



APPLICATION

SUBDIVISION OF PROPERTY

SUB # _____

PROPERTY LOCATION: 106 E Braddock Rd

TAX MAP REFERENCE: 053.02-06-16 **ZONE:** R 2-5

APPLICANT:

Name: Classic Cottages, LLC

Address: _____

PROPERTY OWNER:

Name: Classic Partners 10 LLC

Address: _____

SUBDIVISION DESCRIPTION

Subdivide the existing 5,050 sq ft. lot into two lots, one 2,500 sq ft and one 2,550 sq ft. The proposed lots are substantially of the same character as to suitability for residential use and structures, lot area, orientation, and street alignment of other lots adjacent to the property and 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.

Chad Riedy

 Print Name of Applicant or Agent

 Mailing/Street Address

 City and State _____ Zip Code _____



 Signature

 Telephone # _____ Fax # _____

 Email address
 10/09/2025

 Date

Chad J Riedy
 C=US,
 E=chad@ccottages.com,
 O=Classic Cottages,
 CN=Chad J Riedy
 2025.10.09 10:01:06-04'00'

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.

David P. Tracy - [REDACTED]	- 58.94%
Lawrence Financial Services, Inc. - [REDACTED]	- 39.19%

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.

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. Classic Cottages, LLC	[REDACTED]	
2. David P. Tracy	[REDACTED]	58.91%
3. Lawrence Financial Services, Inc.	[REDACTED]	33.20%

2. Property. State the name, address and percent of ownership of any person or entity owning an interest in the property located at 106 E Braddock Rd (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. Classic Partners 10 LLC	[REDACTED]	
2. David P. Tracy	[REDACTED]	58.91%
3. Lawrence Financial Services, Inc.	[REDACTED]	33.20%

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

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

Name of person or entity	Relationship as defined by Section 11-350 of the Zoning Ordinance	Member of the Approving Body (i.e. City Council, Planning Commission, etc.)
1. Classic Cottages LLC	None	None
2. Classic Partners 10 LLC	None	None
3. David P. Tracy	None	None
4. Lawrence Financial Services, Inc.	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.

10.09.2025	Chad J. Riedy	
Date	Printed Name	Signature

Chad J Riedy
C=US, E=chad@cottages.com,
O=Classic Cottages, CN=Chad J
Riedy
2025.10.09.10:07:50-0400

WAIVER OF RIGHT TO AUTOMATIC APPROVAL

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

PROJECT NAME: 106 E Braddock Rd

PROJECT ADDRESS: 106 E Braddock Rd, Alexandria VA 22301

DESCRIPTION OF REQUEST:

Subdivide the existing 5,050 sq ft. lot into two lots, one 2,500 sq ft and one 2,550 sq ft. The proposed lots are substantially of the same character as to suitability for residential use and structures, lot area, orientation, and street alignment of other lots adjacent to the property and in the original subdivision.

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. Waiver is only effective as to the date of the Planning Commission hearing on January 6, 2026.

Date: 10.09.2025

Applicant

Agent

Signature:  Chad J Riedy
CJRB
E=chad@cottages.com
O=Classic Cottages
CN=Chad J Riedy
2025.10.09 10:11:28-04'00'

Printed Name: Chad J Riedy

GENERAL NOTES:

