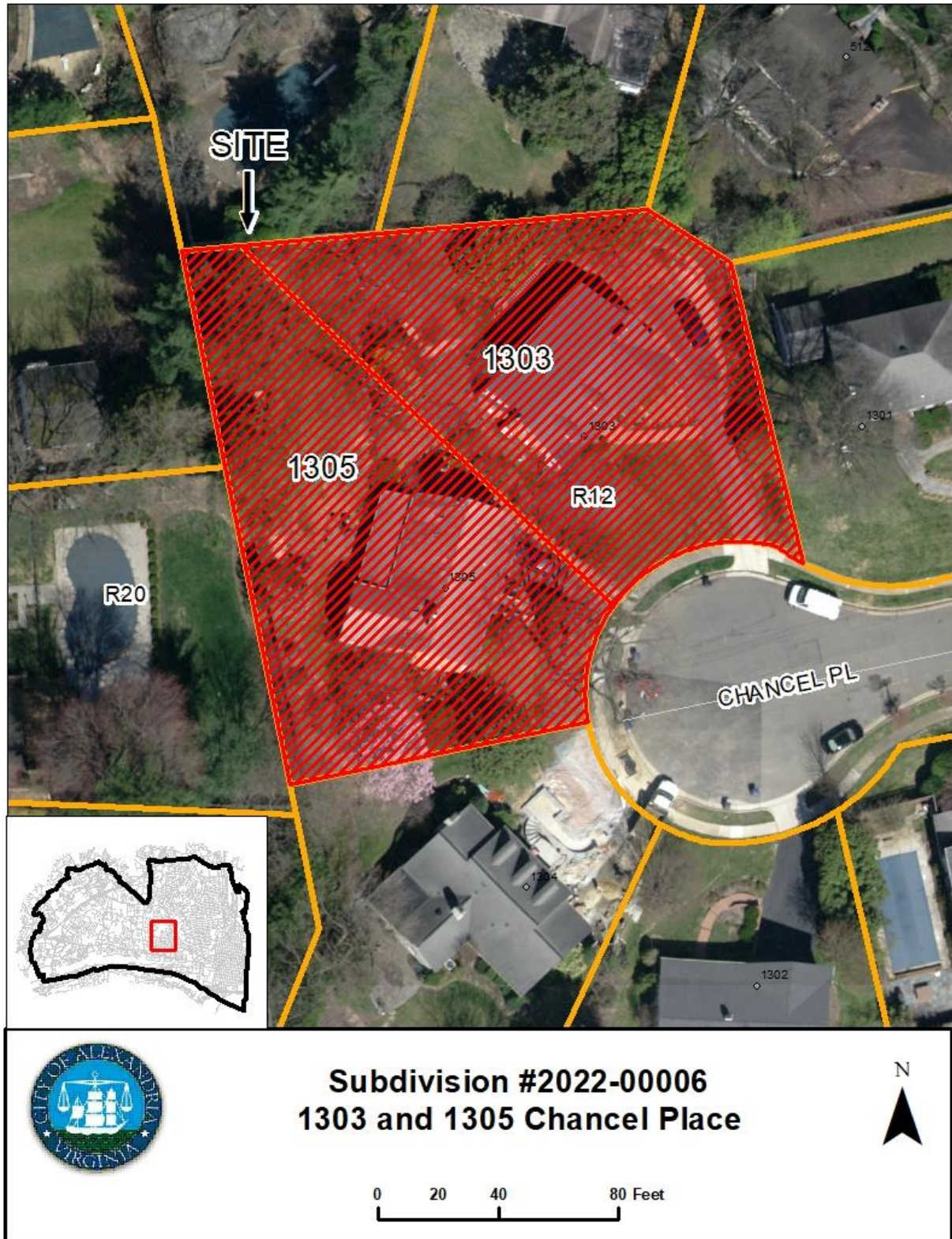


DOCKET ITEM #2
Subdivision #2022-00006
1303 & 1305 Chancel Place

| Application | | General Data | |
|---|--|---|------------------------|
| Request: Public hearing and consideration of a request for a subdivision to re-subdivide two existing lots. | | Planning Commission Hearing: | November 1, 2022 |
| | | Approved Plat must be Recorded By: | May 1, 2023 |
| Address: 1303 and 1305 Chancel Place | | Zone: | R-12/Single-Family |
| Applicant: Richard F. Williamson, Dawn J. Williamson and John Zarek; represented by Duncan W. Blair, attorney | | Small Area Plan: | Taylor Run/Duke Street |
| Staff Recommendation: APPROVAL subject to compliance with all applicable codes and ordinances and the recommended permit conditions found in Section III of this report. | | | |
| Staff Reviewer: Sam Shelby, sam.shelby@alexandriava.gov Tony LaColla, anthony.lacolla@alexandriava.gov | | | |



PROJECT LOCATION MAP

I. DISCUSSION

The applicants, Richard F. Williamson, Dawn J. Williamson and John Zarek; represented by Duncan W. Blair, attorney, request subdivision approval to re-subdivide two existing lots at 1303 and 1305 Chancel Place. Staff recommends approval of the request.

SITE DESCRIPTION

The subject properties, featured in Figures 1 and 2, below, contain two irregularly shaped lots of record, at 1303 and 1305 Chancel Court. 1303 Chancel Court (Existing Lot 18) has a lot size of 12,119 square feet, a lot width of 80.2 feet and a lot frontage of 56.09 feet. 1305 Chancel Court (Existing Lot 17) has a lot size of 12,616 square feet, a lot width of 84.7 feet and a lot frontage of 46.68 feet. Single-family dwellings surround the subject properties. A single-family dwelling occupies each property. Both were constructed in 1963.



