

Subdivision #2024-00017
22 West Wyatt Avenue

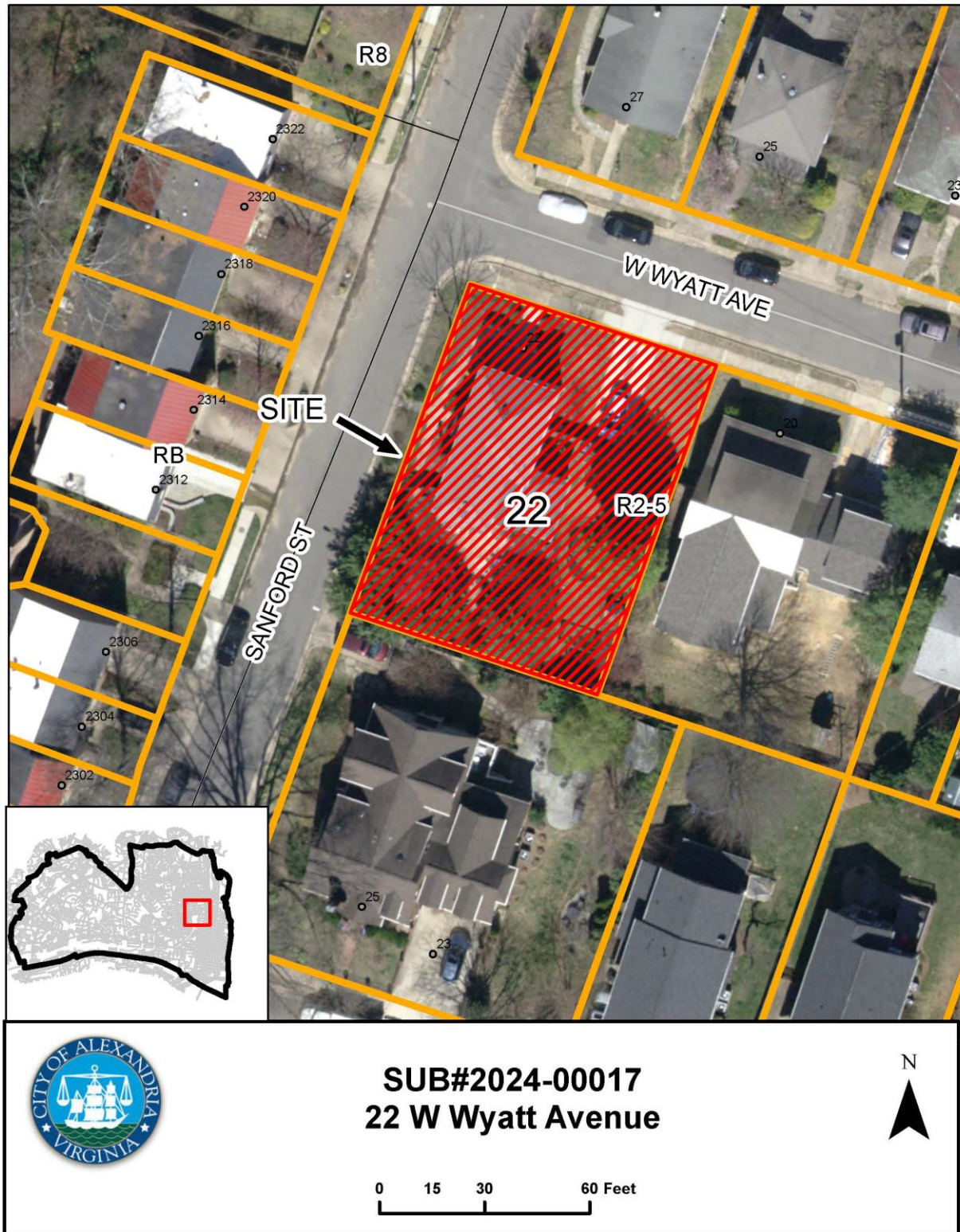
Application	General Data	
Request: Public hearing and consideration of a request for a subdivision to re-subdivide three existing lots into two lots.	Planning Commission Hearing:	January 9, 2025
	Approved Plat must be Recorded By:	July 7, 2026
Address: 22 West Wyatt Avenue	Zone:	R-2-5 Residential
Applicant: 22 Wyatt, LLC, represented by M. Catharine Puskar, attorney	Small Area Plan:	Potomac West

Staff Recommendation: APPROVAL subject to compliance with all applicable codes, ordinances, and recommended conditions found in Section IV of this report.

Staff Reviewer: Catie McDonald, catherine.mcdonald@alexandriava.gov
Sam Shelby, sam.shelby@alexandriava.gov

PLANNING COMMISSION ACTION: On a motion by Commissioner Brown, seconded by Commissioner Lyle, the Planning Commission voted to approve SUB2024-00017. The motion carried on a vote of 5-0.

Discussion: Commissioner Brown pulled the case from consent to clarify with staff that the proposed lots would meet the minimum zone requirements only for a semi-detached, two-unit dwelling. Staff confirmed that future development of the proposed lots would be limited to a semi-detached, two-unit dwelling under the current zoning regulations.



I. DISCUSSION

The applicant, 22 Wyatt, LLC, represented by M. Catharine Puskar, attorney, requests approval to re-subdivide three existing lots at 22 West Wyatt Avenue into two lots. Staff recommends approval of the subdivision request.

SITE DESCRIPTION

The subject property, featured in Figure 1, below, contains three rectangular lots of record, located at 22 West Wyatt Avenue. Altogether, the three lots have a size of 7,496 square feet, a width of 75 feet, and frontage of 75 and 100 feet along West Wyatt Avenue and Sanford Street, respectively. Townhouse, two-unit, and single-unit dwellings surround the subject property. A single-unit dwelling currently occupies the subject property.

