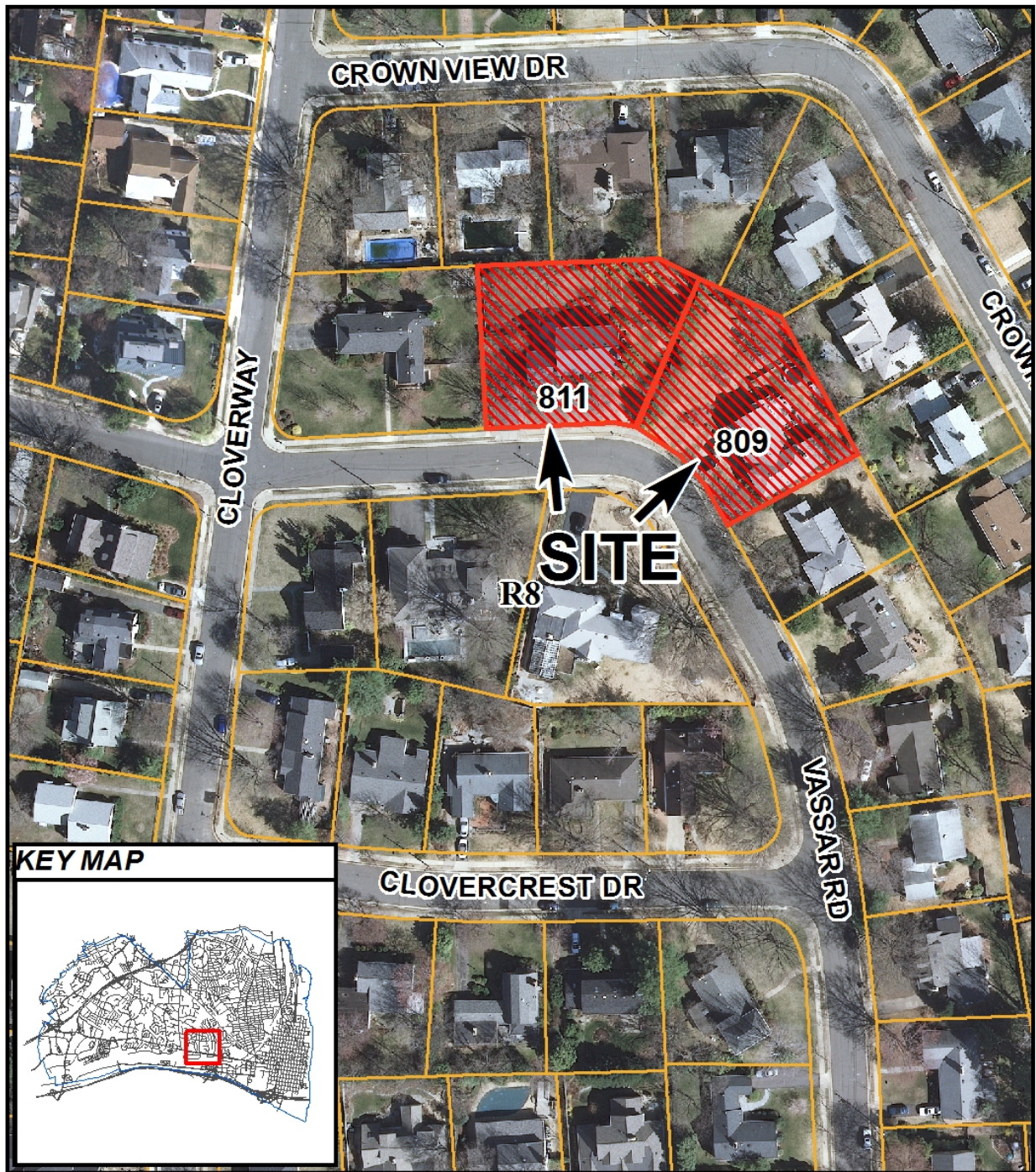


DOCKET ITEM #8
Subdivision #2014-0014
809 & 811 Vassar Road

| Application | General Data | |
|--|---|--------------------------|
| Request: Public hearing and consideration of a request to re-subdivide two lots into three lots. | Planning Commission Hearing: | May 5, 2015 |
| | Approved Plat must be recorded by: | November 5, 2016 |
| Address: 809 & 811 Vassar Road | Zone: | R-8 / Single-Family Zone |
| Applicant: Stephen and Mary Hales | Small Area Plan: | Taylor Run |

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



SUB #2014-0014
809 & 811 Vassar Road



I. DISCUSSION

The applicants, Stephen and Mary Hales, request approval to re-subdivide two lots into three lots at 809 and 811 Vassar Road.

SITE DESCRIPTION

The subject site currently comprises two lots of record. The lot at **809 Vassar Road** has 99.97 feet of frontage on Vassar Road, an average lot depth of 115.8 feet and a total lot area of 16,409 square feet. It is improved with a two-story split-level style single-family dwelling. The lot at **811 Vassar Road** has 117.61 feet of frontage on Vassar Road, an average lot depth of 120.8 feet, and a total lot area of 17,316 square feet. It is developed with a two-story Colonial-style single-family dwelling.

The surrounding area is occupied primarily by other single-family dwellings. Bishop Ireton High School is also located a short distance to the south and Douglas MacArthur Elementary School is located a few blocks to the northwest.



SITE / AREA BACKGROUND

Lots within the Clover development were created by several subdivisions approved between the late 1940s and the mid-1960s. **809 Vassar Road** was first created as a separate lot in 1959, albeit in a smaller configuration, as a part of Clover Subdivision Section 11. **811 Vassar Road** was created as a result of a 1961 re-subdivision plat entitled “Resubdivision Lot 25, Block 3 and Addition to Section 11 – Clover.” In that 1961 plat, 809 Vassar Road was enlarged to include land to the northwest, and 811 Vassar Road was added to Clover Section 11 as a brand-new lot. The two lots remain in the same configuration today, and staff considers the 1961 plat to be the “original subdivision” for purposes of this subdivision review.

REQUEST BACKGROUND

The applicants initially applied for a subdivision request to adjust the property line between the two existing properties with an intended hearing date of December 2014. In subsequent conversations with staff, they expressed interest in amending their application to create a third lot from the existing two lots. The need for additional information in connection with the second proposal, particularly regarding the existing dwellings, caused the request to be deferred to January 2015. During its review of the second proposal, staff expressed initial concern about whether the brand-new lot (proposed Lot 626) would be consistent with the character of other neighborhood lots as required in Section 11-1710(B) of the Zoning Ordinance. The applicant requested additional time to consider its options, and subsequently presented staff with a third proposal – the current request – which, compared to the second proposal, has a slightly larger lot size and lot frontage for proposed Lot 626 (the brand-new lot), and a slightly smaller lot size and lot frontage for proposed Lot 625 (809 Vassar Road.)

PROPOSAL

The applicants propose to re-subdivide the two existing lots at 809 and 811 Vassar Road into three new lots as shown on Figure 1 on the following page. Although the ultimate purpose of creating a third lot is to eventually build a new single-family dwelling, the applicants have indicated to staff that they have no plans to do so in the immediate future, and may not do so for several years. Proposed Lot 625, on which the dwelling at 809 Vassar would remain, would measure 9,891 square feet and have a lot frontage of 59.12 feet and a lot width of 73.9 feet. Proposed Lot 626, the “brand-new” lot and the potential site of a new single-family dwelling in the future, would measure 9,452 square feet. It would have a lot frontage of 55.47 feet and a lot width of 66.8 feet. Proposed Lot 627, on which the dwelling at 811 Vassar would remain, would be the largest of the three lots at 14,382 square feet. It would have a lot frontage of 103.98 feet and a lot width of 112.24 feet.

