



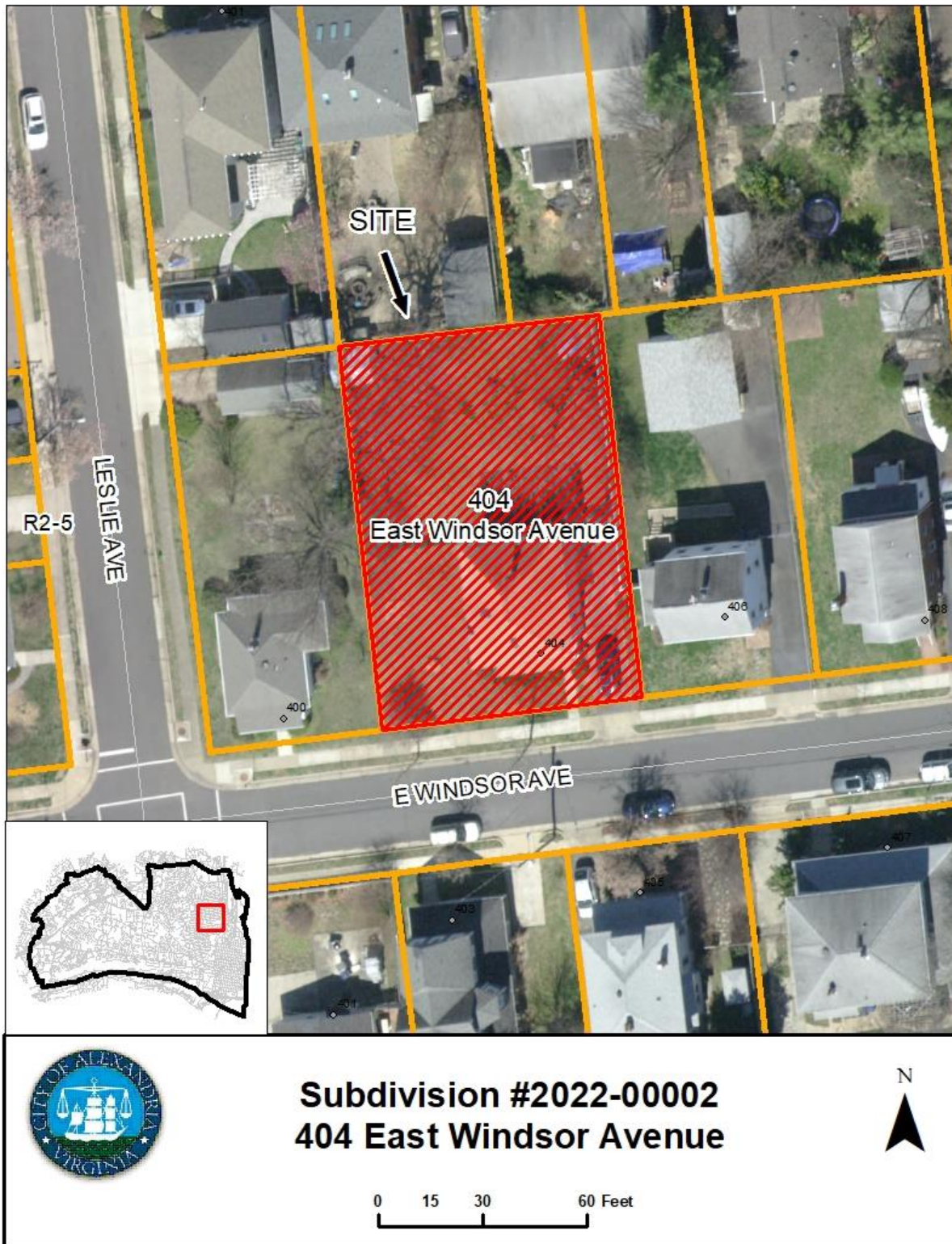
DOCKET ITEM #3
Subdivision #2022-00002
404 E. Windsor Avenue

Application	General Data	
Request: Public Hearing and consideration of a request for a Subdivision, to re-subdivide one existing lot into two new lots	Planning Commission Hearing:	May 3, 2022
	Approved Plat must be Recorded by:	October 7, 2023
Address: 404 E. Windsor Avenue	Zone:	R-2-5/ Single and Two-Family Residential
Applicant: Chad Riedy, Classic Cottages, LLC, represented by Mary Catherine Gibbs, attorney	Small Area Plan:	Potomac West

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: Ashley Labadie, AICP, ashley.labadie@alexandriava.gov
Ann Horowitz, ann.horowitz@alexandriava.gov

PROJECT LOCATION MAP



I. DISCUSSION

REQUEST

The applicant, Chad Riedy, Classic Cottages, LLC, represented by Mary Catherine Gibbs, attorney, requests to re-subdivide one existing lot of record, Lot 5475, into two new lots.

SITE DESCRIPTION

The subject site at 404 E. Windsor Avenue is one existing lot of record, Lot 5475 (Figure 1). This existing lot is 8,625 sq. ft. and rectangularly shaped with 75 feet of frontage on E. Windsor Avenue and 115 feet of lot depth. The property is the site of an existing two-story foursquare style single-family home originally built in 1910. While it is considered a contributing structure within the Town of Potomac National Register Historic District, there are no protections with this listing. Immediately surrounding the subject site is a mix of single-family and two-family semi-detached homes.



