

Jane Covington
PO Box 843
Keswick Virginia 22947

June 7, 2007



Dear Members of the Board of Architectural Review,

Re: 513 Dice Street, Proposed location for new house on divided lot.

I am the owner of 513 Dice Street, which I restored in 2006. My background is architectural conservation. I have worked internationally on World Heritage Sites and domestically on "designated New York City landmarks" such as the Bayard-Condict Building. It has been a pleasure to have worked on a Charlottesville "local land mark." I am writing in regard to my request to build a second house on a divided lot at 513 Dice Street according to the enclosed plan dated May 22nd, 2007.

Like other houses of the same era in this neighborhood, 513 Dice Street was built as a modest investment property on a 'lot' in the then developing residential suburb along the "Old Still House Road," which is today's Fifth Street SW.

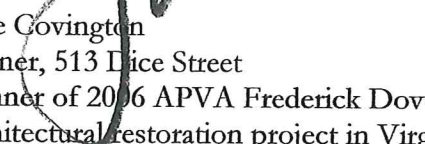
The orientation of the house was not a mistake. The house faced Sixth Street SW, which at that time had been laid-out but not paved. Dice Street was an alley connecting Fifth and Sixth Streets.

When built, the house was a one and a half story board and batten cottage. The house was significantly modified in 1913, again in the late 1980's and suffered from serious neglect in the early 2000's. Although restored and in sound condition, very little original architectural fabric remains.

513 Dice Street was built as a vernacular structure, an integral part of the city landscape. Building parallel to the existing house and engaging the street wall reinforces the historic context. By contrast, pulling the proposed house away from the street wall creates a 'monument' effect, creating a false history for this vernacular structure. The location of the proposed home on Lot B does not impose on the existing structure, but rather reinforces the original intention as part of the urban fabric.

Thank you for your consideration and I look forward to discussion.

Sincerely,


Jane Covington
Owner, 513 Dice Street
Winner of 2006 APVA Frederick Doveton Nichols Award, presented for the best domestic architectural restoration project in Virginia.

Scala, Mary Joy

From: Walden, Ebony
Sent: Thursday, June 07, 2007 11:32 AM
Cc: Scala, Mary Joy
Subject: 223 4th Street Sidewalk Waiver
Attachments: Walden, Ebony.vcf

Mary Joy,

Did you every find a copy of the Waiver request to forward to Jim? He never got it for some reason.

Also in regards to 513 Dice Street. It should be communicated with the BAR that Council purposely approved the SUP without designating which site plan was appropriate. They deferred to the BAR on this matter. They were spit in which plan was the best. At least 2 members vocally preferred concept 2 B with the house at the rear of the site. Though the PC voted 6-1 to approve the SUP in relation to the concept that engages the street, the BAR has to issue a COA and thus will have the last say on the placement of the building. Site plan approval is ministerial and the PC will have to approve it if it meets the requirements.

Ebony Walden

Neighborhood Planner

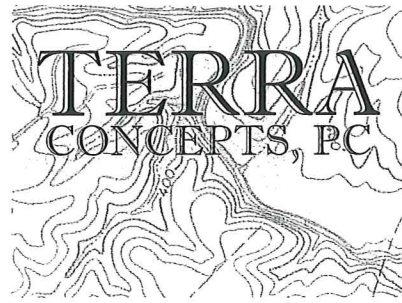
Neighborhood Development Services

City of Charlottesville

P.O. Box 911 -- 610 East Market St

Ph: (434) 970 - 3182 Fax: (434) 970 - 3359

walden@charlottesville.org



RECEIVED
JUN 07 2007
VERNON COUNTY PUBLIC SCHOOLS

30 April 2007

Ms. Ebony Walden
City of Charlottesville
City Hall - 610 East Market Street
Charlottesville, VA 22902

RE: 513 Dice Street (TM 29-63.1); BAR Deviation Request

Dear Ms. Walden:

Per your written comments dated April 27th we are amending our submittal for the Special Use Permit application to sub-divide 513 Dice Street.

In your e-mail correspondence, you recommended that the house be pulled to the front of the site to relate to the existing neighborhood fabric. You also recommended that parking adhere to current zoning requirements of no more than 25% of the front yard.

We have amended our proposal to follow your recommendation and have enclosed a proposed site plan reflecting these changes. Similar to the existing house, the proposed house will also be two stories with a basement. The foot print of the proposed house will be no larger than the footprint of the existing house. The new home will have a front porch which addresses the street, an architectural feature typical of the neighborhood.

Following these changes, we are writing to request deviation from the BAR recommendation dated February 28th. Please note, our current proposal follows the BAR recommendation of January 22nd which recommended "design a 2-story, possibly shotgun, house with foot print up to 100% of the existing house [and] participate on the street."

Should you have any questions please contact me regarding this request.

