

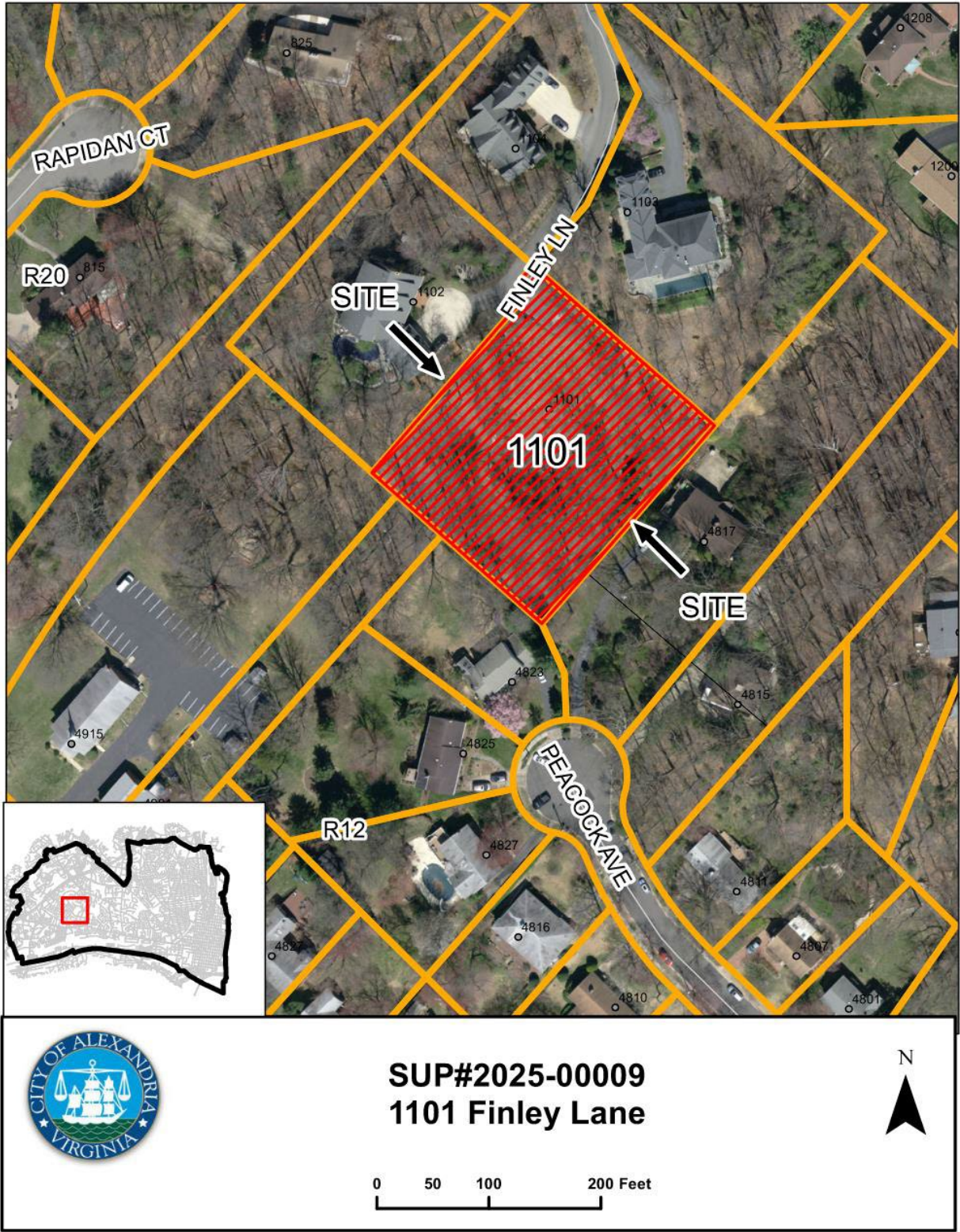
***DOCKET ITEM #8***  
***Special Use Permit #2025-00009***  
***1101 Finley Lane – Lot without Frontage***

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<b>Application</b>	<b>General Data</b>	
Public Hearing and consideration of a request for a Special Use Permit for a lot without frontage on a public street.	<b>Planning Commission Hearing:</b>	May 6, 2025
	<b>City Council Hearing:</b>	May 17, 2025
<b>Address:</b> 1101 Finley Lane	<b>Zone:</b>	R-20/Residential
<b>Applicant:</b> Picketts Ridge 503 LLC represented by Duncan W. Blair, attorney	<b>Small Area Plan:</b>	Seminary Hill/Strawberry Hill

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

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



## **I. DISCUSSION**

The applicant, Picketts Ridge 503 LLC represented by Duncan W. Blair, attorney, requests Special Use Permit (SUP) approval for a lot without frontage on a public street at 1101 Finley Lane.

