

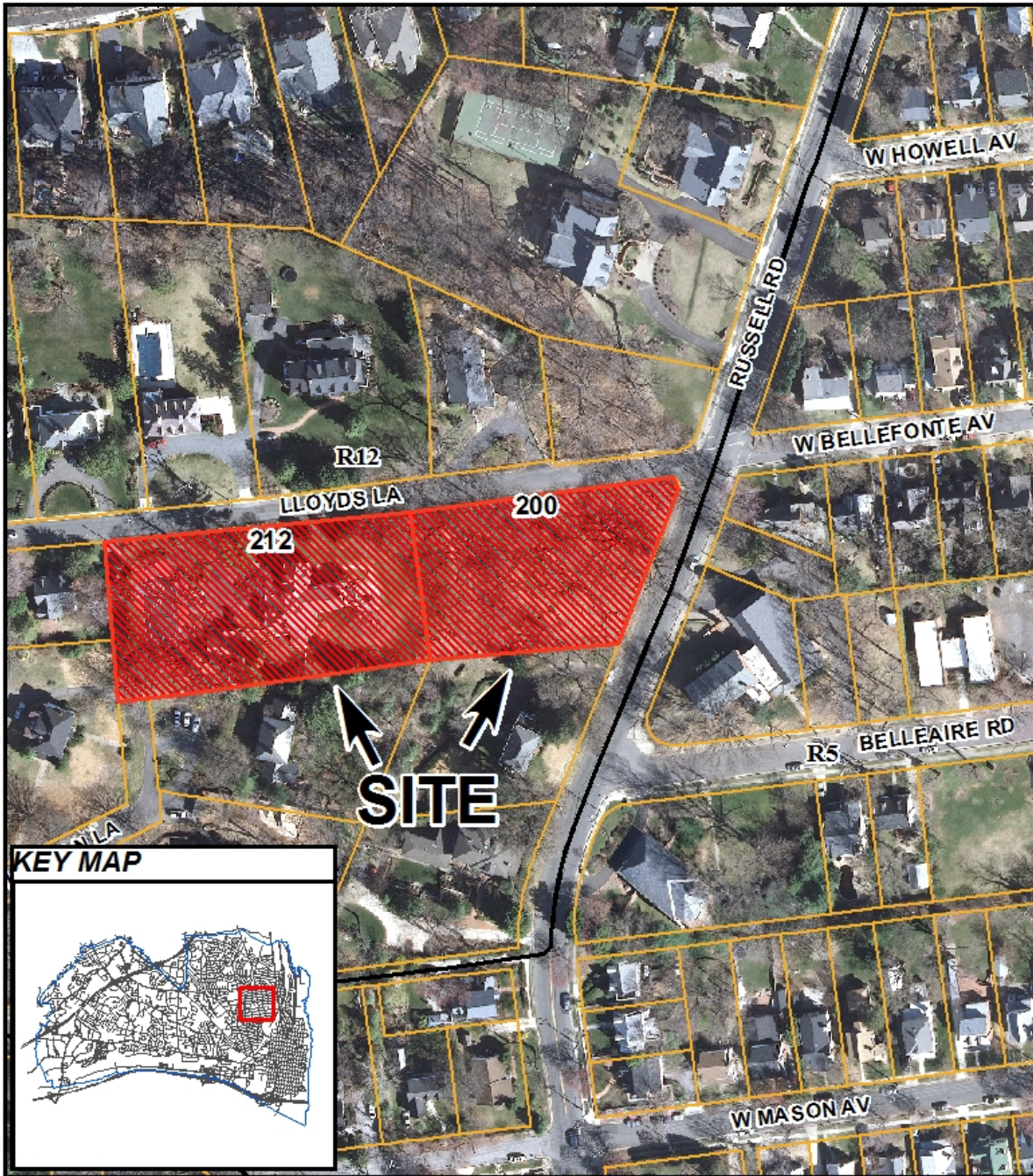


DOCKET ITEM #4
Subdivision #2015-0003
200 and 212 Lloyd's Lane

Application	General Data	
Request: Public hearing and consideration of a request for a subdivision	Planning Commission Hearing:	July 7, 2015
	Approved Plat must be recorded by:	January 7, 2017
Address: 200 and 212 Lloyd's Lane	Zone:	R-12/Residential Single-Family
Applicant: David M. Phillips Jr. and Nancy E. Phillips, represented by Duncan Blair, Attorney	Small Area Plan:	North Ridge/Rosemont

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 #2015-0003
200 & 212 Lloyd's Lane



I. DISCUSSION

The applicants, David M. Phillips Jr. and Nancy E. Phillips, represented by Duncan Blair, attorney, request approval of a subdivision at 200 and 212 Lloyd's Lane.

SITE DESCRIPTION

The subject site is two lots of record. The corner property at **200 Lloyd's Lane** has 257.6 feet of frontage on Lloyd's Lane, 170.5 feet of frontage on Russell Road, and a total lot area of 32,764 square feet. No structures exist on the lot. It has extremely steep slopes of approximately 19 percent on its eastern half and a grade change of 30 feet. The property at **212 Lloyd's Lane** has 290 feet of frontage on Lloyd's Lane, 150 feet of lot depth, and a total lot area of 43,500 square feet. It is improved with a two-story single-family dwelling and accessory structures.



The properties are surrounded by other single-family dwellings. Immanuel Lutheran Church is also located across Russell Road to the east.