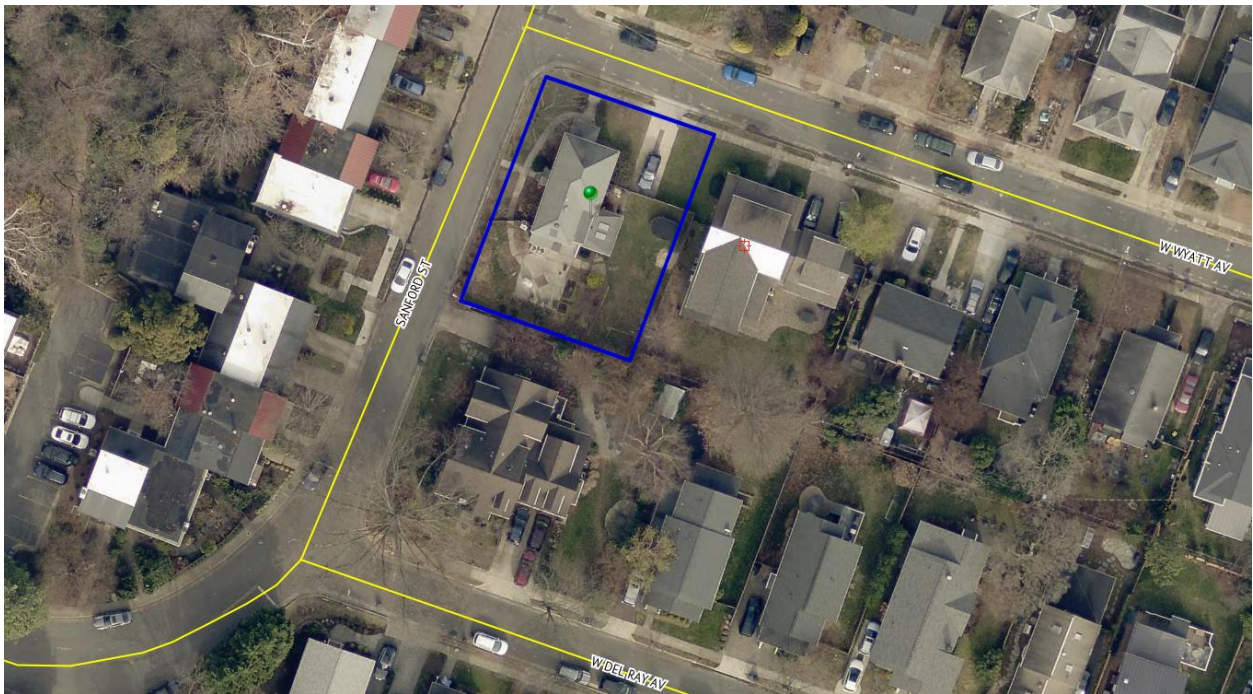
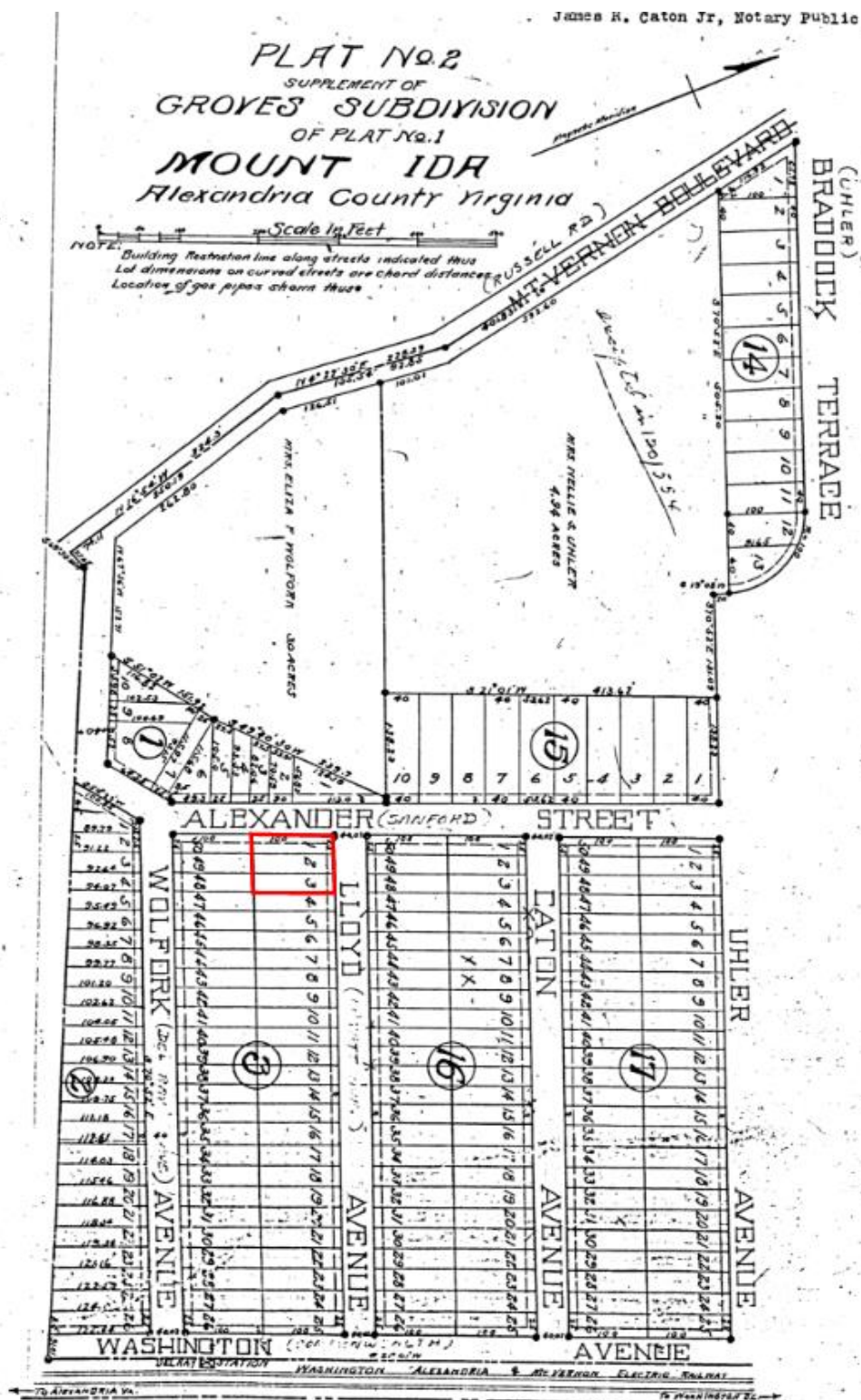


Figure 1 – Subject property (outlined in blue)

SUBDIVISION BACKGROUND

The subject property was created with a supplemental plat to the Groves Subdivision of Mt. Ida on April 29, 1909. See original subdivision plat in Figure 2, below.

2 –
Original



Subdivision (subject property in red)

PROPOSAL

The applicant requests approval to re-subdivide Existing Lots 1, 2, and 3 into two lots. Each lot would have a lot size of 3,748 square feet and a lot width and frontage of 37.5 feet. Proposed Lot 502 would also have 100 feet of frontage along Sanford Street. Both lots would be rectangular in shape. The existing dwelling would be demolished. The existing and proposed lots are shown in Figures 3 and 4, below.

