



DOCKET ITEM #2
Development Site Plan #2015-0028
Vacation #2015-0001

Application	General Data	
Project Name: 305 Franklin Street	PC Hearing:	February 4, 2016 *In event Feb. 4, 2016 Planning Commission is canceled, this case will be heard on Feb. 2, 2016
	CC Hearing:	February 20, 2016
	If approved, DSP Expiration:	February 20, 2019
	Plan Acreage Current size: Proposed size:	494 square feet 870 square feet w/vacation (0.020 acres)
Location: 305 Franklin Street	Zone:	CL, Commercial Low
	Proposed Use:	Commercial with accessory dwelling unit
	Dwelling Units:	One
	Gross Floor Area:	754 square feet with addition
Applicant: Margaret T. H. Robinson	Small Area Plan:	Old Town
	Historic District:	Old & Historic Alexandria

Purpose of Application:

Development Site Plan (DSP) to construct a second floor addition for an accessory residential unit with associated modifications and a ROW vacation.

Modifications/Waivers Requested:

1. Modification to Section 7-900 to reduce the Zone Transition Line for addition.
2. Modification to Section 7-202(B)(5) permit HVAC unit in the front yard.
3. Waiver to parking as permitted under Section 8-200(C)(5)(a).

Vacation Request:

Vacate 376 square feet of abutting Franklin Street right-of-way

Staff Recommendation: APPROVAL WITH CONDITIONS

Staff Reviewers:

Dirk H. Geratz, AICP, Principal Planner
 Peter Leiberg, Zoning Manager



Development Site Plan #2015-0028
Vacation #2015-0001
305 Franklin Street



I. SUMMARY

A. Recommendation & Summary of Issues

Staff recommends approval of the proposed addition to 305 Franklin Street. The proposed second floor expansion and redesign of the existing structure will be skillfully integrated into the historic fabric of the neighborhood while maintaining the existing footprint. Additionally, the following community benefits are provided as a part of this project:

- Enhanced streetscape along Franklin Street
- Restoration and enhancement of a historic structure
- \$66,500.00 payment for right-of-way vacation to be added to the City's Open Space Fund

B. General Project Description

The applicant, Margaret Robinson, proposes to construct a second floor addition to an existing one story commercial building. The second floor addition is planned as an accessory apartment to the first floor office. With the addition of the second floor, the structure will take on a "townhouse" appearance, which is more in keeping with the taller residential buildings of the surrounding neighborhood.

The applicant is requesting the following approvals as part of this project:

- Development Site Plan (DSP) with:
 - Modification to Section 7-900 to reduce the Zone Transition Line for addition;
 - Modification to Section 7-202(B)(5) to permit an HVAC unit in front in front yard;
 - Waiver to parking as permitted under Section 8-200(C)(5)(a).
- Vacation of 376 square feet of Franklin Street right-of-way.

The following key issues were evaluated as part of the staff analysis and are addressed within the report:

- Compliance with Zoning and Site Plan standards of the Zoning Ordinance
- Building & Site Design
- Compliance with the Vacation Policies
- Coordination with BAR review

II. BACKGROUND

A. Procedural Background

The applicant is requesting approval of a development site plan (DSP) and a vacation of right-of-way. In compliance with Section 11-403(B) and 11-404(B) any structure that is expanded by

more than 1/3 of its current size is subject to review of a DSP. Typically, the Planning Commission does not see projects as small as this but the proposed addition is in excess of 1/3 of the existing structure. Additionally, the modification to the zone transition line requires Planning Commission approval. The modification for the placement of an HVAC unit in the front yard and waiver to the parking could be granted administratively by the Planning Director had a DSP not been required.

Approval of DSP applications are delegated to the Planning Commission and no action is necessary by the City Council. The vacation request does require approval of the City Council upon a recommendation of the Planning Commission.

Following approval of the DSP, a certificate of approval will be required by the Old and Historic Board of Architectural Review with regard to the design of the proposed alterations and addition.

B. Site Context

The subject property is located at 305 Franklin Street and is within the boundaries of the Old and Historic District. The current building consists of a single story building of only 392 square feet and has been used as an office since the mid-1970's. The owner proposes to add a second floor for an accessory apartment, which is a permitted use in the CL zone. Additionally, the owner is requesting a vacation of a portion of the Franklin Street right-of-way where it abuts the subject site.

Though the property is zoned commercial, the immediate neighborhood surrounding the site is primarily residential with a mixture of freestanding and attached homes. A mixed use building exists immediately to the east of the subject site at the corner of Franklin Street and S. Fairfax Street. This corner building has a first floor office use and apartments on the upper levels, not unlike the proposal for 305 Franklin Street.

C. Project Evolution

The subject property has been in the same family since 1977. The genesis of this project stems from a subdivision approval granted in November of 1974. At that time, the property was part of a larger lot that contained two structures on a corner lot at 635 S. Fairfax Street. The larger primary structure included a three story brick building and at the time contained a dry cleaning business on the first floor and two apartments on the upper floors. The space of the dry cleaning business has most recently been used as an architect's office.

The second, one-story structure at the rear of the lot (subject of this review), with access to Franklin Street, was used as an office. It is believed that this smaller structure may have originally been constructed as a garage or outbuilding for the larger structure. The 1974 subdivision created two lots allowing each structure to be located on its own fee simple lot. The three story structure retained a parcel size of approximately 1,625 square feet and the one story structure had a parcel size of approximately 494 square feet. The footprint of the smaller

structure was generally coterminous with new property boundaries. Staff notes that this is among one of the smaller lots in the City, but not without precedent in the historic areas.

A single condition of approval of the subdivision included a note stating that the lot *may only be used for commercial purposes*. Though the applicants would prefer to convert the current use to residential, the plat condition prohibits this. However, the CL zone does allow accessory apartments as a permitted use via Section 4-100 of the Zoning Ordinance. Specifically, one or two accessory apartments are permitted if they are provided on a floor or floors above a commercial use. Furthermore, this section states that such apartments shall be categorized as nonresidential for the purpose of applying the area and bulk regulations of the CL zone. It is for these reasons that the applicant is proposing this use as an alternative to an all residential building which is restricted by the plat condition.

D. Detailed Project Description

The existing building is a rather non-descript building with a flat roof and has little architectural detail. The current commercial (office) space consists of three small rooms and a bathroom totaling less than 400 square feet. This small size does not make for the most viable space for a commercial use. Thus, the owner proposes to enhance viability of the building as well as the design of the building by adding a new second floor to the existing one story structure. The second floor will consist of a one room studio apartment of approximately 362 gross square feet to include a bathroom and small kitchen area. No windows will be located on the east and west walls of the second floor as these walls will be on or close to the property line. The north wall will be setback about three feet from the first floor and property line and will have several windows. The south, street facing façade, will be in line with the first floor and have two dormer windows.

The project proposes to retain a light commercial use on the first floor, such as an office. The proposed alterations to the building will improve the viability of the first floor as a small office use by removing several walls to combine the space into one larger room. This configuration will offer greater flexibility in how the space can be used commercially. The two uses will be separated from each other but will share a common entry hall which will allow access to two separate entrances. The first floor stucco finish will be retained for most of the first floor. The second floor will have lap siding and a metal mansard style roof on the front façade with dormers. The design of the addition and all other exterior changes will require review and approval of the Old and Historic Board of Architectural Review.

III. ZONING*

Property Address:	305 Franklin Street
Total Site Area:	870 square feet / 0.020 acres including the vacated ROW
Zone:	CL, Commercial Low
Current Use:	Vacant Office Space
Proposed Use:	Commercial and Residential

	Permitted/Required	Proposed
FAR:	.75	.54
Setbacks:		
Front	0	17.6 feet
Side	0	2.3 feet (west), 0 (east)
Rear	0	0
Open Space:	0	382 sq. ft. at grade
Zone Transition Line		
Setback:		
West Side	25 feet	2.3 feet
Rear	25 feet	3.0 feet
Parking:		
Office Use	0 (noncomplying)	0
Residential Use	1	0

*Based on the expanded lot size of 870 square feet

IV. STAFF ANALYSIS

A. Development Site Plan Request

In conformity with Section 11-403(B) of the Zoning Ordinance, a DSP is required for this project as the proposed square footage of the expansion is more than 1/3 of the existing building square footage. The proposed site plan is very simple because of the small size of the site and the fact that the building foot print remains unchanged. The most significant change is with the addition of a second floor and a redesign of the front yard. Particulars of the DSP analysis are discussed in the following sections.

Floor Area Ratio

The current floor area ratio (FAR) of the property is .89 which exceeds the current CL zone limit of .75. The FAR was “grandfathered” under the previous C-2 zone. In order to permit the 362 square foot addition, the property needs to increase in size to comply with the .75 FAR limit. It is in part, for this reason that the applicant is requesting a vacation of right-of-way in front of the site. With the added land area gained by the vacation, the new FAR for the site will be .54, well within the .75 maximum.

