

DOCKET ITEM #3  
**Subdivision #2010-0003**  
**4448 West Braddock Road**

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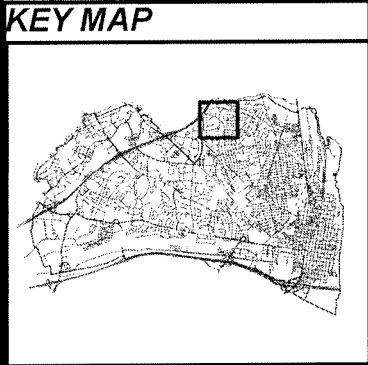
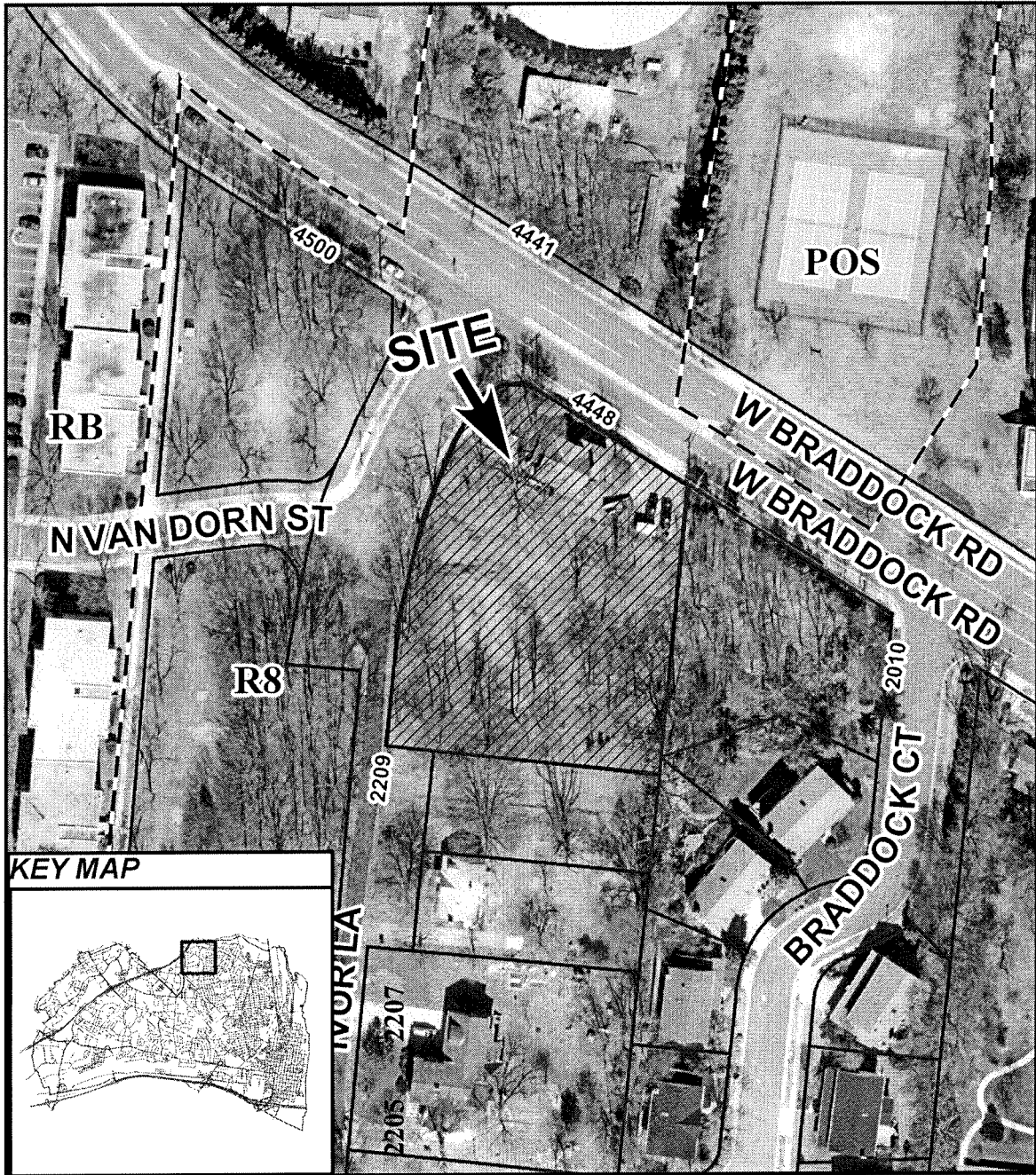
**CONSENT AGENDA ITEM**

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 for a subdivision.	<b>Planning Commission Hearing:</b>	June 1, 2010
<b>Address:</b> 4448 West Braddock Road	<b>Approved Plat must be recorded by:</b>	December 1, 2011
<b>Applicant:</b> Steven Perry	<b>Zone:</b>  <b>Small Area Plan:</b>	R- 8 / Single-Family Residential  Seminary Hill

**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 #2010-0003**

**06/01/10**



## I. DISCUSSION

### REQUEST

The applicant, Steven Perry, requests approval to subdivide one parcel into three lots at 4448 West Braddock Road.

