



# APPLICATION

## SUBDIVISION OF PROPERTY

TBD	<b>Filing Fee</b>
6 27 24	<b>Filing Deadline</b>
9 5 24	<b>Planning Commission Hearing</b>

### REQUIREMENTS FOR MAILING NOTICES:

Applicants must send written notice to all abutting property owners. See detailed instructions on "Notice Requirements."

Mail certified or registered notice of hearings between 8 15 and 8 26 2024.

Return notice materials to Department of Planning & Zoning by 8 26 2024.

### WAIVER REQUIRED FOR EARLY SUBMISSIONS:

For any subdivision application submitted 45 days or more prior to the hearing date, the applicant must sign a "Waiver of Right to Automatic Approval" or wait to file the application after the 45-day time limit.



**APPLICATION**

**SUBDIVISION OF PROPERTY**

**SUB #** \_\_\_\_\_

**PROPERTY LOCATION:** 415 E. Nelson Avenue, Alexandria, Virginia

**TAX MAP REFERENCE:** 43.04 03 09 **ZONE:** RB

**APPLICANT:** OCH at Nelson LLC, a Virginia limited liability company.

Name: \_\_\_\_\_

Address: 228 S. Washington Street, Ste B30, Alexandria, Virginia 22314.

**PROPERTY OWNER:** OCH at Nelson LLC, a Virginia limited liability company.

Name: \_\_\_\_\_

Address: 228 S. Washington Street, Ste B30, Alexandria, Virginia 22314.

**SUBDIVISION DESCRIPTION** Resubdivision of the existing RB compliant lot into two new RB complaint lots.

The new lots are substantially of the same character as to suitability for residential use and structures, lot areas, orientation, street frontage and alignment to streets of lots in the original subdivision.

- THE UNDERSIGNED**, hereby applies for Subdivision in accordance with the provisions of Section 11-1700 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 staff and Commission Members to visit, inspect, and photograph the building premises, land etc., connected with the application.
- 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.

Duncan W. Blair, Attorney-Agent

Print Name of Applicant or Agent  
524 King Street  
Mailing/Street Address  
Alexandria, Virginia 22314  
City and State Zip Code

Signature  
703 836 1000 703 549 3335  
Telephone # Fax #  
dblair@landcarroll.com  
Email address  
6 14 2024  
Date

**ALL APPLICANTS MUST COMPLETE THIS FORM.**

**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.

OCH at Nelson LLC is a Virginia limited liability company. The sole member  
and manage if the limited liability company is Old Creek Homes LLC, a Virginia limited  
liability Company. Matt Gray is the sole member of Old Creek Homes LLC. 228 S.  
Washington Street, Ste B30, Alexandria, Virginia 22314 is the mailing address for the limited  
liability companies and Matt Gray.

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.
- 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. OCH at Nelson, LLC	228 S. Washington Street, Ste B30 Alexandria, Virginia 22314	100%
2. Old Creek Homes LLC	228 S. Washington Street, Ste B30 Alexandria, Virginia 22314	100% of OCH at Nelson LLC
3. Matt Gray	228 S. Washington Street, Ste B30 Alexandria, Virginia 22314	100% of Old Creek Homes

**2. Property.** State the name, address and percent of ownership of any person or entity owning an interest in the property located at 115 East Nelson Ave., Alexandria, Virginia 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. OCH at Nelson, LLC	228 S. Washington Street, Ste B30 Alexandria, Virginia 22314	100%
2. Old Creek Homes LLC	228 S. Washington Street, Ste B30 Alexandria, Virginia 22314	100% of 115 a Nelson LLC
3. Matt Gray	228 S. Washington Street, Ste B30 Alexandria, Virginia 22314	100% of Old Creek Homes LLC


**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 require 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 indicated 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. OCH at Nelson, LLC	NONE	
2. Old Creek Homes LLC	NONE	
3. Matt Gray	NONE	

**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.

6 14 24                      Duncan W. Blair, Attorney Agent                      

\_\_\_\_\_  
Date                      Printed Name                      Signature

**WAIVER OF RIGHT TO AUTOMATIC APPROVAL**

**SUBMITTED TO  
THE DEPARTMENT OF PLANNING & ZONING  
CITY OF ALEXANDRIA, VIRGINIA**

**PROJECT NAME:** 115 E. Nelson Ave.

**PROJECT ADDRESS:** 115 E. Nelson Ave., Alexandria, Virginia

**DESCRIPTION OF REQUEST:**  
Resubdivision of the existing RB compliant lot into two new RB compliant lots.

**THE UNDERSIGNED**, hereby waives the right to the 45 day automatic approval provision of Section 11-1708 (B)(2) of the Zoning Ordinance of the City of Alexandria, Virginia, for the application stated above. This waiver is limited to the number of days between the filing date deadline of 2/27/24 and the hearing date of 9/5, 2024 in excess of 45 days.

