



## APPLICATION

☐ Master Plan Amendment MPA# \_\_\_\_\_  
☐ Zoning Map Amendment REZ# \_\_\_\_\_

**PROPERTY LOCATION:** 11 N. Quaker Lane, 21 N. Quaker Lane and 3369 Duke Street

### APPLICANT

Name: 614 Westbrad, LLC

Address: \_\_\_\_\_

### PROPERTY OWNER:

Name: Quaker Professional Building LLC

Address: \_\_\_\_\_

### Interest in property:

☐ Owner ☒ Contract Purchaser  
☐ Developer ☐ Lessee ☐ Other \_\_\_\_\_

If property owner or applicant is being represented by an authorized agent such as an attorney, a realtor, or other person for which there is some form of compensation, does this agent or the business in which they are employed have a business license to operate in Alexandria, VA:

☐ Yes: If yes, provide proof of current City business license. **N/A**  
☐ No: If no, said agent shall obtain a business license prior to filing application.

**THE UNDERSIGNED** certifies that the information supplied for this application is complete and accurate, and, pursuant to Section 11-301B of the Zoning Ordinance, hereby grants permission to the City of Alexandria, Virginia, to post placard notice on the property which is the subject of this application.

614 Westbrad, LLC By: M. Catharine Puskar, Attorney/Agent

Print Name of Applicant or Agent

\_\_\_\_\_  
Mailing/Street Address

\_\_\_\_\_  
City and State Zip Code

*MC Puskar*

Signature

\_\_\_\_\_  
Telephone # Fax #

10/8/2025 - Revised: 11/11/2025  
Date

### DO NOT WRITE IN THIS SPACE - OFFICE USE ONLY

Application Received: \_\_\_\_\_

Fee Paid: \$ \_\_\_\_\_

Legal advertisement: \_\_\_\_\_

ACTION - PLANNING COMMISSION \_\_\_\_\_

ACTION - CITY COUNCIL: \_\_\_\_\_

MPA # \_\_\_\_\_

REZ # \_\_\_\_\_

**SUBJECT PROPERTY**

Provide the following information for each property for which an amendment is being requested. (Attach separate sheets if needed.)

Address Tax Map - Block - Lot	Land Use Existing - Proposed	Master Plan Designation Existing - Proposed	Zoning Designation Existing - Proposed	Frontage (ft.) Land Area (acres)
1 11 N. Quaker Lane 061.01-04-12	Vacant Residential		CL (with proffer) CL	132' - frontage 0.165 acres
2 21 N. Quaker Lane 061.01-04-11	Surface Parking Lot Residential		CL (with proffer) CL	65' - frontage 0.225 acres
3 3369 Duke Street 061.01-04-13	Vacant Residential		CL (with proffer) CL	81' - frontage 0.179 acres
4 _____				

**PROPERTY OWNERSHIP**

☐ Individual Owner ☐ Corporation or Partnership Owner **See Attachment**

Identify each person or individual with ownership interest. If corporation or partnership owner, identify each person with more than 3% interest in such corporation or partnership.

- Name: See Attached Extent of Interest: \_\_\_\_\_  
Address: \_\_\_\_\_
- Name: \_\_\_\_\_ Extent of Interest: \_\_\_\_\_  
Address: \_\_\_\_\_
- Name: \_\_\_\_\_ Extent of Interest: \_\_\_\_\_  
Address: \_\_\_\_\_
- Name: \_\_\_\_\_ Extent of Interest: \_\_\_\_\_  
Address: \_\_\_\_\_

**MPA #** \_\_\_\_\_  
**REZ #** \_\_\_\_\_

## **JUSTIFICATION FOR AMENDMENT**

(attach separate sheets if needed)

- 1.** Explain how and why any proposed amendment(s) to the Master Plan are desirable, beneficial to surrounding properties, in character with the applicable Small Area Plan and consistent with City policies:  
N/A

- 2.** Explain how and why the proposed amendment to the Zoning Map(s) is consistent with the proposed amendment to the Master Plan, or, if no amendment to the Master Plan is being requested, how the proposed zoning map amendment is consistent with the existing Master Plan:

There are no proposed changes to the existing zoning map. The application is for an amendment to remove the existing proffer to reference the updated Development Special Use Permit reflecting the proposed residential development for the Property.