### SITE DESCRIPTION/HISTORY

The subject property is a vacant lot of record without frontage located at 1101 Finley Lane. It is irregularly shaped and has a lot size of 47,601 square feet. Single-unit dwellings and the Alexandria Free Methodist Church abut the subject property.

The subject property is part of the Pickett's Ridge Phase II development. All four lots in Pickett's Ridge are accessed by a private street, Finley Lane, which was constructed to serve the four dwellings within the development. Finley Lane connects to the end of North Pickett Street. Here, the lots at 1103 and 1104 Finley Lane share a small amount of frontage on North Pickett Street. The remaining two lots, 1101 and 1102 Finley Lane do not have frontage on a public street.

City Council originally approved Phase I and II of this development in 2003 and 2004. With these approvals, City Council granted a four-lot subdivision, an SUP for lots without frontage, and a two-phase site plan approval for the construction of four single-unit dwellings. Three of four dwellings approved with Phases I and part of phase II were constructed and occupied in 2006 and 2007.

Construction activity at the subject property stopped for more than 24 months following completion of the 1102 Finley Lane dwelling in 2007, leaving the subject property vacant. The applicant, at the time, filed for a request to extend the DSUP approval in 2009. City Council approved this and subsequent extension requests in 2009, 2012, and 2015. In November 2019, City Council approved DSUP #2018-00012, the last extension request, and its approval expired on March 25, 2025. Figure 1, below, shows the final subdivision plat which was recorded on March 30, 2004. The subject property is outlined in red.

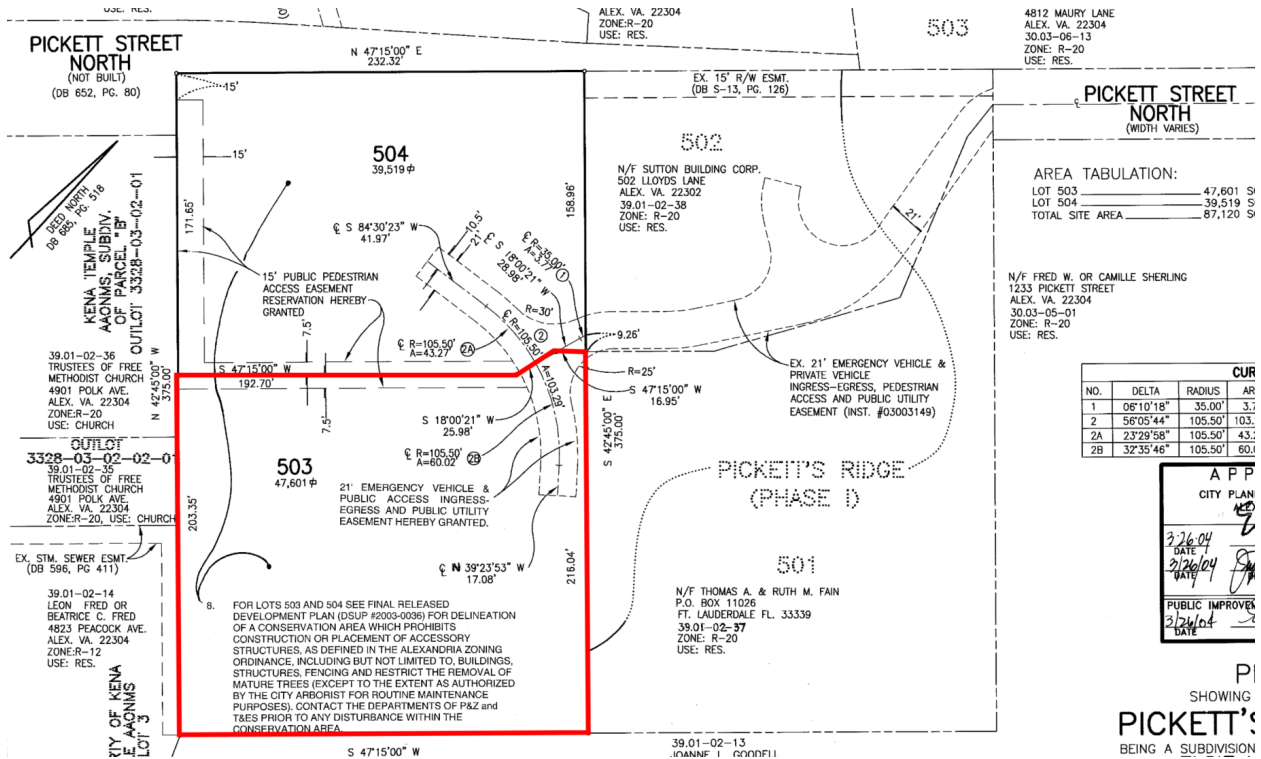


Figure 1 - Subdivision Plat

## PROPOSAL

The applicant requests SUP approval for a lot without frontage on a public street. At this time, the applicant seeks SUP approval to facilitate active marketing of the subject property. No building plans or specific proposal were submitted with the application.