### SITE DESCRIPTION

The subject property is one lot of record with 112 feet of frontage on West Braddock Road, 289 feet of frontage along Ivor Lane and a total lot area of 36,172 square feet. The site is developed with a one and half-story single-family home on the corner of West Braddock Road and Ivor Lane.



The surrounding area is occupied by a mix of residential and public uses. The Fort Ward Park tennis courts and a public water tank are located to the north. Single-family homes are located to the east and to the south. A vacant, City-owned open space parcel is located to the west. Beyond the open land is a large apartment complex.



### BACKGROUND

The existing lot was created as part of a subdivision in 1939 with a private 20-foot outlet road now known as Ivor Lane. In 1960 this road was dedicated to the City. Ivor Lane was later widened to provide access to the neighboring apartment complex, but only for approximately the first 200 feet. The right-of-way south of that point is, in parts, substandard in width.

In June 2004 the City authorized the purchase of the wooded area between Ivor Lane and the Encore apartments, formerly known as Seminary Forest apartments. The City had considered purchasing this parcel, included in the City's Open Space Plan, since at least 1980. It represented a major acquisition and a potential "Green Connector" to other public open spaces.

In 2003, a subdivision request was filed (SUB#2003-0010) to subdivide one lot into two lots at 2207 Ivor Lane, located immediately to the south of the property under consideration in the current case. The request was deferred for approximately three and half years while the applicant worked to address staff concerns, the most significant of which were right-of-way improvements required under Section 5-2-4 of the City Code. Ultimately, the applicant for the subdivision case, KG Development LLC, agreed to dedicate 30 feet of land in front of the proposed subdivided lots for public street purposes. With this agreement, the Planning Commission approved the subdivision on February 6, 2007. However, no new dwellings have been constructed on these lots to date.

