

BAR CASE# _____
(OFFICE USE ONLY)

ADDRESS OF PROJECT: 514 S Pitt Street

DISTRICT: ☒ Old & Historic Alexandria ☐ Parker – Gray ☐ 100 Year Old Building

TAX MAP AND PARCEL: 080.02-04-27 ZONING: RM

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: Kulinski Group Architects P.C.

Address:

City:

State:

Phone:

E-mail:

Authorized Agent *(if applicable)*: ☐ Attorney ☒ Architect ☐

Name: Kulinski Group Architects P.C.

Phone:

E-mail:

Legal Property Owner:

Name: ROBERT WADE HAMPTON III TR

Address:

City:

State:

Zip:

Phone:

E-mail:

BAR CASE#

(OFFICE USE ONLY)

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).*

Remove two existing doors at the rear of the home (not visible from the public right of way)

Add new one story addition at the rear of the home.

SUBMITTAL REQUIREMENTS:

☐ Check this box if there is a homeowner's association for this property. If so, you must attach a copy of the letter approving the project.

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.

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. 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.

ALL APPLICATIONS: *Please read and check that you have read and understand the following items:*

- ☒ I understand that after reviewing the proposed alterations, BAR staff will invoice the appropriate filing fee in APEX. The application will not be processed until the fee is paid online.
- ☒ 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 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: Stephen KulinskiDate: 06/11/2025

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 three 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. Stephen Kulinski		0%
2.		
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 three 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. Wade Robert		100%
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. STEPHEN KULINSKI	NA	NA
2. WADE ROBERT	NA	NA
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.

06/11/25

Date

Stephen Kulinski

Printed Name

Stephen Kulinski

Signature



514 S. PITT STREET (FRONT NW ELEVATION)



514 S. PITT STREET (FRONT SW ELEVATION)

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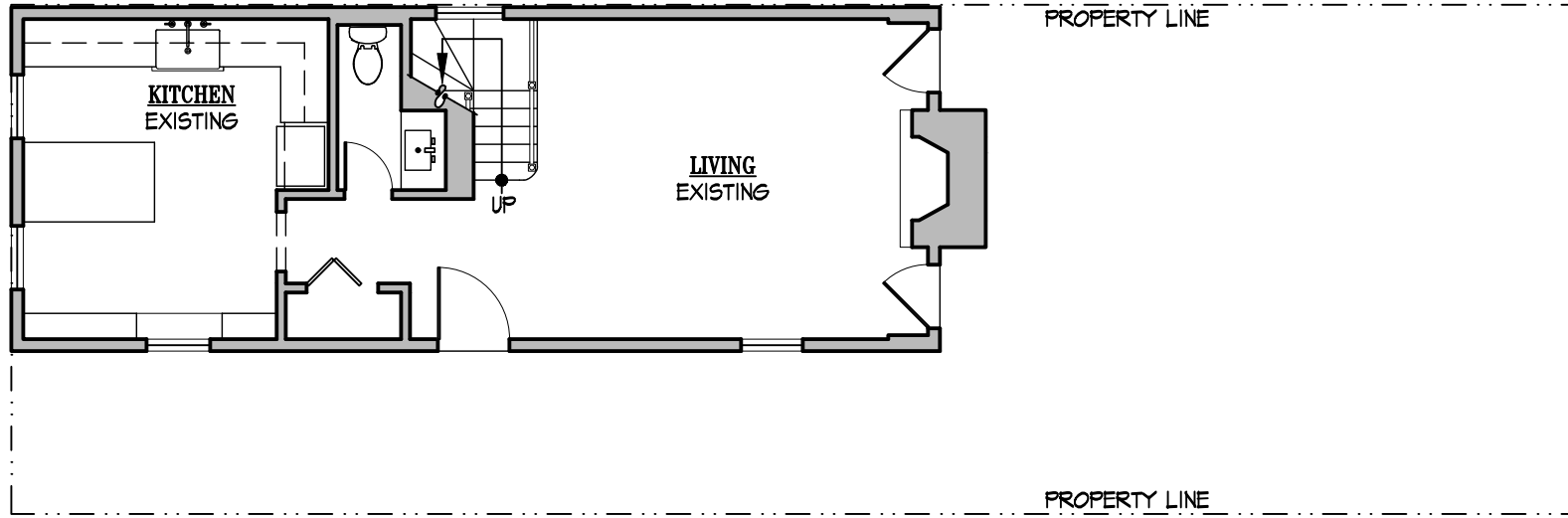


