

ADDRESS OF PROJECT: 402 S PITT ST

TAX MAP AND PARCEL: 074.04-08-46

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: RESTORED PROPERTIES, LLC

Address: PO BOX 7469

City: ALEXANDRIA State: VA Zip: 22307

Phone: (703) ~~836-7243~~ 299-9989 E-mail: _____

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

Name: STEPHEN KULINSKI

Phone: (703) 836-7243

E-mail: steve@kulinskigroup.com

Legal Property Owner:

Name: JOHN H COOK TR & CHRISTA HELLBERG-COOK TR

Address: 3102 LITTLE CREEK LN

City: ALEXANDRIA State: VA Zip: 22309

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 may be attached).

Removal of rear wall & first story enclosed porch. New 2-story addition at rear of house. Restore original porch at front of house (removal of enclosure walls) and rebuild steps and handrail.

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.

- 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 NIA 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 adjacent structures in plan and elevations.
- Materials and colors to be used must be specified and delineated on the drawings. Actual samples may be provided or required.
- Manufacturer's specifications for materials to include, but not limited to: roofing, siding, windows, doors, lighting, fencing, HVAC equipment and walls.
- For development site plan projects, a model showing mass relationships to adjacent properties and structures.

Signs & Awnings: One sign per building under one square foot does not require BAR approval unless illuminated. All other signs including window signs require BAR approval. Check NIA 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 NIA if an item in this section does not apply to your project.

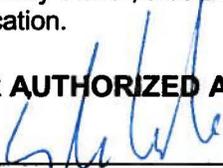
- N/A Clear and labeled photographs of the site, especially the area being impacted by the alterations, all sides of the building and any pertinent details.
- Manufacturer's specifications for materials to include, but not limited to: roofing, siding, windows, doors, lighting, fencing, HVAC equipment 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: 5-7-12



DEPARTMENT OF PLANNING AND ZONING FLOOR AREA RATIO AND OPEN SPACE CALCULATIONS

A. Property Information

A1. Street Address 402 S. PITT STREET Zone R-M
 A2. 1870 x 1.5 = 2805
Total Lot Area Floor Area Ratio Allowed by Zone Maximum Allowable Floor Area

B. Existing Gross Floor Area

Existing Gross Area*		Allowable Exclusions	
Basement	590	Basement**	590
First Floor	590	Stairways**	101
Second Floor	590	Mechanical**	
Third Floor		Other**	
Porches/ Other	102	Total Exclusions	691
Total Gross *	1872		

B1. Existing Gross Floor Area *
1872 Sq. Ft.
 B2. Allowable Floor Exclusions**
691 Sq. Ft.
 B3. Existing Floor Area minus Exclusions
1181 Sq. Ft.
 (subtract B2 from B1)

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

Proposed Gross Area*		Allowable Exclusions	
Basement	248	Basement**	248
First Floor	248	Stairways**	101
Second Floor	248	Mechanical**	
Third Floor		Other**	
Porches/ Other		Total Exclusions	349
Total Gross *	744		

C1. Proposed Gross Floor Area *
744 Sq. Ft.
 C2. Allowable Floor Exclusions**
349 Sq. Ft.
 C3. Proposed Floor Area minus Exclusions
395 Sq. Ft.
 (subtract C2 from C1)

D. Existing + Proposed Floor Area

D1. Total Floor Area (add B3 and C3) 1576 Sq. Ft.
 D2. Total Floor Area Allowed by Zone (A2) 2805 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.

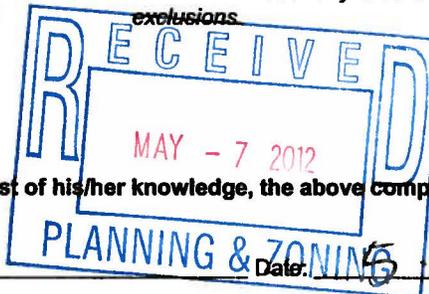
If taking exclusions other than basements, floor plans with excluded areas must be submitted for review. Sections may also be required for some exclusions.

F. Open Space Calculations

Existing Open Space	1086
Required Open Space	654
Proposed Open Space	1605

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

Signature: [Signature]



Date: 7-12

City of Alexandria – Board of Architectural Review Old and Historic
402 South Pitt Street Alexandria, VA 22314

Materials Specifications List For Existing Portion to Remain:

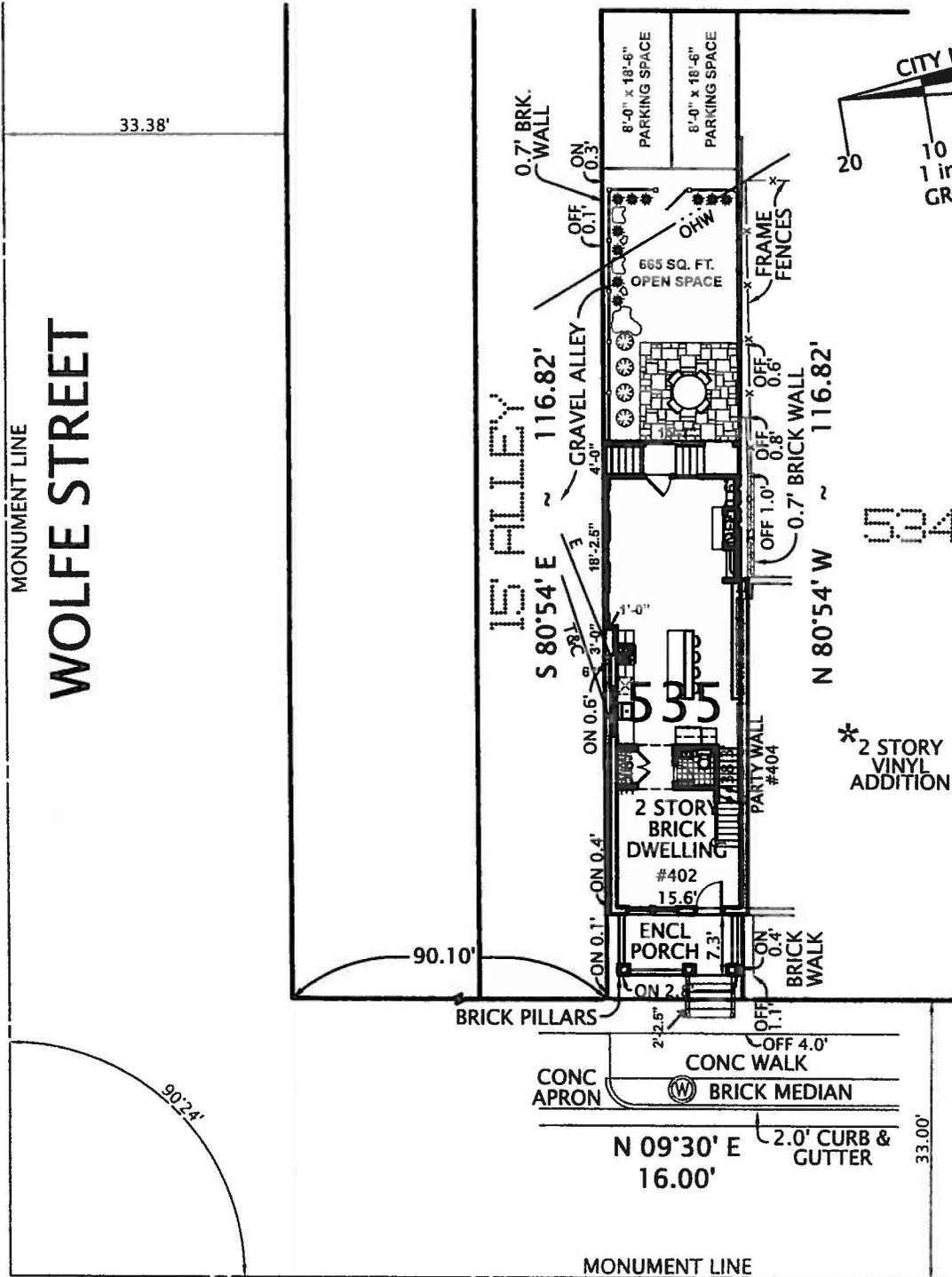
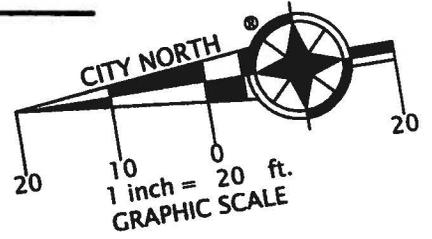
1. Front Entry Door:
 - Material – Wood
 - Six Panel
2. New Windows:
 - Kolbe & Kolbe – Heritage Series
 - Material – Wood
 - Lite Pattern – Two over Two / Performance (Simulated) Divided Lite with 7/8" muntin bars
3. Front Porch Light:
 - Kichler – Mount Vernon Outdoor Wall 1 Light Incandescent Metal (Bronze Finish)
4. New porch steps:
 - Brick to match existing
5. New Front Porch Rails:
 - Painted wood
6. Renovated Low Slope Roof Material:
 - EPDM self adhering roofing membrane