Figure 1 – Subject Site with Existing Dwelling

SUBDIVISION BACKGROUND

Located within the historic Town of Potomac, between Mount Ida Ave., Bellefonte Ave., present day Richmond Hwy and Commonwealth Ave., is the original Del Ray subdivision of 1894 (Figure 2). The Del Ray subdivision and the St. Elmo subdivision to the north formed the Town of Potomac in 1908, which was subsequently annexed by the City of Alexandria in 1930. The Del Ray subdivision was originally platted in a uniform grid of north/south oriented lots. With the exception of those along diagonally oriented streets, most lots were rectangularly shaped, approximately 25 feet in width and 115 feet in depth. Over time, many of the standard 25-foot-wide lots have been consolidated, resulting in an array of lots in the original subdivision that are increments of 25 feet wide. Also relatively common are 37.5-foot-wide lots created through

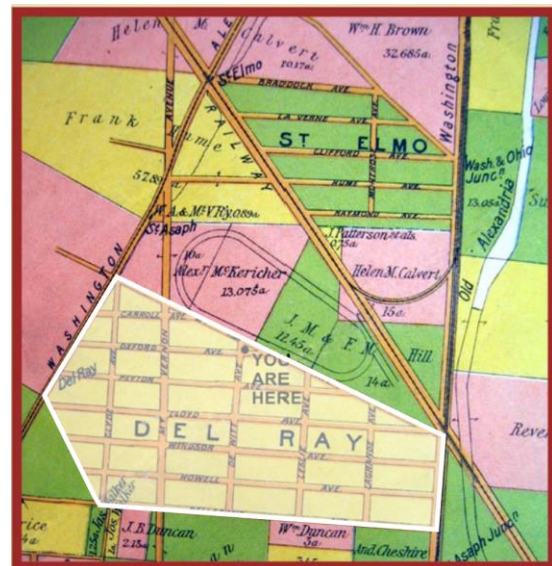


Figure 2 – 1900 Virginia Title Map showing the Del Ray Subdivision highlighted in white.

the combination of 25-foot-wide lots and 12.5 feet of halved 25-foot wide lots.

City of Alexandria land records indicate that the subject site originally consisted of Lots 473, 474, and 475 within the original Del Ray subdivision, each with 25 feet of frontage along E. Windsor Ave. and a depth of 115 feet for individual lot areas of 2,875 square feet (Figure 3). The existing dwelling was built across original lots 474 and 475. All three lots were consolidated in 2018 by then owner, Sebastian Jakubowski, creating existing lot of record 5475.

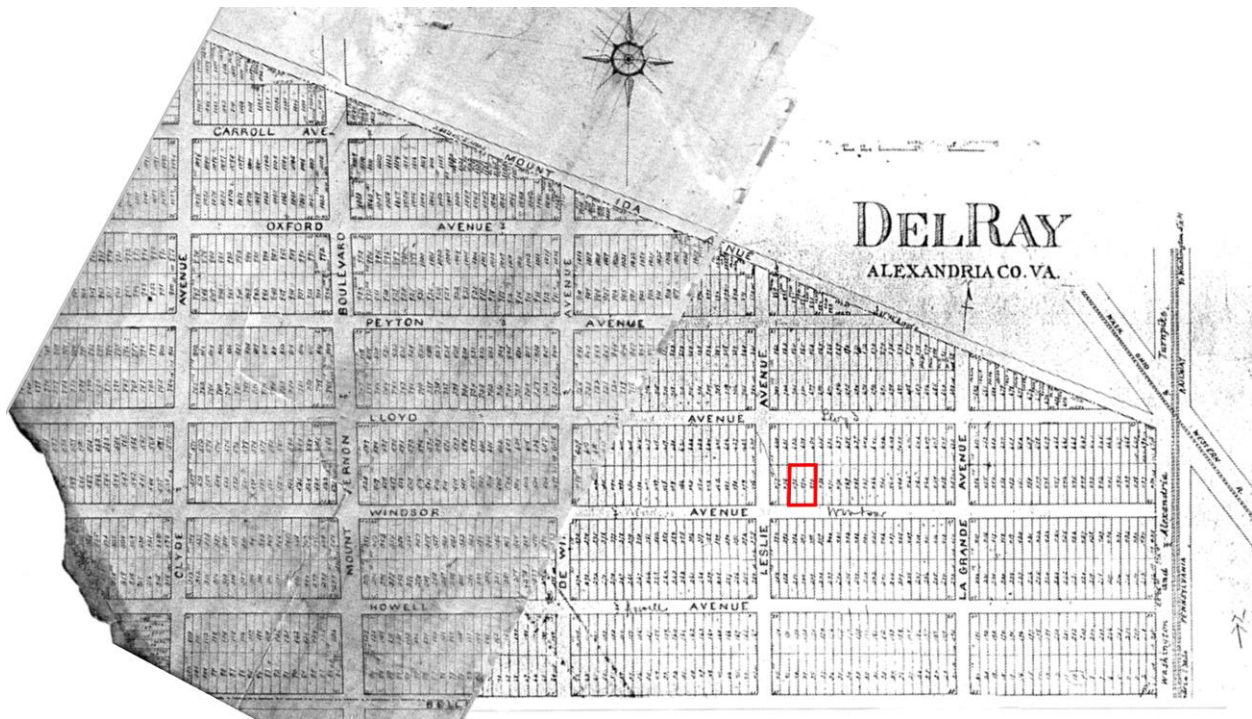


Figure 3 – Original Del Ray Subdivision circa 1894 and subject site consisting outlined in red.

PROPOSAL

The applicant proposes to re-subdivide one existing lot of record, Lot 5475, into two new lots, as illustrated in Figures 4a and 4b. The proposed new subdivision line would be placed in the middle of the existing lot creating two identical lots with 37.5 feet of lot frontage and width and 115 feet of depth for individual lot areas of 4,312.5 sq. ft. Each proposed lot is anticipated to be redeveloped with a two-family semi-detached dwelling after demolition of the existing single-family dwelling, subject to the R2-5 zone requirements.



