

# 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 22302	100%
3.		

2. Property. State the name, address and percent of ownership of any person or entity owning an interest in the property located at 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.

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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.

REVISED

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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 (87,253 S.F.)  
BLOCK 2 OAKLAND (3 STORY W/BASEMENT) ZONED R-8.  
TO SUBDIVIDE THE (2) ACRE PROPERTY INTO (2) RESIDENTIAL  
PROPERTIES. THE HOME SITE PROPERTY WOULD  
REMAIN ON LOT #500 (50,418 SQ.FT.) AND A NEW  
RESIDENCE WOULD BE CONSTRUCTED ON SUBDIVIDED  
LOT #501 (36,835 SQ.FT.) FRONTING ALONG WEST  
BRADDOCK ROAD. THE EXISTING PROPERTY IS OPEN  
YARD / LAWN AREA.

SUB 2009-0009



# 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

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

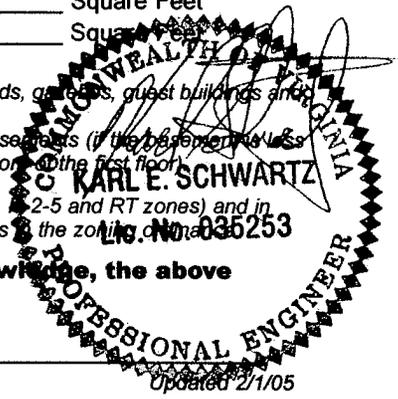
F. F1. Existing Open Space N/A Square Feet  
F2. Required Open Space \_\_\_\_\_ Square Feet  
F3. Proposed Open Space \_\_\_\_\_ Square Feet

\*Gross floor area is measured from the face of exterior walls and includes basements, outside garages, sheds, guest buildings and other accessory buildings.  
\*\* Allowable deductions from gross floor area: Stairways, elevators, mechanical and electrical rooms; basements (if the basements are 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 of 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

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Third Floor		Total Deductions	
Porches/ Other			
<b>Total Gross</b>			

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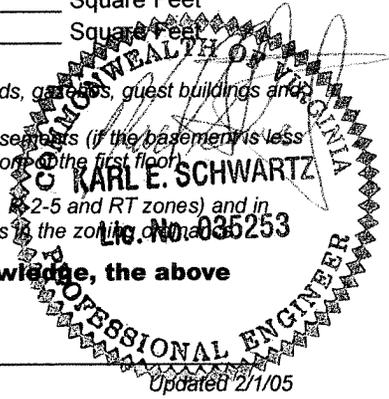
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Signature: [Signature] PE #35253 Date: 12/21/09





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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 2.603 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.