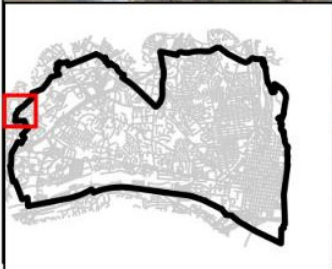
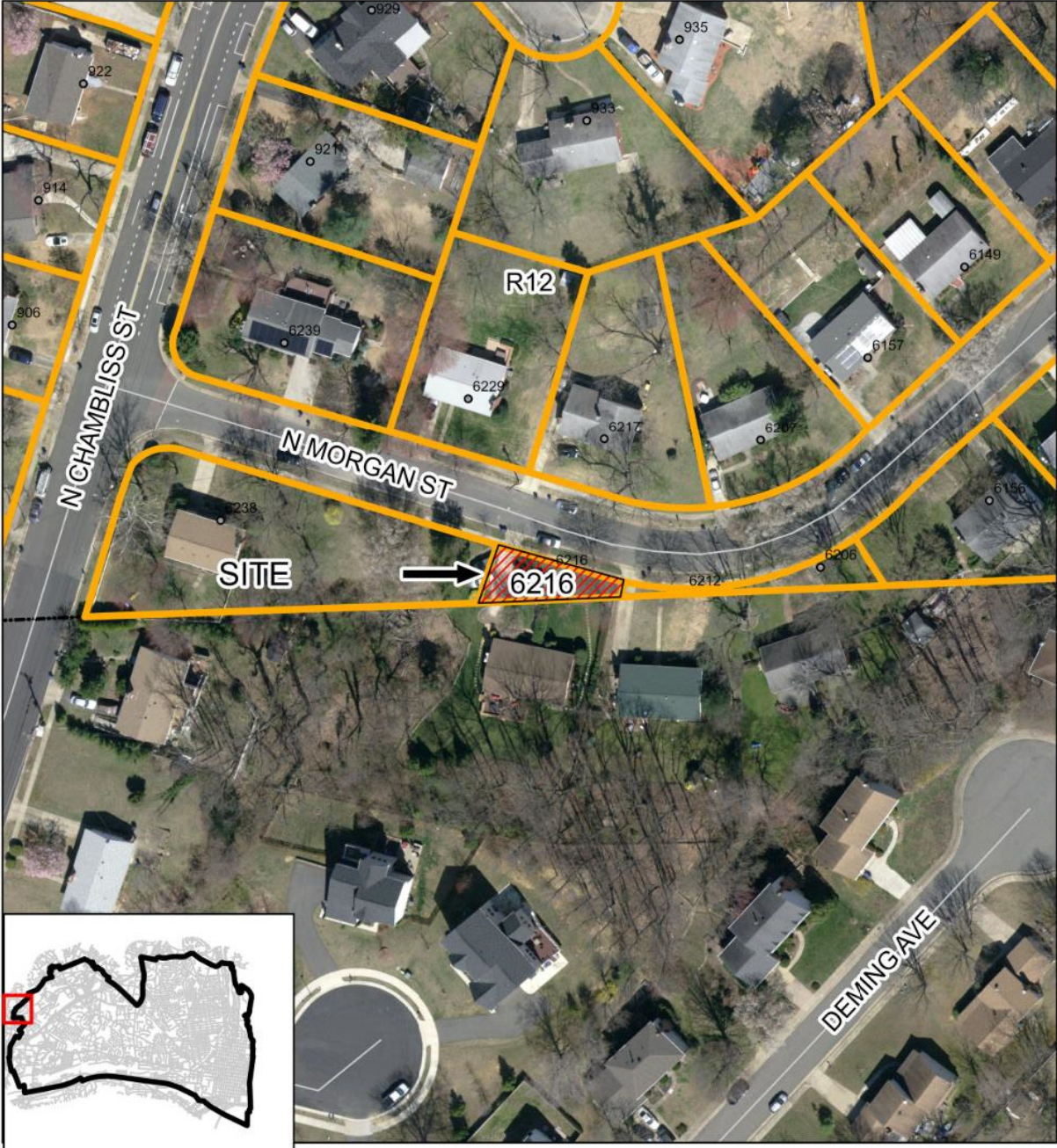



DOCKET ITEM #5
Subdivision #2026-00003
6216 North Morgan Street

Application	General Data	
Request: Public hearing and consideration of a request for a subdivision to re-subdivide two existing lots.	Planning Commission Hearing:	June 2, 2026
	Approved Plat must be Recorded By:	December 2, 2027
Address: 6216 North Morgan Street	Zone:	R-12/Residential
Applicant: Jeffrey L. Adelman and Maria F. Campos, represented by Erin August, attorney	Small Area Plan:	Alex West
Staff Recommendation: APPROVAL subject to compliance with all applicable codes, ordinances, and recommended conditions found in Section III of this report.		
Staff Reviewer: Catie McDonald, catherine.mcdonald@alexandriava.gov Sam Shelby, sam.shelby@alexandriava.gov Tony LaColla, AICP, anthony.lacolla@alexandriava.gov		



 **SUB2026-00003**
6216 North Morgan Street

0 40 80 160 Feet

N

I. DISCUSSION

The applicants, Jeffrey Adelman and Maria Campos, represented by Erin August, attorney, request approval to re-subdivide two existing lots. Staff recommends approval of the subdivision request.

