

# City of Alexandria, Virginia

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## MEMORANDUM

DATE: SEPTEMBER 3, 2024

TO: CHAIR MACEK AND MEMBERS OF THE PLANNING COMMISSION

FROM: KARL W. MORITZ, DIRECTOR  
DEPARTMENT OF PLANNING & ZONING

SUBJECT: DOCKET ITEM #3 – SUB #2024-00007 – 415 E NELSON AVE  
DOCKET ITEM #4 – SUB #2024-00006 – 26 W CHAPMAN ST

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This memorandum proposes a condition amendment, agreed upon by staff and the applicant, related to demolition of the existing dwellings on the subject properties. The amended condition would provide the applicants greater flexibility in terms of construction timing and phasing. The intent of the original condition was to ensure compliance with Zoning Ordinance section 11-1710(B) which prohibits subdivisions that create a building which does not comply with all zoning regulations. The revised condition would uphold this intent.

Staff proposes the following change to Condition #2 for both cases:

2. **CONDITION AMENDED BY STAFF:**

The single-unit dwelling currently occupying the subject property shall be demolished prior to final plat approval. The applicant shall covenant that the existing dwelling shall be demolished prior to: (a) City approval of any building permits to construct any new dwellings or structures on the subject property or (b) sale of the subdivided lots to individual owners. This covenant shall expire when the subdivided lots are consolidated or the existing dwelling is demolished. This covenant shall be included in the recorded deed of subdivision and the final subdivision plat. (PZ).

Staff continues to recommend approval of both SUB #2024-00007 and #2024-00008 with the amendment to Condition #2.