

City of Alexandria, Virginia

MEMORANDUM

DATE: JUNE 12, 2007

TO: THE HONORABLE MAYOR AND MEMBERS OF CITY COUNCIL

THROUGH: JAMES K. HARTMANN, CITY MANAGER *J*

FROM: FAROLL HAMER, DIRECTOR *FH*  
DEPARTMENT OF PLANNING AND ZONING

SUBJECT: VAC#2006-0004 (10 RUSSELL ROAD)

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A request to vacate a portion of public right-of-way located at 10 Russell Road (VAC#2006-004) was considered and deferred at the April 14, 2007 City Council Hearing. The City Council requested a review of the value of the property to be vacated, more information regarding the Adopt-A-Garden Program, and information regarding the possibility of an easement restricting future development on the subject property.

Property Appraisal

The Department of Real Estate Assessments has reviewed the 800 square foot right-of-way to be vacated. Even with the addition of 800 square feet to the lot at 14 Russell Road, the lot remains substandard. Therefore, the additional square footage would be considered excess land in the calculation of value. For comparison purposes, a recent sale occurred on Park Road where a property was purchased by an adjacent property owner for approximately \$15 per square foot. This is consistent with the earlier estimate made by Real Estate Assessments. If an 80 percent reduction were to apply, based on its use as open space, the price would be \$2,400. The value of the subject property before or after the vacation would not greatly enhance the value of the applicant's parcel.

Adopt-A-Garden Program

The Adopt-A-Garden Program is a cooperative venture between the City of Alexandria and its citizens. Through an agreement with the City, an individual, community, or group assumes responsibility for assisting in the maintenance of a garden located on public property. The program was created after many involved citizens and organizations expressed interest in creating new gardens on city property or maintaining existing city gardens. Benefits of the program include an increased sense of ownership and a sign bearing the name of the group or individual's name being placed in the garden. Also, the

City will provide materials such as gloves, bark, mulch, leaf compost, trash bags, and safety literature.

Staff from the Department of Planning and Zoning has been in contact with the applicant to provide information and encourage participation in the Adopt-A-Garden program.

#### Development Easement

At the April 14, 2007 City Council Hearing, Council members requested information about requiring an easement restricting development on the subject property. An easement can be placed on the subject property requiring that no additional development occur based on the additional square footage acquired by the applicant through the area vacated by the City. If the request to vacate the subject property is approved and an easement is required, the applicant must submit the easement with the final plat to be recorded with the deed.

#### Conclusion

As was staff's recommendation at the public hearing in April, we continue to recommend denial of the vacation request. Staff finds that by working with the applicant through the Adopt-A-Garden Program, the City and the applicant have the opportunity to work together to maintain the subject property. Participation in the Adopt-A-Garden Program will allow the applicant to maintain the subject property and the City will not lose open space.

cc: Cindy Smith-Page, Director of Real Estate Assessments  
Kirk Kincannon, Director of Recreation, Parks, & Cultural Activities

Docket Item #7  
VACATION #2006-0004

Planning Commission Meeting  
April 3, 2007

**ISSUE:** Consideration of a request for vacation of public right-of-way.

**APPLICANT:** Earnest Baucom & Vi Jaramillo

**STAFF:** James Hunt, Planner  
james.hunt@alexandriava.gov

**LOCATION:** 10 Russell Road

**ZONE:** R-5/Residential

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**CITY COUNCIL ACTION, APRIL 14, 2007:** City Council deferred action on this item to 1. Ask staff to take another look at the appraised value of the land, as it may be low and there should be review of the real value of the land; 2. To ask that the applicant take a look at the adopt-a-garden program with the Parks and Recreation Department; and 3. Ask the applicant and staff to look at if the Council were to accept the vacation, what would be necessary for the applicant to put an easement on this portion of the land to ensure it never has the opportunity to be developed.

**PLANNING COMMISSION ACTION, APRIL 3, 2007:** On a motion by Mr. Dunn, seconded by Mr. Komoroske, the Planning Commission voted to recommend denial of the request. The motion carried on a vote of 7 to 0.

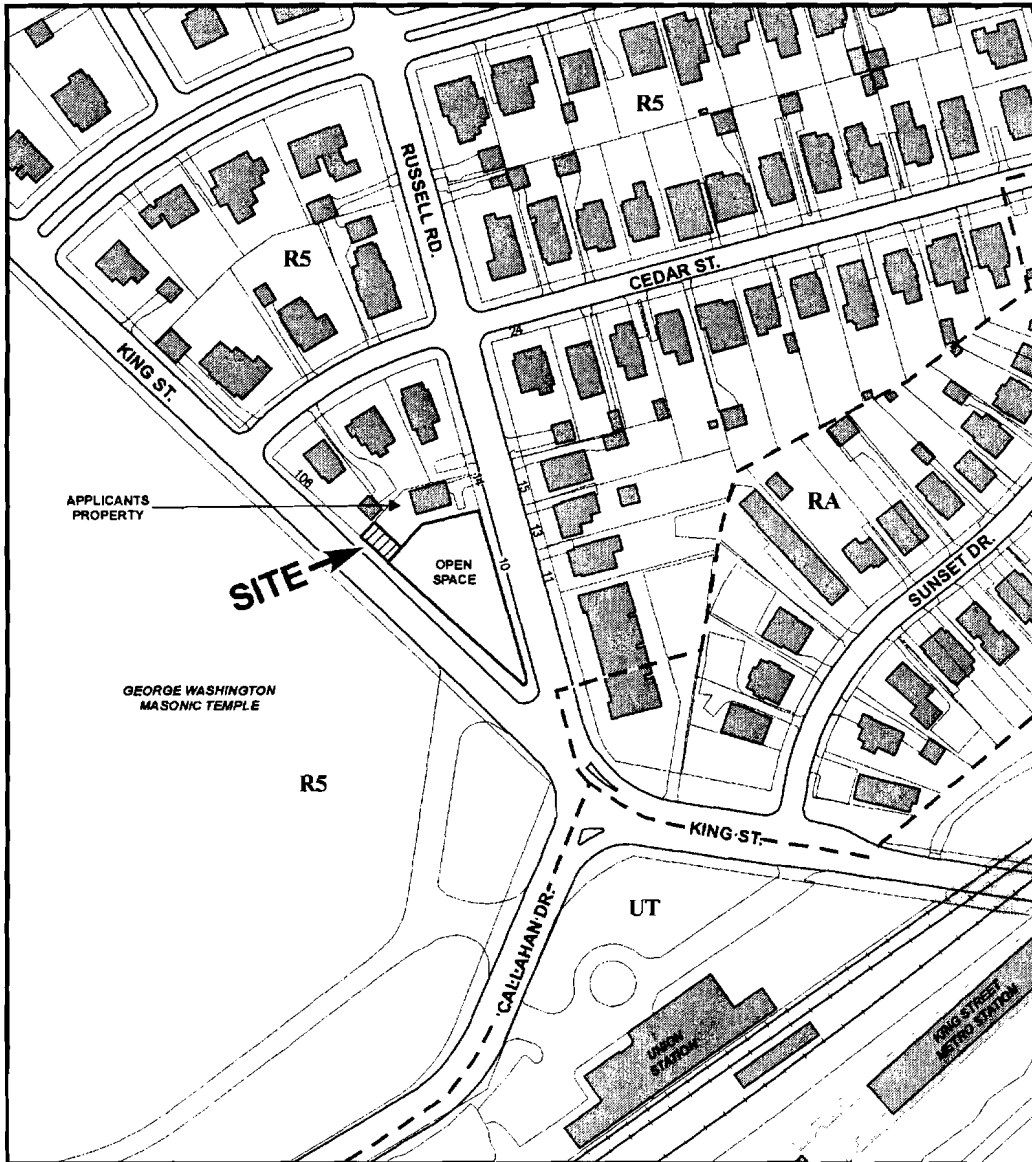
Reason: The Planning Commission agreed with the staff analysis.

