



DOCKET ITEM #4

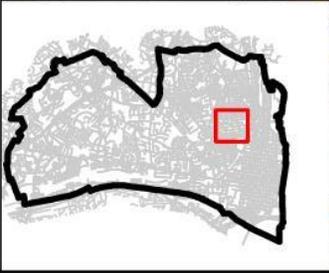
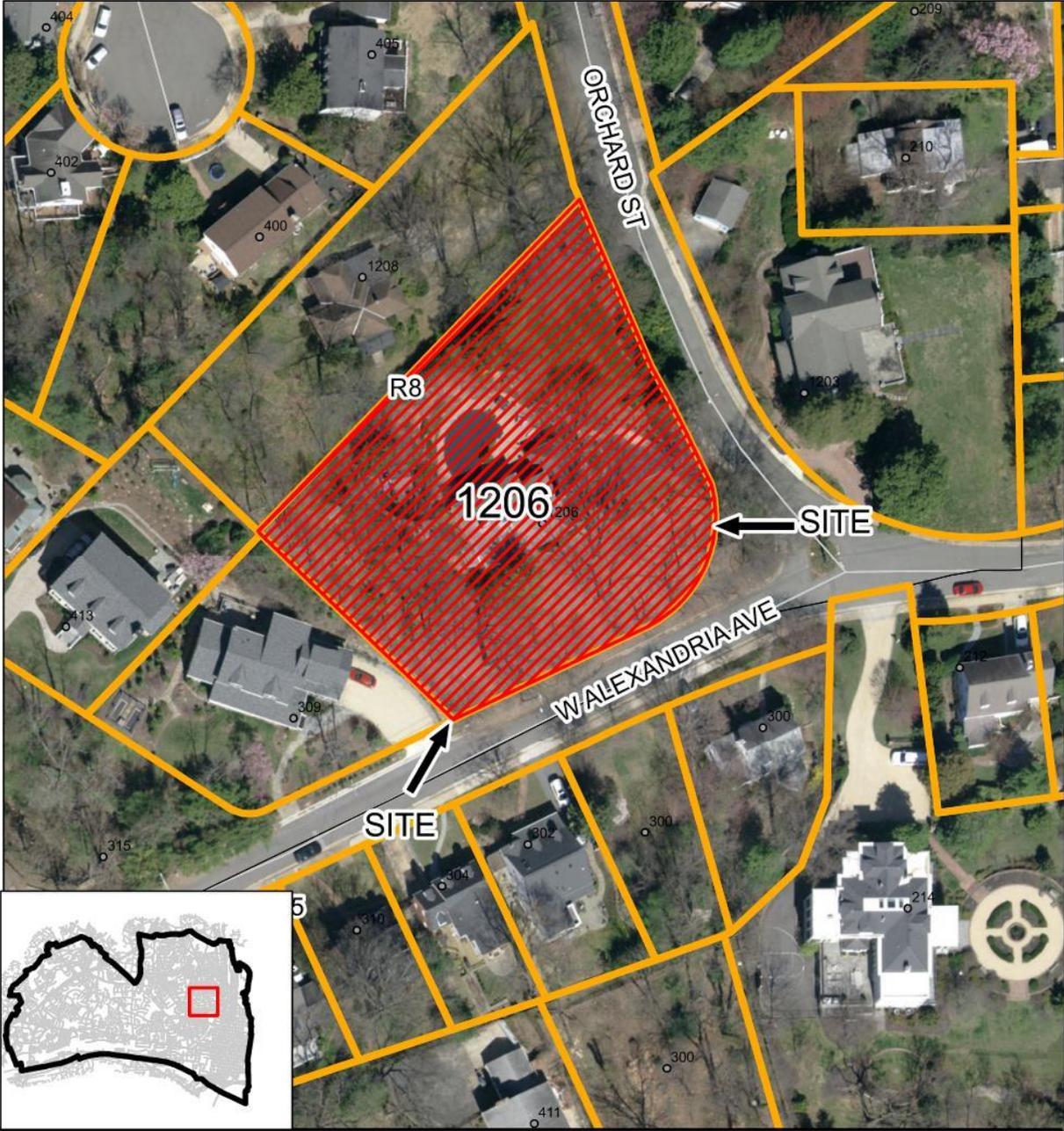
Subdivision #2025-00002

1206 Orchard Street

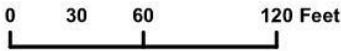
Application	General Data	
Request: Public Hearing and consideration of a request for a Subdivision to re-subdivide an existing lot into two lots.	Planning Commission Hearing:	May 6, 2025
	Approved Plat must be Recorded By:	November 6, 2026
Address: 1206 Orchard Street	Zone:	R-8/Residential
Applicant: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



SUB#2025-00002
1206 Orchard Street



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.

