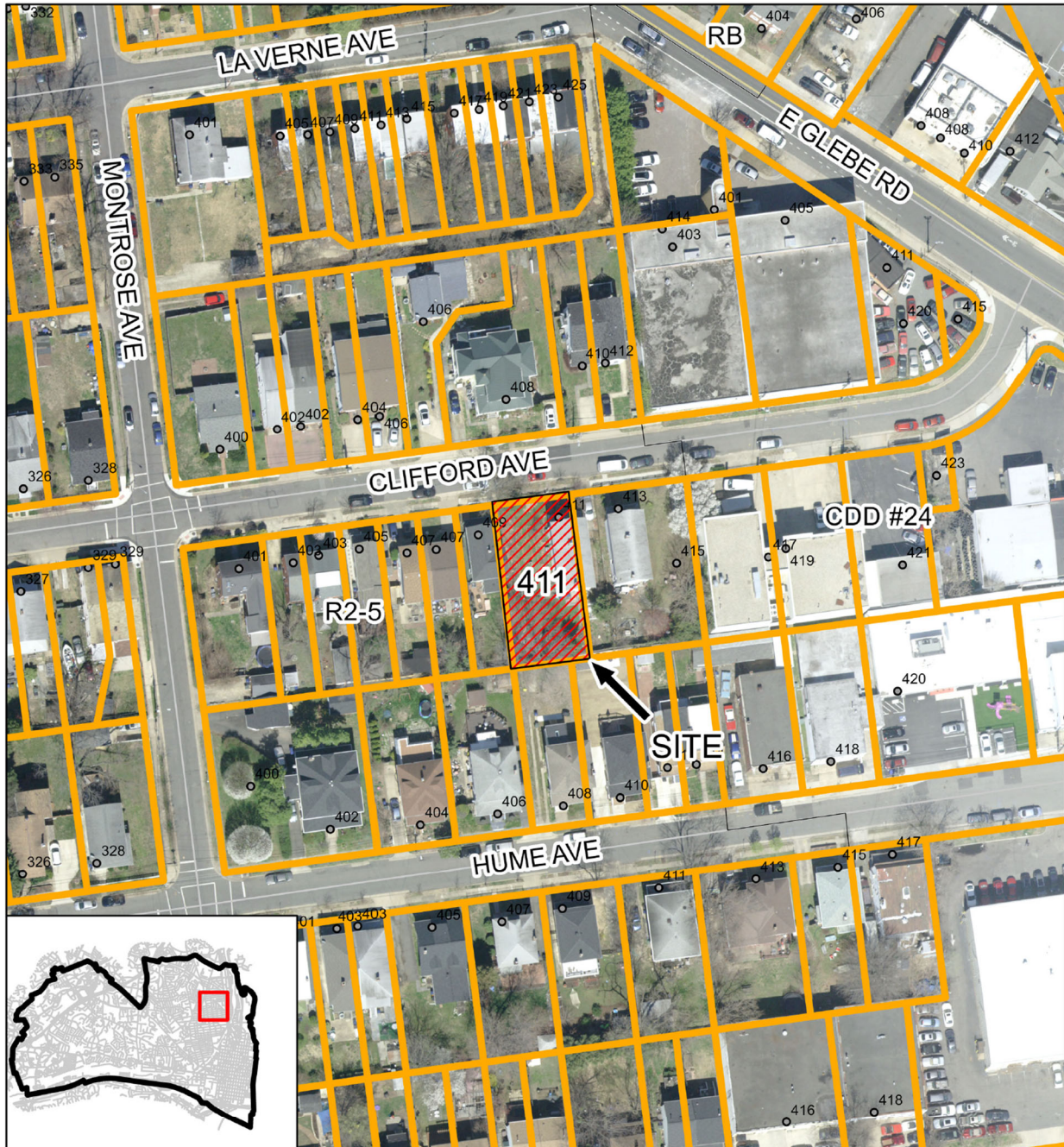


**DOCKET ITEM #3**  
**Subdivision #2026-00001**  
**411 Clifford Avenue**

---

<b>Application</b>	<b>General Data</b>	
<b>Request:</b> Public hearing and consideration of a request for a Subdivision to re-subdivide an existing lot into two lots with a variation to floor area ratio.	<b>Planning Commission Hearing:</b>	May 5, 2026
	<b>Approved Plat must be Recorded By:</b>	November 5, 2027
<b>Address:</b> 411 Clifford Avenue	<b>Zone:</b>	R-2-5/Residential
<b>Applicant:</b> Teresa Elaine Lustig, represented by Duncan Blair, attorney	<b>Small Area Plan:</b>	Potomac West
<b>Staff Recommendation:</b> APPROVAL subject to compliance with all applicable codes, ordinances, and recommended conditions found in Section IV of this report.		
<b>Staff Reviewer:</b> Catie McDonald, <a href="mailto:catherine.mcdonald@alexandriava.gov">catherine.mcdonald@alexandriava.gov</a> Sam Shelby, <a href="mailto:sam.shelby@alexandriava.gov">sam.shelby@alexandriava.gov</a>		



**Subdivision #2026-00001**  
**411 Clifford Avenue**



## I. DISCUSSION

The applicant, Terese Elaine Lustig, represented by Duncan Blair, attorney, requests approval to re-subdivide the existing two lots and one partial lot into two lots with variation in one lot's floor area ratio (FAR). Staff recommends approval of this request.

### SITE DESCRIPTION

The subject property, featured in Figure 1, below, contains two lots and one partial lot of record, all rectangular in shape, addressed 411 Clifford Avenue. The property has a total parcel size of 6,562 square feet and a frontage of 62.5 feet. Single and two-unit dwellings, as well as commercial properties surround the subject parcel. There is currently a single-unit dwelling occupying the property that was built in 1915.



*Figure 1 – Subject Property*

### SUBDIVISION BACKGROUND

On April 6, 1894, the St. Elmo Subdivision was created, consisting of multiple blocks containing generally rectangularly shaped lots with 25-foot frontages; see Figure 2, below. Existing Lots 220, 221, and 222 were created with the original subdivision; the subject property consists of all of Lots 221 and 222 and half of Lot 220. Note that Ashby Street was formerly named Braddock Avenue.



Figure 2 – Original 1894 St. Elmo Subdivision (subject property in red)

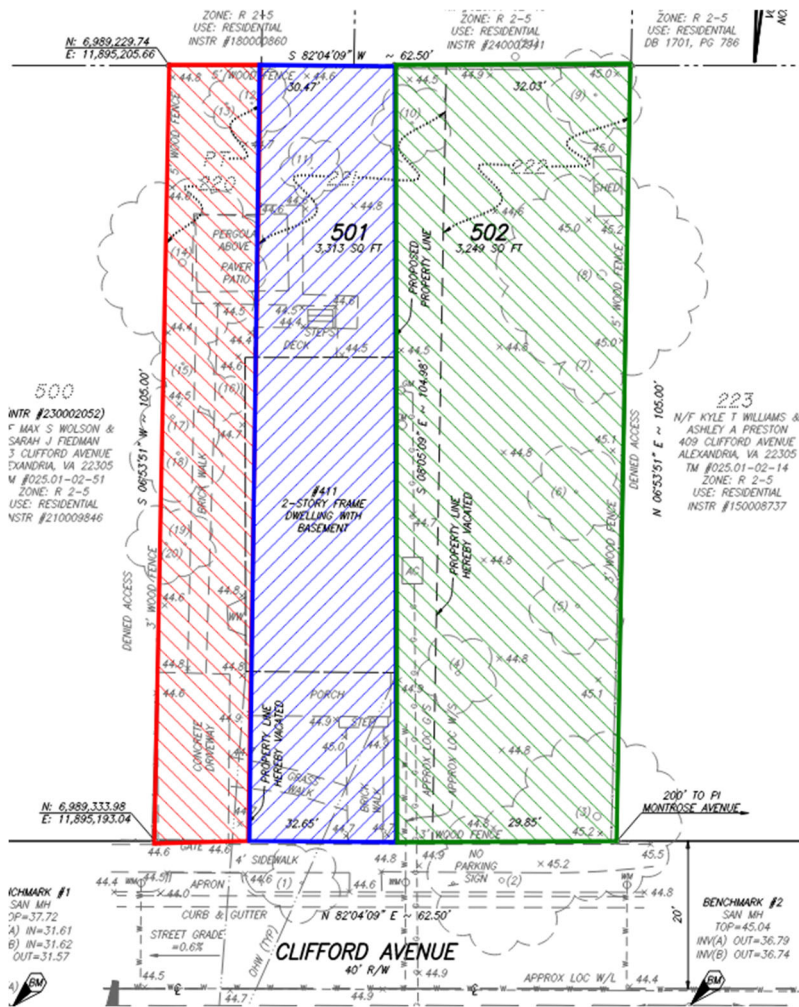
Planning Commission has approved several re-subdivisions within the original subdivision area, including lots in the blocks surrounding the subject property; see Figure 3, below.



Figure 3 – Re-subdivisions of St. Elmo lots surrounding subject property (subject property in yellow, re-subdivisions in orange)

**PROPOSAL**

The applicant requests approval to subdivide Lots 221 and 222, and partial Lot 220, into two lots. Both lots would be rectangular in shape. Proposed Lot 501 would provide 32.65 feet of frontage and would have a lot size of 3,313 square feet. Proposed Lot 502 would provide 29.85 feet of frontage and would have a lot size of 3,249 square feet. The existing dwelling at 411 Clifford would remain, with the new lot line running along its west wall. Maintaining the existing dwelling on Proposed Lot 501 would put the structure slightly over the permitted FAR for the R-2-5 zone with a ratio of 0.49 instead of 0.45. Therefore, the applicant is also requesting approval for a variation in FAR for Proposed Lot 501. The applicant plans to develop the new lot with one unit of a semi-detached, connecting it to the existing house. Existing and proposed lots are shown in Figures 4 and 5, below.