ZONING / MASTER PLAN DESIGNATION

The property is located in the R-8 / Single-Family zone. As shown in Table 1 below, the proposal meets minimum lot size, frontage, and width requirements for single-family dwellings in the R-8 zone. The existing dwellings also would continue to meet minimum setback and FAR requirements for the R-8 zone. The property is located within the Taylor Run Small Area Plan Chapter of the Alexandria Master Plan, which designates the property for uses consistent with the R-8 zone.

Table 1: Zoning Analysis

| | <i>Existing</i> | | Minimum Required | <i>Proposed</i> | | |
|--------------|-------------------|-------------------|-----------------------------|-----------------|----------------|----------------|
| | 809 Vassar | 811 Vassar | | Lot 625 | Lot 626 | Lot 627 |
| Lot Size | 16,409 sq. ft. | 17,316 sq. ft. | 8,000 sq. ft. | 9,891 sq. ft. | 9,452 sq. ft. | 14,382 sq. ft. |
| Lot Frontage | 99.97 feet | 117.61 feet | 40 feet | 59.12 feet | 55.47 feet | 103.98 feet |
| Lot Width | 121.5 feet | 131.24 feet | 65 feet | 73.9 feet | 66.8 feet | 112.24 feet |
| Side Yards | 54.5 feet | 34.5 feet | 1:2 ratio, 8' min | 8 feet | | 14.1 feet |
| | 10 feet | 31.1 feet | | 10 feet | | 31.1 feet |
| FAR | 0.20 | 0.27 | 0.35 | 0.33 | | 0.33 |

SUBDIVISION STANDARDS

Sections 11-1706 and 11-1709 of the Zoning Ordinance contain several technical subdivision requirements and Section 11-1710(D) stipulates a general requirement that all lots meet zone requirements. Section 11-1710(B) requires that every subdivided lot 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 in the subdivision, particularly with respect to similarly situated lots within the adjoining portions of the original subdivision.” A provision requiring new lots to be consistent with the character of other nearby lots has existed in the Zoning Ordinance for many years and was strengthened in 2006 in the first of three “infill” text amendments.

Section 11-1710(B) further explains that the lots within a given subdivision proposal should be compared, for the purpose of determining neighborhood character, to those existing lots located

within the original subdivision area, 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.

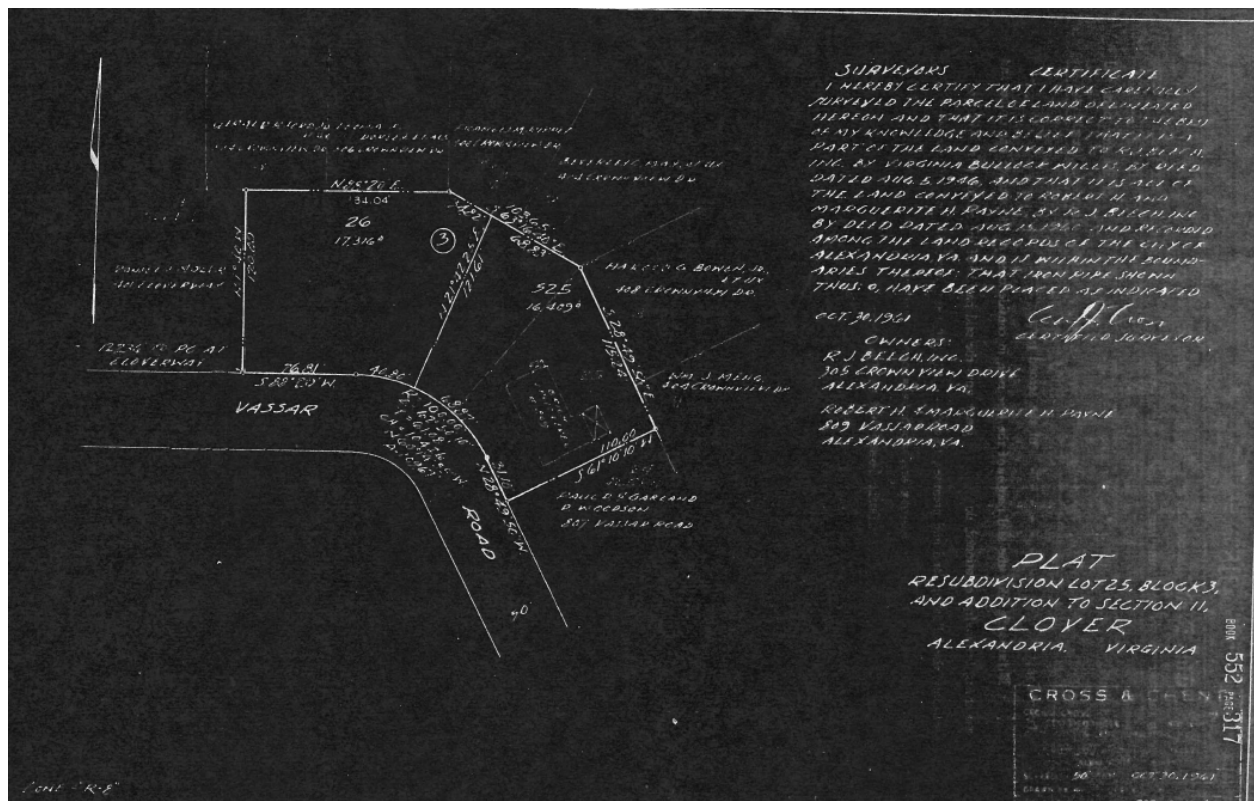
II. STAFF ANALYSIS

Staff supports the requested subdivision. The proposal meets general subdivision requirements as well as technical requirements for the R-8 zone. The new lots also would be consistent with other similarly-situated lots in the area with regard to suitability for residential use, lot size, lot shape, and lot frontage. In reaching this conclusion regarding the proposal's consistency with neighborhood character, staff extensively researched the subdivision history in the Clover development and closely considered the lots that constitute the area of comparison and especially the subset of lots that are most similarly-situated to the subject site.

