

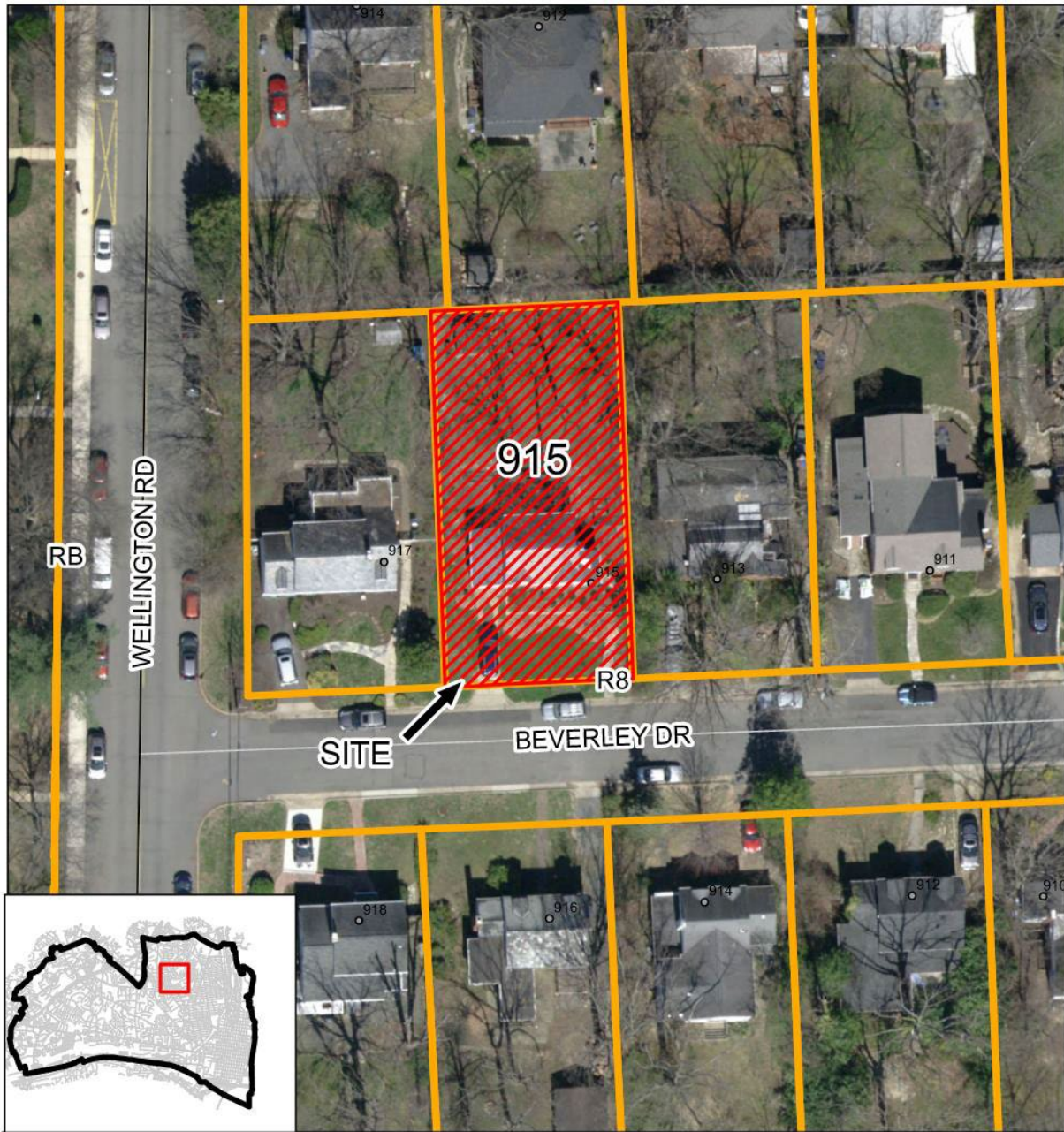



DOCKET ITEM #2
Special Use Permit #2024-00061
915 Beverley Drive – Substandard Lot Redevelopment

Application	General Data	
Public Hearing and consideration of a request for a Special Use Permit to construct a single-unit dwelling on a developed substandard lot.	Planning Commission Hearing:	December 3, 2024
	City Council Hearing:	December 14, 2024
Address: 915 Beverley Drive	Zone:	R-8/Residential Single Family
Applicant: Owen L. Griffing represented by M. Catharine Puskar, attorney	Small Area Plan:	Northridge/Rosemont Small Area Plan


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: Sam Shelby, sam.shelby@alexandriava.gov



 **SUP#2024-00061**
915 Beverley Drive

0 20 40 80 Feet

N 

I. DISCUSSION

The applicant, Owen L. Griffing represented by M. Catharine Puskar, attorney, requests Special Use Permit (SUP) approval to construct a single-unit dwelling on a developed, substandard lot at 915 Beverley Drive. The existing lot is substandard as it does not meet the R-8 zone's minimum lot size nor width requirements.

SITE DESCRIPTION

The Zoning Ordinance classifies the subject property as a developed, substandard lot of record. It has a lot size of 7,200 square feet with 60 feet of frontage along Beverley Drive. A two-story dwelling currently occupies the site. City Real Estate Assessment records indicate the dwelling was constructed in 1938. It provides a 24.8-foot front yard; east and west side yards of 9 and 10.5 feet, respectively; a 73.5-foot rear yard; and approximately 1,522 square feet of floor area.



Figure 1 - Subject Property

PROPOSAL

The applicant requests SUP approval to redevelop the subject property with a new two-story dwelling. It would have 2,506 square feet of net floor area and would measure 26.5 feet in height.

The applicant's proposed design would exhibit a mix of architectural styles. The dwelling would feature a variety of façade materials but would be predominately clad in horizontal siding. Figures 2 through 5, below, show the proposed elevations.

