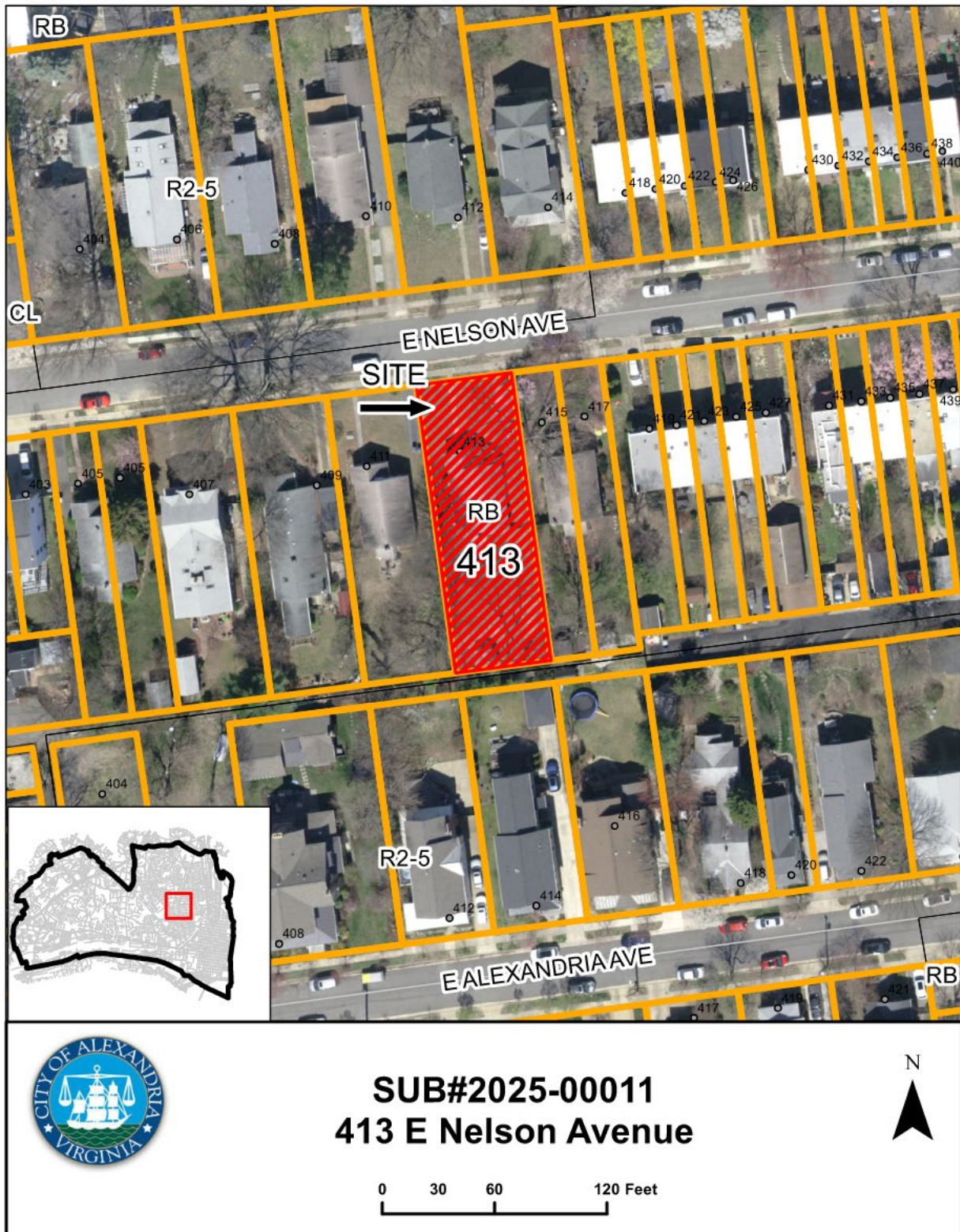


***DOCKET ITEM #4***  
***Subdivision #2025-00011***  
***413 East Nelson Avenue***

<b>Application</b>	<b>General Data</b>	
<b>Request:</b> Public hearing and consideration of a request for a subdivision to re-subdivide an existing lot into two lots.	<b>Planning Commission Hearing:</b>	January 6, 2026
	<b>Approved Plat must be Recorded By:</b>	July 6, 2027
<b>Address:</b> 413 East Nelson Avenue	<b>Zone:</b>	RB/Townhouse
<b>Applicant:</b> OCH at 413 E. Nelson, LLC	<b>Small Area Plan:</b>	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](mailto:catherine.mcdonald@alexandriava.gov)  
Sam Shelby, [sam.shelby@alexandriava.gov](mailto:sam.shelby@alexandriava.gov)  
Tony LaColla, AICP, [anthony.lacolla@alexandriava.gov](mailto:anthony.lacolla@alexandriava.gov)



## I. DISCUSSION

The applicant, OCH at 413 E. Nelson, LLC, represented by Duncan Blair, attorney, requests approval to subdivide an existing lot and two lots at 413 East Nelson Avenue. 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 413 East Nelson Avenue. The property has a lot size of 7,830 square feet and both a lot width and frontage of 50 feet. Single and two-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 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.