Figure 1 – 1303 Chancel Place (outlined in blue)



Figure 2 – 1305 Chancel Place (outlined in blue)

SUBDIVISION BACKGROUND

On October 12, 1961, Planning Commission approved a subdivision which created 10 new lots in Section 4 of Malvern Hill. Existing Lots 17 and 18 were created as part of this approval. Neither the subject properties nor the eight other lots within Section 4 have been re-subdivided since their creation in 1961.

PROPOSAL

The applicant requests subdivision approval to re-subdivide Existing Lots 17 and 18. The re-subdivision would transfer ownership of 1,1102 square feet of lot area from Existing Lot 17 to Existing Lot 18. The new lots would retain the same lot width and frontage as existing. Proposed Lot 517 (currently Existing Lot 17) would increase in lot size by 1,102 square feet to a total of 13,221 square feet. Proposed Lot 518 (currently Existing Lot 18) would decrease in lot size by 1,102 square feet to a total of 12,616 square feet. The applicants' proposed subdivision would vacate a 48.33-foot section of the 177-foot shared side lot line near the rear of both properties. A new lot line measuring 48.53 feet in length would be created, running from the shared side lot line to Proposed Lot 517's rear lot line. Both proposed lots would remain irregular in shape. The existing and proposed lot configurations are shown in Figures 3 and 4, respectively, below.

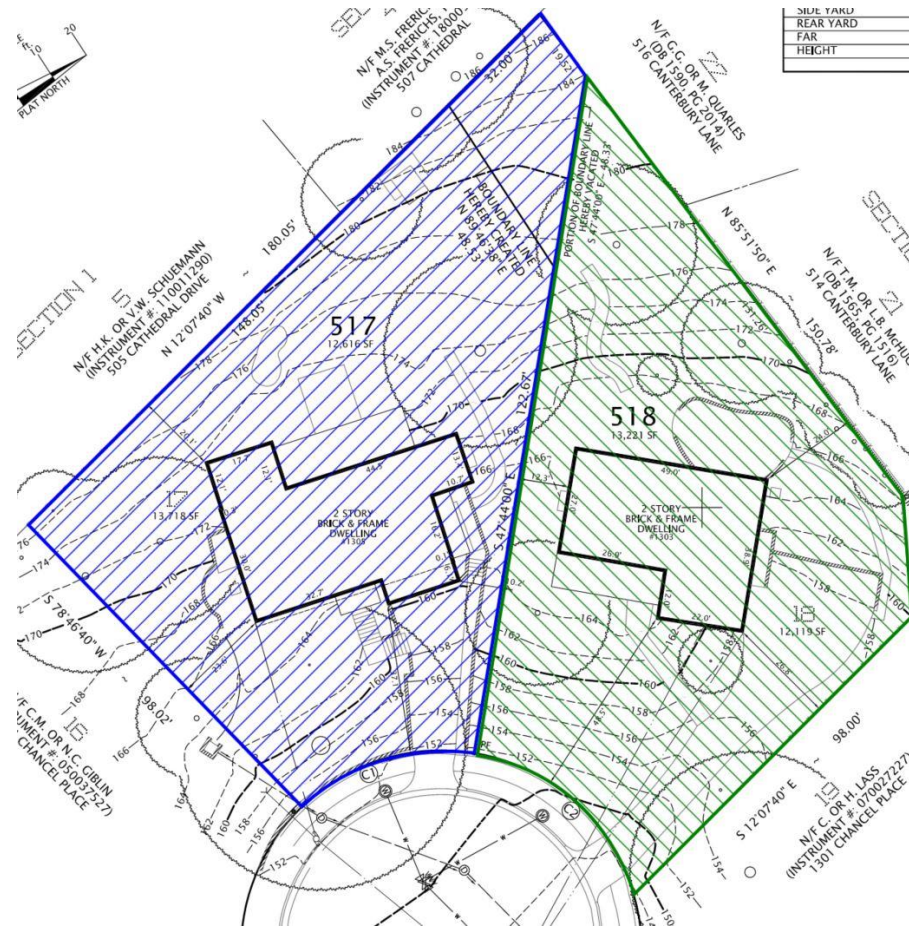
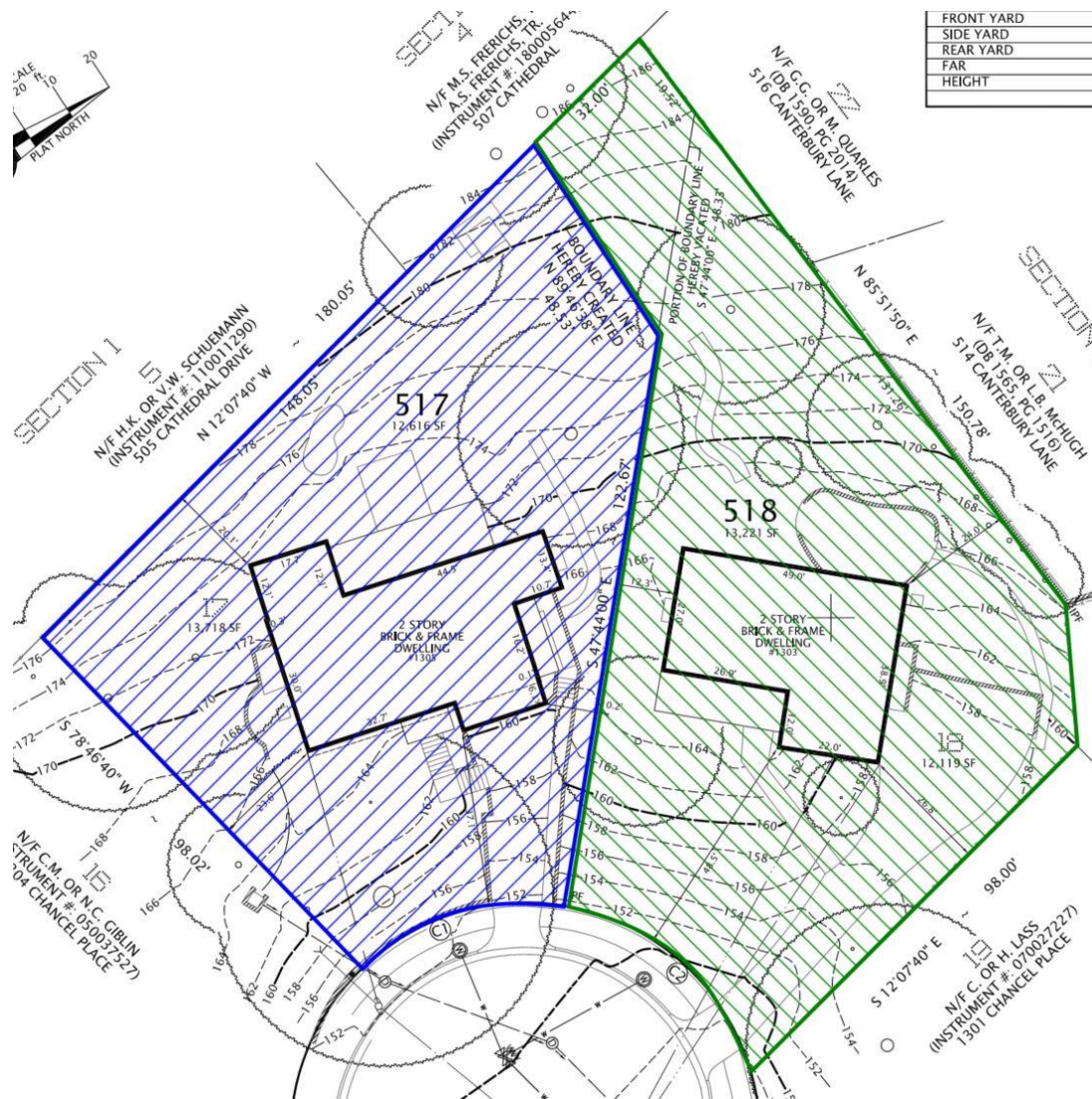


