



## APPLICATION

### SUBDIVISION OF PROPERTY

**SUB # 2025-00013**

**PROPERTY LOCATION:** 3833, 3835 & 3837 ELBERT AVE, ALEXANDRIA, VA

**TAX MAP REFERENCE:** 007.03-06-28, 007.03-06-29 & 007.03-06-30 **ZONE:** R-B

**APPLICANT:**

Name: FARHANG MOJGANI

Address: [REDACTED]

**PROPERTY OWNER:**

Name: FNM INVESTMENTS LLC

Address: [REDACTED]

**SUBDIVISION DESCRIPTION**

Re-subdividing the existing 4 lots (23, 24, 25 & 26) into 2 lots.

**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.

**FARHANG MOJGANI**

Print Name of Applicant or Agent

[REDACTED]  
Mailing/Street Address

City and State

Zip Code

*Farhang Mojgani*

Signature

[REDACTED]  
Telephone #      Fax #

[REDACTED]  
Email address

12/08/2025

Date

**ALL APPLICANTS MUST COMPLETE THIS FORM.**

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

the Owner       Contract Purchaser       Lessee or       Other: Agent \_\_\_\_\_ 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.

FNM Investment LLC 100%

[REDACTED] \_\_\_\_\_  
[REDACTED] \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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
<sup>1</sup> FNM Investment LLC	████████████████	100
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 3833,3835&3837 Elbert Ave. Alexandria, VA. 22305 (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
<sup>1</sup> FNM Investment LLC	████████████████	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 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.)
<sup>1</sup> FNM Investment LLC	████████████████	100
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.

12/08/2025

K B Masum

Date

Printed Name

K-B-A Masum

Signature

## WAIVER OF RIGHT TO AUTOMATIC APPROVAL

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

**PROJECT NAME:** ELBERT MANOR

**PROJECT ADDRESS:** 3833, 3835 & 3837 ELBERT AVE, ALEXANDRIA, VA

**DESCRIPTION OF REQUEST:**

The request is to re-subdivide the existing 4 lots into 2 lots to build a detached dwelling family unit on each lot

**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.

Date: 12/08/2025

Applicant

Agent

Signature: Farhang Mojgani



Digitally signed by Farhang Mojgani  
Date: 2025.12.08 13:52:59 -05'00'

Printed Name: FARHANG MOJGANI

## **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**

# ELBERT AVENUE

EXISTING 10" PVC SANITARY MAIN (PUBLIC STREET)

Site plan showing the layout of Lots 21 & 22. The plan includes the following key features and dimensions:

- Lot 21 (Left):** Contains an "EXISTING BUILDING" with a width of 43.16' and a depth of 40.00'. It is bounded by property lines.
- Lot 22 (Right):** Contains an "EXISTING 2-STORY BUILDING" with a width of 34.28' and a depth of 61.69'. It is bounded by property lines.
- Proposed Vacated Property Lines:** Indicated by dashed lines and labeled "PROPOSED PROPERTY LINE HEREBY GRANTED".
- Existing Driveway:** A shaded area labeled "EXISTING DRIVEWAY" located between the two lots.
- Existing Walkway:** A shaded area labeled "EXISTING WALKWAY" located between the two lots.
- Boundary Lines:** Solid black lines representing the property boundaries, some of which are labeled with property IDs and lot numbers.
- Dimensions:** Various dimensions are marked, including 43.16', 34.28', 61.69', 40.00', and 100.00'.
- Coordinates:** Coordinates for the corners are provided: N 27°09'00" E ~ 100.00', S 62°51'00" E ~ 110.00', N 62°51'00" W ~ 110.00', and S 27°09'00" W ~ 100.00'.
- Parcel Information:**
  - Lot 21: Parcel ID - 007.03-06-28
  - Lot 22: Parcel ID - 007.03-06-30, Lot 26
  - Lot 21 & 22: Parcel ID - 007.03-06-29, Lot 24&25

8333  
- 07.03-06-28  
- 23  
110.00',  
---  
LOT 21 & 22  
3831 ELBERT AVE  
N/F : MICHAEL FINN DANIELL  
ZONE : RB  
80

