

Historical Affairs and Landmark Review Board

Arlington County, Virginia



HALRB June 15, 2022, CoA 22-12

3200 22nd Street North – Request to install a patio and outdoor kitchen.



Site of proposed patio and outdoor kitchen



Site of proposed patio
and outdoor kitchen with
trees visible

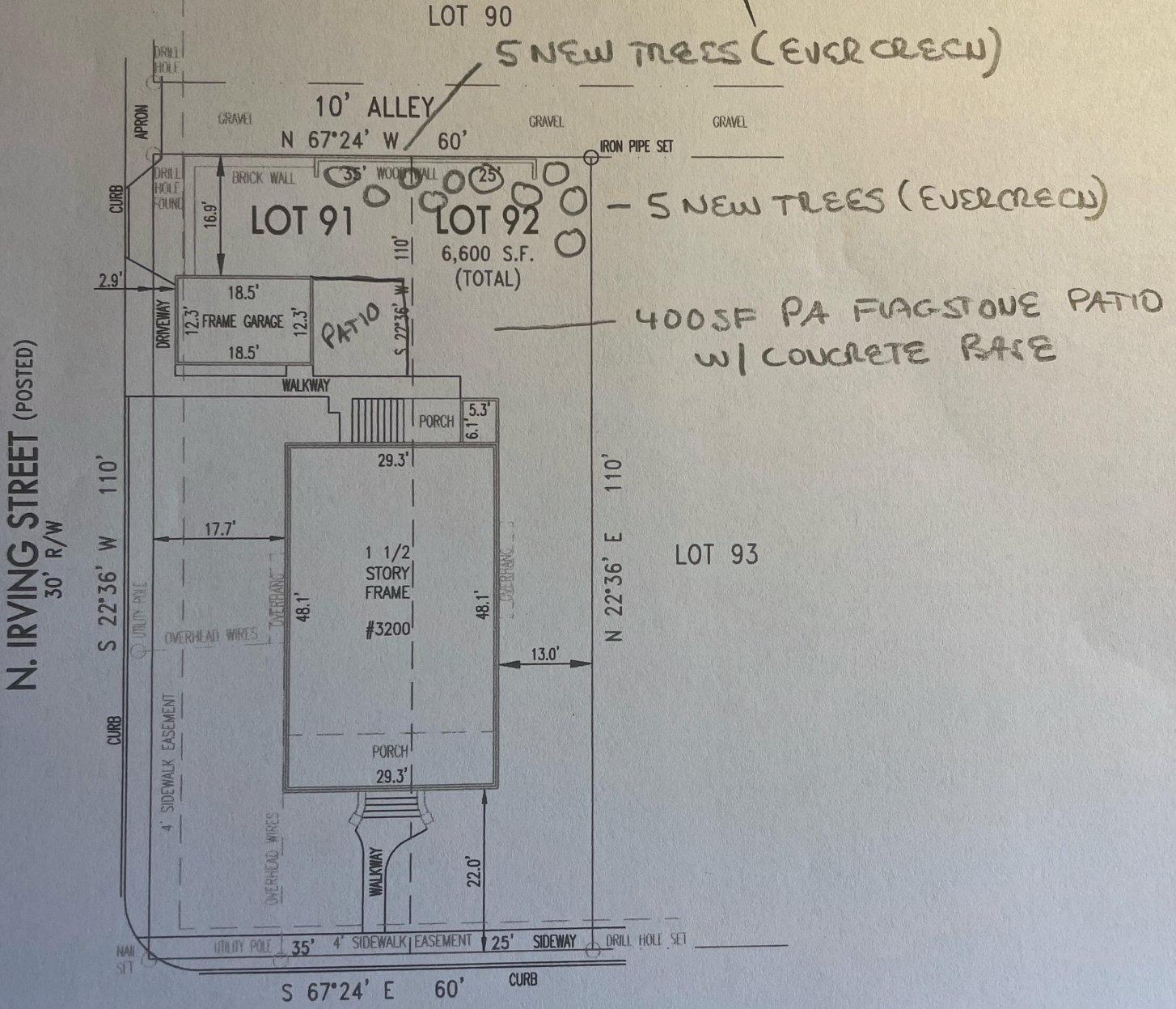
HOUSE LOCATION SURVEY
 T 91 AND LOT 92 THIRD ADDITION
WYWOOD
 KINGDOM COUNTY, VIRGINIA
 SCALE: 1"=20'
 JOB NUMBER: 19-0544

CRES
SURVEYS.COM
 Land Surveyors + Land Planners

CRES II, LTD.

