



## DOCKET ITEM #4

***Subdivision #2025-00002***

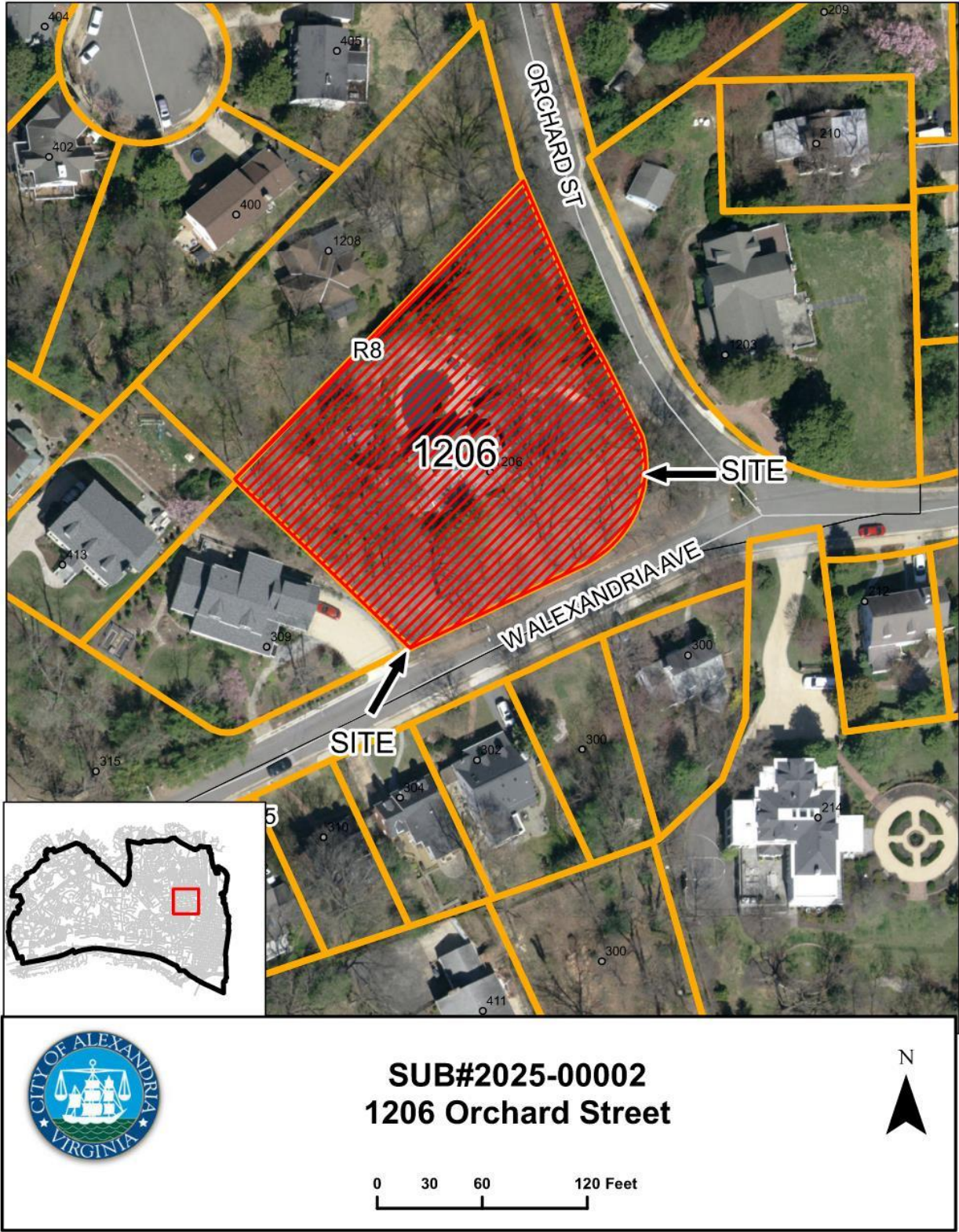
***1206 Orchard Street***

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Application	General Data	
<b>Request:</b> Public Hearing and consideration of a request for a Subdivision to re-subdivide an existing lot into two lots.	<b>Planning Commission Hearing:</b>	May 6, 2025
	<b>Approved Plat must be Recorded By:</b>	November 6, 2026
<b>Address:</b> 1206 Orchard Street	<b>Zone:</b>	R-8/Residential
<b>Applicant:</b> 1206 Orchard, LLC, represented by M. Catharine Puskar, attorney	<b>Small Area Plan:</b>	Northridge/Rosemont

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

**Staff Reviewers:** Catie McDonald, [catherine.mcdonald@alexandriava.gov](mailto:catherine.mcdonald@alexandriava.gov)  
Sam Shelby, [sam.shelby@alexandriava.gov](mailto:sam.shelby@alexandriava.gov)



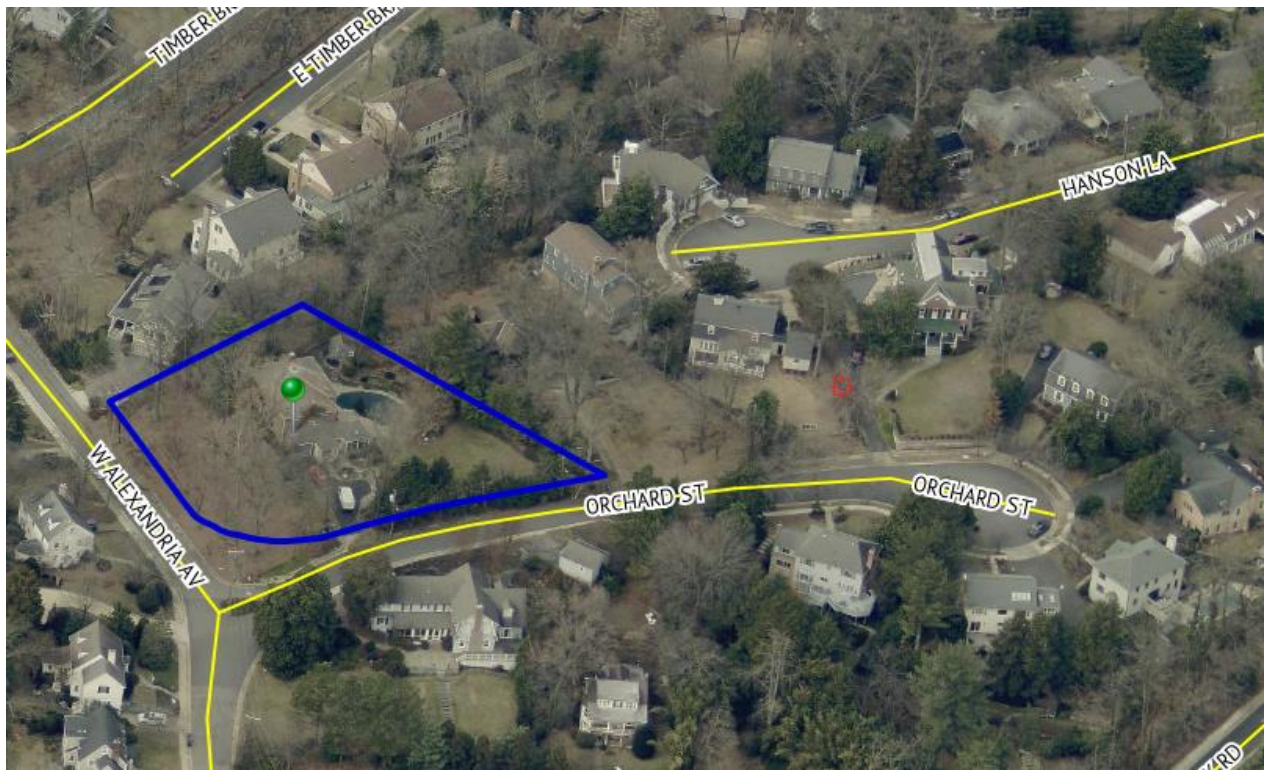


## I. DISCUSSION

The applicant, 1206 Orchard, LLC, represented by M. Catharine Puskar, attorney, requests approval to re-subdivide the existing lot at 1206 Orchard Street into two lots. Staff found that the application meets all requirements and recommends approval of the subdivision request.

### SITE DESCRIPTION

The subject property, featured in Figure 1, below, contains one irregular lot of record located at 1206 Orchard Street. The property is a corner lot at the intersection of Orchard Street and West Alexandria Avenue. It has a lot size of 33,585 square feet; a lot width of 198.48 feet; and has 196.87 and 161.40 feet of frontage along Orchard Street and West Alexandria Avenue, respectively. The lots abutting the subject property all contain single-unit dwellings. A single-unit dwelling currently occupies the subject property.



*Figure 1 – Subject property*

### PROPERTY HISTORY

The subject property was created on June 17, 1974, with the re-subdivision of a portion of the land of Yuri and Sharon G. Ksander, a re-subdivision of Villa No. 15 of the South Braddock Heights Subdivision. This subdivision plat is shown in Figure 2, below. The subject property, Lot 1, is outlined in red.

