

PROPERTY LOCATION: Land between 218 and 300 E. Alexandria Avenue

TAX MAP REFERENCE: 043.04-02-35 & -36 ZONE: R-2-5

APPLICANT'S NAME: St. Joe's LLC / Olivia Campbell and George P. Rhodes, III

ADDRESS: [REDACTED]

PROPERTY OWNER NAME: St. Joe's LLC / Olivia Campbell and George P. Rhodes, III
(Owner of abutting area to be vacated)

ADDRESS: Land between 218 and 300 E. Alexandria Avenue

VACATION DESCRIPTION: Request to vacate a 3,826 SF portion of public access easement, as depicted on the attached plat of vacation.

- THE UNDERSIGNED hereby applies for a Vacation Ordinance in accordance with the provisions of Chapter 10 of the Code of the State of Virginia, the Alexandria City Charter and City Code, and the Alexandria Zoning Ordinance.
- THE UNDERSIGNED, having obtained permission from the property owner, hereby grants permission to the City of Alexandria staff and Commission Members to visit, inspect, and photograph the building premises, land etc., connected with the application.
- THE UNDERSIGNED having obtained permission from the property owner, hereby grants permission to the City of Alexandria to post placard notice on the property for which this application is requested, pursuant to Article XI, Section 11-301 (B) of the 1992 Zoning Ordinance of the City of Alexandria, Virginia.
- THE UNDERSIGNED also attests that all of the information herein provided and specifically including all surveys, drawings, etc., required of the applicant are true, correct and accurate to the best of their knowledge and belief.

St. Joe's LLC By: M. Catharine Puskar Attorney/Agent Olivia Campbell and George P. Rhodes, III By: Duncan Blair Attorney/Agent

Print Name of Applicant or Agent

McGuskar Duncan Blair

Signature

[REDACTED]

Mailing/Street Address

[REDACTED]

Telephone # Fax #

[REDACTED]

City and State Zip Code

2/18/2026 Revised: 4/24/2026

Date

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. St. Joe's LLC	[REDACTED]	See attached
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 218 East Alexandria Avenue (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. St. Joe's LLC	[REDACTED]	See attached
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 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. **All fields must be filled out completely. Do not leave blank. (If there are no relationships please indicate 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. St. Joe's LLC	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.

2/18/2026 Revised: 4/24/2026

St. Joe's LLC By: M. Catharine Puskar Attorney/Agent

Date

Printed Name


 Signature

APPLICANT OWNERSHIP BREAKDOWN

Owner & Applicant of 218 East Alexandria Avenue

St. Joe's LLC(Title Owner)

[REDACTED]

[REDACTED]

Members:

Mark Poskaitis

Helena DiPasquale

Percent Ownership:

50%

50%

Note: None of the entities listed above have a business or financial relationship with any member of the Board of Architectural Review, Board of Zoning Appeals, City Council, or Planning Commission as defined by Section 11-350 of the Zoning Ordinance.

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. Olivia Campbell	[REDACTED]	50%
2. George Rhodes, III	[REDACTED]	50%
3.		

2. Property. State the name, address, and percent of ownership of any person or entity owning an interest in the property located at adjacent to 300 E. Alexandria 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. Olivia Campbell	[REDACTED]	50%
2. George Rhodes, III	[REDACTED]	50%
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. Olivia Campbell	None	
2. George Rhodes, III	None	
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.

4/2/25
Donovan W Blair
[Signature]

Date
Printed Name
attorney
Signature

Vacation Application Narrative Description

St. Joe's LLC, the owner of 218 E. Alexandria Ave, and Olivia Campbell and George P Rhodes III, the owners of 300 E. Alexandria Ave, jointly request the vacation of portions of a public access easement encumbering approximately 3,826 sf of land that is part of 5th Street, as designated on the subdivision plat recorded on May 16, 1892, in Deed Book N-4, Page 231 among the land records of Arlington County, Virginia, and known as "Plat of Park Addition to Alexandria" (the "Subdivision plat"). Of this area, 1,913 sf on the west side of the existing centerline will be vacated for the benefit of St Joe's LLC and 1,913 sf on the east side of the existing centerline will be vacated for the benefit of Olivia Campbell and George P Rhodes III, as depicted on the attached Vacation Plat.

