

**DOCKET ITEM #3**  
**Subdivision #2010-0007**  
**209 Pine Street- Subdivision**

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**CONSENT AGENDA ITEM**

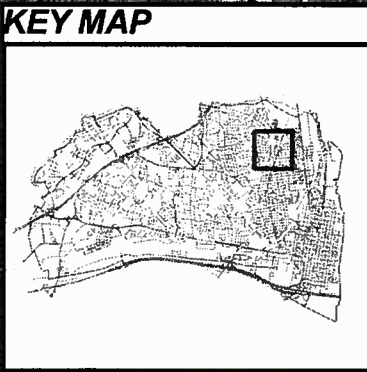
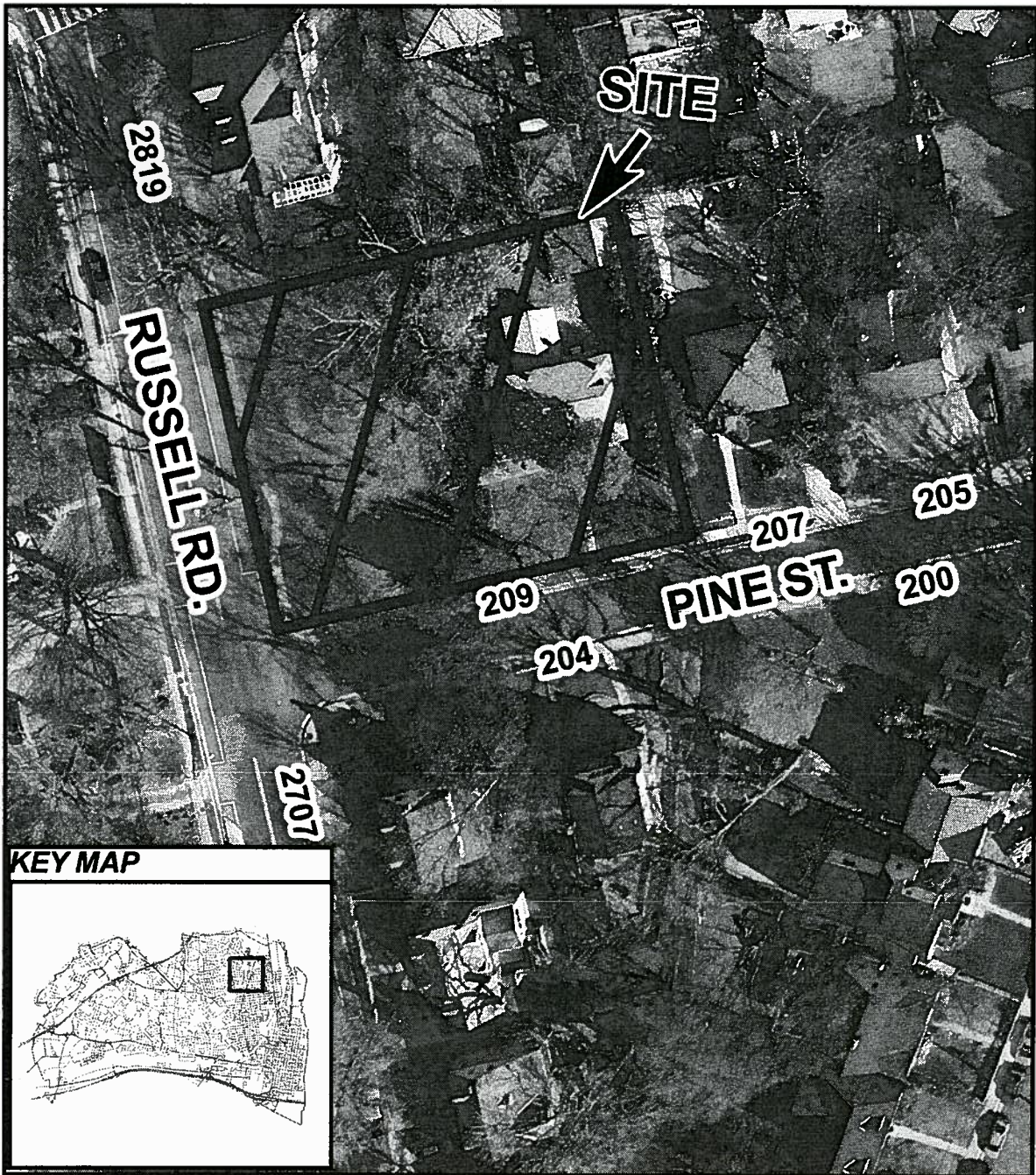
If no one asks to speak about this case prior to the hearing, it will be approved without discussion as part of the Consent Agenda.

