

APPLICATION for SUBDIVISION

SUB # 2009-0009

[must use black ink or type]

PROPERTY LOCATION: 608 WEST BRADDOCK ROAD, ALEXANDRIA, VA.

TAX MAP REFERENCE: 042.02-03-50 ZONE: R8 22302

APPLICANT'S NAME: DONALD F. SIMPSON, SR.

ADDRESS: 608 W. BRADDOCK RD., ALEXANDRIA, VA. 22302

PROPERTY OWNER NAME: DONALD F. & LYNNE J. SIMPSON

ADDRESS: 608 W. BRADDOCK ROAD

SUBDIVISION DESCRIPTION: TO SUBDIVIDE EXISTING 87,253 SF (2.003 ACRES)
RESIDENTIAL HOME SITE PROPERTY INTO TWO PROPERTIES,
ZONED R-8 SINGLE FAMILY.

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.

DONALD F. SIMPSON, SR.
Print Name of Applicant or Agent

Donald F. Simpson, Sr.
Signature

608 W. BRADDOCK RD.
Mailing/Street Address

(703) 299-0029 (703) 299-0020
Telephone # Fax #

ALEXANDRIA, VA. 22302
City and State Zip Code

12/21/09
Date

===== DO NOT WRITE BELOW THIS LINE - OFFICE USE ONLY =====

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

ACTION - PLANNING COMMISSION: _____

OWNERSHIP AND DISCLOSURE STATEMENT

Use additional sheets if necessary

1. Applicant. State the name, address and percent of ownership of any person or entity owning an interest in the applicant, unless the entity is a corporation or partnership, in which case identify each owner of more than ten percent. The term ownership interest shall include any legal or equitable interest held at the time of the application in the real property which is the subject of the application.

	Name	Address	Percent of Ownership
1.	DONALD F. SIMPSON, SR.	608 W. BRADDOCK ROAD	100%
2.	LYNNE J. SIMPSON	608 W. BRADDOCK RD. ALEXANDRIA	100%
3.		22302	

2. Property. State the name, address and percent of ownership of any person or entity owning an interest in the property located at 608 W. BRADDOCK RD. ALEX. (address), unless the entity is a corporation or partnership, in which case identify each owner of more than ten percent. The term ownership interest shall include any legal or equitable interest held at the time of the application in the real property which is the subject of the application.

	Name	Address	Percent of Ownership
1.	DONALD F. SIMPSON, SR.	608 W. BRADDOCK RD., ALEX.	100%
2.	LYNNE J. SIMPSON	608 W. BRADDOCK RD., ALEX.	100%
3.			

3. Business or Financial Relationships. Each person or entity listed above (1 and 2), with an ownership interest in the applicant or in the subject property is 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.

	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.	NONE	NONE	NONE
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.

12/30/09
Date
DONALD F. SIMPSON, SR.
Printed Name
Donald F. Simpson, Sr.
Signature

Alexandria City Council

William Euille, Mayor
Kerry Donnelly, Vice Mayor
Frank Fannon IV
Alicia Hughes
Rob Krupicka
Redella "Del" Pepper
Paul Smedberg

Planning Commission

John Komoroska, Chair
H. Steward Dunn, Vice Chair
Donna Fossum
J. Lawrence Robinson
Mary Lyman
Jesse Jennings
Eric Wagner

Board of Zoning Appeals

Harold Curry, Chair
Mark Allen, Vice Chair
Geoffrey Goodale
David Lantzy
Jennifer Lewis
Eric Zander
John Keegan

**Board of Architectural Review
Old and Historic District**

Thomas Hulfish, Chair
Oscar Fitzgerald
Arthur Keleher
Wayne Neale
Peter Smeallie
James Spencer
John Von Senden

Board of Architectural Review

Parker-Gray District

Christina Kelley, Chair
William Conkey
H. Richard Lloyd, III
Thomas Marlow
Douglas Meick
Philip Moffat
Deborah Rankin

Definition of business and financial relationship.

