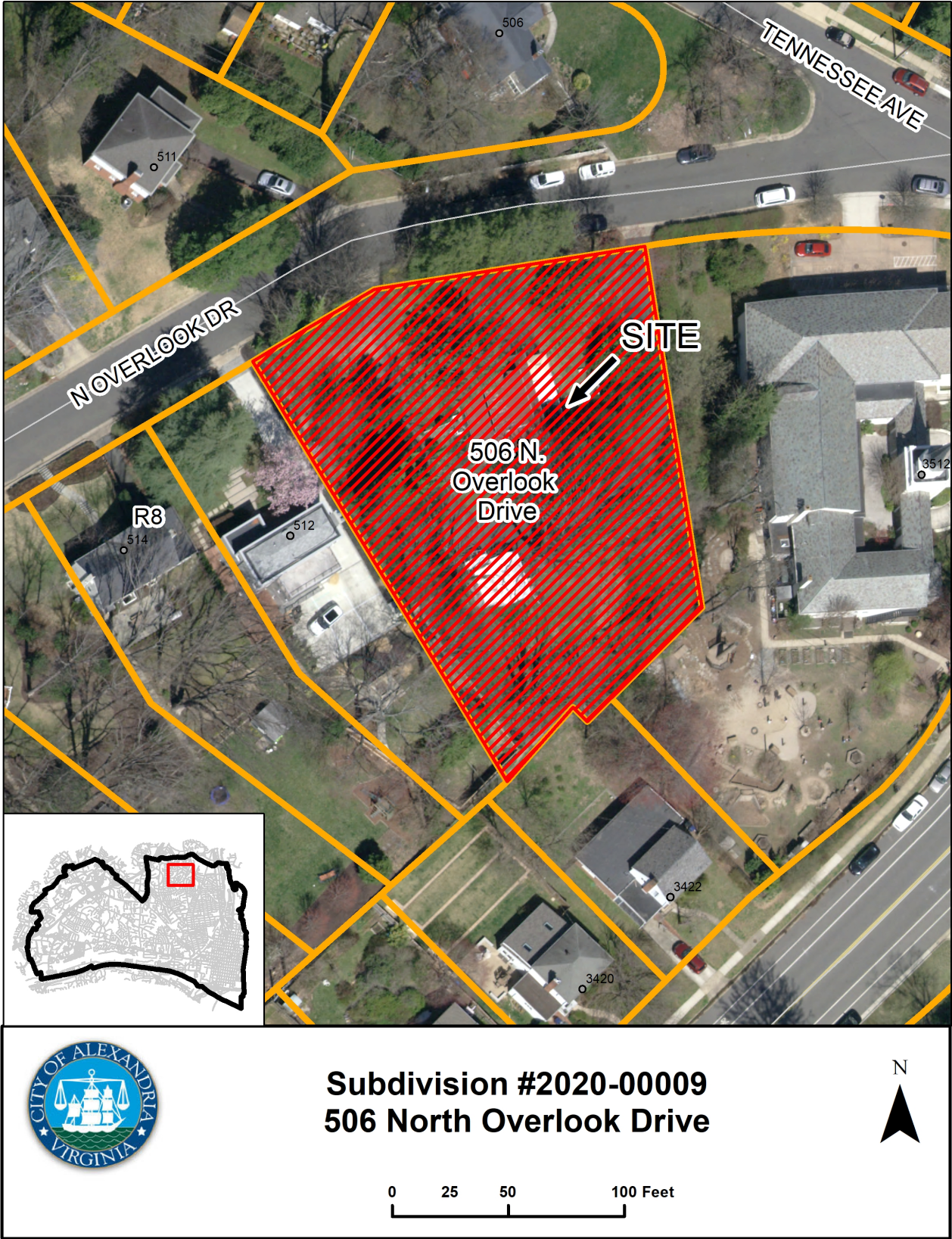


DOCKET ITEM #5
Subdivision #2020-00009
506 North Overlook Drive

Application	General Data	
Request: Public hearing and consideration of a request for a subdivision to re-subdivide two existing lots.	Planning Commission Hearing:	April 8, 2021
	Approved Plat must be Recorded By:	October 8, 2022
Address: 506 North Overlook Drive	Zone:	R-8 / Single-Family Zone
Applicant: Brian Thomas, 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	



PROJECT LOCATION MAP

I. DISCUSSION

The applicant, Brian Thomas, 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 and altered over time, occupies Existing Lot Three.



Figure 1 – Subject property (outlined in blue)

SUBDIVISION BACKGROUND

Existing Lots 3 and 13 were established as part of Sections 3 and 8, 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 since 1958. The remainder of properties within the Beverley Hills Subdivision are largely the same as they were when originally established. This proposal was originally scheduled to be heard by Planning Commission on March 2, 2021. The previous owner, then the applicant, requested deferral of the case and has since sold the property to the current applicant.

PROPOSAL

The applicant requests approval to re-subdivide Existing Lots 13 and 3. 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.

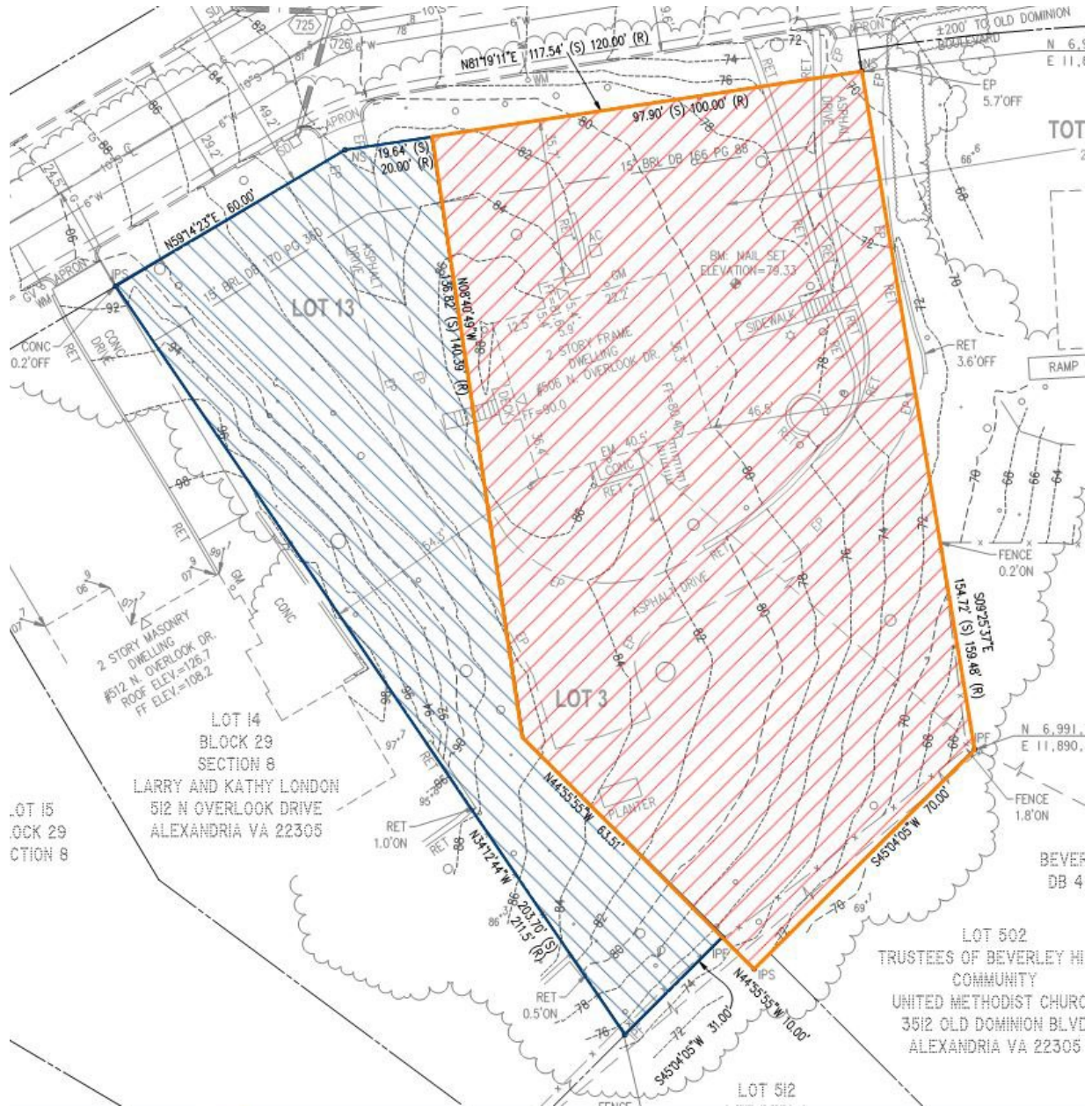


Figure 2 - Existing Lots (lot 13 in blue, lot 3 in orange)