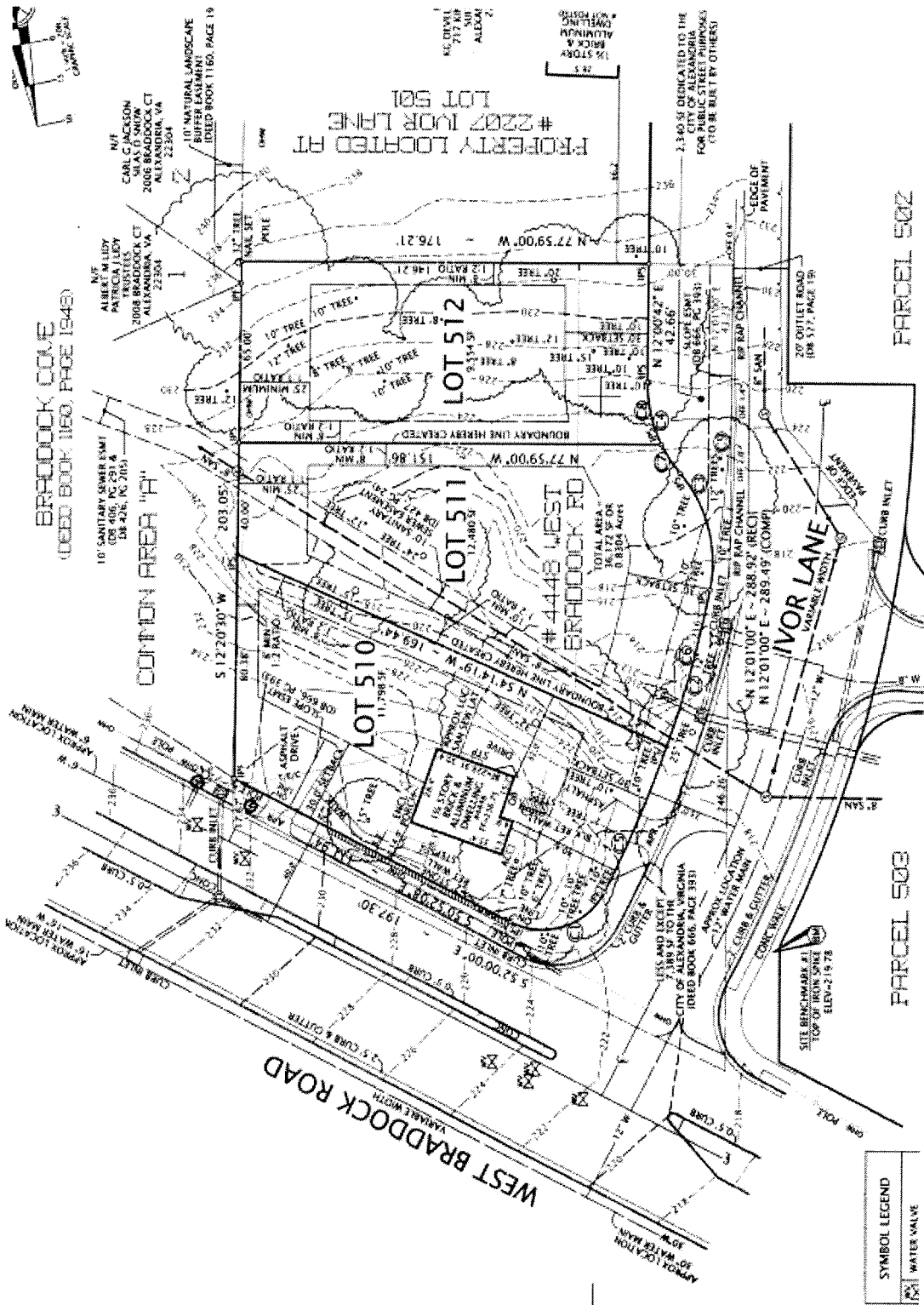
PROPOSAL

The applicant proposes to subdivide his property into three lots, as shown on the following page, in order to build two new single-family dwellings on proposed Lots 511 and 512. The existing house on the corner of West Braddock and Ivor Lane will remain on proposed Lot 510. In order to meet the requirement that the new lot must front along a right-of-way measuring at least 50 feet wide, and consistent with his offer made before Planning Commission during the neighboring subdivision case (SUB#2003-0010), the applicant is proposing to dedicate 2,340 square feet of land in front of Lot 512 to the City for public street purposes.

ZONING

The property is located in the R-8 / Single-Family Residential zone. The minimum lot area required in this zone is 8,000 square feet, except that 9,000 square feet is required for corner lots. The minimum lot frontage required is 40 feet. The minimum lot width required is 65 feet, except that 80 feet is required for corner lots. The existing house will meet minimum setback and FAR requirements. The table on the following page highlights zoning elements relevant to this proposal.

	<b>Required</b>	<b>Existing</b>	<b>Proposed Lot 510</b>	<b>Proposed Lot 511</b>	<b>Proposed Lot 512</b>
Lot Size	8,000 Sq Ft Min (Interior)			12,480 Sq Ft	9,554 Sq Ft
	9,000 Sq Ft Min (Corner)	36,172 Sq Ft	11,798 Sq Ft		
Lot Frontage	40' Min.	132' (Braddock) 260' (Ivor)	132' (Braddock) 79' (Ivor)	115'	66'
Lot Width	65' Min. (Interior)			99'	65'
	80' Min. (Corner)	142' (Braddock) 220' (Ivor)	142' (Braddock) 80' (Ivor)		
FAR	0.25 Max	0.04	0.13		



PARCEL 502

PARCEL 503

SYMBOL LEGEND	
	WATER VALVE

SUBDIVISION STANDARDS

In addition to a series of technical land and plat requirements (Sections 11-1706 and 11-1709) and a general requirement that all lots meet zoning requirements (11-1710(D)), the Zoning Ordinance requires that every subdivision lot be consistent with the character of other lots in the subdivision and the area and specifically “of substantially the same character as to suitability for residential use and structures, lot areas, orientation, street frontage, alignment to streets and restrictions...”

Section 11-1710(G) of the Zoning Ordinance requires that all new subdivision lots be located on public streets that conform to Section 5-2-4 of the City Code. As applicable to this proposal, Section 5-2-4 of the City Code requires a minimum right of way width of 50 feet and minimum distance between curb lines, or roadway width, of 30 feet.

**II. STAFF ANALYSIS**

Staff supports this subdivision request. The proposal is in conformance with subdivision requirements and the lots conform to zoning requirements regarding minimum lot size, lot width and frontage, and FAR for the existing house.

