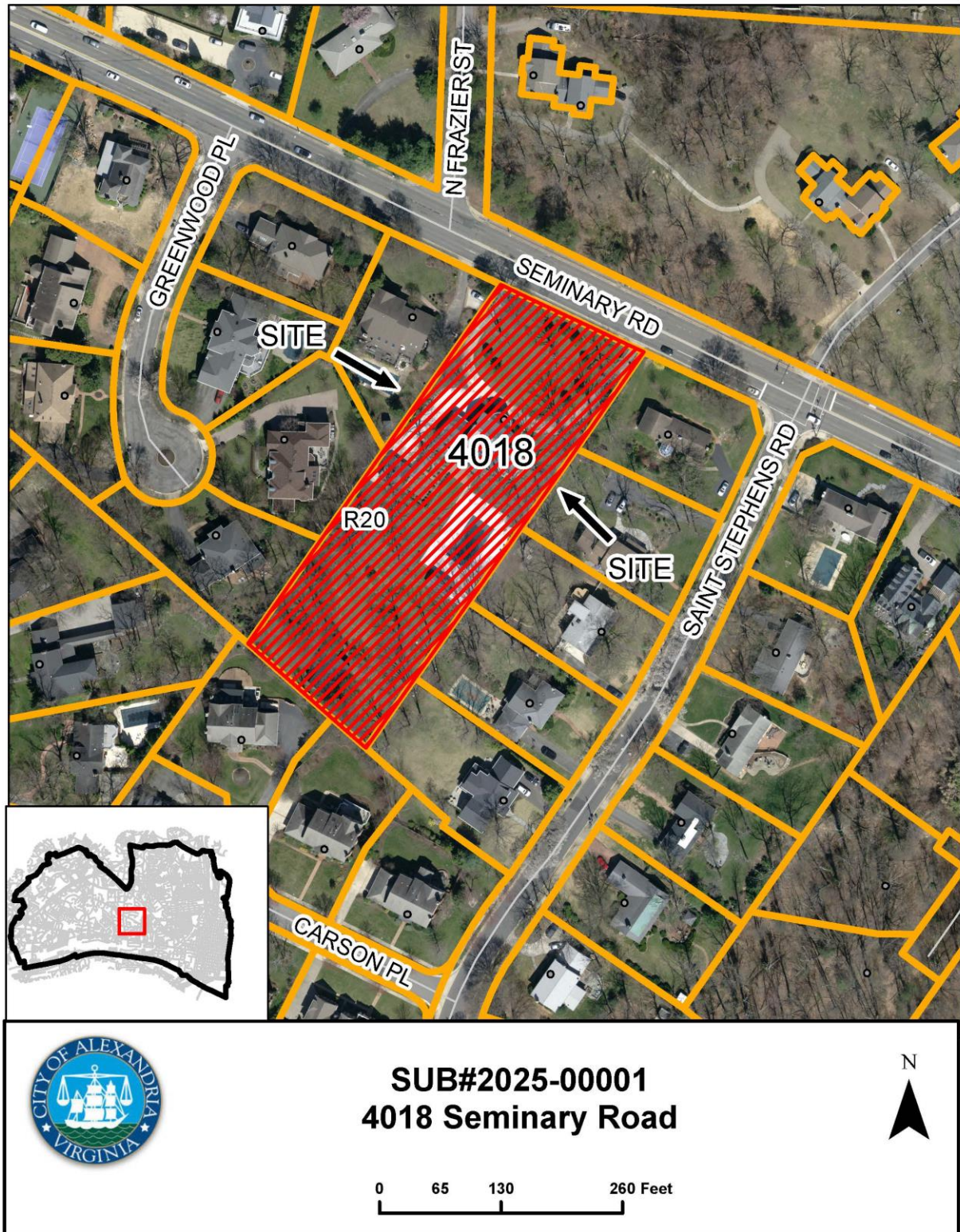


DOCKET ITEM #3
Subdivision #2025-00001
4018 Seminary Road

Application	General Data	
Request: Public Hearing and consideration of a request for a Subdivision with a variation to subdivide an existing lot into two lots.	Planning Commission Hearing:	May 6, 2025
	Approved Plat must be Recorded By:	November 6, 2026
Address: 4018 Seminary Road	Zone:	R-20/Residential
Applicant: Windmill Hill, LLC, represented by M. Catharine Puskar, attorney	Small Area Plan:	Seminary Hill/Strawberry Hill

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

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



I. DISCUSSION

The applicant, Windmill Hill, LLC, represented by M. Catharine Puskar, attorney, requests approval for a subdivision with a variation to subdivide one existing lot into two lots. Staff found that the application meets all requirements and recommends approval of the subdivision request.

SITE DESCRIPTION

The subject property, featured in Figure 1, below, contains one irregularly shaped lot of record located at 4018 Seminary Road. It is an interior lot that measures 83,045 square feet in lot size and 170.73 feet in both lot width and frontage. Single-unit dwellings surround the subject property and the Virginia Theological Seminary is across the street. A single-unit dwelling currently occupies the subject property.



Figure 1 – Subject property (outlined in blue)

PROPERTY HISTORY

The subject property was created on January 15, 1898, as Lot 4 of the Greenwood Subdivision. The subject lot is the only remaining lot in the original Greenwood Subdivision that has not been re-subdivided as part of new subdivisions. Note that Seminary Road used to be named Old Leesburg Road, as depicted in Figure 2, below.

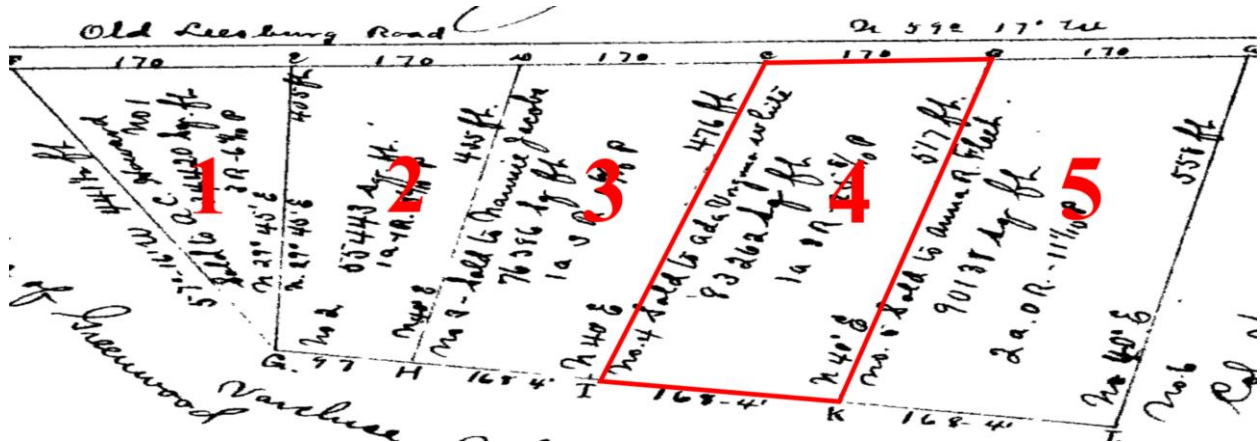


Figure 2 – Original Greenwood Subdivision (subject property, #4, outlined in red)

Figure 3, below, shows the subject property and surrounding lots in their current configurations within the original subdivision boundaries.