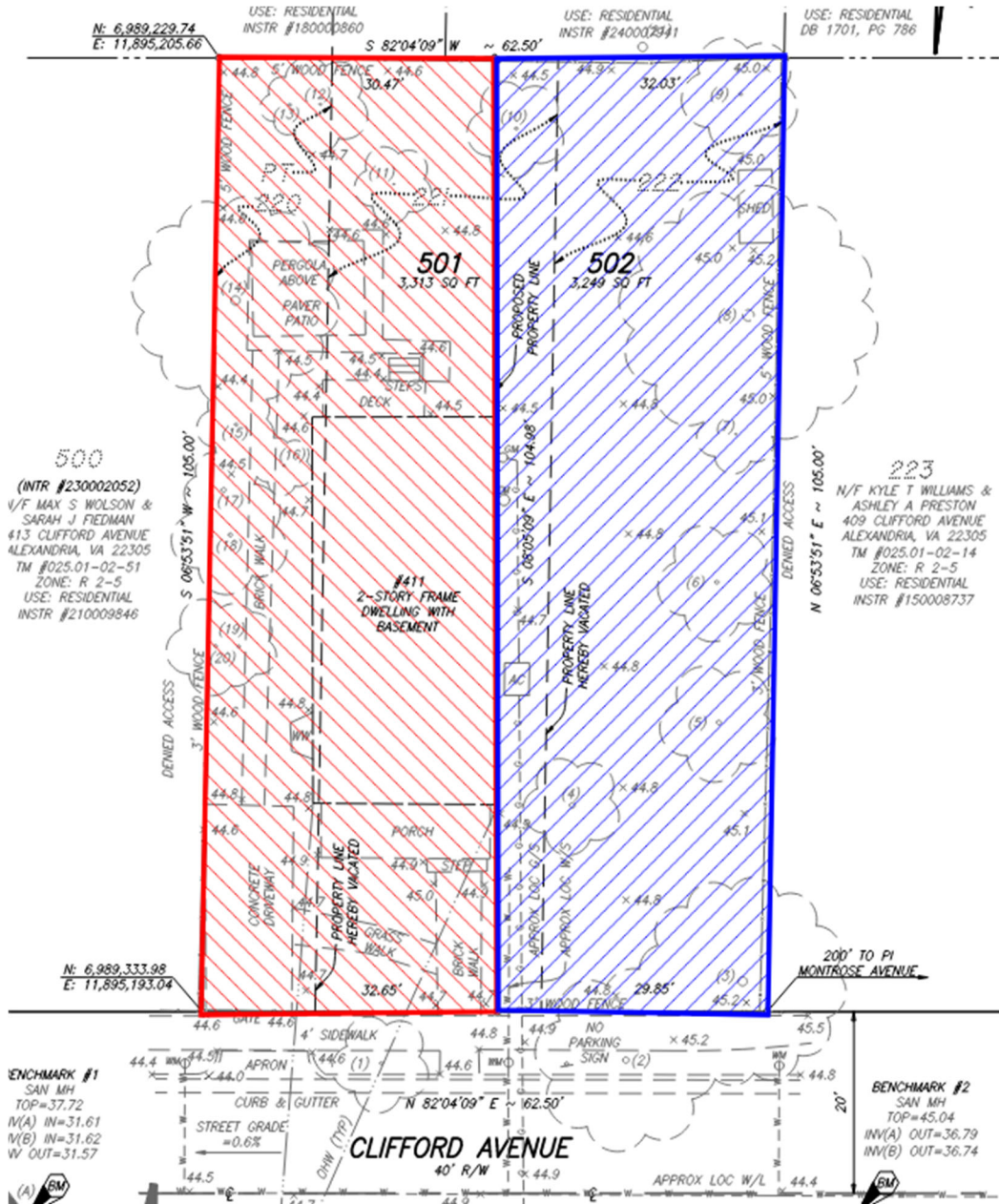


Figure 4 – Existing Part Lot 220 (red) and Existing Lots 221 (blue) & 222 (green)

Figure 5 – Proposed Lots (501 in red, 502 in blue)

**ZONING/MASTER PLAN DESIGNATION**

The subject property is zoned R-2-5, Residential, and both proposed lots would comply with all lot requirements for a semi-detached two-unit dwelling except that the existing dwelling at Proposed Lot 501 would be over the maximum permitted FAR for the zone; see Table 1 below. Any future redevelopment would be required to comply with all applicable provisions of the most current Zoning Ordinance.

Table 1: R-2-5 Zoning Requirements

	Required/Permitted	Subject Property	Proposed	
		Existing Lots 221 and 222 and Partial Lot 220	Lot 501	Lot 502
Lot Size	2,500 Sq. Ft.	6,562 Sq. Ft.	3,375 Sq. Ft.	3,375 Sq. Ft.
Width	25 Ft.	62.5 Ft.	25 Ft.	25 Ft.
Frontage	25 Ft.	62.5 Ft.	25 Ft.	25 Ft.
Front Yard	20 Ft.	22.75 Ft.	22.75 Ft.	Future development required to comply with all bulk and open space provisions.
Side Yard (East)	7 Ft., 1:3 ratio	10.83 Ft.	10.83 Ft.	
Side Yard (West)		30.16 Ft.	0 Ft.*	
Rear Yard	7 Ft., 1:1 ratio	39.5 Ft.	39.5 Ft.	
Floor Area	0.45	~0.25	0.49**	

\*Side yard not required with addition of second semi-detached unit

\*\*FAR variation for existing dwelling requested

The Planning Commission may only approve a subdivision that would create a noncompliance in a dwelling's FAR if they also approve a variation from this requirement. Zoning Ordinance section 11-1713 establishes the variation procedure and criteria as follows:

- (A) The commission may, by vote of a majority of its members, authorize specific variations from the provisions of this section 11-1700, when the commission finds that (i) strict adherence to such provisions would result in substantial injustice (ii) the use and character of the resulting lots or parcels in such a subdivision would not be inconsistent with the use provisions of the zone in which the property is situated and with the existing development in the immediate area; and (iii) one or more of the following special circumstances exists:
- (1) Extremely rugged topography.
  - (2) Irregularity in shape of parcel preventing conformance with normal lot area or frontage requirements.
  - (3) Insufficient frontage on existing street where the interior of the tract can be served only by a street substandard in width when not serving more than five lots, provided the street is not less than 30 feet in width. If only a single lot is served, the width may be less than 30 feet. A turn around area may be required.

- (4) Streets along border of the subdivision where the subdivision borders on unsubdivided land and the remaining street width will be provided from adjacent land.
  - (5) Resubdivision of lots in subdivisions of record as of January 1, 1952, where, because of existing structures or gross area of land involved, the subdivided lots would not conform to all of the requirements of the zone in which the subdivision is located.
- (B) As used in this section, "substantial injustice" means that the strict application of this ordinance would create an unreasonable burden on the development, use and enjoyment of the property which outweighs the land use or land development purposes served by the specific zoning provision or provisions of this ordinance at issue.
- (C) The applicant shall have the burden of establishing each element required for the grant of a variation.

The property is located within the Potomac West Small Area Plan chapter of the Alexandria Master Plan, which designates the property for low-density residential uses consistent with the R-2-5 zoning regulations. The proposed lots would comply with the Potomac West Small Area Plan as they would be suitable for low-density residential uses.

## **II. STAFF ANALYSIS**

Staff recommends approval of the applicant's request for a subdivision with a variation. The proposed re-subdivision of the lots would comply with all the subdivision requirements except [Section 11-1710\(B\)\(3\) and 11-1710\(D\)](#). These provisions require new lots to comply with the R-2-5 zone's maximum permitted FAR. The applicant requests a variation pursuant to section 11-1713 from these provisions. Staff found that the applicant's request also meets the variation criteria. Analysis follows.

### **COMPLIANCE WITH SUBDIVISION REQUIREMENTS GENERALLY**

Staff determined that the proposed re-subdivision would meet all subdivision requirements established by section 11-1710, except the provisions which require proposed lots to comply with FAR requirements. Both lots would be suitable for residential uses and structures permitted by the R-2-5 zone. The proposed lots would meet the minimum lot size, frontage, and width requirements and proposed Lot 502 could be developed with the second half of a semi-detached two-unit dwelling that complies with the zone's bulk requirements.

### **COMPLIANCE WITH SUBDIVISION CHARACTER REQUIREMENTS**

The interior, residentially zoned lots on the 400 block of Clifford Avenue are used for the comparison. The proposed lots' characteristics are consistent with similarly situated lots in terms of lot sizes, widths, and frontages; see Figure 6, below. These similarly situated lots are discussed in additional detail under the Lot Analysis section.



Figure 6 – Area of Comparison and Similarly Situated Lots, blue; Subject property in red

LOT ANALYSIS

The lot analysis for proposed Lots 501 and 502 includes the 15 lots outlined in Figure 6 above. These lots were included because they are: in the original subdivision, zoned R-2-5, and interior lots on the same block of Clifford Avenue as the subject property. Table 2 below shows how the proposed lots compare to the similarly situated lots within the area of comparison in terms of width, frontage, and area.

Table 2 – Lot Analysis

Address	Width	Frontage	Area
Existing Lot	62.5 Ft.	62.5 Ft.	6,562 Sq. Ft.
Proposed Lot 501	32.65 Ft.	32.65 Ft.	3,313 Sq. Ft.
Proposed Lot 502	29.85 Ft.	29.85 Ft.	3,249 Sq. Ft.
402 Clifford Avenue	25 Ft.	25 Ft.	3,000 Sq. Ft.

402 A Clifford Avenue	25 Ft.	25 Ft.	3,000 Sq. Ft.
403 Clifford Avenue	25 Ft.	25 Ft.	2,625 Sq. Ft.
403 A Clifford Avenue	25 Ft.	25 Ft.	2,625 Sq. Ft.
404 Clifford Avenue	25 Ft.	25 Ft.	3,000 Sq. Ft.
405 Clifford Avenue*	25 Ft.	25 Ft.	2,625 Sq. Ft.
406 Clifford Avenue	25 Ft.	25 Ft.	3,000 Sq. Ft.
406 ½ Clifford Avenue	25 Ft.	25 Ft.	3,000 Sq. Ft.
407 Clifford Avenue	25 Ft.	25 Ft.	2,625 Sq. Ft.
407 A Clifford Avenue	25 Ft.	25 Ft.	2,625 Sq. Ft.
408 Clifford Avenue	75 Ft.	75 Ft.	6,998 Sq. Ft.
409 Clifford Avenue*	25 Ft.	25 Ft.	2,625 Sq. Ft.
410 Clifford Avenue	25 Ft.	25 Ft.	3,000 Sq. Ft.
412 Clifford Avenue	25 Ft.	25 Ft.	3,000 Sq. Ft.
413 Clifford Avenue	62.5 Ft.	62.5 Ft.	6,562 Sq. Ft.

\*substandard lot

The proposed lots would be substantially compatible with established neighborhood character as required by 11-1710(B). The proposed lots and existing dwelling, with the variation, would comply with the R-2-5 zone requirements for semi-detached two-unit dwellings. The R-2-5 zone's minimum lot size, width, and frontage requirements, as well as the yard requirements, for semi-detached two-unit dwellings ensure that properties within the zone are suitable for low-density residential uses as required by the Potomac West Small Area Plan Chapter of the City's Master Plan.