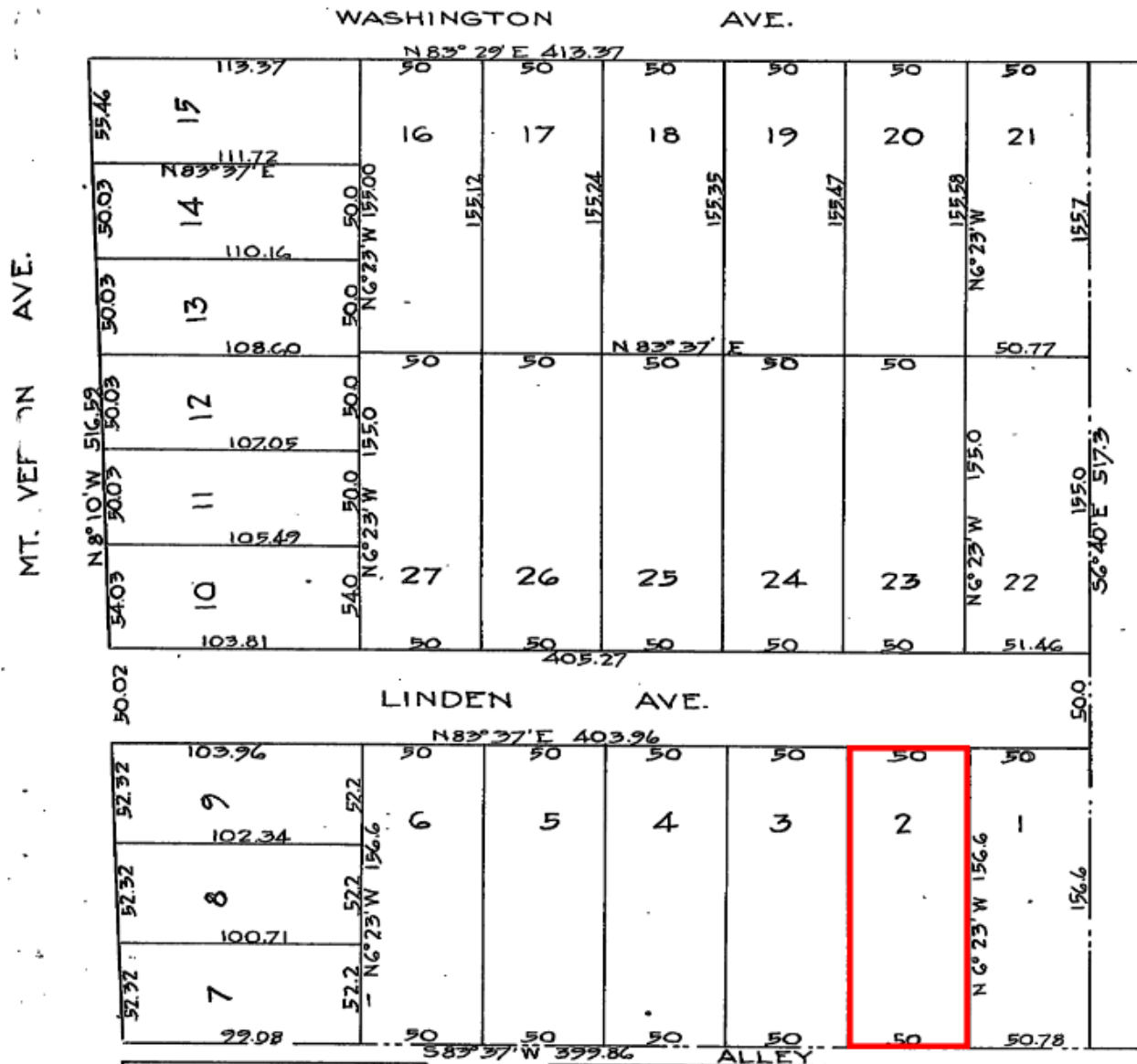
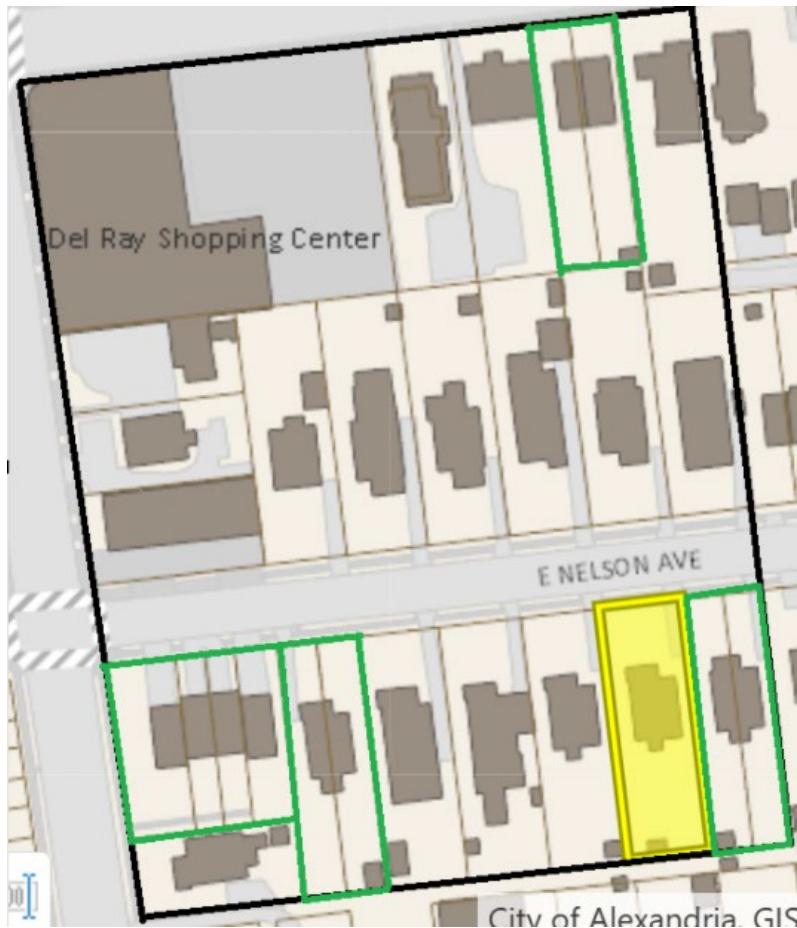


Figure 2 – Original 1935 Edward Duncan Subdivision (subject property in red)

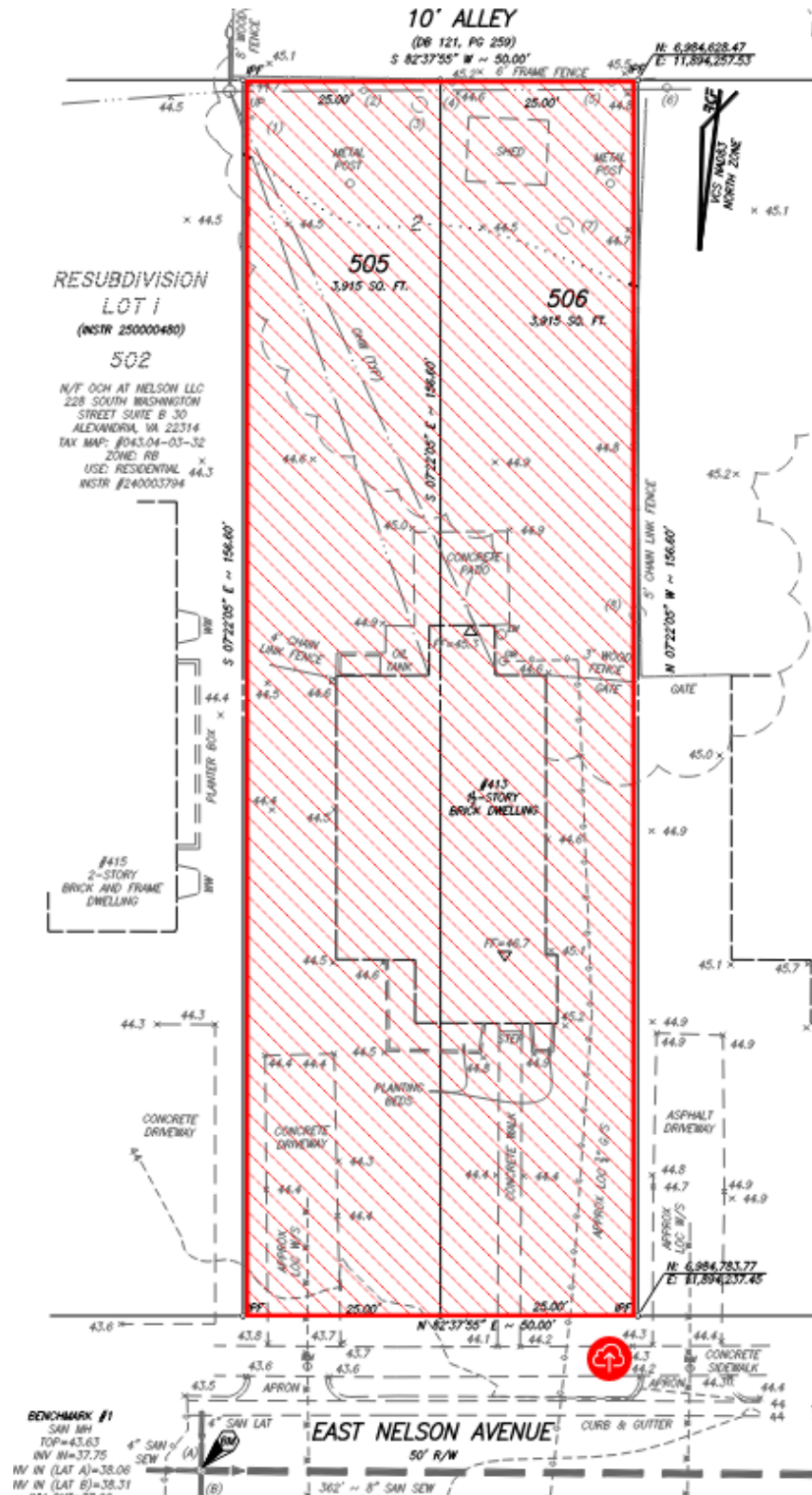
Planning Commission has approved several re-subdivisions within the original subdivision area. Of note, lots 1, 6, 8, 9, and 20 were re-subdivided into smaller lots. The current configuration of all lots within the original subdivision area is shown in figure 3, below. The subject property remains in 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 2 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 2*

