7
9-14-24

11-1713 Variations.

(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) a 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; (iii) and 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.

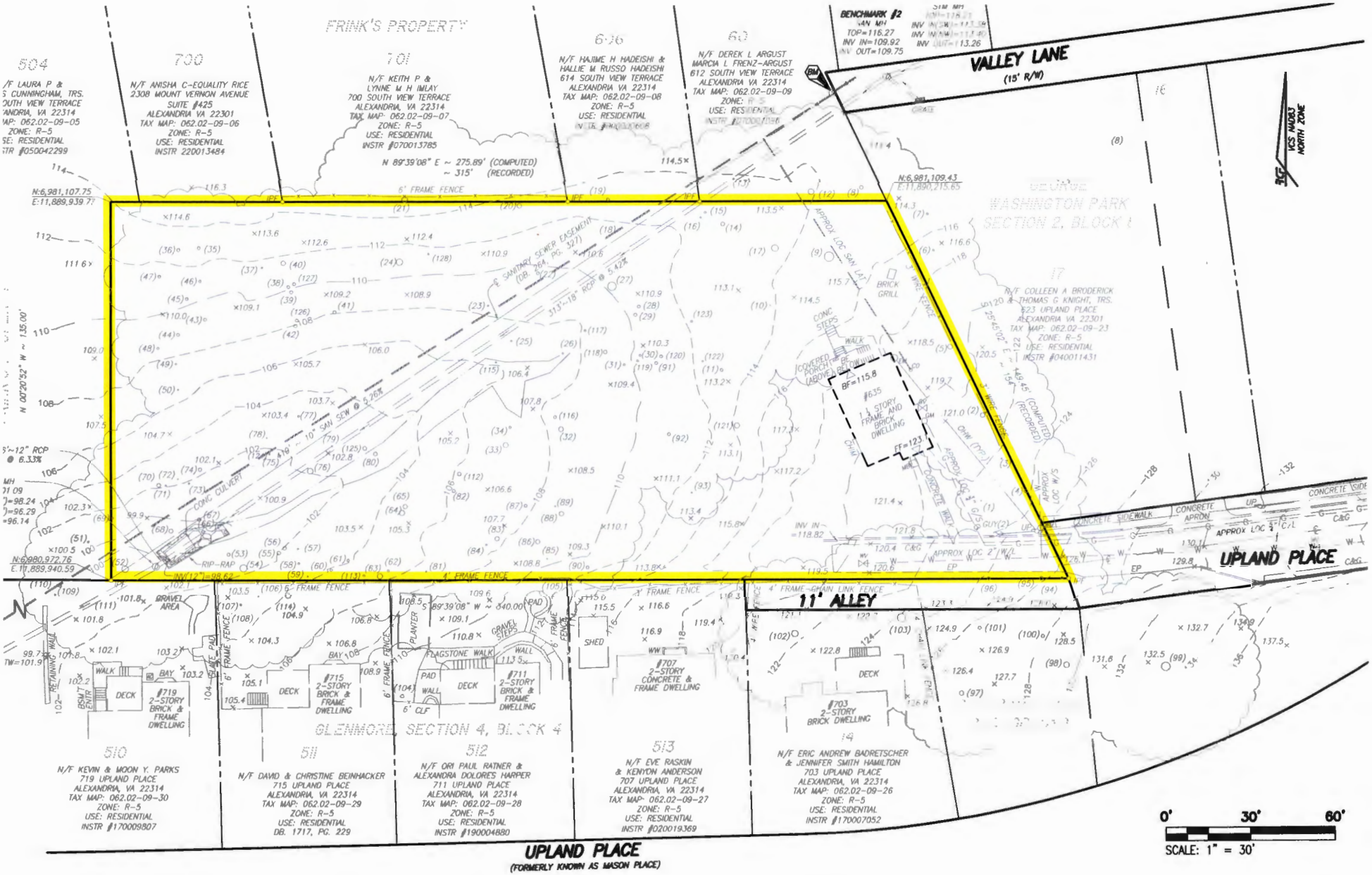
(3) Insufficient frontage on existing street where the interior of the tract can be served only by a street substandard in width when not serving more than five lots, provided the street is not less than 30 feet in width. If only a single lot is served, the width may be less than 30 feet. A turn around area may be required.

