

Subdivision #2025-00004
1702 Dewitt 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:	September 4, 2025
	Approved Plat must be Recorded By:	March 4, 2027
Address: 1702 Dewitt Avenue	Zone:	R-2-5 Residential
Applicant: Wilsons Ventures, LLC	Small Area Plan:	Potomac West

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

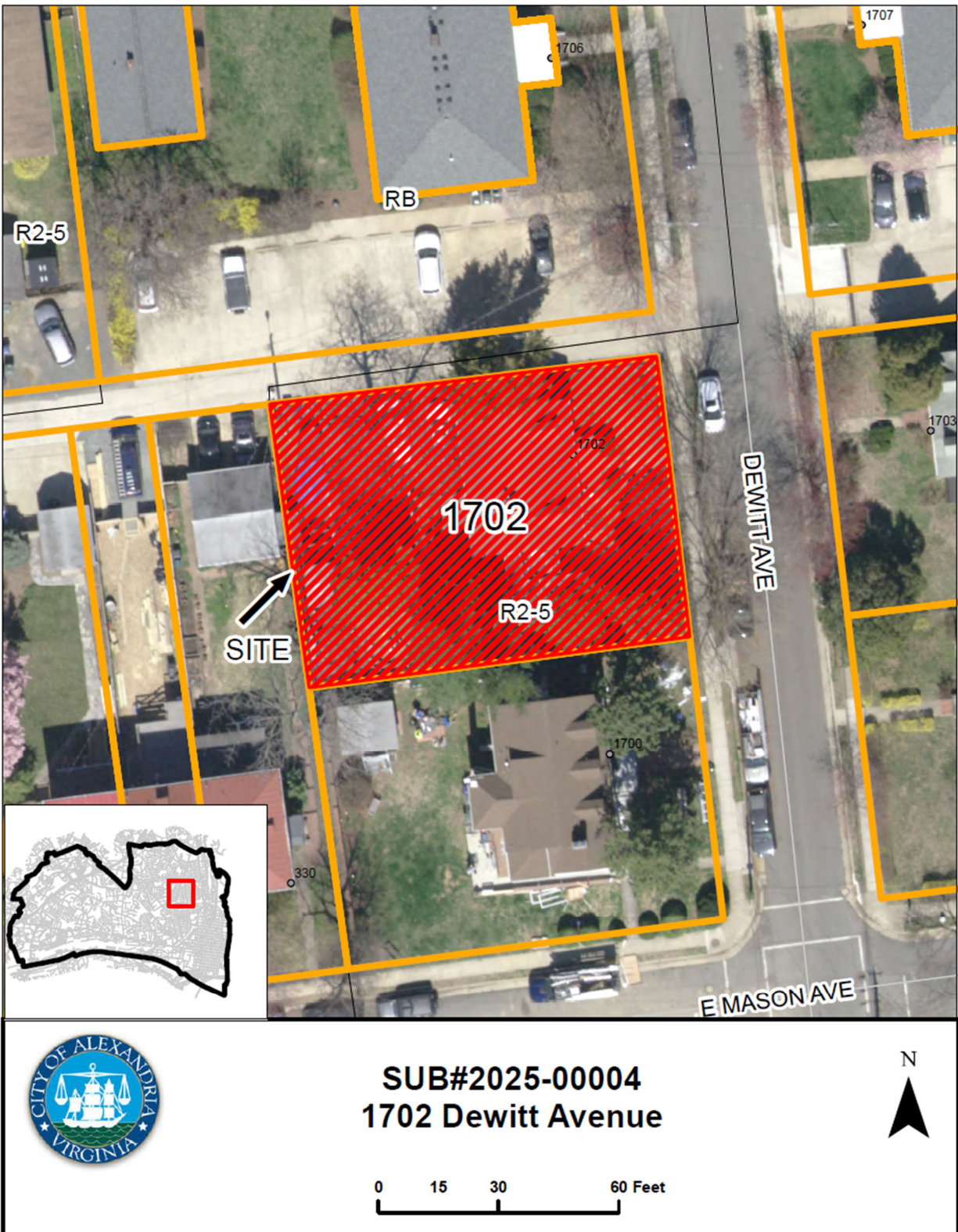
Staff Reviewer: Catie McDonald, catherine.mcdonald@alexandriava.gov
Sam Shelby, sam.shelby@alexandriava.gov

PLANNING COMMISSION ACTION, SEPTEMBER 4, 2025: On a motion by Vice Chair Koenig, seconded by Commissioner Manor, the Planning Commission voted unanimously to approve Subdivision #2025-00004 as amended on the Consent Calendar. The motion carried on a vote of 6-0, with Commissioner Ramirez absent.

Reason: The Planning Commission approved the Subdivision request with the following amendment to Condition #2 as proposed by Staff's memo dated September 4, 2025:

2. **CONDITION AMENDED BY STAFF:**

The applicant shall covenant that the existing dwelling and garage 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 dwelling is demolished. This covenant shall be included in the recorded deed of subdivision and the final subdivision plat. (P&Z)



I. DISCUSSION

The applicant, Alex Wilson of Wilsons Ventures LLC, requests approval to subdivide the existing lot at 1702 Dewitt Avenue into two lots. Staff recommends approval of the subdivision request.

SITE DESCRIPTION

The subject property, featured in Figure 1, below, contains one rectangular lot of record, addressed 1702 Dewitt Avenue. The property has a lot size of 6,742 square feet, a lot width of 71 feet, and a lot frontage of 71 feet. Single unit dwellings, two-unit semi-detached dwellings, and townhomes, along with some condominiums, surround the subject property. There is currently a single-unit dwelling occupying the property that, according to Real Estate records, was built in 1940.

