

**ISSUE:** Permit to Demolish/Capsulate (partial) and Certificate of Appropriateness for alterations

**APPLICANT:** Stephanie Salek and Thomas Fogarty

**LOCATION:** Old and Historic Alexandria District  
410 North Union Street

**ZONE:** RM/Residential Townhouse Zone

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**STAFF RECOMMENDATION:**

Staff recommends approval of the Permit to Demolish/Capsulate (partial) and Certificate of Appropriateness for alterations.

**BOARD ACTION February 16, 2022: Deferred**

On a motion by Ms. Roberts, and seconded by Ms. Sennott, the Board of Architectural Review accepted the request for deferral of BAR #2022-00023 and BAR #2022-00024. The motion carried on a vote of 5-0.

**CONDITIONS OF APPROVAL**

None.

**REASON**

The Board stated that they needed additional images of the proposed dormers showing a broader context.

**SPEAKERS**

Christine Kelly, architect, spoke in support of the application and answered questions.

**DISCUSSION**

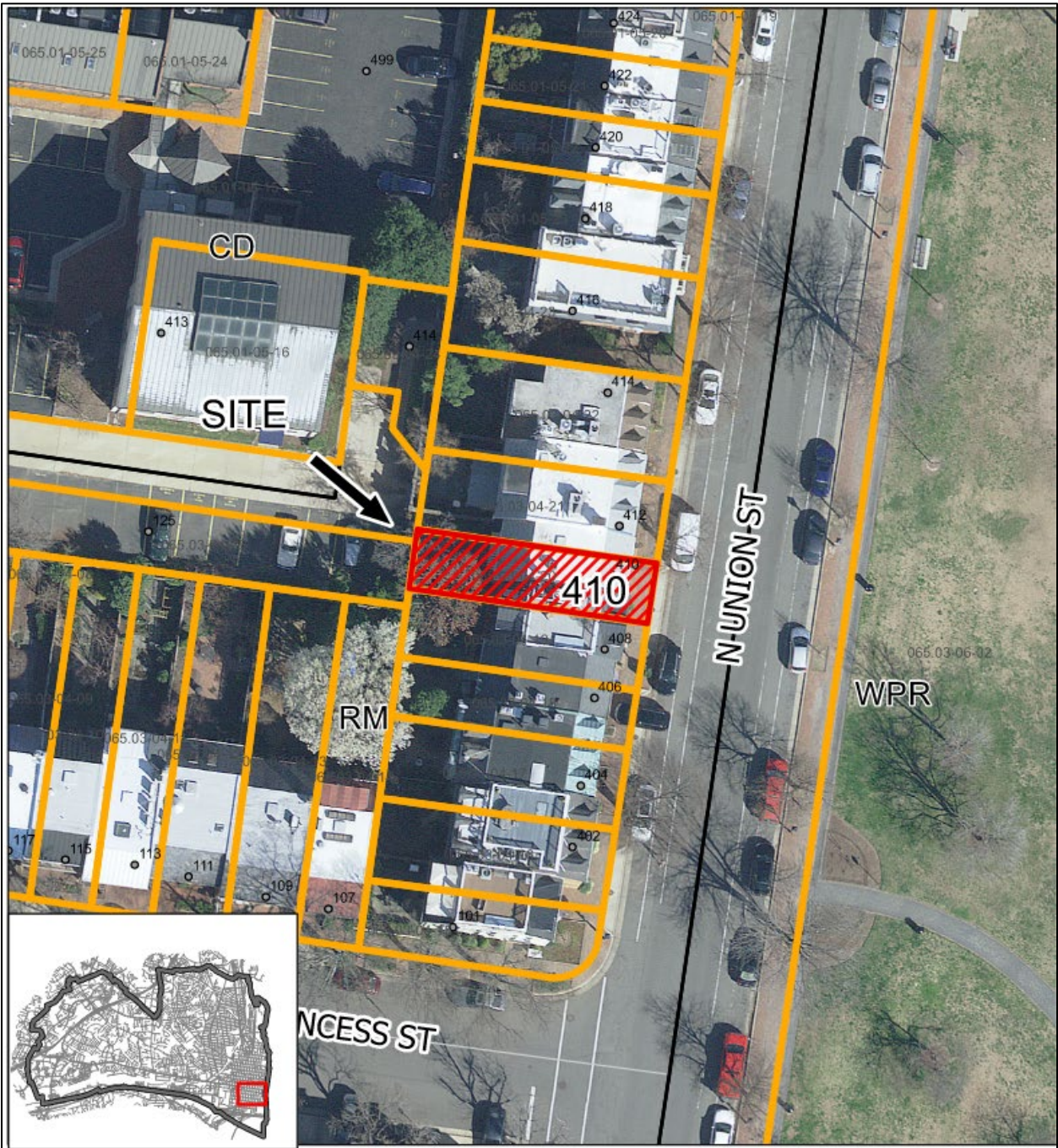
Ms. Ossman and Ms. Sennott had a number of questions for the architect related to materials, particularly expressing concern about the use of siding between the two windows on the rear elevation. Ms. Roberts said that the dormer on the front seemed out of proportion on the roof, located higher than the adjacent dormer and requested additional perspective. Mr. Adams said that he appreciated the details on the dormers but needed more refinement. Mr. Spencer said he felt that the dormer appeared to be too heavy and that he does not believe many of the existing dormers are successful. The architect requested a deferral, which the Board approved.

**STAFF RECOMMENDATION, February 16, 2022:**

Staff recommends approval of the Permit to Demolish/Capsulate (partial) and Certificate of Appropriateness for alterations.

**GENERAL NOTES TO THE APPLICANT**

1. **APPEAL OF DECISION:** In accordance with the Zoning Ordinance, if the Board of Architectural Review denies or approves an application in whole or in part, the applicant or opponent may appeal the Board's decision to City Council on or before 14 days after the decision of the Board.
2. **COMPLIANCE WITH BAR POLICIES:** All materials must comply with the BAR's adopted policies unless otherwise specifically approved.
3. **BUILDING PERMITS:** Most projects approved by the Board of Architectural Review require the issuance of one or more construction permits by Department of Code Administration (including signs). The applicant is responsible for obtaining all necessary construction permits after receiving Board of Architectural Review approval. Contact Code Administration, Room 4200, City Hall, 703-746-4200 for further information.
4. **ISSUANCE OF CERTIFICATES OF APPROPRIATENESS AND PERMITS TO DEMOLISH:** Applicants must obtain a copy of the Certificate of Appropriateness or Permit to Demolish PRIOR to applying for a building permit. Contact BAR Staff, Room 2100, City Hall, 703-746-3833, or [preservation@alexandriava.gov](mailto:preservation@alexandriava.gov) for further information.
5. **EXPIRATION OF APPROVALS NOTE:** In accordance with Sections 10-106(B), 10-206(B) and 10-307 of the Zoning Ordinance, any Board of Architectural Review approval will expire 12 months from the date of issuance if the work is not commenced and diligently and substantially pursued by the end of that 12-month period.
6. **HISTORIC PROPERTY TAX CREDITS:** Applicants performing extensive, certified rehabilitations of historic properties may separately be eligible for state and/or federal tax credits. Consult with the Virginia Department of Historic Resources (VDHR) prior to initiating any work to determine whether the proposed project may qualify for such credits.



**BAR #2022-00023 & BAR #2022-00024**  
**410 North Union Street**



0 15 30 60 Feet

**Note:** Staff coupled the applications for a Permit to Demolish (BAR #2022-00023) and Certificate of Appropriateness (BAR #2022-00024) for clarity and brevity. The Permit to Demolish requires a roll call vote.

