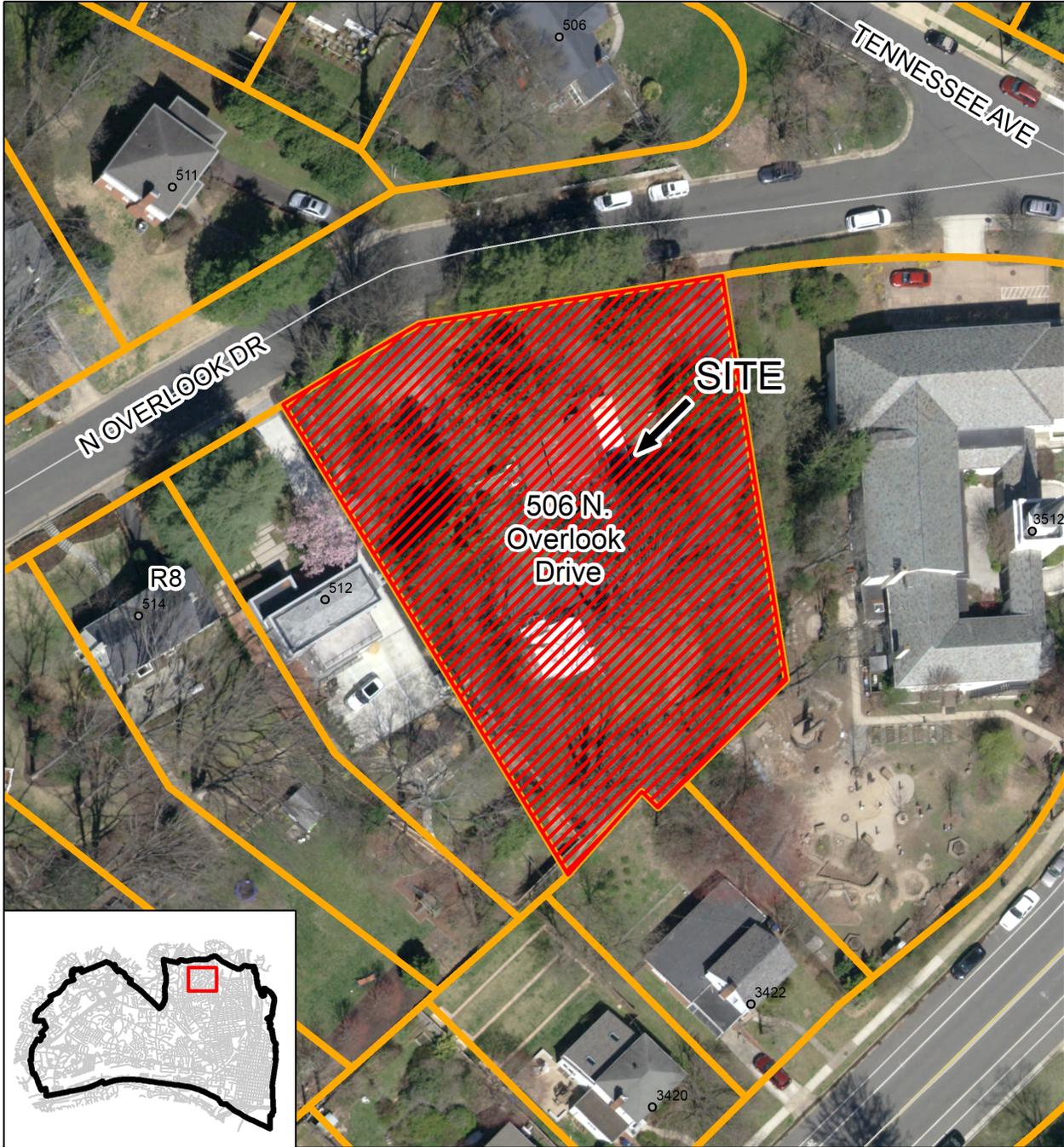


DOCKET ITEM #11
Subdivision #2020-00009
506 North Overlook Drive

Application	General Data	
Request: Public hearing and consideration of a request for a subdivision to re-subdivide two existing lots.	Planning Commission Hearing:	March 2, 2021
	Approved Plat must be Recorded By:	September 3, 2022
Address: 506 North Overlook Drive	Zone:	R-8 / Single-Family Zone
Applicant: JS Investment LLC, represented by Zachary Williams, 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 Reviewer: Sam Shelby, sam.shelby@alexandriava.gov
Ann Horowitz, ann.horowitz@alexandriava.gov



**Subdivision #2020-00009
506 North Overlook Drive**



PROJECT LOCATION MAP

I. DISCUSSION

The applicant, JS Investment LLC, represented by Zachary Williams, attorney, requests approval to re-subdivide two existing lots in the R-8 zone. Staff recommends approval of the subdivision request with conditions as described in this report.

SITE DESCRIPTION

The subject property, featured in Figure 1, below, contains two irregularly shaped lots of record, addressed together as 506 North Overlook Drive. Existing Lot 13 has 8,252 square feet of area and 79.6 feet of frontage. Existing Lot Three has 16,981 square feet of area and 97.9 feet of frontage. Existing Lots 13 and 3 were never legally consolidated but essentially read as a single lot. The Beverley Hills United Methodist Church directly abuts Existing Lot Three to the west. Otherwise, the subject property's general vicinity contains single-family dwellings.

A single-family dwelling constructed circa 1878, occupies Existing Lot 13. The subject property is not included on the City's list of buildings over 100 years old. Properties on this list are subject to Board of Architectural Review for alterations pursuant to Zoning Ordinance section 10-304.



Figure 1 – Subject property (outlined in blue)

SUBDIVISION BACKGROUND

Existing Lots 13 and Three were established as part of Sections Eight and Three, respectively, of the Beverley Hills Subdivision. The existing lots remain unchanged since they were established. Staff research indicates that the Beverley Hills Subdivision was established in sections over time dating from 1926 to 1940. The area within the subdivision was annexed by the City from Arlington County in 1930. The City has approved seven subdivisions within Beverley Hills, dating back to 1958. The remainder of properties within the Beverley Hills Subdivision are largely the same as they were when originally established.

PROPOSAL

The applicant requests approval to re-subdivide Existing Lots 13 and Three. Proposed Lot 500 would have 96 feet of frontage along North Overlook Drive and would have a total size of 13,755 square feet. Proposed Lot 501 would have 81.55 feet of frontage along North Overlook Drive and would have a lot size of 11,478 square feet. Both proposed lots would remain irregular in shape. Existing and proposed lots are shown in Figures 2 and 3, below. The applicant states that they intend to demolish the existing dwelling and construct a single-family dwelling on each new lot, subject to the R-8 zone requirements. The demolition of the existing dwelling is not the subject of this subdivision request.

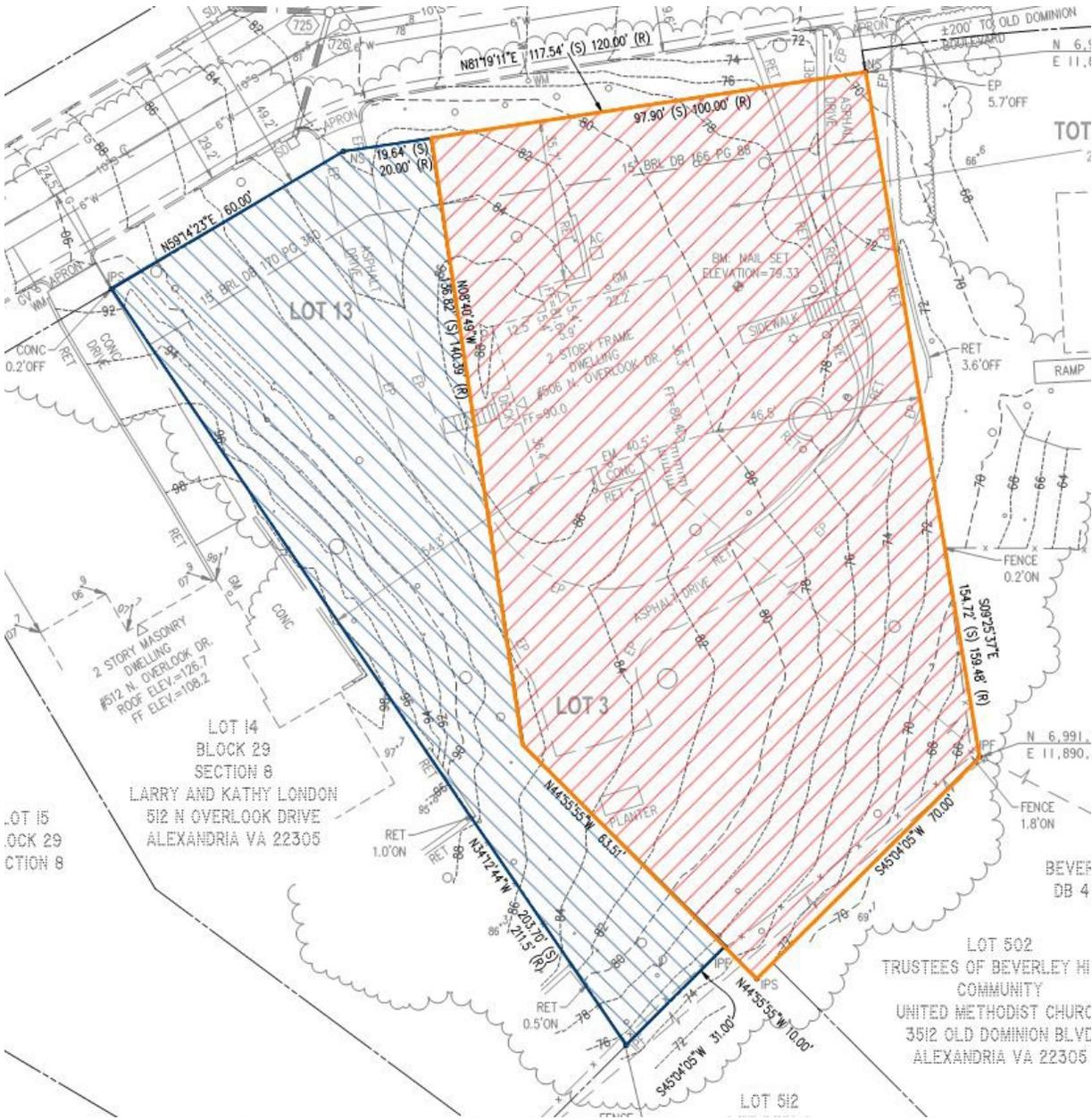


Figure 2 - Existing Lots (lot 13 in blue, lot 3 in orange)

