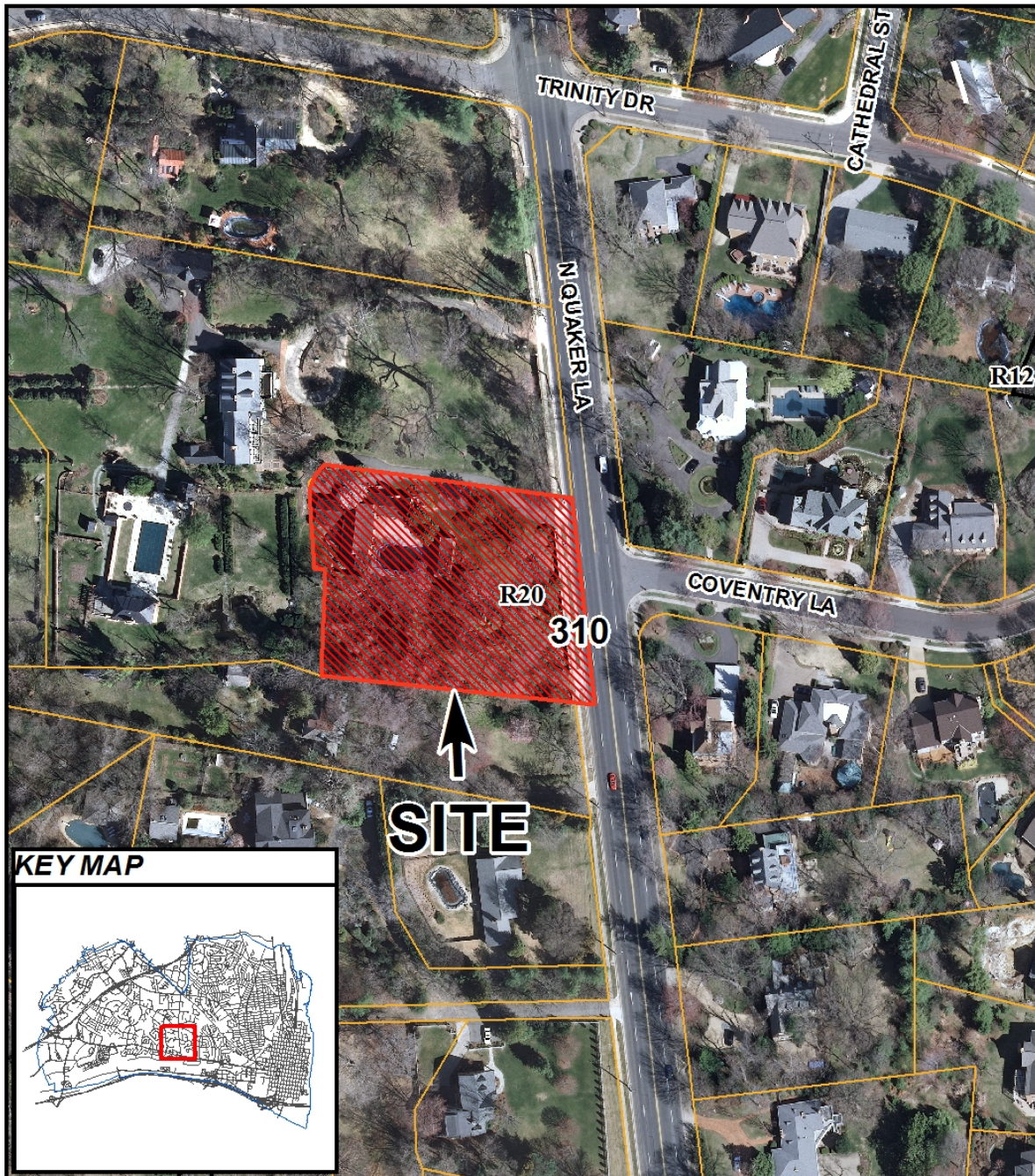


DOCKET ITEM #8
Subdivision #2014-0016
310 North Quaker Lane

Application	General Data	
Request: Public hearing and consideration of a request to subdivide an existing parcel into two new lots.	Planning Commission Hearing:	January 6, 2015
	Approved Plat must be recorded by:	July 6, 2015
Address: 310 North Quaker Lane	Zone:	R-20/Residential Single-Family
Applicant: J. Perry Kruger represented by Duncan Blair, attorney	Small Area Plan:	Seminary Hill

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 #2014-0016
310 North Quaker Lane



I. DISCUSSION

The applicant, J. Perry Kruger by Duncan Blair, attorney, requests approval to subdivide one parcel into two new lots at 310 North Quaker Lane.

