

BAR CASE# \_\_\_\_\_  
(OFFICE USE ONLY)

ADDRESS OF PROJECT: \_\_\_\_\_

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

TAX MAP AND PARCEL: \_\_\_\_\_ ZONING: \_\_\_\_\_

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: \_\_\_\_\_

Address: \_\_\_\_\_

City: \_\_\_\_\_

Phone: \_\_\_\_\_

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

Name: \_\_\_\_\_

Phone: \_\_\_\_\_

E-mail: \_\_\_\_\_

Legal Property Owner:

Name: \_\_\_\_\_

Address: \_\_\_\_\_

City: \_\_\_\_\_

Phone: \_\_\_\_\_

E-mail: \_\_\_\_\_



**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.

- <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 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.

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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: Stephen Kulinski

Printed Name: \_\_\_\_\_

Date: \_\_\_\_\_

**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.

	<b>Name</b>	<b>Address</b>	<b>Percent of Ownership</b>
1.	DANIEL SCHMITT	[REDACTED]	75%
2.	Murray Bonitt	[REDACTED]	25%
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.

	<b>Name</b>	<b>Address</b>	<b>Percent of Ownership</b>
1.	DANIEL SCHMITT	[REDACTED]	75%
2.	Murray Bonitt	[REDACTED]	25%
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.

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

**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.

3/11/2026  
 \_\_\_\_\_  
 Date

DANIEL SCHMITT  
 \_\_\_\_\_  
 Printed Name

Signed by:  
  
 \_\_\_\_\_  
 Signature

BOARD OF ARCHITECTURAL REVIEW OAH - CERTIFICATE OF APPROPRIATENESS / PERMIT TO DEMOLISH SUBMISSION



**1** EXISTING SIDE CONDITIONS BIRD'S EYE PHOTO  
EX1 SCALE: N.T.S.



**2** VIEW LOOKING NORTHEAST  
EX1 SCALE: N.T.S.



**3** VIEW LOOKING NORTHWEST  
EX1 SCALE: N.T.S.

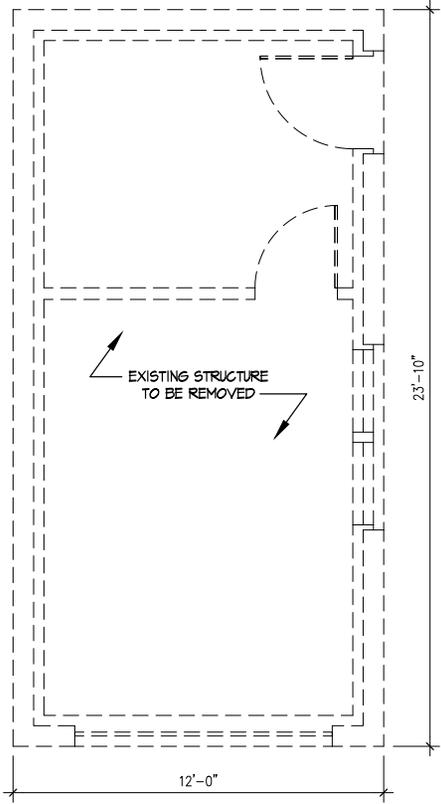


500 N WASHINGTON STREET - GARAGE  
500 N WASHINGTON STREET ALEXANDRIA, VA 22314

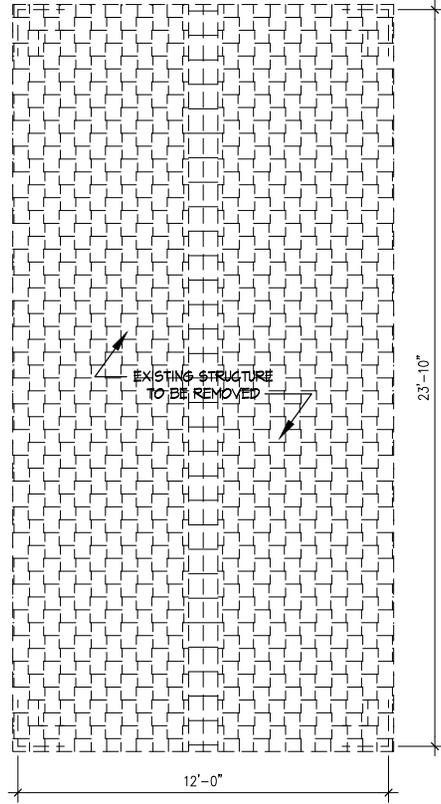
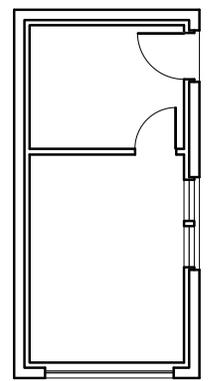
NORTH / WEST DEMOLITION ELEVATIONS

