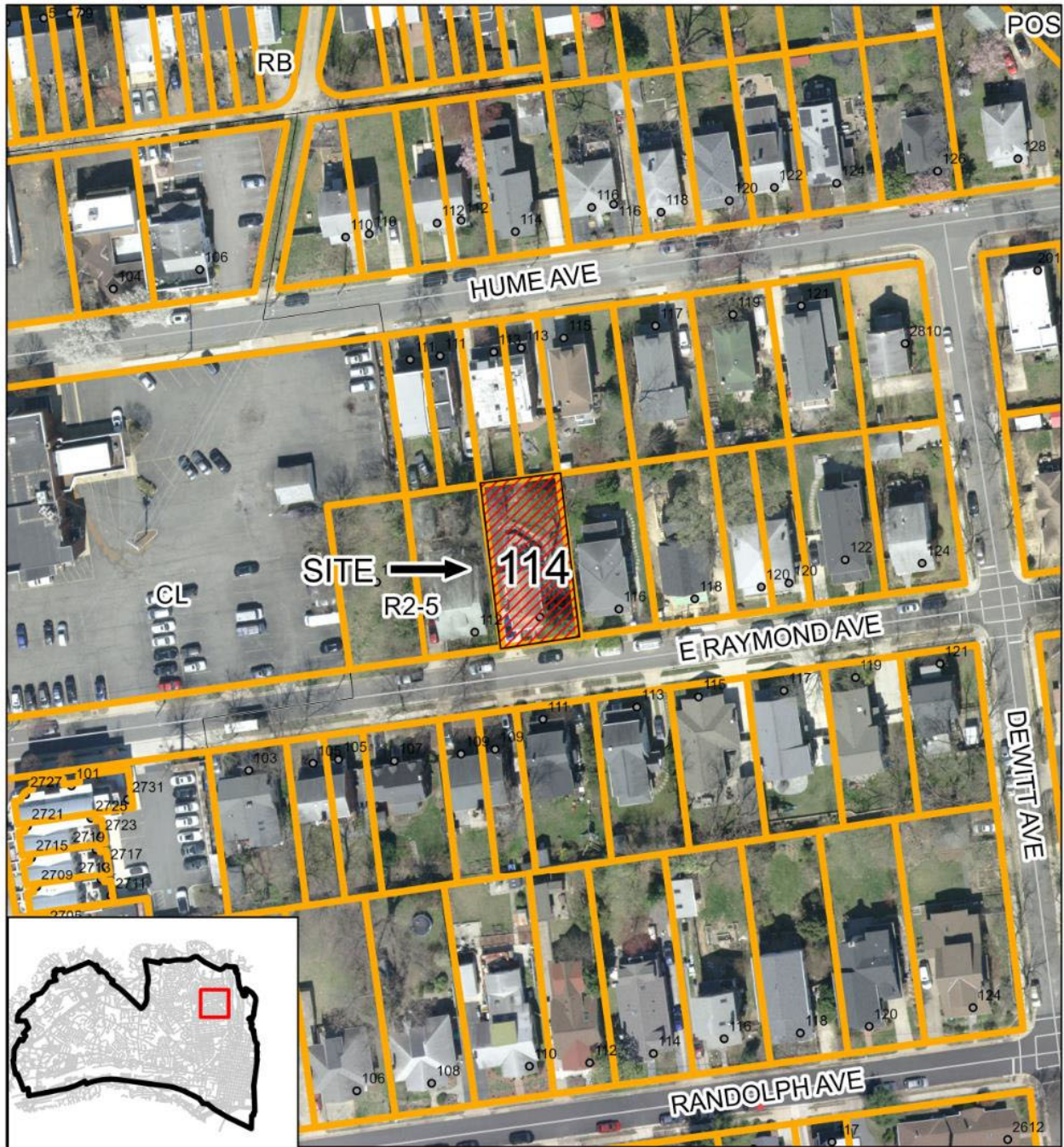


DOCKET ITEM #2
Subdivision #2026-00005
114 East Raymond Avenue

Application		General Data	
Request: Public hearing and consideration of a request for a subdivision to subdivide an existing lot into two lots.		Planning Commission Hearing:	June 22, 2026
		Approved Plat must be Recorded By:	December 22, 2027
Address: 114 East Raymond Avenue		Zone:	R-2-5/Residential
Applicant: Bluestone Builders, LLC		Small Area Plan:	Potomac West
Staff Recommendation: APPROVAL subject to compliance with all applicable codes, ordinances, and recommended conditions found in Section III of this report.			
Staff Reviewer: Catie McDonald, catherine.mcdonald@alexandriava.gov Sam Shelby, sam.shelby@alexandriava.gov Tony LaColla, AICP, anthony.lacolla@alexandriava.gov			



SUB2026-00005
114 East Raymond Avenue



0 40 80 160 Feet

I. DISCUSSION

