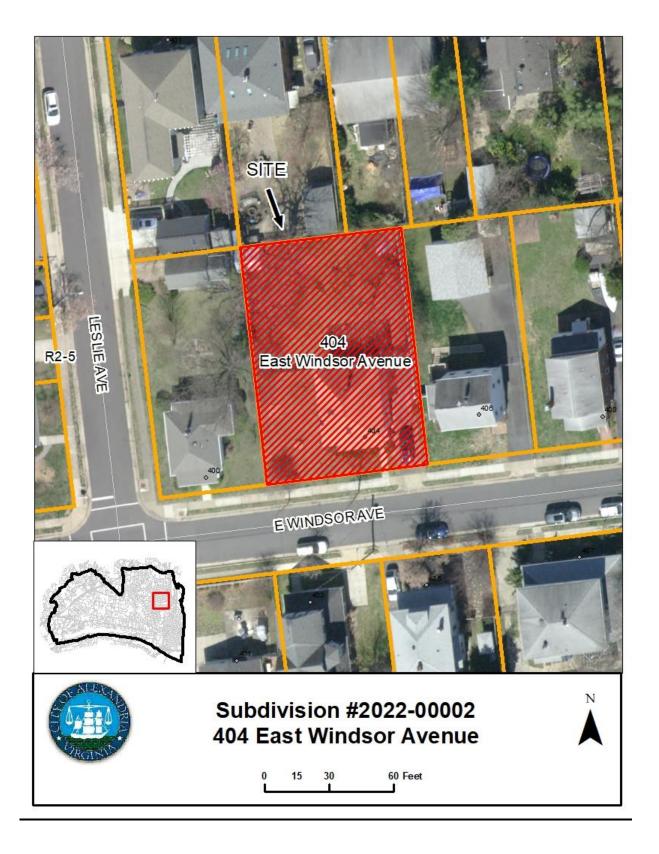
Application	General Data		
Request: Public Hearing and	Planning Commission	May 3, 2022	
consideration of a request for a	Hearing:		
Subdivision, to re-subdivide one	Approved Plat must	October 7, 2023	
existing lot into two new lots	be Recorded by:		
Address:	Zone:	R-2-5/ Single and Two-Family	
404 E.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

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, <u>ashley.labadie@alexandriava.gov</u>
Ann Horowitz, <u>ann.horowitz@alexandriava.gov</u>

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-footwide 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

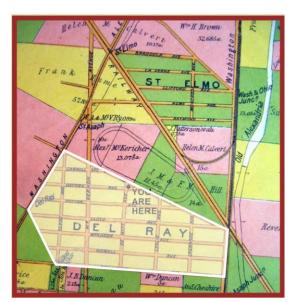


Figure 2 – 1900 Virginia Title Map showing the Del Ray Subdivision highlighted in white.

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.

