

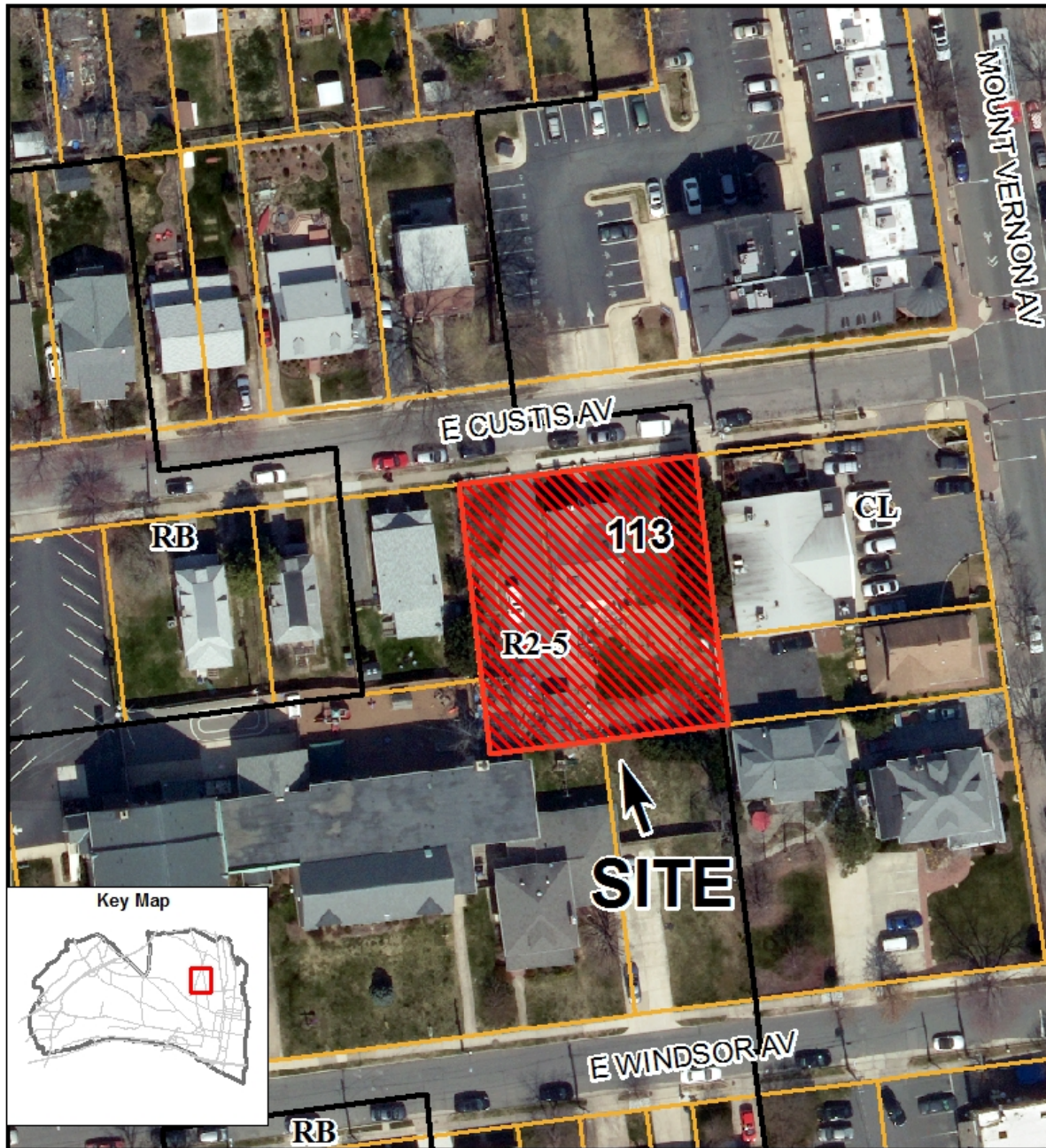


DOCKET ITEM #7
Subdivision #2016-0003
113 E. Custis Avenue

| Application | General Data | |
|---|---|------------------------------------|
| Request: Consideration of a request to re-subdivide one existing lot into two new lots. | Planning Commission Hearing: | June 9, 2016 |
| | Approved Plat must be Recorded By: | December 9, 2017 |
| Address: 113 E. Custis Ave | Zone: | R-2-5/Single- and two-family zone. |
| Applicant: Custis 244, LLC represented by Catherine Puskar, attorney. | Small Area Plan: | Potomac West Small Area Plan |

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: Sara Brandt-Vorel, sara.brandtvorel@alexandriava.gov



Subdivision #2016-0003
113 East Custis Avenue



I. DISCUSSION

REQUEST

The applicant, Custis 244, LLC, represented by Catherine Puskar, attorney, requests approval to re-subdivide one parcel into two lots at 113 E. Custis Avenue.

SITE DESCRIPTION

The subject site is one lot of record with 100 feet of frontage on E. Custis Avenue, 115 feet of depth, and a total lot area of 11,500 square feet. The site is developed with a two-story, single-family dwelling with an accessory structure in the rear of the lot.