SITE DESCRIPTION

The subject properties, featured in Figure 1, below, contain two irregular lots of record located at 6216 and 6238 North Morgan Street. The property addressed 6216 North Morgan Street has a lot size of 22,714 square feet, a lot width of 81.5 feet, and 79 feet of frontage. The boundary line between the City of Alexandria and Fairfax County runs through the subject property's front yard. Approximately 2,071.5 square feet of the lot is located within City limits with the remainder in Fairfax County.

The property addressed 6238 North Morgan Street is a corner lot with 235.7 feet of frontage along North Morgan Street and 116.6 feet of frontage along North Chambliss Street. It has a lot size of 19,306 square feet and a lot width of 241.1 feet. Single-unit dwellings currently occupy each property.

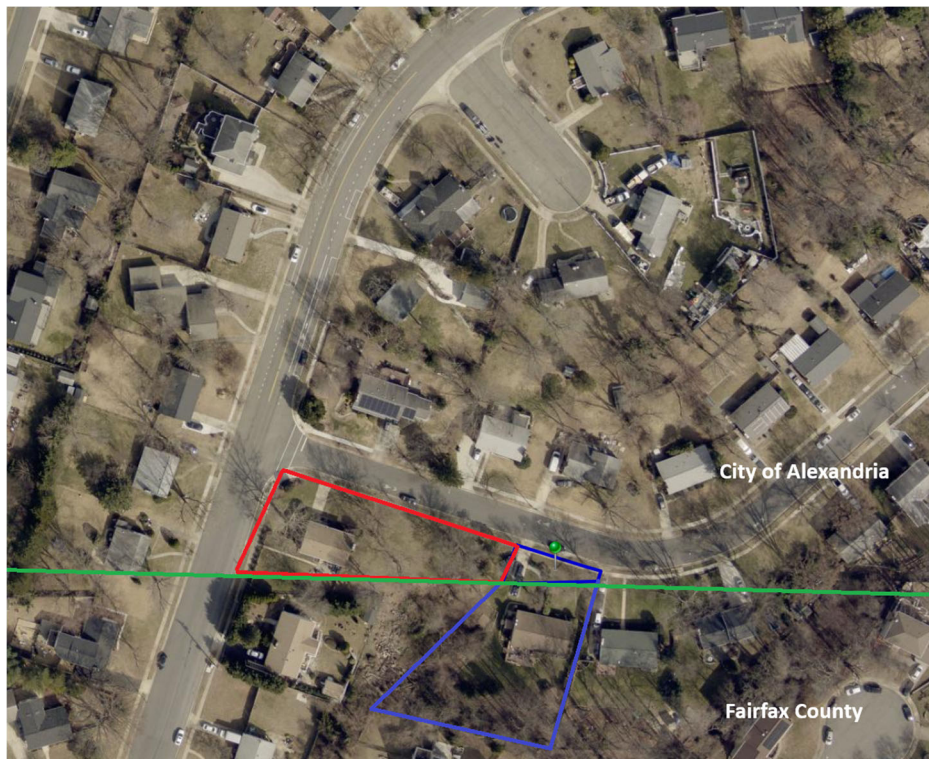


Figure 1 – Subject properties (outlined in red and blue with City boundary shown in green)

SUBDIVISION BACKGROUND

The subject properties were created as part of the Lincolnia Hills Subdivision which was originally part of Fairfax County. The subdivision area was annexed by the City in 1952.

Figure 2, below, outlines the area of Lincolnia Hills Subdivision that is within the current City of Alexandria limits.

