

BAR CASE#

(OFFICE USE ONLY)

ADDRESS OF PROJECT: 811 South Columbus Street

DISTRICT: ☐ Old & Historic Alexandria ☒ Parker - Gray ☐ 100 Year Old Building

TAX MAP AND PARCEL: 080.03-03-12

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: _____

Address: _____

City: _____ State: _____ Zip: _____

Phone: _____ E-mail: _____

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

Name: Diana Greve

Phone: _____

E-mail: _____

Legal Property Owner:

Name: Joan Gardner

Address: 811 South Columbus Street

City: Alexandria State: Va Zip: 22314

Phone: _____ E-mail: _____

BAR CASE# _____

(OFFICE USE ONLY)

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 <u>Front dormers</u> | | | |
- ☐ ADDITION
- ☒ DEMOLITION/ENCAPSULATION
- ☐ SIGNAGE

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

2 new front dormers in the existing roof.

SUBMITTAL REQUIREMENTS:

☐ Check this box if there is a homeowner's association for this property. If so, you must attach a copy of the letter approving the project.

Items listed below comprise the **minimum supporting materials** for BAR applications. Staff may request additional information during application review. Please refer to the relevant section of the *Design Guidelines* for further information on appropriate treatments.

Applicants must use the checklist below to ensure the application is complete. Include all information and material that are necessary to thoroughly describe the project. Incomplete applications will delay the docketing of the application for review. Pre-application meetings are required for all proposed additions. All applicants are encouraged to meet with staff prior to submission of a completed application.

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

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

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

- ☐ ☐ 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 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.

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

- ☒ I understand that after reviewing the proposed alterations, BAR staff will invoice the appropriate filing fee in APEX. The application will not be processed until the fee is paid online.
- ☒ I understand the notice requirements and will return a copy of the three respective notice forms to BAR staff at least five days prior to the hearing. If I am unsure to whom I should send notice I will contact Planning and Zoning staff for assistance in identifying adjacent parcels.
- ☒ I, the applicant, or an authorized representative will be present at the public hearing.
- ☒ I understand that any revisions to this initial application submission (including applications deferred for restudy) must be accompanied by the BAR Supplemental form and revised materials.

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: Diana Greve

Printed Name: Diana Greve

Date: 7/11/26

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 three 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. Joan Gardner	811 S. Columbus Str.	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 811 Soth Columbus Street (address), unless the entity is a corporation or partnership, in which case identify each owner of more than three 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. Joan Gardner	811 S. Columbus Str.	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.		
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.

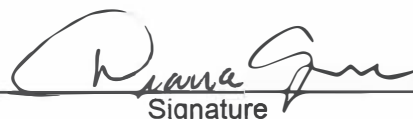
As the applicant or the applicant's authorized agent, I hereby attest to the best of my ability that the information provided above is true and correct.

7/11/26

Date

DIANA GREVE

Printed Name

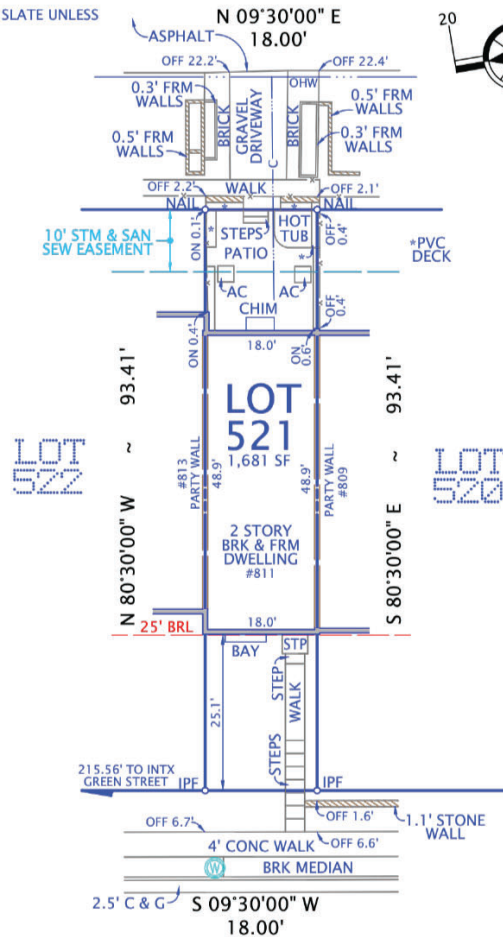
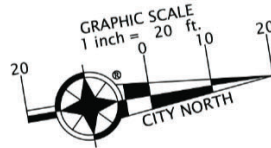

Signature

NOTES: 1. FENCES ARE FRAME.

2. UTILITIES ARE UNDERGROUND UNLESS NOTED.

3. WALLS ARE 0.9' SLATE UNLESS NOTED.

PUBLIC ALLEY



SOUTH COLUMBUS STREET

MONUMENT LINE

PLAT

SHOWING HOUSE LOCATION ON

LOT 521, SECTION 1

JEFFERSON COMMONS

(DEED BOOK 947, PAGE 420)

CITY OF ALEXANDRIA, VIRGINIA

SCALE: 1" = 20' MARCH 20, 2026

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.



DOMINION SURVEYORS®

ORDERED BY:

JOAN GARDNER

DOMINION Surveyors Inc.®
8808-H PEAR TREE VILLAGE COURT
ALEXANDRIA, VIRGINIA 22309
703-619-6555
www.dominionsurveyors.com

CASE NAME: GARDNER, TR.

#90220007-2

B.A.R. SUBMISSION:
submitted July 11, 2026 for July 20, 2026
Completeness review



EXISTING EXTERIOR VIEW

(2) NEW FRONT DORMERS
WITHIN THE EXIST.
MAIN ROOF, SIDING TO BE
AZEK BOARD & TRIM.

NEW DORMER WINDOWS TO
BE JELD-WEN DOUBLE-HUNG 6
OVER 6, SIMULATED DIVIDED
GRILLES, WOOD CLAD.



PROPOSED EXTERIOR VIEW

PROGRESS DRAWING

This drawing is not intended to be used for
contract pricing or construction purposes.
All content is subject to change.

