

Docket Item #4
 BZA #2024-00003
 Board of Zoning Appeals
 September 9, 2024

ADDRESS: 304 NORTH PITT STREET
ZONE: RM/TOWNHOUSE ZONE
APPLICANT: KAREN CONKEY, ARCHITECT

ISSUE: Special exception to construct one-story additions along an existing noncomplying rear wall.

CODE SECTION	SUBJECT	CODE REQMT	APPLICANT PROPOSES	REQUESTED EXCEPTION
3-1106(A)(3) (North side addition)	Rear Setback	16.00 feet*	0.16 feet	15.84 feet
3-1106(A)(3) (South side addition)	Rear Setback	16.00 feet*	0.73 feet	15.27 feet

* The required rear setback is established by the minimum setback of 16.00 feet with a setback to height ratio of 1:2.

The staff **recommends approval** of the request because it meets all the criteria for a special exception.

If the Board grants the requested special exception, it is subject to compliance with all applicable code requirements, ordinances, and recommended conditions found in the department comments. The applicant must submit a survey plat prepared by a licensed surveyor confirming building footprint and setbacks and certification of building height and floor area ratio from a licensed architect or engineer prior to the final inspection. The special exception must also be recorded in the City’s Land Records Office prior to the release of the building permit.

I. Issue

The applicant proposes to expand an existing noncomplying wall by constructing two one-story additions approximately in line with the existing two-story portion of the home that is located within the rear yard setback.



Figure 1 Subject Property

II. Background

The subject property is an interior lot of record with 42.50 feet of frontage along North Pitt Street. The lot is 75.20 feet wide along the north and south property lines. According to Real Estate Assessments the lot contains 3,182.00 square feet of lot area. The lot complies with the minimum lot area, width and frontage requirements for the RM zone.

According to “Historic Alexandria Virginia Street by Street: A Survey of Existing Early Buildings”, the existing dwelling was originally constructed between 1801 and 1807. The Sanborn Fire Insurance map begin to show a two-story structure starting in 1902 with a rear addition going up to the rear ell starting roughly around the same time. The dwelling is located on the front property line along North Pitt Street, 13.69 feet from the north side property line, 12.37 feet from the south side property line, and on the rear property line.

The following table provides zoning analysis of the subject property:

RM zone	Required/Permitted	Existing	Proposed
Lot Area	1,452.00 sq. ft.	3,182.00 sq. ft.	3,182.00 sq. ft.
Lot Frontage	25.00 ft.	42.50 ft.	42.50 ft.
Lot Width	25.00 ft.	42.50 ft.	42.50 ft.
Front Yard	0.00 ft.*	0.00 ft.*	0.00 ft. *
Rear Yard	1:2 Min. 16.00 ft.	0.00 ft.	0.16 ft. (north)
			0.73 (south)
Side Yard (north)	1:3 Min. 7.00 ft.	13.30 ft.	5.00 ft.
Side Yard (south)	1:3 Min. 7.00 ft.	8.35 ft.	5.00 ft.
Building Height	30.00 ft.	22.00 ft.**	9.88 ft.*** (north)
			10.08 ft.*** (south)
Open Space	1113.7 (35%)	1,724.00 (54%)	1,114.00 (35%)
Floor Area Ratio	4,773 sq ft (1.50)	2,215.00 sq. ft (.70)	2,526.00 sq. ft. (.79)

* The front building line shall be the same as the front lot line unless a majority of the existing buildings with frontage on the same side of the block as the proposed building have a greater setback

** Building height measured from average finished grade to the midpoint of the existing front portion of the dwelling.

*** Measured from average finished grade to the midpoint of the gable roofs of the proposed one-story additions.

III. Description

The applicant proposes to construct two one-story additions in line with the existing noncomplying plane established by the existing noncomplying rear wall of the two-story dwelling.

The addition on the south side of the dwelling would measure 7.23 feet by 14.29 feet for a total of 101.99 square feet. The proposed addition will measure 10.00 feet to the midpoint of the roof facing the rear property line when measured from average pre-construction grade. The addition will be located 5.00 feet from the south side property line, 0.73 from the rear property line within the noncomplying plane established by the rear wall but stepped in just slightly from the existing rear wall. The addition would require a special exception of 15.27 feet from the required 16.00-foot rear yard setback.

The addition on the north side of the dwelling would measure 8.97 feet by 16.79 feet for a total of 150.42 square feet. The proposed addition will measure 9.91 feet to the midpoint of the roof facing the rear property line when measured from average pre-construction grade. The addition will be located 5.00 feet from the north side property line, 0.16 feet from this portion of the rear property line. The addition is set in slightly from existing rear building wall due to irregular rear property line but is located within the noncomplying plane established by the existing rear building wall. The addition would require a special exception of 15.84 feet from the required 16.00 foot rear yard setback.

The proposed one-story screened porch addition on the north side of the dwelling will measure 8.97 feet by 12.20 feet for a total of 109.30 square feet. The proposed screened porch will measure 9.91 feet in height measured from average preconstruction grade to midpoint of the gable roof. The one-story screened porch will be located 45.25 feet from the front property line, 5.00 feet from the north side property line and 16.75 feet from the rear property line. This one-story screened porch addition will comply with zoning.

Upon completion of the work, proposed renovations will continue to comply with the floor area requirements. (Refer to floor area calculations.)

IV. Master Plan/Zoning

The subject property is zoned RM and has been so zoned since adoption of the Third Revised Zoning Map in 1952.

V. Requested Special Exceptions:

3-1106(A)(3) Rear Yard (north)

The applicant requests a special exception of 15.84 feet from the required 16.00-foot rear yard setback to construct a one-story addition 0.16 feet from the rear property line within the plane established by the existing noncomplying rear building wall.

3-1106(A)(3) Rear Yard (south)

The applicant requests a special exception of 15.27 feet from the required 16.00-foot rear yard setback to construct a one-story addition 0.73 feet from the rear property line within the plane established by the existing noncomplying rear building wall.

VI. Substandard Lot and Noncomplying Structure

The subject property is standard lot developed with a noncomplying structure with respect to the following:

	<u>Required</u>	<u>Provided</u>	<u>Noncompliance</u>
Rear Yard	16.00 ft.	0.00	16.00 ft.

VII. Exceptions Standards

To grant a special exception, the Board of Zoning Appeals must find that the strict application of the zoning ordinance creates an unreasonable burden on the use and enjoyment of the property. Section 11-1304 of the zoning ordinance lists standards that an applicant must address and that the Board believes exists and thus warrants granting a special exception of the zoning regulations.

- 1) Whether approval of the special exception will be detrimental to the public welfare, to the neighborhood or to the adjacent properties.

The applicant proposes to construct two modest one-story additions approximately in line with the existing noncomplying rear building wall and within the plane established by that rear wall. The additions will be no closer to the rear property line than the existing dwelling and comply with all other zoning requirements. The one-story additions located at the rear of the property would not be detrimental to the public welfare, to the neighborhood or to the adjacent properties.

- 2) Whether approval of the special exception will impair an adequate supply of light and air to the adjacent property, or cause or substantially increase traffic congestion or increase the danger of fire or the spread of fire or endanger the public safety.

The proposed one-story additions will not impair light or air to any property as they will be located well below the height of the existing two-story structure and are in compliance with the side yard setbacks and height requirements. This proposal will not negatively affect pedestrian or vehicular traffic or impair public safety as the construction is proposed at the rear of the property.

- 3) Whether approval of the special exception will alter the essential character of the area or zone.

The proposed one-story additions will not alter the character of the area or surrounding community. The proposed design is architecturally and historically appropriate for this area of the historic district. Additionally, the proposed additions are generally below the height of the walls surrounding the property and will therefore be minimally visible.

- 4) Whether the proposal will be compatible with the development in the surrounding neighborhood.

The placement, scale, and relationship to surrounding structures are compatible with the property's locale. Several properties in the vicinity have one- and two-story additions.

- 5) Whether the proposed development represents the only reasonable means and location on the lot to accommodate the proposed structure given the natural constraints of the lot or the existing development of the lot.

The additions cannot be reconfigured or reduced to comply with all the setbacks and open space requirements. Due to the depth of the lot and the placement of the existing house on the lot, the proposed additions cannot be relocated in compliance with all zoning requirements.

VII. Staff Conclusion

Neighborhood Impact

The properties in the surrounding blocks consist primarily of one and two-story and some three-story dwellings. The proposed location and configuration of the one-story additions will be compatible with the development pattern in the neighborhood.