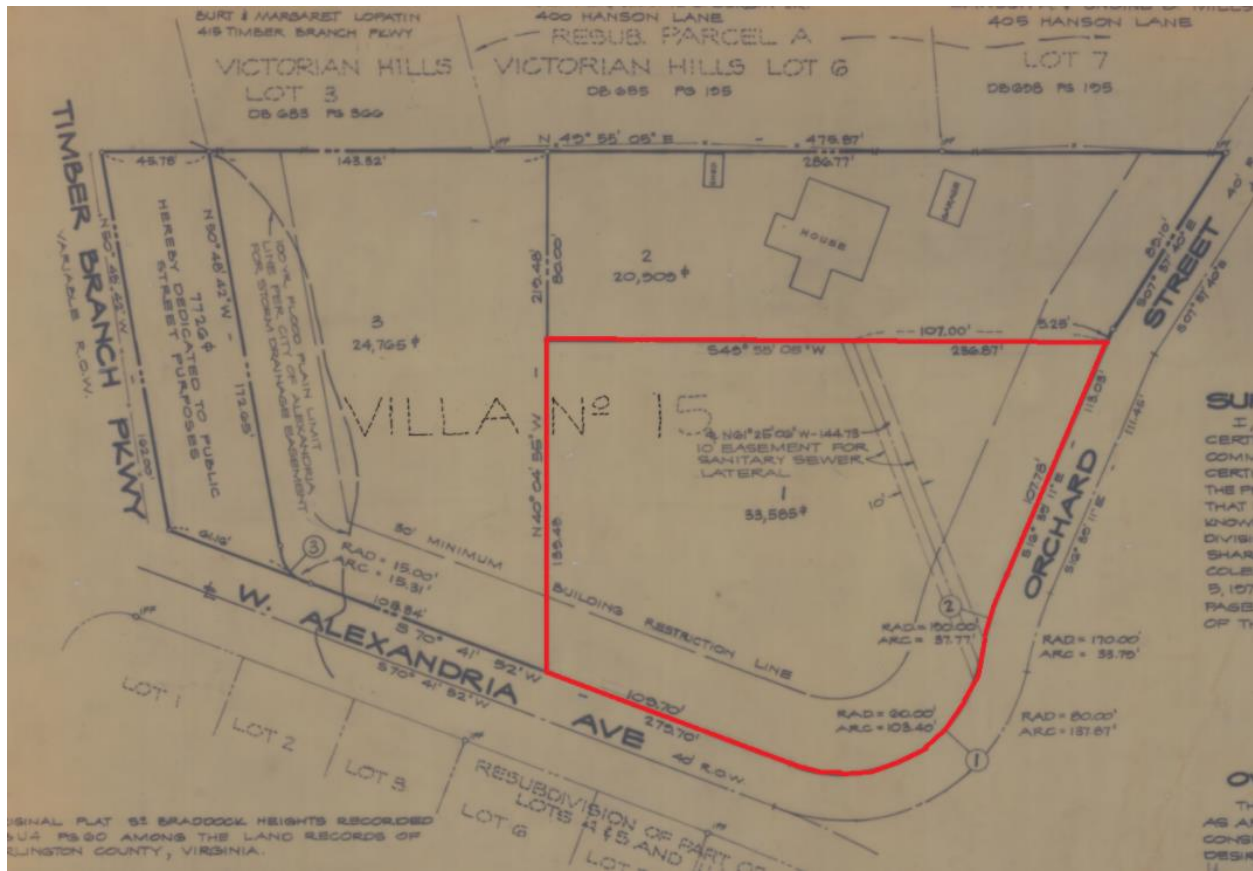


Figure 2: Subdivision of a portion of the land of Yuri & Sharon G Ksander (Re-subdivision of Villa No. 15 of the South Braddock Heights Subdivision). Subject property in red.

Within the original subdivision, Lot 3 is the only one that has been re-subdivided. On July 7, 2014, the Planning Commission approved a re-subdivision of Lot 3 creating new Lots 500 and 501; see Figure 3, below.

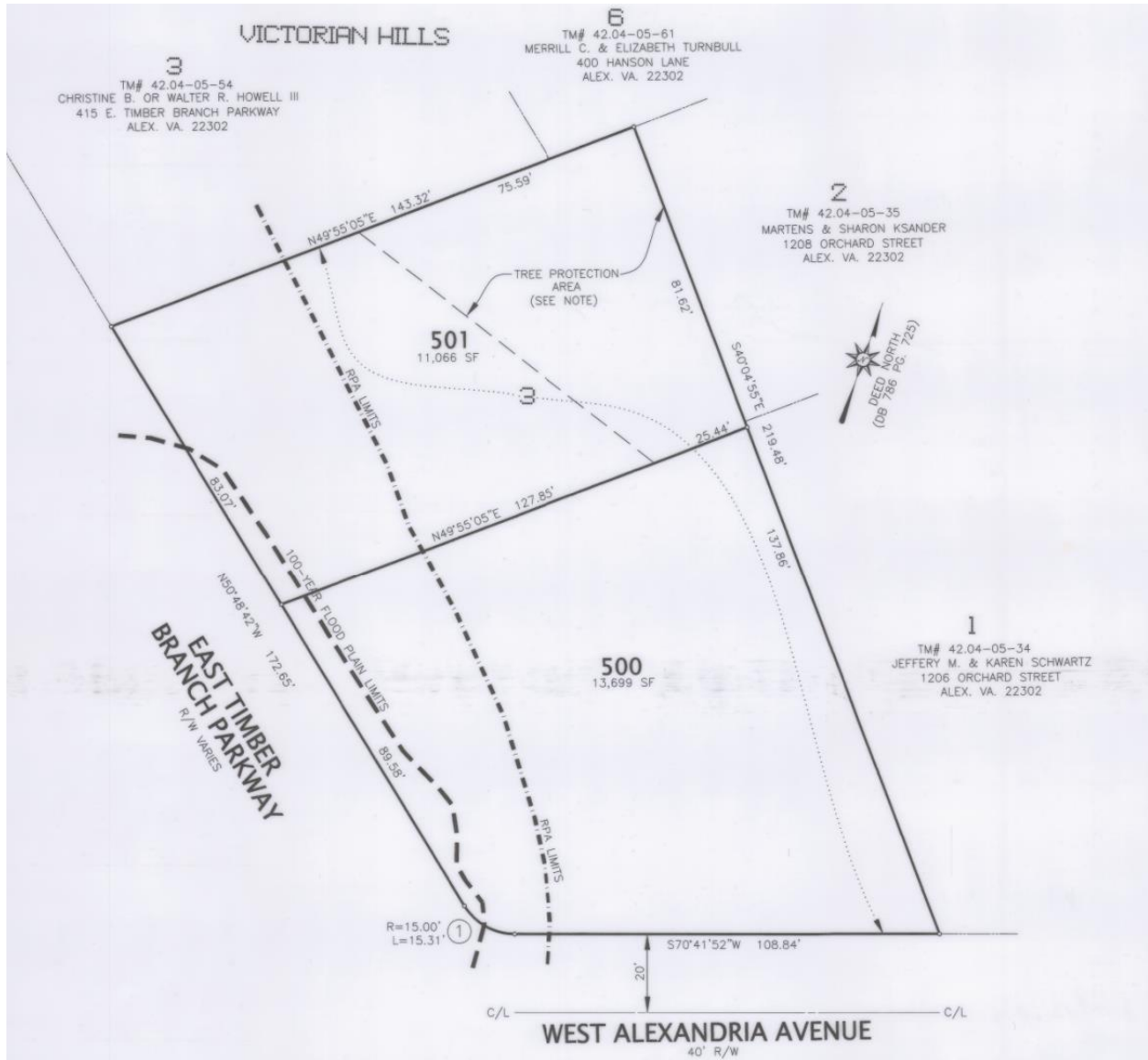


Figure 3 – Re-subdivision of Lot 3 of the re-subdivision of a portion of the land of Yuri & Sharon Ksander

### PROPOSAL

The applicant requests approval to re-subdivide the existing lot into two lots. Both Proposed Lots 505 and 506 would be irregular in shape. Proposed Lot 505 would have 83.21 and 161.41 feet of frontage on Orchard Street and West Alexandria Avenue, respectively. It would be 88.71 feet wide and would have a lot size of 21,193 square feet. Proposed Lot 506 would have a lot frontage of 107.78 feet, a lot width of 106.35 feet, and a lot size of 12,392 square feet. Existing and proposed lots are shown in Figures 4 and 5, below.



