

ISSUE: Permit to Demolish/Capsulate (partial) and Certificate of Appropriateness for addition and alterations

APPLICANT: Grace and Liam O’Grady

LOCATION: Old and Historic Alexandria District
304 North Pitt Street

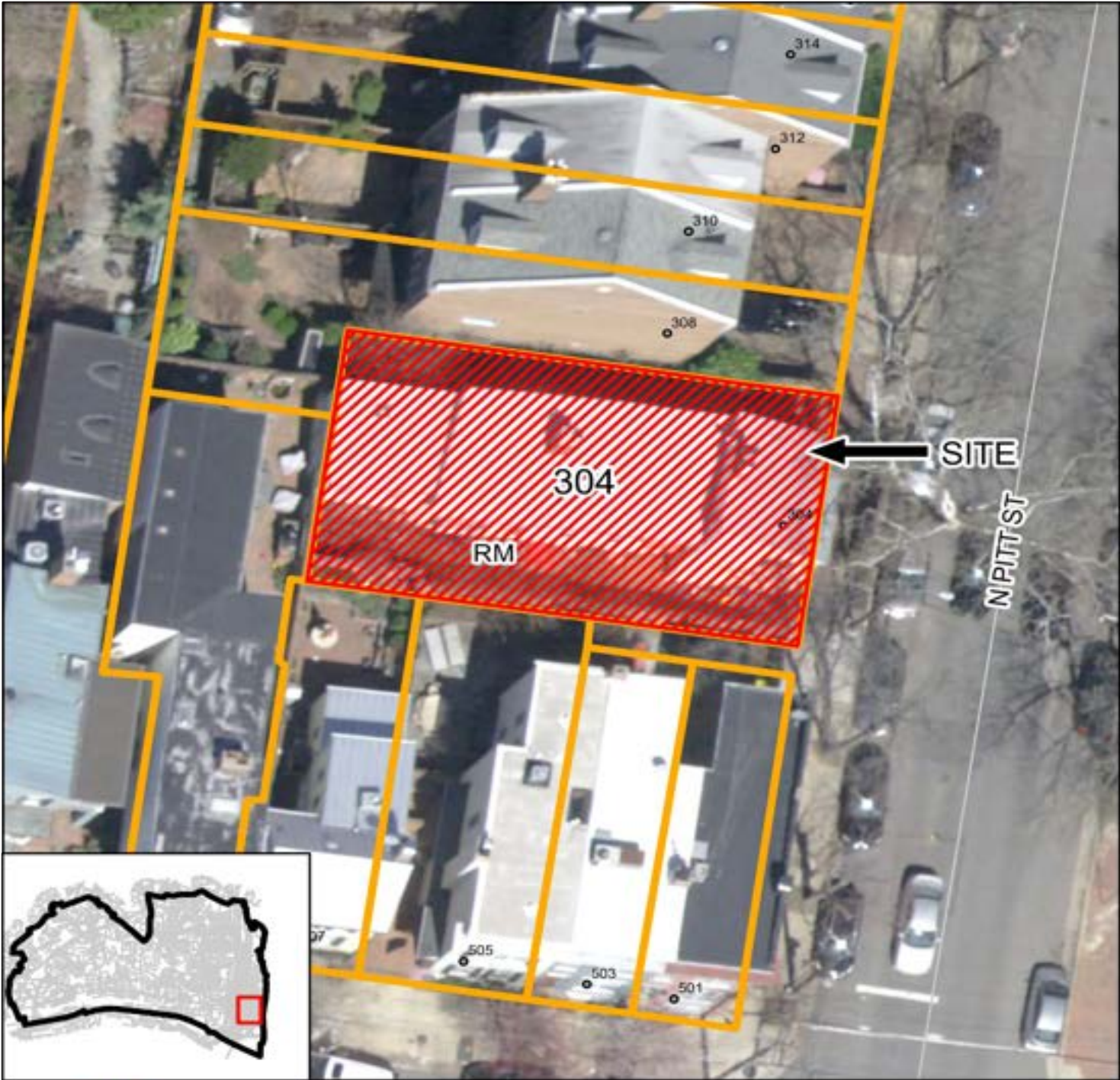
ZONE: RM/Residential Townhouse Zone

STAFF RECOMMENDATION

Staff recommends approval of the Permit to Demolish/Capsulate (partial) and Certificate of Appropriateness for addition and alterations 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, Permit Center, 4850 Mark Center Drive, Suite 2015, 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 #2024-00321 & BAR #2024-00338
304 N Pitt Street



Note: Staff coupled the applications for a Permit to Demolish (BAR #2024-00338) and Certificate of Appropriateness (BAR #2024-00321) for clarity and brevity. The Permit to Demolish requires a roll call vote.

I. APPLICANT'S PROPOSAL

The applicant requests a Permit to Demolish/Capsulate (partial) and Certificate of Appropriateness to add two one-story additions at the rear of the property, one on the north elevation and one on the south, at 304 North Pitt Street.

