

Docket Item # 1 & 2
BAR CASE # 2012-0182 & 0183

BAR Meeting
June 27, 2012

ISSUE: Permit to Demolish &
Certificate of Appropriateness - Alterations

APPLICANT: 1020 Princess Street LLC by Anila Angjeli

LOCATION: 1020 Princess Street

ZONE: CL / Commercial

STAFF RECOMMENDATION: Staff recommends approval of the Permit to Demolish and Certificate of Appropriateness application, as submitted.

*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 BAR2012-0182 &
CASE BAR2012-0183**



*Note: Staff coupled BAR #2012-0182 (Permit to Demolish) and BAR #2012-0183 (Certificate of Appropriateness) for clarity and brevity. This item requires a roll call vote.

I. ISSUE

The applicant is requesting approval of a Permit to Demolish and Certificate of Appropriateness for alterations at 1020 Princess Street.

The Permit to Demolish consists of the:

- Demolition of approximately 25 sq. ft. of the concrete block/brick veneer wall on the second floor of the east elevation for the installation of two, new windows.

The Certificate of Appropriateness consists of the:

- Installation of two, new windows (each measuring approx. 2'8" x 4'8") on the second floor of the east elevation. The windows will be 1/1 double-hung, double-glazed painted wood windows manufactured by Jeld-Wen detailed with pre-cast concrete headers and rowlock sills to match existing.
- Removal of burglar bars on the first floor of the Princess Street façade (north elevation.)
- Installation of three, electric sconces on the exterior of the building over the entry doors, and replacement of an existing sconce on the Princess Street façade.
- Installation of non-permanent planters within the ROW flanking the main front entry door on Princess Street (Note: Temporary planters do not require BAR review, but must have a T&ES permit to install these in the public right-of-way.)

II. HISTORY

The brick veneered 2-1/2 story Colonial Revival concrete-block building was constructed **c1980** according to Sanborn Fire Insurance Maps.

Previous Approvals:

Staff was not able to locate any prior BAR approvals for the subject property.

III. ANALYSIS

Permit to Demolish

In considering a Permit to Demolish, 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?

The scope of the proposed demolition of the building exterior is minimal and will be located on a secondary elevation of this late 20th century building, which currently faces an alley. Staff has no objections to the removal of the wall material, noting that the brick/concrete block is not historic nor an unusual or uncommon building material and its' removal will not negatively impact the building or district as a whole.

In Staff's opinion, none of the criteria for demolition and encapsulation are met and the Permit to Demolish should be granted.

Certificate of Appropriateness

The Board's adopted Window Policy for a late-20th century building states that "Double-glazed (insulated) and simulated divided light painted wood windows may be used throughout on buildings or additions constructed after 1930, when Thermopane insulated glass windows were invented."

Staff supports the proposed window installation on the east elevation, noting that the windows will be compatible with the building's existing Colonial Revival details including the utilization of precast concrete headers and brick rowlock sills. Staff strongly supports removal of the existing security bars on the windows, as these are discouraged in the *Design Guidelines*.

Additionally, the proposed simple antique bronze lantern sconces above and flanking the entry doors are compatible with the material, location and size of light fixtures which exist within the district.

Staff finds that the application as submitted meets the Board's adopted policies and recommends approval, as submitted.

STAFF

Michele Oaks, 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

Zoning Section:

C-1 Proposed sconces, windows and removal of burglar bars comply with zoning.

C-2 The proposed nonpermanent planters are located in the public right of way they will require a permit from T&ES.

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 Building and electrical permits are required for this project. Five sets of *construction documents* that fully detail the construction. 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 Any proposed future alterations to the existing structure must comply with the current edition of the Uniform Statewide Building Code (USBC).
- C-3 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-4 The applicant shall provide window manufacturer specification, size of openings for each window as well as lintel size for additional windows being installed.
- C-5 Electrical wiring methods and other electrical requirements must comply with the 2009 USBC and NFPA 70, 2008.

