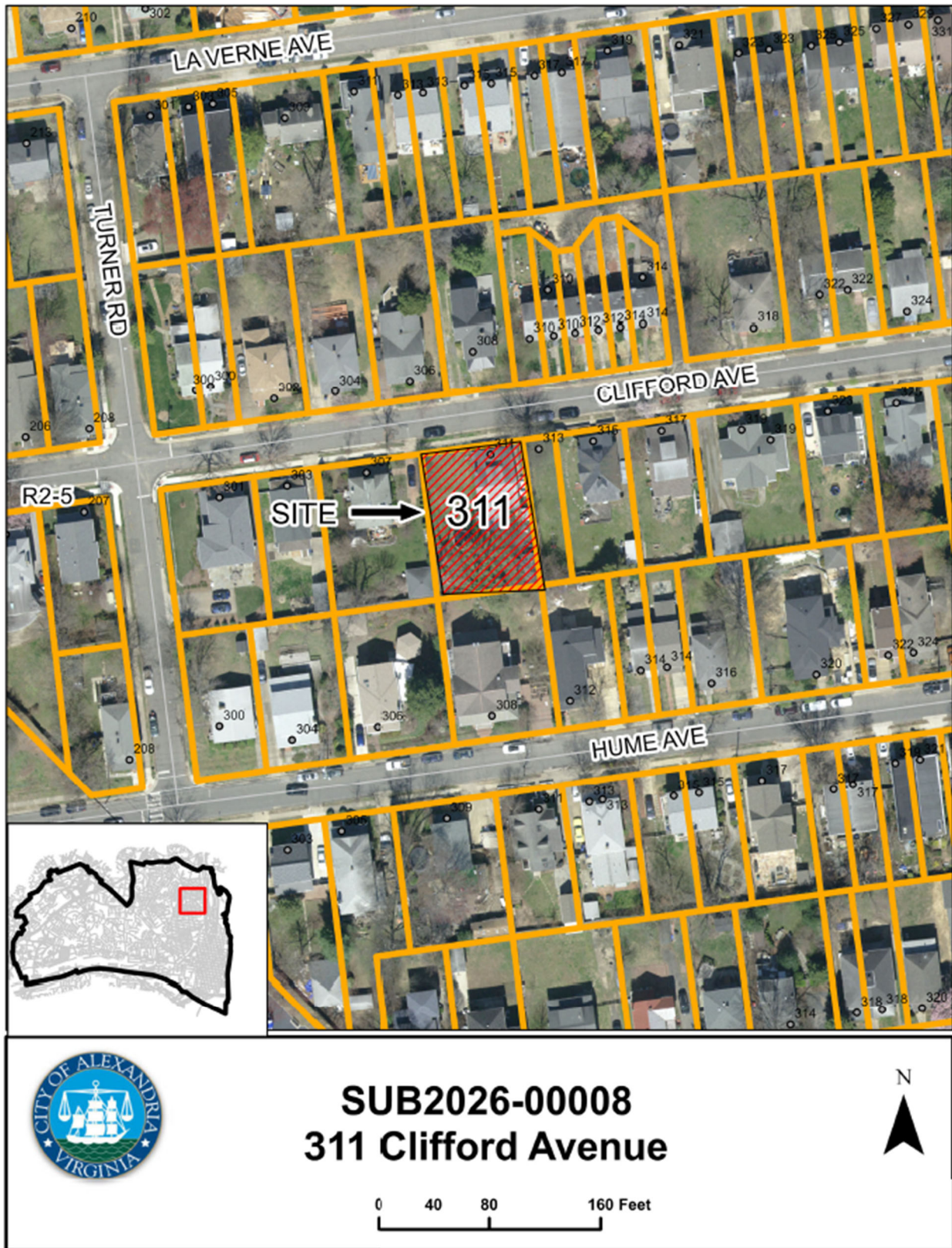


DOCKET ITEM #3
Subdivision #2026-00008
311 Clifford Avenue

Application		General Data	
Request: Public hearing and consideration of a request for a subdivision to subdivide three existing lots into two lots.		Planning Commission Hearing:	June 22, 2026
		Approved Plat must be Recorded By:	December 22, 2027
Address: 311 Clifford Avenue		Zone:	R-2-5/Residential
Applicant: The Parkway Partnership, 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 III of this report.			
Staff Reviewer: Catie McDonald, catherine.mcdonald@alexandriava.gov Sam Shelby, sam.shelby@alexandriava.gov Tony LaColla, AICP, anthony.lacolla@alexandriava.gov			



I. DISCUSSION

The applicant, The Parkway Partnership, LLC, represented by attorney M. Catharine Puskar, requests to subdivide three existing lots of record at 311 Clifford Avenue, into two new lots. Staff recommend **approval** of the request.

SITE DESCRIPTION

The subject property, shown in Figure 1, consists of three 25-foot-wide rectangular lots of record. Together, the lots total 7,874 square feet with 75 feet of width and frontage.



Figure 1 – Subject property (outlined in blue)

SUBDIVISION BACKGROUND

The St. Elmo Subdivision was recorded on April 6, 1894, creating multiple blocks of generally rectangular lots with 25-foot frontages, as shown in Figure 2. Existing Lots 247, 248, and 249 were part of the original subdivision.