The lots in the surrounding neighborhood are configured in a variety of shapes and sizes, ranging from large lots for institutional uses (Fort Ward Park, Lynn House, and the City-owned open space, for example) to smaller lots for single-family residences. The residential lots are often irregular in shape but usually longer than they are wide, often have irregular lot lines that do not always meet the street at right angles, and are generally oriented perpendicular to the street, though not in every case. They have a lot size ranging from approximately 5,000 square feet to 28,000 square feet, and have variable lot frontages ranging from 65 to 105 feet or more. Staff finds that the lots proposed in this case fall generally within the middle of ranges for the neighborhood, all lots oriented perpendicular to the street and longer than they are wide, with one irregular lot line not meeting at a right angle, with lot sizes from approximately 9,500 square feet to 12,400 square feet, and with lot frontages ranging from 66 to 115 feet. The proposal therefore fits in well with the character of the neighborhood.

Having been originally constructed as a 20-foot private outlet road, achieving sufficient right-of-way along Ivor Lane has been an issue for both landowners and the City. With this subdivision request the applicant is taking a significant step toward resolving the issue by dedicating 2,340 square feet of land in front of proposed Lot 512 to the City for public street purposes. In doing this, the applicant not only achieves the 50 feet of right-of-way in front of all three lots proposed in his own request as required under City Code Section 5-2-4 and Section 11-1710(G) of the Zoning Ordinance, but also connects to the 50-foot right of way previously dedicated to the City

in front of 2207-2209 Ivor Lane pursuant to SUB#2003-0010. Upon subdivision approval, the right-of-way for Ivor Lane will be a continuous 50 feet wide from the entrance to the former Seminary Forest apartments up to the property line between 2205 and 2207 Ivor Lane.

The applicant proposes to locate driveways at the southernmost portion of Lot 511 and the northernmost portion of 512. Staff has included condition language requiring the applicant to locate the driveways in those locations and to connect them to the existing paved roadway along Ivor Lane.

At the 2007 hearing for the adjacent subdivision case, the property owner at 2005 Ivor Lane raised concern that future construction at 2207 and 2209 Ivor Lane could possibly hit her water line. Staff included condition language requiring the developer to take significant steps to prevent any loss of water service, quality, or pressure and to mitigate any damage and inconvenience to the property owners at 2205 Ivor Lane should such problems develop. Although the applicant for this case has informed staff that the water line in question is not located on the property at 4448 West Braddock, to prevent the potential for damage or interruption of service, staff has included similar condition language in this subdivision case as well.

Staff has discussed the application with a neighbor who expressed concern about two large trees located in the vicinity of the eastern property line of proposed Lot 512. It appears that one of the trees is not located on proposed Lot 512 at all while the other is partially located on Lot 512. Staff, including the City Arborist, believes this tree and other nearby trees on adjacent properties should be protected from being disturbed during future construction at Lots 511 and 512. Condition language has been included to require the applicant to establish protection zones, consistent with the landscape guidelines, on Lots 511 and 512 for these trees and to show them on the future grading plan.

Staff considers the footprints and building restriction lines for future houses shown on the preliminary plat to be conceptual only. Until specific building designs are submitted and reviewed under zoning and the new infill regulations, final building footprints are not being approved. As just one example, the 30-foot front setback listed on the preliminary plat may not be correct for proposed Lots 511 and 512.

In conclusion, staff finds that the proposal meets all subdivision and zoning requirements, is consistent with the character of the neighborhood, and facilitates the resolution of a long-standing issue for new lots regarding substandard right-of-way width on Ivor Lane. Subject to the conditions contained in Section III of this report, staff recommends approval.

### III. RECOMMENDED CONDITIONS

Staff recommends **approval** subject to compliance with all applicable codes and ordinances and the following conditions:

1. The final subdivision plat shall comply with the requirements of Section 11-1709 of the Zoning Ordinance. (P&Z)(T&ES)
2. Locations of all easements and reservations shall be depicted on the final subdivision plan. (P&Z)
3. Prior to release of the subdivision plat, the Owner shall dedicate land to the City of Alexandria for public right-of-way as shown on the Preliminary Plat, and to the satisfaction of the Directors of Planning and Zoning and Transportation and Environmental Services. (T&ES)
4. The area to be dedicated as public right of way of Ivor Lane must be able to provide a public street with a minimum of 50 feet of right-of-way along the frontage of the subdivided lots as shown on the Preliminary Plat. (T&ES)
5. The driveway for Lot 511 will be located along the southern boundary of the lot and the driveway for Lot 512 will be located along the northern boundary of the lot. The driveway aprons of these lots shall be constructed to connect to the existing roadway, if they are constructed prior to the construction of additional roadway in the public right of way. (T&ES)
6. An approved grading plan showing all improvements and alterations to the site must be attached to any building permit applications for the proposed lots. (T&ES)
7. Refuse/recycling service will be provided by the City of Alexandria. The Grading Plan(s) shall show the turning movements of a City Standard Trash Truck. (T&ES)
8. The site is located in a marine clay area as delineated on the City map of marine clay areas. A geotechnical report with recommendations from a geotechnical professional for proposed cut slopes and embankments will be required prior to construction activity. (T&ES)
9. The applicant shall be responsible for repairs to the adjacent City right-of-way if damaged during construction activity. (T&ES)



