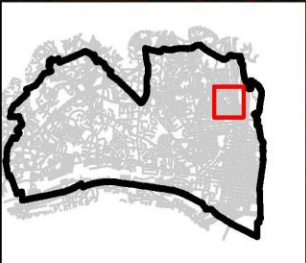
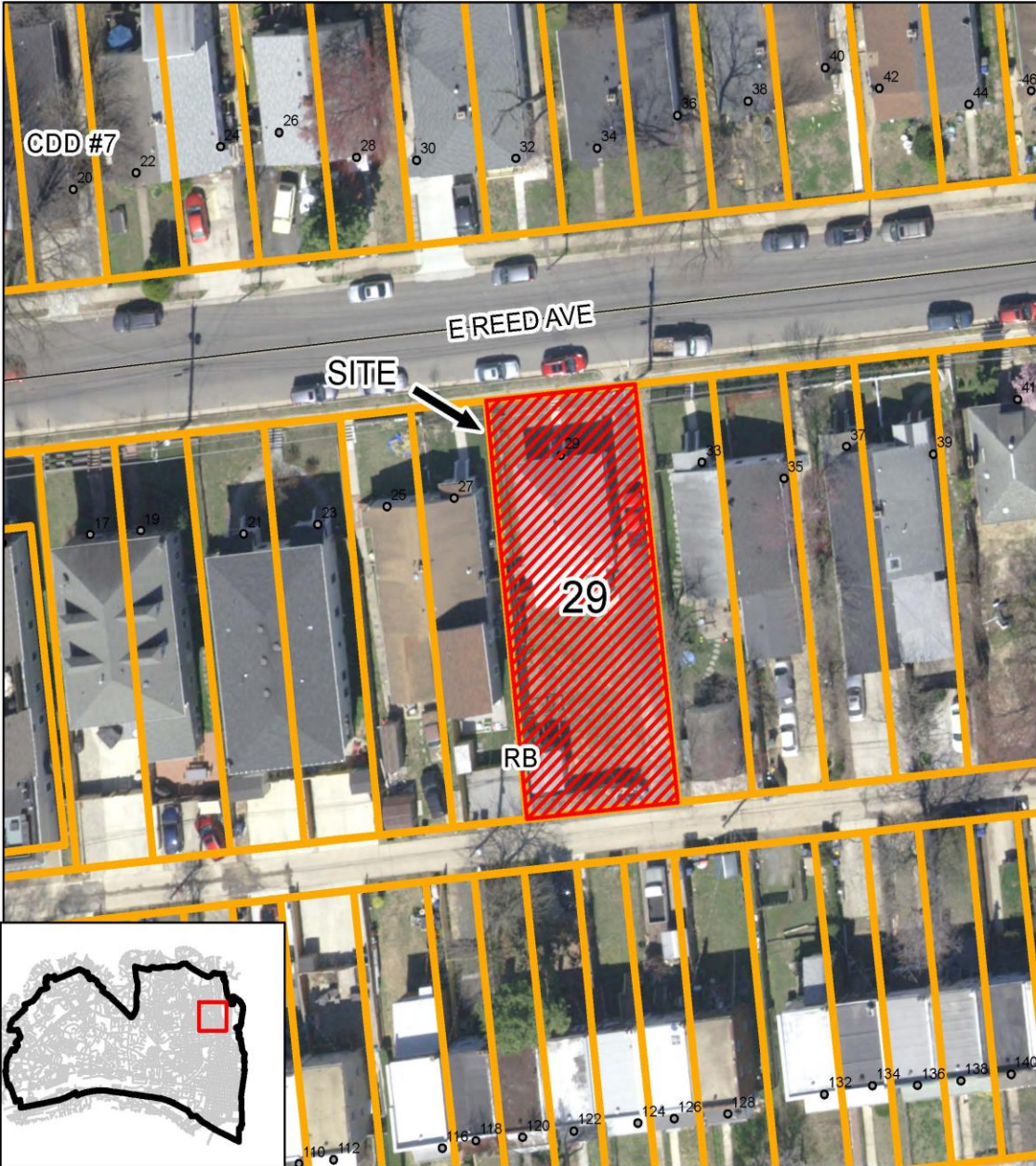


Docket Item #5
Subdivision #2024-00018
29 East Reed Avenue

Application	General Data	
Request: Public Hearing and consideration of a request for a subdivision to re-subdivide an existing lot into two lots.	Planning Commission Hearing:	March 4, 2025
	Final Plat to be Recorded By:	September 4, 2026
Address: 29 East Reed Avenue	Zone:	RB/Townhouse
Applicant: Classic Cottages, LLC	Small Area Plan:	Potomac West
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		



SUB#2024-00018
29 E Reed Avenue

N



0 20 40 80 Feet



I. DISCUSSION

The applicant, Classic Cottages, LLC, requests approval to subdivide an existing lot at 29 East Reed Avenue into two lots. Staff recommends approval of the subdivision request.

SITE DESCRIPTION



Figure 1 – Subject Property (Lot 10)

The subject property, featured in Figure 1, above, contains one rectangular lot of record, addressed 29 East Reed Avenue. The property has a lot size of 6,463 square feet, a lot width of 50 feet, and a lot frontage of 50 feet. Two-unit semi-detached dwellings and townhouses, along with some single-unit dwellings,

surround the subject property. There is currently a single-unit dwelling occupying the property that, according to Real Estate records, was built in 1920.

SUBDIVISION BACKGROUND

On January 17, 1950, Section Four of Beaumont Subdivision was created which generally consisted of 25-foot-wide lots with approximately 3,200 square feet of lot area. Because the subject property (Lot 10) existed prior to this subdivision, it is one of the few larger lots in Beaumont (see Figure 2, below).

