



APPLICATION

SUBDIVISION OF PROPERTY

SUB # _____

PROPERTY LOCATION: 22 W Wyatt Avenue

TAX MAP REFERENCE: 034.01-06-01 **ZONE:** R-2-5

APPLICANT:

Name: 22 Wyatt, LLC

Address: 609 N Alfred Street, Alexandria, VA 22314

PROPERTY OWNER:

Name: 22 Wyatt, LLC

Address: 609 N Alfred Street, Alexandria, VA 22314

SUBDIVISION DESCRIPTION _____

Request for the subdivision of three (3) existing lots into two (2) new buildable 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.

22 Wyatt, LLC By: M. Catharine Puskar Attorney/Agent
 Print Name of Applicant or Agent
2200 Clarendon Boulevard, Suite 1300
 Mailing/Street Address
Arlington, VA 22201
 City and State Zip Code

McPuskar
 Signature
(703)528-4700
 Telephone # Fax #
cpuskar@thelandlawyers.com
 Email address
10/18/2024
 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.

See Attached.

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. **N/A**
- 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. 22 Wyatt, LLC	609 N Alfred Street, Alexandria, VA 22314	See attached
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 22 W Wyatt 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. 22 Wyatt, LLC	609 N Alfred Street, Alexandria, VA 22314	See attached
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.)
1. 22 Wyatt, LLC	None	None
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.

10/18/2024

22 Wyatt, LLC By: M. Catharine Puskar 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: 22 West Wyatt Avenue Subdivision

PROJECT ADDRESS: 22 West Wyatt Avenue, Alexandria VA 22301

DESCRIPTION OF REQUEST:


Request for the subdivision of three (3) existing lots into two (2) new buildable 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, to the January 7, 2025 Planning Commission public hearing.

Date: 10/18/2024

Applicant

Agent

Signature: 

Printed Name: M. Catharine Puskar

22 Wyatt, LLC
609 North Alfred Street
Alexandria, VA 22314

Karl Moritz
301 King Street
City Hall, Room 2100
Alexandria, Virginia 22314

Re: Authorization to File for a Subdivision Application
22 W. Wyatt Avenue, Tax Map No. 034-.01-06-01 (the "Property")

Dear Mr. Moritz:

22 Wyatt, LLC, hereby authorizes Walsh, Colucci, Lubeley & Walsh, P.C. to act as agent on its behalf for the filing and representation of a Subdivision Application on the Property and any related requests.

Very truly yours,

22 Wyatt, LLC

By: Signed by:
Deji Awadallah
34F2FD1D7B17498... _____
Its: Managing Member
Date: 10/17/2024



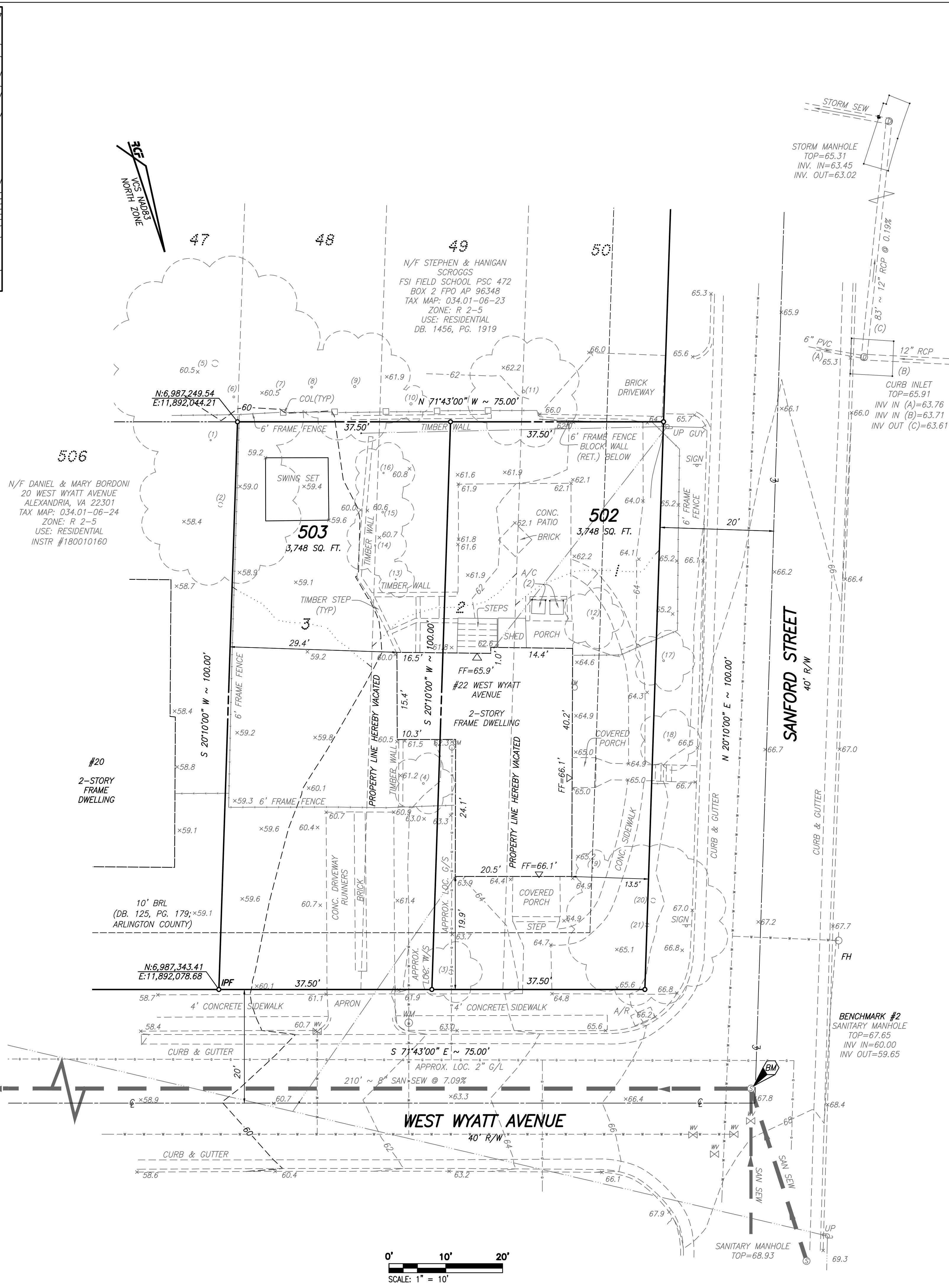
VICINITY MAP
SCALE 1" = 200'

