



# GOLDSBOROUGH

DESIGN | BUILD

April 28, 2025

Board of Architectural Review  
City of Alexandria  
301 King Street Room 2100  
Alexandria, VA 22314

RE: 702 Chetworth Place Addition Application Clarifications

To Whom It May Concern:

The following information is in addition to the application for the above referenced property and should be incorporated into the application:

**Demolition of existing exterior surfaces:** The existing rear porch/deck/pad is to be removed along with existing steps and roof. This surface was not adequately built to properly support any fully enclosed addition as being proposed per the drawings. In addition, the size of the existing surface is smaller than the proposed addition. Attempting any form of extension of the existing surface would create an unsafe and unstable surface upon which to build. Installing a concrete surface of the proposed size as a single unified surface ensures long-term stability.

**Additions and New Construction:** The drawings submitted, upon approval, will be drawn to include all required plans for permit submission including, but not limited to, demolition drawings, electrical and plumbing drawings, as well as elevations showing all necessary detail to meet permitting requirements. The enclosed drawings are intended to satisfy the exterior proposal for historic review board purposes.

Also included are pictures of Chetworth Place homes with similar rear additions for comparison and evidence that this request is within acceptable norms for this section of the city. The proposed addition to the subject property are similar in exterior finishes as these pictures indicate.

Submitted by

Berneard Elman for  
Applicant

Attachments

BAR CASE#

(OFFICE USE ONLY)

ADDRESS OF PROJECT: 702 Chetworth Place Alexandria, VA 22314

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

TAX MAP AND PARCEL: 044.02.04.22 ZONING: RB

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: Renu Pavate Shomik Mehndiratta

Address:

City:

Phone:

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

Name: Goldsborough Design Build

Phone: 501 722 1500

E-mail:

Legal Property Owner:

Name: Renu Pavate Shomik Mehndiratta

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.
- |  |   |   |                                   |
|--|---|---|-----------------------------------|
| <input type="checkbox"/> awning              | <input type="checkbox"/> fence, gate or garden wall | <input checked="" type="checkbox"/> HVAC equipment  | <input type="checkbox"/> shutters |
| <input checked="" type="checkbox"/> doors    | <input checked="" type="checkbox"/> windows         | <input checked="" type="checkbox"/> siding          | <input type="checkbox"/> shed     |
| <input checked="" type="checkbox"/> lighting | <input type="checkbox"/> pergola/trellis            | <input type="checkbox"/> painting unpainted masonry |                                   |
| <input type="checkbox"/> other               | Gutter, roofing, relocate gas meter and HVAC        |   |                                   |
- ☒ ADDITION  
☐ DEMOLITION/ENCAPSULATION  
☐ SIGNAGE

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

Extending rear of home by approx 8' and relocating HVAC and gas meter per drawings  
provided with this application. New foundation replacing existing concrete pad and roof  
per drawings all complying with existing building codes.

**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.

Please see cover memo expanding on the above checked items.



**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.

BAR CASE# \_\_\_\_\_

(OFFICE USE ONLY)

**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: Mark GoldsboroughDate: April 28, 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. MEHNDIRATTA SHOMIK OR PAVATE RENU	[REDACTED]	Jointly 100% Husband and Wife
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 702 Chetworth Place Alexandria, V 22314 (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. MEHNDIRATTA SHOMIK OR PAVATE RENU	[REDACTED]	Jointly 100% Husband and Wife
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.

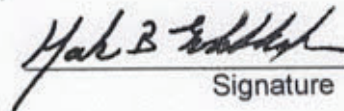
Name of person or entity	Relationship as defined by Section 11-350 of the Zoning Ordinance	Member of the Approving Body (i.e. City Council, Planning Commission, etc.)
1. N/A		
2.		
3.		

**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.

April 28, 2025  
Date

Mark B Goldsborough  
Printed Name

  
Signature





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

**B**

## A. Property Information

A1. 702 Whitworth Place Alexandria VA 22314 Zone RB  
 Street Address  
 A2. 1285 x 1.50 = 0.00 1927.50  
 Total Lot Area Floor Area Ratio Allowed by Zone Maximum Allowable Floor Area