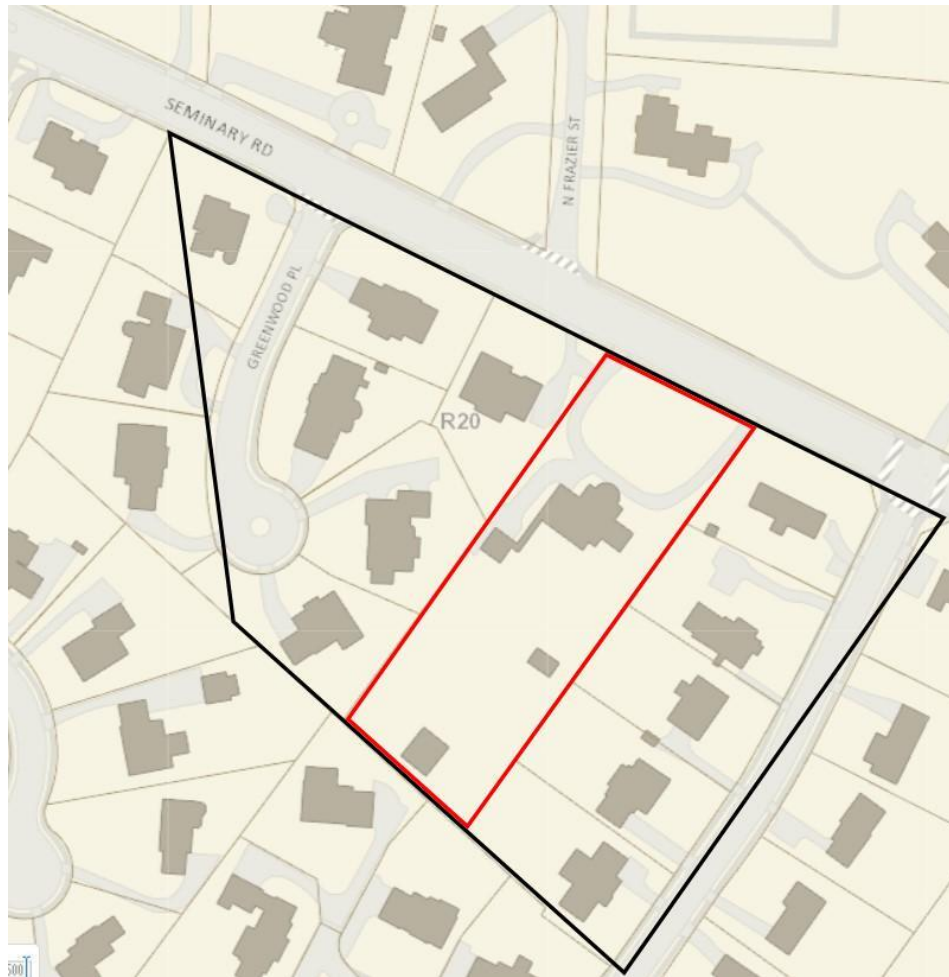
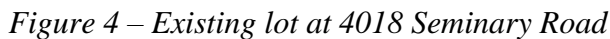


Figure 3 - Original Greenwood Subdivision area, subject property in red

PROPOSAL

The applicant proposes to re-subdivide the existing lot into two lots. Proposed Lots 800 and 801 would meet the minimum lot size (20,000 square feet) and lot frontage (75 feet) requirements of the R-20 zone but neither would meet the minimum lot width (100 feet) requirement. Proposed Lot 800 and 801 would have lot widths of 85.36 and 85.37 feet, respectively. Because of the deficient lot widths, the applicant must request a subdivision with variations for lot width for both Proposed Lots 800 and 801. The existing and proposed lots are portrayed below in Figures 4 and 5, respectively.



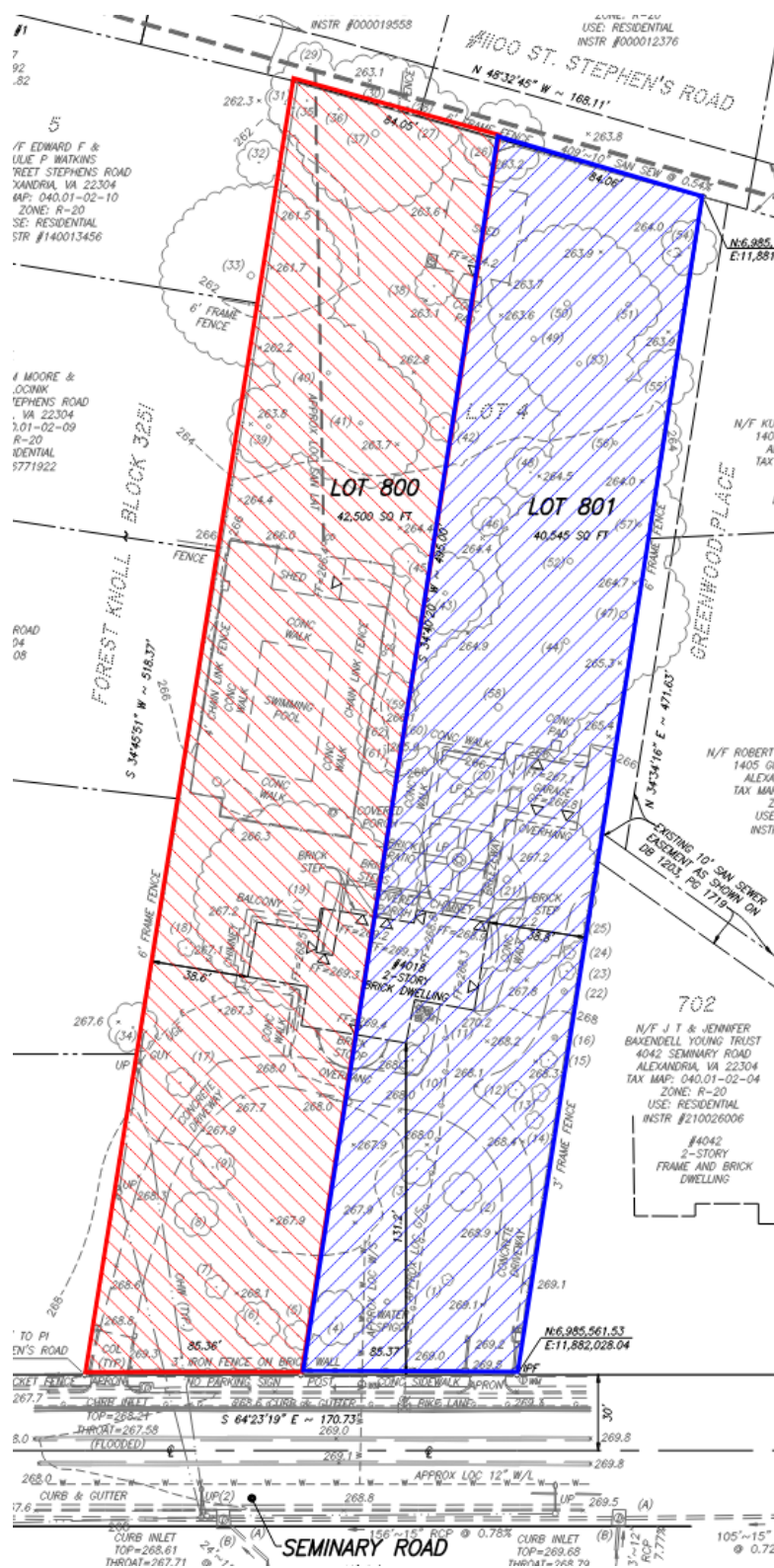


Figure 5 – Proposed Lots 800 and 801

ZONING/MASTER PLAN DESIGNATION

The subject property is zoned R-20 Residential. Proposed Lots 800 and 801 would meet all applicable zoning requirements except the R-20 zone's minimum lot width required for single-unit dwellings.

The Planning Commission may only approve a subdivision that would create lots with insufficient lot width if they also approve a variation from this requirement. Zoning Ordinance section 11-1713 establishes the variation procedure and criteria as follows:

- (A) The commission may, by vote of a majority of its members, authorize specific variations from the provisions of this section 11-1700, when the commission finds that
 - (i) strict adherence to such provisions would result in substantial injustice
 - (ii) the use and character of the resulting lots or parcels in such a subdivision would not be inconsistent with the use provisions of the zone in which the property is situated and with the existing development in the immediate area; and
 - (iii) one or more of the following special circumstances exists:
 - (1) Extremely rugged topography.
 - (2) Irregularity in shape of parcel preventing conformance with normal lot area or frontage requirements.
 - (3) Insufficient frontage on existing street where the interior of the tract can be served only by a street substandard in width when not serving more than five lots, provided the street is not less than 30 feet in width. If only a single lot is served, the width may be less than 30 feet. A turn around area may be required.
 - (4) Streets along border of the subdivision where the subdivision borders on unsubdivided land and the remaining street width will be provided from adjacent land.
 - (5) Resubdivision of lots in subdivisions of record as of January 1, 1952, where, because of existing structures or gross area of land involved, the subdivided lots would not conform to all of the requirements of the zone in which the subdivision is located.
- (B) As used in this section, "substantial injustice" means that the strict application of this ordinance would create an unreasonable burden on the development, use and enjoyment of the property which outweighs the land use or land development purposes served by the specific zoning provision or provisions of this ordinance at issue.
- (C) The applicant shall have the burden of establishing each element required for the grant of a variation.

All future development of the proposed lots would be required to comply with all other applicable provisions of the Zoning Ordinance. A summary of all applicable zoning requirements can be found in Table 1, below.