Neighborhood Character – Area of Comparison

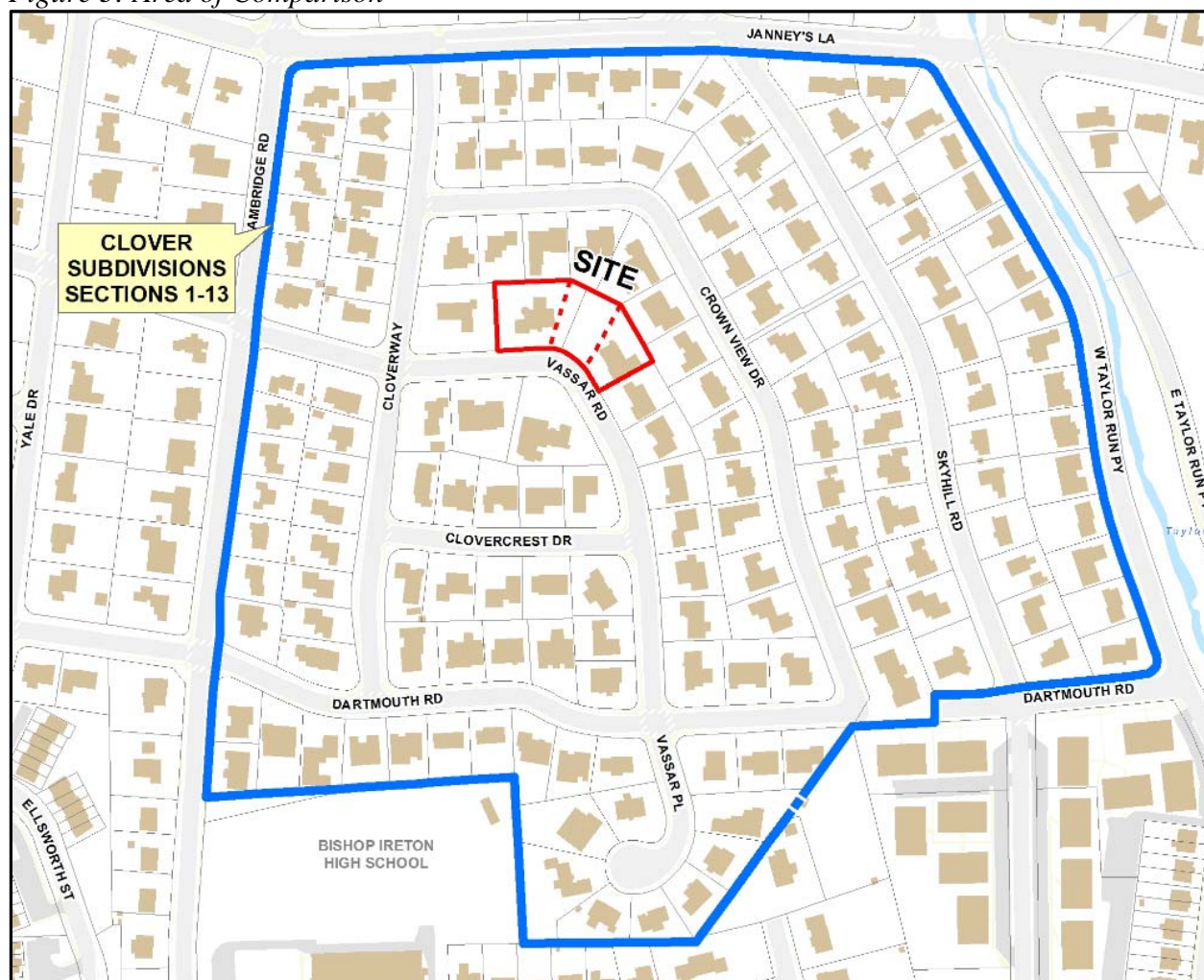
The 1961 plat of resubdivision and addition to Clover Section 11, which created the subject lots in their present configuration, is considered to be the “original subdivision” for the purposes of neighborhood character analysis (see Figure 2 below). However, this subdivision only includes the subject two properties, leaving no other lots to which the current proposal can be compared for the purposes of evaluating neighborhood character. The earlier 1959 Clover Section 11 subdivision plat, another candidate for comparison purposes, only includes two additional properties to the south, which is a number so small as to preclude a reasonable analysis of lot character. Staff therefore determined that the area of comparison should be enlarged, pursuant to Section 11-1710(B)(2), to include additional “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.”

Figure 2: Original Subdivision



Staff has determined that an appropriate area of comparison includes all 159 lots, except for the existing lots at the subject site, located within the 14 subdivision sections of the Clover development (see Figure 3 below). More specifically, the area includes lots in the subdivisions that created Clover Sections 1-4, Section 5 Parts I and II, Sections 6-10, the two remaining properties from Section 11, and Sections 12 and 13. The area of comparison is fairly large given that staff found no particular lot characteristics that would necessitate the exclusion of one Clover section versus another. The lots in all other sections of the larger Clover development share several similarities in addition to their having similar subdivision names and following the same general neighborhood pattern. The lots in the area of comparison are geographically proximate to the subject site, and given the subject site's central location within the larger Clover development, they surround it on all four sides. The majority of the lots in the entire Clover development feature a similar rectangular pattern, often measuring between 75 and 85 feet wide and between 115 and 135 feet long, while also containing scattered, and significant, exceptions along sharply curvilinear streets and cul-de-sacs. All of the lots in the area of comparison are also zoned R-8.

Figure 3: Area of Comparison



Neighborhood Character – Similarly Situated Lots

Section 11-1710(B) of the Zoning Ordinance also provides that, in answering the question of lot character consistency, greater weight should be given to a subset of lots within a larger area of comparison that are “similarly situated” to the site of a given subdivision request. More specifically, the Ordinance states that lots shall be “of the same character... particularly with respect to similarly situated lots within the adjoining portions of the original subdivision.” The provision has been most commonly applied in prior subdivision cases to distinguish corner lots and interior lots.

Staff finds that, within the area of comparison used in this case (the larger Clover development), a total of eight properties are clearly more similarly-situated than all others when compared to the subject site. As shown in Figure 4 on the next page, two of these properties are located approximately one block to the north at 415 and 501 Crown View Drive, and the remaining six properties are located just over two blocks to the south at 200-205 Vassar Place. The unique situation that these properties share with the subject site is not a matter of interior lots or corner lots, but rather, the shape of the public right-of-way located immediately in front of them. Unlike most lots in the larger Clover development, which are typically oriented at right angles to straight or nearly-straight portions of public streets, the eight similarly-situated properties on Crown View Drive and Vassar Place are instead positioned on the outside portion of sharply-curved streets just like the subject site. As required under Section 11-1706 of the Zoning Ordinance in such instances, the eight properties have at least one, if not two radial side lot lines intersecting with concave street frontages. The natural result of such a circumstance is a group of properties having front property lines noticeably shorter than their rear property lines. The front lot lines of these properties are also noticeably shorter than the front property lines at those lots in the area of comparison that are located along straight or mostly-straight portions of public streets. The eight similarly-situated lots therefore also share a similar general lot shape, sometimes considered to be pie-shaped, as the subject site.

Figure 4: Similarly Situated Lots



Neighborhood Character – Lot Analysis

To answer the lot character question, staff has compared the eight most similarly-situated properties within the area of comparison to the proposed new subdivision. All three lots are approximately similar in lot shape to the eight properties within the area of comparison and all are suitable for residential structures. Staff has focused its review on the matters of lot size, lot frontage, and lot width for the smallest two lots in the current subdivision request, proposed Lots 625 and 626. The third lot, proposed Lot 627, has not been included in the formal analysis because it is substantially larger than the other two lots. Thus if the two smaller lots are deemed consistent with lot character, then the larger proposed Lot 627 would necessarily also be consistent.

Table 2 below shows the lot sizes, frontages, and widths for the eight similarly-situated properties within the area of comparison. Figures for proposed Lots 625 and 626 have been included in the table for reference.

Table 2: Similarly-Situated Lot Sizes, Frontages, and Widths

| Address | Lot Size (in Sq. Ft.) | Lot Frontage (in Feet) | Lot Width (in Feet) |
|-------------------|------------------------------|-------------------------------|----------------------------|
| 415 Crown View Dr | 10619 | 67.2 | 91 |
| 501 Crown View Dr | 12638 | 63.7 | 79 |
| 205 Vassar Pl | 9149 | 57.7 | 74 |
| 203 Vassar Pl | 8577 | 57.7 | 76 |
| 201 Vassar Pl | 8003 | 54.3 | 78 |
| 200 Vassar Pl | 10352 | 45.4 | 77 |
| 202 Vassar Pl | 19048 | 41.8 | 70 |
| 204 Vassar Pl | 14876 | 41.8 | 80 |
| Proposed Lot 625 | 9891 | 59.1 | 74* |
| Proposed Lot 626 | 9452 | 55.5* | 67* |

* For comparison purposes, these values have been rounded up to next whole number or tenth of a foot.

An analysis of the above data reveals that the lot areas, lot frontages, and lot widths of proposed Lots 625 and 626 are similar to or exceed the lot areas, frontages, and widths found in at least 50% of similarly-situated lots in the area of comparison. More specifically, proposed Lot 625 has at least, or close to, the lot size of 63% (five of eight) of the similarly-situated lots. Proposed Lot 625 has at least, or close to, the lot frontage and lot width of 100% and 88% (seven of eight) of the similarly-situated lots, respectively. Proposed Lot 626 has at least, or close, to the lot size of 50% of similarly-situated lots in the area of comparison. Proposed Lot 626 has at least, or close to, the lot frontage and lot width of 88% and 50% of the similarly-situated lots, respectively.