- 3.** Explain how the property proposed for reclassification will be served adequately by essential public facilities and services such as highways, streets, parking spaces, police and fire, drainage structures, refuse disposal, water and sewers, and schools.

The Property will abide by the recommended conditions put forth by staff that ensure adequate public resources and access.

- 4.** If this application is for conditional zoning approval pursuant to Section 11-804 of the Zoning Ordinance, identify all proffered conditions that are to be considered part of this application (see Zoning Ordinance Section 11-804 for restrictions on conditional zoning):

See the attached proffer amendment for removal referencing the proposed Site Plan. The signed proffer amendment will be submitted prior to the public hearings once a plan number is assigned.

Quaker Professional Building, LLC

Paul Stoddard  
301 King Street  
City Hall, Room 2100  
Alexandria, Virginia 22314

Re: Consent to File for a Development Special Use Permit  
11 and 21 N. Quaker Lane and 3369 Duke Street, Alexandria, VA 22304, Tax  
Map Nos. 061.01-04-11, -12, and -13 (the "Property")

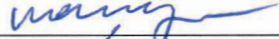
Dear Mr. Stoddard,

Quaker Professional Building, LLC, as owner of the above-referenced Property, hereby consents to the filing of an application for a Development Special Use Permit, a Rezoning Proffer Amendment of the Property and any related requests by 614 Westbrad, LLC.

Very truly yours,

Quaker Professional Building, LLC

By: 

Its: 

Date: 8/13/25

614 Westbrad, LLC  


Paul Stoddard  
301 King Street  
City Hall, Room 2100  
Alexandria, Virginia 22314


Re: Authorization to File for a Development Special Use Permit  
11 and 21 N. Quaker Lane and 3369 Duke Street, Alexandria, VA 22304, Tax  
Map Nos. 061.01-04-11, -12, and -13 (the "Property")

Dear Mr. Stoddard,

614 Westbrad, LLC hereby authorizes Walsh, Colucci, Lubeley & Walsh, P.C. to act as agent on its behalf for the filing and representation of an application for a Development Special Use Permit, a Rezoning Proffer Amendment of the Property and any related requests.

Very truly yours,

614 Westbrad, LLC

By:   
Its: MANAGING MEMBER  
Date: 8/13/25

## APPLICANT OWNERSHIP BREAKDOWN

**Owner of 11 & 21 N. Quaker Lane and 3369 Duke Street**  
**(TM Nos. 061.01-04-11, -12, & -13)**

**Quaker Professional Building, LLC (Title Owner)**



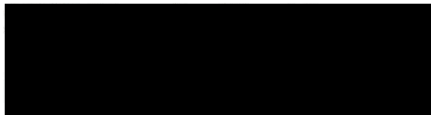
Member(s):	Percent Ownership:
Trisun Financial Group II, LLC	100%
Hurwitz 1995 GST Trust for the benefit of Marc A Hurwitz	33.3%
Hurwitz 1995 GST Trust for the benefit of Steven L Hurwitz	33.3%
Hurwitz 1995 GST Trust for the benefit of David T Hurwitz	33.3%

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

## **APPLICANT OWNERSHIP BREAKDOWN**

**Contract Purchaser/Applicant of 11 and 21 N. Quaker Lane and 3369 Duke Street, Alexandria, Va. 22304 (TM No. 061.01-04-11, -12, and-13)**

**614 Westbrad, LLC (Contract Purchaser/Applicant)**



<b>Members:</b>	<b>Percent Ownership</b>
<b>Jon Luria</b>	<b>33.4%</b>
<b>Alan Wheat</b>	<b>33.3%</b>
<b>Gene Gould</b>	<b>33.3%</b>

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

# METES AND BOUNDS

LOT 500

N/F QUAKER PROFESSIONAL SQUARE  
UNIT OWNERS ASSOCIATION INC.