10. All improvements to the city right-of-way such as curbing, sidewalk, driveway aprons, etc. must be city standard design. (T&ES)
11. No permanent structure may be constructed over any existing private and/or public utility easements. It is the responsibility of the applicant to identify any and all existing easements on the grading plan. (T&ES)
12. An erosion and sediment control plan must be approved by T&ES prior to any land disturbing activity greater than 2500 square feet on either lot. An erosion and sediment control bond shall be posted prior to release of the grading plan. (T&ES)
13. Except as otherwise noted herein, the applicant/developer guarantees that during construction, water service, quality, and pressure will not be diminished or disrupted at 2205 Ivor Lane as a result of any activity, including construction activity taking place with respect to 4448 West Braddock Rd. 4448 West Braddock Rd. includes all property resulting from its subdivision i.e., Lot 510, Lot 511, and Lot 512. If the applicant/developer accidentally diminishes or disrupts water service, quality, or pressure to 2205 Ivor Lane, said service, quality, and pressure will be restored immediately. If the applicant/developer, despite best efforts, is unable to restore water service, quality, and pressure immediately, the applicant/developer shall reimburse reasonable and necessary temporary living expenses incurred by the residents of 2205 Ivor Lane. Furthermore, the applicant/developer shall pay for all costs associated with restoring the service, quality, and pressure, as well as all costs associated with a permanent fix to the water service, quality, and pressure without deduction for prior deterioration or prior use of substandard material. If the applicant/developer needs to disrupt or diminish the water service in order to move the water pipes servicing 2205 Ivor Lane, the applicant/developer shall agree in advance with them on said disruption or diminution which consent shall not be unreasonably withheld or delayed, restoring of the service and shall pay all costs associated with disruption or diminution and restoring service, quality, and pressure. The applicant/developer shall maintain and provide an on-site water line repair kit during construction. (T&ES, P&Z)
14. The applicant shall establish protection zones on Lots 511 and 512, and depict such protection zones on the future grading plan for these lots, to limit the disturbance to all trees 12 inches in diameter or greater (measured 4.5 feet above average grade level) that are located on adjacent properties. Tree protection shall be established in accordance with the City of Alexandria Landscape Design Guidelines at a distance no less than one foot per diameter inch of the subject tree. Tree protection shall be installed, and inspected by the City Arborist prior to the release of any demolition, grading or building permits. (RP&CA)

SUB #2010-0003  
4448 West Braddock Road

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.

#### IV. CITY DEPARTMENT COMMENTS

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

##### Transportation & Environmental Services:

- F-1 A typical section of the proposed driveway aprons to the satisfaction of Director, Department of Transportation and Environmental Services shall be shown on the Grading Plan. (T&ES)
- F-2 Condition #23 of SUB #2003-00010: Prior to the release of the subdivision plat, there shall be a dedication of land to the City of Alexandria from the applicant and adjacent property owner to the north for public right-of-way purposes (consistent with condition #13) plat, and to the satisfaction of the Directors of Planning and Zoning and Transportation and Environmental Services. (PC) (SUB2003-00010)
- R-1 The final subdivision plat shall comply with the provisions of Section 11-1709 of the City's Zoning Ordinance. (T&ES)
- R-2 Prior to release of the subdivision plat, the Owner shall dedicate land to the City of Alexandria for public right-of-way as shown on the Preliminary Plat, and to the satisfaction of the Directors of Planning and Zoning and Transportation and Environmental Services. (T&ES)
- R-3 The area to be dedicated as public right of way of Ivor Lane must be able to provide a public street with a minimum of 50 feet right-of-way along the frontage of the subdivided lots as shown on the Preliminary Plat. (T&ES)
- R-4 The driveway for Lot 511 will be located along the southern boundary of the lot and the driveway for Lot 512 will be located along the northern boundary of the lot. The driveway aprons of these lots shall be constructed to connect to the existing roadway, if constructed prior to the construction of additional roadway in the public right of way. (T&ES)
- R-5 An approved GRADING PLAN showing all improvements and alterations to the site must be attached to any building permit applications for the proposed lots. (T&ES)
- R-6 Refuse/recycling service will be provided by the City of Alexandria. The Grading Plan(s) shall show the turning movements of a City Standard Trash Truck. (T&ES)

