

**DOCKET ITEM #6**  
**Subdivision #2011-0005**  
**121 South Columbus Street and 803 Prince Street**  
**Subdivision**

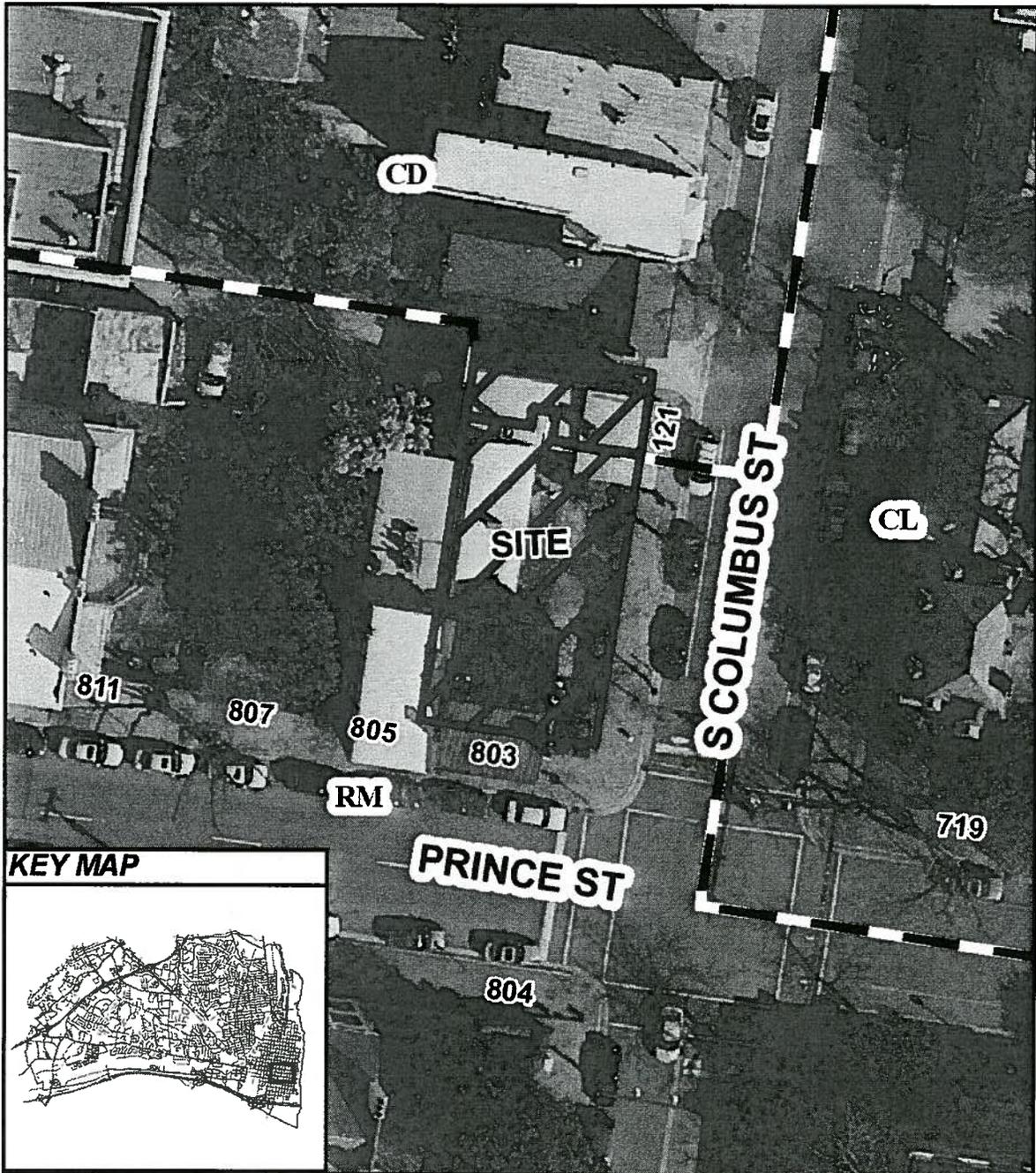
**CONSENT AGENDA ITEM**

If no one asks to speak about this case prior to the hearing, it will be approved without discussion as part of the Consent Agenda.

