Subdivision #2024-0009
1007 Oronoco Street

Application	**General Data**	
Request: Public Hearing and consideration of a request for a Subdivision with a variation to subdivide an existing lot into two lots	**Planning Commission Hearing:**	November 7, 2024
	Approved Plat must be Recorded By:	May 7, 2026
Address: 1007 Oronoco Street	**Zone:**	RB/Residential Townhouse
Applicant: Genuario Properties, Inc.	**Small Area Plan:**	Braddock Road Metro Station

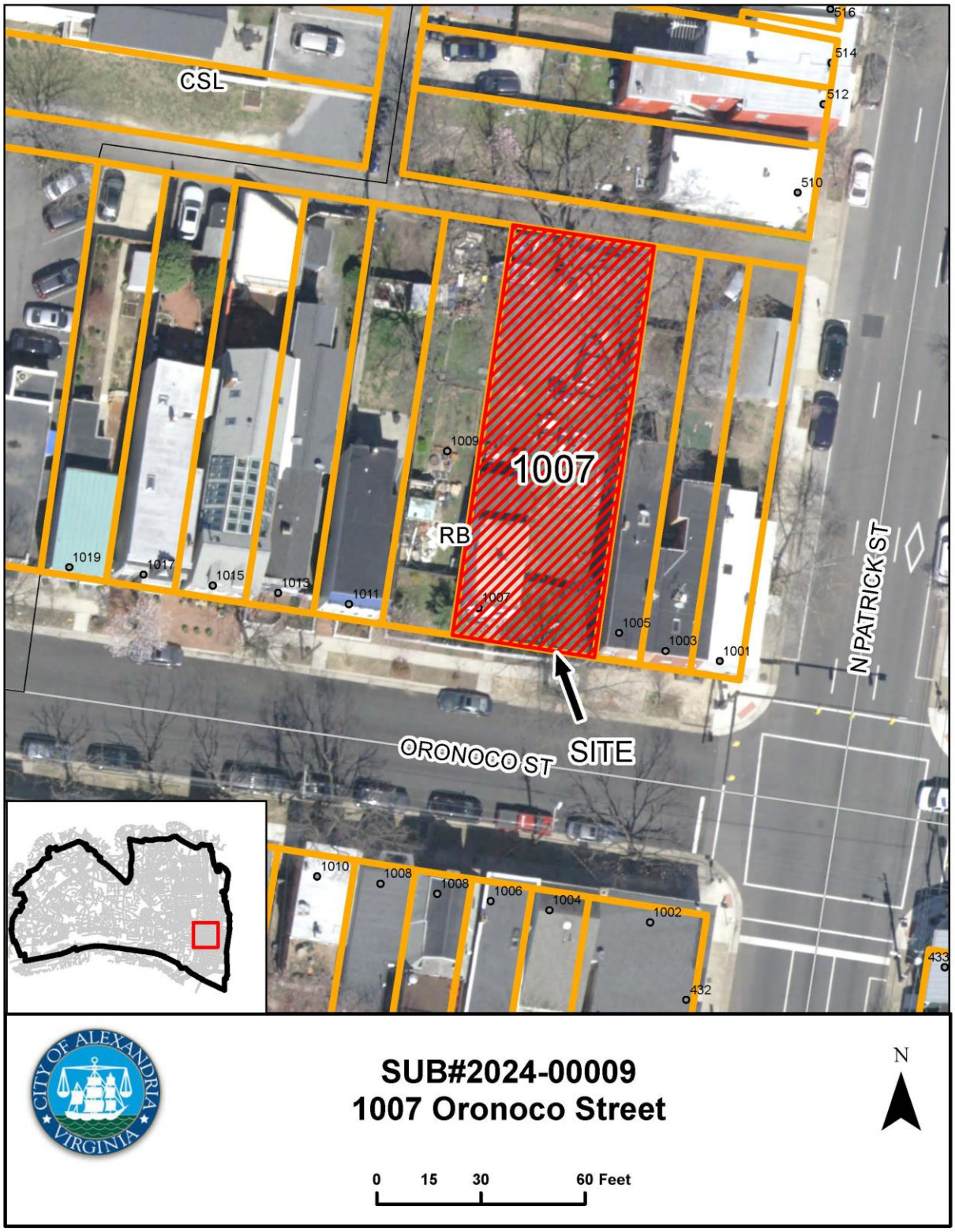
Staff Recommendation: APPROVAL subject to compliance with all applicable codes and ordinances and the recommended permit conditions found in Section III of this report.

Staff Reviewers: Catie McDonald, catherine.mcdonald@alexandriava.gov
Sam Shelby, sam.shelby@alexandriava.gov

PLANNING COMMISSION ACTION, NOVEMBER 7, 2024: On a motion made by Vice Chair McMahon, seconded by Commissioner Lyle, the Planning Commission moved to approve SUB #2024-00009. The motion carried on a vote of 7 to 0.

Reason:
The Planning Commission agreed with staff analysis.

Speakers:
Fran Koslov, 1015 Oronoco Street, spoke in opposition to the request, explaining that houses all along the block and throughout Old Town encroach onto adjacent lots. She was primarily concerned about the historical integrity of the existing house. Ms. Koslov also cited concerns about sewer capacity.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1007 Oronoco Street
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I. DISCUSSION

The applicant, Genuario Properties, Inc., requests approval for a subdivision with a variation to subdivide one existing lot into two lots.

SITE DESCRIPTION

The subject property, featured in Figure 1, below, contains one rectangular lot of record located at 1007 Oronoco Street. It is an interior lot that measures 5,800 square feet in lot size and 40 feet in both lot width and frontage. Townhouse, two-unit, and single unit dwellings surround the subject property. This block of Oronoco Street also houses the American Day School. A single-unit dwelling currently occupies the subject property.

Figure 1 – Subject property (outlined in blue)

PROPERTY HISTORY

City records indicate the subject property has been a lot of record since at least 1893. While staff could not locate records of a previous subdivision of the subject property, Sanborn Fire Insurance maps indicate that it may have previously contained two lots. The 1007 Oronoco Street lot contained the existing dwelling and the 1005 ½ Oronoco Street lot contained a variety of non-residential uses over the years. The 1920 Sanborn map update shows the subject property in its current, one-lot configuration. The non-residential building was also converted into a dwelling (see Figures 2 and 3, below) and was subsequently demolished sometime between 1941 and 1959. The subject property has been under common ownership with the adjacent lot at 1009 Oronoco Street, which also previously contained a dwelling, since at least 1965.