This analysis has incorporated the concept that quantifying “similar lot character” should include not only those similarly-situated lots that have less size, frontage, or width than the proposed new lots, but also those lots, if any, that have just slightly more of each lot feature. Staff believes that a reasonable threshold to apply to this case, below which similarly-situated lots are deemed to be similar to the proposed new lots, are those similarly-situated lots with no more than 10 additional feet of lot frontage and width, and no more than 1,000 additional square feet of lot

size, compared to the proposed new lots. Such additional lot size, frontage, or width would also be imperceptible when viewed from the street in this neighborhood.

With its numerical analysis showing that proposed Lots 625 and 626 have the lot size, frontage, and width found in at least 50% of the eight most similarly-situated properties (and in some cases at much higher percentages), staff believes the subdivision proposal is therefore substantially consistent with the neighborhood lot character, a finding required in Section 11-1710(B) of the Zoning Ordinance.

In conclusion, staff finds that the requested subdivision is consistent with general subdivision regulations, the technical requirements of the R-8 zone, and is substantially consistent with the character of other similarly-situated lots in the area of comparison. 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 final subdivision plat shall comply with the requirements of Section 11-1700 of the Zoning Ordinance. (P&Z)
2. 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. (T&ES)

STAFF: Nathan Randall, Urban Planner III, Department of Planning and Zoning
Alex Dambach, Division Chief, Department of Planning and Zoning

Staff Note: This plat will expire 18 months from the date of approval (November 5, 2016) unless recorded sooner.

IV. CITY DEPARTMENT COMMENTS

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

Transportation & Environmental Services:

- F-1 The existing two subdivided lots will continue using the existing utility connections. (T&ES)
- F-2 The newly created lot shall have new utility connections and must pay sanitary sewer connection fee applicable at the time of final plan submission. (T&ES)
- R-1 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. (T&ES)
- R-2 Show the curb cut for the existing driveway at 809 Vassar Rd on the final plat. (T&ES)
- C-1 The final subdivision plat shall comply with the provisions of Section 11-1709 of the City's Zoning Ordinance. (T&ES)
- C-2 Any future development/redevelopment on the subdivided lots shall provide adequate storm water outfall per the requirements of Article XI of Alexandria Zoning Ordinance. (T&ES)
- C-3 The development and redevelopment of the subdivided lots shall not adversely impact the storm water drainage or create a nuisance on the public and private properties. (Sec. 5-6-224) (T&ES)
- C-4 Any future development/redevelopment on the subdivided lots shall comply with the requirements of City of Alexandria Zoning Ordinance Article XIII and the applicable laws of the Commonwealth of Virginia at the time of submission of the first final plan for storm water management regarding water quality and quantity control. (T&ES)
- C-5 All secondary utilities serving this site shall be placed underground. (Sec. 5-3-3) (T&ES)

Archaeology:

- F-1 This undertaking will cause no ground disturbance. No archaeological action is required.

Code Enforcement:

- F-1 No comments received

Health Department:

- F-1 No comments

Parks and Recreation:

F-1 No comments

Police Department:

F-1 No comments

REVISED



APPLICATION

SUBDIVISION OF PROPERTY

SUB # 2014-0014

PROPERTY LOCATION: 811 Vassar + 809 Vassar, Alexandria 22314

TAX MAP REFERENCE: 052.03-02-19 / 052.03-02-18 ZONE: R8

APPLICANT:

Name:

Mary + Steve Hales

Address:

811 Vassar Road, Alexandria 22314

PROPERTY OWNER:

Name:

Mary + Steve Hales

Address:

811 Vassar Road, Alexandria 22314

SUBDIVISION DESCRIPTION

Taking two lots (811 Vassar + 809 Vassar) + making three 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.

Mary + Steve Hales

Print Name of Applicant or Agent

811 Vassar Road

Mailing/Street Address

Alexandria, VA 22314

City and State

Zip Code

Mary Hales

Signature

703 370 2760

Telephone #

866 212 0034

Fax #

steve@haleshomes.com

Email address

10/3/2014 (amendment to original application which went in 9/9/14)

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.

Steve and Mary Hales
811 Vassar Rd, Alexandria VA 22314

100% ownership of both lots as of 10/31/2014

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.

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. Steve + Mary Hales | 811 Vassar Rd | 100 % |
| 2. Steve + Mary Hales | 809 Vassar Rd | 100 % as of 10/31/14 |
| 3. | | |

2. Property. State the name, address and percent of ownership of any person or entity owning an interest in the property located at 811 + 809 Vassar Rd (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. Mary + Steve Hales | 811 Vassar Rd | 100 % |
| 2. Mary + Steve Hales | 809 Vassar Rd | 100 % as of 10/31/14 |
| 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 below and "None" in the corresponding fields)

| 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. Mary Hales | none | no relationship to any aforementioned councils, commissions or boards |
| 2. Steve Hales | none | no relationship to any councils, commissions or boards |
| 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.

10/3/2014
Date

Mary + Steve Hales
Printed Name

Mary Hales
Signature

WAIVER OF RIGHT TO AUTOMATIC APPROVAL

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

PROJECT NAME: Proposed Subdivision of 811 & 809 Vassar Rd

PROJECT ADDRESS: 811 and 809 Vassar Rd

DESCRIPTION OF REQUEST:


Taking 811 & 809 Vassar Rd & turning those two
properties into the three properties originally
designed by the builder of the neighborhood.

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.

Date: 10/3/2014

☒ Applicant

☐ Agent

Signature: ~~Larry & Steve Hales~~ / 

Printed Name: Larry Hales / Steve Hales



DEPARTMENT OF PLANNING AND ZONING FLOOR AREA RATIO AND OPEN SPACE CALCULATIONS FOR SINGLE AND TWO-FAMILY RESIDENTIAL OUTSIDE HISTORIC DISTRICTS

A. Property Information

A1. Street Address 809 VASSAR

Zone R-8

A2. ~~9426~~ 9,891

x .35

Floor Area Ratio Allowed by Zone

= ~~3299.1~~ 3461.9
Maximum Allowable Floor Area

B. Existing Gross Floor Area

| Existing Gross Area * | | Allowable Exclusions | |
|---------------------------------|-------------|----------------------|-------------|
| Basement | <u>908</u> | Basement** | <u>908</u> |
| First Floor | <u>1030</u> | Stairways** | <u>148</u> |
| Second Floor | <u>1178</u> | Mechanical** | |
| Third Floor | <u>784</u> | Porch/ Garage** | |
| * Porches/ Other / <u>Attic</u> | <u>1277</u> | Attic less than 5** | <u>884</u> |
| Total Gross * | <u>5177</u> | Total Exclusions | <u>1940</u> |

B1. Existing Gross Floor Area *
5177 Sq. Ft.

B2. Allowable Floor Exclusions**
1940 Sq. Ft.

B3. Existing Floor Area minus
Exclusions 3237 Sq. Ft.
(subtract B2 from B1)

C. Proposed Gross Floor Area (does not include existing area)

| Proposed Gross Area * | | Allowable Exclusions | |
|-----------------------|--|----------------------|--|
| Basement | | Basement** | |
| First Floor | | Stairways** | |
| Second Floor | | Mechanical** | |
| Third Floor | | Porch/ Garage** | |
| Porches/ Other | | Attic less than 5** | |
| Total Gross * | | Total Exclusions | |

C1. Proposed Gross Floor Area *
Sq. Ft.

C2. Allowable Floor Exclusions**
Sq. Ft.

C3. Proposed Floor Area minus
Exclusions Sq. Ft.
(subtract C2 from C1)

D. Existing + Proposed Floor Area

D1. Total Floor Area (add B3 and C3) 3237 Sq. Ft.

D2. Total Floor Area Allowed by Zone (A2) ~~3299.1~~ 3461.9 Sq. Ft.

*Gross floor area for residential single and two-family dwellings in the R-20, R-12, R-8, R-5, R-2-5, RB and RA zones (not including properties located within a Historic District) is the sum of all areas under roof on a lot, measured from exterior walls.

**Refer to the zoning ordinance (Section 2-145(A)) and consult with zoning staff for information regarding allowable exclusions.