Figure 3 - Existing Lot Configuration (Lot 17 in Blue and Lot 18 in Green)



ZONING/ MASTER PLAN DESIGNATION

The subject properties are zoned R-12/Single-Family and both proposed lots would comply with all lot requirements for single-family dwellings as shown in Table 1.

The property is located within the Duke Street/Taylor Run Small Area Plan (SAP) Chapter of the Alexandria Master Plan, which designates the property for low-density residential uses consistent with the R-12 zoning regulations. The proposed lots would comply with the North SAP as they would remain suitable for low-density residential uses.

Table 1 – R-12 Zoning Requirements

| | Required/ Permitted | Existing | | Proposed | |
|------------------------------|------------------------|----------------|----------------|----------------|----------------|
| | | Lot 17 | Lot 18 | Lot 517 | Lot 518 |
| Lot Size | 12,000 Sq. Ft. | 13,118 Sq. Ft. | 12,119 Sq. Ft. | 12,616 Sq. Ft. | 13,221 Sq. Ft. |
| Width | 80 Ft. | 84.7 Ft. | 80.2 Ft. | No change | No change |
| Frontage | 45 Ft. | 46.68 Ft. | 56.09 Ft. | No change | No change |
| Front Yard | 35 Ft. | 37.1 Ft. | 48.5 Ft. | No change | No change |
| Side Yard (North) | 10 Ft., 1:2 ratio | 10.2 Ft. | 26.8 Ft. | No change | No change |
| Side Yard (South) | 10 Ft., 1:2 ratio | 23.6 Ft. | 12.3 Ft. | No change | No change |
| Rear Yard | 10 Ft., 1:1 ratio | 20.1 Ft. | 24. Ft. | No change | No change |
| Floor Area Ratio | 0.30 | 0.21 | 0.26 | 0.23 | 0.24 |

SUBDIVISION STANDARDS

Zoning Ordinance Section 11-1701 states the purpose of the subdivision regulations as follows (emphasis added):

The purpose of these regulations is to provide for the **orderly division of land** for development or **transfer of ownership** and for an accurate system of recording land division and ownership.

In reviewing subdivision requests, staff analyzes the proposed lots and their configurations as well as compliance with the following standards:

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 11-1710(A) and (E) through (R) contain infrastructure requirements; and
Section 11-1710(B) states that 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 applicants’ re-subdivision request. The proposal would result in lots that comply with all R-12 zoning and subdivision requirements. The proposed reconfiguration of the lots would also be in character with all the other lots within the original subdivision in terms of suitability for residential uses and structures, lot areas, orientation, street frontage, alignment to streets and restrictions as required by Section 11-1710(B). Staff analysis of Section 11-1710(B) follows.

A. Neighborhood Character Analysis

Similarly Situated Lots

The applicant's proposed re-subdivision would create lots that would feature the same characteristics as similarly situated lots within the original subdivision. The subject properties are within Section Four of the Malvern Hill Subdivision shown in Figure 5, below.

