

Docket Item # 14 & 15
BAR CASE # 2012-0269 &
2012-0270

BAR Meeting
September 5, 2012

ISSUE: Partial Demolition/Capsulation & Addition/Alterations

APPLICANT: Robert & Gale McConnell by Robert Bentley Adams, AIA

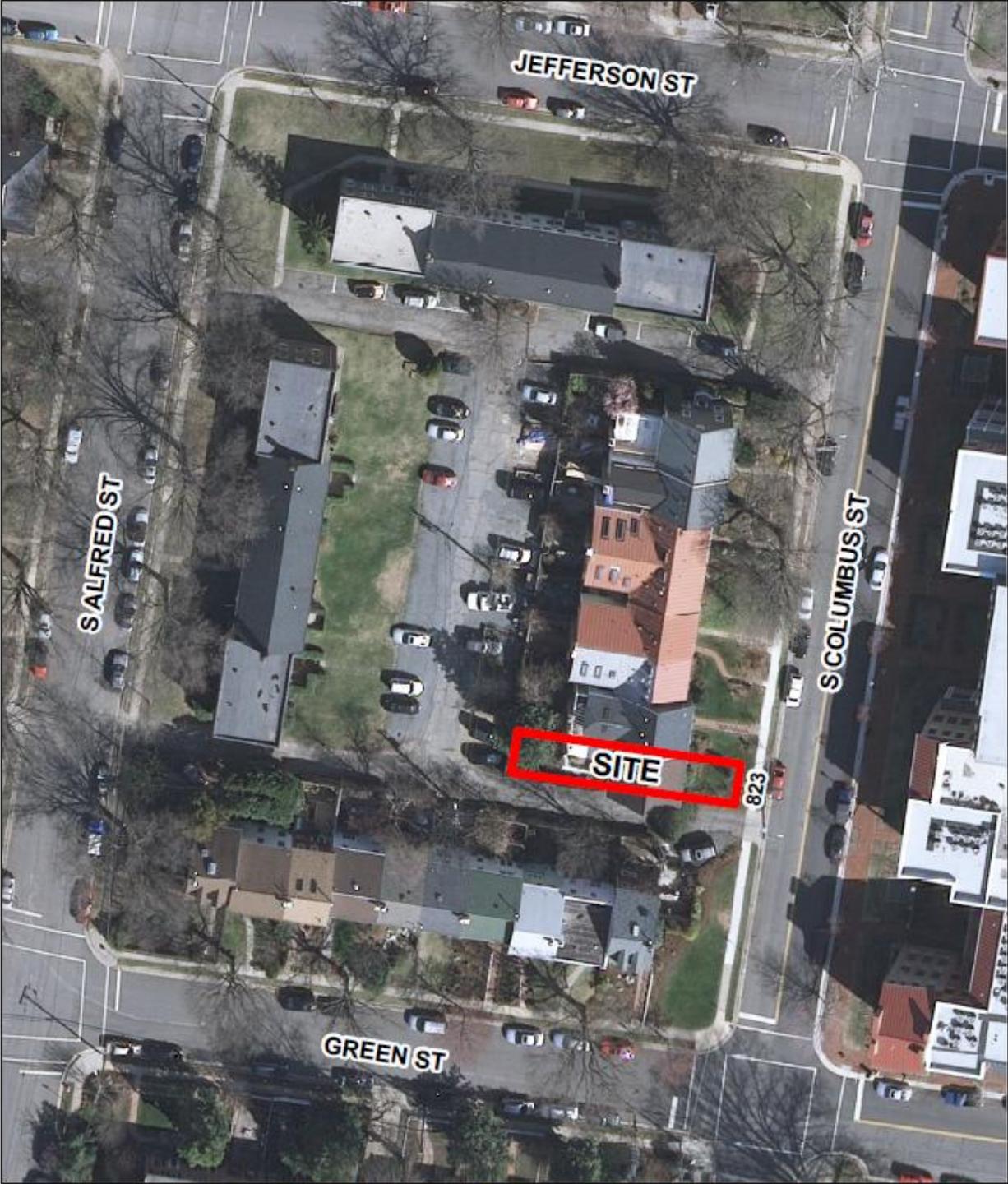
LOCATION: 823 South Columbus Street

ZONE: RM / Residential

STAFF RECOMMENDATION: Staff recommends approval of the Permit to Demolish/Capsulate and Certificate of Appropriateness for the Addition and Alterations with the condition that the existing side and rear fence be located on the applicant's property and not in the public right-of-way.

****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.

****BUILDING PERMIT NOTE:** 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.



**CASE BAR2012-0269 &
CASE BAR2012-0270**



***Note:** The two reports for 823 South Columbus Street BAR #2012-0269 (Permit to Demolish/Capsulate) and BAR #2012-0270 (Certificate of Appropriateness) have been combined for clarity and brevity. This item requires a roll call vote.

I. ISSUE

The applicant is requesting approval of a Permit to Demolish/Capsulate to demolish a portion of the rear wall and fireplace, as well as a portion of the front façade at 823 South Columbus Street in order to accommodate a new, one-story rear addition and a front bay window/door. The area of demolition is 288 feet. The rear addition will consist of two volumes, one with a shed roof on the north property line measuring 11.5 feet by 9.3 feet and another, larger gable-roof building mass measuring 19 feet by 13.5 feet. The smaller block of the addition will have three French doors and two skylights. The gable roof portion will have two double hung, 6-over-6 windows with shutters on the south elevation and a single matching window on the north elevation.

Alterations to the house consist of a new door hood over the door facing the side alley, which functions as the front door to the house, and a bay window/door addition on the east (South Columbus Street) elevation. In addition, a new pergola will be added on the south elevation of the existing one-story portion of the house. A 3 1/2 foot wood picket fence will be installed in the front yard.

The materials proposed for the project include a smooth, fiber cement siding, Marvin wood windows and doors, wood and AZEK. The small shed roof of the addition will be clad with standing seam metal while the gable roof will have composition shingles. The new door hood and bay window/door will be constructed of wood and AZEK and both will have copper roofs.

II. HISTORY

The two-story end unit townhouse at 823 South Columbus Street is one of a group of eight townhouses on the west side of the 800 block of South Columbus Street which were constructed in 1979 and 1980 by significantly altering and adding on to an existing 1950s two story apartment building. The Board approved the project in a series of decisions in 1979 (April 18, 1979; May 2, 1979; and, October 3, 1979). The building permit drawings indicate that the rear ells were newly constructed in 1979 and 1980 (Permit #10502).

Since the late 1970s, the Board has approved four projects for this row of townhouses, including:

- A rear bay window at 819 South Columbus Street (BAR Case #2003-0162, July 16, 2003);
- Replacement windows at 817 South Columbus Street (BAR Case #2007-0246, December 6, 2007); and,
- A second story addition at 821 South Columbus Street (BAR Case #1995-0082, September 6, 1995).
- A second story addition at 811 South Columbus Street (BAR Case #2008-0162 & 0163, October 15, 2008).

On March 7, 2011, BAR Staff administratively approved the repair and expansion of the existing stoop, steps and rail at 823 South Columbus Street (BAR Case #2011-0050). BAR Staff has also

administratively approved replacement windows and roof replacements at 821 South Columbus Street.

The east-west alley and parking lot in the rear are public. A storm and sanitary sewer easement runs through a portion of the rear yard.

III. ANALYSIS

The project is in compliance with Zoning Ordinance requirements.

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):

- (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?
- (2) Is the building or structure of such interest that it could be made into a historic house?
- (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?
- (4) Would retention of the building or structure help preserve the memorial character of the George Washington Memorial Parkway?
- (5) Would retention of the building or structure help preserve and protect an historic place or area of historic interest in the city?
- (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?