Application	General Data	
<b>Request:</b> Consideration of a request for a subdivision.	<b>Planning Commission Hearing:</b>	February 1, 2011
	<b>Approved Plat must be recorded by:</b>	August 1, 2012
<b>Address:</b> 209 Pine Street	<b>Zone:</b>	R-8
<b>Applicant:</b> Russ-Pine, LLC	<b>Small Area Plan:</b>	Potomac West

**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 #2010-0007  
209 Pine Street



**SUB #2010-0007 2/1/2011**

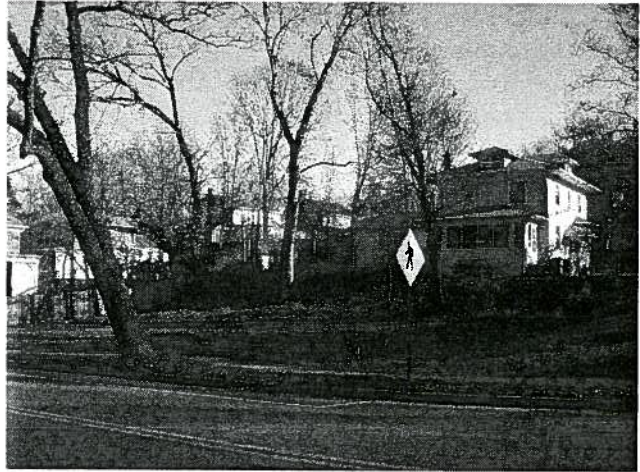


## I. DISCUSSION

The applicant, Russ-Pine, LLC, contract purchaser, requests subdivision approval at 209 Pine Street.

### SITE DESCRIPTION

The subject site is three lots of record with a combined 151 feet of frontage on Pine Street, 120 feet of frontage on Russell Road and a total lot area of 18,118 square feet. The site is developed with one single-family home.



The surrounding area is comprised of single-family dwellings.

### BACKGROUND

The original subdivision for this property, Grove's Addition to Mount Ida, was approved in 1934. Although the property is three lots of record, the property has been consolidated into one lot for tax purposes. A subdivision request similar to the current case was approved in 1991 for the two lots directly to the north of the subject site.

