



APPLICATION

Master Plan Amendment MPA# \_\_\_\_\_  
 Zoning Map Amendment REZ# \_\_\_\_\_

PROPERTY LOCATION: 4250 and 4320 Seminary Road

APPLICANT

Name: \_\_\_\_\_

Address: \_\_\_\_\_

PROPERTY OWNER:

Name: \_\_\_\_\_

Address: \_\_\_\_\_

Interest in property:

Owner                      Contract Purchaser  
 Developer              Lessee                      Other \_\_\_\_\_

If property owner or applicant is being represented by an authorized agent such as an attorney, a realtor, or other person for which there is some form of compensation, does this agent or the business in which they are employed have a business license to operate in Alexandria, VA:

Yes: If yes, provide proof of current City business license.

No: If no, said agent shall obtain a business license prior to filing application.

**N/A**

THE UNDERSIGNED certifies that the information supplied for this application is complete and accurate, and, pursuant to Section 11-301B of the Zoning Ordinance, hereby grants permission to the City of Alexandria, Virginia, to post placard notice on the property which is the subject of this application.

\_\_\_\_\_ *mc GASKAR* \_\_\_\_\_  
 Print Name of Applicant or Agent                      Signature

\_\_\_\_\_ Telephone #                      Fax #

\_\_\_\_\_ 2/11/2021 \_\_\_\_\_

City and State                      Zip Code                      Date

REVISED 3/16/2021                      REVISED 3/23/2021

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

|                                    |                              |
|------------------------------------|------------------------------|
| Application Received: _____        | Fee Paid: \$ _____           |
| Legal advertisement: _____         | _____                        |
| ACTION - PLANNING COMMISSION _____ | ACTION - CITY COUNCIL: _____ |

|             |
|-------------|
| MPA # _____ |
| REZ # _____ |

**SUBJECT PROPERTY**

Provide the following information for each property for which an amendment is being requested. (Attach separate sheets if needed.)

| Address<br>Tax Map - Block - Lot | Land Use<br>Existing - Proposed |             | Master Plan<br>Designation<br>Existing - Proposed |             | Zoning<br>Designation<br>Existing - Proposed |       | Frontage (ft.) | Land Area (acres) |
|----------------------------------|---------------------------------|-------------|---|-------------|--|-------|----------------|-------------------|
|                                  | hospital                        | residential | institutional                                     | residential |  |       |                |                   |
| 1 _____<br>_____                 | _____                           | _____       | _____   | _____       | _____  | _____ | _____          | _____             |
| 2 _____<br>_____                 | hospital                        | residential | institutional                                     | residential | _____  | _____ | _____          | _____             |
| 3 _____<br>_____                 | _____                           | _____       | _____   | _____       | _____  | _____ | _____          | _____             |
| 4 _____<br>_____                 | _____                           | _____       | _____   | _____       | _____  | _____ | _____          | _____             |

**PROPERTY OWNERSHIP**

Individual Owner                       Corporation or Partnership Owner

Identify each person or individual with ownership interest. If corporation or partnership owner, identify each person with more than 3% interest in such corporation or partnership.

1. Name: \_\_\_\_\_ Extent of Interest: \_\_\_\_\_  
Address: \_\_\_\_\_
2. Name: \_\_\_\_\_ Extent of Interest: \_\_\_\_\_  
Address: \_\_\_\_\_
3. Name: \_\_\_\_\_ Extent of Interest: \_\_\_\_\_  
Address: \_\_\_\_\_
4. Name: \_\_\_\_\_ Extent of Interest: \_\_\_\_\_  
Address: \_\_\_\_\_

MPA # \_\_\_\_\_

REZ # \_\_\_\_\_

## JUSTIFICATION FOR AMENDMENT

(attach separate sheets if needed)

- 1.** Explain how and why any proposed amendment(s) to the Master Plan are desirable, beneficial to surrounding properties, in character with the applicable Small Area Plan and consistent with City policies:
- 2.** Explain how and why the proposed amendment to the Zoning Map(s) is consistent with the proposed amendment to the Master Plan, or, if no amendment to the Master Plan is being requested, how the proposed zoning map amendment is consistent with the existing Master Plan:
- 3.** Explain how the property proposed for reclassification will be served adequately by essential public facilities and services such as highways, streets, parking spaces, police and fire, drainage structures, refuse disposal, water and sewers, and schools.
- 4.** If this application is for conditional zoning approval pursuant to Section 11-804 of the Zoning Ordinance, identify all proffered conditions that are to be considered part of this application (see Zoning Ordinance Section 11-804 for restrictions on conditional zoning):

4250 and 4320 Seminary Road  
Inova Alexandria Hospital

REVISED  
March 23, 2021

1. Explain how and why any proposed amendment(s) to the Master Plan are desirable, beneficial to surrounding properties, in character with the applicable Small Area Plan and consistent with City policies.