Materials Specification List For Addition:

1. New Rear Patio Door:
 - Kolbe & Kolbe – Heritage Series
 - Material – Wood
 - Lite Pattern – Single Lite
2. New Windows:
 - Kolbe & Kolbe – Heritage Series / Traditional Double Hung
 - Material – Wood
 - Lite Pattern – One over One
3. Rear Patio Lights:
 - Kichler – Mount Vernon Outdoor Wall 1 Light Incandescent
 - Metal (Bronze Finish)
4. Trim Board & Siding:
 - Smooth Hardiplank Lap Siding (5" exposure) at connection North elevation
 - Smooth Hardiplank Lap Siding (7" exposure) at rear addition all elevations
 - Azek trim on all elevations
5. Rear Stair and Rail:
 - Azek cladding on pressure treated rails and stairs
6. Roof Materials:
 - EPDM self adhering roof membrane

NOTE: FENCES ARE PICKET UNLESS NOTED.

15' ALLEY
S 09°30' W
16.00'



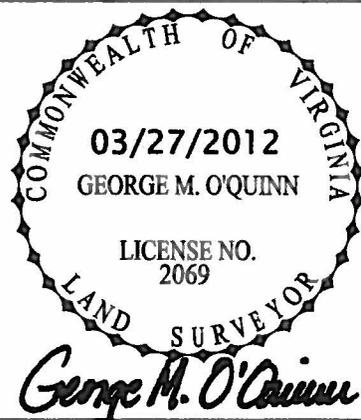
SOUTH PITT STREET

PLAT
SHOWING HOUSE LOCATION ON
LOT 535, SECTION 2
FEDERAL HILL
(DEED BOOK 587, PAGE 211)
CITY OF ALEXANDRIA, VIRGINIA
SCALE: 1" = 20' MARCH 27, 2012

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I HEREBY CERTIFY THAT THE POSITIONS OF ALL THE EXISTING IMPROVEMENTS HAVE BEEN CAREFULLY ESTABLISHED BY A CURRENT FIELD SURVEY AND UNLESS SHOWN THERE ARE NO VISIBLE ENCROACHMENTS AS OF THIS DATE:

THIS PLAT IS SUBJECT TO RESTRICTIONS OF RECORD.
A TITLE REPORT WAS NOT FURNISHED.
NO CORNER MARKERS SET.



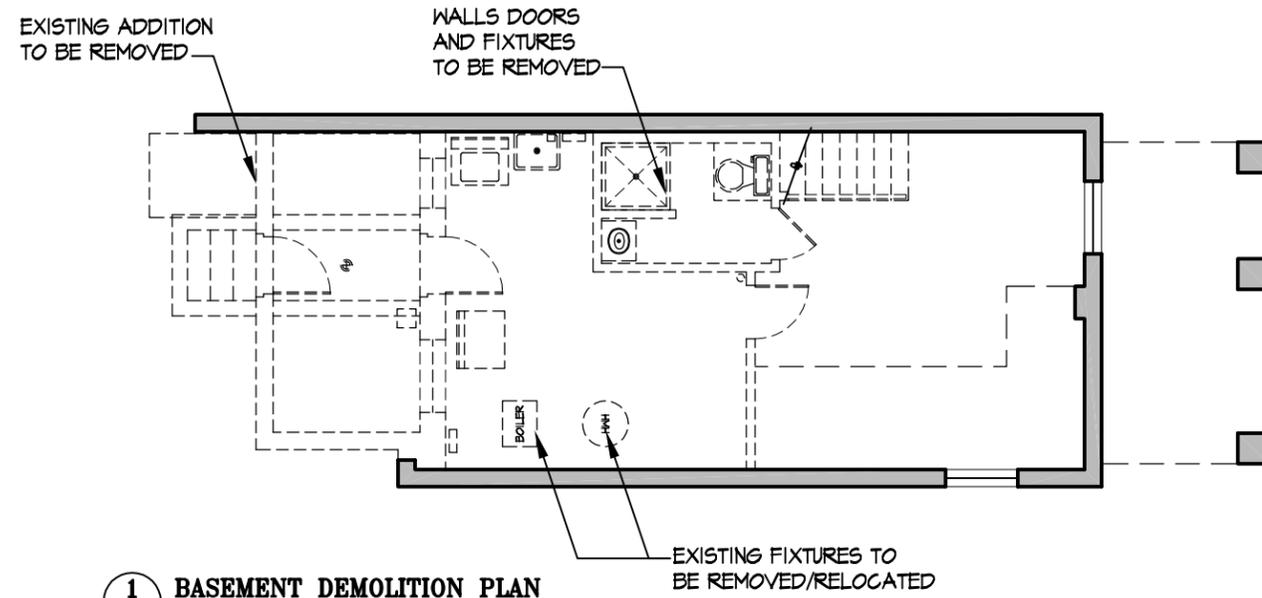
ORDERED BY:

