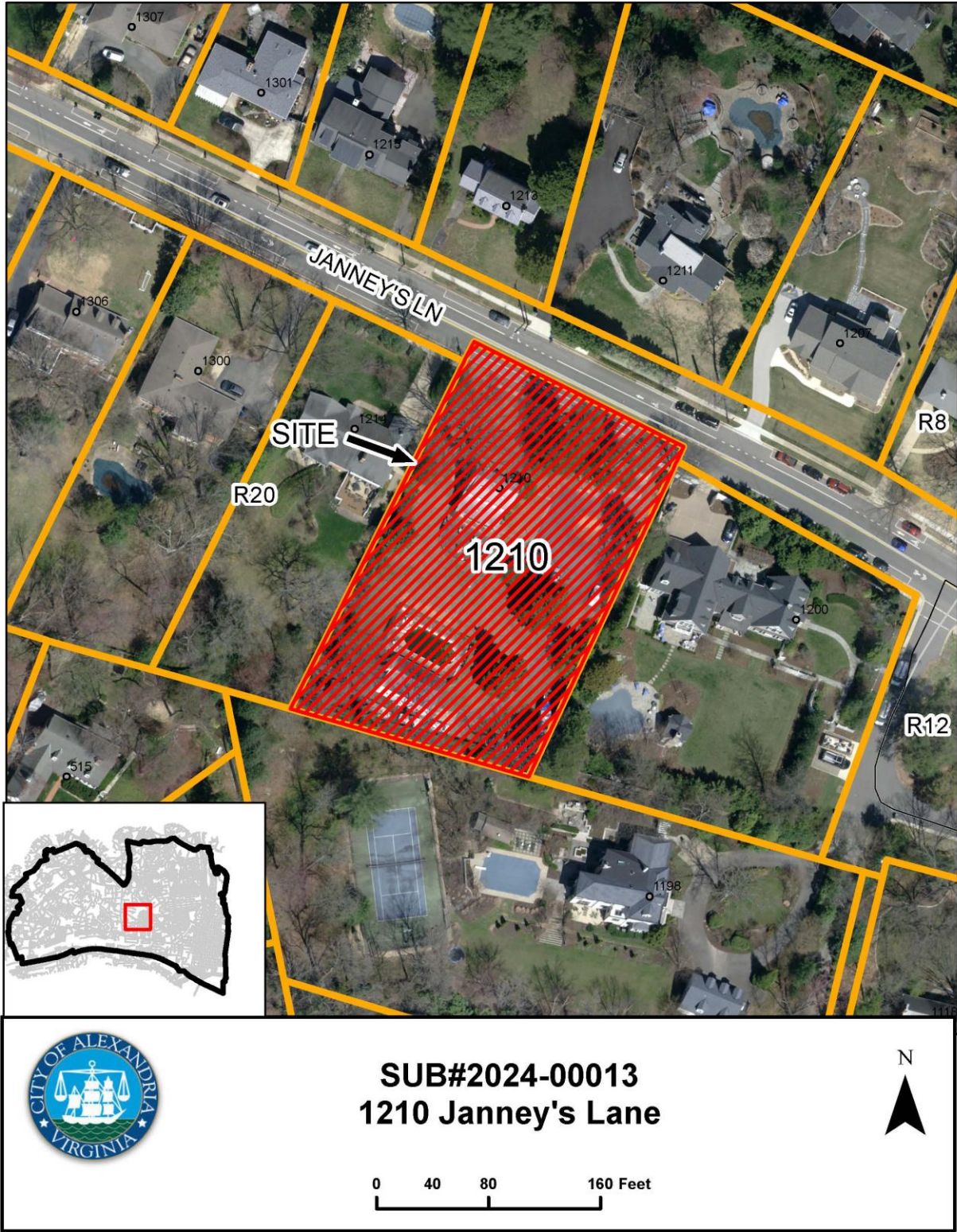


Docket Item #5
Subdivision #2024-00013
1210 Janney's Lane

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:	December 3, 2024
	Approved Plat must be Recorded By:	June 3, 2026
Address: 1210 Janney's Lane	Zone:	R-20/Residential
Applicant: SW Development Company	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 Reviewers: Catie McDonald, catherine.mcdonald@alexandriava.gov
Sam Shelby, sam.shelby@alexandriava.gov



I. DISCUSSION

The applicant, SW Development Company, 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 irregularly shaped lot of record located at 1210 Janney's Lane. It is an interior lot that measures 41,108 square feet in lot size and 168.57 feet in both lot width and frontage. Single-unit dwellings surround the subject property and Douglas MacArthur Elementary School is down the street. A single-unit dwelling currently occupies the subject property.



Figure 1 – Subject property (outlined in blue)

PROPERTY HISTORY

The subject property was created in 1936. The original subdivision area was created in 1934 (see Figure 2, below).