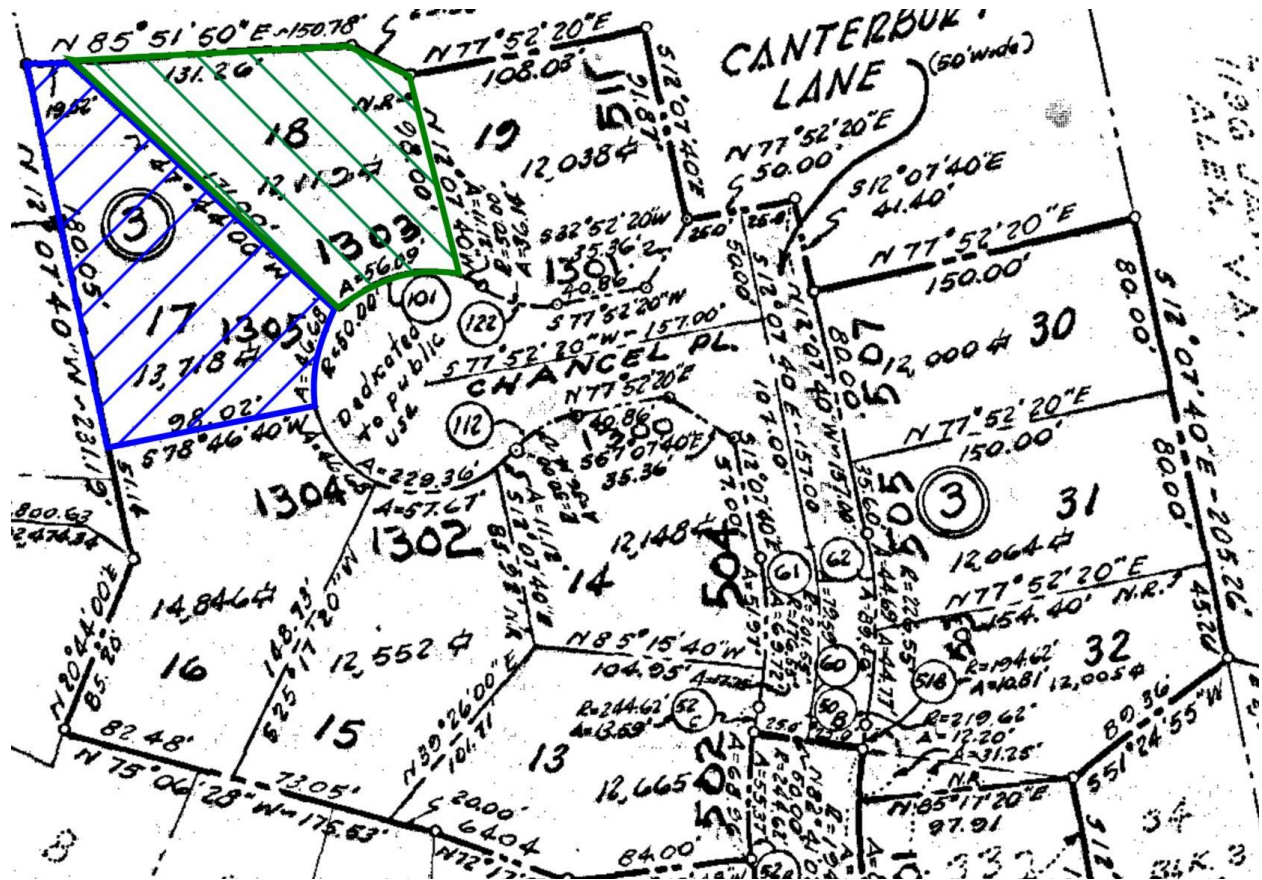


Figure 5 – Malvern Hill Section 4 (subject properties shown in blue and green)

Section 11-1710(B) states that re-subdivided lots "...shall be of substantially the same character... particularly with respect to similarly situated lots within the adjoining portions of the original subdivision." Of the 10 lots within the Malvern Hill Section 4 subdivision, staff determined lots 15 and 16 to be "similarly situated" as they are both interior, irregularly shaped lots that have curved frontage on the Chancel Place cul-de-sac. Further, they both feature side lot lines that "jog" at some point along their lengths. Staff excluded the remainder of the lots within the original subdivision because they are corner lots, do not have frontage on a cul-de-sac, are not irregularly shaped or do not have jogged side lot lines. Lots 15 and 16 are shown in Figure 6, below.