If taking exclusions other than basements, floor plans with excluded areas illustrated must be submitted for review. Sections may also be required for some exclusions.

F. Open Space Calculations Required in RA & RB zones

| | |
|---------------------|--|
| Existing Open Space | |
| Required Open Space | |
| Proposed Open Space | |

The undersigned hereby certifies and attests that, to the best of his/her knowledge, the above computations are true and correct.

Signature: Paul C. [Signature]

ReDonating, Inc.

Date: 2-6-15



DEPARTMENT OF PLANNING AND ZONING FLOOR AREA RATIO AND OPEN SPACE CALCULATIONS FOR SINGLE AND TWO-FAMILY RESIDENTIAL OUTSIDE HISTORIC DISTRICTS

A. Property Information

A1. Street Address 811 VASSAR Zone R-8
A2. 14,382 x .35 = 5033.7
Total Lot Area Floor Area Ratio Allowed by Zone Maximum Allowable Floor Area

B. Existing Gross Floor Area

| Existing Gross Area * | | Allowable Exclusions | |
|-----------------------|------|----------------------|------|
| Basement | 828 | Basement** | 828 |
| First Floor | 2592 | Stairways** | 105 |
| Second Floor | 1443 | Mechanical** | |
| Third Floor/Attic | 1443 | Porch/ Garage** | |
| Porches/ Other | | Attic less than 5** | 670 |
| Total Gross * | 6306 | Total Exclusions | 1603 |

B1. Existing Gross Floor Area *
6306 Sq. Ft.
B2. Allowable Floor Exclusions**
1603 Sq. Ft.
B3. Existing Floor Area minus
Exclusions 4703 Sq. Ft.
(subtract B2 from B1)

C. Proposed Gross Floor Area (does not include existing area)

| Proposed Gross Area* | | Allowable Exclusions | |
|----------------------|--|----------------------|--|
| Basement | | Basement** | |
| First Floor | | Stairways** | |
| Second Floor | | Mechanical** | |
| Third Floor | | Porch/ Garage** | |
| Porches/ Other | | Attic less than 5** | |
| Total Gross * | | Total Exclusions | |

C1. Proposed Gross Floor Area *
Sq. Ft.
C2. Allowable Floor Exclusions**
Sq. Ft.
C3. Proposed Floor Area minus
Exclusions Sq. Ft.
(subtract C2 from C1)

D. Existing + Proposed Floor Area

D1. Total Floor Area (add B3 and C3) 4703 Sq. Ft.
D2. Total Floor Area Allowed by Zone (A2) 5033.7 Sq. Ft.

*Gross floor area for residential single and two-family dwellings in the R-20, R-12, R-8, R-5, R-2-5, RB and RA zones (not including properties located within a Historic District) is the sum of all areas under roof on a lot, measured from exterior walls.

**Refer to the zoning ordinance (Section 2-145(A)) and consult with zoning staff for information regarding allowable exclusions.

If taking exclusions other than basements, floor plans with excluded areas illustrated must be submitted for review. Sections may also be required for some exclusions.

F. Open Space Calculations Required in RA & RB zones

| | |
|---------------------|--|
| Existing Open Space | |
| Required Open Space | |
| Proposed Open Space | |

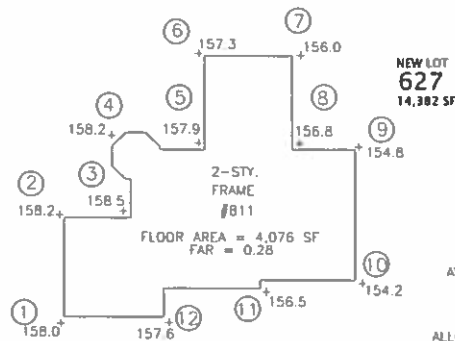
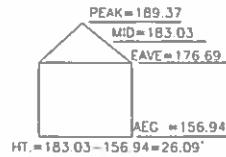
The undersigned hereby certifies and attests that, to the best of his/her knowledge, the above computations are true and correct.

Signature: Ross C. [Signature] Redrafting, Inc. Date: 2-6-15

1 158.0
2 158.2
3 158.5
4 158.2
5 157.9
6 157.3
7 156.0
8 156.8
9 154.8
10 154.2
11 156.5
12 157.6

TOTAL 1,884.0
1,884.0 / 12 = 157.00
AVER. EX. GRADE = 157.00

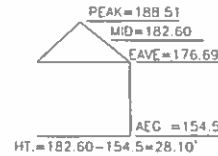
NOT TO SCALE



SETBACK HEIGHT RATIO DETAIL (SOUTHEAST SIDE)
NOT TO SCALE

9 154.8
10 154.2

TOTAL 309.0
309.0 / 2 = 154.5
AVER. EX. GRADE = 154.5

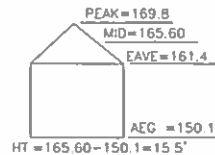


ALLOWABLE SETBACK = 2:1 BASED ON HEIGHT, MIN. 8 FEET
(28.1 / 2 = 14.05')
MINIMUM SETBACK ALLOWED ALONG SOUTHEAST SIDE = 14.05'
MINIMUM SETBACK PROVIDED ALONG SOUTHEAST SIDE = 14.1'

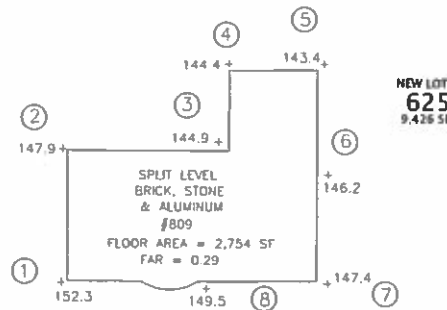
SETBACK HEIGHT RATIO DETAIL (NORTHWEST SIDE)
NOT TO SCALE

1 152.3
2 147.9

TOTAL 300.2
300.2 / 2 = 150.1
AVER. EX. GRADE = 150.1



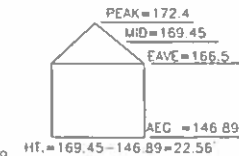
ALLOWABLE SETBACK = 2:1 BASED ON HEIGHT, MIN. 8 FEET
(15.5 / 2 = 7.75', USE 8 FOOT MIN.)
MINIMUM SETBACK ALLOWED ALONG NORTHWEST SIDE = 8.0'
MINIMUM SETBACK PROVIDED ALONG NORTHWEST SIDE = 8.0'



1 151.9
2 147.4
3 144.9
4 144.4
5 143.4
6 146.2
7 147.4
8 149.5

TOTAL 1,175.1
1,175.1 / 8 = 146.89
AVER. EX. GRADE = 146.89

NOT TO SCALE



APPROVED
CITY PLANNING COMMISSION
ALEXANDRIA, VA

DATE _____ CHAIRMAN
DATE _____ DIRECTOR OF PLANNING
PUBLIC IMPROVEMENT BONDS APPROVED
DATE _____ DIRECTOR T.A.E.S.

