



Subdivision#2024-00012
405 East Nelson Avenue

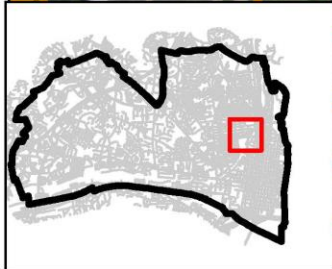
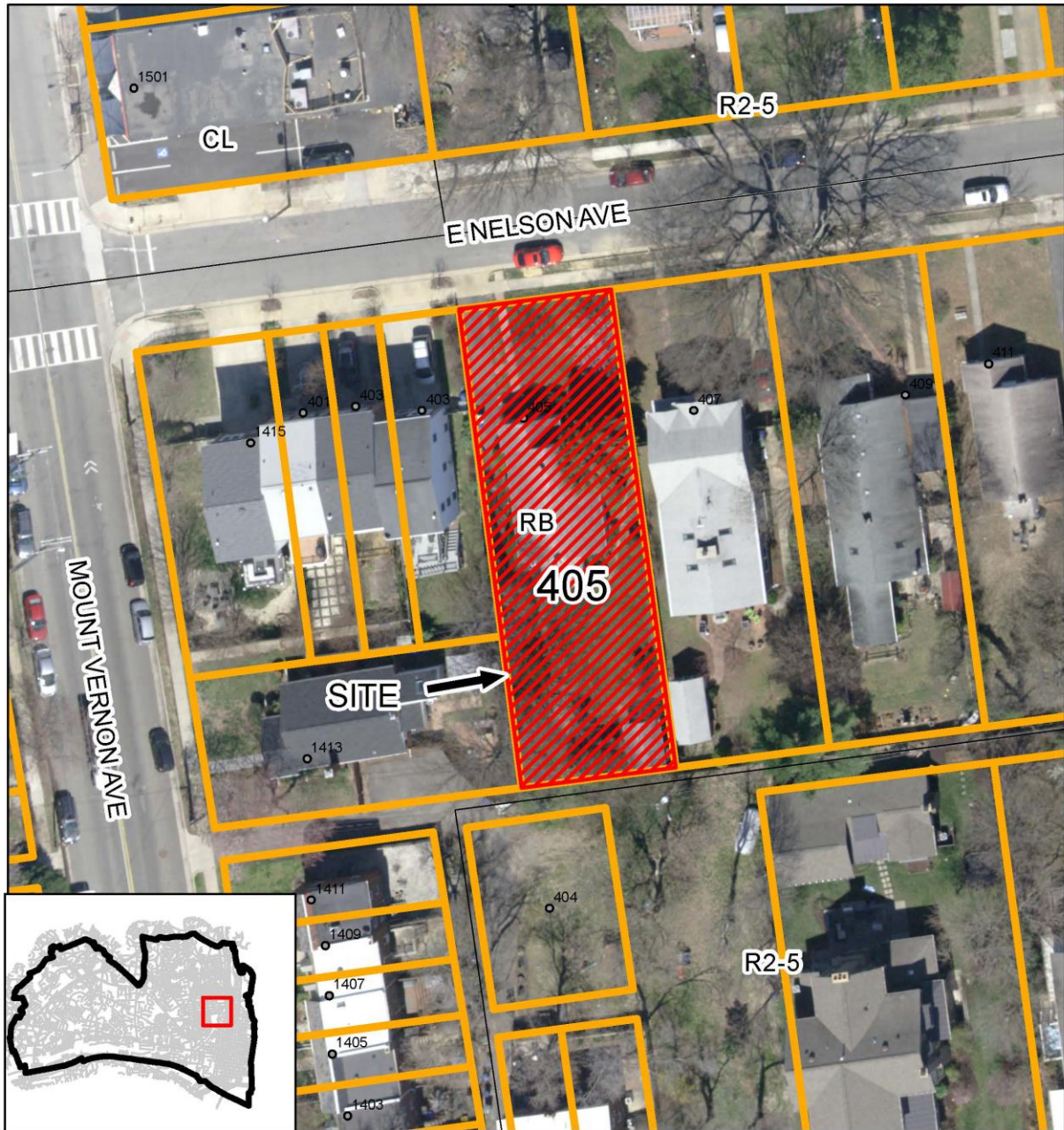
Application	General Data	
Request: Public hearing and consideration of a request for a subdivision to re-subdivide an existing lot into two lots.	Planning Commission Hearing:	December 3, 2024
	Approved Plat must be Recorded By:	June 3, 2026
Address: 405 East Nelson Avenue	Zone:	RB/Townhouse zone
Applicant: SW Development Company	Small Area Plan:	Potomac West

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

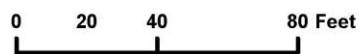
Staff Reviewer: Catie McDonald, catherine.mcdonald@alexandriava.gov
Sam Shelby, sam.shelby@alexandriava.gov

PLANNING COMMISSION ACTION, DECEMBER 3, 2024: By unanimous consent, the Planning Commission approved SUB #2024-00012.

Reason: The Planning Commission agreed with staff analysis.



SUB#2024-00012
405 E Nelson



I. DISCUSSION

The applicant, SW Development Company, requests approval to subdivide an existing lot at 405 East Nelson Avenue into two lots. Staff recommends approval of the subdivision request.

SITE DESCRIPTION

The subject property, featured in Figure 1, below, contains one rectangular lot of record, located at 405 East Nelson Avenue. The property has a lot size of 7,830 square feet and both a lot width and frontage of 50 feet. A mix of uses surround the subject property including townhouse, two-unit, and single-unit dwellings as well as a restaurant located at the intersection of East Nelson and Mount Vernon Avenues. 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 subdivision of the Edward Duncan property on May 4, 1935. At the time, East Nelson and Monroe Avenues were named Linden and Washington Avenues, respectively.