Table 1: R-20 Zoning Regulations

	Required/ Permitted	Existing	Proposed	
		Lot 4	Lot 800	Lot 801
Lot Size	20,000 Sq. Ft.	83,045 Sq. Ft.	42,500 Sq. Ft.	40,545 Sq. Ft.
Width	100 Ft.	170.73 Ft.	85.36 Ft.	85.37 Ft.
Frontage	75 Ft.	170.73 Ft.	85.36 Ft.	85.37 Ft.
Front Yard	40 Ft.	131.2 Ft.	All future development required to comply with R-20 bulk and open space requirements.	
Side Yard (East)	12 Ft.; 1:2 ratio	38.6 Ft.		
Side Yard (West)	12 Ft.; 1:2 ratio	38.8 Ft.		
Rear Yard	12 Ft.; 1:1 ratio	303.5 Ft.		
Floor Area	0.25	~0.06		

The proposed lots would allow for residential uses consistent with the Seminary Hill/Strawberry Hill Small Area Plan (SAP). The SAP designates the area for low-density residential uses.

II. STAFF ANALYSIS

Staff recommends approval of the applicant's request for a subdivision with a variation. The proposed re-subdivision of the lots would comply with all the subdivision requirements except Sections 11-1710(B)(3) and 11-1710(D). These provisions require new lots to comply with all R-20 zone requirements including its minimum lot width requirement. The applicant requests a variation pursuant to section 11-1713 from the provisions that require minimum lot widths of 100 feet. Staff found that the applicant's request also meets the variation criteria. Analysis follows.

COMPLIANCE WITH SUBDIVISION REQUIREMENTS GENERALLY

Staff determined that the proposed re-subdivision would meet all subdivision requirements established by section 11-1710 except the provisions which require proposed lots to have complying lot widths. Both lots would be suitable for residential uses and structures as permitted by the R-20 zone. The R-20 zone's lot requirements ensure that properties within the zone are suitable for low-density residential uses as required by the Seminary Hill/Strawberry Hill Small Area Plan Chapter of the City's Master Plan. The proposed lots would meet the minimum lot size and frontage requirements and could be developed with single-unit dwellings that comply with the zone's bulk requirements.

COMPLIANCE WITH SUBDIVISION CHARACTER REQUIREMENTS

The proposal would comply with Section 11-1710(B) which requires re-subdivided lots to be compatible with the surrounding neighborhood as follows (emphasis added):

- (B) No lot shall be resubdivided in such a manner as to detract from the value of adjacent property. **Lots covered by a resubdivision shall be of substantially the same character as to suitability for residential use and structures, lot areas, orientation, street frontage, alignment to streets and restrictions as other land within the subdivision, particularly with respect to similarly situated lots within the adjoining portions of the**

original subdivision. In determining whether a proposed lot is of substantially the same character for purposes of complying with this provision, the commission shall consider the established neighborhood created by the original subdivision, evidence of which may be shown by:

- (1) Subdivision plat documents, including amendments to the subdivision over time, as well as the development that has occurred within the subdivision; and
- (2) Land in the same general location and zone as the original subdivision with the same features so as to be essentially similar to the original subdivision area.
- (3) No resubdivision shall be approved which results in the creation or the continuation of a lot, building or structure which does not comply with the provisions of this ordinance, unless the commission expressly authorizes a variation pursuant to section 11-1713 of this ordinance.

The subject property is the only lot within the original subdivision that still exists. All other lots from the original subdivision area have been re-subdivided into new subdivisions, creating individual sections that each have their own character. These re-subdivisions all created smaller lots with narrower widths and frontages than the original lots in the original subdivision area. For example, the lots in the original subdivision northwest of the subject lot have been re-subdivided four times since the original subdivision was recorded. The most recent re-subdivision, Greenwood Place, of these lots occurred in 1986, and can be found in Figure 6, below.

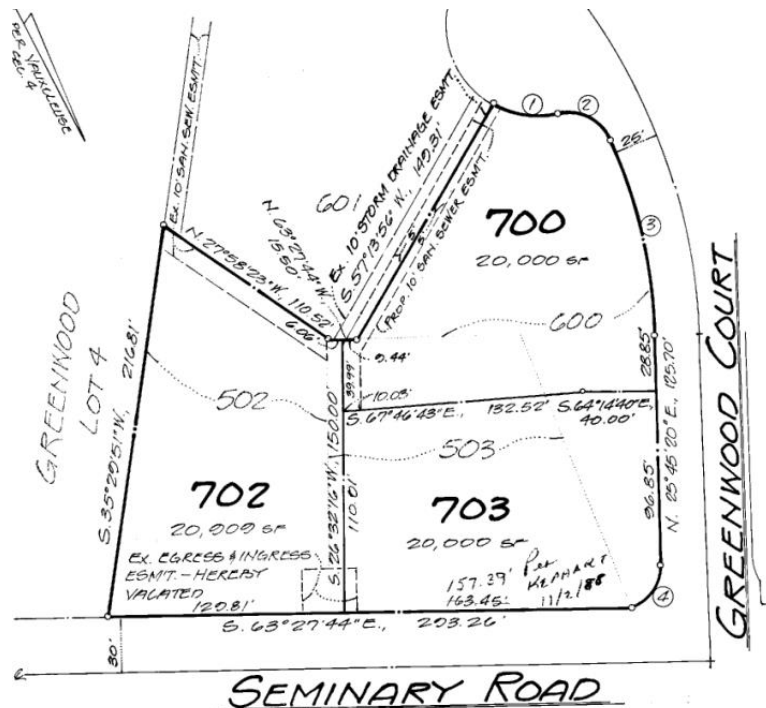
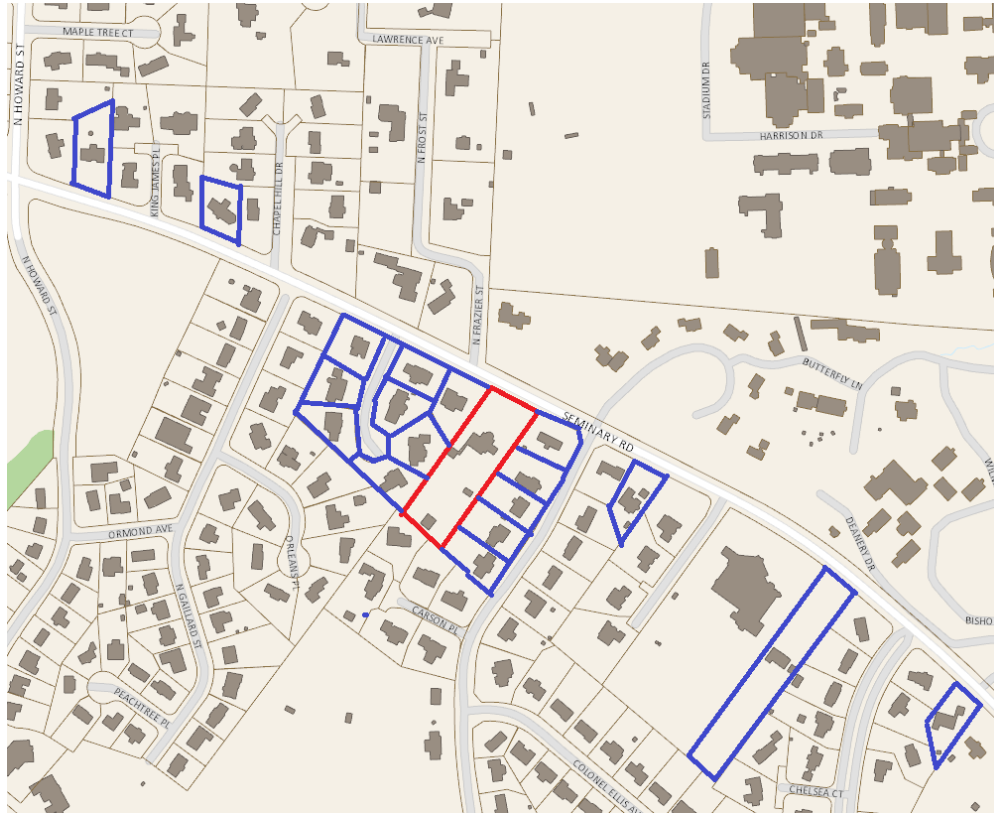


Figure 6 – Greenwood Place Re-subdivision

The subject property has never been re-subdivided and therefore has a unique configuration from the other lots in the original subdivision. Because of this, staff chose to widen the area of comparison to include the blocks on Seminary Road between North Howard Street and North Quaker Lane pursuant to 11-1710(B)(2). These other lots are more similarly situated to the subject property than the re-subdivided lots within the original subdivision area because they are interior lots with frontage on Seminary Road. The area of comparison includes both the lots within the boundaries of the original subdivision and similarly situated lots on Seminary Road. Lot analysis follows in the next section.