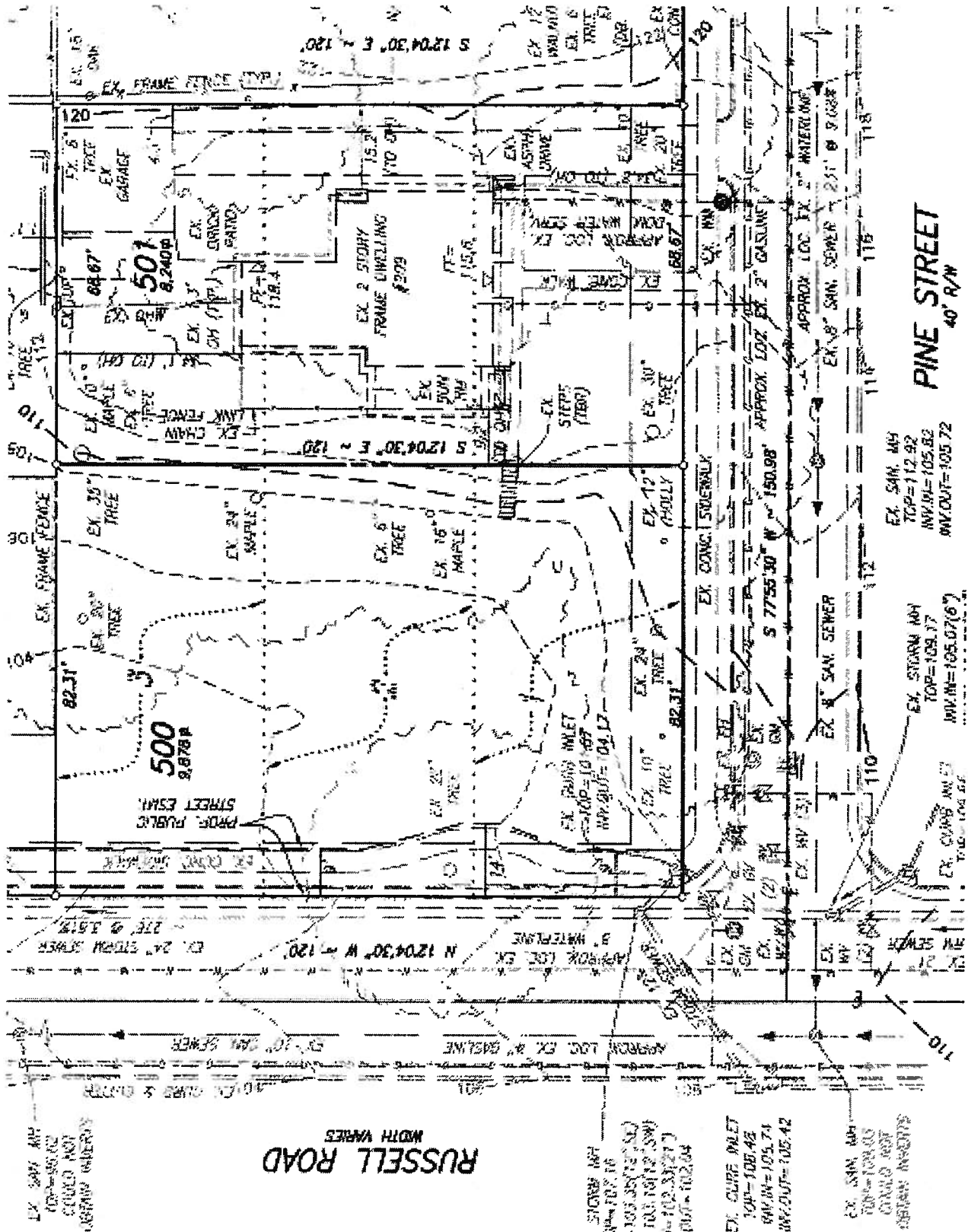
### PROPOSAL

The applicant proposes to re-subdivide the property into two lots as shown on the following page in order to construct a new single-family dwelling on proposed Lot 500. Lot 500 will measure 9,878 square feet in size and Lot 501 will measure 8,240 square feet. The existing home will be torn down and a new single-family home will also be built on Lot 501.

### ZONING ORDINANCE

The property is located within the R-8 / Single-Family Residential zone. The minimum lot area in the zone is 9,000 square feet for corner lots and 8,000 square feet for interior lots. As shown in the table below, the proposed lots meet minimum size and other zoning requirements.

	<b>Minimum Required</b>	<b>Existing</b>	<b>Lot 500 Proposed</b>	<b>Lot 501 Proposed</b>
Lot Size	9,000 Sq Ft (Corner) 8,000 Sq Ft (Interior)	18,118 Sq Ft	9,878 Sq Ft	8,240 Sq Ft
Lot Width	80' (Corner) 65' (Interior)	151'	120' (Russell)	69'
Lot Frontage	40'	151'	82' (Pine) 120' (Russell)	69'



**RUSSELL ROAD**  
 WIDTH VARIES

EX. SAN. MAN  
 TOP=105.72  
 CURED NOT  
 CEMENT GALLERY

STORE RM  
 TOP=105.10  
 EX. 30' (12' x 18')  
 EX. 10' (12' x 12')  
 EX. 10' (12' x 12')

