

**ISSUE:** Permit to Demolish/Capsulate (partial) and Certificate of Appropriateness for alterations and addition, Waiver of Rooftop Mechanical Screening

**APPLICANT:** David L. Charney

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

**ZONE:** RM/Residential Townhouse Zone

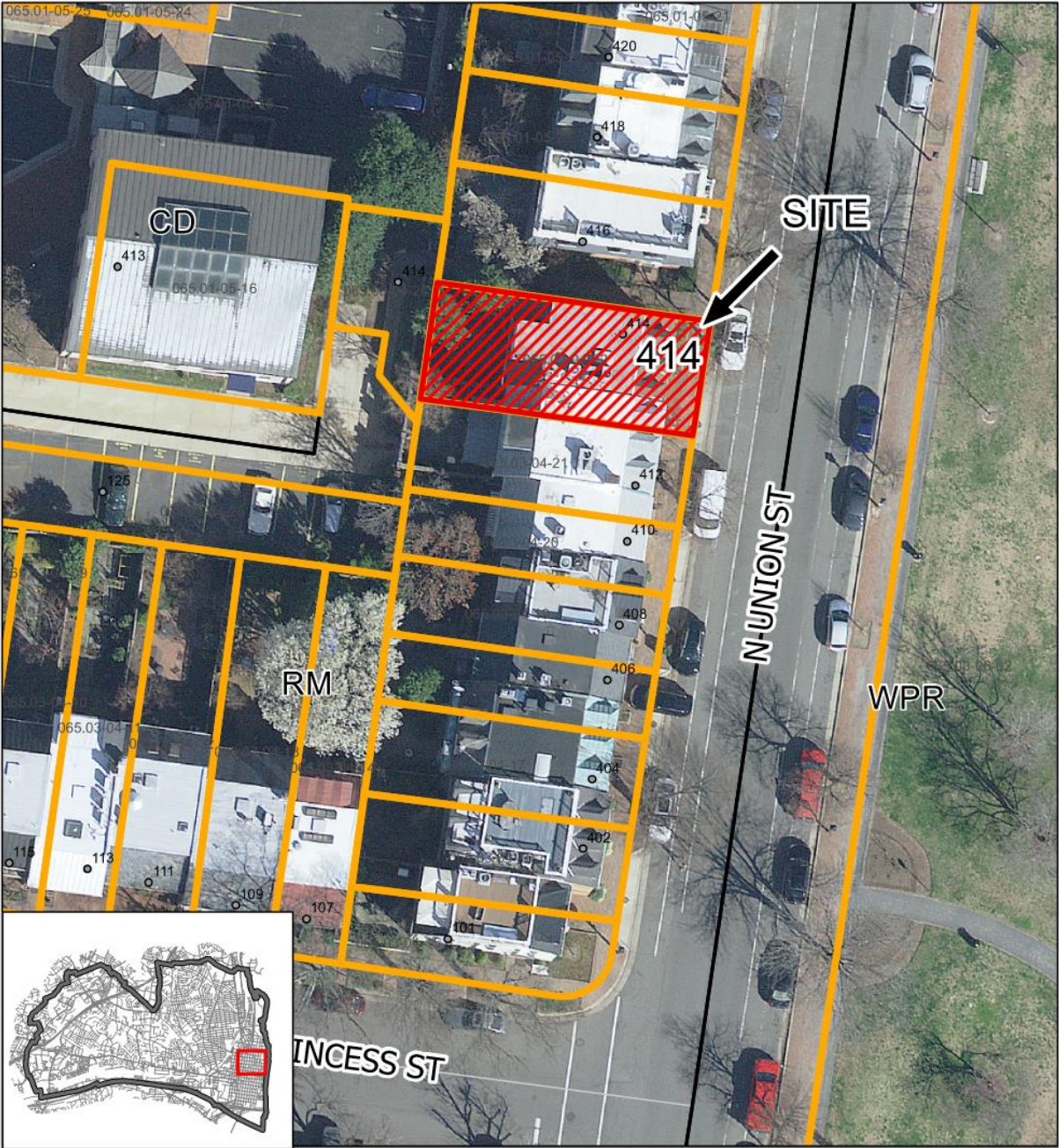
---

**STAFF RECOMMENDATION**

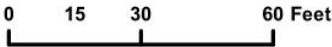
Staff recommends approval of the Permit to Demolish/Capsulate (partial) and Certificate of Appropriateness for alterations and addition, and Waiver of Rooftop Mechanical Screening, as submitted.

**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 #2021-00004 & BAR #2021-00005**  
**414 North Union Street**



**Note:** Staff coupled the applications for a Permit to Demolish (BAR #2021-00004) and Certificate of Appropriateness (BAR #2021-00005) for clarity and brevity. The Permit to Demolish requires a roll call vote.

## **I. APPLICANT'S PROPOSAL**

The applicant requests a Permit to Demolish/Capsulate (partial) and Certificate of Appropriateness and Waiver of Rooftop HVAC Screening Requirement to replace windows, add a roof deck, add larger dormers on the front/east and rear/west elevations, add a new stair to access the roof deck and an elevator shaft to access all levels, at 414 North Union Street. The applicant also proposes to add a new masonry and wood garden wall at the rear of the house.

### **Permit to Demolish/Capsulate**

The applicant proposes demolishing approximately 1215 square feet of building fabric, including:

- Existing roof
- Dormers and roof materials on east elevation
- Removal and replacement of all fenestration on all elevations
- Door and surround on north elevation
- Small portions of wall to add three windows on north elevation, two on the third floor, one between the second and third floors
- Dormer and associated walls on west elevation
- Patio doors and head of wall on first floor of west elevation

### **Certificate of Appropriateness**

#### *Addition*

- A roof deck with Bezdan residential cable railing system will be added.
- A full-height, approximately 45' tall, elevator shaft will be built at the northern end of the west elevation. The shaft will be clad in Boral Truexterior channel profile siding with a smooth finish.
- A stair from the third floor to the roof deck will be added at the approximate center of the roof, also clad in Boral Truexterior channel siding.
- A 6' masonry wall with cedar infill panels at the top will replace an existing wood stockade fence located on the west elevation and part of the north elevation. The north elevation of the wall will have a 4' wide gate.

#### *Alterations*

- Kolbe Vistaline aluminum clad casement windows will replace the existing windows throughout.



- A Kolbe Vistaline aluminum clad picture window will be added to the third floor of both the east and west elevation.
- The existing garage door will be replaced with a new Clopay modern steel, grooved panel door, color bronze.
- The existing entry door on the north elevation will be replaced with a Tru Stile, paint grade, four-panel door with clear glass panels.
- A Besdan residential cable railing and a steel entrance canopy will be added to the main entry on the north elevation.
- The existing patio door on the first floor of the rear elevation will be replaced with a Kolbe Vistaline aluminum clad inswing French door.

#### Waiver of Roof top Mechanical Screening Requirement

The applicant proposes to install two HVAC units on the new roof deck and seeks a Waiver of Rooftop Mechanical Screening Requirement. The units would be minimally visible, if at all, from the rear elevation.

#### Site context

The property faces Founders Park across North Union to the east. Alterations to the front/east and side/north elevation will be fully visible from the park and from North Union Street. A 1018 square foot City-owned parklet is immediately behind the property to the west, as is a public alley that runs from the south end of the “park” west to North Lee Street. The proposed additions and alterations to the rear/west elevation will therefore be minimally visible from a public right-of-way, that alley. A building located behind the subject property at 413 North Lee Street blocks any view of the property from North Lee Street. See Figures 1 and 2.



**Figure 1 (left): View of site from North Lee Street; building in foreground blocks all views of the property. Figure 2 (right): Rear of subject property, seen on the right with existing dormer and wood fence. Center is parklet. Left is 413 North Lee.**



## II. HISTORY

The three-story, three-bay townhouse at 414 N. Union Street is one of a group of 86 three-story 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*

Staff could locate no previous BAR approvals.

## 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.

Standard	Description of Standard	Standard Met?
(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 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?	No

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 20<sup>th</sup> century when railroad tracks still ran down Union Street, Founder's 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

Because the proposed additions and alterations to this town house will completely alter its exterior appearance, staff finds that the BAR's adopted *Design Guidelines* chapter on New Residential Construction provides the most relevant guidance related to the overall design. It notes that "New and untried approaches to common design problems should not be rejected out of hand simply because they appear to be outside the common practices outlined in the guidelines." This section also indicates that different areas of the City will require different interpretations of appropriate construction and alterations, specifically noting that "the design approach for residential additions for late-18<sup>th</sup> and early-19<sup>th</sup> century buildings on Royal Street will be different than for 20<sup>th</sup> century urban rowhouses on Oronoco Street."

This dwelling is part of a larger townhouse development where the BAR has approved substantial alterations and redesigns to most of the townhouses since this development was included in the historic district in 1984, 10 years after it was constructed. These townhouses are an architectural product of their time and geographic 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 above. Bay windows were subsequently added, and over-scaled dormer windows have been applied to false side-gables, and mansard roofs have been converted to habitable space. The economic value of these townhouses has risen substantially since they were constructed due to their proximity to the Potomac River and the creation of Founders Park, and piecemeal requests for larger windows and rooftop decks are common. 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.

In staff's opinion, the proposed modern alterations to this specific building are both acceptable and appropriate; wholesale façade alteration in a more modern style has been supported by the BAR in the past decade. Recent examples of BAR approval of non-traditional alterations in this neighborhood include:

- 430 N. Union, BAR2019-00509 & 00502, approved June 19, 2019 with updated changes approved January 8, 2020 (Figure 3).
- 100 Quay, BAR2014-00032 & 00033, approved March 5, 2014 (Figure 4).

- 106 Quay, BAR2016-00189, approved July 20, 2016 (Figure 5).
- 107 Princess, BAR2018-00573 & 00574, approved February 6, 2019 (Figure 6).



**Figure 3: 430 N. Union approved**



**Figure 4: 100 Quay**



**Figure 5: 106 Quay**



**Figure 6: 107 Princess**



**Figure 7: proposed 414 N. Union**

While each of these projects represents a major departure from the Colonial Revival look of the rest of the community, they nonetheless remain compatible in mass, scale, and height without disrupting the rhythm of the urban streetscape. The proposed design for 414 N. Union (Figure 7) fits well into this updated community.

When the Old and Historic Alexandria District was established in 1946, 28 years before this townhouse was constructed, it was not created to freeze Old Town Alexandria at a specific point in time, the way Colonial Williamsburg is often described, but to prevent the demolition of identified historic resources and ensure that infill was compatible with nearby buildings of historic



merit. The BAR's Standards and criteria in the zoning ordinance (Section 10-105), as well as the BAR's adopted policies and *Design Guidelines*, recognize that the historic fabric of Old Town may be modified, altered, and expanded to accommodate contemporary needs and to allow the historic buildings to continue to be used and cherished.

The Board has approved several roof decks in this community. On the 400 block of North Union Street alone, at least six houses have roof decks: 101 Princess and 402, 408, 416, 420, and 424 North Union all have approved roof decks. The metal cable railings of the proposed roof at 414 North Union will be minimally visible from the street and will fit in with the overall design vocabulary, as will the Boral siding for the stair enclosure and the elevator. The proposed windows and the glass panels of the French doors on the west elevation and the entry door on the north elevation comply with the *Alexandria New and Replacement Window Performance Specifications in the Historic Districts*. The proposed new masonry and wood garden wall will be a great improvement over the existing wood stockade fence and will complement the similar wall at 412 North Union.

Staff therefore recommends approval of the project as submitted.

**STAFF**

Susan Hellman, 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 limited the FAR to 1.17, for a total of 2,435 square feet. The building currently has 2,995 square feet of floor area (after deducting exclusions). While the building is 560 square feet over the allowed FAR, the applicant may make modifications and additions as long as they do not exceed the existing floor area of 2,995 square feet.
- C-2 Per §6-403(B), stairs, elevators, roof decks and 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 stair tower, elevator shaft, elevator penthouse, roof deck, guardrails, and renovations all comply with zoning.

**Code Administration**

- C-1 A building permit and plan review are required prior to the start of construction.

**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 Previously reviewed under BAR2017-00431. (T&ES)
- F-2 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-3 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)

**COMMENTS (T&ES continued):**

This parcel and building is partially located in the AE Zone on the FEMA Flood Insurance Rate Map (FIRM) panel number 5155190041E dated June 16, 2011 and may be Substantial Improvement, based on application documents showing the extent and scope of renovation. Substantial Improvement is any improvement(s) totaling in cost 50% or more than the value of the building (2020 assessed value = \$488,417). As such, this building permit may be subject to floodplain ordinance regulations including but not limited to: (T&ES)

1. Affidavit of Improvement Costs. Forms and instructions provided by City.
2. Plan for development/building permit:

Section 6-305 (D) All applications for new construction or substantial improvement within any floodplain district, and all building permits issued for the floodplain shall incorporate the following information:

- (1) The base flood elevation at the site;
- (2) The elevation of the lowest floor (including basement);

- (3) For structures to be floodproofed (nonresidential only), the elevation to which the structure will be floodproofed; and,
  - (4) Topographic information showing existing and proposed ground elevations.
3. Proposed improvement requirements:  
Section 6-306 (H) No building permit for the substantial improvement of an existing residential building shall be issued unless the building has the lowest floor (including the basement) elevated at least one foot above the base flood elevation.
4. Elevation Certificate, certified by appropriate party and submitted to Floodplain Administrator and Building Official, prior to issuance of Certificate of Occupancy.
- 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**

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

**V. ATTACHMENTS**

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



BAR Case # \_\_\_\_\_

**ADDRESS OF PROJECT:** 414 North Union Street

**TAX MAP AND PARCEL:** 065.03-04-22

**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: David L. Charney

Address: 414 North Union Street

City: Alexandria State: VA Zip: 22314

Phone: (703) 395-5454 E-mail:

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

Name: STEPHEN W. KULINSKI, AIA

Phone: (703) 836-7243

E-mail: steve@kulinskigroup.com

**Legal Property Owner:**

Name: David L. Charney

Address: 414 North Union Street

City: Alexandria State: VA Zip: 22314

Phone: (703) 395-5454 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

Roof Deck

☒ ADDITION

☒ DEMOLITION/ENCAPSULATION

☐ SIGNAGE

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

*Exterior renovation of 1974 townhouse to include replacement of windows, a new roof deck and larger dormers at the front and rear. New stair access for roof deck and the addition of an elevator shaft at rear to serve all levels.*

*This application includes the design of a new masonry and wood garden wall.*

**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.



BAR Case # \_\_\_\_\_

**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: Stephen Kulinski

Printed Name: STEPHEN W. KULINSKI, AIA

Date: 01/04/21

# 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. David L. Charney	414 N Union 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 414 N. Union 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. David L. Charney	414 N Union 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. David L. Charney	None	None
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.