Section 11-305 of the Zoning Ordinance defines a business or financial relationship as any of the following:

- (1) a direct one;
- (2) by way of an ownership entity in which the member or a member of his immediate household is a partner, employee, agent or attorney;
- (3) through a partner of the member or a member of his immediate household;
- (4) through a corporation in which any of them is an officer, director, employee, agent or attorney or holds 10 percent or more of the outstanding bonds or shares of stock of a particular class. In the case of a condominium, this threshold shall apply only if the applicant is the title owner, contract purchaser, or lessee of 10% or more of the units in the condominium;
- (5) not as an ordinary customer or depositor relationship with a professional or other service provider, retail establishment, public utility or bank, which relationship shall not be considered a business or financial relationship;
- (6) created by the receipt by the member, or by a person, firm, corporation or committee on behalf of the member, of any gift or donation having a value of more than \$100, singularly or in the aggregate, during the 12-month period prior to the hearing on the application from the applicant.

Subdivision # 2009-0069

All applicants must complete this form.

1. The applicant is the (check one):

- 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.

DONALD F. SIMPSON, SR. & LYNNE J. SIMPSON 100%

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? NA

- 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.

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).

EXISTING HOME SITE RESIDENCE ON 2.003 ACRE (88,623 S.F)
BLOCK 2 OAKLAND (2 STORY W/BASEMENT) ZONED R-8.
TO SUBDIVIDE THE (2) ACRE PROPERTY INTO (2) APPROX.
(1) ACRE PROPERTIES. THE HOME SITE RESIDENCE
WOULD REMAIN ON APPROX. (1) ACRE, AND A NEW
RESIDENCE WOULD BE CONSTRUCTED ON THE APPROX.
(1) ACRE SUBDIVIDED PROPERTY FRONTING ALONG
BRADDOCK ROAD.



ALEXANDRIA DEPARTMENT OF PLANNING AND ZONING

FLOOR AREA AND OPEN SPACE COMPUTATIONS

A. Property Information

A1. Street 608 W BRADDOCK
A2. Zone R-8 Total Lot

B. FAR Information

B1. Floor Area Ratio (F.A.R.) allowed by the Zone 0.35
B2. 50,418 x 0.35 = 17,646
Lot Area F.A.R. Maximum Allowable Net Floor

C. Existing Gross Area Computations

Table with 2 columns: EXISTING GROSS AREA and DEDUCTIONS. Rows include Basement, First Floor, Second Floor, Third Floor, Porches/ Other, Total Gross, and their respective deduction amounts.

C1. Existing Gross Floor Area * 6,038 Square Feet
C2. Allowable Floor Deductions ** 1,562 Square Feet
C3. Existing Net Floor Area (subtract C2 from C1) 4,476 Square Feet

D. New Gross Area Computations N/A

Table with 2 columns: NEW GROSS AREA and DEDUCTIONS. Rows include Basement, First Floor, Second Floor, Third Floor, Porches/ Other, Total Gross.

D1. New Gross Floor Area *
D2. Allowable Deductions **
D3. New Net Floor Area (subtract D2 from D1)

E. Existing + New Area

E1. Total Net Floor Area (add C3 and D3)
E2. Total Net Floor Area Allowed (B2)

F. F1. Existing Open Space N/A Square Feet
F2. Required Open Space
F3. Proposed Open Space

*Gross floor area is measured from the face of exterior walls and includes basements, outside garages, sheds, garages, guest buildings and other accessory buildings.

** Allowable deductions from gross floor area: Stairways, elevators, mechanical and electrical rooms; basements (if the basement is less than four feet out of the ground as measured from the average finished grade at the perimeter of the bottom of the first floor).

NOTE: Open space calculations are required for all residential zones (except in the R-20, R-12, R-8, R-5, R-2-5 and RT zones) and in commercial, office and mixed-use zones where residential uses are proposed. Refer to specific provisions in the zoning ordinance.

The undersigned hereby certifies and attests that, to the best of his/her knowledge, the above computations are true and correct.

Signature: [Signature] PE #35253 Date: 12/21/09





ALEXANDRIA DEPARTMENT OF PLANNING AND ZONING

A. Property Information

A1. Street 608 W BRADDOCK
 A2. Zone R-8 Total Lot _____

B. FAR Information

B1. Floor Area Ratio (F.A.R.) allowed by the Zone 0.35
 B2. $\frac{50,418}{\text{Lot Area}} \times \frac{0.35}{\text{F.A.R.}} = \frac{17,646}{\text{Maximum Allowable Net Floor}}$

C. Existing Gross Area Computations

EXISTING GROSS AREA		DEDUCTIONS	
Basement	1,442	Basement	1,442
First Floor	2,318	Stairways	120
Second Floor	1,442	Mechanical/Elevator	
Third Floor	500	Total Deductions	1,562
Porches/ Other	336		
Total Gross	6,038		