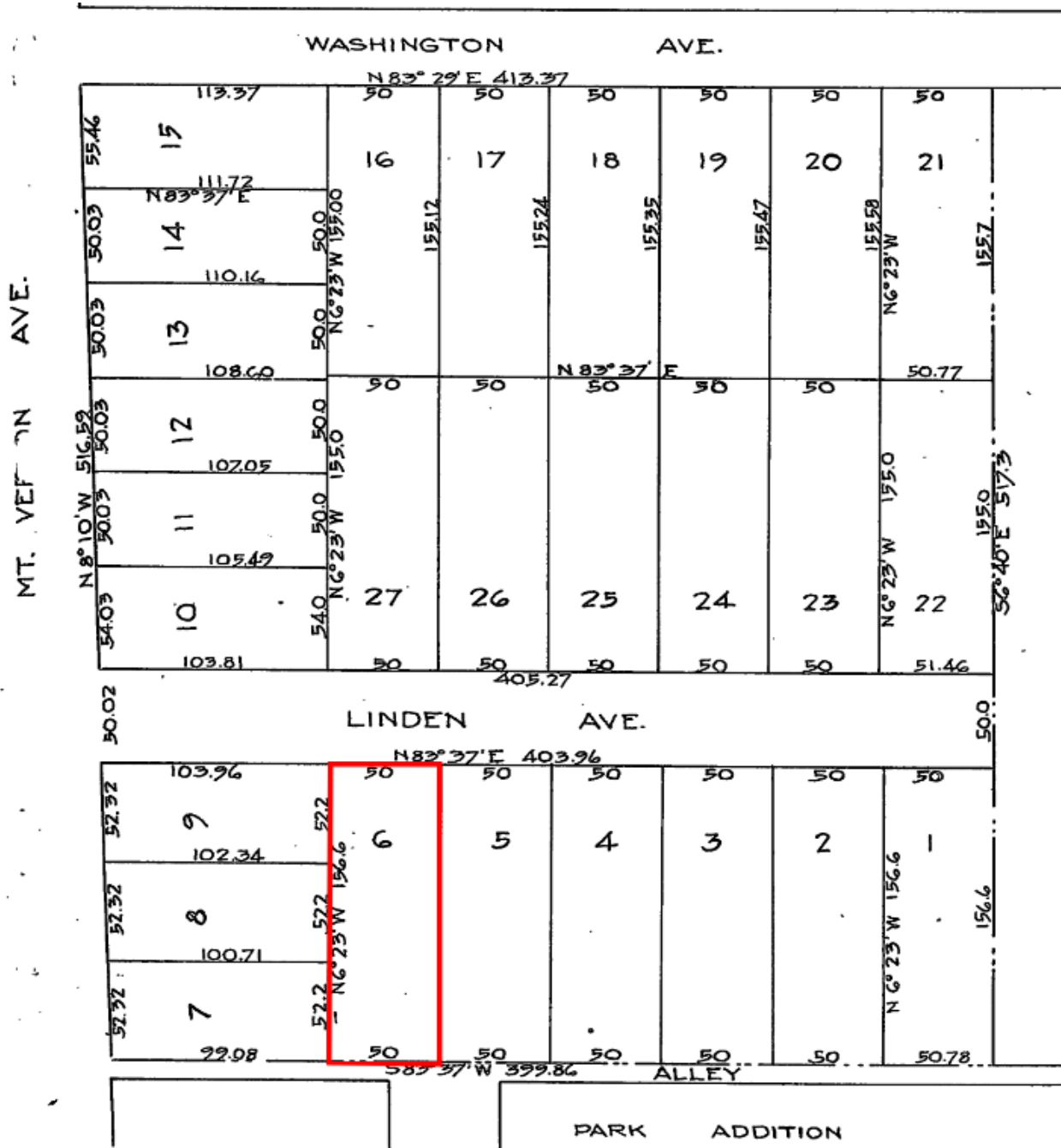


Figure 2 – Original 1935 Edward Duncan Subdivision (subject property in red)

Between 1950 and 1988, Planning Commission approved several re-subdivisions within the original subdivision area. Of note, lots 1, 8, 9, and 20 were re-subdivided into smaller lots. The

current configuration of all lots within the original subdivision area is shown in figure 3, below. The subject property remains in its original configuration.



Figure 3 – Original subdivision area (outlined in black, subject property in yellow, re-subdivisions in green)

PROPOSAL

The applicant requests approval to re-subdivide Existing Lot 6 into two lots. Both lots would be 25 feet wide and would provide 25 feet of frontage along East Nelson Avenue. Each would have a lot size of 3,915 square feet. Both lots would be rectangular in shape. The existing dwelling would be demolished. The existing and proposed lots are shown in Figures 4 and 5, below.