SHEET NUMBER  
**EX1**

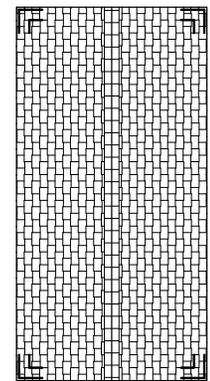
BOARD OF ARCHITECTURAL REVIEW OAHB - CERTIFICATE OF APPROPRIATENESS / PERMIT TO DEMOLISH SUBMISSION



**2** EXIST. PLAN  
 D1 SCALE: 1/8" = 1'-0"



**3** ROOF DEMOLITION PLAN  
 D1 SCALE: 1/4" = 1'-0"



**4** EXIST. PLAN  
 D1 SCALE: 1/8" = 1'-0"



**1** 1ST FLOOR DEMOLITION PLAN  
 D1 SCALE: 1/4" = 1'-0"

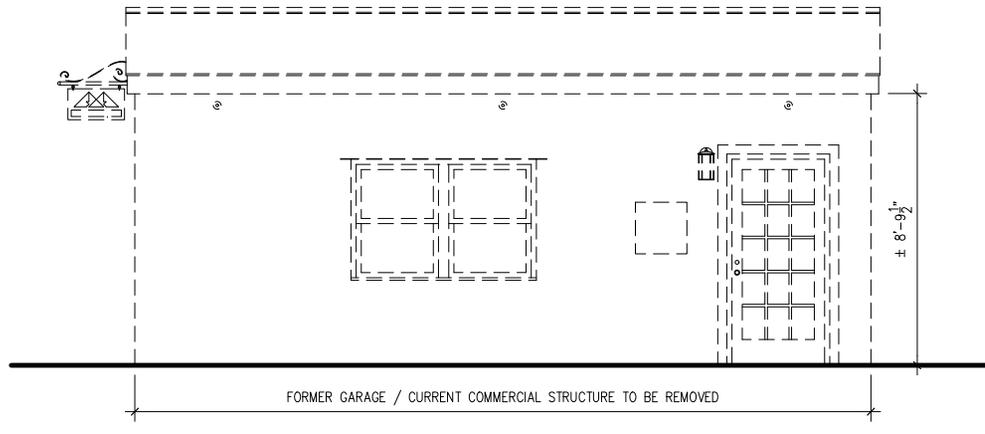
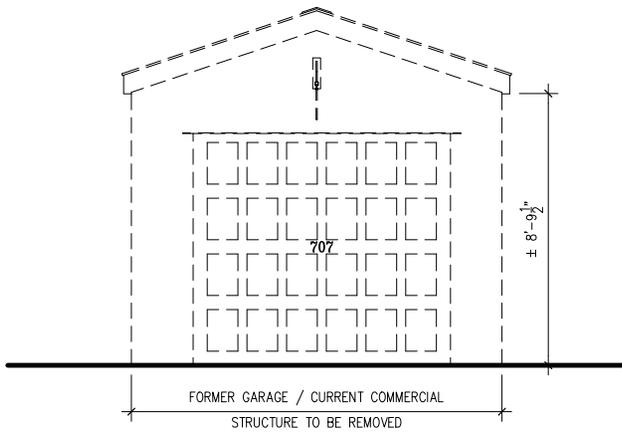
500 N WASHINGTON STREET - GARAGE  
 500 N WASHINGTON STREET ALEXANDRIA, VA 22314