01/04/21

Date

STEPHEN W. KULINSKI, AIA

Printed Name

*Stephen Kulinski*

Signature



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

**B**

## A. Property Information

A1. 414 N. Union Street  
Street Address RM Zone

A2. 2,082.00 x 1.50 = 3,123.00  
Total Lot Area Floor Area Ratio Allowed by Zone Maximum Allowable Floor Area

## B. Existing Gross Floor Area

Existing Gross Area		Allowable Exclusions**		
Basement	867.00	Basement**	0.00	B1. 3,527.00 Sq. Ft. Existing Gross Floor Area*
First Floor	887.00	Stairways**	386.00	B2. 532.00 Sq. Ft. Allowable Floor Exclusions**
Second Floor	797.00	Mechanical**	8.00	B3. 2,995.00 Sq. Ft. Existing Floor Area Minus Exclusions (subtract B2 from B1)
Third Floor	838.00	Attic less than 7'***		
Attic	0.00	Porches**		
Porches		Balcony/Deck**		
Balcony/Deck		Lavatory***	138.00	
Lavatory***	138.00	Other**		
Other**		Other**		
B1. <b>Total Gross</b>	3,527.00	B2. <b>Total Exclusions</b>	532.00	

### Comments for Existing Gross Floor Area

## C. Proposed Gross Floor Area

Proposed Gross Area		Allowable Exclusions**		
Basement	27.00	Basement**		C1. 352.00 Sq. Ft. Proposed Gross Floor Area*
First Floor	33.00	Stairways**	347.00	C2. 370.00 Sq. Ft. Allowable Floor Exclusions**
Second Floor	27.00	Mechanical**		C3. -18.00 Sq. Ft. Proposed Floor Area Minus Exclusions (subtract C2 from C1)
Third Floor	27.00	Attic less than 7'***		
Attic	215.00	Porches**	23.00	
Porches	23.00	Balcony/Deck**		
Balcony/Deck		Lavatory***		
Lavatory***		Other**		
Other		Other**		
C1. <b>Total Gross</b>	352.00	C2. <b>Total Exclusions</b>	370.00	

### 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.

## D. Total Floor Area

D1. 2,977.00 Sq. Ft.  
Total Floor Area (add B3 and C3)

D2. 3,123.00 Sq. Ft.  
Total Floor Area Allowed by Zone (A2)

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

E1. 1,052.10 Sq. Ft.  
Existing Open Space

E2. 728.00 Sq. Ft.  
Required Open Space

E3. 1,024.60 Sq. Ft.  
Proposed Open Space

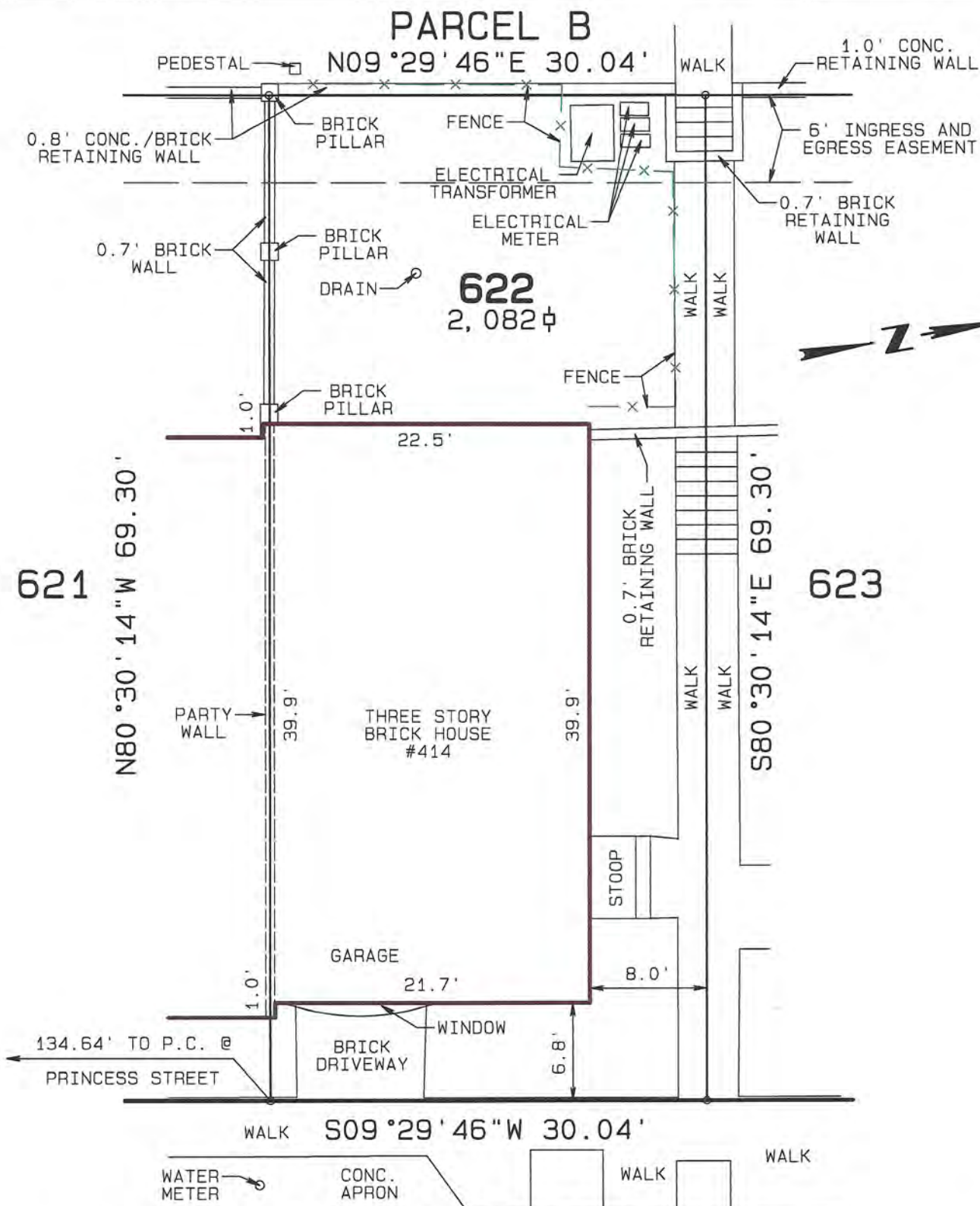
The undersigned hereby certifies and attests that, to the best of his/her knowledge, the above computations are true and correct.

Signature: \_\_\_\_\_

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

1/4/2021





**UNION STREET**  
57.5' R/W

**PHYSICAL IMPROVEMENTS SURVEY**

LOT 622, SECTION 5

**OLD TOWNE**

CITY OF ALEXANDRIA, VIRGINIA

SCALE: 1"=10'

DATE: JULY 23, 2020

**CASE NAME: DAVID L. CHARNEY**

NO TITLE REPORT FURNISHED.

PLAT SUBJECT TO RESTRICTIONS & EASEMENTS OF RECORD OR OTHERWISE.

FENCE LOCATIONS, IF SHOWN, ARE APPROXIMATE ONLY  
AND DO NOT CERTIFY AS TO OWNERSHIP.

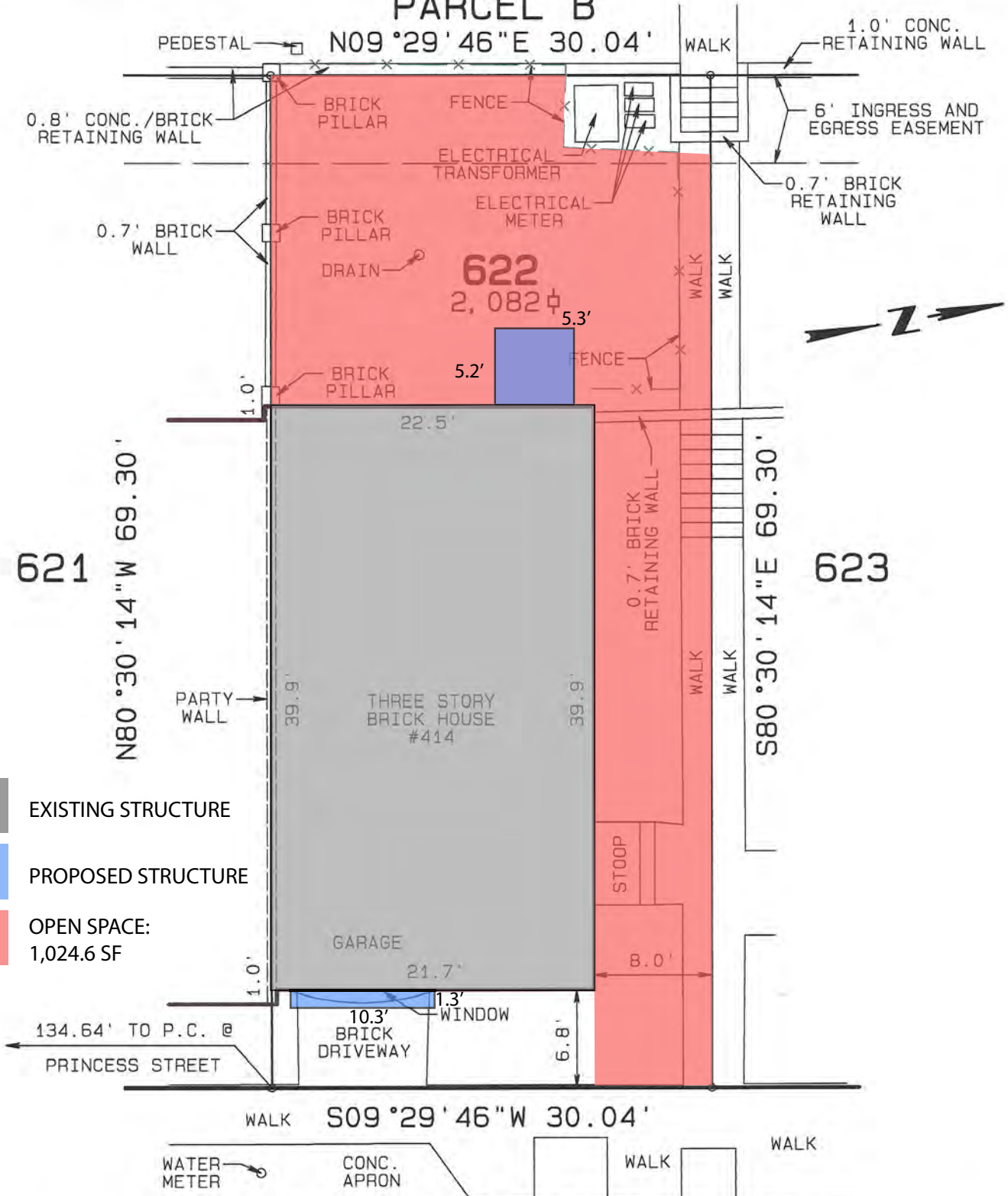
**SCARTZ SURVEYS**

LARRY N. SCARTZ  
CERTIFIED LAND SURVEYOR  
WOODBIDGE, VIRGINIA

LOCAL (703) 494-4181  
FAX (703) 494-3330  
LARRY.SCARTZ@SCARTZ.COM



## PARCEL B



EXISTING STRUCTURE

PROPOSED STRUCTURE

OPEN SPACE:  
1,024.6 SF



### UNION STREET

57.5' R/W

## PHYSICAL IMPROVEMENTS SURVEY

LOT 622, SECTION 5

# OLD TOWNE

CITY OF ALEXANDRIA, VIRGINIA

SCALE: 1"=10'

DATE: JULY 23, 2020

CASE NAME: DAVID L. CHARNEY

NO TITLE REPORT FURNISHED.

PLAT SUBJECT TO RESTRICTIONS & EASEMENTS OF RECORD OR OTHERWISE.

FENCE LOCATIONS, IF SHOWN, ARE APPROXIMATE ONLY  
AND DO NOT CERTIFY AS TO OWNERSHIP.

## SCARTZ SURVEYS

LARRY N. SCARTZ  
CERTIFIED LAND SURVEYOR  
WOODBIDGE, VIRGINIA

LOCAL (703) 494-4181  
FAX (703) 494-3330  
LARRY.SCARTZ@SCARTZ.COM







VIEW OF FRONT LOOKING WEST



VIEW OF SIDE LOOKING WEST



VIEW OF SIDE LOOKING EAST



VIEW OF REAR LOOKING NORTHEAST

2

## EXISTING IMAGES

A1

SCALE: N.T.S.



1

## EXISTING STREETScape

A1

SCALE: N.T.S.