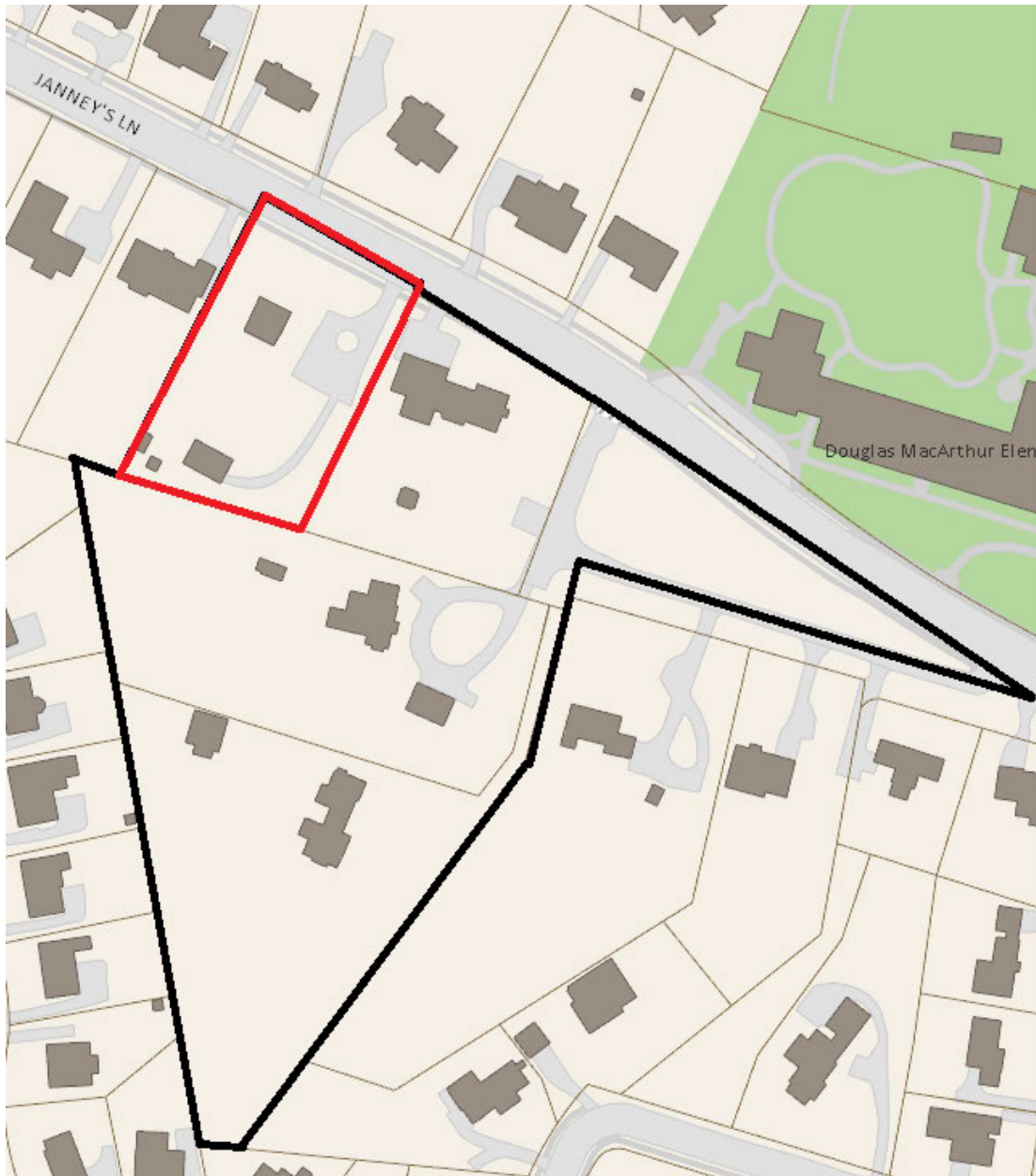


Figure 2 – Original subdivision area in black, subject property in red

PROPOSAL

The applicant proposes to re-subdivide the lots into two lots. Proposed Lots 600 and 601 would meet the minimum lot size (20,000 sq. ft.) and lot frontage (75 ft.) requirements of the R-20 zone but neither would meet the minimum lot width (100 ft.) requirement of the R-20 zone. Because of this, the applicant must request a subdivision with variations for lot width for Proposed Lots 600 and 601. The existing subject property and the proposed lots are portrayed below in Figures 3 and 4, respectively.