DEMOLITION PLANS

SHEET NUMBER  
**D1**

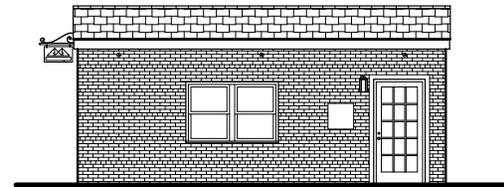
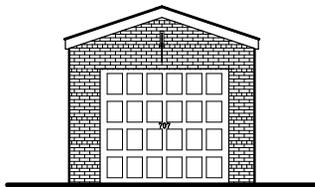
BOARD OF ARCHITECTURAL REVIEW OAH - CERTIFICATE OF APPROPRIATENESS / PERMIT TO DEMOLISH SUBMISSION

JC | DEVELOPMENT



**1 SOUTH DEMOLITION ELEVATION**  
D2 SCALE: 1/4" = 1'-0"

**3 EAST DEMOLITION ELEVATION**  
D2 SCALE: 1/4" = 1'-0"



**2 SOUTH ELEVATION**  
D2 SCALE: 1/8" = 1'-0"

**4 EAST ELEVATION**  
D2 SCALE: 1/8" = 1'-0"

500 N WASHINGTON STREET - GARAGE  
500 N WASHINGTON STREET ALEXANDRIA, VA 22314

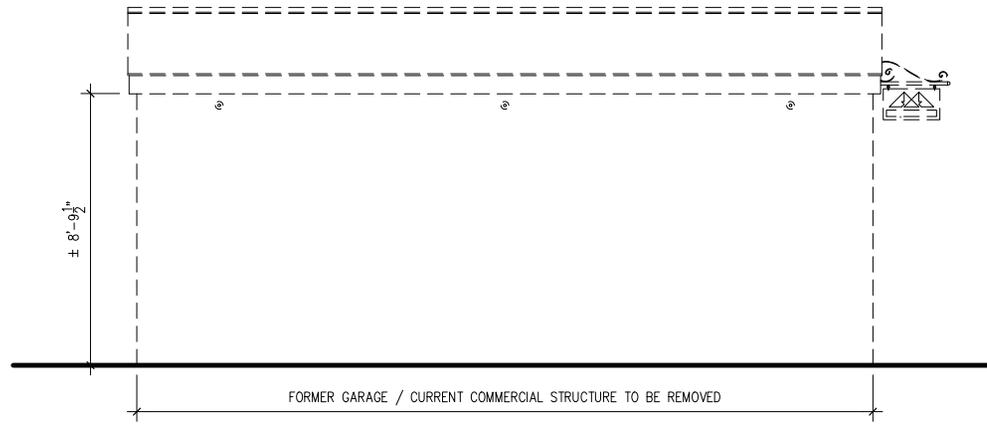
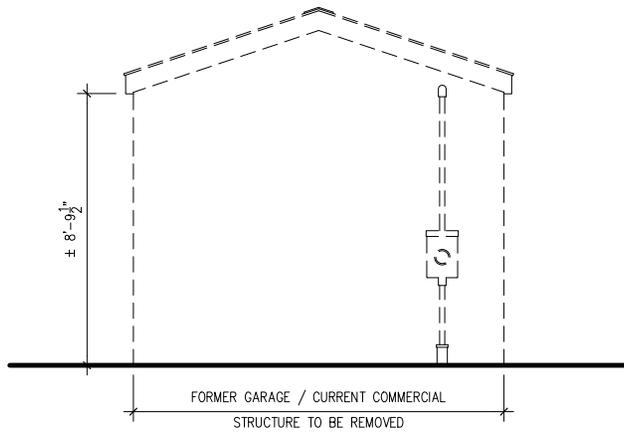
SOUTH / EAST DEMOLITION ELEVATIONS

SHEET NUMBER

D2

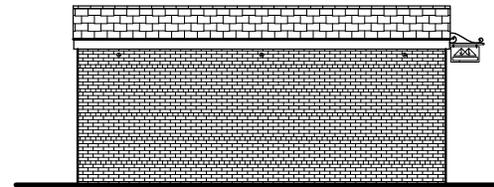
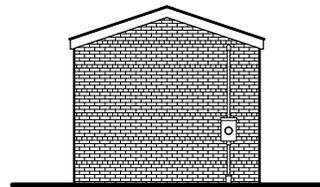
BOARD OF ARCHITECTURAL REVIEW OAH - CERTIFICATE OF APPROPRIATENESS / PERMIT TO DEMOLISH SUBMISSION