Light and Air

Light and air to the properties on either side will not be negatively affected as the one-story additions will be located in compliance with the required side yard setbacks and are only one story in height. Further, the property to the rear is separated by an approximately 6-7.00 foot wall, the one story additions will not be much taller and have significantly less height than the existing two-story additional located along the rear property line.

Lot Constraints

The existing noncomplying rear setback of the existing building, combined with the open space restrictions of the RM zone makes locating an addition in compliance challenging. While this lot is wider than most lots on the west side of this block of North Pitt Street, it is not as deep, thus making a rear addition and maintaining open space.

VIII. Staff Conclusion

As outlined above, staff believes that the applicant's request is consistent with the standards for special exceptions and **recommends approval** of the requested special exception.

Staff

Sean Killion, Urban Planner, sean.killion@alexandriava.gov

Mary Christesen, Principal Planner, mary.christesen@alexandriava.gov

Tony LaColla, AICP, Division Chief, tony.lacolla@alexandriava.gov

DEPARTMENTAL COMMENTS

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

Transportation and Environmental Services:

- R1. 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)
- R2. Applicant shall be responsible for repairs to the adjacent city right-of-way if damaged during construction activity. (T&ES)
- R3. 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)
- F1. The applicant should provide a determination of disturbed area per City Guidelines to T&ES prior to submitting for permits. If the land disturbance meets or exceeds 2500 square feet, a released grading plan will be required prior to submitting for permits. (T&ES)
- 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)

Code Administration:

C-1 A building permit is required.

Recreation (Arborist):

No comments received.

Archaeology:

F-1 According to Ethelyn Cox's *Historic Alexandria, Street by Street, A Survey of Existing Early Buildings*, the original core of this house on this lot was built in the first decade of the 19th century. Given the early date of construction, the property could contain significant archaeological remains that pertain to the early development of Old Town Alexandria. As such, we would like to have a member of Alexandria Archaeology staff monitor when construction begins on the additions to the north and south sides of the dwelling.

R-1 Please contact Deputy City Archaeologist Garrett Fesler (703-746-4399 or garrett.fesler@alexandriava.gov) two weeks before the starting date of any ground disturbance so that an inspection or monitoring schedule for city archaeologists can be arranged. Our intention is not to delay or impede the project, but to work in conjunction with the contractor and be on hand to ensure that significant archaeological remains are recorded. The language noted above shall be included on all final site plan sheets involving any ground disturbing activities.

R-2 Call Alexandria Archaeology immediately (703-746-4399) if any buried structural remains (wall foundations, wells, privies, cisterns, etc.) or concentrations of artifacts are discovered during development. Work must cease temporarily in the area of the discovery until a City archaeologist comes to the site and records the finds. The language noted above shall be included on all final site plan sheets involving any ground disturbing activities.

R-3 The applicant shall not allow any metal detection and/or artifact collection to be conducted on the property, unless authorized by Alexandria Archaeology. Failure to comply shall result in project delays. The language noted above shall be included on all final site plan sheets involving any ground disturbing activities.

C-1 All required archaeological preservation measures shall be completed in compliance with Section 11-411 of the Zoning Ordinance.

Historic Preservation:

F-1 Based on Ethelyn Cox's book "Historic Alexandria Virginia Street by Street: A Survey of Existing Early Buildings," this house was constructed at some point between 1801 and 1807.

F-2 Sanborn Fire Insurance maps dating from 1885 – 1959 depict a brick dwelling with a frame rear ell. The ell is 1.5 stories in 1885 and 1891, 1 story in 1896, and 2 stories from 1902 – 1959. The 1912 – 1959 maps depict an addition to the rear of the ell.

F-3 Permits indicate that much of the brick on the north and south walls was removed in the early 1950s and that a 1960 fire caused much damage to the building, necessitating extensive repairs.

F-4 This property is located within the Old and Historic Alexandria District (OHAD). This project therefore requires Board of Architectural Review (BAR) approval of a Certificate of Appropriateness and a Permit to Demolish/Encapsulate.

F-5 The proposed one-story additions will not alter the character of the area or surrounding community. The proposed design is architecturally and historically appropriate for this area of the historic district. Additionally, the proposed additions are generally below the height of the retaining walls surrounding the property and will therefore be minimally visible.

F-6 The placement, scale, and relationship to surrounding structures are compatible with the property's locale. Several properties in the vicinity have one- and two story additions.

F-7 Due to the size and layout of the lot, the proposed additions cannot be relocated to other portions of the parcel.



**APPLICATION
BOARD OF ZONING APPEALS**

SPECIAL EXCEPTION FOR ADDITIONS

Section of zoning ordinance from which request for special exception is made:

Relief is sought from section 3-1106 - Bulk and open space regulations for the RM zone requiring a minimum rear yard of 16' and a setback ratio of 1:2. The applicant proposes to build two 1-story additions at the rear of their lot aligning with the non-complying rear wall of the existing structure to expand living space based on the home's unusual location on the lot for this zone.

PART A

1. **Applicant:** Owner Contract Purchaser Agent

Name Karen Conkey

Address 407 South Lee Street, Alexandria, VA 22314

Daytime Phone 703-589-4550

Email Address kconkey@conkeyarchitects.com

2. **Property Location** 304 North Pitt Street

3. **Assessment Map #** 064.04 **Block** 03 **Lot** 21 **Zone** RM

4. **Legal Property Owner Name** Grace or Liam O'Grady

Address 304 North Pitt Street, Alexandria, VA 22314

5. Describe request briefly:

Special exception to align the proposed rear additions with the non-complying rear wall of the existing structure eliminating the rear yard requirement for the proposed new construction.

6. If the property owner or applicant is being represented by an authorized agent, such as an attorney, realtor or other person for which there is a form of compensation, does this agent or the business in which they are employed have a business license to operate in the City of Alexandria, Virginia?

- Yes — Provide proof of current City business license.
- No — Said agent shall be required to obtain a business prior to filing application.

THE UNDERSIGNED HEREBY ATTESTS that all of the information herein provided including the site plan, building elevations, prospective drawings of the projects, etc., 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 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:

Karen Conkey

Print Name

703-589-4550

Telephone



Signature

7/12/2024

Date

Pursuant to Section 13-3-2 of the City Code, the use of a document containing false information may constitute a Class 1 misdemeanor and may result in a punishment of a year in jail or \$2,500 or both. It may also constitute grounds to revoke the permit applied for with such information.

NOTE TO APPLICANT: Only one special exception per dwelling shall be approved under the provisions of Section 11-1302(B)(4).

PART B (SECTION 11-1304)

APPLICANT MUST EXPLAIN THE FOLLOWING:

(Please use additional pages where necessary.)

- 1. Explain how the special exception for the proposed addition, if granted, meets the applicant's needs.**

The proposed 1st story additions will give the applicant the additional living space on the 1st floor allowing them to better age in place and continue comfortably residing in Alexandria.

- 2. Explain if the special exception, if granted, will harm adjoining properties or impact the neighborhood in any way.**

It is our opinion that the proposed special exception will not harm the adjoining properties. Nor will the proposed additions negatively impact the neighborhood since they are at the rear of the lot, are 1 story, and are generally below the neighboring masonry garden or retaining walls.

- 3. Explain how the proposed addition will affect the light and air to any**

Since the proposed design of the 1-story additions are generally below the height of the garden or retaining walls surrounding the property and located at the rear of the lot, both light and air around the property will generally be maintained.

4. Explain how the proposed addition is compatible with other properties in the neighborhood and the character of the neighborhood as a whole.

The proposed design for the additions at 304 N. Pitt St. evokes the architecture of the existing structure and are compatible and subordinate to it, and further are of a style common throughout this neighborhood.

5. How is the proposed construction similar to other buildings in the immediate area?

The proposed construction of the new additions utilizing fiber cement siding and masonry is an appropriate use of materials for new construction in the historic district and will require review by both the BAR staff and Board.

6. Explain how this plan represents the only reasonable location on the lot to

Due to the unusual placement of the existing home on the lot, locating the proposed additions at the rear of the property significantly minimizes their impact and allows the open space on each side of the home to be more contiguous rather than being smaller, less usable spaces.

7. Has the applicant shown the plans to the most affected property owners? Have any neighbors objected to the proposed special exception, or have any neighbors written letters of support? If so, please attach the letter.

The applicant intends to review this application with their neighbors and seek letters of support.