The Applicant requests a Master Plan Amendment to amend the land use designation from “Institutional” to “Residential Medium” and to revise the height map from 30’ to a maximum of 30’ for single and two family dwellings and maximum of 45’ for all other structures, consistent with the RB zone. The existing land use designation for the property is “Institutional.” However, the underlying zoning is single family residential, which corresponds to “Residential Low.” The surrounding properties are designated “Residential Low” and “Residential Medium.” The proposed “Residential Medium” land use designation is in character with the predominant residential land uses in the Seminary Hill/Strawberry Hill Small Area Plan. As the hospital is planning to relocate to Landmark Mall, changing the land use designation from “Institutional” to “Residential Medium” will benefit the surrounding properties by reducing the impacts of the existing hospital use. Additionally, current City policies promote the expansion of a variety of housing opportunities throughout Alexandria.

2. Explain how and why the proposed amendment to the Zoning Map(s) is consistent with the proposed amendment to the Master Plan, or, if no amendment to the Master Plan is being requested, how the proposed zoning map amendment is consistent with the existing Master Plan:

The Applicant proposes a rezoning from R-8/R-20 (single family zones) to RB (townhouse zone). The Seminary Hill/Strawberry Hill Small Area Plan states, "The predominant land use [in the Plan area] is residential with a full range of housing types and densities." Similarly, the goals of the Plan are to “preserve the primarily residential Seminary Hill/Strawberry Hill area to protect its residential neighborhoods from incompatible intensive redevelopment of adjacent commercial and industrial parcels.” The proposed rezoning to RB, which permits both townhouse and single family residential development, is in character with the surrounding residential properties, representative of the range of housing types and densities anticipated in the Plan area, and consistent with other nearby properties zoned RB.

3. Explain how the property proposed for reclassification will be served adequately by essential public facilities and services such as highways, streets, parking spaces, police and fire, drainage structures, refuse disposal, water and sewers, and schools.

The proposed rezoning of the existing hospital property will facilitate the removal of the existing hospital and redevelopment consistent with the RB zone. The Property is adequately served by public infrastructure. Preliminary analyses show that the residential density permitted through the rezoning will reduce impacts on traffic and sanitary sewer capacity compared to the existing hospital. Future redevelopment consistent with the RB zoning will be designed to meet current stormwater management requirements, which are much more stringent than when the hospital and subsequent additions were built. New streets, parking, and fire access will be provided with any future redevelopment plan and will be designed to meet all applicable City standards. The hospital will remain on the Property until approximately 2028 when the new hospital at Landmark Mall is completed. As such, any additional student generation would not be realized until the construction of the new residential development is complete (approximately two years after 2028) and can be accommodated at that time through renovated and planned school facilities in the West End.

4. If this application is for conditional zoning approval pursuant to Section 11-804 of the Zoning Ordinance, identify all proffered conditions that are to be considered part of this application (see Zoning Ordinance Section 11-804 for restrictions on conditional zoning):

As part of the map amendment/rezoning application, the Applicant is requesting removal of the existing proffer in order to achieve the proposed map amendment/rezoning.

INOVA Health Care Services  
8110 Gatehouse Road  
Suite 200E.  
Falls Church, Virginia 22042

Karl Moritz  
301 King Street  
City Hall, Room 2100  
Alexandria, Virginia 22314

Re: Consent/Authorization to File a Master Plan Amendment and Rezoning  
Application  
4250 and 4320 Seminary Road  
Tax Map ID #031.03-01-16 and 039.02-04-11

Dear Mr. Moritz:

INOVA Health Care Services, as the owner of the above-referenced Property, hereby consents to the filing of a Master Plan Amendment and Rezoning Application on the Property.