GRAPHIC SCALE



SHEET 1 OF 1
DWELLING DETAILS

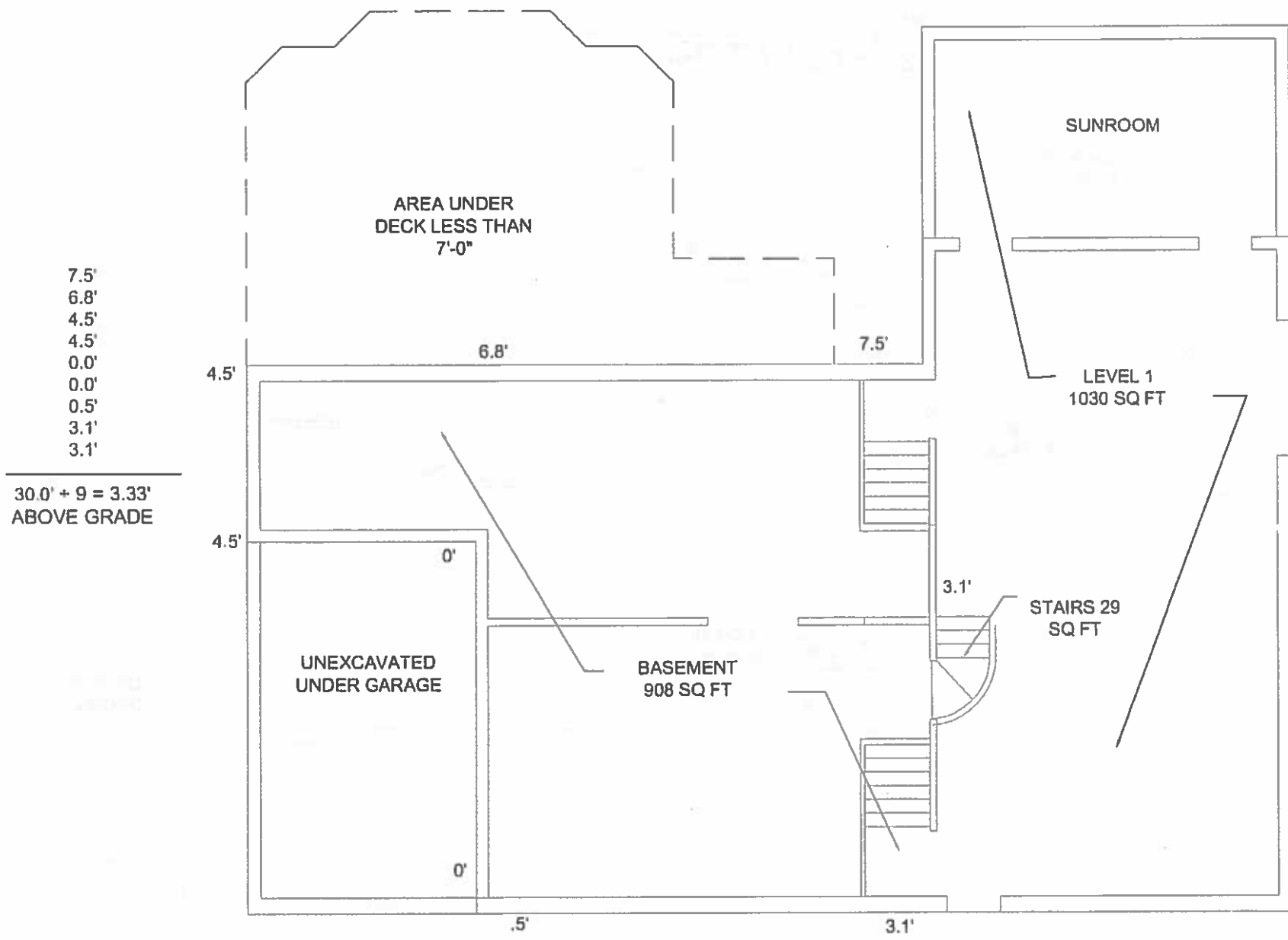
LOTS 625, 626 & 627 OF THE RESUBDIVISION OF
LOTS 26 & 525 OF THE RESUBDIVISION OF
LOT 25, BLOCK 3
AND ADDITION TO SECTION 11
CLOVER