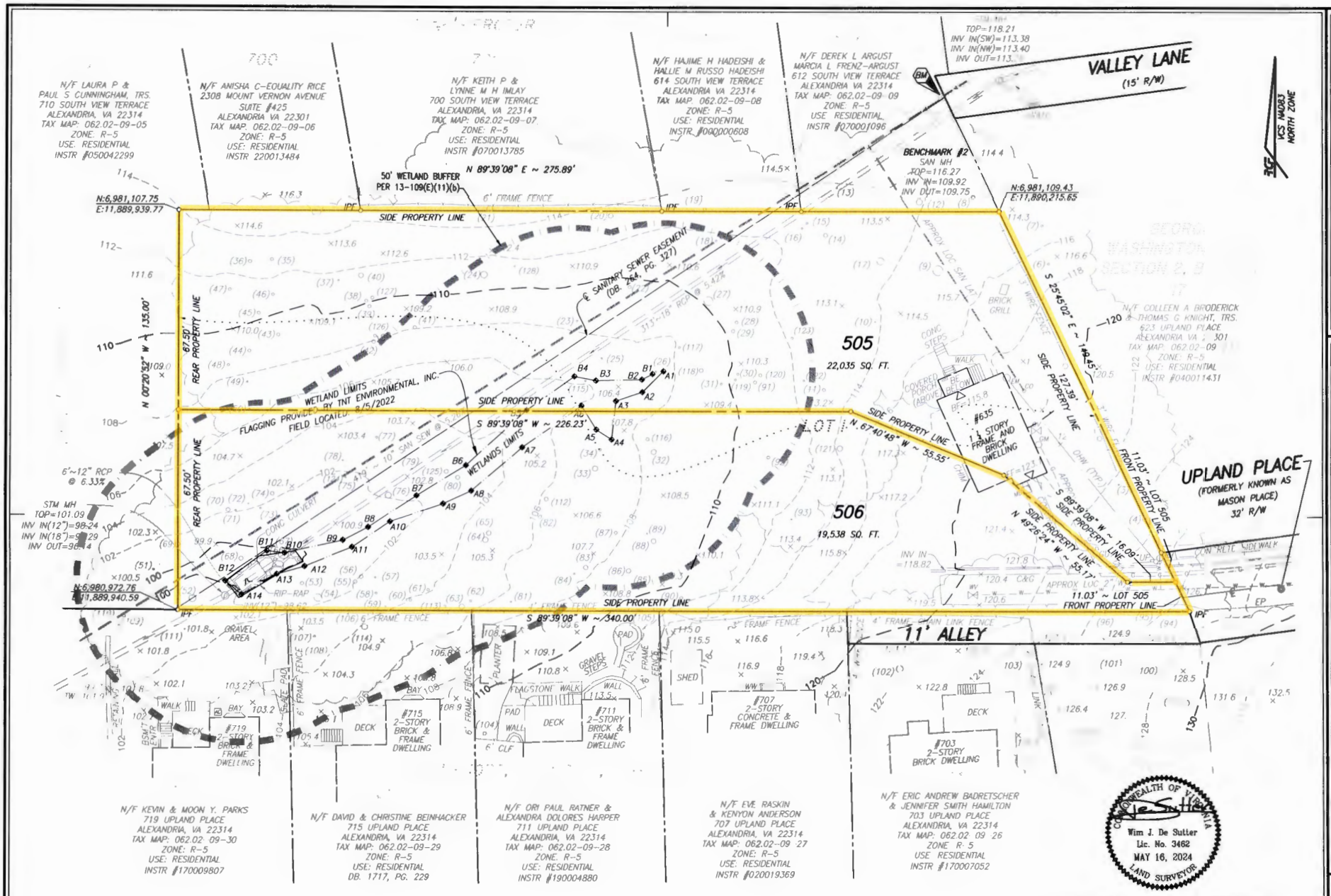
(4) Streets along border of the subdivision where the subdivision borders on unsubdivided land and the remaining street width will be provided from adjacent land.

(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.


FRINK'S PROPERTY
VALLEY LANE
(15' R/W)
BENCHMARK #2
TOP=116.27
INV IN=109.92
INV OUT=109.75
N/F KEITH P & LYNNE M H IMLAY
700 SOUTH VIEW TERRACE
ALEXANDRIA, VA 22314
TAX MAP: 062.02-09-07
ZONE: R-5
USE: RESIDENTIAL
INSTR #070013785
N/F HAJIME H HADEISHI & HALLIE M RUSSO HADEISHI
614 SOUTH VIEW TERRACE
ALEXANDRIA VA 22314
TAX MAP: 062.02-09-08
ZONE: R-5
USE: RESIDENTIAL
N/F DEREK L ARGUST MARCIA L FRENZ-ARGUST
612 SOUTH VIEW TERRACE
ALEXANDRIA VA 22314
TAX MAP: 062.02-09-09
ZONE: R-5
USE: RESIDENTIAL
N/F ANISHA C-EQUALITY RICE
2308 MOUNT VERNON AVENUE
SUITE #425
ALEXANDRIA VA 22301
TAX MAP: 062.02-09-06
ZONE: R-5
USE: RESIDENTIAL
INSTR 220013484
N 89°39'08" E ~ 275.89' (COMPUTED)
~ 315' (RECORDED)
6' FRAME FENCE
N:6,981,107.75
E:11,889,939.77
N:6,981,109.43
E:11,890,215.65
N:6,980,972.76
E:11,889,940.59
WASHINGTON PARK
SECTION 2, BLOCK L
N/F COLLEEN A BRODERICK & THOMAS G KNIGHT, TRS.
623 UPLAND PLACE
ALEXANDRIA VA 22301
TAX MAP: 062.02-09-23
ZONE: R-5
USE: RESIDENTIAL
INSTR #040011431
635
1.5 STORY FRAME AND BRICK DWELLING
BF=115.8
FF=123
COVERED PORCH (ABOVE)
BRICK GRILL
CONC STEPS
WALK
CONC CULVERT
RIP-RAP
GRAVEL AREA
RETAINING WALL
DECK
BAY
WALK
719
2-STORY BRICK & FRAME DWELLING
715
2-STORY BRICK & FRAME DWELLING
711
2-STORY BRICK & FRAME DWELLING
FLAGSTONE WALK
GRAVEL STEPS
PLANTER
PAD
WALL
6' CLF
SHED
707
2-STORY CONCRETE & FRAME DWELLING
703
2-STORY BRICK DWELLING
11' ALLEY
4' FRAME FENCE
4' FRAME-CHAIN LINK FENCE
GLENMORE SECTION 4, BLOCK 4
510
N/F KEVIN & MOON Y. PARKS
719 UPLAND PLACE
ALEXANDRIA, VA 22314
TAX MAP: 062.02-09-30
ZONE: R-5
USE: RESIDENTIAL
INSTR #170009807
511
N/F DAVID & CHRISTINE BEINHACKER
715 UPLAND PLACE
ALEXANDRIA, VA 22314
TAX MAP: 062.02-09-29
ZONE: R-5
USE: RESIDENTIAL
DB. 1717, PG. 229
512
N/F ORI PAUL RATNER & ALEXANDRA DOLORES HARPER
711 UPLAND PLACE
ALEXANDRIA, VA 22314
TAX MAP: 062.02-09-28
ZONE: R-5
USE: RESIDENTIAL
INSTR #190004880
513
N/F EVE RASKIN & KENYON ANDERSON
707 UPLAND PLACE
ALEXANDRIA, VA 22314
TAX MAP: 062.02-09-27
ZONE: R-5
USE: RESIDENTIAL
INSTR #020019369
14
N/F ERIC ANDREW BADRETSCHER & JENNIFER SMITH HAMILTON
703 UPLAND PLACE
ALEXANDRIA, VA 22314
TAX MAP: 062.02-09-26
ZONE: R-5
USE: RESIDENTIAL
INSTR #170007052
UPLAND PLACE
(FORMERLY KNOWN AS MASON PLACE)
VCS NAD83 NORTH ZONE
0' 30' 60'
SCALE: 1" = 30'