Application	General Data	
<b>Request:</b> Consideration of a request to re-subdivide two parcels of land.	<b>Planning Commission Hearing:</b>	September 8, 2011
<b>Address:</b> 121 South Columbus Street and 803 Prince Street	<b>Approved Plat must be recorded by:</b>	March 8, 2013
<b>Applicant:</b> Prestige Investors Unlimited and MP Realty, LLC by Robert L. Calhoun, attorney	<b>Zone:</b>	CD/ Commercial Downtown and RM / Residential Townhouse
	<b>Small Area Plan:</b>	Old Town

**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 Reviewers:** Nathan Randall [nathan.randall@alexandriava.gov](mailto:nathan.randall@alexandriava.gov)



**SUB#2011-00005**

**9/8/2011**



## I. DISCUSSION

The applicants, MP Realty LLC and Prestige Investors Unlimited, by Robert L. Calhoun, attorney, request subdivision approval to resubdivide two parcels of land at 121 South Columbus Street and 803 Prince Street.

### SITE DESCRIPTION

The property at **121 South Columbus Street** (proposed Lot 601) is one lot of record with 25.4 feet of frontage on South Columbus Street, 42 feet of depth, and a total lot area of 722 square feet. The site is developed with a two-story commercial building, which is currently occupied by a law office. The building shares a party wall with the building at 803 Prince Street.

The property at **803 Prince Street** (proposed Lot 602) is one lot of record with 42 feet of frontage on Prince Street, 68.5 feet of frontage on South Columbus Street, and a total lot area of 3,016 square feet. The site is developed with a three-story building recently used for commercial purposes but currently vacant.

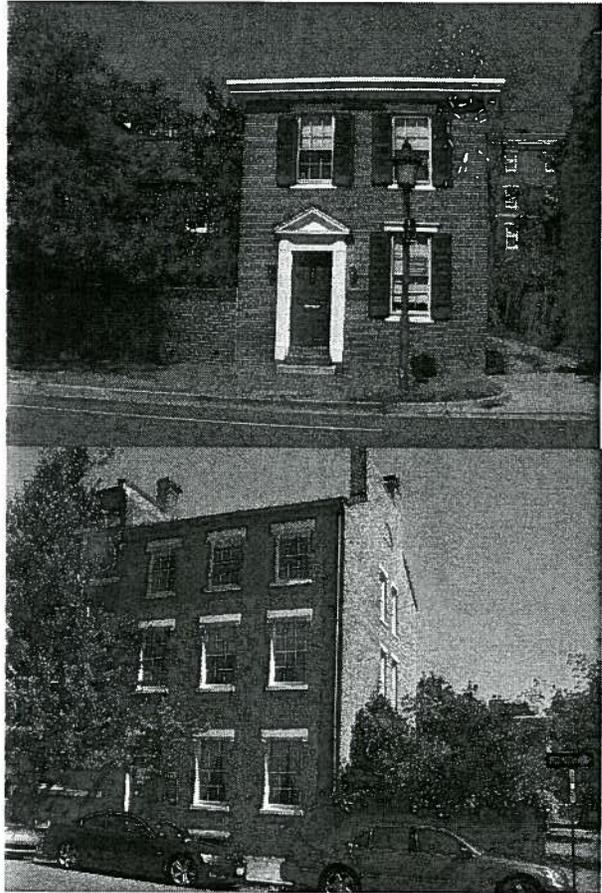
The surrounding area is occupied by a mix of residential and commercial uses. Commercial and office townhouses are located to the north and east. Residences are located to the south and west.