## ZONING

The applicant has requested relief from the R-20 zone's minimum frontage requirement pursuant to Zoning Ordinance section 7-1007. The R-20 zone requires lots to have a minimum lot size of 20,000 square feet, a minimum width of 100 feet, and a minimum frontage of 80 feet. The subject property does not have frontage on a public street but meets all other R-20 lot requirements. The approval which granted relief from the R-20 zone's frontage requirement expired with the last DSUP expiration in March 2025.

Because the previous DSUP approvals expired and the other three dwellings were constructed more than 15 years ago, the current proposal does not represent "contemporaneous" development of more than two dwellings. As such, the current request does not require site plan approval pursuant to Zoning Ordinance section 11-404(A).

If City Council approves this request, the R-20 frontage requirement would be met, and the subject property would be considered a complying lot eligible for development with uses and structures permitted in the R-20 zone. Any use or structure would still have to comply with the R-20 zone's



bulk and open space requirements and any other applicable Zoning Ordinance provisions including off-street parking and site plan requirements.

## **II. STAFF ANALYSIS**

Staff recommends approval of the applicant's request. No principal uses or structures would be permitted on the subject property without this SUP approval. This severely limits the use of property. Given that the three dwellings which currently surround the subject property have existed without frontage, or without complying frontage, on a public street since 2007 without issue, it would be reasonable for the subject property to also be developed with a residential use.

The Zoning Ordinance requires lots to have frontage on a public street to ensure that they can be readily accessed by people and services including fire and rescue teams, utilities, vehicles, and pedestrians. Utility and private street infrastructure already exist to service the site. Emergency vehicle and access easements were recorded on the subject and surrounding properties along with the deed and subdivision in 2003 and 2004.

### CONCLUSION

Staff recommends approval of the applicant's request.

STAFF: Sam Shelby, Urban Planner, Department of Planning and Zoning  
Tony LaColla, AICP, Division Chief, Department of Planning and Zoning

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Staff Note: In accordance with section 11-506(c) of the Zoning Ordinance, construction or operation shall be commenced and diligently and substantially pursued within 36 months of the date of granting of a special use permit by City Council or the special use permit shall become void.

#### IV. CITY DEPARTMENT COMMENTS

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

##### Transportation & Environmental Services:

F-1 DROW, SWM, Transportation Planning, OEQ and Resource Recovery have no comments. (T&ES)

##### Code Enforcement:

C-1 A building permit and plan review are required prior to the start of construction.

##### Recreation, Parks and Cultural Activities:

No comments.

##### Fire Department:

No comments or concerns.

##### Historic Alexandria (Archaeology):

F-1 Based on historic maps and documents, the property at 915 Beverley Drive remained vacant and wooded until the 1940s when the current neighborhood was built out. For many years in the late nineteenth and early twentieth century, Mary E. Danenhower owned a 76-acre plot of land that encompassed the property. The property could contain evidence of late-nineteenth and early twentieth century Alexandria.

R-1 Call Alexandria Archaeology immediately (703-746-4399) if any buried structural remains (wall foundations, wells, privies, cisterns, etc.) or concentrations of artifacts are discovered during development. Work must cease in the area of the discovery until a City archaeologist comes to the site and records the finds. *The language noted above shall be included on all final site plan sheets involving any ground disturbing activities.*

R-2 The applicant shall not allow any metal detection and/or artifact collection to be conducted on the property, unless authorized by Alexandria Archaeology. Failure to comply shall result in project delays. *The language noted above shall be included on all final site plan sheets involving any ground disturbing activities.*

C-1 All required archaeological preservation measures shall be completed in compliance with Section 11-411 of the Zoning Ordinance.



# APPLICATION SPECIAL USE PERMIT

**SPECIAL USE PERMIT #** \_\_\_\_\_

**PROPERTY LOCATION:** 1101 Finley Lane, Alexandria, Virginia

**TAX MAP REFERENCE:** 39.01 02 40 **ZONE:** R20

**APPLICANT:** Picketts Ridge 503 LLC, a Virginia limited liability company  
**Name:** \_\_\_\_\_

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

**PROPOSED USE:** Section 7-1007 Special Use Permit for a recorded usable lot as a building  
site that does not have frontage on a public street.

