

Docket Item #5
BAR CASE #2016-00333

BAR Meeting
November 2, 2016

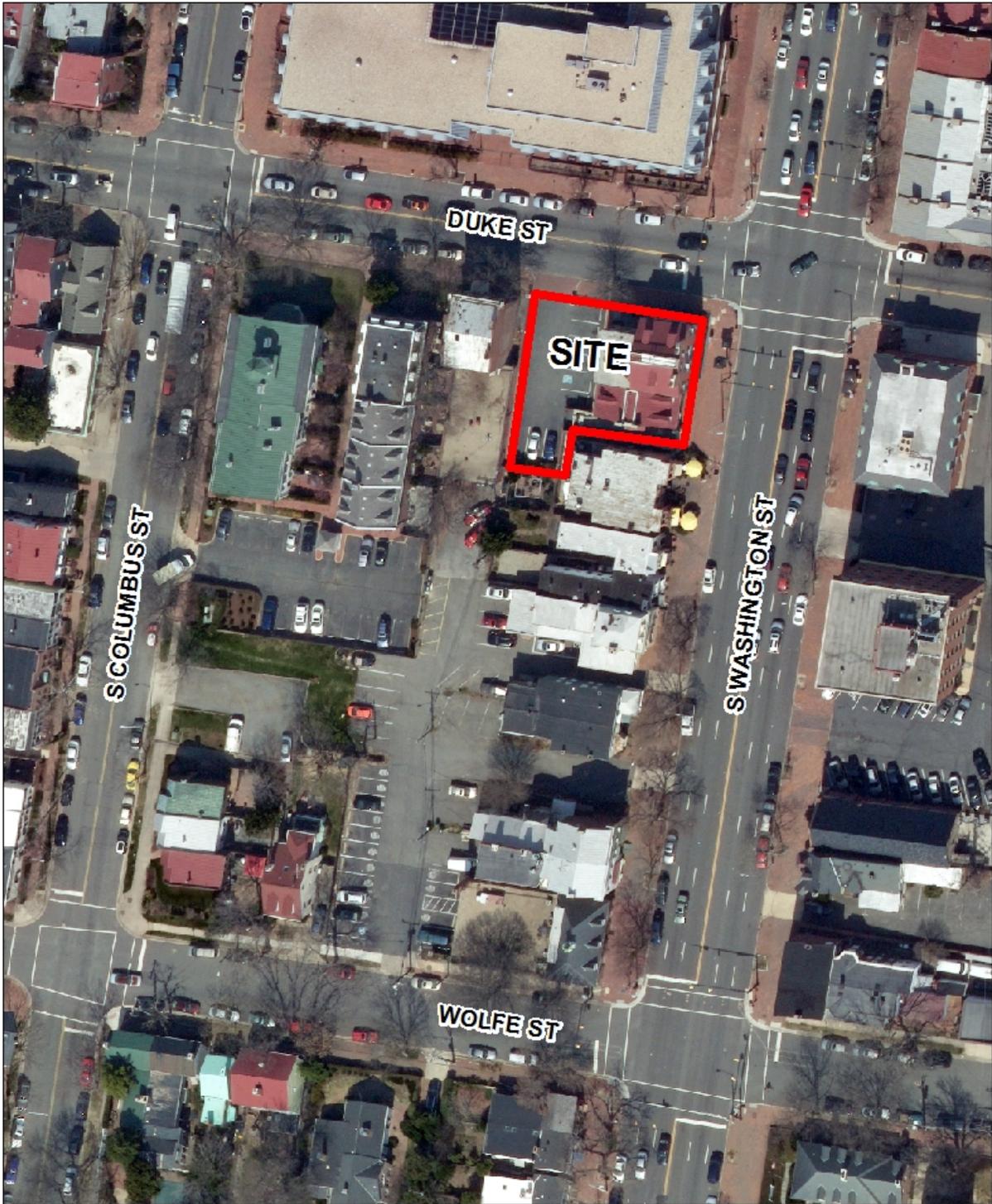
ISSUE: Waiver of Rooftop HVAC Screening
APPLICANT: 301 S Washington LLC
LOCATION: 301 South Washington Street
ZONE: CD/Commercial Downtown

STAFF RECOMMENDATION

Staff recommends approval of the Waiver of Rooftop HVAC Screening as submitted.