## B. Existing Gross Floor Area

Existing Gross Area		Allowable Exclusions**		
Basement	<u>395.78</u>	Basement**	<u>395.78</u>	B1. <u>0.00</u> <u>1862.08</u> Sq. Ft.
First Floor	<u>445.00</u>	Stairways**	<u>42.50</u>	Existing Gross Floor Area*
Second Floor	<u>445.00</u>	Mechanical**	<u>153.00</u>	B2. <u>0.00</u> <u>1119.58</u> Sq. Ft.
Third Floor	<u>—</u>	Attic less than 7**	<u>445.00</u>	Allowable Floor Exclusions**
Attic	<u>445.00</u>	Porches**	<u>—</u>	B3. <u>0.00</u> <u>742.50</u> Sq. Ft.
Porches	<u>—</u>	Balcony/Deck**	<u>—</u>	Existing Floor Area Minus Exclusions
Balcony/Deck	<u>—</u>	Lavatory***	<u>76.30</u>	(subtract B2 from B1)
Lavatory***	<u>76.30</u>	Other**	<u>—</u>	Comments for Existing Gross Floor Area <u>included rear stoop; did not</u> <u>exclude to be conservative</u>
Other** <u>Stoop</u>	<u>55</u>	Other**	<u>—</u>	
B1. <u>Total Gross</u>	<u>0.00</u> <u>1862.08</u>	B2. <u>Total Exclusions</u>	<u>0.00</u> <u>1119.58</u>	

## C. Proposed Gross Floor Area

Proposed Gross Area		Allowable Exclusions**		
Basement	<u>—</u>	Basement**	<u>—</u>	C1. <u>0.00</u> <u>88</u> Sq. Ft.
First Floor	<u>88</u>	Stairways**	<u>—</u>	Proposed Gross Floor Area*
Second Floor	<u>—</u>	Mechanical**	<u>—</u>	C2. <u>0.00</u> <u>0</u> Sq. Ft.
Third Floor	<u>—</u>	Attic less than 7**	<u>—</u>	Allowable Floor Exclusions**
Attic	<u>—</u>	Porches**	<u>—</u>	C3. <u>0.00</u> <u>88</u> Sq. Ft.
Porches	<u>—</u>	Balcony/Deck**	<u>—</u>	Proposed Floor Area Minus Exclusions
Balcony/Deck	<u>—</u>	Lavatory***	<u>—</u>	(subtract C2 from C1)
Lavatory***	<u>—</u>	Other**	<u>—</u>	
Other	<u>—</u>	Other**	<u>—</u>	
C1. <u>Total Gross</u>	<u>0.00</u> <u>88</u>	C2. <u>Total Exclusions</u>	<u>0.00</u>	

## D. Total Floor Area

D1. 0.00 830.50 Sq. Ft.  
 Total Floor Area (add B3 and C3)  
 D2. 0.00 1927.50 Sq. Ft.  
 Total Floor Area Allowed  
 by Zone (A2)

## E. Open Space

E1. 729.30 Sq. Ft.  
 Existing Open Space  
 E2. 449.75 (35%) Sq. Ft.  
 Required Open Space  
 E3. 696.30 Sq. Ft.  
 Proposed Open Space

## 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. Sections 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.

The undersigned hereby certifies and attests that, to the best of his/her knowledge, the above computations are true and correct.

Signature: [Signature]