Speakers:

Mr. Earnest L. Baucom and Vi Jaramillo, applicants, spoke in support of the vacation request. Mr. Baucom indicated that he is requesting the vacation only to maintain the property. He further indicated that he must access the property because the City requires their trash to be picked up on King Street and not Russell Road.

Mr. Paul Scolese, resident of 106 Cedar Street, spoke in support of the vacation request. Mr. Scolese indicated concern with the current maintenance of the property. He believes that the applicants will be able to better maintain the property and keep it as a green space.

**STAFF RECOMMENDATION:** Staff recommends denial of the vacation request.



**VAC #2006-0004**

**04/03/07**



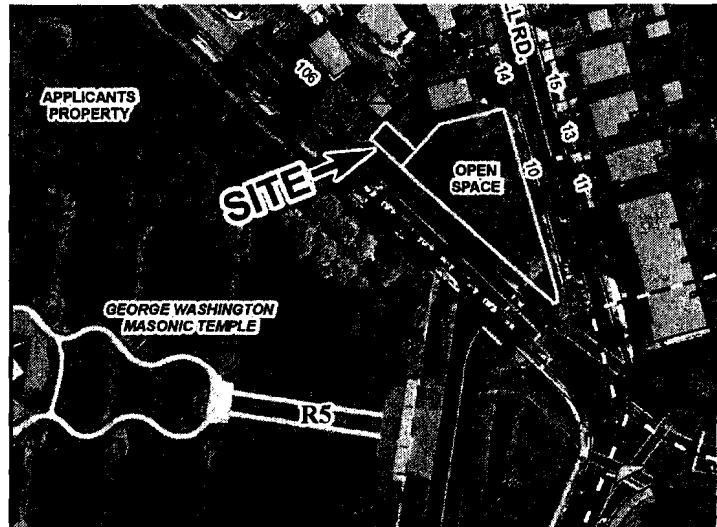
## I. DISCUSSION

### REQUEST

The applicant, Earnest Baucom and Vi Jaramillo, requests the vacation of 800 square feet of right-of-way, located at 10 Russell Road.

### SITE DESCRIPTION

The subject property is a portion of an existing right-of-way with 40 feet of frontage on King Street, 20 feet of depth, and a total area of 800 square feet. The applicant is the owner of the adjacent property at 14 Russell Road, which is one lot of record with approximately 40 feet of frontage on Russell Road, approximately 115 feet of depth, and a total lot area of 4,166 square feet. The property is occupied by a single family home, as are most of the surrounding properties.



### PROPOSAL

The applicant requests a vacation of 800 square feet of city owned property to consolidate it with the existing property at 14 Russell Road (see attached plat). If the vacation request is approved, the applicant's total lot area will be approximately 4,966 square feet.

Currently, the subject area is a portion of an existing 10,730 square foot right-of-way, owned by the City and used as open space. The applicant requests the vacation of a portion of this right-of-way to maintain landscaping on the property and to move an existing fence.

### DEVELOPMENT POTENTIAL AND OPEN SPACE

According to Section 3-406(B) of the Zoning Ordinance, the maximum permitted floor area ratio in the R-5 zone is 0.45. The private lot at 14 Russell Road now includes 4,166 square feet of land and approximately 2,080 square feet of building area, resulting in a building with a floor area ratio of 0.50. If the proposed vacation request is granted, the new consolidated lot will consist of 4,966 square feet of area, the existing building area of 2,080 square feet, and a floor area ratio of 0.42. Technically, an additional 154 square feet could be added to the existing building under the zoning regulations for a maximum building area of 2,234 square feet and floor area ratio of 0.45.

ZONING / MASTER PLAN

The subject property is zoned R-5/Single-family zone, and is located in the Northridge/Rosemont Small Area Plan.

OPEN SPACE

As part of the Open Space Master Plan efforts, the City completed an inventory of open space in Alexandria and included the subject parcel in the tabulation of open space acreage. In 2003, when the Open Space Plan was adopted, staff implemented a series of policies to preserve existing open space as well as to enhance and add to open space acreage throughout the City. The Open Space Steering Committee was also established at this time and submitted a report the following year (2004) with a series of recommendations for action. The recommendations included a policy to reclaim public land/right-of-ways that have been encroached upon as an essential component in successful open space preservation.