MARK POSKAITIS

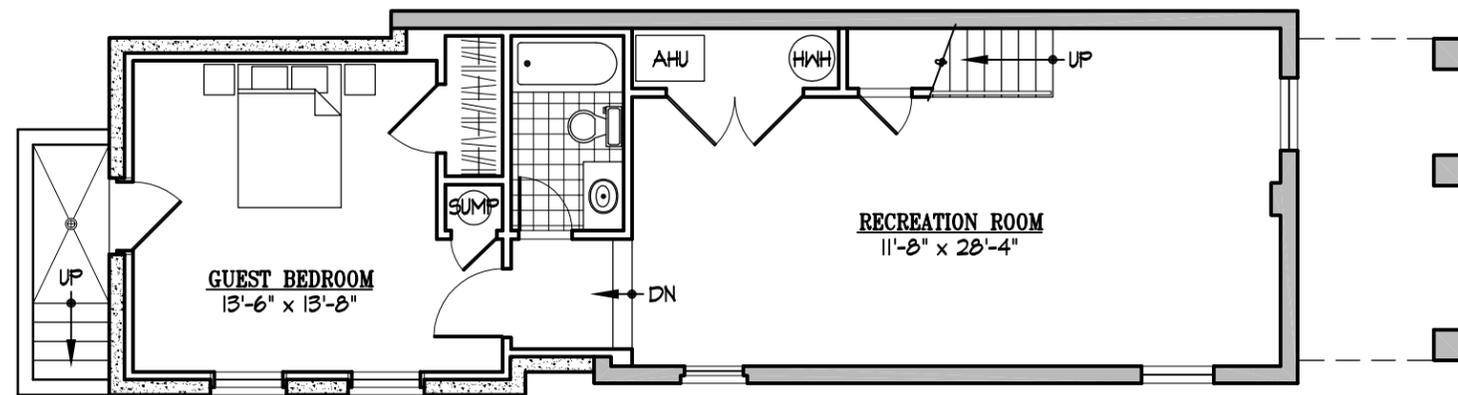
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ALEXANDRIA, VIRGINIA 22309
703-619-6555
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CITY OF ALEXANDRIA
 BOARD OF ARCHITECTURAL REVIEW OLD & HISTORIC DISTRICT
 PLAN SUBMITTAL

