



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:

PROPERTY OWNER:

Name: FNM INVESTMENTS LLC

Address:

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

Mailing/Street Address

City and State

Zip Code

Farhang Mojgani

Signature

Telephone #

Fax #

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%


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.

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-subdivie 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

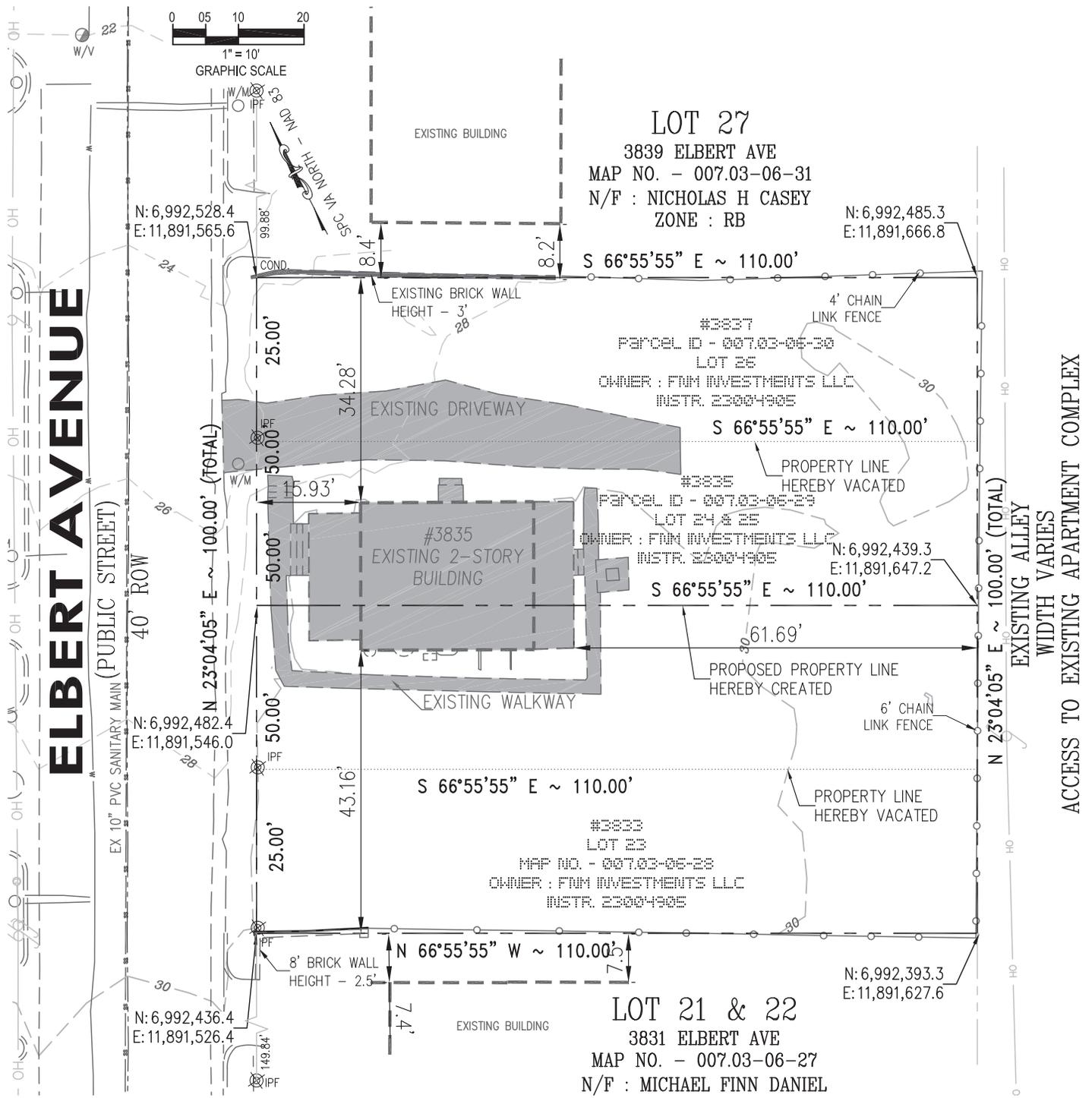
Applicant

Agent

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

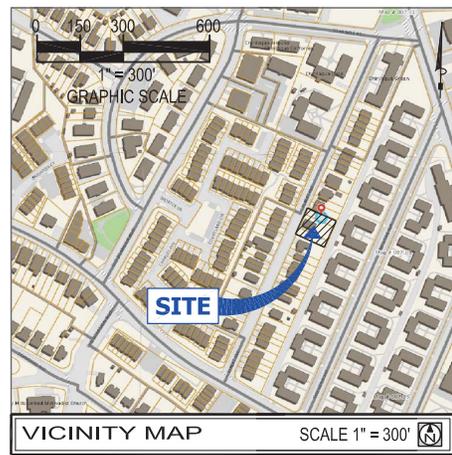
Printed Name: FARHANG MOJGANI

ELBERT AVENUE



LOT 27
 3839 ELBERT AVE
 MAP NO. - 007.03-06-31
 N/F : NICHOLAS H CASEY
 ZONE : RB

LOT 21 & 22
 3831 ELBERT AVE
 MAP NO. - 007.03-06-27
 N/F : MICHAEL FINN DANIEL



VICINITY MAP SCALE 1" = 300'

LOT AREA CALCULATION

| LOT # | EXISTING CONDITION AREA (SF) | LOT # | PROPOSED CONDITION AREA (SF) |
|---------|------------------------------|-------|------------------------------|
| 23 | 2,750 | 501 | 5,500 |
| 24 & 25 | 5,500 | 502 | 5,500 |