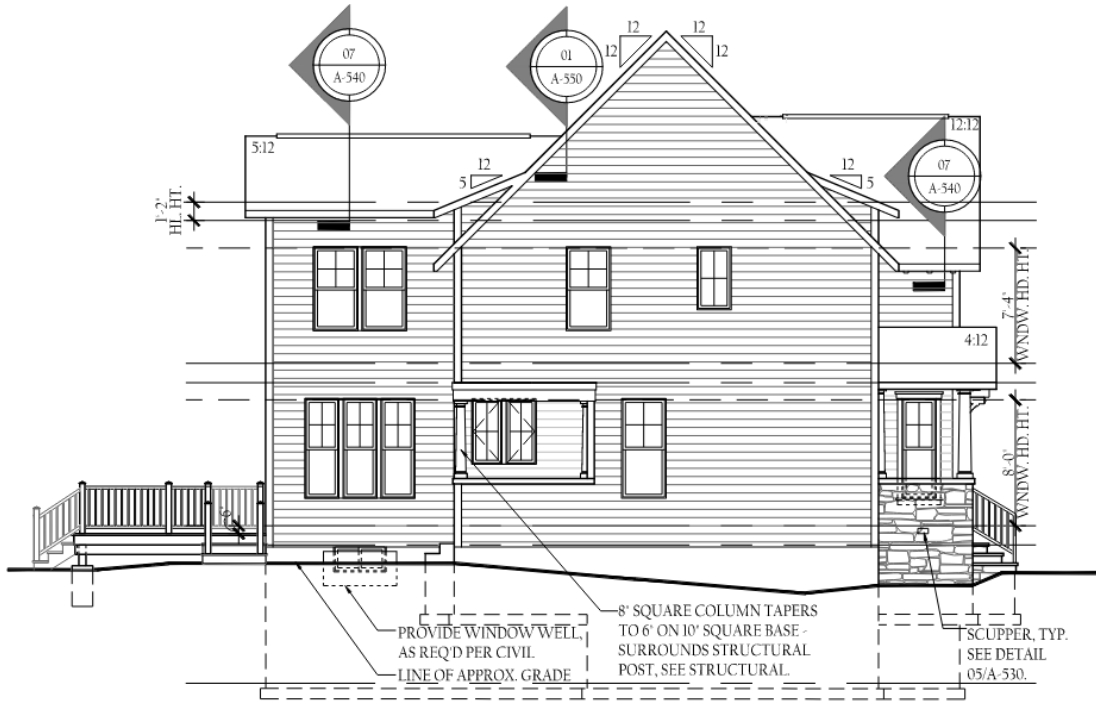


Figure 3 – West Side Elevation

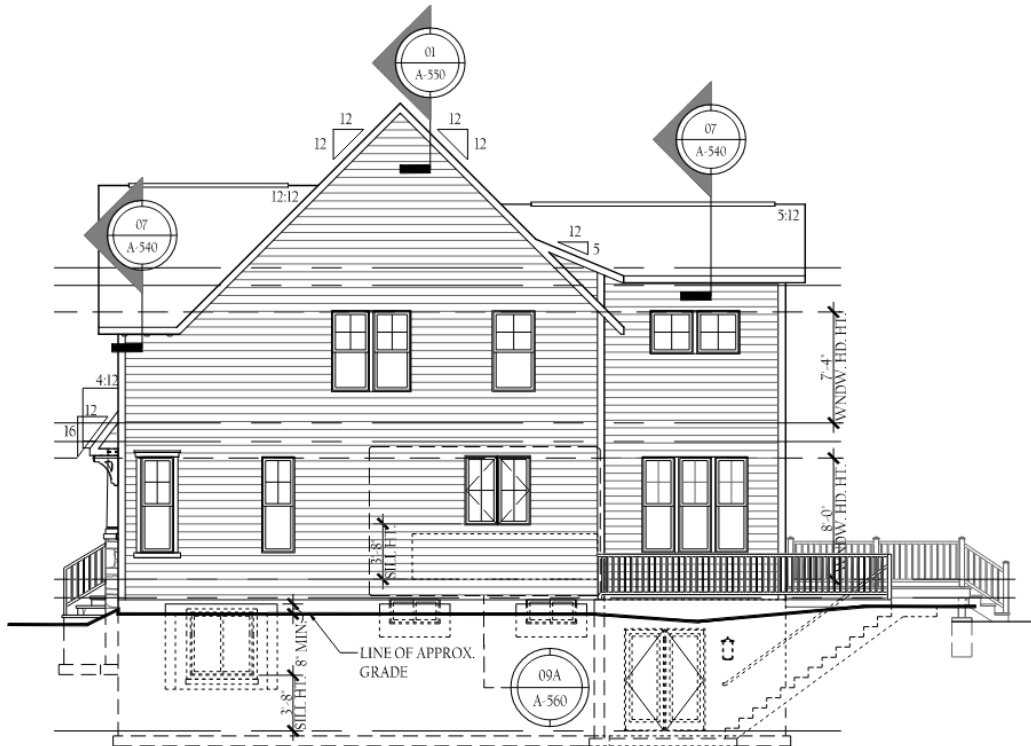


Figure 4 – East Side Elevation

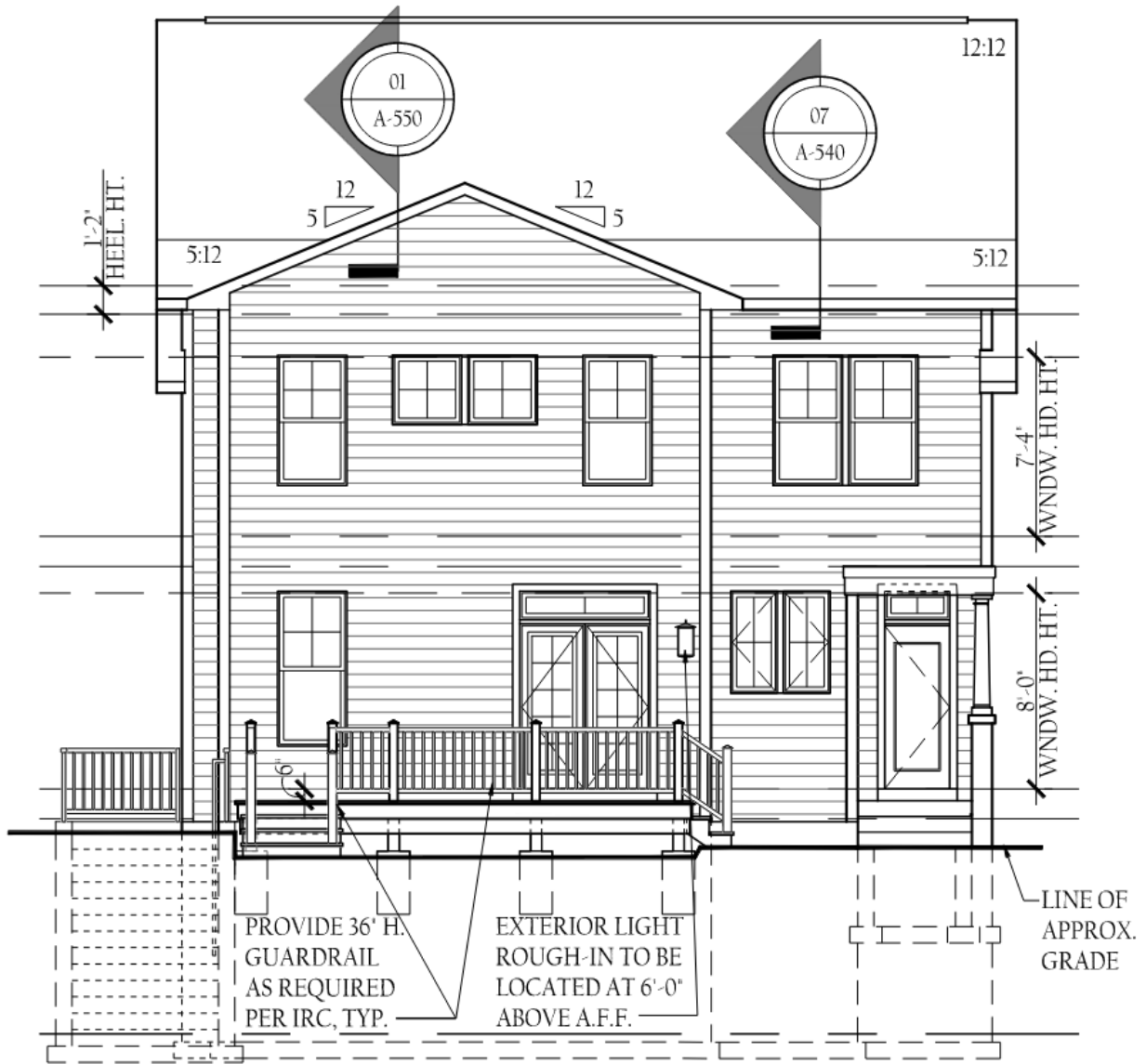


Figure 5 – Rear Elevation

The dwelling would measure roughly 33 by 44 feet with a footprint of 1,221 square feet. It would provide a 25.8-foot front yard; east and west side yards of 13.4 and 13.4 feet, respectively; and a 49.7-foot rear yard. Figure 7, below, shows the proposed site plan.

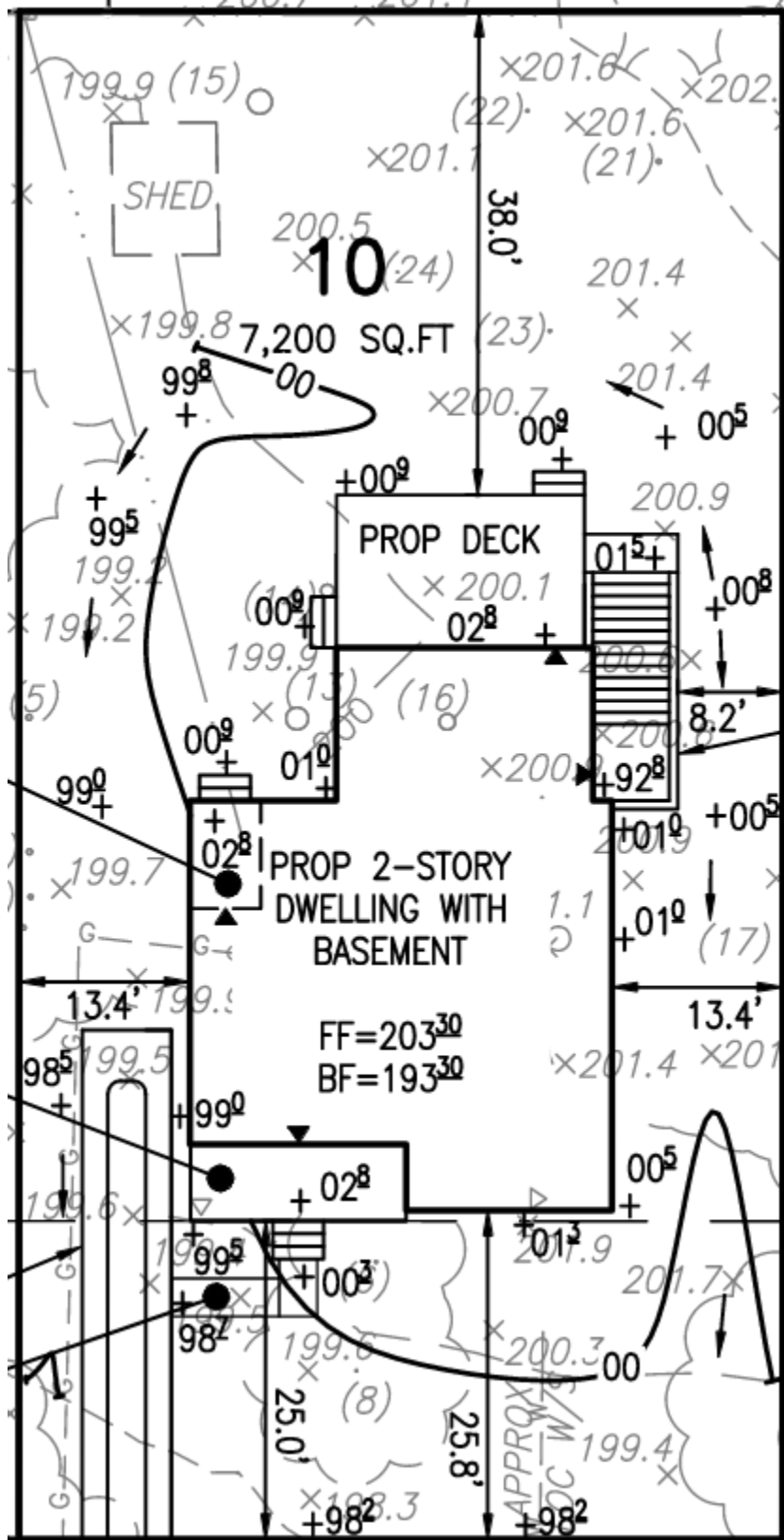


Figure 7 – Proposed Site Plan

PARKING

Zoning Ordinance section 8-200(A)(1) requires one off-street parking space for a single-unit dwelling. The proposed driveway would satisfy this requirement by providing two off-street spaces.

ZONING

The subject property is zoned R-8/Residential. For single-unit dwellings, the R-8 zone requires a minimum lot size of 8,000 square feet, a minimum lot width of 65 feet and a minimum lot frontage of 40 feet. Given the subject property’s size and width at 7,200 square feet and 60 feet, respectively, Zoning Ordinance section 12-901 applies and classifies the subject property as a substandard lot. Because the applicant proposes redevelopment of the substandard lot, Zoning Ordinance section 12-901(C) applies and requires SUP approval.