- ☒ THE UNDERSIGNED, hereby applies for a Special Use Permit in accordance with the provisions of Article XI, Section 4-11-500 of the 1992 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 IV, Section 4-1404(D)(7) of the 1992 Zoning Ordinance of the City of Alexandria, Virginia.
- ☒ THE UNDERSIGNED, hereby attests that all of the information herein provided and specifically including all surveys, drawings, etc., required to be furnished by the applicant are true, correct and accurate to the best of their knowledge and belief. The applicant is hereby notified that any written materials, drawings or illustrations submitted in support of this application and any specific oral representations made to the Director of Planning and Zoning on this application will be binding on the applicant unless those materials or representations are clearly stated to be non-binding or illustrative of general plans and intentions, subject to substantial revision, pursuant to Article XI, Section 11-207(A)(10), of the 1992 Zoning Ordinance of the City of Alexandria, Virginia.

Duncan W. Blair, Attorney Agent

Print Name of Applicant or Agent

Mailing/Street Address  
Alexandria, Virginia 22314

City and State

Zip Code

Signature  
703 778 1444

Telephone #

Email address

N/A

Date

Fax #

2/12/25

## **Application: Special Use Permit**

1101 Finley Lane, Alexandria, Virginia

### **Project Narrative.**

The Applicant Picketts Ridge 503 LLC, a Virginia limited liability company is requesting a Section 7-1007 Special Use Permit to construct a single unit residence on a existing recorded useable recorded lot that does not have frontage on a public street.

The subject of this application is located at 1101 Finley Lane, Alexandria, Virginia, (Tax Map Parcel 39.01 02 40) (the "Property") with frontage on a private road created in 2002 as part of a Development Special use Permit for a four single unit residential development know as "Picketts Ridge" (DSUP#2002-0049, DSUP#2003-0035, DSUP#2009-0007, DSUP#2012-0017 and DSUP2015-0017) in the West End of the City. The Private Road is owned and maintained by the Picketts Ridge Homeowner's Association, a Virginia nonstock corporation whose members are the owners of the four lots and the common area of Picketts Ridge. Finley Lane the private road provides safe and adequate access to the three existing residences and the vacant lot for emergency vehicles and vehicular and pedestrian access. The existing Section 7-1007 Special Use Permit for the Property expires on March 15, 2025. The Applicant is requesting a new Section 7-1007 Special Use Permit to facilitate the active marketing of the Property. The City has determined that any new construction on the Property will require approval of a Grading Plan.



## PROPERTY OWNER'S AUTHORIZATION

1101 Finley Lane, Alexandria, Virginia

As the property owner of \_\_\_\_\_, I hereby

(Property Address)

grant the applicant authorization to apply for the \_\_\_\_\_ use as  
(use)

described in this application.

Name: \_\_\_\_\_  
Picketts Ridge 503 LLC

Phone: \_\_\_\_\_  
757 630 1872

Address: \_\_\_\_\_  
Please Print 1429 Huntington Crescent, Norfolk, VA,

Email: \_\_\_\_\_  
gsutton2@cox.net

Signature: \_\_\_\_\_  
By: Duncan W. Blair, Attorney

Date: \_\_\_\_\_  
2 12 2025

1. Floor Plan and Plot Plan. As a part of this application, the applicant is required to submit a floor plan and plot or site plan with the parking layout of the proposed use. The SUP application checklist lists the requirements of the floor and site plans. The Planning Director may waive requirements for plan submission upon receipt of a written request which adequately justifies a waiver.

☐ Required floor plan and plot/site plan attached.

☒ Requesting a waiver. See attached written request.

A Grading Plan and Building Permit will be filled when construction is planned.

2. The applicant is the (check one):

☒ 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 or owner, unless the entity is a corporation or partnership, in which case identify each owner of more than three percent.

Gregory Sutton and Ann Sutton own 100% of Picketts Ridge 503 LLC.

## 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. <u>Greg Sutton</u>	<u>Norfolk, Va</u>	<u>100%</u>
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. <u>Greg &amp; Ann Sutton</u>	<u>Norfolk, Va</u>	<u>100%</u>
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. <u>N/A</u>		
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.

2/4/25

Date

Greg Sutton

Printed Name



Signature



## USE CHARACTERISTICS

4. The proposed special use permit request is for (*check one*):

☐ a new use requiring a special use permit,

☐ an expansion or change to an existing use without a special use permit,

☐ an expansion or change to an existing use with a special use permit,

☒ other. Please describe: Sec. 7-1007 SUP for usable building lot without frontage.

5. Please describe the capacity of the proposed use:

A. How many patrons, clients, pupils and other such users do you expect?

Specify time period (i.e., day, hour, or shift). Not applicable.

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B. How many employees, staff and other personnel do you expect?

Specify time period (i.e., day, hour, or shift). Not applicable.

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6. Please describe the proposed hours and days of operation of the proposed use:

Day: Not applicable.

Hours:

Not applicable.

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7. Please describe any potential noise emanating from the proposed use.

A. Describe the noise levels anticipated from all mechanical equipment and patrons.

Not applicable.