GARDNER RESIDENCE
811 SOUTH COLUMBUS STREET
ALEXANDRIA, VA. 22314

DIANA KUO
ARCHITECTURAL DESIGN

2

2 OF 13



EXISTING FRONT ELEVATION - STREET VIEW
811 SOUTH COLUMBUS STREET

10

FRONT VIEW

B.A.R. SUBMISSION : JULY 6, 2026

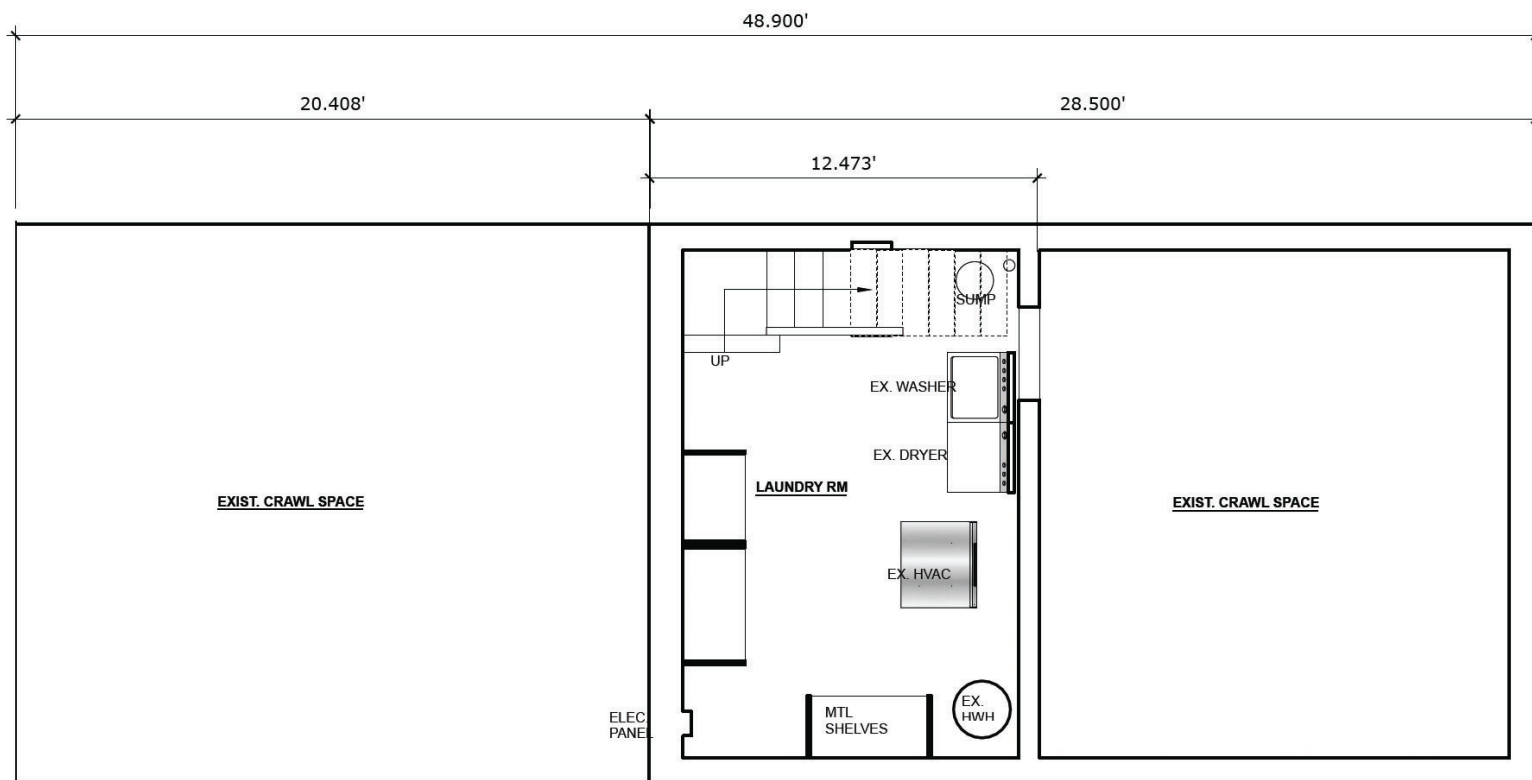
PROGRESS DRAWING
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GARDNER RESIDENCE
811 SOUTH COLUMBUS STREET
ALEXANDRIA, VA. 22314

DIANA KUO
ARCHITECTURAL DESIGN

3

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FAR

48.9' x 18' = 880.2 sf

EXISTING BASEMENT FLOOR PLAN
SCALE: 1/4" = 1'-0"