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



1 BASEMENT DEMOLITION PLAN
 A1 SCALE: 1/8" = 1'-0"



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

402 S PITT STREET - B.A.R. SUBMITTAL

402 S PITT STREET ALEXANDRIA, VA 22314

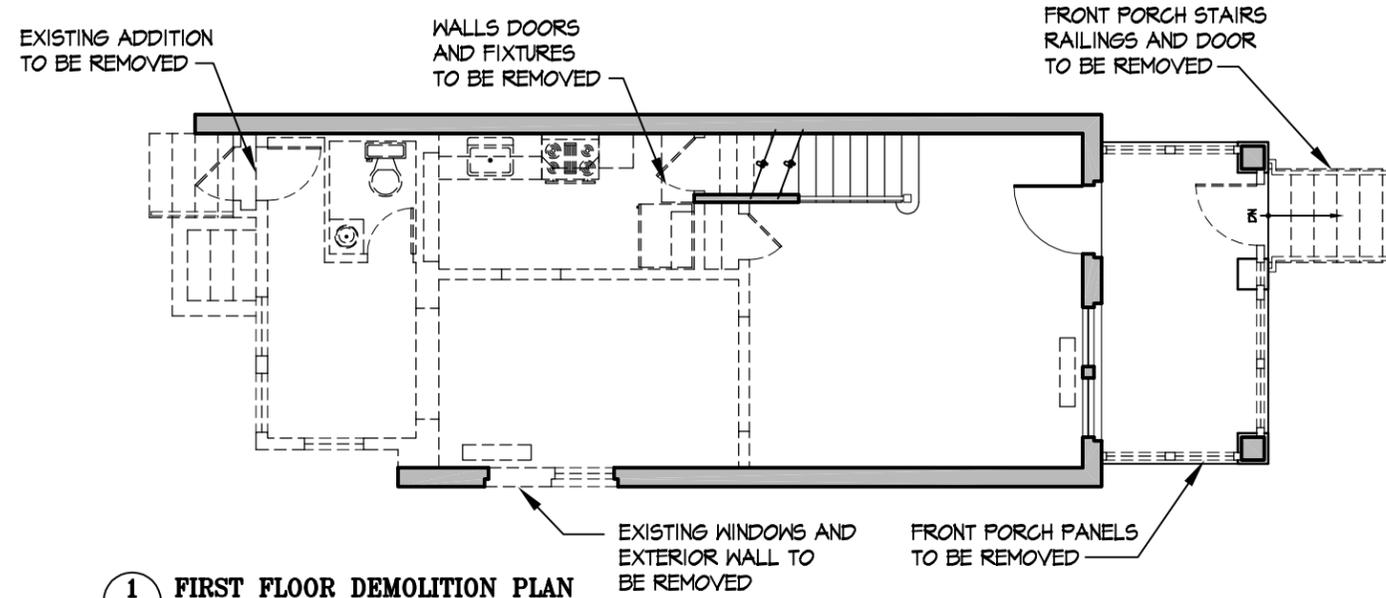
BASEMENT PLANS

SHEET NUMBER

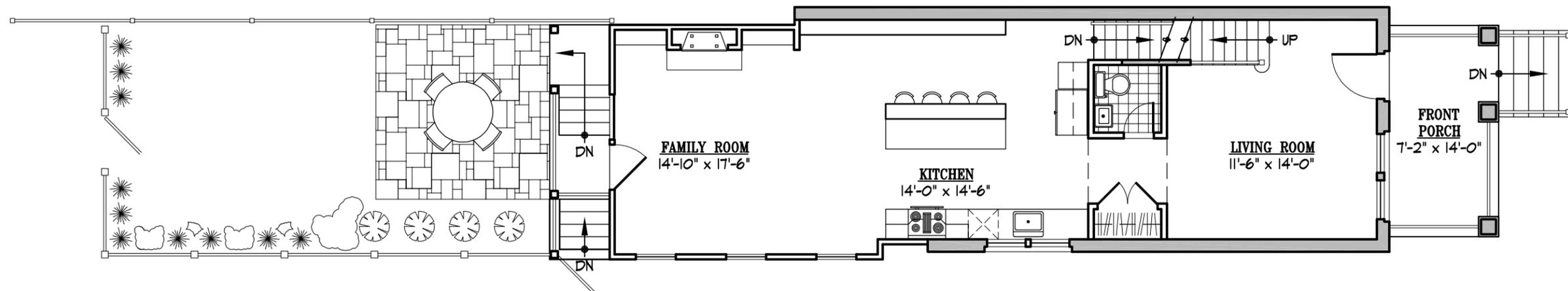
A1

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

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



1 FIRST FLOOR DEMOLITION PLAN
 A2 SCALE: 1/8" = 1'-0"



2 FIRST FLOOR PROPOSED PLAN
 A2 SCALE: 1/8" = 1'-0"

402 S PITT STREET - B.A.R. SUBMITTAL

402 S PITT STREET ALEXANDRIA, VA 22314