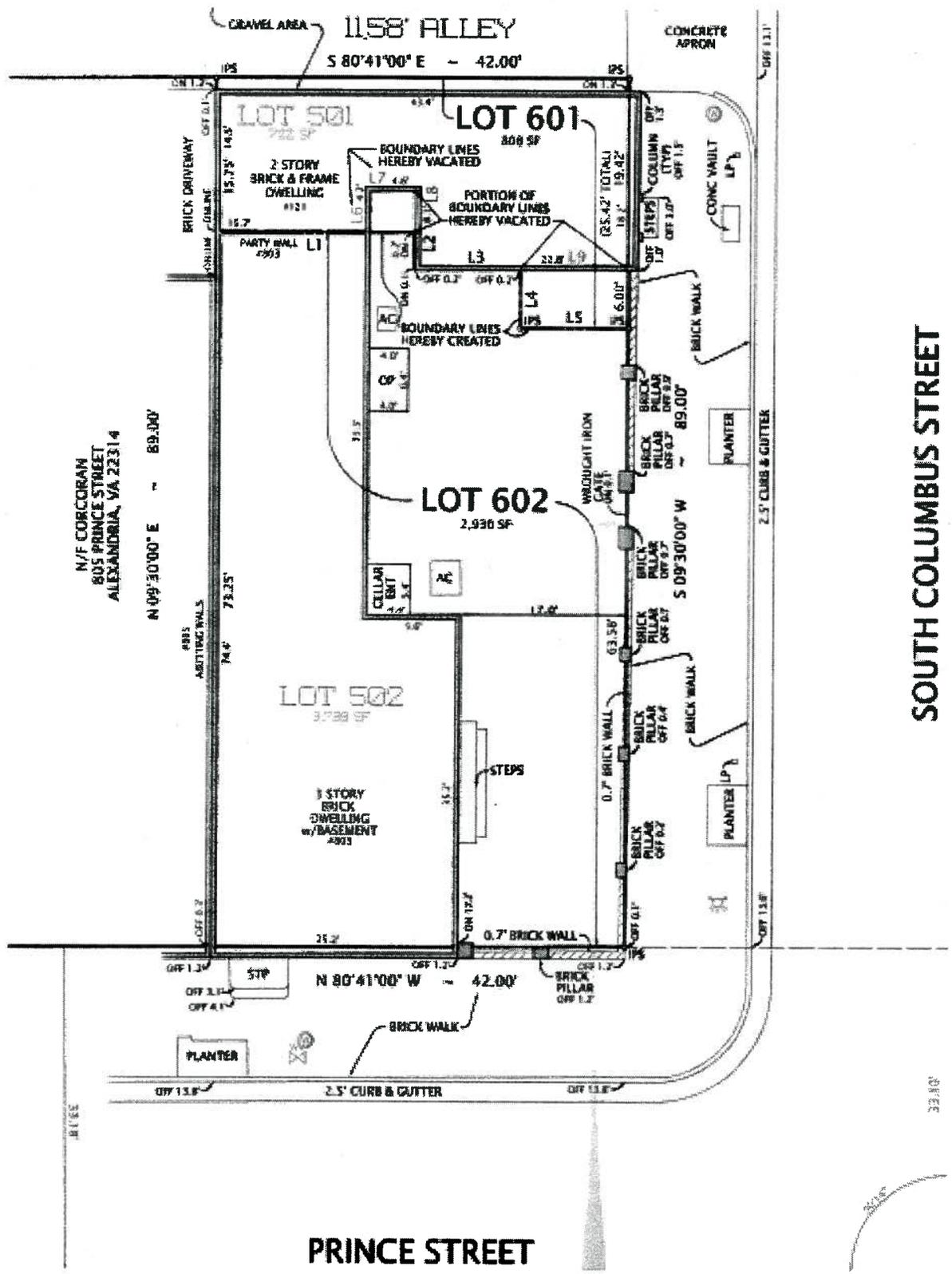
### BACKGROUND

The subject properties, which were originally one lot of record, were subdivided into their present configuration in 1975. The 803 Prince Street property was rezoned from C-3 to RM in 1992, making the prior commercial use on the property noncomplying.

### PROPOSAL

The applicant proposes to resubdivide the two parcels, as shown on the next page, by adjusting the shared property line and transferring 86 square feet of property from the 803 Prince Street property to the 121 South Columbus Street property. The purpose of the subdivision is to provide the 121 South Columbus Street property with additional land to store its garbage cans and take them to the curb, since the property line follows the building wall at present. No structures or additions are proposed in connection with the proposal. Under this proposal, proposed Lot 602 will now measure 2,930 square feet, while proposed Lot 601 will now measure 808 square feet.





SOUTH COLUMBUS STREET

PRINCE STREET

ZONING ORDINANCE

The property at 121 South Columbus is located in the CD / Commercial Downtown zone. There is no minimum lot area, frontage, or width for nonresidential uses in this zone. While not currently in compliance with FAR zone requirement of 1.5, the FAR will be reduced under this proposal from 1.94 to 1.73 and thereby complies with the rules for noncomplying structures.

The property at 803 Prince is located in the RM / Townhouse zone, which has no minimum lot size, width, and frontage requirements for commercial uses; the property meets those requirements if used for residential. The FAR for the property will increase from 1.04 to 1.33, which complies with the RM zone requirement of 1.5.

