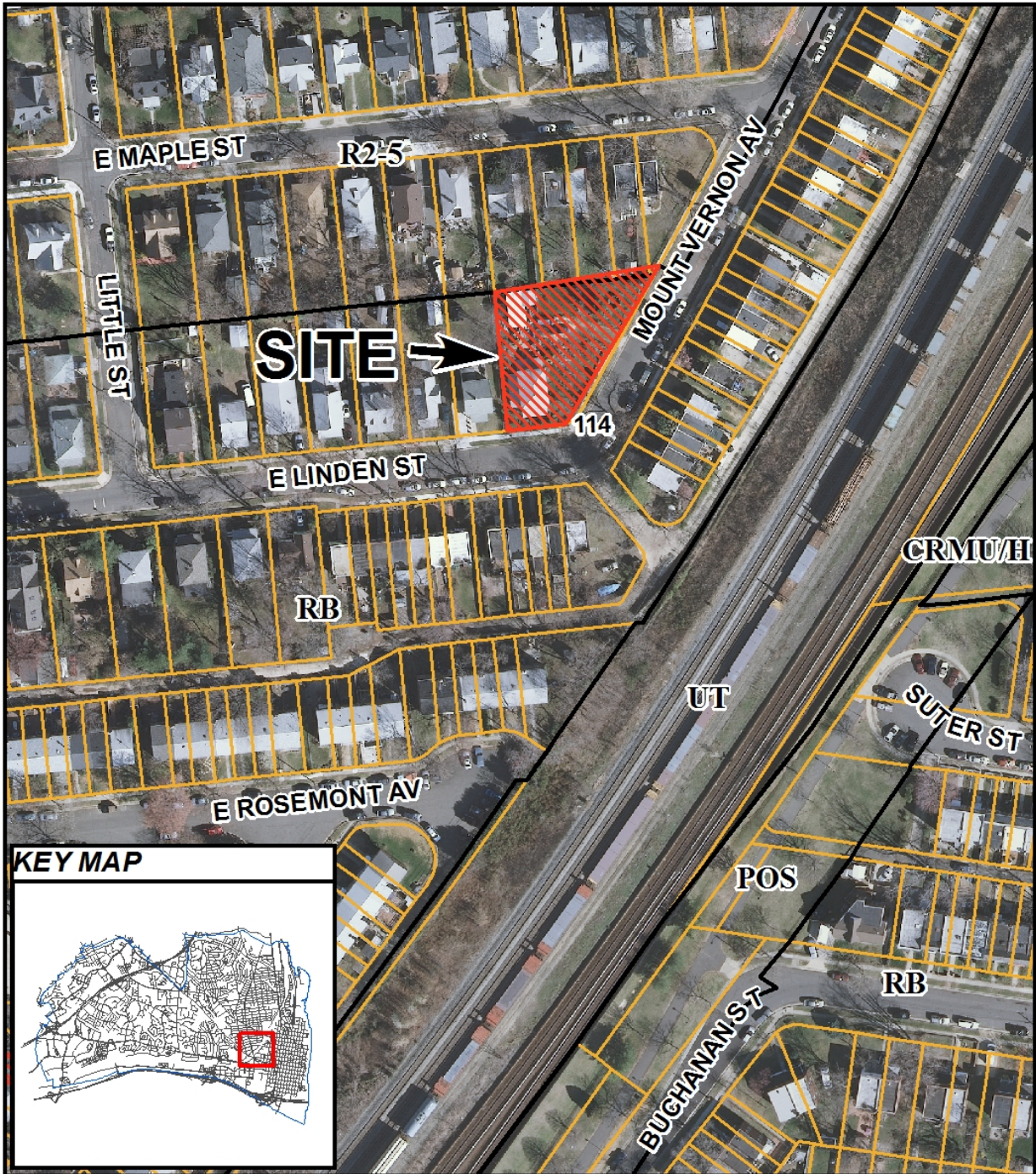


Docket Item #12
Subdivision #2014-0011
114 East Linden Street

Application	General Data	
Request: Consideration of a request to subdivide one lot into two lots.	Planning Commission Hearing:	September 4, 2014
	Approved Plat must be recorded by:	March 4, 2016
Address: 114 East Linden Street	Zone:	RB/Townhouse Zone
Applicant: Carolyn D. Timmons represented by Duncan Blair, attorney	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: Nathan Randall nathan.randall@alexandriava.gov



SUB #2014-0011
114 East Linden Street



I. DISCUSSION

The applicant, Carolyn D. Timmons represented by Duncan Blair, attorney, requests subdivision approval at 114 East Linden Street.