EX. CURB INLET  
 TOP=105.42  
 INV.M.=105.74  
 INV.OUT=105.42

EX. SAN. MAN  
 TOP=105.72  
 CURED NOT  
 CEMENT GALLERY

EX. SAN. MAN  
 TOP=112.92  
 INV.M.=105.82  
 INV.OUT=105.72

EX. STORM MAN  
 TOP=109.17  
 INV.M.=105.07(6)

EX. CURB AND ST  
 TOP=104.66

**PINE STREET**  
 40' R/W

## II. STAFF ANALYSIS

Staff does not object to the applicant's subdivision request. The proposed new lots both conform to minimum zoning requirements for the R8 zone and with general subdivision regulations. The lots are suitable for residential purposes, have straight lines intersecting at right angles and are consistent with the character of other lots in the neighborhood. Indeed, a similar subdivision request was approved 20 years ago for the lots directly to the north of the present site.

Staff has included standard conditions of approval in this case, including a requirement that any new driveway areas use a permeable paving system. Staff is also requiring the establishment of a public street easement, already proposed by the applicant, for that portion of the public sidewalk located on Lot 500.

Although none of the existing trees on the property are of specimen quality, and a few trees are either in poor condition or will need to be removed to construct a new dwelling, staff is recommending that several remaining trees be protected during construction activity. These trees and their protection areas are reflected in the Preliminary Tree Protection Plan dated January 19, 2011 (see attached). Staff has included condition language (Condition #12) requiring the applicant to create a tree protection plan for these trees and to show these trees as being protected on any future grading plans (Condition #14). Staff is also recommending that one tree near the corner of Russell Road and Pine Street, which was initially considered for protection, be replaced with a new tree if it needs to be removed for driveway construction (Condition #11).

Subject to the conditions contained in Section III of this report, staff recommends approval of the subdivision request.

## III. RECOMMENDED CONDITIONS

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

1. The new curb cut for any new driveway on Lot 500 shall be located on Pine Street. (P&Z)
2. All new driveway areas on either lot shall be surfaced with a permeable paving system to the satisfaction of the Director of Planning & Zoning. (P&Z)
3. The final subdivision plat shall comply with the requirements of Section 11-1709 of the Zoning Ordinance. (P&Z) (T&ES)
4. The final subdivision plat shall include a public street easement for the sidewalk along Russell Road located on Lot 500. Locations of any other easements and reservations shall also be depicted on the final subdivision plan. (P&Z)

5. The final subdivision plat must show the geometry of curved portion of proposed public street easement. (T&ES)
6. The applicant shall be responsible for repairs to the adjacent city right-of-way if damaged during construction activity. (T&ES)
7. All improvements to the city right-of-way such as curbing, sidewalk, driveway aprons, etc. must be city standard design. (T&ES)
8. 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)
9. 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)
10. If any construction on proposed Lots 500 or 501 results in land disturbing activity in excess of 2500 square feet, the applicant is required to comply with the provisions of Article XIII of the City's Zoning Ordinance for stormwater quality control. (T&ES)
11. If removed, the existing 10'' tree near the corner of Russell Road and Pine Street shall be replaced with a new tree to the satisfaction of the Director of Planning & Zoning. (P&Z)
12. The applicant shall contract with a professional tree company and/or contractor to provide, implement and follow a tree protection program that is developed consistent with the City of Alexandria Landscape Guidelines for the trees identified in the Preliminary Tree Protection Plan (dated January 19, 2011) to the satisfaction of the Director of Planning and Zoning and the City Arborist. (RP&CA) (P&Z)
13. A fine will be paid by the applicant in an amount not to exceed \$10,000 for each tree identified for protection that is destroyed if the approved tree protection methods have not been followed. The replacement trees shall be installed and if applicable the fine shall be paid prior to the issuance of the last Certificate of Occupancy permit. (RP&CA) (P&Z)
14. The area of the limits of disturbance for Lots 500 and 501 depicted on the required grading plan for the construction of the new dwellings shall be consistent with the tree protection program required in Condition #9. (RP&CA) (P&Z)