**II. STAFF ANALYSIS**

Staff does not object to the applicant's request to resubdivide the subject properties, which is needed to transfer a very small amount of land, 86 square feet, from one property to another. The proposal amounts to a boundary line adjustment agreeable to the parties. Although the resulting lot configuration is somewhat irregular in shape, it is no more irregular than the current lot configuration and properties with similarly irregular lot lines can be found elsewhere in this part of Old Town.

Staff finds that the request is simple and technical in nature, particularly given that no development is proposed here, and that existing codes and ordinances sufficiently address requirements of the final subdivision plat submission and any other matters that could arise in the future. Staff therefore recommends approval with no recommended conditions.

STAFF: Barbara Ross, Deputy Director, Department of Planning and Zoning;  
Nathan Randall, Urban Planner.

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Staff Note: In accordance with section 11-506(c) of the zoning ordinance, construction or operation shall be commenced and diligently and substantially pursued within 18 months of the date of granting of a special use permit by City Council or the special use permit shall become void.

### III. CITY DEPARTMENT COMMENTS

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

#### Transportation & Environmental Services:

- C-1 The final subdivision plat shall comply with the provisions of Section 11-1709 of the City's Zoning Ordinance. (T&ES)
- C-2 Any future development on either of the subdivided lots shall provide adequate stormwater outfall per the requirements of Article XI of Alexandria Zoning Ordinance and Virginia Department of Conservation and Recreation (DCR), Erosion and Sediment Control (ESC) Regulations 4VAC50-30-40.19 Minimum Standard 19 (MS-19). (T&ES)
- C-3 Any future development on either of the subdivided lots shall comply with the requirements of City of Alexandria Zoning Ordinance Article XIII for storm water management regulations regarding water quality and quantity control. The water quality requirements consist of phosphorus removal and water quality volume default. Contact the Office of Environmental Quality and Engineering Division with any questions regarding the water quality and water quantity requirements, respectively. (T&ES)

#### Archeology

- F-1 According to Ethelyn Cox's, Historic Alexandria, Virginia, Street by Street, A Survey of Existing Early Buildings, the structure on this lot was built ca. 1814 by John McCobb. The property therefore has the potential for archaeological resources to be present that could provide insight into residential life in early Alexandria.
- F-2 If development occurs on this lot, the following conditions will apply:
  - a. Call Alexandria Archaeology immediately (703-838-4399) if any buried structural remains (wall foundations, wells, privies, cisterns, etc.) or concentrations of artifacts are discovered during development. Work must cease in the area of the discovery until a City archaeologist comes to the site and records the finds. The language noted above shall be included on all final site plan sheets involving any ground disturbing activities. (Archaeology)
  - b. The applicant shall not allow any metal detection and/or artifact collection to be conducted on the property, unless authorized by Alexandria Archaeology. Failure to comply shall result in project delays. The language noted above shall be included on all final site plan sheets involving any ground disturbing activities. (Archaeology)

Code Enforcement:

F-1 No Comment

Health Department:

F-1 No Comment

Parks and Recreation:

F-1 No Comment

Police Department:

F-1 No Comment



**APPLICATION**

**SUBDIVISION OF PROPERTY**

SUB # 2011-0005

**PROPERTY LOCATION:** 803 Prince Street, Alexandria, VA 22314 / 121 South Columbus St.  
**TAX MAP REFERENCE:** 074-02-11-29 **ZONE:** RM 22314

**APPLICANT:**

Name: MP Realty LLC and Prestige Investors Unltd.  
Address: 803 Prince Street, Alexandria, VA 22314

**PROPERTY OWNER:**

Name: MP Realty LLC - Attn: Nancy Petersen / Prestige Investors Unltd  
Address: Box 835, Shadyside, MD 20764 121 South Columbus St Alexandria, Va

**SUBDIVISION DESCRIPTION** Division of 803 Prince (Lot 502) into two parcels of 22314  
unequal size. Smaller parcel to be conveyed and merged with adjacent Lot 501 aka  
121 South Columbus

**THE UNDERSIGNED** hereby applies for Subdivision in accordance with the provisions of Section 11-700 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 his/her knowledge and belief.