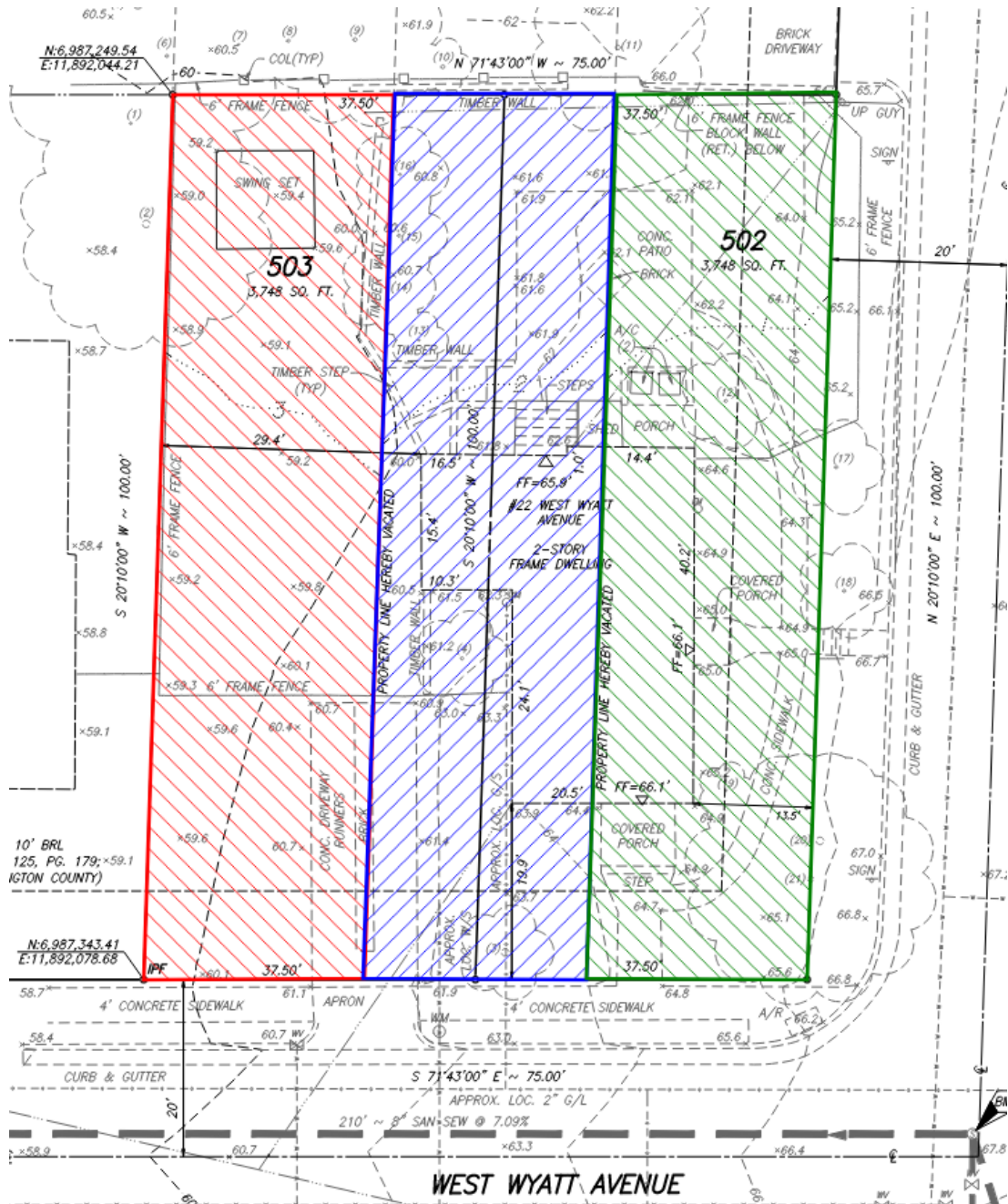


Figure 3 – Existing Lots 1, 2, & 3

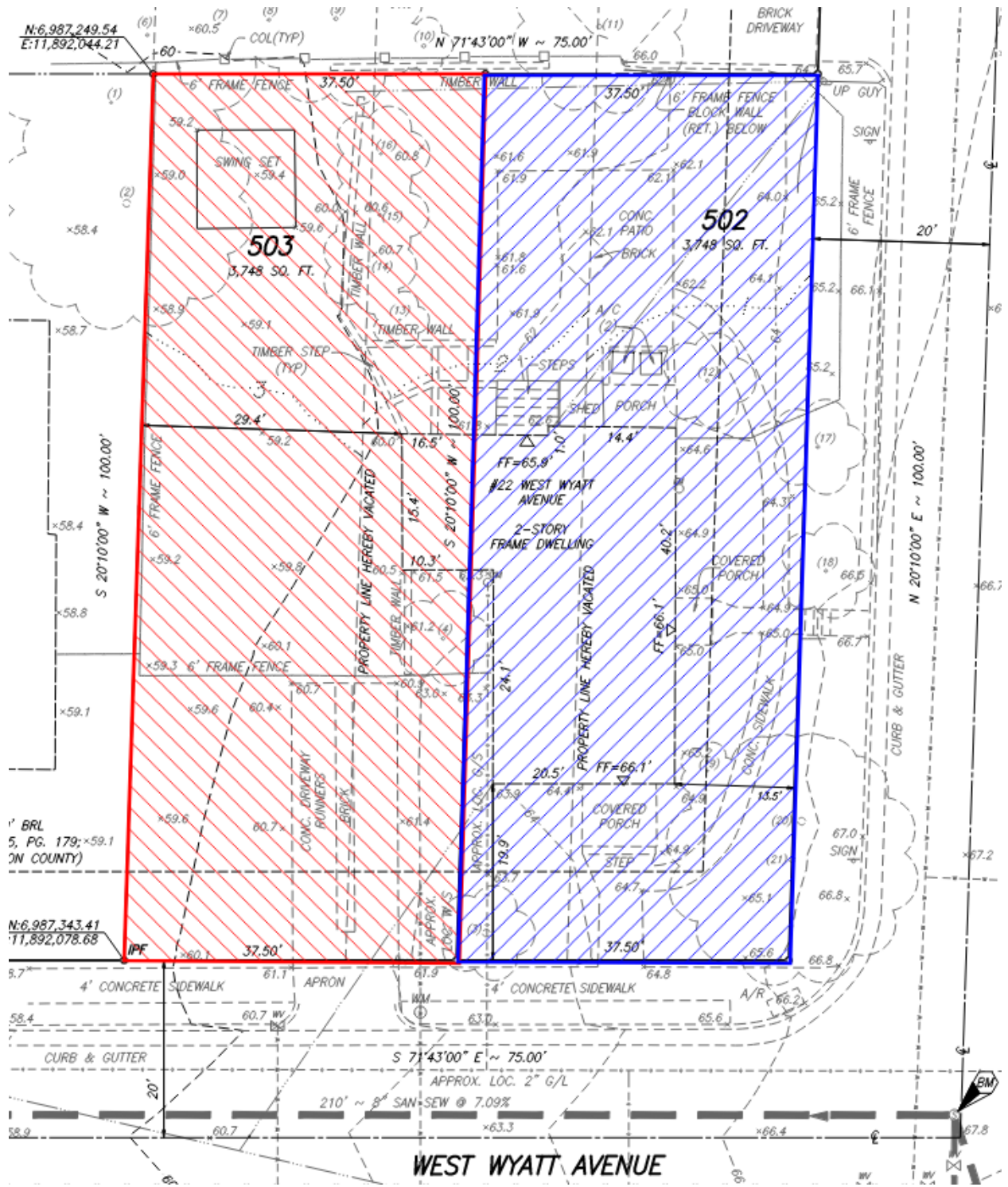


Figure 4 – Proposed Lots (Lot 502 in blue, Lot 503 in red)

ZONING/ MASTER PLAN DESIGNATION

The subject property is zoned R-2-5 Residential and both proposed lots would comply with lot requirements for a semi-detached, two-unit dwelling, as shown in Table 1. Any future development would be required to comply with all applicable provisions of the Zoning Ordinance. Note that staff has consolidated the area of the three existing lots into one subject property in the table below for the purpose of floor area and setback calculations.