**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:

- 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 Final Plat of Subdivision must show the geometry of curved portion of proposed public street easement. (T&ES)
- R-3 Applicant shall be responsible for repairs to the adjacent city right-of-way if damaged during construction activity. (T&ES)
- R-4 All improvements to the city right-of-way such as curbing, sidewalk, driveway aprons, etc. must be city standard design. (T&ES)
- R-5 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-6 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-7 If any construction on proposed Lots 500 or 501 results in land disturbing activity in excess of 2500 square feet, the applicant is required to comply with the provisions of Article XIII of the City's Zoning Ordinance for stormwater quality control. (T&ES)
- C-1 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 For any development or redevelopment as part of a subdivision plan; post-development peak runoff rate from a two-year storm and a ten-year storm, considered individually, must not exceed their respective pre-development rate per the requirements of Article

XIII (F) (1) of Alexandria Zoning Ordinance. A single family residence developed as part of a sub division plan is not exempted from the requirements of detention.

However, an exemption from this requirement may be granted by the Director, Transportation and Environmental Services (T&ES) under Article XIII (F) (2) for a development site not exceeding half an acre where all the erosion and sediment controls are otherwise complied with the requirements of City Charter and Code Title 5 Chapter 4: Erosion and Sediment Control and Virginia Regulations §4VAC50-30, Virginia Erosion and Sediment Control Handbook (VESCH). (T&ES)

- C-6 City Code Section 5-6-224 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.

Historic Alexandria:

F-1 There is low potential for significant archaeological resources to be disturbed by this project. No archaeological action is required.

Real Estate:

F-1 No Comment.

Health Department:

F-1 No Comment.



RP&CA / City Arborist:

- R-1 The applicant shall contract with a professional tree save/preservation company and /or contractor to provide, implement and follow a tree protection program that is developed consistent with the City of Alexandria Landscape Guidelines for the trees identified in the Preliminary Tree Protection Plan (dated January 19, 2011) to the satisfaction of the Director of Planning and Zoning and the City Arborist. (RP&CA)
- R-2 A fine will be paid by the applicant in an amount not to exceed \$10,000 for each tree identified for protection that is destroyed if the approved tree protection methods have not been followed. The replacement trees shall be installed and if applicable the fine shall be paid prior to the issuance of the last Certificate of Occupancy permit. (RP&CA)
- R-3 The area of the limits of disturbance for Lots 500 and 501 depicted on the required grading plan for the construction of the new dwellings shall be consistent with the tree protection program required in Condition #1. (RP&CA)

Police Department:

- F-1 The Police Department has no comments or objections to the subdivision request to resubdivide the existing three lots.

Preliminary Tree Protection Plan  
January 19, 2011

85.9' (INRIEOR, LOT 501)  
82.31' (CORNER, LOT 500)  
40' AT THE PROPERTY LINE  
68.67' (LOT 501); 82.31' & 120.00' (LOT 500)