COMMONWEALTH OF VIRGINIA
Wim J. De Sutter
Lic. No. 3462
MAY 16, 2024
LAND SURVEYOR

PRELIMINARY SUBDIVISION PLAT

SHOWING LOTS 505 & 506

ADVENTURE BAY HOLDING'S LLC.

A RESUBDIVISION OF
LOT 1, GEORGE WASHINGTON PARK
INSTRUMENT #20003892

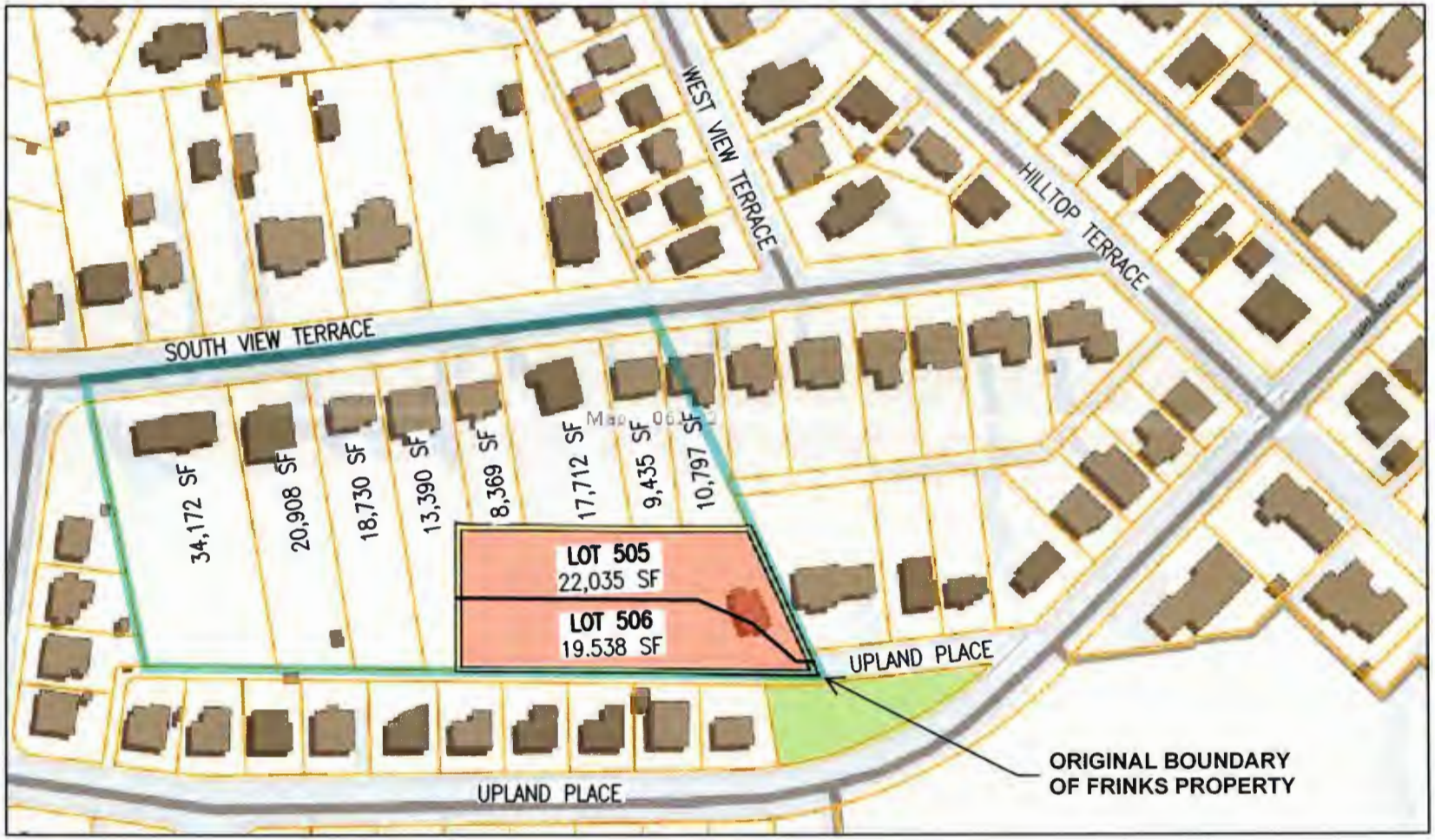
CITY OF ALEXANDRIA, VIRGINIA

DATE: MAY 16, 2024 SCALE: 1" = 20'

ENGINEERING • LAND SURVEYING • PLANNING
700 S. Washington Street, Suite 220
Alexandria, VA 22314
www.rcfassoc.com
(703) 549-6422
RCFIELDS & ASSOCIATES, INC.

