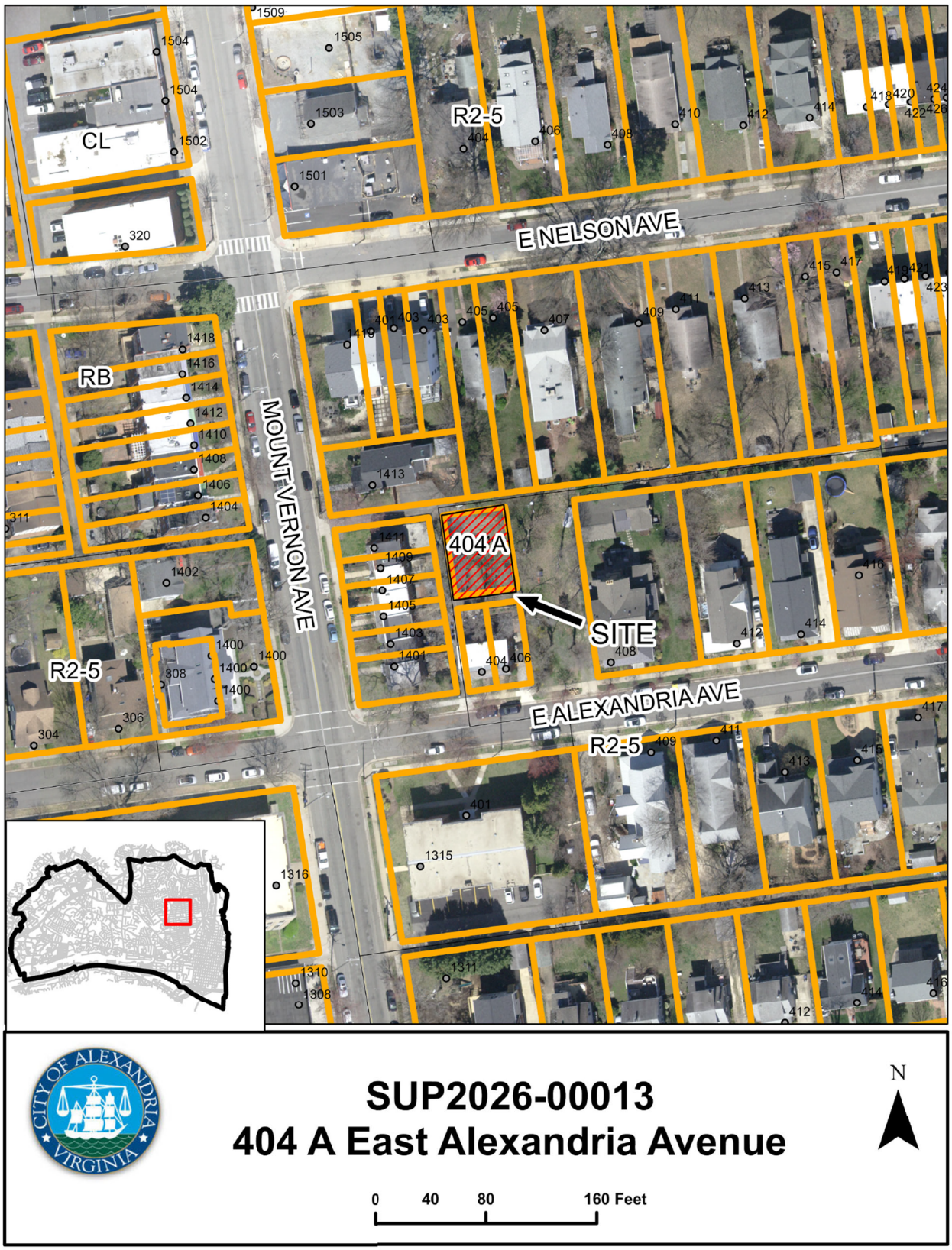
DOCKET ITEM #4
Special Use Permit #2026-00013
404-A East Alexandria Avenue

Application	General Data	
Public Hearing and consideration of requests for Special Use Permits to construct a single-unit dwelling on a vacant substandard lot and for a lot without frontage on a public street	**Planning Commission Hearing:**	May 5, 2026
	City Council Hearing:	May 16, 2026
Address: 404-A East Alexandria Avenue	**Zopne:**	R-2-5/ Residential
Applicant: Eric Teran and Daniela Gross	**Small Area Plan:**	Potomac West

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

Staff Reviewers: Rachel Drescher, rachel.drescher@alexandriava.gov
Sam Shelby, sam.shelby@alexandriava.gov


E NELSON AVE
E ALEXANDRIA AVE
MOUNT VERNON AVE
404 A
SITE
CL
R2-5
RB
R2-5
R2-5
1509
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CITY OF ALEXANDRIA VIRGINIA
SUP2026-00013
404 A East Alexandria Avenue
0 40 80 160 Feet

I. DISCUSSION

The applicants, Eric Teran and Daniela Gross, request Special Use Permit (SUP) approvals to develop a single unit dwelling on a vacant, substandard lot without street frontage at 404-A East Alexandria Avenue. The existing lot is substandard as it does not meet the R-2-5 zone's minimum lot area and lot width requirements.



Figure 1 - Subject Property (vacant lot)

SITE DESCRIPTION

The subject property at 404-A East Alexandria Avenue is a vacant, substandard lot of record without frontage on an improved public street. The lot has a rectangular shape and measures approximately 59 feet (along its east and west lot lines) by 45 feet (along its north and south lot lines). It has a lot size of 2,662 square feet. 10-foot-wide alleys run along the north, west and south lot lines of the subject property. A portion of unimproved City right-of-way (ROW) abuts the subject property to the east. Single unit, two unit, and multi-unit dwellings coexist within the same block. Figure one, above, shows the subject property. Figure two, right, shows a survey plat of the property.

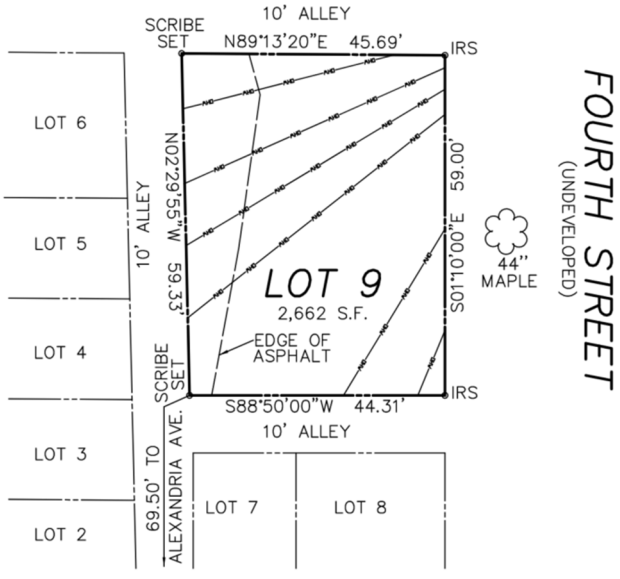


Figure 2 – Survey plat

BACKGROUND

The subject property was created in 1938 by a re-subdivision of a portion of Block 10 of the "Park Addition to Alexandria" subdivision. At the time, any new property was required to have frontage. The property was originally platted to have street frontage along 4th Street, which was never developed. Aerial imagery and Sanborn maps dating back to 1937 show that the subject property has been continuously vacant since its creation.

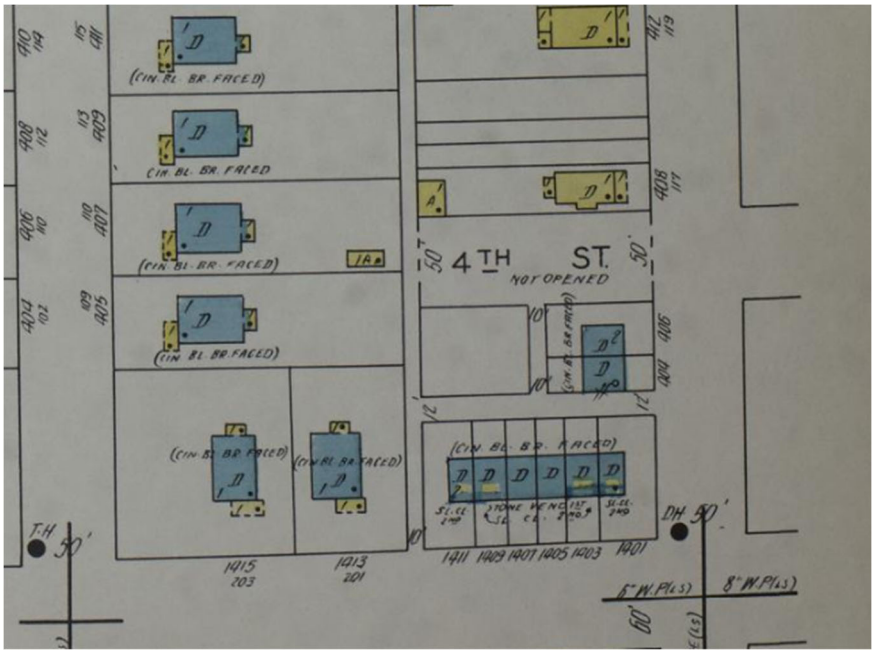


Figure 3: Sanborn maps 1951

RECENT HISTORY OF LAND USE APPLICATIONS

Several land use applications have been reviewed for the property and adjacent public right-of-way.

- In early 2013, a vacation request, VAC #2013-00001, was submitted to vacate a portion of the public right-of-way adjacent to the subject property. It was subsequently withdrawn.
- On March 12, 2024, City Council denied Special Use Permit, SUP #2023-00067 to develop the subject property.
- On September 14, 2024, City Council approved vacations, VAC #2024-00001, VAC #2024-00002, VAC #2024-00003, of the public right-of-way (4th Street) to be split between the adjoining property owners. At the time of this report, the vacation has not been finalized.
- On November 14, 2024, City Council denied a resubmittal of the revised SUP application (SUP #2024-00041) for this property.

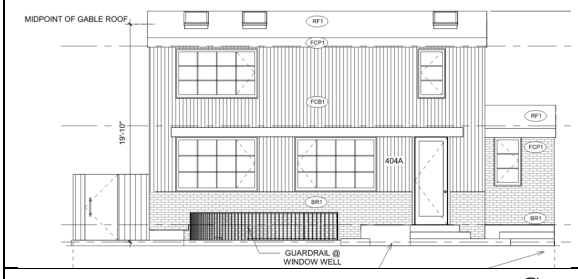
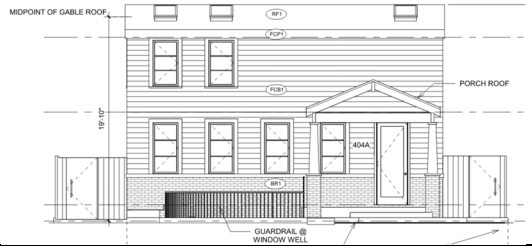
PROPOSAL

The applicants request SUP approvals to develop the subject property with a two-story dwelling. The proposed dwelling would have approximately 1,100 square feet of net floor area and would measure 19.83 feet in height from average pre-construction grade to the midpoint of the dwelling's gable roof.

The applicants' have altered the architectural style from the previous proposals. The new design would have a predominately Contemporary style with a small front portico, a low-pitched side facing gable, and windows featuring three divided lites. Figures four through nine, below, show the proposed elevations as they compare to the previous applications.

Submission #1	Submission #2
	
Current proposal	
	

Figure 4 - Concept design

Submission #1	Submission #2
	
Current proposal	

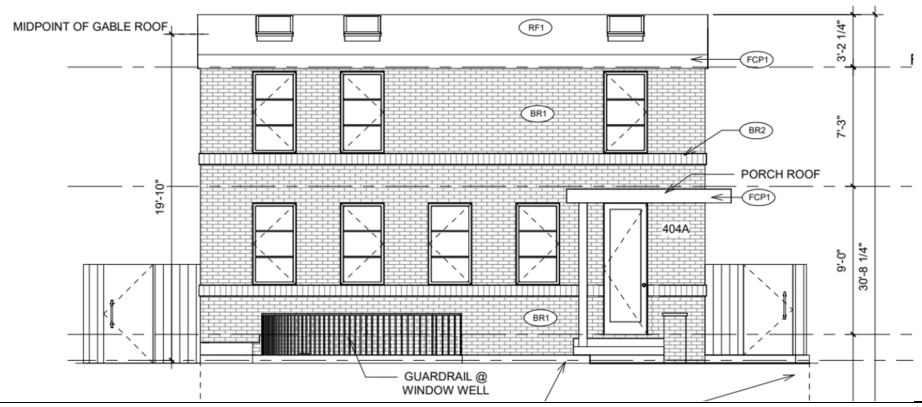
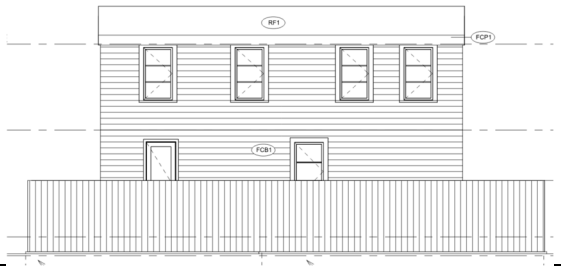


Figure 5 - North Elevation (Front)

Submission #1	Submission #2
	

Current proposal

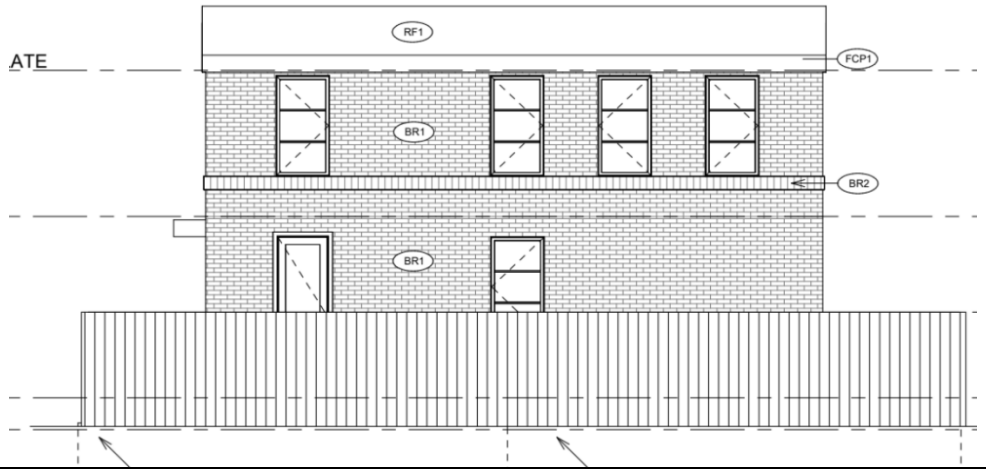
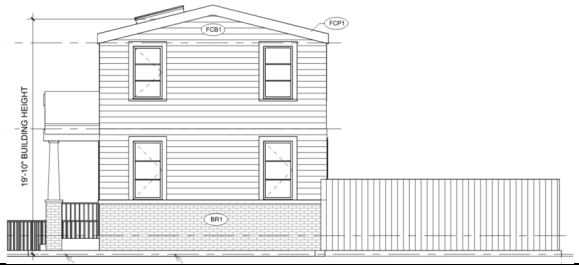


Figure 6 –South Elevation (Rear)

Submission #1	Submission #2
	

Current proposal

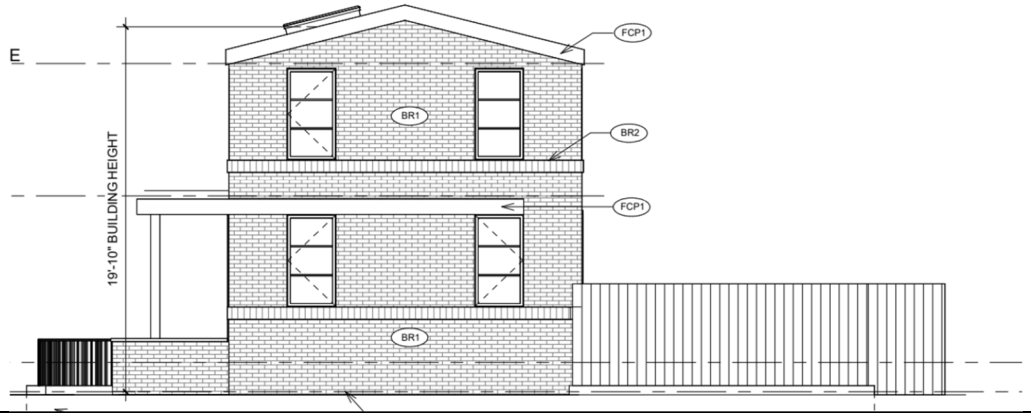
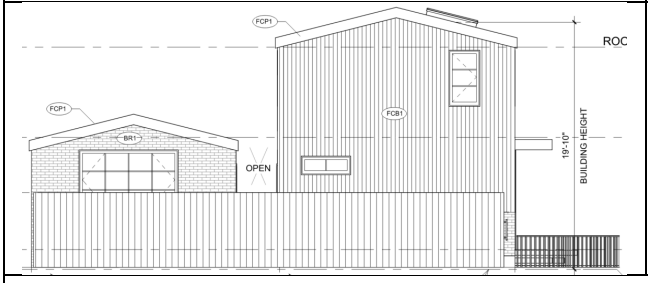
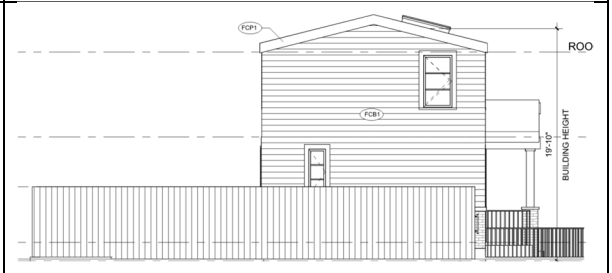


Figure 7 - West Elevation (Side)

Submission #1	Submission #2
	

Current proposal

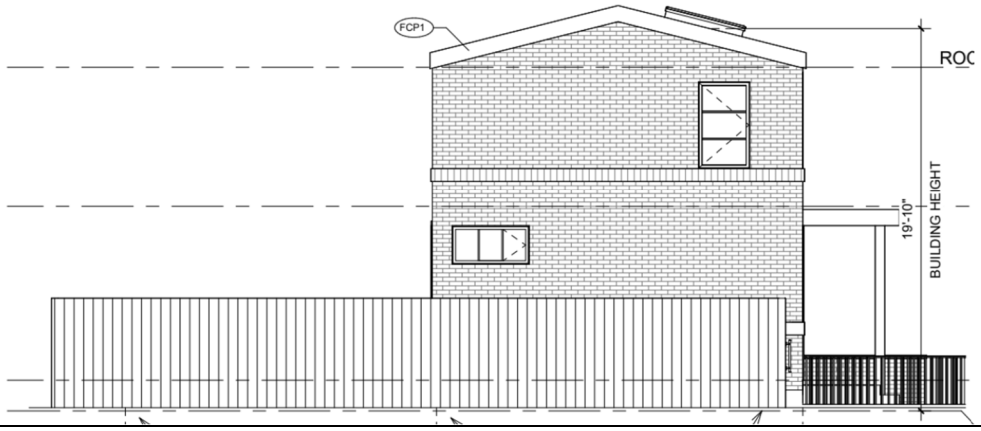
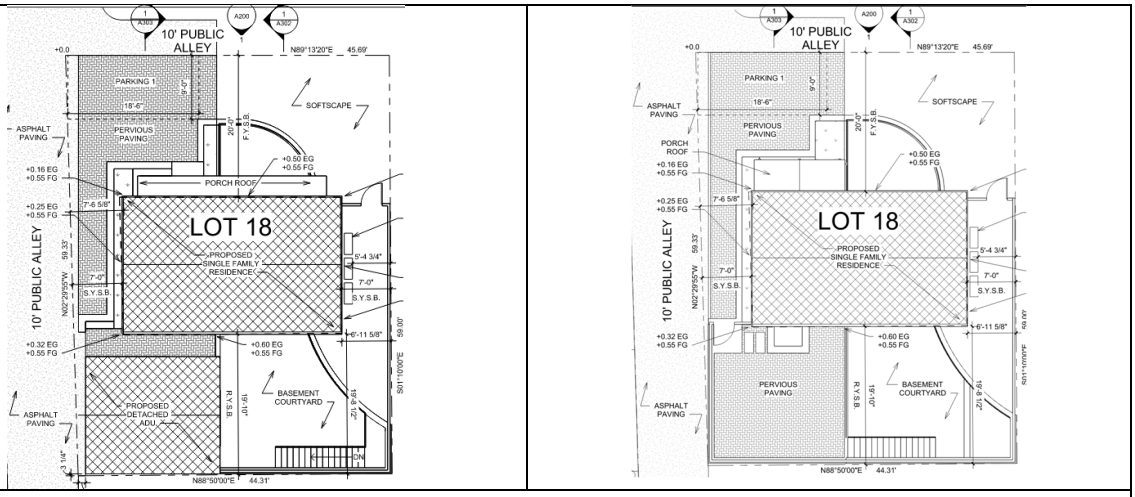


Figure 8 - Elevation (Side)

Submission #1	Submission #2



Current proposal

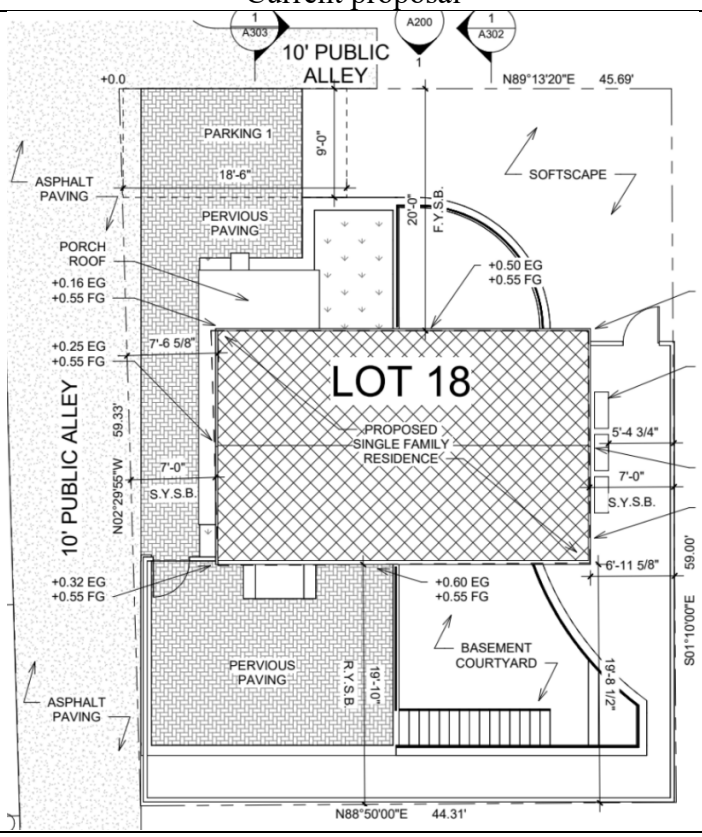


Figure 9 - Site Plan

The dwelling would measure approximately 30.67 feet by 19.17 feet with a footprint of about 655 square feet. It would provide a front yard of 20 feet; a west side yard of 7.0 feet; an east side yard of 7.0 feet; and a rear yard setback of 19.83 feet. Figure 9, above, shows the previous and current proposed site plans.

The site currently contains no trees nor landscaping. The applicants propose a Black Gum tree in the front yard of the property.

PARKING

The property is located within the enhanced transit area. As such, Zoning Ordinance section 8-200(A)(1) requires no off-street parking spaces for the proposed single-unit dwelling. The applicant proposes one parking space on the site.

ZONING

The subject property is zoned R-2-5/Residential. For single unit dwellings, the R-2-5 zone requires a minimum lot size of 5,000 square feet. The zone also requires the lot to be at least 50 feet wide and have at least 40 feet of frontage on a public street. The subject property has a lot size of 2,662 square feet and is 45 feet wide.

Per Section 12-400 – Substandard residential lots, for a dwelling to be built on a vacant substandard lot, approval of a special use permit by City Council is required. Per Section 7-1007 – Land without frontage, for a lot without frontage on a public street, development also requires SUP.

Given that the subject property is zoned R-2-5, was a lot of record prior to September 1988, and does not meet the R-2-5 zone's minimum lot size nor lot width requirements, Zoning Ordinance section 12-402 applies and states:

> Notwithstanding the provisions of Section 12-401 – Substandard residential lots, a substandard lot which complied with the provisions of this ordinance or other prior law in effect on the date such lot was recorded, and which has continuously been of record since such date, may be developed only with a residential use in compliance with the zone where it is situated, subject to the following provisions:
>
> (A) No person has, at any time from and after September 16, 1988, held any present or future freehold estate, except as trustee only, or any equitable interest of like quantum, or held any interest as contract purchaser, in the substandard lot and in any contiguous undeveloped or unimproved lot of record; and
> (1) The substandard lot contains at least the lot area, and has at least the lot width at both the front lot line and front building line, as exhibited by more than 50 percent of the developed lots on the block face in which the substandard lot is located; or
> (2) The substandard lot contains at least 90 percent of the minimum lot area, and 90 percent of the required lot width at both the front lot line and front building line, as required by the zone in which the substandard lot is located; and
> (B) A special use permit is granted under the provisions of section 11-500; and
> (C) City council, upon consideration of the special use permit, finds that the proposed development will not unreasonably impair an adequate supply of light and air to adjacent property, will not diminish or impair the established property value in the surrounding areas, and will be compatible with the existing neighborhood character.
> (D) Where the location of a substandard lot is such that the minimum number of lots or the minimum length of street frontage herein specified for a block face as defined in this ordinance is not present, the director may designate an appropriate block

face for such substandard lot, if any there be, without regard to intersecting streets, subject to city council approval as part of the special use permit granted pursuant to this section 12-402. Where the street frontage, on either side of a street, within a block face contains more than 30 lots or is greater than 1,200 feet in length, as measured along the front lot lines, the director shall designate an appropriate block face comprised of the closest and most appropriate 30 lots or 1,200 feet lot frontage, whichever is less, on each side of the street, subject to city council approval as part of the special use permit granted pursuant to this section 12-402.

ELIGIBILITY OF APPLICATION

Staff has received questions regarding the eligibility of the application. Below provides a break-down of staff's analysis which concludes the applicants' requests are eligible for SUP review.

Section 12-402(A) requires the vacant substandard lot to meet an eligibility test to determine whether its lot width and lot area are similar to other developed lots on the same block. Section 12-402(A) requires staff to take two lot width measurements: one at the front building line and another at the front lot line. The two measurements are intended to capture lot width for lots that are not rectangular, where the width of the lot may vary. In this case, the lot is rectangular and the measurement at the lot line and the building line are the same. Staff received a concern that due to the lack of frontage there is no front lot line to measure lot width. Section 2-170 defines lot line as "Lines bounding a lot and recorded" and Section 2-124 defines building line as "a line beyond which no part of any building or structure except footings shall project." Neither of these definitions relates to the lot having public street frontage, thus public street frontage does not preclude the lot from having a lot width measurement.

Further, Section 12-402(D) states that the director may designate an appropriate block face for a substandard lot where the minimum number of lots is not present, subject to City Council approval as a part of the special use permit. A zoning guidance memo dated January 4, 1995 outlines the factors to be used in determining block face in the following order of priority until there are 10-20 lots:

1) Lots on the same block face as the subject lot and lots on the block face across the street from the subject lot
2) Other lots on the same block touching the subject lot
3) Lots on the same street within line of sight of the subject lot (i.e. the midpoint of the front lot line
4) Lots on the same block as subject lot but within line of sight of the rear lot line of the subject lot
5) Lots on the same street as the subject lot located in adjacent blocks

Factors 1 through 3 do not apply because the subject property does not touch other lots and does not front on a street. Factor 4 states lots on the same block as the subject lot and within line of sight of the rear lot line of the subject lot. Table 1 exhibits the properties staff determined to meet factor 4, which provided 19 lots.

Table 1 – Properties Used for Block Face

	Address	Lot Area (square feet)	Lot Width
1	1413 Mount Vernon Ave	5,225	52.3’
2	1411 Mount Vernon Ave	1,910	27.3’
3	1409 Mount Vernon Ave	1,222	17.5’
4	1407 Mount Vernon Ave	1,222	17.5’
5	1405 Mount Vernon Ave	1,222	17.5’
6	1403 Mount Vernon Ave	1,222	17.5’
7	1401 Mount Vernon Ave	2,258	32.3’
8	404 E Alexandria Ave	1,070	17.8’
9	406 E Alexandria Ave	1,550	25.8’
10	408 E Alexandria Ave	9,600	75’
11	405 E Nelson Ave	3,915	25’
12	405-A E Nelson Ave	3,915	25’
13	407 E Nelson Ave	7,800	50’
14	409 E Nelson Ave	7,800	50’
15	403-A E Nelson Ave	2,749	26.3’
16	403 E Nelson Ave	1,879	18’
17	401 E Nelson Ave	1,879	18’
18	1415 Mount Vernon Ave	4,176	41.5’
19	411 E Nelson Ave	7,800	50’
	404-A E Alexandria Ave	**2,662**	**45.7’**

Out of the 19 lots in the block face, 10 lots have less than 2,662 square feet in total lot area (53 percent) and 14 lots have less than 45.7 feet of lot width (74 percent).

Since the vacant lot meets the eligibility criteria listed in Section 12-402(A)(1) and because the subject property is surrounded by alleys and unimproved right-of-way, it does not have any “contiguous undeveloped or unimproved lot of record;” thus, Section 12-402(A) is met. Therefore, City Council may consider a SUP request for development of the subject property with a single-unit dwelling. In order to approve the SUP, City Council must find that the proposal meets the requirements of Section 11-504 – Consideration on review and Section 12-402 - Substandard residential lots.

Staff has also received concerns that Section 7-1007 – Land without frontage, is not applicable because the lot is not “otherwise usable as a building site." The lot without frontage SUP approval is dependent on the approval of the substandard lot SUP. With approval of the substandard lot SUP, the lot will be “usable as a building site.”

The proposed dwelling would meet all bulk and open space requirements. The following table provides a summary of all zoning regulations as they pertain to the subject property and proposed dwelling:

Table 2 – Zoning Analysis

	Required	Proposed
Lot Area	5,000 Sq. Ft.	2,662 Sq. Ft.*
Lot Width	Min. 50.0 Ft.	45.0 Ft.*
Lot Frontage	Min. 40.0 Ft.	0 Ft.
Front Yard	Min. 20 Ft.	20.0 Ft. (Main Building) 15.0 Ft. (Open Porch)
Side Yard (East)	7.0 Ft. (Main Building) (1:3 height to setback ratio, 7 Ft. min.)	7.0 Ft. (Main Building)
Side Yard (West)	7.0 Ft. (Main Building) (1:3 height to setback ratio, 7 Ft. min.)	7.0 Ft. (Main Building)
Rear Yard	19. Ft. (Main Building) (1:1 height to setback ratio, 7 Ft. min.)	19.83 Ft. (Main Building)
Net Floor Area	1,197 Sq. Ft. 0.45 Floor Area Ratio (FAR)	1,100.50 Sq. Ft. 0.41 Floor Area Ratio (FAR)
Height	Max. 30.0 Ft. (Main Building)	19.80 Ft. (Main Building)
Threshold Height	Max. 2.50 Ft.	2.33 Ft.

*Deficiency resulting in a substandard lot

MASTER PLAN DESIGNATION

The proposed residential use is consistent with the Potomac West Small Area Plan which designates this area for medium-density residential development.

II. STAFF ANALYSIS

Staff supports the applicants' proposal as it meets the criteria as required by Zoning Ordinance Sections 11-504 and 12-402, the proposed development would not adversely affect health and safety or public welfare impact, conforms with the master plan, would not impact light nor air supply to adjacent properties, diminish nor impair property values, and would be compatible with the existing neighbor character in terms of height, bulk, and design. In addition, the proposal provides sufficient access, and the single unit dwelling use would be compatible with the surrounding residential uses.

HEALTH, SAFETY, AND PUBLIC WELFARE

Staff does not anticipate any health, safety, or public welfare impacts, considering the proposed residential use complies with the bulk regulations of the R-2-5 zone and the residential density would be consistent with the surrounding residential properties. Light and air impacts, which are health and public welfare related, are addressed in the following section.

LIGHT AND AIR

The proposed design of the new dwelling would meet the required side, rear, and front yard setbacks established by the R-2-5 zone, providing adequate light and air to the adjacent parcels. The side yards would be comparable or larger than the side yards of the semi-detached dwellings at 404 and 406 East Alexandria Avenue. The property is surrounded by alleys and public right-of-way, which provide an additional buffer between the proposed dwelling and adjacent properties.

PROPERTY VALUES

The City's Real Estate Department assessed the property as a vacant lot with no building valuation. The development of a new dwelling on the vacant lot would increase the assessed value for the property. This would increase the assessed value of comparably sized properties in the neighborhood. The new infill construction will not adversely affect surrounding property values.

In 1974, the City amended the Zoning Ordinance to require SUP approval for development of substandard lots. Related to property values, staff found:

> As available vacant land grows more scarce in the City, these substandard lots will become prime targets for development of small homes, which could conceivably be fifteen (15) feet wide or less. Such narrow single-family homes would in most cases be aesthetically unattractive and certainly would be incompatible with the neighborhood, especially in those older areas of the City containing large older homes. Construction of these narrow single-family dwellings could create a negative impression on the neighborhood and cause property values to decline.

In this case, the proposed dwelling would be as wide or wider than the townhouses to the west and semi-detached dwellings to the south. Further, it would be similar in size and width to the existing single-unit dwelling at 420 East Alexandria Avenue and several others in Del Ray. Given that the proposed dwelling would not be an outlier in terms of size or width as compared to the surrounding dwellings and neighborhood, the proposal would not impact property values.

HEIGHT

Staff finds the proposed dwelling to be compatible with neighborhood character in terms of height. The height of the surrounding dwellings, as measured to the roof ridgeline, is shown in Table 3.

Staff finds the height of the proposed two-story dwelling to be compatible with the neighborhood,

Table 3 – Dwelling heights

Address	Height of roof ridge
1413 Mt Vernon Ave	16.75 Ft.
Proposed Dwelling at 404-A E. Alexandria Ave	**21.02 Ft.**
1403 Mt Vernon Ave	25.92 Ft.
1409 Mt Vernon Ave	25.92 Ft.
Average Height	26.96 Ft.
1401 Mt Vernon Ave	27.92 Ft.
1405 Mt Vernon Ave	27.92 Ft.
1407 Mt Vernon Ave	27.92 Ft.
1411 Mt Vernon Ave	27.92 Ft.
404 E. Alexandria Ave	27.92 Ft.
406 E. Alexandria Ave	27.92 Ft.
408 E. Alexandria Ave	33.50 Ft.

overall. The 1400 block of Mount Vernon Avenue and 400 block of East Alexandria Ave, which contains the subject property includes a mix of one and two-story single-family dwellings as well as two-story semi-detached and townhouse dwellings. The proposed dwelling would be one of the shorter dwellings that surround the subject property.

BULK

Staff finds the applicants' proposal compatible with neighborhood character in terms of bulk. The proposed dwelling would be of similar size or smaller in terms of mass and scale than a majority of the other buildings within the block. The dwelling is also surrounded by alleys on three sides of the lot and public right-of-way on the fourth side, providing additional distance from other surrounding dwellings, further reducing the visual impact of the proposed dwelling.

Table 4 – Gross FAR of surrounding dwellings

Address	Gross FAR
1413 Mount Vernon Ave	0.28
1401 Mount Vernon Ave	0.38
407 E Nelson Ave	0.38
408 E Alexandria Ave	0.39
Subject property	0.41
1411 Mount Vernon Ave	0.45
405 E Nelson Ave	0.52
405-A E Nelson Ave	0.52
406 E Alexandria Ave	0.56
1403 Mount Vernon Ave	0.70
1407 Mount Vernon Ave	0.70
1409 Mount Vernon Ave	0.70
404 E Alexandria Ave	0.79

The smaller lot size necessitates a smaller and shorter dwelling. The proposed floor area of the dwelling would be comparable to the surrounding townhouses and semi-detached dwellings. Table 4 shows the proposed Floor Area Ratio (FAR) as compared with the surrounding dwellings.

DESIGN

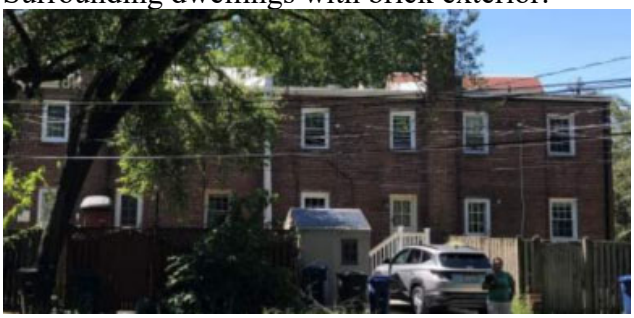
Staff finds the proposed design to be compatible with the established neighborhood character. The Del Ray Pattern Book states the following regarding infill development:

"*Building heights, roof shape and slope, yard setbacks, front porches, and the pattern of windows and doors on surrounding houses can provide direction and inspiration. New construction should be designed to reflect the existing development pattern by integrating these visual qualities and features.* ***However, new construction should be a product of its own time and not an exact replica of a historic building****. Taking cues from the existing houses, the use of subtle variations in materials and features, or the use of new materials in a similar manner, can achieve a contemporary design that is compatible with the existing building, in the case of an addition, or neighborhood*." (pg. 50 of Del Ray Pattern Book)

While new development should draw on common architectural characteristics of the Del Ray neighborhood, the area is defined by diverse architectural styles and design. As such, new development in Del Ray should reflect a unique design that incorporates common architectural elements within the neighborhood.

The proposal is a contemporary architectural style, with a simple rectangular form, brick exterior, and side gable roof would be similar to the surrounding dwellings. Further, the house would be minimally visible from both Mount Vernon Avenue and East Alexandria Avenue and would not impact the streetscape.

Surrounding dwellings with brick exterior:



Rear of townhouses on Mount Vernon Avenue



404 and 406 E Alexandria Avenue

Regarding the smaller lot size, while not a requirement of the Zoning Ordinance, staff finds the lot to be compatible in terms of size of the surrounding development, as shown in Table 3 below, and while this would be one of the smaller lots in Del Ray developed with a single unit dwelling, there are other examples of single unit dwellings in Del Ray on small lots as shown in Table 4.

Table 3 – Surrounding lot sizes

Address	Lot size (square feet)
404 E Alexandria Ave	1,070
1403 Mount Vernon Ave	1,222
1405 Mount Vernon Ave	1,222
1407 Mount Vernon Ave	1,222
1409 Mount Vernon Ave	1,222
406 E Alexandria Ave	1,550
1411 Mount Vernon Ave	1,910
1401 Mount Vernon Ave	2,258
Subject property	2,662
Average	3,240
405 E Nelson Ave	3,915
405-A E Nelson Ave	3,915
1413 Mount Vernon Ave	5,225
407 E Nelson Ave	7,800
408 E Alexandria Ave	9,600

Table 4 – Single unit dwellings on substandard lots under 3,500 square feet in Del Ray

Address	Lot size (square feet)
3 W Mount Ida Ave	1,332
2602 Commonwealth Ave	1,489
510 E Mount Ida Ave	1,881
11 W Wyatt Ave	2,500
13 W Wyatt Ave	2,500
1717 Price St	2,504
409 Clifford Ave	2,625
405 Clifford Ave	2,625
Subject Property	2,662
3333 Helen St	2,800
103 E Del Ray Ave	2,875
103-A E Del Ray Ave	2,875
104 E Oxford Ave	2,875
113 E Del Ray Ave	2,875
111 E Del Ray Ave	2,875
214 E Windsor Ave	2,875
103 E Howell Ave	2,875
518 E Howell Ave	2,875
516 A E Howell Ave	2,875
16 Leadbeater St	2,938
107 E Custis Ave	3,013
201 Clifford Ave	3,030
213 E Raymond Ave	3,030
218 E Custis Ave	3,105
420 E Alexandria Ave	3,150

Regarding which yard would be considered the subject property's front yard, staff found the proposed orientation to be compatible with the surrounding properties. Without exception, the dwellings that surround the subject property are located on rectangular lots with their front yards placed along one of the short sides of the lot. The proposed design would mirror this configuration. Also, the proposed design orients the rear of the dwelling toward the rear of the dwellings along East Alexandria Ave, and one side yard toward the rear of the dwellings along Mount Vernon Avenue.



Figure 10 – Aerial showing orientation of buildings around the subject property

Staff has included further design analysis with regard to the subject property's lack of frontage in the following section.

REGARDING LOT WITHOUT FRONTAGE

Prior to 1969, existing lots without frontage were not subject to the frontage requirements of the Zoning Ordinance. In June 1969, the Zoning Ordinance was amended to require a special use permit to develop lots without frontage to enable a review of whether adequate access to the property could still be provided based on the use of the property. For example, at the time, there was a concern about allowing a use with frequent truck traffic if there was no access close to the building.

The purpose of public street frontage is to ensure that a lot can be accessed from a public right-of-way and to guarantee that utilities could serve the lot. When a lot has no frontage, the SUP process enables City Council to review whether a proposed development can still provide sufficient access despite its lack of frontage if it meets the SUP criteria under Zoning Ordinance Section 11-500. In this case, staff finds this lot to have sufficient access for the proposed single unit dwelling use. At 10 feet wide, the alley connecting the subject property to Mount Vernon Avenue meets the minimum width requirement for vehicular access, including construction vehicles. Additionally,

lots with vehicular access only by alleys are common within the Del Ray neighborhood and using an alley as the primary access to the property does not create compatibility issues with the surrounding properties. Finally, the alley is improved and is currently utilized by adjacent neighbors to provide vehicular access to their properties.

Other examples of alley lots or lots without frontage

While most lots within the City have public street frontage, there are other examples of lots that face alleys or private streets, which lack public street frontage. Some examples of lots with insufficient frontage approved for development include Pickett's Ridge (approved 2004), 104 and 106 North Quaker Lane (approved 2004), 1115 Yeaton Alley (approved 1999), and 913 Cameron Street (approved 1989) as shown below.



Pickett's Ridge



102 and 104 N Quaker Lane

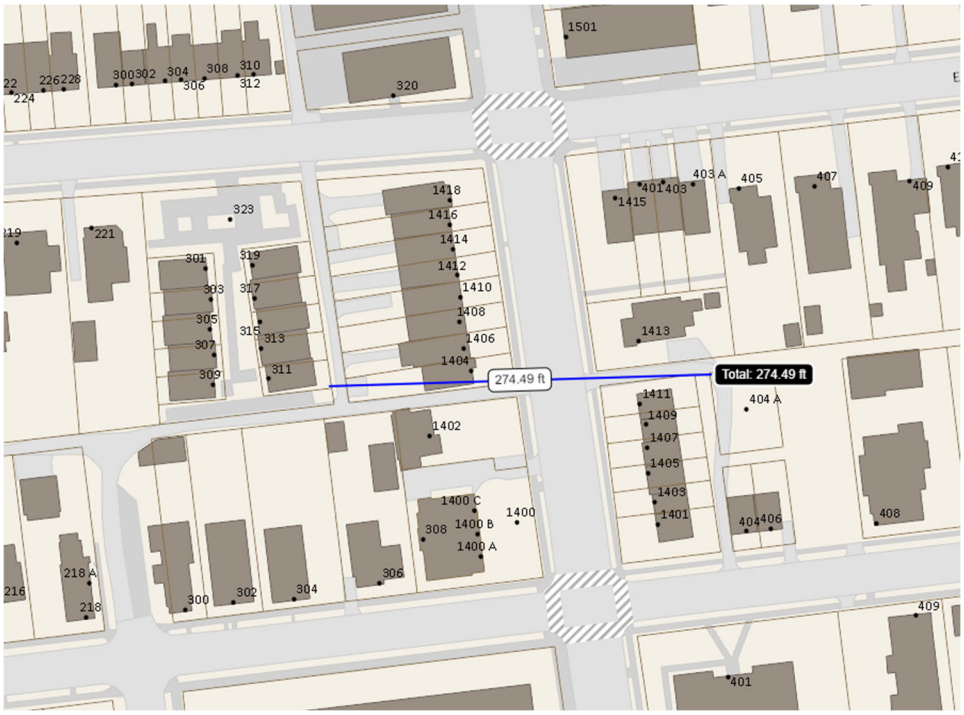


1115 Yeaton Alley



913 Cameron Street

Staff would also like to highlight that within 300 feet of the subject property, there are 10 townhouses without frontage on a public street.



COMMUNITY CONCERNS

The previous requests to develop this property were extremely contentious with many concerns from the surrounding neighbors and Del Ray Citizens' Association. Staff has included materials from the previous requests, which include these concerns along with staff responses. The applicant presented at Del Ray Citizens' Association on March 31st, and staff would like to address the issues that continue to be of concern:

Alley paving
The neighbors continued to express concerns about the impact the alley re-paving would have on trees. Currently, portions of the alley's pavement extends into the subject property, and staff proposes a condition that adjacent alleys must be realigned and paved to the satisfaction of the director. This condition is to ensure the alleys are maintained in good condition for access to the rear of the adjacent dwellings and for City to collect trash. Repaving the asphalt to be within the alley boundaries would impact the trees that are partially located in the alley, and the applicant and City would work with the neighbors if safe removal of the trees is necessary.

Stormwater management
The neighbors expressed concern that stormwater management requirements would not be effective as flooding is already a significant issue in this area.

There is nothing different or unique about this site than any other site being developed in the City in terms of complying with stormwater management requirements. All new dwellings are subject to rigorous grading plan reviews, a process independent of the SUP review, and must comply with the City's stormwater management requirements which require the amount of runoff after development to be less than the amount of runoff prior to development. Staff will evaluate the impervious area, drainage patterns, and downspout locations along with grading on the site to ensure stormwater concerns are mitigated both during construction and after construction. Section 5-6-224 of City Code requires the connection of stormwater and ground water discharges, to include roof drains and sump pumps, to be directly connected to the City's storm sewer system. The connection requirement ensures that runoff of this type does not flow directly onto adjacent properties, creating a nuisance and potentially increasing flooding of adjacent structures. Staff determined that no further stormwater-related conditions were needed to address the impacts of this proposal that could arise if the SUPs were approved.

Trees
The neighbors have expressed concerns for the neighboring trees, specifically the Silver Maple located within the public right-of-way. The City Arborist has recently re-evaluated the Silver Maple and found it to be in better health than the previous years. The applicant made significant design adjustments to attempt to preserve the tree. Regardless, staff has included Condition #4 if the applicant's tree preservation measures fail.

In addition, the adjacent properties contain two Siberian Elms, a Northern Catalpa, and a White Mulberry that could be affected by construction work on the subject property. The applicant will be required to notify the immediate property owners of the potential impact to their trees and take measures to ensure minimal impacts per conditions #2 and #3. The applicant has also reduced the footprint of the basement in the rear to reduce the impact on the trees to the south.

CONCLUSION

Staff finds the proposal meets all approval criteria. Staff recommends approval of the SUP request subject to the conditions contained in Section III of this report.

III. RECOMMENDED CONDITIONS

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

1. The dwelling's bulk, height, and design, including materials, shall be substantially consistent with the application materials submitted April 13, 2026 to the satisfaction of the Director of Planning and Zoning. (P&Z)

2. The applicant shall install all tree protection fencing prior to demolition of the site or structures, delivery of materials (stockpiling), and/or placement or operation of heavy machinery on the site. (P&Z)

3. The applicant shall notify owners of the immediately adjacent properties of the potential impact to trees on their properties as a result of construction prior to the application of the grading plan and provide delivery information for the correspondence. The applicant shall ensure tree protection of neighboring trees by reducing the limit of disturbance around the trees as much as possible, root pruning, root matting and similar best practices. (P&Z)

4. If the applicant's tree preservation measures fail to preserve the existing Silver Maple located on public property (undeveloped 4th Street), the applicant shall be responsible for planting a replacement tree as determined by the City Arborist or paying a $2,500 replacement fee to the City. (RPCA)

5. The applicant shall be responsible for repairs to any adjacent City right-of-way if damaged during construction activity. (T&ES)

6. The applicant shall improve the portion of the public alley abutting the subject property to the west to the satisfaction of the Director of Planning and Zoning. (P&Z)

7. 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)

8. The applicant shall install a minimum of one (1) bollard near the electrical box to prevent vehicles from striking the equipment. (T&ES)

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

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Staff Note: In accordance with section 11-506(c) of the Zoning Ordinance, construction or operation shall be commenced and diligently and substantially pursued within 36 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

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

Transportation & Environmental Services:

C-1 All uses must comply with the Noise Code. (OEQ)

C-2 If SUP is approved, the existing asphalt alleys will have to be repaved with this project and included as part of the Grading Plan submission review and approval process. (DED)

Code Enforcement:

C-1 A building permit is required.

Recreation, Parks and Cultural Activities:

F-1 The [44" DBH] Silver Maple in the public ROW adjacent to the proposed development is in decent condition for a tree of its species. While exhibiting some signs of environmental stressors (small cavity at base and a few small dead branches) at time of inspection the tree presented with above 80% canopy and represents a typical example of a healthy Silver Maple in the City of Alexandria.

Police Department:

No comments received.

Fire Department:

F-1 The width of most, if not all, alleys within the city appear insufficient to accommodate fire department apparatus access. As a result, many properties may not meet required emergency access standards.

C-1 Per City Code Section D101.1 – Access Requirements: Access for emergency vehicles shall be provided within 100 feet of the main or principal entrance of every building. This access must be provided via an approved public or private street or parking lot.

If compliant access cannot be achieved, a Code Modification will be required and must be reviewed and approved by the Authority Having Jurisdiction (AHJ).

C-2 Building Address Identification - Section 502 - The building address must be clearly visible from the street or road fronting the property. Where required by the fire code official, additional address identification shall be provided in approved locations to facilitate emergency response.

Where access is provided by a private road and the building address is not visible from the public way, a monument sign, pole, or other approved means shall be installed to properly identify the structure.

Archeology

F-1 This lot has remained vacant throughout the twentieth century up until today. Although the property has not been developed, it may contain significant archaeological evidence of the growth of early Del Ray beginning in the early 20th century.

R-1 Call Alexandria Archaeology immediately (703-746-4399) if any buried structural remains (wall foundations, wells, privies, cisterns, etc.) or concentrations of artifacts are discovered

during development. Work must cease in the area of the discovery until a City archaeologist comes to the site and records the finds. *The language noted above shall be included on all final site plan sheets involving any ground disturbing activities.*

R-2 The applicant shall not allow any metal detection and/or artifact collection to be conducted on the property, unless authorized by Alexandria Archaeology. Failure to comply shall result in project delays. *The language noted above shall be included on all final site plan sheets involving any ground disturbing activities.*

APPLICATION
SPECIAL USE PERMIT

SPECIAL USE PERMIT # _____

PROPERTY LOCATION: 404-A East Alexandria Ave

TAX MAP REFERENCE: 43.04 **ZONE:** R-2-5

APPLICANT:

Name: Eric Teran and Daniela Gross

Address: [redacted]

PROPOSED USE: Single Family Residence

☑ THE UNDERSIGNED, hereby applies for a Special Use Permit in accordance with the provisions of Article XI, Section 4-11-500 of the 1992 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 staff and Commission Members to visit, inspect, and photograph the building premises, land etc., connected with the application.

☑ 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 IV, Section 4-1404(D)(7) of the 1992 Zoning Ordinance of the City of Alexandria, Virginia.

☑ THE UNDERSIGNED, hereby attests that all of the information herein provided and specifically including all surveys, drawings, etc., required to be furnished by the applicant are true, correct and accurate to the best of their knowledge and belief. The applicant is hereby notified that any written materials, drawings or illustrations submitted in support of this application and any specific oral representations made to the Director of Planning and Zoning on this application will be binding on the applicant unless those materials or representations are clearly stated to be non-binding or illustrative of general plans and intentions, subject to substantial revision, pursuant to Article XI, Section 11-207(A)(10), of the 1992 Zoning Ordinance of the City of Alexandria, Virginia.

Eric Teran	[signature]	2/23/26
Print Name of Applicant or Agent	Signature	Date
[redacted]	[redacted]	
Mailing/Street Address	Telephone #	Fax #
[redacted]	[redacted]	
City and State Zip Code	Email address	

Last updated: 11.11.2019

PROPERTY OWNER'S AUTHORIZATION

As the property owner of 404-A East Alexandria Ave, I hereby
(Property Address)
grant the applicant authorization to apply for the SUP use as
(use)
described in this application.

Name: Eric Teran Phone: [redacted]
Please Print
Address: _____ Email: [redacted]

Signature: E A. Teran **Date:** 2/23/26

1. Floor Plan and Plot Plan. As a part of this application, the applicant is required to submit a floor plan and plot or site plan with the parking layout of the proposed use. The SUP application checklist lists the requirements of the floor and site plans. The Planning Director may waive requirements for plan submission upon receipt of a written request which adequately justifies a waiver.

[✓] **Required floor plan and plot/site plan attached.**

[ ] **Requesting a waiver. See attached written request.**

2. The applicant is the *(check one):*
[✓] 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 or owner, unless the entity is a corporation or partnership, in which case identify each owner of more than three percent.

NA

OWNERSHIP AND DISCLOSURE STATEMENT

Use additional sheets if necessary

1. Applicant. State the name, address and percent of ownership of any person or entity owning an interest in the applicant, unless the entity is a corporation or partnership, in which case identify each owner of more than three percent. The term ownership interest shall include any legal or equitable interest held at the time of the application in the real property which is the subject of the application.

Name	Address	Percent of Ownership
1. Eric Teran		50%
2. Daniela Gross		50%
3.		

2. Property. State the name, address and percent of ownership of any person or entity owning an interest in the property located at 2800 N. Rosser ST, Alexandria, VA 22311 (address), unless the entity is a corporation or partnership, in which case identify each owner of more than three percent. The term ownership interest shall include any legal or equitable interest held at the time of the application in the real property which is the subject of the application.

Name	Address	Percent of Ownership
1. NA		
2.		
3.		

3. Business or Financial Relationships. Each person or entity indicated above in sections 1 and 2, with an ownership interest in the applicant or in the subject property are require to disclose **any** business or financial relationship, as defined by Section 11-350 of the Zoning Ordinance, existing at the time of this application, or within the12-month period prior to the submission of this application with any member of the Alexandria City Council, Planning Commission, Board of Zoning Appeals or either Boards of Architectural Review. **All fields must be filled out completely. Do not leave blank. (If there are no relationships please indicated each person or entity and "None" in the corresponding fields).**

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

Name of person or entity	Relationship as defined by Section 11-350 of the Zoning Ordinance	Member of the Approving Body (i.e. City Council, Planning Commission, etc.)
1. NA		
2.		
3.		

NOTE: Business or financial relationships of the type described in Sec. 11-350 that arise after the filing of this application and before each public hearing must be disclosed prior to the public hearings.

As the applicant or the applicant's authorized agent, I hereby attest to the best of my ability that the information provided above is true and correct.

2/23/26 Date | Eric Teran Printed Name | E F. Teran Signature

Last updated: 10.21.2020

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.

NARRATIVE DESCRIPTION

3. The applicant shall describe below the nature of the request **in detail** so that the Planning Commission and City Council can understand the nature of the operation and the use. The description should fully discuss the nature of the activity. (Attach additional sheets if necessary.)

To build a single family residence on a non-conforming vacant lot located in the R-2-5 zone.

USE CHARACTERISTICS

4. The proposed special use permit request is for *(check one):*

[✓] a new use requiring a special use permit,
[ ] an expansion or change to an existing use without a special use permit,
[ ] an expansion or change to an existing use with a special use permit,
[ ] other. Please describe:_____

5. Please 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).
NA

B. How many employees, staff and other personnel do you expect?
Specify time period (i.e., day, hour, or shift).
NA

6. Please describe the proposed hours and days of operation of the proposed use:

Day:	Hours:
NA	NA

7. Please describe any potential noise emanating from the proposed use.

A. Describe the noise levels anticipated from all mechanical equipment and patrons.

NA

B. How will the noise be controlled?

NA

8. Describe any potential odors emanating from the proposed use and plans to control them:

NA

9. Please provide information regarding trash and litter generated by the use.

A. What type of trash and garbage will be generated by the use? (i.e. office paper, food wrappers)

Typical of a single family residence

B. How much trash and garbage will be generated by the use? (i.e. # of bags or pounds per day or per week)

Typical of a single family residence

C. How often will trash be collected?

Weekly per the trash collection schedule for this neighborhood

D. How will you prevent littering on the property, streets and nearby properties?

NA

10. Will any hazardous materials, as defined by the state or federal government, be handled, stored, or generated on the property?

[ ] Yes. [✓] No.

If yes, provide the name, monthly quantity, and specific disposal method below:

11. Will any organic compounds, for example paint, ink, lacquer thinner, or cleaning or degreasing solvent, be handled, stored, or generated on the property?

[ ] Yes. [✓] No.

If yes, provide the name, monthly quantity, and specific disposal method below:

_____

_____

_____

12. What methods are proposed to ensure the safety of nearby residents, employees and patrons?

NA

_____

_____

ALCOHOL SALES

13.

A. Will the proposed use include the sale of beer, wine, or mixed drinks?

[ ] Yes [✓] No

If yes, describe existing (if applicable) and proposed alcohol sales below, including if the ABC license will include on-premises and/or off-premises sales.

_____

_____

_____

_____

PARKING AND ACCESS REQUIREMENTS

14. A. How many parking spaces of each type are provided for the proposed use:

1 _____ Standard spaces

_____ Compact spaces

_____ Handicapped accessible spaces.

_____ Other.

Planning and Zoning Staff Only
Required number of spaces for use per Zoning Ordinance Section 8-200A_____
Does the application meet the requirement? [ ] Yes [ ] No

B. Where is required parking located? *(check one)*

[✓] on-site

[ ] off-site

If the required parking will be located off-site, where will it be located?

_____

PLEASE NOTE: Pursuant to Section 8-200 (C) of the Zoning Ordinance, commercial and industrial uses may provide off-site parking within 500 feet of the proposed use, provided that the off-site parking is located on land zoned for commercial or industrial uses. All other uses must provide parking on-site, except that off-street parking may be provided within 300 feet of the use with a special use permit.

C. 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

15. Please provide information regarding loading and unloading facilities for the use:

A. How many loading spaces are available for the use? NA _____

Planning and Zoning Staff Only
Required number of loading spaces for use per Zoning Ordinance Section 8-200_____
Does the application meet the requirement? [ ] Yes [ ] No

B. Where are off-street loading facilities located? NA

C. During what hours of the day do you expect loading/unloading operations to occur?
NA

D. How frequently are loading/unloading operations expected to occur, per day or per week, as appropriate?
NA

16. Is street access to the subject property adequate or are any street improvements, such as a new turning lane, necessary to minimize impacts on traffic flow?