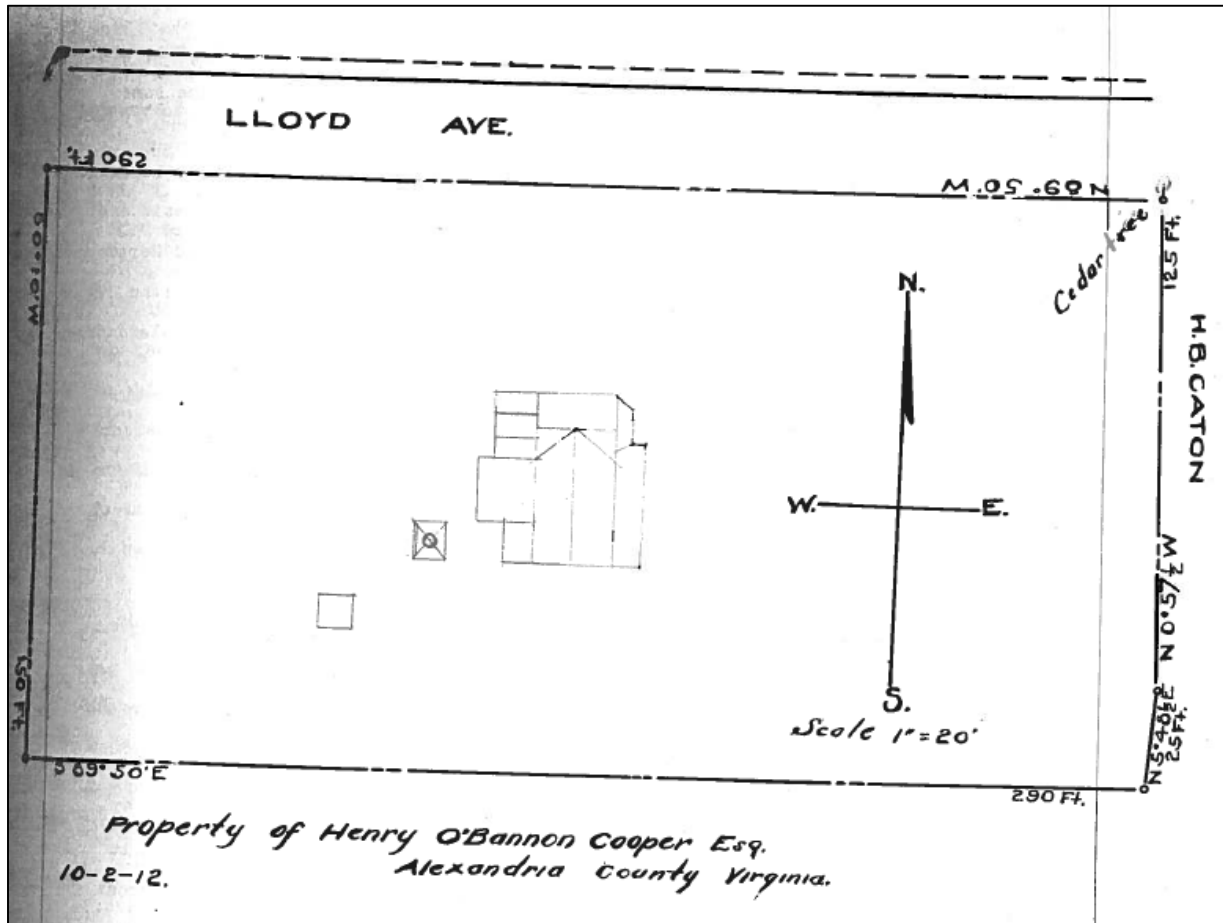
BACKGROUND

The two lots were created in 1912 as individual lots and not as a part of a larger, planned subdivision. The 200 Lloyd's Lane property was subdivided only by metes and bounds description in the deed; however, a plat was also recorded for 212 Lloyd's Lane (see Figure 1 on the next page).



A prior owner of the subject properties received Planning Commission approval for Subdivision #96-0026 in February 1997 to move the lot line between 200 and 212 Lloyd's Lane. No new lots were proposed as part of the request. The owner did not record the subdivision within the proper timeframe and the approval expired in 1998. In 2000, a new property owner requested subdivision approval (SUB#2000-0005) to split the existing 200 Lloyd's Lane property into two lots. Staff recommended denial of that request, finding that the new lots would not be consistent with the character of the neighborhood given that both new lots would have been significantly smaller than the majority of the lots located within the area believed, at the time, to be the original subdivision. Staff also raised concern about the consistency of the proposal with the

Figure 1: Original Subdivision Plat for 212 Lloyd's Lane



neighborhood in terms of lot frontage, and it noted that two oak trees on the new interior lot were considered specimen trees that needed to be preserved. That applicant withdrew the subdivision request prior to the scheduled Planning Commission hearing in June 2000.

Last fall, the applicants submitted a request (SUP#2014-0013) to subdivide the existing two lots into three lots. The request was originally scheduled to be heard in November 2014, but the case was deferred to December 2014 primarily due to the applicants providing new information regarding which legal documents created the lots. Ultimately, staff recommended denial of the request, finding that the two smallest lots in the three-lot proposal would not be consistent with the character of other nearby lots regarding lot area and lot frontage. It also raised concern in the report about the steep slopes that would be present on the proposed new corner lot.

The Planning Commission denied the subdivision request at its December 2, 2014 public hearing, and the applicants subsequently appealed that decision to City Council. At its de novo public hearing on January 24, 2015, the City Council upheld the denial. The January 12, 2015 memorandum to City Council, which also included the December 2, 2014 staff report, can be found Attachment #1 of this report. The applicants subsequently appealed the City Council decision to Alexandria Circuit Court, but have placed that appeal on hold while they pursue the current request.

PROPOSAL

The applicants propose to re-subdivide their existing property by moving the shared property line between the two lots to the west, or closer to the existing dwelling at 212 Lloyd's Lane, by 40.9 feet (see Figure 2.) Unlike the prior subdivision request, the current proposal maintains two lots at the site and no new lots would be created. Proposed Lot 601, on which the existing single-family dwelling would remain, would become 6,129 square feet smaller, resulting in a lot measuring 37,371 square feet. Proposed Lot 602 would increase in size to 38,893 square feet. Although it would continue to have steep slopes, particularly on the eastern half of the lot, the area of land that would be added to proposed Lot 602 would be relatively flat. A new single-family dwelling is expected to be constructed on the lot in the future.

