



APPLICATION

SUBDIVISION OF PROPERTY

SUB # _____

PROPERTY LOCATION: 114 E Raymond Ave, Alexandria VA 22301

TAX MAP REFERENCE: 14018000 **ZONE:** R 2-5

APPLICANT:

Name: Bluestone Builders LLC

Address: [REDACTED]

PROPERTY OWNER:

Name: Bluestone Builders LLC

Address: [REDACTED]

SUBDIVISION DESCRIPTION

Subdividing Lot 22 into 2 lots.

- THE UNDERSIGNED**, hereby applies for Subdivision in accordance with the provisions of Section 11-1700 of the Zoning Ordinance of the City of Alexandria, Virginia.
- THE UNDERSIGNED**, having obtained permission from the property owner, hereby grants permission to the City of Alexandria staff and Commission Members to visit, inspect, and photograph the building premises, land etc., connected with the application.
- THE UNDERSIGNED**, having obtained permission from the property owner, hereby grants permission to the City of Alexandria to post placard notice on the property for which this application is requested, pursuant to Article XI, Section 11-301 (B) of the 1992 Zoning Ordinance of the City of Alexandria, Virginia.
- THE UNDERSIGNED**, also attests that all of the information herein provided and specifically including all surveys, drawings, etc., required of the applicant are true, correct and accurate to the best of his/her knowledge and belief.

Timothy Moran
Print Name of Applicant or Agent

[REDACTED]
Mailing/Street Address

[REDACTED] [REDACTED]
City and State Zip Code

Timothy R Moran
Signature

[REDACTED] [REDACTED]
Telephone # Fax #

[REDACTED]
Email address

04/08/2026
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.

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.			
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
1.			
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 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.		
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.

04/08/2026

Timothy Moran

Date

Printed Name

Timothy R Moran
Signature

DISCLOSURE ATTACHMENT

114 E Raymond Ave, Alexandria VA 22301 (Tax Map 14018000)

Bluestone Builders LLC (Title Owner)

[REDACTED]

[REDACTED]

Timothy Moran 100%

[REDACTED]

[REDACTED]

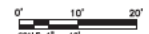
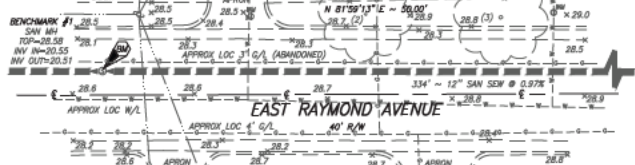
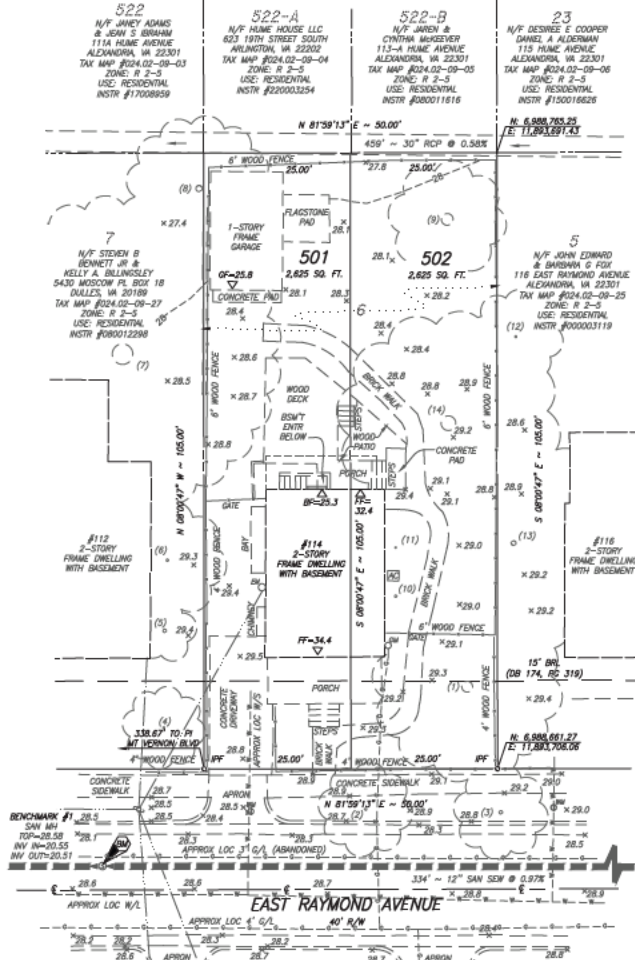
Relationship as defined by section 11-350 of the Zoning Ordinance: None.



