

Rezoning #2022-00002
31 & 33 East Bellefonte Avenue

Application	General Data	
Public hearing and consideration of a request for an amendment to the official zoning map to change the zone from R-2-5/Residential Single and Two-Family to RB/Residential Townhouse.	Planning Commission Hearing:	June 7, 2022
	City Council Hearing:	June 18, 2022
Address: 31 and 33 East Bellefonte Avenue	Zone:	<u>Existing:</u> R-2-5/Residential Single and Two-Family <u>Proposed:</u> RB/Residential Townhouse
Applicant: Michelle Taylor, Megan Lantz and Catterson Oh represented by Kim Robbert, agent	Small Area Plan:	Potomac West

Staff Recommendation: APPROVAL subject to compliance with all applicable codes, ordinances and recommended permit conditions found in Section III of this report.

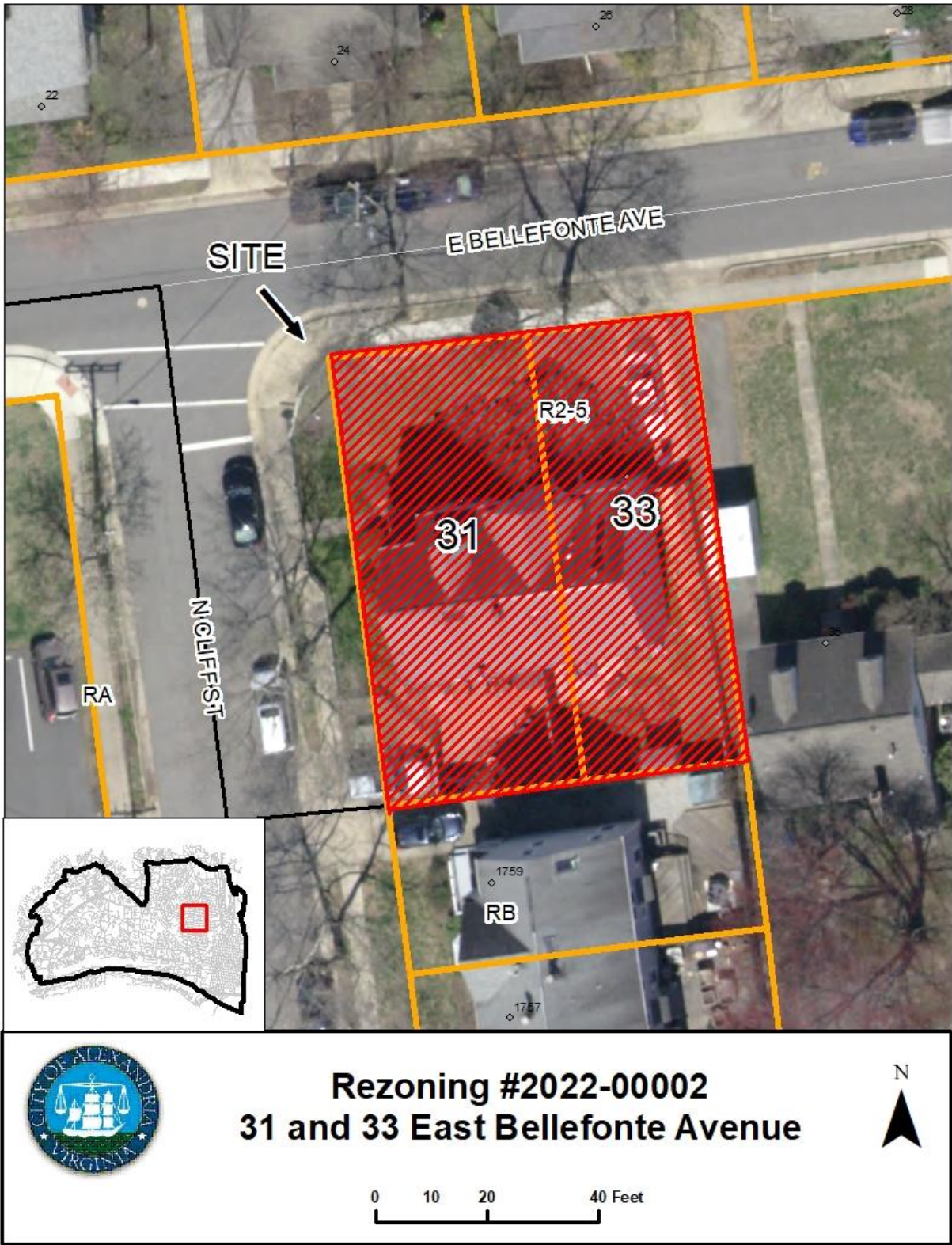
Staff Reviewers: Sam Shelby, sam.shelby@alexandriava.gov
Ann Horowitz, ann.horowitz@alexandriava.gov

PLANNING COMMISSION ACTION, JUNE 7, 2022: On a motion by Vice Chair McMahon, seconded by Commissioner Lyle, the Planning Commission voted to recommend approval of Rezoning #2022-0002. The motion carried on a vote of 6 to 1 with Commissioner Brown voting against.

Reason: The Planning Commission generally agreed with staff's analysis. Commissioner Brown did not find that an adequate reason was provided to justify approval of the rezoning request. He found that the existing zoning was consistent with the Potomac West Small Area (SAP). Commissioner Brown found that he would have been more comfortable supporting the project if comments had been received by abutting property owners. He found that approving what he viewed as an open-ended rezoning could set a bad precedent.

Vice Chair McMahon found that the applicant's justification for the rezoning request, to accommodate a potential additional in the future, was reasonable. Citing the staff memo, she found that the potential addition would be modest. She also found that the request would be consistent with the SAP. Vice Chair McMahon named both the subject properties' proximity to others zoned

RB, and that the rezoning would bring the subject properties into compliance, as reasons to support the request.



I. DISCUSSION

The applicants, Michelle Taylor, Megan Lantz and Catterson Oh represented by Kim Robbert, agent, request an amendment to the official zoning map to rezone the subject properties at 31 and 33 East Bellefonte Avenue from to R-2-5/Residential Single and Two-Family to RB/Residential Townhouse.

SITE DESCRIPTION AND BACKGROUND

The subject properties include two lots of record at the intersection of East Bellefonte Avenue and North Cliff Street. Lot 7.02, addressed as 31 East Bellefonte Avenue is a corner lot with 36 and 81.20 feet of frontage along East Bellefonte and North Cliff, respectively. It has a lot size of 2,915 square feet and a lot width of 36 feet. Lot 7.01, addressed as 33 East Bellefonte Avenue has 30 feet of frontage and width along East Bellefonte. It has a lot size of 2,417 square feet.

A semi-detached, two-family dwelling occupies the subject properties. One half is located on each property with a party wall running down the shared lot line.