SITE DESCRIPTION

The subject property is one lot of record with 200 feet of frontage on North Quaker Lane, a maximum of 260 feet of depth and a total lot area of 49,609 square feet (1.14 acres). The site is developed with a single-family dwelling, an in-ground pool and accessory buildings, all on the northern half of the property. The property can be reached from two existing curb cuts on North Quaker Lane. The northern-most curb cut is connected to a driveway that provides access to the existing dwelling. The driveway is partially located on the neighboring property immediately to the north at 318 North Quaker Lane and subject to a driveway easement. The southern-most curb cut, located in front of the undeveloped portion of the existing lot, is not connected to a driveway at the present time.

The surrounding area is occupied by other single-family dwellings on all sides.

BACKGROUND

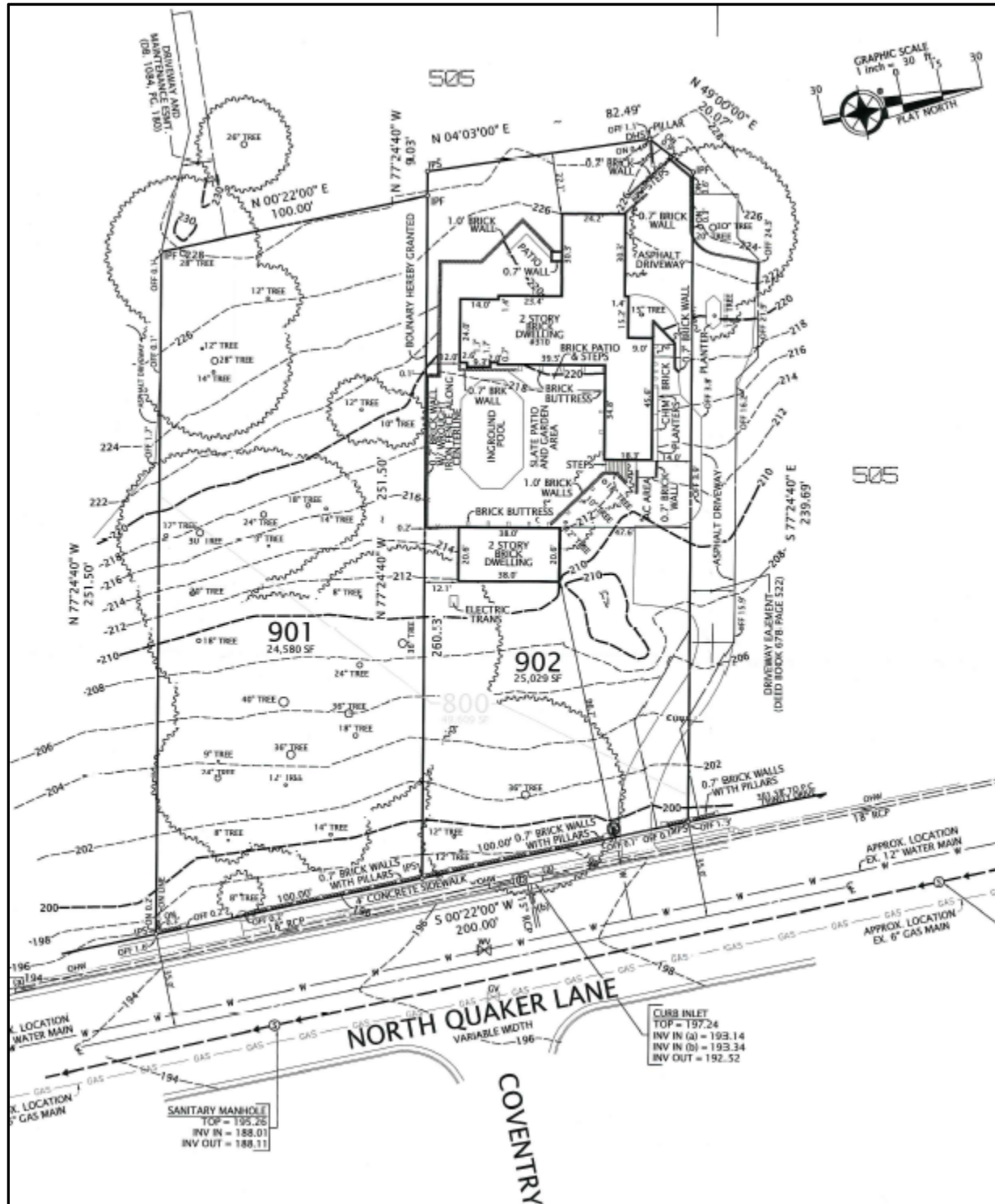
The subject property was subdivided into two lots in 1967 as part of the "Resubdivision of Parcel 2 Division of Edna J. Strong and Lot 4 and Parcel 604 of Division of Parcels 503 and 504 of the Hooff Property." The property owner legally consolidated the lots in 2003. The configuration of the lots between 1967 and 2003 is identical to the lot configuration proposed in the current request.

