

***DOCKET ITEM #13***  
***Subdivision #2016-0007***  
***207 Vassar Place & 213 Longview Drive***

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Application	General Data	
<b>Request:</b> Public hearing and consideration of a request to re-subdivide two existing lots through the adjustment of property lines.	<b>Planning Commission Hearing:</b>	September 8, 2016
	<b>Approved Plat must be recorded by:</b>	March 8, 2018
<b>Address:</b> 207 Vassar Place and 213 Longview Drive	<b>Zone:</b>	R-8/Residential Single Family
<b>Applicant:</b> John and Blake Keegan, represented by Duncan Blair	<b>Small Area Plan:</b>	Taylor Run/Duke Street
<b>Staff Recommendation:</b> APPROVAL		
<b>Staff Reviewers:</b> Ann Horowitz, <a href="mailto:ann.horowitz@alexandriava.gov">ann.horowitz@alexandriava.gov</a>		



**Subdivision #2016-0007**  
**207 Vassar Place & 213**  
**Longview Drive**





## I. DISCUSSION

The applicants, John and Blake Keegan, represented by Duncan Blair, attorney, request to re-subdivide two existing lots located at 207 Vassar Place and 213 Longview Drive through the adjustment of property lines.

### SITE DESCRIPTION

The subject sites at 207 Vassar Place and 213 Longview Drive are each one lot of record. The irregular-shaped lot at 207 Vassar Place has 67 feet of frontage on Vassar Place and the northern corner tip of the property touches Dartmouth Drive. It has a total lot area of 43,290 square feet. A one-story single-family dwelling of 2,489 square feet and an accessory shed structure exist on the lot (Figure 1). The irregular lot at 213 Longview Drive has 51 feet of frontage on Longview Drive and a total lot area of 20,505 square feet (Figure 2). A 1.25 story, 2,065 square foot single-family dwelling and an accessory garage structure exist on the lot.

Single-family dwellings border the 207 Vassar Place property to the north, south, and west. The Seminary Walk Condominiums border the lot to the east. Single-family dwellings surround the

213 Longview Drive lot. Bishop Ireton High School is located a few blocks to the west from both properties.

### SUBDIVISION BACKGROUND

Nearly half of the subject lot at 207 Vassar Place appears as part of section of the Clover subdivision, which is composed of Sections 1-13. The Clover subdivision was developed between the 1940s and mid-1960s through 13 subdivision plats. The lot at 207 Vassar Place is one of 12 lots in the Section 9 Clover subdivision, which was created in 1961.

The existing lot at 213 Longview Drive is originally depicted as a larger independent lot on a subdivision plat from 1967. Earlier subdivision plats of the surrounding developments indicate that the lot existed in this larger configuration as early as 1940. In 1976, the property owners of 207 Vassar Place and 213 Longview Drive re-subdivided the larger 213 Longview Drive lot and conveyed the rear portion of that lot with the property at 207 Vassar Place through the adjustment of property lines to create the existing lots as they exist today, as indicated on the plat (Figure 3).