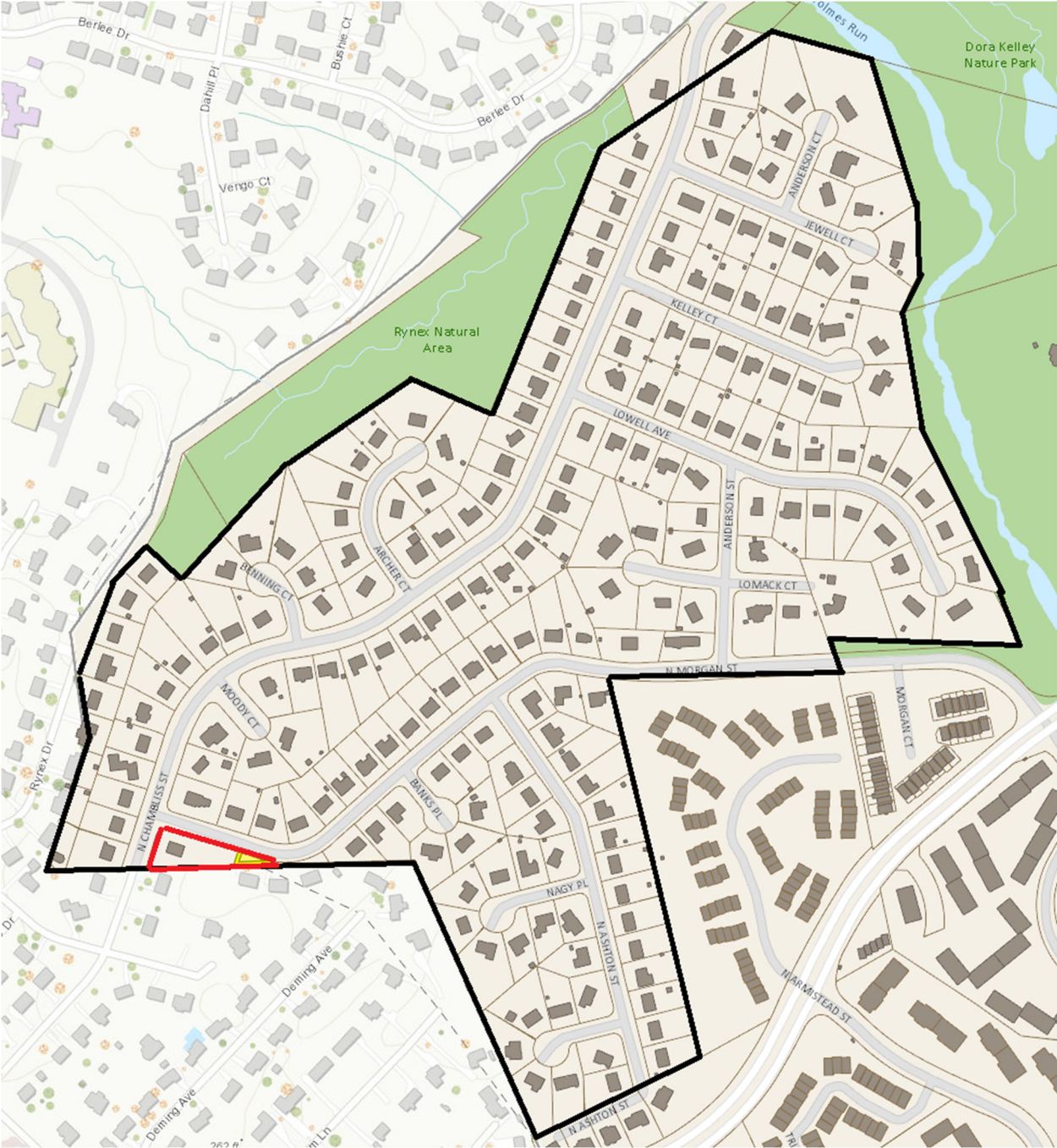


Figure 2 – Lincolnia Hills Subdivision (subject properties in red)

PROPOSAL

The applicant requests approval to re-subdivide Existing Lots 7 and 140 to adjust the shared lot line between the two properties. Proposed Lot 507 would have a lot size of 23,460 square feet, 96.9 feet of lot frontage, and 99.6 feet of lot width. Proposed Lot 5140 would have a lot size of

18,560 square feet, 217.87 feet of primary lot frontage, 116.58 feet of secondary lot frontage, and 223.66 feet of lot width. Both lots would remain irregular in shape. The existing and proposed lots are shown in Figures 3 and 4, below.