| 26 | 2,750 | TOTAL | 11,000 |
| TOTAL | 11,000 | | |

NOTES:

1. NO TITLE REPORT FURNISHED. ALL UNDERLYING EASEMENTS MAY NOT BE INDICATED ON THIS PLAT.
2. THE ACCOUNT NUMBER FOR THE PROPERTY SHOWN HEREON IS 16376000, 16376500 AND 16377000 IS ZONED "R-B". THE PARCEL ADDRESS IS 3833, 3835 AND 3837 ELBERT AVENUE.
3. THIS PLAT REPRESENTS A CURRENT FIELD SURVEY BY INFRA TECH CONSTRUCTION COMPANY.
4. 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.
5. TO THE BEST OF MY KNOWLEDGE AND BELIEF, NO VISIBLE PLACE OF BURIAL OR GRAVEYARD WAS OBSERVED ON THIS LOT.
6. TO THE BEST OF MY KNOWLEDGE AND BELIEF, THERE IS NO LIMITS OF FLOODPLAINS, RESOURCE PROTECTION AREAS, AND RESOURCE MANAGEMENT AREAS.

SURVEY NOTES:

1. THE PROPERTIES DELINEATED HEREON ARE SHOWN ON CITY OF ALEXANDRIA, VA GIS WITH MAP NO. 007.03-06-28, 007.03-06-29 & 007.03-06-30.
2. THESE PROPERTIES ARE NOW IN THE NAME OF "FNM INVESTMENTS LLC" AS RECORDED IN INSTRUMENT NO. 230004905 AMONG THE OFFICIAL LAND RECORDS OF CITY OF ALEXANDRIA, VIRGINIA.
3. PLAT NORTH IS BASED ON NAD 83 - VA NORTH STATE PLANE COORDINATE SYSTEM.
4. NO TITLE REPORT FURNISHED.