PROPOSAL

The applicant proposes to subdivide the existing parcel into two new lots as shown in Figure 1 on the following page. Proposed Lot 901 is likely to be redeveloped in the future, but the applicant has stated that he has no specific plans at the present time. Proposed Lot 901 would measure 24,580 square feet. Proposed Lot 902, on which the existing dwelling would remain, would measure 25,029 square feet.



Figure 1: Proposed Subdivision Plat



ZONING / MASTER PLAN DESIGNATION

The property is located in the R-20 / Single-Family zone. As shown in the table below, the proposal meets minimum lot size, frontage, and width requirements for single-family dwellings in the zone. The proposal would also not negatively impact FAR or yard/setback requirements for the existing dwelling. The property is located within the Seminary Hill Small Area Plan Chapter of the Alexandria Master Plan, which designates the property for uses consistent with the R-20 zone.

	Existing Lot	Minimum Requirements	Proposed Lot 901	Proposed Lot 902
Lot Size	49,609 sq. ft.	20,000 sq. ft.	24,580 sq. ft.	25,029 sq. ft.
Lot Frontage	200 feet	75 feet	100 feet	100 feet
Lot Width		100 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 “of substantially the same character as to suitability for residential use and structures, lot areas, orientation, street frontage, alignment to streets and restrictions as other land in the subdivision, particularly with respect to similarly situated lots within the adjoining portions of the original subdivision.” A provision requiring new lots to be consistent with the character of other nearby lots has existed in the Zoning Ordinance for many years and was strengthened in 2006 in the first of three “infill” text amendments.

Section 11-1710(B) further explains that the lots within a given subdivision proposal should be compared, for the purpose of determining neighborhood character, to those existing lots located

within the original subdivision area, evidence of which may be shown by: (1) Subdivision plat documents, including amendments to the subdivision over time, as well as the development that has occurred within the subdivision; and (2) land in the same general location and zone as the original subdivision with the same features so as to be essentially similar to the original subdivision area.

II. STAFF ANALYSIS

Staff supports the requested subdivision. The proposed lots meet both general subdivision standards as well as the technical requirements for the R-20 zone regarding lot size, frontage, and width. They are also consistent with the character of other lots in the area as stipulated in Section 11-1710(B) of the Zoning Ordinance.