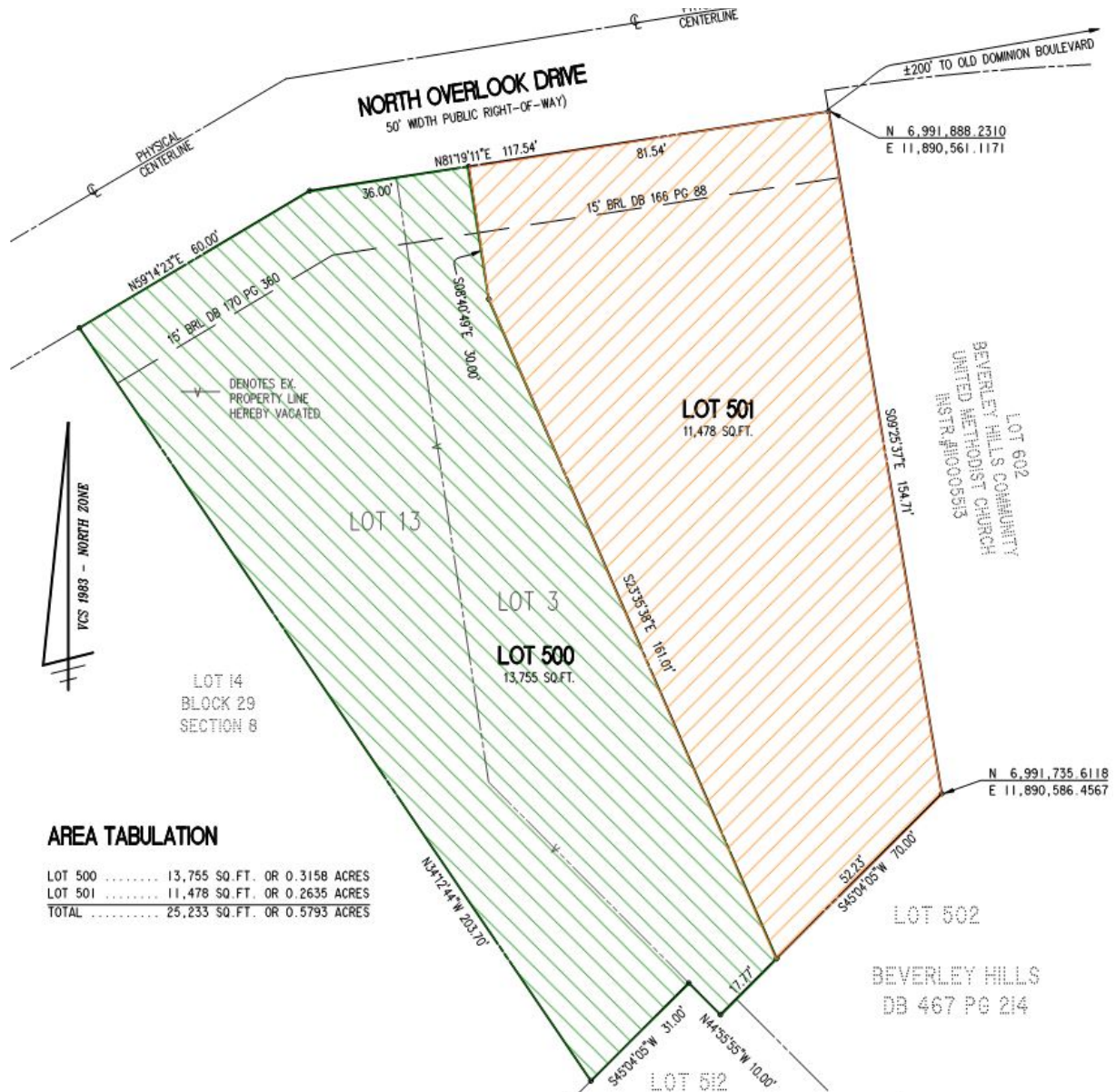


Figure 3 - Proposed Lots (lot 500 in green, lot 501 in yellow)

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. The proposed lots would comply with the North Ridge/Rosemont Small Area Plan as they would be suitable for low-density residential uses.

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

Zoning Ordinance Section 11-1701 states the purpose of the subdivision regulations as follows:

The purpose of these regulations is to provide for the **orderly division of land for development** or transfer of ownership and for an accurate system of recording land division and ownership.

In reviewing subdivision requests, analysis is limited to review of proposed lots and their configuration as well as compliance with the following standards:

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 recommends approval of the applicant’s re-subdivision request. The proposed reconfiguration of the lots would 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 has included Condition 2 to require that the existing dwelling be demolished prior to final subdivision plat approval in accordance with Section 11-1710(B)(3).

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 3 and 8 of the original Beverley Hills Subdivision. As such, the area of comparison includes all of Sections 3 and 8 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.

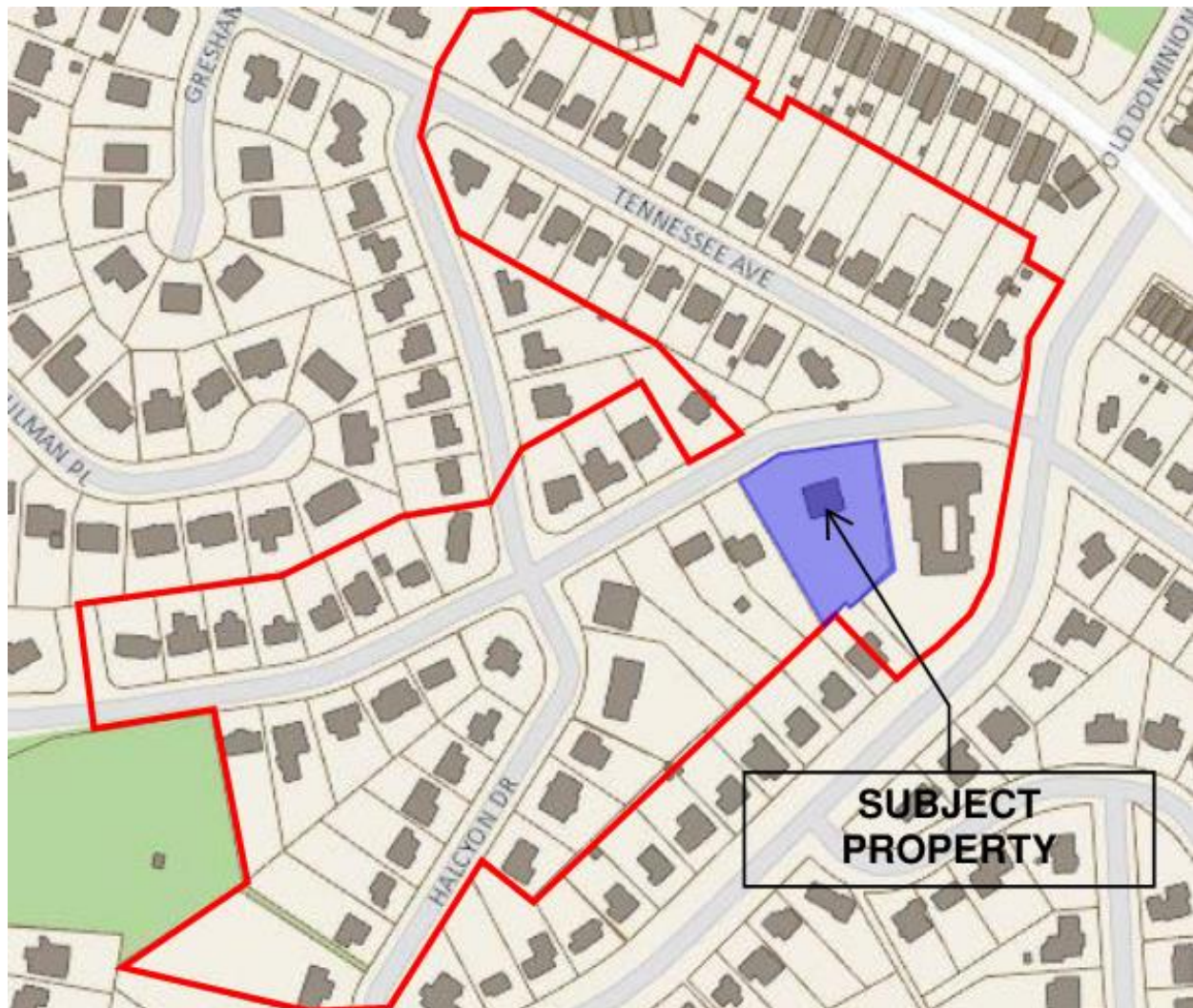


Figure 4 - Area of Comparison

The proposed lots' characteristics are consistent with similarly situated lots 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 3 and 8 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.

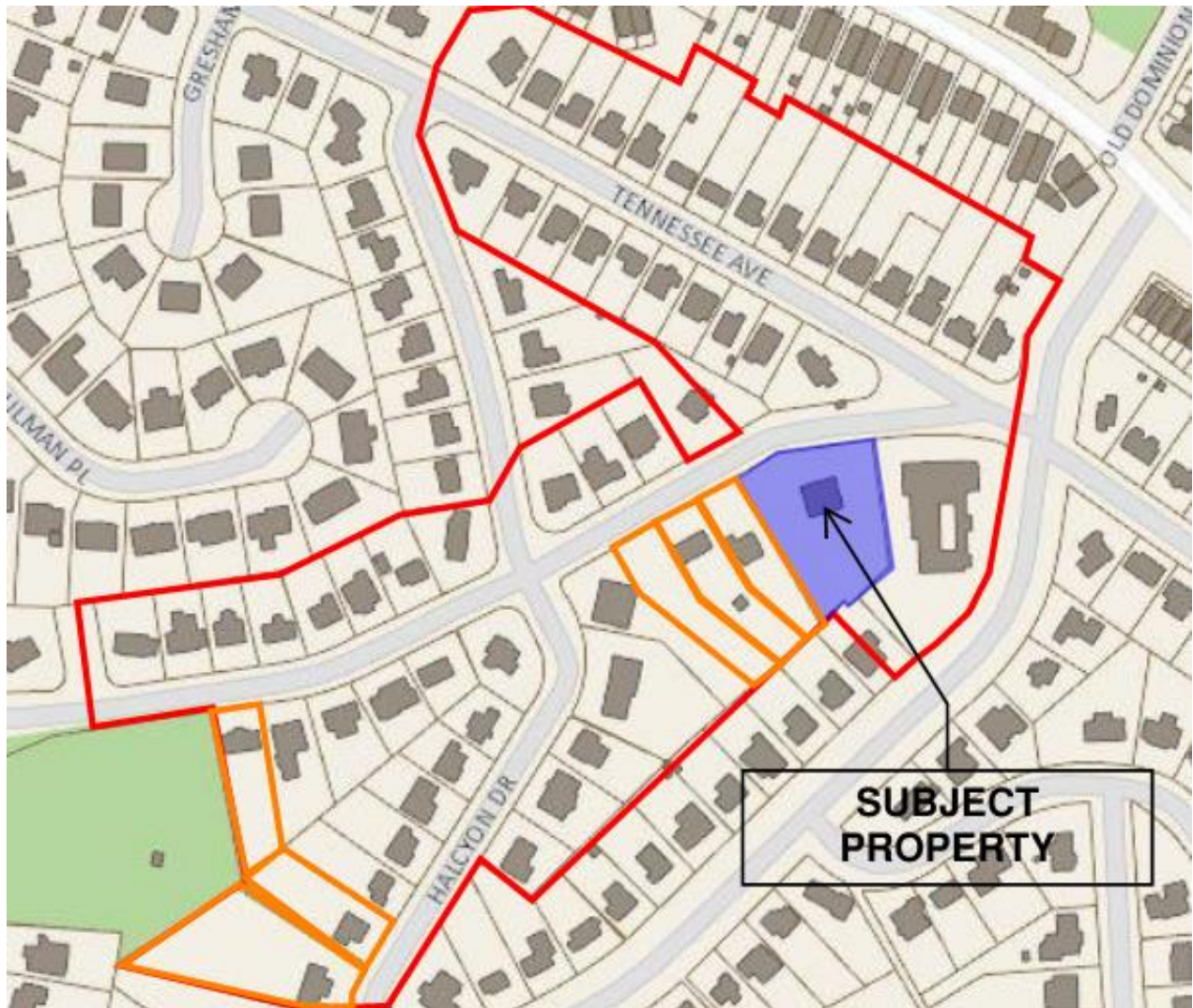


Figure 5 - Area of Comparison with Similarly Situated Lots (outlined in orange)

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) and meet the subdivision neighborhood character requirement. In fact, the applicant's proposed lot configuration would create lots that would be more in character with similarly situated lots than the configuration of the existing lots. Further, the proposed lots would comply with the R-8 zone requirements. The R-8 zone's minimum lot size and width requirements ensure that properties within the zone are suitable for low-density residential uses as required by the North Ridge/Rosemont Small Area Plan Chapter of the City's Master Plan.

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. Of particular value is tree number 139, a White Oak. This tree is a significant size for the species. White Oaks are some of the City's highest valued trees as they represent a species native to the area.

To protect and preserve other mature and native trees on the property, staff has included Conditions #3 through #5 which would require protection and preservation of trees outside any future limits of disturbance, with additional tree preservation efforts to be provided to protect tree number 139 and to 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.

