



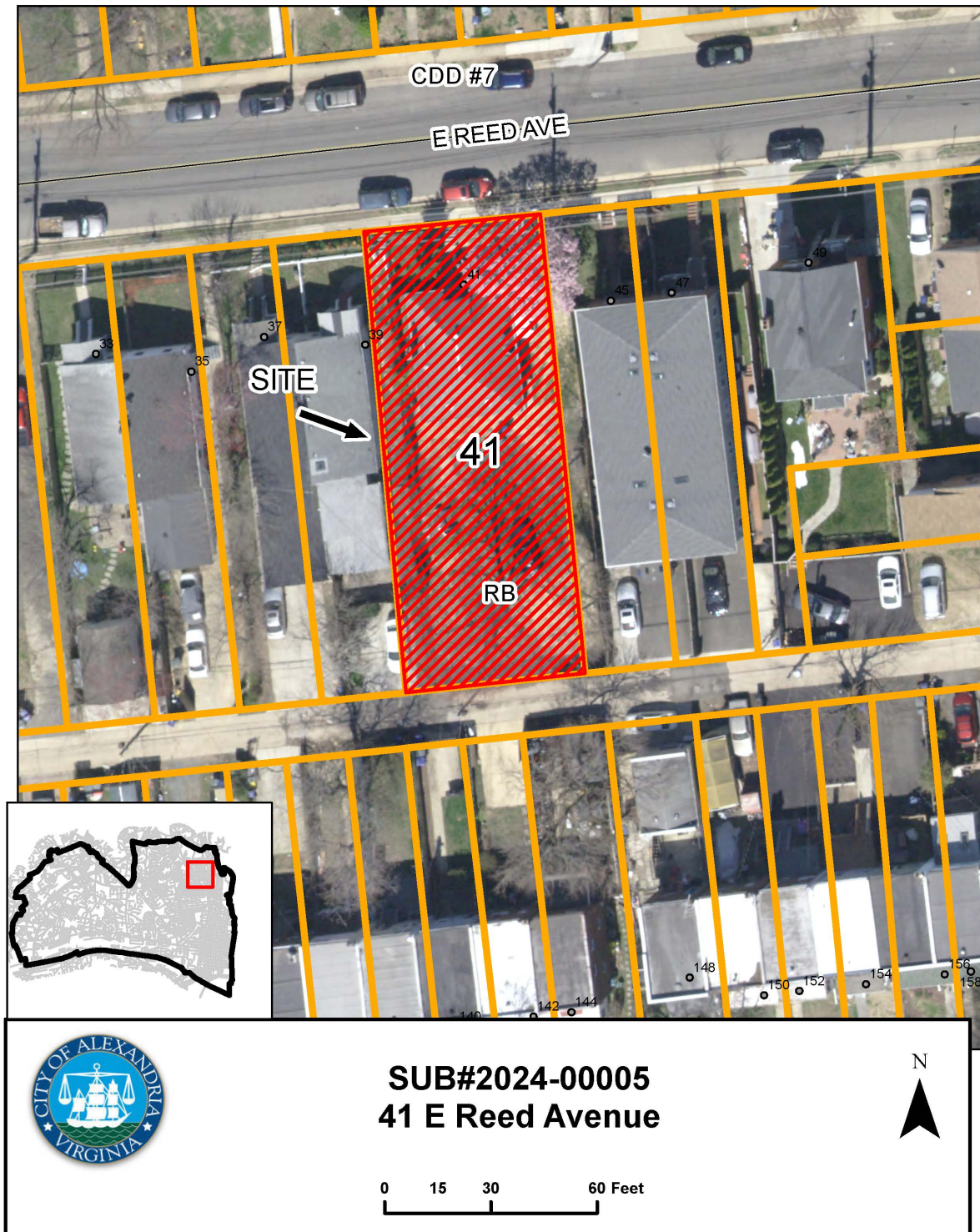
DOCKET ITEM #3
Subdivision #2024-00005
41 East Reed Avenue

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:	June 24, 2024
	Final Plat to be Recorded By:	December 24, 2025
Address: 41 East Reed Avenue	Zone:	RB/Townhouse
Applicant: Stephen Kulinski, Kulinski Group Architects	Small Area Plan:	Potomac West

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

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

PROJECT LOCATION MAP



I. DISCUSSION

The applicant, Stephen Kulinski, requests approval to subdivide the existing lot at 41 East Reed Avenue into two lots. Staff recommends approval of the subdivision request.

SITE DESCRIPTION



Figure 1 – Subject Property (Lot 17)

The subject property, featured in Figure 1, below, contains one rectangular lot of record, addressed 41 East Reed Avenue. The property has a lot size of 6,431 square feet, a lot width of 50 feet, and a lot frontage of 50 feet. Two-unit semi-detached dwellings and townhomes, along with some single-unit dwellings, surround the subject property. There is currently a single-unit dwelling occupying the property that, according to Real Estate records, was built in 1930.

SUBDIVISION BACKGROUND

On January 17, 1950, Section Four of Beaumont Subdivision was created which generally consisted of 25-foot-wide lots with approximately 3,200 square feet of lot area. Because the subject property (Lot 17) existed prior to this subdivision, it is one of the few larger lots in Beaumont (see Figure 2, below).

