

ISSUE: Permit to Demolish/Capsulate (partial)

APPLICANT: Catherine Van Way

LOCATION: Old and Historic Alexandria District
217 South Columbus Street

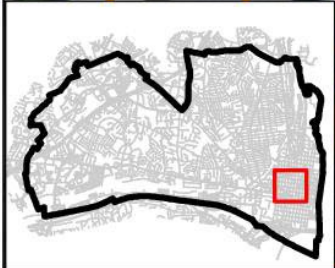
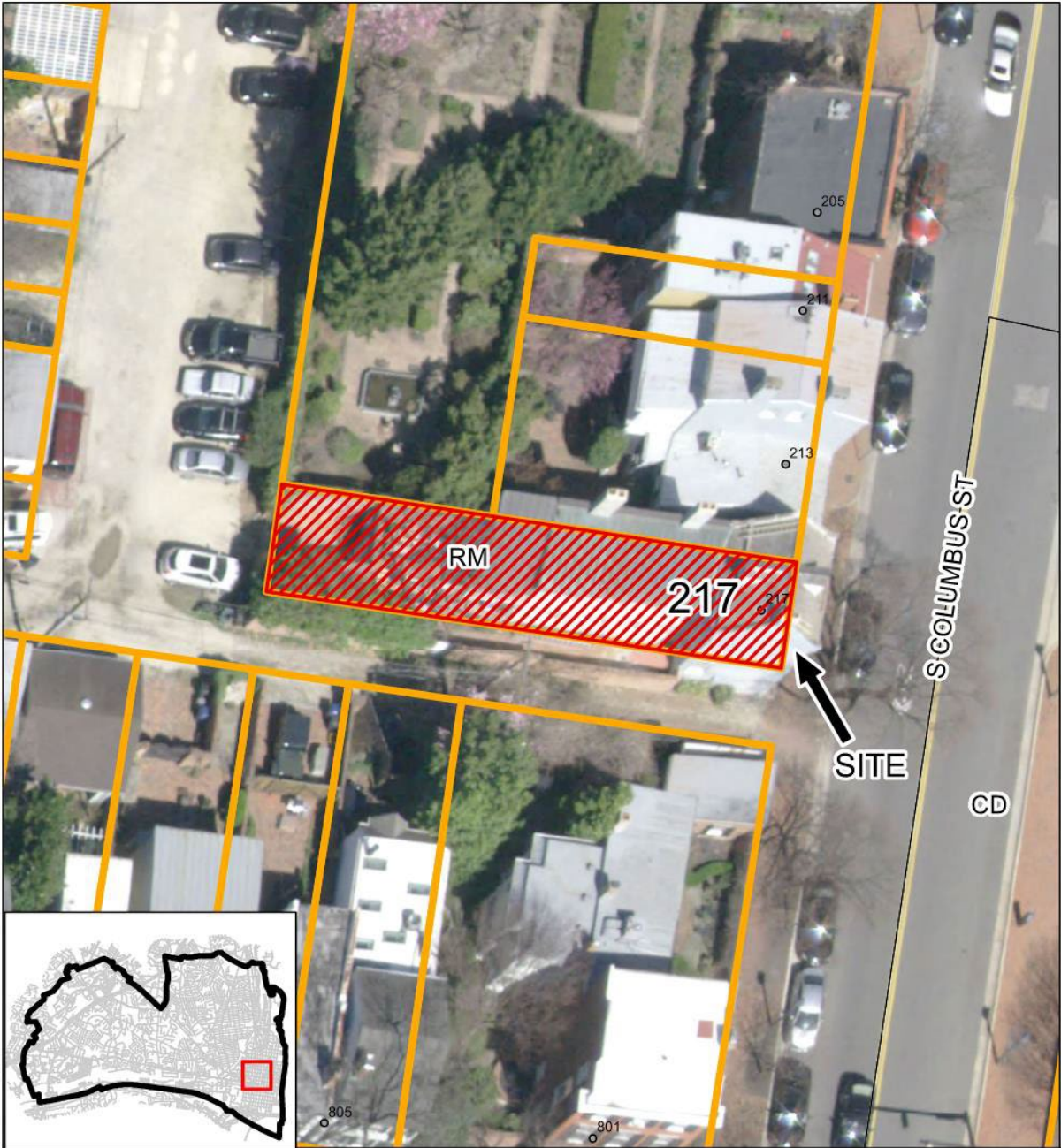
ZONE: RM/Residential Townhouse Zone

STAFF RECOMMENDATION

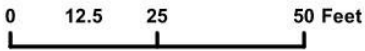
Staff recommends approval of the Permit to Demolish/Capsulate (partial) as submitted.

GENERAL NOTES TO THE APPLICANT

1. **APPEAL OF DECISION:** In accordance with the Zoning Ordinance, if the Board of Architectural Review denies or approves an application in whole or in part, the applicant or opponent may appeal the Board's decision to City Council on or before 14 days after the decision of the Board.
2. **COMPLIANCE WITH BAR POLICIES:** All materials must comply with the BAR's adopted policies unless otherwise specifically approved.
3. **BUILDING PERMITS:** Most projects approved by the Board of Architectural Review require the issuance of one or more construction permits by Department of Code Administration (including signs). The applicant is responsible for obtaining all necessary construction permits after receiving Board of Architectural Review approval. Contact Code Administration, Room 4200, City Hall, 703-746-4200 for further information.
4. **ISSUANCE OF CERTIFICATES OF APPROPRIATENESS AND PERMITS TO DEMOLISH:** Applicants must obtain a copy of the Certificate of Appropriateness or Permit to Demolish PRIOR to applying for a building permit. Contact BAR Staff, Room 2100, City Hall, 703-746-3833, or preservation@alexandriava.gov for further information.
5. **EXPIRATION OF APPROVALS NOTE:** In accordance with Sections 10-106(B), 10-206(B) and 10-307 of the Zoning Ordinance, any Board of Architectural Review approval will expire 12 months from the date of issuance if the work is not commenced and diligently and substantially pursued by the end of that 12-month period.
6. **HISTORIC PROPERTY TAX CREDITS:** Applicants performing extensive, certified rehabilitations of historic properties may separately be eligible for state and/or federal tax credits. Consult with the Virginia Department of Historic Resources (VDHR) prior to initiating any work to determine whether the proposed project may qualify for such credits.



BAR#2024-00140
217 S Coumbus Street



I. APPLICANT’S PROPOSAL

The applicant requests a Permit to Demolish/Capsulate (partial) to add four new openings and enlarge two existing openings at the existing one-story masonry garage and adjacent masonry wall, at 217 S Columbus Street. Approximately 115 ft² of wall area will be removed for the new and expanded openings.

Staff notes that the replacement of the low-sloping roof is not visible and does not require Board approval.

Site context

The alley to the west and south, behind the subject property, is private. The subject property is minimally visible.