514 S. PITT STREET (REAR EAST ELEVATION)

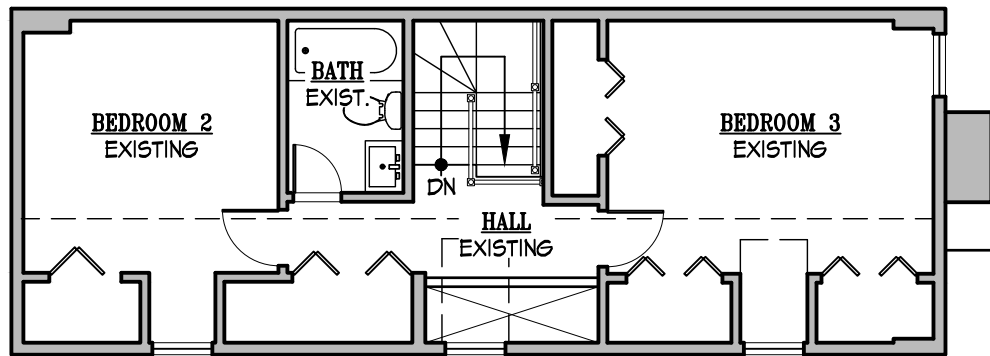


514 S. PITT STREET (REAR YARD IMAGE)

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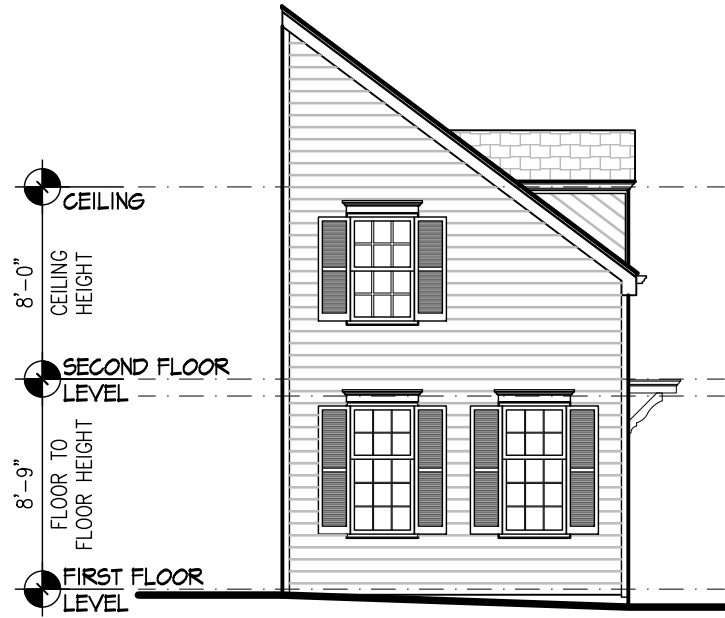


1 EXISTING FIRST FLOOR PLAN
 A3 SCALE: 1/8" = 1'-0"



2 EXISTING SECOND FLOOR PLAN
 A3 SCALE: 1/8" = 1'-0"

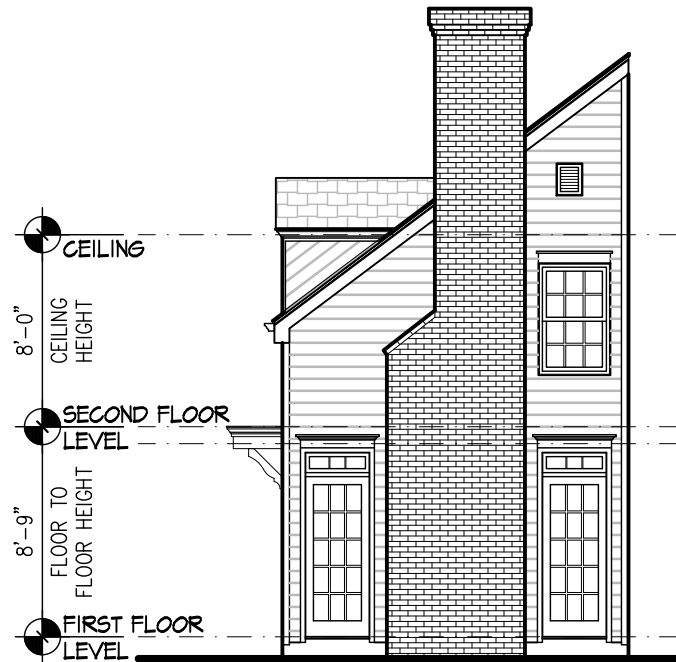
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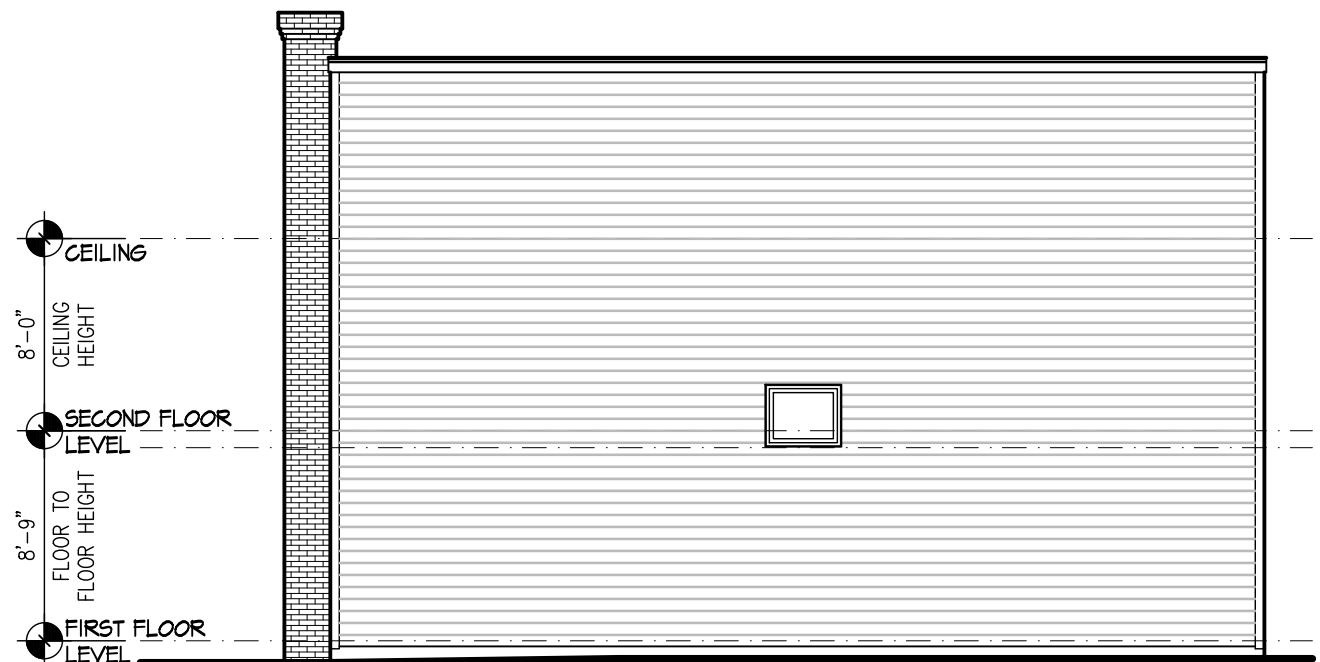
1 EXISTING FRONT (WEST) ELEVATION
 A4 SCALE: 1/8" = 1'-0"