GENERAL NOTES TO THE APPLICANT

1. **ISSUANCE OF CERTIFICATES OF APPROPRIATENESS AND PERMITS TO DEMOLISH:** Applicants must obtain a stamped 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 for further information.
2. **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.
3. **COMPLIANCE WITH BAR POLICIES:** All materials must comply with the BAR's adopted policies unless otherwise specifically approved.
4. **BUILDING PERMITS:** Most projects approved by the Board of Architectural Review require the issuance of one or more construction permits by Building and Fire 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, 703-838-4360 for further information.
5. **EXPIRATION OF APPROVALS NOTE:** In accordance with Sections 10-106(B) and 10-206(B) of the Zoning Ordinance, any official 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.



BAR2016-00333



I. ISSUE

The applicant is requesting a Waiver of Rooftop HVAC Screening for the property at 301 South Washington Street, which is being converted from commercial to residential use. The current HVAC equipment is located atop the 2.5-story, gable-roof building's two-story western addition, which fronts Duke Street. The prior HVAC equipment was larger and more prominently placed upon the existing steel equipment rack, which is positioned in the center of the addition's shed roof, against the main building's west wall. The proposed new equipment, which entails five smaller condensing units, will be smaller and less prominently placed on the same steel equipment rack. As the previous equipment was not screened, the applicant is appealing for a waiver of the screening requirement.

The current equipment is not visible from most vantage points, although a portion is visible from the western end of Duke Street, suggesting that the smaller equipment will be minimally visible as well.

In order to facilitate the applicant's construction timetable, BAR staff approved the mechanical permits conditioned upon approval of a waiver of screening as per the BAR's decision.

II. HISTORY

In her book, *Historic Alexandria Street by Street*, Ethelyn Cox estimated the construction date of this two-and-a-half-story structure with a raised basement (previously addressed 700 Duke Street)¹ as **circa 1820**. Cox further noted that the gable-roofed and Flemish-bond brick residence was built by Jonathan Janney (1785-1839), a member of an early Alexandrian Quaker family.² When Janney built this fine domicile with the fortune he had amassed as an importer and hardware merchant, the location would have been considered on the outskirts of town yet prominently positioned on Alexandria's widest avenue. In the early 19th century, Janney expanded his business concerns into real estate speculation, increasing his debt and jeopardizing his family's solvency when he died from disease in 1839.³

The Federal-style edifice is a 'half-house' design, with symmetrical and regular fenestration patterns that would have easily allowed for a balanced enlargement to the west.⁴ The house's most distinctive features are its clipped roof peak, converted into a widow's walk, and the two broad chimneys on the eastern wall, punctuating the gable's slopes. The distinctive form appears in Charles Magnus' *Birds Eye View of Alexandria, Va.* (published in 1863), at which time the eastern (side) wall was punctuated with three pairs of windows in the central bay; since then, the north and south bays have been fenestrated. The structure's simple, rectangular footprint with a rear porch

¹ Building permits also list this address as 301 ½ S. Washington Street.

² Ethelyn Cox, *Historic Alexandria Virginia Street by Street: A Survey of Existing Early Buildings* (McLean, VA: Historic Alexandria Foundation with EPM Publications, 1976) p. 30.