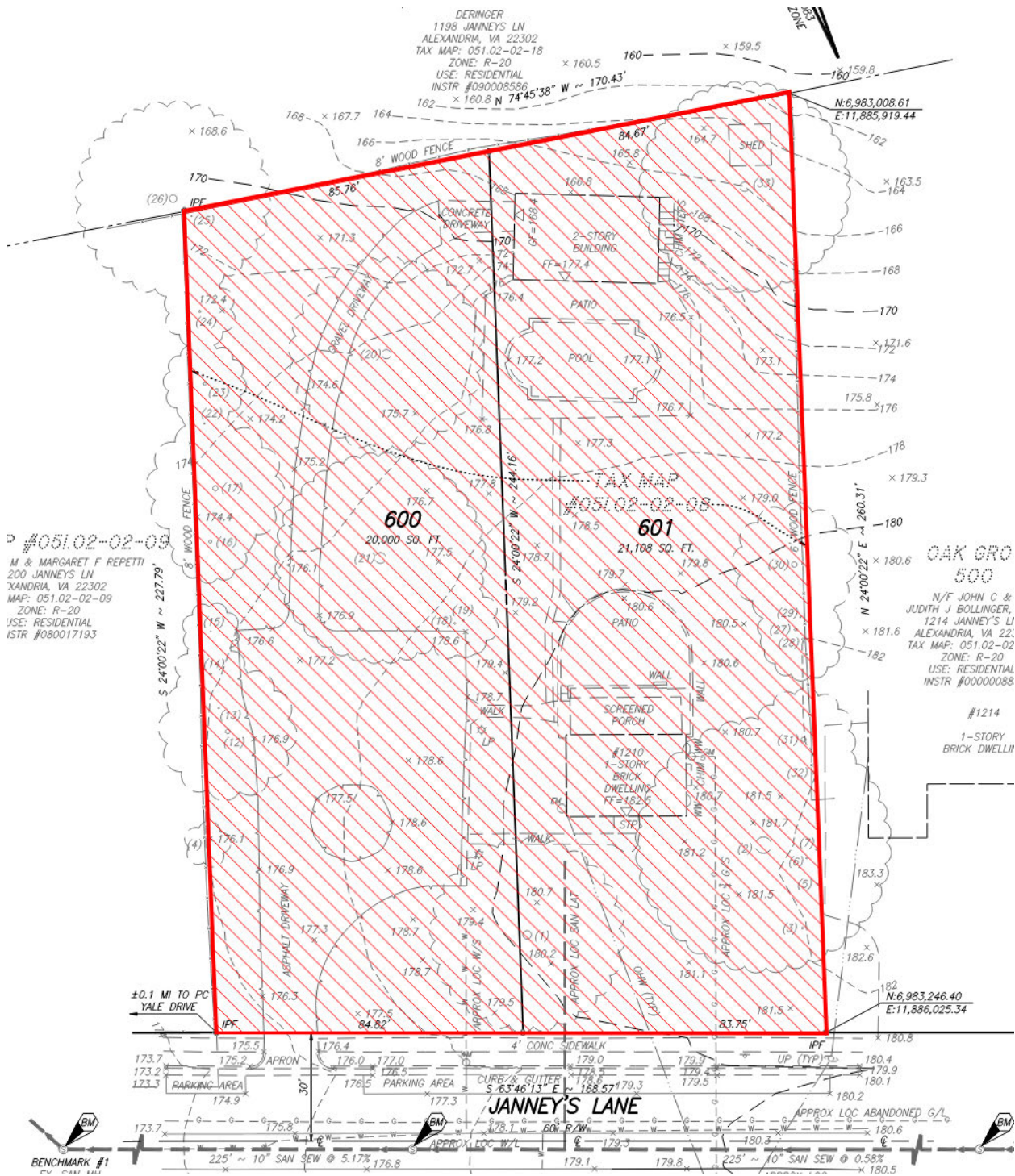


Figure 3 – Subject Property at 1210 Janney’s Lane

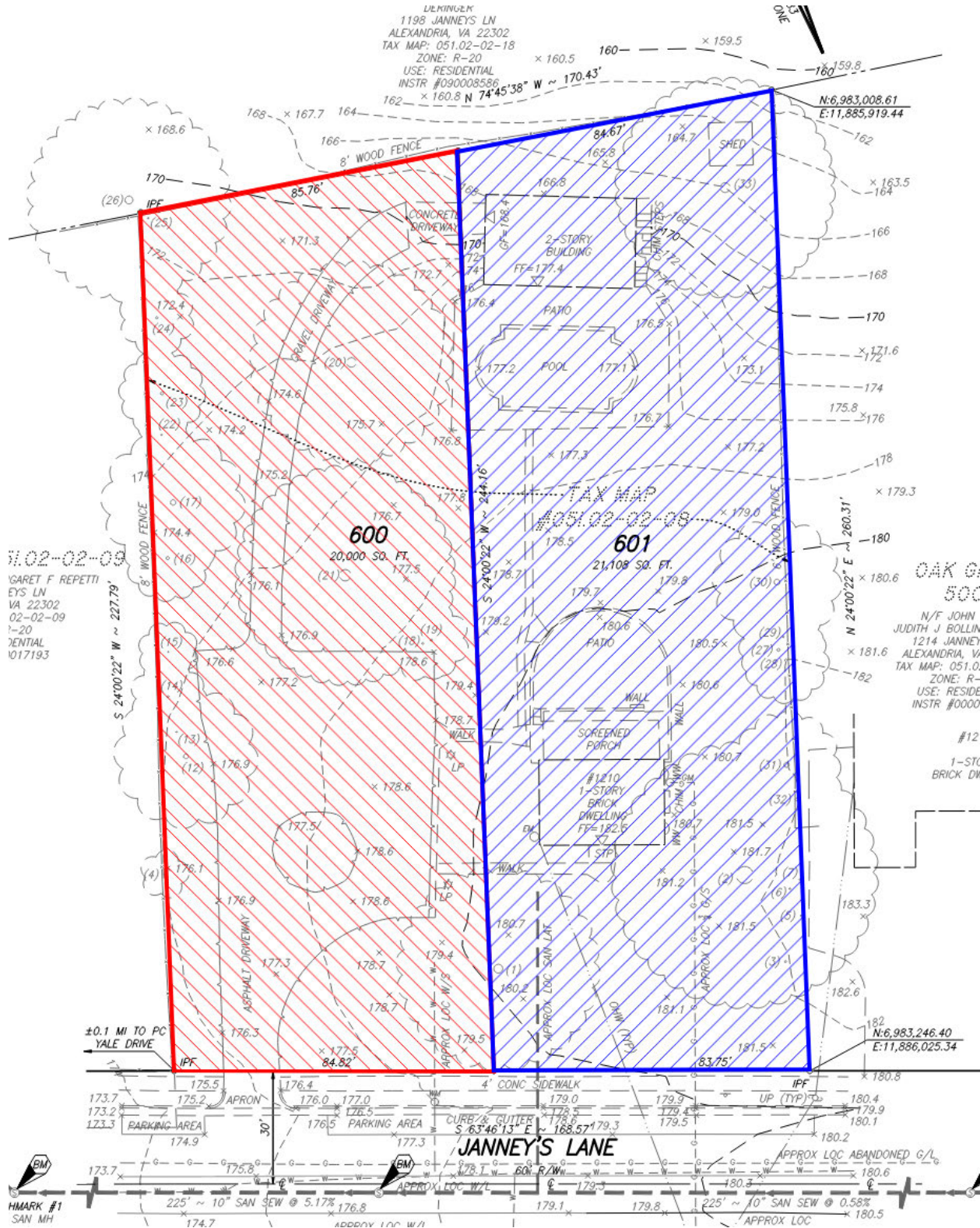


Figure 4 – Proposed Lots 600 and 601

ZONING/MASTER PLAN DESIGNATION

The subject property is zoned R-20 Residential. Proposed Lots 600 and 601 would not meet the R-20 zone's minimum lot width required for single-unit dwellings.

The Planning Commission may only approve a subdivision that would create lots with insufficient lot width 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 other applicable provisions of the Zoning Ordinance. A summary of all applicable zoning requirements can be found in Table 1, below.

Table 1: R-20 Zoning Regulations

	Required/ Permitted	Existing	Proposed	
		Lot 26	Lot 600	Lot 601
Lot Size	20,000 Sq. Ft.	41,108 Sq. Ft.	20,000 Sq. Ft.	21,108 Sq. Ft.
Width	100 Ft.	168.57 Ft.	84.82 Ft.	83.75 Ft.
Frontage	75 Ft.	168.57 Ft.	84.82 Ft.	83.75 Ft.
Front Yard	0 – 10.5 Ft.	59.9 Ft.	All future development required to comply with R-20 bulk and open space requirements.	
Side Yard (East)	12 ft.; 1:2 ratio	100.4 Ft.		
Side Yard (West)	12 ft.; 1:2 ratio	35.5 Ft.		
Rear Yard	12 Ft.; 1:1 ratio	155.25 Ft.		
Floor Area	0.25	~0.18		

The proposed residential use would be consistent with the Taylor Run/Duke Street Small Area Plan which designates the area for medium-density residential development.

SUBDIVISION VARIATION STANDARDS

Proposed Lots 600 and 601 would not meet the minimum lot width required in the R-20 zone. As such, the request requires a variation for both proposed lots to comply with the R-20 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 R-20 zone's minimum lot width requirement. 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 widths. Both lots would be suitable for residential uses and structures permitted by the R-20 zone. The proposed lots would meet the minimum lot size and frontage requirements and could be developed with single-unit dwellings that comply with the zone's bulk requirements.

COMPLIANCE WITH SUBDIVISION CHARACTER REQUIREMENTS

The original subdivision area, sans the lot that is now public open space, is used for the comparison. Additionally, staff chose to use other lots on this block face of Janney's Lane outside the original subdivision area pursuant to 11-1710(B)(2) because there are only three other lots in the original subdivision, which are generally more irregularly shaped, substandard, or have different orientations. The subject lot is more comparable in shape, size, and configuration to the other interior lots on this block of Janney's Lane than those in the original subdivision.

The proposed lots' characteristics are consistent with similarly situated lots in terms of lot sizes, widths, and frontages (see Figure 5, below). These similarly situated lots are comparable to the proposed lots as they are on the same block face of Janney's Lane, zoned R-20, and most are interior lots. They are discussed in additional detail under the Lot Analysis section.