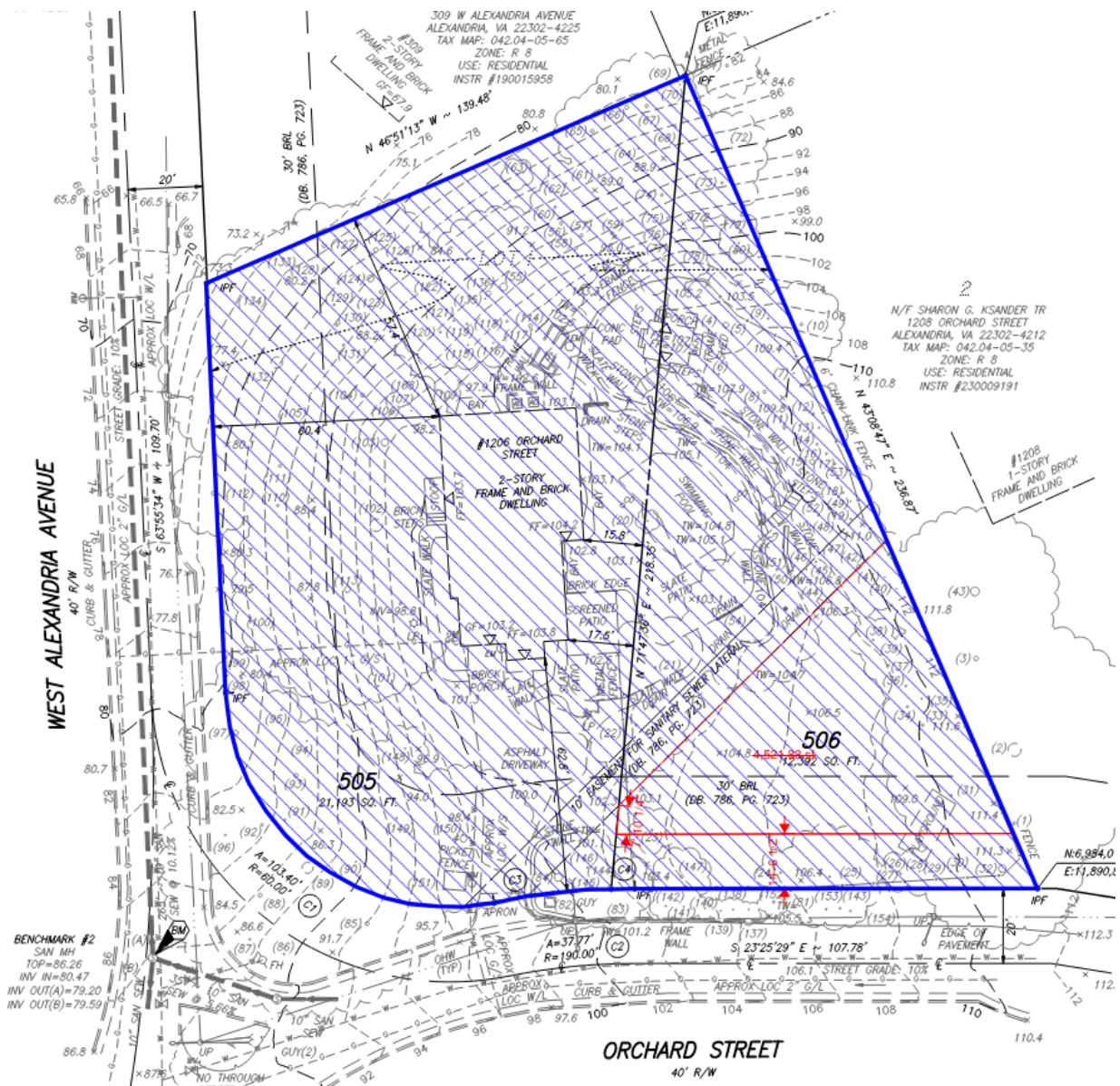


Figure 4 – Existing Lot 1

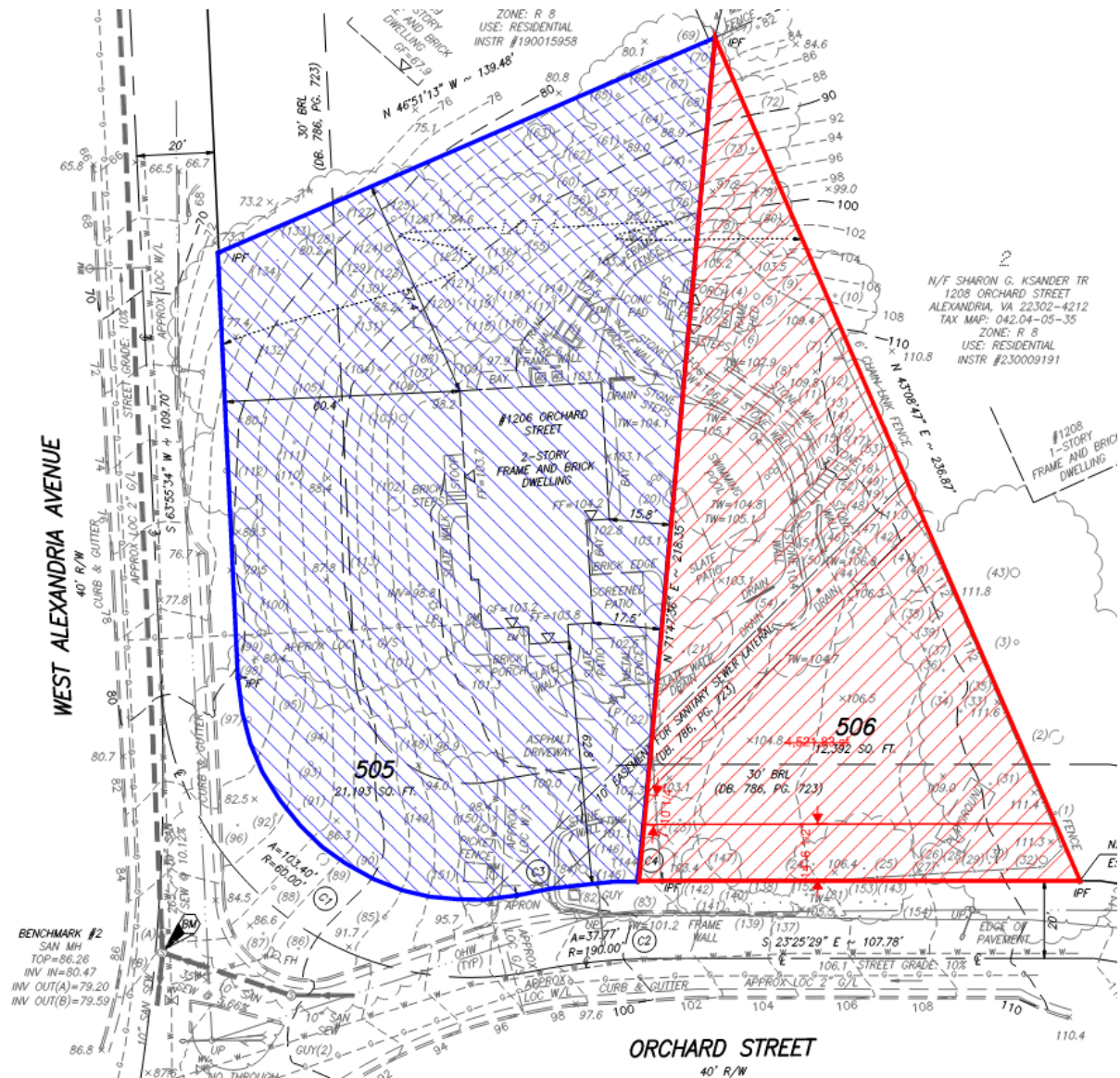


Figure 5 – Proposed Lots (Lot 505 in blue, Lot 506 in red)

### ZONING/MASTER PLAN DESIGNATION

The subject property is zoned R-8/Residential and both proposed lots would comply with all lot requirements for residential dwellings as shown in Table 1. Any future development would be required to comply with all applicable provisions of the Zoning Ordinance.

The property is located within Northridge/Rosemont Area Plan Chapter of the Alexandria Master Plan, which designates the property for low-density residential uses consistent with the R-8 zoning regulations. The proposed lots would comply with the Northridge/Rosemont Area Plan as they would be suitable for low-density residential uses.

Table 1: R-8 Zoning Regulations

	Required/ Permitted	Existing	Proposed	
		Lot 1 (corner)	Lot 505 (corner)	Lot 506 (interior)
Lot Size	8,000 Sq. Ft. (interior) 9,000 Sq. Ft. (corner)	33,585 Sq. Ft.	21,193 Sq. Ft.	12,392 Sq. Ft.
Width	65 Ft. (interior) 80 Ft. (corner)	198.48 Ft.	100.19 Ft.	98.29 Ft.
Frontage	40 Ft.	196.87 Ft. (primary) 161.20 Ft. (secondary)	82.83 Ft. (primary) 161.20 Ft. (secondary)	114.04 Ft.
Front Yard	14.54 Ft.	62.8 Ft. (primary) 60.4 Ft. (secondary)	N/A	N/A
Side Yard (North)	8 Ft.; 1:2 ratio	79.83 Ft.	N/A	N/A
Side Yard (West)	8 Ft.; 1:2 ratio	57.4 Ft.	N/A	N/A
Side Yard (South)	8 Ft.; 1:2 ratio	N/A	N/A	N/A
Floor Area	0.35	~0.12	N/A	N/A

## II. STAFF ANALYSIS

Staff recommends approval of the applicant's subdivision request. The proposal would result in lots that comply with the R-8 zone regulations for residential dwellings and all subdivision requirements. The proposed lots would be substantially the same character as the lots in the original subdivision and other similarly situated lots.

### 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 residential uses and structures as permitted by the R-8 zone. The R-8 zone's lot requirements ensure that properties within the zone are suitable for low-density residential uses as required by the Northridge/Rosemont Small Area Plan Chapter of the City's Master Plan. The proposed lots would meet the minimum lot requirements and could be developed with dwellings that comply with the zone's bulk requirements.

