APPLICATION for SUBDIVISION

SUB # 2009-0006

[must use black ink or type]

PROPERTY LOCATION: 212 and 214 E. Spring St., Alexandria, VA 22301

TAX MAP REFERENCE: #053.02-02-29 + #053.02-02-30 ZONE: R-2-5

APPLICANT'S NAME: Brett and Susan Thompson

ADDRESS: 212 E. Spring St., Alexandria, VA 22301

PROPERTY OWNER NAME: Brett and Susan Thompson

ADDRESS: 212 E. Spring St., Alexandria, VA 22301

SUBDIVISION DESCRIPTION: Property line adjustment

THE UNDERSIGNED hereby applies for a 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 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 their knowledge and belief.

Brett Thompson / Susan Thompson
Print Name of Applicant or Agent

Brett Thompson / Susan Thompson
Signature

212 E. Spring St.
Mailing/Street Address

202-253-1480
Telephone #

202-551-9966
Fax #

email: Brett.L.Thompson@gmail.com

Alexandria, VA 22301
City and State *Zip Code*

10/20/09
Date

DO NOT WRITE BELOW THIS LINE - OFFICE USE ONLY

Application Received: _____ Date & Fee Paid: _____ $ _____

ACTION - PLANNING COMMISSION: _____

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Subdivision # 2009-0006

All applicants must complete this form.

1. The applicant is the (check one):

[X] **Owner** [ ] **Contract Purchaser**

[ ] **Lessee** [ ] **Other:** _____

State the name, address and percent of ownership of any person or entity owning an interest in the applicant, unless the entity is a corporation or partnership in which case identify each owner of more than ten percent.

None

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.**

[X] N/A

REVISED

Subdivision # 2009-00006

2. Please describe the existing and proposed use of the property(ies). Include a description of any structures, trees and landscaping, or other elements that occupy the property(ies).

As owners of both lots, we wish to adjust the property line to allow for open space for a usable backyard for children. The proposed lots are consistent with the character of the neighborhood, consistent with pre-1992 lot rules for semi-detached and single family lots, and consistent with existing lots in the neighborhood (see attached analysis). Existing houses will continue to comply with current F.A.R., setback and open space requirements if subdivision is approved.

We are applying under the variation rule - please see attached narrative and justification.

Subdivision # 2009-00006

WAIVER OF RIGHT TO AUTOMATIC APPROVAL

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

SUBDIVISION #_____

Project Name: 212 and 214 E. Spring St., Alexandria, VA 22301

Project Address: 212 and 214 E. Spring St., Alexandria, VA 22301

Description of Request: Adjust property line to allow for open space to accomodate a growing family.

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: 10/20/09

[X] Applicant

[] Agent

Signature: Susan Thompson

Printed Name: Brett Thompson / Susan Thompson

SUB 2009-0006

Brett and Susan Thompson, 212 and 214 E. Spring Street, Alexandria, VA 22301

Analysis of Semi-Detached Houses (Adjacent or Adjoining Streets)

Address	Lot Sq Ft
216 E. Spring St.	3750
205B E. Spring St.	3450
114 Adams Ave.	3200
219 Adams Ave.	2955
905 Little St.	2893
100A E. Braddock Rd.	2835
214 E. Spring St.	2810
100B E. Braddock Rd.	2641
12 E. Spring St.	2502
102 E. Spring St.	2500
104 E. Spring St.	2500
205A E. Spring St.	2500
207 E. Spring St.	2500
207A E. Spring St.	2500
4 E. Spring St.	2500
6 E. Spring St.	2500
8 E. Spring St.	2500
10 E. Spring St.	2500
903 Little St.	2500
112 Adams Ave.	2500
202 Adams Ave.	2500
202 1/2 Adams Ave.	2500
204 Adams Ave.	2500
204 1/2 Adams Ave.	2500
206 Adams Ave.	2500
206 1/2 Adams Ave.	2500
208 Adams Ave.	2500
208 1/2 Adams Ave.	2500
210 Adams Ave.	2500
210 1/2 Adams Ave.	2500
214 Adams Ave.	2500
216 Adams Ave.	2500
217 Adams Ave.	2400
215 Adams Ave.	2370
213 Adams Ave.	2370
211 Adams Ave.	2340
209 Adams Ave.	2340
207 Adams Ave.	2340
201 Adams Ave.	2310
205 Adams Ave.	2280
203 Adams Ave.	2280
113 Adams Ave.	2220
111 Adams Ave.	2220
109 Adams Ave.	2220
107 Adams Ave.	2220
28 E. Braddock Rd.	2213
26 E. Braddock Rd.	2035
117 Adams Ave.	1900
115 Adams Ave.	1875