B.A.R. SUBMISSION : JULY 20, 2026

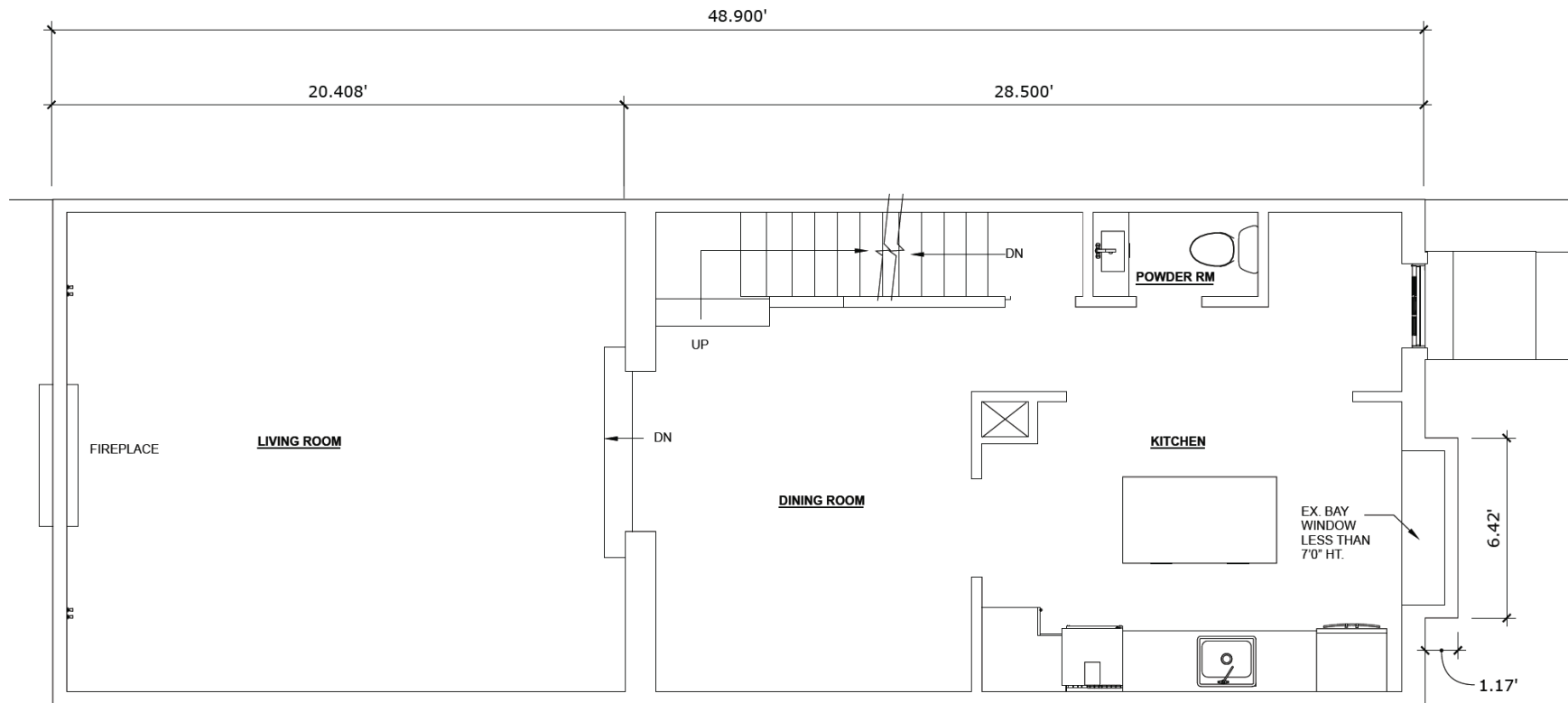
PROGRESS DRAWING
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GARDNER RESIDENCE
811 SOUTH COLUMBUS STREET
ALEXANDRIA, VA. 22314

DIANA KUO
ARCHITECTURAL DESIGN

4

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FAR

48.9' x 18' = 880.2 sf

EXIST. 1st FLOOR PLAN
SCALE: 1/4" = 1'-0"

B.A.R. SUBMISSION : JULY 20, 2026

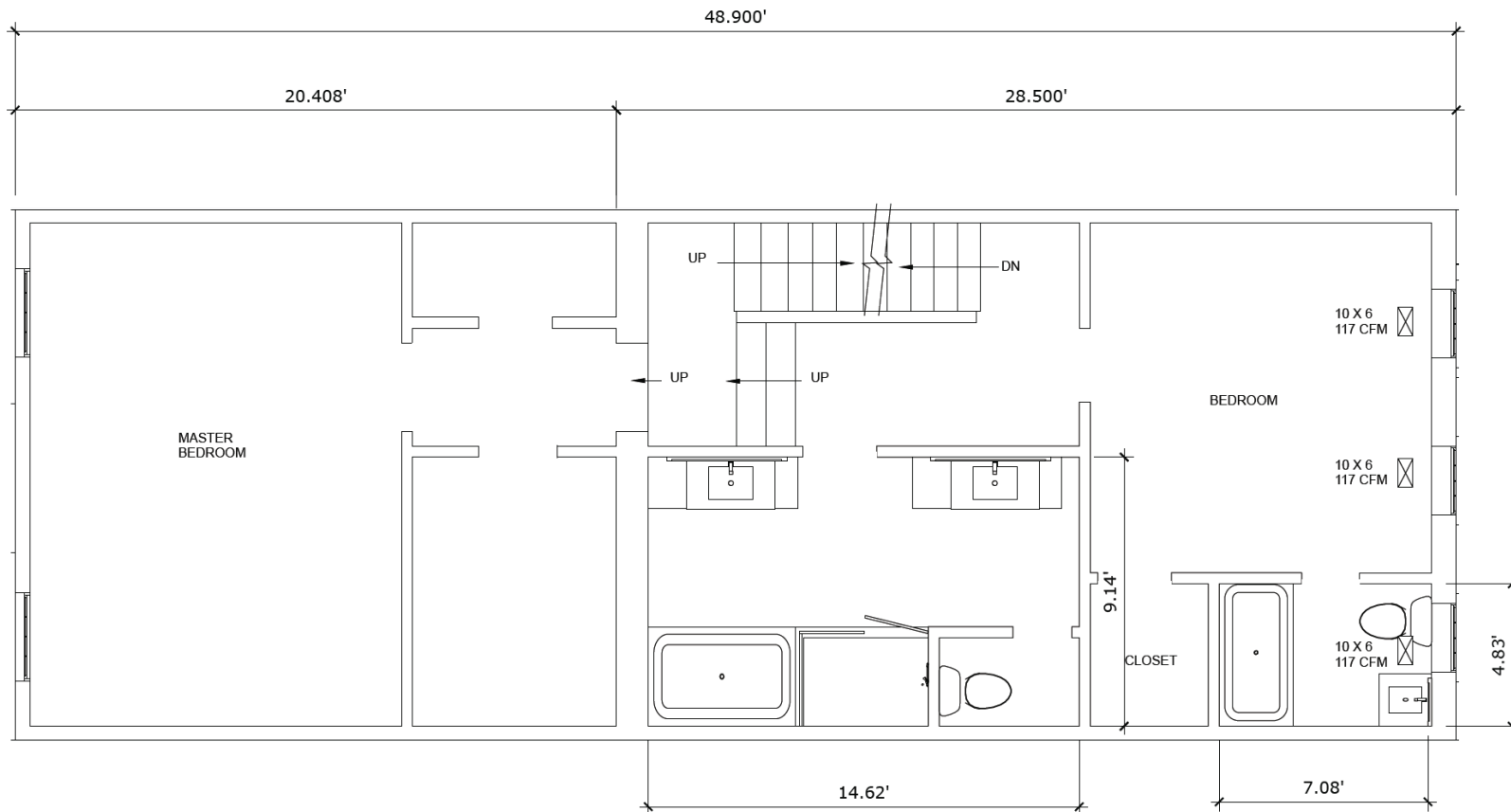
PROGRESS DRAWING
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GARDNER RESIDENCE
811 SOUTH COLUMBUS STREET
ALEXANDRIA, VA. 22314