Building Design

The proposed architectural changes will greatly enhance the appearance of the squat, flat-roofed structure that exists today. As noted earlier in the report the architect for the project proposes to retain the stucco exterior on the first floor and use lap siding for the second floor. The most significant changes are the creation a metal mansard-style roof with two dormers on the second floor. The first floor will be modified to switch the location of the existing single window and

door. The new windows and entry door are well detailed and will give the structure a more residential appearance. The height created by the second floor will be more in keeping with the nearby structures that range in height from two to three stories. A new gate will be added to the small pedestrian access alley on the west side of the property.

Due to the small scale of the proposed addition, this project did not trigger the need for a concept review by the Board of Architectural Review. However, the project was reviewed by the BAR staff as part of the DSP process and they did not find any fatal flaws with the overall scope of the project. A formal application for a Certificate of Appropriateness will be required by the Board of Architectural Review upon final approval of the DSP.

Site Plan

The front yard will be improved from its current condition which is occupied by a concrete patio. Upon approval of the vacation the applicant will remove the patio and replace it with a new flagstone walkway and new landscaping. This walkway will improve and continue to provide pedestrian access to a walkway that is shared by several properties that abut it, including properties along Fairfax Street that exist to the north of the subject site. The existing two street trees will remain as well as two smaller trees located north of the sidewalk. The landscaping will be used to screen a small air conditioning unit that will be placed near the base of the front façade.

Open Space

This property is located in the CL zone which does not require open space for commercial uses. As noted earlier, a plat condition restricts this property to commercial uses only and the proposed unit is a permitted *accessory* use to the principal use. However, through the proposed acquisition of right-of-way the property will gain ownership of what appears to be the front yard of this property. A total of 376 square feet will be added to the property and will technically function as open space, equivalent to over 40% of the newly expanded lot. To ensure that the open space remains open for the public to enjoy, the first 11 feet of the 17-foot wide vacation will be covered by an open space easement or 243 square feet. No roof top amenity space is included in this proposal.

B. Modifications

As part of this DSP, the applicant is requesting two modifications to the Zoning Ordinance. Pursuant to Section 11-416, the Planning Commission may approve modifications if they determine that such modifications are (1) necessary or desirable to good site development, (2) that specific and identified features of the site design make up for those impacts otherwise protected by the regulations for which the modification is sought and (3) that such modification will not be detrimental to neighboring property or to the public health, safety and welfare. Staff supports both modifications as described below:

Zone Transition Line

The subject property is zoned CL, a commercial zoning district. The property abuts the RM, residential zone both at the rear as well as to the west of the property. Section 7-902(A) requires a minimum building setback from the zone transition line of 25 feet for both yards if the subject use is nonresidential. Though the second floor is for a residential use, the CL zone categorizes accessory apartments as nonresidential and thus the zone transition line is applicable.

The current building site is on the rear zone transition line and is off-set from the west side transition line by 2.3 feet. The proposed addition will be setback three feet from the rear line and will maintain the 2.3 feet on the west side. It would be impossible to meet the 25 foot setback for this lot as the width of the lot is less than 25 feet at approximately 22.10 feet. Though the property is gaining in its front to back dimension through the proposed vacation, the building cannot be shifted or built forward as it would not comply with the “established” front yard setback. Staff finds that the proposal meets the standards for determining a modification as the proposed site plan and building design are a desirable improvement to the property and compatible to the neighborhood. The current building has been in its current location for many decades and may even predate this provision. The impact of the second floor addition will be minimal on the abutting neighbors as the height of the building will be less than 25 feet, which is shorter than most of the surrounding structures. Furthermore, the addition is setback three feet from the north property line where it directly abuts an out building associated with 633 S. Fairfax Street and is separated by a 4+ foot pedestrian alley to the west which is occupied by a three story building.

Freestanding Air Conditioning Equipment in Front Yard

Section 7-202(B)(5) allows freestanding air conditioning units in all yards except a front yard. Since no rear yard or side yard exist on the east and the west side yard is only 2.3 feet wide and serves as a shared pedestrian walkway a modification to this requirement is requested. Staff finds this is a reasonable solution as the front yard in this instance is unusually deep and will be a significant distance from the public sidewalk. The applicant proposes to mitigate the appearance of the air conditioning unit by planting a bed of mixed shrubs in front of it. A front location will have less impact on neighbors than it would if it were placed in a typical side or rear yard in Old Town which tend to be very small and close to adjoining structures. An alternative location for the unit could be on the roof of the first floor on the north side where the second floor steps back. This location could create a greater impact than the front location. The final placement and design of the screening will also require review and approval by the Board of Architectural Review.

C. Parking

At the time of the 1974 subdivision, creating this lot, no parking was required for the commercial use and this “grandfathered” status may continue. Under current parking regulations the commercial use, assuming an office, would require no more than one parking space. The proposed accessory apartment would require one parking space. The applicants are requesting a

waiver to the parking requirement. The property currently has no parking and space to add parking on this property is not physically possible. Though additional land area is proposed to be added to the property via a request for a vacation of abutting right-of-way, placing parking in this area would be in conflict with historic district requirements related to the location of parking. Specifically, Section 8-200(C)(5(a)) states, *within the Old and Historic Alexandria District, access to all parking shall be provided from an alley or interior court. Upon a finding by the Planning Commission or director that it is clearly not feasible to provide access, a waiver as to part or all of any parking requirement may be granted by the Planning Commission as part of its site plan review or, if no site plan is required, by the director.*

In this instance, access to a vehicular alley or interior court is not available nor is it possible to add such access. Thus, the applicant is asking that such a waiver be granted. Please note that this is a permitted waiver that may be granted by the Planning Commission as part the approval of a site development plan and thus a parking reduction special use permit is not required.

At most two cars would be required for this property, one for the office use and one for the apartment. Since the two uses will likely not be occupied at the same time, the impact of the parking waiver is minimized by the fact that the two uses may likely share the same hypothetical on-street parking space.

Staff recommends approval of the parking waiver as this is for a one room studio apartment with no separate bedroom, in effect limiting the apartment to one person. Parking in this part of Old Town is not as limited as in other parts of town and City staff is not aware of parking concerns in this immediate area. This block of Franklin Street only has a few houses facing the street and being located near a street intersection affords several options for on-street parking. This area is within a parking district and parking permits would be required for long term on-street parking.

D. Compliance with the City's Policies & Contributions:

Due to the small scale of this project, City policies related to affordable housing and public art are not required. The addition would be required to meet the Green Building policy as part of the new construction.

E. Vacation Request

Proposal

The applicant requests that the City vacate 376 square feet (22.10 feet by 17 feet) of right-of-way located immediately in front of the subject property. The proposed vacated area is part of the Franklin Street right-of-way that includes an unimproved part that is landscaped and appears as part of the front yard. As described previously in this report, the vacation request stems in part from the desire to increase the allowable FAR as well as pursue a vacation that has been approved numerous times by the City for different lots along Franklin Street.

Background

On September 26, 1979 the City Council adopted a Vacation Policy related specifically to a portion of Franklin Street. The policy was preceded by a resolution by City Council that amended the Major Thoroughfare Plan with regard to Franklin Street in Old Town. The resolution changed Franklin Street from a primary collector to a residential collector street between Union Street and South Washington Streets. The result of this change was that the required right-of-way width for Franklin Street went from 80 feet to 66 feet. This meant that the City no longer required the broader right-of-way.

As a result of this policy several, nearly identical vacation requests have been granted to other property owners along Franklin Street since 1979. Thus, staff supports this request as it is consistent with this and subsequent policies related to vacating rights-of-way.

Value of Vacated Right-of-way

As with all vacation requests the City requires that the Department of Real Estate Assessments complete a valuation on the land to be vacated. Such a valuation was completed and the results were included in a memorandum from W. Bryan Page, Real Estate Assessor, dated September 9, 2015 and attached to this report (*see attachment #1*). Real Estate valued the 376 square feet of land at \$176.73 per square foot which equals a total of \$66,500. This estimated value is contingent upon the recordation of the land use restriction mandated by the City including that no additional development will occur on the vacated portion of the parcel (*see attachment #2 for proposed plat*).

This value is based on the 2015 per square-foot assessed values of similarly zoned parcels in the immediate area of the subject property and Real Estate's finding that the proposed vacation complies with the City policies and guidelines used for the valuation of rights-of-way to be vacated.

Vacation Policy

In 2004, City Council approved a City policy related to vacating public rights-of-way in general. This City-wide policy clarified how land proposed to be vacated should be valued and confirmed that proceeds from the vacated land should be directed to the City's Open Space Fund. The policy also created a set of five criteria to be used in evaluating vacation requests which included the following:

1. There is no public use of the right-of-way at the time the application is filed;
2. No reasonable use of the right-of-way could exist in the future, either for its original purpose or for some other public purpose. Reasonable use includes but is not limited to future roads, bike paths/trails, recreational facilities, open space, utilities, or environmental protection;
3. No portion of the public right-of-way shall become landlocked;

4. No abutting property owners shall become landlocked or have access substantially impaired, and
5. The vacation shall provide a public benefit.