SITE DESCRIPTION

The subject site consists of one irregularly-shaped corner lot of record with 50.59 feet of frontage on East Linden Street, 138.75 feet of frontage on Mount Vernon Avenue, and a total lot area of 10,400 square feet. It is improved with a single-family dwelling and accessory storage sheds. A small portion of the northwest corner of the lot is located in the 100-year floodplain.

A mix of single-family, two-family, and townhouse residences are located in the immediate area. Metrorail and CSX/Amtrak railroad tracks are located a short distance to the east.

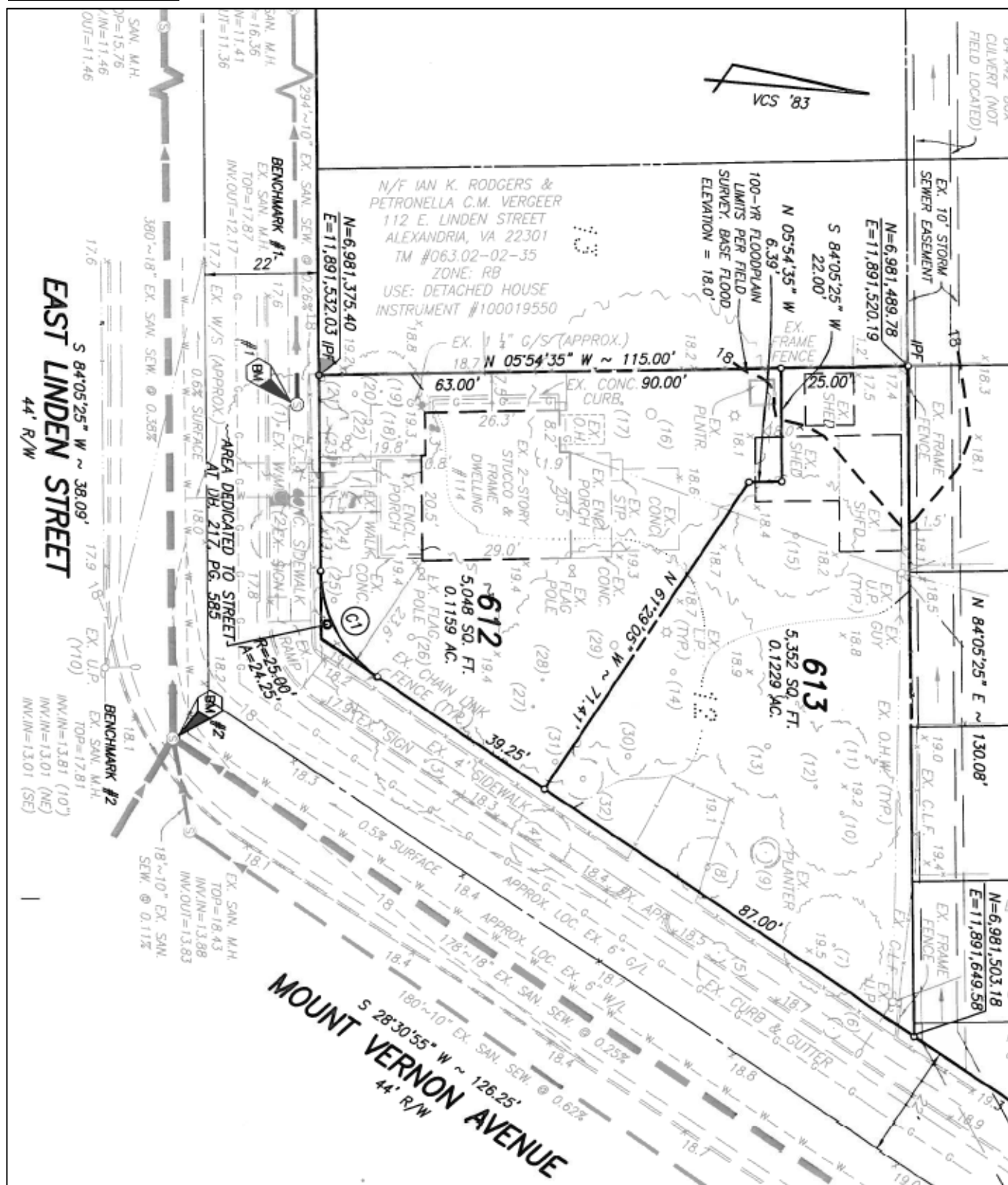
BACKGROUND

The property was originally configured as one lot in Block 25, Section 4 of the original Rosemont subdivision in 1918. A subdivision of the property into two approximately pie-shaped lots was approved in 1945, but the two lots were consolidated into one lot by deed in 1976.