*Figure 7 –Area of Comparison
(Original Subdivision Lots & Similarly Situated Lots in blue; Subject Property in red)*

LOT ANALYSIS

The proposed lots would be more similar in size, width, and frontage than the existing lot is to the surrounding lots and would also have dimensions that would be closer to the zone's requirements. Because of this, the proposal would be substantially compatible with established neighborhood character as required by 11-1710(B). The existing lot is about 58,630 square feet larger than the average size of lots within the area of comparison. It is also 63,045 square feet larger than the R-20 zone's minimum lot size requirement. The proposed lot sizes, at 42,500 and 40,545 would be about 18,084 and 16,130 feet larger than the average size of lots in the area of comparison.

Further, the existing lot, at 170.73 feet wide, is 70.73 feet wider than the minimum width required by the zone. The lot widths for Proposed Lots 800 and 801, 85.36 feet and 85.37 feet, respectively,

would only be about 15 feet shy of the R-20 zone's minimum lot width requirement of 100 feet. The existing lot width is also 47.71 feet wider than average width of lots in the area of comparison. The proposed lots would be about 38 feet narrower than the average lot width in the area of comparison. The address, lot width, frontage, and area of all lots within the area of comparison is shown in Table 2, below.

Table 2 – Lot Dimensions within the Area of Comparison

Address	Width	Frontage	Area
Existing Lot	170.73 Ft.	170.73 Ft.	83,045 Sq. Ft.
Proposed Lot 800	85.36 Ft.	85.36 Ft.	42,500 Sq. Ft.
Proposed Lot 801	85.37 Ft.	85.37 Ft.	40,545 Sq. Ft.
3720 Seminary Road	102.5 Ft.	102.5 Ft.	20,019 Sq. Ft.
3800 Seminary Road	121.25 Ft.	121.25 Ft.	85,478 Sq. Ft.
3908 Seminary Road	113.47 Ft.	113.47 Ft.	19,994 Sq. Ft.*
4000 Seminary Road	154.96 Ft.	142.68 Ft. (primary) 119.47 Ft. (secondary)	20,002 Sq. Ft.
4042 Seminary Road	123.88 Ft.	129.81 Ft.	20,909 Sq. Ft.
4052 Seminary Road	173.29 Ft.	172.64 (primary) 112.10 (secondary)	20,000 Sq. Ft.
4112 Seminary Road	120.10 Ft.	147.88 Ft. (primary) 149.77 Ft. (secondary)	21,309 Sq. Ft.
4195 Seminary Road	116.83 Ft.	116.83 Ft.	20,000 Sq. Ft.
4205 Seminary Road	110.07 Ft.	112.61 Ft.	27,779 Sq. Ft.
1116 St. Stephens Road	105.85 Ft.	110.13 Ft.	20,001 Sq. Ft.
1124 St. Stephens Road	98.90 Ft.***	99.25	20,001 Sq. Ft.
1200 St. Stephens Road	98.79 Ft.***	99.60 Ft.	20,004 Sq. Ft.
1212 St. Stephens Road	116.96 Ft.	122.01 Ft.	20,002 Sq. Ft.
1401 Greenwood Place	152.50 Ft.	210.95 Ft.	20,000 Sq. Ft.
1402 Greenwood Place	104.23	98.50 Ft.	20,041 Sq. Ft.
1405 Greenwood Place	100.83 Ft.	59.57 Ft.**	23,311 Sq. Ft.
1406 Greenwood Place	148.02 Ft.	119.61 Ft.	20,606 Sq. Ft.
1409 Greenwood Place	151.88 Ft.	97.87 Ft.	20,019 Sq. Ft.
Average (Excludes Subject Lot)	123.02 Ft.	120.95 Ft.	24,415.28 Sq. Ft.

*Substandard lot size

**Substandard lot frontage

***Substandard lot width

VARIATIONS

Proposed lots 800 and 801 would not meet the R-20 zone's minimum lot width requirement, as required by sections 11-1713(B)(3) and 11-1713(D). 11-1713(B)(3) states the following:

No resubdivision shall be approved which results in the creation or the continuation of a lot, building or structure which does not comply with the provisions of this ordinance, unless the commission expressly authorizes a variation pursuant to section 11-1713 of this ordinance.

Section 11-1713(D) includes a similar regulation which reads as follows:

The subdivision shall conform to the requirements of the zone in which the subdivision is situated.

The applicant has requested a variation from these provisions, stating that the following special circumstance exists on the subject property:

- (1) Resubdivision of lots in subdivisions of record as of January 1, 1952, where, because of existing structures or gross area of land involved, the subdivided lots would not conform to all of the requirements of the zone in which the subdivision is located.

The applicant's justifications for the variation request are included with their application. They state that:

Strict adherence to the lot width requirement for which the [variation] is requested would create a substantial injustice by precluding a two-lot subdivision that, but for the required lot width, would contain enough lot area and frontage to support development in compliance with the bulk and open space requirements of R-20 zone. The unreasonable burden on the development, use and enjoyment of the subdivided Property for two (2) new single-unit dwellings (one per lot), outweighs the land use or land development purposes served by strict adherence to the lot width regulations.

Staff agrees that the special circumstance, stated above, exists as the subject property was a lot of record before January 1, 1952. The existing lot would provide the size and frontage but not width required for the proposed lots. Because of the "gross area of land involved," the subdivided lots would not conform to the R-20 zone's width requirement.

The existing lot was created in 1898 when this area was part of Fairfax County. Staff is not aware of any applicable lot requirements at the time the lot was created. In the City, prior to 1952, the applicable lot width and frontage requirement was 65 feet (Residential "A" Zone). After 1952, when the R-20 zone was created, the lot width requirement was increased to 100 feet and the lot frontage requirement increased to 75 feet. These changes created many noncomplying lots in the new R-20 zone, including the subject property.

Strict application would create an unreasonable burden on the use of the subject property because it would prohibit a re-subdivision that would result in more compatible and complying lots.

The purpose of the lot width requirement is to ensure that lots are uniformly shaped and sized. Strict application would be counter to this purpose because it would keep Proposed Lots 800 and

801 from being re-subdivided into lots with sizes and shapes both closer to the R-20 zone's requirements and more compatible with the similarly situated lots. Strict application would preclude any re-subdivision of the subject property, leaving the subject property in its existing condition; a parcel with a lot size, width, and frontage that is significantly larger and wider than the minimums required by the R-20 zone and all of the similarly situated lots.

Staff finds that the purpose of the minimum lot width requirement would be upheld. Proposed Lots 800 and 801 would be more uniform in terms of lot width with the surrounding neighborhood than the existing lot. Therefore, any burden resulting from strict application of the minimum lot width requirement would be unreasonable.

Overall, staff agrees with the applicant's conclusions related to the variation standards. All required elements have been established so staff finds that the Planning Commission may authorize the requested variations.

NEIGHBORHOOD OUTREACH AND COMMENTS

Staff attended a community meeting hosted by the applicant on February 11, 2025. Staff also notified the Seminary Hill Association and the Seminary Ridge Civic Association on February 27, 2025. Staff has not received comments from the associations.

III. CONCLUSION

In summary, staff finds that Proposed Lots 800 and 801 would adhere to all subdivision requirements and to the R-20 standards with approval of the variation request. Further, the lots are of substantially similar character as other similarly situated lots within the original subdivision. Therefore, staff recommends approval of the request subject to the conditions contained in Section IV of this report.

IV. RECOMMENDED CONDITIONS

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

1. The final subdivision plat shall comply with the Zoning Ordinance section 11-1700. (P&Z)
2. The applicant shall covenant that the existing dwelling and accessory structures 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 two-story accessory structure and pool are 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, Land Use Services Division Chief
 Sam Shelby, Principal Planner

V. CITY DEPARTMENT COMMENTS

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

Transportation & Environmental Services:

F-1 Proposed property line bisects multiple, existing structures. (Survey)

C-1 Prior to next submission (final plat or otherwise):

Please show points of connection to public sanitary lines. Specifically, please show approximate location of proposed sanitary lateral(s) that will service these 2 proposed lots. If sanitary lateral for either lot needs to cross/come from the other lot, please add a proposed, private sanitary sewer easement to protect and ensure uninterrupted sanitary service from/across one lot to the other and ensure that this private easement is included in and granted within the associated, forthcoming deed of subdivision. (Survey)

Code Enforcement:

No comments.

Fire:

No comments.

Recreation, Parks & Cultural Activities:

No comments.

Archaeology:

No comments.

Landscape:

No comments.