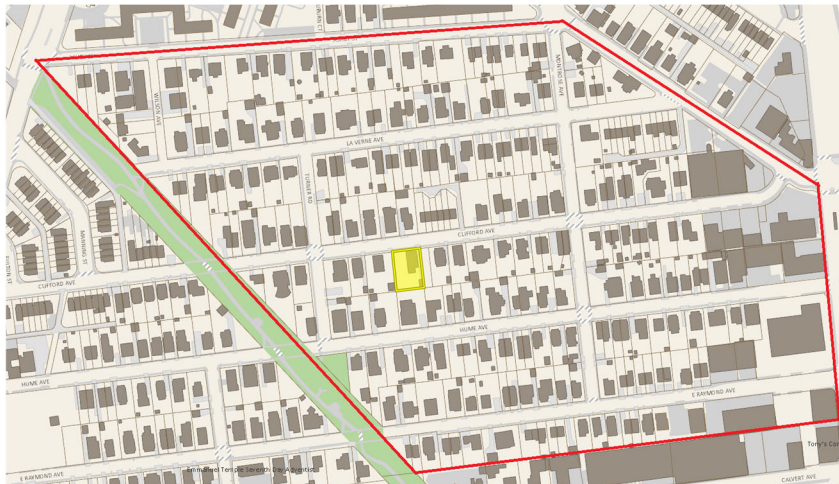
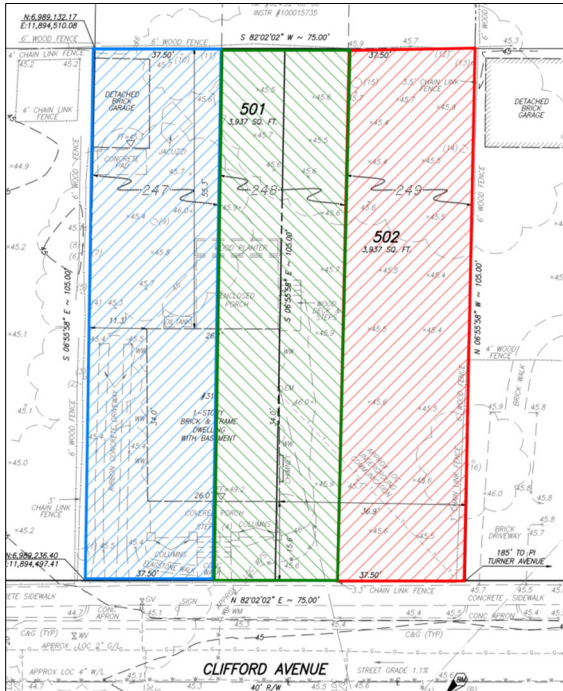


Figure 2 – St. Elmo Subdivision (subject property in yellow)

PROPOSAL

The applicant requests approval to re-subdivide lots 247, 248, and 249 into two lots suitable for a semi-detached, two-unit dwelling. Proposed lots 501 and 502 would each have a lot size of 3,937 square feet and 37.5 feet lot width and frontage each. Both lots would remain rectangular in shape. The existing and proposed lots are shown in Figures 3 and 4, below.



**Figure 3 – Existing Lots 247 (blue),
248 (green), and 249 (red)**

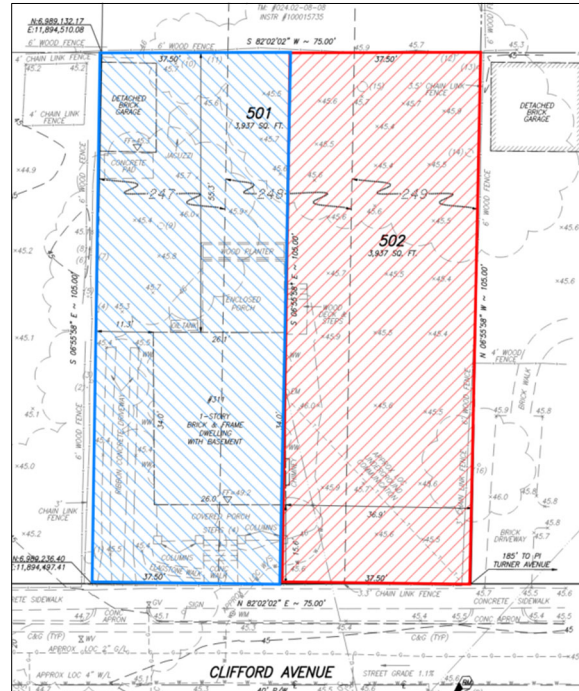


Figure 4 – Proposed Lots 501 and 502

ZONING/ MASTER PLAN DESIGNATION

The subject properties are zoned R-2-5/Residential and both proposed lots would comply with all lot size 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 most current Zoning Ordinance.

Table 1 – R-2-5 Zoning Requirements

	Required/Permitted	Existing	Proposed	
		Lots 247, 248, & 249	Lot 501	Lot 502
Lot Size	2,500 Sq. Ft.	7,874 Sq. Ft.	3,937 Sq. Ft.	3,937 Sq. Ft.
Width	25 Ft.	75 Ft.	37.5 Ft.	37.5 Ft.
Frontage	25 Ft.	75 Ft.	37.5 Ft.	37.5 Ft.
Front Yard	15.8 – 20.9 Ft.	15.8 Ft.	Future development is required to comply with all bulk and open space provisions.	
Side Yard (East)	7 Ft.; 1:3 ratio	11.3 Ft.		
Side Yard (West)	7 Ft.; 1:3 ratio	36.9 Ft.		
Rear Yard	7 Ft.; 1:1 ratio	55.3 Ft.		
Floor Area	0.45	0.17		

The lots are located within the Potomac West Small Area Plan Chapter of the Alexandria Master Plan, which designates them for residential medium uses consistent with R-2-5 zone regulations.