Sincerely,

Steven W. Edwards

Steve Edwards

From: Walden, Ebony [WALDEN@charlottesville.org]
Sent: Friday, April 27, 2007 11:16 AM
To: sedwards@terraconceptspc.com
Cc: janecovington@cstone.net
Subject: 513 Dice Street
Attachments: Walden, Ebony.vcf



Steve,

Jane called me this morning and she asked my opinion on the BAR letter to deviate from their recommendation. I told her that was fine, but after analyzing this application to write my staff report this week, I really think that this house should be pulled to the front of the site to better relate to the existing fabric which has buildings closer to the street and that the parking should adhere to the requirements of no more than 25% of the front yard. She seemed amiable to the idea.

Now the problem is that it's rather late to change things as the PC Agenda has been advertised and PC packets are being prepared and go out early next week. So there are a few ways you can go

1 – Work with Ms. Covington to revise the plan and have 20 copies of a revised pages 3 & 4 that reflects a new plan – better parking and buildings closer – to me with a new letter (to request deviation of the BAR recommended letter) (12 Copies) that reflect that new plan. (Maybe saying although they recommended concept 2b you decided to go with their initial recommendation of 100% and closer to the street). Please have this to me by Monday 9 am at the latest. If your LID worksheet has changed in this new plan, resubmit that also.

2 – You can keep what you have and in your 10 minute presentation express a willingness to make these revisions.

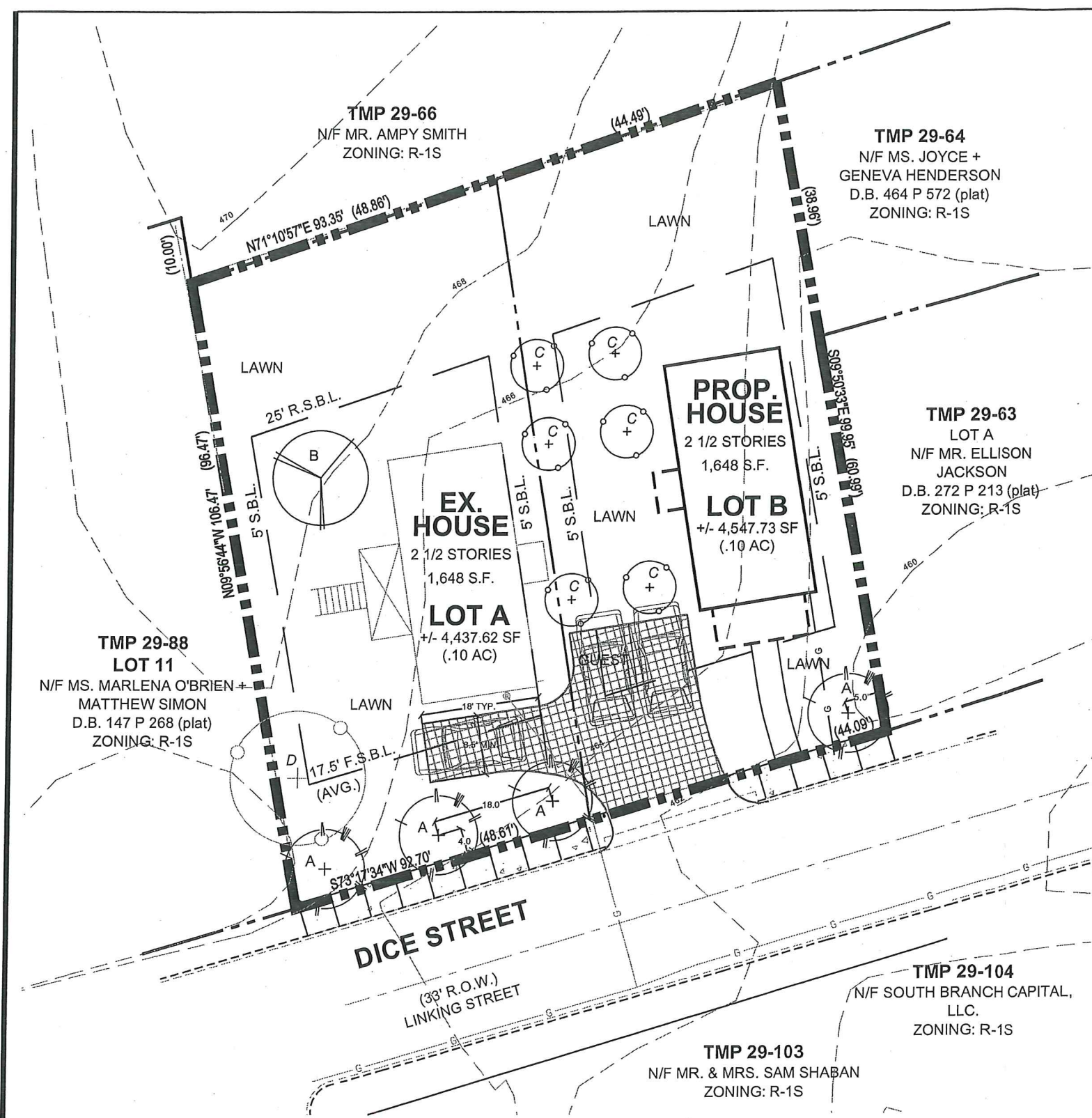
This is another recommendation:

About the current crab apple trees, there is nothing in our code that allows us to substitute current trees of less than 8' in caliper in lieu of planting new ones. Therefore, I would suggest relocating these trees to somewhere else on the site and planting 4 medium canopy tree of 2" at planting.

