



CITY OF ALEXANDRIA
Department of Planning & Zoning

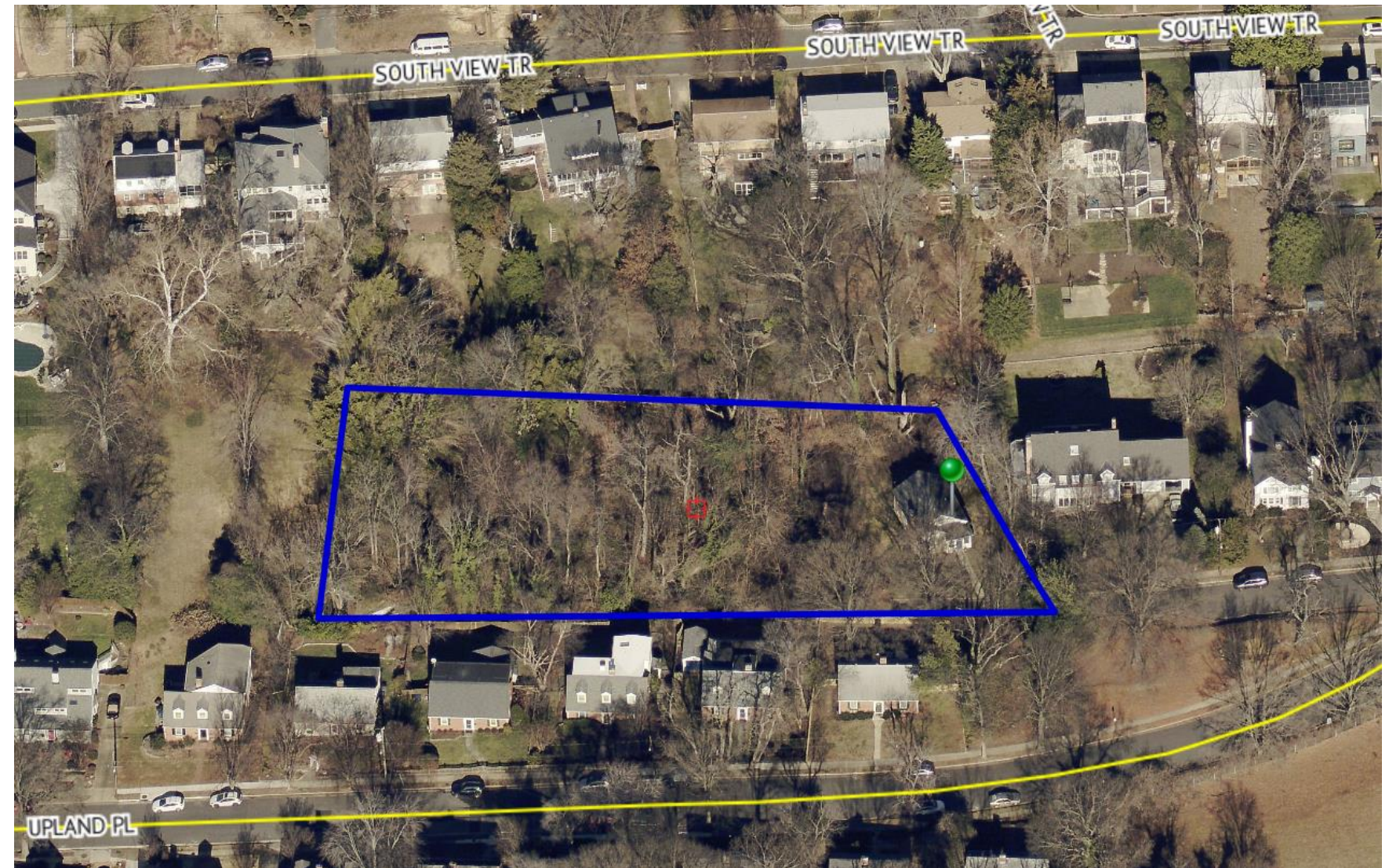
635 Upland Place Subdivision Appeal





Subject Site and Context

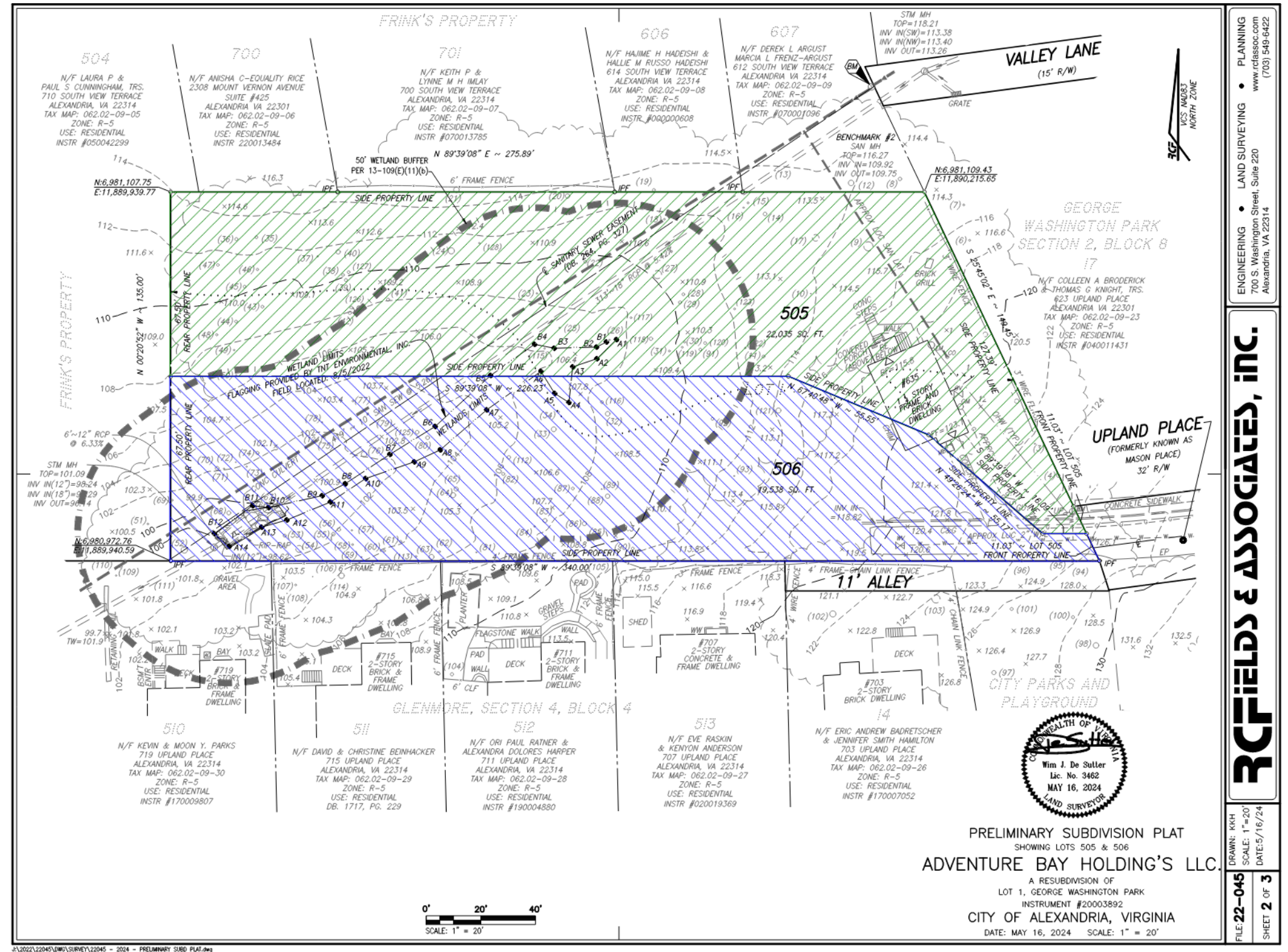
- ▶ 0.95 acre site with substandard frontage at dead end of Upland Place "spur"





Proposal

► Applicant requests re-subdivision with variations to create two new lots (505 and 506)



635 Upland Place



Subdivision Standards

- Access for vehicles, utilities, emergency services
- Lot configuration (shape, size, orientation)
- Lot compatibility with other lots in original subdivision
- Suitability for residential uses and structures
- Conformance with zoning and Master Plan



Variation Standards

- Strict application would result in substantial injustice by precluding any subdivision of the property
- Land use purposes of lot frontage and width upheld
- Consistency with R-5 zone use provisions
- Consistency with existing development
- Required “special circumstances” exist: extremely rugged topography and existing insufficient frontage on substandard street