**UPDATE:**

The applicant has made the following changes based on Board feedback:

Front elevation

The decorative posts used on the roof deck railing were eliminated and the railing has been simplified, similar to the adjacent roof deck railing. No changes are proposed to the front dormer.



Rear elevation

The portion of the dormer between the two windows was changed from siding to standing seam metal, the same material used on the dormer roof. While the rear elevation drawings show detailed railing posts, this is an error, and the railing will match the simplified railing on the front facade.





## I. APPLICANT'S PROPOSAL

The applicant requests a Permit to Demolish/Capsulate (partial) and Certificate of Appropriateness to add front and rear dormers at 410 North Union Street.

### Permit to Demolish/Capsulate

Approximately 75 square feet of roof slope on both the front and rear will be demolished to accommodate the new dormers.

### Certificate of Appropriateness

- Installation of new, operable composite shutters on the front and rear at the second and third story windows.
- Three-part dormer with a central pedimented roof and six-over-six double hung windows on the front.
- Two pedimented-style dormers with six-over-six double hung windows on the rear elevation, ~~with siding in between.~~
- Roof deck with ~~recessed panel posts and~~ tradition pickets.
- Materials consist of aluminum clad windows, fiber cement siding, painted composite PVC trim and railing, standing seam dormer roof, and wood rake and crown molding.

### Site context

The property faces Founders Park across North Union to the east. A public alley runs east-west and abuts the subject property. Both the front and rear elevations of the property are visible from the public way.

## **II. HISTORY**

The three-story, three-bay townhouse at 410 N. Union Street is one of a group of 86 brick townhouses bounded by North Union, North Lee, Queen, and Oronoco streets which were approved by City Council in 1968 (Special Use Permit #1084) and constructed in 1971. This particular townhome was built in 1974. This area was not included in the Old and Historic Alexandria District until June of 1984.

### *Previous BAR Approvals*

BAR2003-00141: After-the-fact approval of a brick wall.

BAR2013-00033: Administrative approval of window replacement.

BAR2017-00220: Administrative approval of a garage door and storm door.

## **III. ANALYSIS**

### Permit to Demolish/Capsulate

In considering a Permit to Demolish/Capsulate, the Board must consider the following criteria set forth in the Zoning Ordinance, §10-105(B), which relate only to the subject property and not to neighboring properties. The Board has purview of the proposed demolition/capsulation regardless of visibility.

<b>Standard</b>	<b>Description of Standard</b>	<b>Standard Met?</b>
(1)	Is the building or structure of such architectural or historical interest that its moving, removing, capsulating or razing would be to the detriment of the public interest?	No
(2)	Is the building or structure of such interest that it could be made into a historic shrine?	No
(3)	Is the building or structure of such old and unusual or uncommon design, texture and material that it could not be reproduced or be reproduced only with great difficulty?	No
(4)	Would retention of the building or structure help preserve the memorial character of the George Washington Memorial Parkway?	N/A
(5)	Would retention of the building or structure help preserve and protect an historic place or area of historic interest in the city?	No
(6)	Would retention of the building or structure promote the general welfare by maintaining and increasing real estate values, generating business, creating new positions, attracting tourists, students, writers, historians, artists and artisans, attracting new	No

	residents, encouraging study and interest in American history, stimulating interest and study in architecture and design, educating citizens in American culture and heritage, and making the city a more attractive and desirable place in which to live?	
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Staff does not believe that the proposed demolition meets any of the criteria above, as the structure was constructed in the early 1970s and has not achieved historic significance in its own right through time or as the work of a nationally recognized architect. The townhouse is typical of the multitude of perfectly functional, vernacular garage townhouses constructed in Alexandria in the mid-to-late 20th century when railroad tracks still ran down Union Street, Founders Park was envisioned to be mid-rise office buildings visually isolating this development from the river, and much of the waterfront was still noxious industrial uses. The demolition does not remove any character-defining features of uncommon design or historic merit, does not compromise the integrity of historic areas of the district, and will not be a detriment to the public interest. Therefore, staff supports the application for a Permit to Demolish/Capsulate, as submitted.

#### Certificate of Appropriateness

This dwelling is part of a larger development where the BAR has approved substantial alterations and redesigns to most of the townhouses since this development was added to the historic district in 1984, 10 years after its construction. These townhouses are an architectural product of their time and location and lack historic significance or architectural distinction. They have a vaguely Colonial Revival architectural character with the street level devoted to multiple curb cuts, large garage doors and randomly placed fenestration.

As the image below shows, the townhouse at 410 N. Union Street is one of only two townhouses in this block of sixteen townhouses that does not have a front dormer. While there are fewer rear dormers, the great majority of these townhouses also have rear dormers and some also have roof decks. In cases such as this, where there is no historic context to protect, the BAR has given applicants a good deal of latitude to alter the original architectural style and to accommodate personal taste and changing lifestyles.

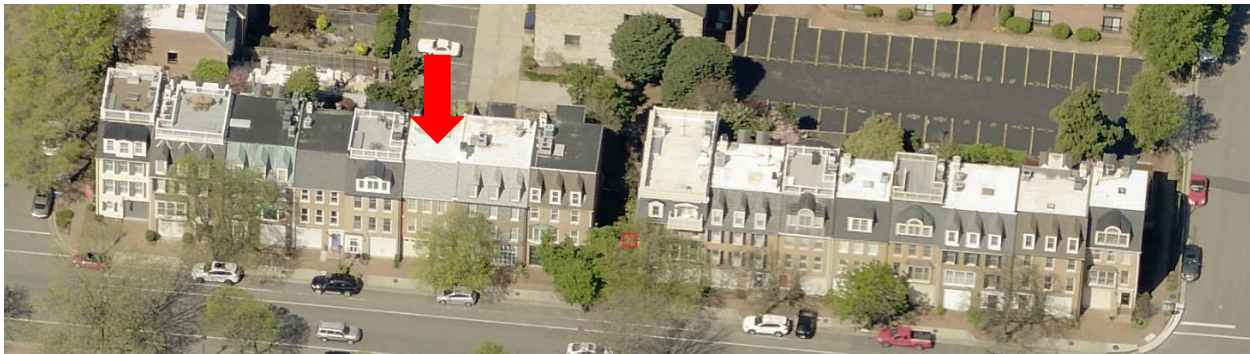


Figure 1: Aerial view of 400 block of N. Union St.

The *Design Guidelines* state that “dormers should align with the existing windows or be centered between the windows.” Historically, “dormers are generally tall and narrow with minimal trim at

the sides of the windows.” The proposed dormers are generally centered on the façade and read as later building features and are compatible with other nearby dormers. Staff recommends approval of the application, as submitted.

**STAFF**

Stephanie Sample, Historic Preservation Planner, Planning & Zoning  
Tony LaColla, AICP, Land Use Services Division Chief, Planning & Zoning

**IV. CITY DEPARTMENT COMMENTS**

Legend: C- code requirement R- recommendation S- suggestion F- finding

**Zoning**

- C-1 The property received variance BZA1084 in 1968 which set the FAR at 1.67, for a total of 1,870 square feet. With floor area exclusions, the proposal is under the allowed floor area and complies with BZA1084.
- C-2 Per §6-403(B), guardrails may all be erected as part of the main building to their required heights.
- C-3 Per §6-403(B)(2), the Board of Architectural Review may waive or modify the screening requirement for rooftop appurtenances.
- F-1 The proposed new dormers, guardrails, and renovations all comply with zoning.
- F-2 Average finished grade must be labeled when submitting for building permit.