Access is through an alley

SITE CHARACTERISTICS

17. Will the proposed uses be located in an existing building? [ ] Yes [✓] No

Do you propose to construct an addition to the building? [ ] Yes [✓] No

How large will the addition be? _____ square feet.

18. What will the total area occupied by the proposed use be?

0 sq. ft. (existing) + 588 sq. ft. (addition if any) = 588 sq. ft. (total)

19. The proposed use is located in: *(check one)*

[ ] a stand alone building
[✓] a house located in a residential zone
[ ] a warehouse
[ ] a shopping center. Please provide name of the center: _____
[ ] an office building. Please provide name of the building: _____
[ ] other. Please describe: _____

End of Application

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

A

A. Property Information

A1. 404A Alexandria Ave (Street Address) | R-2-5 (Zone)

A2. 2,661.84 (Total Lot Area) x 0.45 (Floor Area Ratio Allowed by Zone) = 1,197.83 (Maximum Allowable Floor Area)

B. Existing Gross Floor Area

Existing Gross Area		Allowable Exclusions**	
Basement		Basement**	
First Floor		Stairways**	
Second Floor		Mechanical**	
Third Floor		Attic less than 7'**	
Attic		Porches**	
Porches		Balcony/Deck**	
Balcony/Deck		Garage**	
Garage		Other***	
Other***		Other***	
B1. Total Gross	0.00	**B2. Total Exclusions**	0.00

B1. 0.00 Sq. Ft. — Existing Gross Floor Area*

B2. 0.00 Sq. Ft. — Allowable Floor Exclusions**

B3. 0.00 Sq. Ft. — Existing Floor Area Minus Exclusions *(subtract B2 from B1)*

Comments for Existing Gross Floor Area

C. Proposed Gross Floor Area

Proposed Gross Area		Allowable Exclusions**	
Basement	1,212.00	Basement**	1,212.00
First Floor	588.00	Stairways**	78.00
Second Floor	588.00	Mechanical**	
Third Floor		Attic less than 7'**	
Attic		Porches**	40.00
Porches	40.00	Balcony/Deck**	
Balcony/Deck		Garage**	
Garage		Other***	
Other***		Other***	
C1. Total Gross	2,428.00	**C2. Total Exclusions**	1,330.00

C1. 2,428.00 Sq. Ft. — Proposed Gross Floor Area*

C2. 1,330.00 Sq. Ft. — Allowable Floor Exclusions**

C3. 1,098.00 Sq. Ft. — Proposed Floor Area Minus Exclusions *(subtract C2 from C1)*

D. Total Floor Area

D1. 1,098.00 Sq. Ft. — Total Floor Area *(add B3 and C3)*

D2. 1,197.83 Sq. Ft. — Total Floor Area Allowed by Zone *(A2)*

E. Open Space (RA & RB Zones)

E1. Sq. Ft. — Existing Open Space

E2. Sq. Ft. — Required Open Space

E3. Sq. Ft. — Proposed Open Space

Notes

**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 of 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. Sections may also be required for some exclusions.*

**** Refer to the Zoning Ordinance (Section 2-145(A)) and consult with Zoning Staff for additional allowable exclusions. Additional exclusions may include space under balconies, retractable awnings, etc.*

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

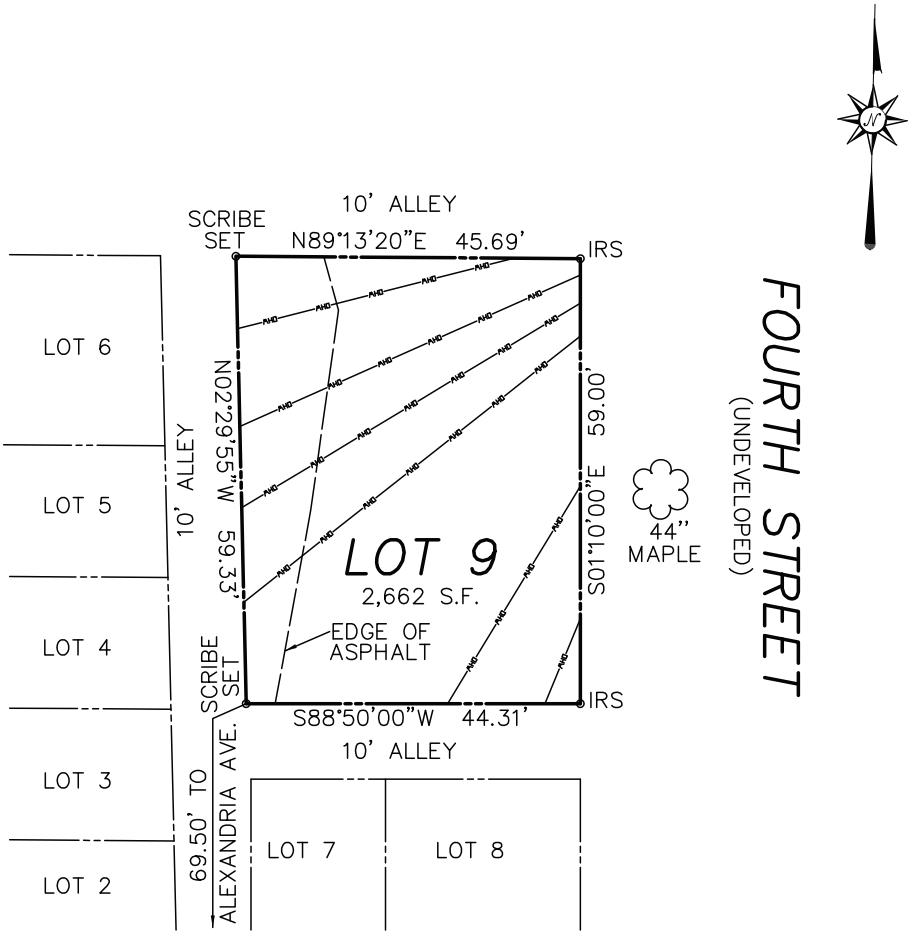
Signature: _____ Date: 1/16/2026

LINE TYPES:

- BOUNDARY LINE
- EASEMENT
- DRIVEWAY/ROAD
- FENCING
- OVERHEAD WIRE
- STRUCTURE

LEGEND:

ADW–ASPHALT DRIVEWAY
A/C–AIR CONDITIONING
A/W–AREAWAY
B.E.–BASEMENT ENTRANCE
BRL–BUILDING RESTRICTION LINE
CDW–CONCRETE DRIVEWAY
CO–CLEANOUT
CONC.–CONCRETE
ER–ELECTRICIAL RISER
FIOS–FIBER OPTICS UTILITY BOX
GDW–GRAVEL DRIVEWAY
IPF–IRON PIPE FOUND
IRS– IRON ROD SET
IRF–IRON ROD FOUND
MH–MANHOLE
O.H.–OVERHANG
PAD–CONCRETE PAD
PP–POWER POLE
R/W–RIGHT OF WAY
SMH–SANITARY MANHOLE
ST.–STOOP
TELE–TELEPHONE PEDESTAL
TR/TRANS–TRANSFORMER
WM–WATER METER
WV–WATER VALVE



LOCATION SURVEY
LOT 9 BLOCK 10
PARK ADDITION TO
ALEXANDRIA
CITY OF ALEXANDRIA, VIRGINIA
SCALE 1"=20' DATE 07–21–23

COMMONWEALTH OF VIRGINIA
MICHAEL L. FLYNN
Lic. No. 2489
07–21–23
LAND SURVEYOR

1.) NO TITLE REPORT FURNISHED.
2.) PLAT SUBJECT TO RESTRICTIONS OF RECORD.
3.) FENCE LOCATIONS, IF SHOWN, ARE APPROXIMATE AND DO NOT CERTIFY AS TO OWNERSHIP.

MERESTONE LAND SURVEYING, PLLC.
LAND SURVEYING & G.P.S. SERVICES
MERESTONE LAND SURVEYING, PLLC
1229 GARRISONVILLE ROAD SUITE 105 STAFFORD, VA 22556
(540)752–9197 FAX (540)752–9198

Special Use Permit #2024-00041
404-A East Alexandria Avenue

Application	General Data	
Public Hearing and consideration of requests for Special Use Permits to construct a single-unit dwelling on a vacant substandard lot and for a lot without frontage on a public street	**Planning Commission Hearing:**	November 7, 2024
	City Council Hearing:	November 16, 2024
Address: 404-A East Alexandria Avenue	**Zone:**	R-2-5/ Residential
Applicant: Eric Teran and Daniela Gross	**Small Area Plan:**	Potomac West

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

Staff Reviewers: Rachel Drescher, rachel.drescher@alexandriava.gov
Sam Shelby, sam.shelby@alexandriava.gov

PLANNING COMMISSION ACTION, NOVEMBER 7, 2024: On a motion made by Vice Chair McMahon, seconded by Commissioner Koenig, the Planning Commission moved to recommend approval of SUP #2024-00041. The motion carried on a vote of 7 to 0.

Reason: The Planning Commission agreed with staff analysis.

Discussion: Commissioner Brown confirmed with staff that the applications were eligible for SUP review.

Commissioner Koenig spoke in support of the request and agreed with staff analysis that the proposal met the SUP criteria. He pointed out that the applicant has made significant changes to the proposal in response to the neighbors' concerns, including removing the ADU and changing the architectural design. Additionally, he noted all the examples provided by staff and the applicant that show how other developed lots without frontage in the city can exist compatibly and successfully, including lots without frontage that located near the subject property. He appreciated the applicants' additional outreach and felt all issues had been resolved.

Vice-Chair McMahon spoke in support of the request and noted the proposal become more compatible. She observed that the provided examples of other developed lots without frontage demonstrate that this project is not an outlier within the City, noting that a block away there are

townhouses that do not have frontage and are able to function safely and compatibly with the neighborhood.

Commissioner Brown spoke in support of the request, finding all objective standards for the approval had been met.

Chair Macek support in support of the request, highlighting that the SUP process led to a more compatible project than the previous design.

Speakers:
Matthew Kaim, 1413 Mount Vernon Avenue, spoke in opposition to the request. He did not feel the criteria were met for approval, citing concerns that the vacated land was not being included in the proposal, property values would decrease, vehicular and pedestrian traffic would increase, fire access would be limited, and flooding would occur as a result of the development.

Mark Lim, 1407 Mount Vernon Avenue, spoke in opposition to the request. He raised questions as to what a substantial change was and felt the adjacent townhouse lots should not be used to evaluate the eligibility of this request to be considered.

Brett Rice, 408 East Alexandria Avenue, spoke in opposition to the request. He stated that staff did not apply the Zoning Ordinance correctly, considering the lot does not have frontage, and claimed that all other lots without frontage were developed by-right.

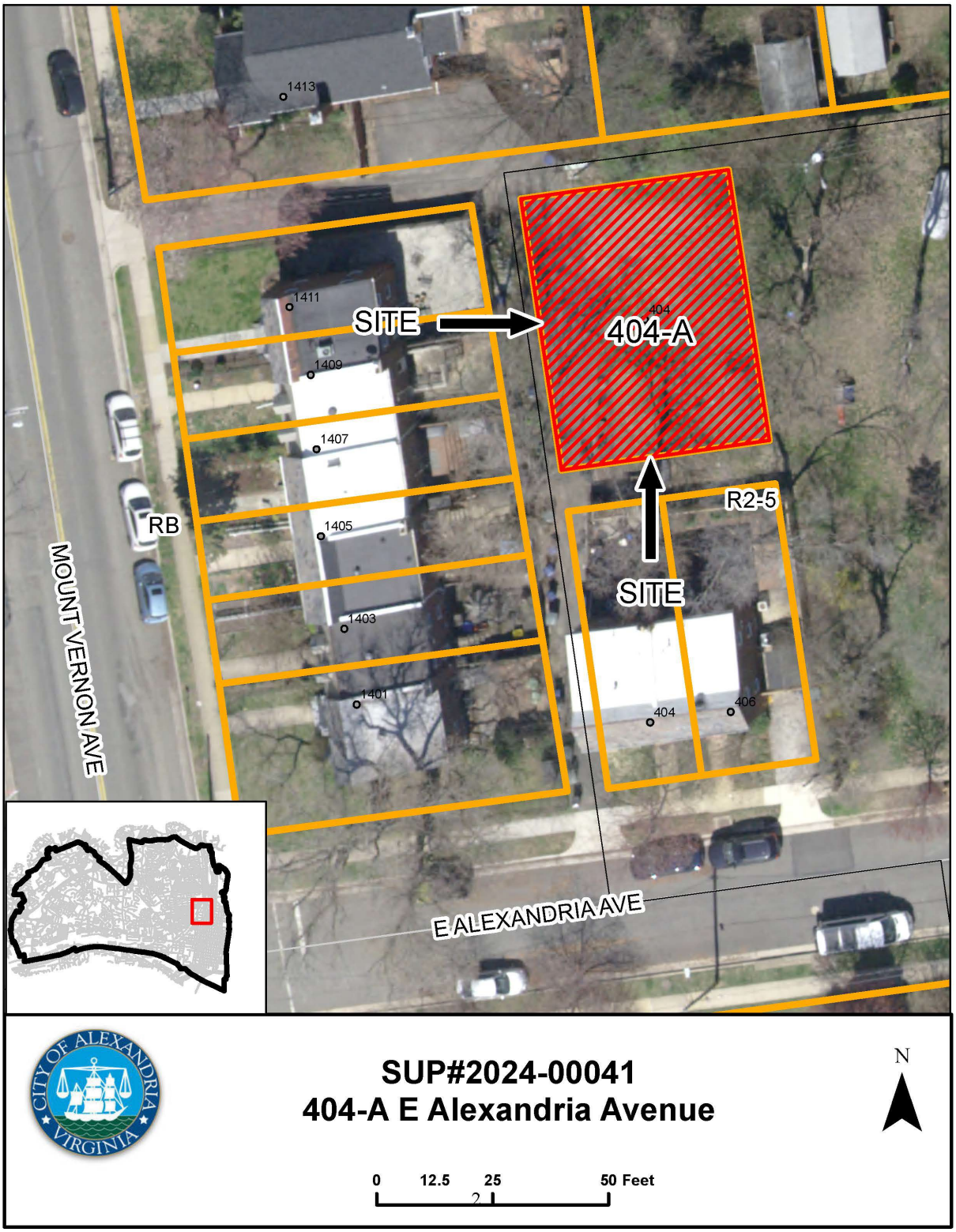
Angela Rice, 408 East Alexandria Avenue, spoke in opposition to the request. She stated that the Zoning Ordinance requires the lot to have complying in width and size to be eligible for an SUP for a lot without frontage and that the subject property is an illegal lot. She stated that staff should be objective, and this application was not handled properly.

Jason Plosch, 404 East Alexandria Avenue, spoke in opposition to the request. He stated that the applicant did not make substantial changes, the lot is not eligible to be considered for SUP, and staff cherry-picked examples other lots without frontage in the City. He also had concerns about the timing of the SUP and vacation.

Alicia Montgomery, 406 East Alexandria Avenue, spoke in opposition to the request. She stated concerns that the new proposal did not have substantial enough changes from the last application to be reconsidered within six months. She claimed that the application did not meet the eligibility requirements of 12-402 because the lot did not have street frontage. She also has concerns about emergency access.

Eric Teran, applicant, spoke in support of the request, outlining how the project met the SUP criteria. He explained the outreach that he completed, the conversations with the neighbors, and how the project evolved to the current design in response to City Council and the neighbors' concerns.

Previous Case Materials



I. DISCUSSION

The applicants, Eric Teran and Daniela Gross, request Special Use Permit (SUP) approvals to develop a single unit dwelling on a vacant, substandard lot without street frontage at 404-A East Alexandria Avenue. The existing lot is substandard as it does not meet the R-2-5 zone's minimum lot area and lot width requirements.

SITE DESCRIPTION

The Zoning Ordinance classifies the subject property at 404-A East Alexandria Avenue as a vacant, substandard lot of record without street frontage. The lot has a rectangular shape and measures approximately 59 feet (along its east and west lot lines) by 45 feet (along its north and south lot lines). It has a lot size of 2,662 square feet. 10-foot-wide alleys run along the north, west and south lot lines of the subject property. A portion of unimproved City right-of-way (ROW) abuts the subject property to the east. Single unit, two unit, and multi-unit dwellings coexist within the same block. Figure one, below, shows the subject property.



Figure 1 - Subject Property (vacant lot)

BACKGROUND

The subject property was created by a re-subdivision of a portion of Block 10 of the "Park Addition to Alexandria" subdivision in 1938. Aerial imagery dating back to 1937 shows that the subject property has been continuously vacant since its creation. In 2013, vacation request (VAC #2013-00001) was submitted to vacate a portion of the right-of-way adjacent to the subject property. It was subsequently withdrawn. On March 12, 2024, City Council denied a previous SUP application to develop the subject property.

On September 14, 2024, City Council approved a vacation of the public right of way to the east of the subject property to be split between the adjoining property owners.

Because the consolidation of the adjoining land would create a new lot of record, making the applicant ineligible to apply for an SUP to develop an existing substandard lot, the application does not include this area of land.

PROPOSAL

The applicants request SUP approvals to develop the subject property with a two-story dwelling. The proposed dwelling would have approximately 1,100 square feet of net floor area and would measure 19.83 feet in height from average pre-construction grade to the midpoint of the dwelling's gable roof.

The applicants' have changed the previous contemporary architectural style. The new design would have a predominately Colonial Revival style with a small front porch, a low-pitched side facing gable, symmetrical window placement, and rectangular massing. The front porch would also incorporate Craftsman style tapered porch columns. The windows would have a contemporary feel with three divided lites. Figures two through five, below, show the proposed elevations as they compare to the previous application. The applicant has removed the accessory dwelling unit from their proposal.

Previous Application	New Application
	

Figure 2 - Concept design

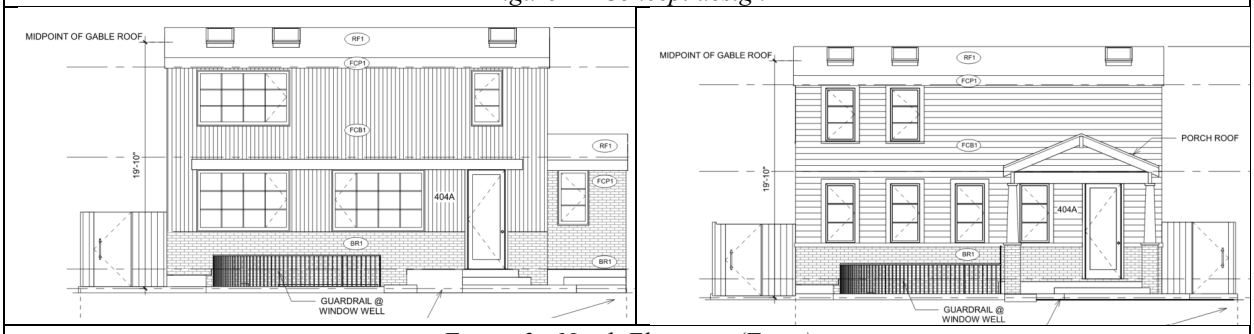


Figure 3 - North Elevation (Front)



Figure 4 –South Elevation (Rear)

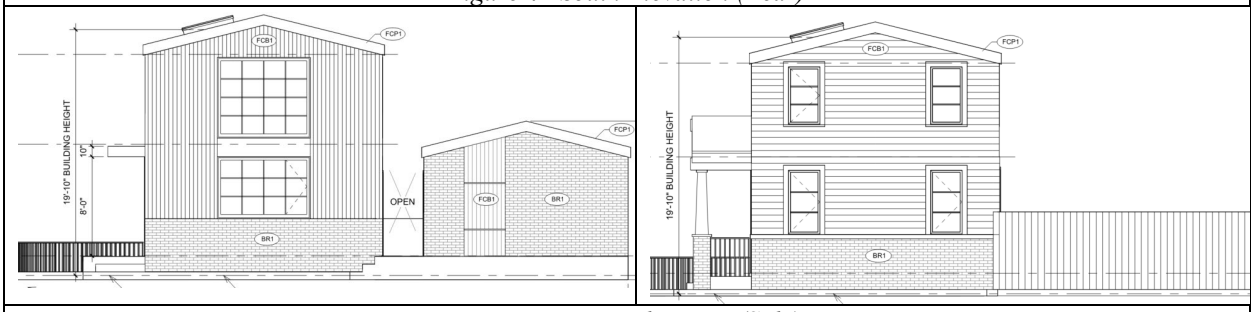


Figure 5 - West Elevation (Side)

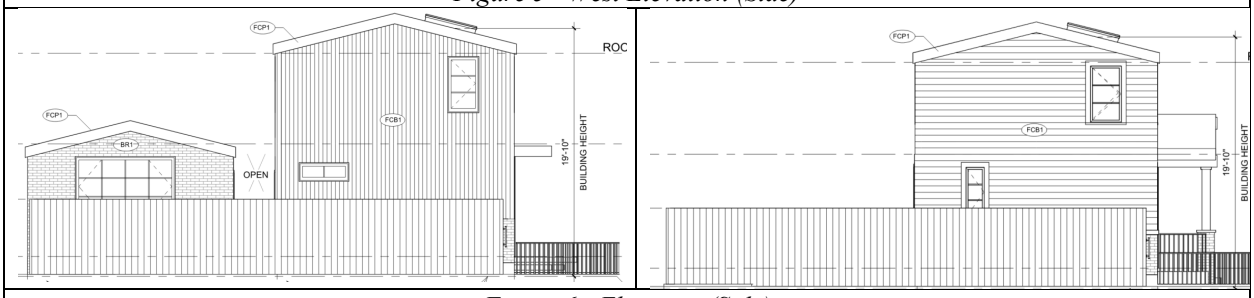


Figure 6 - Elevation (Side)

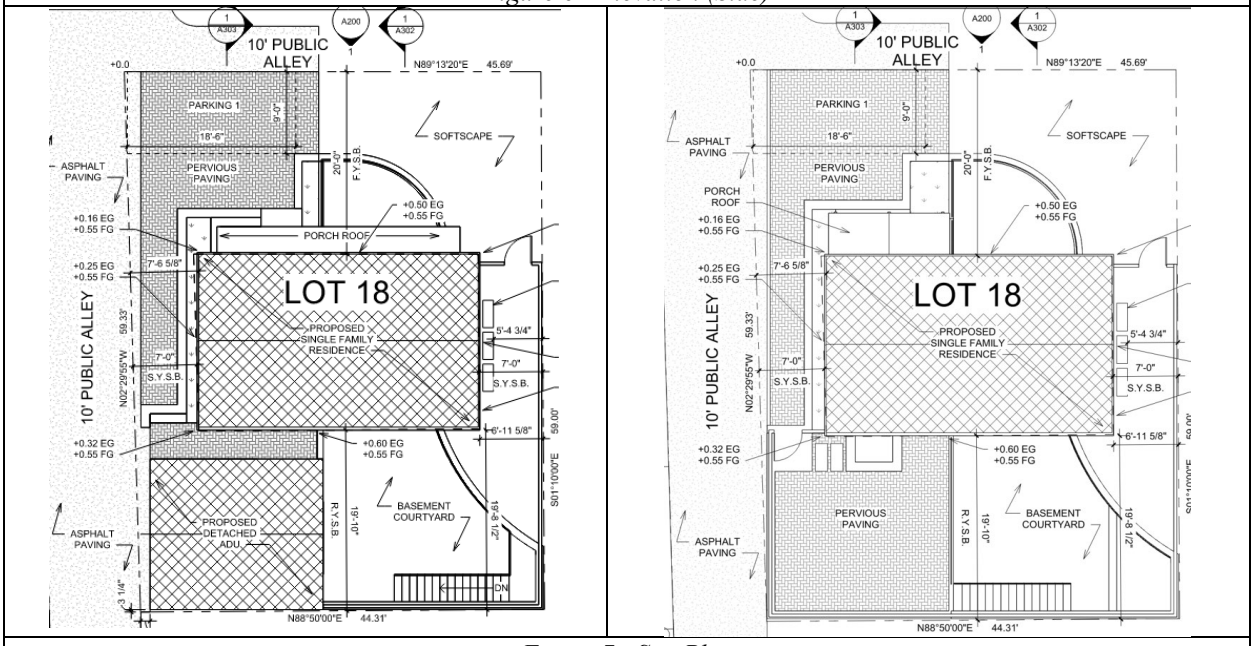


Figure 7 - Site Plan

The dwelling would measure approximately 30.67 feet by 19.17 feet with a footprint of about 655 square feet, including the front porch which has been reduced in length and expanded in depth. It would provide a front yard of 20 feet; a west side yard of 7.0 feet; an east side yard of 7.0 feet; and an increased rear yard setback from zero feet to 19.83 feet with the removal of the ADU. Figure 7, below, shows the previous and current proposed site plan.

The site currently contains no trees nor landscaping. The applicants propose a Black Gum tree in the front yard of the property.

PARKING

The property is located within the enhanced transit area. As such, Zoning Ordinance section 8-200(A)(1) requires no off-street parking spaces for the proposed single-unit dwelling.

ZONING

The subject property is zoned R-2-5/Residential. For single unit dwellings, the R-2-5 zone requires a minimum lot size of 5,000 square feet. The zone also requires the lot to be at least 50 feet wide and have at least 40 feet of frontage on a public street. The subject property has a lot size of 2,662 square feet and is 45 feet wide.

On September 14, 2024, City Council approved a vacation of the public right of way to the east of the subject property to be split between the adjoining property owners. As a result of this decision, Section 12-401 no longer applies. However, since the land is not a lot of record, Section 12-402 does apply.

Given that the subject property is zoned R-2-5, was a lot of record prior to September 1988, and does not meet the R-2-5 zone's minimum lot size nor lot width requirements, Zoning Ordinance section 12-402 applies and states:

> Notwithstanding the provisions of section 12-401, a substandard lot which complied with the provisions of this ordinance or other prior law in effect on the date such lot was recorded, and which has continuously been of record since such date, may be developed only with a residential use in compliance with the zone where it is situated, subject to the following provisions:
>
> (A) No person has, at any time from and after September 16, 1988, held any present or future freehold estate, except as trustee only, or any equitable interest of like quantum, or held any interest as contract purchaser, in the substandard lot and in any contiguous undeveloped or unimproved lot of record; and
> (1) The substandard lot contains at least the lot area, and has at least the lot width at both the front lot line and front building line, as exhibited by more than 50 percent of the developed lots on the block face in which the substandard lot is located; or
> (2) The substandard lot contains at least 90 percent of the minimum lot area, and 90 percent of the required lot width at both the front lot line and front building line, as required by the zone in which the substandard lot is located; and

(B) A special use permit is granted under the provisions of section 11-500; and
(C) City council, upon consideration of the special use permit, finds that the proposed development will not unreasonably impair an adequate supply of light and air to adjacent property, will not diminish or impair the established property value in the surrounding areas, and will be compatible with the existing neighborhood character.
(D) Where the location of a substandard lot is such that the minimum number of lots or the minimum length of street frontage herein specified for a block face as defined in this ordinance is not present, the director may designate an appropriate block face for such substandard lot, if any there be, without regard to intersecting streets, subject to city council approval as part of the special use permit granted pursuant to this section 12-402. Where the street frontage, on either side of a street, within a block face contains more than 30 lots or is greater than 1,200 feet in length, as measured along the front lot lines, the director shall designate an appropriate block face comprised of the closest and most appropriate 30 lots or 1,200 feet lot frontage, whichever is less, on each side of the street, subject to city council approval as part of the special use permit granted pursuant to this section 12-402.

Section 12-402(A) requires the vacant substandard lot to meet an eligibility test to determine whether the substandard lot is similar to other developed lots on the same block. Section D states that the director may designate an appropriate block face for a substandard lot where the minimum number of lots is not present. A zoning guidance memo dated January 4, 1995 outlines the factors to be used in determining block face in the following order of priority until there are 10-20 lots:

1) Lots on the same face as the subject lot and lots on the block face across the street from the subject lot
2) Other lots on the same block touching the subject lot
3) Lots on the same street within line of sight of the subject lot (i.e. the midpoint of the front lot line
4) Lots on the same block as subject lot but within line of sign of the rear lot line of the subject lot
5) Lots on the same street as the subject lot located in adjacent blocks

Based on these criteria, Table 1 exhibits the properties determined to be block face for the subject property. The subject property meets these criteria because the lot contains the lot area and lot width as exhibited by more than 50 percent of the developed lots on the block face, as shown in Table 1.

Table 1 – 50 Percent Eligibility Test			
	Address	Lot Area	Lot Width
1	405 E Nelson Ave	7,830	50’
2	407 E Nelson Ave	7,800	50’
3	1413 Mount Vernon Ave	5,225	52.3’
4	1411 Mount Vernon Ave	1,910	27.3’
5	1409 Mount Vernon Ave	1,222	17.5’
6	1407 Mount Vernon Ave	1,222	17.5’
7	1405 Mount Vernon Ave	1,222	17.5’
8	1403 Mount Vernon Ave	1,222	17.5’
9	1401 Mount Vernon Ave	2,258	32.3’
10	404 E Alexandria Ave	1,070	17.8’
11	406 E Alexandria Ave	1,550	25.8
12	408 E Alexandria Ave	9,600	75.0’
Subject property	404-A E Alexandria Ave	2,662	45.0’

Out of the 12 lots in the block face, 8 lots have less than 2,662 square feet in total lot area and lot width (67 percent).

Since the vacant lot meets the eligibility criteria listed in Section 12-402(A)(1) and because the subject property is surrounded by alleys and unimproved right-of-way, it does not have any “contiguous undeveloped or unimproved lot of record”; thus, Section 12-402(A) is met. Therefore, City Council may consider a SUP request for development of the subject property with a single-unit dwelling. In order to approve the SUP, City Council must find that the proposal meets the requirements of Sections 11-500 and 12-402(C).

The subject property also has no street frontage. Zoning Ordinance section 7-1007 allows for lots without frontage on a public street to be developed with SUP approval.

The existing lot and proposed dwelling would meet all other zoning requirements. The following table provides a summary of all zoning regulations as they pertain to the subject property and proposed dwelling:

Table 2 – Zoning Analysis

	Required	Proposed
Lot Area	5,000 Sq. Ft.	2,662 Sq. Ft.*
Lot Width	Min. 50.0 Ft.	45.0 Ft.*
Lot Frontage	Min. 40.0 Ft.	0 Ft.
Front Yard	Min. 20 Ft.	20 Ft. (Main Building) 15.42 Ft. (Open Porch)
Side Yard (East)	7.0 Ft. (Main Building) (1:3 height to setback ratio, 7 Ft. min.)	7.0 Ft. (Main Building)
Side Yard (West)	7.0 Ft. (Main Building) (1:3 height to setback ratio, 7 Ft. min.)	7.0 Ft. (Main Building)
Rear Yard	19. Ft. (Main Building) (1:1 height to setback ratio, 7 Ft. min.)	19.83 Ft. (Main Building)
Net Floor Area	1,197 Sq. Ft. 0.45 Floor Area Ratio (FAR)	1,100.50 Sq. Ft. 0.45 Floor Area Ratio (FAR)
Height	Max. 30.0 Ft. (Main Building)	19.80 Ft. (Main Building)
Threshold Height	Max. 2.50 Ft.	1.58 Ft.

*Deficiency resulting in a substandard lot

MASTER PLAN DESIGNATION

The proposed residential use is consistent with the Potomac West Small Area Plan which designates this area for medium-density residential development.

II. STAFF ANALYSIS

Staff supports the applicants' revised proposal as it meets the criteria as required by Zoning Ordinance Section 11-504 and 12-402, the proposed development would not adversely affect health and safety or public welfare impact, conforms with the master plan, would not impact light nor air supply to adjacent properties, diminish nor impair property values, and would be compatible with the existing neighbor character in terms of height, bulk, and design.

HEALTH, SAFETY, AND PUBLIC WELFARE

Staff does not anticipate any health, safety, or public welfare impacts, considering the proposed residential use complies with the bulk regulations of the R-2-5 zone and the residential use is consistent with the surrounding residential uses. Light and air impacts, which are health and public welfare related, are addressed in the following section.

LIGHT AND AIR

The proposed design of the new dwelling would meet the required side, rear, and front yard setbacks established by the R-2-5 zone, providing adequate light and air to the adjacent parcels. The side yards would be comparable or larger than the side yards of the semi-detached dwellings at 404 and 406 East Alexandria Avenue. In addition, the applicant removed the ADU from the site, increasing the rear yard setback from zero to 19.83 feet. The property is surrounded by alleys and public right-of-way, which provide further setback from the adjacent properties.

PROPERTY VALUES

The City's Real Estate Department assessed the property as a vacant lot with no building valuation. The development of a new dwelling on the vacant lot would increase the assessed value for the property. This would increase the assessed value of comparably sized properties in the neighborhood. The new infill construction will not adversely affect surrounding property values.

In 1974, the City amended the Zoning Ordinance to require SUP approval for development of substandard lots. Related to property values, staff found:

> As available vacant land grows more scarce in the City, these substandard lots will become prime targets for development of small homes, which could conceivably be fifteen (15) feet wide or less. Such narrow single-family homes would in most cases be aesthetically unattractive and certainly would be incompatible with the neighborhood, especially in those older areas of the City containing large older homes. Construction of these narrow single-family dwellings could create a negative impression on the neighborhood and cause property values to decline.

In this case, the proposed dwelling would be as wide or wider than the townhouses to the west and semi-detached dwellings to the south. Further, it would be similar in size and width to the existing single-unit dwelling at 420 East Alexandria Avenue. Given that the proposed dwelling would not be an outlier in terms of size or width as compared to the surrounding dwellings and neighborhood, the proposal would not impact on property values.

HEIGHT

Staff finds the proposed dwelling to be compatible with neighborhood character in terms of height. In this case, the heights for all adjacent houses surrounding the parcel were examined (Figure 8). The height of the dwellings on these properties, as measured to the roof ridgeline, is shown in Table 2.

Staff finds the height of the proposed two-story dwelling to be compatible with the neighborhood, overall. The 1400 block of Mount Vernon Avenue and 400 block of East Alexandria Ave, which contains the subject property includes a mix of one and two-story single-family dwellings as well as two story semi-detached, multifamily and townhouse dwellings. The proposed dwelling would be one of the shorter dwellings that surround the subject property.

Table 2 – Dwelling Heights

Address	Height of roof ridge
1413 Mt Vernon Ave	16.75 Ft.
Proposed Dwelling at 404-A E. Alexandria Ave	**21.02 Ft.**
1403 Mt Vernon Ave	25.92 Ft.
1409 Mt Vernon Ave	25.92 Ft.
Average Height	26.96 Ft.
1401 Mt Vernon Ave	27.92 Ft.
1405 Mt Vernon Ave	27.92 Ft.
1407 Mt Vernon Ave	27.92 Ft.
1411 Mt Vernon Ave	27.92 Ft.
404 E. Alexandria Ave	27.92 Ft.
406 E. Alexandria Ave	27.92 Ft.
408 E. Alexandria Ave	33.50 Ft.

BULK

Staff finds the applicants' proposal compatible with neighborhood character in terms of bulk. The proposed dwelling would be of similar size or smaller in terms of mass and scale than a majority of the other buildings within the block. The dwelling is also surrounded by alleys on three sides of the lot and public right of way on the fourth side, providing additional distance from other surrounding dwellings, further reducing the visual impact of the modest dwelling. In addition, the applicant is no longer proposing an ADU, reducing the visual bulk of building on the lot by 330 square feet.

The smaller lot size necessitates a smaller and shorter dwelling. The proposed floor area of the dwelling is comparable to the surrounding townhouses and semi-detached dwellings. Table 3 shows the proposed Floor Area Ratio (FAR) as compared with the surrounding dwellings.

Table 3 – Gross FAR of surrounding dwellings

Address	Gross FAR
405 E Nelson Ave	0.17
1413 Mount Vernon Ave	0.28
1401 Mount Vernon Ave	0.38
407 E Nelson Ave	0.38
408 E Alexandria Ave	0.39
Subject property	0.41
1411 Mount Vernon Ave	0.45
406 E Alexandria Ave	0.56
1403 Mount Vernon Ave	0.70
1407 Mount Vernon Ave	0.70
1409 Mount Vernon Ave	0.70
404 E Alexandria Ave	0.79

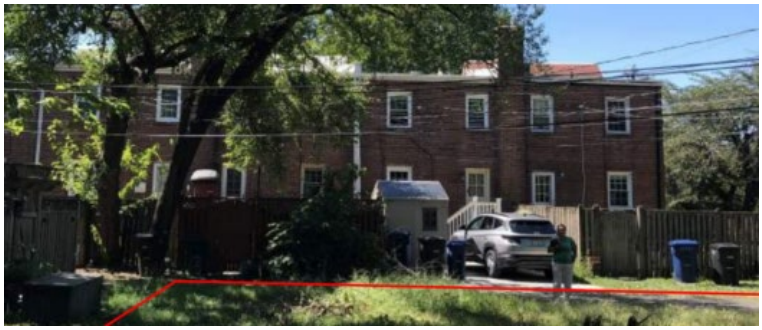
DESIGN

Staff finds the proposed design to be compatible with the established neighborhood character. City Council, Del Ray Civic Association, and the neighbors expressed concerns about the previous contemporary architectural design of the dwelling. The applicant adjusted the design of the architecture of the house to an "Eclectic Colonial Revival" style dwelling that draws from architectural characteristics in Del Ray neighborhood. This includes its simple rectangular form, side-gable roof, and small entry porch. The design would also incorporate a Craftsman element with tapered porch columns, which are common in the Del Ray neighborhood. The design would fit well with the varied architecture along the 400 block of East Alexandria and 1400 block of Mount Vernon Avenues as well as the wider Del Ray neighborhood. Further, the house would be minimally visible from both Mount Vernon Avenue and East Alexandria Avenue and would not impact the streetscape.

Examples of rectangular structures:



West Windsor Avenue



Rear of townhouses on Mount Vernon Avenue

Examples of side gable and low-pitch roofs:



East Howell Avenue



East Alexandria Avenue



East Windsor Avenue

Examples of small entry porches in Del Ray:


Mount Vernon Avenue


East Howell Avenue


East Luray Avenue

The Del Ray Pattern Book states the following regarding infill development:

> "Building heights, roof shape and slope, yard setbacks, front porches, and the pattern of windows and doors on surrounding houses can provide direction and inspiration. New construction should be designed to reflect the existing development pattern by integrating these visual qualities and features. **However, new construction should be a product of its own time and not an exact replica of a historic building**. Taking cues from the existing houses, the use of subtle variations in materials and features, or the use of new materials in a similar manner, can achieve a contemporary design that is compatible with the existing building, in the case of an addition, or neighborhood." (pg. 50 of Del Ray Pattern Book)

While new development should draw on common architectural characteristics of the Del Ray neighborhood, the area is defined by diverse architectural styles and design. As such, new development in Del Ray should reflect a unique design that incorporates common architectural elements within the neighborhood.

Regarding the smaller lot size, while not a requirement of the Zoning Ordinance, staff does find the lot to be compatible in terms of size of the surrounding development, as shown in Table 3 below, and while this would be one of the smaller lots in Del Ray developed with a single unit dwelling, there are other examples of single unit dwellings in Del Ray on small lots as shown in Table 4.

Table 3 – Surrounding lot sizes

Address	Lot size (square feet)
404 E Alexandria Ave	1,070
1403 Mount Vernon Ave	1,222
1405 Mount Vernon Ave	1,222
1407 Mount Vernon Ave	1,222
1409 Mount Vernon Ave	1,222
406 E Alexandria Ave	1,550
1411 Mount Vernon Ave	1,910
1401 Mount Vernon Ave	2,258
Subject property	2,662
Average	1,593
1413 Mount Vernon Ave	5,225
407 E Nelson Ave	7,800
405 E Nelson Ave	7,830
408 E Alexandria Ave	9,600

Table 4 – Single unit dwellings on substandard lots under 3,500 square feet in Del Ray

Address	Lot size (square feet)
3 W Mount Ida Ave	1,332
2602 Commonwealth Ave	1,489
510 E Mount Ida Ave	1,881
1717 Price St	2,504
409 Clifford Ave	2,625
405 Clifford Ave	2,625
Subject Property	2,662
3333 Helen St	2,800
104 E Oxford Ave	2,875
113 E Del Ray Ave	2,875
111 E Del Ray Ave	2,875
214 E Windsor Ave	2,875
518 E Howell Ave	2,875
516 A E Howell Ave	2,875
16 Leadbeater St	2,938
107 E Custis Ave	3,013
201 Clifford Ave	3,030
213 E Raymond Ave	3,030
218 E Custis Ave	3,105
420 E Alexandria Ave	3,150

In addition to the overall small size of the dwelling, the low-pitched roof would reduce the dwelling's perceived height and bulk. Also, unlike typical dwellings with basements that are only partially below grade, the proposed dwelling's basement would be fully below grade, which hides its bulk from view. Having the first floor so close to the actual grade level reduces the overall building height. Any amount of the basement above grade would make the dwelling seem larger visually because its height would be taller. Overall, the proposed dwelling's size, height, and design features would mimic the appearance of an accessory building. The proposed dwelling would therefore fit on this challenging site without changing the essential character of the neighborhood.

Regarding which yard would be considered the subject property's front yard, staff found the proposed orientation to be compatible with the surrounding properties. Without exception, the dwellings that surround the subject property are located on rectangular lots with their front yards placed along one of the short sides of the lot. The proposed design would mirror this configuration. Also, the proposed design orients the rear of the dwelling toward the rear of the dwellings along East Alexandria Ave, and one side yard toward the rear of the dwellings along Mount Vernon Avenue. The front yard orientation facing the alley is appropriate given it currently provides vehicular access is already being used for the existing dwelling at 1413 Mount Vernon Avenue.



Figure 7 – Aerial showing orientation of existing buildings

Staff has included further design analysis with regard to the subject property's lack of public street frontage in the following section.

LOT WITHOUT FRONTAGE

The purpose of public street frontage is to ensure that a lot can be accessed from a public right-of-way and to guarantee that utilities could serve the lot. When a lot has no frontage, the SUP process enables City Council to review whether a proposed development can still provide sufficient access despite its lack of frontage if it meets the SUP criteria under Zoning Ordinance Section 11-500. In this case, staff finds this lot to have sufficient access and meets the SUP criteria as outlined in this report. Additionally, the alley connecting the subject property to Mount Vernon Avenue would provide sufficient access to the subject property. At 10 feet wide, it meets the minimum width requirement for vehicular access, including construction vehicles. Finally, the alley is improved and is currently utilized by adjacent neighbors to provide vehicular access to their properties.

It is important to note that while most lots within the City have public street frontage, there are lots that face alleys or private streets, which lack public street frontage. Some examples of lots with insufficient frontage approved for development include Pickett's Ridge (approved 2004), 104 and 106 North Quaker Lane (approved 2004), Dartmouth Court (approved 1989), Sanborn Place (approved 1996), 1115 Yeaton Alley (approved 1999), and 913 Cameron Street (approved 1989) as shown below.



Pickett's Ridge



102 and 104 N Quaker Lane



Dartmouth Court



Sanborn Place

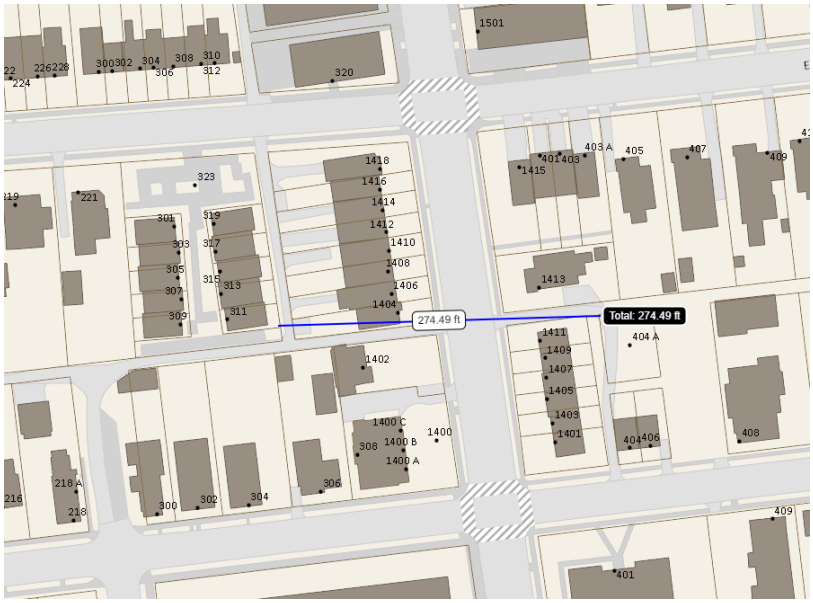


1115 Yeaton Alley



913 Cameron Street

Staff would also like to highlight that within 300 feet of the subject property, there are 10 townhouses without frontage on a public street.



ADDITIONAL CONSIDERATIONS

This request and the previous request to develop this property has been extremely contentious in addressing many concerns from the surrounding neighbors and Del Ray Citizens' Association. The letters and emails received regarding the March 12, 2024 hearing have also been provided in this case. Staff provided a memorandum to City Council members regarding these concerns and would like to again highlight and address these concerns.

Lack of street frontage
Lots that do not have street frontage are not common, but they are not unprecedented within the City. As described above, street frontage provides access to a property. The applicant provided several examples of properties without street frontage or pipestem lots that have been developed with access through either an alley or easement.

Emergency access
Emergency vehicle access is required within 100 feet of a dwelling's main entrance. The entrance of the proposed dwelling is roughly 107 feet from Mount Vernon Avenue. The applicants would be required to request a code modification through Code Administration during the building permit process and provide further fire protection to the dwelling to the satisfaction of the Fire Department and Code Administration. The Fire Department and Department of Code Administration would ensure that all life safety requirements are met under any future building permit reviews. SUP approval would not preclude necessary improvements or changes to the building or site to ensure life safety requirements are met.

Alley paving
The neighbors expressed concern about the impact the alley re-paving would have on trees. Currently, the asphalt is located on the subject property, and staff proposes a condition that adjacent alleys must be realigned and paved to the satisfaction of the director. This condition is to ensure the alleys are maintained in good condition for access to the rear of the adjacent dwellings and for city to collect trash. Repaving the asphalt to be within the alley boundaries would impact the trees that are partially located in the alley, and the applicant and city would work with the neighbors if safe removal of the trees is necessary.

Stormwater management
The neighbors expressed significant concern that stormwater management requirements would not be effective as flooding is already a significant issue for them.

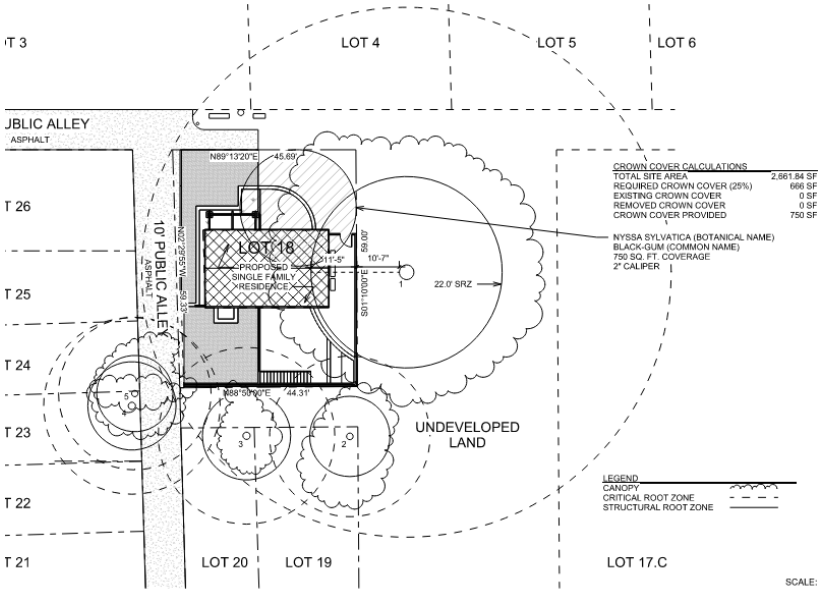
There is nothing different or unique about this site than any other site being developed in the City in terms of complying with stormwater management requirements. All new dwellings are subject to grading plan reviews, a process independent of the SUP review, and must comply with the City's stormwater management requirements which require the amount of runoff after development to be less than the amount of runoff prior to development. Staff will evaluate the impervious area, drainage patterns, and downspout locations along with grading on the site to ensure stormwater concerns are mitigated both during construction and after construction. Section 5-6-224 of City Code requires the connection of stormwater and ground water discharges, to include roof drains and sump pumps, be directly connected to the City's storm sewer system. The connection requirement ensures that runoff of this type does not flow directly onto adjacent properties, creating a nuisance and potentially increase flooding of adjacent structures. Staff determined that no further stormwater related conditions were needed to address the impacts of this proposal that could arise if the SUPs were approved.

Utility line relocation

The property currently has numerous utility lines running above the site. If approved, the applicants must work with Dominion and other utility providers to reconfigure the lines prior to starting construction on the site. If the reconfiguration results in any significant changes to the plan, then the applicants will be required to amend the Special Use Permit for the new design per condition #1.

Trees

The neighbors have expressed concerns for the neighboring trees and a strong desire to save them. Trees have a critical root zone and a structural root zone. The critical root zone is the larger perimeter of the tree where the greater the disturbance, the greater protection of the tree would be needed during construction. The structural root zone is the interior perimeter of the tree where disturbance would cause significant impact to the tree; potentially threatening its stability in the ground.



An existing Silver Maple tree is located within the public right-of-way to the east of the property. The applicant has made significant design adjustments to ensure the tree's structural root zone would not be impacted. The basement of the structure would not be located within the structural root zone, and the first floor would be cantilevered. Further, the applicants would be required to adhere to tree protection measures as outlined in the City's landscape guidelines, which include root pruning and tree protection fencing. If these measures fail, the applicants shall be required to either replace the tree as determined by the City Arborist or pay a contribution fee of $2,500 per condition #5. This is consistent with the requirement for the same tree when the property at 408 East Alexandria Ave was re-developed and other developments that affect trees located on city property. Staff is also recommending a condition that a 40% crown coverage is required for the site.

In addition, the adjacent properties contain two Siberian Elms, a Northern Catalpa, and a White Mulberry that could be affected by construction work on the subject property.

The applicant will be required to notify the immediate property owners of the potential impact to their trees and take measures to ensure minimal impacts per conditions #3 and #4.

Neighbors of public property who may be concerned about the state of a public tree near their property can request that the City assess the health of that tree. Otherwise, there is a process available for residents to make a claim against the City related to damage to property.

Vision clearance at alley entrance
Both alleys' intersections with East Alexandria and Mount Vernon Avenues are existing. The property at 1413 Mount Vernon Avenue currently uses the east-west alley off of Mount Vernon Avenue to access their off-street parking. The applicant proposes no changes to either of these alleys nor their intersections with the adjacent streets. The alley's entrance complies with the City's vision clearance requirements.

Precedent
Neighbors were also concerned that, if approved, a precedent would be established for similar lots which would lead to destruction of neighborhood character. They stated that this precedent would encourage developers to seek similar approvals, and that City Council would have difficulty denying these requests. Every SUP request must be considered on its own merits. If a similar case came forward, the SUP criteria would be applied to that particular proposal.

Further, as the neighbors stated, there are no other lots in Del Ray with the exact configuration as the subject property. Because of this, there are no opportunities for similar SUP approval to be sought.

Last, creating a new lot without frontage requires a subdivision with variations. These requests must meet strict legal criteria for approval.

Use as short-term rental
Neighbors expressed concerns the house would be used as a short-term rental and not housing. Currently, the City is reviewing their short-term rental policy city-wide. Use of the subject property as a short-term rental is not within the scope of SUP review.

CONCLUSION

Staff found that the proposal would meet all approval criteria. Staff recommends approval of the SUP request subject to the conditions contained in Section III of this report.

III. RECOMMENDED CONDITIONS

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

1. The dwelling's bulk, height, and design, including materials, shall be substantially consistent with the application materials submitted October 17, 2024 to the satisfaction of the Director of Planning and Zoning. (P&Z)

2. A minimum 40 percent canopy coverage shall be provided. (P&Z)

3. The applicant shall install all tree protection fencing prior to demolition of the site or structures, delivery of materials (stockpiling), and/or placement or operation of heavy machinery on the site. (P&Z)

4. The applicant shall notify owners of the immediately adjacent properties of the potential impact to trees on their properties as a result of construction prior to the application of the grading plan and provide delivery information for the correspondence. The applicant shall ensure tree protection of neighboring trees by reducing the limit of disturbance around the trees as much as possible, root pruning, root matting and similar best practices. (P&Z)

5. If tree protection measures fail for trees located on public property, the applicant shall be responsible for planting a replacement tree as determined by the City Arborist or paying the City $2,500 replacement fee. (RPCA)

6. The applicant shall be responsible for repairs to any adjacent City right-of-way if damaged during construction activity. (T&ES)

7. The applicant shall improve the portion of the public alley abutting the subject property to the west to the satisfaction of the Director of Planning and Zoning. (P&Z)

8. 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)

9. The applicant shall install a backflow preventer on the sanitary sewer lateral connection to the basement and provide notation of this on the grading plan and building permit. (T&ES)

10. The Applicant shall install a minimum of one (1) bollard near the electrical box to prevent vehicles from striking the equipment. (T&ES)

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

Staff Note: In accordance with section 11-506(c) of the Zoning Ordinance, construction or operation shall be commenced and diligently and substantially pursued within 36 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

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

Transportation & Environmental Services:

C-1 All uses must comply with the Noise Code.

Code Enforcement:

C-1 Building permit is required.

Recreation, Parks and Cultural Activities:

F-1 If tree protection measures fail for any tree located on public property, the applicant shall be responsible for planting a replacement tree as determined by the City Arborist or paying a $2,500 replacement fee to the City. Due to the site location, suitable replacements would be a +2" caliper London plain tree, American elm variety, red oak species, sweetgum, or ginkgo (male only). If the precautions are followed to protect the tree, the chances of survivability would be moderate to high.

Police Department:

No comments received.

Fire Department:

C-1 EMERGENCY VEHICLE ACCESS as required in the City of Alexandria Code D101.1 Requirements**.** The following requirements shall be followed when designing emergency vehicle access:

1. Access for emergency vehicles shall be provided to within 100 feet of the main or principal entrance to every building. The access shall be provided by a public or private street or parking lot.

In the event access is not available a code modification will be required.

Archeology

F-1 This lot has remained vacant throughout the twentieth century up until today. Although the property has not been developed, it may contain significant archaeological evidence of the growth of early Del Ray beginning in the early 20th century.

R-1 Call Alexandria Archaeology immediately (703-746-4399) if any buried structural remains (wall foundations, wells, privies, cisterns, etc.) or concentrations of artifacts are discovered during development. Work must cease in the area of the discovery until a City archaeologist comes to the site and records the finds. *The language noted above shall be included on all final site plan sheets involving any ground disturbing activities.*

R-2 The applicant shall not allow any metal detection and/or artifact collection to be conducted on the property, unless authorized by Alexandria Archaeology. Failure to comply shall result in project delays. *The language noted above shall be included on all final site plan sheets involving any ground disturbing activities.*

Previous Case Materials

APPLICATION
SPECIAL USE PERMIT

SPECIAL USE PERMIT # _____

PROPERTY LOCATION: 404-A East Alexandria Ave

TAX MAP REFERENCE: 43.04 **ZONE:** R-2-5

APPLICANT:

Name: Eric Teran and Daniela Gross

Address: 2800 N. Rosser ST, Alexandria, VA 22311

PROPOSED USE: Single Family Residence

☑ THE UNDERSIGNED, hereby applies for a Special Use Permit in accordance with the provisions of Article XI, Section 4-11-500 of the 1992 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 staff and Commission Members to visit, inspect, and photograph the building premises, land etc., connected with the application.

☑ 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 IV, Section 4-1404(D)(7) of the 1992 Zoning Ordinance of the City of Alexandria, Virginia.

☑ THE UNDERSIGNED, hereby attests that all of the information herein provided and specifically including all surveys, drawings, etc., required to be furnished by the applicant are true, correct and accurate to the best of their knowledge and belief. The applicant is hereby notified that any written materials, drawings or illustrations submitted in support of this application and any specific oral representations made to the Director of Planning and Zoning on this application will be binding on the applicant unless those materials or representations are clearly stated to be non-binding or illustrative of general plans and intentions, subject to substantial revision, pursuant to Article XI, Section 11-207(A)(10), of the 1992 Zoning Ordinance of the City of Alexandria, Virginia.

Eric Teran	E F Teran	5/20/24
Print Name of Applicant or Agent	Signature	Date
2800 N. Rosser ST.	202.569.9620	
Mailing/Street Address	Telephone #	Fax #
Alexandria, VA 22311	eteran@eustilus.com	
City and State Zip Code	Email address	

RO ERTY OWNER AUTHORIZATION

As the property owner of 404-A East Alexandria Ave, I here y
(Property Address)
grant the applicant authorization to apply for the SUP use as
(use)
described in this application.

Name: Eric Teran Phone 202.569.9620
Please Print
Address: _____ Email: eteran@eustilus.com

Signature: E A. Ter **Date:** 5/20/24

1. Floor Plan and Plot Plan. As a part of this application, the applicant is required to submit a floor plan and plot or site plan with the parking layout of the proposed use. The SUP application checklist lists the requirements of the floor and site plans. The Planning Director may waive requirements for plan submission upon receipt of a written request which adequately justifies a waiver.

[✓] **Required floor plan and plot/site plan attached.**

[ ] **Requesting a waiver. See attached written request.**

2. The applicant is the *(check one):*
[✓] 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 or owner, unless the entity is a corporation or partnership, in which case identify each owner of more than three percent.

NA

Previous Case Materials

OWNERSHIP AND DISCLOSURE STATEMENT

Use additional sheets if necessary

1. Applicant. State the name, address and percent of ownership of any person or entity owning an interest in the applicant, unless the entity is a corporation or partnership, in which case identify each owner of more than three percent. The term ownership interest shall include any legal or equitable interest held at the time of the application in the real property which is the subject of the application.

Name	Address	Percent of Ownership
1. Eric Teran		50%
2. Daniela Gross		50%
3.		

2. Property. State the name, address and percent of ownership of any person or entity owning an interest in the property located at 2800 N. Rosser ST, Alexandria, VA 22311 (address), unless the entity is a corporation or partnership, in which case identify each owner of more than three percent. The term ownership interest shall include any legal or equitable interest held at the time of the application in the real property which is the subject of the application.

Name	Address	Percent of Ownership
1. NA		
2.		
3.		

3. Business or Financial Relationships. Each person or entity indicated above in sections 1 and 2, with an ownership interest in the applicant or in the subject property are require to disclose **any** business or financial relationship, as defined by Section 11-350 of the Zoning Ordinance, existing at the time of this application, or within the12-month period prior to the submission of this application with any member of the Alexandria City Council, Planning Commission, Board of Zoning Appeals or either Boards of Architectural Review. **All fields must be filled out completely. Do not leave blank. (If there are no relationships please indicated each person or entity and "None" in the corresponding fields).**

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

Name of person or entity	Relationship as defined by Section 11-350 of the Zoning Ordinance	Member of the Approving Body (i.e. City Council, Planning Commission, etc.)
1. NA		
2.		
3.		