(*Reflects lot size of proposed semi-detached lot)

Proposed semi-detached lot (in yellow) will still be larger than surrounding semi-detached properties highlighted in blue.

SUB 2009-0006

Brett and Susan Thompson, 212 and 214 E. Spring Street, Alexandria, VA 22301

Analysis of Semi-Detached Houses (Adjacent or Adjoining Streets)

Address	Frontage (ft)	
100B E. Braddock Rd.	21	
100A E. Braddock Rd.	21	
205 E. Spring St.	24	
205A E. Spring St.	24	
207 E. Spring St.	24	
207A E. Spring St.	24	
102 E. Spring St.	24.5	
104 E. Spring St.	24.5	
4 E. Spring St.	25	
6 E. Spring St.	25	
8 E. Spring St.	25	
10 E. Spring St.	25	
12 E. Spring St.	25	
905 Little St.	25	
903 Little St.	25	
202 Adams Ave.	25	
202 1/2 Adams Ave.	25	
204 Adams Ave.	25	
204 1/2 Adams Ave.	25	
206 Adams Ave.	25	
206 1/2 Adams Ave.	25	
208 Adams Ave.	25	
208 1/2 Adams Ave.	25	
210 Adams Ave.	25	
210 1/2 Adams Ave.	25	
214 Adams Ave.	25	
216 Adams Ave.	25	
26 E. Braddock Rd.	26	
28 E. Braddock Rd.	26	
214 E. Spring St.	28.1	(*Reflects frontage of proposed semi-detached lot)
219 Adams Ave.	30.5	
217 Adams Ave.	30.5	
215 Adams Ave.	30.5	
213 Adams Ave.	30.5	
211 Adams Ave.	30.5	
209 Adams Ave.	30.5	
207 Adams Ave.	30.5	
205 Adams Ave.	30.5	
203 Adams Ave.	30.5	
201 Adams Ave.	30.5	
117 Adams Ave.	30.5	
115 Adams Ave.	30.5	
113 Adams Ave.	30.5	
111 Adams Ave.	30.5	
109 Adams Ave.	30.5	
107 Adams Ave.	30.5	
216 E. Spring St.	37.5	

Proposed semi-detached lot (in yellow) will still have more frontage than surrounding semi-detached properties highlighted in blue.

Proposed semi-detached lot (in yellow) will still be larger than surrounding semi-detached properties highlighted in blue.

City of Alexandria

Date Created: 10/20/2009

Alex GIS

Legend for Parcel Map

- Highlighted Feature
- Metrorail Stations
- City Boundary
- Address Points
- Metrorail Tracks
- Blue
- Yellow
- Yellow Blue
- Parcels
- Road Labels
- 2007 Aerial
- Road Centerlines
- Arterial Primary Collector Residential Collector
- Expressway
- Other Roads
- Roads
- Railroads
- Buildings
- Parks
- Water
- Potomac River
- Other
- City of Alexandria

DISCLAIMER: The maps/data presented hereunder are provided 'as is' and the City expressly disclaims all warranties, UCC and otherwise, express or implied, including warranties as to accuracy of the maps/data and merchantability and fitness for a particular purpose, and further expressly disclaimes responsibility for all incidental, consequential or special damages arising out of or in connection with the use of the application. This information is not survey quality and should not be used to establish property lines or legal descriptions for plats or construction. All boundary information provided on this site is for informational purposes only and not considered official. Official documentation on the information presented are available through various departments within the City of Alexandria.

SUB 2009-0004