

ADDRESS OF PROJECT: 333 N Royal Street

TAX MAP AND PARCEL: 065.03-02-50

ZONING: RM

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: Suzanne Noctor Willett TR

Address: 333 N Royal Street

City: Alexandria

State: VA

Zip: 22314

Phone:

E-mail :

Authorized Agent *(if applicable)*: ☐ Attorney ☒ Architect ☐ _____

Name: STEPHEN W. KULINSKI

Phone: (703) 836-7243

E-mail: steve@kulinskigroup.com

Legal Property Owner:

Name: Suzanne Noctor Willett TR

Address: 333 N Royal Street

City: Alexandria

State: VA

Zip: 22314

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☐ fence, gate or garden wall☐ HVAC equipment☐ shutters☐ doors☐ windows☐ siding☐ shed☐ lighting☒ pergola/trellis☐ painting unpainted masonry☐ other _____☐ ADDITION☐ DEMOLITION/ENCAPSULATION☐ SIGNAGE**DESCRIPTION OF PROPOSED WORK:** *Please describe the proposed work in detail (Additional pages maybe attached).*

Addition of a pergola on the rear of the house, similar to neighbor on the north.

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 12 complete 8 1/2" x 11" sets. Additional copies may be requested by staff for large-scale development projects or projects fronting Washington Street. Check N/A if an item in this section does not apply to your project.

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 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.

ALL APPLICATIONS: *Please read and check that you have read and understand the following items:*

- ☒ I have submitted a filing fee with this application. (Checks should be made payable to the City of Alexandria. Please contact staff for assistance in determining the appropriate fee)
 - ☒ I understand the notice requirements and will return a copy of the three respective notice forms to BAR staff at least five days prior to the hearing. If I am unsure to whom I should send notice I will contact Planning and Zoning staff for assistance in identifying adjacent parcels.
 - ☒ I, the applicant, or an authorized representative will be present at the public hearing.
 - ☒ I understand that any revisions to this initial application submission (including applications deferred for restudy) must be accompanied by the BAR Supplemental form and 12 sets of revised materials.
-

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: STEPHEN W. KULINSKI

Date: 12/21/15

OWNERSHIP AND DISCLOSURE STATEMENT

Use additional sheets if necessary

1. Applicant. State the name, address and percent of ownership of any person or entity owning an interest in the applicant, unless the entity is a corporation or partnership, in which case identify each owner of more than ten percent. The term ownership interest shall include any legal or equitable interest held at the time of the application in the real property which is the subject of the application.

| Name | Address | Percent of Ownership |
|------------------------------|--|----------------------|
| 1. Suzanne Noctor Willett TR | 333 N Royal Street Alexandria, VA 22314 | 100% |
| 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 333 N Royal Street (address), unless the entity is a corporation or partnership, in which case identify each owner of more than ten percent. The term ownership interest shall include any legal or equitable interest held at the time of the application in the real property which is the subject of the application.

| Name | Address | Percent of Ownership |
|------------------------------|--|----------------------|
| 1. Suzanne Noctor Willett TR | 333 N Royal Street Alexandria, VA 22314 | 100% |
| 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.

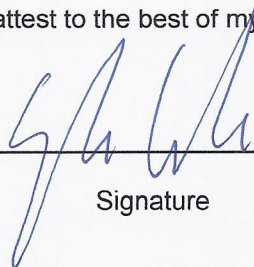
As the applicant or the applicant's authorized agent, I hereby attest to the best of my ability that the information provided above is true and correct.

12/21/15

STEPHEN W. KULINSKI

Date

Printed Name


Signature



DEPARTMENT OF PLANNING AND ZONING

FLOOR AREA RATIO AND OPEN SPACE CALCULATIONS

A. Property Information

A1. Street Address 333 North Royal Street Zone RM

A2. $\frac{1,864}{\text{Total Lot Area}} \times \frac{1.5}{\text{Floor Area Ratio Allowed by Zone}} = \frac{2,796}{\text{Maximum Allowable Floor Area}}$

B. Existing Gross Floor Area

| Existing Gross Area* | | Allowable Exclusions | |
|----------------------|----------------|----------------------|---------|
| Basement | 1,132.5 | Basement** | 1,132.5 |
| First Floor | 1,132.5 | Stairways** | 226.3 |
| Second Floor | 977.5 | Mechanical** | 15 |
| Third Floor | 946.4 | Other** | 86.4 |
| Porches/ Other | N/A | Total Exclusions | 1,460.2 |
| Total Gross * | 4,188.9 | | |

B1. Existing Gross Floor Area *
4,188.9 Sq. Ft.

