

BAR Meeting
October 7, 2015

ISSUE: Certificate of Appropriateness

APPLICANT: James B. Michels by the Military Officers Association of America

LOCATION: 611 Cameron Street

ZONE: RM/Residential Townhouse Zone

STAFF RECOMMENDATION

Approval with the following conditions:

1. Please contact Alexandria Archaeology (703-746-4399) 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. (Archaeology)
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. (Archaeology)
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. (Archaeology)

GENERAL NOTES TO THE APPLICANT

1. **ISSUANCE OF CERTIFICATES OF APPROPRIATENESS AND PERMITS TO DEMOLISH:** Applicants must obtain a stamped 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.
2. **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.
3. **COMPLIANCE WITH BAR POLICIES:** All materials must comply with the BAR's adopted policies unless otherwise specifically approved.
4. **BUILDING PERMITS:** Most projects approved by the Board of Architectural Review require the issuance of one or more construction permits by Building and Fire 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, 703-838-4360 for further information.
5. **EXPIRATION OF APPROVALS NOTE:** In accordance with Sections 10-106(B) and 10-206(B) of the Zoning Ordinance, any official 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.



BAR2015-00305



I. ISSUE

The applicant proposes to replace an existing asphalt driveway at 611 Cameron Street with pea gravel, as shown in the photo below. The proposed waterproofing of the adjacent building is not within the Board's purview, as all work will be completed underground and not visible from a public way.



II. HISTORY

The house at 611 Cameron Street was constructed in the **late 1790's** and is most famously known for housing the Revolutionary War hero, Henry Lighthorse Lee and other members of the Lee family, including R.E. Lee. Staff has been unable to determine when the existing driveway was constructed or paved with asphalt.

III. ANALYSIS

Staff is gratified that the applicant proposes to remove an incompatible black asphalt paved driveway and replace it with pea gravel. Private garden alleys, such as this one, historically may have been simply compacted dirt or covered with oyster shells, while more trafficked alleys contained bricks and or cobblestones. The proposed pea gravel will more closely resemble these historic paving materials than the current asphalt, which the *Design Guidelines* strongly discourage. Staff notes that the curb cut is existing and the rear parking area, which is minimally visible from the street will remain asphalt. Staff recommends approval of the change in paving material, with the archaeology conditions stated on the first page of this report.

STAFF

Mary Catherine Collins, Historic Preservation Planner, Planning & Zoning
Al Cox, FAIA, Historic Preservation Manager, Planning & Zoning

IV. CITY DEPARTMENT COMMENTS

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

Zoning Comments

- C-1 Applicant must submit a plat (to scale) that accurately shows the width of the existing curb cut that serves 201 N Washington Street and 611 Cameron Street. If an accurate plat is not available, the applicant can draw the curb cut (to scale) on the submitted plat.

Complies with zoning. Revised plat for 611 Cameron Street accurately reflects current conditions. There is no increase in paved/gravel area and no decrease in open space.

- C-2 The property at 611 Cameron Street is governed by SUP1175(attached) to allow the building to be used as professional business offices in the RC zone. It has come to our attention that the proposed use of the building may be changing. Applicant must indicate the all proposed uses for the building at 611 Cameron Street to ensure it will continue to comply with zoning.

SUP1075 is inactive, the building at 611 Cameron Street has been used as a single family dwelling since at least 2013. No change of use is proposed with this application.

Code Administration

- F-1 The following comments are for BAR review only. Once the applicant has filed for a building permit and additional information has been provided, code requirements will be based upon the building permit plans and the additional information submitted. If there are any questions, the applicant may contact Charles Cooper, Plan Review Division at Charles.cooper@alexandriava.gov or 703-746-4197.

- C-1 A building permit is required for this project. Five sets of *construction documents* that fully detail the construction as well as layout and schematics of the mechanical, electrical, and plumbing systems shall accompany the permit application(s). The building official shall be notified in writing by the owner if the registered design professional in the responsible charge is changed or is unable to continue to perform the duties.

- C-2 New construction must comply with the current edition of the Uniform Statewide Building Code (USBC).