Transportation & Environmental Services

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)
- F3. Applicant is advised to review T&ES City Code Requirement below in regards to

obtaining permits for work from the City Right of Way. This will include permits for Sidewalk Closures, Material(s) placed within the Public Right of Way and and to Perform work from the Public Right of Way to include ladder placed on the Sidewalk. (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)
- C-6 *Nonpermanent planters.* Planters which are nonpermanent may be located in a right-of-way subject to the following per City Code Sec. 5-2-29 (e):
- (1) A permanent planter is one which is attached in any permanent manner to a public right-of-way or to a building, building appurtenance or any other structure, or which rests on a foundation or substructure other than a sidewalk. A permanent planter requires a building permit and an encroachment ordinance. Above-grade permanent planters located in an historic district also require approval by the board of architectural review.
 - (2) A nonpermanent planter is a portable container that is light enough to be transported by two people when empty of soil and plants.
 - (3) A nonpermanent planter may not project into a public right-of-way more than steps would be allowed to project under subsection (a) above and may not exceed 30 inches in height. There is no limit to the number of planters permitted as long as the conditions of this subsection (e) are complied with and the planters are maintained in good condition.
 - (4) A nonpermanent planter must be located so as to maintain a path for public travel at least five feet in width at all points, along any adjacent sidewalk.
 - (5) A permit for a nonpermanent planter must be obtained from the department of transportation and environmental services. The permit application shall include the address of the planter, adequate location drawings, and a sketch, photo or dimensions of the planter. Visual inspection by the director of transportation and environmental services or his designee may be substituted for drawings if the location and description of the planter are recorded on the permit application. After a permit has been granted, it may be revoked and the planter removed from the right-of-way by the

director or his designee whenever the applicant fails to comply with any permit conditions. A permit application will be reviewed to determine compliance with the following:

- a. The location of the planter shall not unduly obstruct the public right-of-way.
- b. The planter shall be of such design and construction, and the contents shall be of such nature, so as not to constitute a nuisance or public hazard.
- c. The planter shall be of a design, material and color which are generally recognized as intended for and suitable for the display of plant materials on the public right-of-way in an urban environment and, if located in an historic district, are compatible with the streetscape in the district and are consistent with the applicable design guidelines adopted by the board of architectural review.
- d. The owner of the planter shall agree to move the planter whenever the city requires access to the planter location.

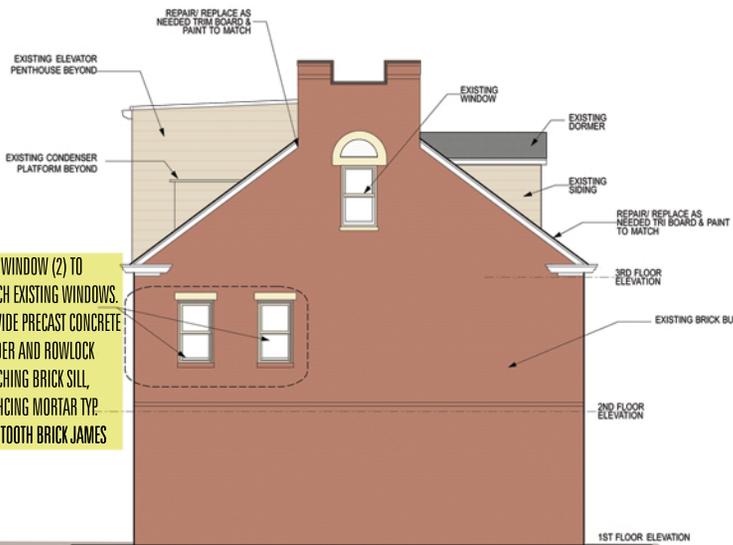
V. ATTACHMENTS

1 – Supporting Materials

2 – Application for BAR2012-0182 & BAR2012-0183 for 1020 Princess Street



NEW EXTERIOR WALL SCOFF
NEW PRECAST CONCRETE PLANTERS - NIC



2 EAST ELEVATION
A-200 Scale: 3/16" = 1'-0"



1 NORTH ELEVATION
A-200 Scale: 3/16" = 1'-0"

PlantContainers.com

Cityscape Boardwalk Cylinder Planters



Plant Container Information

Collection Name: Cityscape

Description of Collection: A large collection of planters featuring thirteen shapes and a wide variety of heights, widths and some of the largest diameter planters in the landscape industry. All of the collection are now available in the new multi-color granite spec finishes creating a stone like appearance. Terra cotta finishes appear to be new Italian clay. Optional drainage trays are available with most of the collection. Custom colors available when ordering 10 units or more. (please call for details)

Construction and Materials: Heavy gauge single wall rotationally molded polyethylene - an industry benchmark

Recommended Usage: Interior or exterior regardless of climate

Planter Drainage: Completely sealed, may be drilled by customer (non-returnable if drilled). Drainage trays available for most items (see table below).