**Code Administration**

A building permit and plan review are required prior to the start of construction.

**Transportation and Environmental Services**  
**CONDITIONS**

- R-1 The building permit must be approved and issued prior to the issuance of any permit for demolition, if a separate demolition permit is required. (T&ES)
- R-2 Applicant shall be responsible for repairs to the adjacent city right-of-way if damaged during construction activity. (T&ES)
- R-3 No permanent structure may be constructed over any existing private and/or public utility easements. It is the responsibility of the applicant to identify any and all existing easements on the plan. (T&ES)

**FINDINGS:**

- F-1 After review of the information provided, an approved grading plan is not required at this



time. Please note that if any changes are made to the plan it is suggested that T&ES be included in the review. (T&ES)

## **CODE REQUIREMENTS**

- C-1 The applicant shall comply with the City of Alexandria's Solid Waste Control, Title 5, Chapter 1, which sets forth the requirements for the recycling of materials (Sec. 5-1-99). (T&ES)
- C-2 The applicant shall comply with the City of Alexandria's Noise Control Code, Title 11, Chapter 5, which sets the maximum permissible noise level as measured at the property line. (T&ES)
- C-3 Roof, surface and sub-surface drains be connected to the public storm sewer system, if available, by continuous underground pipe. Where storm sewer is not available applicant must provide a design to mitigate impact of stormwater drainage onto adjacent properties and to the satisfaction of the Director of Transportation & Environmental Services. (Sec.5-6-224) (T&ES)
- C-4 Any work within the right-of-way requires a separate permit from T&ES. (Sec. 5-2) (T&ES)

### **Alexandria Archaeology**

- F-1 No archaeological oversight will be necessary for this undertaking.

## **V. ATTACHMENTS**

- 1 – Application Materials*
- 2 – Supplemental Materials*

ADDRESS OF PROJECT: 410 North Union StreetDISTRICT: ☒ Old & Historic Alexandria ☐ Parker – Gray ☐ 100 Year Old BuildingTAX MAP AND PARCEL: 065.03-04-20ZONING: RMAPPLICATION 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: CHRISTINE KELLY, ARCHITECT, CRAFTED ARCHITECTURE LLCAddress: 2109 POPKINS LANECity: ALEXANDRIA State: VA Zip: 22307Phone: 703-768-7371 E-mail: christine@craftedarchitecture.comAuthorized Agent *(if applicable)*: ☐ Attorney ☒ Architect ☐ \_\_\_\_\_Name: Christine Kelly, Architect Phone: \_\_\_\_\_E-mail: chrisk@craftedarchitecture.com

## Legal Property Owner:

Name: Stephanie Salek and Thomas FogartyAddress: 410 N UNION STREETCity: ALEXANDRIA State: VA Zip: 22314Phone: \_\_\_\_\_ E-mail: trfogarty@gmail.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 DORMERS  
☒ ADDITION  
☒ DEMOLITION/ENCAPSULATION  
☐ SIGNAGE

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

PROPOSE TO CONSTRUCT 2 NEW DORMERS AT ATTIC LEVEL.  
 ONE DORMER TO BE EAST FACING AT FRONT OF HOUSE AND  
 SECOND DORMER TO BE WEST FACING AT REAR OF PROPERTY

**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.

**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 3 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 3 sets of 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: Christine KellyPrinted Name: Christine KellyDate: Jan 17, 2022



# 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. same as below		
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 410 N Union St (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. Thomas Fogarty	410 N Union St	50%
2. Stephanie Salek	410 N Union St	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. Thomas Fogarty	None	none
2. Stephanie Salek	none	none
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.

1/13/22      Thomas Fogarty      *Tom Fogarty*  
 Date      Printed Name      Signature



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

**B**

## A. Property Information

A1. 410 North Union Street Address RM Zone  
A2. 1,211.00 x 1.50 = 1,816.00  
Total Lot Area Floor Area Ratio Allowed by Zone Maximum Allowable Floor Area

## B. Existing Gross Floor Area

### Existing Gross Area

Basement 662.00  
First Floor 662.00  
Second Floor 662.00  
Third Floor  
Attic 662.00  
Porches  
Balcony/Deck  
Lavatory\*\*\*  
Other\*\*

### Allowable Exclusions\*\*

Basement\*\* 224.00  
Stairways\*\* 209.00  
Mechanical\*\* 50.00  
Attic less than 7'\*\*\* 282.00  
Porches\*\*  
Balcony/Deck\*\*  
Lavatory\*\*\* 101.00  
Other\*\*  
Other\*\*

B1. 2,648.00 Sq. Ft.  
Existing Gross Floor Area\*  
B2. 866.00 Sq. Ft.  
Allowable Floor Exclusions\*\*  
B3. 1,782.00 Sq. Ft.  
Existing Floor Area Minus Exclusions  
(subtract B2 from B1)

Comments for Existing Gross Floor Area

B1. Total Gross 2,648.00 B2. Total Exclusions 866.00

## C. Proposed Gross Floor Area

### Proposed Gross Area

Basement 0.00  
First Floor 0.00  
Second Floor 0.00  
Third Floor  
Attic 197.00  
Porches  
Balcony/Deck  
Lavatory\*\*\*  
Other

### Allowable Exclusions\*\*

Basement\*\*  
Stairways\*\* 74.00  
Mechanical\*\*  
Attic less than 7'\*\*\*  
Porches\*\*  
Balcony/Deck\*\*  
Lavatory\*\*\* 50  
Other\*\* 49.00  
Other\*\*

C1. 197.00 Sq. Ft.  
Proposed Gross Floor Area\*  
C2. 173 Sq. Ft.  
Allowable Floor Exclusions\*\*  
C3. 24 Sq. Ft.  
Proposed Floor Area Minus Exclusions  
(subtract C2 from C1)

C1. Total Gross 197.00 C2. Total Exclusions 173

## D. Total Floor Area

D1. 1806 Sq. Ft.  
Total Floor Area (add B3 and C3)  
D2. 1,816.00 Sq. Ft.  
Total Floor Area Allowed  
by Zone (A2)

## E. Open Space (RA & RB Zones)

E1. 446.00 Sq. Ft.  
Existing Open Space  
E2. Sq. Ft.  
Required Open Space  
E3. 446.00 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.