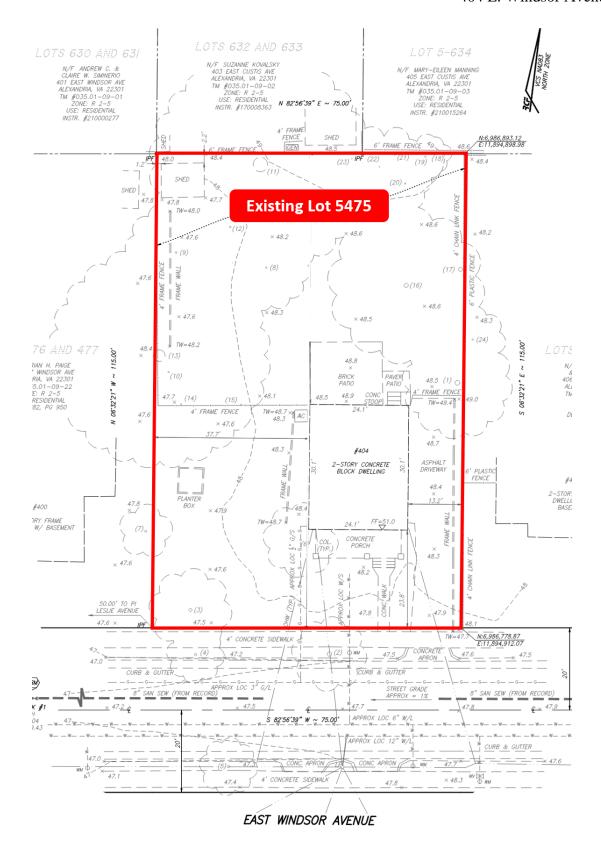


Figure 4a – Existing Configuration for Lot 5475

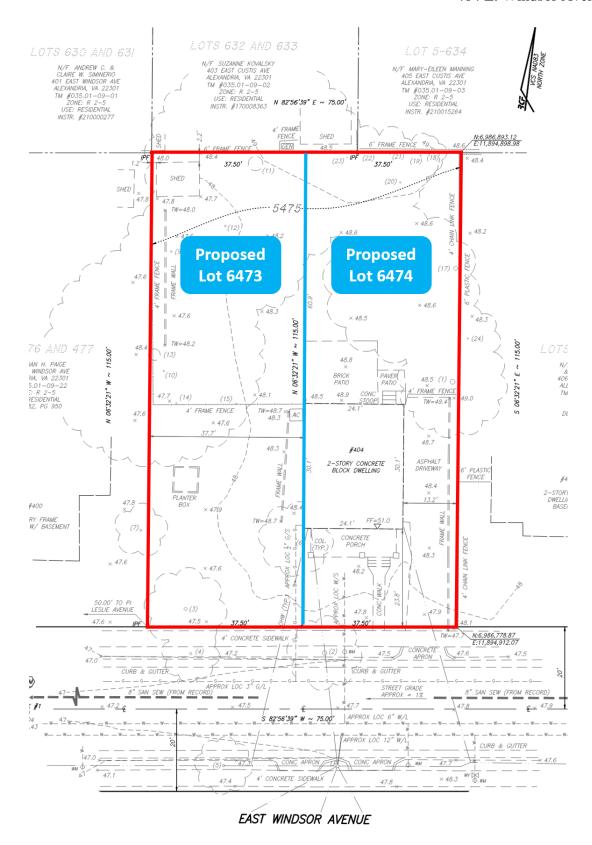


Figure 4b – Preliminary Plat of Subdivision. Existing lot lines to remain shown in red; proposed new lot line shown in blue.

ZONING & MASTER PLAN DESIGNATION

The lots of record are located in the R2-5/Single-and two-family zone. The proposed resubdivision 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.

	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		
Rear Yard	60.9 ft	1:1 ratio; min. 7 ft	Future redevelopment to comply with Zone Requirements	
Floor Area Ratio (FAR)	Approx. 0.2	Max. 0.45	2011c Nequirements	
Building Height	Approx. 25 ft	Max. 30 ft		

Table 1 –R2-5 Zone Requirements

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.

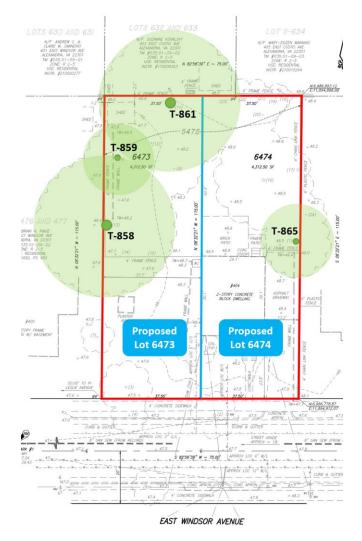


Figure 7 – Proposed Lots with Identified Trees to Preserve

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 & ZON	ING
DIRECTOR DEPARTMENT OF TRANSPORTATION	DATE & 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

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

IV. CITY DEPARTMENT COMMENTS

 $\label{eq:condition} Legend: \quad C \text{ - code requirement } \quad R \text{ - recommendation } \quad S \text{ - suggestion } \quad F \text{ - finding}$

Transportation & Environmental Services:

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

APPROVED SUBDIVISION CASE NO	ONING
DIRECTOR DEPARTMENT OF TRANSPORTATIONSITE PLAN NO.	DATE ON & ENVIRONMENTAL SERVICES
DIRECTOR	DATE
CHAIRMAN, PLANNING COMMISSION	DATE
INSTRUMENT NO. DEED BOO	K 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

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	Zin Code

Signature
571-385-0928
Telephone # Fax #
chad@ccottages.com
Email address
2/15/2022
Date

ALL APPLICANTS MUST COMPLETE THIS FORM.

The app	olicant is: <i>(c</i>	heck one)			
	the Owner ne subject prope	☐ Contract Purchaser erty.	☐ Lessee or	Other:	of
applicant than three	, unless the ent e percent.	and percent of ownership of ty is a corporation or partner Roan Lane, Alexandria, \	ership in which cas	e identify each owner	
	*	ervices, Inc 1885 N Hig			3%

or other p	erson for which	icant is being represented by there is some form of com ave a business license to op	pensation, does th	is agent or the busines	
X Yes. No.		of current City business lice Il obtain a business license		cation, if required by th	ne City

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 o	f 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 require 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 the12-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 indicated 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	Section 11-35	as defined by 0 of the Zoning nance	Member of the Approving Body (i.e. City Council, Planning Commission, etc.)		
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	Chad J Riedy	
Date	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:								
	gle family detached lot in the R2-5 zone into two lots for the purposes of amily semi-detached home.							
11-1708 (B)(2) of the Z	D, hereby waives the right to the 45 day automatic approval provision of Section Coning Ordinance of the City of Alexandria, Virginia, for the application stated y effective as to the date of the Planning Commission hearing on May 3, 2022.							
Ⅸ Applicant								
☐ Agent								
Signature:	>							
Printed Name: Chad	J Riedy							

EXISTING TREE TABLE:

1) 14" CHERRY 2) 13" SWEET GUM 3) 9" ELM 4) 7" SWEET GUM 5) 7" SWEET GUM S) 4" HOLLY CHERRY RHODODENDRON 9) 5" 10) 4" ELM OAK 11) 42" OAK 12) 5" ASH 13) 34" OAK ASH 15) 3" BIRCH

17) 12" CHERRY 18) 2" BERRY **BERRY** MAGNOLIA 21) 4" ELDER 22) 4" ELDER ELDER

24) 4" ASH

16) 12" WALNUT

NOTE: TREE COVER CALCULATIONS FOR THE PROPOSED LOT WILL BE PROVIDED WITH THE GRADING PLAN.