414 N. UNION STREET  
 (SUBJECT PROPERTY)

2020 © KULINSKI GROUP ARCHITECTS EXPRESSLY RESERVES ITS COMMON LAW AND OTHER PROPERTY RIGHTS IN THESE PLANS. THESE PLANS ARE NOT TO BE REPRODUCED, CHANGED, OR COPIED IN ANY FORM OR MANNER WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO ANY THIRD PARTY, WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN PERMISSION AND CONSENT OF KULINSKI GROUP ARCHITECTS





VIEW OF REAR LOOKING SOUTHEAST



VIEW OF REAR LOOKING SOUTHEAST



VIEW OF REAR LOOKING SOUTHEAST





VIEW OF SIDE LOOKING SOUTHWEST

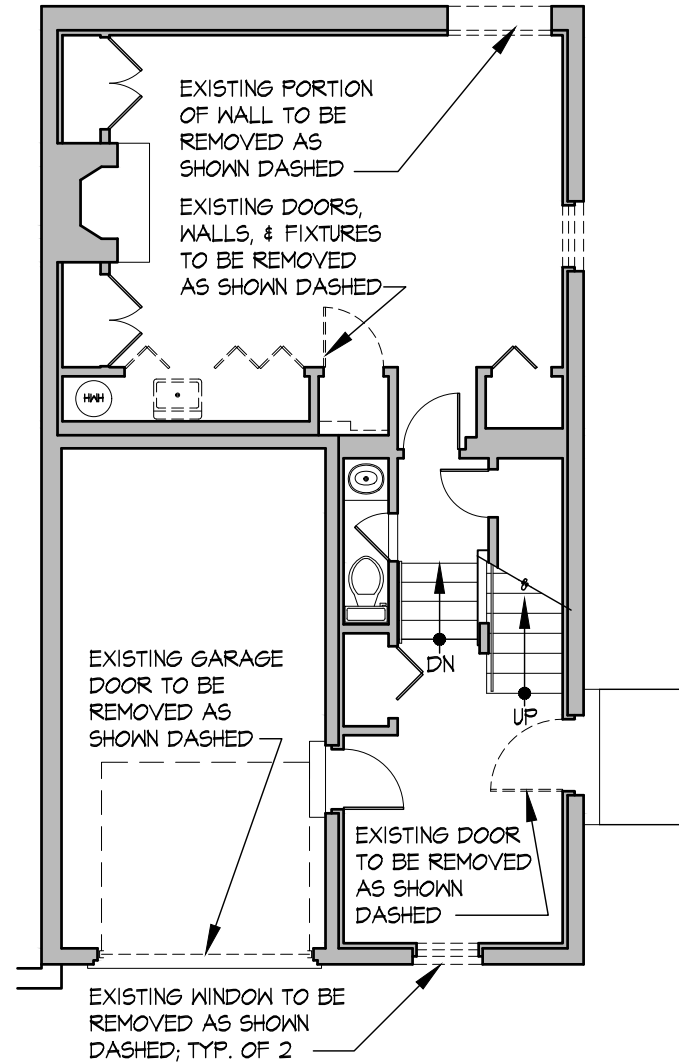


VIEW OF FRONT LOOKING SOUTHWEST

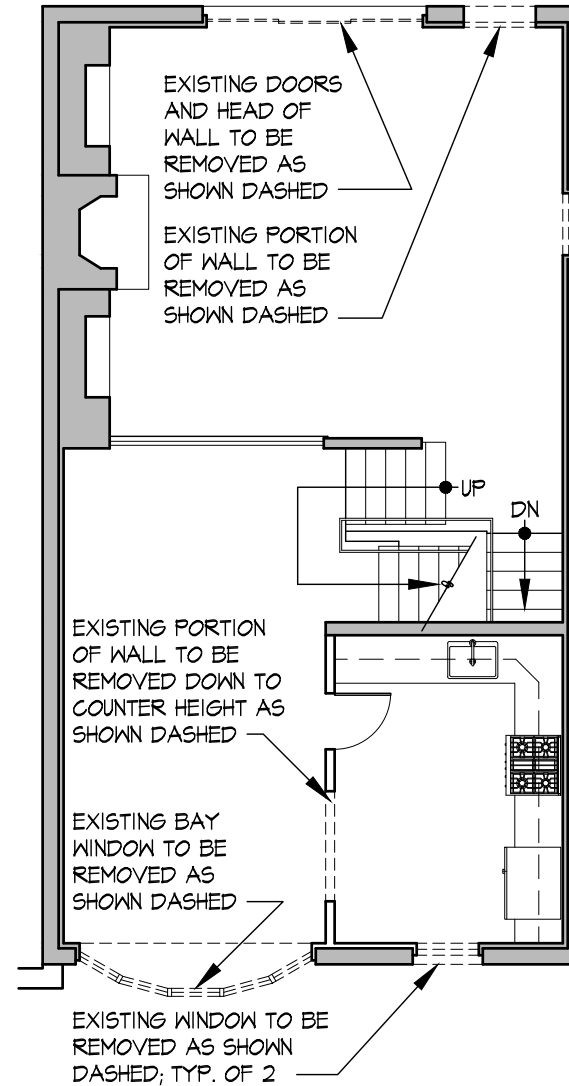
1 EXISTING IMAGES  
 A2 SCALE: N.T.S.

2020 © KULINSKI GROUP ARCHITECTS EXPRESSLY RESERVES ITS COMMON LAW AND OTHER PROPERTY RIGHTS IN THESE PLANS. THESE PLANS ARE NOT TO BE REPRODUCED, CHANGED, OR COPIED IN ANY FORM OR MANNER WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO ANY THIRD PARTY, WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN PERMISSION AND CONSENT OF KULINSKI GROUP ARCHITECTS

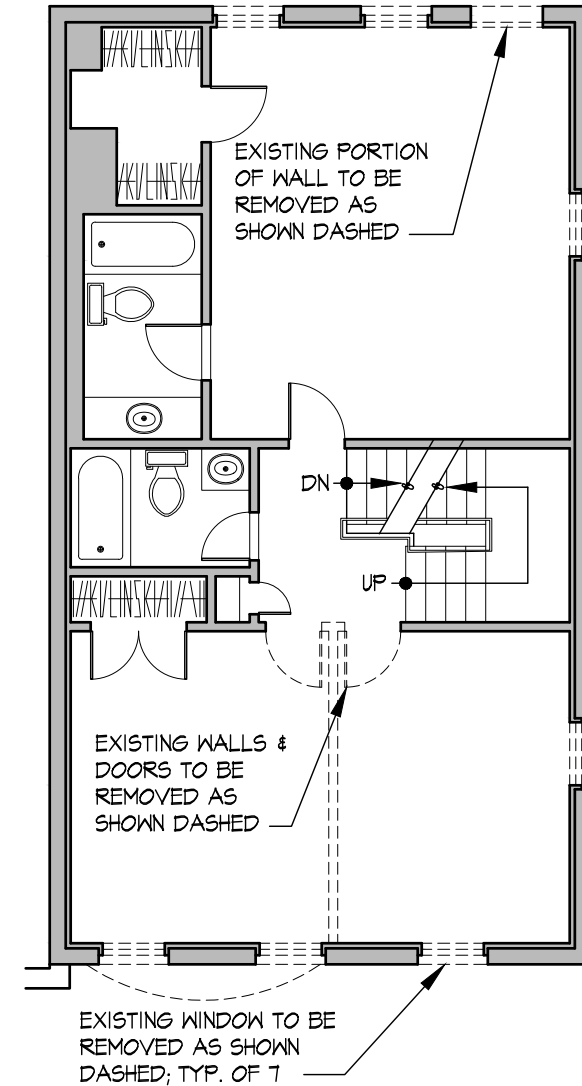
SYMBOLS LIST	
	EXISTING CONSTRUCTION TO BE REMOVED
	EXISTING FULL HEIGHT WALL TO REMAIN



1 BASEMENT DEMO PLAN  
 A3 SCALE: 1/8" = 1'-0"



2 FIRST FLOOR DEMO PLAN  
 A3 SCALE: 1/8" = 1'-0"



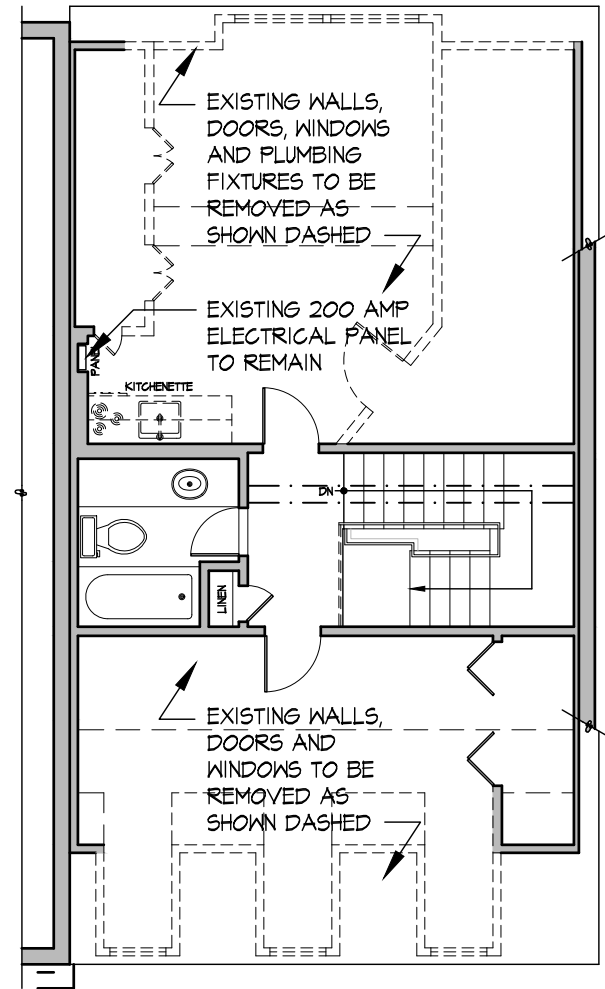
3 SECOND FLOOR DEMO PLAN  
 A3 SCALE: 1/8" = 1'-0"

2020 © KULINSKI GROUP ARCHITECTS EXPRESSLY RESERVES ITS COMMON LAW AND OTHER PROPERTY RIGHTS IN THESE PLANS. THESE PLANS ARE NOT TO BE REPRODUCED, CHANGED, OR COPIED IN ANY FORM OR MATTER WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO ANY THIRD PARTY, WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN PERMISSION AND CONSENT OF KULINSKI GROUP ARCHITECTS