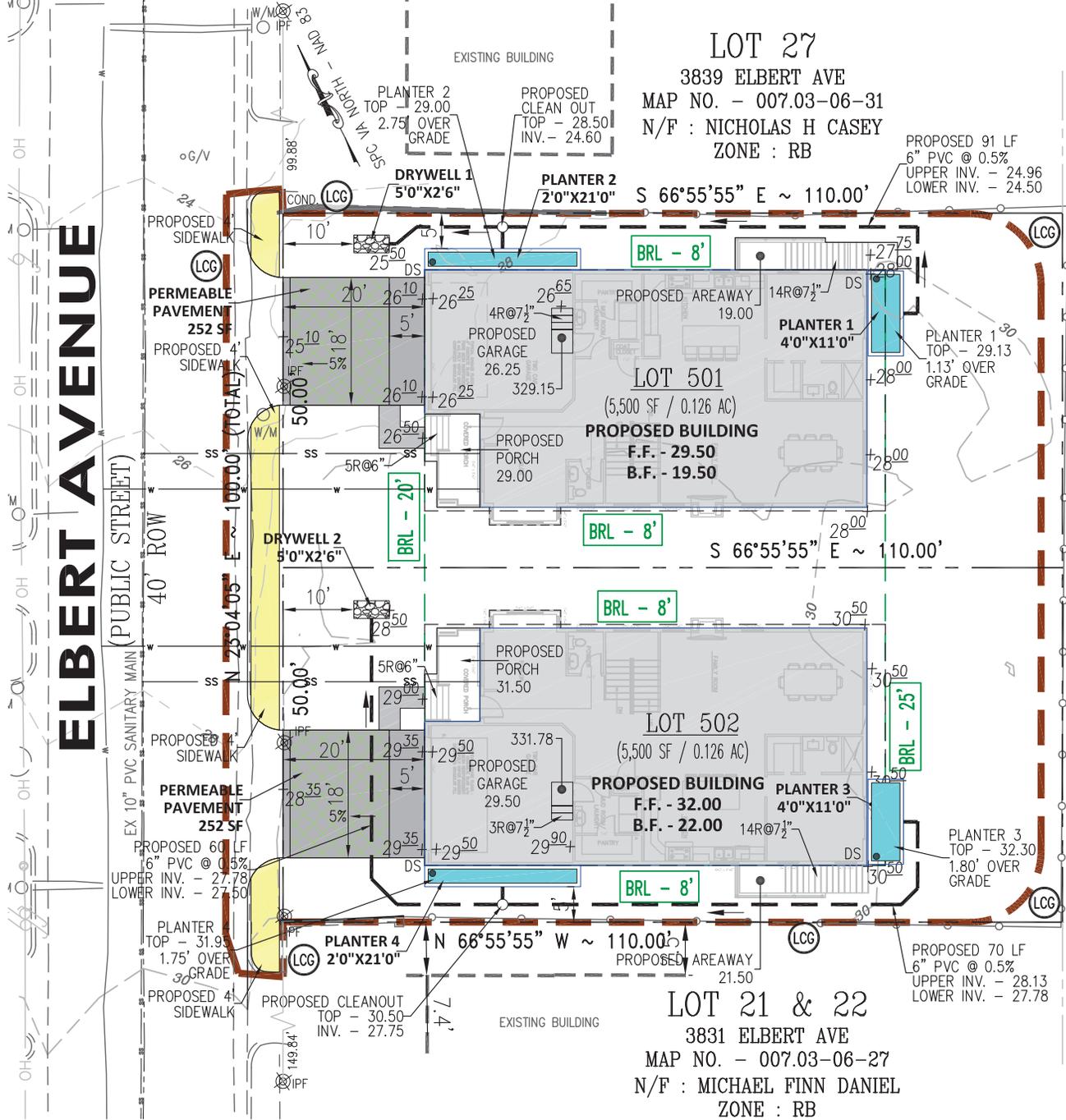
CIVILAND, LLC
 12020 SUNRISE VALLEY DRIVE
 SUITE 100, RESTON, VA, 20191
 (703) 851-3262 • Fax: (703) 404-0443
 fernando@civiland.com



SCALE : AS SHOWN

RESUBDIVISION PLAT OF
 LOTS 23, 24, 25, 26 ELBERT MANOR
 SUNNYSIDE SUBDIVISION DB III PG 409
 3833, 3835 & 3837 ELBERT AVENUE
 TAX PARCEL: 007.03-06-28, 007.03-06-29 & 007.03-06-30
 CITY OF ALEXANDRIA, VIRGINIA