PROPOSAL

The applicant proposes to subdivide the existing lot into two lots as shown in Figure 1 of this report (see next page). The purpose of the subdivision request is to allow for the construction of two semi-detached dwelling units on the site, one unit on each proposed lot. The existing dwelling would be demolished. Proposed Lot 612 would be pie-shaped and measure 5,048 square feet in size. Proposed Lot 613 would also be pie-shaped, and would be slightly larger at 5,352 square feet in size.





ZONING / MASTER PLAN DESIGNATION

The property is zoned RB / Townhouse. As shown in the table below, the proposal meets minimum lot size, frontage, and width requirements for semi-detached dwelling units in the zone. The property is located within the Potomac West Small Area Plan Chapter of the Alexandria Master Plan, which designates the property for medium-density residential uses.

	Existing Lot	Minimum Requirements	Proposed Lot 612	Proposed Lot 613
Lot Size	10,427 sq. ft.	1,980 sq. ft.	5,048 sq. ft.	5,352 sq. ft.
Lot Frontage	50.59 feet (East Linden)	25 feet	50.59 feet (East Linden)	87 feet
	138.75 feet (Mount Vernon)		51.75 feet (Mount Vernon)	
Lot Width	65 feet	25 feet	77.34 feet	70 feet

SUBDIVISION STANDARDS

Sections 11-1706 and 11-1709 of the Zoning Ordinance contain several technical subdivision requirements and Section 11-1710(D) stipulates a general requirement that all lots meet zone requirements. Section 11-1710(B) requires that every subdivided lot be consistent with the character of other lots in the subdivision and the area and specifically “of substantially the same character as to suitability for residential use and structures, lot areas, orientation, street frontage, alignment to streets and restrictions...” Section 11-1710(I) stipulates a general requirement for side lot lines meeting the street at right angles, or for radial lines in the case of a curved street.

II. STAFF ANALYSIS

Staff supports the proposed subdivision. The proposed lots meet both general subdivision standards as well as the technical requirements for the RB zone. They are consistent with the character of other lots in the area with regard to matters such as size, shape, orientation, and suitability for residential structures. They also match the configuration of the property as it existed for the 30 years between its 1945 re-subdivision and 1976 consolidation.

Initially the applicant requested the creation of a new lot line with a strict east-west orientation that would not have met Mount Vernon Avenue, which here is oriented at a southwest-northeast diagonal, at a right angle. Side lot lines meeting the street at right angles is a general requirement of Section 11-1710(I) of the Zoning Ordinance and is also a feature of nearly all other lots in the neighborhood. The current proposal for two approximately pie-shaped lots now features a northwest/southeast-oriented lot line that meets the street at a right angle as requested by staff.

Given that the proposal involves a change in lot orientation, staff has also closely considered the question of neighborhood character. While the majority of the lots in the original Rosemont Section Four subdivision in this area were 4,400-5,700 square-feet in size, rectangular in shape, and generally oriented north-south along east-west streets, exceptions to this pattern existed in the original plat. Exceptions were especially common along the eastern side of the subdivision in the vicinity of the subject site. Some of the lots were larger or irregularly-shaped, such as the subject property, and almost all of the lots with frontage on Mount Vernon Avenue were oriented northwest-southeast to meet the diagonally-oriented street at right angles. Starting in the 1930s, many of these lots were re-subdivided into smaller townhouse or semi-detached lots. Today, the properties to the west and northwest of the site toward the interior portions of the original subdivision largely retain the characteristics of “typical” Rosemont lots. The properties to the northeast, east, and south of the site are nearly all smaller today than the lots in the interior of the subdivision. Many of them also carry a different zoning designation (RB) than properties in the interior portions (which are mostly zoned R-2-5.) They continue to exhibit a greater variety of lot shapes today, including trapezoids and two pie-shaped lots, and remain nearly uniform in their unique northwest-southeast orientation.