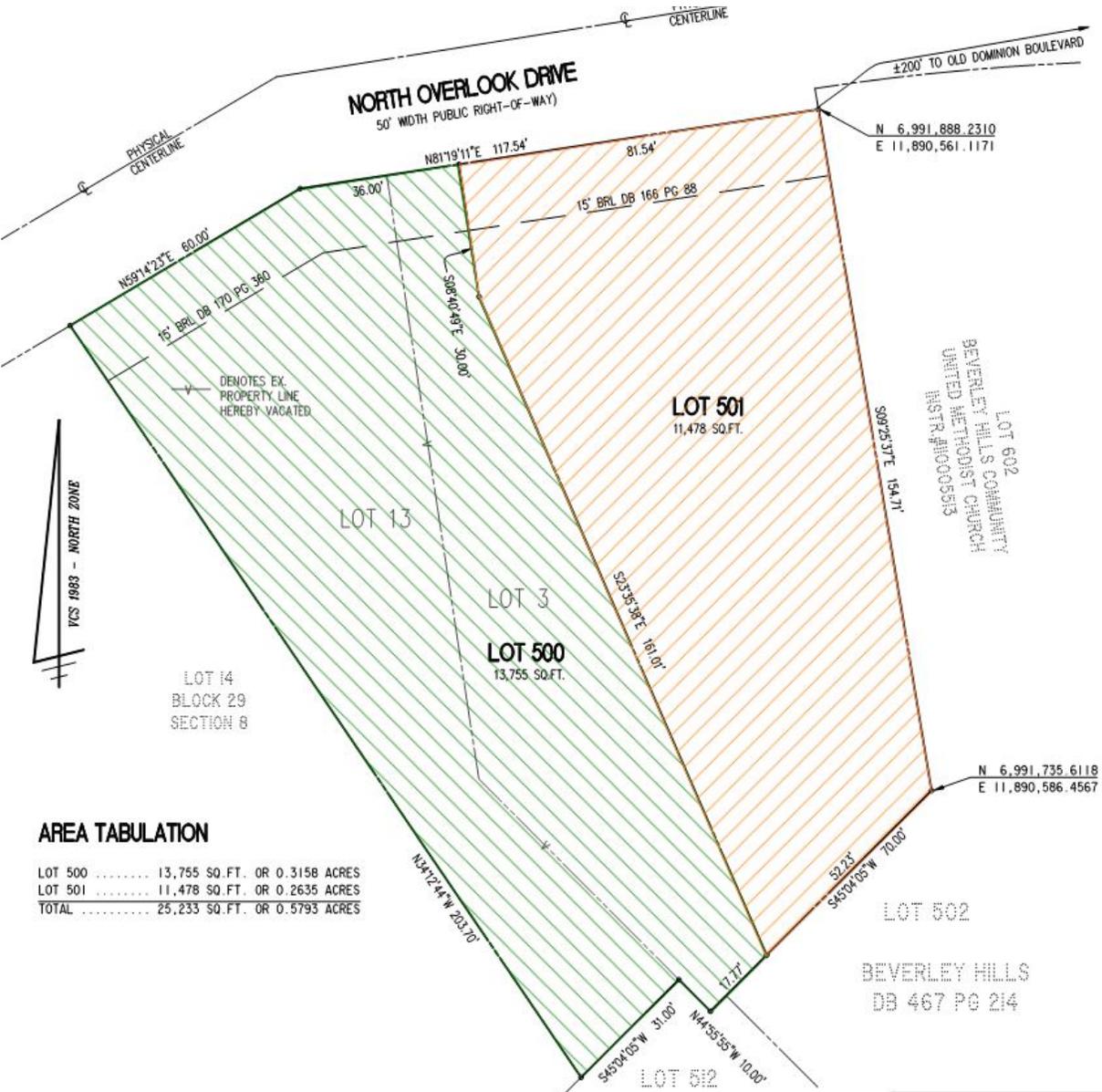


Figure 3 - Proposed Lots (lot 500 in green, lot 501 in yellow)

ZONING/ MASTER PLAN DESIGNATION

The subject property is zoned R-8/Single-Family zone and both proposed lots would comply with all lot requirements for single-family dwelling as shown in Table 1. Any future development would be required to comply with all applicable provisions of the Zoning Ordinance.

The property is located within the North Ridge/Rosemont Small Area Plan Chapter of the Alexandria Master Plan, which designates the property for low-density residential uses consistent with the R-8 zoning regulations.

Table 1 – R-8 Zoning Requirements

	Required/ Permitted	Existing		Proposed	
		Lot 13	Lot 3	Lot 500	Lot 501
Lot Size	8,000 Sq. Ft.	8,252 Sq. Ft.	16,981 Sq. Ft.	13,755 Sq. Ft.	11,478 Sq. Ft.
Width	65 Ft.	84.0 Ft.	81.9 Ft.	82.48 Ft.	81.94 Ft.
Frontage	40 Ft.	79.6 Ft.	97.9 Ft.	96 Ft.	81.55 Ft.
Front Yard	17.0 – 57.7 Ft.	No existing structures on lot 13.	35.7 Ft.	Future development required to comply with all R-8 zoning requirements.	
Side Yard (East)	8 Ft., 1:2 ratio		4.9 Ft.		
Side Yard (West)	8 Ft., 1:2 ratio		46.5 Ft.		
Rear Yard	8 Ft., 1:1 ratio		119.1 Ft.		
Floor Area	0.35		~0.17		

SUBDIVISION STANDARDS

Several sections within Section 11-1700 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 11-1710(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.

II. STAFF ANALYSIS

Staff supports the applicant’s re-subdivision request. The proposed reconfiguration of the lots would also be compatible with neighborhood character in terms of lot size, frontage and width as required by Section 11-1710(B). Proposed Lots 500 and 501 would also comply with the R-8 zone requirements provided that the applicant demolishes the existing dwelling on Proposed Lot 501.

Staff analysis of Section 11-1710(B) follows.

A. Neighborhood Character Analysis

Area of Comparison and Similarly Situated Lots

The subject property contains lots within both Sections Three and Eight of the original Beverley Hills Subdivision. As such, the area of comparison includes all of sections three and eight of the original subdivision. All lots within the area of comparison are zoned R-8 and generally exhibit similar lot widths and frontages. The area of comparison is outlined in red in Figure 4, below.

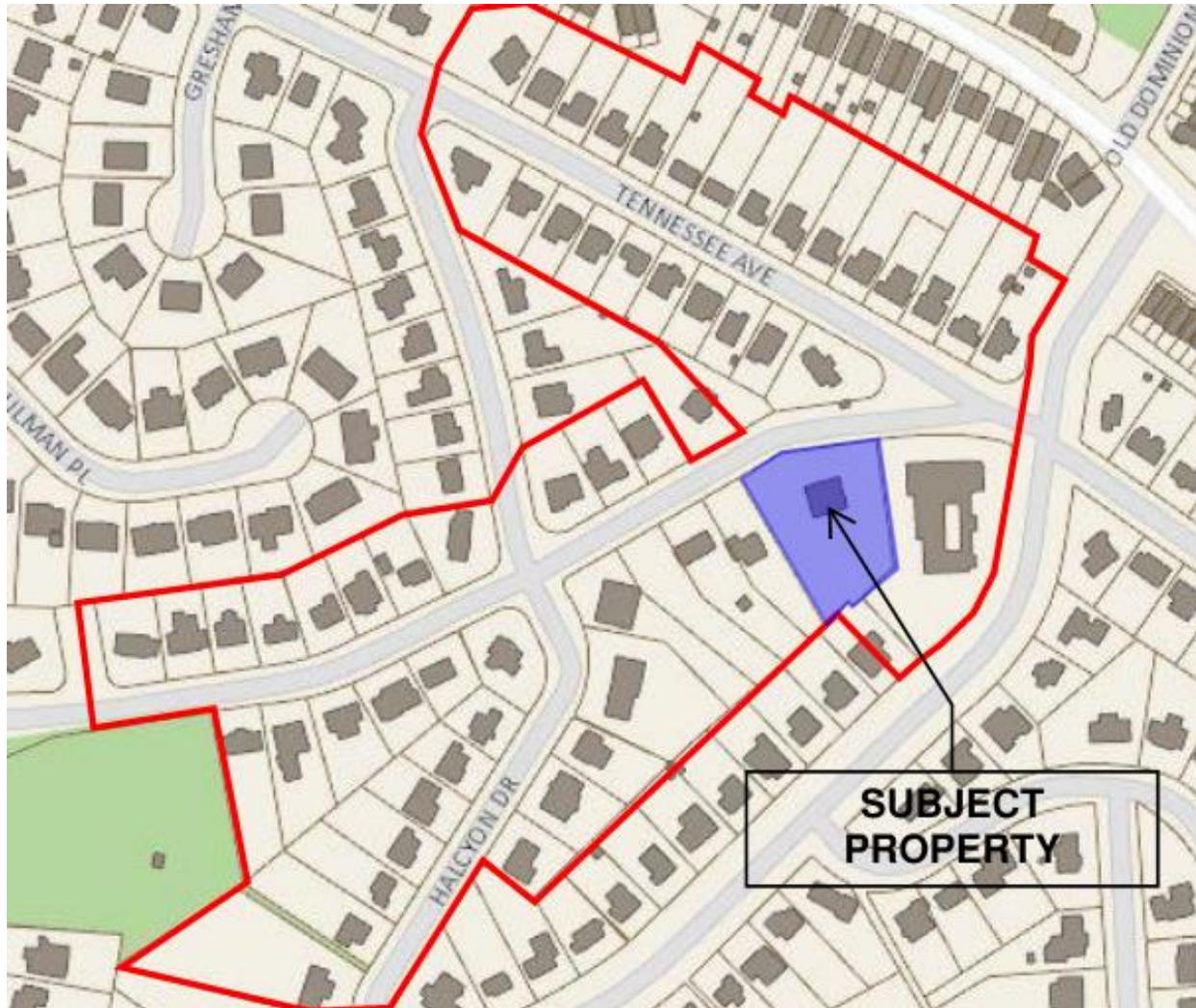


Figure 4 - Area of Comparison

The proposed lots would be larger than the general size of lots within the area of comparison. However, several lots are similarly situated to the proposed lot in terms of frontage, width and size. These similarly situated lots are like the proposed lots in that they are also interior lots and have irregular shapes and are discussed in detail under the Lot Analysis section.