The applicant, Bluestone Builders, LLC, requests to subdivide an existing lot of record at 114 East Raymond Avenue into two new lots. Staff recommend **approval** of the request.

SITE DESCRIPTION

The subject property, featured in Figure 1 below, contains one 5,250 square foot rectangular lot with a width and lot frontage of 50 feet each.



Figure 1 – Subject property (outlined in blue)

SUBDIVISION BACKGROUND

The subject property, Lot 6, was created on April 7, 1921, as part of the Emma P. Hume subdivision. The original subdivision is shown in Figure 2, below.

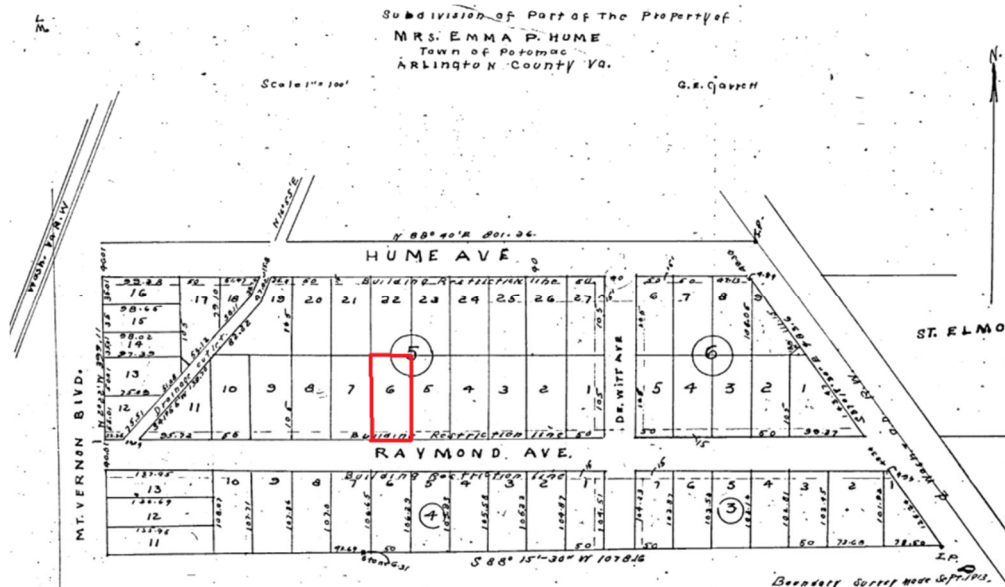


Figure 2 – Emma P. Hume Subdivision (subject property in red)

PROPOSAL

The applicant requests approval to subdivide Existing Lot 6 into Proposed Lots 501 and 502 for a semi-detached two-unit dwelling. Each lot would be rectangular, contain 2,625 square feet, and have 25 feet of frontage and width. Figures 3 and 4 show the existing and proposed lots.