In regards to parking, try not to make more than 25% of the front yard of the new unit parking, unless it creates a better and more innovative arrangement. You can decide whether it behooves you keep the current paved parking or not. As long as our spaces meet our standards and the parking angles make sense you should be ok.

Also – Since the site plan will be going in June, I will have Marty get another review of the revised plan (once you resubmit) so he can make any final recommendations, so depending on what the PC says in May and any recommendations Marty has for this new plan, the plan may change a little for the June meeting.

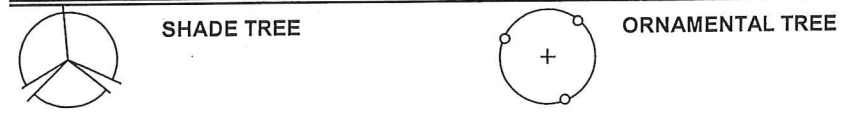
Ebony Walden
Neighborhood Planner
Neighborhood Development Services
City of Charlottesville
P.O. Box 911 -- 610 East Market St
Ph: (434) 970 - 3182 Fax: (434) 970 - 3359
walden@charlottesville.org



GENERAL NOTES:

- PROPOSED USE: RESIDENTIAL INFILL
- MAX. DWELLINGS: 2 (1 CURRENTLY EXISTS)
- GROSS RESIDENTIAL DENSITY: 9.52
- PARKING REQUIRED: 1 / DU = 2 PARKING PROVIDED: 3 (WILL BE SHARED)
- ALL PARKING SPACES WILL BE 8.5' X 18' (MIN.); 2' BED OVERHANG IS SHOWN; PARKING SHALL NOT BE LOCATED WITHIN 3' FROM ANY ADJACENT PROPERTY LINE (EXCEPT AT THE COMMON PARCEL LINE)
- RECREATIONAL AREA: NA
- HEIGHT: 2.5 STORIES (35' MAX.)
- LOT COVERAGE: NA
- IMPERVIOUS COVER: 824 SF (PROPOSED HOME ONLY)
- PAVED PARKING: 0 SF (1,648 SF TOTALLY PERVIOUS)
- VEHICULAR CIRCULATION: NA INGRESS/EGRESS: NA
- SETBACKS: FRONT = 17.5 / SIDE = 5' / REAR = 25'
- WAIVERS REQUESTED: SEE NARRATIVE (DATED 2/28/07)
- UTILITIES: WILL BE TREATED AS RECOMMENDED BY CITY ENGINEER OCTOBER 11, 2006 AS WELL AS LIKE A NORMAL RESIDENTIAL SFD PROJECT (I.E. THROUGH A BUILDING PERMIT PROCESS). OTHER UTILITIES SUCH AS, CABLE, PHONE, ELECTRIC AND GAS ARE SHOWN ON SHEET 4 BUT PHYSICAL LOCATIONS WILL BE DETERMINED IN THE FIELD.
- TRASH COLLECTION: ON-STREET BY CITY PERMIT
- LIGHTING: T.B.D. BUT WILL EMIT NO MORE THAN 3,000 LUMENS
- AREAS DEDICATED TO THE PUBLIC: NA
- STORMWATER MANAGEMENT: WILL SERVE BOTH LOTS COLLECTIVELY AND WILL BE UNDER A COMMON (PUBLIC) MAINTENANCE EASEMENT.
- SIGNAGE: NA

LANDSCAPE:



June 2007 Submittal
Not Approved

Key	Botanical Name	Common Name	Qty.	Size	10 YR.Canopy	Tree Cover	Notes
A	Cladrastis lutea	Yellowwood	1	2" cal.	350	350 x 1 = 350	Straight trunk; branching begins at 4'
B	Prunus yedoensis	Yoshino Cherry	4	2" cal.	200	200 x 4 = 800	Straight trunk; Same source
C	Malus floribunda	Crabapple	6	.75-1.0	100	100 x 6 = 600	Existing/Relocated (1/2 credit assumed)
D	Acer sp.	Maple	1	8"	700	700 x 1 = 700	Existing (2x credit assumed)

Notes:

- 20% Tree Canopy required is 910 sf (based on Lot B only)
- Plants may be substituted in field by owner provided 10 year coverage is no less than required and caliper remain the same
- Plants listed above will be in general conformance with plan shown.
- Given existing trees are being saved, we assume some credit will be given



TERRA
CONCEPTS, P.C.
CIVIL ENGINEERS
LANDSCAPE ARCHITECTS
224 COURT SQUARE
CHARLOTTEVILLE, VIRGINIA 22902
PH. 434-295-4005 FAX 434-295-2103

PRELIMINARY SITE PLAN FOR
513 DICE STREET
CHARLOTTEVILLE, VIRGINIA
APPLICATION PLAN

SCALE: 1" = 10'
ISSUED: 2-20-07
DRAWN BY: SWE
REVISIONS:
1. 3-29-07, CITY COMMENTS
2. 4-16-07, CITY COMMENTS
3. 4-30-07, CITY COMMENTS

SHEET
3
OF 4