

From: Scala, Mary Joy
Sent: Monday, May 22, 2017 2:17 PM
To: Gerry Starsia (gstarsia@gmail.com)
Subject: FW: BAR Action - 401 Altamont Circle - May 16, 2017

May 22, 2017

Gerald Starsia
401 Altamont Circle
Charlottesville, VA 22902

RE: Certificate of Appropriateness Application
BAR 16-10-04
401 Altamont Circle
Tax Parcel 330111000
Marianne and Gerry Starsia, Owner/Applicant
Landscape Plan

Dear Applicant,

The above referenced projects were discussed before a meeting of the City of Charlottesville Board of Architectural Review (BAR) on May 16, 2017. The following action was taken:

Schwarz moved: Having considered the standards set forth within the City Code, including City Design Guidelines for Site Design, I move to find that the proposed solutions for the curb and storm drainage satisfy the BAR's criteria and are compatible with this property and other properties in the North Downtown ADC District, and that the BAR approves the application as submitted.

Gastinger seconded.

Approved 9-0.

This certificate of appropriateness shall expire in 18 months (November 16, 2018), unless within that time period you have either: been issued a building permit for construction of the improvements if one is required, or if no building permit is required, commenced the project. The expiration date may differ if the COA is associated with a valid site plan. You may request an extension of the certificate of appropriateness before this approval expires for one additional year for reasonable cause.

If you have any questions, please contact me at 434-970-3130 or scala@charlottesville.org.

Sincerely yours,

Mary Joy Scala, AICP
Preservation and Design Planner

Mary Joy Scala, AICP
Preservation and Design Planner
City of Charlottesville
Department of Neighborhood Development Services
City Hall - 610 East Market Street
P.O. Box 911
Charlottesville, VA 22902
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**CITY OF CHARLOTTESVILLE
BOARD OF ARCHITECTURAL REVIEW
STAFF REPORT
May 16, 2017**



Discussion

BAR 16-10-04
401 Altamont Circle
Tax Parcel 330111000
Marianne and Gerry Starsia, Owner/Applicant
Landscape Plan

Background

There are three remaining issues at Gerald Starsia's house at 401 Altamont Circle:

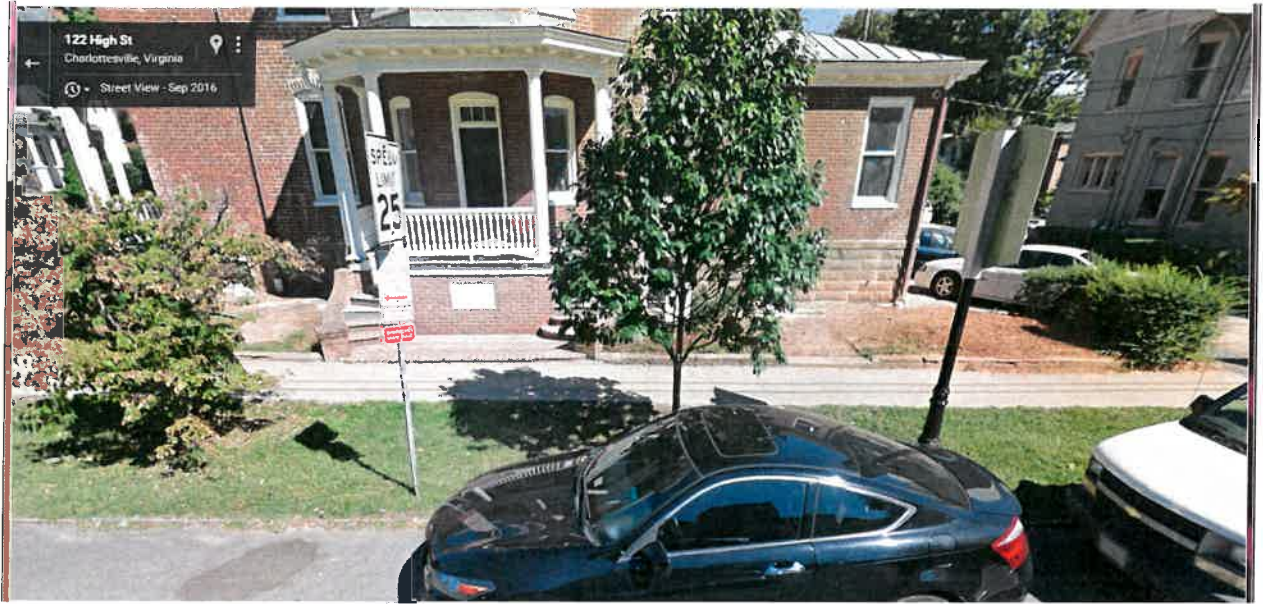
- 1) The rounded curb behind sidewalk was installed badly- skim coat in places, wildly varying width, poor workmanship;
- 2) A storm drainage solution is needed because the roof drains may not discharge directly onto the City sidewalk, and there are no storm drains in this area;
- 3) The parking pavers extend two feet into the ten foot alley on the east side, causing his parked cars to block the alley, and causing cars using the alley to drive onto the property on the east side to avoid driving over the pavers. This is a private issue currently being addressed in court.