Permit to Demolish/Capsulate

On the south elevation, 159 square feet of wall will be removed. On the north elevation, 186 square feet will be removed. Also on the north elevation, an addition will encapsulate approximately 122 square feet of the exterior wall.

Certificate of Appropriateness

The applicant proposes constructing a one-story 101.99 square foot addition at the westernmost end of the south elevation of the rear ell and a one-story 150.42 square foot addition at the easternmost end of the north elevation of the rear ell. A one-story 109.30 square foot porch will be added to the east of the addition to the north elevation. The applicant also proposes adding a wood awning above the door on the south elevation.

II. HISTORY

According to Ethelyn Cox in her book *Historic Alexandria Virginia Street by Street*, 304 North Pitt Street may date to the ownership of either Alexander Perry or of Martin Woncher. Perry sold a parcel of land at the northwest corner of Pitt and Queen to Thomas Brocchus in 1807, who in turn sold 20 feet of that parcel to Woncher. According to Cox, the house at 304 fronts 42 feet on Pitt, and it seems to be on the 20 feet conveyed to Woncher. The house may therefore date to **circa 1807**.

However, the rear ell where the additions will be constructed has changed significantly over time. The 1885 and 1891 Sanborn maps show a two-story brick "Negro tenement" with a rear 1.5 story frame ell and a one-story addition on the north side of the ell. In 1896 the rear ell is only one-story, but in 1902 and 1907 it is two-story and extends all the way to the rear property line. Mid-twentieth century permits indicate that asbestos shingles replaced the weatherboarding and there were several repairs to the house due to fire damage. In 1962, the asbestos shingles were replaced with Homasote sheathing and new wood siding was installed (Permit #18867).

Previous BAR Approvals

- September 1, 2023: BAR2023-00356, administrative approval to replace 7 exterior lights.
- December 21, 2023: BAR2023-00537, administrative approval to replace a loose stone stoop with a brick stoop to match the adjacent brick stoop.

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

The analysis of the standards indicated above relate only to the specific portions of the building proposed for demolition/capsulation, not the overall building. 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 scope of the proposed demolition is modest in scale and sympathetic to the elements on the rear of the building, which are not of unusual or uncommon design, texture, or material. As noted in the history section above, the house, especially the rear ell, has undergone numerous changes over the years. The historic integrity of the structure will be largely unaffected by the proposed work.

Certificate of Appropriateness

The *Design Guidelines* state that: “The design of an addition should respect the heritage of the historic building to which it is attached as well as adjacent buildings. The Boards generally prefer addition designs that are respectful of the existing structure, and which seek to be background statements or which echo the design elements of the existing structure.” Staff finds the proposed additions to fully comply with the guidelines. They harmonize with, and are respectful of, the existing structure and will be minimally visible from a public right of way as they will be constructed at the rearmost portion of the building. See Figures 1 - 4. In addition, the proposed siding, windows, doors, and roofing all comply with our policies and guidelines.



Figure 1: Proposed north elevation, addition to right



Figure 2: North elevation visibility from street



Figure 3: Proposed south elevation, addition to left



Figure 4: South elevation

As seen in Figure 2 above, the rearmost portion of the north elevation is barely visible from the street. Any view of the area where the proposed addition will be constructed is blocked by the brick wall at the sidewalk. The south elevation is more visible than the north, but in addition to the brick wall at the sidewalk, part of the view is obstructed by the main block of the house. Staff finds

that the proposed addition enhances the appearance of this elevation. As noted above, the rear ell of this house has been greatly modified over time. Staff therefore finds that the proposed additions will not negatively affect the historic nature of the dwelling and that they are architecturally and stylistically appropriate.

Staff therefore recommends approval of the project as submitted.

STAFF

Susan Hellman, Historic Preservation Planner, Planning & Zoning

Tony LaColla, AICP, Land Use Services Division Chief, Planning & Zoning

IV. CITY DEPARTMENT COMMENTS

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

Zoning

C-1 Proposed alterations will comply with zoning.

Code Administration

C-1 A building permit is required.

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)
- F2. 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)

- C1. 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)
- C2. 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)
- C3. 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)
- C4. All secondary utilities serving this site shall be placed underground. (Sec. 5-3-3) (T&ES)
- C5. Any work within the right-of-way requires a separate permit from T&ES. (Sec. 5-2) (T&ES)
- C6. 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

- 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.

V. ATTACHMENTS

- Completed application
- Plans
- Material specifications
- Scaled survey plat if applicable
- Photographs
- Public comment
- Any other supporting documentation

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 ConkeyDate: 8/22/2024

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. 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 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.