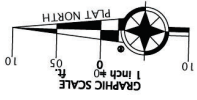
The subdivision was recorded in 1892, well before the 1946 Virginia Land Subdivision Law went into effect. As such, the recordation of the subdivision plats created a public access easement for the 50' portion of land located between Lots 1&2, Block 9 (218 E. Alexandria Ave) and Lot 18, Block 10 (300 E. Alexandria Ave.) with the owner(s) and successors of those adjacent lots owning fee simple title to the centerline.

The public access easement area runs approximately 131.71 feet from the northern side of E. Alexandria Ave to its termination at the 10-foot private alley running parallel to E. Alexandria Ave from Wayne Street to Mt Vernon Ave., also created by the subdivision. 5th Street appears to have been laid out to connect to a future subdivision on the north side of the private alley to form part of the street grid. The connection was never made and a house at 221 E. Nelson Avenue precludes a future connection. Therefore, there is limited public necessity that would justify maintaining a 50' public access easement for access over this short length of right of way.

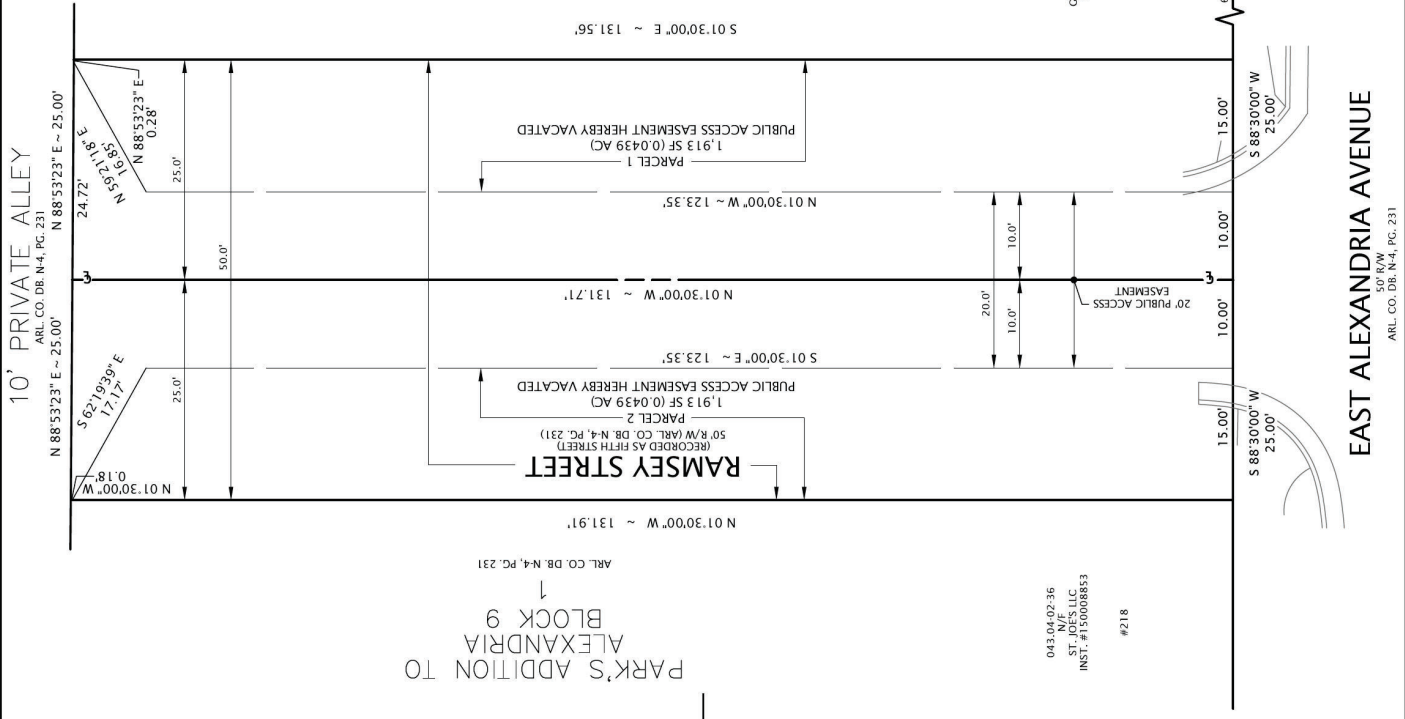
The existing pavement is 10' wide. In response to staff comments, a 20' section (10' from centerline on each side) of right of way easement is now proposed with a 15' portion of the easement to be paved by St. Joe's LLC to allow for the continued use of this section of right of way.