NOTE: Business or financial relationships of the type described in Sec. 11-350 that arise after the filing of this application and before each public hearing must be disclosed prior to the public hearings.

As the applicant or the applicant's authorized agent, I hereby attest to the best of my ability that the information provided above is true and correct.

5/20/24	Eric Teran	E F. Teran
Date	Printed Name	Signature

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.

NARRATIVE DESCRIPTION

3. The applicant shall describe below the nature of the request **in detail** so that the Planning Commission and City Council can understand the nature of the operation and the use. The description should fully discuss the nature of the activity. (Attach additional sheets if necessary.)

To build a single family residence on a non-conforming vacant lot located in the R-2-5 zone.

SE CHARACTER ST CS

4. The proposed special use permit request is for *(check one):*

[✓] a new use requiring a special use permit,
[ ] an expansion or change to an existing use without a special use permit,
[ ] an expansion or change to an existing use with a special use permit,
[ ] other. Please describe:_____

5. Please 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).
NA

B. How many employees, staff and other personnel do you expect?
Specify time period (i.e., day, hour, or shift).
NA

6. Please describe the proposed hours and days of operation of the proposed use:

Day:	Hours:
NA	NA

7. Please describe any potential noise emanating from the proposed use.

A. Describe the noise levels anticipated from all mechanical equipment and patrons.

NA

B. How will the noise be controlled?

NA

8. Describe any potential odors emanating from the proposed use and plans to control them:

NA

9. Please provide information regarding trash and litter generated by the use.

A. What type of trash and garbage will be generated by the use? (i.e. office paper, food wrappers)

Typical of a single family residence

B. How much trash and garbage will be generated by the use? (i.e. # of bags or pounds per day or per week)

Typical of a single family residence

C. How often will trash be collected?

Weekly per the trash collection schedule for this neighborhood

D. How will you prevent littering on the property, streets and nearby properties?

NA

10. Will any hazardous materials, as defined by the state or federal government, be handled, stored, or generated on the property?

[ ] Yes. [✓] No.

If yes, provide the name, monthly quantity, and specific disposal method below:

11. Will any organic compounds, for example paint, ink, lacquer thinner, or cleaning or degreasing solvent, be handled, stored, or generated on the property?

[ ] Yes. [✓] No.

If yes, provide the name, monthly quantity, and specific disposal method below:

_____

_____

_____

12. What methods are proposed to ensure the safety of nearby residents, employees and patrons?

NA

_____

_____

_____

ALCOHOL SALES

13.

A. Will the proposed use include the sale of beer, wine, or mixed drinks?

[ ] Yes [✓] No

If yes, describe existing (if applicable) and proposed alcohol sales below, including if the ABC license will include on-premises and/or off-premises sales.

_____

_____

_____

_____

PARKING AND ACCESS REQUIREMENTS

14. A. How many parking spaces of each type are provided for the proposed use:

1 Standard spaces
_____ Compact spaces
_____ Handicapped accessible spaces.
_____ Other.

Planning and Zoning Staff Only
Required number of spaces for use per Zoning Ordinance Section 8-200A_____
Does the application meet the requirement? [ ] Yes [ ] No

B. Where is required parking located? *(check one)*
[✓] on-site
[ ] off-site

If the required parking will be located off-site, where will it be located?

_____

PLEASE NOTE: Pursuant to Section 8-200 (C) of the Zoning Ordinance, commercial and industrial uses may provide off-site parking within 500 feet of the proposed use, provided that the off-site parking is located on land zoned for commercial or industrial uses. All other uses must provide parking on-site, except that off-street parking may be provided within 300 feet of the use with a special use permit.

C. 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

15. Please provide information regarding loading and unloading facilities for the use:

A. How many loading spaces are available for the use? NA

Planning and Zoning Staff Only
Required number of loading spaces for use per Zoning Ordinance Section 8-200_____
Does the application meet the requirement? [ ] Yes [ ] No

B. Where are off-street loading facilities located? NA

C. During what hours of the day do you expect loading/unloading operations to occur?
NA

D. How frequently are loading/unloading operations expected to occur, per day or per week, as appropriate?
NA

16. Is street access to the subject property adequate or are any street improvements, such as a new turning lane, necessary to minimize impacts on traffic flow?

Access is through an alley

SITE CHARACTERISTICS

17. Will the proposed uses be located in an existing building? [ ] Yes [✓] No

Do you propose to construct an addition to the building? [ ] Yes [✓] No

How large will the addition be? _____ square feet.

18. What will the total area occupied by the proposed use be?

0 sq. ft. (existing) + 583 sq. ft. (addition if any) = 583 sq. ft. (total)

19. The proposed use is located in: *(check one)*

[ ] a stand alone building
[✓] a house located in a residential zone
[ ] a warehouse
[ ] a shopping center. Please provide name of the center: _____
[ ] an office building. Please provide name of the building: _____
[ ] other. Please describe:_____

End of Application

Department of Planning & Zoning
Special Use Permit Application Checklist

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

Previous Case Materials

DEPARTMENT OF PLANNING AND ZONING
301 King Street
Room 2100
Alexandria, VA 22314

www.alexandriava.gov
Phone (703) 746-4666
Fax (703) 838-6393

Sent via E-mail

8/15/2024

Eric Teran and Daniela Gross
2800 N. Rosser Street
Alexandria, VA 22311

Re: Case: Special Use Permit #2024-00041
Address: 404-A E Alexandria

Dear Mr. Teran:

Your application for a Special Use Permit at 404-A E Alexandria has been reviewed for completeness. Based on a preliminary review of your materials, **we have determined that your application is incomplete.** The following list describes the additional minimum information and materials necessary to review the application.

- Finding: Condenser units will need a waiver. Is this done during the building review process?
- Fence cannot be more than 6 feet. The fence has been revised, see sheet 21 & 22
- On the project information page 13, match the FAR numbers with the FAR worksheet. Updated
- On the material compatibility page 41, it says the orientation is east to west like the homes on Mount Vernon Avenue - this is not correct. The house is oriented the same as the dwellings on E Nelson.
- Clarify why the first floor is less square footage than the second floor Typo, Updated

I'm stating that the length of the home is from east to west which is similar to the home along Mr. Vernon Ave. I'm not talking about what direction the front door faces.

In order for your case to be considered as part of the October 1, 2024 Planning Commission Public Hearing, we recommend that a complete application package be provided by no later than **Wednesday, August 21** in order for this request to be docketed for the aforementioned public hearing. We look forward to receiving your revised materials for 404-A E Alexandria.
Thank you for your attention to this matter. Please contact me if you have any immediate questions.
Sincerely,

Lanning Blaser
Senior Planning Technician
cc: [Rachel Drescher, Sam Shelby, Tony LaColla]

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

Previous Case Materials **A**

A. Property Information

A1. 404A E. Alexandria Ave. (Street Address) — R-2-5 (Zone)

A2. 2,661.84 (Total Lot Area) x 0.45 (Floor Area Ratio Allowed by Zone) = 1,197.83 (Maximum Allowable Floor Area)

B. Existing Gross Floor Area

Existing Gross Area		Allowable Exclusions**	
Basement		Basement**	
First Floor		Stairways**	
Second Floor		Mechanical**	
Third Floor		Attic less than 7'**	
Attic		Porches**	
Porches		Balcony/Deck**	
Balcony/Deck		Garage**	
Garage		Other***	
Other***		Other***	
B1. Total Gross	0.00	**B2. Total Exclusions**	0.00

B1. 0.00 Sq. Ft. — Existing Gross Floor Area*

B2. 0.00 Sq. Ft. — Allowable Floor Exclusions**

B3. 0.00 Sq. Ft. — Existing Floor Area Minus Exclusions *(subtract B2 from B1)*

Comments for Existing Gross Floor Area

C. Proposed Gross Floor Area

Proposed Gross Area		Allowable Exclusions**	
Basement	1,236.00	Basement**	1,236.00
First Floor	589.00	Stairways**	77.50
Second Floor	589.00	Mechanical**	0.00
Third Floor	0.00	Attic less than 7'**	0.00
Attic	0.00	Porches**	65.14
Porches	65.14	Balcony/Deck**	0.00
Balcony/Deck	0.00	Garage**	0.00
Garage	0.00	Other***	0.00
Other***	0.00	Other***	0.00
C1. Total Gross	2,479.14	**C2. Total Exclusions**	1,378.64

C1. 2,479.14 Sq. Ft. — Proposed Gross Floor Area*

C2. 1,378.64 Sq. Ft. — Allowable Floor Exclusions**

C3. 1,100.50 Sq. Ft. — Proposed Floor Area Minus Exclusions *(subtract C2 from C1)*

D. Total Floor Area

D1. 1,100.50 Sq. Ft. — Total Floor Area *(add B3 and C3)*

D2. 1,197.83 Sq. Ft. — Total Floor Area Allowed by Zone *(A2)*

E. Open Space (RA & RB Zones)

E1. Sq. Ft. — Existing Open Space

E2. Sq. Ft. — Required Open Space

E3. Sq. Ft. — Proposed Open Space

Notes

**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 of 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. Sections may also be required for some exclusions.*

**** Refer to the Zoning Ordinance (Section 2-145(A)) and consult with Zoning Staff for additional allowable exclusions. Additional exclusions may include space under balconies, retractable awnings, etc.*

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

Signature: _____ Date: 8.17.24

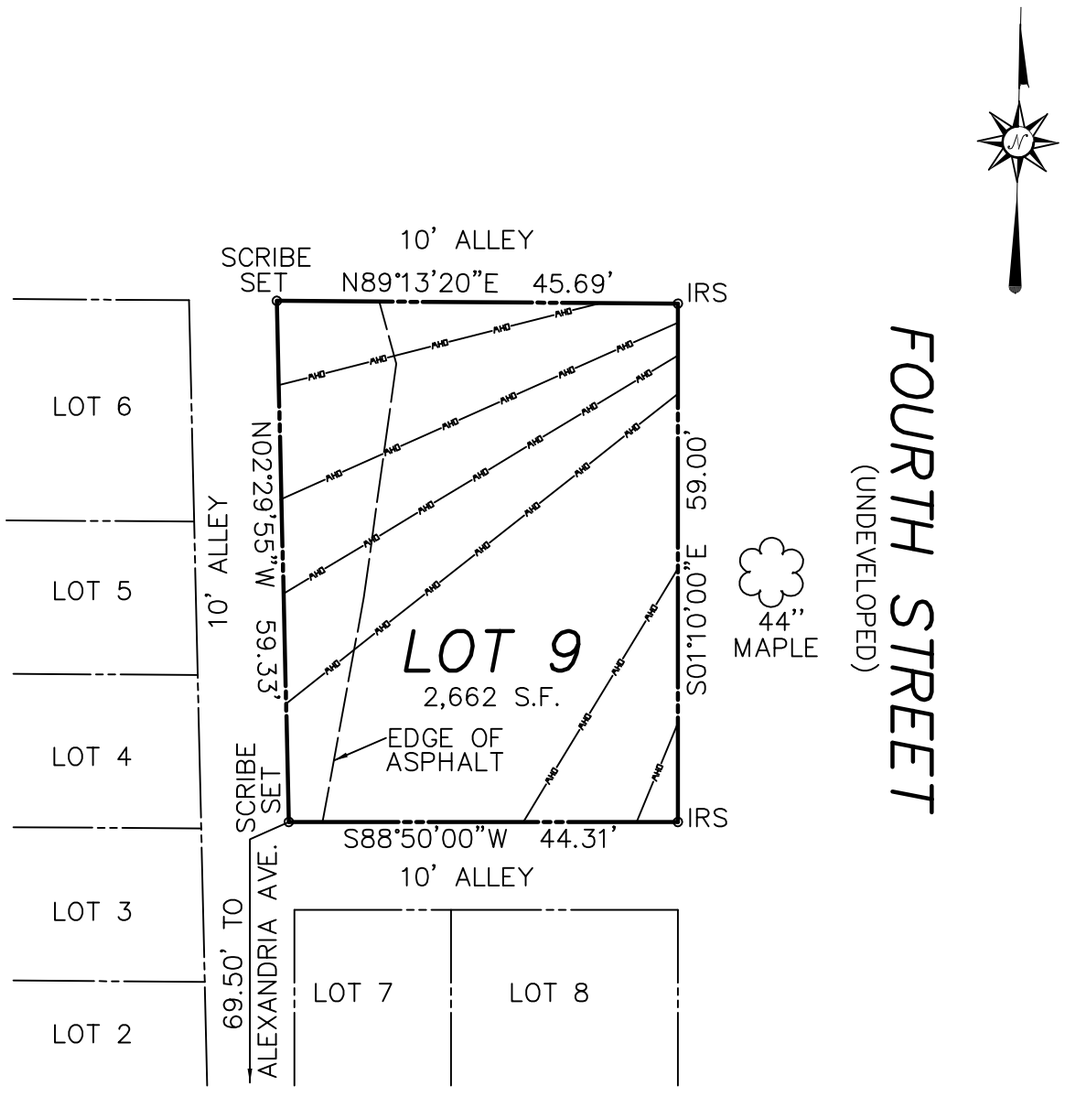
Previous Case Materials

LINE TYPES:

- BOUNDARY LINE
- EASEMENT
- DRIVEWAY/ROAD
- FENCING
- OVERHEAD WIRE
- STRUCTURE

LEGEND:

ADW–ASPHALT DRIVEWAY
A/C–AIR CONDITIONING
A/W–AREAWAY
B.E.–BASEMENT ENTRANCE
BRL–BUILDING RESTRICTION LINE
CDW–CONCRETE DRIVEWAY
CO–CLEANOUT
CONC.–CONCRETE
ER–ELECTRICIAL RISER
FIOS–FIBER OPTICS UTILITY BOX
GDW–GRAVEL DRIVEWAY
IPF–IRON PIPE FOUND
IRS– IRON ROD SET
IRF–IRON ROD FOUND
MH–MANHOLE
O.H.–OVERHANG
PAD–CONCRETE PAD
PP–POWER POLE
R/W–RIGHT OF WAY
SMH–SANITARY MANHOLE
ST.–STOOP
TELE–TELEPHONE PEDESTAL
TR/TRANS–TRANSFORMER
WM–WATER METER
WV–WATER VALVE



LOCATION SURVEY

LOT 9 BLOCK 10
PARK ADDITION TO
ALEXANDRIA
CITY OF ALEXANDRIA, VIRGINIA
SCALE 1"=20' DATE 07–21–23

COMMONWEALTH OF VIRGINIA
MICHAEL L. FLYNN
Lic. No. 2489
07–21–23
LAND SURVEYOR

1.) NO TITLE REPORT FURNISHED.
2.) PLAT SUBJECT TO RESTRICTIONS OF RECORD.
3.) FENCE LOCATIONS, IF SHOWN, ARE APPROXIMATE AND DO NOT CERTIFY AS TO OWNERSHIP.

MERESTONE LAND SURVEYING, PLLC.
LAND SURVEYING & G.P.S. SERVICES
MERESTONE LAND SURVEYING, PLLC
1229 GARRISONVILLE ROAD SUITE 105 STAFFORD, VA 22556
(540)752–9197 FAX (540)752–9198

Previous Case Materials

GROSS - TERAN RESIDENCE

404A E. ALEXANDRIA AVE., ALEXANDRIA, VA 22301



ALEXANDRIA VACANT LOTS	1
DEL REY VACANT LOTS	2
DEL REY SIMILAR LOTS	3
SITE PHOTOS	4
SIMILAR LOT ENTRIES	12
HEIGHT STUDY	19
PROJECT INFORMATION	20
SITE PLAN	21
FLOOR PLANS	22
ELEVATIONS	26
SECTIONS	30
SHADOW STUDY	34
PARKING DIAGRAM	37
FIRE DIAGRAM	38
LANDSCAPE NOTES/PLANS/DETAILS	39
RENDERINGS	43
DESIGN EVOLUTION	50
MATERIAL COMPATIBILITY	52

EUSTILUS architecture

2800 N.ROSSER ST.
ALEXANDRIA, VA 22311

202.569.9620
WWW.EUSTILUS.COM
ETERAN@EUSTILUS.COM

Previous Case Materials



16 VACANT LOTS PER THE FOLLOWING GUIDELINES:
1. VACANT LOTS CLASSIFIED AS RESIDENTIAL
2. VACANT LOTS NOT OWNED BY THE CITY OF ALEXANDRIA
3. VACANT LOTS NOT OWNED BY THE ADJACENT OWNER
4. VACANT LOTS NOT BEING USED FOR PARKING

*PER THE ALEXANDRIA GIS PARCEL VIEWER



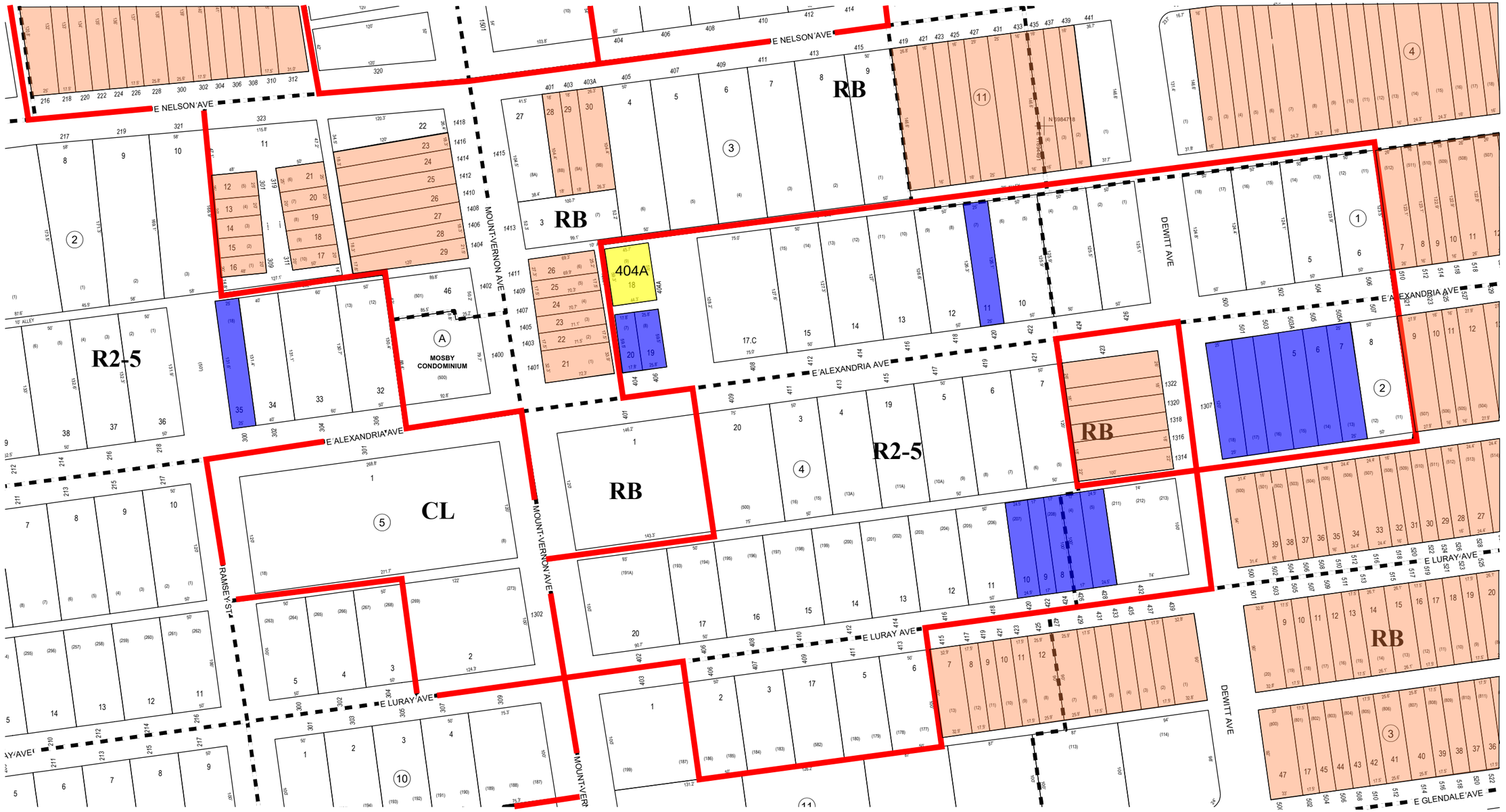
2010 LA GRANDE AVE.

NEIGHBORHOOD AREA, PAGE 3

404A E. ALEXANDRIA AVE.

2 VACANT LOTS PER THE FOLLOWING GUIDELINES:
1. VACANT LOTS CLASSIFIED AS RESIDENTIAL
2. VACANT LOTS NOT OWNED BY THE CITY OF ALEXANDRIA
3. VACANT LOTS NOT OWNED BY THE ADJACENT OWNER
4. VACANT LOTS NOT BEING USED FOR PARKING

*PER THE ALEXANDRIA GIS PARCEL VIEWER



LEGEND

- ZONE BOUNDARY
- R-2-5 404A, SUBJECT PROPERTY
- R-2-5 15 LOTS SIMILAR SIZE
- RB 134 LOTS SIMILAR SIZE



1. NORTHWEST CORNER OF MT. VERNON AVE. & E. ALEXANDRIA AVE.



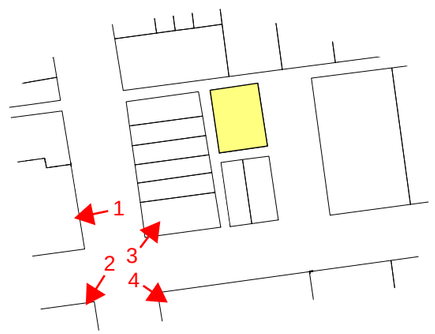
2. NORTHEAST CORNER OF MT. VERNON AVE. & E. ALEXANDRIA AVE.



3. SOUTHWEST CORNER OF MT. VERNON AVE. & E. ALEXANDRIA AVE.



4. SOUTHEAST CORNER OF MT. VERNON AVE. & E. ALEXANDRIA AVE.





1. 1413 MT. VERNON AVE. NORTH OF PUBLIC ALLEY ENTRANCE



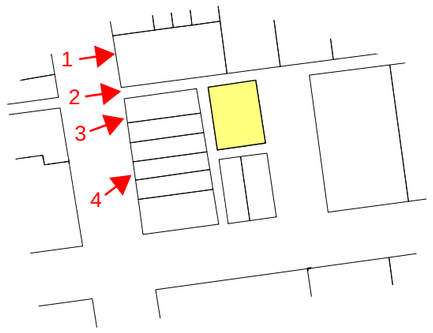
2. PUBLIC ALLEY ENTRANCE FROM MT. VERNON AVE.



3. 1405 - 1411 MT. VERNON AVE., PUBLIC ALLEY ENTRY ON THE LEFT



4. 1401 - 1407 MT. VERNON AVE.





1. VIEW OF 1401 MT. VERNON AVE. ALONG E. ALEXANDRIA AVE.



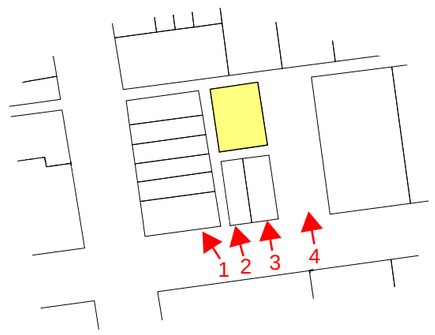
2. PUBLIC ALLEY ENTRY FROM E. ALEXANDRIA AVE.



3. 404 & 406 E. ALEXANDRIA AVE., PUBLIC ALLEY ENTRY ON THE LEFT



4. VACANT LAND BETWEEN 406 & 408 E. ALEXANDRIA AVE.





1. VACANT LAND BETWEEN 406 & 408 E. ALEXANDRIA AVE., 404A BACK LEFT OF THE PHOTO



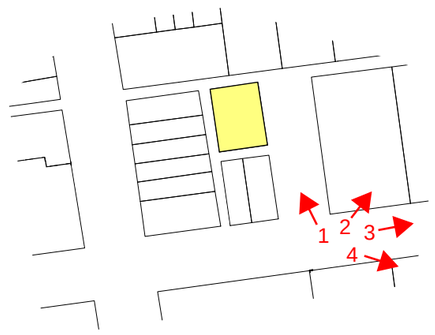
2. 408 - 414 E. ALEXANDRIA AVE.



3. VIEW EAST ON E. ALEXANDRIA AVE.



4. 411 - 413 E. ALEXANDRIA AVE.





1. PUBLIC ALLEY LOOKING WEST TO MT. VERNON AVE FROM 404A



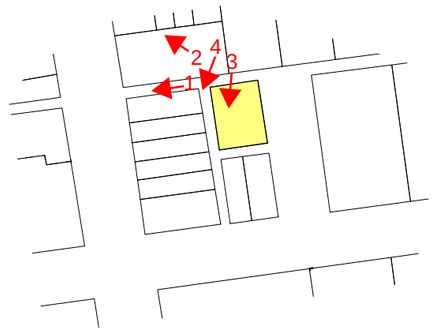
2. 1413 MT. VERNON AVE SIDE AND REAR FACADE



3. REAR FACADES OF HOUSES ALONG MT. VERNON AVE. TO THE RIGHT & MT. VERNON AVE. TO THE REAR OF THE PHOTO



4. 1403 TO 1411 MT. VERNON AVE. REAR FACADES





1. EXISTING UTILITY POLE FOR HOMES AT 1405 TO 1411 MT. VERNON AVE. & 404 TO 406 E. ALEXANDRIA AVE.



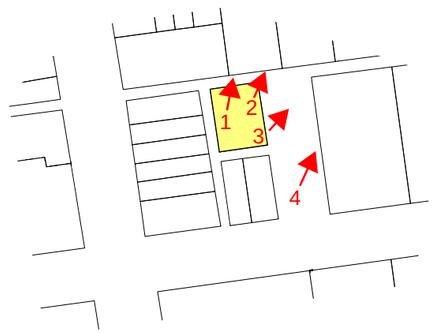
2. LOOKING NORTH FROM 404A TO UTILITY POLE AND REAR HOMES ALONG E. NELSON AVE.



3. 408 E. ALEXANDRIA AVE. DETACHED GARAGE AND ADU



4. 408 E. ALEXANDRIA AVE. WEST SIDE YARD





1. 404A, APPROXIMATE LOT OUTLINED IN RED



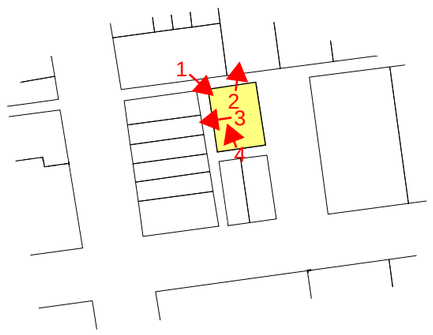
2. LOOKING NORTH FROM 404A



3. REAR FACADES AND YARDS OF 1407 - 1411



4. LOOKING NORTH FROM 404A TO 1413 MT. VERNON AVE. & THE REAR FACADES OF THE ROWHOMES ALONG E. NELSON AVE., APPROXIMATE LOT OUTLINED IN RED





1. 404A, LOOKING SOUTHEAST, APPROXIMATE LOT OUTLINED IN RED



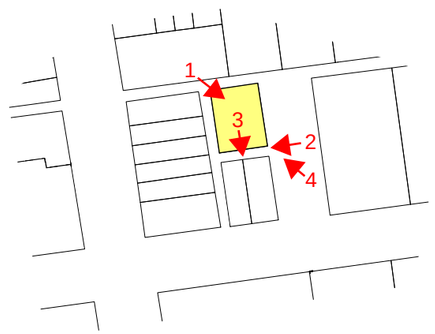
2. 404A, LOOKING WEST, APPROXIMATE LOT OUTLINED IN RED



3. 404A, LOOKING SOUTH AT 404 & 406 E. ALEXANDRIA AVE & ALLEY, APPROXIMATE LOT OUTLINED IN RED



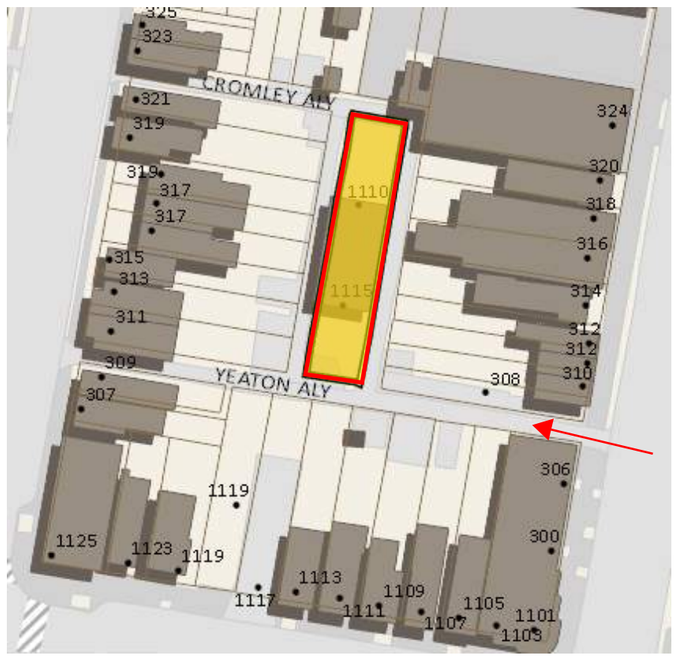
4. LOOKING TOWARDS 404A, APPROXIMATE LOT OUTLINED IN RED



215 WOODLAND TERRACE

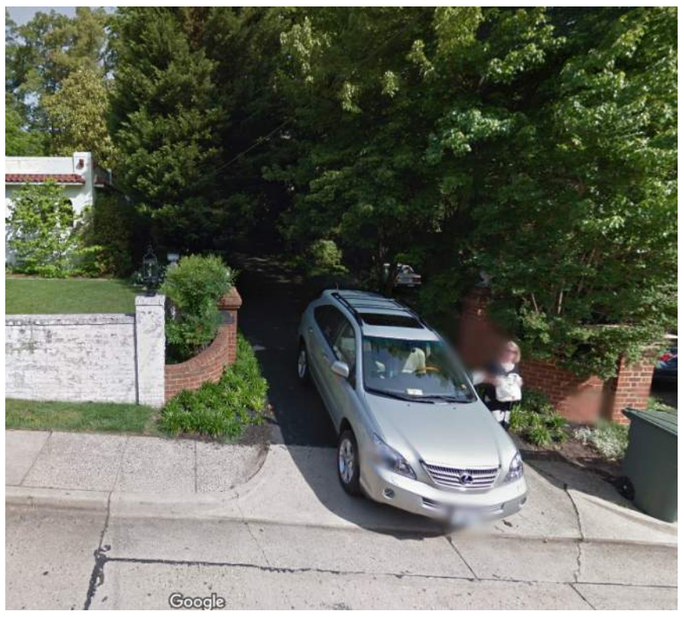


1115 YEATON AL



107A N. PAYNE ST.









1207A KING ST



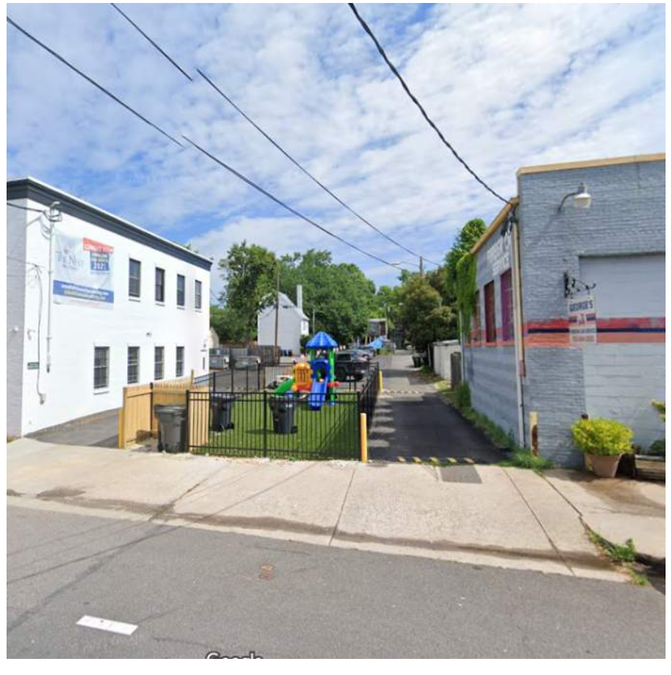
220 HOLLIS AL

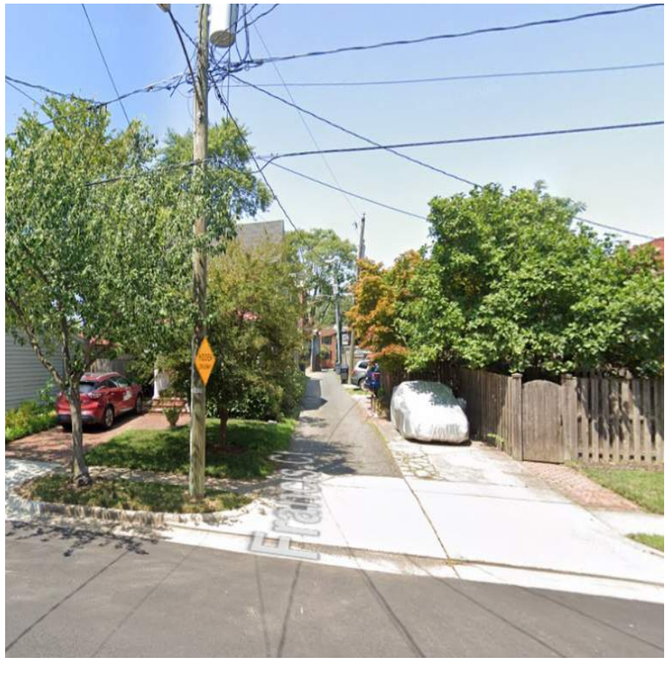


501 FRANCIS CT

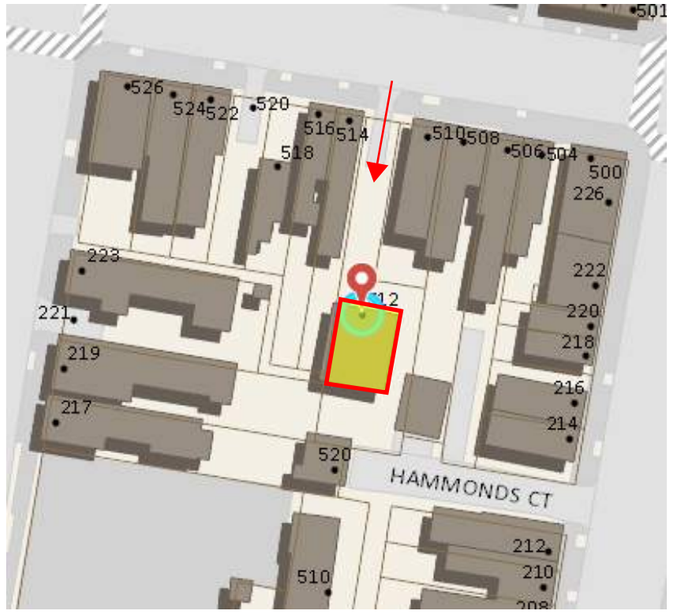








512 QUEEN ST





212A S. PITT ST.





1005 JANNEYS LA





1404 COVENTRY LN





1406 COVENTRY LN





911 VICAR LA





2508 N. CHAMBLISS ST.





2510 N. CHAMBLISS ST.





4620 STRATHBLANE PL





2208 RUSSELL RD.



913 CAMERON ST



414 & 416 S. SAINT ASAPH ST





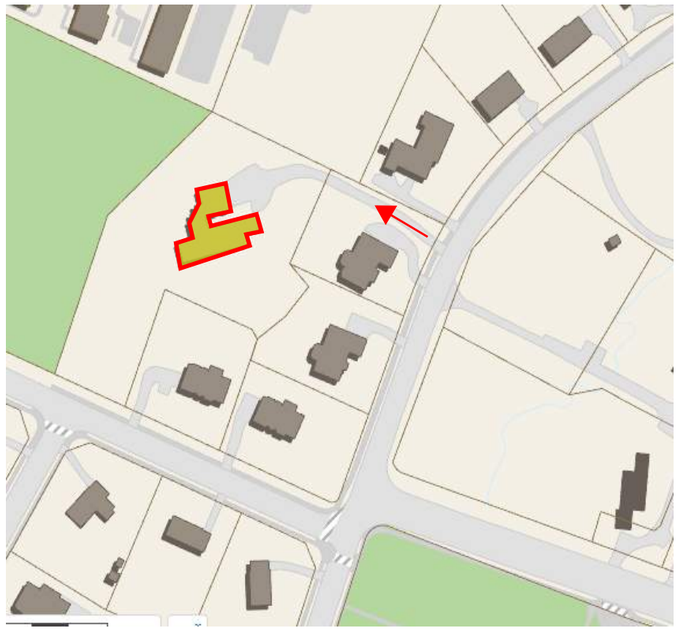




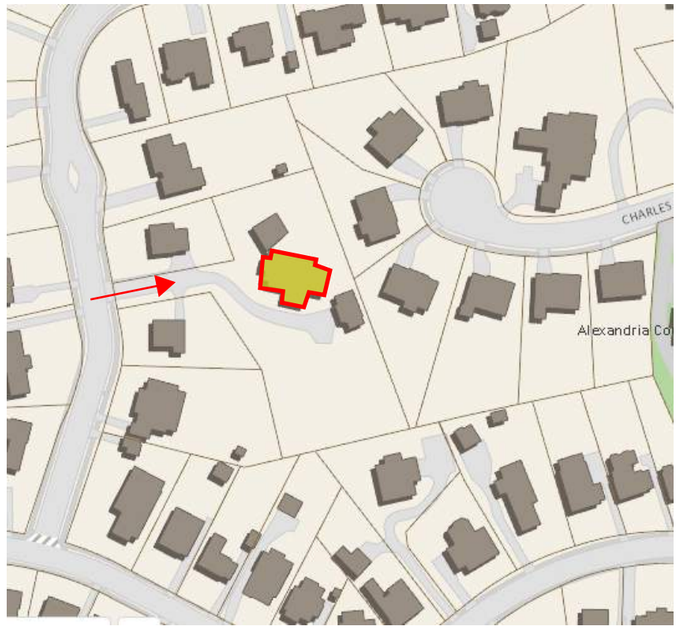
4638 STRATHBLANE PL



1226 N. PEGRAM ST



320-1/2 MANSION DR.











ADDRESS	THRESHOLD	ROOF RIDGE	STORIES
1401 MT. VERNON AVE	3'-6"	27'-11"	2
1403 MT. VERNON AVE	3'-6"	25'-11"	2
1405 MT. VERNON AVE	3'-6"	27'-11"	2
1407 MT. VERNON AVE	3'-6"	27'-11"	2
1409 MT. VERNON AVE	3'-6"	25'-11"	2
1411 MT. VERNON AVE	3'-6"	27'-11"	2
1413 MT. VERNON AVE	0'-6"	16'-9"	1
404 E. ALEXANDRIA AVE	3'-6"	27'-11"	2
406 E. ALEXANDRIA AVE	3'-6"	27'-11"	2
408 E. ALEXANDRIA AVE	3'-8"	33'-6"	2
PROPOSED			
404 A E. ALEXANDRIA AVE	0'-0"	21'-10"	2



PROJECT DATA

OWNER:	DANIELA GROSS & ERIC TERAN 2800 N. ROSSER ST. ALEXANDRIA, VA 22311
EXISTING	VACANT LOT
PROPOSED	SINGLE FAMILY RESIDENCE
SCOPE OF WORK	NEW TWO STORY RESIDENCE OVER A BASEMENT

APPLICABLE CODES

VIRGINIA RESIDENTIAL CODE 2015

ZONING DATA

MAP-BLOCK-LOT-NUMBER	043.04-03-18	
ZONE	R-2-5	
USE GROUP	R-3	
CONSTRUCTION TYPE	VB	
	REQUIRED	PROPOSED
LOT SIZE	5,000 SF	2,661.84 SF
LOT WIDTH	50'-0"	59'-3"
LOT FRONTAGE	40'-0"	45'-8"
BULK REQUIREMENTS		
FRONT YARD SETBACK	20'-0"	20'-0"
REAR YARD SETBACK	1:1	19'-10"
SIDE YARD SETBACK	1:3	7'-0"
HEIGHT LIMIT	30'-0"	19' 10"
FLOOR AREA RATIO	0.45	0.44
1ST FLOOR		587 SF
2ND FLOOR		587 SF
TOTAL		1,174 SF
BASEMENT		1,222 SF
		314 SF

Previous Case Materials

HOUSE HEIGHT CALCULATIONS		
SPOT	PRE-ELEVATION	POST ELEVATION
1	0.16	0.55
2	0.25	0.55
3	0.32	0.55
4	0.60	0.55
5	0.94	0.55
6	0.90	0.55
7	0.84	0.55
8	0.50	0.55
SUM	4.51	4.40
AVERAGE	0.56	0.55

ROOF EAVE ELEVATIONS	18.30'
PEAK ROOF (HIGHEST RIDGE)	22.33'
ROOF MIDPOINT (ROOF HEIGHT)	20.35'
PROPOSED DWELLING HEIGHT	19.80'

PUBLIC ALLEY

10' PUBLIC ALLEY

LOT 26

LOT 25

LOT 24

LOT 23

LOT 18

LOT 20

LOT 19

10' PUBLIC ALLEY

UNDEVELOPED LAND

N89°13'20"E 45.69'

N02°29'55"W 59.33'

S01°10'00"E 59.00'

N88°50'00"E 44.31'

+0.0

PARKING 1

9'-0"

18'-6"

ASPHALT PAVING

PERVIOUS PAVING

20'-0"

F.Y.S.B.

SOFTSCAPE

PORCH ROOF

+0.16 EG
+0.55 FG

+0.50 EG
+0.55 FG

+0.84 EG
+0.55 FG

+0.25 EG
+0.55 FG

7'-6 5/8"

CONDENSOR UNITS

PROPOSED SINGLE FAMILY RESIDENCE

5'-4 3/4"

7'-0"

+0.90 EG
+0.55 FG

7'-0"

S.Y.S.B.

+0.94 EG
+0.55 FG

6'-11 5/8"

+0.32 EG
+0.55 FG

+0.60 EG
+0.55 FG

PERVIOUS PAVING

R.Y.S.B.

19'-10"

BASEMENT COURTYARD

19'-8 1/2"

ASPHALT PAVING

EX. 44" SILVER MAPLE

A201 1

A303 1

A200 1

A302 1

A203 1

A300 1

A301 1

A202 1

N

SCALE: 1/8" = 1'-0"

0' 4' 8' 16'

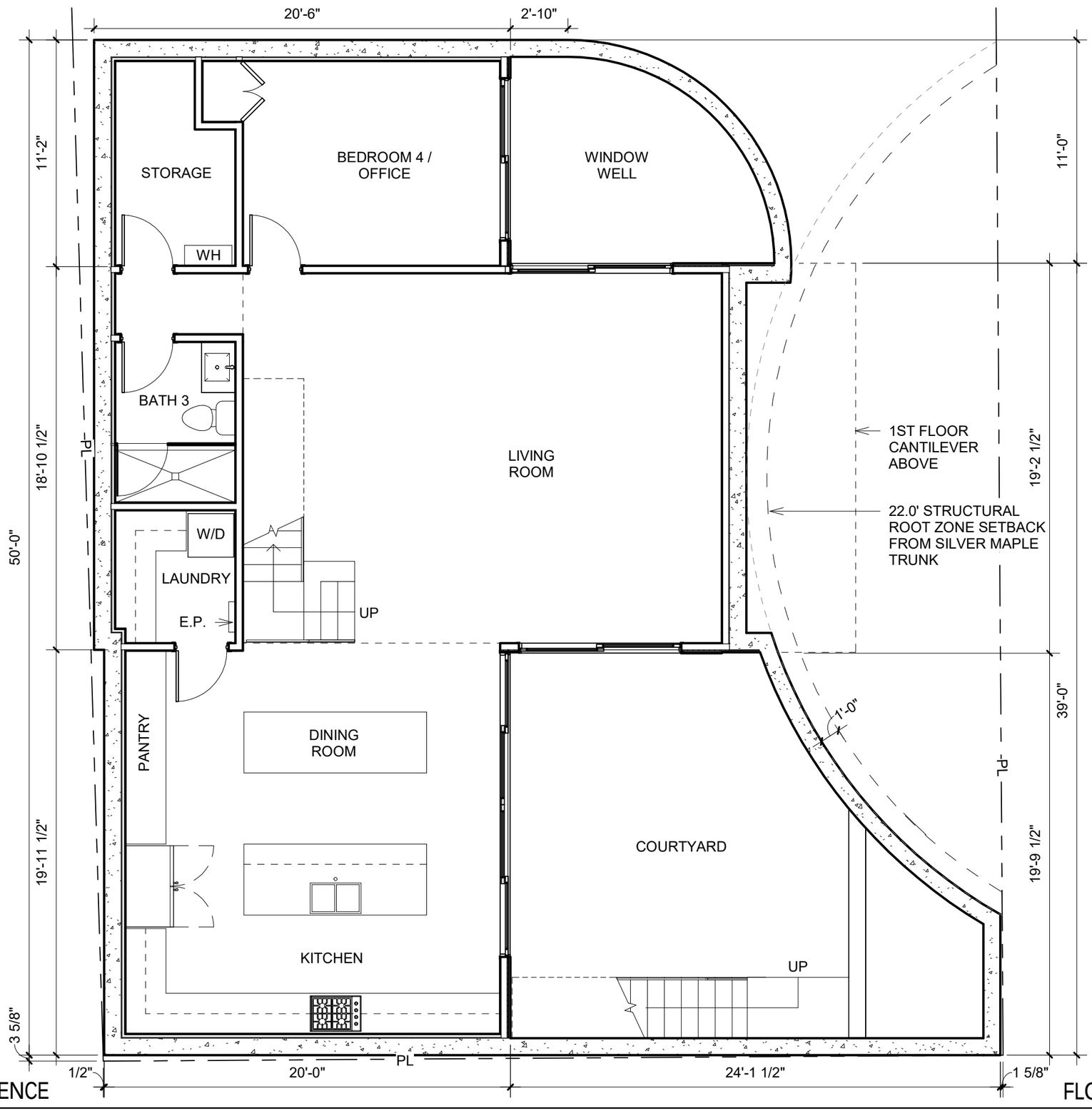
GROSS - TERAN RESIDENCE

404A E. ALEXANDRIA AVE., ALEXANDRIA, VA 22301

SITE PLAN | 21

EUSTILUS architecture

Previous Case Materials



SCALE: 3/16" = 1'-0"

0' 2' 4' 8'

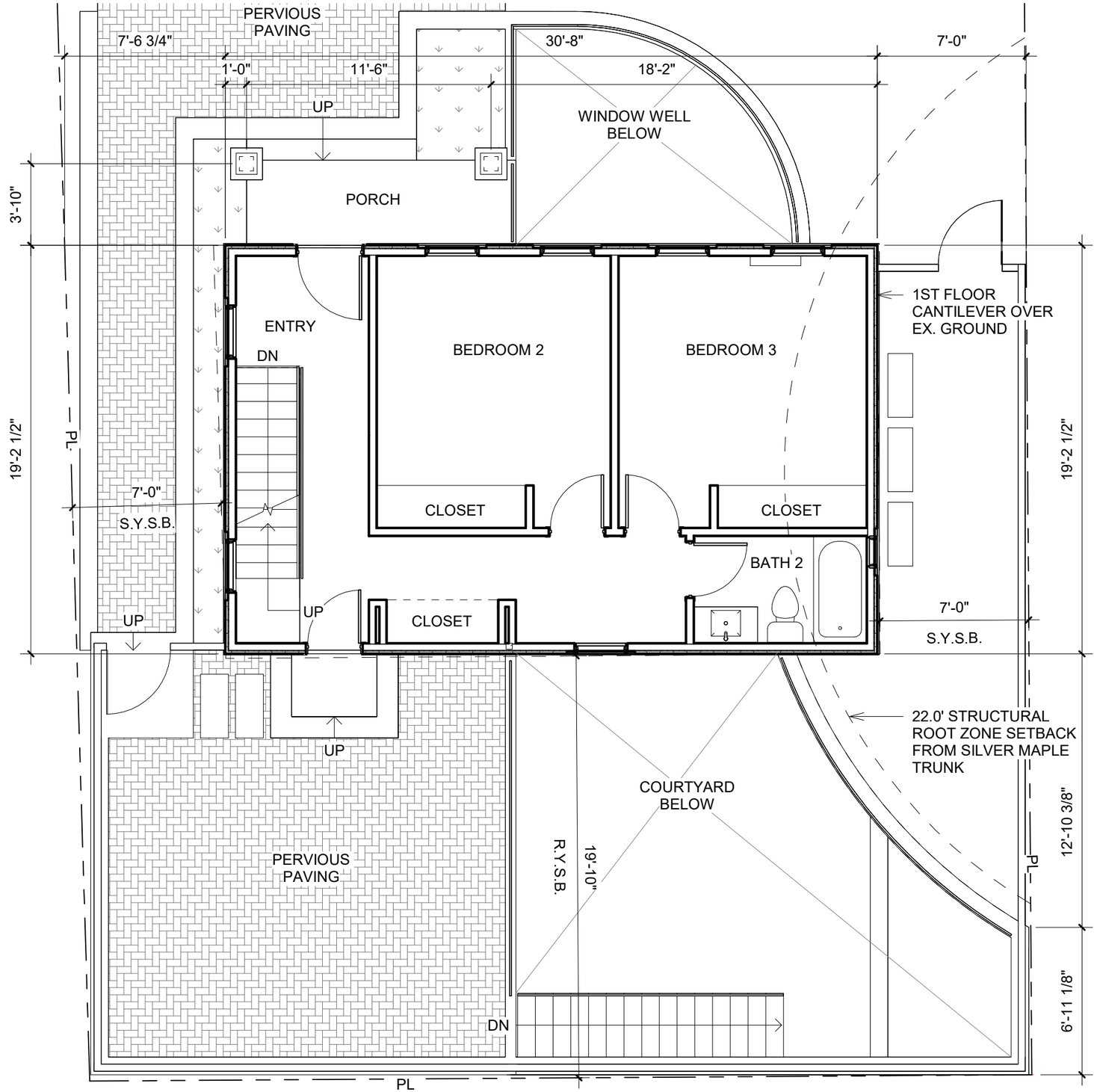
GROSS - TERAN RESIDENCE

404A E. ALEXANDRIA AVE., ALEXANDRIA, VA 22301

FLOOR PLAN - BASEMENT | 22

EUSTILUS architecture

Previous Case Materials



N

SCALE: 3/16" = 1'-0"

0' 2' 4' 8'

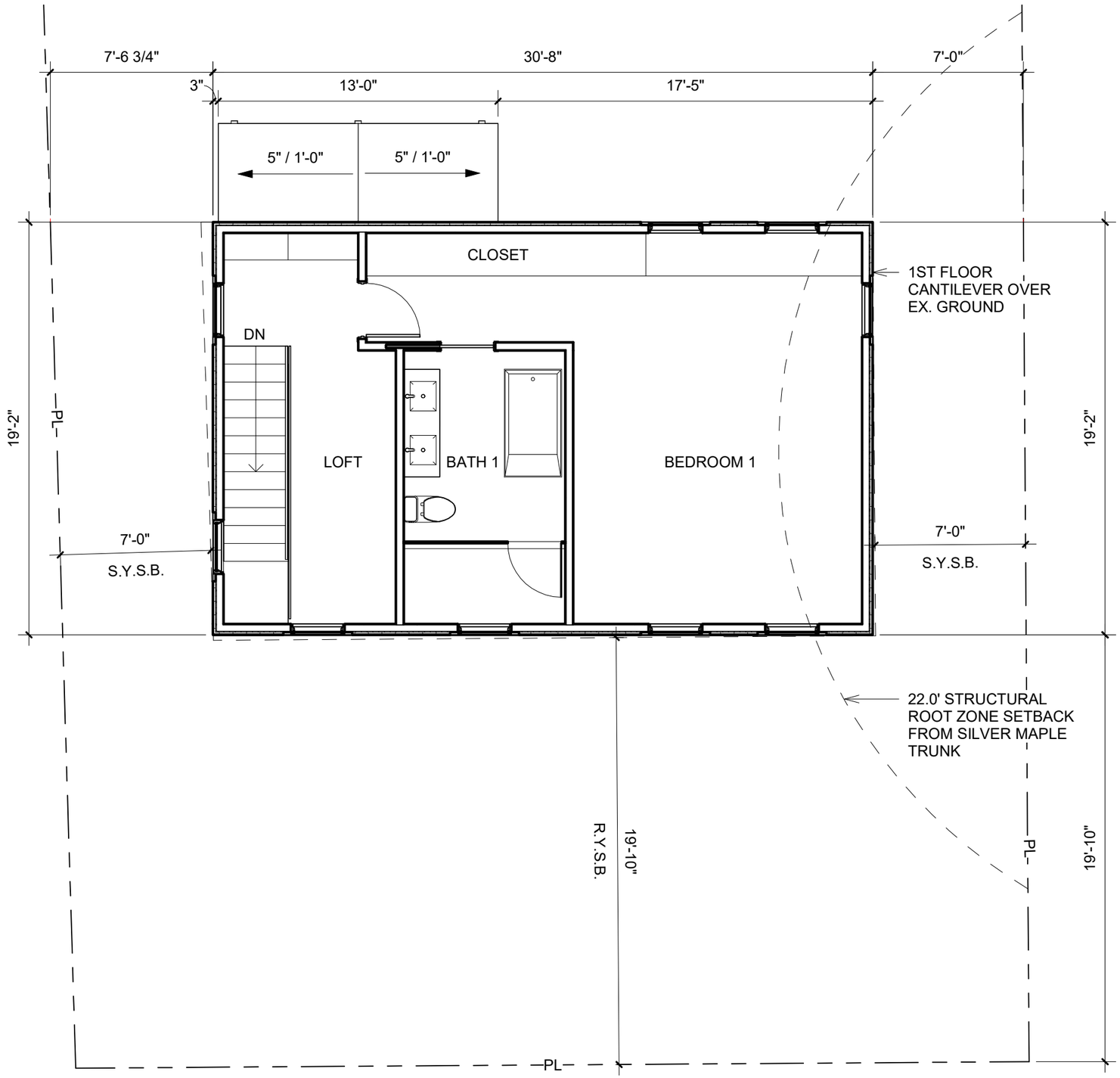
GROSS - TERAN RESIDENCE

404A E. ALEXANDRIA AVE., ALEXANDRIA, VA 22301

FLOOR PLAN - FIRST FLOOR | 23

EUSTILUS architecture

Previous Case Materials



N

SCALE: 3/16" = 1'-0"

0' 2' 4' 8'

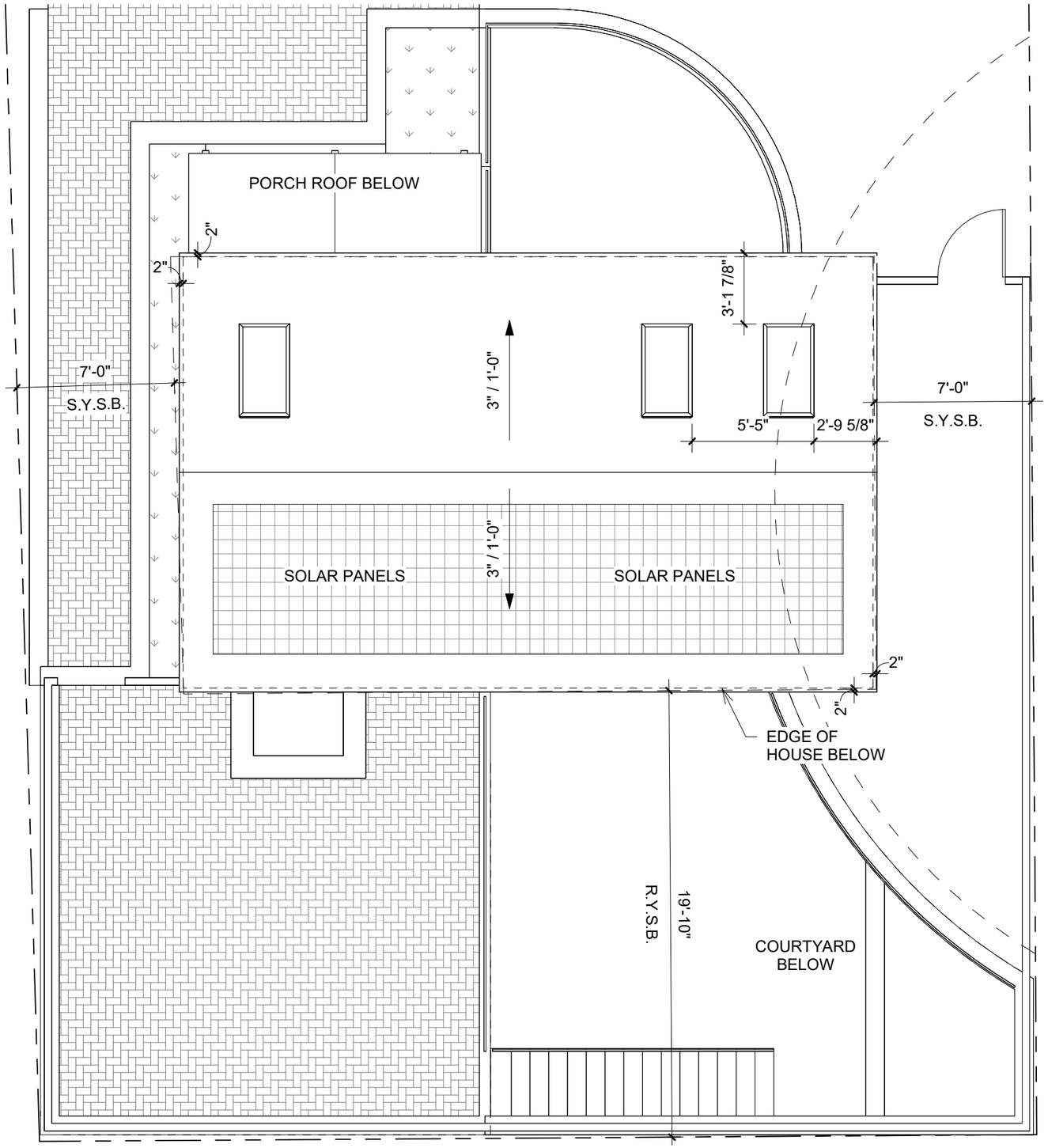
GROSS - TERAN RESIDENCE

404A E. ALEXANDRIA AVE., ALEXANDRIA, VA 22301

FLOOR PLAN - SECOND FLOOR | 24

EUSTILUS architecture

Previous Case Materials



N

SCALE: 3/16" = 1'-0"