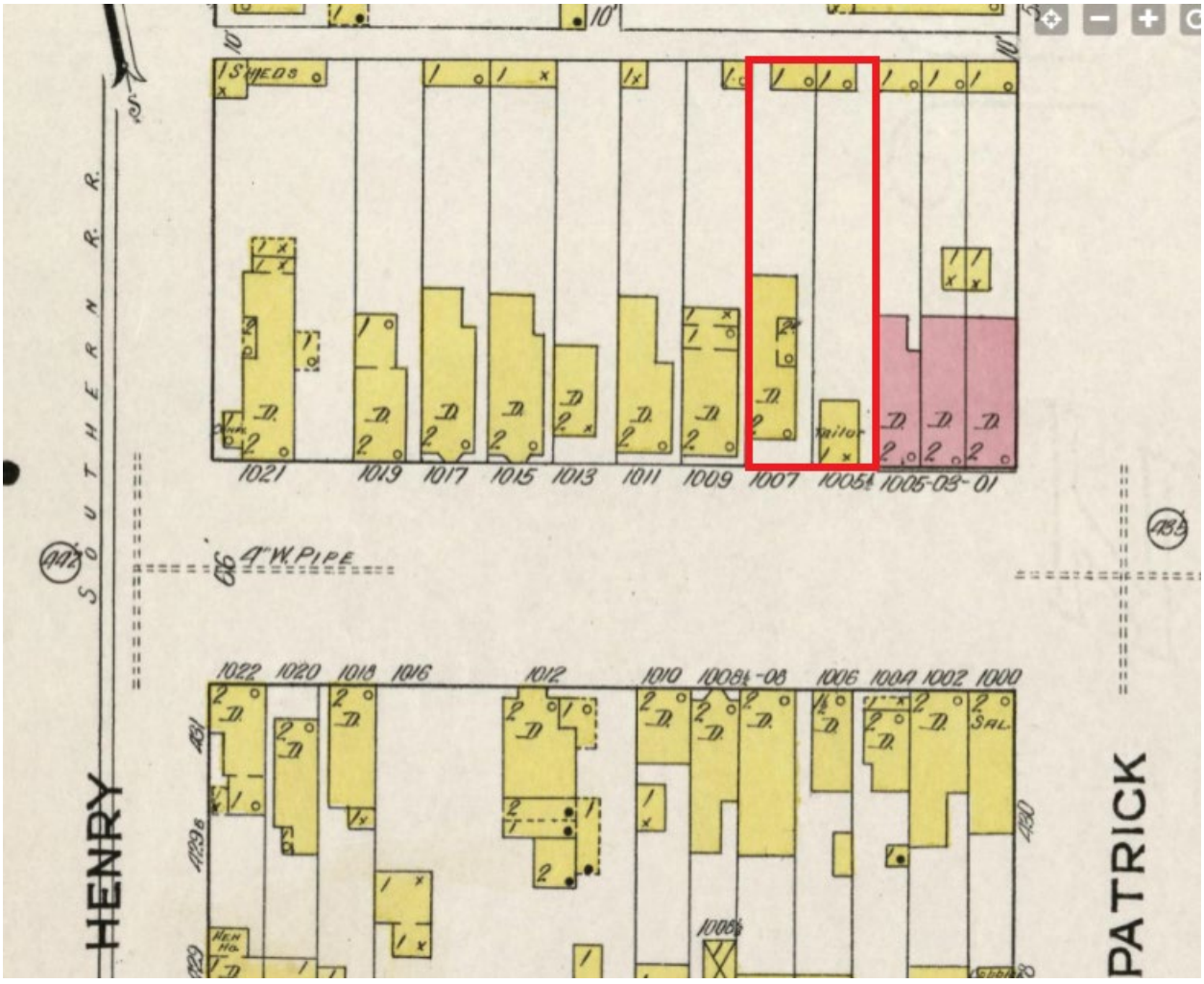


Figure 2 – Sanborn Fire Insurance Map 1912

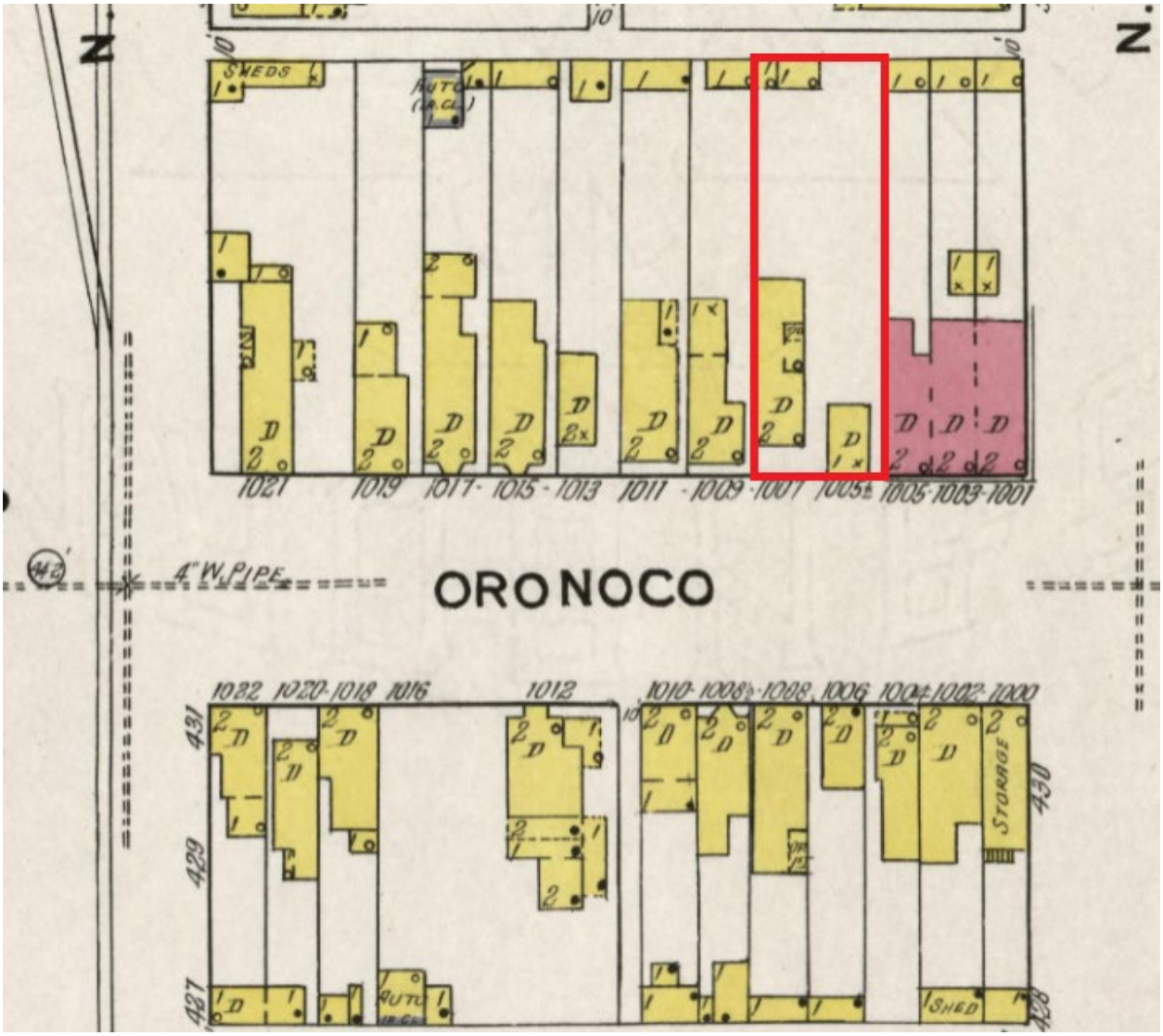


Figure 3 – Sanborn Fire Insurance Map 1920

PROPOSAL

The applicant proposes to re-subdivide the lots in a manner similar to the configuration shown on the 1912 Sanborn map (Figure 2, above). Proposed Lot 500 would meet all the RB zone's lot requirements for a townhouse dwelling. The RB zone requires a minimum lot size of 1,980 square feet per dwelling unit and proposed Lot 501 would provide a lot size of 2,400 square feet. However, because the townhouse dwelling next door at 1005 Oronoco Street encroaches approximately six inches onto proposed Lot 501, it is already considered to be developed with a dwelling unit. As such, proposed Lot 501 would not meet the minimum lot size requirements for the RB zone if a new townhouse dwelling were to be constructed on the lot. Because of all this, the applicant must request a subdivision with a variation for lot size for Proposed Lot 501. The existing subject property and the proposed lots are portrayed below in Figures 4 and 5, respectively.