II. STAFF ANALYSIS

The subdivision request would create lots in compliance with the [R-2-5 zone’s lot requirements established in Zoning Ordinance Section 3-3500](#) and all [subdivision requirements established in Section 11-1710](#).

COMPLIANCE WITH SUBDIVISION REQUIREMENTS GENERALLY

Staff find that the proposed re-subdivision would meet all subdivision requirements established by section 11-1710. Both lots would be suitable for residential uses and accessory structures permitted by the R-2-5 zone.

COMPLIANCE WITH SUBDIVISION CHARACTER REQUIREMENTS

Staff find that the proposed subdivision request would create lots that comply with lot character requirements established by section 11-1710(B).

The Planning Commission may consider previous re-subdivisions within the original subdivision area when evaluating lot character. Several such re-subdivisions have been approved, including a 1982 re-subdivision on the same block of East Clifford Avenue, shown in Figure 5. The resulting lots are similar to those proposed, demonstrating consistency with past approvals.

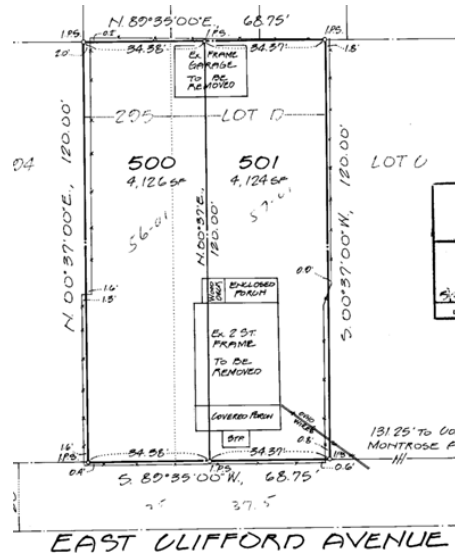


Figure 5 – 1982 Re-subdivision

LOT ANALYSIS

The analysis includes 27 similar lots within the original subdivision area shown in Figure 6. These lots were selected because they are zoned R-2-5 and are interior lots on the same block as the subject property. Table 2 compares the proposed lots to nearby lots based on size, width, and frontage.

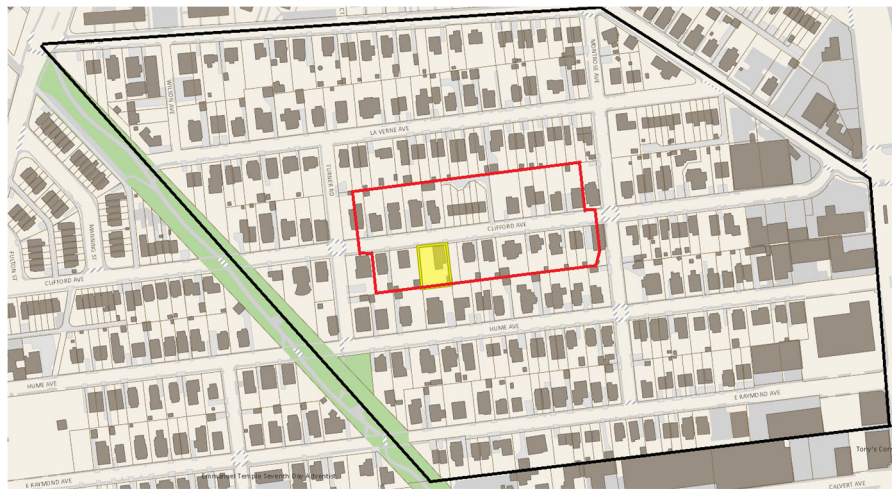


Figure 6 – Area of Comparison (black), Similarly Situated Lots (red), Subject Property (yellow)

