

**ISSUE:** Certificate of Appropriateness for signage

**APPLICANT:** Ken & Phyllis Patterson

**LOCATION:** Old and Historic Alexandria District  
107 Princess Street

**ZONE:** RM/Residential Townhouse Zone

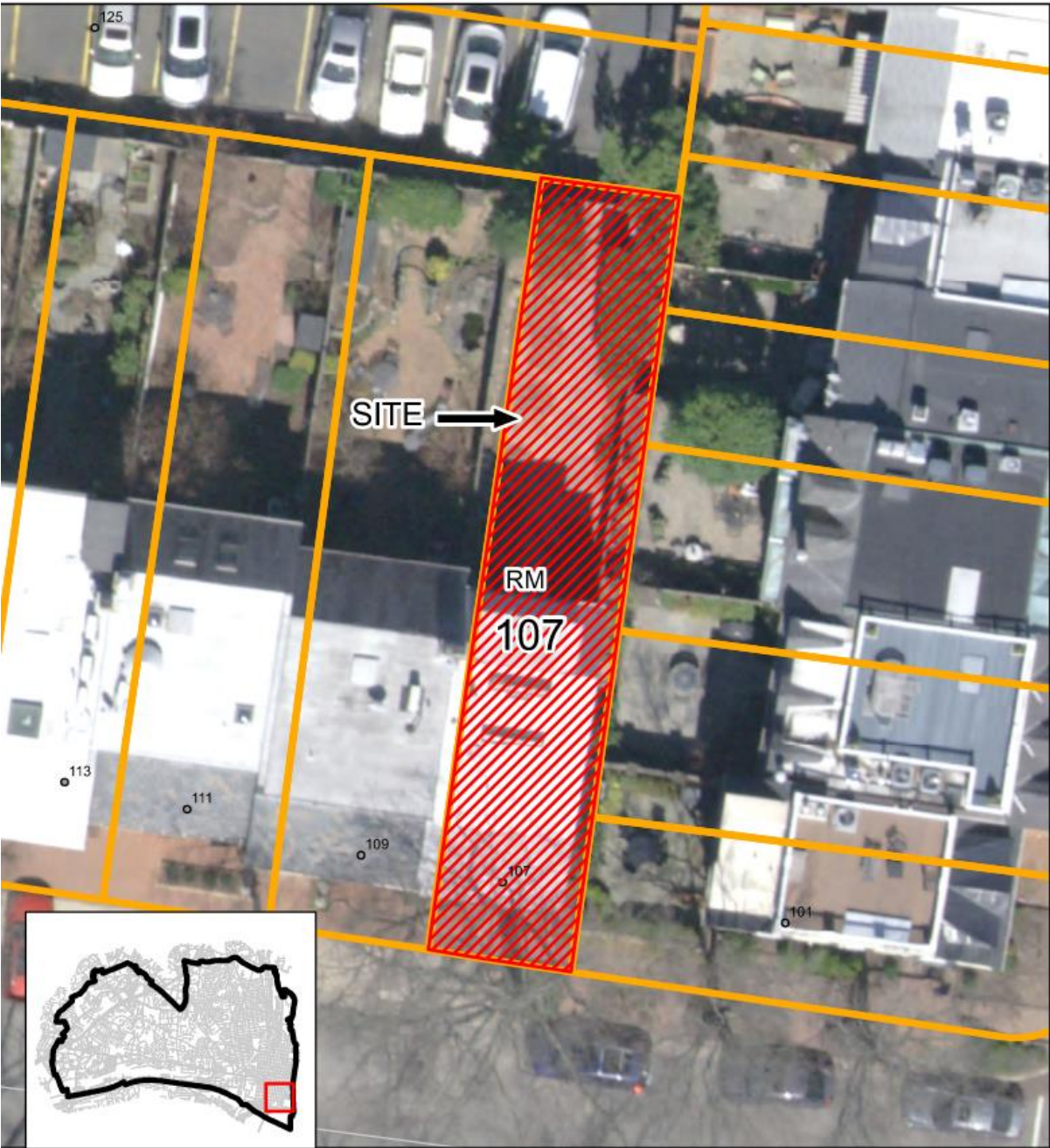
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**STAFF RECOMMENDATION**

Staff recommend approval of the Certificate of Appropriateness on the condition that the building is stained or limewashed instead of painted.