Figure 5 – Area of Comparison and Similarly Situated Lots, blue; Subject property in red

LOT ANALYSIS

The lot analysis for proposed lots 600 and 601 includes the 13 lots outlined in Figure 5 above. These lots were included because they are either in the original subdivision or are all interior lots on the same block of Janney's Lane and have similar lot sizes, widths, frontages, shapes, and orientations. 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	168.57 Ft.	168.57 Ft.	41,108 Sq. Ft.
Proposed Lot 600	84.82 Ft.	84.82 Ft.	20,000 Sq. Ft.
Proposed Lot 601	83.75 Ft.	83.75 Ft.	21,108 Sq. Ft.
1196 Janney's Lane	17.64 Ft.*	17.64 Ft.**	89,599 Sq. Ft.
1198 Janney's Lane	467.35 Ft.	30.00 Ft.**	78,635 Sq. Ft.
1200 Janney's Lane	149.53 Ft.	148.14 Ft. (Primary) 182.54 Ft. (Secondary)	40,241 Sq. Ft.
1207 Janney's Lane	113.6 Ft.	116.68 Ft.	28,626 Sq. Ft.
1211 Janney's Lane	158.92 Ft.	148.4 Ft.	43,130 Sq. Ft.
1213 Janney's Lane	102.8 Ft.	101.09 Ft.	25,499 Sq. Ft.
1214 Janney's Lane	105.8 Ft.	108.2 Ft.	25,578 Sq. Ft.
1215 Janney's Lane	97.3 Ft.*	100 Ft.	25,413 Sq. Ft.
1300 Janney's Lane	110 Ft.	110 Ft.	32,354 Sq. Ft.
1301 Janney's Lane	94.5 Ft.*	97.55 Ft.	20,172 Sq. Ft.
1306 Janney's Lane	106 Ft.	106 Ft.	33,414 Sq. Ft.
1307 Janney's Lane	100 Ft.	100 Ft.	25,492 Sq. Ft.
1309 Janney's Lane	100 Ft.	100 Ft.	25,490 Sq. Ft.

*substandard width

**substandard frontage

The proposed lots would be substantially compatible with established neighborhood character as required by 11-1710(B). The proposed lots, with the variation, would comply with the R-20 zone requirements for single-unit dwellings. The R-20 zone's minimum lot size and frontage requirements for single-unit dwellings ensure that properties within the zone are suitable for low-density residential uses as required by the Taylor Run/Duke Street Small Area Plan Chapter of the City's Master Plan.

Further, the proposed lot widths for Proposed Lots 600 and 601, 84.82 feet and 83.75 feet, respectively, are both closer to the R-20 zone requirement for lot width than the existing lot width provided. The proposed widths are also closer to the majority of lot widths provided by the similarly situated lots. Therefore, the proposed lots with the variation would not only comply with the zone requirements but would also be much more compatible with the similarly situated lots.

VARIATIONS

Proposed lots 600 and 601 would not meet the R-20 zone's minimum lot width, 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.

Staff agrees that the special circumstance, stated above, exists as the subject property was a lot of record before January 1, 1952 and, because of when the lot was created, the proposed lots comply with the lot area and frontage requirements of the zone, but not the width requirement, and therefore, would "...not conform to all of the requirements of the zone in which the subdivision is located."

The existing subject lot created in 1936. Prior to 1952, the applicable lot width and frontage requirement was 65 feet (Residential "A" Zone). After 1952, when the R-20 zone was created, the lot width requirement was increased to 100 feet and the lot frontage requirement increased to 75 feet, which created many noncomplying lots in the new R-20 zone, including two of the similarly situated lots. Strict application would create an unreasonable burden on the use of the subject property because it would prohibit a re-subdivision into two lots that would have met the zoning requirements at the time the subject lot was created.

Staff finds that the purpose of the minimum lot width requirement is upheld. The lot width requirement mainly exists to establish consistency in lot sizes and dimensions within any given zone. Additionally, strict application of this requirement would keep Proposed Lots 600 and 601 from being re-subdivided, leaving the subject property in its existing condition; a parcel with a lot size, width, and frontage that is larger and wider than most of the similarly situated lots.

Proposed Lots 600 and 601 would be more uniform with this section of Janney's Lane than the existing lot and would therefore uphold the purpose of the lot width requirement.

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 Seminary Hill Association on October 4, 2024, and November 7, 2024. As of November 14, 2024, the Seminary Hill Association has not provided comments.

III. CONCLUSION

In summary, staff finds that Proposed Lots 600 and 601 would adhere to all subdivision requirements and to the R-20 standards with approval of the variation request. Further, the lots are of substantially similar character as other similarly situated lots on this section of Janney's Lane. 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 Zoning Ordinance section 11-1700. (P&Z)
2. The applicant shall covenant that the existing two-story accessory structure and pool shall be demolished prior to: (a) City approval of any building permits to construct any new dwellings or structures on the subject property or (b) sale of the subdivided lots to individual owners. This covenant shall expire when the subdivided lots are consolidated, or the existing two-story accessory structure and pool are demolished. This covenant shall be included in the recorded deed of subdivision and the final subdivision plat. (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 unless recorded sooner.

V. CITY DEPARTMENT COMMENTS

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

Transportation & Environmental Services:

F-1 TES deems the plat COMPLETE.

F-2 Additional curb cuts on Janney's Lane will be evaluated at a future date, once plans for the lots are submitted to the City. (Transportation Engineering)

F-3 Note that the proposed subdivision would presumably remove the existing driveway access to #1210 Janney Lane and the existing buildings thereon, in that existing driveway/entrance would now be on a separate lot from the existing buildings. (Survey)

R-1 At the final 1 submission, please include the existing subdivision lot # (and/or designation if no formal Lot # exist, such as "Part of the land of...") and DB/PG of Subdivision (and/or the instrument that created the current lot configuration) in the Plat title. (Survey)

Code Enforcement:

No comments.