Figure 4a – Existing Configuration for Lot 5475

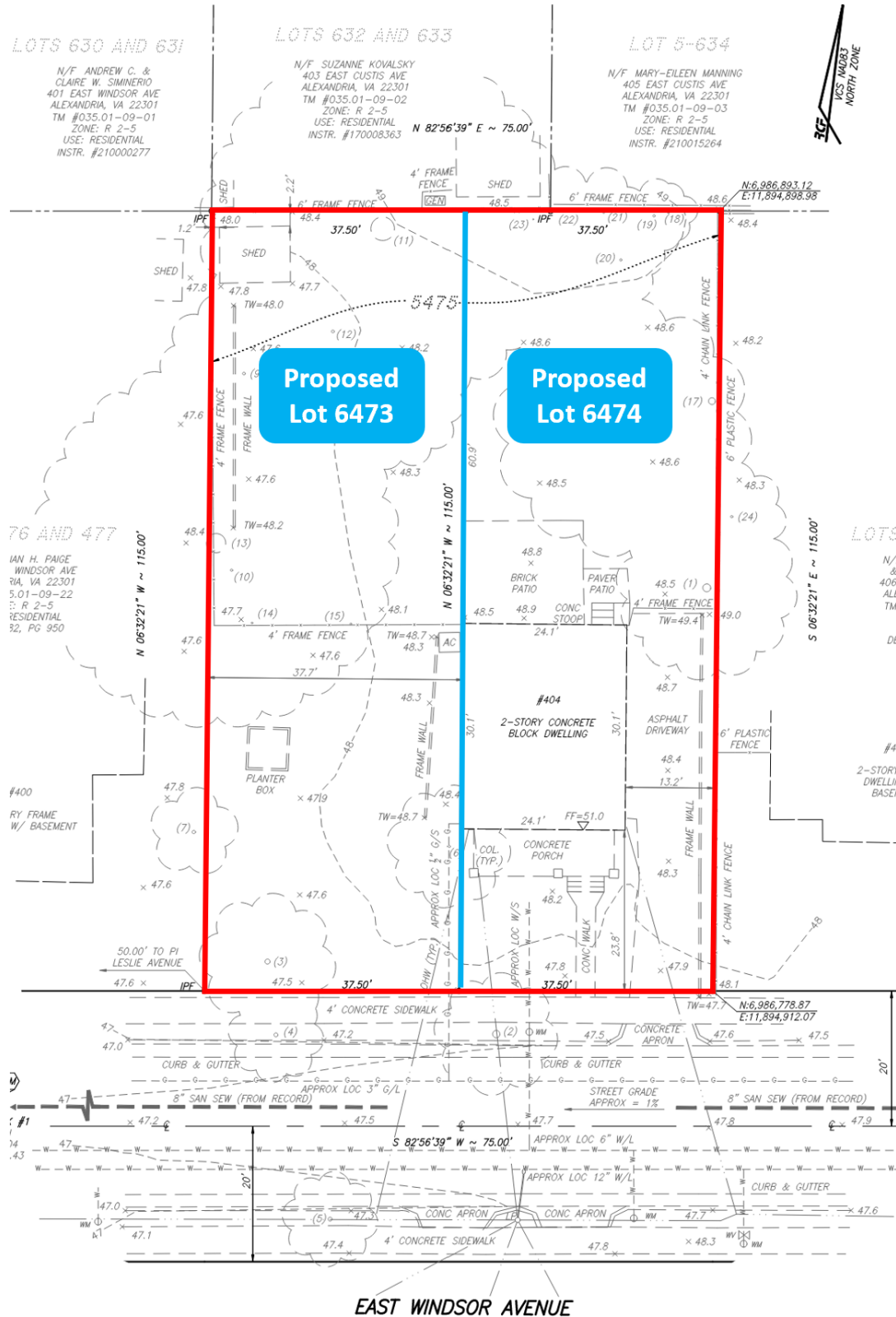


Figure 4b – Preliminary Plat of Subdivision. Existing lot lines to remain shown in red; proposed new lot line shown in blue.

ZONING & MASTER PLAN DESIGNATION

The lots of record are located in the R2-5/Single-and two-family zone. The proposed re-subdivision would result in Proposed Lots 6473 and 6474 complying with the zoning requirements for two-family semi-detached dwellings. No variations are requested with this application as the existing dwelling currently complies with the R2-5 zone requirements for single-family dwelling and is intended to be demolished upon subdivision approval. The lots are located within the 1992 Potomac West Small Area Plan, which designates this area for residential use.

Table 1 –R2-5 Zone Requirements

	Existing Lot & Single-family Dwelling	Zone Requirements	Proposed Lots (Requirements for Two-Family Semi-Detached Dwelling apply)	
	Lot 5475		Lot 6473	Lot 6474
Lot Size	8,625 sf	Single-Family Dwelling: Min. 5,000 sf Two-Family Semi-Detached Dwelling: Min. 2,500 sf	4,312.50 sf	4,312.50 sf
Lot Width	75 ft	Single-Family Dwelling: 50 ft Two-Family Semi-Detached Dwelling: 37.5 ft	37.5 ft	37.5 ft
Lot Frontage	75 ft	Single-Family Dwelling: 40 ft Two-Family Semi-Detached Dwelling: 37.5 ft	37.5 ft	37.5 ft
Front Yard	23.8 ft	14.9' – 35' (Between the range of the contextual block face)	14.9' – 35'	
Side Yard	13.2 ft (east) 37.7 ft (west)	Single-Family Dwelling: Two side yards at 1:3 ratio; min. 7 ft Two-Family Semi-Detached Dwelling: Two side yards at 1:3 ratio; min. 10 ft	Future redevelopment to comply with Zone Requirements	
Rear Yard	60.9 ft	1:1 ratio; min. 7 ft		
Floor Area Ratio (FAR)	Approx. 0.2	Max. 0.45		
Building Height	Approx. 25 ft	Max. 30 ft		

SUBDIVISION STANDARDS

Section 11-1708(A) sets out the following standards for the approval of preliminary subdivision plats:

An applicant for preliminary plat approval shall demonstrate to the satisfaction of the commission that:

- (1) The applicable factors of Section 11-1710 have been appropriately considered in the plat;
- (2) The subdivision will not adversely affect the public health, safety and welfare; and
- (3) The application complies with all provisions of this ordinance and all applicable laws.

Several additional sections of the Zoning Ordinance establish the standards for subdivisions:

- Sections 11-1706 and 11-1709 address technical subdivision requirements;
- Section 11-1710(C) requires that the subdivision conform to the City Master Plan;
- Section 11-1710(D) requires that all lots meet zone requirements;
- Sections 1710(A) and (E) through (R) contain infrastructure requirements; and
- Section 1710(B) states that the subdivided lots “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 in the subdivision, particularly with respect to similarly situated lots within the adjoining portions of the original subdivision.” Subdivision plat documents or land in the same general location and zone with similar features may be used to determine neighborhood character.