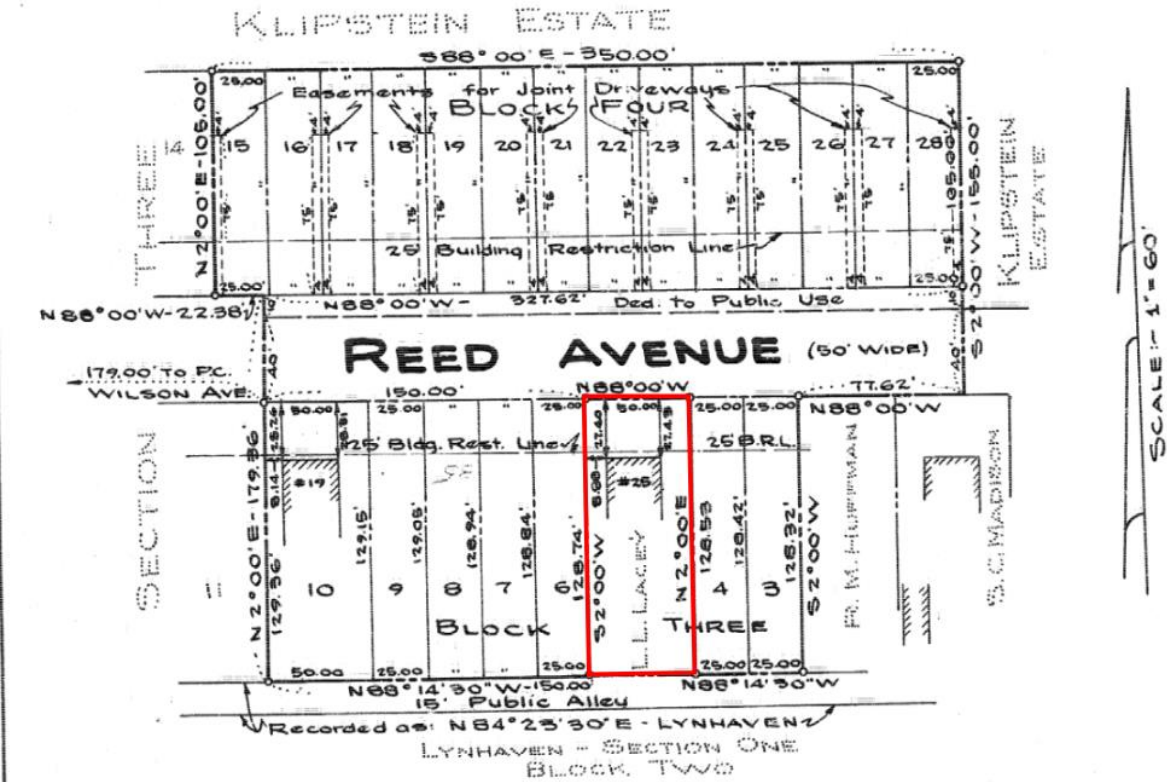


Figure 2 – Original 1950 Section 4 of Beaumont Subdivision (Subject property in red)

PROPOSAL

The applicant requests approval to subdivide Existing Lot 17 into two lots suitable to be developed with a two-unit semi-detached dwelling. Proposed Lot 506 would have 25 feet of frontage and would have a total size of 3,214 square feet. Proposed Lot 507 would have 25 feet of frontage and would have a total size of 3,217 square feet. Both lots would be rectangular in shape. The existing structure is to be demolished. Existing and proposed lots are shown in Figures 3 and 4, below.