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B. How will the noise be controlled?

Not applicable.

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**8.** Describe any potential odors emanating from the proposed use and plans to control them:

Not applicable.

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**9.** Please provide information regarding trash and litter generated by the use.

A. What type of trash and garbage will be generated by the use? (i.e. office paper, food wrappers)

Not applicable.

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B. How much trash and garbage will be generated by the use? (i.e. # of bags or pounds per day or per week)

Not applicable.

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C. How often will trash be collected?

Not applicable.

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D. How will you prevent littering on the property, streets and nearby properties?

Not applicable.

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**10.** Will any hazardous materials, as defined by the state or federal government, be handled, stored, or generated on the property?

Not applicable.

☐ Yes.

☐ No.

If yes, provide the name, monthly quantity, and specific disposal method below:

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- 11.** Will any organic compounds, for example paint, ink, lacquer thinner, or cleaning or degreasing solvent, be handled, stored, or generated on the property? Not applicable.

☐ Yes. ☐ No.

If yes, provide the name, monthly quantity, and specific disposal method below:

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- 12.** What methods are proposed to ensure the safety of nearby residents, employees and patrons? Not applicable.

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## **ALCOHOL SALES**

- 13.** A. Will the proposed use include the sale of beer, wine, or mixed drinks? Not applicable.

☐ Yes ☐ No

If yes, describe existing (if applicable) and proposed alcohol sales below, including if the ABC license will include on-premises and/or off-premises sales.

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## PARKING AND ACCESS REQUIREMENTS

14. A. How many parking spaces of each type are provided for the proposed use: Not applicable.

\_\_\_\_\_ Standard spaces  
\_\_\_\_\_ Compact spaces  
\_\_\_\_\_ Handicapped accessible spaces.  
\_\_\_\_\_ Other.

<p style="text-align: center;"><b>Planning and Zoning Staff Only</b></p> <p>Required number of spaces for use per Zoning Ordinance Section 8-200A _____</p> <p>Does the application meet the requirement? [ ] Yes [ ] No</p>
--

- B. Where is required parking located? (*check one*)  
[✓] on-site  
[ ] off-site

If the required parking will be located off-site, where will it be located?

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**PLEASE NOTE:** Pursuant to Section 8-200 (C) of the Zoning Ordinance, commercial and industrial uses may provide off-site parking within 500 feet of the proposed use, provided that the off-site parking is located on land zoned for commercial or industrial uses. All other uses must provide parking on-site, except that off-street parking may be provided within 300 feet of the use with a special use permit.

- C. If a reduction in the required parking is requested, pursuant to Section 8-100 (A) (4) or (5) of the Zoning Ordinance, complete the PARKING REDUCTION SUPPLEMENTAL APPLICATION.

[ ] **Parking reduction requested; see attached supplemental form**

15. Please provide information regarding loading and unloading facilities for the use: Not applicable.

- A. How many loading spaces are available for the use? \_\_\_\_\_

<p style="text-align: center;"><b>Planning and Zoning Staff Only</b></p> <p>Required number of loading spaces for use per Zoning Ordinance Section 8-200 _____</p> <p>Does the application meet the requirement? [ ] Yes [ ] No</p>
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- B. Where are off-street loading facilities located? \_\_\_\_\_  
\_\_\_\_\_
- C. During what hours of the day do you expect loading/unloading operations to occur?  
\_\_\_\_\_  
\_\_\_\_\_
- D. How frequently are loading/unloading operations expected to occur, per day or per week, as appropriate?  
\_\_\_\_\_  
\_\_\_\_\_

- 16.** Is street access to the subject property adequate or are any street improvements, such as a new turning lane, necessary to minimize impacts on traffic flow? Not applicable.
- \_\_\_\_\_  
\_\_\_\_\_

## SITE CHARACTERISTICS

- 17.** Will the proposed uses be located in an existing building? ☐ Yes ☒ No
- Do you propose to construct an addition to the building? ☐ Yes ☒ No
- How large will the addition be? \_\_\_\_\_ square feet.

- 18.** What will the total area occupied by the proposed use be? Lot Size 47,601 square feet of land
- \_\_\_\_\_ sq. ft. (existing) + \_\_\_\_\_ sq. ft. (addition if any) = \_\_\_\_\_ sq. ft. (total)

- 19.** The proposed use is located in: *(check one)*
- ☐ a stand alone building
- ☐ a house located in a residential zone
- ☐ a warehouse
- ☐ a shopping center. Please provide name of the center: \_\_\_\_\_
- ☐ an office building. Please provide name of the building: \_\_\_\_\_
- ☒ other. Please describe: Single Family Home