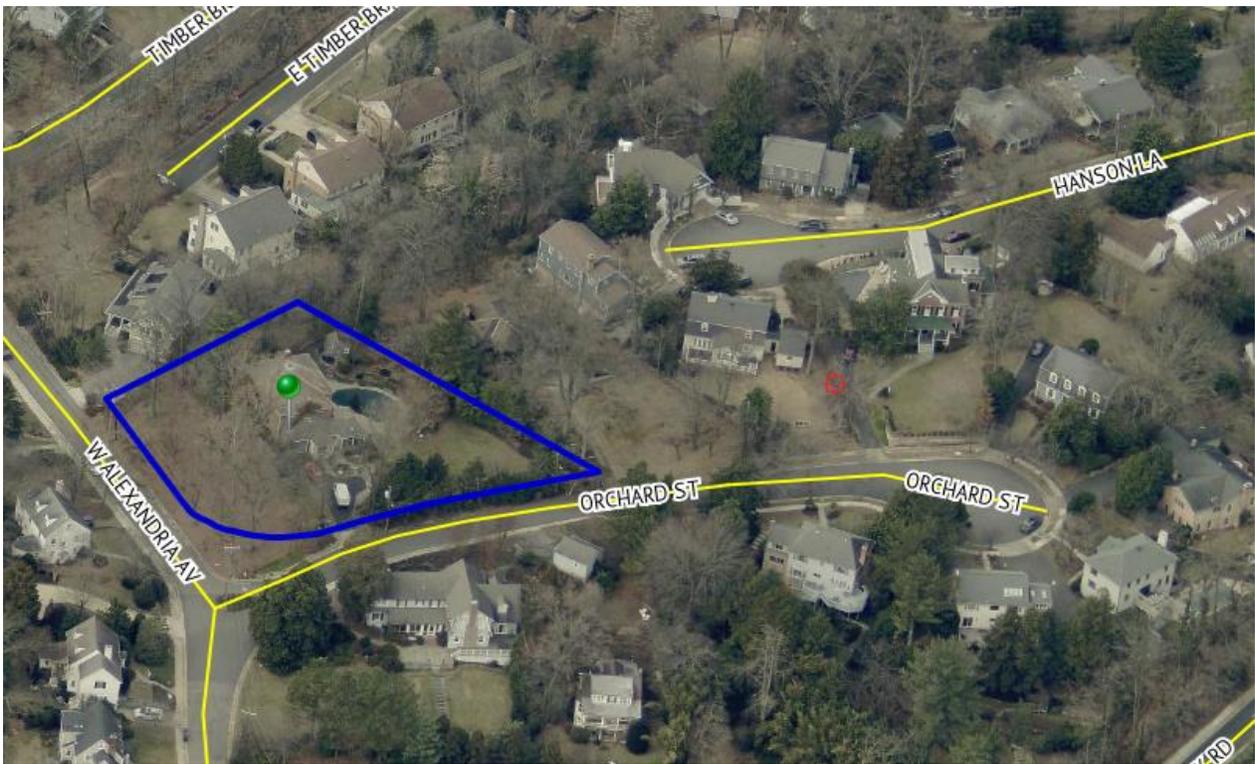


Figure 1 – Subject property

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.