Fire:

No comments.

Recreation, Parks & Cultural Activities:

No comments.

Archaeology:

No comments.

Landscape:

No comments.



APPLICATION

SUBDIVISION OF PROPERTY

TBD

Filing Fee

9 9 2024

Filing Deadline

12 3 2024

Planning Commission Hearing

REQUIREMENTS FOR MAILING NOTICES:

Applicants must send written notice to all abutting property owners. See detailed instructions on "Notice Requirements."

Mail certified or registered notice of hearings between 11 14 and 11 23 2024.

Return notice materials to Department of Planning & Zoning by 11 23 2024.

WAIVER REQUIRED FOR EARLY SUBMISSIONS:

For any subdivision application submitted 45 days or more prior to the hearing date, the applicant must sign a "Waiver of Right to Automatic Approval" or wait to file the application after the 45-day time limit.



APPLICATION

SUBDIVISION OF PROPERTY

SUB # _____

1210 Janney's Lane, Alexandria, Virginia 22302

PROPERTY LOCATION:

TAX MAP REFERENCE:

51.02 02 08

ZONE:

R-20

APPLICANT:

SW Development Company, a Virginia corporation

Name:

Address:

PROPERTY OWNER:

The Estate of Leroy David Demaree

Name:

Address:

1210 Janney's Lane, Alexandria, Virginia 22302

Request for the approval of a plat of resubdivision to resubdivide

SUBDIVISION DESCRIPTION

the property into two R-20 lots with a request for a variation from the R-20 lot width requirements.

The proposed lot are substantially of the same character as to suitability for residential use and structures, lot areas, orientation, street alignment to streets of lots in the original 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 _____ Agent

Mailing _____

City and State _____

Zip Code _____

Duncan W. Blair

N/A

ax # _____

Email address _____

9 9 2024

Date _____

Subdivision Application

1210 Janney's Lane

Supplement Information Request for Variation from the Lot Width regulation of Section 3-105(B) of the R-20 Zone Regulations.

The applicant is requesting a variation pursuant to Section 11-1713 of the Alexandria Zoning Ordinance from the strict application of the 100 foot lot width regulations of the R-20 Zone Regulation from 100 feet to 75 feet which is the same width of the lot frontage requirements of the R-20 Zone Regulations.

The Variation is requested due to the fact that the existing lot was created as a rectangular lot when the lot was originally subdivided prior to January 1, 1952. When originally created the "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" which is the legal basis for the granting of the variation pursuant to Section 11-1713 (A) (5) of the Alexandria Zoning Ordinance.

The granting of the variation prevents a Substantial Injustice as defined in Section 11-1713 of the Alexandria Zoning Ordinance in that (i) a 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.

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.

SW Development Company, a Virginia corporation is owned Justin A. Sparrow,

2324 N. Early Street, Alexandria, Va. 22302 and Lynwood A. Sparrow, 2416 Davis Ave.,
Alexandria, Virginia 22302 are the only shareholders owning more than a 3% interest in
in the corporation.

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.		
2.		
3.		

2. Property. State the name, address and percent of ownership of any person or entity owning an interest in the property located at 1210 Janney's Lane, Alexandria, Virginia 22302 (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. The Estate of Leroy David Demaree	1210 Janney's lane, Alexandria, Virginia	100%
2.		
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 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 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. The Estate of Leroy David Demaree	None	
2.		
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.

9/10/24 JONATHAN W. B.
Date Printed Name Agent

[Signature]
Signature

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.	SW Development Company	[REDACTED]	100%
2.	Justin A Sparrow	[REDACTED]	75% of SW Development Co.
3.	Lynwood A Sparrow	[REDACTED]	25% of SW Development Co.

2. Property. State the name, address and percent of ownership of any person or entity owning an interest in the property located at 405 E Nelson Avenue, Alexandria VA 22301 (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.	SW Development Company	[REDACTED]	100%
2.	Justin A. Sparrow	[REDACTED]	75% of SW Development Co.
3.	Lynwood A. Sparrow	[REDACTED]	25% of SW Development Co.

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 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 relationships please refer to the attached list.

	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.	SW Development Company	None	
2.	Justin A. Sparrow	None	
3.	Lynwood A. Sparrow	None	

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.


9/3/2024

Justin A. Sparrow

Date

Printed Name

Signature



WAIVER OF RIGHT TO AUTOMATIC APPROVAL

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

PROJECT NAME: 1210 Janney's Lane, Alexandria, Virginia 22302

PROJECT ADDRESS: 1210 Janney's Lane, Alexandria, Virginia 22302

DESCRIPTION OF REQUEST: Request for the approval of a plat of resubdivision to resubdivide the property into two R-20 lots with a request for a variation from the R-20 lot width requirements.

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. This waiver is limited to the number of days between the filing deadline of 9 24 24 and the hearing date of 12 3 24 in excess of 45 days.