### COMPLIANCE WITH SUBDIVISION CHARACTER REQUIREMENTS

The proposal would comply with Section 11-1710(B) which requires re-subdivided lots to be compatible with the surrounding neighborhood as follows (emphasis added):

No lot shall be resubdivided in such a manner as to detract from the value of adjacent property. **Lots covered by a resubdivision shall be of substantially the same character as to suitability for residential use and structures, lot areas, orientation, street frontage, alignment to streets and restrictions as other land within the subdivision,**



**particularly with respect to similarly situated lots within the adjoining portions of the original subdivision.** In determining whether a proposed lot is of substantially the same character for purposes of complying with this provision, the commission shall consider the established neighborhood created by the original subdivision, evidence of which may be shown by:

- (1) Subdivision plat documents, including amendments to the subdivision over time, as well as the development that has occurred within the subdivision; and
- (2) Land in the same general location and zone as the original subdivision with the same features so as to be essentially similar to the original subdivision area.
- (3) No resubdivision shall be approved which results in the creation or the continuation of a lot, building or structure which does not comply with the provisions of this ordinance, unless the commission expressly authorizes a variation pursuant to section 11-1713 of this ordinance.

Given the original subdivision only includes four lots, two of which front on a different street, staff chose to widen the area of comparison to include other lots that front on Orchard Street pursuant to 11-1710(B)(2). These other lots are similarly situated to the subject property because they are non-through lots that front on Orchard Street. The area of comparison includes both the lots within the boundaries of the original subdivision and these similarly situated lots on Orchard Street. Lot analysis follows in the next section.



*Figure 6 – Area of Comparison (Original Subdivision Lots & Similarly Situated Lots in blue; Subject Property in red)*

### LOT ANALYSIS

The proposed lots would be more similar in size, width, and frontage than the existing lot is to the surrounding lots. The proposed lots would also have dimensions that would be closer to the zone's requirements than the existing lot. Because of this, the proposal would be substantially compatible with established neighborhood character as required by 11-1710(B).

The subject property is currently the largest lot within the area of comparison at about 16,661 square feet larger than the average lot size. It is also 25,585 square feet larger than the R-8 zone's

minimum lot size requirement. Proposed Lots 505 and 506, at 21,193 and 12,392 square feet, respectively, would both be much closer to the area of comparison's average lot size. The proposed lots would be about 4,269 larger and 4,532 square feet smaller than the average lot size within the area of comparison.

Further, the existing lot, at 198.48 feet wide, is about 87 feet wider than the area of comparison's average lot width and 118.5 feet wider than the R-8 zone's minimum lot width. The lot widths for Proposed Lots 505 and 506, at 100.19 and 98.29 feet, respectively, would be much closer to the area of comparison's average lot width (111.5 feet). Additionally, the lot frontages for Proposed Lots 505 and 506, 82.83 feet and 114.04 feet, respectively, would be much closer to the minimum frontage required by the zone and the area of comparison's average frontage. The address, lot width, frontage, and area of all similarly situated lots are shown in Table 2, below.

*Table 2 – Lot Analysis*

<b>Address</b>	<b>Width</b>	<b>Frontage (primary)</b>	<b>Area</b>
Proposed Lot 505	100.19 Ft.	82.83 Ft.	21,193 Sq. Ft.
Proposed Lot 506	98.29 Ft.	114.04 Ft.	12,392 Sq. Ft.
Existing Lot 1	198.48 Ft.	196.87 Ft.	33,585 Sq. Ft.
<i>Average</i>	<i>111.5 Ft.</i>	<i>114.7 Ft</i>	<i>16,924 Sq. Ft.</i>
1203 Orchard Street	169.25 Ft.	165.00 Ft.	26,384 Sq. Ft.
1208 Orchard Street	80.36 Ft.	92.69 Ft.	20,909 Sq. Ft.
1399 Orchard Street	145.17 Ft.	191.34 Ft.	16,504 Sq. Ft.
1402 Orchard Street	70.38 Ft.	47.09 Ft.	12,984 Sq. Ft.
309 West Alexandria Avenue	125.17 Ft.	108.84 Ft.	13,699 Sq. Ft.
413 Timber Branch Parkway	78.34 Ft.	83.07 Ft.	11,066 Sq. Ft.

Because the proposed lots would be similarly sized to the lots within the area of comparison, staff finds that they would be substantially compatible with the established neighborhood character as required by section 11-1710(B). Further, the proposed lots would comply with the R-8 zone requirements for residential dwellings.

#### NEIGHBORHOOD OUTREACH AND COMMENTS

Staff notified the Rosemont Citizens Association of the request on March 5, 2025 and has not received comments to-date.

### **III. CONCLUSION**

In summary, proposed Lots 505 and 506 would adhere to all subdivision and R-8 zone requirements. The lots would be substantially similar in character to lots within the required area of comparison.

Subject to the conditions contained in Section IV 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 conditions:

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 any existing structure or portion of existing structure that does not comply with the R-8 zone's minimum side yards shall be demolished before either of the following may occur: (a) City approval of any building permits to construct any new structures on Proposed Lot 505 or 506 or (b) sale of the re-subdivided lots to individual owners. This covenant shall expire when the subdivided lots are consolidated or the aforementioned structures are 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

## **V. CITY DEPARTMENT COMMENTS**

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

### Planning & Zoning

F-1 The site is located within a Tier IV Sidewalk Gap location. Subdivision shall not preclude the City, or others, from the provision of sidewalks on either Orchard and/or W. Alexandria Ave. (Transportation Planning)

### Transportation & Environmental Services:

F-1 Several existing features (pool, ‘porch’, stone walls) will be bifurcated by proposed property line, leaving portions of each on 2 different lots. (Survey).

F-2 Typo on one of the owners’ names, please correct prior to any final plat submission. (Survey).

### Code Enforcement:

No comments.

### Fire:

No comments.

### Recreation, Parks & Cultural Activities:

No comments received.

### Archaeology:

No comments.

### Landscape:

No comments.



## APPLICATION

### SUBDIVISION OF PROPERTY

SUB # \_\_\_\_\_

PROPERTY LOCATION: 1206 Orchard Street

TAX MAP REFERENCE: 042.04-05-34

ZONE: R-8

#### APPLICANT:

Name: 1206 Orchard, LLC

Address: \_\_\_\_\_

#### PROPERTY OWNER:

Name: Jeffrey M. Peisch or Karen Schwartz

Address: \_\_\_\_\_

#### 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.

1206 Orchard, LLC By: M. Catharine Puskar Attorney/Agent

Print Name of Applicant or Agent


Mailing/Street Address

Arlington, VA

City and State

22201

Zip Code

  
Signature

Telephone #

Fax #

Email address

2/10/2025

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.

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. 1206 Orchard, LLC		See attached
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 1206 Orchard Street, Alexandria, VA 22302 (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. Jeffrey M. Peisch or Karen Schwartz		See attached
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 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. 1206 Orchard, LLC	None	None
2. Jeffrey M. Peisch or Karen Schwartz	None	None
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.

2/10/2025

Date

1206 Orchard, LLC By M. Catharine Puskar Attorney/Agent

Printed Name



Signature

Jeffrey M. Peisch or Karen Schwartz

Playa Vista, California 90094

Karl Moritz  
301 King Street  
City Hall, Room 2100  
Alexandria, Virginia 22314

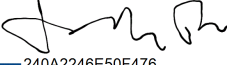
Re: Consent to File for a Subdivision a Subdivision Application  
1206 Orchard Street, Alexandria, VA 22302, Tax Map No. 042.04-05-34 (the  
"Property")

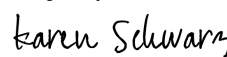
Dear Mr. Moritz:

Jeffrey M. Peisch or Karen Schwartz, as owner of the above-referenced Property, hereby consents to the filing of an application for a Subdivision on the Property and any related requests by JC Development, LLC.

Very truly yours,

Jeffrey M. Peisch or Karen Schwartz

Signed by:  
  
240A2246E50F476...

Signed by:  
  
1AF2CBCBA262487...

Date: 2/9/2025



1206 Orchard, LLC



Alexandria, VA 22314

Karl Moritz  
301 King Street  
City Hall, Room 2100  
Alexandria, Virginia 22314

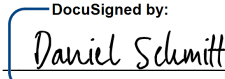
Re: Authorization to File a Subdivision Application  
1206 Orchard Street, Alexandria, VA 22302, Tax Map No. 042.04-05-34 (the  
“Property”)

Dear Mr. Moritz:

1206 Orchard, LLC, hereby authorizes Walsh, Colucci, Lubeley, & Walsh, P.C. to act as agent on its behalf for the filling and representation of a Subdivision application on the Property and any related requests.

Very truly yours,

1206 Orchard, LLC

By:   
99324EE64C1B412...  
Its: Daniel Schmitt  
Date: 2/10/2025

## **APPLICANT OWNERSHIP BREAKDOWN**

### **Owner of 1206 Orchard Street (TM No. 042.04-05-34)**

**Jeffrey M. Peisch or Karen Schwartz (Title Owner)**

[REDACTED]

Playa Vista, CA 90094

### **Contract Purchaser/Applicant of 1206 Orchard Street (TM No. 042.04-05-34)**

**1206 Orchard, LLC**

[REDACTED]

Alexandria VA 22314

<b>Member(s):</b>	<b>Percent Ownership:</b>
<b>Daniel Schmitt</b>	<b>50%</b>
<b>John Casey</b>	<b>50%</b>

**Note:** None of the people or entities listed above have a business or financial relationship with any member of the Board of Architectural Review, Board of Zoning Appeals, City Council, or Planning Commission as defined by Section 11-350 of the Zoning Ordinance.