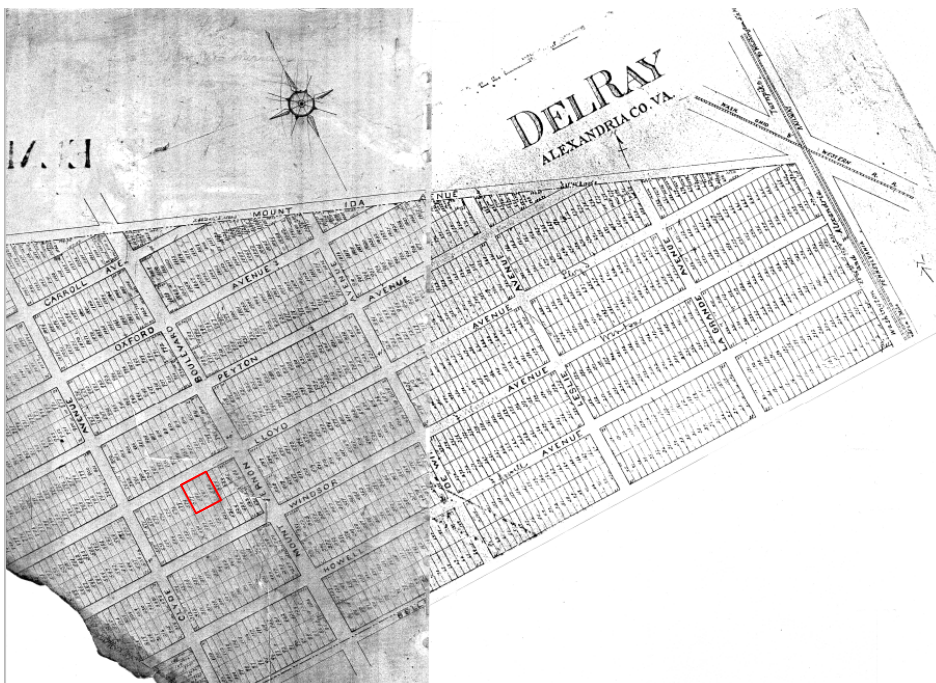


Figure 1: Existing residential structure at 113 E. Custis Avenue.

The subject site is separated from Mount Vernon Avenue by a retail property developed with a 7-Eleven store which faces Mount Vernon Avenue. Other nearby uses include VeloCity Bicycle Cooperative, Zumba on the Avenue, and two hair salons. The site is directly north of the Del Ray United Methodist Church and other uses directly adjacent to the site include free-standing and semi-detached single-family homes and a vacant lot.

BACKGROUND

Figure 2: Original Del Ray Subdivision circa 1894 and subject site consisting of Lots 579, 580, 581 and 582 outlined.



Land records indicate that the subject site, one lot recorded as Lot 6-01, was first recorded as part of the original Del Ray subdivision platted in 1894 by Wood and Harmon, developers from Ohio. The Del Ray subdivision was platted in a uniform grid of north-south oriented lots of approximately 25 feet in width and 115 feet of depth along streets which primarily

ran east-west. The Del Ray subdivision and an adjacent subdivision known as St. Elmo joined together in 1908 to become the Town of Potomac, which was subsequently annexed by the city of Alexandria in 1930.

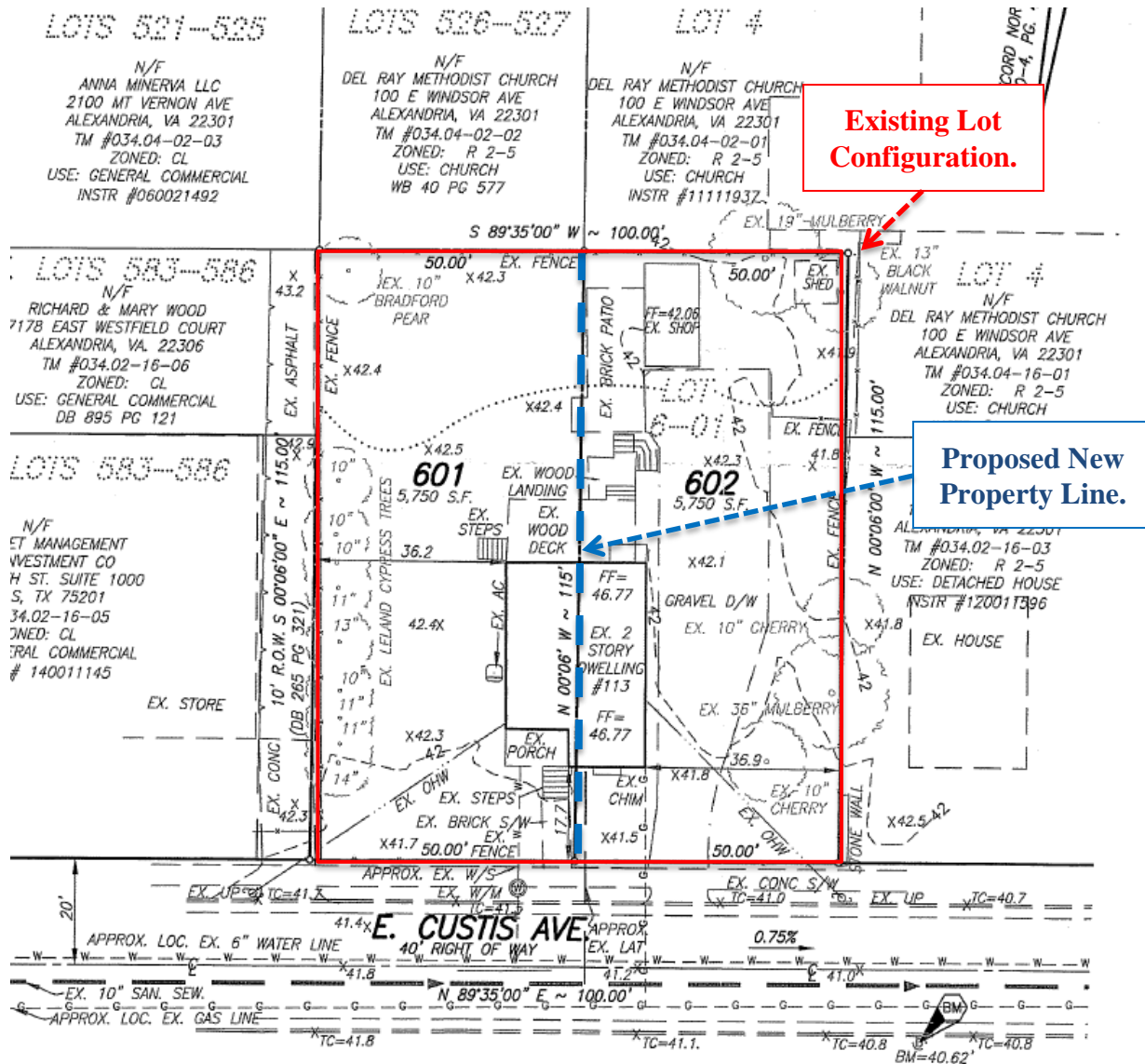
On the original Del Ray subdivision, the subject site consisted of four lots of record plated as Lots 579, 580, 581, and 582. Each lot had 25 feet of frontage along E. Custis Avenue, then known as Lloyd Avenue, and a depth of 115 feet for an individual lot area of 2,875 square feet. Land records indicate the four lots were purchased by Cecelia Shea who owned the land from 1915 through 1932 and did not make any improvements. By 1936 the subject site was owned by T.G. Cunningham who received City approval for building permit #1130 to construct a residential structure. Mr. Cunningham hired E.L. Varney to construct the in situ home, a wood frame Tudor Revival structure which was situated in the middle of the four parcels and straddles lots 580 and 581, the center two lots. In 1992, the residential structure was deemed a historic contributing structure in the Town of Potomac National Historic District Register.