II. HISTORY

The one-story masonry garage at 217 South Columbus Street was constructed prior to **1912**, when it first appears on Sanborn Fire Insurance Maps. The Board approved a request to repair, remodel and enlarge an existing accessory building (including the construction of a new brick wall) on June 12, 1963.

III. ANALYSIS

Permit to Demolish/Capsulate

In considering a Permit to Demolish/Capsulate, the Board must consider the following criteria set forth in the Zoning Ordinance, §10-105(B), which relate only to the subject property and not to neighboring properties. The Board has purview of the proposed demolition/capsulation regardless of visibility.

Standard	Description of Standard	Standard Met?
(1)	Is the building or structure of such architectural or historical interest that its moving, removing, capsulating or razing would be to the detriment of the public interest?	No
(2)	Is the building or structure of such interest that it could be made into a historic shrine?	No
(3)	Is the building or structure of such old and unusual or uncommon design, texture and material that it could not be reproduced or be reproduced only with great difficulty?	No
(4)	Would retention of the building or structure help preserve the memorial character of the George Washington Memorial Parkway?	N/A
(5)	Would retention of the building or structure help preserve and protect an historic place or area of historic interest in the city?	No

(6)	Would retention of the building or structure promote the general welfare by maintaining and increasing real estate values, generating business, creating new positions, attracting tourists, students, writers, historians, artists and artisans, attracting new residents, encouraging study and interest in American history, stimulating interest and study in architecture and design, educating citizens in American culture and heritage, and making the city a more attractive and desirable place in which to live?	No
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The analysis of the standards indicated above relates only to the portions of the wall area proposed for demolition/capsulation. In the opinion of staff, none of the criteria for demolition and capsulation are met and the Permit to Demolish/Capsulate should be granted. The areas proposed for demolition/capsulation are not of unusual or uncommon design and can easily be replicated.

STAFF

Amirah Lane, Historic Preservation Planner, Planning & Zoning
 Tony LaColla, AICP, Land Use Services Division Chief, Planning & Zoning

III. CITY DEPARTMENT COMMENTS

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

Zoning

C-1 Proposed reroofing and exterior changes will comply with zoning.

Code Administration

A building permit is required.

Transportation and Environmental Services

- R-1 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)
- R-2 Applicant shall be responsible for repairs to the adjacent city right-of-way if damaged during construction activity. (T&ES)
- R-3 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)
- F-1 After review of the information provided, an approved grading plan is not required at this time. Please note that if any changes are made to the plan it is suggested that T&ES be included in the review. (T&ES)
- F-2 If the alley located at the rear of the parcel is to be used at any point of the construction process the following will be required:

For a Public Alley - The applicant shall contact T&ES, Construction Permitting & Inspections at (703) 746-4035 to discuss any permits and accommodation requirements that will be required.

For a Private Alley - The applicant must provide proof, in the form of an affidavit at a minimum, from owner of the alley granting permission of use. (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)

Alexandria Archaeology

No comments received.

V. ATTACHMENTS

1 – Supplemental Materials

2 – Application for BAR2024-00140: 217 South Columbus Street

ADDRESS OF PROJECT: _____

DISTRICT: Old & Historic Alexandria Parker – Gray 100 Year Old Building

TAX MAP AND PARCEL: _____ ZONING: _____

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 _____

Name: _____ Phone: _____

E-mail: _____

Legal Property Owner:

Name: _____

Address: _____

City: _____ State: _____ Zip: _____

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
 - doors
 - lighting
 - other _____
 - fence, gate or garden wall
 - windows
 - pergola/trellis
 - HVAC equipment
 - siding
 - painting unpainted masonry
 - shutters
 - shed
- ADDITION
- DEMOLITION/ENCAPSULATION
- SIGNAGE

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

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.

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.

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.

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 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: Karen Conkey

Date: 4/01/2024

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. Catherine Van Way	217 South Columbus St.	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 217 South 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. Catherine Van Way	217 South Columbus St.	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. 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.

4/01/2024

Karen Conkey



Date

Printed Name

Signature



Department of Planning and Zoning

Floor Area Ratio and Open Space Calculations

B

A. Property Information

A1. 217 S Columbus ST RM
 Street Address Zone

A2. 2,100.00 x 1.50 = 3,150.00
 Total Lot Area Floor Area Ratio Allowed by Zone Maximum Allowable Floor Area

B. Existing Gross Floor Area

Existing Gross Area		Allowable Exclusions**		
Basement	421.00	Basement**	421.00	B1. 3,271.00 Sq. Ft. Existing Gross Floor Area*
First Floor	1,009.00	Stairways**	88.00	B2. 1,248.00 Sq. Ft. Allowable Floor Exclusions**
Second Floor	1,029.00	Mechanical**	61.00	B3. 2,023.00 Sq. Ft. Existing Floor Area Minus Exclusions (subtract B2 from B1)
Third Floor		Attic less than 7'***	421.00	Comments for Existing Gross Floor Area <div style="border: 1px solid gray; height: 40px; width: 100%;"></div>
Attic	421.00	Porches**	72.00	
Porches	72.00	Balcony/Deck**	52.00	
Balcony/Deck	52.00	Lavatory***	133.00	
Lavatory***		Other**		
Other** GARAGE	267.00	Other**		
B1. Total Gross	3,271.00	B2. Total Exclusions	1,248.00	

C. Proposed Gross Floor Area

Proposed Gross Area		Allowable Exclusions**		
Basement		Basement**		C1. 0.00 Sq. Ft. Proposed Gross Floor Area*
First Floor		Stairways**		C2. 0.00 Sq. Ft. Allowable Floor Exclusions**
Second Floor		Mechanical**		C3. 0.00 Sq. Ft. Proposed Floor Area Minus Exclusions (subtract C2 from C1)
Third Floor		Attic less than 7'***		
Attic		Porches**		
Porches		Balcony/Deck**		
Balcony/Deck		Lavatory***		
Lavatory***		Other**		
Other		Other**		
C1. Total Gross	0.00	C2. Total Exclusions	0.00	

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.