Shipping Time: Ships from our warehouse within 4 to 6 weeks.

↔ Single Unit Size and Pricing

Drainage trays are available only at the time of planter purchase due to combined planter and tray production.

[view more dimensional information](#)

Item Number	Top Outside Diameter	Height Outside	Price
CBC-2512	25"	12"	228.99
CBC-2316	23"	16"	272.99
CBC-2321	23"	21"	299.99
CBC-3512	35"	12"	454.99
CBC-3518	35"	18"	527.99
CBC-3522	35"	22"	563.99
CBC-3530	35"	30"	654.99
CBC-4630	46"	30"	908.99
CBC-6030	60"	30"	1363.99
CBC-6036	60"	36"	1546.99

 **Color Selections**

Standard Finishes:



black



charcoal gray



light gray



concrete gray



beige



dark beige



dark green



terra cotta



sandstone
granite



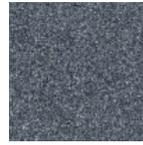
dark brown
granite



dark earthtone
granite



light gray granite



dark gray granite



green granite

 **Reference Photos**



 [click to enlarge](#)

Boardwalk
Planters In Beige

Enlargement views of the above images are available on our website.

Order by phone or online.

Contact Information:

Phone Number: 402-342-3333

Toll Free Phone Number: 1-866-342-3330

Fax Number: 402-342-4269

Email Address: customerservice@plantcontainers.com

Website Address: www.plantcontainers.com

Visit us online to see more great plant containers of all sizes, shapes, styles and finishes.

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Indoor Outdoor Plant Flower Pots and Garden Planters

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Call Toll-Free 1-866-342-3330



23 in. x 21 in. Cityscape Boardwalk Cyinder Planters

See [Cityscape Boardwalk Cylinder Planters](#) for complete product information, color selections and additional sizes.

Please note: Drainage trays are only available at the time of planter purchase.

Item Number	Description	Price	Quantity
CBC-2321	23 in. x 21 in. Cityscape Boardwalk Cyinder Planters	\$299.99	<input type="text" value="1"/>

Finish:

ADD TO CART

Drainage Tray:

SHOP SOME MORE

We accept secure payment online or order by phone or fax if you prefer.

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Windows » Siteline Ex Wood » Double Hung

SITELINE EX DOUBLE-HUNG WINDOW



OPTIONS

Price Range: \$\$

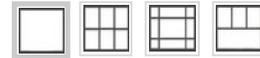
Model

Exterior View



Grille Designs

No Grille



Color Options

Heirloom White



Got questions? A service representative is standing by.

Call customer service:
1.800.535.3936
Mon - Fri, 6am - 4:30pm
(PST)

PRODUCT DETAILS

Siteline EX Wood Double-Hung Windows tilt in for easy cleaning and can come with stationary upper sash. They are built from AuraLast® Wood (Pine) for superior protection against decay and termites. Other options include Alder and Douglas Fir, 21 exterior clad colors, wood exteriors, grilles, and ENERGY STAR® qualified glass.

FEATURES

- **Custom Capabilities:** size, shape, glass, grille design
- **Color Options:** 21 clad exterior colors, 10 wood interior finishes
- **Wood Options:** pine exterior and pine, alder, douglas fir interior
- **Trim Options:** exterior clad and wood trim profiles, interior wood trim profiles
- **Glass Options:** energy efficient, protective, textured, tinted
- **Hardware Options:** Window Opening Control Device (WOCD) option available
- **Maintenance Level:** moderate
- **Project Type:** new construction and replacement
- **ENERGY STAR® Qualified Options:** yes
- **Eco-Friendly Aspects:** AuraLast® Wood pine with reduced VOCs is standard, Sustainable Forestry Initiative® (SFI) certified pine (AuraLast) and Forest Stewardship Council™ (FSC®) certified pine (AuraLast) are options.
- **Warranty:** limited 20-years



Close Window



Progress Lighting P5650 Traditional / Classic 3 Light Outdoor Wall Sconce from the Ashmore Collection

