

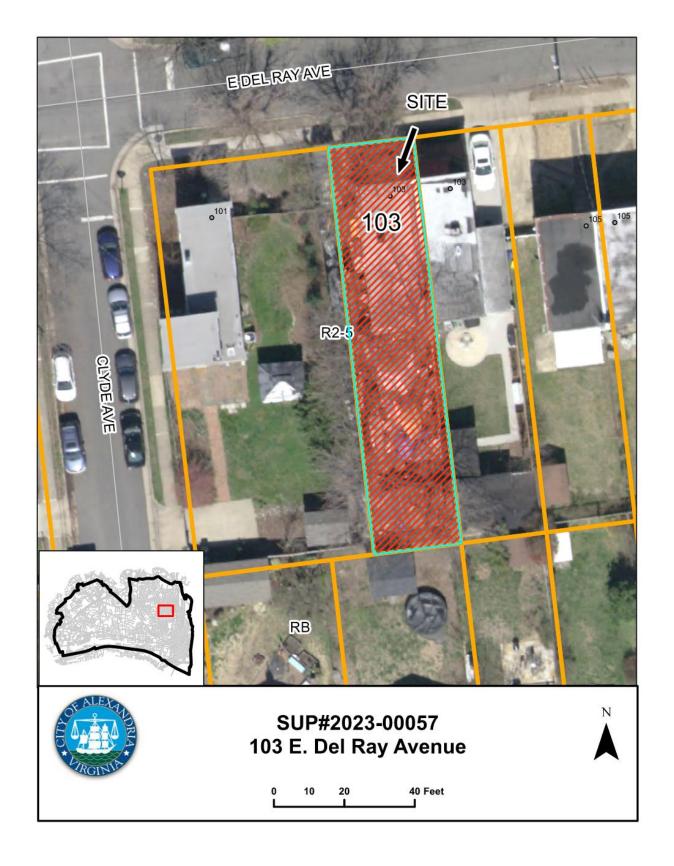
Docket Item #3 Special Use Permit #2023-00057 103 East Del Ray Avenue Redevelopment of a Substandard Lot

Application	Gen	eral Data
Request:	Planning Commission	October 3, 2023
Public Hearing and consideration of a	Hearing:	
request for a Special Use Permit to	City Council	October 14, 2023
construct a new single-family	Hearing:	
dwelling on a developed substandard		
lot with yard modifications and a		
parking reduction; zoned: R-2-		
5/Single and two-family.		
Address:	Zone:	R-2-5/Single and two-family
103 E Del Ray Avenue		
Applicant: Deyi Awadallah	Small Area Plan:	Potomac West Small Area
		Plan

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: Alexa Powell, <u>alexa.powell@alexandriava.gov</u>

Sam Shelby, sam.shelby@alexandriava.gov



I. DISCUSSION

REQUEST

The applicant, Deyi Awadallah, requests Special Use Permit (SUP) approval, with side yard modifications, to redevelop a substandard lot with a single-family dwelling. The applicant also requests SUP approval for a two-space parking reduction.

SITE DESCRIPTION

The subject property is one lot of record with 25 feet of frontage on East Del Ray Avenue, 115 feet of depth and a total lot area of 2,875 square feet. The property is surrounded by single and two-family residential uses.

BACKGROUND

The site was previously developed with a two-story semi-detached dwelling with off-street parking for one car.

In November of 2021 the original dwelling on the subject property was destroyed by a fire. The former dwelling, shown on the left in Figure 1, has since been demolished subsequent to a determination that the dwelling was a total loss. On September 17, 2022 the neighboring property, 103A E Del Ray Avenue, was approved for a Special Use Permit to redevelop their lot as a single-family dwelling on the substandard lot rather than replacing the previous semi-detached structure. As there is no longer a party wall along the shared property line, the applicant proposes a similar single-family dwelling.



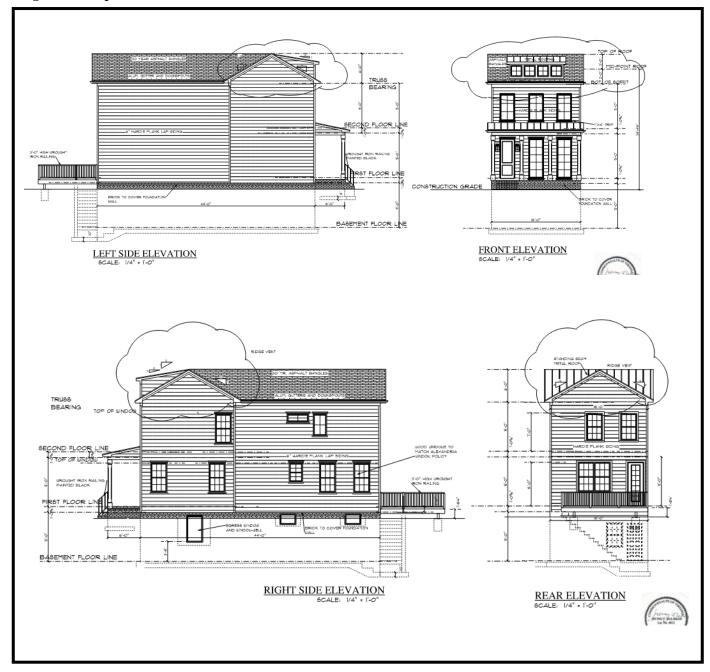
Figure 1 – Previous dwelling

PROPOSAL

The applicant proposes to construct a new two-story single-family dwelling with lot modifications. Given the lot area, width and frontage limitations, the applicant cannot accommodate the placement of the required two spaces for parking and requests a parking reduction. The proposed dwelling would have 1,352 square feet of net floor area and would measure 26.0 feet in height from average preconstruction grade to the midpoint of the dwelling's front dormer.

The applicant's proposed design would exhibit a style that incorporates eclectic design elements found on the street. The design includes Colonial Revival features and Craftsman details illustrated by a lower pitched, side-gabled roof; and a full-length front porch. Figure two, below, shows the proposed elevations.

Figure 2 - Proposed Elevations



ZONING

The subject property is located in the R-2-5 zone, which requires a minimum lot size of 5,000 square feet, a minimum lot width of 50 feet, and a minimum lot frontage of 40 feet for a single-family dwelling. The lot is deficient in terms of lot size. At 2,875 square feet, the property is 2,125 square feet shy of meeting the minimum lot size requirement. At 25 feet wide, with 25 feet of frontage, the property falls 25 feet short of meeting the minimum lot width requirement and 15 feet less than the minimum lot frontage requirement. The lot is therefore considered substandard and is subject to section 12-900 of the Zoning Ordinance.

Section 12-901(C) requires SUP approval for redevelopment of a substandard lot. In reviewing the SUP request, City Council must find "that the proposed development will be compatible with the existing neighborhood character in terms of bulk, height, and design."

The proposed dwelling would exceed the allowable Floor Area Ratio (FAR) for the zone. However, because the existing dwelling was legally noncomplying in terms of FAR, section 12-102(B) applies and states "...if a noncomplying structure is destroyed, demolished or otherwise removed, it may be reconstructed provided that there is no increase in the floor area ratio, density, height or degree of noncompliance which existed prior to such destruction." In other words, the applicant is permitted to replace the existing dwelling with one of the same size. The proposal would comply with all other zoning regulations except for side yards. The applicant has requested modifications to these requirements. The following table further illustrates the applicable zoning regulations associated with this proposal. The yard requirements that the applicant has requested modifications from are shaded in blue.

Table 1 – Zoning Table

	Requirem	ent	Proposal
Lot Size	5,000 SF Min		2,875 SF
Lot Width	50' Mii	1	25'
Lot Frontage	40' Mii	1	25'
Front Yard	Established setback range	14.0'-21.0'	21'
Side Yard (East)	1:3 with 7' min (Height: 26.0')	8.66'	3.06' (5.6' Modification requested)
Side Yard (West)	1:3 with 7' min (Height: 26.0')	8.66'	3.91' (4.75' Modification requested)
Rear Yard	1:1 with 7' min	23.0'	50.0'
Building Height	30' max	ζ.	26.0'
Threshold Height	2.5' OR Threshold Height in CBF	2.5'	2.32'
FAR	0.47 (1,360	SF)	1,352 SF

PARKING

Pursuant to Section 8-200(A)(1) of the zoning ordinance, a minimum of two off-street parking spaces are required for single family detached dwellings. The applicant is seeking a two-space parking reduction.

