



City of Alexandria

Subdivision #2025-000001

4018 Seminary Road

Planning Commission

May 6, 2025



Agenda



1. Summary
2. Background Information
3. Subdivision Review
 - ▶ Existing and Proposed Lots
 - ▶ Variation Standards
4. Planning Commission Guidance



Summary

Request

- Two-lot subdivision with a variation to the lot width requirement

Planning Commission Action

- Approve or deny

Key Elements of the Discussion

- Proposed lots would be more consistent with surrounding lots than the existing lot is
- Substantial injustice exists

SUB#2025-00001



Background Information

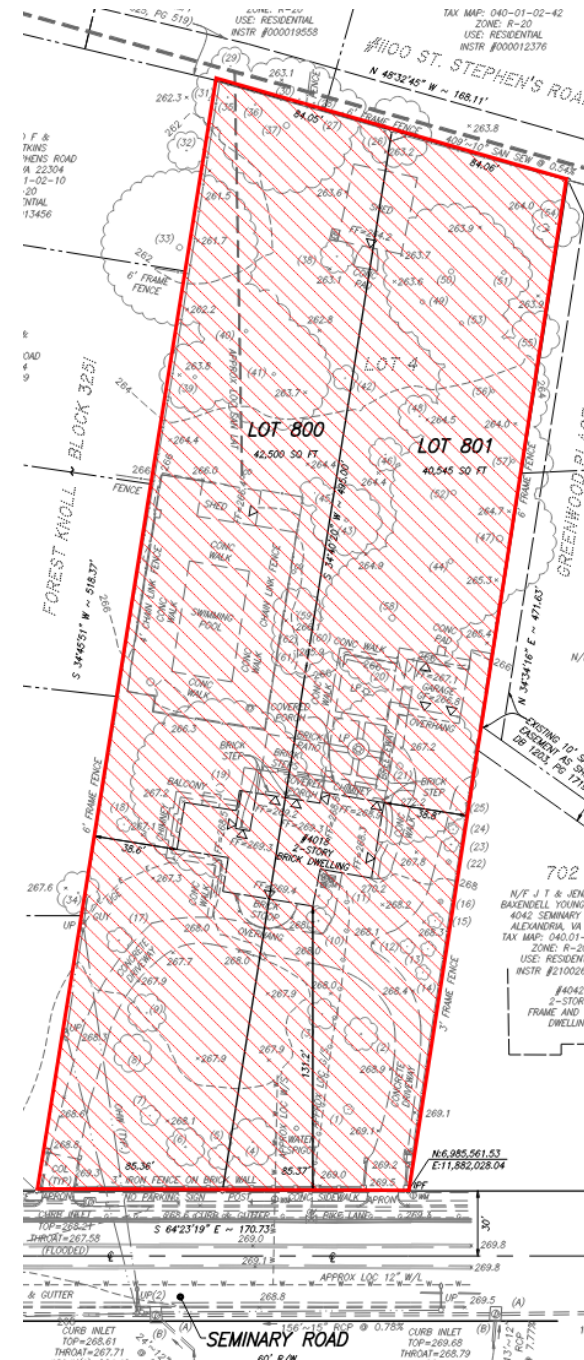
- **Zone:**
 - R-20/Residential
 - Single-unit dwelling
- **Small Area Plan:**
 - Seminary Hill/Strawberry Hill
- **Surrounding uses:**
 - Residential and Virginia Theological Seminary



SUB#2025-00001



SUB Review - Existing Lot Configuration



SUB#2025-00001

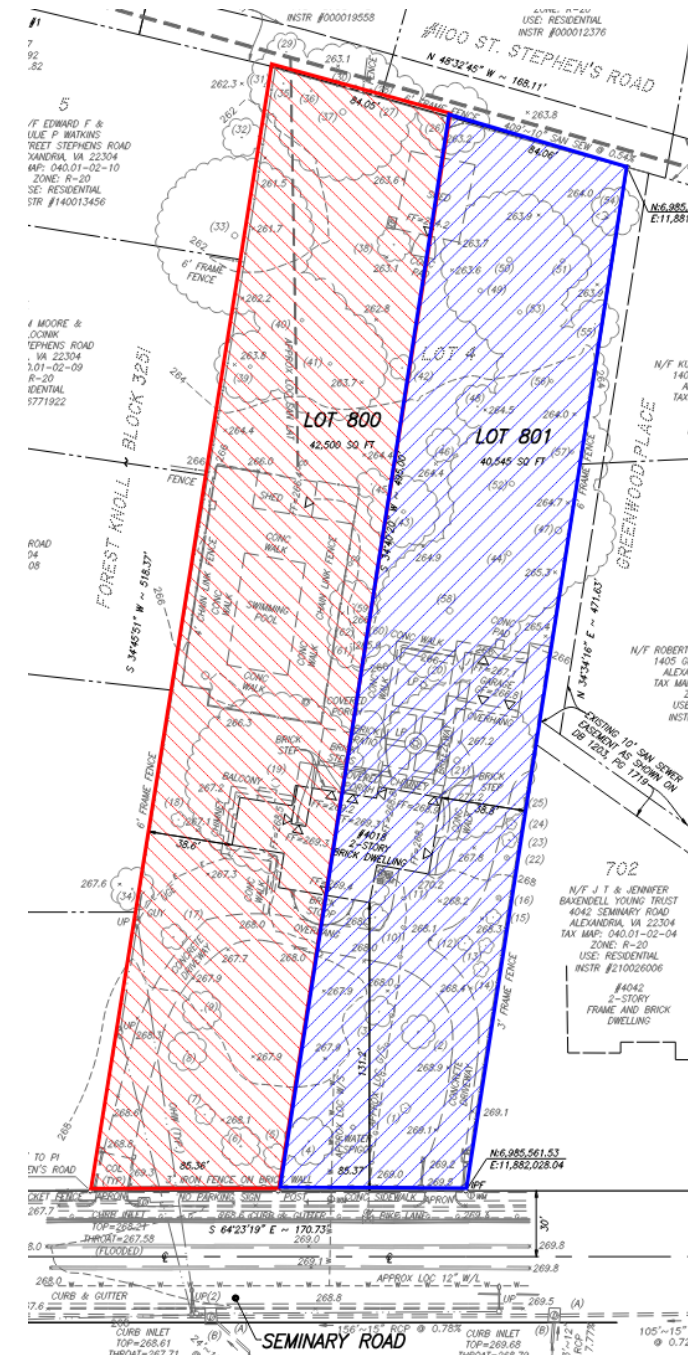


SUB Review - Proposed Lot Configuration

Applicant requests to re-subdivide to create two new lots (800 and 801)

Neither lot would meet the minimum lot width requirement because the original lot was created prior to the current R-20 zone requirements

Lots would be irregularly shaped, both with adequate lot frontage and area for the R-20 zone



SUB#2025-00001



Variation Standards

- Strict application would result in substantial injustice by precluding a subdivision which would result in more compatible lots
- Land use purposes of lot width upheld
- Consistency with R-20 zone use provisions and existing development
- Required “special circumstance” exists: lots in subdivisions recorded prior to January 1, 1952, that, because of gross area of land involved, the subdivided lots would not conform to all the requirements of the zone in which the subdivision is located

SUB#2025-00001



**Staff Recommends approval
subject to conditions**