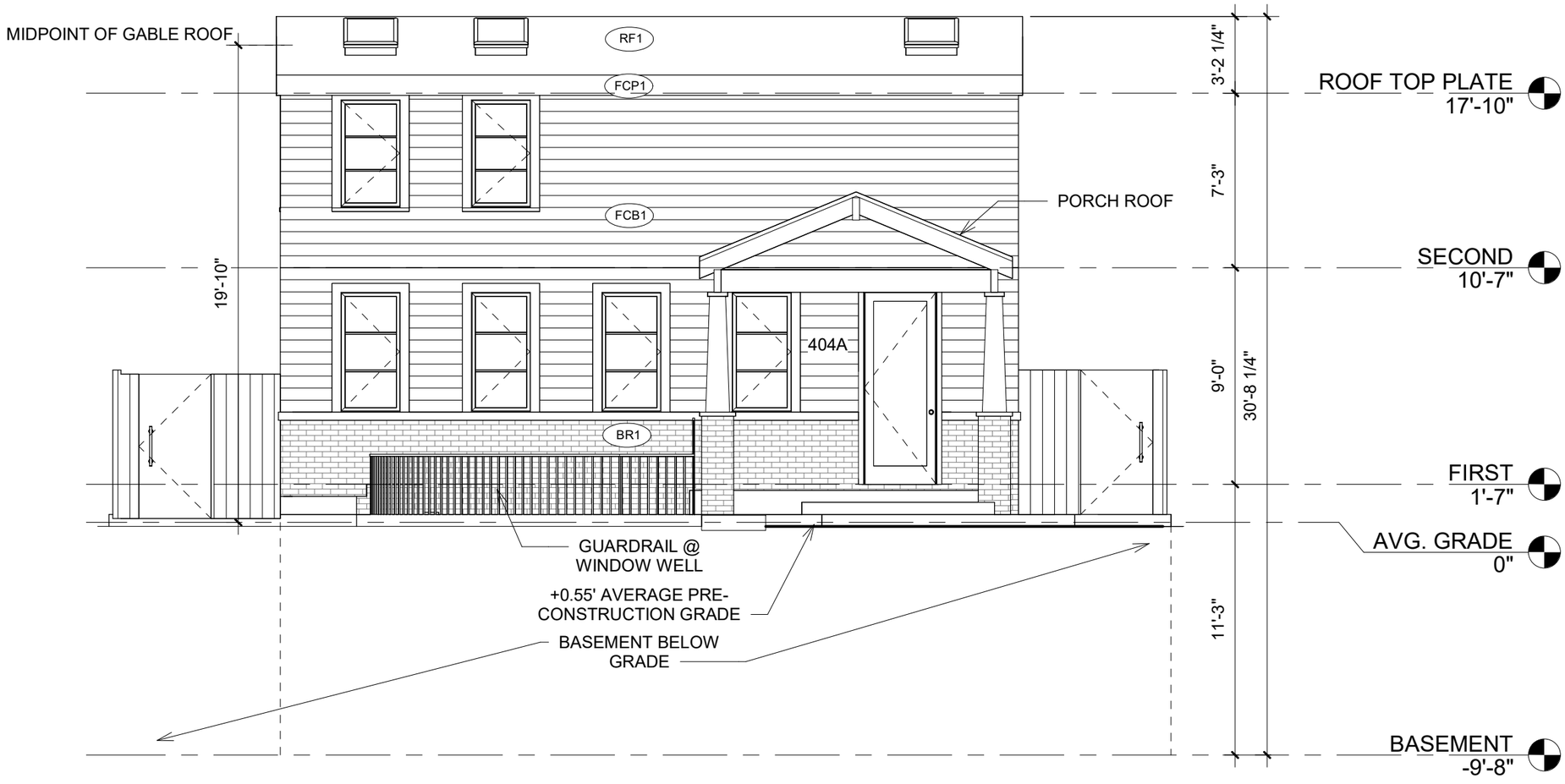
0' 2' 4' 8'

GROSS - TERAN RESIDENCE

404A E. ALEXANDRIA AVE., ALEXANDRIA, VA 22301

ROOF PLAN | 25

EUSTILUS architecture



SCALE: 3/16" = 1'-0"

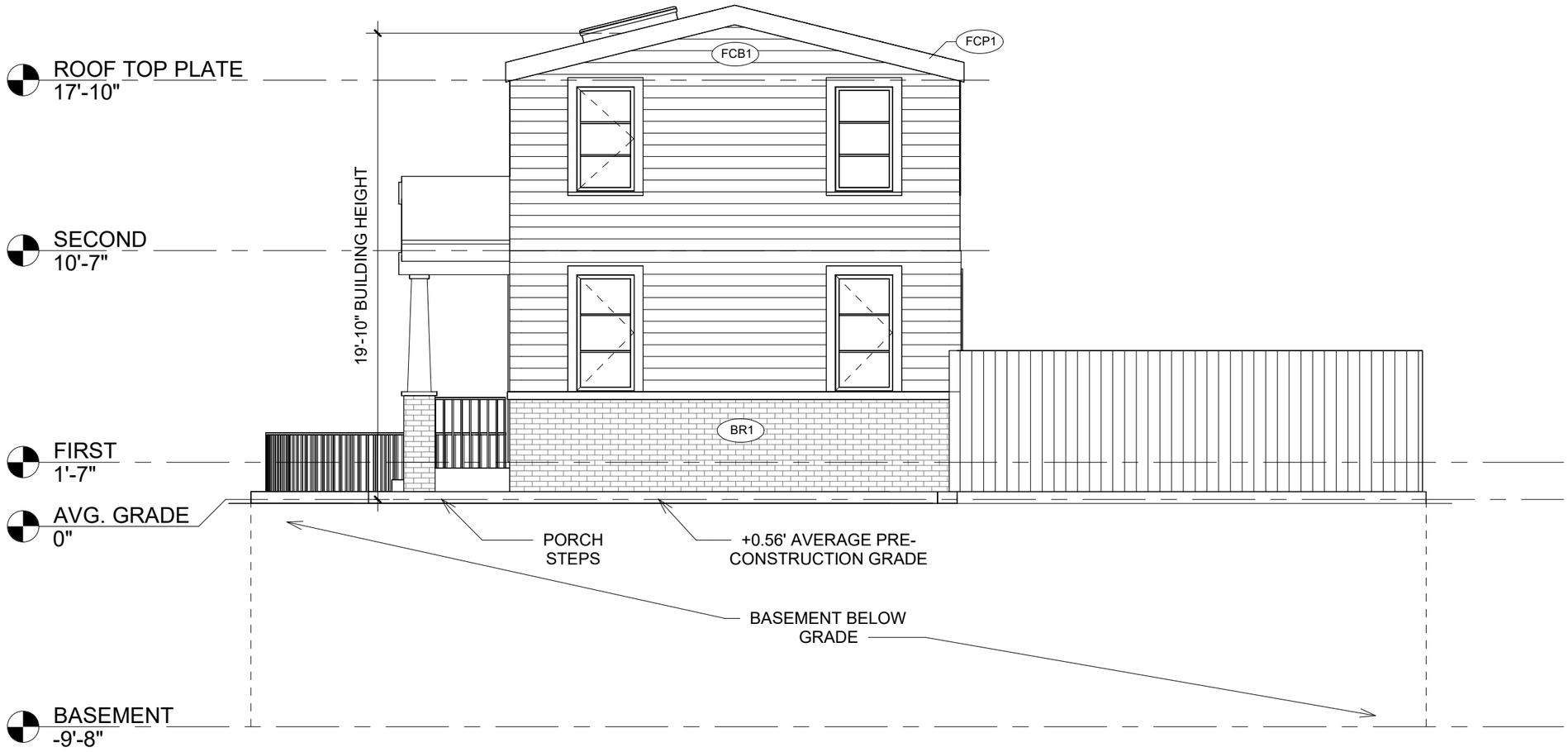
0' 2' 4' 8'

GROSS - TERAN RESIDENCE

404A E. ALEXANDRIA AVE., ALEXANDRIA, VA 22301

ELEVATION - NORTH | 26

EUSTILUS architecture



SCALE: 3/16" = 1'-0"

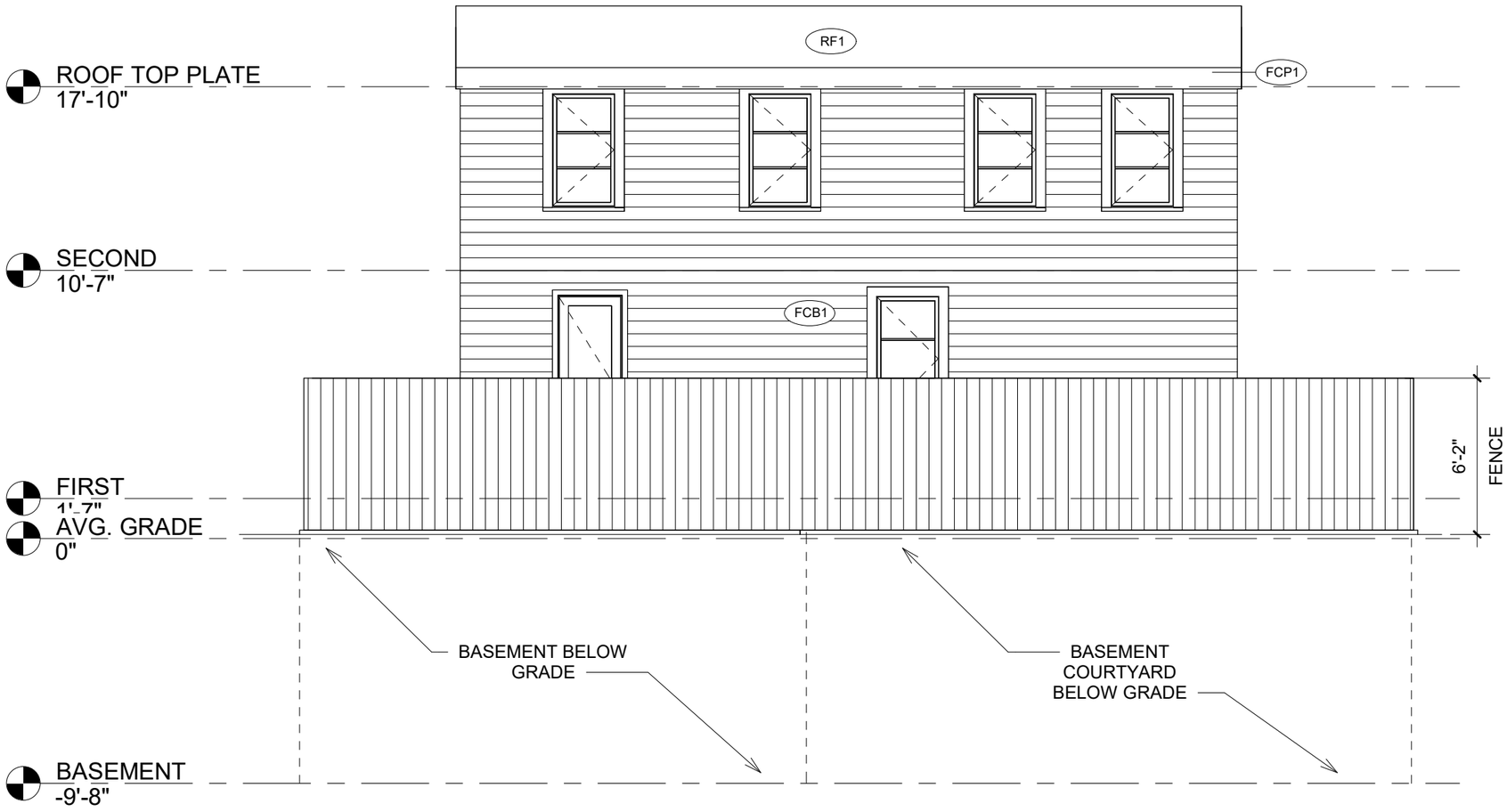
0' 2' 4' 8'

GROSS - TERAN RESIDENCE

404A E. ALEXANDRIA AVE., ALEXANDRIA, VA 22301

ELEVATION - WEST | 27

EUSTILUS architecture



SCALE: 3/16" = 1'-0"

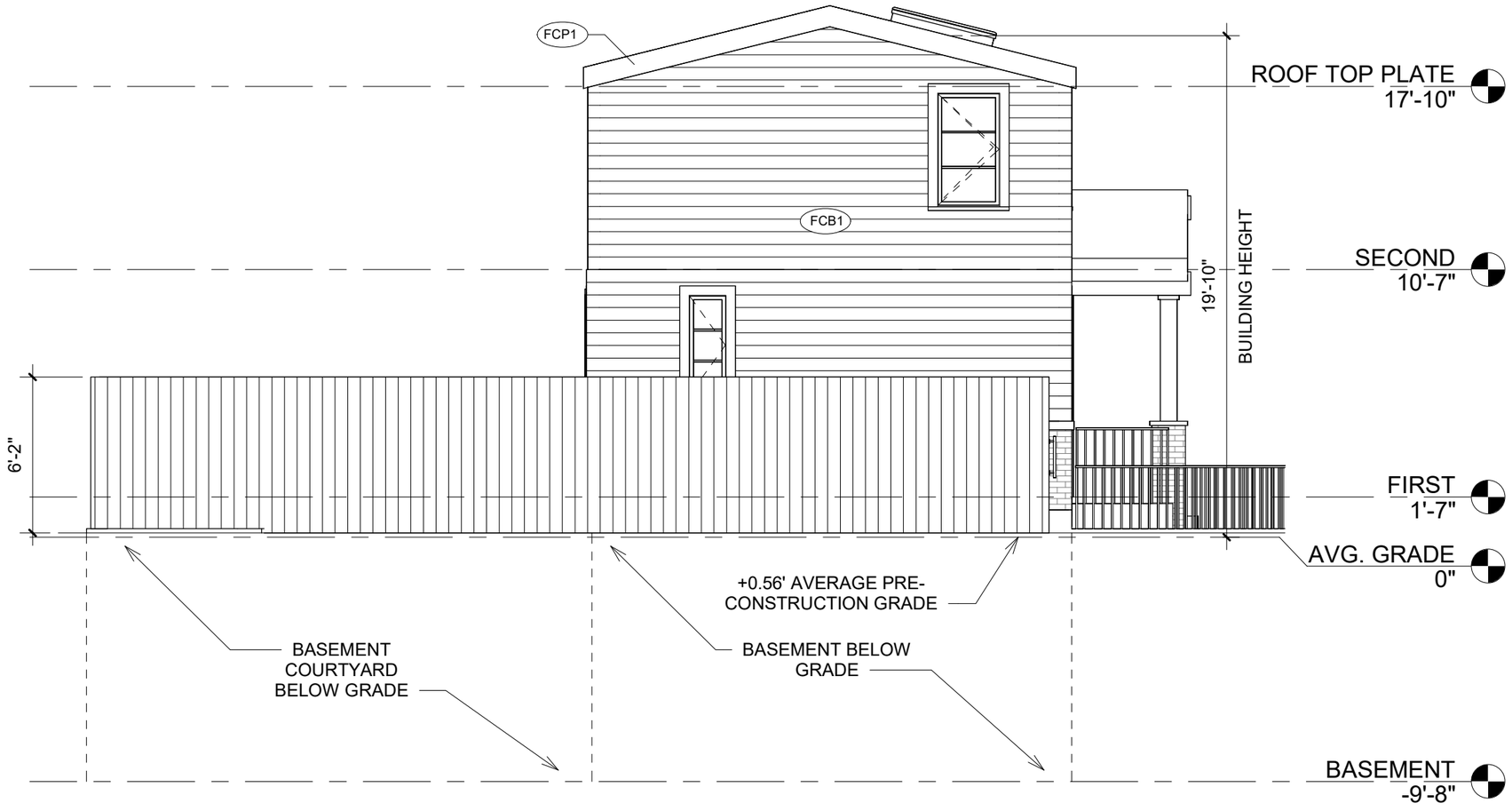
0' 2' 4' 8'

GROSS - TERAN RESIDENCE

404A E. ALEXANDRIA AVE., ALEXANDRIA, VA 22301

ELEVATION - SOUTH | 28

EUSTILUS architecture



SCALE: 3/16" = 1'-0"

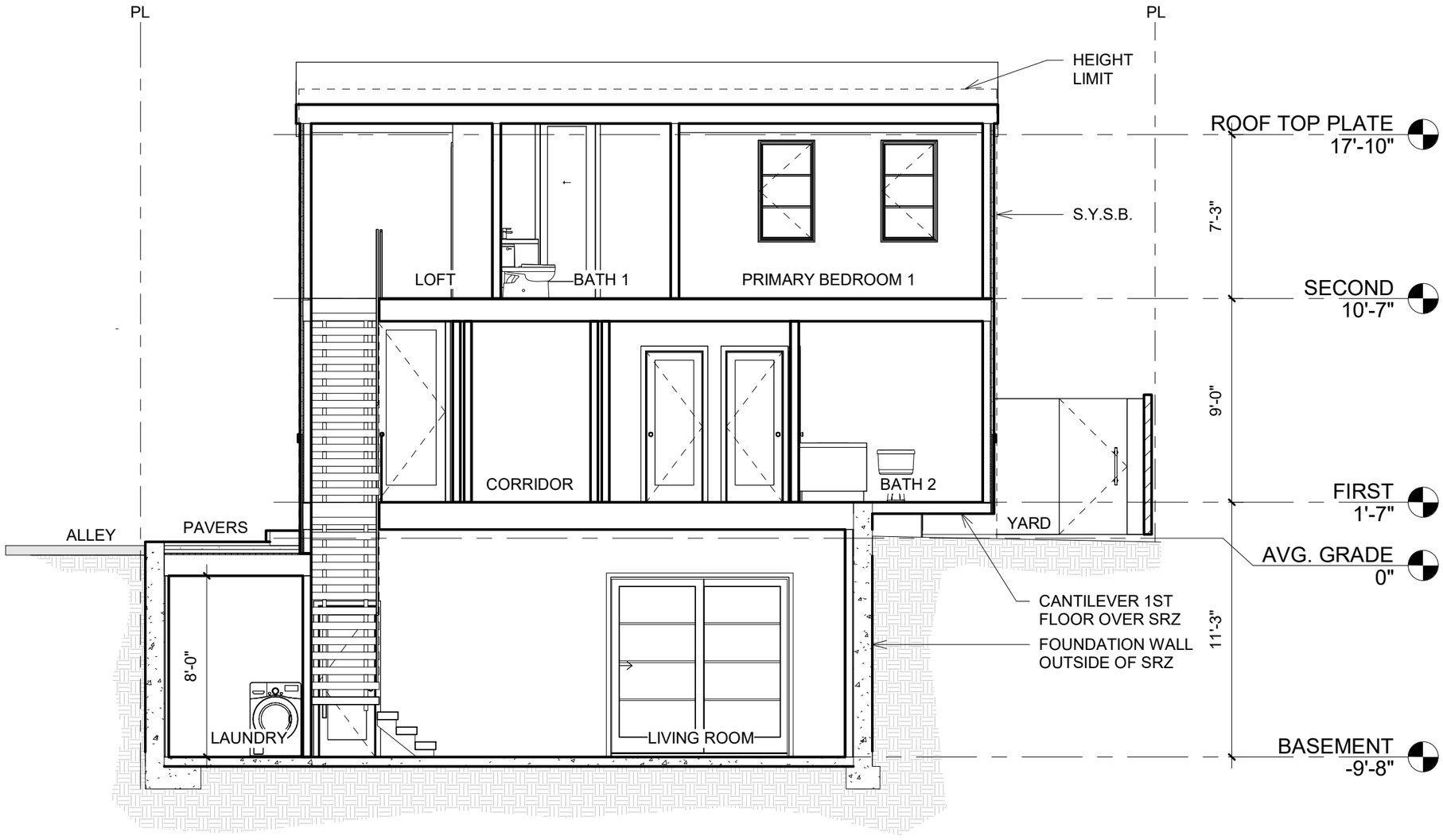
0' 2' 4' 8'

GROSS - TERAN RESIDENCE

404A E. ALEXANDRIA AVE., ALEXANDRIA, VA 22301

ELEVATION - EAST | 29

EUSTILUS architecture



SCALE: 3/16" = 1'-0"

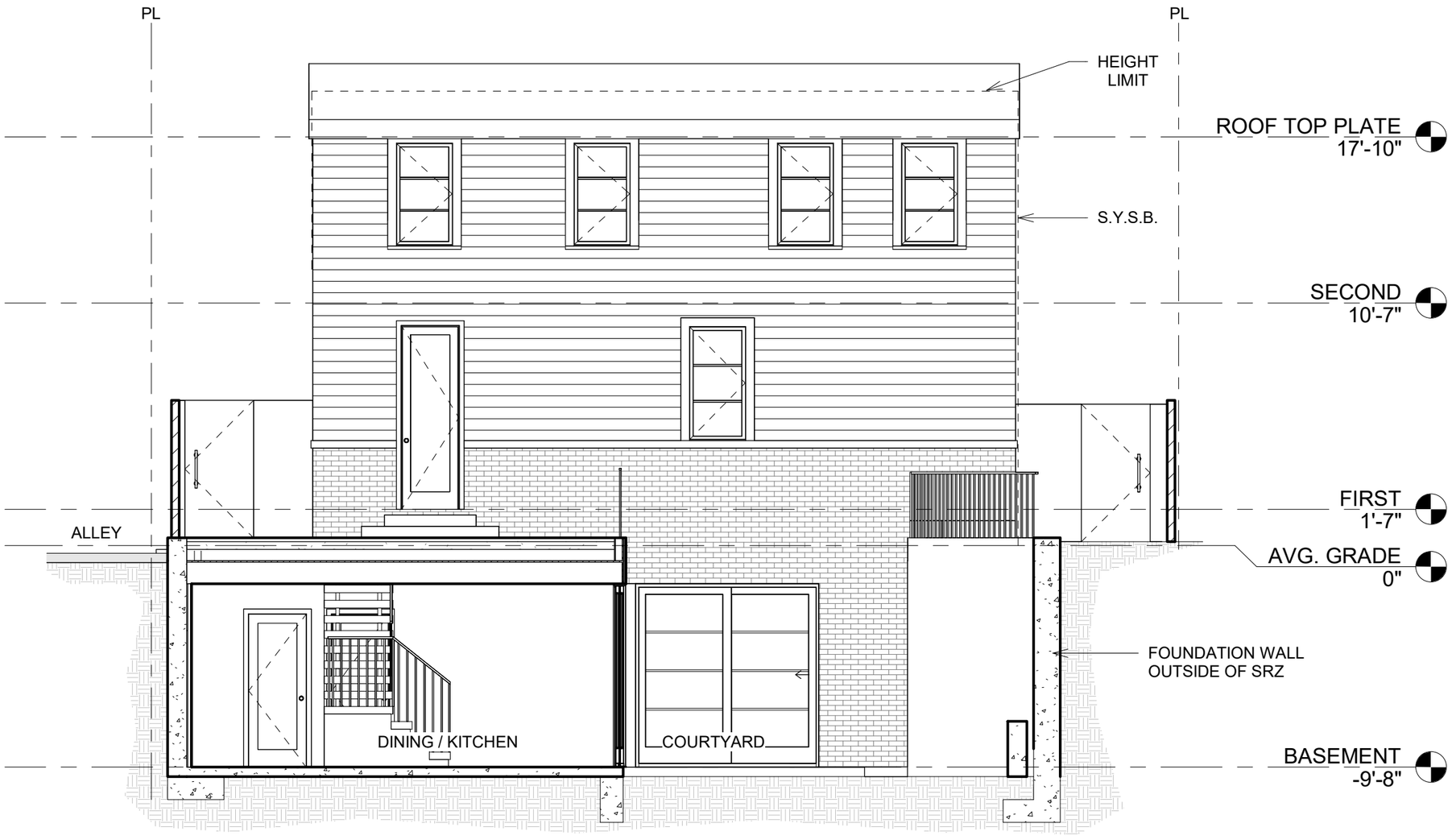
0' 2' 4' 8'

GROSS - TERAN RESIDENCE

404A E. ALEXANDRIA AVE., ALEXANDRIA, VA 22301

SECTION: EAST - WEST 01 | 30

EUSTILUS architecture



SCALE: 3/16" = 1'-0"

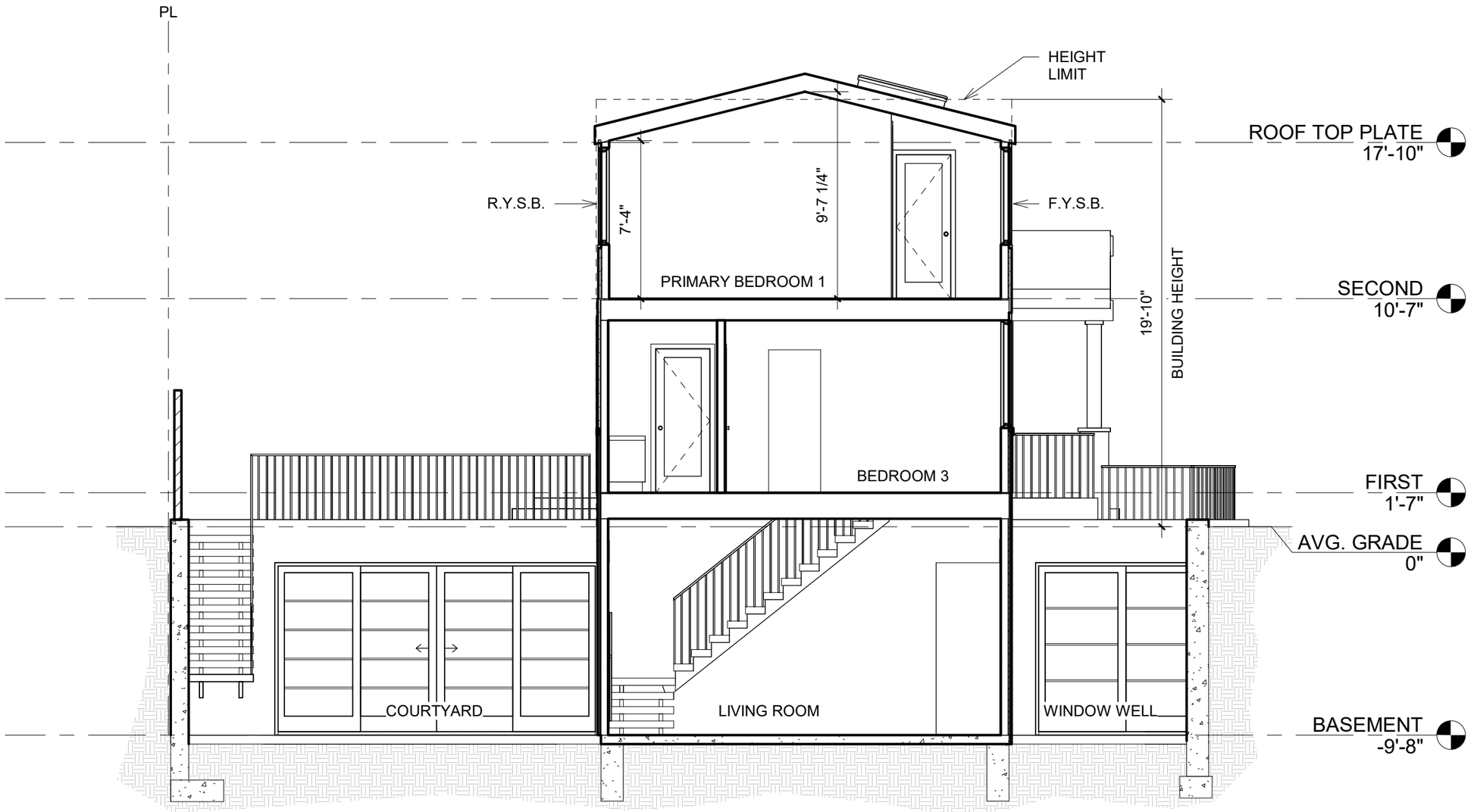
0' 2' 4' 8'

GROSS - TERAN RESIDENCE

404A E. ALEXANDRIA AVE., ALEXANDRIA, VA 22301

SECTION: EAST - WEST 02 | 31

EUSTILUS architecture



SCALE: 3/16" = 1'-0"

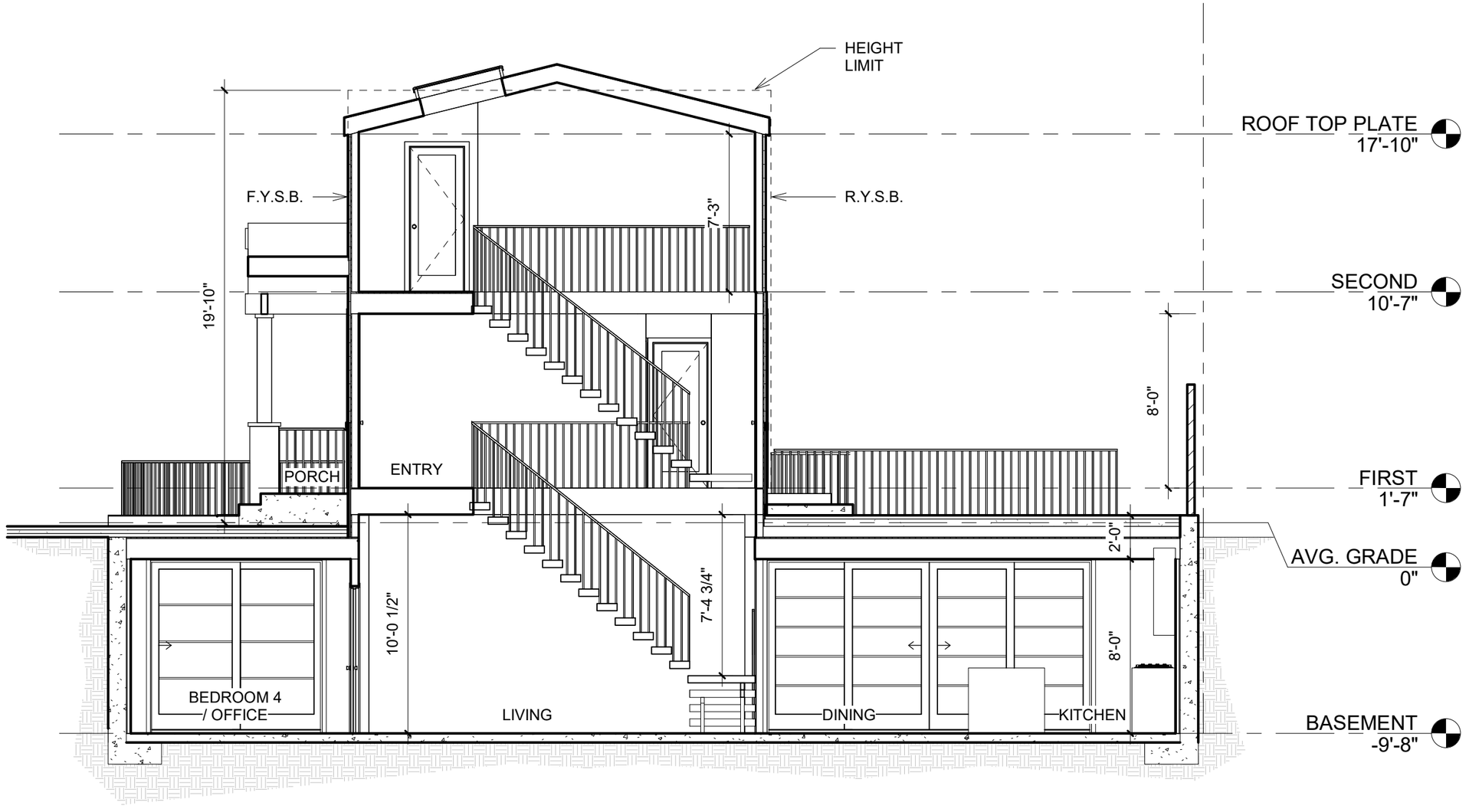
0' 2' 4' 8'

GROSS - TERAN RESIDENCE

404A E. ALEXANDRIA AVE., ALEXANDRIA, VA 22301

SECTION: NORTH - SOUTH 01 | 32

EUSTILUS architecture



SCALE: 3/16" = 1'-0"

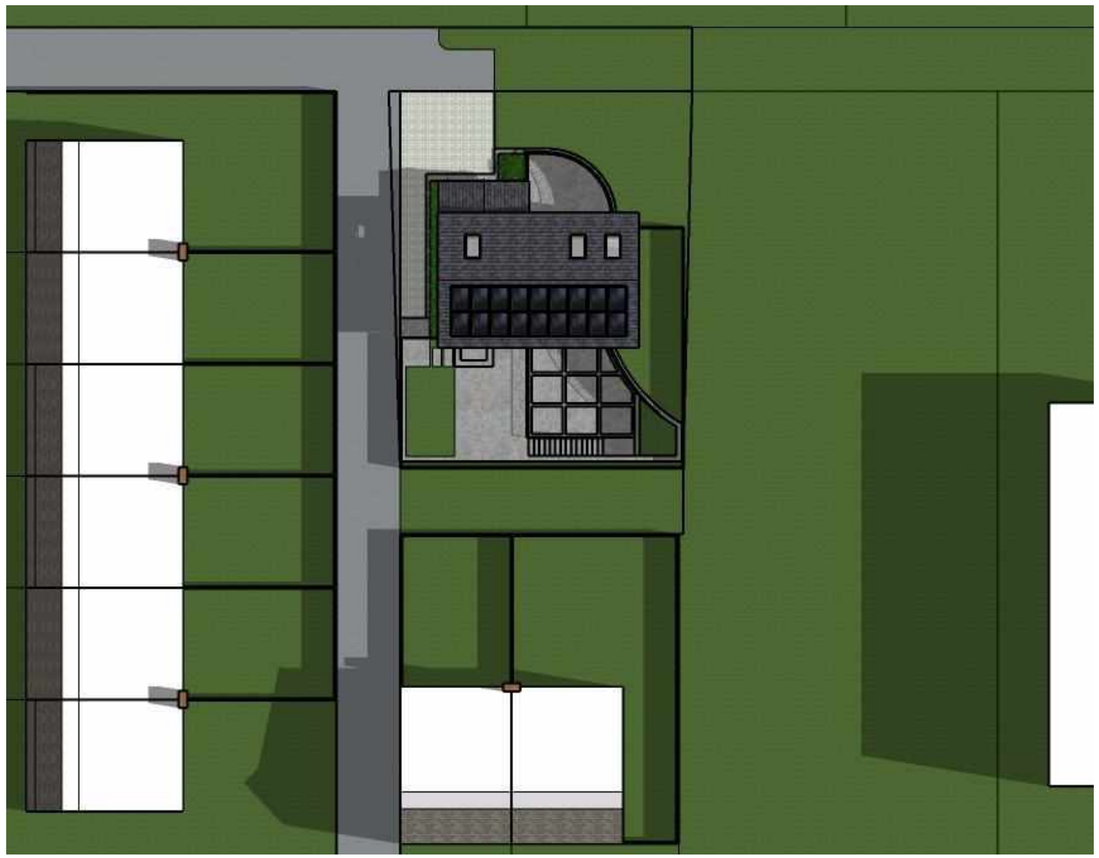
0' 2' 4' 8'

GROSS - TERAN RESIDENCE

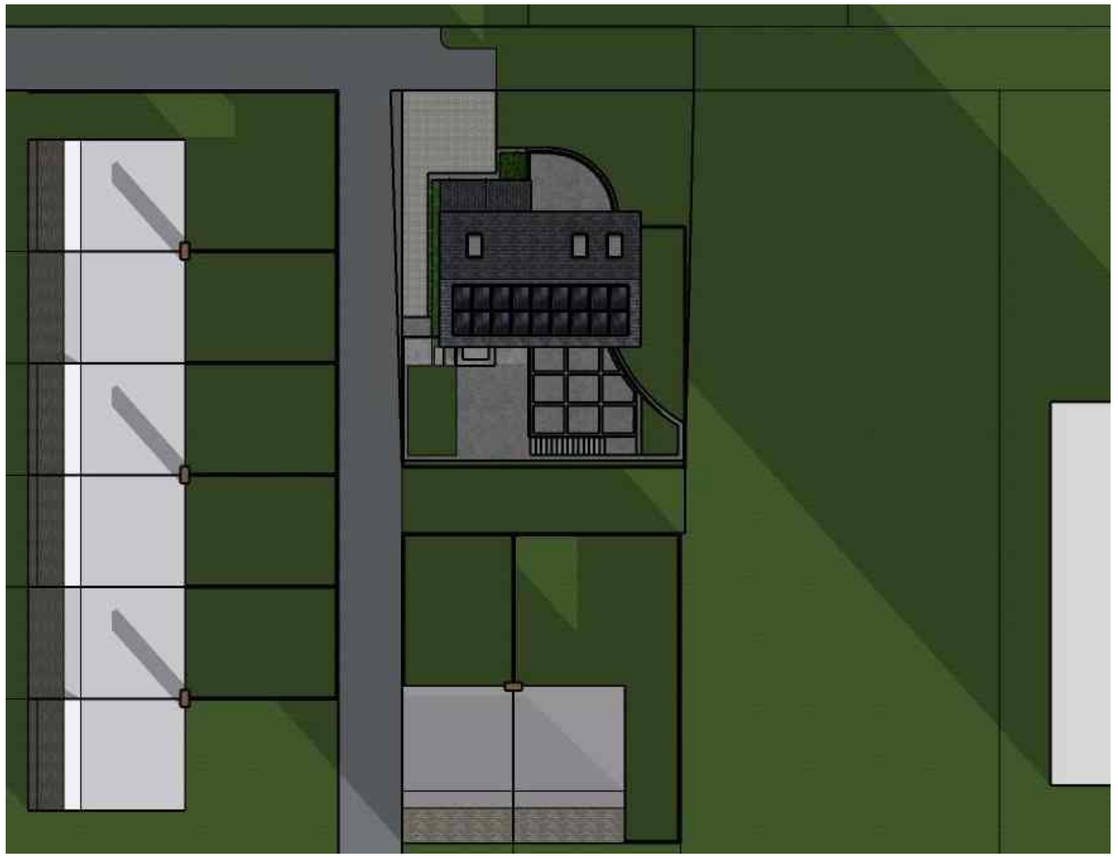
404A E. ALEXANDRIA AVE., ALEXANDRIA, VA 22301

SECTION: NORTH - SOUTH 02 | 33

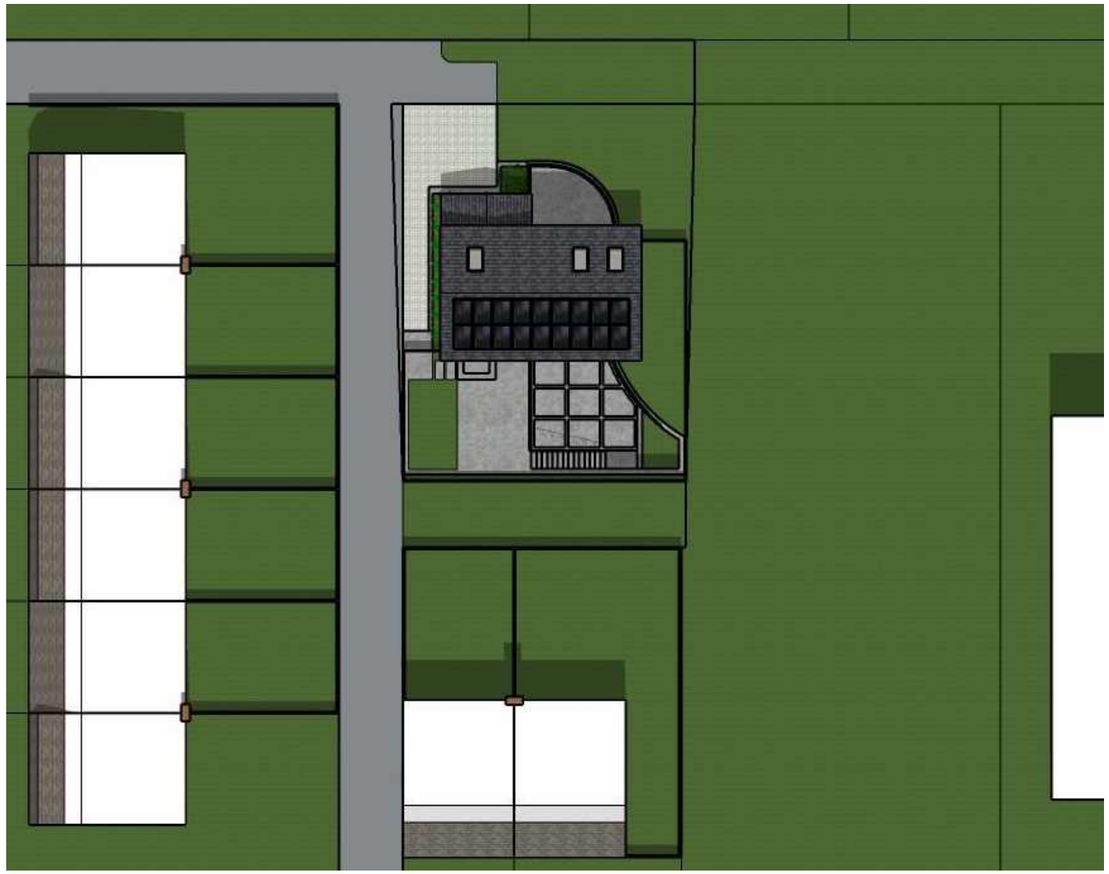
EUSTILUS architecture



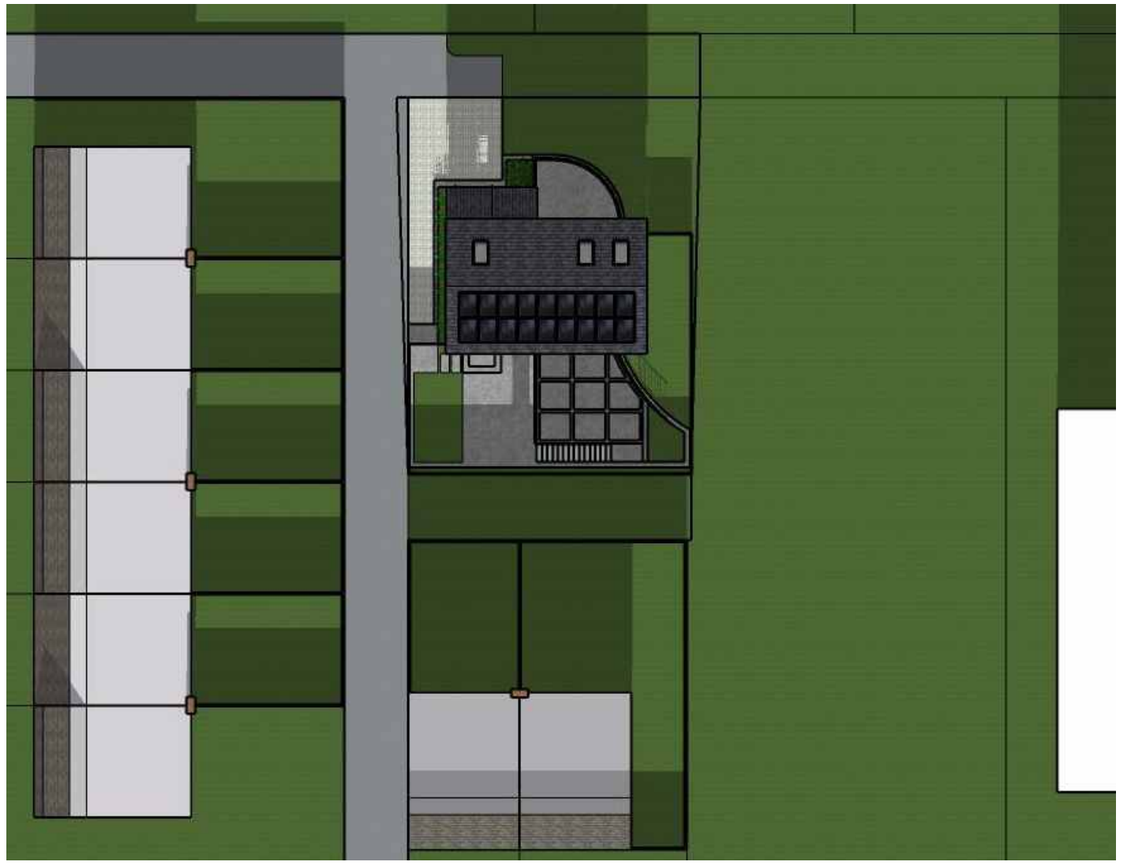
SUMMER SOLSTICE - 9:00 A.M.



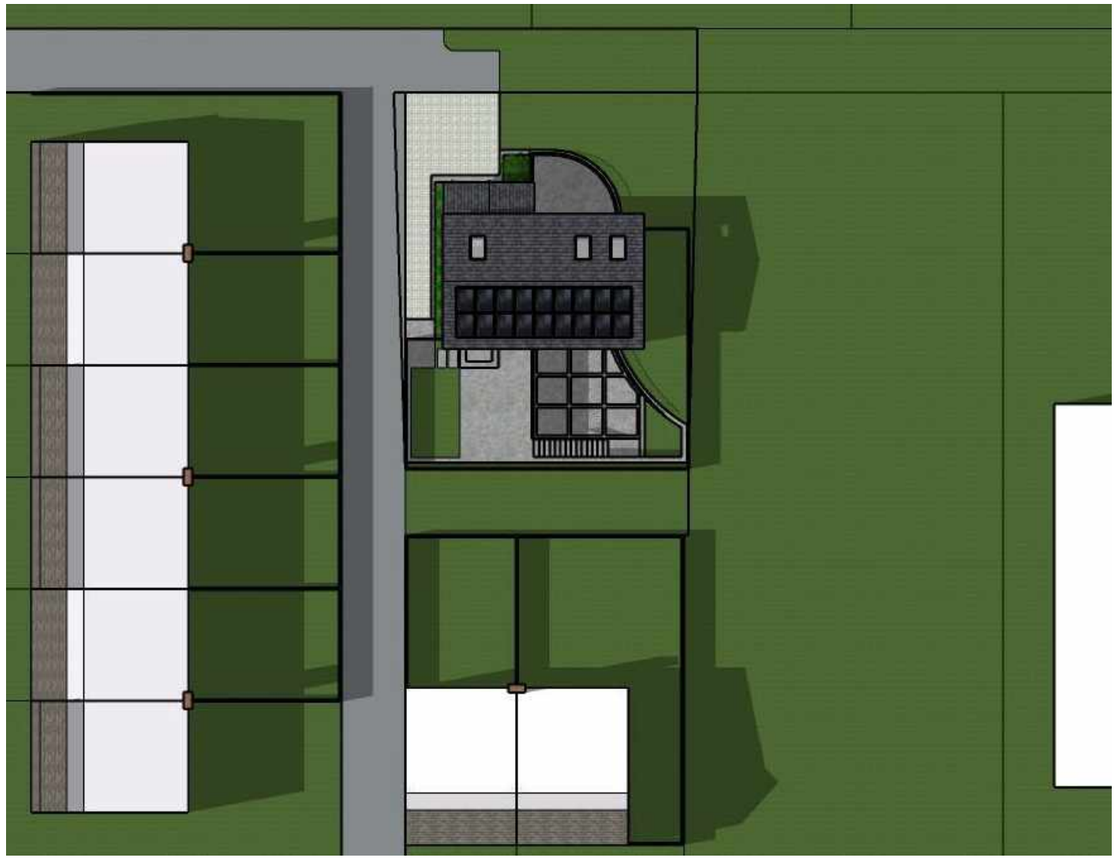
WINTER SOLSTICE - 9:00 A.M.



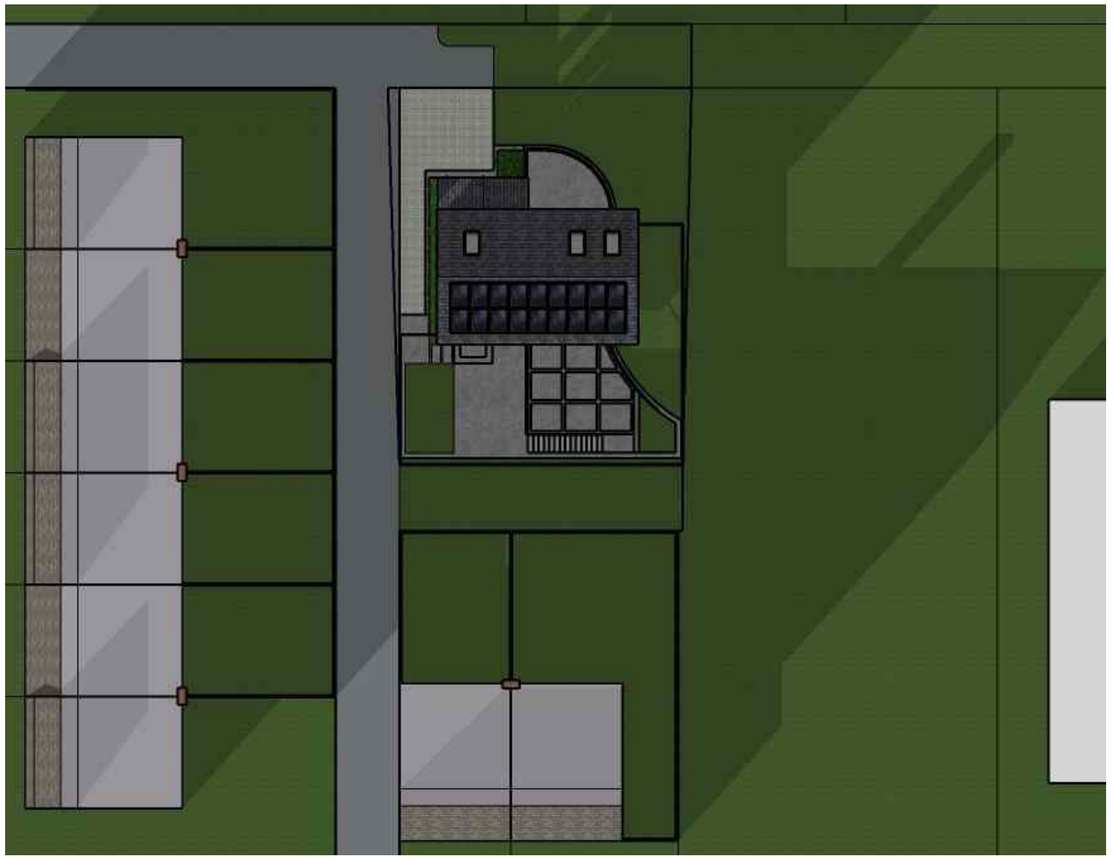
SUMMER SOLSTICE - 12:00 P.M.



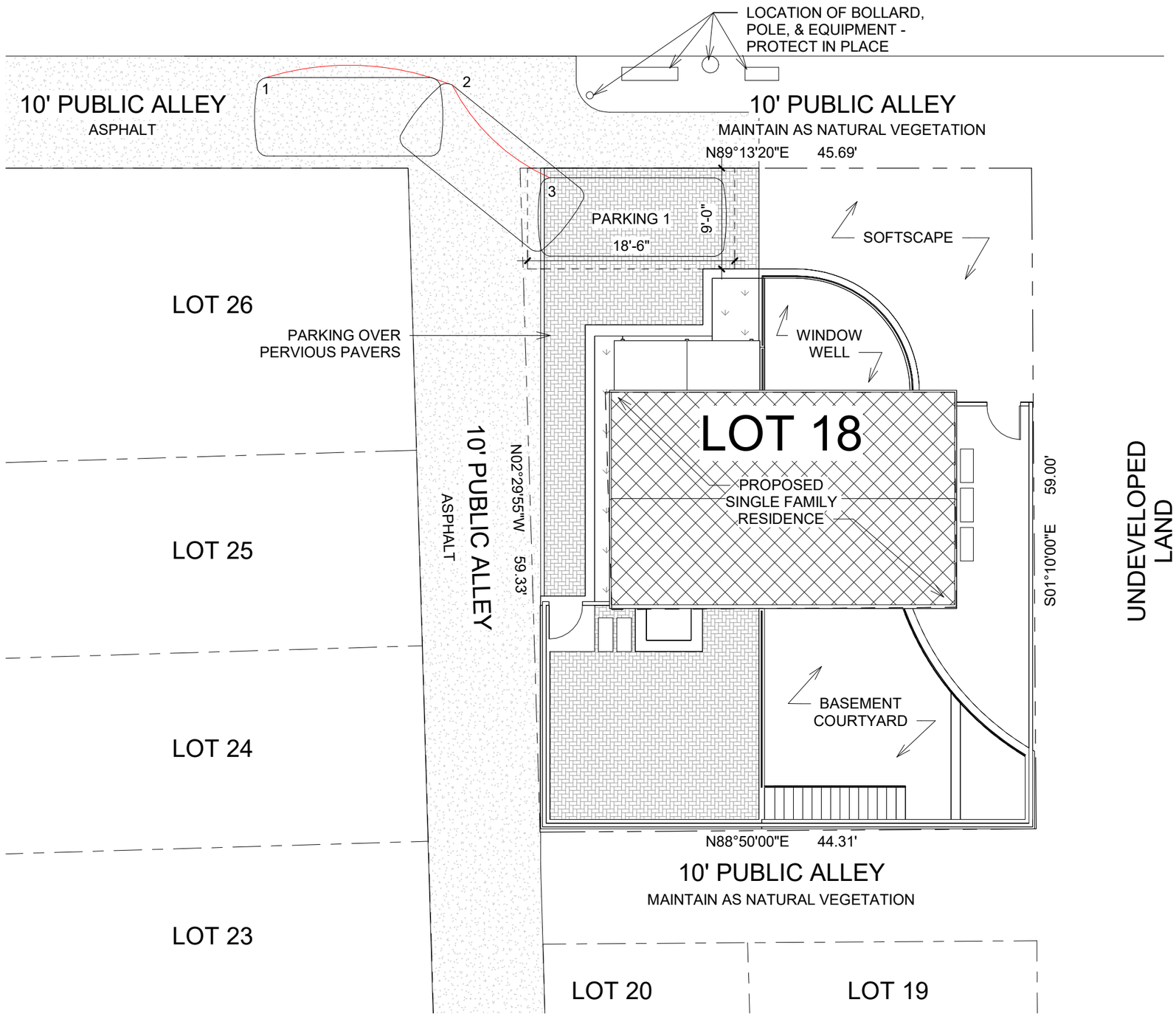
WINTER SOLSTICE - 12:00 P.M.



SUMMER SOLSTICE - 3:00 P.M.



WINTER SOLSTICE - 3:00 P.M.



VEHICLE SHOWN
LENGTH: 17'-0"
WIDTH: 7'-0"

N

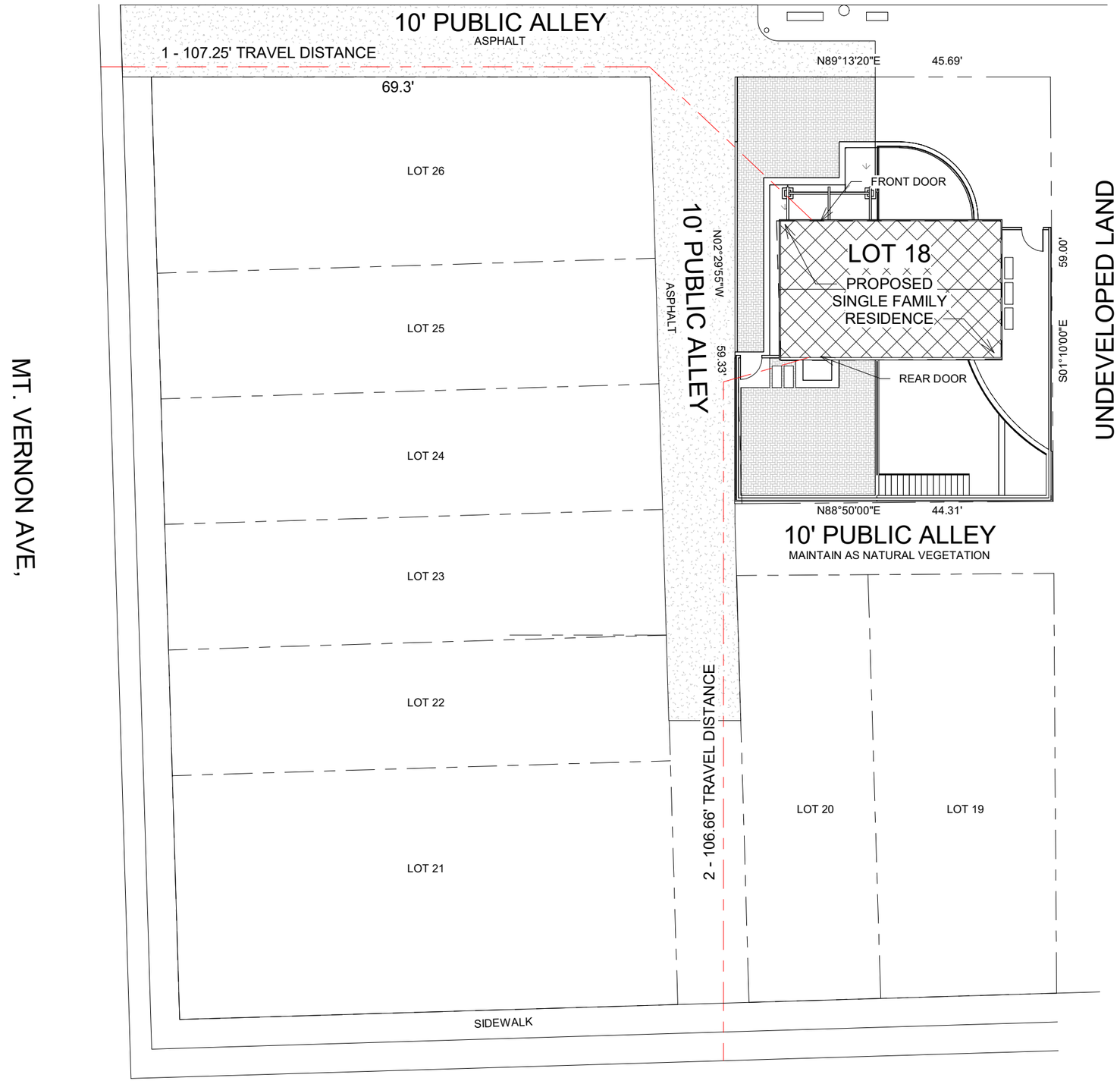
SCALE: 1" = 10'-0"

GROSS - TERAN RESIDENCE

404A E. ALEXANDRIA AVE., ALEXANDRIA, VA 22301

PARKING DIAGRAM | 37

EUSTILUS architecture



N

SCALE: 1/16" = 1'-0"

GROSS - TERAN RESIDENCE

404A E. ALEXANDRIA AVE., ALEXANDRIA, VA 22301

FIRE ACCESS DIAGRAM | 38

EUSTILUS architecture

Becker Landscaping & Tree Service
10698 Moore Dr.
Manassas, Va. 20111
703-330-5204

Narrative of Tree Preservation
404 E. Alexandria Ave., Alexandria, Va.