INOVA Health Care Services, hereby authorizes Walsh, Colucci, Lubeley & Walsh, P.C. to act as agent on its behalf for the filing of and representation associated with a Master Plan Amendment and Rezoning Application on the Property.

Very truly yours,

INOVA Health Care Services

By: H. Thomas McDuffie

Its: Senior Vice President

Date: March 11, 2021

# 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 three 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.   |         |                      |

\*a non-profit corporation, the sole member is Inova Health System Foundation. Inova Health Care Services is the 100% owner of Inova Alexandria Hospital

2. Property. State the name, address and percent of ownership of any person or entity owning an interest in the property located at \_\_\_\_\_ (address), unless the entity is a corporation or partnership, in which case identify each owner of more than three 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. Same as above. |         |                      |
| 2.                |         |                      |
| 3.                |         |                      |


3. Business or Financial Relationships. Each person or entity indicated above in sections 1 and 2, with an ownership interest in the applicant or in the subject property are require 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. **All fields must be filled out completely. Do not leave blank. (If there are no relationships please indicated each person or entity and "None" in the corresponding fields).**

For a list of current council, commission and board members, as well as the definition of business and financial relationship, [click here.](#)

| 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.                       |   |   |
| 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.

1/27/2021                      H. Thomas McDuffie                        
 \_\_\_\_\_  
 Date                                      Printed Name                                      Signature

January 25, 2021

Inova Health Care Services is the 100% owner of Inova Alexandria Hospital. Inova Health System Foundation appoints the board of Inova Health Care Services Inova Health System Foundation is a non-stock, non-profit corporation.

Inova Health Care Services

Agents:

J. Stephen Jones

Stephan Motew

Alice Pope

John F. Gaul

Jennifer W. Siciliano

Michael Forehand

H. Thomas McDuffie

Johnny F. Weaver

Stacy Bell

Dominic J. Bonaiuto

Melissa Ridy

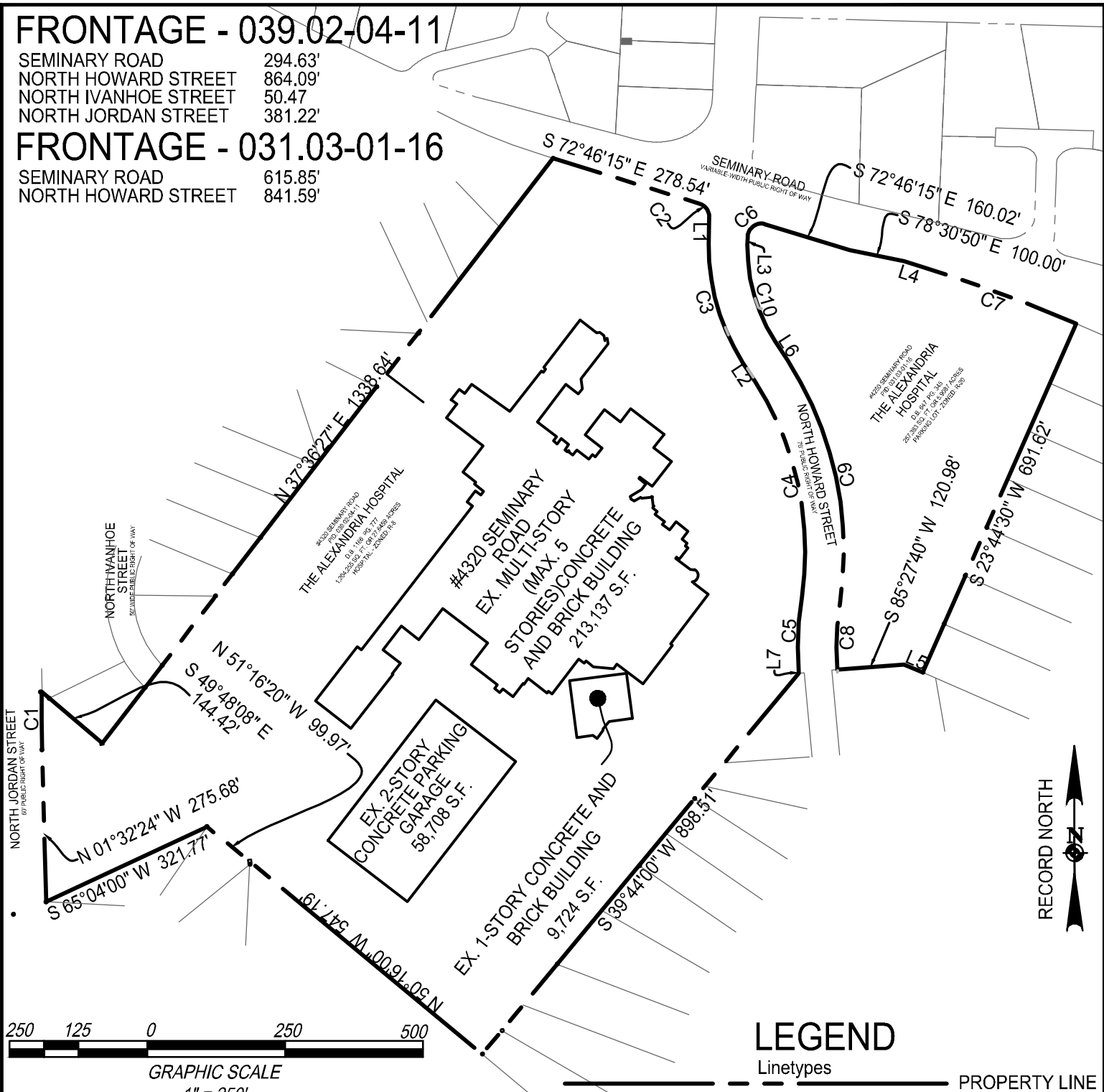


# FRONTAGE - 039.02-04-11

SEMINARY ROAD 294.63'  
 NORTH HOWARD STREET 864.09'  
 NORTH IVANHOE STREET 50.47'  
 NORTH JORDAN STREET 381.22'

# FRONTAGE - 031.03-01-16

SEMINARY ROAD 615.85'  
 NORTH HOWARD STREET 841.59'



## LEGEND

Linetypes PROPERTY LINE

### CURVE DATA

| CURVE | RADIUS   | LENGTH  | DELTA      | TANGENT | BEARING       | CHORD   |
|-------|----------|---------|------------|---------|---------------|---------|
| C1    | 2835.00' | 105.54' | 2°07'58"   | 52.78'  | N 00°28'25" W | 105.53' |
| C2    | 25.00'   | 32.17'  | 73°43'42"  | 18.75'  | S 35°54'24" E | 30.00'  |
| C3    | 385.00'  | 227.65' | 33°52'44"  | 117.26' | S 15°59'39" E | 224.35' |
| C4    | 565.00'  | 408.58' | 41°26'00"  | 213.68' | S 12°13'00" E | 399.74' |
| C5    | 635.00'  | 136.87' | 12°20'59"  | 68.70'  | S 02°19'31" W | 136.61' |
| C6    | 25.00'   | 46.37'  | 106°16'20" | 33.34'  | N 54°05'00" E | 40.00'  |
| C7    | 2970.00' | 298.78' | 5°45'50"   | 149.52' | S 69°53'20" E | 298.65' |
| C8    | 565.00'  | 121.90' | 12°21'43"  | 61.19'  | N 02°19'10" E | 121.67' |
| C9    | 635.00'  | 459.21' | 41°26'02"  | 240.16' | N 12°13'00" W | 449.27' |
| C10   | 315.00'  | 186.15' | 33°51'33"  | 95.88'  | N 16°00'15" W | 183.45' |

### LINE DATA

| LINE | BEARING       | DISTANCE |
|------|---------------|----------|
| L1   | S 00°56'43" W | 48.32'   |
| L2   | S 32°56'00" E | 40.76'   |
| L3   | N 00°56'50" E | 13.19'   |
| L4   | S 72°46'15" E | 33.86'   |
| L5   | N 66°36'15" W | 37.34'   |
| L6   | N 32°56'00" W | 40.76'   |
| L7   | S 03°51'00" E | 1.91'    |

**christopher consultants**  
 9900 main st suite 400 fairfax, va 22031  
 p 703.273.6820  
 engineering • surveying • land planning