II. STAFF ANALYSIS

Staff recommends approval of the subdivision request for the creation of two new lots, Proposed Lots 6473 and 6474, as the proposal would meet all of the subdivision standards listed above. In this instance, the proposal would meet the requirements of Sections 1710(A) and (E) through (R) as well as Sections 11-1706 and 11-1709 addressing technical subdivision requirements and Section 11-1710(D) for two-family semi-detached dwellings in the R2-5 Zone. Further, the proposal meets the criteria of Section 11-1710(B) as the proposed new lots would be of substantially the same character as other similarly situated lots in the original subdivision. Lastly, because the proposed lots would remain a size fit for residential use, a recommendation of the Potomac West Small Area Plan, it would also conform to the City Master Plan, per Section 11-1710(C). Therefore, staff believes requirements of Section 11-1708(A) for considerations of overall preliminary plat approval are adequately satisfied.

AREA OF COMPARISON AND SIMILARLY SITUATED LOTS FOR LOT CHARACTER ASSESSMENT

Subdivision analysis requires an assessment for lot compatibility of the proposed lots with similarly situated lots within the original subdivision. The subject property contains lots within the original Del Ray subdivision of 1894, which was originally laid out in a grid of north/south oriented lots of 25 feet width and 115 feet depth, most of which within blocks of 230 feet north/south by 525 feet east/west. While much of the overall block pattern remains today as originally configured, several lots were developed together and/or consolidated into one lot over time, resulting in a mix of lot widths and lot areas.

Due to the large area encompassed by the original Del Ray subdivision, a smaller area of comparison was selected for an in-depth analysis of lot character. The selected area includes lots with a lot pattern and character typical of the Del Ray subdivision and is the collection of lots nearest to the proposed re-subdivision. The area of comparison seen in Figure 5 spans four 230-foot by 525-foot blocks zoned R2-5 from Dewitt Ave. west to La Grange Ave. and E. Custis Ave. south to E. Howell Ave.

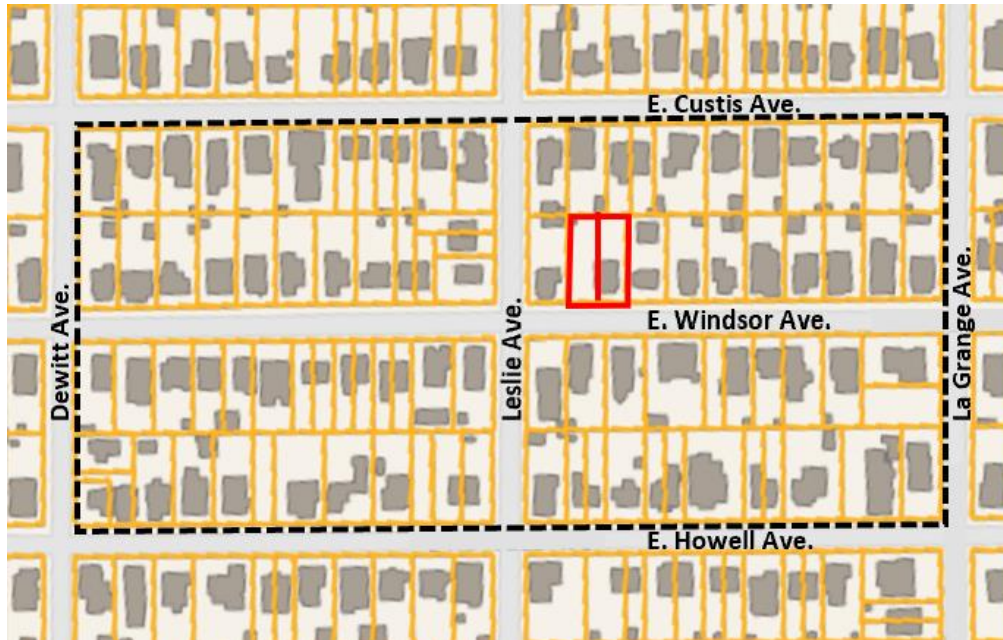


Figure 5 – Proposed new lots outlined in red; area of comparison outlined in a black dashed line

In addition to being zoned the same, similarly situated lots as those which share similar characteristics in terms of size, frontage, location, and orientation to the proposed lots. As the proposed re-subdivision would result in two interior lots, oriented north/south, and sited perpendicularly to the street, staff identified 73 interior lots of comparable characteristics within the noted area of comparison. Therefore, the proposed lots' configurations and character are compared with similarly situated lots as portrayed in Figure 6.

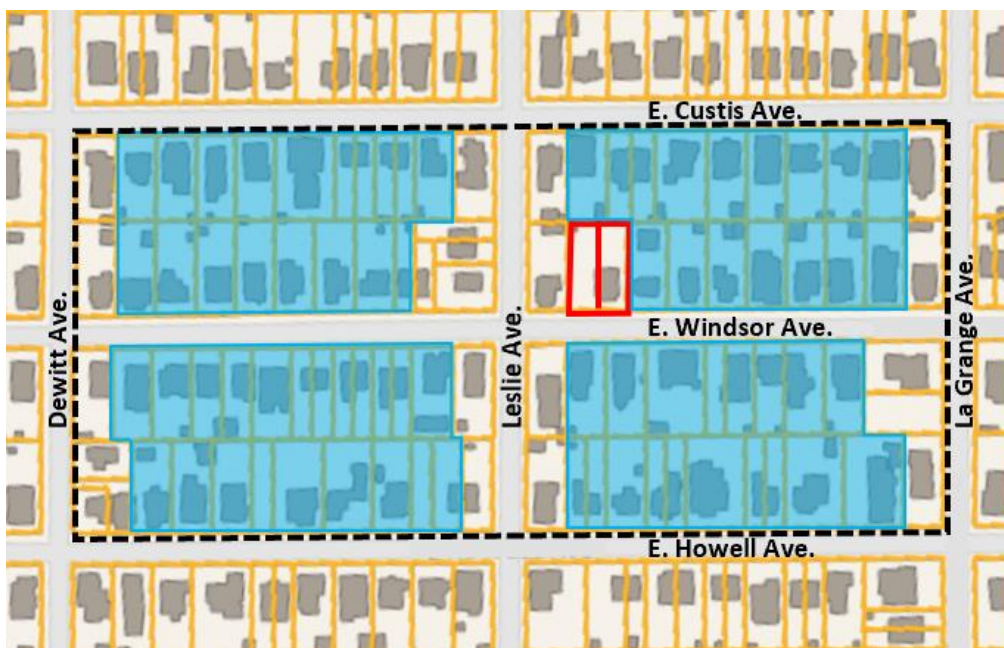


Figure 6 – Proposed new lots outlined in red; area of comparison outlined in a black dashed line; similarly situated lots highlighted in blue