1. All tree preservation activities shall be done according to the City Landscape Guidelines and meet current industry standards as specified by the International Society of Arboriculture and the American National Standards Institute.
2. Excavation and demolition shall occur. Prior to this tree protective fence shall be installed. Signs shall be placed every 50' indicating the tree protection areas. No activity, materials or equipment shall go beyond the tree protective fence which shall remain in place until completion of construction.
3. Root pruning will be performed for trees # 1N-5N along the TPF line. This will be a trench 18" deep without pulling or tearing the roots beyond the trench wall.
4. The canopy coverage requirements will be met through the planting of trees.
5. There are no invasive plants on this lot.
6. There are no "Heritage", "Specimen", "Memorial" or "Street" trees on this lot or neighboring lots.

Bill Becker

ISA Certified Arborist # MA – 0216A
November 7, 2023

Tree List for 404 E. Alexandria., Alexandria, VA

Prepared by Bill Becker, ISA Certified Arborist # MA-0216A November 7, 2023

Lot size = 2,662 s. f. requiring 666 s. f. tree canopy. Existing tree canopy = 0 s. f. Preserved tree canopy = 0 s. f.
N denotes neighbor's tree. R denotes City Right of Way tree. J denotes jointly owned tree. * denotes not counted for credit.

Tree #	Common Name Botanical name	DBH Height	Health	Comments/Condition	Preservation Measures	Canopy Sq. Ft.
1N	Silver Maple Acer saccharinum	44"	55	Partially topped, cavity in trunk.	Save – install protective fence. Root prune along fence.	N/A
2N	Siberian Elm Ulmus pumila	20"	45	Topped.	Save – install protective fence. Root prune along fence.	N/A
3N	Northern Catalpa Catalpa speciosa	22"	85		Save – install protective fence. Root prune along fence.	N/A
4N	White Mulberry Morus alba	22"	25	Topped.	Save – install protective fence. Root prune along fence.	N/A
5N	Siberian Elm Ulmus pumila	8x4"	75	Declining.	Save – install protective fence. Root prune along fence.	N/A

LANDSCAEP NOTES

1. The property owner and/or applicant, specifier, contractor and installer of plant material are responsible for understanding and adhering to the standards set forth in the most recent version of the city of Alexandria Landscape Guidelines and applicable conditions of approval. All questions regarding application of, or adherence to, the standards and/or conditions of approval shall be directed to the city prior to commencement of demolition, construction, or any land disturbing activity.

2. The City-approved city-approved landscape plan submission, including plant schedule, notes and details shall be the document used for installation purposes and all procedures set forth in the landscape guidelines must be followed.

3. The contractor contractor shall not interfere with any tree protection measures or impact any existing vegetation identified to be preserved per the approved tree and vegetation protection plan.

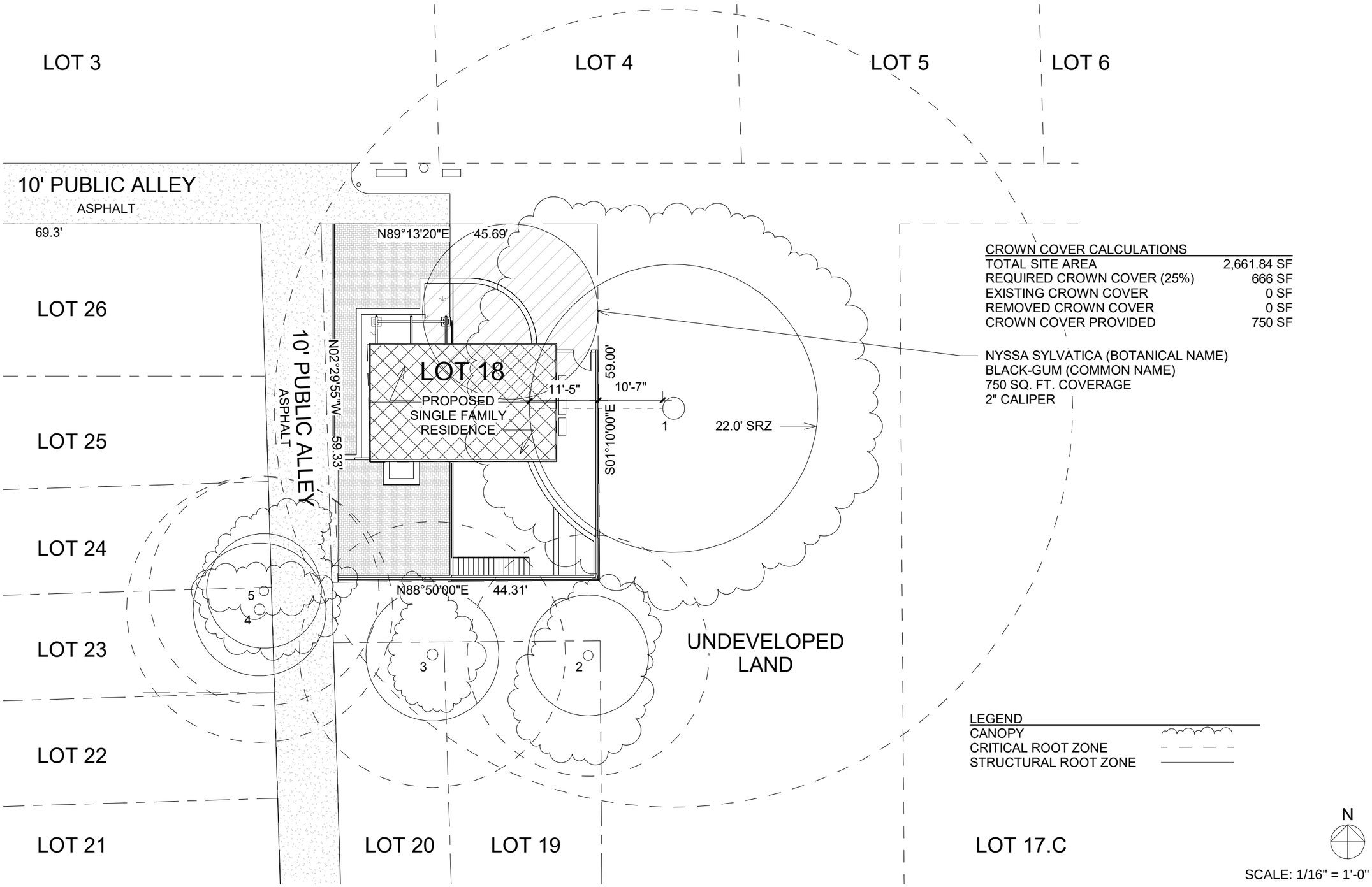
4. Any changes, alterations or modifications to the site conditions that affect vegetation protection zones will require an amendment to the approved tree and vegetation protection plan and/or details.

5. Installation of plant material may only occur during the planting seasons identified in the landscape guidelines.

6. In lieu of more strenuous specifications, all landscape related work shall be installed and maintained in accordance with the current and most up-to-date edition (at time of construction) of Landscape Specification Guidelines as produced by the Landscape Contractors Association of Maryland, District of Columbia and Virginia; Gaithersburg, Maryland.

7. Substitutions to the approved plant material shall not occur until written approval is provided by the City..

8. Maintenance for this project shall be performed by the owner, applicant, successor(s) and/or assign(s) in perpetuity and in compliance with City of Alexandria Landscape Guidelines and as conditioned by project approval, as applicable.



SCALE: 1/16" = 1'-0"

GROSS - TERAN RESIDENCE

404A E. ALEXANDRIA AVE., ALEXANDRIA, VA 22301

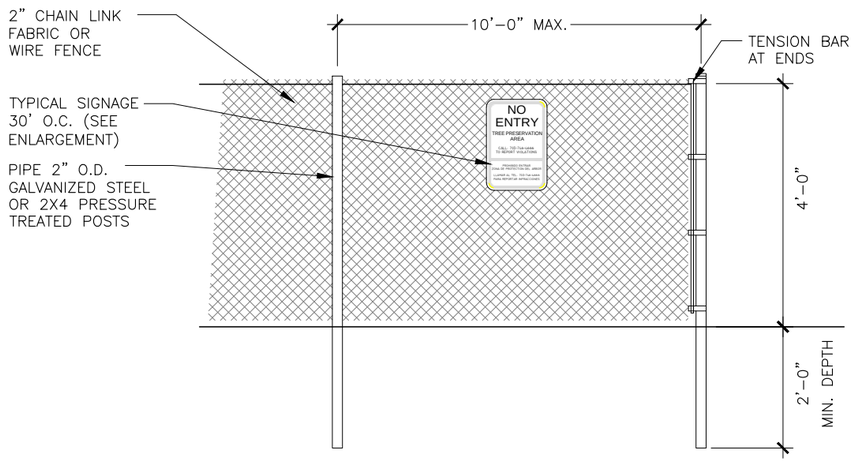
LANDSCAPE PLAN | 40

EUSTILUS architecture



NOTES

1. TREE PROTECTION DETAIL SHALL APPLY TO ALL TREES INCLUDING STREET TREES.
2. TREE PROTECTION FENCE SHALL BE INSTALLED PRIOR TO ANY SITE WORK, CLEARING OR DEMOLITION. CITY STAFF SHALL BE NOTIFIED 72 HOURS PRIOR TO INSTALLATION OR ANY OTHER TREE PRESERVATION MEASURE SPECIFIED IN PLANS AND SHALL APPROVE LAYOUT.
3. NO PERSONNEL, VEHICLES, EQUIPMENT, CONSTRUCTION MATERIALS OR DEBRIS ALLOWED IN TREE PROTECTION AREAS. REFER TO LANDSCAPE GUIDELINES FOR ADDITIONAL RESTRICTIONS.
4. REMOVE TREE PROTECTION FENCE ONLY WITH APPROVAL FROM CITY STAFF AFTER ALL SITE WORK HAS BEEN COMPLETED.
5. SIGN MATERIAL TO BE WEATHER RESISTANT.
6. FENCE FABRIC MAY ALSO BE 2X4 WELDED WIRE FABRIC MIN. 12.5 GAUGE LAYERED WITH ORANGE SNOW FENCE FOR VISIBILITY

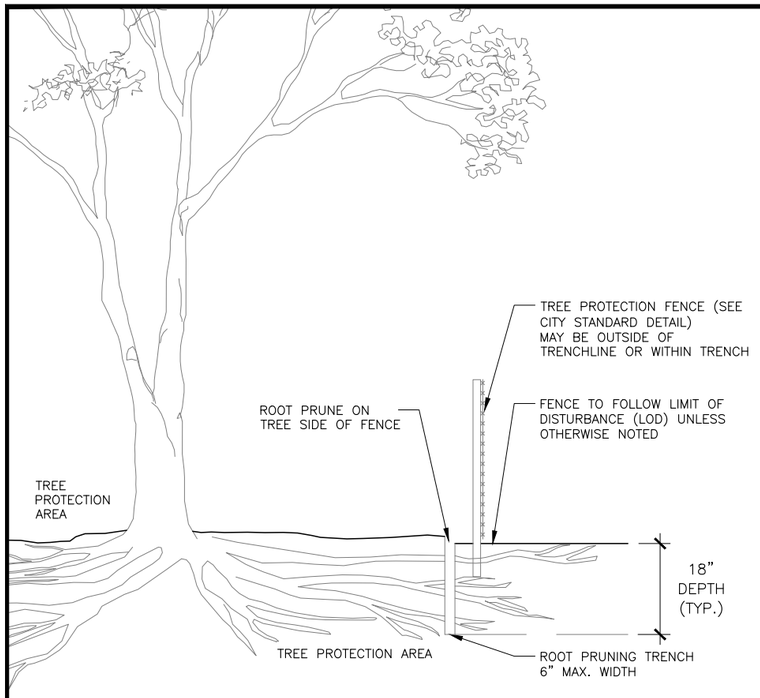


A TREE PROTECTION FENCE

NOT TO SCALE

OF UPDATES: 00 LAST UPDATED:

CITY OF ALEXANDRIA, VIRGINIA STANDARD LANDSCAPE DETAILS CITY OF ALEXANDRIA, VIRGINIA	NOTE: THE INFORMATION SHOWN HEREIN THIS DOCUMENT IS FOR GENERAL GUIDANCE ONLY AND IS NOT INTENTED FOR CONSTRUCTION PURPOSES. ITS USE SHALL NOT RELIEVE THE DESIGN PROFESSIONAL OR CONTRACTOR OF ANY LEGAL RESPONSIBILITY.	Source: CITY OF ALEXANDRIA Approved by: COA 1 OF 1	TREE PROTECTION FENCE Date drawn: 01/01/19 LD 014



NOTES

1. ROOT PRUNING SHALL BE DONE WITH TRENCHER OR VIBRATORYPLOW TO DEPTH OF 18". ROOTS OVER 1.5" IN DIAMETER SHALL HAVE A CLEAN CUT MADE BY A CLEAN SAW ON THE SURFACE OF THE ROOT, WHICH IS STILL ATTACHED TO THE TREE. DO NOT BREAK OR CHOP. DO NOT PAINT THE CUT ROOT END. IF EXCAVATION IS FOR INSTALLATION OF UNDERGROUND UTILITIES, LEAVE THE ROOT INTACT AND THREAD THE LINES UNDERNEATH.
2. ROOT PRUNING SHALL TAKE PLACE PRIOR TO ANY CLEARING AND GRADING. EXACT LOCATION OF TREE PROTECTION AREAS SHALL BE STAKED OR FLAGGED PRIOR TO TRENCHING AND SHALL BE APPROVED BY CITY STAFF.
3. ROOT PRUNING SHALL BE CONDUCTED WITH THE SUPERVISION OF AN ISA CERTIFIED ARBORIST. CERTIFICATION SHALL BE PROVIDED TO THE CITY UPON COMPLETION.
4. BACKFILL THE ROOT-PRUNING TRENCH WITH APPROVED LOOSE TOPSOIL MIX AND TOP WITH 3-4" BARK MULCH AND MARK LOCATION FOR FUTURE REFERENCE. SILT FENCE MAY BE INSTALLED IN TRENCH PRIOR TO BACKFILLING AS LONG AS THE TRENCH IS NOT OPEN FOR LONGER THAN 48 HOURS WITHOUT WATERING.
5. ROOT PRUNING WORK SHALL NOT BE DONE WHEN MORE THAN THE TOP 1 INCH OF SOIL IS FROZEN. ROOT PRUNING SHALL NOT BE UNDERTAKEN WHEN THE SOIL IS WET AND CONDITIONS ARE MUDDY.
6. CITY OF ALEXANDRIA STAFF SHALL BE NOTIFIED 72 HOURS PRIOR TO TRENCHING AND WHEN ALL ROOT PRUNING AND TREE PROTECTION FENCE INSTALLATION IS COMPLETE.

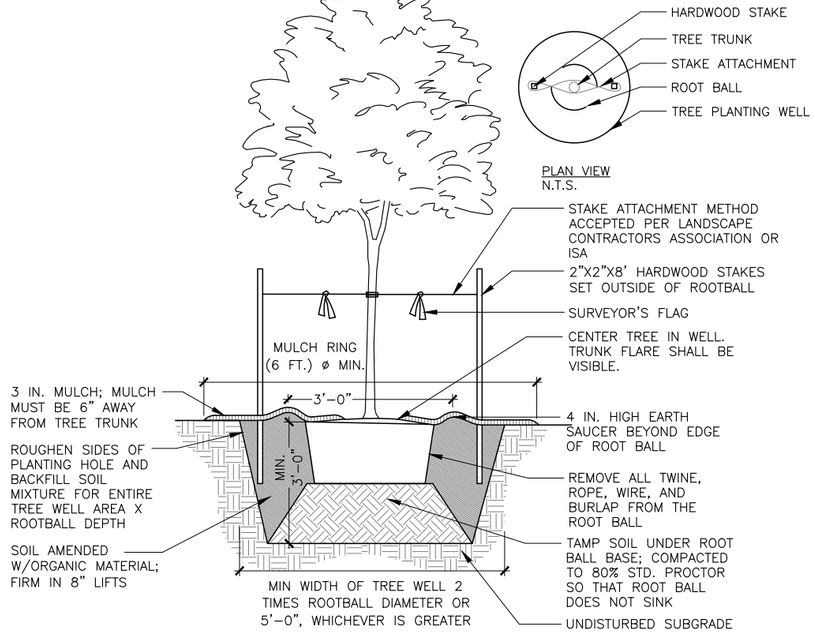
A ROOT PRUNING

NOT TO SCALE

OF UPDATES: 00 LAST UPDATED:

CITY OF ALEXANDRIA, VIRGINIA STANDARD LANDSCAPE DETAILS CITY OF ALEXANDRIA, VIRGINIA	NOTE: THE INFORMATION SHOWN HEREIN THIS DOCUMENT IS FOR GENERAL GUIDANCE ONLY AND IS NOT INTENTED FOR CONSTRUCTION PURPOSES. ITS USE SHALL NOT RELIEVE THE DESIGN PROFESSIONAL OR CONTRACTOR OF ANY LEGAL RESPONSIBILITY.	Source: CITY OF ALEXANDRIA Approved by: COA 1 OF 1	ROOT PRUNING Date drawn: 01/01/19 LD 015

SCALE: 1" = 10'-0"



NOTES

1. AT PLANTING PRUNE ONLY CROSSING LIMBS, BROKEN OR DEAD BRANCHES, AND ANY BRANCHES THAT POSE A HAZARD TO PEDESTRIANS PER ANSI STANDARDS A300. DO NOT PRUNE INTO OLD WOOD ON EVERGREENS.
2. CONTRACTOR SHALL MAXIMIZE EXCAVATED AREA FOR TREE WELL WITHOUT ADVERSELY IMPACTING ADJACENT SITE FEATURES
4. UNLESS OTHERWISE DIRECTED BY PROJECT SPECIFICATIONS OR CITY STAFF, SOIL MIXTURE SHALL BE CLEANED OF DEBRIS, AND MEET SOIL COMPOSITION REQUIREMENTS OF CITY OF ALEXANDRIA LANDSCAPE GUIDELINES.
5. TREES PLANTED WITHOUT THE TRUNK FLARE VISIBLE WILL BE REJECTED.
6. ALL PLANTS MUST BE WATERED AT INSTALLATION AND AGAIN WITHIN 48-HOURS OF INSTALLATION, ESTABLISHMENT WATERING SHALL BE PER THE SPECIFICATIONS ON ALL DETAILS.
7. STAKES WILL BE INSTALLED USING ARBORICULTURE PRACTICES, TREES SHALL STAND PLUM AFTER STAKING.
8. INSTALLATION WILL INCLUDE THE REMOVAL OF ALL STAKING MATERIAL ONE YEAR AFTER INSTALLATION. ANY HOLES LEFT BY REMOVING STAKING SHALL BE FILLED WITH APPROVED TOPSOIL / BACKFILL MIXTURE.
9. CONTRACTOR SHALL USE GALVANIZED EYESCREW & TURNBUCKLE INSTEAD OF ARBOR TIE ONLY FOR TREES OF SIGNIFICANT SIZE AS DIRECTED BY CITY STAFF.

(A) DECIDUOUS TREE PLANTING

NOT TO SCALE

OF UPDATES: 01 LAST UPDATED: 12/02/2019

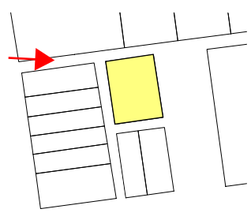
CITY OF ALEXANDRIA, VIRGINIA
STANDARD LANDSCAPE DETAILS

CITY OF ALEXANDRIA, VIRGINIA

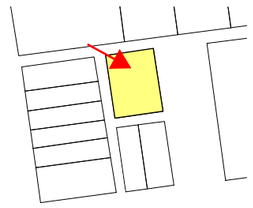
NOTE:
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Source: CITY OF ALEXANDRIA	DECIDUOUS TREE PLANTING	
Approved by: COA		
I OF I	Date drawn: 01/01/19	LD 001

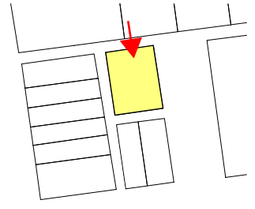




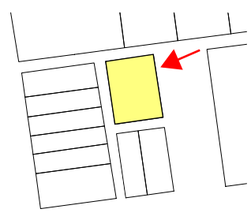

404 A




404 A







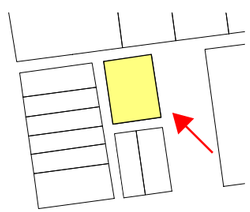
GROSS - TERAN RESIDENCE

404A E. ALEXANDRIA AVE., ALEXANDRIA, VA 22301

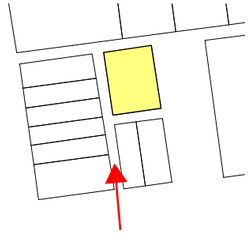
VIEW FROM UNDEVELOPED LAND LOOKING AT EAST FACADE

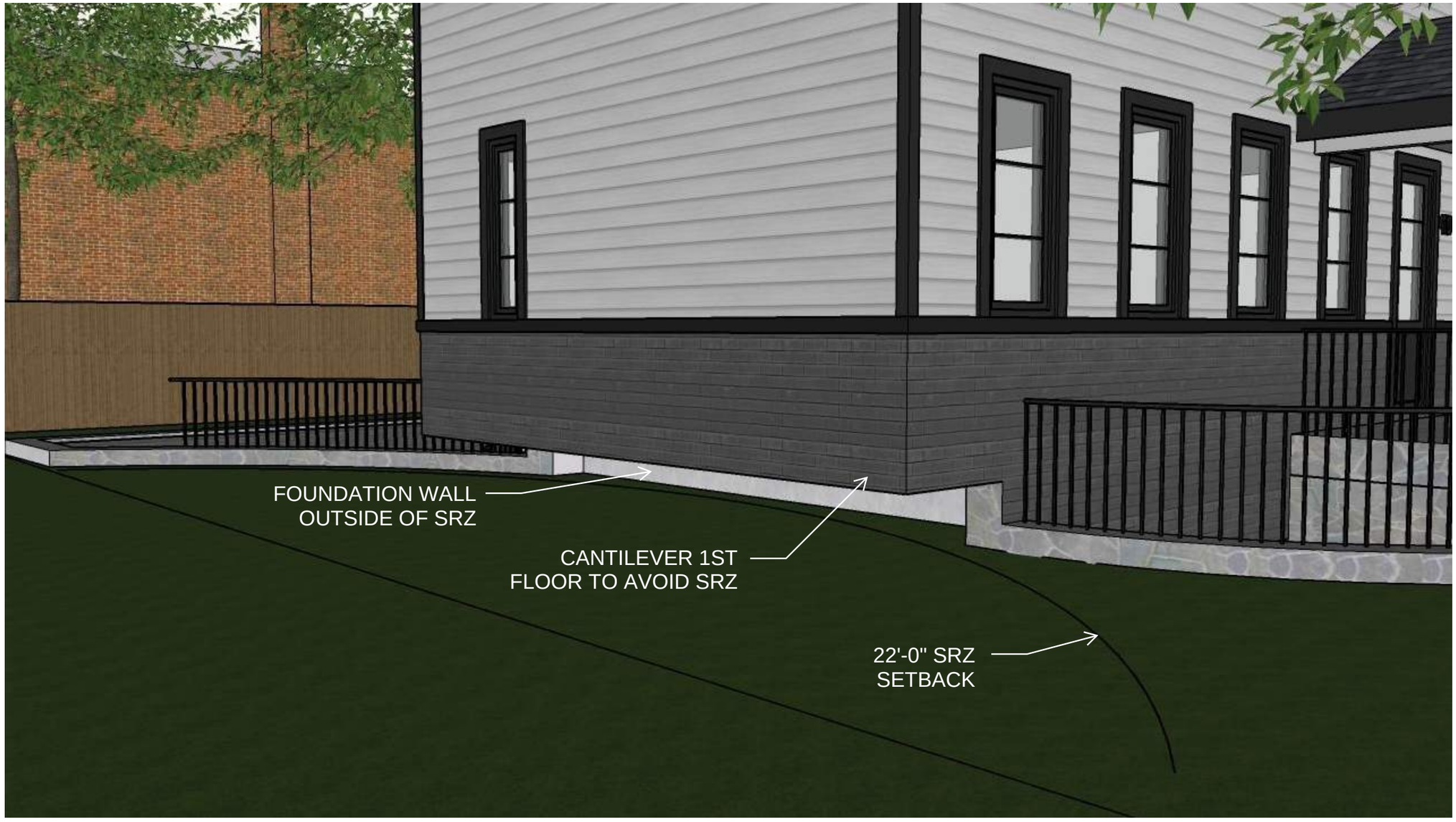
EUSTILUS architecture

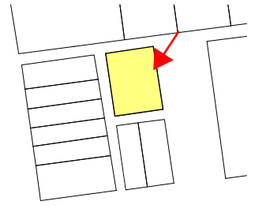









FOUNDATION WALL
OUTSIDE OF SRZ
CANTILEVER 1ST
FLOOR TO AVOID SRZ
22'-0" SRZ
SETBACK



Original SUP Application
September 15th, 2023



North Facade (front)
1. Main two story house over a basement
2. Accessory Dwelling Unit (ADU)
3. Big windows
4. No fence along the alley to allow for a wider alley



East Facade (side)
1. Main two story house over a basement
2. Accessory Dwelling Unit (ADU)
3. Building is pushed to the side yard setback limit on all levels

Revised SUP Application
December 12, 2023



North Facade (front)
1. Porch steps added
2. Landscape added
3. Egress well with guardrails added
4. Parking pad reconfigured



East Facade (side)
1. Porch steps added
2. Landscape added
3. Egress well with guardrails added
4. The first and second floor is cantilevered due to the basement being pushed back to maintain the health of the existing adjacent tree

Substantial Change SUP Application
May 23rd, 2024



North Facade (front)
1. Porch reconfigured with roof
2. Windows resized to match adjacent homes and increase privacy between homes
3. ADU removed



East Facade (side)
1. Porch reconfigured with roof
2. Windows resized to match adjacent homes and increase privacy between homes
3. ADU removed

Substantial Change Revised SUP Application
October 16th, 2024



North Facade (front)
1. Materials and colors modified to blend in with the neighborhood



East Facade (side)
1. Materials and colors modified to blend in with the neighborhood

Original SUP Application
September 15th, 2023



South Facade (rear)
1. Main two story house over a basement
2. Accessory Dwelling Unit (ADU)
3. Big windows



West Facade (side)
1. Main two story house over a basement
2. Accessory Dwelling Unit (ADU)
3. No fence along the alley to allow for a wider alley

Revised SUP Application
December 12, 2023



South Facade (rear)
No changes made



West Facade (side)
No changes made

Substantial Change SUP Application
May 23rd, 2024



South Facade (rear)
1. ADU removed
2. Windows resized to match adjacent homes and increase privacy between homes



West Facade (side)
1. ADU removed
2. Windows resized to match adjacent homes and increase privacy between homes

Substantial Change Revised SUP Application
October 16th, 2024



South Facade (rear)
1. Materials and colors modified to blend in with the neighborhood



West Facade (side)
1. Materials and colors modified to blend in with the neighborhood

THE ORIENTATION OF THE HOUSE IS EAST TO WEST WHICH IS THE SAME DIRECTION FOR THE HOMES ALONG MT. VERNON AVE.

THE MAJORITY OF DEL REY HOMES HAVE PORCHES OR AWNINGS OVER THEIR FRONT DOORS. THIS CANTILEVER ROOF COMPLEMENTS THIS FEATURE.

DIVIDED LITES ARE A COMMON FEATURES IN WINDOWS THROUGHUOT DEL REY.

THE MAJORITY OF DEL REY HOMES HAVE STEPS LEADING TO THE FRONT DOOR



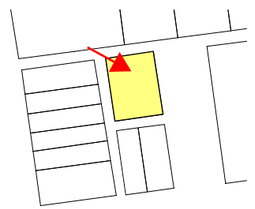
THE GABLE ROOF IS A DOMINANT FEATURE FOR THE HOMES ALONG E. ALEXANDRIA AVE. THE ROOF HEIGHT IS LOWER THAN ALL ADJACENT HOME TO MINIMIZE THE SIZE OF THE STRUCTURE.

THE GABLE ROOF ALLOWS FOR SOLAR PANELS TO BE INSTALLED ON THE SOUTH FACING ROOF OF THE MAIN HOUSE AND ADU.

THE FIBER CEMENT SIDING COMPLEMENTS THE HOMES ALONG E. ALEXANDRIA AVE.

THE EIGHT ADJACENT HOMES ALONG MOUNT VERNON AVE. ARE ALL NARROW WITH A SIMILAR WIDTH.

PERVIOUS PAVERS ALLOW FOR WATER FILTRATION TO NATIVE SOIL



From: Dave Hellman
To: Rachel M Drescher
Cc: Eric Teran
Subject: Re: Notice of public hearing for request of Special Use Permits for 404-A E Alexandria Ave
Date: Wednesday, September 4, 2024 11:55:51 AM

Hello Rachel.

Thank you for the opportunity to comment on this proposal. We reside at 407 E. Nelson Avenue, a lot that backs up to 404-A E. Alexandria, and we are writing to express our support for this application. From our perspective, the applicant has been flexible and responsive to the concerns of the adjoining neighbors. Most importantly, it is their property, and they should be able to build a home that fits their needs.

We have lived in Del Ray off and on since 1982 and have been homeowners at 407 E. Nelson since 2011. Over the past forty-plus years, we have witnessed significant changes in Del Ray many of which involved significant resistance from citizens. However, in the end, most would agree that these changes have been for the better. Our community is now more vibrant, healthy, and safe than ever. It is a community that values tolerance for different points of view, even when we do not all agree.

There are many homes in Del Ray that we personally feel do not fit the ill-defined character of our neighborhood. We are certain that some neighbors feel the same about our home. However, in every case, the owners were allowed to build as they saw fit. To the extent that any neighbors of 404-A E. Nelson object to the proposal on aesthetic grounds, we believe those opinions, while interesting, are irrelevant. We welcome the diversity in housing that the proposed plan offers.

We understand that there may be other objections pertaining to the tree that currently resides on that lot, utility and emergency access, etc. These all need to be taken into consideration and we believe the applicant is doing an admirable job addressing these concerns and communicating their responses.

For these reasons, we support this application and respectfully recommend its approval by the planning commission.

Respectfully,

Mr. and Mrs. David Hellman
407 E. Nelson Ave.
Alexandria, VA 22301

On Thu, Aug 29, 2024 at 4:40 PM Rachel M Drescher <rachel.drescher@alexandriava.gov> wrote:

> To neighbors of 404-A East Alexandria Ave and DRCA leadership,
>
> Applicants Eric Teran and Daniela Gross have applied for Special Use Permits to construct a single-unit dwelling on a vacant substandard and for a lot without frontage on a public street; zoned R-2-5/Residential. A special use permit is required to construct on a substandard lot and to develop a lot without street frontage. The application is attached.
>
> **Planning Commission: October 1, 2024 at 7:00pm**
> **City Council: October 19, 2024 at 9:30am**
>
> Before staff drafts our report and recommendation, please let us know if there is anything that could be changed to improve the proposal in terms of bulk, height, design, or access**.** As part of staff's consideration of this revised application, we will be reviewing all of the information, input, and perspective provided by you and others when the previous case was heard earlier this year. In addition, we will be including or linking to that information (including your previous letters and emails) in the docket material for this new application. Staff would also be happy to attend the next Del Ray Association meeting. Let us know if you all would like us to be there.
>
> Thank you,
>
> Rachel
>
> Rachel Drescher
>
> Urban Planner
>
> Land Use Services | Dept. of Planning and Zoning
>
> City of Alexandria
>
> Alexandria's 275 Birthday Logo
>
> *The City of Alexandria's 275th Anniversary*

From: Rachel M Drescher
To: Rachel M Drescher
Subject: Fw: [EXTERNAL]Opposition to Eric Teran"s application to build on 404A
Date: Friday, October 25, 2024 9:34:12 AM

-----Original Message-----
From: Eric Weiner <ejw77@me.com>
Sent: Thursday, September 5, 2024 9:13 PM
To: PlanComm <PlanComm@alexandriava.gov>; Lanning J Blaser <lanning.blaser@alexandriava.gov>
Subject: [EXTERNAL]Opposition to Eric Teran's application to build on 404A

[You don't often get email from ejw77@me.com. Learn why this is important at https://aka.ms/LearnAboutSenderIdentification]

Dear planning commission members,

We live on 414 E Alexandria Ave. and we strongly oppose Eric Teran's application / intent to build any home(s) on 404-A. We do support the current staff recommendation that the lot should be vacated and divided between the Rices, Alicia Montgomery and Eric Teran. However, it should be divided in such a way that prevents Teran from building at a later date. We don't want Terans Frankenstein project on our street.

Don't let Teran's zoning for housing argument mislead you from the facts that came up during the last hearing.

Teran's proposed lost is sub standard and has NO street frontage.

Teran plans to use the property as a short term rental which will not help with affordable housing nor will it improve the residential tax base as he asserts.

There is not enough space to legally build a home at 404-A and the lot is not "empty" - it provides highly desirable green space that is severely lacking in Del Ray because home are built too closely together.

Teran is going to destroy the neighborhood character by building an ugly, micro home with a bunker basement that is completely unlike every surrounding home.

Teran plans to cut down and kill a beautiful, huge tree that has been there longer than any of us.

Once again, we urge the commission to deny Eric Teran any and all development rights.

Thanks and kind regards,

Eric Weiner & Leah Kegler

DISCLAIMER: This message was sent from outside the City of Alexandria email system.
DO NOT CLICK any links or download attachments unless the contents are from a trusted source.

Previous Case Materials

From: Ann Kammerer
To: PlanComm
Subject: [EXTERNAL]SUP application for development at 404a E. Alexandria Ave in Del Ray.
Date: Monday, November 4, 2024 7:42:17 AM

[You don't often get email from ann.kod@gmail.com. Learn why this is important at https://aka.ms/LearnAboutSenderIdentification]

Although I'm not able to attend the meeting on November 7, I'm writing to express my opposition to the SUP application for development at 404a E. Alexandria Ave in Del Ray. I've lived at 1403 Mt Vernon Ave, a nearly adjacent property to the one in question, since 1998.

I had thought, after the meetings earlier this year denying the problematic application, that this would have been put to bed.

In the interim time, the main issue why this should not be accepted is still an issue——lack of street frontage. It's also my understanding that this lack of street frontage should disqualify this application from even being put forward.

I urge you to reject this SUP application.

Ann Kammerer
1403 Mt Vernon Ave
Alexandria VA 22301
703-732-0012

_____
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DO NOT CLICK any links or download attachments unless the contents are from a trusted source.

November 11, 2024

Dear Ladies and Gentlemen of the Planning Commission,

My name is Matt Kaim, and I am the property owner of 1413 Mt Vernon Avenue, just north/north-west of the SUP property at 404A E Alexandria.

I will start off by saying that I continue to be in vehement opposition of this SUP #2024-00041, for the following reasons:

The lot simply does not qualify for a SUP as it does not have ANY street frontage (i.e. no front building line)) and is not otherwise usable as a building site as it does not have the 5000sq ft lot area, a minimum of 40 feet of lot frontage, and the minimum 50 feet at the building line. This lot is only 2,662 sq feet and is only 45 feet wide, with no street frontage.

The lot does not have any street frontage (i.e. no front building line) and therefore does not meet the requirements and is not eligible for a SUP.

In addition, the 50% eligibility test table included in the Staff Report (page 8) includes 12 benchmark properties, but only 4 of the 12 listed are single family homes. The argument that 8 lots have less than 2,662 square feet of total lot area and lot width is not an apples to apples comparison as those 8 homes are townhomes or row homes.

Also, the SUP does not include the new area of land yielded from the recently approved public right of way vacation along East Alexandria. Even as stated on page 4 of the Staff Report, this makes the applicant ineligible to apply for a SUP because the right of way vacation forces a land consolidation creating a new lot of record. Why is the Staff having the applicant pause on consolidation so he can get approval of this SUP and then create a new lot of record later??

I also do not agree with the Staff's assessment that improvement of this vacant lot will increase the value of surrounding properties. Yes, while in a vacuum, a structure on the vacant lot will increase the value of the lot, I contend that the wedging of another structure in such a small space, bringing increased noise and traffic, lack of open air, and increased emergency risk, will not increase the value of my home or my neighbors' homes.

As I have mentioned before, I am also very concerned with the increase of vehicular and pedestrian traffic down the public alley next to my home from Mt Vernon and the increased risk of accidents with pedestrians behind our homes, the increased risk of accidents with pedestrians walking down the sidewalk on Mt Vernon and with cars driving down Mt Vernon. The intersection of the alley and Mt Vernon is already very low visibility. Additionally, I am very concerned that my private driveway will be encroached upon by vehicles leaving and entering the proposed property.

In addition, I am highly concerned about the ability of fire and emergency crews to access any new structure on the lot, as well as the increased risk to surrounding homes, including mine, should there be a fire that emergency crew can't readily respond to. For example, this summer, there was an electrical fire on an electrical line along the north alley of the open lot. The fire crew could not bring their fire engine down the alley from Mt Vernon because the alley is too narrow for the vehicle. Instead, they had to deal with the fire on foot, without quick access to the equipment on the vehicle. Has the Fire Department been approached by the Staff about emergency response?

As I have stated before, I am also very concerned with additional flooding induced by the construction of another structure so close to my property and the properties around it. My yard is at a lower elevation than those within proximity. Due to the lower elevation and the underground springs in the neighborhood, my yard floods quickly and heavily.

Last, it does not seem that the Del Ray Citizens' Association Land Use Committee has been approached by the applicant or Staff by this SUP. During the last SUP process earlier this year, the DRCA was involved; this time, we haven't heard anything from them. What conversations were had with the DRCA and what input did the Staff glean from it?

Sincerely,

Matt Kaim

703-731-3782

From: MD Lim
To: PlanComm
Cc: Yashin Lin
Subject: [EXTERNAL]Docket #6 at Thursday Planning Commission Meeting (Special Use Permit #2024-00041)
Date: Wednesday, November 6, 2024 10:02:42 AM

You don't often get email from markdlim@gmail.com. Learn why this is important

Dear Members of the Planning Commission:

I am writing to express serious concerns regarding the Special Use Permit application SUP2024-00041 for 404-A East Alexandria Avenue. As an adjacent property owner, I have reviewed the application materials and identified several significant issues that I believe warrant careful consideration.

First and foremost, this application is fundamentally ineligible under City Ordinance Section 7-1007. This ordinance allows special use permits for lots without public street frontage only when the lot is "*otherwise usable as a building site*." However, the subject property is substandard–meaning, it *cannot* be built upon unless it meets additional requirements. This creates an irresolvable conflict: a substandard lot, by definition, cannot be "*otherwise usable as a building site*" since it requires its own special use permit just to become buildable.

The subject property lacks any street frontage, which means it has no front lot line. This creates a fundamental problem under Section 12-402 regarding substandard lots. The section requires measuring lot width at both the front lot line and front building line to determine eligibility. However, according to the Alexandria City Zoning Ordinance, a front lot line is defined by street frontage—which this property lacks entirely. Therefore, this substandard lot fails to meet the basic eligibility requirements needed to even apply for a special use permit under Section 12-402.

Additionally, I am concerned about procedural irregularities in the handling of this application. The staff report acknowledges that on September 14, 2024, City Council approved a vacation of public right-of-way adjacent to the subject property. The report notes that the required consolidation of this land would create a new lot of record, making the applicant ineligible for an SUP to develop a substandard lot. It appears that the application deliberately excludes this pending land consolidation to maintain eligibility. This raises serious questions about the integrity of the application process.

The proposed dwelling's specifications also raise compatibility concerns. The Planning Commission staff report found the proposal compatible with the neighborhood with respect to:

1. **Height and Character**: While the proposed dwelling's height of 21.02 feet is lower than the neighborhood average of 26.96 feet, this reduced height actually undermines neighborhood compatibility. The staff report notes that the lower height is intended to make the structure 'mimic' an accessory dwelling unit (ADU) rather than a primary residence. This admission effectively confirms that a standard single-family home would look out of place on this lot, as the property differs fundamentally from its neighbors in terms of lot size, street frontage, and mass.

2. **Bulk:** The report cited a Gross Floor Area Ratio (FAR) of 0.41, which would be the sixth highest among the twelve properties listed. However, all except for one of the 12 properties listed (ie. 405 E Nelson Ave.) is a townhouse or semi-detached house.

Given these issues, I respectfully request that the Planning Commission:

1. Review the fundamental eligibility of this application under Section 7-1007
2. Consider the implications of the pending right-of-way vacation and required land consolidation

3. Examine whether the application as presented accurately reflects the final intended development, given the likelihood for future expansion after consolidation

Thank you for your attention to these matters. I trust the Commission will give careful consideration to these significant concerns.

Sincerely,

Mark Lim (with Yashin Lin)

DISCLAIMER: This message was sent from outside the City of Alexandria email system. DO NOT CLICK any links or download attachments unless the contents are from a trusted source.

Dear Members of the Planning Commission,

I am writing to express my opposition to the proposed Special Use Permit #2024-00041 for 404A E Alexandria Avenue. Unfortunately, I will be out of town and am not able to attend either the Planning Commission meeting on November 7 or the City Council hearing on November 16.

Lot 404A is substandard in size, it lacks street frontage, and the percentage of open space required by the city. The staff report shows the lot is insufficient in all three land requirements, however it seems an asterisk is missing on the Lot Frontage row.

Table 2 – Zoning Analysis

	Required	Proposed
Lot Area	5,000 Sq. Ft.	2,662 Sq. Ft.*
Lot Width	Min. 50.0 Ft.	45.0 Ft.*
Lot Frontage	Min. 40.0 Ft.	0 Ft.

*Deficiency resulting in a substandard lot

The staff report also states:

> On September 14, 2024, the City Council approved a vacation of the public right of way to the east of the subject property to be split between the adjoining property owners.
>
> Because the consolidation of the adjoining land would create a new lot of record, making the applicant ineligible to apply for an SUP to develop an existing substandard lot, the application does not include this area of land.

How can a landowner apply for an SUP when the lot of record is still pending? This contradicts the email neighbors received from Planning and Zoning staff on September 17, 2024:

> Last Saturday, September 14, 2024, City Council approved a vacation of the public right of way between 404-A, 406 E Alexandria Ave and 408 E Alexandria Ave to the adjoining property owners. As a result, administrative procedures need to occur to finalize this vacation, which changes the parcel information for the subject property. To make sure the Special Use Permit application reflects the accurate parcel information, this administrative procedure must occur before the Special Use Permit requests go to hearing.
>
> The case is being deferred to finalize the parcel information for the Special Use Permit application.

Furthermore, the staff report says:

> Staff supports the applicants' revised proposal as it meets the criteria as required by Zoning Ordinance Section 11-504 and 12-402, the proposed development would not adversely affect health and safety or public welfare impact, conforms with the master plan, would not impact light nor air supply to adjacent properties, diminish nor impair property values, and would be compatible with the existing neighbor character in terms of height, bulk, and design.

Since the 4th Street right of way has been vacated, the only public access to lot 404A is via a 10' alley, which would make it difficult at best for emergency vehicles to enter. The emergency access code requires the building to be within 100 feet of the main entrance, and Lot 404A is 107 feet. An exemption could adversely affect public safety.

The homes adjacent to lot 404A will certainly decrease in resale value. While the assessments may remain the same, or increase, the homes will become less desirable to buyers. This is unfair to the surrounding homeowners who would take a financial hit when they decide to sell.

There are no other homes built on similar lots in Del Ray with lack of street frontage, therefore this proposal does not fit within the character of the Del Ray neighborhood. The Del Ray Land Use Committee recommended rejection of the previous SUP, and little has changed on the new application.

I ask that the Council not grant approval for Special Use Permit #2024-00041 for 404A E Alexandria Avenue.

Thank you for your time and consideration.

Sincerely,
Paula Kara
Owner/Landlord: 1411 Mt. Vernon Avenue, Alexandria, VA 22301
Owner/Resident: 310 E. Windsor Avenue, Alexandria, VA 22301
Phone: 703/307-7678

11/05/2024

To: Alexandria Planning Commissioners

Subject: **VOTE NO on Special Use Permit (SUP #2024-00041)**

Dear Planning Commissioners,

I am writing to you as a concerned homeowner and neighbor directly adjacent to the subject property. As an owner-occupant, I am deeply invested in the well-being and integrity of our neighborhood; it is with this vested interest that I ask you to **VOTE NO on SUP #2024-00041**. I will be unable to attend Thursday's meeting in person, but do hope to join remotely and provide public commentary. As that time is incredibly limited compared to the scope of concerns, I hope that the details included with my letter will provide further explanation as to why I disagree with City Staff's report supporting this SUP.

In particular, **this application should be denied based on the requirements of sections 11-507, 7-1007, and 12-400**. Additionally, I urge you to consider the following key concerns with this proposal as you make your decision:

1. **This SUP does not meet the criteria of 11-507 to allow reconsideration prior to March 2025.** There are no substantial changes to the application; aside from transitioning to a different architectural style, the dwelling's bulk/height and the lot's characteristics have not changed at all. *See pages 3-5 for more detailed discussion.*
2. **The lot does not meet basic criteria to apply for an SUP under 7-1007.** The code clearly states that this applies to land otherwise usable as a building site. 404-A is not a build-by-right lot; it does not meet the minimum necessary lot size or width for construction of a single unit dwelling in the R-2-5/residential zone. No examples of a substandard lot *with* substandard frontage exist in Alexandria; all of the properties listed in the staff report as "examples" were inherently buildable by all other criteria, except for appropriate frontage. *See page 6-8 for more discussion, included with item #3 below.*
3. **The lot is ineligible to apply for development based on the conditions of 12-402.** Without frontage, 404-A, by definition, has no front lot line and therefore is lacking one of the necessary two criteria that are required for comparison (lot area & width at the front lot line) to determine eligibility to even *apply* for a substandard SUP. *See page 6-8 for more discussion, included with item #2 above.*
4. **Concerns Regarding Trees.** The current staff report omits key details regarding **the removal of trees #4 and #5, as is required as part of alley improvements** tied to the SUP approval, and fails to clarify that **the penalty for removing Silver Maple (tree #1) will expire once the land is consolidated and no longer city-owned**. *See page 9 for more detailed discussion*
5. **Concerns Regarding Emergency Access.** The proposed development raises significant concerns about emergency vehicle access, as it **does not meet the minimum fire access requirements** and requires a code adjustment to proceed. **The alleys adjacent to the property are only 10 feet wide, well below the 20-foot width generally needed for fire truck access**, which raises fire safety concerns. Additionally, a recent fire incident highlighted the difficulty of

accessing the site, further emphasizing the **need to address these issues before the application is considered**. *See page 9 for more detailed discussion.*

6. **Concerns Regarding Inconsistent Community Engagement**. This was a notable criticism made by the City Council in the 2023 application hearings. The applicant did not schedule a larger community meeting with the Del Ray Citizens Association before presenting the issue to the City. Although initial meetings were held with neighbors regarding a larger development, once staff realized the lot would be ineligible for development after consolidation, the original SUP plans were submitted without further community engagement or significant changes, except for minor architectural updates. *See page 10 for more detailed discussion.*

In conclusion, I urge the Planning Commission to carefully consider these significant concerns with the proposed SUP and to prioritize the interests and well-being of our neighborhood. This proposal, as it stands, does not meet the necessary regulatory criteria and has bypassed essential steps in both planning and community engagement. Approval under these conditions would set a troubling precedent for development on non-compliant lots, undermine the integrity of neighborhood planning standards, and compromise essential resources, including emergency access and tree preservation. I respectfully ask you to vote NO on SUP #2024-00041, supporting a fair and transparent process for all Alexandria residents.

Thank you for your time and consideration.

Alicia Montgomery
406 E. Alexandria Ave.
Homeowner, Del Ray Neighbor, and Citizen of Alexandria

11-507: RECONSIDERATION

As you know, on March 12, 2024 the applicants' original SUP application was denied by the City Council. With regard to reconsideration of a SUP, 11-507 states "neither the planning commission nor city council shall consider an application for the same special use on the same site again **within one year of the date of denial** unless the new application **differs in a substantial and material** way from the prior one, in which case it may be reconsidered after six months". The applicants' current proposal does not have substantial and material changes to qualify for reconsideration at this time, both on the basis of the proposed dwelling & the lot characteristics:

NO SUBSTANTIAL DIFFERENCES IN THE PROPOSED DWELLING:

Below is a direct comparison of the PROPOSAL section of discussions in the staff's report from the 2023 SUP vs. the current 2024 SUP application. The original staff report is copied in Arial font (blue) with the new report's wording listed directly after each paragraph in italics; the differences between them are underlined for easy comparison:

> The applicants request SUP approvals to develop the subject property with a two-story dwelling. The proposed dwelling would have 1,082.50 square feet of net floor area and would measure 19.83 feet in height from average pre-construction grade to the midpoint of the dwelling's gable roof.
>
> *The applicants request SUP approvals to develop the subject property with a two-story dwelling. The proposed dwelling would have approximately 1,100 square feet of net floor area and would measure 19.83 feet in height from average pre-construction grade to the midpoint of the dwelling's gable roof.*

→ **NO DIFFERENCE.**

> The applicants' proposed design exhibits a contemporary architectural style, which exhibits clean lines, minimal ornament, and a traditional form. Figures two through five, below, show the
> proposed elevations.
>
> *The applicants' have changed the previous contemporary architectural style. The new design would have a predominately Colonial Revival style with a small front porch, a low-pitched side facing gable, symmetrical window placement, and rectangular massing. The front porch would also incorporate Craftsman style tapered porch columns. The windows would have a contemporary feel with three divided lites. Figures two through five, below, show the proposed elevations as they compare to the previous application. The applicant has removed the accessory dwelling unit from their proposal.*

→ **INSUFFICIENT DIFFERENCES**:

- This section of the staff report and later details included in section II. (Staff Analysis, Design) imply that the application is different in that it has (a) a small front porch, (b) a low-pitched side facing gable, (c) symmetrical window placement, (d) rectangular massing, (e) porch columns, and (f) windows with divided lites.
  a. **NO DIFFERENCE: Both applications include a small front porch.** The applicant specifically points out that the porch was "reconfigured" (pg. 50-51 of applicant provided materials, also labeled as pg. 87-88 of the current staff report) - this confirms that a porch

was present in BOTH applications & diagrams. For reference, the porch was included in the floor plan on pg. 16 of the original applicant materials & on pg. 23 of the new applicant materials (also labeled as pg. 60 of the current staff report) - comparison of these shows a porch or approximate size in both drawings.

b. **NO DIFFERENCE: Both applications include a low-pitched side-facing gable.** Figures 5 & 6 in the staff report depict this as unchanged between both versions.
c. **MARGINAL DIFFERENCE: With the exception of the changes in the size of windows in figure 4 of the staff report, there is NO CHANGE in symmetry of the window positioning.** Furthermore, it is confusing as to why staff chose to highlight symmetry as the defining "change" when the applicants simply described their adjustment as "windows resized" with no mention of consideration of symmetry of window placement (pg. 50-51 of new applicant materials, also labeled as pg. 87-88 of the current staff report).
d. **NO DIFFERENCE: The prior staff report states** under the section of DESIGN, "**the applicant has incorporated** architectural elements that are common for the area, such as **a rectangular form**, gable roof, windows with divided lites" (pg. 14 of the previous staff report).
e. **MARGINAL DIFFERENCE: The architectural style is the ONLY relevant change to the proposed dwelling.** A quick Google search defines "Eclectic Colonial Revival" as using Georgian design features like Palladian windows, porches with classical columns, and pediments - aside from including Palladian windows, it seems that the ONLY defined change to classify this as a different (non-contemporary) style of home is the addition of porch columns with an associated pediment and the associated materials & colors modified as mentioned in the applicants' materials.
f. **NO DIFFERENCE: Both applications include windows with divided lites.** The prior staff report states on pg. 14 (as referenced in (d) above), "While the overall proposed contemporary design would be the first of its kind for this block, the applicant has incorporated architectural elements that are common for the area, such as a rectangular form, gable roof, windows with divided lites, and a partial brick façade."

- The 4-quadrant elevations referenced (figures 3-6, incorrectly referenced in the writeup above as figures 2-5) show drawings comparing the previous vs. new application designs; **all have the same dimensions for the proposed dwelling - THERE IS NO DIFFERENCE**.
- Although an ADU was proposed upfront with the prior design, the allowance of an ADU was not a criteria that required special permitting. In fact, the ADU structure was not even mentioned in the prior staff report's PROPOSAL section of discussions nor in their DESIGN section of the staff analysis, so why would its absence now be relevant in this new report? **The presence or lack of an ADU has no bearing on the consideration of the primary dwelling's bulk, height, and design. Therefore, the omission of the ADU in this new proposal PROVIDES NO DIFFERENCE.**

The dwelling would measure approximately 30.67 feet by 19 feet with a footprint of about 661.29 square feet, including the front porch. It would provide a front yard of 20 feet; a west side yard of 7.0 feet; an east side yard of 7.0 feet; and a 19.83-foot rear yard. Figure 6, below, shows the proposed site plan.

The dwelling would measure approximately 30.67 feet by 19.17 feet with a footprint of about 655 square feet, including the front porch which has been reduced in length and expanded in depth. It would provide a front yard of 20 feet; a west side yard of 7.0 feet; an east side yard of 7.0 feet; and an increased rear yard setback from zero feet to 19.83 feet with the removal of the ADU. Figure 7, below, shows the previous and current proposed site plan.

→ **The omission of the ADU in this proposal provides NO DIFFERENCE in the consideration of yard size listed**, given that the ADU is not considered to have any technical impact on the yardage measurements based on criteria used in the 2023 staff report. Furthermore, the porch has not been resized, as evidenced in comparing both of the applicants' diagrams (2023 SUP applicant materials = pg. 16, 2024 SUP = pg. 23 applicant materials, also labeled as pg. 60 of the current staff report).

The site currently contains no trees nor landscaping. The applicants propose a Black Gum tree in the front yard of the property upon redevelopment to satisfy the City's required 25 percent tree canopy coverage.

The site currently contains no trees nor landscaping. The applicants propose a Black Gum tree in the front yard of the property.

→ **NO DIFFERENCE.**

NO SUBSTANTIAL DIFFERENCES IN THE LOT ITSELF:

→ For the sake of argument, going with Staff's interpretation of 12-400, which exists to determine a lot's eligibility to request approval for development on a substandard lot, they concluded that the lot was eligible based specifically on 12-401 in 2023 and on 12-402 in 2024. Therefore, **THERE IS NO DIFFERENCE HERE.**

→ If the argument is that the lot's characteristics have changed on the basis of the PENDING status of the adjacent ROW vacation, then the lot logically should be considered today in its PENDING state – meaning that it is NOT ELIGIBLE for a substandard lot application because it will be a new lot of existence as of 2024/2025 when the approved vacations are finalized. (Lot consolidation was a requirement of the vacation's approval by City Council on September 14, 2024 - "If the vacation is recommended for approval, it should be approved subject to compliance with all applicable codes and ordinances and the following conditions: (5) The vacated area must be consolidated with the subject property."). **If, however, because the adjacent ROW vacation is not complete, the lot is currently in existence as it was at the time of the 2023 SUP, then THERE IS NO DIFFERENCE in the lot characteristics to warrant a reconsideration prior to 1 year's timeline.**

7-1007: LAND WITHOUT FRONTAGE

"Whenever a unit of land otherwise usable as a building site does not have frontage on a public street, it shall be deemed to meet the street frontage requirements if a special use permit is granted."

12-400: SUBSTANDARD RESIDENTIAL LOTS

12-402

(A) "No person has, at any time from and after September 16, 1988, held any present or future freehold estate, except as trustee only, or any equitable interest of like quantum, or held any interest as contract purchaser, in the substandard lot and in any contiguous undeveloped or unimproved lot of record; and

(1) The substandard lot contains at least the lot area, and has at least the lot width at both the front lot line and front building line, as exhibited by more than 50 percent of the developed lots on the block face in which the substandard lot is located; or

(2) The substandard lot contains at least 90 percent of the minimum lot area, and 90 percent of the required lot width at both the front lot line and front building line, as required by the zone in which the substandard lot is located"

(C) "City council, upon consideration of the special use permit, finds that the proposed development will not unreasonably impair an adequate supply of light and air to adjacent property, will not diminish or impair the established property value in the surrounding areas, and will be compatible with the existing neighborhood character."

(D) "Where the location of a substandard lot is such that the minimum number of lots or the minimum length of street frontage herein specified for a block face as defined in this ordinance is not present, the director may designate an appropriate block face for such substandard lot, if any there be, without regard to intersecting streets, subject to city council approval as part of the special use permit granted pursuant to this section 12-402."

2-170.1: LOT FRONTAGE

"The length of a front lot line."

The inherent problem with this case, and therefore its fundamental incompatibility with the character of the neighborhood of Del Ray (and even broader, of the City of Alexandria), is that there are NO developed lots with inadequate or no frontage which simultaneously exist as nonconforming substandard-sized lots (at the time of development). This is a classic Catch-22 situation as it's defined, "a dilemma or difficult circumstance from which there is no escape because of mutually conflicting or dependent conditions." 7-1007 is dependent on the lot being buildable, but the lot is not buildable unless it qualifies for development under the stipulations of 12-402; however, this lot cannot qualify for 12-402 because it has no front line (AKA street frontage).

In fact, in the City Assessor's Memorandum to T&ES regarding valuation of the recent ROW vacation requests in the 400 block of E. Alexandria Avenue, dated 8/19/2024, 404-A is referred to as "clearly a substandard prior existing nonconforming site that is non-buildable. The property has no frontage on East

Alexandria and is only accessible by two 10-foot alleys." He goes on to write that "it would be inadvisable to seek any development rights, given its status after the vacation."

All of the examples provided by City Staff as lots with insufficient frontage, both in the current and prior reports, exist as build-by-right lots – i.e. lots that were not substandard in size based on defined criteria for their respective zone, lots that were developed prior to the current zoning laws ("grandfathered in"), or lots in zones where substandard-sized lots are not even an option for development (substandard criteria only apply in zones R-20, R-12, R-8, R-5, or R-2-5). **These are not comparisons to the current lot; rather Staff has merely provided examples of alley lots or lots on private streets within Alexandria**, all of which exist in entirely different zoning areas and none of which prove that there is any allowance within the zoning ordinance for the precise situation that the 404-A lot's location faces.

Unfortunately, as was the issue in the prior SUP application, **Staff uses conflicting statements and misleading analogies** (apples-to-oranges comparisons of two things which are so different that the resulting comparison is not valid or sensible) **to support their recommendation for approval. The only thing this serves is to highlight how different and incompatible this application actually is.**

> "Regarding the smaller lot size, while not a requirement of the Zoning Ordinance, staff does find the lot to be compatible in terms of size of the surrounding development, as shown in Table 3."