DIANA KUO
ARCHITECTURAL DESIGN

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FAR

48.9' x 18' = 880.2 sf

EXIST. 2nd FLOOR PLAN
SCALE: 1/4" = 1'-0"

B.A.R. SUBMISSION : JULY 20, 2026

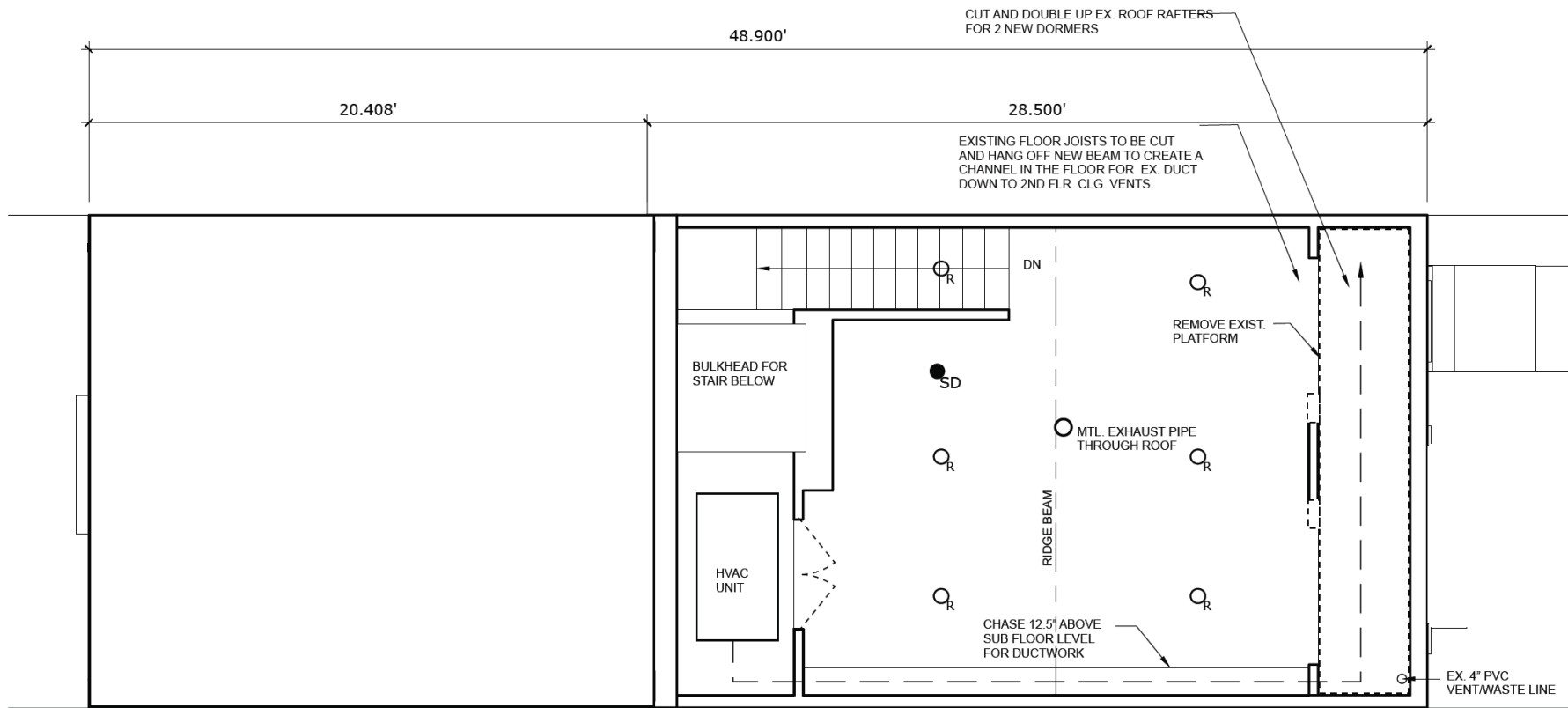
PROGRESS DRAWING
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GARDNER RESIDENCE
811 SOUTH COLUMBUS STREET
ALEXANDRIA, VA. 22314

DIANA KUO
ARCHITECTURAL DESIGN

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EXIST. & DEMO 3RD FLOOR PLAN
 SCALE: 1/4" = 1'-0"