Date: _____

☐ Applicant

☒ Agent

Signature: 

Duncan W. Blair, Attorney/Agent

Printed Name: _____

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 from 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)**

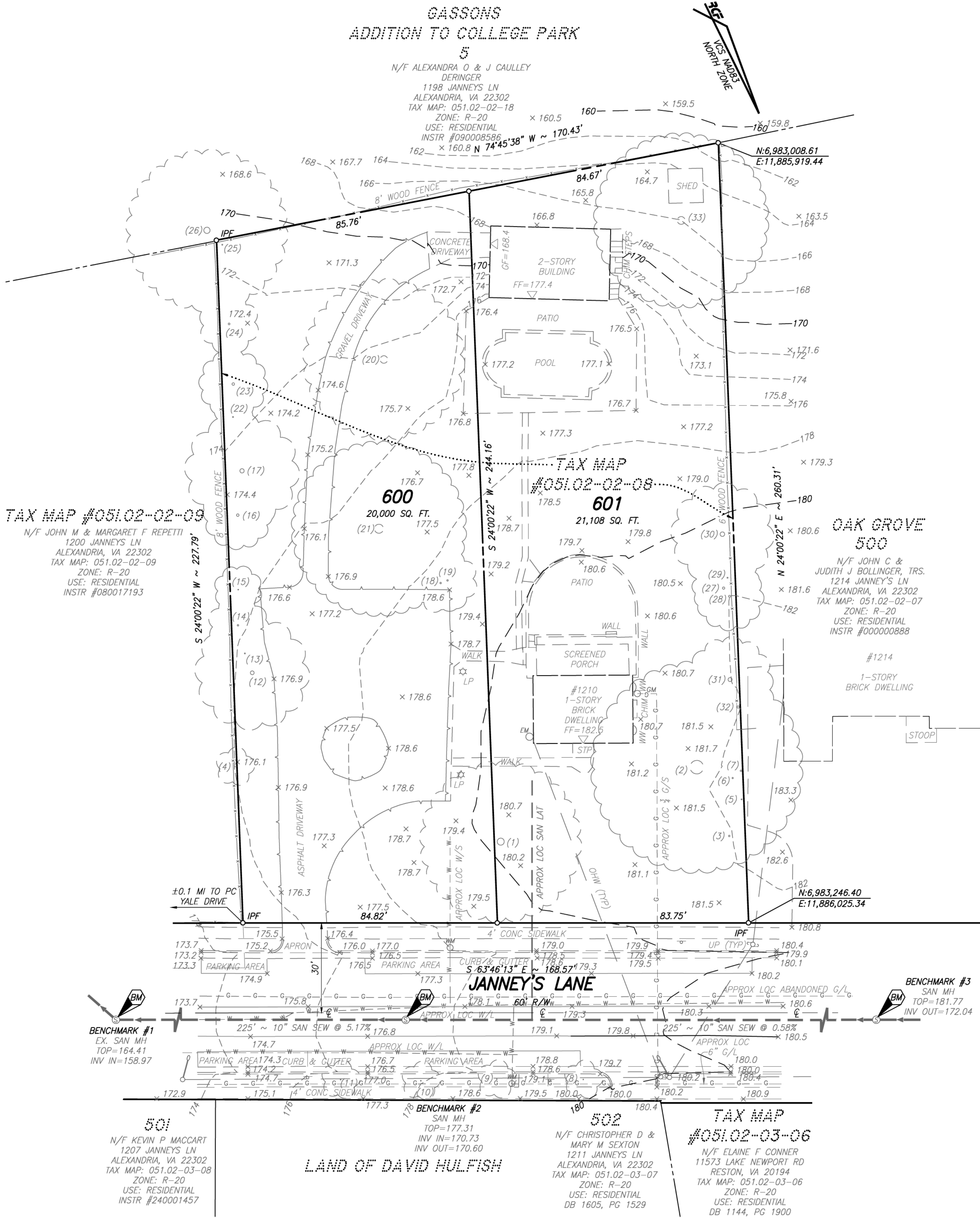
Required contents:

- ☐ 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
BF = BASEMENT FLOOR
BM = BENCHMARK
C/L = CENTERLINE
CO = CLEAN OUT
CONC = CONCRETE
DB = DEED BOOK
E = EAST
FF = FINISH FLOOR
FT = FEET
GI = GRATE INLET
G/L = GAS LINE
GM = GAS METER
G/S = GAS SERVICE
IPF = IRON PIPE FOUND
INV = INVERT
INSTR = INSTRUMENT
LAT = LATERAL
LL = LANDSCAPE LIGHT
LOC = LOCATION
LP = LIGHT POLE
MH = MANHOLE
N = NORTH
N/F = NOW OR FORMERLY
OHW = OVERHEAD WIRE
PG = PAGE
R = RADIUS
R/W = RIGHT-OF-WAY
S = SOUTH
SAN = SANITARY
SEW = SEWER
SQ. FT. = SQUARE FEET
STM = STORM
STR = STRUCTURE
TM = TAX MAP
TYP = TYPICAL
UP = UTILITY POLE
VCS = VIRGINIA COORDINATE SYSTEM
W = WEST
W/L = WATER LINE
WM = WATER METER
W/S = WATER SERVICE
WV = WATER VALVE
WW = WINDOW WELL