**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 #2023-00160**  
**107 Princess Street**



0 5 10 20 Feet

## I. APPLICANT'S PROPOSAL

The applicant requests a Certificate of Appropriateness to paint or whitewash a previously unpainted brick building, at 107 Princess Street.

### Certificate of Appropriateness

The applicant requests to paint or whitewash the unpainted brick building.

### Site context

The subject building sits on the 100 Block of Princess Street on the north side (Figure 1). A public alley runs behind the building. The rear/north elevation is partially visible (Figure 2).



Figure 1 – front elevation

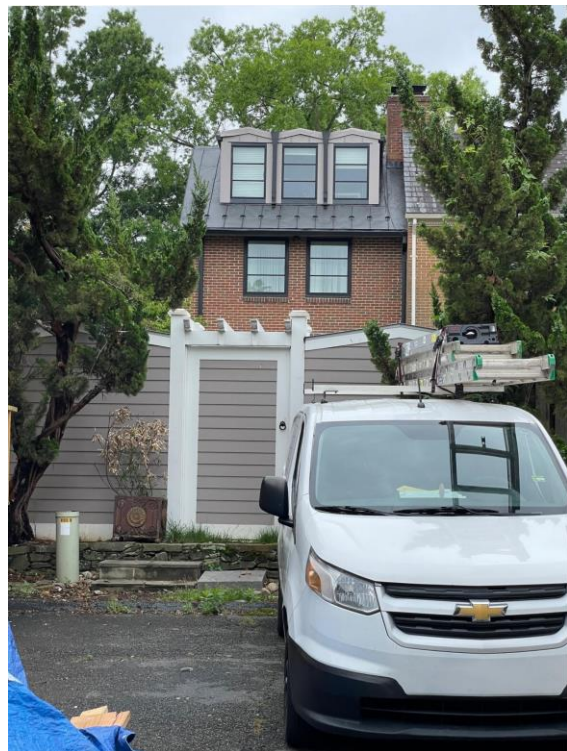


Figure 2 – rear, alley elevation

## II. HISTORY

The dwelling at 107 Princess Street is a one of a group of 86 three-story brick townhouses bounded by North Union, North Lee, Queen and Oronoco streets which was approved by City Council in 1968 (Special Use Permit #1084) and constructed in **1971**. The attached brick townhouses are similar in design with a garage door and front entrance on the first floor and punched window openings or bay windows on the second floor, all with simple, developer vernacular Colonial Revival detailing. This area was not included in the Old and Historic Alexandria District between the late 1960s and June of 1984 and, based on staff's research, was included in the district at that

time, a little more than 10 years after these townhouses were built, at the request of the property owners who lived there at the time.

### *Previous BAR Approvals*

The Board approved a rear dormer with three windows at the subject property on April 1, 1998 (BAR Case #1998-0040) and window addition and alterations on February 6, 2019 (BAR Case #2018-00573 & BAR Case #2018-00574).

### **III. ANALYSIS**

The zoning ordinance specifically prohibits painting previously unpainted masonry surfaces without BAR approval. Section 10-109(B)(4) of the zoning ordinance states: “The painting of a masonry building which was unpainted prior to such painting shall be considered to be the removal of an exterior feature having historic and/or architectural significance requiring a certificate of appropriateness.” The *Design Guidelines* further state that “painting a previously unpainted masonry surface, no matter what color, requires review and approval of a certificate of appropriateness by the Board. Additionally, the Boards strongly discourage the painting of a previously unpainted masonry surface.” However, the Standards and *Design Guidelines* have been designed in a way to distinguish what is appropriate in one part of the district or at one building from what may not be appropriate in other areas or on other buildings so each request is reviewed on a case-by-case.