Date: 6/14/2024

Applicant

Agent

Signature: 

Duncan W. Blair

Printed Name: \_\_\_\_\_



# 2024 City of Alexandria Business License

Finance Department, Revenue Administration Division, City of Alexandria  
301 King Street, Room 1700, Alexandria, VA 22314  
Phone: 703.746.4800 <http://www.alexandriava.gov/>

**License Number:** 110827-2024  
**Account Number:** 110827  
**Tax Period:** 2024  
**Business Name:** Land, Carroll & Blair PC  
**Trade Name:** Land, Carroll & Blair PC  
**Business Location:** 524 KING ST  
Alexandria, VA 22314

LAND, CARROLL & BLAIR PC  
524 KING ST  
Alexandria, VA 22314-3104

**License Classification(s):**

Professional Occupations/Businesses  
9-071-007  
Attorney-At-Law

January 23, 2024

Dear Taxpayer:

This is your 2024 City of Alexandria Business License. The bottom portion of this page is perforated to allow you to tear off and post the business license in your establishment.

If you paid for your business license via check, please be aware that if your check is not honored by your financial institution, this business license shall be invalid.

As with all taxes, our goal is to administer Business License taxes fairly and in accordance with Commonwealth and Locality code. Our staff strives to provide professional assistance and quality customer service. Your satisfaction is important to us and your comments are always welcome.

If you have any questions regarding this letter, please visit <http://www.alexandriava.gov/> or contact my office via phone at 703.746.4800.

Finance Department, Revenue Administration Division, City of Alexandria

*Keep this letter for your records.*

## City of Alexandria Business License

Revenue Administration Division, City of Alexandria, 301 King Street, Room 1700, Alexandria, VA 22314