B.A.R. SUBMISSION : JULY 20, 2026

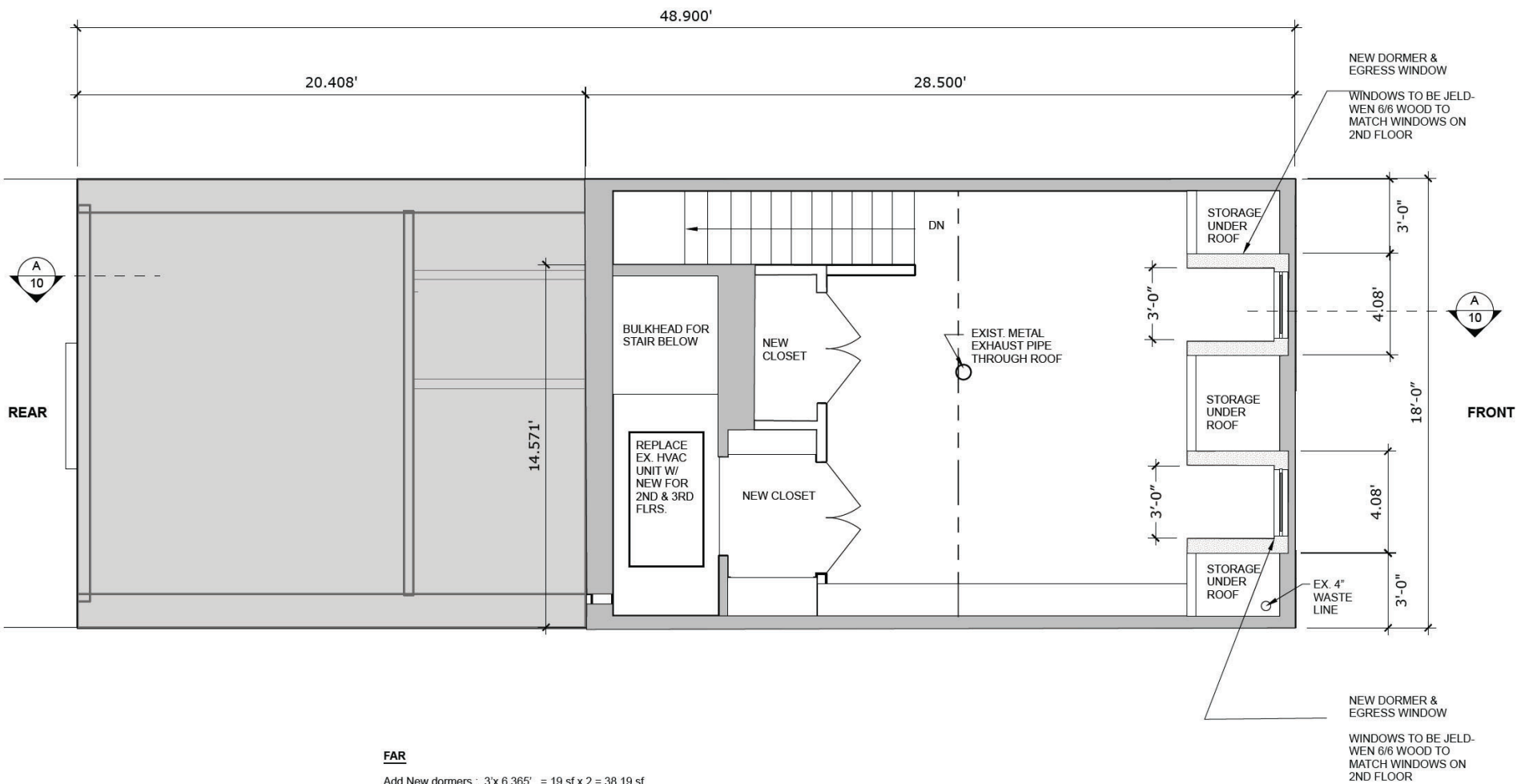
PROGRESS DRAWING
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GARDNER RESIDENCE
811 SOUTH COLUMBUS STREET
ALEXANDRIA, VA. 22314

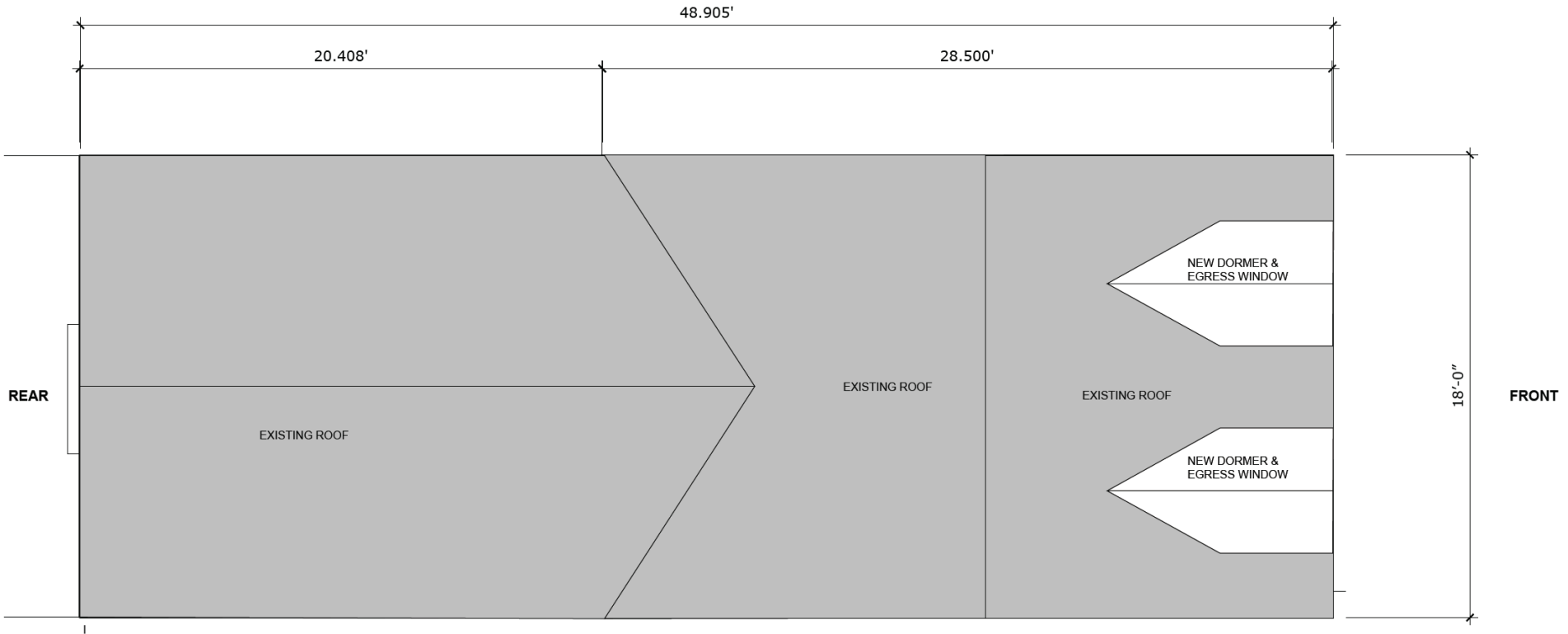
DIANA KUO
ARCHITECTURAL DESIGN

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PROPOSED 3RD FLOOR PLAN
SCALE: 1/4" = 1'-0"