→ Table 3 includes 12 surrounding lots. Every lot that is smaller than the subject property is a townhouse or semi-detached home (apples-to-oranges comparison). The other single family (detached) homes listed are <u>more than double</u> the lot size of the subject property.

> "while this would be one of the smaller lots in Del Ray developed with a single unit dwelling, there are other examples of single unit dwellings in Del Ray on small lots as shown in Table 4."

→ Table 4 includes 19 other single unit dwellings on substandard lots of <3500sf in Del Ray. Nearly all of these were developed <u>prior</u> to current zoning ordinances.

> "Overall, the proposed dwelling's size, height, and design features would mimic the appearance of an accessory building. The proposed dwelling would therefore fit on this challenging site without changing the essential character of the neighborhood."

→ The fact that they recognize the need to make the home "mimic" an ADU shows that they understand how out-of-character this build is in this location. Furthermore, in the applicants' prior 2023 SUP proposal, there was an ADU included along with the primary dwelling. While it is absent in this application, the footprint of this still exists in the current design, so it seems very plausible that the applicant will quickly move to request the addition of an ADU onsite after the SUP is granted. As I argued before for that situation, the appearance of 2 "smaller appearing" dwellings in a back lot also inherently does not fit the character of the neighborhood, or the intent behind Alexandria's ADU regulations – otherwise there would be concessions to allow multiple ADUs on a property. Shouldn't this be included as a condition of approval in order to ensure the character of the neighborhood is maintained - that no ADU should later be allowed as an amendment to the SUP in order to maintain the "appearance" of a secondary dwelling?

> "In this case, the proposed dwelling would be as wide or wider than the townhouses to the west and semi-detached dwellings to the south. Further, it would be similar in size and width to the existing single-unit dwelling at 420 East Alexandria Avenue."

→ Here, they can ONLY find one single-unit dwelling on the E. Alexandria blockface to compare to. In every other instance they can only provide comparison of this single family (detached) home to townhouses or semi-detached dwellings (apples-to-oranges).

In the March 2024 City Council meeting for the applicants' prior SUP proposal, Councilwoman Gaskins commented that she depends on the consistency, reliability, and predictability of Staff's analysis to help her understand all pertinent aspects of SUP development proposals; she pointed out that, generally, there's a pattern for approval of substandard lots which she did not feel was consistent here. Taking this further, in the case of SUP#2004-0105 (also mentioned on page 2, above, with my comments concerning fire safety & included as relevant supplemental material), Staff took a totally different approach in their analysis, explaining why they recommend denial for the SUP. Interestingly & relative to the current case, this SUP was for development on a small, nonconforming lot without frontage that was seeking approval for development under 7-1007. In contrast to the current application, however, this nonconforming lot was "grandfathered" in as eligible to develop despite it's small size within the regulations of it's zone, so was therefore eligible to apply under 7-1007:

> "It is noted that the applicant indicates that there are alley houses throughout the historic area of the City [...] Staff would note that in each of these cases, there are significant differences which distinguish them from the present case."

→ In this case, Staff explains that the lots referenced were inappropriate for comparison because they were significantly larger, their adjacent alleys or other points of access were larger (15-feet), and they met other criteria that the application in question would need variances for (parking reduction, required open space, and setbacks).

> "The proposed dwelling will be out of character with other homes in the area. All other homes on this block have frontage on and are oriented to a public street."

→ This sounds exactly like the situation with 404-A's surrounding blockfaces, so why is this consideration not consistently applied in this case?

CONCERNS ABOUT ADJACENT TREES:

Staff omitted from the current report that trees #4 & #5 on the applicants' landscape plan will be removed as part of the required alley improvements listed as a condition with the SUP's approval. This is only casually mentioned as a *possibility* in the current staff report, but was previously confirmed as an absolute by Mr. Moritz and Mr. Dofflemeyer in discussions during the March 2024 City Council hearing. **Furthermore, the destruction of Silver Maple (tree #1) will hold no penalty to the applicant as soon as the ROW vacations are finalized and the land is consolidated.** Staff continues to outline a penalty associated with loss of the tree as an assurance that the applicants will take every available measure to protect it, but fail to state that this penalty will soon expire when the tree is no longer city-owned (it exists on the applicants' soon-to-be consolidated property). In fact, prior to the very recent realization that consolidation of the ROW land to the 404-A lot would make the lot ineligible to ever apply for development as a substandard lot, the applicants had proposed to the adjacent neighbors 3 options for development on the larger consolidated lot - 2 of which included removal of the Silver Maple (and as a trade-off were promoted by the applicant as having a smaller basement, requiring less excavation, and being further away from property lines of the homes to the south and west).

CONCERNS ABOUT EMERGENCY ACCESS & FIRE SAFETY:

As clearly stated in the Staff Report, the proposed development does not meet the minimum requirements for fire access, necessitating a code adjustment to green-light the build. While the report states that the code requires access by a public or private street to be within 100 ft from a dwelling's main entrance for vehicular access, there was an additional concern raised by Commissioner Ramirez at the January 4th 2024 Planning Commission meeting that alleys generally must also be ~20ft for ample fire-truck access (while not coded in the Alexandria provisions, Virginia's state code does specify this as referenced below). All the alleyways adjacent to this property are 10ft wide alleys, so this in conjunction with the property exceeding the 100ft minimum access requirement, lead me to have persistent concerns about fire safety and access to the lot.

> VIRGINIA STATEWIDE FIRE PREVENTION CODE (2012) SECTION 503.2.1:
> Dimensions: Fire apparatus access roads shall have an unobstructed width of not less than 20 feet, exclusive of shoulders, except for approved security gates in accordance with section 503.6, and an unobstructed vertical clearance of not less than 13 feet 6 inches.

On July 17, 2024, a fire erupted from the utility line transformer at the northeast corner of the 404-A lot. **Firefighters and Dominion Power trucks were unable to gain sufficient access through the alley and utilized the existing ROW (adjacent to 408 E. Alexandria) instead.** Furthermore, a similar concern was raised regarding emergency vehicle access in an SUP for development of a lot without frontage in 2004 (SUP#2004-0105 - supplemental materials attached). In this case, the applicant was required to investigate fire access concerns before the SUP would be considered by the Planning Commission. Given the concerns regarding access in July & recent vacation of the ROW (which was the port of access for the July event), **the concern regarding emergency access should be researched further before this application is considered**.

COMMUNITY ENGAGEMENT CONCERNS:

As you probably recall, the incomprehensible lack of community engagement was a huge issue in the applicants' 2023 SUP hearings. It is clear that Staff is working with the applicants to rush this through this month, with no pause for appropriate community engagement to clarify the multitude of confusing back-and-forth changes that were proposed to neighbors over the last month. **While Mr. Teran held 2 Zoom meetings with area neighbors, these were for the purpose of discussing 3 TOTALLY DIFFERENT building proposals from what is before you today.** Furthermore, **this proposal was never brought before DRCA prior to moving on to Planning Commission & City Council**, as is fairly standard procedure for SUP application for developments. **The fact that this was not the case reveals a clear agenda here: the Staff Report even highlights that they are trying to push this SUP through NOW because of a technicality created by the recently approved vacation of the adjacent ROW.** Unfortunately, it seems that neither the applicant nor city staff understood that the recent vacation would condemn this lot as ineligible to apply for development on a substandard lot until very recently, as evidenced by their emails to neighbors:

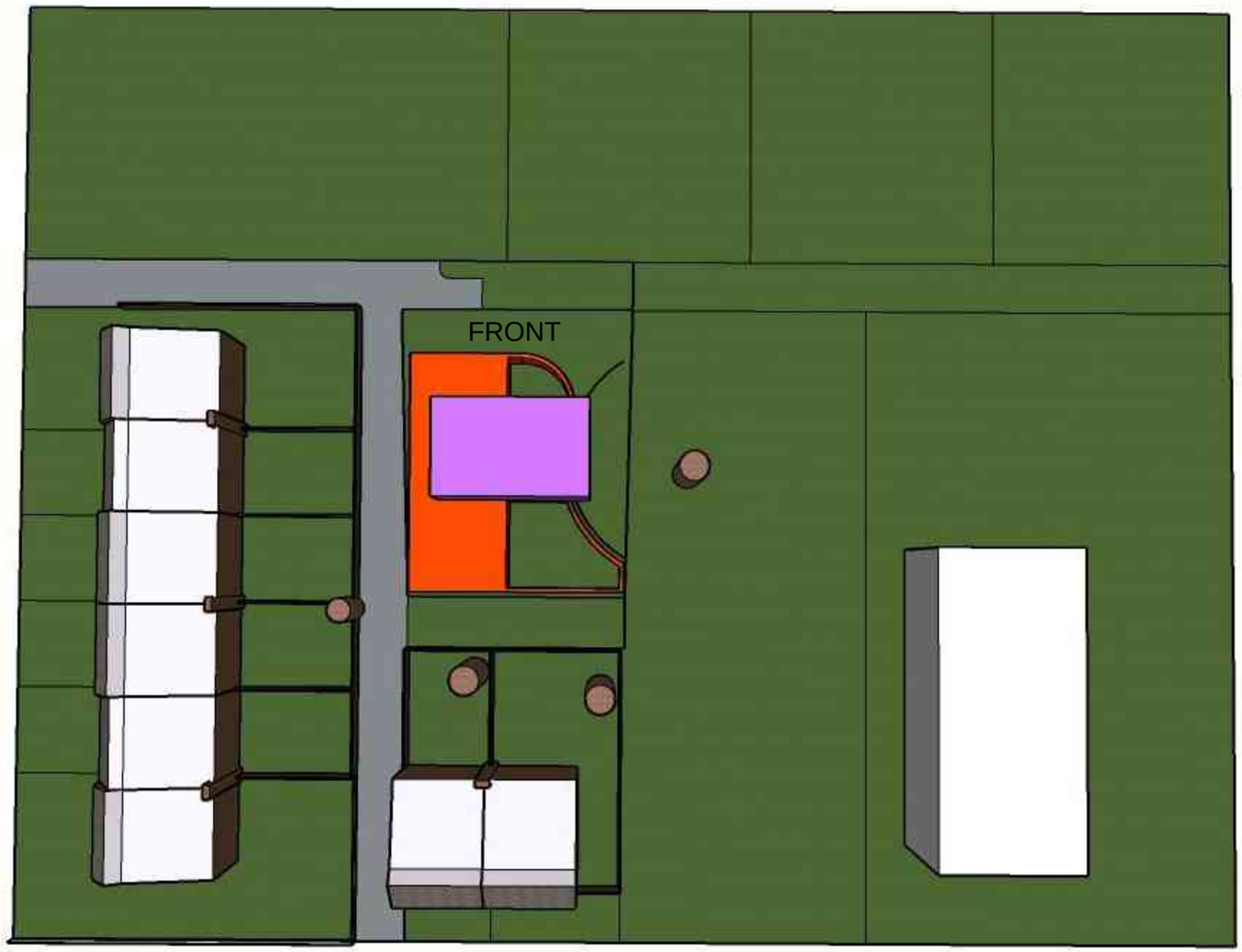
> **Email, Rachel Drescher, 09/27/2024:**
> "Last Saturday, September 14, 2024, City Council approved a vacation of the public right of way between 404-A, 406 E Alexandria Ave and 408 E Alexandria Ave to the adjoining property owners. As a result, administrative procedures need to occur to finalize this vacation, which changes the parcel information for the subject property. To make sure the Special Use Permit application reflects the accurate parcel information, this administrative procedure must occur before the Special Use Permit requests go to hearing."
> **Email, Eric Teran, 09/27/2024:**
> "As we all know the vacation request was divided between Brett, Alicia, and myself. We will obtain roughly 25% of the land changing the buildable area. The attached PDF [included in supplemental materials] shows the original SUP design and three additional options [based on the consolidated buildable area].."

Ms. Drescher's email made it sound like the vacation would need to be finalized prior to submission of the SUP, so this is what we were all expecting. Following this, Mr. Teran began fervently reaching out to surveyors involved in the 3 ROW vacations (#VAC2024-0001, 0002, 0003) as was instructed by City Staff in order to finalize discrepancies in the surveyors' information to avoid future property disputes.

> **Email, Rachel Dreascher, 10/17/2024:**
> "Attached are the updated application materials. The only change is to the color of the house. There is no change to the square footage, footprint, height, or size of the structure from the last application emailed. The case will be heard at the [November] public hearing dates."
> **Email, Eric Teran, 10/17/2024:**
> "I want to follow up on Rachel's email in that we decided to keep the original location and not expand onto the additional land from the vacation request."

Up until Ms. Drescher's recent email on October 17th, the community engagement between the applicant and neighbors only discussed options based on a larger (consolidated) lot size; the original unconsolidated lot's plans were no longer being proposed. Furthermore, Mr. Teran's email seems very disingenuous as to why those "new" larger options were not being put forward. The reasoning for this was not apparent until the Staff's Report was released with the current Docket. Since then, while Staff has been helpful in answering some minor technical questions, it is clear that because of the rush to move forward here, there is no room to pause and discuss concerns further with the adjacent neighbors.

ORIGINAL SUP DESIGN



LEGEND

1. ABOVE GRADE - 1ST & 2ND GRADE
2. BELOW GRADE - BASEMENT
3. BUILDABLE AREA

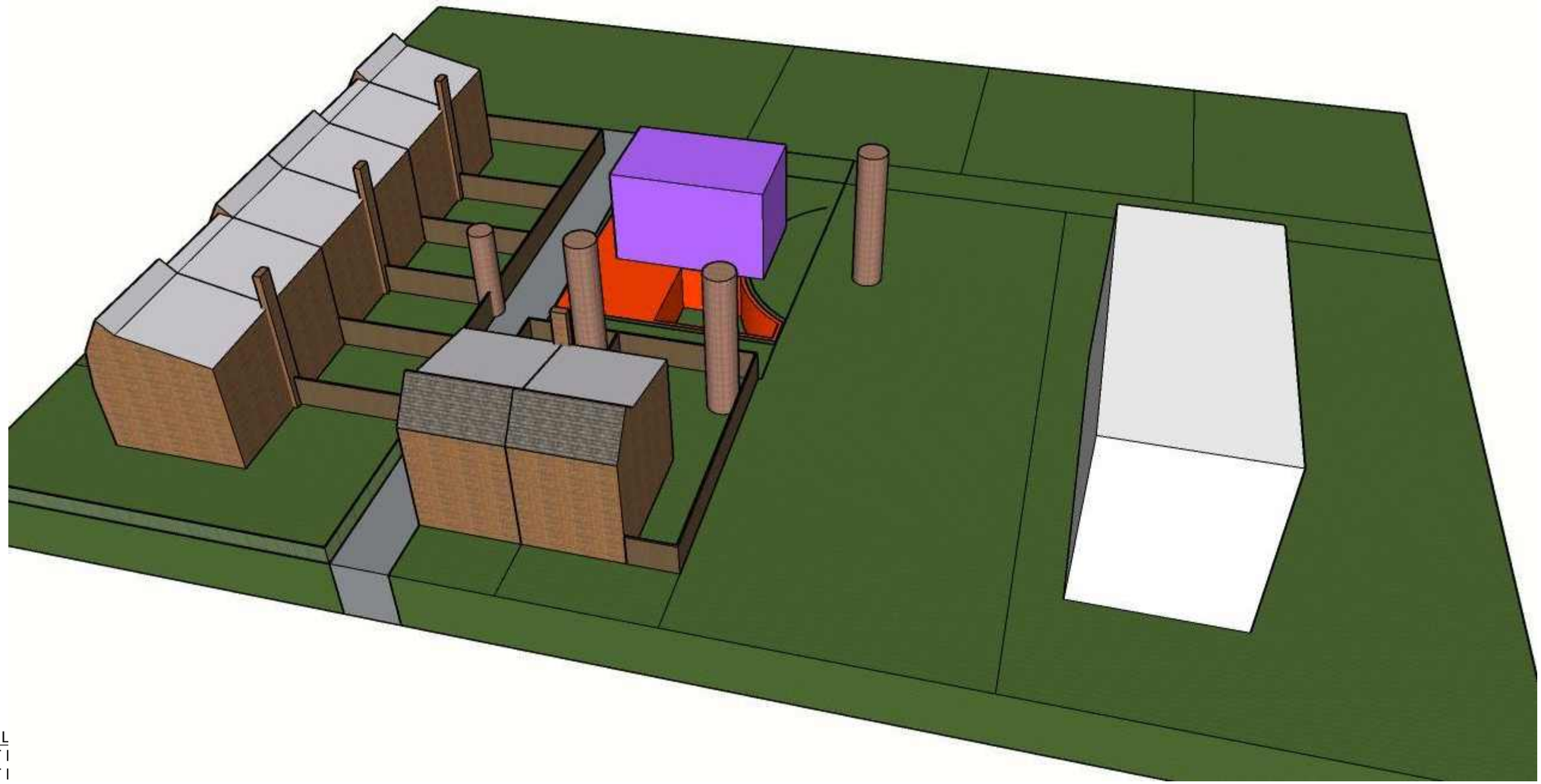
GROSS - TERAN RESIDENCE

404A E. ALEXANDRIA AVE., ALEXANDRIA, VA 22301

PLAN VIEW | **0-1**

EUSTILUS architecture

ORIGINAL SUP DESIGN



2 VACANT L
1. VACANT I
2. VACANT I
3. VACANT LOTS NOT OWNED BY THE ADJACENT OWNER
4. VACANT LOTS NOT BEING USED FOR PARKING
*PER THE ALEXANDRIA GIS PARCEL VIEWER

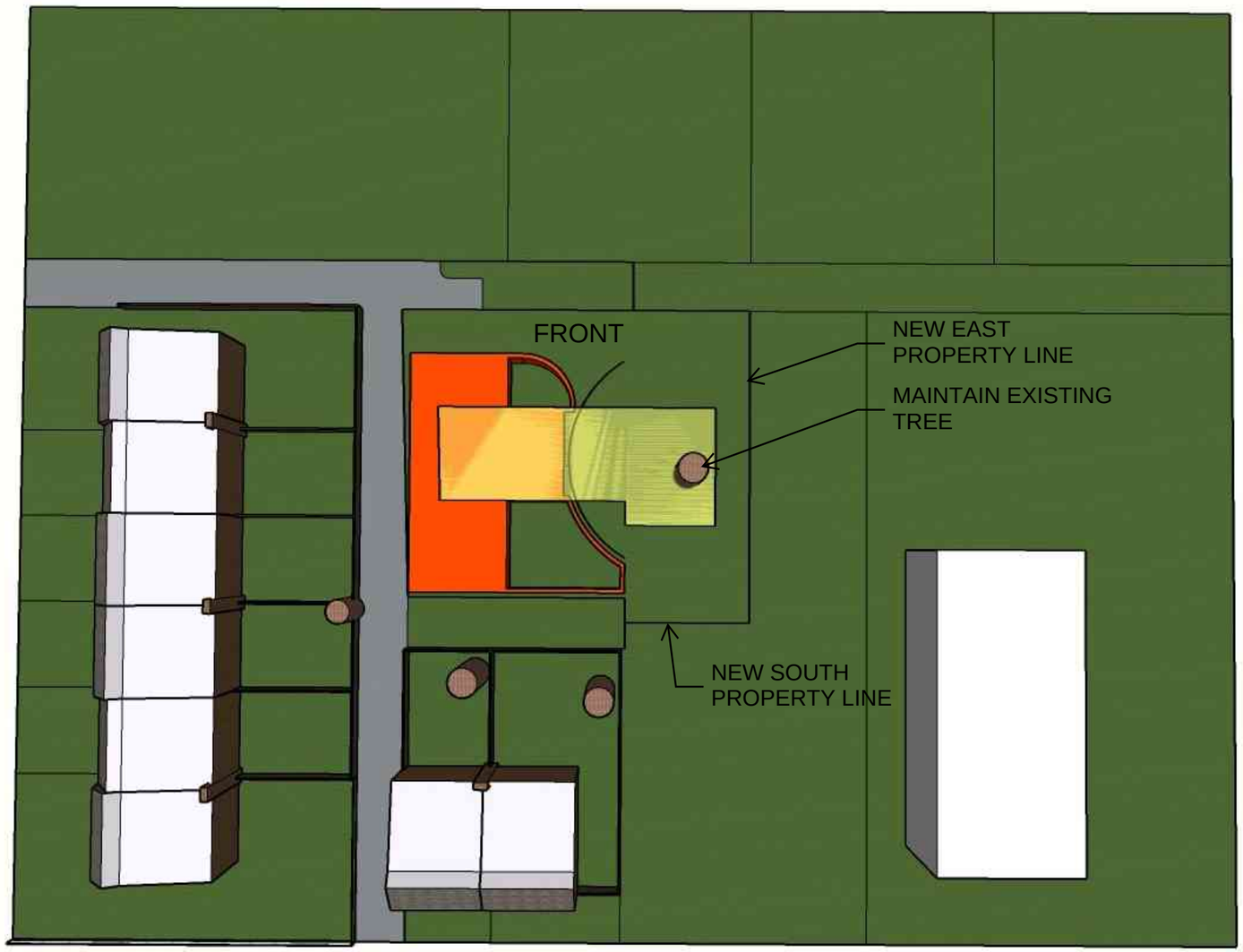
OPTION 1

OPTION 1

1. NEW LOT SIZE PER APPROVED VACATION REQUEST

2. MAINTAIN ORIGINAL BASEMENT DESIGN

3. PROTECT EX. SILVER MAPLE TREE



LEGEND

1. ABOVE GRADE - 1ST & 2ND GRADE
2. BELOW GRADE - BASEMENT
3. BUILDABLE AREA

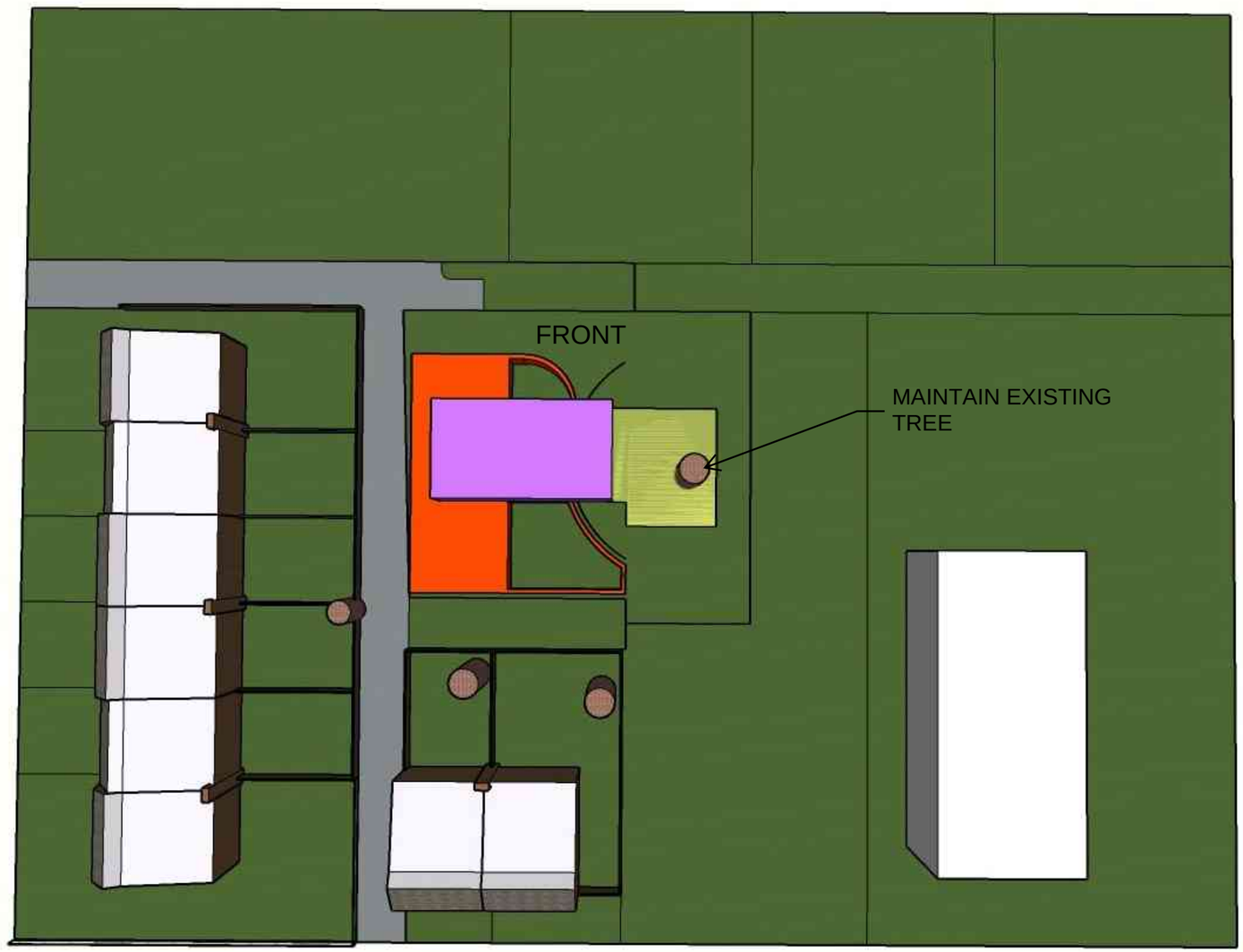
OPTION 1

1. MAINTAIN ORIGINAL BASEMENT DESIGN

2. EXTEND THE 1ST & 2ND FLOOR CANTILEVER 5'-0" TO THE EAST

3. PROTECT EX. SILVER MAPLE TREE

4. ADDITIONAL YARD SPACE TO REMAIN OPEN



LEGEND

1. ABOVE GRADE - 1ST & 2ND GRADE
2. BELOW GRADE - BASEMENT
3. BUILDABLE AREA

2 VACANT LOTS PER
1. VACANT LOTS CLA
2. VACANT LOTS NO
3. VACANT LOTS NOT OWNED BY THE ADJACENT OWNER
4. VACANT LOTS NOT BEING USED FOR PARKING
*PER THE ALEXANDRIA GIS PARCEL VIEWER

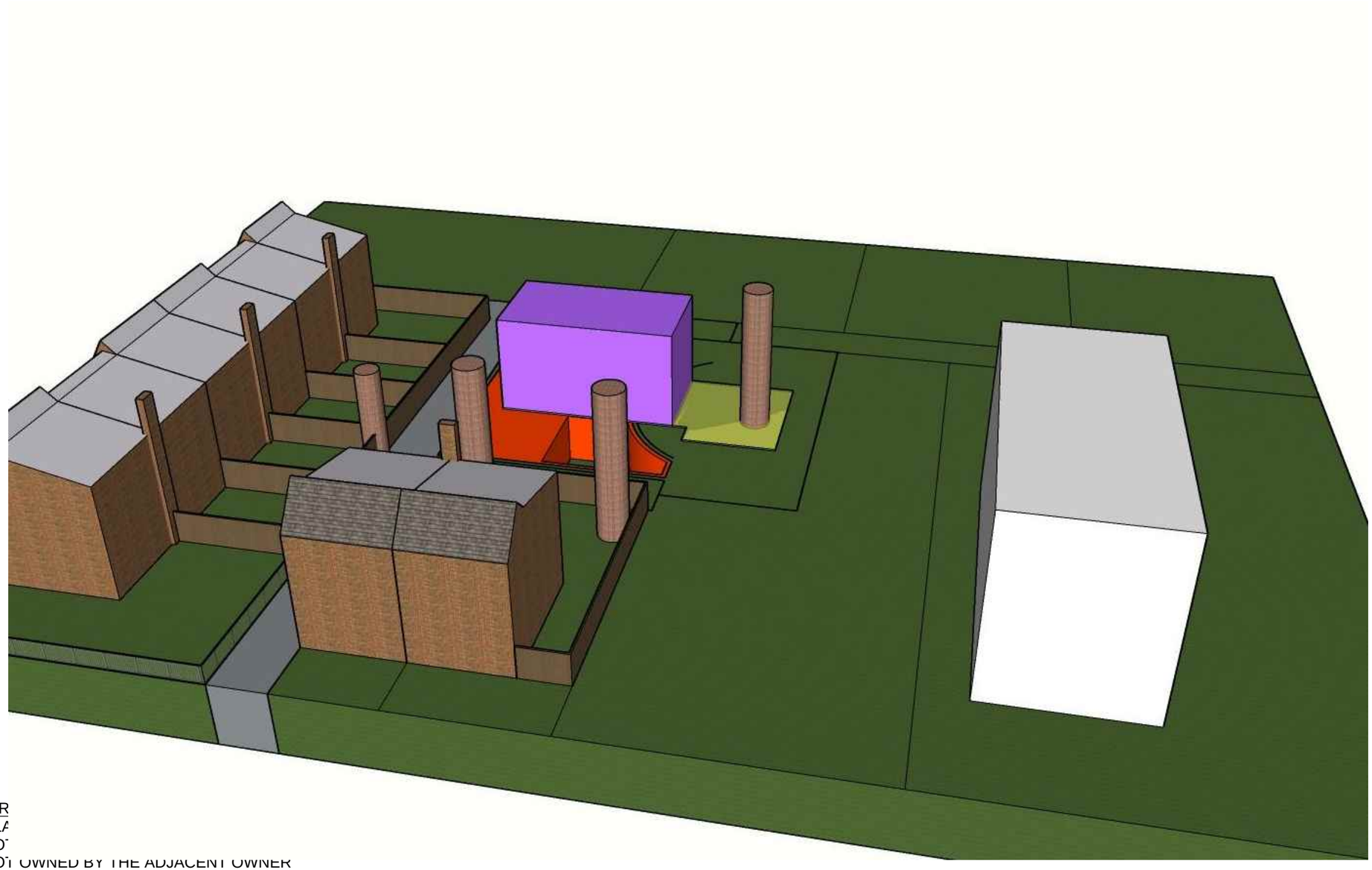
GROSS - TERAN RESIDENCE

404A E. ALEXANDRIA AVE., ALEXANDRIA, VA 22301

PLAN VIEW | 1+3

EUSTILUS architecture

OPTION 1



2 VACANT LOTS PER
1. VACANT LOTS CLA
2. VACANT LOTS NO
3. VACANT LOTS NOT OWNED BY THE ADJACENT OWNER
4. VACANT LOTS NOT BEING USED FOR PARKING

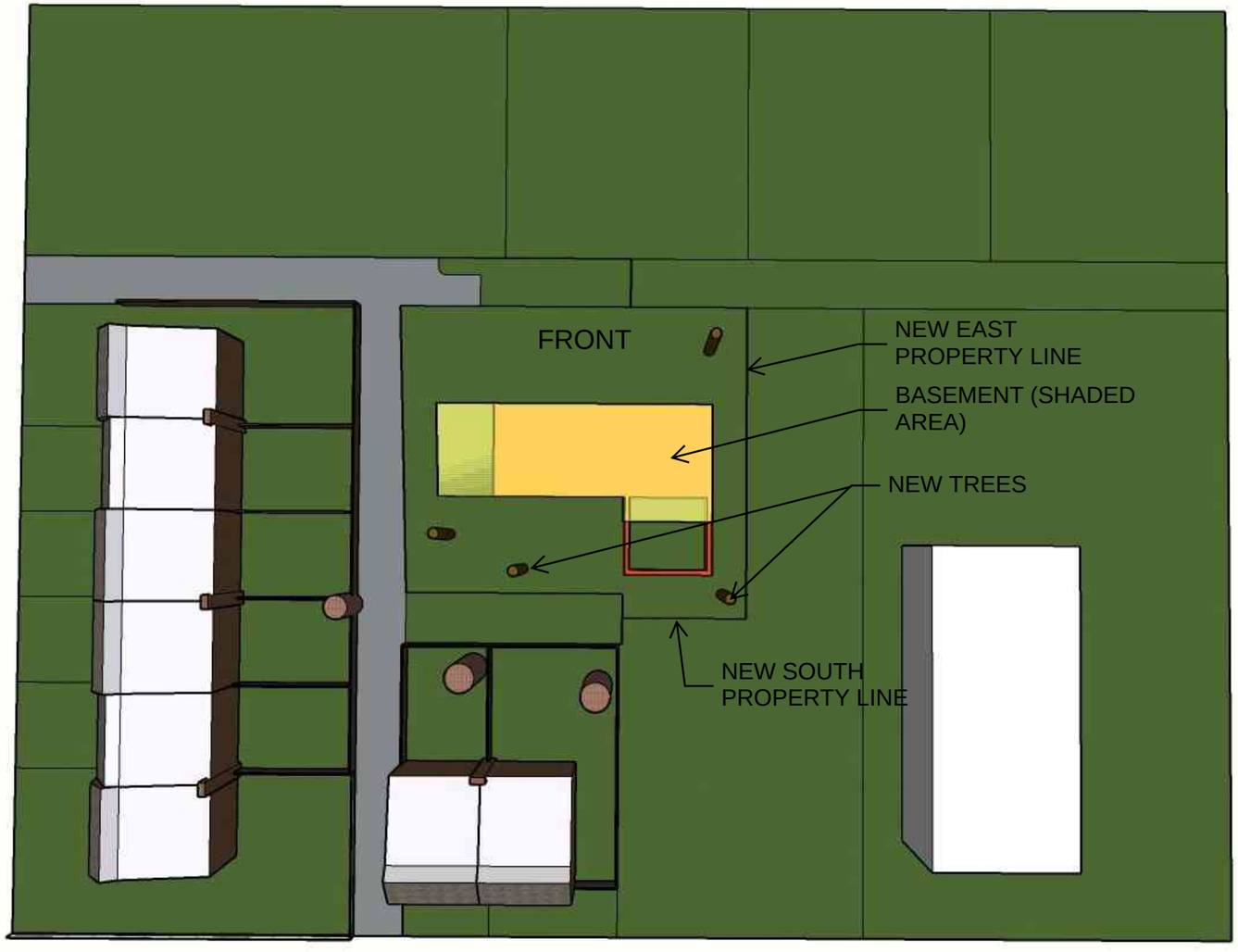
*PER THE ALEXANDRIA GIS PARCEL VIEWER

OPTION 2

OPTION 2

1. REMOVE THE SILVER MAPLE TREE AND PLANT 3 - 4 NEW TREES

2. THE BASEMENT IS RECONFIGURED AND CONTAINED WITHIN THE ABOVE GRADE BUILDABLE AREA.



LEGEND

1. ABOVE GRADE - 1ST & 2ND GRADE

2. BELOW GRADE - BASEMENT

3. BUILDABLE AREA

OPTION 2

1. THE ABOVE GRADE FLOORS ARE SHIFTED TO THE EAST PROVIDING A SETBACK OF 18'-0" FROM THE ALLEY. THE ORIGINAL DESIGN IS 7'-0".

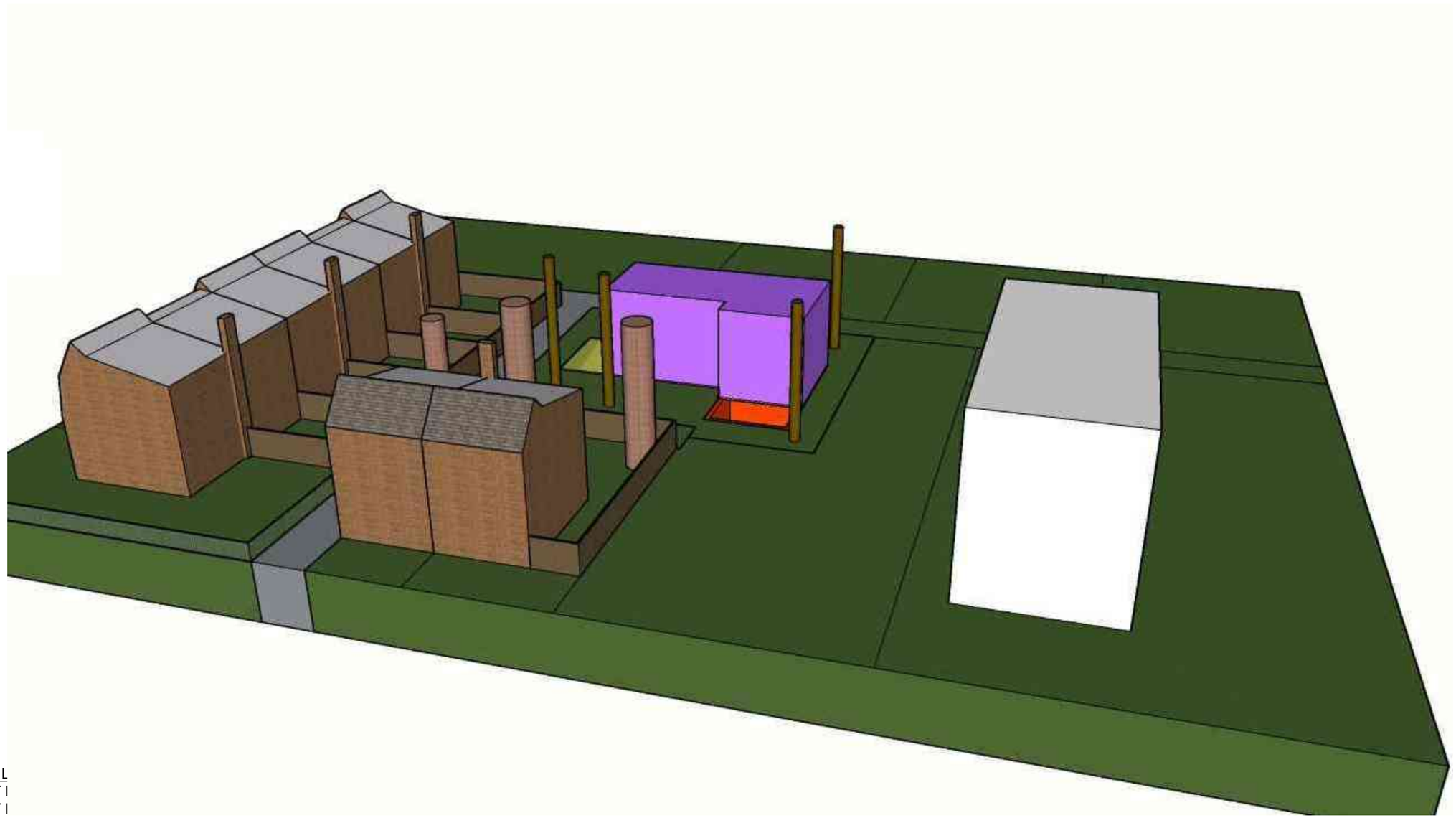


LEGEND

1. ABOVE GRADE - 1ST & 2ND GRADE
2. BELOW GRADE - BASEMENT
3. BUILDABLE AREA

OPTION 2

1. THE HOUSE IS MORE VISIBLE FROM E. ALEXANDRIA AVE.



2 VACANT L
1. VACANT
2. VACANT
3. VACANT LOTS NOT OWNED BY THE ADJACENT OWNER
4. VACANT LOTS NOT BEING USED FOR PARKING
*PER THE ALEXANDRIA GIS PARCEL VIEWER

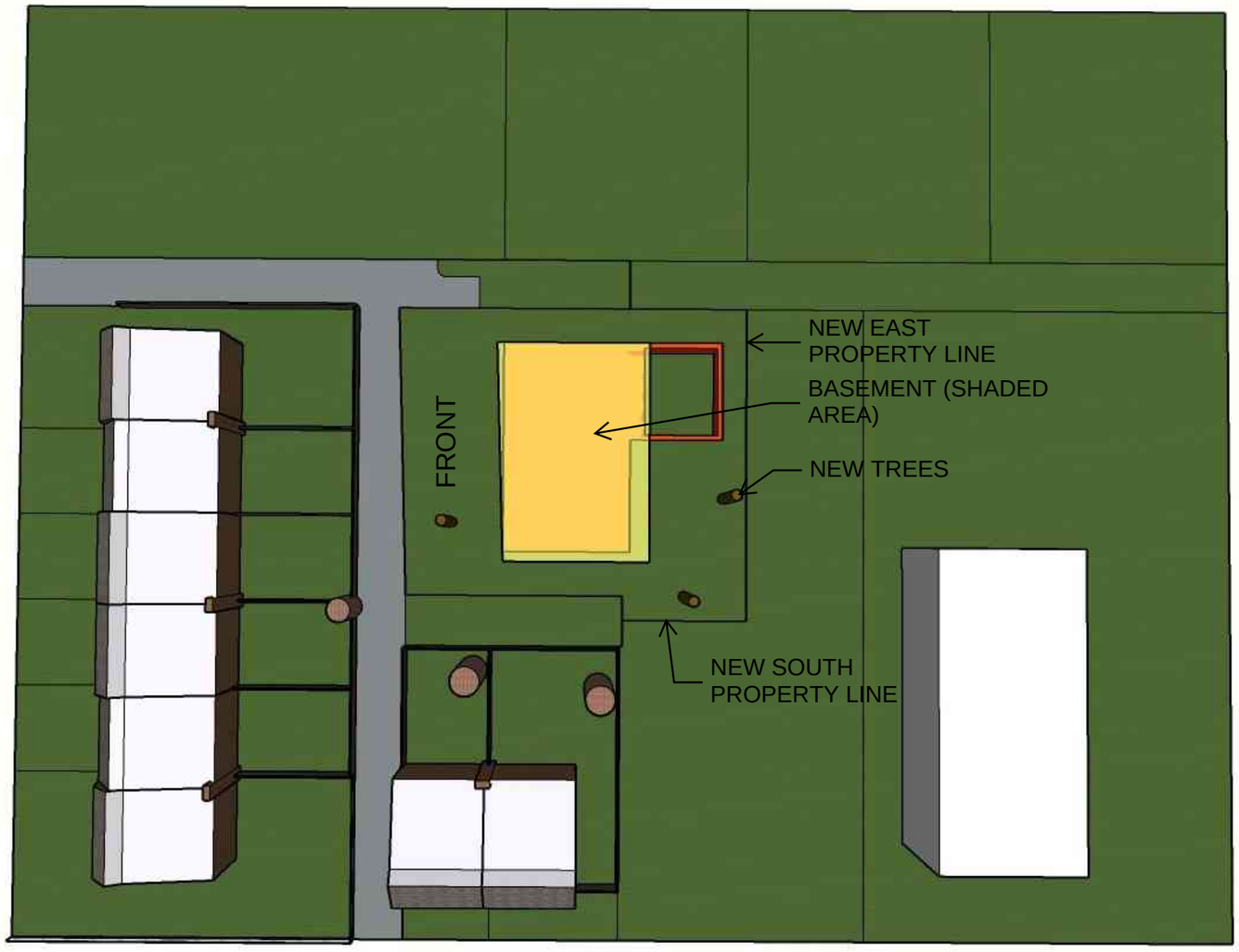
OPTION 3

OPTION 3

1. THE FRONT YARD IS ON THE WEST SIDE OF THE PROPERTY CREATING A DIFFERENT BUILDABLE AREA

2. REMOVE THE SILVER MAPLE TREE AND PLANT 3 - 4 NEW TREES

3. THE BASEMENT IS RECONFIGURED AND CONTAINED WITHIN THE ABOVE GRADE BUILDABLE AREA.



LEGEND

1. ABOVE GRADE - 1ST & 2ND GRADE

2. BELOW GRADE - BASEMENT

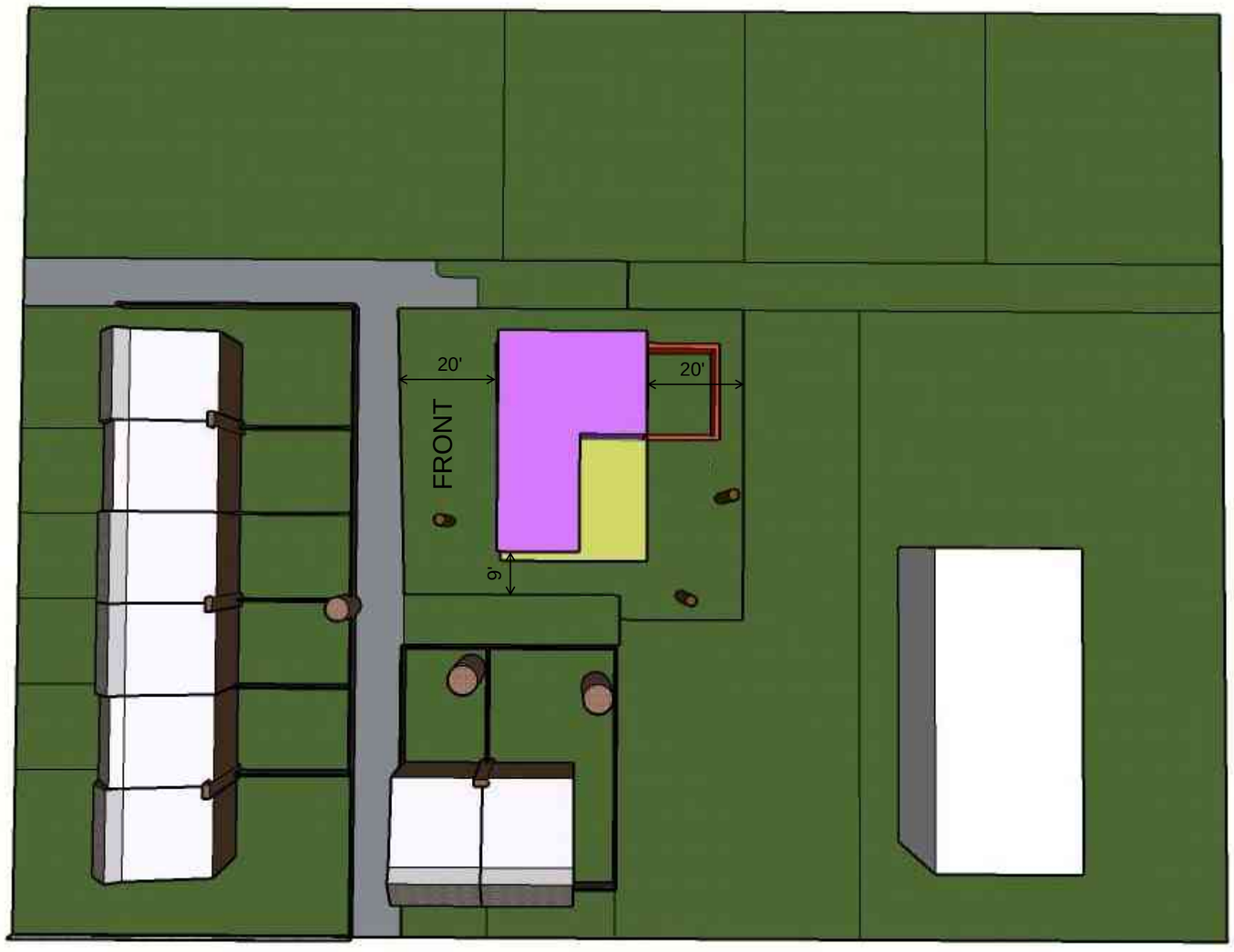
3. BUILDABLE AREA

OPTION 3

1. THE FRONT YARD PUSHES THE ABOVE GRADE FLOORS 20'-0" FROM THE ALLEY.

2. THE SOUTH FACADE IS NOW ONLY 9'-0" FROM THE PROPERTY LINE COMPARED TO 19'-10" IN THE ORIGINAL DESIGN.

3. THE "L" SHAPE PROVIDES LESS VISIBILITY FROM E. ALEXANDRIA AVE.

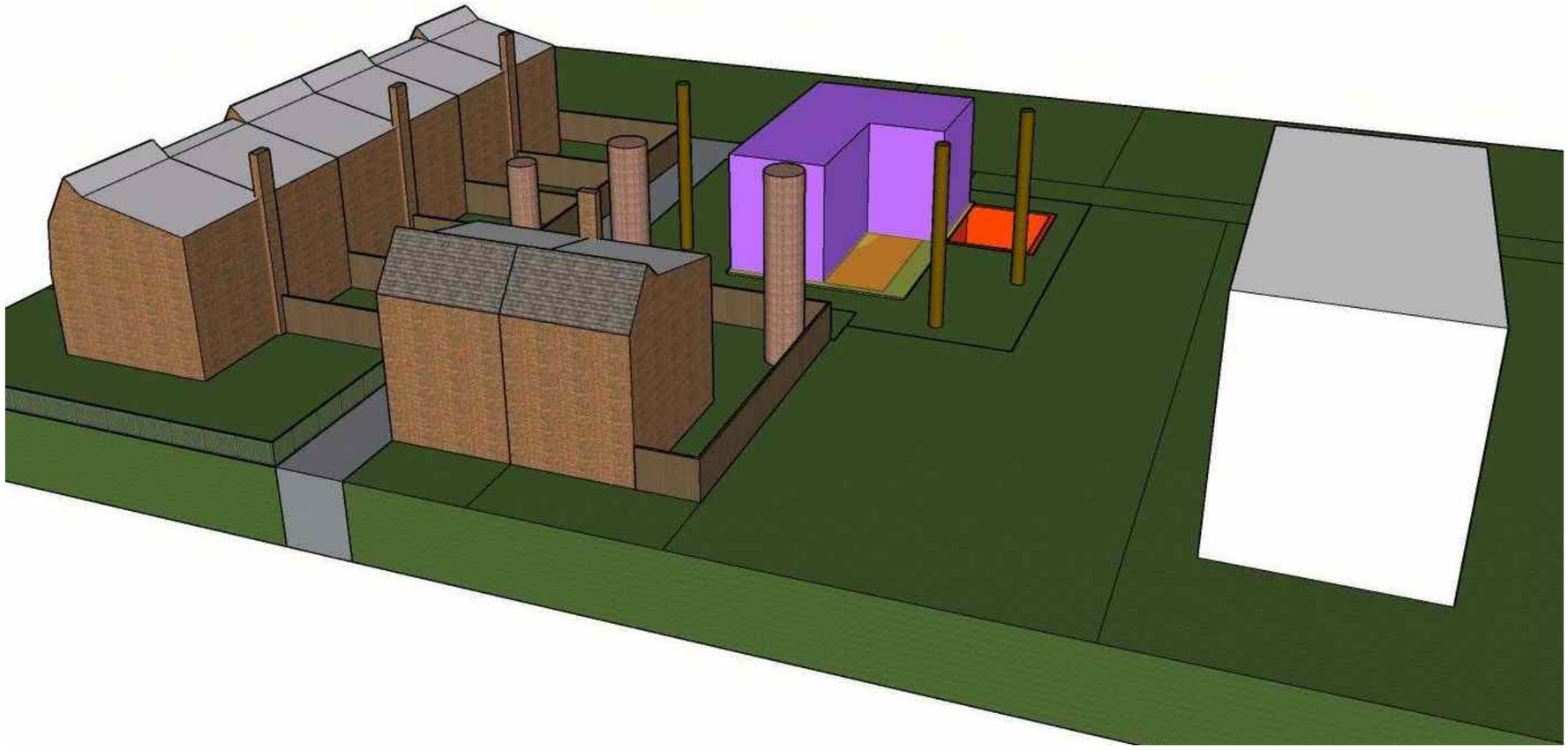


LEGEND

1. ABOVE GRADE - 1ST & 2ND GRADE
2. BELOW GRADE - BASEMENT
3. BUILDABLE AREA

OPTION 3

1. THE "L" SHAPE AND VEGETATION PROVIDES LESS VISIBILITY FROM E. ALEXANDRIA AVE.



Previous Case Materials 2

EXHIBIT NO. 1

9-20-05

Docket Item #10
SPECIAL USE PERMIT #2004-0105

Planning Commission Meeting
September 8, 2005

ISSUE: Consideration of a request for a special use permit to construct a single family residence on a lot without street frontage and for a reduction in the required number of parking spaces.

APPLICANT: Sarah Allen

LOCATION: 219 (A) (rear) North West Street

ZONE: RB/Residential

PLANNING COMMISSION ACTION, SEPTEMBER 8, 2005: On a motion by Mr. Dunn, seconded by Mr. Jennings, the Planning Commission voted to recommend approval of the request, subject to compliance with all applicable codes, ordinances and staff recommendations, and in accordance with the conditions contained in the September 7, 2005 letter from Harry P. Hart to Art Dahlberg. The motion carried on a vote of 5-2.

Reason: The Planning Commission disagreed with the staff analysis and felt that the proposed dwelling was compatible with other alley homes and carriage homes in the area and in the City.

Speakers:

Harry P. Hart, attorney representing the applicant, spoke on the applicant's request. Mr. Hart referenced his letter of September 7, 2005 to Mr. Art Dahlberg, Director of Code Enforcement. The letter provides conditions by which Code Enforcement would deem the project as having an acceptable level of equivalency to fire access.

PLANNING COMMISSION ACTION, JULY 5, 2005: The Planning Commission noted the deferral of the request.

Reason: The applicant requested a deferral.

PLANNING COMMISSION ACTION, JUNE 7, 2005: On a motion by Mr. Dunn, seconded by Mr. Leibach, the Planning Commission voted to defer the request. The motion carried on a vote of 7 to 0.

Reason: The Planning Commission deferred the request so that staff would have time to analyze a memo distributed at the hearing that was prepared by the applicant's fire protection consultant in response to Code Enforcement concerns about the project.

PLANNING COMMISSION ACTION, MAY 3, 2005: On a motion by Mr. Dunn, seconded by Mr. Robinson, the Planning Commission voted to defer the request. The motion carried on a vote of 5 to 2, with Mr. Komoroske and Ms. Fossum voting against.

Reason: Commission members supporting the deferral wanted to allow time for the applicant to meet with the Fire Department to discuss ways to better address fire safety and access at the property. Those not supporting the motion were concerned that emergency vehicles could not access the home and that this would put the future occupants of the home and surrounding neighbors at a higher fire risk.

Speakers:
Bud Hart, attorney, spoke in support of the application. He stated that the subject lot is a buildable lot and the applicant has responded to staff concerns by reducing the size of the building. The applicant has designed the house to look like a historic carriage house. There are examples of alley dwellings approved in the area.

Daniel Thompson, resident at 223 North West Street, spoke in support of the application.

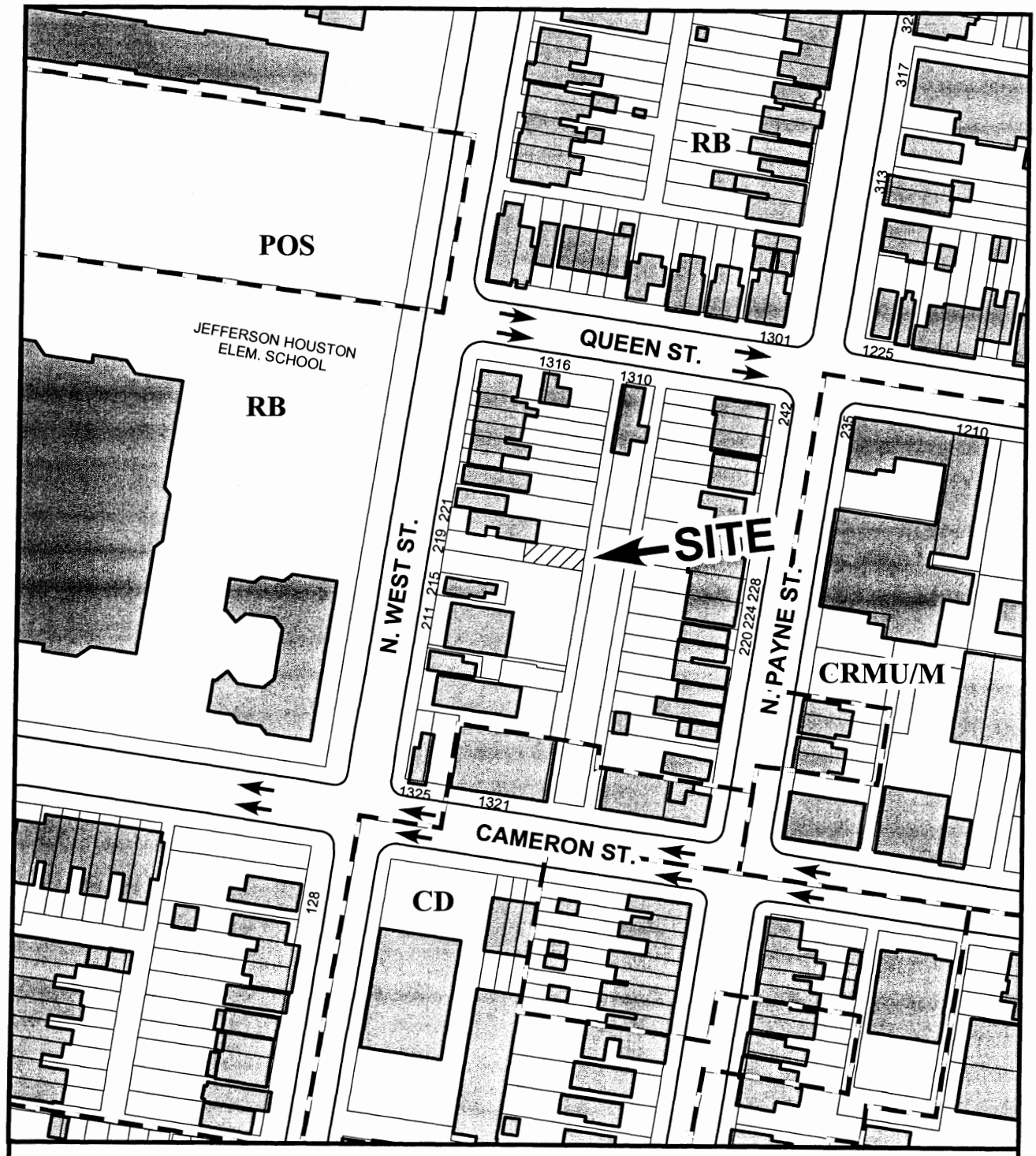
Wanda Carter, applicant's sister and owner of property at 221 and 219 (front) North West Street, spoke in support of the application. She stated that there were a number of alley dwellings in the area, the lot size is consistent with other lots in the area and the property is a buildable lot.

Sharon Frazier, resident at 1325 Cameron Street, spoke in support of the application.

Leslie Zupan, resident at 1309 Queen Street, spoke in support of the application.

STAFF RECOMMENDATION: Staff recommends that the Planning Commission recommend **denial** of the application for development on a lot without frontage.

Previous Case Materials



Previous Case Materials

I. DISCUSSION

REQUEST

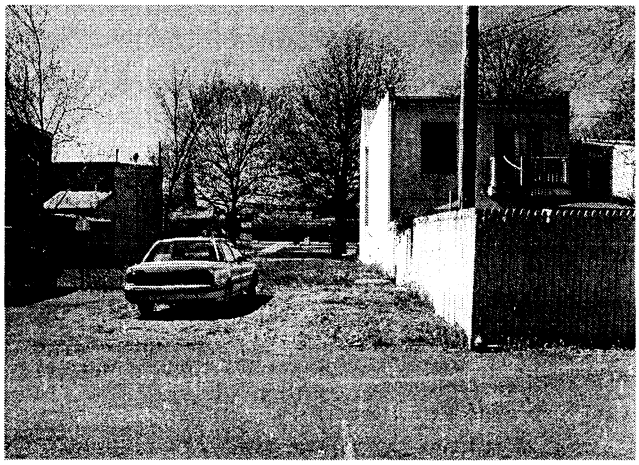
The applicant, Sarah Allen, requests special use permit approval for 1) the development of a single family house at 219 (rear) North West Street, a lot without street frontage and 2) a reduction in the required number of parking spaces.