In its review of the request, staff has found that the application meets all five criteria as summarized below.

Public Use & Reasonable Future Use

Through the 1979 Vacation Council Policy related to Franklin Street is what previously determined that portions of the Franklin Street right-of-way were no longer needed for a public purpose. The proposed vacation at 305 Franklin Street is consistent with that policy. Staff finds that the vacation will not impact the current or future use of the remaining right-of-way. The adjoining sidewalk will remain within the public portion of the right-of-way as will the two street trees. A public access easement will be provided over much of the vacated land area to retain the open character of the front yard and to prevent the area from being built upon in the future,

Landlocked Public Property /Landlocked Private Property – Impaired Access

Approval of this vacation request neither would not land lock any public or private property nor would it impair access to neighboring parties. The right-of-way in question does not now provide access to any other public property or public right-of-way. The private shared walkway on the west side would remain private and continued use of the walkway for neighbors would also continue under the current arrangement.

Public Benefit

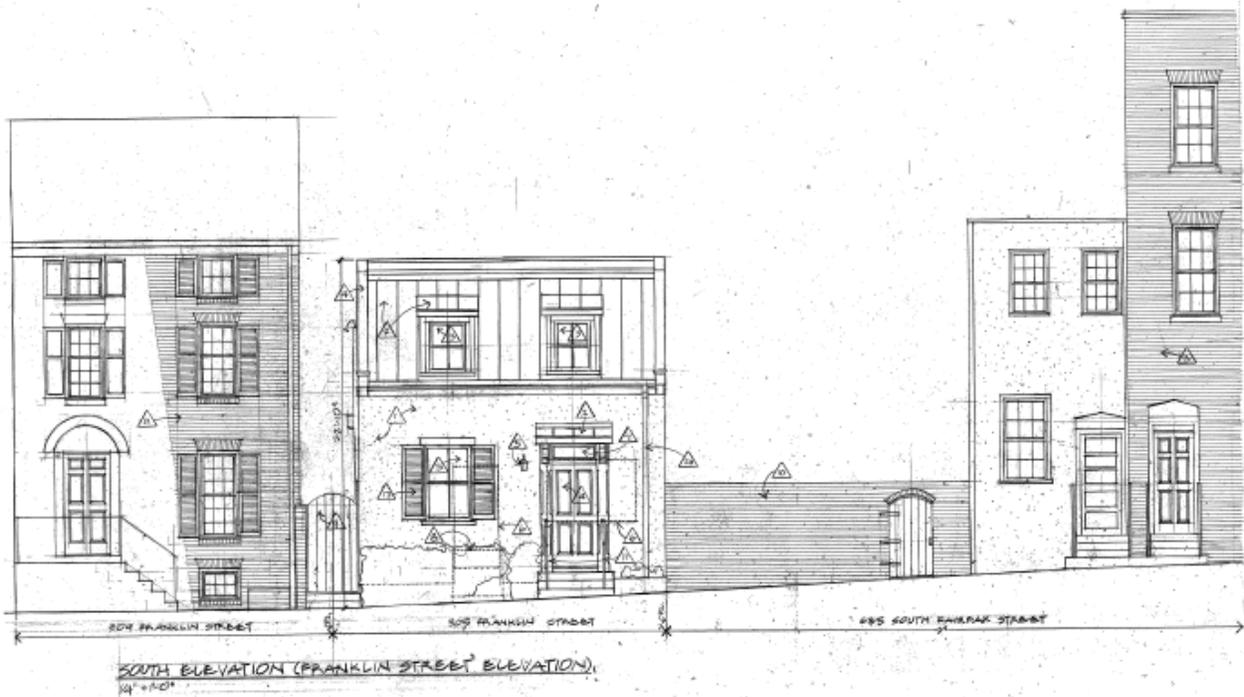
If the vacation is approved, the applicant would provide a payment of \$66,500 which must be distributed to the City's Open Space Fund as stipulated in the vacation policy. The proceeds used from this request could therefore provide the public benefit of providing funds to purchase land for open space elsewhere in the City.

V. COMMUNITY

The applicant has notified the adjoining neighbors of the proposal. A sign has been posted on the property which resulted in a few inquiries to the Planning Department. Staff provided information to the neighbors explaining the project and the review process. To date, neither staff nor the applicant has received any concerns or opposition to the proposal.

VI. CONCLUSION

Staff recommends approval of both the Site Development Plan with the associated modifications and waiver as well as the Vacation request subject to the following conditions and recommendations.



Franklin Street Elevation showing 305 Franklin Street (center) with new second floor

VIII. STAFF RECOMMENDATIONS

1. The Final Site shall be in substantial conformance with the preliminary plan dated December 15, 2015 and comply with the following conditions of approval.

A. *SITE PLAN:*

2. A final site plan will be required prior to obtaining a building permit. The final site plan may follow the Minor Site Plan Amendment application process. (P&Z)(T&ES)
3. The final site plan shall include and be coordinated with the Landscape Plan shall to include a simple mixture of seasonally variable, evergreen and deciduous shrubs, ornamental and shade trees, groundcovers and perennials that are horticulturally acclimatized to the Mid-Atlantic and Washington, DC National Capital Region. Ensure positive drainage in all planted areas. *** (P&Z)(RP&CA)
4. Per Section 11-418 of the Zoning Ordinance, the development site plan shall expire and become null and void, unless substantial construction of the project is commenced within 36 months after initial approval and such construction is thereafter pursued with due diligence. The applicant shall provide a written status report to staff 18 months after initial approval to update the City Council on the project status if substantial construction has not commenced at such time. (P&Z)
5. Submit the plat of vacation and all applicable easements in conjunction with the final site plan submission. The plat shall be approved prior to the release of the final site plan.* (P&Z)(T&ES)
6. The plat shall be recorded and a copy of the recorded plat and deeds shall be submitted with the first request for a building permit.** (P&Z)(T&ES)
7. Complete all pedestrian improvements prior to the issuance of a certificate of occupancy permit. ***(P&Z)(T&ES)
8. Coordinate location of site utilities with other site conditions to the satisfaction of the Directors of P&Z and/or RP&CA, and T&ES. These items include:
 - a. Location of site utilities including above grade service openings and required clearances for items such as transformers, telephone, HVAC units and cable boxes.
 - b. Minimize conflicts with plantings, pedestrian areas and major view sheds.
 - c. Do not locate above grade utilities in dedicated open space areas and tree wells.
 - d. If applicable, all utilities shall be screened from the public ROW to the satisfaction of the Director of P&Z. (P&Z)(T&ES)(RP&CA)(BAR)

B. TREE PROTECTION AND PRESERVATION:

9. Provide, implement and follow a tree conservation and protection program for the existing four trees located in the current front yard/right-of-way that is developed per the City of Alexandria Landscape Guidelines and to the satisfaction of the Directors of P&Z, and/or RP&CA and the City Arborist. (P&Z)(RP&CA)
10. A fine shall be paid by the applicant in an amount not to exceed \$10,000 for each tree that is destroyed and/or the City may request that replacement trees of similar caliper and species be provided for damaged trees if the approved tree protection methods have not been followed. The replacement trees shall be installed and if applicable the fine shall be paid prior to the issuance of the last certificate of occupancy permit. *** (P&Z)(RP&CA)
11. The area of the limits of disturbance and clearing for the site shall be limited to the areas as generally depicted on the preliminary site plan and reduced if possible to retain existing trees and grades. (P&Z)(RP&CA)

C. BUILDING:

12. Building materials, finishes and architectural details shall be subject to review and approval by the Old and Historic Alexandria District Board of Architectural Review. A materials board shall be submitted as part of the Certificate of Appropriateness approval (BAR)
13. Energy Star labeled appliances shall be installed. (T&ES)
14. In order to provide a more sustainable use of natural resources, the applicant shall use EPA-labeled WaterSense or equivalent low flow fixtures. A list of applicable mechanisms can be found at <Http://www.epa.gov/WaterSense/pp/index.htm>. (T&ES)

D. SIGNAGE:

15. Design business signs, as applicable, to relate in material, color and scale to the first floor of the building on which the sign is displayed to the satisfaction of the Director of P&Z. (P&Z)

E. PARKING:

16. All on-street parking controls and restrictions within the project area shall be determined by the City. Any such controls and restrictions which the applicant desires shall be shown on the final site plan. (P&Z)(T&ES)

F. VACATION:

17. Easements must be reserved for all existing public and private utilities within the area to be vacated. The applicant shall show all public and private easements on the final plat of consolidation. No permanent structure may be constructed over any existing or proposed private and/or public utility easements. (T&ES)
18. The vacated area shall be consolidated into the adjoining property. The final plat shall be recorded in the Land Records of the City of Alexandria. (T&ES)
19. The applicant shall pay the fair market value for the vacated right-of-way, as determined by the Director of Real Estate Assessments. (T&ES)
20. The applicant shall be responsible for perpetual ownership and maintenance of the vacated right of way. (T&ES)

