

DOCKET ITEM #4
Subdivision #2024-00008
26 West Chapman Street

Application	General Data	
Request: Public hearing and consideration of a request for a subdivision to re-subdivide an existing lot into two lots.	Planning Commission Hearing:	September 5, 2024
	Approved Plat must be Recorded By:	March 5, 2026
Address: 26 West Chapman Street	Zone:	RB/Townhouse zone
Applicant: Bluestone Builders LLC represented by M. Catharine Puskar, attorney	Small Area Plan:	Potomac West

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

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

I. DISCUSSION

The applicant, Bluestone Builders LLC represented by M. Catharine Puskar, attorney, requests approval to subdivide an existing lot at 26 West Chapman Street into two lots. Staff 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 26 West Chapman Street. It is a corner lot that measures 5,921 square feet in lot size and 91.27 feet in lot width. The lot provides 91.27 and 68.62 feet of lot frontage along West Chapman Street and Russell Road, respectively. Townhouse, two-unit, and single-unit dwellings surround the subject property. It is also located across Russell Road from the Naomi L. Brooks Elementary School. 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 re-subdivision of Blocks 1 and 2, Section 6 of the Rosemont Subdivision. Planning Commission approved this 40-lot re-subdivision on September 5, 1973. Figure 2, below, shows this re-subdivision.

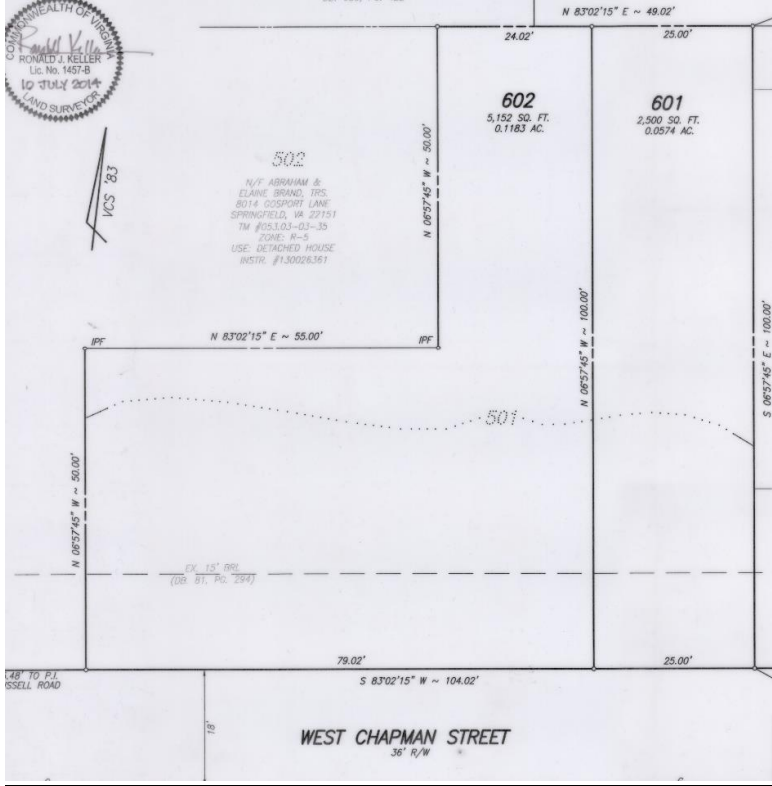


Figure 3 – Re-subdivision of Lot 501, Block 1, Section 6, Rosemont Subdivision

The subject property remains in its original configuration. Figure 4, below, shows all properties in the original subdivision in their current configuration.

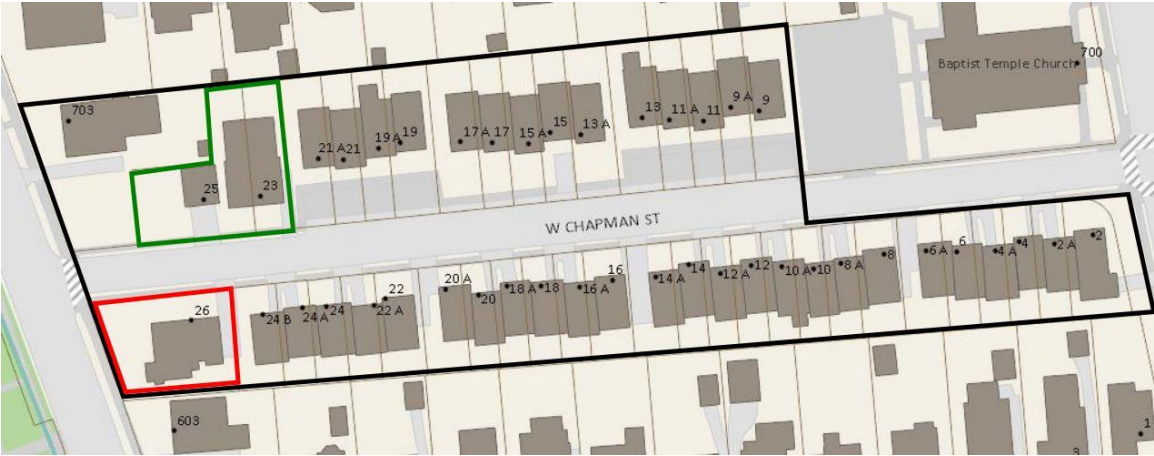


Figure 4 – Original subdivision area (outlined in black, subject property outlined in red, re-subdivision outlined in green)

