



APPLICATION

SUBDIVISION OF PROPERTY

SUB # _____

PROPERTY LOCATION: 6216 N. Morgan Street

TAX MAP REFERENCE: 028.03-04-02 **ZONE:** R12

APPLICANT:

Name: Jeffrey L. Adelman and Maria F. Campos

Address: _____

PROPERTY OWNER:

Name: Jeffrey L. Adelman and Maria F. Campos/Kevin Reuter and Molly E. Wolford

Address: _____

SUBDIVISION DESCRIPTION

Aquisition of 746 sq feet from neighboring parcel located at 6238 N. Morgan Street from Kevin Reuter and Molly E. Wolford


- 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.

Erin M. August

 Print Name of Applicant or Agent

 Mailing/Street Address

 City and State Zip Code



 Signature

 Telephone # Fax #

 Email address

March 5, 2026

 Date

WAIVER OF RIGHT TO AUTOMATIC APPROVAL

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

PROJECT NAME: _____

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

DESCRIPTION OF REQUEST:

Requesting subdivision to adjust lot lines.

THE UNDERSIGNED, hereby waives the right to the 45 day automatic approval provision of Section 11-1708 (B)(2) of the Zoning Ordinance of the City of Alexandria, Virginia, for the application stated above.

Date: March 5, 2026

Applicant

Agent

Signature:  _____

Printed Name: Erin M. August

OWNERSHIP AND DISCLOSURE STATEMENT

Use additional sheets if necessary

1. Applicant. State the name, address and percent of ownership of any person or entity owning an interest in the applicant, unless the entity is a corporation or partnership, in which case identify each owner of more than three percent. The term ownership interest shall include any legal or equitable interest held at the time of the application in the real property which is the subject of the application.

| Name | Address | Percent of Ownership |
|--|--------------|----------------------|
| 1. Jeffrey L. Adelman Maria F. Campos | [REDACTED] t | 100% 100% |
| 2. | | |
| 3. | | |

2. Property. State the name, address and percent of ownership of any person or entity owning an interest in the property located at 6216 N. Morgan Street, Alexandria, VA 22312 (address), unless the entity is a corporation or partnership, in which case identify each owner of more than three percent. The term ownership interest shall include any legal or equitable interest held at the time of the application in the real property which is the subject of the application.

| Name | Address | Percent of Ownership |
|--|------------|---------------------------------|
| 1. Jeffrey L. Adelman Maria F. Campos | [REDACTED] | 100% as tenants by the entirety |
| 2. | | |
| 3. | | |

3. Business or Financial Relationships. Each person or entity indicated above in sections 1 and 2, with an ownership interest in the applicant or in the subject property are require to disclose **any** business or financial relationship, as defined by [Section 11-350 of the Zoning Ordinance](#), existing at the time of this application, or within the 12-month period prior to the submission of this application with any member of the Alexandria City Council, Planning Commission, Board of Zoning Appeals or either Boards of Architectural Review. **All fields must be filled out completely. Do not leave blank. (If there are no relationships please indicated each person or entity and "None" in the corresponding fields).**

For a list of current council, commission and board members, as well as the definition of business and financial relationship, [click here](#).

| Name of person or entity | Relationship as defined by Section 11-350 of the Zoning Ordinance | Member of the Approving Body (i.e. City Council, Planning Commission, etc.) |
|--------------------------|---|---|
| 1. | | |
| 2. | | |
| 3. | | |

NOTE: Business or financial relationships of the type described in Sec. 11-350 that arise after the filing of this application and before each public hearing must be disclosed prior to the public hearings.

As the applicant or the applicant's authorized agent, I hereby attest to the best of my ability that the information provided above is true and correct.

March 5, 2026 Erin M. August

 Date Printed Name



 Signature

ALL APPLICANTS MUST COMPLETE THIS FORM.

The applicant is: (check one)

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

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

N/A

If property owner or applicant is being represented by an authorized agent, such as an attorney, realtor, or other person for which there is some form of compensation, does this agent or the business in which the agent is employed have a business license to operate in the City of Alexandria, Virginia?