C1. Existing Gross Floor Area * 6,038 Square Feet
 C2. Allowable Floor Deductions ** 1,562 Square Feet
 C3. Existing Net Floor Area (subtract C2 from C1) 4,476 Square Feet

D. New Gross Area Computations N/A

NEW GROSS AREA		DEDUCTIONS	
Basement		Basement	
First Floor		Stairways	
Second Floor		Mechanical/Elevator	
Third Floor		Total Deductions	
Porches/ Other			
Total Gross			

D1. New Gross Floor Area * _____ Square Feet
 D2. Allowable Deductions ** _____ Square Feet
 D3. New Net Floor Area (subtract D2 from D1) _____ Square Feet

E. Existing + New Area

E1. Total Net Floor Area (add C3 and D3) _____ Square Feet
 E2. Total Net Floor Area Allowed (B2) _____ Square Feet

F. F1. Existing Open Space N/A Square Feet
 F2. Required Open Space _____ Square Feet
 F3. Proposed Open Space _____ Square Feet

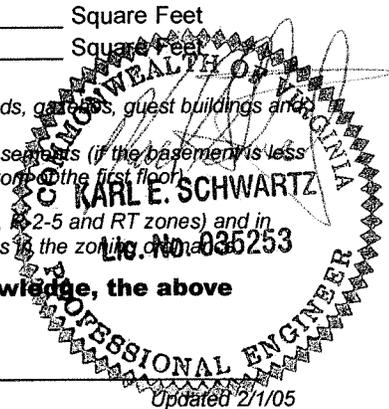
*Gross floor area is measured from the face of exterior walls and includes basements, outside garages, sheds, garages, guest buildings and other accessory buildings.

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The undersigned hereby certifies and attests that, to the best of his/her knowledge, the above computations are true and correct.

Signature: [Signature] PE #35253 Date: 12/21/09



Infill Ordinance Information
608 West Braddock
12/18/09
Vertical Datum: NAVD 88

Elevations

	W. Braddock	Grnd.El.	Grnd.El.	Grnd.El.	Grnd.El.	Grnd.El.	Grnd.El.Avg.	Bott.Roof El.	TopRoof El.	Grnd.ToBott.Roof	Grnd.ToTopRoof	Bott.RoofToTopRoof	Building Hight
506	140.93	141.29	141.07	141.17	141.12	158.29	141.12	167.96	167.96	26.85	17.18	9.67	31.68
510	139.16	140.42	140.58	139.94	140.03	160.90	140.03	169.35	169.35	20.88	29.33	8.45	25.10
512	140.62	141.75	142.19	141.55	141.53	162.51	141.53	171.89	171.89	20.98	30.36	9.38	25.67
708	148.87	149.98	150.69	149.45	149.75	169.10	149.75	178.02	178.02	28.27	19.35	8.92	32.73
710	149.79	151.24			150.52	170.08	150.52	177.88	177.88	27.37	19.57	7.80	31.27
712	155.59	156.35	155.93		155.96	176.78	155.96	188.12	188.12	32.16	20.82	11.34	37.83
714	153.75	153.88			153.82	174.23	153.82	182.14	182.14	28.33	20.42	7.91	32.28
716	155.73	155.54			155.64	176.28	155.64	186.47	186.47	30.84	20.65	10.19	35.93
Averages						168.52		177.73	177.73	26.96	22.21	9.21	31.56

Building Plane Setback

Address	Setback from Curb face
506	92.86
510	64.81
512	58.36
708	70.34
710	70.56
712	105.56
714	68.48
716	69.45
Average	75.05

Allowable Building Ht =
Average Ht * 1.25=

35'

31.56
37.87

Allowable Setback=
(Braddock Rd)

75.05'

Subdivision # 2009-0009

WAIVER OF RIGHT TO AUTOMATIC APPROVAL

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

SUBDIVISION # _____

Project Name: SUBDIVISION OF HOME SITE RESIDENCE PROPERTY

Project Address: 608 W. BRADDOCK ROAD

Description of Request: TO SUBDIVIDE EXISTING HOME SITE
RESIDENCE 2.003 ACRE PROPERTY INTO
(2) APPROX. (1) ACRE PROPERTIES

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: Donald F. Simpson, Sr.

Printed Name: DONALD F. SIMPSON, SR.