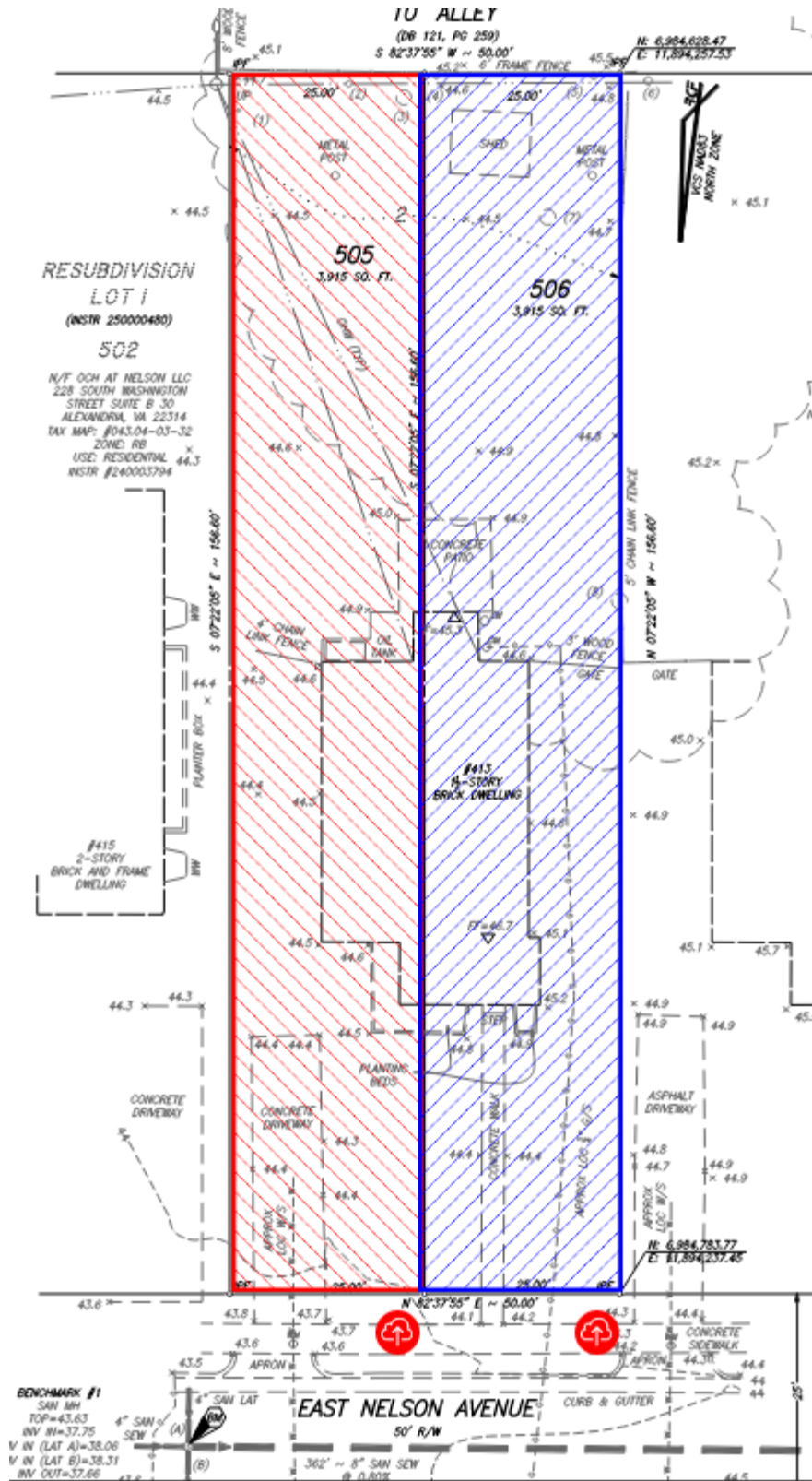


Figure 5 – Proposed Lots (Lot 505 in red, Lot 506 in blue)

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, but do not comply with the RB zone regulations for single-unit dwellings. Therefore, the development of single-unit dwellings on the proposed lots would not be permitted unless the lots were consolidated. Any future (re)development would be required to comply with all applicable provisions of the most current Zoning Ordinance.

*Table 1 – RB Zoning Requirements*

	Required/Permitted	Existing	Proposed	
		Lot 2	Lot 505	Lot 506
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.	36.9 Ft.	Future development required to comply with all bulk and open space provisions.	
Side Yard (East)	8 Ft.; 1:3 ratio	11.75 Ft.		
Side Yard (West)	8 Ft.; 1:3 ratio	10.1 Ft.		
Rear Yard	8 Ft.; 1:1 ratio	68.8 Ft.		
Floor Area	0.75	~0.16		
Open Space	2,761 Sq. Ft. (35% of lot area)	~6,117 Sq. Ft. (~78%)		

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 low-to-medium-density residential uses and would comply with all RB zoning requirements for semi-detached, two-unit dwellings; the proposed lots would not comply with the current requirements for single-unit dwellings in the RB zone.

## II. STAFF ANALYSIS

Staff recommends approval of the applicant's subdivision request. The proposal would create lots that comply with the RB zoning requirements for semi-detached, two-unit dwellings and subdivision requirements. The proposed lots would be substantially the same character as the lots in the original 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 a semi-detached, two-unit residential use and accessory structures permitted by the RB zone.

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), lot 1 (2024), and lot 6 (2024) shown in figures 6, 7, and 8, below, almost directly mirror the applicant's request. The resulting lots from these re-subdivisions are also "similarly situated lots" to the subject property in that they're rectangular, have widths of 25 feet, and are interior lots.