**II. STAFF ANALYSIS**

Staff is concerned about the loss of public land identified as green, open space in the Open Space Master Plan. In addition, the request is not in accordance with the City's Strategic Plan, adopted in 2004. The Strategic Plan's objectives are to respect, protect, and enhance the existing open space throughout the City.

In addition, staff finds that if approved, the vacation will establish an undesirable policy allowing vacations adjacent to large areas of open space. This policy is in conflict with the Open Space Master Plan which encourages the City to maintain, enhance, and add to the existing open space acreage.

In 2004, City Council adopted a new valuation policy for vacated city land, essentially distinguishing between those cases where development rights accrue to the purchaser of City land and those where they do not. Although the applicant is agreeable to a condition that specifically prevents the creation of any additional development rights as a result of this vacation, staff finds the loss of publically owned open space not to be in the best interests of the community or the City.

Based on the above, staff recommends denial of the applicant's request for a vacation of the public right-of-way located at 10 Russell Road.

STAFF: Richard Josephson, Acting Department of Planning and Zoning;  
James Hunt, Urban Planner.

### III. RECOMMENDED CONDITIONS

Staff recommends **denial** of this application. If City Council approves the request, staff recommends that approval be subject to compliance with all applicable codes and ordinances and the following conditions:

1. The vacated right-of-way shall be consolidated with the existing lot, and the plat of consolidation shall be filed with Planning and Zoning Department. (T&ES)
2. The applicant shall pay fair market value for the area to be vacated as determined by the Director of Real Estate Assessments. (T&ES)
3. Easements must be reserved for all existing public and private utilities within the area to be vacated (storm sewer easement). (T&ES)
4. No driveways to King Street shall be permitted. (T&ES)
5. An easement shall be granted to the City for the purpose of installing a concrete pad for a bus shelter, to the satisfaction of the Director of T&ES. (T&ES)
6. The property owners may not construct any buildings, or improvements, including driveways, parking spaces, on the vacated area and may not use the vacated land area to derive any increased development rights for the lands adjacent to the vacated area, including increased floor area, subdivision rights or additional dwelling units. This restriction shall appear as part of the deed of vacation and shall also appear as a note on the consolidation plat, both of which shall be approved by the Director of Planning and Zoning prior to recordation. (P&Z)

CITY DEPARTMENT COMMENTS

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

Transportation & Environmental Services:

- R-1 The vacated right-of-way shall be consolidated with the existing lot, and the plat of consolidation shall be filed with Planning and Zoning Department.
- R-2 The applicant shall pay fair market value for the area to be vacated as determined by the Director of Real Estate Assessments.
- R-3 Easements must be reserved for all existing public and private utilities within the area to be vacated (storm sewer easement).
- R-4 No driveways to King Street shall be permitted.
- R-5 An easement shall be granted to the City for the purpose of installing a concrete pad for a bus shelter, to the satisfaction of the Director of T&ES.
- F-1 Staff does not support the request to vacate the City right-of-way as it is part of public open space as identified in the adopted Open Space plan.

Code Enforcement:

- F-1 No comment.

Recreation, Parks & Cultural Activities (Arborist):

- F-1 This site area, including this right-of-way area, is shown as valuable open space in the City of Alexandria's Open Space Master Plan. A reduction of publicly owned open space is not supported by Recreation Parks and Cultural Activities.
- R-1 Recreation, Parks and Cultural Activities (RP&CA) does not support the vacation of public right-of-ways, and therefore does not recommend approval to vacate the right-of-way located at 10 Russell Road.



VAC #2006-0004  
10 Russell Road

Real Estate Assessments:

See the attached memorandum from Real Estate Assessments.

Police:

F-1 The Police Department has no comments or objections to the vacation.

APPLICATION for VACATION # 2006-0004

[must use black ink or type]

PROPERTY LOCATION: 10 RUSSELL RD., ALEXANDRIA, VA.

TAX MAP REFERENCE: 063.03-01-07 ZONE: R-5

APPLICANT'S NAME: EARNEST BAUCOM & VI JARAMILLO

ADDRESS: 14 RUSSELL RD., ALEXANDRIA, VA 22301

PROPERTY OWNER NAME: CITY OF ALEXANDRIA

(Owner of abutting area to be vacated)

ADDRESS: \_\_\_\_\_

VACATION DESCRIPTION: SEE ATTACHED SHEET

**THE UNDERSIGNED** hereby applies for a Vacation Ordinance in accordance with the provisions of Chapter 10 of the Code of the State of Virginia, the Alexandria City Charter and City Code, and the Alexandria Zoning Ordinance.

**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.

EARNEST BAUCOM  
Print Name of Applicant or Agent

*Earnest Baucom*  
Signature

14 RUSSELL RD  
Mailing/Street Address

703-519-0822 703-519-0823  
Telephone # Fax #

ALEXANDRIA VA 22301  
City and State Zip Code

12/22/2006  
Date

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

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

ACTION - PLANNING COMMISSION: \_\_\_\_\_

ACTION - CITY COUNCIL: \_\_\_\_\_

VAC 2006-0004

**VACATION DESCRIPTION**

A parcel of land conveyed to the City of Alexandria at deed book 692; page 731; described as follows.

“A portion of Lot numbered Two (2), Resubdivision Block 3, Section 1, as the same appears duly dedicated, platted and recorded in deed book 122, page 243, among the Arlington County, Virginia land records, said portion being more particularly described as beginning at S.W. corner of said lot being also N.W. corner of Lot #1. At easterly right-of-way line of King Street, thence running along said right-of-way line N. 38 d 59' 30" W. 40 feet to the corner of Lot #7, thence running along common boundary of said land and Lot #7, N. 51 d 00' 30" E., 20 feet, thence through said land S. 38 d 59' 30" E., 40 feet to a point of common boundary between said land and Lot #1, thence with said common boundary S. 51 d 00' 30" W., 20 feet to the point of beginning, containing 800 square feet. It is the intent of this instrument to convey all of the land of the grantor lying between the proposed new right-of-way line of King Street, a line 45 feet from and parallel to center line.”