Redmon, Peyton & Braswell, L.L.P.  
Robert L. Calhoun  
Print Name of Applicant or Agent  
510 King Street, Suite 301  
Mailing/Street Address  
Alexandria, VA 22314  
City and State Zip Code

Robert L. Calhoun  
Signature  
703-684-2000 703-684-5109  
Telephone # Fax #  
Robert1522@aol.com  
Email address  
June 21, 2011  
Date

**DO NOT WRITE IN THIS SPACE - OFFICE USE ONLY**  
Application Received: \_\_\_\_\_ Fee Paid and Date: \_\_\_\_\_  
ACTION - PLANNING COMMISSION: \_\_\_\_\_

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**ALL APPLICANTS MUST COMPLETE THIS FORM.**

Supplemental forms are required for child care facilities, restaurants, automobile oriented uses and freestanding signs requiring special use permit approval.

**1. 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 ten percent.

Nancy Petersen, Box 835, Shadyside, MD 20764

Victor Glasberg Esq  
121 South Columbus St

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.



## 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.	Nancy Petersen	P.O. Box 835	100
2.		Shady Side, MD 20764	
3.	Victor Glasberg	121 South Columbus Alexandria, Va	100

**2. Property.** State the name, address and percent of ownership of any person or entity owning an interest in the property located at <sup>22214</sup> 802 Prince / 121<sup>S</sup> Columbus (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.	Nancy Petersen	P.O. Same	Same
2.	Victor Glasberg	Same	Same
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.	Nancy Petersen <del>None</del>	None	None
2.	Victor Glasberg	None	None
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.