Encroachments in the Public Right-of-Way

Transportation and Environmental Services (T&ES) staff noted two retaining walls that extend beyond the front lot line into the public right-of-way. The City Code does not permit retaining walls within the right-of-way without encroachment approval. Staff has therefore included Condition #6 stating that the applicant must apply and receive approval from City Council for an

encroachment prior to submission of the final plat unless the retaining walls are removed from the right-of-way prior to final plat submission.

Neighborhood Comments

Staff met with the North Ridge Citizens Association (NRCA) on February 11, 22 and March 23 to discuss the case. NRCA submitted a letter and petition ahead of the March Planning Commission hearing, dated February 24, 2021 and included with this report, requesting that the Planning Commission defer consideration of the request. In its letter, NRCA expressed concerns about the demolition of the historic dwelling on the property, destruction of potential archaeological resources, inconsistency with the City's Master Plan, negative impacts to neighborhood character and property values, tree canopy coverage and the subject property's topography.

In response to NRCA concerns related to the applicant's intended demolition of the house, staff provides that subdivision reviews are limited to the "...orderly division of land for development..." as stated in the Zoning Ordinance. Consideration of anticipated development or demolition is outside the purview of a subdivision review. Further, the dwelling is not included in the list of buildings over 100 years old that have protected status under Zoning Ordinance section 10-300. As such, it is not subject to Board of Architectural Review for alterations and demolition pursuant to Zoning Ordinance sections 10-304 and 10-305, respectively.

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 existing dwelling shall be demolished prior to submittal of the final plat. (P&Z)
3. The applicant shall provide tree protection fencings for all areas outside the limits of disturbance to be provided with the grading plan submission. (P&Z)
4. No trees located within the City right-of-way shall be removed without approval by the City arborist. (P&Z)
5. A tree protection plan developed by an arborist shall be submitted with the grading plan submission to ensure preservation and protection of tree number 139. (P&Z)
6. The applicant shall apply for and receive City Council approval of an encroachment for the retaining walls, or these structures shall be removed from the public right-of-way, prior to submission of the final plat. (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 (October 8, 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.

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: 4150 Lawrence Ave., Alexandria, VA 22304

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.

2019

BUSINESS, PROFESSIONAL AND OCCUPATIONAL LICENSE
COUNTY OF FAIRFAX, DEPARTMENT OF TAX ADMINISTRATION (DTA)
 PHONE: 703-222-8234 TTY: 711 WEBSITE: www.fairfaxcounty.gov/taxes

2019

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. Brian Thomas		
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. Brian Thomas		
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. Brian Thomas		
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:

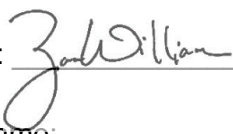
The Applicant requests a re-subdivision of existing lots 13 and 3, into proposed lots 500 and 501, respectively.
The proposed re-subdivision will result in two buildable lots in conformance with the R-8 District.
Additionally, two single-family detached residences are proposed for the new lots.

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: _____

506 NORTH OVERLOOK DRIVE

REVISED 3.17.2021

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)

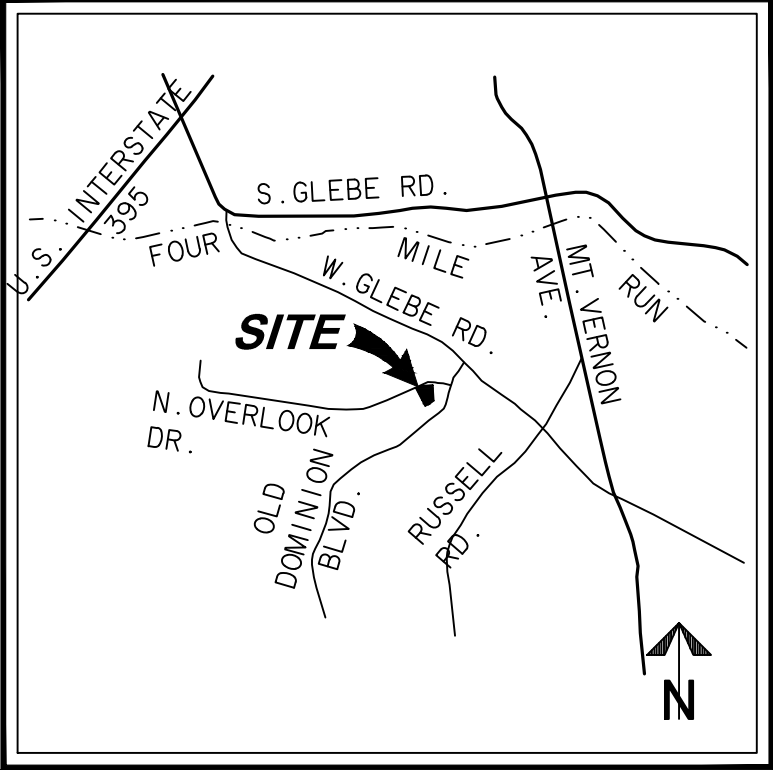
LOT 501		
BLOCK FACE	FRONT SETBACK (FT)	THRESHOLD (FT)
506 Tennessee Avenue	17.0	6.1
511 N Overlook Drive	34.7	5.3
512 N Overlook Drive	57.7	0.7
ZONING REQUIREMENT	17.0 - 57.7	6.1 (MAX)

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:
BRIAN THOMAS
4150 LAWRENCE AVE
ALEXANDRIA, VA 22304
202-225-1847
- 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

COVER SHEET

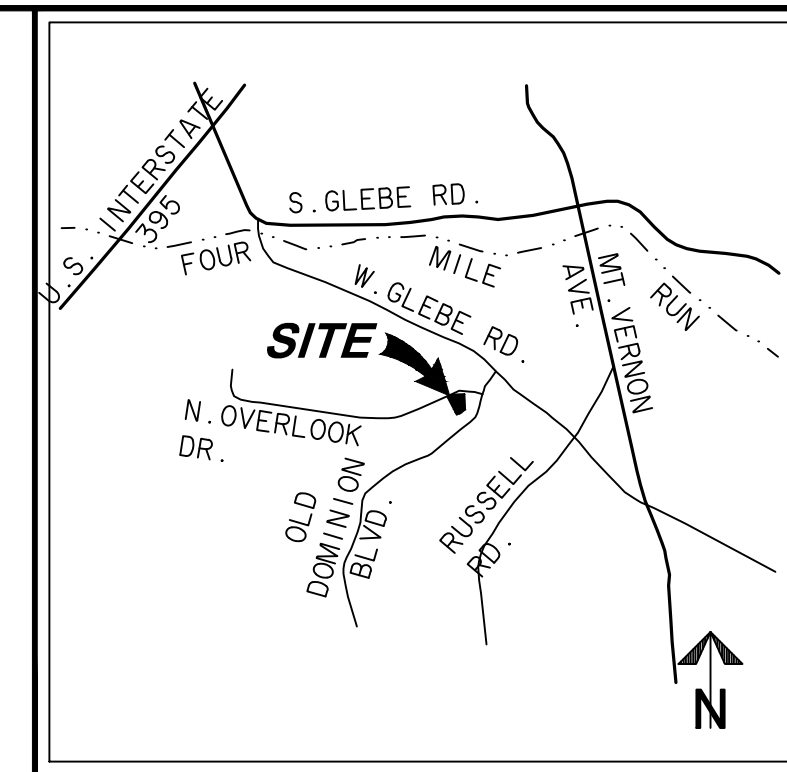
506 NORTH OVERLOOK DRIVE
LOT 3, BLOCK 23, SECTION 3 & LOT 13, BLOCK 29, SECTION 8
BEVERLY HILLS
CITY OF ALEXANDRIA, VIRGINIA



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CHECKED: AV
DRAWN: TFB
DATE: 12/17/2020, 01/04/2021, 03/17/2021

REVISÉD 3.17.2021



VICINITY MAP

SCALE: 1"=2000'

LEGEND

DESCRIPTION	EXISTING
CURB & GUTTER CG-2	
TRANSITION FROM CG-6 TO CG-6R	
SANITARY SEWER	
SANITARY LATERAL	
CLEAN OUT	
STORM SEWER	
WATER MAIN	
FIRE HYDRANT PLUG	
OVERHEAD WIRES	
UTILITY POLE	
UNDERGROUND ELECTRIC	
TELEPHONE	
GAS MAIN	
ELECTRICAL	
TRANSFORMER	
HANDICAP RAMP (CG-12)	
GUARDRAIL FENCE	
TRAFFIC FLOW	
LIGHT	
DOOR	
TREES	
CONTOURS	
SPOT ELEVATION	
RAINFALL FLOW DIRECTION	
TOP OF CURB	TC
BOTTOM OF CURB	BC
TOP OF WALL	TW
BOTTOM OF WALL	BW
HIGH POINT	H.P.

NOTES

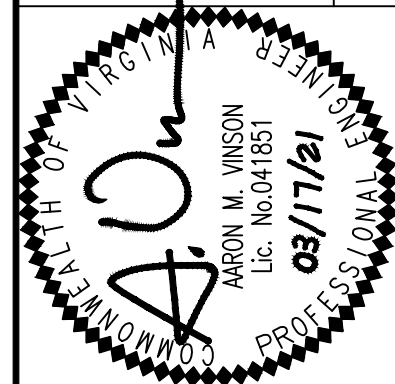
1. SEE SHEET C-0101 FOR SURVEY NOTES.
2. SEE SHEETS C-1201 - C-1202 FOR TREE INVENTORY.

EXISTING CONDITIONS PLAN

506 NORTH OVERLOOK DRIVE
LOT 3, BLOCK 23, SECTION 3 & LOT 13, BLOCK 29, SECTION 8

CITY OF ALEXANDRIA, VIRGINIA

WALTER L. PHILLIPS
INCORPORATED
ESTABLISHED 1946
DATE: 12/17/2020, 01/04/2021, 03/17/2021
SCALE: 1" = 20'



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[illegible]

SHEET: C-0301

A map of the study area showing the location of the site. The map includes Interstate 995, S. Glee Rd., W. Glee Rd., N. Overlook Dr., Old Dominion Blvd., Russell Rd., Mt Vernon Ave., and Mt Vernon Run. A black arrow points to the 'SITE' location on W. Glee Rd. A north arrow is in the bottom right corner.

SCALE: 1"=2000'

PROPOSED	DESCRIPTION	EXISTING
	CURB & GUTTER CG-2	
	TRANSITION FROM CG-6 TO CG-6R	
	SANITARY SEWER	
	SANITARY LATERAL	
	CLEAN OUT	
	STORM SEWER	
	WATER MAIN	
	FIRE HYDRANT	
	PLUG	
	OVERHEAD WIRES	
	UTILITY POLE	
	UNDERGROUND ELECTRIC	
	TELEPHONE	
	GAS MAIN	
	ELECTRICAL	
	TRANSFORMER	
	HANDICAP RAMP (CG-12)	
	GUARDRAIL FENCE	
	TRAFFIC FLOW	
	LIGHT	
	DOOR	
	TREES	
	CONTOURS	
	SPOT ELEVATION	
	DRAINAGE FLOW DIRECTION	
	TOP OF CURB	
	BOTTOM OF CURB	
	TOP OF WALL	
	BOTTOM OF WALL	
	HIGH POINT	
	TEST PIT	
	LIMITS OF CLEARING AND GRADING	

1. SEE C-0402 FOR PRELIMINARY SUBDIVISION PLAT.
2. SEE SHEET C-1201 FOR TREE INVENTORY PLAN.
3. THIS PLAN IS FOR CONCEPTUAL PURPOSES ONLY, FINAL BUILDING PLANS AND SITE LAYOUT TO BE DETERMINED AT THE TIME OF FINAL ENGINEERING.