**End of Application**



## **Department of Planning & Zoning**

### **Special Use Permit Application Checklist**

#### **Supplemental application for the following uses:**

- ☐ Automobile Oriented
- ☐ Parking Reduction
- ☐ Signs
- ☐ Substandard Lot
- ☐ Lot modifications requested with SUP use

#### **Interior Floor Plan**

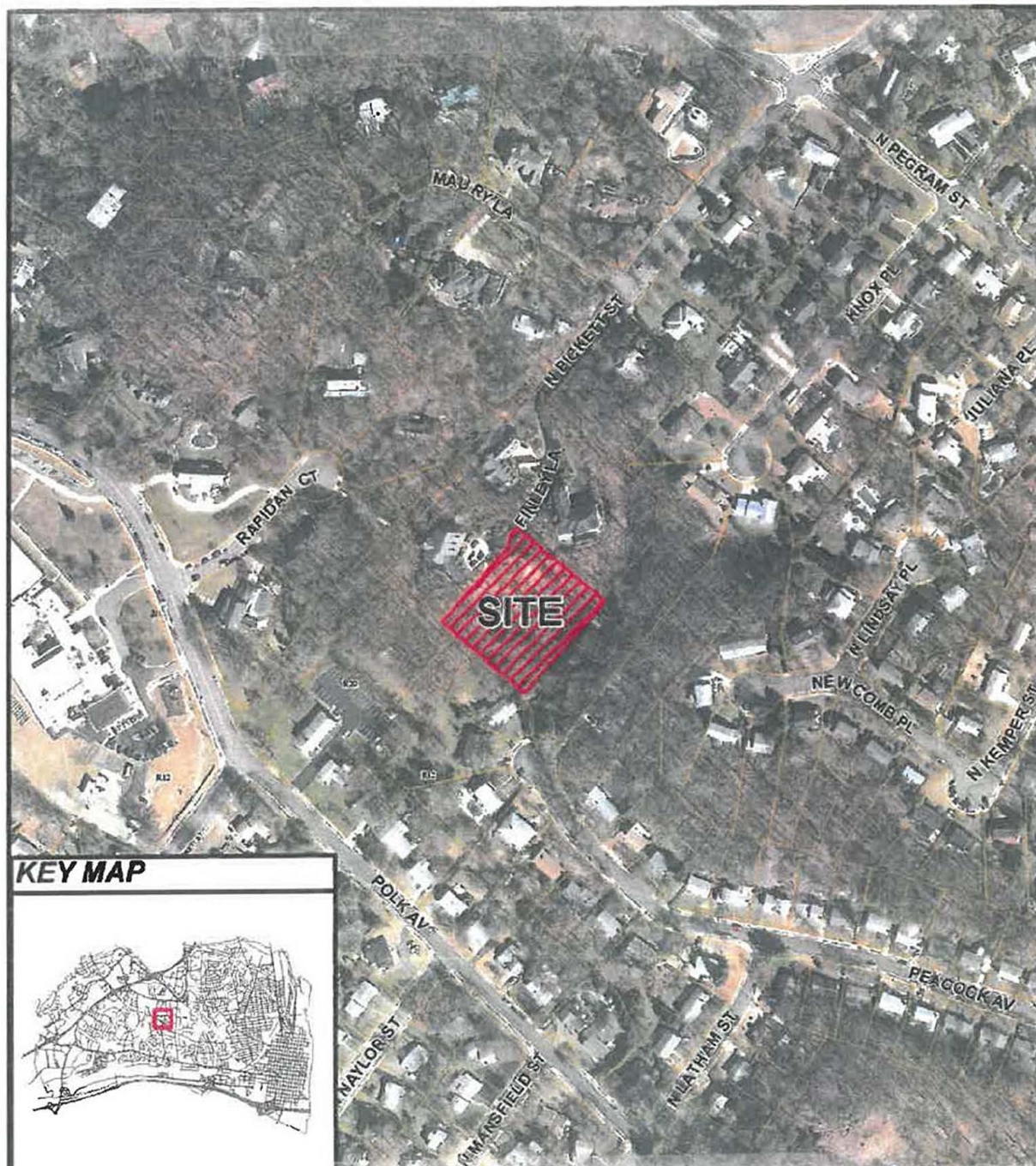
- ☐ Include labels to indicate the use of the space (doors, windows, seats, tables, counters, equipment)

#### **If Applicable**

- ☐ Plan for outdoor uses

#### **Contextual site Image**

- ☒ Show subject site, on-site parking area, surrounding buildings, cross streets