JC | DEVELOPMENT



**1** NORTH DEMOLITION ELEVATION  
D3 SCALE: 1/4" = 1'-0"

**3** WEST DEMOLITION ELEVATION  
D3 SCALE: 1/4" = 1'-0"



**2** NORTH ELEVATION  
D3 SCALE: 1/8" = 1'-0"

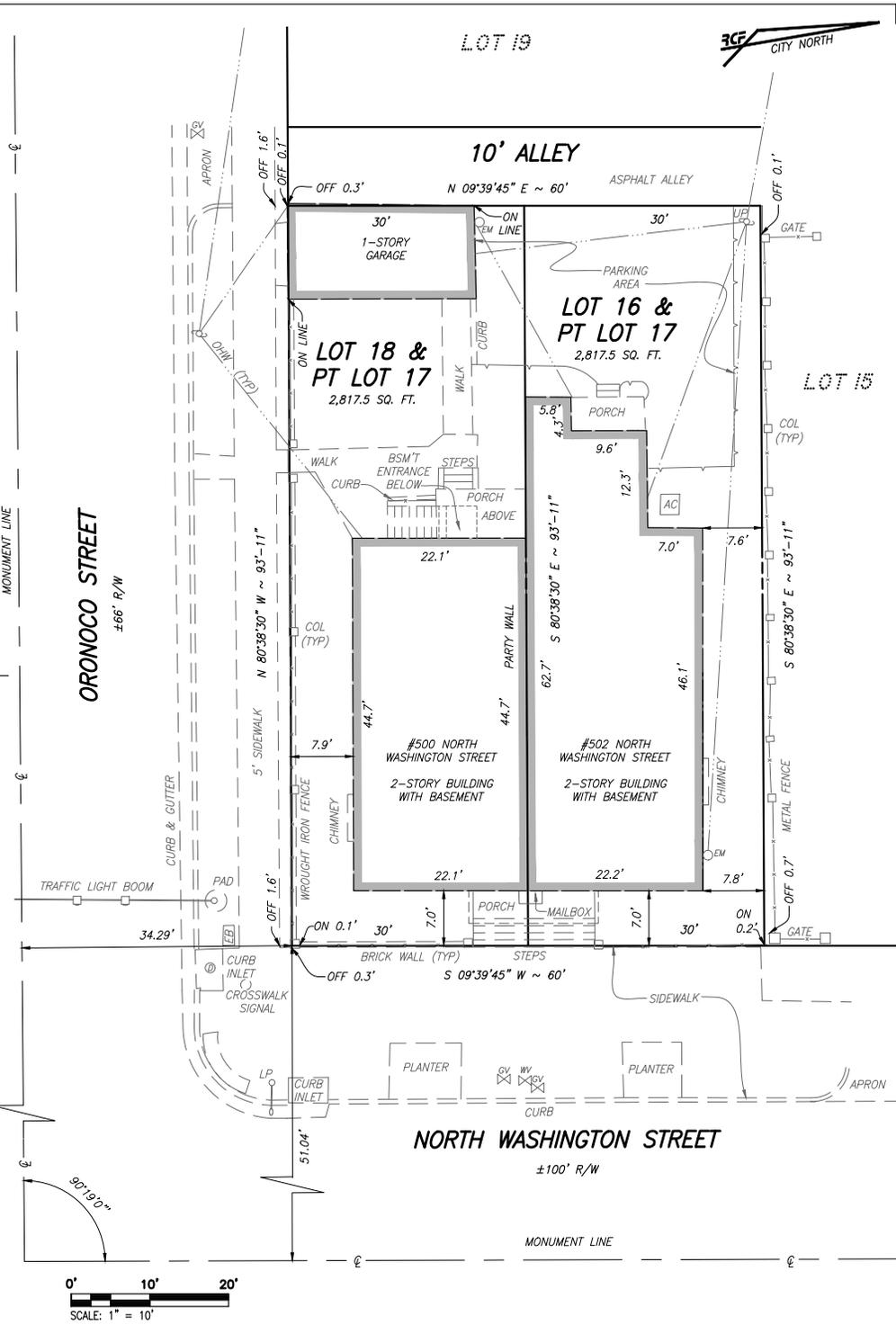
**4** WEST ELEVATION  
D3 SCALE: 1/8" = 1'-0"