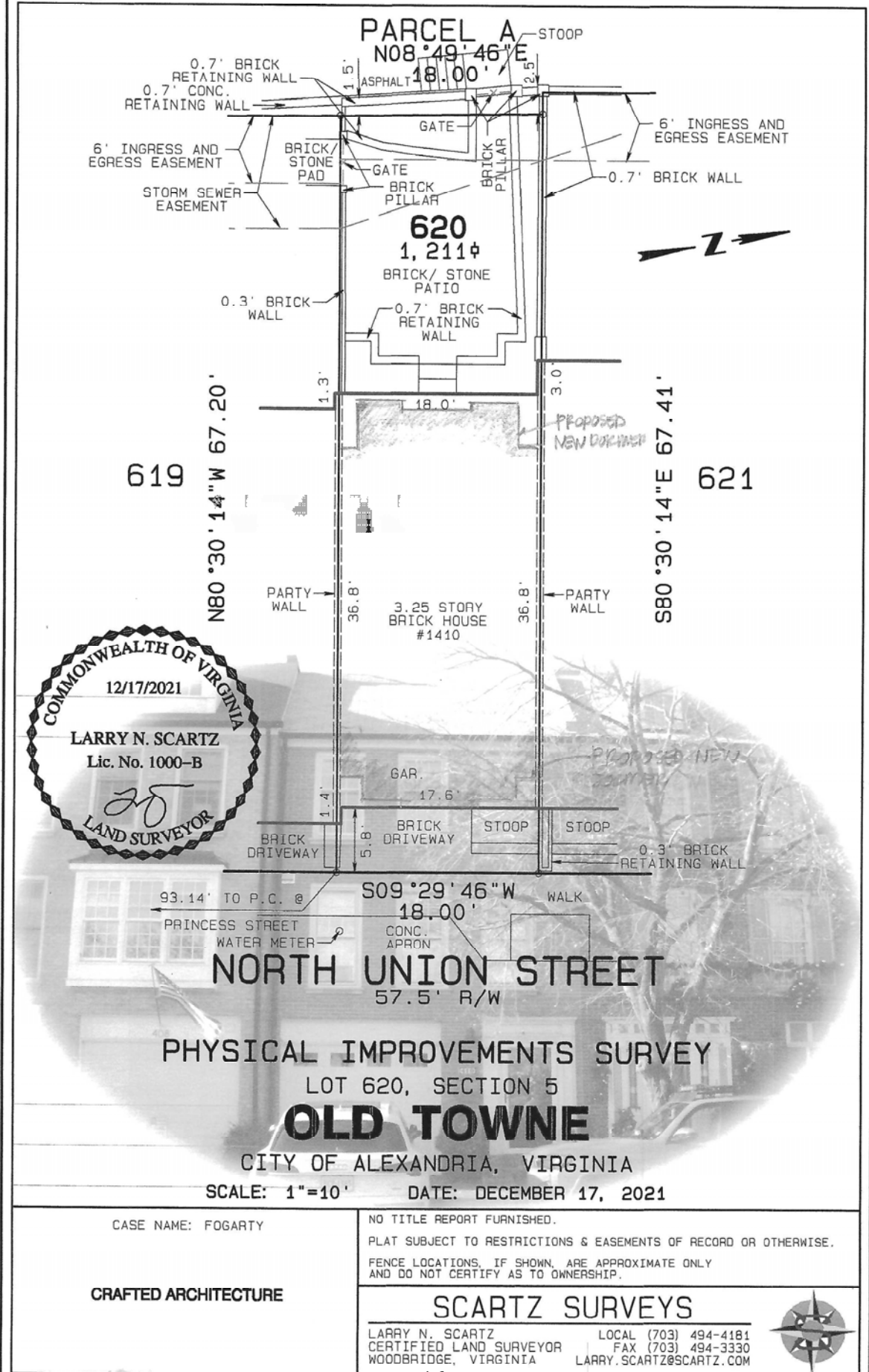
Signature:

Christine Kelly

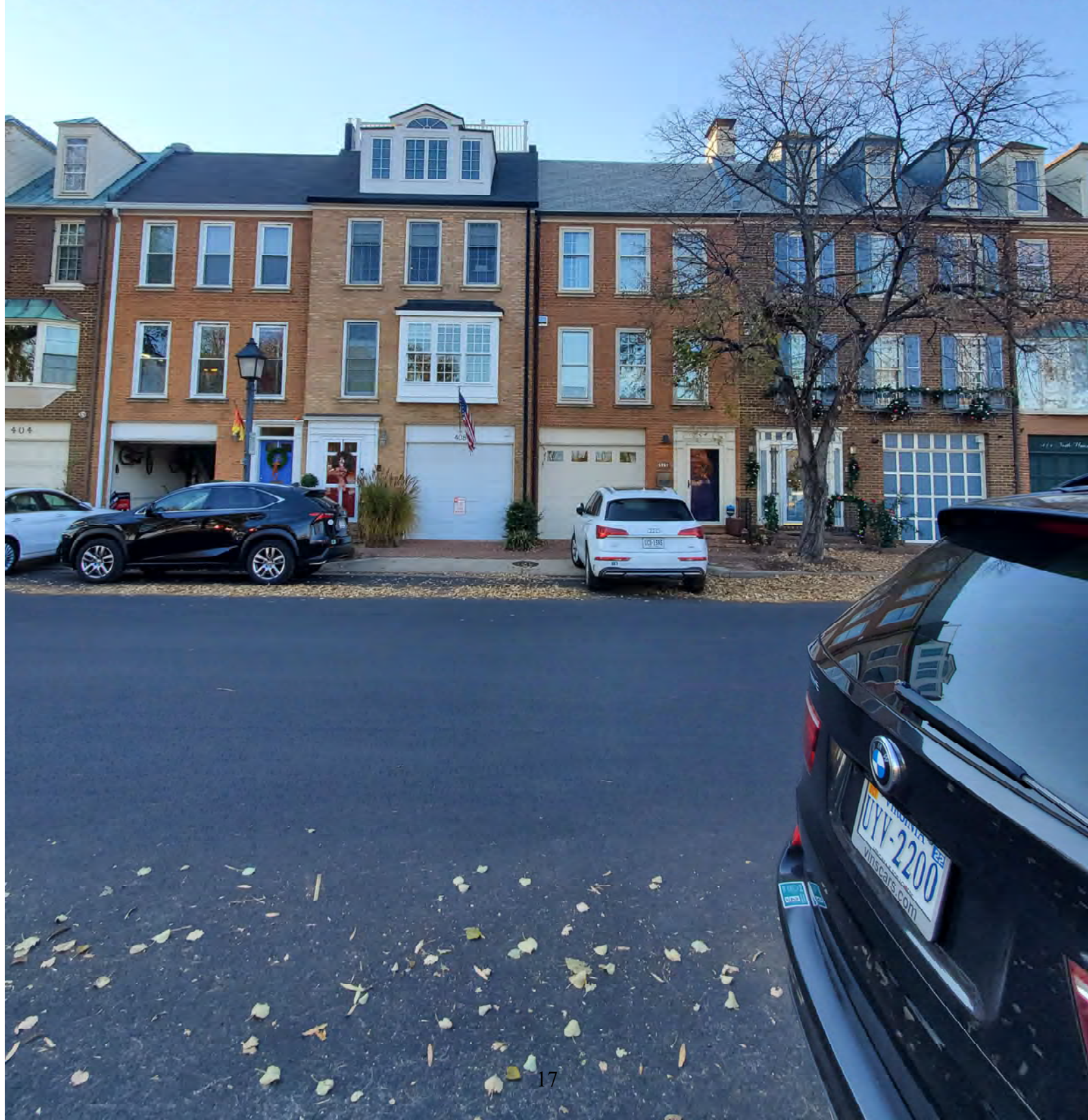
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Date:

1/17/2022









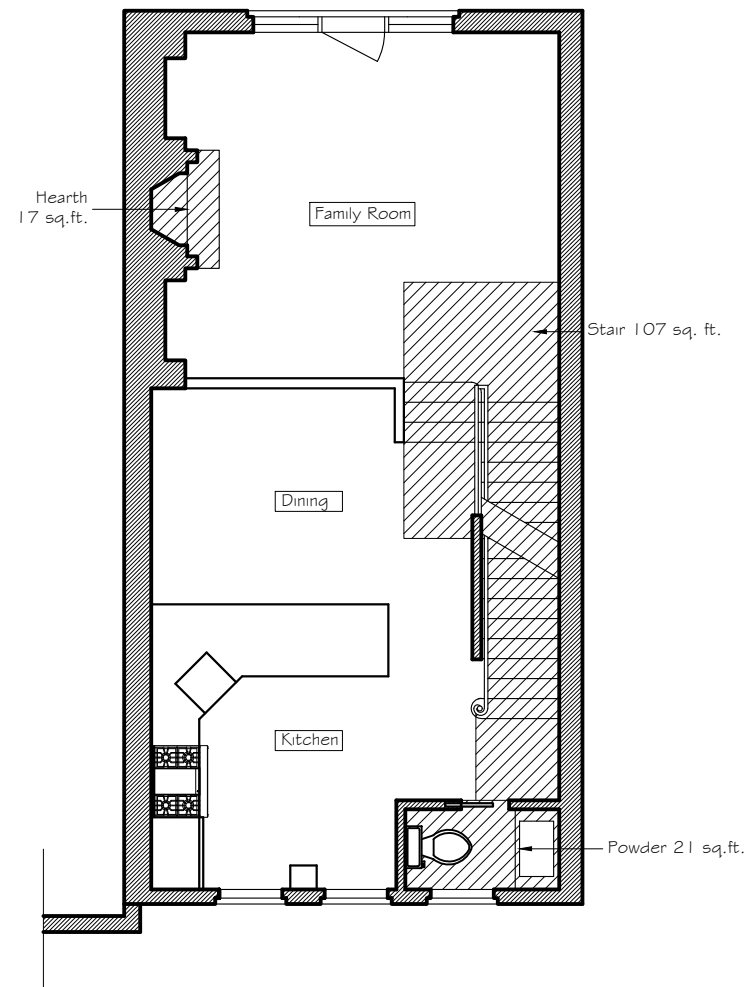




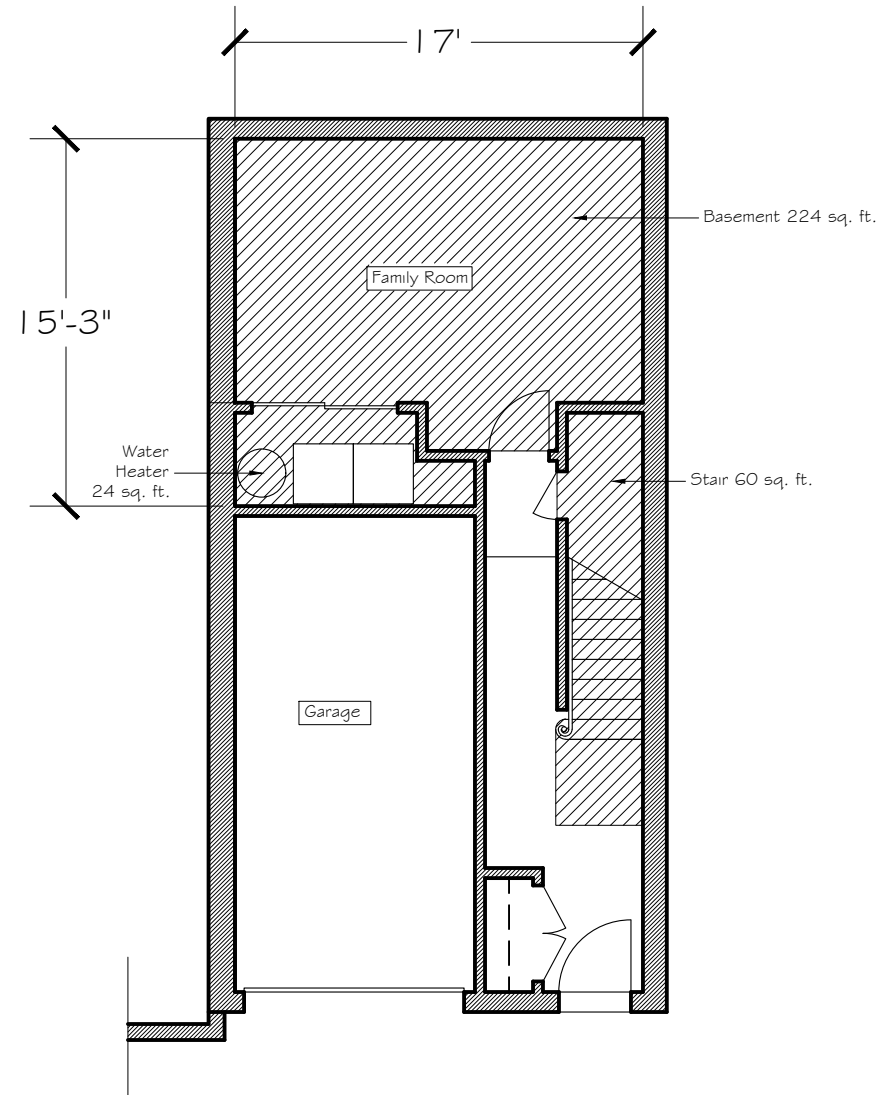








② Existing First Floor Plan  
SCALE: 1/8" = 1'-0"



① Existing Basement Plan  
SCALE: 1/8" = 1'-0"