VAC 2006-0004

DEED

THIS DEED is made this 16th day of October, 2006 by and between Gary Malcolm FLETCHER, Executor of the Estate of Sara K. Wine, Grantor, and Viola J. JARAMILLO, Unmarried, and Earnest L. BAUCOM, Unmarried, Grantees.

WITNESSETH:

That for and in consideration of the sum of TEN DOLLARS (\$10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Grantor does hereby grant, bargain, sell and convey in fee simple and with General Warranty and English Covenants of Title unto the Grantees as tenants in common the following described property, situate, lying and being in the City of Alexandria, Virginia, to wit:

“All of Lots 2 and 3, of the Resubdivision of Original Block 3, ROSEMONT, Section No. One (1), as the same appears on the plat duly recorded among the land records of Arlington County, Virginia, in Deed Book 122, page 243.”

LESS AND EXCEPT a parcel of land conveyed to the City of Alexandria at Deed Book 692, page 731, described as follows:

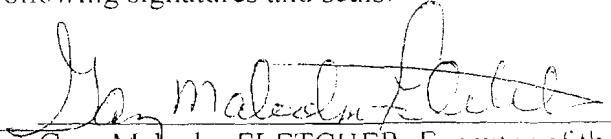
“A portion of Lot numbered Two (2), Resubdivision Block 3, Section 1, as the same appears duly dedicated, platted and recorded in Deed Book 122, page 243, among the Arlington County, Virginia land records, said portion being more particularly described as BEGINNING at S.W. corner of said lot being also N.W. corner of Lot #1, at easterly right-of-way line of King Street, thence running along said Right of Way line N. 38° 59' 30" W. 40 feet to the corner of Lot 7, thence running along common boundary of said land and Lot 7, N. 51° 00' 30" E., 20 feet, thence through said land S., 38° 59' 30" E., 40 feet to a point of common boundary between said land and Lot #1, thence with said common boundary S. 51° 00' 30" W., 20 feet to the point of beginning, containing 800 square feet. It is the intent of this instrument to convey all of the land of the grantor lying between the proposed new right-of-way line of King Street, a line 45 feet from and parallel to center line”.

AND BEING the property conveyed unto Edgar T. Wine and Sara K. Wine, by Deed dated February 11, 1972, and recorded February 16, 1972, in Deed Book 736, at page 714, among the land records of the City of Alexandria, Virginia. Edgar T. Wine having departed this life on December 24, 1993 leaving Sara K. Wine as the Sole Surviving Tenant By the Entirety. Sara K. Wine having departed this life on January 5, 2006 leaving Gary Malcolm Fletcher as Executor pursuant to its order of Appointment and Probate dated February 15, 2006 in Fiduciary Case No. CW06001059 in the Circuit Court of the City of Alexandria, Virginia.

VAC 2006-0004

This conveyance is made subject to the covenants, easements, conditions, restrictions, and rights of way of record contained in the deeds forming the chain of title to said property.

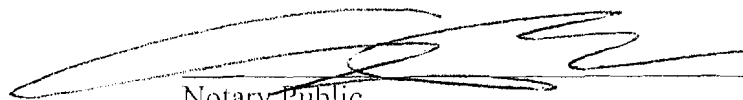
WITNESS the following signatures and seals:

  
\_\_\_\_\_  
Gary Malcolm FLETCHER, Executor of the Estate  
of Sara K. Wine

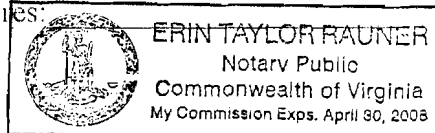
STATE OF VIRGINIA,  
CITY OF ALEXANDRIA, to wit:

I, the undersigned, a Notary Public for the State and County aforesaid, do hereby certify that Gary Malcolm FLETCHER, Executor of the Estate of Sara K. Wine, whose name is signed to the foregoing Deed dated October 16, 2006 has acknowledged the same before me in my State and County aforesaid.

Given under my hand and seal this October 16, 2006.

  
\_\_\_\_\_  
Notary Public (SEAL)

My Commission Expires:



File #OT060496V

YAC 2006-0004

12/20/06

Mr. Richard Josephson  
Acting Director, Planning and Zoning  
301 King St, Rm 2100  
Alexandria, VA 22313

SUBJECT: Request for Vacation of Right-A-Way

Dear Mr. Josephson:

This is to request the vacation of right a way for small portion of land owned by the City of Alexandria.

We have completed our Application (attached) which shows the description of land, as well as all required documents.

We have spoken to Mr. Peter Leiberg, Mr. Lucky Stokes, Mr. Rich Baier (see attached letter), Mr. Allen Marten, and Ms. Valerie Peterson. They have all provided us with a wealth of information and have advised us as to the appropriate steps to take with regard to our request to vacate.

We are not requesting this additional land to supplement our existing total square footage. We do not intend to construct any buildings, nor use the land in any way other than to keep it nicely landscaped and to have access to a sidewalk. Currently, there is no grass, it gets very muddy and there are 2 dead trees which the City has agreed to remove. This small space needs our TLC. We would also like to move our fence because of our puppy and to have a larger yard to entertain our family and friends. We will do this, of course, in accordance with the Alexandria zoning ordinance.

My wife, Vi, has been a resident of and owned real estate in the City of Alexandria since 1982. We are both keenly aware of the preservation of the City's historic ambiance. We will keep the area landscaped and maintained in keeping with the City's high standards.

If you need further information, please call. We appreciate your consideration and positive response to our request. Thank you.

Sincerely,



Earnest L. Baucom, P.E., S.E.  
703-519-0822  
202-415-2668 - cell

Attachments:

. Application and supporting documents

12/14/06

VAC 2006-0004

Mr. Rich Baier, P.E., Director  
Department of Transportation and Environmental Services  
P.O. Box 178  
City Hall,  
Alexandria, VA 22313

SUBJECT: Request for Vacation of Right A Way

Dear Mr. Baier,

This is to request the vacation of right a way of a small portion of 10 Russell Rd, Alexandria, VA 22301, which is owned by the City of Alexandria. The Tax Assessment Map Number is 063.03-01-07, Databank No. 12892000, Lot 1 Blk 3 Sec 1 Rosemount. The description of the small part of 10 Russell Rd is shown on attachment #1 and #2. This small part of 10 Russell Rd is directly behind our residence and was deeded to the City of Alexandria on January 10, 1969.