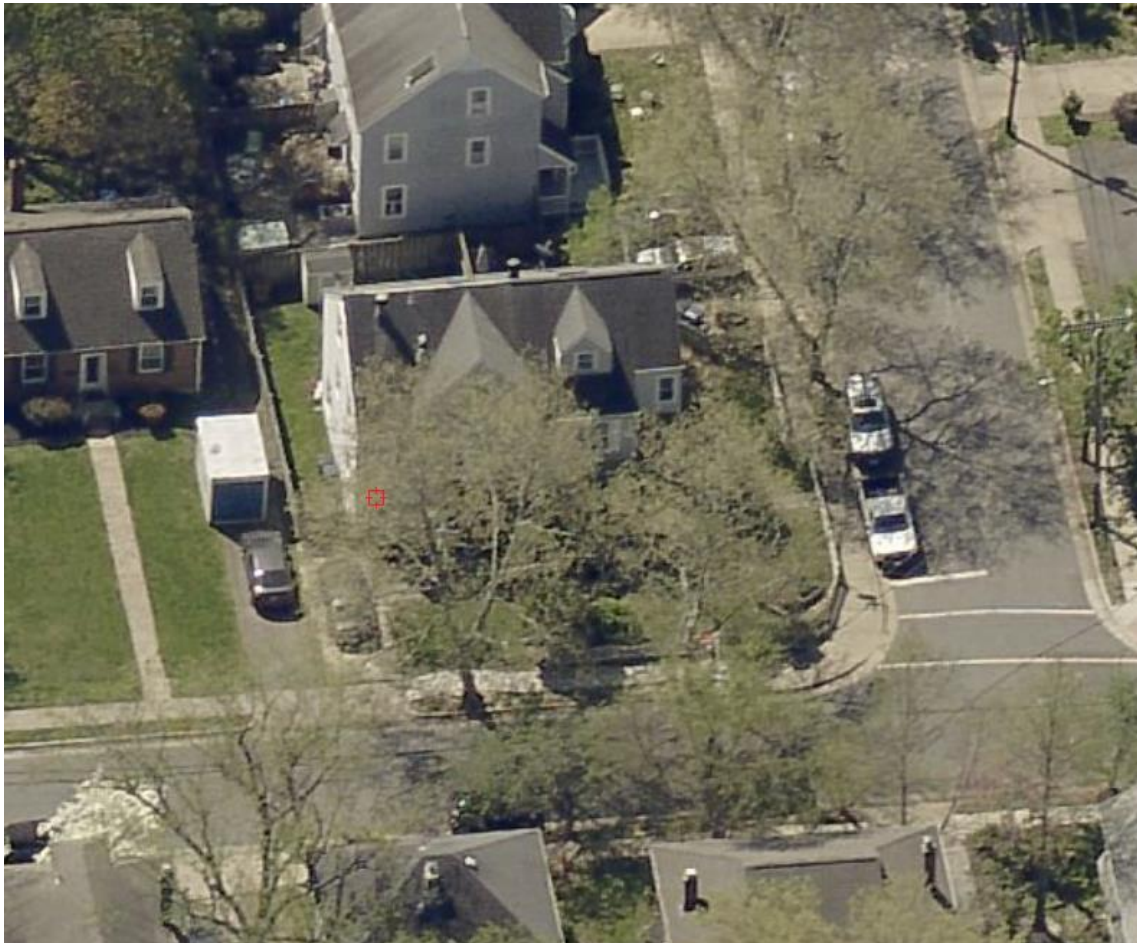


Figure 1 – Subject properties

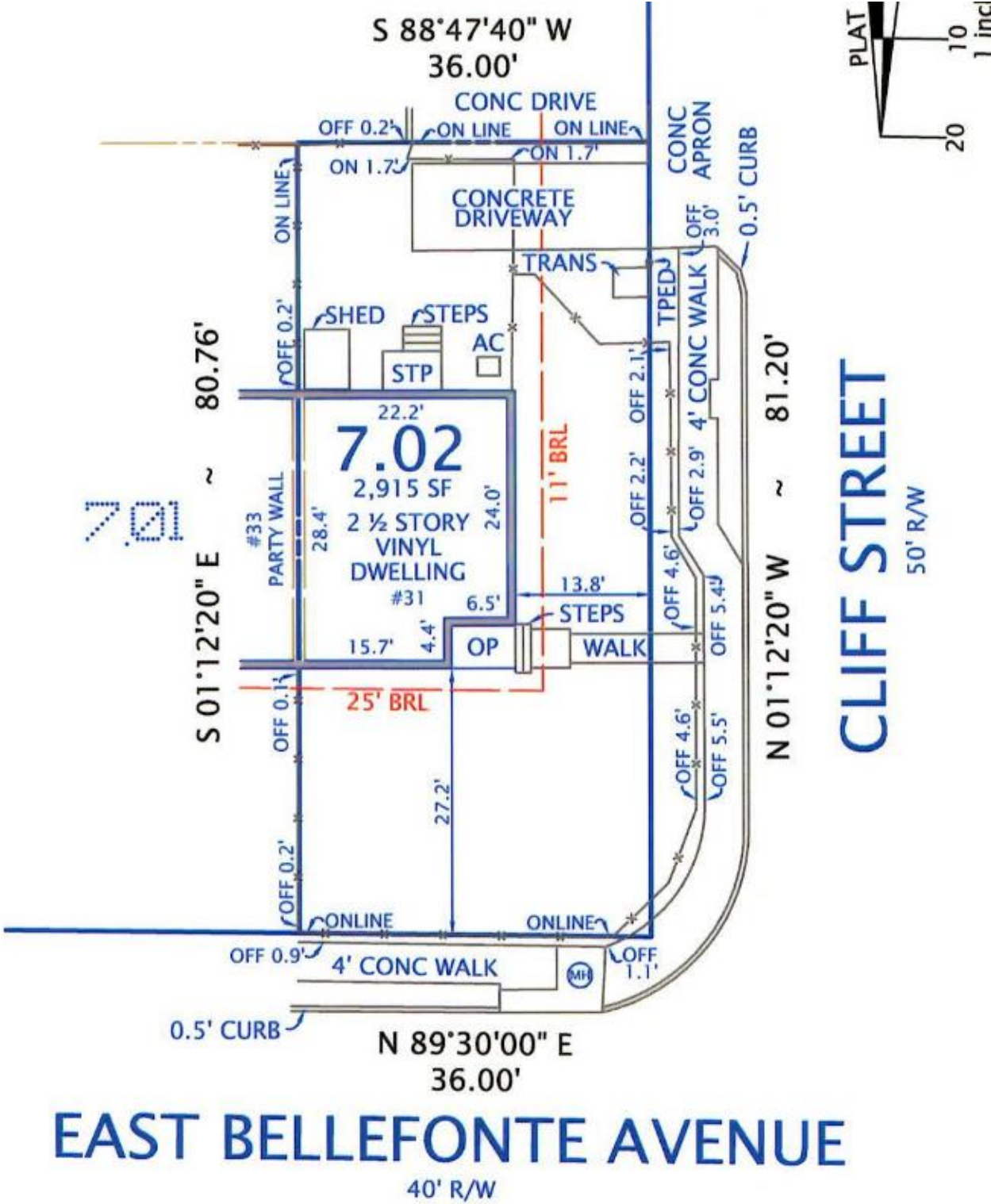


Figure 2 – 31 East Bellefonte Avenue – survey plat

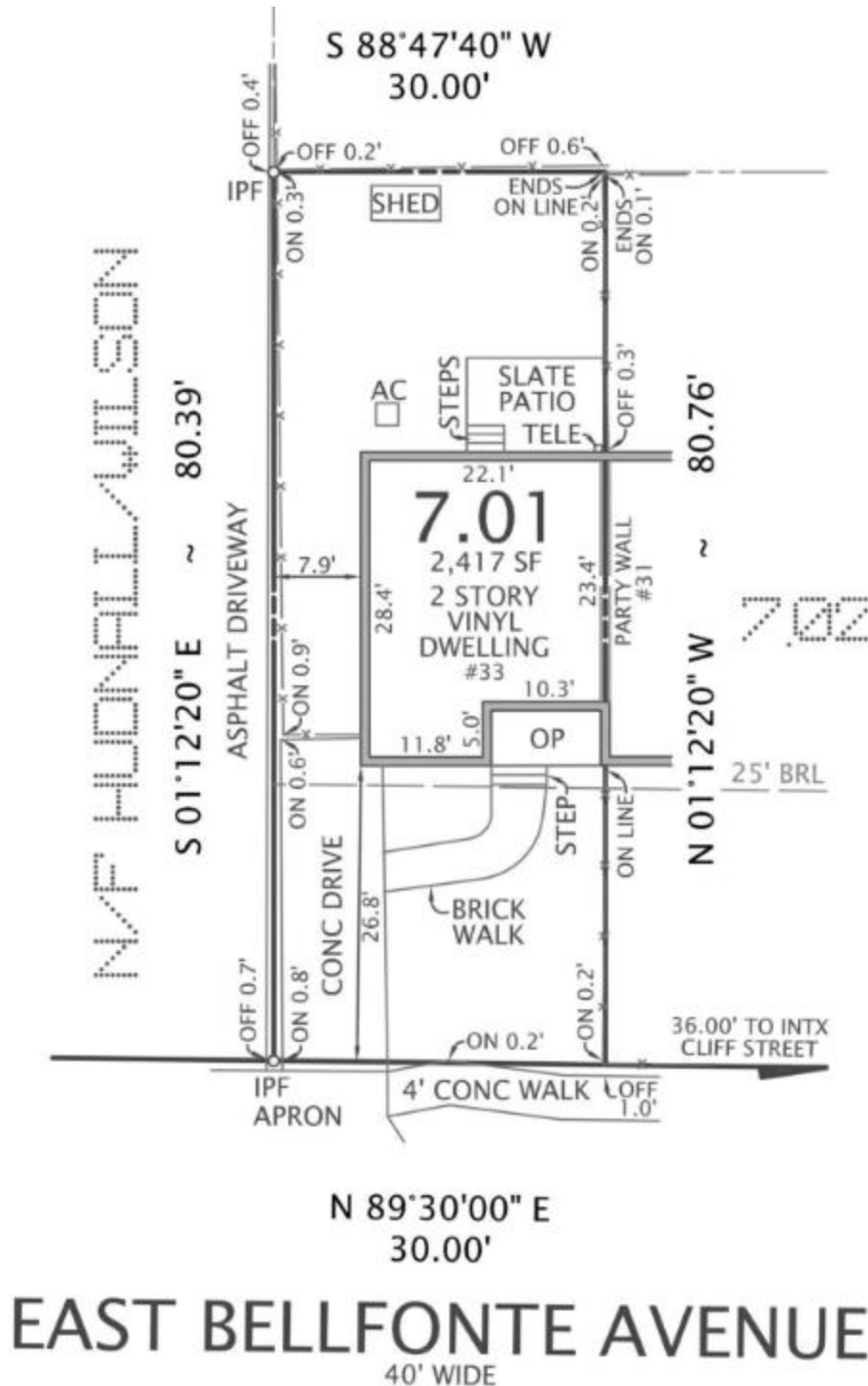


Figure 3 - 31 East Bellefonte Avenue - survey plat

The subject property is located within the Potomac West Small Area Plan (SAP) Chapter of the City's Master Plan which designates the area for residential uses.

In June 1992, City Council repealed the City's 1974 Adopted Consolidated Mater Plan and adopted the City's 1992 Master Plan. In addition, City Council repealed the City's 1951 Zoning Ordinance

and Maps, as amended, and adopted the City's 1992 Zoning Ordinance and Maps. Through these adoptions, the subject properties were rezoned from RB to R-2-5. The rezoning made the subject properties noncomplying with regard to lot size, frontage and width. It also made the existing dwelling noncomplying with regard to floor area ratio and east side yard setback. The adjacent properties, developed with townhouse dwellings, which were constructed at the same time as the dwelling on the subject properties, remained RB. Figure 4, below, shows zoning of the area surrounding the subject property. Though many of the surrounding properties are zoned R-2-5, many similarly configured properties are zoned RB.