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. Grace & Liam O'Grady	304 N. Pitt Street	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 304 North Pitt Street, Alexandria, VA 22314 (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. Grace & Liam O'Grady	304 N. Pitt Street	100%
2.		
3.		

3. Business or Financial Relationships. Each person or entity indicated above in sections 1 and 2, with an ownership interest in the applicant or in the subject property are require 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. **All fields must be filled out completely. Do not leave blank. (If there are no relationships please indicated each person or entity and "None" in the corresponding fields).**

For a list of current council, commission and board members, as well as the definition of business and financial relationship, [click here](#).

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. Karen Conkey	spouse	William Conkey
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.

7/12/2024

Karen Conkey

Date

Printed Name



Signature



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

B

A. Property Information

A1. 304 North Pitt Street, Alexandria, VA 22314 Street Address			RM Zone
A2. 3,182.00 Total Lot Area	x	1.50 Floor Area Ratio Allowed by Zone	= 4,773.00 Maximum Allowable Floor Area

B. Existing Gross Floor Area

<u>Existing Gross Area</u>		<u>Allowable Exclusions**</u>		
Basement	648.00	Basement**	648.00	B1. 4,508.00 Sq. Ft. Existing Gross Floor Area*
First Floor	1,298.00	Stairways**	138.00	B2. 2,293.00 Sq. Ft. Allowable Floor Exclusions**
Second Floor	1,286.00	Mechanical**	101.00	B3. 2,215.00 Sq. Ft. Existing Floor Area Minus Exclusions (subtract B2 from B1)
Third Floor		Attic less than 7'***	1,146.00	Comments for Existing Gross Floor Area <div style="border: 1px solid gray; height: 60px; width: 100%;"></div>
Attic	1,146.00	Porches**		
Porches		Balcony/Deck**		
Balcony/Deck		Lavatory***	130.00	
Lavatory***		Other**		
Other**AWNING	130.00	Other**AWNING	130.00	
B1. Total Gross	4,508.00	B2. Total Exclusions	2,293.00	

C. Proposed Gross Floor Area

<u>Proposed Gross Area</u>		<u>Allowable Exclusions**</u>		
Basement		Basement**		C1. 370.00 Sq. Ft. Proposed Gross Floor Area*
First Floor	361.00	Stairways**		C2. 59.00 Sq. Ft. Allowable Floor Exclusions**
Second Floor		Mechanical**		C3. 311.00 Sq. Ft. Proposed Floor Area Minus Exclusions (subtract C2 from C1)
Third Floor		Attic less than 7'***		Notes <i>*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.</i> <i>** 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.</i> <i>***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.</i>
Attic		Porches**		
Porches		Balcony/Deck**		
Balcony/Deck		Lavatory***	50.00	
Lavatory***		Other**		
Other AWNING	9.00	Other**AWNING	9.00	
C1. Total Gross	370.00	C2. Total Exclusions	59.00	

D. Total Floor Area

D1. 2,526.00 Sq. Ft.
Total Floor Area (add B3 and C3)

D2. 4,773.00 Sq. Ft.
Total Floor Area Allowed by Zone (A2)

E. Open Space (RA & RB Zones)

E1. 1,724.00 Sq. Ft.
Existing Open Space

E2. 1,114.00 Sq. Ft.
Required Open Space

E3. 1,114.00 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: 8/21/2024



2024 City of Alexandria Business License

Finance Department, Revenue Administration Division, City of Alexandria
301 King Street, Room 1700, Alexandria, VA 22314
Phone: 703.746.4800 <http://www.alexandriava.gov/>

License Number: 121239-2024
Account Number: 121239
Tax Period: 2024
Business Name: CONKEY ARCHITECTS, PLLC
Trade Name: CONKEY ARCHITECTS
Business Location: 325 N PATRICK ST
Alexandria, VA 22314

CONKEY ARCHITECTS, PLLC
325 N PATRICK ST
Alexandria, VA 22314

License Classification(s):

Professional Occupations/Businesses
9-071-004
Architect

March 4, 2024

Dear Taxpayer:

This is your 2024 City of Alexandria Business License. The bottom portion of this page is perforated to allow you to tear off and post the business license in your establishment.

If you paid for your business license via check, please be aware that if your check is not honored by your financial institution, this business license shall be invalid.

As with all taxes, our goal is to administer Business License taxes fairly and in accordance with Commonwealth and Locality code. Our staff strives to provide professional assistance and quality customer service. Your satisfaction is important to us and your comments are always welcome.

If you have any questions regarding this letter, please visit <http://www.alexandriava.gov/> or contact my office via phone at 703.746.4800.

Finance Department, Revenue Administration Division, City of Alexandria

Keep this letter for your records.

City of Alexandria Business License

Revenue Administration Division, City of Alexandria, 301 King Street, Room 1700, Alexandria, VA 22314



License Number: 121239-2024
Account Number: 121239
Tax Period: 2024
Business Name: CONKEY ARCHITECTS, PLLC
Trade Name: CONKEY ARCHITECTS
Business Location: 325 N PATRICK ST
Alexandria, VA 22314

License Classification(s): Professional Occupations/Businesses
9-071-004
Architect

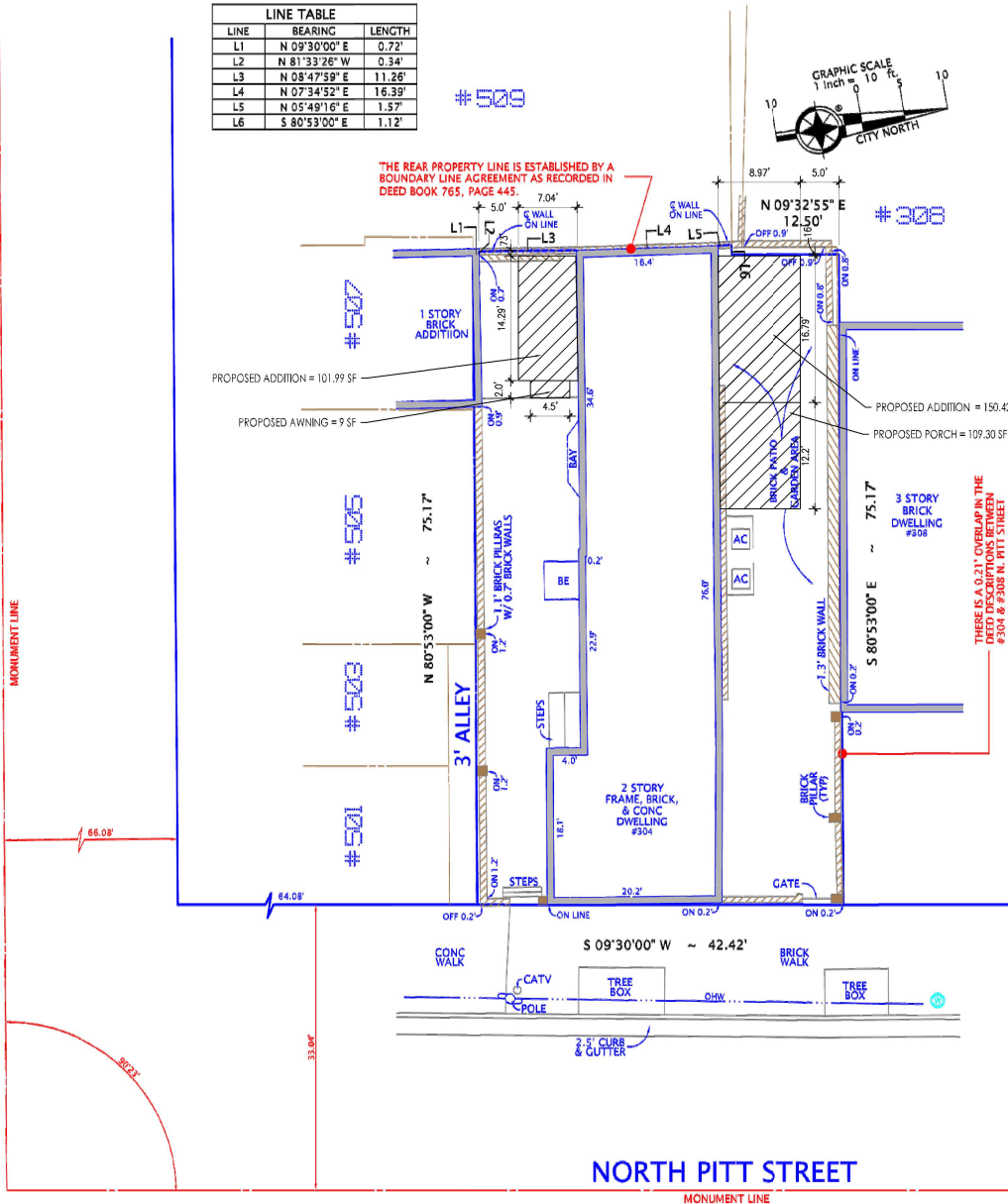
This license has been issued by the Revenue Administration Division of the City of Alexandria and is granted to:

CONKEY ARCHITECTS, PLLC
325 N PATRICK ST
Alexandria, VA 22314

- NOTES: 1. WALLS ARE 0.7' BRICK UNLESS NOTED.
2. UTILITIES ARE UNDERGROUND.