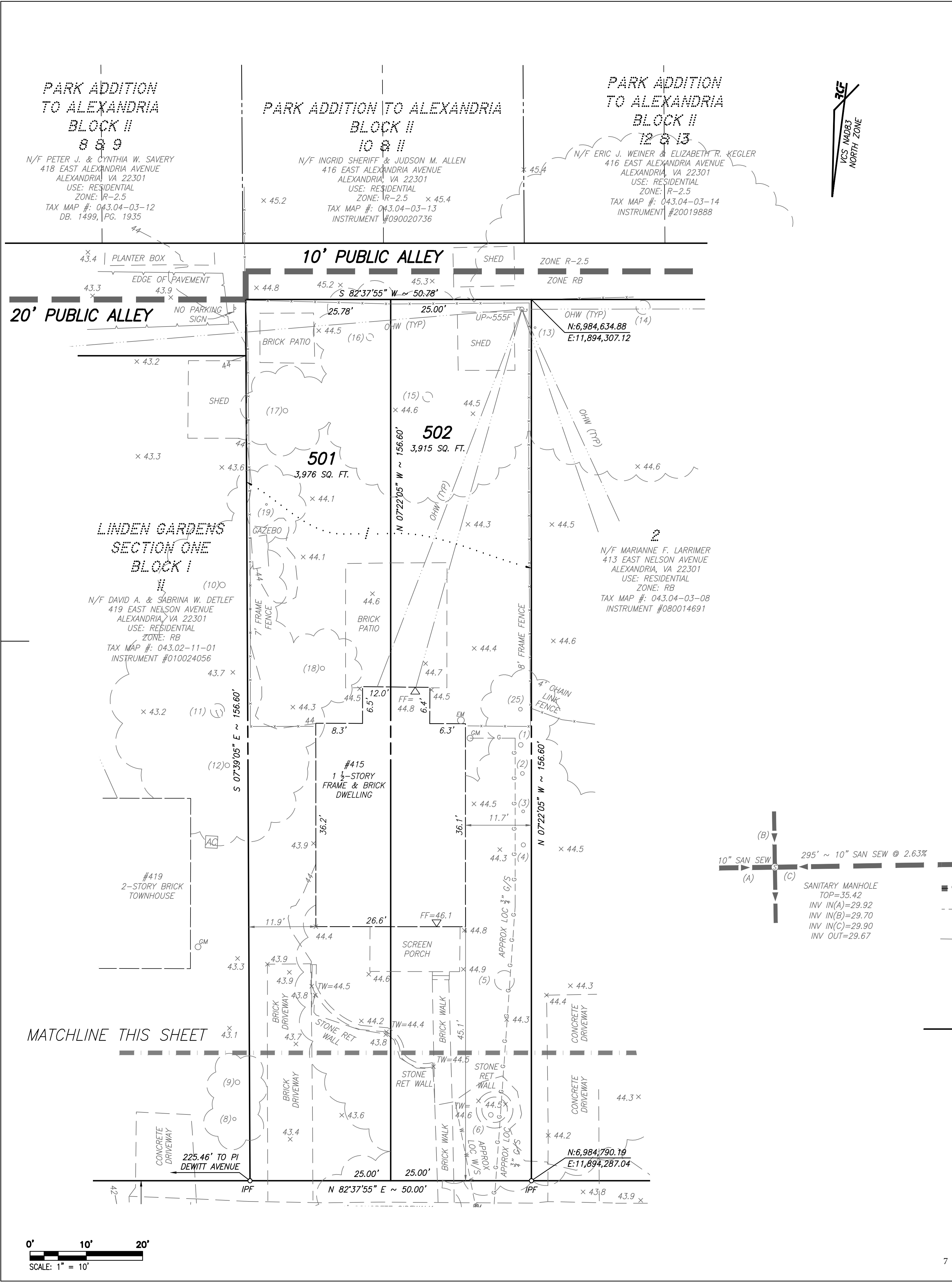


**License Number:** 110827-2024  
**Account Number:** 110827  
**Tax Period:** 2024  
**Business Name:** Land, Carroll & Blair PC  
**Trade Name:** Land, Carroll & Blair PC  
**Business Location:** 524 KING ST  
Alexandria, VA 22314