Approval of the proposed vacation would be consistent with the existing City Policy, as there is no reasonable use of the area proposed to be vacated, no portion of the public right of way will become landlocked, no abutting property owners will have substantially impaired access, and the vacation will provide a public benefit by providing a newly improved right of way with adequate turning radius for vehicle/trucks choosing to use that right of way.

- NOTES: 1. THE PROPERTY DELINEATED HEREON IS SHOWN ON ASSESSMENT MAP #043.04.
 2. THIS PLAT IS SUBJECT TO RESTRICTIONS OF RECORD.
 3. ALL PREVIOUSLY RECORDED RIGHTS-OF-WAY, EASEMENTS, OR OTHER INTEREST OF THE CITY REMAIN IN FULL FORCE AND EFFECT UNLESS SHOWN OTHERWISE ON THIS PLAT.
 4. THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT.



VICINITY MAP
SCALE: 1" = 300'



VACATION AREA TABULATION	
PARCEL 1	= 1,913 SF
PARCEL 2	= 1,913 SF
TOTAL	= 3,826 SF

PARK'S ADDITION TO
ALEXANDRIA
BLOCK 10
ARL. CO. DB. N-4, PG. 231

043.04-02-35
N/F
OLIVIA CAMPBELL
SURVEYOR
ARL. CO. DB. N-4, PG. 231
INST. #25000173
#300

043.04-02-36
N/F
ST. J. L.L.C.
SURVEYOR
ARL. CO. DB. N-4, PG. 231
INST. #150008853
#218

SHOWING THE VACATION OF A PORTION OF
RAMSEY STREET
(RECORDED AS FIFTH STREET)
BETWEEN
LOTS 1 AND 2, BLOCK 9
AND
LOT 1 & 2, BLOCK 10
**PARK ADDITION TO
ALEXANDRIA**
CREATED ON MAY 16, 1892
(ARLINGTON COUNTY DEED BOOK N-4, PAGE 231)
CITY OF ALEXANDRIA, VIRGINIA
SCALE: 1" = 10' APRIL 21, 2026