**FRONTAGE MAP**  
 INOVA HOSPITAL  
**4320 & 4250 SEMINARY ROAD**  
 CITY OF ALEXANDRIA

DESIGN: JLH  
 DRAWN: JLH  
 CHECKED: KMW  
 DATE: 2021-02-04

SCALE: 1"=250'  
 SHEET: **01** OF **01**

250 125 0 250 500



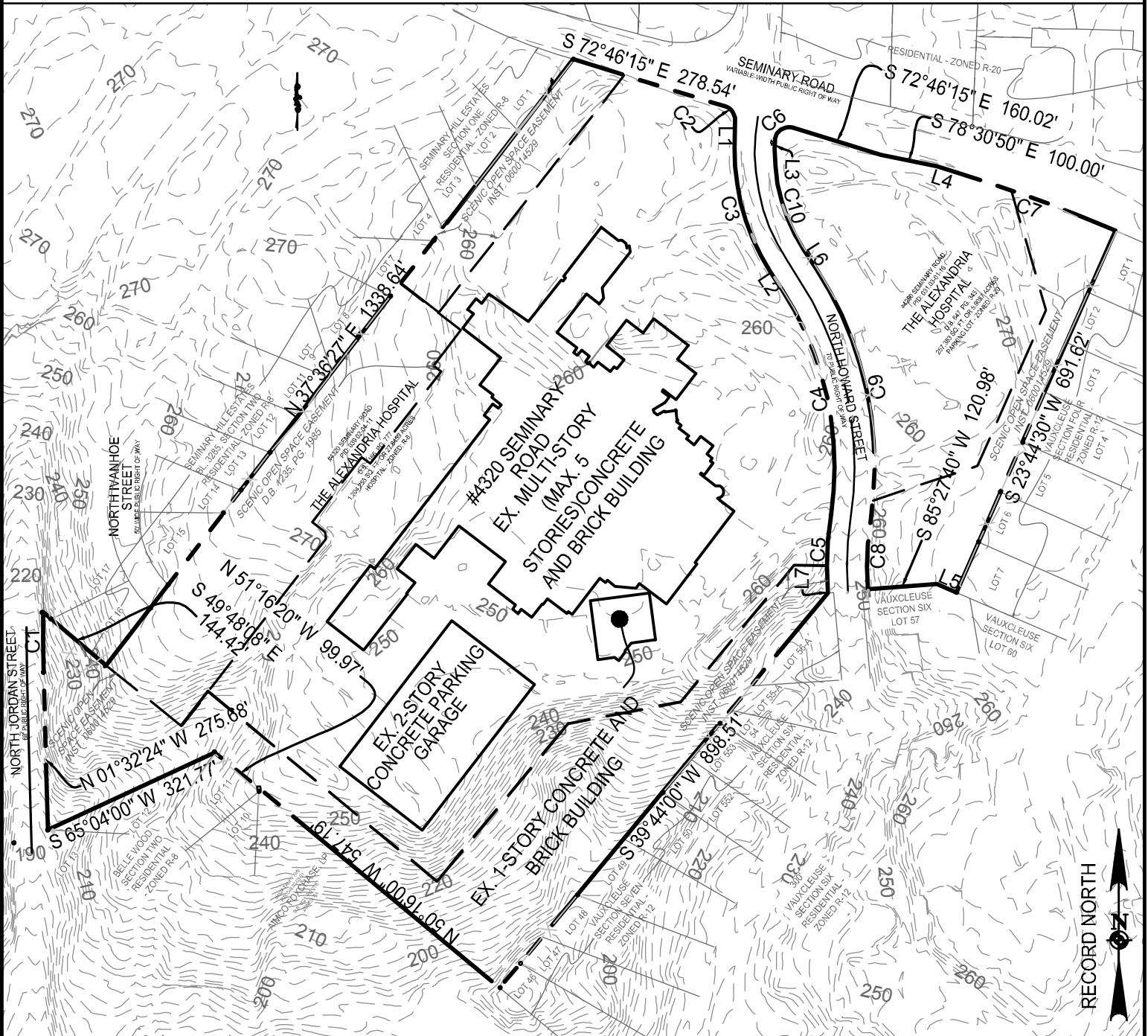
GRAPHIC SCALE

1" = 250'