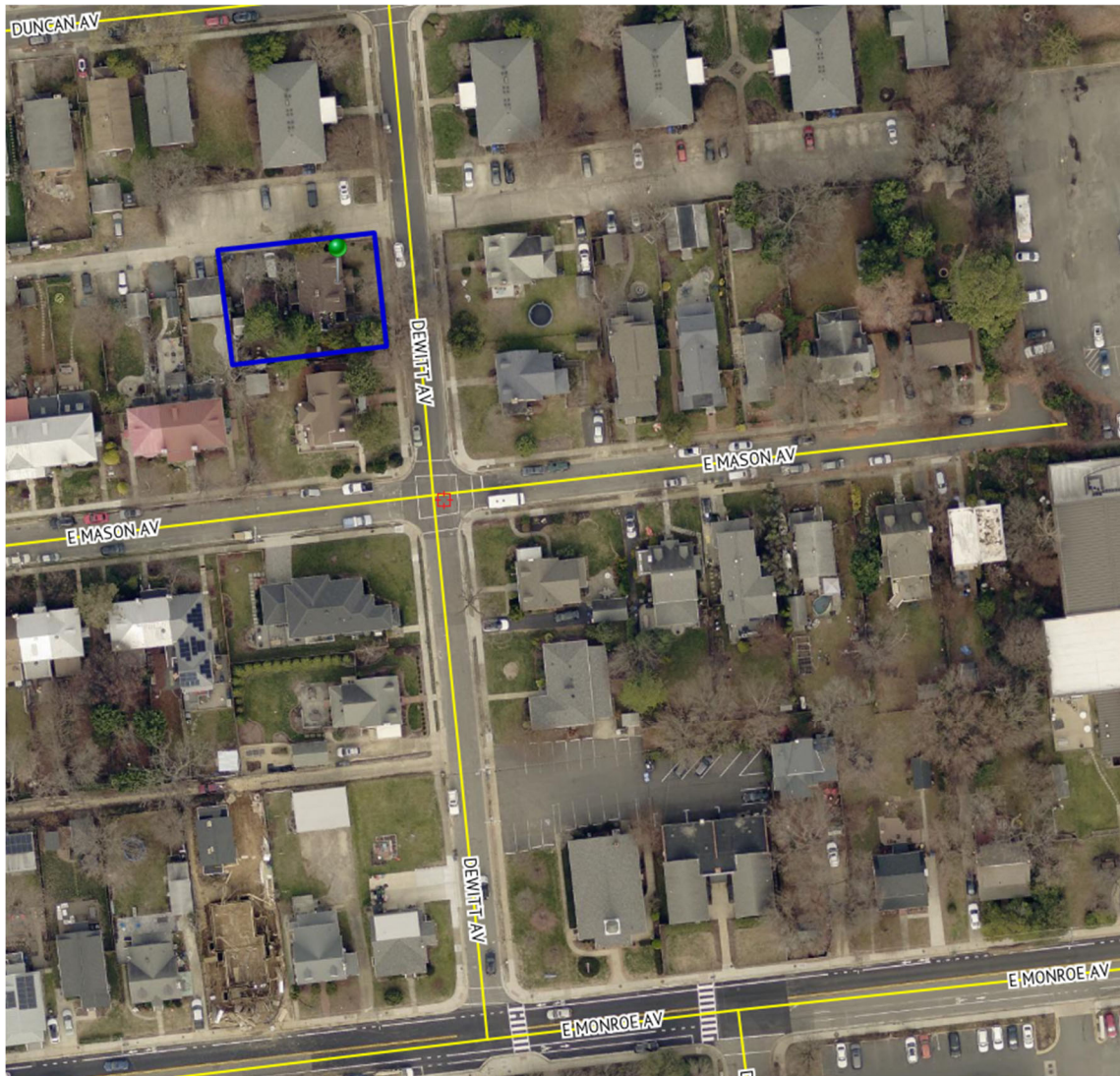


Figure 1 - Subject property

On October 25, 1935, the East Braddock Subdivision was created, consisting of rectangular lots with a variety of lot widths, frontages, and areas; see Figure 2, below. Existing Lot 48 (subject property) was created with the original subdivision. The subject lot has not been re-subdivided since its creation in 1935, however, other lots in the original subdivision have been re-subdivided over time; see Figures 3 and 4, below.

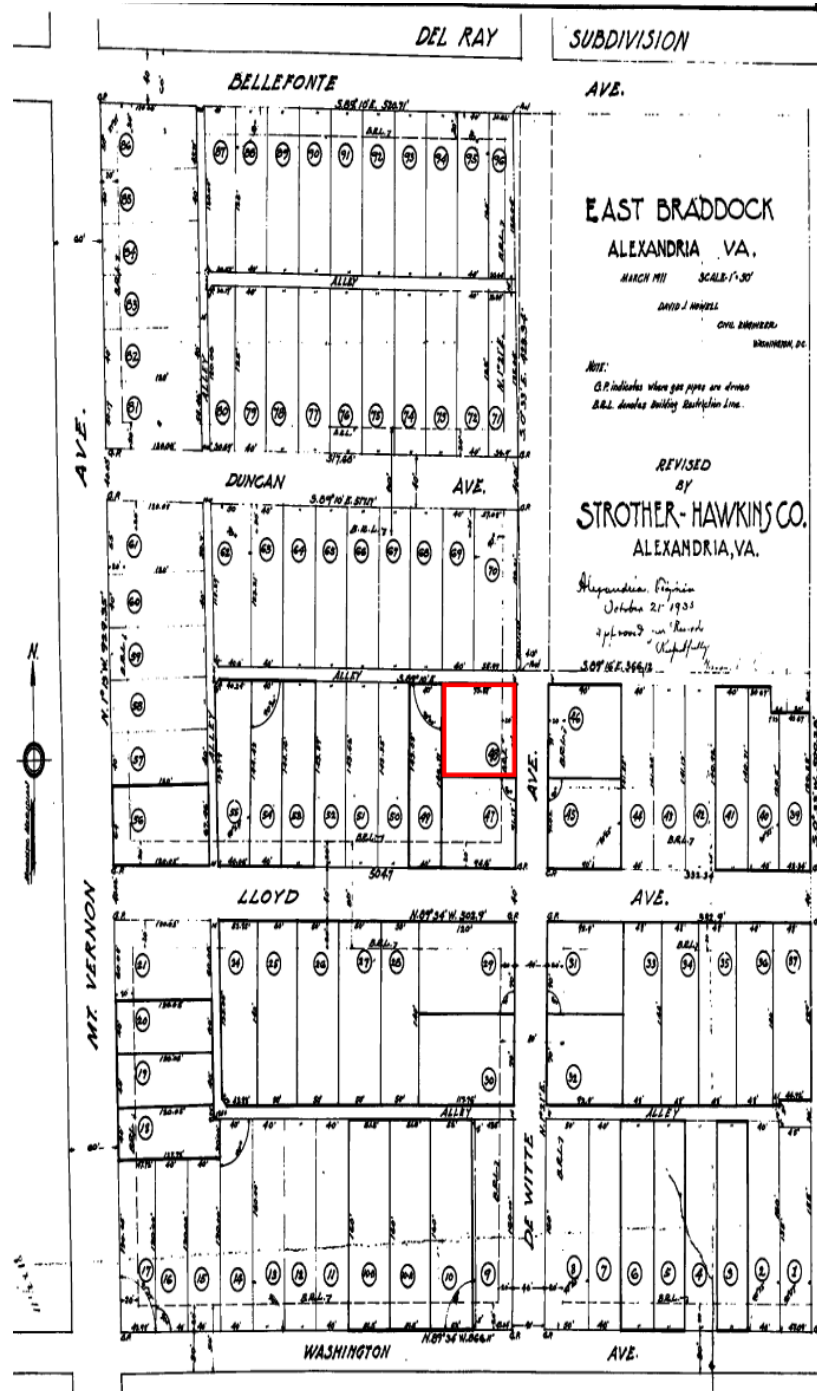


Figure 2 – Original 1935 East Braddock Subdivision (Subject property in red)