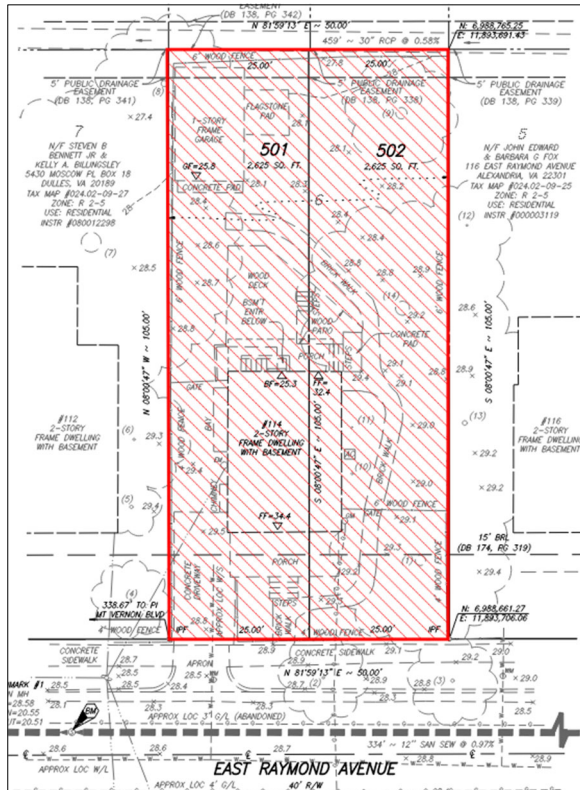


Figure 3 - Existing Lot 6

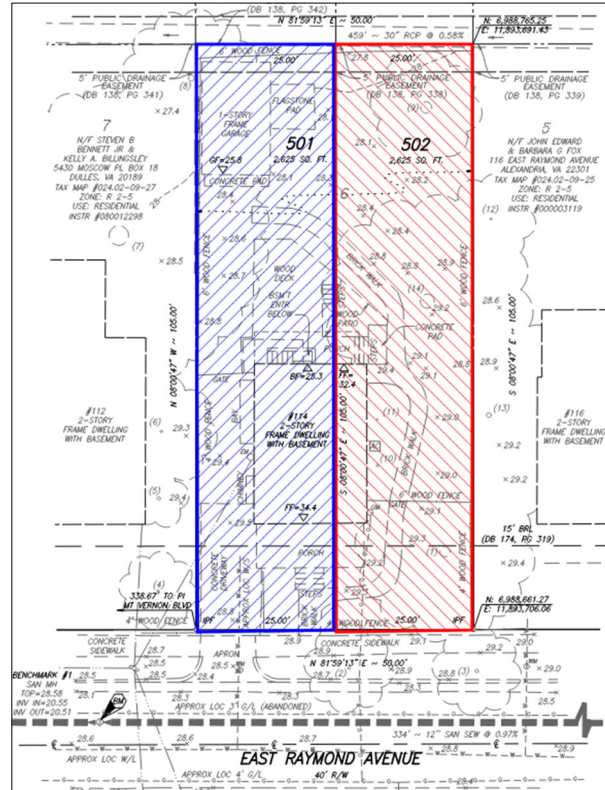


Figure 4 – Proposed Lots 501 and 502

ZONING/ MASTER PLAN DESIGNATION

The subject property is zoned R-2-5/Residential, and both proposed lots meet all lot requirements for a semi-detached two-unit dwelling, as shown in Table 1. Any future development must comply with the current Zoning Ordinance.

Table 1 – R-2-5 Zoning Requirements

	Required/Permitted	Existing	Proposed	
		Lot 6	Lot 501	Lot 502
Lot Size	2,500 Sq. Ft.	5,250 Sq. Ft.	2,625 Sq. Ft.	2,625 Sq. Ft.
Width	25 Ft.	50 Ft.	25 Ft.	25 Ft.
Frontage	25 Ft.	50 Ft.	25 Ft.	25 Ft.
Front Yard	18.5 – 22.2 Ft.	18.9 Ft.	Future development is required to comply with all bulk and open space provisions.	
Side Yard (East)	7 Ft.; 1:3 ratio	19.23 Ft.		
Side Yard (West)	7 Ft.; 1:3 ratio	10.44 Ft.		
Rear Yard	7 Ft.; 1:1 ratio	57.4 Ft.		
Floor Area	0.45	0.20		

The lots are located within the Potomac West Small Area Plan Chapter of the Alexandria Master Plan, which designates them for residential medium uses consistent with R-2-5 zone regulations.