B2. Allowable Floor Exclusions**
1,460.2 Sq. Ft.

B3. Existing Floor Area minus Exclusions
2,728.7 Sq. Ft.
(subtract B2 from B1)

C. Proposed Gross Floor Area (does not include existing area)

| Proposed Gross Area* | | Allowable Exclusions | |
|----------------------|------------|----------------------|-----|
| Basement | N/A | Basement** | N/A |
| First Floor | N/A | Stairways** | N/A |
| Second Floor | N/A | Mechanical** | N/A |
| Third Floor | N/A | Other** | N/A |
| Porches/ Other | N/A | Total Exclusions | |
| Total Gross * | N/A | | |

C1. Proposed Gross Floor Area *
N/A Sq. Ft.

C2. Allowable Floor Exclusions**
N/A Sq. Ft.

C3. Proposed Floor Area minus Exclusions
N/A Sq. Ft.
(subtract C2 from C1)

D. Existing + Proposed Floor Area

D1. Total Floor Area (add B3 and C3) 2,728.7 Sq. Ft.

D2. Total Floor Area Allowed by Zone (A2) 2,796 Sq. Ft.

*Gross floor area is the sum of all gross horizontal areas under roof, 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.

If taking exclusions other than basements, floor plans with excluded areas must be submitted for review. Sections may also be required for some exclusions.

F. Open Space Calculations

| | |
|---------------------|-----------|
| Existing Open Space | 661 |
| Required Open Space | 653 |
| Proposed Open Space | No Change |

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

Signature: [Signature] Date: _____

ARCHAEOLOGY NOTES:

A PRELIMINARY ARCHAEOLOGICAL ASSESSMENT HAS BEEN CONDUCTED BY THE ALEXANDRIA ARCHAEOLOGY OFFICE OF HISTORIC ALEXANDRIA. IT WAS DETERMINED THAT THE SITE HAS THE POTENTIAL TO CONTAIN ARCHAEOLOGICALLY SIGNIFICANT FINDINGS. AN ARCHAEOLOGICAL CONSULTANT SHALL BE HIRED TO COMPLETE A DOCUMENTARY STUDY AND AN ARCHAEOLOGICAL EVALUATION TO BE SUBMITTED TO THE CITY OF ALEXANDRIA PRIOR TO APPLICATION FOR CERTIFICATE OF OCCUPANCY.

CALL ALEXANDRIA ARCHAEOLOGY IMMEDIATELY IF ANY BURIED STRUCTURAL REMAINS (WALL FOUNDATIONS, WELL, PRIVIES, CISTERNS, ETC.) OR CONCENTRATIONS OF ARTIFACTS ARE DISCOVERED DURING DEVELOPMENT. WORK MUST CEASE IN THE AREA OF THE DISCOVERY UNTIL A CITY ARCHAEOLOGIST COMES TO THE SITE AND RECORDS THE FINDS.

THE APPLICANT SHALL NOT ALLOW ANY METAL DETECTION AND/OR ARTIFACT COLLECTION TO BE CONDUCTED ON THE PROPERTY, UNLESS AUTHORIZED BY ALEXANDRIA ARCHAEOLOGY. FAILURE TO COMPLY SHALL RESULT IN PROJECT DELAYS.

APPLICATION MATERIALS

BAR2015-00400

333 N Royal St.

12/21/2015

ALEXANDRIA REDEVELOPMENT & HOUSING AUTH.