Further, the proposed lot dimensions for Proposed Lots 501 and 502 are closer in size and shape to the similarly situated lots than the existing configuration of the subject property. Therefore, the proposed lots with the variation would not only comply with the zone's lot, width, and frontage requirements but would also be more compatible with similarly situated lots.

### VARIATIONS

Proposed Lot 501 would exceed the R-2-5 zone's permitted maximum FAR, and would not meet the requirements of sections 11-1710(B)(3) and 11-1710(D). 11-1710(B)(3) states the following:

No resubdivision shall be approved which results in the creation or the continuation of a lot, building or structure which does not comply with the provisions of this ordinance, unless the commission expressly authorizes a variation pursuant to section 11-1713 of this ordinance.

Section 11-1710(D) includes a similar regulation which reads as follows:

The subdivision shall conform to the requirements of the zone in which the subdivision is situated.

The applicant has requested a variation from these provisions, stating the following special circumstance exists on the subject property:

- (1) Resubdivision of lots in subdivisions of record as of January 1, 1952, were, because of existing structures or gross area of land involved, the subdivided lots would not conform to all of the requirements of the zone in which the subdivision is located.

The applicant's justifications for the variation request are included with their application. They state that the strict application of the ordinance would cause a substantial injustice as it precludes any re-subdivision of the subject property.

Staff agrees that the special circumstance, stated above, exists as the St. Elmo subdivision and the subject lots was originally recorded prior to January 1, 1952. Because of where the dwelling is located, any re-subdivision that both maintains the existing dwelling and creates lots suitable for a semi-detached two-unit dwelling would "...not conform to all of the requirements of the zone in which the subdivision is located."

The existing dwelling's location affects the applicant's ability to create two complying lots. Lots suitable for development with a two-unit semi-detached dwelling must have the shared lot line located along the middle of the building so each dwelling unit can be on its own lot. As such, to keep the existing dwelling and convert it to a semi-detached dwelling configuration, the new lot line would have to run along the existing dwelling's west-facing building wall. Because of where the existing dwelling is sited, this configuration would result in a lot size for proposed Lot 501 that is insufficient to make the existing dwelling comply with FAR.

This situation makes it necessary for the applicant to seek a variation per Section 11-1713 to allow the FAR of 0.49 to exceed to R-2-5 zone limit of 0.45. Strict application of the ordinance would require Proposed Lot 501 to be large enough to accommodate dwelling's existing floor area. To accomplish this, Proposed Lot 501 would need to be wider or have an irregular shape. Alternatively, another version of strict application would require the applicant to demolish the existing dwelling. Staff finds that strict application, in either case, would create an unreasonable burden on the use of the property, meeting the substantial injustice requirement, because any re-subdivision that creates complying lots and preserves the existing dwelling would be precluded.

The FAR requirement exists to control the size of buildings and to ensure appropriate and consistent density within a given zone. Given that the size of the existing dwelling would not technically be changing, the purpose of the FAR requirement would be upheld.

Overall, staff agrees with the applicant's conclusions related to the variation standards. All required elements have been established so staff finds that the Planning Commission may authorize the requested variation.

#### RECOMMENDED CONDITIONS

Staff is including Condition #2 which requires that, if the existing dwelling is demolished, any new structure constructed on Proposed Lot 501 must comply with all applicable FAR requirements.

NEIGHBORHOOD OUTREACH AND COMMENTS

Staff notified the Del Ray Citizens Association (DRCA) on February 27, 2026. As of April 14, 2026, DRCA has not provided any comments.

**III. CONCLUSION**

In summary, staff finds that Proposed Lots 501 and 502 would adhere to all the subdivision requirements and the proposal meets all required variation elements. Further, the lots are of substantially similar character as other similarly situated lots on this block of Clifford Avenue. Therefore, staff recommends approval of the request subject to the conditions contained in Section IV of this report.

**IV. RECOMMENDED CONDITIONS**

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

1. The final subdivision plan shall comply with the Zoning Ordinance Section 11-1700. (P&Z)
2. If the existing house on Proposed Lot 501 is demolished, any new structures shall comply with all applicable bulk and open space requirements. (P&Z)

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

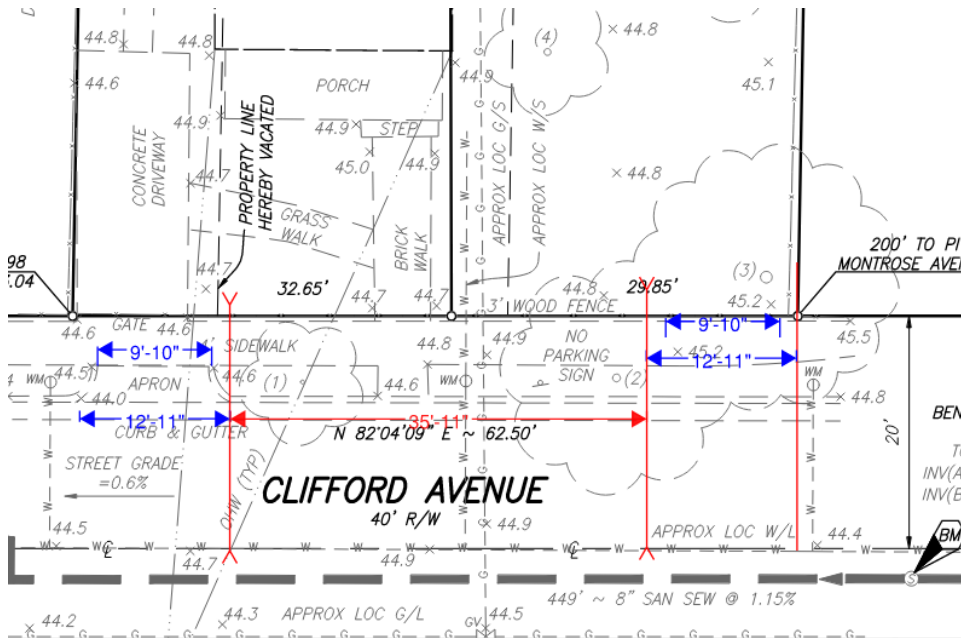
Staff Note: This plat will expire 18 months from the date of approval unless recorded sooner.

**V. CITY DEPARTMENT COMMENTS**

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

Transportation & Environmental Services:

F-1 As the grading plans develop, explore ways to minimize impacts to existing on-street parking by repeating the “character” (i.e., width) of existing driveway on the newly proposed lot. This would effectively preserve at least one on-street space in front of the site. (Transportation Planning)



Code Enforcement:

- C-1 Exterior walls located less than 5 feet from the lot line shall be of 1-hour fire-resistance- rated construction in accordance with Virginia Residential Code Section R302.1(1). The proposed new lot line shall not be located within 5 feet of the existing building’s exterior wall unless the wall is upgraded to meet the required fire-resistance rating.
- C-2 Openings are not permitted in exterior walls where the fire separation distance is less than 3 feet from the lot line. In addition, for unsprinklered buildings, the total area of openings in a wall with a fire separation distance of 3 feet or more but less than 5 feet shall not exceed 25 percent of the wall area. Therefore, if a new lot line is established within 5 feet of an exterior wall, all openings in the existing exterior wall facing the lot line shall be verified for compliance with

C-3 Virginia Residential Code Table R302.1(1).  
Projections shall not be located closer than 5 feet to the lot line. In unsprinklered buildings, projections with a fire separation distance of less than 5 feet shall be protected on the underside. Therefore, no new subdivided lot line shall be established within 5 feet of any existing projection unless the projection complies with these protection requirements.

**Exception:**

- Detached tool sheds and storage sheds, playhouses and similar structures exempted from *permits* are not required to provide wall protection based on location on the *lot*. Projections beyond the *exterior wall* shall not extend over the *lot line*.
- Detached garages accessory to a *dwelling* located within 2 feet (610 mm) of a *lot line* are permitted to have roof eave projections not exceeding 4 inches (102 mm).
- Foundation vents installed in compliance with this code are permitted.
- Decks and open porches.
- Walls of *dwelling*s and accessory structures located on lots in subdivisions or zoning districts where building setbacks established by local ordinance prohibit the walls of the structures on adjacent lots from being closer than 10 feet (3048 mm) to each other at any point along the exterior walls.

Fire:

No comments.

Recreation, Parks & Cultural Activities:

No comments.

Archaeology:

No comments.

Landscape:

No comments.



**APPLICATION**

**SUBDIVISION OF PROPERTY**

**SUB #** \_\_\_\_\_

411 Clifford Avenue, Alexandria, Virginia 22305

**PROPERTY LOCATION:** \_\_\_\_\_

**TAX MAP REFERENCE:** 25.01 02 45 **ZONE:** R 2-5

**APPLICANT:**

Teresa Elaine Lustig

Name: \_\_\_\_\_

Address: \_\_\_\_\_

**PROPERTY OWNER:**

Teresa Elaine Lustig

Name: \_\_\_\_\_

Address: \_\_\_\_\_

**SUBDIVISION DESCRIPTION**

Approval of a plat of resubdivision of the existing 5 2-5 complaint lot

into two new R 2-5 complaint lots. The new lots will be substantially of the same character as to suitability

for residential use and structures, lot area, orientation, frontage as to lots in the original subdivision.

- 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.

Duncan W. Blair, Attorney Agent

Print Name of Applicant or Agent

\_\_\_\_\_

Mailing/Street Address

\_\_\_\_\_

City and State

Zip Code

Signature

\_\_\_\_\_

N/A

Telephone #

\_\_\_\_\_

Fax #

Email address

1 23 2026

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.    Teresa Elaine Lustig is the sole owner of the property at 411 Clifford Avenue,

\_\_\_\_\_  
Alexandria, Virginia 22305.  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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?

A copy will be provided on Request.

- 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.

# 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.	Teresa Elaine Lustig	[REDACTED]	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 411 Clifford Avenue, Alexandria, Virginia (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.	Teresa Elaine Lustig	[REDACTED]	100 %
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. Teresa Elaine Lustig	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.

1 23 2026



Date	Printed Name	Signature
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**WAIVER OF RIGHT TO AUTOMATIC APPROVAL**

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

**PROJECT NAME:** 411 Clifford Avenue

**PROJECT ADDRESS:** 411 Clifford Avenue

**DESCRIPTION OF REQUEST:**

Resubdivision of an existing R-2-5 lot into two new R-2-5 compliant 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. This waiver is limited to the number of days between the filing deadline of 1/27/26 and the PC Hearing on 4/7/26 in excess of 45 days.