7

Date: 5/6/25



Google Maps

1438 Michigan Ave

Alexandria, Virginia

Google Street View

Jul 2022 See more dates

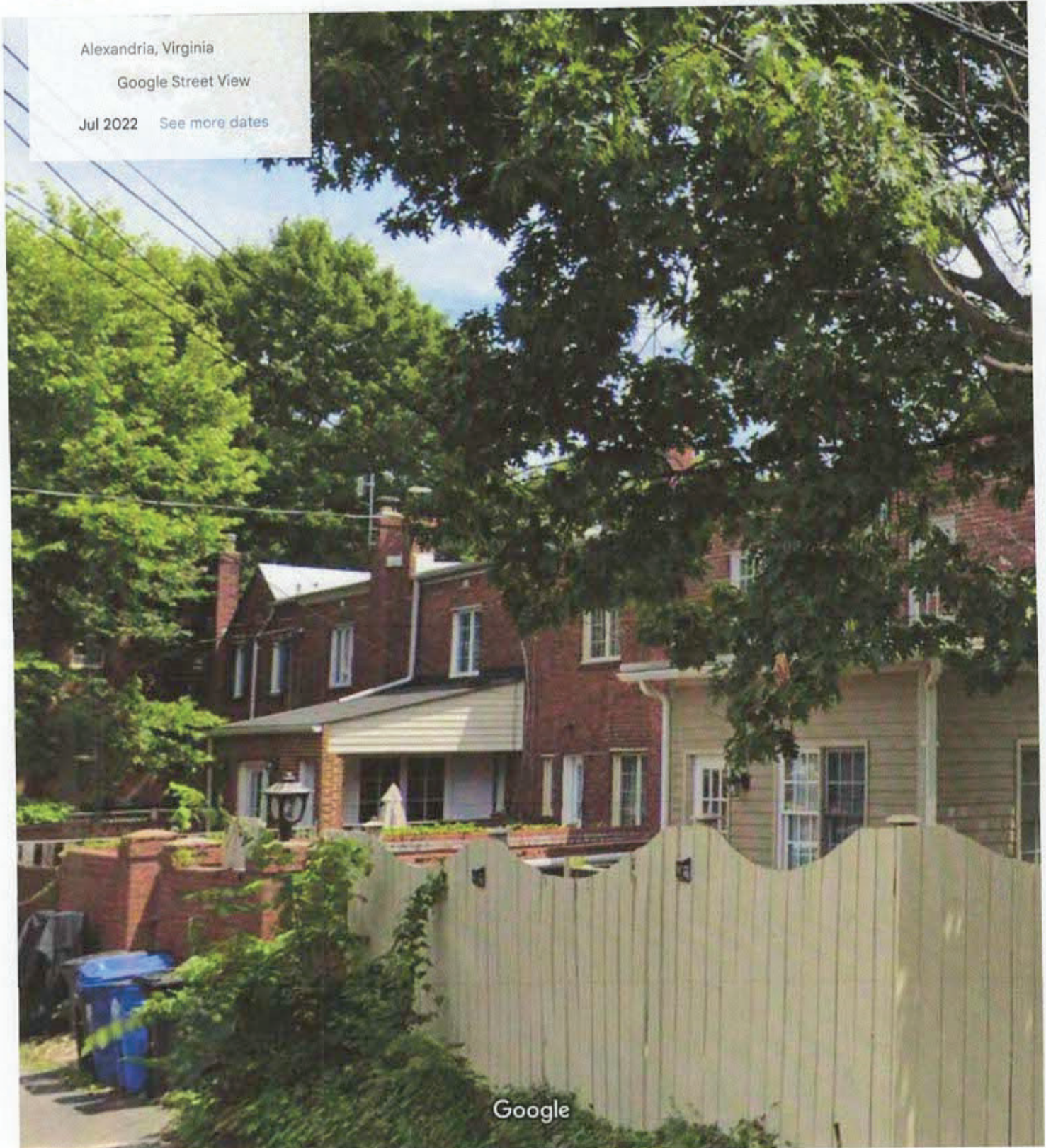


Image capture: Jul 2022 © 2025 Google

707 705 703  
Clot worth P/.