MASTER PLAN DESIGNATION

The proposed use is consistent with the Potomac West Small Area Plan chapter of the Master Plan which designates the property for residential use.

II. STAFF ANALYSIS

Staff supports the applicant's proposal to construct a new dwelling on this substandard lot with lot modifications and a two-space parking reduction. The special use permit approval that is required here is one limited to the protection of neighborhoods from infill projects that are so large or out of character that they overwhelm a residential area. Section 12-901(C) requires a review for compatibility with the existing neighborhood character in terms of *bulk*, *height and design*.

The lot in this case is substandard in lot size, width, and frontage for a single-family dwelling. Staff notes, however, that if developed with a semi-detached dwelling, the property would still be substandard by 12.5 feet in lot width and frontage but would meet the lot area requirements. The previous owner of the subject property was unable to coordinate redevelopment of both lots with a two-family, semi-detached dwelling last year and therefore the neighboring property, 103A E Del Ray Avenue, moved forward with a single-family dwelling. Since there is no longer a party wall to construct a semi-detached structure on this lot the current property owner is seeking similar relief from the zoning ordinance in terms of the side-yard setback and parking modifications as granted previously for the neighboring property.

Staff is supportive of the project in the proposed single-family configuration so they can reconstruct a home on this lot. This proposal balances the applicants' understandable desire to recover from a devastating fire while also carefully considering compatibility with the character of the block. As a result, staff believes that the design of the proposed dwelling is both compatible with the neighborhood in height and bulk and appropriately mirrors the style of several homes found in this area. The staff analysis follows:

Height

While the proposed height of 26 feet exceeds the average height of the block, it is shorter than the tallest house on the street by three feet as shown below in Table 2 – Dwelling heights. Further, the average dwelling height within the contextual block face (101 E Del Ray, 102 E Del Ray, and 103A E Del Ray Avenue) is 26.1 feet. These dwellings establish the most relevant context for how the proposed dwelling's height would be perceived. The height of the dwellings within the contextual block face measure between 21 feet to 29 feet. At 26 feet, the proposed dwelling would also be four feet below the maximum height permitted by the R-2-5 zone of 30 feet. This house

fits in with its immediate neighbors and balances out the relatively tall house on the corner as shown in Figure 3.

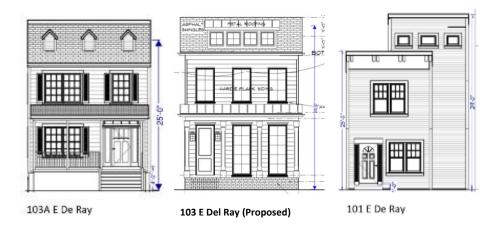
The Zoning Ordinance requires the dwelling's height to be measured to the midpoint of the front dormer because its width is greater than 30 percent of the roof's width. The dormer's midpoint is 1.5 feet higher than the height of the dwelling's side and rear facing gables. Despite adding technical height to the dwelling, the shed dormer provides architectural interest and is consistent with other dormers found in the neighborhood.

Table 2 – Dwelling Heights

Block Average	23.36'
*101 E Del Ray Ave	29.00'
*102 E Del Ray Ave	24.37'
*103A E Del Ray Ave	25.00'
104 E Del Ray Ave	14.95'
105 A E Del Ray Ave	22.00'
105 B E Del Ray Ave	22.00'
107A E Del Ray Ave	22.00'
107 E Del Ray Ave	22.00'
109 E Del Ray Ave	24.69'
111 E Del Ray Ave	25.02'
113 E Del Ray Ave	24.24'
Proposed Dwelling	26.00'

^{*}Dwellings within the contextual block face

Figure 3 – Block Face Heights Comparison (Neighboring properties on the same side of the street)



Finally, the applicant proposes a 21.0-foot front yard (not including the front porch), which will set the height back from the street. Considering all these factors, staff finds the proposed height to be compatible with other homes on the block in terms of height.

<u>Bulk</u>

The proposed dwelling is similar in size and bulk with others on the block, including its neighbors at 100, 101, 102, and 103A E Del Ray Avenue. Figures 4 shows some of these comparable dwellings along the same side of E Del Ray Avenue.

The prominent front porch breaks up the massing and minimizes the perception of bulk. In addition, the removal of the parking pad at the front will increase open space and also reduce the perception of bulk. The applicant is compatible with neighborhood character in terms of bulk.

Figure 4 – Neighboring Properties







Design

Beyond the subject property and in the immediate area, the 100 block of East Del Ray Avenue demonstrates a mix of architectural styles from the mid-20th to 21st century with no unifying features that stand out as defining characteristics of the neighborhood.

Staff found the proposed design to be compatible with established neighborhood which contains a wide range of architectural styles. The applicant has taken their design cues from several houses found along the block and incorporated many of these features into the final design shown in figure 6, below.

The proposal includes a full-length front porch. The front porch reinforces the connection between the dwelling and the street, mirroring the design of many other dwellings along the block which also include front porches.

Figure 6 – Shared Characteristics



Two-story dwelling. (105 A&B E Del Ray Avenue)

Modifications

Staff also supports the request for a modification to the east and west side yard to allow a second story on this narrow substandard lot. Taking into consideration the neighboring property was granted similar side yard modifications to construct the neighboring dwelling, staff believes the

modification on both sides of the dwelling is reasonable and does not negatively impact the perception of bulk. Pursuant to Zoning Ordinance section 11-416, these modifications are necessary or desirable for good site development, that the site design would make up for potential impacts and that they will not be detrimental to neighboring property. Staff found that these modifications would meet these standards. Further analysis follows:

The two-story portion of the proposed dwelling's east and west elevations would provide side yards of three and 3.9 feet, respectively, which does not meet the minimum standard of seven feet or a 1:3 height to setback ratio for a single-family dwelling in the zone. The subject property's narrowness presents a challenge to reasonable site design. If the applicant provided a complying east and west side yard, the proposed dwelling could only measure 7.6 feet in width. While it is possible to increase the size of the side yards, doing so would require an increase to the dwelling's depth thereby reducing the size of its rear yard. An open and relatively sizable backyard is a common feature of most lots in this neighborhood and is a compatible feature of the proposal.

It is also worth noting that a majority of the dwellings along East Del Ray Avenue provide at least one noncomplying side yard because of the narrowness of their lots (see Figure 7 – Properties with at least one non-complying side yard setback). Only three out of 16 houses on this block comply with both side yard setbacks required in this zone.

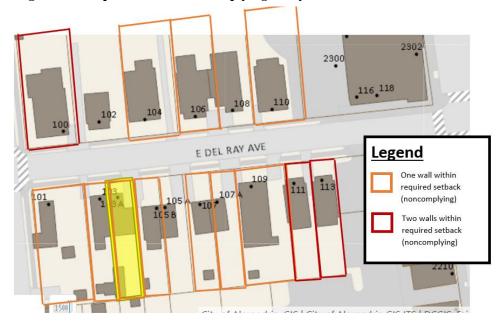


Figure 7 – Properties with non-complying side yard setbacks on the block

Parking Reduction

The applicant is also seeking a two-space parking reduction. The lot previously accommodated only one parking space. With the change from a semi-detached to a single-family configuration, the house was centered on the lot, sacrificing the space available for off-street parking that

previously existed. There is insufficient space in the front or side of the house to provide parking spaces. Further, the property does not have alley access nor is there space for parking in the rear. It is infeasible for the applicant to provide off-street parking on the subject property.

The subject property is about a block from Mount Vernon and Commonwealth Avenues which both provide access to several bus routes. The property is also within a half-mile of the bus rapid transit line along Richmond Highway. Last, the neighborhood is walkable, with many errands manageable without a car. As such, staff is supportive of this parking reduction.

Based on analysis of height, bulk, design, and the requested modifications, staff believes the request would be compatible with the surrounding neighborhood and would not be detrimental to neighborhood character. Staff recommends approval of the request.