D. Total Floor Area

D1. 2,023.00 Sq. Ft.
Total Floor Area (add B3 and C3)

D2. 3,150.00 Sq. Ft.
Total Floor Area Allowed by Zone (A2)

E. Open Space (RA & RB Zones)

E1. 409.00 Sq. Ft.
Existing Open Space

E2. 735.00 Sq. Ft.
Required Open Space

E3. 409.00 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: 4/12/2024

AREA OF PROPOSED NEW OPENING = 15 SF

AREA OF PROPOSED ENLARGED OPENING
INCREASED BY 16 SF



217 South Columbus Street, Alexandria, VA 22314

PHOTO OF EXISTING YARD ELEVATION

COPYRIGHT ©

CLIENT:

Catherine Van Way
217 South Columbus Street
Alexandria, VA 22314

ARCHITECT:

325 north patrick street
alexandria, va 22314
703 . 589 . 4550
info@conkeyarchitects.com

1 APRIL 2024

Conkey | architects

BAR APPLICATION

ASK 1A

NOT FOR CONSTRUCTION



AREA OF PROPOSED NEW /
ENLARGED OPENINGS = 55 SF

217 South Columbus Street, Alexandria, VA 22314

PHOTO OF EXISTING ALLEY ELEVATION

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CLIENT:
Catherine Van Way
217 South Columbus Street
Alexandria, VA 22314

ARCHITECT: 325 north patrick street
alexandria, va 22314
703 . 589 . 4550
info@conkeyarchitects.com

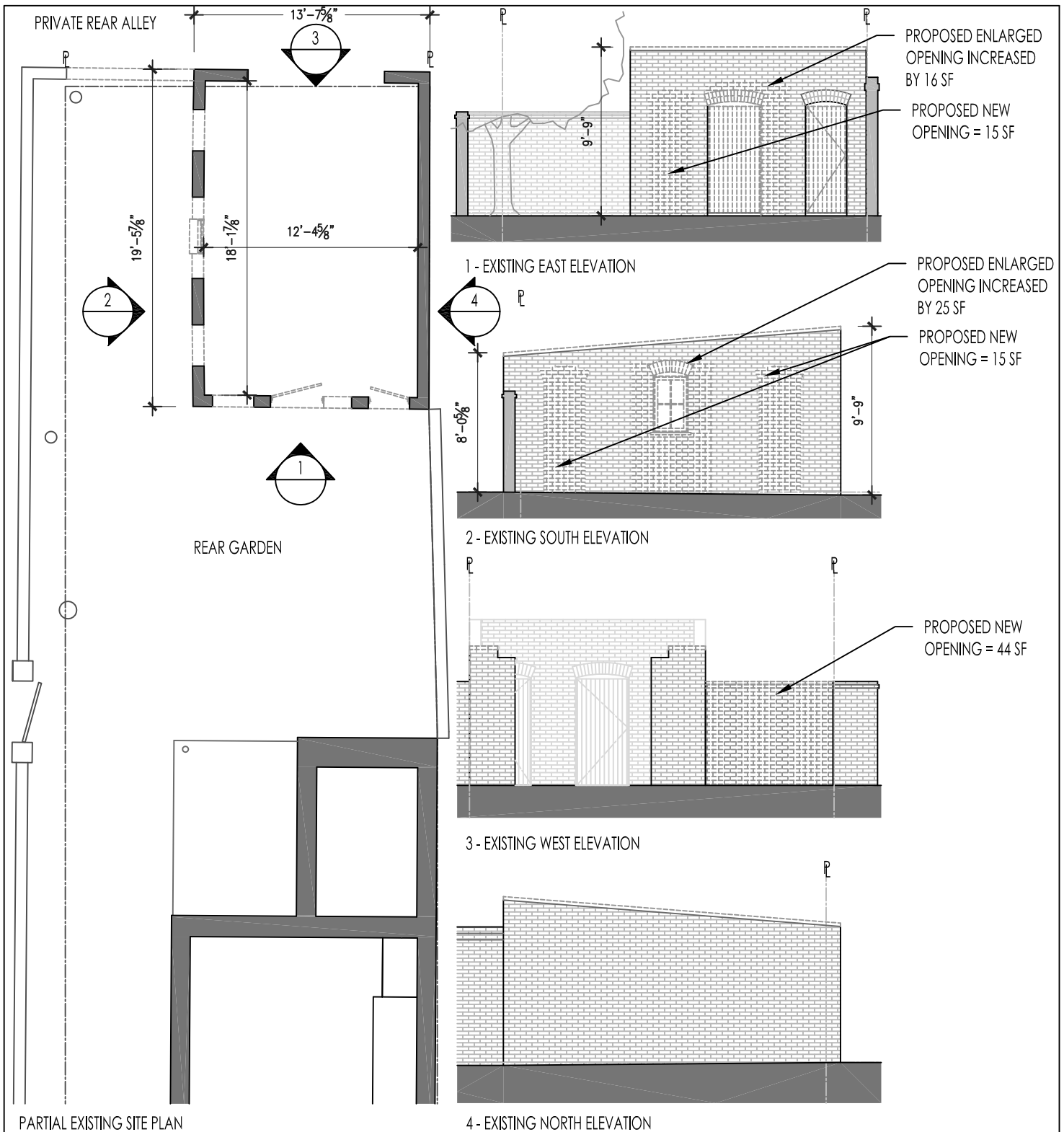
1 APRIL 2024

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BAR APPLICATION

**ASK
1B**

NOT FOR CONSTRUCTION



PARTIAL EXISTING SITE PLAN

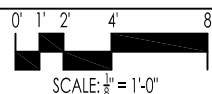
4 - EXISTING NORTH ELEVATION

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217 South Columbus Street, Alexandria, VA 22314

EXISTING GARAGE

CLIENT:
Catherine Van Way
 217 South Columbus Street
 Alexandria, VA 22314



1 APRIL 2024

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ARCHITECT: 325 north patrick street
 alexandria, va 22314
 703 . 589 . 4550
 info@conkeyarchitects.com

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BAR APPLICATION

ASK
2.1

NOT FOR CONSTRUCTION

Sent: Friday, April 26, 2024 10:48 AM

To: PCZoning <PCZoning@alexandriava.gov>; Preservation <Preservation@alexandriava.gov>

Subject: [EXTERNAL]BAR#2024-00140 OHAD

I am writing in objection to BAR#2024-00140 OHAD, the proposal by 217 S. Columbus for “partial demolition/encapsulation” and request that the BAR continue to enforce existing policy regarding the exclusive personal use of the community property alley.

The existing wall is already well beyond the homeowner’s property line and includes multiple access points to the property. Expanding the alley-facing wall essentially grants an easement for the parking space at the back corner of the wall which is community property.

The end cap community property parking space has been an ongoing conflict between the homeowner and her neighbors. This has escalated in more recent times by the owner posting a No Parking sign and leaving not-so-neighborly notes on the cars that park there.

There has been a long-standing spirit of community among the alley neighbors who chose to live in this historical neighborhood, recognize the unique nature of the community property of the alley and the complexities of property lines drawn over centuries. While some neighbors support the request that the wall be removed to accurately reflect the property line, I disagree as that also sets a new precedent that is neither productive nor recognizes the historical nature or community spirit of the block. However, I do not support additional changes or expansion to the wall.

I request that the BAR reject this request and maintain a consistent policy on exclusive personal use on the common property alley.

Thank you very much for your consideration.

