

DOCKET ITEM #2

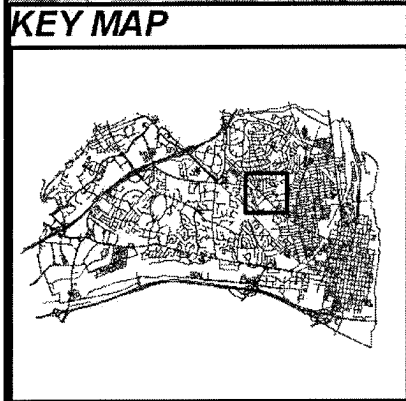
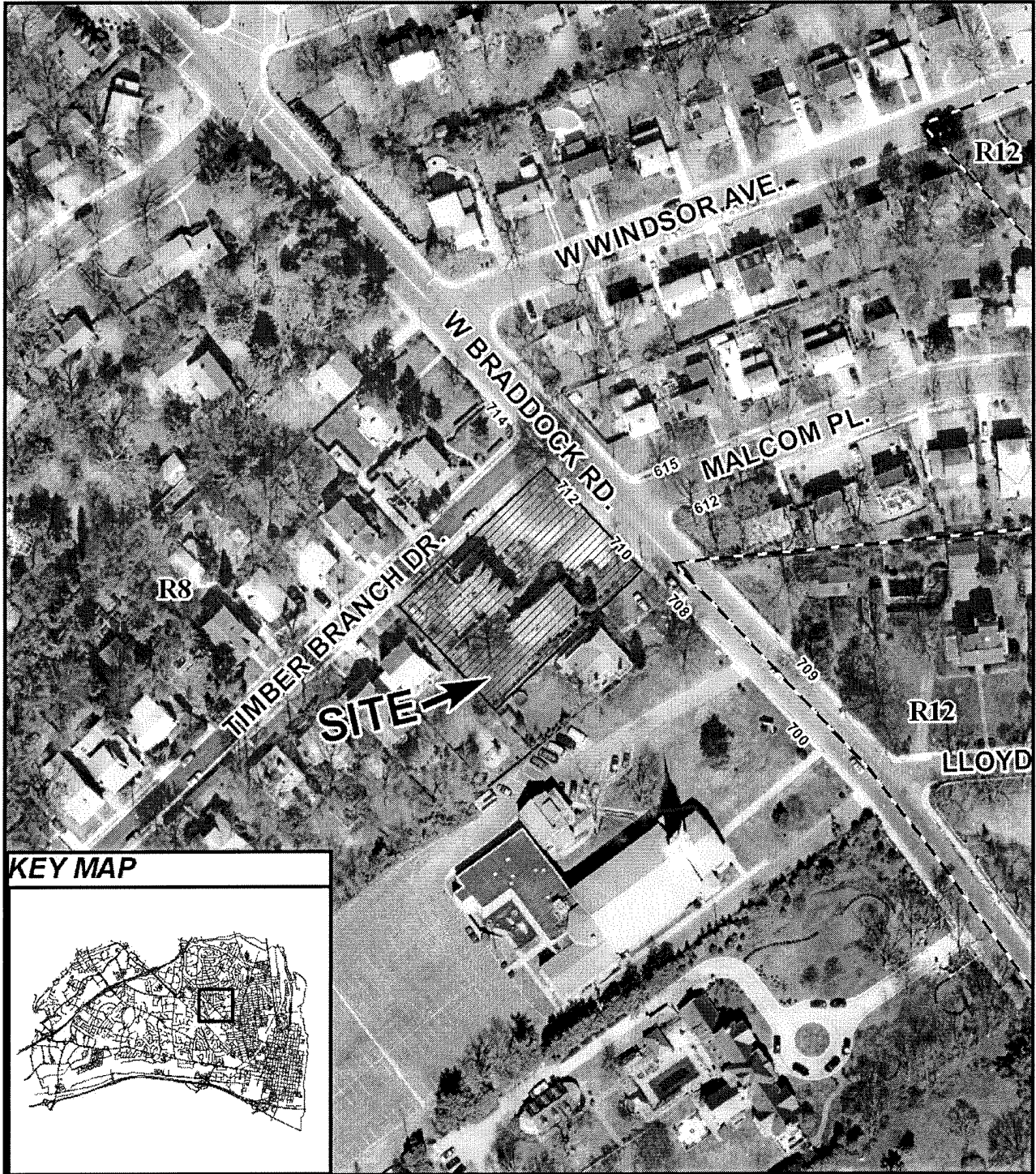
**Subdivision #2009-0001**