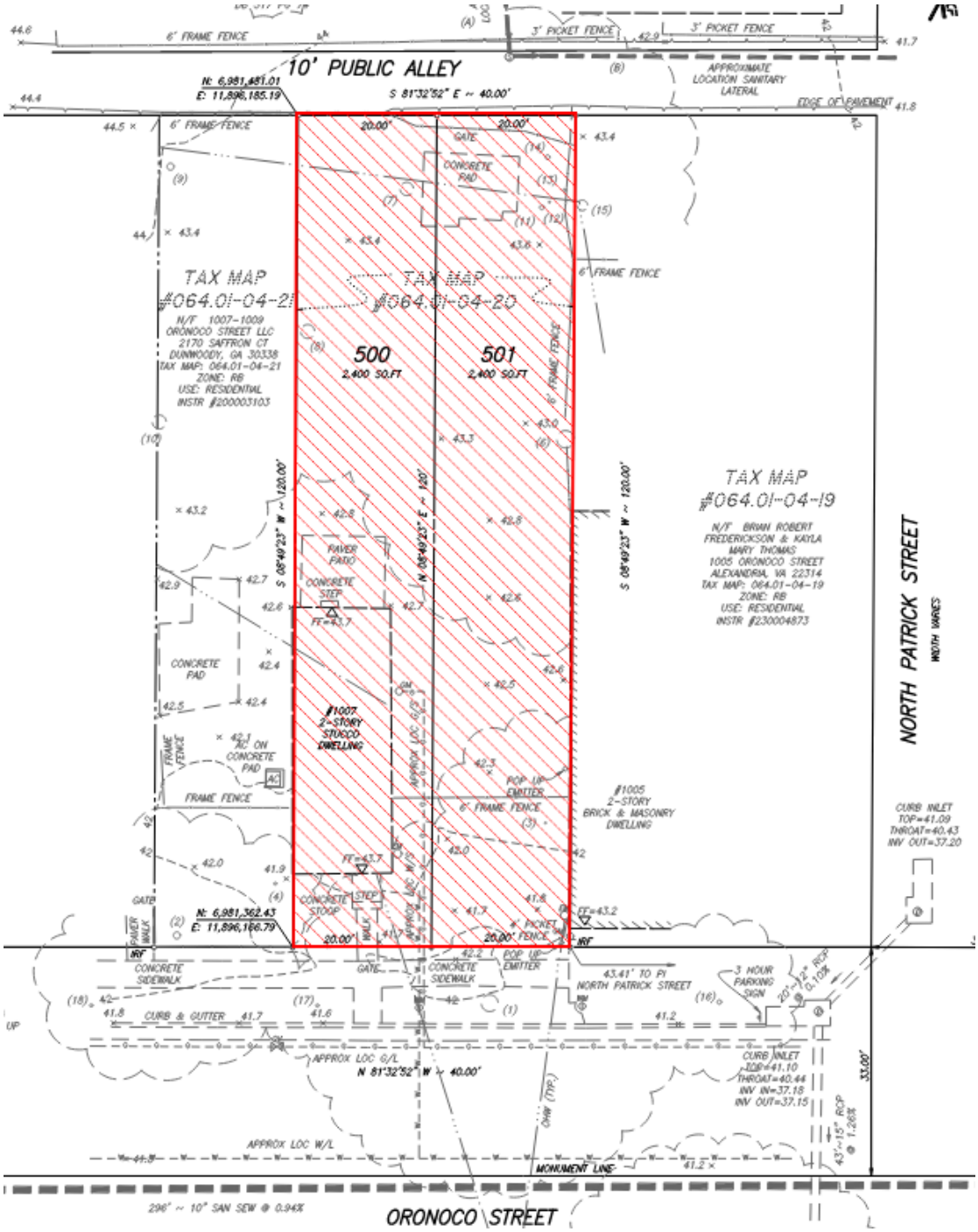


Figure 4 – Subject Property at 1007 Oronoco Street

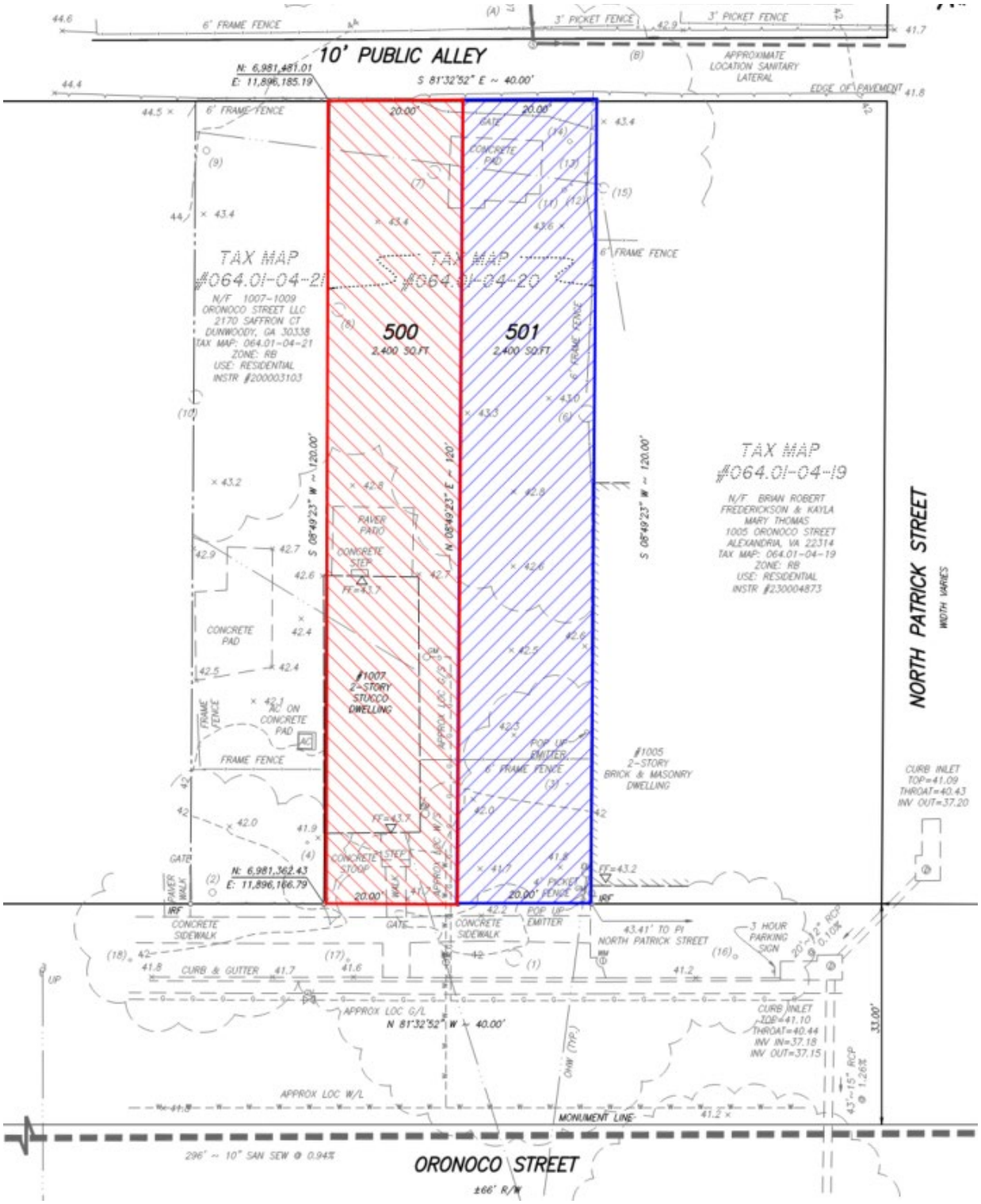


Figure 5 – Proposed Lots 500 and 501

ZONING/MASTER PLAN DESIGNATION

The subject property is zoned RB Residential. Zoning Ordinance Section 3-702(C) permits townhouse dwellings in the RB zone. Proposed Lot 501 would not meet the RB zone's minimum lot size requirement if it were to be developed with a new townhouse dwelling because the neighboring dwelling, 1005 Oronoco Street, encroaches onto the subject property.

The Planning Commission may only approve a subdivision that would create lots with insufficient lot size per dwelling if they also approve a variation from this requirement. Zoning Ordinance section 11-1713 establishes the variation procedure and criteria as follows:

(A) The commission may, by vote of a majority of its members, authorize specific variations from the provisions of this section 11-1700, when the commission finds that (i) strict adherence to such provisions would result in substantial injustice (ii) the use and character of the resulting lots or parcels in such a subdivision would not be inconsistent with the use provisions of the zone in which the property is situated and with the existing development in the immediate area; and (iii) one or more of the following special circumstances exists:

(1) Extremely rugged topography.

(2) Irregularity in shape of parcel preventing conformance with normal lot area or frontage requirements.

(3) Insufficient frontage on existing street where the interior of the tract can be served only by a street substandard in width when not serving more than five lots, provided the street is not less than 30 feet in width. If only a single lot is served, the width may be less than 30 feet. A turn around area may be required.

(4) Streets along border of the subdivision where the subdivision borders on unsubdivided land and the remaining street width will be provided from adjacent land.

(5) Resubdivision of lots in subdivisions of record as of January 1, 1952, where, because of existing structures or gross area of land involved, the subdivided lots would not conform to all of the requirements of the zone in which the subdivision is located.

(B) As used in this section, "substantial injustice" means that the strict application of this ordinance would create an unreasonable burden on the development, use and enjoyment of the property which outweighs the land use or land development purposes served by the specific zoning provision or provisions of this ordinance at issue.

(C) The applicant shall have the burden of establishing each element required for the grant of a variation.

All future development of the proposed lots would be required to comply with all applicable provisions of the Zoning Ordinance. A summary of all applicable zoning requirements can be found in Table 1, below.

Table 1: RB Zoning Regulations

	Required/ Permitted	**Existing**	**Proposed**	
		Lot 26	Lot 500	Lot 501
Lot Size	1,980 Sq. Ft. per dwelling unit	4,800 Sq. Ft.	2,400 Sq. Ft.	2,400 Sq. Ft.