## WAIVER OF RIGHT TO AUTOMATIC APPROVAL

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

**PROJECT NAME:** 1206 Orchard Street Subdivision

**PROJECT ADDRESS:** 1206 Orchard Street, Alexandria, VA 22302

**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 to the May 6, 2025 Planning Commission hearing.

Date: 2/10/2025

☐ Applicant

☒ Agent

Signature: 

Printed Name: 1206 Orchard, LLC By: M. Catharine Puskar, Attorney/Agent



# **MATERIALS CHECKLIST**

## **SUBDIVISION OF PROPERTY APPLICATION**

The following materials are required for a **preliminary subdivision submission**.

- ☒ **COMPLETED SUBDIVISION APPLICATION FORM**
- ☒ **FILING FEE** of \$2,000 plus \$500.00/lot for each lot including outlots if total lots <10; or \$3,000 plus \$500.00/lot for each lot including outlots if 10 or more total lots.
- ☒ **WAIVER OF RIGHT TO AUTOMATIC APPROVAL FORM**
- ☒ **PRELIMINARY PLAT TO SCALE**

### **Format:**

- ☒ PDF of the plat
- ☒ Scale no less than 100' to 1"

### **Required contents:**

- ☒ Subdivision name
- ☒ Name, address of owner of record and the applicant
- ☒ Name, address, certificate number and seal of the surveyor or engineer
- ☒ Gross area in acres and total number of buildings, lots or sites involved
- ☒ Date, scale and north point with reference to source of meridian
- ☒ Zoning of the property
- ☒ A form or space, not less than two and one-quarter by three and one-half inches, on which approval by the commission may be shown
- ☒ Lot lines with the dimensions of the length and width of the lots
- ☒ In the case of resubdivisions, all lot lines or lot numbers that are proposed to go out of existence by reason of the resubdivision shall be shown by dotted lines and numbers
- ☒ Location of the property immediately adjoining the proposed subdivision and the names and addresses of all its owners
- ☒ Location and width of all proposed streets, alleys and public areas and their dimensions  
Points of connection with the city sewer system
- ☒ Location of all easements, reservations, and highway setbacks, as established by section 7-1006 of the zoning ordinance
- ☒ The width and name of adjacent existing streets, alleys, easements and public utilities, including without limitation, liens for water, gas, electric, telephone, storm and sanitary sewer, and railroads shown graphically
- ☒ Limits of floodplains and resource protection areas
- ☒ Location of any grave or object or structure marking a place of burial

## SUBDIVISION APPLICATION MATERIALS CHECKLIST (cont'd)

- ☒ In the following cases the preliminary plat shall be superimposed on a topographic map, at a scale of not greater than 100 feet to the inch, showing contours at intervals not greater than two feet or greater intervals when permitted by the director, and correlated to the U.S. Coast and Geodetic Survey datum, for the purpose of showing the character and drainage of the land:
  - a. Whenever any land within the parcel subdivided is to be dedicated to public use; or
  - b. For all subdivisions containing lots or parcels of less than one-half acre.
- ☒ Proposed street grade data and the method of storm water disposal
- ☒ General location, dimension, size, height, and species of major trees and shrubs
- ☒ Existing buildings with dimensions from the buildings to the nearest lot lines When known, areas that can reasonably be expected to or which do contain soils or materials contaminated with, but not limited to heavy metals, petroleum products, PCB's, pesticides, flyash, or other toxic or hazardous materials
- ☒ When known, underground storage tanks
- ☒ When known, areas located within 1,000 feet of a former sanitary landfill, dump, or disposal area
- ☒ When known, areas with the potential of generating combustible gases

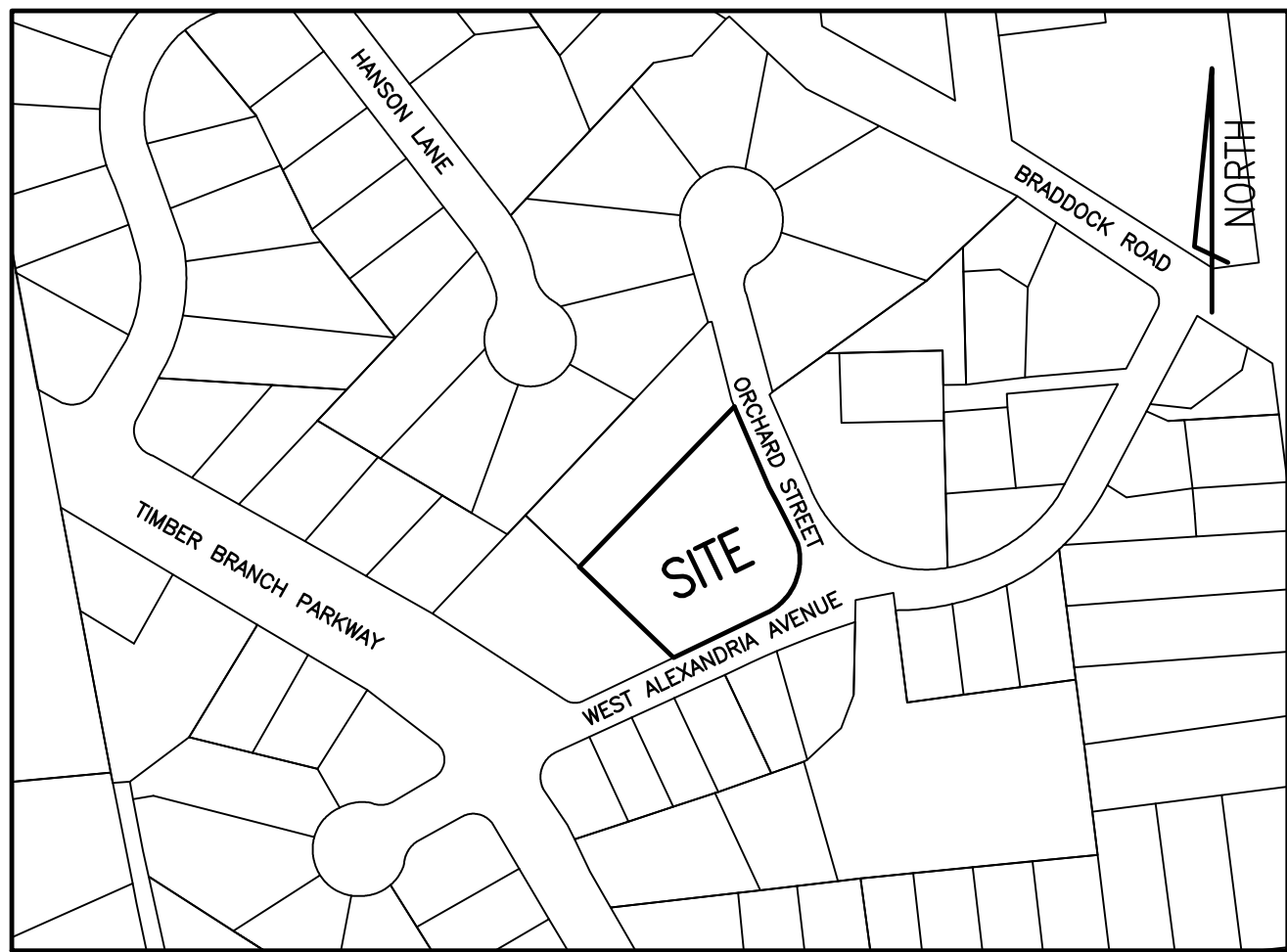
### ☐ **FINAL PLAT (Mylar)**

#### **Required contents:**

- ☐ All of the information required of a preliminary plat under Section 11-1706(D), except for items 16-24
- ☐ The location of all metals monuments of not less than one inch in diameter and 24 inches in length shown this: O, and located in the ground at each intersection of streets and alleys with plat boundary lines, and at all points on a street, alley and boundary lines where there is a corner, change in direction, or curvature
- ☐ A surveyor's or engineer's seal and certificate of survey in the following form, which may be modified to accommodate title information (see Section 11-1709 B(3) for language)
- ☐ A curve table containing the following for all curvilinear boundaries and street centerlines; delta, radius, arc, tangent, chord and chord bearing. All distances shall be shown to the nearest one-hundredth of a foot; angles or bearings to the nearest ten seconds.