LINE	BEARING	LENGTH
L1	N 09°30'00" E	0.72'
L2	N 81°33'26" W	0.34'
L3	N 08°47'59" E	11.26'
L4	N 07°34'52" E	16.39'
L5	N 05°49'16" E	1.57'
L6	S 80°53'00" E	1.12'

QUEEN STREET



PLAT
SHOWING HOUSE LOCATION ON
THE PROPERTY LOCATED AT
#304 NORTH PITT STREET
(INST. #17000655)
CITY OF ALEXANDRIA, VIRGINIA
SCALE: 1" = 10' MAY 18, 2023

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.

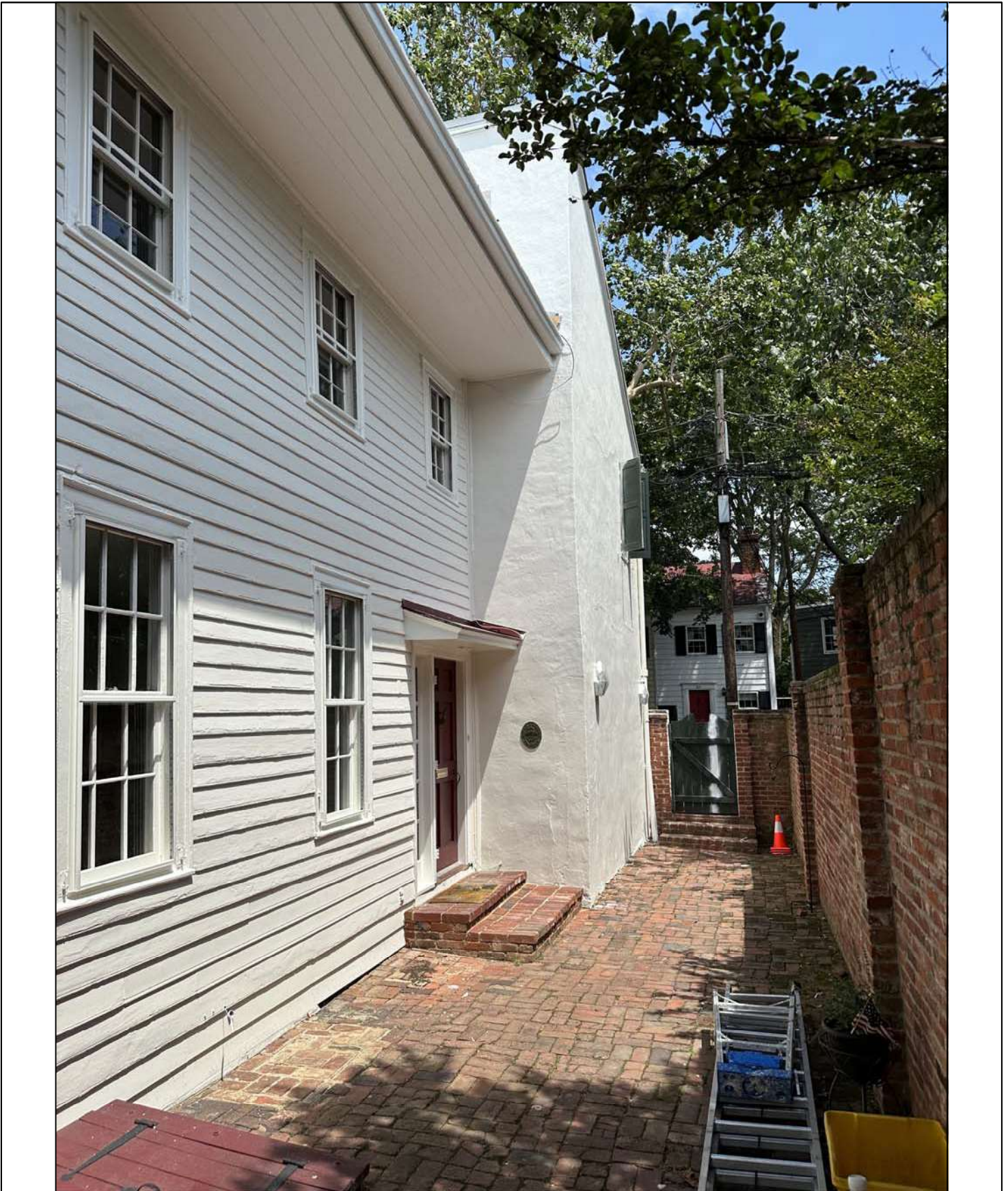
A TITLE REPORT WAS NOT FURNISHED.

NO CORNER MARKERS SET.

COMMONWEALTH OF VIRGINIA
George M. O'Quinn
GEORGE M. O'QUINN
05/18/2023
LICENSE NO. 2066
DOMINION SURVEYORS®

Ordered by:
Land, Carroll & Blair
& B ATTORNEYS AT LAW, EST. 1978
524 King Street
Alexandria, Virginia 22314
Phone: (703) 850-1050

DOMINION Surveyors Inc.®
8808-H PEAR TREE VILLAGE COURT
ALEXANDRIA, VIRGINIA 22309
703-819-6555
FAX: 703-799-6412



304 North Pitt Street, Alexandria, VA 22314

PHOTO OF EXISTING SOUTH FACING ELEVATION

COPYRIGHT ©

CLIENT:
Grace and Liam O'Grady
 304 North Pitt Street
 Alexandria, VA 22314

12 JULY 2024

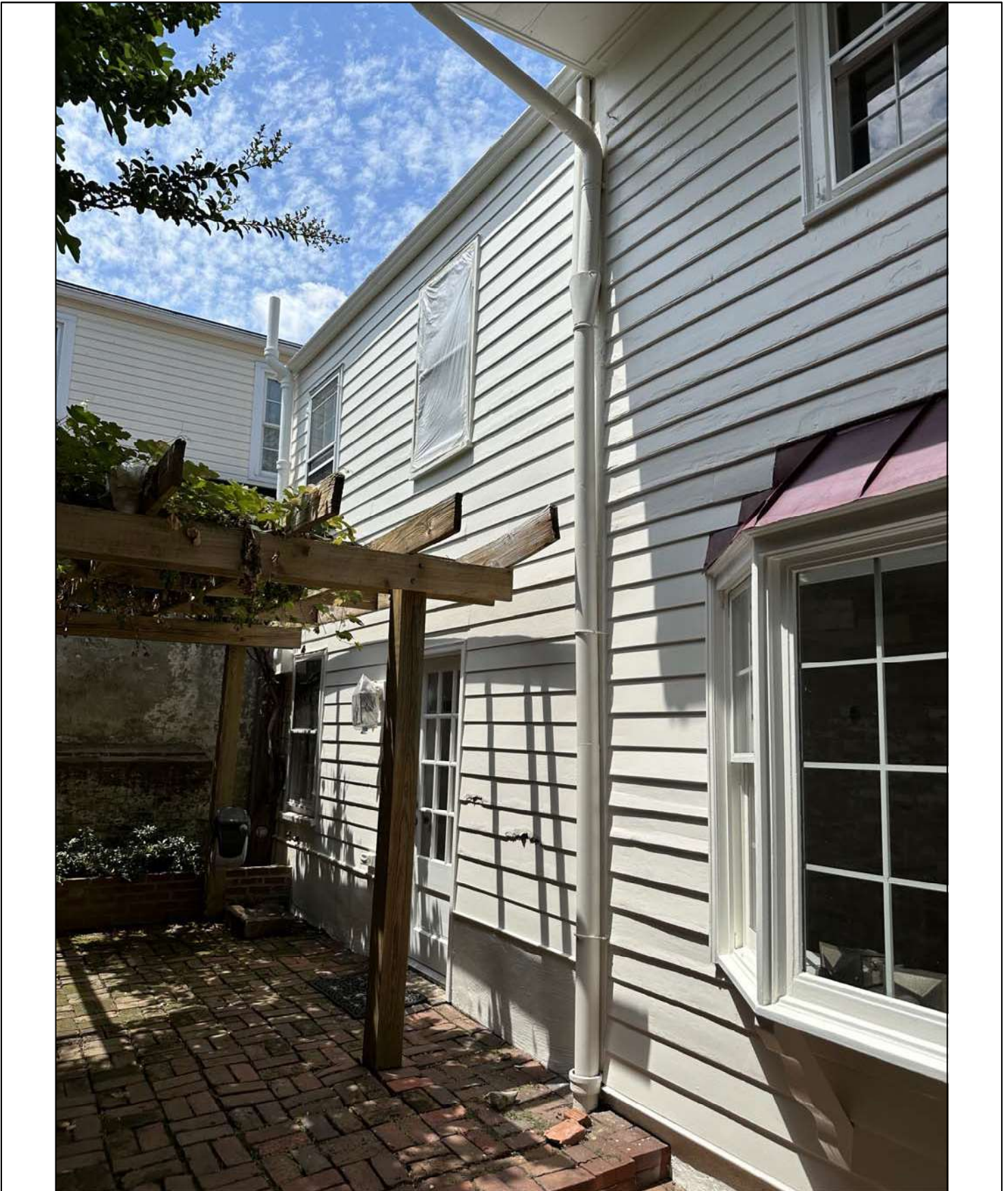
ARCHITECT: 407 south lee street
 alexandria, va 22314
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SPECIAL EXCEPTION