Transportation and Environmental Services

- R-1 The building permit must be approved and issued prior to the issuance of any permit for demolition. (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 Management & 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)
- R-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)
- R-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)
- R-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)
- R-4 Any work within the right-of-way requires a separate permit from T&ES. (Sec. 5-2) (T&ES)
- R-5 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

- R-1 Please contact Alexandria Archaeology (703-746-4399) 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. (Archaeology)

- 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. (Archaeology)
- 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. (Archaeology)
- F-1. The house at 611 Cameron St. often is referred to as the General Henry Lee House, an allusion to the fact that the famous Revolutionary War hero “Light Horse Harry” Lee and his family (which included Robert E. Lee as a young child) resided on the property for a short period of time in 1811. The house itself was built by John Bogue in the latter 1790s as a duplex with the adjacent structure at 609 Cameron Street. Bogue advertised the house at 611 Cameron Street for sale in 1801 as having “eight rooms well furnished (sic)” on a 25 ft. by 176½ ft. lot with a “stable and other conveniences.”

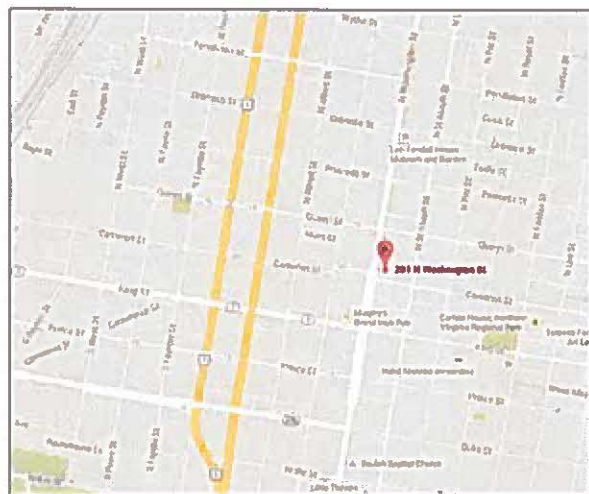
In 1984 Alexandria Archaeology conducted exploratory archaeology in the “backyard” of 609 Cameron Street. At that time a historic well shaft was identified near the back wall of the lot on the boundary with the lot at 607 Cameron St. A second well shaft later was identified nearby to the west. As a result of the exploratory testing, the archaeologists determined that the upper layers of soil in the yard areas were “greatly disturbed,” and not significant enough to pursue any further study.

The adjacent property at 201 N. Washington St. was once the location of the Hoffman Sugar Refinery in the nineteenth century. The proposed undertaking will impact the subsurface along the east wall of 201 N. Washington for a depth of 4.0 ft. within a 5 ft. wide area. Because of the depth of the undertaking, this project has the potential to impact significant archaeological remains that could contain information about nineteenth-century Alexandria.