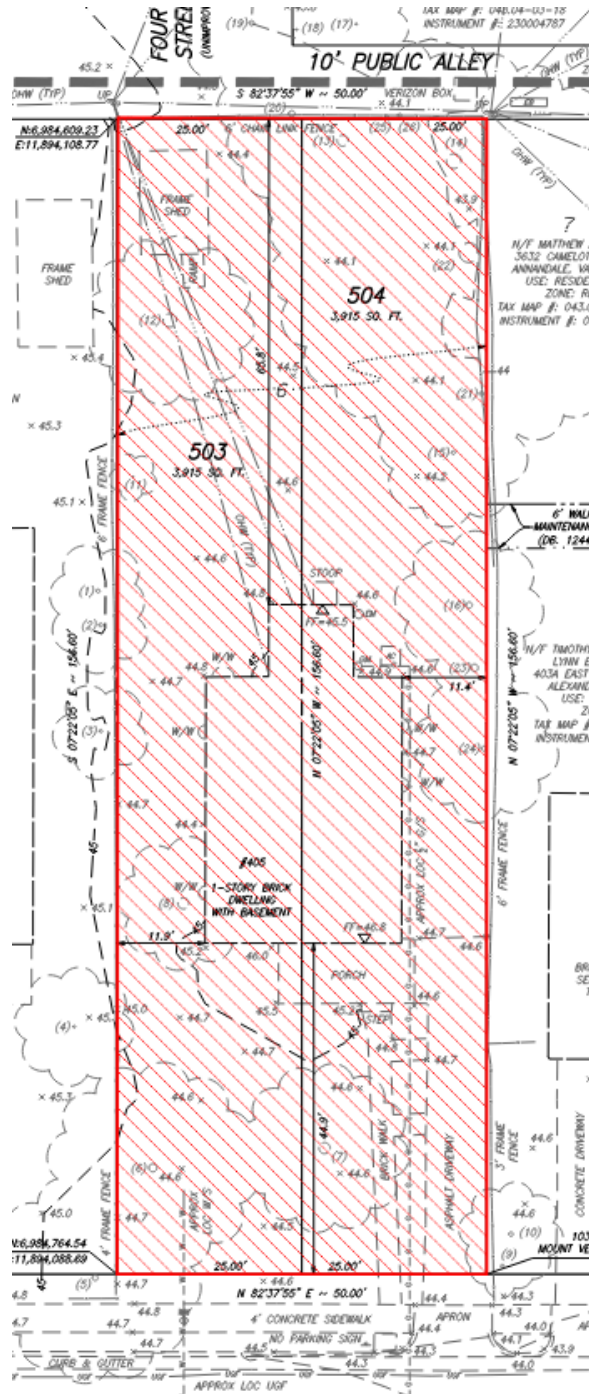


Figure 4 – Existing Lot 6

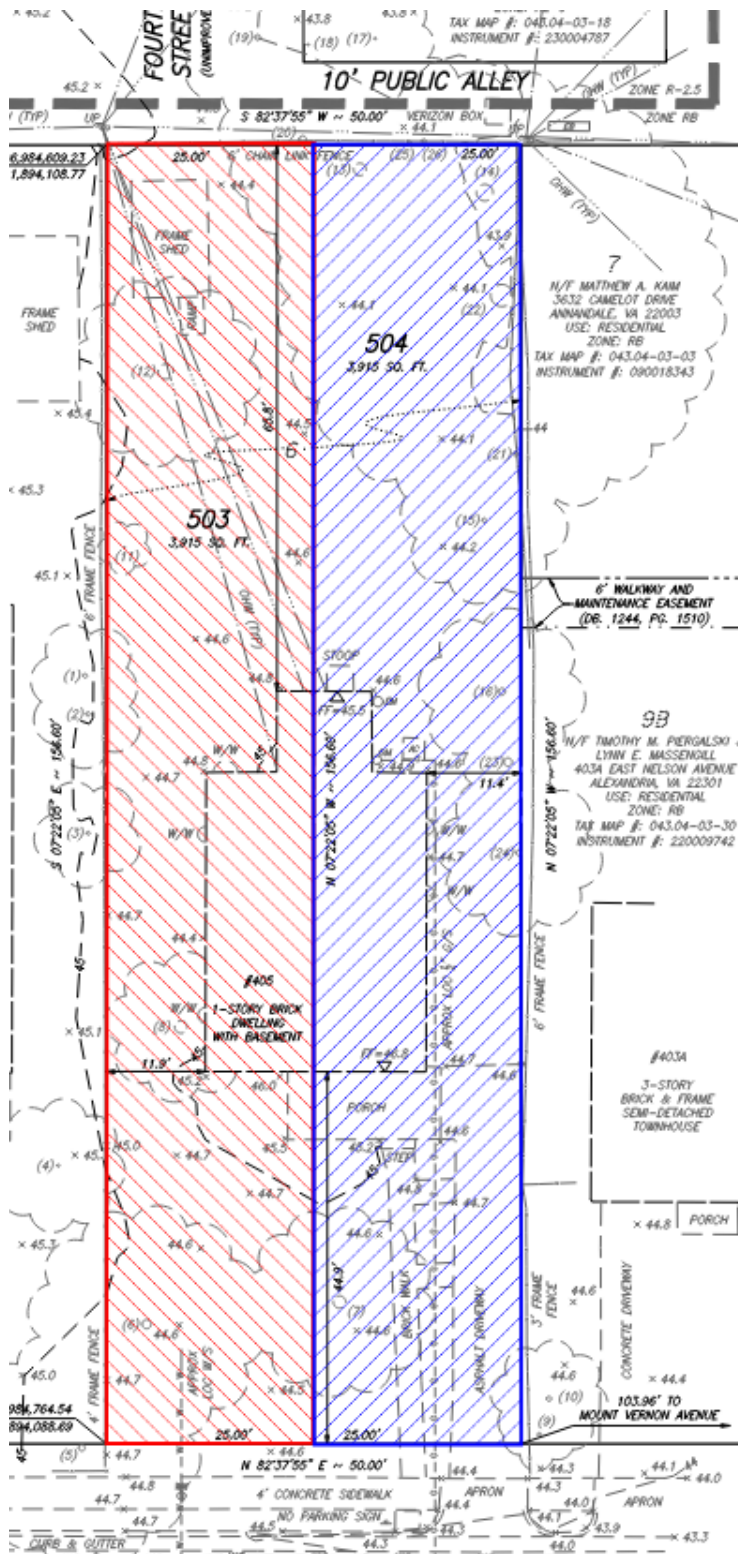


Figure 5 – Proposed Lots (Lot 504 in blue, Lot 503 in red)

ZONING/ MASTER PLAN DESIGNATION

The subject property is zoned RB/Townhouse and both proposed lots would comply with all lot requirements for a two-unit semi-detached dwelling as shown in Table 1. Any future development would be required to comply with all applicable provisions of the Zoning Ordinance.

Table 1 – RB Zoning Requirements

	Required/Permitted	Existing	Proposed	
		Lot 6	Lot 503	Lot 504
Lot Size	1,980 Sq. Ft.	7,830 Sq. Ft.	3,915 Sq. Ft.	3,915 Sq. Ft.
Width	25 Ft.	50 Ft.	25 Ft.	25 Ft.
Frontage	25 Ft.	50 Ft.	25 Ft.	25 Ft.
Front Yard	20 Ft.	44.9 Ft.	Future development required to comply with all bulk and open space provisions.	
Side Yard (East)	8 Ft.; 1:3 ratio	11.9 Ft.		
Side Yard (West)	8 Ft.; 1:3 ratio	11.4 Ft.		
Rear Yard	8 Ft.; 1:1 ratio	65.8 Ft.		
Floor Area	0.75	~0.17		
Open Space	2,761 Sq. Ft. (35% of lot area)	~6,740 (~86%)		

The property is located within the Potomac West Small Area Plan Chapter of the Alexandria Master Plan, which designates the property for medium-density residential uses consistent with the RB zoning regulations. The proposed lots would comply with the Potomac West Small Area Plan as they would be suitable for medium-density residential uses and would comply with all RB zoning requirements.

II. STAFF ANALYSIS

Staff recommends approval of the applicant’s subdivision request. The proposal would create lots that comply with all RB zoning and subdivision requirements. The proposed lots would be substantially the same character as the lots in the Edward Duncan 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 proposed re-subdivision would meet all subdivision requirements established by [section 11-1710](#). Both lots would be suitable for residential uses and structures permitted by the RB zone except for single-unit dwellings. Given that the RB zone requires a minimum lot width of 50 feet for single-unit dwellings and the proposed lots would be 25-feet-wide, single-unit dwellings would not be permitted.