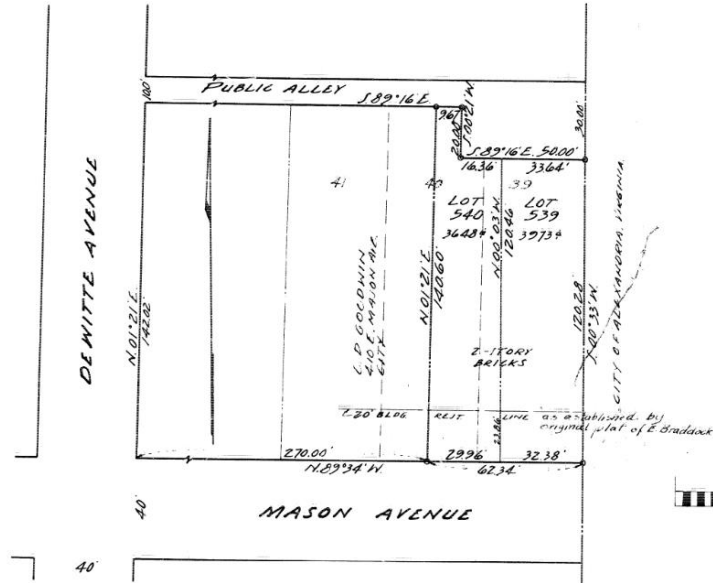


Figure 3 – 1951 Re-subdivision of Lots 39 and 40 of the East Braddock Subdivision

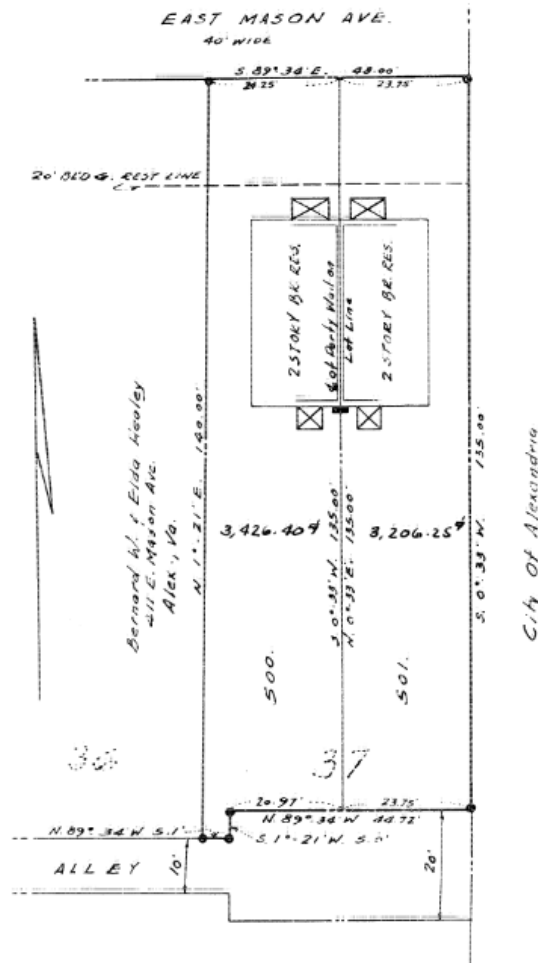


Figure 4 – 1958 Re-subdivision of Lot 37 of the East Braddock Subdivision

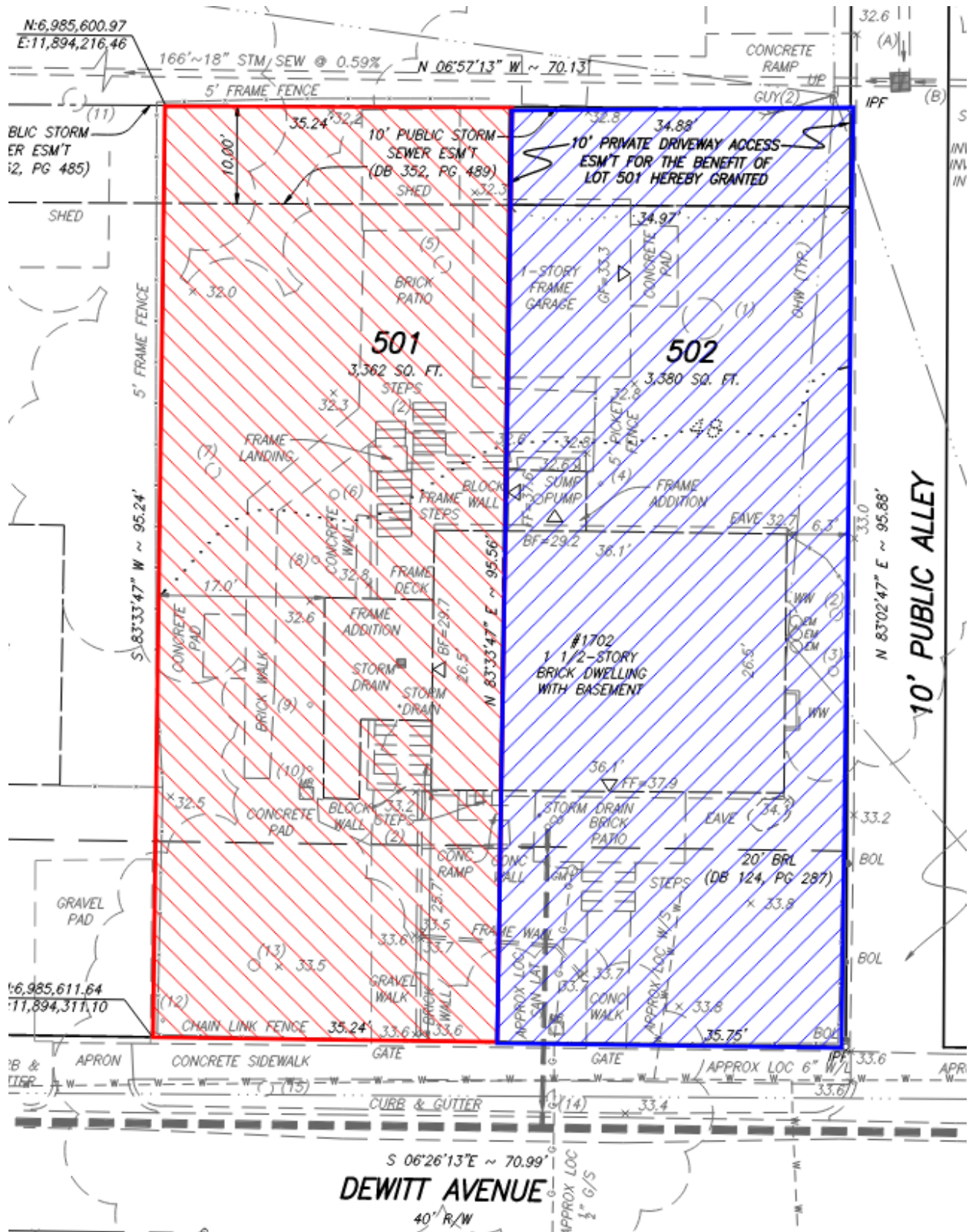


Figure 6 – Proposed Lots (Lot 501 in red, Lot 502 in blue)

ZONING/MASTER PLAN DESIGNATION

The subject property is zoned R-2-5 Residential and both proposed lots would comply with lot requirements for a semi-detached, two-unit dwelling, as shown in Table 1. The R-2-5 zone also permits single-unit dwellings. The proposed lots, however, could not be used for single-unit dwellings as they would not meet the minimum lot size, width, nor frontage requirements. If approved, the re-subdivided lots could only be used for a semi-detached dwelling since all future development must comply with all lot, bulk, and other applicable regulations of the Zoning Ordinance.