Laura Caliguiri
809 Duke Street

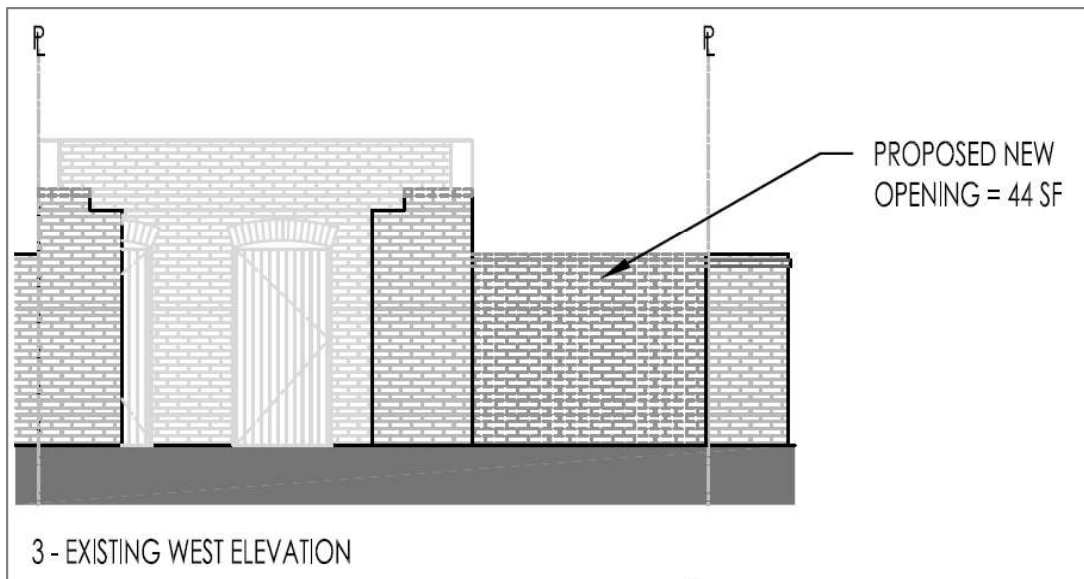
Thomas Maddux
811 Duke Street
Alexandria, VA 22314

April 26, 2024

Board of Architectural Review
City of Alexandria
301 King St., Room 2400
Alexandria, VA 22314

Regarding:
BAR#2024-00140 OHAD (Request for partial demolition/encapsulation at 217 S Columbus Street)

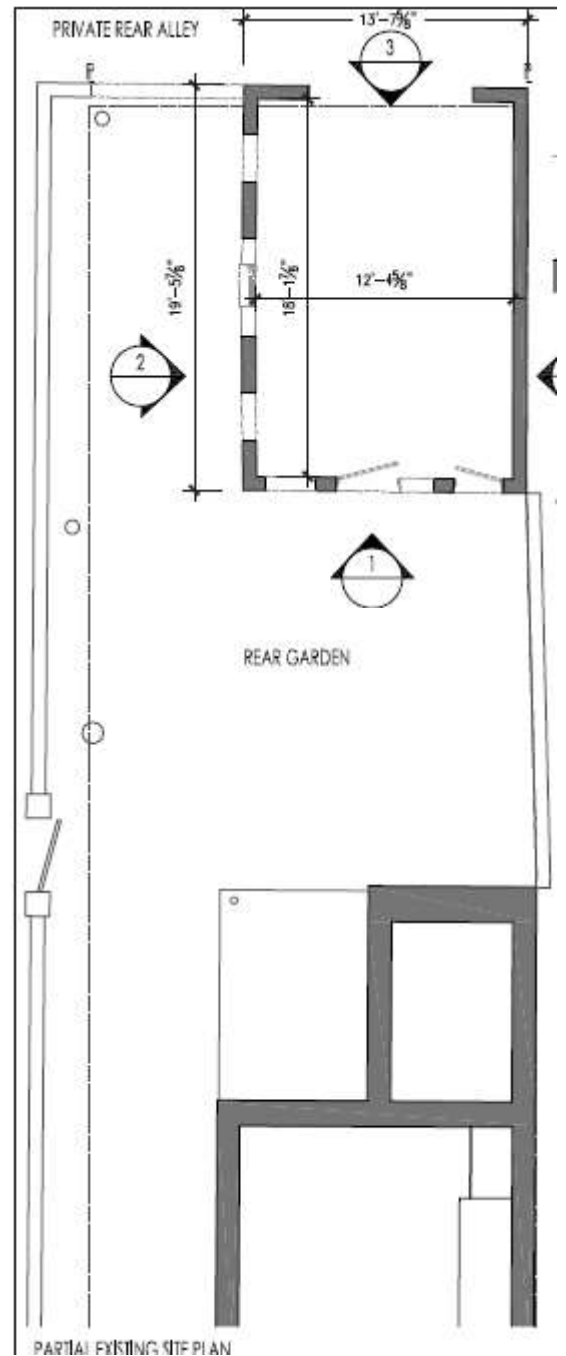
Dear Members of the Board,
I request that you deny BAR#2024-00140 as presented and require the owner of 217 S. Columbus (the applicant) to modify the plans so that the existing west-facing brick wall is not opened into the common court. The plans currently indicate the opening will be 44 SF. (Image below from Attachment A.)



I request the BAR not allow the applicant to further permanently restrict the rights and use of all adjoining block property owners by altering the wall beyond the applicant's property line. If allowed, the applicant will claim permanent and exclusive easement of common land that has been enjoyed by all common property owners for decades, if not hundreds of years. Many of the properties adjoining the alleys and courts date back to the late 1700s and early 1800s. I request this denial and modification requirement for the following reasons:

- 1) The City of Alexandria has long considered the alleys and courts to be privately owned and "that all properties adjoining the alley and courts may have rights to the use of the Alleys and Courts in common with others." (See Attachment B: letter from City of Alexandria to 809 Duke Street, dated Jun 11, 1998.)