*Figure 1: 207 Vassar Place*



*Figure 2: 213 Longview Drive*

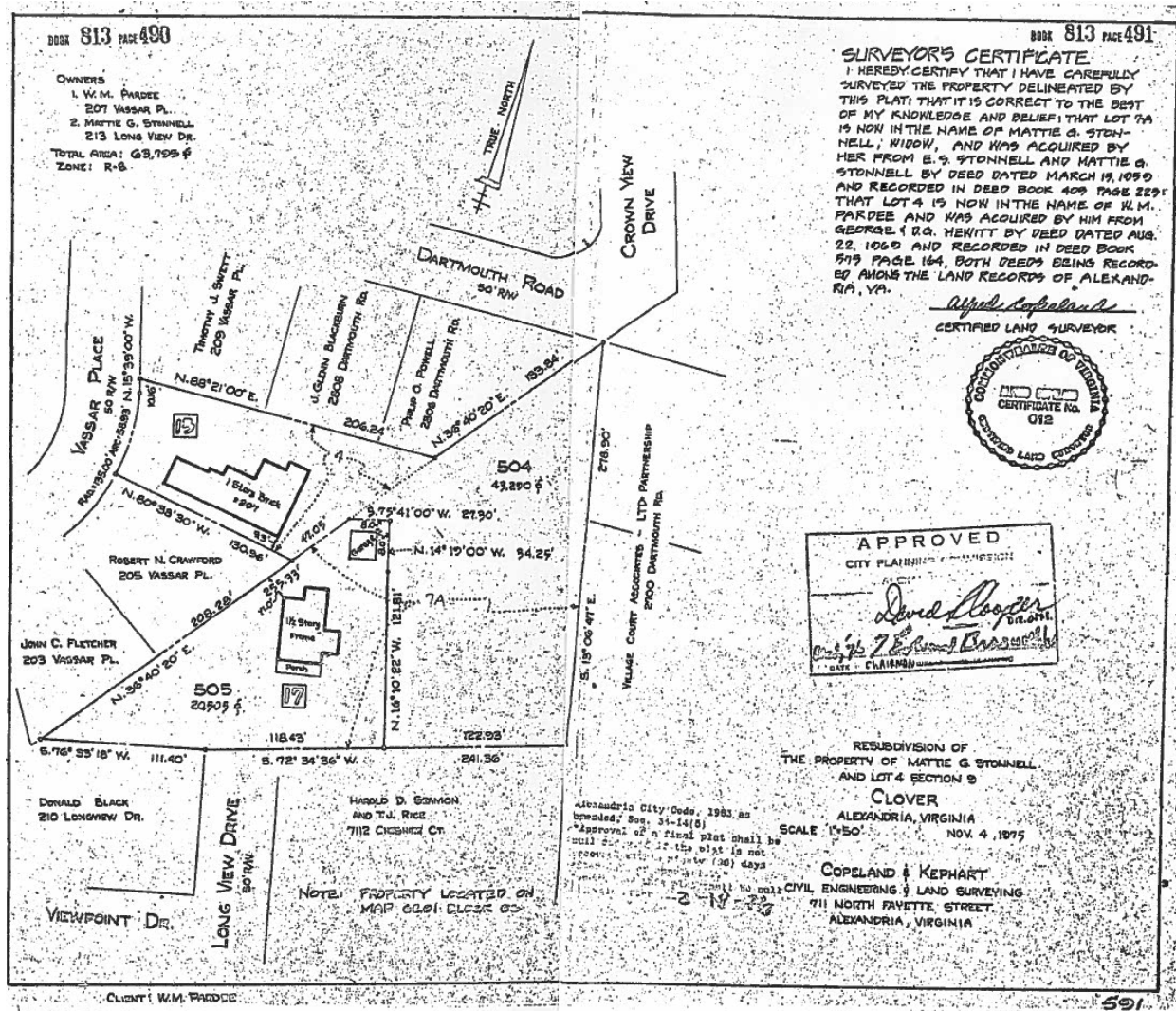


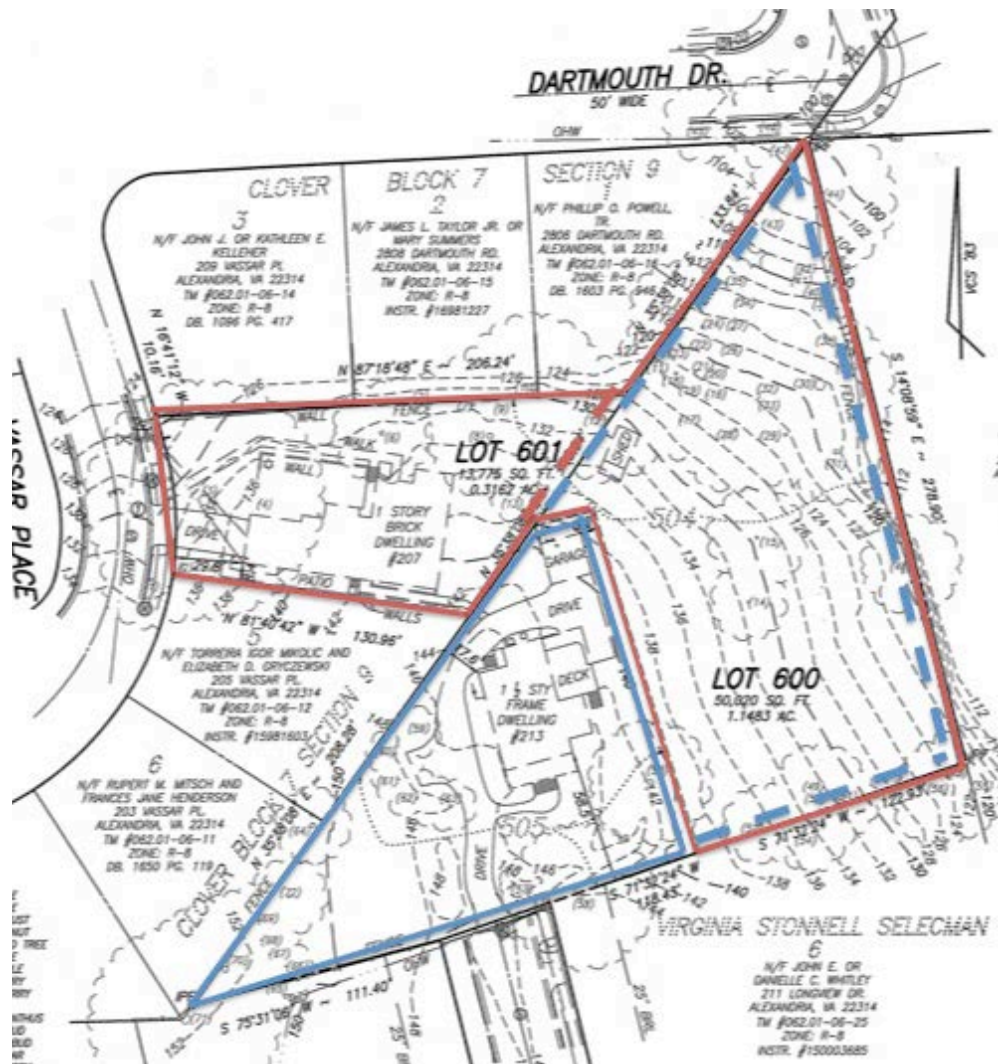
Figure 3: Re-subdivision in 1976 creating existing lots from original platted lots at 207 Vassar Place and 213 Longview Drive.

## PROPOSAL

The applicants propose a re-subdivision involving two existing lots located at 207 Vassar Place and 213 Longview Drive through the adjustment of property lines as indicated on Figure 4, Page 5. The rear portion of the lot at 207 Vassar Place would be merged with the lot at 213 Longview Drive. The proposed subdivision would return the lots to the original configurations that existed prior to 1976 and would be consistent with the original subdivision plats. The property owner of 207 Vassar Place believes that the re-subdivision of the lot to its original form would enhance the future salability of the property. The applicants at 213 Longview Drive seek to expand their property and do not have plans at this time to redevelop.

The existing dwellings would remain on the Proposed Lots 600 (213 Longview Drive) and 601 (207 Vassar Place). The accessory shed structure would be transferred from the 207 Vassar

Drive property to the 213 Longview Drive property. The proposed re-subdivision would increase the lot area at 213 Longview Drive from 20,505 to 50,020 sq. ft. and decrease the lot area at 207 Vassar Place from 43,290 to 13,775 sq. ft. Lot frontage, width, and side yard setbacks for 207 Vassar Place would remain the same. At 213 Longview Drive Lot, frontage and the setback to the west would remain the same. The lot width for this property would increase from 165 feet to 291 feet and the side yard setback to the east would increase from 8.2 feet to 140 feet.



**Figure 4: Preliminary Subdivision Plat**

Existing lots are depicted with solid lines; dashed lines indicate proposed property boundaries. The red outline refers to 207 Vassar Place and the blue line indicates the 213 Longview Drive property.

ZONING / MASTER PLAN DESIGNATION

The property is located in the R-8 / 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 existing dwellings, except for the 220 square foot shed, would meet minimum setback and FAR requirements. The non-complying shed would have to be removed or relocated. The property is also located within the Taylor Run/Duke Street Small Area Plan Chapter of the Alexandria Master Plan, which designates the property for uses consistent with the R-8 zone.

**Table 1: Zoning Analysis**

	<i>Existing</i>		<b>Minimum Required</b>	<i>Proposed</i>	
	<b>207 Vassar Place  Lot 504</b>	<b>213 Longview Drive  Lot 505</b>		<b>207 Vassar Place  Lot 601</b>	<b>213 Longview Drive  Lot 600</b>
Lot Size	43,290 sq. ft.	20,505 sq. ft.	8,000 sq. ft.	13,775 sq. ft.	50,020 sq. ft.
Lot Frontage	58.9 feet	51 feet	40 feet	58.9 feet	51 feet
Lot Width	76.5 feet	165 feet	65 feet	76.5 feet	291 feet
Side Yard	8.4 feet (South)	17.6 feet (West)	1:2 ratio / 8' min = 8 feet*	8.4 feet (South)	17.6 feet (West)
Side Yard	18 feet (North)	8.2 feet (East)	1:2 ratio / 8' min = 8 feet*	18 feet (North)	140 feet (East)
FAR	.06**	.1**	0.35	.18**	.04**

\* Based on estimated height of structures.

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

SUBDIVISION STANDARDS

Several sections of the Zoning Ordinance establish the standards for subdivisions:

Sections 11-1706 and 11-1709 address technical subdivision requirements;  
Section 11-1710(C) requires that the subdivision conform to the City Master Plan;  
Section 11-1710(D) requires that all lots meet zone requirements;  
Sections 1710(A) and (E) through (R) contain infrastructure requirements; and  
Section 11-1710(B) states that subdivided lots “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.” Subdivision plat documents or land in the same general location and zone with similar features may be used to determine neighborhood character.

The proposed lots meet the subdivision standards.

**II. STAFF ANALYSIS**

Staff supports the applicants’ re-subdivision request. The proposal returns the two lots to configurations that are consistent with “original” subdivision plats and with the characteristics of the neighborhood. Additionally, Proposed Lots 600 and 601 adhere to all general subdivision and technical requirements of the R-8 zone as to lot area, width, and frontage. The accessory shed is an exception as its setbacks are non-complying. The applicants have agreed to remove or relocate the shed as required in Condition 2.

The following comparative analysis of neighborhood character as it relates to lot size, frontage, and width provides the foundation for the staff recommendation of approval.

**A. Neighborhood Character Analysis - 207 Vassar Road**  
Area of Comparison and Similarly Situated Lots

The Clover subdivision Sections 1-13, platted between the 1940s and the mid-1960s, represents the area of comparison for 207 Vassar Road (Figure 5). All lots are in the R-8 zone and are generally similar as to lot area, frontage, and width. When identifying lots for analysis that are “similarly situated,” however, the interior lots within the Clover Section 9 subdivision plat from 1961 are most similar as these are the only properties that were developed on a cul-de sac. They share characteristics that are dissimilar to the overall Clover subdivision such as curved frontages and pie-shaped lot configurations, and these lots specifically front on a cul-de-sac street (Figure 6).