Available Product Images



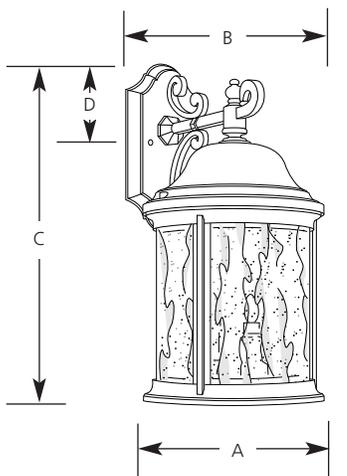
[Large](#)

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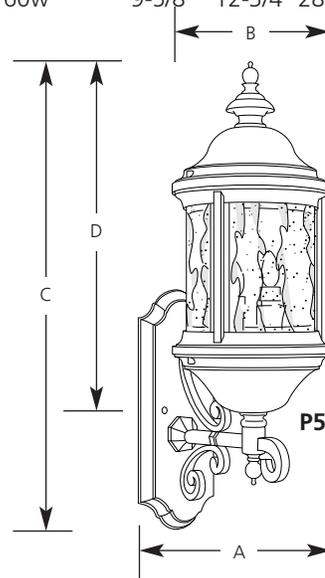


Type	-31	-33
P5649	<input type="checkbox"/>	<input type="checkbox"/>
P5650	<input type="checkbox"/>	<input type="checkbox"/>
P5651	<input type="checkbox"/>	<input type="checkbox"/>
P5652	<input type="checkbox"/>	<input type="checkbox"/>
P5653	<input type="checkbox"/>	<input type="checkbox"/>

Catalog No.	Finish		Lamping	Dimensions (Inches)			
	Textured Black	Cobble-stone		A	B	C	D
P5649	-31	-33	2 (c) 60w	6-5/8	9-3/8	15-3/4	4
P5650	-31	-33	3 (c) 60w	8-5/8	10-3/8	17-1/4	4-1/2
P5651	-31	-33	3 (c) 60w	9-5/8	12-3/4	20-1/2	7
P5652	-31	-33	3 (c) 60w	8-5/8	12-3/8	26-1/4	19-1/4
P5653	-31	-33	3 (c) 60w	9-5/8	12-3/4	28	21



P5649, P5650, P5651



P5652, P5653

Specifications:

General

- Textured Black (-31) and Cobblestone (-33) finishes
- Candle covers match fixture finish
- Die-cast aluminum construction
- Solid brass interior components
- Cast wall plate
- Water-seeded glass panels
 P5649: 4-7/16" W x 5-7/8" ht.
 P5650: 5-13/16" W x 6-15/16" ht.
 P5651: 6-3/4" W x 7-11/16" ht.
 P5652: 15-13/16" W x 6-15/16" ht.
 P5653: 6-3/4" W x 7-11/16" ht.
- Each glass panel replaceable
- Matching post, chain-hung and ceiling mounted units available

Mounting

- Wall mount
- Covers outlet box
- Mounting strap for outlet box and cap nuts furnished
- P5649 back plate 4-1/2" W., 9" ht.
- P5650 back plate 4-1/2" W., 9" ht.
- P5651 back plate 5" W., 14" ht.
- P5652 back plate 5" W., 14" ht.
- P5653 back plate 5" W., 14" ht.