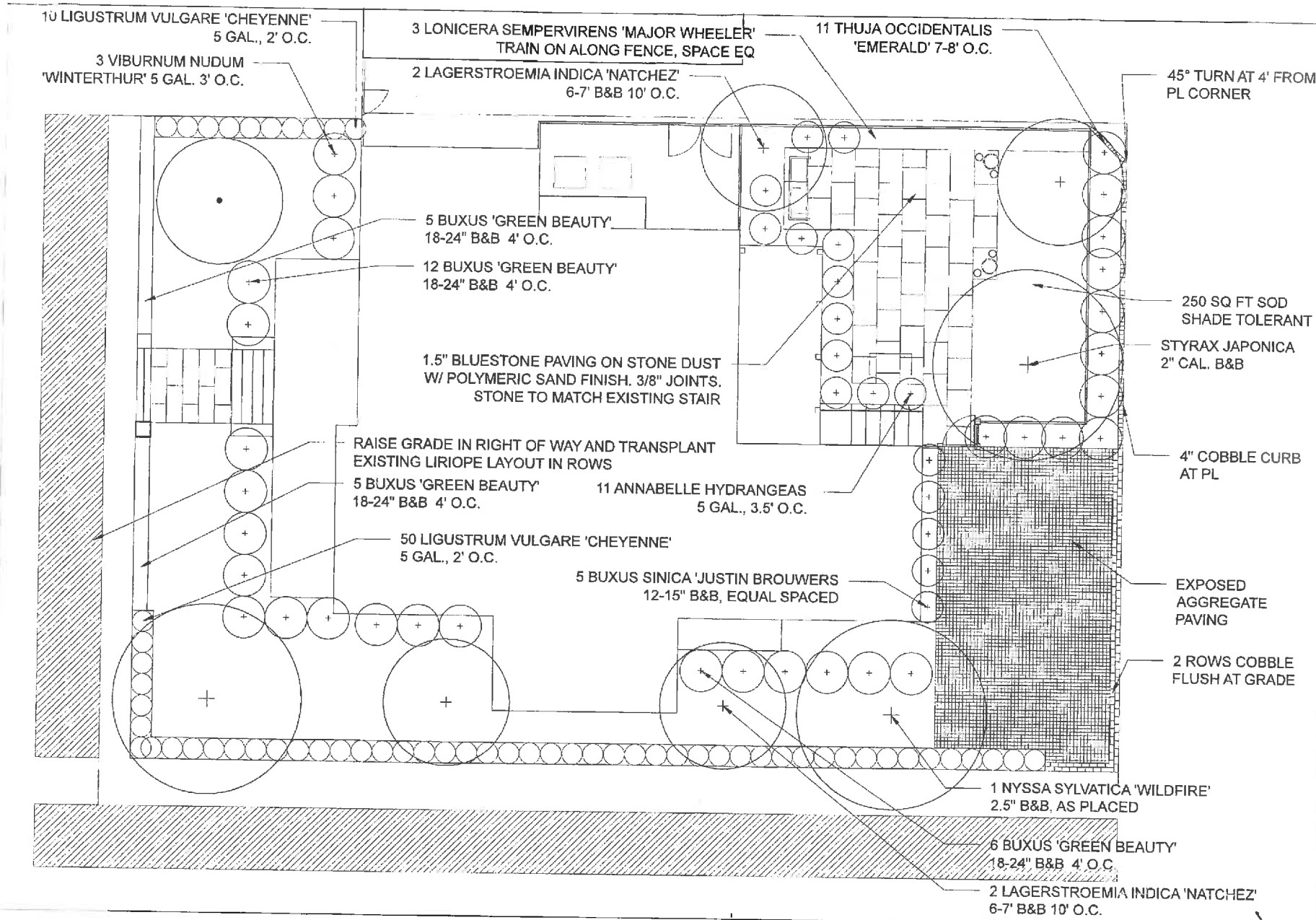
In order to resolve the first two issues, the landscape contractor, Jeff Howe, will be available to explain the situation, so the BAR can make a decision.