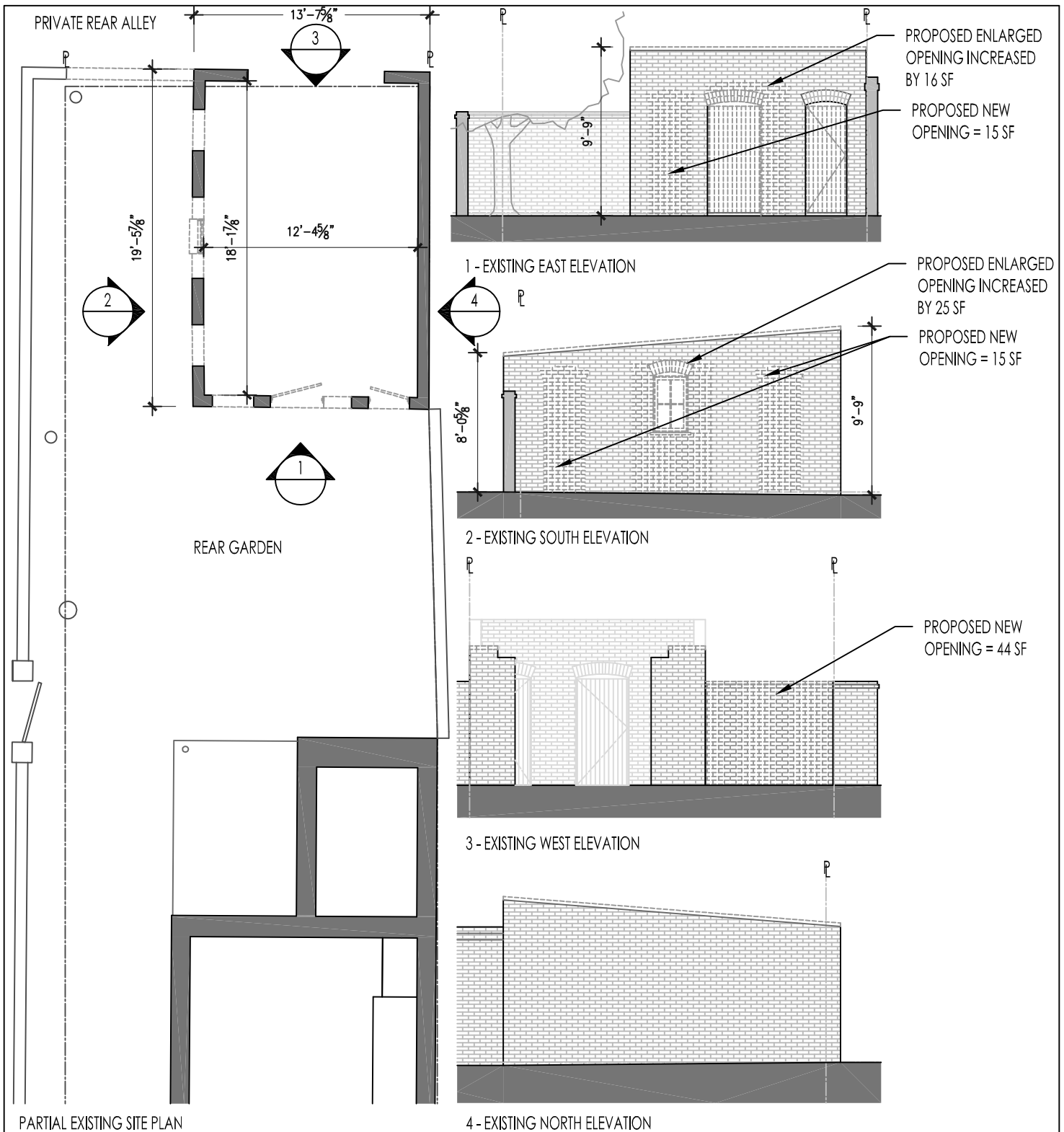
- 2) As recently as February of this year, in this same city block, the BAR / Director of Zoning rescinded the administrative approval of BAR#2404-00010 as the proposed structure and bollards were beyond the property line of the applicant and constructed in the common alley. The BAR / Director of Zoning correctly decided that one property should not take common property for permanent personal use. (See Attachment C.)
- 3) The brick wall the applicant is proposing to demolish and open is beyond the applicant's property line. Per the applicant's own proposal, the brick wall extends beyond the property line on two sides – both into the Court and into Hummer Alley. (Image from Attachment A.)
- 4) The applicant already enjoys significant exclusive use of common land beyond their property line that others have deeded property rights to, and the applicant should not be granted more benefits at the expense of others. The brick wall extends into Hummer Alley by approximately 3' x 80'. The applicant's Deed states that 217 S. Columbus' property begins *"upon the North line of an Alley, 14 feet, 4 inches wide, extending from Columbus Street to Alfred Street; and thence westwardly with the line of said Alley, 100 feet, more or less, to another Alley or Court, 46 feet, 10 inches wide;..."* There are no mentions of rights of use to the alleys or courts in the applicant's Deed (See Attachment D). However, the Deeds of 801, 811, 819, and 821 Duke Street explicitly state the rights and use of the Alley, two explicitly stating the Alley as 14'4" and 14'5" wide. (See Attachments E - H.)
- 5) 217 S. Columbus already has entryways on three sides of the property (S. Columbus Street, Hummer Alley gate, and garage entry in the Court). An additional entryway is not necessary.



I respectfully request that the BAR reject this request and maintain a consistent policy on protecting the rights and use of all block property owners.

Thank you,
Thomas Maddux

Attachment A



PARTIAL EXISTING SITE PLAN

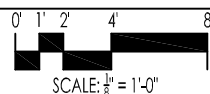
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217 South Columbus Street, Alexandria, VA 22314

EXISTING GARAGE

CLIENT:
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217 South Columbus Street
Alexandria, VA 22314



1 APRIL 2024

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Conkey | architects

BAR APPLICATION

ASK
2.1

NOT FOR CONSTRUCTION

Attachment B



City of Alexandria, Virginia



**Survey Section - Department of
Transportation and Environmental Services
P.O. Box 178 - City Hall
Alexandria, Virginia 22313**

June 11, 1998

**Mrs. Mary Engen
809 Duke Street
Alexandria, Virginia 22314**

Dear Mrs. Engen,

The alleys and court in the block bounded by Duke Street, South Alfred Street, Prince Street and South Cloumbus Street are considered to be privately owned. The City of Alexandria does not maintain the surface of the alley or control the parking within the court. Please note that all properties adjoining the alley and courts may have rights to the use of the alleys and courts in common with others.

If I can be of further assistance, please feel free to call me at 838-4327.

Sincerely,

A handwritten signature in cursive script that reads "J. Allen Martin".

**J. Allen Martin
Chief of Surveys, T&ES**

Attachment C

APPLICATION FOR BAR ADMINISTRATIVE APPROVAL

Administrative approvals by the Board of Architectural Review (BAR) Staff are only for historically appropriate repairs/replacement. Please note that upon reviewing an application for administrative approval, BAR Staff may determine that a full application must be made to be heard at a public hearing before the BAR and cannot be administratively approved.

228 S Alfred St, Alexandria VA 22314

ADDRESS OF PROJECT: _____

TAX MAP AND PARCEL: _____ ZONING: _____

Applicant: Property Owner Business (Please provide business name & contact person)

Name: Daniel A. Munz

Address: 228 S Alfred St

City: Alexandria State: VA Zip: 22314

Phone: 9172044936 E-mail: daniel.a.munz@gmail.com

Authorized Agent (if applicable): Attorney Architect _____

Name: _____ Phone: 9172044936

E-mail: _____

Legal Property Owner:

Name: Daniel A. Munz

Address: 228 S Alfred St

City: Alexandria State: VA Zip: 22314

Phone: 9172044936 E-mail: daniel.a.munz@gmail.com

Phone: _____ E-mail: _____

- Is there an historic preservation easement on this property?
If yes, has the easement holder agreed to the proposed alterations/repairs?
Is there a homeowner's association for this property?
If yes, has the homeowner's association approved the proposed alterations/repairs?

If you answered yes to any of the above, please attach a copy of the letter approving the project.