APPLICATION

SUBDIVISION OF PROPERTY

SUB # _____

PROPERTY LOCATION: 4018 Seminary Road

TAX MAP REFERENCE: 040.01-02-05

ZONE: R-20

APPLICANT:

Name: Windmill Hill, LLC

Address: _____ 1

PROPERTY OWNER:

Name: Emanuel A. Baker Jr. or Janet P. Baker

Address: 4018 Seminary Road Alexandria, VA, 22304

SUBDIVISION DESCRIPTION

Request for the subdivision of a single lot into two (2) new buildable lots with variation of the lot width requirement.

- ☒ **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.

Windmill Hill, LLC By: M. Catharine Puskar Attorney/Agent
Print Name of Applicant or Agent

Mailing/Street Address

Arlington, VA

22201

City and State

Zip Code

McPuskar

Signature

Telephone #

Fax #

Email address

2/10/2025

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. Windmill Hill, 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 4018 Seminary Road (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. Emanuel A. Baker Jr. or Janet P. Baker	4018 Seminary Road, Alexandria, VA 22304	See attached
2.		
3.		

3. Business or Financial Relationships. Each person or entity indicated above in sections 1 and 2, with an ownership interest in the applicant or in the subject property are required to disclose **any** business or financial relationship, as defined by [Section 11-350 of the Zoning Ordinance](#), existing at the time of this application, or within the 12-month period prior to the submission of this application with any member of the Alexandria City Council, Planning Commission, Board of Zoning Appeals or either Boards of Architectural Review. **All fields must be filled out completely. Do not leave blank. (If there are no relationships please indicate each person or entity and "None" in the corresponding fields).**

For a list of current council, commission and board members, as well as the definition of business and financial relationship, [click here](#).

Name of person or entity	Relationship as defined by Section 11-350 of the Zoning Ordinance	Member of the Approving Body (i.e. City Council, Planning Commission, etc.)
1. Windmill Hill, LLC	None	None
2. Emanuel A. Baker Jr. or Janet P. Baker	None	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.

2/10/2025

Date

Windmill Hill, LLC By: M. Catharine Puskar Attorney/Agent

Printed Name



Signature

Emanuel A. Baker Jr. or Janet P. Baker
4018 Seminary Road
Alexandria, VA 22304

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

Re: Consent to File for a Subdivision a Subdivision Application
4018 Seminary Road, Alexandria, VA 22304, Tax Map No. 040.01-02-05 (the
"Property")

Dear Mr. Moritz:

Emanuel A. Baker Jr. or Janet P. Baker, as owner of the above-referenced Property, hereby consents to the filing of an application for a Subdivision on the Property and any related requests by Windmill Hill, LLC.

Very truly yours,

Emanuel A. Baker Jr. or Janet P. Baker

Emanuel A. Baker Jr.

Date:

2 / 15

Windmill Hill, LLC

Alexandria, VA 22301

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

Re: Authorization to File a Subdivision Application
4018 Seminary Road, Alexandria, VA 22304, Tax Map No. 040.01-02-05 (the
"Property")

Dear Mr. Moritz:

Windmill Hill, LLC, hereby authorizes Walsh, Colucci, Lubeley, & Walsh, P.C. to act as agent on its behalf for the filling and representation of a Subdivision application on the Property and any related requests.

Very truly yours,

Windmill Hill, LLC

By: Mike Dameron

Its:

Date: 02.03.2025

APPLICANT OWNERSHIP BREAKDOWN

Owner of 4018 Seminary Road (TM No. 040.01-02-05)

Emanuel A. Baker Jr. and/or Janet P. Baker (Title Owner)

4018 Seminary Road
Alexandria, VA 22304

Contract Purchaser/Applicant of 4018 Seminary Road (TM No. 040.01-02-05)

Windmill Hill, LLC (Contract Purchaser/Applicant)

[REDACTED]

Alexandria, VA 22301

Member:	Percent Ownership:
James Michael Dameron	50%
Misty Leigh Dameron	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.

WAIVER OF RIGHT TO AUTOMATIC APPROVAL

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

PROJECT NAME: 4018 Seminary Road Subdivision

PROJECT ADDRESS: 4018 Seminary Road, Alexandria, VA 22304

DESCRIPTION OF REQUEST:

Request for the subdivision of a single lot into two (2) new buildable lots with variation of the lot width requirement.

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 May 6, 2025 Planning Commission hearing.

Date: 2/10/2025

☐ Applicant

☒ Agent

Signature: 

Printed Name: Windmill Hill, LLC: By M. Catharine Puskar, Attorney/Agent

STATEMENT OF JUSTIFICATION

The Applicant, Windmill Hill, LLC, requests approval of a subdivision of a single lot into two (2) new buildable lots with a variation of lot width for the property located at 4018 Seminary Road (the "Property").

In the way of background, the Property contains approximately 83,300 square feet (1.91 acres) of site area, is zoned R-20 and contains one single-unit dwelling. The Property is adjoined to the east, west and south by single-unit dwellings on lots also zoned R-20.

The Applicant is requesting a variation of lot width pursuant to Section 11-1713(A)(5) to reduce the lot width from 100 ft to 85.3 ft. The proposed lots meet the minimum lot size (20,000 sf) and lot frontage (75 ft) required in the R-20 zone, but cannot meet the minimum lot width requirement (100 ft), given the width of the existing rectangular lot, which was originally subdivided prior to January 1, 1952. Prior to 1952, the lot width requirement was 65 ft. After 1952, when the R-20 zone was created, the lot width increased to 100 ft, creating a noncomplying circumstance on this lot which, due to the gross area of land and resultant geometry, prevents it from subdividing in a manner that would have been permitted prior to 1952.

The use and character of the resulting lots would not be inconsistent with the use provisions of the R-20 zone in which the Property is located and with existing development in the immediate area. The Property is surrounded by single-unit dwellings and a single-unit dwelling is proposed on each newly created lot. The proposed lot width of 85.3 ft per lot is closer to compliance with the 100 ft lot width requirement than the existing 170.73 ft lot and is also more consistent with the width of other lots in the immediate area.

The proposed houses on the lots will meet all FAR, setback, height and parking requirements as set forth in the Zoning Ordinance. The lots will be oriented perpendicular to the frontage along Seminary Road, similar to surrounding lots. In addition, the lots will be more similar in size to most of the lots in the immediate area compared to the existing lot size.

Strict adherence to the lot width requirement for which the variance is requested would create a substantial injustice by precluding a two-lot subdivision that, but for the required lot width, would contain enough lot area and frontage to support development in compliance with the bulk and open space requirements of R-20 zone. The unreasonable burden on the development, use and enjoyment of the subdivided Property for two (2) new single-unit dwellings (one per lot), outweighs the land use or land development purposes served by strict adherence to the lot width regulations.

For the reasons stated above the requested variation of lot width should be authorized and the subdivision should be approved.

MATERIALS CHECKLIST

SUBDIVISION OF PROPERTY APPLICATION

The following materials are required for a **preliminary subdivision submission**.

- ☒ **COMPLETED SUBDIVISION APPLICATION FORM**
- ☒ **FILING FEE** of \$2,000 plus \$500.00/lot for each lot including outlots if total lots <10; or \$3,000 plus \$500.00/lot for each lot including outlots if 10 or more total lots.
- ☒ **WAIVER OF RIGHT TO AUTOMATIC APPROVAL FORM**
- ☒ **PRELIMINARY PLAT TO SCALE**

Format:

- ☒ PDF of the plat
- ☒ Scale no less than 100' to 1"

Required contents:

- ☒ Subdivision name
- ☒ Name, address of owner of record and the applicant
- ☒ Name, address, certificate number and seal of the surveyor or engineer
- ☒ Gross area in acres and total number of buildings, lots or sites involved
- ☒ Date, scale and north point with reference to source of meridian
- ☒ Zoning of the property
- ☒ A form or space, not less than two and one-quarter by three and one-half inches, on which approval by the commission may be shown
- ☒ Lot lines with the dimensions of the length and width of the lots
- ☒ In the case of resubdivisions, all lot lines or lot numbers that are proposed to go out of existence by reason of the resubdivision shall be shown by dotted lines and numbers
- ☒ Location of the property immediately adjoining the proposed subdivision and the names and addresses of all its owners
- ☒ Location and width of all proposed streets, alleys and public areas and their dimensions
Points of connection with the city sewer system
- ☒ Location of all easements, reservations, and highway setbacks, as established by section 7-1006 of the zoning ordinance
- ☒ The width and name of adjacent existing streets, alleys, easements and public utilities, including without limitation, liens for water, gas, electric, telephone, storm and sanitary sewer, and railroads shown graphically
- ☒ Limits of floodplains and resource protection areas
- ☒ Location of any grave or object or structure marking a place of burial