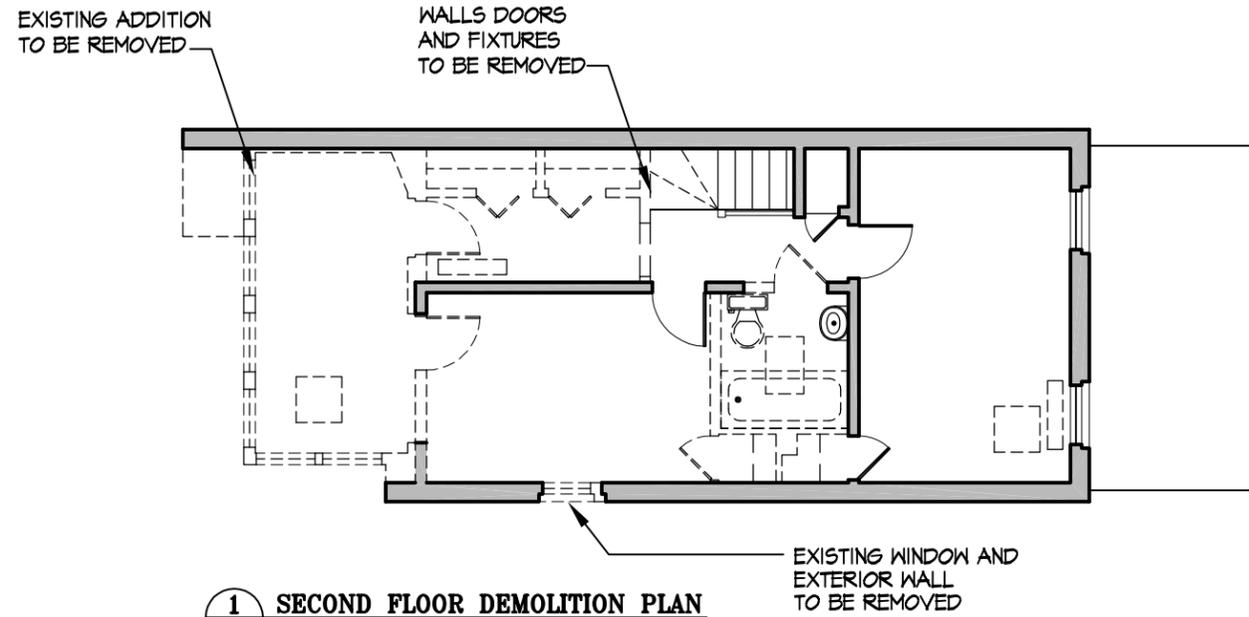
FIRST FLOOR PLANS

SHEET NUMBER

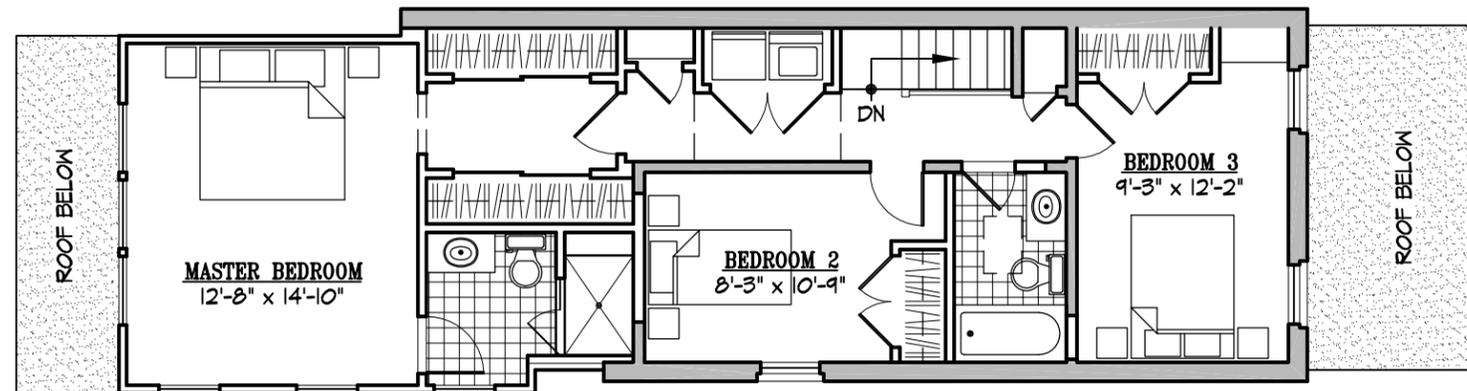
A2

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

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



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



2 SECOND FLOOR PROPOSED PLAN
 A3 SCALE: 1/8" = 1'-0"

402 S PITT STREET - B.A.R. SUBMITTAL

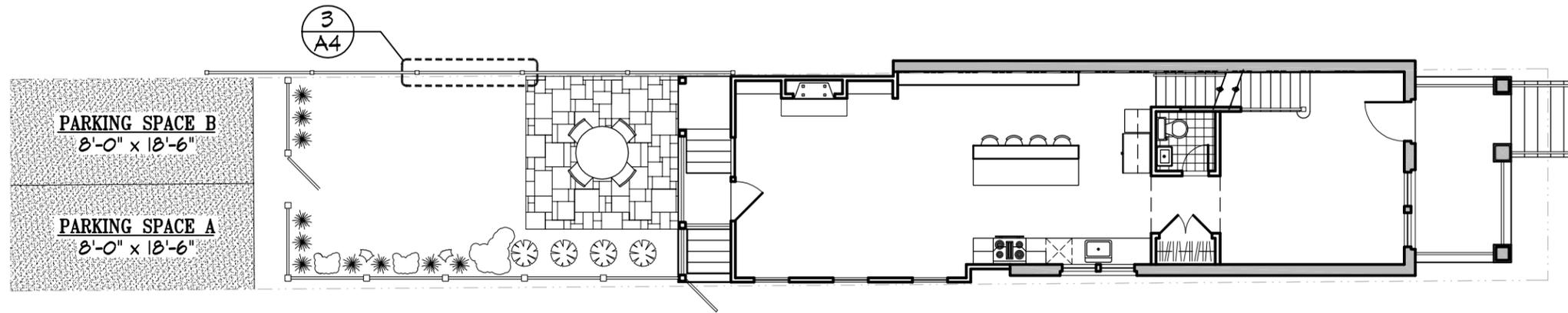
402 S PITT STREET ALEXANDRIA, VA 22314

SECOND FLOOR PLANS

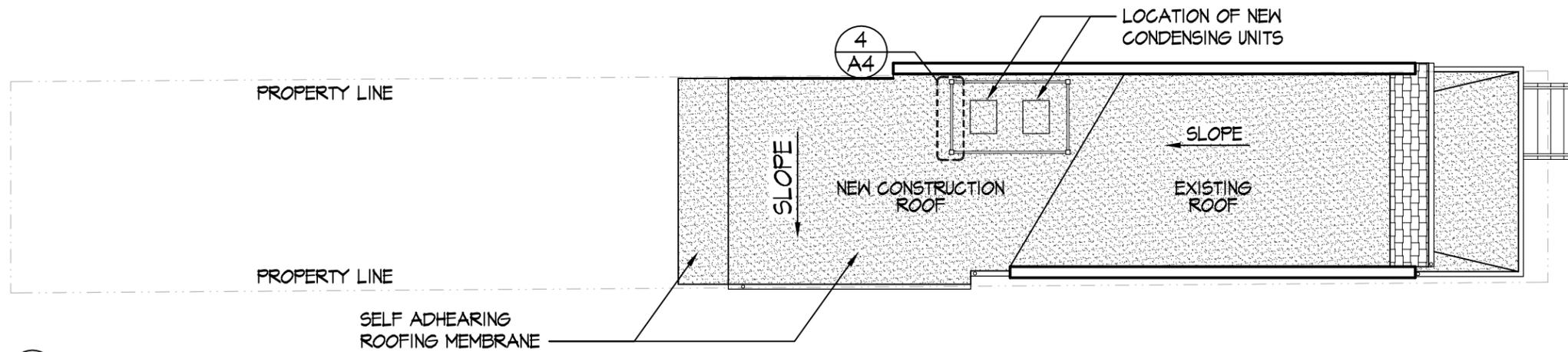
SHEET NUMBER

A3

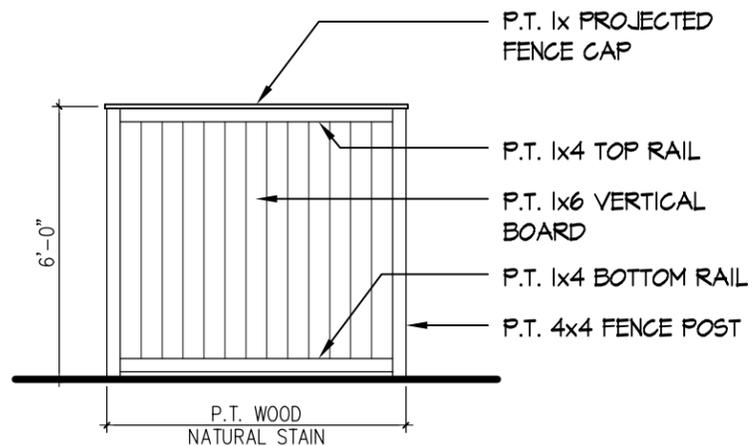
CITY OF ALEXANDRIA
 BOARD OF ARCHITECTURAL REVIEW OLD & HISTORIC DISTRICT
 PLAN SUBMITTAL