In the opinion of Staff, the criteria to demolish and capsulate are not met and the Permit to Demolish/Capsulate should be granted. The Board regularly approves the partial demolition of rear elevations to allow for additions when they are not of particularly old or unusual construction. In this case, the existing rear addition and chimney date from the late 1970s and early 1980s when the 1950s building was drastically modified. No distinguishing architectural characteristics will be lost with the proposed demolition/capsulation.

Addition & Alterations

The existing Federal Revival style, two story, two bay, side gable, end unit townhouse is clad in Masonite siding. The entrance is on the south side, centered below the gable. The proposed addition will be visible from South Columbus Street and the public alleys surrounding the lot. Staff finds the proposed addition to be compatible with respect to the scale, mass and architectural character of the existing house. The off-set nature of the addition, as well as the change in roof form will help to differentiate the new construction from the existing house. Likewise, the proposed new pergola, bay window and door canopy alterations to the house are architecturally appropriate and give the rather flat facades some depth and visual interest. The proposed materials— fiber cement siding, solid-through-the-core PVC trim (AZEK), and wood

windows and doors—are all considered by BAR policies appropriate materials for new construction and for the effective 1979 construction date of the existing house.

Staff recommends approval of the application with the condition that the wood privacy fence now located in the public right-of-way be relocated to the applicant's property.

STAFF

Stephanie Sample, 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

Code Administration

- F-1 The review by Code Administration is a preliminary review only. Once the applicant has filed for a building permit, code requirements will be based upon the building permit plans. If there are any questions, the applicant may contact Ken Granata, Plan Review Services Division Chief, at ken.granata@alexandriava.gov or 703.746.4193.

- C-1 A building and trade permits are required for this project. Five sets of construction documents that fully detail the construction as well as framing schematics shall accompany the permit application(s). If a Virginia licensed design professional prepares drawings, the plans shall bear the signature and seal of the Virginia licensed design professional in accordance with the Code of Virginia Section 54.1-410B.

- C-2 Wall bracing system to adequately transfer lateral loads (wind governing) to the foundation is required for building permit. Provide one of the three following methods: 1) a prescriptive wall bracing method; 2) a proprietary performance system tested and approved by a nationally recognized testing agency; or 3) a signed and sealed lateral resistance system designed by a licensed design professional (Structural Engineer) in the Commonwealth of Virginia (provide original document)

- C-3 A one-hour fire-resistance-rated exterior wall assembly (exposure from both sides) for all exterior walls within 5ft from the property-line is required for building permit. Provide one of the following: 1) a performance system tested approved by a nationally recognized testing agency, i.e. UL assembly or ICC Evaluation Report; or 2) provide an assembly description based on the Virginia Construction Code "Prescriptive Fire Resistance".

Transportation and Environmental Services (T&ES):

RECOMMENDATIONS

- R1. The building permit must be approved and issued prior to the issuance of any permit for demolition. (T&ES)

- R2. Applicant shall be responsible for repairs to the adjacent city right-of-way if damaged during construction activity. (T&ES)

- R3. All improvements to the city right-of-way such as curbing, sidewalk, driveway aprons, etc. must be city standard design. (T&ES)
- R4. 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)
- R5. No staging or storage of materials will be permitted in the easement during construction. (T&ES)
- R6. Existing fence shall be relocated so that it does not encroach in the right of way. (T&ES)

CITY CODE REQUIREMENTS

- 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)

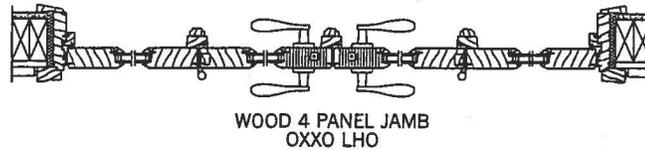
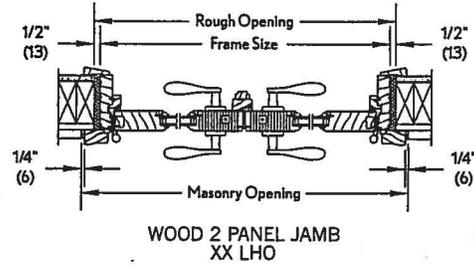
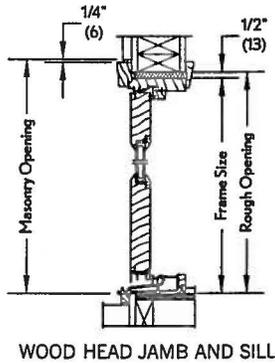
V. ATTACHMENTS

1 – Supporting Materials

2 – Application for BAR2012-0269 & 0270, 823 South Columbus Street

ULTIMATE OUTSWING FRENCH DOOR - MARVIN

CONSTRUCTION DETAILS



WOOD ULTIMATE OUTSWING FRENCH DOOR

ENERGY DATA	U-Factor	R-Value	SHGC	VT	CR	ENERGY STAR
1/8" SG	0.73	14	0.49	0.50	12	
1/8" SG w/EP	0.43	2.3	0.44	0.46	47	
1/8" SG w/LoE EA EP	0.36	2.8	0.37	0.42	55	
3/4" Insulating Glass Air	0.43	2.3	0.44	0.46	45	
3/4" Insulating GlassLoE 272 Air	0.33	3.0	0.24	0.40	58	
3/4" Insulating GlassLoE 272 Argon	0.31	3.2	0.24	0.40	62	N, NC, SC, S
3/4" Insulating GlassLoE 366 Air	0.33	3.0	0.16	0.36	59	
3/4" Insulating GlassLoE 366 Argon	0.30	3.3	0.16	0.36	62	N, NC, SC, S

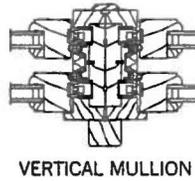
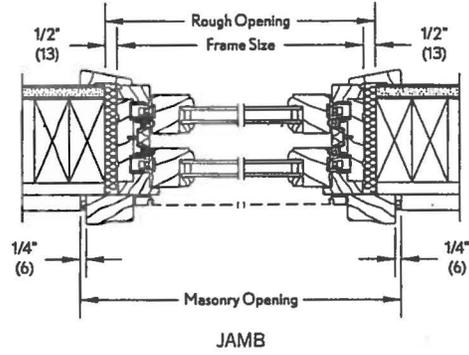
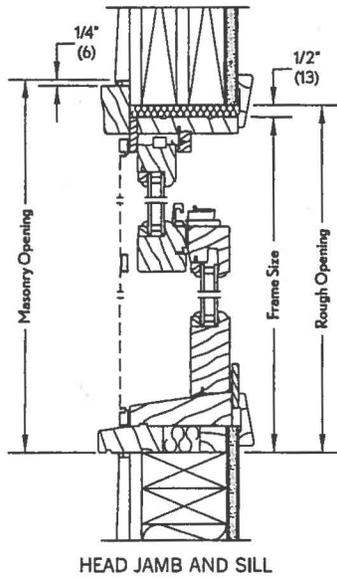
WOOD ULTIMATE OUTSWING FRENCH DOOR SIDELITE

ENERGY DATA	U-Factor	R-Value	SHGC	VT	CR	ENERGY STAR
1/8" SG	0.70	14	0.45	0.47	12	
1/8" SG w/EP	0.42	2.4	0.41	0.42	46	
1/8" SG w/LoE EA EP	0.35	2.9	0.34	0.39	55	
3/4" Insulating Glass Air	0.42	2.4	0.41	0.42	45	
3/4" Insulating GlassLoE 272 Air	0.33	3.0	0.22	0.37	58	
3/4" Insulating GlassLoE 272 Argon	0.31	3.2	0.22	0.37	62	N, NC, SC, S
3/4" Insulating GlassLoE 366 Air	0.33	3.0	0.15	0.33	59	
3/4" Insulating GlassLoE 366 Argon	0.31	3.2	0.15	0.33	62	N, NC, SC, S