SHEET NO. 01 OF 04
 FILE NO. 24-01



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 |
| | LIMIT OF CLEARING AND GRADING |
| | PROPOSED CONTOUR HIGH |
| | PROPOSED CONTOUR NOMINAL |
| | PROPOSED GRADE ELEVATION |
| | PROPOSED DOWNSPOUT |
| | PROPOSED SANITARY LATERAL |
| | PROPOSED WATER SERVICE LINE |
| | PROPOSED PERMEABLE PAVER |
| | PROPOSED SIDEWALK |

ACCESS TO EXISTING APARTMENT COMPLEX WIDTH VARIES

ELBERT AVENUE (PUBLIC STREET)

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 cleveland@civiland.com

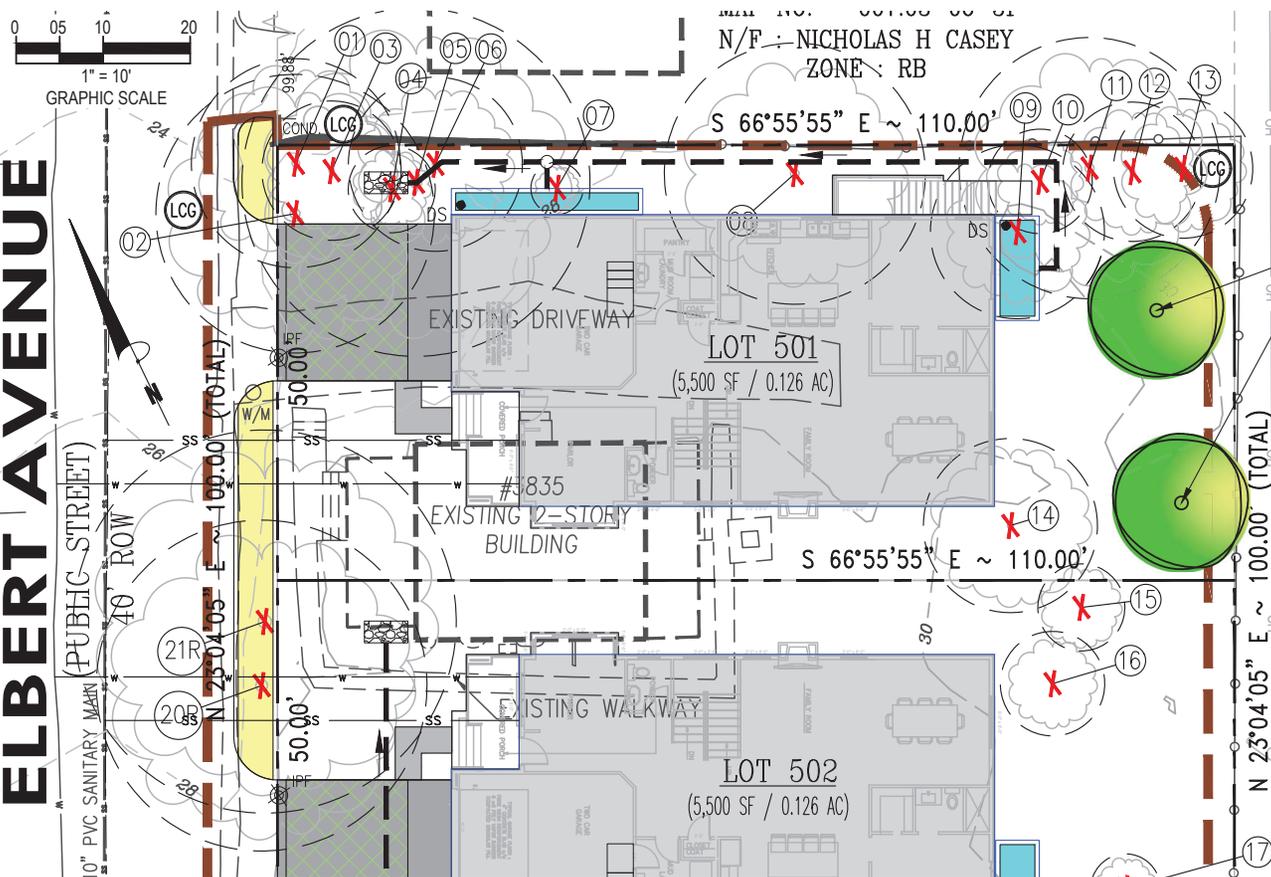
DESIGN BY: CHD/BY DATE: AK/JD DEC 2025



SCALE : AS SHOWN

RESUBDIVISION PLAT OF
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 SUNNYSIDE SUBDIVISION DB III PG 409
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 CITY OF ALEXANDRIA, VIRGINIA