- R-7 The site is located in a marine clay area as delineated on the City map of marine clay areas. A geotechnical report with recommendations from a geotechnical professional for proposed cut slopes and embankments will be required prior to construction activity. (T&ES)
- R-8 Applicant shall be responsible for repairs to the adjacent City right-of-way if damaged during construction activity. (T&ES)
- R-9 All improvements to the city right-of-way such as curbing, sidewalk, driveway aprons, etc. must be city standard design. (T&ES)
- R-10 No permanent structure may be constructed over any existing private and/or public utility easements. It is the responsibility of the applicant to identify any and all existing easements on the grading plan. (T&ES)
- R-11 An erosion and sediment control plan must be approved by T&ES prior to any land disturbing activity greater than 2500 square feet on either lot. An erosion and sediment control bond shall be posted prior to release of the grading plan. (T&ES)
- R-12 Except as otherwise noted herein, the developer guarantees that during construction, water service, quality, and pressure, will not be diminished or disrupted at 2205 Ivor Lane as a result of any activity, including construction activity taking place with respect to 4448 West Braddock Rd. 4448 West Braddock Rd. includes all property resulting from its subdivision i.e., Lot 510, Lot 511, and Lot 512. If the developer accidentally diminishes or disrupts water service, quality, or pressure to 2205 Ivor Lane, said service, quality, and pressure will be restored immediately. If the developer, despite best efforts, is unable to restore water service, quality, and pressure immediately, the developer shall reimburse reasonable and necessary temporary living expenses incurred by the residents of 2205 Ivor Lane. Furthermore, the developer shall pay for all costs associated with restoring the service, quality, and pressure, as well as all costs associated with a permanent fix to the water service, quality, and pressure without deduction for prior deterioration or prior use of substandard material. If the developer needs to disrupt or diminish the water service in order to move the water pipes servicing 2205 Ivor Lane, the developer shall agree in advance with them on said disruption or diminution which consent shall not be unreasonably withheld or delayed, restoring of the service and shall pay all costs associated with disruption or diminution and restoring service, quality, and pressure. The developer shall maintain and provide an on-site water line repair kit during construction. (T&ES, P&Z)
- C - 1 The applicant shall comply with the Article XIII of the City of Alexandria Zoning Ordinance, which includes requirements for stormwater pollutant load reduction, treatment of the water quality volume default and stormwater quantity management.
- C - 2 The installation of sanitary sewer laterals shall meet the requirements of Memorandum to Industry 02-09 dated December 3, 2009 and to the satisfaction of the Director of T&ES.

- C - 3 Roof, surface and sub-surface drains be connected to the public storm sewer system, if available, by continuous underground pipe. Where storm sewer is not available applicant must provide a design to mitigate impact of stormwater drainage onto adjacent properties and to the satisfaction of the Director of Transportation & Environmental Services. (Sec.8-1-22)
- C-2 All secondary utilities serving this site shall be placed underground. (Sec. 5-3-3)
- C-3 Pay sanitary sewer tap fee prior to release of Grading Plan. (Sec. 5-6-25.1)
- C-4 Any work within the right-of-way requires a separate permit from T&ES. (Sec. 5-3-61)
- C-5 The project is in the Four Mile Run watershed, Zone A. Provide pre and post 2, 10 and 100 year storm water computations. Since Lot 511 and 512 are created as a part of a subdivision, the developer shall comply with the peak flow requirements of Article XIII of the Alexandria Zoning Ordinance and prepare a Stormwater Management Plan so that from the site, the post-development peak runoff rate from two-year and ten-year storms, considered individually, shall not exceed their respective predevelopment rates.
- C-6 City Code Section 8-1-22(d) requires that a grading plan be submitted to and approved by T&ES prior to the issuance of building permits for improvements involving:
  - a. the construction of a new home;
  - b. construction of an addition to an existing home where either
    - i. the addition exceeds the area of the existing building footprint by 100% or more;
    - ii. or, the construction of the addition results in less than 50% of the existing first floor exterior walls, in their entirety, remaining;
  - c. changes to existing grade elevation of 1-foot or greater;
  - d. changes to existing drainage patterns;
  - e. land disturbance of 2,500 square feet or greater.