**710 and 712 W. Braddock Road**

**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 subdivision.	<b>Planning Commission Hearing:</b>	June 2, 2009
	<b>Approved Plat must be recorded by:</b>	December 2, 2010
<b>Address:</b> 710 and 712 W. Braddock Road	<b>Zone:</b>	R-8/Residential
<b>Applicant:</b> Murray A. and Margaret A. Bonitt by Duncan Blair, attorney	<b>Small Area Plan:</b>	Northridge/Rosemont
<b>Staff Recommendation:</b> APPROVAL subject to compliance with all applicable codes and ordinances and the recommended permit conditions found in Section III of this report.		
<b>Staff Reviewers:</b> Eileen Oviatt <a href="mailto:Eileen.oviatt@alexandriava.gov">Eileen.oviatt@alexandriava.gov</a>		
<b><u>PLANNING COMMISSION ACTION:</u></b>		



**SUB #2009-0001**

**06/02/09**



**I. DISCUSSION**

REQUEST

The applicants, Murray A. and Margaret A. Bonitt, request approval of a subdivision to adjust property lines at 710 and 712 W. Braddock Road.

SITE DESCRIPTIONS

The property at **710 W. Braddock Road** has 65 feet of frontage on W. Braddock Road, 187.2 feet of depth, and a total lot area of 12,153 square feet. The lot is currently developed with a two-story single family home and complies with zoning.

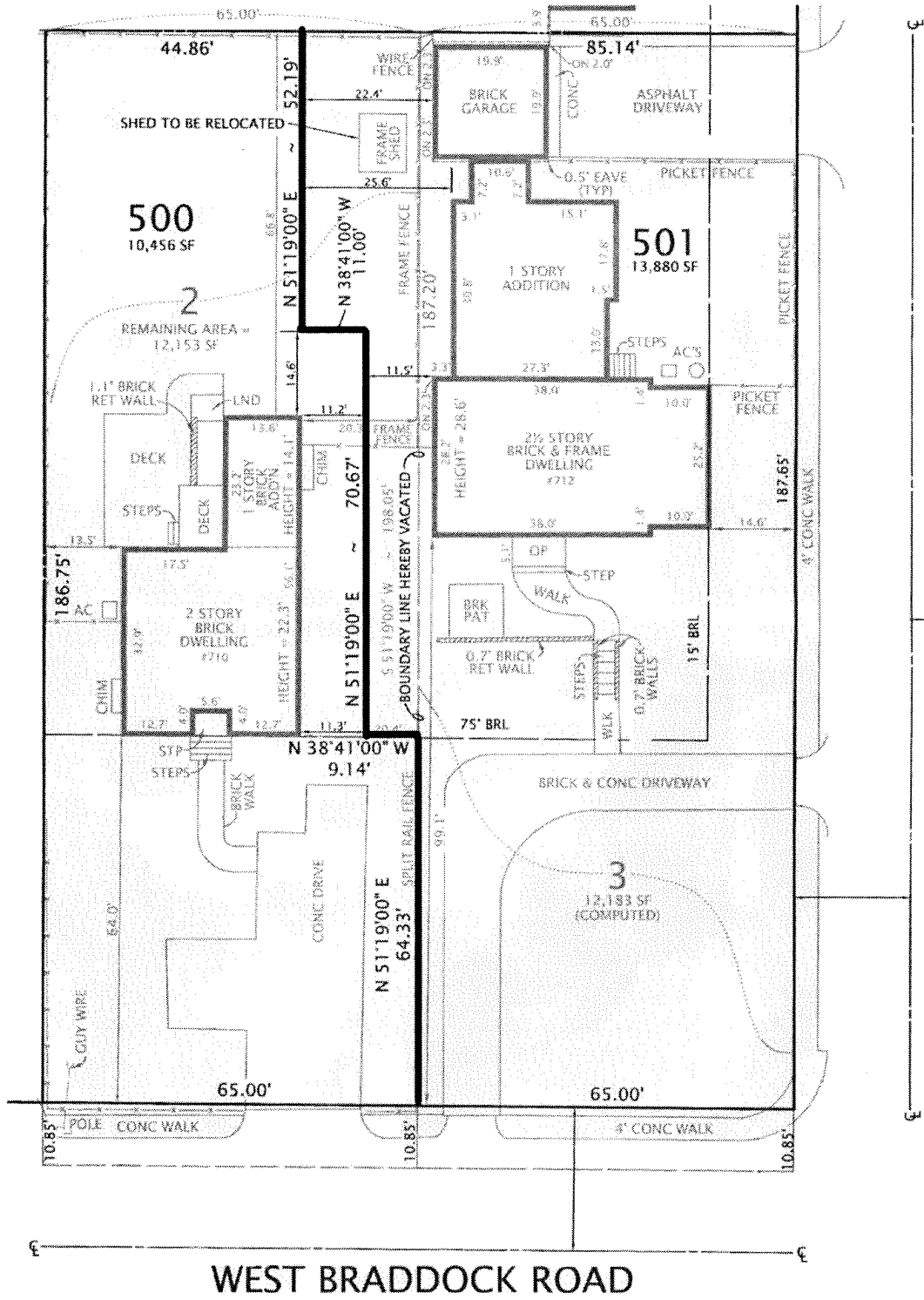
The property at **712 W. Braddock Road** is a corner lot that has 65 feet of frontage on W. Braddock Road and approximately 187 feet of frontage on Timber Branch Drive, and a total lot area of 12,183 square feet. It is currently developed with a two-story single family home, and does not currently meet side yard setback, FAR, or lot width requirements for corner lots under the 1992 zoning amendments to the R-8 zone.. On June 14, 2007, the Board of Zoning Appeals approved a special exception for the construction of a one story addition that connected the existing house to a detached garage in the required side yard setback. The approved special exception increased the noncompliance of the lot as to FAR.

