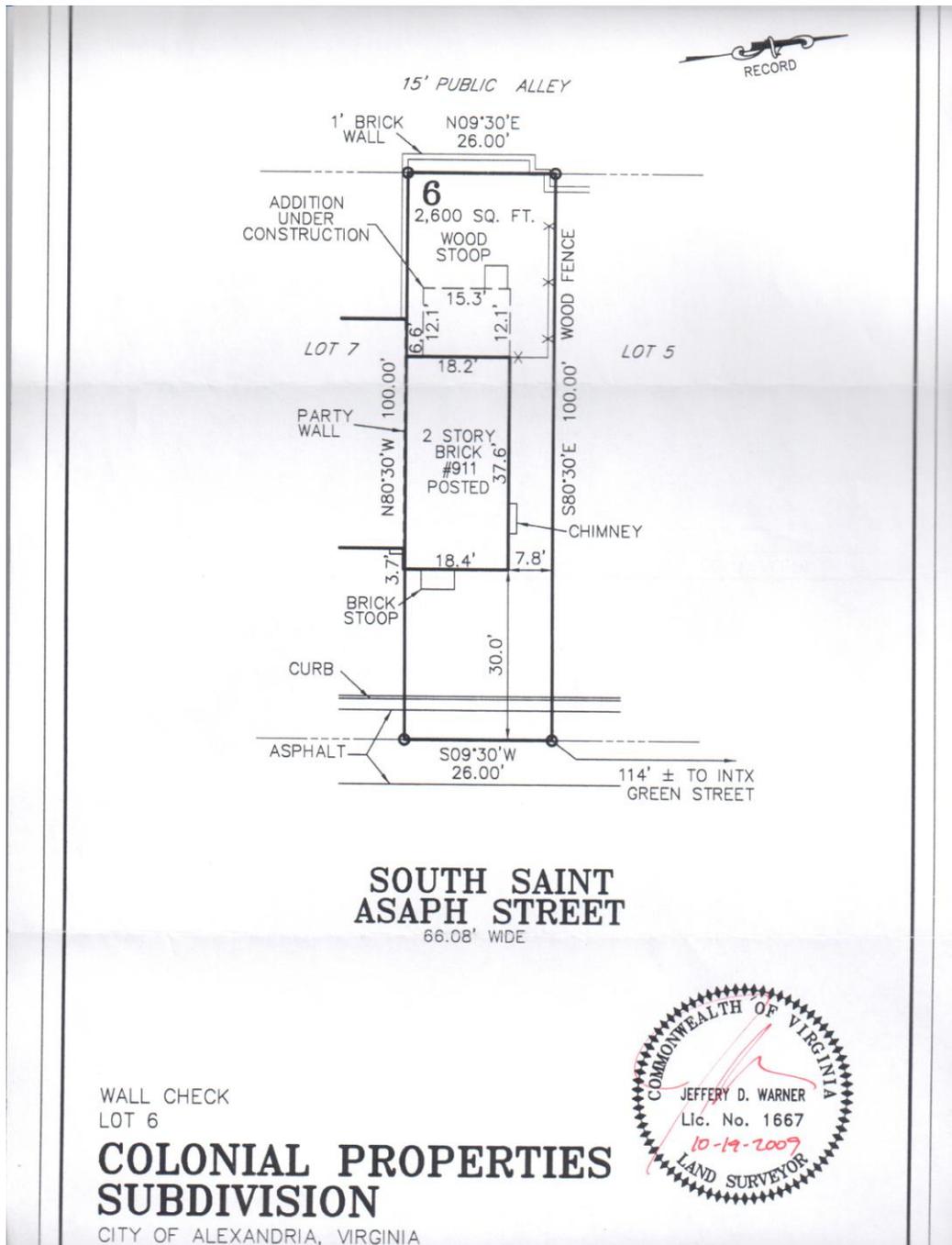


Fig. 2. 2009 Survey of 911 S. St. Asaph St. West is on the top.

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Figs. 3A,B. Views of the alley behind 911 S. St. Asaph St. Bearings South on the right.



Fig. 3A . View of the alley looking south from behind 907 S. St. Asaph St (2009).

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Fig. 3B. View of the alley looking north from behind 909 S. St. Asaph St (2009).

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Fig. 4A. View from the alley of the wooden lattice screen atop the brick wall on the west side of 911 S. St Asaph St, 2012

Fig. 4B. Expanded view from the alley of the screen and wall on the west side of 911 S. St. Asaph St, 2012.



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Figs. 5A, B. Views looking west from the courtyard behind 911 S. St. Asaph St.



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**Figs. 6A, B. Photos were taken from the 2009 application for construction of a sunporch on 911 S. St. Asaph St. A view from the alley is presented.
Fig. 6A. View from the alley directly behind 911 S. St. Asaph St.**



Fig. 6B. View from the alley at the property line shared by 911 and 913 S. St. Asaph St.