600 N. FAIRFAX STREET
ALEXANDRIA, VA 22314
TM #065.01-01-07
INSTR. #N/A
ZONE: RM
USE: RESIDENTIAL

TEXT LEGEND:

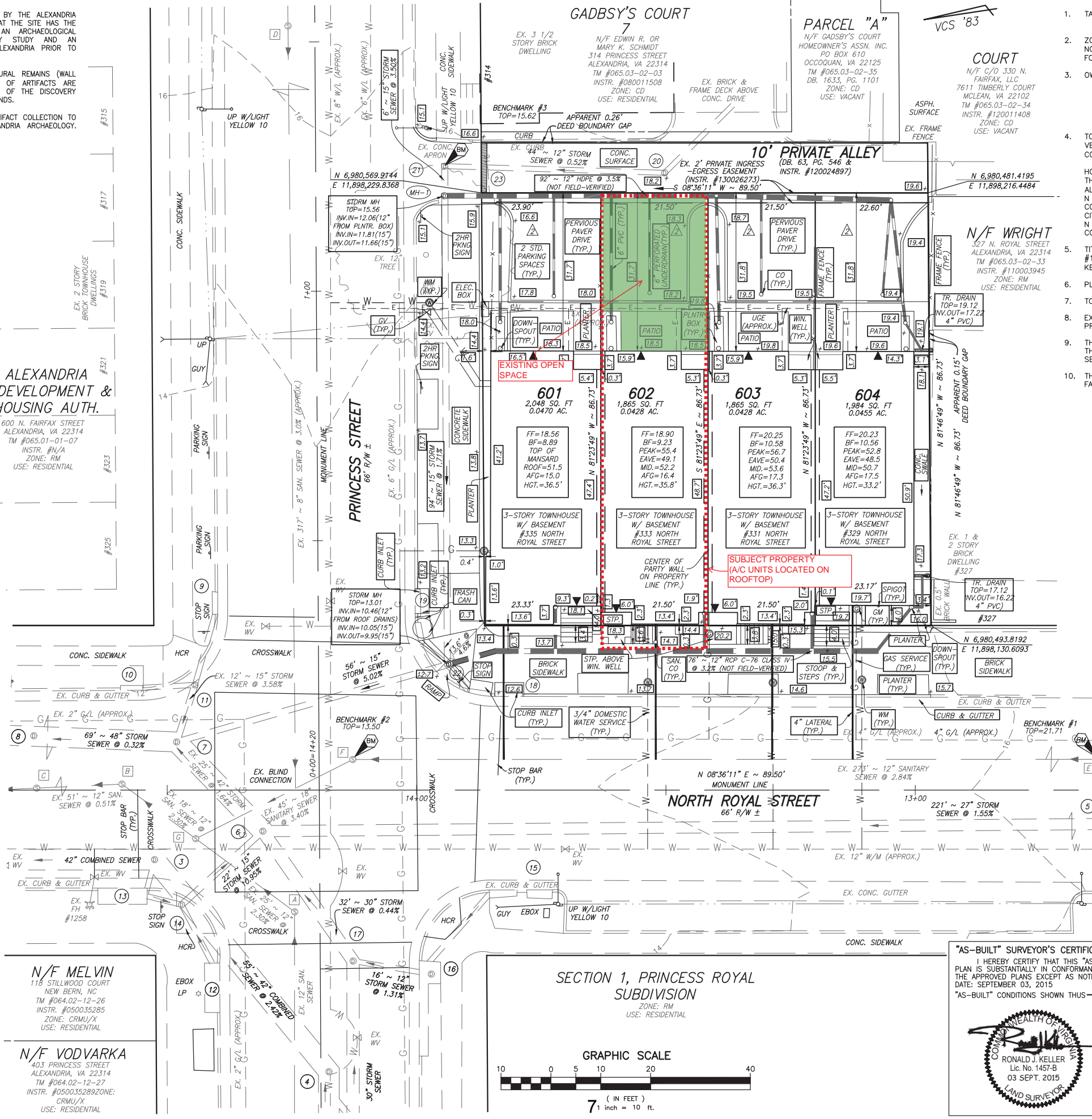
"= DEGREES
"= MINUTES (OR FEET)
"= SECONDS (OR INCHES)
%= PERCENT
sq= SQUARE FEET
#= NUMBER
@= AT
lbs.= POUNDS
A= ARC
AC.= ACRE
ADA= AMERICANS W/ DISABILITIES ACT
BF= BASEMENT FLOOR
BLDG.= BUILDING
BOL= BOLLARD
CATV= CABLE UTILITY
CL= CLASS
CLEAR= CLEARANCE
CMP= CORRUGATED METAL PIPE
C.I.= CURB INLET
C.O.= CLEAN OUT
C&G= CURB & GUTTER
DSP= DEVELOPMENT SITE PLAN
DU= DWELLING UNIT
E= EAST
FDC= FIRE DEPT. CONNECTION
FF= FINISH FLOOR
FH= FIRE HYDRANT
FT.= FEET
GL= GROUND LIGHT
G/V= GAS VALVE
G/M= GAS METER
G.I.= GRATE INLET
H.C.= HEADER CURB
HDCP= HANDICAP
HDPE= HIGH DENSITY POLYETHYLENE
HPS= HIGH PRESSURE SODIUM
IPF= IRON PIPE FOUND
INV.= INVERT
L= LUMENS
LOC.= LOCATION
LP= LIGHT POLE
MAX.= MAXIMUM
MH= MANHOLE
MIN.= MINIMUM
MPH= MILES PER HOUR
MW= MONITORING WELL
N= NORTH
OHW= OVERHEAD WIRE
PN= PANEL
PPH= POWER POLE
PVC= POLYVINYL CHLORIDE
R= RADIUS
RCP= RE-ENFORCED CONCRETE PIPE
RELOC.= RELOCATED
RET.= RETAINING
RESID.= RESIDENTIAL
R/W= RIGHT-OF-WAY
S= SOUTH
SAN.= SANITARY SEWER
S.F.= SQUARE FEET
SQ.FT.= SQUARE FEET
STM.= STORM SEWER
STR.= STRUCTURE
SUB= SUBDIVISION PLAN
TBR= TO BE REMOVED
TBS= TO BE SAVED
T.O.C.= TOP OF CURB
TOW= TOP OF WALL
TRAF.SIG.= TRAFFIC SIGNAL
TYP.= TYPICAL
VCS= VIRGINIA COORDINATE SYSTEM
W= WAIT
W= WEST
W.S.E.= WATER SURFACE ELEVATION
W/V= WATER VALVE
W/M= WATER METER
W.W.= WINDOW WELL