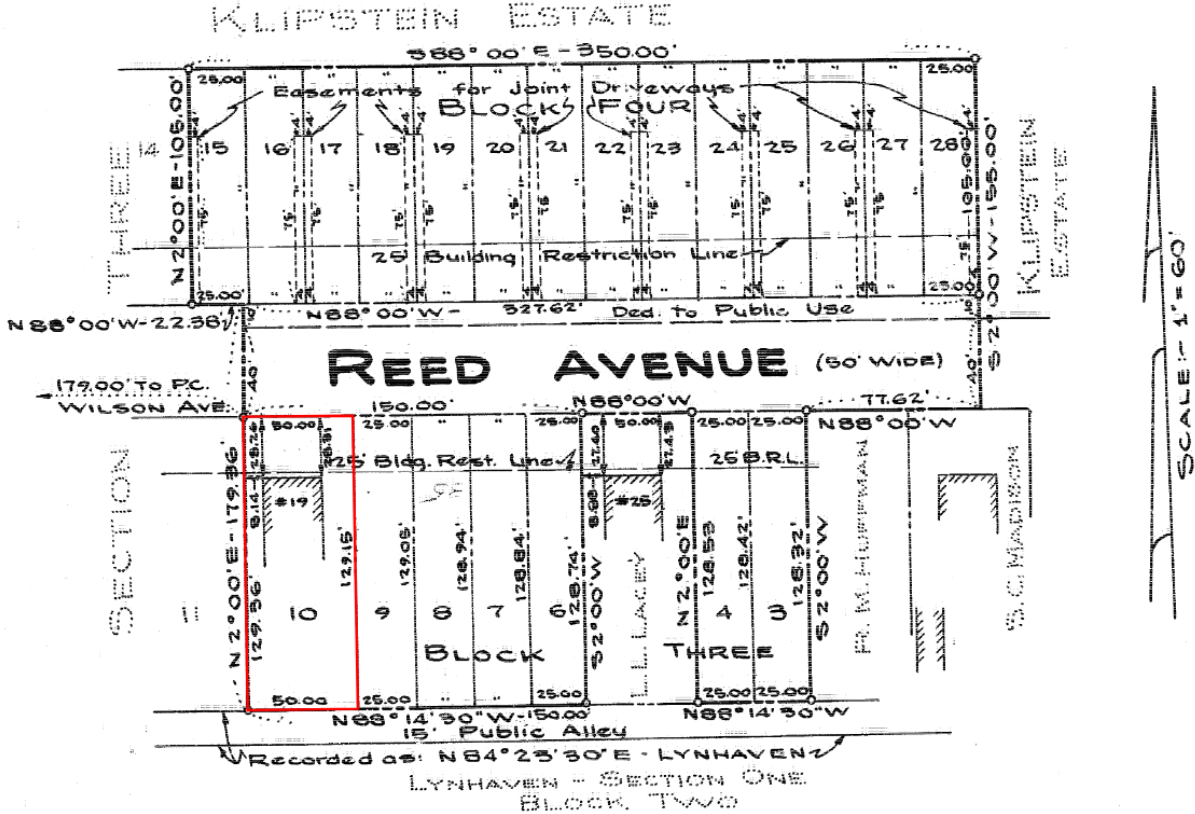


Figure 2 – Original 1950 Section 4 of Beaumont Subdivision (Subject property in red)

PROPOSAL

The applicant requests approval to subdivide Existing Lot 10 into two lots suitable to be developed with a two-unit semi-detached dwelling. Proposed Lot 510 would have 25 feet of frontage and would have a total size of 3,233 square feet. Proposed Lot 511 would have 25 feet of frontage and would have a total size of 3,230 square feet. Both lots would be rectangular in shape. The existing structure would be demolished. Existing and proposed lots are shown in Figures 3 and 4, below.