The property is located within the Potomac West Small Area Plan Chapter of the Alexandria Master Plan, which designates the property for low-to-medium-density residential uses consistent with the R-2-5 zoning regulations. The proposed lots would comply with the Potomac West Small Area Plan as they would be suitable for low-to-medium-density residential uses and would comply with all R-2-5 zoning requirements for semi-detached, two-unit dwellings.

Table 1: R-2-5 Zoning Requirements

	Required/Permitted	Subject Property	Proposed	
		Existing Lot 48	Lot 501	Lot 502
Lot Size	2,500 Sq. Ft.	6,742 Sq. Ft.	3,362 Sq. Ft.	3,380 Sq. Ft.
Width	25 Ft.	71 Ft.	35.24 Ft.	35.75 Ft.
Frontage	25 Ft.	71 Ft.	35.24 Ft.	35.75 Ft.
Front Yard	14.5 – 22.9 Ft.	25.5 Ft.	Future development required to comply with all bulk and open space provisions.	
Side Yard (North)	7 Ft., 1:3 ratio	6.3 Ft.		
Side Yard (South)		17.0 Ft.		
Rear Yard	7 Ft., 1:1 ratio	36.69 Ft.		
Floor Area	0.45	~0.24		

II. STAFF ANALYSIS

Staff recommends approval of the applicant's subdivision request. The proposal would create lots that comply with R-2-5 zoning requirements for semi-detached, two-unit dwellings and subdivision requirements. The proposed lots would be substantially the same character as the lots in the original subdivision, including similarly situated lots, in terms of lot shape, size, 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 semi-detached, two-unit residential uses and structures permitted by the R-2-5 zone. The proposed lots would meet the R-2-5 frontage requirement which ensures that both lots would provide adequate vehicular, including emergency vehicles, and utility access.

COMPLIANCE WITH SUBDIVISION CHARACTER REQUIREMENTS

The original East Braddock Subdivision has four lots that contain semi-detached two-unit dwellings. The proposed subdivision would re-subdivide the original lot into two new lots and would allow for development with a semi-detached, two-family dwelling. Section 11-1710(B)(1) states that, in determining compatibility of proposed lots, the Planning Commission should consider re-subdivisions within the original subdivision area. The re-subdivisions at 412/414 and 413/415 East Mason Avenue almost directly mirror the proposed re-subdivision. Given this, the proposal would be consistent in terms of lot size, width, and frontage to the other re-subdivided lots.

LOT ANALYSIS

Staff's area of comparison includes all lots in the original subdivision. The area of comparison is shown in Figure 7, below. The original subdivision today consists of commercial properties, as well as residential properties, including single-unit, two-unit (semi-detached and duplex), and townhouse dwellings.

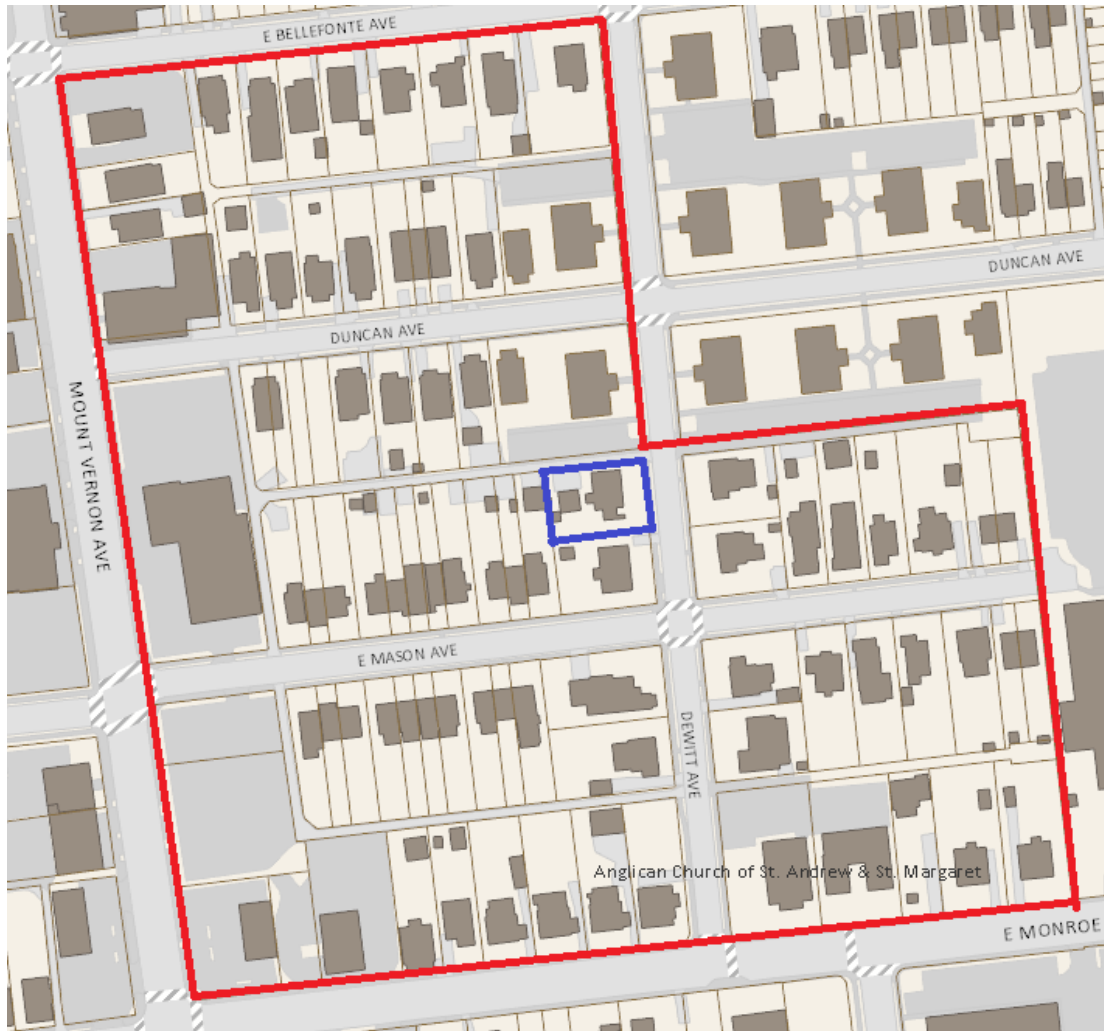


Figure 7 – Area of Comparison (subject property in blue)

Staff considers the following properties outlined in Figure 8, below, as the most similarly situated to the subject property as they are part of the original subdivision, zoned R-2-5, and are interior lots.



Figure 8 – Similarly Situated Lots in blue, subject property in red

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 501	35.24 Ft.	35.24 Ft.	3,362 Sq. Ft.
Proposed Lot 502	35.75 Ft.	35.75 Ft.	3,380 Sq. Ft.
1607 Dewitt Ave.	70 Ft.	70 Ft.	6,510 Sq. Ft.
1608 Dewitt Ave.	70 Ft.	70 Ft.	8,243 Sq. Ft.
1703 Dewitt Ave	71 Ft.	71 Ft.	6,390 Sq. Ft.
404 E. Mason Ave.	40 Ft.	40 Ft.	5,680 Sq. Ft.
405 E. Mason Ave.	48 Ft.	48 Ft.	6,720 Sq. Ft.
406 E. Mason Ave.	40 Ft.	40 Ft.	5,680 Sq. Ft.
407 E. Mason Ave.	48 Ft.	48 Ft.	6,720 Sq. Ft.
408 E. Mason Ave.	40 Ft.	40 Ft.	5,680 Sq. Ft.
409 E. Mason Ave.	48 Ft.	48 Ft.	6,720 Sq. Ft.
410 E. Mason Ave.	60 Ft.	60 Ft.	8,250 Sq. Ft.