II. STAFF ANALYSIS

The subdivision request would create lots in compliance with the [R-2-5 zone's lot requirements established in Zoning Ordinance Section 3-3500](#) and all [subdivision requirements established in Section 11-1710](#).

COMPLIANCE WITH SUBDIVISION REQUIREMENTS GENERALLY

Staff determined that the proposed subdivision would meet all subdivision requirements established by Section 11-1710. Both lots would be suitable for residential uses and accessory structures permitted by the R-2-5 zone.

COMPLIANCE WITH SUBDIVISION CHARACTER REQUIREMENTS

Staff finds that the proposed lots meet the compatibility requirements of Section 11-1710(B). The Planning Commission may consider previous re-subdivisions in the original subdivision area when evaluating compatibility. Several similar re-subdivisions have been approved, including the 1968 re-subdivision of Lot 7, which created lots nearly identical to those proposed.

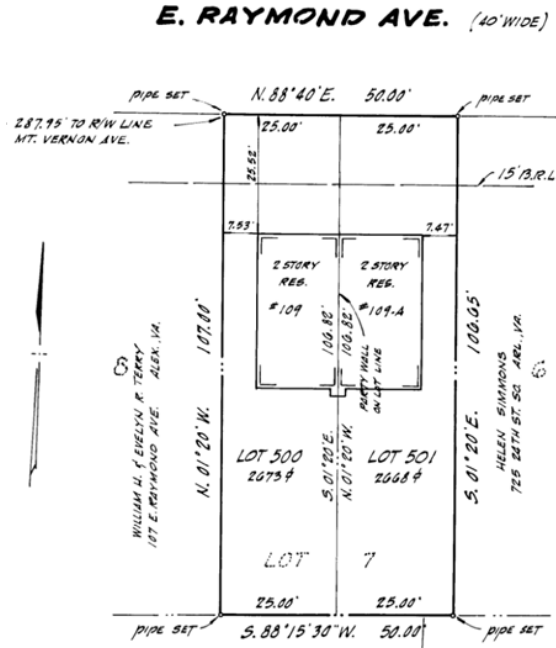


Figure 5 – 1968 Re-subdivision of Lot 7

LOT ANALYSIS

The analysis includes 18 similar lots within the original subdivision shown in Figure 6. These lots were selected because they are zoned R-2-5 and are interior lots on the same block as the subject property. Table 2 compares the proposed lots to these lots by width, frontage, and size.

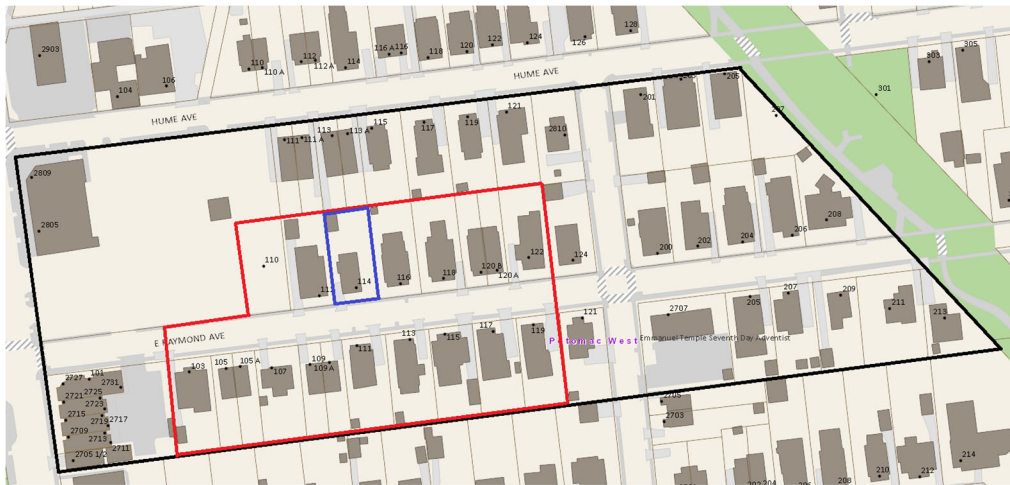


Figure 6 – Area of Comparison (black), Similarly Situated Lots (red), Subject Property (blue)