SUBDIVISION APPLICATION MATERIALS CHECKLIST (cont'd)

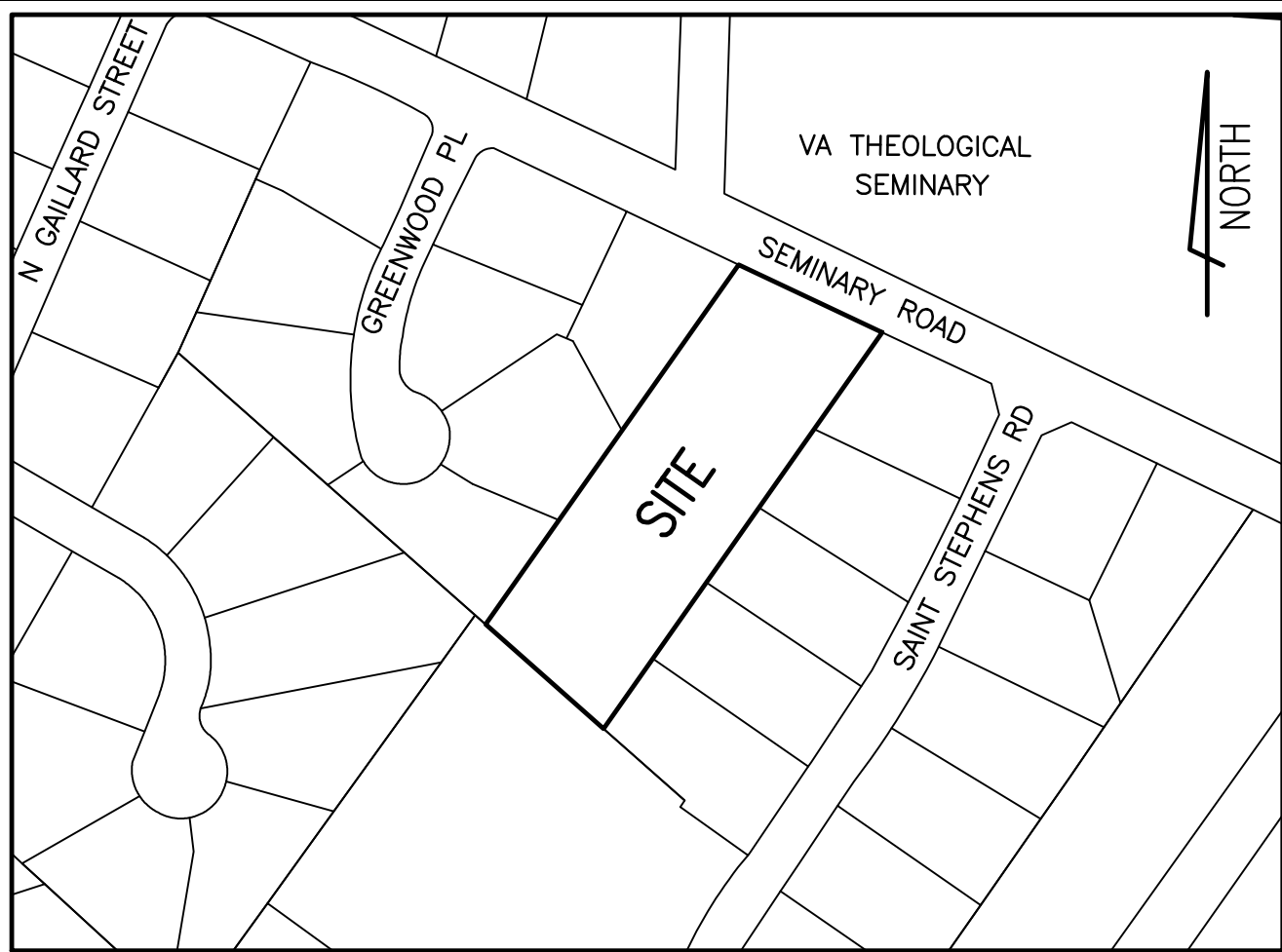
- ☒ In the following cases the preliminary plat shall be superimposed on a topographic map, at a scale of not greater than 100 feet to the inch, showing contours at intervals not greater than two feet or greater intervals when permitted by the director, and correlated to the U.S. Coast and Geodetic Survey datum, for the purpose of showing the character and drainage of the land:
 - a. Whenever any land within the parcel subdivided is to be dedicated to public use; or
 - b. For all subdivisions containing lots or parcels of less than one-half acre.
- ☒ Proposed street grade data and the method of storm water disposal
- ☒ General location, dimension, size, height, and species of major trees and shrubs
- ☒ Existing buildings with dimensions from the buildings to the nearest lot lines When known, areas that can reasonably be expected to or which do contain soils or materials contaminated with, but not limited to heavy metals, petroleum products, PCB's, pesticides, flyash, or other toxic or hazardous materials
- ☒ When known, underground storage tanks
- ☒ When known, areas located within 1,000 feet of a former sanitary landfill, dump, or disposal area
- ☒ When known, areas with the potential of generating combustible gases

☐ **FINAL PLAT (Mylar)**

Required contents:

- ☐ All of the information required of a preliminary plat under Section 11-1706(D), except for items 16-24
- ☐ The location of all metals monuments of not less than one inch in diameter and 24 inches in length shown this: O, and located in the ground at each intersection of streets and alleys with plat boundary lines, and at all points on a street, alley and boundary lines where there is a corner, change in direction, or curvature
- ☐ A surveyor's or engineer's seal and certificate of survey in the following form, which may be modified to accommodate title information (see Section 11-1709 B(3) for language)
- ☐ A curve table containing the following for all curvilinear boundaries and street centerlines; delta, radius, arc, tangent, chord and chord bearing. All distances shall be shown to the nearest one-hundredth of a foot; angles or bearings to the nearest ten seconds.

See Section 11-1700 of the Alexandria Zoning Ordinance for additional information



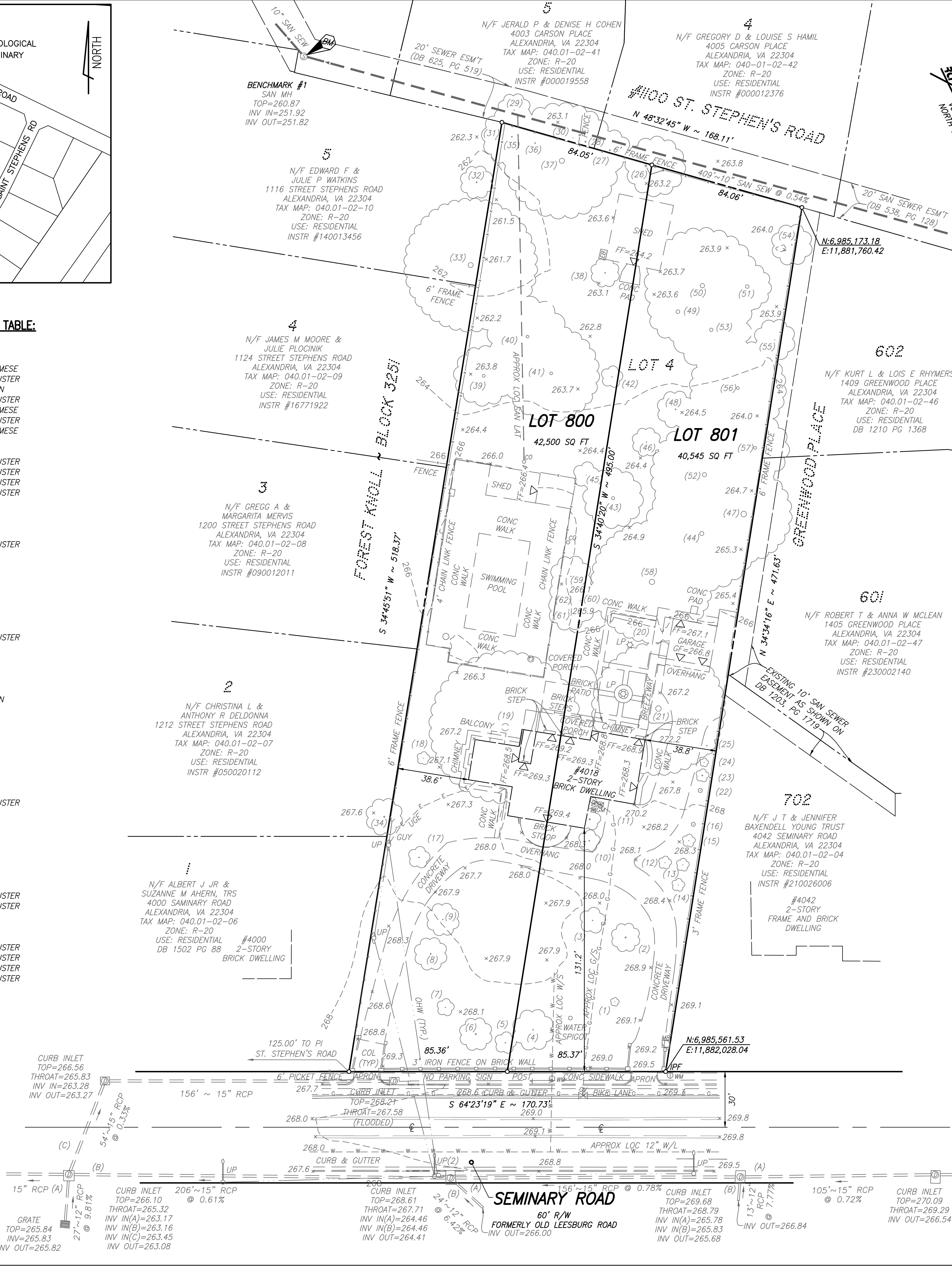
VICINITY MAP
SCALE 1" = 200'