823 S. COLUMBUS ST. REAR ADDITION

WOOD ULTIMATE DOUBLE HUNG - MARVIN WINDOWS

CONSTRUCTION DETAILS - 1/2" = 1'-0"



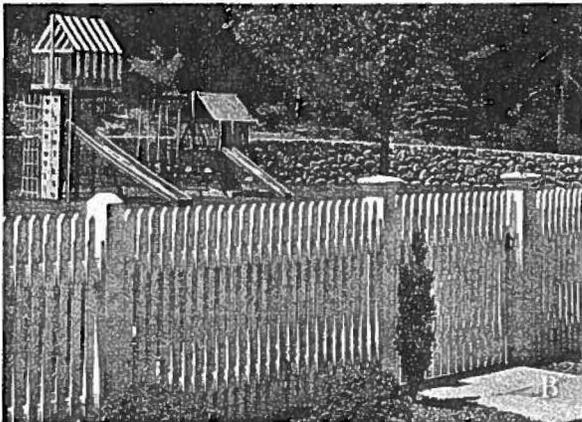
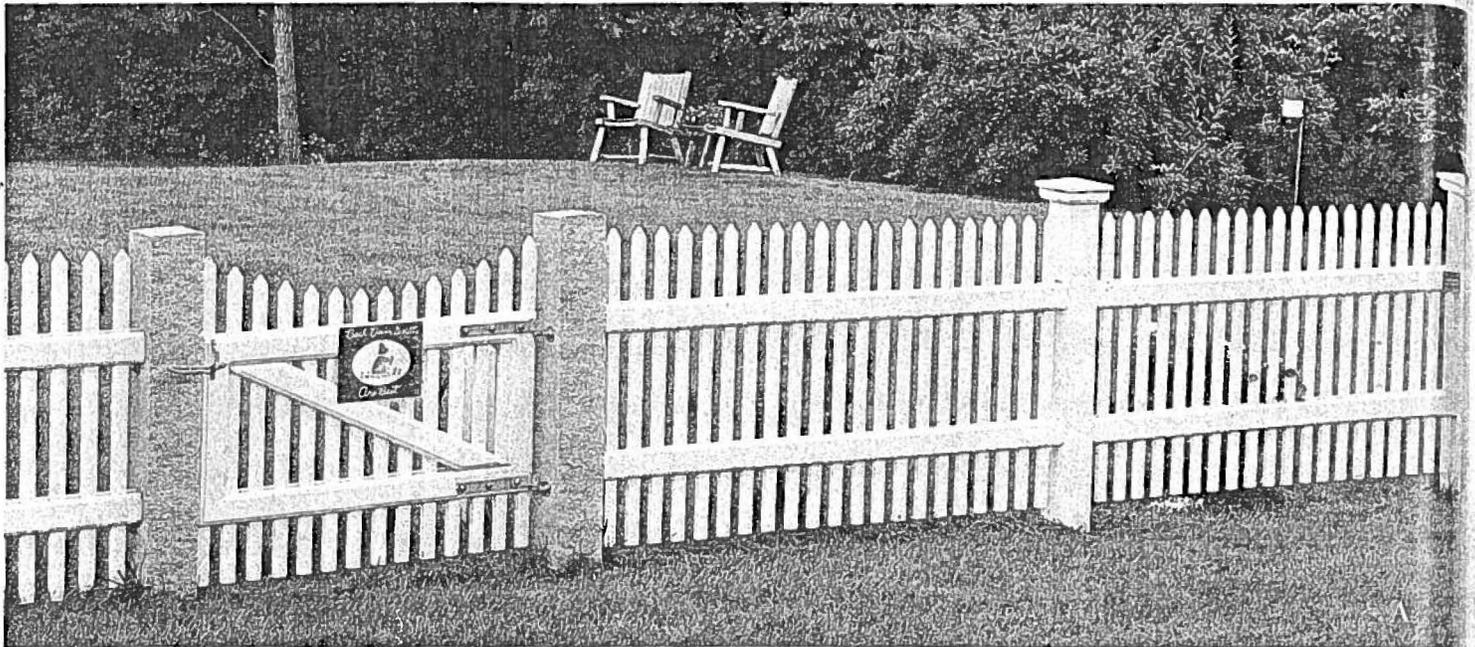
WOOD ULTIMATE DOUBLE HUNG / SINGLE HUNG

ENERGY DATA	U-Factor	R-Value	SHGC	VT	CR	ENERGY STAR
1/8" SG	0.84	12	0.61	0.63	12	
1/8" SG w/EP	0.45	2.2	0.56	0.58	44	
1/8" SG w/LoE EA EP	0.36	2.8	0.46	0.53	52	
11/16" Insulated Glass Air	0.46	2.2	0.55	0.58	42	
11/16" Insulated Glass LoE 272 Air	0.33	3.0	0.3	0.5	52	SC
11/16" Insulated Glass LoE 272 Argon	0.3	3.3	0.29	0.5	55	N, NC, SC
11/16" Insulated Glass LoE 272 Argon w/Combination	0.22	4.5	0.29	0.46	66	N, NC, SC
11/16" Insulated Glass LoE 366 Air	0.33	3.0	0.2	0.45	52	SC, S
11/16" Insulated Glass LoE 366 Argon	0.29	3.4	0.2	0.45	55	N, NC, SC, S
11/16" Insulated Glass LoE 366 Argon w/Combination	0.21	4.8	0.21	0.41	67	N, NC, SC, S

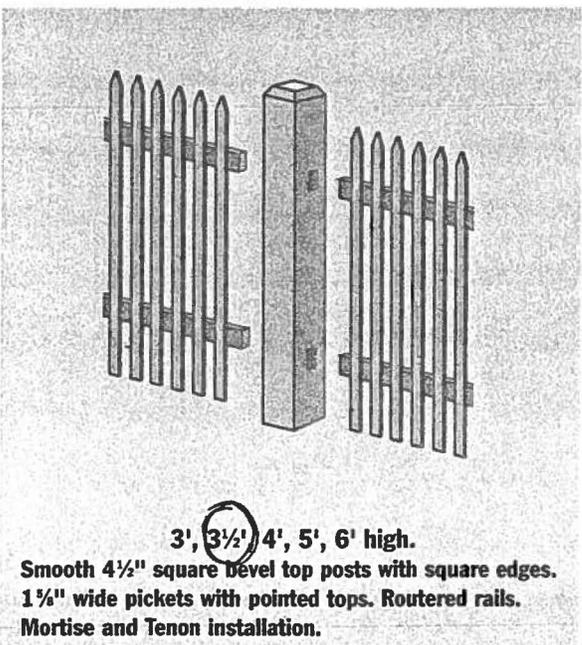
823 S. COLUMBUS ST - FENCE @ FRONT YARD

NANTUCKET ~ WALPOLE WOODWORKERS

A graceful appearance that dignifies and enhances the beauty of any boundary.