III. RECOMMENDED CONDITIONS

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

- 1. The design of the dwelling shall be substantially consistent with the final application submitted on September 18, 2023. (P&Z)
- 2. The applicant shall provide a minimum of 25 percent canopy coverage pursuant to the City's 2019 Landscape Guidelines. (P&Z)
- 3. The applicant shall be responsible for repairs to the adjacent City right-of-way if damaged during construction activity. (T&ES)
- 4. No permanent structure may be constructed over any existing private and/or public utility easements. It is the responsibility of the applicant to identify any and all existing easements on the plan. (T&ES)

STAFF:

Tony LaColla, AICP, LUS Division Chief Sam Shelby, Principal Planner Alexa Powell, Urban Planner

<u>Staff Note:</u> In accordance with section 11-506(c) of the zoning ordinance, construction or operation shall be commenced and diligently and substantially pursued within 18 months of the date of granting of a special use permit by City Council or the special use permit shall become void.

IV. CITY DEPARTMENT COMMENTS

Department comments pending.

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

Transportation & Environmental Services:

Department comments pending.

Code Enforcement:

Department comments pending.

Fire:

Department comments pending.

Recreation, Parks, and Cultural Activities:

Department comments pending.

Police Department:



APPLICATION SPECIAL USE PERMIT

SPECIAL USE PERMIT

GGIS	SPECIAL USE PER	(IVII I #	
PROPERTY LOCAT	TION:		
TAX MAP REFERENCE	;E:	ZON	IE:
APPLICANT:			
Name:			
Address:			
PROPOSED USE: _			
		special Use Permit in accordancing Ordinance of the City of Alex	
permission to t	he City of Alexandria staf	ermission from the property f and Commission Members connected with the application.	
permission to the	e City of Alexandria to post presuant to Article IV, Section 4	permission from the property placard notice on the property for 4-1404(D)(7) of the 1992 Zonin	or which this application
including all survaccurate to the temperals, drawing representations the applicant urillustrative of ge	veys, drawings, etc., required best of their knowledge and beings or illustrations submitted made to the Director of Planaless those materials or reponeral plans and intentions, so	all of the information herein product to be furnished by the application belief. The applicant is hereby doing in support of this application and Zoning on this application are clearly stated subject to substantial revision, redinance of the City of Alexandres.	nt are true, correct and notified that any written and any specific oral ation will be binding on to be non-binding or pursuant to Article XI,
		Deyi Awadallah	
Print Name of Applicant of	or Agent	Signature	Date
Mailing/Street Address		Telephone #	Fax#
City and State	Zip Code	Email add	Iress

PROP	ERTY OWNER'S AUTHORIZATION		
As the	property owner of		, I hereby
	(Property Address)		
grant t	he applicant authorization to apply for the		use as
	(use)		
descri	bed in this application.		
Name:		Phone	
	Please Print	- "	
Addres	s:	Email:	
Signa	ture:	Date:	
Oigila			
	floor and site plans. The Planning Director may we request which adequately justifies a waiver. [] Required floor plan and plot/site plan attach	ned.	plan submission upon receipt of a writter
	[] Requesting a waiver. See attached written	request.	
2.	The applicant is the (check one):		
	[] Owner		
	[] Contract Purchaser		
	[] Lessee or [] Other: of the	subject property	
	[] Other.	oubject property.	
	the name, address and percent of ownership of any the entity is a corporation or partnership, in which c		
			

OWNERSHIP AND DISCLOSURE STATEMENT

Use additional sheets if necessary

interest in the applic owner of more than	cant, unless the three percent.	address and percent of ownership on the entity is a corporation or partner The term ownership interest shall in the real property which is the subject of	ership, in which case identify each clude any legal or equitable interest
Name		Address	Percent of Ownership
1.			,
2.			
3.			
interest in the property unless the entity is a percent. The term ow	y located at _ corporation or nership interes	partnership, in which case identify east shall include any legal or equitable is the subject of the application.	(address), ch owner of more than three
Name		Address	Percent of Ownership
1.			
2.			
3.			
an ownership interes financial relationship, application, or within the Alexandria City C Architectural Review. relationships pleas For a list of current and financial relationships	t in the applica as defined by the12-month p council, Plannin All fields mu e indicated ea council, comm nship, click he		uire to disclose any business or ance, existing at the time of this application with any member of opeals or either Boards of t leave blank. (If there are non the corresponding fields).
Name of person		Relationship as defined by Section 11-350 of the Zoning Ordinance	Member of the Approving Body (i.e. City Council, Planning Commission, etc.)
1.		Ordinance	r raining commission, etc.)
2.			
3.			
this application and based As the applicant or	efore each pub the applicant	iships of the type described in Sec. 1 blic hearing must be disclosed prior to t's authorized agent, I hereby atte	o the public hearings.
the information pro	viueu above	is true and correct.	Deyi Awadallah
Date	Printed	 d Name	Signature

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If property owner or applicant is being represented by an authorized agent such as an attorney, realtor, or which there is some form of compensation, does this agent or the business in which the agent is employed 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.	
NARRATIVE DESCRIPTION	
3. The applicant shall describe below the nature of the request in detail so that the Planning Commodican understand the nature of the operation and the use. The description should fully discuss that activity. (Attach additional sheets if necessary.)	

USE CHARACTERISTICS

[] ot	se describe the capacity of the proposed use:
A.	How many patrons, clients, pupils and other such users do you expect? Specify time period (i.e., day, hour, or shift).
B.	How many employees, staff and other personnel do you expect? Specify time period (i.e., day, hour, or shift).
Pleas	se describe the proposed hours and days of operation of the proposed use:
Day:	Hours:
Pleas	se describe any potential noise emanating from the proposed use.
Pleas	se describe any potential noise emanating from the proposed use.

Pleas	se provide information regarding trash and litter generated by the use.
Α.	What type of trash and garbage will be generated by the use? (i.e. office paper, food wrappers)
B.	How much trash and garbage will be generated by the use? (i.e. # of bags or pounds per day or p week)
C.	How often will trash be collected?
D.	How will you prevent littering on the property, streets and nearby properties?
	any hazardous materials, as defined by the state or federal government, be handled, stored, or generatoperty?

handl	led, stored, or	generated on the property?	
[] Y	es. []] No.	
If yes		name, monthly quantity, and specific disposal method below:	
			_
What	methods are	proposed to ensure the safety of nearby residents, employees and patrons?	_
			_
			_
оноі	L SALES		-
			-
OHOI	L SALES	oposed use include the sale of beer, wine, or mixed drinks?	_
	L SALES		-
	Will the pro	oposed use include the sale of beer, wine, or mixed drinks?	- ABC license
	Will the pro	oposed use include the sale of beer, wine, or mixed drinks? [] No cribe existing (if applicable) and proposed alcohol sales below, including if the	- ABC license
	Will the pro	oposed use include the sale of beer, wine, or mixed drinks? [] No cribe existing (if applicable) and proposed alcohol sales below, including if the	- ABC license
	Will the pro	oposed use include the sale of beer, wine, or mixed drinks? [] No cribe existing (if applicable) and proposed alcohol sales below, including if the	ABC license

PARKING AND ACCESS REQUIREMENTS

•	A.	How many parking spaces of each type are provided for the proposed use:
		Standard spaces
		Compact spaces
		Handicapped accessible spaces.
		Other.
		Planning and Zoning Staff Only
	Req	uired number of spaces for use per Zoning Ordinance Section 8-200A
	Doe	es the application meet the requirement? [] Yes [] No
	B.	Where is required parking located? <i>(check one)</i> [] on-site [] off-site
		If the required parking will be located off-site, where will it be located?
e par indus	king w strial ເ	TE: Pursuant to Section 8-200 (C) of the Zoning Ordinance, commercial and industrial uses may provide off- vithin 500 feet of the proposed use, provided that the off-site parking is located on land zoned for commercial uses. All other uses must provide parking on-site, except that off-street parking may be provided within 300 e with a special use permit. If a reduction in the required parking is requested, pursuant to Section 8-100 (A) (4) or (5) of the Zoning Ordinance, complete the PARKING REDUCTION SUPPLEMENTAL APPLICATION.
		[] Parking reduction requested; see attached supplemental form
	Pleas	se provide information regarding loading and unloading facilities for the use:
	A.	
		How many loading spaces are available for the use?
		How many loading spaces are available for the use? Planning and Zoning Staff Only
	R	
		Planning and Zoning Staff Only

	Where are off-street loading	facilities located?			
C.	During what hours of the day	do you expect loading			
D.	How frequently are loading/u	nloading operations ex			•
	eet access to the subject proper ssary to minimize impacts on tra	ty adequate or are any			
CHA	ARACTERISTICS				
Will t	he proposed uses be located in	an existing building?	[] Yes	[] No	
Do y	ou propose to construct an addit	ion to the building?	[] Yes	[] No	
-	ou propose to construct an addit	-	[] Yes	[] No	
How		square feet.	[] Yes	[] No	
How	large will the addition be?	square feet. he proposed use be?			