Width	18 Ft.	40 Ft.	20 Ft.	20 Ft.
Frontage	18 Ft.	40 Ft.	20 Ft.	20 Ft.
Front Yard	0 – 10.5 Ft.	10.5 Ft.	N/A	N/A
Side Yard (East)	0 Ft.	25.5 Ft.	N/A	N/A
Side Yard (West)	0 Ft.	0 Ft.	N/A	N/A
Rear Yard	8 Ft.; 1:1 ratio	71 Ft.	N/A	N/A
Floor Area	0.75	~0.18	N/A	N/A

The proposed residential use would be consistent with the Braddock Road Metro Station Small Area Plan which designates the area for medium-density residential and low-density commercial development.

SUBDIVISION VARIATION STANDARDS

Proposed Lot 501 would not meet the minimum lot size required for two dwelling units in the RB zone. As such, the request requires a variation for Proposed Lot 501 to comply with the RB zone standards. Zoning Ordinance Section 11-1713 provides standards for variation review. Section 11-1713 (B) defines "substantial injustice" when "…strict application of this ordinance would create an unreasonable burden on the development, use and enjoyment of the property which outweighs the land use or land development purposes served by the specific zoning provision or provisions of this ordinance at issue."

II. STAFF ANALYSIS

Staff recommends approval of the applicant's request for a subdivision with a variation. The proposed re-subdivision of the lots would comply with all the subdivision requirements except Sections 11-1710(B)(3) and 11-1710(D). These provisions require new lots to comply with the RB zone's minimum lot size requirements. The applicant requests a variation pursuant to section 11-1713 from these provisions. Staff found that the applicant's request also meets the variation criteria. Analysis follows.

COMPLIANCE WITH SUBDIVISION REQUIREMENTS GENERALLY

Staff determined that the proposed re-subdivision would meet all subdivision requirements established by section 11-1710, except the provisions which require proposed lots to have complying lot area. Both lots would be suitable for residential uses and structures permitted by the RB zone.

The proposed lots would meet the minimum lot width and frontage requirements and could be developed with townhouse unit dwellings that comply with the zone's bulk and open space requirements.

COMPLIANCE WITH SUBDIVISION CHARACTER REQUIREMENTS

As there is no original subdivision for the subject property, lots in the same general location and zone are used for comparison instead pursuant to 11-1710(B)(2), shown in Figure 6, below. The majority of this block of Oronoco Street contains lots developed with townhouse dwellings. City records and Sanborn Maps indicate that there have been at least two previous subdivisions on this block of Oronoco, both taking place across the street from the subject property. Most of the block has not significantly changed over time.

The proposed lots' characteristics are consistent with similarly situated lots in terms of lot sizes, widths, and frontages. These similarly situated lots are comparable to the proposed lots as they are on the same block of Oronoco Street, zoned RB, and are interior lots. They are discussed in additional detail under the Lot Analysis section.

