



APPLICATION

DEVELOPMENT SPECIAL USE PERMIT with SITE PLAN

DSUP # _____ **Project Name:** N. Patrick & Madison Townhouses

724, 726 and 728 North Columbus Street, Alexandria, Virginia

PROPERTY LOCATION: _____

TAX MAP REFERENCE: 54.04 05 02, 03 & 04 **ZONE:** CSL

APPLICANT: Parker - Gray One, LLC, a Virginia limited liability company

Name: _____

Address: _____

PROPERTY OWNER: SEE ATTACHED.

Name: _____

Address: _____

SUMMARY OF PROPOSAL Cluster Development Development Special Use Permit with
site to permit the development of 5 townhouse dwelling and common area open space.

MODIFICATIONS REQUESTED Modifications from the minimum lot size, front yard setbacks,
sideyard setback, rear yard setbacks and open space. See Schedule A attached.

SUP's REQUESTED Cluster Development Special Use Permit.

☒ **THE UNDERSIGNED** hereby applies for Development Site Plan with Special Use Permit approval in accordance with the provisions of Section 11-400 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 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.

Duncan W. Blair, Attorney/Agent

Print Name of Applicant or Agent

Signature

Mailing/Street Address

Telephone #

Fax #

City and State

Zip Code

Email address

4 24 2026

Date

DO NOT WRITE IN THIS SPACE - OFFICE USE ONLY

Application Received: _____

Received Plans for Completeness: _____

Fee Paid and Date: _____

Received Plans for Preliminary: _____

ACTION - PLANNING COMMISSION: _____

ACTION - CITY COUNCIL: _____

ADDITIONAL OWNER INFORMATION

CLUSTER DEVELOPMENT SPECIAL USE PERMIT WITH SITE PLAN

724 & 728 North Patrick Street.

Jeffrey Schonberger, Trustee
GS Jeffrey Schonberger Trust
1800 Massachusetts Avenue, NW, Suite 300
Washington, DC 20036
JAS@AlturasREI.com

Elaine Geisinger, Trustee
GS Elaine Geisinger Trust
9221 Potomac School Drive
Potomac, Maryland 20854

728 N. Patrick Street

Jeffrey Schonberger, Managing Member
Alturas Real Estate Interests LLC
1800 Massachusetts Avenue, NW, Suite 300
Washington, DC 20036
JAS@AlturasREI.com

And

Elaine Geisinger
9221 Potomac School Drive
Potomac, Maryland 20854

And

Farideh Schonberger
7410 Scarborough Street
Springfield, Virginia 22153

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.		
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 724-726 N Palm St (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. <u>GS Elaine Geisinger TRUST</u>		<u>50%</u>
2.		
3.		

3. Business or Financial Relationships. Each person or entity listed above (1 and 2), with an ownership interest in the applicant or in the subject property is 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.

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. <u>GS Elaine Geisinger TRUST</u>	<u>NONE</u>	
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.

3/2/2026 | 2:22 PM EST Elaine Geisinger

Date

Printed Name

Signed by:

Elaine Geisinger

Signature

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
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2. Property. State the name, address and percent of ownership of any person or entity owning an interest in the property located at 724-726 N Patrick St (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. <u>GS Jeffrey Schonberger Trust</u>		<u>50%</u>
2.		
3.		

3. Business or Financial Relationships. Each person or entity listed above (1 and 2), with an ownership interest in the applicant or in the subject property is 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.

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. <u>GS Jeffrey Schonberger Trust</u>	<u>None</u>	
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.

3/1/2016

Date

Jeffrey Schonberger

Printed Name

DocuSigned by:

Jeffrey Schonberger

84110131003E4E8

Signature

OWNERSHIP AND DISCLOSURE STATEMENT
Use additional sheets if necessary

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Name	Address	Percent of Ownership
1.		
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 728 N Patrick ST (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. Altums Real Estate Interests, LLC		33.33 %
2.		
3.		

3. Business or Financial Relationships. Each person or entity listed above (1 and 2), with an ownership interest in the applicant or in the subject property is 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.

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. Altums Real Estate Interests, LLC	NONE	
2.		
3.		

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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.

3/2/2026 | 10:29 AM PST Jeffrey Schonberger

Date

Printed Name

DocuSigned by:
Jeffrey Schonberger
Signature

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.		
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 728 N Patricia St (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. Elaine Geisinger		33.33%
2.		
3.		

3. Business or Financial Relationships. Each person or entity listed above (1 and 2), with an ownership interest in the applicant or in the subject property is 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.

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. Elaine Geisinger	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.