Table 1 – R-2-5 Zoning Requirements

	Required/Permitted	Subject Property	Proposed	
		Existing Lots 1, 2, & 3	Lot 502	Lot 503
Lot Size	2,500 Sq. Ft. (Interior); 3,250 Sq. Ft. (Corner)	7,496 Sq. Ft.	3,748 Sq. Ft.	3,748 Sq. Ft.
Width	25 Ft.	75 Ft.	37.5 Ft.	37.5 Ft.
Frontage (Primary)	25 Ft.	75 Ft.	37.5 Ft.	37.5 Ft.
Frontage (Secondary)	N/A	100 Ft.	100 Ft.	N/A
Front Yard (Primary)	21.6 Ft.	19.9 Ft.	Future development required to comply with all bulk and open space provisions.	
Front Yard (Secondary)	14.4 Ft.	13.5 Ft.		
Side Yard (East)	7 Ft.; 1:3 ratio	29.4 Ft.		
Side Yard (West)	7 Ft.; 1:3 ratio	13.5 Ft.		
Rear Yard	7 Ft.; 1:1 ratio	39.7 Ft.		
Floor Area	0.45	~0.16		

The property is located within the Potomac West Small Area Plan Chapter of the Alexandria Master Plan, which designates the property for low-to-medium-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-to-medium-density residential uses and would comply with all R-2-5 zoning requirements for semi-detached, two-unit dwellings.

II. STAFF ANALYSIS

Staff recommends approval of the applicant's subdivision request. The proposal would create lots that comply with R-2-5 zoning requirements for semi-detached, two-unit dwellings, and all subdivision requirements. The proposed lots would be substantially the same character as the lots in the original subdivision in terms of lot shape, area, width, and frontage, as required by Section 11-1710(B). Staff analysis follows.

COMPLIANCE WITH SUBDIVISION REQUIREMENTS GENERALLY

Staff determined that the proposed re-subdivision would meet all subdivision requirements established by [section 11-1710](#). Both lots would be suitable for semi-detached, two-unit residential uses and structures permitted by the R-2-5 zone.

COMPLIANCE WITH SUBDIVISION CHARACTER REQUIREMENTS

Several lots within the original subdivision are similar to the proposed lots in lot area, width, and frontage. Many of these lots are developed with semi-detached, two-unit dwellings.

LOT ANALYSIS

Staff's area of comparison includes lots in blocks 2, 3, 16, and 17 in the original subdivision as these lots are zoned R-2-5. Block 1 was excluded because it's zoned RB and blocks 14 and 15 were excluded because they're zoned R-8. The area of comparison is shown in Figure 5, below. The original subdivision today consists of residential properties, including single-unit, semi-detached two-unit, and townhouse dwellings.

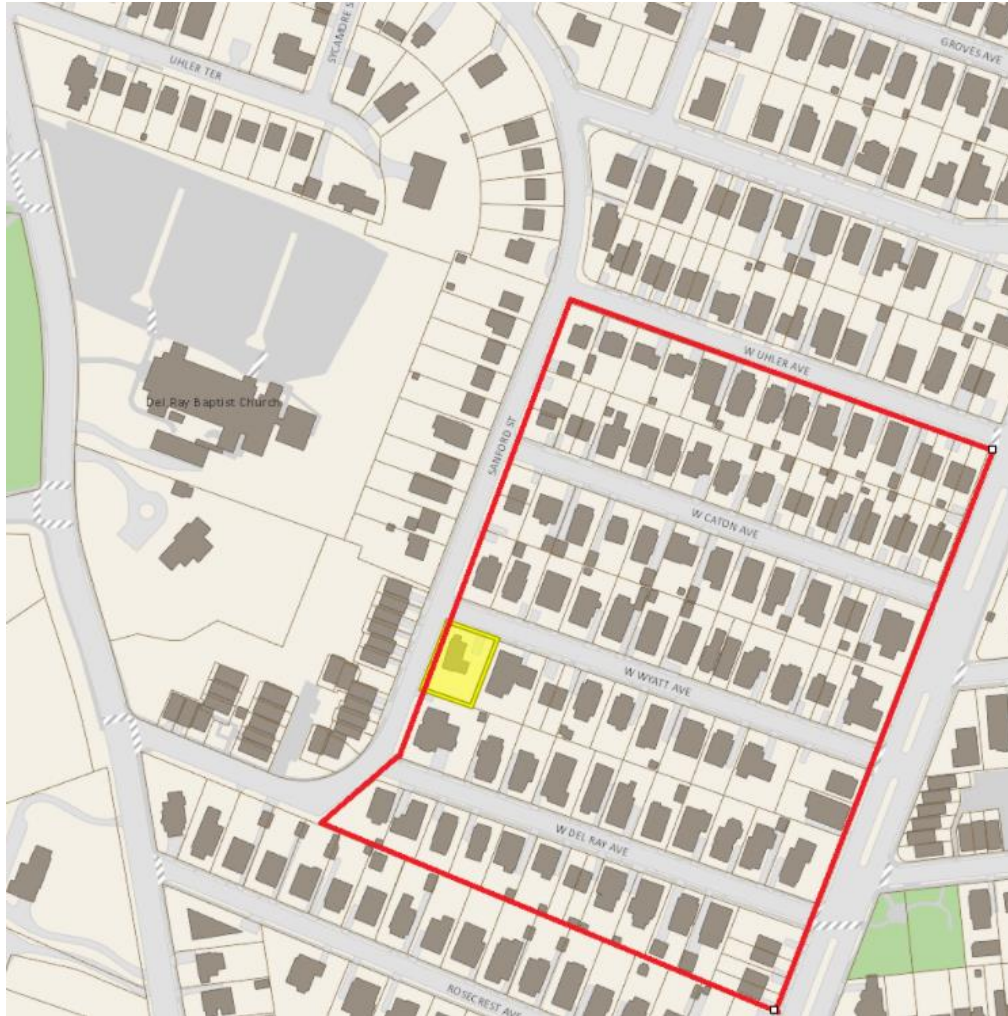


Figure 5 – Area of Comparison (subject property in yellow)

Staff considers the following properties outlined in Figure 5, below, as the most similarly situated to the subject property as they front on West Wyatt Avenue.