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

I would like to place a bike shed along the northern-facing wall of the property.

SUBMITTAL REQUIREMENTS:

At a minimum, you will need to include two copies of the following:

- Photographs of the existing conditions
- Specifications for the proposed replacement/repair

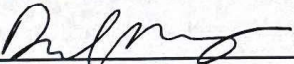
Staff may request additional information as necessary to evaluate the application. Please refer to the relevant section of the *Design Guidelines* for further information on appropriate treatments.

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.)
-

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 or BAR Staff acting on behalf of the Board based on such information may be invalidated. 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: Daniel A. Munz
Date: 6/11/2022

ADMINISTRATIVE APPROVAL
BOARD OF ARCHITECTURAL REVIEW
PLANNING & ZONING
KARL W. MORITZ, DIRECTOR

DATE: 01/23/2024
STAFF: amirah.lane

Approved per BAR2024-00010. Updated shed, see BAR2023-00492 for original approval.

Munz Family Shed Application

228 S ALFRED STREET

Proposed area

The proposed location of the shed is the north-facing wall of 228 S ALFRED ST, facing into Hummer Alley. The proposed shed would be placed against this wall, displacing the leftmost 2-3 trees pictured here:



The shed would improve the view of Hummer Alley for pedestrians by obscuring the trash bins that normally sit there. It would extend approximately 3' into Hummer Alley, no further than the current mulch bed (pictured), to ensure that vehicles retain the ability to transit Hummer Alley. We will also add metal bollards appx 3' tall and appx 3' from the wall to prevent vehicle collisions with the shed.

BOARD OF
ARCHITECTURAL
REVIEW



BOARD OF
ARCHITECTURAL
REVIEW

The view on S Alfred Street, approaching the property from the north. The shed would not be visible from the street until passing directly by the entrance to Hummer Alley, as shown in the previous photo.



BOARD OF
ARCHITECTURAL
REVIEW

Proposed shed

Visually and design-wise, the shed would be similar to the [Bikeshed Company Spokeshed 3](#), pictured below. The shed dimensions would be 8'W x 3'D x 7'H, well within both the 8' maximum height limit and the 65 square foot overall limit. It will be stained in a color that matches surrounding wood structures in the area to retain the neighborhood feel.



BOARD OF
ARCHITECTURAL
REVIEW

Attachment D

THIS Deed, made this 18th day of May, 2012, by and between **Deana Davis WASHBURN, married**, Grantor, and **Catherine VAN WAY, unmarried**, Grantee.

WITNESSETH:

That for and in consideration of the conveyance made hereby, the consideration received by the Grantor, and other good and valuable consideration, receipt and sufficiency of which is hereby acknowledged, the Grantor does subject to the matters described herein, hereby grant and convey to the Grantee in fee simple with GENERAL WARRANTY and English Covenants of title, unto the Grantee, in fee simple, the following described real estate, situate, lying and being in **the City of Alexandria**, State of Virginia, and more particularly described as follows:

BEGINNING on the West side of Columbus Street at a point supposed to be 102 feet, 4 inches North of Duke Street and upon the North line of an alley, 14 feet, 4 inches wide, extending from Columbus Street to Alfred Street; thence westwardly with the line of said alley, 100 feet, more or less, to another alley or court, 46 feet, 10 inches wide; thence northwardly with said last mentioned alley or court to the line of John T. Evans; thence eastwardly with the said line 100 feet, more or less, to Columbus Street; thence southwardly on Columbus Street, to the beginning, being known as 217 South Columbus Street.

AND BEING the same property conveyed to Amanda Barlow Washburn and Deana Davis Washburn, as joint tenants, by virtue of a Deed dated June 5, 1986 and recorded June 10, 1986 in Deed Book 1177 at Page 128, among the aforesaid land records. Said Amanda F. Washburn, also known of record as Amanda Barlow Washburn, having subsequently departed this life on October 18, 2010, leaving Deana Davis Washburn as sole surviving tenant.

This Real Estate is conveyed subject to all recorded easements, conditions, restrictions, and agreements that lawfully apply to the Real estate or any part thereof.

Return to:
Provident Title & Escrow LLC
7202-B Old Keene Mill Road
Springfield, VA 22150
File No. S1204022

Grantee's Address:
217 South Columbus Street
Alexandria, VA 22314
Title Insurance Company

Assessed Value: \$ 731,818.00
Consideration: \$790,000.00
Tax Map #: 11435000; 074.02-12-12
Title Insurance Underwriter: Fidelity National Title Insurance Company

Prepared by:

THE LAW OFFICE OF
JOHN F. RICHTER, PLC
7202-B1 Old Keene Mill Road
Springfield, Virginia 22150

(703) 451-8600

WITNESS the following signature and seal:

Deana Davis Washburn by
Emma Stuart, Attorney-in-Fact (SEAL)
Deana Davis WASHBURN
By Emma Stuart, her Attorney-in-Fact

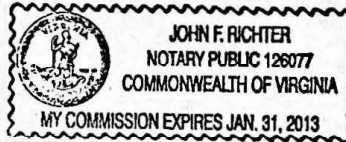
STATE OF VIRGINIA
FAIRFAX COUNTY, to-wit:

I, the undersigned Notary Public in and for the State and County aforesaid, do hereby certify that **Deana Davis WASHBURN** by **Emma Stuart, Attorney-in-Fact**, whose name is signed to the foregoing Deed, dated this 18th day of May, 2012, has acknowledged the same before me in my State and City aforesaid.

Given under my hand and seal this 18th day of May, 2012.

[Signature] (SEAL)
Notary Public

My commission expires:
1-31-2013



File # S1204022

THE LAW OFFICE OF
JOHN F. RICHTER, PLC
7202-B1 OLD KEENE MILL ROAD
SPRINGFIELD, VIRGINIA 22150
(703) 451-6800

INSTRUMENT #120010625
RECORDED IN THE CLERK'S OFFICE OF
ALEXANDRIA ON
MAY 21, 2012 AT 01:55PM
\$790.00 GRANTOR TAX WAS PAID AS
REQUIRED BY SEC 58.1-802 OF THE VA. CODE
STATE: \$395.00 LOCAL: \$395.00

2

EDWARD SEMONIAN, CLERK
RECORDED BY: JLS

Attachments E - H

120012866

000546

801 Duke

Prepared By & Return to:
Land, Carroll & Blair PC
524 King Street
Alexandria, VA 22314

Consideration:
\$2,200,000.00
Assessed Value:
\$2,043,000.00
Data No. 11435000

Grantee's Address:
801 Duke Street
Alexandria, VA 22314

LCB No. 12-103
LAND, CARROLL MENDELSON & BLAIR P.C.
Attorneys and Counsellors At Law
524 King Street
Alexandria, VA 22314-3104

DEED OF BARGAIN AND SALE

THIS DEED, made this 13 day of June, 2012 by and between SHERRY L. SCHILLER, TRUSTEE under the SHERRY L. SCHILLER TRUST dated July 1, 2008, Grantor, and DONALD S. BEYER and MEGAN C. BEYER, husband and wife, Grantees;

WITNESSETH:

That, for and in consideration of the sum of Ten Dollars (\$10.00), cash in hand paid by Grantees and other good and valuable consideration, the receipt whereof is hereby acknowledged, Grantor does hereby grant, bargain, sell and convey, with General Warranty of Title, to Grantees, as tenants by the entirety with the common law right of survivorship, all of that certain land situated in the City of Alexandria, Virginia, and more particularly described as follows:

BEGINNING at the intersection of the north side of Duke Street and the west side of Columbus Street and running thence west along Duke Street 60 feet; thence north parallel with Columbus Street 88 feet to an alley which is 14 feet, 5 inches wide; thence east on said alley 60 feet to Columbus Street; and thence south along Columbus Street 88 feet to Duke Street and the point of beginning, with a right-of-way over said alley in common with others entitled thereto.