See Section 11-1700 of the Alexandria Zoning Ordinance for additional information





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  
BM = BENCHMARK  
CL = CLASS  
C/L = CENTERLINE  
CLF = CHAIN LINK FENCE  
CI = CURB INLET  
CO = CLEAN OUT  
CONC = CONCRETE  
C&G = CURB & GUTTER  
DB = DEED BOOK  
E = EAST  
EB = ELECTRICAL BOX  
ESMT = EASEMENT  
EP = EDGE OF PAVEMENT  
FF = FINISH FLOOR  
FH = FIRE HYDRANT  
FT = FEET  
GI = GRATE INLET  
G/L = GAS LINE  
GM = GAS METER  
G/S = GAS SERVICE  
HC = HEADER CURB  
IPF = IRON PIPE FOUND  
INV = INVERT  
INTX = INTERSECTION  
IRF = IRON ROD FOUND  
LAT = LATERAL  
LOC = LOCATION  
LP = LIGHT POLE  
MH = MANHOLE  
N = NORTH  
N/F = NOW OR FORMERLY  
OHW = OVERHEAD WIRE  
PE = POOL EQUIPMENT  
PC = PAGE  
PF = POWER POLE  
PVC = POLYVINYL CHLORIDE  
R = RADIUS  
RET = RETAINING  
R/W = RIGHT-OF-WAY  
S = SOUTH  
SAN = SANITARY  
SEW = SEWER  
SQ. FT. = SQUARE FEET  
STM = STORM  
STR = STRUCTURE  
SW = SIDEWALK  
TM = TAX MAP  
TW = TOP OF WALL  
TRAF SIG = TRAFFIC SIGNAL  
TYP = TYPICAL  
UP = UTILITY POLE  
VCS = VIRGINIA COORDINATE SYSTEM  
W = WEST  
W/L = WATER LINE  
WM = WATER METER  
W/S = WATER SERVICE  
WV = WATER VALVE

EXISTING TREE TABLE:

1) 9" MAGNOLIA	78) 4" OAK CLUSTER
2) 42" OAK	79) 5" PEAR CLUSTER
3) 14" OAK	80) 3" HONEYSUCKLE CLUSTER
4) 15" OAK	81) 4" PRIVET CLUSTER
5) 18" HOLLY	82) 4" REDBUD
6) 5" DOGWOOD CLUSTER	83) 5" HEMLOCK TWIN
7) 3" HOLLY	84) 25" HICKORY
8) 10" DOGWOOD CLUSTER	85) 12" HICKORY
9) 5" DOGWOOD	86) 5" REDBUD
10) 9" DOGWOOD	87) 5" REDBUD
11) 9" MAGNOLIA CLUSTER	88) 12" HICKORY
12) 8" HOLLY	89) 35" OAK
13) 5" HOLLY	90) 3" REDBUD
14) 6" HOLLY	91) 6" HICKORY
15) 16" MYRTLE CLUSTER	92) 8" HICKORY
16) 6" HOLLY	93) 13" SYCAMORE
17) 6" HOLLY	94) 3" DOGWOOD
18) 6" HOLLY	95) 5" HICKORY
19) 6" HOLLY	96) 5" REDBUD
20) 3" CEDAR	97) 16" ASH
21) 5" MYRTLE CLUSTER	98) 6" ASH
22) 6" MYRTLE CLUSTER	99) 7" ASH
23) 6" MYRTLE CLUSTER	100) 5" HICKORY
24) 5" MAGNOLIA	101) 4" MAGNOLIA
25) 5" MYRTLE CLUSTER	102) 40" MAPLE TWIN
26) 5" CRABAPPLE	103) 23" CEDAR
27) 4" HOLLY CLUSTER	104) 12" MAPLE
28) 3" HOLLY CLUSTER	105) 3" DOGWOOD
29) 4" HOLLY CLUSTER	106) 3" HOLLY
30) 4" HOLLY CLUSTER	107) 3" HOLLY
31) 6" PRUNUS SP	108) 3" HOLLY
32) 24" OAK	109) 4" HOLLY
33) 8" PINE	110) 8" OAK
34) 6" PINE	111) 9" OAK
35) 4" HOLLY	112) 12" MAPLE
36) 6" HOLLY	113) 19" MAPLE TWIN
37) 6" HOLLY	114) 12" HICKORY
38) 5" HOLLY TWIN	115) 3" HONEYSUCKLE
39) 2" HOLLY	116) 3" HOLLY CLUSTER
40) 2" HOLLY	117) 3" HONEYSUCKLE CLUSTER
41) 2" VIBURNUM CLUSTER	118) 6" HICKORY
42) 14" PINE	119) 6" HONEYSUCKLE
43) 28" OAK	120) 6" CEDAR
44) 4" BURNING BUSH CLUSTER	121) 4" CEDAR
45) 4" PRIVET SP CLUSTER	122) 3" HOLLY
46) 4" BURNING BUSH CLUSTER	123) 11" ASH
47) 2" BURNING BUSH CLUSTER	124) 21" ASH
48) 4" DOGWOOD CLUSTER	125) 15" TREE OF HEAVEN
49) 3" HOLLY	126) 4" HOLLY
50) 6" CEDAR	127) 12" OAK
51) 7" MAPLE	128) 12" HICKORY
52) 4" BURNING BUSH CLUSTER	129) 6" HICKORY
53) 4" HOLLY	130) 8" HICKORY
54) 6" MYRTLE CLUSTER	131) 8" HICKORY
55) 24" HICKORY	132) 36" OAK
56) 9" HICKORY	133) 4" BIRCH TWIN
57) 10" HICKORY	134) 3" OAK
58) 10" HICKORY	135) 3" CEDAR CLUSTER
59) 9" HICKORY	136) 17" HICKORY
60) 7" HICKORY	137) 3" PHOTINIA CLUSTER
61) 5" HACKBERRY	138) 3" PHOTINIA CLUSTER
62) 3" TREE OF HEAVEN	139) 3" PHOTINIA CLUSTER
63) 2" HOLLY	140) 3" PHOTINIA CLUSTER
64) 4" OAK	141) 3" PHOTINIA CLUSTER
65) 11" TREE OF HEAVEN	142) 3" PHOTINIA CLUSTER
66) 12" TREE OF HEAVEN	143) 5" PRIVET CLUSTER
67) 10" TREE OF HEAVEN TWIN	144) 12" CEDAR
68) 4" ASH	145) 10" CEDAR
69) 2" MAPLE	146) 5" HOLLY CLUSTER
70) 2" TREE OF HEAVEN CLUSTER	147) 10" SPRUCE
71) 9" TREE OF HEAVEN	148) 4" MAGNOLIA
72) 4" CHERRY	149) 5" HONEYSUCKLE
73) 7" PEAR	150) 22" MAPLE
74) 8" PEAR TWIN	151) 2" REDBUD CLUSTER
75) 10" TREE OF HEAVEN	152) 7" HEMLOCK
76) 4" HOLLY	153) 5" PRIVET CLUSTER
77) 10" OAK	154) 5" PRIVET

BENCHMARK #1  
SAN MH  
TOP=61.02  
INV IN=52.38  
INV OUT=52.20

BENCHMARK #2  
SAN MH  
TOP=86.26  
INV IN=80.47  
INV OUT(A)=79.20  
INV OUT(B)=79.59

WEST ALEXANDRIA AVENUE  
40' R/W

ORCHARD STREET  
40' R/W

APPROVED  
SUBDIVISION CASE NO. \_\_\_\_\_

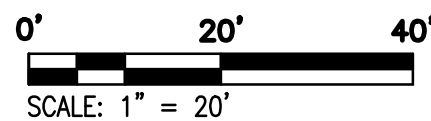
DEPARTMENT OF PLANNING & ZONING

DIRECTOR \_\_\_\_\_ DATE \_\_\_\_\_

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES

DIRECTOR \_\_\_\_\_ DATE \_\_\_\_\_

CHAIRMAN, PLANNING COMMISSION \_\_\_\_\_ DATE \_\_\_\_\_



GENERAL NOTES:

- TAX ASSESSMENT MAP #042.04-05-34
- ZONE: R-8
- OWNER: JEFFREY M. PEISCH & KAREN SCHWARTZ  
12895 RUNWAY ROAD APT 6  
PLAYA VISTA, CA 90094-2911  
DEED BOOK 1383, PAGE 1439
- APPLICANT: 1206 ORCHARD, LLC  
54 WOLFE STREET  
ALEXANDRIA, VA 22314
- 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 BOUNDARY AND HORIZONTAL CONTROL SURVEY THAT TIES THIS BOUNDARY TO THE RTK NETWORK OF LEICA SMARTNET.
- PLAT SUBJECT TO RESTRICTIONS OF RECORD.
- TITLE REPORT FURNISHED BY ROUND TABLE TITLE, CASE #MDS24-VA-1769, DATED 08/29/2024 AND IS RELIED UPON AS ACCURATE BY THE SURVEYOR.
- 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 (R-8)

TOTAL SITE AREA	33,585 SQ. FT. OR 0.7710 ACRES
EXISTING NUMBER OF LOTS	1
PROPOSED NUMBER OF LOTS	2
MIN. LOT AREA REQUIRED	8,000 SQ. FT. OR 0.1837 ACRES
MIN. LOT AREA PROVIDED (LOT 505)	21,193 SQ. FT. OR 0.4865 ACRES
(LOT 506)	12,392 SQ. FT. OR 0.2845 ACRES
MINIMUM LOT WIDTH REQUIRED	65'
LOT WIDTH PROVIDED (LOT 505)	213.01'
(LOT 506)	98.29'
MINIMUM LOT FRONTAGE REQUIRED	40'
LOT FRONTAGE PROVIDED (LOT 505)	244.61'
(LOT 506)	114.04'

LOT TABULATION EXISTING LOTS

TOTAL SITE AREA	33,585 SQ. FT. OR 0.7710 ACRES
EXISTING NUMBER OF LOTS	1
LOT 1	33,585 SQ. FT. OR 0.7710 ACRES

CURVE TABLE:

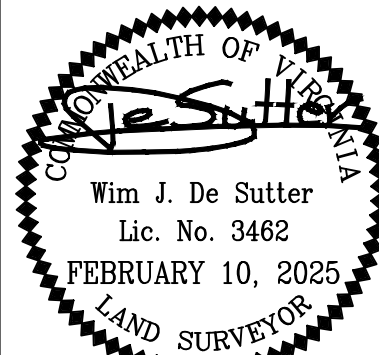
CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	TANGENT	CHORD BEARING	CHORD LENGTH
C1	60.00'	103.40'	98°44'29"	69.93'	S 14°33'19" W	91.07'
C2	190.00'	37.77'	11°23'26"	18.95'	S 28°07'12" E	37.71'
C3	190.00'	31.51'	9°30'10"	15.79'	S 30°03'50" E	31.48'
C4	190.00'	6.26'	1°53'16"	3.13'	S 24°22'07" E	6.26'

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 IMAGERY AND/OR ORIGINAL DATA WAS OBTAINED ON OCTOBER 9, 2024; AND THIS PLAT, MAP OR DIGITAL GEOSPATIAL DATA INCLUDING METADATA MEETS MINIMUM ACCURACY STANDARDS UNLESS OTHERWISE NOTED.