1. THIS PLAT REPRESENTS A CURRENT LAND BOUNDARY SURVEY BY GEOENV ENGINEERS & CONSULTANTS AND MEETS THE MINIMUM ERROR OF CLOSURE OF 1 IN 10,000.
2. THERE ARE NO RESOURCE PROTECTION AREA AND FLOOD PLAIN LIMIT ON THIS PROPERTY.
3. THERE ARE NO KNOWN CEMETERY OR BURIAL ON THIS PROPERTY.
4. ALL PREVIOUSLY RECORDED RIGHT-OF-WAY EASEMENTS OR OTHER INTERESTS OF THE CITY OF ALEXANDRIA, VIRGINIA SHALL REMAIN IN FULL FORCE AND EFFECT UNLESS OTHERWISE SHOWN ON THIS PLAT.
5. PLAT IS SUBJECT TO RESTRICTIONS OF RECORD.
6. NO KNOWN GRAVE SITE OR BURIAL SITE EXIST ON THE LOT.
7. THERE ARE NO KNOWN UNDER GROUND STORAGE TANKS ON SITE.
8. THERE ARE NO KNOWN AREAS LOCATED WITHIN 1,000 FEET OF FORMER SANITARY LANDFILL, DUMP OR DISPOSAL AREAS.
9. THERE ARE NO KNOWN AREAS WITH POTENTIAL OF GENERATING COMBUSTIBLE GASES.
10. THERE ARE NO KNOWN AREAS THAT CONTAIN SOILS OR MATERIALS CONTAMINATED WITH, BUT NOT LIMITED TO HEAVY METALS, PETROLEUM PRODUCTS, PCB'S, PESTICIDES, FLYASH, OR OTHER TOXIC OR HAZARDOUS MATERIALS.
11. ANY FUTURE EASEMENT OR AUTHORIZATION FOR ELECTRIC, CABLE, TELEPHONE OR GAS SERVICES TO BE FURNISHED TO THE PROPERTY MUST COMPLY WITH THE PROVISIONS OF 15.2-2241(6) OF THE VIRGINIA CODE.
12. SURVEYOR/ENGINEER WILL SET ALL PROPERTY CORNERS USING THE IRON PIPE OR OTHER PERMANENT MARKERS, CREATED BY THIS PLAT PRIOR TO THE SIGNATURE SET SUBMITTAL OF THE FINAL SUBDIVISION PLAT.
13. THE PLAT OF 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.
14. THE SITE SHOWN HEREON IS REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) ESTABLISHED FROM THE GPS MEASUREMENTS.
15. THE PROPERTY SHOWN HEREON APPEARS TO PLOT IN FLOOD ZONE "X", AREA DETERMINED TO BE OUTSIDE THE 100-YEAR FLOOD PLAIN, AS SHOWN ON THE FEMA MAP #5155190033F EFFECTIVE DATE: JANUARY 11, 2024.

OWNER'S CONSENT:

THE SUBDIVISION OF THE FOLLOWING DESCRIBED LAND SHOWN ON THIS PLAT LOCATED ON MAP-BLOCK--LOT NUMBER: 053.02--06--16 IN TEMPLE PARK SUBDIVISION, IN THE CITY OF ALEXANDRIA, VIRGINIA, IS WITH FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNER. THE UNDERSIGNED OWNER CERTIFY THAT THE SUBDIVISION SHOWN HEREON IS NECESSARY FOR THE REASONABLE DEVELOPMENT AND THE USE OF THE PROPERTY.

CLASSIC PARTNERS 10 LLC

OWNER

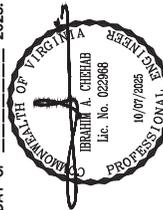
SIGNATURE

ENGINEER'S CERTIFICATE:

I, IBRAHIM A. CHEHAB, DULY AUTHORIZED PROFESSIONAL ENGINEER IN THE COMMONWEALTH OF VIRGINIA, HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT THE LAND SHOWN HEREON (106 E BRADDOCK ROAD) IS IN THE NAME OF CLASSIC PARTNERS 10 LLC AS RECORDED IN INSTRUMENT # 250000486 AMONG THE LAND RECORDS OF CITY OF ALEXANDRIA, VIRGINIA.

I FURTHER CERTIFY THAT THE LAND EMBRACED BY PROPOSED TWO LOTS, LIES ENTIRELY WITHIN THE BOUND OF THE ORIGINAL TRACT, THAT THIS PLAT REPRESENTS AN ACCURATE SURVEY OF THE SAME; AND THAT ALL THE BEARINGS ARE WITH REFERENCE TO VCS83; AND THE PROPOSED LOTS ARE ACCURATELY DESCRIBED BY METES AND BOUNDS, COURSE AND DISTANCES. I FURTHER CERTIFY THAT PERMANENT PROPERTY CORNERS WILL BE INSTALLED AT A LATER DATE BUT BEFORE COMPLETION OF THE PROJECT.