Lot Analysis

The lot analysis for proposed lots 500 and 501 includes the six lots outlined in orange on Figure 5. These lots were included because they are similarly sized, within sections three and eight of the Beverley Hills Subdivision and have irregular shapes. Table 2 below shows how the proposed lots compare to similarly situated lots within the area of comparison in terms of width, frontage and size.

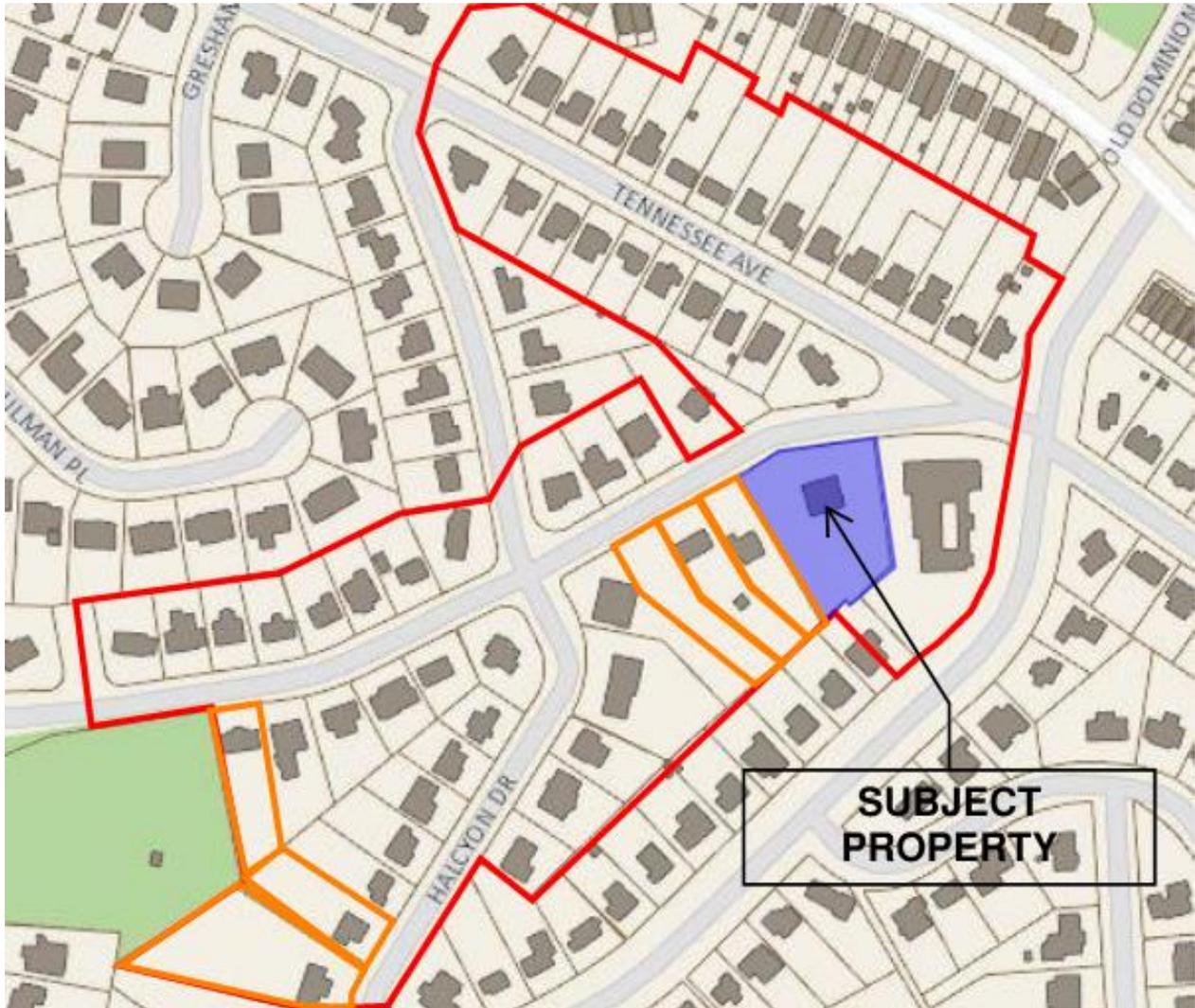


Figure 5 - Area of Comparison with Similarly Situated Lots (outlined in orange)

Table 2 – Lot Analysis

	Width	Frontage	Size
Proposed Lot 500	82.48 Ft.	96.0 Ft.	13,755 Sq. Ft.
Proposed Lot 501	81.94 Ft.	81.55 Ft.	11,478 Sq. Ft.
512 N. Overlook Dr.	60 Ft.	60 Ft.	11,844 Sq. Ft.
514 N. Overlook Dr.	60 Ft.	60 Ft.	11,855 Sq. Ft.
516 N. Overlook Dr.	60 Ft.	60 Ft.	11, 290 Sq. Ft.
610 N. Overlook Dr.	~60 Ft.	~60 Ft.	~12,240 Sq. Ft.
3402 Halcyon Dr.	80.23 Ft.	80.23 Ft.	26,271 Sq. Ft.
3404 Halcyon Dr.	~60 Ft.	~60 Ft.	~10,320 Sq. Ft.

The proposed lots would be similar in width and/or size to other similarly situated lots. As such, they would be substantially the same character as to suitability for residential use and structures as required by section 11-1710(B). The applicant’s proposed lot configuration would create two lots that would be more in character with similarly situated lots than the configuration of the existing lots.

B. Additional Considerations

Tree Canopy Coverage

Staff from the Department of Recreation, Parks and Cultural Activities states that there are many valuable trees on the subject property. The applicant submitted a tree inventory that shows the subject property contains 68 trees, many of which are mature. Trees with a caliper greater than 20 inches include the following:

<i>Tree Number</i>	<i>Common Name</i>
101	Northern red oak
121	Silver maple
123	Silver maple
132	Tree-of-heaven
134	Tree-of-heaven
139	White oak
141	White mulberry
157	Red maple
168	White mulberry

Staff has included Conditions 2 and 3 which would require protection and preservation of trees outside any future limits of disturbance and prohibit removal of trees within the City right-of-way without approval by the City arborist. Staff will work closely with the City arborist on future grading plan submissions to ensure proper tree preservation and protection methods are addressed to maintain the maximum possible number of trees, placing a special emphasis on the aforementioned mature trees.

Neighborhood Notification

Staff notified the North Ridge Citizens Association (NRCA) of the applicant's request. At the time of this writing, NRCA had not yet submitted a statement regarding the proposed subdivision. In a meeting with staff, NRCA members expressed concerns about the demolition of the historic dwelling as well as the potential loss of tree canopy coverage.

III. CONCLUSION

In summary, proposed Lots 500 and 501 would adhere to all subdivision and R-8 zone requirements. The lots are substantially similar in character as other similarly situated lots within the original subdivision.

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

IV. 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 applicant shall submit a tree preservation and protection plan for all trees outside the limits of disturbance with grading plan submission. (P&Z)
3. No trees located within the City right-of-way shall be removed without approval by the City arborist. (P&Z)

STAFF: Tony LaColla, AICP, Division Chief, Land Use Services
Ann Horowitz, Principal Planner
Sam Shelby, Urban Planner

Staff Note: This plat will expire 18 months from the date of approval (September 3, 2022) unless recorded sooner.

V. CITY DEPARTMENT COMMENTS

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

Real Estate Assessments:

No comments.

Transportation & Environmental Services:

F-1 DROW, Storm, Transportation Planning, and Traffic Engineering have no comments.

F-2 Two retaining wall encroachments are depicted at NE corner of site. Boundary survey should label these and all other encroachments appropriately. (Survey)

F-3 If this subdivision is approved prior to existing building being demolished, proposed property line will extend through middle of said building, non-conforming. (Survey)

Code Enforcement:

No comments.

Fire:

No comments or concerns.

Recreation, Parks & Cultural Activities:

F-1 There are many valuable trees on these parcels but none are significant in terms of being 'specimen' trees that enjoy special protections during development.

F-2 Redevelopment will likely significantly reduce canopy cover on those parcels and move Alexandria away from its stated canopy cover goals.

Police Department:

No comments received.

Archaeology:

No archaeological oversight will be necessary for this subdivision.



APPLICATION

SUBDIVISION OF PROPERTY

SUB # _____

PROPERTY LOCATION: _____

TAX MAP REFERENCE: _____ ZONE: _____

APPLICANT:

Name: _____

Address: _____

PROPERTY OWNER:

Name: _____

Address: 917 PRINCE ST, ALEXANDRIA VA 22314

SUBDIVISION DESCRIPTION _____

THE UNDERSIGNED, hereby applies for Subdivision in accordance with the provisions of Section 11-1700 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 staff and Commission Members to visit, inspect, and photograph the building premises, land etc., connected with the application.

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.

Print Name of Applicant or Agent

Mailing/Street Address

City and State Zip Code

Signature 

Telephone # Fax #

Email address

Date

ALL APPLICANTS MUST COMPLETE THIS FORM.

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 three percent.

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.

VENABLE LLP
VENABLE LLP
8010 TOWERS CRESCENT DR 300
VIENNA VA 22182-2723

Notice: This is your 2019 Business, Professional and Occupational License (BPOL). The bottom-half is perforated to allow you to tear off and post this license in your establishment. Please note, if your check is not honored by the bank, this license shall be invalid.