**KEY MAP**

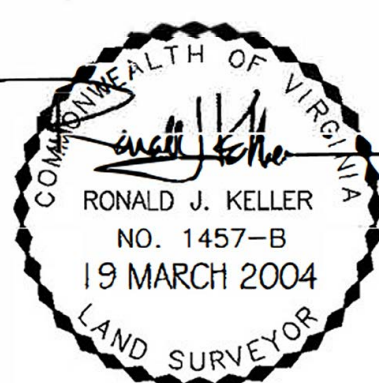




# **SURVEYOR'S CERTIFICATE**

I, RONALD J. KELLER, 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 THIS IS A RESUBDIVISION OF PART OF THE LAND CONVEYED BY CLYDE E. MASON AND ELSIE V. MASON TO ELSIE V. MASON BY DEED DATED JULY 22ND, 1968 AND RECORDED IN DEED BOOK 685 AT PAGE 518 AMONG THE LAND RECORDS OF THE CITY OF ALEXANDRIA; AND THAT ALL REQUIRED MONUMENTS HAVE BEEN INSTALLED WHERE INDICATED; EXCEPT THOSE THAT WILL BE INSTALLED AT A LATER DATE BUT BEFORE THE COMPLETION OF THE PROJECT.

—○— DENOTES CORNER MONUMENTATION.



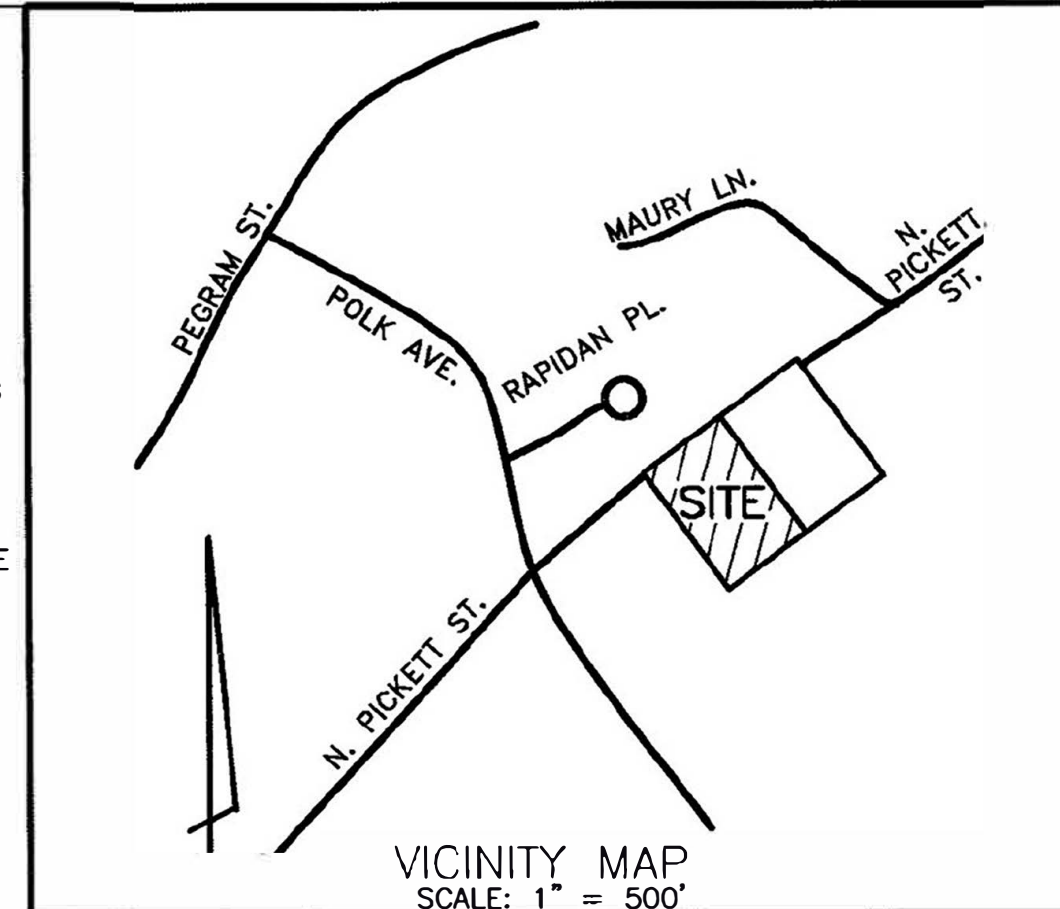
39.01-02-03  
ELIZABETH B. OR JACK J. SHARKEY  
815 RAPIDAN PLACE  
ALEX. VA. 22304  
ZONE: R-20  
USE: RES.