Table 2 – Lot Analysis

Address	Width	Frontage	Area
Existing Lots 247, 248, & 249	75 Ft. (combined)	75 Ft. (combined)	7,874 sq. ft. (combined)
Proposed Lot 501	37.5 Ft.	37.5 Ft.	3,937 Sq. Ft.
Proposed Lot 502	37.5 Ft.	37.5 Ft.	3,937 Sq. Ft.
300 A Clifford Ave.	25 Ft.	25 Ft.	3,000 Sq. Ft.
302 Clifford Ave.	50 Ft.	50 Ft.	6,000 Sq. Ft.
303 Clifford Ave.*	45 Ft.	45 Ft.	4,725 Sq. Ft.
304 Clifford Ave.	50 Ft.	50 Ft.	6,000 Sq. Ft.
306 Clifford Ave.	50 Ft.	50 Ft.	6,000 Sq. Ft.
307 Clifford Ave.	75 Ft.	75 Ft.	7,875 Sq. Ft.
308 Clifford Ave.	50 Ft.	50 Ft.	6,000 Sq. Ft.
310 Clifford Ave.*	24.5 Ft.	24.5 Ft.	2,640 Sq. Ft.
310 A Clifford Ave.*	16 Ft.	16 Ft.	1,600 Sq. Ft.
312 Clifford Ave.*	16 Ft.	16 Ft.	1,440 Sq. Ft.
312 A Clifford Ave.*	16 Ft.	16 Ft.	1,600 Sq. Ft.
313 Clifford Ave.*	25 Ft.	25 Ft.	2,625 Sq. Ft.
314 Clifford Ave.*	16 Ft.	16 Ft.	1,728 Sq. Ft.
314 A Clifford Ave.*	24.5 Ft.	24.5 Ft.	2,345 Sq. Ft.
315 Clifford Ave.	50 Ft.	50 Ft.	5,250 Sq. Ft.
317 Clifford Ave.	50 Ft.	50 Ft.	5,250 Sq. Ft.
318 Clifford Ave.	75 Ft.	75 Ft.	9,000 Sq. Ft.
319 Clifford Ave.	75 Ft.	75 Ft.	7,875 Sq. Ft.
322 A Clifford Ave.	34.37 Ft.	34.37 Ft.	4,124 Sq. Ft.
322 B Clifford Ave.	34.38 Ft.	34.38 Ft.	4,126 Sq. Ft.
323 Clifford Ave.	50 Ft.	50 Ft.	5,250 Sq. Ft.
324 Clifford Ave.	50 Ft.	50 Ft.	6,000 Sq. Ft.
325 Clifford Ave.	50 Ft.	50 Ft.	5,250 Sq. Ft.
326 Clifford Ave.	50 Ft.	50 Ft.	6,000 Sq. Ft.
327 Clifford Ave.	25 Ft.	25 Ft.	2,625 Sq. Ft.
327 A Clifford Ave.	25 Ft.	25 Ft.	2,625 Sq. Ft.
329 Clifford Ave.	33.8 Ft.	33.8 Ft.	3,267 Ft.

**substandard lot*

The proposed request would create lots with sizes, widths, and frontages that fall within the range established by similarly situated lots. As such, the proposed lots would be compatible with the established neighborhood character as required by section 11-1710.

The proposed lots would allow for development that would also be consistent with residential land uses envisioned 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 on June 2, 2026. To date, staff have not received comments or questions from the association.

III. CONCLUSION

Staff find that the re-subdivision request would comply with Zoning Ordinance requirements. Subject to the conditions contained in Section IV of this report, staff recommend **approval**.

IV. CONDITIONS

Staff recommend **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 record a covenant requiring the existing dwelling to be demolished prior to: (a) City approval or issuance of any building permit for the construction of new dwellings or structures on Lot 501 or Lot 502; or (b) the sale or transfer of subdivided lots to separate owners. The covenant shall expire upon the consolidation of the subdivided lots or the demolition of the existing dwelling. The covenant shall be incorporated into the recorded deed of subdivision and referenced on the final subdivision plat. (P&Z)

STAFF: Catie McDonald, Urban Planner
Tony LaColla, AICP, Division Chief, Land Use + Preservation
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 Address the following prior to final plat review submission:

1. Please add the DB/PG or instrument# of conveyance to the current owners on the final plat. (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

SUB # _____

PROPERTY LOCATION: 311 Clifford Avenue

TAX MAP REFERENCE: 024.02-08-07

ZONE: R-2-5

APPLICANT:

Name: The Parkway Partnership, LLC

Address: 1 _____

PROPERTY OWNER:

Name: John A. Dudash and Sharen M. Dudash

Address: 2 _____

SUBDIVISION DESCRIPTION

Request for the re-subdivision of three 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.

The Parkway Partnership, LLC By: M. Catharine Puskar Agent/Attorney

Print Name of Applicant or Agent

Mailing/Street Address

City and State

Zip Code

MC Puskar
Signature

Telephone #

Fax #

Email address

4/10/2026

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.

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.} The Parkway Partnership, 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 311 Clifford Avenue, Alexandria, VA 22305 (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.} John A. Dudash		50%
^{2.} Sharen M. Dudash		50%
^{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.} The Parkway Partnership, LLC	None	None
^{2.} John A. Dudash	None	None
^{3.} Sharen M. Dudash	None	None

NOTE: Business or financial relationships of the type described in Sec. 11-350 that arise after the filing of this application and before each public hearing must be disclosed prior to the public hearings.

As the applicant or the applicant's authorized agent, I hereby attest to the best of my ability that the information provided above is true and correct.

4/10/2026

Date

The Parkway Partnership, LLC By: M. Catharine Puskar Agent/Attorney

Printed Name



Signature

WAIVER OF RIGHT TO AUTOMATIC APPROVAL

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

PROJECT NAME: 311 Clifford Avenue Subdivision

PROJECT ADDRESS: 311 Clifford Avenue, Alexandria, VA 22305

DESCRIPTION OF REQUEST:

Request for the re-subdivision of three 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 June 23, 2026 Planning Commission hearing.

Date: 4/10/2026

☒ Applicant

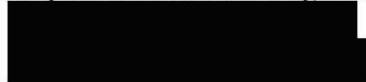
☐ Agent

Signature:



Printed Name: M. Catharine Puskar

John A. Dudash & Sharen M. Dudash


Paul Stoddard, AICP, Director
Department of Planning & Zoning


Re: Consent to File for a Subdivision Application
311 Clifford Avenue, Alexandria, VA 22305, Tax Map No. 024.02-08-07 (the
"Property")

Dear Mr. Stoddard:

John A. Dudash & Sharen M. Dudash, as owners of the above-referenced Property, hereby
consent to the filing of a Subdivision application on the Property by The Parkway Partnership,
LLC.