# CRAFTED ARCHITECTURE LLC

Christine A. Kelly, AIA

2109 Popkins Lane Alexandria, Virginia 22307

ph 703-768-7371

e-mail christine@craftedarchitecture.com

## PROJECT

Salek Fogarty Residence  
410 North Union  
Alexandria, VA

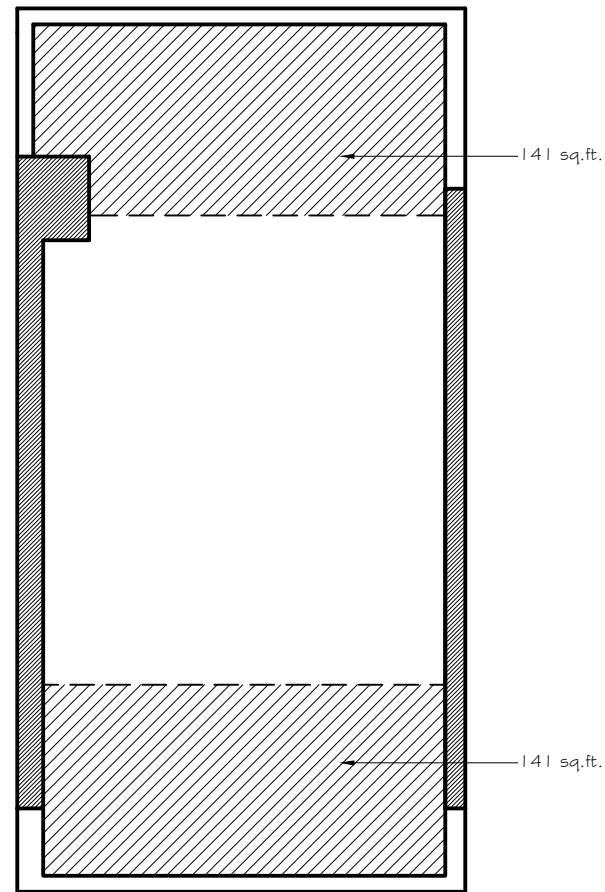
## DRAWING

Existing Floor Plans

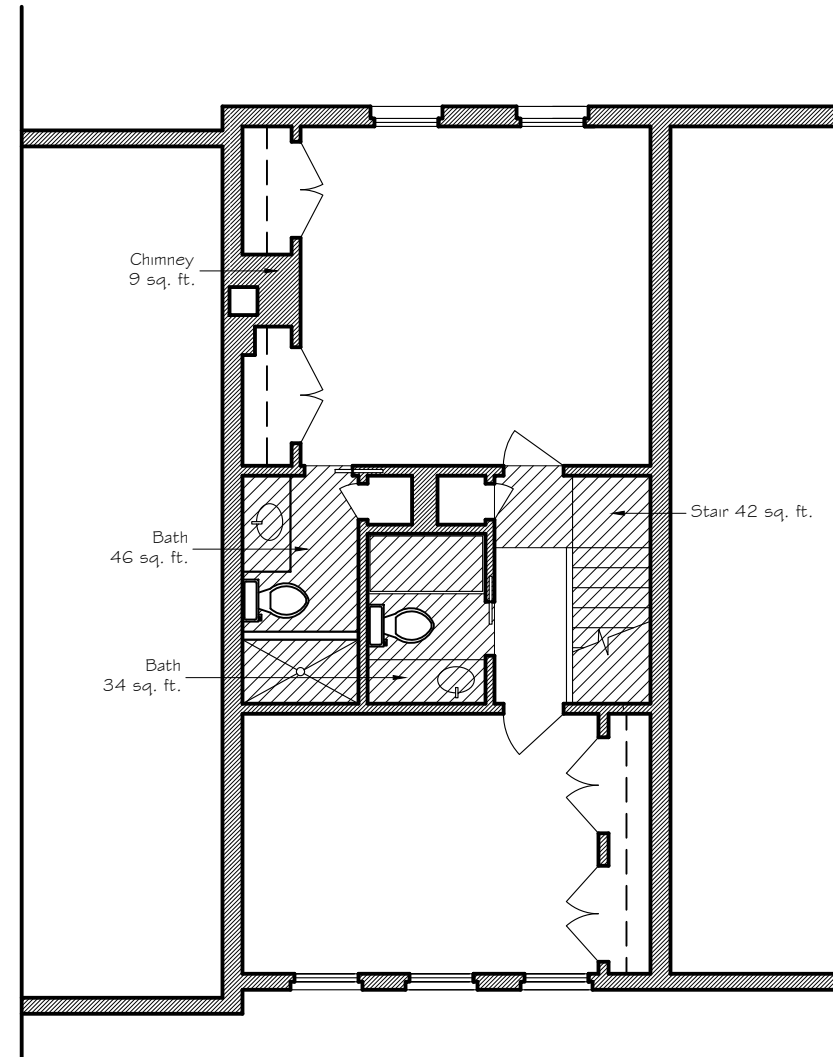
## DATE

March 1, 2022

# D1



② Existing Attic Plan  
SCALE: 1/8" = 1'-0"



① Existing Second Floor Plan  
SCALE: 1/8" = 1'-0"

# CRAFTED ARCHITECTURE LLC

Christine A. Kelly, AIA  
2109 Popkins Lane Alexandria, Virginia 22307  
ph 703-768-7371  
e-mail christine@craftedarchitecture.com

PROJECT  
Salek Fogarty Residence  
410 North Union  
Alexandria, VA

DRAWING  
Existing Floor Plans

DATE  
March 1, 2022

# D2



New opening  
for dormer

Existing awning  
to remain

② Existing West Elevation  
SCALE: 1/8" = 1'-0"



New opening  
for dormer

① Existing East Elevation  
SCALE: 1/8" = 1'-0"