Table 2 – Lot Analysis

Address	Width	Frontage	Area
Existing Lot 6	50 Ft.	50 Ft.	5,250 Sq. Ft.
Proposed Lot 501	25 Ft.	25 Ft.	2,625 Sq. Ft.
Proposed Lot 502	25 Ft.	25 Ft.	2,625 Sq. Ft.
103 E. Raymond Ave.	50 Ft.	50 Ft.	5,400 Sq. Ft.
105 E. Raymond Ave.	25 Ft.	25 Ft.	2,693 Sq. Ft.
105 A E. Raymond Ave.	25 Ft.	25 Ft.	2,693 Sq. Ft.
107 E. Raymond Ave.	50 Ft.	50 Ft.	5,350 Sq. Ft.
109 E. Raymond Ave.	25 Ft.	25 Ft.	2,673 Sq. Ft.
109 A E. Raymond Ave.	25 Ft.	25 Ft.	2,668 Sq. Ft.
110 E. Raymond Ave.	50 Ft.	50 Ft.	5,250 Sq. Ft.
111 E. Raymond Ave.	50 Ft.	50 Ft.	5,300 Sq. Ft.
112 E. Raymond Ave.	50 Ft.	50 Ft.	5,250 Sq. Ft.
113 E. Raymond Ave.	50 Ft.	50 Ft.	5,300 Sq. Ft.
114 E. Raymond Ave.	50 Ft.	50 Ft.	5,250 Sq. Ft.
115 E. Raymond Ave.	50 Ft.	50 Ft.	5,300 Sq. Ft.
116 E. Raymond Ave.	50 Ft.	50 Ft.	5,250 Sq. Ft.
117 E. Raymond Ave.	50 Ft.	50 Ft.	5,250 Sq. Ft.
118 E. Raymond Ave.	50 Ft.	50 Ft.	5,250 Sq. Ft.
119 E. Raymond Ave.	50 Ft.	50 Ft.	5,250 Sq. Ft.
120 A E. Raymond Ave.	25 Ft.	25 Ft.	2,625 Sq. Ft.
120 B E. Raymond Ave.	25 Ft.	25 Ft.	2,625 Sq. Ft.
122 E. Raymond Ave.	50 Ft.	50 Ft.	5,250 Sq. Ft.

The proposed request would create lots with sizes, widths, and frontages that fall within the range established by similarly situated lots. As such, the proposed lots would be compatible with the established neighborhood character as required by section 11-1710.

The proposed lots would allow for development that would also be consistent with residential land uses envisioned 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 June 2, 2026. To date, staff have not received comments or questions from the association.

III. CONCLUSION

Staff find that the re-subdivision request would comply with Zoning Ordinance requirements. Subject to the conditions contained in Section IV of this report, staff recommends approval.

IV. RECOMMENDED CONDITIONS

Staff recommend **approval** subject to compliance with all applicable codes, ordinances, and the following conditions:

1. The final subdivision plat shall comply with the requirements of Section 11-1700 of the Zoning Ordinance. (P&Z)
2. The applicant shall record a covenant requiring the existing dwelling to be demolished prior to: (a) City approval or issuance of any building permit for the construction of new dwellings or structures on Lot 501 or Lot 502; or (b) the sale or transfer of subdivided lots to separate owners. The covenant shall expire upon the consolidation of the subdivided lots or the demolition of the existing dwelling. The covenant shall be incorporated into the recorded deed of subdivision and referenced on the final subdivision plat. (P&Z)

STAFF: Catie McDonald, Urban Planner
 Tony LaColla, AICP, Division Chief, Land Use + Preservation
 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 Address the following prior to final plat review submission:

The existing garage structure encroaches into the existing storm sewer easement in the rear of the property. The garage shall be moved out of the storm sewer easement or removed entirely before property is sold or moved as part of any upcoming planned redevelopment. A stipulation/covenant noting this shall appear on the final plat/deed submission.