*Figure 5: Clover subdivision Sections 1-13 as the area of comparison for 207 Vassar Place.*

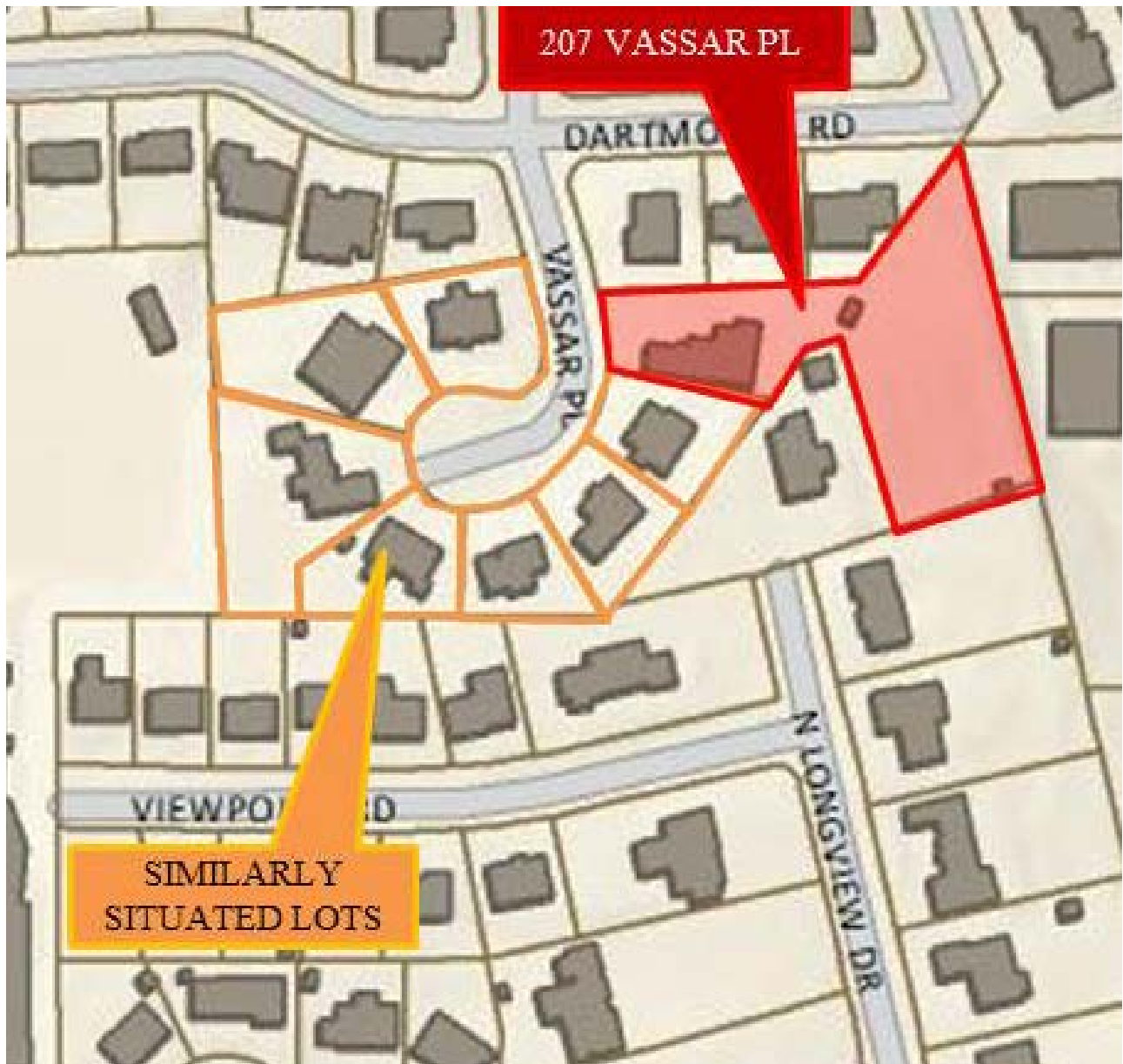




*Figure 6: Section 9 Clover from the “original” 1961 plat of re-subdivision*

## Lot Analysis

The lot analysis for 207 Vassar Place includes the six lots outlined in orange on Figure 7. Although the proposed lot is similar to all interior lots in the Clover subdivision, it is most similar to 200, 201, 202, 203, 204, and 205 Vassar Place. The analysis will focus on these lots as they are located directly on the curve of the cul-de-sac and on the interior of the block. The lot analysis for size, frontage, and width of the most similarly situated lots appears in Table 2 on page 11.



*Figure 7: Six most similarly situated lots for 207 Vassar Place*

***Table 2: Lot area, frontage, and width at the most similarly situated lots & Proposed Lot 601 and existing Lot 504***

<b>Address</b>	<b>Lot Area (in sq. ft.)</b>	<b>Lot Frontage (in feet)</b>	<b>Lot Width (in feet)</b>
201 Vassar Place	8,003	54.3	78
203 Vassar Place	8,577	57.7	76
205 Vassar Place	9,149	57.7	74
200 Vassar Place	10,352	50	79
<b>New Proposed Lot 601</b>	<b>13,775</b>	<b>58.9</b>	<b>76.5</b>
204 Vassar Place	14,876	41.8	80
202 Vassar Place	19,048	41.8	70
<b><i>Existing Lot 504</i></b>	<b><i>43,290</i></b>	<b><i>58.9</i></b>	<b><i>76.5</i></b>

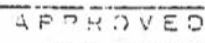
The lot analysis reveals that the proposal to re-subdivide the lot at 207 Vassar Place would result in a lot that is compatible with similarly situated lots. As it exists today, the existing lot is extreme in terms of lot area and inconsistent with the intent of the “original” Clover Section 9 subdivision.