The existing lot and proposed dwelling would meet all R-8 zoning requirements except for lot size and width. The following table provides a summary of all zoning regulations as they pertain to the subject property and proposed dwelling:

Table 1 – Zoning Analysis

	Required/Permitted	Existing	Proposed
Lot Area	8,000 Sq. Ft.	7,200 Sq. Ft.	No change
Lot Width	65 Ft.	60 Ft.	No change
Lot Frontage	40 Ft.	60 Ft.	No change
Front Yard	25.0 – 26.3 Ft.	24.8 Ft.	25.8 Ft.
Side Yard (East)	13.3 Ft.	9.0 Ft.	13.4 Ft.
Side Yard (West)	13.3 Ft.	10.5 Ft.	13.4 Ft.
Rear Yard	22.5 Ft.	73.5 Ft.	49.7 Ft.
Floor Area	2,520 Sq. Ft. 0.35 Floor Area Ratio (FAR)	~1,520 Sq. Ft. 0.21 FAR	2,506 Sq. Ft. 0.35 FAR
Height	30 Ft.	22 Ft.	26.5 Ft.
Threshold Height	3.6 Ft.	3.6 Ft.	2 Ft.

MASTER PLAN DESIGNATION

The proposed single-unit residential use is consistent with the Northridge/Rosemont Small Area Plan which designates this area for low-density residential uses.

II. STAFF ANALYSIS

Staff supports the applicant’s proposal to develop this substandard lot with a new two-story dwelling. As required by Zoning Ordinance section 12-901(C), the proposed dwelling would be compatible with the existing neighborhood in terms of height, bulk, and design.

HEIGHT

Staff finds the proposed dwelling to be compatible with neighborhood character in terms of height. The surrounding dwellings’ heights are shown in Table 2, below.

Table 2 – Dwelling Heights

913 Beverley Drive	21.1 Ft.
914 Beverley Drive	21.6 Ft.
916 Beverley Drive	21.3 Ft.
Average	21.7 Ft.
917 Beverley Drive	22.4 Ft.
918 Beverley Drive	22.1 Ft.
Average + 20%	26 Ft.
Proposed Dwelling	26.5 Ft.

The surrounding dwellings have similar heights with an average of 21.7 feet. The proposed dwelling would be about 20 percent taller than the average dwelling height of the block face and would be about four feet taller than the neighboring dwellings to the east and west at 917 and 913 Beverley Drive. Staff finds the proposed height to be compatible given that it represents a modest increase from the established height. The applicant’s proposed design would also serve to lessen or eliminate the visual impact of the additional height. Staff provides more explanation of this in the design section of this report. Figure 8, below, illustrates how the dwelling would fit in within the block face.



Figure 8 – Proposed dwelling with neighboring dwellings

BULK

Staff finds that the proposed dwelling would be similar in size to its surrounding dwellings. While all the surrounding dwellings are original, nearly all have also been expanded. As a result, the proposed dwelling’s floor area and FAR is within the range of those of the surrounding dwellings. Again, the applicant’s design choices also reduce the impact of the proposed bulk.

Table 3 – Dwelling FARs

Address	FAR	Floor Area	Lot size
913 Beverley Drive	0.35	2,715 Sq. Ft.	7,800 Sq. Ft.
914 Beverley Drive	0.33	2,382 Sq. Ft.	7,200 Sq. Ft.
916 Beverley Drive	0.34	2,465 Sq. Ft.	7,200 Sq. Ft.
917 Beverley Drive	0.34	2,604 Sq. Ft.	7,700 Sq. Ft.
918 Beverley Drive	0.20	1,467 Sq. Ft.	7,200 Sq. Ft.
<i>Proposed Dwelling</i>	<i>0.35</i>	<i>2,506 Sq. Ft.</i>	<i>7,200 Sq. Ft.</i>

DESIGN

Staff finds that proposed design would be compatible with Beverley Hills’ established and eclectic character. The surrounding dwellings exhibit a mix of architectural styles and features. The proposed dwelling would borrow some of these styles and features such as traditional, steeply pitched rooflines; a mix of façade materials; a side-facing, main gable roof; and an asymmetrical façade. The front facing gable, which measures about 23 feet tall, is only about one foot taller than the existing dwelling’s front facing gable. Because this gable is the closest to the street, it helps to reduce the visual height impact of the main, side-facing gable.

The applicant’s proposed rooflines also help the proposed dwelling to “read” like a one-and-a-half story dwelling. The second story spaces at the front of the dwelling are located beneath the lower, front facing gable, and within a shed dormer. These lower roof forms reduce the visual impact of the bulk of the proposed dwelling.

ADDITIONAL CONSIDERATIONS

Staff notified the North Ridge Citizens’ Association (NRCA) of the request. NRCA has not provided a statement to staff.

CONCLUSION

Staff found that the proposed dwelling’s height, bulk and design would be compatible with the established neighborhood character. Subject to the conditions contained in Section III of this report, staff recommends approval of the SUP request.

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 September 9, 2024 to the satisfaction of the Director of Planning and Zoning. (P&Z)

STAFF: Sam Shelby, Urban 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:

F-1 DROW, SWM, Transportation Planning, OEQ and Resource Recovery have no comments. (T&ES)

Code Enforcement:

C-1 A building permit and plan review are required prior to the start of construction.

Recreation, Parks and Cultural Activities:

No comments.

Fire Department:

No comments or concerns.

Historic Alexandria (Archaeology):

F-1 Based on historic maps and documents, the property at 915 Beverley Drive remained vacant and wooded until the 1940s when the current neighborhood was built out. For many years in the late nineteenth and early twentieth century, Mary E. Danenhower owned a 76-acre plot of land that encompassed the property. The property could contain evidence of late-nineteenth and early twentieth century Alexandria.

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.*

C-1 All required archaeological preservation measures shall be completed in compliance with Section 11-411 of the Zoning Ordinance.



APPLICATION SPECIAL USE PERMIT

SPECIAL USE PERMIT # _____

PROPERTY LOCATION: 915 Beverley Drive

TAX MAP REFERENCE: 023.01-02-02 **ZONE:** R-8

APPLICANT:

Name: Owen L. Griffing

Address: 915 Beverley Drive, Alexandria, VA 22302

PROPOSED USE: Special Use Permit for development of a single-unit dwelling on a standard lot pursuant to section 12-901(C) of the Zoning Ordinance

- 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.

Owen L. Griffing By: M. Catharine Puskar Attorney/Agent

Print Name of Applicant or Agent

MCPuskar 9/9/2024

Signature Date

Mailing/Street Address

(703)528-4700 _____
Telephone # Fax #

Arlington, VA 22201

City and State Zip Code

Email address

PROPERTY OWNER'S AUTHORIZATION

As the property owner of See attached, I hereby
(Property Address)
grant the applicant authorization to apply for the _____ use as
(use)
described in this application.

Name: _____ Phone _____

Please Print

Address: _____ Email: _____

Signature: _____ Date: _____

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.

Owen L. Griffing - 100%

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. Owen L. Griffing	915 Beverley Drive, Alexandria, VA 22302	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 915 Beverley Drive, Alexandria, VA 22302 (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. Owen L. Griffing	915 Beverley Drive, Alexandria, VA 22302	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 required 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 indicate 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. Owen L. Griffing	None	None
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.

9/9/2024
Date

Owen L. Griffing By: M. Catharine Puskar Attorney/Agent
Printed Name


Signature

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: Request for a substandard lot

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).

Not applicable

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

Not applicable

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

Day:
Not applicable

Hours:
Not applicable

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

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

Not applicable

B. How will the noise be controlled?

Not applicable

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

Not applicable

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)

Not applicable

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

Not applicable

C. How often will trash be collected?

Not applicable

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

Not applicable

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:

Not applicable

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:

Not applicable

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

Not applicable

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:

2 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? <input type="checkbox"/> Yes <input type="checkbox"/> 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? N/A

Planning and Zoning Staff Only
Required number of loading spaces for use per Zoning Ordinance Section 8-200 _____
Does the application meet the requirement? <input type="checkbox"/> Yes <input type="checkbox"/> No

B. Where are off-street loading facilities located? Not applicable

C. During what hours of the day do you expect loading/unloading operations to occur?
Not applicable

D. How frequently are loading/unloading operations expected to occur, per day or per week, as appropriate?
Not applicable

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?

Existing street access is adequate.

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? N/A square feet.

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

0 sq. ft. (existing) + 2,296 sq. ft. (addition if any) = 2,296 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

Owen L. Griffing
915 Beverley Drive
Alexandria, VA 22302

Karl Moritz
301 King Street
City Hall, Room 2100
Alexandria, Virginia 22314

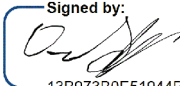
Re: Authorization to File for a Special Use Permit
915 Beverley Drive, Tax Map No. 023.01-02-02 (the "Property")

Dear Mr. Moritz:

Owen L. Griffing, hereby authorizes Walsh, Colucci, Lubeley & Walsh, P.C. to act as agent on its behalf for the filing and representation of an application for a Special Use Permit on the Property and any related requests.