- Yes.** Provide proof of current City business license.
- No.** The agent shall obtain a business license prior to filing application, if required by the City Code.

| ZONE R-1.2 TABULATION | |
|-----------------------|--|
| LOT SIZE | MINIMUM 12,000 SQUARE FEET |
| LOT WIDTH & FRONTAGE | MINIMUM 60 FEET; CORNER LOT 95 FEET |
| FRONT YARD | RANGE BETWEEN CONTEXTUAL BLOCK FACE, MINIMUM 35 FEET |
| SIDE YARD | RATIO OF 1:2; MINIMUM 10 FEET |
| REAR YARD | RATIO OF 1:1; MINIMUM 10 FEET |
| OPEN SPACE | 30% |
| FAR | MAXIMUM 0.30 RATIO |
| HEIGHT | MAXIMUM 30 FEET |

NOTES:

- LOT 7 DELINEATED HEREON IS SHOWN ON THE FAIRFAX COUNTY TAX MAP 072-2-06-0007 AND THE CITY OF ALEXANDRIA TAX MAP 028.03-04-02. 20,714 SQUARE FEET IN FAIRFAX COUNTY AND 19,306 SF IN THE CITY OF ALEXANDRIA COUNTY R-1.2.
- LOT 140 DELINEATED HEREON IS SHOWN ON THE CITY OF ALEXANDRIA TAX MAP 028.03-04-01 AND IS ZONED R-1E.
- NO TITLE REPORT WAS FURNISHED.
- PLAT IS SUBJECT TO RESTRICTIONS OF RECORD.
- TOTAL AREA OF RESUBDIVISION = 42,020 SF (0.9646 AC)
- THERE ARE NO FLOOD PLAINS OR RESOURCE PROTECTION AREAS ON THIS PROPERTY.
- THIS PROPERTY IS SERVED BY PUBLIC SEWER AND WATER.
- THERE ARE TWO LOTS AND TWO DWELLINGS ASSOCIATED WITH THIS SUBMISSION.
- THERE IS NO NEW CONSTRUCTION ASSOCIATED WITH THIS SUBMISSION.
- THERE ARE NO GRAVES OR OBJECTS OR STRUCTURE MARKING A PLACE OF BURIAL.
- THERE ARE NO AREAS THAT CAN REASONABLY BE EXPECTED TO CONTAIN HAZARDOUS MATERIALS, SUCH AS PETROLEUM PRODUCTS, PCB'S, PESTICIDES, FLYASH, OR OTHER TOXIC OR HAZARDOUS MATERIALS.
- THERE ARE NO KNOWN UNDERGROUND STORAGE TANKS.
- THERE ARE NO HAZARDOUS AREAS WITHIN 1,000 FEET OF A FORMER SANITARY LANDFILL, DUMP, OR DISPOSAL AREA.
- THERE ARE NO KNOWN AREAS WITH THE POTENTIAL OF GENERATING COMBUSTIBLE GASES.
- TOPOGRAPHY SHOWN HEREON IS BASED ON FAIRFAX COUNTY GIS, IS AERIAL, AND SHOWN AT 2' INTERVALS. (N/A/D 1988)