3391 DUKE STREET  
ALEXANDRIA, VA 22314

TAX MAP #061.01-0A-00

ZONE: CL

USE: COMMERCIAL  
DB. 1060, PG. 432

**LEGAL DESCRIPTION:** THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF ALEXANDRIA, COMMONWEALTH OF VIRGINIA AND IS DESCRIBED AS FOLLOWS: LOTS 5, 6, AND 7 OF THE SUBDIVISION OF SUMMERS PROPERTY, AS THE SAID SUBDIVISION APPEARS DULY DEDICATED, PLATTED, AND RECORDED AMONG THE FAIRFAX COUNTY, VIRGINIA LAND RECORDS IN DEED BOOK 408, PAGE 534. LESS AND EXCEPT THAT PORTION OF LAND CONVEYED BY DEED RECORDED IN DEED BOOK 775 AT PAGE 382, AMONG AFORESAID LAND RECORDS.

VCS NAD83  
NORTH ZONE

RCF

LOT 4

N/F NATIONAL  
ORGANIZATION OF THE  
NEW APOSTOLIC CHURCH  
OF NORTH AMERICA  
31 N QUAKER LANE  
TAX MAP

#061.01-04-10  
ZONE: R-20  
USE: RELIGIOUS  
DB. 546 PG. 199

S 03°06'08" E ~ 209.00'

PT. 5

TOTAL SITE AREA=  
24,760 SQ. FT.  
(COMPUTED)

PT. 7

S 14°51'02" W ~ 118.44'

PT. 6

A=11.28'

N 06°37'48" W ~ 53.94'

NORTH QUAKER LANE

(70' R/W)

(DB. 408, PG. 534)

N 83°58'37" E ~ 146.50'

106.53'

39.97'

66.88'

142.12'

A=42.06'

A=132.26'

A=185.60'  
R=150.00'

N 77°31'23" W  
~ 39.47'

DUKE STREET  
ROUTE #236  
(VARIABLE WIDTH)  
(DB. 408, PG. 534)



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625 N. WASHINGTON ST, SUITE 250  
ALEXANDRIA, VA 22314  
703.549.6422 | [www.rcfassoc.com](http://www.rcfassoc.com)