In November 1982, then owners Robert William Hatch and Suzanne Ruth Laurencell requested and received approval to consolidate the four recorded lots 579, 580, 581, and 582 into one lot of record, Lot 6-01. The lot of record and home were subsequently sold in 1986, 1989, 1996 and again most recently in 2016 to the current applicant, Custis 244, LLC, who has submitted the subdivision request to re-subdivide the one lot into two lots of record.

PROPOSAL

The applicant proposes to re-subdivide the existing lot of record, Lot 6-01 at 113 E. Custis Avenue into two lots of record. Lot 6-01 with approximately 100 feet of frontage along E. Custis Avenue and a depth of 115 feet would be equally divided into two lots of record, to be known as Lot 601 and Lot 602, each with 50 feet of frontage each along E. Custis Avenue and maintaining the depth of 115 feet for an area of 5,750 square feet per new lot of record. The proposed subdivision of the subject site can be seen in Figure 3 on the following page. It is anticipated that the existing structure would be demolished and a single-family home would be constructed on each of the new lots.

Figure 3: Preliminary plat of proposed subdivision for 113 E. Custis Avenue.



ZONING/MASTER PLAN DESIGNATION

The subject site is located in the R-2-5/Single- and two-family zone. As shown in the table below the subdivision proposal meets the minimum lot requirements for lot size, width, and frontage for the development of single-family houses and Duplexes in the zone. Therefore it is possible to develop one single-family home on each lot for a total of two new residential dwellings or one Duplex on each lot for a total of four new dwelling units. These potential development options do not take into consideration the parking requirements for the zone, which would need to be accommodated if development were to occur. The subject site is located within the Potomac West Small Area Plan which designates the area for residential uses and encourages any infill development to be consistent with the scale and density of the surrounding neighborhood.

Table 1: Zoning Analysis for Non-Corner Lots

| | <i>Existing</i> | Minimum Required* | <i>Proposed</i> | |
|--------------|-----------------|--|-----------------|----------------|
| | Lot 6-01 | | Lot 601 | Lot 602 |
| Lot Size | 11,500 sq. ft. | 5,000 sq. ft. (Single-Family & Two-Family Duplex) | 5,750 | 5,750 |
| | | 2,500 sq. ft. (Two-Family Semi-Detached) | | |
| Lot Width | 100 | 50' (Single-Family & Two-Family Duplex) | 50' | 50' |
| | | 37.5' (Two-Family Semi-Detached) | | |
| Lot Frontage | 100 | 40' (Single-Family & Two-Family Duplex) | 50' | 50' |
| | | 37.5' (Two-Family Semi-Detached) | | |

*Requirements for interior lots only

SUBDIVISION STANDARDS

Sections 11-1706 and 11-1709 of the Zoning Ordinance contain technical subdivision requirements including guidelines on plat information and documentation of proposed subdivisions. In addition, Section 11-1710 of the Zoning Ordinance further spells out subdivision requirements in the City; including section 11-1710(D) which requires the proposed subdivision conform to existing zone requirements. Additionally, Section 11-1710(B) includes the subdivision requirement that subdivided lots, “shall be of substantially the same character as to suitability for residential use and structures,” and instructs a comparison of lot areas, orientation, street frontage, parcel alignment and other characteristics within the same original subdivision and similarly situated lots to guide a comparative analysis of the proposed lots in the existing area.

II. STAFF ANALYSIS

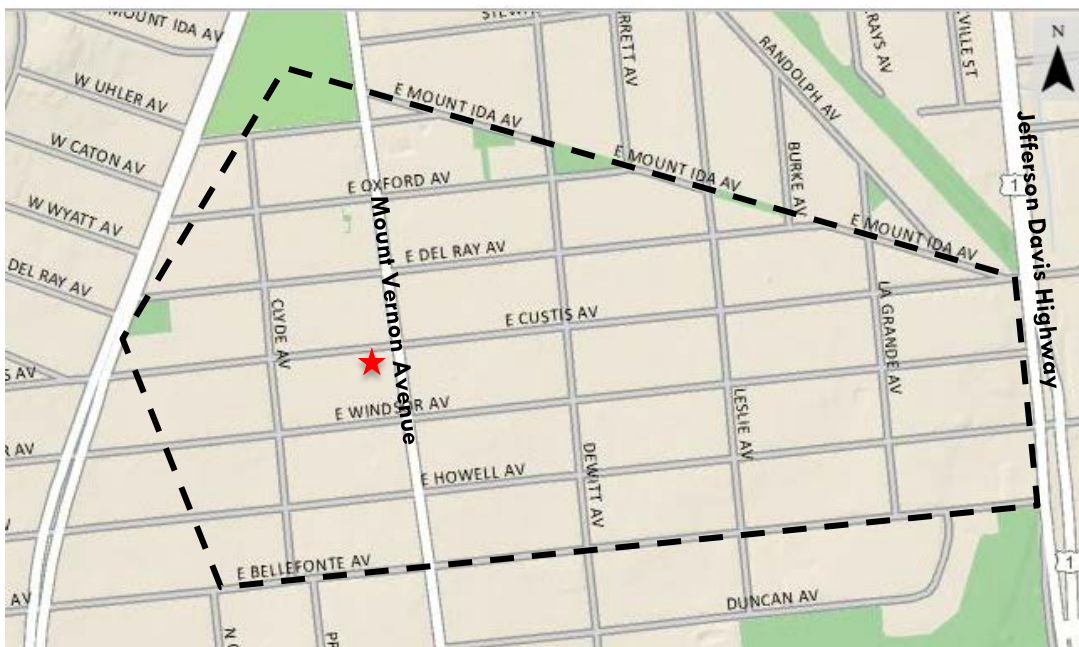
Staff finds the applicant’s subdivision request reasonable as it meets general subdivision and R-2-5 zone requirements for lot area, width, and frontage. In addition, the proposed new lots meet character suitability considerations of Section 11-1710(B) of the Zoning Ordinance and would create two lots which resemble the character of the neighborhood. The proposed lots are

substantially in character with the neighborhood in terms of lot area, width, frontage, orientation and their suitability for residential use.