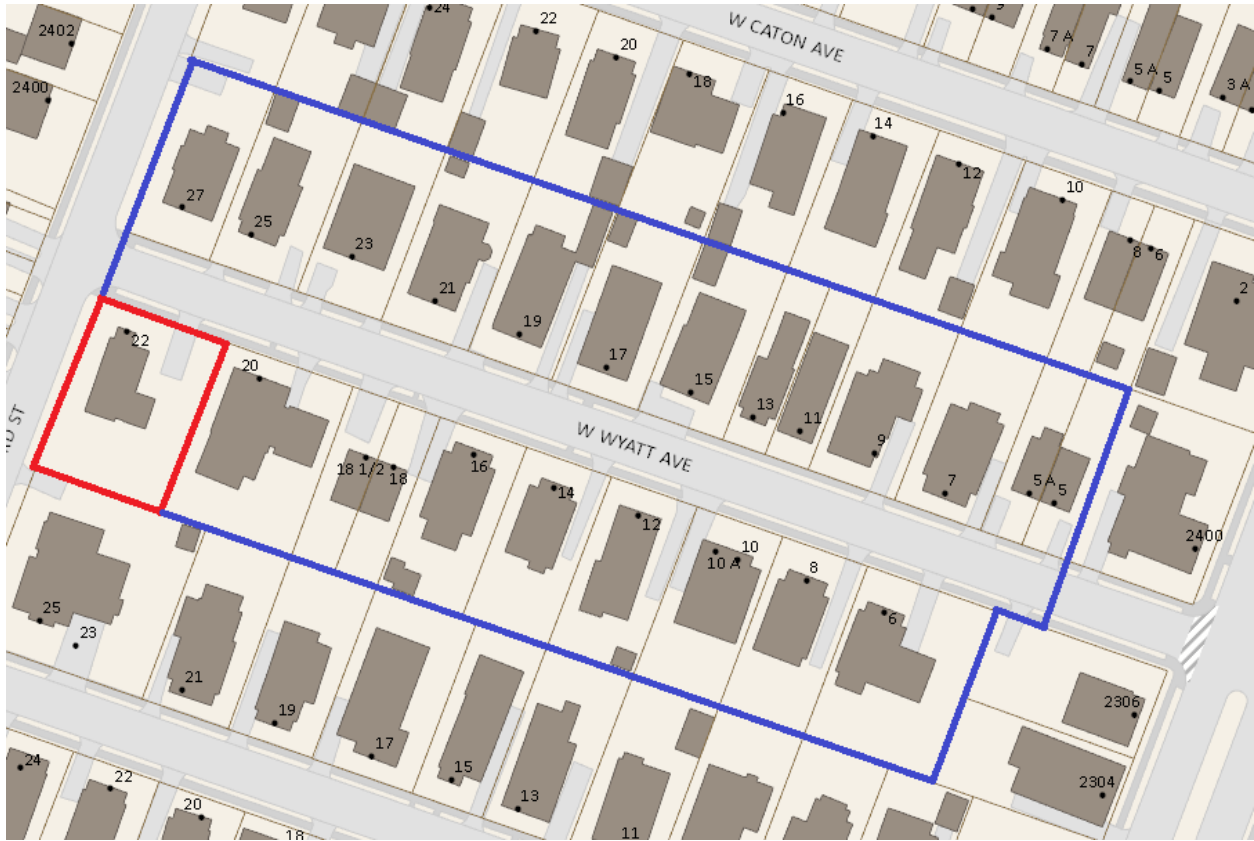


Figure 5 – Similarly Situated Lots in blue, subject property in red

Table 2, below, shows how the proposed lots would compare to these similarly situated lots in terms of width, frontage, and size:

Table 2 – Lot Analysis

Address	Width	Frontage	Area
Proposed Lot 502	37.5 Ft.	37.5 Ft.	3,748 Sq. Ft.
Proposed Lot 503	37.5 Ft.	37.5 Ft.	3,748 Sq. Ft.
5 W. Wyatt Ave.	25 Ft.	25 Ft.	2,500 Sq. Ft.
5 A W. Wyatt Ave.	25 Ft.	25 Ft.	2,500 Sq. Ft.
6 W. Wyatt Ave.	75 Ft.	75 Ft.	7,500 Sq. Ft.
7 W. Wyatt Ave.	50 Ft.	50 Ft.	4,997 Sq. Ft.
8 W. Wyatt Ave.	50 Ft.	50 Ft.	5,000 Sq. Ft.
9 W. Wyatt Ave.	50 Ft.	50 Ft.	5,000 Sq. Ft.
10 W. Wyatt Ave.	50 Ft.	50 Ft.	5,000 Sq. Ft.
11 W. Wyatt Ave.	25 Ft.	25 Ft.	2,500 Sq. Ft.
12 W. Wyatt Ave.	50 Ft.	50 Ft.	5,000 Sq. Ft.
13 W. Wyatt Ave.	25 Ft.	25 Ft.	2,500 Sq. Ft.
14 W. Wyatt Ave.	50 Ft.	50 Ft.	5,000 Sq. Ft.

15 W. Wyatt Ave.	50 Ft.	50 Ft.	5,000 Sq. Ft.
16 W. Wyatt Ave.	50 Ft.	50 Ft.	5,000 Sq. Ft.
17 W. Wyatt Ave.	50 Ft.	50 Ft.	5,000 Sq. Ft.
18 W. Wyatt Ave.	25 Ft.	25 Ft.	2,500 Sq. Ft.
18 ½ W. Wyatt Ave.	25 Ft.	25 Ft.	2,500 Sq. Ft.
19 W. Wyatt Ave.	50 Ft.	50 Ft.	5,000 Sq. Ft.
20 W. Wyatt Ave.	75 Ft.	75 Ft.	7,500 Sq. Ft.
21 W. Wyatt Ave.	50 Ft.	50 Ft.	5,000 Sq. Ft.
23 W. Wyatt Ave.	50 Ft.	50 Ft.	5,000 Sq. Ft.
25 W. Wyatt Ave.	50 Ft.	50 Ft.	5,000 Sq. Ft.
27 W. Wyatt Ave.	50 Ft.	50 Ft.	5,000 Sq. Ft.

Because the proposed lots would be similar in width, frontage, and area to similarly situated lots within the original subdivision, staff considers the proposal to be substantially compatible with established neighborhood character as required by section 11-1710(B). The proposed lots would also comply with the R-2-5 zone requirements for semi-detached two-family dwellings. The R-2-5 zone's minimum lot size and width requirements ensure that properties within the zone are suitable for low-to-medium-density residential uses as required by the Potomac West Small Area Plan Chapter of the City's Master Plan.

NEIGHBORHOOD OUTREACH AND COMMENTS

Staff notified the Del Ray Citizens Association (DRCA) on December 2, 2024.

Staff attended DRCA's Land Use Committee meeting on December 4, 2024. Those in attendance asked questions about the process and expressed concerns about compatibility of the proposed dwellings, the evolution of Del Ray's housing stock generally, and stormwater runoff. One resident on West Wyatt Avenue expressed support for the request.

Staff received a letter of support from a neighboring resident at 15 West Wyatt Avenue on December 6, 2024.

III. CONCLUSION

In summary, staff finds that the proposal would comply with all subdivision requirements. Subject to the conditions contained in Section IV of this report, staff recommends approval of the re-subdivision request.