LOT ANALYSIS FOR LOT CHARACTER ASSESSMENT

The lot analysis reveals that the proposal to re-subdivide Existing Lot 5475 would result in a configuration that is compatible with other interior, similarly situated lots. A visual analysis clearly indicates there is an orderly pattern of north/south oriented rectangular lots of diverse sizes with lot frontage ranging from 25 feet to 75 feet and lot area ranging from 2,875 and 8,625 sq. ft. (Table 1). While the most common lot frontage/lot area configurations are 25 ft. frontage/2,875 sq. ft. and 50 ft. frontage/8,625 sq. ft., one of the next most common sizes at seven percent of the total is 37.5 feet of lot frontage and 4,313 sq. ft. of lot area, the same size as the Proposed Lots 6473 and 6474. The proposal results in common conditions of the collective lot form and represent a similar pattern for lot changes in the subdivision over time, enabling an orderly subdivision of lots, and is therefore compliant with Section 1710(B).

Lot Frontage (Ft.)	Lot Area (Sq. Ft.)	Lot Frequency	Percentage
25	2,875	20	27%
30	3,450	2	3%
37.5	4,313	5	7%
45.7	5,250	1	1%
50	5,750	37	51%
62.5	7,188	3	4%
75	8,625	5	7%
Total		73	100%

Table 1: Similarly situated lot comparison

TREE PRESERVATION

There are several established trees on the existing lot, with a majority on the western half likely due to the position of the existing dwelling on the lot. A review of the health and specimens of trees suggest there are several trees worth protecting. As presented in Figure 7, four native trees have been identified for protection on Proposed Lots 6473 and 6474, as follows:

- Tree 858: 40.6-inch Pin Oak in exceptional health
- Tree 859: 9.6-inch Hackberry in exceptional health
- Tree 861: 42.9-inch Sugar Maple in moderate health
- Tree 865: 16.7-inch Black Cherry in good health

Recommended condition #3 requires the applicant to preserve the noted trees to the greatest extent feasible and to include the protection measures in the future grading plan. Recommended Condition #3 also states that in the event the trees do not survive future construction, replacement trees of a similar canopy coverage allowance (CCA) shall be installed prior to the issuance of the Certificate of Occupancy permit.

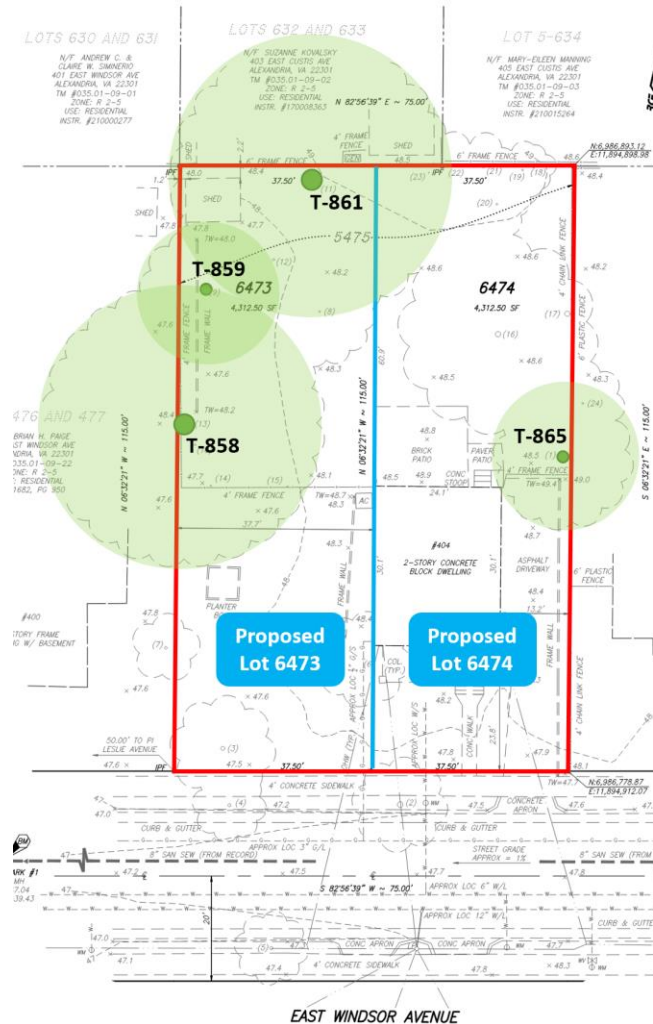


Figure 7 – Proposed Lots with Identified Trees to Preserve

COMMUNITY ENGAGEMENT

The applicant met with the Del Ray Citizens' Association (DRCA) Land Use Committee on March 8, 2022, to discuss the proposal and answer questions. The DRCA subsequently provided a letter stating they do not support the subdivision proposal stating that the existing structure is a contributing structure in the Town of Potomac National Register Historic District. The DRCA letter dated April 19, 2022, has been provided as part of the docket materials.

CONCLUSION

As the proposed subdivision application meets the technical zoning standards for lots in the R2-5 zone and is substantially the same character as the area of comparison, as stipulated in the Zoning Ordinance, staff recommends the **approval** of the request subject to the conditions contained in Section III of this report.