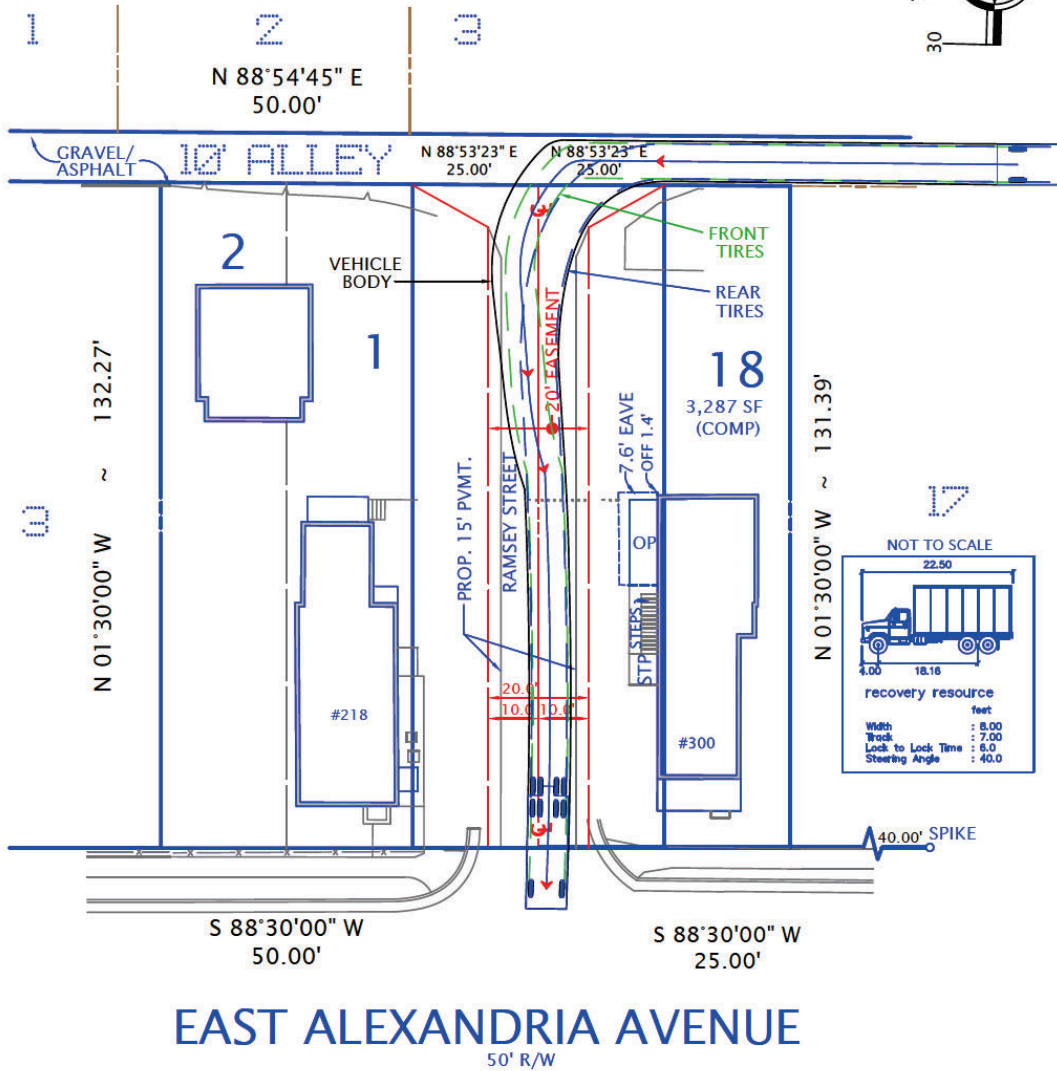


DOMINION Surveyors
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8808-H PEAR TREE VILLAGE COURT
ALEXANDRIA, VIRGINIA 22309
703-619-6555
www.dominionsurveyors.com

EAST ALEXANDRIA AVENUE
50' R/W
25.00'
ARL. CO. DB. N-4, PG. 231

NOTES: 1. PROPOSED PAVING AND CURB ADJUSTMENTS TO BE PAID BY ST. JOE'S, LLC.

W.W. BURROUGH'S ADDITION TO
COTTAGE PARK



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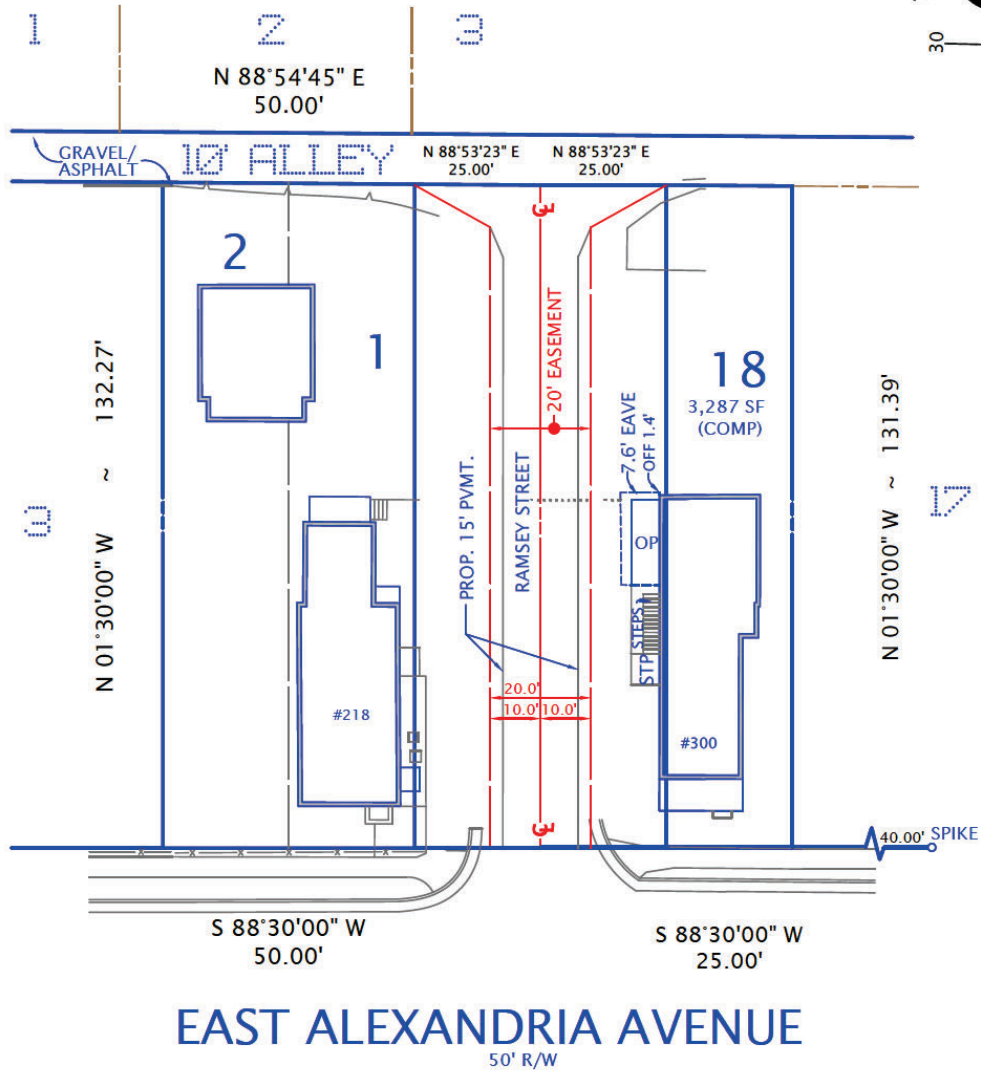
EAST ALEXANDRIA AVENUE
50' R/W