VICINITY MAP
SCALE 1" = 200'

**DIVISION OF LOT 21
EMMA P. HUME
(DB 377, PG 572)**

**DIVISION OF LOT 22
EMMA P. HUME
(DB 477, PG 38)**



- TEXT LEGEND:**
- 1) 22" TREE
 - 2) 3" TREE
 - 3) 4" TREE
 - 4) 4" TREE (CLUSTER)
 - 5) 7" TREE (CLUSTER)
 - 6) 4" TREE (CLUSTER)
 - 7) 42" TREE
 - 8) 13" TREE
 - 9) 3/4" TREE (CLUSTER)
 - 10) 5" TREE (CLUSTER)
 - 11) 3" TREE (CLUSTER)
 - 12) 4" TREE (CLUSTER)
 - 13) 10" TREE
 - 14) 30" TREE

- TEXT LEGEND:**
- AC = AIR CONDITIONING UNIT
 - APPROX = APPROXIMATE
 - BF = BASEMENT FLOOR
 - BM = BENCHMARK
 - BSMT = BASEMENT
 - E = CENTERLINE
 - DB = DEED BOOK
 - D = DIRT
 - FF = FRESH FLOOR
 - FT = FEET
 - G1 = GATE INLET
 - G/L = GAS LINE
 - GM = GAS METER
 - G/S = GAS SERVICE
 - IPF = IRON PIPE FOUND
 - IN = INVERT
 - INSTR = INSTRUMENT
 - INTX = INTERSECTION
 - IRF = IRON ROD FOUND
 - LOC = LOCATION
 - LP = LIGHT POLE
 - M = MANHOLE
 - N/F = NOW OR FORMERLY
 - OH = OVERHEAD WIRE
 - PG = PINE
 - PC = REINFORCED CONCRETE PIPE
 - R/W = RIGHT-OF-WAY
 - SAN = SANITARY
 - SEM = SEWER
 - SQ. FT. = SQUARE FEET
 - TM = TAX MAP
 - TIP = TYPICAL
 - UP = UTILITY POLE
 - VCS = VIRGINIA COORDINATE SYSTEM
 - W = WEST
 - W/L = WATER LINE
 - WM = WATER METER
 - W/S = WATER SERVICE

GENERAL NOTES:

1. TAX MAP: #204.02-09-28 (8114 EAST RAYMOND AVENUE)
2. ZONE: R 2-5
3. OWNER: GREGORY E. WILKINSON
114 E RAYMOND AVENUE
ALEXANDRIA, VA 22301
INSTR #14000811
- APPLICANT: BLUESTONE BUILDINGS
109 S COLUMBUS STREET
ALEXANDRIA, VA 22314
4. TOTAL SITE AREA = 5,250 SQ. FT. OR 0.1205 ACRES
5. TOPOGRAPHIC SURVEY WAS FIELD RUN BY THIS FIRM VERTICAL DATUM = MVD '88 PER FIELD GPS DATA REFERENCED TO THE RTK NETWORK LEICA SWARTNET.
6. THE PROPERTY SHOWN HEREON IS REFERENCED TO THE VIRGINIA COORDINATE SYSTEM OF 1983 (VCS), 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 SWARTNET.
7. PLAT SUBJECT TO RESTRICTIONS OF RECORD.
8. A TITLE REPORT WAS NOT FURNISHED. THIS EXEMPTS MAY NOT BE SHOWN.
9. THESE LOTS SHALL UTILIZE THE PUBLIC SANITARY SEWER AND WATER ADJACENT TO THE PROPERTY.
10. THIS LOT IS IN ZONE X (RHSWHD) OF THE FEMA FLOOD INSURANCE RATE MAP #1501900337.
11. THESE ARE NO KNOWN GRAVE SITES OR OBJECTS MARKING A PLACE OF BURIAL ON THIS SITE.
12. THIS SITE CONTAINS NO KNOWN CONTAMINATED SOILS, TOXIC OR HAZARDOUS MATERIALS, UNDERGROUND STORAGE TANKS OR AREAS WITH THE POTENTIAL TO GENERATE CONTINGENT LIABILITIES AND IS NOT KNOWN TO BE WITHIN 1,000 FEET OF A FORMER SANITARY LANDFILL, DUMP OR DISPOSAL AREA.
13. 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.
14. THERE ARE NO FLOODPLAINS OR RESOURCE PROTECTION AREAS (RPA) LOCATED ON THIS PROPERTY.