Date: 1/23/26

Applicant

Agent

Signature: 

Printed Name: Duncan W. Blair, Attorney/Agent

- GENERAL NOTES:**
- TAX MAP: #025.01-02-45
  - ZONE: R 2-5
  - OWNER/APPLICANT: TERESA ELAINE LUSTIG  
411 CLIFFORD AVENUE  
ALEXANDRIA, VA 22305
  - TOTAL SITE AREA = 6,562 SQ. FT. OR 0.1506 ACRES
  - TOPOGRAPHIC DATA WAS COMPILED FROM CITY OF ALEXANDRIA TOPOGRAPHY RECORDS.
  - 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.
  - PLAT SUBJECT TO RESTRICTIONS OF RECORD.
  - A TITLE REPORT WAS NOT FURNISHED, THUS ALL EASEMENTS MAY NOT BE SHOWN.

**TREE TABLE:**

1) 4" TREE	11) 2" TREE
2) 8" TREE	12) 3" TREE
3) 12" TREE	13) 4" TREE
4) 6" TREE (CLUSTER)	14) 12" TREE
5) 8" TREE (CLUSTER)	15) 4" TREE
6) 2" TREE (CLUSTER)	16) 6" TREE
7) 2" TREE (CLUSTER)	17) 6" TREE
8) 15" TREE	18) 5" TREE (TWIN)
9) 4" TREE	19) 4" TREE
10) 4" TREE	20) 4" TREE (CLUSTER)

**LOT TABULATION (R 2-5)**

TOTAL SITE AREA	6,562 SQ. FT. OR 0.1506 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
MIN. LOT AREA PROVIDED (LOT 501)	3,313 SQ. FT. OR 0.0761 ACRES
MIN. LOT AREA PROVIDED (LOT 502)	3,249 SQ. FT. OR 0.0746 ACRES
MINIMUM LOT WIDTH REQUIRED	25.00'
LOT WIDTH PROVIDED	(LOT 501) 32.23'
	(LOT 502) 30.27'
MINIMUM LOT FRONTAGE REQUIRED	25.00'
LOT FRONTAGE PROVIDED (LOT 501)	32.65'
LOT FRONTAGE PROVIDED (LOT 502)	29.85'

**EXISTING LOT TABULATION**

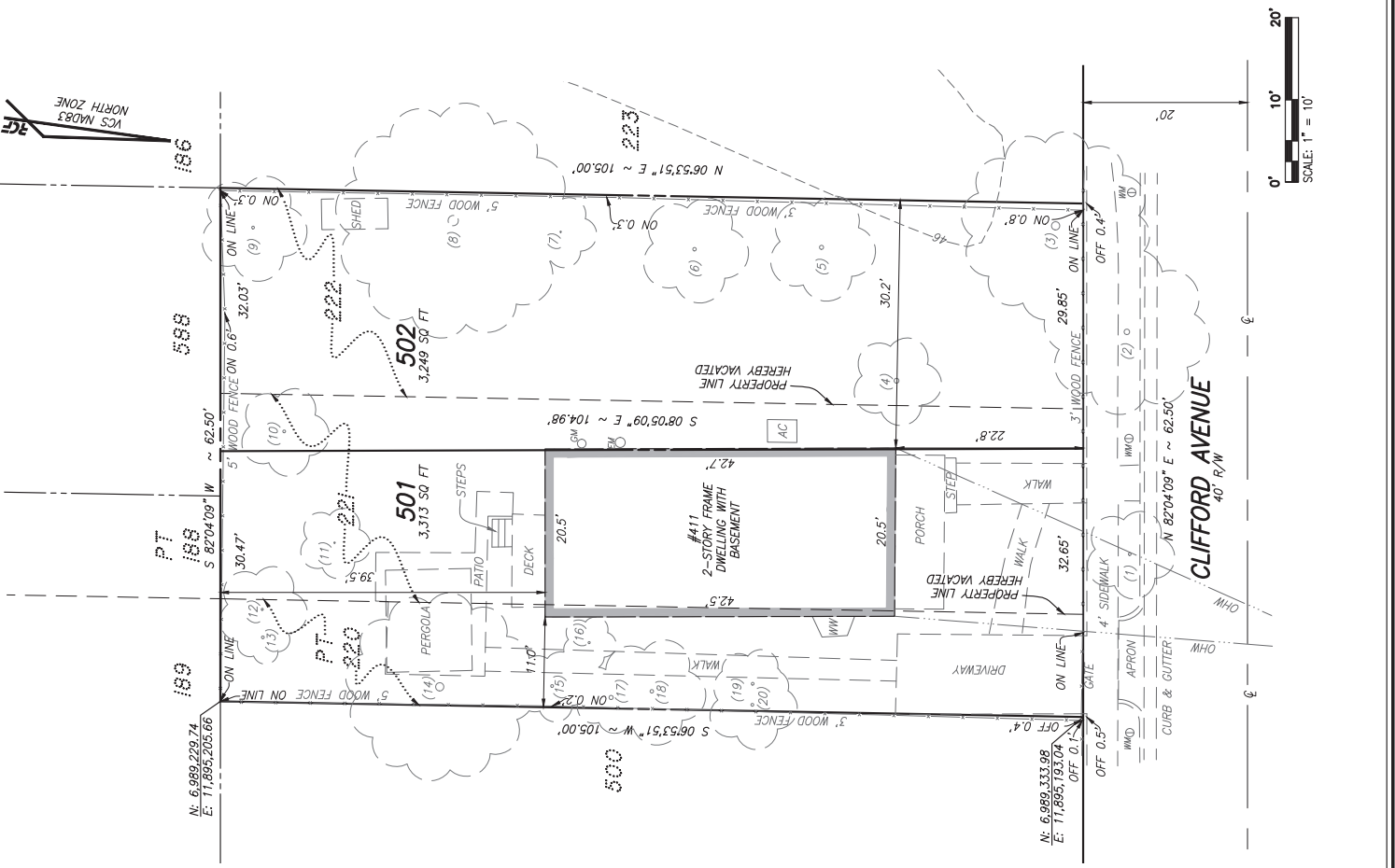
PART OF LOT 220 2,500 SQ. FT. OR 0.0574 ACRES  
 LOT 221 3,313 SQ. FT. OR 0.0761 ACRES  
 LOT 222 3,313 SQ. FT. OR 0.0761 ACRES  
 TOTAL SITE AREA 6,562 SQ. FT. OR 0.1506 ACRES

I HEREBY CERTIFY THAT THE LOCATION OF THE PHYSICAL IMPROVEMENTS SHOWN HEREON IS CORRECT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, AND COMPLIES WITH THE MINIMUM STANDARDS AND PROCEDURES SET FORTH IN CHAPTER 18VA10-20-380 OF THE VIRGINIA CODE.

NO PROPERTY CORNERS WERE SET.



A PLAT  
 SHOWING PRELIMINARY SUBDIVISION  
 LOTS 501 & 502  
**CLIFFORD'S ADDITION TO ST. ELMO**  
 LOTS 221, 222, & WEST HALF OF LOT 220  
**ST. ELMO**  
 DEED BOOK O-4, PAGE 402 (ARLINGTON COUNTY)  
 CITY OF ALEXANDRIA, VIRGINIA  
 DATE: JANUARY 12, 2026 SCALE: 1" = 10'



Prepared by: Moshos & Haden, P.C.  
10521 Judicial Drive, #200  
Fairfax, VA 22030

Return to: NFRES  
Post closing Dept.  
12851 Worldgate Drive, #500  
Herndon, Virginia 20171

**Underwriter: First American Title Insurance Company**  
**Consideration: \$650,000.00 Tax Map/Parcel ID No.: 025.01-02-45**  
**Grantees' address: 411 Clifford Avenue, Alexandria, Virginia 22305**

### DEED

**THIS DEED**, made this 17<sup>th</sup> day of December, 2007, by and between, Jacquelyn Wallace MEADE, Grantor, and Teresa Elaine LUSTIG, as sole separate estate, Grantee.

#### WITNESSETH:

That for and in consideration of the sum of Ten Dollars (\$10.00), cash in hand paid and other good and valuable consideration, receipt of which is acknowledged, the Grantor hereby grants, bargains, sells, and conveys with GENERAL WARRANTY OF TITLE to the Grantee in fee simple, as sole separate estate, all of that certain lot, piece or parcel of land, together with improvements and appurtenances thereunto, lying, situate and being in the City of Alexandria, Commonwealth of Virginia more particularly described as follows:

Tax Map/ID #025.01-02-45, being known and designated Lots 221, 222 and the west one-half of Lot Numbered 220 with improvements and appurtenances, in the subdivision of St. Elmo, in the City of Alexandria, Virginia, as recorded in Deed Book O-4 at Page 402, among the land records of Arlington County, Virginia, now being in the City of Alexandria, Virginia.

AND BEING the same property conveyed to Grantor herein by Deed dated March 13, 1998 and recorded on March 16, 1998 in Deed Book 1634 at Page 105 in the Clerk's Office of the City of Alexandria, Virginia.

This conveyance is made subject to the restrictions, covenants, easements, rights-of-way, reservations, limitations and conditions contained in the chain of title to the property among the aforesaid land records.

The Grantor covenants that she has the right to convey the aforesaid property unto the Grantee; that the Grantee shall have quiet possession thereof; that the Grantor has done no act to encumber the property except as herein stated and will execute such further assurances of the land as may be requisite.

1705

WITNESS the following signatures and seals:

*Jacquelyn Wallace Meade* (SEAL)  
Jacquelyn Wallace MEADE, Grantor

STATE OF VIRGINIA:

COUNTY OF Fairfax, TO WIT:

The undersigned Notary Public for the jurisdiction aforesaid certifies that Jacquelyn Wallace MEADE, whose name is signed to the foregoing Deed, personally appeared before me on this date and acknowledged same in my presence.

EXECUTED this 17<sup>th</sup> day of December, 2007.

MY COMMISSION EXPIRES: 1/31/2010

*[Signature]*  
NOTARY PUBLIC

REGISTRATION NO.: 320246



INSTRUMENT #08000079E  
RECORDED IN THE CLERK'S OFFICE OF  
ALEXANDRIA ON  
JANUARY 15, 2008 AT 02:57PM  
\$650.00 GRANTOR TAX WAS PAID AS  
REQUIRED BY SEC 58.1-802 OF THE VA. CODE  
STATE: \$325.00 LOCAL: \$325.00  
REGIONAL CONGESTION RELIEF: \$2,600.00  
EDWARD SEMONIAN, CLERK  
RECORDED BY: SPT

Frank Hume  
Anna P. Hume  
his wife  
to  
Charles E. Wood

This Indenture,  
Made this Sixth day of April, in the Year of our Lord One thousand  
and eight hundred and ninety-four, by and between Frank Hume  
and Anna P. Hume, his wife, of Alexandria County, State of Vir-  
gini, parties of the first part, and Chas. E. Wood of Lebanon  
Township, Warren County, Ohio, party of the second part.