Staff finds that the request is consistent with the neighborhood character for three reasons. First, the proposed lots will be similar in size to lots commonly found throughout Rosemont Section Four. Second, other irregular-shaped lots exist along this portion of Mount Vernon Avenue, including two other pie-shaped properties. Finally, the new northwest-southeast lot orientation is consistent with the character established by virtually all of the properties that are also situated along the diagonally-oriented portion of Mount Vernon Avenue.

Finally, it is likely that several small and medium-sized trees would be removed in connection with the eventual redevelopment of this site. Staff recommends that the largest of these, a 24-inch elm, be either protected during construction or, if protection is not possible, replaced. Condition #3 requires the applicant to either protect the tree during construction and depict an adequate protection buffer on the future grading plan, or replace it with a minimum four-inch caliper tree.

Subject to the conditions contained in Section III of this report, staff recommends approval of the applicant’s subdivision request.

III. 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 11-1709 of the Zoning Ordinance. (P&Z)(T&ES)
2. The complete locations of all easements and reservations shall be depicted on the final subdivision plat. It is the responsibility of the applicant to identify any and all existing easements. (T&ES)

3. The applicant shall provide, implement and follow a tree protection area for the 24-inch elm (shown on the preliminary subdivision plat) and shall be depict the tree protection area on the future grading plan. Tree protection measures shall be determined by the Director of Planning & Zoning consistent with the City of Alexandria Landscape Guidelines. Alternatively, if the 24-inch elm cannot be saved, the applicant shall install one replacement tree measuring a minimum of four caliper inches at the time of planting. The species of the replacement tree, if needed, shall be to the satisfaction of the Director of Planning & Zoning and shall be installed prior to the issuance of the Certificate of Occupancy permit. (P&Z)

STAFF: Alex Dambach, Division Chief, Department of Planning and Zoning;
Nathan Randall, Urban Planner

Staff Note: This plat will expire 18 months from the date of approval (March 4, 2016) unless recorded sooner.

IV. CITY DEPARTMENT COMMENTS

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

Transportation & Environmental Services:

F-1 Correct spelling of Crepe myrtle. (T&ES)

R-1 The complete locations of all easements and reservations shall be depicted on the final subdivision plat. No permanent structure may be constructed over any existing private and/or public utility easements. (T&ES)

R-2 No permanent structure may be constructed over any existing private and/or public utility easements. It is the responsibility of the applicant to identify any and all existing easements. (T&ES)

C-1 The final subdivision plat shall comply with the provisions of Section 11-1709 of the City's Zoning Ordinance. (T&ES)

C-2 Any future development/redevelopment on the subdivided lots shall provide adequate storm water outfall per the requirements of Article XI of Alexandria Zoning Ordinance. (T&ES)

C-3 The development and redevelopment of the subdivided lots shall not adversely impact the storm water drainage or create a nuisance on the public and private properties. (Sec. 5-6-224) (T&ES)

C-4 Any future development/redevelopment on the subdivided lots shall comply with the requirements of City of Alexandria Zoning Ordinance Article XIII and the applicable laws of the Commonwealth of Virginia at the time of submission of the first final plan for storm water management regarding water quality and quantity control. (T&ES)

C-5 All secondary utilities serving this site shall be placed underground. (Sec. 5-3-3) (T&ES)

Code Enforcement:

F-1 No comments received

Parks and Recreation:

F-1 No comments received

Police Department:

F-1 No comments received

Fire Department:

F-1 No comments

Real Estate Assessments:

F-1 No comments

Historic Alexandria/Archaeology:


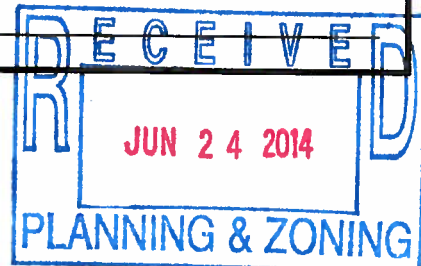
F-1 There is low potential for significant archaeological resources to be disturbed by this project. No archaeological action is required.