ZONING / MASTER PLAN DESIGNATION

The property is located in the R-12 / Single-Family zone. The proposal meets minimum lot size, frontage, and width requirements for single-family dwellings in the zone as shown in Table 1. The property is also located within the Northridge/Rosemont Small Area Plan Chapter of the Alexandria Master Plan, which designates the property for uses consistent with the R-12 zone.

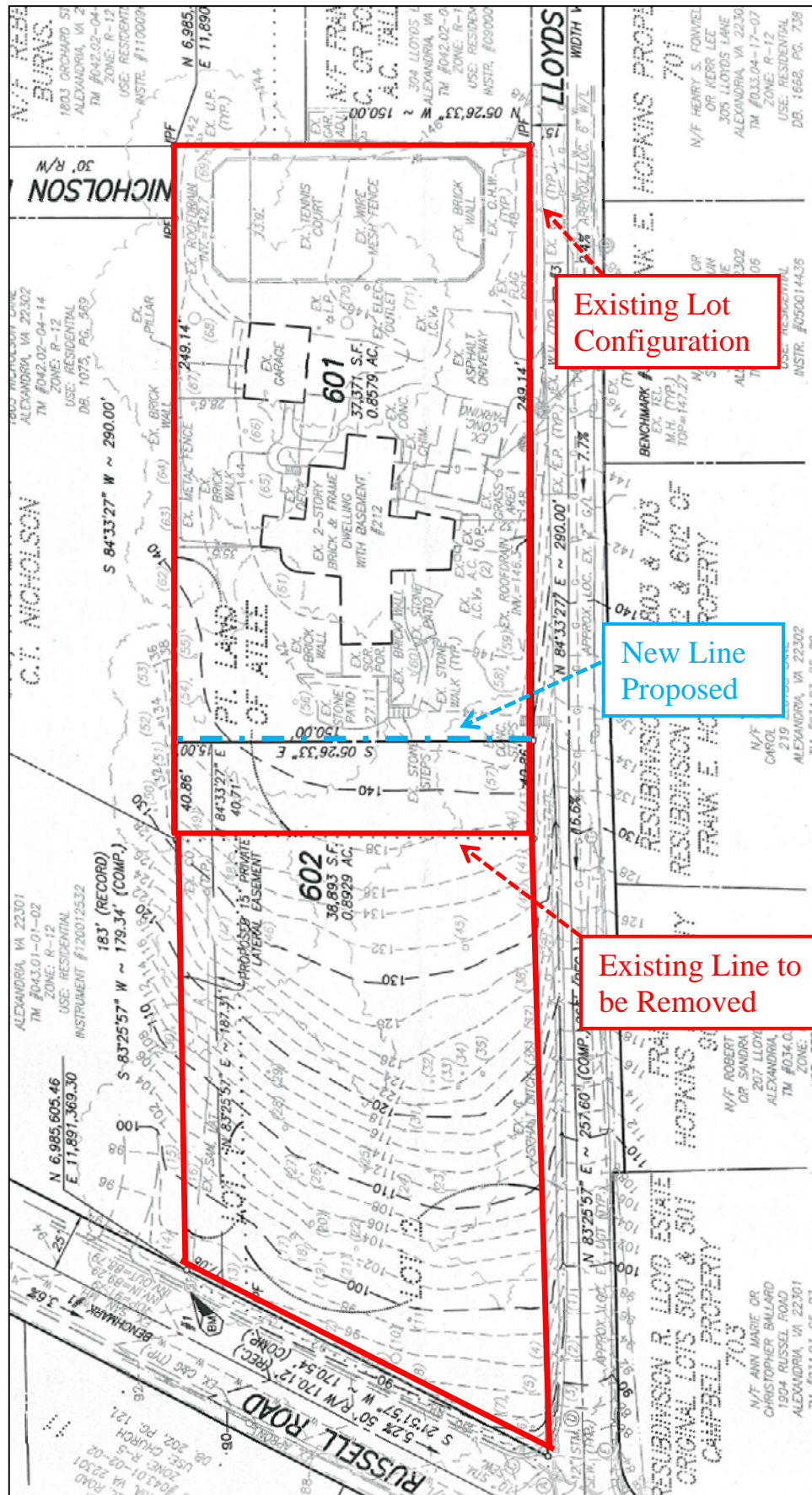
Table 1: Zoning Analysis

	<i>Existing</i>		Minimum Required	<i>Proposed</i>	
	200 Lloyd's Lane	212 Lloyd's Lane		Lot 602	Lot 601
Lot Size	32,764 sq. ft.	43,500 sq. ft.	12,000 sq. ft.	38,893 sq. ft.	37,371 sq. ft.
Lot Width		290 feet	80 feet (Interior Lot)		249.1 feet
	240 feet (Lloyd's Lane)		95 feet (Corner Lot)	280.9 feet (Lloyd's Lane)	
	147 feet (Russell Road)			147 feet (Russell Road)	
Lot Frontage	257.6 feet (Lloyd's Lane)	290 feet	60 feet	298.5 feet (Lloyd's Lane)	249.1 feet
	170.5 feet (Russell Road)			170.5 feet (Russell Road)	
Side Yard (East)		73.9 feet (to garage)	1:2 ratio / 10' min = 10 feet*		73.9 feet (to garage)
Side Yard (West)		68 feet (to porch)	1:2 ratio / 10' min = 10 feet*		27.1 feet (to porch)
		81 feet (to dwelling)	1:2 ratio / 10' min = 15.5 feet*		40.1 feet (to dwelling)
FAR		0.15**	0.30		0.17**

* Based on estimated height of structures.

** Based on estimated FAR with no deductions except for basement.

Figure 2: Preliminary Subdivision Plat



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. In addition, Section 11-1710(B) contains what is often referred to as the “lot character requirement.” It states that every subdivided lot shall 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 applicant's subdivision request. Unlike the prior proposal from last fall that would have created a third lot at the site, the current proposal amounts to only a shift of the shared property line between the two lots by just over 40 feet and a transfer of just over 6,100 square feet of land from one lot to the other. The proposal meets general subdivision requirements, the provisions of the R-12 zone, and it also meets the lot character requirement found in Section 11-1710(B) of the Zoning Ordinance.