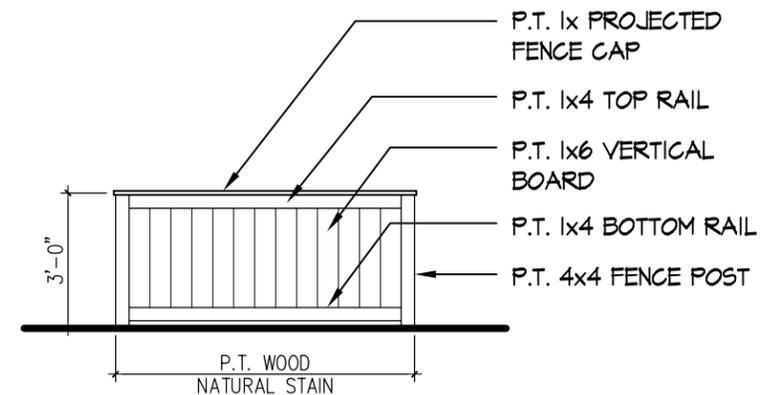
1 SITE PLAN
 A4 SCALE: 3/32" = 1'-0"



2 ROOF PLAN
 A4 SCALE: 3/32" = 1'-0"



3 BOARD ON BOARD FENCE PANEL
 A4 SCALE: 1/4" = 1'-0"



4 BOARD ON BOARD SCREEN PANEL
 A4 SCALE: 1/4" = 1'-0"

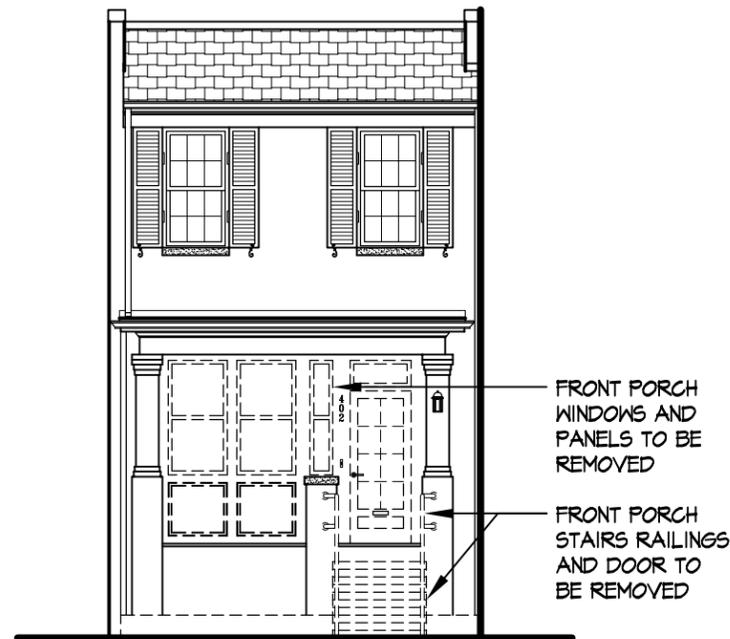
402 S PITT STREET - B.A.R. SUBMITTAL
 402 S PITT STREET ALEXANDRIA, VA 22314

ROOF PLAN / SITE PLAN / FENCE DETAILS

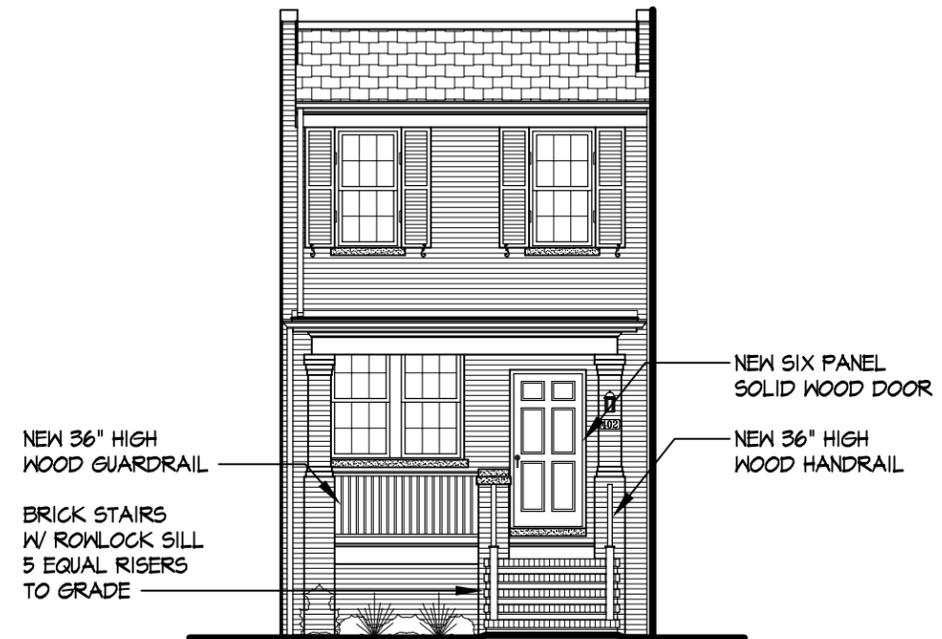
SHEET NUMBER

A4

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



1 WEST DEMOLITION ELEVATION
 A5 SCALE: 1/8" = 1'-0"



2 WEST PROPOSED ELEVATION
 A5 SCALE: 1/8" = 1'-0"

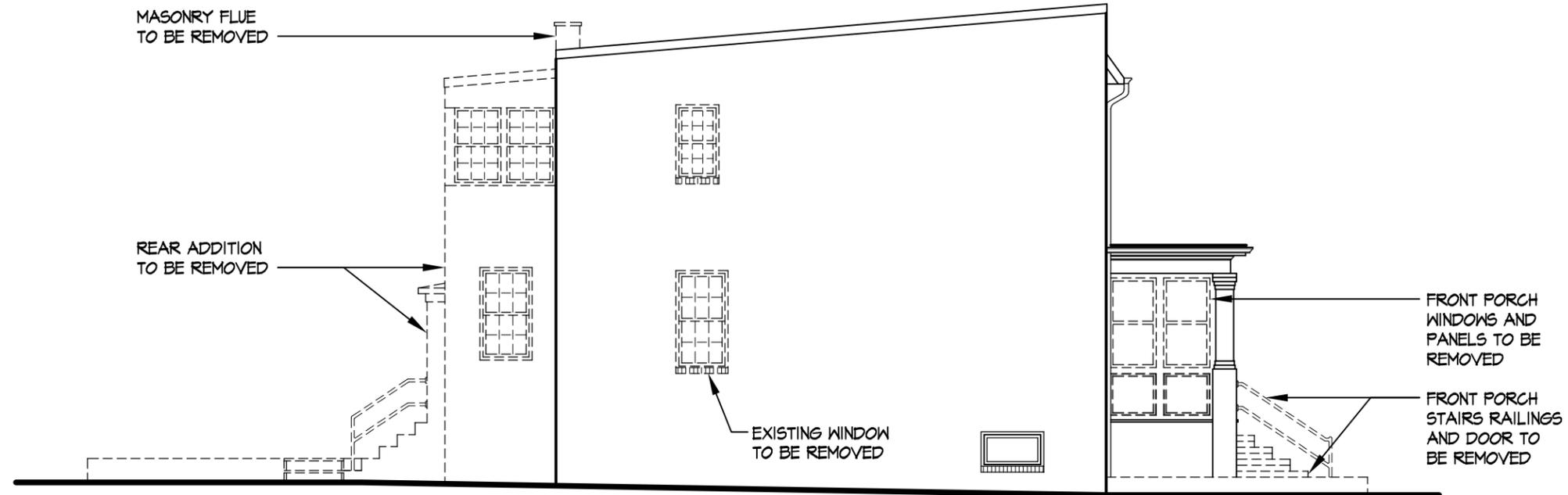
402 S PITT STREET - B.A.R. SUBMITTAL
 402 S PITT STREET ALEXANDRIA, VA 22314

WEST DEMOLITION / PROPOSED ELEVATIONS

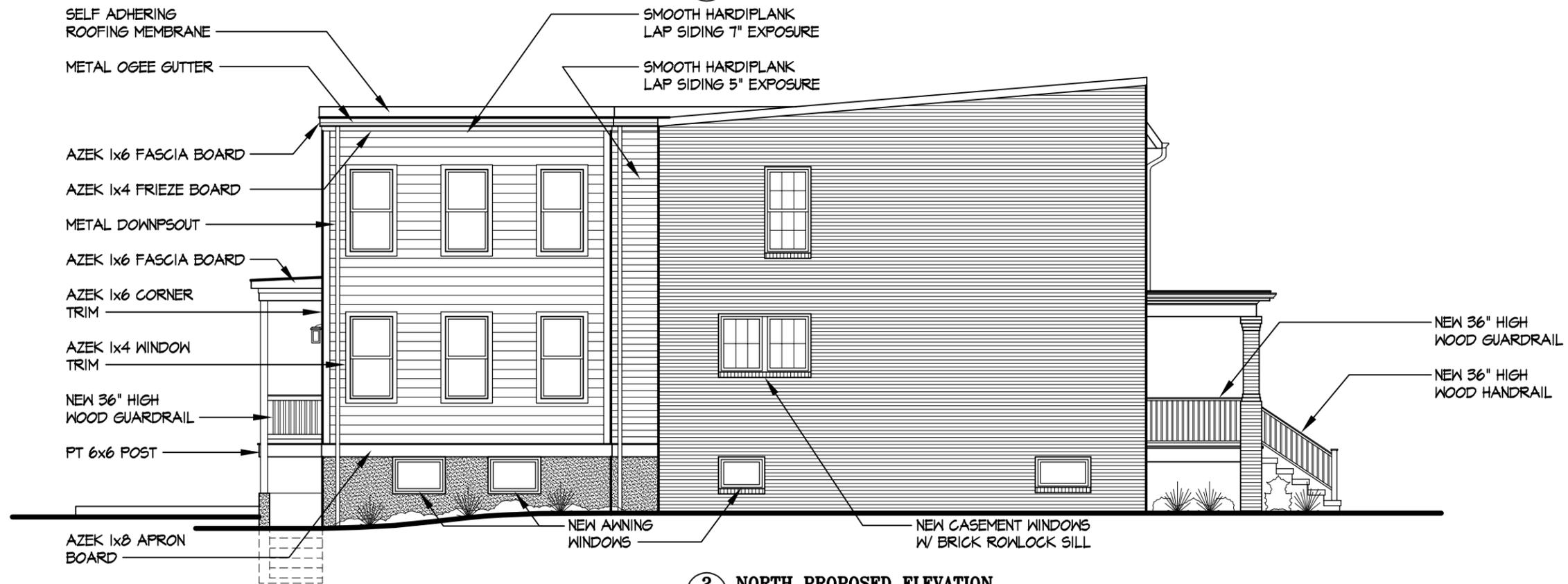
SHEET NUMBER

A5

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



1 NORTH DEMOLITION ELEVATION
 A6 SCALE: 1/8" = 1'-0"



2 NORTH PROPOSED ELEVATION
 A6 SCALE: 1/8" = 1'-0"

402 S PITT STREET - B.A.R. SUBMITTAL

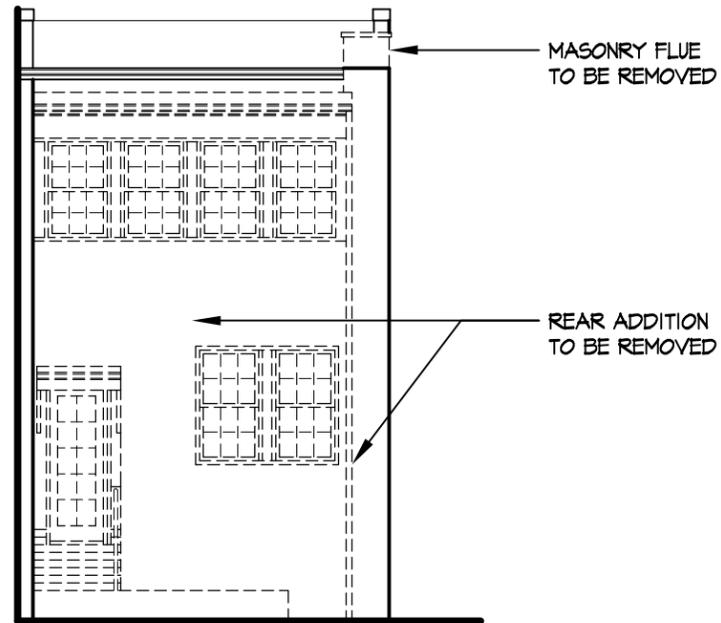
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NORTH DEMOLITION / PROPOSED ELEVATIONS