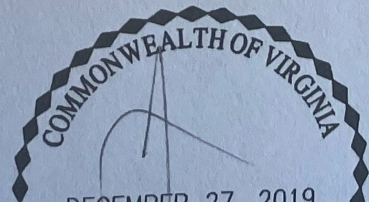
174 Garber Lane - Suite 1
 Winchester, VA 22603
 (703) 742-9105

NOTE: PROPERTY CORNERS SET



I hereby certify that the position of all existing physical improvements shown hereon have been located using a surveying transit, tape measure and/or other electronic measuring device.

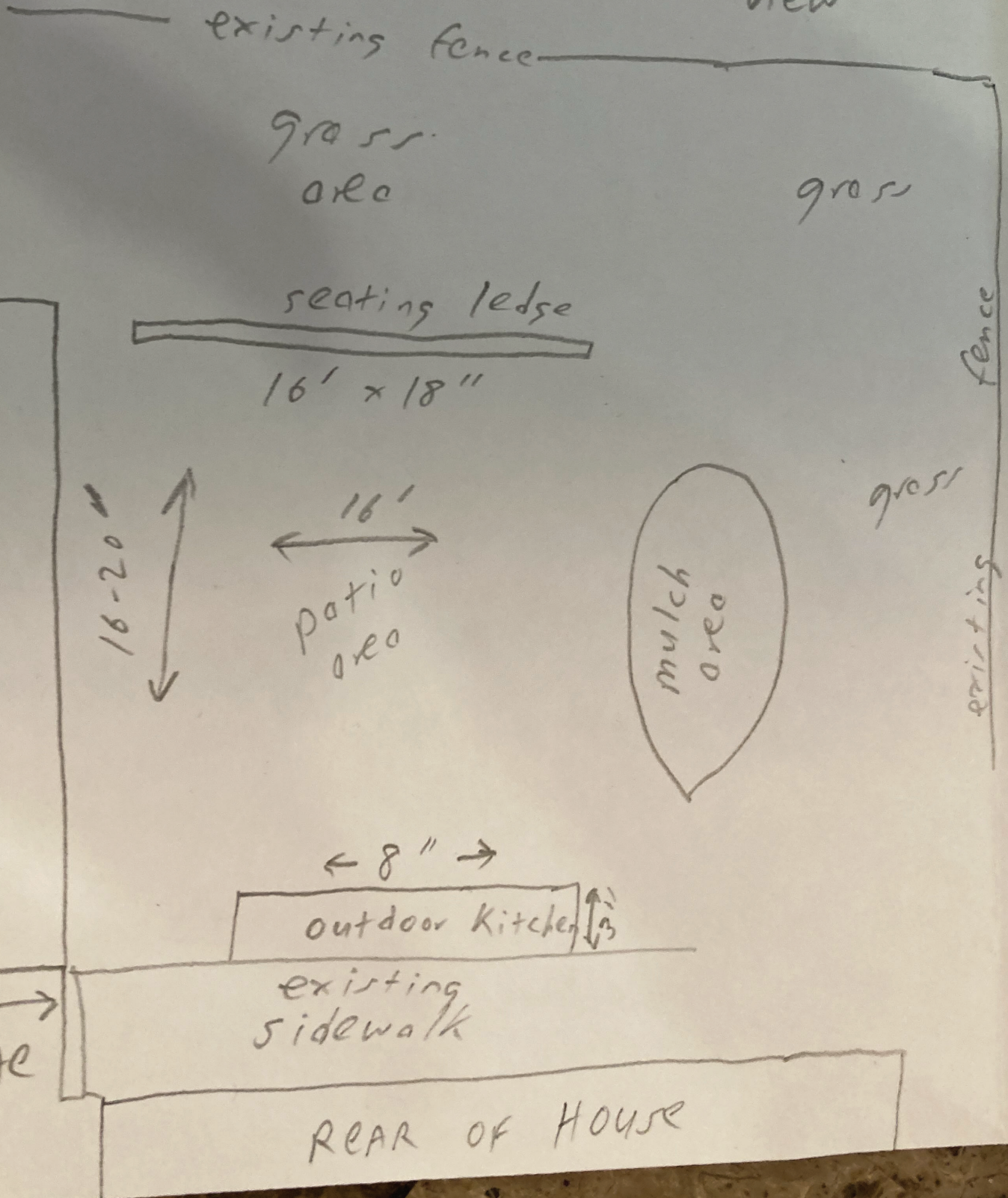
No title report has been furnished.