PROPOSAL

The applicant requests approval to subdivide Existing Lot 26 into two lots. Proposed Lot 500 would be a rectangularly-shaped, interior lot with 38 feet of frontage and a total lot size of 2,575 square feet. Proposed Lot 501 would be an irregularly shaped corner lot with 58.18 and 68.62 feet of frontage along West Chapman Street and Russell Road, respectively. Its lot size would total

3,347 square feet. The applicant would demolish the existing single-unit dwelling. Existing and proposed lots are shown in Figures 5 and 6, below.

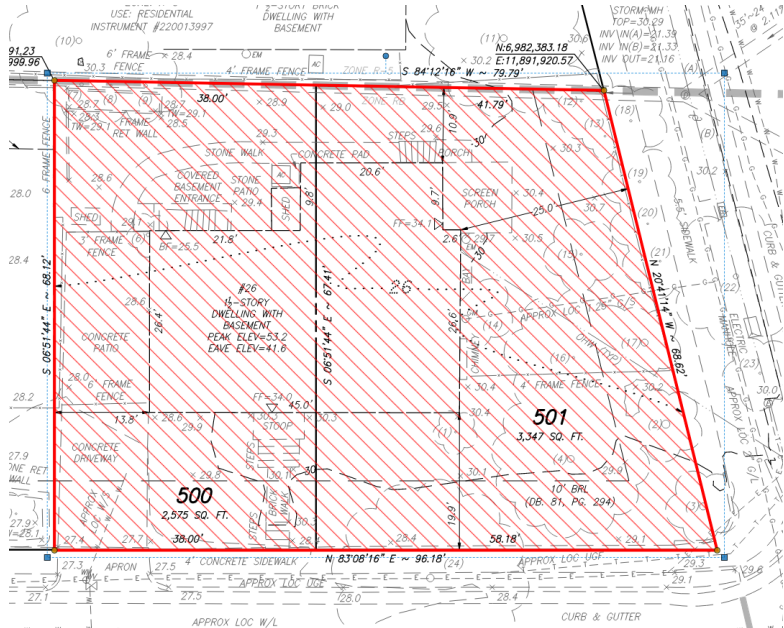


Figure 5 – Existing Lot 26

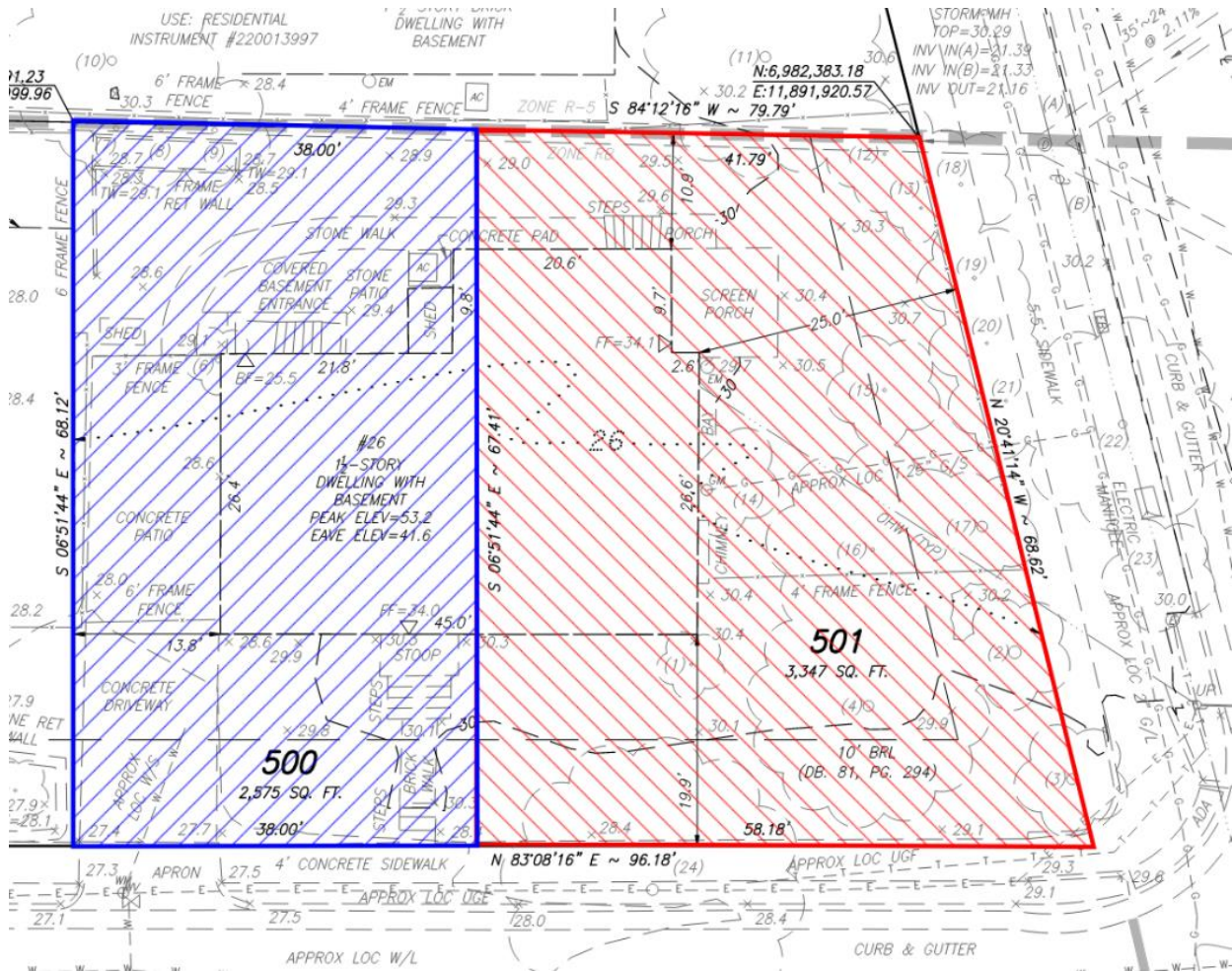


Figure 6 – Proposed Lots (Lot 500 in blue, Lot 501 in red)

ZONING/ MASTER PLAN DESIGNATION

The subject property is zoned RB/Townhouse and both proposed lots would comply with all lot requirements for all residential uses as shown in Table 1. Any future development would be required to comply with all applicable provisions of the Zoning Ordinance.

Table 1 – RB Zoning Requirements

	Required/Permitted	Existing	Proposed	
		Lot 26	Lot 500	Lot 501
Lot Size	1,980 Sq. Ft.	5,921 Sq. Ft.	2,575 Sq. Ft.	3,347 Sq. Ft.
Width	25 Ft.	91.27 Ft.	38 Ft.	53.27 Ft.
Frontage	25 Ft.	96.18 Ft.	38 Ft.	58.18 Ft.
Front Yard (Primary)	16.8-20.7 Ft.	19.9 Ft.	Future development required to comply with all bulk and open space provisions.	
Front Yard (Secondary)	20 Ft.	15.5 Ft.		
Side Yard (West)	8 Ft., 1:3 ratio	13.8 Ft.		
Side Yard (South)		10.9 Ft.		
Rear Yard	8 Ft., 1:1 ratio	N/A		
Floor Area	0.75	~0.63		
Open Space	2,072 Sq. Ft. (35% of lot area)	3,540 Sq. Ft. (~83%)		

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 medium-density residential uses and would comply with all RB zoning requirements.

