



APPLICATION

SUBDIVISION OF PROPERTY

TBD	Filing Fee
9 9 2024	Filing Deadline
12 3 2024	Planning Commission Hearing

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 11 14 and 11 23 2024.

Return notice materials to Department of Planning & Zoning by 11 23 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.

Subdivision Application

1210 Janney's Lane

Supplement Information Request for Variation from the Lot Width regulation of Section 3-105(B) of the R-20 Zone Regulations.

The applicant is requesting a variation pursuant to Section 11-1713 of the Alexandria Zoning Ordinance from the strict application of the 100 foot lot width regulations of the R-20 Zone Regulation from 100 feet to 75 feet which is the same width of the lot frontage requirements of the R-20 Zone Regulations.

The Variation is requested due to the fact that the existing lot was created as a rectangular lot when the lot was originally subdivided prior to January 1, 1952. When originally created the "gross area of land involved, the subdivided lots would not conform to all of the requirements of the zone in which the subdivision is located" which is the legal basis for the granting of the variation pursuant to Section 11-1713 (A) (5) of the Alexandria Zoning Ordinance.

The granting of the variation prevents a Substantial Injustice as defined in Section 11-1713 of the Alexandria Zoning Ordinance in that (i) a strict adherence to such provisions would result in substantial injustice (ii) the use and character of the resulting lots or parcels in such a subdivision would not be inconsistent with the use provisions of the zone in which the property is situated and with the existing development in the immediate area.

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.

SW Development Company, a Virginia corporation is owned Justin A. Sparrow,

2324 N. Early Street, Alexandria, Va. 22302 and Lynwood A. Sparrow, 2416 Davis Ave.,
Alexandria, Virginia 22302 are the only shareholders owning more than a 3% interest in
in the corporation.

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.		
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 1210 Janney's Lane, Alexandria, Virginia 22302 (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. The Estate of Leroy David Demaree	1210 Janney's lane, Alexandria, Virginia	100%
2.		
3.		

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. The Estate of Leroy David Demaree	None	
2.		
3.		

NOTE: Business or financial relationships of the type described in Sec. 11-350 that arise after the filling 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.

9/20/24 LEROY DAVID DEMAREE

 Date Printed Name Agent



 Signature

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.	SW Development Company	2324 N Early Street Alexandria VA 22302	100%
2.	Justin A Sparrow	2324 N Early Street Alexandria VA 22302	75% of SW Development Co.
3.	Lynwood A Sparrow	2416 Davis Avenue, Alexandria VA 22302	25% of SW Development Co.

2. Property. State the name, address and percent of ownership of any person or entity owning an interest in the property located at 405 E Nelson Avenue, Alexandria VA 22301 (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.	SW Development Company	2324 N Early Street, Alexandria VA 22302	100%
2.	Justin A. Sparrow	2324 N Early Street, Alexandria VA 22302	75% of SW Development Co.
3.	Lynwood A. Sparrow	2416 Davis Avenue, Alexandria VA 22302	25% of SW Development Co.

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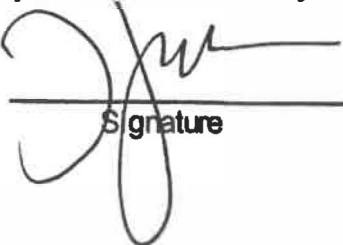
For a list of current council, commission and board members, as well as the definition of business and financial relationship, [click here](#).

	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.	SW Development Company	None	
2.	Justin A. Sparrow	None	
3.	Lynwood A. Sparrow	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.

9/2/2024 Justin A. Sparrow
Date Printed Name


Signature

WAIVER OF RIGHT TO AUTOMATIC APPROVAL

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

PROJECT NAME: 1210 Janney's Lane, Alexandria, Virginia 22302

PROJECT ADDRESS: 1210 Janney's Lane, Alexandria, Virginia 22302

DESCRIPTION OF REQUEST: Request for the approval of a plat of resubdivision to resubdivide the property into two R-20 lots with a request for a variation from the R-20 lot width requirements.