411 E. Mason Ave.	48 Ft.	48 Ft.	6,576 Sq. Ft.
412 E. Mason Ave.	29.96 Ft.	29.96 Ft.	3,648 Sq. Ft.
413 E. Mason Ave.	24.25 Ft.	24.25 Ft.	3,426.4 Sq. Ft.
414 E. Mason Ave.	32.38 Ft.	32.38 Ft.	3,973 Sq. Ft.
415 E. Mason Ave.	23.75 Ft.	23.75 Ft.	3,206.25 Sq. Ft.

Because the proposed lots would be well within the ranges of widths, frontages, and areas of 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 R-2-5 zone requirements for semi-detached two-family dwellings only. The R-2-5 zone's minimum lot size and width requirements ensure that properties within the zone are suitable for low-to-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 Del Ray Citizens Association on July 30, 2025, and August 13, 2025. Staff has not received any comment as of August 22, 2025.

III. CONCLUSION

In summary, proposed Lots 501 and 502 would adhere to all subdivision and R-2-5 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.

IV. 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 applicant shall covenant that the existing dwelling and garage 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 dwelling is 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

Staff Note: This plat will expire 18 months from the date of approval unless recorded sooner.

V. CITY DEPARTMENT COMMENTS

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

Transportation & Environmental Services:

- F-1 Any proposed entrance/apron will need to be approved separately, under appropriate cover/application by appropriate City staff. Approval of this plat does not constitute approval of proposed entrances or aprons. (Survey)
- C-1 Comments to be addressed on the final plat: (Survey)
- a. Please add all existing address to the body of the plat, or to associated line of Note #1.
 - b. Please include a new, unique subdivision name in the Plat title block, as well as the proposed lot numbers. New name is largely up to applicant/owner, and example format for Title is something like “Plat Showing, lots 501-502, Wilson Venture’s addition to Braddock, being a subdivision of, (insert ex. Lot #s here), insert ex. Sub. Name here....”
 - c. All property corners (that are not currently in place) will be required to be set prior to final plat approval.
- C-2 Vehicular access to the properties shall be provided via the easement proposed on the plat. (Transportation Planning)

Code Enforcement:

No comments.

Fire:

No comments.

Recreation, Parks & Cultural Activities:

No comments received.

Archaeology:

No comments.

Landscape:

No comments.



APPLICATION

SUBDIVISION OF PROPERTY

TBD

Filing Fee

06/26/2025

Filing Deadline

09/04/2025

Planning Commission Hearing

REQUIREMENTS FOR MAILING NOTICES:

Applicants must send written notice to all abutting property owners. See detailed instructions on "Notice Requirements."

Mail certified or registered notice of hearings between 08/14/2025 and 08/25/2025.

Return notice materials to Department of Planning & Zoning by _____.

WAIVER REQUIRED FOR EARLY SUBMISSIONS:

For any subdivision application submitted 45 days or more prior to the hearing date, the applicant must sign a "Waiver of Right to Automatic Approval" or wait to file the application after the 45-day time limit.



APPLICATION

SUBDIVISION OF PROPERTY

SUB # _____

PROPERTY LOCATION: 1702 Dewitt Ave Alexandria VA 22301

TAX MAP REFERENCE: 13399000

ZONE: R 2-5

APPLICANT:

Name: Alex Wilson

Address: _____

PROPERTY OWNER:

Name: Wilsons Ventures LLC

Address: _____

SUBDIVISION DESCRIPTION

Requesting to subdivide one lot into 2 lots to allow for construction of 2 SEMI-DETACHED dwellings. Granting a private ingress/egress easement for one lot

- ☒ **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.

Alex Wilson

Print Name of Applicant or Agent

Mailing/Street Address

City and State

Zip Code

Signature

Telephone #

Fax #

Email address

06/25/2025

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.

Alex Wilson

[REDACTED ADDRESS]

100%

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.} Alex Wilson	[REDACTED]	100
^{2.} Alex Wilson		
^{3.} Alex Wilson		

2. Property. State the name, address and percent of ownership of any person or entity owning an interest in the property located at 1702 Dewitt Ave Alexandria VA 22301 (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.} Alex Wilson	[REDACTED]	100
^{2.} Alex Wilson		
^{3.} Alex Wilson	869 N Burlington St Arlington VA 22203	

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.} Alex Wilson	NONE	NONE
^{2.} Alex Wilson		
^{3.} Alex Wilson		

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.

06/26/2025

Alex Wilson

Alex Wilson

Digitally signed by Alex Wilson
Date: 2025.06.25 11:24:55 -0400

Date

Printed Name

Signature

WAIVER OF RIGHT TO AUTOMATIC APPROVAL

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

PROJECT NAME: Wilsons Addition

PROJECT ADDRESS: 1702 Dewitt Ave. Alexandria 22301

DESCRIPTION OF REQUEST:

Requesting to subdivide one lot into 2 lots to allow for construction of 2 SEMI-DETACHED dwellings. Also granting a private ingress/egress easement for one lot.

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: 06/25/2025

☒ Applicant

☐ Agent

Signature: Alex Wilson

Digitally signed by Alex Wilson
Date: 2025.06.25 11:24:44 -04'00'

Printed Name: Alex Wilson

DEL RAY

BELLE FONTE

AVE.

ALEXANDRIA, VA.

MARCH 111 SCALE: 1" = 50'

DAVID J. HOYBELL

Civil Liberties

WASH/INQ/PAU, DC

16075.

C.P. indicates where gas pipes are drilled
B.B.L. denotes building Restriction line.

REVISED

87

STROTHER-HAWKINS CO.
ALEXANDRIA, VA.