500 N WASHINGTON STREET - GARAGE  
500 N WASHINGTON STREET ALEXANDRIA, VA 22314

NORTH / WEST DEMOLITION ELEVATIONS

SHEET NUMBER

D3



- GENERAL NOTES:**
- TAX MAP: #064.02-03-17 (502 N WASHINGTON ST)  
#064.02-03-18 (500 N WASHINGTON ST)
  - OWNER: WASHINGTON PARTNERS L.L.C.  
500 N WASHINGTON STREET  
ALEXANDRIA, VIRGINIA 22314  
INSTR #060033579
  - CLIENT: JC DEVELOPMENT
  - TITLE REPORT NOT FURNISHED, THUS ALL EASEMENTS MAY NOT BE SHOWN.
  - PLAT SUBJECT TO RESTRICTIONS OF RECORD.
  - TOTAL SITE AREA = 5,635 SQ. FT. OR 0.1294 ACRES

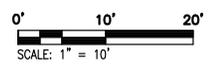
- TEXT LEGEND:**
- AC = AIR CONDITIONING UNIT
  - BSM'T = BASEMENT
  - CL = CENTER LINE
  - COL = COLUMN
  - DB = DEED BOOK
  - EM = ELECTRIC METER
  - GV = GAS VALVE
  - LP = LIGHT POLE
  - OHW = OVERHEAD WIRE
  - PG = PAGE
  - RET = RETAINING
  - R/W = RIGHT-OF-WAY
  - TYP = TYPICAL
  - WV = WATER VALVE

I HEREBY CERTIFY THAT THE LOCATION OF THE PHYSICAL IMPROVEMENTS SHOWN HEREON IS CORRECT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, AND COMPLIES WITH THE MINIMUM STANDARDS AND PROCEDURES SET FORTH IN CHAPTER 18VAC10-20-380 OF THE VIRGINIA CODE.

NO PROPERTY CORNERS WERE SET.



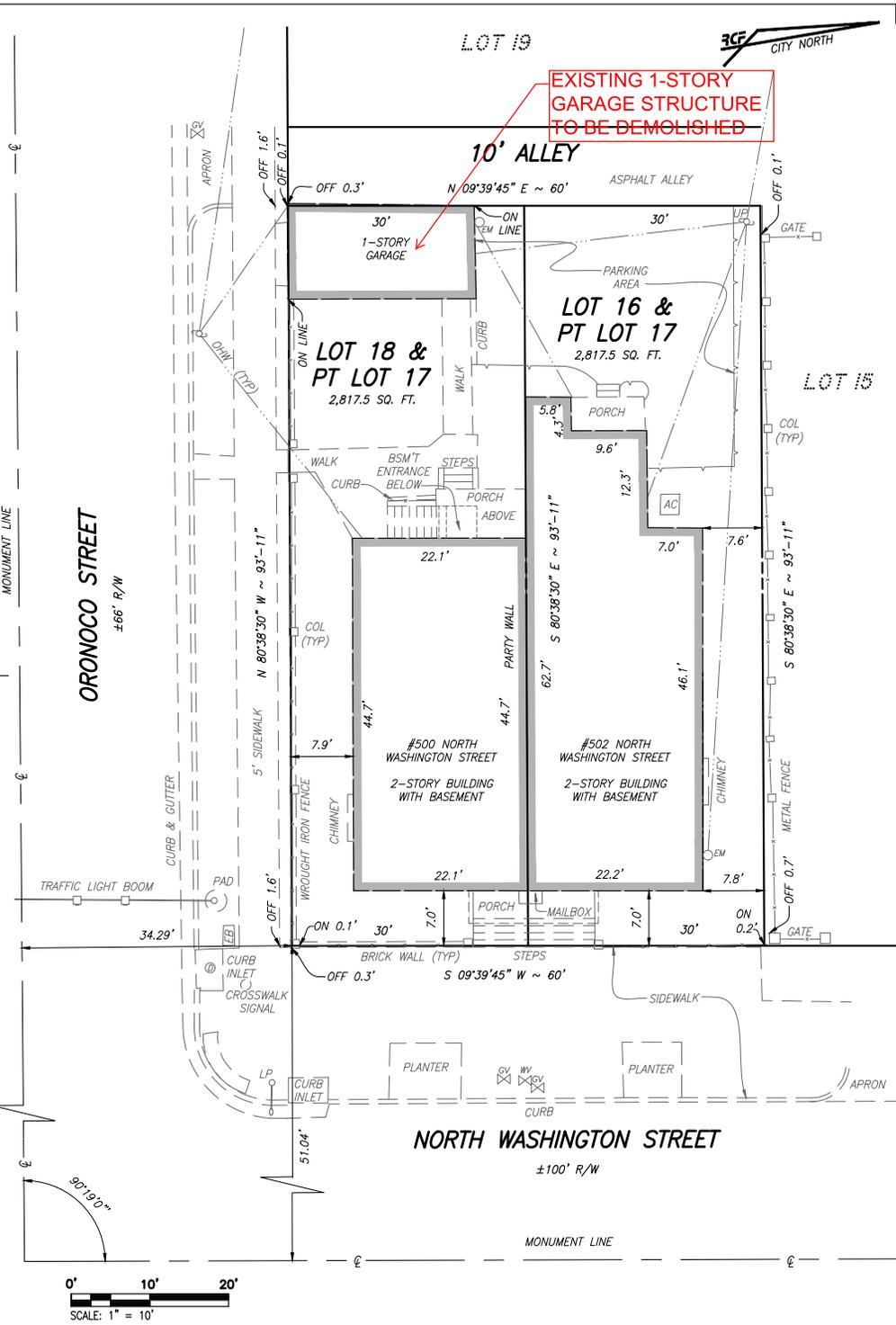
PLAT  
SHOWING PHYSICAL IMPROVEMENT SURVEY  
ON THE PROPERTIES LOCATED AT  
**#500 & 502 NORTH WASHINGTON STREET**  
BEING ALL OF LOTS 16, 17, & 18 OF THE SUBDIVISION  
OF A SQUARE BOUNDED BY WASHINGTON, COLUMBUS,  
ORONOCO, AND PENDLETON STREETS  
DEED BOOK 27, PAGE 95  
CITY OF ALEXANDRIA, VIRGINIA  
DATE: MARCH 2, 2026 SCALE: 1" = 10'