TEXT LEGEND:

= DEGREES ' = MINUTES (OR FEET) " = SECONDS (OR INCHES)

% = PERCENT# = NUMBER© = AT

A = ARCAC = ACREAPPROX = APPROXIMATEBF = BASEMENT FLOOR

BM = BENCHMARKC/L = CENTERLINECONC = CONCRETEC&G = CURB & GUTTERDB = DEED BOOKE = EAST

ESMT = EASEMENTEP = EDGE OF PAVEMENT FF = FINISH FLOORFT = FEETGEN = GENERATORGI = GRATE INLET

G/L = GAS LINEGM = GAS METERG/S = GAS SERVICEGV = GAS VALVEIPF = IRON PIPE FOUND INV = INVERT

IRF = IRON ROD FOUND LAT = LATERALLOC = LOCATIONLP = LIGHT POLE MAX = MAXIMUM

INSTR = INSTRUMENT

MH = MANHOLEMIN = MINIMUMMON = MONUMENTN = NORTHOHW = OVERHEAD WIRE PG = PAGE

PP = POWER POLERET = RETAININGR/W = RIGHT-OF-WAYS = SOUTHSAN = SANITARY

SEW = SEWERSF = SQUARE FEETSQ FT = SQUARE FEETSTM = STORM

STR = STRUCTURE SW = SIDEWALKTM = TAX MAPTW = TOP OF WALLTYP = TYPICAL

UP = UTILITY POLE VCS = VIRGINIA COORDINATE SYSTEM W = WESTW/L = WATER LINEWM = WATER METER

W/S = WATER SERVICE \overrightarrow{WV} = WATER VALVE

1078 630 AND 63/ 1078 476 AND 477 N/F BRIAN H. PAIGE 400 EAST WINDSOR AVE ALEXANDRIA, VA 22301 TM #035.01-09-22 ZONE: R 2-5 USE: RESIDENTIAL DB 1682, PG 950 1-STORY FRAME DWELLING W/ BASEMENT

N/F ANDREW C. &

CLAIRE W. SIMINERIO

401 EAST WINDSOR AVE

ALEXANDRIA, VA 22301

TM #035.01-09-01

ZONE: R 2-5

USE: RESIDENTIAL

INSTR. #210000277

SHED X 47.8 ¥ TW=48.0 × 48.2 6473 4,312.50 SF · (8) TX 48.3 × 47.6

TW = 48.2

(13)

(10)

* 47.7 (14)

PLANTER

BOX

4' FRAME FENCE

.37.7°

× 47[9

× 47.6

48.0

1078 632 AND 633

N/F SUZANNE KOVALSKY

403 EAST CUSTIS AVE

ALEXANDRIA, VA 22301

TM #035.01-09-02

ZONE: R 2−5

USE: RESIDENTIAL

INSTR. #170008363

6' FRAME FENCE

37.50 '

× 48.5 48.8 **BRICK** PATIO .

48.3

48.3

N 82°56'39" E ~ 75.00'

SHED

48.5

× 48.6

4' FRAME

FENCE I

GEN

LOTS 47/ AND 472 N/F JANICE M ELLIOT & BRYAN C SIBOLD PAVER(406 EAST WINDSOR AVE 48.5 (1) | PATIO ALEXANDRIA, VA 22301 CONC 4' FRÂME FENCE
STOOP TW=49.4 TM #035.01-09-19 48.9 ZONE: R 2-5 USE: RESIDENTIAL DB. 1340, PG. 1623

1.07 S-634

N/F MARY-EILEEN MANNING

405 EAST CUSTIS AVE

ALEXANDRIA, VA 22301

TM #035.01-09-03

ZONE: R 2-5

USE: RESIDENTIAL

INSTR. #210015264

× 48.6

× 48.6

13.2'

48.3

48.4

× 48.2

× 48.3

· (24)

TW=47. N:6,986,778.87

E:11,894,912.07

6' FRAME FENCE 9

6474

4,312.50 SF

O(16)

^{^′}37.50′[°]

(20) .

TW=48.7 ×√ 48.7 *ASPHALT* 2-STORY CONCRETE DRIVEWAY BLOCK DWELLING ' PLASTIC *FENCE* 48.4

| APPROX LOC 6" W/L

24.1' FF=51.0 TW=48.7 ⅓ CONCRETE PORCH (TYP.)

× 47.6

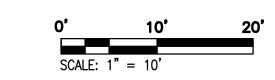
50.00' TO PI 0 (3) LESLIE AVENUE 47.6 × 47.5 × 4' CONCRETE SIDEWALK .

_____ AP 8" SAN SEW (FROM RECORD) BENCHMARK #1 SAN MH TOP = 47.04INV IN=39.43 __w_ _ w__ _ w__ _ w__/_ w__ _ w__

(7)。

× 47.6

47.0 4' CONCRETE SIDEWALK __ _ _ _ _ _ _ EAST WINDSOR AVENUE



2-STORY FRAME

DWELLING W/

BASEMENT

BENCHMARK #2

SAN MH

TOP = 47.51

INV = 41.15

GENERAL NOTES:

#035.01-09-23

2. ZONE: R 2-5

CLASSIC COTTAGES, LLC OWNER: 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.