1. PER MEMO TO THE INDUSTRY 05-14, SINCE THE SITE'S PROPERTY LINES ARE LESS THAN 100 FT FROM THE NEAREST PUBLICLY MAINTAINED STORMWATER INLET, THE SITE MUST CONNECT ALL DOWN SPOUTS AND SUMP PUMPS TO THE MUNICIPAL STORM SEWER SYSTEM. ALL OTHER FLOW FROM THE SUBJECT PROPERTY WILL BE NON-EROSIVE SHEET FLOW.
2. FUTURE SITE ENGINEERING PLANS WILL COMPLY WITH ARTICLE XIII OF THE CITY OF ALEXANDRIA ZONING ORDINANCE.
3. FINAL STORMWATER MANAGEMENT DESIGN TO BE DETERMINED AT THE TIME OF FINAL ENGINEERING.

506 NORTH OVERLOOK DRIVE
LOT 3, BLOCK 23, SECTION 3 & LOT 13, BLOCK 29, SECTION 8

WALTER L.

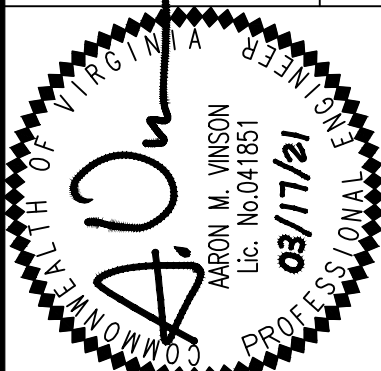
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PHILLIPS

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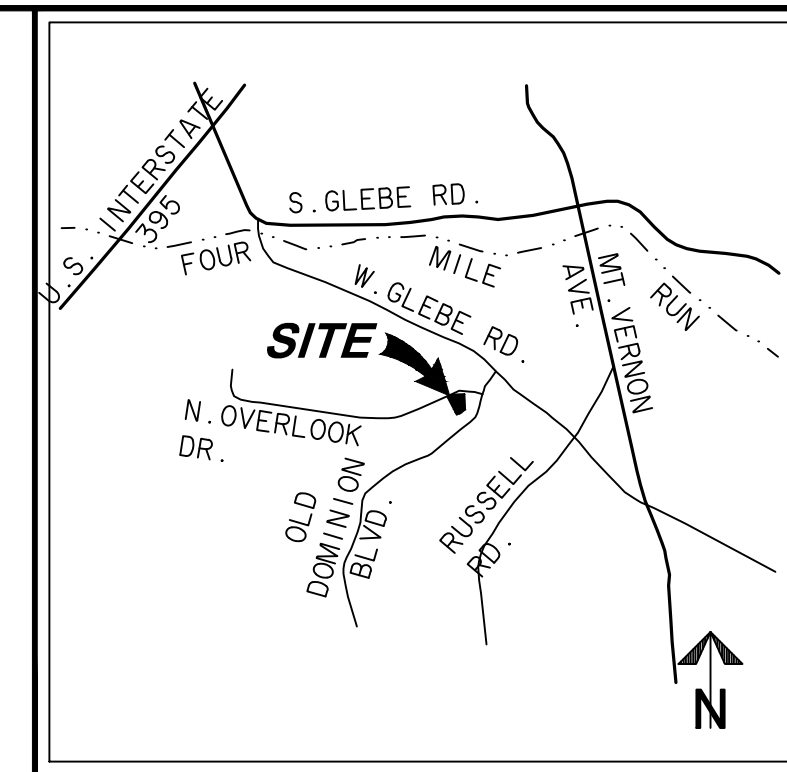
IN C O R P O R A T E D ESTABLISHED 1945

SCALE: AS SHOWN	DATE: 12/12/2020, 01/04/2021, 03/17/2021	DRAWN: TFB	CHECKED: AV
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NO.	DESCRIPTION	REVISION APPROVED BY		
		DATE	REV. BY	APPROVED

REVISÉD 3.17.2021



VICINITY MAP

SCALE: 1"=2000'

PROPOSED	DESCRIPTION	EXISTING
	CURB & GUTTER CG-2	
	TRANSITION FROM CG-6 TO CG-6R	
	SANITARY SEWER	
	SANITARY LATERAL	
	CLEAN OUT	
	STORM SEWER	
	WATER MAIN	
	FIRE HYDRANT	
	PLUG	
	OVERHEAD WIRES	
	UTILITY POLE	
	UNDERGROUND ELECTRIC	
	TELEPHONE	
	GAS MAIN	
	ELECTRICAL	
	TRANSFORMER	
	HANDICAP RAMP (CG-12)	
	GUARDRAIL	
	FENCE	
	TRAFFIC FLOW	
	LIGHT	
	DOOR	
	TREES	
	CONTOURS	
	SPOT ELEVATION	
	DRAINAGE FLOW DIRECTION	
	TOP OF CURB	
	BOTTOM OF CURB	
	TOP OF WALL	
	BOTTOM OF WALL	
	HIGH POINT	
	TEST PIT	
	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

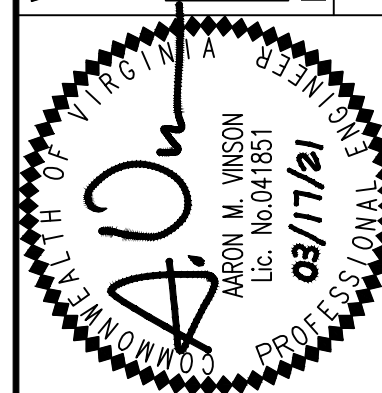
PRELIMINARY SUBDIVISION PLAT

506 NORTH OVERLOOK DRIVE

LOT 3, BLOCK 23, SECTION 3 & LOT 13, BLOCK 29, SECTION 8

**BEVERLY HILLS
CITY OF ALEXANDRIA, VIRGINIA**

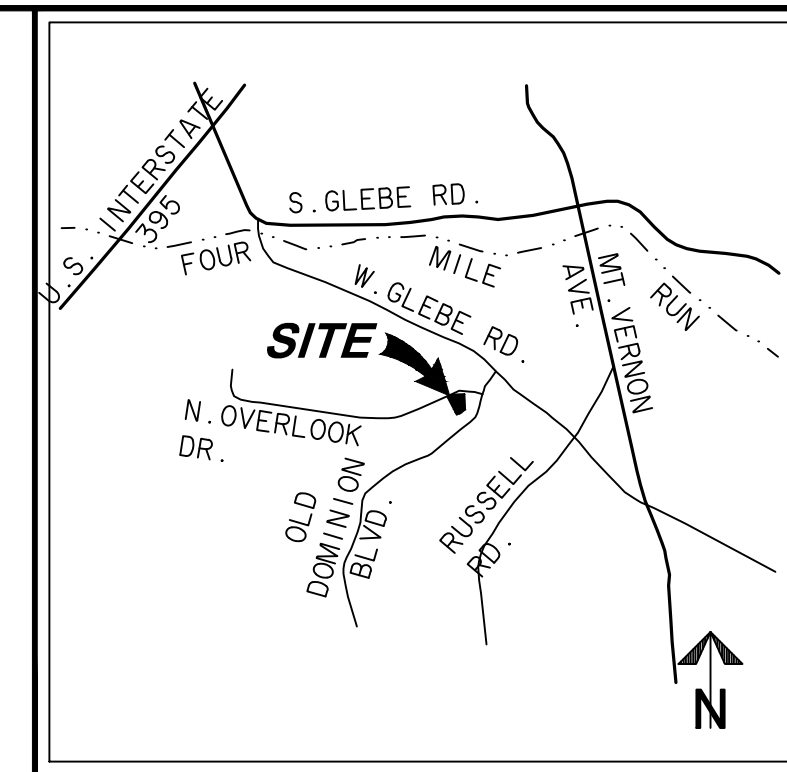
WALTER L. PHILLIPS
INCORPORATED
ESTABLISHED 1945
DATE: 2/17/2020, 01/04/2021, 03/17/2021
SCALE: AS SHOWN



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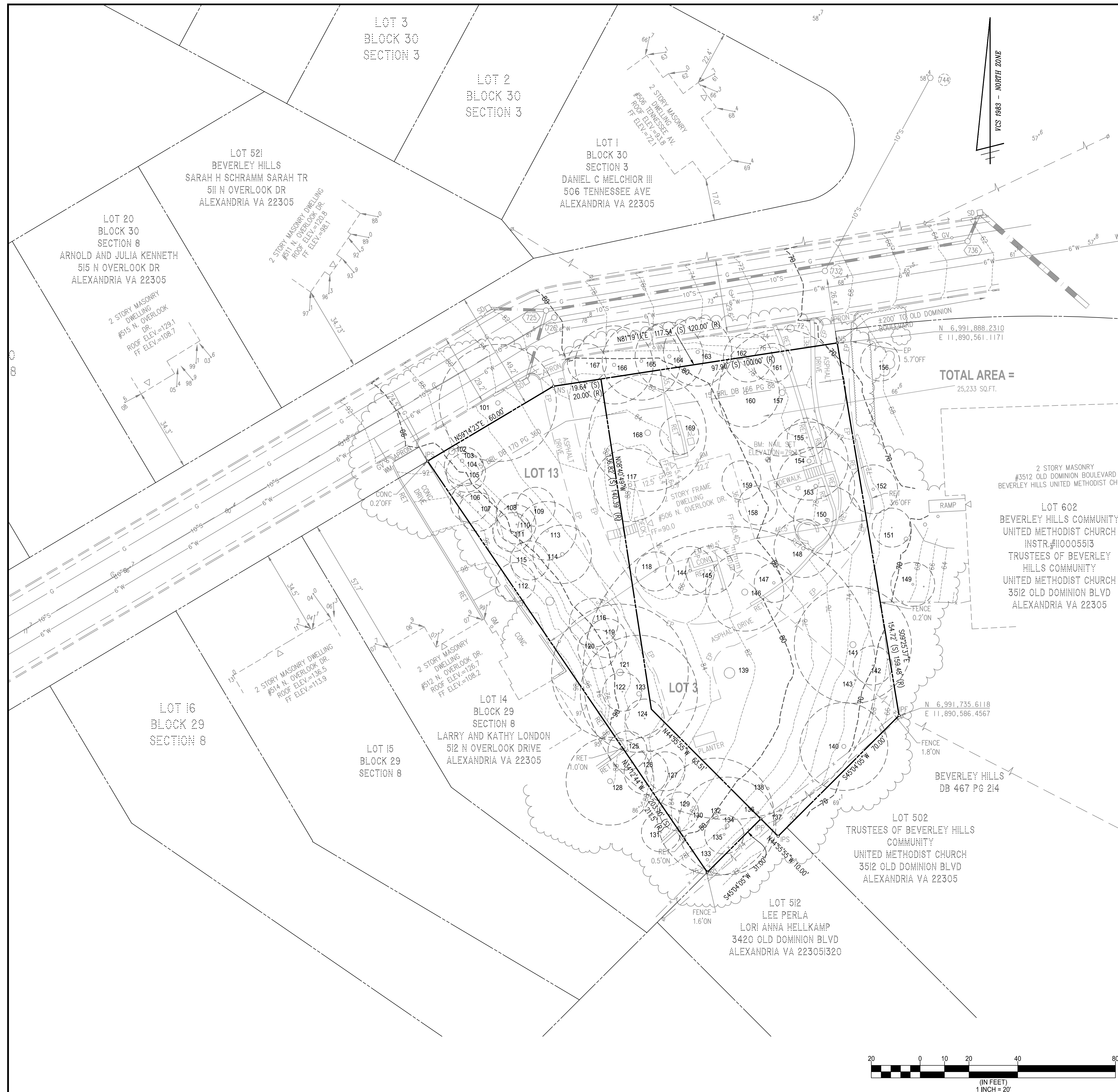
SHEET: C-0402

REVISÉD 3.17.2021



VICINITY MAP

SCALE: 1"=2000'



(IN FEET)
1 INCH = 20'

TREE INVENTORY MAP



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

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

WALTER L.