COMPLIANCE WITH SUBDIVISION CHARACTER REQUIREMENTS

Several lots within the original subdivision have been re-subdivided since 1935. These re-subdivisions created lots with smaller sizes, widths, and frontages than those of the original lots. These approvals allowed for these lots to be developed with two-unit and townhouse dwellings.

In particular, the re-subdivisions of lot 20 (1950) and lot 1 (2024), shown in figures 6 and 7, below, almost directly mirror the applicant's request. Both lots are also "similarly situated lots" to the subject property in that they're rectangular, have widths of 50 feet, and are interior lots.

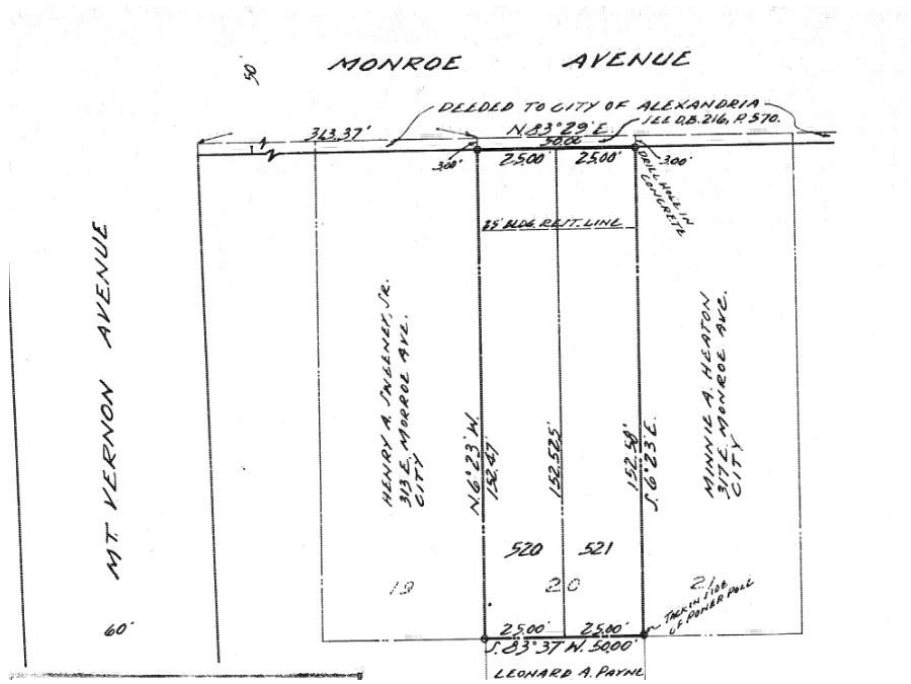


Figure 6 – 1950 Re-subdivision of lot 20

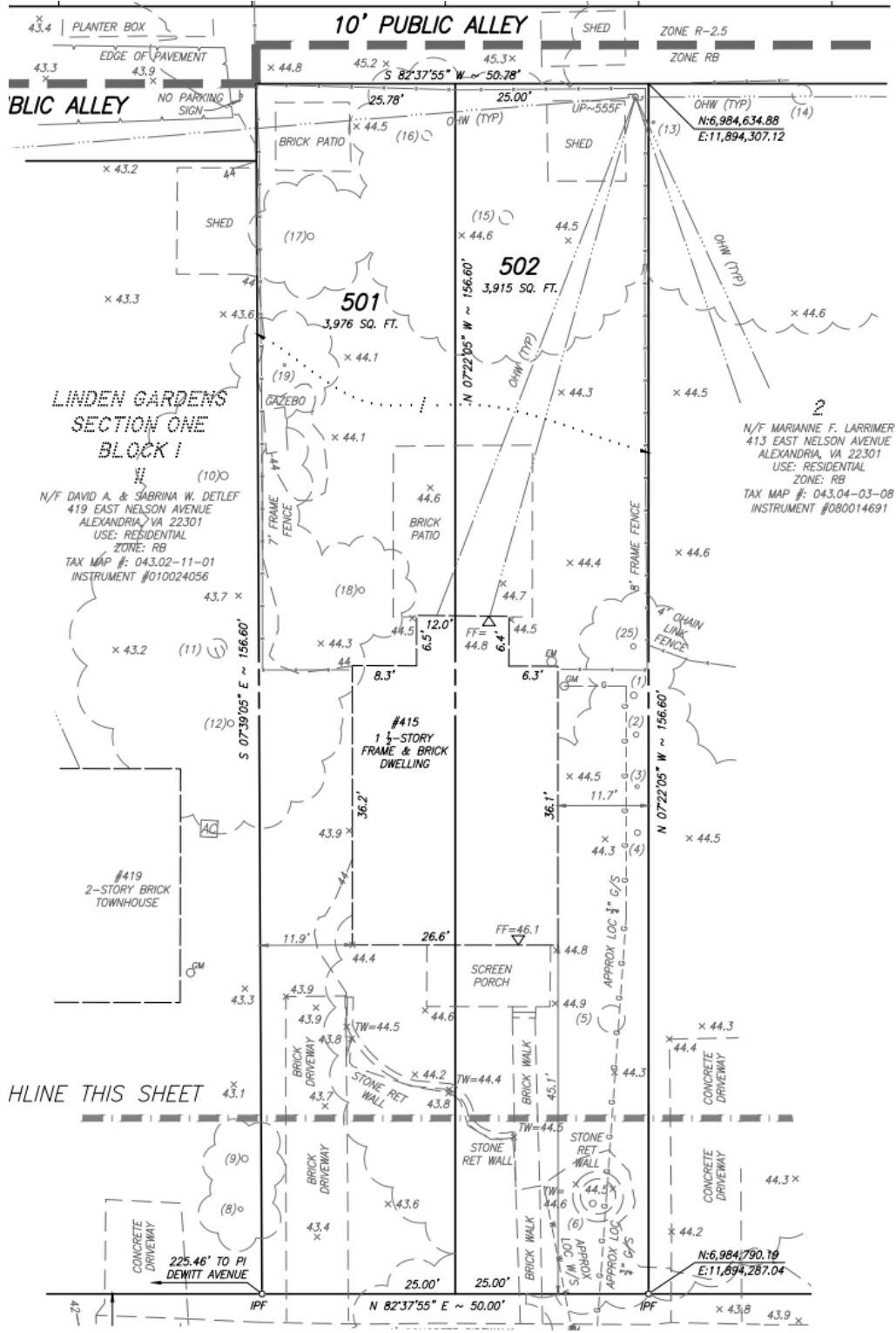


Figure 7 – 2024 Re-subdivision of Lot 1

LOT ANALYSIS

Staff’s lot analysis includes all lots within the boundaries of the original subdivision except the commercially-zoned properties along Mount Vernon Avenue. Table 2 below shows how the proposed lots compare to these lots in terms of width, frontage, and size.