Stegomyia. Virginia
October 21, 1955

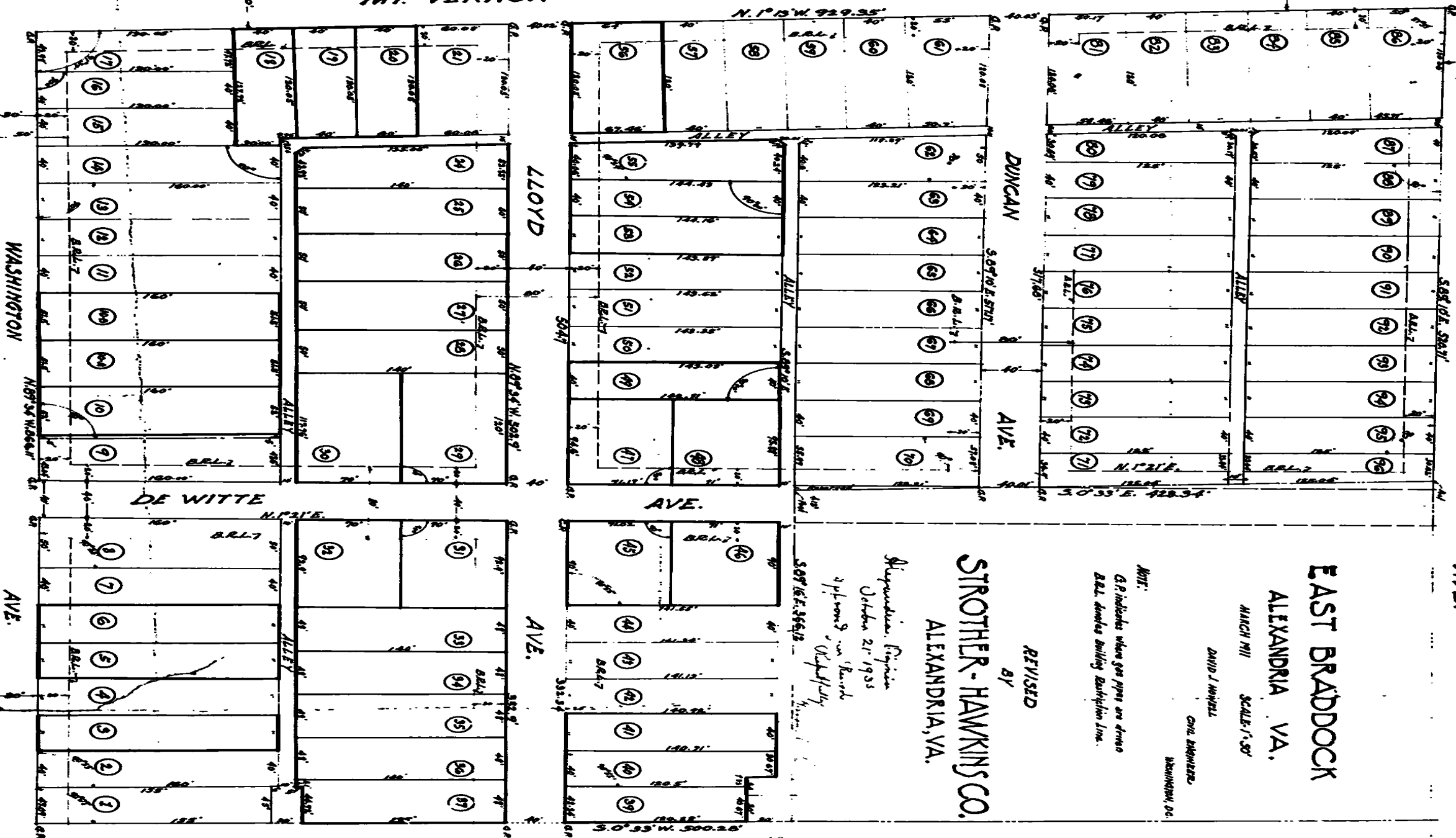
October 21, 1955

applied in French

Stapf/Willg.

309' 16" E. 366' 12"

19





VICINITY MAP
SCALE 1" = 200'

TEXT LEGEND:

° = DEGREES
 ' = MINUTES (OR FEET)
 " = SECONDS (OR INCHES)
 % = PERCENT
 # = NUMBER
 @ = AT
 APPROX = APPROXIMATE
 BM = BENCHMARK
 BOL = BOLLARD
 C/L = CENTERLINE
 DB = DEED BOOK
 E = EAST
 EM = ELECTRIC METER
 FT = FINISH FLOOR
 G/L = GAS LINE
 GM = GAS METER
 G/S = GAS SERVICE
 IFF = IRON PIPE FOUND
 INV = INVERT
 INSTR = INSTRUMENT
 MB = MAIL BOX
 N = NORTH
 N/F = NOW OR FORMERLY
 OHW = OVERHEAD WIRE
 PC = PRICE
 R/W = RIGHT-OF-WAY
 S = SOUTH
 SAN = SANITARY
 SQ. FT. = SQUARE FEET
 TM = TAX MAP
 TYP = TYPICAL
 UP = UTILITY POLE
 W = WEST
 WW = WINDOW WELL

EXISTING TREE TABLE:

- 1) 50" TREE (TWIN)
- 2) 15" TREE
- 3) 12" TREE
- 4) 5" TREE (TWIN)
- 5) 20" TREE
- 6) 11" TREE
- 7) 10" TREE
- 8) 8" TREE
- 9) 6" TREE (TWIN)
- 10) 6" TREE (TWIN)
- 11) 28" TREE
- 12) 4" TREE (CLUSTER)
- 13) 14" TREE (TWIN)
- 14) 16" TREE (TWIN)
- 15) 18" TREE (TWIN)

APPROVED SUBDIVISION CASE NO.