B. & S.

Witnesseth: that the said parties of the first part, for  
and in consideration of Fifteen thousand three hundred and  
fourteen Dollars and forty-five cents lawful money to them  
in hand paid by the party of the second part, the re-  
ceipt of which, for the making and delivery of these presents,  
is hereby acknowledged, have given, granted, bargained, sold  
and conveyed, and do by these presents, give, grant, bargain  
sell and convey unto the party of the second part his heirs  
and assigns forever the following described land and prem-  
ises, situate, lying and being in the County of Alexandria,  
State of Virginia, being part of a tract of land called

G. N.

"Warwick" the said part of tract hereby granted and  
conveyed containing thirty-eight and sixty-eight one-  
hundredths (38.68/100) of an acre more less, contained  
within the following metes and bounds (except that

Mailed to

Wood, Harmon & Co.  
No. 525 15<sup>th</sup> St. N.W.  
Washington D.C.  
May 10<sup>th</sup> 194

portion of said thirty-eight and sixty-eight one hun-  
dredths (38.68/100) of an acre on which is a tenant house  
and which is designated as lots 200, 201, 202, 203 and 204,  
of a certain plat of a proposed subdivision called "A. C. C. C."  
said lots being at the North-west corner of the same Annex  
and the Washington and Alexandria Turnpike according  
to said proposed subdivision beginning on the West  
side of the Washington and Alexandria Turnpike at  
the North-east corner of the lot of land owned by Thomas  
W. Swann and running thence northerly

Release  
See Liber I  
No. 4, folio 552,  
556, 585.  
Release  
See Liber B.  
No. 4, folio 1, 4,  
8, 37.

with the West side of said Alexandria and Washington  
Turnpike five hundred and ninety-seven and thirty-  
nine one hundredths (597.39/100) feet to the South-West  
side of the Old Factory Road (Georgetown Road); thence to  
the left at an angle of fifty degrees and forty-eight min-  
utes along the South West side of said Old Factory  
Road (Georgetown Road) eight hundred and eighty-  
two (882) feet; thence to the left at an angle of  
thirty-seven degrees and four minutes one thousand  
three hundred and seventy-seven (1,377) feet to a  
point fifty feet easterly from the centre line of the  
Washington and Ohio Railroad and at right angles to

~~thence~~ ~~at~~ ~~an~~ ~~angle~~ ~~of~~ ~~One~~ ~~hundred~~ ~~and~~ ~~Twenty~~ ~~and~~ ~~ten~~ ~~minutes~~ ~~to~~ ~~the~~ ~~left~~ ~~One~~ ~~thousand~~ ~~five~~ ~~hundred~~ ~~and~~ ~~thirty~~ ~~five~~ ~~seventy~~ ~~one~~ ~~hundredths~~ ~~(1,535.70-100)~~ ~~feet~~ ~~parallel~~ ~~to~~ ~~and~~ ~~fifty~~ ~~(50)~~ ~~feet~~ ~~easterly~~ ~~from~~ ~~the~~ ~~centre~~ ~~line~~ ~~of~~ ~~said~~ ~~Washington~~ ~~and~~ ~~Ohio~~ ~~Railroad~~; ~~thence~~ ~~to~~ ~~the~~ ~~left~~ ~~at~~ ~~an~~ ~~angle~~ ~~of~~ ~~fifty~~ ~~three~~ ~~degrees~~ ~~and~~ ~~fifty~~ ~~and~~ ~~ten~~ ~~minutes~~ ~~One~~ ~~thousand~~ ~~and~~ ~~one~~ ~~hundred~~ ~~and~~ ~~thirty~~ ~~four~~ ~~and~~ ~~twelve~~ ~~one~~ ~~hundredths~~ ~~(1,134.12-100)~~ ~~feet~~ ~~to~~ ~~the~~ ~~place~~ ~~of~~ ~~beginning~~ ~~Containing~~ ~~thirty~~ ~~eight~~ ~~acres~~ ~~and~~ ~~sixty~~ ~~eight~~ ~~one~~ ~~hundredths~~ ~~of~~ ~~an~~ ~~acre~~ ~~(38.68-100)~~ ~~as~~ ~~aforesaid~~, ~~together~~ ~~with~~ ~~all~~ ~~and~~ ~~singular~~ ~~the~~ ~~improvements~~, ~~ways~~, ~~easements~~, ~~rights~~, ~~privileges~~ ~~and~~ ~~appurtenances~~ ~~to~~ ~~the~~ ~~same~~ ~~belonging~~, ~~or~~ ~~in~~ ~~anywise~~ ~~appertaining~~, ~~and~~ ~~all~~ ~~the~~ ~~estate~~, ~~right~~, ~~title~~, ~~interest~~ ~~and~~ ~~claim~~, ~~either~~ ~~at~~ ~~law~~ ~~or~~ ~~in~~ ~~equity~~, ~~or~~ ~~otherwise~~ ~~however~~, ~~of~~ ~~the~~ ~~parties~~ ~~of~~ ~~the~~ ~~first~~ ~~part~~, ~~of~~, ~~in~~, ~~to~~ ~~or~~ ~~out~~ ~~of~~ ~~the~~ ~~said~~ ~~land~~ ~~and~~ ~~premises~~;)

To Have And To Hold the said land and premises and appurtenances unto and to the only use of the party of the second part his heirs and assigns forever; reserving nevertheless that portion of said thirty-eight and sixty-eight-one hundredths (38.68-100) acres with the improvements and appurtenances, called lots numbered 200, 201, 202, 203 and 204, of a certain proposed subdivision called St. Elmo, and also the right of way to said lots and the remainder of the tract called "Wardwick" over the present road and any other roads that may be hereafter established, the said parties of the first part their heirs and assigns to have the right and privilege of egress and ingress from and to the dwelling and buildings on said lots over the streets and roads laid down on the plat aforesaid.) And the said parties of the first part their heirs, executors and administrators, do hereby covenant and agree to and with the party of the second part, his heirs and assigns, that the parties of the first part and their heirs shall and well warrant and forever defend the said land and premises and appurtenances unto the party of the second part, his heirs and assigns, from and against the claims of all persons claiming or to claim the same or any part thereof, or interest therein, by, from, under or through them, or any of them.

And Further, that the parties of the first part and

their heirs shall and will, at any and all times hereafter, upon the request of the party of the second part, his heirs and assigns, make and execute all such other Deed or Deeds, or other assurance in law, for the more certain and effectual conveyance of the said land and premises and appurtenances unto the party of the second part, his heirs or assigns, as the party of the second part, his heirs or assigns or their counsel, learned in the law, shall advise, devise or require

In Testimony Whereof, the parties of the first part, have hereunto set their hands and seals on the day and Year first hereinbefore written.

Signed, sealed and delivered in presence of

Howard M. Norris

C. S. Shaaff

Frank Thune

Emma P. Thune

Seal

Seal

District of Columbia ss

I, Howard M. Norris a Notary Public in and for the District aforesaid, do hereby certify that Frank Thune and Emma P. Thune his wife whose names are signed to the writing hereto annexed bearing date on the sixth day of April A.D. 1894, have acknowledged the same before me in my District aforesaid.

Given under my hand and Notarial Seal this sixth day of April A.D. 1894,

Notary Seal

Howard M. Norris

Notary Public,

District of Columbia ss

I, John R. Young, Clerk of the Supreme Court of the District of Columbia, the same being a Court of Record, do hereby certify that Howard M. Norris Esq, whose name is subscribed to the certificate of the proof or acknowledgment of the annexed instrument or therein written was at the time of taking such proof or acknowledgment, a Notary Public in and for said District, duly commissioned and sworn, and authorized by the laws of said District to take the acknowledgments and proofs of deeds or conveyances for land, tenements, or hereditaments in said District. And further that I am well acquainted with the handwriting of such Notary Public, and verify that the signature to said certificate of proof or acknowledgment is genuine.

In Testimony Whereof, I have hereunto set my hand and affixed the seal of the said Court, at the City of Washington, D.C. the 6<sup>th</sup> day of April, A.D. 1894

Supreme Court Seal of D.C.

J. R. Young - Clerk

By S. D. Williams Assistant Clerk

In the Clerk's Office of Alexandria County Virginia, April 6<sup>th</sup> 1894

This Deed received with the certificate annexed admitted to record.