2 EXISTING RIGHT SIDE (SOUTH) ELEVATION
 A4 SCALE: 1/8" = 1'-0"

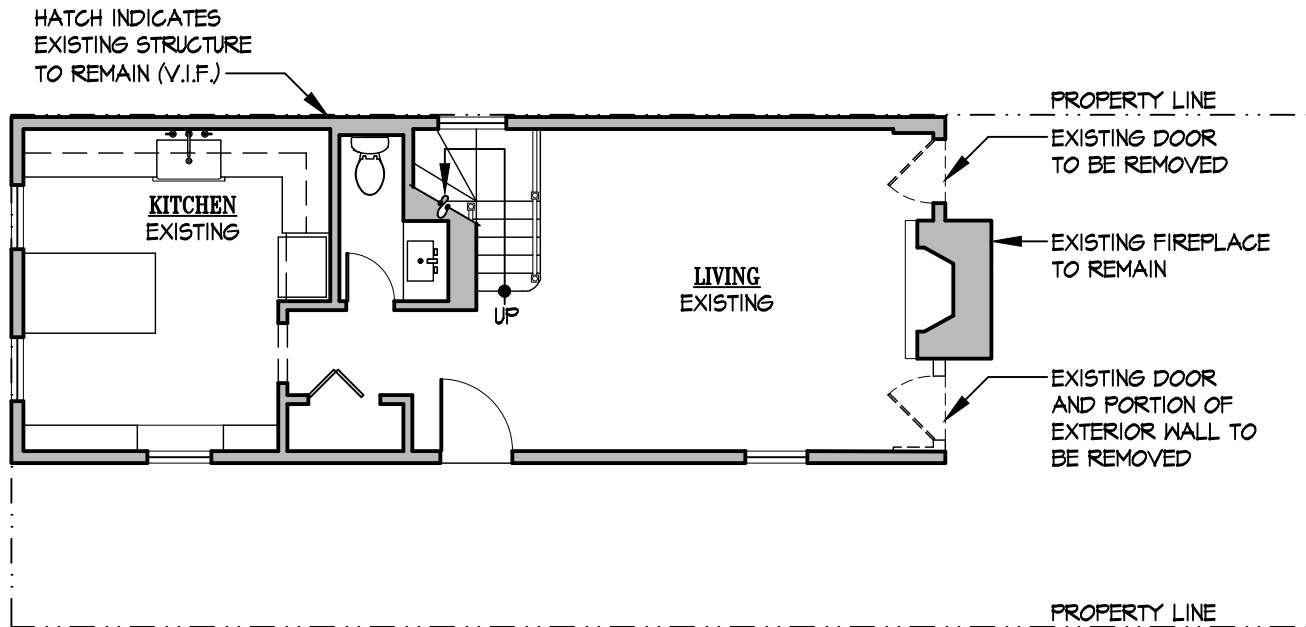


3 EXISTING REAR (EAST) ELEVATION
 A4 SCALE: 1/8" = 1'-0"

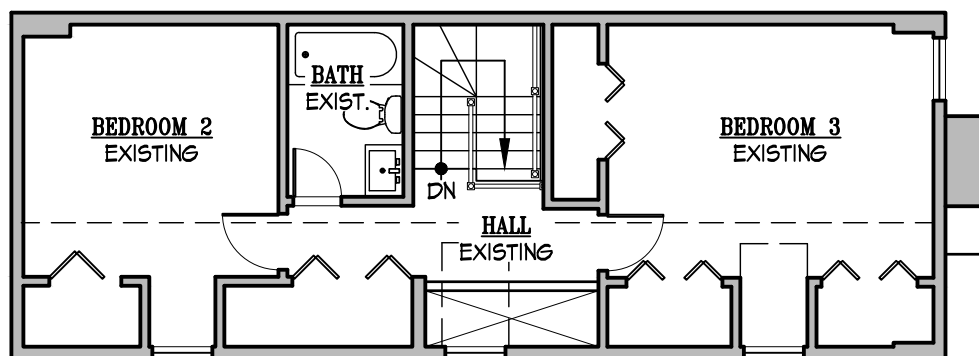


4 EXISTING LEFT SIDE (NORTH) ELEVATION
 A4 SCALE: 1/8" = 1'-0"

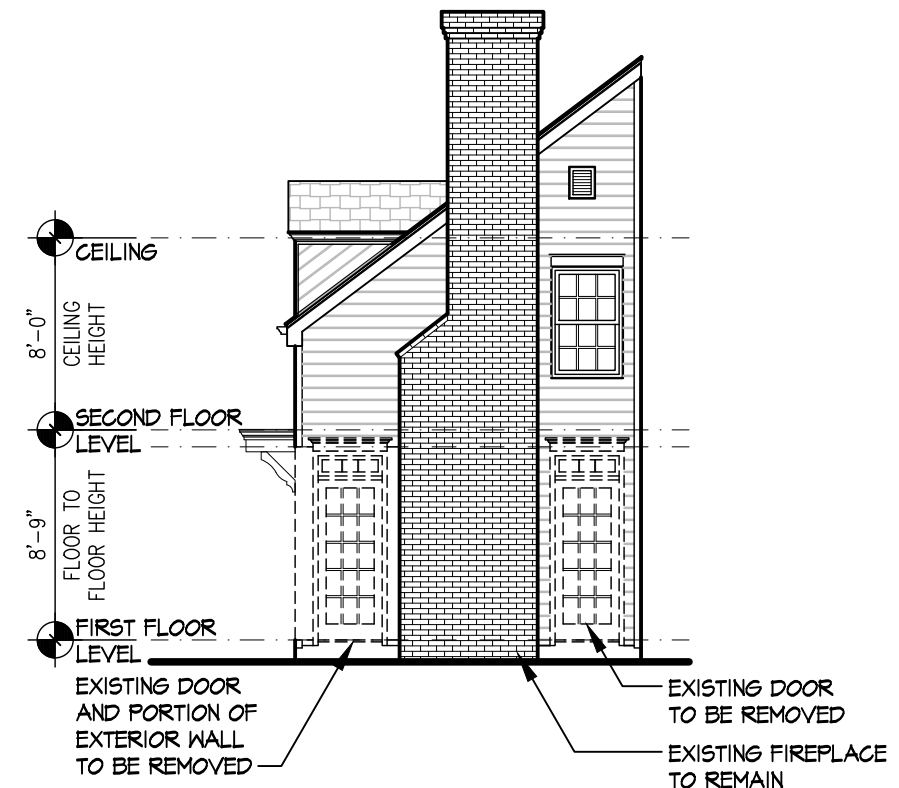
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1 DEMOLITION FIRST FLOOR PLAN
A5 SCALE: 1/8" = 1'-0"

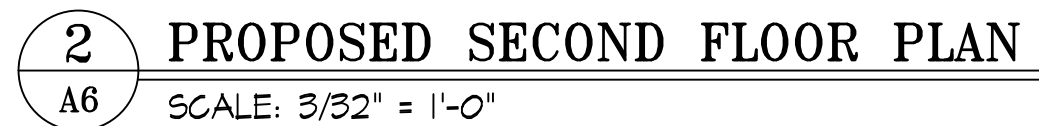
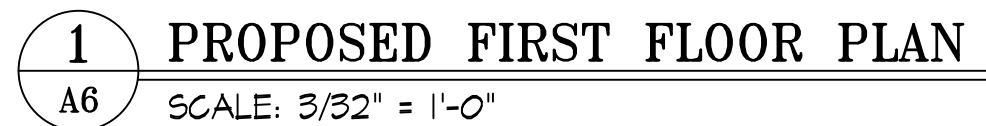


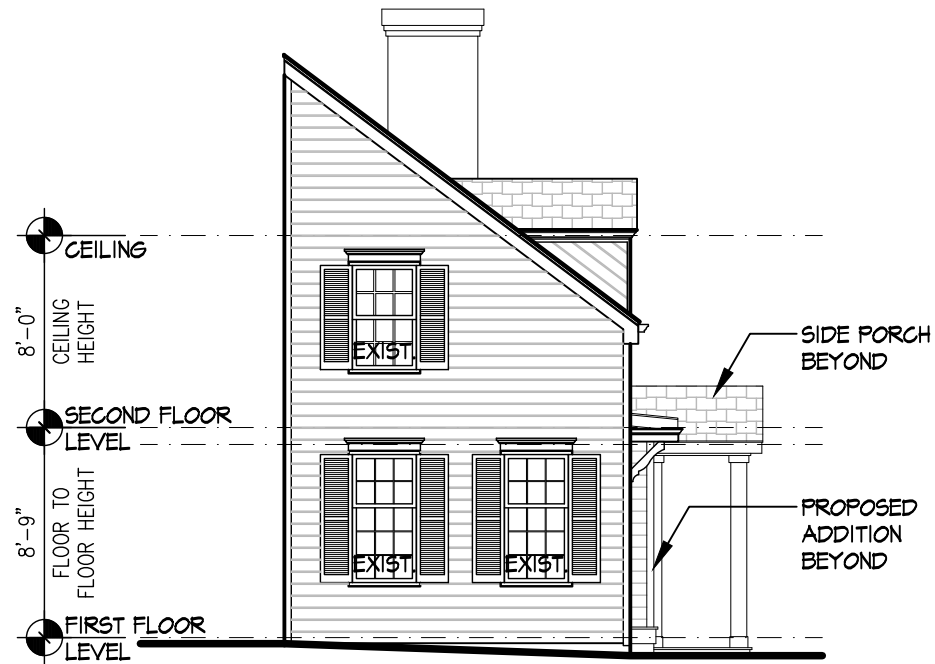
2 EXISTING SECOND FLOOR PLAN
A5 SCALE: 1/8" = 1'-0"
NOTES: NO DEMOLITION WORK TO BE DONE ON THE SECOND FLOOR.