PROPOSED ROOF W/ NEW DORMERS
SCALE: 1/4" = 1'-0"

B.A.R. SUBMISSION : JULY 20, 2026

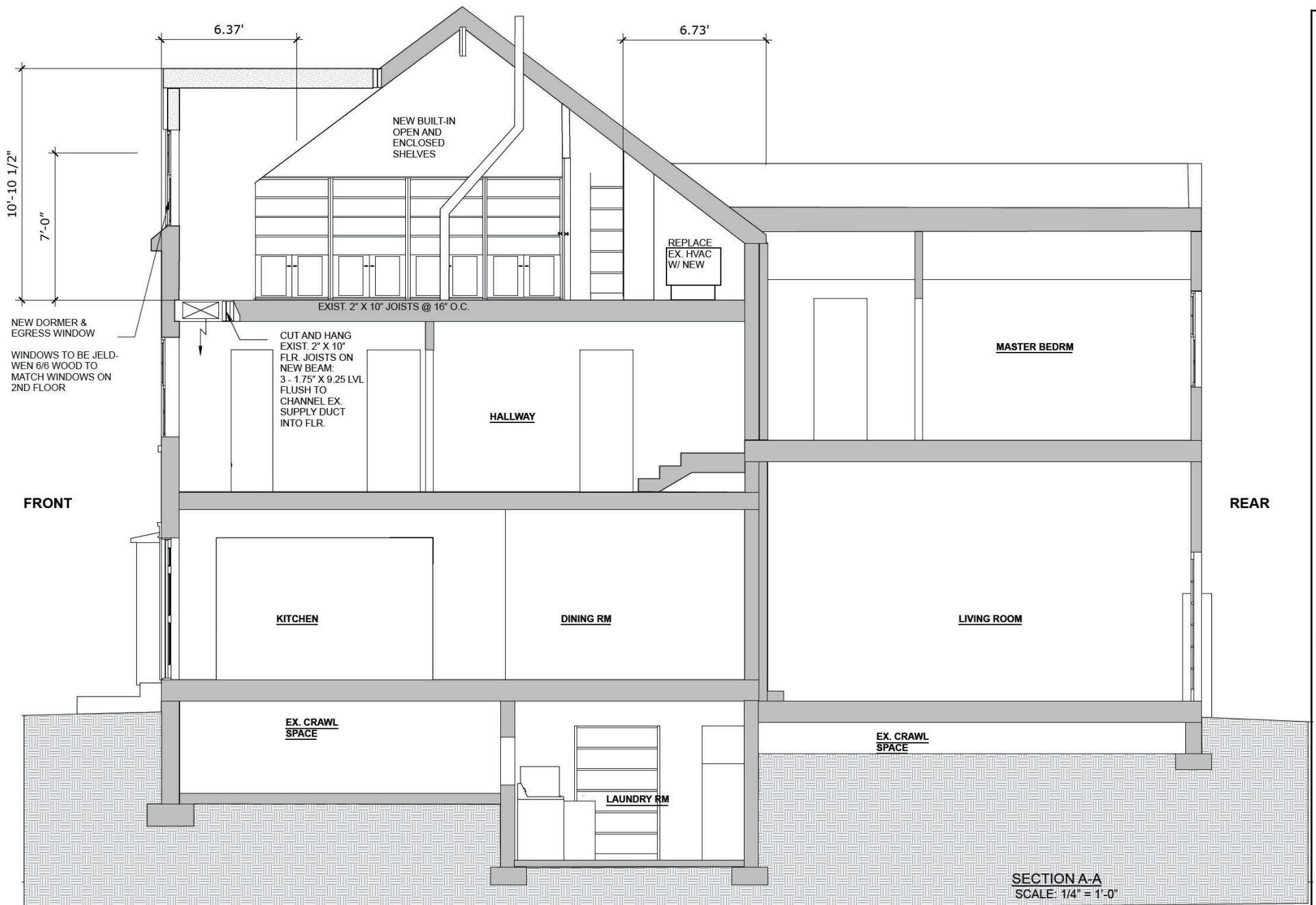
PROGRESS DRAWING
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contract pricing or construction purposes.
All content is subject to change.

GARDNER RESIDENCE
811 SOUTH COLUMBUS STREET
ALEXANDRIA, VA. 22314

DIANA KUO
ARCHITECTURAL DESIGN

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PROGRESS DRAWING
This drawing is not intended to be used for contract pricing or specification purposes. All content is subject to change.