701



Google Maps

1316 Michigan Ave

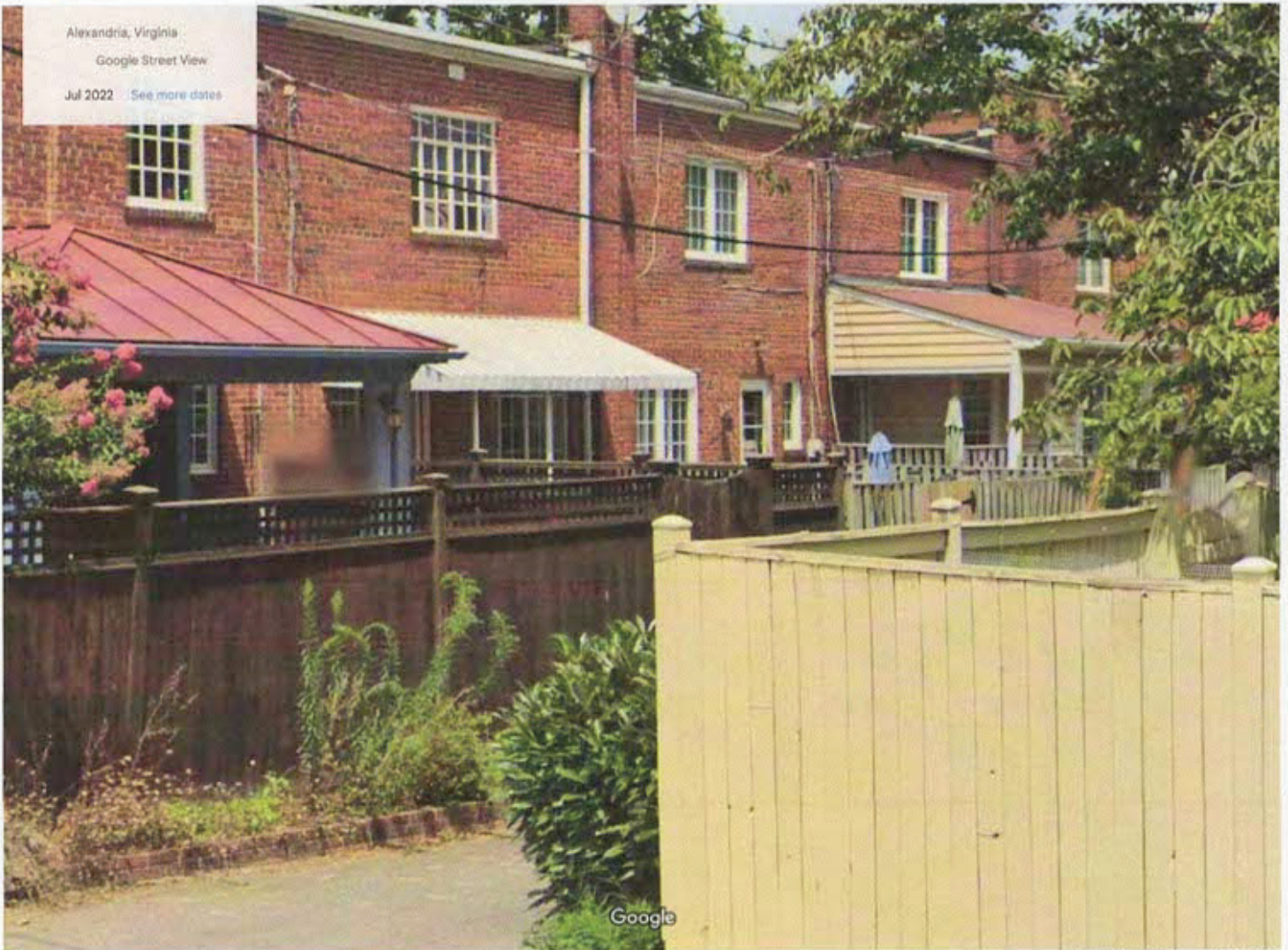


Image capture: Jul 2022 © 2025 Google