G. CONSTRUCTION MANAGEMENT:

21. The sidewalks shall remain open during construction or pedestrian access shall be maintained to the satisfaction of the Director of T&ES throughout the construction of the project. (T&ES)
22. No major construction staging shall be allowed within the public right-of-way on Franklin Street. The applicant shall meet with T&ES to discuss construction staging activities prior to release of any permits for ground disturbing activities. ** (T&ES)
23. Implement a waste and refuse control program during the construction phase of this development. This program shall control wastes such as discarded building materials, concrete truck washout, chemicals, litter or trash, trash generated by construction workers or mobile food vendor businesses serving them, and all sanitary waste at the construction site and prevent offsite migration that may cause adverse impacts to neighboring properties or to the environment to the satisfaction of Directors of T&ES and Code Administration. All wastes shall be properly disposed offsite in accordance with all applicable federal, state and local laws. (T&ES)
24. Contractors shall not cause or permit vehicles to idle for more than 10 minutes when parked. (T&ES)

H. STREETS / TRAFFIC:

25. If the City's existing public infrastructure is damaged during construction, or patch work required for utility installation then the applicant shall be responsible for construction/ installation or repair of the same as per the City of Alexandria

standards and specifications and to the satisfaction of Director, Transportation and Environmental Services. (T&ES)

26. A pre-construction walk/survey of the site shall occur with Transportation and Environmental Services Construction & Inspection staff to document existing conditions prior to any land disturbing activities. (T&ES)

I. UTILITIES:

27. Locate all private utilities without a franchise agreement outside of the public right-of-way and public utility easements. (T&ES)

J. WATERSHED, WETLANDS, & RPAs:

28. Provide Environmental Site Assessment Notes that clearly delineates the individual components of the RPA as well as the total geographic extent of the RPA, to include the appropriate buffer, in a method approved by the Director of Transportation and Environmental Services. The Environmental Site Assessment shall also clearly describe, map or explain intermittent streams and associated buffer; highly erodible and highly permeable soils; steep slopes greater than 15% in grade; known areas of contamination; springs, seeps or related features; and a listing of all wetlands permits required by law. (T&ES)

K. CONTAMINATED LAND:

29. Indicate whether or not there is any known soil and groundwater contamination present as required with all preliminary submissions. The applicant must submit supporting reports for associated environmental investigations or assessments performed to substantiate this determination. Should any unanticipated contamination, underground storage tanks, drums or containers be encountered at the site, the Applicant must immediately notify the City of Alexandria Department of Transportation and Environmental Services, Office of Environmental Quality. (T&ES)

L. NOISE:

30. All exterior building-mounted loudspeakers shall be prohibited and no amplified sound shall be audible at the property line. (T&ES)

M. AIR POLLUTION:

31. If fireplaces are utilized in the development, the Applicant is required to install gas fireplaces to reduce air pollution and odors. Animal screens must be installed on chimneys. (T&ES)

CITY DEPARTMENT CODE COMMENTS

Legend: C - Code Requirement R - Recommendation S - Suggestion F – Finding

Planning and Zoning

C - 1 No permits shall be issued prior to the release of the Certificate of Appropriateness from the Board of Architectural Review. (BAR)

Transportation and Environmental Services

F - 1. Since the record drawings, maps, and other documents of the City of Alexandria, State, and Federal agencies show the true north pointing upwards, therefore, the Site Plan shall show the true north arrow pointing upward as is customary; however, for the sake of putting the plan together and/or ease of understanding, the project north arrow pointing upward, preferably east, or west may be shown provided it is consistently shown in the same direction on all the sheets with no exception at all. The north arrow shall show the source of meridian. The project north arrow pointing downward will not be acceptable even if, it is shown consistently on all the sheets. (T&ES)

F - 1. The Final Site Plan must be prepared per the requirements of Memorandum to Industry 02-09 dated December 3, 2009, Design Guidelines for Site Plan Preparation, which is available at the City's following web address:

<http://alexandriava.gov/uploadedFiles/tes/info/Memo%20to%20Industry%20No.%2002-09%20December%203,%202009.pdf>

F - 2. The Plan shall include a dimension plan with all proposed features fully dimensioned and the property line clearly shown. (T&ES)

F - 3. Include all symbols, abbreviations, and line types in the legend. (T&ES)

F - 4. Asphalt patches larger than 20% of the total asphalt surface, measured along the length of the road adjacent to the property frontage and/or extending to the centerline of the street, will require full curb to curb restoration (T&ES)

F - 5. Show the drainage divide areas on the grading plan or on a sheet showing reasonable information on topography along with the structures where each sub-area drains. (T&ES)

F - 6. Provide proposed elevations (contours and spot shots) in sufficient details on grading plan to clearly show the drainage patterns. (T&ES)

F - 7. All the existing and proposed public and private utilities and easements shall be shown on the plan and a descriptive narration of various utilities shall be provided. (T&ES)

F - 8. Add complete streets tabulation to the cover sheet with the Final 1 submission. (T&ES)

- C - 1 Per the requirements of the City of Alexandria Zoning Ordinance Article XI, the applicant shall complete a drainage study and adequate outfall analysis for the total drainage area to the receiving sewer that serves the site. If the existing storm system is determined to be inadequate then the applicant shall design and build on-site or off-site improvements to discharge to an adequate outfall; even if the post development stormwater flow from the site is reduced from the pre-development flow. The Plan shall demonstrate to the satisfaction of the Director of T&ES that a non-erosive stormwater outfall is present. (T&ES)
- C - 2 Per the requirements of the City of Alexandria Zoning Ordinance (AZO) Article XIII, the applicant shall comply with the peak flow requirements and prepare a Stormwater Management Plan so that from the site, the post-development peak runoff rate from a two-year storm and a ten-year storm, considered individually, shall not exceed their respective predevelopment rates. If combined uncontrolled and controlled stormwater outfall is proposed, the peak flow requirements of the Zoning Ordinance shall be met. If the project site lies within the Braddock-West watershed then the applicant shall provide an additional 10% storage of the pre-development flows in this watershed to meet detention requirements. (T&ES)
- C - 3 Location of customer utility services and installation of transmission, distribution and main lines in the public rights of way by any public service company shall be governed by franchise agreement with the City in accordance with Title 5, Chapter 3, Section 5-3-2 and Section 5-3-3, respectively. The transformers, switch gears, and boxes shall be located outside of the public right of way. (T&ES)
- C - 4 (a) Per the requirements of Section 5-3-2, Article A, Chapter 3 of the City of Alexandria Code, all new customer utility services, extensions of existing customer utility services and existing overhead customer utility services supplied by any existing overhead facilities which are relocated underground shall, after October 15, 1971 be installed below the surface of the ground except otherwise exempted by the City Code and to the satisfaction of the Director, Department of Transportation and Environmental Services.
(b) Per the requirements of Section 5-3-3, Article A, Chapter 3 of the City of Alexandria Code, all new installation or relocation of poles, towers, wires, lines, cables, conduits, pipes, mains, and appurtenances used or intended to be used to transmit or distribute any service such as electric current, telephone, telegraph, cable television, traffic control, fire alarm, police communication, gas, water, steam or petroleum, whether or not on the streets, alleys, or other public places of the City shall, after October 15, 1971, be installed below the surface of the ground or below the surface in the case of bridges and elevated highways except otherwise exempted by the City Code and to the satisfaction of Director, Department of Transportation and Environmental Services. (T&ES)
- C - 5 Flow from downspouts, foundation drains, and sump pumps shall be discharged to the storm sewer per the requirements of Memorandum to Industry 05-14 that is available on the City of Alexandria's web site. The downspouts and sump pump discharges shall be

- piped to the storm sewer outfall, where applicable after treating for water quality as per the requirements of Article XIII of Alexandria Zoning Ordinance (AZO). (T&ES)
- C - 6 Plans and profiles of utilities and roads in public easements and/or public Right of Way must be approved prior to release of the plan.* (T&ES)
- C - 7 All pedestrian, traffic, and way finding signage shall be provided in accordance with the Manual of Uniform Traffic Control Devices (MUTCD), latest edition to the satisfaction of the Director of T&ES. (T&ES)
- C - 8 All sanitary laterals and/or sewers not shown in the easements shall be owned and maintained privately. (T&ES)
- C - 9 The applicant shall comply with the City of Alexandria's Noise Control Code, Title 11, Chapter 5, which sets the maximum permissible noise level as measured at the property line. (T&ES)
- C - 10 All construction activities must comply with the Alexandria Noise Control Code Title 11, Chapter 5, Section 11-5-4(b)(15), which permits construction activities to occur between the following hours:
- a. Monday Through Friday from 7 AM To 6 PM and
 - b. Saturdays from 9 AM to 6 PM.
 - c. No construction activities are permitted on Sundays and holidays.
- Section 11-5-4(b) (19) further restricts the Pile Driving to the following hours:
- d. Monday Through Friday from 9 AM To 6 PM and
 - e. Saturdays from 10 AM To 4 PM
 - f. No pile driving is permitted on Sundays and holidays.
- Section 11-5-109 restricts work in the right of way for excavation to the following:
- g. Monday through Saturday 7 AM to 5 pm
 - h. No excavation in the right of way is permitted on Sundays (T&ES)
- C - 11 The applicant shall comply with the Article XIII of the City of Alexandria Zoning Ordinance, which includes requirements for stormwater pollutant load reduction, treatment of the Alexandria Water Quality Volume Default and stormwater quantity management. (T&ES)
- C - 12 The applicant shall comply with the City of Alexandria, Erosion and Sediment Control Code, Section 5, Chapter 4. (T&ES)
- C - 13 All required permits from Virginia Department of Environmental Quality, Environmental Protection Agency, Army Corps of Engineers, and/or Virginia Marine Resources shall be in place for all project construction and mitigation work prior to release of the final site plan. This includes the state requirement for a state General VPDES Permit for Discharges of Stormwater from Construction Activities (general permit) and associated Stormwater Pollution Prevention Plan (SWPPP) for land disturbing activities equal to or

greater than one acre. See memo to industry 08-14 which can be found on-line here:
<http://alexandriava.gov/tes/info/default.aspx?id=3522>. *(T&ES)