Very truly yours,

Owen L. Griffing

By:  Signed by:
13B973B0E51944B... _____

Date: 9/6/2024



ALEXANDER 3-0
915 BEVERLY DR. ALEXANDRIA, VA 22302
EVERGREEN HOMES
BVRH 0010

STREETSCAPE

WEST



917



915



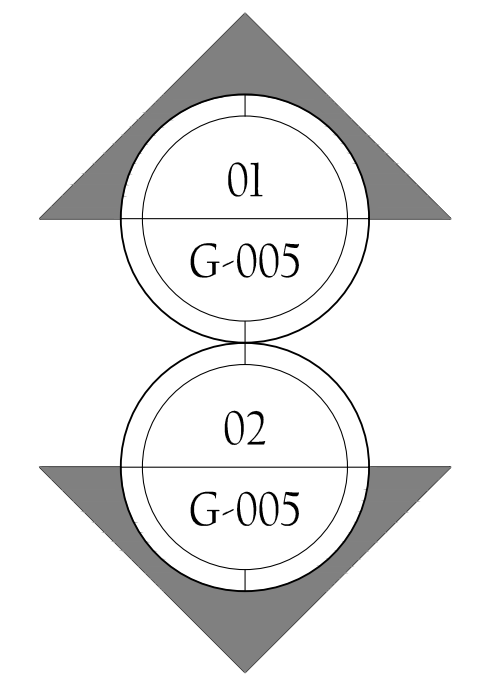
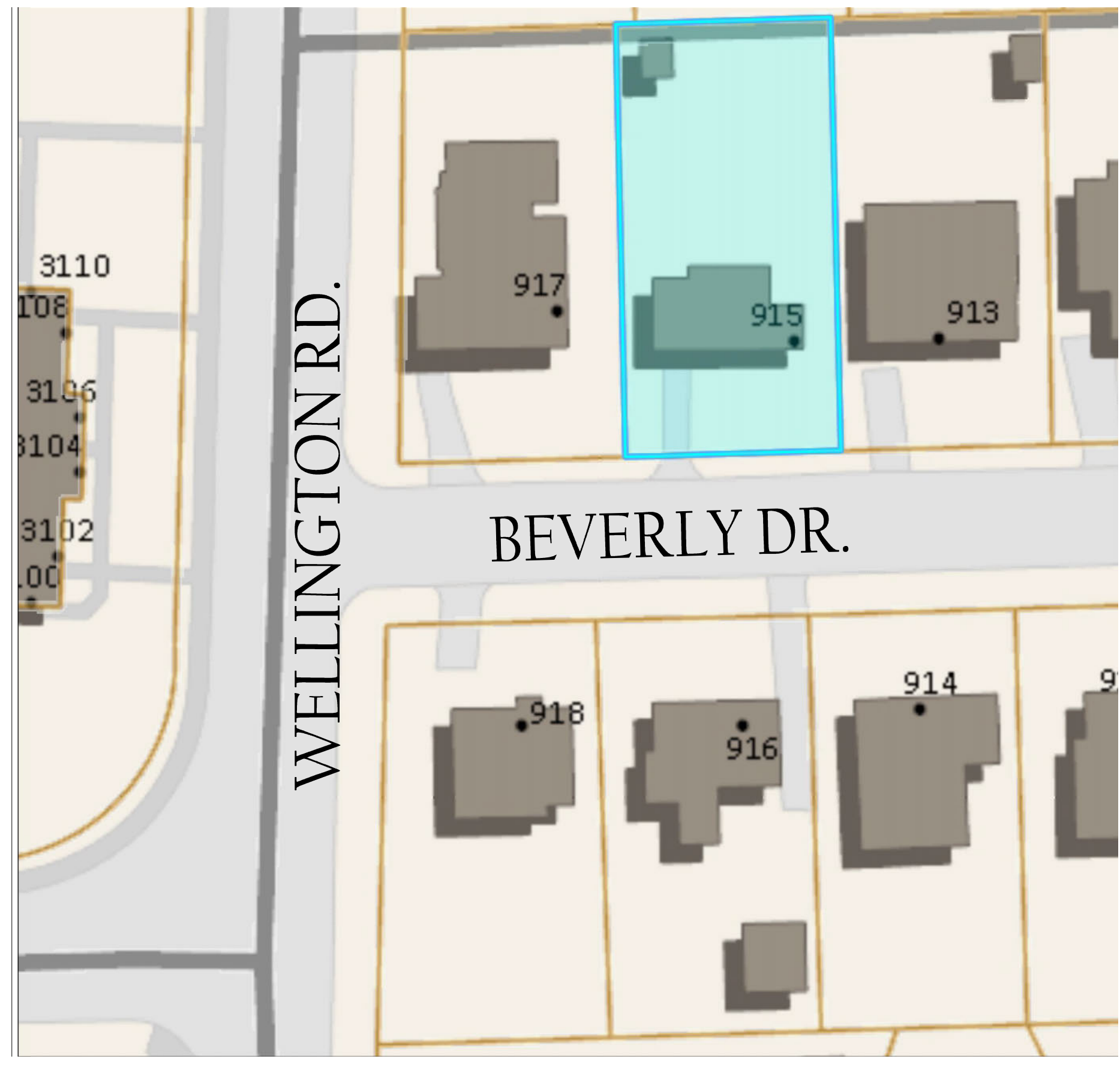
913

EAST

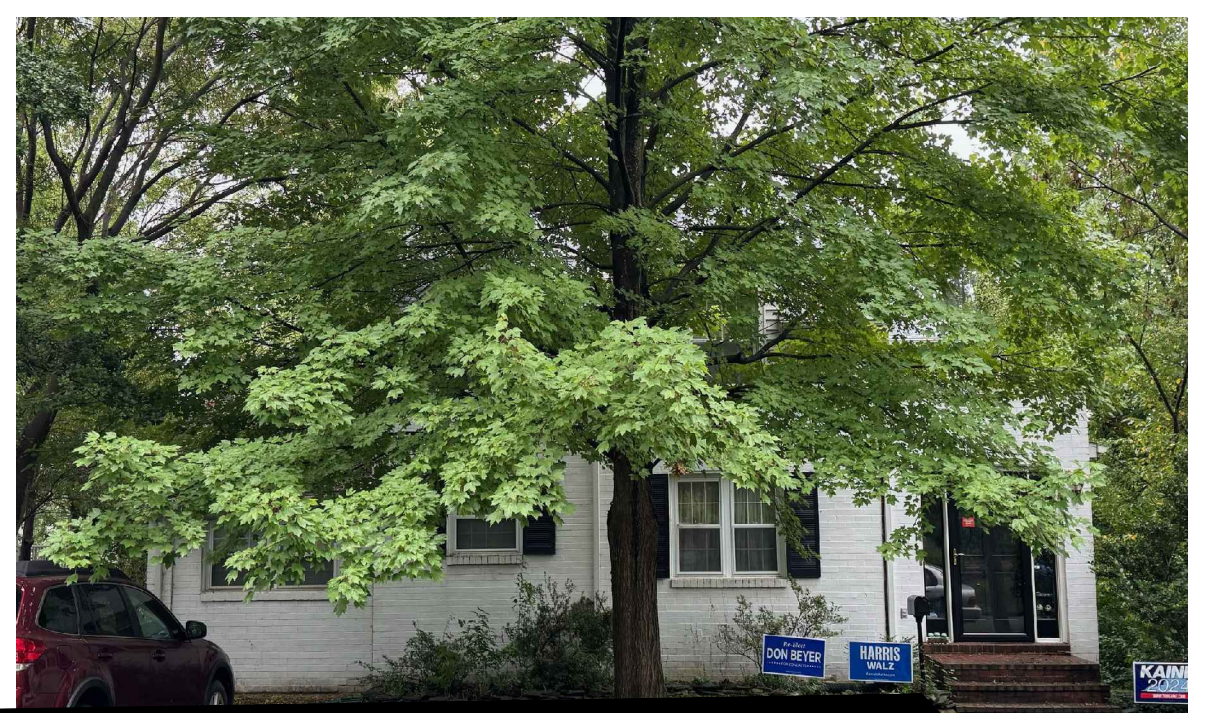
01
G-005
NORTHERN STREETSCAPE
SCALE: 1/8" = 1'-0"

BUILDING HEIGHT ELEVATION #915 BEVERLY DRIVE (RCF #24-012) (EXISTING BUILDING HEIGHT = 22.0')				
Building Height Data				
A	B	C	D	
Address #	MIDPOINT	AEG	BUILDING HEIGHT	
913 BEVERLY DRIVE	222.5	201.4	21.1	
914 BEVERLY DRIVE	217.4	195.8	21.6	
916 BEVERLY DRIVE	216.1	194.8	21.3	
917 BEVERLY DRIVE	219.5	197.1	22.4	
918 BEVERLY DRIVE	215.6	193.5	22.1	

THIS DRAWING HAS BEEN PREPARED TO THE BEST OF OUR ABILITIES TO ACCURATELY REPRESENT SCALED DRAWINGS IN ACCORDANCE WITH THE CIVIL ENGINEER'S SURVEY.