June 24, 2011  
Date

Robert L. Cutham  
Printed Name

[Signature]  
Signature

as amended  
July 22, 2011

Subdivision # 2011-0095

**WAIVER OF RIGHT TO AUTOMATIC APPROVAL**

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

**PROJECT NAME:** 803 Prince St.

**PROJECT ADDRESS:** 803 Prince St., Alexandria, VA 22314

**DESCRIPTION OF REQUEST:**  
Approval of preliminary subdivision.

**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: June \_\_, 2011

Applicant

Agent

Signature: Robert L. Calhoun

Printed Name: Robert L. Calhoun



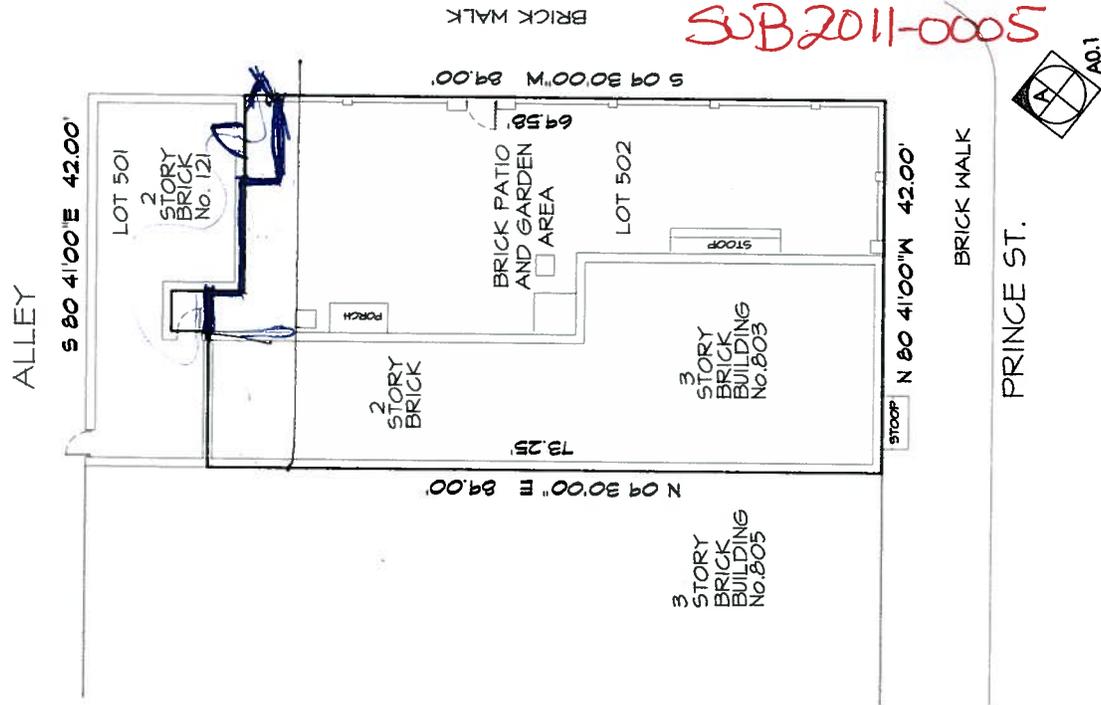
PHOTOGRAPH FROM SOUTH COLUMBUS ST.  
LOOKING WEST

B



PHOTOGRAPH FROM CORNER OF PRINCE ST.  
AND S. COLUMBUS ST. LOOKING NORTH

A

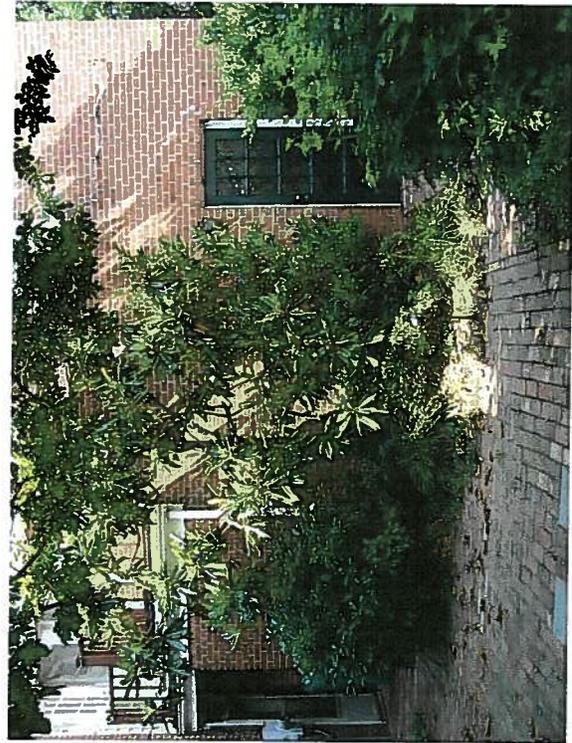


PHOTOGRAPH KEY PLAN



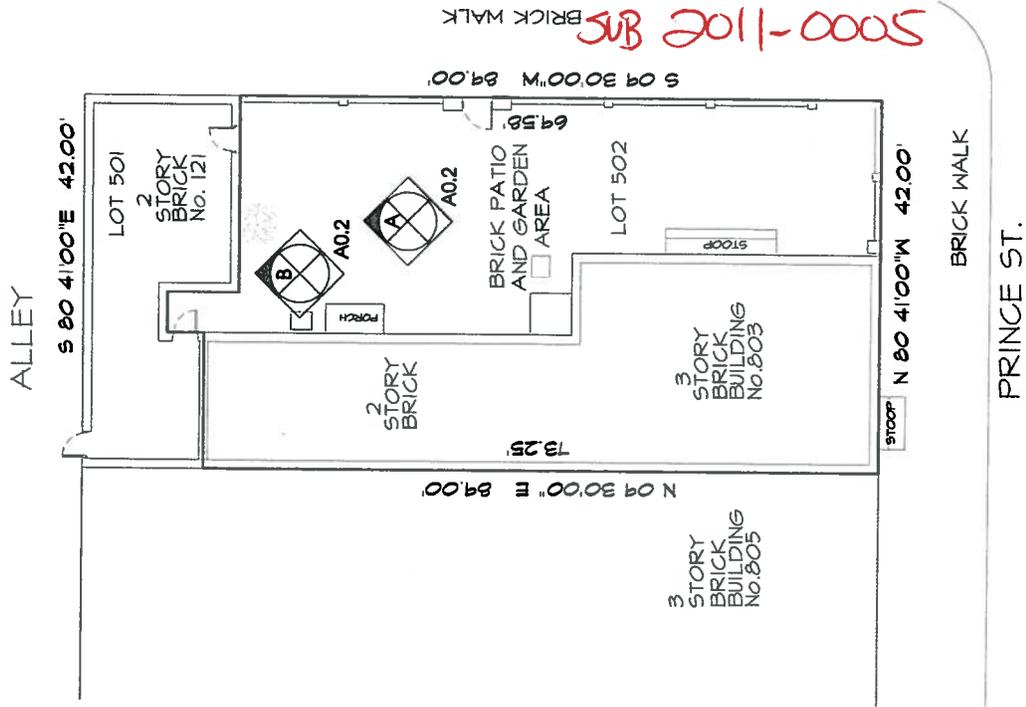
PHOTOGRAPH FROM BRICK PATIO AND GARDEN AREA LOOKING NORTH

B



PHOTOGRAPH FROM BRICK PATIO AND GARDEN AREA LOOKING NORTH

A



PHOTOGRAPH KEY PLAN

I