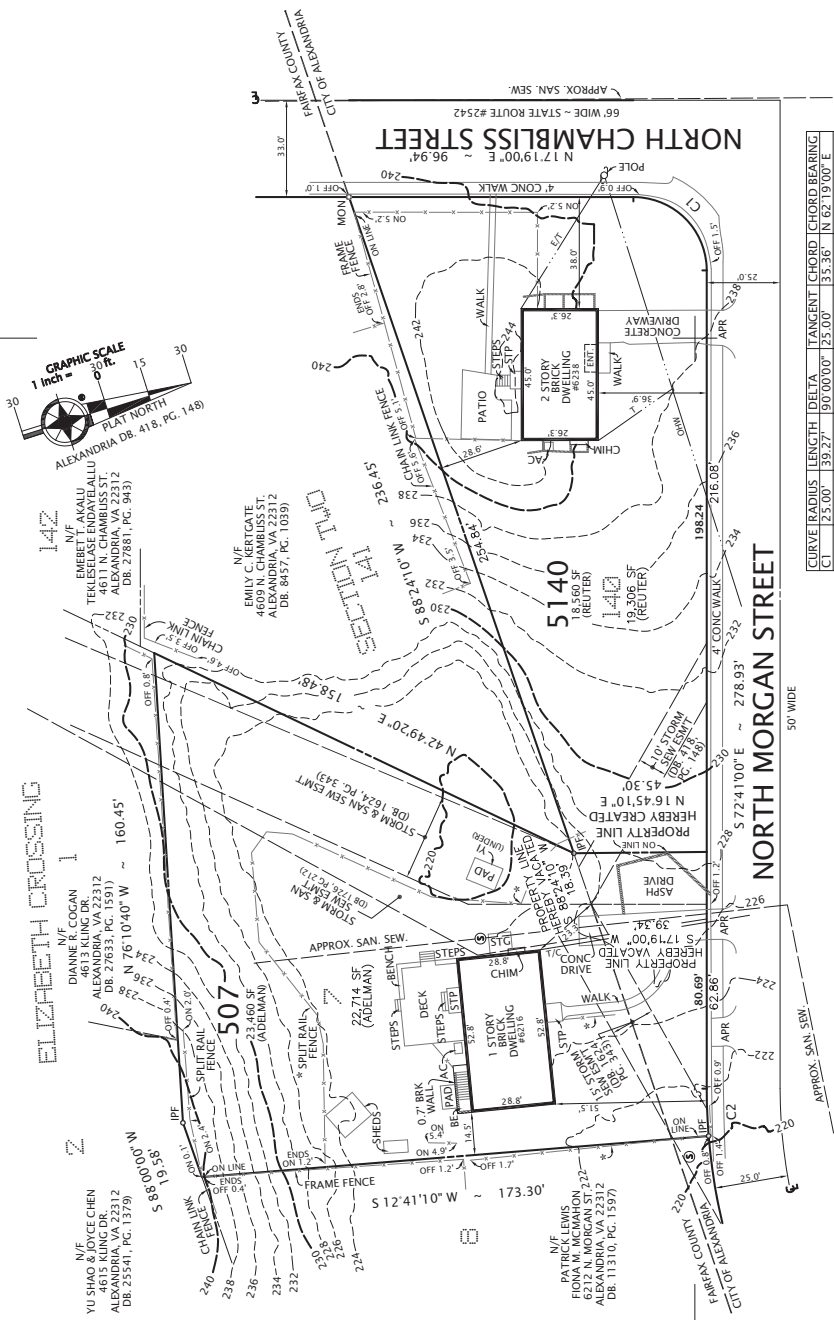
PRELIMINARY PLAT
SHOWING
LOT 507, SECTION 6
LINCOLNIA HILLS
AND
LINCOLNIA HILLS
LOT 5140, SECTION ONE
LINCOLNIA HILLS
BEING A RESUBDIVISION OF
LOT 7, SECTION 6
LINCOLNIA HILLS
(DEED BOOK 1624, PAGE 343)
FAIRFAX COUNTY, VIRGINIA
MASON DISTRICT
AND
CITY OF ALEXANDRIA, VIRGINIA
(DEED BOOK 465, PAGE 68)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

DOMINION Surveyors, Inc.
8808-H PEAR TREE VILLAGE COURT
ALEXANDRIA, VA 22309
703-619-6555
www.dominionsurveyors.com

| | |
|---|---------------------|
| APPROVED SUBDIVISION CASE NO. _____ | |
| DEPARTMENT OF PLANNING & ZONING | |
| DIRECTOR _____ | DATE _____ |
| DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES | |
| SUBDIVISION CASE NO. _____ | |
| DIRECTOR _____ | DATE _____ |
| CHAIRMAN, PLANNING COMMISSION | |
| DATE RECORDED _____ | |
| INSTRUMENT NO. _____ | DEED BOOK NO. _____ |
| PAGE NO. _____ | |



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



| CURVE | RADIUS | LENGTH | DELTA | TANGENT | CHORD | CHORD BEARING |
|-------|----------|---------|----------|---------|--------|---------------|
| C1 | 25.00' | 39.27' | 90.0000° | 25.00' | 35.36' | N 62.19.00° E |
| C2 | 1200.00' | 116.16' | 14.3747° | 18.08' | 16.16' | S 74.59.53° E |

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

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

I FURTHER CERTIFY THAT ALL REQUIRED MONUMENTS HAVE BEEN INSTALLED WHERE INDICATED, EXCEPT THOSE THAT WILL BE INSTALLED AT A LATER DATE BUT BEFORE COMPLETION OF THE PROJECT. GIVEN UNDER MY HAND AND SEAL THIS 25TH DAY OF FEBRUARY, 2026.