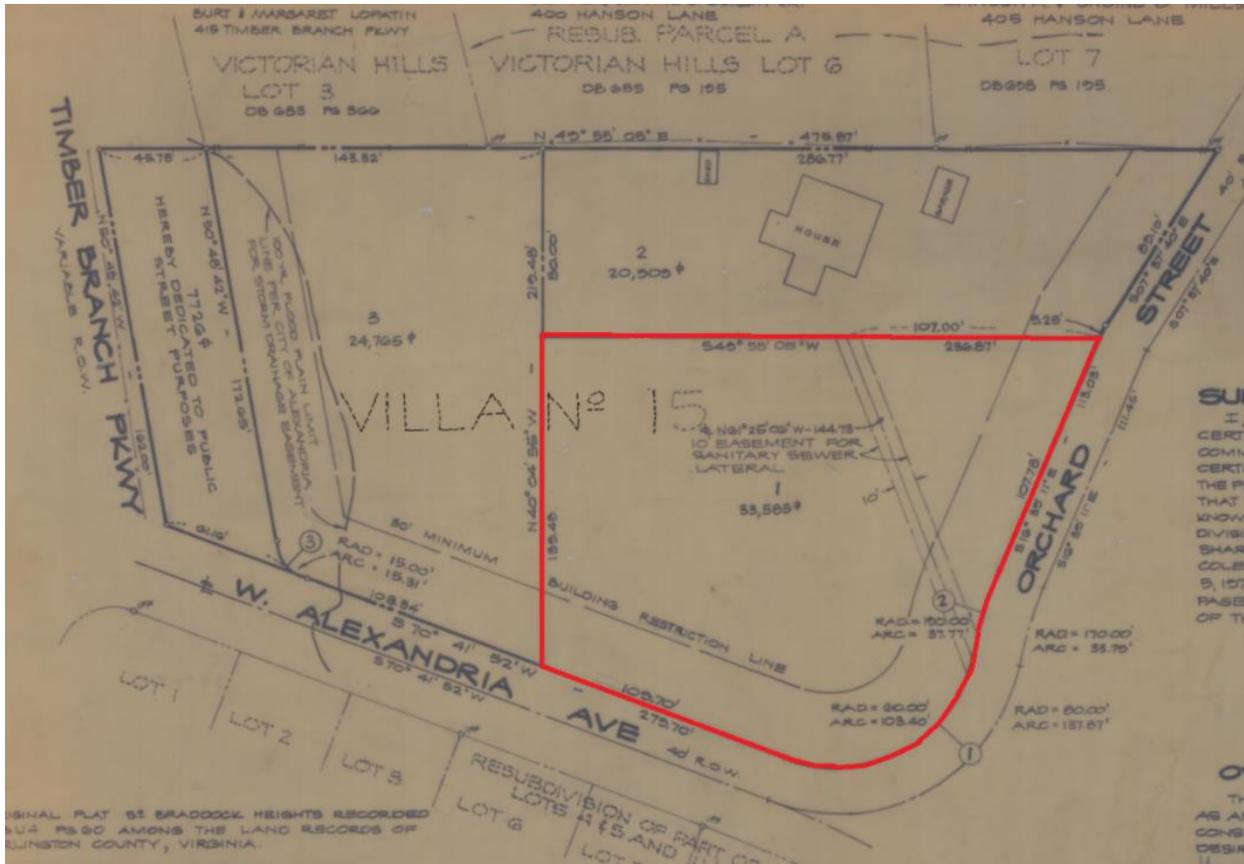


Figure 2: Subdivision of a portion of the land of Yuri & Sharon G Ksander (Re-subdivision of Villa No. 15 of the South Braddock Heights Subdivision). Subject property in red.

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.