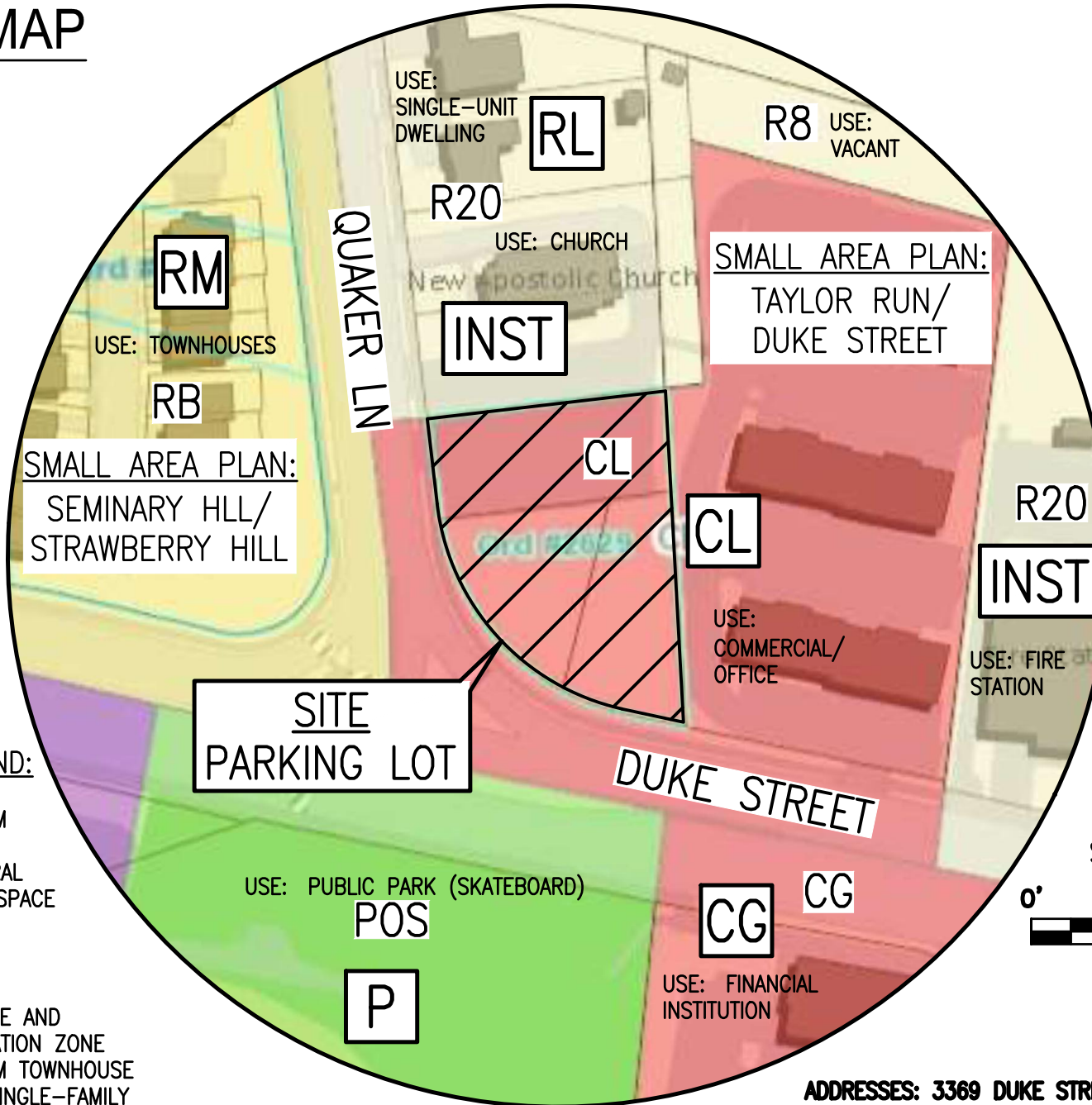
METES AND BOUNDS EXHIBIT  
DUKE/QUAKER TOWNHOMES  
CITY OF ALEXANDRIA, VA

DESIGN: RTB  
DRAWN: DM  
SCALE: 1" = 40'  
DATE: SEPT, 2025

SHEET  
1  
FILE: 24-210



# VICINITY MAP



## MASTER PLAN DESIGNATIONS LEGEND:

RL RESIDENTIAL LOW  
 RM RESIDENTIAL MEDIUM  
 CL COMMERCIAL LOW  
 CG COMMERCIAL GENERAL  
 P PARKS AND OPEN SPACE  
 INST INSTITUTIONAL

## ZONING LEGEND:

POS PUBLIC OPEN SPACE AND  
 COMMUNITY RECREATION ZONE  
 RB RESIDENTIAL MEDIUM TOWNHOUSE  
 R8 RESIDENTIAL LOW SINGLE-FAMILY  
 R20 RESIDENTIAL LOW SINGLE-FAMILY