DRAWN: KKH
SCALE: 1"=20'
DATE: 5/16/24
FILE: 22-045
SHEET 2 OF 3

J:\2022\22045\DWG\SURVEY\22045 - 2024 - PRELIMINARY SUBD PLAT.dwg
Thu, May 16 2024 - 3:52:19pm

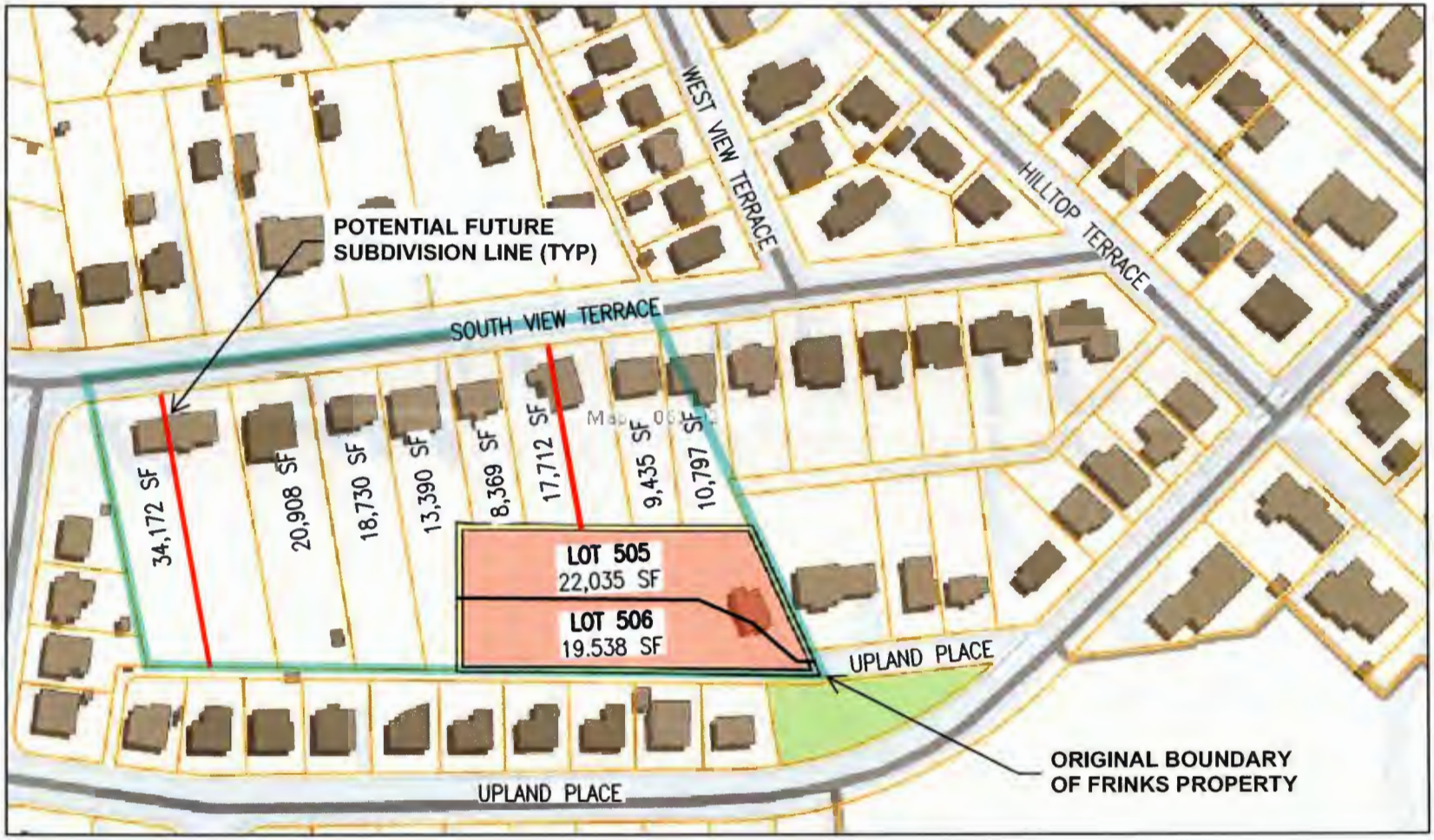


VCS 83

CONTEXTUAL MAP

SCALE: 1" = 150'

0' 150' 300'