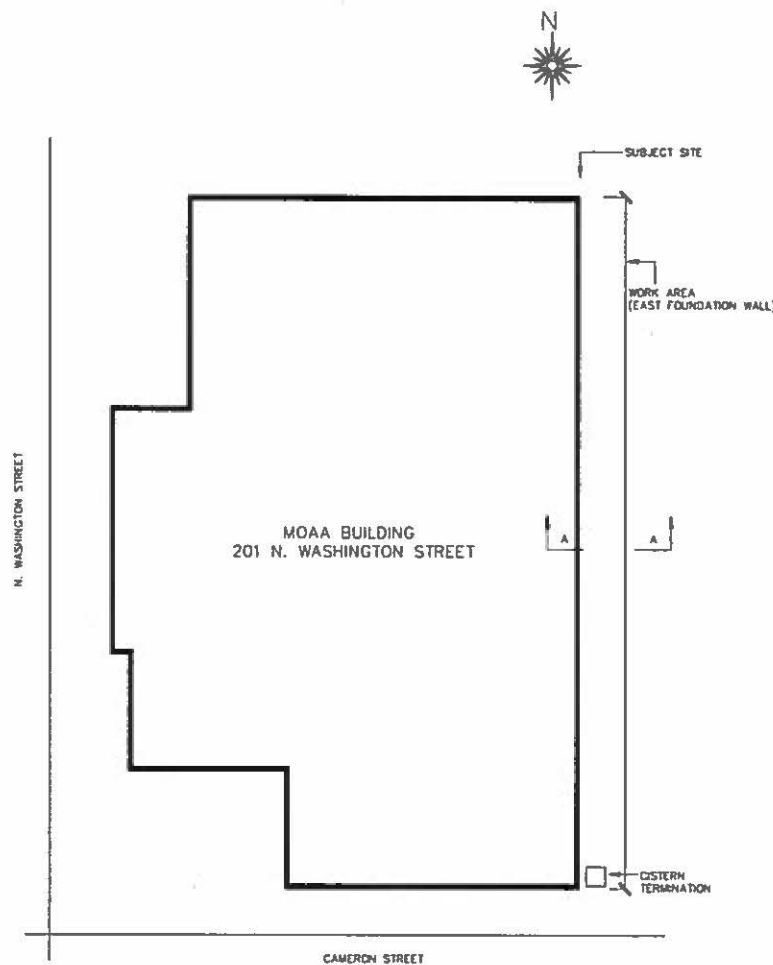
V. ATTACHMENTS

1 – Supplemental Materials

2 – Application for BAR2015-00305 : 611 Cameron Street



SITE LOCATION PLAN



SITE PLAN

T·D·L

301 N. Fairfax Street, Suite 108
Alexandria, VA 22314
OFFICE 703.584.0300 FAX 703.584.0715

THOMAS DOWNEY, LTD.
CONSULTING ENGINEERS

201 N. Washington Street
Alexandria, Virginia

#	Revision/Issue	Date
1	Issued for Permit	
2		

Project Name and Address
Foundation Wall Waterproofing
at 611 Cameron St. Driveway