II. STAFF ANALYSIS

Staff recommends approval of the applicant’s subdivision request. The proposal would create lots that comply with all RB zoning and subdivision requirements. The proposed lots would be substantially the same character as the lots in the original subdivision (Blocks 1 and 2, Section 6, Rosemont Subdivision), including similarly situated lots, 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 the proposed re-subdivision would meet all subdivision requirements established by [section 11-1710](#). Both lots would be suitable for all residential uses and structures permitted by the RB zone.

COMPLIANCE WITH SUBDIVISION CHARACTER REQUIREMENTS

The lot across the street was re-subdivided in 2014, after the original subdivision was recorded. This re-subdivision created lots with smaller sizes, widths, and frontages than those of the original lot. This amendment to the original subdivision allowed for this lot to be developed with a semi-detached, two-unit dwelling.

Like the 2014 re-subdivision, the proposed lots would also allow for development with a semi-detached, two-family dwelling.

LOT ANALYSIS

The applicant’s proposed subdivision would create lots that feature the same characteristics as similarly situated lots both within and just outside the original subdivision.

Staff’s area of comparison includes all lots in the original subdivision and the lot located at 703 Russell Road. This property was included in the area of comparison because it is similarly situated to the subject property and proposed lots even though it’s just outside the original subdivision. It abuts the subject property across West Chapman Street, is irregularly shaped, and is a corner lot. The area of comparison is shown in Figure 7, below.