Electrical

- Phenolic candelabra sockets
- Pre-wired

Labeling

- UL-CUL wet location listed

Progress Lighting
 701 Millennium Blvd.
 Greenville, South Carolina
 29607



1020 PRINCESS ST., ALEXANDRIA, VA, 22310

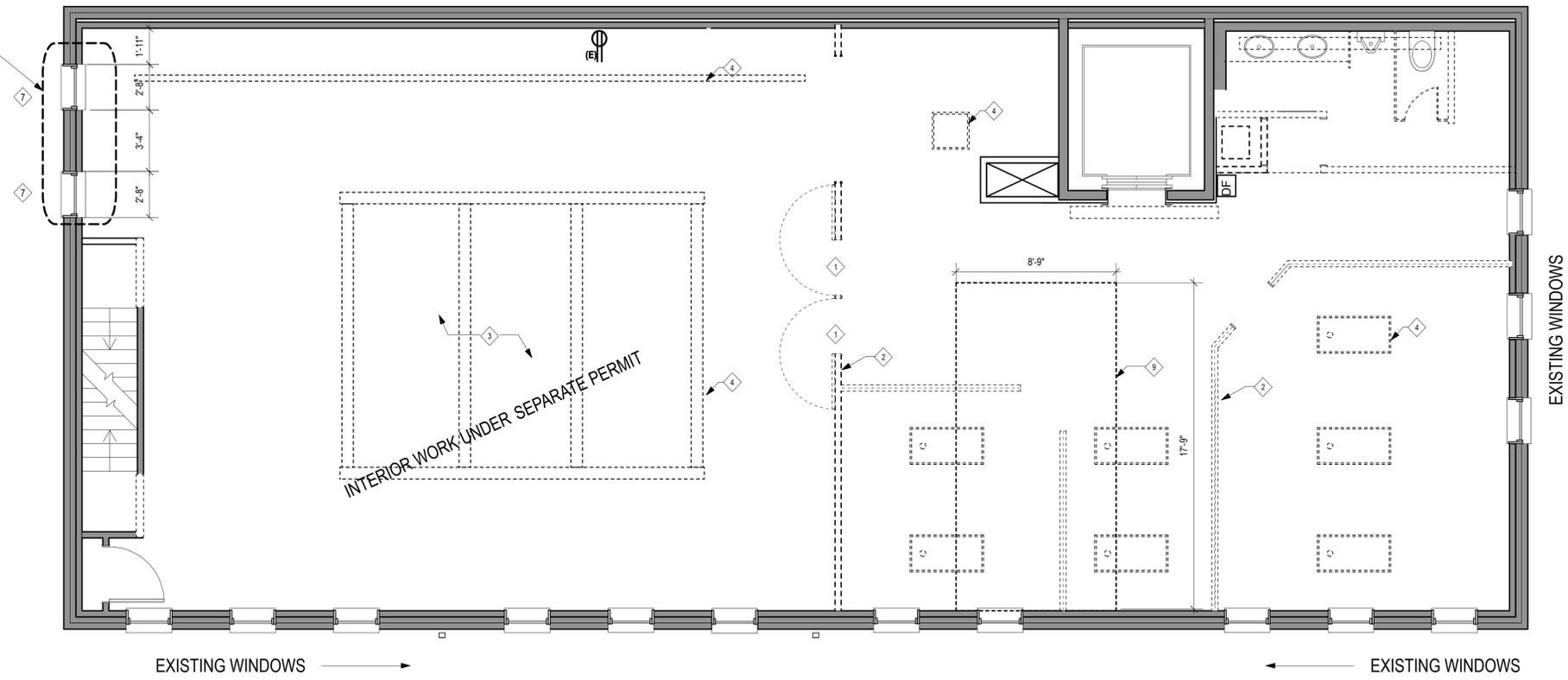
a	04/09/12	SCHEMATIC PLAN
b	04/11/12	OWNER REVIEW
c	04/25/12	BACKGROUND TO ENG
d	05/31/12	RCP TO ENG
e	05/23/12	OWNER REVIEW PERMIT SET

DEMOLITION KEY NOTES:

- 1 REMOVE DOOR AND ASSOCIATED HARDWARE AT THIS LOCATION(S).
- 2 REMOVE EXISTING PARTITIONS AS INDICATED WITH DASHED LINES
- 3 REMOVE FLOORING THROUGHOUT
- 4 CAREFULLY REMOVE LIGHTING FIXTURES, FIRE ALARM DEVICES ETC. MARKED FOR DEMOLITION. REFER TO POWER PLAN, RCP AND ELECTRIC PLANS FOR MORE INFORMATION AND COORDINATE WITH NEW SCOPE.
- 5 REMOVE EXISTING BATHROOM FIXTURES AND KITCHEN CABINETS AND SALVAGE, DONATE FOR REUSE / RECYCLE
- 6 REMOVE LIGHT FIXTURE OVER EXIT DOOR
- 7 CUT OUT BRICK AS NOTED ON SECOND FLOOR FOR NEW WINDOWS.
- 8 PROVIDE DETAIL PER STRUCTURAL DRAWINGS THEN REMOVE COLLAR TIES AT RAFTERS ON 3RD FLOOR. COORDINATE WITH NEW SCOPE PLANS.
- 9 CUT OUT CEILING / FLOOR SYSTEM TO PROVIDE OPENING FOR NEW STAIR. COORDINATE WITH NEW DRAWINGS. COORDINATE WITH STRUCTURAL PLANS AND DETAILS. TEMPORARY SUPPORT / SHORING / BRACING MAY BE REQUIRED.
- 10 CUT OUT AND TRENCH SLAB FOR NEW FOOTING TO SUPPORT THE STAIR SHAFT BEARING WALL. CUT OUT AND REMOVE SLAB AT COLUMN FOOTING LOCATION PER PLAN
- 11 REMOVE EXISTING FIBER GLASS ROOF INSULATION.
- 12 REMOVE EXISTING MECHANICAL UNITS ON THE ROOF PLATFORM
- 13 REMOVE EXISTING FASCIA BOARD - TO BE REPLACE WITH INTEGRATED VENTED FASCIA BOARD - SEE BUILDING SECTION A-300