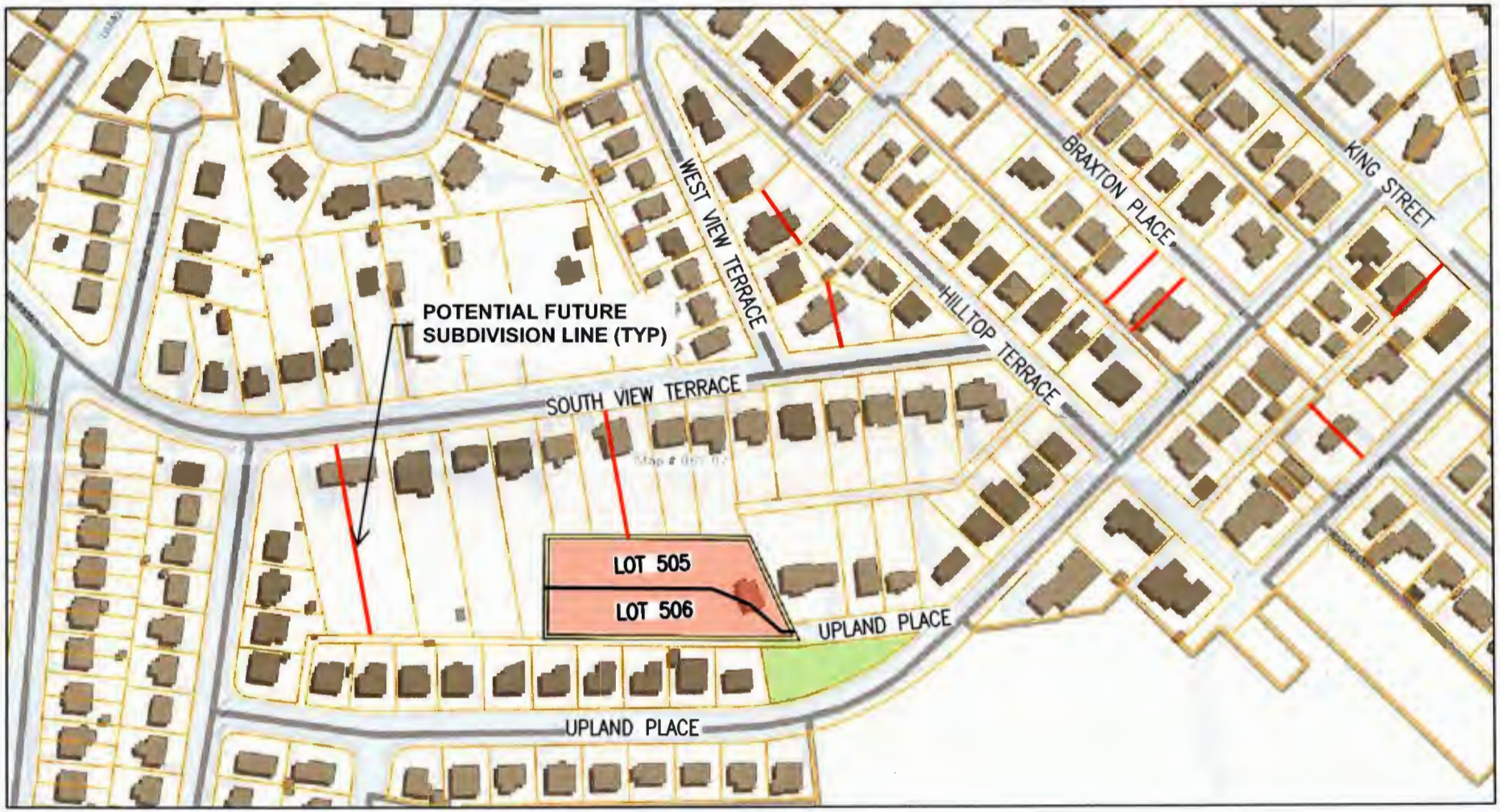


VCS 83

CONTEXTUAL MAP – W/ POTENTIAL SUBDIVISIONS

SCALE: 1" = 150'

0' 150' 300'