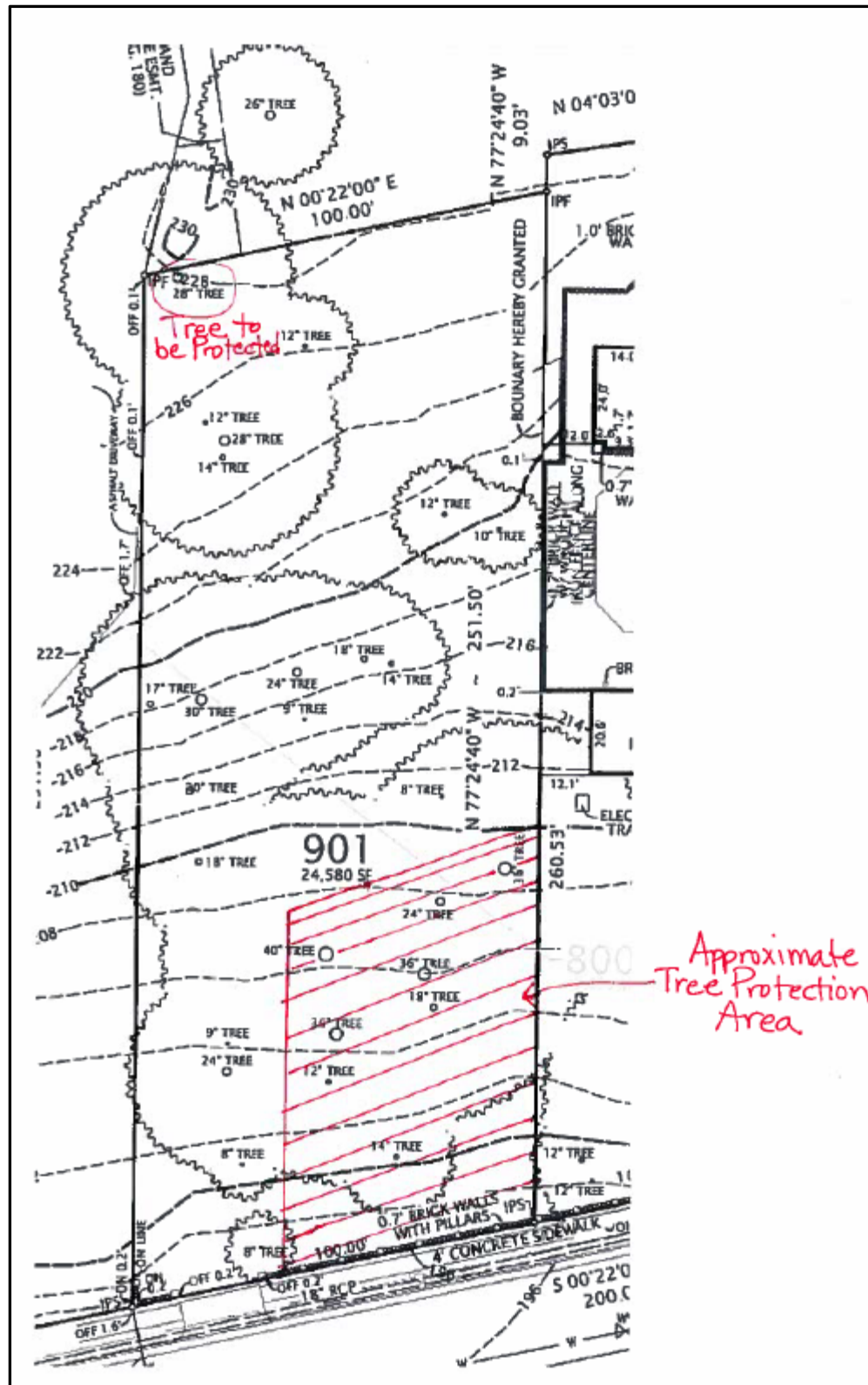
Although the matter of neighborhood character necessitated considerable analysis and was discussed at great length in other recent subdivision cases before the Planning Commission, in this case, the neighborhood character analysis is notably straightforward. The 1967 subdivision that created the previous two-lot configuration at the site is the “original subdivision” that should be used for comparison purposes in reviewing the matter of neighborhood character (see Figure 2 on the following page). Although that subdivision created lots with a variety of sizes and frontages, it created the exact same two-lot configuration for this specific site as the current request. Staff finds that the overall lot character in the neighborhood is of a variety of lot sizes and frontages and the most similarly-situated lots in the original subdivision are the ones at this specific site. Given that the 1967 lots at this site have an identical lot configuration to the current request, the proposal is substantially consistent with the neighborhood character.

Although the applicant has stated that he does not have specific development plans at the present time, staff is nonetheless concerned about the loss of several large trees on proposed Lot 901 in the likely event that the property is developed in the future. Based on estimated setbacks and the assumed construction of a driveway on the southern side of the property, staff has identified one tree to the rear and several trees in the front (eastern) portion of the lot that should be protected during future construction on the site. This tree and area are noted on the “Preliminary Tree Protection Plan” (see Figure 3 on Page 8). Condition #3 requires that these trees need be protected and requires them to be identified on any future grading plan submissions. The condition language also gives the Director of Planning & Zoning discretion to allow the applicant to satisfy this condition through the protection of alternative existing trees on the site or the one-for-one planting of replacement trees if the Director finds that the preservation of the specific trees shown in the plan is undesirable due to their poor health or is otherwise not feasible for reasons such as building setback requirements.