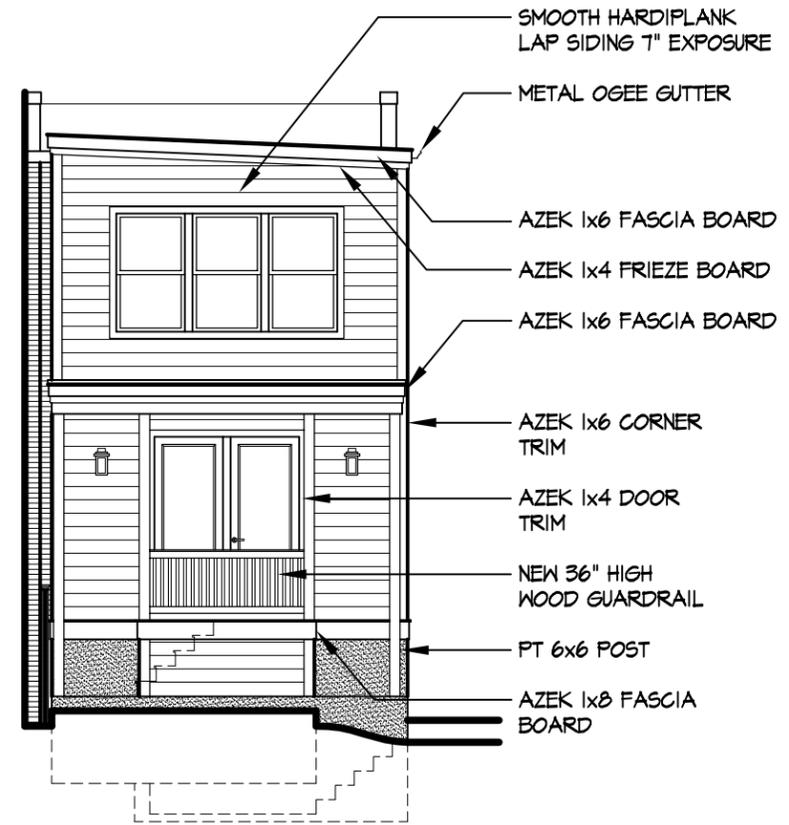
SHEET NUMBER

A6

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



1 EAST DEMOLITION ELEVATION
 A7 SCALE: 1/8" = 1'-0"



2 EAST PROPOSED ELEVATION
 A7 SCALE: 1/8" = 1'-0"

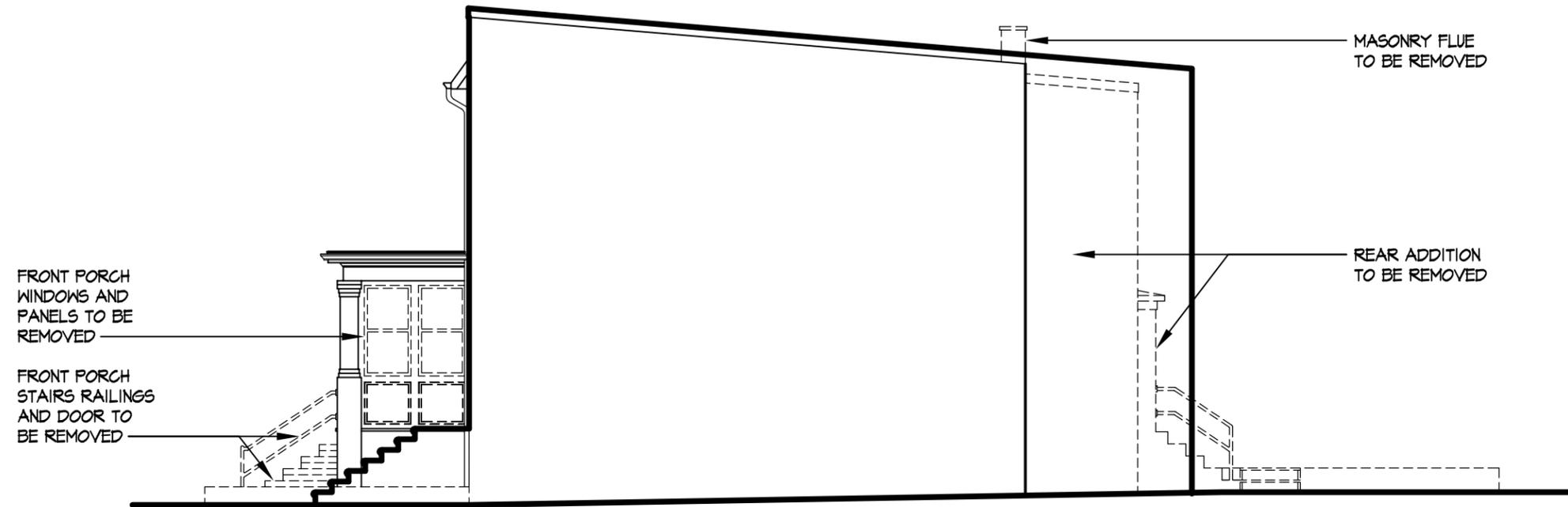
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EAST DEMOLITION / PROPOSED ELEVATIONS

SHEET NUMBER

A7

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



1 SOUTH DEMOLITION ELEVATION
 A8 SCALE: 1/8" = 1'-0"



2 SOUTH PROPOSED ELEVATION
 A8 SCALE: 1/8" = 1'-0"

402 S PITT STREET - B.A.R. SUBMITTAL

402 S PITT STREET ALEXANDRIA, VA 22314

SOUTH DEMOLITION / PROPOSED ELEVATIONS

SHEET NUMBER

A8

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



1 EXISTING STREETScape
A9 SCALE: 1/8" = 1'-0"



2 PROPOSED STREETScape
A9 SCALE: 1/8" = 1'-0"



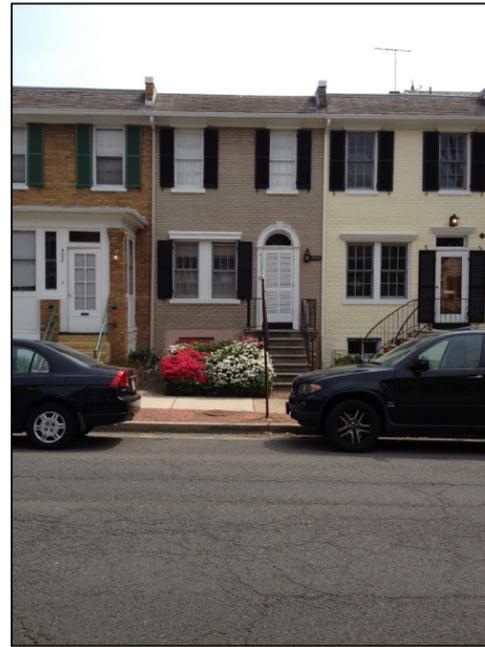
1 FRONT ELEVATION
A10 SCALE: N.T.S.



2 FRONT ELEVATION
A10 SCALE: N.T.S.



3 FRONT PORCH DETAIL
A10 SCALE: N.T.S.



4 ADJACENT PROPERTIES
A10 SCALE: N.T.S.



5 FRONT PORCH DETAIL
A10 SCALE: N.T.S.



6 SIDE ELEVATION
A10 SCALE: N.T.S.



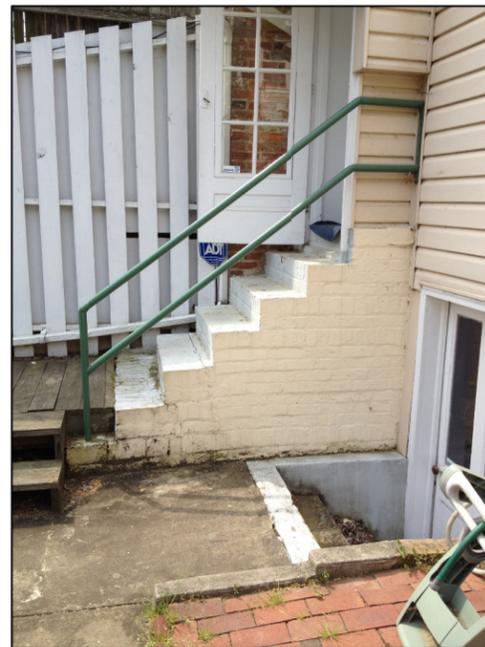
7 REAR PORCH DETAIL
A10 SCALE: N.T.S.