EXUS
 REAL ESTATE & ESCROW
 Greensboro Drive

Drawing 1

Bird's
eye
view



REAR OF GARAGE

16-20'

16'
patio area

8''

outdoor kitchen

existing sidewalk

REAR OF HOUSE

gate

fence

existing

grass area

grass

seating ledge

16' x 18''

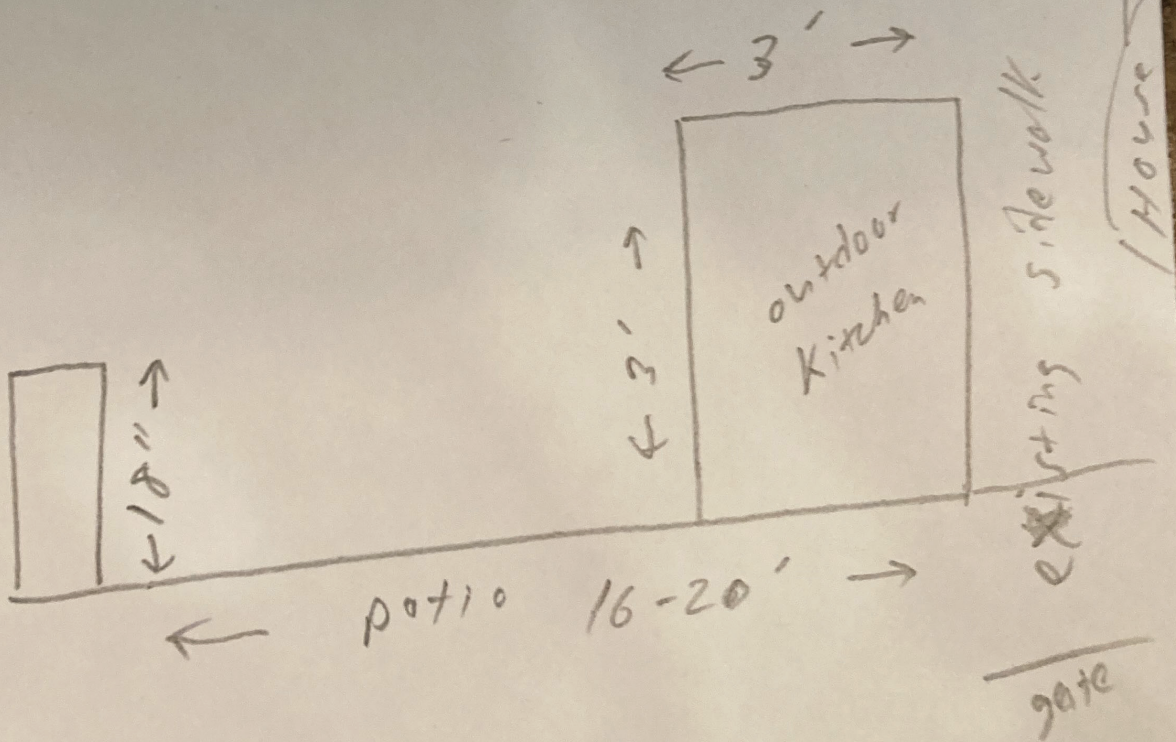
mulch area

Drawing 2

side
view

existing fence

seating ledge
↓



Side view



Patio and outdoor kitchen design example #1



Outdoor kitchen and patio design example #2



Proposed paving material



Proposed wall material

Premier Pavers & Landscaping, LLC

Growing equity in your home

(703) 307-0665

P.O. Box 7164

Arlington, VA. 22207

rodelliott42@verizon.net

To: Marc Koblentz
Project: 3200 22nd St N
Phone: 908 251-3340
Date: April 3, 2022 REVISED

Marc:

We hereby submit specifications for 3200 22nd St N:

To excavate and form out a new patio area approximately 400sf
Once layout is approved we will pour a 4" thick concrete subbase and then veneer PA square cut flagstone on top. To also veneer the existing concrete up against the home to make the patio area larger

To construct a kitchen area that is approximately 8 long by 3' wide for a natural gas grill. The area will be built with cinder block and then veneered with matching stone on the wall. We can extend the gas line and electric to this area. The counter can be PA bluestone or granite-which we can discuss if you decide to move forward. You can add additional pieces to this area such as storage drawers or shelves, trash can or refrigerator.

