

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 - Mark Dion

Address: 1020 Princess Street

City: Alexandria State: VA Zip: 22314

Phone: 703-684-1776 E-mail: mdion@revolution-agency.com

Authorized Agent *(if applicable)*:  Attorney  Architect  \_\_\_\_\_

Name: Anila Angjeli, AIA, LEED AP Phone: 703-851-5981

E-mail: anila@allne-architecture.com

Legal Property Owner:

Name: 1020 Princess Street LLC

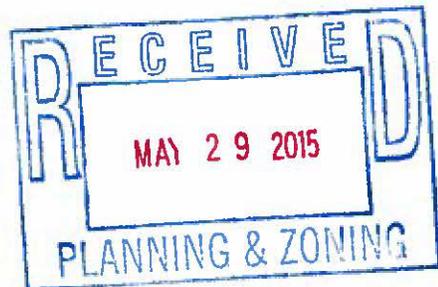
Address: 1020 Princess Street

City: Alexandria State: VA Zip: 22314

Phone: 703-684-1776 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
  - fence, gate or garden wall
  - HVAC equipment
  - shutters
  - doors
  - windows
  - siding
  - shed
  - lighting
  - pergola/trellis
  - painting unpainted masonry
  - other stair for egress from 3rd floor
- ADDITION
- DEMOLITION/ENCAPSULATION (door openings to stair)
- SIGNAGE 42 SF - 2 doors

**DESCRIPTION OF PROPOSED WORK:** *Please describe the proposed work in detail (Additional pages may be attached).*

\*Second means of egress is required by code from the 3rd floor. We propose an exterior stair opposite of the existing stair in the available side yard space facing Henry Street. Stair will be supported on concrete footings and brick piers.  
\*Stair will be painted metal to blend with existing and brick piers to match existing building colors (possibly reddish/rust color to match door's existing color)  
\*Scope may require to change or modify the gate to provide egress lock and hardware.  
\*Relocate transformer and turn 90 degrees to access from street (10 foot clearance required in front by Dominion.)

**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.

There are no alternatives to these demolitions. Openings in existing exterior walls are required for egress to access the stair at this location

**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.*

- <sup>N/A</sup> 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.*

- <sup>N/A</sup> 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.*

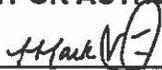
- <sup>N/A</sup> Clear and labeled photographs of the site, especially the area being impacted by the alterations, all sides of the building and any pertinent details.
- Manufacturer's specifications for materials to include, but not limited to: roofing, siding, windows, doors, lighting, fencing, HVAC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

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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 DionDate: 5/29/2015

**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 Street SE Washington, DC 20003	50%
2. Matthew Leonardo	8714 Plymouth Rd 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 Street (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 Street SE Washington, DC 20003	50%
2. Matthew Leonardo	8714 Plymouth Rd 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.

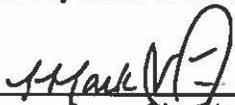
Name of person or entity	Relationship as defined by Section 11-350 of the Zoning Ordinance	Member of the Approving Body (i.e. City Council, Planning Commission, etc.)
1.		
2.		
3.		

**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.

5/29/2015  
Date

Mark M Dion  
Printed Name

  
Signature

**Alexandria City Council**

William Euille  
Kerry Donley  
Frank Fannon IV  
Alicia Hughes  
Redella "Del" Pepper  
Paul Smedberg  
Rob Krupicka

**Planning Commission**

John Komoroske  
H. Stewart Dunn, Jr.  
Jesse Jennings  
Mary Lyman  
J. Lawrence Robinson  
Eric Wagner  
Donna Fossum

**Board of Zoning Appeals**

Mark Allen  
Geoffrey Goodale  
John Keegan  
Stephen Koenig  
David Lantzy  
Jennifer Lewis  
Eric Zander

**Board of Architectural Review  
Old and Historic District**

Chip Carlin  
Oscar Fitzgerald  
Thomas Hulfish  
Arthur Keleher  
Wayne Neale  
Peter Smeallie  
John Von Senden

**Board of Architectural Review**

**Parker-Gray District**

William Conkey  
Theresa del Ninno  
Robert Duffy  
Christina Kelley  
Douglas Meick  
Philip Moffat  
Matthew Slowik