TEXT LEGEND:

* = DEGREES
' = MINUTES (OR FEET)
" = SECONDS (OR INCHES)
% = PERCENT
= NUMBER
@ = AT
A = ARC
AC = AIR CONDITIONING UNIT
APPROX = APPROXIMATE
BC = BOTTOM OF CURB
BM = BENCHMARK
CL = CLASS
C/L = CENTERLINE
CLF = CHAIN LINK FENCE
CI = CURB INLET
CO = CLEAN OUT
CONC = CONCRETE
C&G = CURB & GUTTER
DB = DEED BOOK
E = EAST
EB = ELECTRICAL BOX
ESMT = EASEMENT
EP = EDGE OF PAVEMENT
FF = FINISH FLOOR
FT = FEET
GI = GRATE INLET
GM = GAS METER
G/S = GAS SERVICE
GV = GAS VALVE
IPF = IRON PIPE FOUND
INV = INVERT
INTX = INTERSECTION
LAT = LATERAL
LOC = LOCATION
LP = LIGHT POLE
MB = MAIL BOX
MH = MANHOLE
MON = MONUMENT
N = NORTH
N/F = NOW OR FORMERLY
OHW = OVERHEAD WIRE
PG = PAGE
PVC = POLYVINYL CHLORIDE
RCP = REINFORCED CONCRETE PIPE
RET = RETAINING
R/W = RIGHT-OF-WAY
S = SOUTH
SAN = SANITARY
SEW = SEWER
SQ. FT. = SQUARE FEET
STM = STORM
STR = STRUCTURE
SW = SIDEWALK
TM = TAX MAP
TW = TOP OF WALL
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
WV = WATER VALVE

EXISTING TREE TABLE:

1)	2"	TREE
2)	8"	TREE
3)	4"	TREE SIAMESE
4)	5"	TREE CLUSTER
5)	4"	TREE TWIN
6)	8"	TREE CLUSTER
7)	3"	TREE SIAMESE
8)	6"	TREE CLUSTER
9)	4"	TREE SIAMESE
10)	5"	TREE
11)	8"	TREE
12)	2"	TREE CLUSTER
13)	2"	TREE CLUSTER
14)	2"	TREE CLUSTER
15)	2"	TREE CLUSTER
16)	2"	TREE
17)	5"	TREE
18)	2"	TREE
19)	47"	TREE
20)	2"	TREE CLUSTER
21)	36"	TREE
22)	2"	TREE
23)	6"	TREE
24)	2"	TREE
25)	4"	TREE
26)	17"	TREE
27)	7"	TREE
28)	8"	TREE
29)	3"	TREE CLUSTER
30)	2"	TREE
31)	4"	TREE
32)	6"	TREE
33)	32"	TREE
34)	8"	TREE
35)	5"	TREE TWIN
36)	5"	TREE
37)	33"	TREE
38)	5"	TREE
39)	19"	TREE
40)	18"	TREE
41)	18"	TREE
42)	3"	TREE
43)	20"	TREE
44)	26"	TREE
45)	2"	TREE CLUSTER
46)	4"	TREE
47)	36"	TREE
48)	6"	TREE
49)	24"	TREE
50)	28"	TREE
51)	23"	TREE
52)	27"	TREE
53)	22"	TREE
54)	4"	TREE CLUSTER
55)	2"	TREE CLUSTER
56)	18"	TREE
57)	19"	TREE
58)	34"	TREE
59)	3"	TREE CLUSTER
60)	2"	TREE CLUSTER
61)	3"	TREE CLUSTER
62)	2"	TREE CLUSTER



GENERAL NOTES:

- TAX MAP: #040.01-02-05
- ZONE: R-20
- OWNER: EMANUEL A BAKER, JR AND JANET BAKER
4018 SEMINARY ROAD
ALEXANDRIA, VA 22304
DEED BOOK 847, PAGE 367
- APPLICANT: WINDMILL HILL, LLC
2401 MOUNT VERNON AVE., UNIT B
ALEXANDRIA, VA 22301
- TOPOGRAPHIC SURVEY WAS FIELD RUN BY THIS FIRM. VERTICAL DATUM = NAVD '88 PER FIELD GPS DATA REFERENCED TO THE RTK NETWORK LEICA SMARTNET.
- THE PLAT OF THE PROPERTY SHOWN HEREON IS REFERENCED TO THE VIRGINIA COORDINATE SYSTEM OF 1983 (VCS 1983), 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.
- TITLE REPORT FURNISHED BY ROUND TABLE TITLE, INC., FILE NO. 2025-444 DATED 01/28/2025 AND IS RELIED UPON AS ACCURATE BY THE SURVEYOR.
- PLAT SUBJECT TO RESTRICTIONS OF RECORD.
- TOTAL SITE AREA = 83,045 SQ. FT. OR 1.9065 ACRES
- THESE LOTS SHALL UTILIZE THE PUBLIC SANITARY SEWER AND WATER ADJACENT TO THE PROPERTY.
- THIS LOT IS IN OTHER AREAS ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) OF THE FIRM FLOOD INSURANCE RATE MAP #5155190029F.
- THERE ARE NO KNOWN GRAVE SITES OR OBJECTS MARKING A PLACE OF BURIAL ON THIS SITE.
- THIS SITE CONTAINS NO KNOWN CONTAMINATED SOILS, TOXIC OR HAZARDOUS MATERIALS, UNDERGROUND STORAGE TANKS OR AREAS WITH THE POTENTIAL TO GENERATE COMBUSTIBLE GASES AND IS NOT KNOWN TO BE WITHIN 1,000 FEET OF A FORMER SANITARY LANDFILL, DUMP OR DISPOSAL AREA.
- STORMWATER MANAGEMENT AND RUNOFF FROM THIS PROPOSED LOT WILL BE PROVIDED TO THE SATISFACTION OF THE DIRECTOR OF TRANSPORTATION AND ENVIRONMENTAL SERVICES. THERE ARE NO CHANGES IN DRAINAGE PATTERNS PROPOSED WITH THIS PLAT.
- THERE ARE NO FLOODPLAINS OR RESOURCE PROTECTION AREAS (RPA) LOCATED ON THIS PROPERTY.

LOT TABULATION: R-20

TOTAL SITE AREA	83,045	SQ. FT. OR 1.9065 ACRES
EXISTING NUMBER OF LOTS	1	
PROPOSED NUMBER OF LOTS	2	
MINIMUM LOT AREA REQUIRED	20,000'	
LOT AREA PROVIDED		
LOT 800	42,500	SQ. FT. OR 0.9757 ACRES
LOT 801	40,545	SQ. FT. OR 0.9308 ACRES
MINIMUM LOT WIDTH REQUIRED		
INTERIOR LOT		100.00'
LOT WIDTH PROVIDED*		
LOT 800		85.30'
LOT 801		85.30'
MINIMUM LOT FRONTAGE REQUIRED		75.00'
LOT FRONTAGE PROVIDED		
LOT 800		85.36'
LOT 801		85.37'

* VARIATION OF LOT WIDTH REQUESTED.

APPROVED
SUBDIVISION CASE NO. _____

DEPARTMENT OF PLANNING & ZONING

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES

CHAIRMAN, PLANNING COMMISSION

SURVEYOR'S CERTIFICATE

I, WIM 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 EMANUEL A BAKER, JR AND JANET P BAKER, DATED FEBRUARY 2, 1977 AND RECORDED AMONG THE LAND RECORDS OF THE CITY OF ALEXANDRIA AT DEED BOOK 847, PAGE 367 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—O—WILL BE SET AS INDICATED. GIVEN UNDER MY HAND THIS 31ST DAY OF JANUARY, 2025.