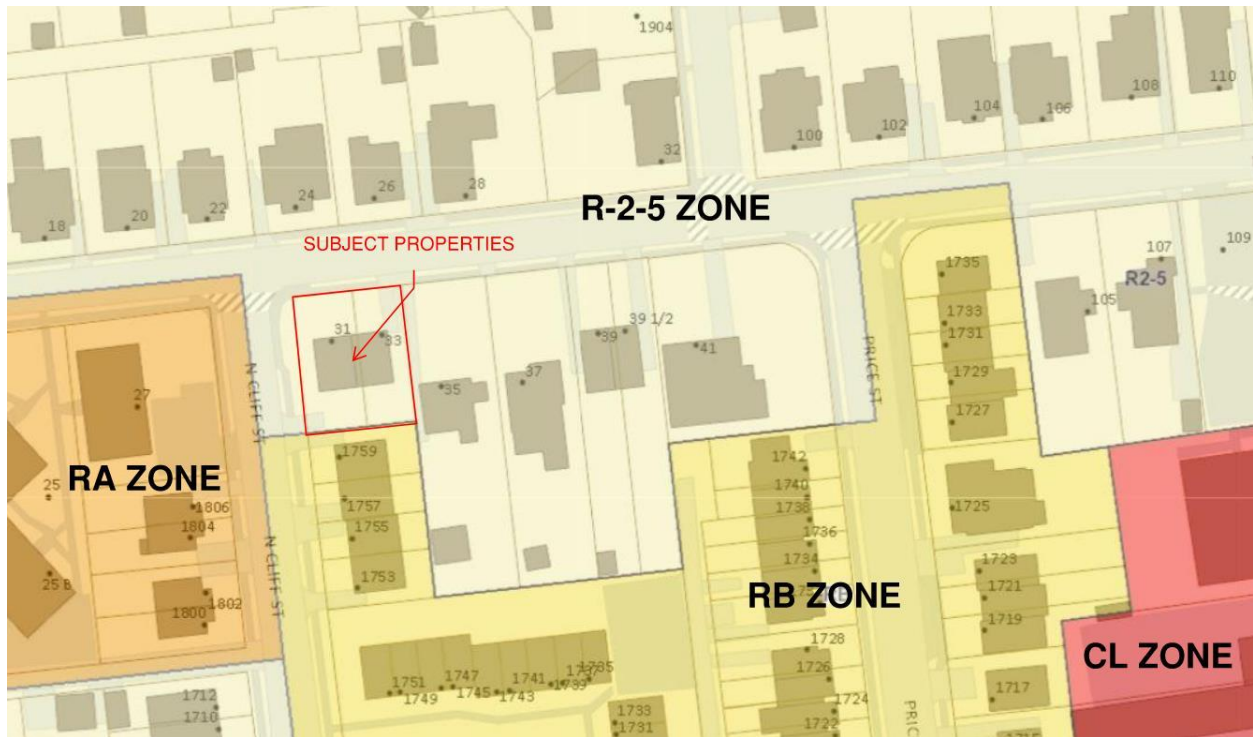


Figure 4 - Surrounding Zoning

PROPOSAL

The applicants request an amendment to the official zoning map to rezone the subject properties, lots 7.01 and 7.02, from R-2-5/Residential Single and Two-Family to RB/Residential Townhouse. A Master Plan Amendment is not required because the proposed use is consistent with the Potomac West SAP land use designation.

ZONING

The subject property is currently zoned R-2-5 which allows for residential development with a maximum Floor Area Ratio (FAR) of 0.45. The subject properties do not meet the R-2-5 zone's lot requirements for width, frontage or size.

The proposed RB zone allows for residential development with a maximum FAR of 0.75. The subject properties would comply with all the RB zone's lot requirements.

Table 1 below shows the existing R-2-5 zone and proposed RB zone lot requirements compared to the exiting conditions on the subject site.

Table 1 – Existing RB and proposed R-2-5 zone requirements with exiting lot conditions

Lot Requirements	R-2-5 Zone	RB Zone	Lot 7.01	Lot 7.02
Size	2,500 Sq. Ft. 4,000 Sq. Ft. (corner lot)	1,980 Sq. Ft.	2,417 Sq. Ft.	2,915 Sq. Ft.
Width	37.50 Ft.	25 Ft.	30 Ft.	36 Ft.
Frontage	37.50 Ft.	25 Ft.	30 Ft.	36 Ft.

II. STAFF ANALYSIS

Staff recommends approval of the applicant’s proposal to rezone the subject property from R-2-5 to RB. The applicant’s proposal would bring the subject properties into compliance with the RB zone’s lot requirements and would also be more consistent with the Potomac West SAP.

A. Compliance with RB Lot Requirements

Under the applicant’s proposal, the rezoned subject properties would comply with the RB zone lot requirements. As currently zoned, the subject properties do not meet existing lot requirements. The applicant’s proposal would bring the subject properties into compliance with the Zoning Ordinance.

B. Conformance with the Potomac West SAP

The rezoning would be in conformance with the Potomac West SAP which designates this area for low-density residential uses (single and two-family dwellings). The RB zone does allow townhouse dwellings, whereas the R-2-5 zone does not, however, townhouse dwellings could not be constructed on the subject properties. Combined, the lots do not have sufficient frontage, width or size to accommodate more than two dwellings. The SAP also encourages development consistent with the scale and density of surrounding housing. Because the surrounding townhouses are on similar lots, and constructed at the same time as the dwelling on the subject properties, staff finds that the proposed rezoning would allow for further development to be more in character with the dwellings surrounding the subject property.

C. Additional Considerations

Staff notified the Del Ray Civic Association’s Land Use Committee of this request. To date, staff has answered questions but has not received comments.

CONCLUSION

Staff recommends approval of the rezoning as it would bring the subject properties into compliance

but would not allow for additional density beyond what is envisioned by the Potomac West SAP. Staff recommends approval of the rezoning request.

STAFF: Sam Shelby, Urban Planner, Department of Planning and Zoning
Tony LaColla, AICP, Division Chief, Department of Planning and Zoning
Ann Horowitz, Principal Planner, Department of Planning and Zoning

III. CITY DEPARTMENT COMMENTS

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

Transportation & Environmental Services:

F-1 Sanitary, SWM, Transportation Planning, Traffic Engineering, PWS, AlexRenew, Survey has no comments.

F-2 DASH, VAWC and Resource Recovery provided no comments.

Code Administration:

No comments.

Archaeology:

No comments.

Recreation, Parks and Cultural Activities:

No comments received.

Police Department:

No comments.

Fire Department:

No comments.



APPLICATION

☐ Master Plan Amendment MPA# _____
☒ Zoning Map Amendment REZ# _____

PROPERTY LOCATION: 31 E Bellefonte Avenue and 33 E Bellefonte Avenue

APPLICANT

Name: Megan Lantz & Catterson Oh and Michelle Taylor
Address: 31 E Bellefonte Avenue and 33 E Bellefonte Avenue

PROPERTY OWNER:

Name: #31 Megan Lantz & Catterson Oh & #33 Michelle Taylor
Address: 31 E Bellefonte Avenue & 33 E Bellefonte Avenue

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.

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.

Kim Robbert

Print Name of Applicant or Agent

110 W Alexandria Ave

Mailing/Street Address

Alexandria

City and State

22301

Zip Code

Signature

7036292064

Telephone #

Fax #

3/21/2022

Date

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 Tax Map - Block - Lot	Land Use Existing - Proposed	Master Plan Designation Existing - Proposed	Zoning Designation Existing - Proposed	Frontage (ft.) Land Area (acres)
1 31 E Bellefonte Ave 034.04-15-23	R R	RM no change	R 2-5 RB	36' 2915 sq ft
2 33 E Bellefonte Ave 034.04-15-22	R R	RM no change	R 2-5 RB	30' 2417 sq ft
3 _____	_____	_____	_____	_____
4 _____	_____	_____	_____	_____

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.