Table 2 – Lot Analysis

Address	Width	Frontage	Area
Proposed Lot 503	25 Ft.	25 Ft.	3,915 Sq. Ft.
Proposed Lot 504	25 Ft.	25 Ft.	3,915 Sq. Ft.
1415 Mount Vernon Ave.	41.63 Ft.	41.63 Ft.	4,176 Sq. Ft.
401 E. Nelson Ave.	18 Ft.	18 Ft.	1,879 Sq. Ft.
403 E. Nelson Ave.	18 Ft.	18 Ft.	1,879 Sq. Ft.
403-A E. Nelson Ave.	26.33 Ft.	26.33 Ft.	2,749 Sq. Ft.
404 E. Nelson Ave.	50 Ft.	50 Ft.	7,750 Sq. Ft.
406 E. Nelson Ave.	50 Ft.	50 Ft.	7,750 Sq. Ft.
407 E. Nelson Ave.	50 Ft.	50 Ft.	7,830 Sq. Ft.
408 E. Nelson Ave.	50 Ft.	50 Ft.	7,750 Sq. Ft.
409 E. Nelson Ave.	50 Ft.	50 Ft.	7,830 Sq. Ft.
410 E. Nelson Ave.	50 Ft.	50 Ft.	7,750 Sq. Ft.
411 E. Nelson Ave.	50 Ft.	50 Ft.	7,830 Sq. Ft.
412 E. Nelson Ave.	50 Ft.	50 Ft.	7,750 Sq. Ft.
413 E. Nelson Ave.	50 Ft.	50 Ft.	7,800 Sq. Ft.
414 E. Nelson Ave.	51.94 Ft.	51.94 Ft.	6,912 Sq. Ft.
415 E. Nelson Ave. (Lot 501)	25 Ft.	25 Ft.	3,976 Sq. Ft.
415 E. Nelson Ave. (Lot 502)	25 Ft.	25 Ft.	3,915 Sq. Ft.
309/311 E. Monroe Ave.	50 Ft.	50 Ft.	7,600 Sq. Ft.
313 E. Monroe Ave.	50 Ft.	50 Ft.	7,600 Sq. Ft.
315 E. Monroe Ave.	25 Ft.	25 Ft.	3,800 Sq. Ft.
315 ½ E. Monroe Ave.	25 Ft.	25 Ft.	3,800 Sq. Ft.
317 E. Monroe Ave.	50 Ft.	50 Ft.	8,707 Sq. Ft.

The proposed lots would have similar orientations and suitability for residential uses and structures as all other lots in the original subdivision. They would also have the same width and frontage as the properties located at 315 and 315 ½ East Monroe Avenue, as well as the lots recently re-subdivided at 415 East Nelson Avenue. These lots are also the most similarly situated to the proposed lots in the original subdivision. As such, the proposal would be substantially compatible with established neighborhood character as required by section 11-1710(B). Further, the proposed lots would comply with the RB zone requirements for a two-unit semi-detached dwelling. The RB zone’s minimum lot size and width requirements ensure that properties within the zone are suitable for 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 September 12, 2024, and November 7, 2024. Staff also contacted the neighbors who wrote in opposition of the 415 East Nelson Avenue subdivision request to notify them of this similar request. Staff have not yet received comments from the DRCA nor any neighbors.

III. CONCLUSION

In summary, the proposal would adhere to all subdivision requirements. Subject to the conditions contained in Section II 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 unless recorded sooner.

V. CITY DEPARTMENT COMMENTS

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

Transportation & Environmental Services:

F-1 There is an existing curb cut on the property. No additional curb cut will be granted in the future for the second lot. (Transportation Engineering)

F-2 Address the following prior to final plat review submission:

- a. The identifier of 'public alley' is questionable and will need to be discussed/determined prior to any final plat recording.
- b. Include the existing Subdivision name and associated DB/PG for each direct adjoined. (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.



APPLICATION

SUBDIVISION OF PROPERTY

TBD

Filing Fee

9/24/2024

Filing Deadline

12/3/2024

Planning Commission Hearing

REQUIREMENTS FOR MAILING NOTICES:

Applicants must send written notice to all abutting property owners. See detailed instructions on "Notice Requirements."

Mail certified or registered notice of hearings between 11/14/2024 and 11/23/2024.

Return notice materials to Department of Planning & Zoning by 11/23/2024.

WAIVER REQUIRED FOR EARLY SUBMISSIONS:

For any subdivision application submitted 45 days or more prior to the hearing date, the applicant must sign a "Waiver of Right to Automatic Approval" or wait to file the application after the 45-day time limit.

INSTRUCTIONS SUBDIVISION OF PROPERTY APPLICATION

FILING DEADLINE. Subdivision applications must be submitted to the Department of Planning & Zoning at least 49 calendar days prior to the hearing date. Failure to submit all required information and plans by the filing deadline will result in the application being deferred to a later hearing date.

APPLICATION FORMS. Complete all parts of the application form.

PLATS. Applicants must submit a PDF of the proposed subdivision plat to scale with the subdivision application. Plats must comply with the minimum requirements of Section 11-1706 of the Zoning Ordinance. (See attached Checklist).

FILING FEE. See current fee scheduled available on the City's website.

PROPERTY OWNER NOTIFICATION. Applicants must send written notice to all abutting property owners; notices must be sent by certified or registered mail **at least 10 days and not more than 30 days** prior to the Planning Commission Public Hearing. Applicants may use the notice form supplied with the application forms. In the event the application is deferred, notification must be given again.

The following must be submitted to the Department of Planning & Zoning no later than **five business days** prior to the Planning Commission Public Hearing:

- a copy of the notice letter sent,
- a copy of the list of the names and addresses of those persons to whom notice was sent,
- a copy of the post office receipts for the certified or registered mail,
- a certification of notice statement that notice was sent by certified or registered mail to those to whom notice is required to be given.