EAST



914



916

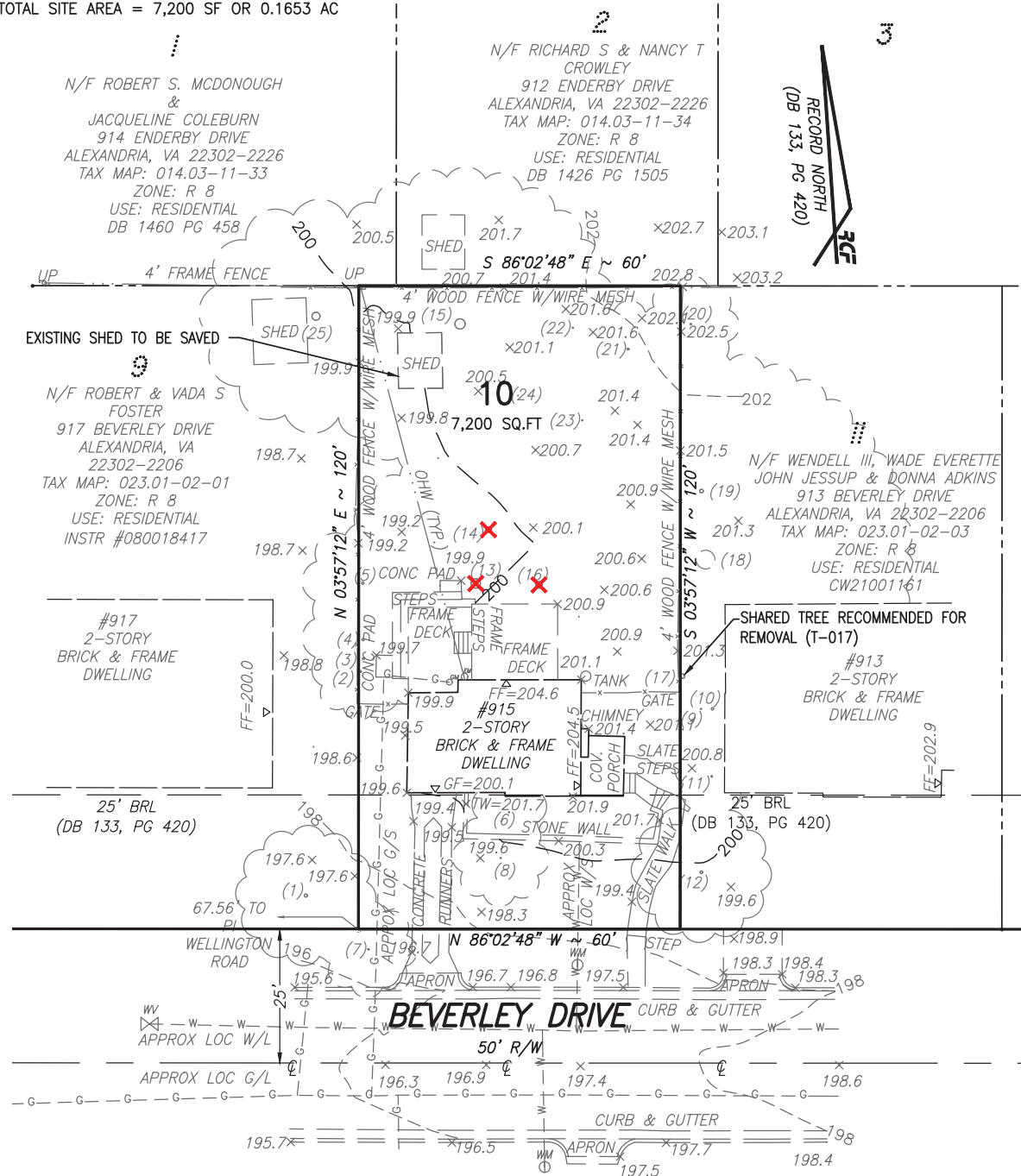


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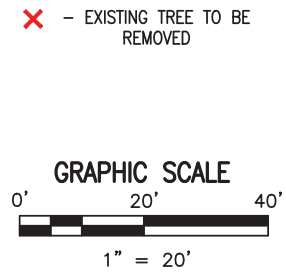
WEST

02
G-005
SOUTHERN STREETSCAPE
SCALE: 1/8" = 1'-0"

TAX ASSESSMENT MAP NUMBER: 023.01-02-02
 PLAT SUBJECT TO RESTRICTIONS OF RECORD
 INST. #160016194
 TOTAL SITE AREA = 7,200 SF OR 0.1653 AC



Tree #	Common Name	DBH (Inches)	CRZ (Feet)	Condition Rating %	Radius of Canopy (Feet)	Remove?	Off site or shared	Notes & Recommendations
001	Southern magnolia	9, 10	10.0	65%	10		* Off	Old branch wound, co-dominant at 2' with weak attachment angle
012	Chinese elm	6.5	8.0	80%	10		* Off	Shrub form
013	White oak	22	22.0	95%	15	X		
014	White oak	14	14.0	95%	10	X		
015	White oak	21.3	21.3	75%	20			Some dieback, leaf disease starting
016	White oak	15.2	15.2	80%	15	X		Slight lean, few dead branches
017	Red mulberry	10.5, 11	11.0	65%	15	*	Shared	Co-dominate from base with weak angle
018	White oak	28	28.0	90%	40		* Off	
019	Chinese elm	12	12.0	95%	15		* Off	
025	White oak	13	13.0	85%	15		Off	Few dead branches
026	Japanese elm	11	11.0	65%	15		Off	Cankers at base
027	Pin Oak	9	9.0	95%	10		Off	
028	American holly	10, 7, 6	10.0	30%	10		* Off	Severe decline, main stem dead

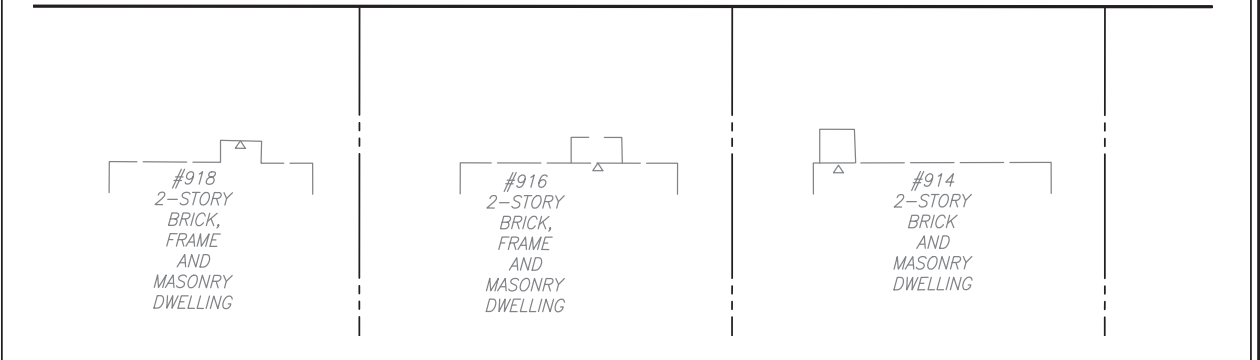
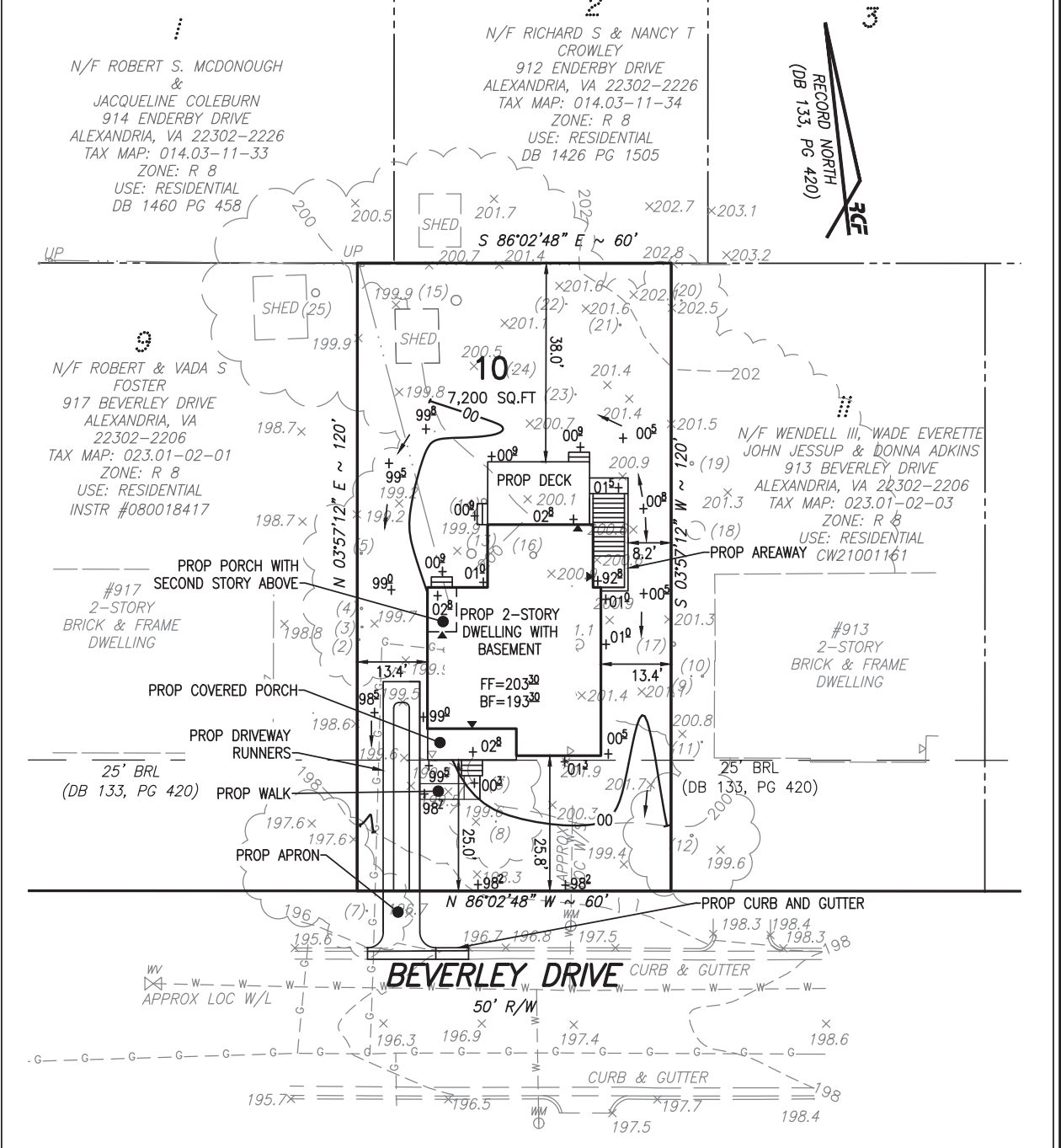
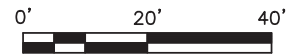


RC Fields & Associates, Inc.
 ENGINEERING • LAND SURVEYING • PLANNING
 700 S. Washington Street, Suite 220 Alexandria, Virginia 22314
 www.rcfassoc.com (703) 549-6422

EXISTING CONDITIONS PLAT
 PROPERTY LOCATED AT
915 BEVERLEY DRIVE
 (DEED BOOK 133, PAGE 420)
 CITY OF ALEXANDRIA, VIRGINIA

DESIGN: ACB
 DRAWN: ACB
 SCALE: 1"=20'
 DATE: SEP. 2024
 FILE: **24-012**
 SHEET **1** OF **6**

TAX ASSESSMENT MAP NUMBER: 023.01-02-02
 PLAT SUBJECT TO RESTRICTIONS OF RECORD
 INST. #160016194
 TOTAL SITE AREA = 7,200 SF OR 0.1653 AC



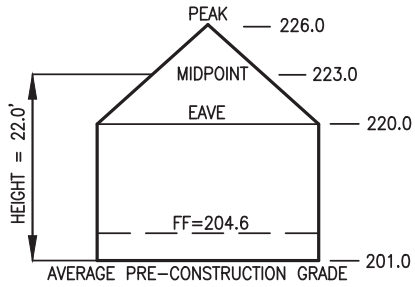
RC Fields & Associates, Inc.
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 700 S. Washington Street, Suite 220 Alexandria, Virginia 22314
 www.rcfassoc.com (703) 549-6422