# LEGEND

Linetypes

PROPERTY LINE



### CURVE DATA

| CURVE | RADIUS   | LENGTH  | DELTA      | TANGENT | BEARING       | CHORD   |
|-------|----------|---------|------------|---------|---------------|---------|
| C1    | 2835.00' | 105.54' | 2°07'58"   | 52.78'  | N 00°28'25" W | 105.53' |
| C2    | 25.00'   | 32.17'  | 73°43'42"  | 18.75'  | S 35°54'24" E | 30.00'  |
| C3    | 385.00'  | 227.65' | 33°52'44"  | 117.26' | S 15°59'39" E | 224.35' |
| C4    | 565.00'  | 408.58' | 41°26'00"  | 213.68' | S 12°13'00" E | 399.74' |
| C5    | 635.00'  | 136.87' | 12°20'59"  | 68.70'  | S 02°19'31" W | 136.61' |
| C6    | 25.00'   | 46.37'  | 106°16'20" | 33.34'  | N 54°05'00" E | 40.00'  |
| C7    | 2970.00' | 298.78' | 5°45'50"   | 149.52' | S 69°53'20" E | 298.65' |
| C8    | 565.00'  | 121.90' | 12°21'43"  | 61.19'  | N 02°19'10" E | 121.67' |
| C9    | 635.00'  | 459.21' | 41°26'02"  | 240.16' | N 12°13'00" W | 449.27' |
| C10   | 315.00'  | 186.15' | 33°51'33"  | 95.88'  | N 16°00'15" W | 183.45' |

### LINE DATA

| LINE | BEARING       | DISTANCE |
|------|---------------|----------|
| L1   | S 00°56'43" W | 48.32'   |
| L2   | S 32°56'00" E | 40.76'   |
| L3   | N 00°56'50" E | 13.19'   |
| L4   | S 72°46'15" E | 33.86'   |
| L5   | N 66°36'15" W | 37.34'   |
| L6   | N 32°56'00" W | 40.76'   |
| L7   | S 03°51'00" E | 1.91'    |

### NOTES:

- 1.) THERE IS SIGNIFICANT VEGETATION WITHIN THE EXISTING SCENIC OPEN SPACE EASEMENT.
- 1.) CONTOUR INTERVALS = 2'



**christopher consultants**

9900 main st suite 400 fairfax, va 22031 p 703.273.6820

engineering • surveying • land planning

## METES AND BOUNDS MAP

INOVA HOSPITAL  
**4320 & 4250 SEMINARY ROAD**  
 CITY OF ALEXANDRIA

DESIGN: JLH

DRAWN: JLH

CHECKED: KMW

DATE:

2021-02-04

SCALE: 1"=250'

SHEET:

**01** OF **01**

ALL PROPERTIES SHOWN ON THIS PLAN ARE  
IN THE SEMINARY HILL/STRAWBERRY HILL SAP



GRAPHIC SCALE

1" = 350'

RECORD NORTH



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9900 main st suite 400 fairfax, va 22031

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VICINITY MAP

INOVA HOSPITAL  
4320 & 4250 SEMINARY ROAD  
CITY OF ALEXANDRIA

DESIGN: JLH

DRAWN: JLH

CHECKED: KMW

DATE:

2021-02-04

SCALE: 1"=350'

SHEET:

01 OF 01



Description of  
East Parcel  
Being

Tax Map Parcel #031.03-01-16  
The Alexandria Hospital  
Deed Book 647, Page 345  
City of Alexandria, Virginia  
February 1, 2021

Beginning at a point on the southerly right-of-way line of Seminary Road, a variable width public right of way, said point being a corner common with Lot 1, Vauxcluse, Section 4, and said point being the northeast corner of the herein described property;

Thence, departing the southerly right of way line of Seminary Road and with the westerly line of said Vauxcluse, Section 4, S 23°44'30" W a distance of 691.62 feet to a point in the northerly line of Lot 57, Section 6, Vauxcluse;

Thence, departing Vauxcluse, Section 4 and with said Lot 57 the following 2 (two) courses and distances:

1. N 66°36'15" W a distance of 37.34 feet to a point;
2. S 85°27'40" W a distance of 120.98 feet to a point in the easterly right of way line of North Howard Street, a 60 foot wide public right of way;

Thence, departing Vauxcluse, Section 6, Lot 57, and with said right of way line of North Howard Street, 121.90 feet along the arc of a curve to the right having a radius of 565.00 feet, a delta of 12°21'43", a chord bearing of N 02°19'10" E, and a chord distance of 121.67 feet to a point;

Thence, 459.21 feet along the arc of a curve to the left having a radius of 635.00 feet, a delta of 41°26'02", a chord bearing of N 12°13'00" W, and a chord distance of 449.27 feet to a point;