INTERIOR WORK UNDER SEPARATE PERMIT

NEW WINDOWS 2'-8" X 4'-8" (VIF)
(2) SEE ELEVATION A-200
WINDOWS TO MATCH EXISTING
SIZE, COLOR AND SPEC.
GC TO VERIFY IN FIELD.



REVOLUTION AGENCY-TI

1020 PRINCESS ST.
ALEXANDRIA, VIRGINIA 22314



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GRAPHIC LEGEND

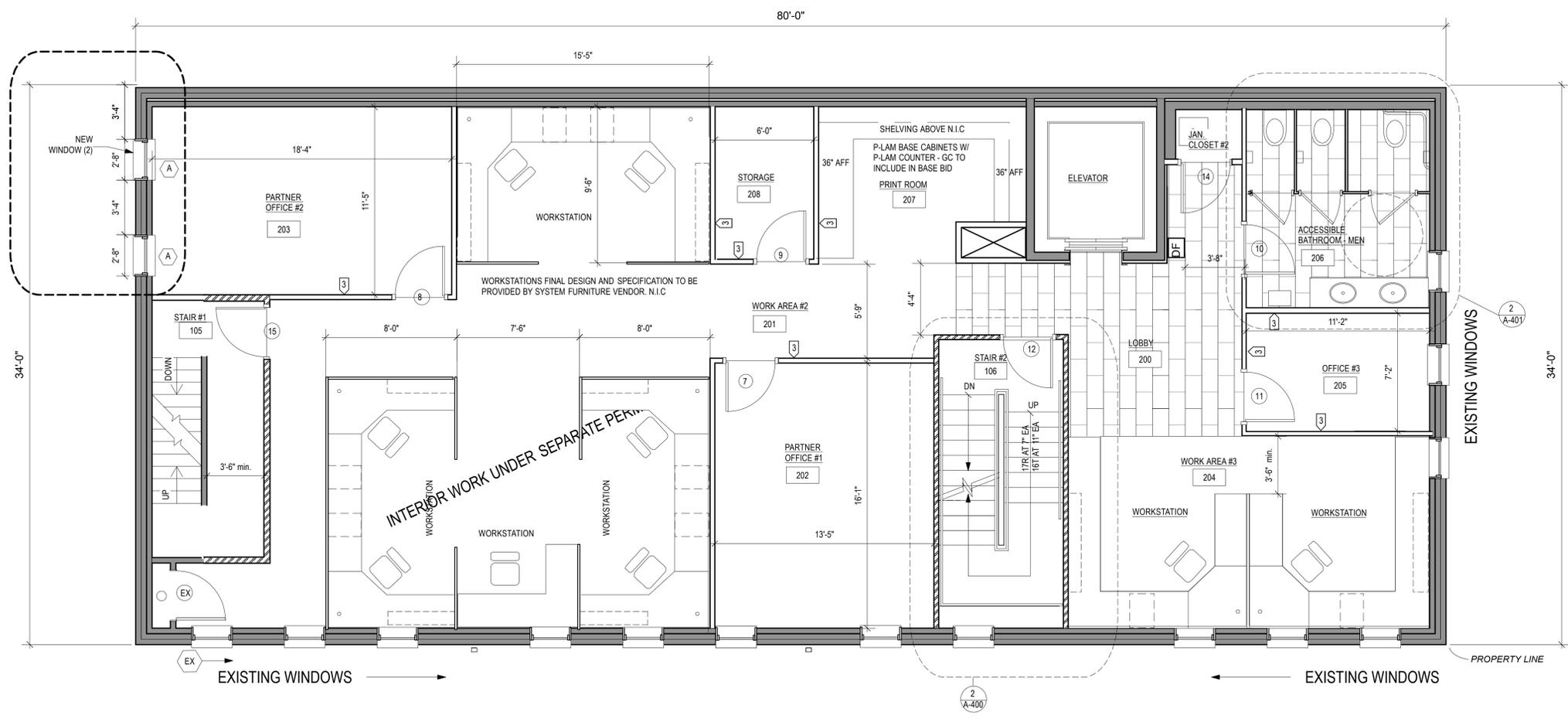
- NEW STUD WALL
- EXISTING WALL TO REMAIN
- NEW INSULATED WALL WITH VAPOR BARRIER
- NEW INSULATED WALL FOR SOUND
- NEW FIRE RATED WALL - 1HR
- EXISTING ITEM TO BE REMOVED
- OVERHEAD ITEM
- DEMO / NEW WORK KEY NOTE
- EX. EXISTING DOOR / EXISTING ITEM
- VIF VERIFY IN FIELD