ELBERT AVENUE



Becker Landscaping & Tree Service
10698 Moore Dr.
Manassas, Va. 20111
703-447-7184

**Narrative of Tree Preservation
Lot 501 and Lot 502**

- All tree preservation activities shall be done according to the City Landscape Guidelines and meet current industry standards as specified by the International Society of Arboriculture and the American National Standards Institute.
- Excavation and demolition shall occur. Prior to this tree protective fence shall be installed. Signs shall be placed every 50' indicating the tree protection areas. No activity, materials or equipment shall go beyond the tree protective fence which shall remain in place until completion of construction.
- Due to the scope of construction and the condition of many of the trees with Wisteria and Ivy the entire lot is to be cleared.
- The construction will have significant impact on trees # 20R and 21R. Permission to remove them will be requested. These trees will not be removed until written permission is obtained from the City.
- The canopy coverage requirements will be met through the planting of trees.
- There are no invasive plants in preservation areas.
- There are no "Heritage", "Specimen", "Memorial" or "Street" trees on this lot or neighboring lots.

Bill Becker
ISA Certified Arborist # MA - 0216A
August 19, 2024

Tree List for Lot 501

Prepared by Bill Becker, ISA Certified Arborist # MA-0216A August 19, 2024
Lot size = 5,500 s. f. requiring 2,750 s. f. tree canopy. Existing tree canopy = 3,795 s. f. Preserved tree canopy = 0 s. f.
N denotes neighbor's tree. R denotes City Right of Way tree. J denotes jointly owned tree. * denotes not counted for credit.
** denotes written permission to be obtained before removal.

| Tree # | Common Name Botanical name | DBH Height | Health | Comments/Condition | Preservation Measures | Canopy Sq. Ft. |
|--------|--------------------------------------|---------------|--------|------------------------|--|-------------------|
| 1 | Wild Cherry Prunus serotira | 12" | 30 | CRZ radius = 12' | Remove - within limits of disturbance. | |
| 2 | White Mulberry Morus alba | 16" | 65 | CRZ radius = 16' | Remove - within limits of disturbance. | |
| 3 | Black Locust Robinia pseudoacacia | 11" | 75 | CRZ radius = 11' | Remove - within limits of disturbance. | |
| 4 | Black Locust Robinia pseudoacacia | 5" | 75 | CRZ radius = 8' | Remove - within limits of disturbance. | |
| 5 | Wild Cherry Prunus serotira | 20" | 65 | CRZ radius = 20' | Remove - within limits of disturbance. | |
| 6 | White Mulberry Morus alba | 10" | 35 | CRZ radius = 10' | Remove - within limits of disturbance. | |
| 7 | Honeysuckle Bush Lonicera maackii | 5" | 75 | CRZ radius = 8' | Remove - within limits of disturbance. | |
| 8 | White Mulberry Morus alba | 15" | 65 | CRZ radius = 15' | Remove - within limits of disturbance. | |
| 9 | Dead tree | 10" | 0 | Dead. CRZ radius = 10' | Remove - within limits of disturbance. | |
| 10 | Black Locust Robinia pseudoacacia | 6" | 15 | CRZ radius = 8' | Remove - within limits of disturbance. | |
| 11 | Pin Oak Quercus palustris | 15" | 75 | CRZ radius = 15' | Remove - within limits of disturbance. | |
| 12 | Dead tree | 8" | 8 | Dead. CRZ radius = 8'. | Remove - within limits of disturbance. | |
| 13 | Wild Cherry Prunus serotira | 8" | 25 | CRZ radius = 8' | Remove - within limits of disturbance. | |
| 14 | Cleveland Pear Pyrus calleryana | 10" | 25 | CRZ radius = 10' | Remove - within limits of disturbance. | |