III. 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 existing dwelling and accessory structures shall be demolished prior to submittal of the final plat. (P&Z)
3. The applicant shall preserve, to the greatest extent feasible, trees numbered 858, 859, 861 on Lot 7473 and tree number 865 on Lot 7474, as identified on the preliminary plat tree survey. On the future grading plan, the applicant shall provide a tree protection plan for the noted trees to the satisfaction of the Director of Planning & Zoning. In the event the noted trees do not survive future construction, replacement trees of a similar canopy coverage allowance (CCA) shall be installed prior to the issuance of the Certificate of Occupancy permit. (P&Z)
4. No trees located within the City right-of-way shall be removed without approval by the City arborist. (P&Z)
5. Replace the approval block on the final plat with the approval block provided below. (T&ES)

APPROVED	
SUBDIVISION CASE NO. _____	
DEPARTMENT OF PLANNING & ZONING	
_____ DIRECTOR	_____ DATE
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES	
_____ DIRECTOR	_____ DATE
_____ CHAIRMAN, PLANNING COMMISSION	
_____ DATE	

STAFF: Tony LaColla, AICP, Division Chief, Department of Planning and Zoning
Ann Horowitz, Principal Planner, Department of Planning and Zoning
Ashley Labadie, AICP, Urban Planner, Department of Planning and Zoning

Staff Note: This plat will expire 18 months from the date of approval (October 7, 2023) unless recorded sooner.

IV. CITY DEPARTMENT COMMENTS

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

Transportation & Environmental Services:

R-1 Replace the approval block on the plan with the approval block provided below.
(DROW)

APPROVED		
SUBDIVISION CASE NO. _____		
DEPARTMENT OF PLANNING & ZONING		
_____ DIRECTOR	_____ DATE	
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES		
SITE PLAN NO. _____		
_____ DIRECTOR	_____ DATE	
_____ CHAIRMAN, PLANNING COMMISSION		
_____ DATE		
DATE RECORDED _____		
_____ INSTRUMENT NO.	_____ DEED BOOK NO.	_____ PAGE NO.

Code Enforcement:

F-1 A permit to demolish and construct will be required at a later date.

Recreation, Parks and Cultural Activities:

No comments received.

Police Department:

No comments received.

Fire Department:

No comments or concerns.



APPLICATION

SUBDIVISION OF PROPERTY

SUB # _____

PROPERTY LOCATION: 404 E. Windsor Ave

TAX MAP REFERENCE: 035.01-09-23

ZONE: R2-5

APPLICANT:

Name: Classic Cottages, LLC

Address: 433 E. Windsor Ave., Alexandria, VA 22301

PROPERTY OWNER:

Name: Classic Cottages, LLC

Address: 433 E. Windsor Ave., Alexandria, VA 22301

SUBDIVISION DESCRIPTION

Subdivide the existing single family detached lot that measures 75' wide by 115' deep (8,625 sq. ft.) into two lots that measure 37.5' wide by 115' deep (4,312.5 sq. ft. per lot) for the purpose of building a new two-family semi-detached home.

- ☒ **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.

Chad J Riedy

Print Name of Applicant or Agent

433 E. Monroe Ave

Mailing/Street Address

Alexandria VA 22301

City and State

Zip Code

Signature

571-385-0928

Telephone #

Fax #

chad@ccottages.com

Email address

2/15/2022

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.

David P. Tracy - 1105 Roan Lane, Alexandria, VA 22302 - 58.94%

Lawrence Financial Services, Inc. - 1885 N Highland St., Arlington, VA 22201 - 39.19%

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. David P. Tracy	1105 Roan Lane, Alexandria, VA 22302	58.94%
2. Lawrence Financial Services, Inc	1885 N Highland St Arlington, VA 22201	39.19%
3.		

2. Property. State the name, address and percent of ownership of any person or entity owning an interest in the property located at 404 E. Windsor Ave (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. David P. Tracy	1105 Roan Lane Alexandria, VA 22302	58.94%
2. Lawrence Financial Services, Inc.	1885 N Highland St Arlington, VA 22201	39.19%
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. David P. Tracy	None	None
2. Lawrence Financial Services, Inc.	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.

2/15/2022

Date

Chad J Riedy

Printed Name



Signature

WAIVER OF RIGHT TO AUTOMATIC APPROVAL

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

PROJECT NAME: 404 E. Windsor Ave

PROJECT ADDRESS: 404 E. Windsor Ave, Alexandria VA 22301

DESCRIPTION OF REQUEST:

Subdivide of one single family detached lot in the R2-5 zone into two lots for the purposes of constructing a two-family semi-detached home.

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. Waiver is only effective as to the date of the Planning Commission hearing on May 3, 2022.

Date: 2/15/2022

☒ Applicant

☐ Agent

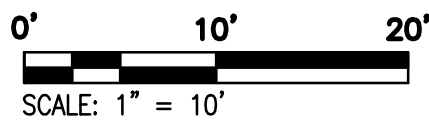
Signature: 

Printed Name: Chad J Riedy



- 1) 14" CHERRY
- 2) 13" SWEET GUM
- 3) 9" ELM
- 4) 7" SWEET GUM
- 5) 7" SWEET GUM
- 6) 4" HOLLY
- 7) 6" CHERRY
- 8) 4" RHODODENDRON
- 9) 5" ELM
- 10) 4" OAK
- 11) 42" OAK
- 12) 5" ASH
- 13) 34" OAK
- 14) 3" ASH
- 15) 3" BIRCH
- 16) 12" WALNUT
- 17) 12" CHERRY
- 18) 2" BERRY
- 19) 4" BERRY
- 20) 4" MAGNOLIA
- 21) 4" ELDER
- 22) 4" ELDER
- 23) 2" ELDER
- 24) 4" ASH

