

City of Alexandria, Virginia

MEMORANDUM

DATE: SEPTEMBER 4, 2025

TO: CHAIR MCMAHON AND MEMBERS OF THE PLANNING COMMISSION

FROM: PAUL STODDARD, INTERIM DIRECTOR
DEPARTMENT OF PLANNING & ZONING

SUBJECT: DOCKET ITEM #3 – SUB #2025-00004 – 1702 DEWITT AVE
DOCKET ITEM #6 – SUP #2025-00032 – 51 E WINDSOR AVE

This memorandum proposes a condition amendment related to demolition of the existing structures on the property addressed 1702 Dewitt Ave. The amended condition would clarify that both the existing garage at the property is also subject to Condition #2. The intent of the original condition was to ensure compliance with Zoning Ordinance section 11-1710(B) which prohibits subdivisions that create a building which does not comply with all zoning regulations. The revised condition would uphold this intent.

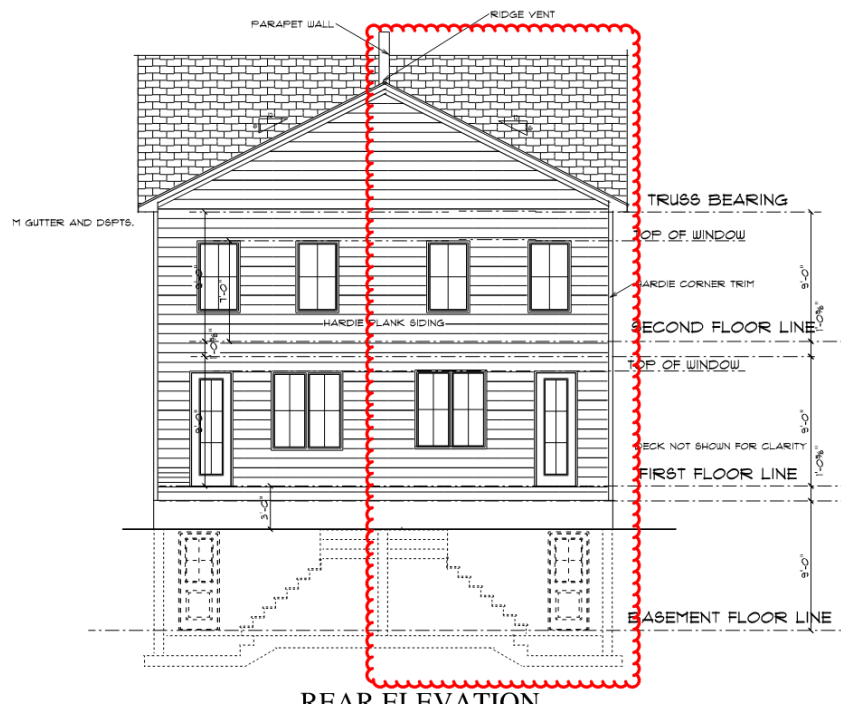
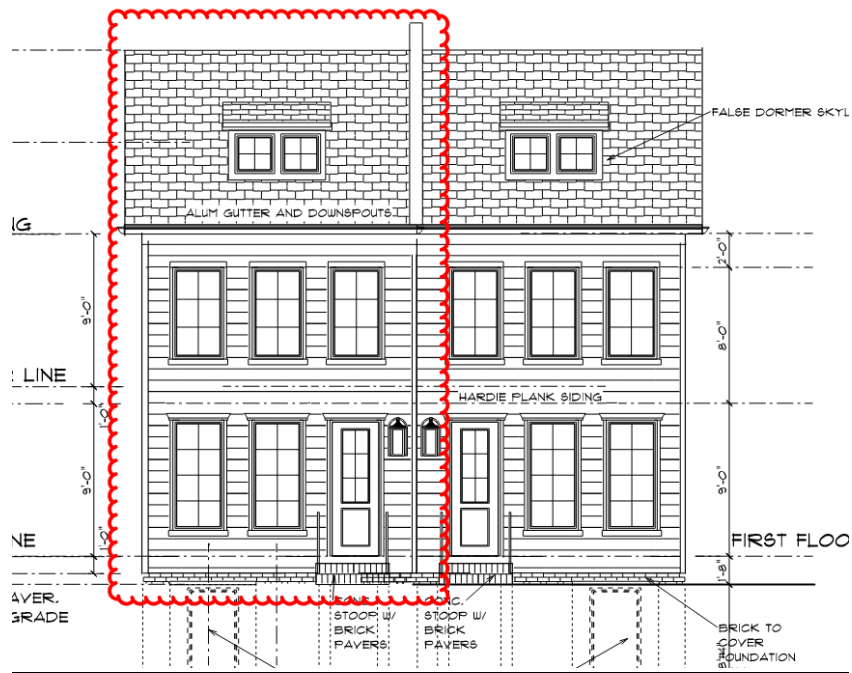
Staff proposes the following change to Condition #2 for SUB2025-00004:

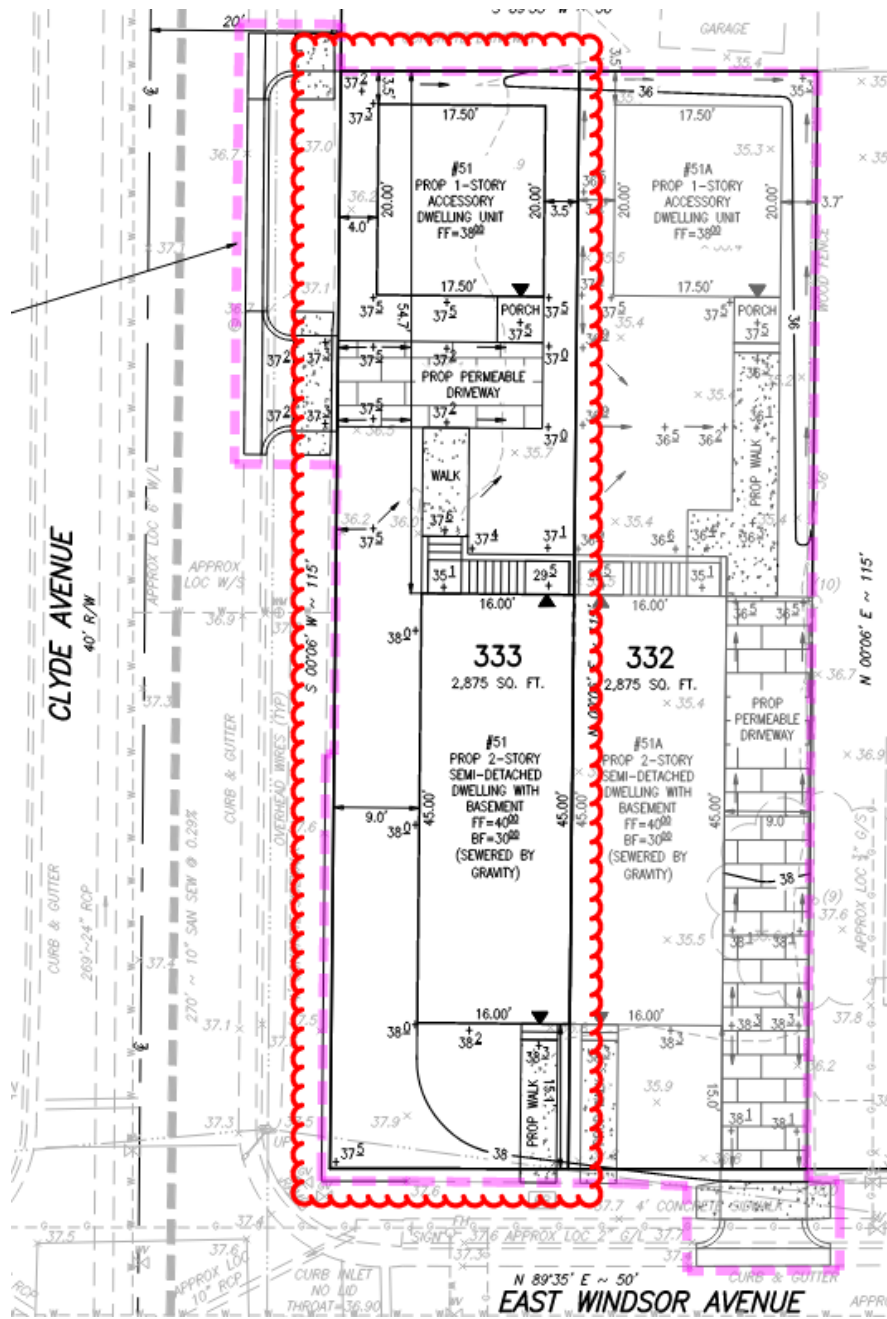
2. **CONDITION AMENDED BY STAFF:**

The applicant shall covenant that the existing dwelling and garage shall be demolished before either of the following may occur: (a) City approval of any building permits to construct any new dwellings or structures on the subject property or (b) sale of the subdivided lots to individual owners. This covenant shall expire when the subdivided lots are consolidated or the existing dwelling is demolished. This covenant shall be included in the recorded deed of subdivision and the final subdivision plat. (P&Z)

This memorandum also proposes staff report changes related to the site map images for the property addressed 51 E. Windsor Ave. The amended map images would clarify that, of the two lots of record that make up the property, it is only the corner lot that is substandard.

Staff proposes the following changes to the site map on page 2 and to Figures 2, 5, and 6 on pages 4, 6, and 7, respectively, of the staff report:





Staff continues to recommend approval of both SUB #2025-00004 and SUP #2025-00032 with the above amendments.