CITY OF ALEXANDRIA, VIRGINIA

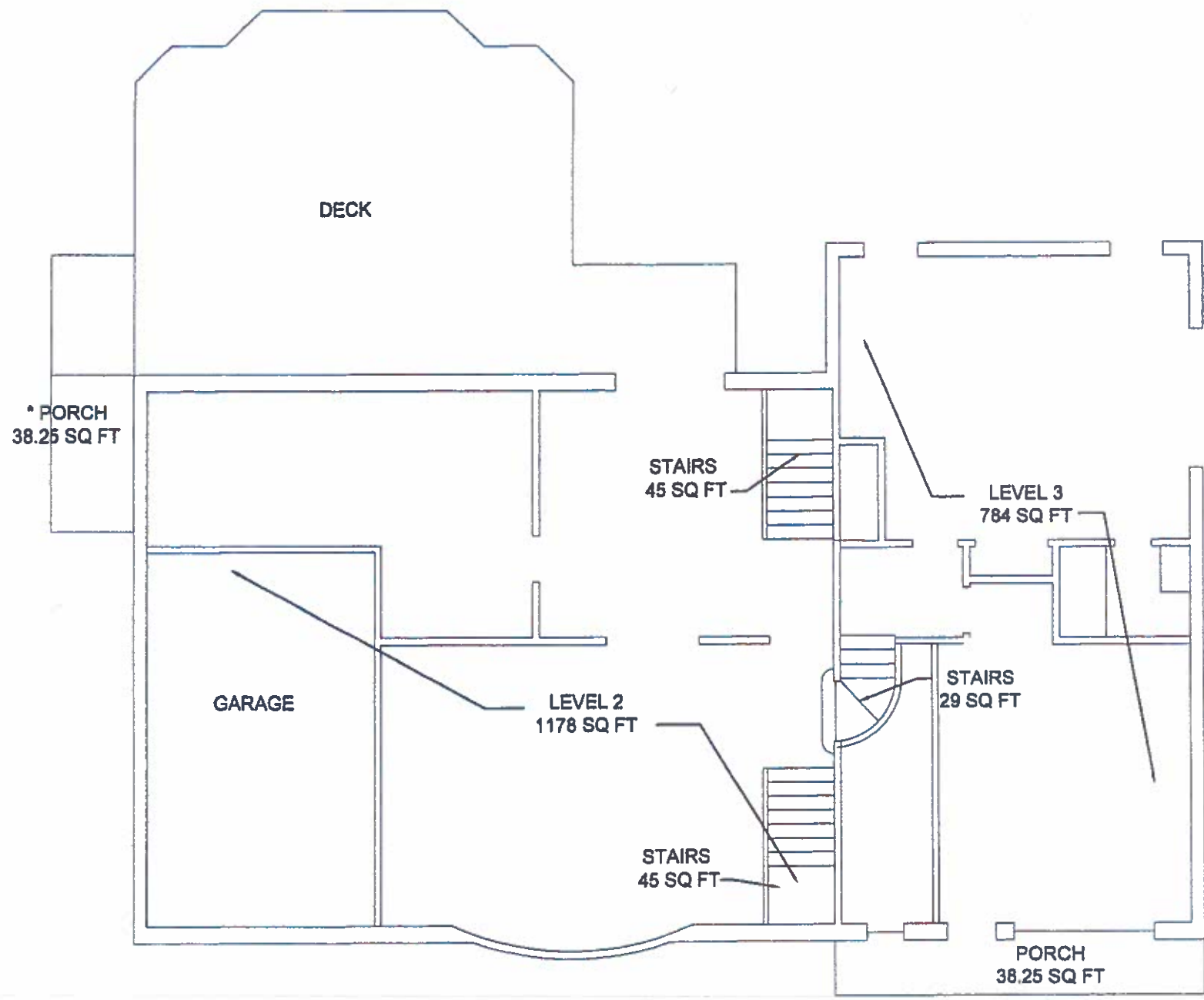
SCALE: 1"=20' DATE: 04-06-15



ALEXANDRIA SURVEYS, LLC
1229 GARRISONVILLE ROAD #104, STAFFORD VA. 22556
TEL. NO. 703-636-1313 FAX NO. 703-636-4266



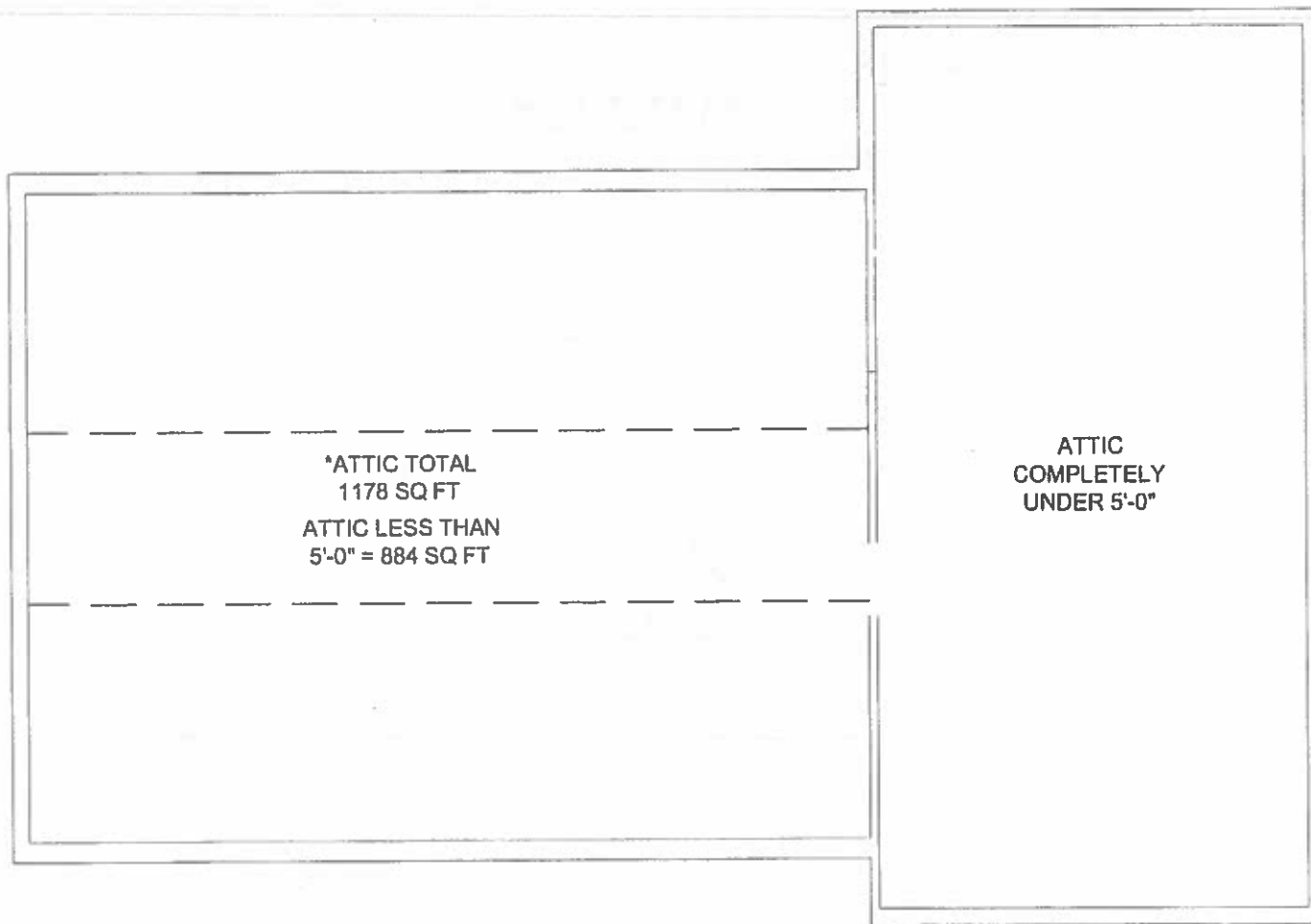

BASEMENT / LEVEL 1
 1/8" = 1'0"



LEVEL 2 / LEVEL 3

1/8" = 1'0"

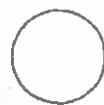
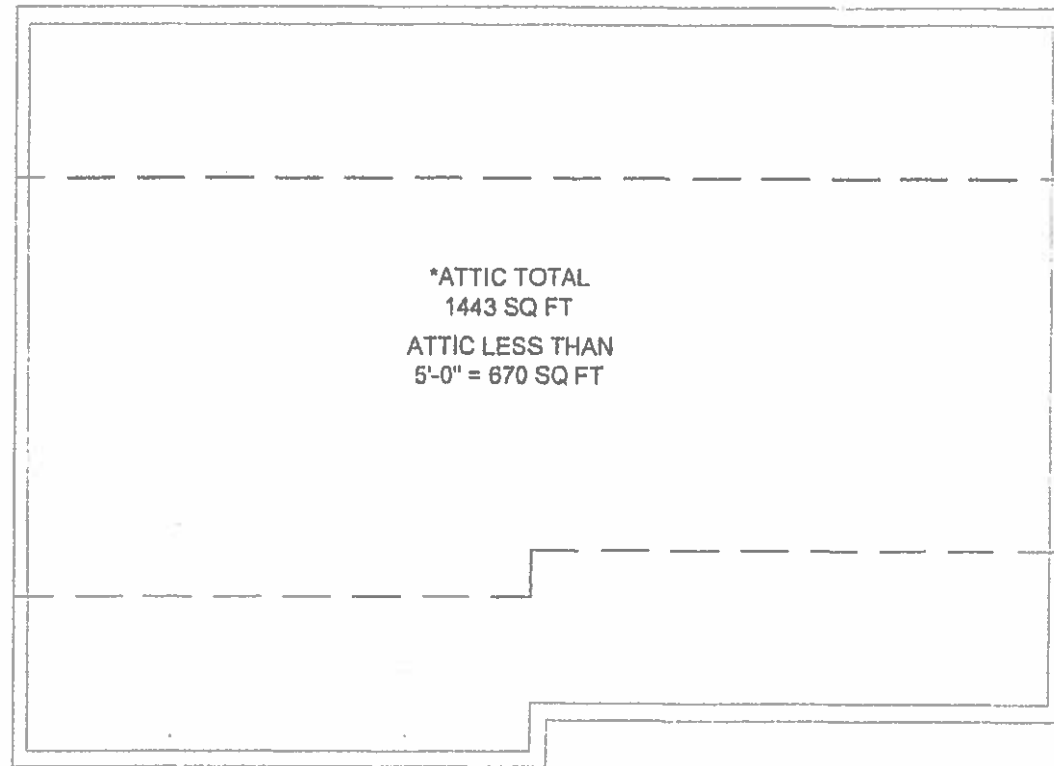
809 Vassar



ATTIC LEVEL

1/8" = 1'0"

811 Vassar



ATTIC LEVEL

1/8" = 1'0"

BLOCK STUDY SUBJECT PROPERTY: 809 & 811 VASSAR ROAD
 BLOCK DESCRIPTION: TBETWEEN CLOVERWAY DR AND DARTMOUTH RD

| A | B | C | D | E | F | G | H | |
|-------------------|---------------------|-------------------------------------|--------------------------------|-----------------------------|---|---|--|--|
| ADDRESS | GROUND ELEVATION | 1ST FLOOR THRESHOLD ELEVATION | BOTTOM OF ROOF ELEVATION | TOP OF ROOF ELEVATION | DISTANCE GROUND TO 1ST FLOOR (C-B) | DISTANCE GROUND TO BOTTOM OF ROOF (D-B) | DISTANCE GROUND TO TOP OF ROOF (E-B) | SETBACK FROM FACE OF CURB (FEET) |
| 401 CLOVERWAY DR. | 207.6 | 209.7 | 217.5 | 226.4 | 2.1 | | | 45.4 |
| 811 VASSAR RD | 205.6 | 207.8 | 225.7 | 238.4 | 2.2 | | | 40.3 |
| 809 VASSAR RD | 198.7 | 198.3 | 215.5 | 221.4 | 0.4 | | | 40.2 |
| 807 VASSAR RD | 193.5 | 198.1 | 205.1 | 216.4 | 4.6 | | | 40.2 |
| 805 VASSAR RD | 189.9 | 192.3 | 200.3 | 212.3 | 2.4 | | | 41.4 |
| 315 VASSAR RD | 182.5 | 182.6 | 194.5 | 204.2 | 0.1 | | | 39.1 |
| 313 VASSAR RD | 178.4 | 180.1 | 189.4 | 201.7 | 1.7 | | | 40.6 |
| 311 VASSAR RD | 174.2 | 174.5 | 184.9 | 193.1 | 0.3 | | | 41.4 |
| 309 VASSAR RD | 171.8 | 172.3 | 180.1 | 187.8 | 0.5 | | | 40.8 |
| 307 VASSAR RD | 168.0 | 171.3 | 181.2 | 187.2 | 3.1 | | | 42.5 |
| AVERAGE | 187.0 | 188.7 | 199.4 | 208.9 | 1.7' | 12.4' | 21.9' | 41.19' |