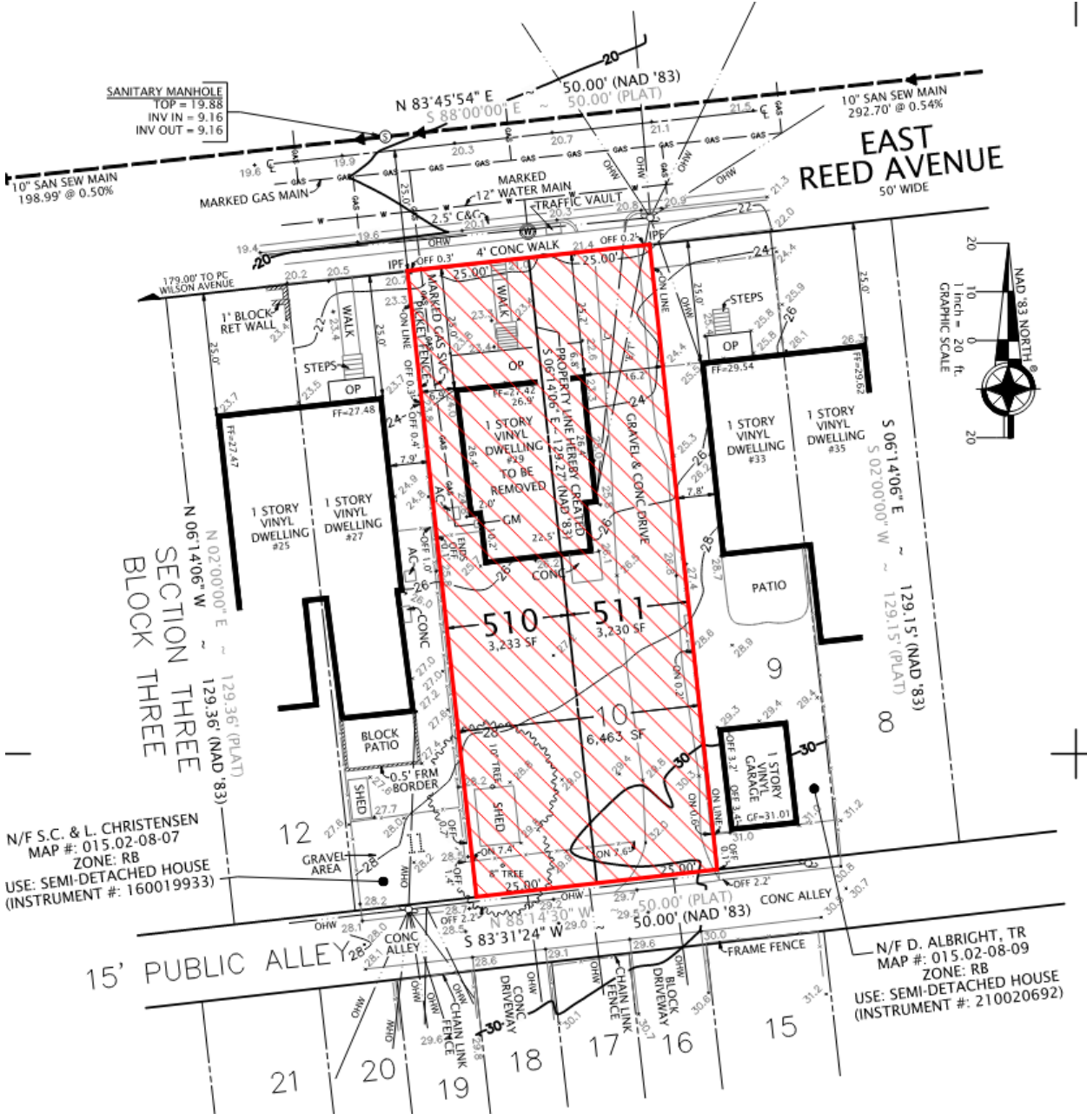


Figure 3 – Existing Lot 10

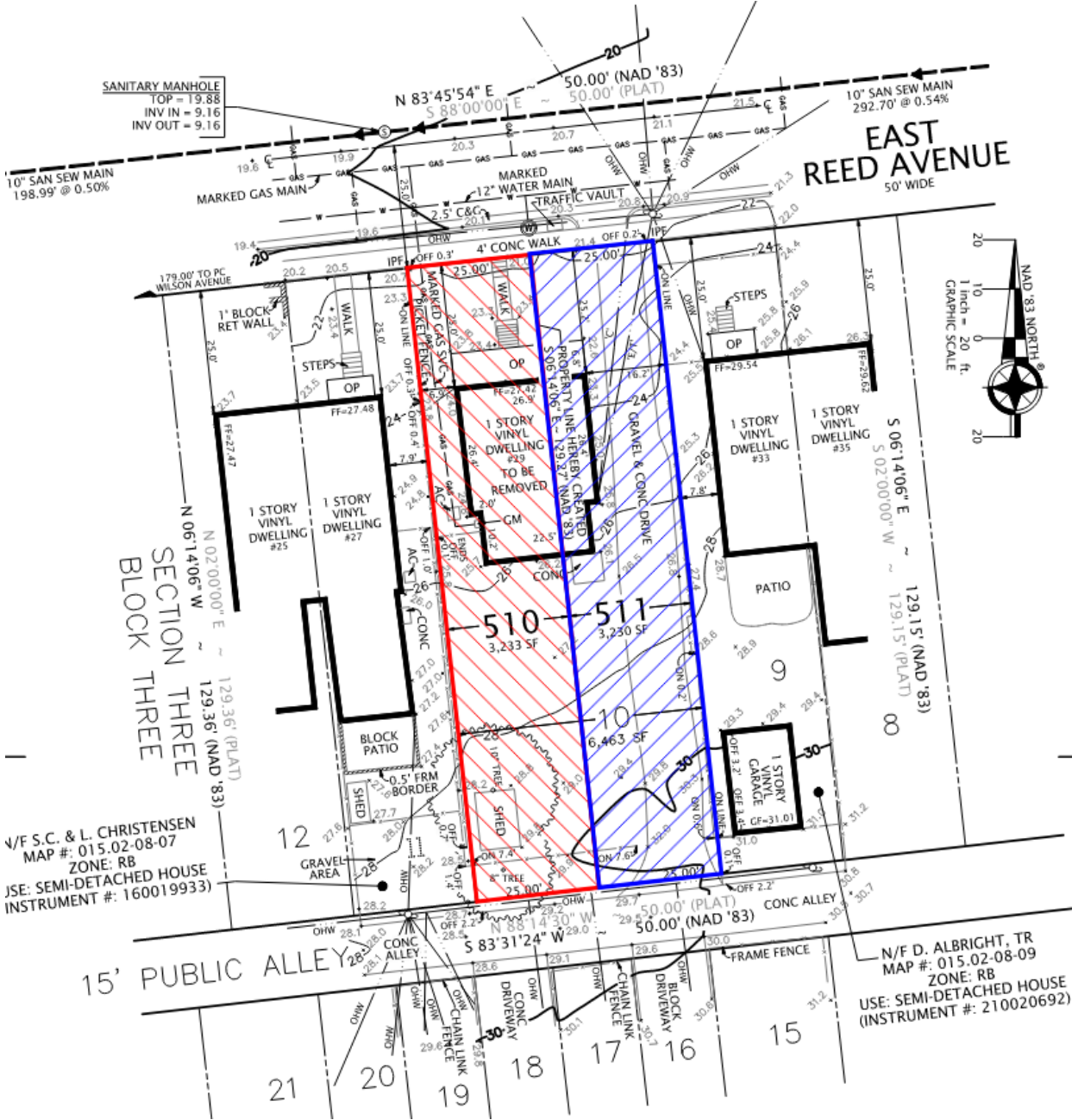


Figure 4 – Proposed Lots (Lot 510 in red, Lot 511 in blue)

ZONING/MASTER PLAN DESIGNATION

The subject property is zoned RB/Townhouse and both proposed lots would be suitable for a semi-detached two-family dwelling as shown in Table 1. Given the proposed lot widths, the new lots would only be eligible for development with a two-family semi-detached dwelling. This development would be required to comply with all applicable provisions of the Zoning Ordinance.

The property is located within Potomac West Small Area Plan Chapter of the Alexandria Master Plan, which designates the property for medium-density residential uses consistent with the RB zoning regulations. The proposed lots would comply with the Potomac West Small Area Plan as they would be suitable for medium-density residential uses.

Table 1 – RB Zoning Requirements

	Required/ Permitted	Existing	Proposed	
		Lot 10	Lot 510	Lot 511
Lot Size	1,980 Sq. Ft.	6,463 Sq. Ft.	3,233 Sq. Ft.	3,230 Sq. Ft.
Width	25 Ft.	50 Ft.	25 Ft.	25 Ft.
Frontage	25 Ft.	50 Ft.	25 Ft.	25 Ft.
Front Yard	17.2 - 26.8 Ft.	25.0 Ft.	All future development required to comply with yard, bulk, and open space requirements.	
Side Yard (East)	8 Ft.; 1:3 ratio	16.2 Ft.		
Side Yard (West)	8 Ft.; 1:3 ratio	6.9 Ft.		
Rear Yard	8 Ft.; 1:1 ratio	67.7 Ft.		
Floor Area	0.75	~0.14		

II. STAFF ANALYSIS

Staff recommends approval of the applicant’s subdivision request. The proposal would result in lots that comply with all RB zoning and subdivision requirements. The proposed lots would be substantially similar in character as the lots in Section Four of Beaumont Subdivision in terms of lot shape, area, width, and frontage, as required by Section 11-1710(B). Staff analysis of section 11-1710(B) follows.