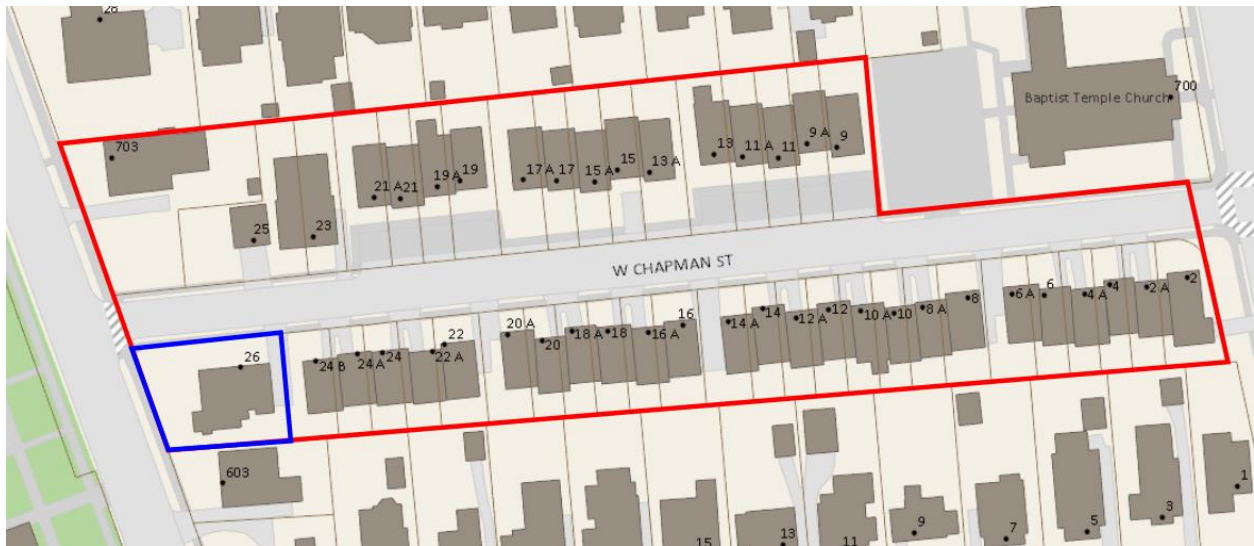


Figure 7 – Area of Comparison (subject property in blue)

Staff considers the following properties as the most similarly situated to the subject property as they are within the subject property’s contextual block face and/or are other corner lots within the original subdivision. Table 2, below, shows how the proposed lots would compare to these similarly situated lots in terms of width, frontage, and size:

Table 2 – Lot Analysis

Address	Width	Frontage	Area
Proposed Lot 500	38 Ft.	38 Ft.	2,575 Sq. Ft.
Proposed Lot 501	53.27 Ft.	58.18 Ft.	3,347 Sq. Ft.
23 W. Chapman St.	25 Ft.	25 Ft.	2,509 Sq. Ft.
24B W. Chapman St.	30.84 Ft.	30.84 Ft.	2,107 Sq. Ft.
25 W. Chapman St.	79.02 Ft.	79.02 Ft.	5,204 Sq. Ft.
703 Russell Rd.	100 Ft.	103 Ft.	8,795 Sq. Ft.
2 W. Chapman St.	31 Ft.	31 Ft.	2,870 Sq. Ft.

Because the proposed lots would be similar in width, frontage, and area to similarly situated lots within the original subdivision, staff considers the proposal to be substantially compatible with established neighborhood character as required by section 11-1710(B). The proposed lots would also comply with the RB zone requirements for all residential uses. 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 Rosemont Citizens Association on July 15, 2024.

III. CONCLUSION

In summary, staff finds that the proposal would comply with all subdivision requirements. Subject to the conditions contained in Section II 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 single-unit dwelling currently occupying the subject property shall be demolished prior to final plat approval. (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 (December 5, 2022) unless recorded sooner.

V. CITY DEPARTMENT COMMENTS

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

Transportation & Environmental Services:

R-1 Please include a new, unique subdivision name. “Lots 500 and 501- Bluestone Addition to Rosemont-being a subdivision of Lot 26.....” is a possibility and the example format to follow, with the exact (new) name largely up to the owner. (Survey)

F-1 No existing property corners are being depicted for subject lot, or that side of the street in general. Property line locations should be confirmed by applicant prior to any final plat submission or recording, adjusted if necessary depending on any additional property corner monumentation that might be recovered. (Survey)

Recreation, Parks & Cultural Activities:

No comments.

Police Department:

No comments received.