End of Application

Supplemental application for the following uses:

Automobile Oriented
Parking Reduction

Signs

Substandard Lot

Lot modifications requested with SUP use

Interior Floor Plan

Include labels to indicate the use of the space (doors, windows, seats, tables, counters, equipment)

If Applicable

Plan for outdoor uses

Contextual site image

Show subject site, on-site parking area, surrounding buildings, cross streets

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Last updated: 10.21.2020



APPLICATION - SUPPLEMENTAL

PARKING REDUCTION

Supplemental information to be completed by applicants requesting special use permit approval of a reduction in the required parking pursuant to section 8-100(A)(4) or (5).

	Describe the requested parking reduction. (e.g. number of spaces, stacked parking, size, off-site ation)
2.	Provide a statement of justification for the proposed parking reduction.
3.	Why is it not feasible to provide the required parking?
n u	Will the proposed reduction reduce the number of available parking spaces below the mber of existing parking spaces?YesNo.

- 5. If the requested reduction is for more than five parking spaces, the applicant must submit a Parking Management Plan which identifies the location and number of parking spaces both on-site and off-site, the availability of on-street parking, any proposed methods of mitigating negative affects of the parking reduction.
- 6. The applicant must also demonstrate that the reduction in parking will not have a negative impact on the surrounding neighborhood.



Department of Planning and Zoning Floor Area Ratio and Open Space Calculations for Single and Two-Family Residential Outside Historic Districts



Α.	Property Info	rmation								
A 1.	400 EAOT DEL D			'A 22301			ı	R-2-5	5	▼
	Street Address							Zone	е	
A2.	2,875.00 Total Lot Area		x (llowed by 7	'one		1,293	3.75 mum Allowable Floor Area	
	Total Lot Area			Floor Area Ratio A	allowed by Z	one		IVIAXII	mum Allowable Floor Area	
В.	Existing Gross		Area	Allowable Exclu	eione**					
	Basement	0.00	690sqft	Basement**	1510115				1 ,730.00 1360sqft	
	First Floor	844.00	670sqft	Stairways**				B1.	Existing Gross Floor Area*	Sq. Ft.
	Second Floor	844.00	3. 23 4,	Mechanical**				B2.	42.00	Sq. Ft.
	Third Floor	044.00		Attic less than 7'**				DZ.	Allowable Floor Exclusions**	04.11.
					42.00			В3.	1 ,688.00 1,360sqft	Sq. Ft.
	Attic	42.00		Porches**	72.00				Existing Floor Area Minus Exclus (subtract B2 from B1)	ions
	Porches	42.00		Balcony/Deck**				Con	nments for Existing Gross Floor	Δrea
	Balcony/Deck			Garage**				Jon	initiality Existing Cross Floor	Aica
	Garage			Other***				Duild	ling was destroyed by fire, interior	floor pla
	Other***			Other***				Dullo	ing was destroyed by life, interior	поот ріа
B1.	Total Gross	1,730.00	1360sqf b 2.	Total Exclusions	42.00					
C.	Proposed Gross		or Area	Allowable Exclu	ısions**					
	Basement	792.00		Basement**	792.00			C1.	3,270.00 3,270sqft	Sq. Ft.
	First Floor	792.00		Stairways**	210.00	200			Proposed Gross Floor Area*	
	Second Floor	792.00		Mechanical**	28.00	31.78s	qft	nae	1,986.00 1,918sqft	Sq. Ft.
	Third Floor			Attic less than 7'**	792.00				Allowable Floor Exclusions** 1,284.00 1,352sqft	
	Attic	792.00		Porches**	82.00			C3.	Proposed Floor Area Minus Exclu	Sq. Ft. usions
	Porches	82.00		Balcony/Deck**	20.00				(subtract C2 from C1)	
	Balcony/Deck	20.00		Garage**					Staff notes in red.	
	Garage			Other***	1 6.00					
	Other***			Other***	46.00				Notes *Gross floor area for residential sin	nale and
C1.	Total Gross	3,270.00	3,270sqtb	. Total Exclusions	1,986.00	1,918s	qft		two-family dwellings in the R-20, R-R-5, R-2-5, RB and RA zones (not i	-12, R-8, including
D.	Total Floor A	rea		E. Open Spa	I CE (RA & F	RB Zones))		properties located within a Historic E the sum of <u>all areas under roof</u> measured from exterior walls.	
D1.	2,972.00 *1,3	352sqft	Sg. Ft.		`		-4		** Refer to the Zoning Ordinance (Se	
	Total Floor Area	(add B3 an	d C3)	Existing Ope	en Space	Sq. I	-ι.		2-145(A)) and consult with Zoning information regarding allowable exclu	usions.
D2.	1,293.75	360sqft	Sq. Ft.	E2.		Sq. I	=t		Sections may also be required for exclusions.	or some
	Total Floor Area		,	Required Op	en Space	Oq. 1			*** Refer to the Zoning Ordinance (S	
	by Zone (A2)			E3.		Sq. I	Ft.		2-145(A)) and consult with Zoning additional allowable exclusions. A	dditional
				Proposed O	pen Space				exclusions may include space balconies, retractable awnings, etc.	under
The un	dersigned hereb	rsigned hereby certifies and attests that, to the best of his/her knowledge, the above computations are true and correct.								

PROPERTY OWNER

DONNA L BEYER 4524 KINGSLEY RD WOODBRIDGE ,VA 22193

PHONE:703.501.5252 EMAIL:DSAPROPERTIES@GMAIL.COM

PROJECT DESCRIPTION

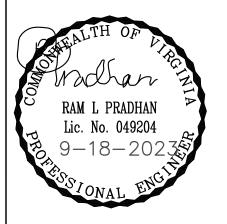
THIS SPECIAL PERMIT PLAT IS PREPARED FOR THE REDEVELOPMENT OF A SUBSTANDARD LOT, UNDER SECTION 12–900.

NOTES:

- THE PLAT HAS BEEN PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND DOES NOT NECESSARILY INDICATE ALL ENCUMBRANCES ON THE PROPERTY.
- 2. THE SURVEY WAS NOT PREPARED FOR CONSTRUCTION PURPOSES (INCLUDING FENCES).
- THE LOCATION OF FENCES ARE APPROXIMATE AND DO NOT CERTIFY TO OWNERSHIP.
- THE PROPERTY SHOWN ON THIS PLAT IS LOCATED ON TAX MAP # 034.02-11-02.

SHED NOTE:

EX.SHEDS ON REAR SHALL BE REMOVED.



