

APPLICATION for SUBDIVISION

SUB # 2009-0004

[must use black ink or type]

PROPERTY LOCATION: 427 N. WEST STREET

TAX MAP REFERENCE: 064.01-08 ZONE: R13

APPLICANT'S NAME: STEPHEN KULINSKI A.I.A.

ADDRESS: 104 N. WEST STREET

PROPERTY OWNER NAME: ALABAMA AVE L.C.

ADDRESS: 1300 LAFAYETTE DRIVE ALEXANDRIA VA 22308

SUBDIVISION DESCRIPTION: SUBDIVIDE PROPERTY BACK INTO TWO EQUAL PARCELS MEASURING 16'-0" X 123'-5" EACH PER 8/15/1955 DEED (COPY ATTACHED)

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.

STEPHEN KULINSKI
Print Name of Applicant or Agent

[Signature]
Signature

104 N. WEST ST.
Mailing/Street Address

7038367243 7038367247
Telephone # Fax #

ALEXANDRIA VA 22314
City and State Zip Code

9.22.09
Date

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

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

ACTION - PLANNING COMMISSION: _____

All applicants must complete this form.

1. The applicant is the (check one):

- Owner Contract Purchaser
 Lessee Other: ARCHITECT

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.

JAMES L. BROWN'S ASSOCIATES ARCHITECTS P.C.
STEPHEN KOLINSKI A.I.A. 100% OWNER

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.

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).

We are requesting the consideration of the subdivision be based upon the Zoning section 11-1713 subsection (E) variation based upon resubdivision of lots in subdivisions of record as of January 1, 1952. We are subdividing with the intent to conform with the overall scale, character and development patterns of the historic Parker Gray district city blocks.

The existing property is currently a vacant boarded up house that has been condemned by the Building and Code enforcement department. The house sits on the northern half of the lot, the southern half of the lot is empty with the exception of an abandoned metal shed at its rear. The whole property is surrounded by a waist high metal chain link fence except along the northern building structure. There is an area of uncontrolled weed and shrubbery growth along the rear lot line and surrounding as well as inside the metal shed structure. The chain link fence has an automobile accessible gate at the West (street) side of the property, it aligns with a curb cut to allow access to the yard for parking purposes.

The proposed use of the property is residential, the existing house will be renovated with a modest addition and made livable again. The appropriate certificates of approval will be sought from the Parker Gray board of Architectural review. The southern portion of the lot will be converted to a new single family use. The appropriate certificates of approval have been received from the Parker Gray board of Architectural review. The new building will match the scale and architectural style of the existing house on the property and will conform with the original development pattern of the Parker Gray district. The curb cut will be removed and curb parking will be restored in its place. Access to the rear yards will be maintained by an alley of approximately three feet between the old and new houses.

Copies of the original deeds dating back to 1949 & 1955 are attached. They indicate that the property was two separate parcels. The 1962 deed indicates a single parcel. The two separate parcels have always been under single ownership. It appears as though they were consolidated in the deed from 1962.