Archaeology:

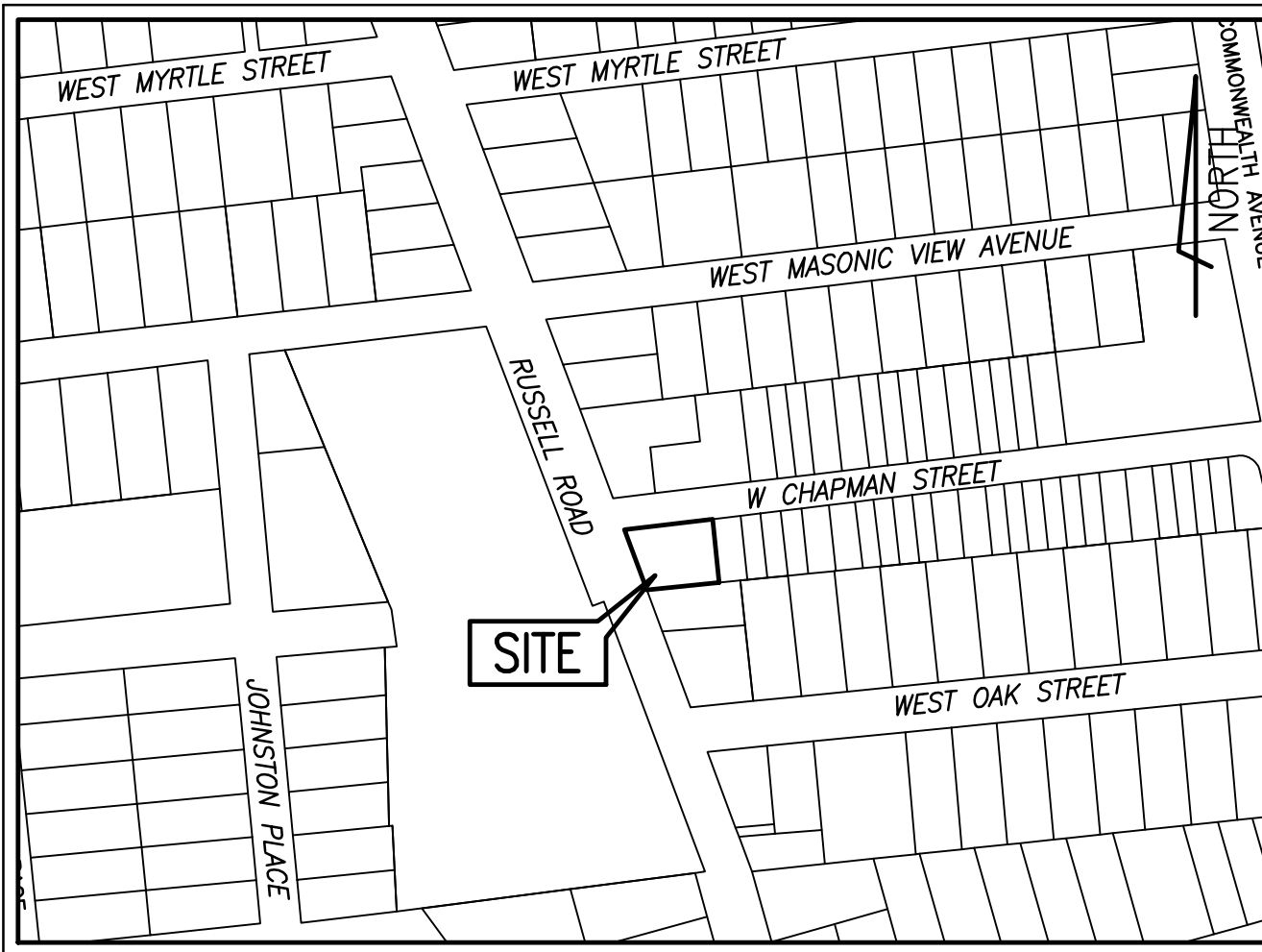
No comments.

Geographic Information Systems (GIS):