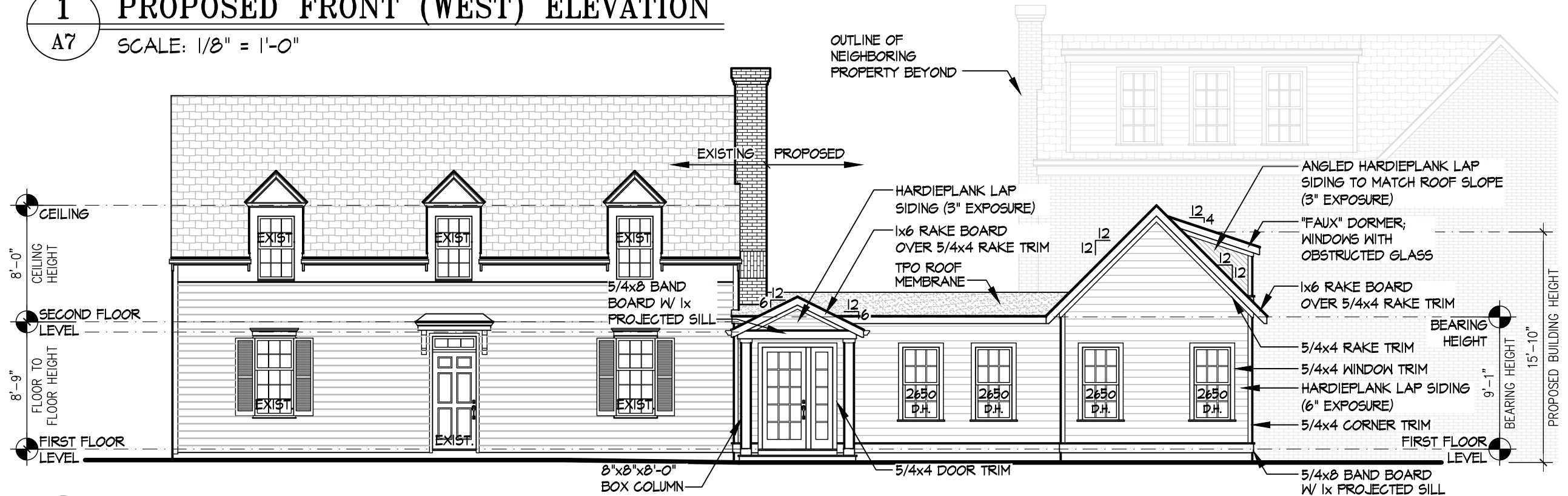
3 DEMOILTION REAR (EAST) ELEVATION
A5 SCALE: 1/8" = 1'-0"

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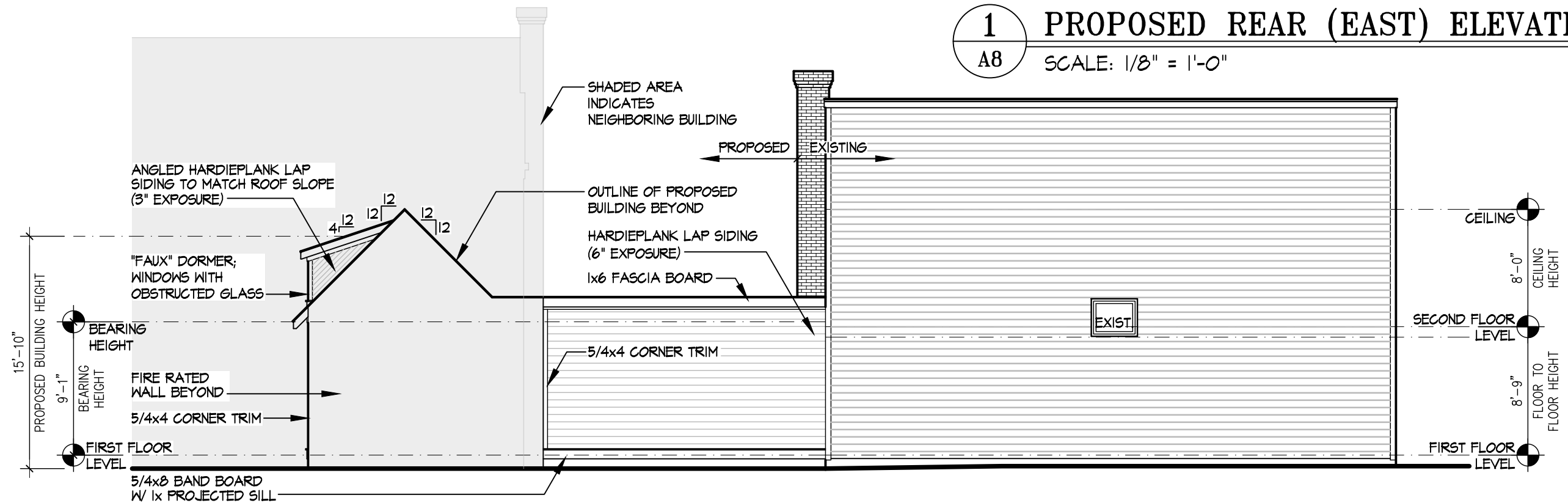