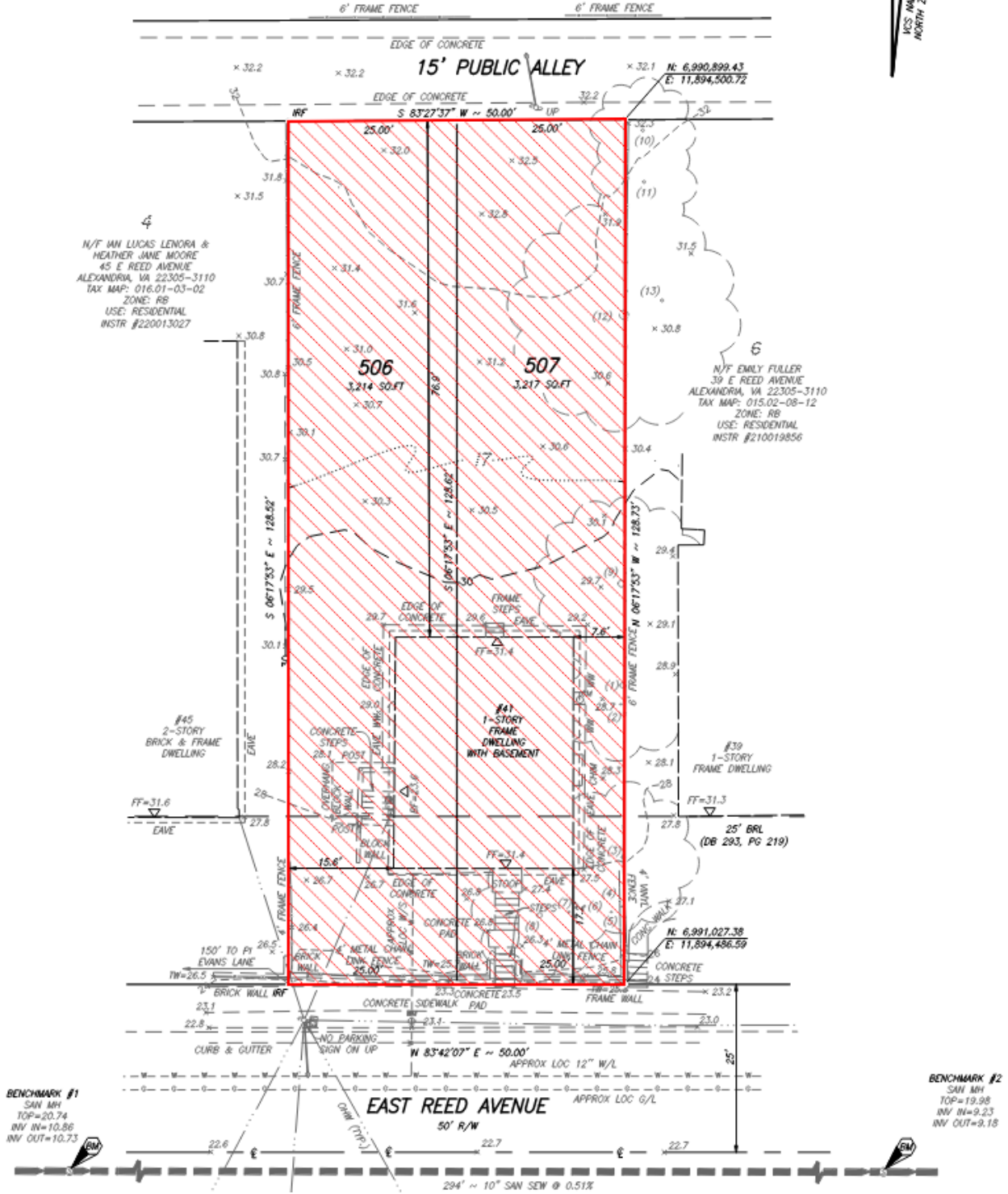


Figure 3 – Existing Lot 17

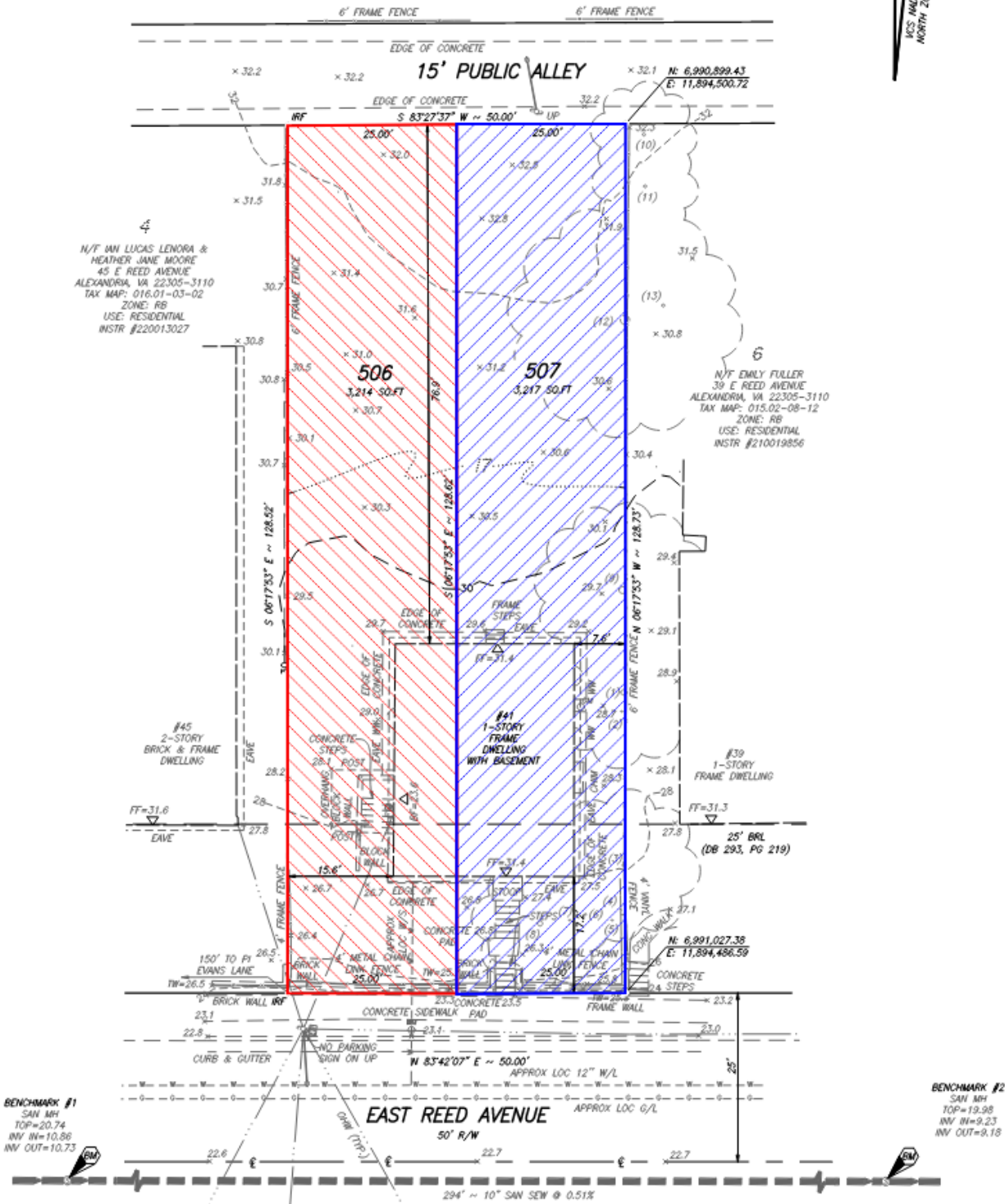


Figure 4 – Proposed Lots (Lot 506 in red, Lot 507 in blue)

ZONING/MASTER PLAN DESIGNATION

The subject property is zoned RB/Townhouse and both proposed lots would be suitable for a semi-detached two-family dwelling as shown in Table 1. Given the proposed lot widths, the new lots would only be

eligible for development with a two-family semi-detached dwelling. This development would be required to comply with all applicable provisions of the Zoning Ordinance.

The property is located within 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.

Table 1 – RB Zoning Requirements

	Required/ Permitted	Existing	Proposed	
		Lot 17	Lot 506	Lot 507
Lot Size	1,980 Sq. Ft.	6,431 Sq. Ft.	3,214 Sq. Ft.	3,217 Sq. Ft.
Width	25 Ft.	50 Ft.	25 Ft.	25 Ft.
Frontage	25 Ft.	50 Ft.	25 Ft.	25 Ft.
Front Yard	17.2 - 26.8 Ft.	17.2 Ft.	N/A	N/A
Side Yard (East)	8 Ft.; 1:3 ratio	15.6 Ft.	N/A	N/A
Side Yard (West)	8 Ft.; 1:3 ratio	7.6 Ft.	N/A	N/A
Rear Yard	8 Ft.; 1:1 ratio	76.9 Ft.	N/A	N/A
Floor Area	0.75	0.15	N/A	N/A

I. STAFF ANALYSIS

Staff recommends approval of the applicant’s subdivision request. The proposal would result in lots that comply with all RB zoning and subdivision requirements. The proposed lots would be substantially similar in character as the lots in Section Four of Beaumont Subdivision in terms of lot shape, area, width, and frontage, as required by Section 11-1710(B). Staff analysis of section 11-1710(B) follows.

A. Neighborhood Character Analysis

Area of Comparison

The applicant’s proposed subdivision would create lots that would feature the same characteristics as similarly situated lots within Section Four of Beaumont Subdivision. The area of comparison is outlined in red in Figure 4, below.