Lot Character Assessment – Area of Comparison

To assess the suitability of the potential subdivision of land, staff must examine the proposed lot character within the context of the original subdivision. In this instance, the applicant's requested subdivision is located within the original Del Ray subdivision from 1894. This subdivision spans approximately from the roadway currently known as Jefferson Davis Highway in the east, south to E. Bellefonte Ave, north along Mount Ida Avenue and a western boundary which partially bisects existing blocks near Commonwealth Avenue. Please see Figure 4 for an approximate depiction of the original Del Ray Subdivision overlaying the current Del Ray streetscape.

Figure 4: Boundaries of original Del Ray subdivision in current streetscape. Proposed subdivision location indicated with a star.



The Del Ray subdivision was laid out in a uniform manner of 25 foot wide lots running north-south with a depth of approximately 115 feet along roads which primarily ran east-west. Much of the original pattern remains today. Typically individuals would purchase two lots and develop them with a single-family home across the lots, additionally a number of the lots were purchased in tandem and developed with a semi-detached dwelling on each original lot. Through this development pattern the area of the Del Ray subdivision was developed with a range of housing types, such as semi-detached homes on 25 foot wide lots, which read as one lot with 50 feet of frontage, single-family homes on 50 foot wide lots, single-family homes on 75 foot wide lots, and single-family homes which straddle existing lot lines.

Due to the large area of the original Del Ray subdivision, a smaller area of comparison was selected for an in-depth analysis of lot character. This selected area has a lot pattern and character typical of the Del Ray subdivision and is the collection of lots nearest to the proposed

subdivision. Encompassing the proposed subdivision, the area of comparison seen in Figure 5 spans west from Mount Vernon Avenue,(a historic commercial corridor which serves as a natural division between residential on the east side of Mount Vernon Avenue) to the original western boundary of the Del Ray subdivision. The irregular western boundary for the area of comparison was drawn to exclude parcels which were bisected between the Del Ray 1 and Del Ray 2 subdivisions. Lots in the area of comparison retain frontage along E. Windsor Avenue, E. Custis Avenue and E. Del Ray Avenue. A total of 64 lots were included in the area of comparison and historically developed with commercial, recreational, and residential uses.

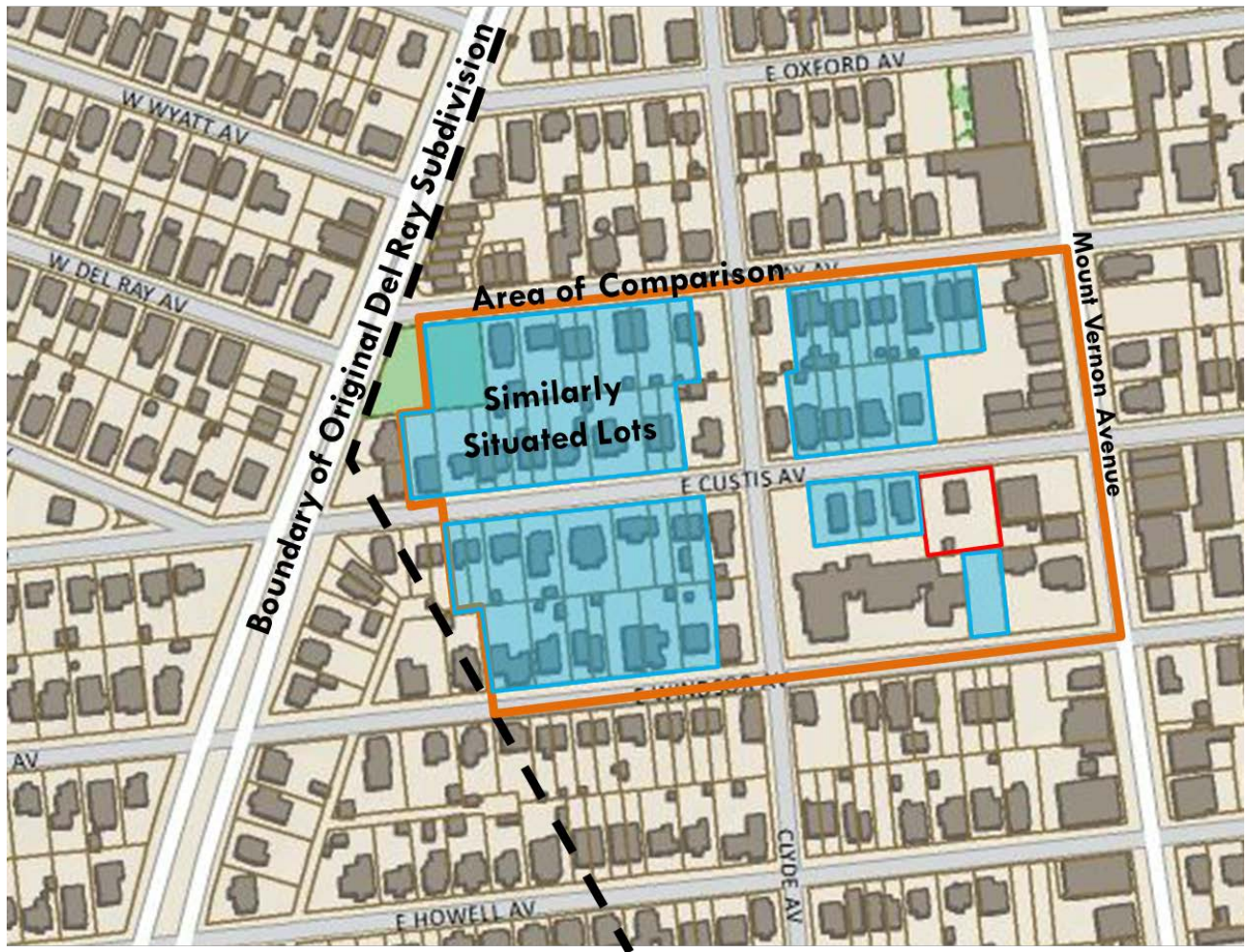
Figure 5: Boundaries of original Del Ray subdivision, area of comparison, and proposed subdivision at 113 E. Custis Avenue outlined in red.