Teste

J. R. Young Clerk

Plat for Subdivision Plat of St Elmo

C For Plat

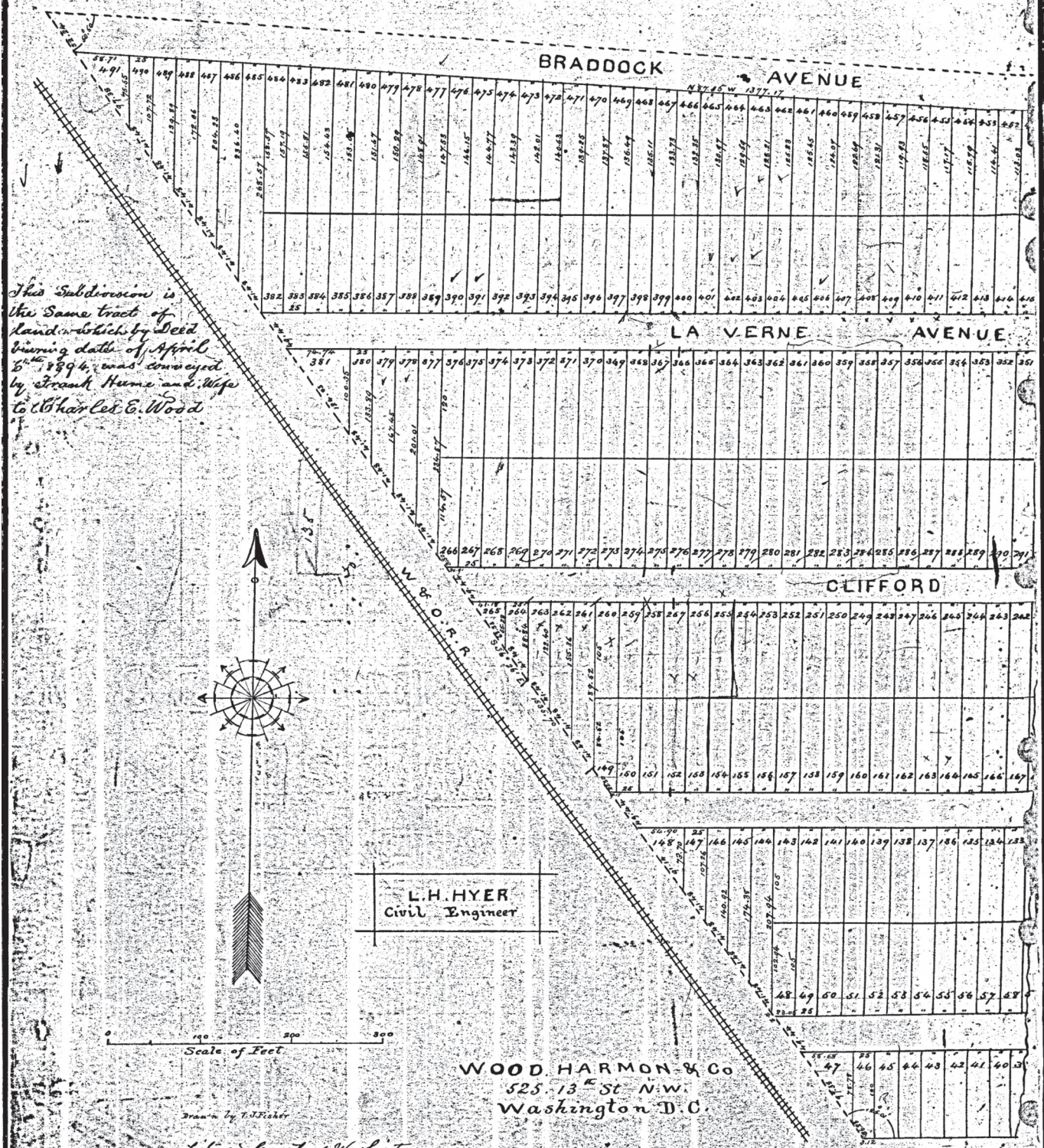
of  
St Elmo

See Pages 440 & 441 Sub O No 4

J. H. Young  
Clerk

Wood Harmon & Co's  
Subdivision

Plat  
Wood & Harmon



This Subdivision is the same tract of land which by Deed bearing date of April 6<sup>th</sup> 1894, was conveyed by Frank Hume and Wife to Charles E. Wood

WOOD, HARMON & Co  
525 13<sup>th</sup> St N.W.  
Washington D.C.

City and County of Washington } 58  
District of Columbia

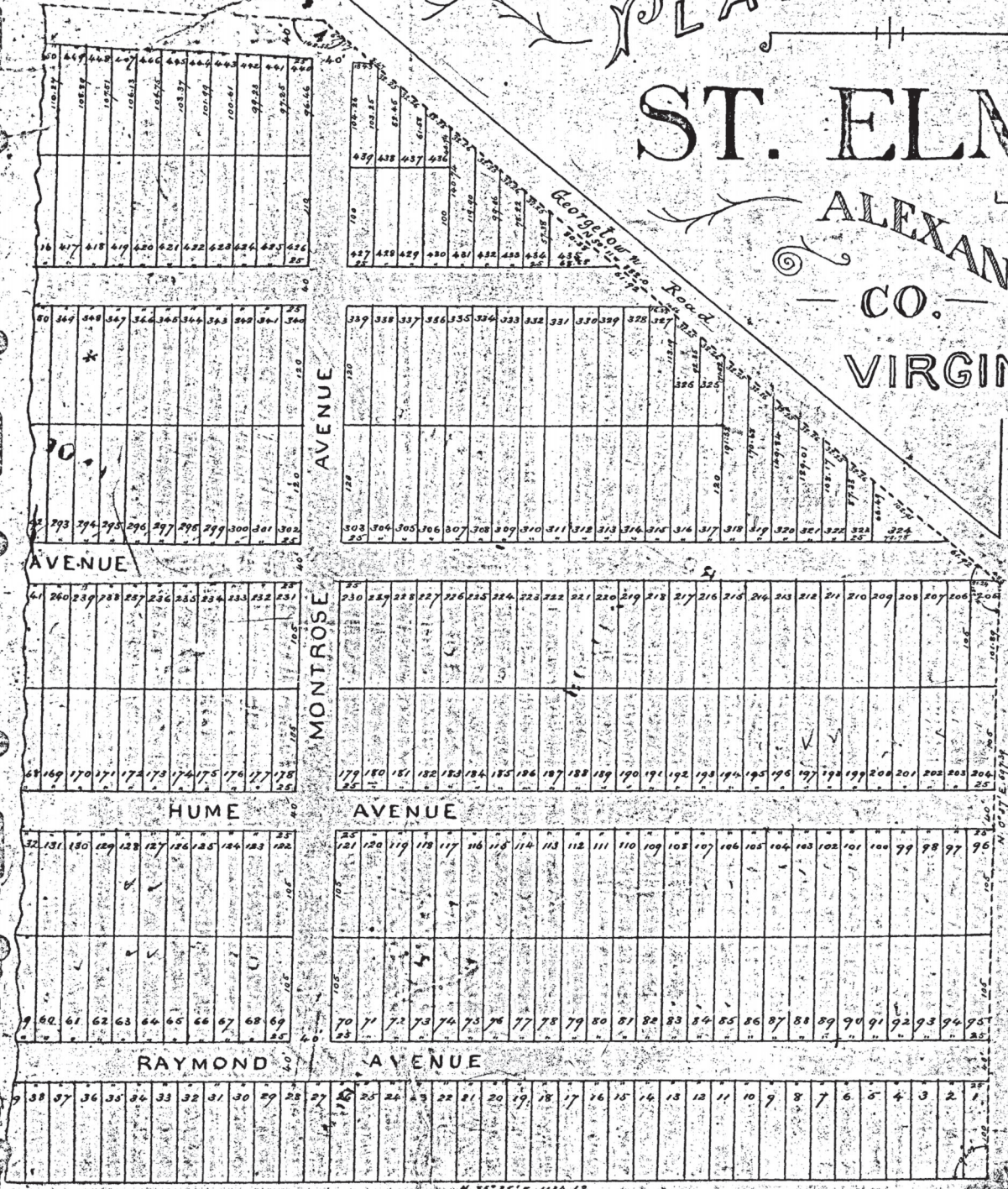
The foregoing plat entitled Charles E. Wood's Subdivision into Lots, Streets and Avenues as surveyed on the tract covered by Deed O No 4, Folio 399 of 509

City and County of Washington } 55  
District of Columbia  
I, Mr Cornelius Eckhardt, a Notary Public in and for the date of April 6<sup>th</sup> 1894, has acknowledged the same before me in my district aforesaid, giving this Plat and Surveyed Particulars received and admitted to record

Plat  
Wood & Harmon

7035  
5/13  
11/26

# PLAT OF ST. ELMO ALEXANDRIA CO. VIRGINIA



Wash. & Alex. Turnpike

W.P.F.F.  
P.M.A.A.R.  
P.V.A.R.R.

Washington & C.

subdivision of St. Elmo Alexandria Co. Virginia correctly and as  
 sized by Frank Harmon and Emma P. Harmon bearing date April  
 1894

notary of Columbia do certify that Charles E. Wood whose name  
 under my hand and seal the 6<sup>th</sup> day of April 1894



**APPLICATION**

**SUBDIVISION OF PROPERTY**

**SUB #** \_\_\_\_\_

411 Clifford Avenue, Alexandria, Virginia 22305

**PROPERTY LOCATION:** \_\_\_\_\_

**TAX MAP REFERENCE:** 25.01 02 45 **ZONE:** R 2-5

**APPLICANT:**

Teresa Elaine Lustig

Name: \_\_\_\_\_

Address: \_\_\_\_\_

**PROPERTY OWNER:**

Teresa Elaine Lustig

Name: \_\_\_\_\_

Address: \_\_\_\_\_

**SUBDIVISION DESCRIPTION**

Approval of a plat of resubdivision of the existing 5 2-5 complaint lot

into two new R 2-5 complaint lots. The new lots will be substantially of the same character as to suitability

for residential use and structures, lot area, orientation, frontage as to lots in the original subdivision.

- 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.

Duncan W. Blair, Attorney Agent

Print Name of Applicant or Agent

\_\_\_\_\_

Mailing/Street Address

\_\_\_\_\_

City and State

Zip Code

Signature

\_\_\_\_\_

N/A

Telephone #

\_\_\_\_\_

Fax #

Email address

1 23 2026

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.    Teresa Elaine Lustig is the sole owner of the property at 411 Clifford Avenue,

\_\_\_\_\_  
Alexandria, Virginia 22305.  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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?

A copy will be provided on Request.

- 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.

# 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.	Teresa Elaine Lustig	[REDACTED]	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 411 Clifford Avenue, Alexandria, Virginia (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.	Teresa Elaine Lustig	[REDACTED]	100 %
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. Teresa Elaine Lustig	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.

1 23 2026



---

Date
Printed Name
Signature

**WAIVER OF RIGHT TO AUTOMATIC APPROVAL**

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

**PROJECT NAME:** 411 Clifford Avenue

**PROJECT ADDRESS:** 411 Clifford Avenue

**DESCRIPTION OF REQUEST:**

Resubdivision of an existing R-2-5 lot into two new R-2-5 compliant 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. This waiver is limited to the number of days between the filing deadline of 1/27/26 and the PC Hearing on 4/7/26 in excess of 45 days.

Date: 1/23/26

Applicant

Agent

Signature: 

Printed Name: Duncan W. Blair, Attorney/Agent

**GENERAL NOTES:**

- TAX MAP: #025.01-02-45
- ZONE: R 2-5
- OWNER/APPLICANT: TERESA ELAINE LUSTIG  
411 CLIFFORD AVENUE  
ALEXANDRIA, VA 22305
- TOTAL SITE AREA = 6,562 SQ. FT. OR 0.1506 ACRES
- TOPOGRAPHIC DATA WAS COMPILED FROM CITY OF ALEXANDRIA TOPOGRAPHY RECORDS.
- 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.
- PLAT SUBJECT TO RESTRICTIONS OF RECORD.
- A TITLE REPORT WAS NOT FURNISHED, THUS ALL EASEMENTS MAY NOT BE SHOWN.
- THESE LOTS SHALL UTILIZE THE PUBLIC SANITARY SEWER AND WATER ADJACENT TO THE PROPERTY.
- THIS LOT IS IN ZONE X (UNSHADED) OF THE FEMA FLOOD INSURANCE RATE MAP #5155190033F.
- THERE ARE NO KNOWN GRAVE SITES OR OBJECTS MARKING A PLACE OF BURIAL ON THIS SITE.
- 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.
- 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.
- THERE ARE NO FLOODPLAINS OR RESOURCE PROTECTION AREAS (RPA) LOCATED ON THIS PROPERTY.