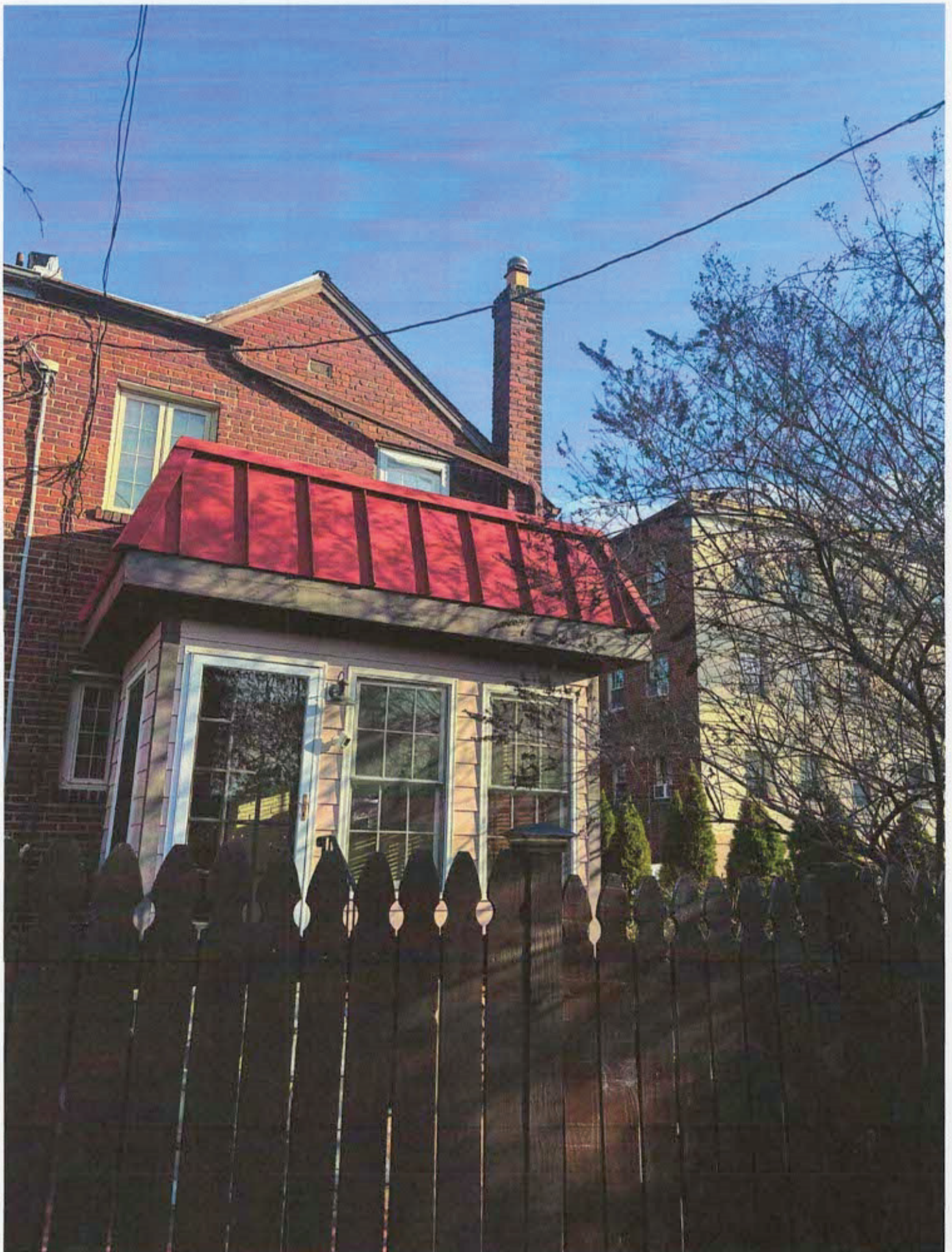
700

702  
Clutworth Pl.

704

706