8/22/2024

Date

Karen Conkey

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

Existing Gross Area

Basement 648.00

First Floor 1,298.00

Second Floor 1,286.00

Third Floor

Attic 1,146.00

Porches

Balcony/Deck

Lavatory***

Other**AWNING 130.00

Allowable Exclusions**

Basement** 648.00

Stairways** 138.00

Mechanical** 101.00

Attic less than 7*** 1,146.00

Porches**

Balcony/Deck**

Lavatory*** 130.00

Other**

Other**AWNING 130.00

B1. 4,508.00 Sq. Ft.

Existing Gross Floor Area*

B2. 2,293.00 Sq. Ft.

Allowable Floor Exclusions**

B3. 2,215.00 Sq. Ft.

Existing Floor Area Minus Exclusions
(subtract B2 from B1)

Comments for Existing Gross Floor Area

B1. Total Gross

4,508.00

B2. Total Exclusions

2,293.00

C. Proposed Gross Floor Area

Proposed Gross Area

Basement

First Floor 361.00

Second Floor

Third Floor

Attic

Porches

Balcony/Deck

Lavatory***

Other AWNING 9.00

Allowable Exclusions**

Basement**

Stairways**

Mechanical**

Attic less than 7***

Porches**

Balcony/Deck**

Lavatory*** 50.00

Other**

Other**AWNING 9.00

C1. 370.00 Sq. Ft.

Proposed Gross Floor Area*

C2. 59.00 Sq. Ft.

Allowable Floor Exclusions**

C3. 311.00 Sq. Ft.

Proposed Floor Area Minus Exclusions
(subtract C2 from C1)

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

Notes

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

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

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

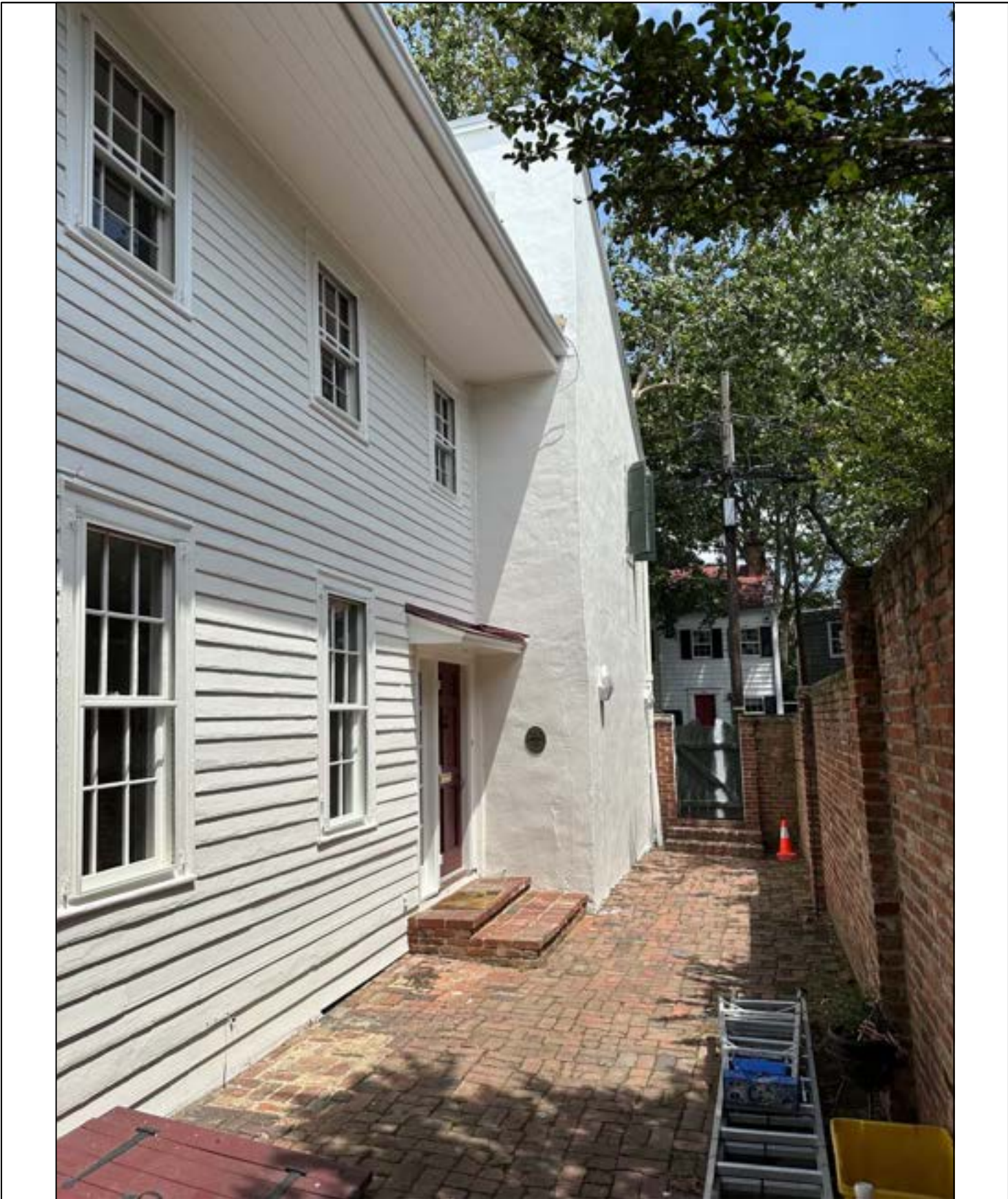
The undersigned hereby certifies and attests that, to the best of his/her knowledge, the above computations are true and correct.