IMPERVIOUS AREA CALCULATIONS

HOUSE = 850 SF PORCH = 120 SF WALKWAY/STEP = 38 SF AREAWAY = 130 SF TOTAL = 1,138 SF

% IMP. AREA=1,138/ 2,875 x 100%=39.58%

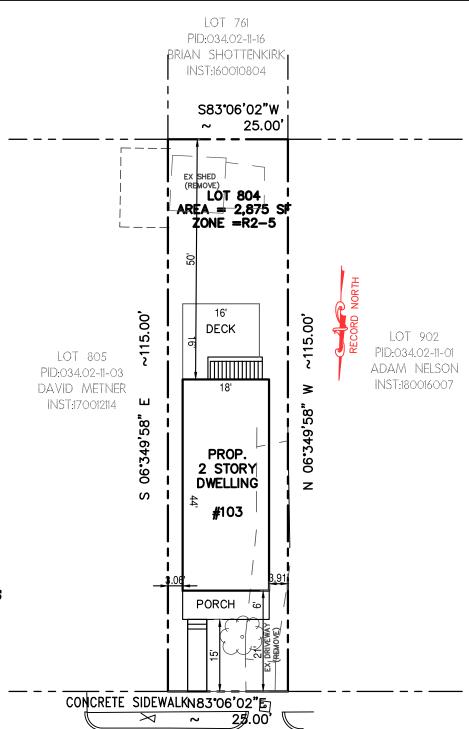
ZONING TABULATION SECTION 3-300

1. ZONE : R-2-5

2. USE : SINGLE FAMILY DWELLING

3. ZONING REQUIREMENTS:

3.	<u>REQUIRED</u>	PROVIDED
LOT SIZE LOT WIDTH @ BUILDING LINE LOT FRONTAGE FRONT YARD	5,000 SF (MIN) 50 FT (MIN) 40 FT (MIN) 20 FEET (MIN)	2,875 SF 25.0 FT 25.0 FT 25.0 FT 2.5 FT
SIDE YARD		
REAR YARD		41.5 FT
HEIGHT	30 FT (MAX)	27.55 FT



E DELWAY AVENUE (40° R/W)

IPF= IRON PIPE FOUND WM = WATER METER CG = CURB AND GUTTER

SPECIAL PERMIT PLAT

LOT 23, MOUNT VERNON 109 STEWART AVENUE CITY OF ALEXANDRIA, VA 22301

SCALE: 1"=20',

DATE: JAN 26, 2021

26

PREPARED BY

Inova Engineering Consultants, Inc.

25209 LARKS TERRACE SOUTH RIDING, VIRGINIA 20152

PHONE: (703) 655-3951 E-MAIL:INFO@INOVAENGINEERS.COM

NOTES

- 1. THE PROPERTY DELINEATED HEREON IS LOCATED ON CITY OF ALEXANDRIA TAX MAP# 034.02-11-02 AND IS CURRENTLY ZONED R 2-5.
- NO TITLE REPORT WAS FURNISHED FOR THE PREPARATION OF THIS SURVEY. AS SUCH THERE
 MAY BE EASEMENTS, ENCUMBRANCES, OR OTHER CIRCUMSTANCES AFFECTING TITLE TO THE
 PROPERTY.
- 3. BOUNDARY SHOWN HEREON IS BASED ON LAND RECORDS AND FOUND EVIDENCE.

LEGEND

WDF WOOD FENCE

D/W DRIVEWAY

IPF IRON PIPE FOUND

-O- UTILITY POLE

M GAS VALVE

WATER METER

— OVERHEAD WIRES

MEASURED

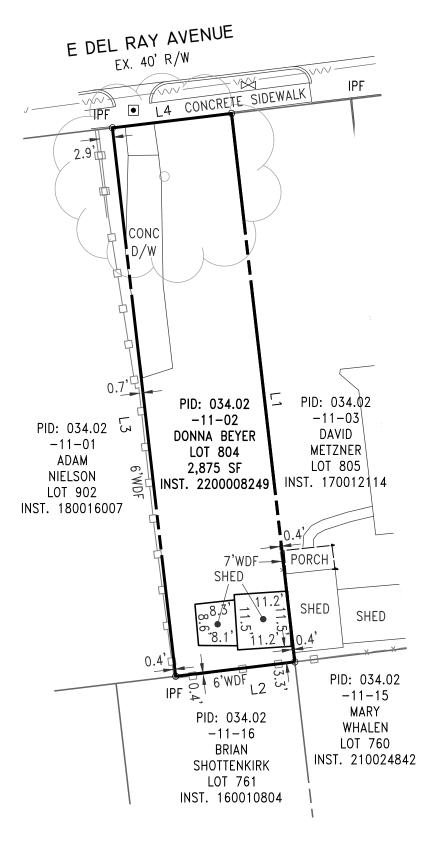
LINE	BEARING	DISTANCE
L1	S 06°34'58" E	115.00'
L2	S 83°06'02" W	25.00'
L3	N 06°34'58" W	115.00'
L4	N 83°06'02" E	25.00'

RECORDED

LINE	BEARING	DISTANCE
L1	S 00°06'00" E	115.00'
L2	S 89°35'00" W	25.00'
L3	N 00°06'00" W	115.00'
L4	N 89°35'00" E	25.00'

NORTH

1983



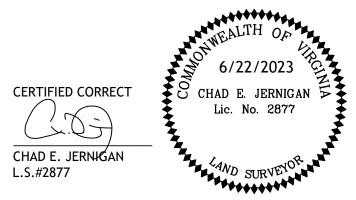
BOUNDARY SURVEY

LOT 804 DEL RAY

DB. O-4 PG. 404 CITY OF ALEXANDRIA, VIRGINIA.

SCALE: 1" = 20' DA

O' DATE: JUNE, 2023





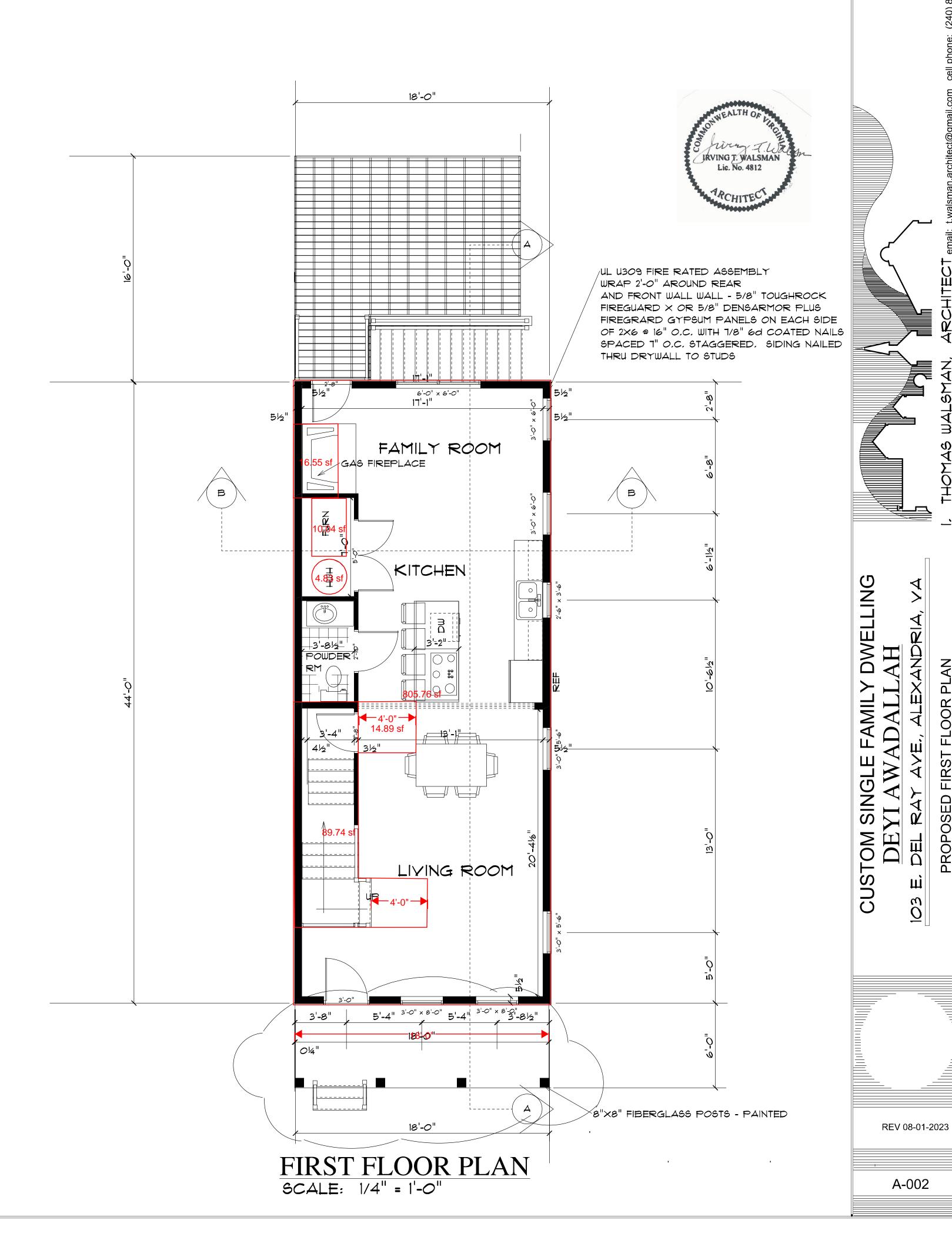
4821A EISENHOWER AVE ALEXANDRIA, VA 22304 703.261.7090 | CAP-LS.COM SURVEY@CAP-LS.COM