Very truly yours,

John A. Dudash & Sharen M. Dudash

By: John A Dudash

Date: 04/10/2026

By: Sharen M Dudash

Date: 04/10/2026

The Parkway Partnership, LLC
[REDACTED]

Paul Stoddard, AICP, Director
Department of Planning & Zoning
[REDACTED]

Re: Authorization to File for a Subdivision Application
311 Clifford Avenue, Alexandria, VA 22305, Tax Map No. 024.02-08-07 (the
"Property")

Dear Mr. Stoddard:

The Parkway Partnership, 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.

Very truly yours,

The Parkway Partnership, LLC

By: [Signature]

Its: Manager

Date: 4-9-2026

APPLICANT DISCLOSURE BREAKDOWN

Contract Purchaser/Applicant of 311 Clifford Avenue (TM No. 024.02-08-07)

The Parkway Partnership, LLC (Contract Purchaser/Applicant)



Member:	Percent Ownership:
Scott Mitchell	50%
Jacob Hamilton	50%

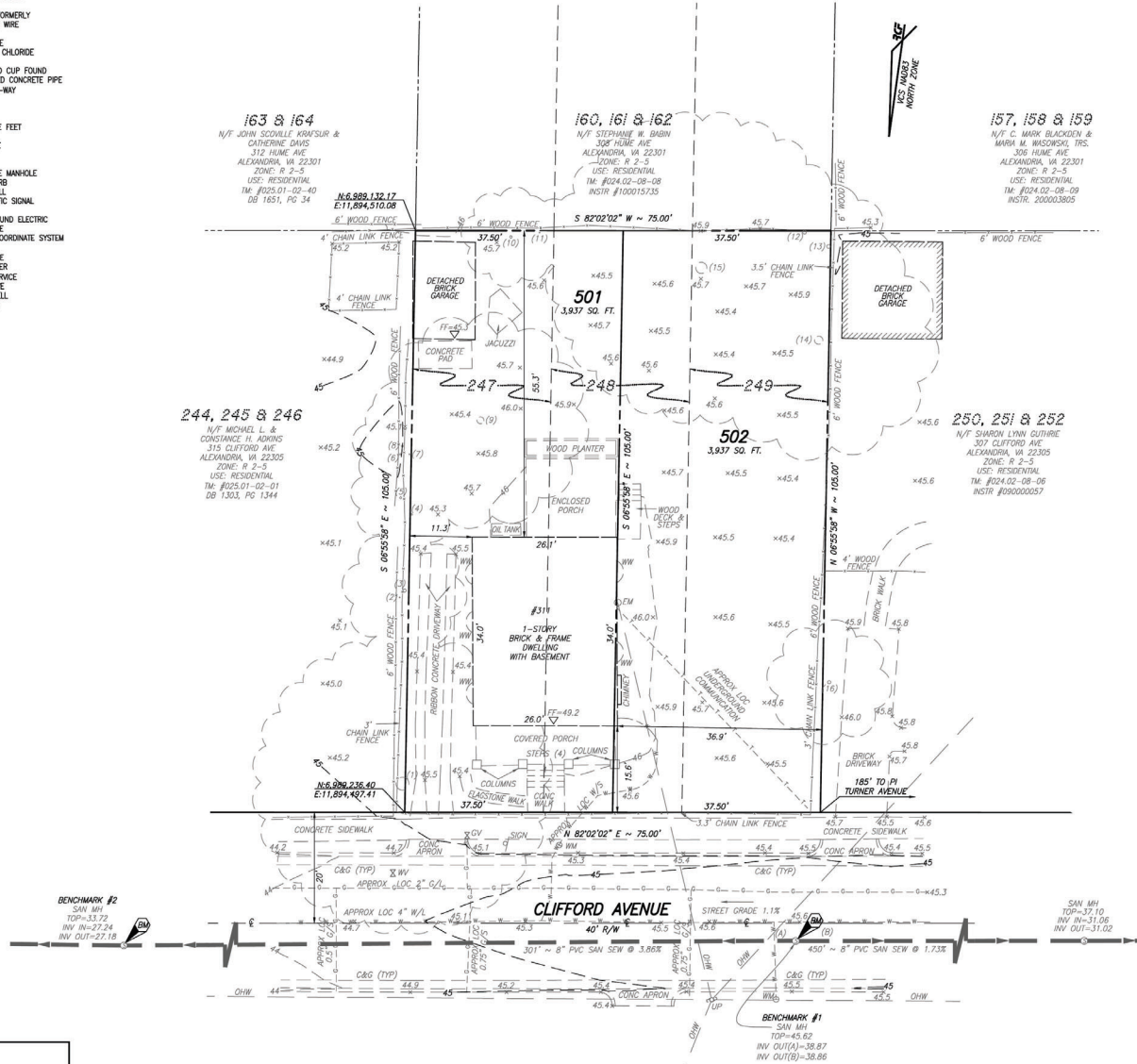
Note: None of the people or entities listed above have a business or financial relationship with any member of the Board of Architectural Review, Board of Zoning Appeals, City Council, or Planning Commission as defined by Section 11-350 of the Zoning Ordinance.