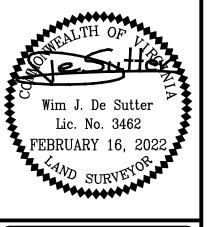
LOT TABULATION R 2-5 (SEMI-DETACHED)

_8,625 SQ. FT. OR 0.1980 AC TOTAL SITE AREA EXISTING NUMBER OF LOTS PROPOSED NUMBER OF LOTS _2,500 SQ. FT. OR 0.0574 AC. MIN. LOT AREA REQUIRED MIN. LOT AREA PROPOSED <u>4,</u>312.50 SQ. FT. OR 0.0990 AC. MINIMUM LOT WIDTH REQUIRED_ _37.50 LOT WIDTH PROVIDED (LOT 6473) (LOT 6474) _37.50 _37.50' MINIMUM LOT FRONTAGE REQUIRED_ _37.50' LOT FRONTAGE PROVIDED (LOT 6473)_ _37.50 (LOT 6474)_

SURVEYOR'S CERTIFICATE

I, WIM 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, 2022 AND RECORDED AMONG THE LAND RECORDS OF THE CITY OF ALEXANDRIA AT INSTRUMENT #220002150 AND IS 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 THUS -O-WILL BE SET AS INDICATED. GIVEN UNDER MY HAND THIS 16TH DAY OF FEBRUARY, 2022.

	APPR	OVE	D
Cľ	TY PLANNING ALEXAND		SION
	C	HAIRMAN	
DATE	DIRECT	OR OF PL	ANNING
PUBLIC	IMPROVEMENT	BOND(S)	APPRO'
DATE	DIRF	CTOR T&F	S



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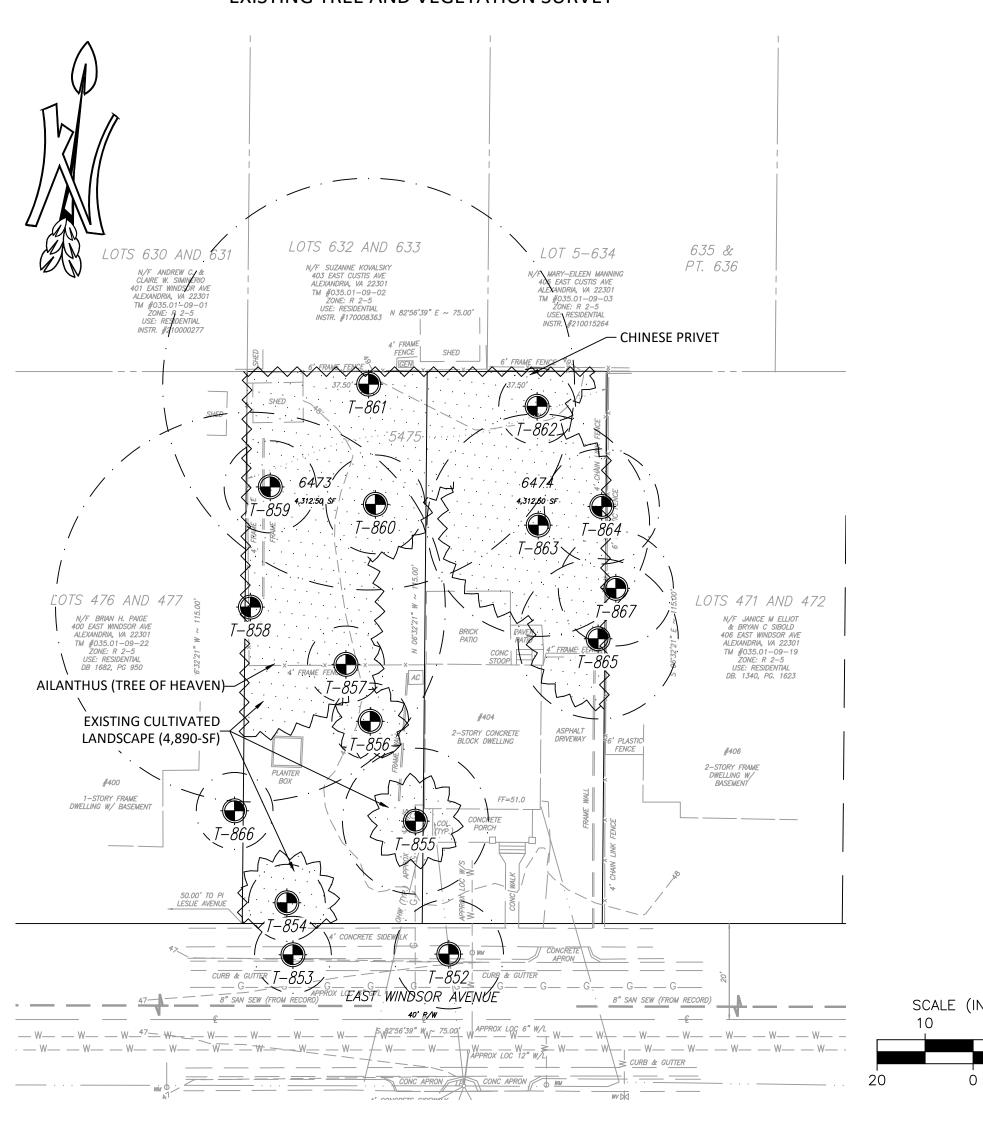
DRAWN: BCD SCALE: 1" = 10'DATE: FEB 16, 2022