Failure to send accurate or correct notices will result in deferral of the application to a later hearing date. Property ownership information is to be obtained from the City Real Estate Assessment Office, Room 2600, City Hall, 301 King Street.

STAFF REPORT. A staff report and recommendation will be prepared and made available on the City's website. The report is typically available seven business days prior to the Planning Commission Public Hearing.

**FOR ASSISTANCE WITH ANY OF THESE PROCEDURES,
PLEASE CALL THE DEPARTMENT OF PLANNING & ZONING AT 703.746.4666**



APPLICATION

SUBDIVISION OF PROPERTY

SUB # _____

PROPERTY LOCATION: 405 EAST NELSON AVENUE

TAX MAP REFERENCE: 043.04-03-04 **ZONE:** RB

APPLICANT:

Name: SW Development Company

Address: _____

PROPERTY OWNER:

Name: SW Development Company

Address: _____

SUBDIVISION DESCRIPTION

Resubdivision of the existing RB compliant lot into two new RB compliant lots. The new lots are substantially of the same character as to suitability for residential use and structures, lot areas, orientation, street frontage and alignment of streets of 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.

Justin A. Sparrow

Print Name of Applicant or Agent

Mailing/Street Address

Alexandria, VA 22302

City and State Zip Code

Signature

Telephone # Fax #

Email address

9/3/2024

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.

SW Development Company is a Virginia Corporation. The shareholders of SW Development Company are Justin A. Sparrow (75%) and Lynwood A. Sparrow (25%). The mailing address for SW Development Company is 2324 N Early Street, Alexandria VA 22302.

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.	SW Development Company		100%
2.	Justin A Sparrow		75% of SW Development Co.
3.	Lynwood A Sparrow		25% of SW Development Co.

2. Property. State the name, address and percent of ownership of any person or entity owning an interest in the property located at 405 E Nelson 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.	SW Development Company		100%
2.	Justin A. Sparrow		75% of SW Development Co.
3.	Lynwood A. Sparrow		25% of SW Development Co.

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.	SW Development Company	None	
2.	Justin A. Sparrow	None	
3.	Lynwood A. Sparrow	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.

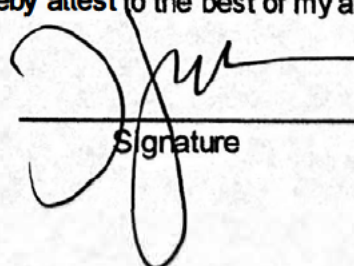
9/3/2024

Justin A. Sparrow

Date

Printed Name

Signature



WAIVER OF RIGHT TO AUTOMATIC APPROVAL

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

PROJECT NAME: 405 E Nelson Avenue

PROJECT ADDRESS: 405 E Nelson Avenue

DESCRIPTION OF REQUEST:

Resubdivision of the existing RB compliant lot into two new RB 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.