VAWC Comments

1. No comments received.

AlexRenew Comments

2. No comments received.

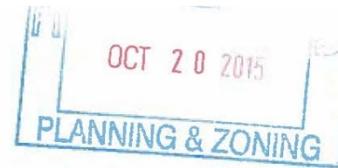
Asterisks denote the following:

- * Condition must be fulfilled prior to release of the final site plan
- ** Condition must be fulfilled prior to release of the building permit
- *** Condition must be fulfilled prior to release of the certificate of occupancy
- **** Condition must be fulfilled prior to release of the bond

IX. ATTACHMENTS

Attachment 1 **Office of Real Estate Property Valuation**

City of Alexandria, Virginia



MEMORANDUM

COMPLETENESS REVIEW
DSP2015-00028
305 Franklin Street
Planners: Dirk Geratz

DATE: SEPTEMBER 9, 2015

TO: KARL MORITZ, DIRECTOR
DEPARTMENT OF PLANNING AND ZONING

FROM: WILLIAM BRYAN PAGE, SRA, REAL ESTATE ASSESSOR
OFFICE OF REAL ESTATE ASSESSMENTS *WBP*

SUBJECT: VACATION OF RIGHT-OF-WAY WITH ADDITIONAL DEVELOPMENT RIGHTS (VAC#: 2015-00001)
PORTION OF FRANKLIN STREET BETWEEN THAT ARTERY'S INTERSECTION WITH SOUTH FAIRFAX AND SOUTH ROYAL STREETS ALEXANDRIA, VIRGINIA

PROJECT: VACATION AND ADDITION TO 305 FRANKLIN STREET

Per your request, we have reviewed the proposed vacation of City owned property in the form of an uninstalled segment of Franklin Street located approximately 73.9 feet west of that arterial's intersection with South Fairfax Street in the Old Town Area of the City of Alexandria. The proposed vacated area contains 376 square feet (22.10 feet by 17 feet) and is adjacent to an improved general commercial property at 305 Franklin Street titled to Margaret T. H. Robinson. It is intent of property owner to consolidate the existing property, which has a land area of 494 square feet, with the vacated portion Franklin Street to create a lot containing a combined land area of 870 square feet (0.020 acres).

The property is zoned CL (Commercial Low) which is intended to provide for small scale retail and services uses offering pedestrian oriented shopping and services for individual consumers and households located primarily in nearby residential areas. By-right uses include single-family detached dwellings, residential townhouses, multifamily dwellings, businesses and professional offices. The property owner intends to maintain the current commercial use. The maximum floor area ratio (FAR) within the CL district for nonresidential uses on lots containing less than 5,500 square feet is 0.75. The existing improvement contains an above grade floor area of 440 square feet indicating a developed FAR of 0.89 indicating that the property was "grandfathered" under a previous zoning ordinance.

According to the project architect, a modest second floor addition of containing approximately 215 square feet is proposed to the existing building. The additional density along with the 376 square feet to be vacated results in an adjusted FAR of 0.75 which would be in compliance with current zoning. It is our understanding that beside a small open porch encroachment the vacated parcel will be maintained as landscaped open space.

Page 2

Based on my review of the current assessment data and subject to the limiting conditions stated below in this memorandum, it is my opinion that the right-of-way to be vacated has a value as of September 9, 2015, of \$176.73 per square foot which for 376 square feet equals \$66,500 (rounded).

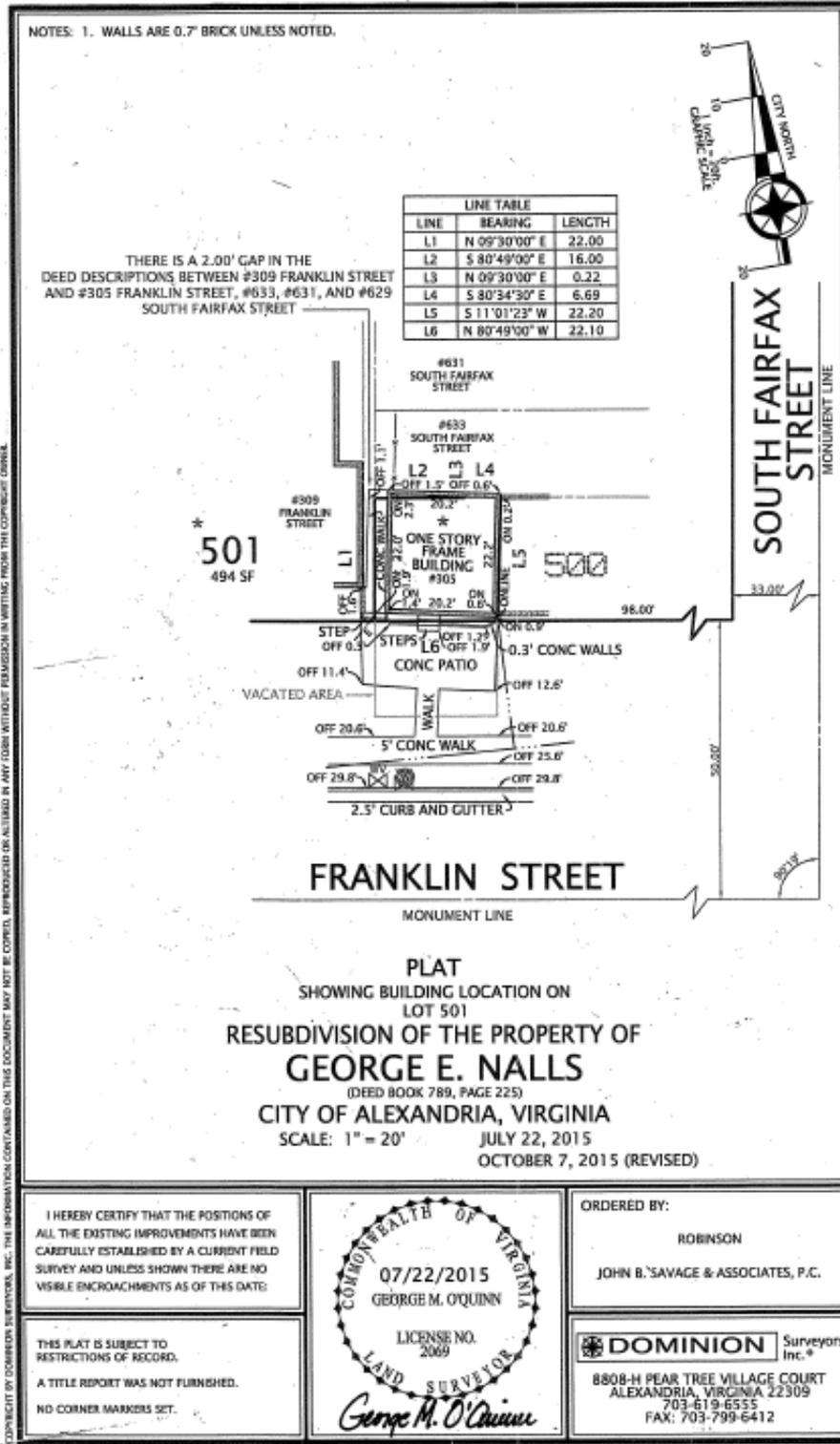
Sixty-Six Thousand Five Hundred Dollars

The estimated value above is contingent upon the recordation of the land use restrictions mandated by the City and that, unless otherwise stipulated, there will be no additional development on the vacated parcel.

This analysis does not constitute a fully documented real property appraisal report and should not be purported as such. The analysis is based on the current 2015 per square-foot assessed values of similarly zoned parcels in the immediate area of the subject property, and complies with City policies and guidelines, dated December 8, 2003, for the valuation of rights-of-way proposed to be vacated by the City.

Cc: Ann Horowitz, Urban Planner II

Attachment 2
Proposed Plat including Vacated Land Area





APPLICATION

DEVELOPMENT SITE PLAN

DSP # 2015-00028

Project Name: Addition and alterations to
305 Franklin Street, Alexandria, VA.