PHILLIPS

INCORPORATED

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DATE: 12/17/2020, 07:04:20Z

12/31/2021

SCALE: 1" = 20'

ESTABLISHED 1945

DRAWN: _____

CHECKED: _____

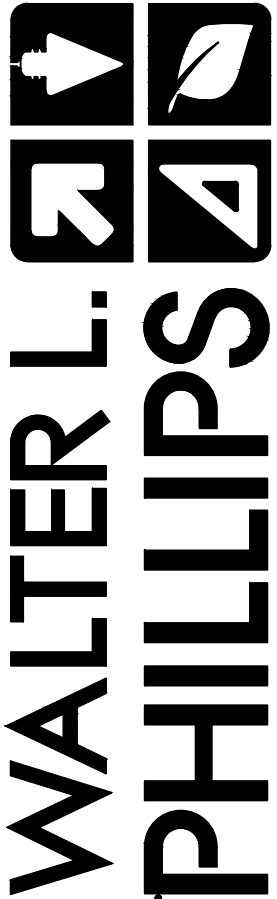
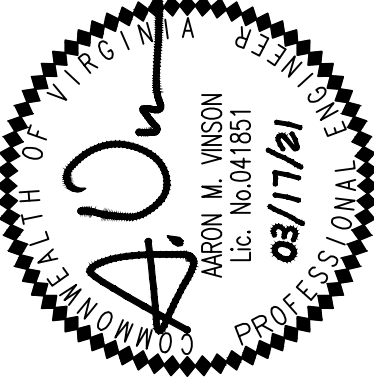
DATE: _____

BY: _____

Alexandria		Tree Inventory														Notes
Tree #	Botanical Name	Common Name	Size DBH (in)	Critical Root Zone (CRZ) Radius (ft)	Species Rating	Condition (%)	CRZ Disturbed (%)	Offsite or Shared	Removal	Activities						
										Tree Protection Fence	Root Prune	Root Pudding	Hand Removal/ Selective Removal			
Tree Survey Information Completed by Walter Phillips, Inc - Arborist Ben Schitter- ISA # MA-5385A # (20-049) 11/23/2020																
101	Quercus rubra	Northern red oak	24"	24'	75%	63%										
102	Dead	Dead	16"	0'	0%	0%										
103	Dead	Dead	12"	0'	0%	0%										
104	Quercus rubra	Northern red oak	2"	8'	75%	66%										
105	Carya glabra	Pignut hickory	3"	8'	75%	66%										
106	Carya glabra	Pignut hickory	3"	8'	75%	69%										
107	Carya glabra	Pignut hickory	3"	8'	75%	69%										
108	Ailanthus altissima	Tree-of-heaven	4"	8'	25%	66%										
109	Carya glabra	Pignut hickory	6"	8'	75%	63%										
110	Prunus spp.	Ornamental Cherry	5"	8'	55%	63%										
111	Carya glabra	Pignut hickory	6"	8'	75%	63%										
112	Carya glabra	Pignut hickory	3"	8'	75%	63%										
113	Ilex opaca	American holly	12"	12'	73%	63%										
114	Ilex opaca	American holly	12"	12'	73%	63%										
115	Magnolia grandiflora	Southern magnolia	6"	8'	70%	66%										
116	Ilex opaca	American holly	10"	10'	73%	63%										
117	Thuja occidentalis	Northern white-cedar	15"	15'	60%	66%										
118	Viburnum spp.	Viburnum	8"	8'	60%	63%										
119	Acer saccharum	Sugar maple	6"	8'	75%	63%										
120	Acer saccharum	Sugar maple	4"	8'	75%	63%										
121	Acer saccharinum	Silver maple	28"	28'	45%	63%										
122	Prunus spp.	Ornamental Cherry	4"	8'	55%	63%										
123	Acer saccharinum	Silver maple	24"	24'	45%	50%										
124	Ilex opaca	American holly	2"	8'	73%	63%										
125	Morus alba	White mulberry	8"	8'	30%	63%										
126	Morus alba	White mulberry	9"	9'	30%	63%										
127	Ailanthus altissima	Tree-of-heaven	4"	8'	25%	63%										
128	Quercus rubra	Northern red oak	18"	18'	75%	63%										
129	Acer rubrum	Red maple	5"	8'	70%	66%										
130	Dead	Dead	4"	0'	0%	0%										
131	Cupressocyparis leylandii	Leyland cypress	4"	8'	60%	66%										
132	Ailanthus altissima	Tree-of-heaven	24"	24'	25%	63%										
133	Dead	Dead	8"	0'	0%	0%										
134	Ailanthus altissima	Tree-of-heaven	20"	20'	25%	50%										
135	Ailanthus altissima	Tree-of-heaven	6"	8'	25%	50%										
136	Dead	Dead	6"	0'	0%	0%										
137	Dead	Dead	12"	0'	0%	0%										
138	Dead	Dead	9"	0'	0%	0%										
139	Quercus alba	White oak	40"	60'	88%	69%										
140	Morus alba	White mulberry	18"	18'	30%	63%										
141	Morus alba	White mulberry	24"	24'	30%	63%										
142	Ulmus spp.	Elm	5"	8'	60%	63%										
143	Dead	Dead	5"	0'	0%	0%										
144	Ligustrum japonicum	Japanese privet	10"	10'	30%	66%										
145	Ligustrum japonicum	Japanese privet	10"	10'	30%	66%										
146	Magnolia grandiflora	Southern magnolia	16"	16'	70%	63%										
147	Ilex opaca	American holly	6"	8'	73%	66%										
148	Ligustrum japonicum	Japanese privet	12"	12'	30%	66%										
149	Quercus rubra	Northern red oak	9"	9'	75%	66%										
150	Mimosa aculeaticarpa	Catclaw mimosa	14"	14'	0%	63%										
151	Ligustrum japonicum	Japanese privet	3"	8'	30%	66%										
152	Ulmus spp.	Elm	10"	10'	60%	63%										
153	Ligustrum japonicum	Japanese privet	16"	16'	30%	63%										
154	Ligustrum japonicum	Japanese privet	16"	16'	30%	63%										
155	Cercis canadensis	Eastern redbud	6"	8'	73%	66%										
156	Liriodendron tulipifera	NONE	5"	8'	NONE	66%										
157	Acer rubrum	Red maple	26"	26'	70%	66%										
158	Lagerstroemia indica	Crape Myrtle	4"	8'	78%	66%										
159	Ligustrum japonicum	Japanese privet	3"	8'	30%	66%										
160	Picea abies	Norway spruce	14"	14'	55%	66%										
161	Carya glabra	Pignut hickory	2"	8'	75%	66%										
162	Fagus grandifolia	American beech	10"	10'	80%	66%										
163	Tsuga canadensis	Eastern hemlock	14"	14'	60%	63%										
164	Tsuga canadensis	Eastern hemlock	14"	14'	60%	63%										
165	Tsuga canadensis	Eastern hemlock	16"	16'	60%	63%										
166	Tsuga canadensis	Eastern hemlock	16"	16'	60%	63%										
167	Robinia pseudoacacia	Black locust	4"	8'	55%	66%										
168	Morus alba	White mulberry	24"	24'	30%	66%										
169	Cornus florida	Flowering dogwood	4"	8'	60%	63%										
DBH = Diameter at Breast Height (measured 4.5 feet above ground)																
CRZ = Critical Root Zone = 1 foot radius per inch of tree diameter, trees over 30" DBH= 1.5 foot radius per inch of tree diameter																
CRZ values for trees with multiple stems were calculated based on methods outlined in the 9th edition of the Guide for Plant Appraisal, published by the I.S.A.																
Condition Ratings provided as percentages based on methods outlined in the 9th edition of the Guide for Plant Appraisal, published by the I.S.A.																

TREE INVENTORY

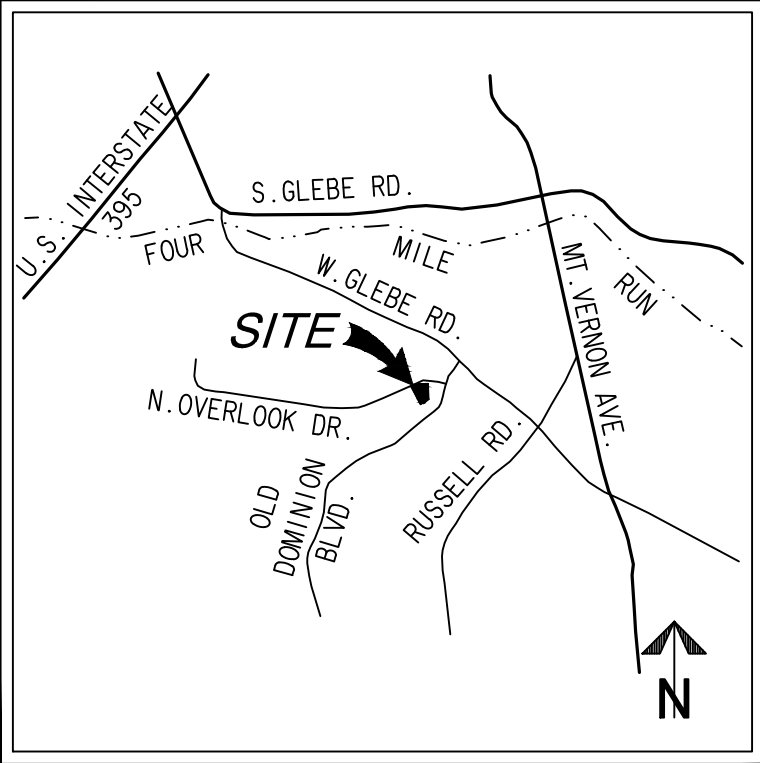
506 NORTH OVERLOOK DRIVE
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CITY OF ALEXANDRIA, VIRGINIA