A. Neighborhood Character Analysis

Area of Comparison

The applicant’s proposed subdivision would create lots that would feature the same characteristics as similarly situated lots within Section Four of Beaumont Subdivision. The area of comparison is outlined in red in Figure 5, below.

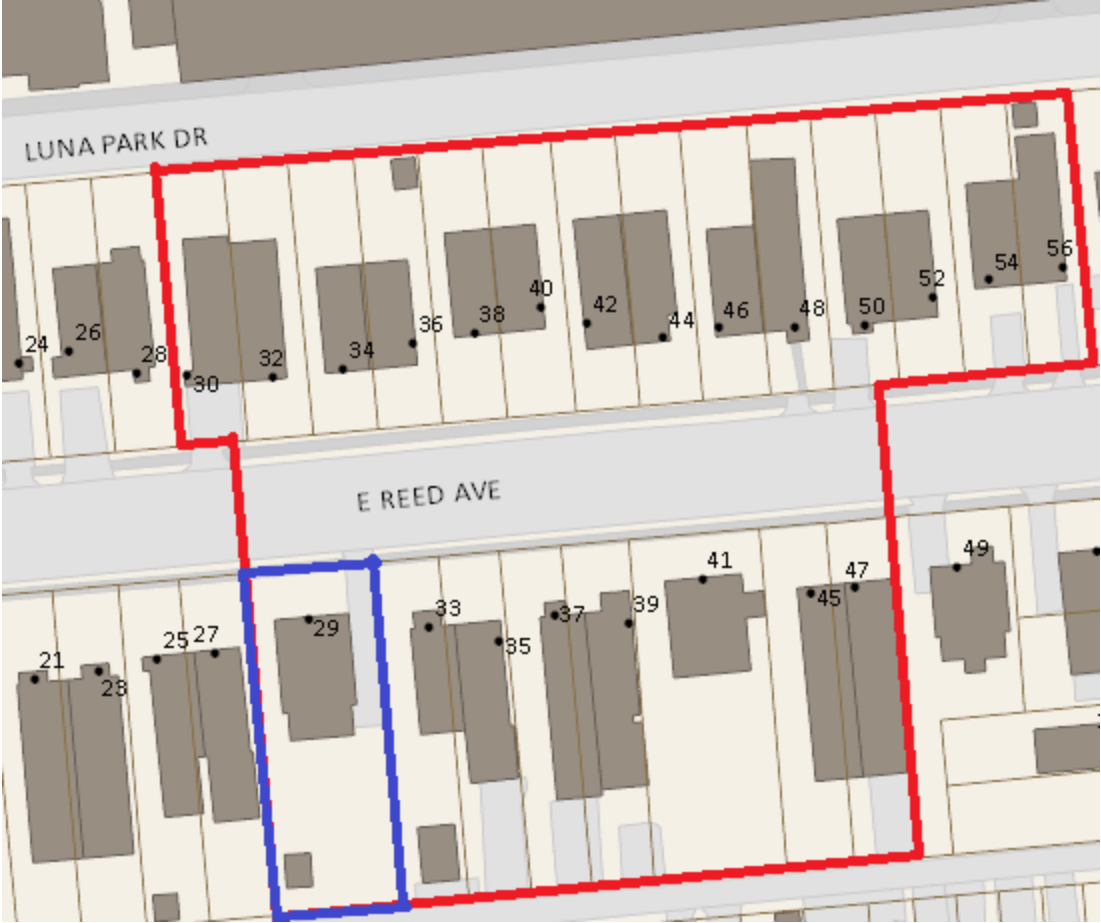


Figure 5 – Area of Comparison (Subject property in blue)

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 interior lots with frontage on the south side of East Reed Avenue and have similar rectangular shapes and sizes. Staff excluded the lots in Beaumont on the north side of East Reed as these lots are shallower. Analysis of the proposed lots to these similarly situated lots follows.

Lot Analysis

The lot analysis for proposed lots 510 and 511 includes the lots outlined in red in Figure 6. Table 2, below, shows how the proposed lots compare to the similarly situated lots in terms of width, frontage, and size.

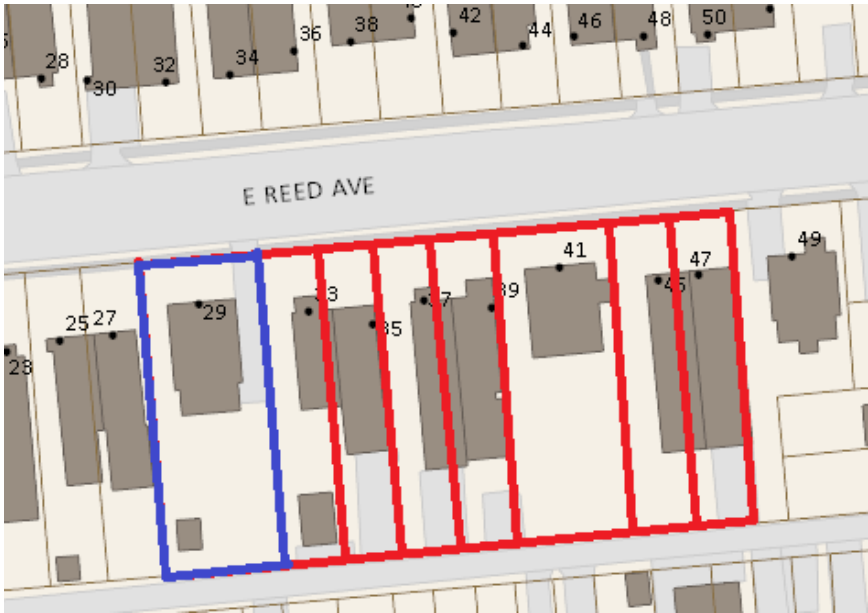


Figure 6 –Similarly Situated Lots (Subject property in blue)