Questions regarding the processing of grading plans should be directed to the T&ES Site Plan Coordinator at (703) 746-4064. Memorandum to Industry No. 02-08 was issued on April 28, 2008 and can be viewed online via the following link.  
**<http://alexandriava.gov/uploadedFiles/tes/info/gradingPlanRequirements.pdf>**

Code Enforcement:

F-1 No Comment

Health Department:

F-1 No Comment

Parks and Recreation / City Arborist:

- R-1 Establish protection zones to limit the disturbance to all trees 12 inches in diameter or greater (measured 4.5 feet above average grade level) that are located on adjacent properties. Tree protection shall be established in accordance with the City of Alexandria Landscape Design Guidelines at a distance no less than one foot per diameter inch of the subject tree. Tree protection shall be installed, and inspected by the City Arborist prior to the release of any demolition, grading or building permits.

Historic Alexandria:

- F-1 This property is situated just outside of the defensive fortifications constructed during the Civil War. If and when 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)

Real Estate:

- F-1 No Comment

Police Department:

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

REVISION  
REVISED



**APPLICATION**

**SUBDIVISION OF PROPERTY**

SUB # 2010-0003

**PROPERTY LOCATION:** 4448 West Braddock Road (SE corner of W. Braddock Road &  
**TAX MAP REFERENCE:** 020.04-01-07 **ZONE:** R-8 Ivor Lane

**APPLICANT:**

Name: Steven A. Perry by M. Catharine Puskar, Attorney  
Walsh, Colucci, Lubeley, Emrich & Walsh, PC  
Address: 2200 Clarendon Boulevard, Suite 1300, Arlington, VA 22201

**PROPERTY OWNER:**

Name: Steven A. Perry and Teofila A. Perry  
Address: 640 S. 20th Street, Arlington, VA 22202

**SUBDIVISION DESCRIPTION** Subdivision of one (1) residential lot into  
three (3) residential lots under the R-8 Zone. The existing single  
family home is to remain.

**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.

<u>M. Catharine Puskar, Attorney</u>	<u>M. Catharine Puskar by EM</u>
Print Name of Applicant or Agent	Signature
<u>Walsh, Colucci, Lubeley, Emrich &amp; Walsh, PC</u>	<u>703-528-4700</u> <u>703-525-3197</u>
<u>2200 Clarendon Boulevard, Suite 1300</u>	Telephone # Fax #
Mailing/Street Address	<u>cpuskar@arl.thelandlawyers.com</u>
<u>Arlington, VA 22201</u>	Email address
City and State Zip Code	<u>March 23, 2010; revised April 9, 2010</u>
	Date

**DO NOT WRITE IN THIS SPACE - OFFICE USE ONLY**

Application Received: \_\_\_\_\_ Fee Paid and Date: \_\_\_\_\_

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

**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.

Steven A. and Teofila A. Perry

640 S. 20th Street

Arlington, VA 22202

100% ownership

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? N/A

**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/properties. Include a description of any structures, trees and landscaping, or other elements that occupy the property/properties.

4448 West Braddock Road (the "Subject Property") is an approximately 36,178 square foot/0.83 acre parcel located in the southeast quadrant of the intersection of West Braddock Road and Ivor Lane. The Subject Property is zoned R-8. One single family home is currently located on the northern-most portion of the parcel, and that home is proposed to remain.

As shown on the submitted subdivision plats, the proposed subdivision would result in a total of three lots which meet the R-8 District zoning requirements. Access to the three lots would be via driveways on Ivor Lane. The submitted plat depicts the location of the existing home and improvements, topography, and location of significant trees.

The Applicant looks forward to working with Staff on this proposed subdivision.

Subdivision # 2010-00003

**WAIVER OF RIGHT TO AUTOMATIC APPROVAL**

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

**PROJECT NAME:** Perry Subdivision

**PROJECT ADDRESS:** 4448 West Braddock Road (southeast corner of West  
Braddock Rd. and Ivor Lane)

**DESCRIPTION OF REQUEST:**

Subdivision of one (1) residential lot into three (3) residential  
lots under the R-8 Zone. The existing single family home is to  
remain.

**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. until the June 1, 2010 Planning Commission date.

Date: March 23, 2010

Applicant

Agent

Signature: M. Catharine Puskar by em

Printed Name: M. Catharine Puskar

**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.	Steven A. Perry &	640 S. 20th Street	100%
2.	Teofila A. Perry	Arlington, VA 22202	
3.			

**2. Property.** State the name, address and percent of ownership of any person or entity owning an interest in the property located at 4448 West Braddock Road (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.	Steven A. Perry &	640 S. 20th Street	100%
2.	Teofila A. Perry	Arlington, VA 22202	
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.	N/A		
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.