1 PROPOSED FRONT (WEST) ELEVATION
A7 SCALE: 1/8" = 1'-0"

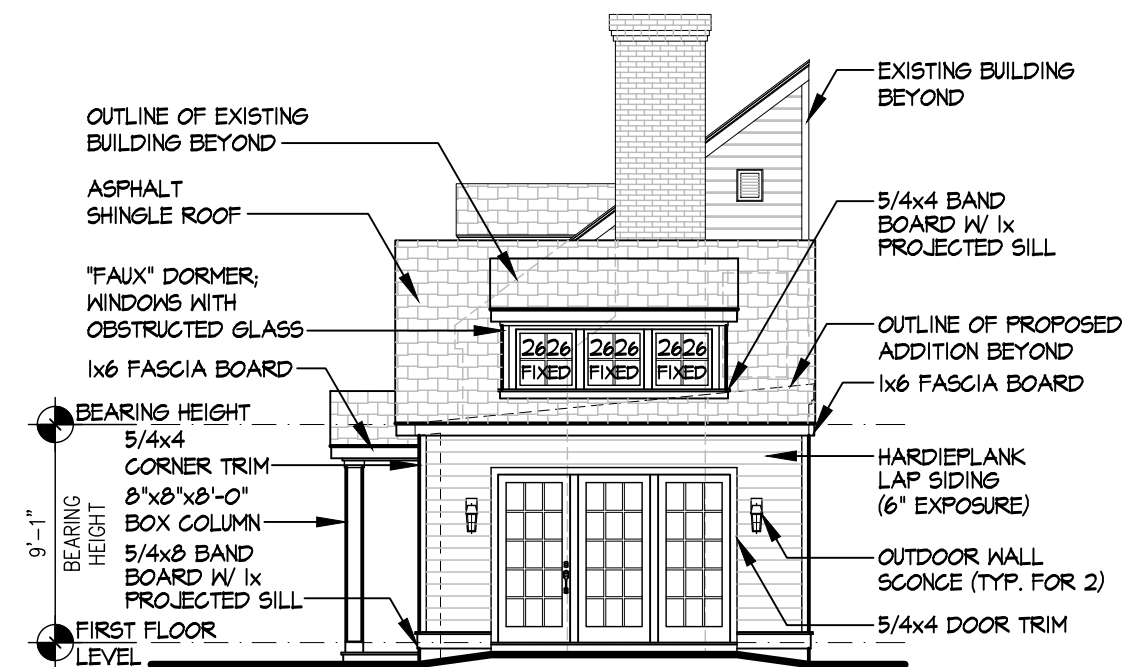


2 PROPOSED REAR (EAST) ELEVATION
A7 SCALE: 1/8" = 1'-0"

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2 PROPOSED LEFT SIDE (NORTH) ELEVATION
A8 SCALE: 1/8" = 1'-0"



1 PROPOSED REAR (EAST) ELEVATION
A8 SCALE: 1/8" = 1'-0"

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PROPOSED FRONT (WEST) ELEVATION