2019 LICENSE INFORMATION

ACCOUNT #:	000-04-9696	LICENSE PERIOD:	01/01/2019 - 03/01/2020
ORDINANCE CODE:	47226-02	LICENSE BASIS:	\$23,076,412
NAICS:	541110	LICENSE RATE:	\$.31 per \$100
LOCATION:	8010 TOWERS CRESCENT DR 300 VIENNA VA 22182	FED. I.D. OR E.I.N.:	52-0517250
CLASSIFICATION:	PROFESSIONS & PROF SVCS	LICENSE NUMBER:	1923162
DATE PAYMENT RECEIVED:	03/08/2019	INSTALLMENT(S):	.

For any questions concerning this license, please call 703-222-8234 between the hours of 8:00 a.m. and 4:30 p.m. Monday - Friday (Hearing impaired persons may call TTY: 711), or send us an e-mail through our website, www.fairfaxcounty.gov/taxes.

As with all taxes, our goal is to administer the BPOL tax fairly and in accordance with State and County Codes. Our staff strives to provide professional assistance and quality customer service. Please let us know if we are not meeting your needs. Your satisfaction is important to us and your comments are always welcome.

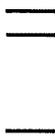
Juan B. Rengel, Director
Personal Property and Business License Division
Department of Tax Administration

CC: Jay Doshi, Director
Department of Tax Administration

**FAIRFAX COUNTY DEPARTMENT OF TAX ADMINISTRATION
2019 BUSINESS, PROFESSIONAL AND OCCUPATIONAL LICENSE
(BPOL) FOR ORDINANCE 47226-02 : PROFESSIONS & PROF SVCS**

THIS LICENSE HAS BEEN ISSUED BY THE FAIRFAX COUNTY DEPARTMENT OF TAX ADMINISTRATION (DTA) AND IS GRANTED TO:

923162



VENABLE LLP
VENABLE LLP
8010 TOWERS CRESCENT DR 300
VIENNA VA 22182-2723

**THIS LICENSE IS VALID THRU
03/01/2020**

Dept. Tax Administration, Suite 223
12000 Government Center Parkway
Fairfax, Va. 22035, Phone: 703-222-8234
Website: www.fairfaxcounty.gov/taxes.

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 three 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 Schmidt		
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 _____ (address), unless the entity is a corporation or partnership, in which case identify each owner of more than three 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 Schmidt		
2.		
3.		

3. Business or Financial Relationships. Each person or entity indicated above in sections 1 and 2, with an ownership interest in the applicant or in the subject property are require to disclose **any** business or financial relationship, as defined by [Section 11-350 of the Zoning Ordinance](#), existing at the time of this application, or within the 12-month period prior to the submission of this application with any member of the Alexandria City Council, Planning Commission, Board of Zoning Appeals or either Boards of Architectural Review. **All fields must be filled out completely. Do not leave blank. (If there are no relationships please indicated each person or entity and "None" in the corresponding fields).**

For a list of current council, commission and board members, as well as the definition of business and financial relationship, [click here](#).

Name of person or entity	Relationship as defined by Section 11-350 of the Zoning Ordinance	Member of the Approving Body (i.e. City Council, Planning Commission, etc.)
1. John Schmidt		
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.

Date
Printed Name


 Signature

WAIVER OF RIGHT TO AUTOMATIC APPROVAL

SUBMITTED TO
THE DEPARTMENT OF PLANNING & ZONING
CITY OF ALEXANDRIA, VIRGINIA

PROJECT NAME: _____

PROJECT ADDRESS: _____

DESCRIPTION OF REQUEST:

The Applicant requests a re-subdivision of existing lots 13 and 3, into proposed lots 500 and 501, respectively.
The proposed re-subdivision will result in two buildable lots in conformance with the R-8 District.
Additionally, two single-family detached residences are proposed for the 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.

Date: _____

Applicant

Agent

Signature: 

Printed Name: _____

December 2, 2020

Mr. Karl Moritz
Director of Planning & Zoning
City of Alexandria
301 King Street, Suite 2100
Alexandria, Virginia 22314

Re: Consent & Authorization
Subdivision Application
506 North Overlook Drive (Parcel ID: 006.04-04-14)

Dear Mr. Moritz:

The undersigned is the title owner of 506 North Overlook Drive (Parcel ID: 006.04-04-14) in the City of Alexandria, Virginia. The purpose of this letter is to consent to the filing of a Subdivision Application and all related applications and requests, and to authorize Venable LLP to act as attorneys on our behalf in connection with these applications for tax years 2020, 2021, and 2022. Please direct all correspondence relating to the applications to Zachary Williams at Venable LLP.

[SIGNATURE APPEARS ON THE FOLLOWING PAGE]

JS INVESTMENT LLC

By: [Signature]
Name: JOHN SCHEMAT
Title: OWNER, JS INVESTMENT LLC

STATE OF VA

COUNTY OF CITY OF ALEXANDRIA

On this 15 day of Dec., 2020, before me, a Notary Public in and for said jurisdiction, personally appeared JOHN SCHEMAT, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument, and acknowledged that he/she executed the same for the purposes therein contained.

Given under my hand and official seal, this 15th day of December, 2020.

[Signature]
Notary Public

My Commission Expires: 09/30/2024 [Signature]

Registration Number: 354066



December 18, 2020

Zachary G. Williams, Esq.

T 703.905.1497
F 703.821.8949
ZGWilliams@Venable.com

Mr. Karl Moritz
Director of Planning & Zoning
City of Alexandria
301 King Street, Suite 2100
Alexandria, Virginia 22314

RE: STATEMENT OF SUPPORT FOR SUBDIVISION APPLICATION
PROPERTY: 506 NORTH OVERLOOK DRIVE (MAP: 006.04-04-14)
OWNER/APPLICANT: JS INVESTMENT LLC

Dear Mr. Moritz:

This firm represents JS INVESTMENT L.L.C., the owner and developer of the above-referenced Property ("Applicant"). On behalf of the Applicant, please accept this letter as a statement of support for a Subdivision application. With this submission, the Applicant requests a re-subdivision of existing lots 13 and 3 into proposed lots 500 and 501, respectively. The proposed re-subdivision will result in two buildable lots in conformance with the R-8 District. Additionally, two single-family detached residences are proposed for the new lots.

By way of background, the Property is comprised of Lot 3, Block 23, Section 3 and Lot 13, Block 29, Section 8 of Beverly Hills and is zoned R-8. The R-8 zone permits single-family detached residential development by-right, which is proposed for the Property. A two-story, single-family detached residence is located on Lot 3.

Currently, Lot 3 and 13 have a combined total of 25,233 square feet (0.5793 ac). Lot 3 is the larger lot, consisting of 16,981 s.f., and is proposed to be reduced in size as Lot 501 to 11,478 s.f. Lot 13 is 8,252 s.f. and is proposed to increase in size as Lot 500 to 13,755 s.f. The existing single-family home on Lot 3 will be demolished and replaced with two single-family residences, one on each proposed lot. Please refer to the enclosed plats for additional information.

Thank you for your attention to this matter. Please do not hesitate to contact me if you have any questions or require additional information.

Sincerely,



Zachary G. Williams

Enclosures

506 NORTH OVERLOOK DRIVE

LOT 3, BLOCK 23, SECTION 3 & LOT 13, BLOCK 29, SECTION 8 OF BEVERLY HILLS PRELIMINARY/FINAL SUBDIVISION APPLICATION

SURVEY NOTES

- THE PROPERTY SHOWN HEREON IS DESIGNATED BY THE CITY OF ALEXANDRIA, VIRGINIA, AS MAP-BLOCK-LOT NUMBER 006.04-04-14 AND IS ZONED R8.
- THE PROPERTY, BEING COMPRISED OF LOT 3, BLOCK 23, SECTION 3, BEVERLY HILLS AS RECORDED IN DEED BOOK 144 AT PAGE 107 AND IN DEED BOOK 166 AT PAGE 88, AND LOT 13, BLOCK 29, SECTION 8, BEVERLY HILLS AS RECORDED IN DEED BOOK 170 AT PAGE 360, IS NOW IN THE NAME OF J. PAUL GILMAN AND VIRGINIA GARLAND GILMAN AS RECORDED IN INSTRUMENT NUMBER 990025908, ALL AMONG THE LAND RECORDS OF THE CITY OF ALEXANDRIA, VIRGINIA.
- THIS PLAT AND THE SURVEY UPON WHICH IT IS BASED SHOWS ONLY THOSE IMPROVEMENTS THAT ARE OBSERVABLE AND CAN BE LOCATED USING NORMAL SURVEY METHODS. THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION, MISS UTILITY MARKINGS AND EXISTING RECORDS. THERE ARE NO GUARANTEES, EITHER EXPRESS OR IMPLIED, THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED, OR THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. THE UNDERGROUND UTILITIES HAVE NOT BEEN PHYSICALLY LOCATED. WATER AND GAS LINE SIZES ARE FROM RECORD INFORMATION.
- TOTAL RECORD AREA OF THE PROPERTY IS 28,375 SQUARE FEET OR 0.6514 ACRES. TOTAL SURVEYED AREA OF THE PROPERTY IS 25,233 SQUARE FEET OR 0.5793 ACRES.
- THIS PLAT IS BASED ON A FIELD SURVEY BY THIS FIRM, DATED 08/07/2020.
- THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP FOR THE CITY OF ALEXANDRIA, VIRGINIA, MAP NUMBER 5155190029E, REVISED DATE JUNE 16, 2011, DESIGNATES THE PROPERTY AS BEING IN ZONE X. "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN."
- THIS SURVEY DOES NOT PURPORT TO SHOW AND/OR NOTE ALL OF THE EASEMENTS, CONDITIONS, COVENANTS, DEDICATIONS AND RESTRICTIONS THAT MAY EXIST IN THE CHAIN OF TITLE. NO TITLE REPORT WAS FURNISHED.
- THE SITE SHOWN HEREON IS REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 AS COMPUTED FROM A FIELD RUN VERTICAL CONTROL SURVEY AND IS REFERENCED TO THE VIRGINIA COORDINATE SYSTEM OF 1983. THE COMBINED FACTOR APPLIED TO THE FIELD DISTANCES TO DERIVE THE REFERENCED COORDINATES IS 0.99995809. THE FOOT DEFINITION USED IN THE PERFORMANCE OF THIS SURVEY IS THE U.S. SURVEY FOOT. CONTOUR INTERVAL IS ONE FOOT.
- THIS SURVEY WAS COMPLETED UNDER THE DIRECT AND RESPONSIBLE CHARGE OF, DANNY E. POTEET, L.S., FROM AN ACTUAL [X] GROUND OR [] AIRBORNE SURVEY MADE UNDER MY SUPERVISION; THAT THE IMAGERY AND/OR ORIGINAL DATA WAS OBTAINED ON AUGUST 15, 2020; AND THAT THIS PLAT, MAP, OR DIGITAL GEOSPATIAL DATA INCLUDING METADATA MEETS MINIMUM ACCURACY STANDARDS UNLESS OTHERWISE NOTED.
- THE PROPERTY IS SUBJECT TO COVENANTS, CONDITIONS AND RESTRICTIONS AS RECORDED IN DEED BOOK 144 AT PAGE 107, DEED BOOK 166 AT PAGE 88 AND IN DEED BOOK 170 AT PAGE 360.