**APPLICATION****SUBDIVISION OF PROPERTY****SUB #** 2014-0011**PROPERTY LOCATION:** 114 E. Linden Street, Alexandria, Virginia**TAX MAP REFERENCE:** 063.02-02-36**ZONE:** RB**APPLICANT:****Name:** Carolyn D. Timmons**Address:** 11507 Stonewall Jackson Drive, Spotsylvania, VA 22551**PROPERTY OWNER:****Name:** The Estate of Herbert H. Toney**Address:** c/o Carolyn D. Timmonds, 11507 Stonewall Jackson Drive, Spotsylvania VA 22551**SUBDIVISION DESCRIPTION**Approval of a plat of subdivision to re-subdivide the existing lot into two (2) new lots.

☒ **THE UNDERSIGNED** hereby applies for Subdivision in accordance with the provisions of Section 11-700 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 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 Blair, Esq.**Print Name of Applicant or Agent**524 King Street**Mailing/Street Address**Alexandria, VA 22314**City and State****Zip Code**
Signature703-836-1000**Telephone #**703-549-3335**Fax #**dblair@landcarroll.com**Email address**June 24, 2014**Date****DO NOT WRITE IN THIS SPACE - OFFICE USE ONLY****Application Received:** _____**Fee Paid and Date:** _____**ACTION - PLANNING COMMISSION:** _____

Subdivision # 204-0011

ALL APPLICANTS MUST COMPLETE THIS FORM.

Supplemental forms are required for child care facilities, restaurants, automobile oriented uses and freestanding signs requiring special use permit approval.

1. 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 ten percent.

Carolyn D. Timmons, Fred E. Toney and Michelle M. Toney, c/o Carolyn Timmons, 11507
Stonewall Jackson Drive, Spotsylvania, VA 22551.

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.

SUB
SUP # 2014-0011

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 ten 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. Carolyn D. Timmonds Timmons	11507 Stonewall Jackson Drive Spotsylvania, VA 22551	33 1/3%
2. Fred E. Toney	c/o Carolyn D. Timmonds Timmons 11507 Stonewall Jackson Drive Spotsylvania, VA 22551	33 1/3%
3. Michelle M. Toney	c/o Carolyn D. Timmonds Timmons 11507 Stonewall Jackson Drive Spotsylvania, VA 22551	33 1/3%

2. Property. State the name, address and percent of ownership of any person or entity owning an interest in the property located at 114 E. Linden Street, Alexandria Virginia, unless the entity is a corporation or partnership, in which case identify each owner of more than ten 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. Carolyn D. Timmonds Timmons	11507 Stonewall Jackson Drive Spotsylvania, VA 22551	33 1/3%
2. Fred E. Toney	c/o Carolyn D. Timmonds Timmons 11507 Stonewall Jackson Drive Spotsylvania, VA 22551	33 1/3%
3. Michelle M. Toney	c/o Carolyn D. Timmonds Timmons 11507 Stonewall Jackson Drive Spotsylvania, VA 22551	33 1/3%

3. Business or Financial Relationship. Each person or entity listed above (1 and 2), with an ownership interest in the applicant or in the subject property is 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.

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. Carolyn D. Timmonds Timmons	None	Planning Commission
2. Fred E. Toney	None	Planning Commission
3. Michelle M. Toney	None	Planning Commission

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.

6-23-14
Date

Carolyn D. ~~Timmonds~~
Printed Name

Carolyn D. Timmons
Signature

Subdivision # 2014-0911

WAIVER OF RIGHT TO AUTOMATIC APPROVAL

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

PROJECT NAME: West Chapman Subdivision

PROJECT ADDRESS: 114 E. Linden Street, Alexandria, Virginia

DESCRIPTION OF REQUEST:

Approval of a plat of subdivision to re-subdivide the existing lot into two (2) new lots.

THE UNDERSIGNED hereby waives the right to the 45 day automatic approval provision of Section 11-1708 (B)(2) of the Zoning Ordinance of the City of Alexandria, Virginia, for the application stated above for the number of days between 6/26/2014 and 9/4/2014 in excess of 45 days.