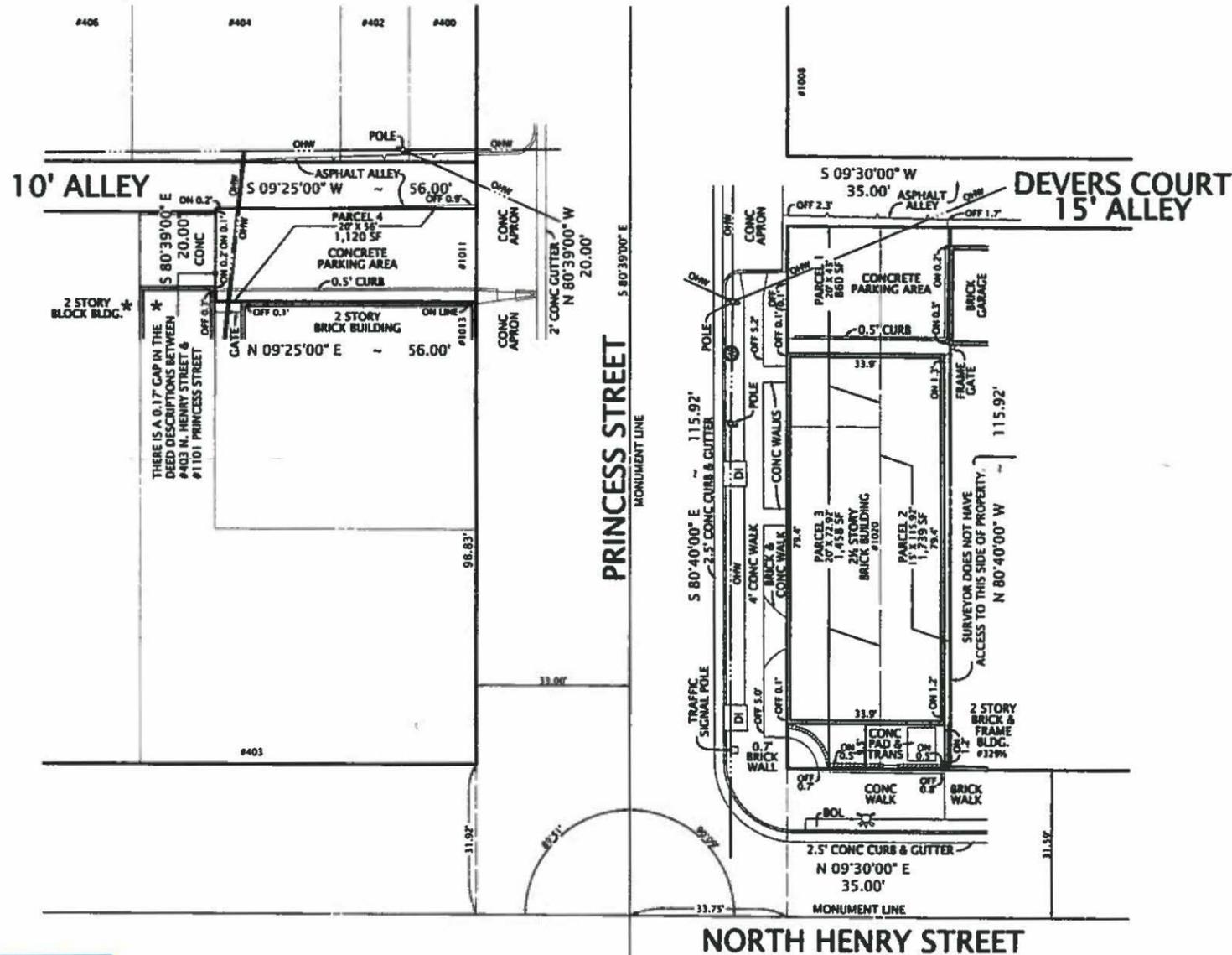
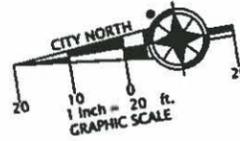
**Updated 11/4/2011**

**Definition of business and financial relationship.**

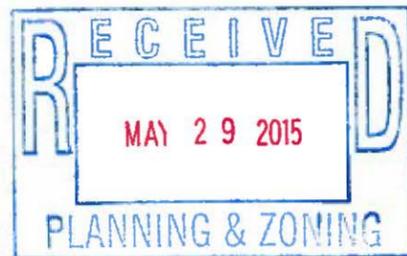
Section 11-351(A) of the Zoning Ordinance defines a business or financial relationship as any of the following:

- (1) a direct one;
- (2) by way of an ownership entity in which the member or a member of his immediate household is a partner, employee, agent or attorney;
- (3) through a partner of the member or a member of his immediate household;
- (4) through a corporation in which any of them is an officer, director, employee, agent or attorney or holds 10 percent or more of the outstanding bonds or shares of stock of a particular class. In the case of a condominium, this threshold shall apply only if the applicant is the title owner, contract purchaser, or lessee of 10% or more of the units in the condominium;
- (5) not as an ordinary customer or depositor relationship with a professional or other service provider, retail establishment, public utility or bank, which relationship shall not be considered a business or financial relationship;
- (6) created by the receipt by the member, or by a person, firm, corporation or committee on behalf of the member, of any gift or donation having a value of more than \$100, singularly or in the aggregate, during the 12-month period prior to the hearing on the application from the applicant.

NOTE: TOTAL LAND AREA = 5,177 SF



PLAT  
 SHOWING BUILDING LOCATION ON  
 THE PROPERTIES LOCATED AT  
**#1020 PRINCESS STREET**  
 ALSO KNOWN AS  
 PARCEL ONE - #1010 PRINCESS STREET  
 PARCEL TWO - #331 NORTH HENRY STREET  
 PARCEL THREE - #333 NORTH HENRY STREET  
 PARCEL FOUR - #1011 PRINCESS STREET  
 (DEED BOOK 1053, PAGE 37)  
 CITY OF ALEXANDRIA, VIRGINIA  
 SCALE: 1" = 20' MAY 21, 2012