MOAA
201 N. Washington Street
Alexandria, VA 22314

Project	14-201	Sheet	SK1
Date	02.15		
By	N.T.S		

T·D·L

301 N. Fairfax Street, Suite 108
Alexandria, VA 22314
OFFICE 703.548.9403 FAX 703.548.9715

THOMAS DOWNEY, LTD.
CONSULTING ENGINEERS

201 N. Washington Street
Alexandria, Virginia

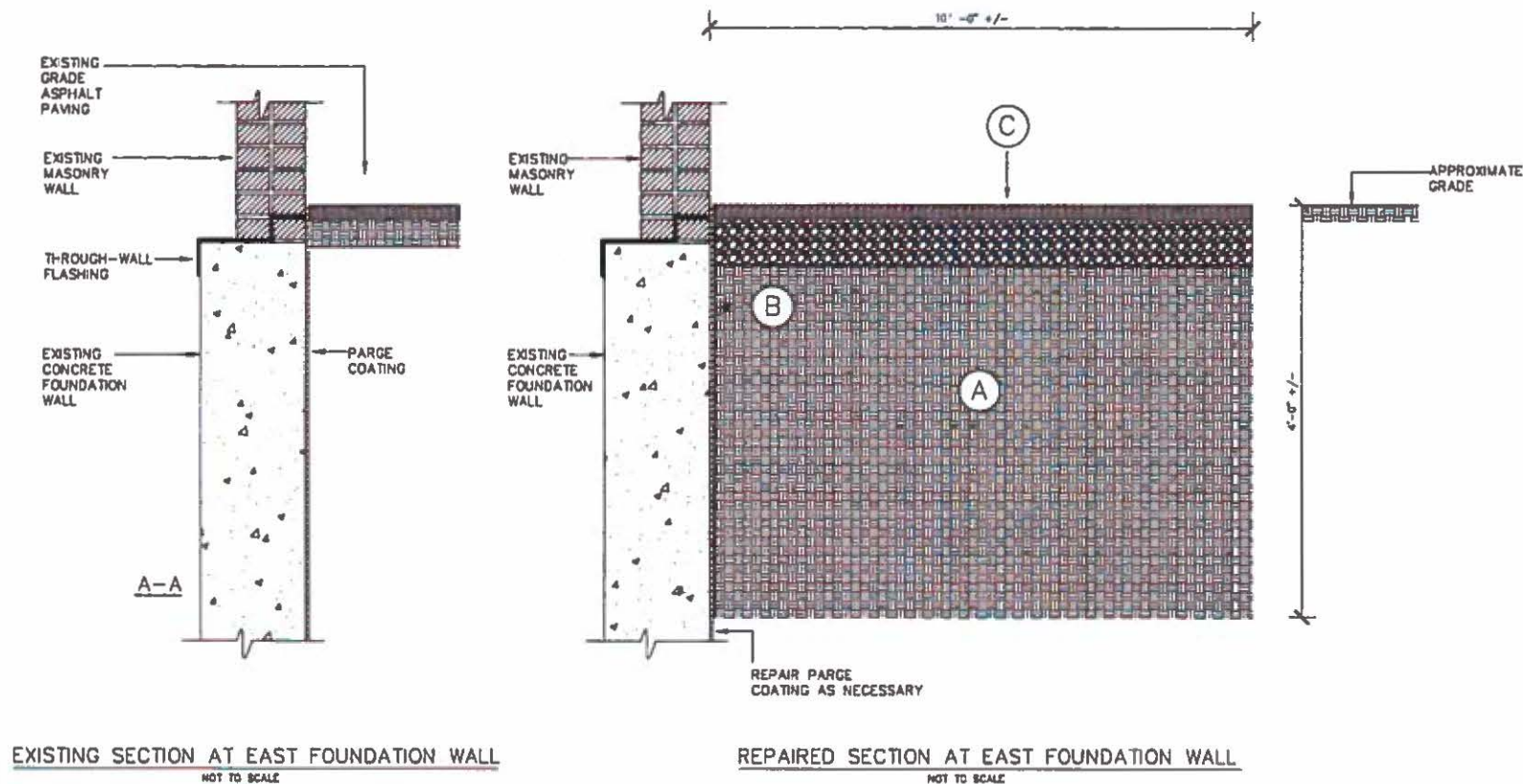
Sheet

NO.	REVISION/REMARKS	DATE
1	Issued for Permit	
2		

Foundation Wall Waterproofing
at 611 Cameron St. Driveway

MOAA
201 N. Washington Street
Alexandria, VA 22314

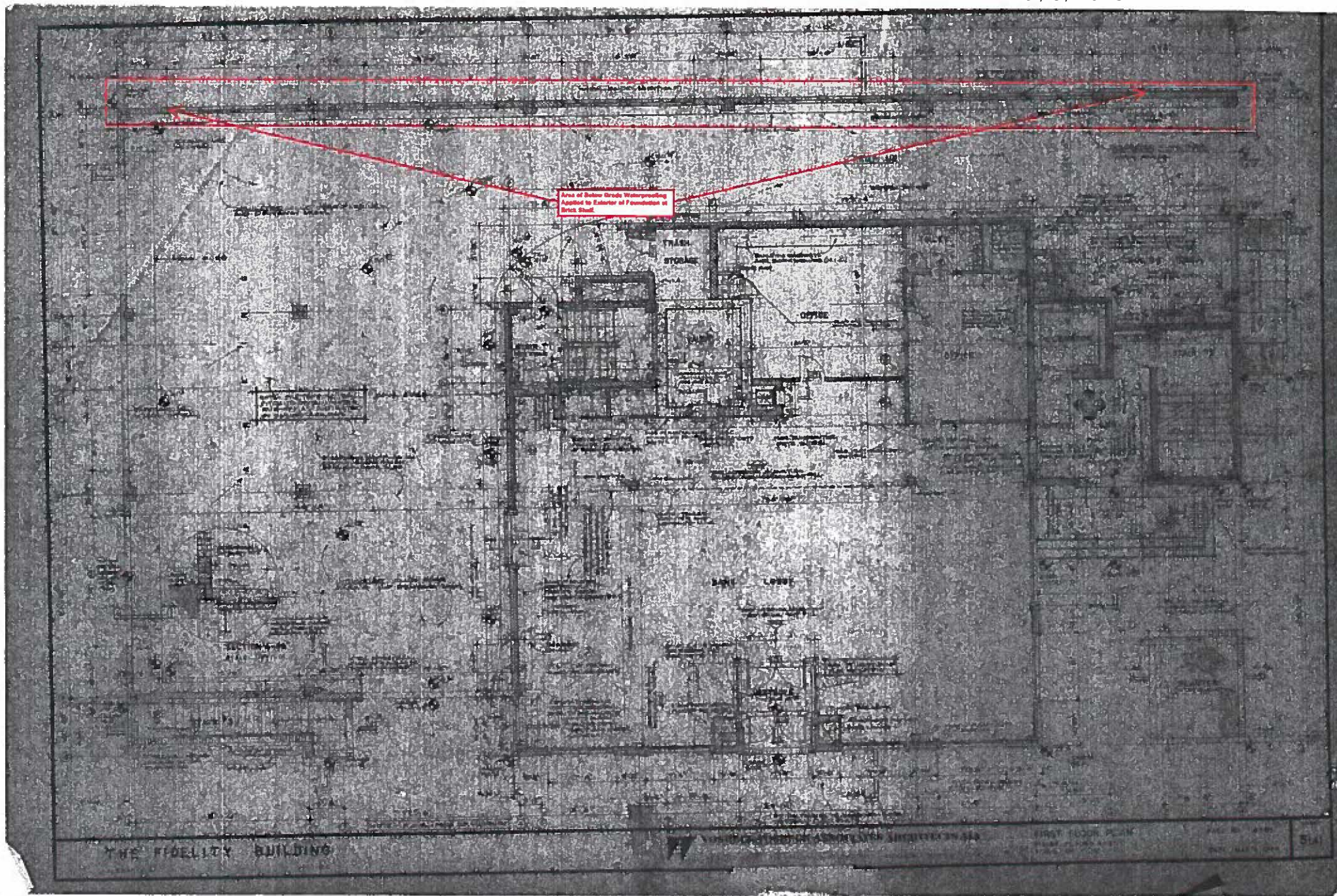
Project	14-201	Sheet
Date	02.15	SK2
Scale	N.T.S.	