The contractor was trying to repair and replicate what was there, but the best solution at this point may be to reconstruct the entire curb. It was suggested that they look at the curb that was replaced opposite on High Street at the Episcopalian Church.

The plan to handle the storm water is to add a gravel filled trench behind the new hedge ... the City engineers have worked with him and it seems like a reasonable solution. The water would then sheet flow toward the alley/High Street.

FYI Attached are the action letter and plan the BAR approved in November 2016, and the revised plan (not yet approved) that was circulated to the BAR in March.





PRAY DESIGN ASSOCIATES
 CHARLOTTESVILLE, VA 22901
 434.242.7642

ALTAMONT CIRCLE
 CHARLOTTESVILLE, VA

SITE PLAN
 DATE 3.01.2017
 SCALE 1/8"=1'-0"

L-SP

Revised (not approved) March 2017

From: Scala, Mary Joy
Sent: Thursday, November 17, 2016 4:45 PM
To: Gerry Starsia (gstarsia@gmail.com)
Subject: BAR Action - 401 Altamont Circle - Nov 15, 2016

November 17, 2016

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401 Altamont Circle
Charlottesville, VA 22902

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Marianne and Gerry Starsia, Owner/Applicant
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The above referenced project was discussed before a meeting of the City of Charlottesville Board of Architectural Review (BAR) on November 15, 2016. The following action was taken:

Having considered the standards set forth within the City Code, including City Design Guidelines for Site Design and Elements, Mr. Schwarz moved to find that the proposed landscape plan satisfies the BAR's criteria and guidelines and is compatible with this property and other properties in the North Downtown ADC District, and that the BAR approves the application as submitted, with the following modifications: that we'd like to see a street tree placed on the SW corner of the site, a reconsideration of the crape myrtle, and a provision that the privet hedge be maintained below 4 feet. Mr. Balut seconded. The motion passed (6-1 with Miller opposed).

The BAR wants to see a final copy of the plan emailed to the BAR. The BAR generally agreed with the applicant's understanding that he would do a second nyssa tree, and fewer crape myrtles that are aligned with the blind panels of the house, rather than the windows.