PROPERTY LOCATION: 305 Franklin Street, Alexandria, Virginia

TAX MAP REFERENCE: 80.02 07 37

ZONE: CL

APPLICANT

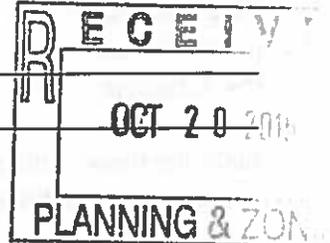
Name: Margaret T.H. Robinson

Address: 8238 Crown Court Road, Alexandria, Virginia 22308

PROPERTY OWNER

Name: Margaret T.H. Robinson

Address: 8238 Crown Court Road, Alexandria, Virginia 22308



PROPOSED USE: Small scale commercial on the first floor with accessory apartment on the second floor.

THE UNDERSIGNED hereby applies for Development Site Plan approval in accordance with the provisions of Section 11-400 of the Zoning Ordinance of the City of Alexandria, Virginia.

THE UNDERSIGNED, having obtained permission from the property owner, hereby grants permission to the City of Alexandria to post placard notice on the property for which this application is requested, pursuant to Article XI, Section 11-301 (B) of the 1992 Zoning Ordinance of the City of Alexandria, Virginia.

THE UNDERSIGNED also attests that all of the information herein provided and specifically including all surveys, drawings, etc., required of the applicant are true, correct and accurate to the best of his/her knowledge and belief.

John B. Savage, agent for owner
Print Name of Applicant or Agent

218 North Lee Street Suite 204-A
Mailing/Street Address

Alexandria, Virginia 22314
City and State Zip Code

John B. Savage
Signature

(703) 683-6410 (703) 684-8428
Telephone # Fax #

savage.arch2@netzero.net
Email address

October 8, 2015
Date

DO NOT WRITE IN THIS SPACE - OFFICE USE ONLY

Application Received: _____
Fee Paid and Date: _____

Received Plans for Completeness: _____
Received Plans for Preliminary: _____

ACTION - PLANNING COMMISSION: _____

ALL APPLICANTS MUST COMPLETE THIS FORM.

The applicant is: (check one)

the Owner Contract Purchaser Lessee or Other: _____ of the subject property.

State the name, address and percent of ownership of any person or entity owning an interest in the applicant, unless the entity is a corporation or partnership in which case identify each owner of more than ten percent.

Margaret T. H. Robinson, 8238 Crown Court Road, Alexandria, Virginia
100% of ownership

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.

APPLICATION for VACATION # 2015-00001

[must use black ink or type]

PROPERTY LOCATION: 305 FRANKLIN STREET, ALEXANDRIA, VA.

TAX MAP REFERENCE: 080, 02 - 07 - 37 ZONE: CL

APPLICANT'S NAME: MARGARET T. H. ROBINSON

ADDRESS: 8238 CROWN COURT ROAD, ALEXANDRIA, VA. 22308

PROPERTY OWNER NAME: MARGARET T. H. ROBINSON

(Owner of abutting area to be vacated)

ADDRESS: 8238 CROWN COURT ROAD, ALEXANDRIA, VA. 22308

VACATION DESCRIPTION: REQUEST VACATION OF RIGHT-OF-WAY
ADJACENT EXISTING FRONT YARD PROPERTY LINE OF
305 FRANKLIN STREET, ALEXANDRIA, VA.

THE UNDERSIGNED hereby applies for a Vacation Ordinance in accordance with the provisions of Chapter 10 of the Code of the State of Virginia, the Alexandria City Charter and City Code, and the Alexandria Zoning Ordinance.

THE UNDERSIGNED having obtained permission from the property owner, hereby grants permission to the City of Alexandria to post placard notice on the property for which this application is requested, pursuant to Article XI, Section 11-301 (B) of the 1992 Zoning Ordinance of the City of Alexandria, Virginia.

THE UNDERSIGNED also attests that all of the information herein provided and specifically including all surveys, drawings, etc., required of the applicant are true, correct and accurate to the best of their knowledge and belief.

JOHN SAVAGE, ARCHITECT
Print Name of Applicant or Agent

John B. Spurgeon
Signature

218 N. LEE ST., SUITE 204-A
Mailing/Street Address

(703) 683-6410 (703) 684-8428
Telephone # Fax #

ALEXANDRIA, VA. 22314-2665
City and State Zip Code

7/28/15
Date

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

ACTION - PLANNING COMMISSION: _____

ACTION - CITY COUNCIL: _____

OWNERSHIP AND DISCLOSURE STATEMENT

Use additional sheets if necessary

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

Name	Address	Percent of Ownership
1. MARGARET T. H. ROBINSON	8238 CROWN COURT RD., ALEXANDRIA, VA	100%
2.		
3.		

2. Property. State the name, address and percent of ownership of any person or entity owning an interest in the property located at 305 FRANKLIN ST., ALEXANDRIA, VA. (address), unless the entity is a corporation or partnership, in which case identify each owner of more than ten percent. The term ownership interest shall include any legal or equitable interest held at the time of the application in the real property which is the subject of the application.

Name	Address	Percent of Ownership
1. MARGARET T. H. ROBINSON	8238 CROWN COURT RD. ALEXANDRIA, VA.	100%
2.		
3.		

3. Business or Financial Relationships. Each person or entity indicated above in sections 1 and 2, with an ownership interest in the applicant or in the subject property are require to disclose any business or financial relationship, as defined by Section 11-350 of the Zoning Ordinance, existing at the time of this application, or within the 12-month period prior to the submission of this application with any member of the Alexandria City Council, Planning Commission, Board of Zoning Appeals or either Boards of Architectural Review. All fields must be filled out completely. Do not leave blank. (If there are no relationships please indicated each person or entity and "None" in the corresponding fields).

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

Name of person or entity	Relationship as defined by Section 11-350 of the Zoning Ordinance	Member of the Approving Body (i.e. City Council, Planning Commission, etc.)
1. MARGARET T. H. ROBINSON	NONE	PLANNING COMMISSION & CITY COUNCIL
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.

7/28/15
Date
JOHN B. SAVAGE,
APPLICANT'S AUTHORIZED AGENT
Printed Name
John B. Savage
Signature

JOHN B. SAVAGE & ASSOCIATES, P.C.

September 18, 2015

Mr. Karl Moritz, Director
Alexandria Department of Planning and Zoning
301 King Street Suite 2100
Alexandria, Virginia 22314

REVISED

Re: Proposed vacation of existing right-of-way at 305 Franklin Street, Alexandria, VA.

Dear Mr. Moritz:

I am an Alexandria architect representing Margaret Robinson, owner of 305 Franklin Street. Ms. Robinson wishes vacation of right-of-way property adjacent property that her family has owned at 305 Franklin Street since 1977.

This property and its respective block face is unique to this neighborhood. Of the properties in this block face that have entrances on Franklin Street, none have any fences on their property in front of the face of their building. If granted this vacation of the existing right-of-way, we wish to maintain this concept and improve on the quality of the open space at the front of the property by demolishing an existing highly visible concrete patio and reducing its impervious surface by over forty-five percent. This will allow a portion of the vacated area to be landscaped like the adjacent properties to the west of this property, reducing storm water runoff of this property.

The owner wishes this right-of-way open space to be vacated and consolidated with her present lot and done with the following restrictions: 1.) There will not be any fences located on the vacated right-of-way. 2.) The front entrance will be modest in scope with a minimal front stoop and entrance feature. A front porch will not be constructed on the vacated right-of-way. 3.) The existing enclosed building footprint will not be enlarged. 4.) The owner will agree to grant to the City of Alexandria an easement necessary for future infrastructure improvements in the vacated right-of-way. The easement will start six feet from the existing property line and be eleven feet deep into the vacated right-of-way. The easement will be for the full width of the property. The six foot buffer from the existing property line to the easement is needed to protect the existing structural foundation wall and footing of the existing structure.

This property is commercially zoned CL in a very residential neighborhood. The owner wishes to keep the residential character of this block on this property, maintaining the existing front yard open space that has previously been described and is so important in this setting. With the consolidation of the vacated right-of-way with the existing small parcel, open space requirements will met for a residential property in the CL zone.

The owner wishes to relocate the main entrance and construct a small sixteen-inch deep roofed entrance feature along with a new front stoop and steps to grade. The present entrance does not conform to code and this will bring the property into compliance with present day egress requirements. The existing first floor will have all existing interior walls removed, along with existing plumbing fixtures and an existing space heater. One existing window on the east wall will be removed and filled in. The other existing window on the east wall will be replaced with an energy efficient window in the existing opening. On the west elevation, the two existing windows will be replaced with energy efficient windows in the existing openings. The existing side door on the west elevation will be enlarged slightly in width and height to meet present day egress and fire safety requirements. The existing window and door on the south or street

September 18, 2015

305 Franklin St.

Proposed vacation of right-of-way

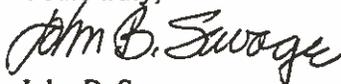
elevation will be removed, relocated and replaced with a new and more energy efficient door and window. A new modest fixed glass transom will be constructed above the new entry door. The first floor will have a small coat closet, a kitchen, a toilet room, a living room and a stair to a new second floor. The entire first floor will have new interior finishes. Existing interior perimeter wall wallboard will be removed for the installation of new insulation in the existing wood framed exterior walls. The first floor will have new plumbing, mechanical and electrical systems.