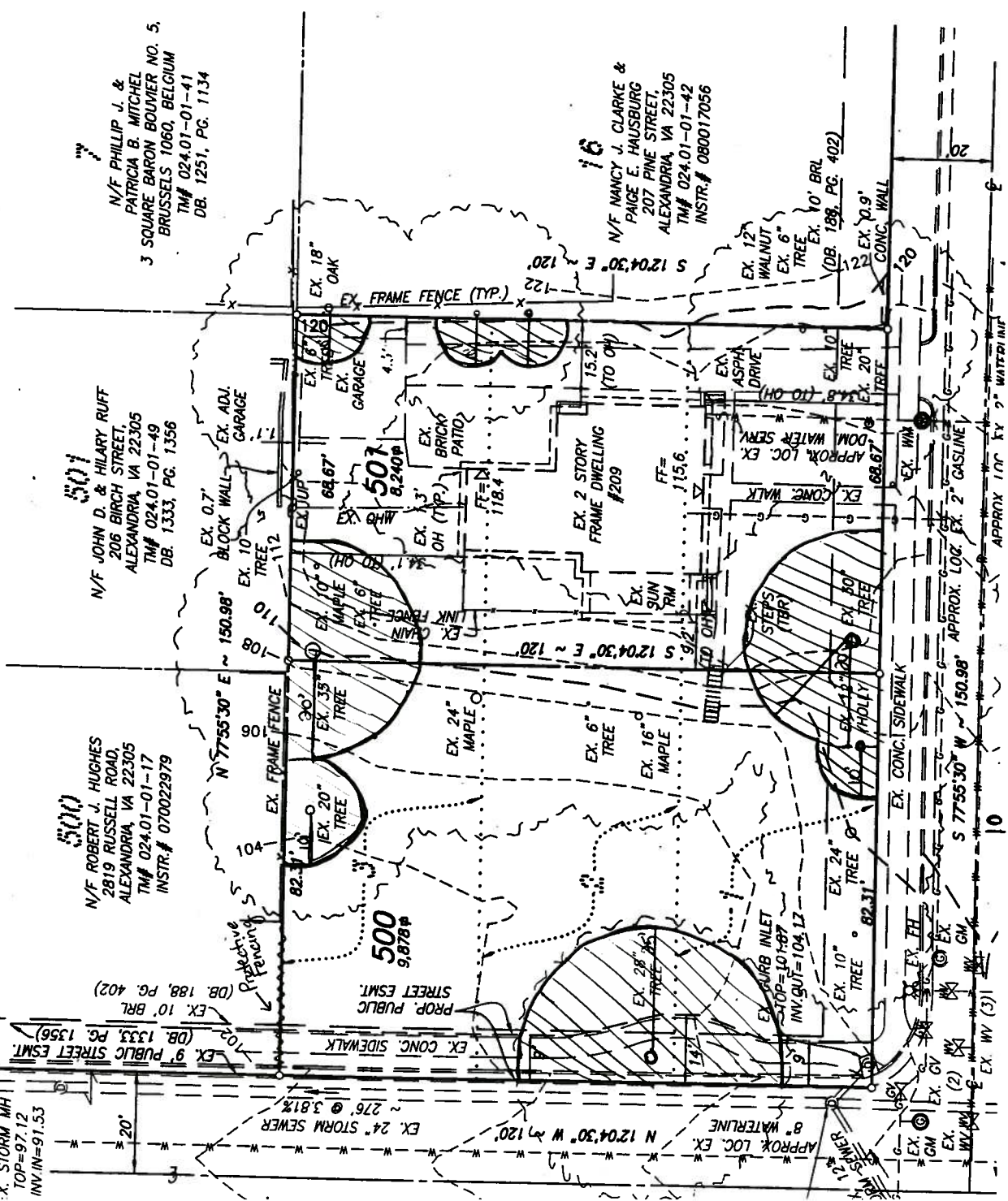
VICINITY MAP  
SCALE: 1" = 500'

- VICINITY MAP**
1. TAX ASSESSMENT MAP # 024.01-01-16
  2. ZONE: R-8
  3. SITE AREA = 18,118 SQ. FT. OR 0.4159 AC.
  4. OWNER: PHILIP R. & MINH N. WHEELER, TR.  
209 PINE STREET  
ALEXANDRIA, VA 22305  
(INSTR. #050008783)
  5. PLAT SUBJECT TO RESTRICTIONS OF RECORD.
  6. TITLE REPORT FURNISHED BY DAVIS TITLE SERVICES, WHEELER, DATED 11 NOVEMBER, 2010 AND IS RELY THE SURVEYOR TO BE ACCURATE.
  7. THESE LOTS WILL UTILIZE THE PUBLIC SANITARY SET PINE STREET AND/OR RUSSELL ROAD.
  8. THESE LOTS WILL UTILIZE THE STORM SEWER LOCATED RUSSELL ROAD FOR STORMWATER DISPOSAL.
  9. TO THE BEST OF MY KNOWLEDGE THERE ARE NO: V SITES OR OBJECTS MARKING A PLACE OF BURIAL, C SOILS, UNDERGROUND STORAGE TANKS, FORMER SAN LANDFILLS, DUMP OR DISPOSAL AREAS WITHIN 1,000 POTENTIAL TO GENERATE COMBUSTIBLE GASES ON TH
  10. TOPOGRAPHIC SURVEY WAS PERFORMED BY THIS FIRI DATUM = NAVD 88  
BENCHMARK = ALEXANDRIA GPS MONUMENT #561  
ELEVATION = 95.70