Lot Character Assessment – Area of Comparison

The determination of which lots should constitute the “area of comparison,” in order to ultimately answer the lot character question, was discussed extensively during the review of the prior subdivision request. As a part of that discussion, the applicants also offered their own recommendation, which staff did not support. During their consideration of the case, neither the Planning Commission nor City Council raised objections to the “area of comparison” used in that case (SUP#2014-0013) and staff has applied it to this request as well.

As noted in the proposal reviewed last fall, the existing lots at 200 and 212 Lloyd's Lane were created individually in 1912. No formal, planned “original subdivision”, except for the metes and bounds descriptions and one plat for the subject lots, therefore exists in the immediate area for use in evaluating lot character. Although somewhat uncommon, this situation is addressed in Section 11-1710(B) of the Zoning Ordinance. It allows that additional land in the same zone as, and with characteristics similar to, the original subdivision area may be used in order to determine an alternative area of comparison for the purpose of assessing lot character consistency.

The area of comparison for this subdivision request is total of 15 lots (excluding the subject lots) located to the north, south, and west of 200-212 Lloyd's Lane as shown in Figure 3 on the following page. It is the same area of comparison used for the 2014 subdivision request at the site. The lots are all geographically proximate to the subject site, and the subdivisions that created them (including the Frank E. Hopkins and Campbell subdivisions) all immediately abut the subject lots. The 15 properties feature lot characteristics, such as slightly slanting property lines, occasional irregularity in shape, and a lot size typically exceeding 20,000 square feet, generally similar to the subject lots. They are all located in the same zone, R-12, as the properties at 200 and 212 Lloyd's Lane.

Certain properties in the vicinity have been excluded from the area of comparison based on the provisions in Section 11-1710(B). No properties to the east, across Russell Road, have been included because they are not located within the same zone. The properties along Lloyd's Lane located west of Orchard Street, which the applicant had recommended for inclusion in their 2014 subdivision request, have been excluded from the area of comparison because the character of those lots is different from the subject site. As noted in the staff report for the prior request, the character changes west of Orchard Street into noticeably smaller and more consistently rectangular lots, often with non-slanting lot lines and with their narrow ends oriented toward the street.

Lot Character Assessment – Similarly-Situated Lots

In order to answer the lot character question, a second determination is also required regarding which subset of lots within the area of comparison are the most "similarly situated." It is this group of lots that is considered most closely in the subsequent quantitative analysis to ultimately determine the level of similarity between the character of the proposed lots and the character of nearby lots. A standard dictionary definition of "situated" as meaning "sited, positioned, or located" has been used in this case like it has in other subdivision cases. Similarly-situated lots are therefore those lots within the area of comparison that share the same siting, position, or location as the proposed lots. Examples of lot categories that have been considered to be similarly-situated in past subdivision requests include: interior lots, corner lots, lots located on portions of curvilinear streets, and lots with the same orientation toward abutting streets.

Given that the current proposal has one interior lot and one corner lot, two different groups of "similarly-situated" lots must be selected: one group for the interior lot, and another group for the corner lot. Staff has determined that ten other lots within the area of comparison are more similarly-situated to the interior lot, proposed Lot 601, than all others within the area of comparison. These ten lots, shown on Figure 4-A on page 10, share the same interior-lot siting or position. Likewise, staff has determined that five properties are more similarly-situated than all others in the area of comparison to proposed Lot 602. These five lots, shown in Figure 4-B on page 11, share the same corner-lot siting or position.