TEXT LEGEND:

* = DEGREES
 ' = MINUTES (OR FEET)
 " = SECONDS (OR INCHES)
 # = NUMBER
 @ = AT
 APPROX = APPROXIMATE
 BM = BENCHMARK
 BSMT = BASEMENT
 C = CENTERLINE
 CLF = CHAIN LINK FENCE
 CMP = CORRUGATED METAL PIPE
 CONC = CONCRETE
 C&G = CURB & GUTTER
 DB = DEED BOOK
 DWF = DRILL HOLE FOUND
 DU = DWELLING UNIT
 E = EAST
 EP = EDGE OF PAVEMENT
 EX = EXISTING
 FF = FINISH FLOOR
 FT = FEET
 G/L = GAS LINE
 GM = GAS METER
 G/S = GAS SERVICE
 GV = GAS VALVE
 IPT = IRON PIPE FOUND
 INV = INVERT
 INSTR = INSTRUMENT
 INTX = INTERSECTION
 INT = IRON ROD FOUND
 LL = LANDSCAPE LIGHT
 LOC = LOCATION
 LP = LIGHT POLE
 MW = MANHOLE
 MIN = MINIMUM
 MON = MONUMENT
 MW = MONITORING WELL
 N = NORTH
 N/F = NOW OR FORMERLY
 OWM = OVERHEAD WIRE
 PG = PAGE
 PP = POWER POLE
 PVC = POLYVINYL CHLORIDE
 R = RADIUS
 REF = REBAR AND CUP FOUND
 RCP = REINFORCED CONCRETE PIPE
 S = SOUTH
 SAN = SANITARY
 SCHW = SCHWAB
 SQ. FT. = SQUARE FEET
 STM = STORM
 STR = STRUCTURE
 SW = SIDEWALK
 TM = TAX MAP
 TMH = TELEPHONE MANHOLE
 TC = TOP OF CURB
 TW = TOP OF WALL
 TRAF SIG = TRAFFIC SIGNAL
 TYP = TYPICAL
 UGE = UNDERGROUND ELECTRIC
 UP = UTILITY POLE
 VCS = VIRGINIA COORDINATE SYSTEM
 W = WEST
 W/L = WATER LINE
 WM = WATER METER
 W/S = WATER SERVICE
 WW = WATER WALK
 WW = WINDOW WELL
 XING = CROSSING

TREE TABLE:

- 1) 28" TREE
- 2) 2" TREE
- 3) 7" TREE
- 4) 3" TREE
- 5) 4" TREE CLUSTER
- 6) 3" TREE
- 7) 2" TREE
- 8) 4" TREE
- 9) 15" TREE TWIN
- 10) 5" TREE
- 11) 2" TREE
- 12) 8" TREE
- 13) 8" TREE
- 14) 18" TREE
- 15) 24" TREE
- 16) 7" TREE CLUSTER



GENERAL NOTES:

1. TAX ASSESSMENT MAP #024.02-08-07 (#311 CLIFFORD AVENUE)
2. ZONE: R 2-5
3. OWNER: JOHN A. DUDASH AND SHAREN M. DUDASH
311 CLIFFORD AVENUE
ALEXANDRIA, VA 22314
4. APPLICANT: THE PARKWAY PARTNERSHIP, LLC
1000 BERNARD STREET, SUITE 201
ALEXANDRIA, VA 22314
5. SITE AREA = 7,874 SQ. FT. OR 0.1808 ACRES.
6. TOPOGRAPHIC SURVEY WAS RUN BY THIS FIRM. VERTICAL DATUM USED = NAVD '88, PER GPS DATA REFERENCED TO THE RTK NETWORK OF LEICA, SMARTNET.
7. 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 BOUNDARY AND HORIZONTAL CONTROL SURVEY THAT TIES THIS BOUNDARY TO THE RTK NETWORK OF LEICA, SMARTNET.
8. PLAT SUBJECT TO RESTRICTIONS OF RECORD.
9. A TITLE REPORT NOT FURNISHED, THIS ALL EASEMENTS MAY NOT BE SHOWN.
10. THESE LOTS SHALL UTILIZE THE PUBLIC SANITARY SEWER AND WATER ADJACENT TO THE PROPERTY.
11. THIS LOT IS IN ZONE X (UNSHADED) OF THE FEMA FLOOD INSURANCE RATE MAP #515190033P.
12. THERE ARE NO KNOWN GRAVE SITES OR OBJECTS MARKING A PLACE OF BURIAL ON THIS SITE.
13. 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.
14. 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.
15. THERE ARE NO FLOODPLAINS OR RESOURCE PROTECTION AREAS (RPA) LOCATED ON THIS PROPERTY.

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

TOTAL SITE AREA	7,874 SQ. FT. OR 0.1808 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)	3,937 SQ. FT. OR 0.0904 ACRES
MIN. LOT AREA PROVIDED (LOT 502)	3,937 SQ. FT. OR 0.0904 ACRES
MINIMUM LOT WIDTH REQUIRED	25.00'
LOT WIDTH PROVIDED (LOT 501)	37.50'
LOT WIDTH PROVIDED (LOT 502)	37.50'
MINIMUM LOT FRONTAGE REQUIRED	25.00'
LOT FRONTAGE PROVIDED (LOT 501)	37.50'
LOT FRONTAGE PROVIDED (LOT 502)	37.50'

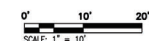
TOPOGRAPHY NOTE:

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 MACHINERY AND/OR ORIGINAL DATA WAS OBTAINED ON 03-31-2026; AND THIS PLAT, MAP OR DIGITAL GEOSPATIAL DATA INCLUDING METADATA MEETS MINIMUM ACCURACY STANDARDS UNLESS OTHERWISE NOTED.