- Name: Megan Lantz Extent of Interest: 100%
Address: 31 E Bellefonte Avenue
- Name: Catterson Oh Extent of Interest: 100%
Address: 31 E Bellefonte Avenue
- Name: Michelle Taylor Extent of Interest: 100%
Address: 33 E Bellefonte Avenue
- 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:
N/A

- 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:

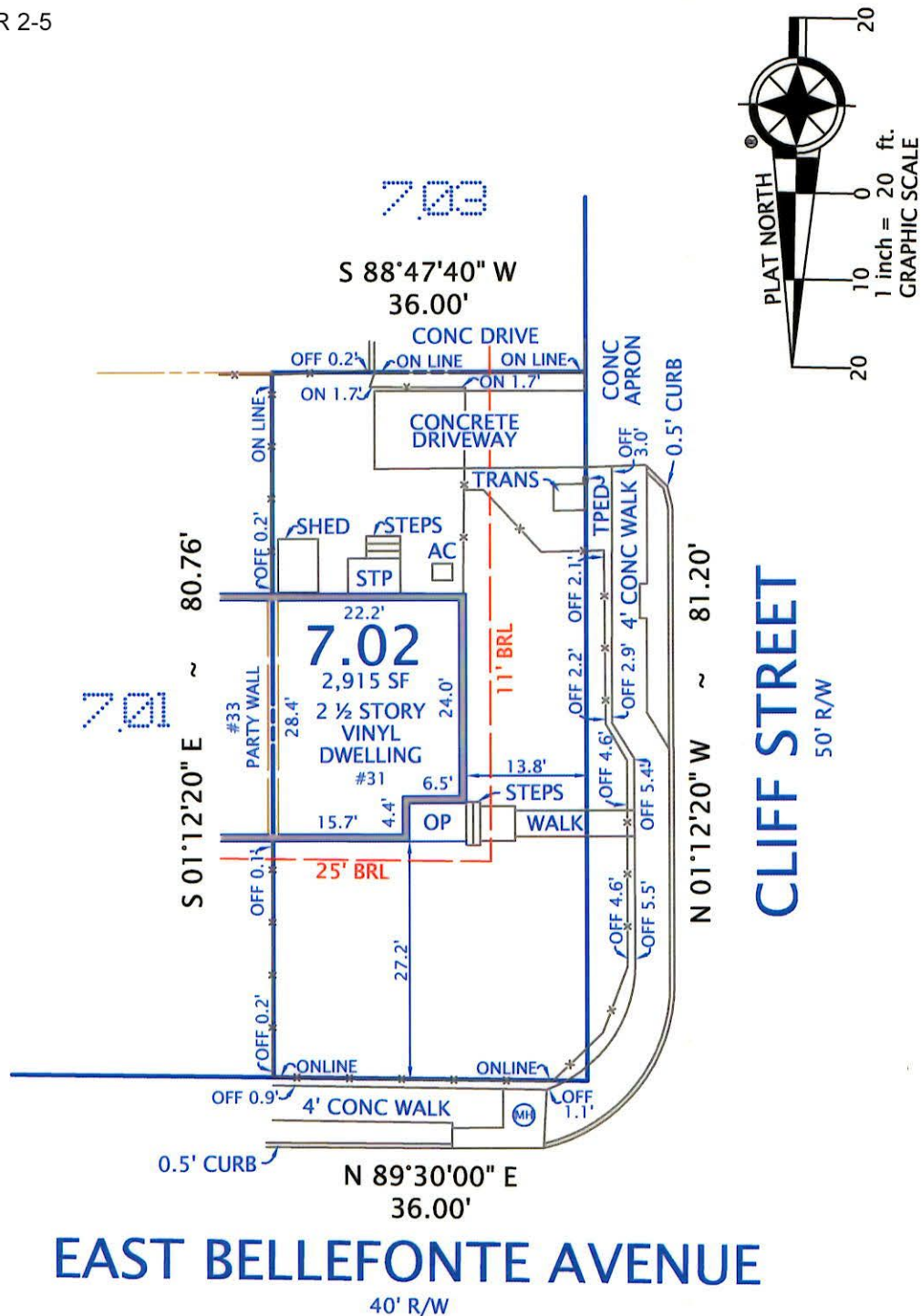
#31 & #33 E Bellefonte Avenue are existing duplex houses. They are designated as R2-5 by the current Zoning Map. The adjacent property townhouses and surrounding duplex & townhouses are zoned RB. When the duplex houses were constructed in 1982 and prior to the 1992 zoning map, these properties were designated as RB. The owners are requesting to be re-zoned as RB to bring the properties in compliance with the 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.

There is no change to how these properties will be served as they will remain individually owned duplex units. The reclassification does not increase the need for public facilities.

- 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):
N/A

- NOTES: 1. FENCES ARE PICKET UNLESS NOTED.
2. UTILITIES ARE UNDERGROUND.
3. ZONED R 2-5



PLAT
SHOWING HOUSE LOCATION ON
LOT 7.02
OF A PLAT OF RESUBDIVISION
SCHROTT'S ADDITION TO
CAYLOR-SPAULDING SUBDIVISION

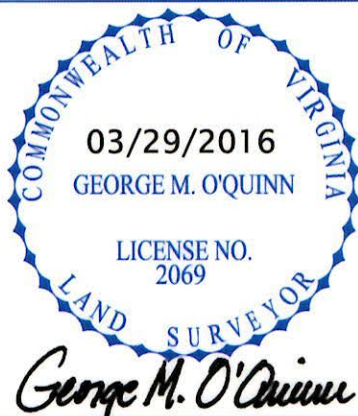
(DEED BOOK 1057, PAGE 176)
CITY OF ALEXANDRIA, VIRGINIA
SCALE: 1" = 20' MARCH 29, 2016

I HEREBY CERTIFY THAT THE POSITIONS OF
ALL THE EXISTING IMPROVEMENTS HAVE BEEN
CAREFULLY ESTABLISHED BY A CURRENT FIELD
SURVEY AND UNLESS SHOWN THERE ARE NO
VISIBLE ENCROACHMENTS AS OF THIS DATE:

THIS PLAT IS SUBJECT TO
RESTRICTIONS OF RECORD.

A TITLE REPORT WAS NOT FURNISHED.

NO CORNER MARKERS SET.