Code Enforcement:

No comments.

Fire:

No comments.

Recreation, Parks & Cultural Activities:

No comments.

Police Department:

No comments received.

Archaeology:

No comments.

Geographic Information Systems (GIS):

No comments.



APPLICATION

SUBDIVISION OF PROPERTY

SUB # _____

PROPERTY LOCATION: 114 E Raymond Ave, Alexandria VA 22301

TAX MAP REFERENCE: 14018000

ZONE: R 2-5

APPLICANT:

Name: Bluestone Builders LLC

Address: _____

PROPERTY OWNER:

Name: Bluestone Builders LLC

Address: _____

SUBDIVISION DESCRIPTION

Subdividing Lot 22 into 2 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.

Timothy Moran

Print Name of Applicant or Agent

Mailing/Street Address

City and State

Zip Code

Timothy R Moran

Signature

Telephone #

Fax #

Email address

04/08/2026

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.

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.		
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 _____ (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.		
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.		
2.		
3.		

NOTE: Business or financial relationships of the type described in Sec. 11-350 that arise after the filing of this application and before each public hearing must be disclosed prior to the public hearings.

As the applicant or the applicant's authorized agent, I hereby attest to the best of my ability that the information provided above is true and correct.

04/08/2026

Date

Timothy Moran

Printed Name

Timothy R Moran
Signature

DISCLOSURE ATTACHMENT

114 E Raymond Ave, Alexandria VA 22301 (Tax Map 14018000)

Bluestone Builders LLC (Title Owner)

[REDACTED]

[REDACTED]

Timothy Moran 100%

[REDACTED]

[REDACTED]

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

Title Insurance Underwriter: Commonwealth Land Title Insurance Co.

140005611

Consideration: \$610,000.00
Assessed Value: \$552,122.00
Tax Map #: 14018000
Grantee's Address:
114 East Raymond Avenue
Alexandria, VA 22301
File #OTA1403031

C00670

Prepared by the following attorney(s)
licensed to practice law in Virginia:

Arthur L. Grace, Esq. (Virginia Bar No. 39554)
Ryan H. Stuart, Esq. (Virginia Bar No. 70714)
Grace Stuart PLC
228 S. Washington Street #105
Alexandria, VA 22314

Return to:
MBH Settlement Group, L.C.
Central Title
4230 Lafayette Center Drive
Suite I
Chantilly, VA 20152

DEED

THIS DEED is made this 30th day of April, 2014, by and between Suzanne Shaner LAMB, Unmarried, Grantor, and Gretchen E. WILKINSON, Grantee.

WITNESSETH:

That for and in consideration of the sum of TEN DOLLARS (\$10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Grantor does hereby grant, bargain, sell and convey, in fee simple and with General Warranty and English Covenants of Title, unto the Grantee, the following described property, situate, lying and being in the City of Alexandria, Virginia, to wit:

Lot numbered Six (6), Block numbered Five (5), of the subdivision known as "EMMA P. HUME", as the same appears duly dedicated, platted and recorded in Book 175, at Page 322, among the Land Records of Arlington County, Virginia.

AND BEING the same property conveyed to Suzanne Shaner LAMB, by virtue of a Deed, dated November 2, 1987, and recorded December 2, 1987 in Book 1229, at Page 1001, among the Land Records of the City of Alexandria, Virginia.

This conveyance is made subject to the covenants, easements, conditions, restrictions, and rights of way of record.