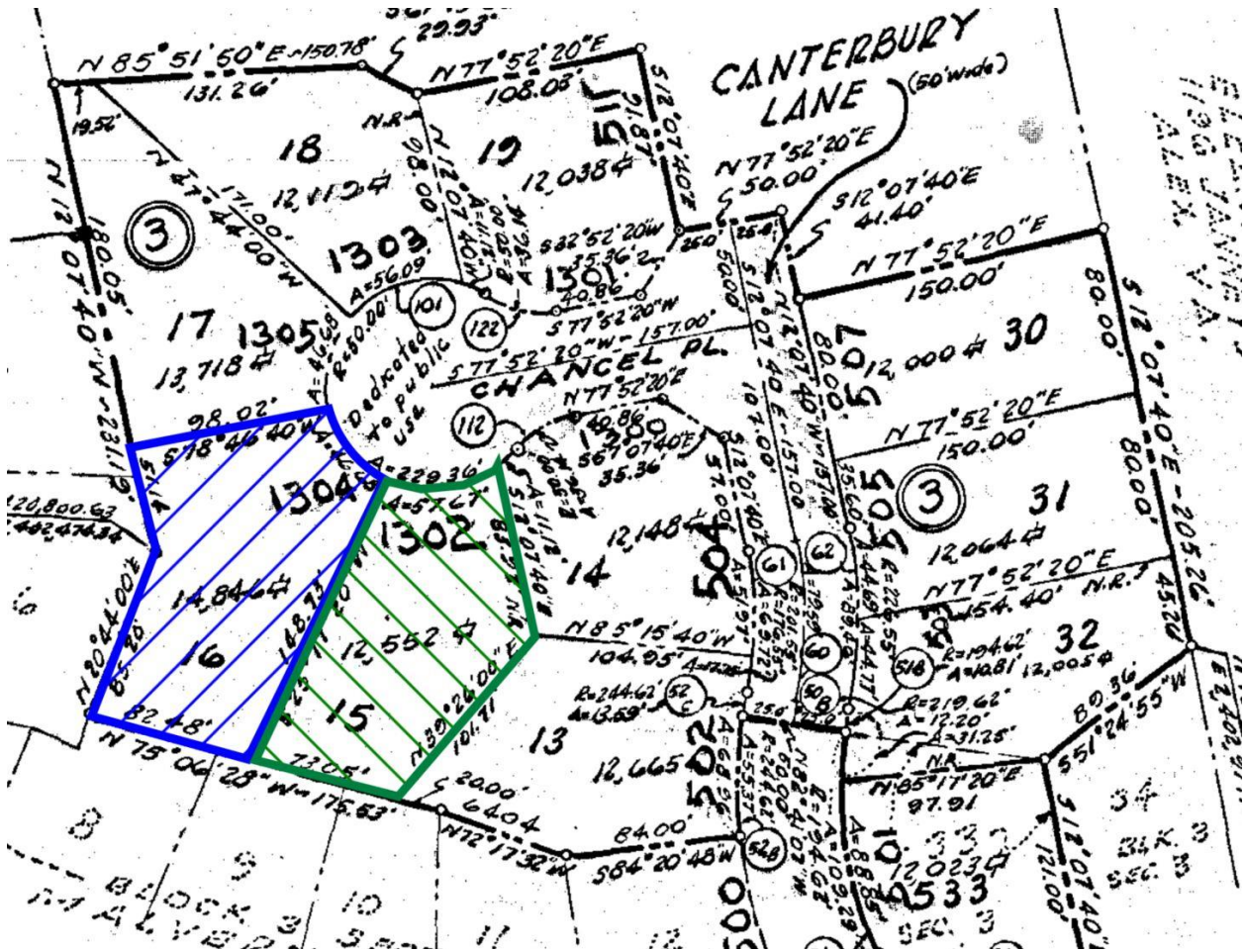


Figure 6 - Similarly Situated Lots

The applicant's proposed re-subdivision would create or maintain the lot characteristics exhibited by the similarly situated lots. As such, the re-subdivided lots would comply with section 11-1710(B).

Lot Analysis

The proposed lots would be substantially the same character to similarly situated lots in terms of lot width, frontage and size. The lot analysis for proposed lots 517 and 518 includes the similarly situated lots shown in Figure 6, above. Table 2 below shows how the proposed lots compare to these lots in terms of width, frontage and size.

Table 2 – Lot Analysis

| | Width | Frontage | Size |
|------------------|----------|-----------|----------------|
| Proposed Lot 517 | 84.7 Ft. | 46.68 Ft. | 12,616 Sq. Ft. |
| Proposed Lot 518 | 80.2 Ft. | 56.09 Ft. | 13,221 Sq. Ft. |
| Existing Lot 15 | 80.5 Ft. | 57.67 Ft. | 11,844 Sq. Ft. |
| Existing Lot 16 | 82.6 Ft. | 46.68 Ft. | 14,846 Sq. Ft. |

The proposed lots would have the same width and frontage as the existing lots so there would be no effect to compatibility with the similarly situated lots. The proposed lot sizes would be between the smaller and larger lot sizes of the two similarly situated lots. As such, proposed lots would be compatible with established neighborhood character. Further, the proposed lots would comply with the R-12 zone requirements. The R-12 zone's minimum lot size and width requirements ensure that properties within the zone are suitable for low-density residential uses as required by the Duke Street/Taylor Run Small Area Plan Chapter of the City's Master Plan.

B. Additional Considerations

Neighborhood Comments

Staff notified the Seminary Hill Association on October 13, 2022 and answered their questions about the case. They have not submitted a formal statement.

III. CONCLUSION

In summary, proposed Lots 517 and 518 would adhere to all subdivision and R-12 zone requirements. The lots are substantially similar in character as other similarly situated lots within the original subdivision.

Subject to the conditions contained in Section II of this report, staff recommends approval of the re-subdivision request.

IV. RECOMMENDED CONDITIONS

Staff recommends **approval** subject to compliance with all applicable codes and ordinances and the following condition:

1. The final subdivision plat shall comply with the requirements of Section 11-1700 of the Zoning Ordinance. (P&Z)

STAFF: Tony LaColla, AICP, Division Chief, Land Use Services
Sam Shelby, Principal Planner

Staff Note: This plat will expire 18 months from the date of approval (May 1, 2023) unless recorded sooner.

V. CITY DEPARTMENT COMMENTS

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

Real Estate Assessments:

No comments received.

Transportation & Environmental Services:

F-1 Traffic Engineering and Transportation Planning have no comments.

C-1 Include the following with the final plat submission (Survey/DROW):

- a. Proposed subdivision name. For example:

*Preliminary Plat showing
Lots 518 and 517
INSERT PROPOSED SUBDIVISION NAME HERE
Being a Resubdivision of
Lots 18&17, Block 3, Section 4
Malvern Hill
DB 542, PG 258*

- b. Correct the instrument number for conveyance of Lot 18 in Note 5 and in Surveyor's certificate.
c. Please include the Deed Book and Page Number of the subdivisions for all abutting property.
d. Replace the approval block on the plan with the approval block provided below.

| | | |
|---|------------------------|-------------------|
| 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:

No comments.

Fire:

No comments or concerns.

Recreation, Parks & Cultural Activities:

No comments received.

Police Department:

No comments received.

Archaeology:

No comments.