IV. RECOMMENDED CONDITIONS

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

1. The final subdivision plat shall comply with the requirements of Section 11-1700 of the Zoning Ordinance. (P&Z)
2. The applicant shall covenant that the existing dwelling shall be demolished prior to: (a) City approval of any building permits to construct any new dwellings or structures on the subject property or (b) sale of the subdivided lots to individual owners. This covenant shall expire when the subdivided lots are consolidated or the existing dwelling is demolished. This covenant shall be included in the recorded deed of subdivision and the final subdivision plat. (P&Z)

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

Staff Note: This plat will expire 18 months from the date of approval (December 5, 2022) unless recorded sooner.

V. CITY DEPARTMENT COMMENTS

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

Transportation & Environmental Services:

R-1 Prior to Final plat submission:

- a. Please include a plat title that includes (at a minimum): proposed lot numbers, proposed subdivision name (being a new and unique name*), being a subdivision of existing lot #s, existing Subdivision name, and existing subdivision DB/PG. *"XXXX" is among the options available to applicant, for instance. (**Survey**)
- b. Please include some form of annotation pertaining to the existing lot lines. For instance, at least a 'distance tie' (and perhaps using the same dotted font as the lot numbers to be vacated) along the northerly and southerly lines of Subdivision, between the existing lot lines. (**Survey**)

Code Enforcement:

No comments.

Fire:

No comments.

Recreation, Parks & Cultural Activities:

No comments.

Police Department:

No comments received.

Archaeology:

No comments.

Geographic Information Systems (GIS):

No comments.

Code Administration:

R-1 A building permit is required.



APPLICATION

SUBDIVISION OF PROPERTY

SUB # _____

PROPERTY LOCATION: 22 W Wyatt Avenue

TAX MAP REFERENCE: 034.01-06-01

ZONE: R-2-5

APPLICANT:

Name: 22 Wyatt, LLC

Address: _____

PROPERTY OWNER:

Name: 22 Wyatt, LLC

Address: _____

SUBDIVISION DESCRIPTION

Request for the subdivision of three (3) existing lots into two (2) new buildable 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.

22 Wyatt, LLC By: M. Catharine Puskar Attorney/Agent

Print Name of Applicant or Agent

Mailing/Street Address

Arlington, VA

City and State

22201

Zip Code

mcPuskar

Signature

Telephone #

Fax #

Email address

10/18/2024

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.

See Attached.

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. **N/A**
- ☐ **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 22 Wyatt, LLC		See attached
2.		
3.		

2. Property. State the name, address and percent of ownership of any person or entity owning an interest in the property located at 22 W Wyatt Avenue, Alexandria, VA 22301 (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 22 Wyatt, LLC		See attached
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 22 Wyatt, LLC	None	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.

10/18/2024

Date

22 Wyatt, LLC By: M. Catharine Puskar Attorney/Agent

Printed Name



Signature

WAIVER OF RIGHT TO AUTOMATIC APPROVAL

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

PROJECT NAME: 22 West Wyatt Avenue Subdivision

PROJECT ADDRESS: 22 West Wyatt Avenue, Alexandria VA 22301

DESCRIPTION OF REQUEST:

Request for the subdivision of three (3) existing lots into two (2) new buildable 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, to the January 7, 2025 Planning Commission public hearing.

Date: 10/18/2024

☒ Applicant

☐ Agent

Signature: M. Catharine Puskar

Printed Name: M. Catharine Puskar

22 Wyatt, LLC

Karl Moritz
301 King Street
City Hall, Room 2100
Alexandria, Virginia 22314

Re: Authorization to File for a Subdivision Application
22 W. Wyatt Avenue, Tax Map No. 034-.01-06-01 (the "Property")

Dear Mr. Moritz:

22 Wyatt, LLC, hereby authorizes Walsh, Colucci, Lubeley & Walsh, P.C. to act as agent on its behalf for the filing and representation of a Subdivision Application on the Property and any related requests.

Very truly yours,

22 Wyatt, LLC

Signed by:
By: Deji Awadallah
34F2FD1D7B17498...
Its: Managing Member
Date: 10/17/2024

DISCLOSURE ATTACHMENT

22 W. Wyatt Avenue (Tax Map No. 034.01-06-01)

22 Wyatt, LLC (Title Owner)

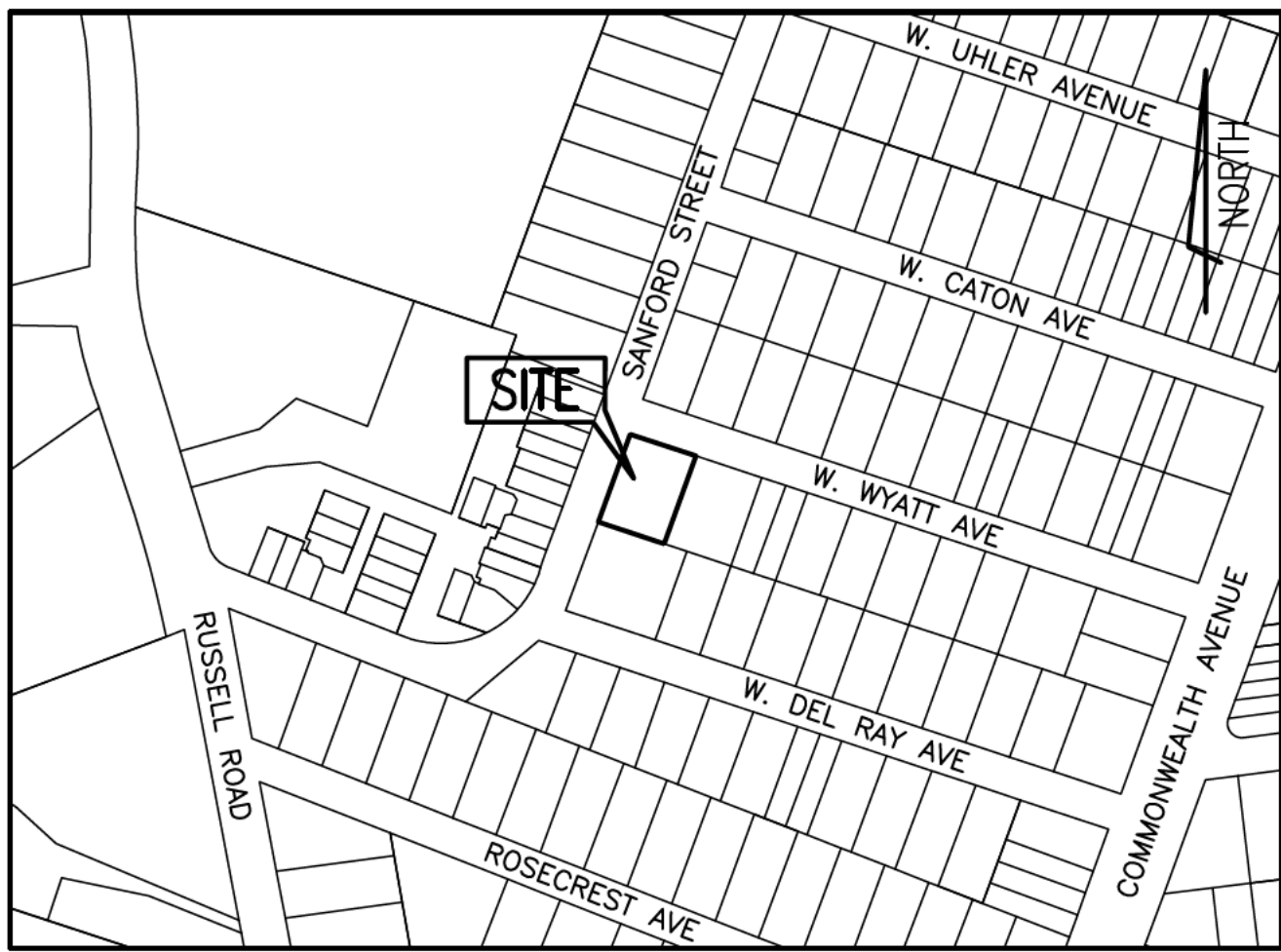
[REDACTED]