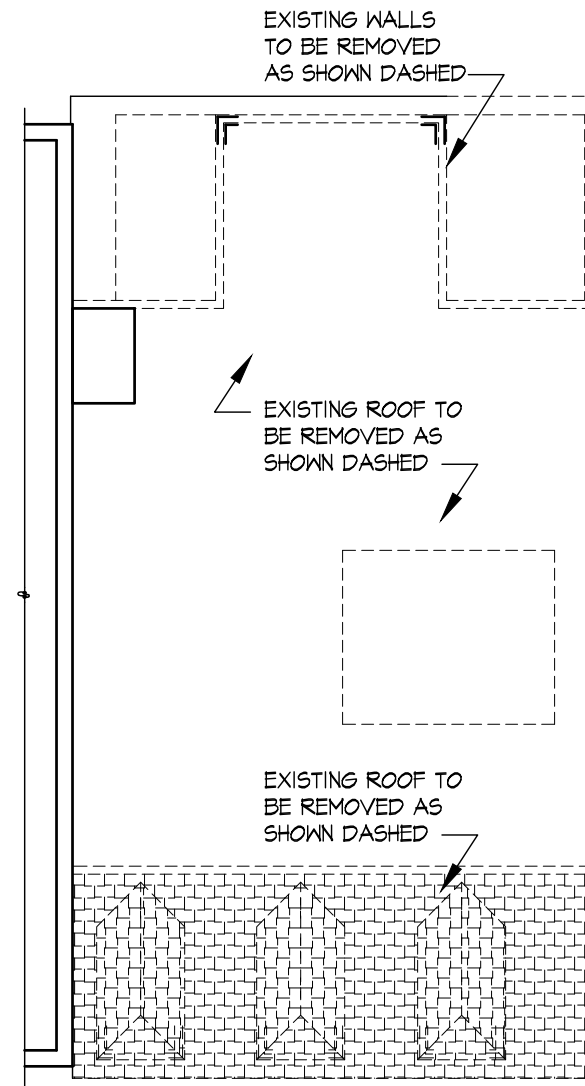


# SYMBOLS LIST

---	EXISTING CONSTRUCTION TO BE REMOVED
—	EXISTING FULL HEIGHT WALL TO REMAIN

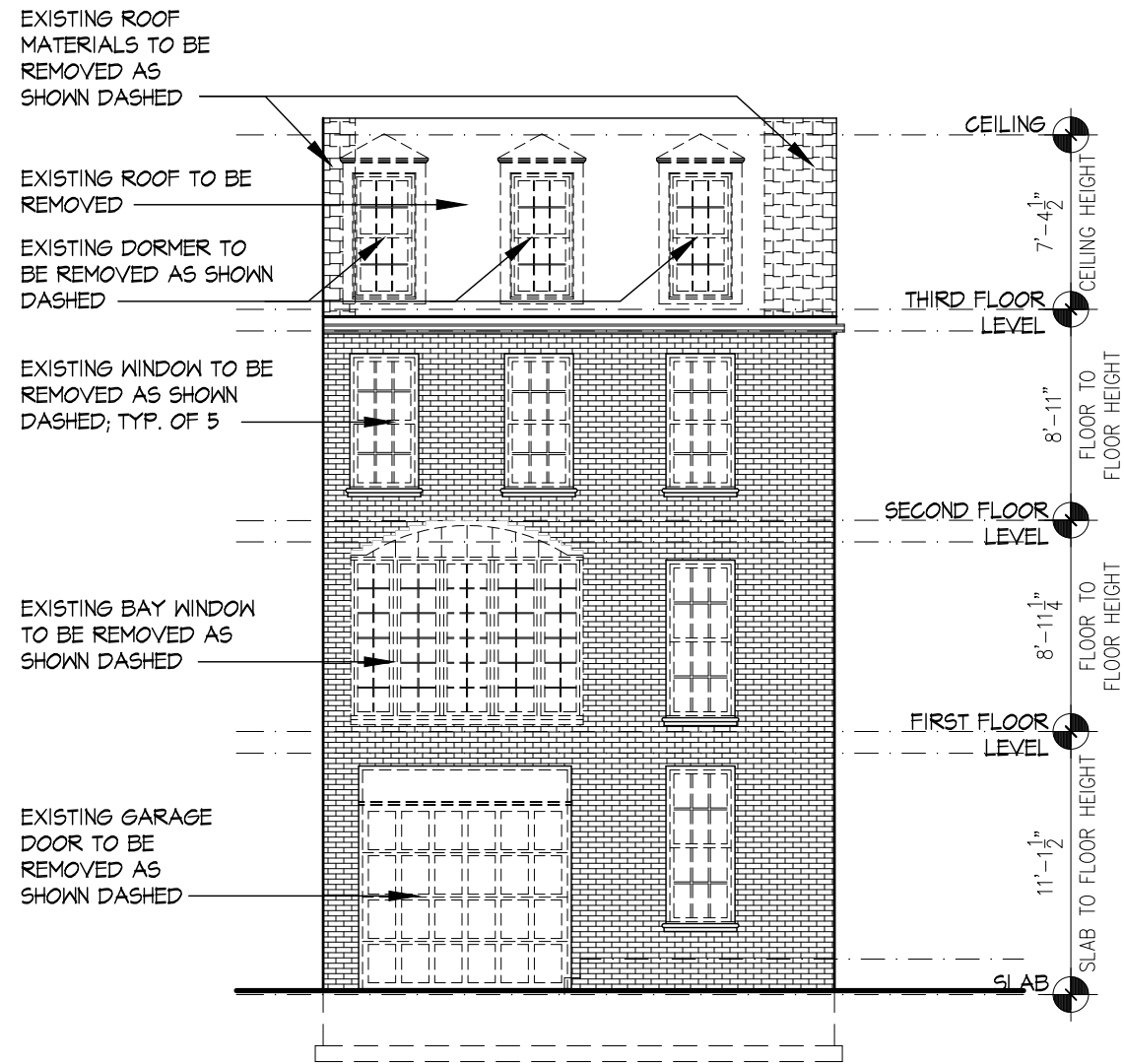


1 THIRD FLOOR DEMO PLAN  
 A4 SCALE: 1/8" = 1'-0"

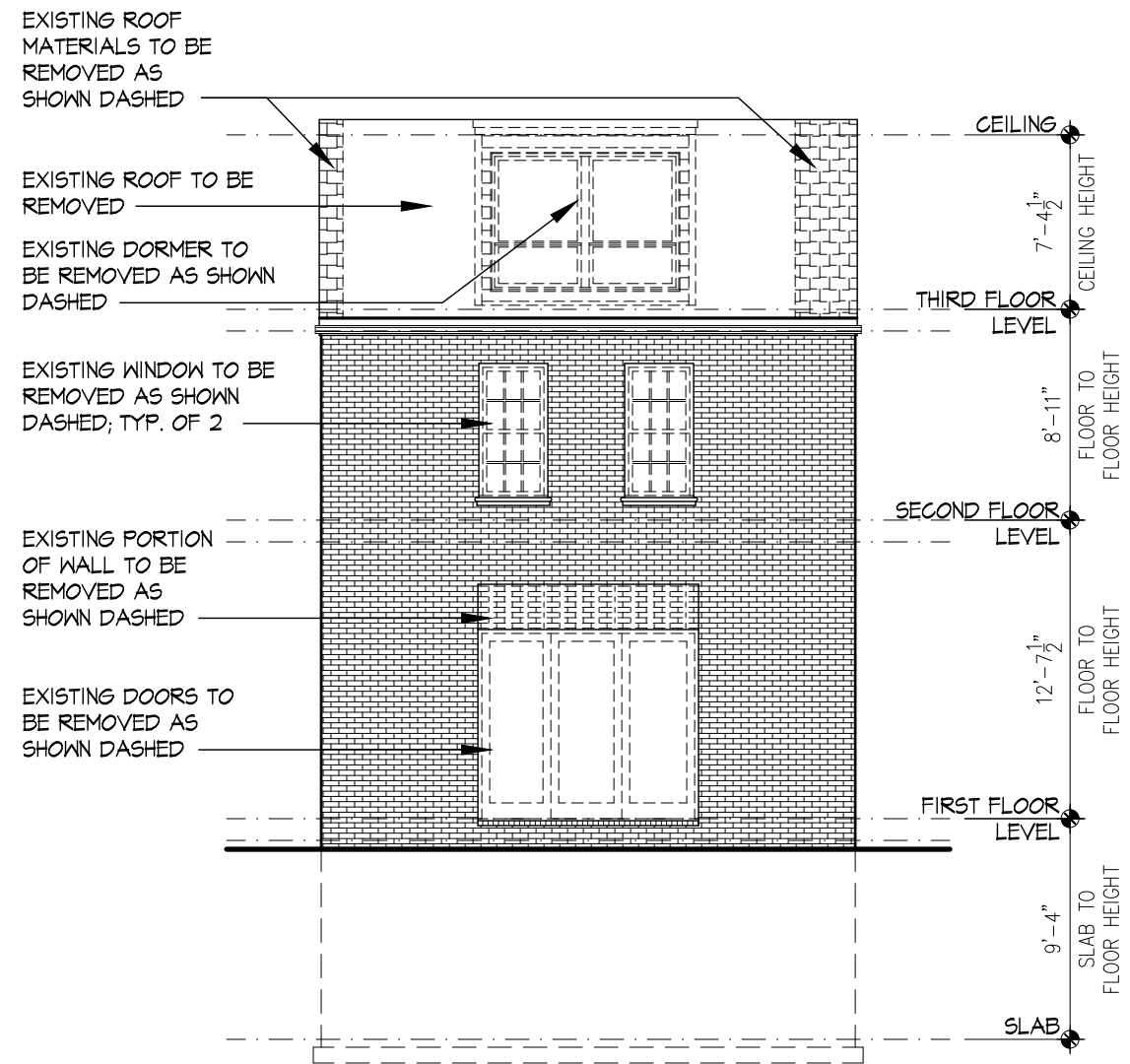


2 ROOF DEMO PLAN  
 A4 SCALE: 1/8" = 1'-0"

2020 © KULINSKI GROUP ARCHITECTS EXPRESSLY RESERVES ITS COMMON LAW AND OTHER PROPERTY RIGHTS IN THESE PLANS. THESE PLANS ARE NOT TO BE REPRODUCED, CHANGED, OR COPIED IN ANY FORM OR MATTER WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO ANY THIRD PARTY, WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN PERMISSION AND CONSENT OF KULINSKI GROUP ARCHITECTS



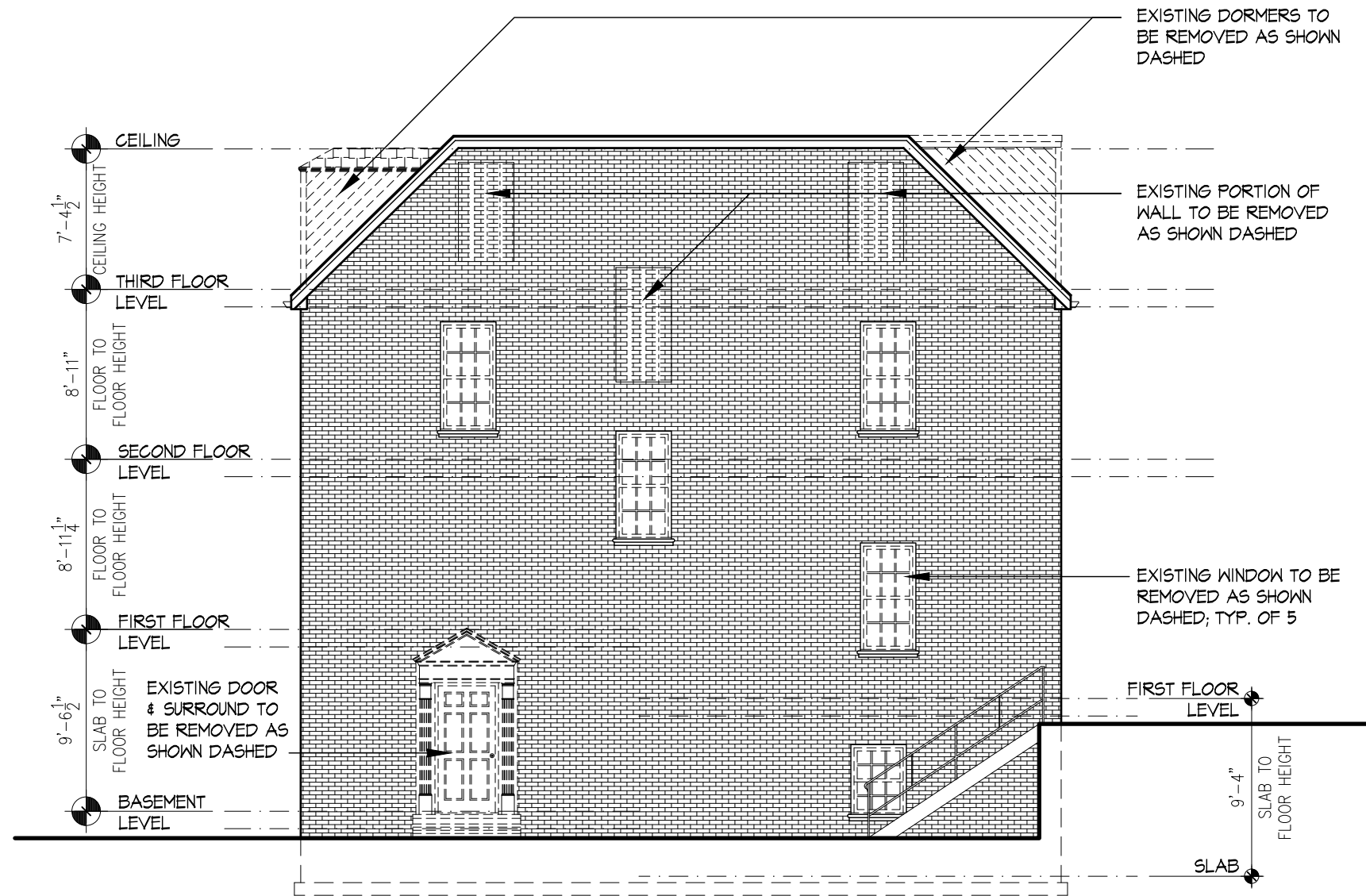
1 EAST (FRONT) DEMOLITION ELEVATION  
A5 SCALE: 1/8" = 1'-0"



2 WEST (REAR) DEMOLITION ELEVATION  
A5 SCALE: 1/8" = 1'-0"

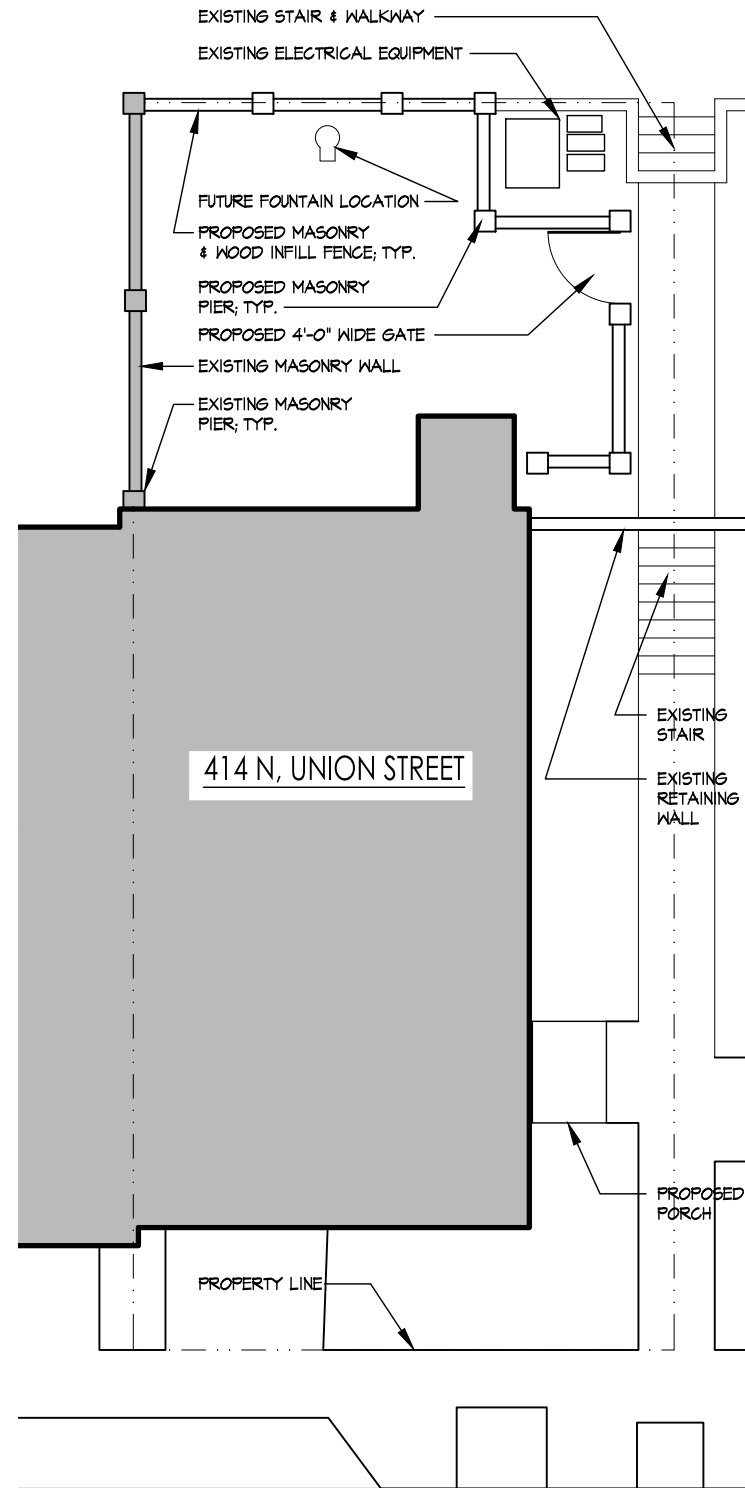
2020 © KULINSKI GROUP ARCHITECTS EXPRESSLY RESERVES ITS COMMON LAW AND OTHER PROPERTY RIGHTS IN THESE PLANS. THESE PLANS ARE NOT TO BE REPRODUCED, CHANGED, OR COPIED IN ANY FORM OR MATTER WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO ANY THIRD PARTY, WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN PERMISSION AND CONSENT OF KULINSKI GROUP ARCHITECTS