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

Figure 2: Original Subdivision Plat

Figure 3: Preliminary Tree Protection Plan



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 11-1700 of the Zoning Ordinance. (P&Z)
2. The 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. No permanent structure may be constructed over any existing private and/or public utility easements. (P&Z) (T&ES)
3. The applicant shall provide, implement and follow tree protection measures for the tree directly identified on the Preliminary Tree Protection Plan and all trees located within approximate tree protection area shown on the Plan. The applicant shall also depict the trees and necessary protection areas around those trees on any 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 any of the trees identified in the Plan are diseased or their protection is otherwise not feasible as determined by the Director, the Director may either: 1) designate an alternate tree or trees for protection or 2) allow otherwise protected trees to be replaced, on a one-for-one basis and with half of the replaced trees being at least two-inch caliper and half of the replaced trees being at least four-inch caliper in size. If the approved tree protection methods have not been followed, replacement trees or a monetary fine commensurate with the value of replacement trees shall be required for each tree identified for protection that is destroyed. The replacement trees shall be installed and, if applicable, the fine shall be paid 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 (July 6, 2016) unless recorded sooner.

IV. CITY DEPARTMENT COMMENTS

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

Transportation & Environmental Services:

- F-1 Ensure that signature block is added to the final plat. (T&ES)
- R-1 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

Parks and Recreation:

- F-1 No comments

Police Department:

- F-1 No comments

Fire Department:

- F-1 No comments or concerns

Archeology:

- F-1 Because this project does not involve ground disturbance, no archaeological resources will be disturbed by this project. No archaeological action is required.

**APPLICATION****SUBDIVISION OF PROPERTY****SUB #** 204-0016**PROPERTY LOCATION:** 310 North Quaker Lane, Alexandria, Virginia**TAX MAP REFERENCE:** 051.03 07 38**ZONE:** R-20**APPLICANT:**Name: J. Perry KrugerAddress: 310 North Quaker Lane, Alexandria, Virginia 22304**PROPERTY OWNER:**Name: J. Perry KrugerAddress: 310 North Quaker Lane, Alexandria, Virginia 22304

SUBDIVISION DESCRIPTION Request for approval of a plat of subdivision to resubdivide the existing lot in to two (2) lots. The proposed lots are the same as the two lots created in 1967 in Deed Book 671-617, and consolidated in 2003 for estate planning purposes.

☒ **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 W. Blair, Esq.

Print Name of Applicant or Agent

524 King Street

Mailing/Street Address

Alexandria, VA

City and State

22314

Zip Code

Signature

703-836-1000

Telephone #

703-549-3335

Fax #

d Blair@landcarroll.com

Email address

October 28, 2014

Date

DO NOT WRITE IN THIS SPACE - OFFICE USE ONLY

Application Received: _____

Fee Paid and Date: _____

ACTION - PLANNING COMMISSION: _____

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.

J. Perry Kruger. 310 North Quaker Lane, Alexandria, VA. 100% interest.

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 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. J. Perry Kruger		100%
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 310 North Quaker Lane, Alexandria, Virginia 22304 (address), 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. J. Perry Kruger		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. J. Perry Kruger	None	Planning Commision
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.

October 28, 2014

Date

J. Perry Kruger

Printed Name


Signature

Subdivision # 2014-0016

WAIVER OF RIGHT TO AUTOMATIC APPROVAL

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

PROJECT NAME: Kruger - 310 North Quaker Lane

PROJECT ADDRESS: 310 North Quaker Lane, Alexandria, Virginia 22304

DESCRIPTION OF REQUEST:

Request for approval of a plat of subdivision to resubdivide the existing lot in to two (2) lots. The proposed lots are the same as the two lots created in 1967 in Deed Book 671-617, and consolidated in 2003 for estate planning purposes.

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 10/28/2014 and 1/6/2015 in excess of forty-five (45) days.