Thence, N 32°56'00" W a distance of 40.76 feet to a point;

Thence, 186.15 feet along the arc of a curve to the right having a radius of 315.00 feet, a delta of 33°51'33", a chord bearing of N 16°00'15" W, and a chord distance of 183.45 feet to a point;

Thence, N 00°56'50" E a distance of 13.19 feet to a point;

Thence, 46.37 feet along the arc of a curve to the right having a radius of 25.00 feet, a delta of 106°16'20", a chord bearing of N54°05'00" E, and a chord distance of 40.00' to a point in the southerly right of way line of the aforementioned Seminary Road;

Thence, departing the easterly right of way line of North Howard Street and with said right of way line of Seminary Road the following 3 (three) courses and distances:

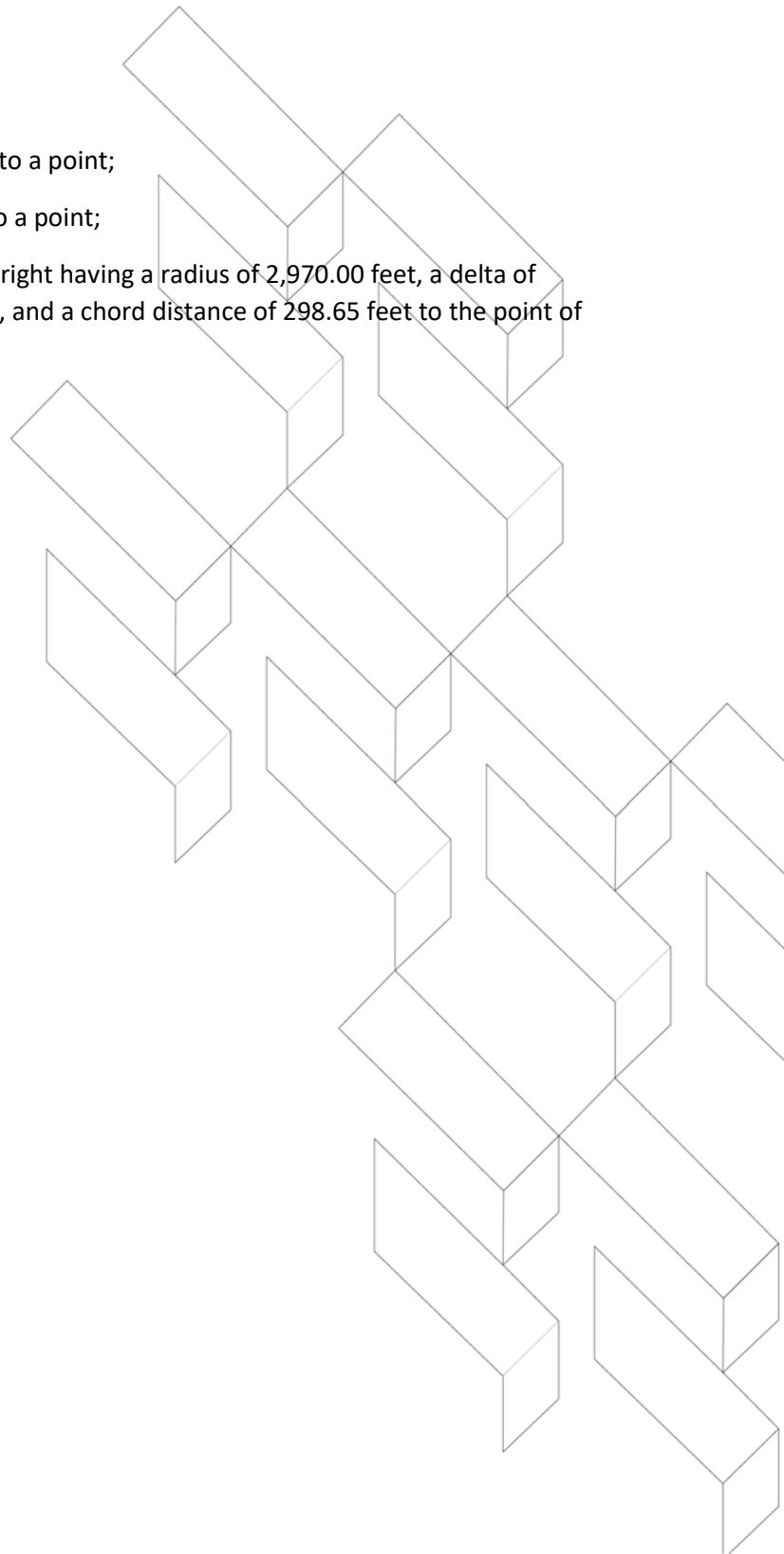
1. S 72°46'15" E a distance of 160.02 feet to a point;