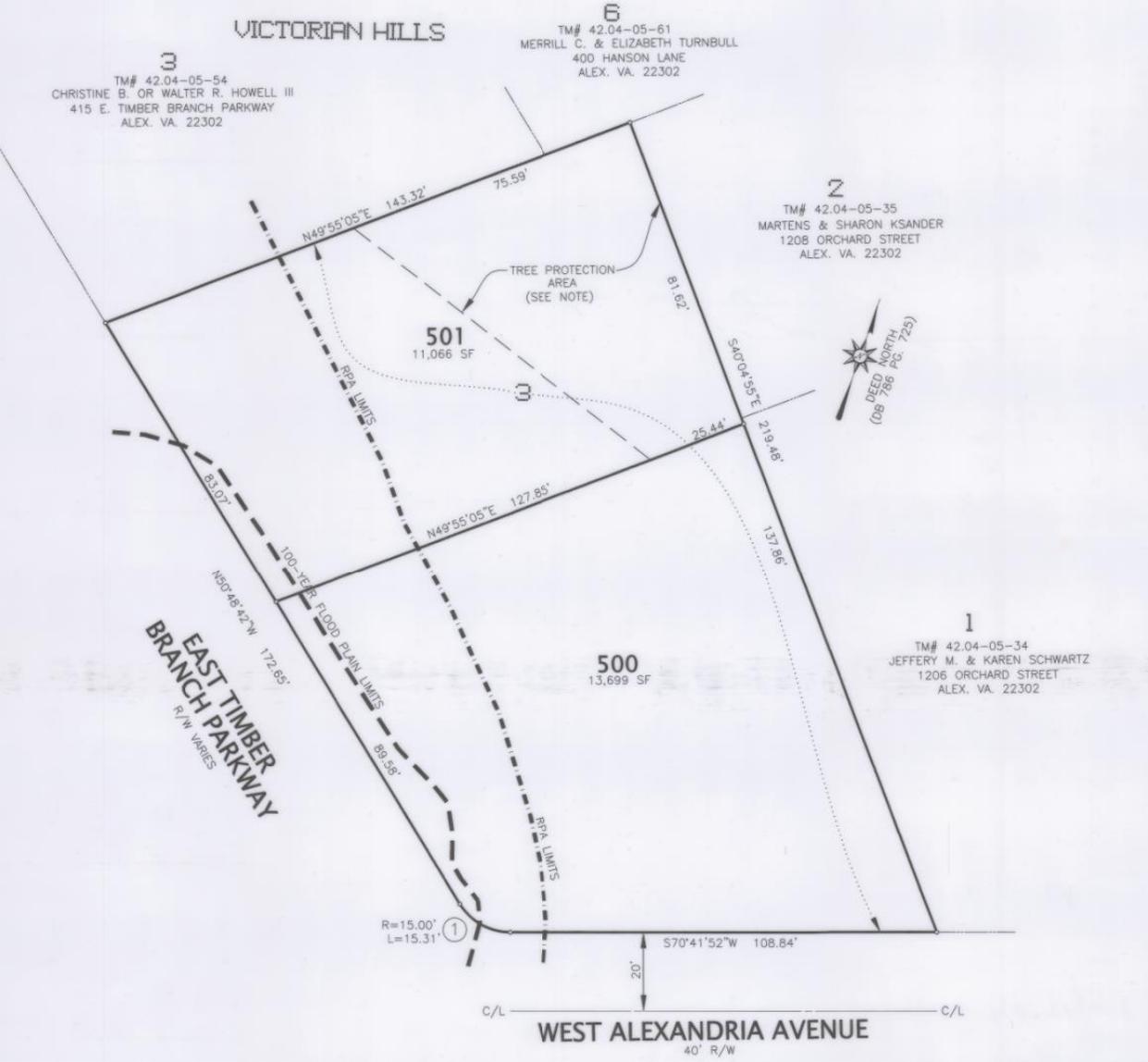


Figure 3 – Re-subdivision of Lot 3 of the re-subdivision of a portion of the land of Yuri & Sharon Ksander

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.