³ Office of Historic Alexandria, "Out of the Attic: From Grand Old Homestead to Local Bank," *Alexandria Times*, 21 January 2016. Accessed October 18, 2016:

<https://www.alexandriava.gov/uploadedFiles/historic/info/attic/2016/Attic20160121Duke700.pdf>

⁴ *Ibid.*

was first outlined in Griffith M. Hopkins' *City Atlas of Alexandria* (1877); according to the map's notation, the generous corner parcel belonged to T[homas] J. Mehaffey, who operated wood and coal yards at Union and Queen streets.⁵

The two-story western addition,⁶ set back from Duke Street, first appears in the **1891** Sanborn map. This expanded footprint was slightly enlarged again in 1902, when the addition's rear wall was extended southward and a one-story porch was added to the front. By 1912, the footprint was expanded again, when the main block was given a one-story addition with a one-story side porch, facing Washington Street, on the rear elevation. The footprint became ever more rambling when, by 1921, a rectangular, one-story "auto" garage was added to the telescoping rear. By the 1941 Sanborn, the western addition had lost its porch while the Washington Street-facing porch was raised to a second story; the building is marked as "rooming," and through the early 1960s the dwelling served as a lodging house called *The Cornwall Arms*.⁷ The Kandrup,⁸ Henry E. and Anne L., operated the guest house for a decade from the mid-1940s through the mid-1950s, and were issued alteration permits (mostly for minor repairs, such as re-roofing) for 700 Duke Street and 301 ½ South Washington Street nearly annually between 1944 and 1951.⁹

The house was converted into a commercial bank (Peoples Savings and Loan) ca. 1963. That autumn, the bank was issued two demolition permits for the addresses 301 ½ South Washington Street and 704 Duke Street (this lot is now an automobile entrance and surface parking). It is also when the first BAR case for the address at 700 Duke Street was recorded: a rear addition and the construction of bay windows were approved by the BAR in June of 1963. Several alteration/repair permits were issued to this address through the successive decades, but most notably, a new construction permit was issued for the premises in 1968,¹⁰ which is reflected in the 1977 Sanborn map that illustrates the footprint's present shape. In the early 1970s, the bank became the First Commonwealth Savings & Loan. From the mid-1960s through the mid-200s, the vast majority of BAR cases dealt with signage, although a few dealt with routine maintenance, such as window and door replacement. In 2011, the most extensive repair was undertaken when the north chimney was dismantled, its bricks salvaged, and rebuilt while mortar was patched on the east elevation (BAR2011-00341).

This edifice is a significant asset along the historic core section of the George Washington Memorial Parkway as well as a vestige of the city's early developmental history and built fabric.

⁵ "Wood and Coal [Notices]," *Alexandria Gazette*, Vol. 73, No. 197 (22 August 1872).

⁶ addressed 702 Duke Street in the 1896 Sanborn map

⁷ Office of Historic Alexandria, "Out of the Attic."

⁸ In successive building permits, this surname was spelled "Kndrup," "Kendrup," "Kondrout," and "Kronrup" – my choice is purely speculative

⁹ Alteration/repair permits for 700 Duke Street: #5855 from 7 August 1944; #6843 from 15 November 1945; #7495 from 9 January 1947; and #8390 from 27 September 1948. Alteration/repair permit for 301 ½ S. Washington Street: #9521 from 1 February 1951.

¹⁰ New construction permit #7883, Peoples Savings & Loan contracted Hooff and Neill Builders at 301 ½ S. Washington Street in 8 November 1968.

III. ANALYSIS

Section 6-403(B)(1) of the zoning ordinance requires that all rooftop HVAC units be screened with similar architectural materials or with features of the same quality used on the exterior of the main building. However, section 6-403(B)(3) of the zoning ordinance permits the BAR to waive or modify the screening requirement if the Board finds such potential screening to be architecturally inappropriate, or more objectionable than viewing the units themselves.

In the opinion of staff, the proposed HVAC replacements without screening are acceptable. The existing HVAC equipment, situated on the southward-facing slope of the building's western addition's shed roof, is quite large, yet – due to its placement on the interior of the roof slope – only a portion of it is visible from the western end of Duke Street. (Figures 1-3) The view from the south is considerably more restricted. As the proposed replacement HVAC condenser units will be smaller – 41-1/4 inches high by 41-7/8 inches wide by 18-14/16 inches deep [approximately 3.5' x 3.5' x 1.5'] – their visibility should be further diminished. Staff has been assured by the applicant that the units are located as far from the roof edge as possible while utilizing the existing steel equipment rack.