## CRAFTED ARCHITECTURE LLC

Christine A. Kelly, AIA

2109 Popkins Lane Alexandria, Virginia 22307

ph 703-768-7371

e-mail christine@craftedarchitecture.com

### PROJECT

Salek Fogarty Residenc  
410 North Union  
Alexandria, VA

### DRAWING

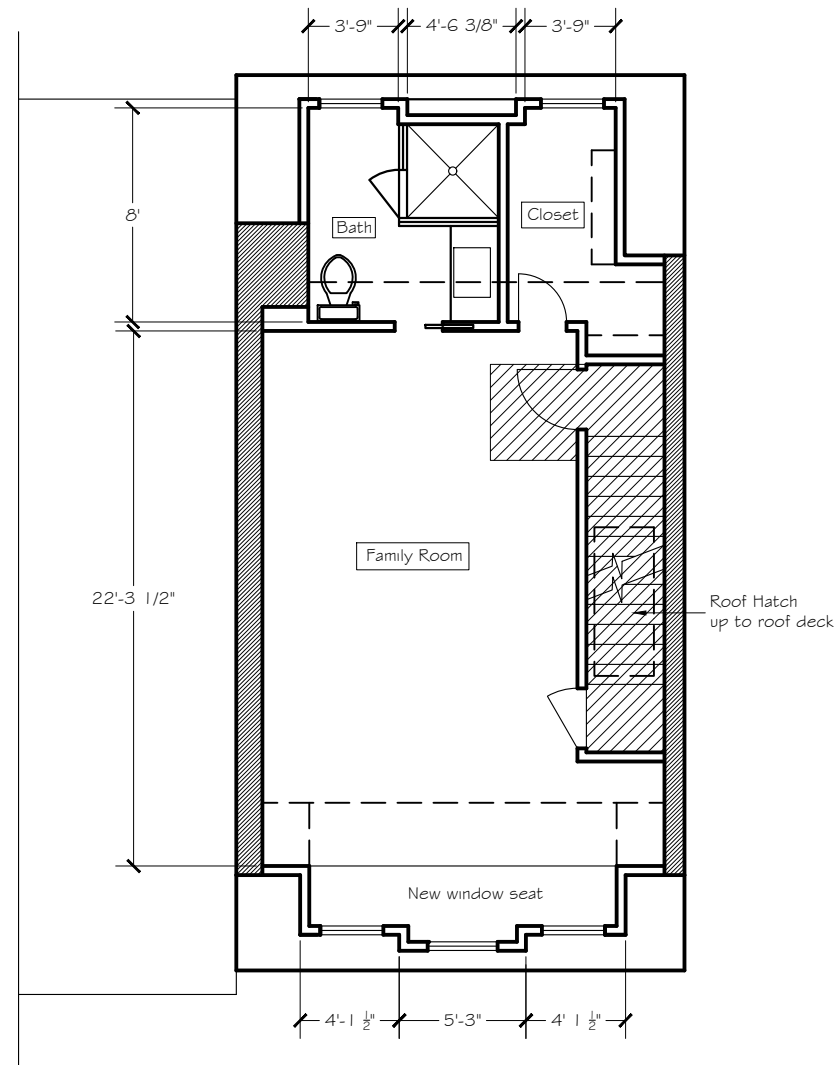
Existing Exterior  
Elevations

### DATE

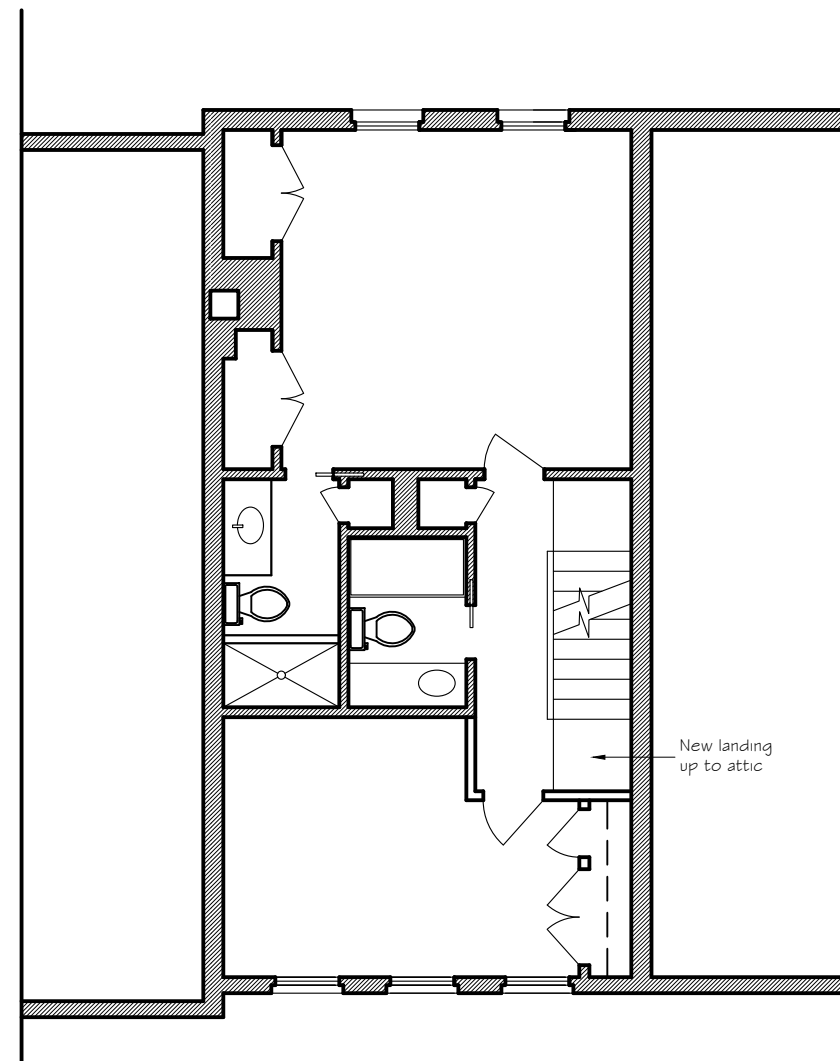
March 1, 2022

# D3





② Proposed Attic Floor Plan  
SCALE: 1/8" = 1'-0"



① Proposed Second Floor Plan  
SCALE: 1/8" = 1'-0"

# CRAFTED ARCHITECTURE LLC

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## PROJECT

Salek Fogarty Residence  
410 North Union  
Alexandria, VA

## DRAWING

Proposed Floor Plans

## DATE

March 1, 2022

# A1



① Proposed East Elevation  
SCALE: 1/8" = 1'-0"

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## PROJECT

Salek Fogarty Residence  
410 North Union  
Alexandria, VA

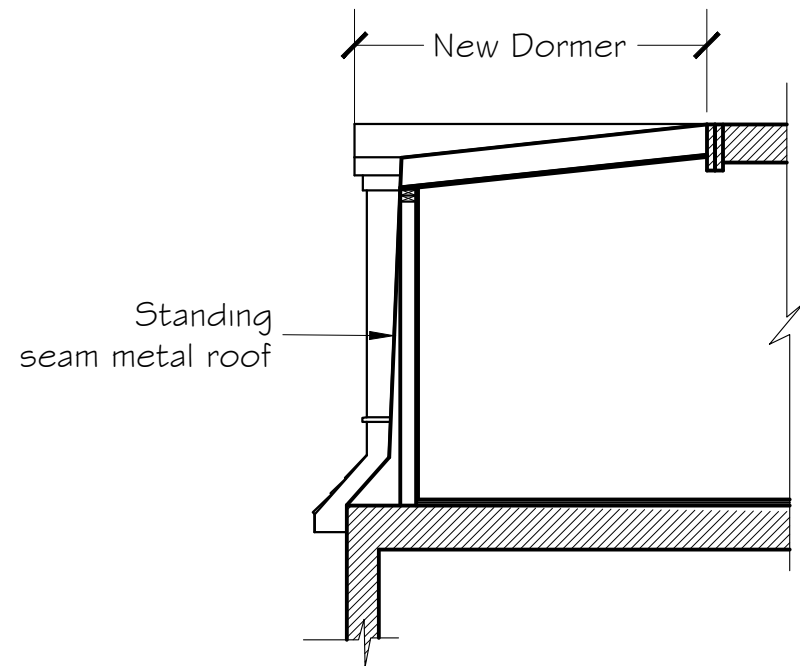
## DRAWING

Proposed Exterior  
Elevations

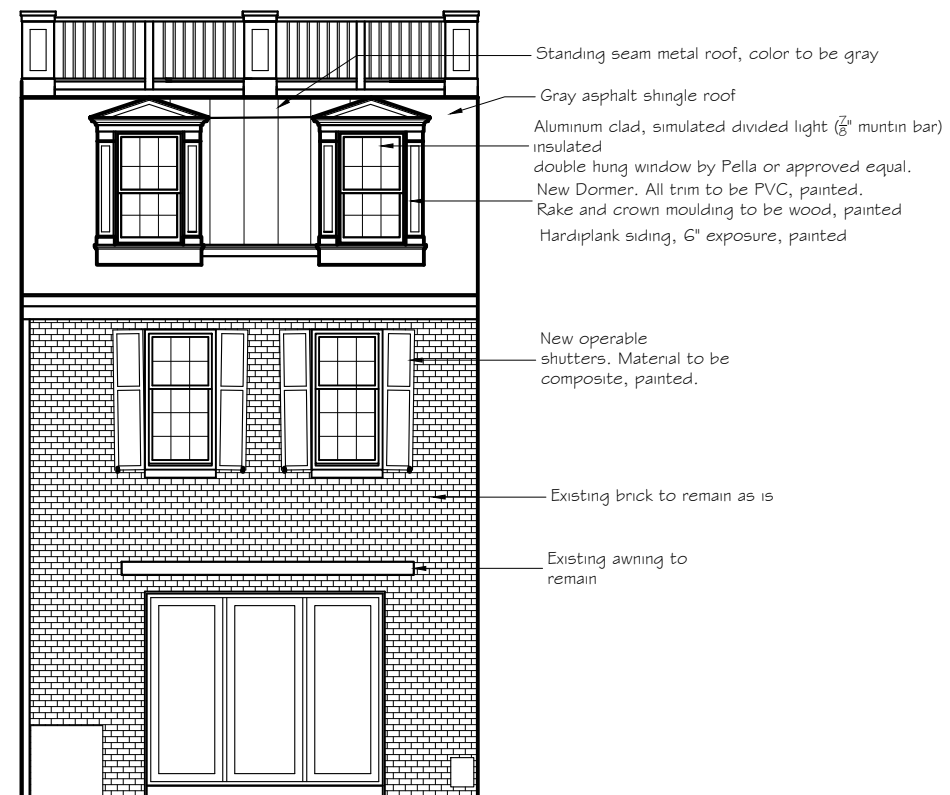
## DATE

March 1, 2022

A2



② Section through West Dormer  
SCALE: 1/4" = 1'-0"



① Proposed West Elevation  
SCALE: 1/8" = 1'-0"