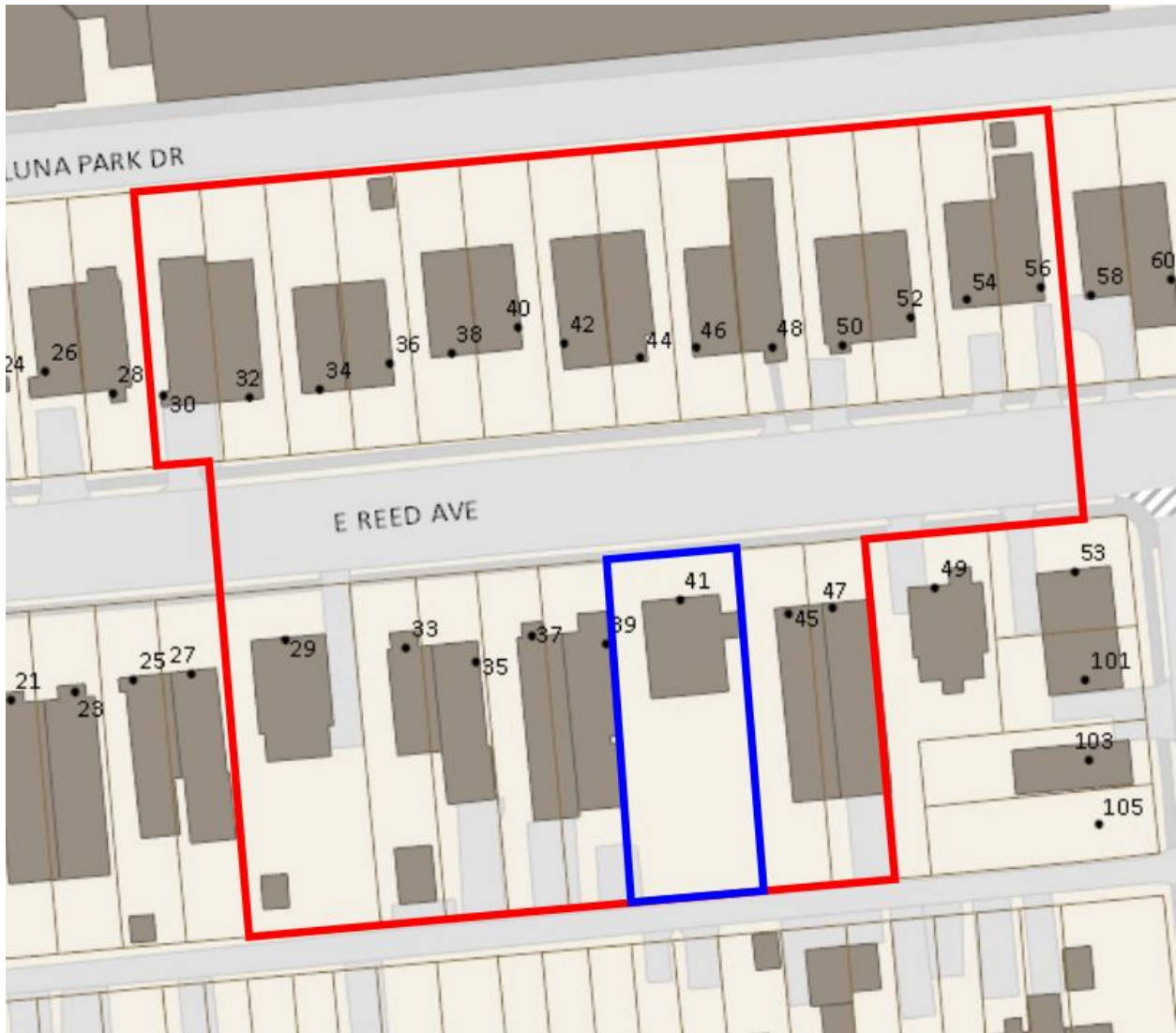


Figure 5 – Area of Comparison (Subject property in blue)

The proposed lots' characteristics are consistent with similarly situated lots in terms of lot sizes, widths, and frontages. These similarly situated lots are comparable to the proposed lots as they are interior lots with frontage on the south side of East Reed Avenue and have similar rectangular shapes and sizes. Staff excluded the lots in Beaumont on the north side of East Reed as these lots are shallower. Analysis of the proposed lots to these similarly situated lots follows.

Lot Analysis

The lot analysis for proposed lots 506 and 507 includes the seven lots outlined in blue in Figure 6. Table 2, below, shows how the proposed lots compare to the similarly situated lots in terms of width, frontage, and size.



Figure 6 – Similarly Situated Lots (outlined in blue)

Table 2 – Lot Analysis

Address	Width	Frontage	Area
Proposed Lot 506	25 Ft.	25 Ft.	3,214 Sq. Ft.
Proposed Lot 507	25 Ft.	25 Ft.	3,217 Sq. Ft.
29 E. Reed Ave.	50 Ft.	50 Ft.	6,450 Sq. Ft.
33 E. Reed Ave.	25 Ft.	25 Ft.	3,225 Sq. Ft.
35 E. Reed Ave.	25 Ft.	25 Ft.	3,225 Sq. Ft.
37 E. Reed Ave.	25 Ft.	25 Ft.	3,225 Sq. Ft.
39 E. Reed Ave.	25 Ft.	25 Ft.	3,220 Sq. Ft.
45 E. Reed Ave.	25 Ft.	25 Ft.	3,212 Sq. Ft.
47 E. Reed Ave.	25 Ft.	25 Ft.	3,200 Sq. Ft.

The proposed lots would be similar in width, frontage, and area to other similarly situated lots. In fact, the lots would be more in character with the other properties in Beaumont as it is currently one of the only lots in the subdivision not developed with a semi-detached two-family dwelling. As such, they would be substantially compatible with established neighborhood character as required by section 11-1710(B). Further, the proposed lots would comply with the RB zone requirements for a two-unit semi-detached dwelling. The RB zone’s minimum lot size and width requirements for two-unit semi-detached dwellings

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.

B. Additional Considerations

Neighborhood Comments

Staff notified the Lynhaven Civic Association (LCA) on May 30, 2024. On June 7, 2024, the president informed staff that the LCA did not have any comments at this time.

II. CONCLUSION

In summary, proposed Lots 506 and 507 would adhere to all subdivision and RB zone requirements. The lots would be substantially similar in character to similarly situated lots.

Subject to the conditions contained in Section II of this report, staff recommends approval of the re-subdivision request.

I. RECOMMENDED CONDITIONS

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

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, Land Use Services Division Chief
 Sam Shelby, Principal Planner

Staff Note: This plat will expire 18 months from the date of approval (September 5, 2025) unless recorded sooner.

II. CITY DEPARTMENT COMMENTS

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

Transportation & Environmental Services:

No comments.

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: 41 E REED AV, ALEXANDRIA VA

TAX MAP REFERENCE: 016.01-03-01 ZONE: RB

APPLICANT:

Name: Kulinski Group Architects, P.C.

Address: 104 N West Street, Alexandria, VA 22314

PROPERTY OWNER:

Name: Cheng Xu (CWXC, LLC) and Xiaowen Xu (CWXD, LLC)

Address: 1333 Belasco Valley Circle, Great Falls, VA 22066

SUBDIVISION DESCRIPTION _____

Request to subdivide parcel for accommodation of two unit semi-detached dwelling on existing parcel zoned RB.

- 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.