EXISTING TREE TABLE

- 1) 3" TREE CLUSTER
- 2) 10" MAPLE
- 3) 10" JAPANESE MAPLE
- 4) 4" HAWTHORN
- 5) 14" WILLOW
- 6) 4" TREE CLUSTER
- 7) 2" TREE CLUSTER
- 8) 4" TREE CLUSTER
- 9) 5" CRAPE MYRTLE
- 10) 5" AMERICAN HOLLY
- 11) 6" CRAPE MYRTLE
- 12) 2" HAWTHORN
- 13) 2" EUNONYMUS
- 14) 3" PRUNUS
- 15) 4" PRUNUS
- 16) 3" PRUNUS
- 17) 4" HAWTHORN
- 18) 4" PRUNUS
- 19) 2" HAWTHORN
- 20) 10" BLACK WALNUT
- 21) 8" BLACK WALNUT

TEXT LEGEND:

- ' = DEGREES
- " = MINUTES (OR FEET)
- '' = SECONDS (OR INCHES)
- % = PERCENT
- # = NUMBER
- ⊙ = AT
- A/C = AIR CONDITIONING UNIT
- A/R = ACCESS RAMP
- APPROX. = APPROXIMATE
- BM = BENCHMARK
- C/L = CENTERLINE
- CMP = CORRUGATED METAL PIPE
- CO = CLEAN OUT
- CONC = CONCRETE
- C&G = CURB & GUTTER
- DB = DEED BOOK
- E = EAST
- EB = ELECTRICAL BOX
- EX = EXISTING
- FF = FINISH FLOOR
- FH = FIRE HYDRANT
- FT = FEET
- G/L = GAS LINE
- GM = GAS METER
- GV = GAS VALVE
- IPF = IRON PIPE FOUND
- INSTR = INSTRUMENT
- LOC = LOCATION
- MB = MAIL BOX
- MH = MANHOLE
- N = NORTH
- N/F = NOW OR FORMERLY
- OH/W = OVERHEAD WIRE
- PG = PAGE
- RCP = REINFORCED CONCRETE PIPE
- RET = RETAINING
- R/W = RIGHT-OF-WAY
- S = SOUTH
- SAN = SANITARY
- SEW = SEWER
- SQ. FT. = SQUARE FEET
- SW = SIDEWALK
- TM = TAX MAP
- TYP = TYPICAL
- TOP = TERRACOTTA CLAY PIPE
- UP = UTILITY POLE
- VCS = VIRGINIA COORDINATE SYSTEM
- W = WEST
- W/L = WATER LINE
- WM = WATER METER
- W/S = WATER SERVICE
- WV = WATER VALVE



GENERAL NOTES:

1. TAX ASSESSMENT MAP: #034.01-06-01
2. ZONE: R 2-5
3. OWNER: 22 WYATT LLC
609 N ALFRED STREET
ALEXANDRIA, VA 22314
INSTRUMENT #
- APPLICANT: 22 WYATT LLC
609 N ALFRED STREET
ALEXANDRIA, VA 22314
4. TOTAL SITE AREA=7,496 SQ. FT. OR 0.1721 ACRES
5. TOPOGRAPHIC SURVEY WAS RUN BY THIS FIRM. VERTICAL DATUM USED = NAVD '88, PER GPS DATA REFERENCED TO THE RTK NETWORK LEICA, SMARTNET.
6. 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.
7. PLAT SUBJECT TO RESTRICTIONS OF RECORD.
8. A TITLE REPORT WAS NOT FURNISHED, THUS ALL EASEMENTS MAY NOT BE SHOWN.
9. THESE LOTS SHALL UTILIZE THE PUBLIC SANITARY SEWER AND WATER ADJACENT TO THE PROPERTY.
10. THIS LOT IS IN ZONE X (UNSHADED) OF THE FEMA FLOOD INSURANCE RATE MAP #5155190029F.
11. THERE ARE NO KNOWN GRAVE SITES OR OBJECTS MARKING A PLACE OF BURIAL ON THIS SITE.
12. 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.
12. 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.
13. THERE ARE NO FLOODPLAINS OR RESOURCE PROTECTION AREAS (RPA) LOCATED ON THIS PROPERTY.

LOT TABULATION (R 2-5)

TOTAL SITE AREA	7,496 SQ. FT. OR 0.1721 ACRES
EXISTING NUMBER OF LOTS	3
PROPOSED NUMBER OF LOTS	2
MIN. LOT AREA REQUIRED (INTERIOR LOT)	2,500 SQ. FT. OR 0.0574 ACRES
(CORNER LOT)	3,250 SQ. FT. OR 0.0746 ACRES
MIN. LOT AREA PROVIDED (LOT 502)	3,748 SQ. FT. OR 0.0860 ACRES
(LOT 503)	3,748 SQ. FT. OR 0.0860 ACRES
MINIMUM LOT WIDTH REQUIRED	25.00'
LOT WIDTH PROVIDED (LOT 502)	37.50'
(LOT 503)	37.50'
MINIMUM LOT FRONTAGE REQUIRED	25.00'
LOT FRONTAGE PROVIDED (LOT 502)	37.50'
(LOT 503)	37.50'

TOPOGRAPHY NOTE:

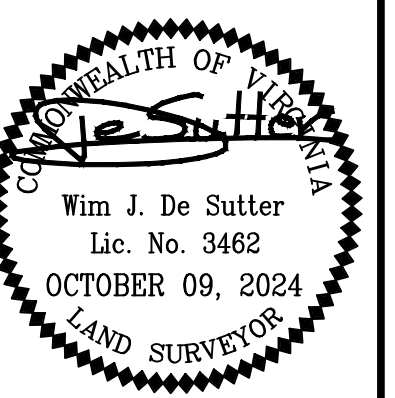
THIS TOPOGRAPHIC SURVEY WAS COMPLETED UNDER THE DIRECT AND RESPONSIBLE CHARGE OF WIM DE SUTTER, LS FROM AN ACTUAL GROUND SURVEY MADE UNDER MY SUPERVISION; THE IMAGERY AND/OR ORIGINAL DATA WAS OBTAINED ON SEPTEMBER 24, 2024; AND THIS PLAT, MAP OR DIGITAL GEOSPATIAL DATA INCLUDING METADATA MEETS MINIMUM ACCURACY STANDARDS UNLESS OTHERWISE NOTED.

THIS DRAWING IS A SERVICE DOCUMENT OF R.C. FIELDS & ASSOCIATES, INC. AND MAY NOT BE USED OR REPRODUCED WITHOUT THE WRITTEN PERMISSION OF THE ENGINEER AND/OR LAND SURVEYOR.

EXISTING UTILITIES SHOWN ON THIS PLAN TAKEN FROM AVAILABLE RECORDS AND/OR FROM FIELD OBSERVATIONS. FOR EXACT LOCATIONS OF EXISTING UNDERGROUND UTILITIES, NOTIFY "MISS UTILITY" AT 1-800-552-7001, 72 HOURS BEFORE THE START OF ANY EXCAVATION OR CONSTRUCTION.

LOCATION AND DEPTH OF ALL EXISTING UNDERGROUND UTILITIES TO BE VERIFIED BY CONTRACTOR PRIOR TO CONSTRUCTION. INTERFERENCE OR DISRUPTION OF SAME WILL NOT BE THE RESPONSIBILITY OF THIS OFFICE.

ALL CONSTRUCTION SHALL CONFORM TO THE CURRENT STANDARDS AND SPECIFICATIONS OF THE CITY OF ALEXANDRIA, VIRGINIA. © 2024 R.C. FIELDS & ASSOCIATES, INC.



PRELIMINARY SUBDIVISION PLAT
SHOWING RESUBDIVISION OF LOTS 1-3, BLOCK 3
GROVES SUBDIVISION OF PLAT No. 1
MOUNT IDA
DEED BOOK 125, PAGE 179; ARLINGTON COUNTY
CITY OF ALEXANDRIA, VIRGINIA

DATE	REVISION

DRAWN: JPB/KKH
SCALE: 1" = 10'
DATE: 10/09/2024

PRELIMINARY
SUBDIVISION PLAT

SHEET 1 OF 1
FILE: 24-177