D-102

AA12-0024

a	04/9/12	SCHEMATIC PLAN
b	04/11/12	OWNER REVIEW
c	04/25/12	BACKGROUNDS TO ENG
d	05/03/12	RCP TO ENG
e	05/23/12	OWNER REVIEW
		PERMIT SET

INTERIOR WORK UNDER SEPARATE PERMIT



1 SECOND FLOOR PLAN
A-102 Scale: 1/4" = 1'-0"

GRAPHIC LEGEND

	NEW STUD WALL
	EXISTING WALL TO REMAIN
	NEW INSULATED WALL WITH VAPOR BARRIER
	NEW INSULATED WALL FOR SOUND
	NEW FIRE RATED WALL - 1HR
	EXISTING ITEM TO BE REMOVED
	OVERHEAD ITEM
	DEMO / NEW WORK KEY NOTE
	EXISTING DOOR / EXISTING ITEM
	VERIFY IN FIELD

REVOLUTION AGENCY-TI

1020 PRINCESS ST.
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A-102

AA12-0024

BAR Case #2012-00182

BAR Case # 2012-00183

ADDRESS OF PROJECT: 1020 Princess Street, Alexandria, VA 22314

TAX MAP AND PARCEL: 064:01-14-01 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: 1020 Princess Street LLC

Address: 1020 Princess Street

City: Alexandria State: VA Zip: 22314

Phone: (703) 851-5981 E-mail: mdion@revolution-agency.com

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

Name: Anila Angjeli Phone: (703) 851-5981

E-mail: anila@aline-architecture.com

Legal Property Owner:

Name: 1020 Princess Street, LLC

Address: 1020 Princess Street

City: Alexandria State: VA Zip: 22314

Phone: (202) 682-1699 E-mail: mdion@revolution-agency.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).*

~~The proposed work would include: 1) Removal of burglar bars on the front first floor windows facing Princess Street; 2) The addition of 3 sconces on the exterior of the building over the access doors and the replacement of an existing sconce; 3) Addition of 2 (two) - exterior windows on the second floor to match the existing windows - facing the alley on the east side of the building 4) Addition of 2 planters on either side of the main entrance on Princess Street.~~

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 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.*

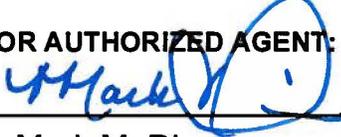
- N/A
- Clear and labeled photographs of the site, especially the area being impacted by the alterations, all sides of the building and any pertinent details.
 - Manufacturer's specifications for materials to include, but not limited to: roofing, siding, windows, doors, lighting, fencing, HVAC equipment 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: Mark M. Dion

Date: 05/29/2012

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. Mark Dion	238 12th St SE, Washington, DC 20003	50%
2. Matthew Leonardo	8741 Plymouth Road, Alexandria, VA 22308	50%
3.		

2. Property. State the name, address and percent of ownership of any person or entity owning an interest in the property located at 1020 Princess St, 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. Mark Dion	238 12th St SE, Washington, DC 20003	50%
2. Matthew Leonardo	8741 Plymouth Road, Alexandria, VA 22308	50%
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.

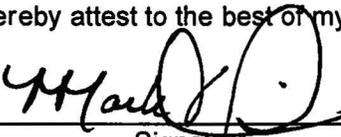
Name of person or entity	Relationship as defined by Section 11-350 of the Zoning Ordinance	Member of the Approving Body (i.e. City Council, Planning Commission, etc.)
1. N/A		
2.		
3.		

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.

05/29/2012
Date

Mark Dion
Printed Name


Signature