Lot Character Assessment – Similarly-Situated Lots

The Zoning Ordinance requires an additional layer of lot analysis to identify “similarly situated” lots within the area of comparison to serve as the strongest basis of comparison for the proposed subdivision. Staff has interpreted similarly-situated lots as those which share similar characteristics in terms of size, frontage, location, and orientation to the proposed lots. All of the lots in the residentially zoned sections of the original Del Ray subdivision have similar restrictions to the proposed lots in regards to suitability for residential use. As the applicant’s proposed subdivision is an interior lot, oriented in a north-south direction, and sited perpendicularly to the adjacent street, staff identified 52 interior lots, oriented north-south, with perpendicular frontage within the area of comparison which were deemed “similarly-situated” and shown in Figure 6, below.

Figure 6: Similarly-situated lots, highlighted in blue, located within the area of comparison.



Lot Character Assessment – Lot Analysis

Staff identified 52 similarly-situated lots within the area of comparison, and staff compared the as-developed lot area, frontage, and typical development typology of existing lots to the proposed lots at 113 E. Custis Avenue to assess the similarity of the proposed subdivision to the neighborhood character.

Table 2: Lot Area

| Lot Area (Square Feet) | Lot Frequency | Percentage |
|---------------------------|------------------|-------------|
| 2,875 | 25 | 48% |
| 5,750 | 17 | 33% |
| 8,625 | 3 | 6% |
| Other | 7 | 13% |
| Total | 52 | 100% |

Due to the uniform platting of the Del Ray subdivision in 25 foot wide lots with a standard depth of 115 feet, many of the lots in the area of comparison maintain standardized lot areas which are in direct relation to the width of the lot. Lots with an area of 2,875 square feet typically exhibit 25 feet of lot frontage, lot areas of 5,750 square feet reflect a lot frontage of 50 feet, and lots with an area of 8,625 square feet are reflective of lots with 75 feet of frontage. Some lots with non-standard lot areas (for this subdivision) are due to lots with a reduced depth or previously subdivided lots which no longer maintain 25 foot increments. These include the three residential lots directly adjacent to the proposed subdivision which have a reduced depth and therefore a “non-standard” lot area compared to other similarly-situated lots.

Almost 50% of the lots in the area of comparison contain an area of 2,875 square feet and maintain 25 feet of frontage along the street. However many of these 25 foot wide lots are developed with two-family semi-detached buildings which read as one structure on a lot with 50 feet of frontage. At 33%, a third of the lots measure 5,750 square feet and indicate a lot frontage of 50 feet. As the proposed subdivision proposes two lots, each with an area of 5,750 square feet, the proposed lots both exceed the zone requirement of 5,000 square feet and are substantially larger than the most common lot size in the area of comparison of 2,875 square feet.

Table 3: Lot Frontage

| Lot Frontage (Feet) | Lot Frequency | Percentage |
|--------------------------------|--------------------------|-------------------|
| 25 | 23 | 44% |
| 50 | 18 | 35% |
| 75 | 3 | 6% |
| Other | 8 | 15% |
| Total | 52 | 100% |

In addition to a relatively standardized lot area, many of the lots presented a uniform street frontage in increments of 25 feet. Of the 52 similarly situated lots which were examined, 44 or 85% of the lots maintained a lot width divisible by 25 feet which reflect their origin in the Del Ray subdivision. The largest percentage of lots in the area of comparison, approximately 44% were 25 feet wide along the street, while just over a third of the lots in the area of comparison were 50 feet wide. Therefore, the proposed subdivision to create two lots of 50 feet in width which meet the zoning requirements and are twice the width of the most common lot width of 25 feet seen among the similarly-situated lots.

Table 4: Development Typology

| Development Typology | Lot Frequency | Percentage |
|---------------------------------|--------------------------|-------------------|
| Two-Family Semi-Detached | 23 | 44% |
| Single-Family | 26 | 50% |
| Other | 3 | 6% |
| Total | 52 | 100% |

Zoning requirements in the R-2-5 zone require one lot of record per dwelling unit, (although a Duplex is also allowed on one lot), and a minimum lot width of 50 feet. See Table 1 for zone requirements. Therefore the proposed subdivision could conceptually support one two-family semi-detached, two single-family detached homes, or two two-family Duplexes. While the applicant may choose to develop one of several housing iterations available under the existing zoning regulations, the development of single-family homes or a two-family semi-detached would be consistent with the existing development typology within the similarly-situated lots.

Tree Protection

Several trees are likely to be removed in connection with the subdivision proposal. However a review of the quality and specimens of trees on site do not suggest any trees require protection through a condition in the subdivision report. While staff has not conditioned any trees on site, staff would encourage the protection of the 13" black walnut in the southwest corner of the property as it is close to the property line and could be reasonably protected. In addition, the site has a row of 10" – 13" Leland Cyprus trees along the eastern edge of the property which creates a dense screen between the subject site and adjacent retail use. Staff finds the screen of trees desirable and an amenity which should be preserved if possible. The proposed lots would be required to provide a 25% tree coverage canopy.

Conclusion

As the proposed subdivision application meets the technical zoning standards for the R-2-5 zone and is substantially the same character as the area of comparison, as stipulated in the Zoning Ordinance, staff recommends the approval of the request subject to the conditions contained in Section III of this report.