ADDRESSES: 3369 DUKE STREET, 11 & 12 QUAKER LANE  
 TAX PARCEL NUMBER: 061.01-04-11, 12 & 13



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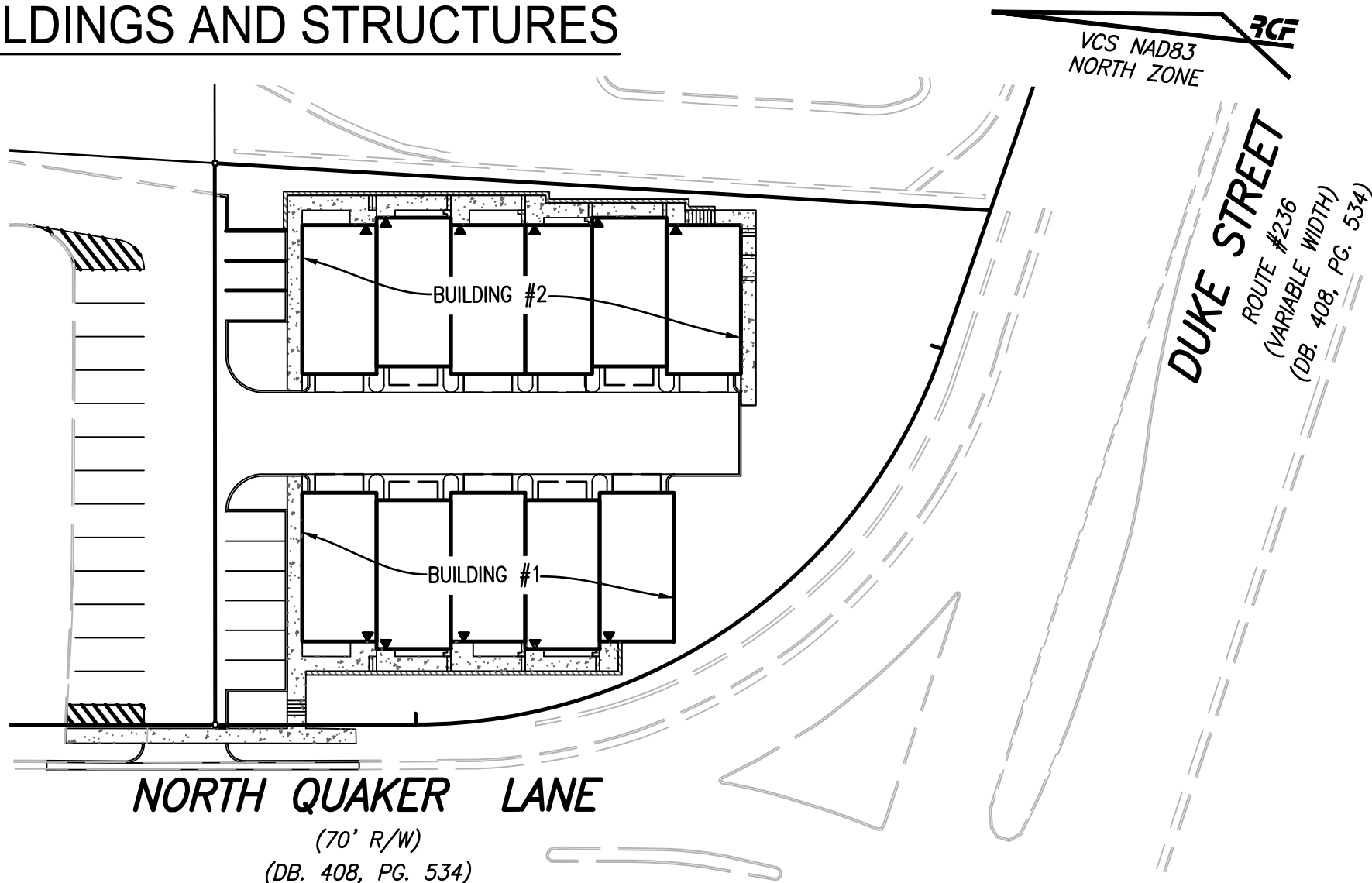
625 N. WASHINGTON ST, SUITE 250  
 ALEXANDRIA, VA 22314  
 703.549.6422 | [www.rcfassoc.com](http://www.rcfassoc.com)

VICINITY MAP  
 DUKE/QUAKER TOWNHOMES  
 9 CITY OF ALEXANDRIA, VA

DESIGN: RTB  
 DRAWN: DM  
 SCALE: 1" = 100'  
 DATE: SEPT, 2025

SHEET 2  
 FILE: 24-210

# BUILDINGS AND STRUCTURES



## ZONING TABULATIONS

EXISTING USE = PARKING LOT

PROPOSED USE = MULTI-UNIT RESIDENTIAL (TOWNHOUSE-STYLE CONDOMINIUM)