Stephen Kulinski (President), Kulinski Group Architects PC

Print Name of Applicant or Agent

104 N West Street

Mailing/Street Address

Alexandria, VA 22314

City and State

Zip Code

Stephen Kulinski

Signature

703-836-7243

Telephone #

Fax #

Steve@KulinskiGroup.com

Email address

04/18/24

Date

ALL APPLICANTS MUST COMPLETE THIS FORM.

The applicant is: *(check one)*

the Owner Contract Purchaser Lessee or Other: Architect 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.

Alexandria City Business License #: 116819-2024

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.

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. Cheng Xu / Single member CWXC, LLC	1333 Belasco Valley Cir Great Falls, Va 22066	100%
2. Xiaowen Xu / Single member CWXD, LLC	Same as above	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 41 E Reed Ave. Alexandria, Va 22305 (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. Cheng Xu / CWXC, LLC	1333 Belasco Valley Cir Great Falls, Va 22066	50%
2. Xiaowen Xu / CWXD, LLC	Same as above	50%
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 require 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 indicated 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. Cheng Xu / CWXC, LLC	No relationship	
2. Xiaowen Xu / CWXD, LLC	No relationship	
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.

4/29/2024 Cheng Xu / Xiaowen Xu Cheng Xu / Xiaowen Xu
Date Printed Name Signature

WAIVER OF RIGHT TO AUTOMATIC APPROVAL

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

PROJECT NAME: 41 E REED AV, ALEXANDRIA, VA

PROJECT ADDRESS: 41 E REED AV, ALEXANDRIA VA

DESCRIPTION OF REQUEST:

~~Request to subdivide parcel for accommodation of two unit semi-detached dwelling on existing parcel zoned RB.~~

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.