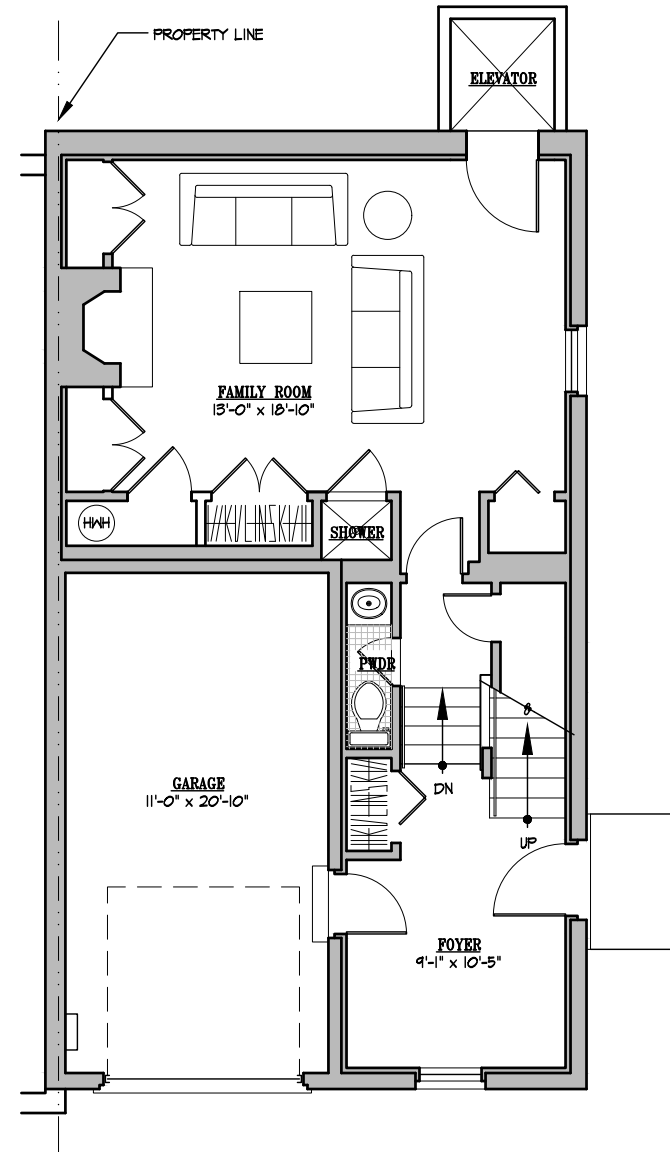
1 NORTH (RIGHT SIDE) DEMOLITION ELEVATION  
 A6 SCALE: 1/8" = 1'-0"

2020 © KULINSKI GROUP ARCHITECTS EXPRESSLY RESERVES ITS COMMON LAW AND OTHER PROPERTY RIGHTS IN THESE PLANS. THESE PLANS ARE NOT TO BE REPRODUCED, CHANGED, OR COPIED IN ANY FORM OR MATTER WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO ANY THIRD PARTY, WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN PERMISSION AND CONSENT OF KULINSKI GROUP ARCHITECTS

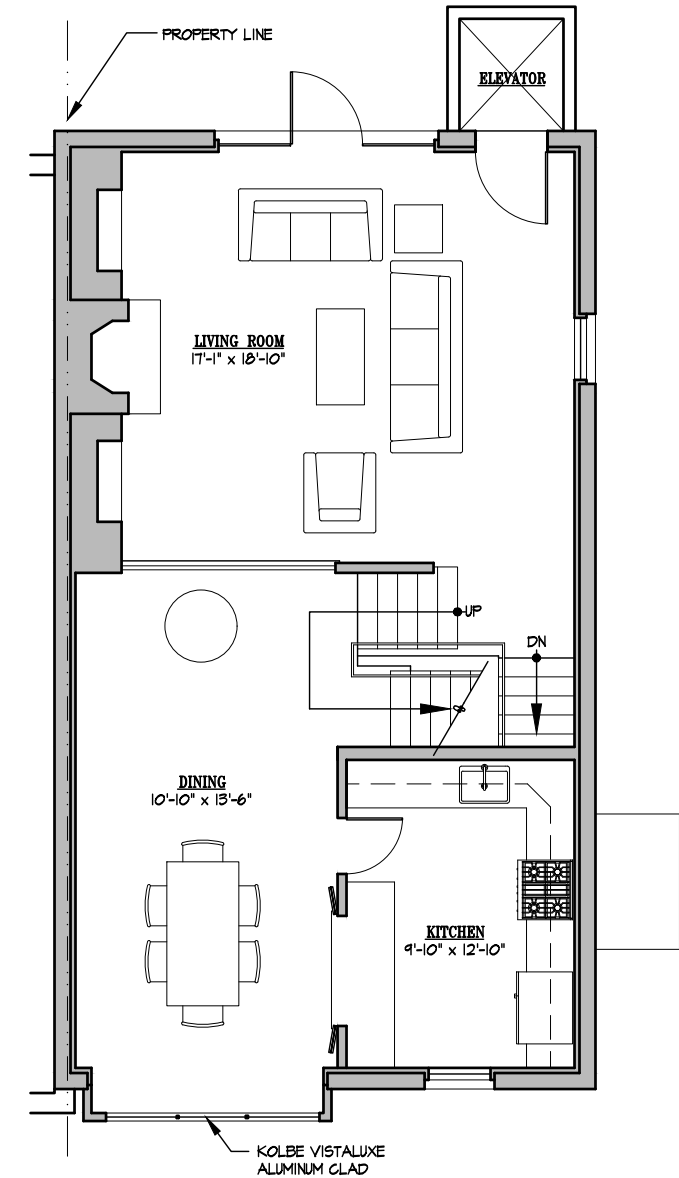


1 SITE PLAN  
 A7 SCALE: 3/32" = 1'-0"

SYMBOLS LIST	
	EXISTING FULL HEIGHT WALL TO REMAIN



2 BASEMENT PLAN  
 A7 SCALE: 1/8" = 1'-0"

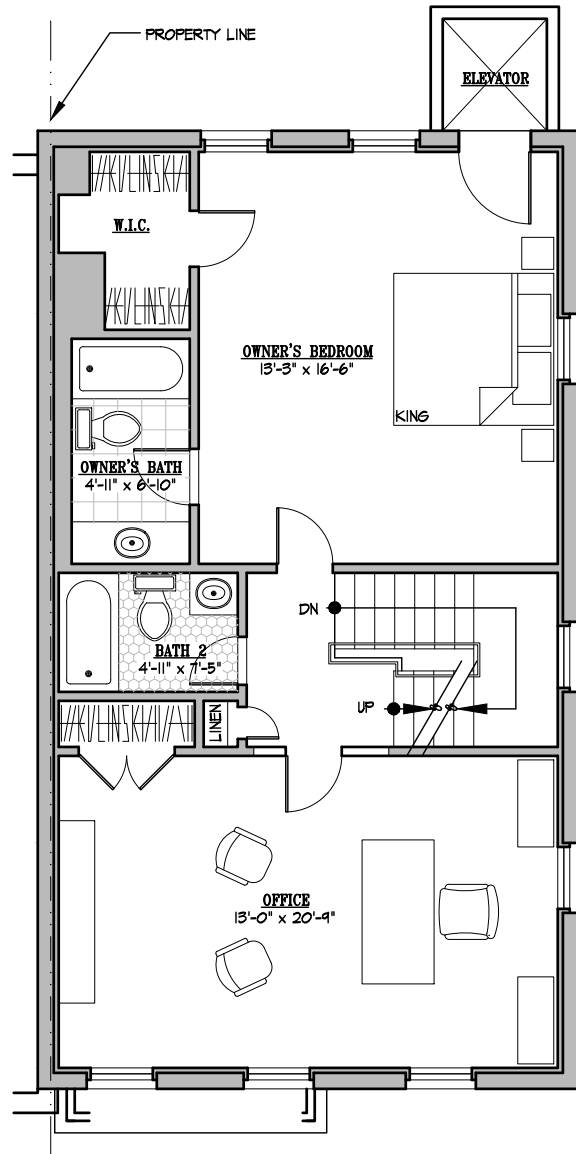


3 FIRST FLOOR PLAN  
 A7 SCALE: 1/8" = 1'-0"

2020 © KULINSKI GROUP ARCHITECTS EXPRESSLY RESERVES ITS COMMON LAW AND OTHER PROPERTY RIGHTS IN THESE PLANS. THESE PLANS ARE NOT TO BE REPRODUCED, CHANGED, OR COPIED IN ANY FORM OR MATTER WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO ANY THIRD PARTY, WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN PERMISSION AND CONSENT OF KULINSKI GROUP ARCHITECTS

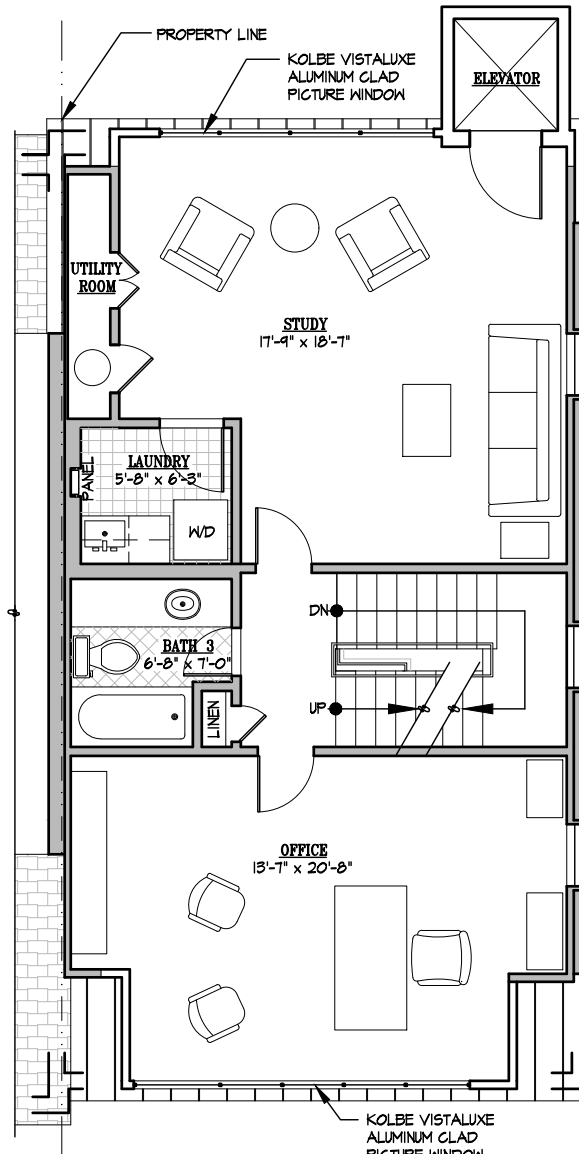
# SYMBOLS LIST

EXISTING FULL HEIGHT  
 WALL TO REMAIN



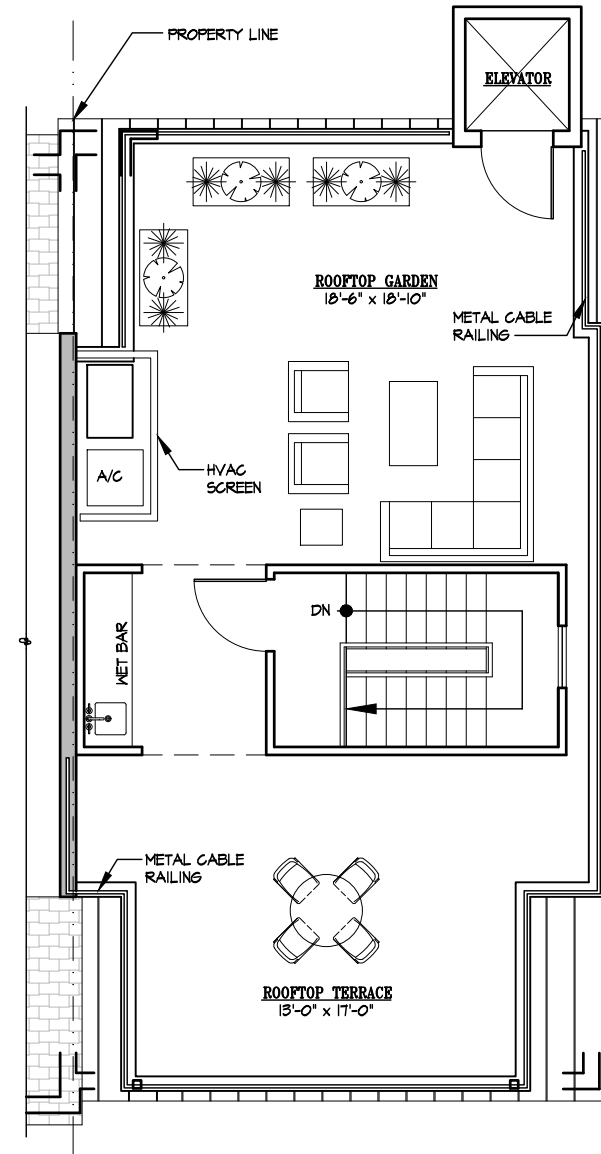
1 SECOND FLOOR PLAN

A8 SCALE: 1/8" = 1'-0"