**ASK
 1.1A**

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PHOTO OF EXISTING SOUTH FACING ELEVATION

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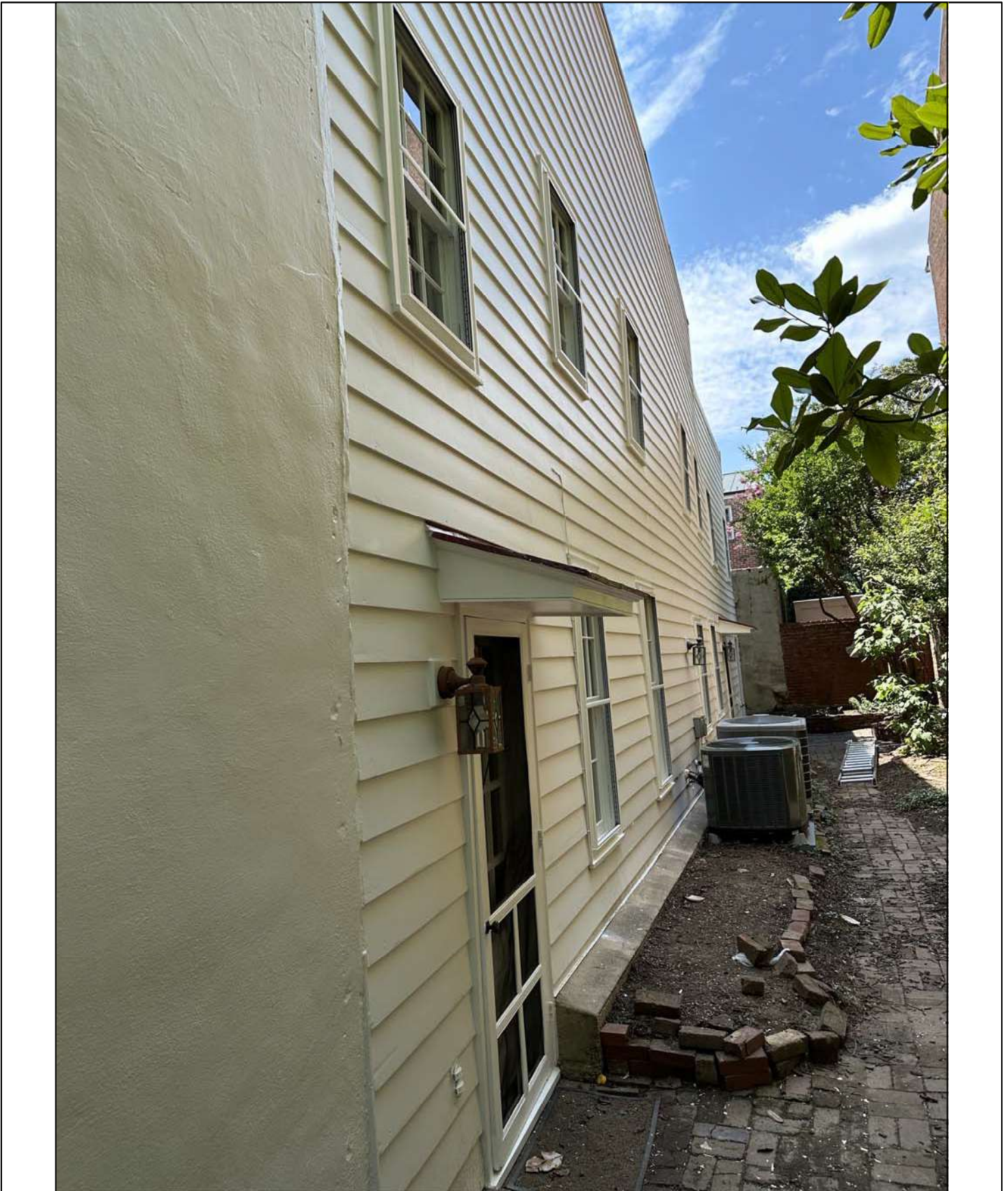
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SPECIAL EXCEPTION

**ASK
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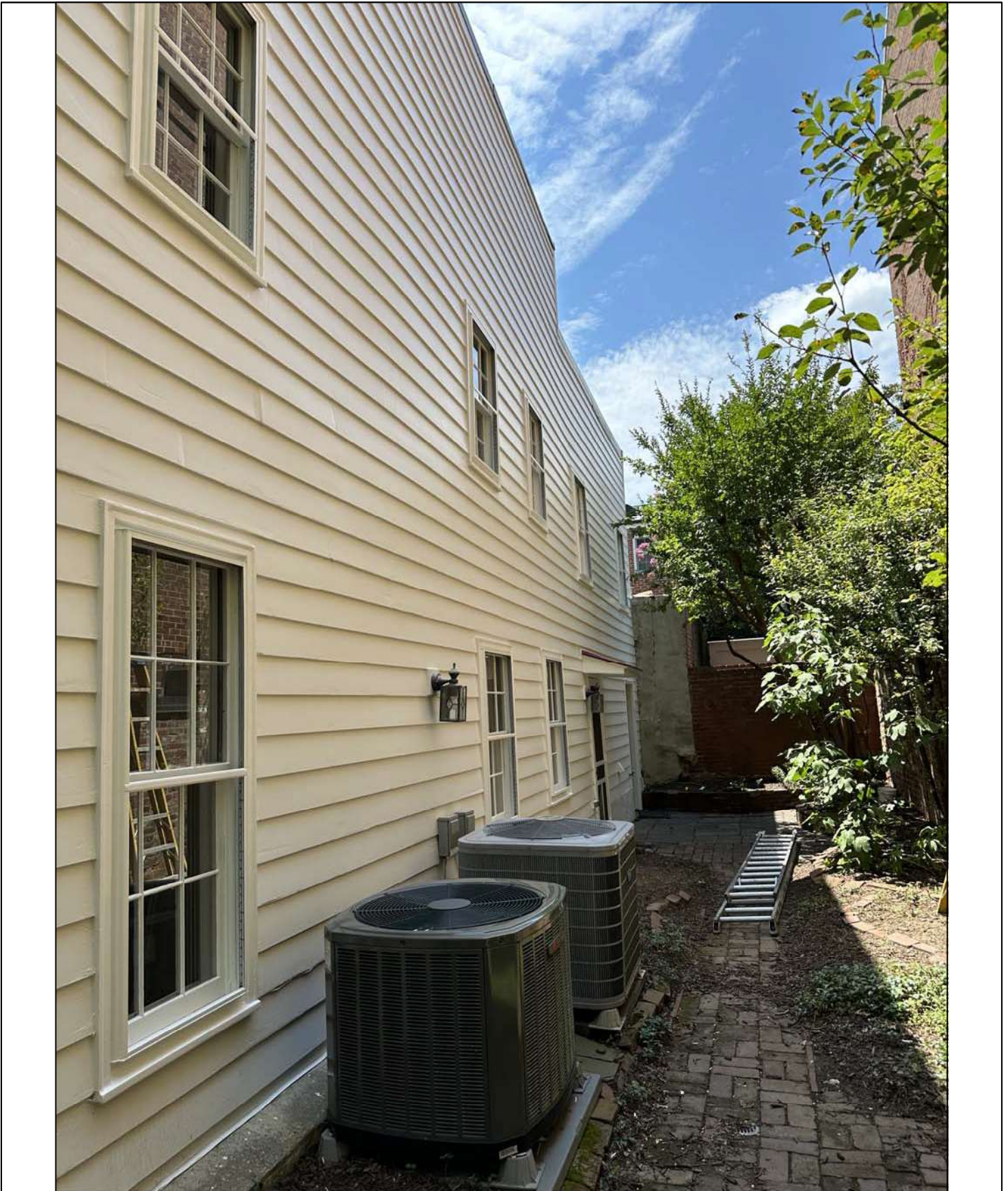
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SPECIAL EXCEPTION