#### **B. Neighborhood Character Analysis – 213 Longview Drive** Area of Comparison and Similarly Situated Lots

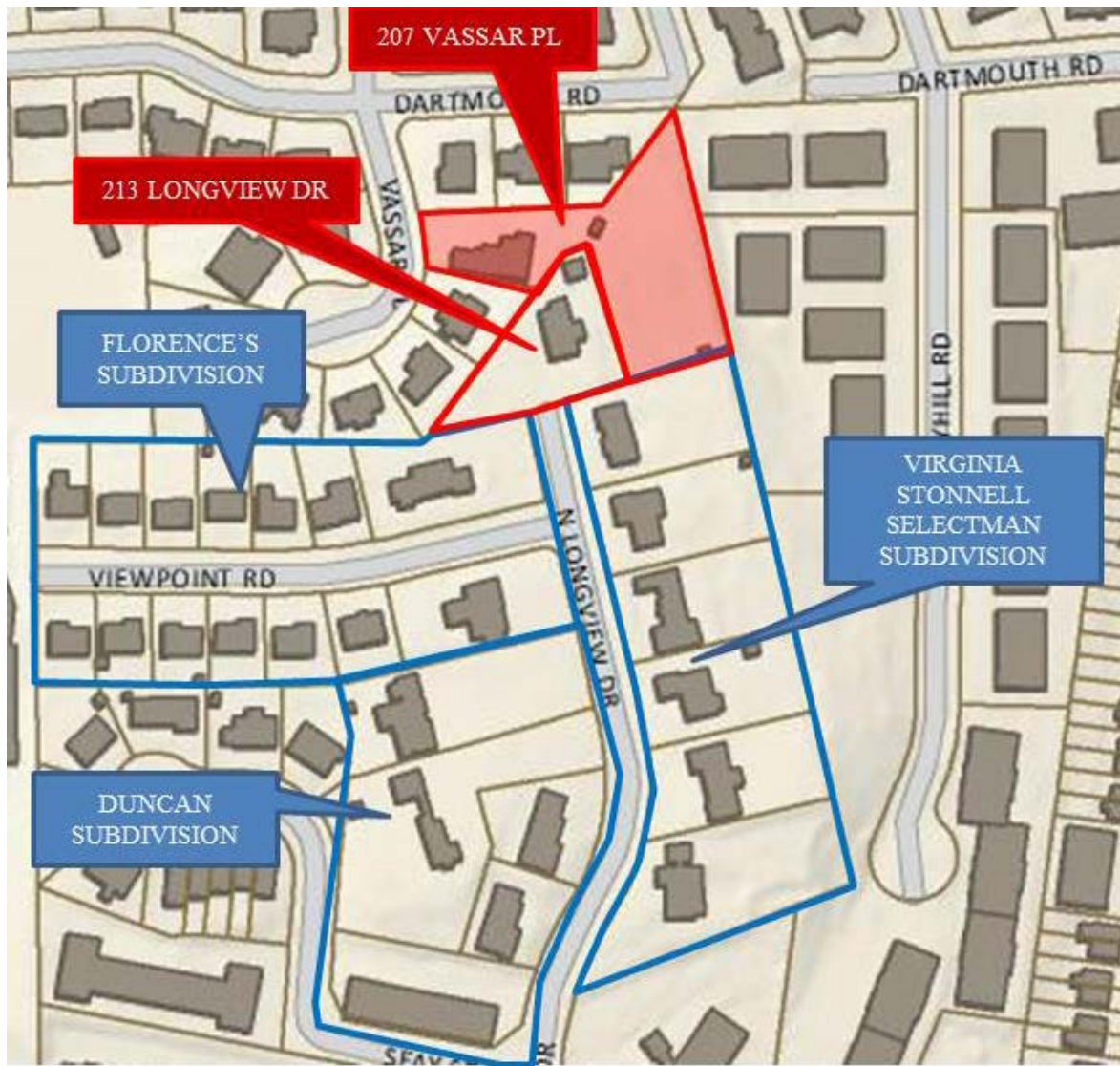
The “original” subdivision plat from 1967, and referred to as the E.S. or Mattie Stonell property on several plats, is depicted as Figure 8. This plat features the property at 213 Longview Drive and one adjoining property and given that its purpose was for a minor lot line adjustment, an area of comparison based on the original subdivision does not exist. The lot is independent of a multi-property subdivision. In cases such as this, staff considers other nearby subdivisions within the same zone to create an area of comparison. The Florences, Duncan, and Virginia Stonell Selectman subdivisions developed between the 1940s and 1960s in the R-8 zone were identified as alternative areas of comparison for the Longview property. The Clover subdivision was not included given that its neighborhood character is distinctly different from the Longview property and its three nearby subdivisions.

Staff reviewed the three subdivisions to identify similarly situated lots for the neighborhood character analysis and found that no other properties were at the terminus of a dead-end street and were triangular in shape (Figure 9). Considering a broader area, staff did not identify other similarly situated properties with the exception of Bishop Ireton High School that is located at the end of a dead-end street, but does not share other similar lot characteristics. Staff analysis determines that the existing lot at 213 Longview Drive is a unique, one-of-a kind lot not only in the area of comparison but also in the general area. It has remained in this configuration as several subdivisions developed around it over the years.





*Figure 9: “Original” subdivision plat from 1967 for 213 Longview Drive*



*Figure 8: Three subdivisions adjacent to 213 Longview Drive provide an area of comparison. Similarly situated lots do not exist within the area of comparison.*

### Lot Analysis

Although similarly situated lots do not exist for the 213 Longview Drive lot, staff has provided a comparative analysis in Table 3 that indicates average lot areas, frontages, and widths for interior properties within the Florences, Duncan, and Virginia Stonnell Selectman subdivisions.

***Table 3: Average lot area, frontage, and width of similarly situated lots by subdivision compared with lot area, frontage, and width of Proposed Lot 600 and existing Lot 504***

<b>Subdivision</b>	<b>Lot Area (in sq. ft.)</b>	<b>Lot Frontage (in feet)</b>	<b>Lot Width (in feet)</b>
Florences (12 lots)	6,752 (average)	67 (average)	67 (average)
Duncan (5 lots)	24, 425 (average)	101(average)	123 (average)
Stonell Selectman (6 lots)	21, 936 (average)	116 (average)	106 (average)
<b>New Proposed Lot 600</b>	<b>50,020 sq. ft.</b>	<b>51 feet</b>	<b>291 feet</b>
<b><i>Existing Lot 505</i></b>	<b><i>20,505 sq. ft.</i></b>	<b><i>51 feet</i></b>	<b><i>165 feet</i></b>

A further analysis of neighborhood character indicates that a variety of lot types exist near 213 Longview Drive, resulting in a finding that a standard neighborhood character is not present in the area of comparison. The Florences subdivision consists of interior substandard lots in terms of size and, in some cases, width (although substandard width is not reflected in the average). In contrast, the properties within the Duncan and Stonell Selectman subdivisions substantially exceed the R-8 zoning requirements for all lot characteristics. Proposed Lot 600 at Longview Drive is closer in character to the lots of these two subdivisions as it shares similar large lot attributes.

Proposed Lot 600 returns the 213 Longview Drive property to its original configuration through the subdivision request to relocate property lines. Given that the property line realignment is located at the rear of the property, the proposal does not affect the street view within the neighborhood. It would remain as a simple landscaped driveway entrance to the property and would not alter the existing neighborhood character.

### **C. Additional Considerations**

#### **Tree inventory – 213 Longview Drive**

Although, the applicants state that they do not presently plan to redevelop the property, staff has added Condition 4 that a tree inventory is required at the time of a grading plan to ensure that a minimum of 25 percent canopy cover remains over the site.

### **Conclusion**

In summary, Proposed Lots 600 and 601 adhere to all general subdivision and technical requirements of the R-8 zone and would not detract from the existing neighborhood character as both lots would revert to the original configurations as indicated on original subdivision plats.

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



re-subdivision request.

### III. RECOMMENDED CONDITIONS

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

1. The final subdivision plat shall comply with the requirements of Section 11-1700 of the Zoning Ordinance. (P&Z)
2. The applicants shall remove or relocate the accessory shed structure to meet minimum setback requirements of the R-8 zone. (P&Z)
3. 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)
4. The applicant shall submit an inventory of trees for Proposed Lot 600 which would identify tree type, size, and location prior to submission of a grading plan. (P&Z)(City Arborist)

STAFF: Alex Dambach, Division Chief, Land Use Regulatory Services  
Ann Horowitz, Urban Planner,

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Staff Note: This plat will expire 18 months from the date of approval (March 8, 2018) unless recorded sooner.

#### IV. CITY DEPARTMENT COMMENTS

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

##### Transportation & Environmental Services:

- F-1 Transportation Planning, Transportation and Surveys have no comments. (T&ES)
- F-2 Each subdivided lot will continue using the existing utility connections located in the public right of ways of Vassar Place and Longview Dr. for respective lots. (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 Any future development/redevelopment on any of the subdivided lots shall provide adequate storm water outfall per the requirements of Article XI of Alexandria Zoning Ordinance. (T&ES)
- C-2 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-3 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 as applicable at the time of submission of the first final plan for storm water management regulations regarding water quality improvement and quantity control. (T&ES)
- C-4 All secondary utilities serving this site shall be placed underground. (Sec. 5-3-3) (T&ES)
- C-5 The final subdivision plat shall comply with the provisions of Section 11-1709 of the City's Zoning Ordinance. (T&ES)

##### Code Enforcement:

No comments

##### Archaeology:

No comments

##### Real Estate Assessments:

No comments

##### Recreation, Parks, & Cultural Activities:

No comments

##### Police Department:

No comments received

##### Fire Department:

No comments



# APPLICATION

## SUBDIVISION OF PROPERTY

SUB # 2016-0007

REVISED

PROPERTY LOCATION: 207 Vassar Place, Alexandria, Virginia 22314 and 213 Longview Dr.  
Alex, VA 22314  
TAX MAP REFERENCE: 062.01-06-13 and 17 ZONE: R-8 (Residential)

### APPLICANT:

Name: John and Blake Keegan

Address: 213 Longview Drive, Alexandria, Virginia 22314

### PROPERTY OWNER:

Name: Catherine P. Kennedy, Trustee, The William M. Pardee Revocable Trust

Address: 2323 Anacapa Street, Santa Barbara, California 93105

### SUBDIVISION DESCRIPTION

Request for approval of a plat of subdivision to subdivide the existing lot at 207 Vassar Place and 213 Longview Dr. into two new lots. The existing lots were created by subdivision in 1978. The requested subdivision reestablishes the lots to as they existed prior to the 1978 subdivision. See Attached Deed.