Table 2 – Lot Analysis

Address	Width	Frontage	Area
Proposed Lot 510	25 Ft.	25 Ft.	3,233 Sq. Ft.
Proposed Lot 511	25 Ft.	25 Ft.	3,230 Sq. Ft.
33 E. Reed Ave.	25 Ft.	25 Ft.	3,225 Sq. Ft.
35 E. Reed Ave.	25 Ft.	25 Ft.	3,225 Sq. Ft.
37 E. Reed Ave.	25 Ft.	25 Ft.	3,225 Sq. Ft.
39 E. Reed Ave.	25 Ft.	25 Ft.	3,220 Sq. Ft.
41 E. Reed Ave. (Lot 506)	25 Ft.	25 Ft.	3,214 Sq. Ft.
41 E. Reed Ave. (Lot 507)	25 Ft.	25 Ft.	3,217 Sq. Ft.
45 E. Reed Ave.	25 Ft.	25 Ft.	3,212 Sq. Ft.
47 E. Reed Ave.	25 Ft.	25 Ft.	3,200 Sq. Ft.

The proposed lots would be similar in width, frontage, and area to other similarly situated lots. In fact, the proposed lots would be more in character with the other properties in the Beaumont subdivision than the existing lot. The proposed lots would be nearly identical to the surrounding lots and would therefore be compatible with established neighborhood character as required by section 11-1710(B). Further, the proposed lots would comply with the RB zone requirements for a two-unit semi-detached dwelling. The RB zone’s minimum lot size and width requirements for two-unit semi-detached dwellings ensure that properties within the zone are suitable for medium-density residential uses as required by the Potomac West Small Area Plan Chapter of the City’s Master Plan.

B. Additional Considerations

Neighborhood Comments

Staff notified the Lynhaven Civic Association (LCA) on January 16, 2025. To date, no comments from LCA have been received.

III. CONCLUSION

In summary, proposed Lots 510 and 511 would adhere to all subdivision and RB zone requirements. The lots would be substantially similar in character to similarly situated lots.

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)
2. The applicant shall covenant that the existing dwelling 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 dwelling is 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 (September 4, 2026) unless recorded sooner.

V. CITY DEPARTMENT COMMENTS

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

Transportation & Environmental Services:

- F-1 Proposed property line goes through the existing building. Please verify that the building will be removed prior to subdivision approval. **(Survey)**
- R-1 Incorrect address listed in Note #1, please correct. (Survey)
- R-2 Please use a new and unique subdivision name in the title block of plat. “Classic Partner’s addition to Beaumont” is an option, for instance, but there are several and is largely up to current Owner/applicant. (Survey)
- R-3 The lots shall take vehicular access from the alley. (Transportation Planning)

Code Enforcement:

- C-1 A building permit is required to build a new home. (Code Administration)

Fire:

No comments.

Recreation, Parks & Cultural Activities:

No comments.

Archaeology:

No comments.

Landscape:

No comments.



APPLICATION

SUBDIVISION OF PROPERTY

SUB # _____

PROPERTY LOCATION: 29 E Reed Ave _____

TAX MAP REFERENCE: 015.02-08-08 _____ **ZONE:** RB _____

APPLICANT:

Name: Classic Cottages, LLC _____

Address: 4 [REDACTED] ve., Alexandria, VA 22301 _____

PROPERTY OWNER:

Name: Classic Partners 10 LLC _____


Address: 4 [REDACTED] ve., Alexandria, VA 22301 _____

SUBDIVISION DESCRIPTION

Subdivide the existing 6,463 sq ft. lot into two lots, one 3,233 sq ft and one 3,230 sq ft. The proposed lots are substantially of the same character as to suitability for residential use and structures, lot area, orientation, and streetalignment of other lots adjacent to the property and 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.

Chad Riedy _____
 Print Name of Applicant or Agent
 [REDACTED] Ave. _____
 Mailing/Street Address
 Alexandria VA 22301 _____
 City and State Zip Code


 Chad J Riedy
 C=US,
 E=chad@classiccottages.com,
 O=Classic Cottages,
 CN=Classic Cottages, Inc.,
 29 E Reed Ave,
 Alexandria, VA 22301
 1588721814.50.22-05107

 Signature
 [REDACTED] _____
 Telephone # Fax #
 [REDACTED]@classiccottages.com _____
 Email address
 12.16.2024 _____
 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.

David P. Tracy - 1 [REDACTED] 02 - 58.94%

Lawrence Financial Services, Inc. - [REDACTED] 2201 - 39.19%

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.

WAIVER OF RIGHT TO AUTOMATIC APPROVAL

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

PROJECT NAME: 29 E Reed Ave

PROJECT ADDRESS: 29 E Reed Ave, Alexandria VA 22305

DESCRIPTION OF REQUEST:
Subdivide the existing 6,463 sq ft. lot into two lots, one 3,233 sq ft and one 3,230 sq ft. The proposed lots are substantially of the same character as to suitability for residential use and structures, lot area, orientation, and streetalignment of other lots adjacent to the property and in the original subdivision.

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. Waiver is only effective as to the date of the Planning Commission hearing on March 5, 2024.

Date: 12.16.2024

Applicant

Agent


Chad J Riedy
C=US
E=chad@reedstages.com
O=Reed Stages
OU=Reed Stages
CN=Chad J Riedy
2024.12.16 16:22:05Z
1584121616.22.22-0507

Signature: _____

Printed Name: Chad J Riedy

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

OWNERSHIP AND DISCLOSURE STATEMENT

Use additional sheets if necessary

1. Applicant. State the name, address and percent of ownership of any person or entity owning an interest in the applicant, unless the entity is a corporation or partnership, in which case identify each owner of more than three percent. The term ownership interest shall include any legal or equitable interest held at the time of the application in the real property which is the subject of the application.

Name	Address	Percent of Ownership
1. David P. Tracy	[REDACTED]	58.94%
2. Lawrence Financial Services, Inc.	[REDACTED]	39.19%
3.		

2. Property. State the name, address and percent of ownership of any person or entity owning an interest in the property located at 29 E Reed Ave (address), unless the entity is a corporation or partnership, in which case identify each owner of more than three percent. The term ownership interest shall include any legal or equitable interest held at the time of the application in the real property which is the subject of the application.