In 2013, the BAR approved painting the original unpainted brick of the adjacent property at 101 Princess Street (BAR Case # 2013-00036). The staff report states that *“Aesthetically, few houses within this particular development were originally painted but it was common on 20<sup>th</sup> century multi-unit developments such as Yates Gardens, Ford’s Landing, or the Brand projects at Church Square or Queen/Lee, to paint some units on the block face to provide a studied variety and an instant patina of age. In addition, during the past several years, the Board has had a more lenient level of design review with late 20<sup>th</sup> century developments, approving a number of substantial alterations, third/fourth floor additions, large dormers, and rooftop terraces on properties within this project. Therefore, due to the modern materials used, the eclectic architectural character of this development, and previous changes approved by the BAR at this contemporary development, Staff has no historic preservation related objection to the applicant’s proposal.”*

Furthermore, the BAR objection to painting unpainted masonry is typically regarding a concern that historic brick is a porous material that when painted cannot breathe, which means that moisture gets trapped inside the soft clay causing its decay. That is not true for modern materials. Nowadays, buildings are not usually built with clay bricks but clad with brick veneers instead for aesthetic reasons. However, the number of applications to paint previously unpainted masonry has increased in the last decade providing staff with examples of the available different treatments.

### **Paint:**

The Board approved the painting of unpainted masonry at 101 Princess Street (BAR2013-00036), next door neighbor of the subject property in 2013 (Figure 3), and also approved the painting of

819 South Lee Street on October 21, 2020 (BAR2020-00276). However, on September 21, 2022, the Board denied the painting of a mural on the west elevation of 610 Montgomery Street (BAR2022-00407). All three buildings are Later buildings, that is, built after 1931.



**Figure 3 - 101 Princess St**

### Limewash

On May 15, 2013, the Board approved the application to apply limewash over the unpainted masonry at 605 Franklin Street (BAR2013-00124 & BAR2013-00141), which is also a Later building (Figure 4). In 2016 and 2022 the Board also approved limewash application over unpainted brick at 726 King Street (BAR2016-00361) and 515 King Street (BAR2022-00257) respectively. 726 King Street is an Early building (built before 1932) however the portion of the storefront where the limewash was applied dates from 1947.



Figure 4 - 605 Franklin Street

### Stain

Recently, on March 16, 2022, the Board approved the staining of the Hotel AKA Alexandria at 625 First Street and 510 Second Street (BAR2021-00470(B)). After seeing a sample of the proposed treatment, the Board found that staining is less damaging than painting unpainted masonry. (Figure 5).



**Figure 5 – Hotel AKA**

With the examples cited above, staff concluded that of the three treatment approaches, staining is the least intrusive and acceptable on Later buildings. Limewash is also better than painting, however it limits the color option to white. In the case of the project before the Board today, staff has no objection to either treatment, limewash or stain, to disguise the scars resulting from the 2019 renovation. Therefore, staff recommends approval of the project with the condition that the building is stained or limewashed instead of painted.

**STAFF**

Marina Novaes, Historic Preservation Planner, Planning & Zoning

Tony LaColla, AICP, Land Use Services Division Chief, Planning & Zoning

### **III. CITY DEPARTMENT COMMENTS**

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

#### **Zoning**

C-1 Proposed brick painting/whitewashing will comply with zoning.

#### **Code Administration**

No comment

#### **Transportation and Environmental Services**

- 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)
- 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)
- F-2 If the alley located at the rear of the parcel is to be used at any point of the construction process the following will be required:  
For a Public Alley - The applicant shall contact T&ES, Construction Permitting & Inspections at (703) 746-4035 to discuss any permits and accommodation requirements that will be required.  
For a Private Alley - The applicant must provide proof, in the form of an affidavit at a minimum, from owner of the alley granting permission of use. (T&ES)
- 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 All secondary utilities serving this site shall be placed underground. (Sec. 5-3-3) (T&ES)
- C-5 Any work within the right-of-way requires a separate permit from T&ES. (Sec. 5-2) (T&ES)
- C-6 All improvements to the city right-of-way such as curbing, sidewalk, driveway aprons, etc. must be city standard design. (Sec. 5-2-1) (T&ES)

**Alexandria Archaeology**

No archaeology comments.

**V. ATTACHMENTS**

*1 – Supplemental Materials*

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: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

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

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

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

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

**Legal Property Owner:**

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

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

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

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

- ☐ **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  
☐ doors  
☐ lighting  
☐ other \_\_\_\_\_

☐ fence, gate or garden wall  
☐ windows  
☐ pergola/trellis

☐ HVAC equipment  
☐ siding  
☐ painting unpainted masonry

☐ shutters  
☐ shed
- ☐ ADDITION  
☐ DEMOLITION/ENCAPSULATION  
☐ SIGNAGE

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


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**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.