**RAPIDAN PLACE**  
(40' R/W)

## **NOTES:**

1. TAX MAP # 39.01-02-05
2. ZONE: R-20
3. TITLE REPORT NOT FURNISHED, THEREFORE ALL EASEMENTS AND RESTRICTIONS MAY NOT BE SHOWN.
4. PLAT SUBJECT TO RESTRICTIONS OF RECORD.
5. THE LOTS CREATED WITH THIS PLAT SHALL BE RESTRICTED BY A CONSERVATION COVENANT. THE CONSERVATION COVENANT STIPULATES THE PROTECTION AND PRESERVATION OF EXISTING TREES AND LIMITS TREE REMOVAL AND ACTIVE USES WITHIN THE DESIGNATED AREA. SEE RESTRICTIVE DEED LANGUAGE FOR DETAILS OF CONSERVATION COVENANT.
6. OWNER: ELSIE V. MASON  
2815 S. ARLINGTON RIDGE RD.  
ARLINGTON VA. 22202  
(DB 685, PG 518)

7. THE LOTS CREATED BY THIS SUBDIVISION WILL BE CONNECTED TO THE EXISTING PUBLIC SANITARY SEWER LOCATED WITHIN N. PICKETT STREET RIGHT-OF-WAY.
8. FOR LOTS 503 AND 504 SEE FINAL RELEASED DEVELOPMENT PLAN (DSUP #2003-0036) FOR DELINEATION OF A CONSERVATION AREA WHICH PROHIBITS CONSTRUCTION OR PLACEMENT OF ACCESSORY STRUCTURES, AS DEFINED IN THE ALEXANDRIA ZONING ORDINANCE, INCLUDING BUT NOT LIMITED TO, BUILDINGS, STRUCTURES, FENCING AND RESTRICT THE REMOVAL OF MATURE TREES (EXCEPT TO THE EXTENT AS AUTHORIZED BY THE CITY ARBORIST FOR ROUTINE MAINTENANCE PURPOSES). CONTACT THE DEPARTMENTS OF P&Z and T&ES PRIOR TO ANY DISTURBANCE WITHIN THE CONSERVATION AREA.



VICINITY MAP  
SCALE: 1" = 500'

**PICKETT STREET NORTH**  
(NOT BUILT)  
(DB 652, PG. 80)

N 47°15'00" E  
232.32'

39.01-02-04  
JANE LEE OR HARRISON Z. PICOT  
825 RAPIDAN PLACE  
ALEX. VA. 22304  
ZONE: R-20  
USE: RES.

**MOORE-HILL**  
502

N/F ROGER E. OR DOROTHY S. WHEELER  
4812 MAURY LANE  
ALEX. VA. 22304  
30.03-06-13  
ZONE: R-20  
USE: RES.

**PICKETT STREET NORTH**  
(WIDTH VARIES)

### **AREA TABULATION:**

LOT 503	47,601 SQ. FT. OR 1.0928 AC.
LOT 504	39,519 SQ. FT. OR 0.9072 AC.
TOTAL SITE AREA	87,120 SQ. FT. OR 2.0000 AC.

N/F FRED W. OR CAMILLE SHERLING  
1233 PICKETT STREET  
ALEX. VA. 22304  
30.03-05-01  
ZONE: R-20  
USE: RES.

CURVE DATA						
NO.	DELTA	RADIUS	ARC	TAN.	CHORD	CHORD BEARING
1	06°10'18"	35.00'	3.77'	1.89'	3.77'	S 21°05'29" E
2	56°05'44"	105.50'	103.29'	56.21'	99.21'	S 67°26'45" E
2A	23°29'58"	105.50'	43.27'	21.94'	42.97'	S 83°44'38" E
2B	32°35'46"	105.50'	60.02'	30.85'	59.21'	S 55°41'46" E

**APPROVED**  
CITY PLANNING COMMISSION  
ALEXANDRIA, VA.  
DATE 3/26/04  
DATE 3/26/04  
DATE 3/26/04  
PUBLIC IMPROVEMENT BOND(S) APPROVED  
DATE 3/26/04  
DIRECTOR T.&E.S.

**PLAT**  
SHOWING SUBDIVISION  
**PICKETT'S RIDGE II**  
BEING A SUBDIVISION OF THE PROPERTY OF  
**ELSIE V. MASON**  
DEED BOOK 685, PAGE 518  
**CITY OF ALEXANDRIA, VIRGINIA**  
SCALE: 1" = 40' DATE: MARCH 19, 2004

39.01-02-13  
JOANNE L. GOODELL  
4817 PEACOCK AVE.  
ALEX. VA. 22304  
ZONE: R-20  
USE: RES.

**INST # 040012302**

THE PRINTED IMAGE OF THIS PLAT MAY NOT BE TO SCALE.

● LAND SURVEYING ● SITE PLANNING ● SUBDIVISION DESIGN  
730 S. Washington St. Alexandria, Virginia 22314 (703) 549-6422

**RCF** **IELDS, JR. & ASSOCIATES**  
A PROFESSIONAL CORPORATION

COMP.	R.K.B.
DRAWN	R.K.B.
CHECKED	J.D.

FILE NO. 00-02  
SHEET 1 OF 1