Deyi Awadallah

100%

[REDACTED]

Relationship as defined by Section 11-350 of Zoning Ordinance: None



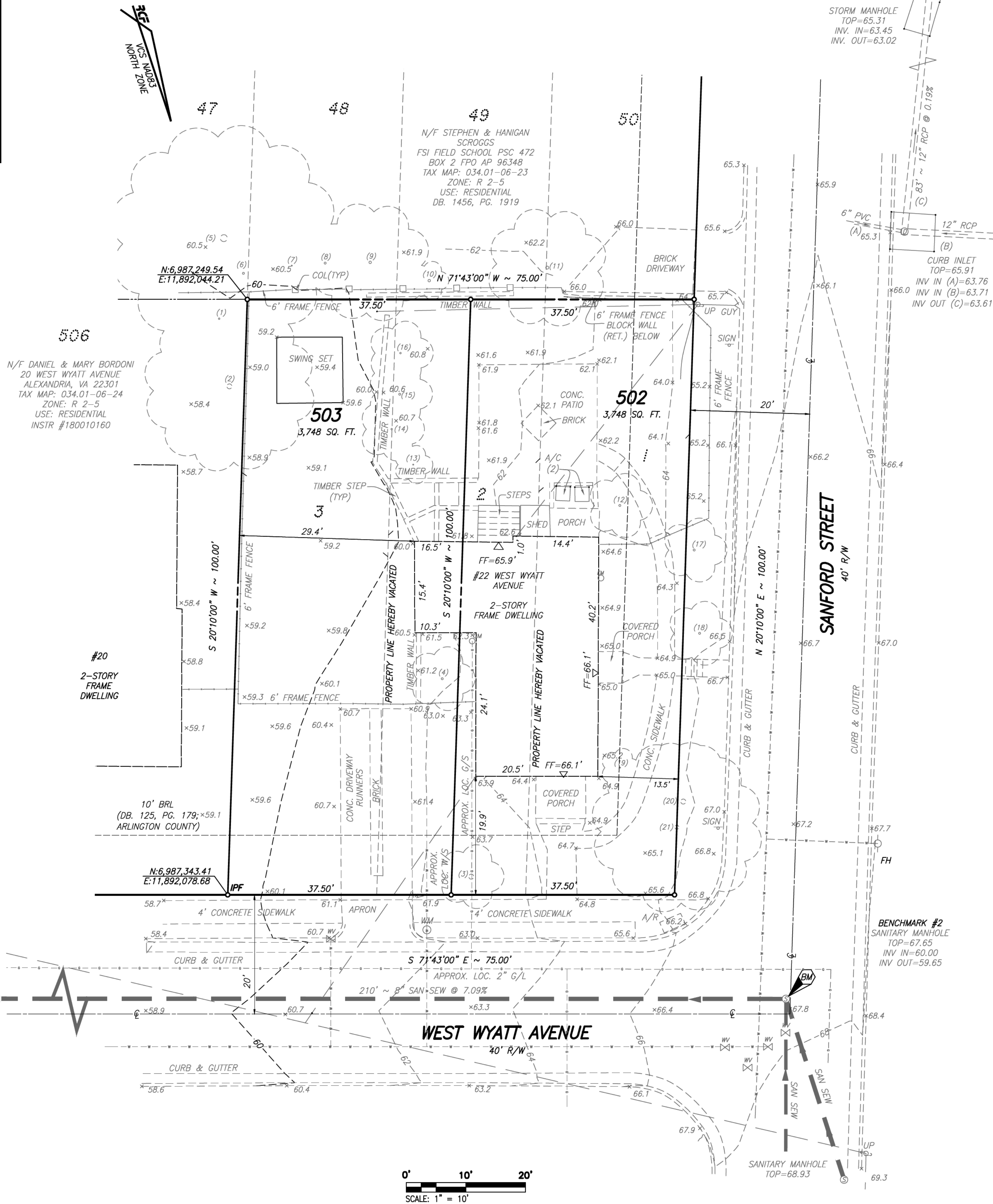
VICINITY MAP
SCALE 1" = 200'

EXISTING TREE TABLE

- 3" TREE CLUSTER
- 10" MAPLE
- 10" JAPANESE MAPLE
- 4" HAWTHORN
- 14" WILLOW
- 4" TREE CLUSTER
- 2" TREE CLUSTER
- 4" TREE CLUSTER
- 5" CRAPE MYRTLE
- 5" AMERICAN HOLLY
- 11" 6" CRAPE MYRTLE
- 4" HAWTHORN
- 2" EUNONYMUS
- 3" PRUNUS
- 4" PRUNUS
- 3" PRUNUS
- 4" HAWTHORN
- 4" PRUNUS
- 2" HAWTHORN
- 10" BLACK WALNUT
- 8" BLACK WALNUT

TEXT LEGEND:

- ' = DEGREES
- " = MINUTES (OR FEET)
- " = SECONDS (OR INCHES)
- % = PERCENT
- # = NUMBER
- ⊙ = AT
- A/C = AIR CONDITIONING UNIT
- A/R = ACCESS RAMP
- APPROX. = APPROXIMATE
- BM = BENCHMARK
- C/L = CENTERLINE
- CMP = CORRUGATED METAL PIPE
- CO = CLEAN OUT
- CONC = CONCRETE
- C&G = CURB & GUTTER
- DB = DEED BOOK
- E = EAST
- EB = ELECTRICAL BOX
- EX = EXISTING
- FF = FINISH FLOOR
- FH = FIRE HYDRANT
- FT = FEET
- G/L = GAS LINE
- GM = GAS METER
- GV = GAS VALVE
- IPF = IRON PIPE FOUND
- INSTR = INSTRUMENT
- LOC = LOCATION
- WB = WALL BOX
- WH = MANHOLE
- N = NORTH
- N/F = NOW OR FORMERLY
- OHW = OVERHEAD WIRE
- PG = PAGE
- RCP = REINFORCED CONCRETE PIPE
- RET = RETAINING
- R/W = RIGHT-OF-WAY
- S = SOUTH
- SAN = SANITARY
- SEW = SEWER
- SQ. FT. = SQUARE FEET
- SW = SIDEWALK
- TM = TAX MAP
- TP = TYPICAL
- TOP = TERRACOTTA CLAY PIPE
- UP = UTILITY POLE
- VCS = VIRGINIA COORDINATE SYSTEM
- W = WEST
- W/L = WATER LINE
- WM = WATER METER
- W/S = WATER SERVICE
- WV = WATER VALVE



GENERAL NOTES:

- TAX ASSESSMENT MAP: #034.01-06-01
- ZONE: R 2-5
- OWNER: 22 WYATT LLC
609 N ALFRED STREET
ALEXANDRIA, VA 22314
INSTRUMENT #
- APPLICANT: 22 WYATT LLC
609 N ALFRED STREET
ALEXANDRIA, VA 22314
- TOTAL SITE AREA=7,496 SQ. FT. OR 0.1721 ACRES
- TOPOGRAPHIC SURVEY WAS RUN BY THIS FIRM. VERTICAL DATUM USED = NAVD '88, PER GPS DATA REFERENCED TO THE RTK NETWORK LEICA, SMARTNET.
- 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 #5155190029F.
- 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.