3/2/2026 | 2:25 PM EST Elaine Geisinger

Date

Printed Name

Signed by:

Elaine Geisinger
Signature

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.

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Name	Address	Percent of Ownership
1. Farideh Schonberger		33.33%
2.		
3.		

3. Business or Financial Relationships. Each person or entity listed above (1 and 2), with an ownership interest in the applicant or in the subject property is 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.

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. Farideh Schonberger	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.

3/2/2026 | 11:28 AM EST Farideh Schonberger

Date

Printed Name

Signed by:

Farideh Schonberger
Signature

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. 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 _____ (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
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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. Kirby Holdings LLC	None None	
2. Kyle Irby None		None
3. Eric Bernstein None		None

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.

2/27/26 Kyle Irby
 Date Printed Name Signature

1. Eric Bernstein – 50% Ownership

[REDACTED]

Washington, DC 20007

2. Kirby Holdings LLC– 50% Ownership – Single Member LLC owned by Kyle Irby

[REDACTED]

Alexandria, VA 22302

Development SUP # _____

ALL APPLICANTS MUST COMPLETE THIS FORM.

Supplemental forms are required for child care facilities, restaurants, automobile oriented uses and freestanding signs requiring special use permit approval.

1. 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.

The Applicant Parker -Gray One, LLC is a Virginia limited liability company. The Members owning in excess of a 3% interest are Eric Bernstein and Kirby Holdings LLC , a Virginia limited liability company, Kyle Irby is the only person owning in excess of 3% of Kirby, LLC. _____

_____ is the address for all Members.

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. Copy to be provided on request.
☐ **No.** The agent shall obtain a business license prior to filing application, if required by the City Code.

- 2. Narrative description.** The applicant shall describe below the nature of the request **in detail** so that the Planning Commission and City Council can understand the nature of the operation and the use, including such items as the nature of the activity, the number and type of patrons, the number of employees, the hours, how parking is to be provided for employees and patrons, and whether the use will generate any noise. If not appropriate to the request, delete pages 6-9. (Attach additional sheets if necessary.)

SEE ATTACHED.



PROJECT NARRATIVE

CLUSTER DEVELOPMENT SPECIAL USE PERMIT WITH SITE PLAN

The Applicant Parker – Gray One, LLC, a Virginia limited liability company is requesting approval of a Cluster Development Special Use Permit with Site Plan (“Cluster DSUP”) with modifications to permit the development of five (5) townhouse dwellings and associated common area spaces of the property located at 724, 726 & 728 N. Henry Street, Alexandria, Virginia.

The Applicant, Verity Builders, LLC requests approval of a Cluster Development Special Use Permit with preliminary site plan (“Cluster DSUP”) and modifications to permit the development of seven (7) townhome units, including one (1) affordable dwelling unit (“ADU”) for the property located at 5216 Seminary Road (the “Property”).

The Cluster DSUP provisions allow for a better site layout than the by-right layout in certain circumstances by allowing smaller lot sizes and yard requirements in exchange for consolidated open space. The proposed FAR and number of townhouse lots must be consistent with the FAR and number of lots that could be developed “by-right” under the conventional zoning, but the cluster allows the FAR and open space to be considered on an overall site basis, thereby allowing for a more urban townhouse layout with rear alley access and consolidated open space versus front load units with open space on each individual lot.

The proposed development substantially conforms to the City’s Master Plan. The development complies with all applicable regulations of the Zoning Ordinance, except for the proposed modifications, which are permissible as part of the Cluster DSUP.

3. How many patrons, clients, pupils and other such users do you expect?

Specify time period (i.e., day, hour, or shift).

Not Applicable

4. How many employees, staff and other personnel do you expect?

Specify time period (i.e. day, hour, or shift).

Not Applicable

5. Describe the proposed hours and days of operation of the proposed use: Not Applicable

Day	Hours	Day	Hours
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____

6. Describe any potential noise emanating from the proposed use:

A. Describe the noise levels anticipated from all mechanical equipment and patrons.

Not Applicable

B. How will the noise from patrons be controlled?

Not Applicable

7. Describe any potential odors emanating from the proposed use and plans to control them:

Not Applicable

8. Provide information regarding trash and litter generated by the use:

A. What type of trash and garbage will be generated by the use?

Trash and garbage associated with residential use.

B. How much trash and garbage will be generated by the use?

The amount of trash and garbage associated with residential use.

C. How often will trash be collected?

It is anticipated that the property will have once a week City of Alexandria refuse recovery services.