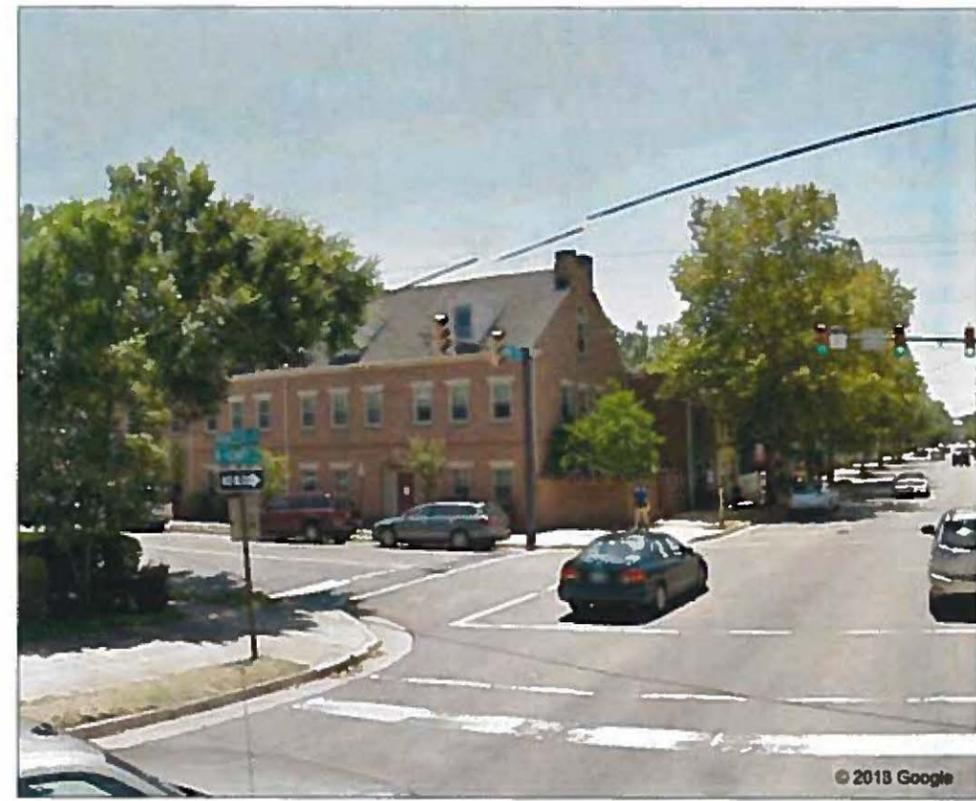


<p>I HEREBY CERTIFY THAT THE POSITIONS OF ALL THE EXISTING IMPROVEMENTS HAVE BEEN CAREFULLY ESTABLISHED BY A CURRENT FIELD SURVEY AND UNLESS SHOWN THERE ARE NO VISIBLE ENCROACHMENTS AS OF THIS DATE.</p>		<p>Ordered by:                  Land, Carroll &amp; Blair, P.C.                  524 King Street                  Alexandria, Virginia 22314                  703-836-1000</p>
<p>THIS PLAT IS SUBJECT TO RESTRICTIONS OF RECORD.                  A TITLE REPORT WAS NOT FURNISHED.                  NO CORNER MARKERS SET.</p>		<p><b>DOMINION</b> Surveyors Inc.                  8808-H PEAR TREE VILLAGE COURT                  ALEXANDRIA, VIRGINIA 22309                  703-619-6555                  FAX: 703-799-6412</p>

04/12/13	STAR CONCEPT
04/30/13	STAR CONCEPT 2
05/12/13	REV HISTORY
05/12/13	Topographer Location
05/19/13	T. Access Coordination
05/29/13	BAR Application



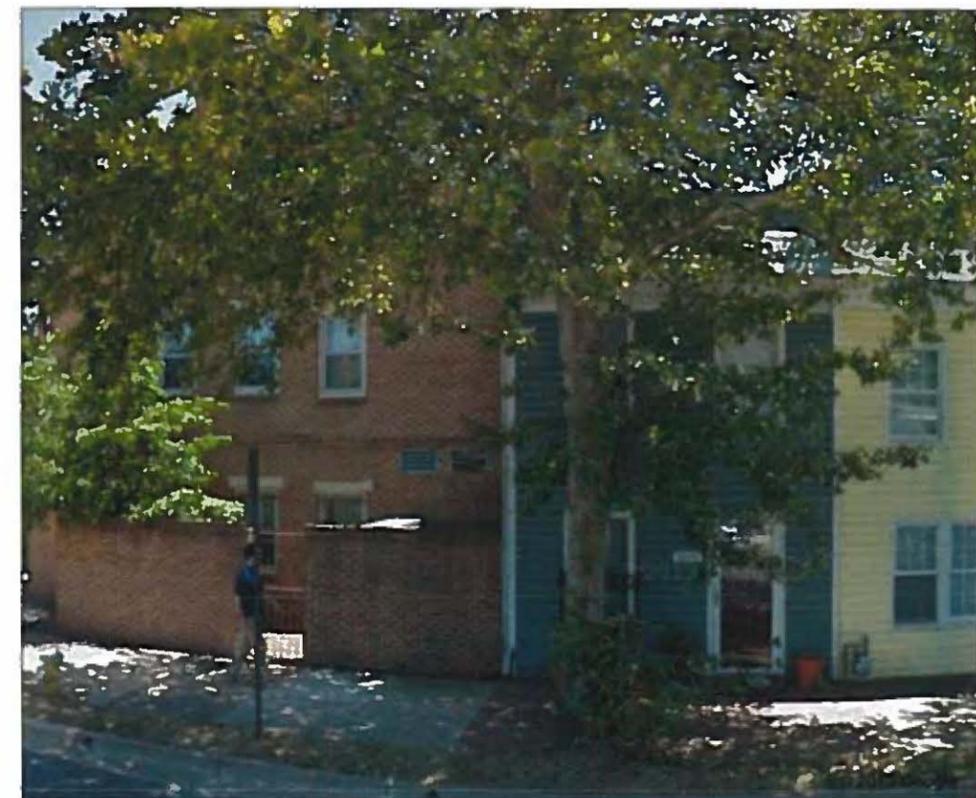
1 VIEW FROM PRINCESS ST.  
Ex-200 Scale: 3/16" = 1'-0"



2 SOUTH HENRY & PRINCESS ST.  
Ex-200 Scale: 3/16" = 1'-0"



3 SIDE VIEW FROM HENRY ST.  
Ex-200 Scale: 3/16" = 1'-0"



4 SIDE VIEW FROM HENRY ST.  
Ex-200 Scale: 3/16" = 1'-0"

REVOLUTION AGENCY

1020 PRINCESS ST.  
ALEXANDRIA, VIRGINIA 22314



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EX-200



EXTERIOR STAIR - BAR APPLICATION

1 THIRD FLOOR SCHEMATIC PLAN  
 A-103 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
- EX EXISTING DOOR / EXISTING ITEM
- VF VERIFY IN FIELD