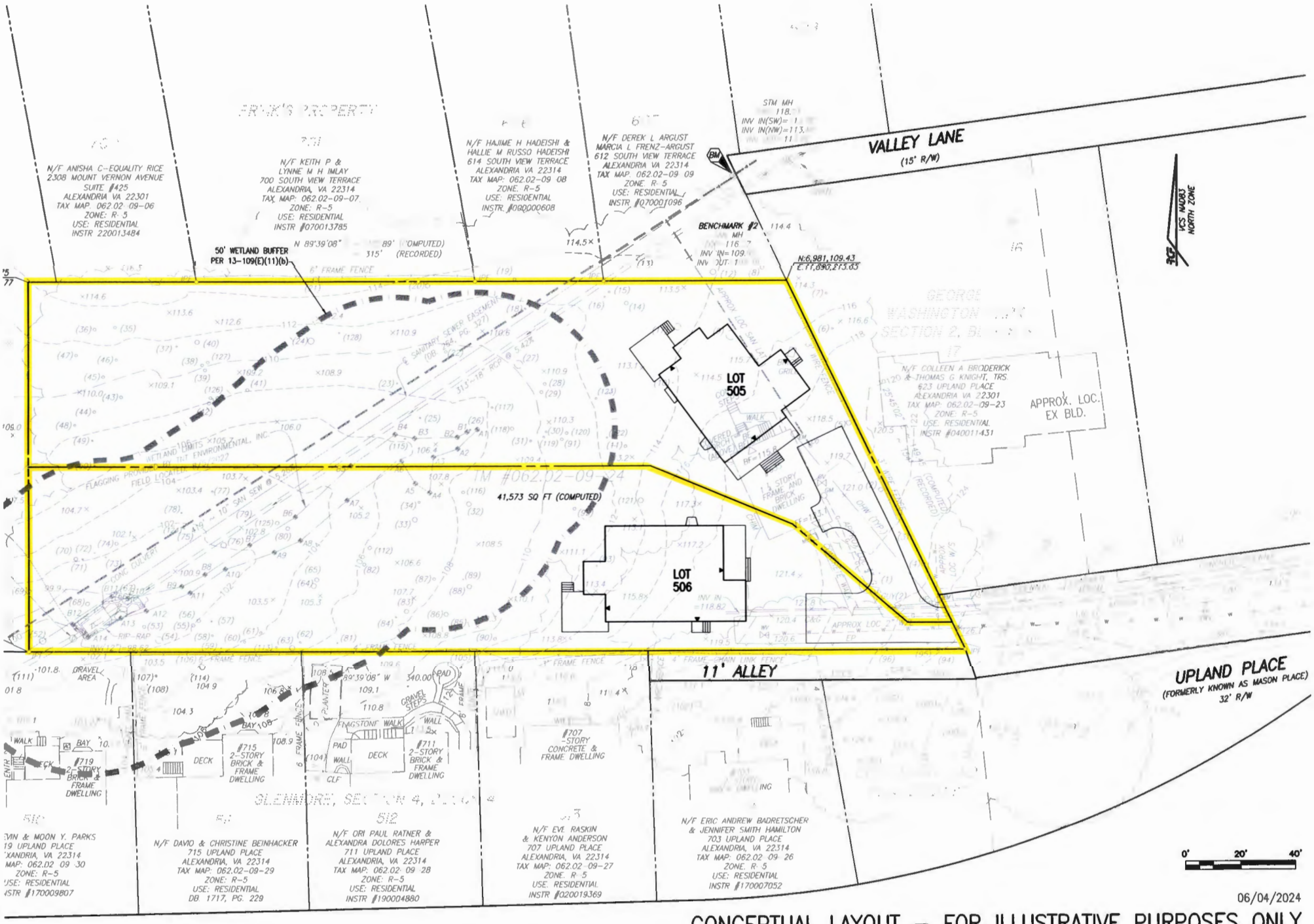


EXPANDED CONTEXTUAL MAP – W/ POTENTIAL SUBDIVISIONS

SCALE: 1" = 200'

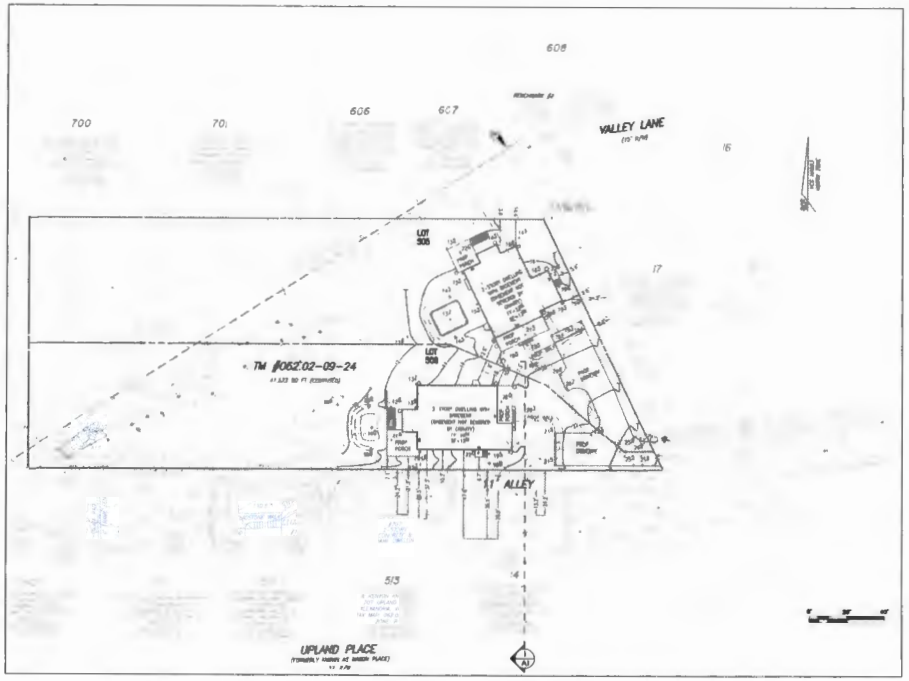
0' 200' 400'

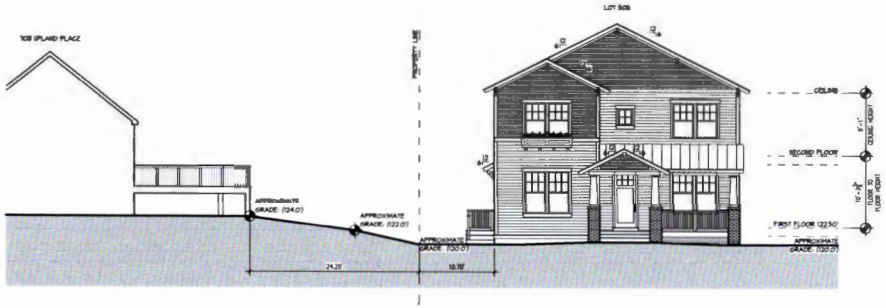
603
bright MLS



06/04/2024

CONCEPTUAL LAYOUT – FOR ILLUSTRATIVE PURPOSES ONLY





1 / A1 **PROPOSED SITE SECTION**
SCALE: 1/8" = 1'-0"