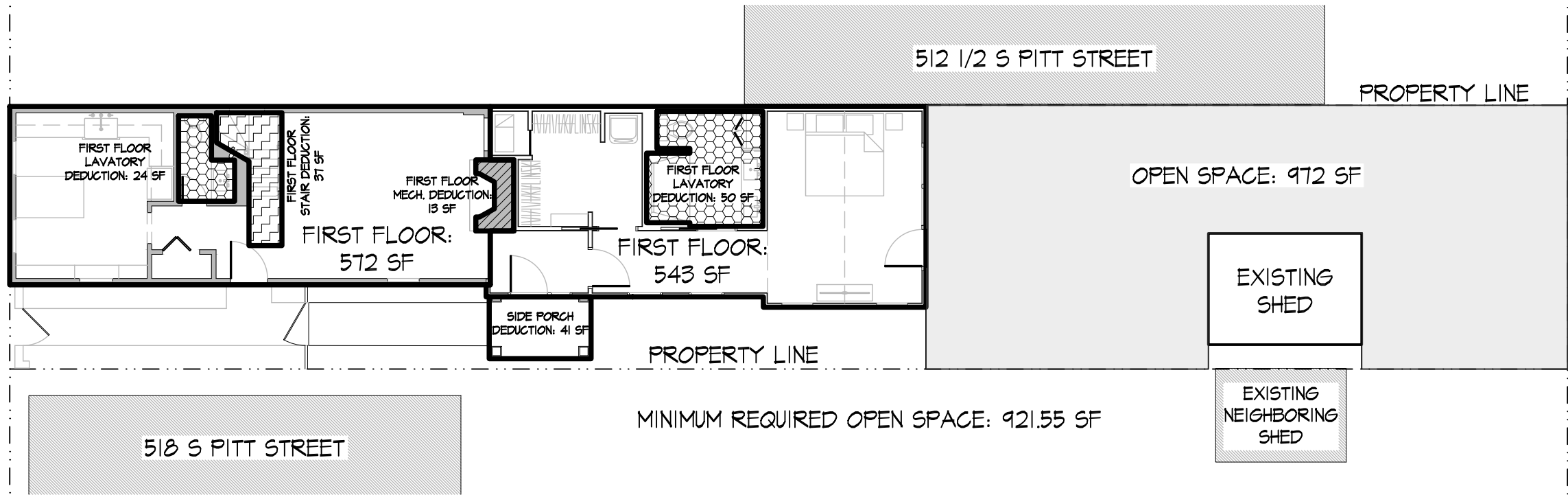


PROPOSED REAR (EAST) ELEVATION

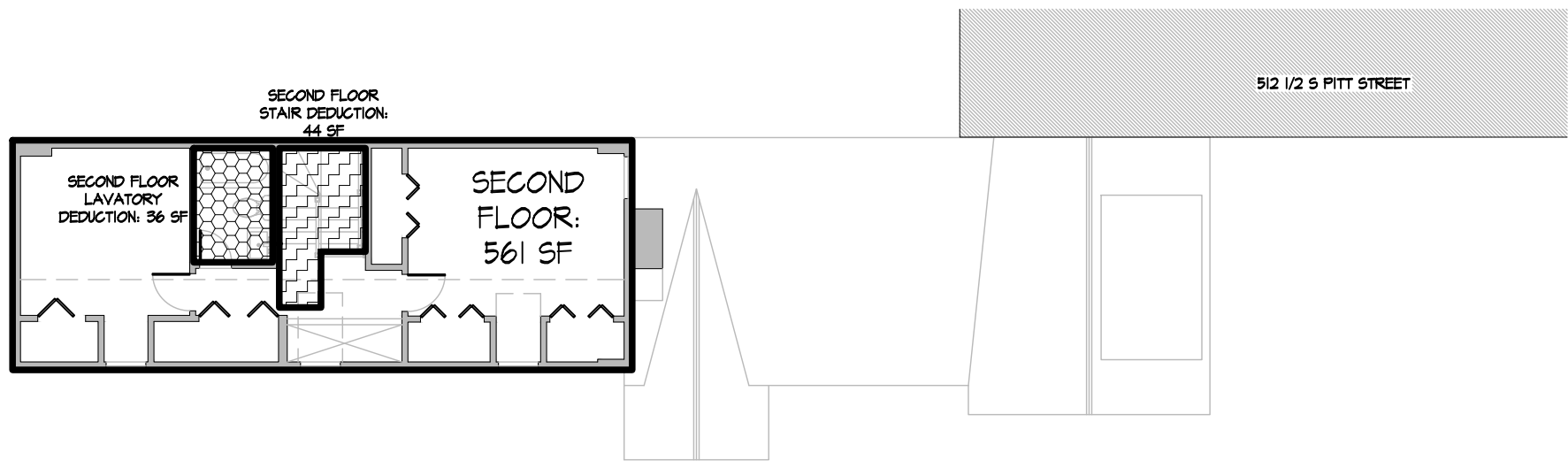


PROPOSED RIGHT SIDE (SOUTH) ELEVATION

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1 FIRST FLOOR F.A.R. AND OPEN SPACE DIAGRAM
Z1 SCALE: 3/32" = 1'-0"



2 SECOND FLOOR F.A.R. DIAGRAM
Z1 SCALE: 3/32" = 1'-0"

Department of Planning and Zoning
Floor Area Ratio and Open Space Calculations

A. Property Information
A1. 514 S. Pitt Street
Street Address
A2. 2,633.00
Total Lot Area