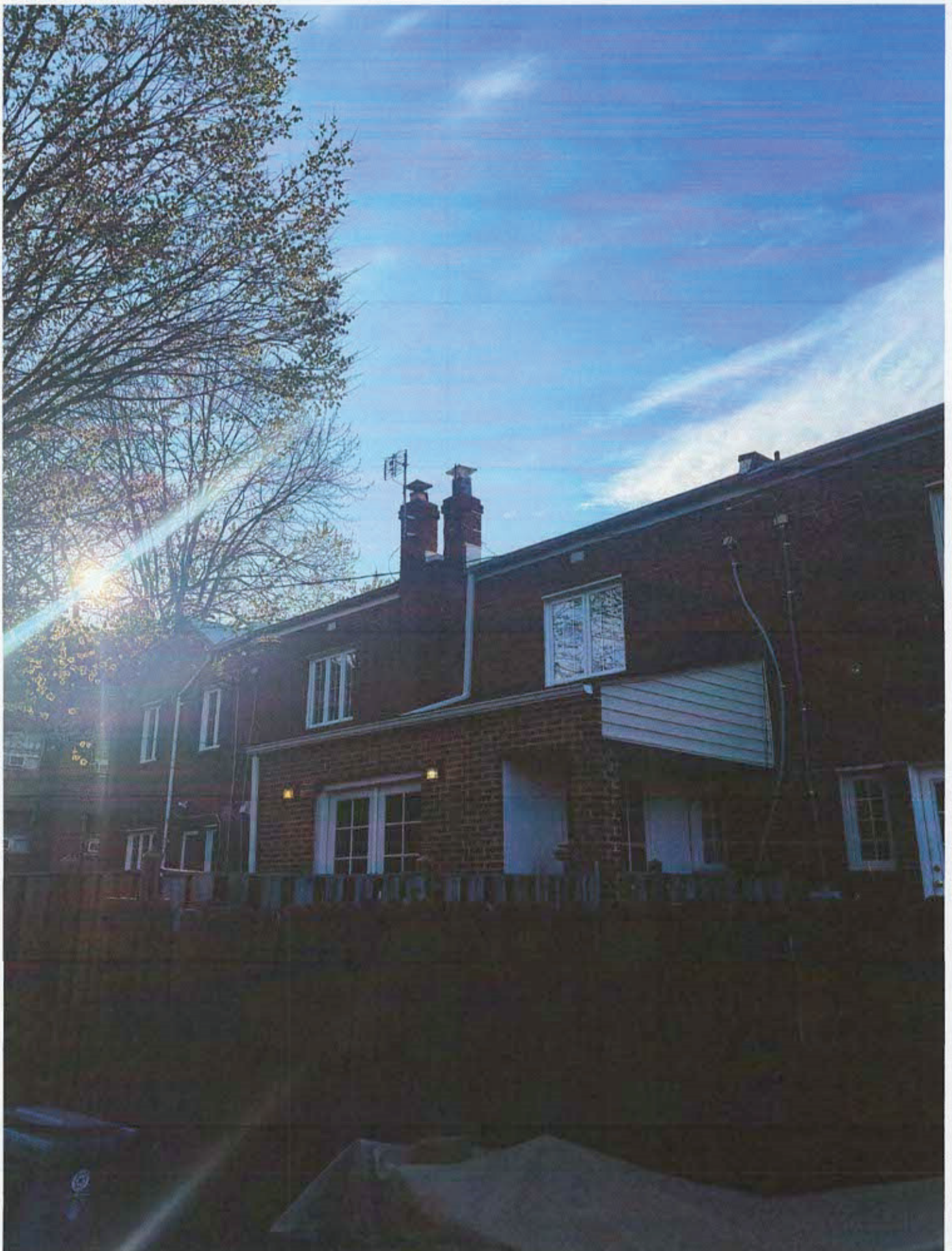




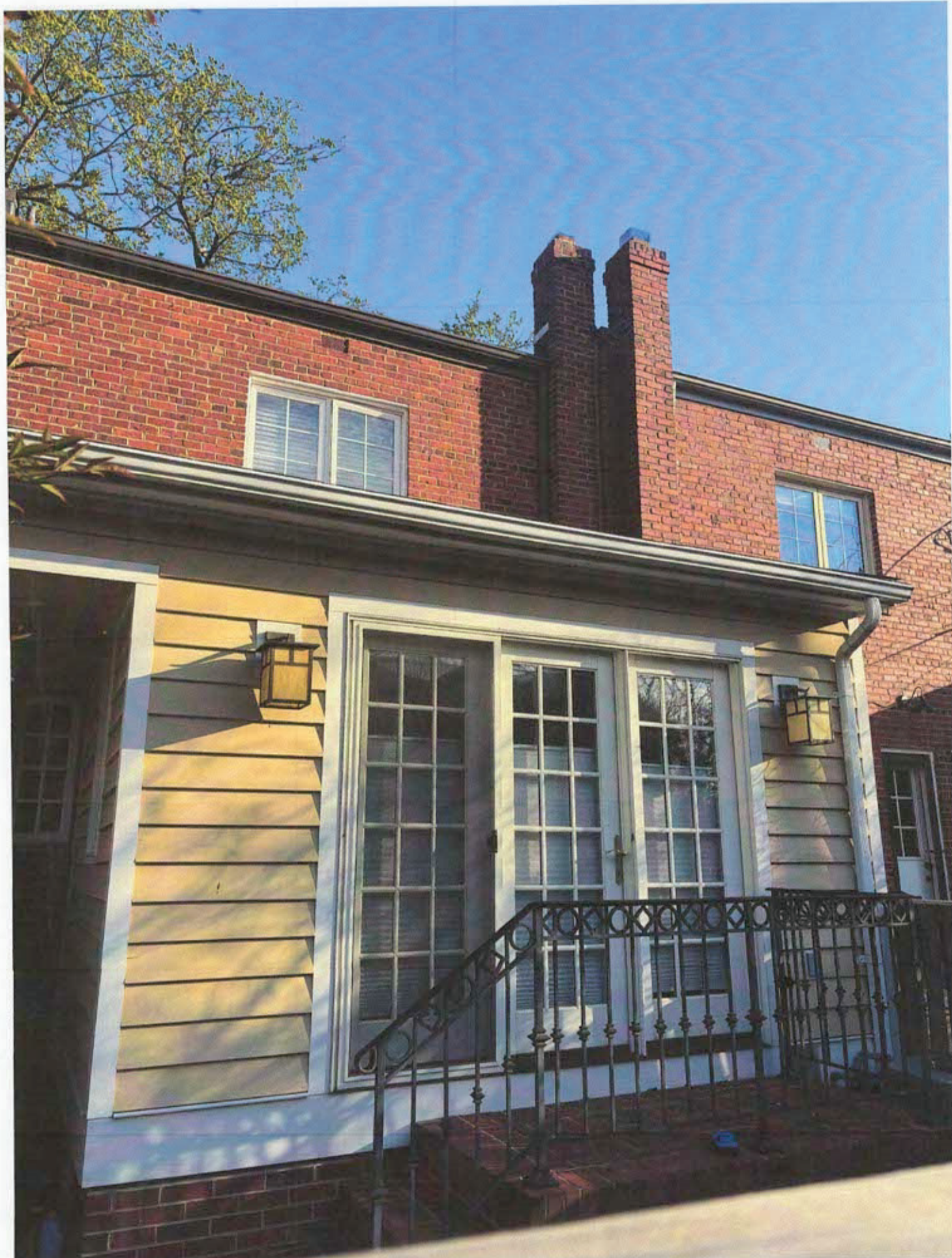




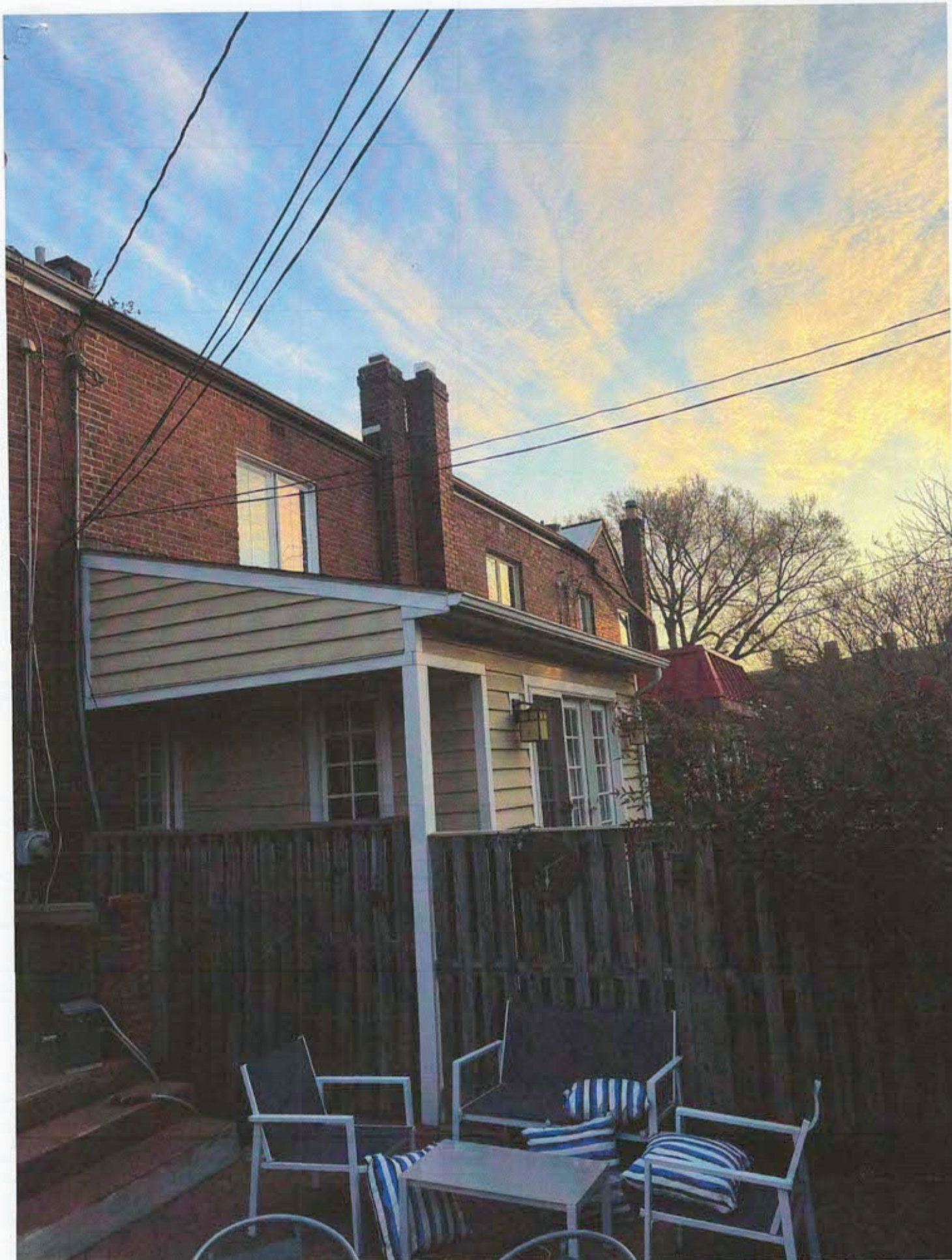




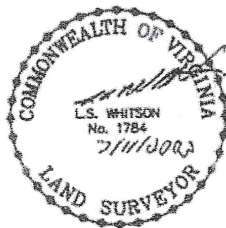
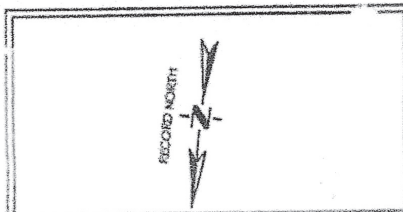