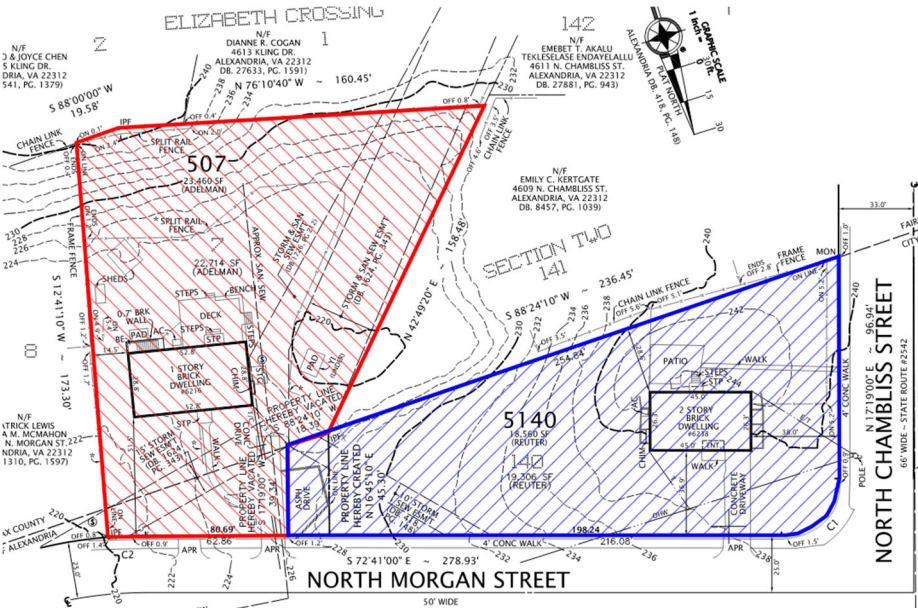


Figure 3 – Existing Lots 7 and 140

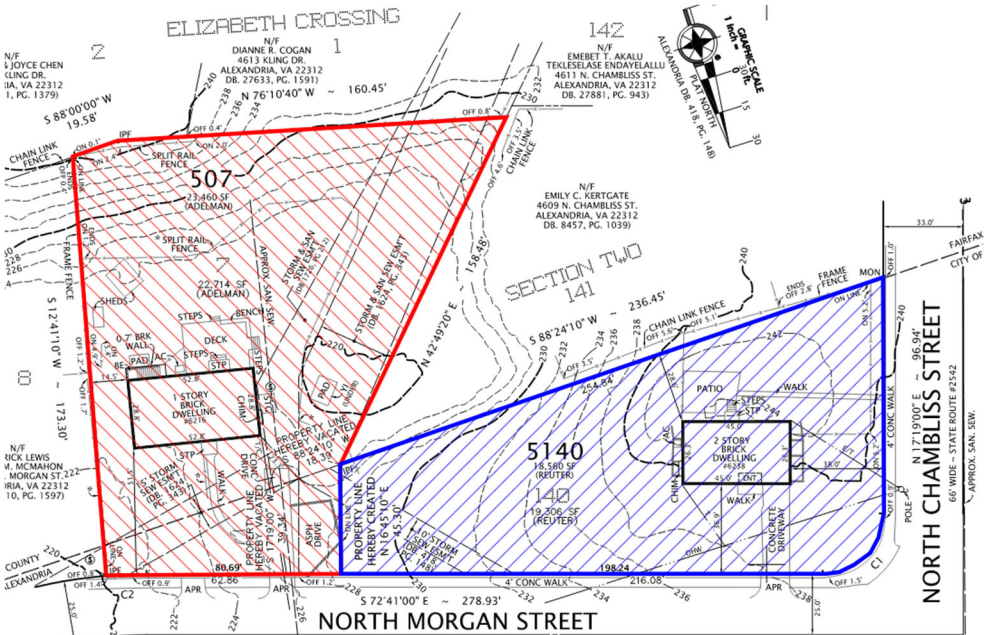


Figure 4 – Proposed Lots 507 and 5140

ZONING/ MASTER PLAN DESIGNATION

The subject properties are zoned R-12/Residential and both proposed lots would comply with all lot requirements as shown in Table 1. Any future development would be required to comply with all applicable provisions of the most current Zoning Ordinance.

Table 1 – R-12 Zoning Requirements

	Required/Permitted	Existing		Proposed	
		Lot 7	Lot 140	Lot 507	Lot 5140
Lot Size	12,000 Sq. Ft.	22,714 Sq. Ft.	19,306 Sq. Ft.	23,460 Sq. Ft.	18,560 Sq. Ft.
Width	80 Ft. interior lot 95 Ft. corner lot	81.5 Ft.	241 Ft.	99.6 Ft.	223.66 Ft.
Frontage	60 Ft.	79 Ft.	235.72 Ft. (primary) 116.58 Ft. (secondary)	96.9 Ft.	217.88 Ft. (primary) No change (secondary)
Front Yard	35 Ft.	51.5 Ft.	36.9 Ft. (primary) 38 Ft. (secondary)	No change	No change
Side Yard	10 Ft.; 1:2 ratio	23.3 Ft. (West)	28.6 Ft. (South)	34.19 Ft. (West)	No Change (South)
Side Yard	10 Ft.; 1:2 ratio	14.5 Ft. (East)	158.1 Ft. (East)	No change (East)	140.6 Ft. (East)
Rear Yard	10 Ft.; 1:1 ratio	95.5 Ft.	N/A	No change	N/A
Floor Area	0.30	~0.07	~0.08	~0.06	~0.09

The properties are located within the Alex West Small Area Plan Chapter of the Alexandria Master Plan, which designates the property for residential uses consistent with the R-12 zoning regulations. The proposed lots would comply with the Alex West Small Area Plan as they would be suitable for residential uses and would comply with all R-12 zoning requirements for residential dwellings.

II. STAFF ANALYSIS

Staff recommends approval of the applicant’s subdivision request. The proposal would maintain lot configurations suitable for continued residential uses permitted by the R-12 zone. The proposed lot configuration would be substantially the same character as the lots in the original subdivision area in terms of lot size, width, and frontage as required by Section 11-1710(B). Staff analysis follows.

COMPLIANCE WITH SUBDIVISION REQUIREMENTS GENERALLY

Staff determined that the proposed re-subdivision would meet all subdivision requirements established by [section 11-1710](#). Both lots would be suitable for residential uses and accessory structures permitted by the R-12 zone.

COMPLIANCE WITH SUBDIVISION CHARACTER REQUIREMENTS

Planning Commission has approved several re-subdivisions within the original subdivision area. Of note, in 1955 and 1958, Planning Commission approved the re-subdivision of Lots 9 and 10 and Lots 12 and 13, respectively; see Figures 5 and 6, below. These approvals allowed for the properties to adjust their shared lot lines.