SETBACK & HEIGHT REQUIREMENTS:

AVERAGE DWELLING HEIGHT: $12.4 \text{ (AVG. G)} + 21.9 \text{ (AVG. H)} / 2 = 17.15'$
 DWELLING HEIGHT ALLOWED: $17.15 + 20\% = 20.58 \text{ FEET (USE 25 FEET)}$

AVERAGE FRONT SETBACK FROM FACE OF CURB: 41.19 FEET
 FRONT SETBACK REQUIRED: 41.19 FEET
 FRONT SETBACK PROPOSED: 41.19 FEET
 (*32.26' FROM PROPERTYLINE FOR NEW LOT)

AVERAGE BLOCK THRESHOLD HEIGHT: 1.7 FEET
 THRESHOLD HEIGHT ALLOWED: $1.7 + 20\% = 2.04 \text{ FEET}$
 THRESHOLD HEIGHT PROPOSED: XX FEET

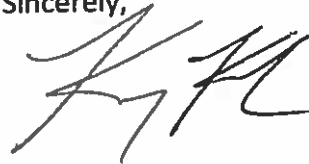
To: City of Alexandria Planning Commission

Subject: Support of 809/811 Vassar Road Subdivision

To Whom It May Concern:

As neighbors of the Hales, we would like to lend our support to the proposed subdivision of 809 and 811 Vassar. The proposed subdivision easily meets the standards for subdivision in R-8 zoning. We believe it is also in keeping with the character of the neighborhood (including lot size, frontage, square footage, orientation, etc). We hope you will approve their request.

Sincerely,



Name: Kenny Lesley Kylan
Date: 3/15/15
Address: 805 VASSAR Rd.
Alexandria, VA 22314

To: City of Alexandria Planning Commission

Subject: Support of 809/811 Vassar Road Subdivision

To Whom It May Concern:

As neighbors of the Hales, we would like to lend our support to the proposed subdivision of 809 and 811 Vassar. The proposed subdivision easily meets the standards for subdivision in R-8 zoning. We believe it is also in keeping with the character of the neighborhood (including lot size, frontage, square footage, orientation, etc). We hope you will approve their request.

Sincerely,

A handwritten signature in cursive script, appearing to read "Michael F. Cannon".

Name: MICHAEL F. CANNON
Date: 3/17/15
Address: 501 CROWN VIEW DR.
ALEXANDRIA, VA 22314

To: City of Alexandria Planning Commission

Subject: Support of 809/811 Vassar Road Subdivision

To Whom It May Concern:

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Sincerely,



Name: Jennifer Abbruzzese

Date: 3/16/15

Address: 515 Crown View Dr.
Alexandria, VA 22314

To: City of Alexandria Planning Commission

Subject: Support of 809/811 Vassar Road Subdivision

To Whom It May Concern:

As neighbors of the Hales, we would like to lend our support to the proposed subdivision of 809 and 811 Vassar. The proposed subdivision easily meets the standards for subdivision in R-8 zoning. We believe it is also in keeping with the character of the neighborhood (including lot size, frontage, square footage, orientation, etc). We hope you will approve their request.

Sincerely,



Name: Thomas P. Walczykewski
Date: 3/16/15
Address: 405 Cloverway Dr
Alexandria, VA 22314

To: City of Alexandria Planning Commission

Subject: Support of 809/811 Vassar Road Subdivision

To Whom It May Concern:

As neighbors of the Hales, we would like to lend our support to the proposed subdivision of 809 and 811 Vassar. The proposed subdivision easily meets the standards for subdivision in R-8 zoning. We believe it is also in keeping with the character of the neighborhood (including lot size, frontage, square footage, orientation, etc). We hope you will approve their request.

Sincerely,

Daystar Van Wagner

Name: Daystar Van Wagner

Date: 3/16/15

Address: 307 Cambridge Rd
Alex, VA

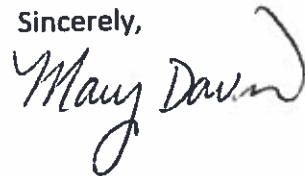
To: City of Alexandria Planning Commission

Subject: Support of 809/811 Vassar Road Subdivision

To Whom It May Concern:

As neighbors of the Hales, we would like to lend our support to the proposed subdivision of 809 and 811 Vassar. The proposed subdivision easily meets the standards for subdivision in R-8 zoning. We believe it is also in keeping with the character of the neighborhood (including lot size, frontage, square footage, orientation, etc). We hope you will approve their request.

Sincerely,



Name: Mary & Michael Davis

Date: 3/16/15

Address: 309 Cambridge Rd
Alexandria, VA 22314

Date: March 16, 2015

To: City of Alexandria Planning Commission

Subject: Support for 809/811 Vassar Road Subdivision

To whom it may concern:

As a neighbor of the Hales, I would like to lend my support to the proposed subdivision of 809 and 811 Vassar. The proposed subdivision easily meets the standards for subdivision in R-8 zoning. I believe it is also in keeping with the character of the neighborhood (including lot size, frontage, square footage, orientation, etc). I encourage you to approve their request.

Sincerely,

A handwritten signature in black ink, appearing to read "Brooksany Barrowes". The signature is fluid and cursive, with a long horizontal stroke at the end.

Name: Brooksany Barrowes

Address: 201 Ellsworth Street
Alexandria VA, 22314

To: City of Alexandria Planning Commission

Subject: Support of 809/811 Vassar Road Subdivision

To Whom It May Concern:

As neighbors of the Hales, we would like to lend our support to the proposed subdivision of 809 and 811 Vassar. The proposed subdivision easily meets the standards for subdivision in R-8 zoning. We believe it is also in keeping with the character of the neighborhood (including lot size, frontage, square footage, orientation, etc). We hope you will approve their request.

Sincerely,



Name: JOCELYN PARKS

Date: 03/16/15

Address: 1255 DARTMOUTH CT
ALEXANDRIA, VA 22314

To: City of Alexandria Planning Commission

Subject: Support of 809/811 Vassar Road Subdivision

To Whom It May Concern:

As neighbors of the Hales, we would like to lend our support to the proposed subdivision of 809 and 811 Vassar. The proposed subdivision easily meets the standards for subdivision in R-8 zoning. We believe it is also in keeping with the character of the neighborhood (including lot size, frontage, square footage, orientation, etc). We hope you will approve their request.

Sincerely,



Name: Hollie Sramostalni

Date: March 16, 2015

Address: 1213 Quaker Hill Dr
Alexandria VA 22314

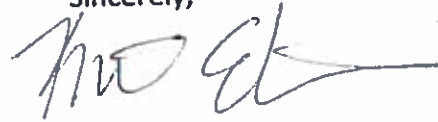
To: City of Alexandria Planning Commission

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As neighbors of the Hales, we would like to lend our support to the proposed subdivision of 809 and 811 Vassar. The proposed subdivision easily meets the standards for subdivision in R-8 zoning. We believe it is also in keeping with the character of the neighborhood (including lot size, frontage, square footage, orientation, etc). We hope you will approve their request.

Sincerely,



Name: Kristin Ellis
Date: 3-16-2015
Address: 1277 Quaker Hill Dr.
Alexandria, VA 22314