° = DEGREES
 ' = MINUTES (OR FEET)
 " = SECONDS (OR INCHES)
 % = PERCENT
 # = NUMBER
 @ = AT
 A = ARC
 AC = ACRE
 APPROX = APPROXIMATE
 BF = BASEMENT FLOOR
 BM = BENCHMARK
 C/L = CENTERLINE
 CONC = CONCRETE
 C&G = CURB & GUTTER
 DB = DEED BOOK
 E = EAST
 ESMT = EASEMENT
 EP = EDGE OF PAVEMENT
 FF = FINISH FLOOR
 FT = FEET
 GEN = GENERATOR
 GI = GRATE INLET
 G/L = GAS LINE
 GM = GAS METER
 G/S = GAS SERVICE
 GV = GAS VALVE
 IFF = IRON PIPE FOUND
 INV = INVERT
 INSTR = INSTRUMENT
 IFR = IRON ROD FOUND
 LAT = LATERAL
 LOC = LOCATION
 LP = LIGHT POLE
 MAX = MAXIMUM
 MH = MANHOLE
 MIN = MINIMUM
 MON = MONUMENT
 N = NORTH
 OHW = OVERHEAD WIRE
 O = ON PAGE
 PP = POWER POLE
 RET = RETAINING
 R/W = RIGHT-OF-WAY
 S = SOUTH
 SAN = SANITARY
 SEW = SEWER
 SF = SQUARE FEET
 SF = SQUARE FEET
 STM = STORM
 STR = STRUCTURE
 SW = SIDEWALK
 TM = TAX MAP
 TW = TOP OF WALL
 TYP = TYPICAL
 UP = UTILITY POLE
 VCS = VIRGINIA COORDINATE SYSTEM
 W = WEST
 W/L = WATER LINE
 W/M = WATER METER
 W/S = WATER SERVICE
 WY = WATER VALVE



1. TAX MAP: #035.01-09-23
2. ZONE: R 2-5
3. OWNER: CLASSIC COTTAGES, LLC
433 EAST MONROE AVENUE
ALEXANDRIA, VA 22301
INSTR. #220002150
4. TOPOGRAPHIC SURVEY WAS FIELD RUN BY THIS FIRM. VERTICAL DATUM NAVD '88 PER FIELD GPS DATA REFERENCED TO THE RTK NETWORK LEICA SMARTNET.
5. THE PLAT OF THE PROPERTY SHOWN HEREON IS REFERENCED TO THE VIRGINIA COORDINATE SYSTEM OF 1983 (VCS 1983), NORTH-ZONE, US SURVEY FOOT UNITS AS COMPUTED FROM A FIELD RUN BOUNDARY AND HORIZONTAL CONTROL SURVEY THAT TIES THIS BOUNDARY TO THE RTK NETWORK OF LEICA SMARTNET.
6. TITLE REPORT FURNISHED BY DAVIS TITLE SERVICES, FILE NO. 22-01-021 DATED 01/14/22 AND IS RELIED UPON AS ACCURATE BY THE SURVEYOR.
7. PLAT SUBJECT TO RESTRICTIONS OF RECORD.
8. TOTAL SITE AREA = 8,625 S.F. OR 0.1980 AC.
9. THESE LOTS SHALL UTILIZE THE PUBLIC SANITARY SEWER AND WATER ADJACENT TO THE PROPERTY.
10. THIS LOT IS IN OTHER AREAS ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) OF THE FIRM FLOOD INSURANCE RATE MAP #5155190033E.
11. THERE ARE NO KNOWN GRAVE SITES OR OBJECTS MARKING A PLACE OF BURIAL ON THIS SITE.
12. 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.
13. 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.
14. THERE ARE NO FLOODPLAINS OR RESOURCE PROTECTION AREAS (RPA) LOCATED ON THIS PROPERTY.

TOTAL SITE AREA	8,625 SQ. FT. OR 0.1980 AC.
EXISTING NUMBER OF LOTS	1
PROPOSED NUMBER OF LOTS	2
MIN. LOT AREA REQUIRED	2,500 SQ. FT. OR 0.0574 AC.
MIN. LOT AREA PROPOSED	4,312.50 SQ. FT. OR 0.0990 AC.
MINIMUM LOT WIDTH REQUIRED	37.50'
LOT WIDTH PROVIDED (LOT 6473)	37.50'
(LOT 6474)	37.50'
MINIMUM LOT FRONTAGE REQUIRED	37.50'
LOT FRONTAGE PROVIDED (LOT 6473)	37.50'
(LOT 6474)	37.50'

I, WYME DE SUTTER, 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 SUBDIVISION OF THE LAND CONVEYED TO CLASSIC COTTAGES, LLC, DATED FEBRUARY 8, 2007, AND RECORDED AMONG THE LAND RECORDS OF THE COUNTY OF ALEXANDRIA, AT FURTHER BOOK 00001545, PAGE 15, WITHIN THOSE BOUNDARIES; 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. IRON PIPES MARKED TUSH—O—WILL BE SET AS INDICATED. GIVEN UNDER MY HAND THIS 16TH DAY OF FEBRUARY, 2022.

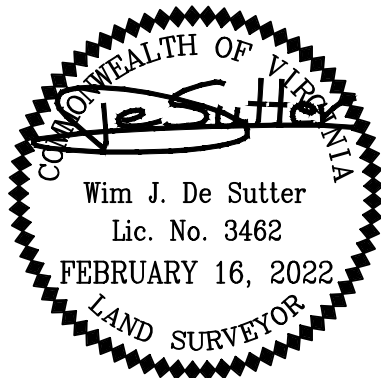
<p style="text-align: center;">A P P R O V E D</p> <p style="text-align: center;">CITY PLANNING COMMISSION ALEXANDRIA, VA</p>	
_____	CHAIRMAN
DATE _____	DIRECTOR OF PLANNING
PUBLIC IMPROVEMENT BOND(S) APPROVED	
DATE _____	DIRECTOR T.&E.S.

RFIELDS
& ASSOCIATES, INC.