A new partial second floor will be constructed over the existing first floor with new required plumbing, mechanical and electrical systems. The second floor will consist of 264 gross square feet and have a bedroom, a bedroom closet, a linen closet, a bathroom and stairs to the first floor. No windows will be located on the east and west walls of the second floor. The north wall of the second floor will be set back three feet from the north property line and will have four windows. The south wall of the second floor will have two dormer windows. The second floor will have a light well opening to the first floor below, permitting light from the north wall windows to filter down to the first floor. East, west and north walls will be constructed of fiber cement lap siding. The south exterior surface of the second floor will be of standing seam metal. The structure will have a membrane roof slightly pitched to the front. A small roof parapet on the north, east and south walls will be constructed to keep water from running on to the adjacent properties at 633 and 635 South Fairfax Street, as well as the shared walkway between 305 and 309 Franklin Street. An outdoor air conditioning condensing unit will be located in front of the existing structure, screened visually and acoustically with landscaping as has successfully been the case at 309 Franklin Street.

The vacation of the right-of-way permits a more compatible use on this site. The zoning will not change, but the use within the zone will change. A residential use is permitted within the CL zone, subject to strict open space and floor area restrictions. These open space and floor area restrictions will be met. A residential use is more compatible on this property and is a less intensive use than commercial.

The City of Alexandria benefits with the sale of right-of-way property and the yearly increased real estate taxes on the property. The City of Alexandria will be granted an easement within the vacated right-of-way for future infrastructure improvements. The neighborhood benefits with a more compatible use on this property, residential use instead of commercial use. Existing open space will be maintained and improved upon with unneeded impervious surfacing being removed and replaced with landscaping, decreasing the storm water runoff. The owner benefits from the chance to convert existing commercial use to a residential use on this property. This is an instance where the City of Alexandria, the neighborhood and the owner benefit from the vacation of the right-of-way.

Yours truly,

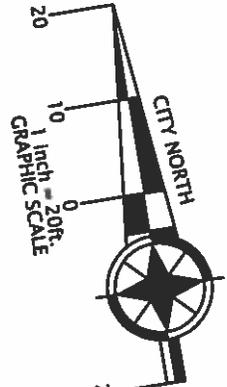


John B. Savage

Cc: Margaret Robinson, owner

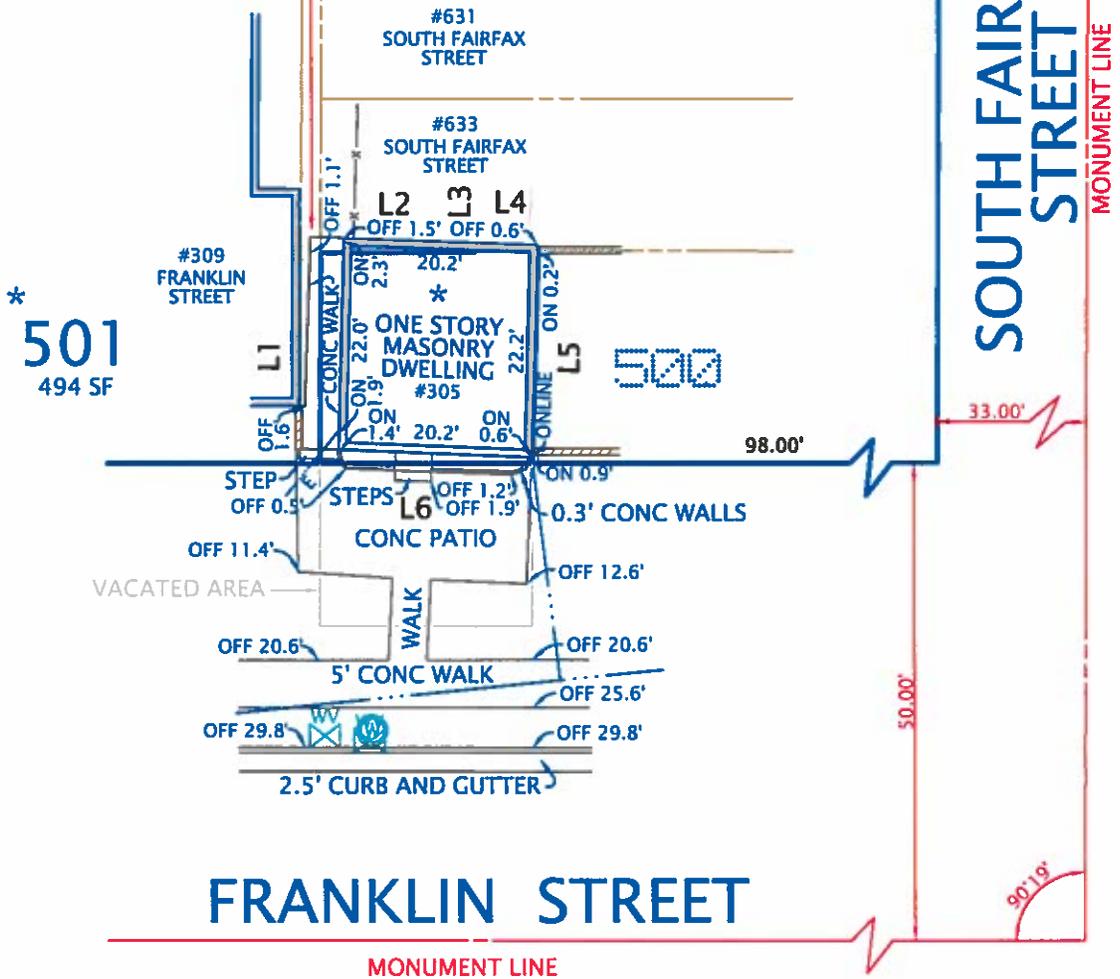
NOTES: 1. WALLS ARE 0.7' BRICK UNLESS NOTED.

APPLICATION MATERIALS
 VAC2015-00001
 305 Franklin St
 7/30/2015



LINE TABLE		
LINE	BEARING	LENGTH
L1	N 09°30'00" E	22.00
L2	S 80°49'00" E	16.00
L3	N 09°30'00" E	0.22
L4	S 80°34'30" E	6.69
L5	S 11°01'23" W	22.20
L6	N 80°49'00" W	22.10

THERE IS A 2.00' GAP IN THE DEED DESCRIPTIONS BETWEEN #309 FRANKLIN STREET AND #305 FRANKLIN STREET, #633, #631, AND #629 SOUTH FAIRFAX STREET

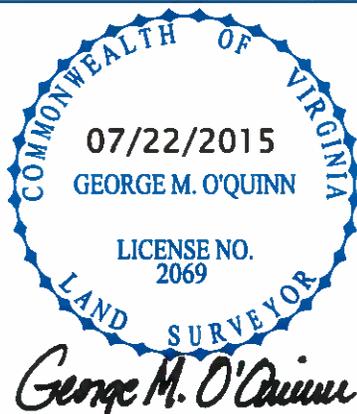


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PLAT
 SHOWING HOUSE LOCATION ON
 LOT 501
 RESUBDIVISION OF THE PROPERTY OF
GEORGE E. NALLS
 (DEED BOOK 789, PAGE 225)
 CITY OF ALEXANDRIA, VIRGINIA
 SCALE: 1" = 20' JULY 22, 2015