Zone: RM
Floor Area Ratio Allowed by Zone: 1.50
Maximum Allowable Floor Area: 3,949.50

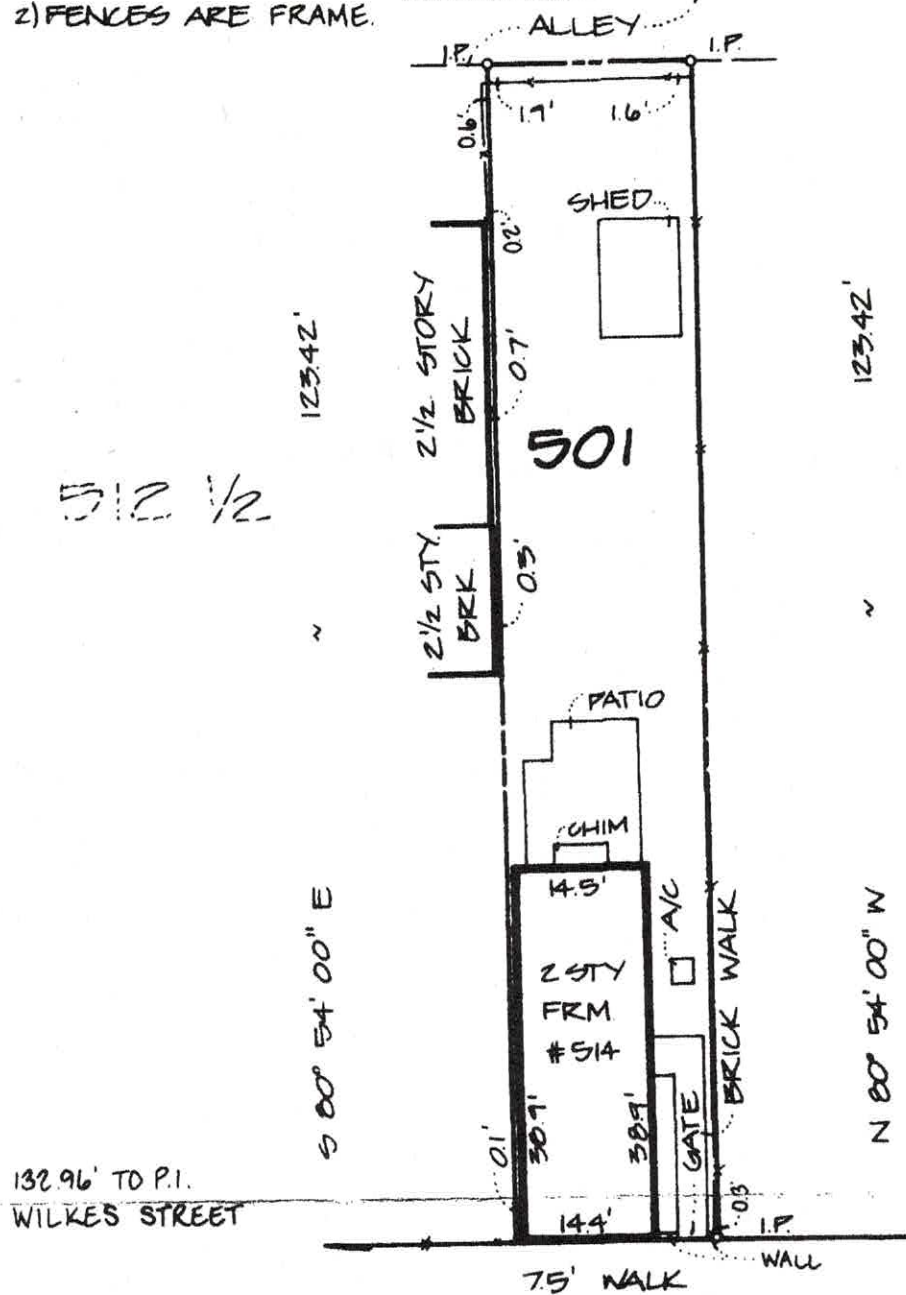
B. Existing Gross Floor Area
Existing Gross Area
Basement: 572.00
First Floor: 561.00
Second Floor: 561.00
Third Floor: 561.00
Attic: 561.00
Porch: 561.00
Balcony/Deck: 561.00
Lavatory: 561.00
Other: 561.00
B1. Total Gross: 1,133.00
B2. Total Exclusions: 154.00
B3. Existing Floor Area Minus Exclusions (subtract B2 from B1): 979.00
Comments for Existing Gross Floor Area