**This license has been issued by the Revenue Administration Division of the City of Alexandria and is granted to:**

Land, Carroll & Blair PC  
524 KING ST  
Alexandria, VA 22314

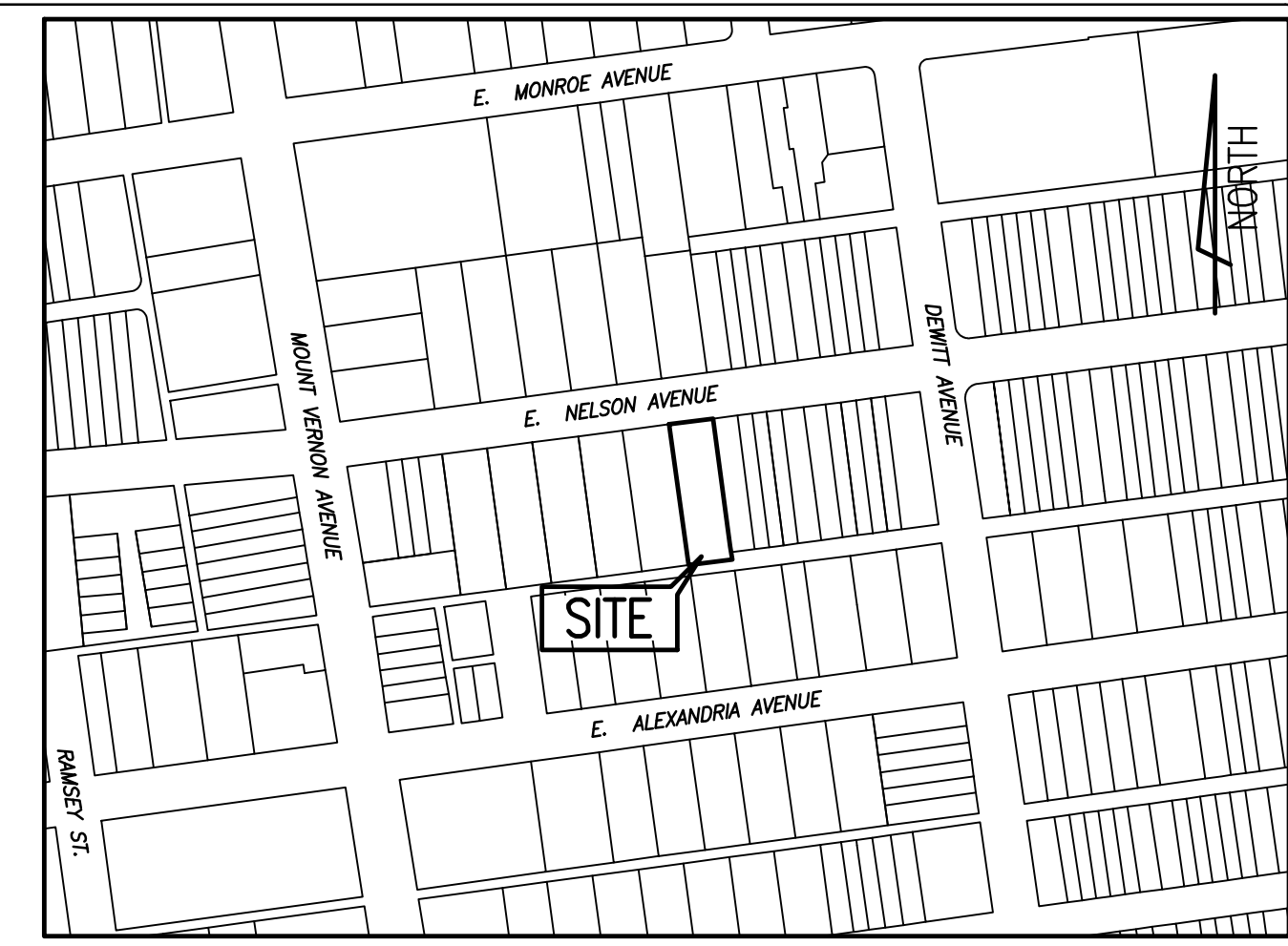
**License Classification(s):** Professional Occupations/Businesses  
9-071-007  
Attorney-At-Law



- GENERAL NOTES:**
- TAX ASSESSMENT MAP #043.04-03-09
  - ZONE: RB
  - OWNER/APPLICANT: OCH AT NELSON, LLC  
2235 SOUTH WASHINGTON STREET, SUITE B30  
ALEXANDRIA, VA 22314  
INSTRUMENT #240003794
  - SITE AREA = 7,891 SQ. FT. OR 0.1812 ACRES.
  - TOPOGRAPHIC SURVEY WAS RUN BY THIS FIRM. VERTICAL DATUM USED = NAVD '88, PER FIELD GPS DATA REFERENCED TO THE RTK NETWORK LEICA, SMARTNET.
  - THE PROPERTY SHOWN HEREON IS REFERENCED TO THE VIRGINIA COORDINATE SYSTEM OF 1983 (VCS 83), NORTH ZONE, US SURVEY FOOT UNITS AS COMPUTED FROM A FIELD RUN BOUNDARY AND HORIZONTAL CONTROL SURVEY THAT TIES THIS BOUNDARY TO THE RTK NETWORK OF LEICA SMARTNET.
  - PLAT SUBJECT TO RESTRICTIONS OF RECORD.
  - A TITLE REPORT WAS NOT FURNISHED, THUS ALL EASEMENTS MAY NOT BE SHOWN.
  - THESE LOTS SHALL UTILIZE THE PUBLIC SANITARY SEWER AND WATER ADJACENT TO THE PROPERTY.
  - THIS LOT IS IN ZONE X (UNSHADED) OF THE FEMA FLOOD INSURANCE RATE MAP #5155190033F.
  - THERE ARE NO KNOWN GRAVE SITES OR OBJECTS MARKING A PLACE OF BURIAL ON THIS SITE.
  - THIS SITE CONTAINS NO KNOWN CONTAMINATED SOILS, TOXIC OR HAZARDOUS MATERIALS, UNDERGROUND STORAGE TANKS OR AREAS WITH THE POTENTIAL TO GENERATE COMBUSTIBLE GASES AND IS NOT KNOWN TO BE WITHIN 1,000 FEET OF A FORMER SANITARY LANDFILL, DUMP OR DISPOSAL AREA.
  - STORMWATER MANAGEMENT AND RUNOFF FROM THIS PROPOSED LOT WILL BE PROVIDED TO THE SATISFACTION OF THE DIRECTOR OF TRANSPORTATION AND ENVIRONMENTAL SERVICES. THERE ARE NO CHANGES IN DRAINAGE PATTERNS PROPOSED WITH THIS PLAT.
  - THERE ARE NO FLOODPLAINS OR RESOURCE PROTECTION AREAS (RPA) LOCATED ON THIS PROPERTY.