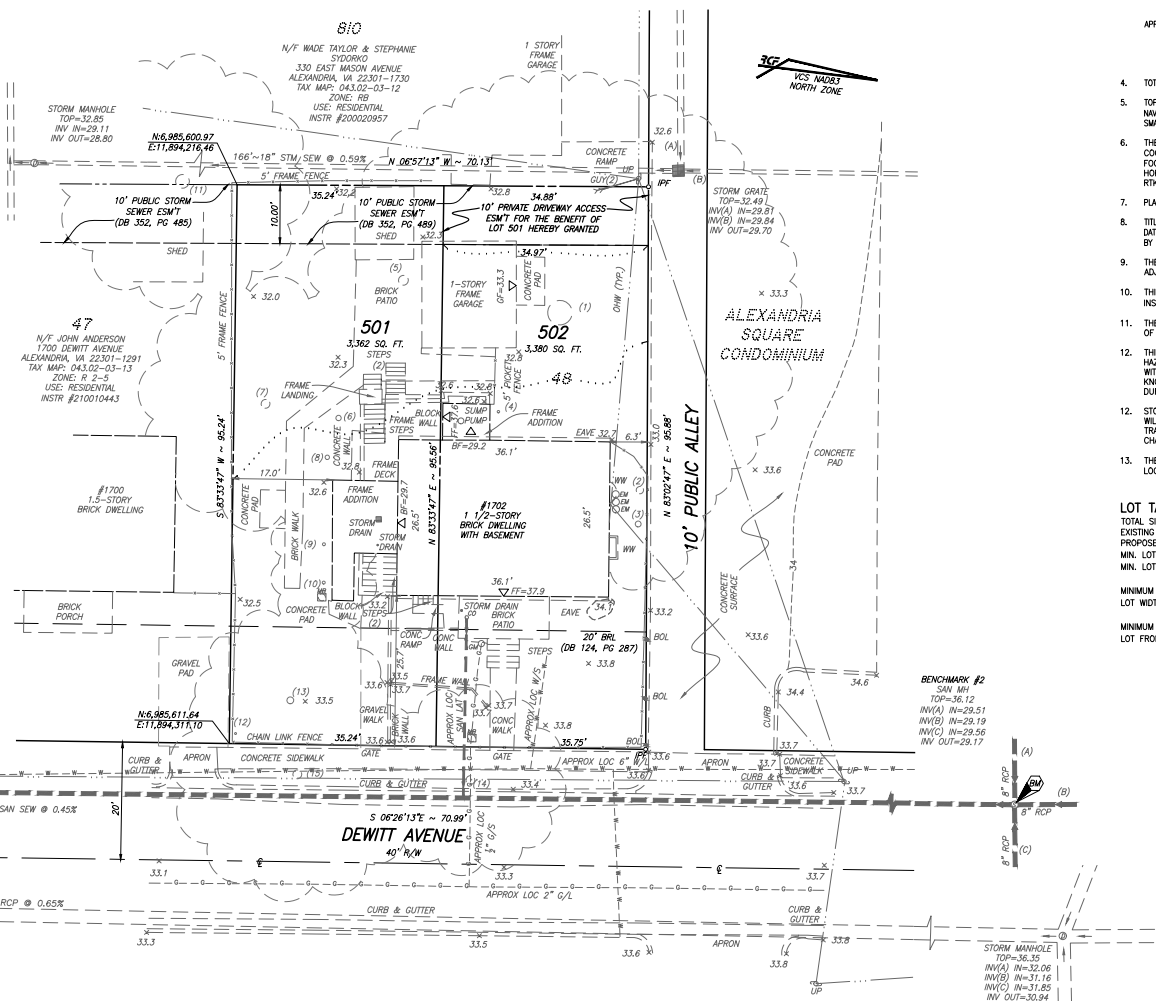
DEPARTMENT OF PLANNING & ZONING

DIRECTOR DATE

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES

DIRECTOR DATE

CHAIRMAN, PLANNING COMMISSION DATE



GENERAL NOTES:

1. TAX MAP: #043.02-03-14
2. ZONE: R 2-5
3. OWNER: WILSON VENTURES, LLC
869 BURLINGTON STREET
ARLINGTON, VA 22203
INSTRUMENT #260005138
- APPLICANT: WILSON VENTURES, LLC
869 BURLINGTON STREET
ARLINGTON, VA 22203
4. TOTAL SITE AREA = 6,742 SQ. FT. OR 0.1548 ACRES
5. TOPOGRAPHIC SURVEY WAS FIELD RUN BY THIS FIRM. VERTICAL DATUM = NAVD 88 PER FIELD GPS DATA REFERENCED TO THE RTK NETWORK LEICA, SMARTNET.
6. 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.
7. PLAT SUBJECT TO RESTRICTIONS OF RECORD.
8. TITLE REPORT FURNISHED BY TRI-COUNTY TILES, INC. CASE NO. 25-0057, DATED 4/15/2025, CASE NO. 25-0057, AND IS RELIED UPON AS ACCURATE BY THE SURVEYOR.
9. THESE LOTS SHALL UTILIZE THE PUBLIC SANITARY SEWER AND WATER ADJACENT TO THE PROPERTY.
10. THIS LOT IS IN ZONE X (UNSHADED) OF THE FEMA FLOOD INSURANCE RATE MAP #5155190033F.
11. THERE ARE NO KNOWN GRAVE SITES OR OBJECTS MARKING A PLACE OF BURIAL ON THIS SITE.
12. 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.
13. 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.
14. THERE ARE NO FLOODPLAINS OR RESOURCE PROTECTION AREAS (RPA) LOCATED ON THIS PROPERTY.

LOT TABULATION (R 2-5)

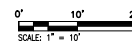
TOTAL SITE AREA	6,742 SQ. FT. OR 0.1548 ACRES
EXISTING NUMBER OF LOTS	1
PROPOSED NUMBER OF LOTS	4
MIN. LOT AREA REQUIRED (INTERIOR LOT)	2,500 SQ. FT. OR 0.0574 ACRES
MIN. LOT AREA PROVIDED (LOT 501)	3,362 SQ. FT. OR 0.0772 ACRES
MIN. LOT AREA PROVIDED (LOT 502)	3,380 SQ. FT. OR 0.0776 ACRES
MINIMUM LOT WIDTH REQUIRED	25.00'
LOT WIDTH PROVIDED (LOT 501)	35.24'
LOT WIDTH PROVIDED (LOT 502)	35.57'
MINIMUM LOT FRONTAGE REQUIRED	25.00'
LOT FRONTAGE PROVIDED (LOT 501)	35.24'
LOT FRONTAGE PROVIDED (LOT 502)	35.75'

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 MAPPING AND/OR ORIGINAL DATA WAS OBTAINED ON MAY 29, 2025; AND THIS PLAT, MAP OR DIGITAL GEOSPATIAL DATA INCLUDING METADATA MEETS MINIMUM ACCURACY STANDARDS UNLESS OTHERWISE NOTED.

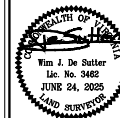
THIS DRAWING IS A SERVICE DOCUMENT OF R.C. FIELDS & ASSOCIATES, INC. AND MAY NOT BE USED OR REPRODUCED WITHOUT THE WRITTEN PERMISSION OF THE ENGINEER AND/OR LAND SURVEYOR.
 EXISTING UTILITIES SHOWN ON THIS PLAN TAKEN FROM AVAILABLE RECORDS AND/OR FROM FIELD OBSERVATIONS. FOR EXACT LOCATIONS OF EXISTING 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.
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625 N. WASHINGTON ST.
 SUITE 100
 ALEXANDRIA, VA 22314
 703.549.6422
 www.rcfields.com

RCF
 ENGINEERING • LAND SURVEYING • PLANNING



PRELIMINARY SUBDIVISION PLAT
 LOT 48
BRADDOCK
 DEED BOOK 124, PAGE 287
 (1702 DEWITT AVENUE)
 CITY OF ALEXANDRIA, VIRGINIA

DRAWN: SPN/SO'B
 SCALE: 1" = 10'
 DATE: 6/24/25

PRELIMINARY
 SUBDIVISION PLAT

SHEET **1** OF **1**
 FILE: **25-091**

City of Alexandria, Virginia

MEMORANDUM

DATE: SEPTEMBER 4, 2025

TO: CHAIR MCMAHON AND MEMBERS OF THE PLANNING COMMISSION

FROM: PAUL STODDARD, INTERIM DIRECTOR
DEPARTMENT OF PLANNING & ZONING

SUBJECT: DOCKET ITEM #3 – SUB #2025-00004 – 1702 DEWITT AVE
DOCKET ITEM #6 – SUP #2025-00032 – 51 E WINDSOR AVE

This memorandum proposes a condition amendment related to demolition of the existing structures on the property addressed 1702 Dewitt Ave. The amended condition would clarify that both the existing garage at the property is also subject to Condition #2. 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.