**Demolition/Encapsulation :** *All applicants requesting 25 square feet or more of demolition/encapsulation must complete this section. Check N/A if an item in this section does not apply to your project.*

- N/A
- ☐  
☐  
☐  
☐  
☐  
☐

☐ Survey plat showing the extent of the proposed demolition/encapsulation.  
☐ Existing elevation drawings clearly showing all elements proposed for demolition/encapsulation.  
☐ Clear and labeled photographs of all elevations of the building if the entire structure is proposed to be demolished.  
☐ Description of the reason for demolition/encapsulation.  
☐ Description of the alternatives to demolition/encapsulation and why such alternatives are not considered feasible.

**Additions & New Construction:** *Drawings must be to scale and should not exceed 11" x 17" unless approved by staff. Check N/A if an item in this section does not apply to your project.*

- ☐ <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 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: \_\_\_\_\_

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



# Department of Planning and Zoning

## Floor Area Ratio and Open Space Calculations

as of 12/20/18

**B**

### A. Property Information

A1.  Street Address  Zone

A2.  x  =

Total Lot Area Floor Area Ratio Allowed by Zone Maximum Allowable Floor Area

### B. Existing Gross Floor Area

<u>Existing Gross Area</u>		<u>Allowable Exclusions**</u>		
Basement	<input type="text"/>	Basement**	<input type="text"/>	B1. <input type="text"/> Sq. Ft.
First Floor	<input type="text"/>	Stairways**	<input type="text"/>	Existing Gross Floor Area*
Second Floor	<input type="text"/>	Mechanical**	<input type="text"/>	B2. <input type="text"/> Sq. Ft.
Third Floor	<input type="text"/>	Attic less than 7'***	<input type="text"/>	Allowable Floor Exclusions**
Attic	<input type="text"/>	Porches**	<input type="text"/>	B3. <input type="text"/> Sq. Ft.
Porches	<input type="text"/>	Balcony/Deck**	<input type="text"/>	Existing Floor Area Minus Exclusions
Balcony/Deck	<input type="text"/>	Lavatory***	<input type="text"/>	(subtract B2 from B1)
Lavatory***	<input type="text"/>	Other**	<input type="text"/>	Comments for Existing Gross Floor Area
Other**	<input type="text"/>	Other**	<input type="text"/>	
B1. <u>Total Gross</u>	<input type="text"/>	B2. <u>Total Exclusions</u>	<input type="text"/>	

### C. Proposed Gross Floor Area

<u>Proposed Gross Area</u>		<u>Allowable Exclusions**</u>		
Basement	<input type="text"/>	Basement**	<input type="text"/>	C1. <input type="text"/> Sq. Ft.
First Floor	<input type="text"/>	Stairways**	<input type="text"/>	Proposed Gross Floor Area*
Second Floor	<input type="text"/>	Mechanical**	<input type="text"/>	C2. <input type="text"/> Sq. Ft.
Third Floor	<input type="text"/>	Attic less than 7'***	<input type="text"/>	Allowable Floor Exclusions**
Attic	<input type="text"/>	Porches**	<input type="text"/>	C3. <input type="text"/> Sq. Ft.
Porches	<input type="text"/>	Balcony/Deck**	<input type="text"/>	Proposed Floor Area Minus Exclusions
Balcony/Deck	<input type="text"/>	Lavatory***	<input type="text"/>	(subtract C2 from C1)
Lavatory***	<input type="text"/>	Other**	<input type="text"/>	Notes
Other	<input type="text"/>	Other**	<input type="text"/>	
C1. <u>Total Gross</u>	<input type="text"/>	C2. <u>Total Exclusions</u>	<input type="text"/>	

### D. Total Floor Area

D1.  Sq. Ft.

Total Floor Area (add B3 and C3)

D2.  Sq. Ft.

Total Floor Area Allowed by Zone (A2)

### E. Open Space

E1.  Sq. Ft.

Existing Open Space

E2.  Sq. Ft.