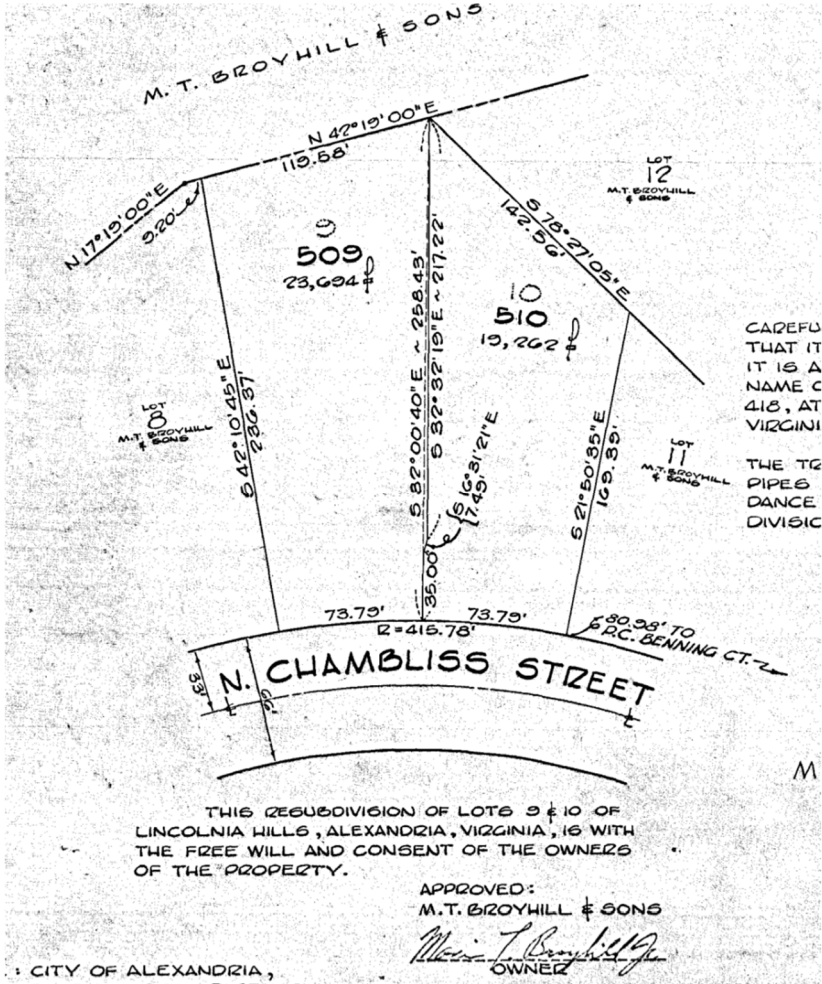


Figure 5 – 1955 Re-subdivision of lots 9 and 10

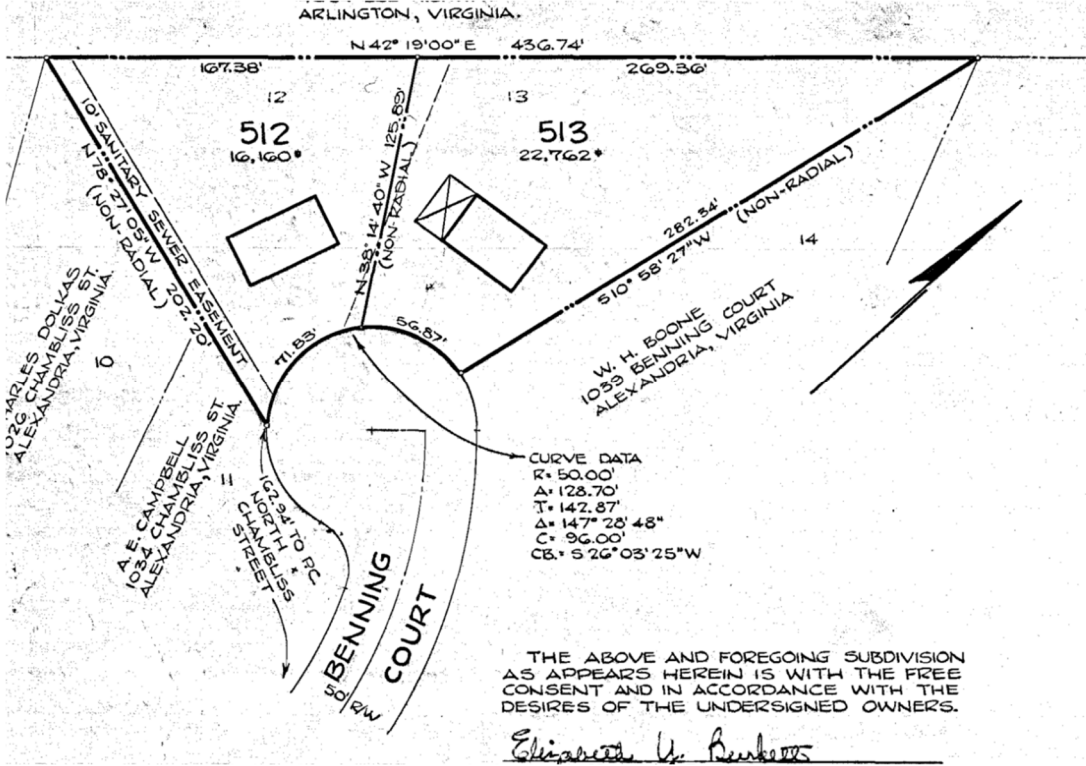


Figure 6 – 1958 Re-subdivision of lots 12 and 13

LOT ANALYSIS

Each lot has a different set of similarly situated lots within the original subdivision area because 6216 North Morgan Street is an interior lot and 6238 North Morgan Street is a corner lot. The lot analysis for 6216 North Morgan Street includes all interior lots on the 6100 and 6200 blocks of North Morgan Street. The lot analysis for 6238 North Morgan Street includes all the corner lots with frontage on North Morgan Street.

Additionally, because 6216 North Morgan Street is only partially within the City limits, staff limited the analysis to just lot frontage, as this is the only impacted lot dimension within the City. Figures 7 and 8, below, show the similarly situated lots for each address, respectively.

Table 2 – Lot Analysis for 6216 N. Morgan St.