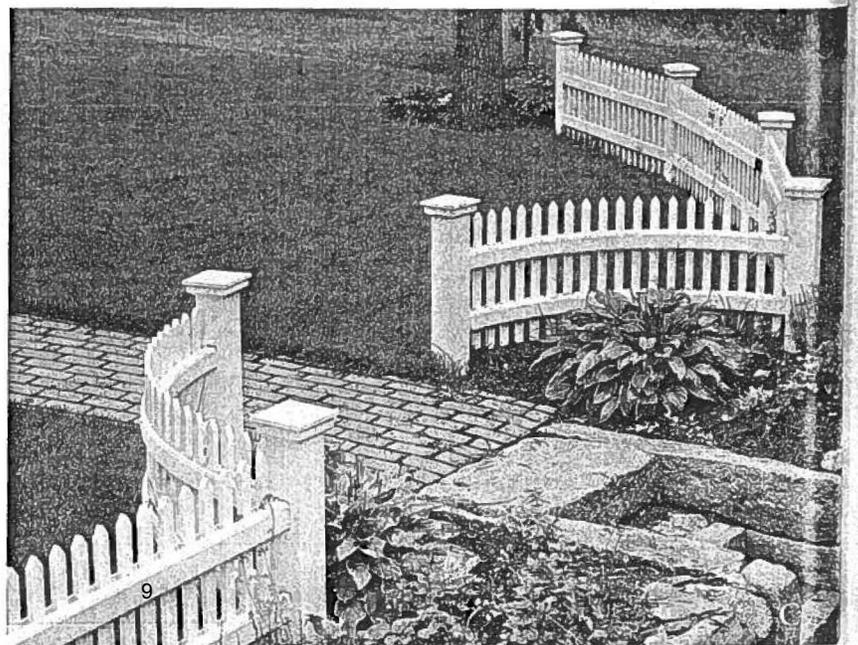


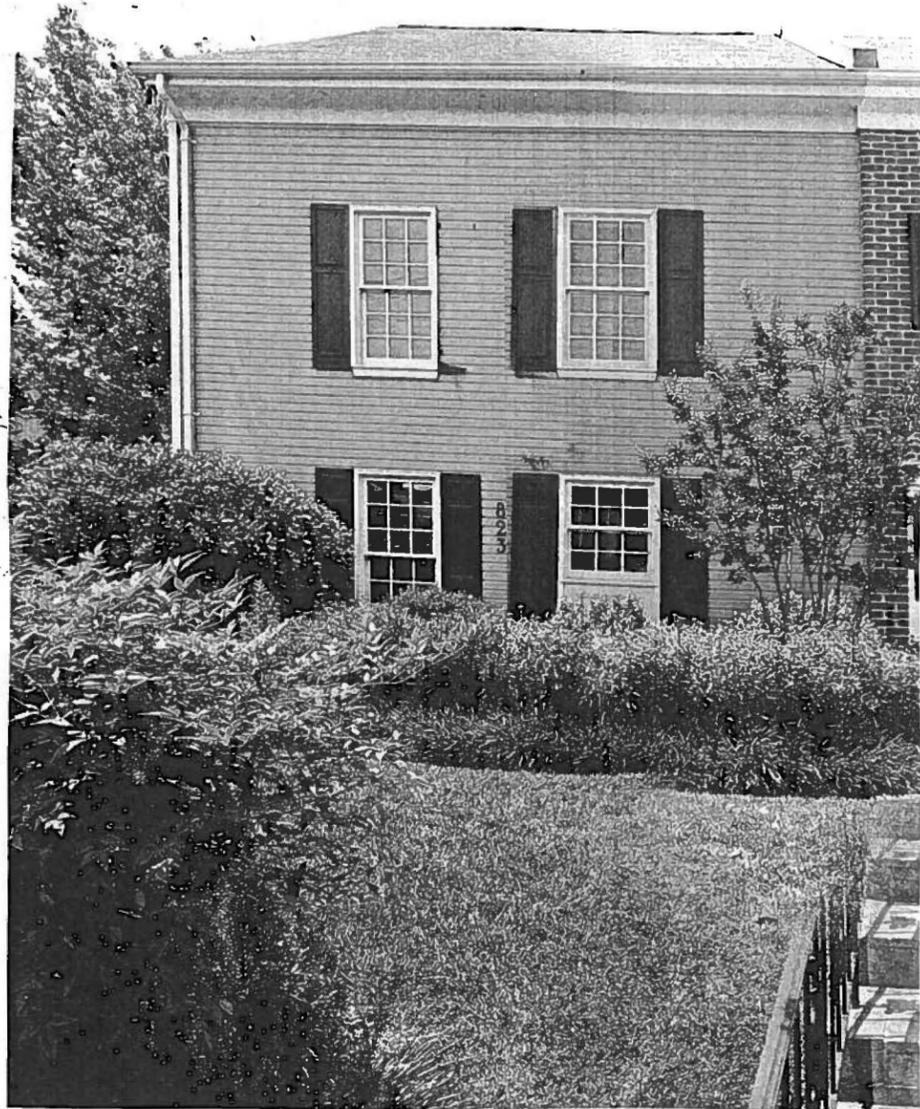
- A. Splendid granite posts flank the gate and complement the Colonial Caps of this 3½' high fence that comes with optional fascias.
- B. Children at play are protected by a standard 3½' Nantucket Picket with beveled in-line posts and Westport Caps which perfectly accentuate the gate.
- C. An imaginative radius section adds a graceful new dimension to this fence. It features optional fascias.
- D. 4' high fence with decorative cap, optional fascias and smooth radius.
- E. The radius section of this scalloped picket ensures that the entrance gate becomes a point of focus.
- F. The curved gate rail and arbor top are captured dramatically in the clean straight lines of this Nantucket with optional fascias and kickboards.



3', 3½', 4', 5', 6' high.

Smooth 4½" square bevel top posts with square edges.
1½" wide pickets with pointed tops. Routed rails.
Mortise and Tenon installation.





EAST (STREET) FAÇADE



SIDE ALLEY & SOUTH FAÇADE FROM STREET

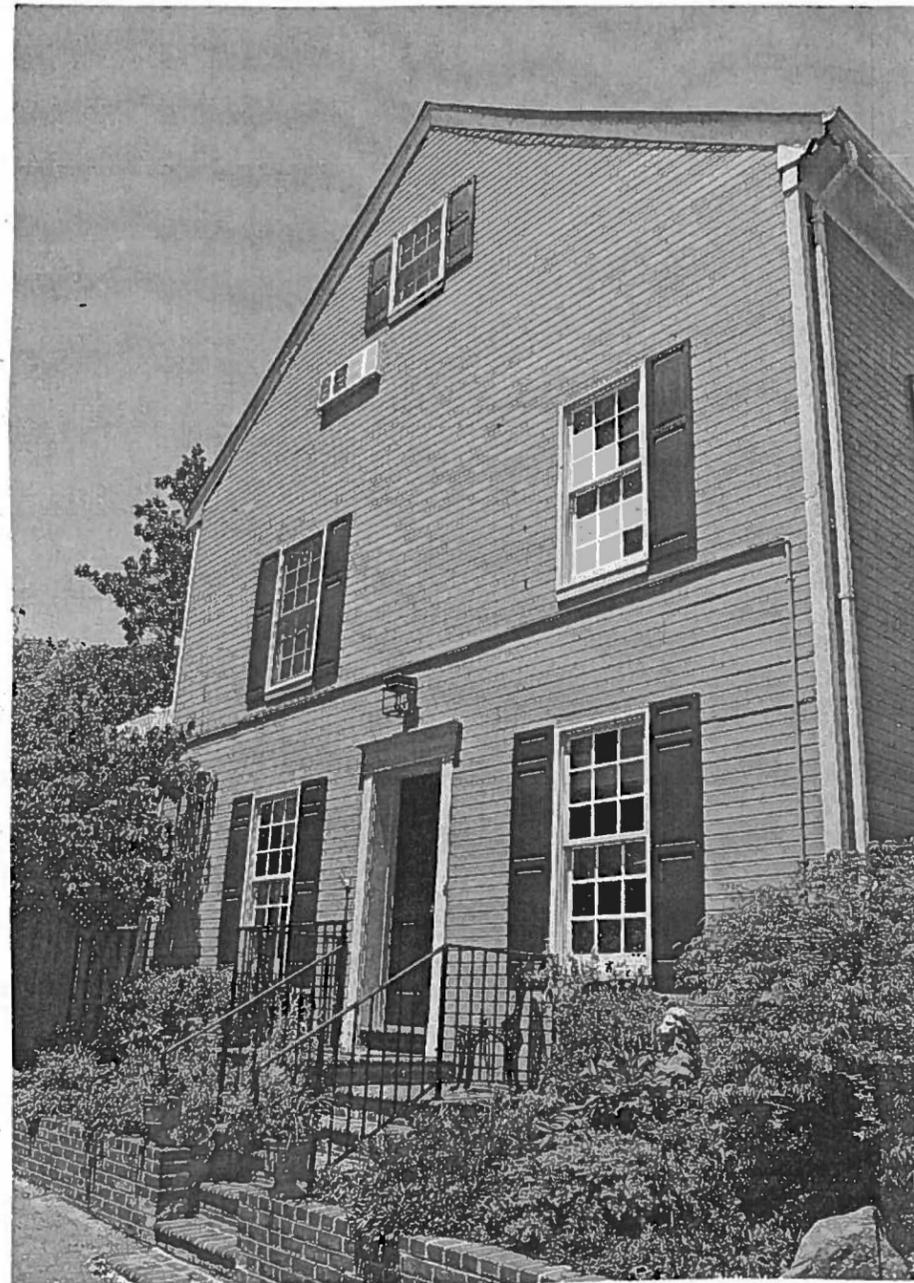
ROBERT BENTLEY ADAMS & ASSOCIATES P.C.
 405 South Washington Street Alexandria Virginia 22314
 Tel. 703 549 0650 © Fax. 703 549 3125