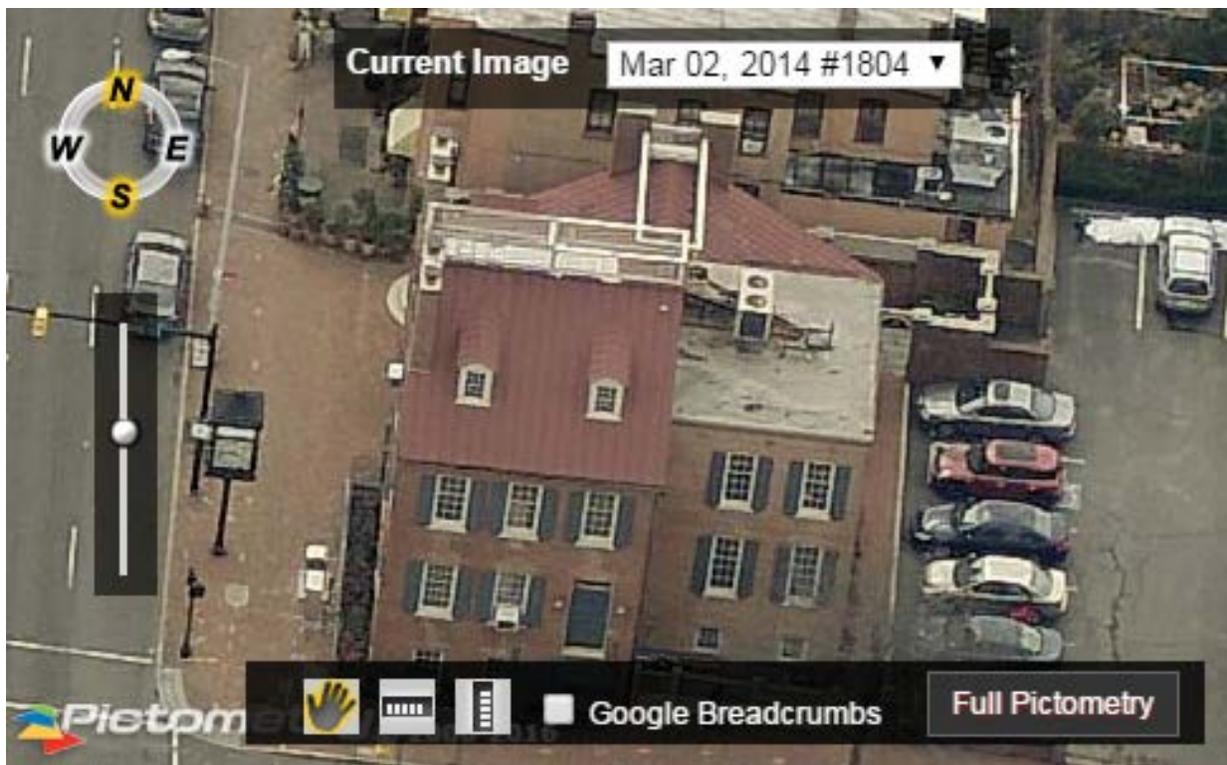


Figure 1: 301 S. Washington Street, Pictometry view of the shed roof looking south



Figures 2 and 3: 301 S. Washington Street, looking SE, taken from the north and south sides of Duke Street, respectively.

In the opinion of staff, rooftop screening of the equipment would not be beneficial in this case. Metal mechanical screen walls could be added around each of the visible units, but the screen walls would have to be set off from the equipment by approximately three feet (3') to allow access for maintenance. Alternatively, the entire roof area could be screened at the perimeter by an architectural railing or balustrade. In addition to being stylistically inappropriate, Staff believes any addition would only increase the appearance of mass on the shed rooftop and serve to draw more attention to the intrusions. Finally, the color of the proposed HVAC condenser units is beige, making it more visually compatible with the cornice and roof flashing than trying to paint the units a brick red to match the architecture. Therefore, staff recommends approval of the request for Waiver of Rooftop HVAC Screening.