C. Proposed Gross Floor Area
Proposed Gross Area
Basement: 561.00
First Floor: 543.00
Second Floor: 561.00
Third Floor: 561.00
Attic: 561.00
Porch: 41.00
Balcony/Deck: 561.00
Lavatory: 561.00
Other: 561.00
C1. Total Gross: 584.00
C2. Total Exclusions: 91.00
C3. Proposed Floor Area Minus Exclusions (subtract C2 from C1): 493.00
Notes: Gross floor area is the sum of all areas under roof of a lot, measured from the face of exterior walls, including basements, garages, sheds, gazebos, guest buildings and other accessory buildings. Refer to the Zoning Ordinance (Section 2.145(b)) and consult with Zoning Staff for information regarding allowable exclusions. Exclusions may also be required for some exclusions. Lavatories may be excluded up to a maximum of 50 square feet, per lavatory. The maximum total of excludable area for lavatories shall be no greater than 10% of gross floor area.

D. Total Floor Area
D1. 1,472.00
Total Floor Area (add B3 and C3)
D2. 3,949.50
Total Floor Area Allowed by Zone (A2)
E. Open Space
E1. 1,664.00
Existing Open Space
E2. 921.55
Required Open Space
E3. 972.00
Proposed Open Space

The undersigned hereby certifies and attests that, to the best of his/her knowledge, the above computations are true and correct.
Signature: Stephen Kulinski Date: 6/13/25

NOTE: 1) UTILITIES UNDER. S 09° 30' 00" W ~ 21.55'
2) FENCES ARE FRAME.



N 09° 30' 00" E ~ 21.33'
SOUTH PITT STREET
66' R/W

PLAT

SHOWING HOUSE LOCATION ON
LOT 501

THOMAS SHELTON ESTATE
CITY OF ALEXANDRIA, VIRGINIA

SCALE: 1" = 20'

MAY 10, 1989

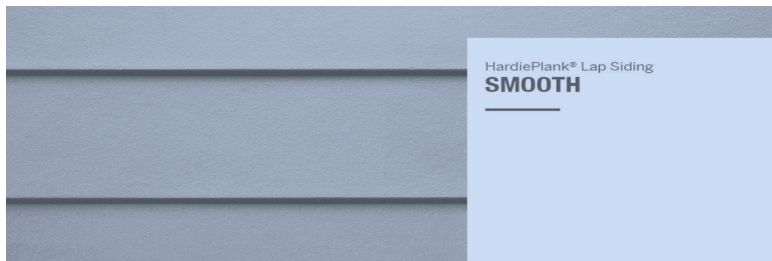
514 S. Pitt Street – Old and Historic District

Hardieplank Lap Siding:

Finish: Beaded Smooth

Exposure: 3" / 6"

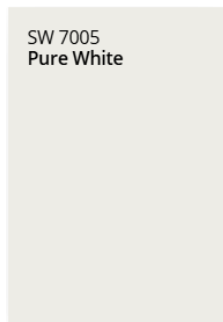
Color: SW 6249 – Storm Cloud (or equivalent to match existing)



Synthetic Wood Trim:

Finish: Smooth

Color: SW 7005 – Pure White



Exterior Wall Sconce:

Manufacturer: Quoizel Newbury 11 Inch Tall Outdoor Wall Light

Finish: Mystic Black



Front Entry Door:

Manufacturer: Jeld-Wen – Fiberglass Exterior Patio Door
1 Operable Panel w/ 2 Fixed Panels
Color: Brilliant White
Hardware Finish: Flat Black



Windows:

Manufacturer: Jeld-Wen – Sitaline Aluminum Double Hung Clad Wood Window
Lite Pattern: 6 over 6
Color: Brilliant White



Manufacturer: Jeld-Wen – Sitaline Aluminum Clad Fixed Wood
Window w/ Obscured Glass
Lite Pattern: 4 Lite
Color: Brilliant White



Roofing:

Rear Roof

Material: Architecture Grade Asphalt Shingle Roof
Color: Dark Gray (to match existing)

Rear Roof (Low Slope)

Material: Roofing Membrane Firestone Ultra Ply TPO
Color: Dark Gray (to match shingle roof)