LEGEND

| ITEM | EXISTING | PROPOSED |
|-----------------------|---------------|---------------|
| CURB & GUTTER | ===== | ===== |
| CONC. WALK | ===== | ===== |
| FIRE HYDRANT | ○ | ● |
| STRUCTURES | [=====] | [=====] |
| WATER MAINS | — W — | — W — |
| GAS MAINS | — G — | — G — |
| TELEPHONE LINES | — T — | — T — |
| STORM SEWER | ===== | ===== |
| SANITARY SEWER | ===== | ===== |
| PAVING | [=====] | [=====] |
| FENCES | — X — | — X — |
| POWER LINES | — P — | — P — |
| SPOT ELEVATIONS | +124.5 | +124.5 |
| CONTOURS | -----124----- | -----124----- |
| BUILDING ENTRANCES | ▽ | ▽ |
| LIMITS OF DISTURBANCE | ===== | ===== |

N/F MELVIN
118 STILLWOOD COURT
NEW BERN, NC
TM #064.02-12-26
INSTR. #050035285
ZONE: CRMU/X
USE: RESIDENTIAL

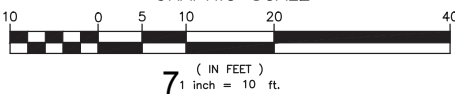
N/F VODVARKA
403 PRINCESS STREET
ALEXANDRIA, VA 22314
TM #064.02-12-27
INSTR. #050035289
ZONE: CRMU/X
USE: RESIDENTIAL



SECTION 1, PRINCESS ROYAL SUBDIVISION

ZONE: RM
USE: RESIDENTIAL

GRAPHIC SCALE



"AS-BUILT" SURVEYOR'S CERTIFICATION:
I HEREBY CERTIFY THAT THIS "AS-BUILT" PLAN IS SUBSTANTIALLY IN CONFORMANCE WITH THE APPROVED PLANS EXCEPT AS NOTED.
DATE: SEPTEMBER 03, 2015
"AS-BUILT" CONDITIONS SHOWN THUS—



APPROVED ASBUILT

DEVELOPMENT PLAN NO. DSP #2012-00029
DIRECTOR _____ DATE _____
SPECIAL USE PERMIT _____

GENERAL NOTES:

- TAX MAP: #065.03-02-01 (LOT 501)
#065.03-02-02 (LOT 502)
- ZONE: RM
NOTE: SEE NOTE #12 IN THE ZONING TABULATION ON SHEET 1 FOR SETBACK INFORMATION.
- OWNER: ROYAL MARKETPLACE, LLC (LOT 501)
ROYAL MARKETPLACE, LLC (LOT 502)
2417-C MT. VERNON AVENUE
ALEXANDRIA, VA 22314
INSTRUMENT #: 120019554 (LOT 501)
#: 120011405 (LOT 502)
- TOPOGRAPHIC SURVEY WAS FIELD RUN BY THIS FIRM. VERTICAL DATUM USED = NAVD '88 PER CITY OF ALEXANDRIA CONTROL MONUMENT GPS #502: ELEVATION = 26.49.
HORIZONTAL BEARINGS AND LOCATIONS ARE REFERENCED TO THE VIRGINIA COORDINATE SYSTEM (VCS) 1983 PER CITY OF ALEXANDRIA CONTROL MONUMENT GPS #502:
N 6,980,194.39 E 11,898,348.49
COMBINED SCALE FACTOR: 0.999952564
CITY OF ALEXANDRIA CONTROL MONUMENT GPS #52:
N 6,980,069.16 E 11,898,048.94
COMBINED SCALE FACTOR: 0.999953503
- TITLE REPORTS FURNISHED BY SUMMIT TITLE GROUP, CASE #121810, DATED 9/7/12 (LOTS 501 & 502) AND BY KENNETH SCHRANTZ, DATED 1/21/13 (10' ALLEY).
- PLAT SUBJECT TO RESTRICTIONS OF RECORD.
- TOTAL SITE AREA = 7,762 S.F. OR 0.1782 AC.
- EXISTING IMPERVIOUS AREA = 7,446 S.F. OR 0.1709 AC.
PROPOSED IMPERVIOUS AREA = 4,996 SF OR 0.1147 AC.
- THIS SITE IS LOCATED IN A COMBINED SEWER AREA, HOWEVER, THE SANITARY LATERALS DISCHARGE TO A MAIN THAT HAS BEEN SEPARATED.
- THERE IS AN EXISTING BUS STOP ON SOUTHBOUND NORTH FAIRFAX STREET AT PRINCESS STREET.

FINAL SITE PLAN

THE MIDDLETON

NORTH ROYAL STREET AND PRINCESS STREET
CITY OF ALEXANDRIA, VIRGINIA

| DATE | REVISION |
|----------|--------------------|
| 9/24/13 | FINAL-2 SUBMISSION |
| 10/28/13 | FINAL-3 SUBMISSION |
| 11/19/13 | MYLAR |

DESIGN: JCB
DRAWN: VMG

SCALE: 1" = 10'
DATE: AUGUST 2015

SHEET 2 OF 7
FILE: 12-144

PCFIELDS & ASSOCIATES, INC.
PLANNING
LAND SURVEYING
ENGINEERING
730 S. Washington Street
Alexandria, Virginia 22314
(703) 549-6422
www.rcfassoc.com