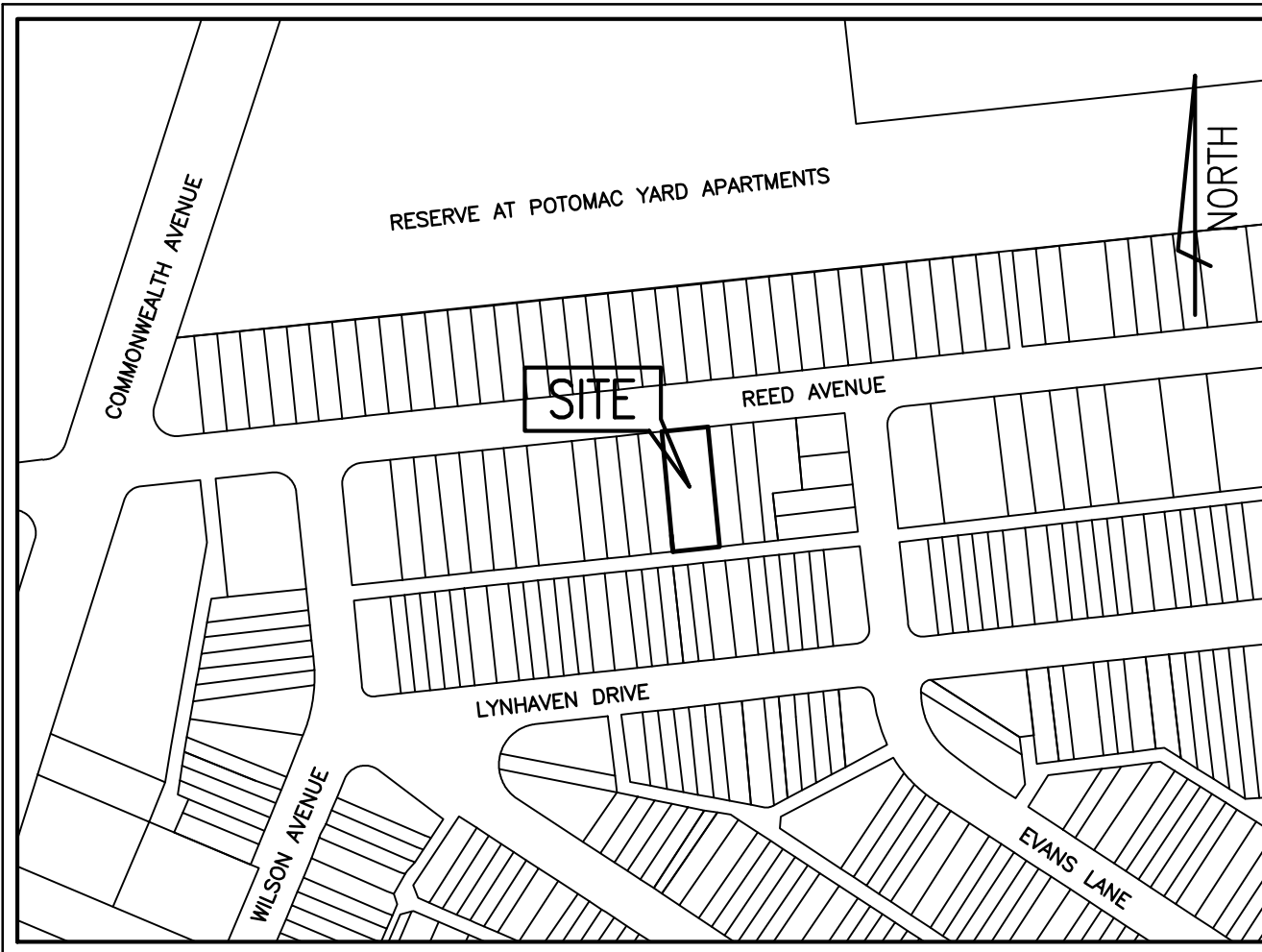
Date: 04/18/24

Applicant

Agent

Signature: *Stephen Kulinski*

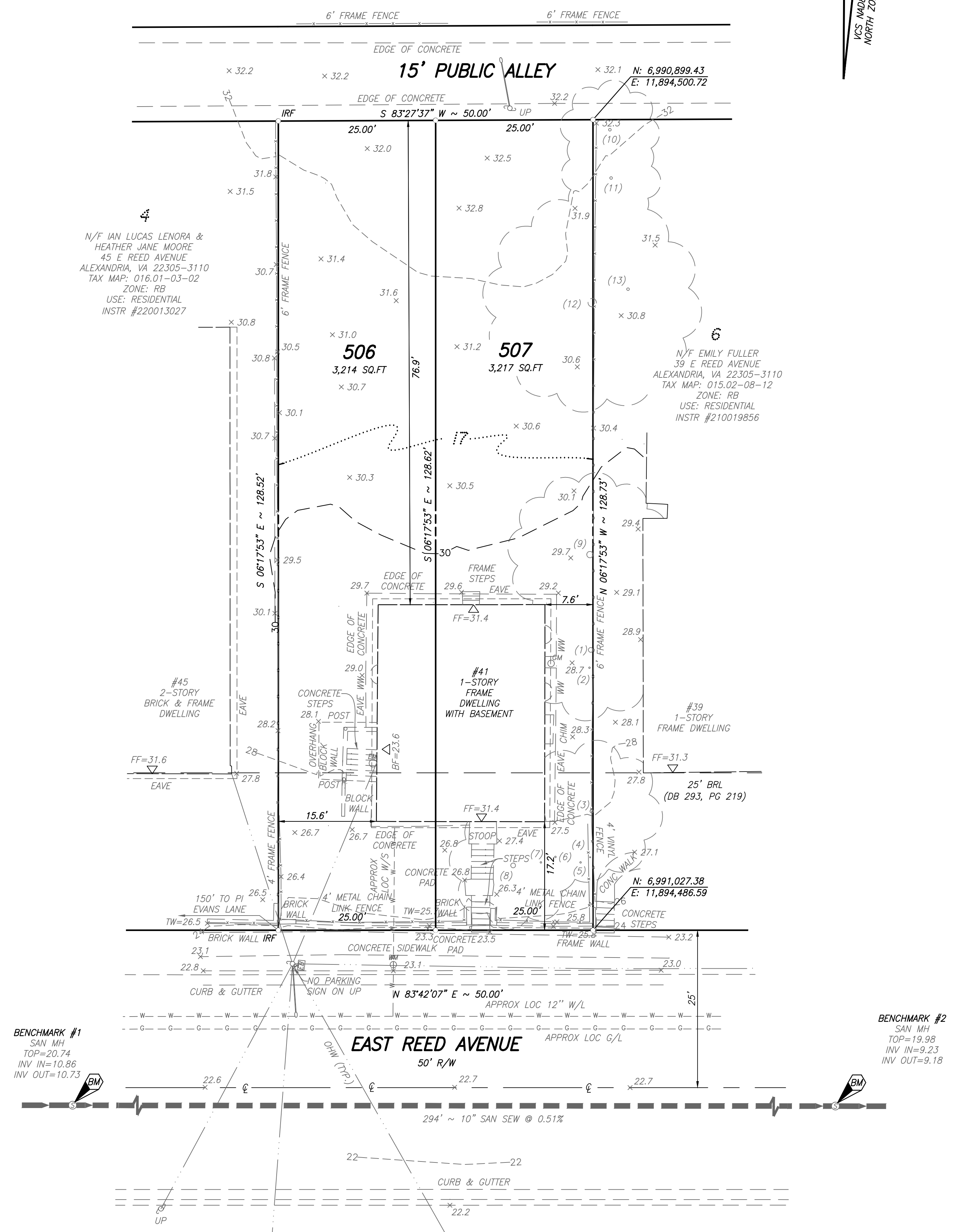
Printed Name: Stephen Kulinski, President - Kulinski Group Architects, P.C.



VICINITY MAP
SCALE 1" = 200'