SITE DESCRIPTION

The subject property is the rear portion of a vacant property fronting on North West Street. The subject property contains a total of 910.5 square feet, with 18 feet of alley frontage and a length of 50 feet. The property faces an alley that runs north and south between Cameron and Queen Streets.



The applicant is the owner of the subject property and is also listed in the City's tax records as the co-owner, along with Wanda Carter, of the adjoining property to the north. This adjoining property is known as 221 North West Street and is the residence of the applicant. The co-owner of the property at 221 North West Street, Ms. Carter, is also the owner of the undeveloped property immediately to the west of and in front of the subject property. The applicant purchased the subject property in 2003.



View of rear of 219 N. West St. from Alley



View of 219 N. West St. from N. West St.

Previous Case Materials

Properties along North West Street on this block are developed with a variety of residential buildings, including townhouses and multifamily dwellings.

BACKGROUIND

The RB zone, adopted in 1951, and amended several times since then, includes "grandfather" language designed to recognize properties that no longer complied with the zone after amendments were approved. In addition to allowing multifamily and commercial uses, in limited instances, the language in Section 3-707B of the Zoning Ordinance allows lots of record to be developed even though they may have less than the required lot area. Section 3-707B provides:

> "*Any land zoned to RB prior to February 27, 1973 may be developed at a minimum lot size of 1,600 square feet per dwelling; provided however that if the lot was recorded prior to December 28, 1951, the lot may be developed with a single family dwelling and accessory structures at the lot size shown on the recorded plat*".

Thus, although the RB zone currently requires a minimum of 1,980 square feet of land to build a single family house, under the above language, a lot with less than the required land area is permitted to proceed through the process of building a single family house. The rights to build are not taken away. In this case, staff was unable to determine that the land in question constituted a "lot of record" because it is not subdivided, or platted, and because the title history in this case is complex.

Based on research by staff, the existing lot is the rear portion of the lot on North West Street that was purchased by Fielding Gaines in 1878. The property extended from street to alley and had a house on the front portion of the lot from at least 1891 and an outbuilding at the rear from 1912. There is no evidence that the property ever held more than one dwelling, a multi-family dwelling or a dwelling oriented to the rear, as is stated by the applicant in the application form.

City directories list Fielding Gaines and various family members residing in the house through 1932. Historic mapping indicates that the house was extended at least twice in the period between 1896 and 1912. In 1912, Gaines obtained a permit to construct a "Stable & Field Room" at the rear. In 1915, Gaines and his wife deeded a portion of the property, apparently located at the center of the lot, to Lucy White. Between 1912 and 1921, historic mapping shows the house expanded with a new two-story addition and the stable nearly doubled in size. Fielding Gaines appears to have died between 1924 and 1932. In 1932, his wife is listed as residing at 219 North West Street but disappears from the records subsequently. The 1939 Real Property Survey map of Alexandria is the first documented instance of the Gaines' lot being shown as divided into two portions. The map shows the front lot to be single family residential and the rear lot to have no designated use. The 1941 Sanborn map shows a diminished house, with only the two-story rear ell remaining, on the front lot and a smaller one-story shed on the rear lot. City directories list a single family, Anderson and Ophelia Ellis, residing at 219 North West Street from 1940 through 1958. There is no listing for 219 North West Street *rear*. Beginning in 1942, the City recognized and taxed the property as two lots, one at the front and one at the rear. The City tax assessment records note no structures on

Previous Case Materials

the front lot and a small two-story, two room dwelling on the rear lot. Staff believes this building may be the rear ell that remained from the original house facing West Street or the 1912 stable. By 1959 the dwelling on the rear lot was demolished.

Without resolving the debate about the legal status of the land, staff has determined that it is reasonable and equitable to allow the parcel to be treated as if it were a "lot of record", because the City has treated the lot separately, taxed it and shown it as a separate lot for tax purposes, and sold it at an escheat sale to the applicant's predecessors in title.

In the case of any lot having frontage on a public street, once the existence of a lot of record is established, then the owner may proceed to build, or if variances or modifications are required, to request approval of them. In this case, there is another hurdle because the lot does not have any frontage on a public street. The land on which permission to build a house is requested is only the rear portion of the land fronting on North West Street. Its only access is from the 10 foot alley behind the land parcel. Therefore, under Section 7-1007 of the Zoning Ordinance, a special use permit is required before development will be considered.

PROJECT DESCRIPTION

The applicant has submitted plans for a house that faces the alley running north and south between Cameron and Queen Streets. The proposed one bedroom house will consist of three levels (basement, first and second floor), will be 24 feet in height and will provide one parallel parking space located between the house and the alley, adjacent to and parallel to the alley. Access to the parking will be from the alley. The house covers approximately half of the lot and will comprise a floor area of less than the FAR limit of 0.75 In terms of zoning requirements, the following shows how the proposed dwelling compares to the RB zoning requirements for a single family house.

Open Space.	Open space required is 800 square feet. The applicant is proposing 370 square feet of open space.
Yards.	A rear yard of eight feet or a ratio of 1:1 to building height is required. The building height is 24 feet. A rear yard of 20 feet is proposed.
Paving of Yards.	No more than 50% of a required yard can be paved or otherwise used for parking. One hundred percent of the front yard will be used for parking.

If the SUP is approved, the applicant will be required to obtain variances from the Board of Zoning Appeals prior to developing the property for reduced open space, rear setback and paving in a required yard. The proposed house is located in the Parker-Gray Historic District. If the SUP is approved, and if the variances are granted, BAR approval is also required for the project to proceed.

Previous Case Materials

PARKING REDUCTION

Section 8-200 of the Zoning Ordinance requires that a single family dwelling provide two parking spaces. The applicant is proposing one parallel parking space between the proposed dwelling and the alley, with access from the alley. The applicant is requesting a parking reduction to allow the provision of only one parking space instead of the two parking spaces required. Section 8-100 of the Zoning Ordinance allows a reduction of required parking only with a Special Use Permit. The applicant is proposing that access to this parking space be provided from the alley with an easement from the adjoining property to the north.

ZONING/MASTER PLAN DESIGNATION

The subject property is located in the RB zone. Section 3-702 of the Zoning Ordinance allows a single family dwelling in the RB zone. Section 7-1007 of the Zoning Ordinance requires a Special Use Permit for a lot that does not have frontage on a public street.

The proposed use is consistent with the Braddock Road Metro Station Small Area Plan chapter of the Master Plan which designates the property for residential use.

II. STAFF ANALYSIS

Staff recommends denial of the special use permit for development of the lot and for a reduction in the required parking.

Staff finds that the proposed dwelling is not compatible with the surrounding neighborhood and will require significant modifications to zoning requirements. Staff also finds that the subject property can be used as part of a building lot to construct a dwelling more in keeping with the character of the neighborhood.

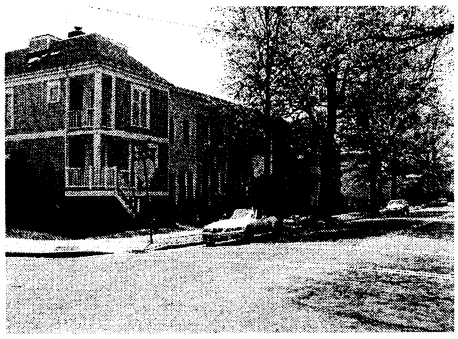
It is noted that the applicant indicates that there are alley houses throughout the historic area of the City. The applicant cites the rear of 913 Cameron Street (approved in 1980), Cromley Alley (approved in 1999) and the house behind 525 and 527 North Patrick Street (approved in 1987) as examples of homes that the City approved through the SUP process. Staff would note that in each of these cases, there are significant differences which distinguish them from the present case. In regard to the rear of 913 Cameron Street, the proposed lot was approximately 3,000 square feet; the applicant provided the two required off-street parking spaces and the alley abutting the property was 15 feet. The proposed dwelling was also of a size more in keeping with others in the neighborhood. In regard to the two homes built back to back on Cromley and Yeaton Alley, those lots are also significantly larger, at 1,786 square feet each, than the subject property. Both of those homes also provided two required off-street parking spaces and provided the required 800 square feet of open space. Finally, with regard to the rear of 525 and 527 North Patrick Street, the proposed lot was 1,107 square feet, with a proposed dwelling of 2,936 square feet. In addition to having frontage on a 10 foot alley, the property is also accessed by an interior court known as Francis Court.

SUP#2004-0105
219 N. West Street

COMPATIBILITY WITH NEIGHBORHOOD CHARACTER

On the issue of compatibility with the surrounding neighborhood, the proposed house is to be built on an exceptionally small piece of land facing an alley. The subject property is only 910 square feet in area. The proposed dwelling will be out of character with other homes in the area. All other homes on this block have frontage on and are oriented to a public street. They are also of a larger mass and scale, consistent in size with one another. The proposed dwelling will have a footprint of only 407 square feet and a gross floor area of 814 square feet, not including the basement. This size is significantly smaller than other single family and townhouses in the area.

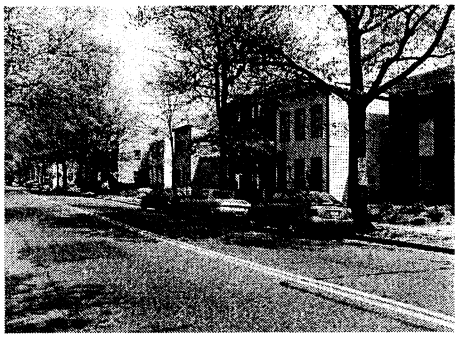
Houses in the 200 block of West Street and other areas of the neighborhood are oriented towards the street.



Looking south along east side 200 block of West St



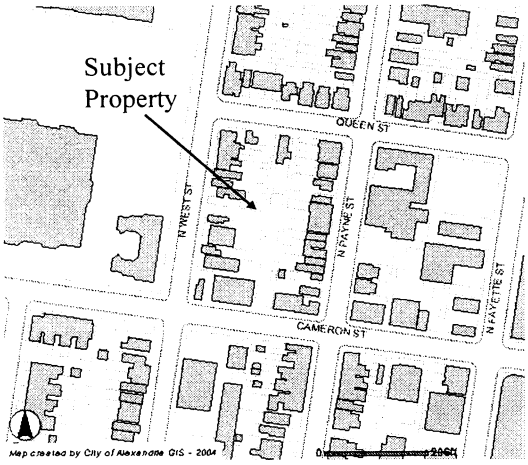
Looking south along west side 200 block West St



Looking north along east side 200 block of West St



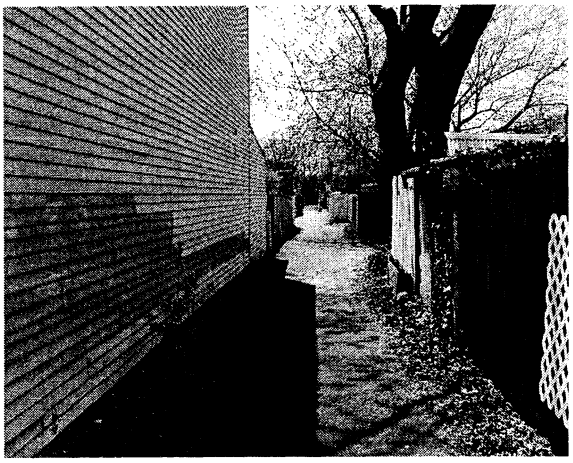
Looking north along west side of 200 block West St



Lot Size:
The subject property is 910 square feet in area. Of 131 lots in the immediate vicinity of the subject property, the median lot size is 1,542 square feet. The small size of this property makes it difficult to construct a dwelling comparable in size with other dwellings in the neighborhood.

Required Variances:
Development of the property will require variances to required open space, setbacks and yard devoted to parking. The proposed dwelling will provide 370 square feet of open space, less than half of the required 800 square feet. The proposed parking space will cover 100% of the required front yard, necessitating a variance to the requirement that at least 50% of the yard remain open. In regard to setbacks, a variance of four feet will be required to locate the dwelling 20 feet from the rear property line. In most other cases, the applicant would be required to obtain these approvals first. However, in this case, because the SUP will determine whether the property can even be developed, it is appropriate to address this issue first.

PARKING:
The proposed dwelling will have access to an alley that is only 10 feet wide. The applicant is proposing a parallel parking space to serve the dwelling, but will still need approval of a SUP for a parking reduction for one less space than required. The proposed parallel parking space appears problematic. While the applicant indicates that an access easement will be granted from the adjoining property, it is not clear how someone parking a vehicle will be able to maneuver into this parallel space. There is a utility pole situated on or close to the property line between the two properties in the area where the applicant indicates an easement will be granted. There is also a fence running between the subject property and the easement property. It appears that both the fence and the pole will have to be removed or relocated to provide the easement. The applicant has not adequately shown that access can be accomplished.



Alley looking south from Queen Street



Alley looking north from Cameron Street

RECOMMENDATION

It appears that the applicant can combine or sell the subject property with the adjoining property immediately to the west to create a lot that could accommodate a dwelling that would be more in keeping with others in the neighborhood, and which would more closely comply with zoning standards for a single family dwelling.

Based on the above, staff recommends denial of the requested Special Use Permit.

Previous Case Materials

III. RECOMMENDED CONDITIONS

Staff recommends denial of this application. If the City Council should approve this Special Use Permit, staff would ask that the following conditions be imposed:

1. The applicant shall remove the existing fence on the adjoining property to the north in the area where the proposed parallel parking space is proposed. (P&Z)

2. The applicant shall relocate the existing utility pole on the adjoining property to the north to accommodate the proposed parallel parking space or show how the parking space can be accommodated with the pole remaining, to the satisfaction of the Director of P&Z. (P&Z)

3. The applicant shall provide a landscape plan to be approved by the Director of P&Z. (P&Z).

4. Improve the alley that runs north-south past the property with a material that permits automobiles to use the alley to the satisfaction of the Directors of P&Z and T&ES. (P&Z)

5. A PLOT PLAN showing all improvements/alterations to the site must be approved by T&ES building before a building permit can be issued. (T&ES)

6. Applicant shall be responsible for repairs to the adjacent city right-of-way if damaged during construction activity. (T&ES)

7. If construction of the residential units result in land disturbing activity in excess of 2500 square feet, the applicant is required to comply with the provisions of Article XIII of the City's zoning ordinance for stormwater quality control. (T&ES)

8. City Code Section 8-1-22 requires that roof, surface and sub-surface drains be connected to the public storm sewer system. Where storm sewer is not available applicant must provide a design to mitigate impact of stormwater drainage onto adjacent properties and to the satisfaction of the Director of Transportation & Environmental Services. (T&ES)

9. Provide an easement for a water line from North West Street to the subject property to the satisfaction of the Director of P&Z and T&ES. (P&Z)

Previous Case Materials

10. **CONDITION AMENDED BY THE PLANNING COMMISSION:** ~~The building shall include a monitored sprinkler system in conformance with NFPA 13d or other alternative to the satisfaction of the Director of Code Enforcement.~~
The building shall include a sprinkler system in conformance with NFPA 13 or other alternative to the satisfaction of the Director of Code Enforcement. (Code) (PC)

11. Sprinkler coverage shall be extended to any concealed combustible spaces to the satisfaction of the Director of Code Enforcement. (Code)

12. There shall be separate fire and domestic water service to the building, provided to the satisfaction of the Director of Code Enforcement. (Code)

13. **CONDITION AMENDED BY THE PLANNING COMMISSION :** The ~~building~~ exterior of the building shall be constructed of ~~fire suppressant material~~, non-combustible material, including hardiboard siding and metal roofing ~~and a concrete slab floor~~ to the satisfaction of the Director of Code Enforcement. (P&Z) (PC)

14. The building eaves shall be boxed and every chimney and/or stovepipe shall be covered by a nonflammable screen with mesh no larger than 1/8 inch to the satisfaction of the Director of Code Enforcement. (P&Z)

15. Call Alexandria Archaeology immediately (703-838-4399) if any buried structural remains (wall foundations, wells, privies, cisterns, etc.) or concentrations of artifacts are discovered during development. Work must cease in the area of the discovery until a City archaeologist comes to the site and records the finds. (OHA)

16. The above statement must appear in the General Notes of the site plan so that on-site contractors are aware of the requirement. (OHA)

17. The applicant is to contact the Crime Prevention Unit of the Alexandria Police Department at 703-838-4520 regarding locking hardware and alarms for the new home. This is to be completed prior to the commencement of construction.

18. **CONDITION ADDED BY THE PLANNING COMMISSION:** Water service shall be brought through the alley from Queen Street.

19. **CONDITION ADDED BY THE PLANNING COMMISSION:** The owner shall participate annually in the Fire Protection Systems Retesting Program as part of continued maintenance of the fire sprinkler system.

20. **CONDITION ADDED BY THE PLANNING COMMISSION:** A monitored fire alarm system shall be installed and maintained within the dwelling.

21. **CONDITION ADDED BY THE PLANNING COMMISSION:** The alley will be named for prompt identification of the property and there will be a gate in the fence between the properties in question for access off of West Street.

STAFF: Eileen Fogarty, Director, Department of Planning and Zoning;
Richard Josephson, Deputy Director

Staff Note: 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

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

Transportation & Environmental Services:

C-1 All utilities serving this site shall be placed underground. (Sec. 5-3-3)

C-2 Pay sanitary sewer tap fee prior to issuance of a building permit.(Sec. 5-6-25)

C-3 Any work within the right-of-way requires a separate permit from T&ES.(Sec. 5-3-61)

R-1 A PLOT PLAN showing all improvements and alterations to the site must be approved by T&ES prior to issuance of a building permit.

R-2 Applicant shall be responsible for repairs to the adjacent city right-of-way if damaged during construction activity.

R-3 If construction of the residential units result in land disturbing activity in excess of 2500 square feet. The applicant is required to comply with the provisions of Article XIII of the City's zoning ordinance for stormwater quality control.

R-4 City Code Section 8-1-22 requires that roof, surface and sub-surface drains be connected to the public storm sewer system. Where storm sewer is not available applicant must provide a design to mitigate impact of stormwater drainage onto adjacent properties and to the satisfaction of the Director of Transportation & Environmental Services.

F-1 The lot is less than 2500 sq. feet and is exempt from C-bay and E&S requirements.

Code Enforcement:

C-1 All exterior walls within 5 feet from an interior property line shall have a fire resistance rating of 1 hour, from both sides, with no openings permitted within the wall. As alternative, a 2 hour fire wall may be provided. This condition is also applicable to skylights within setback distance.

C-2 Prior to the issuance of a demolition permit or land disturbance permit, a rodent abatement plan shall be submitted to Code Enforcement that will outline the steps that will taken to prevent the spread of rodents from the construction site to the surrounding community and sewers.

Previous Case Materials

C-3 Roof drainage systems must be installed so as neither to impact upon, nor cause erosion/damage to adjacent property.

C-4 A soils report must be submitted with the building permit application.

C-5 New construction must comply with the current edition of the Uniform Statewide Building Code (USBC).

C-6 Construction permits are required for this project. Plans shall accompany the permit application that fully detail the construction as well as layouts and schematics of the mechanical, electrical, and plumbing systems.

C-7 Permission from adjacent property owners is required if access to the adjacent properties is required to complete the proposed construction. Otherwise, a plan shall be submitted to demonstrate the construction techniques utilized to keep construction solely on the referenced property.

C-8 A wall location plat prepared by a land surveyor is required to be submitted to this office prior to requesting any framing inspection.

Health Department:

F-1 No comments.

Police Department:

R-1 The applicant is to contact the Crime Prevention Unit of the Alexandria Police Department at 703-838-4520 regarding locking hardware and alarms for the new home. This is to be completed prior to the commencement of construction.

Office of Historic Alexandria:

F-1 The G.M. Hopkins Insurance Atlas indicates that a house was present on this lot in 1877. The property therefore has the potential to yield archaeological resources that could provide insight into domestic activities in 19th -century Alexandria.

R-1 Call Alexandria Archaeology immediately (703-838-4399) if any buried structural remains (wall foundations, wells, privies, cisterns, etc.) or concentrations of artifacts are discovered during development. Work must cease in the area of the discovery until a City archaeologist comes to the site and records the finds.

Previous Case Materials

R-2 The above statement must appear in the General Notes of the site plan so that on-site contractors are aware of the requirement.

Virginia American Water Company:

1. VAWC did not receive a site plan with this report

2. There is currently no existing water main in the public alley facing this site.

3. VAWC could install a domestic service from the 8" main in N. West St. to just behind the curb + gutter on N. West St. The remainder of the service line, from the meter setting to the proposed residence would be installed, owned, and maintained by the property owner. An easement would need to be obtained by the property owner of lot 31 from the property owner of lot 30 to install the portion of the service line from the meter setting across lot 30's property.

Previous Case Materials

HART, CALLEY, GIBBS & KARP, P.C.

ATTORNEYS AND COUNSELLORS AT LAW

307 NORTH WASHINGTON STREET
ALEXANDRIA, VIRGINIA 22314-2557

HARRY P. HART
MARY CATHERINE H. GIBBS
HERBERT L. KARP

TELEPHONE (703) 836-5757
FAX (703) 548-5443
hcgk.law@verizon.net

OF COUNSEL
CYRIL D. CALLEY

RETIRED
ROBERT L. MURPHY, 2001

September 7, 2005

PC Docket Item #10
SUP 2004-0105

Mr. Art Dahlberg
Director of Code Enforcement
City of Alexandria
301 King Street, Room 4200
Alexandria, Virginia

Re: 219 A North West Street (rear)

Dear Mr. Dahlberg:

Pursuant to our discussion with Mr. William Everard, Ms. Sarah Allen's Fire Safety expert, and yourself. This is to confirm that the following conditions would be deemed an acceptable level of equivalency to fire access as referenced in your letter of June 28, 2005 to Mr. Josephson:

1. The building shall include a sprinkler system in conformance with NFPA 13 or other alternative to the satisfaction of the Director of Code Enforcement (which was discussed this morning). A system design has been discussed with the Director of Code Enforcement that satisfies condition numbers 1 and 2 and has been agreed to by the Applicant.

2. Sprinkler coverage shall be extended to any concealed combustible spaces to the satisfaction of the Director of Code Enforcement. A system design has been discussed with the Director of Code Enforcement that satisfies condition numbers 1 and 2 and has been agreed to by the Applicant.

3. Water service shall be brought through the alley from Queen Street.

4. The exterior of the building shall be constructed of non-combustible material, including hardiboard siding and metal roofing to the satisfaction of the Director of Code Enforcement

Previous Case Materials

5. The building eaves shall be boxed and every chimney and/or stovepipe shall be covered by a nonflammable screen with mesh no larger than 1/8 inch to the satisfaction of the Director of Code Enforcement.

6. The owner shall participate annually in the Fire Protection Systems Retesting Program as part of continued maintenance of the fire sprinkler system.

7. A monitored fire alarm system shall be installed and maintained within the dwelling.

8. The alley will be named for prompt identification of the property and there will be a gate in the fence between the properties in question for access off of West Street.

Should you have any questions or comments, please do not hesitate to contact me.

Very truly yours,

Harry P. Hart

HPH/eah

cc: Richard Josephson
Sarah Allen
William Everard

C:\MyFiles\Current Clients\SarahAllen\Dahlberg.907.wpd

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Previous Case Materials ~~Docket Item #10~~

City of Alexandria, Virginia

MEMORANDUM

DATE: AUGUST 31, 2005

TO: CHAIRMAN AND MEMBERS OF PLANNING COMMISSION

FROM: RICH JOSEPHSON, DEPUTY DIRECTOR, PLANNING AND ZONING RJ

RE: SUP 2004-0105 - 219 A (rear) NORTH WEST STREET

These are two primary issues with regard to the above referenced case.

- The first issue is whether a home can be built on the property that provides a level of fire protection and safety acceptable to the Department of Code Enforcement; and

- The second issue is whether a home should be built on the property that would require a parking reduction and variances to zoning requirements, and that would result in construction of a dwelling not in keeping with the character of the surrounding neighborhood.

Fire Protection and Safety

This case was deferred at the May 3, 2005 Planning Commission meeting to allow the applicant time to meet with the Fire Department to address fire and safety issues. Subsequent to the May Planning Commission meeting, the Department of Code Enforcement had indicated in a memo dated June 3, 2005 (attached) that they do not support development of the rear parcel at 219 A (rear) North West Street " due to the lack of fire access to the site".

At the June 7, 2005 Planning Commission meeting, the case was again deferred to allow staff time to analyze a memo distributed at the hearing by the applicant's fire protection consultant in response to Code Enforcement concerns about the project.

The case was deferred again prior to the July 2005 Planning Commission meeting, at the request of the applicant, in order to work out with staff the details of the proposed conditions.

In a memo dated June 28, 2005 (attached), Code Enforcement provided a response to a request by the Planning Commission to evaluate other alley developments in the City and provide a comparison to the proposed development of 219 North West Street. Six properties were evaluated by Code Enforcement for proximity to streets, alleys or drive aisles as well as fire hydrants.

All of these developments, except for the one with access from Cromley Alley, were constructed between 1973 and 1988. According to Code Enforcement, the level of sophistication of fire and building codes has improved dramatically since then. The Cromley Alley development has better alley access than the subject property and has incorporated a series of fire safety enhancements.

In looking to achieve a level of fire equivalency with the development on Cromley Alley, Code Enforcement indicated that the subject property has not met this equivalency. Additional access improvements are needed. Code Enforcement would deem an acceptable level of equivalency to fire access only under certain conditions, which have been spelled out in their June 28, 2005 memo.

Compatibility

An equally important issue is that of compatibility. The proposed dwelling will be significantly smaller than other single family detached or attached homes in the immediate area. The applicant cites other alley homes that have been approved by the City in the past. However, these other alley homes have access to wider alleys or provide more parking or have more floor area than the proposed dwelling. Staff does not believe that variances and parking reductions should be granted to allow this development.

Conclusion

It is clear that the applicant has not resolved either the Fire Protection and Safety issue or the Compatibility issue with regard to this SUP request. Staff therefore continues to recommend denial of this application.

Attachments:
1) June 3, 2005 Code Enforcement memo
2) June 28, 2005 Code Enforcement memo w/ attachments
3) Planning and Zoning Staff Report w/ attachments

Previous Case Materials
ATTACHMENT 1

City of Alexandria, Virginia

MEMORANDUM

DATE: JUNE 3, 2005

TO: RICHARD JOSEPHSON, DEPUTY DIRECTOR, PLANNING AND ZONING

FROM: ART DAHLBERG, DIRECTOR, CODE ENFORCEMENT

SUBJECT: FIRE ACCESS ISSUES FOR 219 N. WEST STREET

The purpose of this memorandum is to inform you that Code Enforcement does not support development of the rear parcel located at 219 North West Street due to the lack of adequate fire access. The proposed dwelling will be located on the rear parcel of this subdivided lot which will be accessed solely from a substandard alley, which measures 9 feet in width. There will be no fire access from North West Street should the front parcel be developed, which will limit fire fighting operations to the rear alley. The lot is approximately 160 feet away from access on Queen Street and 213 feet away from access on Cameron Street. The nearest fire hydrants are over 200 feet away from the lot.

The submitted proposal is unique for this alley in that all other structures located along the alley have access from either West Street or Payne Street. This structure will be solely accessible off the alley. The narrow public alley does not provide enough width for fire apparatus to enter the site or for firefighters to remove equipment from apparatus once in the alley. In addition, only one or two piece of fire apparatus will be able to enter the alley if necessary, thus severely limiting the Fire Department's ability to allocate adequate firefighting resources to a fire emergency at this site. While other projects constructed in alleys in a few selected areas of the City have employed the use of fire sprinkler systems as well as fire resistant exterior treatments, those projects had better fire access than this project. The installation of a sprinkler system will not overcome the fire access deficiencies. Moreover, the Fire Department requires access to a fire hydrant within 100 feet of a fire sprinkler connection. In this instance, that is not possible.

Finally, the design of this lot with the primary access off an alley will be difficult for fire and police to locate in an emergency. Without proper access off West Street, emergency units will respond to West Street and attempt to locate the structure, which will delay response times to this site, causing possible further harm and damage to the property and occupants of the proposed structure.

While Code Enforcement works with the vast majority of property owners to develop their proposed projects, there are usually several site characteristics that provide an opportunity to work with design alternatives to make a project work. In the instance of 219 N. West Street, the site characteristics are too confined to allow alternatives to be employed. As such, the Code Enforcement Bureau does not support development of this lot as a stand alone parcel off the alley. The conditions that were discussed at the previous Planning Commission meeting were merely drafted as a fall back position

in case the Planning Commission decided to recommend approval. These conditions are an attempt to find a level of equivalency to fire access. Despite doing the best to look at alternatives from all angles, we have been unable to find the right combination of design alternatives that will provide the proposed project with a level of equivalency to adequate fire access. The incorporation of conditions comprising design alternatives involving a full NFPA 13 sprinkler system; separate fire and domestic water lines; fire sprinklering of all concealed combustible spaces; the design of the structure with fire resistant exterior materials such as hardiboard siding and a metal roof; and the limitation of surrounding exposures will provide a structure that is far superior in fire and life safety features than other homes in the area. Yet, despite these superior features, they cannot overcome the lack of access into the site by firefighters and emergency medical personnel. The narrow width of the alley, and the depth at which this project is located precludes the Fire Department from entering the alley and utilizing firefighting equipment and fire hoses to extinguish a fire solely from within this alley. The confines of the alley width create too restrictive an operational element for the alley to be considered the primary entry point for a fire incident at this location.

Therefore, the view of the Code Enforcement Bureau has not changed and remains the same as when this project was first submitted; which is that Code Enforcement does not support development of this rear parcel due to the lack of fire access to the site.

Please let me know if I can provide further information.

cc: Gary Mesaris, Fire Chief

Previous Case Materials
Attachment 2

City of Alexandria, Virginia

MEMORANDUM

DATE: **JUNE 28, 2005**

TO: **RICHARD JOSEPHSON, DEPUTY DIRECTOR, PLANNING AND ZONING**

FROM: **ART DAHLBERG, DIRECTOR, CODE ENFORCEMENT**

SUBJECT: **CITY ALLEY DEVELOPMENT FIRE ACCESS EVALUATION AND COMPARISON FOR 219 N. WEST STREET.**

This memorandum is in response to the request by Planning Commission to evaluate other alley developments in the City and provide a comparison to the proposed development of 219 N. West Street. In addition, the Commission requested a review of additional fire safety measures and an assessment by the applicant's fire protection engineer, as presented by Mr. Bud Hart on behalf of the applicant, Ms. Sarah Allen, at the July Planning Commission Meeting.

There are six properties that meet the classification of alley development within the City of Alexandria. These properties are identified as follows:

Captains Landing (207 to 213 S. Union Street)
913 Cameron Street
Cromley Alley (1110 Cromley Alley)
Francis Court (501 Francis Court)
Pitt Mews (200 block N. Pitt Street)
416 to 418 S. Saint Asaph Street

Below is an assessment of each project:

Captain's Landing

Captain's landing consists of eight townhomes situated in the 200 block of South Union Street. The address range of this project is 207 to 213A S. Union Street. The project was built in 1973 and is located behind a front parking lot. The first set of homes are 88 feet from S. Union Street. A 25 foot wide drive aisle provides access to within 15 feet of the nearest structure. The site can also be accessed from an alley off the 100 block of Duke Street. That alley is twelve feet wide and is 201 feet long. The nearest hydrant is located at Duke and Union Streets and is 151 feet from the project. The project does not have any enhanced fire safety features.

913 Cameron Street

This project consists of one single family dwelling constructed in 1986. The project is accessed from a 4 foot wide pedestrian walkway off Cameron Street. The walkway runs 130 into the property to the structure. The project is also accessed off a rear alley that runs between Alfred and Patrick

Streets. The alley is 11 feet wide. Within the alley, the structure is located 130 feet from Alfred Street and 104 Feet from Patrick Street. The nearest hydrant is located at Queen and Patrick Streets and is 130 feet from the structure. The project does not have any enhanced fire safety features.

Cromley Alley

This project was constructed in 2000. It is located off two alleys. Cromley Alley is 10 feet wide and the structure is located within 117 feet of Fayette Street off this alley. The project is also accessed off Yeaton Alley which runs between Fayette Street and Henry Street and is 10 feet wide. The structure is located 100 feet from Fayette Street and 100 feet from Henry Street. The nearest hydrant is located at Queen and Fayette Streets and is 175 feet from the structure. The project has a series of fire safety enhancements which include a fire suppression system, a fire alarm system, and non-combustible exterior construction.

Francis Court

This project was constructed in 1988 and is located off three alleys. The alleys are 11 feet wide. The project is 80 feet from Patrick Street and 180 feet from Alfred Street. The third access point off Patrick Street is 260 feet from the structure. The nearest hydrant is located at Pendleton and Patrick Streets and is 240 feet from the structure. There are no special fire safety enhancements to this structure.

Pitt Mews

This project was constructed in 1977. It is located off the 200 block of North Pitt Street. The alley is 20 feet wide. The nearest structure is 60 feet from Pitt Street. The alley narrows to 10 feet past the most remote structure in the development. That structure is 150 feet from N. Royal Street. The nearest hydrant is located at Cameron and Pitt Streets and id 150 feet away from the project. There are no special fire safety enhancements to these structures,

416 to 418 S. Saint Asaph Street

This project consists of two homes constructed in 1975. These homes are accessed off an 11 foot wide alley. The homes are 44 feet away from S. Saint Asaph Street. The nearest hydrant is located at Saint Asaph and Wilkes Streets and is 264 feet from the structures. There are no special fire safety enhancements to these structures.

With the exception of Cromley Alley, all of these projects were constructed between 1973 and 1988. Since 1988, the level of sophistication in building and fire prevention codes has improved dramatically and thus Cromley Alley is the only property germane to discussion of the current proposed development at 219 N. West Street. The project at Cromley Alley provides the best level of equivalency for fire access in that the property has three alley access points (two off Fayette Street and one off Henry Street). The greatest distance to access the property from an alley does not exceed 117 feet, with a hydrant within 175 feet. The structures are equipped with a fire suppression system, a fire alarm system and non-combustible exterior construction.

The proposed development at 219 N. West Street differs significantly from the Cromley Alley project in that there are only 2 access points off a 9 foot wide alley. While the south end of the alley appears wide, there is an undeveloped parcel in the middle which, when constructed, will limit the

alley to 9 feet wide. The site is located deep within the alley approximately 160 feet away from access on Queen Street and 213 feet away from access on Cameron Street. The nearest hydrant is approximately 210 feet away from the site off Queen Street, which exceeds the 100 foot maximum distance from the fire department connection on the structure to the nearest hydrant.. The project, as proposed, would be solely accessible from the alley. This in itself, presents a challenge for firefighters to provide the necessary equipment for firefighting in an expeditious manner.

The conditions proposed in May to the Planning Commission are the best possible enhancements in an attempt to achieve a level of equivalency to fire access. While these conditions come close to fire access equivalency, they do not meet it. The subsequent proposals made by the applicant at the June Planning Commission Meeting are further enhancements in an attempt to reach this level of equivalency. The participation in the Fire Protection Systems Retesting Program will help ensure proper operation of the sprinkler system. Providing a pedestrian easement through the adjoining property to the rear lot from North West Street is an improvement. The width of 3 feet is too narrow for use by firefighters in full firefighting equipment. A four foot wide easement is more functional. The exact design and layout of the easement has not been provided to Code Enforcement for review. Such a design would need to provide not only a pedestrian access path, but sufficient unobstructed open space for firefighters to set up ladders and pull hoses to the entire building face of the proposed development. In addition, the access easement would also have to serve an underground fire line leading to a free standing fire department connection located at North West Street. If an acceptable design can be provided to Code Enforcement, then the following conditions would be deemed an acceptable level of equivalency to fire access:

1. The building shall include a sprinkler system in conformance with NFPA 13 or other alternative to the satisfaction of the Director of Code Enforcement. (Code)

2. Sprinkler coverage shall be extended to any concealed combustible spaces to the satisfaction of the Director of Code Enforcement. (Code)

3. There shall be separate fire and domestic water service to the building, provided to the satisfaction of the Director of Code Enforcement. (Code)

4. The exterior of the building shall be constructed of non-combustible material, including hardiboard siding and metal roofing to the satisfaction of the Director of Code Enforcement. (Code)

5. The building eaves shall be boxed and every chimney and/or stovepipe shall be covered by a nonflammable screen with mesh no larger than 1/8 inch to the satisfaction of the Director of Code Enforcement. (Code)

6. The owner shall participate annually in the Fire Protection Systems Retesting Program as part of continues maintenance of the fire sprinkler system. (Code)

7. A monitored fire alarm system shall be installed and maintained within the dwelling. (Code)

Previous Case Materials

8. A four foot wide fire access easement beginning at N. West Street and extending to the property, with sufficient, unobstructed open space for firefighters shall be designed to the satisfaction of the Director of Code Enforcement.

9. The fire access easement shall serve an underground fire line leading to a free standing fire department connection located at North West Street which shall tie into the sprinkler system of the proposed dwelling to the satisfaction of the Director of Code Enforcement. (Code)

Please let me know if I can provide further information.

Attachments (Alley Development Exhibits)

cc: Gary Mesaris, Fire Chief

CAPTIAN'S LANDING

Previous Case Materials

207 - 213 S. Union Street



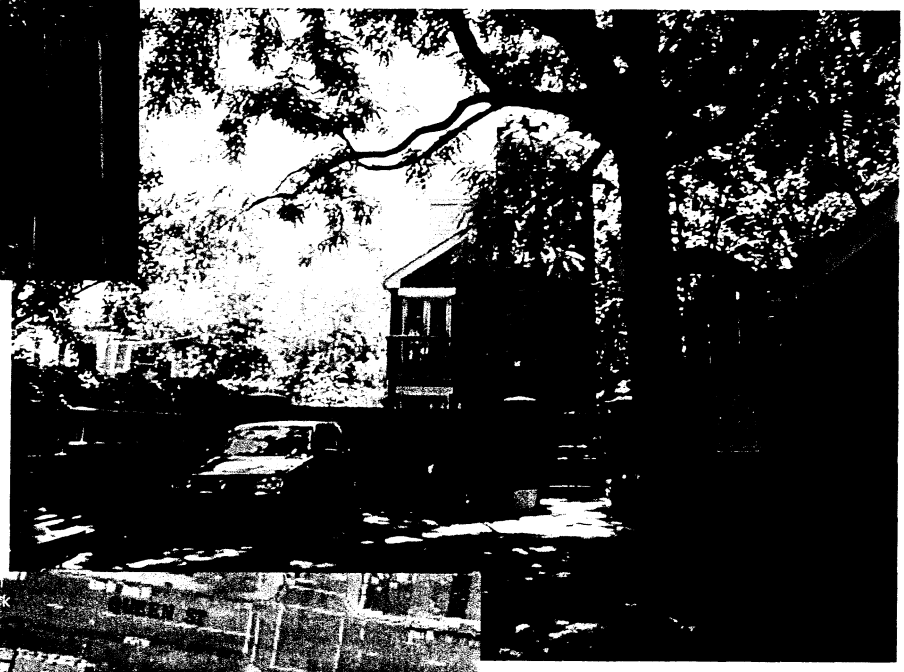




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913 Cameron Street







Map created by City of Alexandria GIS - 2004

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CROMLEY ALLEY

Previous Case Materials

1110 CROMLEY ALLEY







Map created by City of Alexandria GIS - 2004

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PITT MEWS
200 Blk. N. Pitt Street





FRANCIS COURT
501 Francis Court







416 to 418 S. Saint Asaph Street

Previous Case Materials



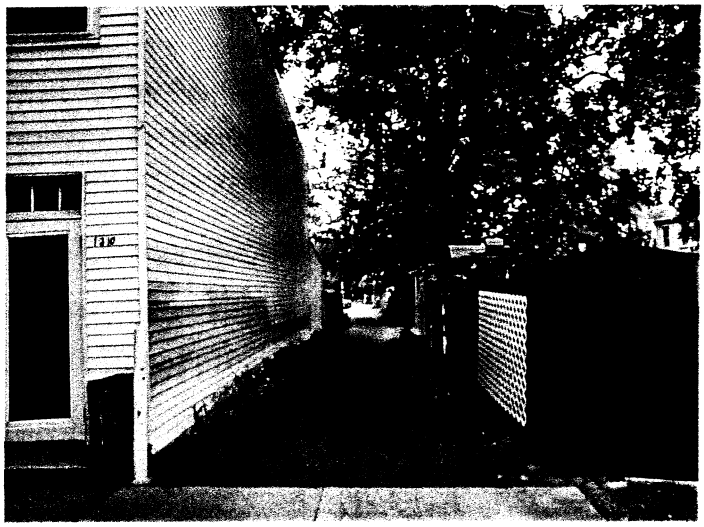


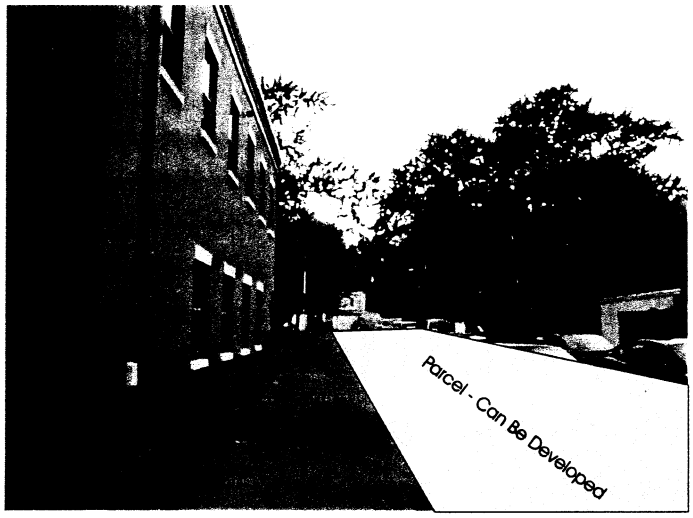


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Previous Case Materials

219 N. West Street









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Previous Case Materials

APPLICATION for SPECIAL USE PERMIT # 2004-0105

REVISED

[must be typed or black ink or type]

PROPERTY LOCATION: Lot 31 Block 2 - 219 West St, N, Rear

TAX MAP REFERENCE: 064.03.02-31 ZONE: RB

APPLICANT Name: Sarah Allen

Address: 221 West St, N, Alexandria, VA 22314

PROPERTY OWNER Name: Sarah Allen

Address: 221 West St, N, Alexandria, VA 22314

PROPOSED USE: Single Family Residence —Request Special Use Permit (1) to construct a single family dwelling on a "grandfathered" out lot zoned RB based on Section 7-1007 of the Alexandria Zoning Ordinance, which states, "Whenever a unit of land otherwise useable as a building site does not have frontage on a public street, it shall be deemed to meet the street frontage requirement if a special use permit is granted." (2) and to reduce parking to one compact space.

THE UNDERSIGNED hereby applies for a Special Use Permit in accordance with the provisions of Article XI, Section 11-500 of the 1992 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 hereby attests that all of the information herein provided and specifically including all surveys, drawings, etc., required to be furnished by the applicant are true, correct and accurate to the best of their knowledge and belief.

The applicant is hereby notified that any written materials, drawings or illustrations submitted in support of this application and any specific oral representations made to the Planning Commission or City Council in the course of public hearings on this application will be binding on the applicant unless those materials or representations are clearly stated to be non-binding or illustrative of general plans and intentions, subject to substantial revision, pursuant to Article XI, Section 11-207(A)(10), of the 1992 Zoning Ordinance of the City of Alexandria, Virginia.

Sarah Allen Sarah Allen 3/21/2005

Print Name of Applicant or Agent *Signature*

221 West St, N, 703.739.0127

Mailing/Street Address *Telephone # Fax #*

sarahallen_16@yahoo.com

Alexandria, VA 22314 March 30, 2005

City and State *Zip Code* *Date*

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

Application Received: _____ Date & Fee Paid: _____ $_____

ACTION - PLANNING COMMISSION:

_____

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Previous Case Materials

ACTION - CITY COUNCIL: REVISED

07/26/99 p:\zoning\pc-appl\forms\app-sup1

[*must use black ink or type*]

Special Use Permit # 2004-0105

REVISED

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)* [X] 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.

_Sarah Allen 221 West St, N, Alexandria, VA 22314 100%

_

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.

2. Submit a floor plan and a plot plan with parking layout of the proposed use. One copy of the plan is required for plans that are 8½" x 14" or smaller. Twenty-four copies are required for larger plans or if the plans cannot be easily reproduced. The planning director may waive requirements for plan submission upon receipt of a written request which adequately justifies a waiver. This requirement does not apply if a Site Plan Package is required.

Previous Case Materials

REVISED

Special Use Permit # 2005-0105

NARRATIVE DESCRIPTION

3. The applicant shall describe below the nature of the request in detail so that the Planning Commission and City Council can understand the nature of the operation and the use, including such items as the nature of the activity, the number and type of patrons, the number of employees, the hours, how parking is to be provided for employees and patrons, and whether the use will generate any noise. (Attach additional sheets if necessary)

This is a request for a Special Use Permit (1) to construct a carriage house (single family residence) on an out lot at 219 West St. N, which abuts the alley parallel to West Street (an application has been made to name the alley after one of the early residence—Bernice Jones) and has been grandfathered in under Section 3-707(B) of the Alexandria Zoning Ordinance (see attached city letter dated Oct 13, 2004) and (2) to reduce parking to one compact parking space.

Out lot

The lot was divided and deeded to Lucy White from Frederick Gaines in 1915 (see attached deed). Census records of 1920 show that Lucy White was the head of the household and lived on the property with her two daughters (attached). Early tax records show that there was a single family detached house with two rooms on the property. The house was wood with wood stairs (possibly two story) and a tin roof, had electricity supplemented by oil lamps, a sink and galvanized pipes, but the bathroom was outside. The house was among many others that filled the lots in this area. The attached 1912 Sanborn Map shows many wagon sheds and dwellings facing the alley, for instance 205 ½, 215 ½, 200 ½, 1307 ½, 219 ½ (Lucy White). Lucy White's house was demolished around 1943, and the alley has lost many other alley buildings and wagon sheds that were characteristic of the Parker Gray area at the turn of the century and on into 1940s...

After the house was demolished, the property became an eyesore—overgrown with weeds, full of litter and animal pens, and a home for rats and drug paraphernalia. This property is across from a school and was totally neglected until I bought the property next door and cleaned up the lot. I have cared for the lot, kept it mowed and free of litter for about 10 years and subsequently bought the property in 2003.

I have worked with the planning and zoning department to try to come up with a plan that satisfies the requirements and is in keeping with the character of the neighborhood. When I submitted my first plan, I was told that I needed to meet requirements concerning fire prevention and parking. I hired an engineer to address the fire code issues. The architect addressed the parking access. With some feedback, I decided to submit a new plan with reduced height and mass better scale, I will need a special use permit for one compact parking space. The house meets the rear yard setback —ground to eave is 13' and rear of house is 8' plus ½ of the 10' alley for a total of 13' (Section 7-1003).

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The idea for this plan comes from studying other carriage houses in alleys or abutting alleys and the materials used in the Lucy White house—wood frame and a tin roof. Photos of these carriage houses are attached.

Alley houses are throughout historic Alexandria—Cromley Alley, Yeaton Alley (new construction), the houses in Pitt Mews and Captain's Row, 913 Cameron St, house behind 525 & 527 North Patrick St. are among many.

Given the number of Special Use Permits granted to others building on out lots and the number of houses and carriage houses that are in historic Alexandria, the fact that there was a house on this property in the early 1900s, I am requesting a Special Use Permit to build a carriage house on this out lot

Reduced Parking

The footprint of the proposed house is small—18.5' x 22' with one compact parallel parking space in the rear abutting the alley. I considered putting the parking under the house, but it would not be feasible because it would increase the height and mass of the carriage house. (Section 8-100(A)(4) Also, adding two parking spaces to the outside of the house would take away from the open space on this small lot. The lot is 18.5' x 50'; the proposed footprint of the house is 18.5' x 22', the requested compact parallel parking space is 18.5 x 8', and the open space is 18.5 x 20'.

In the block bordered by 200 West, N, 1300 Queen, 200 Payne, N, and 1300 Cameron, the majority of the lots are too small to provide 2 parking spaces and keep the open space at 800 sq ft. I polled 65 lots bordering the above streets, which surround 219 West St, N, Rear, and using the data from the Real Estate Assessment Database, I found the following:

65 Polled Lots
11 Commercial lots, parking lot, factory, mechanic, cola company, and apartment buildings
54 SF Residential Lots

54 SF Residential Lots

Lots Under 1980 sq ft	47	87%
Lots Over 1980 sq ft	7	13%
Vacant Lots Under 1980	3	(included in 47)

Lots Under 1600 sq ft	41	76%
Lots Under 1200 sq ft	19	35%
Lots Under 1011 sq ft	7	13%

Open Space – Providing 2 parking spaces

Less than 800 sq ft open space	46	85%
Less than 360 sq ft open space	23	43%

(Database does not provide parking space information so 333 sq ft was used for calculation)

Open Space - Providing 1 parking space

Less than 800 sq ft	40	74%
Less than 360 sq ft	10	19%

(Database does not provide parking space information so 166.5 sq ft was used for calculation)

SUP2005-00105
Previous Case Material

Two Parking Spaces - In this Parker Gray area (a good sample for all Parker Gray), 46 of the 54 lots—given their house square footage—are NOT large enough to consider two parking spaces and still provide the 800 sq ft open space. Twenty-three of the lots could not even provide 360 sq ft open space if they had to provide two parking spaces.

One Parking Space - Forty of the 54 lots—given their house square footage—are NOT large enough to provide one parking space and still provide the 800 sq ft open space. Ten of the lots could NOT even support 360 sq ft of open space if they had to provide one parking space.

Summary: Most of the lots in this area are small and cannot support 800 sq ft open space and even one parking space. In keeping with the rest of the neighborhood, I am requesting that I be granted a Special Use Permit for one compact parking space at the rear of the lot and adjacent to the alley. (see attaché plot plan.)

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Special Use Permit #_____

4

USE CHARACTERISTICS

4. The proposed special use permit request is for: *(check one)*

[X] a new use requiring a special use permit,
[ ] a development special use permit,
[ ] an expansion or change to an existing use without a special use permit,
[ ] expansion or change to an existing use with a special use permit,
[ ] other. Please describe: _____

5. Please 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).

_____n/a_____

_

_____

B. How many employees, staff and other personnel do you expect? Specify time period (i.e., day, hour, or shift).

_____n/a_____

_

6. Please describe the proposed hours and days of operation of the proposed use:

SUP2005-0105
Previous Case Materials

Day: Hours:

n/a

7. Please describe any potential noise emanating from the proposed use:

A. Describe the noise levels anticipated from all mechanical equipment and patrons.

n/a

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Previous Case Materials

Special Use Permit # 2005105

5

B. How will the noise from patrons be controlled?

n/a

8. Describe any potential odors emanating from the proposed use and plans to control them:

n/a

9. Please provide information regarding trash and litter generated by the use:

A. What type of trash and garbage will be generated by the use?

trash normally generated by residential use.

B. How much trash and garbage will be generated by the use?

normal amount generated by a small residence

C. How often will trash be collected?

weekly

D. How will you prevent littering on the property, streets and nearby properties?

normal maintenance by homeowner

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Previous Case Materials

Special Use Permit # 2005-0105

10. Will any hazardous materials, as defined by the state or federal government, be handled, stored,
or generated on the property?
[ ] Yes. [X] No.
If yes, provide the name, monthly quantity, and specific disposal method below:

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11. Will any organic compounds, for example paint, ink, lacquer thinner, or cleaning or degreasing
solvent, be handled, stored, or generated on the property?
[ ] Yes. [X] No.
If yes, provide the name, monthly quantity, and specific disposal method below:

12. What methods are proposed to ensure the safety of residents, employees and patrons?

n/a

ALCOHOL SALES

13. Will the proposed use include the sale of beer, wine, or mixed drinks?
[ ] Yes. [X] No.
If yes, describe alcohol sales below, including if the ABC license will include on-premises
and/or off-premises sales. Existing uses must describe their existing alcohol sales and/or service and identify any proposed changes in that aspect of the operation.

Special Use Permit #_____

PARKING AND ACCESS REQUIREMENTS

14. Please provide information regarding the availability of off-street parking:
A. How many parking spaces are required for the proposed use pursuant to section 8-200 (A) of the zoning ordinance? 2

41

B. How many parking spaces of each type are provided for the proposed use:
_____ Standard spaces
_____1_____ Compact spaces
_____ Handicapped accessible spaces.
_____ Other.
C. Where is required parking located? [X] on-site [ ] off-site *(check one)*
If the required parking will be located off-site, where will it be located:
_____
Pursuant to section 8-200 (C) of the zoning ordinance, commercial and industrial uses may provide off-site parking within 500 feet of the proposed use, provided that the off-site parking is located on land zoned for commercial or industrial uses. All other uses must provide parking on-site, except that off-street parking may be provided within 300 feet of the use with a special use permit.
D. 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.
15. Please provide information regarding loading and unloading facilities for the use:
A. How many loading spaces are required for the use, per section 8-200 (B) of the zoning ordinance? _____n/a_____
B. How many loading spaces are available for the use?
____n/a_____
C. Where are off-street loading facilities located?
_____n/a_____
_____
_____

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Previous Case Materials

Special Use Permit # 20050105

8

D. During what hours of the day do you expect loading/unloading operations to occur?

n/a

E. How frequently are loading/unloading operations expected to occur, per day or per week,
as appropriate?

n/a

16. Is street access to the subject property adequate or are any street improvements, such as a new turning lane, necessary to minimize impacts on traffic flow?
_ access to the property is adequate

SITE CHARACTERISTICS

17. Will the proposed uses be located in an existing building? [ ] Yes [X] No
Do you propose to construct an addition to the building? [ ] Yes [X] No
How large will the addition be? _____ square feet.

18. What will the total area occupied by the proposed use be?
_____ sq. ft. (existing) + _____ sq. ft. (addition if any) = _____sq. ft. (total)

19. The proposed use is located in: *(check one)*
[ ] a stand alone building [ ] a house located in a residential zone [ ] a warehouse
[ ] a shopping center. Please provide name of the center:

[ ] an office building. Please provide name of the building:

[ ] other, please describe:_Proposed compact parking space will be in rear of new carriage house adjacent to the alley that runs parallel to the 200 block of West St, N. and Payne St, N.

Previous Case Materials

Special Use Permit # 2005-0105
Supplemental Application I Parking Reduction

PARKING REDUCTION SUPPLEMENTAL APPLICATION

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).

1. Describe the requested parking reduction. (e.g. number of spaces, stacked parking, size, off-site location)

Request for a Special Use permit to reduce parking to one compact parallel parking space (18.5' x 8') in rear of proposed new construction of a carriage house abutting alley.

2. Provide a statement of justification for the proposed parking reduction.

In the block bordered by 200 West, N, 1300 Queen, 200 Payne, N, and 1300 Cameron, the majority of the lots are too small to provide 2 parking spaces and keep the open space at 800 sq ft. I polled 54 lots bordering the above streets, which surround 219 West St, N, Rear, using the data from the Real Estate Assessment Database and found the following:

Forty of the 54 lots—given their house square footage—are NOT large enough to provide ONE parking space and still provide the 800 sq ft open space. Ten of the lots could NOT even support 360 sq ft of open space if they had to provide one parking space.

The proposed parallel parking space has no obstacles. Parallel to the parking space is the alley. On one side is an open space/parking spaces/alley. One the other side is a fence that will be moved and the alley. The alley runs from Cameron to Queen and is parallel to the building site/lot at 219 West St, N Rear.

Summary: Most of the lots in the Parker Gray area are small and cannot support 800 sq ft open space and even one parking space. In keeping with the rest of the neighborhood, I am requesting that a Special Use Permit be granted for one compact parking space at the rear of the lot and adjacent to the alley. (see attaché plot plan.)

Easement will be granted from 221 N. West to 219 N. West, Rear for crossover at point of parallel parking.

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SUP2005-0105 Previous Case Materials

REVISED

3. Why is it not feasible to provide the required parking?

The footprint of the proposed house is small—18.5' x 22' with one proposed compact parallel parking space in the rear abutting the alley. I have requested one compact packing space because putting the parking under the house would not be feasible because it would increase the height and mass of the carriage house. (Section 8-100(A)(4) Also, adding two parking spaces to the outside of the house would take away from the open space on this small lot. The lot is 18.5' x 50'; the proposed footprint of the house is 18.5' x 22', the requested compact parking space is 18.5 x 8', and the open space is 18.5 x 20'. From the measurements listed, the footprint of the house is only two feet longer than the open space. The FAR for the house is at .55 instead of the allowed .75. this was done in an effort to scale down the size of the project to allow as much open space as possible and to provide at least one compact parking space without affecting the height, scale and mass of the project.

---

4. Will the proposed reduction reduce the number of available parking spaces below the number of existing parking spaces? Yes

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.

Parking in the neighborhood has never been a problem. I live in the house next door and there is always plenty of parking on the street. Both apartment buildings provide onsite parking for their tenants. Three new homes directly behind 219 West St, N, Rear (subject property) provide one parallel space for each of the three dwellings.

Most of the other houses have one parking space, at the loss of their open space since the lots in this area are too small to provide two parking spaces and 800 sq ft of open space.