We do not know why it was deeded back to the City of Alexandria.

This small part of 10 Russell Rd was originally a part of 14 Russell Rd. The original survey shows that 10 Russell Rd., previously included Lots 1, 2, and 3. Our house is on what used to be Lot 2 and Lot 3, with the exception of this small parcel of land. We are requesting that this small parcel of land be sold and deeded to us and placed back to 14 Russell Rd., as it was originally.

We live at 14 Russell Rd. We purchased our home on October 16, 2006. We purchased it from the Estate of Sara K. Wine, original owner, w/husband. The Tax Assessment Map Number is 063.03.01-06, Databank No. 12891500, Lots 2 & 3 Sec 1, Rosemount. Currently, we have no access to any sidewalk. Russell Rd has no sidewalk at our property. The King St sidewalk borders the above mentioned small part of 10 Russell Rd.

VAC 2006-0004

The approval of vacation of right a way would be appreciated. It would make practical sense because it would:

1. Meet the zoning requirements of R-5 residential lot size of 5000 sq ft. Our lot is zoned R-5 and consists of 4200 sq ft.
2. Place the property back to taxable revenue. We would pay the taxes on the small part of 10 Russell Rd.
3. Provide our family access to the King St. sidewalk – safety is of concern.
4. Provide a larger yard for our grandchildren and puppy to play.
5. Provide a larger yard for us to entertain our friends and family.
6. Provide a greatly needed yard since it is the only side of the house that has a yard. The other three sides have virtually none.

I spoke to Mr. Peter Leiberg, Zoning Manager. He indicated that the City would be willing to review my request and referred me to Mr. Lucky Stokes, P.E., Construction, Division Chief, T&ES, to request their approval. Mr. Stokes informed me that he had no problem with this and that the next step would be to write a letter to you and Mr. Gregory Tate, Site Plan Coordinator, T&ES, to request the vacation of right a way.

I would be glad to meet with you and go over this information. I believe that the information will show that it would make practical sense for the City of Alexandria to sell and deed this small parcel of land back to us at 14 Russell Rd. We certainly need it and would maintain and make good use of it.



VAC 2006-0004

Thank you for your consideration. I look forward to hearing from you. If you are in support of my request, I will file an application for vacation of right of way for hearing before the Planning Commission/City Council. We are hoping for a positive response from you to our request for the vacation of right a way. If you need further information, please write or call me.

Sincerely,



Earnest L. Baucom, P.E.  
14 Russell Rd.  
Alexandria, VA 22301  
703-519-0822 – office  
202-415-2668 – cell

cc: Mr. Gregory Tate,  
Site Plan Coordinator, T&ES

Attachments (3)

1. Original Survey Showing Parcel
2. Metes & Bounds Description
3. New Lot Layout & Survey



DEPARTMENT OF REAL ESTATE ASSESSMENTS


P. O. Box 178, City Hall  
Alexandria, Virginia 22313

Phone (703) 838-4646  
Fax (703) 706-3979

alexandriava.gov

DATE: MARCH 29, 2007

TO: RICHARD JOSEPHSON, ACTING DIRECTOR  
DEPARTMENT OF PLANNING AND ZONING

FROM: CINDY SMITH-PAGE, DIRECTOR  
DEPARTMENT OF REAL ESTATE ASSESSMENTS 

SUBJECT: VACATION OF RIGHT-OF-WAY WITH NO ADDITIONAL  
DEVELOPMENT RIGHTS  
APPLICATION FOR VACATION #2006-0004

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Based upon my review of current assessment data and subject to the limiting conditions stated in this memorandum, it is my opinion that the right-of-way to be vacated had a value to the adjacent property owner as of the date of the application for vacation (December 22, 2006) of:

Three Thousand Four Hundred Dollars (\$3,400)

Per your request, we have reviewed the proposed right-of-way to be vacated adjacent to the property at 14 Russell Road. According to a plat submitted with the Application for Vacation 2006-0004, the area of the proposed vacation contains a total land area of 800 square feet. The adjacent lot (Lot 6) comprises a total land area of 4,166 square feet. Therefore, the total proposed site would contain a total of 4,966 square feet ( $4,166 + 800 = 4,966$  SF) after the vacation.

I have estimated the value of the right-of-way to be vacated using the latest real estate assessments (2007) for nearby properties of similar size and zone, and considering the restrictions which will preclude any increase in the development potential of the site above what is currently allowed for 4,166 square feet of land area (Lot 6). The January 1, 2006 land assessment of Lot 6 was \$440,300, or \$105.69 per square foot ( $\$440,300/4,166$  SF = \$105.69 per square foot). R-5 zoned lots in this area are assessed at approximately \$450,000 to \$500,000 for a 5,000 square foot lot. The subject lot while slightly less than the 5,000 square foot minimum would be considered a buildable lot.

The value estimate is similar to other vacated right-of-ways where the applicant agrees to restrict the use of the property. However, in this case, I believe that the value of the vacated right-of-way would be greater to the City (who would remain the owner of the remainder of the parcel that is

not vacated) due to the scarcity of land in this location and the potential need for right-of-way at the intersection. Therefore, I strongly urge you to acquire a fee appraisal prior to this application moving forward through the approval processes of the Planning Commission and City Council.

PC Docket Item(s) # 7

Case # VAC 2006-0004

Richard Skinner  
405 West Alexandria Avenue  
Alexandria, Virginia 22302

City of Alexandria Department of Planning and Zoning  
301 King Street, City Hall, Room 2100  
Alexandria, Virginia 22314  
Attention: James Hunt

February 27, 2007

RE: Proposed Vacation #2006-0004

Dear Sir,

I am unable to attend the planning meeting scheduled for March 6, 2007, but do want to comment with regard to a request to vacate the public right of way on city-owned property at 10 Russell Road.