III. RECOMMENDED CONDITIONS

Staff recommends **approval** subject to compliance with all applicable codes and ordinances and the following conditions:

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)
2. The final subdivision plat shall comply with the requirements of Section 11-1709 of the Zoning Ordinance. (P&Z)

STAFF: Alex Dambach, Director, Land Use Regulatory Services,
Department of Planning and Zoning;
Sara Brandt-Vorel, Urban Planner

Staff Note: This plat will expire 18 months from the date of approval (December 9, 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)
- F-1 The newly subdivided lot shall be subject to payment of sanitary sewer connection fee. (T&ES)
- F-2 Per the Zoning Ordinance, if new homes are constructed, each home will be required to provide two off street parking spaces. (T&ES)
- F-3 T&ES staff does not support two individual curb cuts due to the potential impact to on street parking. A single, shared curb cut should be provided. (T&ES)

City Code Requirements:

- 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 and XIII 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 Environmental Management Ordinance and the relevant laws of the Commonwealth of Virginia and the City of Alexandria, as applicable, for storm water management regarding water quality improvement and quantity control at the time of submission of the first final plan. (T&ES)
- C-5 All secondary utilities serving this site shall be placed underground. (Sec. 5-3-3) (T&ES)

Recreation, Parks & Cultural Activities:

No comments received.

Archaeology:

- F-1 Because this project involves no ground disturbance, no archaeological action is required.

Police Department:

No comments received.

Fire Department:

No comments or concerns.

Attachment 1: Similarly Situated Lots within the Area of Comparison

| Address | Zone | Lot Area (Sq. Ft.) | Lot Frontage (Feet) | Lot Width (Feet) | Housing Typology |
|---------------------|-------------|---------------------------------------|------------------------------------|---------------------------------|--------------------------|
| 12 E. Windsor Ave | R-2-5 | 7,167 | 62 | 65 | Single-Family House |
| 14 E. Windsor Ave | R-2-5 | 5,750 | 50 | 50 | Single-Family House |
| 16 E. Windsor Ave | R-2-5 | 2,875 | 30 | 30 | Two-Family Semi-Detached |
| 18 E. Windsor Ave | R-2-5 | 2,875 | 20 | 20 | Two-Family Semi-Detached |
| 20 E. Windsor Ave | R-2-5 | 5,750 | 50 | 50 | Single-Family House |
| 22 E. Windsor Ave | R-2-5 | 5,750 | 50 | 50 | Single-Family House |
| 24 E. Windsor Ave | R-2-5 | 5,750 | 50 | 50 | Single-Family House |
| 120 E. Windsor Ave | R-2-5 | 5,750 | 50 | | Undeveloped |
| 5 E. Custis Ave | R-2-5 | 2,875 | 25 | 25 | Two-Family Semi-Detached |
| 5 A E. Custis Ave | R-2-5 | 2,875 | 25 | 25 | Two-Family Semi-Detached |
| 7 E. Custis Ave | R-2-5 | 5,750 | 50 | 50 | Single-Family House |
| 9 E. Custis Ave | R-2-5 | 5,750 | 50 | 50 | Single-Family House |
| 11 E. Custis Ave | R-2-5 | 8,625 | 75 | 75 | Multi-family/Apartment |
| 15 E. Custis Ave* | R-2-5 | 5,750 | 50 | 50 | Single-Family House |
| 17 E. Custis Ave* | R-2-5 | 2,875 | 25 | 25 | Single-Family House |
| 19 E. Custis Ave | R-2-5 | 2,875 | 25 | 25 | Two-Family Semi-Detached |
| 19 A E. Custis Ave | R-2-5 | 2,875 | 25 | 25 | Two-Family Semi-Detached |
| 105 E. Custis Ave** | RB | 5,022 | 65 | 65 | Single-Family House |
| 107 E. Custis Ave** | RB | 3,013 | 40 | 40 | Single-Family House |
| 109 E. Custis | R-2-5 | | 50 | 50 | Single-Family House |

| Address | Zone | Lot Area (Sq. Ft.) | Lot Frontage (Feet) | Lot Width (Feet) | Housing Typology |
|------------------------|-------|-----------------------------|---------------------------|------------------------|--------------------------|
| Ave** | | 4,017 | | | |
| 4 E. Custis Ave | R-2-5 | 5,175 | 40 | 40 | Single-Family House |
| 6 E. Custis Ave | R-2-5 | 5,750 | 50 | 50 | Single-Family House |
| 8 E. Custis Ave* | R-2-5 | 2,875 | 25 | 25 | Single-Family House |
| 8 A E. Custis Ave* | R-2-5 | 2,875 | 25 | 25 | Single-Family House |
| 10 E. Custis Ave | R-2-5 | 2,875 | 25 | 25 | Two-Family Semi-Detached |
| 10 A E. Custis Ave | R-2-5 | 2,875 | 25 | 25 | Two-Family Semi-Detached |
| 12 E. Custis Ave | R-2-5 | 5,750 | 50 | 50 | Single-Family House |
| 14 E. Custis Ave | R-2-5 | 8,625 | 75 | 75 | Single-Family House |
| 18 E. Custis Ave | R-2-5 | 2,875 | 25 | 25 | Two-Family Semi-Detached |
| 18 A E. Custis Ave | R-2-5 | 2,875 | 25 | 25 | Two-Family Semi-Detached |
| 102 E. Custis Ave | RB | 4,313 | 38 | 38 | Single-Family House |
| 104 E. Custis Ave | R-2-5 | 2,875 | 25 | 25 | Two-Family Semi-Detached |
| 104A E. Custis Ave | R-2-5 | 2,875 | 25 | 25 | Two-Family Semi-Detached |
| 106 E. Custis Ave | R-2-5 | 5,750 | 50 | 50 | Single-Family House |
| 108 E. Custis Ave | R-2-5 | 5,750 | 50 | 50 | Single-Family House |
| 7 E. Del Ray Ave | R-2-5 | 8,625 | 75 | | Park (Judy Loew) |
| 9 E. Del Ray Ave | R-2-5 | 5,750 | 50 | 50 | Single-Family House |
| 13 E. Del Ray Ave | R-2-5 | 5,750 | 55 | 55 | Single-Family House |
| 15 E. Del Ray Ave | R-2-5 | 2,875 | 25 | 25 | Two-Family Semi-Detached |
| 15 A E. Del Ray Ave | R-2-5 | 2,875 | 25 | 25 | Two-Family Semi-Detached |
| 17 E. Del Ray Ave | R-2-5 | | 50 | 50 | Two-Family Semi-Detached |