LEGEND

FLUORESCENT FIXTURE HYAC DIFFUSER TELEPHONE OUTLET ELECTRICAL OUTLET GFI ELECTRICAL OUTLET GFI RECESSED LIGHT SURFACE MTD, LIGHT BATHROOM HEAT/LAMP CEILING FAN CABLE OUTLET SWITCH LOCATION 3 WAY SWITCH LOCATION TYPICAL PARTITION: 1/2" DRYWALL BOTH SIDES WIN ON 2×4s @ 16" O.C. TYPICAL 3'-0" × 6'-8" DOOR 2'-11" W/ DOOR SWING SHOWN SMOKE DETECTOR CM CARBON MONOXIDE DETECTOR 0 0 0 0 0 0 CHANDELIER BATHROOM EXHAUST FAN 99999 YANITY LIGHT SCONCE

JUNCTION BOX



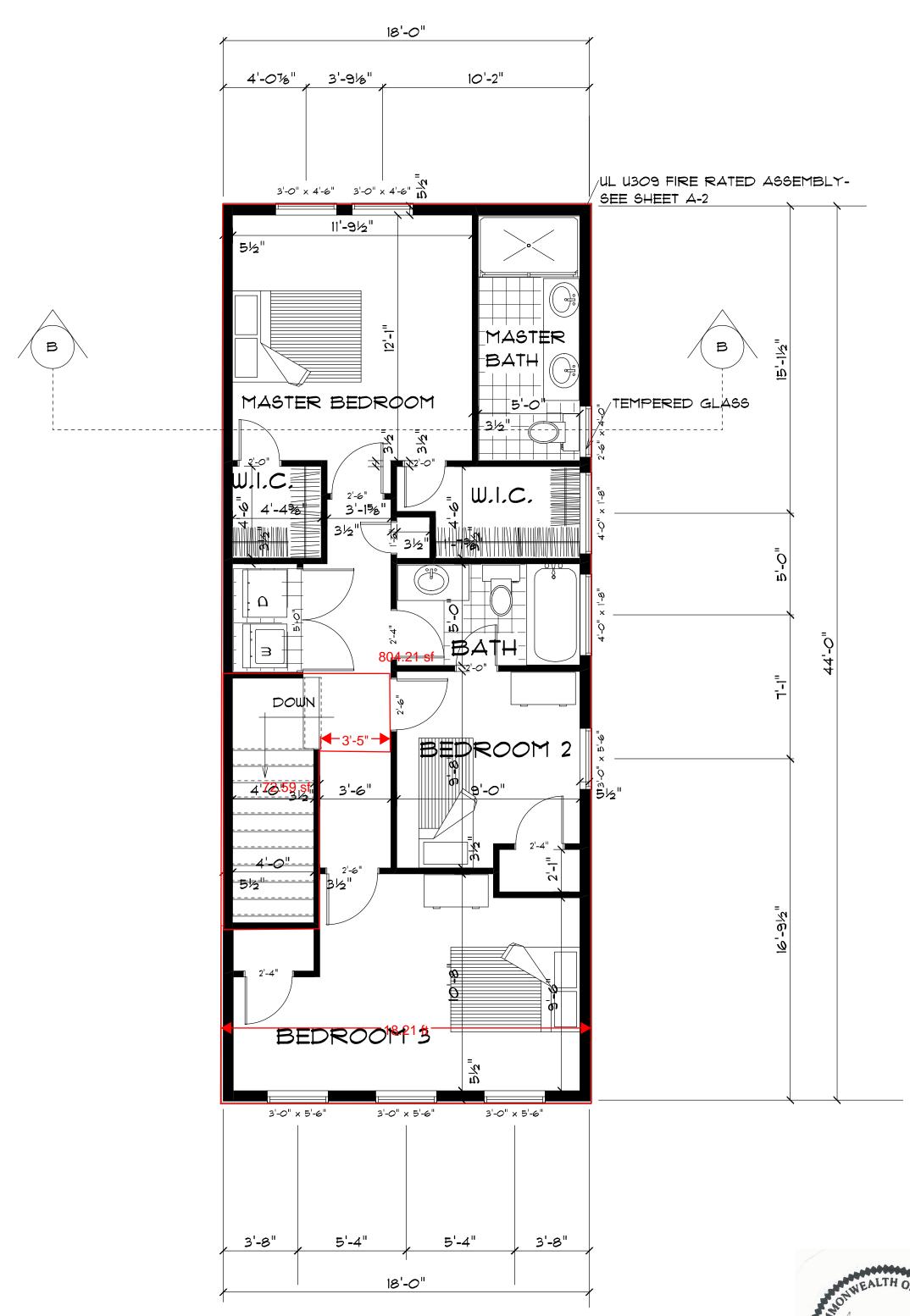
PROPOSED FIRST FLOOR PLAN

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LEGEND

FLUORESCENT FIXTURE HYAC DIFFUSER TELEPHONE OUTLET ELECTRICAL OUTLET \bigcirc GFI ELECTRICAL OUTLET RECESSED LIGHT SURFACE MTD, LIGHT BATHROOM HEAT/LAMP CEILING FAN CABLE OUTLET SWITCH LOCATION 3 WAY SWITCH LOCATION TYPICAL PARTITION: 1/2" DRYWALL BOTH SIDES ON 2×45 @ 16" O.C. TYPICAL 3'-0" × 6'-8" DOOR W/ DOOR SWING SHOWN SMOKE DETECTOR CM CARBON MONOXIDE DETECTOR CHANDELIER BATHROOM EXHAUST FAN YANITY LIGHT SCONCE

JUNCTION BOX



SECOND FLOOR PLAN SCALE: 1/4" = 1'-0"