BUILDING GROUND AREA = 4,000 SF (BUILDING 1), 4,800 SF (BUILDING 2)

BUILDING HEIGHT = 44.1' (BUILDING 1), 44.6' (BUILDING 2)



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BUILDINGS AND STRUCTURES EXHIBIT  
DUKE/QUAKER TOWNHOMES  
10 CITY OF ALEXANDRIA, VA

DESIGN: RTB  
DRAWN: DM  
SCALE: 1" = 40'  
DATE: SEPT, 2025

SHEET  
3  
FILE: 24-210



## APPLICATION

### DEVELOPMENT SPECIAL USE PERMIT with SITE PLAN

**DSUP #** \_\_\_\_\_ **Project Name:** \_\_\_\_\_

**PROPERTY LOCATION:** 11 and 21 N. Quaker Lane and 3369 Duke Street

**TAX MAP REFERENCE:** 061.01-04-11, -12, and -13 **ZONE:** CL (with proffer)

#### APPLICANT:

Name: 614 Westbrad, LLC

Address: \_\_\_\_\_

#### PROPERTY OWNER:

Name: Quaker Professional Building, LLC

Address: \_\_\_\_\_

**SUMMARY OF PROPOSAL** DSUP with Preliminary Site Plan for the development of a Multi-Unit (townhouse style) residential complex containing 11 units including 1 affordable housing unit.

**MODIFICATIONS REQUESTED** Front and side yard setbacks and street tree requirement along Duke Street

**SUP's REQUESTED** A building height of 45' and bonus density per Section 7-700 of the Zoning Ordinance

☒ **THE UNDERSIGNED** hereby applies for Development Site Plan with Special Use Permit approval in accordance with the provisions of Section 11-400 of the Zoning Ordinance of the City of Alexandria, Virginia.

☒ **THE UNDERSIGNED**, having obtained permission from the property owner, hereby grants permission to the City of Alexandria to post placard notice on the property for which this application is requested, pursuant to Article XI, Section 11-301 (B) of the 1992 Zoning Ordinance of the City of Alexandria, Virginia.

☒ **THE UNDERSIGNED** also attests that all of the information herein provided and specifically including all surveys, drawings, etc., required of the applicant are true, correct and accurate to the best of his/her knowledge and belief.

614 Westbrad, LLC By: M. Catharine Puskar Agent/Attorney

Print Name of Applicant or Agent

Mailing/Street Address

City and State

Zip Code

Signature

Telephone #

Fax #

Email address

10/8/2025 - Revised: 11/11/2025

Date

#### DO NOT WRITE IN THIS SPACE - OFFICE USE ONLY

Application Received: \_\_\_\_\_

Received Plans for Completeness: \_\_\_\_\_

Fee Paid and Date: \_\_\_\_\_

Received Plans for Preliminary: \_\_\_\_\_

ACTION - PLANNING COMMISSION: \_\_\_\_\_

ACTION - CITY COUNCIL: \_\_\_\_\_

**ALL APPLICANTS MUST COMPLETE THIS FORM.**

Supplemental forms are required for child care facilities, restaurants, automobile oriented uses and freestanding signs requiring special use permit approval.

**1. The applicant is: (check one)**

- ☐ The Owner    ☒ Contract Purchaser    ☐ Lessee or    ☐ Other: \_\_\_\_\_ of the subject property.

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.

See attached.

If property owner or applicant is being represented by an authorized agent, such as an attorney, realtor, or other person for which there is some form of compensation, does this agent or the business in which the agent is employed have a business license to operate in the City of Alexandria, Virginia?

- ☐ **Yes.** Provide proof of current City business license. **N/A**
- ☐ **No.** The agent shall obtain a business license prior to filing application, if required by the City Code.