625 N. WASHINGTON ST  
SUITE 250  
ALEXANDRIA, VA 22314  
703.549.6422  
www.rcfassoc.com

RCF  
ENGINEERING • LAND SURVEYING • PLANNING



PRELIMINARY PLAT  
SHOWING LOTS 505 & 506, RESUBDIVISION OF LOT 1,  
A PORTION OF THE LAND OF  
YURI & SHARON KSANDER  
DEED BOOK 786, PAGE 723  
(1206 ORCHARD STREET)  
CITY OF ALEXANDRIA, VIRGINIA

DATE	REVISION

DRAWN: KKH  
SCALE: 1" = 20'  
DATE: 2/10/2025

PRELIMINARY  
SUBDIVISION PLAT

SHEET 1 OF 1  
FILE: 24-174



DEED OF RESUBDIVISION AND DEDICATION  
✓✓

THIS DEED OF RESUBDIVISION AND DEDICATION, made this 2nd day of October, 1974, by and between YURI KSANDER and SHARON G. KSANDER, his wife, hereinafter designated as "Grantors".

WHEREAS, the said Yuri Ksander and Sharon G. Ksander acquired title to that certain parcel of land located in the City of Alexandria, Virginia, and known as VILLA NUMBER FIFTEEN (15), in SOUTH BRADDOCK HEIGHTS on the survey and plat of the land of the North-West Alexandria Improvement Company, which is duly recorded among the land records of Arlington County, Virginia in Liber U, No. 4, Folio 60, by virtue of Deed dated June 5, 1973, recorded in Deed Book 759, page 458 of the City of Alexandria, Virginia Land Records; and

WHEREAS, the said Grantors desire to subdivide and dedicate the above described land in accordance with plat hereto attached and expressly made a part hereof.

NOW, THEREFORE, THIS DEED WITNESSETH: That the said Grantors in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, do hereby resubdivide the property aforementioned, as shown on plat attached hereto and incorporated herein by reference made by W. O. McIntosh and Associates, signed by William O. McIntosh, C.L.S. dated June 17, 1974 and approved by the appropriate officials of the City of Alexandria, Virginia, as will appear by their signatures thereon to be known as "LOT numbered (1), LOT numbered TWO (2), and LOT numbered THREE (3), RESUBDIVISION OF VILLA NO. 15, SOUTH BRADDOCK HEIGHTS". ✓

The said Grantors do hereby expressly dedicate for public street purposes all of the area so designated on said plat in accordance with the statutes of the Commonwealth of Virginia governing the planning and subdividing of land. This resubdivision is made with the present consent and desire of the Grantors and with the approval of the proper authorities of the City of Alexandria, Virginia.

WITNESS the following signatures and seals.

Yuri Ksander

Yuri Ksander

(SEAL)

Sharon G. Ksander

Sharon G. Ksander

(SEAL)

STATE OF VIRGINIA:

CITY OF ALEXANDRIA:

I, the undersigned, a Notary Public in and for the State and City aforesaid, do hereby certify that Yuri Ksander and Sharon G. Ksander, his wife, whose names are signed to the foregoing and hereto annexed deed, bearing date on the 8th day of October, 1974, have acknowledged the same before me in my State and City aforesaid.

Given under my hand this 8th day of October, 1974.

My commission expires: June 6, 1976.

Barbara B. Fields  
Notary Public

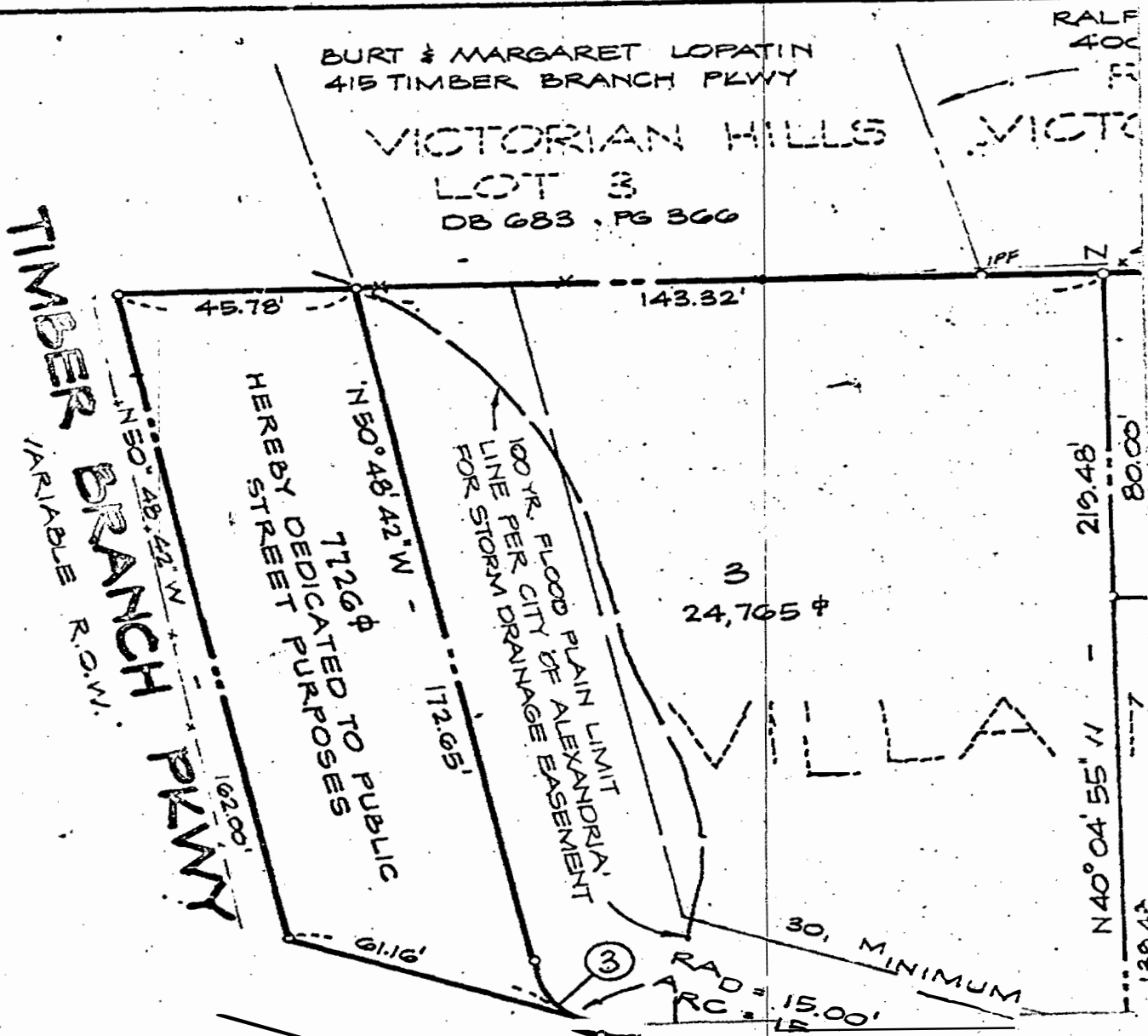
VIRGINIA:

In the Clerk's office of the Circuit Court-City of Alexandria this deed was received and the taxes imposed by Sec. 50-54.1 in the amount of \$ have been paid & with the Annexed certificate admitted to record on

10-9-74 9:50 a.m.

Alvin W. Links CLERK





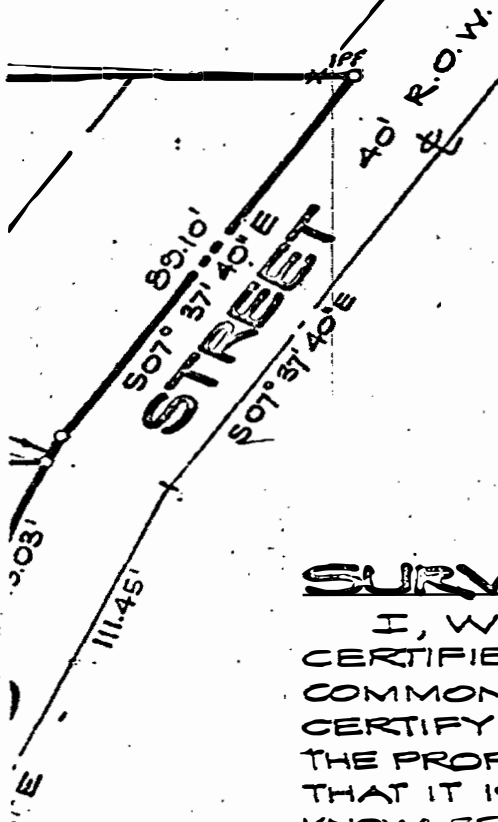
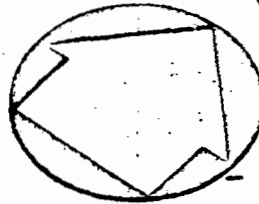
DAWSON A. & UN  
405 HANSC  
LOT 7  
DB628 PG 19