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. © 2026 R.C. FIELDS & ASSOCIATES, INC.

APPROVED
 SUBDIVISION CASE NO. _____
 DEPARTMENT OF PLANNING & ZONING
 DIRECTOR _____ DATE _____
 DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
 DIRECTOR _____ DATE _____
 CHAIRMAN, PLANNING COMMISSION _____ DATE _____



625 N. WASHINGTON ST
 SUITE 250
 ALEXANDRIA, VA 22304
 TEL: 703.548.6422
 WWW.RCFCLASSOC.COM

RCF
 ENGINEERING • LAND SURVEYING • PLANNING

HEALTH OF VIRGINIA
 Wm. J. De Sutter
 Lic. No. 3482
 04/06/2026
 LAND SURVEYOR

PRELIMINARY SUBDIVISION PLAT
 SHOWING LOTS 501 AND 502
 A RESUBDIVISION OF LOTS 247, 248 & 249
 ST. ELMO
 DEED BOOK 0-4, PAGE 402; RECORDED IN ARLINGTON COUNTY
 CITY OF ALEXANDRIA, VIRGINIA

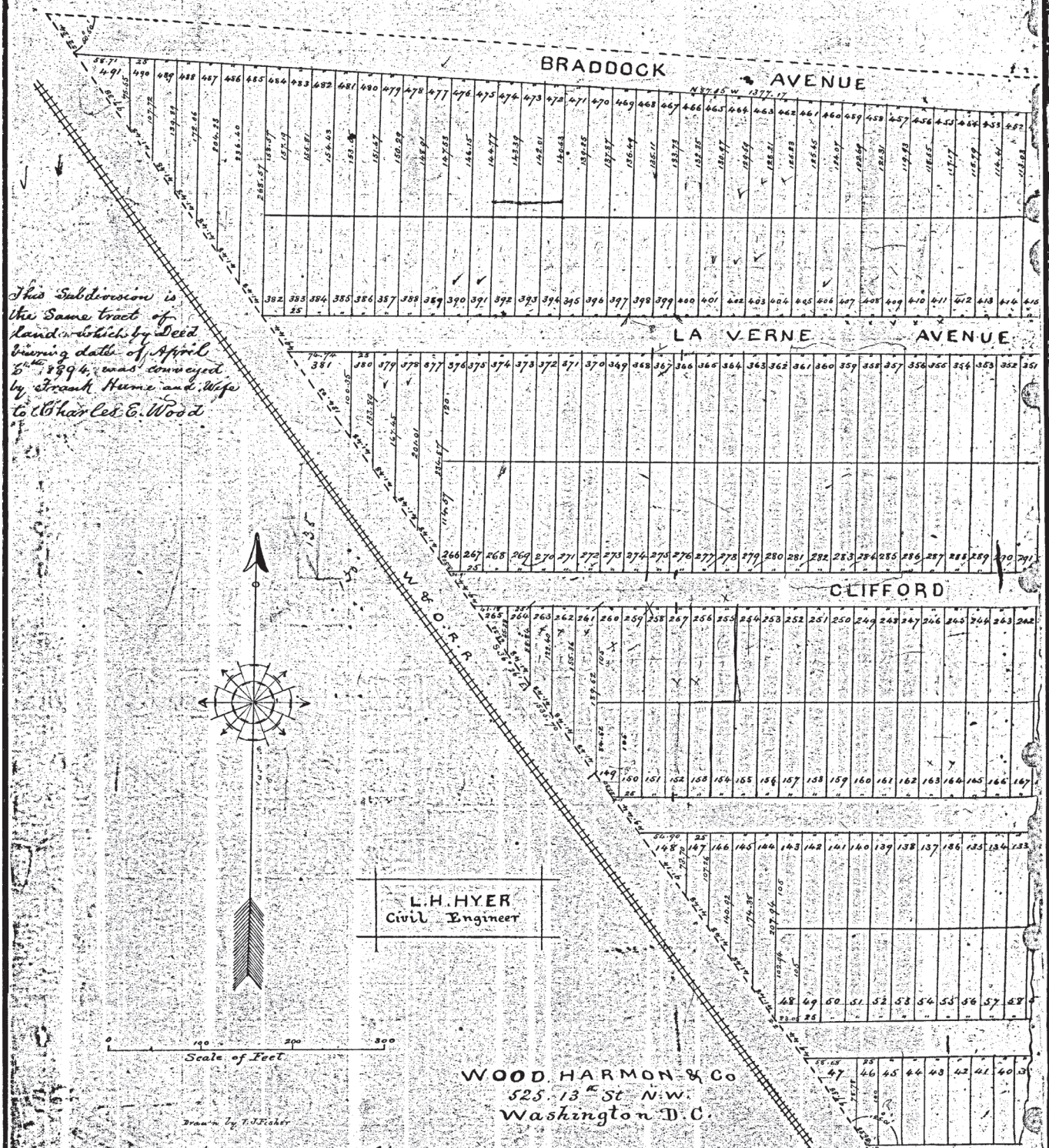
DATE	REVISION

DRAWN: KKH
 SCALE: 1" = 10'
 DATE: 04-03-2026

PRELIMINARY
 SUBDIVISION PLAT

SHEET 1 OF 1
 FILE: 26-050

Plat
Wood & Harmon



This Subdivision is the same tract of land which by Deed bearing date of April 6th 1894, was conveyed by Frank Hume and Wife to Charles E. Wood