Ordered by:
228 S. Washington Street
Suite 100
Alexandria, VA 22314
703-739-0100



8808-H PEAR TREE VILLAGE COURT
ALEXANDRIA, VIRGINIA 22309
703-619-6555
FAX: 703-799-6412

Alexandria Surveys, LLC

1229 Garrisonville Rd #105, Stafford Va. 22556

Office 540-752-9197, cell 540-207-5681

Metes and Bounds Description Lot 7.02 of a Plat of Resubdivision of Lot 601, Schrott's Addition to Caylor-Spaulding Subdivision:

Beginning at a point in the intersection of the southerly right-of-way line of East Bellefonte Avenue (a 40' wide public right-of-way), and the eastern right-of-way line of North Cliff Street (a 50' wide public right-of-way), thence running with the right-of-way line of East Bellefonte Avenue;

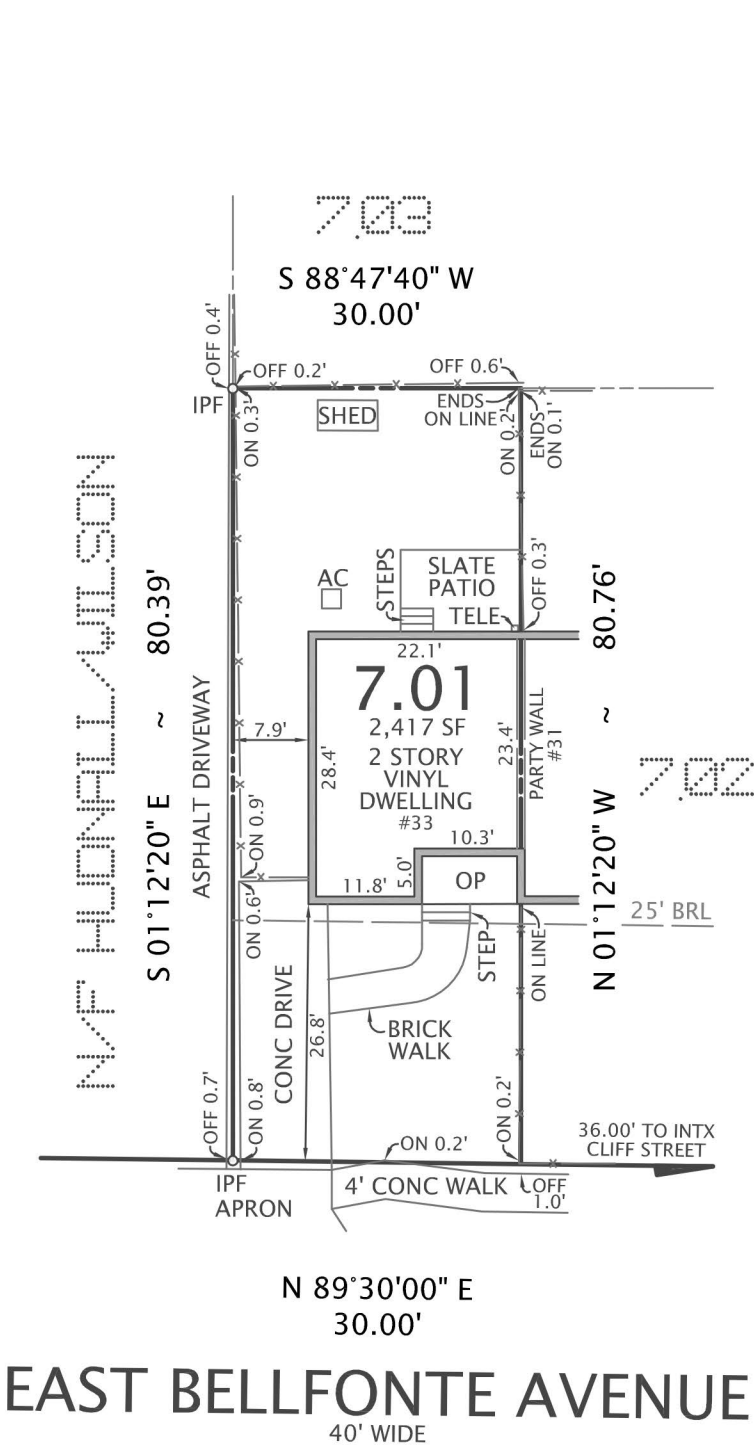
N 89 degrees 30 minutes 00 seconds E, 36.00 feet to a point. Said point being a common corner with Lot 7.01 of a Plat of Resubdivision of Lot 601, Schrott's Addition to Caylor-Spaulding Subdivision, thence leaving the public right-of-way and running with Lot 7.01 of a Plat of Resubdivision of Lot 601, Schrott's Addition to Caylor-Spaulding Subdivision;

S 01 degrees 12 minutes 20 seconds E, 80.76 feet to a point. Said point being a common corner with Lot 7.01 and in the line of Lot 7.03 of a Plat of Resubdivision of Lot 601, Schrott's Addition to Caylor-Spaulding Subdivision, thence running with Lot 7.03 of a Plat of Resubdivision of Lot 601, Schrott's Addition to Caylor-Spaulding Subdivision;

S 88 degrees 47 minutes 40 seconds W, 36.00 feet to a point. Said point being a common corner with Lot 7.03 of a Plat of Resubdivision of Lot 601, Schrott's Addition to Caylor-Spaulding Subdivision and in the eastern right-of-way line of North Cliff Street (a 50' wide public right-of-way) thence with the public right-of-way;

N 01 degrees 12 minutes 20 seconds W, 81.20 feet, to the point of beginning and having a total area of 2,915 square feet or 0.0669 acres

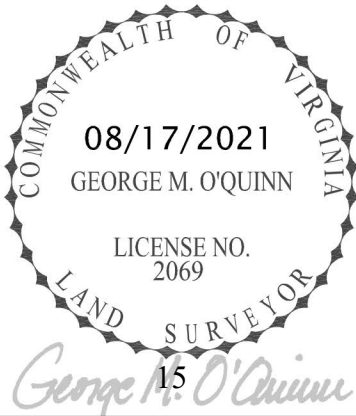
- NOTES: 1. FENCES ARE FRAME.
2. UTILITIES ARE UNDERGROUND.
3. ZONED R 2-5



PLAT
SHOWING HOUSE LOCATION ON
LOT 7.01
OF A PLAT OF RESUBDIVISION OF LOT 601
SCHROTT'S ADDITION TO
CAYLOR-SPAULDING SUBDIVISION
(DEED BOOK 1057, PAGE 176)
CITY OF ALEXANDRIA, VIRGINIA
SCALE: 1" = 20' AUGUST 17, 2021

I HEREBY CERTIFY THAT THE POSITIONS OF ALL THE EXISTING IMPROVEMENTS HAVE BEEN CAREFULLY ESTABLISHED BY A CURRENT FIELD SURVEY AND UNLESS SHOWN THERE ARE NO VISIBLE ENCROACHMENTS AS OF THIS DATE:

THIS PLAT IS SUBJECT TO RESTRICTIONS OF RECORD.
A TITLE REPORT WAS NOT FURNISHED.
NO CORNER MARKERS SET.