**TREE TABLE:**

- |                      |                       |
|----------------------|-----------------------|
| 1) 4" TREE           | 11) 2" TREE           |
| 2) 8" TREE           | 12) 3" TREE           |
| 3) 12" TREE          | 13) 4" TREE           |
| 4) 7" TREE           | 14) 12" TREE          |
| 5) 6" TREE (CLUSTER) | 15) 4" TREE           |
| 6) 5" TREE (CLUSTER) | 16) 3" TREE           |
| 7) 2" TREE (CLUSTER) | 17) 6" TREE           |
| 8) 15" TREE          | 18) 5" TREE (TWIN)    |
| 9) 4" TREE           | 19) 4" TREE           |
| 10) 4" TREE          | 20) 4" TREE (CLUSTER) |

**TEXT LEGEND:**

- AC = AIR CONDITIONING UNIT
- ⊙ = CENTERLINE
- DB = DEED BOOK
- EM = ELECTRIC METER
- GM = GAS METER
- INSTR = INSTRUMENT
- OHW = OVERHEAD WIRE
- PG = PAGE
- R/W = RIGHT OF WAY
- SQ. FT. = SQUARE FEET
- WM = WATER METER
- WW = WINDOW WELL

**LOT TABULATION (R 2-5)**

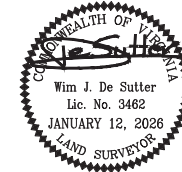
TOTAL SITE AREA	6,562 SQ. FT. OR 0.1506 ACRES
EXISTING NUMBER OF LOTS	3
PROPOSED NUMBER OF LOTS	2
MIN. LOT AREA REQUIRED (INTERIOR LOT)	2,500 SQ. FT. OR 0.0574 ACRES
MIN. LOT AREA PROVIDED (LOT 501)	3,313 SQ. FT. OR 0.0761 ACRES
(LOT 502)	3,249 SQ. FT. OR 0.0746 ACRES
MINIMUM LOT WIDTH REQUIRED	25.00'
LOT WIDTH PROVIDED (LOT 501)	32.23'
(LOT 502)	30.27'
MINIMUM LOT FRONTAGE REQUIRED	25.00'
LOT FRONTAGE PROVIDED (LOT 501)	32.65'
(LOT 502)	29.85'

**EXISTING LOT TABULATION**

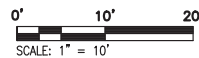
PART OF LOT 220	2,500 SQ. FT. OR 0.0574 ACRES
LOT 221	3,313 SQ. FT. OR 0.0761 ACRES
LOT 222	3,313 SQ. FT. OR 0.0761 ACRES
TOTAL SITE AREA	6,562 SQ. FT. OR 0.1506 ACRES

I HEREBY CERTIFY THAT THE LOCATION OF THE PHYSICAL IMPROVEMENTS SHOWN HEREON IS CORRECT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, AND COMPLIES WITH THE MINIMUM STANDARDS AND PROCEDURES SET FORTH IN CHAPTER 18VAC10-20-380 OF THE VIRGINIA CODE.

NO PROPERTY CORNERS WERE SET.



A PLAT  
SHOWING PRELIMINARY SUBDIVISION  
LOTS 501 & 502  
**CLIFFORD'S ADDITION TO ST. ELMO**  
LOTS 221, 222, & WEST HALF OF LOT 220  
**ST. ELMO**  
DEED BOOK 0-4, PAGE 402 (ARLINGTON COUNTY)  
CITY OF ALEXANDRIA, VIRGINIA  
DATE: JANUARY 12, 2026 SCALE: 1" = 10'



Prepared by: Moshos & Haden, P.C.  
10521 Judicial Drive, #200  
Fairfax, VA 22030

Return to: NFRES  
Post closing Dept.  
12851 Worldgate Drive, #500  
Herndon, Virginia 20171

**Underwriter: First American Title Insurance Company**  
**Consideration: \$650,000.00 Tax Map/Parcel ID No.: 025.01-02-45**  
**Grantees' address: 411 Clifford Avenue, Alexandria, Virginia 22305**

**DEED**

**THIS DEED**, made this 17<sup>th</sup> day of December, 2007, by and between, Jacquelyn Wallace MEADE, Grantor, and Teresa Elaine LUSTIG, as sole separate estate, Grantee.

**WITNESSETH:**

That for and in consideration of the sum of Ten Dollars (\$10.00), cash in hand paid and other good and valuable consideration, receipt of which is acknowledged, the Grantor hereby grants, bargains, sells, and conveys with GENERAL WARRANTY OF TITLE to the Grantee in fee simple, as sole separate estate, all of that certain lot, piece or parcel of land, together with improvements and appurtenances thereunto, lying, situate and being in the City of Alexandria, Commonwealth of Virginia more particularly described as follows:

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AND BEING the same property conveyed to Grantor herein by Deed dated March 13, 1998 and recorded on March 16, 1998 in Deed Book 1634 at Page 105 in the Clerk's Office of the City of Alexandria, Virginia.

This conveyance is made subject to the restrictions, covenants, easements, rights-of-way, reservations, limitations and conditions contained in the chain of title to the property among the aforesaid land records.

The Grantor covenants that she has the right to convey the aforesaid property unto the Grantee; that the Grantee shall have quiet possession thereof; that the Grantor has done no act to encumber the property except as herein stated and will execute such further assurances of the land as may be requisite.

1705

WITNESS the following signatures and seals:

*Jacquelyn Wallace Meade*  
(SEAL)  
Jacquelyn Wallace MEADE, Grantor

STATE OF VIRGINIA:

COUNTY OF Fairfax, TO WIT:

The undersigned Notary Public for the jurisdiction aforesaid certifies that Jacquelyn Wallace MEADE, whose name is signed to the foregoing Deed, personally appeared before me on this date and acknowledged same in my presence.

EXECUTED this 17<sup>th</sup> day of December, 2007.

MY COMMISSION EXPIRES: 1/31/2010

*[Signature]*  
NOTARY PUBLIC

REGISTRATION NO.: 320246



INSTRUMENT #080000796  
RECORDED IN THE CLERK'S OFFICE OF  
ALEXANDRIA ON  
JANUARY 15, 2008 AT 02:57PM  
\$650.00 GRANTOR TAX WAS PAID AS  
REQUIRED BY SEC 58.1-802 OF THE VA. CODE  
STATE: \$325.00 LOCAL: \$325.00  
REGIONAL CONGESTION RELIEF: \$2,600.00  
EDWARD SEMONIAN, CLERK  
RECORDED BY: SPT

Frank Hume  
Anna P. Hume  
his wife  
to  
Charles E. Wood

This Indenture,  
Made this Sixth day of April, in the Year of our Lord One thousand  
and eight hundred and ninety-four, by and between Frank Hume  
and Anna P. Hume, his wife, of Alexandria County, State of Vir-  
gini, parties of the first part, and Chas. E. Wood of Lebanon  
Township, Warren County, Ohio, party of the second part.

B. & S.

Witnesseth: that the said parties of the first part, for  
and in consideration of Fifteen thousand three hundred and  
fourteen Dollars and forty-five cents lawful money to them  
in hand paid by the party of the second part, the re-  
ceipt of which, for the making and delivery of these presents,  
is hereby acknowledged, have given, granted, bargained, sold  
and conveyed, and do by these presents, give, grant, bargain  
sell and convey unto the party of the second part his heirs  
and assigns forever the following described land and prem-  
ises, situate, lying and being in the County of Alexandria,  
State of Virginia, being part of a tract of land called

O. N.

"Warwick" the said part of tract hereby granted and  
conveyed containing thirty-eight and sixty-eight one-  
hundredths (38.68/100) of an acre more less, contained  
within the following metes and bounds (except that

Mailed to

Wood, Harmon & Co.  
No. 525 15<sup>th</sup> St. N.W.  
Washington D.C.  
May 10<sup>th</sup> 194

portion of said thirty-eight and sixty-eight one hun-  
dredths (38.68/100) of an acre on which is a tenant house  
and which is designated as lots 200, 201, 202, 203 and 204,  
of a certain plat of a proposed subdivision called "A. C. Cline",  
said lots being at the North-west corner of the same Annex  
and the Washington and Alexandria Turnpike according  
to said proposed subdivision beginning on the West  
side of the Washington and Alexandria Turnpike at  
the North-east corner of the lot of land owned by Thomas  
W. Swann and running thence northerly

Release  
See Liber I  
No. 4, folio 552,  
556, 585.  
Release  
See Liber B.  
No. 4, folio 1, 4,  
8, 37.

with the West side of said Alexandria and Washington  
Turnpike five hundred and ninety-seven and thirty-  
nine one hundredths (597.39/100) feet to the South-West  
side of the Old Factory Road (Georgetown Road); thence to  
the left at an angle of fifty degrees and forty-eight min-  
utes along the South West side of said Old Factory  
Road (Georgetown Road) eight hundred and eighty-  
two (882) feet; thence to the left at an angle of  
thirty-seven degrees and four minutes one thousand  
three hundred and seventy-seven (1,377) feet to a  
point fifty feet east of the centre line of the  
Washington and Ohio Railroad and at right angles to