LOT TABULATION (R 2-5)

TOTAL SITE AREA	7,496 SQ. FT. OR 0.1721 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
CORNER LOT	3,250 SQ. FT. OR 0.0746 ACRES
MIN. LOT AREA PROVIDED (LOT 502)	3,748 SQ. FT. OR 0.0860 ACRES
LOT 503	3,748 SQ. FT. OR 0.0860 ACRES
MINIMUM LOT WIDTH REQUIRED	25.00'
LOT WIDTH PROVIDED (LOT 502)	37.50'
LOT 503	37.50'
MINIMUM LOT FRONTAGE REQUIRED	25.00'
LOT FRONTAGE PROVIDED (LOT 502)	37.50'
LOT 503	37.50'

TOPOGRAPHY NOTE:

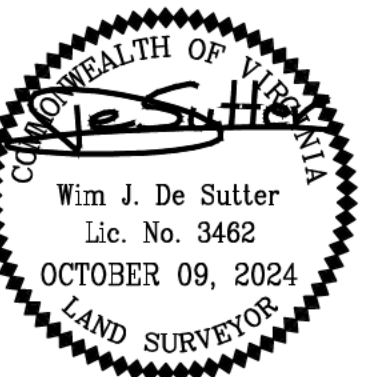
THIS TOPOGRAPHIC SURVEY WAS COMPLETED UNDER THE DIRECT AND RESPONSIBLE CHARGE OF WIM DE SUTTER, LS FROM AN ACTUAL GROUND SURVEY MADE UNDER MY SUPERVISION; THE IMAGERY AND/OR ORIGINAL DATA WAS OBTAINED ON SEPTEMBER 24, 2024; AND THIS PLAT, MAP OR DIGITAL GEOSPATIAL DATA INCLUDING METADATA MEETS MINIMUM ACCURACY STANDARDS UNLESS OTHERWISE NOTED.

THIS DRAWING IS A SERVICE DOCUMENT OF R.C. FIELDS & 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. © 2024 R.C. FIELDS & ASSOCIATES, INC.



PRELIMINARY SUBDIVISION PLAT
SHOWING RESUBDIVISION OF LOTS 1-3, BLOCK 3
GROVES SUBDIVISION OF PLAT No. 1
MOUNT IDA
DEED BOOK 125, PAGE 179; ARLINGTON COUNTY
(22 WEST WYATT AVENUE)
CITY OF ALEXANDRIA, VIRGINIA

DATE	REVISION

DRAWN: JPB/KKH
SCALE: 1" = 10'
DATE: 10/09/2024

PRELIMINARY
SUBDIVISION PLAT

SHEET 1 OF 1

FILE: 24-177

From: Tim Shaw <wdncnu@gmail.com>

Sent: Friday, December 6, 2024 8:34 PM

To: Lisa Lettieri <llettieri@rustorling.com>; DRCA Land Use Committee <drca-land-use@delraycitizen.net>; Monica Parry <monicagb15@hotmail.com>

Cc: Sam Shelby <sam.shelby@alexandriava.gov>; Tim Laderach, DRCA President <president@delraycitizen.net>; Catherine M McDonald <catherine.mcdonald@alexandriava.gov>

Subject: Re: DRLUC - December Meeting

Some people who received this message don't often get email from wdncnu@gmail.com.
[Learn why this is important](#)

Hi all-

Thank you for the session the other night about the project at 22 West Wyatt. I shared my thoughts on the project then, but I wanted to put them down here for the record. I will send a copy to 311 as well.

Not that it seems to matter, given the proposal is by right, but I am in favor of the project. The plan of creating two more modest units instead of another huge one is extremely encouraging. The city needs more housing, so right away 2 vs. 1 is a win, if small (and it does NOT need another McMansion painting the outside edges of the zoning guidelines). Two units are much more likely to fit in with the block, especially given the immediate presence of townhouses, duplexes, and bungalows. Assuming an effort to follow the Pattern Book (very interesting!), these units should blend well.

I appreciate the project will have impact on the immediate neighbors, and, yes, the construction will be disruptive. The fact is, though, that, in recent years, a significant percentage of houses on the block, including ours, have undergone or is undergoing at least a substantial renovation, if not a total teardown. Other properties have lost space between buildings as well. There really isn't standing to hold this property to account on these grounds. There are also concerns about parking, but I'd suggest this may be a bit of a red herring. I won't say it is easy, but there is space, much more often than not, within a block or so.

In short, this seems to be the kind of project we should encourage - the more so if there are more units - as opposed to overly large single units. I'd suggest DRCA push for more such efforts to the extent it can.

Thank you for your consideration,

-Tim Shaw

Timothy T. Shaw
15 West Wyatt Ave.
Alexandria, VA 22301
(703) 589-6964



7 January 2025

Members of the Alexandria Planning Commission,

As the Alexandria leadership team for YIMBYS of Northern Virginia, we enthusiastically support the two subdivisions on today's docket, on Howell and Wyatt Avenues, and we ask you to vote yes on both of them. Every additional home in Alexandria is needed progress towards addressing our housing shortage, and these subdivisions will allow for two net new homes in Del Ray.

We also ask you to allow subdivisions like these, which create lots that are in compliance with the zoning code, to be able to be approved administratively by staff. This would shorten the time that it takes to build new homes.

Lastly, we want to emphasize the need for eliminating lot size minimums in Alexandria. Del Ray is a thriving neighborhood in part because it has a variety of housing types on attainably-sized lots in a walkable neighborhood. Lots like the ones that will be created by these subdivisions should be legal throughout the entire city, not limited to specific areas. There is no good reason why the city should regulate the size of privately-owned lots, and there especially is no good reason why the city should require *different* lot sizes in different parts of the city.

We hope Alexandria will continue to welcome new homes of all types, all price points, and in all parts of our city to address our regional housing crisis and make our city better for everyone.

Phoebe Coy, Alex Goyette, Luca Gattoni-Celli, Peter Sutherland, and Stephanie Elms
YIMBYS of Northern Virginia Alexandria leads