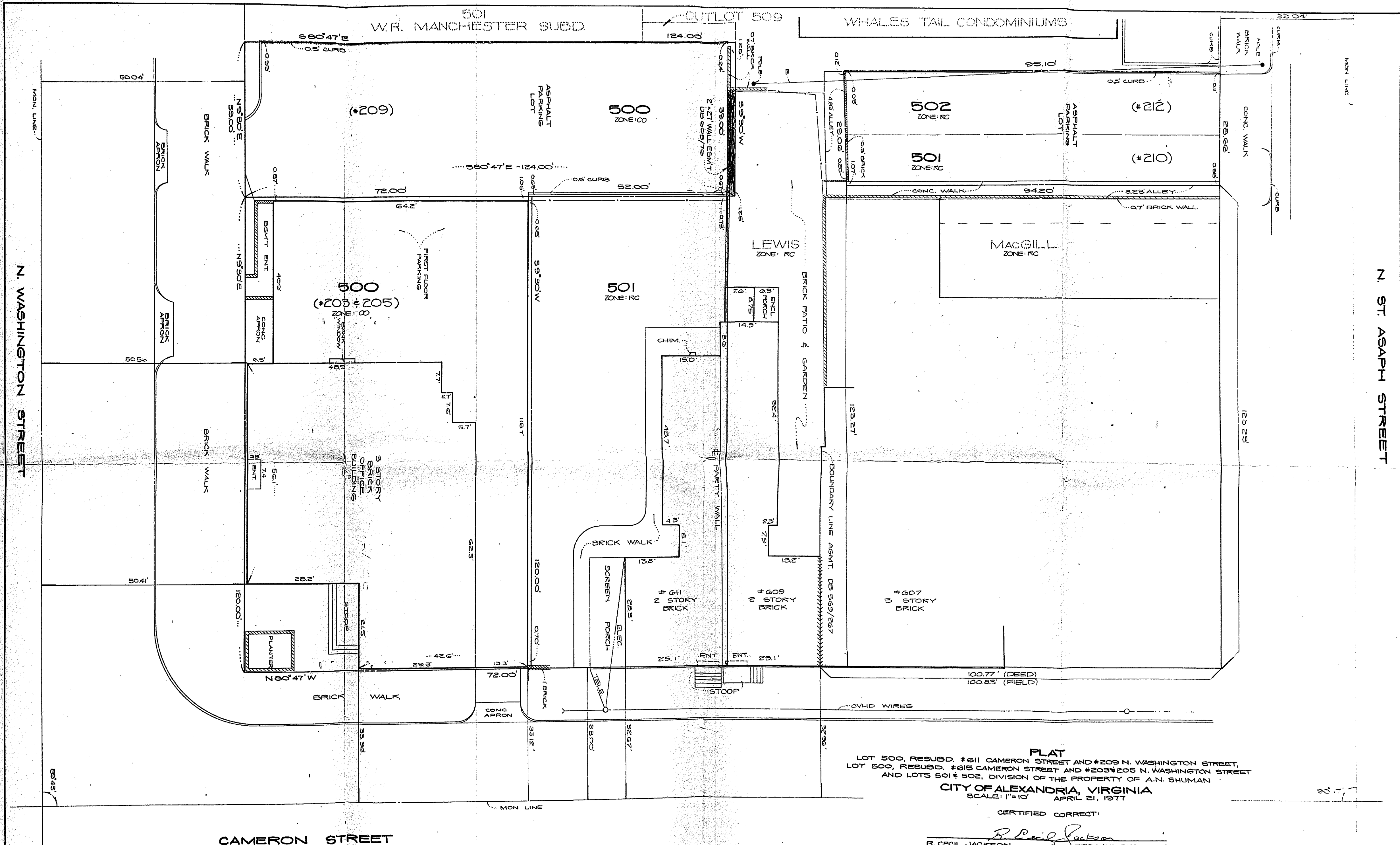


REPAIR SCOPE:

- A EXCAVATION - 4" DEEP BY 5" WIDE FOR ENTIRE LENGTH OF EAST ELEVATION WALL
- B NEW SHEET MEMBRANE WATERPROOFING WITH TERMINATION BAR AND METAL COUNTERFLASHING
- C 4" OF CRUSHED STONE COVERED WITH 1" OF PEA GRAVEL

APPLICATION MATERIALS
BAR2015-00305
611 Cameron Street
9/8/2015





PLAT
LOT 500, RESUBD. #611 CAMERON STREET AND #209 N. WASHINGTON STREET,
LOT 500, RESUBD. #615 CAMERON STREET AND #203 & 205 N. WASHINGTON STREET
AND LOTS 501 & 502, DIVISION OF THE PROPERTY OF A.N. SHUMAN
CITY OF ALEXANDRIA, VIRGINIA
SCALE: 1"=10' APRIL 21, 1977

CERTIFIED CORRECT:
R. Cecil Jackson
R. CECIL JACKSON CERTIFIED LAND SURVEYOR

ADDITIONS TO PLAT MAY 20, 1978
Kenneth W. White
KENNETH W. WHITE LAND SURVEYOR

ALEXANDRIA SURVEYS, INC.
1603 KING STREET, ALEXANDRIA, VA 22314

CASE NAME: GLICK
COL. TITLE

APPLICATION MATERIALS
BAR2015-00305
611 Cameron Street
9/8/2015

BAR Case:
201 N Washington St &
611 Cameron St

LEWIS
ZONE RC

~~501~~
~~ZONE RC~~

500
(#203 ÷ 205)

ZONE: CC

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EXISTING
GRASS

CHIM

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POKCH	2.75

[illegible]

BOUNDARY LINE AGMT. DB 569/267

EXISTING ASPHALT

PROPOSED SURFACE
OF PEA GRAVEL

NOTE: AREA TO BE RESURFACED
IS SMALLER THAN EXISTING
SURFACE.