OF

40' R/W

Front Setback and Threshold Data							
#404 EAST WINDSOR AVENUE (RCF #22-018) (Existing setback from property line = 23.8', Existing Threshold Height = 2.7')							
(Existing setback from p	property i	ine = 23.8°	Existing	<u>i nresnoia H</u>	eign	t = 2.7	
Setback Data							
<u> </u>							
	S	etback Fro	m				
EAST WINDSOR AVENUE		Property Lin					
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' & 3	5.0'			
Threshold Data							
						Distance	
						Ground to	
Address #						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'	
		B 4 A X / IB 41	TUDES	OLD LIELS:	<u> </u>	41	
		MAXIMUM	THRESH	OLD HEIGH	11 4.	4'	

EXISTING TREE AND VEGETATION SURVEY

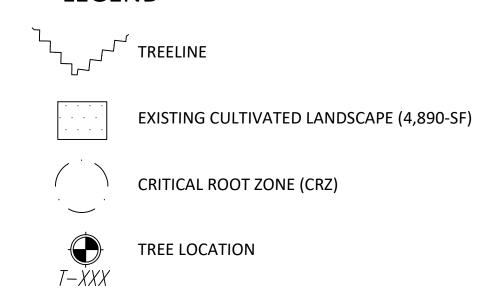


Tree Number	Common Name	Scientific Name	Size (dia. @ 54-in. above grade)	Critical Root Zone (feet)	Condition Rating %	Offsite or Shared	Notes & Recommendations
852	Ginkgo	Ginkgo biloba	11.4	11.4	97%	ROW	
853	Ginkgo	Ginkgo biloba	6.6	8.0	97%	ROW	
854	Willow Oak	Quercus phellos	8.0	8.0	100%		
855	American Holly	llex opaca	15.2	15.2	97%		Multi-trunk
856	Flowering Cherry	Prunus serrulate	7.0	8.0	97%		Multi-trunk
857	Crabapple	Malus spp.	7.3	8.0	100%		
858	Pin Oak	Quercus palustris	40.6	40.6	100%		
859	Hackberry	Celtis occidentalis	9.6	9.6	100%		
860	Crepe Myrtle	Lagerstroemia spp.	10.3	10.3	100%		Multi-trunk
861	Sugar Maple	Acer saccharum	42.9	42.9	56%		Conks, weeping wound, exposed hardwood, and foam
862	Southern Magnolia	Magnolia grandiflora	4.2	8.0	59%		
863	White Mulberry	Morus alba	23.2	23.2	69%		Double trunk, shallow roots, and watersprouts
864	Black Cherry	Prunus serotina	12.0	12.0	38%		Topped
865	Black Cherry	Prunus serotina	16.7	16.7	91%		Lean in growth, and watersprouts
866	Flowering Cherry	Prunus serrulate	6.0	8.0	97%	Offsite	
867	Crepe Myrtle	Lagerstroemia spp.	12.0	12.0	75%	Offsite	Multi-trunk

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.

LEGEND



NOTES:

- 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%



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SHEET 1 OF 2

SCALE: 1" - 20'

PROJECT DATE:

03/15/22

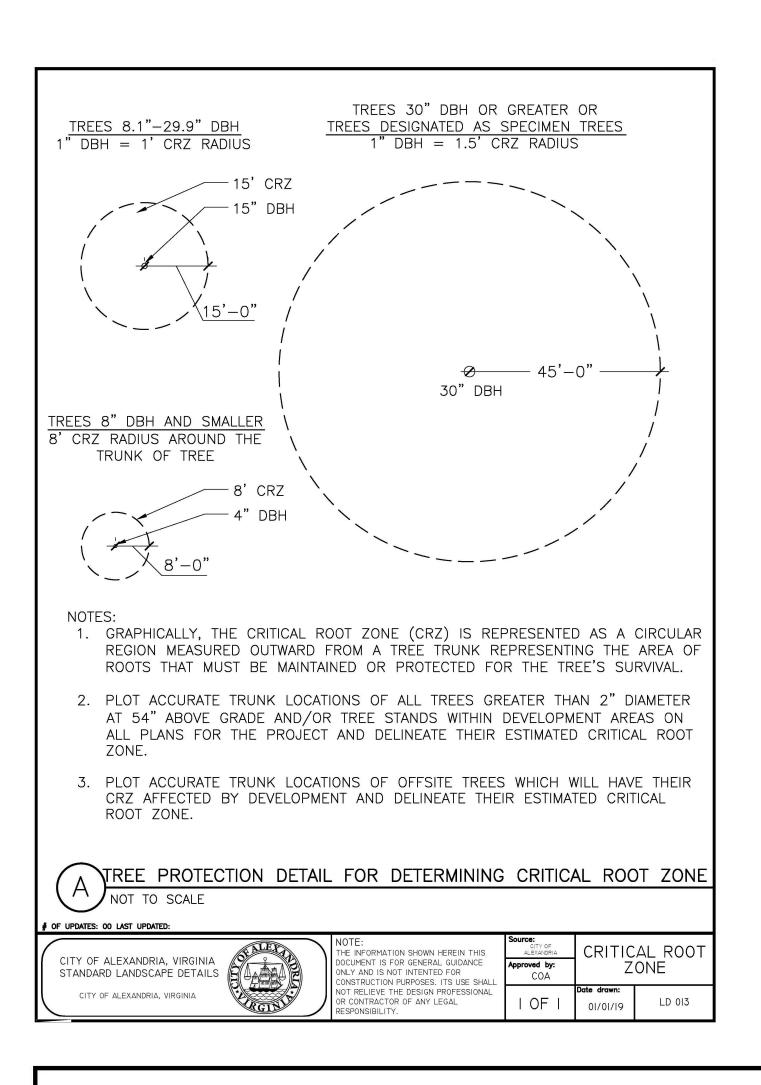
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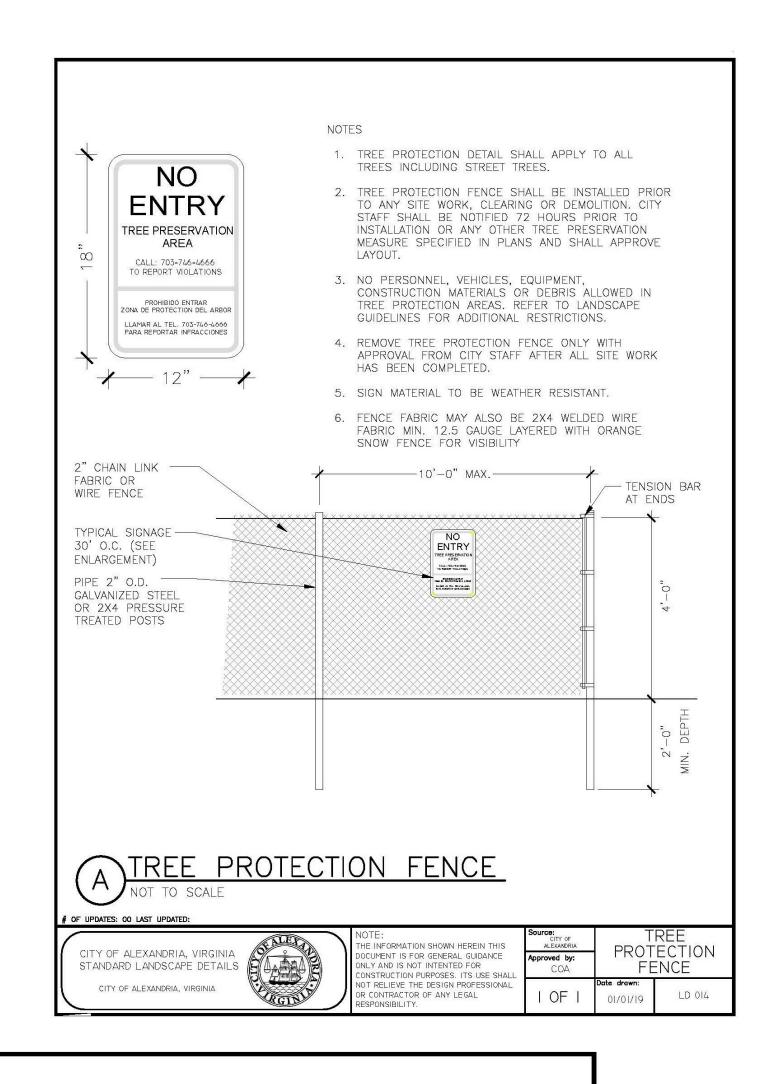
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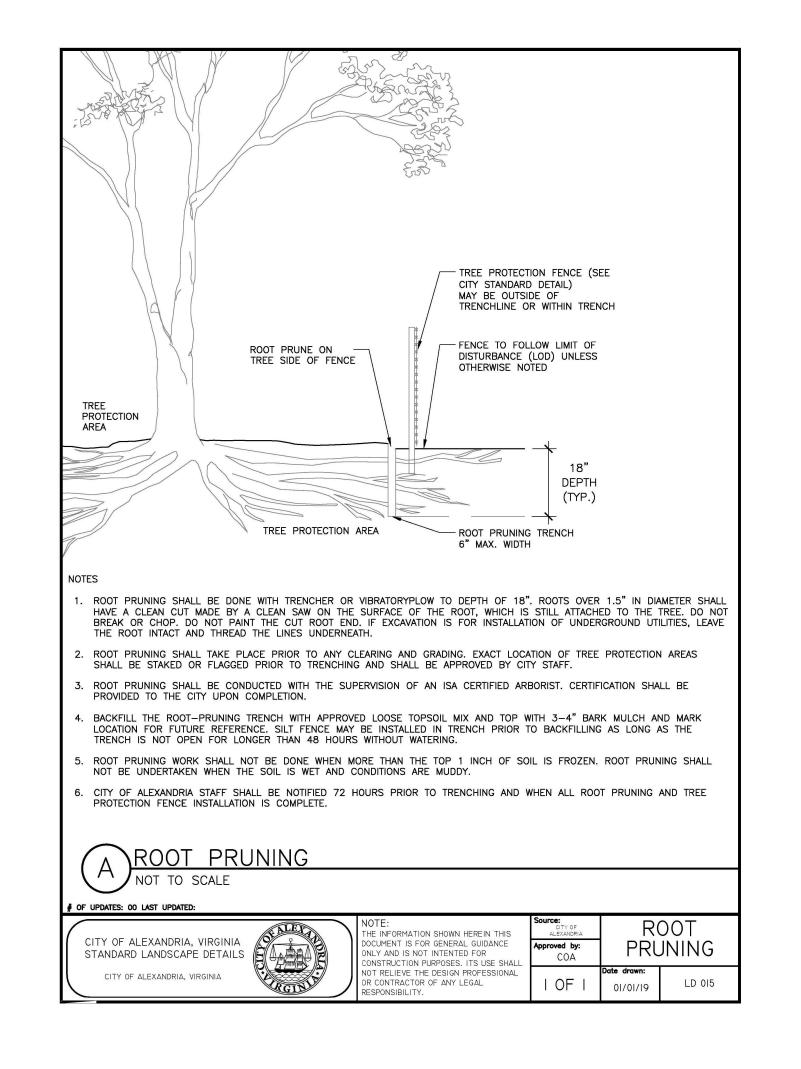
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A) STANDARD TREE PRESERVATION NOTES FOR ALL PLANS REQUIRING APPROVAL:

THE FOLLOWING NOTES SHALL BE PROVIDED ON LANDSCAPE PLAN SUBMISSIONS FOR ALL PROJECTS WITH PRESERVATION AREAS

1) VEGETATION DESIGNATED FOR PROTECTION AND/OR PRESERVATION SHALL CONTINUOUSLY RECEIVE AN ENHANCED LEVEL OF MAINTENANCE THROUGHOUT THE ENTIRE CONSTRUCTION PERIOD.

A. MAINTENANCE SHALL BE PRO-ACTIVE.

- B. MAINTENANCE OPERATIONS SHALL AGGRESSIVELY MONITOR THE HEALTH, GROWTH AND VIGOR OF VEGETATION AND PRESCRIBE SELECTIVE PRUNING, REMOVAL OF VOLUNTEER AND/OR INVASIVE SPECIES, WATERING, FERTILIZATION AND INSTALLATION OF MULCH/TOPDRESSING.
- C. WHEN PRESERVED VEGETATION IS LOCATED ON CITY PROPERTY, MAINTENANCE SHALL BE PERFORMED TO THE SATISFACTION OF THE CITY.

2) AREAS DESIGNATED FOR PROTECTION AND/OR PRESERVATION OF VEGETATION SHALL NOT BE ENTERED OR UTILIZED (APPROVED MAINTENANCE PROCEDURES AND WATERING EXCEPTED) THROUGHOUT THE ENTIRE CONSTRUCTION PERIOD. PROHIBITED ITEMS / ACTIVITIES INCLUDE, BUT ARE NOT LIMITED TO:

- A. MODIFYING SITE TOPOGRAPHY IN A MANNER THAT DIRECTLY OR INDIRECTLY ALTERS EXISTING SITE DRAINAGE WITHIN PROTECTION ZONE INCLUDING TRENCHING OR GRADING OPERATIONS AND PLACING, STORING OR STOCKPILING SOIL OR CONSTRUCTION RELATED SUPPLIES.
- B. FELLING AND STORING VEGETATION. III. INCINERATING MATERIALS WITHIN OR IN CLOSE PROXIMITY.
- C. OPERATING MACHINERY OR EQUIPMENT, INCLUDING VEHICLE/EQUIPMENT PARKING OR STORAGE.
- D. TEMPORARY OR PERMANENT UTILITY CONSTRUCTION, PAVING OR IMPERVIOUS SURFACE INSTALLATION.
- E. DISPOSAL OF DEBRIS OR CHEMICALS. VII. TEMPORARY FACILITIES OR OCCUPATION BY WORK FORCE.
- F. STORAGE OF CONSTRUCTION MATERIALS OR WASTE.



STANDARD LANDSCAPE DETAILS

CITY OF ALEXANDRIA, VIRGINIA CITY OF ALEXANDRIA, VIRGINIA



THE INFORMATION SHOWN HEREIN THIS DOCUMENT IS FOR GENERAL GUIDANCE ONLY AND IS NOT INTENTED FOR CONSTRUCTION PURPOSES. ITS USE SHALL NOT RELIEVE THE DESIGN PROFESSIONAL OR CONTRACTOR OF ANY LEGAL RESPONSIBILITY.

-1	Source: CITY OF ALEXANDRIA	STANDARD TREE PRESERVATION PLAN NOTES	
	Approved by: COA		
	I OF I	Date drawn: 12/02/2019	LD 017

INVASIVE SPECIES CONTROL NARRATIVE:

1. ANY APPLICATION OF ENVIRONMENTALLY SENSITIVE APPROVED HERBICIDES SHALL BE APPLIED BY A VIRGINIA CERTIFIED APPLICATOR OR REGISTERED TECHNICIAN.