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 deadline of 9 24 24 and the hearing date of 12 3 24 in excess of 45 days.

Date: 9 9 2024

- Applicant
- Agent

Signature: 

Duncan W. Blair, Attorney/Agent

Printed Name: _____

MATERIALS CHECKLIST

SUBDIVISION OF PROPERTY APPLICATION

The following materials are required for a **preliminary subdivision submission**.

COMPLETED SUBDIVISION APPLICATION FORM

FILING FEE of \$2,000 plus \$500.00/lot for each lot including outlots if total lots <10; or \$3,000 plus \$500.00/lot for each lot including outlots if 10 or more total lots.

WAIVER OF RIGHT TO AUTOMATIC APPROVAL FORM

PRELIMINARY PLAT TO SCALE

Format:

PDF of the plat

Scale no less than 100' to 1"

Required contents:

Subdivision name

Name, address of owner of record and the applicant

Name, address, certificate number and seal of the surveyor or engineer

Gross area in acres and total number of buildings, lots or sites involved

Date, scale and north point with reference to source of meridian

Zoning of the property

A form or space, not less than two and one-quarter by three and one-half inches, on which approval by the commission may be shown

Lot lines with the dimensions of the length and width of the lots

In the case of resubdivisions, all lot lines or lot numbers that are proposed to go out of existence by reason of the resubdivision shall be shown by dotted lines and numbers

Location of the property immediately adjoining the proposed subdivision and the names and addresses of all its owners

Location and width of all proposed streets, alleys and public areas and their dimensions

Points of connection with the city sewer system

Location of all easements, reservations, and highway setbacks, as established by section 7-1006 of the zoning ordinance

The width and name of adjacent existing streets, alleys, easements and public utilities, including without limitation, liens for water, gas, electric, telephone, storm and sanitary sewer, and railroads shown graphically

Limits of floodplains and resource protection areas

Location of any grave or object or structure marking a place of burial

SUBDIVISION APPLICATION MATERIALS CHECKLIST (cont'd)

In the following cases the preliminary plat shall be superimposed on a topographic map, at a scale of not greater than 100 feet to the inch, showing contours at intervals not greater than two feet or greater intervals when permitted by the director, and correlated to the U.S. Coast and Geodetic Survey datum, for the purpose of showing the character and drainage of the land:

- a. Whenever any land within the parcel subdivided is to be dedicated to public use; or
- b. For all subdivisions containing lots or parcels of less than one-half acre.

Proposed street grade data and the method of storm water disposal

General location, dimension, size, height, and species of major trees and shrubs

Existing buildings with dimensions from the buildings to the nearest lot lines

When known, areas that can reasonably be expected to or which do contain soils or materials contaminated with, but not limited to heavy metals, petroleum products, PCB's, pesticides, flyash, or other toxic or hazardous materials

When known, underground storage tanks

When known, areas located within 1,000 feet of a former sanitary landfill, dump, or disposal area

When known, areas with the potential of generating combustible gases

FINAL PLAT (Mylar)

Required contents:

All of the information required of a preliminary plat under Section 11-1706(D), except for items 16-24

The location of all metals monuments of not less than one inch in diameter and 24 inches in length shown this: O, and located in the ground at each intersection of streets and alleys with plat boundary lines, and at all points on a street, alley and boundary lines where there is a corner, change in direction, or curvature

A surveyor's or engineer's seal and certificate of survey in the following form, which may be modified to accommodate title information (see Section 11-1709 B(3) for language)

A curve table containing the following for all curvilinear boundaries and street centerlines; delta, radius, arc, tangent, chord and chord bearing. All distances shall be shown to the nearest one-hundredth of a foot; angles or bearings to the nearest ten seconds.

See Section 11-1700 of the Alexandria Zoning Ordinance for additional information