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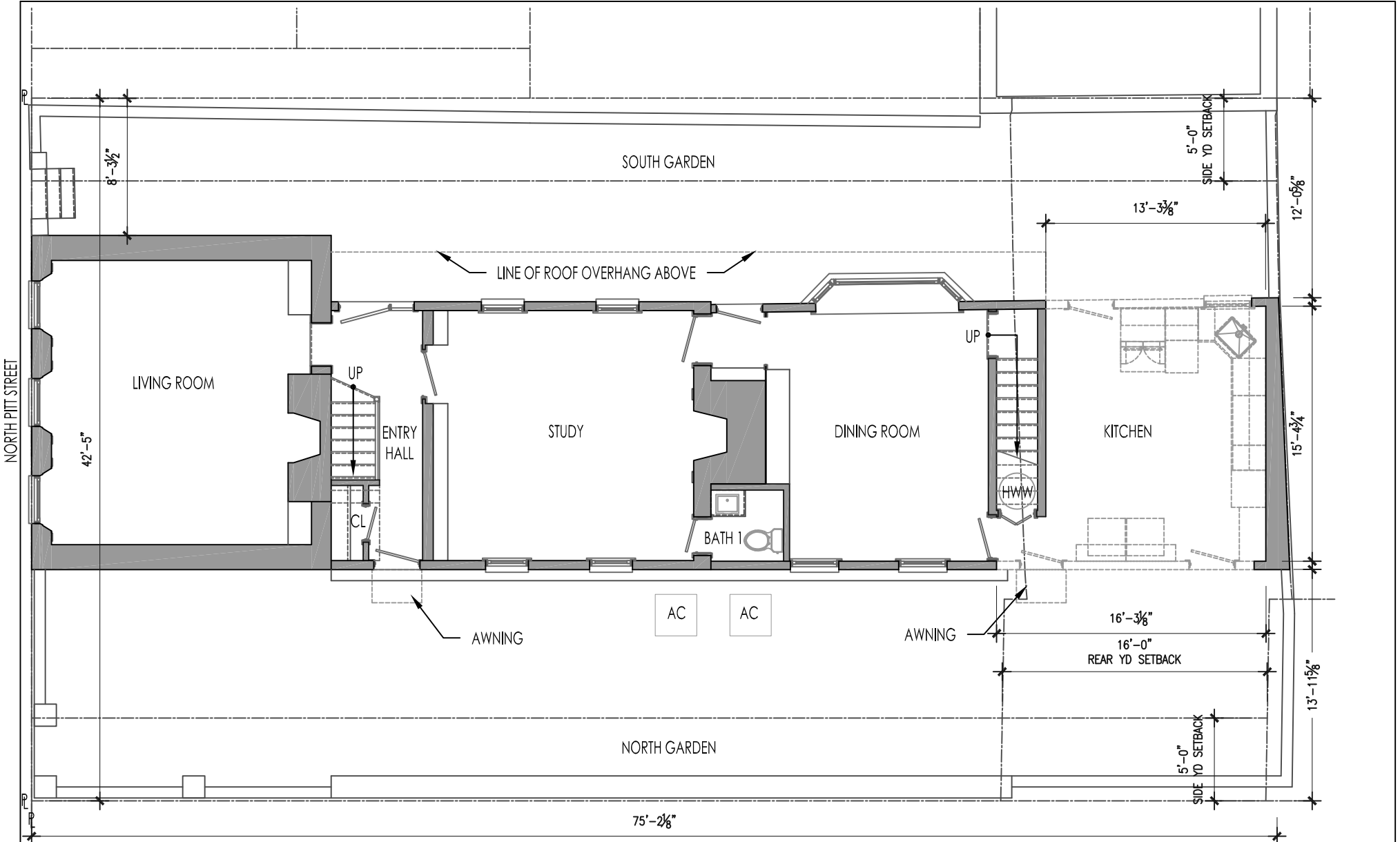
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SPECIAL EXCEPTION

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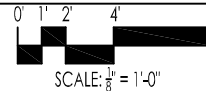


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EXISTING 1ST FLOOR SHOWING PROPOSED DEMOLITION

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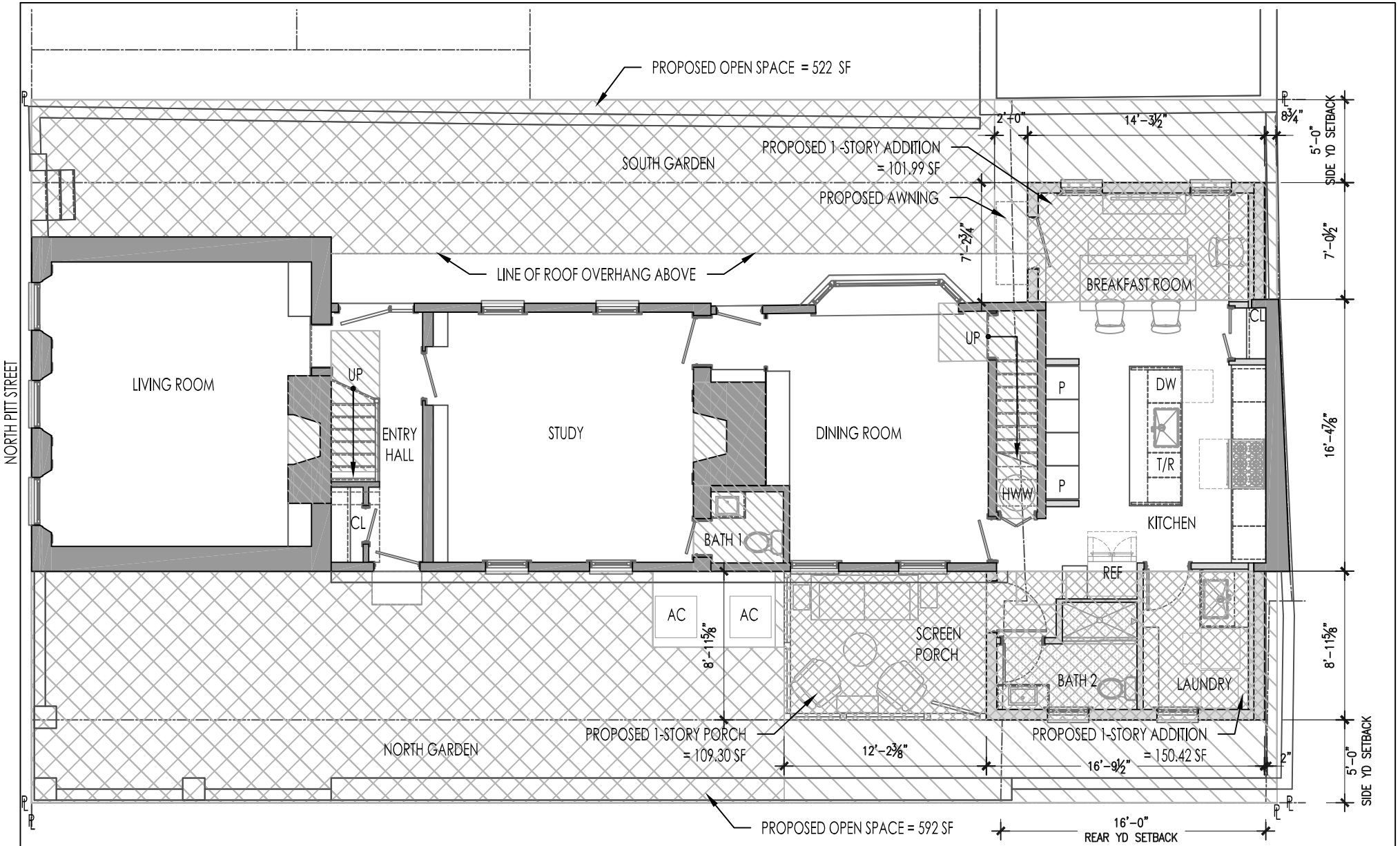
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SPECIAL EXCEPTION