2. S 78°30'50" E a distance of 100.00 feet to a point;

3. S 72°46'15" E a distance of 33.86 feet to a point;

Thence, 298.78 feet along the arc of a curve to the right having a radius of 2,970.00 feet, a delta of 05°45'50", a chord bearing of S 69°53'20" E, and a chord distance of 298.65 feet to the point of beginning.

Containing 257,383 square feet, or 5.9087 acres.



Description of  
West Parcel  
Being

Tax Parcel #039.02-04-11  
The Alexandria Hospital  
Deed Book 1166, Page 777  
City of Alexandria, Virginia  
February 1, 2021

Beginning at a point in the southerly right of way line of Seminary Road, a variable width public right-of-way, said point being a corner common with Lot 1, Section 1, Seminary Hills Estates, and said point being the northwest corner of the herein described property;

Thence, with the said right of way line of Seminary Road, S 72°46'15" E a distance of 278.54 feet to a point on the westerly right of way line of North Howard Street, a 70 foot wide public right of way.

Thence, departing the southerly right of way line of Seminary Road and with the said westerly right of way line of North Howard Street, 32.17 feet along the arc of a curve to the right having a radius of 25.00 feet, a delta of 73°43'42", a chord bearing of S 35°54'24" E and a chord distance of 30.00 feet to a point;

Thence, S 00°56'43" W a distance of 48.32 feet to a point.

Thence, 227.65 feet along the arc of a curve to the left having a radius of 385.00 feet, a delta of 33°52'44", a chord bearing of S 15 59'39" E and a chord distance of 224.35 feet to a point;

Thence, S 32°56'00" E a distance of 40.76 feet to a point;

Thence, 408.58 feet along the arc of a curve to the right having a radius of 565.00 feet, a delta of 41°26'00", a chord bearing of S 12°13'00" E and a chord distance of 399.74 feet to a point;

Thence, 136.87 feet along the arc of a curve to the left having a radius of 635.00 feet, a delta of 12°20'59", a chord bearing of S 02°19'31" W and a chord distance of 136.61 feet to a point;

Thence, S 03°51'00" E a distance of 1.91 feet to a point, a corner common to Lot 56-A, Vauxcluse, Section 6;

Thence, with the westerly lines of Vauxcluse, Sections 6 & 7, S 39°44'00" W a distance of 898.51 feet to a point in the northerly line of the property of Aimco Foxchase, LP;

Thence, departing Vauxcluse, Section 7 and with said northerly line of Aimco Foxchase, LP, N 50°16'00" W a distance of 547.19 feet to a point in the northerly line of Belle Wood, Section 2, Lot 11;

Thence, departing Aimco Foxchase and with said Belle Wood, Section 2 the following 2 (two) courses and distances:

1. N 51°16'20" W a distance of 99.97 feet to a point;
2. S 65°04'00" W a distance of 321.77 feet to a point in the easterly right of way line of North Jordan Street, a 60 foot wide public right of way;

Thence, departing Belle Wood, Section 2 and with the said right of way line of North Jordan Street N 01°32'24" W a distance of 275.68 to a point;

Thence, 105.54 feet along the arc of a curve to the right having a radius of 2,835.00 feet, a delta of 02°07'58", a chord bearing of N 00°28'25" W and a chord distance of 105.53 feet to a point, a corner common with Lot 17, Block 3285, Section 2, Seminary Hill Estates;

Thence, continuing with North Jordan Street, and thence with Block 3285, Section 2, Seminary Hill Estates, and thence with Seminary Hill Estates, Section 1, the following 2 (two) courses:

1. S 49°48'08" E a distance of 144.42 feet to a point;
2. N 37°36'27" E a distance of 1,338.64 feet to the point of beginning.

Containing 1,204,255 square feet, or 27.6459 acres, more or less.