SPECIAL USE PERMIT PLAT
 PROPERTY LOCATED AT
915 BEVERLEY DRIVE
 (DEED BOOK 133, PAGE 420)
 CITY OF ALEXANDRIA, VIRGINIA

DESIGN: ACB
 DRAWN: ACB
 SCALE: 1"=20'
 DATE: SEP. 2024
 FILE: **24-012**
 SHEET **2 OF 6**

TAX ASSESSMENT MAP NUMBER: 023.01-02-02
 PLAT SUBJECT TO RESTRICTIONS OF RECORD
 INST. #160016194
 TOTAL SITE AREA = 7,200 SF OR 0.1653 AC

EXISTING DWELLING HEIGHT CALCULATION



EXISTING DWELLING HEIGHT CALCULATION				
AVERAGE EX. GRADE	ROOF EAVE ELEVATIONS	PEAK ROOF (HIGHEST RIDGE) ELEVATION	ROOF MIDPOINT (ROOF HEIGHT) ELEVATION	EXISTING DWELLING HEIGHT
201.0	220.0	226.0	223.0	22.0

BLOCK FACE STUDY

Front Setback and Threshold Data	
#915 BEVERLEY DRIVE (RCF #24-012)	
#915 BEVERLEY DRIVE (Existing setback from property line = 24.8' , Existing Threshold Height = 3.8')	
Setback Data	
	Setback From Property Line
913 BEVERLEY DRIVE	25.0'
914 BEVERLEY DRIVE	25.1'
916 BEVERLEY DRIVE	25.2'
917 BEVERLEY DRIVE	26.3'
918 BEVERLEY DRIVE	25.0'
BETWEEN 25.0' AND 26.3'	
Threshold Data	
	Distance Ground to 1st Floor
913 BEVERLEY DRIVE	1.3'
914 BEVERLEY DRIVE	2.3'
916 BEVERLEY DRIVE	1.6'
917 BEVERLEY DRIVE	3.6'
918 BEVERLEY DRIVE	2.8'
MAXIMUM THRESHOLD HEIGHT 3.6'	

RCF **FIELDS**
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 Alexandria, Virginia 22314 (703) 549-6422

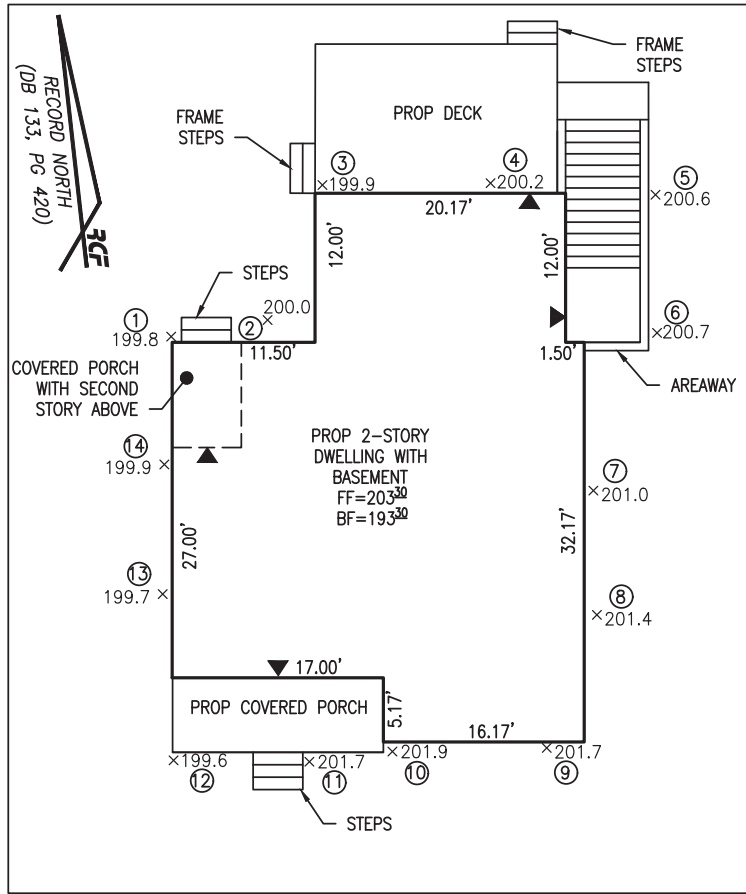
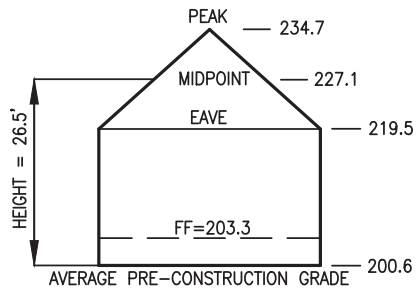
ZONING DATA
 PROPERTY LOCATED AT
915 BEVERLEY DRIVE
 (DEED BOOK 133, PAGE 420)
 CITY OF ALEXANDRIA, VIRGINIA

DESIGN: ACB
 DRAWN: ACB
 SCALE: NO SCALE
 DATE: SEP. 2024
 FILE: **24-012**
 SHEET **3** OF **6**

TAX ASSESSMENT MAP NUMBER: 023.01-02-02
 PLAT SUBJECT TO RESTRICTIONS OF RECORD
 INST. #160016194
 TOTAL SITE AREA = 7,200 SF OR 0.1653 AC

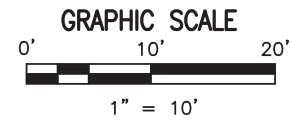
**PROPOSED DWELLING
 HEIGHT CALCULATION**

SPOTS	EXISTING - ELEVATION
1	199.8
2	200.0
3	199.9
4	200.2
5	200.6
6	200.7
7	201.0
8	201.4
9	201.7
10	201.9
11	201.7
12	199.6
13	199.7
14	199.9
SUM:	2808.1
AVERAGE:	200.6



AVERAGE EX. GRADE & DWELLING DETAIL

(SCALE: 1" = 10')



DWELLING HEIGHT CALCULATION				
AVERAGE EX. GRADE	ROOF EAVE ELEVATIONS	PEAK ROOF (HIGHEST RIDGE) ELEVATION	ROOF MIDPOINT (ROOF HEIGHT) ELEVATION	PROPOSED DWELLING HEIGHT
200.6	219.5	234.7	227.1	26.5

SETBACK REQUIREMENTS FOR DWELLING

BUILDING SIDE	AVERAGE GRADE	BUILDING HEIGHT	ZONING SETBACK	SETBACK REQUIRED	SETBACK PROVIDED
FRONT	200.6	26.5	25.0'-26.3'	25.0'	25.8'
REAR	200.6	26.5	1:1, MIN. 8'	26.7'	48.0'
WEST	200.6	26.5	1:2, MIN. 8'	13.3'	13.4'
EAST	200.6	26.5	1:2, MIN. 8'	13.3'	13.4'

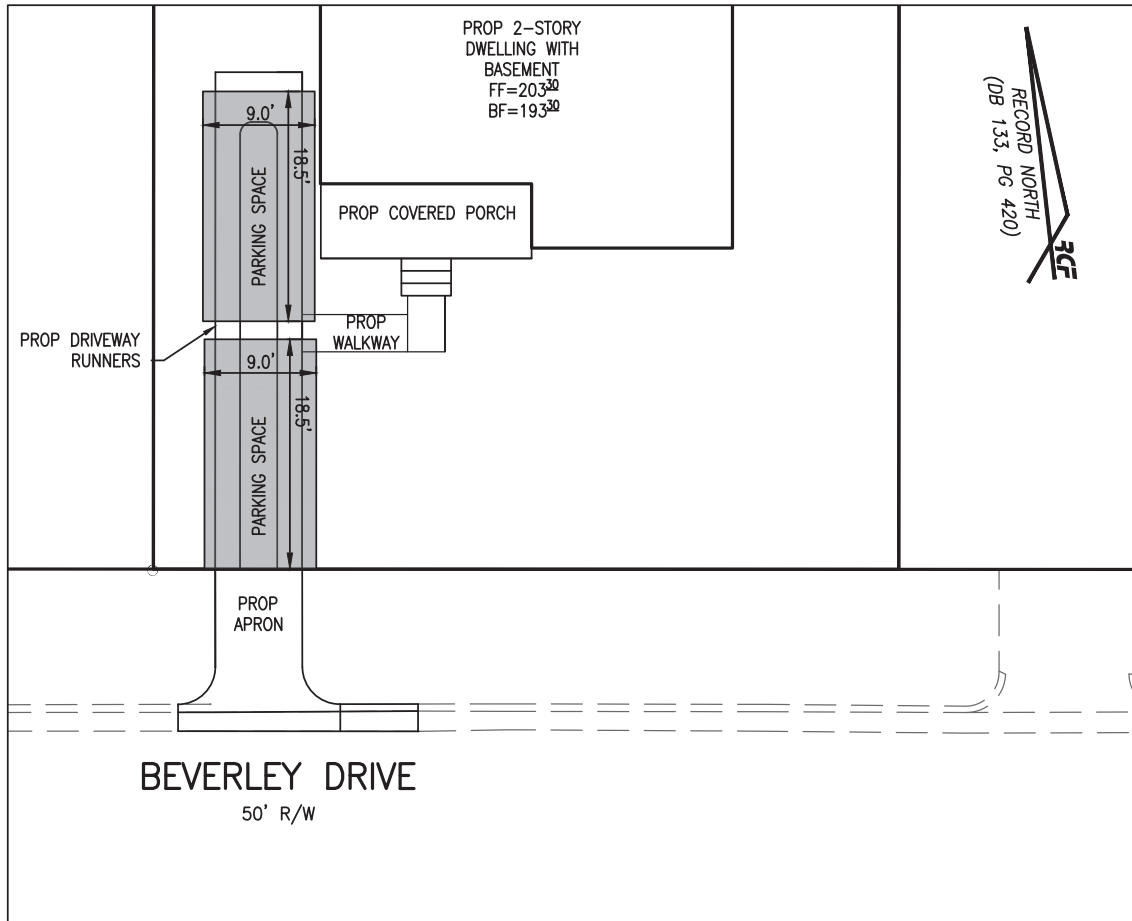
Threshold	
AEG along front	201.23
FF Elev	203.30
Threshold (prov.)	2.08
Threshold (max)	3.6