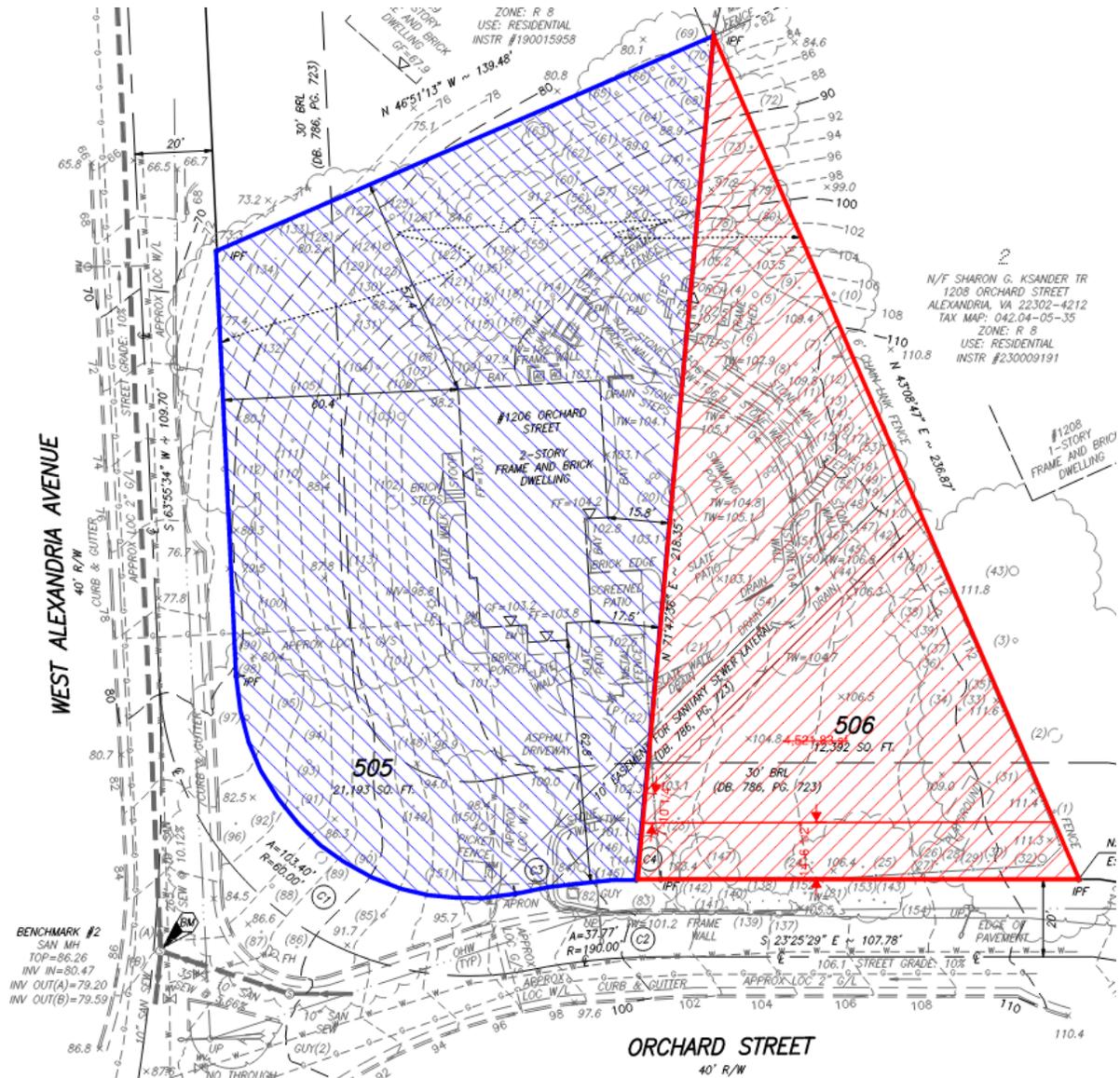


Figure 5 – Proposed Lots (Lot 505 in blue, Lot 506 in red)

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

Address	Width	Frontage (primary)	Area
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 22201

City and State Zip Code

MCPuskar

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	[REDACTED]	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	[REDACTED]	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 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. 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
[REDACTED]
Playa Vista, California 90094

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

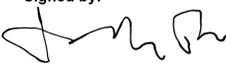
Re: Consent to File for a Subdivision a Subdivision Application
1206 Orchard Street, Alexandria, VA 22302, Tax Map No. 042.04-05-34 (the
"Property")

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
[REDACTED]
Alexandria, VA 22314

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

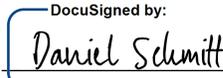
Re: Authorization to File a Subdivision Application
1206 Orchard Street, Alexandria, VA 22302, Tax Map No. 042.04-05-34 (the
"Property")

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

Member(s):	Percent Ownership:
Daniel Schmitt	50%
John Casey	50%

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

DEED OF RESUBDIVISION AND DEDICATION
✓✓

THIS DEED OF RESUBDIVISION AND DEDICATION, made this 28 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 (SEAL)
Yuri Ksander

Sharon G. Ksander (SEAL)
Sharon G. Ksander

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 9:56 a.m.

