

City of Alexandria, Virginia

MEMORANDUM

DATE: NOVEMBER 7, 2025

TO: CHAIRMAN PAUL LIU
AND MEMBERS OF BOARD OF ZONING APPEALS

FROM: TONY LACOLLA, LAND USE SERVICES DIVISION CHIEF,
DEPARTMENT OF PLANNING & ZONING

SUBJECT: DOCKET ITEM #3 – VARIANCE BZA#2025-00010,
2500 Dewitt Avenue

Zoning staff have been made aware by the applicant of 2500 Dewitt Avenue that lots 20 and 21 shown on the survey dated July 29, 2024, and submitted with the Board of Zoning Appeals application for a variance have already been consolidated. Real Estate assessment records reflect the consolidated lots. The deed of consolidation and plat were recorded in land records on December 23, 2024. For that reason, Condition #1 requiring a lot consolidation is no longer necessary and staff requests that the board delete the condition when considering the case.

Attachments: Recorded Deed of Consolidation and Plat

240011306

0882

Tax map/G-PIN:034.02-05-02

Consideration:

X Exempt from recordation tax pursuant to:

This document drafted by:

Law offices of Rick Todd
5850 Waterloo Road
Suite 140
Columbia MD 21045

Return document to:

Geoffrey Jacobi and Andrea de Freitas
Kick
2500 Dewitt Ave
Alexandria VA 22301

- ☐ The existence of title insurance is unknown to the preparer.
☐ The name of the title insurance underwriter insuring this instrument is:

CONSOLIDATION DEED

Under Va. Code § 55.1-

This deed, made the 23rd day of ~~December~~ in the year 2024, between the grantor,

Geoffrey Jacobi and Andrea de Freitas Kick
2500 Dewitt Ave
Alexandria VA 22301

and the grantee,
Geoffrey Jacobi and Andrea de Freitas Kick
2500 Dewitt Ave
Alexandria VA 22301

Witnesseth: that in consideration of Zero Dollars (\$0.00)

the said grantor does hereby consolidate and convey unto the said grantee all the following described property situated in the City of Alexandria, Commonwealth of Virginia:

Lots Numbered Twenty (20) and Twenty-One (21), of Block Numbered One (1), of the Subdivision known as ABINGDON, as the same appears duly dedicated, platted and recorded in Liber 183 at page 520, among the land records of Arlington County, Virginia. Now within the extended limits of the City of Alexandria, Virginia.

Now known as Lot 500 per plat survey by DOMINION SURVEYORS INC. dated February 16, 2024.

Commonly known as: 2500 Dewitt Ave Alexandria VA 22301

Source of title: AND BEING the same property acquired by the Grantor Geoffrey Jacobi and

Andrea de Freitas Kick by deed dated March 11, 2021 and recorded March 15, 2021 as Instrument Number 210006872, among the land records of the City of Alexandria, Virginia.

THIS CONVEYANCE is made subject to the covenants, easements, conditions, restrictions, and rights of way of record contained in the deeds forming the chain of title to said property.

AND THE GRANTOR releases to the said grantee all his claims upon the said lands.

WITNESS the following signatures:

Signature: [Signature]
 Print name: Geoffrey Jacobi
 Capacity: Grantor

Signature: [Signature]
 Print name: Andrea de Freitas Kick
 Capacity: Grantor

Construe all terms with the appropriate gender and quantity required by the sense of this deed.

STATE/Commonwealth of Virginia
☐ CITY ☐ COUNTY OF Alexandria

On this 23 day of December in the year 2024, before me personally appeared
Geoffrey Jacobi, Andrea de Freitas Kick

proved on the basis of satisfactory evidence to be the person whose name is subscribed to this instrument, and acknowledged D executed the same.

WITNESS my hand and official seal.

[Signature]
☐ Clerk ☐ Deputy Clerk ☒ Notary Public
 Print name: Tyrea Gatlina
 Registration No. 8064760
 My commission expires: 05-31-2027



Exhibit A

Consolidation:

Lots Numbered Twenty (20) and Twenty-One (21), of Block Numbered One (1), of the Subdivision known as ABINGDON, as the same appears duly dedicated, platted and recorded in Liber 183 at page 520, among the land records of Arlington County, Virginia. Now within the extended limits of the City of Alexandria, Virginia.

Now known as Lot 500 per plat survey by DOMINION SURVEYORS INC. dated February 16, 2024.

Tax Map# 034.02-05-02

INSTRUMENT INDEXED
RECORDED IN THE CLERK'S OFFICE OF
ALEXANDRIA CIRCUIT COURT ON
DECEMBER 23, 2024 AT 03:04 PM
GREG PARRIS, CLERK
RECORDED BY: GEP