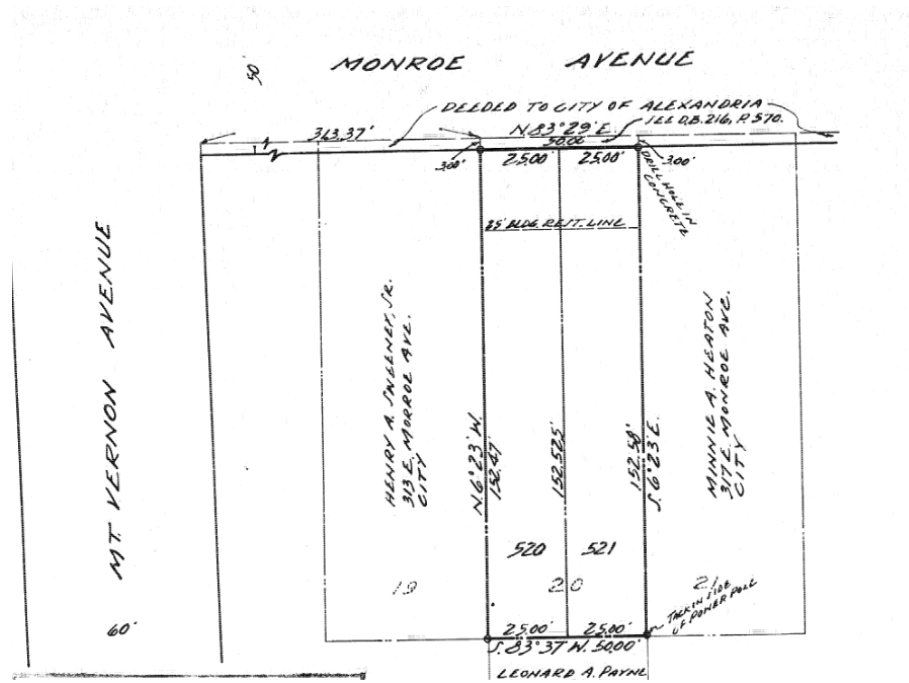


Figure 6 – 1950 Re-subdivision of lot 20

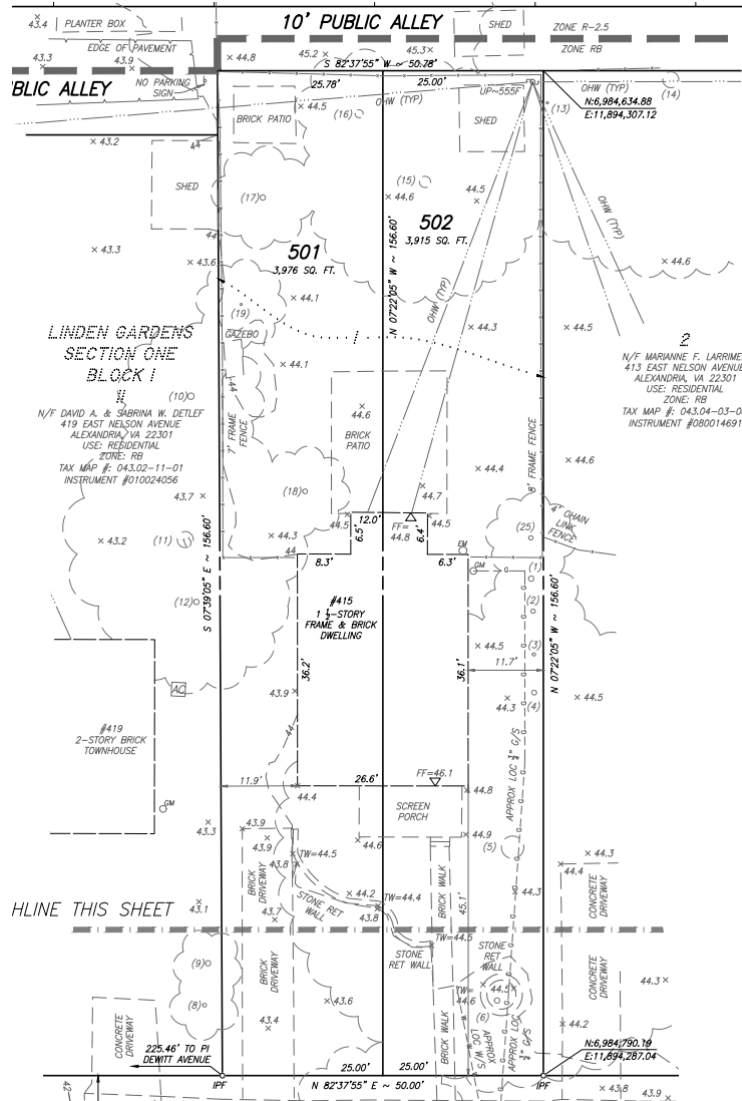


Figure 7 – 2024 Re-subdivision of Lot 1

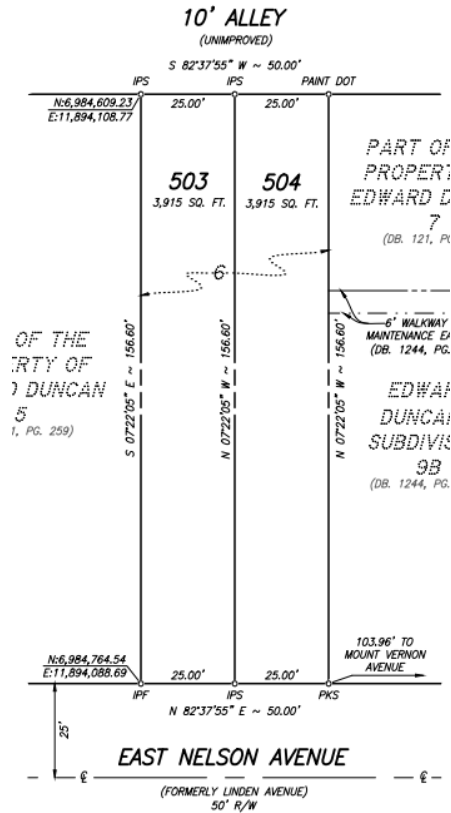


Figure 8 – 2024 Re-subdivision of Lot 6

### 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 and the townhouse corner lot at 1415 Mount Vernon Avenue; see Figure 9, below. Table 2 below shows how the proposed lots compare to these lots in terms of width, frontage, and size.



Figure 9 – Similarly Situated Lots (subject lot in red)

Table 2 – Lot Analysis

Address	Width	Frontage	Area
Proposed Lot 505	25 Ft.	25 Ft.	3,915 Sq. Ft.
Proposed Lot 506	25 Ft.	25 Ft.	3,915 Sq. Ft.
1413 Mount Vernon Ave.	52.3 Ft.	52.3 Ft.	5,225 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.	26.3 Ft.	26.3 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.
414 E. Nelson Ave.	51.5 Ft.	51.5 Ft.	6,912 Sq. Ft.
415 E. Nelson Ave.	25 Ft.	25 Ft.	3,915 Sq. Ft.
417 E. Nelson Ave.	25 Ft.	25 Ft.	3,976 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 405 and 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). The proposed lots would comply with the RB zone requirements for a semi-detached two-family 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 December 4, 2025. Staff have not received comments from the DRCA nor any neighbors as of December 18, 2025

### **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 before either of the following may occur: (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 Address the following prior to final plat review submission:

- a. Please add a distance to intersection along south side of E Nelson (Survey)
- b. Please include a new, unique subdivision name. This name is largely up to applicant/owner, but they might consider something like “OCH 2nd addition to Edward Duncan Subdivision”, in which case the proper subdivision title and format would be:

Plat Showing  
Lots 522 and 523  
OCH 2nd addition to Edward Duncan Subdivision  
Being a subdivision of  
Lot 23  
Part of the property of Edward Duncan  
Deed Book 121, PG 259  
(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:** 413 E. Nelson Avenue, Alexandria, Virginia

**TAX MAP REFERENCE:** 43.04 03 08

**ZONE:** RB

#### APPLICANT:

Name: OCH at 413 E. Nelson, LLC, a Virginia limited liability company

Address: \_\_\_\_\_

#### PROPERTY OWNER:

Name: OCH at 413 E. Nelson, LLC, a Virginia limited liability company

Address: \_\_\_\_\_

#### SUBDIVISION DESCRIPTION

Approval of a plat of resubdivision of the existing RB compliant lot into two new RB compliant 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

\_\_\_\_\_

NA

Telephone #

Fax #

\_\_\_\_\_

Email address

10 21 25

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.