2. ENGLISH IVY: REMOVE FROM TREES AND LANDSCAPE BY CUTTING ALL VINES AT GROUND LEVEL. VINES SHOULD BE CUT AGAIN SEVERAL FEET UP THE TRUNK. PEAL THE CUT SECTIONS OFF BUT CARE SHOULD BE TAKEN NOT TO STRIP THE BARK OFF THE TREE. PULL GROUND COVER BACK A FEW FEET FROM THE BASE OF THE TREE TO SLOW REGROWTH UP THE TREE TRUNK. REMOVE GROUND COVER BY HAND PULLING, CUTTING AND MULCHING OVER TOP, AND/OR APPLYING A GLYPHOSATE HERBICIDE AS A 4-PERCENT SOLUTION (1 PINT PER 3-GALLON MIX) TO LEAVES OR FRESHLY CUT LARGE STEMS, BY THOROUGHLY WETTING THEM. USE A STRING TRIMMER TO REDUCE GROWTH LAYERS AND TO INJURE LEAVES FOR IMPROVED HERBICIDE UPTAKE. RETREATMENT MAY BE NECESSARY FOR COMPLETE ERADICATION. THE REMNANTS SHALL BE BAGGED AND REMOVED FROM THE PROJECT SITE.

3. AILANTHUS (TREE OF HEAVEN): SMALL SEEDLINGS SHOULD BE REMOVED BY HAND, TAKING CARE TO EXTRACT AS MUCH OF THE ROOT AS POSSIBLE. LARGER SAPLINGS AND TREES SHALL BE CUT OR GIRDLED, AND CHECKED REGULARLY FOR RESPROUTING AND SUCKERING. HERBICIDES SUCH AS GLYPHOSATE MAY BE APPLIED TO CUT STUMPS AND/OR THE FOLIAGE OF SPROUTS AND SUCKERS BY A CERTIFIED APPLICATOR.

4. TATARIAN HONEYSUCKLE: WHERE POSSIBLE, SEEDLINGS INCLUDING ROOT STRUCTURE SHOULD BE EXCAVATED AND REMOVED WITH SHOVEL. ALTERNATIVELY, BRANCHES AND MAIN STEM SHOULD BE CUT BACK TO ONE (1) INCH ABOVE SOIL SURFACE DURING MID TO LATE AUTUMN WHEN TEMPERATURES ARE ABOVE 60 DEGREES FAHRENHEIT. A SOLUTION OF AT LEAST 20% GLYPHOSATE HERBICIDE SHOULD BE APPLIED TO OPEN CUT FACE OF STUMP WITHIN TWO (2) TO THREE (3) MINUTES OF CUT. REFER TO HERBICIDE LABEL FOR APPLICATION INSTRUCTIONS. BRANCHES AND VEGETATION DEBRIS SHOULD BE REMOVED OFFSITE. REAPPLY HERBICIDE IN THE LATE FALL AND AGAIN IN WINTER AS NECESSARY.

5. EUONYMUS: VINES SHALL BE REMOVED BY HAND, INCLUDING THE ROOTS, WHERE POSSIBLE TO MINIMIZE DISTURBANCE. FOR VINES TOO LARGE TO PULL, CUT AT GROUND LEVEL OR GRUB. CUT VINE STEMS MAY ALSO BE TREATED WITH A SYSTEMIC HERBICIDE BY A CERTIFIED APPLICATOR. FOR LARGE INFESTATIONS, A FOLIAR APPLICATION OF SYSTEMIC HERBICIDE SUCH AS GLYPHOSATE OR TRICLOPYR MAY BE APPLIED FROM LATE SUMMER TO FALL BY A CERTIFIED APPLICATOR.

6. WHITE MULBERRY: CONTROL AND MANAGEMENT SHOULD BE ATTEMPTED DURING FLOWERING, BEFORE SEED PRODUCTION. CUTTING THE TREE TO THE GROUND LEVEL IS THE FIRST MEASURE OF CONTROL AND WILL REQUIRE REPEATED CUTTING OF RESPROUTS OR SUPPLEMENTAL APLICATION OF HERBICIDE AS RESPROUT OCCURS. GIRDLING CAN BE EFFECTIVE ON LARGE TREES AND SHOULD BE CONDUCTED BY CUTTING THROUGH THE BARK OF THE TREE, AROUND THE ENTIRE TRUNK OF THE TREE, AT LEAST 6 INCHES ABOVE THE SURFACE. SUBSEQUENT RESPROUTING SHOULD BE TREATED WITH AN HERBICIDE. HAND PULLING CAN BE EFFECTIVE WITH YOUNG SEEDLINGS BUT CARE SHOULD BE GIVEN TO REMOVE THE ENTIRE ROOT SINCE BROKEN FRAGMENTS MAY RESPROUT.

7. CHINESE PRIVET: MANUALLY PULL NEW SEEDLINGS AND TREE WRENCH SAPLINGS WHEN SOIL IS MOIST, ENSURING REMOVAL OF ALL ROOTS. BAG AND DISPOSE OF FRUIT IN DUMPSTER OR BURN. A VIRGINIA CERTIFIED APPLICATOR MAY APPLY A 3-PERCENT SOLUTION OF GLYPHOSATE HERBICIDE TO FOLIAGE IN THE LATE FALL OR EARLY WINTER. REPEAT AS NECESSARY.

8. INVASIVE SPECIES CONTROL SHALL COMMENCE WITH E&S PHASE I AND BE CONDUCTED UNTIL THE PLANTS NOTED ABOVE ARE NO LONGER IN ABUNDANCE OR UNTIL BOND RELEASE, WHICHEVER IS LATER.



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PR	OJECT	DATE		_

03/15/22

FILE NUMBER: 2787

EFW

CHECK:

AMS

COMMENTS

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