The request to vacate the public right of way has been made by owners of the adjoining property at 14 Russell Road. I live in the neighborhood and walk past both properties on a regular basis, and am opposed to the vacation and/or subdivision of any portion of the city-owned property. The City is actively seeking to purchase and retain "open space" and the proposed vacation would seem to contradict this stated goal. It does not appear that there would be any tangible benefit to the City or local community by selling off a portion of the existing very prominently located wooded lot to adjoining property owners.

It should be noted that since current property owners moved in to 14 Russell Road, neighbors have observed that a vehicle is frequently parked in the unpaved portion of their yard next to the existing driveway and in very close proximity to both Russell Road and the adjacent lot. In addition, non city-owned vehicles (apparently belonging to persons working at 14 Russell Road) have parked on the city-owned lot at 10 Russell Road on more than one occasion.

Undeveloped space in the City of Alexandria is becoming increasingly rare, and the wooded lot at 10 Russell Road should be retained and preserved as is, and should not be subject to acquisition or misuse by neighboring property owners.

Sincerely,



Richard M. Skinner

PC Docket Item(s) # 7

Case # VAC 2006-0004

PnZFeedback/Alex  
Sent by: Barbara Carter

04/02/2007 10:06 AM

To lholland33@comcast.net

cc Richard Josephson/Alex@ALEX, James Hunt/Alex@ALEX,  
Kendra Jacobs/Alex@Alex

bcc

Subject Re: Planning and Zoning - Contact Us - Email for PnZ  
General Feedback (pnzfeedback@alexandriava.gov)

Mr. Holland, thank you for your email. Your comments will be forwarded to the Chair and Members of the Planning Commission, and will be incorporated into the record.

lholland33@comcast.net



lholland33@comcast.net

03/30/2007 05:54 PM

Please respond to  
lholland33@comcast.net

To pnzfeedback@alexandriava.gov

cc

Subject Planning and Zoning - Contact Us - Email for PnZ General  
Feedback (pnzfeedback@alexandriava.gov)

Time: [Fri Mar 30, 2007 16:54:33] IP Address: [69.140.69.75]

**Submit Date:** March 30, 2007

**First Name:** Tom

**Last Name:** Holland

**Street Address:** 206 Commonwealth Ave.

**City:** Alexandria

**State:** VA

**Zip:** 22301

**Email Address:** lholland33@comcast.net

I wish to register my support for approval of the vacation request by Baucocom and Jaramillo now pending before the Planning Commission (VAC #2006-0004).

**Comments:**

This parcel was never used by the city for the purpose for which it was acquired from the previous owner of Baucocom and Jaramillo's property. It should be made available for purchase by the applicants subject to the six recommended conditions set forth in the staff report.

Thank you for your consideration.

19

3 April, 2007

To: Members of the Planning Commission  
Re: Docket Item #7 - VAC #2006-004

Dear Members of the Planning Commission,

The Rosemont Citizens Association's Executive Board supports the Baucoms request for vacation of a portion of the City's property at 10 Russell Road that fronts on King Street with the recommended conditions set out on page 5 of the Staff's document.

We understand the City's recommendation for denial of the vacation is based on the City's policy of retaining open space. We would normally have supported the Staff's recommendation were it not for the conditions Staff recommends be placed on the property if the request is approved and to which the Baucoms have represented to us that they are in agreement. We would also recommend that the money derived from the sale be earmarked for the Open Space Fund.

With the conditions placed on the property the City government loses a sliver of open space but the City as a whole retains that same open space with someone to maintain it on a more daily basis.

The Baucoms and Mr. James Hunt from the City's P & Z department presented their views on the issue at a Rosemont general meeting on March 29<sup>th</sup>. The meeting was poorly attended but those present showed interest and asked several questions. The mood at the end of the presentations was to approve the Baucoms request. We hope that the Planning Commission approves this request.

Thank you for your consideration,

Marguerite L Lang  
President, Rosemont Citizens Association

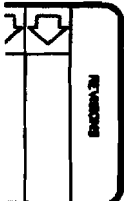
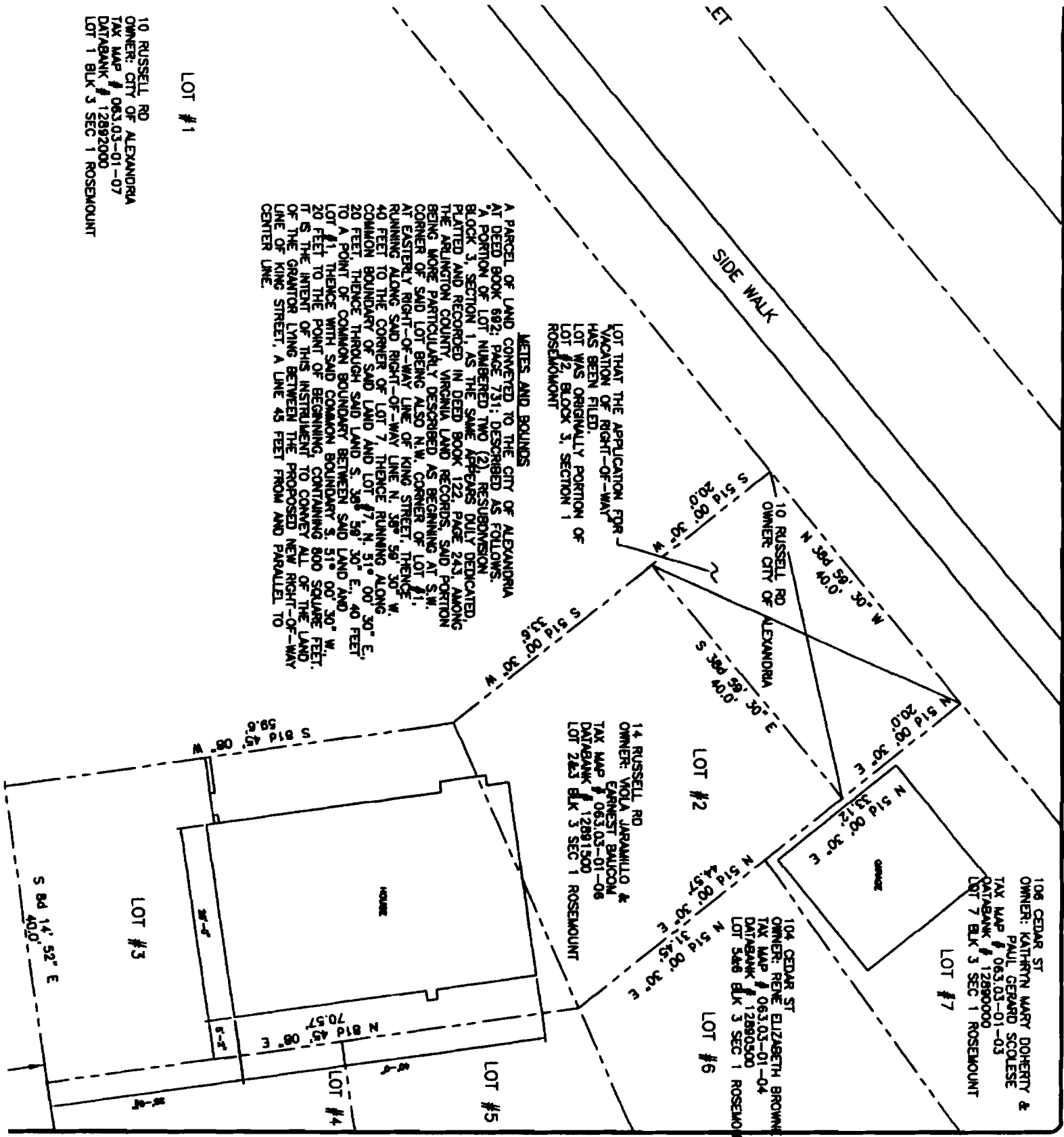