TU

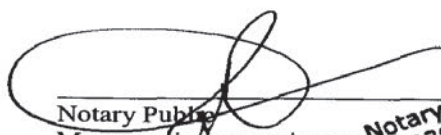
WITNESS the following signature and seal:


Suzanne Shaner LAMB

State of Virginia

City of Alexandria, to wit:

I, the undersigned, a Notary Public for the State and City/County aforesaid, do hereby certify that on this 30th day of April, 2014, Suzanne Shaner LAMB, whose name is signed to the foregoing Deed dated April 30, 2014, acknowledged the same before me in my State and City/County aforesaid.


Notary Public
My commission expires - Notary Public
Registration Number - 303932
Ryan Howard Stuart
Notary Registration No. 303932
Commonwealth of Virginia
My Commission Expires October 31, 2017

INSTRUMENT #140005611
RECORDED IN THE CLERK'S OFFICE OF
ALEXANDRIA ON
MAY 1, 2014 AT 03:17PM
\$610.00 GRANTOR TAX WAS PAID AS
REQUIRED BY SEC 58.1-802 OF THE VA. CODE
STATE: \$305.00 LOCAL: \$305.00

EDWARD SEMONIAN, CLERK
RECORDED BY: JCR

422-P St. N. H.
Washington, D.C.
5/13/21

EMMA P. HUME,

to DEDICATION

EMMA P. HUME, TOWN OF POTOMAC

THIS DEED OF DEDICATION,

made this 7th day of April, A. D., 1921

by Emma P. Hume, widow, the owner and proprietor

of the tract of land shown on the plat hereto annexed made by George E. Garrett, Civil Engineer in September 1913, and approved by him as County Engineer on March 30, 1921, said tract of land being situated in the Town of Potomac, in Jefferson Magisterial District, Arlington County, Virginia, WITNESSETH:

That the said Emma P. Hume, widow, in accordance with Sections 5217, 5218, and 5219 of the Code of Virginia, A. D. 1919, doth hereby dedicate, acknowledge and record the plat annexed hereto and made a part hereof as surveyed by said George E. Garrett, Civil Engineer, in September 1913, and approved by him as County Engineer on March 30, 1921, and the above and annexed subdivision as appears in accordance with the desire of the said Emma P. Hume who is the undersigned owner and proprietor of the land embraced in and shown on said plat, the said land being located within the corporate limits of said Town of Potomac and being bounded on the north by Hume Avenue, on the east by the right of way of the Washington and Old Dominion Railway, on the south by what is known as the Race Tract or Hill property and on the west by Mt. Vernon Avenue or Boulevard;

Witness the following signature and seal.

EMMA P. HUME------(SEAL)

DISTRICT OF COLUMBIA, to wit;

I, William E. Davis, a notary public in and for the District of Columbia, do here-