Alvin W. Links CLERK

BURT & MARGARET LOPATIN
415 TIMBER BRANCH PKWY

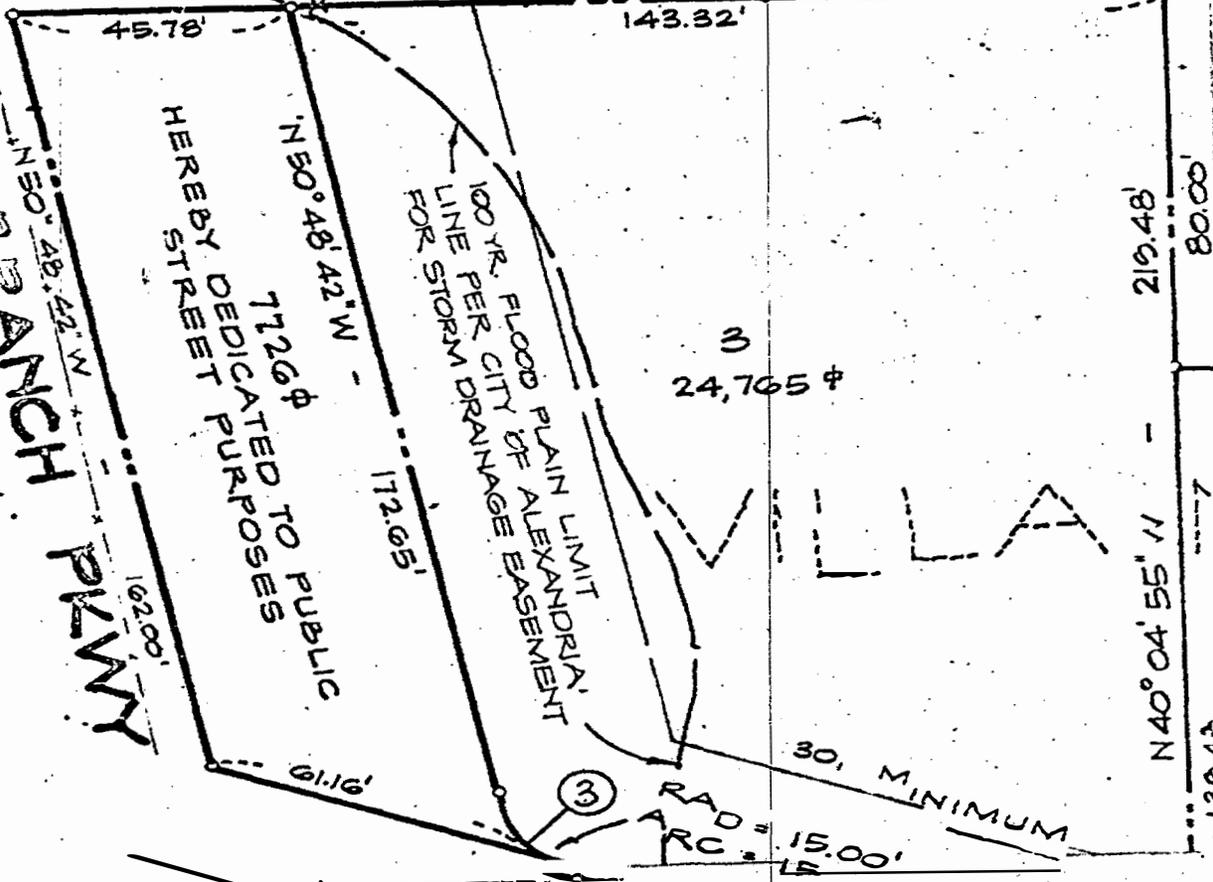
RALEIGH
400

VICTORIAN HILLS

VICTO

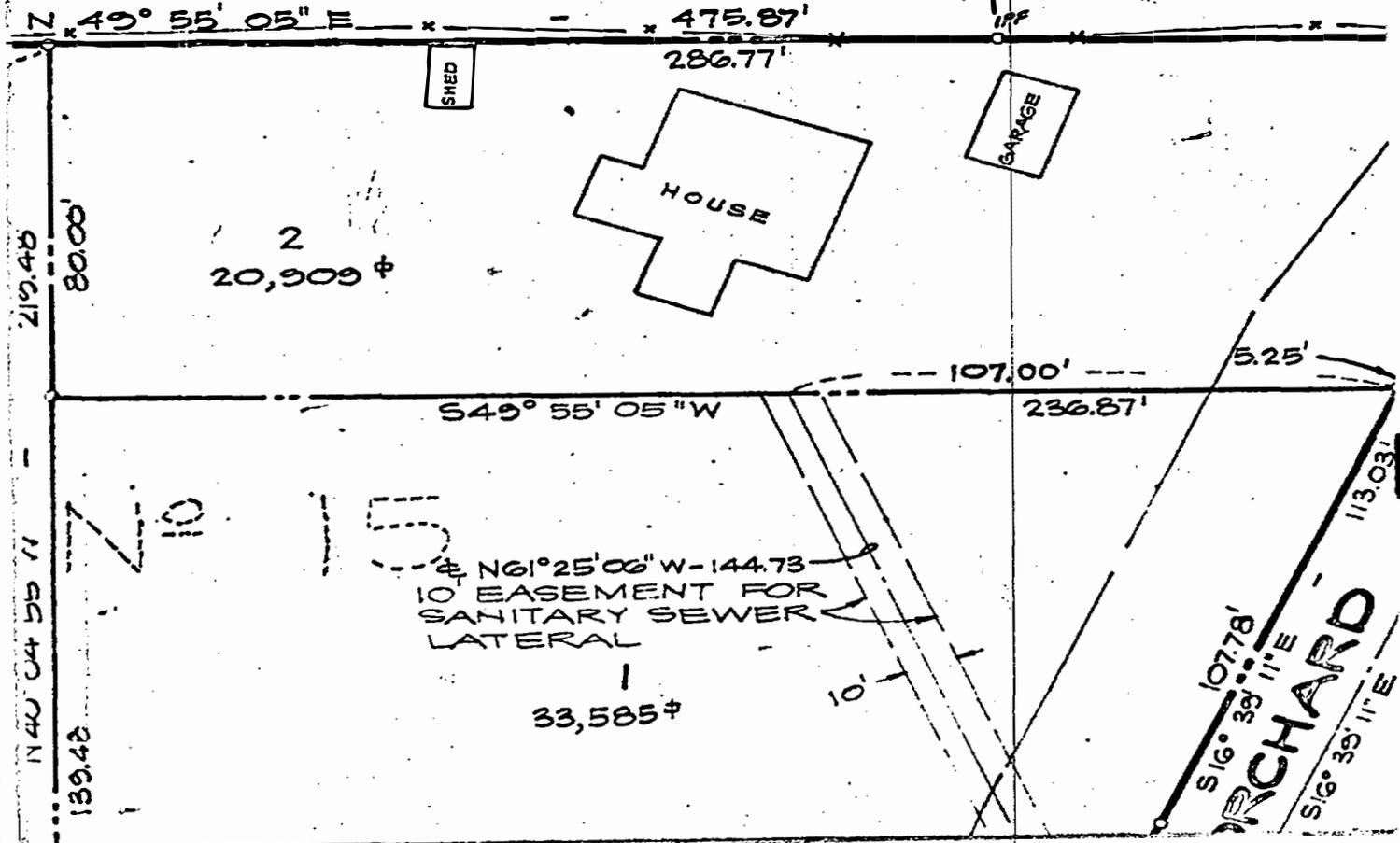
LOT 3
DB 683, PG 360

TIMBER
BRANCH
PKWY