APPLICATION

SUBDIVISION OF PROPERTY

SUB # _____

1303 & 1305 Chancel Place, Alexandria, Virginia, 22314

PROPERTY LOCATION: _____

TAX MAP REFERENCE: 51.03 02 41 & 42 **ZONE:** R-12

APPLICANT:

Name: Richard F. Williamson and Dawn J. Williamson SEE ATTACHED.

Address: 1303 Chancel Place, Alexandria, Virginia 22314

PROPERTY OWNER:

Name: Richard F. Williamson and Dawn J. Williamson SEE ATTACHED.

Address: 1303 Chancel Place, Alexandria, Virginia 22314

SUBDIVISION DESCRIPTION Request for approval of a plat of resubdivision to adjust the boundaries between two complying R-12 lots into two new complying R-12 lots. The new resubdivided lots are substantially of the same character as to suitability for residential use and structures, lot areas, orientation, street frontage, alignment to streets and restrictions of the Malvern Hill Subdivision.

- ☒ **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.

Duncan W. Blair, Attorney Agent

Print Name of Applicant or Agent
524 King Street

Mailing/Street Address
Alexandria, Virginia 22314

City and State

Zip Code

Duncan W. Blair

Signature

703 836 1000

703 549 3335

Telephone #

Fax #

dblair@landcarroll.com

Email address

8 22 22

Date

APPLICATION SUBDIVISION OF PROPERTY

Property Location: 1303 & 1305 Chancel Pl., Alexandria, Virginia

Additional Applicant and Owners: John Zarek
1305 Chanel Place
Alexandria, Virginia 22314

ALL APPLICANTS MUST COMPLETE THIS FORM.

The applicant is: (*check one*)

☒ the Owner s ☐ 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. Richard and Dawn Williamson own 100% of 1303 Chancel Place, Alexandria,

Virginia and John Zarek owns 100% of 1303 Chancel Place , Alexandria, Virginia.

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. Richard F. & Dawn Williamson | 1303 Chancel Pl., Alexandria, Virginia | 100% |
| 2. John Zarek | 1305 Chancel Pl., Alexandria, Virginia | 100% |
| 3. | | |

2. Property. State the name, address and percent of ownership of any person or entity owning an interest in the property located at 1303 & 1305 Chancel Pl., Alexandria, Virginia (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. Richard F. & Dawn Williamson | 1303 Chancel Pl., Alexandria, Virginia | 100% |
| 2. John Zarek | 1305 Chancel Pl., Alexandria, Virginia | 100% |
| 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. Richard F. & Dawn Williamson | None | |
| 2. John Zarek | 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.

8 22 22

Duncan W. Blair, Attorney Agent



Date

Printed Name

Signature

WAIVER OF RIGHT TO AUTOMATIC APPROVAL

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

PROJECT NAME: 1303 & 1305 Chancel Pl., Alexandria, Virginia

PROJECT ADDRESS: 1303 & 1305 Chancel Pl., Alexandria, Virginia

DESCRIPTION OF REQUEST: Request for approval of a plat of resubdivision to adjust the boundaries between two complying R-12 lots into two new complying R-12 lots.

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. The waiver is limited to the number of days between the filing deadline of 8 23 22 and the hearing date of 11 1 22 that are in excess of 45 days.

Date: 8 22 22.

☒ Applicant

☐ Agent

Signature: 

Duncan W. Blair, Attorney and Agent

Printed Name: _____



2022 City of Alexandria Business License

Finance Department, Revenue Administration Division, City of Alexandria
301 King Street, Room 1700, Alexandria, VA 22314
Phone: 703.746.4800 <http://www.alexandriava.gov/>

License Number: 110827-2022
Account Number: 110827
Tax Period: 2022
Business Name: Land, Carroll & Blair PC
Trade Name: Land, Carroll & Blair PC
Business Location: 524 KING ST
Alexandria, VA 22314

LAND, CARROLL & BLAIR PC
524 KING ST
Alexandria, VA 22314-3104

License Classification(s):

Professional Occupations/Businesses
9-071-007
Attorney-At-Law

January 19, 2022

Dear Taxpayer:

This is your 2022 City of Alexandria Business License. The bottom portion of this page is perforated to allow you to tear off and post the business license in your establishment.

If you paid for your business license via check, please be aware that if your check is not honored by your financial institution, this business license shall be invalid.

As with all taxes, our goal is to administer Business License taxes fairly and in accordance with Commonwealth and Locality code. Our staff strives to provide professional assistance and quality customer service. Your satisfaction is important to us and your comments are always welcome.

If you have any questions regarding this letter, please visit <http://www.alexandriava.gov/> or contact my office via phone at 703.746.4800.

Finance Department, Revenue Administration Division, City of Alexandria

Keep this letter for your records.

City of Alexandria Business License

Revenue Administration Division, City of Alexandria, 301 King Street, Room 1700, Alexandria, VA 22314



License Number: 110827-2022
Account Number: 110827
Tax Period: 2022
Business Name: Land, Carroll & Blair PC
Trade Name: Land, Carroll & Blair PC
Business Location: 524 KING ST
Alexandria, VA 22314

License Classification(s): Professional Occupations/Businesses
9-071-007
Attorney-At-Law

This license has been issued by the Revenue Administration Division of the City of Alexandria and is granted to:

Land, Carroll & Blair PC
524 KING ST
Alexandria, VA 22314

SURVEYOR'S CERTIFICATE

I, GEORGE M. O'QUINN, A DULY AUTHORIZED LAND SURVEYOR IN THE COMMONWEALTH OF VIRGINIA, DO HEREBY CERTIFY THAT I HAVE CAREFULLY SURVEYED THE PROPERTY DELINEATED HEREON; AND THAT IT IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, THAT IT IS A RESUBDIVISION OF THE LAND CONVEYED TO JOHN S. ZAREK AND STARLET G. ZAREK AS RECORDED IN DEED BOOK 1130 AT PAGE 1896 AND THE LAND CONVEYED TO RICHARD F. WILLIAMSON AND DAWN J. WILLIAMSON AS RECORDED BY INSTRUMENT #11111045 AMONG THE CITY OF ALEXANDRIA LAND RECORDS; AND IS WITHIN THOSE BOUNDARIES.