Date: 6/24/2014

☐ Applicant

☒ Agent

Signature: 

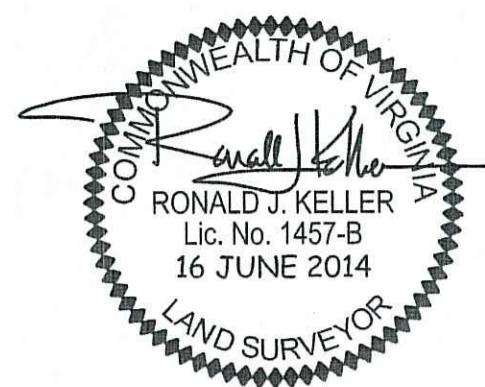
Printed Name: Duncan W. Blair

SURVEYOR'S CERTIFICATE

I, RONALD J. KELLER, 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 THIS IS A SUBDIVISION OF ALL THE LAND CONVEYED TO THE ESTATE OF HERBERT H. TONEY ON MARCH 2, 2014 BY HERBERT H. TONEY AND RECORDED AMONG THE PROBATE RECORDS OF THE CITY OF ALEXANDRIA AT INSTRUMENT CW14001094 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 16TH DAY OF JUNE, 2014.

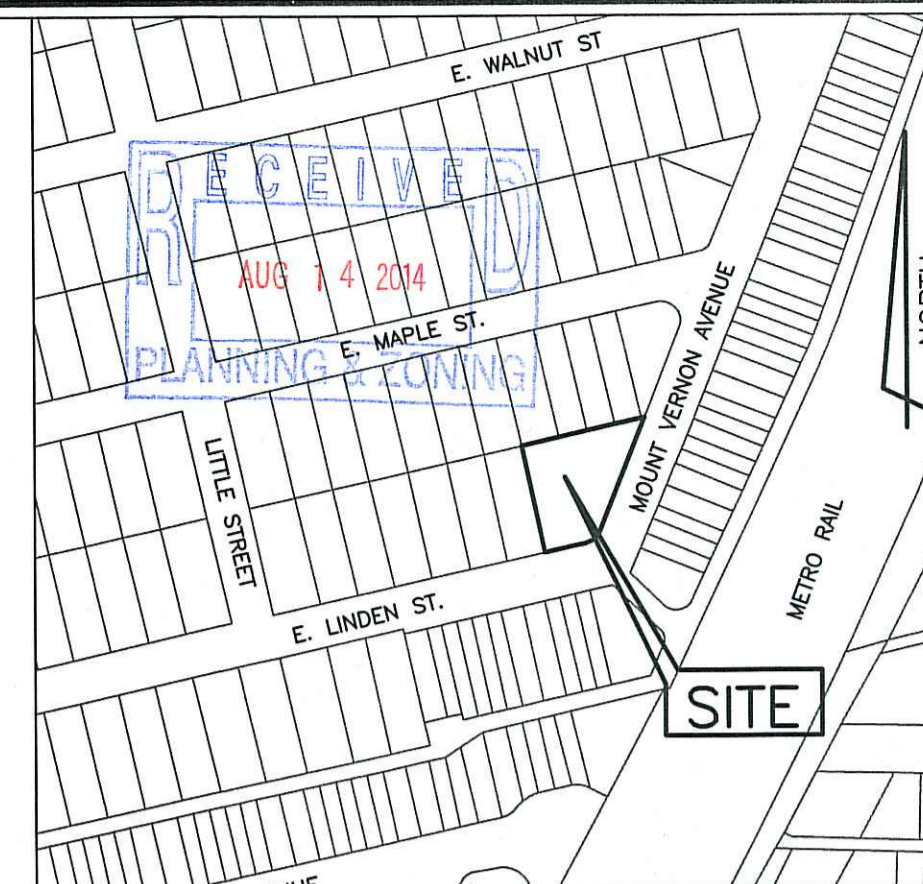


LOT TABULATION

TOTAL SITE AREA	10,400 SQ. FT. OR 0.2388 AC.
EXISTING NUMBER OF LOTS	ONE (1)
PROPOSED NUMBER OF LOTS	TWO (2)
MINIMUM LOT AREA REQUIRED	1,980 SQ. FT. OR 0.0454 AC.
MINIMUM LOT AREA PROPOSED	5,048 SQ. FT. OR 0.1159 AC.
LOT 612 AREA	5,048 SQ. FT. OR 0.1159 AC.
LOT 613 AREA	5,352 SQ. FT. OR 0.1229 AC.