Figure 3: Area of Comparison

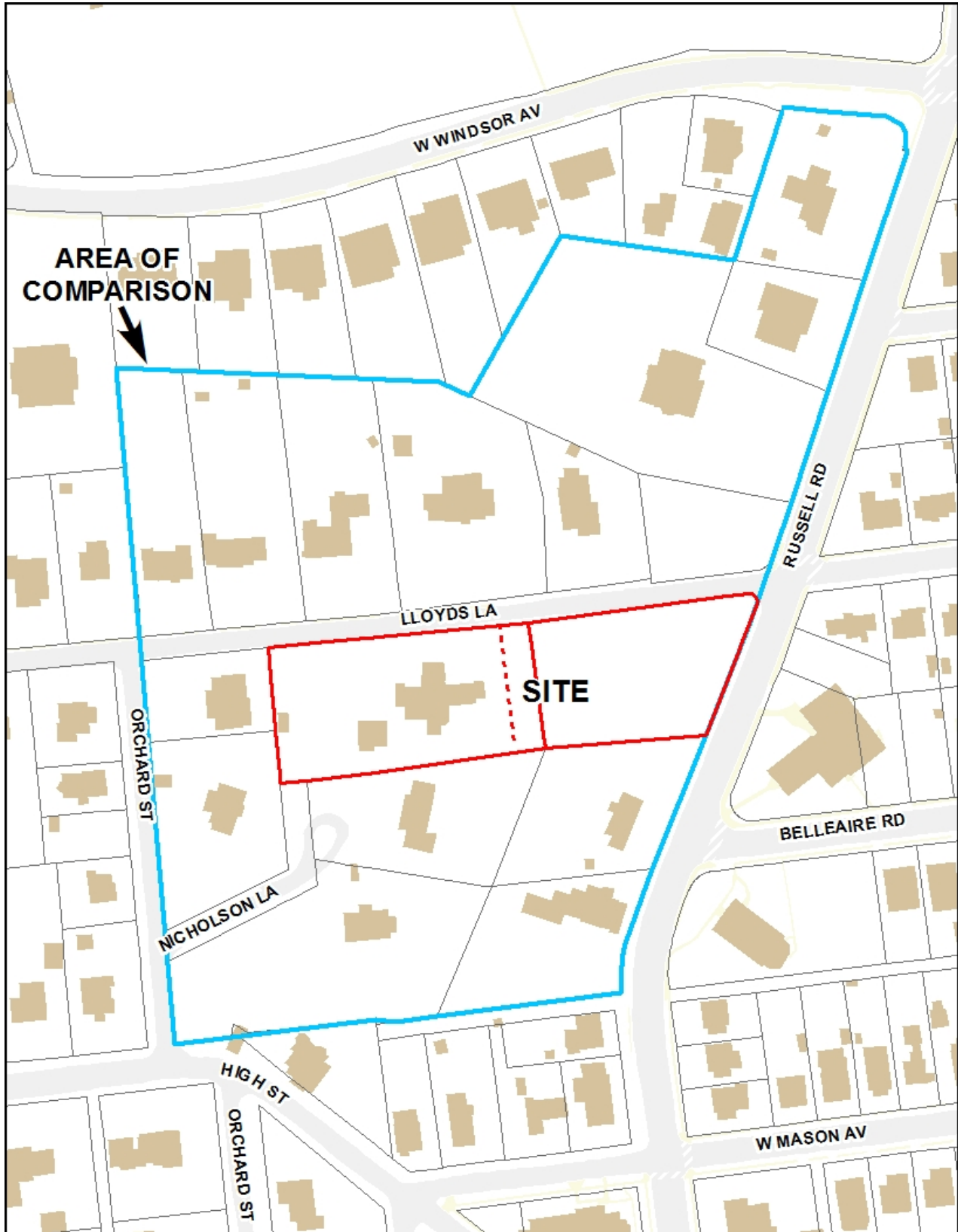


Figure 4-A: Similarly-Situated Lots (to Proposed Lot 601)

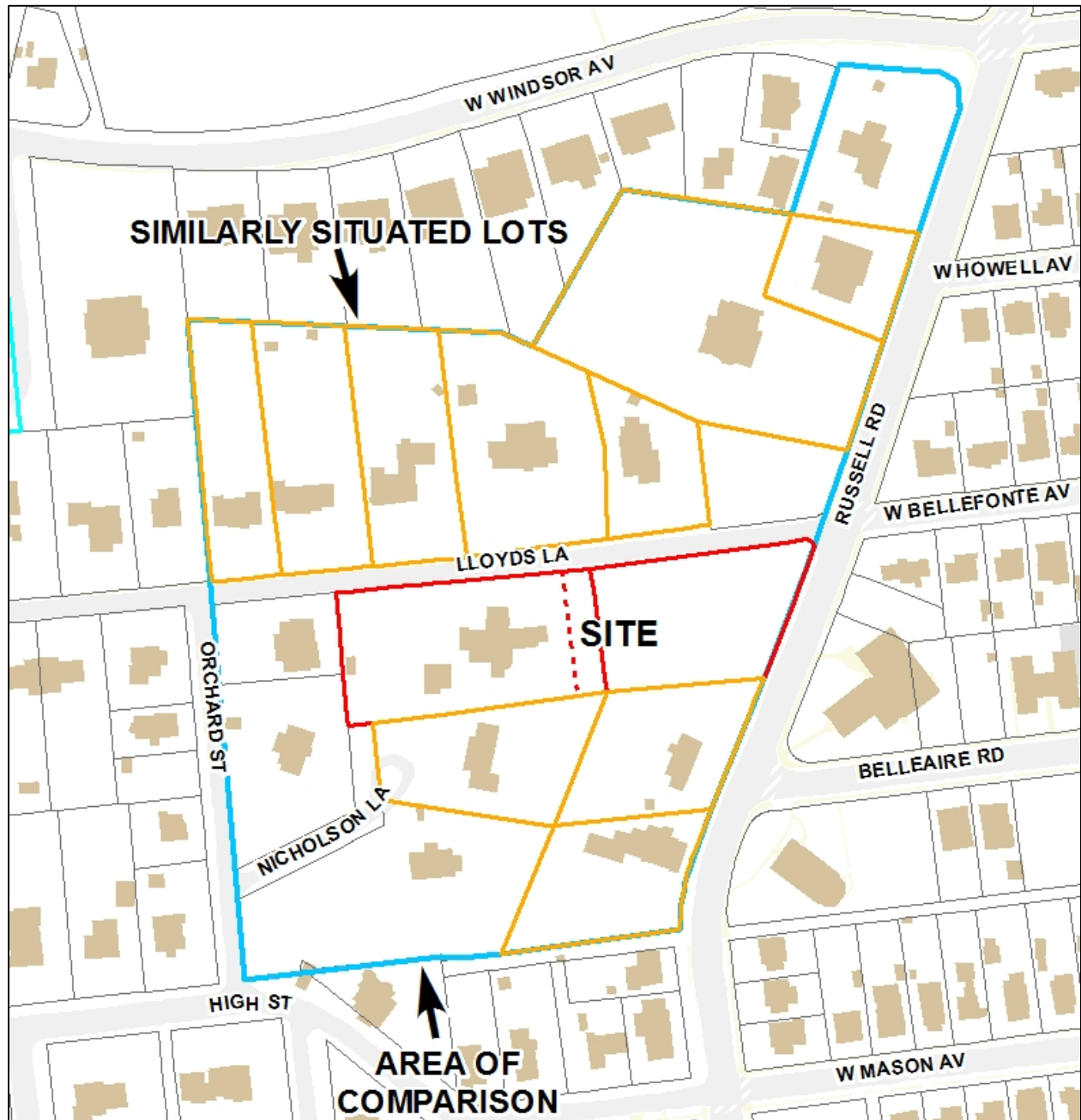
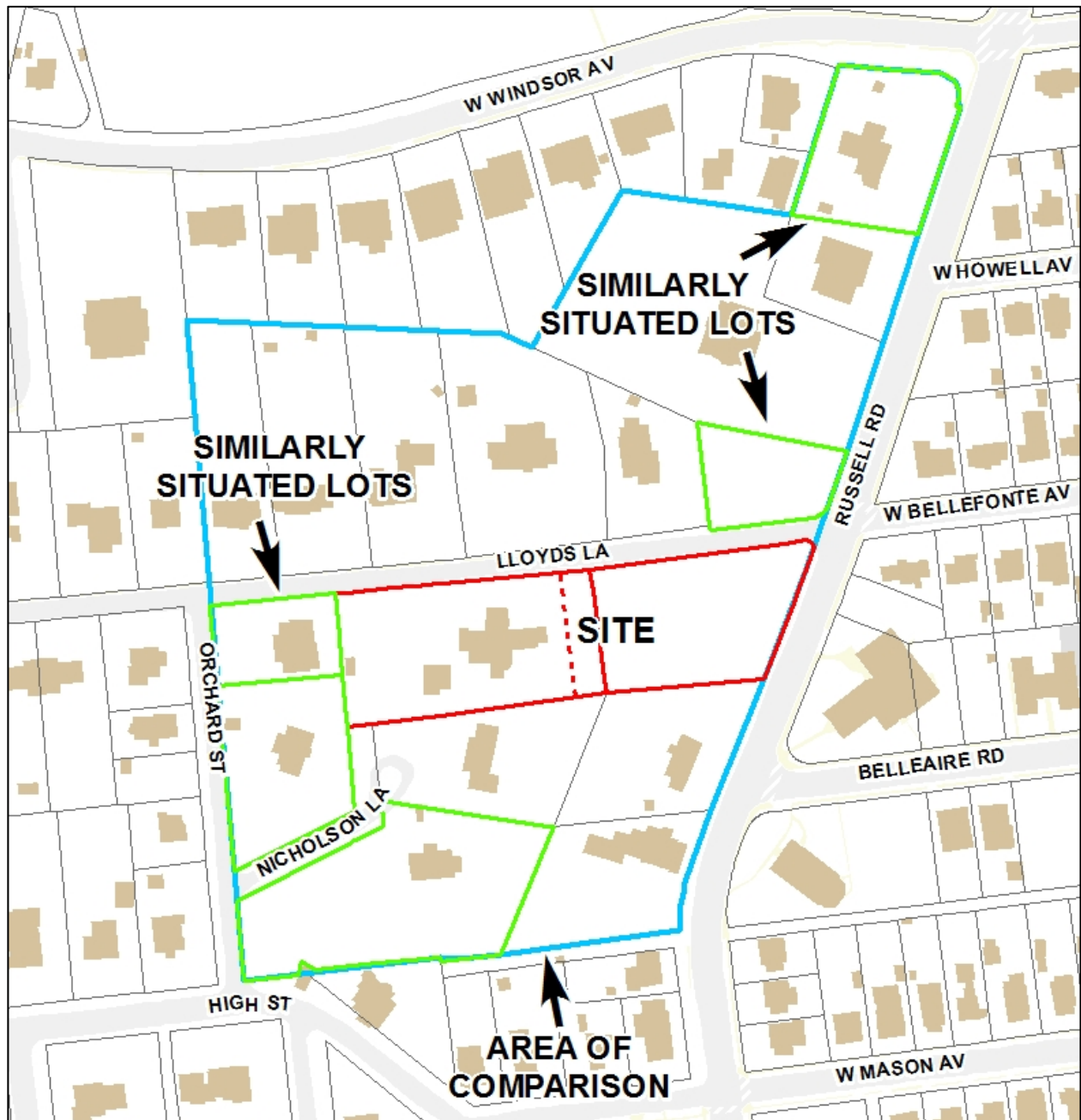