I FURTHER CERTIFY THAT ALL REQUIRED MONUMENTS HAVE BEEN INSTALLED WHERE INDICATED; EXCEPT THOSE THAT WILL BE INSTALLED AT A LATER DATE BUT BEFORE COMPLETION OF THE PROJECT.

GIVEN UNDER MY HAND AND SEAL THIS 5th DAY OF AUGUST, 2022.



George M. O'Quinn
GEORGE M. O'QUINN L.S.

NOTES:

1. THE PROPERTIES DELINEATED HEREON ARE SHOWN ON THE CITY OF ALEXANDRIA TAX MAP.
PARCEL 051.03-02-42, ZONE R 12, (LOT 17)
PARCEL 051.03-02-41, ZONE R 12, (LOT 18)
2. NO TITLE REPORT WAS FURNISHED.
3. PLAT IS SUBJECT TO RESTRICTIONS OF RECORD.
4. AGGREGATE AREA OF RESUBDIVISION = 25,837 SF (0.59314 AC)
5. OWNERS: (LOT 17)
JOHN S. OR STARLET G. ZAREK
1305 CHANCEL PLACE
ALEXANDRIA, VA 22314-4707
(DB. 1130, PG. 1896)

(LOT 18)
RICHARD F. OR DAWN J. WILLIAMSON
1303 CHANCEL PLACE
ALEXANDRIA, VIRGINIA 22314-4707
(INST. NO. 11111045)
6. THERE ARE NO FLOOD PLAINS OR RESOURCE PROTECTION AREAS ON THIS PROPERTY.
7. THERE IS NO EVIDENCE OF ANY GRAVE OR OBJECT OR STRUCTURE MARKING A PLACE OF BURIAL ON THIS PROPERTY.
8. THERE ARE NO KNOWN SOILS OR MATERIALS CONTAMINATED WITH HEAVY METALS, PETROLEUM PRODUCTS, PCB'S, FLY ASH, OR OTHER TOXIC OR HAZARDOUS MATERIALS ON THIS PROPERTY.
9. THERE ARE NO KNOWN UNDERGROUND STORAGE TANKS ON THIS PROPERTY.
10. THERE ARE NO KNOWN FORMER SANITARY LANDFILLS, DUMP OR DISPOSAL AREAS WITHIN 1000 FEET OF THIS PROPERTY.
11. THERE ARE NO KNOWN AREAS WITH THE POTENTIAL FOR GENERATING COMBUSTIBLE GASSES ON THIS PROPERTY.
12. TWO FOOT INTERVAL CONTOURS SHOWN HEREON WERE FIELD RUN BY THIS COMPANY ON JULY 21, 2022.
13. THIS PROPERTY IS SERVED BY PUBLIC SEWER AND WATER.
14. THERE IS NO NEW CONSTRUCTION ASSOCIATED WITH THIS APPLICATION.



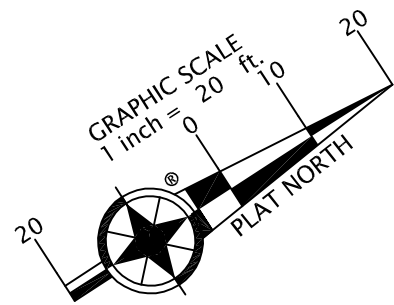
VICINITY MAP
SCALE: 1" = 1000'

| |
|---|
| APPROVED DATE _____ |
| DIRECTOR OF PLANNING AND ZONING |
| APPROVED DATE _____ |
| DIRECTOR OF TRANSPORTATION AND ENVIRONMENTAL SERVICES |