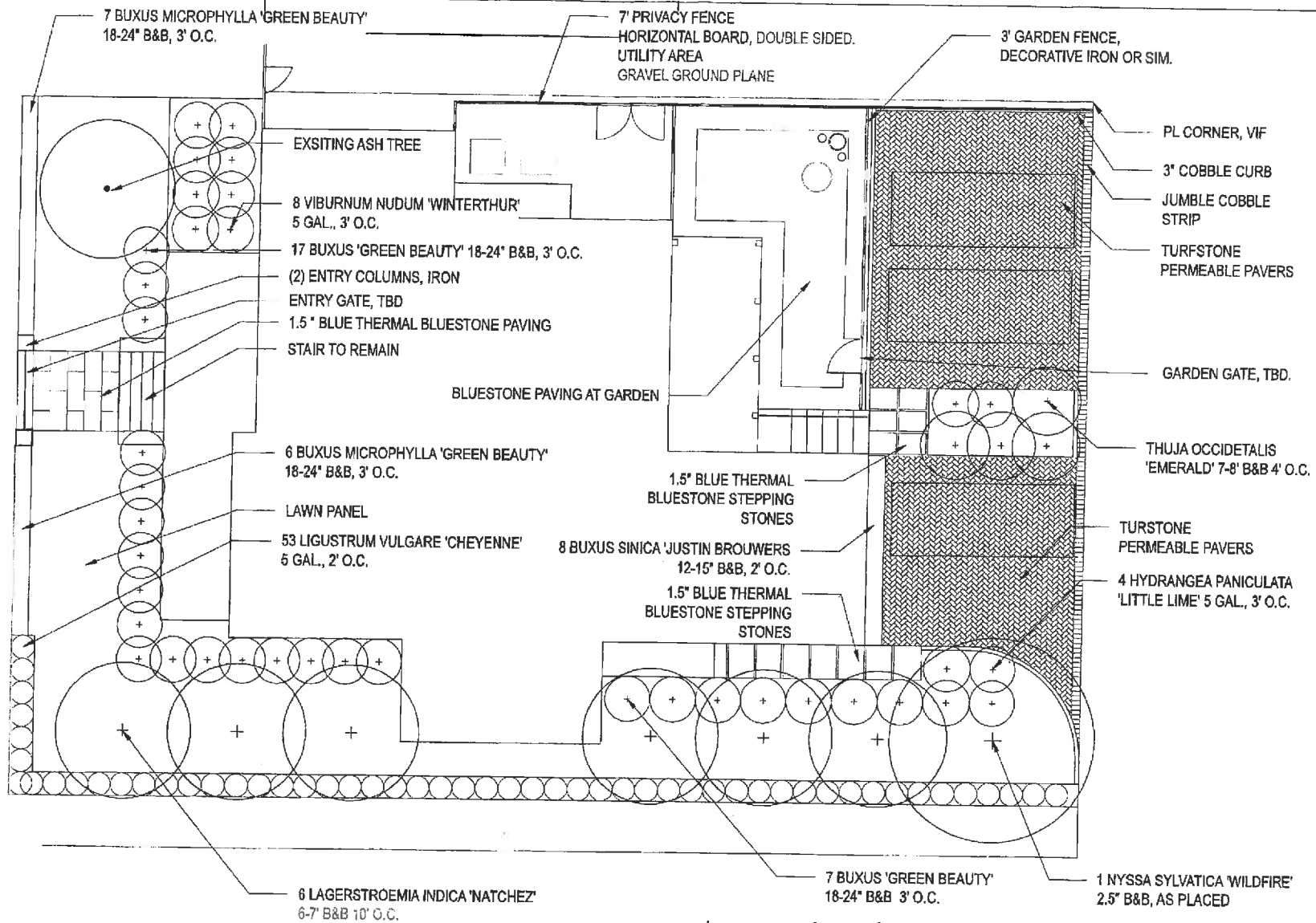
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ALTAMONT CIRCLE
 CHARLOTTEVILLE, VA

SITE PLAN
 DATE 11.08.2016
 SCALE 1/8"=1'-0"

L-SP

Approved 11/15/2016

NOT FOR CONSTRUCTION

401 Altamont Circle
Charlottesville, Va. 22902

PHOTOS OF CURBING PRIOR TO CONSTRUCTION

1. ROUND TOP CURB
2. REPLACEMENT AT FORMER ENTRY
3. LACK OF ALIGNMENT
4. CRACKED AND BROKEN SECTIONS
5. MULTIPLE MATERIALS