Both properties are owned by the applicant.

PROPOSAL

The applicant is proposing to adjust a boundary line separating the two properties by transferring 1,697 square feet of the rear yard at 710 W. Braddock Road to the side yard of 712 W. Braddock Road as shown on the following page. If approved, the subdivision would result in one complying and one noncomplying lot. The noncomplying lot (712 W. Braddock Road) is currently noncomplying, and this subdivision would decrease the noncompliance of the lot. 710 W. Braddock Road would remain complying.

	<b>710 W. Braddock Road</b>			<b>712 W. Braddock Road</b>		
	<b>Required</b>	<b>Existing</b>	<b>Proposed</b>	<b>Required</b>	<b>Existing</b>	<b>Proposed</b>
Lot Size	8,000 SF	12,153 SF	10,456 SF	9,000 SF	12,183 SF	13,880 SF
Rear Yard Setback	8.0' min., 1:1 ratio	66.8'	14.5'	N/A	N/A	N/A
Side Yard Setback	8.0' min., 1:2 ratio	13.5' & 20.3'	13.5' & 11.2'	8.0' min., 1:2 ratio	<b>2.3' &amp; 2.3'</b>	<b>11.5' &amp; 2.3'</b>
FAR	0.35	0.27	0.32	0.35	<b>0.46</b>	<b>0.40</b>
Lot Frontage	40'	65'	65'	40'	65' & 187.65'	65' & 187.65'
Lot Width	65'	65'	65'	80'	<b>65' &amp; 187.65'</b>	<b>65' &amp; 187.65'</b>



TIMBER BRANCH DRIVE

ZONING/MASTER PLAN DESIGNATION

The properties at 710 and 712 W. Braddock Road are zoned R-8, residential.

The proposed and existing residential uses on the two properties are consistent with the North Ridge/Rosemont Small Area Plan chapter of the Master Plan which has designated the properties for residential use.

SUBDIVISION STANDARDS

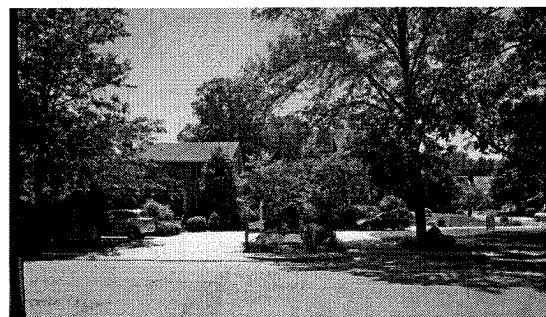
Section 11-1710(B) of the Zoning Ordinance requires a subdivision to meet the following standard:

No lot shall be resubdivided in such a manner as to detract from the value of adjacent property. Lots covered by a resubdivision shall be of substantially the same character as to suitability for residential use and structures, lot areas, orientation, street frontage, alignment to streets and restrictions as other land within the subdivision, particularly with respect to similarly situated lots within the adjoining portions of the original subdivision. In determining whether a proposed lot is of substantially the same character for purposes of complying with this provision, the Commission shall consider the established neighborhood created by the original subdivision, evidence of which may be shown by (1) subdivision plat documents, including amendments to the subdivision over time, as well as the development that has occurred within the subdivision; and (2) land in the same general location and zone as the original subdivision with the same features so as to be essentially similar to the original subdivision area.