Required Open Space

E3.  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: \_\_\_\_\_ 14 Date: \_\_\_\_\_



# PROPERTY OWNER LIST

## BOARD OF ARCHITECTURAL REVIEW

107 Princess St  
Alexandria VA 22314

SUBJECT ADDRESS

065.03 -04 - 14  
TAX ASSESSMENT MAP NUMBER

Adjoining property owner names and addresses can be obtained by visiting the City website at [www.alexandriava.gov](http://www.alexandriava.gov) and following the link to Real Estate Assessments, or by visiting the Office of Real Estate Assessments at City Hall, 301 King Street, Room 2600.

ADJOINING PROPERTY OWNER  
NAME & MAILING ADDRESS

TAX ASSESSMENT  
MAP NUMBER

Property Address	108 Princess St	<b>12802550</b> - - - - -
Owner Name	Harold B Zimmerman	
Mailing Address	108 Princess St	
City, State, Zip	Alexandria VA 22314	

Property Address	104 Princess St	<b>12802450</b> - - - - -
Owner Name	Paul Woolf	
Mailing Address	4567 N 25 <sup>th</sup> Rd	
City, State, Zip	Arlington VA 22207	

Property Address	101 Princess St	<b>12781056</b> - - - - -
Owner Name	101 Princess Street LLC	
Mailing Address	101 Princess St	
City, State, Zip	Alexandria VA 22314	

Property Address	106 Princess St	<b>12802510</b> - - - - -
Owner Name	Stella Covre	
Mailing Address	106 Princess St	
City, State, Zip	Alexandria VA 22314	

<b>Property Address</b>	408 N Union St	<b>12781064</b> - -
<b>Owner Name</b>	Samson Global LLC	
<b>Mailing Address</b>	408 N Union St	
<b>City, State, Zip</b>	Alexandria VA 22314	

<b>Property Address</b>	109 Princess St	<b>12781375</b> - -
<b>Owner Name</b>	Lloyd Karen Dahigren	
<b>Mailing Address</b>	109 Princess St	
<b>City, State, Zip</b>	Alexandria VA 22314	

<b>Property Address</b>	402 N Union St	<b>12781056</b> - -
<b>Owner Name</b>	Clifton & Edward & Lewis Yu	
<b>Mailing Address</b>	402 N Union St	
<b>City, State, Zip</b>	Alexandria VA 22314	

<b>Property Address</b>	404 N Union St	<b>12781058-</b> -
<b>Owner Name</b>	George A Sawyer	
<b>Mailing Address</b>	404 N Union St	
<b>City, State, Zip</b>	Alexandria VA 22314	

<b>Property Address</b>	406 N Union St	<b>12781062</b> - -
<b>Owner Name</b>	Maria A Johnston	
<b>Mailing Address</b>	6200 Oregon Avenue NW #261	
<b>City, State, Zip</b>	Washington DC 20015	

**NOTE:** Applicant to return this copy at least 5 days prior to the hearing to: Department of Planning and Zoning, 301 King Street, Room 2100.

<b>Property Address</b>	408 N Union St	<u>12781064</u> - <u>-</u>
<b>Owner Name</b>	Samson Global LLC	
<b>Mailing Address</b>	408 N Union St	
<b>City, State, Zip</b>	Alexandria VA 22314	

<b>Property Address</b>		<u>-</u> - <u>-</u>
<b>Owner Name</b>		
<b>Mailing Address</b>		
<b>City, State, Zip</b>		

<b>Property Address</b>		<u>-</u> - <u>-</u>
<b>Owner Name</b>		
<b>Mailing Address</b>		
<b>City, State, Zip</b>		

<b>Property Address</b>	125 Princess St	<u>065.03-04-25</u> - <u>-</u>
<b>Owner Name</b>	Union St Townhouses LP	
<b>Mailing Address</b>	2339 S St NW	
<b>City, State, Zip</b>	Washington DC 20008	

<b>Property Address</b>		<u>-</u> - <u>-</u>
<b>Owner Name</b>		
<b>Mailing Address</b>		
<b>City, State, Zip</b>		

**NOTE:** Applicant to return this copy at least 5 days prior to the hearing to: Department of Planning and Zoning, 301 King Street, Room 2100.







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