Ordered by:

Monarch
TITLE, INC.
675 N. Washington Street, Suite 435
Alexandria, Virginia 22314
Phone: 703-852-7700



DOMINION

Surveyors
Inc.®

8808-H PEAR TREE VILLAGE COURT
ALEXANDRIA, VIRGINIA 22309
703-619-6555
FAX: 703-799-6412

Alexandria Surveys, LLC

1229 Garrisonville Rd #105, Stafford Va. 22556
Office 540-752-9197, cell 540-207-5681

Metes and Bounds Description Lot 7.01 of a Plat of Resubdivision of Lot 601, Schrott's Addition to Caylor-Spaulding Subdivision:

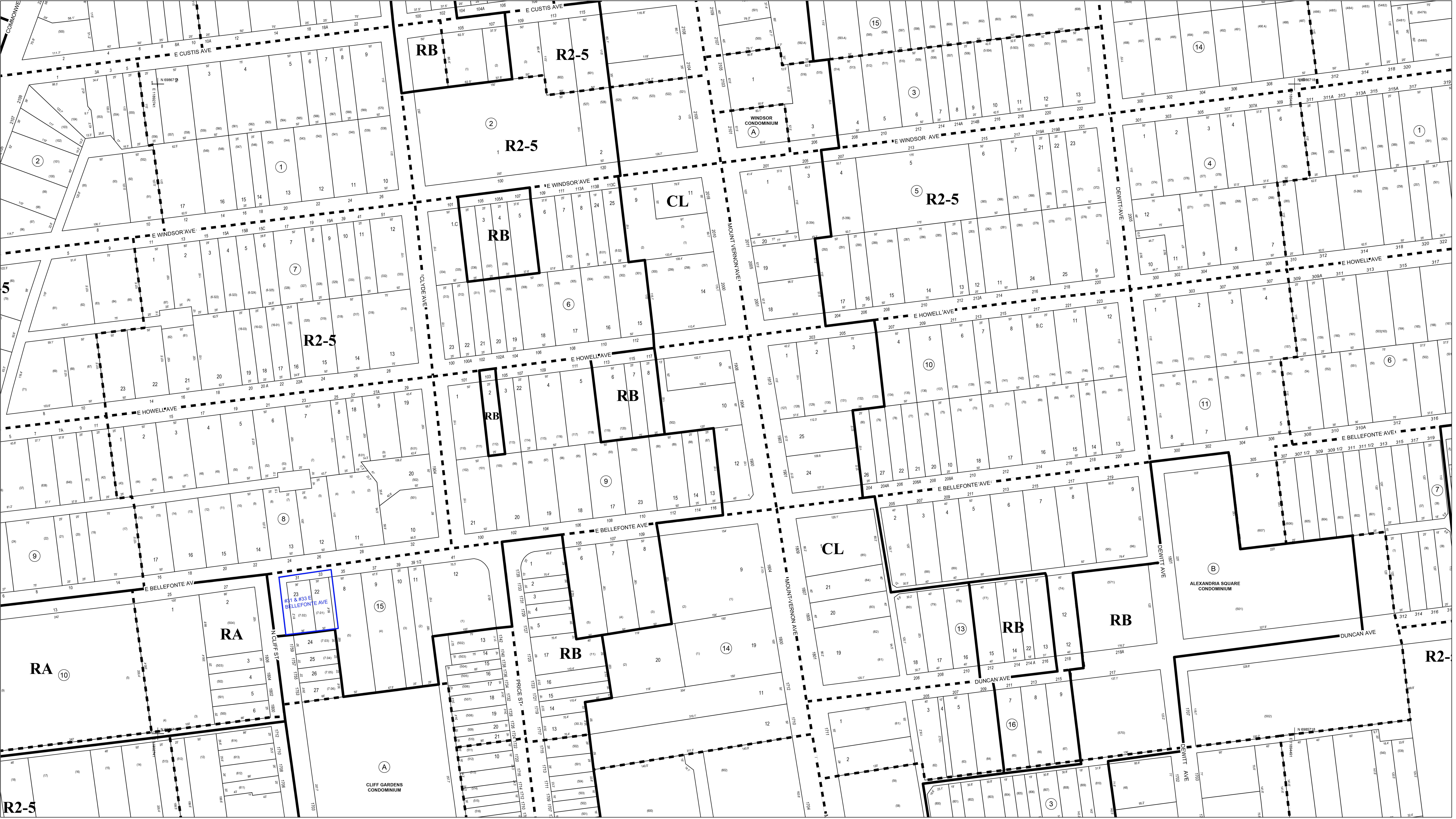
Beginning at a point in the southerly right-of-way line of East Bellefonte Avenue (a 40' wide public right-of-way), said point being 36.00 feet east of the intersection of East Bellefonte Avenue and North Cliff Street (a 50' wide public right-of-way) and being a common corner with Lot 7.02 of a Plat of Resubdivision of Lot 601, Schrott's Addition to Caylor-Spaulding Subdivision, thence running with the right-of-way line;

N 89 degrees 30 minutes 00 seconds E, 30.00 feet to an iron pipe found. Said iron pipe being a common corner with Hundall / Wilson Property, thence leaving the public right-of-way and running with Hundall / Wilson;

S 01 degrees 12 minutes 20 seconds E, 80.39 feet to an iron pipe found. Said iron pipe being a common corner with Lot 7.03 of a Plat of Resubdivision of Lot 601, Schrott's Addition to Caylor-Spaulding Subdivision, thence running with Lot 7.01 of a Plat of Resubdivision of Lot 601, Schrott's Addition to Caylor-Spaulding Subdivision;

S 88 degrees 47 minutes 40 seconds W, 30.00 feet to a point. Said point being a common corner with Lot 7.02 of a Plat of Resubdivision of Lot 601, Schrott's Addition to Caylor-Spaulding Subdivision, thence with Lot 7.02 of a Plat of Resubdivision of Lot 601, Schrott's Addition to Caylor-Spaulding Subdivision;

N 01 degrees 12 minutes 20 seconds W, 80.76 feet, to the point of beginning and having a total area of 2,417 square feet or 0.0555 acres



Special Notations

The maps provided hereunder are provided "as is" and the City expressly disclaims all warranties, UCC and otherwise, express or implied, including warranties as to accuracy of the maps and merchantability and fitness for a particular purpose, and further expressly disclaims responsibility for all incidental, consequential or special damage arising out of or in connection with the use or performance of the map.

Legend

Private Road

City Boundary

Zoning Line

Block Line

Property Line

Address 1317

Parcel Area 1.2 A

Parcel No. 7

Block No. 4

Legal Lot No. (501)

02	34.01	34.02	35.01	35
04	34.03	34.04	35.03	35
02	43.01	43.02	44.01	44

17

50250050100

Feet

N

ALEXANDRIA, VIRGINIA

ASSESSMENT MAP

SHEET NUMBER

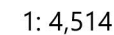
34.04

Generated on: 3/28/2019



- M** Metro Stations
Metro Lines
Blue
Yellow
Yellow Blue
City Boundary
Rail Lines
Parcels
Buildings
Surface Water
Streams
Parks
City of Alexandria

Notes



752.3	0	376.17	752.3	Feet
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WGS_1984_Web_Mercator_Auxiliary_Sphere
City of Alexandria, VA

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

THIS MAP IS NOT TO BE USED FOR NAVIGATION

City of Alexandria, Virginia

MEMORANDUM

DATE: JUNE 3, 2022

TO: CHAIR NATHAN MACEK AND MEMBERS OF THE PLANNING COMMISSION

FROM: KARL W. MORITZ, DIRECTOR, DEPARTMENT OF PLANNING & ZONING

SUBJECT: DOCKET ITEM #3 – REZONING #2022-00102
31 & 33 EAST BELLEFONTE AVENUE

With this, memorandum staff provides more background on the reason for the applicant's request for the rezoning and, if approved, establishes what additional development could occur..