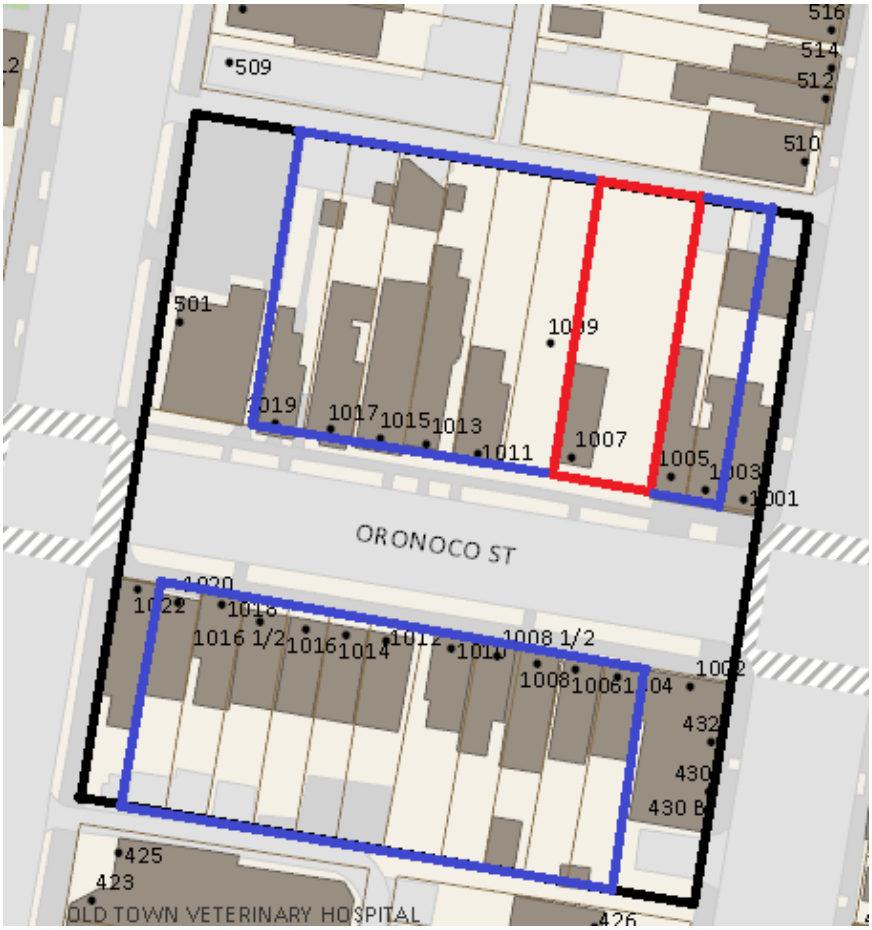


Figure 6 – Area of Comparison, black, and Similarly Situated Lots, blue; Subject property in red

LOT ANALYSIS

The lot analysis for proposed lots 500 and 501 includes the 19 lots outlined in Figure 6 above. These lots were included because they are all interior lots on the same block of Oronoco Street as the proposed lots and have similar lot areas, widths, and frontages. Table 2 below shows how the proposed lots compare to the similarly situated lots within the area of comparison in terms of width, frontage, and area.

Table 2 – Lot Analysis

Address	**Width**	**Frontage**	**Area**
Existing Lot	40 Ft.	40 Ft.	4,800 Sq. Ft.
Proposed Lot 500	20 Ft.	20 Ft.	2,400 Sq. Ft.
Proposed Lot 501	20 Ft.	20 Ft.	2,400 Sq. Ft.
1003 Oronoco St.	14 Ft.	14 Ft.	1,700 Sq. Ft.
1005 Oronoco St.	14 Ft.	14 Ft.	1,740 Sq. Ft.
1009 Oronoco St.	20 Ft.	20 Ft.	2,400 Sq. Ft.
1011 Oronoco St.	20 Ft.	20 Ft.	2,400 Sq. Ft.
1013 Oronoco St.	20 Ft.	20 Ft.	2,400 Sq. Ft.
1015 Oronoco St.	20 Ft.	20 Ft.	2,400 Sq. Ft.
1017 Oronoco St.	20 Ft.	20 Ft.	2,400 Sq. Ft.
1019 Oronoco St.	20 Ft.	20 Ft.	2,400 Sq. Ft.
1004 Oronoco St.	17 Ft.	17 Ft.	1,530 Sq. Ft.
1006 Oronoco St.	17 Ft.	17 Ft.	1,530 Sq. Ft.
1008 Oronoco St.	17 Ft.	17 Ft.	1,530 Sq. Ft.
1008 ½ Oronoco St.	17 Ft.	17 Ft.	1,530 Sq. Ft.
1010 Oronoco St.	21.45 Ft.	21. 45 Ft.	2,025 Sq. Ft.
1012 Oronoco St.	16.5 Ft.	16. 5 Ft.	1,830 Sq. Ft.
1014 Oronoco St.	16.5 Ft.	16.5 Ft.	1,530 Sq. Ft.
1016 Oronoco St.	16.5 Ft.	16.5 Ft.	1,530 Sq. Ft.
1016 ½ Oronoco St.	16.5 Ft.	16.5 Ft.	1,530 Sq. Ft.
1018 Oronoco St.	16.5 Ft.	16.5 Ft.	1,530 Sq. Ft.
1020 Oronoco St.	16.5 Ft.	16.5 Ft.	1,530 Sq. Ft.

The proposed lots would be substantially compatible with established neighborhood character as required by 11-1710(B). Further, Proposed Lot 500 and Proposed Lot 501, with the variation, would comply with the RB zone requirements for townhouse dwellings. The RB zone's minimum lot size and width requirements for townhouse dwellings ensure that properties within the zone are suitable for medium-density residential or low-density commercial uses as required by the Braddock Road Metro Station Small Area Plan Chapter of the City's Master Plan.

Proposed Lot 501 would provide less lot area per dwelling unit than required by the RB zone. The applicant requests a variation from this requirement pursuant to section 11-1713. Staff analysis of the variation standard follows.

VARIATIONS

Proposed lot 501 would not meet the RB zone's minimum lot size, as required by sections 11-1713(B)(3) and 11-1713(D). 11-1713(B)(3) states the following:

> No resubdivision shall be approved which results in the creation or the continuation of a lot, building or structure which does not comply with the provisions of this ordinance, unless the commission expressly authorizes a variation pursuant to section 11-1713 of this ordinance.

Section 11-1713(D) includes a similar regulation which reads as follows:

> The subdivision shall conform to the requirements of the zone in which the subdivision is situated.

The applicant has requested a variation from these provisions, stating the following special circumstance exists on the subject property:

(1) Resubdivision of lots in subdivisions of record as of January 1, 1952, where, because of existing structures or gross area of land involved, the subdivided lots would not conform to all of the requirements of the zone in which the subdivision is located.

The applicant's justifications for the variation request are included with their application. They state that strict application would cause a substantial injustice as it precludes any re-subdivision of the subject property. They state that the 1005 Oronoco Street dwelling encroachment is minor and that the purpose of the minimum lot size requirement would be upheld.

Staff agrees that the special circumstance, stated above, exists as the subject property was a lot of record well before January 1, 1952 and because the 1005 Oronoco Street dwelling encroachment, an existing structure, makes the proposed lots "…not conform to all of the requirements of the zone in which the subdivision is located."

The existing subject lot was recorded in 1893. When the adjacent lot was developed, the dwelling was constructed a few inches across the property line, encroaching onto the subject lot. Because of the existing structure (the encroaching dwelling) the subdivided lot would not "conform" to the RB zone's minimum lot size requirement. Strict application would create an unreasonable burden on the use of the subject property because it would prohibit subdivision of a lot that would otherwise meet the RB zone's lot requirements for two townhouse dwellings if not for the encroaching dwelling at 1005 Oronoco Street.

Staff finds that the purpose of the minimum lot size requirement is upheld. The lot size requirement exists to establish a density limit and consistency in lot sizes within any given zone.

Without the encroachment of the 1005 Oronoco Street dwelling, Proposed Lot 501 would meet the RB zone's minimum lot area, width, and frontage requirements. Therefore, the proposed lot would still uphold the intent of minimum lot size requirements.