### HOUSE LOCATION SURVEY

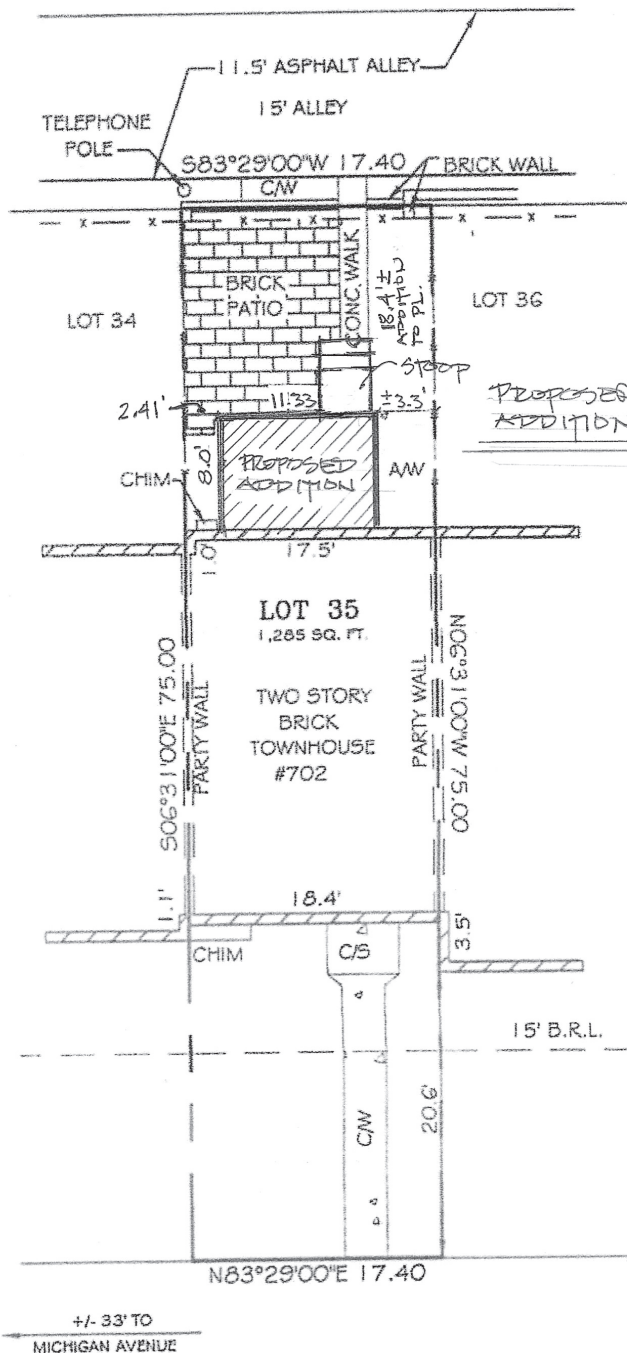
LOT 35  
MT VERNON CONSTRUCTION CO.  
DEED BOOK 148 PAGE 517  
CITY OF ALEXANDRIA, VIRGINIA  
DATE: JULY 11, 2003  
SCALE: 1" = 10'  
DRAWN BY: L.S.W.

### LEGEND

CW = CONCRETE WALK  
SW = STONE WALK  
WL = WOOD LANDING  
BL = BRICK LANDING  
WD = WOOD DECK  
C/S = CONCRETE STOOP  
M/S = METAL STOOP  
C/C/S = COVERED CONCRETE STOOP  
CP = CONCRETE PATIO  
R/E = RECESSED ENTRY  
CHIM = CHIMNEY  
O.H. = OVERHANG  
B/W = BAY WINDOW  
OHW = OVERHEAD WIRE  
AW = AREA WAY  
O = MONUMENT FOUND  
-X- = FENCE

### NOTES

THIS PLAT DOES NOT REPRESENT A BOUNDARY SURVEY. IT IS A HOUSE LOCATION SURVEY. ANY MONUMENTS SHOWN ON THIS PLAT WERE RECOVERED IN THE FIELD AND DEEMED SUFFICIENT FOR A HOUSE LOCATION SURVEY. THIS PLAT DOES NOT CERTIFY THAT THE LOCATIONS OF THESE MONUMENTS ARE PRECISELY CORRECT. YOUR LENDER REQUIRED A HOUSE LOCATION SURVEY TO VERIFY THE ORIENTATION OF THE HOUSE, LOCATION OF IMPROVEMENTS, AND TO ENSURE THAT THERE ARE NO IMPROPER ENCUMBRANCES UPON THE PROPERTY. IF THE OWNER DESIRES THE PRECISE LOCATION OF CORNERS TO BE MARKED, THEN A BOUNDARY SURVEY MAY BE REQUESTED FOR AN ADDITIONAL FEE. THE LOCATION OF FENCES, DRIVEWAYS, AND OTHER IMPROVEMENTS ARE APPROXIMATE. THIS PLAT DOES NOT DETERMINE THE OWNERSHIP OF FENCES. THIS PLAT IS NOT TO BE USED FOR CONSTRUCTION OF FENCES OR ANY OTHER IMPROVEMENTS. THIS PLAT WAS ESTABLISHED BY TRANSIT AND TAPE. NO TITLE REPORT WAS FURNISHED. NO MONUMENTS WERE RECOVERED. THIS PLAT WAS BASED ON EXISTING PHYSICAL EVIDENCE.



CHETWORTH PLACE  
(PRIVATE STREET)

SAM WHITSON, L.S./LAND SURVEYING  
11170 LEE HIGHWAY SUITE C  
FAIRFAX, VIRGINIA 22030  
(703)352-9515 FAX: (703)352-9516

OWNER: HINDMAN

BUYER:

W.O. #03-3684

CLIENT #