2 THIRD FLOOR PLAN

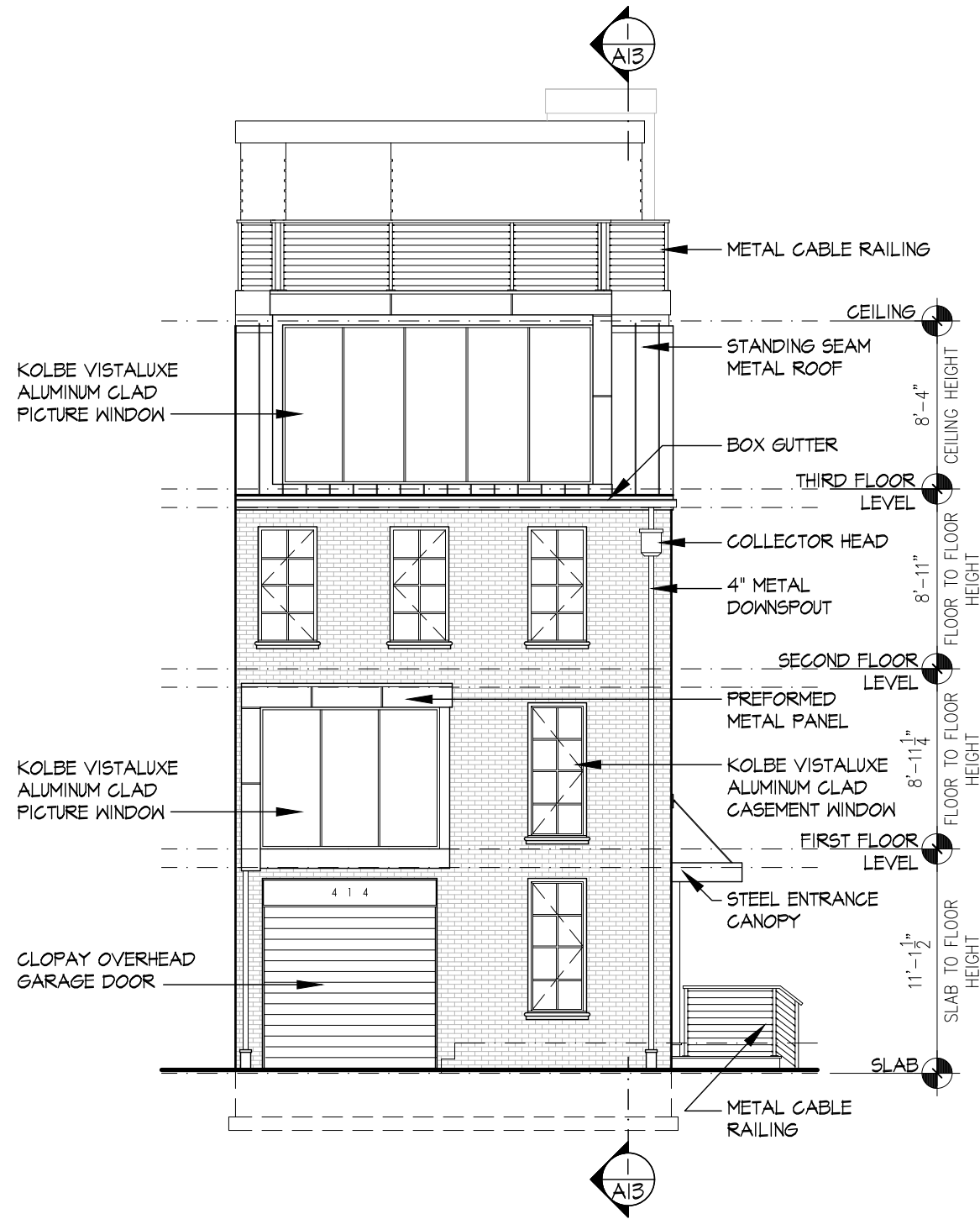
A8 SCALE: 1/8" = 1'-0"



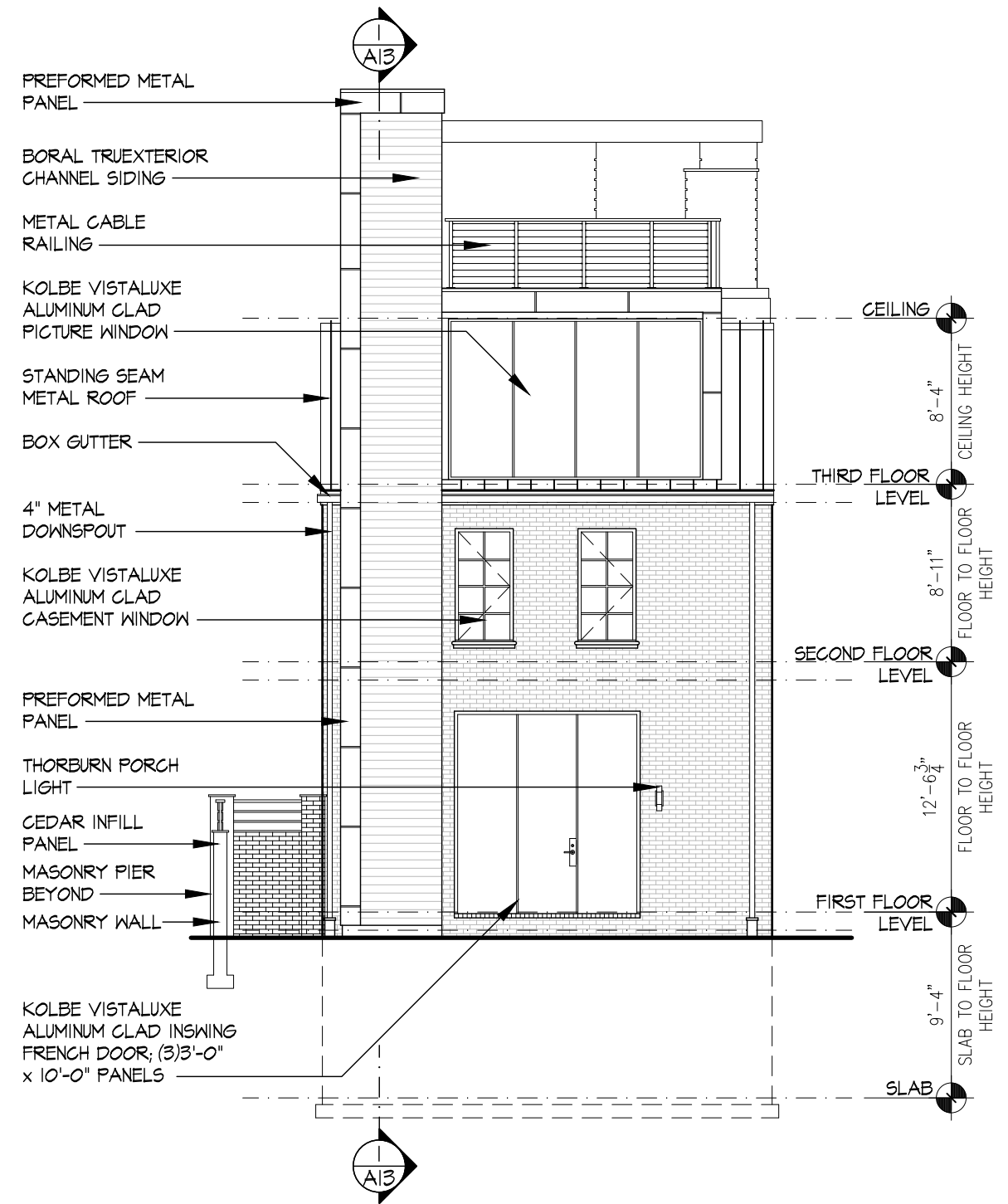
3 ROOF PLAN

A8 SCALE: 1/8" = 1'-0"

2020 © KULINSKI GROUP ARCHITECTS EXPRESSLY RESERVES ITS COMMON LAW AND OTHER PROPERTY RIGHTS IN THESE PLANS. THESE PLANS ARE NOT TO BE REPRODUCED, CHANGED, OR COPIED IN ANY FORM OR MATTER WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO ANY THIRD PARTY, WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN PERMISSION AND CONSENT OF KULINSKI GROUP ARCHITECTS



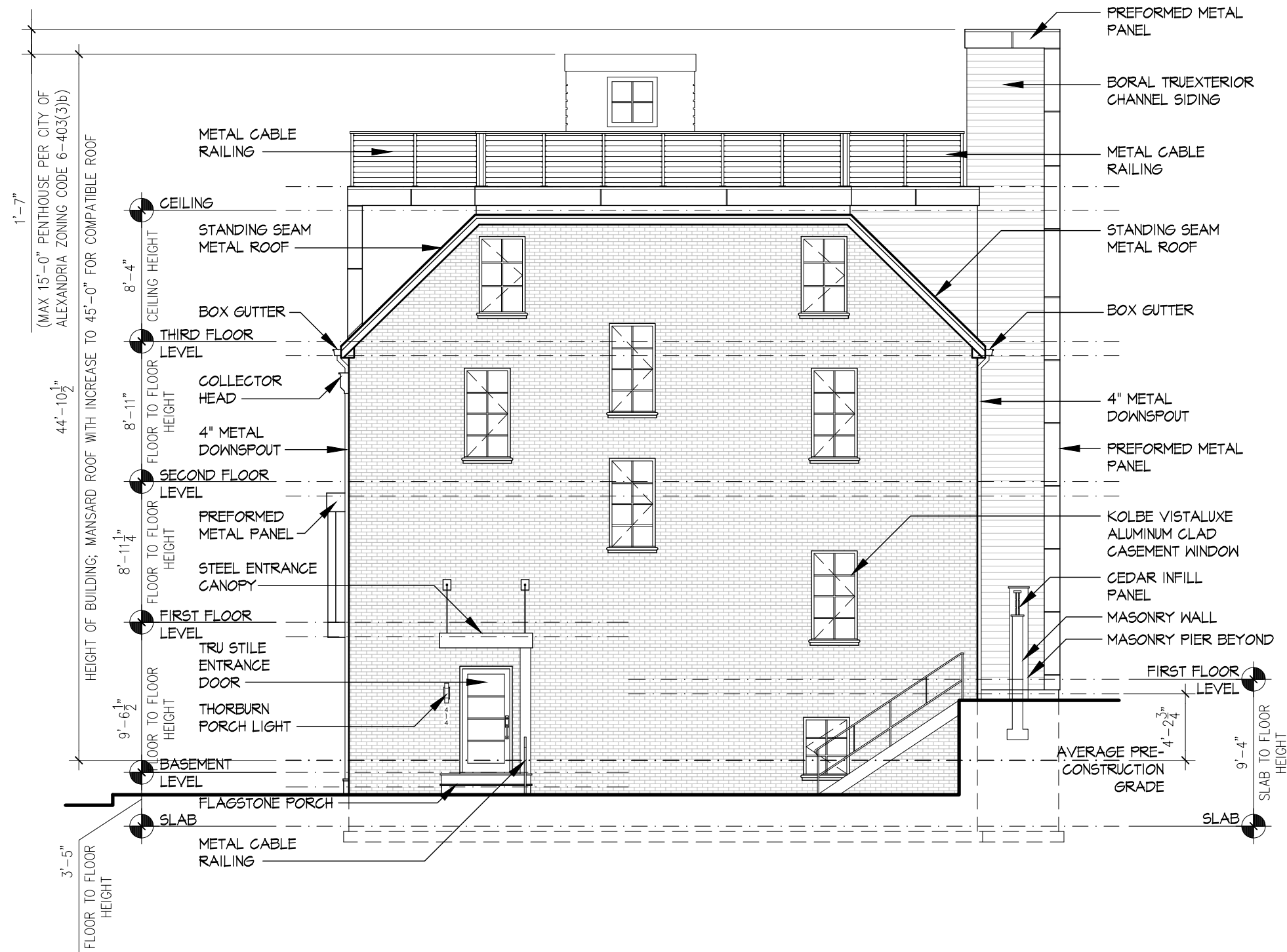
1 EAST (FRONT) ELEVATION  
 A9 SCALE: 1/8" = 1'-0"



2 WEST (REAR) ELEVATION  
 A9 SCALE: 1/8" = 1'-0"

2020 © KULINSKI GROUP ARCHITECTS EXPRESSLY RESERVES ITS COMMON LAW AND OTHER PROPERTY RIGHTS IN THESE PLANS. THESE PLANS ARE NOT TO BE REPRODUCED, CHANGED, OR COPIED IN ANY FORM OR MANNER WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO ANY THIRD PARTY, WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN PERMISSION AND CONSENT OF KULINSKI GROUP ARCHITECTS

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



1 NORTH (RIGHT SIDE) ELEVATION  
 A10 SCALE: 1/8" = 1'-0"

2020 © KULINSKI GROUP ARCHITECTS EXPRESSLY RESERVES ITS COMMON LAW AND OTHER PROPERTY RIGHTS IN THESE PLANS. THESE PLANS ARE NOT TO BE REPRODUCED, CHANGED, OR COPIED IN ANY FORM OR MATTER WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO ANY THIRD PARTY, WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN PERMISSION AND CONSENT OF KULINSKI GROUP ARCHITECTS