Additionally, strict application of this requirement would keep Proposed Lot 501 from being re-subdivided, leaving the subject property in its existing condition; a parcel with a lot size, width, and frontage that is significantly larger and wider than the rest of the surrounding lots. Proposed Lots 500 and 501 would be more uniform with this block of Oronoco Street than the existing lot while still upholding the purpose of the lot size requirement.

Another option exists where the shared lot line between 1007 and 1005 Oronoco Street could be adjusted to eliminate the encroachment of the adjacent dwelling onto the subject property. Because of the 1005 Oronoco Street lot's configuration, adjusting the lot line would require a re-subdivision with three variations from the RB zone requirements: lot size, width, and frontage. Because more variations would be required, staff concluded that the proposal put forward by the applicants is the most straightforward.

Overall, staff agrees with the applicant's conclusions related to the variation standards. All required elements have been established so staff finds that the Planning Commission may authorize the requested variations.

NEIGHBORHOOD OUTREACH AND COMMENTS

Staff notified the Braddock Metro Citizens' Coalition and the West Old Town Citizens Association on August 21, 2024. As of October 15, 2024, staff have not received any comments.

III. CONCLUSION

In summary, staff finds that Proposed Lots 500 and 501 would adhere to all subdivision requirements and to the RB standards with approval of the variation request. Further, the lots are of substantially similar character as other similarly situated lots on this block of Oronoco Street. Therefore, staff recommends approval of the request subject to the conditions contained in Section IV of this report.

IV. 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)

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

Staff Note: This plat will expire 18 months from the date of approval (September 5, 2025) unless recorded sooner.

V. CITY DEPARTMENT COMMENTS

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

Transportation & Environmental Services:

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

R-1 Please add a new, unique Subdivision Name to the Title Block and plat name. Applicant might consider something like "Oronoco Street LLC's addition to…." or "Oronoco Street LLC's subdivision of…"

R-2 Please add the DB/PG at which this parcel was created.

Code Enforcement:

C-1 Building permit is required.

Fire:

No comments.

Recreation, Parks & Cultural Activities:

No comments.

Archaeology:

No comments.

Landscape:

No comments.

APPLICATION

SUBDIVISION OF PROPERTY

SUB #_____

PROPERTY LOCATION: 1007 Oronoco Street

TAX MAP REFERENCE: 064.01-04-20 **ZONE:** RB

APPLICANT:

Name: Genuario Properties, Inc.

Address: 8400 Radford Avenue, Suite 200, Alexandria, VA 22309

PROPERTY OWNER:

Name: 1007-1009 ORONOCO STREET LLC

Address:

SUBDIVISION DESCRIPTION

Subdivide the existing 4,800 sf lot in to two 2,400 sf conforming RB Lots as shown on the Preliminary Subdivision Plat for Lots 500 & 501, Resubdivision of the property located at 1007 Oronoco Street, prepared by R.C. Fields & Associates, one sheet dated 08/09/24.

☑ **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.

Louis V. Genuario, Jr./President GPI
Print Name of Applicant or Agent

8400 Radford Avenue, Suite 200
Mailing/Street Address

Alexandria, VA 22309
City and State Zip Code

Signature

703-360-3134 703-360-3686
Telephone # Fax #

Louis@genuariocompanies.com
Email address

08/14/24
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.

Louis V. Genuario, Jr./8205 Mack Street, Alexandria, VA 22308/50%,
Arthur R. Genuario/8201 Mack Street, Alexandria, VA 22308/50%

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. Louis V. Genuario, Jr	8205 Mack Street, Alexandria, VA 22308	50%
2. Arthur R. Genuario	8201 Mack Street, Alexandria, VA 22308	50%
3.		

2. Property. State the name, address and percent of ownership of any person or entity owning an interest in the property located at 8400 Radford Avenue, Suite 200, Alexandria, VA 223 (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. Louis V. Genuario, Jr.	8205 Mack Street, Alexandria, VA 22308	50%
2. Arthur R. Genuario	8201 Mack Street, Alexandria, VA 22308	50%
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	Relationship as defined by Section 11-350 of the Zoning Ordinance	Member of the Approving Body (i.e. City Council, Planning Commission, etc.)
1.	None	None
2.	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.

08/14/24	Louis V. Genuario, Jr./President GPI	
Date	Printed Name	Signature

WAIVER OF RIGHT TO AUTOMATIC APPROVAL

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

PROJECT NAME: 1007 Oronoco Street

PROJECT ADDRESS: 1007 Oronoco Street, Aexandria, VA 22314

DESCRIPTION OF REQUEST:

~~Subdivide the existing 4,800 sf lot in to two 2,400 sf conforming RB Lots as shown on the Preliminary Subdivision Plat~~ for Lots 500 & 501, Resubdivision of the property located at 1007 Oronoco Street, prepared by R.C. Fields & Associates, one sheet dated 08/09/24.

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.

Date: 08/14/24

☑ Applicant

☐ Agent

Signature: _____

Printed Name: Louis V. Genuario, Jr./President GPI

MATERIALS CHECKLIST
SUBDIVISION OF PROPERTY APPLICATION

The following materials are required for a **preliminary subdivision submission.**

☑ **COMPLETED SUBDIVISION APPLICATION FORM**

☑ **FILING FEE** of $2,000 plus $500.00/lot for each lot including outlots if total lots <10; or $3,000 plus $500.00/lot for each lot including outlots if 10 or more total lots.

☐ **WAIVER OF RIGHT TO AUTOMATIC APPROVAL FORM**

☑ **PRELIMINARY PLAT TO SCALE**

Format:

☑ PDF of the plat

☑ Scale no less than 100' to 1"

Required contents:

☑ Subdivision name

☑ Name, address of owner of record and the applicant

☑ Name, address, certificate number and seal of the surveyor or engineer

☑ Gross area in acres and total number of buildings, lots or sites involved

☑ Date, scale and north point with reference to source of meridian

☑ Zoning of the property

☑ A form or space, not less than two and one-quarter by three and one-half inches, on which approval by the commission may be shown

☑ Lot lines with the dimensions of the length and width of the lots

☑ In the case of resubdivisions, all lot lines or lot numbers that are proposed to go out of existence by reason of the resubdivision shall be shown by dotted lines and numbers

☑ Location of the property immediately adjoining the proposed subdivision and the names and addresses of all its owners

☑ Location and width of all proposed streets, alleys and public areas and their dimensions Points of connection with the city sewer system

☑ Location of all easements, reservations, and highway setbacks, as established by section 7-1006 of the zoning ordinance

☑ The width and name of adjacent existing streets, alleys, easements and public utilities, including without limitation, liens for water, gas, electric, telephone, storm and sanitary sewer, and railroads shown graphically

☑ Limits of floodplains and resource protection areas

☑ Location of any grave or object or structure marking a place of burial

SUBDIVISION APPLICATION MATERIALS CHECKLIST (cont'd)

☑ In the following cases the preliminary plat shall be superimposed on a topographic map, at a scale of not greater than 100 feet to the inch, showing contours at intervals not greater than two feet or greater intervals when permitted by the director, and correlated to the U.S. Coast and Geodetic Survey datum, for the purpose of showing the character and drainage of the land:

a. Whenever any land within the parcel subdivided is to be dedicated to public use; or
b. For all subdivisions containing lots or parcels of less than one-half acre.