OCH at 413 E. Nelson, LLC, is a Virginia limited liability company. Matt Gray is the sole  
member of the limited liability company. The mailing address for Matt Gray and the limited  
liability company is [REDACTED]

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.

## WAIVER OF RIGHT TO AUTOMATIC APPROVAL

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

**PROJECT NAME:** 413 East Nelson, Avenue, Alexandria, Virginia

**PROJECT ADDRESS:** 413 East Nelson, Avenue, Alexandria, Virginia

**DESCRIPTION OF REQUEST:**

Resubdivision of the property 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. This waiver is only for the number of days between the filing deadline of 10 28 25 and the hearing date of 1 6 26 in excess of 45 days.

10 21 25


Date: \_\_\_\_\_

☐

[ ] Applicant

☒

[ ] Agent

Signature:   
Duncan W. Blair, Attorney/Agent

Printed Name: \_\_\_\_\_

# 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. OCH at 413 E. Nelson Ave. LLC	[REDACTED]	100%
2. Matt Gray	[REDACTED]	100%
3.		

**2. Property.** State the name, address and percent of ownership of any person or entity owning an interest in the property located at 413 E. Nelson Ave. Alex. VA (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. OCH at 413 E. Nelson Ave. LLC	[REDACTED]	100%
2. Matt Gray	[REDACTED]	100% of OCH
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](#).

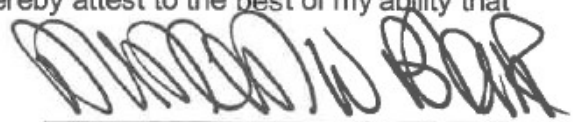
Name of person or entity	Relationship as defined by Section 11-350 of the Zoning Ordinance	Member of the Approving Body (i.e. City Council, Planning Commission, etc.)
1. OCH at 413 Nelson, LLC	None	
2. Matt Gray	None	
3.		

**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 21 25

Duncan W. Blair, Attorney/Agent



Date

Printed Name

Signature

Edward Duncan et ux. ) Deed of Vacation and Re-dedication.

THIS DEED OF VACATION AND REDEDICATION made this 2nd day of May, 1935, by Edward Duncan and Katie I. Duncan, his wife,

WITNESSETH: That whereas by a deed dated December 31, 1929, and recorded among the land records of Arlington County, Virginia, in Deed Book 306, page 419, one William H. Duncan, Trustee, did dedicate and subdivide a certain tract of land containing 1.9093 acres, and more particularly described therein into lots, streets and alleys as shown by the plat attached to said deed, and did designate said subdivision as, "Subdivision of part of William Duncan's Estate near Braddock"; and

WHEREAS, by means conveyances said Edward Duncan and Katie I. Duncan, his wife, have become the sole owners and proprietors of the said Subdivision of part of William Duncan's estate near Braddock, and no lots have been sold in said subdivision; and the said Edward Duncan and Katie I. Duncan, sole owners and proprietors, desire to vacate the said plat and deed of dedication, and to rededicate as hereinafter set forth the said tract of land contained in said deed of dedication, together with an additional portion of land adjacent thereto;

NOW, THEREFORE, in consideration of the premises the said Edward Duncan and Katie I. Duncan, his wife, do hereby declare that the said plat and deed of dedication of the subdivision of part of William Duncan's estate near Braddock as the same is recorded in Deed Book 306, page 419, of the Arlington County, Virginia, land records, be, and the same is hereby vacated.

THIS DEED FURTHER WITNESSETH: That whereas the said Edward Duncan and Katie I. Duncan, his wife, are the sole owners and proprietors of all that tract of land, with its improvements and appurtenances located in the extended limits of the City of Alexandria, Virginia, at the southeast intersection of Washington and Mount Vernon Avenues, containing 4.8243 acres, and being more particularly bounded and described as follows, to-wit:

BEGINNING at a point on the east line of Mount Vernon Avenue, where said line of the Avenue is intersected by property line common to Park Addition and former William Duncan's Estate; thence with the East line of Mount Vernon Avenue N. 8° 10' W. 516.59 feet to the south line of Washington Avenue; thence with part of the south line of said Washington Avenue, N. 83° 29' E. 413.37 feet to corner of former John Duncan's Estate; thence with West line of John Duncan's Estate S. 6° 40' E. 517.3 feet to point in North line of Park Addition; thence with North line of said Park Addition S. 83° 37' W. 399.86 feet to point of beginning, and being the same property which was acquired by Edward Duncan by deed dated December 31, 1932, of record in Deed Book 112, page 525, Alexandria City land records.

AND WHEREAS, the above described tract of land has been subdivided into suburban lots as shown by the plat attached hereto and hereby made a part hereof, which plat accurately describes the subdivision of said tract and gives the dimensions and length and breadth thereof and of each lot, and the breadth and courses of all streets and alleys established in said subdivision; and

WHEREAS, it is the desire of said Edward Duncan and Katie I. Duncan, his wife, to dedicate the streets and alleys shown on said plat; and

WHEREAS, said owners and proprietors have complied with all ordinances of the City of Alexandria regulating the subdivision of land and with the statutes of Virginia, in such case made and provided;

NOW, THEREFORE, the said Edward Duncan and Katie I. Duncan, his wife, who are the sole owners and proprietors of the above described land, do hereby subdivide said tract into lots, streets and alleys as shown on the plat of said tract hereto annexed and made a part hereof to be known as the "Subdivision of part of the property of Edward Duncan", and do hereby dedicate the streets and alleys as public streets and alleys. And it is provided