## 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. 614 Westbrad, LLC		See attached
2.		
3.		

**2. Property.** State the name, address and percent of ownership of any person or entity owning an interest in the property located at 11 and 21 N. Quaker Lane and 3369 Duke Street (address), unless the entity is a corporation or partnership, in which case identify each owner of more than three percent. The term ownership interest shall include any legal or equitable interest held at the time of the application in the real property which is the subject of the application.

Name	Address	Percent of Ownership
1. Quaker Professional Building, LLC		See attached
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. 614 Westbrad, LLC	None	None
2. Quaker Professional Building, LLC	None	None
3.		

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

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

10/8/2025

Date

614 Westbrad, LLC By: M. Catharine Puskar Attorney/Agent

Printed Name

  
Signature

- 2. Narrative description.** The applicant shall describe below the nature of the request **in detail** so that the Planning Commission and City Council can understand the nature of the operation and the use, including such items as the nature of the activity, the number and type of patrons, the number of employees, the hours, how parking is to be provided for employees and patrons, and whether the use will generate any noise. If not appropriate to the request, delete pages 6-9. (Attach additional sheets if necessary.)

See attached.

**3. How many patrons, clients, pupils and other such users do you expect?**

Specify time period (i.e., day, hour, or shift).

N/A

**4. How many employees, staff and other personnel do you expect?**

Specify time period (i.e. day, hour, or shift).

N/A

**5. Describe the proposed hours and days of operation of the proposed use:**

Day	Hours	Day	Hours
N/A			

**6. Describe any potential noise emanating from the proposed use:**

A. Describe the noise levels anticipated from all mechanical equipment and patrons.  
Noise levels will be in compliance with the City Code.

B. How will the noise from patrons be controlled?

N/A

**7. Describe any potential odors emanating from the proposed use and plans to control them:**

N/A

**8. Provide information regarding trash and litter generated by the use:**

A. What type of trash and garbage will be generated by the use?

Typical trash and garbage associated with residential uses.

B. How much trash and garbage will be generated by the use?

Typical amount of trash generated by residential uses.

C. How often will trash be collected?

Once to twice a week.

D. How will you prevent littering on the property, streets and nearby properties?

N/A

**9. Will any hazardous materials, as defined by the state or federal government, be handled, stored, or generated on the property?**

☐ Yes. ☒ No.

If yes, provide the name, monthly quantity, and specific disposal method below:

**10. Will any organic compounds (for example: paint, ink, lacquer thinner, or cleaning or degreasing solvent) be handled, stored, or generated on the property?**

☐ Yes. ☒ No.

If yes, provide the name, monthly quantity, and specific disposal method below:



**11. What methods are proposed to ensure the safety of residents, employees and patrons?**

N/A

**ALCOHOL SALES**

**12. Will the proposed use include the sale of beer, wine or mixed drinks?**

☐ Yes. ☐ No. N/A

If yes, describe alcohol sales below, including if the ABC license will include on-premises and/or off-premises sales. Existing uses must describe their existing alcohol sales and/or service and identify any proposed changes in that aspect of the operation.

**PARKING AND ACCESS REQUIREMENTS**

**13. Provide information regarding the availability of off-street parking:**

A. How many parking spaces are required for the proposed use pursuant to section 8-200 (A) of the zoning ordinance?

21 parking spaces

B. How many parking spaces of each type are provided for the proposed use:

21 \_\_\_\_\_ Standard spaces

\_\_\_\_\_ Compact spaces

\_\_\_\_\_ Handicapped accessible spaces

22 \_\_\_\_\_ Other - shared visitor spaces with church

- C. Where is required parking located? (check one) ☒ **on-site** ☐ **off-site**

If the required parking will be located off-site, where will it be located?

---

Pursuant to section 8-200 (C) of the zoning ordinance, commercial and industrial uses may provide off-site parking within 500 feet of the proposed use, provided that the off-site parking is located on land zoned for commercial or industrial uses. All other uses must provide parking on-site, except that off-street parking may be provided within 300 feet of the use with a special use permit.