Price: \$22800.00

To construct a seating wall on the perimeter of the patio approximately 24' long by 18" high and backfilled with drainage pipe, gravel and soil. The wall will be constructed with cinder block and then veneered with matching stone on the vertical surface and capped with PA square cut stone to match the surface of the patio

Price: \$2400.00

To install a Unique Exterior lighting system to illuminate the front, left side and back patio of home with 7 up light, 4 seating wall fixtures and a string of lights across the top of patio-we need to discuss this further.

Price includes transformer, installation and labor. A fixture needs to be determined and we will use LED bulbs. This system is scalable to add additional fixtures in the future.

Price: \$3900.00

To fix the sump pump line on the side of the home to go into a 3x3' drywell reservoir with a pop up emitter on top to slow the water from entering the street.

Price: \$880.00

To purchase and install 10 each Green Arborvitae, Green Giant or Cryptomeria 8' tall to build a natural barrier in the back yard area

Price: \$3600.00

Terms: 50% due at signing with balance due upon completion

- All Debris to be removed by Premier.
- Masonry work is guaranteed for 5 years.
- Utility work to be completed by others
- Irrigation and Lighting systems 3 years
- Grill appliances and accessories not included

Conditions:

All work to be completed in a workmanlike manner according to standard practices. Any alterations or deviation from specifications above involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents, or delays beyond our control. Delays caused by such events do not constitute abandonment and are not included in calculating time frames for payment or performance. Contractor to carry General Liability Insurance. Warrantees are void in the event of lack of watering or excessive watering of plants, damage by vandalism or misuse (all installations), and or acts of god or nature (all installations). Our workers are fully covered by Workmen's Compensation Insurance.

Acceptance of Proposal:

The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above. In the case of non-payment, I understand I will be responsible for the cost of all collections and legal services to collect any balance due. This proposal will be withdrawn if not accepted within 25 days.

Premier P&L: _____ Date: _____

Client Signature: _____ Date: _____

The patio will be bounded by the rear exterior wall of the garage on the east side, the existing sidewalk next to the rear house stairs on the north side, and the existing mulch area on the west side. The southern facing edge of the proposed patio (parallel with the existing wood fence at the southern edge of the yard) will end at the point even with the southernmost corner of the garage and the southernmost edge of the mulch area. Reference the first and second photos on the attachments uploaded for the 1 June DRC meeting, showing the grass area where the proposed patio will be installed. Patio will be surfaced with veneer PA square cut flagstone in a random rectangular pattern; it will look like the example in the photo on page 6 of the attachments uploaded for the 1 Jun DRC meeting. Dimensions of the patio will be approximately 320 square feet; possibly slightly larger but definitely under 400 square feet. It will be approximately 16 feet wide (west to east) and approximately 16 feet deep (north to south). We might extend it slightly further south (towards the rear fence) but it would not go beyond 20 feet deep at maximum.

The outdoor kitchen will be 8' x 3' x 3' and will be situated parallel to the existing sidewalk and perpendicular to the rear wall of the garage, running length-wise from west to east on top of the northernmost 3 feet of the (current grass and future patio) area. That would be the lower left and bottom of photo 1 and the lower part of photo 2 (of attachments uploaded for the 1 Jun DRC meeting). It will be 3' high (standard counter height) and will house a propane grill in the middle. The visible surface will look like that shown in the photo example (random gray rock appearance) on p. 7 of the attachments uploaded for the 1 Jun DRC meeting. The outdoor kitchen will appear similar to that shown in the example on p 4 of the attachments uploaded for the 1 Jun DRC meeting, but only the part on the right of that photo (not including the lower ledge part on the left).

The seating ledge will be no more than the length of the patio (approximately 16 feet long from west to east) and will sit upon the southernmost edge of the patio, parallel to the fence at the southern edge of the yard. It will be 18" tall and the appearance will match that of the outdoor kitchen. This seating ledge will appear similar to that shown in the example on p 4 of the attachments uploaded for the 1 Jun DRC meeting (but only the left part of the photo showing the lower seating ledge, and it will be straight, not turned at a corner).

The position of the existing detached garage, the existing fence and the house itself renders nearly this entire area invisible from the street. None of this can be seen from anywhere on 22nd St N. From N Irving St (along the side of the house and the front of the detached garage), there is a very narrow vantage point to the northern edge of the proposed patio area, through the slats of the existing fence, and this is only visible if stationary and standing in the exact point where we always park our minivan. When the van is parked there (most of the time), the proposed patio area is 100% not visible from the street at all.

Attached are updated drawings and additional photos showing view (really, the lack of a view) from the street.



View from street



View from the street



View from the street