Figure 4-B: Similarly-Situated Lots (to Proposed Lot 602)



Lot Character Assessment – Lot Analysis

Following the determination of the area of comparison and the similarly-situated lots, the central question remains as to whether the proposed new lots are of substantially of the same character as other nearby lots. To answer this question, staff has: 1) compared the new lots to the overall character of the lots within the area of comparison and 2) completed a quantitative analysis of the similarity between the proposed new lots and the similarly-situated lots. The latter element of staff's review is based on the emphasis on similarly-situated lots contained in Section 11-1710(B) of the Zoning Ordinance.

General Comparison

Among the 15 other lots within the area of comparison, almost all of them are suitable for residential uses and structures. (The suitability of 1900 Russell Road, located immediately across Lloyd's Lane from proposed Lot 602, is potentially questionable due to its steep slopes; however, the development of that property is ultimately restricted by an open space easement.) Some of the lots are rectangular in shape while many others are noticeably irregular. Several of the lots have slanted property lines. The orientation of the lots, including corner lots, is varied. The lot areas of these properties range from 15,485 to 70,786 square feet, and the median average lot area is 27,910 square feet. The lot frontages of these properties (for corner lots, the largest frontage is used) range from 82 to 240 feet, with a median average lot frontage of 134 feet. The lot widths of these properties (for corner lots, the lot width on the primary front is used) range from 75 to 195 feet, with a median average lot width of 139 feet.

Staff believes that both proposed Lots 601 and 602 are suitable for residential uses and structures. Although it previously expressed concern about the suitability of the corner lot that was proposed in the 2014 subdivision request last fall, the corner lot in the current proposal is significantly larger and includes an ample amount of relatively level land area. The 37,371 square-foot lot area and 249-foot lot frontage / lot width at proposed Lot 601 are either above average or exceed the lot areas, frontages, and widths found at other lots in the area of comparison. The 38,893 square-foot lot area, the 298 and 171-foot lot frontages, and the 281 and 147-foot lot widths at proposed Lot 602 are also either above average or exceed the lot areas and frontages found at other lots in the area of comparison.

Quantitative Analysis of Similarly-Situated Lots

As it did in the 2014 request at this site, staff has completed a quantitative analysis comparing the proposed new lots to those lots determined to be most "similarly-situated." In this case, seven percentages of have been created that express the degree of similarity between the proposal and the similarly-situated lots with regard to the specific lot features identified by staff and referenced in the Zoning Ordinance. The lot features that have been identified here are: lot area, lot frontage, and lot width. If at least 50 percent of the similarly-situated lots have lot features close in measurement to those same lot features at the proposed lots, staff would conclude that the subdivision request would be "of substantially the same character" as other nearby lots as required.

Although staff has followed a similar review process here that it used in the 2014 subdivision case, the results of the current analysis are naturally quite different given the significant difference between the two proposals. Staff has also expressed the results in six different tables instead of the one single table as used in 2014.