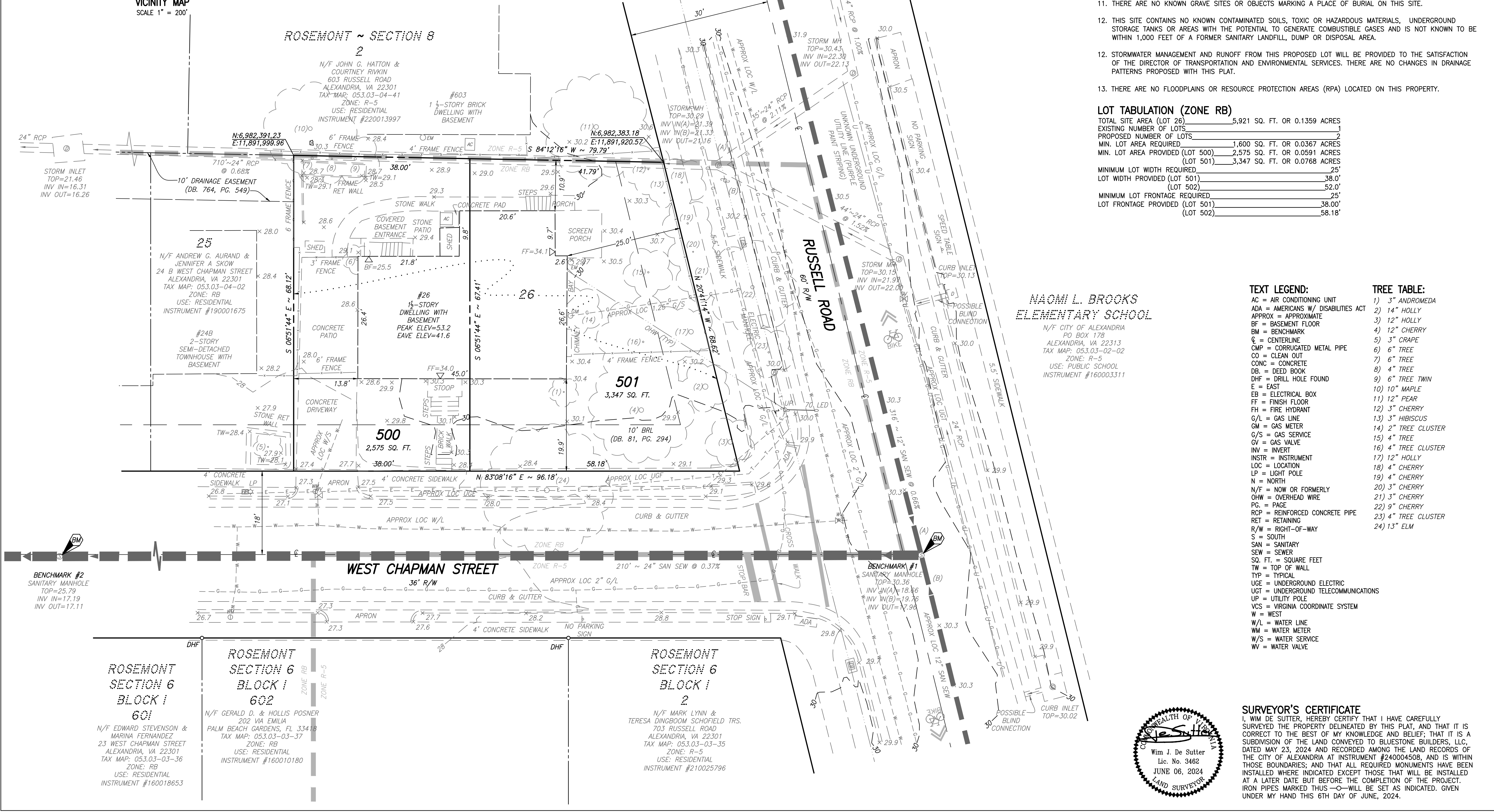
No comments.

Code Administration:

R-1 A building permit is needed to review.



VICINITY MAP
SCALE 1" = 200'



GENERAL NOTES:

- TAX ASSESSMENT MAP #053.03-04-01
- ZONE: RB
- OWNER/APPLICANT: BLUESTONE BUILDERS LLC
422 TYLER PLACE
ALEXANDRIA, VA. 22302
INSTRUMENT: 240004508
- SITE AREA=5,921 SQ. FT. OR 0.1359 ACRES
- TOPOGRAPHIC SURVEY WAS RUN BY THIS FIRM. VERTICAL DATUM USED = NAVD '88, PER FIELD GPS DATA REFERENCED TO THE RTK NETWORK LEICA, SMARTNET.
- 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
- PLAT SUBJECT TO RESTRICTIONS OF RECORD.
- A TITLE REPORT WAS NOT FURNISHED, THUS ALL EASEMENTS MAY NOT BE SHOWN.
- THESE LOTS SHALL UTILIZE THE PUBLIC SANITARY SEWER AND WATER ADJACENT TO THE PROPERTY.
- THIS LOT IS IN ZONE X (UNSHADED) OF THE FEMA 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 (ZONE RB)

TOTAL SITE AREA (LOT 26)	5,921 SQ. FT. OR 0.1359 ACRES
EXISTING NUMBER OF LOTS	1
PROPOSED NUMBER OF LOTS	2
MIN. LOT AREA REQUIRED	1,600 SQ. FT. OR 0.367 ACRES
MIN. LOT AREA PROVIDED (LOT 500)	2,575 SQ. FT. OR 0.591 ACRES
(LOT 501)	3,347 SQ. FT. OR 0.768 ACRES
MINIMUM LOT WIDTH REQUIRED	25'
LOT WIDTH PROVIDED (LOT 501)	38.0'
(LOT 502)	52.0'
MINIMUM LOT FRONTAGE REQUIRED	25'
LOT FRONTAGE PROVIDED (LOT 501)	38.00'
(LOT 502)	58.18'