LOT TABULATION (R 2-5; SEMI-DETACHED)

TOTAL SITE AREA	5,250 SQ. FT. OR 0.1205 ACRES
EXISTING NUMBER OF LOTS	3
PROPOSED NUMBER OF LOTS	3
MIN. LOT AREA REQUIRED (INTERIOR LOT)	3,500 SQ. FT. OR 0.0797 ACRES
MIN. LOT AREA PROVIDED (LOT 501)	2,625 SQ. FT. OR 0.0603 ACRES
MIN. LOT AREA PROVIDED (LOT 502)	2,625 SQ. FT. OR 0.0603 ACRES
MINIMUM LOT WIDTH REQUIRED	25.00'
LOT WIDTH PROVIDED (LOT 501)	25.00'
LOT WIDTH PROVIDED (LOT 502)	25.00'
MINIMUM LOT FRONTAGE REQUIRED	25.00'
LOT FRONTAGE PROVIDED (LOT 501)	25.00'
LOT FRONTAGE PROVIDED (LOT 502)	25.00'

TOPOGRAPHY NOTE:

THIS TOPOGRAPHIC SURVEY WAS COMPILED UNDER THE DIRECT AND RESPONSIBLE CHARGE OF WIM DE SUTTER, LS FROM AN ACTUAL GROUND SURVEY MADE UNDER MY SUPERVISION; THE MASTERY AND/OR ORIGINAL DATA WAS OBTAINED ON APRIL 1, 2026; AND THIS PLAT, MAP OR DIGITAL, GEOSPATIAL DATA INCLUDING METADATA MEETS MINIMUM ACCURACY STANDARDS UNLESS OTHERWISE NOTED.

THIS DRAWING IS A SERVICE DOCUMENT OF R.C. FEILS & ASSOCIATES, INC. AND MAY NOT BE USED OR REPRODUCED WITHOUT THE WRITTEN PERMISSION OF THE ENGINEER AND/OR LAND SURVEYOR.

EXISTING UTILITIES SHOWN ON THIS PLAN TAKEN FROM AVAILABLE RECORDS AND/OR FROM FIELD OBSERVATIONS. FOR EXACT LOCATIONS OF EXISTING UNDERGROUND UTILITIES, NOTIFY "MISS UTILITY" AT 1-800-552-7001, 72 HOURS BEFORE THE START OF ANY EXCAVATION OR CONSTRUCTION.

LOCATION AND DEPTH OF ALL EXISTING UNDERGROUND UTILITIES TO BE VERIFIED BY CONTRACTOR PRIOR TO CONSTRUCTION. INTERFERENCE OR DISRUPTION OF SAME WILL NOT BE THE RESPONSIBILITY OF THIS OFFICE.

ALL CONSTRUCTION SHALL CONFORM TO THE CURRENT STANDARDS AND SPECIFICATIONS OF THE CITY OF ALEXANDRIA, VIRGINIA.

625 N. WASHINGTON ST
ALEXANDRIA, VA 22304
703.543.6422
www.rcfassoc.com



PRELIMINARY SUBDIVISION PLAT
SHOWING LOTS 501 AND 502
RESUBDIVISION OF LOT 6, BLOCK 5
EMMA P. HUME
(114 EAST RAYMOND AVENUE)
DEED BOOK 174, PAGE 322 (ARLINGTON COUNTY)
CITY OF ALEXANDRIA, VIRGINIA

DATE	REVISION

DRAWN: SO'B
SCALE: 1" = 10'
DATE: 04/03/2026

PRELIMINARY
SUBDIVISION PLAT

SHEET 1 OF 1
FILE: 26-043

Title Insurance Underwriter: Commonwealth Land Title Insurance Co.

140005611

Consideration: \$610,000.00
Assessed Value: \$552,122.00
Tax Map #: 14018000
Grantee's Address:
114 East Raymond Avenue
Alexandria, VA 22301
File #OTA1403031

C#00670

Prepared by the following attorney(s)
licensed to practice law in Virginia:

Arthur L. Grace, Esq. (Virginia Bar No. 39554)
Ryan H. Stuart, Esq. (Virginia Bar No. 70714)
Grace Stuart PLC
228 S. Washington Street #105
Alexandria, VA 22314

Return to:
MBH Settlement Group, L.C.
Central Title
4230 Lafayette Center Drive
Suite I
Chantilly, VA 20152

D E E D

THIS DEED is made this 30th day of April, 2014, by and between Suzanne Shaner LAMB, Unmarried, Grantor, and Gretchen E. WILKINSON, Grantee.