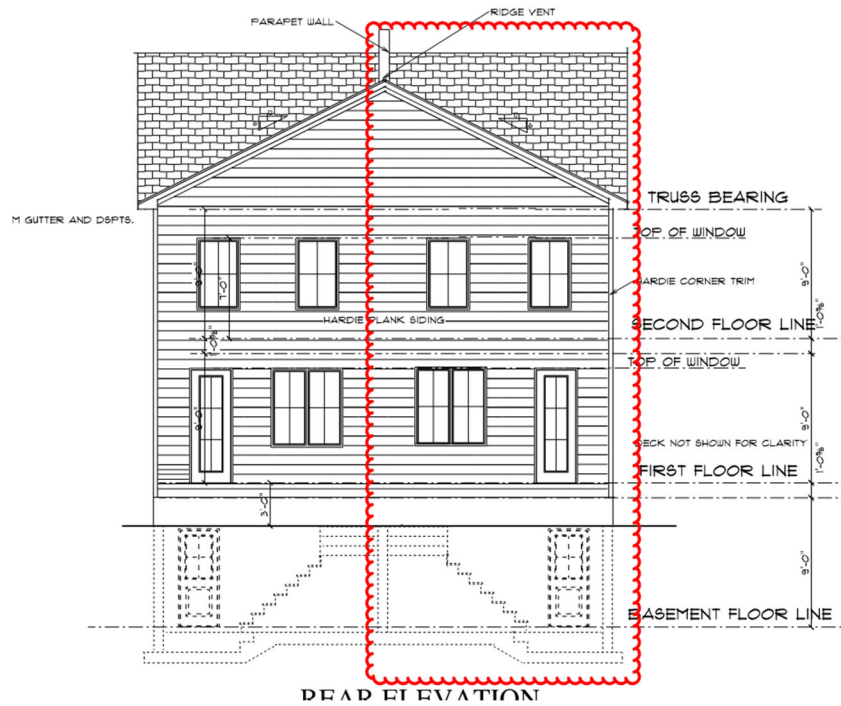
Staff proposes the following change to Condition #2 for SUB2025-00004:

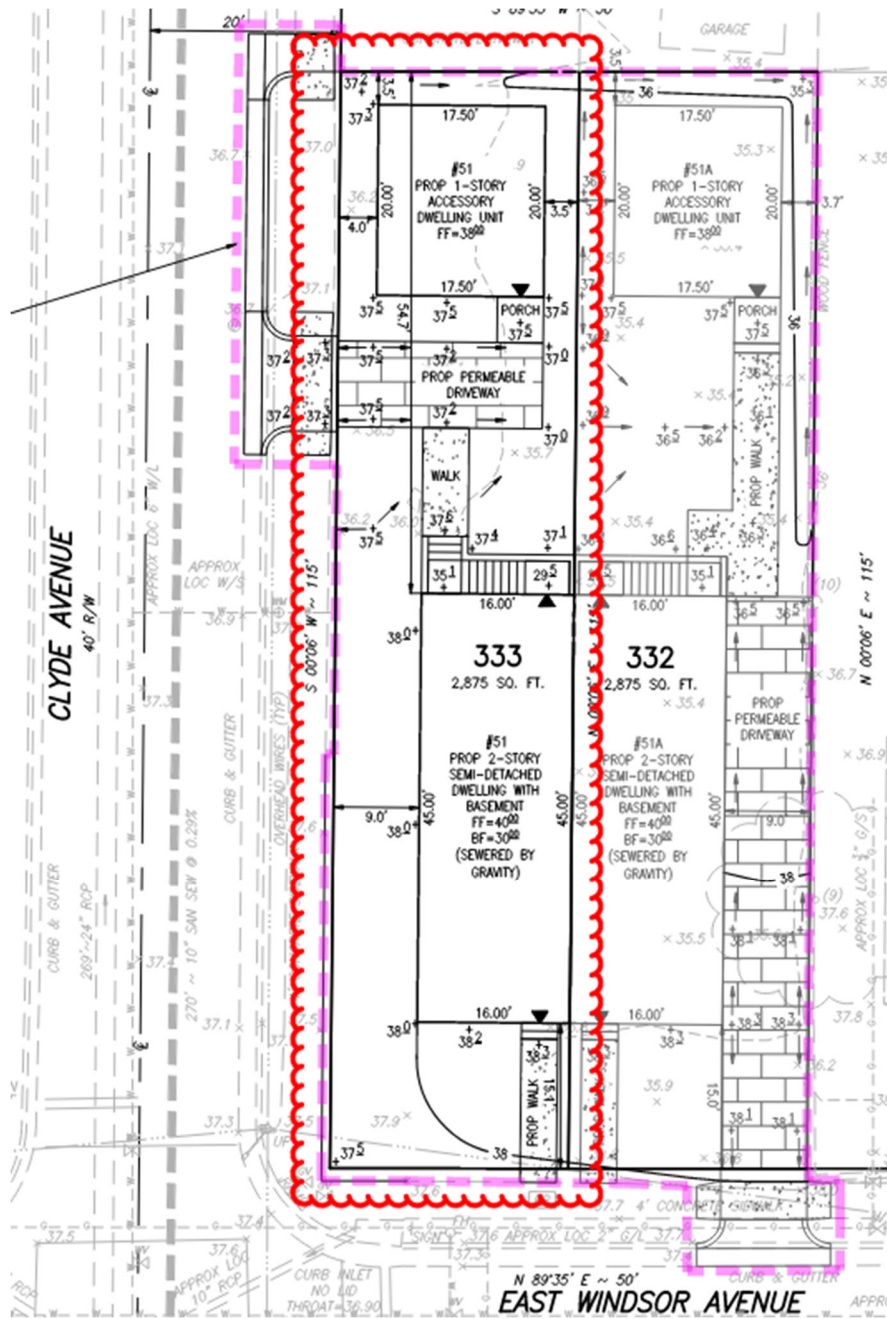
2. **CONDITION AMENDED BY STAFF:**

The applicant shall covenant that the existing dwelling and garage 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 dwelling is demolished. This covenant shall be included in the recorded deed of subdivision and the final subdivision plat. (P&Z)

This memorandum also proposes staff report changes related to the site map images for the property addressed 51 E. Windsor Ave. The amended map images would clarify that, of the two lots of record that make up the property, it is only the corner lot that is substandard.

Staff proposes the following changes to the site map on page 2 and to Figures 2, 5, and 6 on pages 4, 6, and 7, respectively, of the staff report:





Staff continues to recommend approval of both SUB #2025-00004 and SUP #2025-00032 with the above amendments.



[EXTERNAL]Fwd: 1702 Dewitt rezoning

From Alex Wilson <alexrealty21@gmail.com>

Date Thu 9/4/2025 3:32 PM

To Ashley Casimir <ashley.casimir@alexandriava.gov>



J. ALEX WILSON

869 N BURLINGTON ST
ARLINGTON, VA 22203

703-973-0708
ALEXREALTY21@GMAIL.COM

----- Forwarded message -----

From: John <jca.johnanderson@gmail.com>

Date: Thu, Sep 4, 2025 at 9:25 PM

Subject: 1702 Dewitt rezoning

To: Alexrealty21@gmail.com <Alexrealty21@gmail.com>, <catherine.mcdonald@alexandriava.gov>, <sam.shelby@alexandriava.gov>

To Whom It May Concern,

I am writing to provide my support for the rezoning request submitted by my neighbor, Alex Wilson, regarding the property located at 1702 Dewitt Ave.

As an adjacent property owner at 1700 Dewitt Ave, I have reviewed the proposed changes and have no objections to the rezoning. In fact, I believe the rezoning will be beneficial to our neighborhood and community. I am confident that my neighbor will make good use of the property in a way that is consistent with the character of the area.

My only concern relates to the potential for flooding in the area, and I trust that any development or improvements following the rezoning will take appropriate measures to manage stormwater and drainage responsibly.

Please accept this letter as my formal approval of the rezoning request.

Sincerely,
John Anderson
832-866-3348

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