Reason for rezoning:

The applicant has requested a rezoning because they would like the option to construct a modest addition to the existing dwelling in the future. The R-2-5 zone permits a maximum floor area ratio (FAR) of 0.45. The existing semi-detached, two-family dwelling exceeds this maximum FAR as follows:

Lot 7.02 (33 East Bellefonte Avenue) contains approximately 1,464 square feet of net floor area, 377 square feet beyond the maximum permitted. Lot 7.01 (33 East Bellefonte Avenue) contains approximately 1,386 square feet of net floor area, 75 square feet beyond the maximum permitted.

Under the current zoning, the applicant would have to receive approval from the Board of Zoning Appeals for a variance from the maximum FAR. Staff found that the required variance criteria would not be met for such a request. Specifically, Zoning Ordinance section 11-1103(F) states that "the granting of the variance does not result.... in a change of the zoning classification of the property..." This criterion would not be met because exceeding the maximum FAR would result in a change of the zoning classification of the subject property.

As the variance would not allow for an addition, the applicant therefore requested a rezoning of the subject property.

Potential development under RB zoning:

The following table summarizes the bulk and open space regulations of both the R-2-5 and RB zones as they would apply to the subject properties:

Lot 7.02 (31 East Bellefonte Avenue)

	R-2-5 zone (existing)	Provided	RB zone (proposed)
Front Yard	18.9 Ft. (minimum)	26.8 Ft.	No change
Side yard	1:3 height to setback ratio, minimum 10 Ft.	7.9 Ft.	1:3 height to setback ratio, minimum 8 Ft.
Rear Yard	1:1 height to setback ratio, minimum 7 Ft.	25.4 Ft.	1:1 height to setback ratio, minimum 8 Ft.
Height	30 Ft.	~27.5 Ft.	No change
FAR	0.45 (1,087 Sq. Ft.)	1,464 Sq. Ft.	0.75 (1,812 Sq. Ft)
Open Space	None required	1,215 Sq. Ft.	800 Sq. Ft.

Lot 7.01 (33 East Bellefonte Avenue)

	R-2-5 zone (existing)	Provided	RB zone (proposed)
Front Yard	18.9 Ft. (minimum)	27.2 Ft.	No change
Front Yard (secondary)	20 Ft.	13.8 Ft.	No change
Side Yard	1:3 height to setback ratio, minimum 10 Ft.	25.2 Ft.	1:3 height to setback ratio, minimum 8 Ft.
Height	30 feet	~27.5 Ft.	No change
FAR	0.45 (1,311 Sq. Ft.)	1,311 Sq. Ft.	0.75 (2,186 Sq. Ft)
Open Space	None required	1,535 Sq. Ft.	800 Sq. Ft.

Although the maximum floor area permitted would increase if the rezoning request were approved, the subject properties would still be subject to the residential infill regulations related to building height, floor area and front setback. With regard to floor area, the rezoning would not allow for any additional floor area exclusions. Although Lot 7.02's side yard requirement would be more permissive, its rear yard would be more restrictive. There would be no changes to the required front yards or the maximum height permitted. Further, the RB zone would introduce an open space requirement that would limit additional space that could be occupied by buildings or structures on the subject properties. Given these requirements and the lot constraints, the rezoning would not allow for redevelopment that would be incompatible in terms of height, mass or bulk with the surrounding properties.

For clarity, staff has included graphics, below, that show non-buildable areas in red, for each of the subject properties if the rezoning were approved.

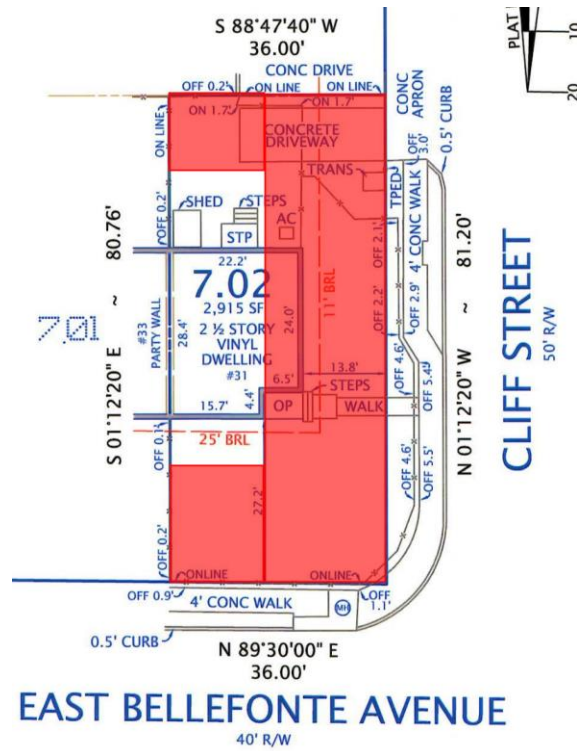


Figure 1- 31 East Bellefonte Avenue - Non-buildable Area

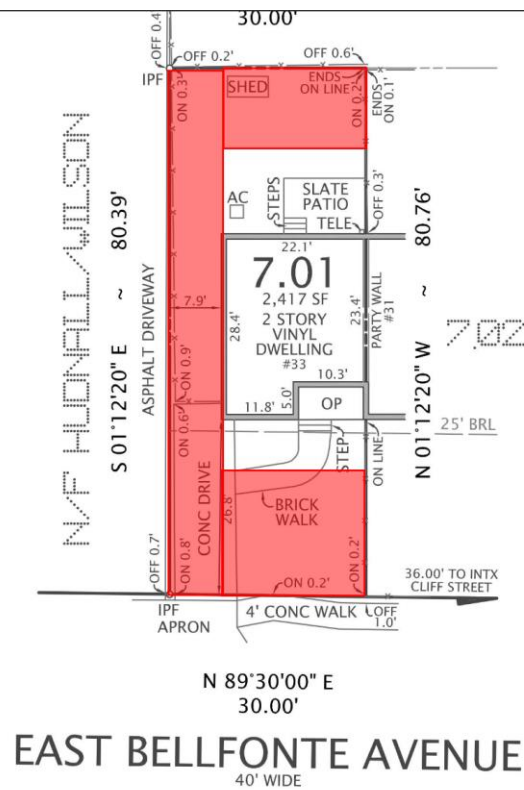


Figure 2 - 33 East Bellefonte Avenue - Non-buildable Area

Staff continues to recommend approval of the rezoning request.