INDINE B. MILLS  
ON LANE

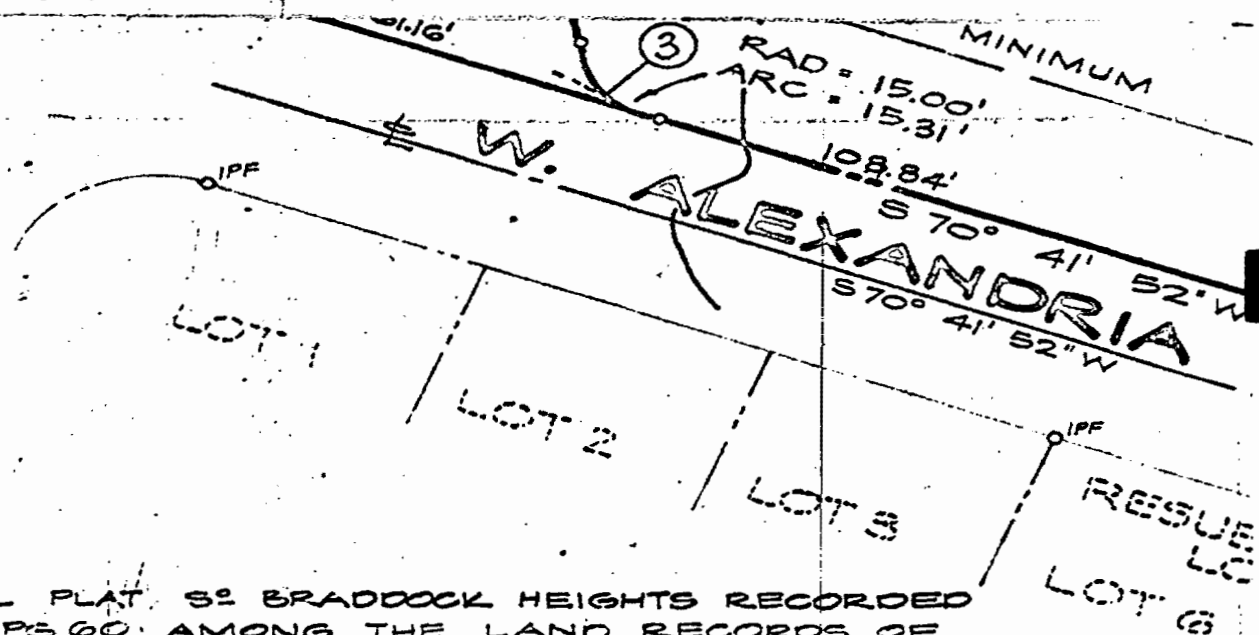
7  
35

NORTH AS PER  
SOUTH BRADDOCK HEIGHTS



## SURVEYOR'S CERTIFICATE

I, WILLIAM O. MCINTOSH, A DULY  
CERTIFIED LAND SURVEYOR IN THE  
COMMONWEALTH OF VIRGINIA DO 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 SUB-  
DIVISION OF THE LAND ACQUIRED BY YURI &  
SHARON G. KSANDER FROM MALCOLM A.  
COLEMAN, ET AL, BY DEED DATED JUNE



ORIGINAL PLAT S2 BRADDOCK HEIGHTS RECORDED  
DB 12 PG 60 AMONG THE LAND RECORDS OF  
ARLINGTON COUNTY, VIRGINIA.

### CURVE TABLE

LINE	RADIUS	ARC	TAN	Δ	CHORD	CH. BEAR.
1	20.00'	103.40	69.93'	28°44'29"	91.07'	S21°19'37"W
2	120.00'	37.77'	18.95'	11°23'26"	37.71'	S22°20'54"E
3	15.00'	15.31'	8.40'	58°29'26"	14.66'	S80°03'25"E

### AREA TABLE

TOTAL AREA = 86,986 SQ. FT.

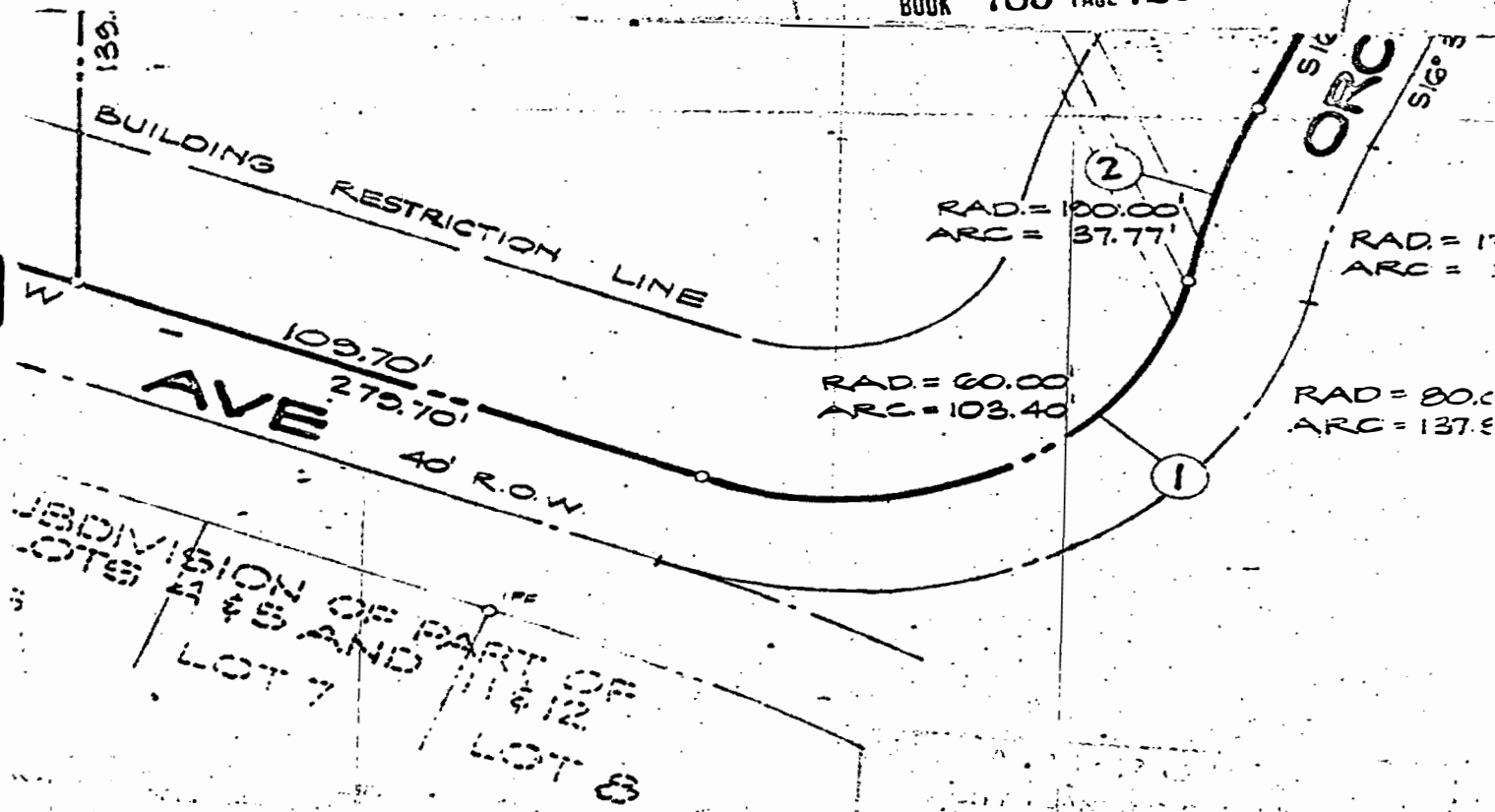
TOTAL NO LOTS = 3

ZONED = R-8

THIS PROPERTY IS SHOWN ON CITY TAX  
MAP 28

### SETBACKS

FRONT YARD 3  
REAR YARD  
SIDE YARD



Oct 20, 1974

7/25/74 *Norman J. P. [Signature]*  
9/4/74 *David Cooper*

30' MIN.  
8' MIN.  
8' MIN.



DIVISION OF THE LAND ACQUIRED BY YURI & SHARON G. KSANDER FROM MALCOLM A. COLEMAN, ET AL, BY DEED DATED JUNE 5, 1973 RECORDED IN DEED BOOK 750 PAGE 458 AMONG THE LAND RECORDS OF THE CITY OF ALEXANDRIA, VIRGINIA

*William O. McIntosh*

WILLIAM O. MCINTOSH CLS 950

## OWNER'S CERTIFICATE

THE ABOVE AND FOREGOING SUBDIVISION AS APPEARS HEREIN IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNERS.

YURI KSANDER

SHARON G. KSANDER

SUBDIVISION PLAT  
OF A PORTION OF THE LAND OF  
**YURI & SHARON G.  
KSANDER**

ESUBDIVISION VILLA N°15, SOUTH BRADDOCK HEIGHTS  
CITY OF ALEXANDRIA, VIRGINIA

SCALE 1"=30'

JUNE 17, 1974

PREPARED BY  
**W.O. MCINTOSH & ASSOC.**  
ENGINEERS SURVEYORS PLANNERS  
10500 MAIN ST. FAIRFAX, VIRGINIA

FILE N° 74-19

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