



**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



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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.

**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.



SHOWING PRELIMINARY SUBDIVISION  
 LOTS 501 & 502

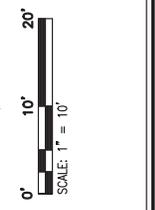
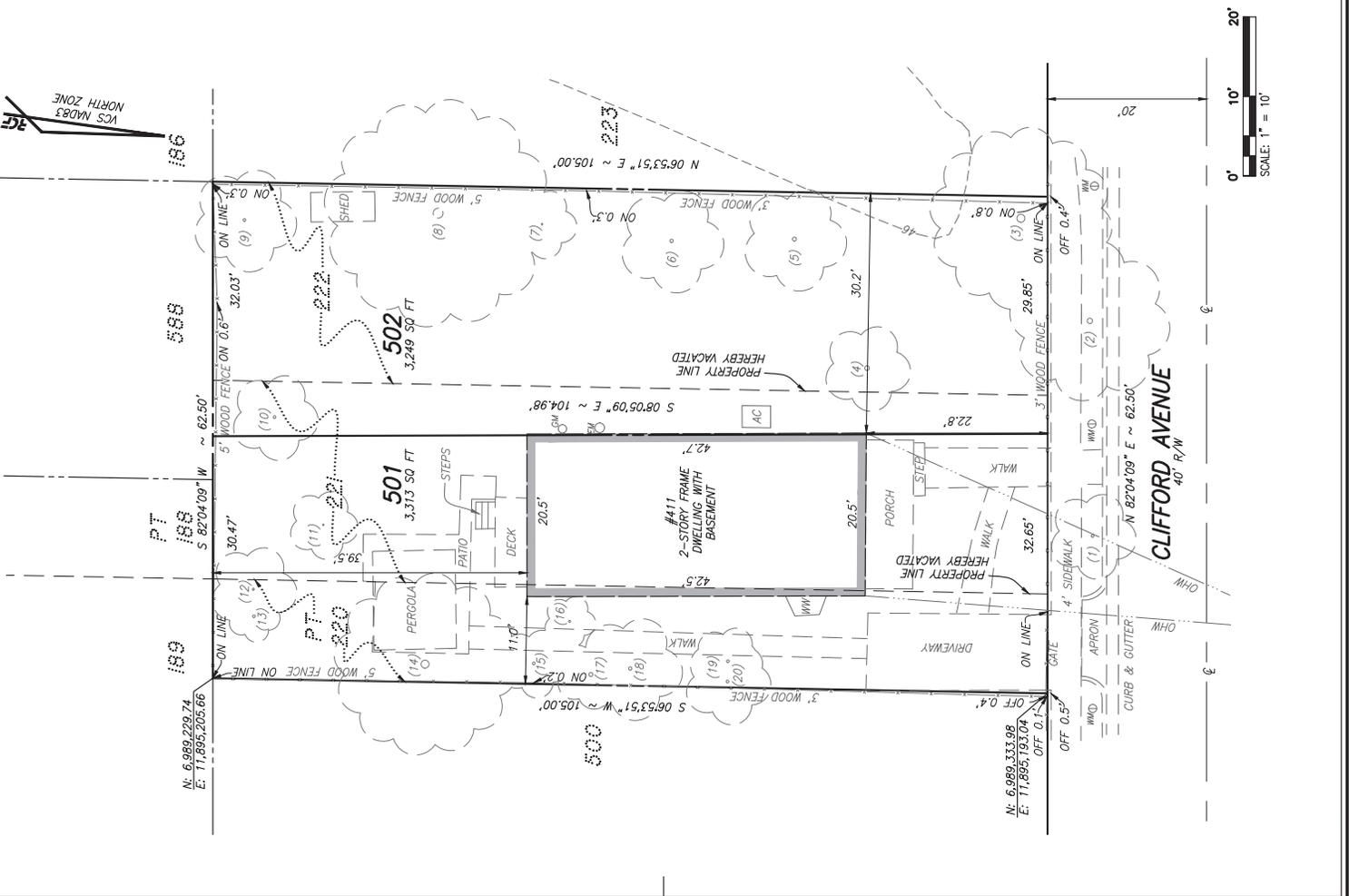
**A PLAT**