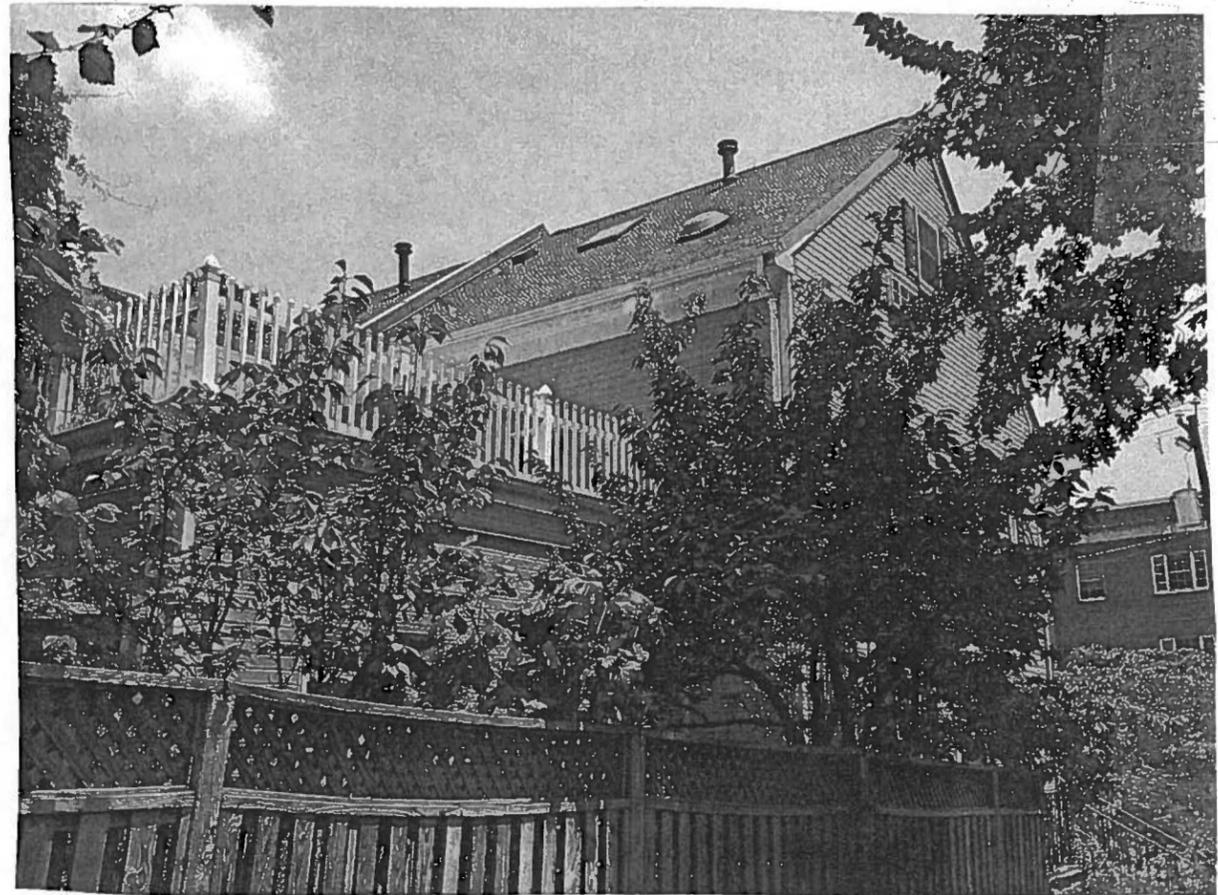
Additions & Alterations
McConnell Residence
 823 South Columbus Street
 Alexandria, Virginia

DATE:
 7/16/10

SHEET:
 2



MAIN ENTRANCE, SOUTH FAÇADE



SOUTH FAÇADE FROM SIDE ALLEY



PROPERTY VIEWED FROM REAR ALLEY

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McConnell Residence
 823 South Columbus Street
 Alexandria, Virginia