Address	Frontage
Existing Lot 7	79 Ft.
Proposed Lot 507	96.9 Ft.
6101 N. Morgan St.	80 Ft.
6109 N. Morgan St.	72.46 Ft.
6116 N. Morgan St.	80 Ft.
6117 N. Morgan St.	80 Ft.
6125 N. Morgan St.	80 Ft.
6133 N. Morgan St.	80 Ft.
6141 N. Morgan St.	80 Ft.
6148 N. Morgan St.	80 Ft.
6149 N. Morgan St.	80 Ft.
6156 N. Morgan St.	120.15 Ft.
6157 N. Morgan St.	80 Ft.
6206 N. Morgan St.	87.37 Ft.
6207 N. Morgan St.	117.87 Ft.
6212 N. Morgan St.	67.8 Ft.
6217 N. Morgan St.	119.53 Ft.
6229 N. Morgan St.	90 Ft.

Table 3 – Lot Analysis for 6238 N. Morgan St.

Address	Frontage	Width	Size
Existing Lot 140	235.72 Ft. (primary) 116.58 Ft. (secondary)	241 Ft.	19,306 Sq. Ft.
Proposed Lot 5140	217.88 Ft. (primary) 116.58 Ft. (secondary)	223.66 Ft.	18,560 Sq. Ft.
6015 N. Morgan St.	152.51 Ft. (primary) 68.05 Ft. (secondary)	148.12 Ft.	12,000 Sq. Ft.
6054 N. Morgan St.	91.94 Ft. (primary) 107.73 Ft. (secondary)	101.33 Ft.	12,000 Sq. Ft.
6108 N. Morgan St.	101.34 Ft. (primary) 110.81 Ft. (secondary)	102.67 Ft.	12,023 Sq. Ft.
6124 N. Morgan St.*	87.89 Ft. (primary) 149.93 Ft. (secondary)	94.5 Ft.	13,101 Sq. Ft.
6140 N. Morgan St.*	87.89 ft. (primary) 149.93 Ft. (secondary)	93.5 Ft.	12,853 Sq. Ft.
6239 N. Morgan St.	145.72 Ft. (primary) 97.64 Ft. (secondary)	151.1 Ft.	15,427 Sq. Ft.

*Substandard lot

Because the proposed re-subdivision generally creates lots that have sizes, widths, and frontages within the range established by similarly situated lots, the proposed lots would be substantially compatible with established neighborhood character as required by 11-1710(B). The 6238 North Morgan Street property, in its existing configuration, is a bit of an outlier in terms of lot size, width, and frontage as compared to similarly situated lots. Because the proposed re-subdivision represents a modest lot line adjustment which makes the 6238 North Morgan Street property slightly closer in size, width, and frontage to similarly situated lots, staff finds that the proposal would have no effect on established neighborhood character.

The proposed lots and existing dwellings would also comply with the R-12 zone requirements for residential uses and structures. The R-12 zone requirements for residential dwellings ensure that properties within the same zone are suitable for residential uses as required by the Alex West Small Area Plan Chapter of the City's Master Plan.

NEIGHBORHOOD OUTREACH AND COMMENTS

Staff notified the Lincoln Hills-Heywood Glen Civic Association on May 19, 2026. To date, staff has not received comments or questions from the association.

III. CONCLUSION

In summary, staff finds that the proposal would comply with all subdivision requirements. Subject to the conditions contained in Section IV of this report, staff recommends approval of the re-subdivision request.

IV. RECOMMENDED CONDITIONS

Staff recommends **approval** subject to compliance with all applicable codes, ordinances, and the following conditions:

1. The final subdivision plat shall comply with the requirements of Section 11-1700 of the Zoning Ordinance. (P&Z)

STAFF: Catie McDonald, Urban Planner
 Tony LaColla, AICP, Division Chief, Land Use Services
 Sam Shelby, Principal Planner

Staff Note: This plat will expire 18 months from the date of approval unless recorded sooner.

V. CITY DEPARTMENT COMMENTS

Legend: C - code requirement R - recommendation S - suggestion F - finding

Transportation & Environmental Services:

F-1 Address the following prior to final plat review submission:

- a. Please use a new, unique proposed subdivision name. Applicant might consider 'adelman and campos addition to section 6, lincolnia hills' and 'reuter and wolford's addition to section one, lincolnia hills'

Code Enforcement:

No comments.

Fire:

No comments.

Recreation, Parks & Cultural Activities:

No comments.

Police Department:

No comments received.

Archaeology:

No comments.

Geographic Information Systems (GIS):

No comments.

WAIVER OF RIGHT TO AUTOMATIC APPROVAL

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

PROJECT NAME: _____

PROJECT ADDRESS: 6216 N. Morgan Street, Alexandria VA 22312

DESCRIPTION OF REQUEST:

Requesting subdivision to adjust lot lines.

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: March 5, 2026

Applicant

Agent

Signature:  _____

Printed Name: Erin M. August

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. Jeffrey L. Adelman Maria F. Campos	[REDACTED] t	100% 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 6216 N. Morgan Street, Alexandria, VA 22312 (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. Jeffrey L. Adelman Maria F. Campos	[REDACTED]	100% as tenants by the entirety
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.		
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.

March 5, 2026 Erin M. August

 Date Printed Name



 Signature

ALL APPLICANTS MUST COMPLETE THIS FORM.