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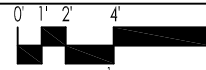


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PROPOSED 1ST FLOOR PLAN

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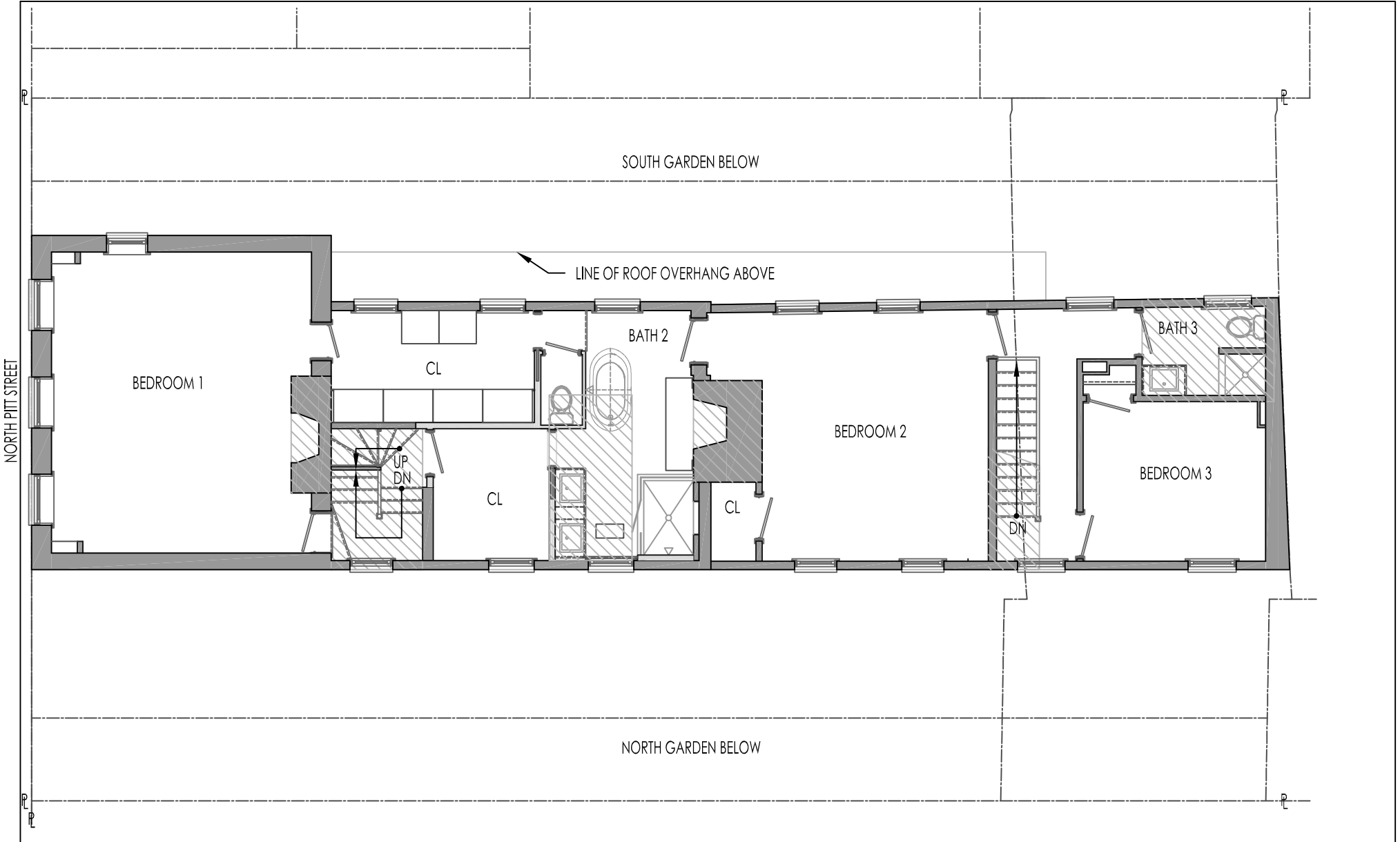
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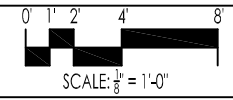


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EXISTING 2ND FLOOR

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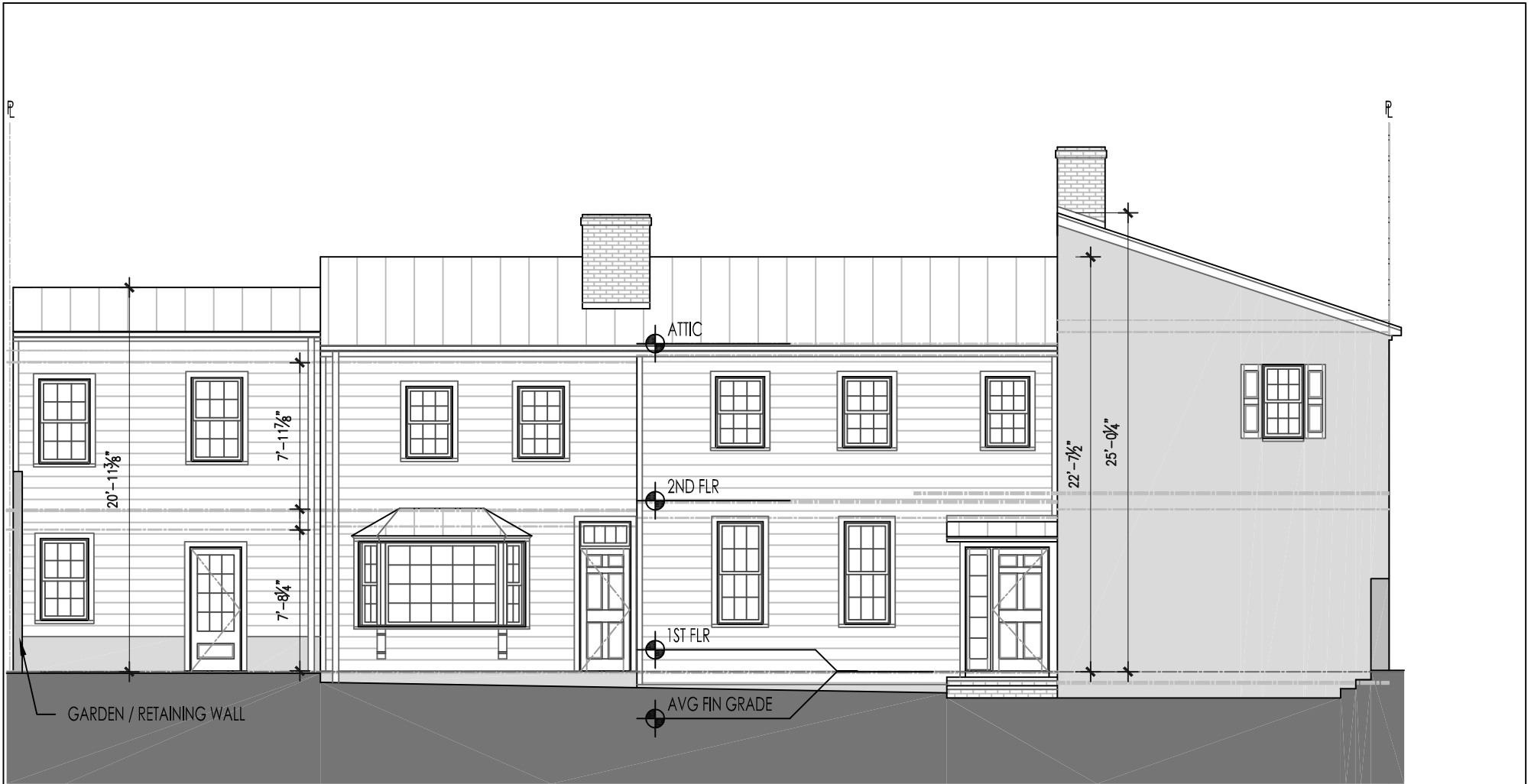
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SPECIAL EXCEPTION