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REAR YARD



SIDE YARD

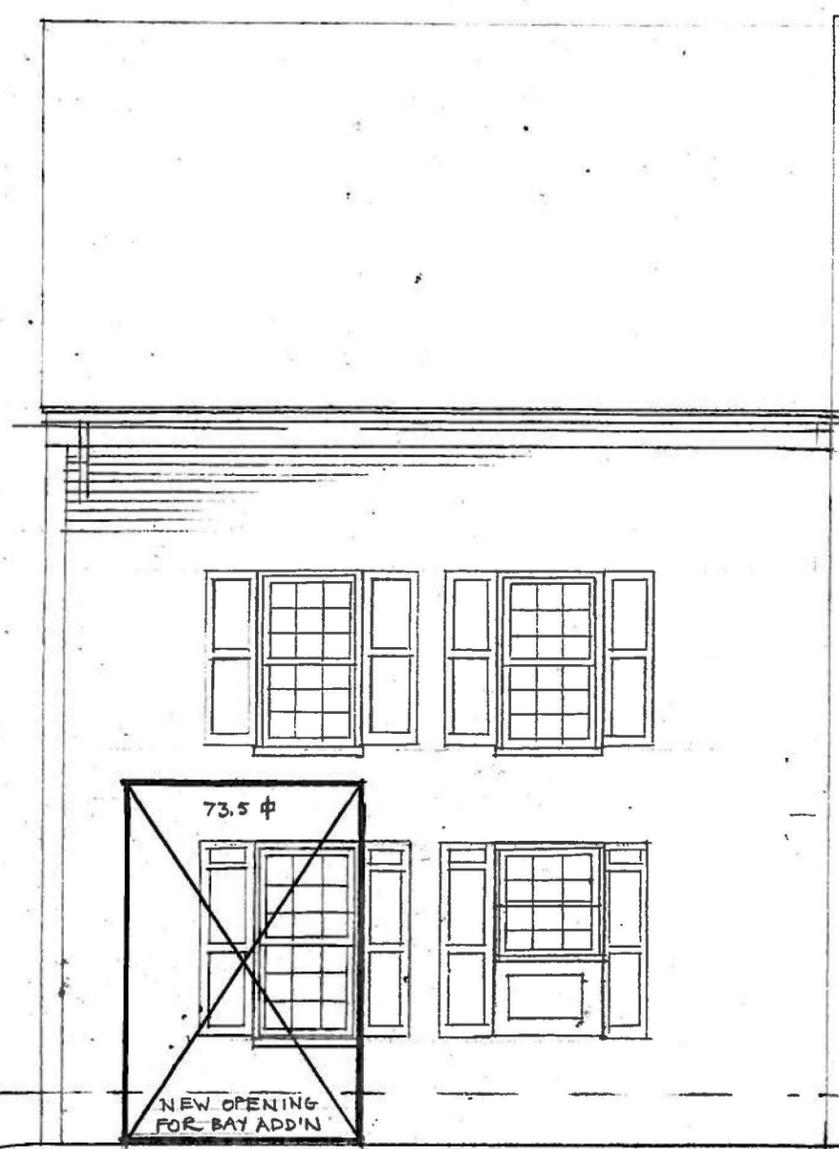
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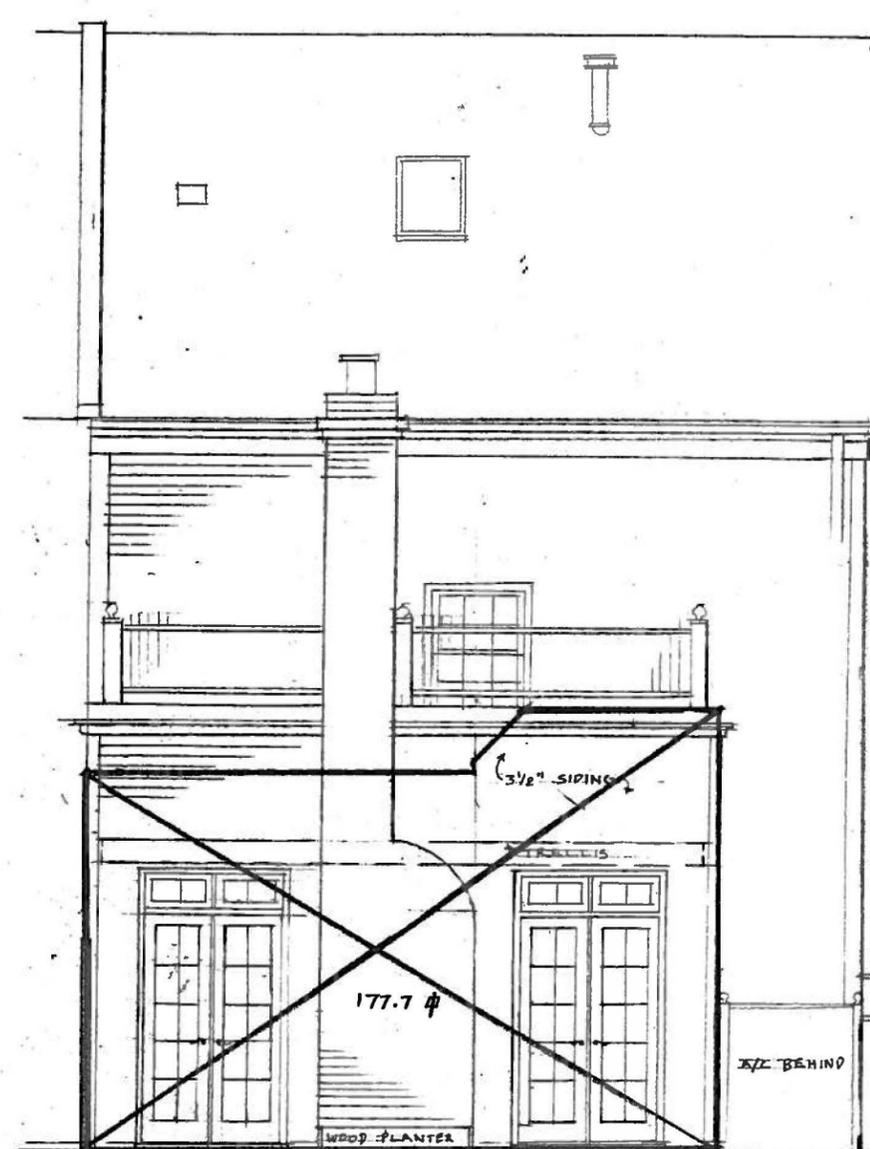
Additions & Alterations
McConnell Residence
 823 South Columbus Street
 Alexandria, Virginia

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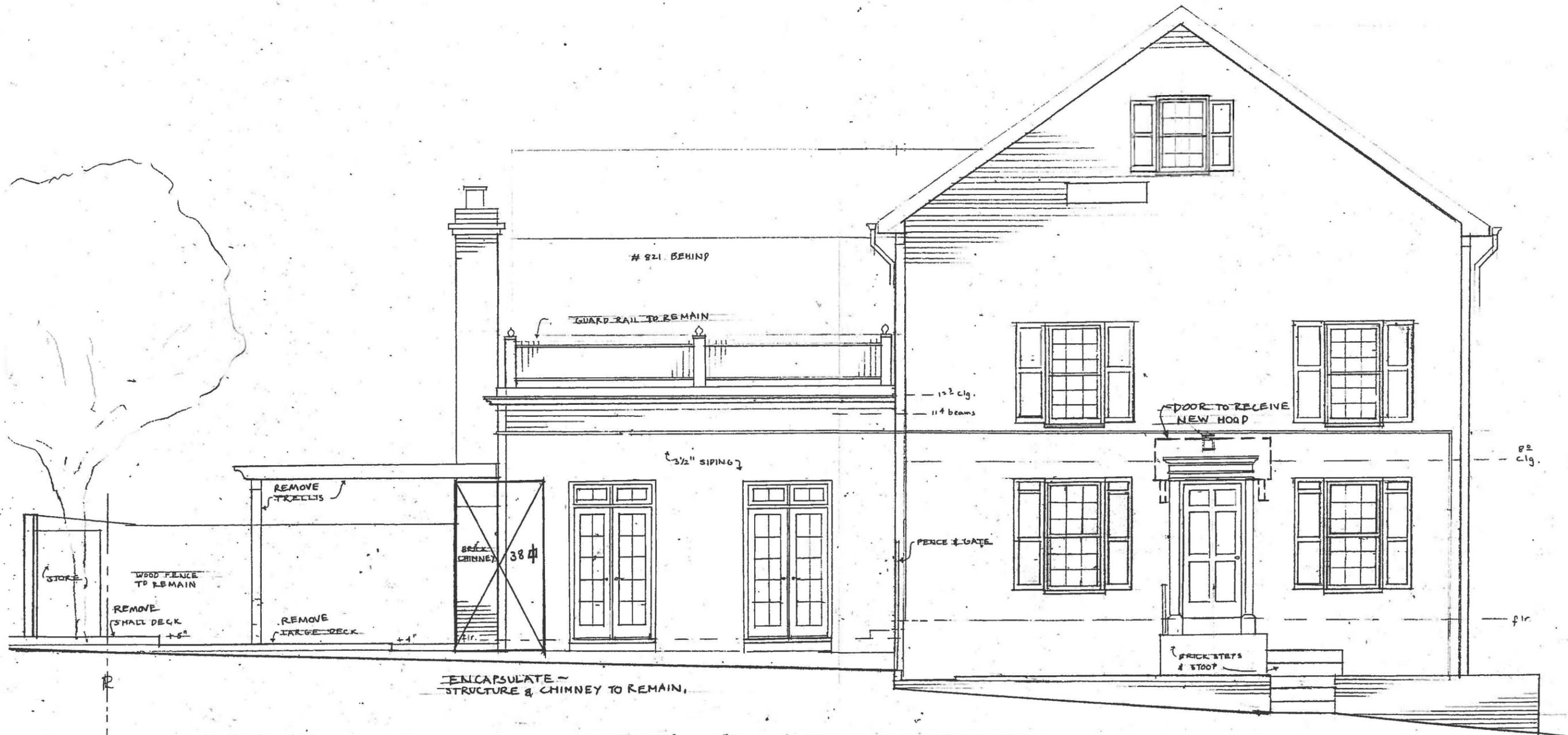
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EAST ELEVATION - DEMO. & ENCAPSULATION
 3/16" = 1'-0"



WEST ELEVATION - DEMO. & ENCAPSULATION
 3/16" = 1'-0"



ENCAPSULATE -
STRUCTURE & CHIMNEY TO REMAIN.