The three tables shown below and on the following page (Tables 2-A, 2-B, and 2-C) include the lot sizes, frontages, and widths for the ten most similarly-situated properties and for proposed Lot 601. The tables have been sorted from smallest to largest, based on the lot feature measurement shown, and the specific lots deemed to be close in measurement to proposed Lot 601 have been circled.

Table 2-A

Address	Lot Area (in sq. ft.)
207 Lloyd's Lane	17,979
1910 Russell Road	18,506
309 Lloyd's Lane	22,500
1804 Russell Road	25,056
1803 Nicholson Lane	26,528
1706 Russell Road	27,910
303 Lloyd's Lane	30,360
305 Lloyd's Lane	31,137
Proposed Lot 601	37,371
219 Lloyd's Lane	41,918
1904 Russell Road	70,786

Table 2-B

Address	Lot Frontage (in feet)
309 Lloyd's Lane	82
1803 Nicholson Lane	90
305 Lloyd's Lane	107
303 Lloyd's Lane	110
207 Lloyd's Lane	120
1904 Russell Road	134
1910 Russell Road	134
1706 Russell Road	147
1804 Russell Road	163
219 Lloyd's Lane	164
Proposed Lot 601	249

Table 2-C

Address	Lot Width (in feet)
309 Lloyd's Lane	75
305 Lloyd's Lane	108
303 Lloyd's Lane	110
207 Lloyd's Lane	115
1803 Nicholson Lane	119
1910 Russell Road	125
1706 Russell Road	152
1904 Russell Road	157
1804 Russell Road	166
219 Lloyd's Lane	176
Proposed Lot 601	249

The three preceding data tables demonstrate that the lot measurements at proposed Lot 601 are close to the lot measurements of at least 50 percent of the similarly-situated lots. More specifically, Table 2-A shows that the lot area of proposed Lot 601 is close to the lot area of eight out of ten, or **80 percent**, of the similarly-situated lots. Table 2-B demonstrates that the lot frontage of proposed Lot 601 exceeds all ten, or **100 percent**, of the similarly-situated lots. Table 2-C shows that the lot width of proposed Lot 601 also exceeds all ten, or **100 percent**, of the similarly-situated lots.

Tables 3-A, 3-B, 3-C, and 3-D, shown below and on the following page include the lot sizes, frontages, and widths for the five most similarly-situated properties and for proposed Lot 602. The tables have been sorted from smallest to largest, based on the lot feature measurement shown, and the specific lots deemed to be close in measurement to proposed Lot 602 have been circled.

Table 3-A

Address	Lot Area (in sq. ft.)
304 Lloyd's Lane	15,485
1900 Russell Road	15,862
2000 Russell Road	27,980
1803 Orchard Street	30,447
Proposed Lot 602	38,893
1800 Nicholson Lane	51,133

Table 3-B

Address	Largest Lot Frontage (in feet)
1900 Russell Road	132
304 Lloyd's Lane	150
2000 Russell Road	185
1803 Orchard Street	219
1800 Nicholson Lane	240
Proposed Lot 602	299

Table 3-C

Address	Smallest Lot Frontage (in feet)
1800 Nicholson Lane	61
1900 Russell Road	78
304 Lloyd's Lane	95
2000 Russell Road	140
Proposed Lot 602	171
1803 Orchard Street	219

Table 3-D

Address	Lot Width (in feet)
304 Lloyd's Lane	95
1800 Nicholson Lane	183
2000 Russell Road	191
1803 Orchard Street	195
Proposed Lot 602	281
1900 Russell Road	N/A*

*Lot width cannot be determined for this lot

Tables 3-A, 3-B, 3-C and 3-D demonstrate that the lot measurements at proposed Lot 602 are close to the lot measurements of at least 50 percent of the similarly-situated lots. More specifically, Table 3-A shows that the lot area of proposed Lot 602 is close to the lot area of four out of five, or **80 percent**, of the similarly-situated lots. Table 3-B shows that the largest lot frontage of the two frontages on proposed corner Lot 602 is close to the largest lot frontage of all five, or **100 percent**, of the similarly-situated lots. Table 3-C shows that the smallest lot frontage of the two frontages on proposed corner Lot 602 is close to the smallest lot frontage of four out of five, or **80 percent**, of the similarly-situated lots. (It also should be noted that the smallest lot frontage of proposed Lot 602, on Russell Road, would not change under this proposal.) Table 3-D shows that the lot width of proposed Lot 602 is close to the lot width (on each lot's primary frontage) of all four possible comparisons out of the five similarly-situated lots. The lot width of the fifth lot, 1900 Russell Road, could not be determined because lot width is defined as the width of the lot at the front building wall, and the lot is unimproved. It may be said that proposed Lot 602 is close to the lot width of **100 percent** of the possible comparisons among the similarly-situated lots.

Staff has defined “similar” or “close” with regard to lot character to include those similarly-situated lots that have: 1) less lot area, frontage, or width than the proposed new lots; 2) the same lot area, frontage, or width as the proposed new lots; and 3) just slightly more lot area, frontage or width than the proposed new lots. A similar approach was used in the recent Vassar Road subdivision case as well as the West Braddock Road subdivision request, which is also scheduled for the July 2015 docket. It also featured as a minor element in the first Lloyd's Lane subdivision request in December 2014. Consistent with a recent suggestion from the Planning Commission, staff has clarified the definition of “just slightly more” to include those properties with up to ten percent of the median average lot area, frontage, and width of the lots in the area of comparison. In this case, ten percent of the median average lot area of 27,910 square feet is 2,791 square feet. Ten percent of the median average lot frontage of 134 feet is 13.4 feet, and ten percent of the median average lot width of 139 feet is 13.9 feet. Staff did not need to actually use the clarified definition here, however, due to the specific lot measurements existing within the area of comparison.

With each of the six percentages exceeding the acceptable 50 percent threshold, staff concludes that both proposed Lots 601 and 602 are of substantially the same character as other nearby lots as required in Section 11-1710(B) of the Zoning Ordinance.