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CHECKED: AV
DRAWN: TPB
DATE: 12/17/2020, 01/04/2021, 03/17/2021
SCALE: 1" = 20'

REVISED 3.17.2021



VICINITY MAP

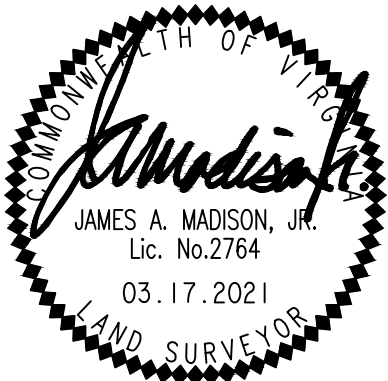
SCALE: 1"=2000'

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



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 BRIAN THOMAS AS RECORDED IN INSTRUMENT NUMBER 210005249; 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 17TH DAY OF MARCH, 2021

PLAT SHOWING

BRIAN THOMAS' BEVERLY HILLS

BEING THE RESUBDIVISION OF

LOT 3, BLOCK 23, SECTION 3, BEVERLY HILLS

DEED BOOK 144 PAGE 107; DEED BOOK 166 PAGE 88

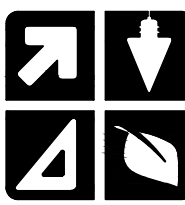
AND

LOT 13, BLOCK 29, SECTION 8, BEVERLY HILLS

DEED BOOK 170 PAGE 360

CITY OF ALEXANDRIA, VIRGINIA

WALTER L. PHILLIPS
INCORPORATED ESTABLISHED 1945



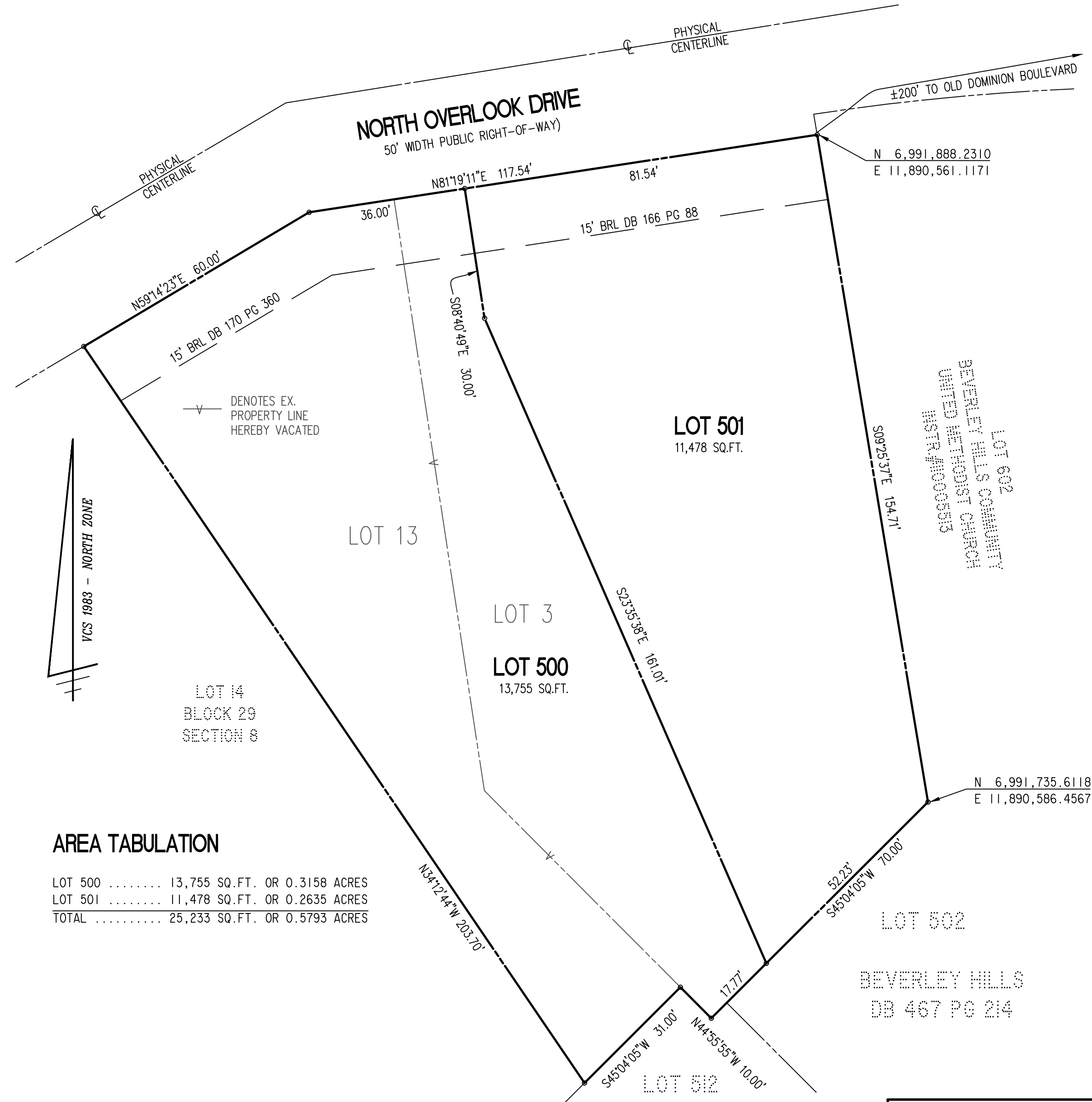
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FALLS CHURCH, VIRGINIA 22046
(703) 532-6163 Fax (703) 533-1301
www.WLPINC.com

SCALE: 1"= 20'

DATE: MARCH 17, 2021

SHEET: 1 OF: 1

DWG FILE NAME: 20049R-01



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

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: BRIAN THOMAS

NAME:

DATE

OWNER INFORMATION

BRIAN THOMAS
4150 LAWRENCE AVE.
ALEXANDRIA, VA 22304

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

DATE RECORDED _____

INSTRUMENT NO. _____

DEED BOOK NO. _____

PAGE NO. _____

FILE NO.: ALEX

TAX MAP NO.: 06.04

JOB NO.: 20-049

REFERENCE:

[EXTERNAL]proposal to divide 506 N Overlook

David Shewchuk <dmshevwchuk@gmail.com>

Mon 2/22/2021 3:02 PM

To: PlanComm <PlanComm@alexandriava.gov>

Good afternoon -

I live at 609 N Overlook Drive, and write to you regarding Docket Item #11 on your March 2 Planning Commission calendar, regarding the proposed subdivision of 506 N Overlook Dr.

I SUPPORT the property owner's request. The lots would be consistent with the character of our neighborhood, and I generally favor a property owner's ability to do as they wish with their property.

I am aware of a petition currently circulating asking the Commission to delay, deny, or otherwise frustrate the owner's request in the interest of preserving a link to city history. This seems to me a poor reason to use the force of bureaucracy to interfere with an individual's property. If the signers were concerned with the fate of the parcel, there are plenty of free and fair solutions (such as forming a collective trust to acquire the lot) available to them - instead, they seek to use the power of government to advance their personal interests at the expense of the property owner, which I cannot support.

Consistent with your staff's recommendation, please vote in favor of the owner's request.

Thank you,

David Shewchuk
609 N Overlook Dr
Alexandria, VA 22305

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DO NOT CLICK any links or download attachments unless the contents are from a trusted source.**

RE: 506 N Overlook subdivision

Williams, Zachary G. <ZGWilliams@Venable.com>

Wed 2/24/2021 4:09 PM

To: Sam Shelby <sam.shelby@alexandriava.gov>

Cc: Patrick Silva <Patrick.Silva@alexandriava.gov>; Ikharo, Maura L. <MLIkharo@Venable.com>

Sam and Patrick:

We would like to defer the public hearing on our application scheduled for next week. Please let me know our options for deferral. I appreciate your assistance with this.

Thank you,

Zach

Zachary G. Williams, Esq. | Venable LLP

📞 703.905.1497 | 📠 703.821.8949

8010 Towers Crescent Drive, Suite 300, Tysons, VA 22182

ZGWilliams@Venable.com | www.Venable.com

**[EXTERNAL]North Ridge Citizens' Association comments on Proposed Subdivision
#2020-00009**

Charles Kent <chuckent@comcast.net>

Wed 2/24/2021 10:06 PM

To: Karl Moritz <Karl.Moritz@alexandriava.gov>

Cc: Sam Shelby <sam.shelby@alexandriava.gov>; Ann Horowitz <ann.horowitz@alexandriava.gov>; Justin Wilson <justin.wilson@alexandriava.gov>; Elizabeth Bennett-Parker <elizabeth.bennettparker@alexandriava.gov>; John Chapman <john.taylor.chapman@alexandriava.gov>; Garrett Fesler <Garrett.Fesler@alexandriava.gov>; Gretchen Bulova <Gretchen.Bulova@alexandriava.gov>; Zachary Williams <ZGWilliams@Venable.com>; PlanComm <PlanComm@alexandriava.gov>

 3 attachments (16 MB)

NRCA letter to Karl Moritz on 506 N Overlook - 23 Feb FINAL.pdf; Appendix to NRCA Letter.docx; Petition - 506 N Overlook Dr 02242021.pdf;

Dear Mr. Moritz,

We have just learned that the applicant for Subdivision #2020-00009 at 506 N. Overlook Drive has requested a deferral. We hope that this delay will allow for a constructive conversation between the owner and the community. We are reaching out to him for that purpose.

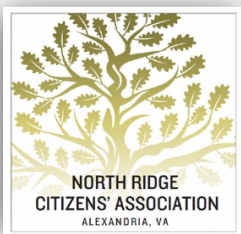
We are transmitting this letter expressing our concerns, realizing that though some elements of the proposal may change, the historical information we have found and the points that we raise are relevant going forward.

Thank you and your staff for your attention to this matter.

Best regards,

Chuck Kent
President, NRCA

DISCLAIMER: This message was sent from outside the City of Alexandria email system.
DO NOT CLICK any links or download attachments unless the contents are from a trusted source.



NRCA, P.O. Box 3242, Alexandria, VA 22302

February 24, 2021

Karl Moritz, Director
Office of Planning and Zoning
City of Alexandria, Virginia

Subject: Proposed Subdivision #2020-00009 at 506 North Overlook Drive

Dear Mr. Moritz:

The North Ridge Citizens' Association (NRCA) has been looking into the history of the property at 506 North Overlook Drive and the proposal to resubdivide the lots. For the reasons provided below, we believe Planning and Zoning should reconsider its conclusion that historical oversight is not needed and its recommendation that the Planning Commission approve the subdivision.