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

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



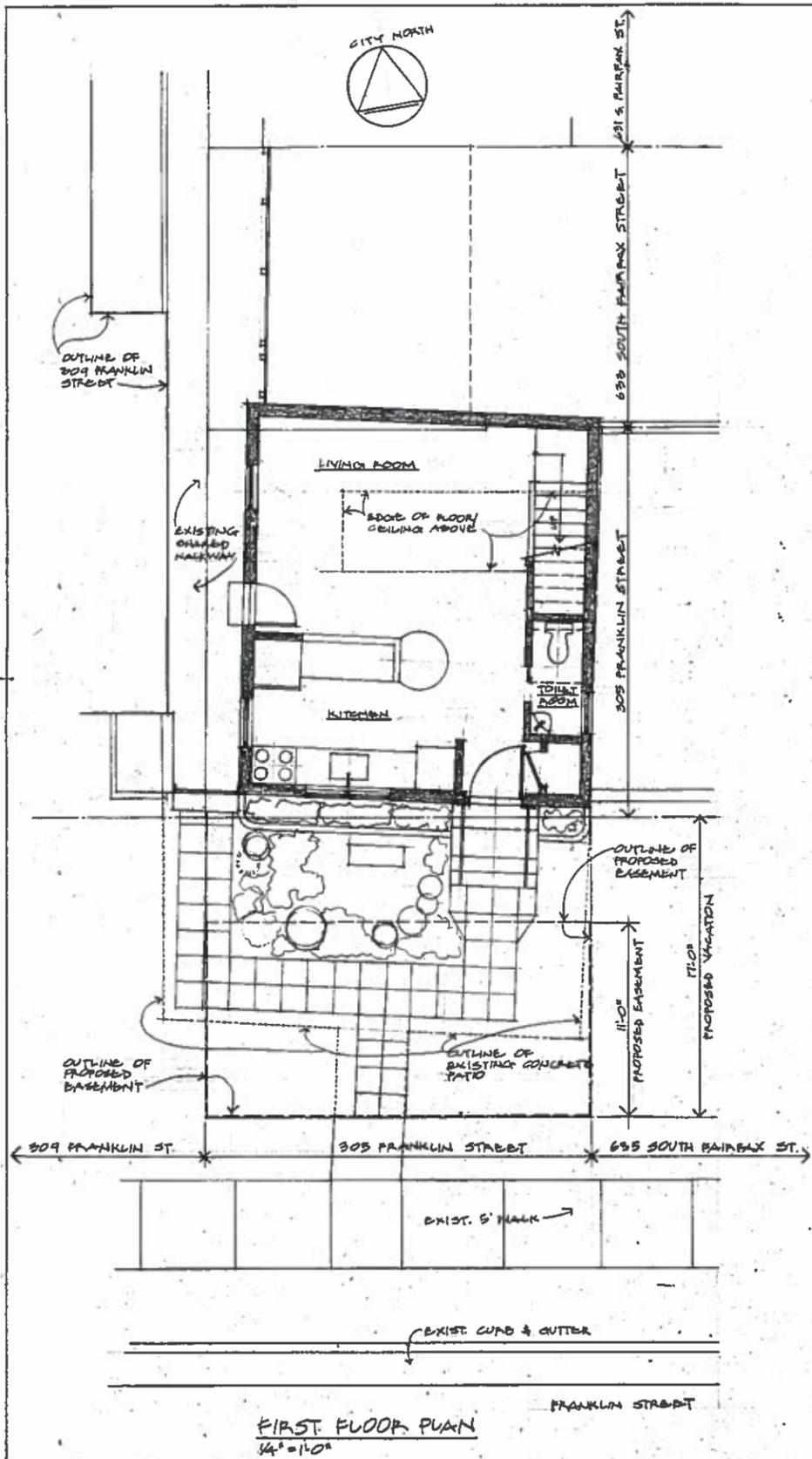
ORDERED BY:

ROBINSON

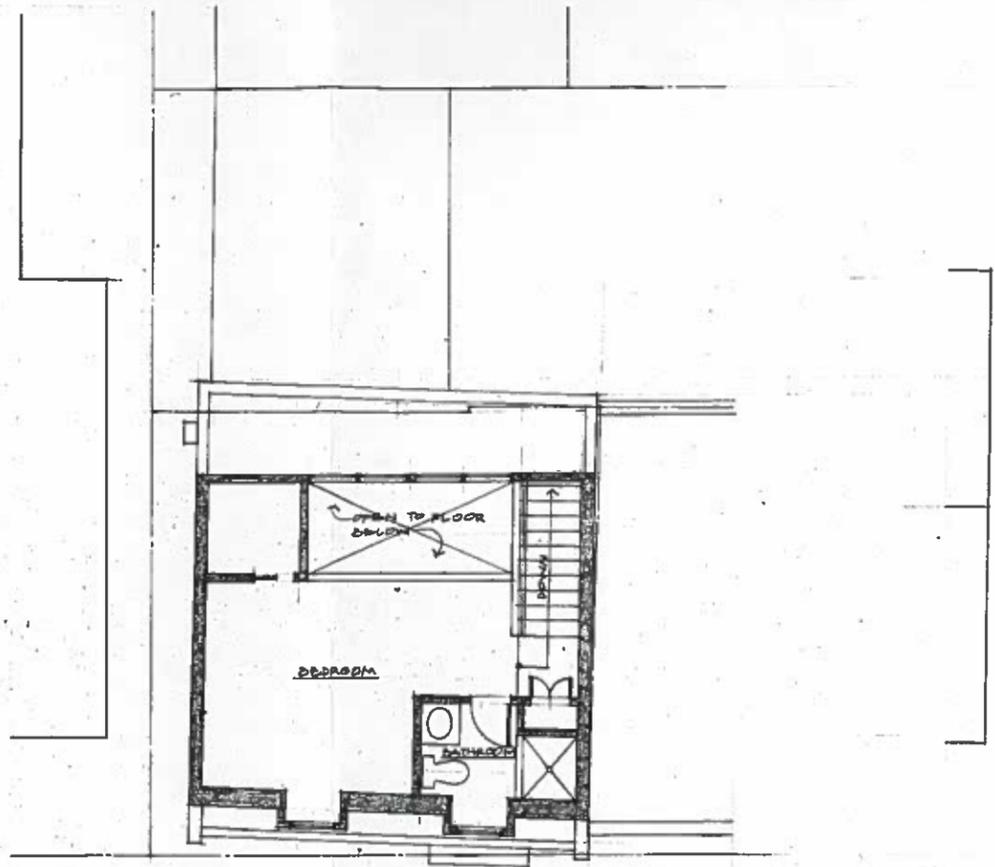
JOHN B. SAVAGE & ASSOCIATES, P.C.

DOMINION Surveyors Inc.®

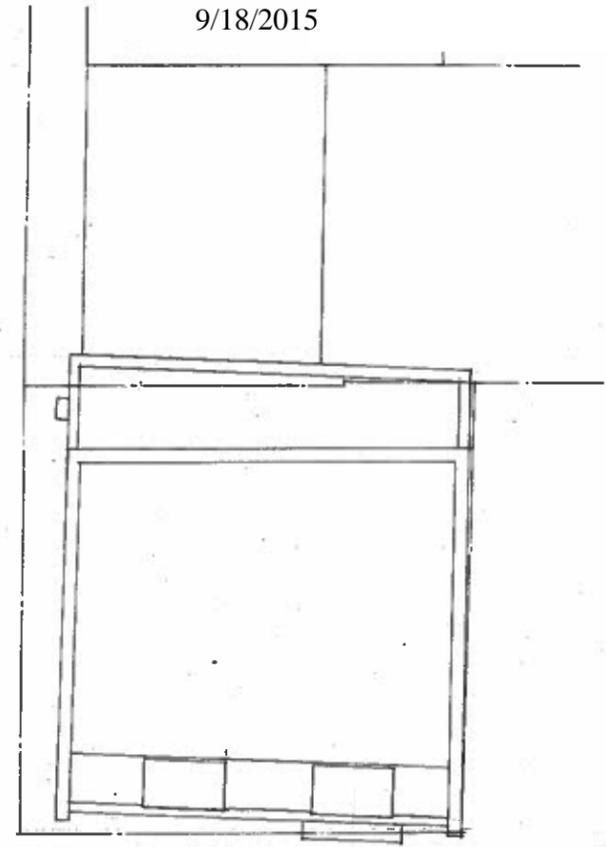
8808-H PEAR TREE VILLAGE COURT
 ALEXANDRIA, VIRGINIA 22309
 703-619-6555
 FAX: 703-799-6412



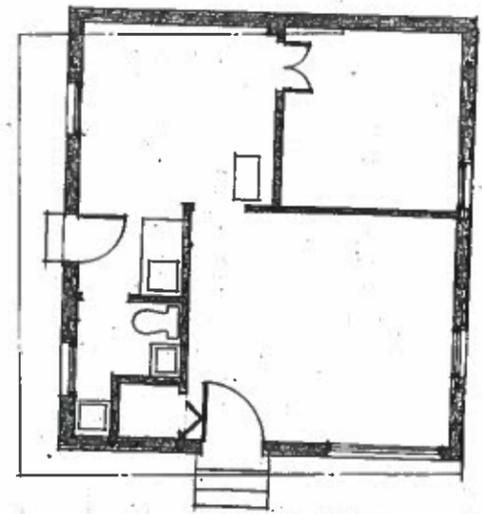
FIRST FLOOR PLAN
1/4" = 1'-0"



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



ROOF PLAN
1/4" = 1'-0"



EXISTING PLAN
1/4" = 1'-0"

SAVAGE & ASSOCIATES, P.C.
210 NORTH LEE STREET SUITE 204-A
ALEXANDRIA, VIRGINIA 22314-2665
TEL (703) 682-6410 FAX (703) 684-8410 E-MAIL SAVAGE.ARCH@NWTZEAQ.NET

SUBMISSIONS/REVISIONS:
8/26/15: PRELIMINARY PLANS & ELEVATIONS
9/18/15: DELINEATION OF PROPOSED BASEMENT

FIRST FLOOR PLAN
SECOND FLOOR PLAN
ROOF PLAN
EXISTING PLAN

ADDITION & ALTERATIONS TO
305 FRANKLIN STREET
ALEXANDRIA, VA.

DRAWING
A-1
DWS: 1 OF 2
DATE:
8/26/15