- D. If a reduction in the required parking is requested, pursuant to section 8-100 (A) (4) or (5) of the zoning ordinance, complete the **Parking Reduction Supplemental Application**.

**14. Provide information regarding loading and unloading facilities for the use:**

- A. How many loading spaces are required for the use, per section 8-200 (B) of the zoning ordinance? 0
- B. How many loading spaces are available for the use? 0
- C. Where are off-street loading facilities located?  
**N/A**
- D. During what hours of the day do you expect loading/unloading operations to occur?  
**N/A**
- E. How frequently are loading/unloading operations expected to occur, per day or per week, as appropriate?  
**N/A**

**15. Is street access to the subject property adequate or are any street improvements, such as a new turning lane, necessary to minimize impacts on traffic flow?**

The proposed street access to the site is adequate and no further road improvements are required.

Quaker Professional Building, LLC

Paul Stoddard  
301 King Street  
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Alexandria, Virginia 22314

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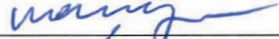
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Very truly yours,

Quaker Professional Building, LLC

By: 

Its: 

Date: 8/13/25

## APPLICANT OWNERSHIP BREAKDOWN

**Owner of 11 & 21 N. Quaker Lane and 3369 Duke Street**  
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614 Westbrad, LLC



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Very truly yours,

614 Westbrad, LLC

By:   
Its: MANAGING MEMBER  
Date: 8/13/25

## **APPLICANT OWNERSHIP BREAKDOWN**

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**614 Westbrad, LLC (Contract Purchaser/Applicant)**



<b>Members:</b>	<b>Percent Ownership</b>
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<b>Alan Wheat</b>	<b>33.3%</b>
<b>Gene Gould</b>	<b>33.3%</b>

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

## Applicant Narrative

The Applicant, 614 Westbrad, LLC requests approval of a Rezoning to remove the existing proffer and a Development Special Use Permit with Preliminary Site Plan (“DSUP”), to permit the development of an 11-unit multi-unit residential (“townhouse style condominiums”) complex including ten (10) market rate and one (1) affordable dwelling unit (“ADU”) on the property located 11 and 21 N. Quaker Lane and 3369 Duke Street (the “Property”).

In the way of background, the Property contains 24,760 SF (0.568 ac.) and is zoned to the CL/Commercial Low zoning district. The Property is currently developed with a surface parking lot that is shared with the church on the adjacent parcel to the north. In addition to the parking provided with the townhouse style condominiums, one of the two curb cuts along N. Quaker Lane will be closed and the existing shared parking lot will be resurfaced and restriped to maintain the current number of parking spaces shared with the church. The Property was previously rezoned from R-8 (residential) to CO (commercial office) with proffer by the City Council on November 14, 1981 in association with a proposed commercial office building site plan application. The Property’s zoning designation was later revised to the CL zone as part of the comprehensive city-wide Master Plan and Zoning Map amendments adopted by City Council in 1992. The property has remained vacant since the original rezoning approval in 1981.

The existing proffer limits development on the Property to approximately 17,000 sf of commercial office space. The proposed rezoning amendment would remove the proffer, allowing for the proposed residential development of the Property, consistent with what is allowed in Section 4-100 of the Zoning Ordinance, which sets forth the applicable zoning provisions for the CL zone.

In addition to the DSUP for the townhouse style condominiums, the Applicant requests Special Use Permits for bonus density in exchange for affordable housing pursuant to section 7-700 and an increase in height to 45 feet pursuant to section 4-106(C). The Applicant is also requesting modification of the required front and side yard setbacks for the multi-unit residential buildings, as well as a modification of the required street tree plantings along Duke Street.

The proposed development will enhance the character of the neighborhood by developing vacant land and an existing surface parking lot with eleven (11) new townhouse-style multi-unit buildings, (including one affordable unit) and will further the City’s goal of increasing housing stock throughout the City.