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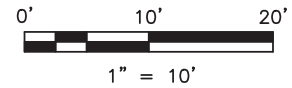
ZONING DATA
 PROPERTY LOCATED AT
915 BEVERLEY DRIVE
 (DEED BOOK 133, PAGE 420)
 CITY OF ALEXANDRIA, VIRGINIA

DESIGN: ACB
 DRAWN: ACB
 SCALE: 1"=10'
 DATE: SEP. 2024
 FILE: **24-012**
 SHEET **4** OF **6**

TAX ASSESSMENT MAP NUMBER: 023.01-02-02
 PLAT SUBJECT TO RESTRICTIONS OF RECORD
 INST. #160016194
 TOTAL SITE AREA = 7,200 SF OR 0.1653 AC



PARKING REQUIREMENT DETAIL
 (SCALE: 1" = 10')



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ZONING DATA
 PROPERTY LOCATED AT
915 BEVERLEY DRIVE
 (DEED BOOK 133, PAGE 420)
 CITY OF ALEXANDRIA, VIRGINIA

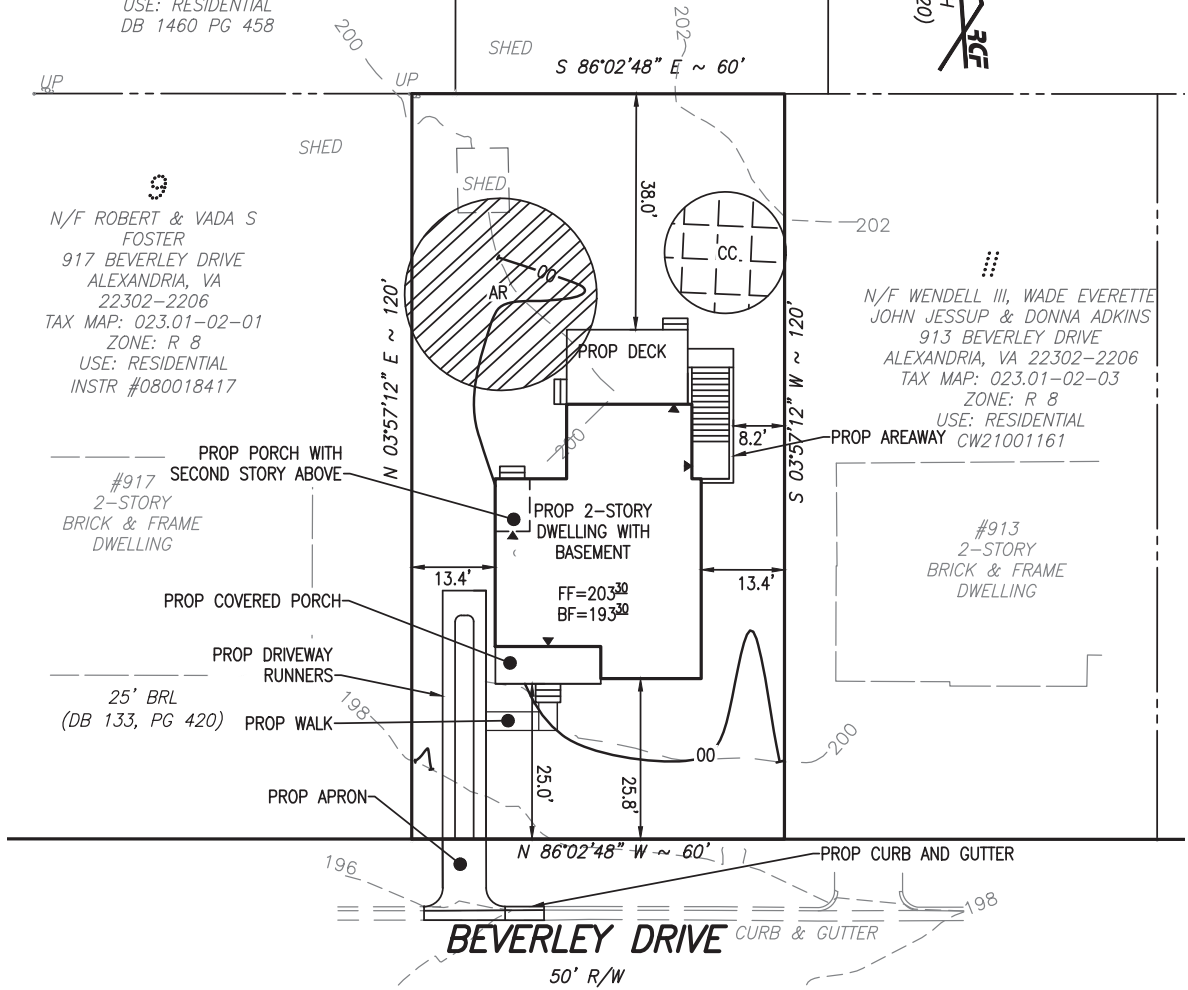
DESIGN: ACB
 DRAWN: ACB
 SCALE: 1"=10'
 DATE: SEP. 2024
 FILE: **24-012**
 SHEET **5** OF **6**

TAX ASSESSMENT MAP NUMBER: 023.01-02-02
 PLAT SUBJECT TO RESTRICTIONS OF RECORD
 INST. #160016194
 TOTAL SITE AREA = 7,200 SF OR 0.1653 AC

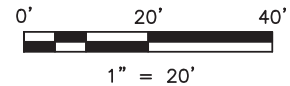
N/F ROBERT S. MCDONOUGH
 &
 JACQUELINE COLEBURN
 914 ENDERBY DRIVE
 ALEXANDRIA, VA 22302-2226
 TAX MAP: 014.03-11-33
 ZONE: R 8
 USE: RESIDENTIAL
 DB 1460 PG 458

N/F RICHARD S & NANCY T
 CROWLEY
 912 ENDERBY DRIVE
 ALEXANDRIA, VA 22302-2226
 TAX MAP: 014.03-11-34
 ZONE: R 8
 USE: RESIDENTIAL
 DB 1426 PG 1505

RECORD NORTH
 (DB 133, PG 420)



CROWN COVER TABULATIONS	
TOTAL SITE AREA (SF)	7,200
25% CROWN COVER REQUIRED (SF)	1,800
EXISTING CROWN COVER (SF)	1,905
REMOVED CROWN COVER (SF)	1,679
PRESERVED CROWN COVER (SF)	
Crown Cover from Preserved Trees	226
Crown Cover from Preserved Shrubs	0
PROPOSED CROWN COVER (SF)	
Crown Cover from Proposed Trees	1,750
Crown Cover from Proposed Shrubs	0
TOTAL CROWN COVER PROVIDED (%)	27.4%
TOTAL CROWN COVER PROVIDED (SF)	1,976



	PLAN KEY	QUANTITY	GENUS	SPECIES	COMMON NAME	CALIPER/HEIGHT	CCA PER TREE (SF)	TOTAL CROWN COVER (SF)	LOCAL/ REGIONAL (#)	EASTERN U.S. (#)	TOTAL
STANDARD TREES	AR	1	Acer	rubrum	Red maple	2"-3" cal./12-14 ft. ht.	1,250	1,250	1	1	1
	CC	1	Carpinus	caroliniana	American hornbeam	1.5"-1.75" cal./6-10 ft. ht.	500	500	1	1	1
	TOTAL	2					STANDARD TREE CCA:	1,750	2	2	2
									100.0%	100.0%	100.0%

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LANDSCAPE PLAN
 PROPERTY LOCATED AT
915 BEVERLEY DRIVE
 (DEED BOOK 133, PAGE 420)
 CITY OF ALEXANDRIA, VIRGINIA

DESIGN: ACB
 DRAWN: ACB
 SCALE: 1"=20'
 DATE: SEP. 2024
 FILE: **24-012**
 SHEET **6** OF **6**



Department of Planning and Zoning

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



A. Property Information

A1. Street Address R-8 Zone

A2. Total Lot Area \times Floor Area Ratio Allowed by Zone $=$ Maximum Allowable Floor Area

B. Existing Gross Floor Area

Existing Gross Area		Allowable Exclusions**		
Basement	<input type="text"/>	Basement**	<input type="text"/>	B1. <input type="text" value="0.00"/> Sq. Ft. Existing Gross Floor Area*
First Floor	<input type="text"/>	Stairways**	<input type="text"/>	B2. <input type="text" value="0.00"/> Sq. Ft. Allowable Floor Exclusions**
Second Floor	<input type="text"/>	Mechanical**	<input type="text"/>	B3. <input type="text" value="0.00"/> Sq. Ft. Existing Floor Area Minus Exclusions (subtract B2 from B1)
Third Floor	<input type="text"/>	Attic less than 7'***	<input type="text"/>	Comments for Existing Gross Floor Area <input type="text"/>
Attic	<input type="text"/>	Porches**	<input type="text"/>	
Porches	<input type="text"/>	Balcony/Deck**	<input type="text"/>	
Balcony/Deck	<input type="text"/>	Garage**	<input type="text"/>	
Garage	<input type="text"/>	Other***	<input type="text"/>	
Other***	<input type="text"/>	Other***	<input type="text"/>	
B1. Total Gross	<input type="text" value="0.00"/>	B2. Total Exclusions	<input type="text" value="0.00"/>	