The applicant is: (check one)

the Owner Contract Purchaser Lessee or Other: _____ of the subject property.

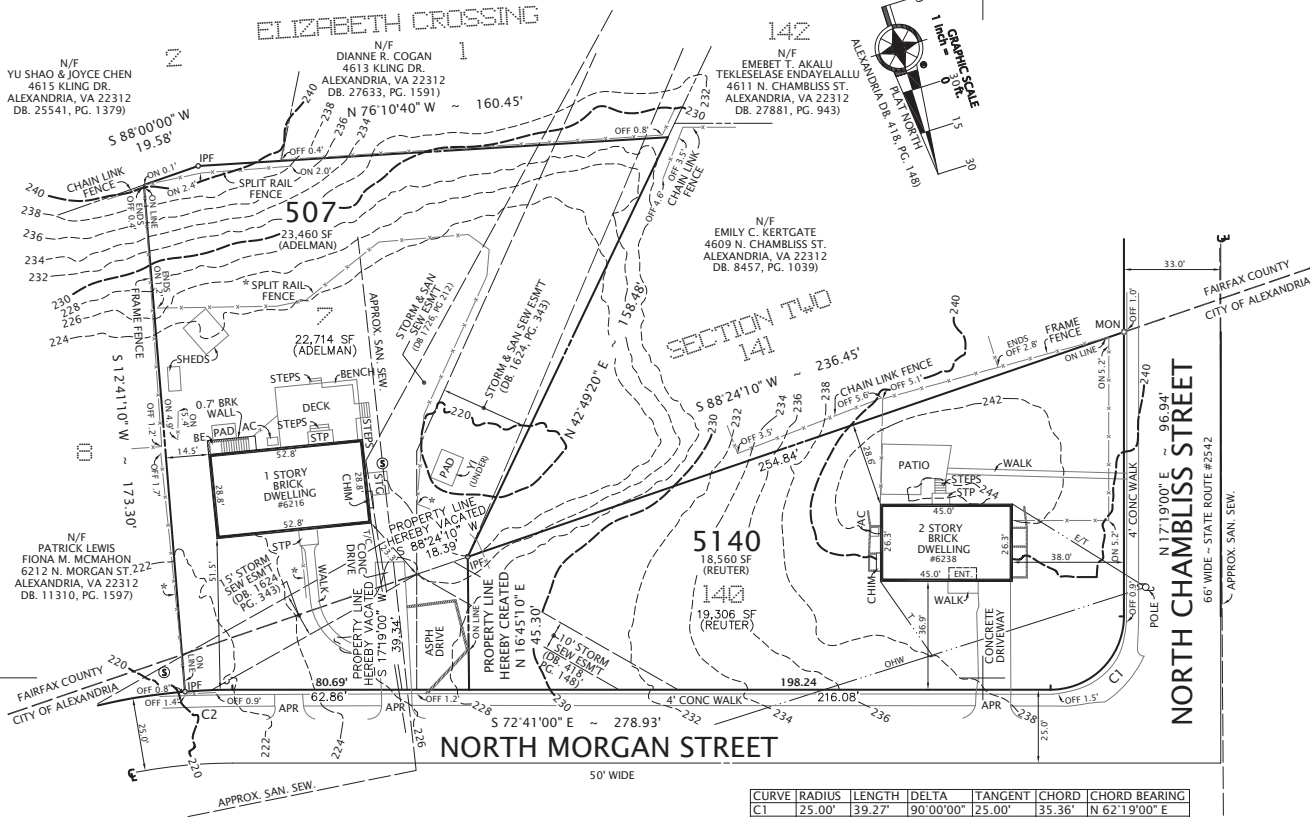
State the name, address and percent of ownership of any person or entity owning an interest in the applicant, unless the entity is a corporation or partnership in which case identify each owner of more than three percent.

N/A

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.

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ZONE R-12 TABULATION	
LOT SIZE	MINIMUM 12,000 SQUARE FEET
LOT WIDTH & FRONTAGE	MINIMUM 80 FEET; CORNER LOT 95 FEET
FRONT YARD	RANGE BETWEEN CONTEXTUAL BLOCK FACE; MINIMUM 35 FEET
SIDE YARD	RATIO OF 1:2; MINIMUM 10 FEET
REAR YARD	RATIO OF 1:1; MINIMUM 10 FEET
OPEN SPACE	30%
FAR	MAXIMUM 0.30 RATIO
HEIGHT	MAXIMUM 30 FEET