Date: 9/3/2024

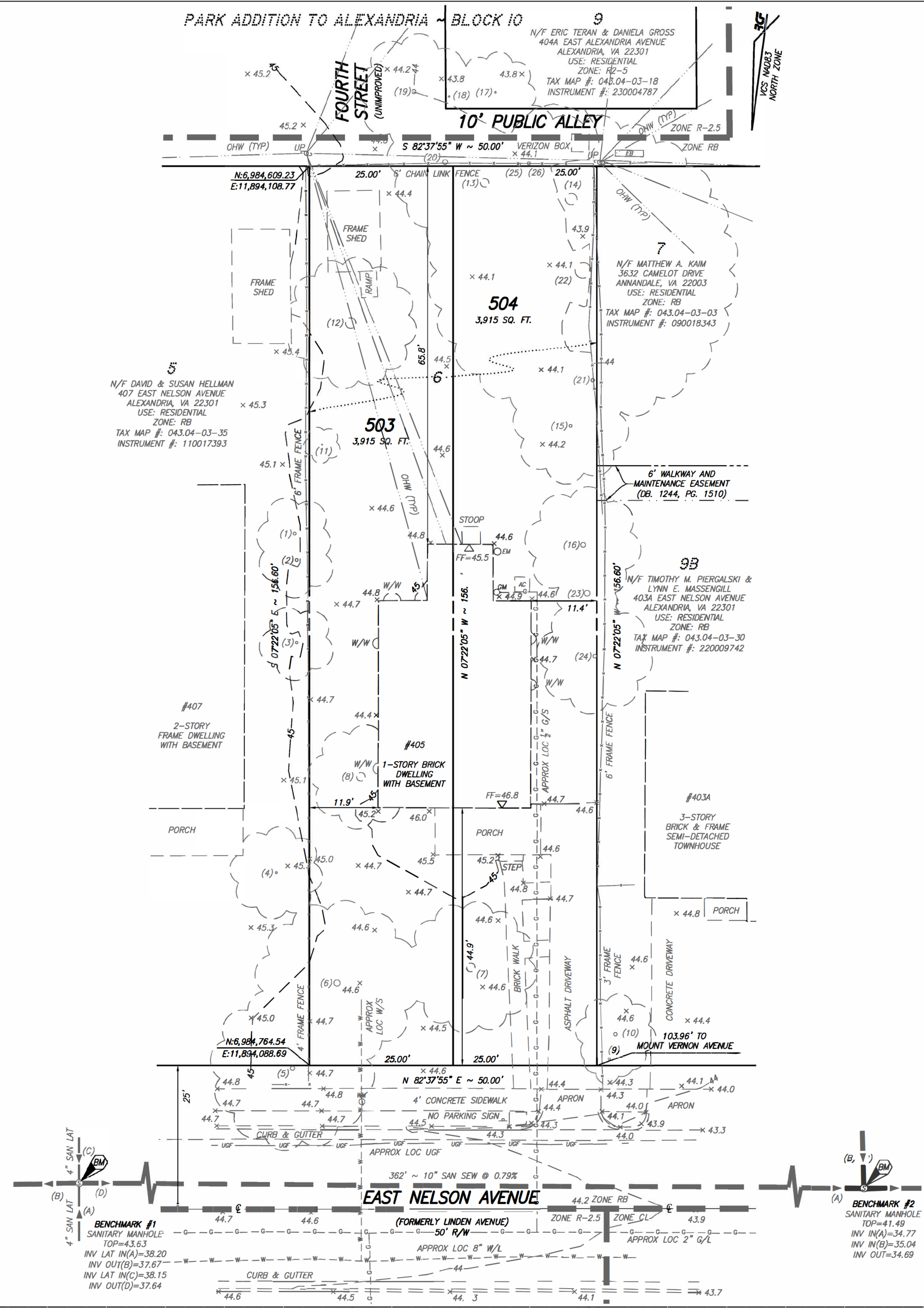
Applicant

Agent

Signature:  _____

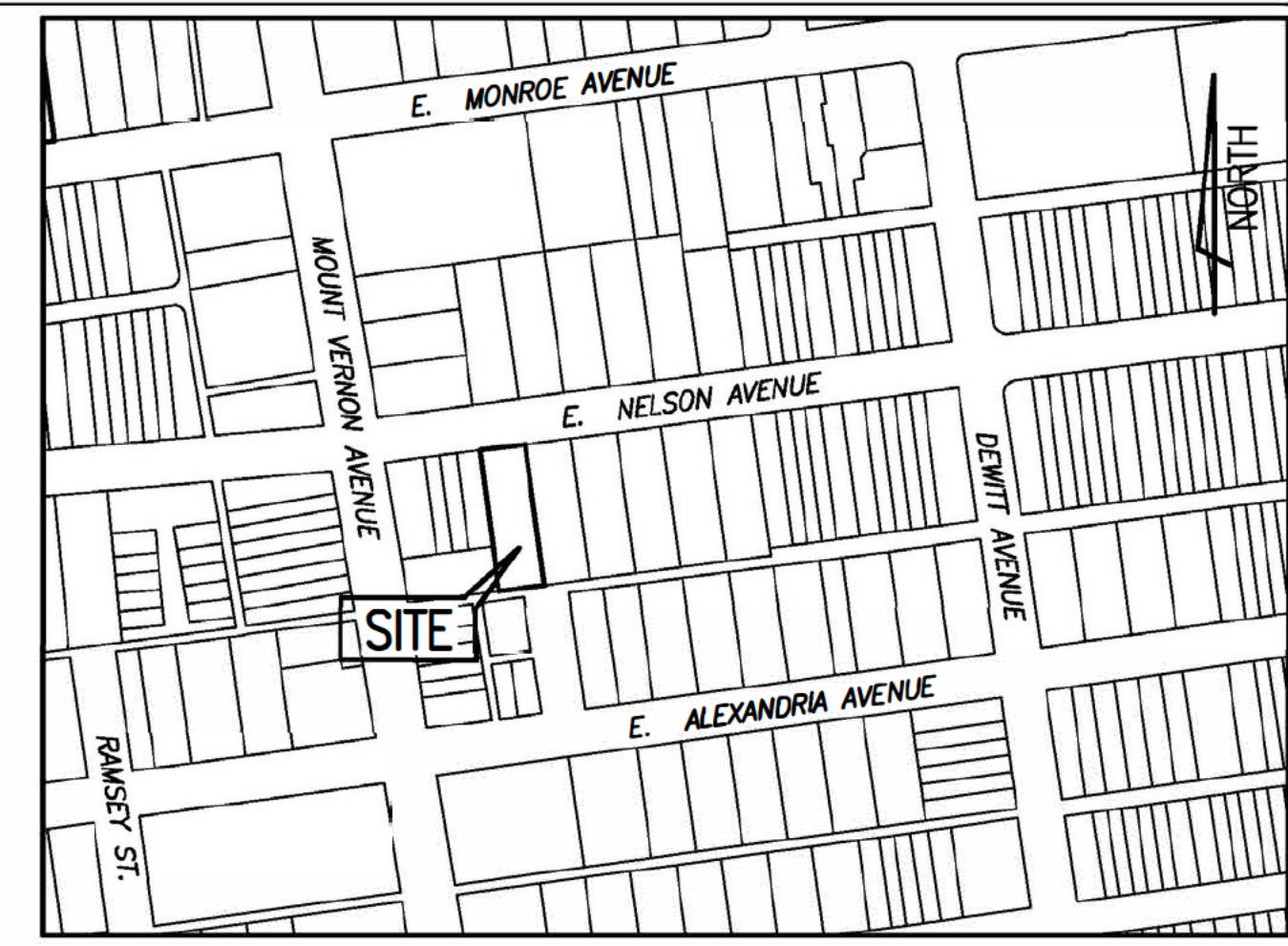
Printed Name: Justin A. Sparrow

PARK ADDITION TO ALEXANDRIA - BLOCK 10



GENERAL NOTES:

- TAX ASSESSMENT MAP #043.04-03-04
- ZONE: RB
- OWNER/APPLICANT: SW DEVELOPMENT COMPANY
2324 NORTH EARLY STREET
ALEXANDRIA, VA 22302-1705
INSTR. #240007511
- SITE AREA=7,830 SQ. FT. OR 0.1798 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 #5155190033F.
- 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.



VICINITY MAP
SCALE 1" = 200'

LOT TABULATION (RB)

TOTAL SITE AREA	7,830 SQ. FT. OR 0.1798 ACRES
EXISTING NUMBER OF LOTS	1
PROPOSED NUMBER OF LOTS	2
MIN. LOT AREA REQUIRED	1,600 SQ. FT. OR 0.0367 ACRES
MIN. LOT AREA PROVIDED (LOT 503)	3,915 SQ. FT. OR 0.0899 ACRES
(LOT 504)	3,915 SQ. FT. OR 0.0899 ACRES
MINIMUM LOT WIDTH REQUIRED	25'
LOT WIDTH PROVIDED (LOT 503)	25.00'
(LOT 504)	25.00'
MINIMUM LOT FRONTAGE REQUIRED	25'
LOT FRONTAGE PROVIDED (LOT 503)	25.00'
(LOT 504)	25.00'

TOPOGRAPHY NOTE:

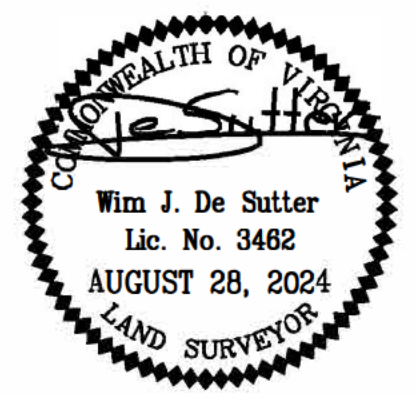
THIS TOPOGRAPHIC SURVEY WAS COMPLETED UNDER THE DIRECT AND RESPONSIBLE CHARGE OF WIM J. DE SUTTER, LS FROM AN ACTUAL GROUND SURVEY MADE UNDER MY SUPERVISION; THE IMAGERY AND/OR ORIGINAL DATA WAS OBTAINED ON JUNE 20TH, 2024; AND THIS PLAT, MAP OR DIGITAL GEOSPATIAL DATA INCLUDING METADATA MEETS MINIMUM ACCURACY STANDARDS UNLESS OTHERWISE NOTED.