APPRO	CITY PLANNING CI ALEXANDRIA
DATE	CHAIR
	DIRECTOR
	PUBLIC IMPROVEMENT BO
DATE	DIRECTO

SUB#2010-0007  
209 Pine Street

PLAT



N/F PHILLIP J. & PATRICIA B. MITCHEL  
3 SQUARE BARON BOUVIER NO. 5,  
BRUSSELS 1060, BELGIUM  
TM# 024.01-01-41  
DB. 1251, PG. 1134

N/F JOHN D. & HILARY RUFF  
206 BIRCH STREET,  
ALEXANDRIA, VA 22305  
TM# 024.01-01-49  
DB. 1333, PG. 1356

N/F ROBERT J. HUGHES  
2819 RUSSELL ROAD,  
ALEXANDRIA, VA 22305  
TM# 024.01-01-17  
INSTR. # 070022979

N/F NANCY J. CLARKE & PAIGE E. HAUSBURG  
207 PINE STREET,  
ALEXANDRIA, VA 22305  
TM# 024.01-01-42  
INSTR. # 080017056

EX. STORM MH  
TOP=97.12  
INV./IN=91.53

EX. 9' PUBLIC STREET ESMT.  
(DB. 1333, PG. 1356)

EX. 24" STORM SEWER  
276' @ 3.81%

EX. CONC. SIDEWALK  
PROP. PUBLIC STREET ESMT.

EX. 10" TREE  
EX. 24" TREE  
EX. 28" TREE

EX. 10" TREE  
EX. 24" TREE  
EX. 28" TREE

EX. 10" TREE  
EX. 24" TREE  
EX. 28" TREE

EX. 10" TREE  
EX. 24" TREE  
EX. 28" TREE

EX. 10" TREE  
EX. 24" TREE  
EX. 28" TREE

EX. 10" TREE  
EX. 24" TREE  
EX. 28" TREE

APPLICATION  
SUBDIVISION OF PROPERTY

SUB # 2010-0007

PROPERTY LOCATION: **209 Pine Street, Alexandria, Virginia**

TAX MAP REFERENCE: **024.01 01 16** ZONE: **R-8**

APPLICANT'S NAME: **Russ-Pine LLC, a Virginia limited liability company**  
ADDRESS: **601 King Street, Suite 250, Alexandria, Virginia 22314**

PROPERTY OWNER NAME: **Phillip R. Wheeler and Minh Nguyen Wheeler, Co-Trustees of the Phillip R. Wheeler Revocable Trust dated April 27, 1989, as amended**  
ADDRESS: **209 Pine Street, Alexandria, Virginia 22305**

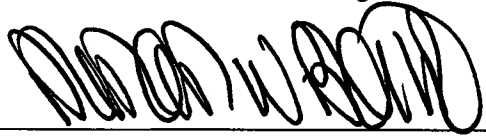
SUBDIVISION DESCRIPTION: **Approval of a plat of subdivision of 209 Pine Street, lots 1, 2 and 3, Block 18 Groves Addition to Mt. Ida, into two new R-8 conforming lots.**

**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.

Land, Clark, Carroll, Mendelson & Blair, P.C.



Duncan W. Blair, Esquire  
Print Name of Applicant or Agent

Signature

524 King Street      dclair@landclark.com      703 836-1000      703 549-3335  
Mailing/Street Address      E-mail      Telephone #      Fax #

Alexandria, Virginia      22314      November 23, 2010  
City and State      Zip Code      Date

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

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

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

## OWNERSHIP AND DISCLOSURE STATEMENT

Use additional sheets if necessary

**1. Applicant.** State the name, address and percent of ownership of any person or entity owning an interest in the applicant, unless the entity is a corporation or partnership, in which case identify each owner of more than ten percent. The term ownership interest shall include any legal or equitable interest held at the time of the application in the real property which is the subject of the application.