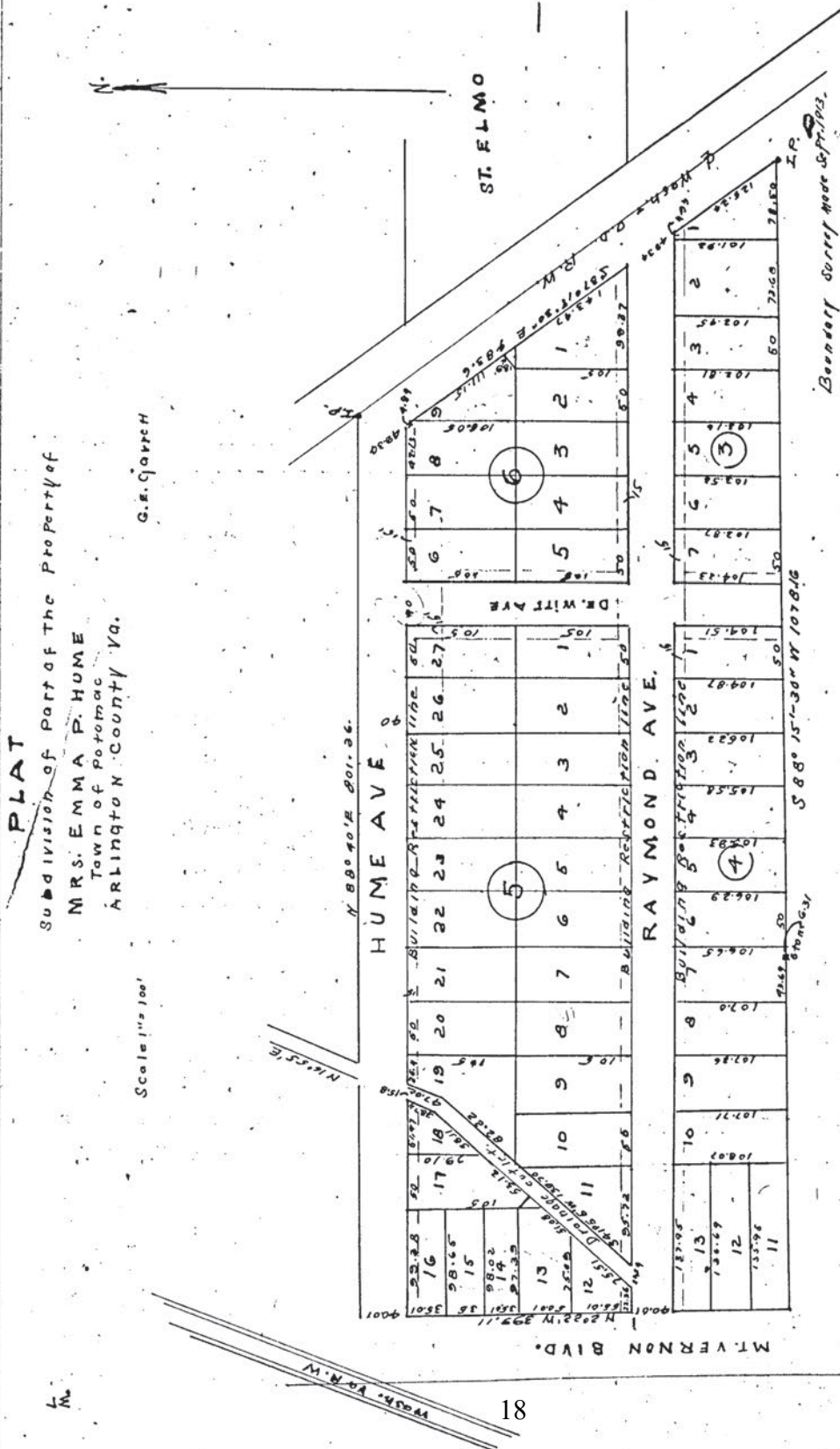
by certify that Emma P. Hume, widow whose name is signed to the foregoing writing and plat attached thereto, said writing bearing date on the 7th day of April, A. D., 1921, has acknowledged the same before me in my District aforesaid.

Given under my hand and seal this 9th day of April, A. D. 1921.

SEAL

WILLIAM E. DAVIS,
Notary Public, D. C.

My commission expires February 12th, 1925.



The foregoing subdivision as shown on the reverse hereof according to the survey made by George E. Garrett, Civil Engineer in September, 1913, and approved by him as County Engineer on March 30, 1921, as appears in this plat is with the free consent and in accordance with the desire of the undersigned owner and proprietor, Witness my hand and seal this 7th day of April, A. D. 1921.

EMMA P. HUME----- (SEAL)

DISTRICT OF COLUMBIA to wit;

I, William E. Davis, a notary public in and for the District of Columbia do hereby certify that Emma P. Hume, widow, whose names is signed to the foregoing writing bearing date on the 7th day of April, A. D. 1921, has acknowledged the same before me in my District of Columbia aforesaid.

Given under my hand and notarial seal 9th day of April, 1921.

SEAL.

WILLIAM E. DAVIS,
Notary Public, D. C.

My commission expires Feb. 12th, 1925.

VIRGINIA

In the Clerk's office of the Circuit Court of Arlington County, April 11, 1921 this deed was received, and with the annexed certificate admitted to record at 11 o'clock A. M.

Teste;

Wm. B. J. J. J. Clerk.