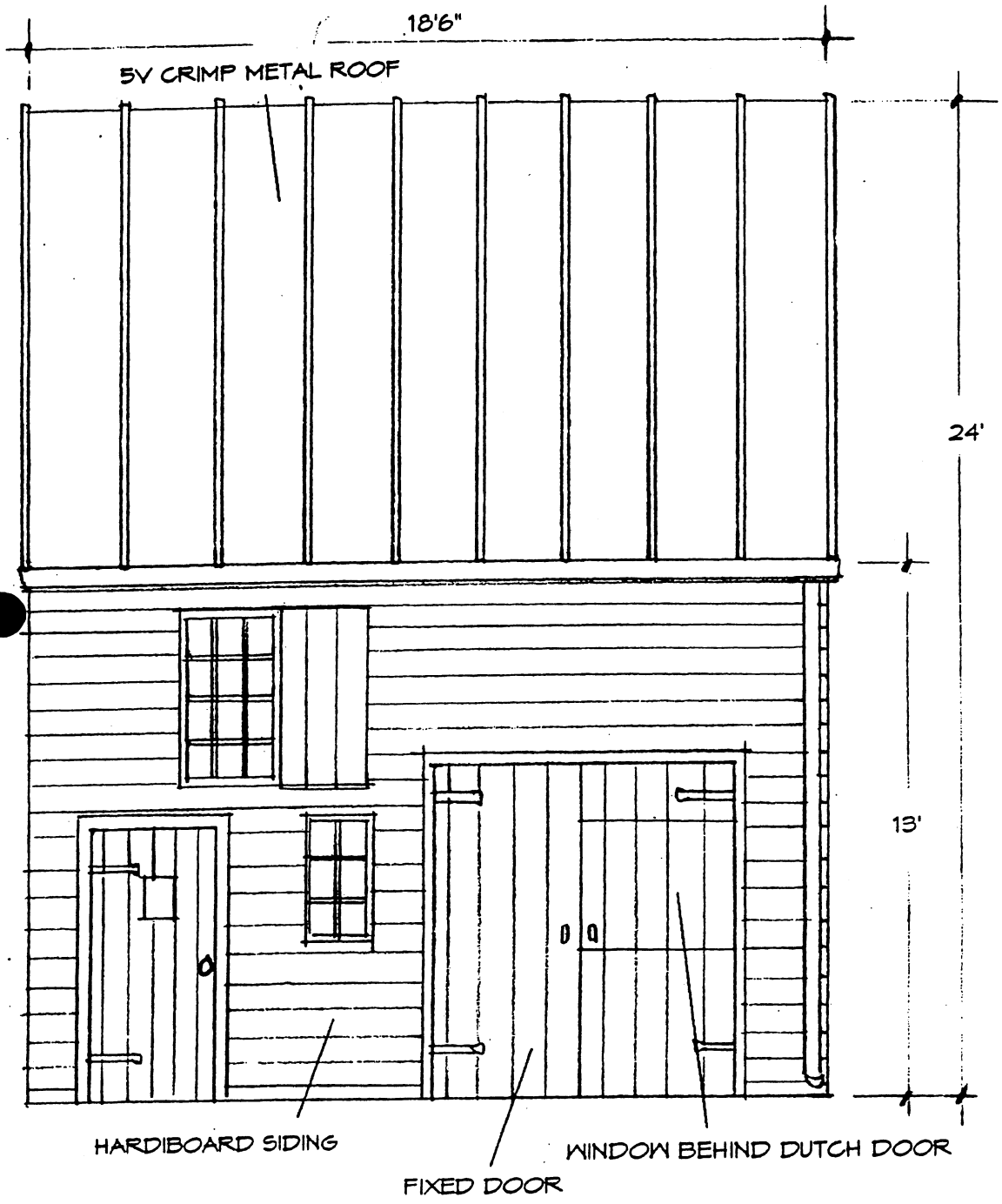
The property is located between two subway stops and a bus stop on West St. With public transportation so convenient, owners are less likely to have more than one care per household.

No, there will not be a negative impact on the surrounding neighborhood since the proposed house is small with room for only one or two people, therefore one compact parking space will be adequate for the household.

Previous Case Materials

SW2005-0105

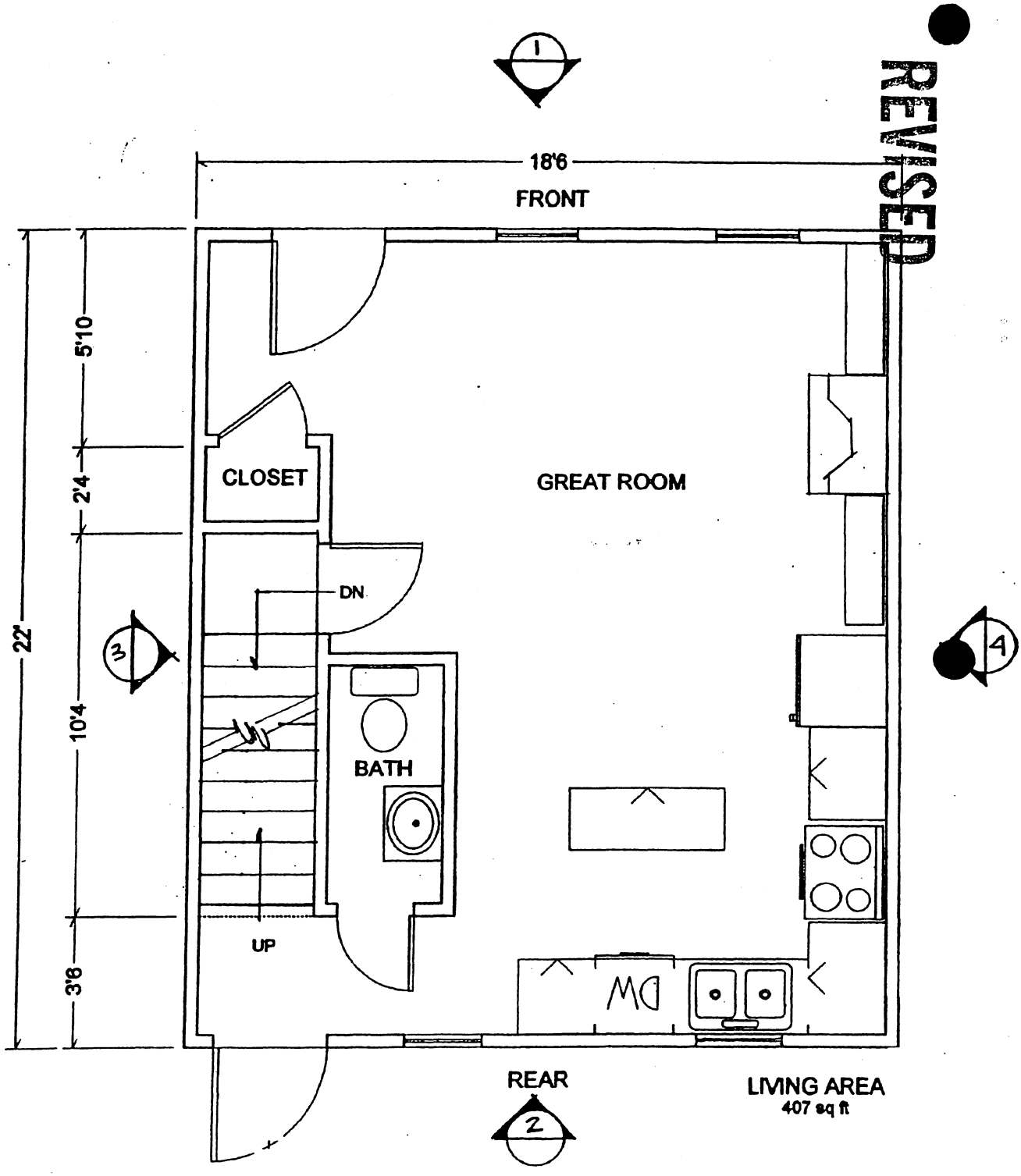
REVISED



2 ELEVATION - REAR

1/4" = 1'

Previous Case Materials
SUP2005-0105



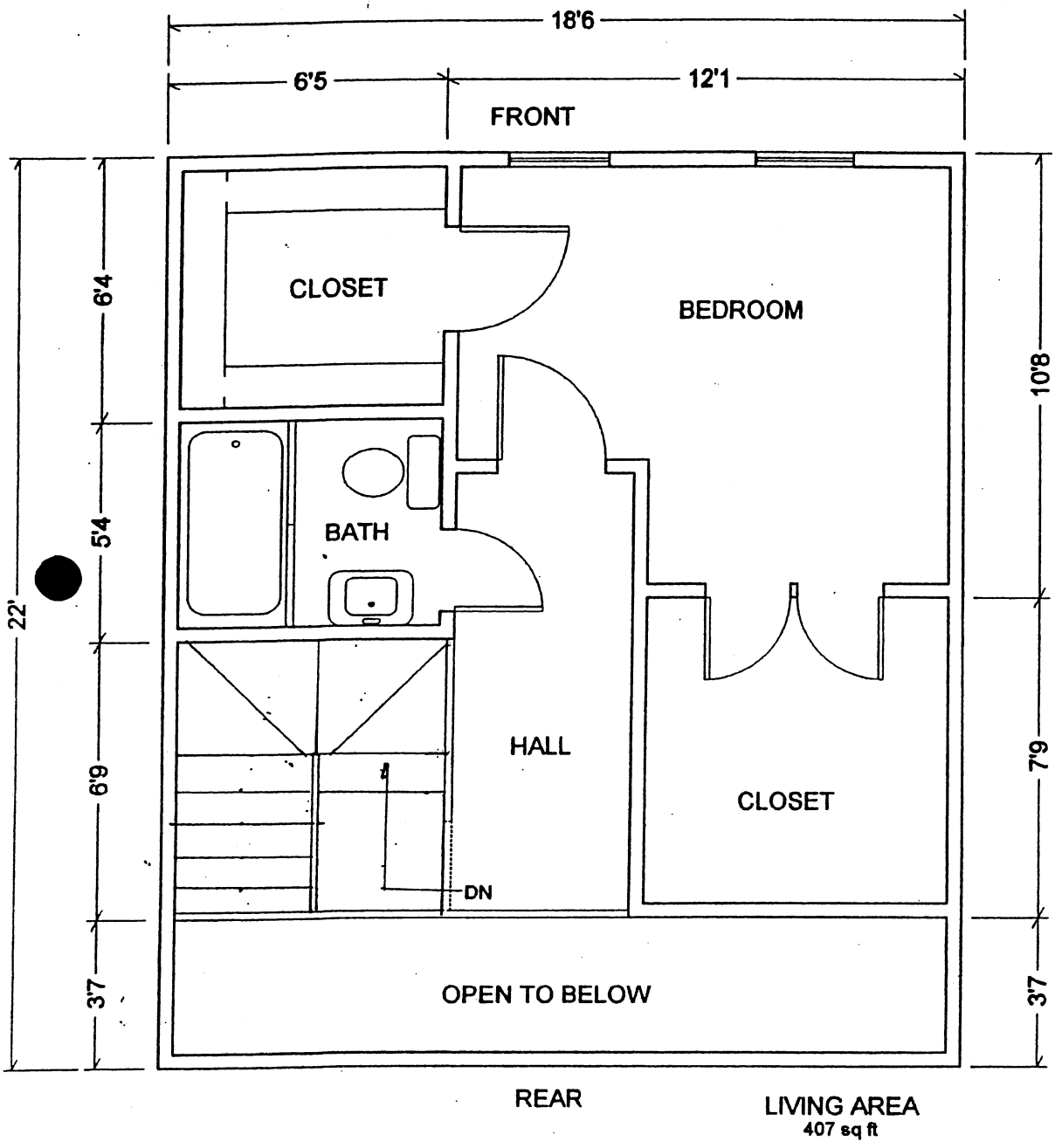
1 PLAN - FIRST FLOOR

1/4" = 1'

Previous Case Materials

Sep 2005-0105

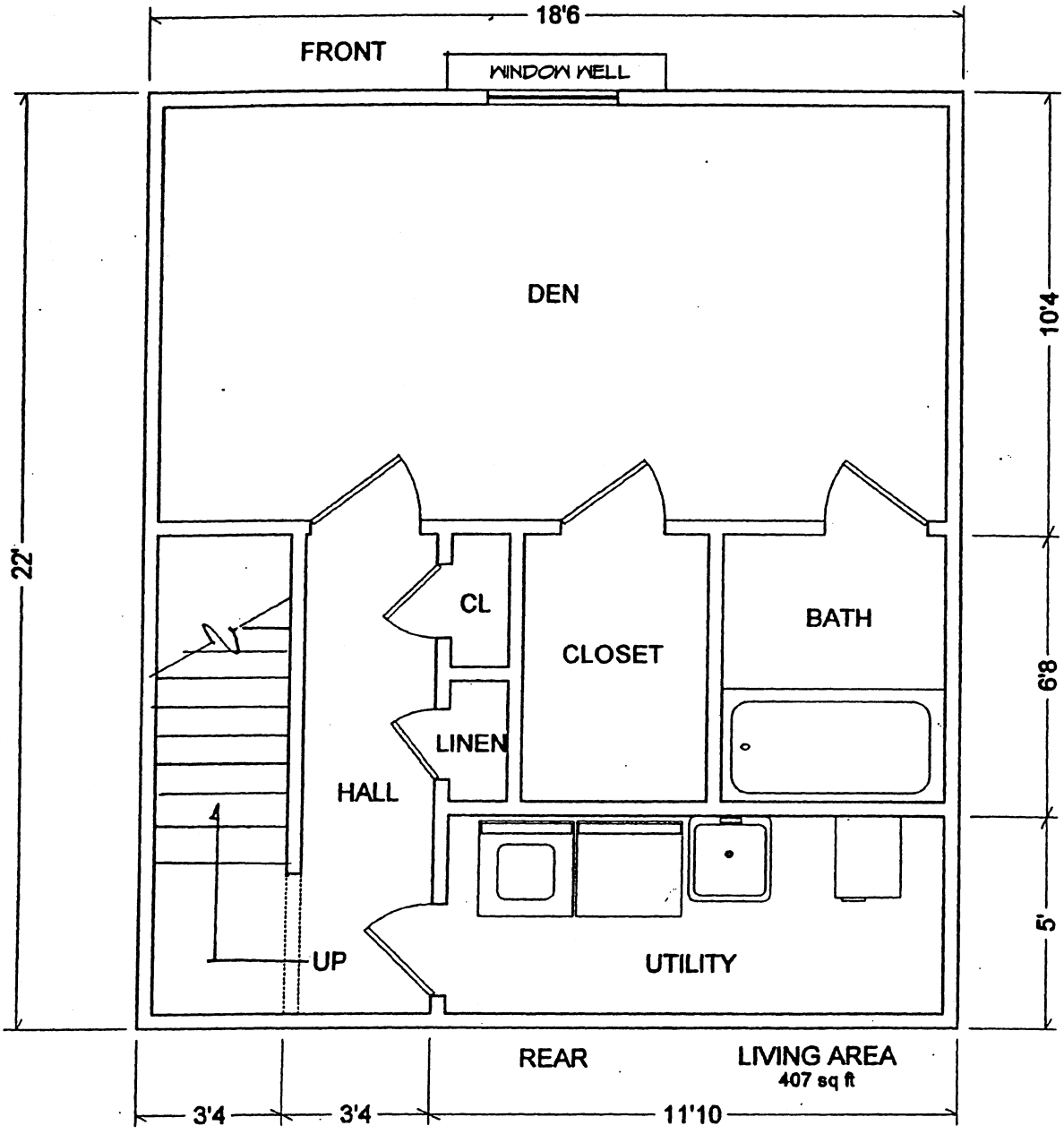
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Previous Case Materials

Sub2005-0105

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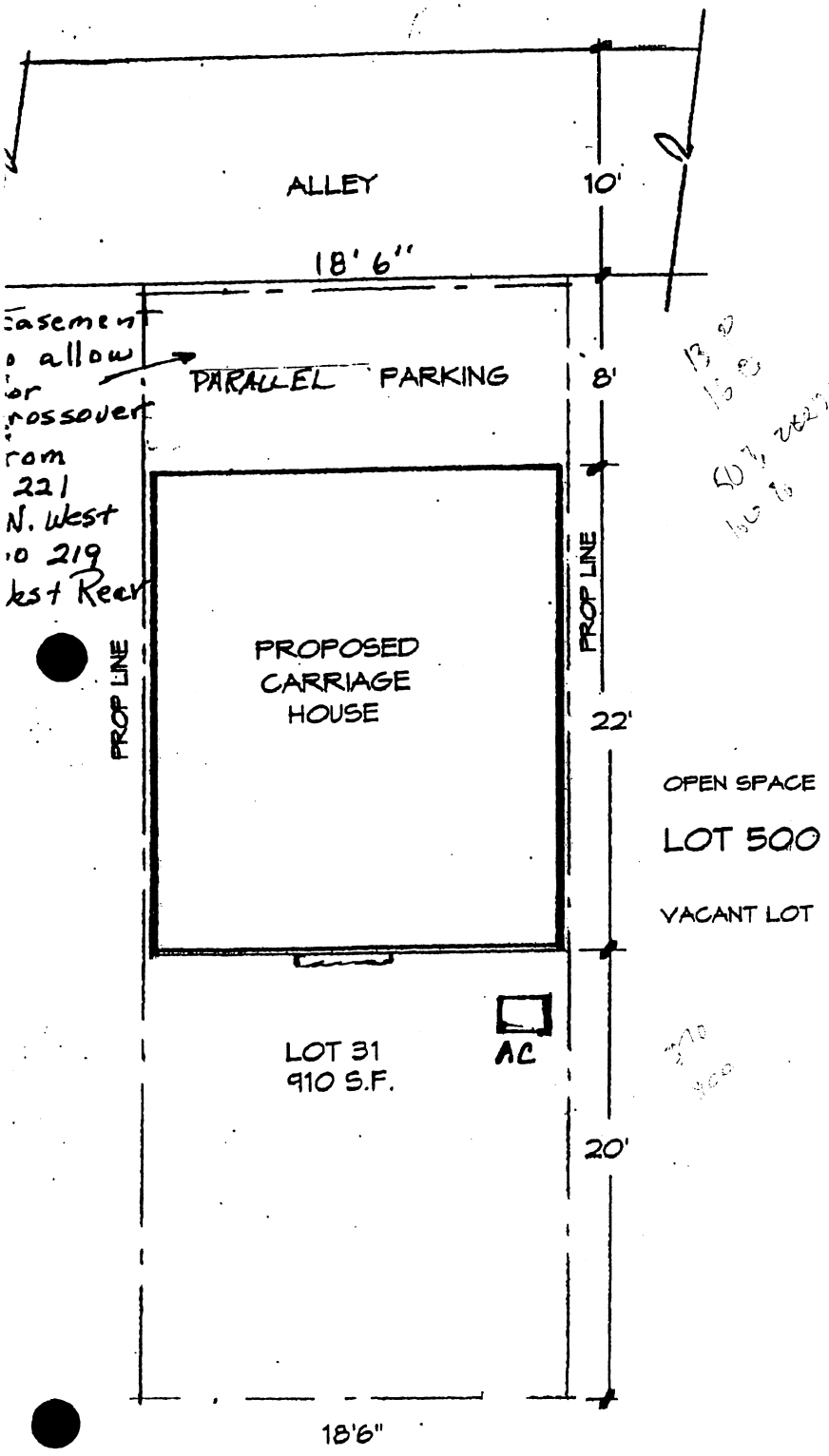


1 PLAN - BASEMENT

1/4" = 1'

Previous Case Materials

Par King



50

PROPOSED CARRIAGE HOUSE

REVISED

LOT 31
219 N. WEST STREET
ALEXANDRIA, VIRGINIA

PLAN - BASEMENT
PLAN - SITE

Scale AS NOTED Date 3/24/05

SARAH ALLEN
221 N WEST STREET
ALEXANDRIA, VA
703-739-0127

Drawing number

A2

Previous Case Materials
Docket Item #20

City of Alexandria, Virginia

MEMORANDUM

DATE: JUNE 3, 2005

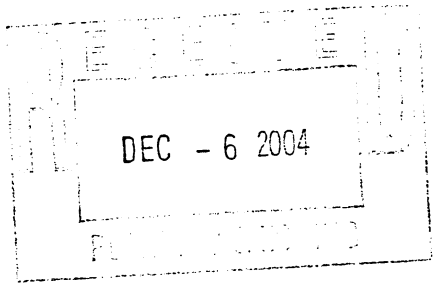
TO: CHAIRMAN AND MEMBERS OF PLANNING COMMISSION

FROM: RICH JOSEPHSON, DEPUTY DIRECTOR RJ

RE: 219 A (rear) NORTH WEST STREET

A Special Use Permit for the above referenced case was heard at the May Planning Commission meeting. No action was taken and the case was deferred. The Department of Code Enforcement has indicated in a memo dated June 3, 2005 (attached) that they do not support development of the rear parcel at 219 A (rear) North West Street due to lack of adequate fire access. Our office continues to oppose this request for the reasons given in our staff report and those provided in the memo from Code Enforcement.

Attachment



221 N. West Street
Alexandria, VA 22314
November 11, 2004

Director Eileen Fogarty
The Department of Planning and Zoning
City of Alexandria, VA
301 King Street
Alexandria, VA 22314

RE: Support of Construction of Carriage House
Facing Alley 219 Rear N. West Street

Dear Ms. Fogarty:

As a property owner in the 200 block of N. West Street, I support the proposal of Ms. Sarah Allen to build a carriage house facing the alley on the rear lot of 219 N. West. Ms. Allen has maintained this lot for the past six years. Prior to that it was an empty overgrown, trash-strewn lot. An attractive residence on this lot will be an asset to the neighborhood, increase property values of other residents, and add to the attraction of the Parker Grey neighborhood.

She previously built a house in which she currently resides at 221 N. West Street. Since her construction of that house, a number of older homes on the street have been remodeled, and several new homes have been constructed in the surrounding area. I request Planning and Zoning approve construction of the carriage house and the needed variances. Thank you for your review and consideration.

Yours truly,

Wanda Carter

Wanda Carter

Previous Case Materials

223 N. West Street
Alexandria, VA 22314
November 11, 2004

Director Eileen Fogarty
The Department of Planning and Zoning
City of Alexandria, VA
301 King Street
Alexandria, VA 22314

RE: Support of Construction of Carriage House
Facing Alley 219 Rear N. West Street

Dear Ms. Fogarty:

As a property owner in the 200 block of N. West Street, I support the proposal of Ms. Sarah Allen to build a carriage house facing the alley on the rear lot of 219 N. West. Ms. Allen has maintained this lot for the past six years. Prior to that it was an empty overgrown, trash-strewn lot. An attractive residence on this lot will be an asset to the neighborhood, increase property values of other residents, and add to the attraction of the Parker Grey neighborhood.

She previously built a house in which she currently resides at 221 N. West Street. Since her construction of that house, a number of older homes on the street have been remodeled, and several new homes have been constructed in the surrounding area. I request Planning and Zoning approve construction of the carriage house and the needed variances. Thank you for your review and consideration.

Yours truly,

Daniel H. Thompson

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NOV 29 2004
PLANNING & ZONING

59

Previous Case Materials

1323 Cameron Street
Alexandria, VA 22314
November 11, 2004

DEC - 8

Director Eileen Fogarty
The Department of Planning and Zoning
City of Alexandria, VA
301 King Street
Alexandria, VA 22314

RE: Support of Construction of Carriage House
Facing Alley 219 Rear N. West Street

Dear Ms. Fogarty:

As a property owner at 1323 Cameron Street, I support the proposal of Ms. Sarah Allen to build a carriage house facing the alley on the rear lot of 219 N. West. Ms. Allen has maintained this lot for the past six years. Prior to that it was an empty overgrown, trash-strewn lot. An attractive residence on this lot will be an asset to the neighborhood, increase property values of other residents, and add to the attraction of the Parker Grey neighborhood.

She previously built a house in which she currently resides at 221 N. West Street. Since her construction of that house, a number of older homes on the street have been remodeled, and several new homes have been constructed in the surrounding area. I request Planning and Zoning approve construction of the carriage house and the needed variances. Thank you for your review and consideration.

Yours truly,

Sharon Jones Frazier

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Previous Case Materials

209 N. West Street
Alexandria, VA 22314
November 11, 2004

DEC - 6 2004

Director Eileen Fogarty
The Department of Planning and Zoning
City of Alexandria, VA
301 King Street
Alexandria, VA 22314

RE: Support of Construction of Carriage House
Facing Alley 219 Rear N. West Street

Dear Ms. Fogarty:

As a property owner in the 200 block of N. West, I support the proposal of Ms. Sarah Allen to build a carriage house facing the alley on the rear lot of 219 N. West. Ms. Allen has maintained this lot for the past six years. Prior to that it was an empty overgrown, trash-strewn lot. An attractive residence on this lot will be an asset to the neighborhood, increase property values of other residents, and add to the attraction of the Parker Grey neighborhood.

She previously built a house in which she currently resides at 221 N. West Street. Since her construction of that house, a number of older homes on the street have been remodeled, and several new homes have been constructed in the surrounding area. I request Planning and Zoning approve construction of the carriage house and the needed variances. Thank you for your review and consideration.

Yours truly,

Angela R. Clay

sarah allen
<sarahallen_16@yahoo.com>

05/12/2005 02:57 PM

To <pccomments@alexandriava.gov>
cc
bcc
Subject Planning Comm Comments - 219 West St, N - SUP APP 2004-0105

Dear Planning Commission Members:

Re: SUP Application 2004-0105 - Sarah Allen, 219 N West St, Rear

I appreciate your time and interest spent in considering my plan to build in the Parker-Gray neighborhood on Lot 31, 219 N West Street, Rear. The length of the meeting and the details associated with the various requests gave me new respect for the dedication of the Commission Members and your responsibilities.

I would like to confirm that I am eager to comply with all the requests from the Commission Members and the Staff. These include: consulting a fire protection consultant again, confirming fire insurance, and pursuing the naming of the alley for an address. My plans already incorporate fireproof materials for the walls and roof and a sprinkler system. In January 2005, Mr. Dahlberg from Code Enforcement reviewed these items and spoke to my fire protection engineer, Mr. Everard from Everard Fire Protection Engineering, Ltd. In my March 2005 SUP application, Code Enforcement made no recommendations concerning fire protection so I believed that the department was satisfied with the fire protection engineer's plans to add a sprinkler system in conformance with NFPA 13d as an alternate method of compliance. In January 2005 I also put in a request to name the adjoining alley after a resident who recently died and had lived there over 60 years; her family owned the property in the 1800's.

I look forward to sharing the requested information with you at the June 7th Commission Meeting and ask that you approve my plan to build a house similar in size and architecture to existing and early homes in the Parker-Gray Neighborhood. Thank you again for your consideration of my plan.

Sincerely,

Sarah Allen

Sarah Allen
221 N West ST
Alexandria, VA 22314

703-739-0127

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Previous Case Materials

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JUN - 7 2005

ETM3

1501 DUKE STREET
SUITE 200
ALEXANDRIA, VIRGINIA 22314-3449

PHONE (703)836-0100
TELECOPIER (703)836-0285

June 3, 2005

PC Docket Item #20
SUP2004-0105

Alexandria Planning Commission
City Hall
301 King Street
Alexandria, Virginia 22314

RE: Planning Commission Hearing June 7, 2005
219 A North West Street (rear), Tax Map Ref: 64.03-02-31

I am the managing partner for the property owners at 205 North West Street. As such, our property will be significantly impacted by the proposed dwelling construction and parking reduction referenced in the above application.

At present the public alley (running behind the residences on West Street, from Cameron to Queen Streets), which would be the primary means of entrance and egress to the property, is congested with vehicle parking down the middle (Think Fun authorized parking) and frequent vehicle traffic from the apartments to the south of the property, other West Street residents as well as Payne Street residents (this is a common alley for both streets) who use this avenue. As it is now, vehicles frequently park on the Think Fun property or park illegally in the alley-right-of-way. Placing a dwelling, fronting the alley and reducing the required on-property parking, will only exacerbate the already crowded situation. Current problems in the area necessitated my letter to the Parking Enforcement Bureau (see attached).

It is because of the above conditions that I strongly oppose this development. If the property is to be urbanized it needs to be combined with the West Street frontage into one parcel with adequate on site parking.

Sincerely,

Thomas D. Crowley

TDC:maf
Attachment

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Previous Case Materials

ETM3

1501 DUKE STREET
SUITE 200
ALEXANDRIA, VIRGINIA 22314-3449

PHONE (703)836-0100
TELECOPIER (703)836-0285

May 4, 2005

PC Docket Item #20
SUP2004-0105

Alexandria Police Department
Parking Enforcement Division
2003 Mill Road
Alexandria, Virginia 22314

Gentlemen:

The tenants in the rowhouses at 220, 224 and 228 N. Payne Street, park their vehicles in the rear of the property perpendicular to their fence line. As a result, the vehicles protrude into the public alley right-of-way, so much so, at times the alley is impassable which adversely impacts my tenants that park in the lot at 1305 Cameron Street. The area behind N. Payne Street was originally configured for parallel parking to the fence, but this has not been enforced.

Please monitor/correct this situation and/or notify the owner to move the fence on the property (closer to the houses) so the vehicles are fully contained on their property.

Thank you for your attention to this matter.

Sincerely,

Thomas D. Crowley

TDC:maf

June 3, 2005

Alexandria Planning Commission
301 King Street
Alexandria, Virginia 22314

Reference: Planning Commission Hearing June 7, 2005
219 A North West Street (rear), Tax Map Ref: 64.03-02-31

I am the principal partner of the property owners (ETM3 Partnership) at 205 North West Street. As such, our property will be significantly impacted by the proposed dwelling construction and parking reduction.

At present the public alley (running behind the residences on West Street, from Cameron to Queen Streets), which would be the primary means of entrance and egress to the property, is congested with vehicle parking down the middle (Think Fun authorized parking) and frequent vehicle traffic from the apartments to the south of the property, other West Street residents as well as Payne Street residents (this is a common alley for both streets) who use this avenue. As it is now, vehicles frequently park on the Think Fun property or park illegally in the alley right-of-way. Placing a dwelling, fronting the alley and reducing the required on-property parking, will only exacerbate the already crowded situation. Current problems in the area necessitated my letter to the Parking Enforcement Bureau (see attached).

It is because of the above conditions that I strongly oppose this development. If the property is to be urbanized it needs to be combined with the West Street frontage into one parcel with adequate on site parking.

Sincerely,

Thomas D. Crowley

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AUG 30 2005
PLANNING & ZONING

Previous Case Materials

APPLICATION for SPECIAL USE PERMIT # 2004-0105

REVISED

[must be filled out in black ink or type]

PROPERTY LOCATION: Lot 31 Block 2 - 219 West St, N, Rear

TAX MAP REFERENCE: 064.03.02-31 ZONE: RB

APPLICANT Name: Sarah Allen

Address: 221 West St, N, Alexandria, VA 22314

PROPERTY OWNER Name: Sarah Allen

Address: 221 West St, N, Alexandria, VA 22314

PROPOSED USE: Single Family Residence —Request Special Use Permit (1) to construct a single family dwelling on a "grandfathered" out lot zoned RB based on Section 7-1007 of the Alexandria Zoning Ordinance, which states, "Whenever a unit of land otherwise useable as a building site does not have frontage on a public street, it shall be deemed to meet the street frontage requirement if a special use permit is granted." (2) and to reduce parking to one compact space.

REVISED

THE UNDERSIGNED hereby applies for a Special Use Permit in accordance with the provisions of Article XI, Section 11-500 of the 1992 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 hereby attests that all of the information herein provided and specifically including all surveys, drawings, etc., required to be furnished by the applicant are true, correct and accurate to the best of their knowledge and belief.

The applicant is hereby notified that any written materials, drawings or illustrations submitted in support of this application and any specific oral representations made to the Planning Commission or City Council in the course of public hearings on this application will be binding on the applicant unless those materials or representations are clearly stated to be non-binding or illustrative of general plans and intentions, subject to substantial revision, pursuant to Article XI, Section 11-207(A)(10), of the 1992 Zoning Ordinance of the City of Alexandria, Virginia.

Sarah Allen — Sarah Allen 3/21/2005

Print Name of Applicant or Agent *Signature*

221 West St, N, — 703.739.0127

Mailing/Street Address *Telephone # Fax #*

sarahallen_16@yahoo.com

Alexandria, VA 22314 — March 30, 2005

City and State *Zip Code* *Date*

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

Application Received: _____ Date & Fee Paid: _____ $_____

ACTION - PLANNING COMMISSION: 9/20/05- CC approved PC recommendation

~~Recommended approval with amended conditions~~ 7-0 34 5-2 9/8/05 5-0-1

Previous Case Materials 12
9-20-05

Sarah Allen • 221 N West Street • Alexandria, VA 22314 • 703.739.0127

September 18, 2005

Mayor Bill Euille
Vice Mayor Del Pepper
Councilman Ludwig Gaines
Councilman Rob Krupicka
Councilman Andrew Macdonald
Councilman Paul Smedberg
Councilwoman Joyce Woodson
City Hall
301 King Street
PO Box 178
City Hall
Alexandria, VA 22313

Re: SUP 2005-0105 — 064.03.02.31 — 219 West Street, Rear

Dear Mayor and City Council Members:

Attached please find 28 letters of support for my building a carriage house at 219 N. West Street, Rear, which is reminiscent of other carriage houses on alleys in the old and historic parts of Alexandria.

At one time Lucy White lived in a frame house with a tin roof on this lot. A deed, old tax and census records, and the Sanborn Maps show that Ms. White owned and lived at 219 West Street, Rear (Lot 31) as early as 1912. I feel that the frame and tin roof design fits the lot (a carriage door faces the alley), and a house would add to the safety of the alley since it experiences a large amount of pedestrian traffic.

I am asking for you to please approve this "not so big" addition to Parker-Gray. Thank you for your time in reviewing my application.

Sincerely,

Sarah Allen

Previous Case Materials

September 16, 2005

Mayor William D. Euille
Vice Mayor Redella S. "Del" Pepper
Ludwig P. Gaines
K. Rob Krupicka
Andrew H. Macdonald
Paul C. Smedberg
Joyce Woodson
City Hall
301 King Street, PO Box 178
Alexandria, VA 22313

RE: SPECIAL USE PERMIT #2004-0105
219 A NORTH WEST STREET (rear)

Dear Hon. Mayor and City Council members:

Sarah Allen has sought to construct a small carriage house on Lot 31, Block 2, Map 064.03. Despite the lack of street frontage, the design and scale of the project appears appropriate to the size of the property. Authorizing this type of in-fill development will promote community in the area without causing undue harm to the parking situation.

Speaking solely in my personal capacity, I encourage you to approve this modest addition to Parker-Gray.

Sincerely,

Trey Hanbury

1504 CAMERON STREET • ALEXANDRIA, VA • 22314
PHONE: 703-926-5933 • FAX: 703-433-4142

Previous Case Materials

April 19, 2005

Members of the Planning Commission
City Council
City Hall
301 King Street
PO box 178
City Hall
Alexandria, VA 22313

Re: New construction 219 N West ST, Rear

Dear Mayor, Chairman of the Planning Commission, Council Members, and Planning Commission Members,

This letter is to show my support for Sarah Allen to have a small carriage house constructed on the rear lot of 219 N West Street. The carriage house has a carriage door on the elevation facing the alley. It is reminiscent of the other carriage houses on alleys in the old and historic parts of Alexandria.

At one time there was a frame house with a tin roof on this lot. Also, at this end of the alley, there were houses and stables facing it. I have seen the plans and old Sandborn map and feel that the design fits the lot and that it would be an improvement.

I encourage you to approve this addition to Parker-Gray.

Sincerely,

Sharon J. Frazier

Name: Sharon J. Frazier

Address: 1325 Cameron St
Alex. VA. 22314

Phone: 703-836-8195

Previous Case Materials

April 19, 2005

Members of the Planning Commission
City Council
City Hall
301 King Street
PO box 178
City Hall
Alexandria, VA 22313

Re: New construction 219 N West ST, Rear

Dear Mayor, Chairman of the Planning Commission, Council Members, and Planning Commission Members,

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At one time there was a frame house with a tin roof on this lot. Also, at this end of the alley, there were houses and stables facing it. I have seen the plans and old Sandborn map and feel that the design fits the lot and that it would be an improvement.

I encourage you to approve this addition to Parker-Gray.

Sincerely,

Donald J. McCarthy

Name: Donald J. McCarthy

Address: 1119½ Queen ST.

Phone: 703 408-2908 cell

Previous Case Materials

April 19, 2005

Members of the Planning Commission
City Council
City Hall
301 King Street
PO box 178
City Hall
Alexandria, VA 22313

Re: New construction 219 N West ST, Rear

Dear Mayor, Chairman of the Planning Commission, Council Members, and Planning Commission Members,

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At one time there was a frame house with a tin roof on this lot. Also, at this end of the alley, there were houses and stables facing it. I have seen the plans and old Sandborn map and feel that the design fits the lot and that it would be an improvement.

I encourage you to approve this addition to Parker-Gray.

Sincerely, N. McAffee

Name: N. McAffee
Address: 307 N West St.
Phone: 703 549 9890

Previous Case Materials

April 19, 2005

Members of the Planning Commission
City Council
City Hall
301 King Street
PO box 178
City Hall
Alexandria, VA 22313

Re: New construction 219 N West ST, Rear

Dear Mayor, Chairman of the Planning Commission, Council Members, and Planning Commission Members,

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At one time there was a frame house with a tin roof on this lot. Also, at this end of the alley, there were houses and stables facing it. I have seen the plans and old Sandborn map and feel that the design fits the lot and that it would be an improvement.

I encourage you to approve this addition to Parker-Gray.

Sincerely,

George Zabounian

Name: GEORGE ZABOUNIAN

Address: 1303 cameron ST 1

Phone: 703-684-2002

Previous Case Materials

April 19, 2005

Members of the Planning Commission
City Council
City Hall
301 King Street
PO box 178
City Hall
Alexandria, VA 22313

Re: New construction 219 N West ST, Rear

Dear Mayor, Chairman of the Planning Commission, Council Members, and Planning Commission Members,

This letter is to show my support for Sarah Allen to have a small carriage house constructed on the rear lot of 219 N West Street. The carriage house has a carriage door on the elevation facing the alley. It is reminiscent of the other carriage houses on alleys in the old and historic parts of Alexandria.

At one time there was a frame house with a tin roof on this lot. Also, at this end of the alley, there were houses and stables facing it. I have seen the plans and old Sandborn map and feel that the design fits the lot and that it would be an improvement.

I encourage you to approve this addition to Parker-Gray.

Sincerely,

Name: Luis Alberto Garcia Hernandez

Address: 1303 Cameron St

Phone: 703-684-2002

Previous Case Materials

April 19, 2005

Members of the Planning Commission
City Council
City Hall
301 King Street
PO box 178
City Hall
Alexandria, VA 22313

Re: New construction 219 N West ST, Rear

Dear Mayor, Chairman of the Planning Commission, Council Members, and Planning Commission Members,

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At one time there was a frame house with a tin roof on this lot. Also, at this end of the alley, there were houses and stables facing it. I have seen the plans and old Sandborn map and feel that the design fits the lot and that it would be an improvement.

I encourage you to approve this addition to Parker-Gray.

Sincerely,

Amy Schmidt

Name: Amy Schmidt

Address: 212 N. Payne St.

Phone: 703 549 0002

Previous Case Materials

April 19, 2005

Members of the Planning Commission
City Council
City Hall
301 King Street
PO box 178
City Hall
Alexandria, VA 22313

Re: New construction 219 N West ST, Rear

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At one time there was a frame house with a tin roof on this lot. Also, at this end of the alley, there were houses and stables facing it. I have seen the plans and old Sandborn map and feel that the design fits the lot and that it would be an improvement.

I encourage you to approve this addition to Parker-Gray.

Sincerely,

Leslie D Zupan

Name: Leslie D Zupan

Address: 1309 Queen St, Alexandria, VA 22314

Phone: (703) 548-9489

Previous Case Materials

April 19, 2005

Members of the Planning Commission
City Council
City Hall
301 King Street
PO box 178
City Hall
Alexandria, VA 22313

Re: New construction 219 N West ST, Rear

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At one time there was a frame house with a tin roof on this lot. Also, at this end of the alley, there were houses and stables facing it. I have seen the plans and old Sandborn map and feel that the design fits the lot and that it would be an improvement.

I encourage you to approve this addition to Parker-Gray.

Sincerely,

Daniel Thompson

Name: Daniel Thompson

Address: 223 N. West Street

Phone: 703-944-9536

Previous Case Materials

April 19, 2005

Members of the Planning Commission
City Council
City Hall
301 King Street
PO box 178
City Hall
Alexandria, VA 22313

Re: New construction 219 N West ST, Rear

Dear Mayor, Chairman of the Planning Commission, Council Members, and Planning Commission Members,

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At one time there was a frame house with a tin roof on this lot. Also, at this end of the alley, there were houses and stables facing it. I have seen the plans and old Sandborn map and feel that the design fits the lot and that it would be an improvement.

I encourage you to approve this addition to Parker-Gray.

Sincerely,

Name: Christopher Wolpert
Address: 220 N. Payne St.
Alexandria, VA 22314
Phone: 571-594-7800

Previous Case Materials

April 19, 2005

Members of the Planning Commission
City Council
City Hall
301 King Street
PO box 178
City Hall
Alexandria, VA 22313

Re: New construction 219 N West ST, Rear

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At one time there was a frame house with a tin roof on this lot. Also, at this end of the alley, there were houses and stables facing it. I have seen the plans and old Sandborn map and feel that the design fits the lot and that it would be an improvement.

I encourage you to approve this addition to Parker-Gray.

Sincerely,

Christine A. Gibeau

Name: CHRISTINE A. GIBEAU

Address: 234 N Payne ST, ALEX VA 22314

Phone: 703/683-4241

Previous Case Materials

April 19, 2005

Members of the Planning Commission
City Council
City Hall
301 King Street
PO box 178
City Hall
Alexandria, VA 22313

Re: New construction 219 N West ST, Rear

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At one time there was a frame house with a tin roof on this lot. Also, at this end of the alley, there were houses and stables facing it. I have seen the plans and old Sandborn map and feel that the design fits the lot and that it would be an improvement.

I encourage you to approve this addition to Parker-Gray.

Sincerely,

Name: DOROTHY SHEA
Address: 235 N. WEST ST., ALEXANDRIA VA 22314
Phone: (202) 360-0541.

Previous Case Materials

April 19, 2005

Members of the Planning Commission
City Council
City Hall
301 King Street
PO box 178
City Hall
Alexandria, VA 22313

Re: New construction 219 N West ST, Rear

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At one time there was a frame house with a tin roof on this lot. Also, at this end of the alley, there were houses and stables facing it. I have seen the plans and old Sandborn map and feel that the design fits the lot and that it would be an improvement.

I encourage you to approve this addition to Parker-Gray.

Sincerely,

JE Schulick

Name: Judith E Schulick

Address: 233 N. West

Phone: 703 566 1695

Previous Case Materials

April 19, 2005

Members of the Planning Commission
City Council
City Hall
301 King Street
PO box 178
City Hall
Alexandria, VA 22313

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I encourage you to approve this addition to Parker-Gray.

Sincerely,

Dawn Johnson

Name: DAWN JOHNSON

Address: 305 N WEST ST

Phone: 703-535-5907

Previous Case Materials

April 19, 2005

Members of the Planning Commission
City Council
City Hall
301 King Street
PO box 178
City Hall
Alexandria, VA 22313

Re: New construction 219 N West ST, Rear

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I encourage you to approve this addition to Parker-Gray.

Sincerely,

Todd R Foust

Name: Todd R Foust

Address: 1311 Queen St

Phone: 703 684-0622

Previous Case Materials

April 19, 2005

Members of the Planning Commission
City Council
City Hall
301 King Street
PO box 178
City Hall
Alexandria, VA 22313

Re: New construction 219 N West ST, Rear

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I encourage you to approve this addition to Parker-Gray.

Sincerely,

Nancy O. Jenkins

Name: Nancy O. Jenkins

Address: 232 N. Payne St.

Phone: 703 568-3102

Previous Case Materials

April 19, 2005

Members of the Planning Commission
City Council
City Hall
301 King Street
PO box 178
City Hall
Alexandria, VA 22313

Re: New construction 219 N West ST, Rear

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I encourage you to approve this addition to Parker-Gray.

Sincerely,

Name: [signature]
Address: 232 E. Payne St
Alex VA 22314
Phone: 703-895-8818

Mayor Euille
Members of City Council
City Hall
301 King Street
PO Box 178
City Hall
Alexandria, VA 22313

Re: New Construction—219 West Street, Rear

Dear Mayor and City Council Members:

This letter is to show my support, as City Planning did when they voted their approval for Sarah Allen to have a small carriage house constructed Lot 31, Block 2, Map 064.03. The carriage house is reminiscent of other carriage houses on alleys in the old and historic parts of Alexandria.

At one time Lucy White lived in a frame house with a tin roof on this lot. A deed, old tax and census records, and the Sanborn Maps show that Ms. White owned and lived at 219 West Street, Rear (Lot 31) as early as 1915. I feel that the design fits the lot (a carriage door faces the alley) and would be an improvement to the area as well as adding to the safety of the area.

I encourage you to approve this modest addition to Parker-Gray.

Sincerely,

Name: Kamran Bullock

Address: 1225 Martha Custis Dr. #1111
Alexandria, VA. 22302

Phone: (202) 434-7468

Date: 9-17-05

Mayor Euille
Members of City Council
City Hall
301 King Street
PO Box 178
City Hall
Alexandria, VA 22313

Re: New Construction—219 West Street, Rear

Dear Mayor and City Council Members:

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I encourage you to approve this modest addition to Parker-Gray.

Sincerely,

Name: S. A. McDONALD

Address: [illegible] S. REYNOLDS ST, ALEX VA.

Phone: [illegible]

Date: [illegible]

Mayor Euille
Members of City Council
City Hall
301 King Street
PO Box 178
City Hall
Alexandria, VA 22313

Re: New Construction—219 West Street, Rear

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I encourage you to approve this modest addition to Parker-Gray.

Sincerely,

Name: Kai De Atin

Address: 1124 PORTNER RD

Phone: 703 627 0714

Date: 09-17-05

Mayor Euille
Members of City Council
City Hall
301 King Street
PO Box 178
City Hall
Alexandria, VA 22313

Re: New Construction—219 West Street, Rear

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I encourage you to approve this modest addition to Parker-Gray.

Sincerely,

Name: [signature]
Address: 1202 S. Washington St. 22314
Phone: 703 299 5715
Date: 09/12/05

Mayor Euille
Members of City Council
City Hall
301 King Street
PO Box 178
City Hall
Alexandria, VA 22313

Re: New Construction—219 West Street, Rear

Dear Mayor and City Council Members:

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I encourage you to approve this modest addition to Parker-Gray.

Sincerely,

David Salazar

Name: Edmundo Saucedo Salazar

Address: 228 N Payne Alexandria VA

Phone:

Date: 9/17/05

Mayor Euille
Members of City Council
City Hall
301 King Street
PO Box 178
City Hall
Alexandria, VA 22313

Re: New Construction—219 West Street, Rear

Dear Mayor and City Council Members:

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I encourage you to approve this modest addition to Parker-Gray.

Sincerely,

Name: [illegible] Historic Alexandria

Address: PO Box 33857 Washington DC 20033

Phone: 703-548-1009

Date: 09-17-05

Mayor Euille
Members of City Council
City Hall
301 King Street
PO Box 178
City Hall
Alexandria, VA 22313

Re: New Construction—219 West Street, Rear

Dear Mayor and City Council Members:

This letter is to show my support, as City Planning did when they voted their approval for Sarah Allen to have a small carriage house constructed Lot 31, Block 2, Map 064.03. The carriage house is reminiscent of other carriage houses on alleys in the old and historic parts of Alexandria.

At one time Lucy White lived in a frame house with a tin roof on this lot. A deed, old tax and census records, and the Sanborn Maps show that Ms. White owned and lived at 219 West Street, Rear (Lot 31) as early as 1915. I feel that the design fits the lot (a carriage door faces the alley) and would be an improvement to the area as well as adding to the safety of the area.

I encourage you to approve this modest addition to Parker-Gray.

Sincerely,

Name: Mildred Hills

Address: [illegible]

Phone: [illegible]

Date: [illegible]

Mayor Euille
Members of City Council
City Hall
301 King Street
PO Box 178
City Hall
Alexandria, VA 22313

Re: New Construction—219 West Street, Rear

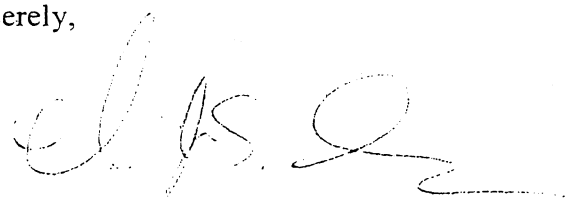
Dear Mayor and City Council Members:

This letter is to show my support, as City Planning did when they voted their approval for Sarah Allen, to have a small carriage house constructed Lot 31, Block 2, Map 064.03. The carriage house is reminiscent of other carriage houses on alleys in the old and historic parts of Alexandria.

At one time Lucy White lived in a frame house with a tin roof on this lot. A deed, old tax and census records, and the Sanborn Maps show that Ms. White owned and lived at 219 West Street, Rear (Lot 31) as early as 1915. I feel that the design fits the lot (a carriage door faces the alley) and would be an improvement to the area as well as adding to the safety of the area.

I encourage you to approve this modest addition to Parker-Gray.

Sincerely,



Name: Christopher J.T. Gregerson

Address: 125 Harvard St

Phone: (703) 548-0965

Date: September 14, 2005

Mayor Euille
Members of City Council
City Hall
301 King Street
PO Box 178
City Hall
Alexandria, VA 22313

Re: New Construction—219 West Street, Rear

Dear Mayor and City Council Members:

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I encourage you to approve this modest addition to Parker-Gray.

Sincerely,

Wanda Carter

Name: Wanda Carter
Address: 221 N. West
Phone: 571-276-3528
Date: Sept 19, 2005

SPEAKER'S FORM

Previous Case Materials

(1)

DOCKET ITEM NO. 12

PLEASE COMPLETE THIS FORM AND GIVE IT TO THE CITY CLERK BEFORE YOU SPEAK ON A DOCKET ITEM

PLEASE ANNOUNCE THE INFORMATION SPECIFIED BELOW PRIOR TO SPEAKING.

1. **NAME:** Harry P. Hart

2. **ADDRESS:** 307 N. Washington St

TELEPHONE NO. 703 836 5757 **E-MAIL ADDRESS:** hph.hcgk@verizon.net

3. **WHOM DO YOU REPRESENT, IF OTHER THAN YOURSELF?** The Applicant

4. **WHAT IS YOUR POSITION ON THE ITEM?**
FOR: X **AGAINST:** _____ **OTHER:** _____

5. **NATURE OF YOUR INTEREST IN ITEM (PROPERTY OWNER, ATTORNEY, LOBBYIST, CIVIC INTEREST, ETC.):**
Attorney

6. **ARE YOU RECEIVING COMPENSATION FOR THIS APPEARANCE BEFORE COUNCIL?**
YES X **NO** _____

This form shall be kept as a part of the permanent record in those instances where financial interest or compensation is indicated by the speaker.

A maximum of three minutes will be allowed for your presentation, except that one officer or other designated member speaking on behalf of each *bona fide* neighborhood civic association or unit owners' association desiring to be heard on a docket item shall be allowed five minutes. In order to obtain five minutes, you must identify yourself as a designated speaker, and identify the neighborhood civic association or unit owners' association you represent, at the start of your presentation. If you have a prepared statement, please leave a copy with the Clerk.

Additional time not to exceed 15 minutes may be obtained with the consent of the majority of the council present; provided notice requesting additional time with reasons stated is filed with the City Clerk in writing before 5:00 p.m. of the day preceding the meeting.

The public normally may speak on docket items only at public hearing meetings, and not at regular legislative meetings. Public hearing meetings are usually held on the Saturday following the second Tuesday in each month; regular legislative meetings on the second and fourth Tuesdays in each month. The rule with respect to when a person may speak to a docket item at a legislative meeting can be waived by a majority vote of council members present but such a waiver is not normal practice. When a speaker is recognized, the rules of procedures for speakers at public hearing meetings shall apply. If an item is docketed *for public hearing* at a regular legislative meeting, the public may speak to that item, and the rules of procedures for speakers at public hearing meetings shall apply.

In addition, the public may speak on matters which are not on the docket during the Public Discussion Period at public hearing meetings. The mayor may grant permission to a person, who is unable to participate in public discussion at a public hearing meeting for medical, religious, family emergency or other similarly substantial reasons, to speak at a regular legislative meeting. When such permission is granted, the rules of procedures for public discussion at public hearing meetings shall apply.

Guidelines for the Public Discussion Period

(a) All speaker request forms for the public discussion period must be submitted by the time the item is called by the city clerk.

(b) No speaker will be allowed more than three minutes; except that one officer or other designated member speaking on behalf of each *bona fide* neighborhood civic association or unit owners' association desiring to be heard during the public discussion period shall be allowed five minutes. In order to obtain five minutes, you must identify yourself as a designated speaker, and identify the neighborhood civic association or unit owners' association you represent, at the start of your presentation.

(c) If more speakers are signed up than would be allotted for in 30 minutes, the mayor will organize speaker requests by subject or position, and allocated appropriate times, trying to ensure that speakers on unrelated subjects will also be allowed to speak during the 30 minute public discussion period.

(d) If speakers seeking to address council on the same subject cannot agree on a particular order or method that they would like the speakers to be called on, the speakers shall be called in the chronological order of their request forms' submission.

(e) Any speakers not called during the public discussion period will have the option to speak at the conclusion of the meeting, after all docketed items have been heard.

From: Justin Reynolds <justinreynolds@hotmail.com>
Sent: Wednesday, November 6, 2024 3:33 PM
To: CouncilComment@alexandriava.gov <CouncilComment@alexandriava.gov>
Cc: Rachel M Drescher <rachel.drescher@alexandriava.gov>; Karl Moritz <Karl.Moritz@alexandriava.gov>; Tony LaColla <anthony.lacolla@alexandriava.gov>; Sam Shelby <sam.shelby@alexandriava.gov>
Subject: [EXTERNAL]City Council Public Hearing: Docket No. 6

Some people who received this message don't often get email from justinreynolds@hotmail.com. Learn why this is important

Mr. Mayor and Councilmembers,

My family and I have lived in the city of Alexandria for 27 years. First I rented, then my wife and I moved into a townhome, and then were fortunate enough to move into a single-family home. Finding our single-family home was a difficult and cumbersome process as the housing stock was limited and there was virtually no vacant land to build on. The few lots that were available were constrained by existing site conditions such as streams, easements, and zoning regulations.

I am in support of this project for three reasons.

- The city needs more housing. We have several friends who have been looking to move into Alexandria for years, but simply could not due to the limited availability of houses.
- This home design is a truly innovative solution that creates an attractive home while thoughtfully maintaining access for neighbors and keeping a beautiful mature tree.
- I understand that due to the creative design, the project is only asking the council to review minor aspects related to a substandard lot without street frontage.

Respectfully,

Justin Reynolds

3970 Fort Worth Ave.

November 6, 2024

To: Alexandria Planning Commission
Re: Say NO to SUP 2024-00041

Dear Members of the Planning Commission:

As a resident of East Alexandria Avenue, I ask you to please reject the Special Use permit #SUP2024-00041 on the grounds that it fails the eligibility test to even file for a special use permit, under both City Ordinance Section 7-1007 and Section 12-402. There also appear to be procedural irregularities where the staff has hastily filed this report and seemingly delayed the processing of a city approved public right of way land vacation that will attach to this lot, because such a land consolidation will create a new land record and render this SUP request ineligible.

SUP 2024-00041 is not eligible for consideration of an SUP.
The applicant's building will be built on a substandard lot[i] that has no public street frontage, and will be wedged behind a number of townhouses. City Ordinance §7-1007 allows for special use permits for lots without public street frontage only when the lot is "otherwise usable as a build site." But this is a substandard lot, not a build by right lot, because its lot size falls far below the standards for a normal buildable lot. As such this application fails this waiver condition for SUP eligibility.

Secondly, under §12.402, applicants must measure lot width at both the front lot line and front building line to determine SUP eligibility. The City's Zoning ordinance §2-170 defines a front lot line by its street frontage. Since this substandard lot has no street frontage (i.e. it is not being built on a public street), it has no front lot line to measure and so is again ineligible to apply for an SUP.

Thirdly, there appears to be procedural irregularities in the handling of this application. As the staff's report at page 6 acknowledges, on September 14, 2024, the City Council approved a vacation of the public right of way adjacent to the Applicant's property which is to be added to its lot size. Once fully processed, this would create a new lot record, making this application ineligible for an SUP consideration. The consolidation of the land is a requirement of the vacation, not an option. Instead of waiting for this consolidation to be processed, the staff seem to have hastily filed this report and recommendation for approval without it. (This also makes one wonder if the applicant intends to come back later if this SUP is somehow approved, and request an additional 1,000 square feet of construction allowed under the new land size, which would dramatically change the building character of this original request.)

On March 12, 2024, the City Council unanimous rejected this SUP request
By all signs, this 2024 SUP request does not materially differ from the applicant's SUP #2023-00076 request, which only 6 months ago, on March 12, was unanimously rejected by the City Council for its failure to meet the neighborhood character. (See this detailed in Alicia Montgomery's submission). That public hearing discussion included the issue of the lack of

street frontage, also mentioned by the Del Ray Citizens Association Land Use Commission's (DRCALUC) report, noting how the lack of any street frontage was in contradiction with the historical development of Del Ray, and so not compatible with the existing neighborhood character (per Section 12-401(c)). (All our homes on East Alexandria face the public street.) That filing's City staff report validated this characteristic at page 17 noting "this is the only alley lot in the Del Ray neighborhood."

For the above reasons, I ask you to reject SUP #2024-00041 as not eligible for SUP consideration, and insist that nothing further be filed until the council's public right of way land vacation is completed for this property. Additionally, the Del Ray Citizens Association Land Use Planning Committee should also be consulted about the incompatibility of this application with the character of our neighborhood.

Sincerely,
Catharine Rice
424 East Alexandria Avenue

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[i] Staff Report at page 6: The subject property is zoned R-2-5/Residential. For single unit dwellings, the R-2-5 zone requires a minimum lot size of 5,000 square feet. The zone also requires the lot to be at least 50 feet wide and have at least 40 feet of frontage on a public street. The subject property has a lot size of 2,662 square feet and is 45 feet wide. In the **City Assessor's Memorandum** to T&ES regarding valuation of the recent ROW vacation requests in the 400 block of E. Alexandria Avenue, **dated 8/19/2024, 404-A is referred to as "clearly a substandard prior existing nonconforming site that is non-buildable**. The property has no frontage on East Alexandria and is only accessible by two 10-foot alleys." He goes on to write that "it would be inadvisable to seek any development rights, given its status after the vacation."

SUP2026-00013
Additional Materials
May 5, 2026

Ted Alberon

From: susan hellman <shellman1852@gmail.com>
Sent: Sunday, April 19, 2026 2:03 PM
To: PlanComm
Subject: [EXTERNAL]May 5 hearing; SUP2026-00013

Follow Up Flag: Follow up
Flag Status: Flagged

You don't often get email from shellman1852@gmail.com. Learn why this is important

Dear Planning Commission and P&Z staff,

We would like to express our full support for SUP2026-00013, 404A East Alexandria Ave. We live at 407 East Nelson Avenue and our property abuts the vacant lot adjacent to the east property line of the subject property. The City GIS parcel viewer does not indicate a parcel number for that vacant lot, but the deed to our property labels it as City-owned 4th Street. We are therefore located very close to the subject property and will have an unobstructed view of the house if/when it is constructed. The fact that the house will not have frontage on a public street is not really an issue, as it has frontage on two alleys.

At a prior hearing for this project, public speakers made several irrelevant complaints. Some complained that the design of the dwelling did not fit in with the architectural style of Del Ray. Honestly, Del Ray has no architectural style. The community has a very wide range of styles, as indicated in the applicant's photos of nearby buildings. The overall Del Ray community contains even more variety. Additionally, some speakers appeared to believe that this house would not conform with the National Register-listed Town of Potomac Historic District. Although located in Del Ray, this property is not located within the Town of Potomac and will therefore have no impact on that listing. National Register listing does not impose any restrictions on properties, but some of the public speakers apparently were not aware of this.

In summary, we fully support the SUP and look forward to welcoming Mr Teran and Ms. Gross to the community.

Best,

Mr. and Mrs. David Hellman
407 E. Nelson Avenue

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