TRUCK TURNING EXHIBIT
PER ST. JOE'S, LLC.
SHOWING
A PROPOSED VACATION OF
RAMSEY STREET
CITY OF ALEXANDRIA, VIRGINIA
SCALE: 1" = 30' APRIL 17, 2026

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W.W. BURROUGH'S ADDITION TO COTTAGE PARK



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EXHIBIT PLAT
PER ST. JOE'S, LLC.
SHOWING
A PROPOSED VACATION OF
RAMSEY STREET
CITY OF ALEXANDRIA, VIRGINIA
SCALE: 1" = 30' APRIL 17, 2026

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April 24, 2026
DESCRIPTION OF
A PORTION OF RAMSEY STREET
TO BE VACATED
CITY OF ALEXANDRIA, VIRGINIA

Beginning at a point in the northerly line of East Alexandria Avenue (50' R/W) and an westerly line of Ramsey Street (50' R/W), a corner common to Lot 1, Block 9, Park Addition to Alexandria; thence with the westerly line of Ramsey Street (50'R/W) N 01° 30' 00" W 131.73' to a point on the westerly line of Ramsey Street, thence through Ramsey Street (50' R/W) S 62° 19' 39" E 17.17' to a point; thence through Ramsey Street (50' R/W) S 01° 30' 00" E 123.35' to a point in northerly line of East Alexandria Avenue (50' R/W); thence with the northerly line of East Alexandria Avenue (50'R/W) S 88° 30' 00" W 15.00' to the point of beginning containing 1,913 square feet of land.

April 24, 2026
DESCRIPTION OF
A PORTION OF RAMSEY STREET
TO BE VACATED
CITY OF ALEXANDRIA, VIRGINIA

Beginning at a point in the northerly line of East Alexandria Avenue (50' R/W) and an easterly line of Ramsey Street (50' R/W), a corner common to Lot 18, Block 10, Park's Addition to Alexandria; thence with the northerly line of East Alexandria Avenue (50'R/W) S 88° 30' 00" W 15.00' to a point; thence through Ramsey Street (50' R/W) N 01° 30' 00" W 123.35' to a point; thence N 59° 21' 18" E 16.85' to a point on the southerly line of a 10' private alley, thence with the southerly line of the 10' private alley N 88° 53' 23" E 0.28' to the easterly line of Ramsey Street (50' R/W), a corner common to Lot 18, Block 10, Park's Addition to Alexandria, thence with the easterly line of Ramsey Street (50' R/W) S 01° 30' 00" E 131.56' to the point of beginning containing 1,913 square feet of land.