Date: October 28, 2014

☐ Applicant

☒ Agent

Signature: 

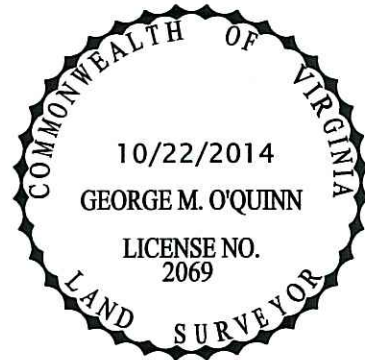
Printed Name: Duncan W. Blair, Esq.

SURVEYOR'S CERTIFICATE

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 J. PERRY KRUGER AS RECORDED IN INSTRUMENT #130025533 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 22nd DAY OF OCTOBER, 2014.



George M. O'Quinn

GEORGE M. O'QUINN L.S.

OWNER'S STATEMENT OF CONSENT

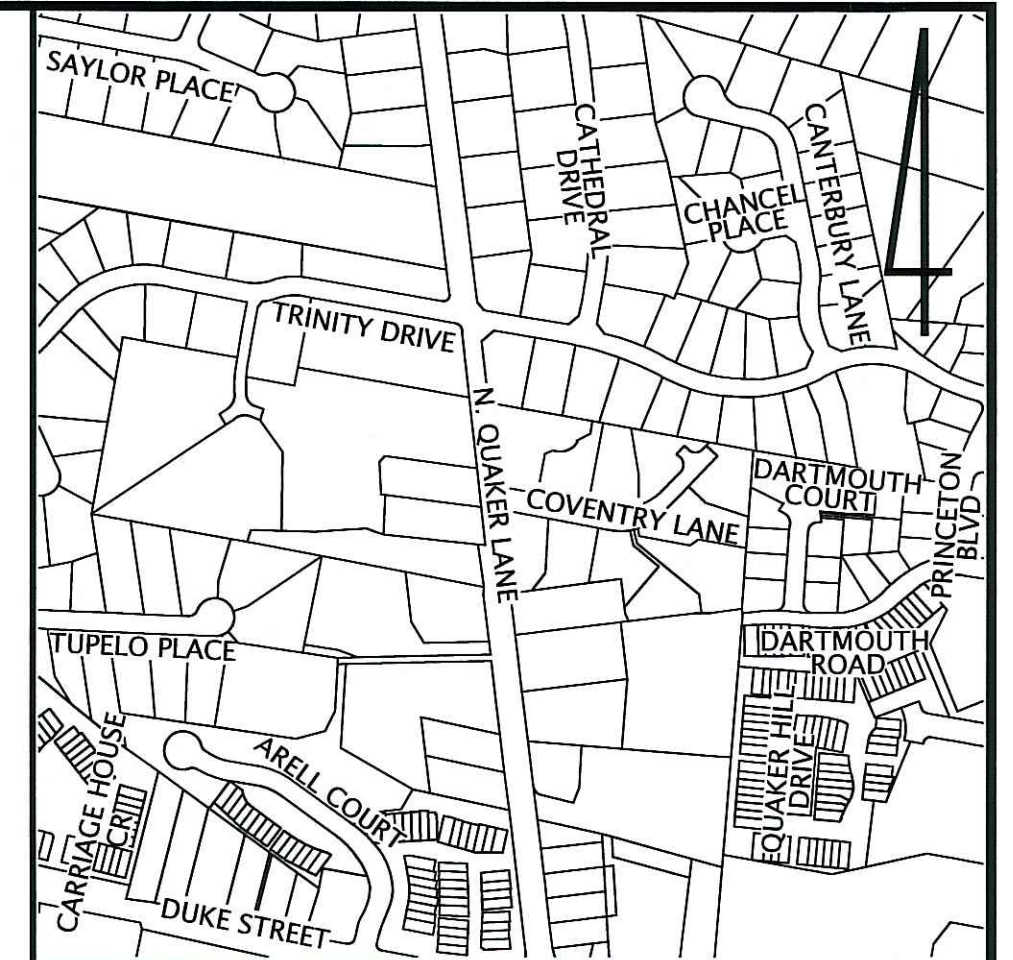
THE PLATTING OR DEDICATION OF LAND SHOWN ON THIS PLAT AND DESCRIBED IN THE SURVEYOR'S CERTIFICATE IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER.