10 RUSSELL RD  
 OWNER: CITY OF ALEXANDRIA  
 TAX MAP # 063.03-01-07  
 DATABASE # 12892000  
 LOT 1 BLK 3 SEC 1 ROSEMOUNT

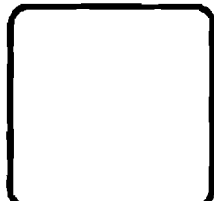
LOT #1


**METES AND BOUNDS**  
 A PARCEL OF LAND CONVERTED TO THE CITY OF ALEXANDRIA AT DEED BOOK 692; PAGE 731; DESCRIBED AS FOLLOWS:  
 A PORTION OF LOT NUMBERED TWO (2), RESUBDIVISION BLOCK 3, SECTION 1, AS THE SAME APPEARS DULY DEDICATED, PLATTED AND RECORDED IN DEED BOOK 122, PAGE 243, AMONG THE ARLINGTON COUNTY VIRGINIA LAND RECORDS, SAID PORTION BEING MORE PARTICULARLY DESCRIBED AS BEGINNING AT S.W. CORNER OF SAID LOT BEING ALSO N.W. CORNER OF LOT #1, AT EASTERLY RIGHT-OF-WAY LINE OF KING STREET, THENCE RUNNING ALONG SAID RIGHT-OF-WAY LINE N. 39° 59' 30" W. 40 FEET TO THE CORNER OF LOT 7, THENCE RUNNING ALONG COMMON BOUNDARY OF SAID LAND AND LOT #7, N. 51° 00' 30" E. 20 FEET, THENCE THROUGH SAID LAND S. 39° 59' 30" E. 40 FEET TO A POINT OF COMMON BOUNDARY SAID LAND AND LOT #1, THENCE WITH SAID COMMON BOUNDARY S. 51° 00' 30" W. 20 FEET TO THE POINT OF BEGINNING, CONTAINING 800 SQUARE FEET. IT IS THE INTENT OF THIS INSTRUMENT TO CONVEY ALL OF THE LAND OF THE GRANITOR LING BETWEEN THE PROPOSED NEW RIGHT-OF-WAY LINE OF KING STREET, A LINE 45 FEET FROM AND PARALLEL TO CENTER LINE.

LOT THAT THE APPLICATION FOR VACATION OF RIGHT-OF-WAY HAS BEEN FILED.  
 LOT WAS ORIGINALLY PORTION OF LOT #2 BLOCK 3, SECTION 1 ROSEMOUNT



14 RUSSELL RD, ALEXANDRIA, VA  
 LOT LAYOUT & SURVEY  
 LOTS #1, #2 & #3





**E. L. Baucom Engineering, LLC**  
 STRUCTURAL ENGINEERING

14 RUSSELL RD, ALEXANDRIA, VA 22301  
 PH. 703-519-0822 ♦ FAX 703-519-0823

# adopt-a-garden

## frequently asked questions

### *What is the program?*

The adopt-a-garden program is a cooperative venture between the City of Alexandria and its citizens. Through an agreement with the City, an individual, community, or group assumes responsibility for assisting in the maintenance of a garden located on public property.

### *Why was the program created?*

The program was created after many involved citizens and organizations expressed interest in creating new gardens on city property or maintaining existing city gardens.

### *What are the program's goals?*

- \* To educate the members of the community on the basics of horticulture
- \* To beautify the city and empower its citizens.
- \* To encourage the adoption of existing garden areas on public property rather than the creation of new garden areas
- \* To promote the use of plants that are appropriate for a particular site and are not harmful to native ecology

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### *How do citizens benefit?*

You or your organization will benefit through an increased sense of ownership of your community and through the satisfaction of volunteering. Also, a sign bearing the adopting group or individual's name will be placed in the garden. Materials, including gloves, bark, mulch, leaf compost, trash bags, and safety literature will be provided by the City.