3/23/10

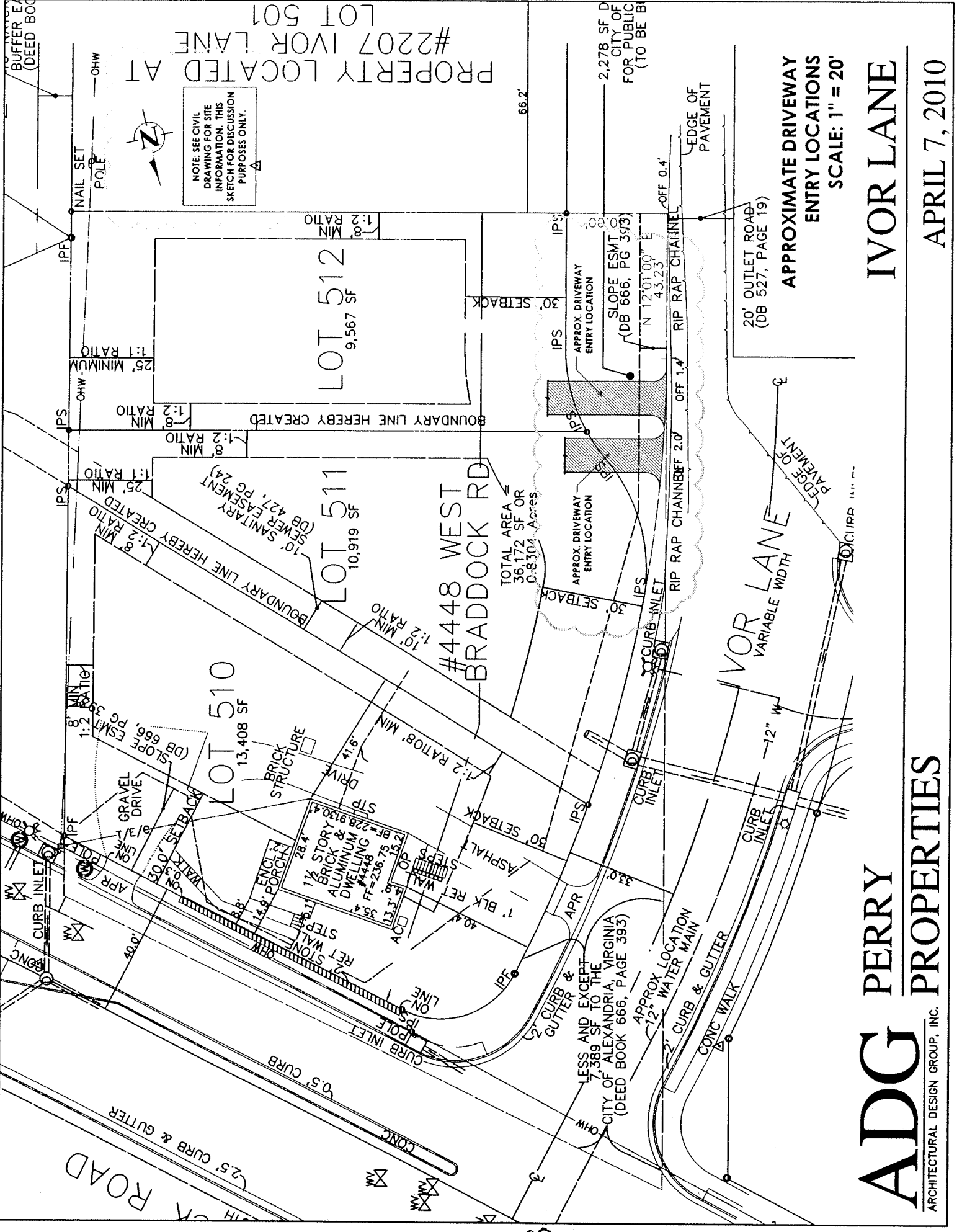
Date

M. Catharine Puskar

Printed Name

*M. Catharine Puskar by [signature]*

Signature



PROPERTY LOCATED AT #2207 IVOR LANE LOT 501

NOTE: SEE CIVIL DRAWING FOR SITE INFORMATION. THIS SKETCH FOR DISCUSSION PURPOSES ONLY.



APPROXIMATE DRIVEWAY ENTRY LOCATIONS  
SCALE: 1" = 20'

# IVOR LANE

APRIL 7, 2010

**ADG PERRY**  
ARCHITECTURAL DESIGN GROUP, INC.  
**PROPERTIES**