Signature:

15

Date:

8/21/2024



304 North Pitt Street, Alexandria, VA 22314				BAR APPLICATION <div>ASK 1.1A</div> NOT FOR CONSTRUCTION
PHOTO OF EXISTING SOUTH FACING ELEVATION			COPYRIGHT ©	
CLIENT: Grace and Liam O'Grady 304 North Pitt Street Alexandria, VA 22314			ARCHITECT: <div>407 south lee street alexandria, va 22314 703 . 589 . 4550 info@conkeyarchitects.com</div>	
		22 AUGUST 2024	Conkey architects	



304 North Pitt Street, Alexandria, VA 22314

PHOTO OF EXISTING SOUTH FACING ELEVATION

CLIENT:

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

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ARCHITECT:

407 south lee street
alexandria, va 22314
703 . 589 . 4550
info@conkeyarchitects.com

22 AUGUST 2024

Conkey | architects

BAR APPLICATION

**ASK
1.1C**

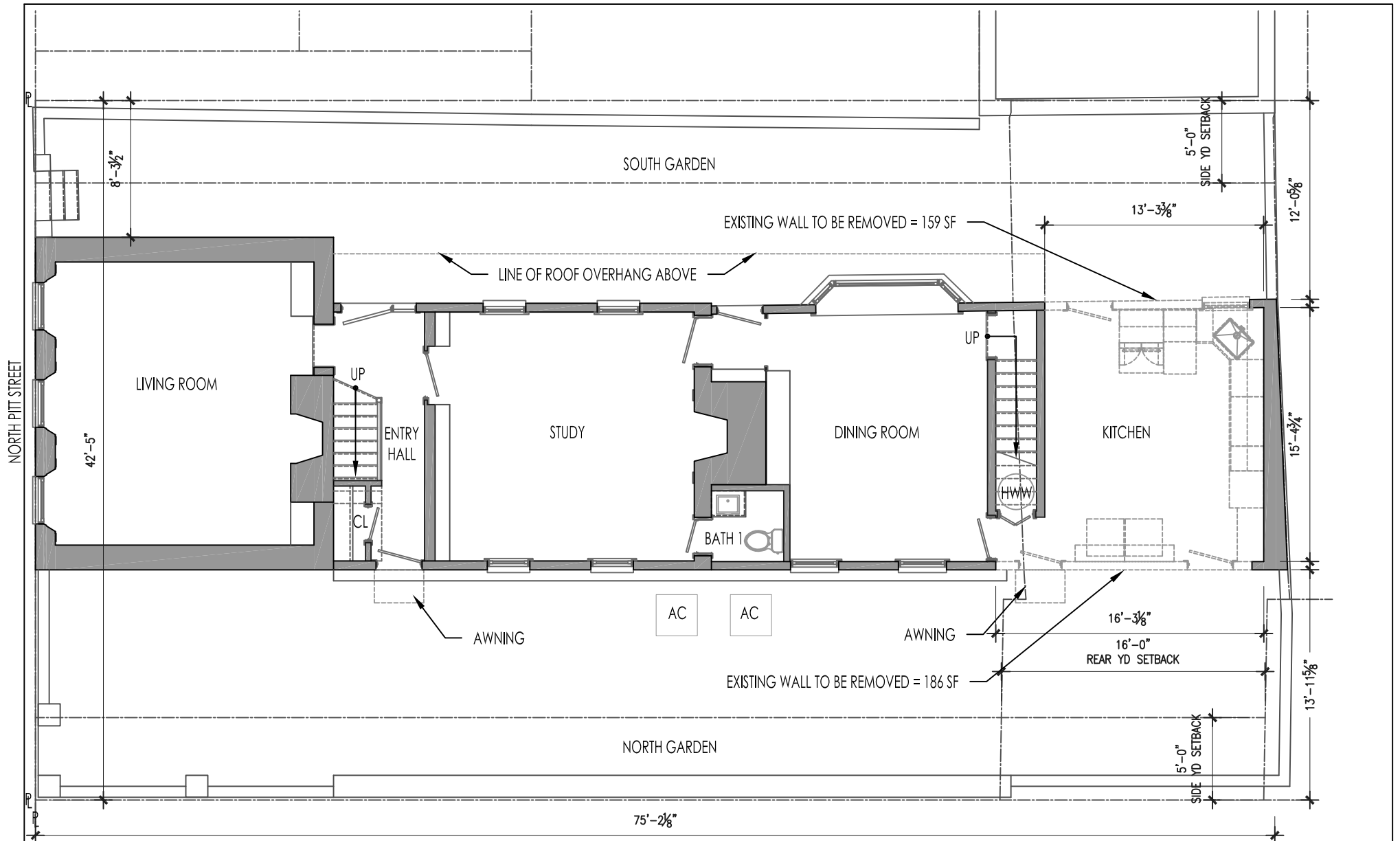
NOT FOR CONSTRUCTION



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		22 AUGUST 2024	Conkey architects	
			ASK 1.1D NOT FOR CONSTRUCTION	