**LOT TABULATION (ZONE RB)**

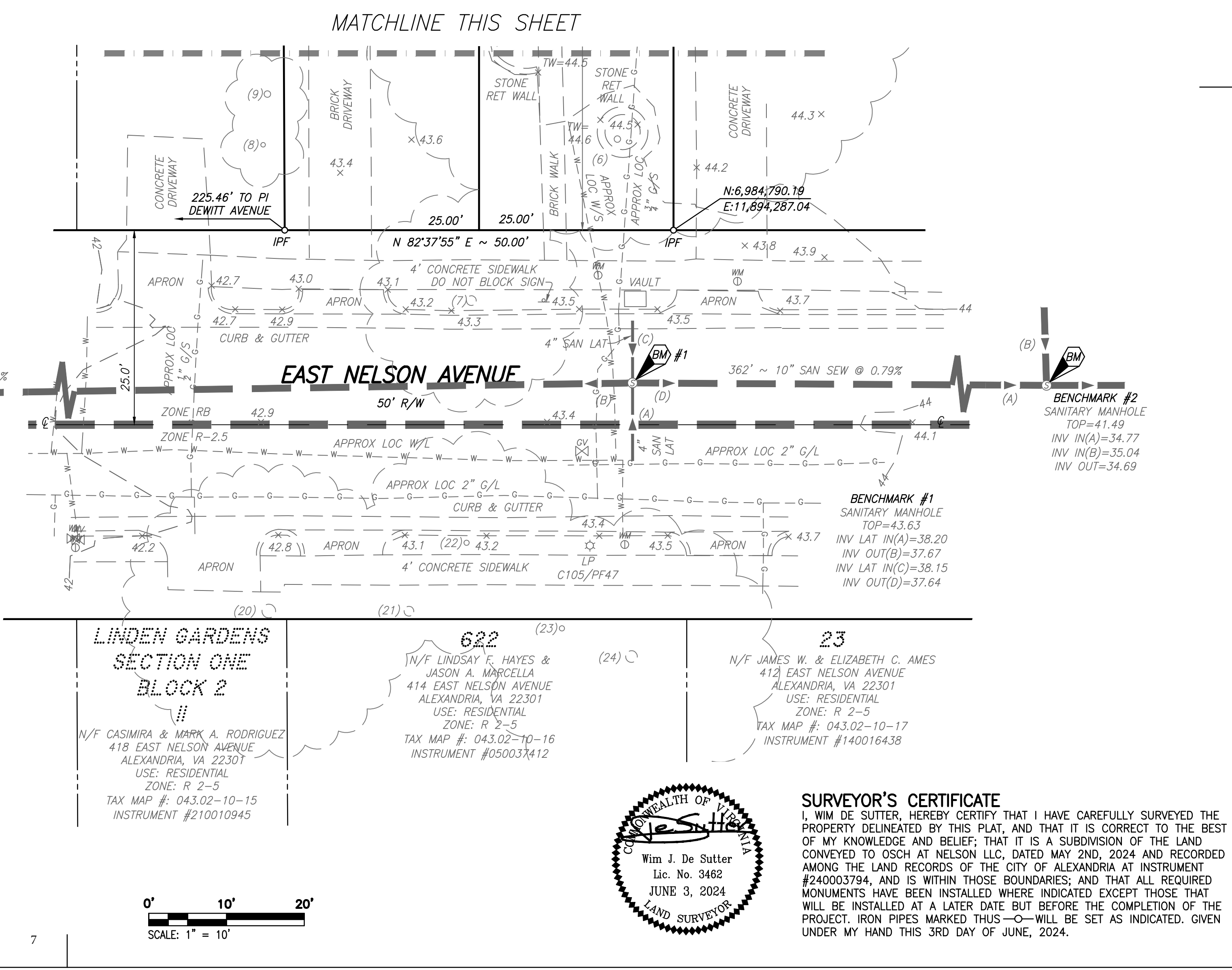
TOTAL SITE AREA (LOT 1)	7,891 SQ. FT. OR 0.1812 ACRES
EXISTING NUMBER OF LOTS	2
PROPOSED NUMBER OF LOTS	2
MIN. LOT AREA REQUIRED	1,600 SQ. FT. OR 0.0367 ACRES
MIN. LOT AREA PROVIDED (LOT 501)	3,976 SQ. FT. OR 0.0913 ACRES
MIN. LOT AREA PROVIDED (LOT 502)	3,915 SQ. FT. OR 0.0899 ACRES
MINIMUM LOT WIDTH REQUIRED	25'
LOT WIDTH PROVIDED (LOT 501)	25.15'
LOT WIDTH PROVIDED (LOT 502)	25.00'
MINIMUM LOT FRONTAGE REQUIRED	25'
LOT FRONTAGE PROVIDED (LOT 501)	25.00'
LOT FRONTAGE PROVIDED (LOT 502)	25.00'