GARDNER RESIDENCE
811 SOUTH COLUMBUS STREET
ALEXANDRIA, VA. 22314

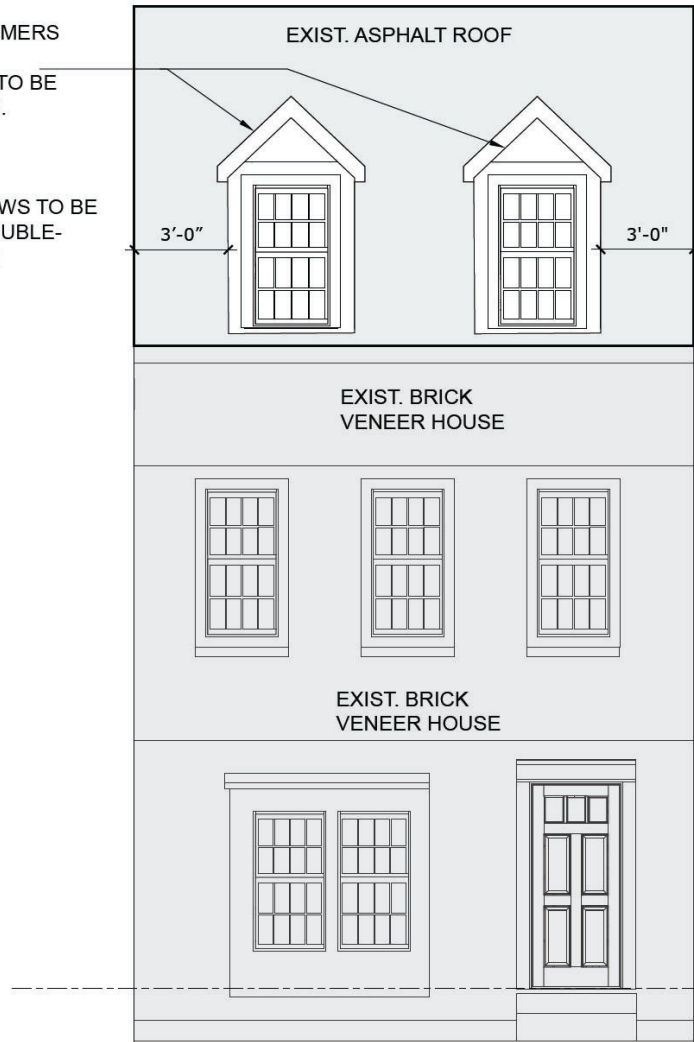
DIANA KUO
ARCHITECTURAL DESIGN

10

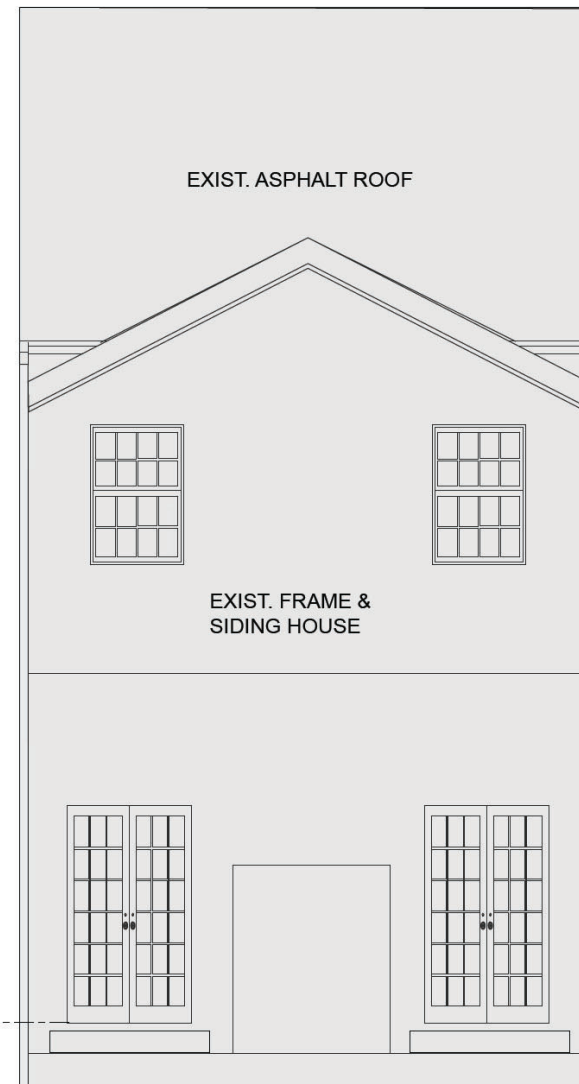
10 OF 13

(2) NEW FRONT DORMERS
WITHIN THE EXIST.
MAIN ROOF, SIDING TO BE
AZEK BOARD & TRIM.

NEW EGRESS WINDOWS TO BE
JELD-WEN WOOD, DOUBLE-
HUNG 6/ 6, TO MATCH
EXISTING WINDOWS



PROPOSED FRONT ELEVATION
SCALE: 1/4" = 1'-0"



EXISTING REAR ELEVATION
SCALE: 1/4" = 1'-0"

B.A.R. SUBMISSION : JULY 20, 2026

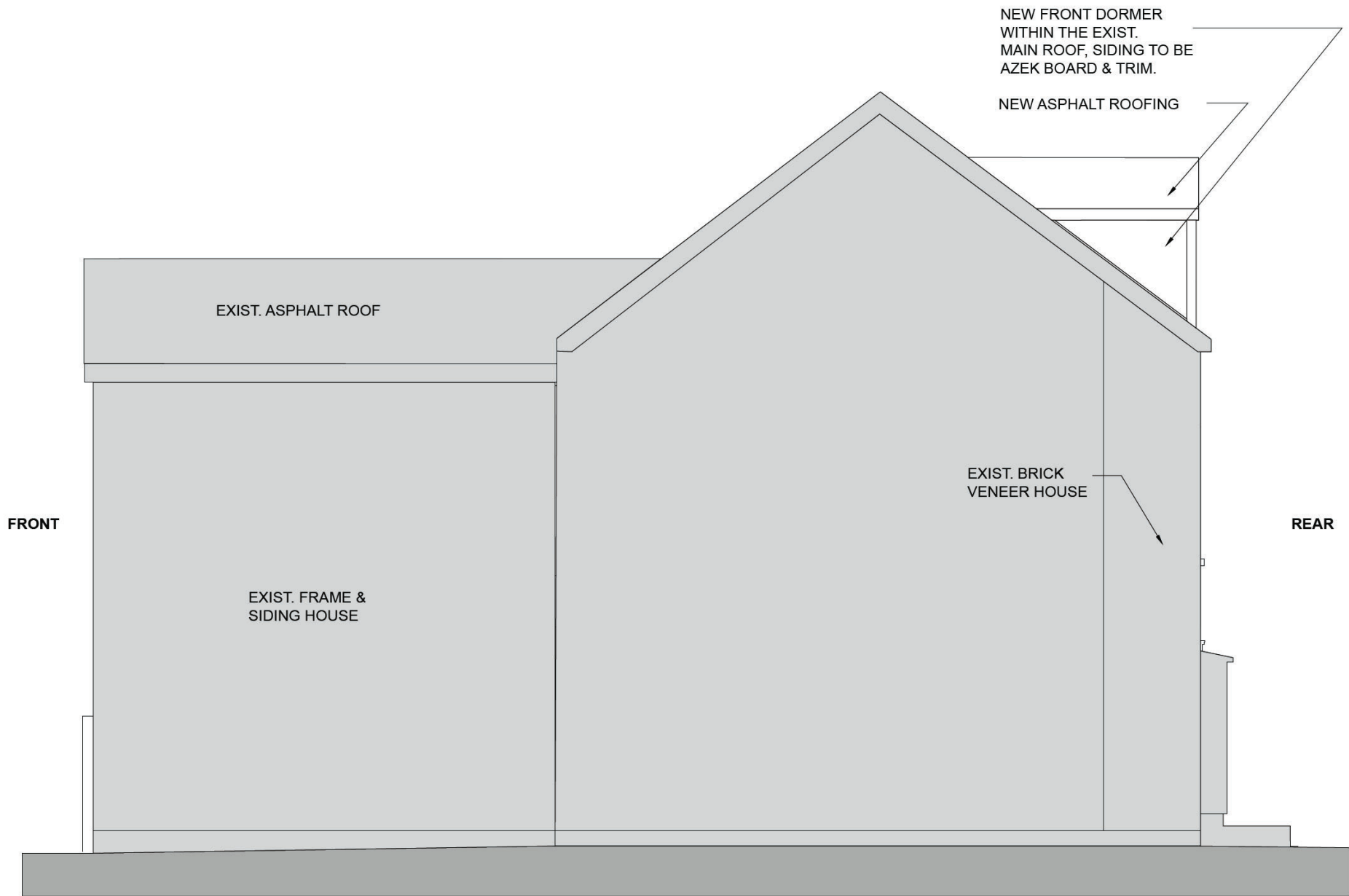
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GARDNER RESIDENCE
811 SOUTH COLUMBUS STREET
ALEXANDRIA, VA. 22314