The property at 506 North Overlook Drive has historical significance

The historical record of 506 North Overlook should be fully investigated before the property is disturbed. The existing house, known in the North Ridge community as “The Civil War House,” has long been celebrated as a unique and important symbol of the neighborhood’s history. It has been featured as a historic property on the NRCA website for many years. It is also featured in both the 1981 and 2000 editions of “North Ridge Lore,” a publication documenting the history and the best-known narratives about our neighborhood.

Your report states that, “No archaeological oversight will be necessary for this subdivision.” We challenge that interpretation. While there are conflicting records as to the precise date this house was built—property records say 1850, others say 1840, 1878 and 1894—the owner and his family are listed in our neighborhood in the U.S. Census of 1870 and 1880. Thus, the house appears to be well over 100 years old. Moreover, the property is listed in the 1992 Small Area Plan for Historic Preservation in North Ridge as the first of 37 properties designated as being a “Documented Historic Site.” This designation alone should trigger further investigation into the history of the house.

The 1992 document shows 506 N. Overlook Drive (1878) under the name of H. Fractious estate (1894). That refers to Hampshire Fractious, a free African-American man who owned this and other properties in Alexandria shortly after the Civil War and who appears to have been one the highest African-American taxpayers in the City. In an appendix to this letter, we offer a host of supporting documentation that should invoke further research and evaluation by the City’s historic preservation experts.

As the 1992 Small Area Plan for Historic Preservation states, “*The unique identity of any locality derives from its geographical setting, its early development pattern, its familiar architecture and settings and its people, all*

of which combine to provide a city with its special sense of place. The preservation and conservation of early buildings, streetscapes, vistas, landscapes and neighborhoods serves to maintain and enhance the unique character of a city....” We fear that, project by project, the unique character of Alexandria is being lost.

This is not just a subdivision request.

The applicant asserts that this request is solely to re-subdivide two existing lots into two lots of more equal size, proposed as Lots 500 and 501. According to the application, “The demolition of the existing dwelling is not the subject of this subdivision request.” Yet, at the same time, the applicant acknowledges his intent “to demolish the existing dwelling and construct a single-family dwelling on each new lot.”

The proposed subdivision is inconsistent with the requirements of Section 11-411 of the zoning code pertaining to Historic and Archaeological Preservation which provides that “A preliminary site plan which includes land designated as a potential resource area on the City of Alexandria Archaeological Resource Map must require, as part of preliminary site plan, reasonable archaeological evaluation reports and resource management plans.” This section applies to all applications for preliminary or combined site plan or other development approval (emphasis added) subject to 11-411.

If the City allows the subdivision and demolition, any required evaluation reports and resource management plans that are part of a site plan will be too late to save this historic structure. At a minimum, the proposed demolition is a “ground-disturbing activity” that qualifies for an archaeological evaluation report prior to any action by the owner/applicant.

In addition, we respectfully disagree with conclusions in the Lot Analysis (Staff Report pp. 9-10). First, the Lot Analysis incorrectly states the requirements of Section 11-1710(B). While the Analysis states that that Section requires 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,” that is only part of the relevant test. The critical omitted language requires more—it requires that “No lot shall be resubdivided in such a manner as to detract from the value of adjacent property.” The Lot Analysis fails to address this requirement; as a result, the Staff Report and recommendations therein are fatally flawed.

The Lot Analysis ignores the fact the subject property and the existing historical structure thereon are a significant part of the existing character of neighboring properties. The planned subdivision and demolition would change the character of the neighborhood permanently. Section 11-1710 (C) requires that “The plat shall conform as near as possible to the master plan and its amendments, a copy of which is on file in the office of the director.” We refer you again to the 1992 Master Plan for Historic Preservation which lists this property as a Documented Historic Site.

Finally, we note that the topography, including the step gradient downhill towards the adjoining preschool property, are not addressed in the Staff Report. These and other safety concerns need to be evaluated under Section 11-1710(B) as part of the “suitability for residential use,” and under Section 11-1708(A)(2), which requires that “The subdivision will not adversely affect the public health, safety and welfare.”

The tree canopy is also significant

In addition to the historic significance of the property to North Ridge, we would reinforce the points in your report about the importance of these lots to the tree canopy of North Ridge. The loss of mature trees on this

property due to demolition and construction would be measurable. Just as approval of the subdivision would be a death knell for the historic house, it also would largely destroy the trees since two houses would be constructed on the property leaving little likelihood of saving them. This request should be reviewed by the City Arborist.

Petition from the adjacent neighbors

One hundred and four (104) neighbors on the streets surrounding 506 N. Overlook Drive have signed a petition to the Planning Commission requesting deferral of the subdivision request and asking for further research and evaluation on the history of this property and its significance to Alexandria's heritage before the house or property is disturbed. That petition is submitted as an attachment to this letter.

Requested actions

For the reasons cited above, which are supported by the factual evidence presented in the appendix to this letter, we request the following actions:

- The Office of Planning and Zoning should modify the staff report to recognize the unique historical attributes of this house and recommend a full historical and archeological assessment of the property, as well as a review by the City Arborist;
- The applicant should be required to enter into discussions with the Office of Historic Alexandria to arrange for the appropriate evaluation reports and resource management plans;
- The Planning Commission should defer any action on the applicant's request, including subdivision, until the historical significance of this property has been properly assessed and the community is afforded an opportunity to explore more appropriate uses for this important part of Alexandria's heritage.

Sincerely,



Chuck Kent
President, NRCA

Cc: Alexandria Planning Commission
Mayor Justin Wilson
Vice Mayor Elizabeth Bennett-Parker
Councilman John Chapman
Garrett Fesler, City Archeologist
Gretchen Bulova, Office of Historic Alexandria
Ann Horowitz, Office of Planning and Zoning
Sam Shelby, Office of Planning and Zoning
Zachary Williams, Attorney

Appendix

Appendix to NRCA Letter of February 23, 2021

available for viewing in a shared Dropbox Folder at the following link:

https://www.dropbox.com/sh/u0k1l3ohwnz0un6/AAB8Y693s0xFjT_7lUsdk3TWa?dl=0

1. Petitions

- a. Original petition signed by 104 Neighbors of 506 N. Overlook Drive (with original signatures and addresses)
- b. Online petition to Planning Commission and Mayor (with 820 signatures as of 6:30 pm Feb 24)
 - i. List of signatures on the online petition to further study the history of the building
 - ii. Comments submitted to the online petition

2. Information on the History of 506 N. Overlook Drive

- a. Pictures of the house in 2021
 - i. East Side
 - ii. West Side
- b. Picture of the house in 1999 (as used on the NRCA website history page)
- c. Historical maps of the area from 1878 to 1945
- d. The 1900 map of Alexandria County for Virginia Title Co. redrawn for the 1981 North Ridge Lore on page 37 shows Hampshire Fractious owning a parcel of land in the approximate vicinity of the location of 506 N. Overlook.
- e. House listed as number 1 of 37 “Documented Historic Site(s)” on Page 61 of the North Ridge Small Area Plan for Historic Preservation of 1992. It shows 506 Overlook Drive (1878) under the name of H. Fractious Est. (1894), https://www.alexandriava.gov/uploadedFiles/planning/info/masterplan/masterplan_historic_preservation.pdf
- f. Archaeology Preservation Code section 3413 (in 1989 amendments to Section 5-5-1 of City Code) on page 29 shows the house as having been owned by Hampshire Fractious, a free African-American
- g. A 1962 article, “The Map of Arlington in 1878- Places and People” by C. B. Rose, Jr. also shows the name “H. Fractious” in a location approximate to the location of 506 N. Overlook Dr. The map in question is the 1878 “Map of Alexandria (Arlington) County VA, reproduced from the “Atlas of Fifteen Miles Around Washington Including the Counties of Fairfax and Alexandria, Virginia.”
- h. What makes Alexandria Alexandria? Language from the Master Plan for Historic Preservation of 1992.
- i. Excerpts on 506 N. Overlook Drive from “North Ridge Lore,” by North Ridge Citizens’ Association, 1981

- j. Excerpts on 506 N. Overlook Drive from “North Ridge Lore Revisited,” by North Ridge Citizens’ Association, 2000.
3. Information on Hampshire Fractious, owner from 1876-1894?
 - a. Taxes: He paid \$2,100 in real estate taxes on a house he owned on Queen St. in 1865. (Source: Website of The Friends of Freeman’s Cemetery, “*Alexandria Real and Personal Property Taxes Paid by African Americans, 1865*”.) This amount is the second highest amount listed in this record of 37 pages of names.
 - b. Caring for an Invalid Mother: In 1867 a list of blind Freedmen the Alexandria Superintendent of the Freedmen’s Bureau, included Page Fractious, a 90-year-old blind woman who lived at corner of West and Cameron St, whose condition was “very feeble” and “helpless” and “under charge and support of son, whose name is Hampshire Fractious”.
 - c. Legal: In 1868 there was court ruling reported in the Alexandria Gazette of September 17th in which “Dr. Davis, colored, for swindling a colored man named Hampshire Fractious, out of a watch, was discharged, his identity with the swindler not being established.”
 - d. Census: Hampshire Fractious and family in US Census from 1870, Year: 1870; Census Place: Jefferson, Alexandria (Independent City), Virginia; Roll: M593_1632; Page: 206A; Family History Library Film: 553131
 - e. Taxes: In 1872 there was a public listing in the June 6th Alexandria Gazette of the auction/sale of numerous properties for the non-payment of taxes. On that list was Hampshire Fractious, and the property for sale was at the corner of West and Cameron.
 - f. Purchase of Property: Deed recorded June 18, 1878 regarding sale at auction of 12 acres of land previously part of Roach’s Mill, sold for \$22/acre totaling \$264 paid by Hampshire Fractious to S. Ferguson Beach, commissioner of sale. There is no mention of a structure on the property in this deed. (Reference to a Plat and Survey by Thomas N. Carter done April, 26, 1869.)
 - g. Map of Arlington in 1878 taken from the *Atlas of Fifteen Miles Around Washington Including the Counties of Fairfax and Alexandria, Virginia*, compiled by G.M. Hopkins, published in Philadelphia, 1879 – Hampshire Fractious and his daughter Sylvia are mentioned on page 28 in the article “The Map of Arlington in 1878- Places and People” by C. B. Rose, Jr.
 - h. Census: Hampshire Fractious and family in US Census from 1880, Year: 1880; Census Place: Jefferson, Alexandria (Independent City), Virginia; Roll: 1351; Page: 438C; Enumeration District: 007.
 - i. The Black History Museum of the Office of Historic Alexandria may have additional information on Mr. Fractious given the above history that might contribute to the historical importance of the property/structure at 506 N. Overlook Dr.

**Petition
Requesting Deferral
of the Application to Subdivide
the Property at 506 North Overlook Drive**

To the Alexandria Planning Commission:

You have before you a request to subdivide the property at 506 North Overlook Drive which will require demolition of a house of great significance to our community. This vertical plank wooden house is known among North Ridge neighbors as the "Civil War House," and is situated in a prominent hillside location overlooking the intersection of North Overlook Drive, Tennessee Avenue, and Old Dominion Boulevard.