414 N. UNION STREET

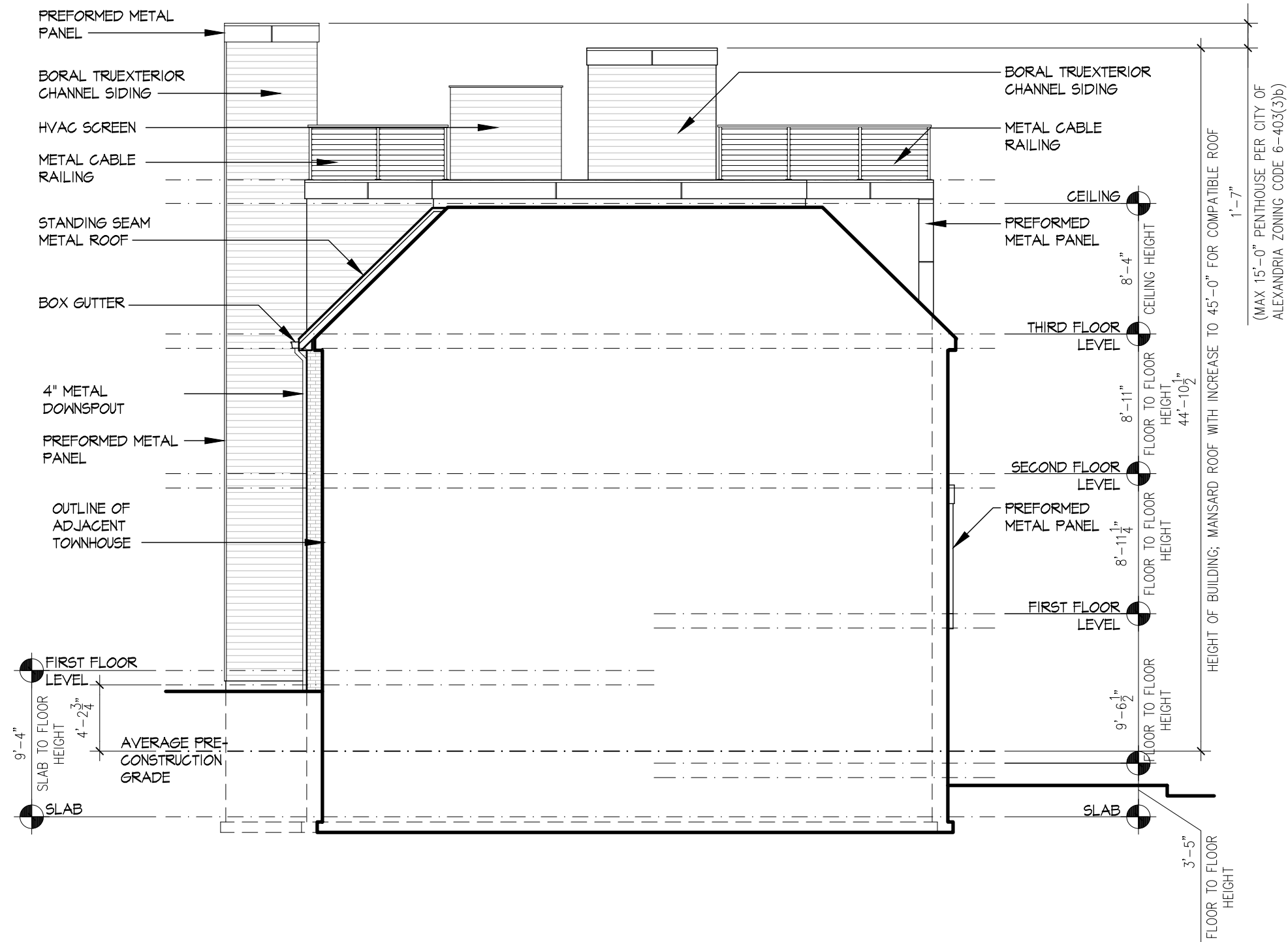
414 N. UNION STREET ALEXANDRIA, VA 22314

NORTH (RIGHT SIDE) PROPOSED ELEVATION

1/4/2021

A10

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



1 SOUTH (LEFT SIDE) ELEVATION  
A11 SCALE: 1/8" = 1'-0"

2020 © KULINSKI GROUP ARCHITECTS EXPRESSLY RESERVES ITS COMMON LAW AND OTHER PROPERTY RIGHTS IN THESE PLANS. THESE PLANS ARE NOT TO BE REPRODUCED, CHANGED, OR COPIED IN ANY FORM OR MATTER WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO ANY THIRD PARTY, WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN PERMISSION AND CONSENT OF KULINSKI GROUP ARCHITECTS



414 N. UNION STREET

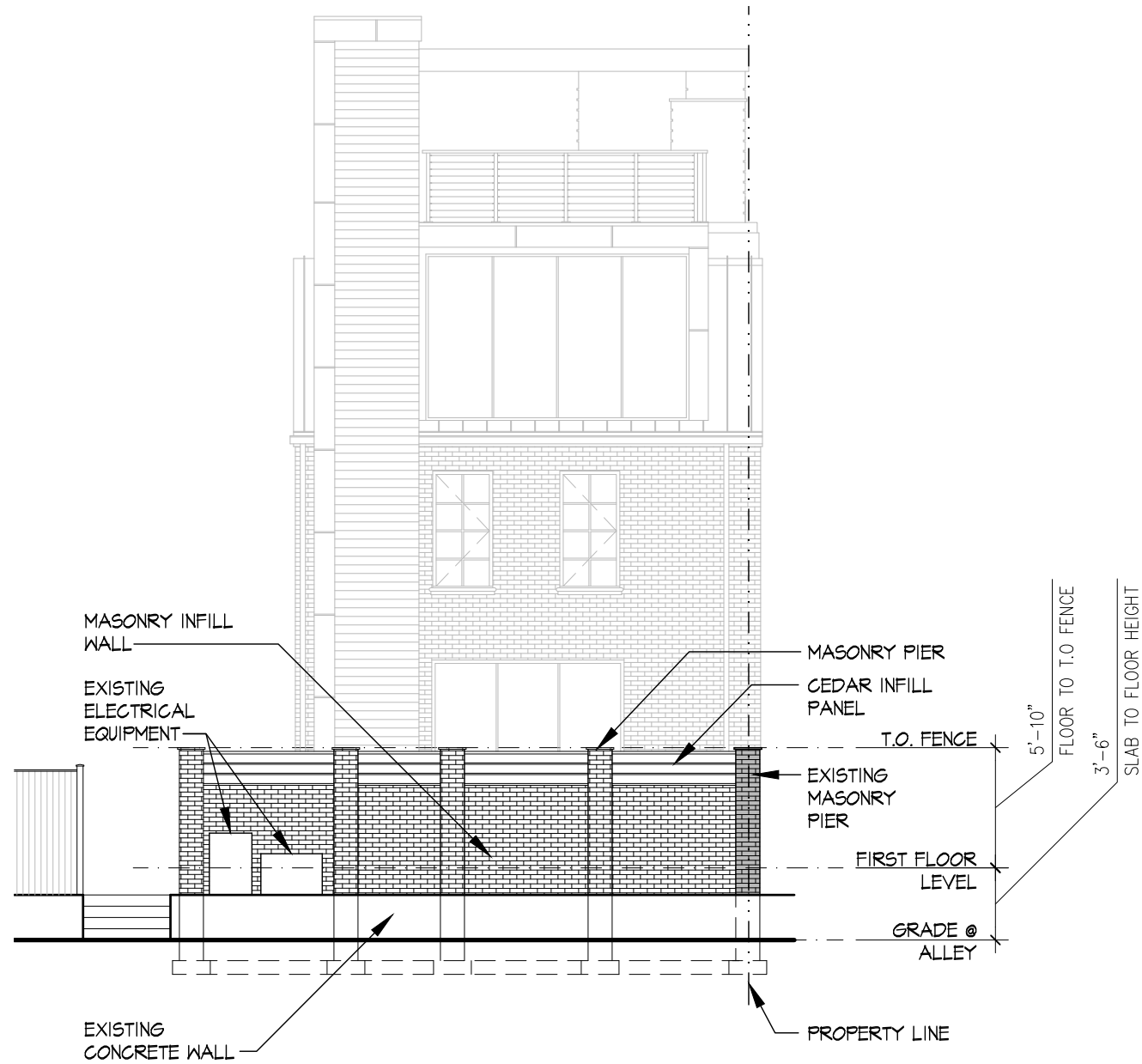
414 N. UNION STREET ALEXANDRIA, VA 22314

SOUTH (LEFT SIDE) PROPOSED ELEVATION

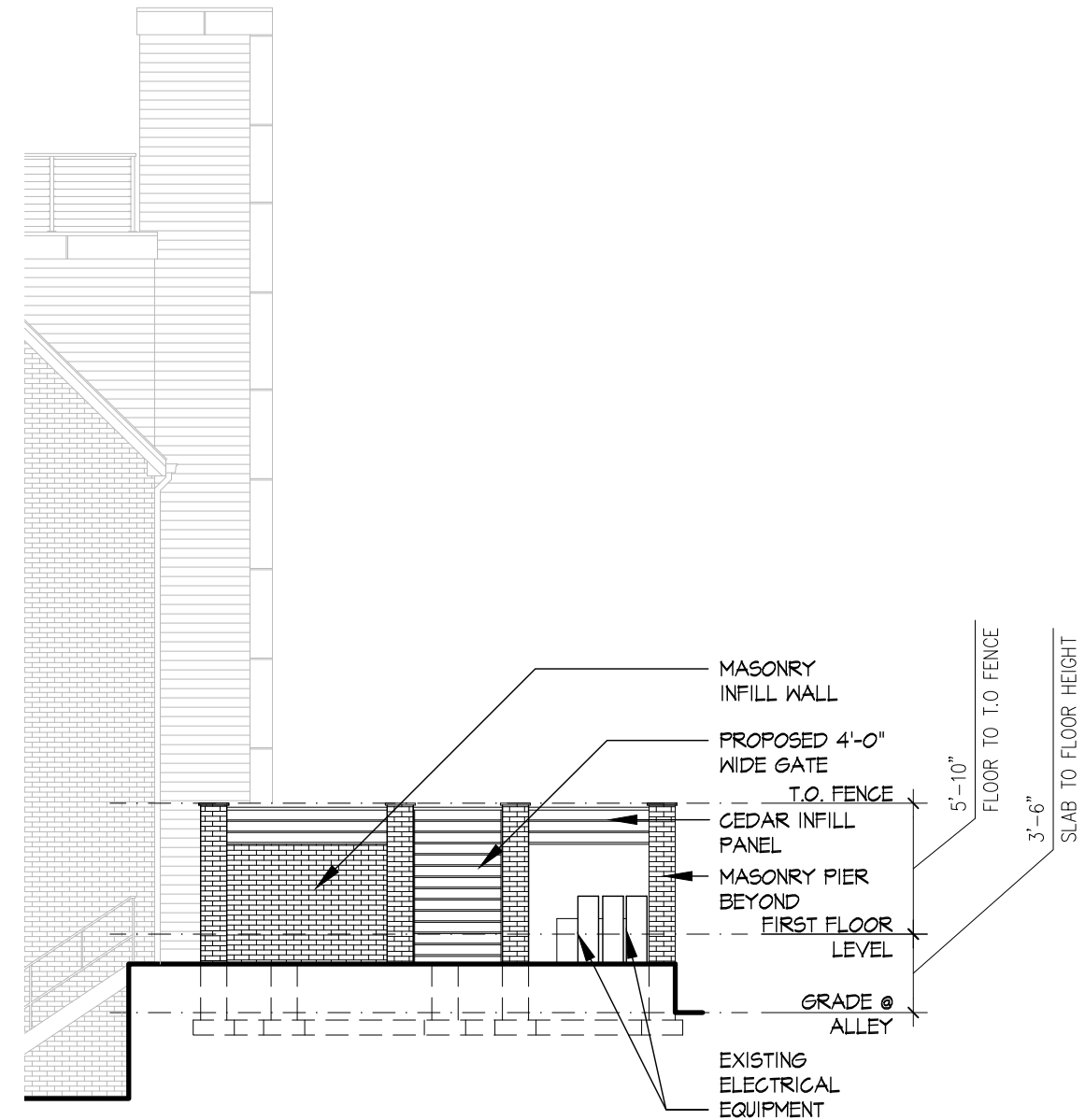
1/4/2021

A11





1 EAST (REAR) FENCE ELEVATION  
 A12 SCALE: 1/8" = 1'-0"



2 NORTH (RIGHT SIDE) FENCE ELEVATION  
 A12 SCALE: 1/8" = 1'-0"

2020 © KULINSKI GROUP ARCHITECTS EXPRESSLY RESERVES ITS COMMON LAW AND OTHER PROPERTY RIGHTS IN THESE PLANS. THESE PLANS ARE NOT TO BE REPRODUCED, CHANGED, OR COPIED IN ANY FORM OR MATTER WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO ANY THIRD PARTY, WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN PERMISSION AND CONSENT OF KULINSKI GROUP ARCHITECTS

Architectural section drawing of a building. The drawing shows a cross-section of the structure, including the roof, floors, and walls. Key features include:

- Roof:** Labeled "ROOFTOP TERRACE" and "ROOFTOP GARDEN".
- Stair Tower:** A central vertical shaft labeled "STAIR TOWER".
- Floors and Rooms:**
  - Third Floor Level:** Contains an "OFFICE" and a "STUDY".
  - Second Floor Level:** Contains an "OFFICE", "OWNER'S BEDROOM", and "KITCHEN".
  - First Floor Level:** Contains a "LIVING ROOM", "FOYER", and "FAMILY ROOM".
- Elevator Shaft:** Located on the right side of the building.
- Height Callouts:**
  - Left side: "1'-7\" (MAX 15'-0\" PENTHOUSE PER CITY OF ALEXANDRIA ZONING CODE 6-403(3)b)", "44'-10 1/2\" (HEIGHT OF BUILDING; MANSARD ROOF WITH INCREASE TO 45'-0\" FOR COMPATIBLE ROOF)", "8'-4\" CEILING HEIGHT", "8'-11\" FLOOR TO FLOOR HEIGHT", "8'-11 1/4\" FLOOR TO FLOOR HEIGHT", "9'-6 1/2\" FLOOR TO FLOOR HEIGHT", "3'-5\" FLOOR TO FLOOR HEIGHT".
  - Right side: "9'-4\" SLAB TO FLOOR HEIGHT", "4'-2 3/4\" AVERAGE PRE-CONSTRUCTION GRADE".
- Other Labels:** "CEILING", "THIRD FLOOR LEVEL", "SECOND FLOOR LEVEL", "FIRST FLOOR LEVEL", "SLAB".