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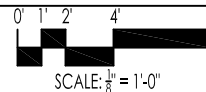
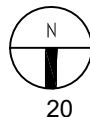


304 North Pitt Street, Alexandria, VA 22314

EXISTING 1ST FLOOR SHOWING PROPOSED DEMOLITION

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

THESE DRAWINGS AND SPECIFICATIONS, AND THE IDEAS AND ARRANGEMENTS REPRESENTED THEREBY ARE AND SHALL REMAIN THE PROPERTY OF THE ARCHITECT, CONKEY ARCHITECTS. NO PART THEREOF SHALL BE COPIED, DISCLOSED TO OTHERS, OR USED IN CONNECTION WITH ANY WORK OR PROJECT, OR BY ANY OTHER PERSON FOR ANY PURPOSE OTHER THAN FOR THE SPECIFIC PROJECT FOR WHICH THEY HAVE BEEN PREPARED AND DEVELOPED WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT. VISUAL CONTACT WITH THESE DRAWINGS OR SPECIFICATIONS SHALL CONSTITUTE CONCLUSIVE EVIDENCE OF ACCEPTANCE OF THESE RESTRICTIONS.



22 AUGUST 2024

ARCHITECT:

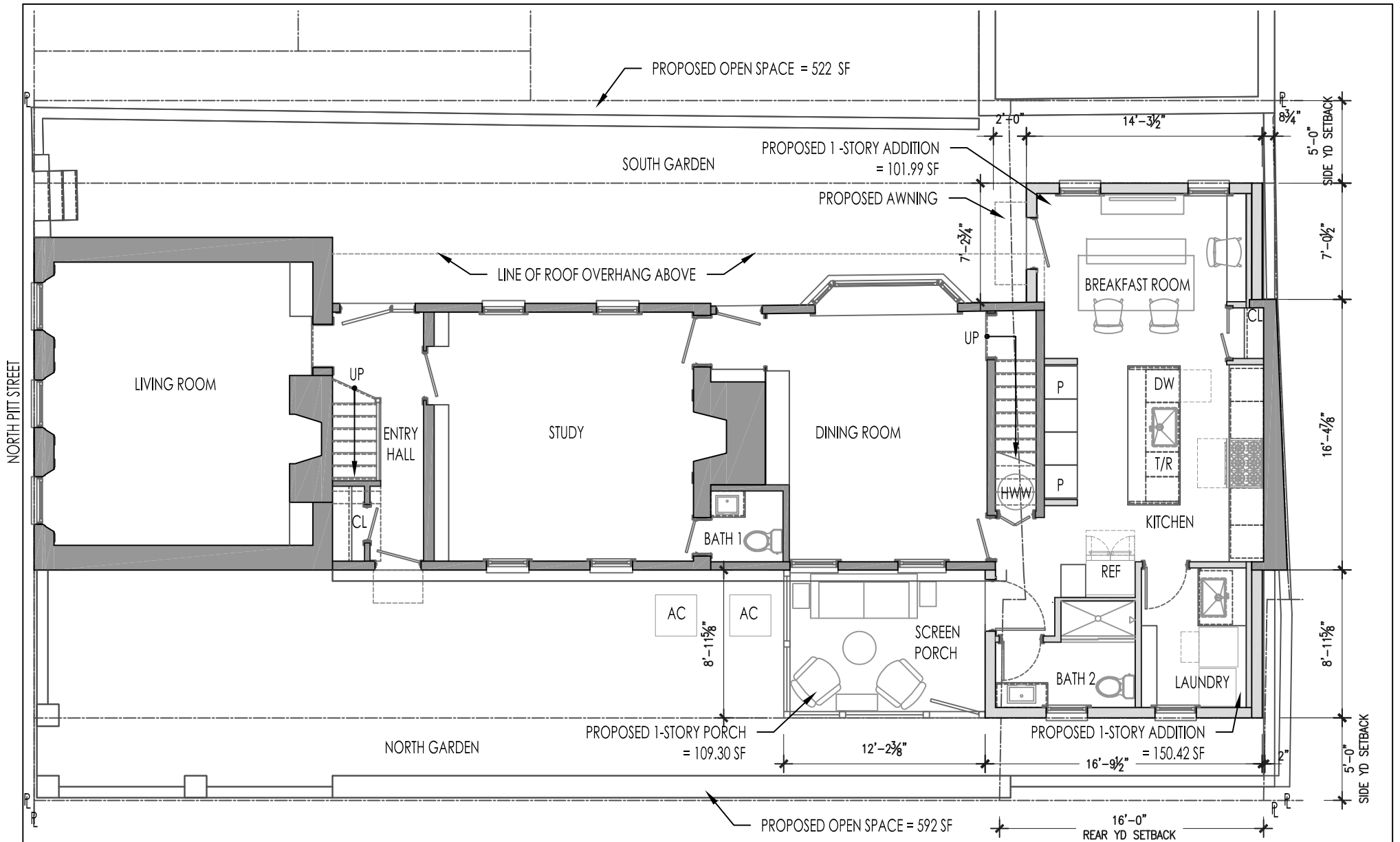
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BAR APPLICATION