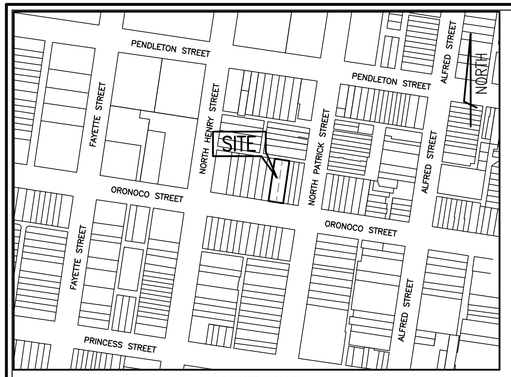
☑ Proposed street grade data and the method of storm water disposal
☑ General location, dimension, size, height, and species of major trees and shrubs
☑ Existing buildings with dimensions form the buildings to the nearest lot lines When known, areas that can reasonably be expected to or which do contain soils or materials contaminated with, but not limited to heavy metals, petroleum products, PCB's, pesticides, flyash, or other toxic or hazardous materials
☐ When known, underground storage tanks
☐ When known, areas located within 1,000 feet of a former sanitary landfill, dump, or disposal area
☐ When known, areas with the potential of generating combustible gases

☐ **FINAL PLAT (Mylar)**

Required contents:

☐ All of the information required of a preliminary plat under Section 11-1706(D), except for items 16-24
☐ The location of all metals monuments of not less than one inch in diameter and 24 inches in length shown this: O, and located in the ground at each intersection of streets and alleys with plat boundary lines, and at all points on a street, alley and boundary lines where there is a corner, change in direction, or curvature
☐ A surveyor's or engineer's seal and certificate of survey in the following form, which may be modified to accommodate title information (see Section 11-1709 B(3) for language)
☐ A curve table containing the following for all curvilinear boundaries and street centerlines; delta, radius, arc, tangent, chord and chord bearing. All distances shall be shown to the nearest one-hundredth of a foot; angles or bearings to the nearest ten seconds.

See Section 11-1700 of the Alexandria Zoning Ordinance for additional information



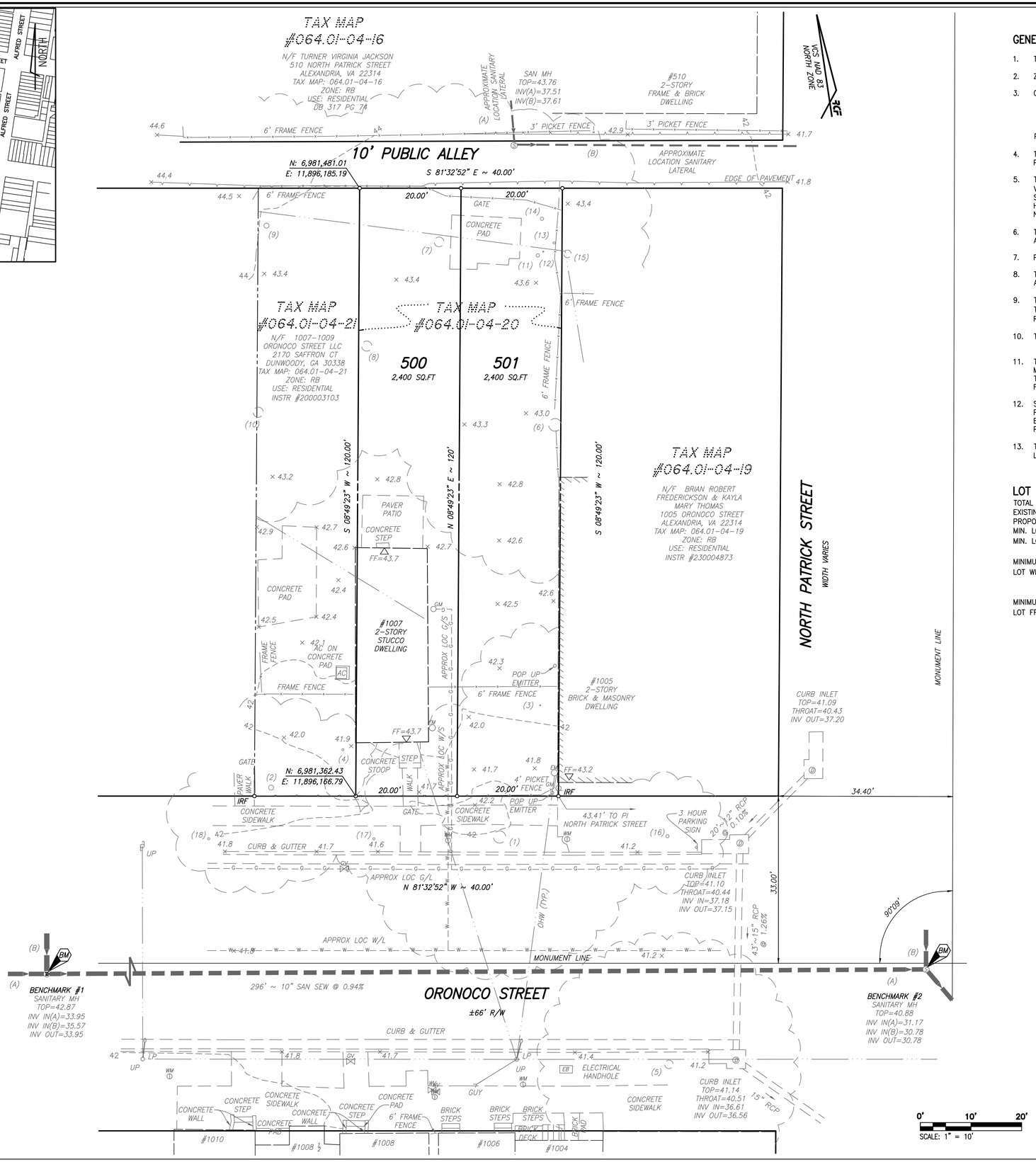
VICINITY MAP
SCALE 1" = 200'

TEXT LEGEND:

° = DEGREES
' = MINUTES (OR FEET)
" = SECONDS (OR INCHES)
% = PERCENT
# = NUMBER
@ = AT
A = ARC
APPROX = APPROXIMATE
BC = BOTTOM OF CURB
BF = BASEMENT FLOOR
BM = BENCHMARK
BSMT = BASEMENT
CL = CLASS
C/L = CENTERLINE
CLF = CHAIN LINK FENCE
CONC = CONCRETE
C&G = CURB & GUTTER
DB = DEED BOOK
E = EAST
EB = ELECTRICAL BOX
ESMT = EASEMENT
EP = EDGE OF PAVEMENT
FF = FINISH FLOOR
FT = FEET
GM = GAS METER
INV = INVERT
INSTR = INSTRUMENT
INTX = INTERSECTION
IRF = IRON ROD FOUND
LOC = LOCATION
MH = MANHOLE
N = NORTH
N/F = NOW OR FORMERLY
OHW = OVERHEAD WIRE
PG = PAGE
PVC = POLYVINYL CHLORIDE
RET = RETAINING
R/W = RIGHT-OF-WAY
S = SOUTH
SAN = SANITARY
SEW = SEWER
SQ. FT. = SQUARE FEET
STM = STORM
SW = SIDEWALK
TM = TAX MAP
TW = TOP OF WALL
TYP = TYPICAL
UP = UTILITY POLE
VCS = VIRGINIA COORDINATE SYSTEM
W = WEST
WM = WATER METER
WW = WINDOW WELL