2020 © KULINSKI GROUP ARCHITECTS EXPRESSLY RESERVES ITS COMMON LAW AND OTHER PROPERTY RIGHTS IN THESE PLANS. THESE PLANS ARE NOT TO BE REPRODUCED, CHANGED, OR COPIED IN ANY FORM OR MATTER WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO ANY THIRD PARTY, WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN PERMISSION AND CONSENT OF KULINSKI GROUP ARCHITECTS



**KULINSKI**  
GROUP ARCHITECTS P.C.

**KULINSKIGROUP.COM | 703.836.7243**

414 N. UNION STREET

414 N. UNION STREET ALEXANDRIA, VA 22314

## BUILDING SECTION

1/4/2021

# A13



1 WEST (FRONT) ELEVATION  
A14 SCALE: 1/8" = 1'-0"

2020 © KULINSKI GROUP ARCHITECTS EXPRESSLY RESERVES ITS COMMON LAW AND OTHER PROPERTY RIGHTS IN THESE PLANS. THESE PLANS ARE NOT TO BE REPRODUCED, CHANGED, OR COPIED IN ANY FORM OR MANNER WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO ANY THIRD PARTY, WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN PERMISSION AND CONSENT OF KULINSKI GROUP ARCHITECTS



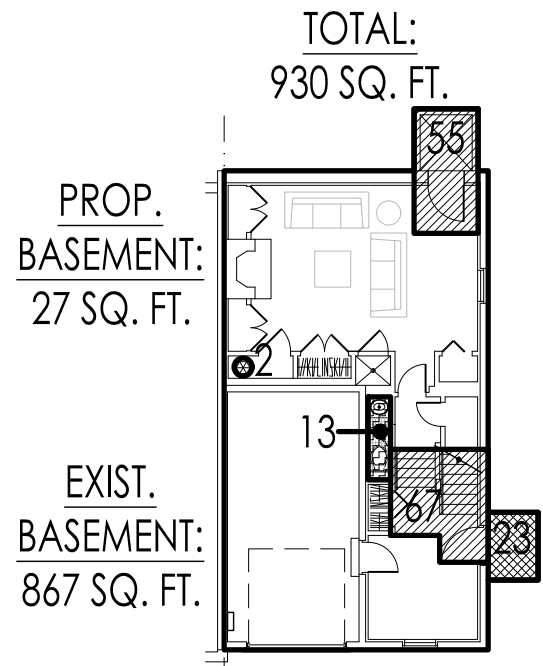
414 N. UNION STREET

414 N. UNION STREET ALEXANDRIA, VA 22314

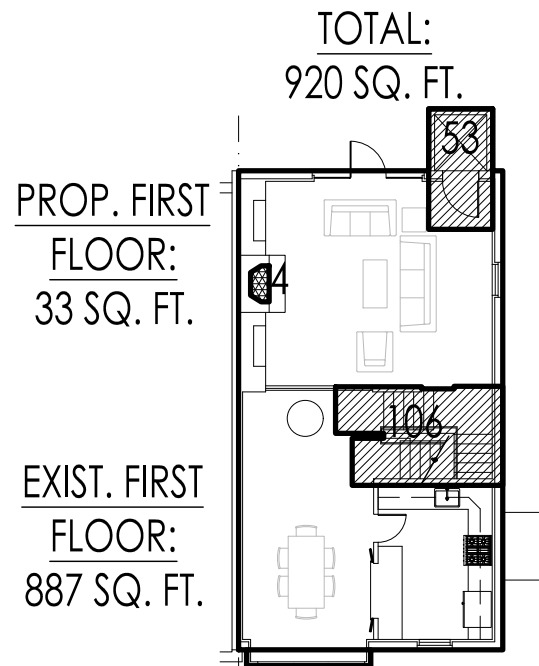
RENDERED WEST (FRONT) ELEVATION

1/4/2021

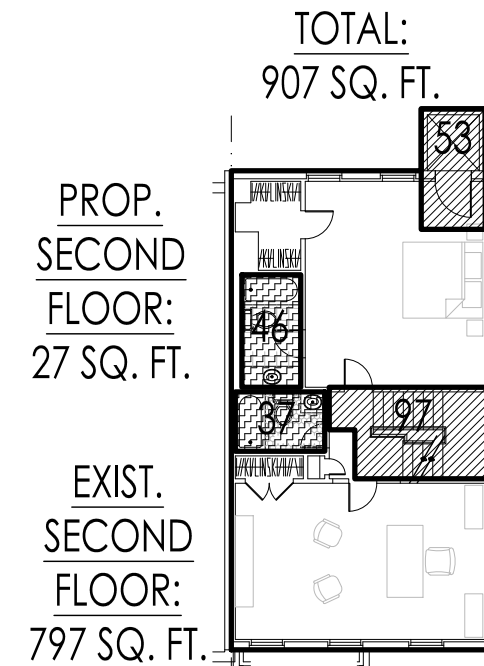
A14



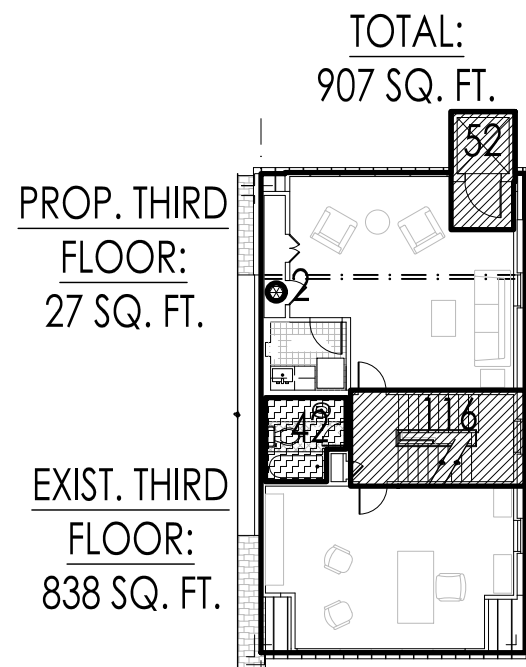
**1 BASEMENT DIAGRAM**  
 A15 SCALE: 1/16" = 1'-0"



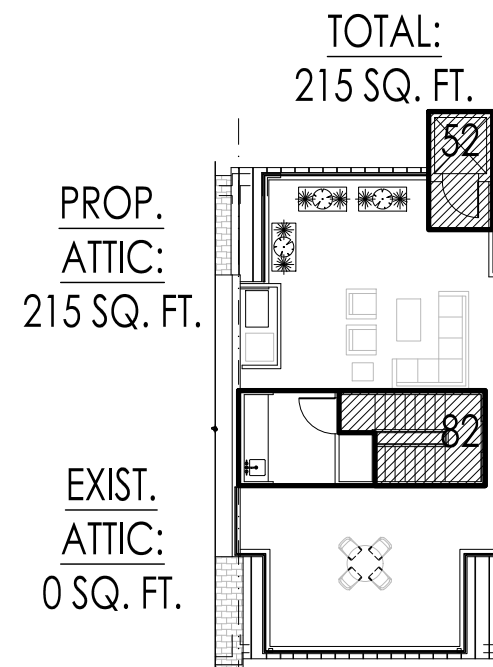
**2 FIRST FLOOR DIAGRAM**  
 A15 SCALE: 1/16" = 1'-0"



**2 SECOND FLOOR DIAGRAM**  
 A15 SCALE: 1/16" = 1'-0"



**4 THIRD FLOOR DIAGRAM**  
 A15 SCALE: 1/16" = 1'-0"



**5 ROOF DIAGRAM**  
 A15 SCALE: 1/16" = 1'-0"

DRAWING KEY	
STAIRS AND LANDINGS	
MECHANICAL	
PORCHES	
BASEMENT	
LAVATORY	
AREA UNDER 7'-0"	

2020 © KULINSKI GROUP ARCHITECTS EXPRESSLY RESERVES ITS COMMON LAW AND OTHER PROPERTY RIGHTS IN THESE PLANS. THESE PLANS ARE NOT TO BE REPRODUCED, CHANGED, OR COPIED IN ANY FORM OR MATTER WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO ANY THIRD PARTY, WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN PERMISSION AND CONSENT OF KULINSKI GROUP ARCHITECTS

## 414 North Union Street - Old and Historic District

### Garage Door:

Supplier: Clopay – Modern Steel Collection

Door Design: Grooved Panel

Color: Bronze



### Railing:

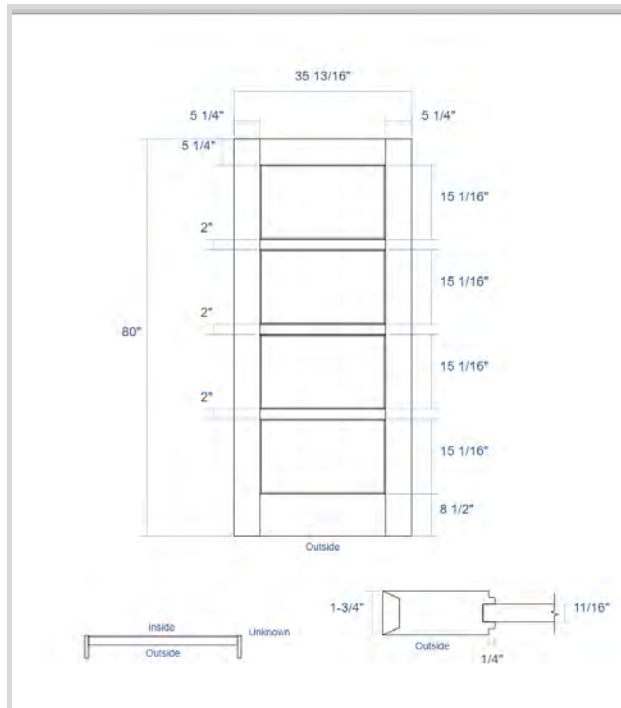
Supplier: Bezdan Cable Rail Systems

Type: Residential Cable Railing System



Entry Door:

Supplier: Tru Stile Entry Door  
Type: TS4100 Four Panel Exterior Door  
Finish: Solid Wood Paint Grade

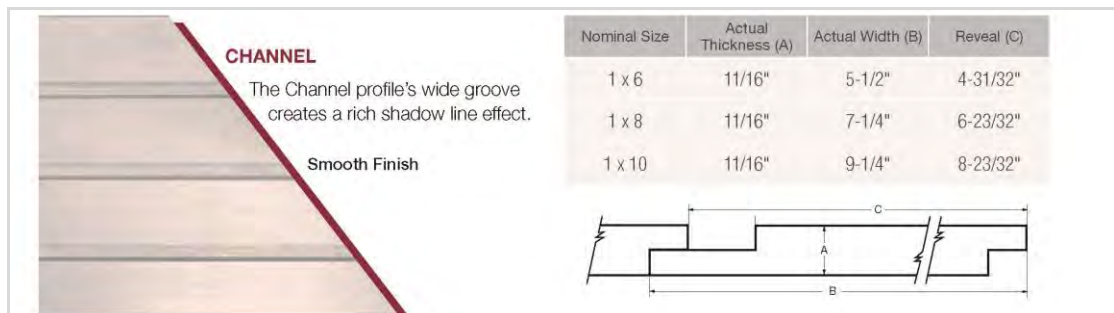


Siding:

Supplier: Boral Truexterior

Finish: Smooth

Type: Channel





Windows / Exterior Rear Door:

Supplier: Kolbe Vistaluxe WD Collection

Finish: Aluminum Clad

Type: Casement



Type: Picture





Type: Exterior Door



Exterior Lights:

Supplier: Thorburn Narrow Wall Sconce

Finish: Dark Aluminum



Address Numbers:

Supplier: Rejuvenation Rock Creek Modern House Numbers

Size: 4 inches

Finish: Silver Strand (See below for specific color)



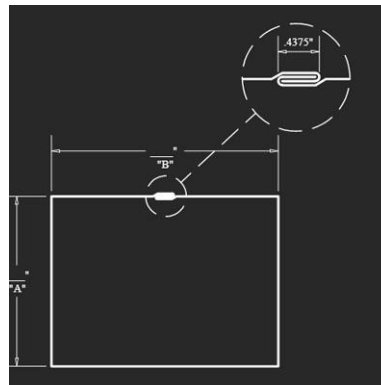
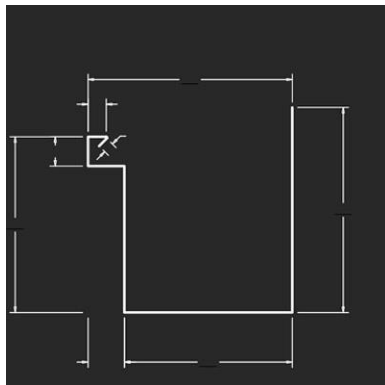
Gutter / downspout:

Supplier: Roof Drainage Components & Accessories, Inc.

5" Contemporary Box Gutter

4" Box Downspout

Material: Aluminum



Accent Metalwork Color:

Supplier: Sherwin Williams

Color: SW7057 – Silver Strand



Trim / Window / Gutter Color:

Supplier: Sherwin Williams

Color: SW7048 – Urban Bronze