- NOTES:**
- LOT 7 DELINEATED HEREON IS SHOWN ON THE FAIRFAX COUNTY TAX MAP 072-2-06-0007 AND THE CITY OF ALEXANDRIA TAX MAP 028.03-04-02. 20,714 SQUARE FEET IN FAIRFAX COUNTY ZONE R-3 AND 2,000 SF IS IN THE CITY OF ALEXANDRIA ZONE R-12.
OWNERS: JEFFREY L. ADELMAN AND MARIA F. COMPOS
6216 NORTH MORGAN STREET, ALEXANDRIA, VA 22312
(COA DB. 1326, PG. 1474, FXCO DB. 7795, PG. 1637)
 - LOT 140 DELINEATED HEREON IS SHOWN ON THE CITY OF ALEXANDRIA TAX MAP 028.03-04-01 AND IS ZONED R-12.
OWNERS: KEVIN REUTER AND MOLLY E. WOLFFORD
6238 NORTH MORGAN STREET, ALEXANDRIA, VA 22312
(COA INST. NO. 180011014)
 - NO TITLE REPORT WAS FURNISHED.
 - PLAT IS SUBJECT TO RESTRICTIONS OF RECORD.
 - TOTAL AREA OF RESUBDIVISION = 42,020 SF (0.9646 AC)
 - THERE ARE NO FLOOD PLAINS OR RESOURCE PROTECTION AREAS ON THIS PROPERTY.
 - THIS PROPERTY IS SERVED BY PUBLIC SEWER AND WATER.
 - THERE ARE TWO LOTS AND TWO DWELLINGS ASSOCIATED WITH THIS SUBMISSION.
 - THERE IS NO NEW CONSTRUCTION ASSOCIATED WITH THIS SUBMISSION.
 - THERE ARE NO GRAVES OR OBJECTS OR STRUCTURE MARKING A PLACE OF BURIAL.
 - THERE ARE NO 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.
 - THERE ARE NO KNOWN UNDERGROUND STORAGE TANKS.
 - THERE ARE NO KNOWN AREAS WITHIN 1,000 FEET OF A FORMER SANITARY LANDFILL, DUMP, OR DISPOSAL AREA.
 - THERE ARE NO KNOWN AREAS WITH THE POTENTIAL OF GENERATING COMBUSTIBLE GASES.
 - TOPOGRAPHY SHOWN HEREON IS BASED ON FAIRFAX COUNTY GIS, IS AERIAL, AND SHOWN AT 2' INTERVALS. (NAVD 1988)

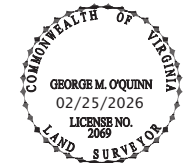
AREA TABULATION	
PRE RESUBDIVISION	
LOT 7	22,714 SF (0.5214 ACRE)
LOT 140	19,306 SF (0.4432 ACRE)
TOTAL AREA	42,020 SF (0.9646 ACRE)
POST RESUBDIVISION	
LOT 507	23,460 SF (0.5385 ACRE)
LOT 5140	18,560 SF (0.4261 ACRE)
TOTAL AREA	42,020 SF (0.9646 ACRE)

CURVE	RADIUS	LENGTH	DELTA	TANGENT	CHORD	CHORD BEARING
C1	25.00'	39.27'	90°00'00"	25.00'	35.36'	N 62°19'00" E
C2	200.00'	16.16'	4°37'47"	8.08'	16.16'	S 74°59'53" E

I, GEORGE M. O'QUINN, A DULY AUTHORIZED LAND SURVEYOR IN THE COMMONWEALTH OF VIRGINIA, DO HEREBY CERTIFY THAT I HAVE CAREFULLY SURVEYED THE PROPERTY DELINEATED HEREON; AND THAT IT IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, THAT IT IS A RESUBDIVISION OF THE LAND CONVEYED TO JEFFREY L. ADELMAN AND MARIA F. COMPOS, AS RECORDED IN THE CITY OF ALEXANDRIA, VIRGINIA LAND RECORDS AT DEED BOOK 1326, AT PAGE 1474 AND AS RECORDED IN THE FAIRFAX COUNTY, VIRGINIA LAND RECORDS AT DEED BOOK 7795, AT PAGE 1637; AND THE LAND CONVEYED TO KEVIN REUTER AND MOLLY E. WOLFFORD, AS RECORDED IN THE CITY OF ALEXANDRIA, VIRGINIA LAND RECORDS AT INSTRUMENT NUMBER 180011014; AND IS WITHIN THOSE BOUNDARIES.

I FURTHER CERTIFY THAT ALL REQUIRED MONUMENTS HAVE BEEN INSTALLED WHERE INDICATED; EXCEPT THOSE THAT WILL BE INSTALLED AT A LATER DATE BUT BEFORE COMPLETION OF THE PROJECT.

GIVEN UNDER MY HAND AND SEAL THIS 25TH DAY OF FEBRUARY, 2026.



DOMINION SURVEYORS®
George M. O'Quinn
GEORGE M. O'QUINN L.S.

APPROVED
SUBDIVISION CASE NO. _____

DEPARTMENT OF PLANNING & ZONING

DIRECTOR DATE _____

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SUBDIVISION CASE NO. _____

DIRECTOR DATE _____

CHAIRMAN, PLANNING COMMISSION DATE _____

DATE RECORDED _____

INSTRUMENT NO. _____ DEED BOOK NO. _____ PAGE NO. _____

PRELIMINARY PLAT
SHOWING
LOT 507, SECTION 6
LINCOLNIA HILLS
AND
LOT 5140, SECTION ONE
LINCOLNIA HILLS
BEING A RESUBDIVISION OF
LOT 7, SECTION 6
LINCOLNIA HILLS
(DEED BOOK 1624, PAGE 343)
FAIRFAX COUNTY, VIRGINIA
MASON DISTRICT
AND
CITY OF ALEXANDRIA, VIRGINIA
(DEED BOOK 465, PAGE 68)
AND
LOT 140, SECTION ONE
LINCOLNIA HILLS
(DEED BOOK 418, PAGE 148)
CITY OF ALEXANDRIA, VIRGINIA
SCALE: 1" = 30' FEBRUARY 25, 2026