Name	Address	Percent of Ownership
1. David P. Tracy	[REDACTED]	58.94%
2. Lawrence Financial Services, Inc.	[REDACTED]	39.19%
3.		

3. Business or Financial Relationships. Each person or entity indicated above in sections 1 and 2, with an ownership interest in the applicant or in the subject property are 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 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. David P. Tracy	None	None
2. Lawrence Financial Services, Inc.	None	None
3.		

NOTE: Business or financial relationships of the type described in Sec. 11-350 that arise after the filing of this application and before each public hearing must be disclosed prior to the public hearings.

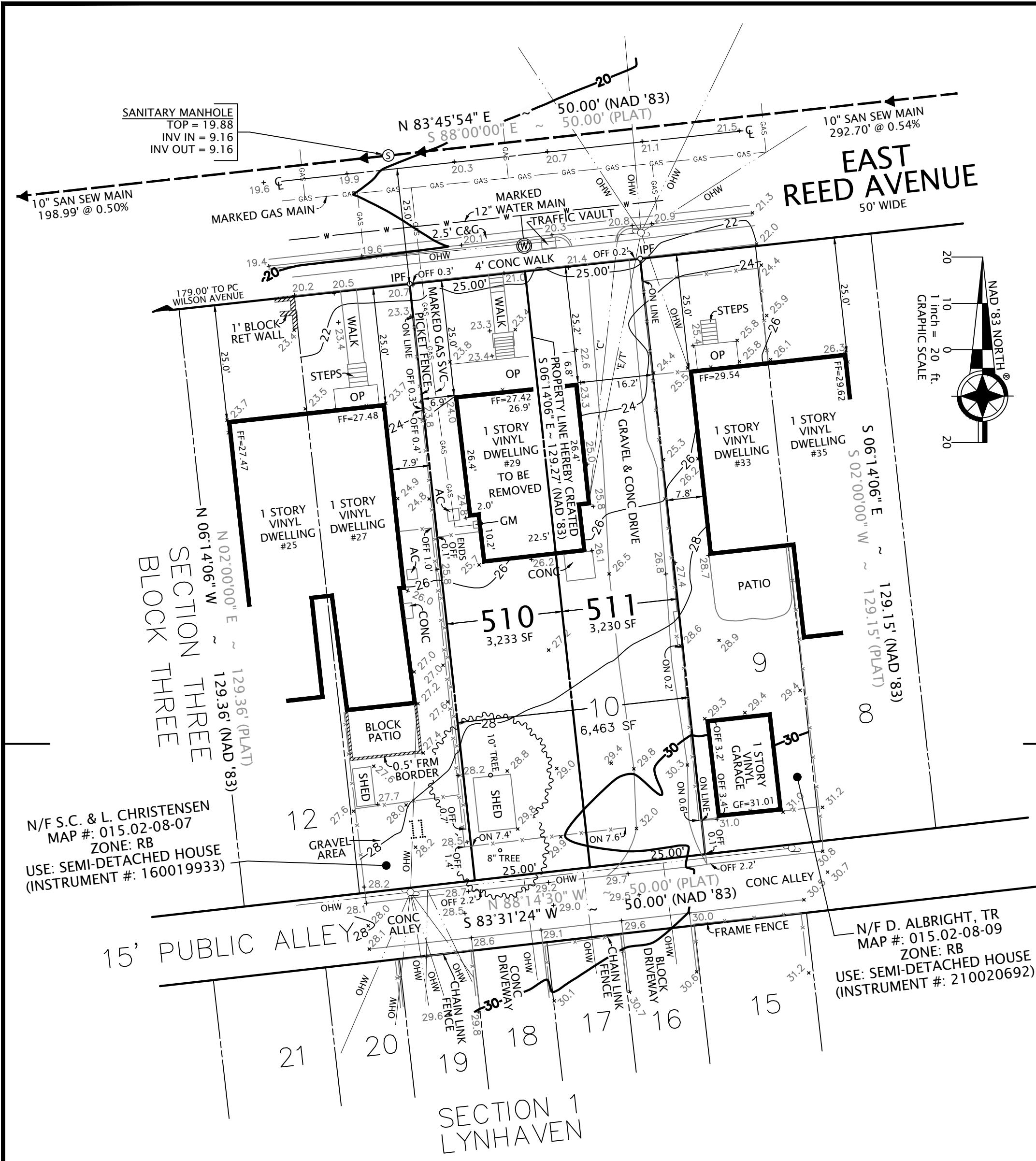
As the applicant or the applicant's authorized agent, I hereby attest to the best of my ability that the information provided above is true and correct.

12/16/2023
Date

Chad J. Riedy
Printed Name


Chad J. Riedy
C=US
E=chad@reedpages.com
O=City of Alexandria
OU=City of Alexandria
CN=Chad J. Riedy
2023-12-16 15:22:00Z
1584724815 22-0202
Signature

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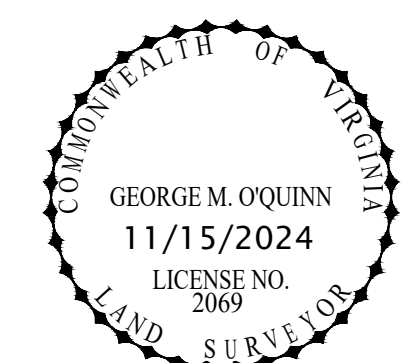
N/F S.C. & L. CHRISTENSEN
 MAP #: 015.02-08-07
 ZONE: RB
 USE: SEMI-DETACHED HOUSE
 (INSTRUMENT #: 160019933)

N/F D. ALBRIGHT, TR
 MAP #: 015.02-08-09
 ZONE: RB
 USE: SEMI-DETACHED HOUSE
 (INSTRUMENT #: 210020692)

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 CLASSIC PARTNERS 10, LLC, AS RECORDED IN INSTRUMENT NUMBER 240009519 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 15TH DAY OF NOVEMBER, 2024.



DOMINION SURVEYORS®
George M. O'Quinn
 GEORGE M. O'QUINN L.S.