☒ **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

Print Name of Applicant or Agent

524 King Street

Mailing/Street Address

Alexandria, VA 22314

City and State Zip Code

Signature

703-836-1000

Telephone #

703-549-3335

Fax #

dblair@landcarroll.com

Email address

June 30, 2016 revised July 14, 2016

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.

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. John Keegan	213 Longview Drive, Alexandria, VA 22314	100%
2. Blake Keegan	213 Longview Drive, Alexandria, VA 22314	100%
3.		

**2. Property.** State the name, address and percent of ownership of any person or entity owning an interest in the property located at 207 Vassar Place, Alexandria, Virginia 22314 (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. Catherine P. Kennedy, Trustee	2323 Anacapa Street, Santa Barbara, CA 93105	100%
2. The William M. Pardee Revocable Trust	2323 Anacapa Street, Santa Barbara, CA 93105	100%
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. John Keegan	None	Planning Commission
2. Blake Keegan	None	Planning Commission
3. Catherine P. Kennedy	None	Planning Commission

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

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

June 30, 2016

Date

Duncan W. Blair, Attorney

Printed Name

\_\_\_\_\_  
Signature

**WAIVER OF RIGHT TO AUTOMATIC APPROVAL**

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

**REVISED**

**PROJECT NAME:** 207 Vassar Place and 213 Longview Dr. Subdivision

**PROJECT ADDRESS:** 207 Vassar Place 213 Longview Dr, Alexandria, Virginia 22314

**DESCRIPTION OF REQUEST:**

Request for approval of a plat of subdivision to subdivide the existing lots at 207 Vassar Place and 213 Longvie Dr. into two new lots. The existing lots were created in 1978. This subdivision application reestablishes the lots as they existed prior to the 1978 subdivision.

**THE UNDERSIGNED** hereby waives the right to the 45 day automatic approval provision of Section 11-1708 (B)(2) of the Zoning Ordinance of the City of Alexandria, Virginia, for the application stated above, for the number of days between June 30, 2016 and September 8, 2016, in excess of forty-five (45) days.

Date: June 30, 2016 revised July 14, 2016.

☐ Applicant

☒ Agent

Signature: 

Printed Name: Duncan W. Blair

15-76

BOOK 813 PAGE 486

6637

SUB2016-0007  
207 Vassar Pl  
Application Materials  
7/25/16

DEED OF RESUBDIVISION AND  
DEED OF BARGAIN AND SALE

THIS DEED of Resubdivision and Deed of Bargain and Sale made this 14<sup>th</sup> day of October, 1975, by and between MATTIE G. STONNELL, widow and surviving tenant, Party of the First Part; WILLIAM MCKNIGHT PARDEE and JANE TUPPER PARDEE, his wife, Parties of the Second Part; H. GRAFTON HARPER and CARROLL D. WEATHERLY, Jr., Trustees, Parties of the Third Part; and PERPETUAL FEDERAL SAVINGS AND LOAN ASSOCIATION, formerly known as Perpetual Building Association, Beneficiary, Party of the Fourth Part;

WHEREAS, the said party of the first part is the owner in fee simple of all that certain lot or parcel of land together with its improvements and appurtenances situate in the City of Alexandria, Virginia, and being more particularly described in Deed Book 403, Page 223 among said City land records;

WHEREAS, the said parties of the second part are the owners in fee simple of all that certain lot or parcel of land together with its improvements and appurtenances situate in the City of Alexandria, Virginia, and being more particularly described as Lot 4, Block 7, Section 9, Clover Subdivision, and in Deed Book 701 at page 499;

WHEREAS, by a certain Deed of Trust recorded in Deed Book 596 at page 146 the parties of the second part did assume the said Deed of Trust which conveyed to the parties of the third part, as Trustees, the property known as Lot 4, Block 7, Section 9, Clover Subdivision;

WHEREAS, the party of the fourth part is the beneficiary secured under said Deed of Trust recorded in Deed Book 596 at page 146, and does here join in Resubdivision to give its consent and approval as is evidenced by its signature hereto;

WHEREAS, the description of the land to be resubdivided is more particularly described as:

Beginning at a point on the easterly line of Vassar Place, said point being 76.21 feet southerly from the P.C. of Dartmouth Avenue, said point being the northwesterly corner of Lot 4, Section 9, Subdivision of Clover; thence departing from Vassar Place N. 88° 21' 00" E., 206.24 feet; thence N. 36° 40' 20" E., 133.84 feet; thence S. 13° 06' 47" E., 278.90 feet; thence S. 72° 34' 36" W., 241.36 feet; thence S. 76° 33' 18" W., 111.40 feet; thence N. 36° 40' 20" E., 208.28 feet; thence N. 80° 38' 30" W., 130.96 feet to the easterly line of Vassar Place; thence along the line of Vassar Place on a curve to the left with a radius of 135.00 feet an arc distance of 58.93 feet; thence N. 15° 39' 00" W., 10.16 feet to the point of beginning containing 63,795 square feet.

LAW OFFICES  
HENRY B. CROCKETT  
ALEXANDRIA, VIRGINIA

201 N Warr  
2-23-14



7/25/16

BOOK 813 PAGE 487

The above described property consists of Lot 708 of the Resubdivision of Property of Donald L. Black and Mattie G. Stonnell, as recorded in Deed Book 679 at Page 149; and Lot 4, Section 9, Subdivision of Clover, as recorded in Deed Book 701 at page 499, both among the land records of the City of Alexandria, Virginia.

This Resubdivision is made with the full consent of the parties hereto, and is in accordance with all applicable statutes and ordinances governing the resubdivision and dedication of land.

NOW, THEREFORE, THIS DEED WITNESSETH:

IN CONSIDERATION of the premises and the sum of One Dollar (\$1.00) the said parties hereto do resubdivide and dedicate the hereinabove described parcel of land into Lot 505 and Lot 504 in accordance with the plat attached hereto and incorporated by reference, which said plat is signed by Alfred Copeland, Certified Land Surveyor, and approved by the appropriate authorities of the City of Alexandria, Virginia. The Resubdivision hereby made is hereby named and designated as "Resubdivision of the Property of Mattie G. Stonnell and Lot 4, Section 9, Clover, City of Alexandria, Virginia."

NOW, THEREFORE, THIS DEED FURTHER WITNESSETH:

THAT FOR AND IN CONSIDERATION of the sum of Ten Dollars, the said parties of the first part do hereby grant and convey with general warranty, unto the said parties of the second part, as tenants by the entirety, with the common law right of survivorship, it being intended that the fee simple title to said property shall be vested in said parties of the second part during their joint lives and thereafter fee simple title shall be vested in the survivor of them, all that certain land situate in the City of Alexandria, Virginia, and particularly described as follows:

Part of Old Lot 7A, Beginning at a point on the southerly line of Dartmouth Road, said point being the northerly corner of the Mattie G. Stonnell property, thence departing from Dartmouth Road and along the easterly line of the Stonnell property S. 13° 06'47" E., 278.90 feet; thence along the southerly line of the Stonnell property S. 72° 34'36" W., 122.93 feet; thence thru the Stonnell property N. 16° 10'22" W., 121.81 feet; thence N. 14° 19'00" W., 34.25 feet; thence S. 75° 41'00" W., 27.30 feet to the northwesterly line of the Stonnell property; thence along said line N. 36° 40'20" E., 205.73 feet to the point of beginning, containing 29,524 square feet.