City and County of Washington } ss
District of Columbia

The foregoing plat entitled Charles E. Wood's Subdivision into Lots, Streets and Avenues as surveyed on the tract corner to Lot 0 No 4, Folio 399 of Sag

City and County of Washington } ss
District of Columbia

I, M. Cornelius Eckhardt, a Notary Public in and for the date of April 6th 1894, has acknowledged the same before me in my official capacity; given

This plat and 18 Surveyed Certificate received and admitted to record

A Copy of the Plat

Plan
Wood & Harmon

7038
11x63

PLAT OF ST. ELMO ALEXANDRIA CO. VIRGINIA



Washington & Annapolis Railroad

W. & A. R. R.

Washington St.

Subdivision of St. Elmo, Alexandria Co., Virginia, correctly and as
surveyed by Frank Harmon and Emma P. Harmon bearing date April 6th

Notary of Columbia do certify that Charles E. Wood whose name is
under my hand and seal the 6th day of April 1894

the 2nd day of April 1894 and record is on file

For Plat

of

St Elmo

See Pages 440 & 441 Liber O No 4

H. H. Young
clerk

Wood Harmon & Co's
Subdivision

Plat for Subdivision Plat of St Elmo

BK1584PG1009

15-987

D E E D

THIS DEED made this 16th day of October, 1996, by and between Ruth Hawkins BOWEN, Heir at Law of the Estate of Janie F. Hawkins, GRANTOR: and John A. DUDASH and Sharen M. DUDASH, husband and wife, GRANTEES:

W I T N E S S E T H

THAT, for and in consideration of the sum of TEN DOLLARS (\$10.00) and other good and valuable consideration, receipt of which is hereby acknowledged, the GRANTOR does hereby grant, bargain, sell and convey, in fee simple and with General Warranty of Title, unto the GRANTEES, as tenants by the entirety with full common law rights of survivorship, the following described property, situate, lying and being in Alexandria City, Virginia, to wit:

All that certain lot or parcel of land together with all improvements thereon, situate, lying and being in the City of Alexandria, Virginia, and being more particularly described as follows:

Lots Numbered Two Hundred Forty Seven (247), Two Hundred Forty Eight (248), and Two Hundred Forty Nine (249), of the Subdivision of St. Elmo, as the same is duly dedicated, platted and recorded in Deed Book O, No. 4, Pages 402 and 440 of the Arlington County, Virginia land records.

AND BEING the same property conveyed unto Harry Hawkins and Janie F. Hawkins, husband and wife, as joint tenants with the common law right of survivorship, by Deed dated October 10, 1966, recorded in Deed Book 658 at Page 239. Harry Hawkins having departed this life on March 6, 1974, leaving Janie F. Hawkins the sole surviving joint tenant.

Janie F. Hawkins having departed this life on July 1, 1985, appointing Ruth Hawkins Bowen as Executor and sole Heir at Law of the Estate of Janie F. Hawkins by Will, probated in Will Book 200 at Page 759, among the aforesaid land records.

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

The GRANTOR covenants that said GRANTOR has the right to convey the aforesaid property; that the GRANTOR has done no act to encumber said property; that the GRANTEES shall have quiet possession of said property; and that the GRANTOR will execute such further assurances as may be requisite.

RCS TITLE/Alexandria

PREPARED BY
LAW OFFICES
SHERMAN, KERRIN, SCHWED
& LEGGETT, P.C.

SUITE 5408
227 BENEFICIAL LANE
ALEXANDRIA VA 22314

TEL: 544-9800
FAX: 703-544-9471

Tax Map No.: 024-02-08-00007
Grantee's Address: 311 Clifford Avenue
Alexandria, Virginia 22305
Consideration: \$129,900.00
A96-02255

BK1584PG1010

Page 1
BOWEN DUDASH
Deed dated October 16, 1996

Witness the following signatures and seals:

Ruth Hawkins Bowen
By Waverly R. Fowler Atty-in-fact (seal)
Ruth Hawkins BOWEN
By Waverly R. FOWLER
Attorney-in-fact

State of Virginia
Alexandria City

I, the undersigned, a Notary Public for the jurisdiction aforesaid,
do certify that Ruth Hawkins BOWEN by Waverly R. FOWLER, Attorney in Fact
whose name is signed to the foregoing document acknowledged the same
before me in my jurisdiction aforesaid, this 16th day of October
1996.

My commission expires on the 30th day of November, 1998.

David E. Lippert
Notary Public

PREPARED BY
LAW OFFICES
SHREVE, KIPPAN, SKITH DEL
& LEGGETT, P.C.

SUITE 500 B
225 BENEDICT LANE
ALEXANDRIA, VA 22314

TEL: 549-9800
FAX: 570-518-9471

INSTRUMENT #960015982
RECORDED IN THE CLERK'S OFFICE OF
ALEXANDRIA ON
OCTOBER 18, 1996 AT 11:04AM
\$130.00 GRANTOR TAX WAS PAID AS
REQUIRED BY SEC 58.1-802 OF THE VA. CODE
STATE: \$65.00 LOCAL: \$65.00
EDWARD SEMONIAN, CLERK
BY: *as* DEPUTY CLERK