VARIABLE R.O.W.



RALPH L. & JEANNE C. BURGIN JR.
400 HANSON LANE
RESUB. PARCEL A
STORIAN HILLS LOT 6
DB 285 PG 195

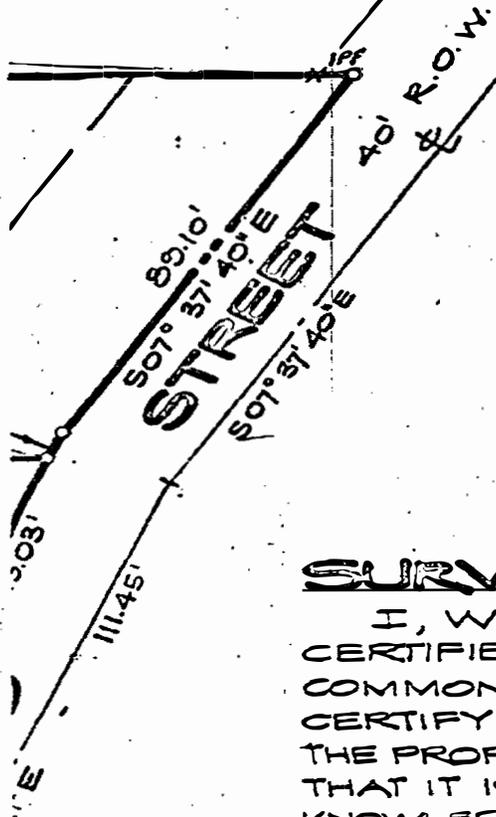
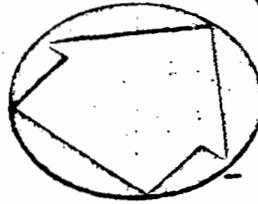
DAWSON A. & UN
405 HANSON
LOT 7
DB 698 PG 191