Staff recommends approval of the application as submitted.

STAFF

Heather McMahon, Historic Preservation Planner, Planning & Zoning
Al Cox, FAIA, Historic Preservation Manager, Planning & Zoning

IV. CITY DEPARTMENT COMMENTS

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

Zoning Comments

No comments received.

Code Administration

No comments received.

Transportation and Environmental Services

- C1. 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)
- C2. Any work within the right-of-way requires a separate permit from T&ES. (Sec. 5-2) (T&ES)
- R1. Applicant shall be responsible for repairs to the adjacent city right-of-way if damaged during construction activity. (T&ES)
- F1. 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)

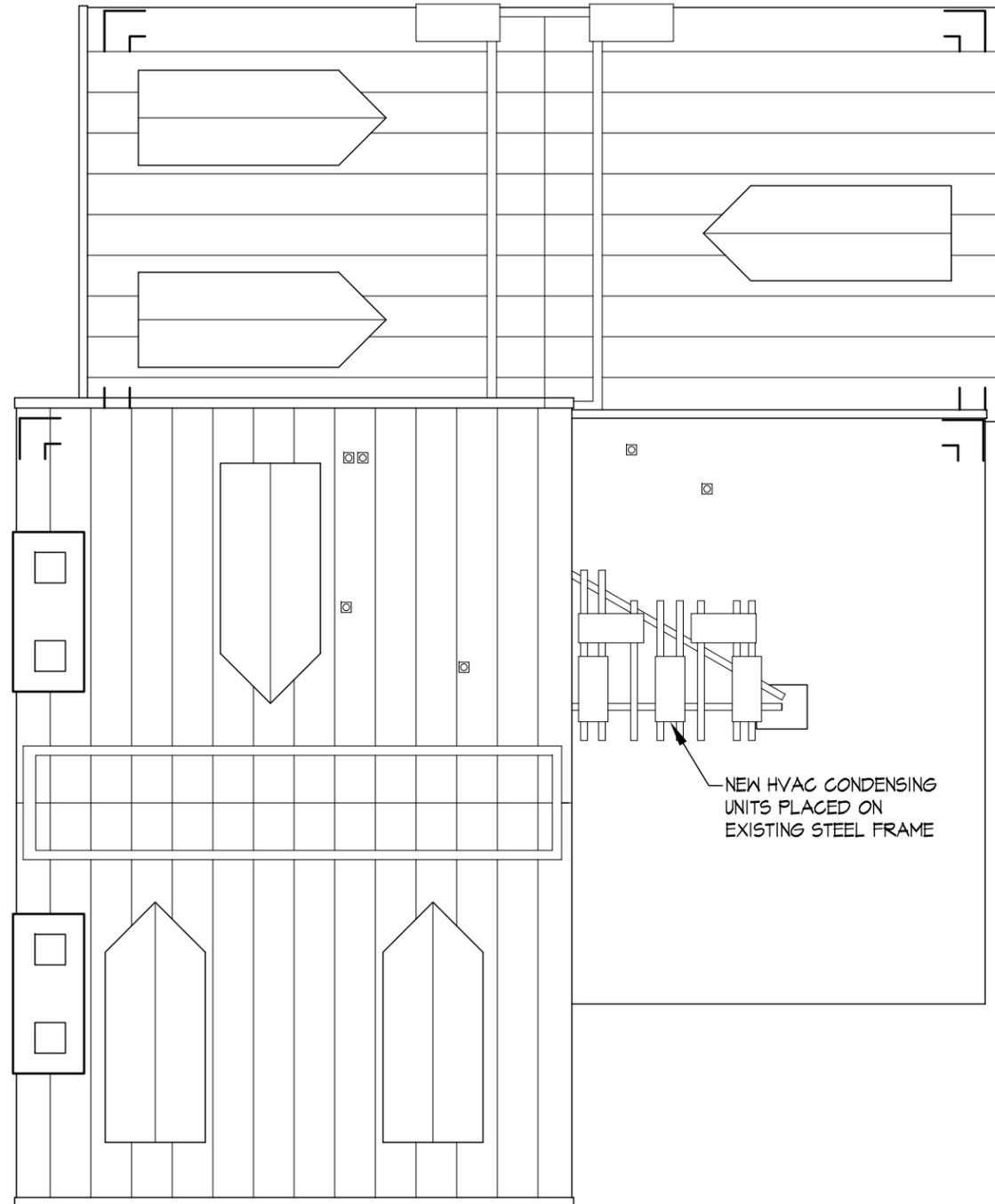
Alexandria Archaeology

No comments received.