3831 ELBERT AVE  
MICHAEL FINN DANIEL  
ZONE : RB

# EXISTING ALLEY WIDTH VARIES

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**NOTES:**

2. NO TITLE REPORT FURNISHED. ALL UNDERLYING EASEMENTS MAY NOT BE INDICATED ON THIS PLAT. THE ACCOUNT NUMBER FOR THE PROPERTY SHOWN HEREON IS 16336000, 16336500 AND 16337000 "R-B". THE PARCEL ADDRESS IS 3833, 3835 AND 3837 ELBERT AVENUE.
3. THIS PLAT REPRESENTS A CURRENT FIELD SURVEY BY INFRATECH CONSTRUCTION COMPANY.
4. MERIDIAN ESTABLISHED FROM BOUNDARY SURVEY OF THE PROPERTY. TAX NUMBER: 007-03-06-30, 007-03-06-29 AND 007-03-06-28 RECORDED IN INSTRUMENT # 230004905.
5. THE OWNER OF FEE TITLE TO ANY PROPERTY ON WHICH PLANT MATERIAL HAS BEEN ESTABLISHED IN ACCORDANCE WITH THE APPROVED LANDSCAPE/PLANTING PLAN SHALL BE RESPONSIBLE FOR THE MAINTENANCE, REPAIR AND REPLACEMENT OF THE APPROVED PLANT MATERIAL AS REQUIRED BY THE ORDINANCE.
6. TO THE BEST OF MY KNOWLEDGE AND BELIEF, NO VISIBLE PLACE OF BURIAL OR GRAVEYARD WAS OBSERVED ON THIS LOT.

LOT AREA CALCULATION	
LOT #	EXISTING CONDITION AREA (SF)
LOT #	PROPOSED CONDITION AREA (SF)
23	2,750
24 & 25	5,500
26	2,750
TOTAL	11,000

## VICINITY MAP

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RESUBDIVISION PLAT OF

FOR OF LOTS 23, 24, 25, 26 ELBERT MANOR  
3833 3835 & 3837 ELBERT AVENUE

5000, 5000 & 5007 ELDERT AVENUE  
TAX PARCEL: 007.03-06-28, 007.03-06-29 & 007.03-06-30  
CITY OF ALEXANDRIA, VIRGINIA

## **CIVILAND, LLC**

12020 SUNRISE VALLEY DRIVE  
SUITE 100, RESTON, VA. 20191  
(703) 851-3262 • Fax (703) 404-0443

tarhang@civilandva.com

A circular stamp with a decorative border of stars. The text inside the border reads "COMMONWEALTH OF" at the top and "ENGINEERING" at the bottom. The center of the stamp contains the name "Farhang Moigani", "FARHANG MOIGANI", "No. 168444", and the date "12/09/2025".

— 10 —

SHEET NO. 01 OF 03

# ELBERT AVENUE

## LEGENDE

**LEGEND**

PROPERTY LINE  
ADJACENT PROPERTY LINE

EXISTING CONTOUR HIGH  
EXISTING CONTOUR NOMINAL  
EXISTING GRADE ELEVATION  
EXISTING OVERHEAD WIRES  
EXISTING SANITARY LINE  
EXISTING WATER LINE  
EXISTING CURB & GUTTER

PROPOSED CONTOUR HIGH  
PROPOSED CONTOUR NOMINAL  
PROPOSED GRADE ELEVATION  
PROPOSED DOWNSPOUT  
PROPOSED SANITARY LATERAL  
PROPOSED WATER SERVICE LINE

PROPOSED PERMEABLE PAVER

SS  
W  
CAG  
30  
28  
t284  
DS

RESUBDIVISION PLAT OF  
FOR OF LOTS 23, 24, 25, 26 ELBERT MANOR  
3833, 3835 & 3837 ELBERT AVENUE  
TAX PARCEL: 007.03-06-28, 007.03-06-29 & 007.03-06-30

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PROFESSIONAL ENGINEERS  
T. K. WONG & SONS LTD.  
125, 126, 127  
FARHANG MOLGANI  
LIC. NO. 16844  
COMMONWEALTH OF  
INDIA  
T. K. WONG & SONS LTD.

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