ASK
2.1

NOT FOR CONSTRUCTION

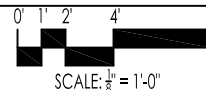
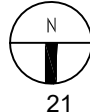


304 North Pitt Street, Alexandria, VA 22314

PROPOSED 1ST FLOOR PLAN

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

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22 AUGUST 2024

ARCHITECT:

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 alexandria, va 22314
 703.589.4550
 info@conkeyarchitects.com

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BAR APPLICATION

ASK
2.1A

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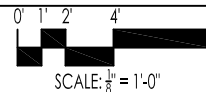
304 North Pitt Street, Alexandria, VA 22314

EXISTING SIDE (SOUTH) ELEVATION SHOWING PROPOSED DEMOLITION

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

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ASK
3.1

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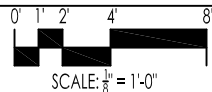


304 North Pitt Street, Alexandria, VA 22314

PROPOSED SIDE (SOUTH) ELEVATION

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

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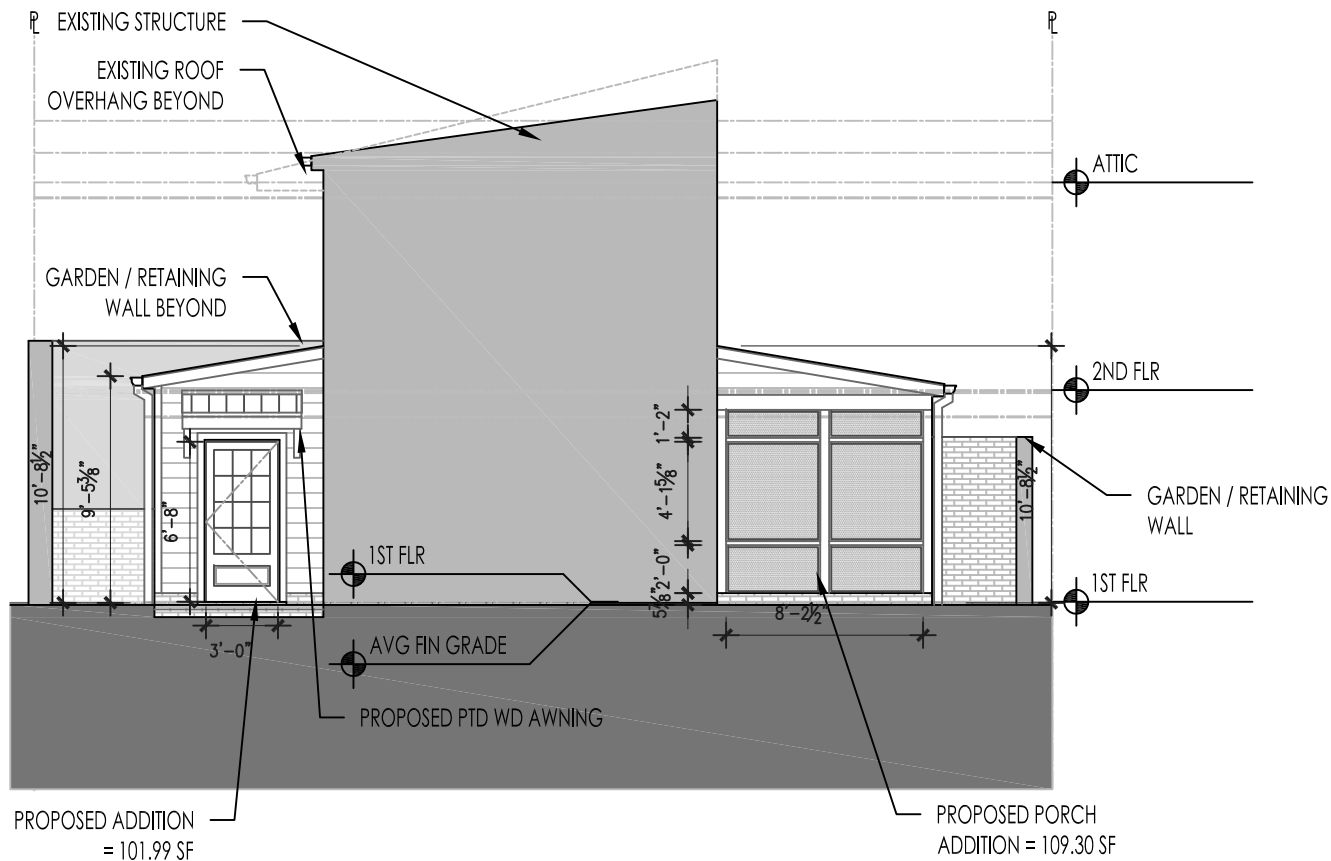