AND BEING the same property acquired by Grantor by deed dated July 1, 2008 and recorded as Instrument No. 080012319 among the aforesaid land records.

This conveyance is made subject to any easements, reservations, restrictive covenants, (excepting any restrictive covenant that discriminates on the basis of race, color, sex, religion, ancestry, national origin, familial status, age, sexual orientation or disability) or rights of way of

record.

Grantor covenants that Grantors has the right to convey the said land to the said Grantees, that there are no encumbrances against the said property; that Grantees shall have quiet and peaceable possession of said land, free from claim of all persons whosoever; and the Grantor will execute such further assurances of title as may be requisite and necessary.

WITNESS the following signature and seal:

Sherry L Schiller
SHERRY L. SCHILLER, TRUSTEE
under the SHERRY L. SCHILLER TRUST dated July 1, 2008
Trustee

STATE OF Virginia:
CITY/COUNTY OF Alexandria, to-wit;

I, the undersigned Notary Public, in and for the City and State aforesaid, do hereby certify that, SHERRY L. SCHILLER, TRUSTEE under the SHERRY L. SCHILLER TRUST dated July 1, 2008 whose name is signed to the foregoing Deed dated June 13, 2012, has acknowledged the same before me.

Given under my hand and seal this 13th day of June, 2012.

Lynda L Rubin (Seal)
Notary Public

My Commission expires: Aug 31, 2015
Registration No.: 1778590



c:\wp50\docs\deeds\beyer061312

2
INSTRUMENT #120012866
RECORDED IN THE CLERK'S OFFICE OF
ALEXANDRIA ON
JUNE 18, 2012 AT 01:15PM
\$2,200.00 GRANTOR TAX WAS PAID AS
REQUIRED BY SEC 58.1-802 OF THE VA. CODE
STATE: \$1,100.00 LOCAL: \$1,100.00

811 Duke

200010077

1033

Consideration \$1,290,000.00
Assessed Value: \$911,933.00
Tax Map No: 074.02-12-17
Account No: 11437500
Grantee Address:
811 Duke Street
Alexandria, VA 22314

Document Prepared By:
The Law Office of Andrew C. DiPaola, PLLC
Andrew C. DiPaola, VSB #80303
KVS Title, LLC
7550 Wisconsin Avenue
Suite 500
Bethesda, MD 20814

File No. 20-37100

Underwriter: Commonwealth Land Title Insurance Company

This Deed, made this 20th day of May, 2020, by and between JAMES P. PASTORICK, surviving tenant by the entirety of Kim Rene Green, who departed this life on or about January 21, 2017, married, Grantor, and THOMAS R. MADDUX and KRISTEN KESTNER MADDUX, a married couple, Grantees.

- Witnesseth -

That for and in consideration of the sum of Ten Dollars (\$10.00), cash in hand paid, and other good and valuable consideration, receipt of which is hereby acknowledged, the Grantor does hereby grant, bargain, sell and convey, in fee simple, with GENERAL WARRANTY and English Covenants of title, unto the Grantees, as tenants by the entirety with the common law right of survivorship, all the following-described lot or parcel of land together with improvements thereon, situate, lying and being in the City of Alexandria, Commonwealth of Virginia:

Being on the north side of Duke Street 122 feet west of Columbus Street and thence west on Duke Street 22 feet; thence north parallel to Columbus Street 88 feet to an alley 14 feet 4 inches wide; thence east parallel with Duke Street 22 feet and thence south parallel to Columbus Street 88 feet to the point of beginning.

TOGETHER WITH the use of the aforementioned alley.

AND BEING the fee simple property conveyed to JAMES P. PASTORICK and KIM R. GREEN, husband and wife, as tenants by the entirety with the common law right of survivorship, from WILLIAM G. KOCOL by Deed dated March 23, 1999 and recorded

WARRANTY DEED

on March 26, 1999 in Deed Book 1691 at Page 980, among the land records of the City of Alexandria, Virginia.

This conveyance is made expressly subject to the easements, conditions, restrictions, and rights-of-way of record contained in the instruments forming the chain of title to the property conveyed herein and to matters visible upon inspection.

The Grantor covenants that he is seized in fee simple of the property herein conveyed, has the right to convey the said land to the Grantees and has done no act to encumber the lands. The Grantor covenants that the Grantees shall have quiet possession of the land free from all encumbrances, except as mentioned herein, and that he, the Grantor, will execute such further assurances of the lands as may be requisite.

Witness the following signature and seal.

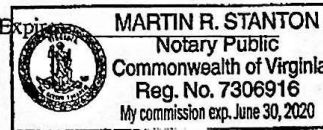
Signature of James P. Pastorick with (SEAL) and printed name JAMES P. PASTORICK

COMMONWEALTH OF VIRGINIA } ss
CITY OF ALEXANDRIA

The foregoing deed was acknowledged before me on May 20, 2020 by JAMES P. PASTORICK.

IN WITNESS WHEREOF, I hereunto set my hand and official seal

Notary Public
My Commission Expires



After recording, please return to:
KVS Title, LLC
7550 Wisconsin Avenue
Suite 500
Bethesda, MD 20814

Re INSTRUMENT 200010077
RECORDED IN THE CLERK'S OFFICE OF
ALEXANDRIA CIRCUIT COURT ON
JUNE 15, 2020 AT 02:54 PM
\$1290.00 GRANTOR TAX WAS PAID AS
REQUIRED BY SEC 58.1-802 OF THE VA. CODE
STATE: \$645.00 LOCAL: \$645.00
WMATA FEE: \$1935.00
GREG PARKS, CLERK
RECORDED BY: JAH

090016483

000027

819 DUKE

Tax Map ID #: 074.02-12-21 / DATA BANK NO. 11439500
Grantee's Address: 819 Duke Street
Alexandria, VA 22314
Consideration: \$625,000.00
Assessment: \$614,607.00
Return to & Prepared by:
718 North Washington Street
Alexandria, Virginia 22314
File No. 09010517
Title Insurer:
Fidelity National Title
Insurance Company

TRK COUNTY TITLES

Edward D. Hubacher, PC, ATTORNEY AT LAW, 718 North Washington Street, ALEXANDRIA, VIRGINIA, 22314

DEED

THIS DEED, is made this 31st day of July, 2009 by and between PATRICIA M. CHARMOY, party of the first part, Grantor, and CHRISTOPHER J. WENK, unmarried, party of the second part, Grantee.