**NAOMI L. BROOKS
ELEMENTARY SCHOOL**

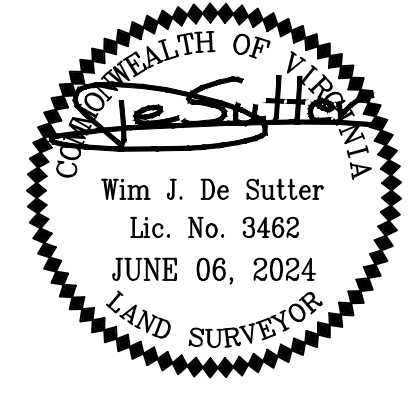
N/F CITY OF ALEXANDRIA
PO BOX 178
ALEXANDRIA, VA 22313
TAX MAP: 053.03-02-02
ZONE: R-5
USE: PUBLIC SCHOOL
INSTRUMENT #160003311

TEXT LEGEND:

- AC = AIR CONDITIONING UNIT
- ADA = AMERICANS W/ DISABILITIES ACT
- APPROX = APPROXIMATE
- BF = BASEMENT FLOOR
- BM = BENCHMARK
- C = CENTERLINE
- CMP = CORRUGATED METAL PIPE
- CO = CLEAN OUT
- CONC = CONCRETE
- DB = DEED BOOK
- DHF = DRILL HOLE FOUND
- E = EAST
- EB = ELECTRICAL BOX
- FF = FINISH FLOOR
- FH = FIRE HYDRANT
- G/L = GAS LINE
- GM = GAS METER
- G/S = GAS SERVICE
- GV = GAS VALVE
- INV = INVERT
- INSTR = INSTRUMENT
- LOC = LOCATION
- LP = LIGHT POLE
- N = NORTH
- N/F = NOW OR FORMERLY
- OHW = OVERHEAD WIRE
- PG. = PAGE
- RCP = REINFORCED CONCRETE PIPE
- RET = RETAINING
- R/W = RIGHT-OF-WAY
- S = SOUTH
- SAN = SANITARY
- SEW = SEWER
- SQ. FT. = SQUARE FEET
- TW = TOP OF WALL
- TYP = TYPICAL
- UGE = UNDERGROUND ELECTRIC
- UGT = UNDERGROUND TELECOMMUNICATIONS
- UP = UTILITY POLE
- VCS = VIRGINIA COORDINATE SYSTEM
- W = WEST
- W/L = WATER LINE
- WM = WATER METER
- W/S = WATER SERVICE
- WV = WATER VALVE

TREE TABLE:

- | |
|---------------------|
| 1) 3" ANDROMEDA |
| 2) 14" HOLLY |
| 3) 12" HOLLY |
| 4) 12" CHERRY |
| 5) 3" CRAPE |
| 6) 6" TREE |
| 7) 6" TREE |
| 8) 4" TREE |
| 9) 6" TREE TWIN |
| 10) 10" MAPLE |
| 11) 12" PEAR |
| 12) 3" CHERRY |
| 13) 3" HIBISCUS |
| 14) 2" TREE CLUSTER |
| 15) 4" TREE |
| 16) 4" TREE CLUSTER |
| 17) 12" HOLLY |
| 18) 4" CHERRY |
| 19) 4" CHERRY |
| 20) 3" CHERRY |
| 21) 3" CHERRY |
| 22) 9" CHERRY |
| 23) 4" TREE CLUSTER |
| 24) 13" ELM |



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 BLUESTONE BUILDERS, LLC, DATED MAY 23, 2024 AND RECORDED AMONG THE LAND RECORDS OF THE CITY OF ALEXANDRIA AT INSTRUMENT #240004508, 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 6TH DAY OF JUNE, 2024.