ASK 2.2

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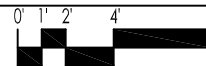


304 North Pitt Street, Alexandria, VA 22314

EXISTING SIDE (SOUTH) ELEVATION

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SCALE: $\frac{1}{8}'' = 1'-0''$

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SPECIAL EXCEPTION

ASK
3.1

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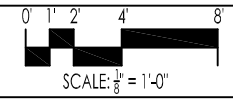


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PROPOSED SIDE (SOUTH) ELEVATION

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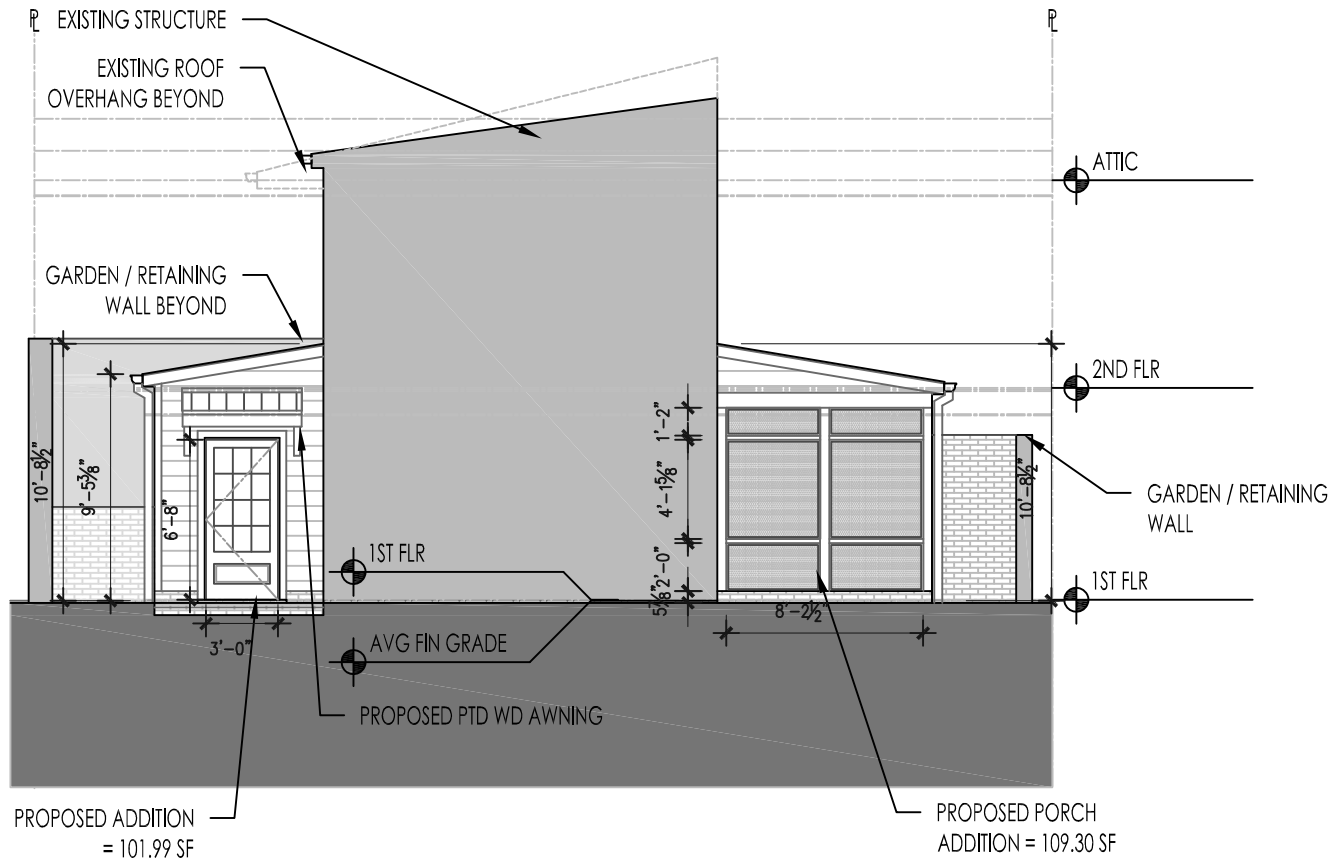
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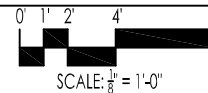


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PROPOSED EAST ELEVATION

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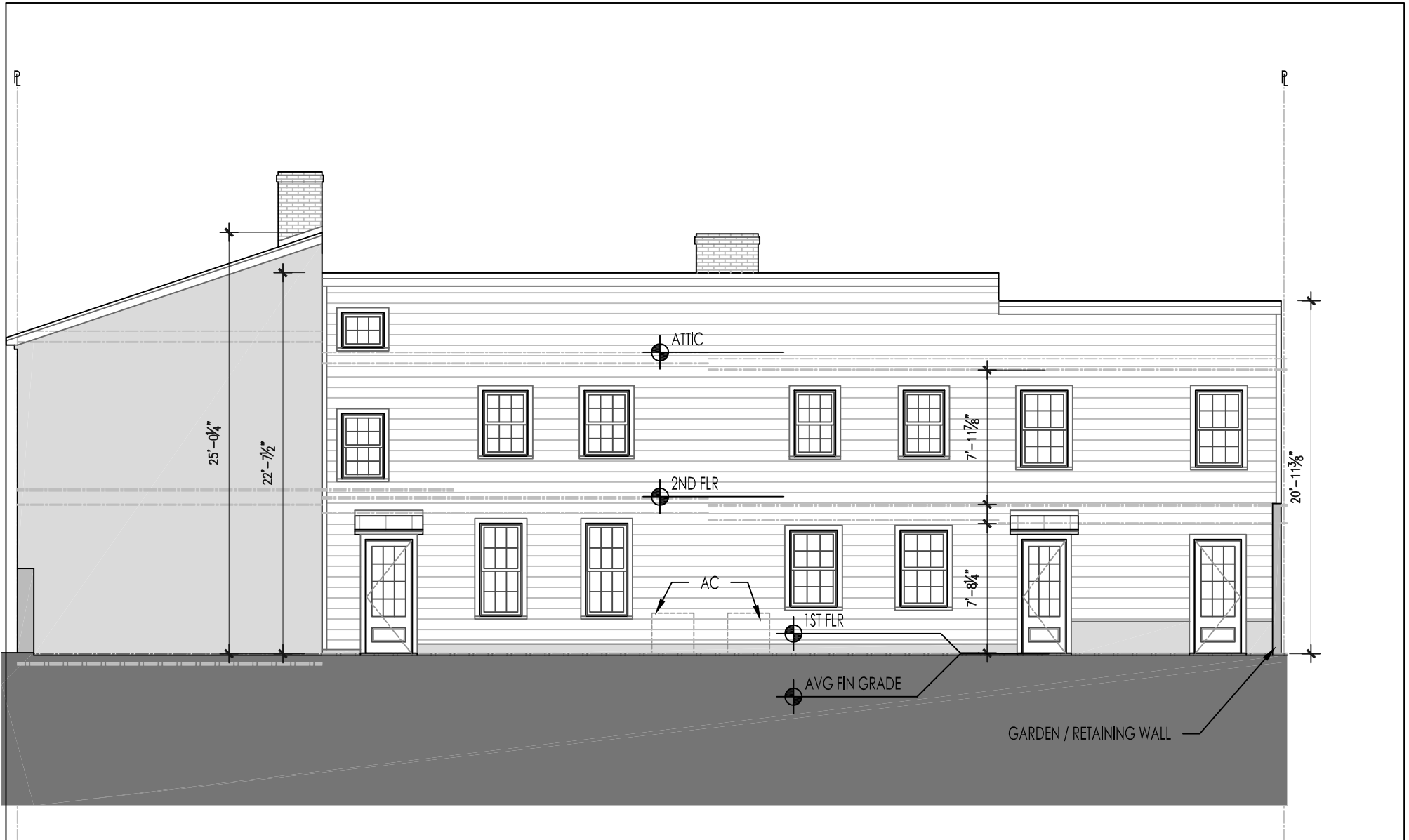
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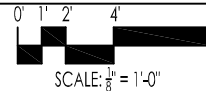


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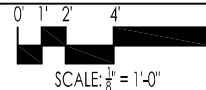


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PROPOSED SIDE (NORTH) ELEVATION

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