| Address | Zone | Lot Area (Sq. Ft.) | Lot Frontage (Feet) | Lot Width (Feet) | Housing Typology |
|-------------------------|-------|-----------------------------|---------------------------|------------------------|--------------------------|
| | | 5,750 | | | |
| 19 E. Del Ray Ave | R-2-5 | 5,750 | 50 | 50 | Two-Family Semi-Detached |
| 21 E. Del Ray Ave | R-2-5 | 3,277 | 30 | 30 | Two-Family Semi-Detached |
| 103 E. Del Ray Ave | R-2-5 | 2,875 | 25 | 25 | Two-Family Semi-Detached |
| 103 A E. Del Ray Ave | R-2-5 | 2,875 | 25 | 25 | Two-Family Semi-Detached |
| 105 B E. Del Ray Ave | R-2-5 | 2,875 | 25 | 25 | Two-Family Semi-Detached |
| 105 AE. Del Ray Ave | R-2-5 | 2,875 | 25 | 25 | Two-Family Semi-Detached |
| 107 E. Del Ray Ave | R-2-5 | 2,875 | 25 | 25 | Two-Family Semi-Detached |
| 107 A E. Del Ray Ave | R-2-5 | 2,875 | 25 | 25 | Two-Family Semi-Detached |
| 109 E. Del Ray Ave | R-2-5 | 5,750 | 50 | 50 | Single-Family House |
| 111 E. Del Ray Ave | R-2-5 | 2,875 | 25 | 25 | Single-Family House |
| 113 E. Del Ray Ave | CL | 2,875 | 25 | 25 | Single-Family House |

*Indicates a single-family home constructed across recorded lot lines.

** Indicates a property with a reduced depth.

**APPLICATION****SUBDIVISION OF PROPERTY****SUB #** 2016-0003**PROPERTY LOCATION:** 113 E. Custis Avenue, Alexandria, VA 22301**TAX MAP REFERENCE:** 034.02-16-04**ZONE:** R 2-5**APPLICANT:****Name:** Custis 244, LLC**Address:** 601 King Street #250 Alexandria, Virginia 22314**PROPERTY OWNER:****Name:** Custis 244, LLC**Address:** 601 King Street #250 Alexandria, Virginia 22314**SUBDIVISION DESCRIPTION**Subdivision of the Property into two (2) 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.

M. Catharine PuskarPrint Name of Applicant or AgentWalsh Colucci Lubeley & WalshMailing/Street Address2200 Clarendon Blvd. #1300 Arlington, VA 22201City and StateZip Code703-528-4700Telephone #703-525-3197Fax #cpuskar@thelandlawyers.comEmail address3/28/14Date**DO NOT WRITE IN THIS SPACE - OFFICE USE ONLY**Application ReceivedFee 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.

Custis 244, LLC is a Virginia limited liability company.

Ed Mead, Member, 601 King Street #250 Alexandria, VA 22314 - 25%.

Claudette Mead, Member, 601 King Street #250 Alexandria, VA 22314 - 25%.

Caroline Andrews, Member, 601 King Street #250 Alexandria, VA 22314 - 25%.

Daryl Andrews, Member, 601 King Street #250 Alexandria, VA 22314 - 25%.

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. N/A
- ☐ **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. | See attached. | |
| 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 113 E. Custis Avenue Alexandria, VA 22301 (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. | See attached. | |
| 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 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. <u>See Attached-</u> | None. | <u>None.</u> |
| 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.

3/28/14
Date

M. Catharine Puskar
Printed Name


Signature

Attachment

Ownership and Disclosure Statement

Custis 244, LLC is a Virginia limited liability company.
Ownership is as follows:

| | |
|--|-----|
| Ed Mead, Member 601 King Street #250 Alexandria, VA 22314 | 25% |
| Claudette Mead, Member 601 King Street #250 Alexandria, VA 22314 | 25% |
| Caroline Andrews, Member 601 King Street #250 Alexandria, VA 22314 | 25% |
| Daryl Andrews, Member 601 King Street #250 Alexandria, VA 22314 | 25% |

Subdivision # 2016-0003

WAIVER OF RIGHT TO AUTOMATIC APPROVAL

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

PROJECT NAME: Subdivision of Lot 6-01 Del Ray

PROJECT ADDRESS: 113 E. Custis Avenue Alexandria, Virginia 22301

DESCRIPTION OF REQUEST:

Subdivision of Property into two (2) 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, to the June 7, 2016 Planning Commission hearing.

Date: 3/28/16

☐ Applicant

☒ Agent

Signature: M. Catharine Puskar

Printed Name: M. Catharine Puskar.

SURVEYOR'S CERTIFICATE

I, DARRYL BOWSER, HEREBY CERTIFY THAT I HAVE CAREFULLY SURVEYED THE PROPERTY DESCRIBED BY THIS PLAN, AND THAT IT IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT THIS IS A SUBDIVISION OF ALL THE LAND CONVEYED TO CUSTIS 244, LLC BY JOHN D. BOWSER, JR. AND WENDY ANN BOWSER, JR. DATED FEBRUARY 27, 2016, AND THAT THE SURVEY IS BASED ON THE RECORD OF DEEDS, RECORD MAPS, RECORD PLATS, RECORD SURVEYS, AND THAT ALL REQUIRED ADJUSTMENTS HAVE BEEN INSTALLED WHERE INDICATED EXCEPT THOSE THAT WILL BE INSTALLED AT A LATER DATE BUT BEFORE THE COMPLETION OF THE PROJECT, AND THAT THE SURVEY WAS MADE ON THE 4TH DAY OF MARCH, 2016.

LOT TABULATION

TOTAL SITE AREA 11,500 SQ. FT. OR 0.2640 AC.
DISTRICT NUMBER OF LOTS 1
PROPOSED NUMBER OF LOTS 2
LANDING LOT AREA, PROPOSED 5,000 SQ. FT. OR 0.1146 AC.
LANDING LOT AREA, PROPOSED 5,750 SQ. FT. OR 0.1320 AC.