V. ATTACHMENTS

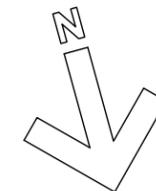
- 1 – Supplemental Materials*
- 2 – Application for BAR2016-00333: 301 South Washington Street*

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



Application & Materials
BAR2016-00333
301 S Washington Street
10/6/2016

1 PROPOSED ROOF PLAN
A1 SCALE: 1/8" = 1'-0"



301 SOUTH WASHINGTON STREET
301 SOUTH WASHINGTON STREET ALEXANDRIA, VA 22314

ROOF PLAN / ELEVATION

SHEET NUMBER

A1

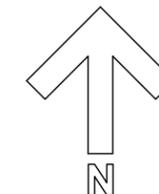
CITY OF ALEXANDRIA BOARD OF ARCHITECTURAL REVIEW; OLD & HISTORIC DISTRICT PLAN SUBMITTAL

LEGEND	
⊗	CONTEXT PHOTO LOCATION
	SUBJECT PROPERTY



Application & Materials
BAR2016-00333
301 S Washington Street
10/6/2016

1 CONTEXT PHOTO KEY MAP
A2 SCALE: NTS



301 SOUTH WASHINGTON STREET

301 SOUTH WASHINGTON STREET ALEXANDRIA, VA 22314

CONTEXT PHOTO KEY MAP

SHEET NUMBER

A2

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



1 CONTEXT PICTURE - 1
A3 SCALE: 1/8" = 1'-0"



2 CONTEXT PICTURE - 2
A3 SCALE: 1/8" = 1'-0"



3 CONTEXT PICTURE - 3
A3 SCALE: 1/8" = 1'-0"



4 CONTEXT PICTURE - 4
A3 SCALE: 1/8" = 1'-0"

Application & Materials
BAR2016-00333
301 S Washington Street
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5 CONTEXT PICTURE - 5
A3 SCALE: 1/8" = 1'-0"