AREA TABULATIONS

EXISTING AREA TABULATIONS	AREA (SF)	AREA (AC)
EXISTING LOT 13	8252	0.1894
EXISTING LOT 3	16981	0.3898
TOTAL	25233	0.5793

PROPOSED AREA TABULATIONS	AREA (SF)	AREA (AC)
PROPOSED LOT 500	13755	0.3158
PROPOSED LOT 501	11478	0.2635
TOTAL	25233	0.5793

CONTEXTUAL BLOCK FACE TABULATIONS

LOT 500			
BLOCK FACE	FRONT SETBACK (FT)	THRESHOLD (FT)	
506 Tennessee Avenue	17.0	6.1	
506 N Overlook Drive	38.3	-2.7	
511 N Overlook Drive	34.7	5.3	
512 N Overlook Drive	57.7	0.7	
ZONING REQUIREMENT	17.0 - 57.7	6.1 (MAX)	

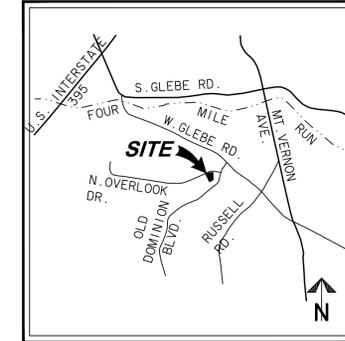
LOT 501			
BLOCK FACE	FRONT SETBACK (FT)	THRESHOLD (FT)	
506 Tennessee Avenue	17.0	6.1	
511 N Overlook Drive	34.7	5.3	
512 N Overlook Drive	57.7	0.7	
ZONING REQUIREMENT	17.0 - 57.7	6.1 (MAX)	

ZONING/SUBDIVISION TABULATIONS

ZONING TABULATIONS				
SITE AREA (SQ. FT.)	25,233			
ZONE: R-8				
	REQUIRED	PROVIDED		COMMENT
		LOT 500	LOT 501	
MIN. INTERIOR LOT AREA (SF)	8000	13755	11478	
MIN. INTERIOR LOT WIDTH (FT)	65	82.48	81.94	
MIN. LOT FRONTAGE (FT)	40	96.00	81.55	
FRONT YARD (FT)	17.0 - 57.7	AS REQUIRED	AS REQUIRED	
SIDE YARD (FT)	1:2, MIN. 8	15	15	(MAX BUILDING HEIGHT)
REAR YARD (FT)	1:1, MIN. 8	30	30	(MAX BUILDING HEIGHT)
FAR	0.35	AS REQUIRED	AS REQUIRED	
HEIGHT (FT)	30	AS REQUIRED	AS REQUIRED	
MAX. THRESHOLD HEIGHT (FT)	6.1	AS REQUIRED	AS REQUIRED	

GENERAL NOTES

- THIS APPLICATION IS FOR THE RE-SUBDIVISION OF TWO (2) EXISTING LOTS AND COMPRISES LESS THAN ONE (1) CITY BLOCK. THEREFORE, THE APPLICATION IS SUBJECT TO SECTION 11-1705A AND 11-1705B OF THE CITY OF ALEXANDRIA ZONING ORDINANCE AND THE PRELIMINARY SUBDIVISION PLAT AND FINAL SUBDIVISION PLAT MAY BE PROCESSED AND APPROVED CONCURRENTLY.
- SUBDIVISION NAME: 506 NORTH OVERLOOK DRIVE.
- THERE IS ONE (1) EXISTING BUILDING LOCATED ON THE SUBJECT PROPERTY. THE RE-SUBDIVISION WILL RESULT IN TWO (2) BUILDABLE LOTS IN CONFORMANCE WITH THE R-8 ZONING DISTRICT.
- THE SITE IS LOCATED IN ZONING DISTRICT R-8.
- THERE IS NO OBSERVABLE, HISTORICAL OR ARCHAEOLOGICAL EVIDENCE OF CEMETERIES OR BURIAL GROUNDS ON THIS PROPERTY.
- TO THE BEST OF MY KNOWLEDGE THE SITE DOES NOT LIE WITHIN 100-YEAR FLOOD PLAIN WATER SURFACE ELEVATION (WSE) PER THE DEMARCATION OF THE CURRENT FLOOD INSURANCE RATE MAP (FIRM) PUBLISHED BY FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA).
- THE SUBJECT PROPERTY DOES NOT LIE WITHIN THE CITY OF ALEXANDRIA RESOURCE PROTECTION AREA (RPA) AND THERE ARE NO MAPPED RPA'S ON THIS PROPERTY.
- TO THE BEST OF MY KNOWLEDGE, THERE ARE NO KNOWN AREAS THAT CAN REASONABLY BE EXPECTED TO CONTAIN SOILS OR MATERIALS CONTAMINATED WITH, BUT NOT LIMITED TO HEAVY METALS, PETROLEUM PRODUCTS, PCB'S, PESTICIDES, FLYASH, OR OTHER TOXIC HAZARDOUS MATERIALS.
- TO THE BEST OF MY KNOWLEDGE, THERE ARE NO KNOWN UNDERGROUND STORAGE TANKS ON THE PROPERTY.
- TO THE BEST OF MY KNOWLEDGE, THE PROPERTY IS NOT WITHIN 1,000 FEET OF A FORMER SANITARY LANDFILL, DUMP OR DISPOSAL AREA.
- TO THE BEST OF MY KNOWLEDGE, THERE ARE NO KNOWN AREAS WITH THE POTENTIAL FOR GENERATING COMBUSTIBLE GASES.



VICINITY MAP SCALE: 1"=2000'

DEVELOPMENT TEAM INFORMATION

- RECORD OWNER/APPLICANT:**
IS INVESTMENT LLC
917 PRINCE ST
ALEXANDRIA VA 22314
ATTN: MR. JOHN SCHMIDT
- CIVIL ENGINEER:**
WALTER L. PHILLIPS, INC.
207 PARK AVE.
FALLS CHURCH, VA 22046
703-532-6163
ATTN: MR. AARON VINSON P.E.

SHEET INDEX

- C-0101 COVER SHEET
- C-0301 EXISTING CONDITIONS PLAN
- C-0401 CONCEPTUAL LAYOUT PLAN
- C-0402 PRELIMINARY SUBDIVISION PLAT
- C-1201 TREE INVENTORY
- 1 OF 1 FINAL SUBDIVISION PLAT

Engineers • Surveyors • Planners
Landscape Architects • Arborists
207 PARK AVENUE
FALLS CHURCH, VIRGINIA 22046
(703) 532-6163 Fax (703) 533-1301
www.WLPINC.com

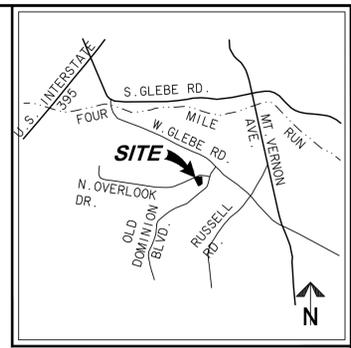
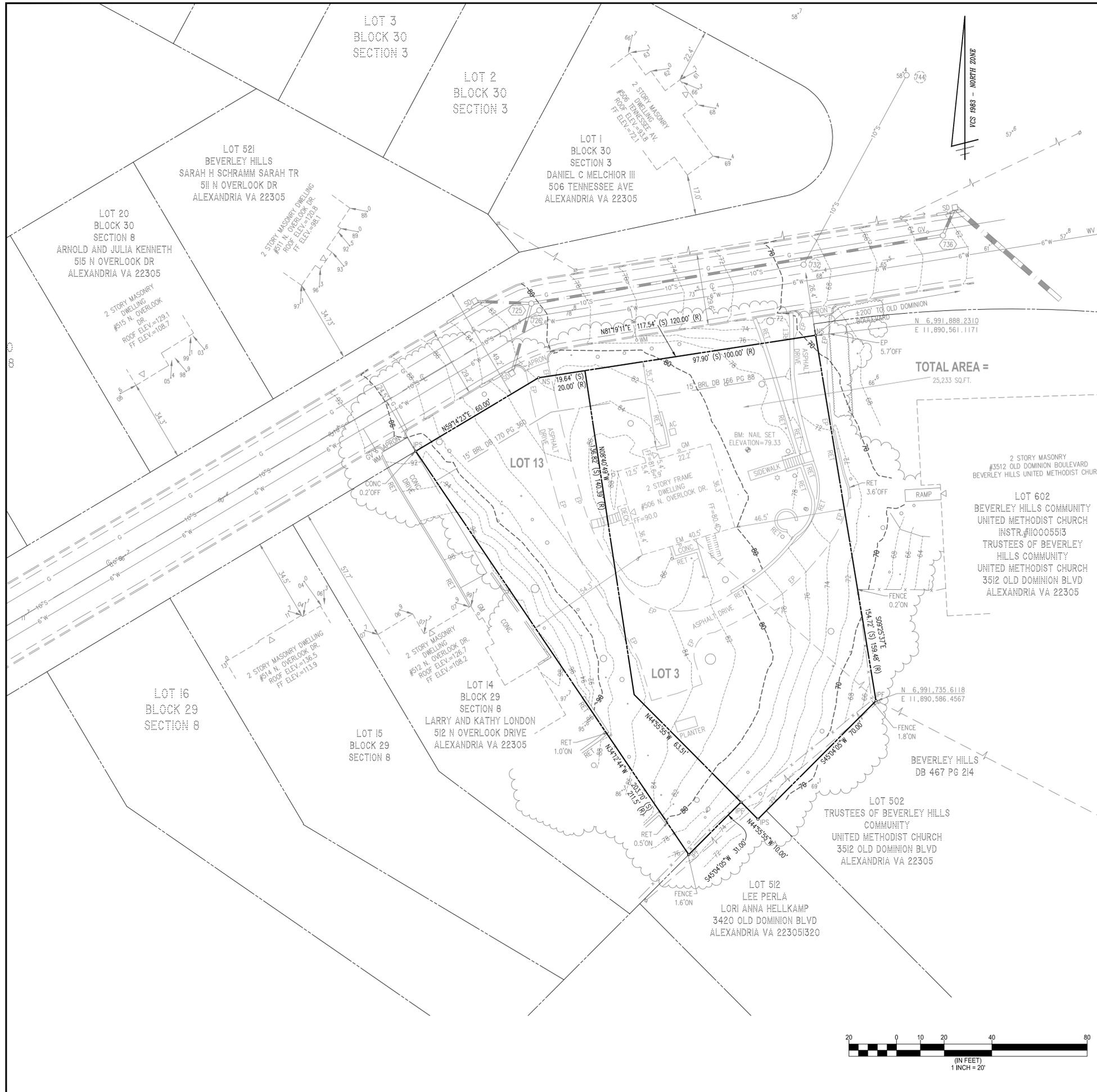