# adopt-a-garden

CITY OF ALEXANDRIA

Department of Recreation, Parks, & Cultural Activities

Parks Planning Division  
1108 Jefferson Street  
Alexandria, VA 22314

### *What would we need to do?*

- \* Design a plan for a garden to be approved by a park planning representative
- \* Install plantings according to the approved design
- \* Keep the garden weed-free
- \* Cut back & mulch the garden in appropriate seasons
- \* Remove litter and debris
- \* Water the garden as needed
- \* Report dead, damaged, and diseased plants to the City Horticulturist
- \* Once a month, the group representative fills out a progress form and sends it to Park Planning
- \* If an organization wishes to create, develop, expand, or modify a garden, please submit a plan to the City Horticulturist for review.

### *How do we apply?*

First, submit the attached application to the Department of Recreation, Parks, and Cultural Activities for review. If approved, the department will mail an agreement to you or your group. Once the two-year agreement is finalized, a Park Planning representative and the adopting group's representative will meet at the site to discuss the needs of the particular garden.

### **If you have any further questions, please contact:**

*John Walsh, City Horticulturist*  
Department of Recreation, Parks, & Cultural Activities  
Park Planning Division  
[john.walsh@alexandriava.gov](mailto:john.walsh@alexandriava.gov)  
703.838.5040

[www.alexandriava.gov/recreation](http://www.alexandriava.gov/recreation)





# adopt-a-garden

a partnership between the  
City of Alexandria and its citizens

Department of  
Recreation, Parks  
& Cultural Activities  
City of  
**ALEXANDRIA**

City of  Department of  
Recreation, Parks  
& Cultural Activities  
**ALEXANDRIA**



Park Planning Division  
1103 Jefferson Street  
Alexandria, VA 22314

## adopt-a-garden application

name of individual : \_\_\_\_\_

name of organization: \_\_\_\_\_

address: \_\_\_\_\_ apt: \_\_\_\_\_

city: \_\_\_\_\_ state: \_\_\_\_\_ zip: \_\_\_\_\_

phone number: \_\_\_\_\_

name/location of garden: \_\_\_\_\_


proposed period of adoption: \_\_\_\_\_



15  
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6-16-07

April 10, 2007

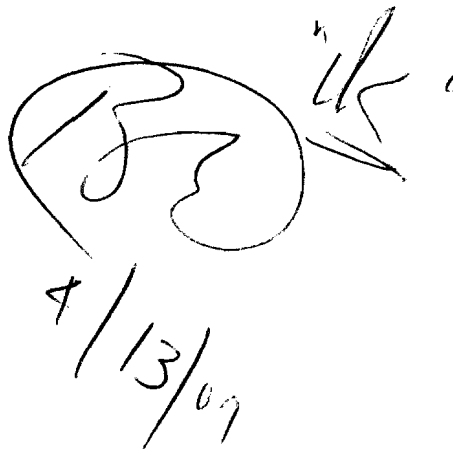
TO: Mayor Euille

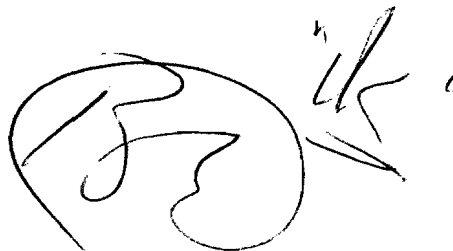
FROM: Jackie M. Henderson, City Clerk and Clerk of Council 

SUBJECT: Viewers – Docket item #7 on April 14, 2007

Please appoint viewers from the attached list for docket item #7, the vacation of 10 Russell Road, #2006-0004.

Attachment



  
4/13/07

## VIEWERS LIST

Mr. Donald Allen  
102 Monroe Avenue  
Alexandria, VA 22301  
703 836-0094

Mr. Warren Almquist  
201 East Monroe Street  
Alexandria, VA 22302  
703 684-3657

Mr. Ross Bell  
820 Washington St., #B-329  
Alexandria, VA 22314  
703 836-2001

Mr. Bill Brandon  
727 Upland Place  
Alexandria, VA 22314  
703 683-0927

Ms. Libby Cooperman  
205 Yoakum Parkway, #215  
Alexandria, VA 22304  
703 370-9064

Mr. Rodger Digilio  
1900 Mt. Vernon Avenue  
Alexandria, VA 22301  
703 548-6066

Ms. Marilyn Doherty  
12 West Mount Ida Avenue  
Alexandria, VA 22301  
703 548-3095

Ms. Katrine Fitzgerald  
307 East Mason Avenue  
Alexandria, VA 22301  
703 683-1617

~~Mrs. Ruby Fitzgerald  
305 Summers Drive  
Alexandria, VA 22301  
703 548-7088~~

Ms. Gila Harris  
5435 Richenbacher Avenue  
Alexandria, VA 22304  
703 671-9055

Ms. Debbera Hayward  
5911-303 Edsall Road  
Alexandria, VA 22304  
703 370-7360

~~Mr. John Hines  
13 East Myrtle Street  
Alexandria, VA 22301  
703 683-9659~~

~~Mr. Jesse Jennings  
1019 Oronoco Street  
Alexandria, VA 22314  
703 549-5229~~

Mrs. Judy Lowe  
14 West Mount Ida Avenue  
Alexandria, VA 22301  
703 548-1713

Ms. Kellie Meehan  
801 West View Terrace  
Alexandria, VA 22301  
70 836-1787

Ms. Ruby Tucker  
254 Lynhaven Drive  
Alexandria, VA 22305  
703 549-7754

Mr. Lee Roy Steele  
801 West View Terrace  
Alexandria, VA 22314  
703 549-7737

Ms. Elizabeth Wright  
113 S. Ingram Street  
Alexandria, VA 22304  
703 548-3777

Mr. Tom Welsh  
2100 Mount Vernon Avenue  
Alexandria, VA 22301  
703 683-2400

Mr. Dennis Jones  
608 S. View Terrace  
Alexandria, VA 22314  
703 329-7181

*CLW*

April 10, 2007

TO: Mayor Euille  
FROM: Jackie M. Henderson, City Clerk and Clerk of Council  
SUBJECT: Viewers – Docket item #7 on April 14, 2007

Please appoint viewers from the attached list for docket item #7, the vacation of 10 Russell Road, #2006-0004.

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