D. How will you prevent littering on the property, streets and nearby properties?

Not Applicable

9. Will any hazardous materials, as defined by the state or federal government, be handled, stored, or generated on the property?

☐ Yes. ☐ No.

If yes, provide the name, monthly quantity, and specific disposal method below:

10. Will any organic compounds (for example: paint, ink, lacquer thinner, or cleaning or degreasing solvent) be handled, stored, or generated on the property?

☐ Yes. ☒ No.

If yes, provide the name, monthly quantity, and specific disposal method below:

11. What methods are proposed to ensure the safety of residents, employees and patrons?

Not Applicable

ALCOHOL SALES

12. Will the proposed use include the sale of beer, wine or mixed drinks?

☐ Yes. ☒ No.

If yes, describe alcohol sales below, including if the ABC license will include on-premises and/or off-premises sales. Existing uses must describe their existing alcohol sales and/or service and identify any proposed changes in that aspect of the operation.

PARKING AND ACCESS REQUIREMENTS

13. Provide information regarding the availability of off-street parking:

A. How many parking spaces are required for the proposed use pursuant to section 8-200 (A) of the zoning ordinance? None.

B. How many parking spaces of each type are provided for the proposed use:

_____ 5 Standard spaces
_____ Compact spaces
_____ Handicapped accessible spaces
_____ Other

- C. Where is required parking located? (check one) ☒ **on-site** ☐ **off-site**

If the required parking will be located off-site, where will it be located?

Pursuant to section 8-200 (C) of the zoning ordinance, commercial and industrial uses may provide off-site parking within 500 feet of the proposed use, provided that the off-site parking is located on land zoned for commercial or industrial uses. All other uses must provide parking on-site, except that off-street parking may be provided within 300 feet of the use with a special use permit.

- D. If a reduction in the required parking is requested, pursuant to section 8-100 (A) (4) or (5) of the zoning ordinance, complete the **Parking Reduction Supplemental Application**.

14. Provide information regarding loading and unloading facilities for the use:

- A. How many loading spaces are required for the use, per section 8-200 (B) of the zoning ordinance? None
- B. How many loading spaces are available for the use? Not Applicable
- C. Where are off-street loading facilities located? Not Applicable
- D. During what hours of the day do you expect loading/unloading operations to occur?
Not Applicable
- E. How frequently are loading/unloading operations expected to occur, per day or per week, as appropriate?
Not Applicable

15. Is street access to the subject property adequate or are any street improvements, such as a new turning lane, necessary to minimize impacts on traffic flow?

No modifications are required.

SCHEDULE A

Modifications:

- MODIFICATION OF MINIMUM LOT WIDTH/FRONTAGE PURSUANT TO SECTION 11-603(G) FOR LOTS 501-505.
- MODIFICATION OF SECTION 4-306(A)(2)(a) FOR REDUCED FRONT YARD SETBACK FOR LOT 501 ALONG MADISON STREET FRONTAGE AND LOTS 501-505 ALONG N PATRICK STREET.
- MODIFICATION OF SECTION 4-306(A)(2)(b) FOR REDUCED SIDE YARD SETBACK FOR LOTS 501 AND 505.
- MODIFICATION OF SECTION 4-306(A)(2)(c) FOR REDUCED REAR YARD SETBACK FOR LOTS 502-505.
- MODIFICATION OF SECTION 4-306(A)(2)(d) FOR REDUCED OPEN SPACE.

Lot Breakdown

1. Lot 501: 1,228 SF
2. Lot 502: 1,083 SF
3. Lot 503: 1,083 SF
4. Lot 504: 1,082 SF
5. Lot 505: 1,224 SF
6. Outlot A: 4,109 SF

Open Space

1. **Required:** 3,578 SF (35%)
2. **Provided:** 3,020 SF (30.8%)
3. **Contiguous Open Space:** 1,810 SF (44% of Outlot A)

Lot Width / Frontage

1. **Required:** Interior 18 FT / End 26 FT / Corner 38 FT

2. **Provided:**

1. Lot 501: 19.25 FT (corner) *

2. Lots 502–504: 17 FT *

3. Lot 505: 19.25 FT *

Setbacks

Lot	Front	Side (North)	Side (South)	Rear (West)	Side (West)
501	3.1' (E) / 0.0' (N)*	N/A	0.0'*	N/A	5.0'*
502	4.5'*	0.0'	0.0'	4.0'*	N/A
503	4.5'*	0.0'	0.0'	4.0'*	N/A
504	4.5'*	0.0'	0.0'	4.0'*	N/A
505	3.1'*	0.0'*	N/A	5.0'*	N/A