W I T N E S S E T H:

That for and in consideration of the sum of TEN DOLLARS (\$10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Grantor does hereby grant, bargain, sell and convey, in fee simple and with General Warranty and English Covenants of Title, unto the Grantee, the following described property, situate, lying and being in the City of Alexandria, Virginia, to wit:

Lot numbered Six (6), Block numbered Five (5), of the subdivision known as "EMMA P. HUME", as the same appears duly dedicated, platted and recorded in Book 175, at Page 322, among the Land Records of Arlington County, Virginia.

AND BEING the same property conveyed to Suzanne Shaner LAMB, by virtue of a Deed, dated November 2, 1987, and recorded December 2, 1987 in Book 1229, at Page 1001, among the Land Records of the City of Alexandria, Virginia.

This conveyance is made subject to the covenants, easements, conditions, restrictions, and rights of way of record.

TG

WITNESS the following signature and seal:

Suzanne Shaner Lamb
Suzanne Shaner LAMB

State of Virginia

City of Alexandria, to wit:

I, the undersigned, a Notary Public for the State and City/County aforesaid, do hereby certify that on this 30th day of April, 2014, Suzanne Shaner LAMB, whose name is signed to the foregoing Deed dated April 30, 2014, acknowledged the same before me in my State and City/County aforesaid.

[Signature]
Notary Public
My commission expires - Notary Public
Registration Number - 303932
Ryan Howard Stuart
Notary Registration No. 303932
Commonwealth of Virginia
My Commission Expires October 31, 2017

INSTRUMENT #140005611
RECORDED IN THE CLERK'S OFFICE OF
ALEXANDRIA ON
MAY 1, 2014 AT 03:17PM
\$610.00 GRANTOR TAX WAS PAID AS
REQUIRED BY SEC 58.1-802 OF THE VA. CODE
STATE: \$305.00 LOCAL: \$305.00

EDWARD SEMONIAN, CLERK
RECORDED BY: JCR

422-P. H. D. A.
Washington, D.C.
5/23/21

EMMA P. HUME,
to DEDICATION
EMMA P. HUME, TOWN OF POTOMAC

THIS DEED OF DEDICATION,
made this 7th day of April, A. D., 1921
by Emma P. Hume, widow, the owner and proprietor

of the tract of land shown on the plat hereto annexed made by George E. Garrett,
Civil Engineer in September 1913, and approved by him as County Engineer on March 30,
1921, said tract of land being situated in the Town of Potomac, in Jefferson Magisterial
District, Arlington County, Virginia, WITNESSETH:

That the said Emma P. Hume, widow, in accordance with Sections 5217, 5218, and
5219 of the Code of Virginia, A. D. 1919, doth hereby dedicate, acknowledge and
record the plat annexed hereto and made a part hereof as surveyed by said George E.
Garrett, Civil Engineer, in September 1913, and approved by him as County Engineer
on March 30, 1921, and the above and annexed subdivision as appears in accordance with
the desire of the said Emma P. Hume who is the undersigned owner and proprietor
of the land embraced in and shown on said plat, the said land being located within
the corporate limits of said Town of Potomac and being bounded on the north by Hume
Avenue, on the east by the right of way of the Washington and Old Dominion Railway,
on the south by what is known as the Race Tract or Hill property and on the west by
Mt. Vernon Avenue or Boulevard;

Witness the following signature and seal.

EMMA P. HUME------(SEAL)

DISTRICT OF COLUMBIA, to wit;

I, William E. Davis, a notary public in and for the District of Columbia, do here-

by certify that Emma P. Hume, widow whose name is signed to the foregoing writing and plat attached thereto, said writing bearing date on the 7th day of April, A. D., 1921, has acknowledged the same before me in my District aforesaid.

Given under my hand and seal this 9th day of April, A. D. 1921.

SEAL

WILLIAM E. DAVIS,
Notary Public, D. C.

My commission expires February 12th, 1925.