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 JANUARY 31, 2025; AND THIS PLAT, MAP OR DIGITAL GEOSPATIAL DATA INCLUDING METADATA MEETS MINIMUM ACCURACY STANDARDS UNLESS OTHERWISE NOTED.

THIS DRAWING IS A SERVICE DOCUMENT OF R.C. FIELDS & ASSOCIATES, INC. AND MAY NOT BE USED OR REPRODUCED WITHOUT THE WRITTEN PERMISSION OF THE ENGINEER AND/OR LAND SURVEYOR.

EXISTING UTILITIES SHOWN ON THIS PLAN TAKEN FROM AVAILABLE RECORDS AND/OR FROM FIELD OBSERVATIONS. FOR EXACT LOCATIONS OF EXISTING UNDERGROUND UTILITIES, NOTIFY "MISS UTILITY" AT 1-800-552-7001, 72 HOURS BEFORE THE START OF ANY EXCAVATION OR CONSTRUCTION.

LOCATION AND DEPTH OF ALL EXISTING UNDERGROUND UTILITIES TO BE VERIFIED BY CONTRACTOR PRIOR TO CONSTRUCTION. INTERFERENCE OR DISRUPTION OF SAME WILL NOT BE THE RESPONSIBILITY OF THIS OFFICE.
ALL CONSTRUCTION SHALL CONFORM TO THE CURRENT STANDARDS AND SPECIFICATIONS OF THE CITY OF ALEXANDRIA, VIRGINIA.
© 2025 R.C. FIELDS & ASSOCIATES, INC.

625 N. WASHINGTON ST
SUITE 250
ALEXANDRIA, VA 22314
703.549.6422
www.rcfassoc.com

RCF

ENGINEERING • LAND SURVEYING • PLANNING

COMMONWEALTH OF VIRGINIA
Wim J. De Sutter
Lic. No. 3462
JANUARY 31, 2025
LAND SURVEYOR

PRELIMINARY SUBDIVISION PLAT
SHOWING LOTS 800 & 801
BEING A RESUBDIVISION OF PART OF LOT 4
GREENWOOD
DEED BOOK A-6, PAGE 229 (FAIRFAX COUNTY)
CITY OF ALEXANDRIA, VIRGINIA

DATE	REVISION

DRAWN: SPN/AA
SCALE: 1" = 30'
DATE: 01/31/2025

PRELIMINARY
SUBDIVISION PLAT

SHEET 1 OF 1
FILE: 25-009

In the Clerk's Office of Fairfax County Court Va Jan. 28. 1898
This agreement was received, duly authenticated & admitted to record.

24.

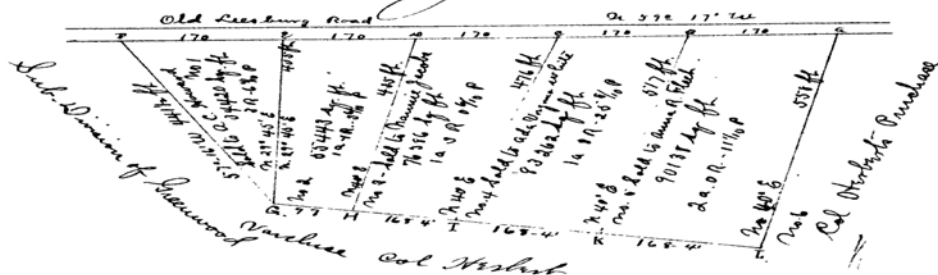
J. W. Richardson Clerk

1898 Jan. 29.
Mailed to
Dorset
Care Trickett &
Marshall
Care V

This Indenture made this fifteenth day of January, in the year one Thousand eight hundred and ninety eight between John R. Zimmerman and Mary Ellen Zimmerman his wife of Alexandria Virginia of the first part, and Lida Virginia White of Alexandria Virginia of the second part,

Witnesseth, that, in consideration of the sum of the sum of four hundred dollars the receipt whereof is hereby acknowledged, the said parties of the first part do grant unto the said party of the second part, with General warranty, all that lot or parcel of land lying in the County of Fairfax, State of Virginia described as follows: - Beginning at "B" a stake on the South side of the old Leesburg Road, a corner to lot No. 5, thence along the South side of the said road N. 59° 17' W. 170 feet to C. a stake corner to lot No. 3, thence with the line of lot No. 3 N. 40° E. 476 feet to D. a stake in the line of the tract S. 45° 10' E. 168 feet & four inches to E. a stake a corner to lot No. 5, thence with the line of lot No. 5 N. 40° E. 517 feet to the place of beginning - and containing 83,262 square feet, or one (1) acre three (3) Rods and 25 3/4 Perches of land, the above described lot being No. 4 of the subdivision of a portion of "Greenwood" a 20 1/4 acre tract of land, purchased by John R. Zimmerman of James G. Smith. In Testimony of all which witnesses the following signatures and seals, this 15th day of January, 1898.

J. R. Zimmerman (Seal)
M. Ellen Zimmerman (Seal)



State of Virginia
City of Alexandria } County

J. H. Kemper, a Notary Public for the

THIS DEED, made and entered into this twenty-seventh day of June, 1955, by and between WILFRED J. SMITH and ELIZABETH E. SMITH, his wife, parties of the first part, and the CITY OF ALEXANDRIA, a municipal corporation of Virginia, party of the second part:

WITNESSETH: That for and in consideration of the sum of One Dollar (\$1.00) and other good and valuable consideration, the parties of the first part hereto do hereby grant, bargain, sell and convey, with General Warranty of title, unto the party of the second part hereto, a certain strip or parcel of land located on the southerly side of Seminary Road in the extended limits in the City of Alexandria, Virginia, for street widening purposes, more particularly described as follows, to-wit:

Beginning at a point, said point being the intersection of the common property line of Crom and Smith and the south side of Seminary Road; thence running along the south side of Seminary Road, S 64° 30' 34" E, 170.13 feet to an angle point on the common property line of Smith and Forrest; thence running along this common property line, S 34° 46' 54" W, 11.60 feet to an angle point; thence running through the property of Wilfred J. Smith, et ux, N 64° 23' 49" W, 170.08 feet, to an angle point on the common property line of Crom and Smith; thence running along this common property line, N 34° 46' 54" E, 11.28 feet to the point of beginning and containing approximately 1921.12 square feet.

It is the intent of this instrument to convey all the land of the grantor lying between the proposed new center line of Seminary Road and a line 30 feet southerly from, and parallel to said center line.

All of which may be seen by further reference to a plat attached hereto and made a part of this deed.

THE SAID PARTIES OF THE FIRST PART covenant with the party of the second part that they are seized of said land and have a good right to convey the same; that they have done no act to encumber said property; that the party of the second part shall have quiet enjoyment of said property, free from all liens and claims; and that the parties of the first part will execute such further assurances of title as may be necessary and requisite.

WITNESS the following signatures and seals:

Wilfred J. Smith (SEAL)

Elizabeth E. Smith (SEAL)

STATE OF VIRGINIA)
CITY OF ALEXANDRIA) to-wit:

I, the undersigned Notary Public, in and for the city and state aforesaid, do hereby certify that WILFRED J. SMITH and ELIZABETH E. SMITH, his wife, whose names are signed to the foregoing and hereto annexed deed dated June 27, 1955, have acknowledged the same in my city and state aforesaid.

Given under my hand this _____ day of _____, 1955.

My commission expires _____.

Notary Public

I, GREEN S. BUTLER, a Commissioned Officer of the Air Force of the United States, with the rank of 1st Lieutenant, whose home address is 929 North Main Street, Homer, Louisiana, do certify that WILFRED J. SMITH, and ELIZABETH E. SMITH, whose names are signed to the writing above, bearing date on the 27th day of June 1955, and who, or whose consort, is a Colonel in the Air Force of the United States, and whose home address is _____

Pomeroon, Ohio, have acknowledged the same before me.

Given under my hand this 29th day of August 1955, at Rabat, French Morocco.

Green S. Butler (SEAL)
GREEN S. BUTLER
1st Lt, USAF
Judge Advocate

VIRGINIA:

In the Clerk's Office of the Corporation Court of the City of Alexandria on Sept. 13, 1955, this deed was received and with the annexed certificate, admitted to record at 12:00 clock, P.M.

Tester:

Carl A. Sullivan
Clerk