ZONE RB TABULATION	
LOT SIZE	MINIMUM 1,980 SQUARE FEET
LOT WIDTH & FRONTAGE	MINIMUM 25 FEET
FRONT YARD	RANGE BETWEEN CONTEXTUAL BLOCK FACE; MINIMUM 20 FEET
SIDE YARD	RATIO OF 1:3; MINIMUM 8 FEET
REAR YARD	RATIO OF 1:1; MINIMUM 8 FEET
OPEN SPACE	35%
FAR	MAXIMUM 0.75 RATIO
HEIGHT	MAXIMUM 30 FEET

- NOTES:**
- THE PROPERTY DELINEATED HEREON IS SHOWN ON THE CITY OF ALEXANDRIA TAX MAP. PARCEL 015.02-08-08, ZONE RB, (28 E REED AV)
 - NO TITLE REPORT WAS FURNISHED.
 - PLAT IS SUBJECT TO RESTRICTIONS OF RECORD.
 - AGGREGATE AREA OF RESUBDIVISION = 6,463 SF (0.14837 AC)
 - OWNER: CLASSIC PARTNERS 10, LLC
 433 EAST MONROE AVENUE
 ALEXANDRIA, VA 22301-1645
 (INST. NO. 240009519)
 - THERE ARE NO FLOOD PLAINS OR RESOURCE PROTECTION AREAS ON THIS PROPERTY.
 - THIS PROPERTY IS SERVED BY PUBLIC SEWER AND WATER.
 - THERE IS NO EVIDENCE OF ANY GRAVE OR OBJECT OR STRUCTURE MARKING A PLACE OF BURIAL.
 - THERE ARE NO KNOWN SOILS OR MATERIALS CONTAMINATED WITH, BUT NOT LIMITED TO HEAVY METALS, PETROLEUM PRODUCTS, PCB'S, PESTICIDES, FLYASH, OR OTHER TOXIC OR HAZARDOUS MATERIALS ON THIS PROPERTY.
 - THERE ARE NO KNOWN UNDERGROUND STORAGE TANKS ON THIS PROPERTY.
 - THIS PROPERTY IS NOT LOCATED WITHIN 1,000 FEET OF A FORMER SANITARY LANDFILL, DUMP, OR DISPOSAL AREA.
 - THERE ARE NO KNOWN AREAS WITH THE POTENTIAL OF GENERATING COMBUSTIBLE GASES ON THIS PROPERTY.

LEGEND	
AC	AIR CONDITIONER
BM	BENCHMARK
C&G	CURB & GUTTER
CL	CENTERLINE
CONC	CONCRETE
DB	DEED BOOK
FF	FIRST FLOOR
FRM	FRAME
GAS	GAS LINE(UNDERGROUND)
GF	GARAGE FLOOR
GM	GAS METER
IPF	IRON PIPE FOUND
LND	LANDING
N/F	NOW OR FORMERLY
OHW	OVERHEAD WIRE
OP	OPEN PORCH
PG	PAGE
RET	RETAINING
S	SANITARY MANHOLE
SAN SEW	SANITARY SEWER
SF	SQUARE FEET
U	UTILITY POLE
W	WATER LINE(UNDERGROUND)
W	WATER METER
+270.8	SPOT ELEVATION
- - -	CONTOUR

AREA TABULATION	
PRE RESUBDIVISION	
LOT 10	6,463 SF (0.14837 ACRE)
POST RESUBDIVISION	
LOT 510	3,233 SF (0.07422 ACRE)
LOT 511	3,230 SF (0.07415 ACRE)
AGGREGATE AREA	6,463 SF (0.14837 ACRE)

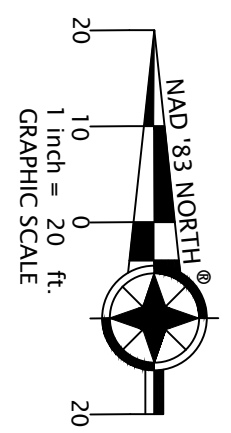
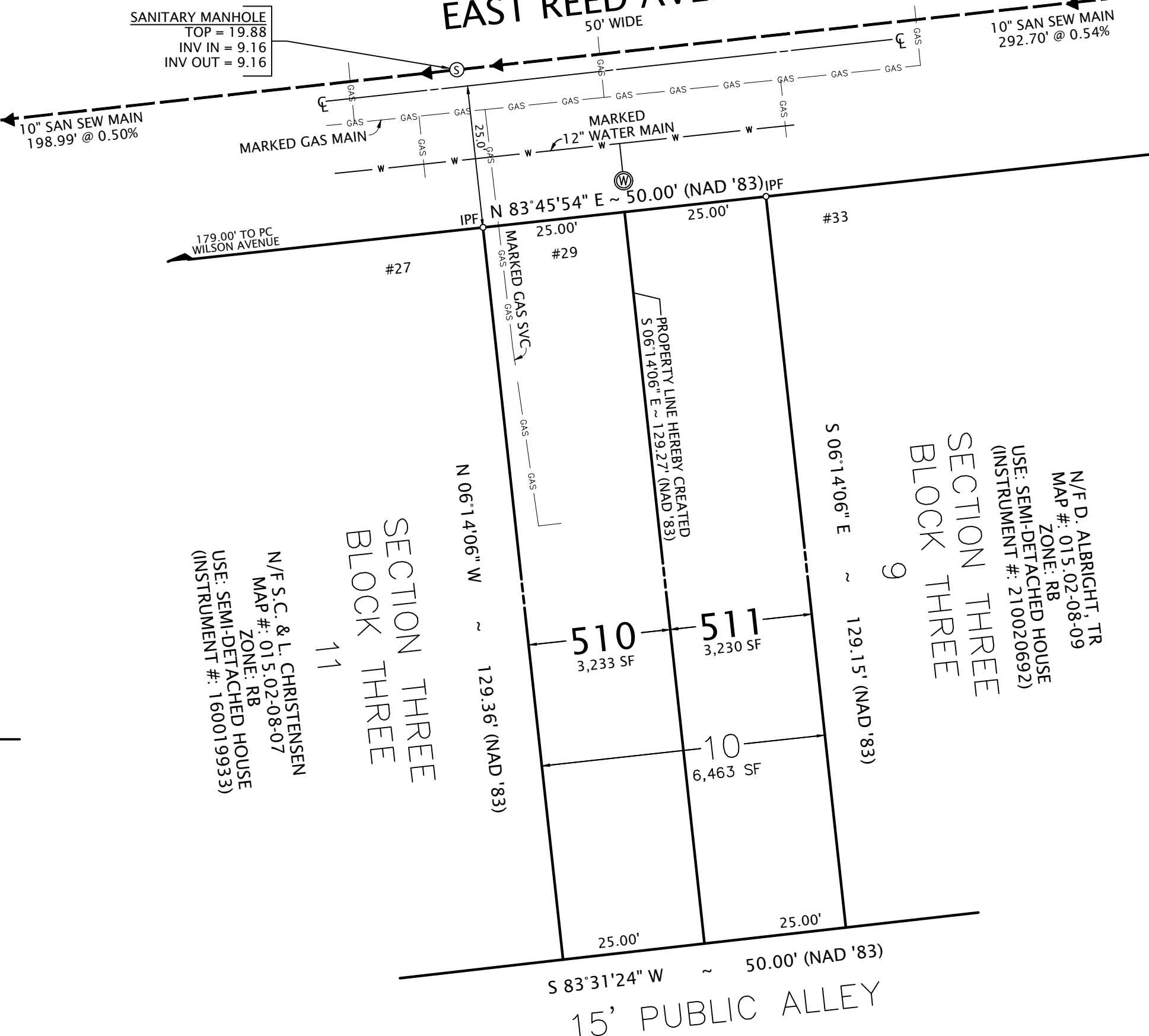
EXISTING DWELLING TO BE DEMOLISHED