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BAR APPLICATION
ASK
3.1A
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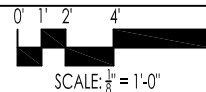
304 North Pitt Street, Alexandria, VA 22314

PROPOSED EAST ELEVATION

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

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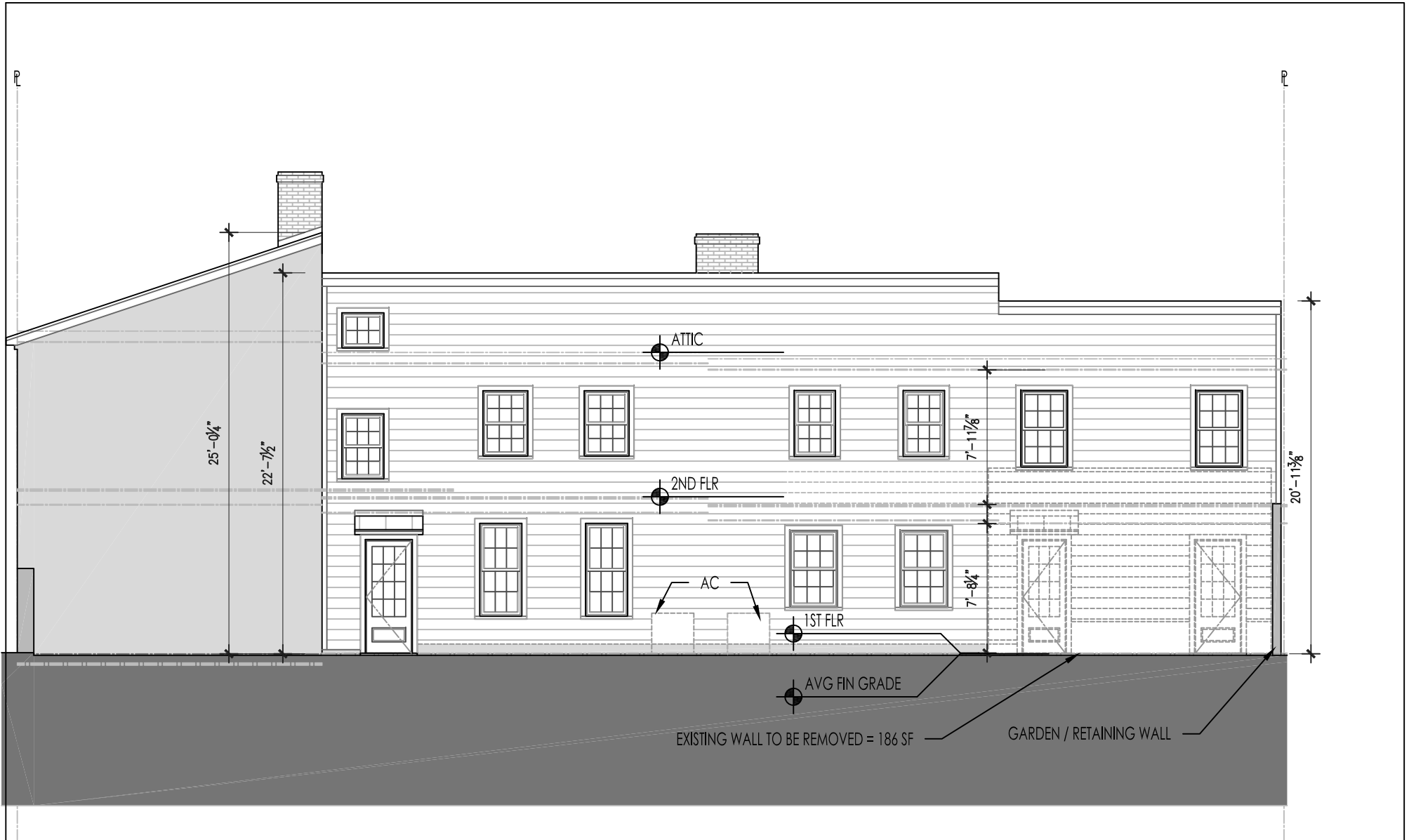
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BAR APPLICATION

ASK
3.2A

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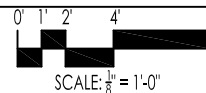
304 North Pitt Street, Alexandria, VA 22314