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KULINSKI GROUP ARCHITECTS P.C.
KULINSKIGROUP.COM | 703.836.7243

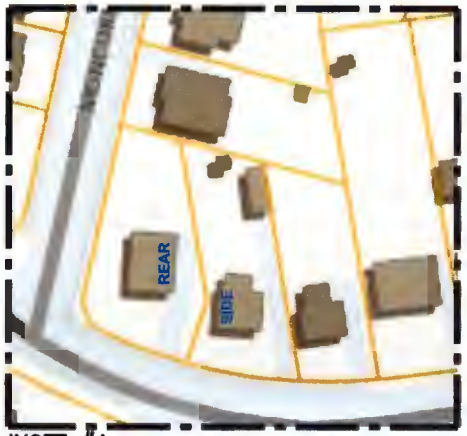
UPLAND PLACE HOMES
UPLAND PLACE ALEXANDRIA, VA 22301

SITE PLAN AND SECTION

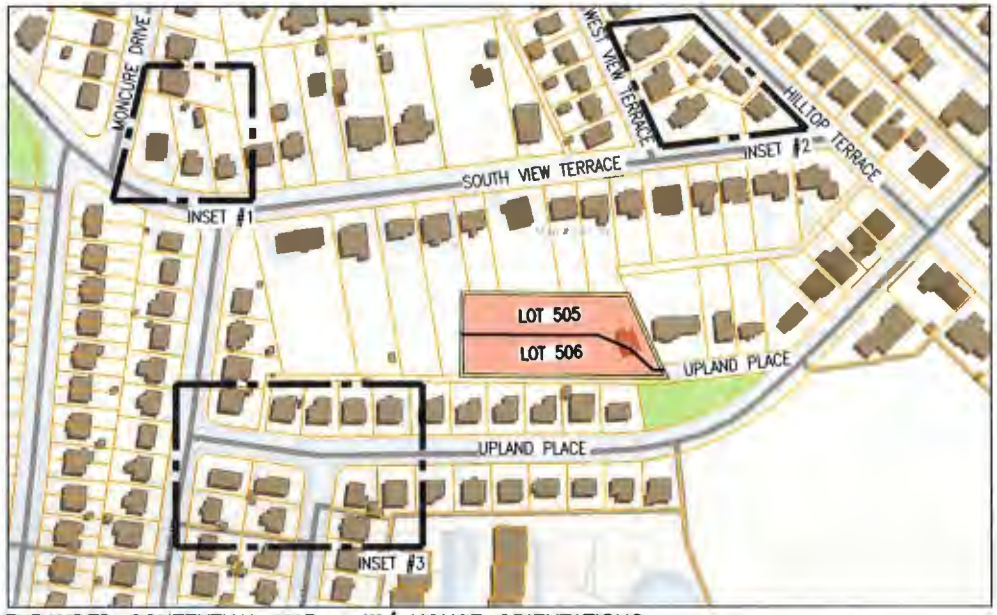
REVISIONS

PROJECT NUMBER 2402
DATE 4/10/2024
SCALE AS NOTED
DRAWN BDS | DESIGNED KGA | APPROVED

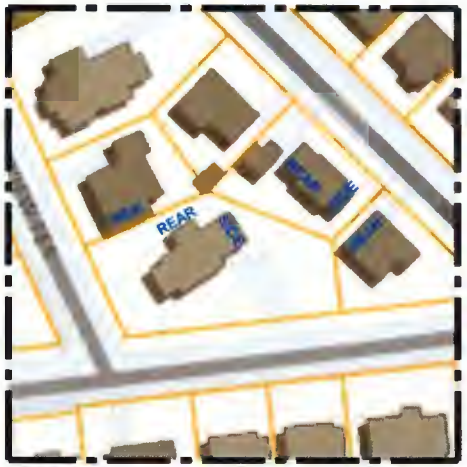
SHEET NUMBER A1
2402-PRELIM



INSET #1
SCALE: 1" = 80'
0' 80' 160'

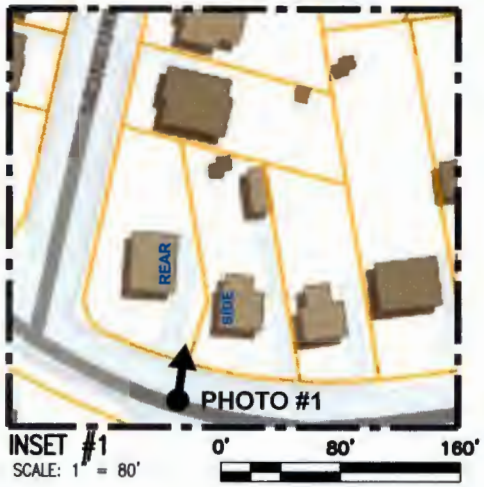


EXPANDED CONTEXTUAL MAP – W/ HOUSE ORIENTATIONS
SCALE: 1" = 200'
0' 200' 400'



INSET #2
SCALE: 1" = 80'
0' 80' 160'

INSET #3
SCALE: 1" = 80'
0' 80' 160'