EXISTING TREE TABLE:

1)	28" TREE
2)	54" TREE
3)	6" TREE
4)	2" TREE
5)	4" TREE
6)	5" TREE
7)	6" TREE
8)	3" TREE
9)	3" TREE
10)	3" TREE
11)	3" TREE
12)	15" TREE
13)	4" TREE
14)	6" TREE
15)	3" TREE TRUNK
16)	10" TREE
17)	17" TREE
18)	6" TREE
19)	6" TREE
20)	30" TREE
21)	36" TREE
22)	4" TREE
23)	10" TREE
24)	7" TREE
25)	4" TREE
26)	25" TREE
27)	9" TREE
28)	8" TREE
29)	4" TREE
30)	18" TREE
31)	16" TREE
32)	9" TREE
33)	31" TREE

GENERAL NOTES:

- TAX MAP: #051.02-02-08
- ZONE: R-20
- OWNER: DAVID E & DONALD L DEMAREE
3711 PLEASANT RIDGE RD
ALEXANDRIA, VA 22003
CW #24001226
- PURCHASER: SW DEVELOPMENT COMPANY
- TOPOGRAPHIC SURVEY WAS FIELD RUN BY THIS FIRM. VERTICAL DATUM = NAVD '88 PER FIELD GPS DATA REFERENCED TO THE RTK NETWORK LEICA, SMARTNET.
- 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.
- TITLE REPORT FURNISHED BY DAVIS TITLE SERVICES, FILE NO. DTS #24-07-038 DATED 07/19/2024 AND IS RELIED UPON AS ACCURATE BY THE SURVEYOR.
- PLAT SUBJECT TO RESTRICTIONS OF RECORD.
- TOTAL SITE AREA = 41,108 SQ. FT. OR 0.9437 ACRES
- THESE LOTS SHALL UTILIZE THE PUBLIC SANITARY SEWER AND WATER ADJACENT TO THE PROPERTY.
- 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 #5155190029F.
- THERE ARE NO KNOWN GRAVE SITES OR OBJECTS MARKING A PLACE OF BURIAL ON THIS SITE.
- 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.
- 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.
- THERE ARE NO FLOODPLAINS OR RESOURCE PROTECTION AREAS (RPA) LOCATED ON THIS PROPERTY.

LOT TABULATION: R-20

TOTAL SITE AREA	41,108 SQ. FT. OR 0.9437 ACRES
EXISTING NUMBER OF LOTS	1
PROPOSED NUMBER OF LOTS	2
MINIMUM LOT AREA REQUIRED	20,000'
LOT AREA PROVIDED	
LOT 600	20,000 SQ. FT. OR 0.4591 ACRES
LOT 601	21,108 SQ. FT. OR 0.4846 ACRES
MINIMUM LOT WIDTH REQUIRED	
INTERIOR LOT	100.00'
CORNER LOT	120.00'
LOT WIDTH PROVIDED	
LOT 600	84.82'
LOT 601	83.75'
MINIMUM LOT FRONTAGE REQUIRED	75.00'
LOT FRONTAGE PROVIDED	
LOT 600	84.82'
LOT 601	83.75'

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 DAVID E & DONALD L DEMAREE, DATED JULY 9TH, 2024 AND RECORDED AMONG THE LAND RECORDS OF THE CITY OF ALEXANDRIA AT CW #24001226 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 3RD DAY OF SEPTEMBER, 2024.

APPROVED

SUBDIVISION CASE NO. _____

DEPARTMENT OF PLANNING & ZONING

DIRECTOR _____ DATE _____

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES

DIRECTOR _____ DATE _____

CHAIRMAN, PLANNING COMMISSION _____ DATE _____

TOPOGRAPHY NOTE:

THIS TOPOGRAPHIC SURVEY WAS COMPLETED UNDER THE DIRECT AND RESPONSIBLE CHARGE OF WIM DE SUTER, LS FROM AN ACTUAL GROUND SURVEY MADE UNDER MY SUPERVISION; THE IMAGERY AND/OR ORIGINAL DATA WAS OBTAINED ON AUGUST 23, 2024; AND THIS PLAT, MAP OR DIGITAL GEOSPATIAL DATA INCLUDING METADATA MEETS MINIMUM ACCURACY STANDARDS UNLESS OTHERWISE NOTED.

PRELIMINARY SUBDIVISION PLAT

SHOWING LOTS 600 AND 601

JANNEY'S LANE RESIDENCES

A RESUBDIVISION OF

THE PROPERTY OF DAVID E AND DONALD L DEMAREE

DEED BOOK 638, PAGE 317

CITY OF ALEXANDRIA, VIRGINIA

DATE

REVISION

DRAWN: AA

SCALE: 1" = 20'

DATE: 9/3/2024

PRELIMINARY

SUBDIVISION PLAT

SHEET 1 OF 1

FILE: 24-145

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