**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.

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> 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 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

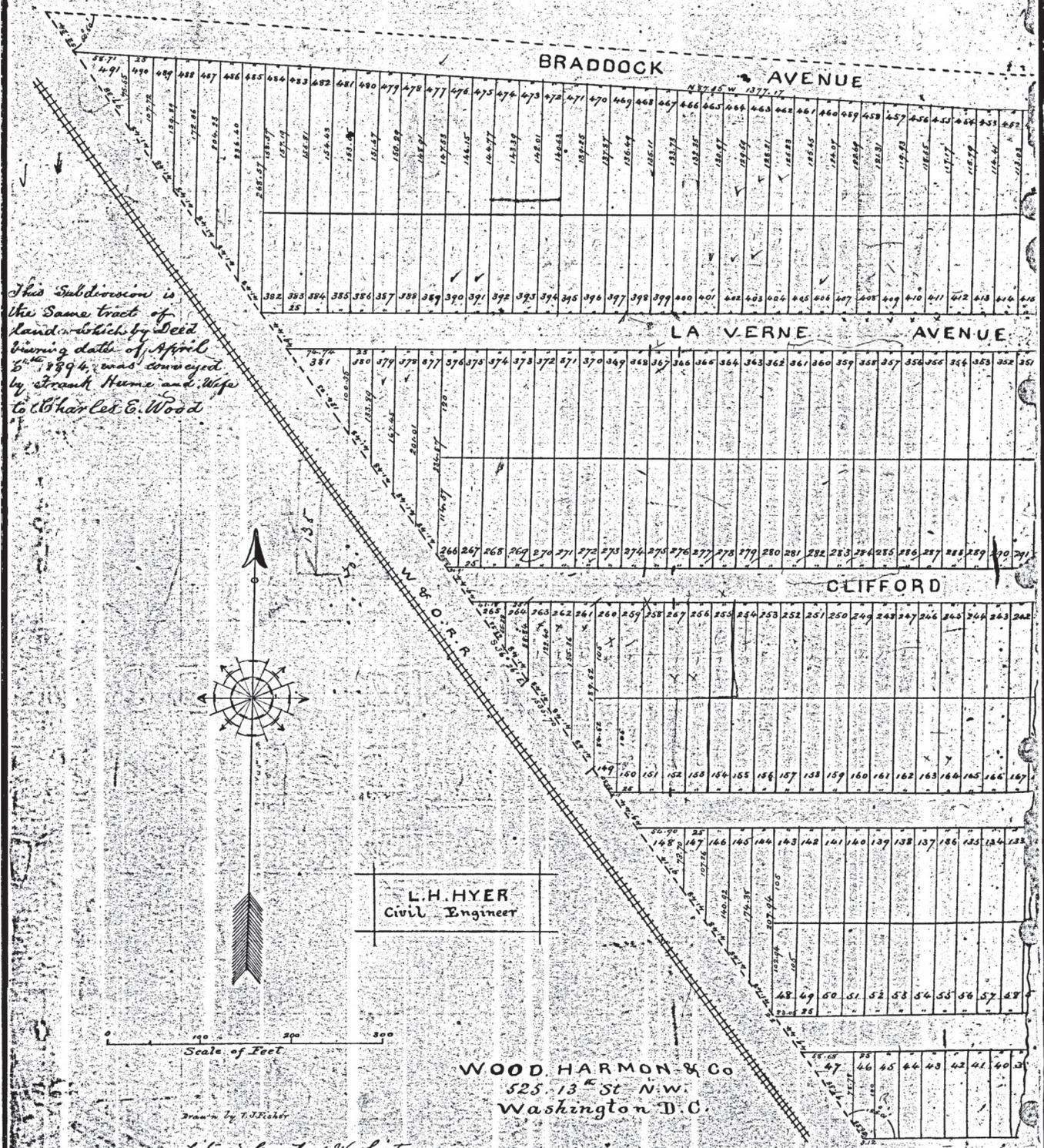
of  
St Elmo

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

L.H. HYER  
Civil Engineer

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 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 annexed 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.A.

Washington, D.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  
 and seal may be seen the 6<sup>th</sup> day of April 1894