J. PERRY KRUGER

DATE

NOTES:

1. THE PROPERTY DELINEATED HEREON IS SHOWN ON THE CITY OF ALEXANDRIA TAX MAP AS PARCEL #: 051.03-07-38 AND IS ZONED R-20.
2. NO TITLE REPORT WAS FURNISHED.
3. PLAT IS SUBJECT TO RESTRICTIONS OF RECORD.
4. TOTAL AREA OF RESUBDIVISION = 49,609 SF (1.1389 SF)
5. OWNER: J. PERRY KRUGER
5924 COLFAX AVENUE
ALEXANDRIA, VIRGINIA 22311
(INST. NO. 130025533)
6. THERE ARE NO FLOOD PLAINS OR RESOURCE PROTECTION AREAS ON THIS PROPERTY.
7. THERE IS NO EVIDENCE OF ANY GRAVE OR OBJECT OR STRUCTURE MARKING A PLACE OF BURIAL ON THIS PROPERTY.
8. THERE ARE NO KNOWN SOILS OR MATERIALS CONTAMINATED WITH HEAVY METALS, PETROLEUM PRODUCTS, PCB'S, FLY ASH, OR OTHER TOXIC OR HAZARDOUS MATERIALS ON THIS PROPERTY.
9. THERE ARE NO KNOWN UNDERGROUND STORAGE TANKS ON THIS PROPERTY.
10. THERE ARE NO KNOWN FORMER SANITARY LANDFILLS, DUMP OR DISPOSAL AREAS WITHIN 1000 FEET OF THIS PROPERTY.
11. THERE ARE NO KNOWN AREAS WITH THE POTENTIAL FOR GENERATING COMBUSTIBLE GASSES ON THIS PROPERTY.
12. TOPOGRAPHY WAS FIELD RUN BY THIS FIRM ON OCTOBER 22, 2014. (NAVD 1988)
13. THIS PROPERTY IS SERVED BY PUBLIC SEWER AND WATER.
14. UTILITIES ARE UNDERGROUND TO DWELLING.
15. THIS RESUBDIVISION RETURNS THE LOTS TO THEIR PRIOR CONFIGURATION RECORDED IN INSTRUMENT 020037213.



VICINITY MAP

SCALE: 1" = 500'

PRELIMINARY PLAT

SHOWING
LOT 901 AND LOT 902
BEING A RESUBDIVISION OF
LOT 800

KRUGER PROPERTY

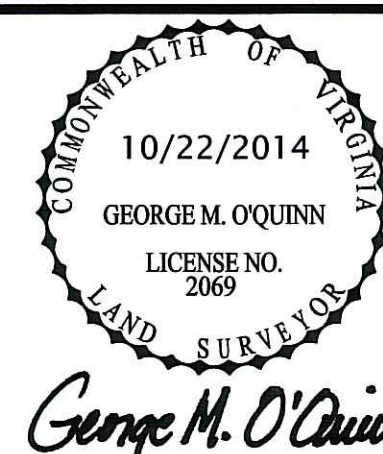
(INSTRUMENT #: 020037213)

CITY OF ALEXANDRIA, VIRGINIA

SCALE: 1" = 30'

OCTOBER 22, 2014

AREA TABULATION					
PRE-RESUB.			POST-RESUB.		
800	49,609 SF	1.1389 ACRE	901	24,580 SF	0.5643 ACRE
			902	25,029 SF	0.5746 ACRE
TOTAL	49,609 SF	1.1389 ACRE	TOTAL	49,609 SF	1.1389 ACRE



SHEET 1 OF 2



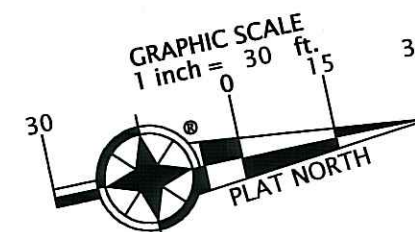
Surveyors
Inc.

8808-H PEAR TREE VILLAGE COURT
ALEXANDRIA, VIRGINIA 22309

703-619-6555
FAX 703-799-6412

#141015001

#122-14



KRUGER PROPERTY

OF ALEXANDRIA, VIRGINIA

SCALE: 1" = 30' OCTOBER 22, 2014

SCALE: 1" = 30'

OCTOBER 22, 2014



703-619-6555
FAX 703-799-6412

#141015001

#122-14