259  
Indexed  
Examined  
and  
Delivered  
By

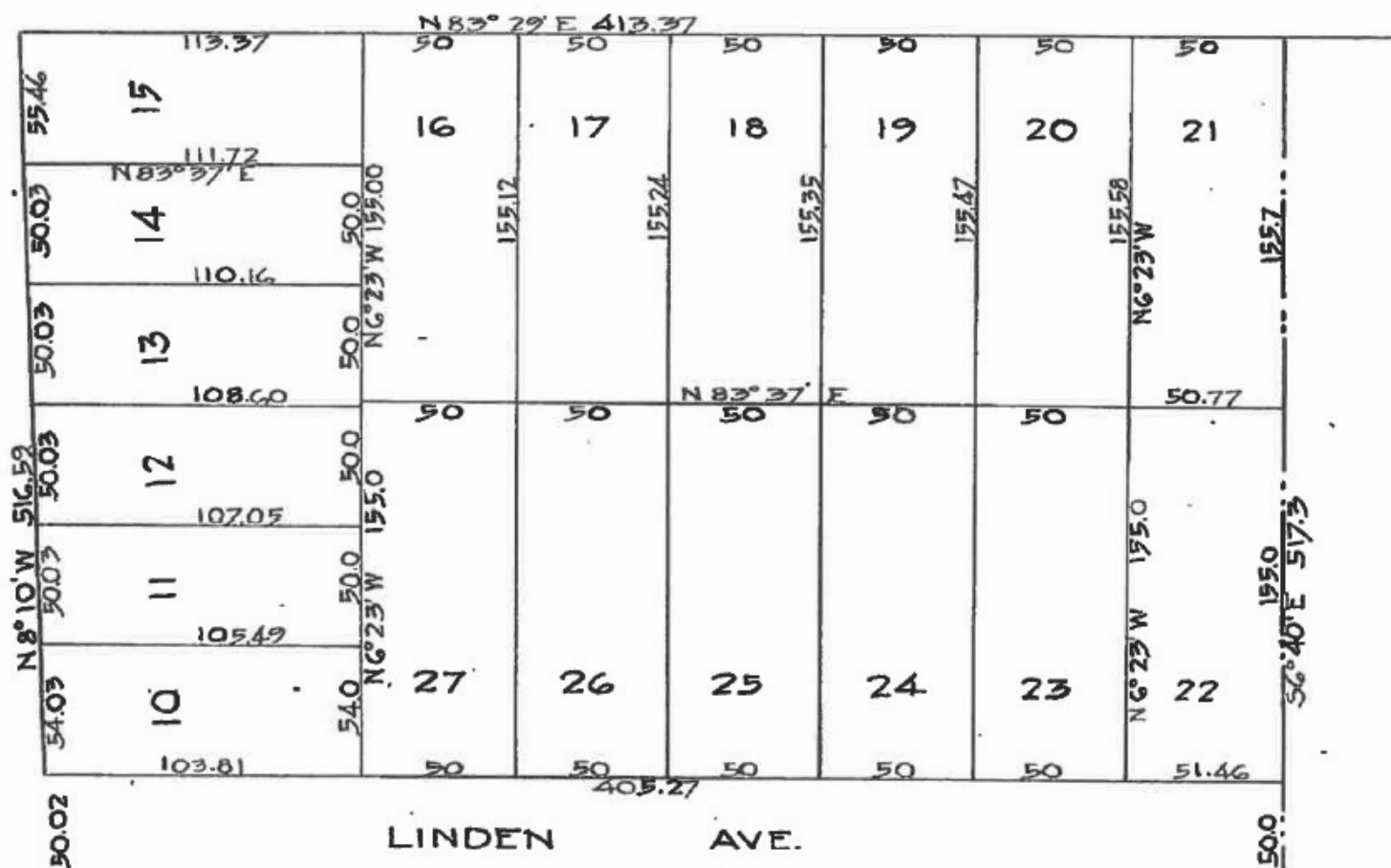
Attorney  
5/5/35

PLAT  
Showing subdivision of part of the property of  
EDWARD DUNCAN

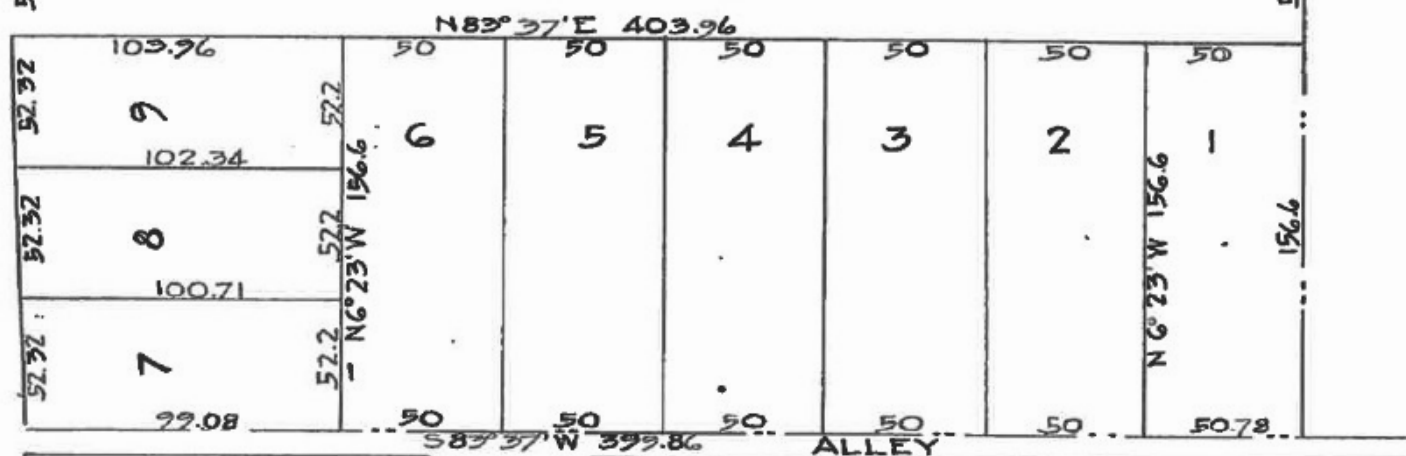
Alexandria, Va.  
Scale: 1"=50'      Compiled Apr. 1935  
Geo. F. Garrett  
Civil Engineer  
Alexandria, Va.

WASHINGTON AVE.

MT. VERNON AVE.



LINDEN AVE.



PARK ADDITION

Edward Duncan et ux.     ] Deed of Vacation and Re-dedication.

THIS DEED OF VACATION AND REDEDICATION made this 2nd day of May, 1935, by Edward Duncan and Katie I. Duncan, his wife,

WITNESSETH: That whereas by a deed dated December 31, 1929, and recorded among the land records of Arlington County, Virginia, in Deed Book 306, page 419, one William H. Duncan, Trustee, did dedicate and subdivide a certain tract of land containing 1.9093 acres, and more particularly described therein into lots, streets and alleys as shown by the plat attached to said deed, and did designate said subdivision as, "Subdivision of part of William Duncan's Estate near Braddock"; and

WHEREAS, by mesne conveyances said Edward Duncan and Katie I. Duncan, his wife, have become the sole owners and proprietors of the said Subdivision of part of William Duncan's estate near Braddock, and no lots have been sold in said subdivision; and the said Edward Duncan and Katie I. Duncan, sole owners and proprietors, desire to vacate the said plat and deed of dedication, and to rededicate as hereinafter set forth the said tract of land contained in said deed of dedication, together with an additional portion of land adjacent thereto;

NOW, THEREFORE, in consideration of the premises the said Edward Duncan and Katie I. Duncan, his wife, do hereby declare that the said plat and deed of dedication of the subdivision of part of William Duncan's estate near Braddock as the same is recorded in Deed Book 306, page 419, of the Arlington County, Virginia, land records, be, and the same is hereby vacated.

THIS DEED FURTHER WITNESSETH; That whereas the said Edward Duncan and Katie I. Duncan, his wife, are the sole owners and proprietors of all that tract of land, with its improvements and appurtenances located in the extended limits of the City of Alexandria, Virginia, at the southeast intersection of Washington and Mount Vernon Avenues, containing 4.8243 acres, and being more particularly bounded and described as follows, to-wit:

BEGINNING at a point on the east line of Mount Vernon Avenue, where said line of the Avenue is intersected by property line common to Park Addition and former William Duncan's Estate; thence with the East line of Mount Vernon Avenue N. 80° 10' W. 516.59 feet to the south line of Washington Avenue; thence with part of the south line of said Washington Avenue, N. 83° 29' E. 413.37 feet to corner of former John Duncan's Estate; thence with West line of John Duncan's Estate S. 6° 40' E. 517.3 feet to point in North line of Park Addition; thence with North line of said Park Addition S. 83° 37' W. 399.86 feet to point of beginning, and being the same property which was acquired by Edward Duncan by deed dated December 31, 1932, of record in Deed Book 112, page 525, Alexandria City land records.