**REVOLUTION AGENCY-TI**  
 1020 PRINCESS ST.  
 ALEXANDRIA, VIRGINIA 22314



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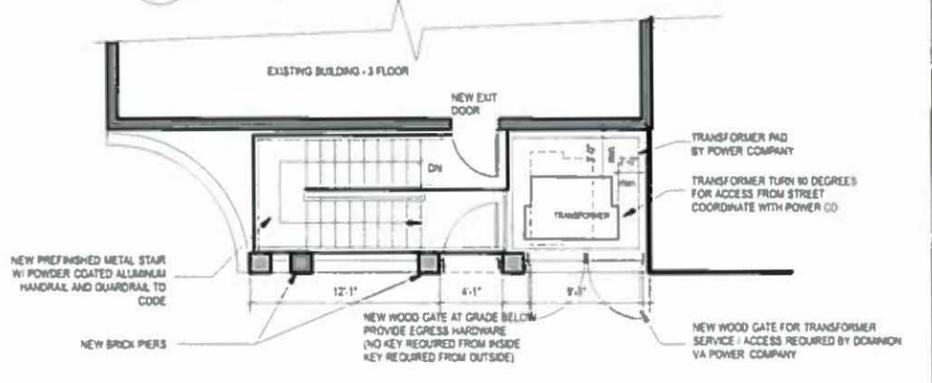
A-103

4/12/13	STAIR CONCEPT
4/30/13	STAIR CONCEPT 2 (REV HISTORIC)
08/12/13	Transformer Location
08/19/13	T. Arcene Contractor
08/26/13	BAR Application
08/27/13	BAR Application rev. 1
08/29/13	BAR Application rev. 2
08/29/13	BAR Application rev. 2



1 EXISTING FRONT ELEVATION W/ NEW STAIR  
 A-200 Scale 3/16" = 1'-0"

2 CONCEPT SIDE ELEVATION - NEW STAIR  
 A-200 Scale 3/16" = 1'-0"



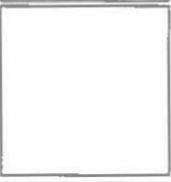
3 STAIR PLAN  
 A-200 Scale 3/16" = 1'-0"

**REVOLUTION AGENCY**

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ALEXANDRIA, VIRGINIA 22314



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**A-200**  
AA12-0004

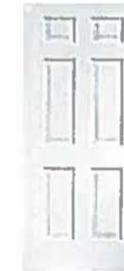


INSIDE FENCE - SIDE YARD SPACE

**SPECIFICATIONS:**

1. THERMA-TRU INSULATED 34 HR FIRE RATED STEEL DOOR OR EQUAL. PROVIDE WEATHERSTRIPPING ON ALL SIDES, EGRESS HARDWARE, DOOR CLOSER AND DOOR STOP. GC TO VERIFY EXISTING DOOR STYLE. DOOR TO MATCH EXISTING DOOR STYLE. PREP AND FINISH: PAINT TO MATCH EXISTING DOOR COLOR.
2. BRICK TO MATCH EXISTING BUILDING BRICK COLOR, MORTAR COLOR AND STYLE. NEW JAMB BRICK OPENINGS SHALL BE SAW CUT AND TOOTHED IN WITH EXISTING BRICK COURSE(S). BRICK MOLD TO MATCH EXISTING BRICK MOLD.
3. PRECAST HEADERS AT DOORS AND GATE SHALL MATCH EXISTING PRECAST COLOR. GC TO VERIFY AND PROVIDE SAMPLES FOR OWNER / ARCHITECT APPROVAL.
4. NEW ROUGH SAHM STAINED WOOD GATE. PROVIDE STAIN SAMPLE AND SHOP DRAWINGS SUBMITTAL FOR OWNER / ARCHITECT APPROVAL. PROVIDE METAL HARDWARE, PULLS AND HINGES PAINTED COLOR TO MATCH METAL STAIR. COLOR BROWN.
5. PAINTED METAL STAIR SHALL BE DIAMOND PLATE TREAD, CLOSED RISER, PAINTED STEEL. COLOR BROWN PER ELEVATIONS.