EXISTING SIDE (NORTH) ELEVATION SHOWING PROPOSED DEMOLITION

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

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ASK
3.3

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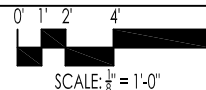
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PROPOSED SIDE (NORTH) ELEVATION

CLIENT:
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304 North Pitt Street
Alexandria, VA 22314

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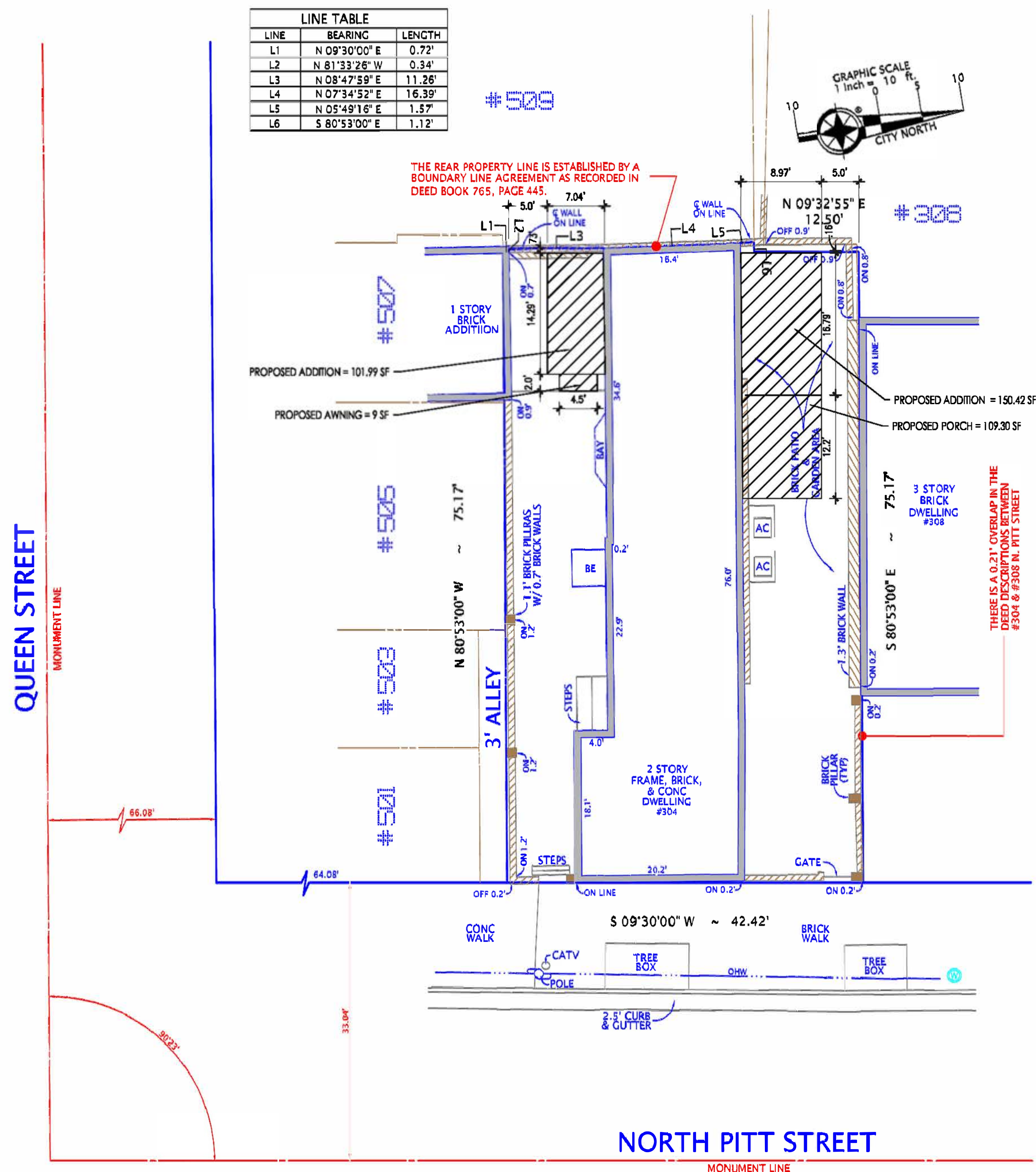
BAR APPLICATION

ASK
3.3A

NOT FOR CONSTRUCTION

2. UTILITIES ARE UNDERGROUND.

LINE TABLE		
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'



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.



Ordered by:

LC
& B

Land, Carroll & Blair PC
Professional Corporation
ATTORNEYS AT LAW, EST. 1978

524 King Street
Alexandria, Virginia 22314
Phone: (703) 836-1000

DOMINION Surveyors
Inc. *

8808-H PEAR TREE VILLAGE COURT
ALEXANDRIA, VIRGINIA 22309
703-619-6555
FAX: 703-799-6412

CASE NAME: WEBB TRUST ~ O'GRADY

#23-036

#230509005