WALTER L. PHILLIPS
INCORPORATED
ESTABLISHED 1945
DATE: 12/17/2020, 01/04/2021
DRAWN: ITFB
CHECKED: AV



NO.	DESCRIPTION	REVISION APPROVED BY		DATE	APPROVED
		REV. BY	DATE		

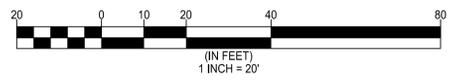
COVER SHEET
506 NORTH OVERLOOK DRIVE
LOT 3, BLOCK 23, SECTION 3 & LOT 13, BLOCK 29, SECTION 8
BEVERLY HILLS
CITY OF ALEXANDRIA, VIRGINIA



LEGEND

DESCRIPTION	EXISTING
CURB & GUTTER CG-2	CG-2
TRANSITION FROM CG-6 TO CG-6R	CG-6R
SANITARY SEWER	S
SANITARY LATERAL	SL
CLEAN OUT	o C.O.
STORM SEWER	SS
WATER MAIN	W
FIRE HYDRANT	F
PLUG	P
OVERHEAD WIRES	OW
UTILITY POLE	UP
UNDERGROUND ELECTRIC	UE
TELEPHONE	T
GAS MAIN	G
ELECTRICAL	E
TRANSFORMER	TR
HANDICAP RAMP (CG-12)	CR
GUARDRAIL	GR
FENCE	F
TRAFFIC FLOW	TF
LIGHT	L
DOOR	D
TREES	T
CONTOURS	260, 264
SPOT ELEVATION	+264.50
DRAINAGE FLOW DIRECTION	DFD
TOP OF CURB	TC
BOTTOM OF CURB	BC
TOP OF WALL	TW
BOTTOM OF WALL	BW
HIGH POINT	H.P.

- NOTES**
- SEE SHEET C-0101 FOR SURVEY NOTES.
 - SEE SHEETS C-1201 - C-1202 FOR TREE INVENTORY.



Engineers • Surveyors • Planners
Landscape Architects • Arborists

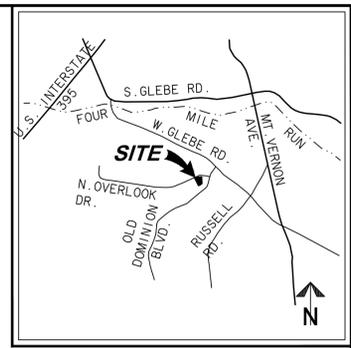
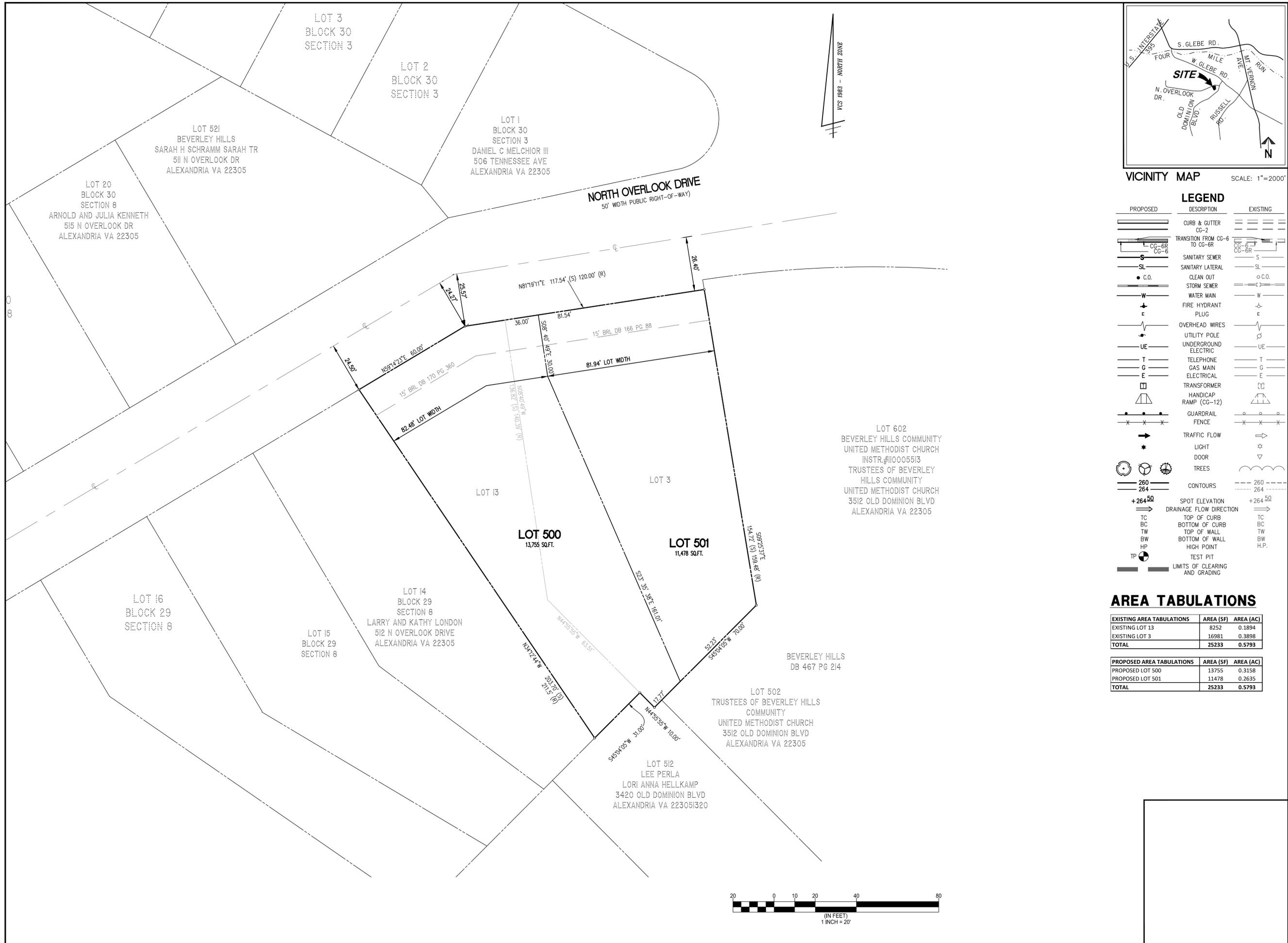


WALTER L. PHILLIPS
INCORPORATED
ESTABLISHED 1945
DATE: 12/17/2020, 01/04/2021



NO.	DESCRIPTION	DATE	APPROVED BY	DATE	REVISION

EXISTING CONDITIONS PLAN
506 NORTH OVERLOOK DRIVE
LOT 3, BLOCK 23, SECTION 3 & LOT 13, BLOCK 29, SECTION 8
BEVERLY HILLS
CITY OF ALEXANDRIA, VIRGINIA



VICINITY MAP SCALE: 1"=2000'

PROPOSED	DESCRIPTION	EXISTING
	CURB & GUTTER CG-2	
	TRANSITION FROM CG-6 TO CG-6R	
	SANITARY SEWER SL	
	SANITARY LATERAL SL	
	CLEAN OUT C.O.	
	STORM SEWER S	
	WATER MAIN W	
	FIRE HYDRANT PLUG	
	OVERHEAD WIRES	
	UTILITY POLE ELECTRIC UE	
	TELEPHONE T	
	GAS MAIN G	
	ELECTRICAL E	
	TRANSFORMER	
	HANDICAP RAMP (CG-12)	
	GUARDRAIL FENCE	
	TRAFFIC FLOW	
	LIGHT	
	DOOR	
	TREES	
	CONTOURS	
	SPOT ELEVATION	
	DRAINAGE FLOW DIRECTION	
	TOP OF CURB TC	
	BOTTOM OF CURB BC	
	TOP OF WALL TW	
	BOTTOM OF WALL BW	
	HIGH POINT HP	
	TEST PIT TP	
	LIMITS OF CLEARING AND GRADING	

AREA TABULATIONS

EXISTING AREA TABULATIONS	AREA (SF)	AREA (AC)
EXISTING LOT 13	8252	0.1894
EXISTING LOT 3	16981	0.3898
TOTAL	25233	0.5793

PROPOSED AREA TABULATIONS	AREA (SF)	AREA (AC)
PROPOSED LOT 500	13755	0.3158
PROPOSED LOT 501	11478	0.2635
TOTAL	25233	0.5793