DIANA KUO
ARCHITECTURAL DESIGN

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NEW FRONT DORMER
WITHIN THE EXIST.
MAIN ROOF, SIDING TO BE
AZEK BOARD & TRIM.

NEW ASPHALT ROOFING

EXIST. ASPHALT ROOF

EXIST. BRICK
VENEER HOUSE

EXIST. FRAME &
SIDING HOUSE

FRONT

REAR

SOUTH ELEVATION
SCALE: 1/4" = 1'-0"

B.A.R. SUBMISSION : JULY 20, 2026

PROGRESS DRAWING
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GARDNER RESIDENCE
811 SOUTH COLUMBUS STREET
ALEXANDRIA, VA. 22314

DIANA KUO
ARCHITECTURAL DESIGN

12

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NEW ASPHALT ROOFING

(2) NEW FRONT DORMERS
WITHIN THE EXIST.
MAIN ROOF, SIDING TO BE
AZEK BOARD & TRIM.

FRONT

EXIST. BRICK
VENEER HOUSE

EXIST. ASPHALT ROOF

EXIST. FRAME &
SIDING HOUSE

REAR

NORTH ELEVATION
SCALE: 1/4" = 1'-0"

B.A.R. SUBMISSION : JULY 20, 2026

PROGRESS DRAWING

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GARDNER RESIDENCE
811 SOUTH COLUMBUS STREET
ALEXANDRIA, VA. 22314

DIANA KUO
ARCHITECTURAL DESIGN

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Department of Planning and Zoning

Floor Area Ratio and Open Space Calculations

B

A. Property Information

A1. 811 SOUTH COLUMBUS STREET
Street Address

RM
Zone

A2. 1681 x 1.5 = 2,521.5
Total Lot Area Floor Area Ratio Allowed by Zone Maximum Allowable Floor Area

B. Existing Gross Floor Area

Existing Gross Area

Basement 880.2
First Floor 887.7
Second Floor 880.2
Third Floor 880.2
Attic
Porches
Balcony/Deck
Lavatory***
Other**

Allowable Exclusions**

Basement** 880.2
Stairways** 209.46
Mechanical** 2
Attic less than 7*** 575.66
Porches**
Balcony/Deck**
Lavatory*** 100
Other** 7.5
Other**

B1. 3,528.30 Sq. Ft.
Existing Gross Floor Area*

B2. 1,774.83 Sq. Ft.
Allowable Floor Exclusions**

B3. 1,753.47 Sq. Ft.
Existing Floor Area Minus Exclusions
(subtract B2 from B1)

Comments for Existing Gross Floor Area

B1. **Total Gross** 3,528.30 B2. **Total Exclusions** 1,774.83

C. Proposed Gross Floor Area

Proposed Gross Area

Basement 0
First Floor 0
Second Floor 0
Third Floor 52.19
Attic
Porches
Balcony/Deck
Lavatory***
Other

Allowable Exclusions**

Basement**
Stairways**
Mechanical**
Attic less than 7***
Porches**
Balcony/Deck**
Lavatory***
Other**
Other**

C1. 52.19 Sq. Ft.
Proposed Gross Floor Area*

C2. 0 Sq. Ft.
Allowable Floor Exclusions**

C3. 52.19 Sq. Ft.
Proposed Floor Area Minus Exclusions
(subtract C2 from C1)

C1. **Total Gross** 52.19 C2. **Total Exclusions** 0

D. Total Floor Area

D1. 1,805.66 Sq. Ft.
Total Floor Area (add B3 and C3)

D2. 2,521.5 Sq. Ft.
Total Floor Area Allowed
by Zone (A2)

E. Open Space

E1. 801.18 Sq. Ft.
Existing Open Space

E2. 800 Sq. Ft.
Required Open Space

E3. 801.18 Sq. Ft.
Proposed Open Space

Notes

*Gross floor area is the sum of all areas under roof of a lot, measured from the face of exterior walls, including basements, garages, sheds, gazebos, guest buildings and other accessory buildings.

** Refer to the Zoning Ordinance (Section 2-145(B)) and consult with Zoning Staff for information regarding allowable exclusions. Sections may also be required for some exclusions.

***Lavatories may be excluded up to a maximum of 50 square feet, per lavatory. The maximum total of excludable area for lavatories shall be no greater than 10% of gross floor area.

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

Signature: _____

Diana Jones

Date: 7/6/26