APPROVED	
SUBDIVISION CASE NO. _____	
DEPARTMENT OF PLANNING & ZONING	
_____ DIRECTOR	_____ DATE
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES	
SUBDIVISION CASE NO. _____	
_____ DIRECTOR	_____ DATE
_____ CHAIRMAN, PLANNING COMMISSION	_____ DATE
DATE RECORDED _____	
_____ INSTRUMENT NO.	_____ DEED BOOK NO.
_____ PAGE NO.	

PRELIMINARY PLAT
 SHOWING
 LOT 510 AND LOT 511
BEAUMONT
 BEING A RESUBDIVISION OF
 LOT 10, BLOCK 3, SECTION FOUR
BEAUMONT
 (DEED BOOK 293, PAGE 219)
 CITY OF ALEXANDRIA, VIRGINIA
 SCALE: 1" = 20' NOVEMBER 15, 2024

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

EAST REED AVENUE
50' WIDE



ZONE RB TABULATION	
LOT SIZE	MINIMUM 1,980 SQUARE FEET
LOT WIDTH & FRONTAGE	MINIMUM 25 FEET
FRONT YARD	RANGE BETWEEN CONTEXTUAL BLOCK FACE; MINIMUM 20 FEET
SIDE YARD	RATIO OF 1:3; MINIMUM 8 FEET
REAR YARD	RATIO OF 1:1; MINIMUM 8 FEET
OPEN SPACE	35%
FAR	MAXIMUM 0.75 RATIO
HEIGHT	MAXIMUM 30 FEET

NOTES:

1. THE PROPERTY DELINEATED HEREON IS SHOWN ON THE CITY OF ALEXANDRIA TAX MAP. PARCEL 015.02-08-08, ZONE RB, (28 E REED AV)
2. NO TITLE REPORT WAS FURNISHED.
3. PLAT IS SUBJECT TO RESTRICTIONS OF RECORD.
4. AGGREGATE AREA OF RESUBDIVISION = 6,463 SF (0.14837 AC)
5. OWNER: CLASSIC PARTNERS 10, LLC
433 EAST MONROE AVENUE
ALEXANDRIA, VA 22301-1645
(INST. NO. 240009519)
6. THERE ARE NO FLOOD PLAINS OR RESOURCE PROTECTION AREAS ON THIS PROPERTY.
7. THIS PROPERTY IS SERVED BY PUBLIC SEWER AND WATER.

N/F S.C. & L. CHRISTENSEN
MAP #: 015.02-08-07
ZONE: RB
USE: SEMI-DETACHED HOUSE
(INSTRUMENT #: 160019935)

N/F D. ALBRIGHT TR
MAP #: 015.02-08-09
ZONE: RB
USE: SEMI-DETACHED HOUSE
(INSTRUMENT #: 210020692)

N 06°14'06" W ~ 129.36' (NAD '83)

S 83°31'24" W ~ 50.00' (NAD '83)
15' PUBLIC ALLEY

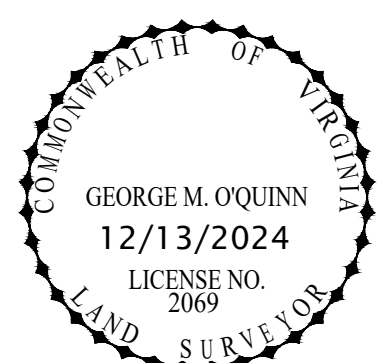
AREA TABULATION	
PRE RESUBDIVISION LOT 10	6,463 SF (0.14837 ACRE)
POST RESUBDIVISION LOT 510	3,233 SF (0.07422 ACRE)
LOT 511	3,230 SF (0.07415 ACRE)
AGGREGATE AREA	6,463 SF (0.14837 ACRE)

EXISTING DWELLING TO BE DEMOLISHED

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 CLASSIC PARTNERS 10, LLC, AS RECORDED IN INSTRUMENT NUMBER 240009519 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 13TH DAY OF DECEMBER, 2024.



DOMINION SURVEYORS®
George M. O'Quinn
GEORGE M. O'QUINN L.S.

APPROVED	
SUBDIVISION CASE NO. _____	
DEPARTMENT OF PLANNING & ZONING	
_____ DIRECTOR	_____ DATE
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES	
SUBDIVISION CASE NO. _____	
_____ DIRECTOR	_____ DATE
_____ CHAIRMAN, PLANNING COMMISSION	_____ DATE
DATE RECORDED _____	
INSTRUMENT NO. _____	DEED BOOK NO. _____ PAGE NO. _____

FINAL PLAT
SHOWING
LOT 510 AND LOT 511
BEAUMONT
BEING A RESUBDIVISION OF
LOT 10, BLOCK 3, SECTION FOUR
BEAUMONT
(DEED BOOK 293, PAGE 219)
CITY OF ALEXANDRIA, VIRGINIA
SCALE: 1" = 20' DECEMBER 13, 2024

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