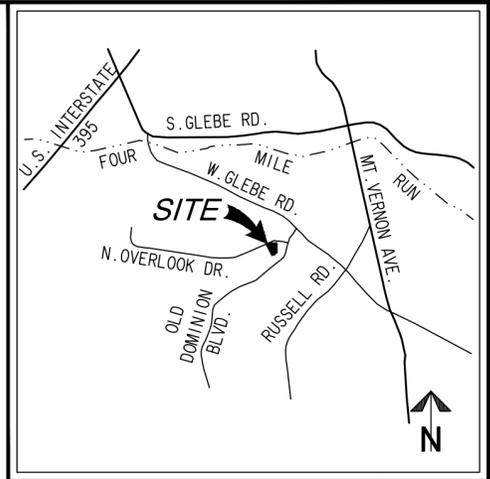
PRELIMINARY SUBDIVISION PLAT
506 NORTH OVERLOOK DRIVE
LOT 3, BLOCK 23, SECTION 3 & LOT 13, BLOCK 29, SECTION 8
BEVERLY HILLS
CITY OF ALEXANDRIA, VIRGINIA

ENGINEERS • Surveyors • Planners
 Landscape Architects • Arborists
WALTER L. PHILLIPS
 LANDSCAPE ARCHITECTS
 207 PARK AVENUE
 FALLS CHURCH, VIRGINIA 22046
 (703) 532-6163 Fax (703) 533-1301
 www.WLPINC.com

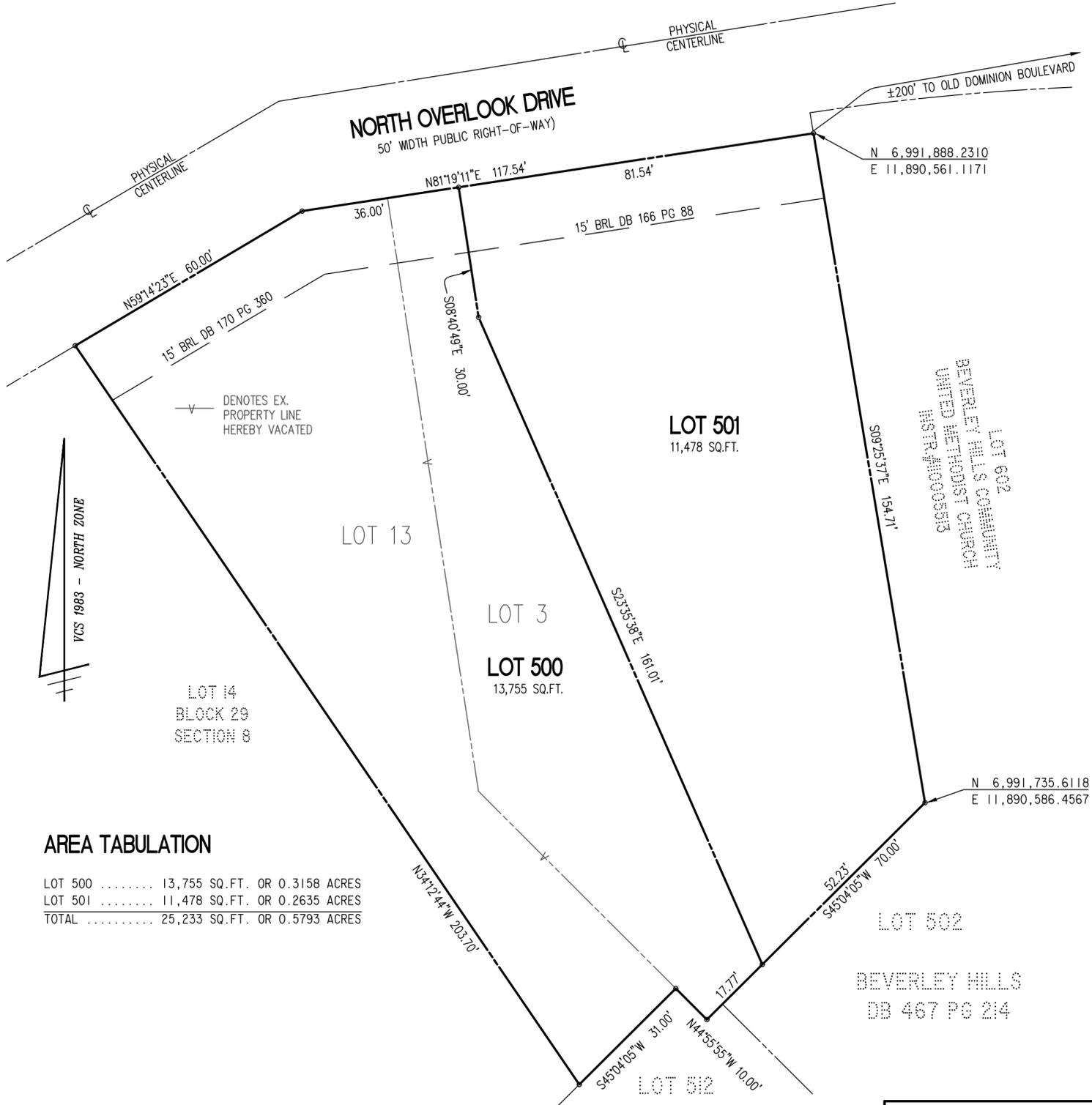
INDEPENDENT PROFESSIONAL ENGINEER
 ARON M. WILSON
 Lic. No. 041851
 01/04/21
 COMMONWEALTH OF VIRGINIA

NO.	DESCRIPTION	DATE	APPROVED BY	REVISION

SCALE: AS SHOWN DATE: 12/17/2020, 01/04/2021
 DRAWN: TFB
 CHECKED: AV



VICINITY MAP SCALE: 1"=2000'

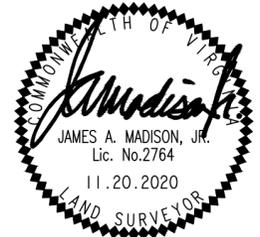


NOTES:

1. THE PROPERTY SHOWN HEREON IS DESIGNATED BY THE CITY OF ALEXANDRIA, VIRGINIA, AS MAP-BLOCK-LOT NUMBER 006.04-04-14 AND IS ZONED R8.
2. THIS PROPERTY IS SUBJECT TO ALL DEDICATIONS, EASEMENTS, AGREEMENTS, COVENANTS AND RESTRICTIONS EXISTING IN THE CHAIN OF TITLE UNLESS OTHERWISE SHOWN HEREON.
3. THIS PLAT IS BASED ON THE BOUNDARY SURVEY PERFORMED BY THIS FIRM IN AUGUST, 2020.
4. THE SITE SHOWN HEREON IS REFERENCED TO THE VIRGINIA COORDINATE SYSTEM OF 1983. THE COMBINED FACTOR APPLIED TO THE FIELD DISTANCES TO DERIVE THE REFERENCED COORDINATES IS 0.99995809. THE FOOT DEFINITION USED IN THE PERFORMANCE OF THIS SURVEY IS THE U.S. SURVEY FOOT.
5. THERE ARE NO RESOURCE PROTECTION AREAS OR FLOODPLAINS LOCATED ON THESE PROPERTIES.
6. THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP FOR THE CITY OF ALEXANDRIA, VIRGINIA, MAP NUMBER 5155190029E, REVISED DATE JUNE 16, 2011, DESIGNATES THE PROPERTY AS BEING IN ZONE X, "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN."

ALEXANDRIA ZONING ORDINANCE: SECTION 11-1714

"... AN APPROVED COPY OF THE PLAT SHALL BE RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE CITY WITHIN 18 MONTHS AFTER THE DATE OF APPROVAL ..." THIS PLAT SHALL BE NULL AND VOID IF NOT RECORDED PRIOR TO



AREA TABULATION

LOT 500	13,755 SQ.FT. OR 0.3158 ACRES
LOT 501	11,478 SQ.FT. OR 0.2635 ACRES
TOTAL	25,233 SQ.FT. OR 0.5793 ACRES

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT: I HAVE CAREFULLY SURVEYED THE PROPERTY DELINEATED ON THIS PLAT AND THAT IT IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT THIS IS A SUBDIVISION OF THE LAND CONVEYED TO JS INVESTMENT, LLC AS RECORDED IN INSTRUMENT NUMBER 200012259; AND THAT ALL REQUIRED MONUMENTS HAVE BEEN INSTALLED WHERE INDICATED, EXCEPT THOSE THAT WILL BE INSTALLED AT A LATER DATE BUT BEFORE THE COMPLETION OF THE PROJECT.

I FURTHER CERTIFY THAT THE BEARINGS SHOWN REFER TO VIRGINIA STATE GRID NORTH: VCS 1983 - NORTH ZONE. GIVEN UNDER MY HAND THIS 20TH DAY OF NOVEMBER, 2020

OWNER'S CERTIFICATE

THE PLATTING OR DEDICATION OF THE PROPERTY SHOWN ON THIS PLAT IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNERS, PROPRIETORS, AND TRUSTEES, IF ANY. IT IS FURTHER AGREED THAT IRON PIPE WILL BE SET AT ALL PROPERTY CORNERS AS REQUIRED BY STATE AND LOCAL ORDINANCES AND REGULATIONS UNDER THE SUPERVISION OF A VIRGINIA LAND SURVEYOR.

BY: JS INVESTMENT, LLC

NAME: _____

TITLE: _____

OWNER INFORMATION

JS INVESTMENT, LLC
917 PRINCE STREET
ALEXANDRIA, VA 22314

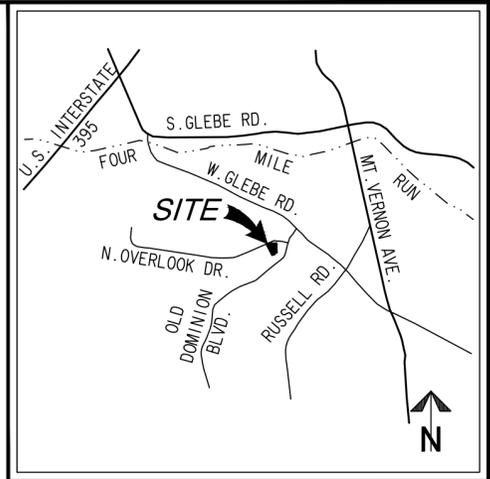
APPROVED		
SPECIAL USE PERMIT NO. _____		
DEPARTMENT OF PLANNING & ZONING		
DIRECTOR	DATE	
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES		
SITE PLAN No. _____		
DIRECTOR	DATE	
CHAIRMAN, PLANNING COMMISSION		
DATE RECORDED		DATE
INSTRUMENT NO.	DEED BOOK NO.	PAGE NO.