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	TANGENT	CHORD BEARING	CHORD DIST.
C1	25.00'	24.25'	55°34'33"	13.17'	S 56°17'42" W	23.30'



VICINITY MAP
SCALE: 1" = 200'

GENERAL NOTES

- TAX MAP: #063.02-02-36 ZONE: RB
- OWNER: ESTATE OF HERBERT H. TONEY
C/O CAROLYN D. TIMMONS
11507 STONEWALL JACKSON DRIVE
SPOTSYLVANIA, VA 22551
INSTR. #CW14001094
- TOPOGRAPHIC SURVEY WAS RUN BY THIS FIRM. VERTICAL DATUM USED = NAVD '88, PER CITY OF ALEXANDRIA GPS MONUMENT #554. ELEVATION = 27.50'

HORIZONTAL BEARINGS AND LOCATIONS ARE REFERENCED TO THE VIRGINIA COORDINATE SYSTEM (VCS) 1983 PER CITY OF ALEXANDRIA CONTROL MONUMENT GPS #554: N6,982,616.81 E11,894,228.89 COMB. FACTOR 0.999952916
CITY OF ALEXANDRIA CONTROL MONUMENT GPS #553: N6,983,396.35 E11,894,135.00 COMB. FACTOR 0.999952549
- TITLE COMMITMENT FURNISHED BY DAVIS TITLE SERVICES, DTS #14-06-069, DATED 06/18/2014 AND RELIED UPON AS ACCURATE.
- PLAT SUBJECT TO RESTRICTIONS OF RECORD.
- TOTAL SITE AREA = 10,400 S.F. OR 0.2388 AC.
- THESE LOTS SHALL UTILIZE THE PUBLIC SANITARY SEWER AND WATER LOCATED IN E. LINDEN STREET & MOUNT VERNON AVENUE. EXISTING SEWER LATERAL LOCATION NOT AVAILABLE.
- RESOURCE PROTECTION AREAS (RPA) AND THE 100-YEAR FLOODPLAIN LIMITS ON THIS PROPERTY ARE SHOWN HEREON PER FIELD SURVEY. BASE FLOOD ELEVATION = 18.0'
- THERE ARE NO KNOWN GRAVE SITES OR OBJECTS MARKING A PLACE OF BURIAL ON THIS SITE.
- THIS SITE CONTAINS NO KNOWN CONTAMINATED SOILS, 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.

EX. TREE TABLE

- 6" LINDEN
- 3" LINDEN
- 6" LINDEN
- 2" LINDEN
- 2" LINDEN
- 2" LINDEN
- 5" CRETE MYRTLE
- CRETE MYRTLE CLUSTER
- 5" CRETE MYRTLE
- 8" CEDAR
- 5" EVERGREEN
- 8" CEDAR
- CRETE MYRTLE CLUSTER
- 12" MAPLE
- CRETE MYRTLE CLUSTER
- 24" ELM
- 7" HOLLY
- 4" LINDEN
- 4" LINDEN
- CRETE MYRTLE CLUSTER
- CRETE MYRTLE CLUSTER
- CRETE MYRTLE CLUSTER
- CRETE MYRTLE CLUSTER
- CRETE MYRTLE CLUSTER
- 15" ELM
- 6" MAPLE
- 6" MAPLE
- 18" ELM
- CRETE MYRTLE CLUSTER
- CRETE MYRTLE CLUSTER
- CRETE MYRTLE CLUSTER

APPROVED
CITY PLANNING COMMISSION
ALEXANDRIA, VA

CHAIRMAN	
DIRECTOR OF PLANNING	
PUBLIC IMPROVEMENT BOND(S) APPROVED	
DIRECTOR T.&E.S.	

PRELIMINARY PLAT
SHOWING LOTS 612 & 613
RESUBDIVISION OF LOT 12, BLOCK 25, SECTION 4
ROSEMONT
(DB. 67, PG. 152)
CITY OF ALEXANDRIA, VIRGINIA
SCALE: 1" = 20' DATE: JUNE 16, 2014

RCF FIELDS & ASSOCIATES, INC.

ENGINEERING • LAND SURVEYING • PLANNING
730 S. Washington St. Alexandria, Virginia 22314 (703) 549-6422

REVISED PLAT
SUB #2014-0011
114 E LINDEN AVE
SUBDIVISION
PLANNER: NATHAN RANDALL

FILE NO. 14-52
SHEET 1 OF 1
COMP. T.G. - W.D.S.
DRAWN W.D.S.
CHECKED R.J.K.

PRELIMINARY ONLY. NOT FOR RECORDATION !!

LOT NUMBERS, BOUNDARIES & AREAS REVISED AUGUST 13, 2014