The said parties of the first part covenant that they have the right to convey the said land to the said parties of the second part; that they have done no act to encumber the same; that the said parties of the second part shall quiet possession of the said land, free from all encumbrances, except as aforementioned, and that they, the said parties of the first part, will execute such further assurances of the said land as may be requisite.

LAW OFFICES  
JIMMY B. CROCKETT  
ALEXANDRIA, VIRGINIA

BOOK 813 PAGE 488

WITNESS THE FOLLOWING SIGNATURES AND SEALS:

Mattie G. Stonnell (SEAL)  
Mattie G. Stonnell

William McKnight Pardee (SEAL)  
William McKnight Pardee

Jane Tupper Pardee (SEAL)  
Jane Tupper Pardee

H. Gratton Harper (SEAL)  
H. Gratton Harper, Trustee

Carroll D. Weatherly, Jr. (SEAL)  
Carroll D. Weatherly, Jr., Trustee

PERPETUAL FEDERAL SAVINGS  
AND LOAN ASSOCIATION

by P. J. McCarty  
Vice-President

ATTEST:

(Seal)

Joseph B. Crank  
Secretary

STATE OF VIRGINIA,  
CITY OF ALEXANDRIA, to-wit:

I, the undersigned, a Notary Public in and for the City aforesaid in the State of Virginia, do hereby certify that Mattie G. Stonnell, whose name is signed to the foregoing Deed bearing date on the 14th day of October, 1975, has acknowledged the same before me in my said City aforesaid.

Given under my hand this 14th day of October, 1975.  
My commission expires the March day of 17, 1979.

Adam B. Crank  
Notary Public

STATE OF VIRGINIA,  
CITY OF ALEXANDRIA, to-wit:

I, the undersigned, a Notary Public in and for the City aforesaid in the State of Virginia, do hereby certify that William McKnight Pardee and Jane Tupper Pardee, his wife, whose names are signed to the foregoing Deed bearing date on the 14th day of October, 1975, have acknowledged the same before me in my said City aforesaid.

Given under my hand this 14th day of October, 1975.  
My commission expires the March day of 17, 1979.

Adam B. Crank  
Notary Public

LAW OFFICE  
HENRY G. COCKEY  
ALEXANDRIA, VIRGINIA

-4-

DISTRICT OF COLUMBIA:

I, the undersigned Notary Public in and for the District of Columbia, do hereby certify that H. Grafton Harper and Carroll D. Weatherly, Jr., Trustees, whose names are signed to the foregoing Deed bearing date on the 14th day of October, 1975, have acknowledged the same before me in my jurisdiction aforesaid.

Given under my hand this 14th day of October, 1975.

My commission expires the 31st day of January, 1980.

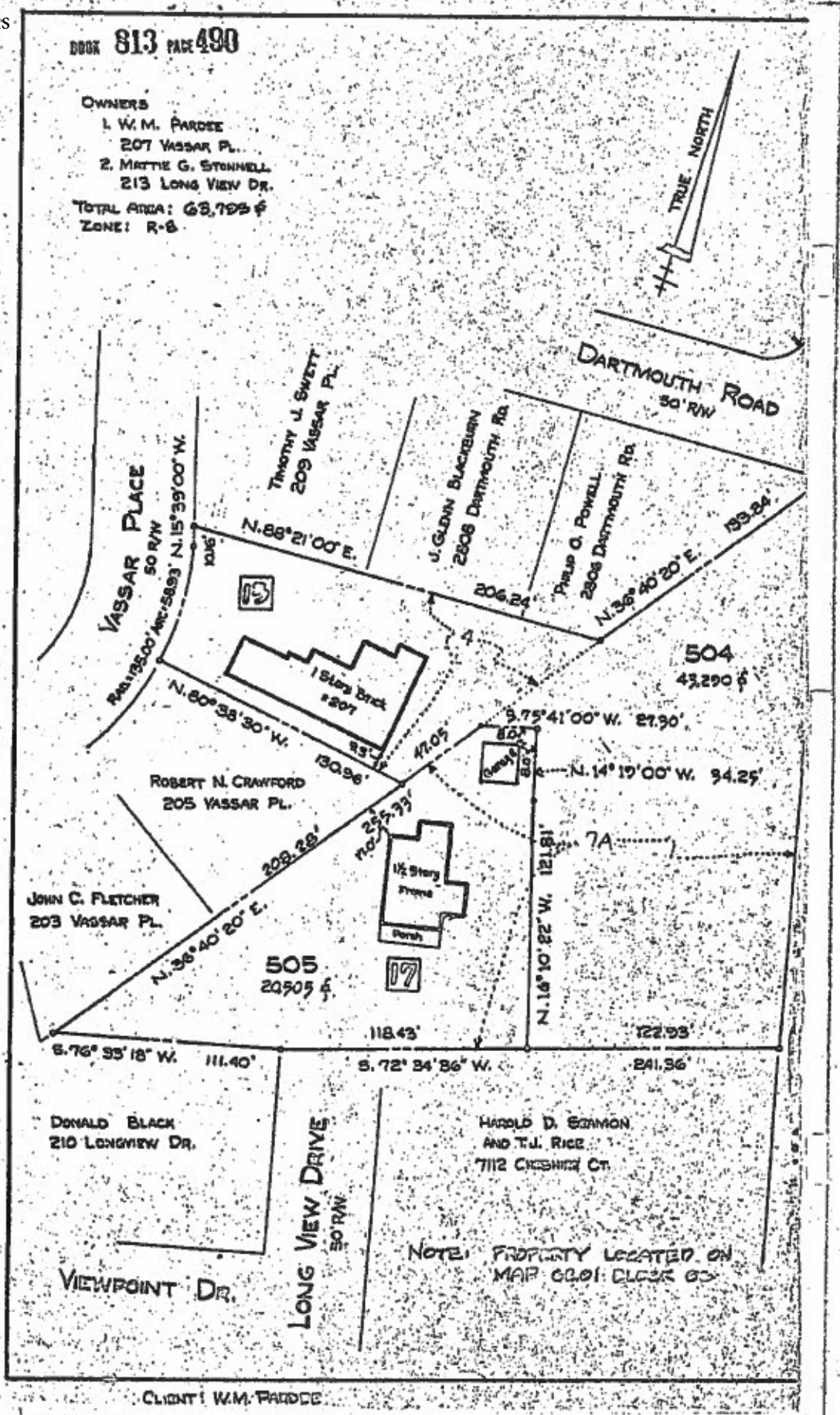
  
Notary Public



In the office of the Clerk  
of the District of Columbia this deed  
was received and the taxes imposed by  
Sec. 55-26.1 in the amount of \$17.50  
have been paid & with the annexed  
certificate submitted to record on

12-3-75 3:65 P.M.