TEXT LEGEND:

- ' = DEGREES
- " = MINUTES (OR FEET)
- ° = SECONDS (OR INCHES)
- % = PERCENT
- # = NUMBER
- ⊙ = AT
- AC = AIR CONDITIONING UNIT
- APPROX = APPROXIMATE
- CL = CENTERLINE
- DB. = DEED BOOK
- E = EAST
- EB = ELECTRICAL BOX
- FF = FINISH FLOOR
- G/L = GAS LINE
- GM = GAS METER
- G/S = GAS SERVICE
- GV = GAS VALVE
- IPF = IRON PIPE FOUND
- INV = INVERT
- LAT = LATERAL
- LOC = LOCATION
- N = NORTH
- N/F = NOW OR FORMERLY
- OHW = OVERHEAD WIRE
- PG. = PAGE
- R/W = RIGHT-OF-WAY
- S = SOUTH
- SAN = SANITARY
- SEW = SEWER
- SQ. FT. = SQUARE FEET
- TYP = TYPICAL
- UGF = UNDERGROUND FIBER OPTIC
- UP = UTILITY POLE
- W = WEST
- W/L = WATER LINE
- WM = WATER METER
- W/S = WATER SERVICE
- WV = WATER VALVE
- WW = WINDOW WELL

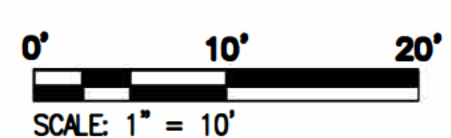
EXISTING TREE TABLE:

1) 6" TREE CLUSTER	14) 24" TREE CLUSTER
2) 6" TREE CLUSTER	15) 6" TREE
3) 5" TREE CLUSTER	16) 10" TREE CLUSTER
4) 4" TREE	17) 3" TREE CLUSTER
5) 9" TREE	18) 3" TREE CLUSTER
6) 13" TREE	19) 8" TREE CLUSTER
7) 18" TREE CLUSTER	20) 10" TREE CLUSTER
8) 18" TREE CLUSTER	21) 7" TREE
9) 5" TREE	22) 32" TREE
10) 7" TREE CLUSTER	23) 12" TREE CLUSTER
11) 2" TREE	24) 8" TREE CLUSTER
12) 22" TREE CLUSTER	25) 5" TREE DEAD
13) 18" TREE	26) 6" TREE



SURVEYOR'S CERTIFICATE

I, WIM J. DE SUTTER, HEREBY CERTIFY THAT I HAVE CAREFULLY SURVEYED THE PROPERTY DELINEATED BY THIS PLAT, AND THAT IT IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT IT IS A SUBDIVISION OF THE LAND CONVEYED TO SW DEVELOPMENT COMPANY, DATED AUGUST 22ND, 2024 AND RECORDED AMONG THE LAND RECORDS OF THE CITY OF ALEXANDRIA AT INSTRUMENT #240007511, AND IS WITHIN THOSE BOUNDARIES; AND THAT ALL REQUIRED MONUMENTS HAVE BEEN INSTALLED WHERE INDICATED EXCEPT THOSE THAT WILL BE INSTALLED AT A LATER DATE BUT BEFORE THE COMPLETION OF THE PROJECT. IRON PIPES MARKED THIS ○ WILL BE SET AS INDICATED. GIVEN UNDER MY HAND THIS 28TH DAY OF AUGUST, 2024.



R. C. FIELDS & ASSOCIATES, INC.
ENGINEERING • LAND SURVEYING • PLANNING
700 S. Washington Street, Suite 220
Alexandria, Virginia 22314
(703) 549-6422
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PRELIMINARY SUBDIVISION PLAT
SHOWING LOTS 503 & 504, RESUBDIVISION OF LOT 6
SUBDIVISION OF PART OF THE PROPERTY OF
EDWARD DUNCAN
DEED BOOK 121, PAGE 259
CITY OF ALEXANDRIA, VIRGINIA

DATE	REVISION

DRAWN: KKH
SCALE: 1" = 10'
DATE: 08/28/2024

PRELIMINARY
SUBDIVISION PLAT

SHEET 1 OF 1
FILE: 24-101

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 Title: 08/28/2024 11:59:40am

From: [Dave Hellman](#)
To: [PlanComm](#)
Subject: [EXTERNAL]Writing In Support of Subdivision of Lot at 405 E. Nelson Ave
Date: Thursday, November 28, 2024 10:52:46 AM

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Dear Alexandria Planning Commission,

We are writing in support of the proposed subdivision #2024-00012. We live adjacent to this property immediately to the east at 407 E. Nelson Ave and have a vested interest in its future.

We first moved to Del Ray in 1982. Since then, we have lived here off and on, with our most recent stint starting in 2011. Over the last forty-plus years, we have seen a lot of change in this neighborhood. Most would argue that these changes are for the better. Our community is as vibrant, healthy, and safe as it has ever been.

However, one exception to this trend of positive change is the loss of cultural and economic diversity. Del Ray has become too expensive and gentrified. The city recognizes this issue, which is a driving force behind the Zoning for Housing initiative.

Subdividing the lot at 405 E. Nelson Ave is a small step toward increasing the inventory of homes in our community. Based on basic economic principles, this should make home ownership more attainable for more people.

We understand that some may worry about how changes like this proposal could alter the character of the immediate neighborhood. We are empathetic to that concern but respectfully disagree. Del Ray's character has always been driven by the diversity of its residents and their homes. By their very existence, these new homes will build upon that diversity. The property in question is already adjacent to a series of multifamily row houses, so subdividing this lot does not introduce an unprecedented variable to this street.

In closing, we reiterate our support for the subdivision of this property and urge the Planning Commission to approve it.

Respectfully,

Mr. and Mrs. David Hellman
407 E. Nelson Ave.
Alexandria, VA 22301

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