Prving T. Walsman Lic. No. 4812

E FAMILY DWELLI

CUSTOM SINGLE F

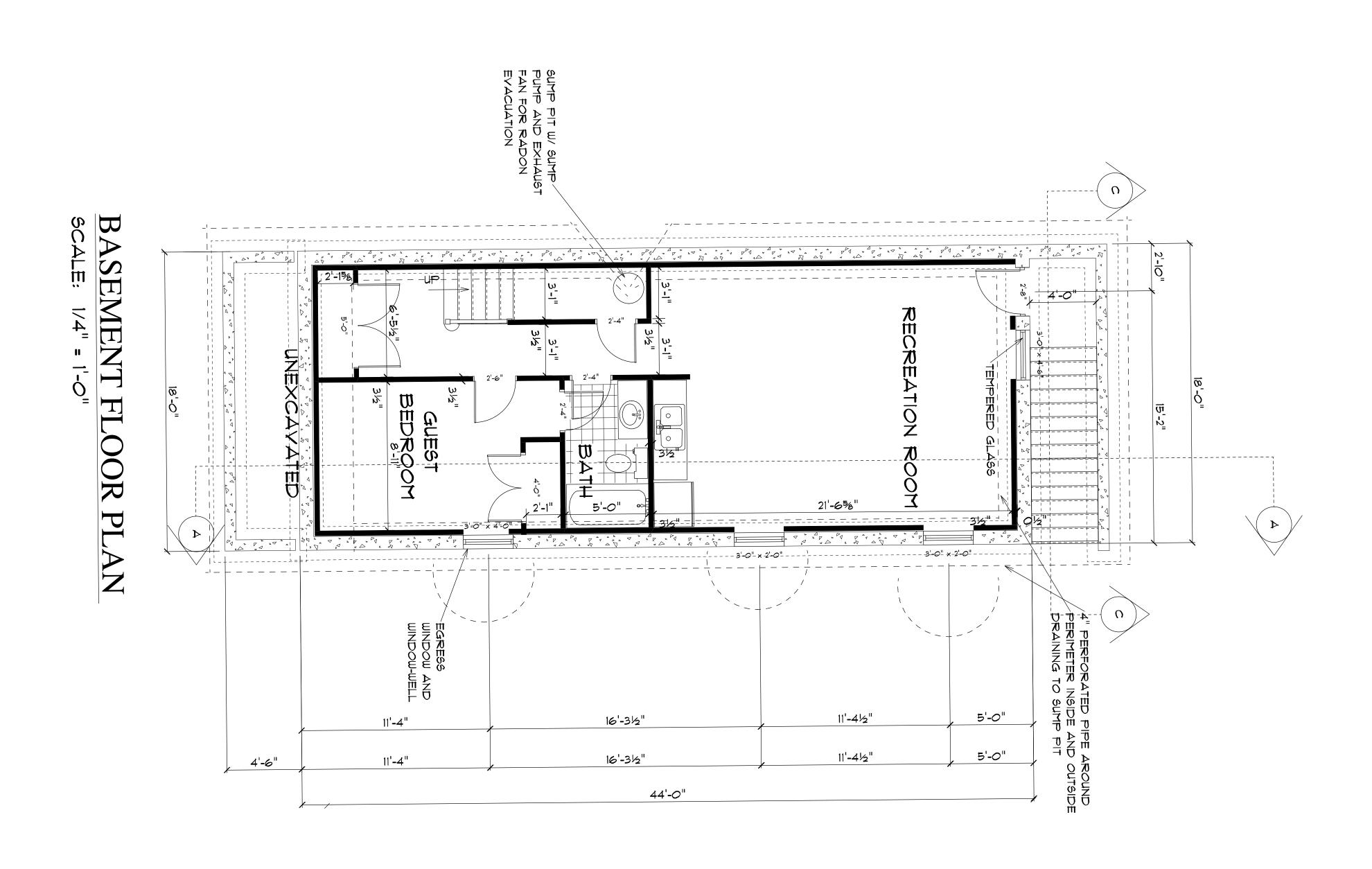
DEYI AWA

103 E. DEL RAY AVE

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REV 07-28-2023

A-003

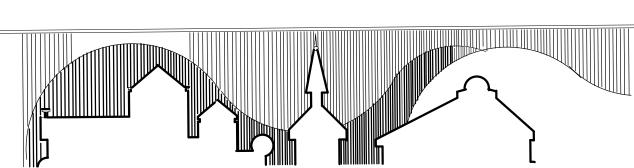




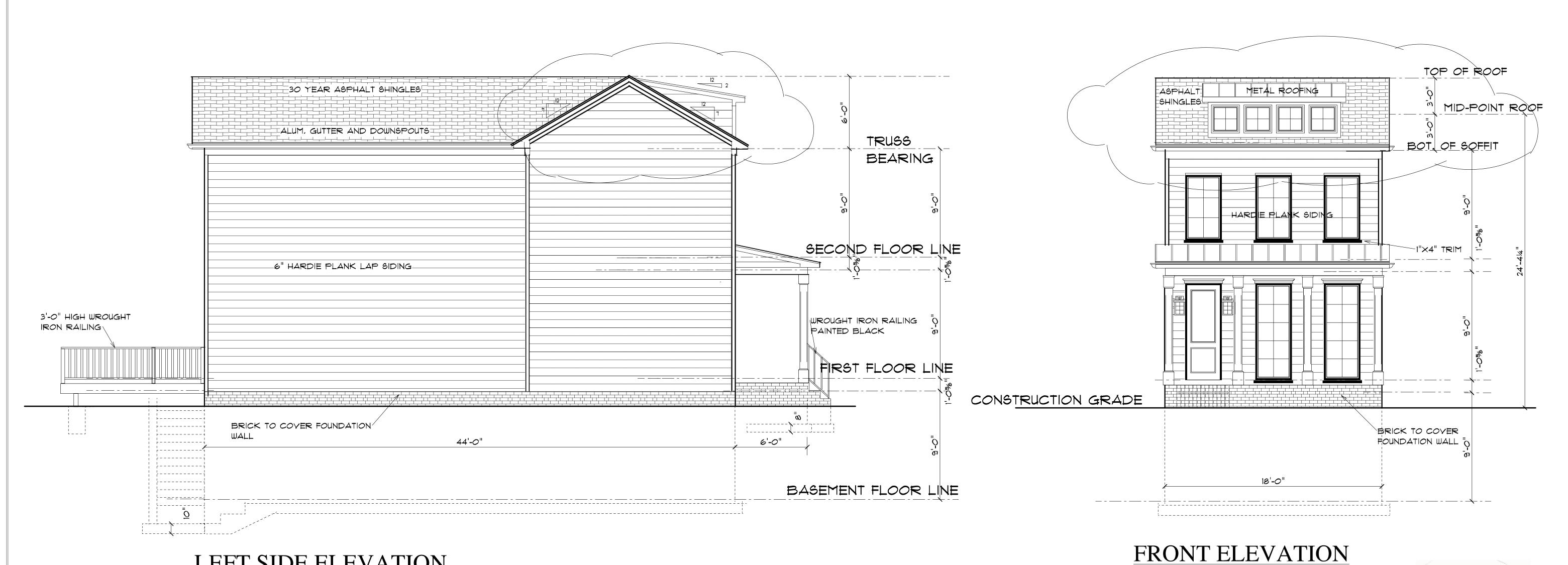
A-001

CUSTOM SINGLE FAMILY DWELLING DEYI AWADALLAH 103 E. DEL RAY AVE., ALEXANDRIA, VA

BASEMENT FLOOR PLAN



I. THOMAS WALSMAN, ARCHITECTemail: t.walsman.architect@gmail.com cell phone: (240) 888-9417



LEFT SIDE ELEVATION

SCALE: 1/4" = 1'-0"

NOTE: ALL WINDOWS ARE WOOD TO MATCH ALEXANDRIA WINDOW POLICY

SCALE: 1/4" = 1'-0"