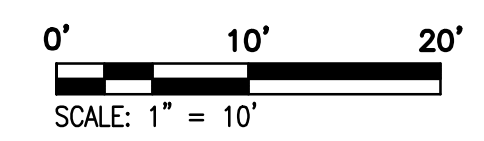
- TEXT LEGEND:**
- ' = DEGREES
 - " = MINUTES (OR FEET)
 - ''' = SECONDS (OR INCHES)
 - % = PERCENT
 - # = NUMBER
 - @ = AT
 - A = ARC
 - APPROX = APPROXIMATE
 - BC = BOTTOM OF CURB
 - BF = BASEMENT FLOOR
 - BM = BENCHMARK
 - BSMT = BASEMENT
 - CL = CLASS
 - C/L = CENTERLINE
 - CLF = CHAIN LINK FENCE
 - 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
 - GM = GAS METER
 - INV = INVERT
 - INSTR = INSTRUMENT
 - INTX = INTERSECTION
 - IRF = IRON ROD FOUND
 - LOC = LOCATION
 - MH = MANHOLE
 - N = NORTH
 - N/F = NOW OR FORMERLY
 - OHW = OVERHEAD WIRE
 - PG = PAGE
 - PVC = POLYVINYL CHLORIDE
 - RET = RETAINING
 - R/W = RIGHT-OF-WAY
 - S = SOUTH
 - SAN = SANITARY
 - SEW = SEWER
 - SQ. FT. = SQUARE FEET
 - STM = STORM
 - SW = SIDEWALK
 - TM = TAX MAP
 - TW = TOP OF WALL
 - TYP = TYPICAL
 - UP = UTILITY POLE
 - VCS = VIRGINIA COORDINATE SYSTEM
 - W = WEST
 - WM = WATER METER
 - WW = WINDOW WELL

- EXISTING TREE TABLE:**
- | | |
|-----|--------------|
| 1) | 9" ELM |
| 2) | 3" DEAD TREE |
| 3) | 6" HACKBERRY |
| 4) | 2" TREE |
| 5) | 3" SPRUCE |
| 6) | 3" SPRUCE |
| 7) | 3" SPRUCE |
| 8) | 9" CEDAR |
| 9) | 12" ELM |
| 10) | 5" TREE |
| 11) | 5" TREE |
| 12) | 16" ELM |
| 13) | 5" FIG |



BENCHMARK #1
SAN MH
TOP=20.74
INV IN=10.86
INV OUT=10.73

BENCHMARK #2
SAN MH
TOP=19.98
INV IN=9.23
INV OUT=9.18



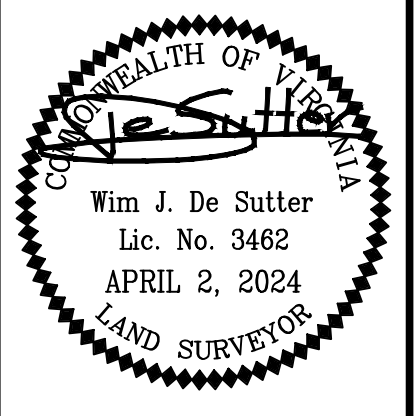
GENERAL NOTES:

1. TAX MAP: #016.01-03-01
2. ZONE: RB
3. OWNER: CWXC & CWXD LLC
1333 BELASCO VALLEY CIR
GREAT FALLS, VA 22066-2242
INSTR #200015415
4. TOPOGRAPHIC SURVEY WAS FIELD RUN BY THIS FIRM. VERTICAL DATUM = NAVD '88 PER FIELD GPS DATA REFERENCED TO THE RTK NETWORK LEICA, SMARTNET.
5. 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.
6. TITLE REPORT FURNISHED BY CHICAGO TITLE INSURANCE COMPANY, FILE NUMBER: 18VA37983-P, DATED 11/03/2018 AND IS RELIED UPON AS ACCURATE BY THE SURVEYOR.
7. PLAT SUBJECT TO RESTRICTIONS OF RECORD.
8. THESE LOTS SHALL UTILIZE THE PUBLIC SANITARY SEWER AND WATER ADJACENT TO THE PROPERTY.
9. 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 #5155190033F.
10. THERE ARE NO KNOWN GRAVE SITES OR OBJECTS MARKING A PLACE OF BURIAL ON THIS SITE.
11. 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.
12. 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.
13. THERE ARE NO FLOODPLAINS OR RESOURCE PROTECTION AREAS (RPA) LOCATED ON THIS PROPERTY.

LOT TABULATION: (RB - SEMI-DETACHED)

TOTAL SITE AREA	6,431 SQ. FT. OR 0.1476 AC.
EXISTING NUMBER OF LOTS	1
PROPOSED NUMBER OF LOTS	2
MIN. LOT AREA REQUIRED	1,980 SQ. FT. OR 0.0455 AC.
MIN. LOT AREA PROVIDED (LOT 506)	3,214 SQ. FT. OR 0.0738 AC.
MIN. LOT AREA PROVIDED (LOT 507)	3,217 SQ. FT. OR 0.0738 AC.
MINIMUM LOT WIDTH REQUIRED	25.00'
LOT WIDTH PROVIDED (LOT 506)	25.00'
LOT WIDTH PROVIDED (LOT 507)	25.00'
MINIMUM LOT FRONTAGE REQUIRED	25.00'
LOT FRONTAGE PROVIDED (LOT 506)	25.00'
LOT FRONTAGE PROVIDED (LOT 507)	25.00'

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



PRELIMINARY SUBDIVISION PLAT
LOTS 506 & 507, RESUBDIVISION OF LOT 17
BEAUMONT
INSTR #200015415
CITY OF ALEXANDRIA, VIRGINIA

DATE	REVISION

DRAWN: SPN/ZZ
SCALE: 1" = 10'
DATE: 04/02/2024

PRELIMINARY SUBDIVISION PLAT

SHEET 1 OF 1
FILE: 24-034

A:\2024\24034\DWG\SUBDIV\24034 - PRELIMINARY RECORD PLAT.dwg
 Thu, Apr 04, 2024 - 8:09:21am