 MARX



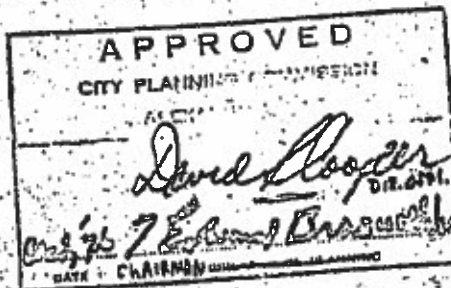


BOOK 813 PAGE 491

# SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE CAREFULLY SURVEYED THE PROPERTY DELINEATED BY THIS PLAT THAT IT IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT LOT 7A IS NOW IN THE NAME OF MATTIE G. STONNELL, WIDOW, AND WAS ACQUIRED BY HER FROM E. S. STONNELL AND MATTIE G. STONNELL BY DEED DATED MARCH 19, 1959 AND RECORDED IN DEED BOOK 409 PAGE 229 THAT LOT 4 IS NOW IN THE NAME OF W. M. PARDEE AND WAS ACQUIRED BY HIM FROM GEORGE I. G. HEWITT BY DEED DATED AUG. 22, 1969 AND RECORDED IN DEED BOOK 519 PAGE 164, BOTH DEEDS BEING RECORDED AMONG THE LAND RECORDS OF ALEXANDRIA, VA.

*Alfred Copeland*  
CERTIFIED LAND SURVEYOR



RESUBDIVISION OF  
THE PROPERTY OF MATTIE G. STONNELL  
AND LOT 4 SECTION 9

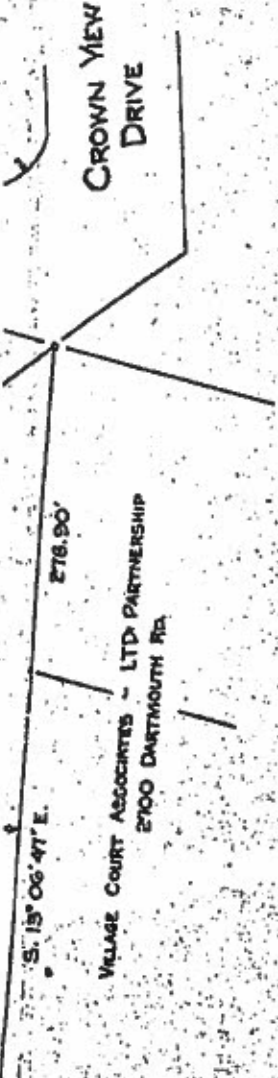
CLOVER

ALEXANDRIA, VIRGINIA

SCALE 1"=50' NOV. 4, 1975

COPELAND & KEPHART  
CIVIL ENGINEERING & LAND SURVEYING  
711 NORTH FAYETTE STREET  
ALEXANDRIA, VIRGINIA

Alexandria City Code, 1983, as amended, Sec. 34-14(5)  
Approval of a final plat shall be null and void if the plat is not received within (30) days



Virginia Stonnell Selecman, et vir, )  
to ) Deed Establishing a Boundary Line.  
Helena C. Chauncey, widow, et als. )

THIS DEED, made and entered into this 14th day of September, 1940, by and between Virginia Stonnell Selecman and Walter W. Selecman, her husband, parties of the first part, and Helena C. Chauncey, widow, Mary Chauncey Cockrell and W. Walter Cockrell, her husband, Joseph E. Chauncey and Drusilla Y. Chauncey, his wife, Hettie Chauncey Easterwood and Henry W. Easterwood, her husband, Julian F. Chauncey, Junior, and Elmo H. Chauncey, his wife, Edward C. Chauncey and Margaret W. Chauncey, his wife, Ruth Chauncey Cragg and Earl M. Cragg, her husband, parties of the second part.

WITNESSETH: That whereas, the said parties of the first part are the owners of a certain parcel of land located on the north side of Little River Turnpike (also known as Duke Street Extended), in the City of Alexandria, Virginia, and the parties of the second part are the owners of a certain other parcel of land located to the east of the said land of the parties of the first part and immediately adjoining the same; and

WHEREAS, a question has arisen as to the exact location of the boundary line between the said two parcels of land; and

WHEREAS, the said respective owners have agreed upon a new and definite boundary line between the said two parcels of land, which has been laid off by A. B. Garrett, Certified Land Surveyor, the same being more particularly described as follows, to-wit:

BEGINNING at a point, marked by an iron pipe, in the north line of Little River Turnpike (also known as Duke Street Extended), said point of beginning being S. 73° 25' E. 265.00 feet from the southeast corner of the James R. Duncan, et ux, tract, formerly Abbott; thence departing from said point of beginning in the north line of Little River Turnpike N. 12° 35' E. 344.68 feet to a point marked by an iron pipe; thence N. 74° 06' 30" E. 338.78 feet to a point marked by an iron pipe; thence N. 7° 32' 30" W. 618.75 feet to a point, a corner of Stonnell; and which said line may be determined from the plat hereto attached dated September 14, 1940, hereby made a part hereof; and

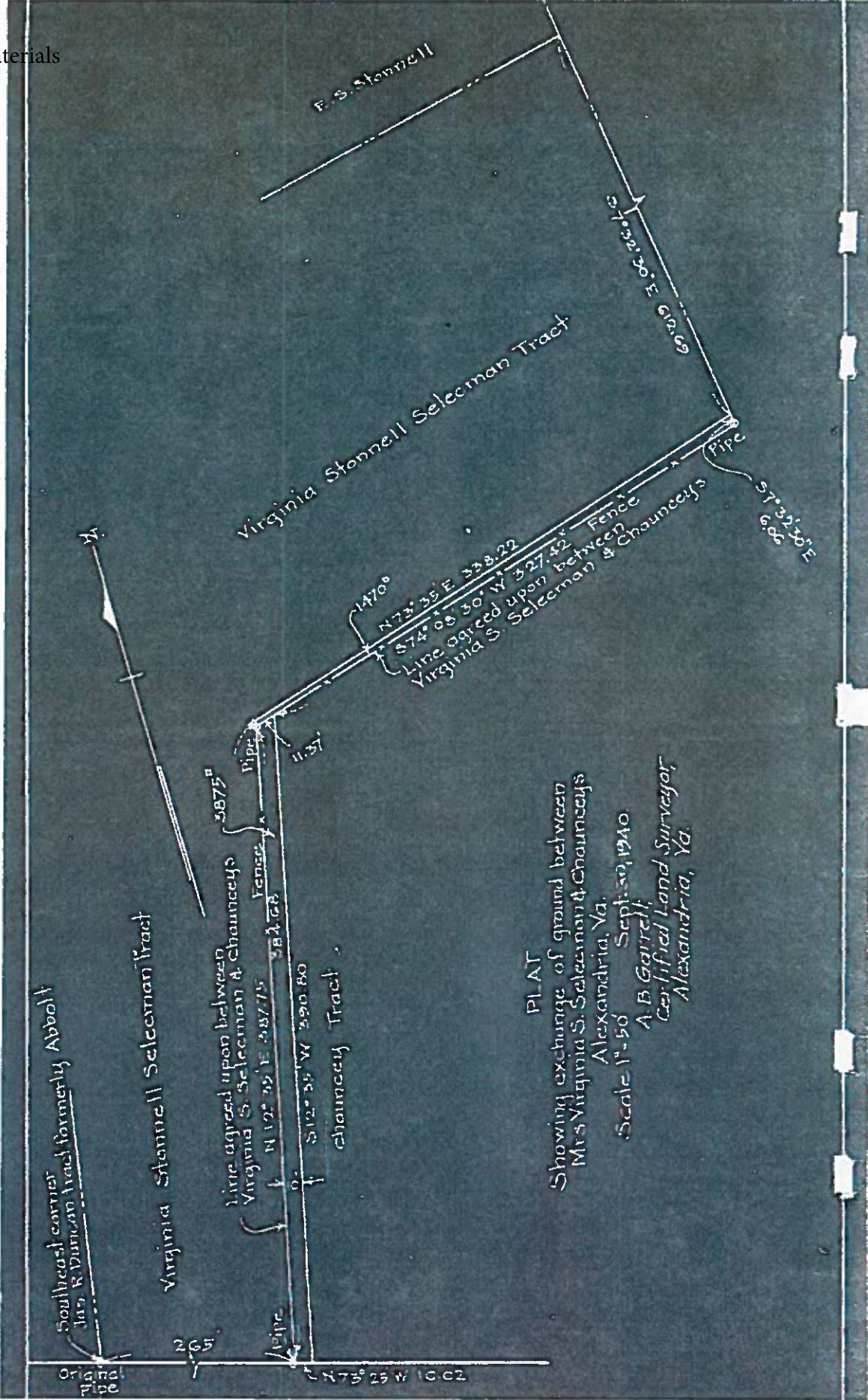
WHEREAS, the said respective owners desire to establish of record the above described definite boundary line between the said two parcels of land;