#607
3 STORY
BRICK

611
2 STORY
BRICK

609
2 STORY
BRICK

SCREEN PORCH

TELE

STOOF

100.77' (DEED)
100.83' (FIELD)

FLAT
LOT 500, RESUBD. #611 CAMERON STREET AND
LOT 500, RESUBD. #615 CAMERON STREET AND

APPLICATION MATERIALS
BAR2015-00305
611 Cameron Street
9/8/2015

ADDRESS OF PROJECT: 611 Cameron St. Alexandria, VA 22314TAX MAP AND PARCEL: 664. 04 - 08 - 09 ZONING: RM

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: Military Officers Association of AmericaAddress: 201 N. Washington St.City: Alexandria State: VA Zip: 22314Phone: 703-838-8110 E-mail: StefanieK@moaa.orgAuthorized Agent (if applicable): ☐ Attorney ☐ Architect ☒ _____Name: Stefanie KeuserPhone: 703-838-8110E-mail: StefanieK@moaa.org

Legal Property Owner:

Name: James MichelsAddress: 611 Cameron St.City: Alexandria State: VA Zip: 22314Phone: 202-669-4987 E-mail: jbmichels@gmail.com

- | | | |
|---|--|--|
| <input checked="" type="checkbox"/> Yes | <input type="checkbox"/> No | Is there an historic preservation easement on this property? |
| <input checked="" type="checkbox"/> Yes | <input type="checkbox"/> No | If yes, has the easement holder agreed to the proposed alterations? |
| <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No | Is there a homeowner's association for this property? |
| <input type="checkbox"/> Yes | <input type="checkbox"/> 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 ☐ fence, gate or garden wall ☐ HVAC equipment ☐ shutters
 ☐ doors ☐ windows ☐ siding ☐ shed
 ☐ lighting ☐ pergola/trellis ☐ painting unpainted masonry
 ☒ other Replace Asphalt driveway with pea gravel
☐ ADDITION
☐ DEMOLITION/ENCAPSULATION
☐ SIGNAGE

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

Repair existing foundation wall @ 201 N. Washington St.
 Remove Asphalt + replace with pea gravel at 611 Cameron St.

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.

Electronic copies of submission materials should be submitted whenever possible.

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. All plans must be folded and collated into 12 complete 8 1/2" x 11" sets. Additional copies may be requested by staff for large-scale development projects or projects fronting Washington Street. 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 12 sets of 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: Stefanie KeuserPrinted Name: Stefanie KeuserDate: 9/4/15

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. MOAA	201 N WASHINGTON ST	100% Applicant
2. JAMES MICHELS	611 CAMERON ST	ML owner 75% property owner
3. CHRISTIAN NEELEY	611 CAMERON ST	ML owner 25% property owner

2. Property. State the name, address and percent of ownership of any person or entity owning an interest in the property located at 201 N 1 (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. MOAA	201 N WASHINGTON ST	100% applicant
2. JAMES MICHELS	611 CAMERON ST	ML owner 75% property owner
3. CHRISTIAN NEELEY	611 CAMERON ST	25% owner

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. n/a	n/a	n/a
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 SEP 2015 Date MARY ANN KIRKPATRICK Printed Name Mary Ann Kirkpatrick Signature

James B. Michels
611 Cameron Street
Alexandria, Virginia 22314
August 17, 2015

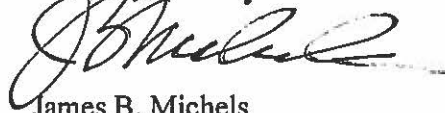
Ms. Stefanie Keuser
Director, Information Technology
Military Officers Association of America
210 N. Washington Street
Alexandria, Virginia 2234

Dear Ms. Keuser:

This letter grants permission for the Military Officers Association of America, its designated employees, contractors, and vendors to enter our property at the above address for the purpose of repairing and waterproofing the eastern basement wall of the MOAA building that is immediately adjacent to 611 Cameron Street.

It is understood that access this permission to enter the property at 611 Cameron Street will be in accordance with the terms of the settlement memorandum executed by our attorneys on August 7, 2015. This permission includes authorization to remove the asphalt driveway, excavation of a trench adjacent to the eastern basement wall of the MOAA building, and regarding and restoration of the driveway with a gravel surface. Access is authorized during normal business hours.

Sincerely,



James B. Michels

Cc: Mr. Jim Ninteman, CWI

APPLICATION MATERIALS
BAR2015-00305
611 Cameron Street
9/8/2015