RC FIELDS & ASSOCIATES, INC.
ENGINEERING • LAND SURVEYING • PLANNING
700 S. Washington Street, Suite 220
Alexandria, Virginia 22314
(703) 549-6422
www.rcfields.com

PRELIMINARY SUBDIVISION PLAT
SHOWING LOTS 500 & 501, A RESUBDIVISION OF LOT 26
BLOCK 2, PART OF SECTION 6
ROSEMONT SUBDIVISION
DEED BOOK 764, PAGE 549
(26 WEST CHAPMAN STREET)
CITY OF ALEXANDRIA, VIRGINIA

DATE	REVISION

DRAWN: KKH
SCALE: 1" = 10'
DATE: 6/6/2024

PRELIMINARY
SUBDIVISION PLAT

SHEET 1 OF 1
FILE: 24-084

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 Thu Jun 20 2024 5:33:54pm



APPLICATION

SUBDIVISION OF PROPERTY

SUB # _____

PROPERTY LOCATION: 26 W. Chapman Street

TAX MAP REFERENCE: 053.03-04-01 **ZONE:** RB

APPLICANT:

Name: Bluestone Builders, LLC

Address: 422 Tyler Place, Alexandria, VA 22302

PROPERTY OWNER:

Name: Bluestone Builders, LLC

Address: 422 Tyler Place, Alexandria, VA 22302

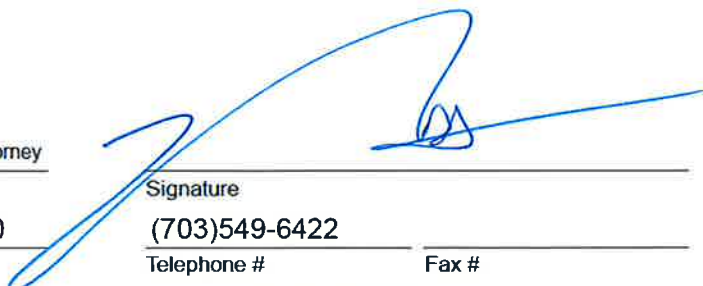
SUBDIVISION DESCRIPTION

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

- THE UNDERSIGNED**, hereby applies for Subdivision in accordance with the provisions of Section 11-1700 of the Zoning Ordinance of the City of Alexandria, Virginia.
- THE UNDERSIGNED**, having obtained permission from the property owner, hereby grants permission to the City of Alexandria staff and Commission Members to visit, inspect, and photograph the building premises, land etc., connected with the application.
- THE UNDERSIGNED**, having obtained permission from the property owner, hereby grants permission to the City of Alexandria to post placard notice on the property for which this application is requested, pursuant to Article XI, Section 11-301 (B) of the 1992 Zoning Ordinance of the City of Alexandria, Virginia.
- THE UNDERSIGNED**, also attests that all of the information herein provided and specifically including all surveys, drawings, etc., required of the applicant are true, correct and accurate to the best of his/her knowledge and belief.

Bluestone Builders, LLC By: Robert D. Brant Agent/Attorney

Print Name of Applicant or Agent
2200 Clarendon Boulevard, Suite 1300
Mailing/Street Address
Arlington VA 22201
City and State Zip Code



Signature
(703)549-6422
Telephone # Fax #
rbrant@thelandlawyers.com
Email address
6/26/2024 - revised
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. Bluestone Builders, LLC	422 Tyler Place, Alexandria, VA 22302	See attachment
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 26 West Chapman Street (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. Bluestone Builders, LLC	422 Tyler Place, Alexandria, VA 22302	See attachment
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. Bluestone Builders, LLC	None	N/A
2.		
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.

6/26/2024 - revised

Bluestone Builders, LLC By: Robert D. Brant Agent/Attorney

Date

Printed Name

Signature



WAIVER OF RIGHT TO AUTOMATIC APPROVAL

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

PROJECT NAME: 26 W. Chapman Street Subdivision

PROJECT ADDRESS: 26 W. Chapman Street, Alexandria, VA 22301

DESCRIPTION OF REQUEST:


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

THE UNDERSIGNED, hereby waives the right to the 45 day automatic approval provision of Section 11-1708 (B)(2) of the Zoning Ordinance of the City of Alexandria, Virginia, for the application stated above.

Date: 06/26/2024

Applicant

Agent

Signature: 

Printed Name: Robert D. Brant Agent/Attorney

DISCLOSURE ATTACHMENT

26 W Chapman St (Tax Map 053.03-04-01)

Bluestone Builders LLC (Title Owner)

422 Tyler PI

Alexandria, Virginia 22302

Timothy Moran 100%

422 Tyler PI

Alexandria VA 22302

Relationship as defined by section 11-350 of the Zoning Ordinance: None.

Bluestone Builders, LLC
422 Tyler Place
Alexandria, VA 22302

Karl Moritz
301 King Street
City Hall, Room 2100
Alexandria, Virginia 22304

Re: Consent to File for a Subdivision application
26 W. Chapman Street, Tax Map No. 053.03-04-01 (the "Property")

Dear Mr. Moritz:

Bluestone Builders, LLC, as owner of the above-referenced Property, hereby consents to the filing of an application for a Subdivision Application on the Property and any related requests by Walsh, Colucci, Lubeley & Walsh, P.C.

Very truly yours,

Bluestone Builders, LLC

By: 

Its: Timothy Moran - Owner - Bluestone Builders, LLC

Date: 6/26/2024