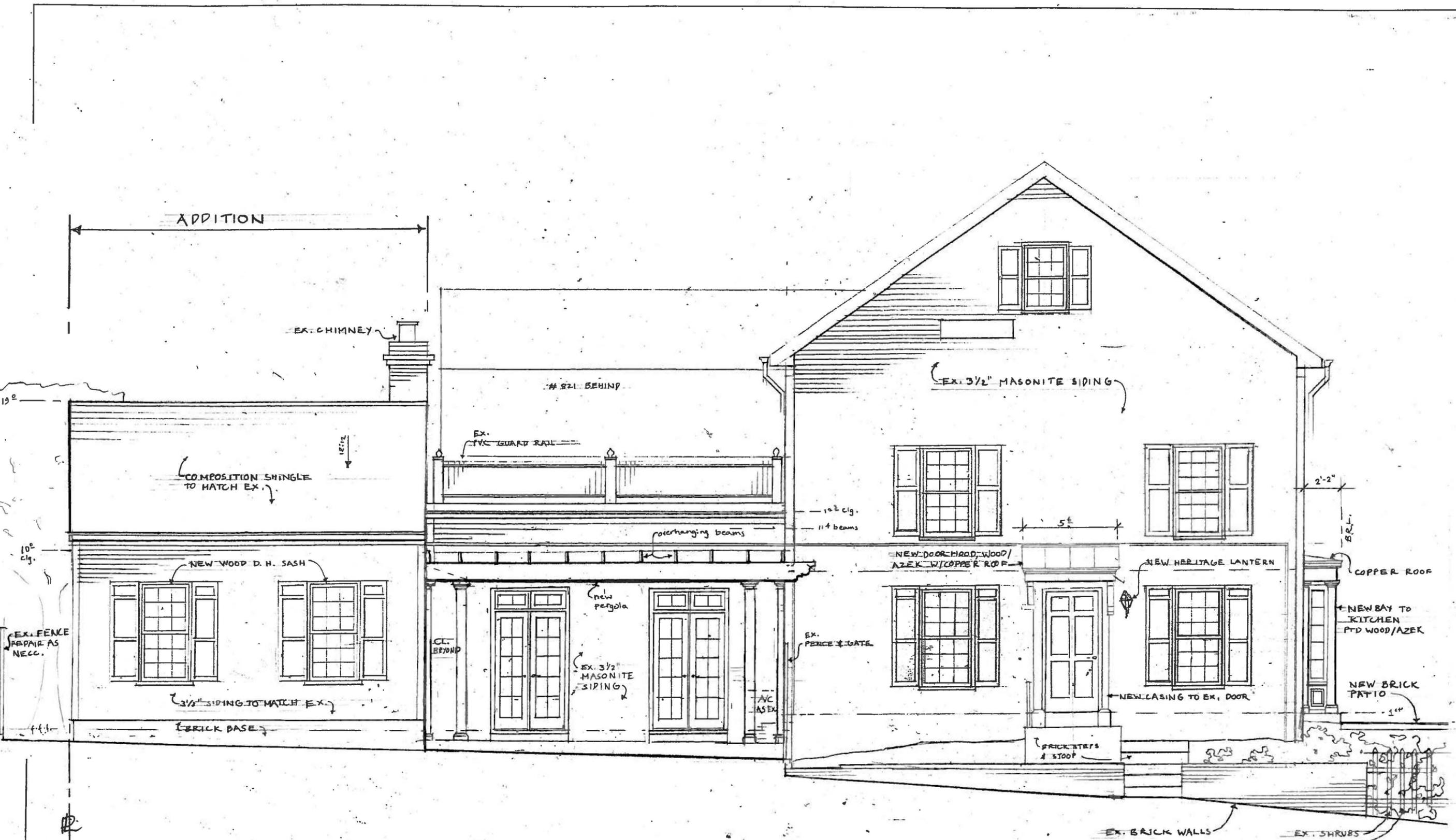
SOUTH ELEVATION - DEMO & ENCAPSULATION
3/16" = 1'-0"

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ADAMS ARCHITECTURE PLANNING INTERIORS

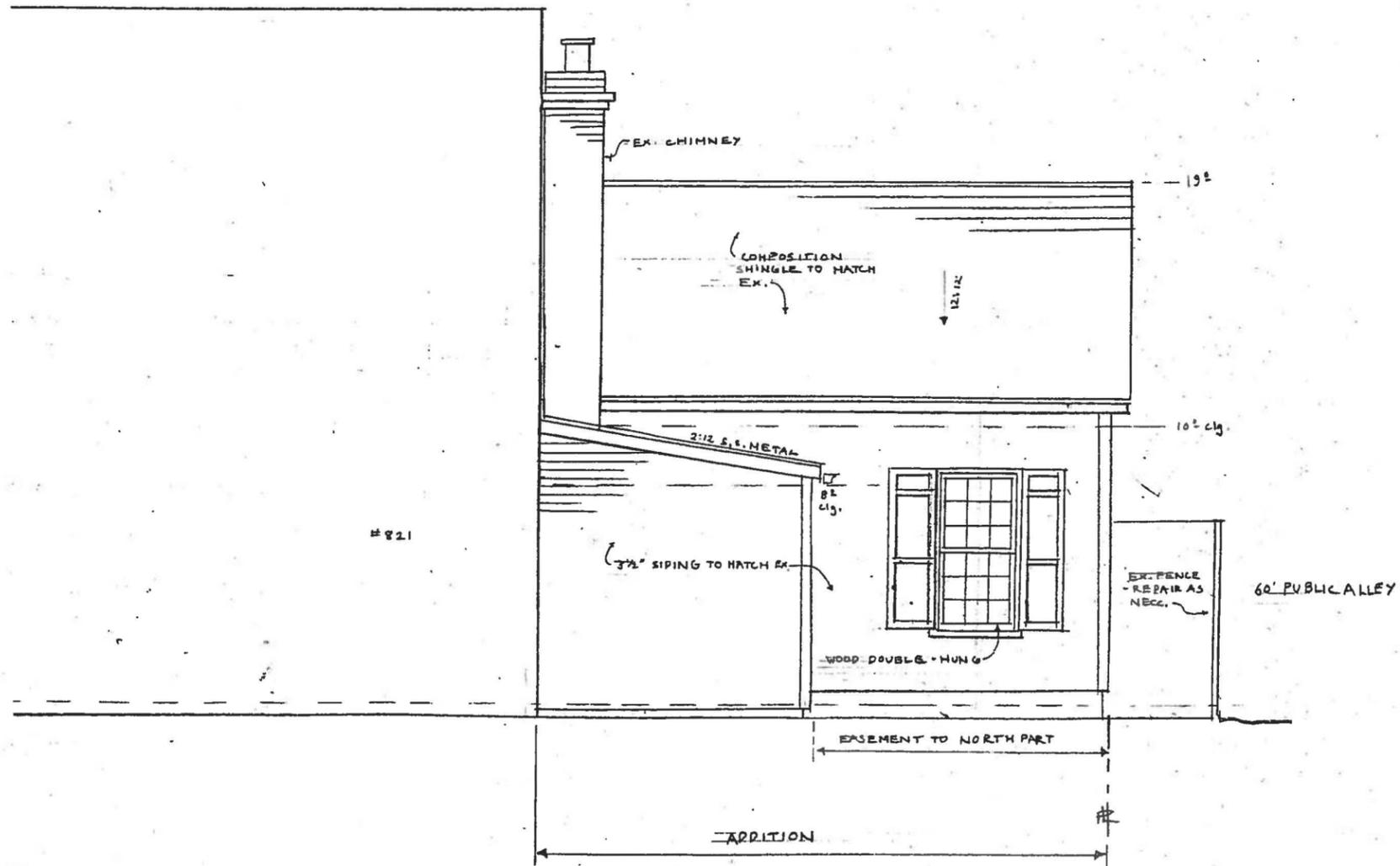
Additions & Alterations
McConnell Residence
823 South Columbus Street
Alexandria, Virginia