ENGINEERING • LAND SURVEYING • PLANNING

700 S. Washington Street, Suite 220
Alexandria, Virginia 22314

www.rfclass.com
(703) 549-6422
(703) 549-6422



PRELIMINARY PLAT
SHOWING REDIVISION OF LOT 5475
DEL RAY
DEED BOOK 0-4, PAGE 440; (ARLINGTON COUNTY)
INSTRUMENT #180016375; (CITY OF ALEXANDRIA)
(404 EAST WINDSOR AVENUE)
CITY OF ALEXANDRIA, VIRGINIA

DATE	REVISION

DRAWN: BCD
SCALE: 1" = 10'
DATE: FEB 16, 2022

SHEET 1 OF 1
FILE: 22-018

Front Setback and Threshold Data									
#404 EAST WINDSOR AVENUE (RCF #22-018)									
(Existing setback from property line = 23.8' , Existing Threshold Height = 2.7')									
	<u>Setback Data</u>								
			Setback From						
			Property Line						
	EAST WINDSOR AVENUE								
	400 EAST WINDSOR AVENUE		16.0'						
	401 EAST WINDSOR AVENUE		35.0'						
	403 EAST WINDSOR AVENUE		14.9'						
	405 EAST WINDSOR AVENUE		19.6'						
	406 EAST WINDSOR AVENUE		21.6'						
			BETWEEN 14.9' & 35.0'						
	<u>Threshold Data</u>								
	Address #							Distance Ground to 1st Floor	
	400 EAST WINDSOR AVENUE							4.3'	
	401 EAST WINDSOR AVENUE							0.5'	
	403 EAST WINDSOR AVENUE							1.8'	
	405 EAST WINDSOR AVENUE							4.4'	
	406 EAST WINDSOR AVENUE							2.8'	
			MAXIMUM THRESHOLD HEIGHT 4.4'						

[illegible]

TREELINE

EXISTING CULTIVATED LANDSCAPE (4,890-SF)

CRITICAL ROOT ZONE (CRZ)

TREE LOCATION

T-XXX

1. THE PROPERTY DELINEATED HEREON IS LOCATED AT 404 EAST WINDSOR AVENUE.
2. BOUNDARY AND TOPOGRAPHIC INFORMATION FROM FIELD SURVEY BY R.C. FIELDS & ASSOCIATES, INC., 2022.
3. TREE EVALUATIONS AND COMPUTATIONS BY TNT ENVIRONMENTAL, INC., MARCH 2022.

(MS. JILLIAN S. MOORE, CERTIFICATION #: WE-10779A).

4. CRZ MEASUREMENTS IN RADIUS PER THE CITY OF ALEXANDRIA DETAIL.
5. TOTAL CANOPY COVER: 4,890 SQUARE FEET (SF).
6. TOTAL SITE AREA: 8,625 SF.
7. PERCENT OF SITE COVERED: 56.7%
8. PERCENT COVER REQUIRED BY ZONING: 25%

NOTES:

1. SHARED/OFFSITE TREES SHALL NOT BE REMOVED WITHOUT WRITTEN PERMISSION FROM AFFECTED ADJACENT PROPERTY OWNERS.
2. TREES NOTED FOR REMOVAL WITHIN THE SAVE AREAS SHALL BE DONE SO BY HAND WITHOUT THE USE OF HEAVY MACHINERY.
3. OFFSITE TREES WERE ASSESSED FROM THE SUBJECT PROPERTY SO NOT TO TRESPASS ONTO ADJACENT PROPERTY. DBH MEASUREMENTS AND TREE LOCATIONS ARE APPROXIMATE.
4. TREES LOCATED WITHIN OR ON THE LIMITS OF DISTURBANCE, OR RATED AS BEING "POOR" IN CONDITION, ARE RECOMMENDED FOR REMOVAL BY TNT ARBORISTS DUE TO THE LIKELIHOOD OF TREE FAILURE. HOWEVER, AT THE DISCRETION OF THE APPLICANT, SOME OF THESE MAY BE PRESERVED DURING CONSTRUCTION WITH THE APPROVAL OF THE CITY.

A decorative graphic consisting of stylized, symmetrical branches and leaves. The branches are thick and curved, with several small, pointed leaves attached. The design is centered and serves as a decorative element for the page.

404 EAST WINDSOR
AVENUE

CITY OF ALEXANDRIA, VA

TREE AND VEGETATION
SURVEY & PROTECTION PLAN

DATE	COMMENTS
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[illegible]

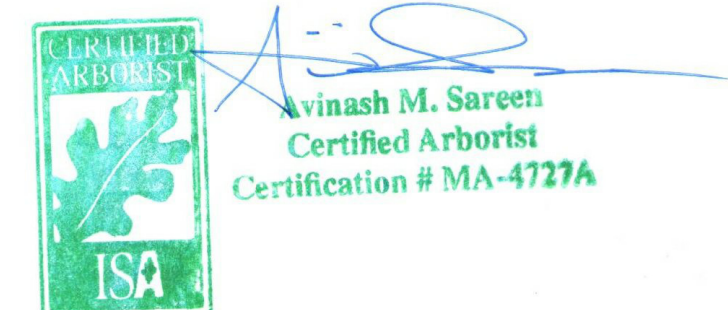
SCALE: 1" = 20'

DRAFT:	CHECK:
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DRAFT:	CHECK
EFW	AM

FILE NUMBER:	
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2787



DEL RAY CITIZENS ASSOCIATION

WWW.delraycitizens.org

P.O. Box 2233, Alexandria, VA 22301

April 19, 2022

Karl W. Moritz, Director,
Department of Planning and Zoning
City of Alexandria
City Hall, Room 2100
Alexandria, VA 22314

RE: #SUB2022-0002
404 E Windsor Ave

On April 12, 2022 the Del Ray Citizens Association Land Use Committee (DRCA LUC) voted to not support the subdivision of 404 E Windsor Ave due to fact the existing house is listed as a contributing structure on the Town of Potomac Historic District and is constructed with historic building materials.

At the March 8, 2022 Land Use Committee meeting, the proposed subdivision was reviewed with the applicant, his land-use attorney, and city staff. The applicant was informed of the historic nature of the house and its unique exterior building material. The rusticated concrete block is seen frequently on the foundations of original homes in Del Ray, but what makes this structure unique is it is constructed entirely of the decorative block. Because the existing house is also built along the proposed line of the subdivision, the house could be retained, added on to and not be demolished.

Sincerely,

Kristine Hesse
Lisa Lettieri, Co-chairs
DRCA Land Use Committee

Cc: Ashley Labadie, P & Z Staff Reviewer
Chad Riedy, Applicant
Mary Catherine Gibbs, Wire Gill LLP