Tree Protection

Several trees exist at the subject site. In the staff report for the 2000 subdivision request that was ultimately withdrawn, the City Arborist had identified two oak trees as being especially worthy of protection, if construction were to occur, given their eligibility for specimen tree designation. In a more recent follow-up visit, the City Arborist confirmed that one of the two trees no longer exists. The second tree, identified as 30-inch oak on the preliminary subdivision plat, is still standing on proposed Lot 602 and has been more closely observed as a 45-inch black oak. Although the tree has diminished from specimen quality in the last 15 years, it is still worthy of protection. Two additional, specific trees have been identified for protection: 1) a 38-inch red oak tree (shown on the preliminary plat as a 30-inch oak) located on City property near the 45-inch black oak, and 2) a 51-inch red oak (noted as a 48-inch oak on the preliminary plat) adjacent to Russell Road on proposed Lot 602. Finally, clusters of smaller trees along the northern and southern property lines of both lots have also been identified for protection.

Condition #4 would require the applicant to implement tree protection measures consistent with the Alexandria Landscape Guidelines for the specific trees as well as the trees located in approximately the northern-most 20 feet of and in approximately the southern-most 40 feet of proposed Lot 602. The condition language also requires the tree protection areas to be incorporated into, and depicted on, any future grading plan submission.

Conclusion

Although the subject site has a complex history that includes a recent 2014 subdivision request that was denied by Planning Commission and City Council, the proposal now under consideration amounts to a relatively small transfer of land between the two existing lots. It meets technical subdivision, R-12 zone, and lot character requirements found in the Zoning Ordinance. Subject to the conditions contained in Section III of this report, staff recommends approval of the 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 11-1700 of the Zoning Ordinance. (P&Z)
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)
3. The applicant shall provide, implement and follow tree protection measures for: 1) the 38-inch, 45-inch, and 51-inch oak trees on proposed Lot 602, 2) trees on approximately the northern-most 20 feet of proposed Lot 602 and 3) trees on approximately the southern-most 40 feet of proposed Lot 602. Required tree protection areas shall be depicted on any future grading plan submission. 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 within the tree protection areas are found to be diseased, are damaged or destroyed due to natural causes, 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 the tree or trees to be replaced, on a one-for-one basis and with half of the replacement trees being at least four-caliper inches in size and half of the replacement trees being at least two-inch caliper in size. If 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 tree(s) shall be installed and, if applicable, the fine shall be paid prior to the issuance of the Certificate of Occupancy permit. (P&Z)(City Arborist)

STAFF: Nathan Randall, Urban Planner III, Department of Planning & Zoning
Alex Dambach, Division Chief, Department of Planning & Zoning

Staff Note: This plat will expire 18 months from the date of approval (January 7, 2017) unless recorded sooner.

IV. CITY DEPARTMENT COMMENTS

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

Transportation & Environmental Services:

- 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

Archaeology

- F-1 This undertaking will cause no ground disturbance. No archaeological action is required.

Recreation, Parks, & Cultural Activities:

- F-1 The 38-inch, 45-inch, and 51-inch oak trees on proposed Lot 602 and tree clusters on this lot near Lloyd's Lane and the southern portion of the lot should be protected during construction through the establishment of protection zones.

Police Department:

- F-1 No objection to the proposal

Fire Department:

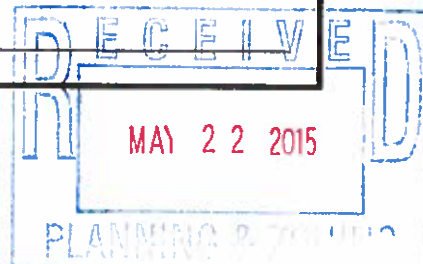
- F-1 No comments or concerns

**APPLICATION****SUBDIVISION OF PROPERTY****SUB #** 20150003**PROPERTY LOCATION:** 200 - 212 Lloyds Lane, Alexandria, Virginia 22302**TAX MAP REFERENCE:** 42.02 04 13 and 43.01 01 01 **ZONE:** R-12**APPLICANT:****Name:** David M. Phillips, Jr. and Nancy E. Phillips**Address:** 200 - 212 Lloyds Lane, Alexandria, Virginia 22302**PROPERTY OWNER:****Name:** David M. Phillips, Jr. and Nancy E. Phillips**Address:** 200 - 212 Lloyds Lane, Alexandria, Virginia 22302**SUBDIVISION DESCRIPTION**Request for approval of a plat of subdivision to resubdivide two (2) existing lots at 200 - 212 Lloyds Lane in to 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 W. Blair, Esq.Print Name of Applicant or Agent524 King StreetMailing/Street AddressAlexandria, VA 22314City and StateZip CodeSignature703-836-1000Telephone #703-549-3335Fax #dblair@landcarroll.comEmail addressMay 22, 2015Date**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.

Not Applicable.

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. David M. Phillips, Jr.		100% T by E w/CLRS
2. Nancy E. Phillips		100% T by E w/CLRS
3.		

2. Property. State the name, address and percent of ownership of any person or entity owning an interest in the property located at 200 - 212 Lloyds Lane, Alexandria, Virginia 22302 (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. David M. Phillips, Jr.		100% T by E w/CLRS
2. Nancy E. Phillips		100% T by E w/CLRS
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 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 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 M. Phillips, Jr.	None	PC
2. Nancy E. Phillips	None	PC
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.

May 22, 2015
Date

Duncan W. Blair
Printed Name


Signature

WAIVER OF RIGHT TO AUTOMATIC APPROVAL

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

PROJECT NAME: 200 - 212 Lloyds Lane

PROJECT ADDRESS: 200 - 212 Lloyds Lane, Alexandria, Virginia 22302

DESCRIPTION OF REQUEST:

Request approval of Plat of Subdivision to resubdivide the two (2) existing lots in to 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 May 22, 2015 and July 7, 2015 in excess of 45 days, if any.

Date: May 22, 2015

☐ Applicant

☒ Agent

Signature: 

Printed Name: Duncan W. Blair