Appellant Claims

- Site does not have rugged topography
- Insufficient frontage criterion not met
- Substantial injustice definition not clear



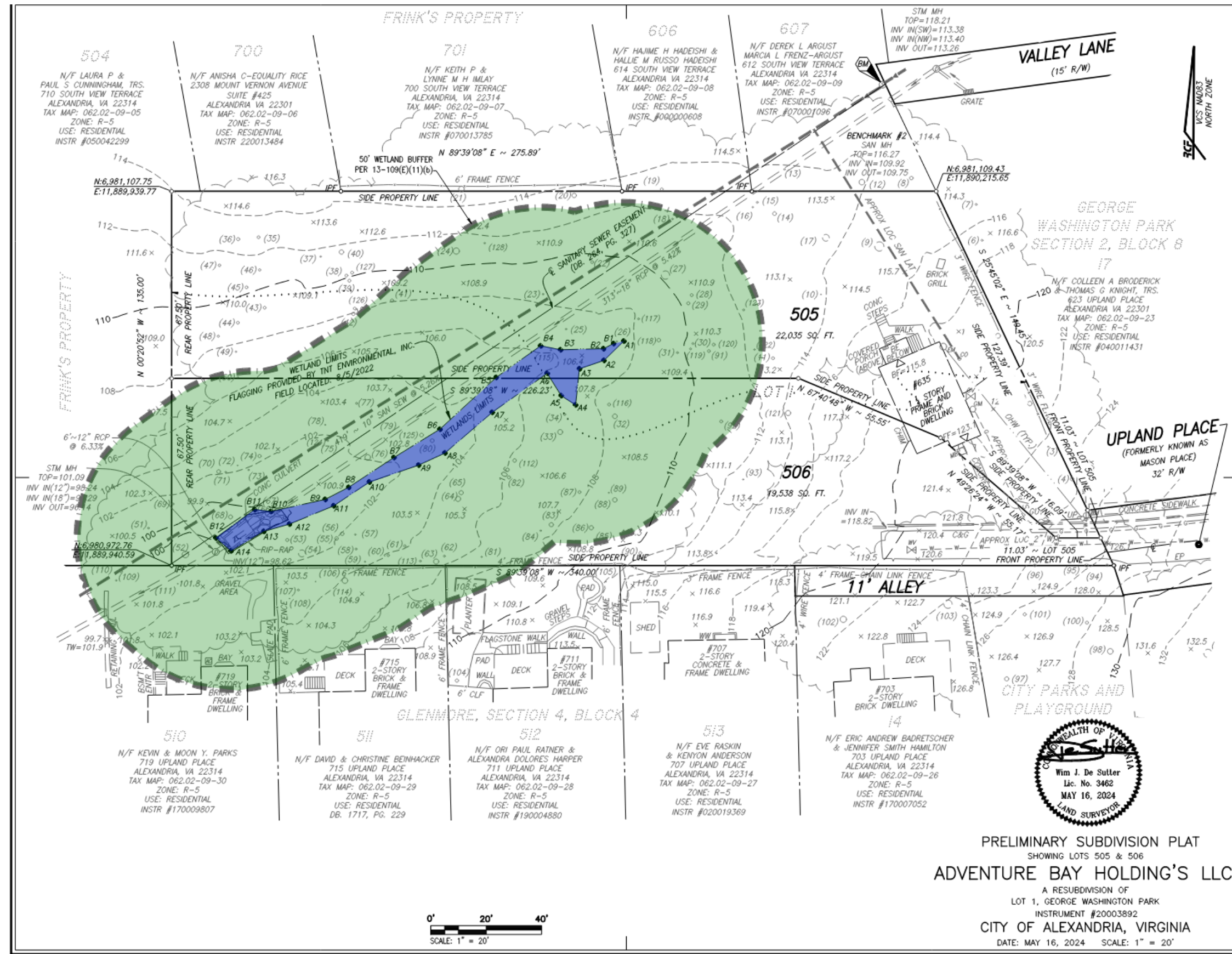
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Planning Commission approved 6 to 1





Supplemental Information



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RC FIELDS & ASSOCIATES, INC.

FILE: 22-045
DRAWN: KKH
SCALE: 1" = 20'
DATE: 5/16/24
SHEET 2 OF 3

635 Upland Place