Name	Address	Percent of Ownership
1. Daryl Andrews	601 King Street, Suite 250 Alexandria, VA 22314	25%
2.		
3.		

**2. Property.** State the name, address and percent of ownership of any person or entity owning an interest in the property located at 209 Pine Street (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.		
2.		
3.		

**3. Business or Financial Relationship.** 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. Daryl Andrews	None	Planning Commission, City Council
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.

November 22, 2010  
Date

Daryl Andrews  
Printed Name

  
Signature

**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. Edward Mead	601 King Street, Suite 250 Alexandria, VA 22314	25%
2.		
3.		

**2. Property.** State the name, address and percent of ownership of any person or entity owning an interest in the property located at 209 Pine Street (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.

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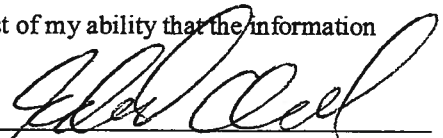
Name of person or entity	Relationship as defined by Section 11-350 of the Zoning Ordinance	Member of the Approving Body (i.e. City Council, Planning Commission, etc.)
1. Edward Mead	None	Planning Commission, City Council
2.		
3.		

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.

November 22, 2010  
Date

Edward Mead  
Printed Name

  
Signature

SUP# 2010-0007

## OWNERSHIP AND DISCLOSURE STATEMENT

Use additional sheets if necessary

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Name	Address	Percent of Ownership
1. Ronald Buch and Debbie Buch	601 King Street, Suite 250 Alexandria, VA 22314	50%
2.		
3.		

**2. Property.** State the name, address and percent of ownership of any person or entity owning an interest in the property located at 209 Pine Street (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.

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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. Ronald Buch and Debbie Buch	None	Planning Commission, City Council
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.

November 22, 2010  
Date

x RONALD BUCH  
Printed Name

DEBBIE BUCH

x [Signature]  
Signature

Debbie Buch

**OWNERSHIP AND DISCLOSURE STATEMENT**  
Use additional sheets if necessary

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Name	Address	Percent of Ownership
1. Russ-Pine LLC	601 King Street, Suite 250 Alexandria, VA 22314	100%
2.		
3.		

**2. Property.** State the name, address and percent of ownership of any person or entity owning an interest in the property located at 209 Pine Street (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.

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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. Russ-Pine LLC	None	Planning Commission, City Council
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.

November 22, 2010  
Date

Daryl C. Andrews  
Printed Name

[Signature]  
Signature

All applicants must complete this form.

1. The applicant is the (check one):

- Owners
- Contract Purchaser
- Lessee
- Other: \_\_\_\_\_

State the name, address and percent of ownership of any person or entity owning an interest in the applicant, unless the entity is a corporation or partnership in which case identify each owner of more than ten percent.

**Russ-Pine LLC is a Virginia limited liability company. The individuals owning in excess of a ten percent (10%) interest in the limited liability company are Daryl Andrews (25%); Edward Meade (25%) and Ronald Buch and Debbie Buch (50%). The mailing address for the members is 601 King Street, Alexandria, Virginia 22314.**

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).

**Russ-Pine LLC, the contract purchasers of 209 Pine Street, are requesting approval of a plat of subdivision to resubdivide the existing three (3) lots created as part of the original 1922 subdivision known as Groves Addition to Mt. Ida into two (2) new R-8 compliant lots of land. The new lots are consistent with the character to the original lots in the subdivision and the immediate area.**



**WAIVER OF RIGHT TO AUTOMATIC APPROVAL**

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

SUBDIVISION # 2010-0007

Project Name: **209 Pine Street**

Project Address: **209 Pine Street**

Description of Request: **Approval of Plat of Subdivision.**


**The undersigned hereby waives on behalf of the Applicant 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, commencing on the date this Application is filed and up to and including the Planning Commission public hearing on February 1, 2011.**

Date: **November 22, 2010**

Applicant

Agent

Signature: \_\_\_\_\_



Printed Name: **Duncan W. Blair, Esquire  
Land, Clark, Carroll, Mendelson & Blair, P.C.**

sub 2010-0007



**Russell St.**



**Pine St.**