| NATIVE PLANT TABULATIONS | | | | | | | | | | |
|---------------------------------------|----------|---|---------------------------------|----------|-----------------------------------|----------------------------|------------------|---------------------------|-----|--|
| PLANT TYPE | QUANTITY | NATIVE TYPE | MARCH 2, 2019 - JANUARY 1, 2020 | | JANUARY 2, 2020 - JANUARY 1, 2024 | | | BEGINNING JANUARY 2, 2024 | | |
| | | | REQUIRED | PROVIDED | REQUIRED | PROVIDED | REQUIRED | PROVIDED | | |
| | | | % | QTY. | % | QTY. | % | QTY. | % | |
| Urban Trees | 0 | Regional/Local | 10% | | 15% | | 20% | | | |
| | | Total Natives | 25% | | 25% | | 50% | | | |
| Standard Trees | 2 | Regional/Local | 15% | | 25% | | 40% | 2 | 100 | |
| | | Total Natives | 40% | | 60% | | 80% | 2 | 100 | |
| Evergreen Shrubs | 0 | Regional/Local | 5% | | 8% | | 10% | | | |
| | | Total Natives | 20% | | 30% | | 40% | | | |
| Deciduous Shrubs | 0 | Regional/Local | 10% | | 15% | | 20% | | | |
| | | Total Natives | 40% | | 60% | | 80% | | | |
| Groundcovers | | Regional/Local | 5% | | 10% | | 10% | | | |
| | | Total Natives | 10% | | 20% | | 20% | | | |
| Perennials, Ferns, Ornamental Grasses | | Regional/Local | 10% | | 15% | | 25% (perennials) | | | |
| | | Total Natives | 25% | | 40% | | 60% (perennials) | | | |
| Vines | | Regional/Local | 80% | | 100% | | 100% | | | |
| | | Total Natives | 80% | | 100% | | 100% | | | |
| TOTALS | | | | | | | | | | |
| TOTAL PLANTS SPECIFIED | | TOTAL SUM OF REGIONAL/LOCAL NATIVE PLANTS | | | | TOTAL SUM OF NATIVE PLANTS | | | | |
| 2 | | 2 | | | | 2 | | | | |
| | | 100.0% | | | | 100.0% | | | | |

NOTES:
1) Percentages apply to the total quantity of each plant type specified on Completeness/Preliminary Plans and Final #1 Grading Plans submitted during the listed time frames.
2) Total Natives is the sum of Eastern U.S. Native, Regionally Native, and Locally Native vegetation specified on the plans for each plant type.
3) Non-native vegetation for the purposes of providing edible fruits, seeds, or nuts may be planted and shall not be calculated in the above-stated requirements for native species regardless of plant type.