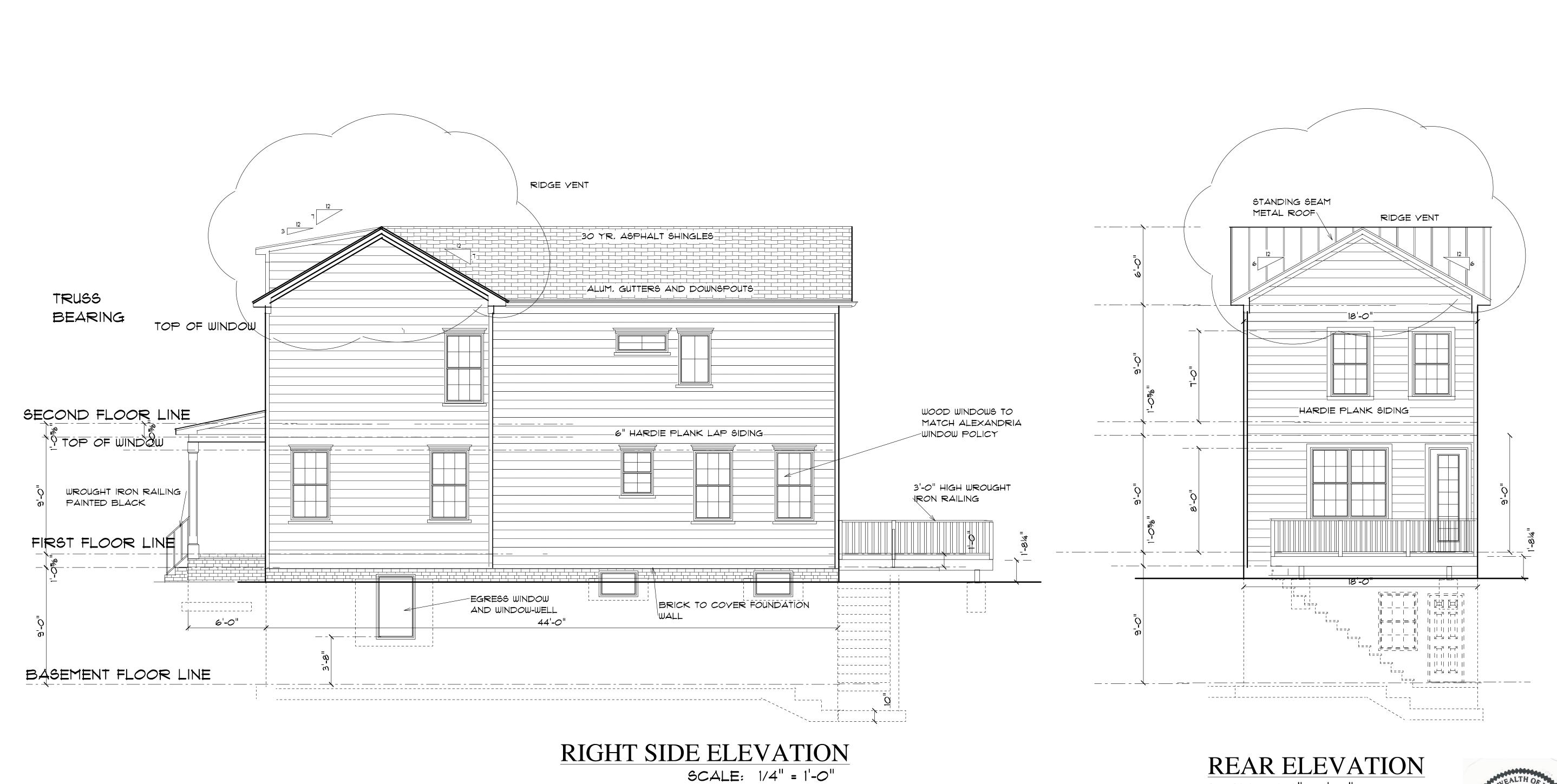
CUSTOM SINGLE FAMILY DWELLING

DEYI AWADALLAH

103 E. DEL RAY AVE., ALEXANDRIA, VA

REV 08-01-2023

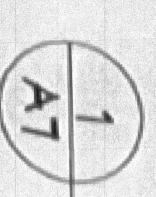
A-4



REAR ELEVATION SCALE: 1/4" = 1'-0"

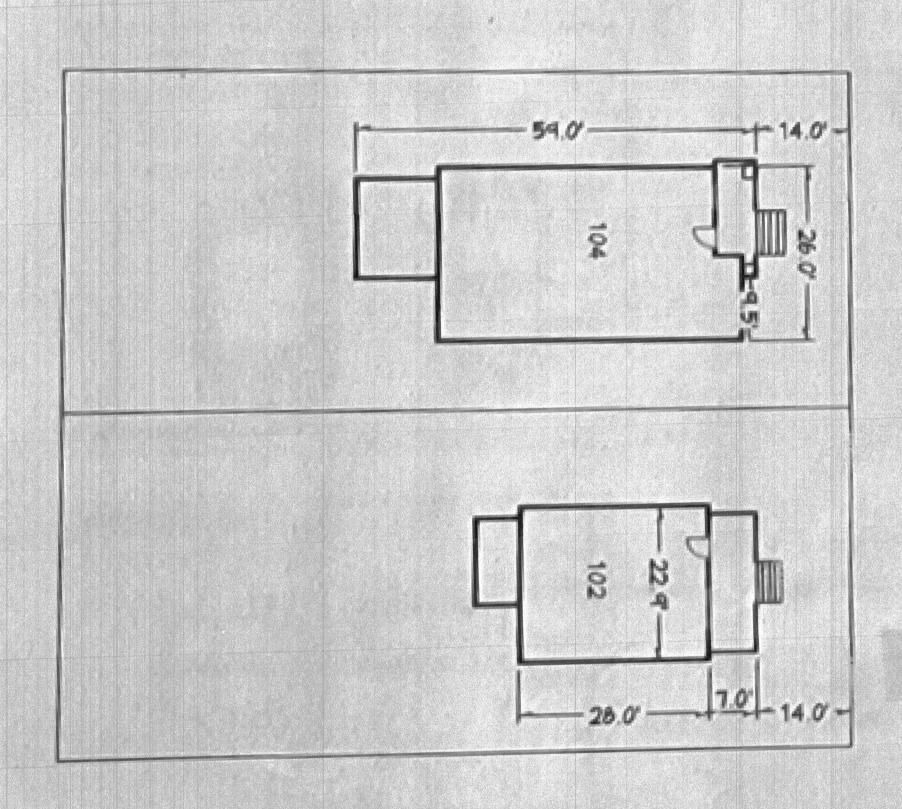


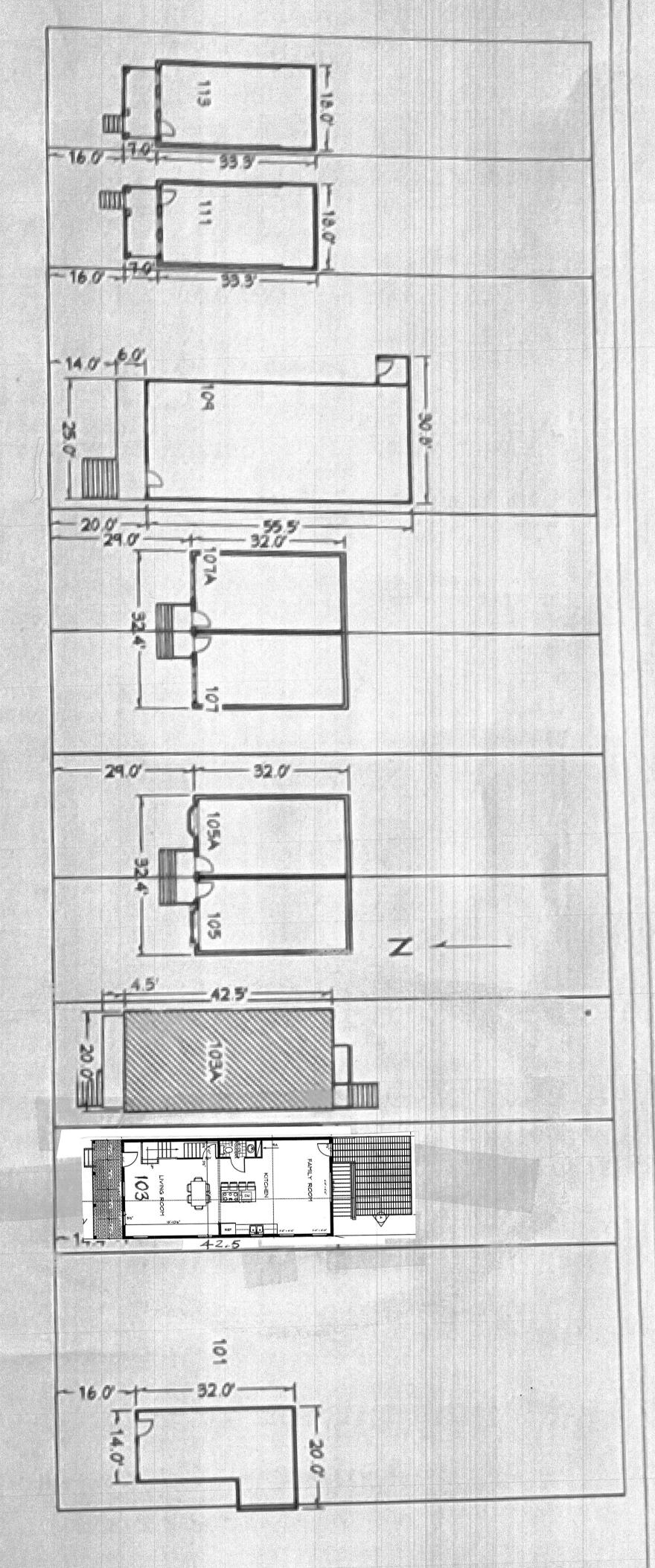
REV 08-01-2023



BLOCKFACE S

NEIGHBORHOOD PLAN





A

6/27/202

METZNER/BRADSHAW

CLIENT

103A E DEL RAY ALEXANDRIA, VA 22301 BLOCKFACE STUDY-NEIGHBORHOOD PLAN

TITLE

CONTRACTOR