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### PROJECT

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Alexandria, VA

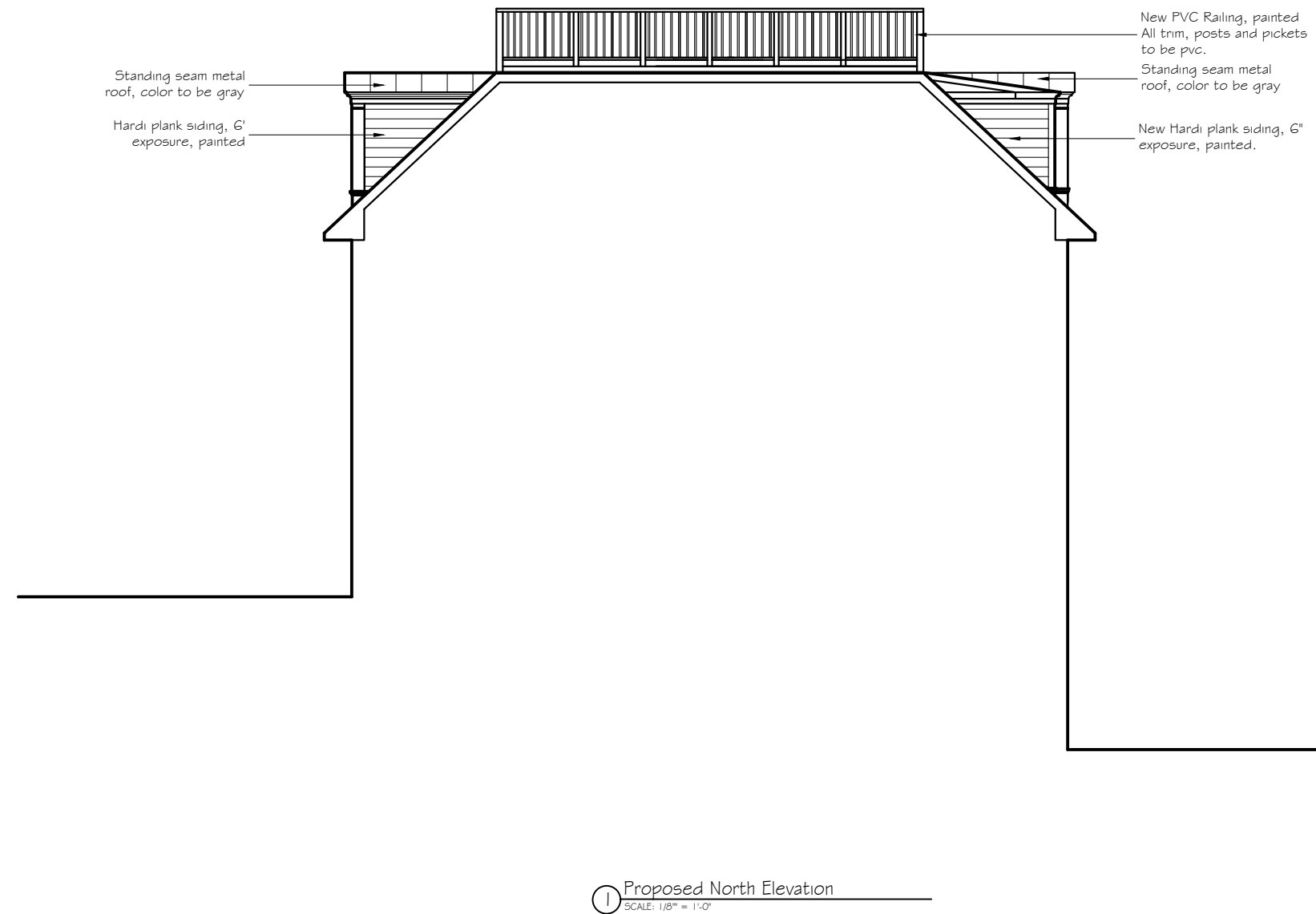
### DRAWING

Proposed Exterior  
Elevations

### DATE

March 1, 2022

# A3



## CRAFTED ARCHITECTURE LLC

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### PROJECT

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Alexandria, VA

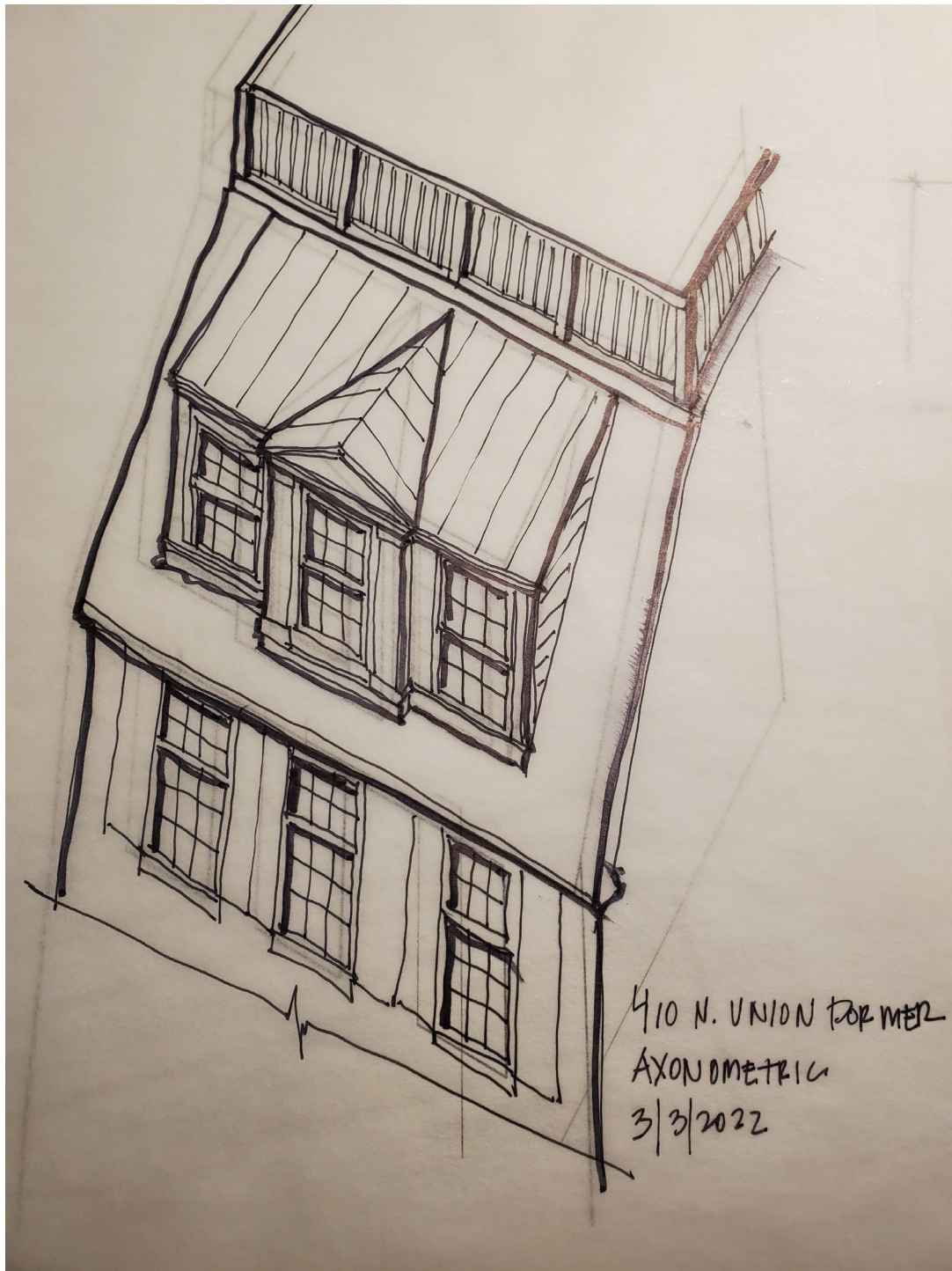
### DRAWING

Proposed Exterior  
Elevations

### DATE

March 1, 2022

# A4



410 N. UNION FORMER  
AXONOMETRIC  
3/3/2022