CITY OF ALEXANDRIA
BOARD OF ARCHITECTURAL REVIEW; OLD & HISTORIC DISTRICT
PLAN SUBMITTAL



333 N. ROYAL STREET – B.A.R. SUBMITTAL
333 N. ROYAL STREET ALEXANDRIA, VA 22314

PROPOSED SOUTH ELEVATION

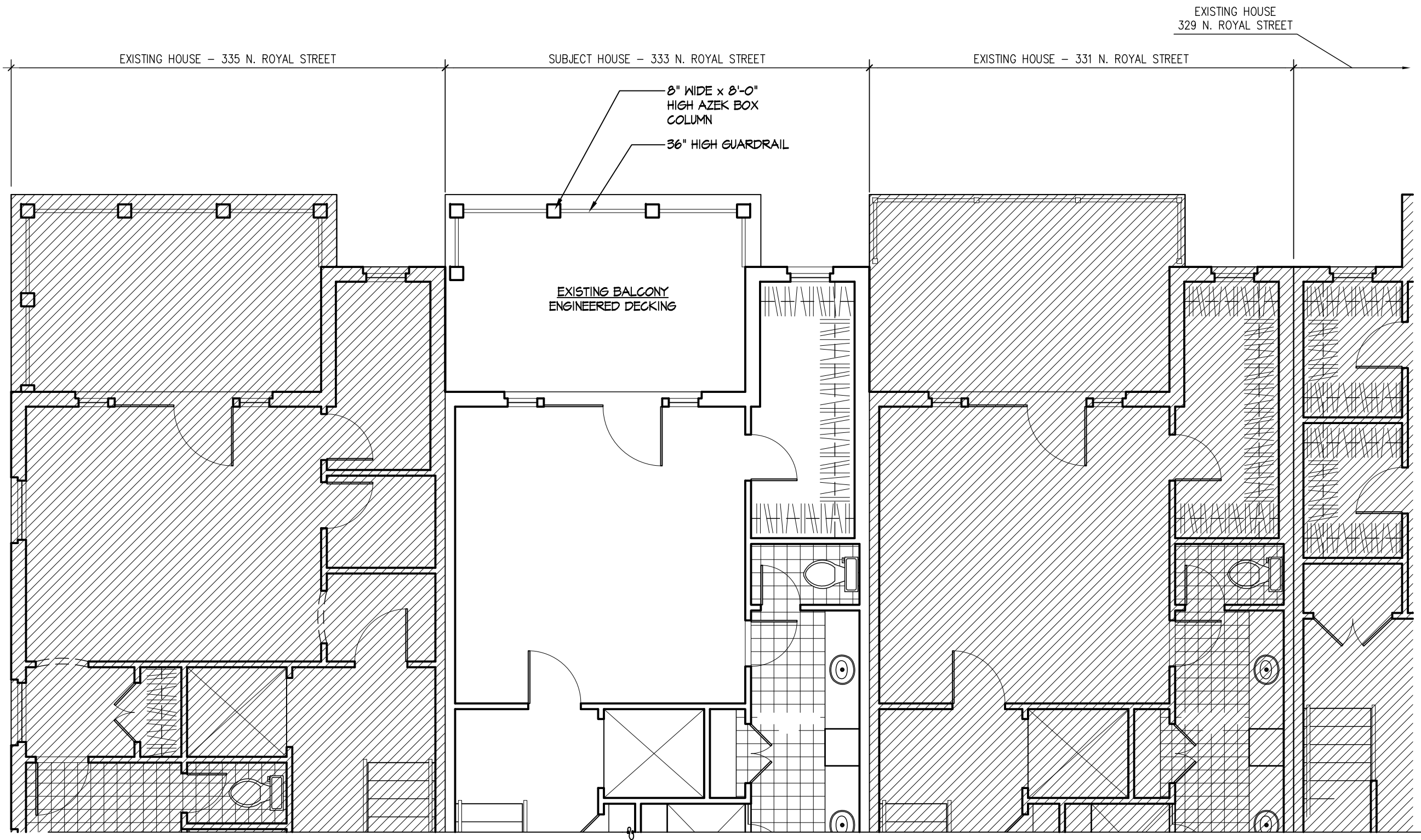
1 PROPOSED EAST ELEVATION
A1 SCALE: 3/8" = 1'-0"