AND WHEREAS, the above described tract of land has been subdivided into suburban lots as shown by the plat attached hereto and hereby made a part hereof, which plat accurately describes the subdivision of said tract and gives the dimensions and length and breadth thereof and of each lot, and the breadth and courses of all streets and alleys established in said subdivision; and

WHEREAS, it is the desire of said Edward Duncan and Katie I. Duncan, his wife, to dedicate the streets and alleys shown on said plat; and

WHEREAS, said owners and proprietors have complied with all ordinances of the City of Alexandria regulating the subdivision of land and with the statutes of Virginia, in such case made and provided:

NOW, THEREFORE, the said Edward Duncan and Katie I. Duncan, his wife, who are the sole owners and proprietors of the above described land, do hereby subdivide said tract into lots, streets and alleys as shown on the plat of said tract hereto annexed and made a part hereof to be known as the "Subdivision of part of the property of Edward Duncan", and do hereby dedicate the streets and alleys as public streets and alleys. And it is provided

259  
Indexed  
Examined  
and  
Delivered  
To

*Atty. Gen.*  
*5/8/35*



Prepared By & Return to:  
H. Carter Land, III  
Bar No.: 16324  
Law Offices of Mark S. Allen  
[REDACTED]

Title Insurer: Chicago Title Insurance Company

Consideration: \$900,000.00  
Assessed Value: \$839,316.00

Tax Map No.: 043.04-03-08

Grantee's Address:  
[REDACTED]

DEED OF BARGAIN AND SALE

THIS DEED, made as of the 14 day of July, 2025 by and between MARIANNE FRANCES LARRIMER, Grantor, and OCH AT 413 E NELSON, LLC, a Virginia limited liability company, Grantee;

WITNESSETH:

That, for and in consideration of the sum of Ten Dollars (\$10.00), cash in hand paid by Grantee and other good and valuable consideration, the receipt whereof is hereby acknowledged, Grantor does hereby grant, bargain, sell and convey, with General Warranty of Title, to Grantee, all of that certain land situated in the City of Alexandria, Virginia, and more particularly described as follows:

Lot Numbered TWO (2) of EWARD DUNCAN SUBDIVISION, as the same is duly dedicated, platted and recorded in Deed Book 121

at page 259, among the land records of the City of Alexandria, Virginia.

AND BEING the same property conveyed to Marianne Frances Larrimer by Deed dated August 7, 2008, and recorded on August 13, 2008 as Instrument No. 080014691 among the land records of the City of Alexandria, Virginia.

This conveyance is made subject to any easements, reservations, restrictive covenants, (excepting any restrictive covenant that discriminates on the basis of race, color, sex, religion, ancestry, national origin, familial status, age, sexual orientation or disability) or rights of way of record.

Grantor covenants that Grantor has the right to convey the said land to the said Grantee, that there are no encumbrances against the said property; that Grantee shall have quiet and peaceable possession of said land, free from claim of all persons whosoever; and the Grantor will execute such further assurances of title as may be requisite and necessary.


WITNESS the following signature and seal:

  
 MARIANNE FRANCES LARRIMER

COMMONWEALTH OF VIRGINIA;  
CITY/COUNTY OF Alexandria to-wit;

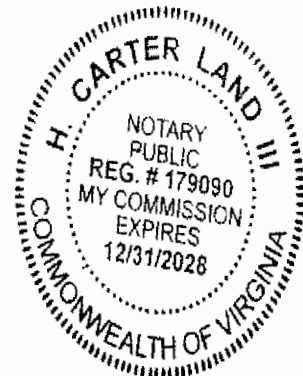
I, the undersigned Notary Public, do hereby certify that MARIANNE FRANCES LARRIMER whose identity was satisfactorily proven before me and whose name is signed to the foregoing deed has personally appeared and acknowledged the same before me.

Given under my hand and seal this 14 day of July, 2025.

  
\_\_\_\_\_  
Notary Public (Seal)

My Commission expires: 12/31/2028  
Registration No.: 179090

[https://landcarroll.sharepoint.com/User Folders/Barbara L/Carter/Larrimer to OCH at 413 E Nelson LLC.070825.docx](https://landcarroll.sharepoint.com/User%20Folders/Barbara%20Carter/Larrimer%20to%20OCH%20at%20413%20E%20Nelson%20LLC.070825.docx)



3

INSTRUMENT 250006950  
RECORDED IN THE CLERK'S OFFICE OF  
ALEXANDRIA CIRCUIT COURT ON  
JULY 15, 2025 AT 11:24 AM  
\$900.00 GRANTOR TAX WAS PAID AS  
REQUIRED BY SEC 58.1-802 OF THE VA. CODE  
STATE: \$450.00 LOCAL: \$450.00  
WMATA FEE: \$1800.00  
GREG PARKS, CLERK  
RECORDED BY: SPT



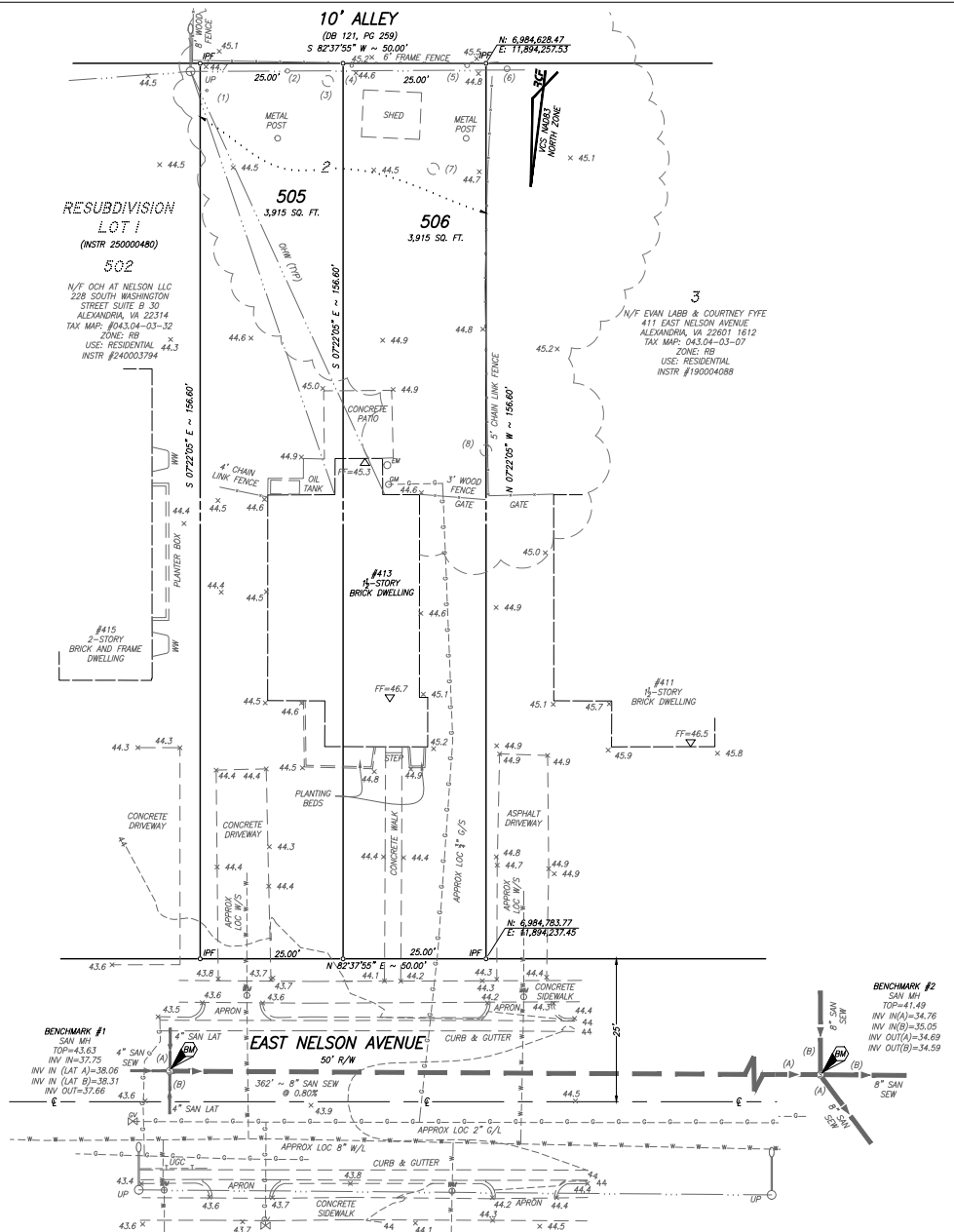
VICINITY MAP  
SCALE 1" = 200'