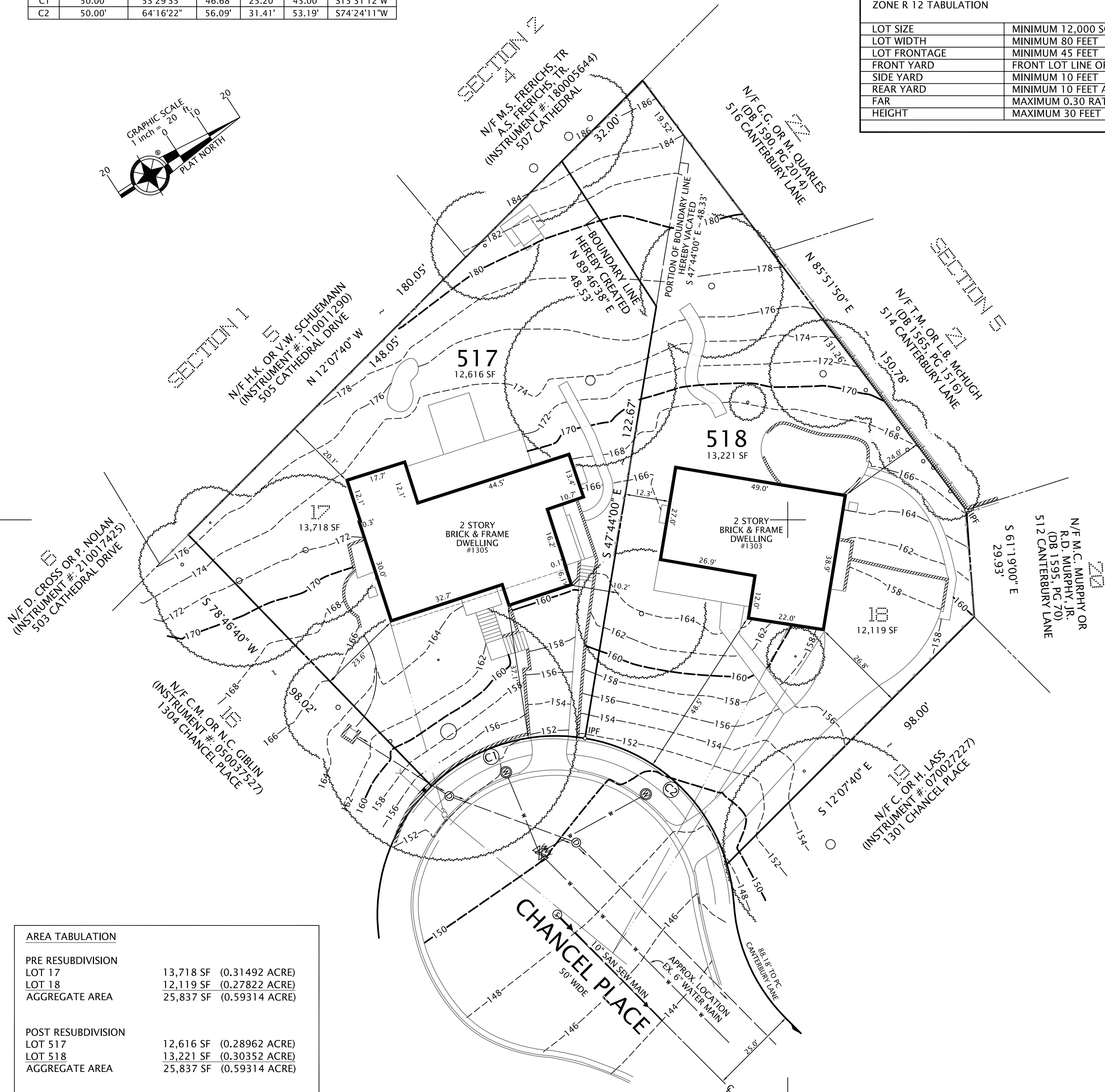
PRELIMINARY PLAT
SHOWING
LOTS 518 & 517, BLOCK 3, SECTION 4
BEING A RESUBDIVISION OF
LOTS 18 & 17, BLOCK 3, SECTION 4
MALVERN HILL
(DEED BOOK 542, PAGE 258)
CITY OF ALEXANDRIA, VIRGINIA
SCALE: AS NOTED AUGUST 05, 2022

DOMINION Surveyors Inc.®
8808-H PEAR TREE VILLAGE COURT
ALEXANDRIA, VIRGINIA 22309
703-619-6555
FAX: 703-799-6412

| CURVE TABLE | | | | | | |
|-------------|--------|-----------|--------|--------|--------|-------------|
| NO. | RADIUS | DELTA | ARC | TAN | CHORD | CHD BRG |
| C1 | 50.00' | 53°29'35" | 46.68' | 25.20' | 45.00' | S15°31'12"W |
| C2 | 50.00' | 64°16'22" | 56.09' | 31.41' | 53.19' | S74°24'11"W |



| ZONE R 12 TABULATION | |
|----------------------|---|
| LOT SIZE | MINIMUM 12,000 SQUARE FEET |
| LOT WIDTH | MINIMUM 80 FEET |
| LOT FRONTAGE | MINIMUM 45 FEET |
| FRONT YARD | FRONT LOT LINE OR EXISTING BUILDING SETBACK AVERAGE |
| SIDE YARD | MINIMUM 10 FEET |
| REAR YARD | MINIMUM 10 FEET AND A 1:1 RATIO |
| FAR | MAXIMUM 0.30 RATIO |
| HEIGHT | MAXIMUM 30 FEET |



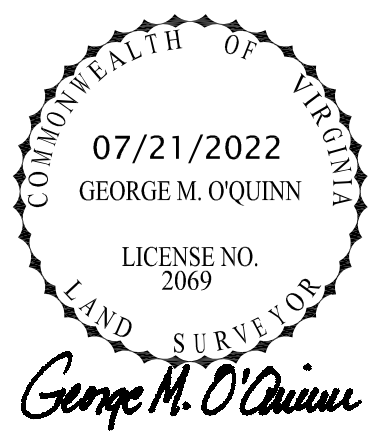
| AREA TABULATION | | |
|--------------------|-----------|----------------|
| PRE RESUBDIVISION | | |
| LOT 17 | 13,718 SF | (0.31492 ACRE) |
| LOT 18 | 12,119 SF | (0.27822 ACRE) |
| AGGREGATE AREA | 25,837 SF | (0.59314 ACRE) |
| POST RESUBDIVISION | | |
| LOT 517 | 12,616 SF | (0.28962 ACRE) |
| LOT 518 | 13,221 SF | (0.30352 ACRE) |
| AGGREGATE AREA | 25,837 SF | (0.59314 ACRE) |

APPROVED DATE _____


DIRECTOR OF PLANNING AND ZONING

APPROVED DATE _____

DIRECTOR OF TRANSPORTATION AND ENVIRONMENTAL SERVICES



PRELIMINARY PLAT
SHOWING
LOTS 518 & 517, BLOCK 3, SECTION 4
BEING A RESUBDIVISION OF
LOTS 18 & 17, BLOCK 3, SECTION 4
MALVERN HILL
(DEED BOOK 542, PAGE 258)
CITY OF ALEXANDRIA, VIRGINIA
SCALE: 1" = 20' AUGUST 05, 2022

 **DOMINION** Surveyors Inc.
8808-H PEAR TREE VILLAGE COURT
ALEXANDRIA, VIRGINIA 22309
703-619-6555
FAX: 703-799-6412

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