APPLICATION MATERIALS
BAR2015-00400
333 N Royal St.
12/21/2015

SHEET NUMBER

A1

CITY OF ALEXANDRIA
BOARD OF ARCHITECTURAL REVIEW; OLD & HISTORIC DISTRICT
PLAN SUBMITTAL



333 N. ROYAL STREET - B.A.R. SUBMITTAL
333 N. ROYAL STREET ALEXANDRIA, VA 22314

PROPOSED PLAN

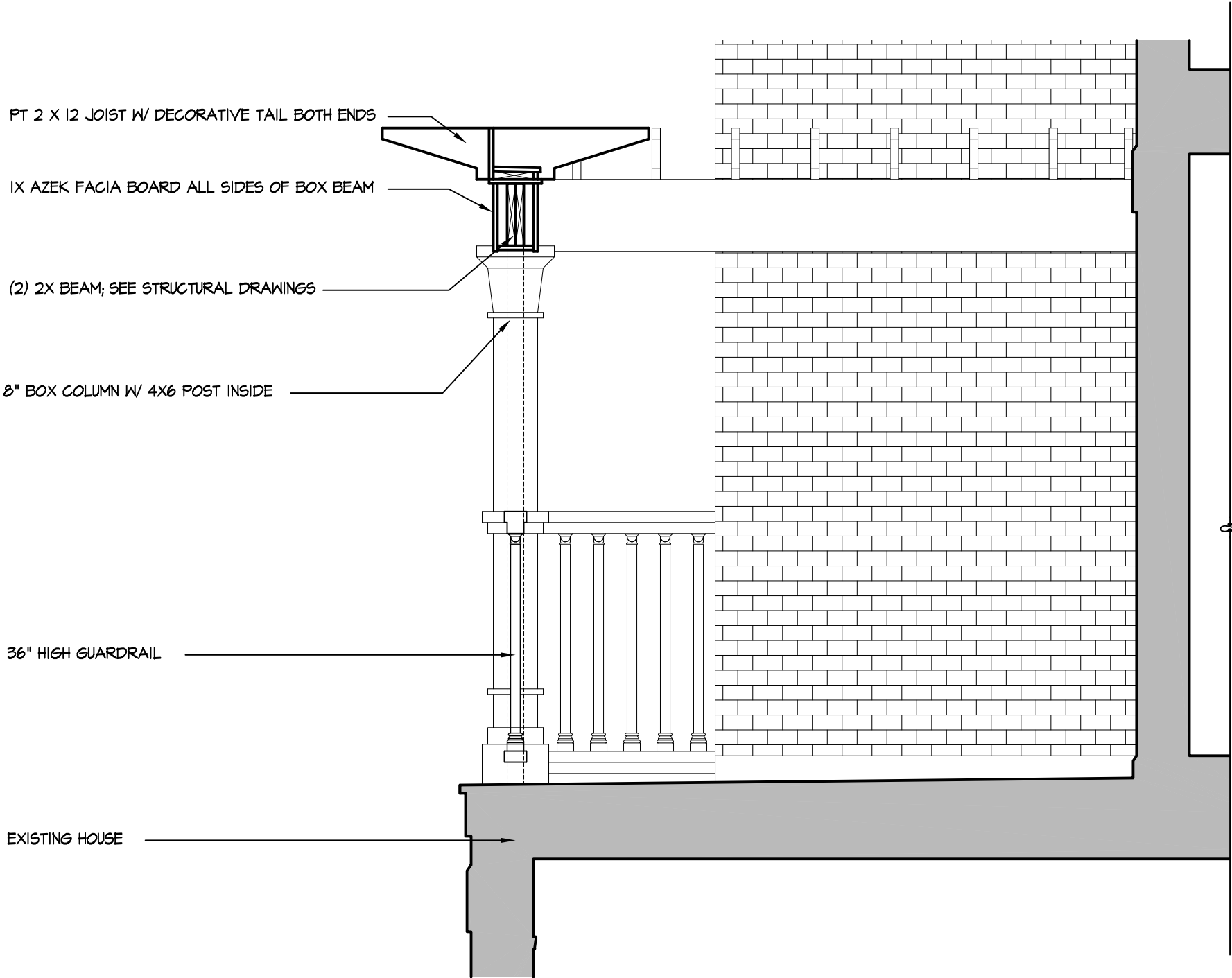
1
A2 PROPOSED PLAN
SCALE: 3/8" = 1'-0"

APPLICATION MATERIALS
BAR2015-00400
333 N Royal St.
12/21/2015

SHEET NUMBER

A2

CITY OF ALEXANDRIA
BOARD OF ARCHITECTURAL REVIEW; OLD & HISTORIC DISTRICT
PLAN SUBMITTAL



1 PROPOSED SECTION
A3 SCALE: 1/2" = 1'-0"

APPLICATION MATERIALS
BAR2015-00400
333 N Royal St.
12/21/2015

333 N. ROYAL STREET – B.A.R. SUBMITTAL
333 N. ROYAL STREET ALEXANDRIA, VA 22314
PROPOSED SECTION

SHEET NUMBER
A3

CITY OF ALEXANDRIA
BOARD OF ARCHITECTURAL REVIEW; OLD & HISTORIC DISTRICT
PLAN SUBMITTAL



1 EXISTING EAST ELEVATION PHOTO
A4 SCALE: N.T.S.

333 N. ROYAL STREET – B.A.R. SUBMITTAL
333 N. ROYAL STREET ALEXANDRIA, VA 22314

EXISTING EAST ELEVATION PHOTO

APPLICATION MATERIALS
BAR2015-00400
333 N Royal St.
12/21/2015

SHEET NUMBER
A4