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Alexandria, VA 22314  
(703) 549-6422

**RC FIELDS & ASSOCIATES, INC.**

DRAWING NO. 26-031  
SCALE: 1" = 10'  
DATE: 03/02/26  
SHEET 1 OF 1



- GENERAL NOTES:**
- TAX MAP: #064.02-03-17 (502 N WASHINGTON ST)  
#064.02-03-18 (500 N WASHINGTON ST)
  - OWNER: WASHINGTON PARTNERS L.L.C.  
500 N WASHINGTON STREET  
ALEXANDRIA, VIRGINIA 22314  
INSTR #060033579
  - CLIENT: JC DEVELOPMENT
  - TITLE REPORT NOT FURNISHED, THUS ALL EASEMENTS MAY NOT BE SHOWN.
  - PLAT SUBJECT TO RESTRICTIONS OF RECORD.
  - TOTAL SITE AREA = 5,635 SQ. FT. OR 0.1294 ACRES

- TEXT LEGEND:**
- AC = AIR CONDITIONING UNIT
  - BSM'T = BASEMENT
  - CL = CENTER LINE
  - COL = COLUMN
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  - EM = ELECTRIC METER
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  - PG = PAGE
  - RET = RETAINING
  - R/W = RIGHT-OF-WAY
  - TYP = TYPICAL
  - WV = WATER VALVE

I HEREBY CERTIFY THAT THE LOCATION OF THE PHYSICAL IMPROVEMENTS SHOWN HEREON IS CORRECT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, AND COMPLIES WITH THE MINIMUM STANDARDS AND PROCEDURES SET FORTH IN CHAPTER 18VAC10-20-380 OF THE VIRGINIA CODE.

NO PROPERTY CORNERS WERE SET.



PLAT  
SHOWING PHYSICAL IMPROVEMENT SURVEY  
ON THE PROPERTIES LOCATED AT  
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DEED BOOK 27, PAGE 95  
CITY OF ALEXANDRIA, VIRGINIA  
DATE: MARCH 2, 2026 SCALE: 1" = 10'

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**RC FIELDS & ASSOCIATES, INC.**

DRAWING NO. 26-031  
SCALE: 1" = 10'  
DATE: 03/02/26  
SHEET 1 OF 1