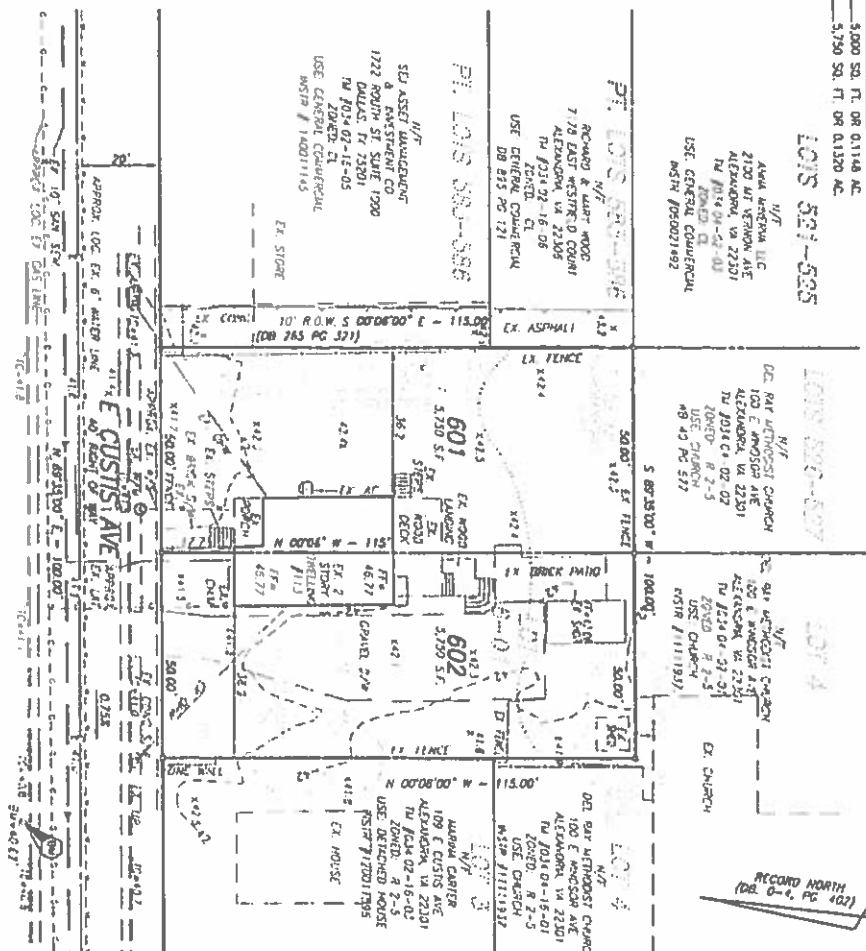
LOT 521-525

N/T
ALMA MATERA LLC
2100 W. VERNON AVE
ALEXANDRIA, VA 22301
TX 1014-01-01
ZONED: R-2-5
USE: GENERAL COMMERCIAL
MSR# 1050021492

N/T
RE-400 & LANT 4000
7125 EAST WESTVIEW COURT
ALEXANDRIA, VA 22306
TX 1014-01-01
ZONED: R-2-5
USE: GENERAL COMMERCIAL
DB 0137-05-121

PL. LOTS 580-586

N/T
STU ASSET MANAGEMENT
1222 ROBIN ST. SUITE 1200
DALLAS, TX 75201
TX 1014-01-01-05
ZONED: R-2-5
USE: GENERAL COMMERCIAL
MSR# 140011145

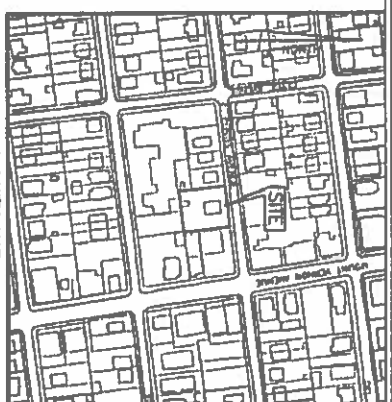


GENERAL NOTES

1. TAX ASSESSMENT MAP # 03A-02-16-04
2. ZONE: R-2-5
3. SITE AREA = 11,500 SQ. FT. OR 0.2640 AC.
4. OWNER = CUSTIS 244, LLC
601 SOUTH ST. SUITE 1200
ALEXANDRIA, VA 22314
(MSR# 1050021492)
5. PLAT SUBJECT TO RESTRICTIONS OF RECORD
6. THIS REPORT FURNISHED BY CHECKED TIME INSURANCE COMPANY, FILE # 13-0012, DATED FEBRUARY 27, 2016, AND IS BASED UPON THE SURVEYOR TO BE ADJUSTED.
7. TOPOGRAPHIC SURVEY WAS RUN BY THE RURAL OF ALEXANDRIA WASHINGTON (R251). ELEVATION = 44.65'
8. THESE LOTS SHALL UTILIZE THE PUBLIC SANITARY SEWER AND WATER LOCATED IN EXIST CUSTIS AVENUE.
9. THIS SITE CONTAINS NO KNOWN CONTAMINATED SOILS, UNDERGROUND STORAGE TANKS OR AREAS WITH THE POTENTIAL TO CONTAIN CONTAMINABLE GASES AND IS NOT KNOWN TO BE WITHIN 1,000 FEET OF A FORMER SANITARY LANDFILL, DUMP OR DISPOSAL AREA.
10. THERE ARE NO KNOWN BURIAL SITES OR OBJECTS MARKING A PLACE OF BURIAL ON THIS SITE.
11. THERE ARE NO FLOOD PLAINS OR RESURGE PROTECTION AREAS ON THIS PROPERTY.

VICINITY MAP

SCALE: 1" = 500'



APPROVED
CITY PLANNING COMMISSION
ALEXANDRIA, VA

DATE: _____
DIRECTOR OF PLANNING

DATE: _____
DIRECTOR OF PLANNING

PRELIMINARY PLAT

SHOWING SUBDIVISION OF
LOT 6-01

DEL RAY

(D.B. 1074, P.C. 759 & D.B. 0-4, P.C. 402)
CITY OF ALEXANDRIA, VIRGINIA
SCALE: 1" = 20'
DATE: MARCH 4, 2016

DARRYL BOWSER
LE # 1113
MARCH 4, 2016
1000 SURVEYOR

RC FIELDS & ASSOCIATES, INC.

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

FILE NO. 15-157
SHEET 1 OF 1
COMP. BY: JD
DRAWN BY: JD
CHECKED BY: DB