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SOUTH ELEVATION
 3/16" = 1'-0"



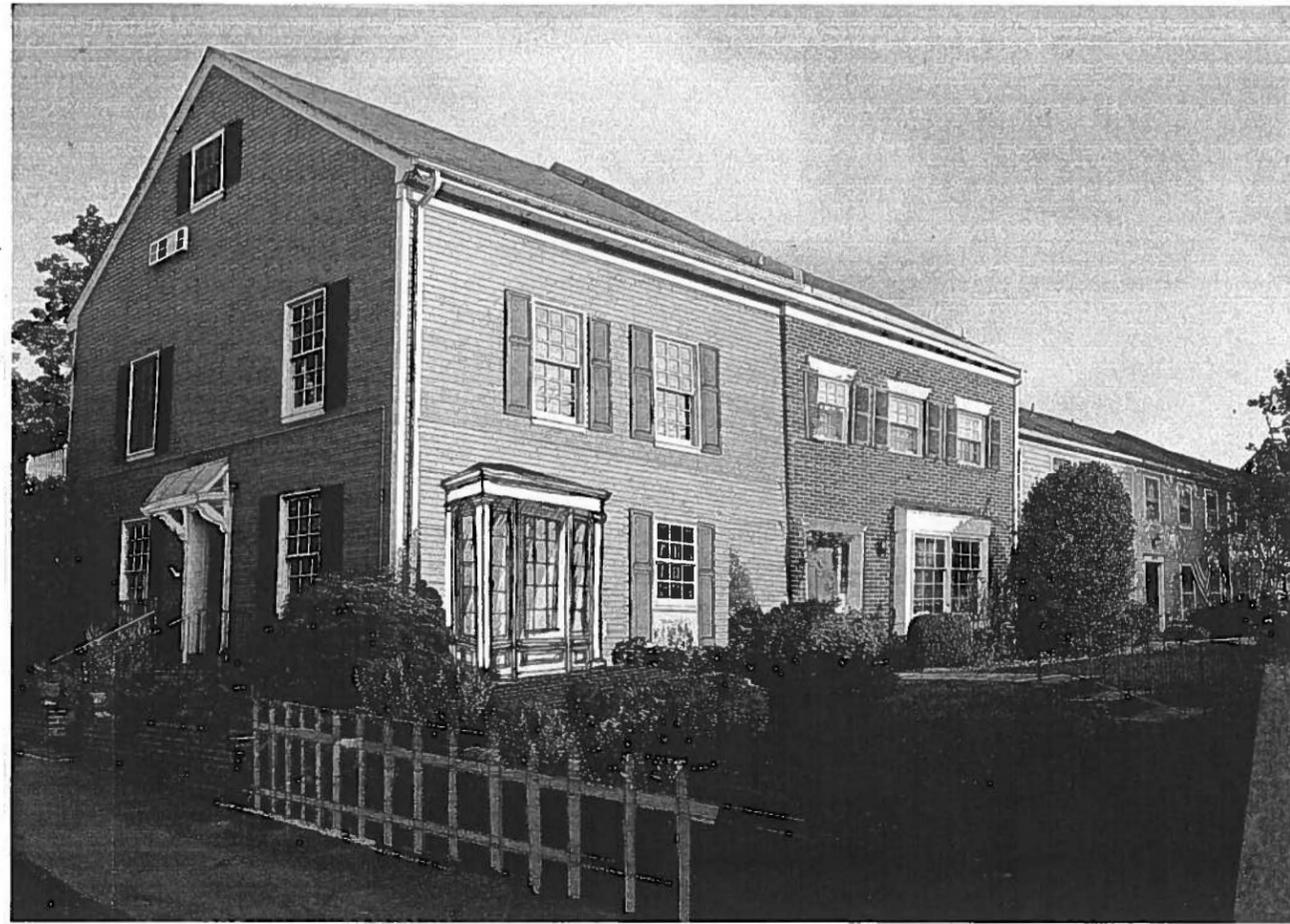
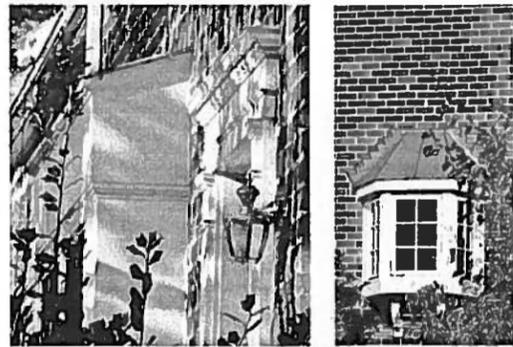
NORTH ELEVATION
 3/16" = 1'-0"

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Additions & Alterations
McConnell Residence
 823 South Columbus Street
 Alexandria, Virginia

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PROPOSED BAY & DOOR HOOD ~ PERSPECTIVE SKETCH

LEFT: BAY EXAMPLES FROM 800 BLOCK OF S. COLUMBUS ST.

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Additions & Alterations
McConnell Residence
 823 South Columbus Street
 Alexandria, Virginia

DATE:
 3 AUG 12

SHEET:
 10

BAR Case # _____

ADDRESS OF PROJECT: 823 S. Columbus St.TAX MAP AND PARCEL: 080.03-03-18 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: Robert and yael McConnellAddress: 823 S. Columbus St.City: Alexandria State: VA Zip: _____Phone: 703-299-8792 E-mail: _____Authorized Agent *(if applicable)*: Attorney Architect _____Name: Robert Bentley Adams, AIAPhone: 703-549-0650E-mail: Bud@AdamsArchitects.com**Legal Property Owner:**Name: Robert and Gail McConnellAddress: 823 S. Columbus St.City: Alexandria State: VA Zip: _____Phone: 703-299-8792 E-mail: McConnell61@comcast.net

- 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).*

Add a one story rear addition (frame constr. with brick base)

Add a door hood and replace casing to existing front door

Add a bay window with entry door to front façade (frame constr.)

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.*

- 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:  _____

Printed Name: DEBORAH KENT p.p. ROBERT BENTLEY ADAMS, AIA

Date: 8/3/12

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.		
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 823 S. Columbus St. (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. Robert & Gail McConnell	823 S. 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. none		
2.		
3.		

NOTE: Business or financial relationships of the type described in Sec. 11-350 that arise after the filing of this application and before each public hearing must be disclosed prior to the public hearings.

As the applicant or the applicant's authorized agent, I hereby attest to the best of my ability that the information provided above is true and correct.

8/3/12 D. KENT 
 Date Printed Name Signature
 p.p. Robert Bentley Adams, AIA