GIVEN UNDER MY HAND THIS ___07th___ DAY OF ___OCTOBER___ 2025.



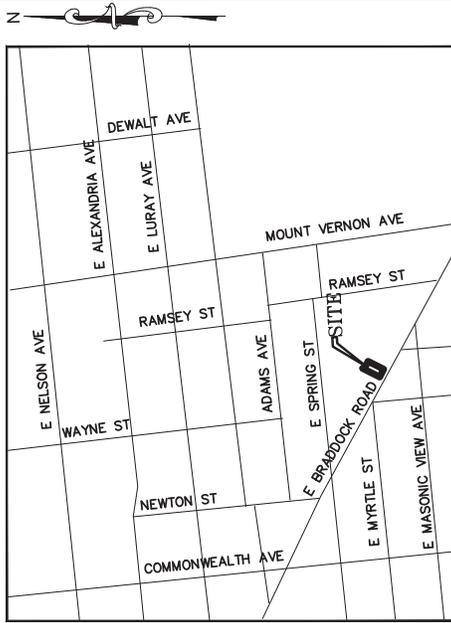
IBRAHIM A. CHEHAB
(PROFESSIONAL ENGINEER)
LIC. #022988

SIGNATURE

OWNER:
CLASSIC PARTNERS 10 LLC

APPLICANT:
CLASSIC COTTAGES LLC

PREPARED BY



VICINITY MAP
SCALE: 1" = 500'



PRELIMINARY PLAT
LOT E 1/2 L 127 & LOT 128 &
W 1/2 LOT 129 SEC 2
TEMPLE PARK
106 E BRADDOCK RD
ALEXANDRIA, VIRGINIA 22301-2114

DATE: OCTOBER 07, 2025

EXISTING TREE INVENTORY:

Tree #	DBH (Diameter at 4.5 feet above grade) (in)	COMMON NAME	SCIENTIFIC NAME	Condition Rating %	Condition Rating	CRZ	Height (ft)	Remarks
1	2.1,1.1,1.1,1.1	Crape Myrtle	Lagerstroemia indica	70	Fair	3	15	
2	1	Ahorntree	Thuja occidentalis	75	Fair	1	4	
3	1	Ahorntree	Thuja occidentalis	75	Fair	1	4	
4	1	Ahorntree	Thuja occidentalis	75	Fair	1	4	
5	1	Ahorntree	Thuja occidentalis	75	Fair	1	4	
6	1	Ahorntree	Thuja occidentalis	75	Fair	1	4	
7	1	Ahorntree	Thuja occidentalis	75	Fair	1	4	
8	1	Ahorntree	Thuja occidentalis	75	Fair	1	4	
9	1	Ahorntree	Thuja occidentalis	75	Fair	1	4	
10	40	Ash	Fraxinus	70	Fair	40	55	Shared
11	4	Chinese Photinia	Photinia serratifolia	70	Fair	4	11	Offsite
12	3.3,3.2	Saucer Magnolia	Magnolia soulangeana	70	Fair	6	9	
13	3.3,3.2,2	Chinese Photinia	Photinia serratifolia	70	Fair	6	10	Offsite
14	5.4	Dogwood	Cornus	70	Fair	7	22	

LEGEND

- EX. TREE
- CRITICAL ROOT ZONE (CRZ)
- TREE IDENTIFICATION NUMBER

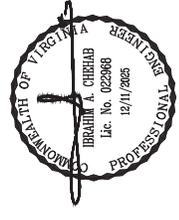
**PLAT SHOWING
EXISTING TREE INVENTORY**
PART LOT 127 AND LOT 128 AND
PART LOT 129
SEC. 2

TEMPLE PARK
DB 86, PG. 377
106 E BRADDOCK RD
ALEXANDRIA, VIRGINIA 22301-2114

DATE: DECEMBER 11, 2025

PREPARED BY

GeoENV Engineers & Consultants, LLC
Civil, Environmental & Geotechnical Engineering
10875 Main Street, Suite 213
Fairfax, VA 22030
Phone: 703.551.7170
Fax: 703.591.7074



GRAPHIC SCALE