Unsaved Page



Secure your home and family with Thermo-Tru's value-priced Traditions steel door.

Our opaque doors without glass come with a 20-minute fire rating. All doors are available in ready-to-paint decorative designs that come with a tough 24 or 25-gauge smooth steel surface and a polystyrene foam core for durable energy efficiency. Traditions steel doors feature a solid wood lock block for secure mounting of hardware, decorative glass options, and a five-year limited warranty.

You can select from 6'8" or 6' heights to best fit your home's architecture. 20 min fire-rating is available for 6'8" height doors only.

http://www.therma-tru.com/products/door/entry/door.html.aspx?ipr

**Steel Entry Door Systems: Traditions**

**About this entry door system**

This entry door system is available with different features. The table below breaks down the various product options by size and available features. You should work with an authorized Thermo-Tru dealer and/or your builder to determine the best option for your home based on environment and region of the country.

**Door**

Panel	Finish	Style	Available Sizes	Available Options
TS210			21" x 68" 24" x 68" 28" x 68" 30" x 68"	

Finish Options: Paintable

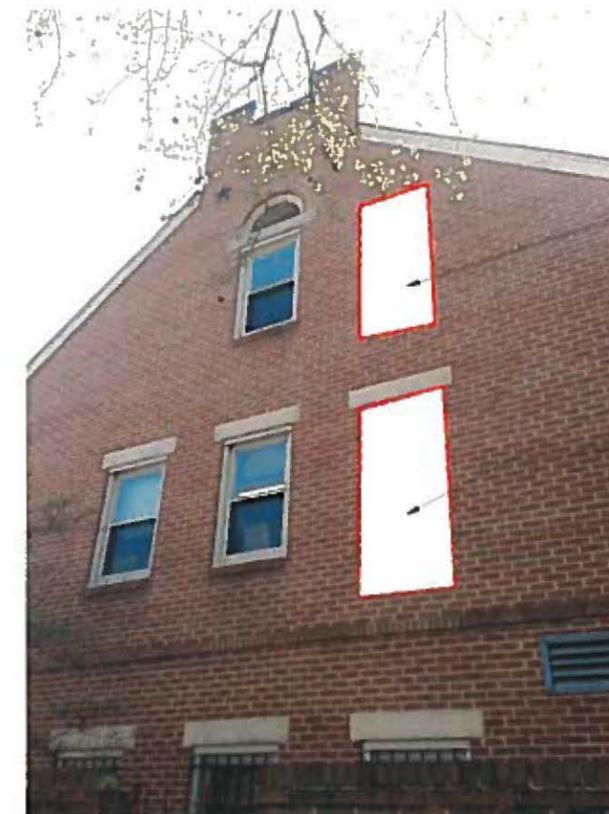


**Where to buy**  
Click to locate an authorized Thermo-Tru dealer near you.

6/24/11 10:17 AM



REMOVE BRICK WALL AND PROVIDE WOOD GATE FOR ACCESS TO TRANSFORMER AS REQUIRED BY DOMINION VA POWER COMPANY. SEE A-200 PROPOSED ELEVATIONS



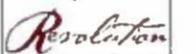
NEW BRICK OPENING 3' X 7' (21 SF) AT 3RD FLOOR FOR STAIR EGRESS. INSTALL PRECAST LINTEL / HEADER TO MATCH EXISTING. CLEAN EXISTING PRECAST HEADERS. TYP

REMOVE EXISTING WINDOW ENLARGE EXISTING BRICK OPENING AS NEEDED TO FIT 3'-0" EGRESS DOOR AT 2ND FLOOR 3' X 7' (21 SF). PROVIDE MATCHING PRECAST HEADER AND BRICK JAMBS

RELEASE DATE:

- 04/12/11 STAIR CONCEPT
- 04/30/11 STAIR CONCEPT 2 (REV HISTORIC)
- 06/12/11 Transformer Location
- 06/19/11 BAR Application
- 06/26/11 BAR Application rev 1
- 06/28/11 BAR Application rev 2
- 06/29/11 BAR Application rev 2

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ALEXANDRIA, VIRGINIA 22314



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A-201

AA12-0004