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CHECK BY: FM
DATE: DEC 2025

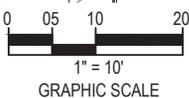
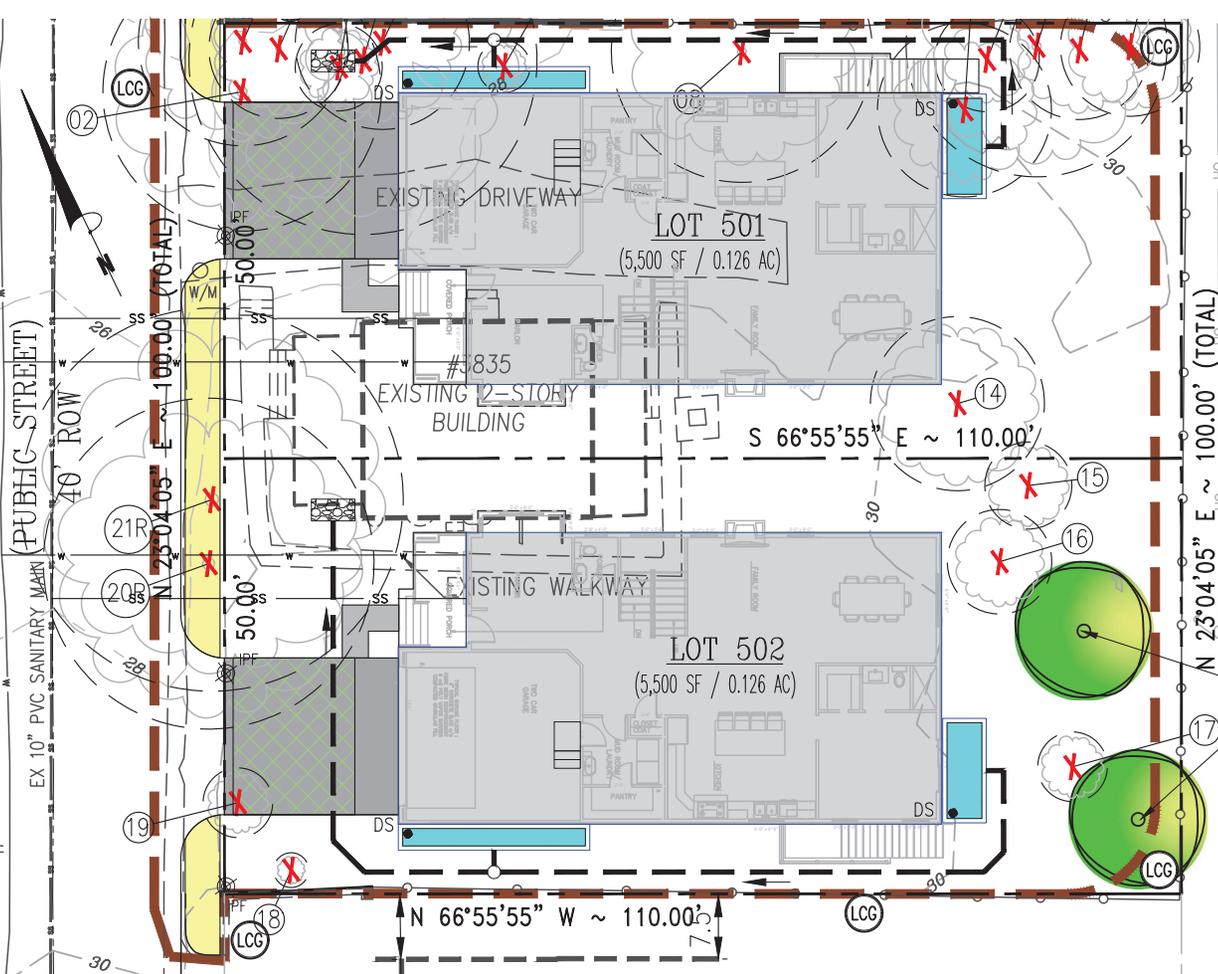
COMMONWEALTH OF VIRGINIA
Fahang Mojani
FARHANG MOJANI
Lic. No. 16844
02/04/2025
PROFESSIONAL ENGINEER

SCALE: AS SHOWN

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SHEET NO. 03 OF 04
FILE NO. 24-01

ELBERT AVENUE



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Narrative of Tree Preservation
Lot 501 and Lot 502

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- The canopy coverage requirements will be met through the planting of trees.
- There are no invasive plants in preservation areas.
- There are no "Heritage", "Specimen", "Memorial" or "Street" trees on this lot or neighboring lots.

Bill Becker
 ISA Certified Arborist # MA - 0216A
 August 19, 2024

PROPOSED TREES

Tree List for Lot 502

Prepared by Bill Becker, ISA Certified Arborist # MA-0216A August 19, 2024
 Lot size = 5,500 s. f. requiring 1,375 s. f. tree canopy. Existing tree canopy = 450 s. f. Preserved tree canopy = 0 s. f.
 N denotes neighbor's tree. R denotes City Right of Way tree. J denotes jointly owned tree. * denotes not counted for credit.
 ** denotes written permission to be obtained before removal.