6 CONTEXT PICTURE - 6
A3 SCALE: 1/8" = 1'-0"

301 SOUTH WASHINGTON STREET
301 SOUTH WASHINGTON STREET ALEXANDRIA, VA 22314

ROOF PLAN / ELEVATION

SHEET NUMBER

A3

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



1 CONTEXT PICTURE - 7
 A4 SCALE: 1/8" = 1'-0"



2 CONTEXT PICTURE - 8
 A4 SCALE: 1/8" = 1'-0"



3 CONTEXT PICTURE - 9
 A4 SCALE: 1/8" = 1'-0"



4 CONTEXT PICTURE - 10
 A4 SCALE: 1/8" = 1'-0"

Application & Materials
 BAR2016-00333
 301 S Washington Street
 10/6/2016



5 CONTEXT PICTURE - 11
 A4 SCALE: 1/8" = 1'-0"



6 CONTEXT PICTURE - 12
 A4 SCALE: 1/8" = 1'-0"

301 SOUTH WASHINGTON STREET
 301 SOUTH WASHINGTON STREET ALEXANDRIA, VA 22314

CONTEXT PICTURES

SHEET NUMBER

A4

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



1 CONTEXT PICTURE - 13
A5 SCALE: 1/8" = 1'-0"



2 CONTEXT PICTURE - 14
A5 SCALE: 1/8" = 1'-0"



3 CONTEXT PICTURE - 15
A5 SCALE: 1/8" = 1'-0"



4 CONTEXT PICTURE - 16
A5 SCALE: 1/8" = 1'-0"

Application & Materials
BAR2016-00333
301 S Washington Street
10/6/2016



5 CONTEXT PICTURE - 17
A5 SCALE: 1/8" = 1'-0"



6 CONTEXT PICTURE - 18
A5 SCALE: 1/8" = 1'-0"

301 SOUTH WASHINGTON STREET
301 SOUTH WASHINGTON STREET ALEXANDRIA, VA 22314

CONTEXT PICTURES

SHEET NUMBER

A5

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



1 CONTEXT PICTURE - 19
A6 SCALE: 1/8" = 1'-0"



2 CONTEXT PICTURE - 20
A6 SCALE: 1/8" = 1'-0"



3 CONTEXT PICTURE - 21
A6 SCALE: 1/8" = 1'-0"



4 CONTEXT PICTURE - 22
A6 SCALE: 1/8" = 1'-0"

Application & Materials
BAR2016-00333
301 S Washington Street
10/6/2016



5 CONTEXT PICTURE - 23
A6 SCALE: 1/8" = 1'-0"



6 CONTEXT PICTURE - 24
A6 SCALE: 1/8" = 1'-0"

301 SOUTH WASHINGTON STREET
301 SOUTH WASHINGTON STREET ALEXANDRIA, VA 22314

CONTEXT PICTURES

SHEET NUMBER

A6

ADDRESS OF PROJECT: 301 S WASHINGTON STREET

TAX MAP AND PARCEL: 074.04-02-03

ZONING: CD

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: 301 S Washington LLC

Address: 1111 19th Street N Apt 2903

City: Arlington

State: VA

Zip: 22209

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: 301 S Washington LLC

Address: 1111 19th Street N Apt 2903

City: Arlington

State: VA

Zip: 22209

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 maybe attached).*

Requesting a waiver of rooftop HVAC screening requirement. The prior HVAC equipment was larger and more prominently placed upon the existing steel equipment rack. The new equipment is smaller and less prominently placed on the same steel equipment rack.

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.*

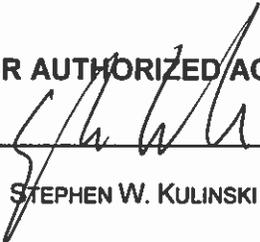
- N/A
- Clear and labeled photographs of the site, especially the area being impacted by the alterations, all sides of the building and any pertinent details.
 - Manufacturer's specifications for materials to include, but not limited to: roofing, siding, windows, doors, lighting, fencing, HVAC equipment 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: 10/6/16

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. Doug Root	1111 19th Street N Apt 2903 Arlington, VA 22209	31.6667 %
2. Larry Fitzgerald	1111 19th Street N Apt 2903 Arlington, VA 22209	31.6667 %
3. Peter Berk	1111 19th Street N Apt 2903 Arlington, VA 22209	31.6667 %

2. Property. State the name, address and percent of ownership of any person or entity owning an interest in the property located at 301 S Washington 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. Doug Root	1111 19th Street N Apt 2903 Arlington, VA 22209	31.6667 %
2. Larry Fitzgerald	1111 19th Street N Apt 2903 Arlington, VA 22209	31.6667 %
3. Peter Berk	1111 19th Street N Apt 2903 Arlington, VA 22209	31.6667 %

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.

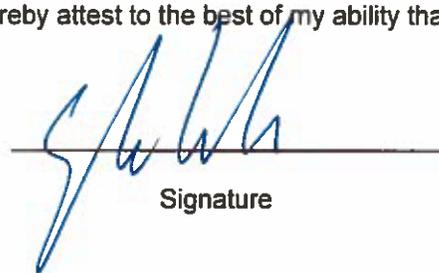
Name of person or entity	Relationship as defined by Section 11-350 of the Zoning Ordinance	Member of the Approving Body (i.e. City Council, Planning Commission, etc.)
1. N/A		
2.		
3.		

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.

10/6/16

STEPHEN W. KULINSKI



Date

Printed Name

Signature