~~thence~~ ~~at~~ ~~an~~ ~~angle~~ ~~of~~ ~~One~~ ~~hundred~~ ~~and~~ ~~Twenty~~ ~~min~~ ~~degrees~~ ~~and~~ ~~ten~~ ~~min~~ ~~utes~~ ~~to~~ ~~the~~ ~~left~~ ~~One~~ ~~thousand~~ ~~five~~ ~~hundred~~ ~~and~~ ~~thirty~~ ~~five~~ ~~seven~~ ~~ty~~ ~~one~~ ~~hundred~~ ~~ths~~ ~~—~~ ~~(~~ ~~1,535.70~~ ~~-~~ ~~100~~ ~~)~~ ~~feet~~ ~~parallel~~ ~~to~~ ~~and~~ ~~fifty~~ ~~(50)~~ ~~feet~~ ~~easterly~~ ~~from~~ ~~the~~ ~~centre~~ ~~line~~ ~~of~~ ~~said~~ ~~Washington~~ ~~and~~ ~~Ohio~~ ~~Railroad~~; ~~thence~~ ~~to~~ ~~the~~ ~~left~~ ~~at~~ ~~an~~ ~~angle~~ ~~of~~ ~~fifty~~ ~~three~~ ~~degrees~~ ~~and~~ ~~fifty~~ ~~min~~ ~~utes~~ ~~One~~ ~~thous~~ ~~and~~ ~~one~~ ~~hundred~~ ~~and~~ ~~thirty~~ ~~four~~ ~~and~~ ~~twelve~~ ~~one~~ ~~hundred~~ ~~ths~~ ~~(~~ ~~1,134.12~~ ~~-~~ ~~100~~ ~~)~~ ~~feet~~ ~~to~~ ~~the~~ ~~place~~ ~~of~~ ~~beginning~~ ~~Containing~~ ~~thirty~~ ~~eight~~ ~~acres~~ ~~and~~ ~~sixty~~ ~~eight~~ ~~one~~ ~~hundred~~ ~~ths~~ ~~of~~ ~~an~~ ~~acre~~ ~~(38.68~~ ~~-~~ ~~100)~~ ~~as~~ ~~aforesaid~~, ~~together~~ ~~with~~ ~~all~~ ~~and~~ ~~singular~~ ~~the~~ ~~improvements~~, ~~ways~~, ~~easements~~, ~~rights~~, ~~privileges~~ ~~and~~ ~~appurtenances~~ ~~to~~ ~~the~~ ~~same~~ ~~belonging~~, ~~or~~ ~~in~~ ~~anywise~~ ~~appertaining~~, ~~and~~ ~~all~~ ~~the~~ ~~estate~~, ~~right~~, ~~title~~, ~~interest~~ ~~and~~ ~~claim~~, ~~either~~ ~~at~~ ~~law~~ ~~or~~ ~~in~~ ~~equity~~, ~~or~~ ~~otherwise~~ ~~however~~, ~~of~~ ~~the~~ ~~parties~~ ~~of~~ ~~the~~ ~~first~~ ~~part~~, ~~of~~, ~~in~~, ~~to~~ ~~or~~ ~~out~~ ~~of~~ ~~the~~ ~~said~~ ~~land~~ ~~and~~ ~~premises~~;)

To Have And To Hold the said land and premises and appurtenances unto and to the only use of the party of the second part his heirs and assigns forever; reserving nevertheless that portion of said thirty-eight and sixty-eight-one hundredths (38.68-100) acres with the improvements and appurtenances, called lots numbered 200, 201, 202, 203 and 204, of a certain proposed subdivision called St. Elmo, and also the right of way to said lots and the remainder of the tract called "Wardwick" over the present road and any other roads that may be hereafter established, the said parties of the first part their heirs and assigns to have the right and privilege of egress and ingress from and to the dwelling and buildings on said lots over the streets and roads laid down on the plat aforesaid.) And the said parties of the first part their heirs, executors and administrators, do hereby covenant and agree to and with the party of the second part, his heirs and assigns, that the parties of the first part and their heirs shall and well warrant and forever defend the said land and premises and appurtenances unto the party of the second part, his heirs and assigns, from and against the claims of all persons claiming or to claim the same or any part thereof, or interest therein, by, from, under or through them, or any of them.

And Further, that the parties of the first part and

their heirs shall and will, at any and all times hereafter, upon the request of the party of the second part, his heirs and assigns, make and execute all such other Deed or Deeds, or other assurance in law, for the more certain and effectual conveyance of the said land and premises and appurtenances unto the party of the second part, his heirs or assigns, as the party of the second part, his heirs or assigns or their counsel, learned in the law, shall advise, devise or require

In Testimony Whereof, the parties of the first part, have hereunto set their hands and seals on the day and Year first hereinbefore written.

Signed, sealed and delivered

Frank Thune

Seal

in presence of

Emma P. Thune

Seal

Howard M. Norris

C. S. Shaaff

District of Columbia ss

I, Howard M. Norris a Notary Public in and for the District aforesaid, do hereby certify that Frank Thune and Emma P. Thune his wife whose names are signed to the writing hereto annexed bearing date on the sixth day of April A.D. 1894, have acknowledged the same before me in my District aforesaid.

Given under my hand and Notarial Seal this sixth day of April A.D. 1894,

Notary Seal

Howard M. Norris

Notary Public,

District of Columbia ss

I, John R. Young, Clerk of the Supreme Court of the District of Columbia, the same being a Court of Record, do hereby certify that Howard M. Norris Esq, whose name is subscribed to the certificate of the proof or acknowledgment, of the annexed instrument or therein written was at the time of taking such proof or acknowledgment, a Notary Public in and for said District, duly commissioned and sworn, and authorized by the laws of said District to take the acknowledgments and proofs of deeds or conveyances for land, tenements, or hereditaments in said District. And further that I am well acquainted with the handwriting of such Notary Public, and verify that the signature to said certificate of proof or acknowledgment is genuine.

In Testimony Whereof, I have hereunto set my hand and affixed the seal of the said Court, at the City of Washington, D.C. the 6<sup>th</sup> day of April, A.D. 1894

Supreme Court Seal of D.C.

J. R. Young - Clerk.

By S. D. Williams Assistant Clerk.

In the Clerk's Office of Alexandria County Virginia, April 6<sup>th</sup> 1894

This Deed received with the certificate annexed admitted to record.

Teste

J. R. Young Clerk

For Plat

of

St Elmo

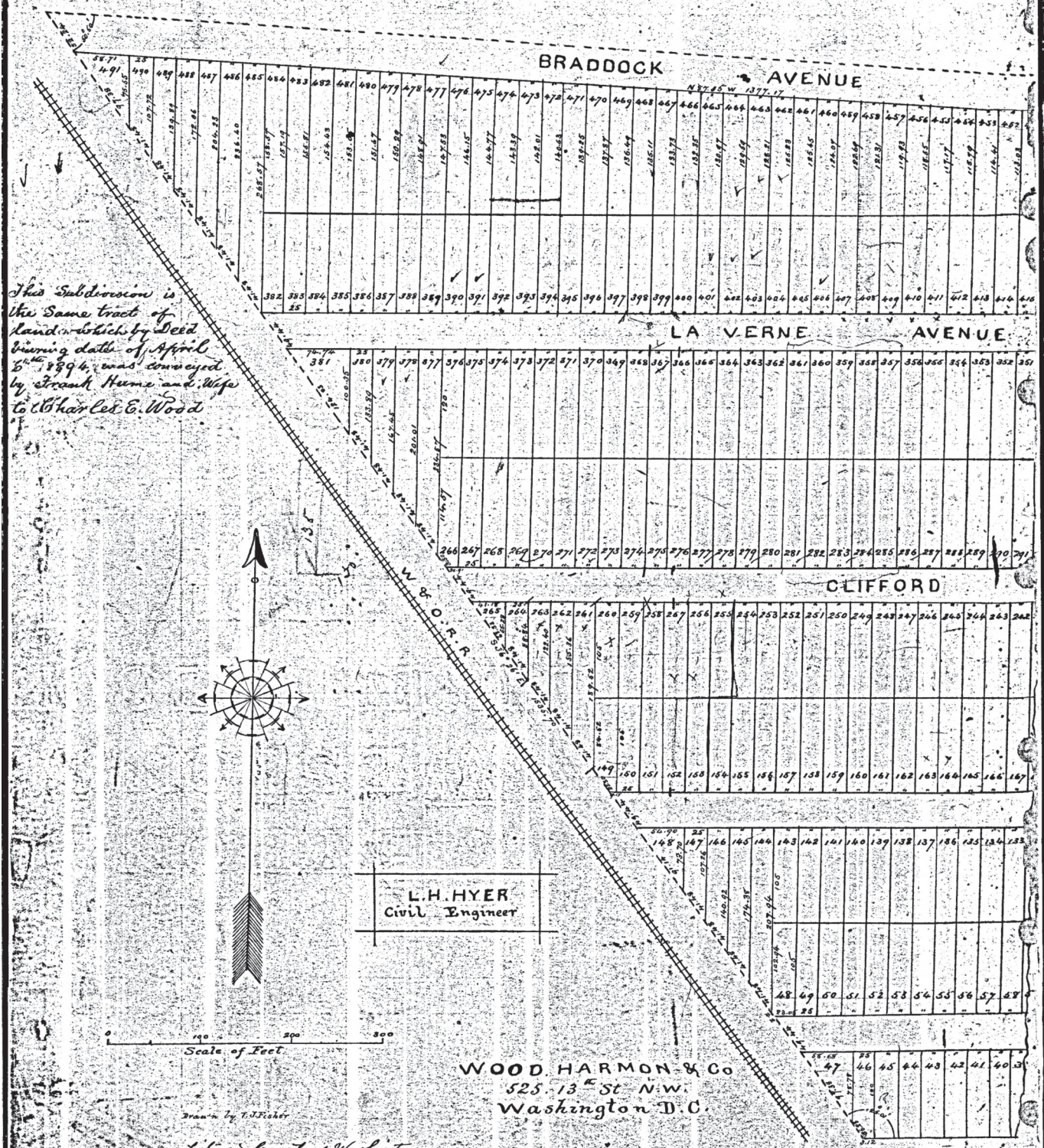
See Pages 440 & 441 Liber O No 4

T. F. Young  
Clerk

Wood Harmon & Co's  
Subdivision

Plat for Subdivision Plat of St Elmo

Plat  
Wood & Harmon



This Subdivision is the same tract of land which by Deed bearing date of April 6<sup>th</sup> 1894, was conveyed by Frank Hume and Wife to Charles E. Wood

WOOD, HARMON & Co  
525 13<sup>th</sup> St N.W.  
Washington D.C.

City and County of Washington } 58  
District of Columbia

The foregoing plat entitled Charles E. Wood's Subdivision into Lots Streets and Avenues as surveyed on the tract corner Deber O No 4. Folio 399 of 597

City and County of Washington } 55  
District of Columbia  
I, Mr Cornelius Eckhardt a Notary Public in and for the date of April 6<sup>th</sup> 1894, has acknowledged the same before me in my district aforesaid, giving this Plat and surveyed Plat maps received and admitted to record

Plat Wood & Harmon

7035  
5/13  
11/26

# PLAT OF ST. ELMO ALEXANDRIA CO. VIRGINIA



Wash. & Alex. Turnpike  
W.P.P.F.  
P.M.A.A.R.  
P.V.A.R.R.  
N. 0° 17' E. 177.74

Washington, D.C.  
Subdivision of St. Elmo Alexandria Co. Virginia correctly and as  
surveyed by Frank Harmon and Emma P. Harmon bearing date April  
6th

Notary of Columbia do certify that Charles E. Wood whose name  
under my hand and seal the 6<sup>th</sup> day of April 1894