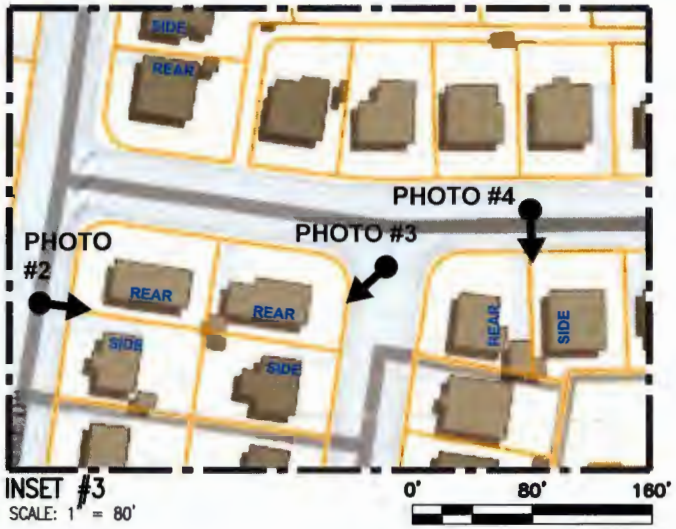


PHOTO #2

PHOTO #1

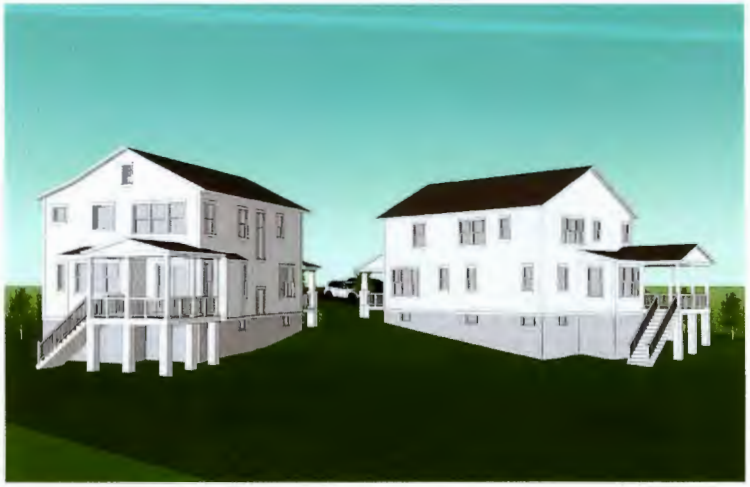
PHOTO #3

PHOTO #4

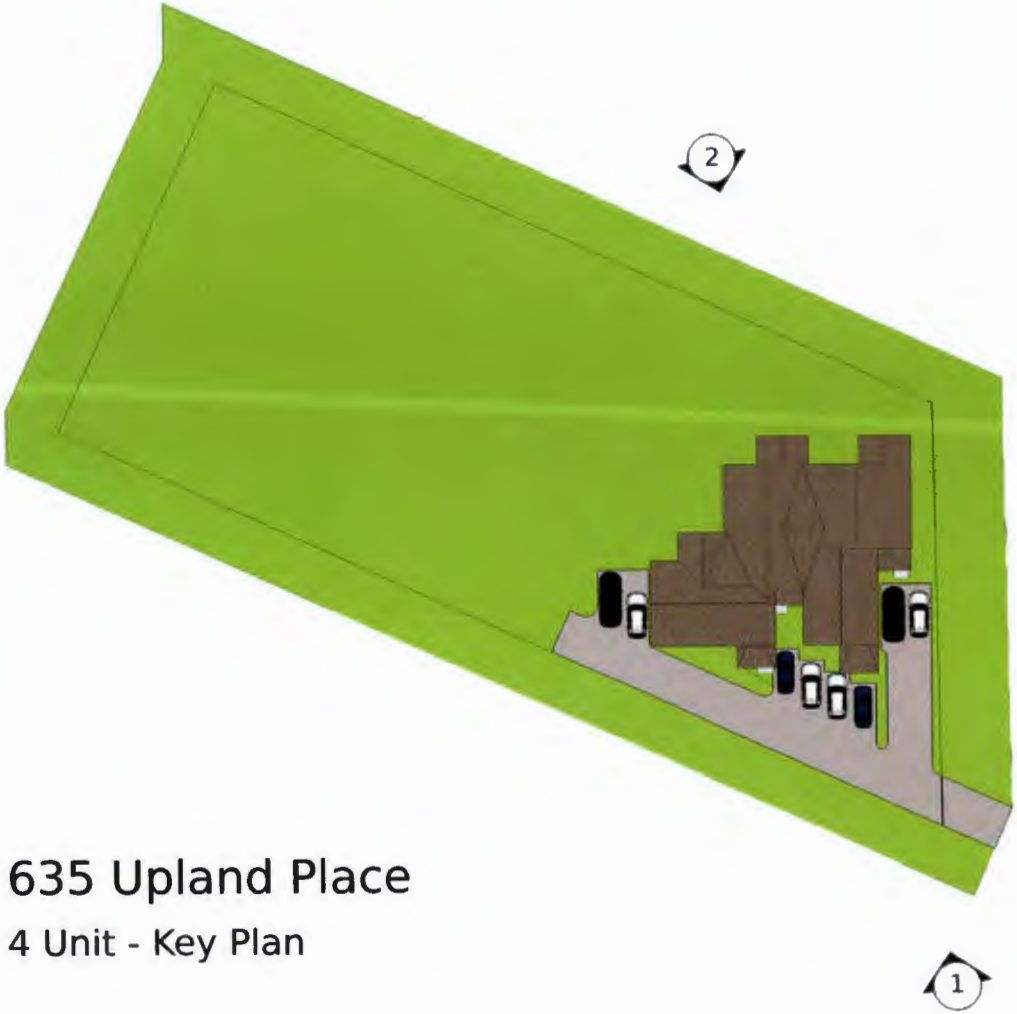
635 Upland Place

2 Unit - Key Plan

2 Unit - Exterior Image 1



2 Unit - Exterior Image 2



635 Upland Place

4 Unit - Key Plan

4 Unit - Exterior Image 1

4 Unit - Exterior Image 2

VCS 83

CONTEXTUAL MAP

SCALE: 1" = 150'

0' 150' 300'