TEXT LEGEND:

- \* = DEGREES
- ' = MINUTES (OR FEET)
- " = SECONDS (OR INCHES)
- % = PERCENT
- # = NUMBER
- BM = BENCHMARK
- CONC = CONCRETE
- DB = DEED BOOK
- FT = FEET
- G/L = GAS LINE
- GM = GAS METER
- G/S = GAS SERVICE
- OV = GAS VALVE
- BPF = BORN PIPE FOUND
- INV = INVERT
- INSTR = INSTRUMENT
- LAT = LATERAL
- MH = MANHOLE
- N/F = NOW OR FORMERLY
- OWH = OVERHEAD WIRE
- PO = PAGE
- R/W = RIGHT-OF-WAY
- SAN = SANITARY
- SEW = SEWER
- SQ. FT. = SQUARE FEET
- TYP = TYPICAL
- UP = UTILITY POLE
- W = WEST
- W/L = WATER LINE
- WM = WATER METER
- W/S = WATER SERVICE
- WV = WATER VALVE

EXISTING TREE TABLE:

- 1) 5" TREE
- 2) 8" TREE
- 3) 24" TREE (TWIN)
- 4) 7" TREE
- 5) 10" TREE
- 6) 12" TREE
- 7) 24" TREE (TWIN)
- 8) 24" TREE



GENERAL NOTES:

1. TAX MAP: #043.04-03-08
2. ZONE: RB
3. OWNER: OCH AT 413 E NELSON, LLC  
228 SOUTH WASHINGTON STREET B-30 NORTH  
ALEXANDRIA, VA 22314  
INSTR #20000890
- APPLICANT: OCH AT 413 E NELSON, LLC  
228 SOUTH WASHINGTON STREET, B-30 NORTH  
ALEXANDRIA, VA 22314
4. TOTAL SITE AREA = 7,830 SQ. FT. OR 0.1798 ACRES
5. TOPOGRAPHIC SURVEY FIELD RUN BY THIS FIRM. VERTICAL DATUM = NVD  
'98 PER GPS/RTK FIELD SURVEY REFERENCED TO THE RTK NETWORK OF  
LEICA, SMARTNET.
6. 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.
7. PLAT SUBJECT TO RESTRICTIONS OF RECORD.
8. TITLE REPORT FURNISHED BY TRI-COUNTY TITLES, INC. FILE NO.  
25-0100 DATED 06/20/2025 AND IS RELIED UPON AS ACCURATE  
BY THE SURVEYOR.
9. THESE LOTS SHALL UTILIZE THE PUBLIC SANITARY SEWER AND WATER  
ADJACENT TO THE PROPERTY.
10. THIS LOT IS IN ZONE X (UNSHADED) OF THE FEMA FLOOD  
INSURANCE RATE MAP #5155190033F.
11. THERE ARE NO KNOWN GRAVE SITES OR OBJECTS MARKING A PLACE  
OF BURIAL ON THIS SITE.
12. THIS SITE CONTAINS NO KNOWN CONTAMINATED SOILS, TOXIC OR  
HAZARDOUS MATERIALS, UNDERGROUND STORAGE TANKS OR AREAS  
WITH THE POTENTIAL TO GENERATE COMBUSTIBLE GASES AND IS NOT  
KNOWN TO BE WITHIN 1,000 FEET OF A FORMER SANITARY LANDFILL,  
DUMP OR DISPOSAL AREA.
13. STORMWATER MANAGEMENT AND RUNOFF FROM THIS PROPOSED LOT  
WILL BE PROVIDED TO THE SATISFACTION OF THE DIRECTOR OF  
TRANSPORTATION AND ENVIRONMENTAL SERVICES. THERE ARE NO  
CHANGES IN DRAINAGE PATTERNS PROPOSED WITH THIS PLAT.
14. THERE ARE NO FLOODPLAINS OR RESOURCE PROTECTION AREAS  
(RPA) LOCATED ON THIS PROPERTY.

LOT TABULATION (RB)

TOTAL SITE AREA	7,830 SQ. FT. OR 0.1798 ACRES
EXISTING NUMBER OF LOTS	2
PROPOSED NUMBER OF LOTS	2
MIN. LOT AREA REQUIRED (LOT 505)	3,980 SQ. FT. OR 0.0455 ACRES
MIN. LOT AREA PROVIDED (LOT 505)	3,915 SQ. FT. OR 0.0899 ACRES
MIN. LOT AREA REQUIRED (LOT 506)	3,915 SQ. FT. OR 0.0899 ACRES
MIN. LOT AREA PROVIDED (LOT 506)	3,915 SQ. FT. OR 0.0899 ACRES
MINIMUM LOT WIDTH REQUIRED	25.00'
LOT WIDTH PROVIDED (LOT 505)	25.00'
LOT WIDTH PROVIDED (LOT 506)	25.00'
MINIMUM LOT FRONTAGE REQUIRED	25.00'
LOT FRONTAGE PROVIDED (LOT 505)	25.00'
LOT FRONTAGE PROVIDED (LOT 506)	25.00'

APPROVED  
SUBDIVISION CASE NO.

DEPARTMENT OF PLANNING & ZONING	
DIRECTOR	DATE
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES	
DIRECTOR	DATE
CHAIRMAN, PLANNING COMMISSION	
DATE	

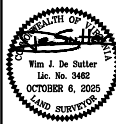
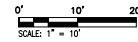
TOPOGRAPHY NOTE:

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 25, 2025, 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 1-800-552-7021, 702 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.



PRELIMINARY SUBDIVISION PLAT  
SHOWING LOTS 505 AND 506,  
RESUBDIVISION OF LOT 2  
SUBDIVISION OF PART OF THE PROPERTY OF  
**EDWARD DUNCAN**  
DEED BOOK 121, PAGE 259  
REC'D IN THE OFFICE OF THE CLERK OF THE  
CITY OF ALEXANDRIA, VIRGINIA

DATE

REVISION

DRAWN: SPN/SO'B  
SCALE: 1" = 10'  
DATE: 09/25/2025

PRELIMINARY  
SUBDIVISION PLAT

SHEET 1 OF 1

FILE: 25-185