EXISTING TREE TABLE:

1) 29" TREE
2) 12" TREE
3) 3" TREE CLUSTER
4) 5" TREE
5) 20" TREE
6) 30" TREE
7) 23" TREE
8) 24" TREE
9) 12" TREE CLUSTER
10) 24" TREE
11) 8" TREE
12) 3" TREE
13) 5" TREE
14) 8" TREE
15) 18" TREE
16) 7" TREE
17) 4" TREE
18) 2" TREE



GENERAL NOTES:

1. TAX MAP: #064.01-04-20
2. ZONE: RB
3. OWNER: 1007-1009 ORONOCO STREET LLC
   2170 SAFFRON CT
   DUNWOODY, GA 30338
   INSTR #200003103
   PURCHASER: GENUARIO PROPERTIES, INC.
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 REPORTS FURNISHED BY CLEAR TITLE, INC, FILE #:4-209, DATED MAY 21, 2024, AND ARE RELIED UPON BY THE SURVEYOR AS ACCURATE.
7. PLAT SUBJECT TO RESTRICTIONS OF RECORD.
8. THESE LOTS SHALL UTILIZE THE PUBLIC SANITARY SEWER AND WATER ADJACENT TO THE PROPERTY.
9. 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 #5155190041F.
10. THERE ARE NO KNOWN GRAVE SITES OR OBJECTS MARKING A PLACE OF BURIAL ON THIS SITE.
11. 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.
12. 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.
13. THERE ARE NO FLOODPLAINS OR RESOURCE PROTECTION AREAS (RPA) LOCATED ON THIS PROPERTY.

LOT TABULATION: (RB – TOWNHOME)

TOTAL SITE AREA	4,800 SQ. FT. OR 0.1102 AC.
EXISTING NUMBER OF LOTS	1
PROPOSED NUMBER OF LOTS	2
MIN. LOT AREA REQUIRED	1,980 SQ. FT. OR 0.0455 AC.
MIN. LOT AREA PROVIDED (LOT 500)	2,400 SQ. FT. OR 0.0551 AC.
(LOT 501)	2,400 SQ. FT. OR 0.0551 AC.
MINIMUM LOT WIDTH REQUIRED	18.00'
LOT WIDTH PROVIDED (LOT 506)	20.00'
(LOT 507)	20.00'
MINIMUM LOT FRONTAGE REQUIRED	18.00'
LOT FRONTAGE PROVIDED (LOT 506)	20.00'
(LOT 507)	20.00'

RC FIELDS & ASSOCIATES, INC.
ENGINEERING • LAND SURVEYING • PLANNING
700 S. Washington Street, Suite 220
Alexandria, Virginia 22314
www.rcfassoc.com
(703) 549-6422

COMMONWEALTH OF VIRGINIA
Wim J. De Sutter
Lic. No. 3462
AUGUST 09, 2024
LAND SURVEYOR

PRELIMINARY SUBDIVISION PLAT

LOTS 500 & 501,
RESUBDIVISION OF THE PROPERTY LOCATED AT
1007 ORONOCO STREET
INSTR #200003103
CITY OF ALEXANDRIA, VIRGINIA

DATE	REVISION

DRAWN: ZZ
SCALE: 1" = 10'
DATE: 08/09/2024

PRELIMINARY SUBDIVISION PLAT

SHEET 1 OF 1
FILE: 24-114

J:\2024\24114\DWG\SURVEY\01 - PRELIMINARY RECORD PLAT\24114 - PRELIMINARY RECORD PLAT.dwg
Tue, Aug 13 2024 - 3:10:44pm

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ENGINEERING • LAND SURVEYING • PLANNING

700 S. WASHINGTON ST
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ALEXANDRIA, VA 22314
(703) 549-6422
www.rcfassoc.com

October 2, 2024

Department of Planning & Zoning
City of Alexandria
301 King Street #2100
Alexandria, VA 22314

Re: Resubdivision of the property located at 1007 Oronoco Street

Statement of Justification

On behalf of the Applicant, Genuario Properties, Inc., we respectfully request approval of a subdivision of a single lot into two (2) new buildable lots, with variation necessitated by special circumstances associated with the property located at 1007 Oronoco Street (the "Property").

For context, the Property encompasses 4,800 square feet, is zoned RB and currently comprises a single-unit dwelling. It features 40.0 feet of frontage along the 66-foot-wide Oronoco Street right-of-way.

A Boundary and Topography Survey conducted by our firm in July 2024 revealed a minor encroachment on the subject lot from the western wall of the existing building occupying 1005 Oronoco Street (adjacent neighboring property to the east). This encroachment appears to have been present since at least the year 1900, as indicated by available building description information as reflected on the tax assessment records for this neighboring property.

This encroachment presents a challenge for subdividing the lot, as it would create a nonconforming condition. Consequently, due to these special circumstances associated with the property, the Applicant seeks a variation to permit the encroachment as part of the proposed subdivision, in accordance with Section 11-1713 of the Zoning Ordinance.

Section 11-1713 permits the Planning Commission to authorize specific variations from the subdivision provisions set forth in Section 11-1700 when the Commission finds that: i) strict adherence to such provisions would result in substantial injustice, ii) the use and character of the resulting lots or parcels in such subdivision would not be inconsistent with the use provisions in the zone in which the property is situated and with the existing development in the immediate area, and (iii) one or more of the enumerated criteria in section 11-1713(A) are met.

Regarding provision 11-1713(A)(i), the existing minor encroachment would lead to nonconformance for the subdivided lot. However, given that:

- Existing minor structural encroachments are a common occurrence throughout the City of Alexandria.
- This encroachment has existed since at least the year 1900.
- The encroachment is very minimal encroachment of only 0.27 feet at the point of farthest encroachment (as detailed in Exhibit A).
- The encroachment does not cause any harm or loss of use/enjoyment to either property owner.

We believe the requested variance should be granted to accommodate the existing encroachment, as denying it would result in substantial injustice by precluding the development potential of the two-lot subdivision. The unreasonable burden imposed on the property's development, use, and enjoyment for an additional single-unit dwelling significantly outweighs the small encroachment condition. Furthermore, this subdivision aligns with the Council's goal of enhancing the City's housing stock.

In terms of provision 11-1713(A)(ii), the use and character of the proposed lots would not conflict with the RB/Townhouse zone regulations and existing development in the vicinity. The Property is surrounded by single-unit townhouses, and the intent of the subdivision application is to provide a new single unit townhouse on the created lot that will have a shared wall with existing dwelling on The Property to the west and with the existing townhouse on lot 1005 Oronoco Street to the east. The proposed townhome will comply with all requirements for FAR, setbacks, height, and parking as stipulated in the zoning regulations. The lots will be designed to be narrow and deep, oriented perpendicular to the frontage, consistent with other lots in the area. Additionally, the proposed lot sizes will be similar to those of adjacent properties along Oronoco Street (see Exhibit B).

As to provision 11-1713(A)(iii), the following special circumstances are applicable with this application: "*Resubdivision of lots in subdivisions of record as of January 1, 1952, where, because of existing structures or gross area of land involved, the subdivided lots would not conform to all of the requirements of the zone in which the subdivision is located*."

In light of the aforementioned considerations, we respectfully request that the variations be authorized, and the subdivision approved.

Thank you for your attention to this matter. We look forward to your favorable response.