| Tree # | Common Name | Botanical name | DBH Height | Health | Comments/Condition | Preservation Measures | Canopy Sq. Ft. |
|--------|--------------|-----------------------------|------------|--------|--------------------|---|----------------|
| 15 | Pin Oak | <i>Quercus palustris</i> | 5" | 70 | CRZ radius = 8' | Remove - within limits of disturbance. | |
| 16 | Pin Oak | <i>Quercus palustris</i> | 6" | 75 | CRZ radius = 8' | Remove - within limits of disturbance. | |
| 17 | Black Locust | <i>Robinia pseudoacacia</i> | 4" | 70 | CRZ radius = 8' | Remove - within limits of disturbance. | |
| 18 | Black Locust | <i>Robinia pseudoacacia</i> | 4" | 70 | CRZ radius = 8' | Remove - within limits of disturbance. | |
| 19 | Black Locust | <i>Robinia pseudoacacia</i> | 4" | 35 | CRZ radius = 8' | Remove - within limits of disturbance. | |
| 20R | Pin Oak | <i>Quercus palustris</i> | 19" | 70 | CRZ radius = 19' | Remove with permission - within limits of disturbance. ** | N/A |
| 21R | Pin Oak | <i>Quercus palustris</i> | 22" | 70 | CRZ radius = 22' | Remove with permission - within limits of disturbance. ** | N/A |

| PLANT TYPE | | PLAN INFORMATION | | BOTANIC/Common NAME | | SIZE | NOTES | CROWN COVER ALLOWANCE (CCA) | | NATIVE PLANTS PROVIDED | | |
|----------------------------------|----------|------------------|-------------|-----------------------|--------------|----------------------------|---------------------------------|-----------------------------|------------------------|------------------------|------------------|-------|
| PLAN KEY | QUANTITY | GENUS | SPECIES | VAR./CULT/VAR./HYBRID | COMMON NAME | CALIPER/HEIGHT | | CCA PER TREE (SF) | TOTAL CROWN COVER (SF) | REGIONAL (#) | EASTERN U.S. (#) | TOTAL |
| URBAN TREES | | | | | | | | | | | | |
| | 0 | | | | | | | | | | | |
| STANDARD TREES | | | | | | | | | | | | |
| A | 1 | Ulmus | americana | | American Elm | 2'-3" cal./22-24 Ft. ht. | BBB, symmetrical, single leader | 1,350 | 1,350 | 1 | 0 | 1 |
| B | 1 | Gleditsia | triacanthos | | Honeylocust | 2'-1/2" cal./23-24 Ft. ht. | BBB, symmetrical, single leader | 750 | 750 | 1 | 0 | 1 |
| TOTALS | 2 | | | | | | | 2,100 | 2,100 | 2 | 0 | 2 |
| DECIDUOUS SHRUBS | | | | | | | | | | | | |
| | # | | | | | | | | | | | |
| EVERGREEN SHRUBS | | | | | | | | | | | | |
| | # | | | | | | | | | | | |
| DECIDUOUS SHRUB CCA (%) | | | | | | | | | | | | |
| | # | | | | | | | | | | | |
| TOTAL PROPOSED CCA (SF) | | | | | | | | | | | | |
| | # | | | | | | | | | | | |
| REGIONAL U.S. EASTERN U.S. TOTAL | | | | | | | | | | | | |
| | # | | | | | | | | | | | |
| TOTALS | | | | | | | | | | | | |
| | # | | | | | | | | | | | |
| TOTALS | | | | | | | | | | | | |
| | # | | | | | | | | | | | |
| TOTALS | | | | | | | | | | | | |
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| TOTALS | | | | | | | | | | | | |
| | # | | | | | | | | | | | |
| TOTALS | | | | | | | | | | | | |

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DESIGN BY: AK/JD
 CHECK BY: FM
 DATE: DEC 2025

COMMONWEALTH OF VIRGINIA
 Farhang Mojtabi
 FARHANG MOJTABI
 Lic. No. 16584
 02/19/2025
 PROFESSIONAL ENGINEER

SCALE : AS SHOWN

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 3633, 3635 & 3637 ELBERT AVENUE
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