**VICINITY MAP**  
SCALE 1" = 200'

- TEXT LEGEND:**
- |                            |                            |                       |
|----------------------------|----------------------------|-----------------------|
| AC = AIR CONDITIONING UNIT | IPF = IRON PIPE FOUND      | SEW = SEWER           |
| APPROX = APPROXIMATE       | LOC = LOCATION             | SQ. FT. = SQUARE FEET |
| CL = CENTERLINE            | LP = LIGHT POLE            | TW = TOP OF WALL      |
| EB = ELECTRICAL BOX        | N/F = NOW OR FORMERLY      | TYP = TYPICAL         |
| FF = FINISH FLOOR          | OHW = OVERHEAD WIRE        | UP = UTILITY POLE     |
| G/L = GAS LINE             | PI = POINT OF INTERSECTION | W/L = WATER LINE      |
| GM = GAS METER             | RET = RETAINING            | WM = WATER METER      |
| G/S = GAS SERVICE          | R/W = RIGHT-OF-WAY         | R/S = WATER SERVICE   |
| GV = GAS VALVE             | SAN = SANITARY             | WV = WATER VALVE      |

- EX TREE TABLE:**
- |                 |                   |                      |
|-----------------|-------------------|----------------------|
| 1) 10" CRAPE    | 9) 10" CEDAR      | 17) 10" CREPE        |
| 2) 8" CRAPE     | 10) 12" MAGNOLIA  | 18) 9" FIG           |
| 3) 6" CRAPE     | 11) 30" BIRCH     | 19) 4" HIBISCUS      |
| 4) 9" CRAPE     | 12) 10" ELM       | 20) 21" TREE         |
| 5) 42" BIRCH    | 13) 4" TREE       | 21) 15" TREE CLUSTER |
| 6) 10" SWEETBAY | 14) 30" TREE TWIN | 22) 8" TREE          |
| 7) 15" MAPLE    | 15) 21" MAPLE     | 23) 8" TREE CLUSTER  |
| 8) 7" TREE      | 16) 15" MAGNOLIA  | 24) 18" TREE         |



**RC FIELDS & ASSOCIATES, INC.**  
ENGINEERING • LAND SURVEYING • PLANNING  
700 S. Washington Street, Suite 220  
Alexandria, Virginia 22314  
(703) 549-6422  
www.rcfields.com

PRELIMINARY SUBDIVISION PLAT  
SHOWING LOTS 501 & 502, RESUBDIVISION OF LOT 1  
PART OF THE PROPERTY OF  
**EDWARD DUNCAN**  
DEED BOOK 121, PAGE 259  
(415 EAST NELSON AVENUE)  
CITY OF ALEXANDRIA, VIRGINIA

DATE	REVISION

DRAWN: KKH  
SCALE: 1" = 10'  
DATE: 06/03/2024

PRELIMINARY SUBDIVISION PLAT

SHEET 1 OF 1  
FILE: 24-082

A:\2024\2482\DWG\SUBDIV\2482\_4.dwg  
Tue Jun 25 2024 - 3:28:38pm