Given the fact that this house was:

- built prior to the Civil War (1850 according to property records)
- owned by a free African American man named Hampshire Fractious in the years immediately after the war (spelled Fractius in the 1880 census record)
- listed as a Documented Historic Site in the 1992 Alexandria Master Plan for Historic Preservation
- cherished by residents of North Ridge community as an historic structure since the 1930's
- featured as a symbol of the historic character of the neighborhood in publications and neighborhood websites for many years

Given the longstanding neighborhood lore that this house:

- may have served as a hospital during the Civil War
- may be the site where Walt Whitman served as a nurse during the war
- is said to be a site where bones from amputated limbs have been found

We, the undersigned, request that the Planning Commission defer any action on this application, and require the owner to consult with City authorities and local residents on alternate uses of the property consistent with its historic importance.

At a minimum, any action on this property that could result in damage to the existing structure or the mature vegetation present should be prohibited until these questions involving the history of the property are resolved. The City should require the applicant, JS Investment, LLC, to meet with the Office of Historic Alexandria so that OHA can make an assessment of whether an Archeological Evaluation Report and Resource Management Plan need to be developed before the City takes action on JS Investments, LLC's subdivision application. Specific

preservation measures may be necessary to safeguard and preserve the special qualities of this unique house and its story as an important part of Alexandria's history.

Signed,

The immediate neighbors of 506 N. Overlook Drive (original signatures):

Name	Street Address	Signature
Dan Melchior	506 Tennessee Ave	Dan Melchior
Sarah Howard Schramm	511 North Overlook Dr.	Sarah Howard Schramm
Campbell Vogel	514 N. Overlook Dr.	Campbell Vogel
Dan Vogel	514 N. Overlook Dr.	Dan Vogel
Isabel Saldaña	519 N Overlook Dr	Isabel
Sebastián Acevedo	519 N Overlook Dr	Sebastián A.
David Peapack	5417 Hancover Dr	David Peapack david@greenhaus.org
Ellen Parkhurst	601 N. Overlook Dr.	Ellen L. Parkhurst
Linda Durand	603 N. Overlook Dr.	Linda Durand
Earl Durand Jr	603 N. Overlook Dr.	Earl Durand Jr.
Scott B. McLeod	605 N. Overlook Dr.	Scott B. McLeod
Dora Hughes	605 N. Overlook Dr	Dora Hughes
John Baker	607 N. Overlook Dr	John Baker

Name	Street Address	Signature
Sara Dwyer	3603 OVAL Dr.	Sara Dwyer
Mary Jundtz	607 N. Overlook	Mary Jundtz
Nate Mc	611 N Overlook	Nate Mc
Eric Co	611 N Overlook	Eric Co
Mary E Smith	610 N. Overlook	Mary E. Smith
WILLIAM ERICKSON	609 N. OVERLOOK	William
Mary Jan Kene	606 N. Overlook	Mary Jan Kene
Keith P. Arnold	515 N. Overlook	Keith P. Arnold
Julia A. Arnold	515 N. Overlook	Julia A Arnold
Kate Arnold	515 N. Overlook	Kate Arnold
Kathy London	512 N. Overlook	Kathy London
Larry London	512 N. Overlook	Larry London
Amy Harris White	600 N. Overlook	Amy Harris White
Franklin White	600 N. Overlook	Franklin White
O. A. Hays	3603 Old Dominion	David Hays

Name	Street Address	Signature
Peter K. Tideman	414 TENNESSEE AVE	PETER TIDEMAN
Marian J. Tideman	414 Tennessee Ave.	M. J. Tideman
Amy Long	3511 Old Dominion Blvd.	Amy Long
JULIA PORTER	3315 Old Dominion	JULIA PORTER
Jim CLARK	3315 Old Dominion	Jim Clark
Staci Rijal	3507 Old Dominion Blvd	Staci Rijal
Kathleen Hicks	3505 OLD DOMINION	KATHLEEN HICKS
Deborah Porras	3422 Old Dominion	Deborah Porras
Jose Porras	3422 Old Dominion	
Lori Hellkamp	3420 Old Dominion	Lori Hellkamp
Jeanifer Roda	3416 Old Dominion	Jeanifer Roda
Anthony J. Roda	3416 Old Dominion jaroda@comcast.net	Anthony J. Roda
Ulysses Billips	3414 Old Dominion	Ulysses Billips
Alex Talley	3403 Old Dominion	Alex Talley
G. J. J.	3405 Old Dominion	G. J. J.

PETER VOGEL 3408 Old Dominion Blvd.

PRUSUNDOG.
@gmail.com
Peter Vogel
[Signature]
[Signature]

Donald Clagett 3321 Old Dominion Blvd
don.clagett@yahoo.com

Sarah Martinez 3319 Old Dominion Blvd
sarah.martinez@gmail.com

Alberto Martinez 3319 Old Dominion Blvd
albert@albertomartinez.org

Nicea Berrios 3317 Old Dominion Blvd.

Tom TYLER 3404 Old Dominion Blvd

Larry & Lindy Spruill 3402 Old Dominion Blvd

Michael McBride 3400 Old Dominion Blvd

Teddy & Bill Clayton 3402 Halcyon Dr. Teddy & Bill Clayton

Hugh Vassar & Eric Wagner 3408 Halcyon Dr. Hugh Vassar
HughVassar@gmail.com

Sean A Shedock 3414 Halcyon Drive 814 574 7470
[Signature] seanashedock@gmail.com

Virginia Peabody 3417 Halcyon Dr. gingerpeabody@gmail.com

Steve Colangelo 518 N. Overlook Dr. stericolangelo@gmail.com

Rachel Colangelo 518 N. Overlook Dr. rachel.y.colangelo@gmail.com

Sam Henderson	3503 Halcyon Dr.	Se Ho
Bruce Johnson	3508 Halcyon Dr.	Sam Johnson
Libby Eife-Johnson	3508 Halcyon Dr.	Libby Eife-Johnson
Bridget Koway	3506 Halcyon Dr.	Bridget Koway
Joseph Koway	3506 Halcyon Dr.	Joseph Koway
Millie Pollinger	3502 Halcyon Dr.	Millie Pollinger
Seth Pollinger	3502 Halcyon Dr.	Seth Pollinger
Keri Henderson	3503 Halcyon Dr.	Keri Henderson
Jeanne Snapp	517 North Overlook Dr.	Jeanne Snapp
Bruce R. Snapp	517 N. Overlook Dr.	Bruce Snapp
Elaine Anderson	3411 Halcyon Dr.	Elaine Anderson
Mary Anderson	341 Halcyon Dr.	Mary Anderson

Jackie Frank
Mary Frank

720 South Overlook Dr.
720 South Overlook Dr.

Benjamin Frank
Mary Frank

Mr. Bailey

615 N. Overlook Drive

V.B. Richardson III

Russell Bailey 705 N. Overlook Dr.

Russell Bailey

Anne L. Bailey

705 N. Overlook Dr.

ANNE L. BAILEY

722 N. Overlook Dr.

Charles W. Kent

722 N. Overlook Dr.

Mary M. Kent

800 N. Overlook Dr.

Brian W. Mistretta

Angela M. Mistretta 800 N. Overlook Dr

Angela M. Mistretta
~~Angela M. Mistretta~~

**Petition
Requesting Deferral
of the Application to Subdivide
the Property at 506 North Overlook Drive**

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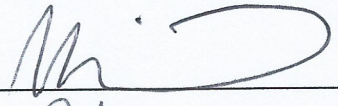
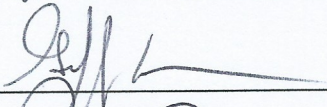
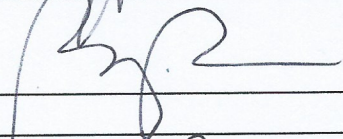
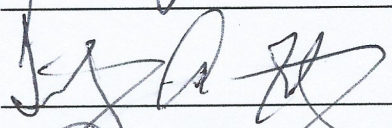
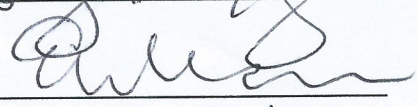
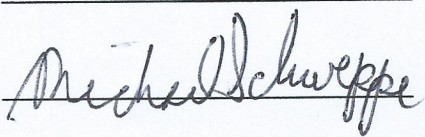
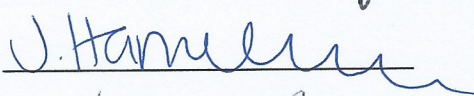
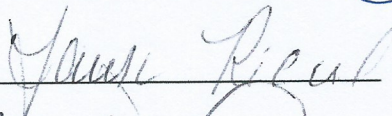
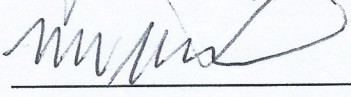
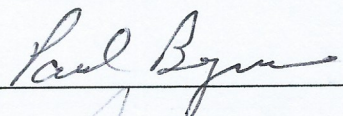

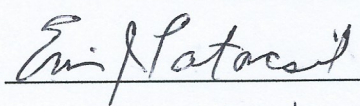
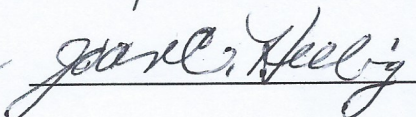
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preservation measures may be necessary to safeguard and preserve the special qualities of this unique house and its story as an important part of Alexandria's history.

Signed,

The immediate neighbors of 506 N. Overlook Drive (original signatures):

Name	Street Address	Signature
Michael W Kelly	513 Tenn.	Michael Kelly 2/20/21
SANDRA BYRNE	512 TENN. AVE.	Sandra M. Byrne 2/20/2021
Amy Reed	514 Tenn Ave.	Amy Reed
Dale R. Killinger	510 Tenn Ave	Dale Killinger
Rhea G. Killinger	510 Tenn Ave	Rhea Killinger
Mitchell Clark	509 TOWN AVE	Mitchell Clark
Robin Clark	509 Tennessee Ave	Robin Clark
Meredith Taylor	507 Tennessee Ave	Meredith Taylor
GARY FALWELL	411 TENNESSEE	Gary Falwell
Margaret Falwell	411 Tennessee Ave.	Margaret M. Falwell
Nicholas Mazur	408 Tennessee Ave.	Nicholas Mazur
Elizabeth Stock	410 Tennessee	Elizabeth Stock
Tessa Supper	405 Tenn Ave	Tessa Supper

Name	Street Address	Signature
MORTEN KUCEY	401 TENNESSEE AVE	
Geoff Horsh	402 Tennessee Ave	
Bryn Bausley	505 Tennessee Ave	
Tim Staley	503 Tennessee Ave	
Erin Weaver	517 Tennessee Ave	
Michael Schwapp	523 TENNESSE AVE	
JESSICA Hamilton	518 Tennessee Ave	
Laura Ricard	516 Tennessee Ave	
Michael Ricard	516 Tennessee Ave	
PAUL BYRNE	512 TENN. AVE	
Jason Miller	412 Tenn Ave	
Pete & Erin Patocsil	407 Tenn Ave	
Joan C. Helbig	501 Tennessee Ave	
Maura Hatcher	529 Tenn Ave	