NOW, THEREFORE, in consideration of the sum of one dollar (\$1.00), receipt of which is hereby acknowledged, and of the mutual conveyance herein, the parties of the first part do hereby grant and convey unto the parties of the second part all the land lying on the easterly side of the above described boundary line between the said two parcels of land, especially the 3875 sq. feet shown on the attached plat; and the parties of the second part, in consideration of the sum of one dollar (\$1.00), receipt of which is hereby acknowledged, and of the mutual conveyance herein, do hereby grant and convey unto Virginia Stonnell Selecman, one of the parties of the first part, all the land lying on the westerly side of said boundary line, especially the 1472 sq. feet shown on the attached plat.

Witness the following signatures and seals.

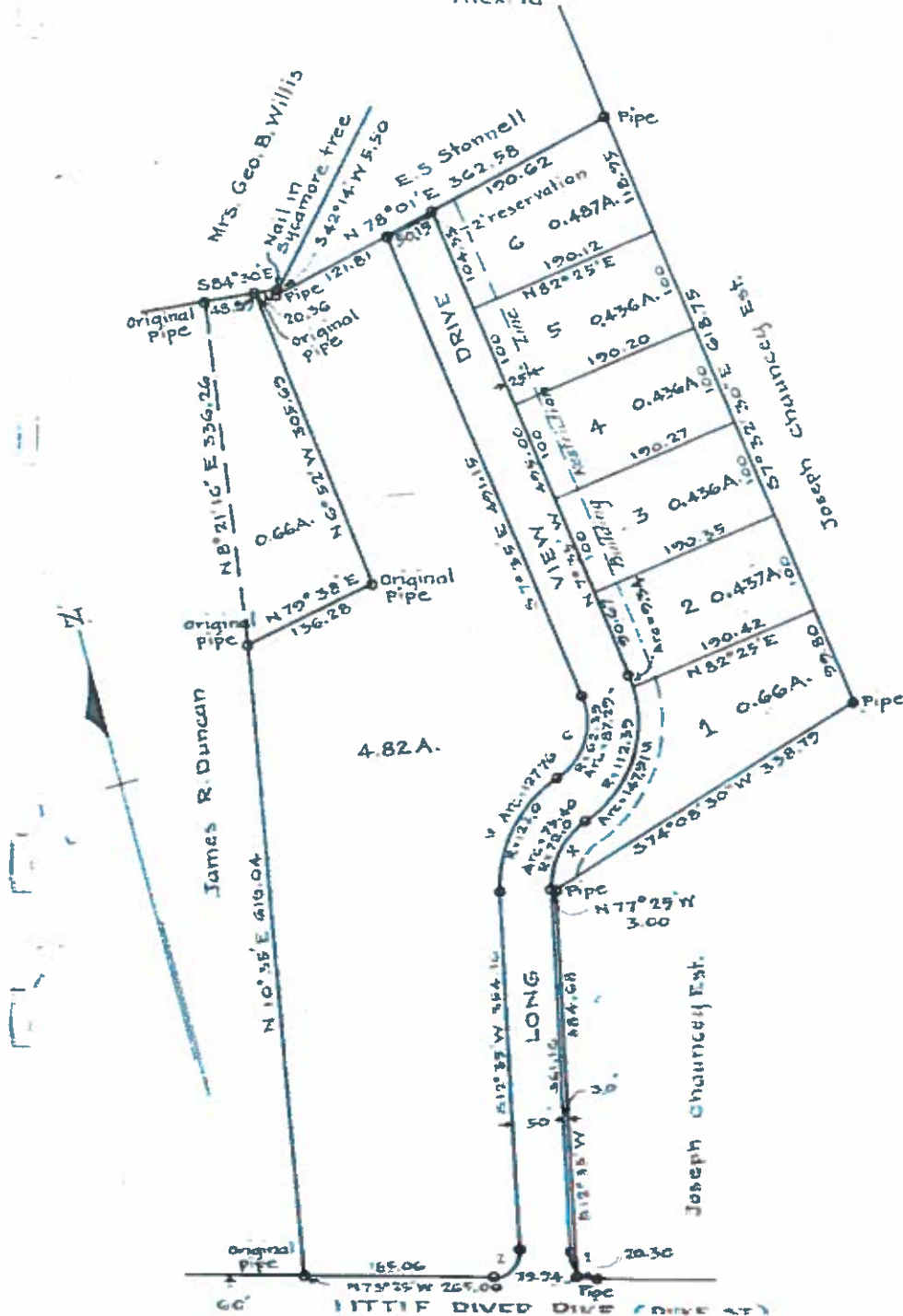
Virginia Stonnell Selecman	(Seal)	Henry W. Easterwood	(Seal)
Walter W. Selecman	(Seal)	Julian F. Chauncey, Junior	(Seal)
Helena C. Chauncey	(Seal)	Elmo H. Chauncey	(Seal)
Mary Chauncey Cockrell	(Seal)	Edward C. Chauncey	(Seal)
W. Walter Cockrell	(Seal)	Margaret W. Chauncey	(Seal)
Joseph E. Chauncey	(Seal)	Ruth Chauncey Cragg	(Seal)





PLAT  
Showing Division of part of property of  
VIRGINIA STONNELL SELECMAN  
Alexandria-Virginia.  
Scale 1"=100' Sept. 23, 1940  
A. B. Garrett,  
Certified Land Surveyor  
Alexandria, Va.

Zone A Residential  
Sewerage diversion by use of septic tanks  
Mrs Virginia Stonnell Seleckman  
3100 Duke St.  
Alex. Va



CURVE DATA TABLE						Chord Bearing
No	Delta	Radius	Tangent	Arc	Chord Dist	
1	86°	25	23.31	37.52	34.10	N 30° 25' W
2	94°	25	26.81	41.02	36.50	N 59° 35' E
3	60°	122	70.44	127.76	122.00	N 42° 34' E
4	60°	72	41.57	75.40	72.00	N 42° 35' E
5	80° 10'	112.39	24.52	157.25	144.75	N 52° 30' E
6	80° 10'	62.52	52.51	87.29	80.34	N 52° 30' E

CWNERS DEDICATION

ENGINEERS CERTIFICATE

I hereby certify that I have carefully surveyed the property delineated by this plat and that it is correct to the best of my knowledge and belief that it is a division of part of the land conveyed by Hannah Monroe Abbott, widow to Sherwood B. Stannell by deed dated June 24, 1915 and recorded in Liber X No. 7 Page 233, Fairfax Co. Va., and by will recorded in Will Book No. 8 Page 152 Alexandria City was bequeathed to Virginia Stannell, his daughter, now Virginia Stannell, his selection by marriage, and that iron pipe marked thus, G.B. Kearett placed in ground.

proved 9-27-40  
L.E. Feabody, Chairman  
H. W. Barnard, Sec.  
 City Planning  
 Commission

SUB2016-0007  
 207 Vassar Pl  
 Application Materials  
 7/25/16