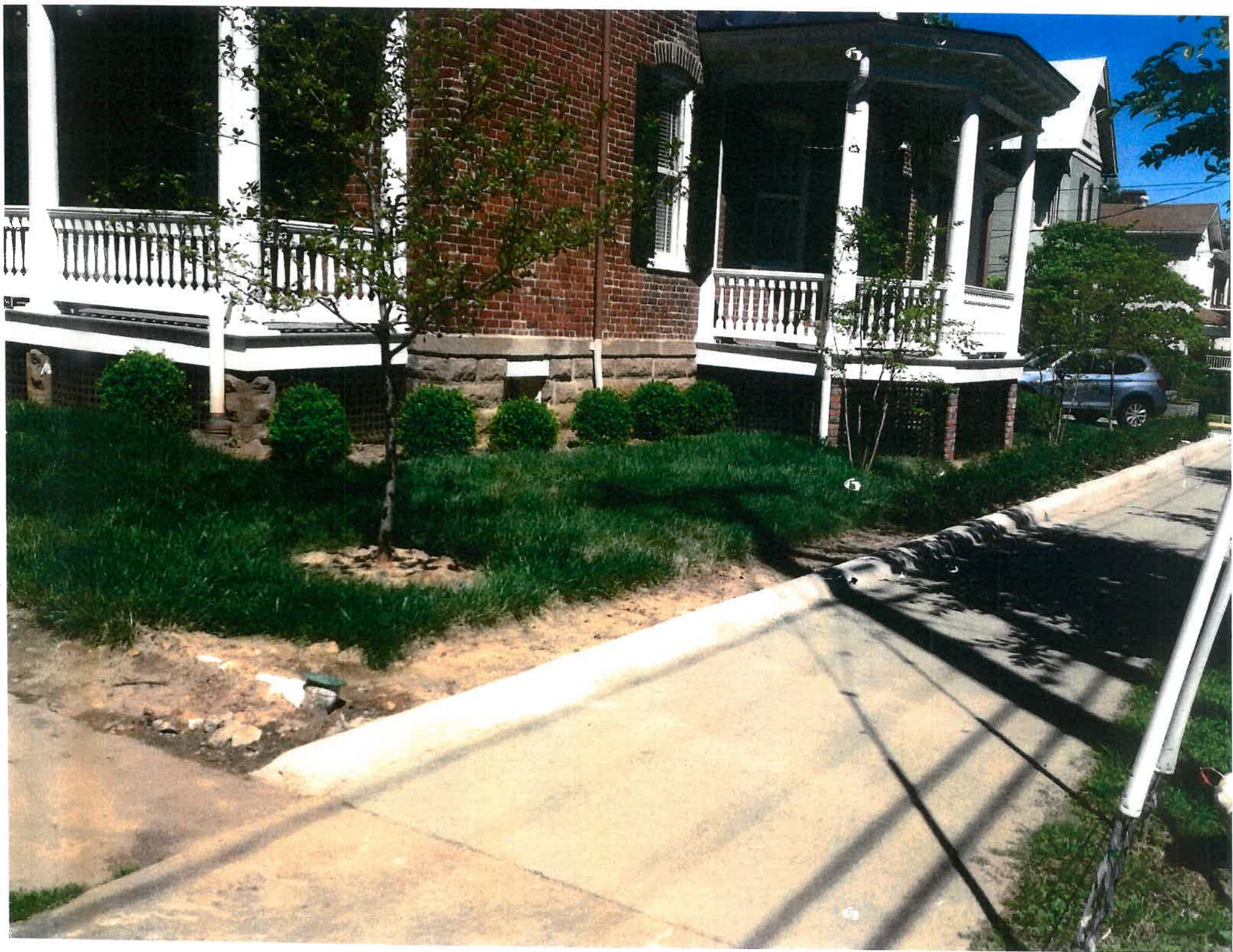


401 Altamont Circle
Charlottesville, Va. 22902

PHOTOS OF CURBING AFTER CONSTRUCTION

1. ROUND TOP CURB
2. CONSISTENT FINISH
3. ALIGNMENT
4. SINGLE and CONTINUOUS SECTIONS
5. SINGLE MATERIAL and TEXTURE
6. STORM WATER CONTAINMENT ON SITE







McGuffey Park
McGuffey Art
Center
←

PARKING
ANYTIME
NO PARKING
ANYTIME

401 Altamont Circle
Charlottesville, Va. 22902

PHOTOS OF CURBING AT ADJACENT PROPERTIES

1. ROUND and QUARTER ROUND TOP CURB
2. CRACKED and BROKEN SECTIONS
3. LACK OF ALIGNMENT
4. MUTLIPL E MATERIALS and TEXTURES
5. STORM WATER SPILLING ONTO SIDEWALK







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ALAMONT CIRCLE
 CHARLOTTEVILLE, VA

SUBMITTANCE
 SITE PLAN
 DATE
 1/8"=1'-0"
 11.08.2016

L-SP

NOT FOR CONSTRUCTION