INDINE B. MILLS
ON LANE

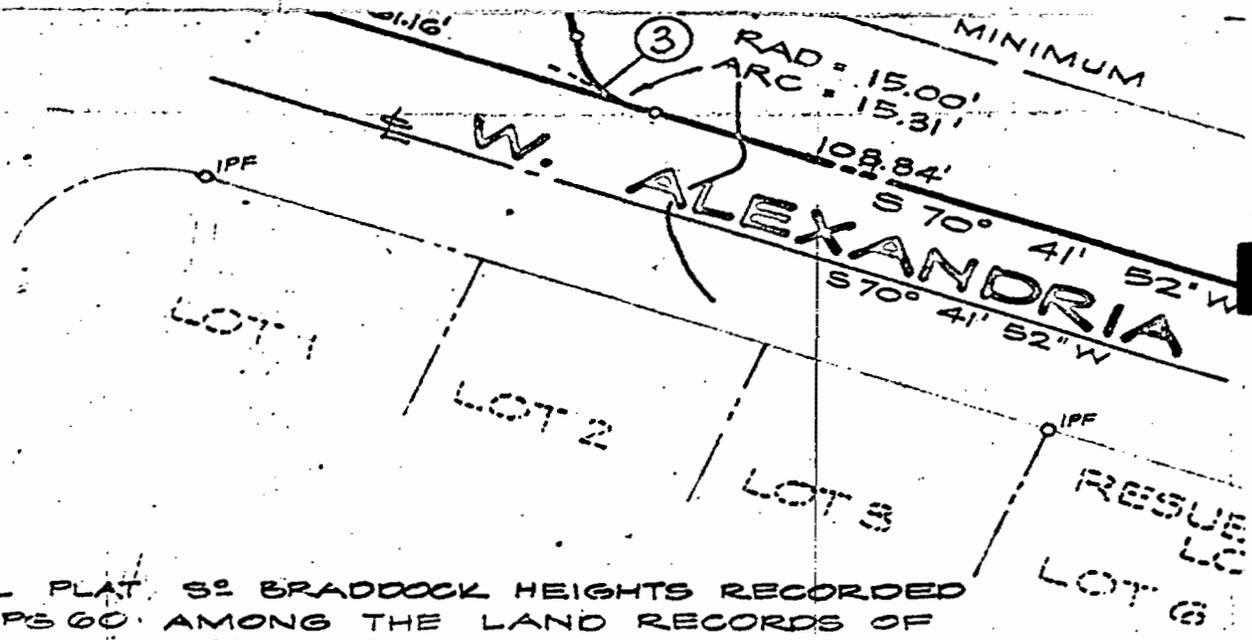
1
7
25

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 DBU- PSGO AMONG THE LAND RECORDS OF ARLINGTON COUNTY, VIRGINIA.

CURVE TABLE

№	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

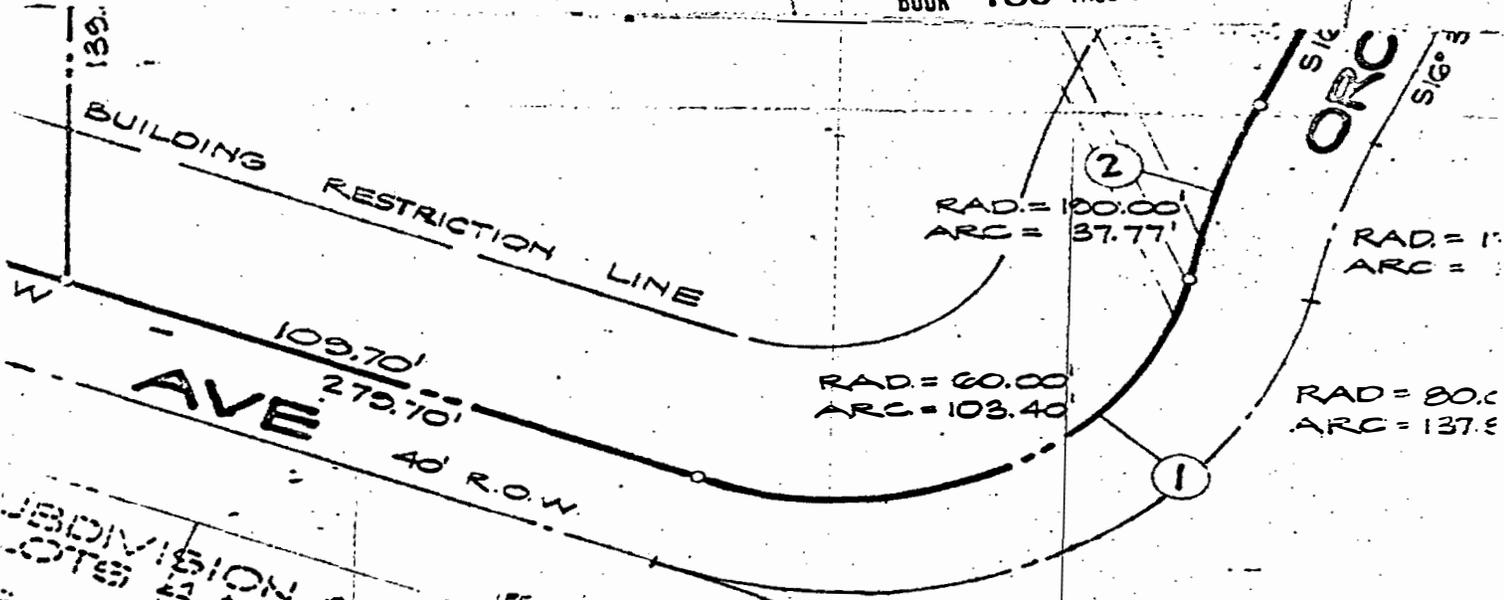
TOTAL AREA = 86,986 SQ. FT.

TOTAL № LOTS = 3

ZONED = R-8

THIS PROPERTY IS SHOWN ON CITY TAX MAP 28

SETBACKS
 FRONT YARD 3'
 REAR YARD
 SIDE YARD



DIVISION OF PART OF
 LOTS 4 & 5 AND
 LOT 7
 11 & 12
 LOT 8

Oct 20, 1974

7/25/74 *Norman J. Powell*
 9/4/74 *David Cooper*

30' MIN.
 0' 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

0.00'
13.79'

0'
7'

OWNERS' 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^o 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^o 74-19

237