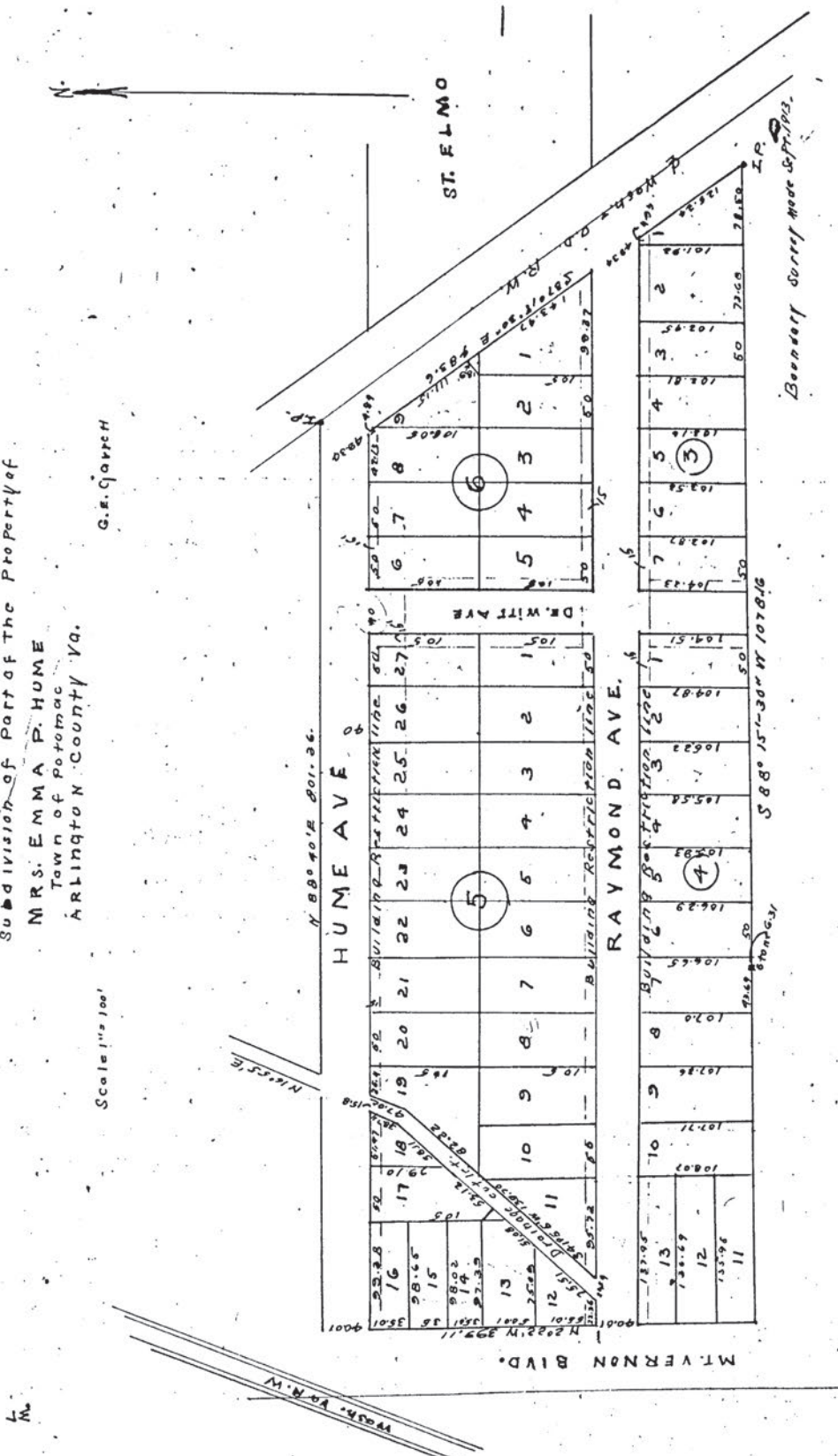
PLAT

Subdivision of Part of the Property of

MRS. EMMA P. HUME
Town of Potomac
ARLINGTON COUNTY VA.

Scale 1" = 100'

G. E. GARRETT



The Street System shown herein is hereby approved,
Geo. E. Garrett,
County Eng.
3/10/21.

The foregoing subdivision as shown on the reverse hereof according to the survey made by George E. Garrett, Civil Engineer in September, 1913, and approved by him as County Engineer on March 30, 1921, as appears in this plat is with the free consent and in accordance with the desire of the undersigned owner and proprietor, Witness my hand and seal this 7th day of April, A. D. 1921.

EMMA P. HUME------(SEAL)

DISTRICT OF COLUMBIA to wit;

I, William E. Davis, a notary public in and for the District of Columbia do hereby certify that Emma P. Hume, widow, whose name is signed to the foregoing writing bearing date on the 7th day of April, A. D. 1921, has acknowledged the same before me in my District of Columbia aforesaid.

Given under my hand and notarial seal 9th day of April, 1921.

SEAL.

WILLIAM E. DAVIS,
Notary Public, D. C.

My commission expires Feb. 12th, 1925.

VIRGINIA

In the Clerk's office of the Circuit Court of Arlington County, April 11, 1921 this deed was received, and with the annexed certificate admitted to record at 11 o'clock A. M.

Teste;

Wm. B. Jones, Clerk.