JS INVESTMENT'S BEVERLY HILLS

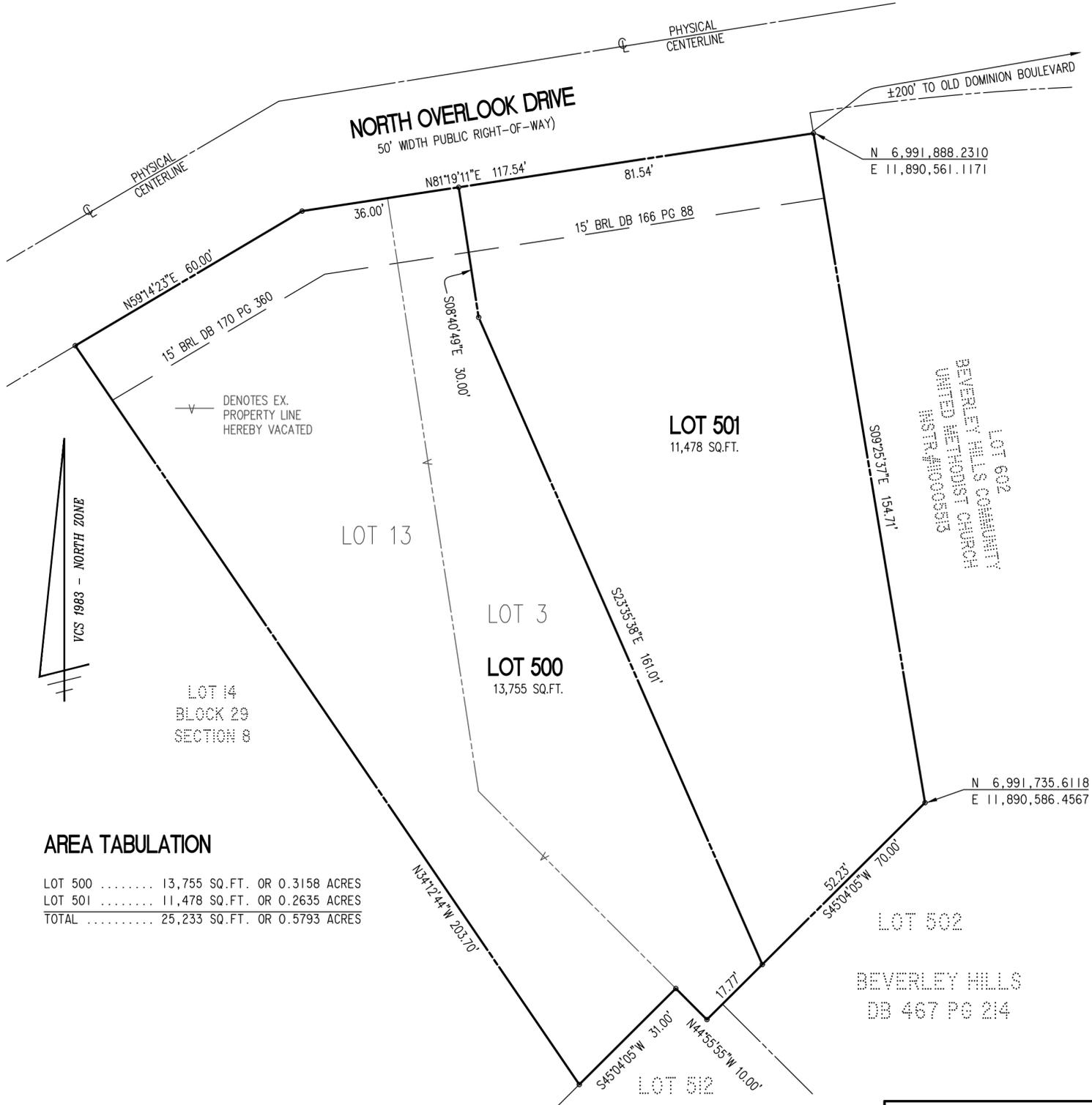
BEING THE RESUBDIVISION OF
LOT 3, BLOCK 23, SECTION 3, BEVERLY HILLS
DEED BOOK 144 PAGE 107; DEED BOOK 166 PAGE 88
AND
LOT 13, BLOCK 29, SECTION 8, BEVERLY HILLS
DEED BOOK 170 PAGE 360
CITY OF ALEXANDRIA, VIRGINIA

WALTER L. PHILLIPS INCORPORATED ESTABLISHED 1945

Engineers • Surveyors • Planners
Landscape Architects • Arborists
207 PARK AVENUE
FALLS CHURCH, VIRGINIA 22046
(703) 532-6163 Fax (703) 533-1301
www.WLPINC.com



VICINITY MAP SCALE: 1"=2000'

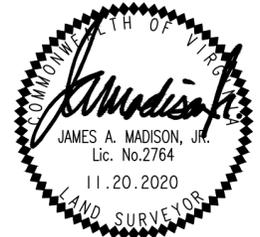


NOTES:

1. THE PROPERTY SHOWN HEREON IS DESIGNATED BY THE CITY OF ALEXANDRIA, VIRGINIA, AS MAP-BLOCK-LOT NUMBER 006.04-04-14 AND IS ZONED R8.
2. THIS PROPERTY IS SUBJECT TO ALL DEDICATIONS, EASEMENTS, AGREEMENTS, COVENANTS AND RESTRICTIONS EXISTING IN THE CHAIN OF TITLE UNLESS OTHERWISE SHOWN HEREON.
3. THIS PLAT IS BASED ON THE BOUNDARY SURVEY PERFORMED BY THIS FIRM IN AUGUST, 2020.
4. THE SITE SHOWN HEREON IS REFERENCED TO THE VIRGINIA COORDINATE SYSTEM OF 1983. THE COMBINED FACTOR APPLIED TO THE FIELD DISTANCES TO DERIVE THE REFERENCED COORDINATES IS 0.99995809. THE FOOT DEFINITION USED IN THE PERFORMANCE OF THIS SURVEY IS THE U.S. SURVEY FOOT.
5. THERE ARE NO RESOURCE PROTECTION AREAS OR FLOODPLAINS LOCATED ON THESE PROPERTIES.
6. THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP FOR THE CITY OF ALEXANDRIA, VIRGINIA, MAP NUMBER 5155190029E, REVISED DATE JUNE 16, 2011, DESIGNATES THE PROPERTY AS BEING IN ZONE X, "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN."

ALEXANDRIA ZONING ORDINANCE: SECTION 11-1714

"... AN APPROVED COPY OF THE PLAT SHALL BE RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE CITY WITHIN 18 MONTHS AFTER THE DATE OF APPROVAL ..." THIS PLAT SHALL BE NULL AND VOID IF NOT RECORDED PRIOR TO



AREA TABULATION

LOT 500	13,755 SQ.FT. OR 0.3158 ACRES
LOT 501	11,478 SQ.FT. OR 0.2635 ACRES
TOTAL	25,233 SQ.FT. OR 0.5793 ACRES

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT: I HAVE CAREFULLY SURVEYED THE PROPERTY DELINEATED ON THIS PLAT AND THAT IT IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT THIS IS A SUBDIVISION OF THE LAND CONVEYED TO JS INVESTMENT, LLC AS RECORDED IN INSTRUMENT NUMBER 200012259; AND THAT ALL REQUIRED MONUMENTS HAVE BEEN INSTALLED WHERE INDICATED, EXCEPT THOSE THAT WILL BE INSTALLED AT A LATER DATE BUT BEFORE THE COMPLETION OF THE PROJECT.

I FURTHER CERTIFY THAT THE BEARINGS SHOWN REFER TO VIRGINIA STATE GRID NORTH: VCS 1983 - NORTH ZONE. GIVEN UNDER MY HAND THIS 20TH DAY OF NOVEMBER, 2020

OWNER'S CERTIFICATE

THE PLATTING OR DEDICATION OF THE PROPERTY SHOWN ON THIS PLAT IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNERS, PROPRIETORS, AND TRUSTEES, IF ANY. IT IS FURTHER AGREED THAT IRON PIPE WILL BE SET AT ALL PROPERTY CORNERS AS REQUIRED BY STATE AND LOCAL ORDINANCES AND REGULATIONS UNDER THE SUPERVISION OF A VIRGINIA LAND SURVEYOR.

BY: JS INVESTMENT, LLC

NAME: _____

TITLE: _____

OWNER INFORMATION

JS INVESTMENT, LLC
917 PRINCE STREET
ALEXANDRIA, VA 22314

APPROVED		
SPECIAL USE PERMIT NO. _____		
DEPARTMENT OF PLANNING & ZONING		
DIRECTOR	DATE	
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES		
SITE PLAN No. _____		
DIRECTOR	DATE	
CHAIRMAN, PLANNING COMMISSION		
DATE RECORDED	DATE	
INSTRUMENT NO.	DEED BOOK NO.	PAGE NO.

PLAT SHOWING

JS INVESTMENT'S BEVERLY HILLS
BEING THE RESUBDIVISION OF
LOT 3, BLOCK 23, SECTION 3, BEVERLY HILLS
DEED BOOK 144 PAGE 107; DEED BOOK 166 PAGE 88
AND
LOT 13, BLOCK 29, SECTION 8, BEVERLY HILLS
DEED BOOK 170 PAGE 360
CITY OF ALEXANDRIA, VIRGINIA

WALTER L. PHILLIPS INCORPORATED ESTABLISHED 1945

Engineers • Surveyors • Planners
Landscape Architects • Arborists
207 PARK AVENUE
FALLS CHURCH, VIRGINIA 22046
(703) 532-6163 Fax (703) 533-1301
www.WLPINC.com

SCALE: 1"= 20' DATE: NOVEMBER 20, 2020 SHEET: 1 OF: 1