8 REAR ADJACENT PROPERTY
A10 SCALE: N.T.S.

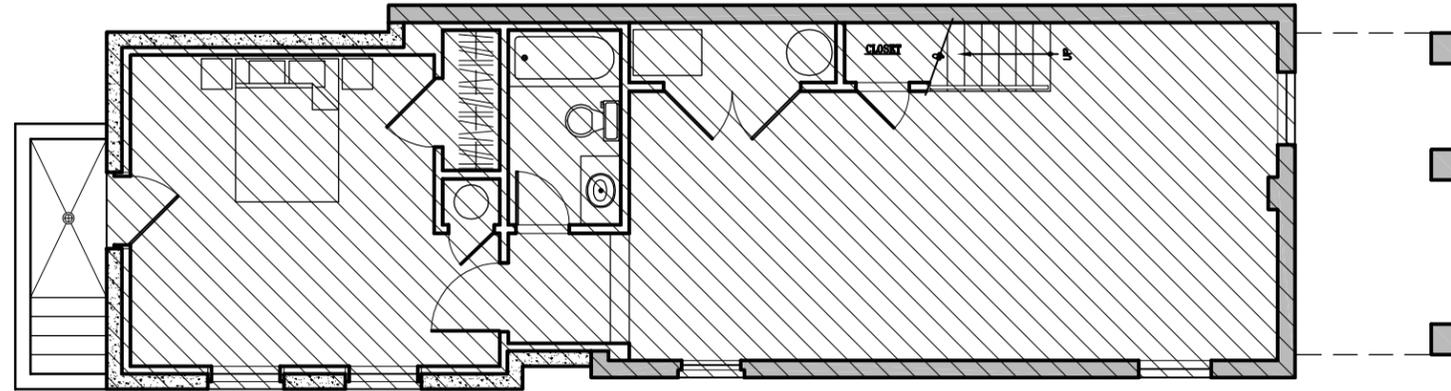


9 REAR ELEVATION
A10 SCALE: N.T.S.



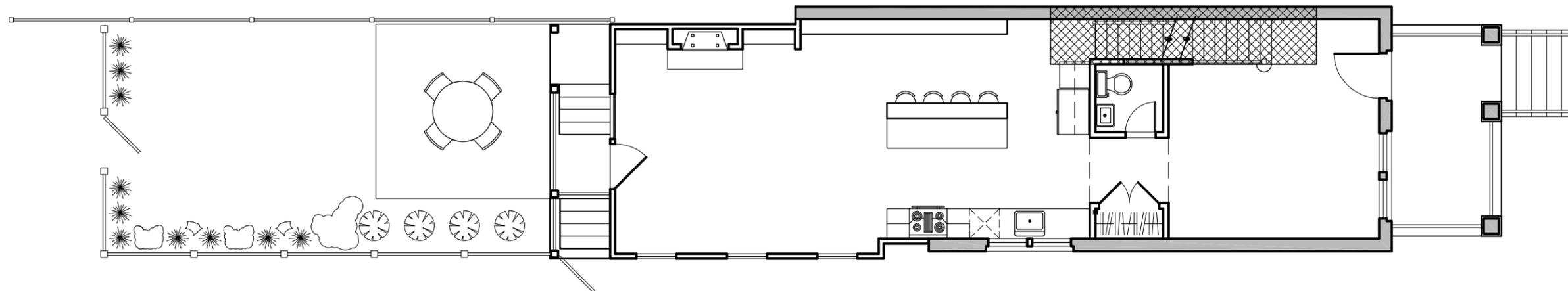
10 REAR PORCH DETAIL
A10 SCALE: N.T.S.

 **BASEMENT:** 838 SQ. FT.



1 BASEMENT F.A.R. DIAGRAM
Z1 SCALE: 1/8" = 1'-0"

FIRST FLOOR AREA (INC. PORCHES): 987 SQ.FT.
 **STAIR DEDUCTION:** 68 SQ. FT.



2 FIRST FLOOR F.A.R. DIAGRAM
Z1 SCALE: 1/8" = 1'-0"

402 S PITT STREET - B.A.R. SUBMITTAL

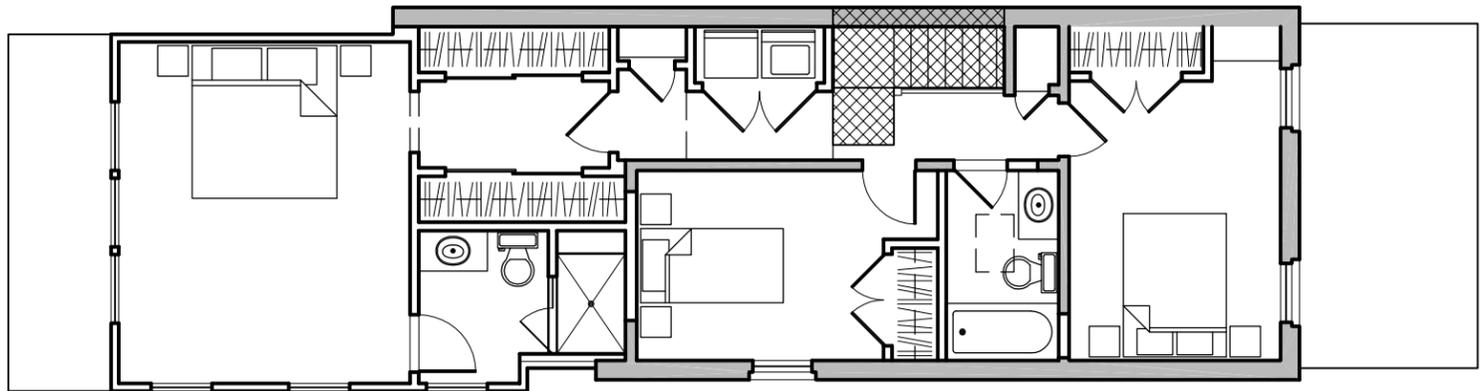
402 S PITT STREET ALEXANDRIA, VA 22314

F.A.R. DIAGRAMS

SHEET NUMBER

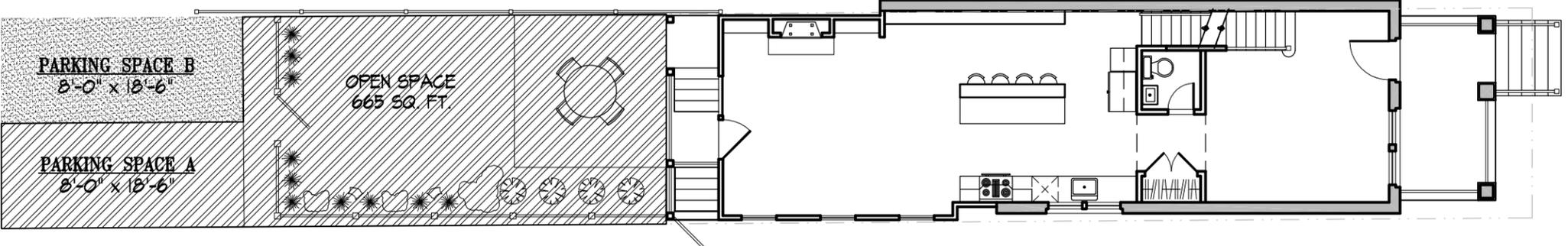
Z1

SECOND FLOOR AREA: 838 SQ. FT.
STAIR DEDUCTION: 33 SQ. FT.



1 SECOND FLOOR F.A.R DIAGRAM
 Z2 SCALE: 1/8" = 1'-0"

OPEN SPACE
 (INCLUDING ONE PARKING SPACE) 665 SQ.FT.



2 OPEN SPACE DIAGRAM
 Z2 SCALE: 3/32" = 1'-0"

402 S PITT STREET - B.A.R. SUBMITTAL

402 S PITT STREET ALEXANDRIA, VA 22314

F.A.R. DIAGRAMS

SHEET NUMBER

Z2