WITNESSETH

THAT FOR and in consideration of the sum of Ten Dollars (\$10.00), and other good and valuable consideration, receipt of which is hereby acknowledged, party of the first part does hereby grant, bargain, sell and convey unto the said parties of the second part, with **GENERAL WARRANTY OF TITLE**, all right, title and interest in and to all that certain lot or parcel of land, together with improvements thereon located in City of Alexandria, Virginia, and being described as follows:

Beginning on the north side of Duke Street at the center of the west wall of house No. 817 Duke Street, 52.50 feet east of Alfred Street, and running N. 09 degrees 30' 00" W. 88.00 feet to a point adjacent to a dirt alley; thence running along the dirt alley S. 80 degrees 46' 00" E. 12.96 feet to a point; thence running N. 09 degrees 30' 00" E. 88.00 feet to a point adjacent to Duke Street; and thence running N. 80 degrees 46' 00" W. along Duke Street to the point of beginning containing 1,140.00 square feet, more or less, with right of way over said alley and subject to the easement now existing thereon.

AND BEING the same property conveyed unto PATRICIA M CHARMOY, by virtue of a deed from ROBERT E. STREET and PATRICIA A. STEVENS, husband and wife, dated February 9, 2004 and recorded February 11, 2004, in Instrument No. 040005297, among the aforesaid land records.

SUBJECT TO all conditions, restrictions, rights of way and easements contained in the Deeds forming the chain of title to this property.

000028

TO HAVE AND TO HOLD the above described Parcel of land together with the privileges and appurtenances thereunto belonging or in any way pertaining unto the said party of the second part, his heirs and assigns forever.

SUBJECT TO the aforesaid, the party of the first part covenants that she has the right to convey the said land to the party of the second part; that the said party of the second part shall have quiet possession of the said land, free from all encumbrances; and that she will execute such further assurances of title as may be requisite.

WITNESS the following signature and seal.

Patricia M. Charmoy (SEAL)
PATRICIA M. CHARMOY

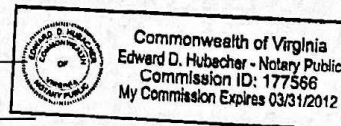
STATE OF Virginia
City/County of Stafford to-wit:

The foregoing instrument was acknowledged before me this 31st day of July, 2009 by PATRICIA M. CHARMOY.

[Signature]
Notary Public

My commission expires: 3-31-17

Registration Number: 177566



INSTRUMENT #090016483
RECORDED IN THE CLERK'S OFFICE OF
ALEXANDRIA ON
AUGUST 4, 2009 AT 09:32AM
\$625.00 GRANTOR TAX WAS PAID AS
REQUIRED BY SEC 58.1-802 OF THE VA. CODE
STATE: \$312.50 LOCAL: \$312.50

EDWARD SEMONIAN, CLERK
RECORDED BY: DAF

Edward D. Hubacher, PC, ATTORNEY AT LAW, 718 North Washington Street, ALEXANDRIA, VIRGINIA 22314

Prepared By: Karen L. Day, PLC

100009449

821 Duke

Return to:
Absolute Title & Escrow, LLC
320 King Street, Suite 5
Alexandria, Virginia 22314
#10-2042

Tax Map No: 074.02-12-22
Consideration: \$630,000.00
Assessment: \$496,961.00

Grantee's Address:
821 Duke Street
Alexandria, VA 22314

Title Insurer: Stewart Title Guaranty Company

THIS DEED is made as of this **June 4, 2010**, by and between Victoria Anne **BETTERTON**, unmarried, as Grantor, and Sergey **MISHKOVSKIY** and Yelena **MISHKOVSKIY**, husband and wife, as Grantees.

-WITNESSETH-

THAT FOR AND IN CONSIDERATION of the sum of Ten Dollars (\$10.00), cash in hand paid, and other good and valuable consideration, receipt of which is hereby acknowledged, the Grantor does hereby grant, bargain, sell and convey, in fee simple, with **GENERAL WARRANTY** and English Covenants of title, unto the Grantees, as tenants by the entirety with common law right of survivorship, all the following-described lot or parcel of land together with improvements thereon, situate, lying and being in the **City of Alexandria, Commonwealth of Virginia**:

Beginning on the North side of Duke Street, 27 feet East of Alfred Street (shown by recent survey to be 26.59 feet) and at the middle of a partition wall between the house on this lot and the house adjoining on the West, and running thence East of Duke Street 12 feet 5 inches (shown on a recent survey to be 12.95 feet) to the middle of the partition wall between the house on this lot and the house adjoining on the East, thence North parallel to Alfred Street 88 feet to an alley; thence West on said alley 12 feet 5 inches (shown on a recent survey to be 12.95 feet); and thence South in a direct line 88 feet to the point of beginning, with right of way over said alley and all appurtenances.

AND BEING the same property conveyed to Victoria Anne **BETTERTON**, unmarried by Deed dated February 4, 2005, and recorded on February 8,

KBS

2005, as Instrument No. 050003913 among the land records of the City of Alexandria, Virginia.

THIS CONVEYANCE is made expressly subject to the easements, conditions, restrictions, and rights-of-way of record contained in the instruments forming the chain of title to the property conveyed herein.

THE SAID Grantor covenants that she has the right to convey the said land to the said Grantees; that she has done no act to encumber the same; that the said Grantees shall have quiet possession of the said land, free from all encumbrances except mentioned herein; and that she, said Grantor, will execute such further assurances of the land as may be requisite.

WITNESS THE following signature and seal.

Victoria Anne Betterton (SEAL)
Victoria Anne BETTERTON

Commonwealth of Virginia)
City of Alexandria) to wit:

The foregoing deed was acknowledged before me this 3 day of June 2010, by Victoria Anne BETTERTON.



Karen L. Day
NOTARY PUBLIC
Commonwealth of Virginia
Reg. #234826
My Commission Expires
February 29, 2012

[Signature]

Notary Public
Registration No.: 234826
My commission expires: 2/29/12

Reserved for Recording Clerk:

INSTRUMENT #100009449
RECORDED IN THE CLERK'S OFFICE OF
ALEXANDRIA ON
JUNE 7, 2010 AT 01:21PM
\$630.00 GRANTOR TAX WAS PAID AS
REQUIRED BY SEC 58.1-802 OF THE VA. CODE
STATE: \$315.00 LOCAL: \$315.00

EDWARD SEMONIAN, CLERK
RECORDED BY: DAP