Additional requirements for subdivisions exist in Sections 11-1710(C) through (R) of the Zoning Ordinance.

**II. STAFF ANALYSIS**

Staff supports this application for subdivision. The property line adjustment is in conformance with the subdivision standards of Section 11-1710 in that the lots will remain configured roughly as they have been in the past. The only change, the adjustment of the line separating the two lots, will be imperceptible from the street. The proposed changes will not affect the frontage appearance or dimensions of the homes and lots on W. Braddock Road or Timber Branch Drive.



View of properties from W. Braddock Road

Staff was initially concerned with the proposed property line, as it does not constitute one straight line. After careful review of the proposal and Zoning Ordinance, staff determined that, while not ideal, the property line meets subdivision requirements and reduces the degree to which 712 W. Braddock Road is a noncomplying lot.

**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 11-1700 of the Zoning Ordinance. (P&Z)
2. The final subdivision plat shall include all information requested in Section 11-1706(B) of the Zoning Ordinance. (P&Z)
3. Locations of all easements and reservations such as the ingress/egress easement for the alley and all other easements and reservations shall be depicted on the final subdivision plan. (P&Z)
4. The final plat shall include the Surveyors Certification and plat title to indicate resubdivision of the existing lots. (P&Z)

STAFF: Gwen Wright, Division Chief, Department of Planning and Zoning;  
Eileen Oviatt, Urban Planner.

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Staff Note: This plat will expire 18 months from the date of approval, or on December 2, 2010, unless recorded sooner.

**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.

Code Enforcement:

F-1 No Comments

Parks and Recreation:

F-1 No Comments

APPLICATION for SUBDIVISION

SUB # 2009-0001

[must use black ink or type]

PROPERTY LOCATION: 710-712 West Braddock Road, Alexandria, Virginia

TAX MAP REFERENCE: 33.04 12 14 & 15 ZONE: R-8

APPLICANT'S NAME: Murray A. Bonitt and Margaret A. Bonitt

ADDRESS: 712 West Braddock Road, Alexandria, Virginia

PROPERTY OWNER NAME: Murray A. Bonitt and Margaret A. Bonitt

ADDRESS: 712 West Braddock Road, Alexandria, Virginia

SUBDIVISION DESCRIPTION: Boundary line adjustment between two existing lots of land under common ownership.

THE UNDERSIGNED hereby applies for a Subdivision in accordance with the provisions of Section 11-1700 of the Zoning Ordinance of the City of Alexandria, Virginia.

THE UNDERSIGNED, having obtained permission from the property owner, hereby grants permission to the City of Alexandria to post placard notice on the property for which this application is requested, pursuant to Article XI, Section 11-301 (B) of the 1992 Zoning Ordinance of the City of Alexandria, Virginia.

THE UNDERSIGNED also attests that all of the information herein provided and specifically including all surveys, drawings, etc., required of the applicant are true, correct and accurate to the best of their knowledge and belief.

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

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

*Signature*

524 King Street  
*Mailing/Street Address*

703 836-1000  
*Telephone #*

703 549-3335  
*Fax #* dblair@landclark.com

Alexandria, Virginia 22314  
*City and State Zip Code*

April 21, 2009  
*Date*

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

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

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



Subdivision # 2009-0001

All applicants must complete this form.

**1. The applicant is the (check one):**

Owner       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.**

Not Applicable.

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**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.**



Subdivision # 2009-0001

LIMITED  
WAIVER OF RIGHT TO AUTOMATIC APPROVAL

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

SUBDIVISION # \_\_\_\_\_

Project Name: Bonitt Subdivision

Project Address: 710 and 712 West Braddock Road

Description of Request: Minor boundary line adjustment between two  
properties under common ownership.


LIMITED WAIVER

**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, insofar as the period of time between the Planning & Zoning established April 21, 2009 filing deadline and the July 7, 2009 Planning Commission public hearing.

Date: 4/21/2009

Applicant

Agent

Signature: 

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

Printed Name: By: Duncan W. Blair, Esquire