C. Proposed Gross Floor Area

Proposed Gross Area		Allowable Exclusions**		
Basement	<input type="text" value="434.00"/>	Basement**	<input type="text" value="434.00"/>	C1. <input type="text" value="3,199.00"/> Sq. Ft. Proposed Gross Floor Area*
First Floor	<input type="text" value="1,175.00"/>	Stairways**	<input type="text" value="90.00"/>	C2. <input type="text" value="903.00"/> Sq. Ft. Allowable Floor Exclusions**
Second Floor	<input type="text" value="1,222.00"/>	Mechanical**	<input type="text" value="11.00"/>	C3. <input type="text" value="2,296.00"/> Sq. Ft. Proposed Floor Area Minus Exclusions (subtract C2 from C1)
Third Floor	<input type="text" value="0.00"/>	Attic less than 7'***	<input type="text" value="0.00"/>	Notes
Attic	<input type="text" value="0.00"/>	Porches**	<input type="text" value="149.00"/>	
Porches	<input type="text" value="149.00"/>	Balcony/Deck**	<input type="text" value="219.00"/>	
Balcony/Deck	<input type="text" value="219.00"/>	Garage**	<input type="text" value="0.00"/>	
Garage	<input type="text" value="0.00"/>	Other***	<input type="text" value="0.00"/>	
Other***	<input type="text" value="0.00"/>	Other***	<input type="text" value="0.00"/>	
C1. Total Gross	<input type="text" value="3,199.00"/>	C2. Total Exclusions	<input type="text" value="903.00"/>	

D. Total Floor Area

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

D2. 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

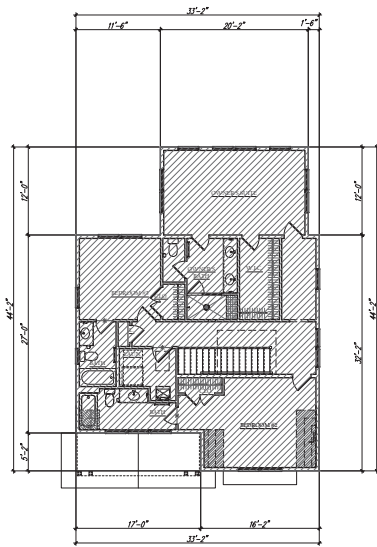
*Gross floor area for residential single and two-family dwellings in the R-20, R-12, R-8, R-5, R-2-5, RB and RA zones (not including properties located within a Historic District) is the sum of all areas under roof of a lot, measured from exterior walls.

** 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.

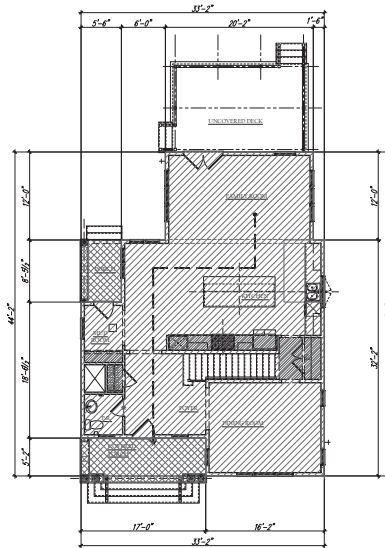
*** Refer to the Zoning Ordinance (Section 2-145(A)) and consult with Zoning Staff for additional allowable exclusions. Additional exclusions may include space under balconies, retractable awnings, etc.

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

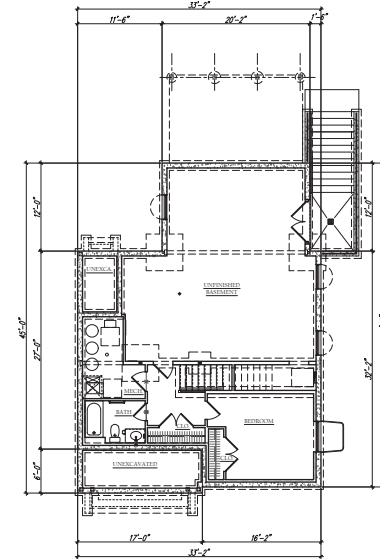
Signature:  DocuSigned by:
7F9A5703DB764B4...



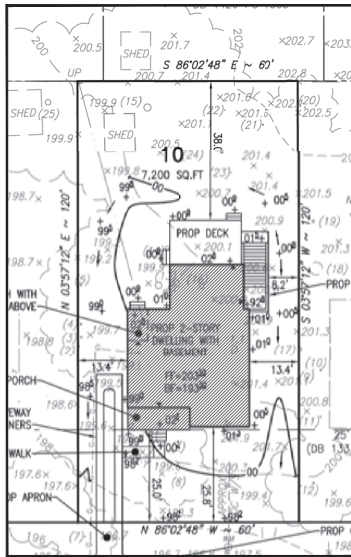
04 SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"



05 FIRST FLOOR PLAN
SCALE: 1/8" = 1'-0"



02 BASEMENT PLAN
SCALE: 1/8" = 1'-0"



03 SITE PLAN
SCALE: 1/8" = 1'-0"

FAR CALCULATION = LOT -1 ZONED R8

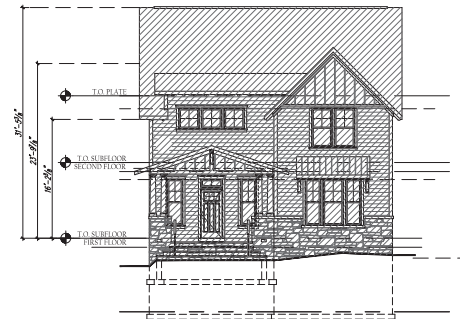
LOT AREA-7,200 SQ.FT

*ALLOWABLE PERMISSIBLE FAR IS 35% OF LOT AREA = **2,520 SQ. FT.**

- * FIRST FLOOR 149 SQ. FT. OF FRONT PORCH IS EXEMPTED IN FAR.
- * BASEMENT AREA IS EXEMPTED IN FAR.

FAR CALCULATED PER FLOOR (UNIT SQ. FT.):

- * 1ST FLOOR = 1,119 SQ. FT.
- * 2ND FLOOR = 1,177 SQ. FT.
- TOTAL SQ. FT. = 2,296 SQ. FT. < 2,520 SQ. FT. - OK** BALANCE FAR **224 SQ. FT.**



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

Evergreene
HOME

1041 CANTONMENT DRIVE | SUITE 200
FALLS CHURCH, VA 22034
WWW.EVERGREENEHOMES.COM



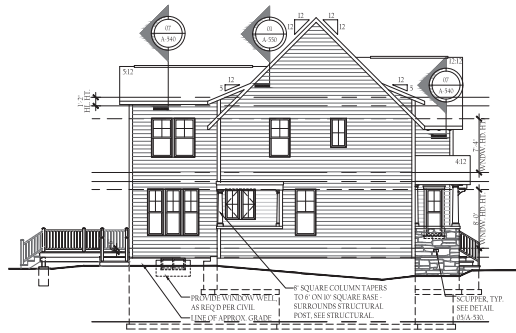
9/9/2024

ALEXANDER 3-O
905 BAYVIEW DRIVE, FALLS CHURCH, VA 22034
EVERGREENE HOMES
BYRKH 0000

ZONING PLAN

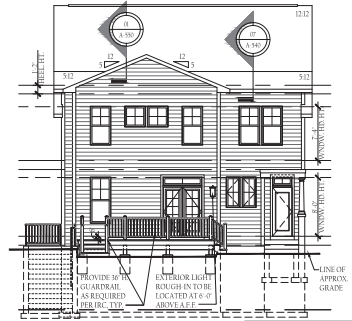
PROJECT NUMBER:	240-001-02
FILE NAME:	BYRKH 0000
DRAWN BY:	PL GRK
CHECKED BY:	CSJ GSK
PLAT DATE:	09/09/2024

G-001



SEE FLOOR PLANS FOR WINDOW AND DOOR SIZES AND LOCATIONS.

02 LEFT SIDE ELEVATION
SCALE: 1/4" = 1'-0"

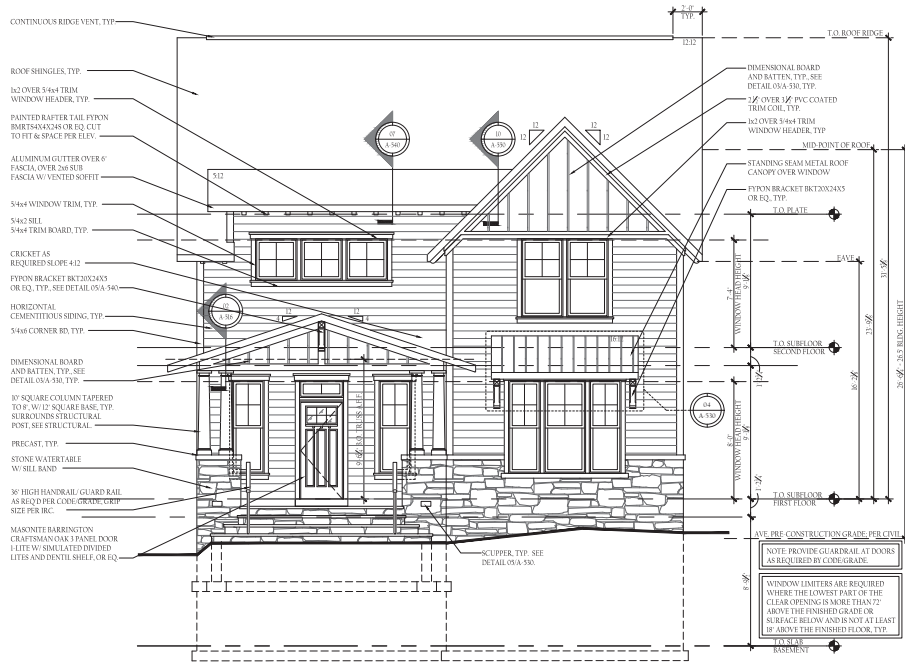


NOTE: PROVIDE GUARDRAIL ON LANDING AT DOORS AS REQUIRED BY CODE GRADE.

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



04 RIGHT SIDE ELEVATION
SCALE: 1/4" = 1'-0"



05 FRONT ELEVATION
SCALE: 1/4" = 1'-0"

20



ALEXANDER 3-0
905 BAYVIEW AVENUE, SUITE 1000
VALENTIA, VA 22180
EVERGREENE HOMES
BY: RWL 1000

ELEVATIONS

CITY OF ALEXANDRIA REVIEW	06/09/24
PROJECT NUMBER	210-001-02
FILE NAME	EV02-0001
DRAWN BY	PL GRK
CHECKED BY	CSJ, CSK
PLAT DATE	06/09/2024

G-002



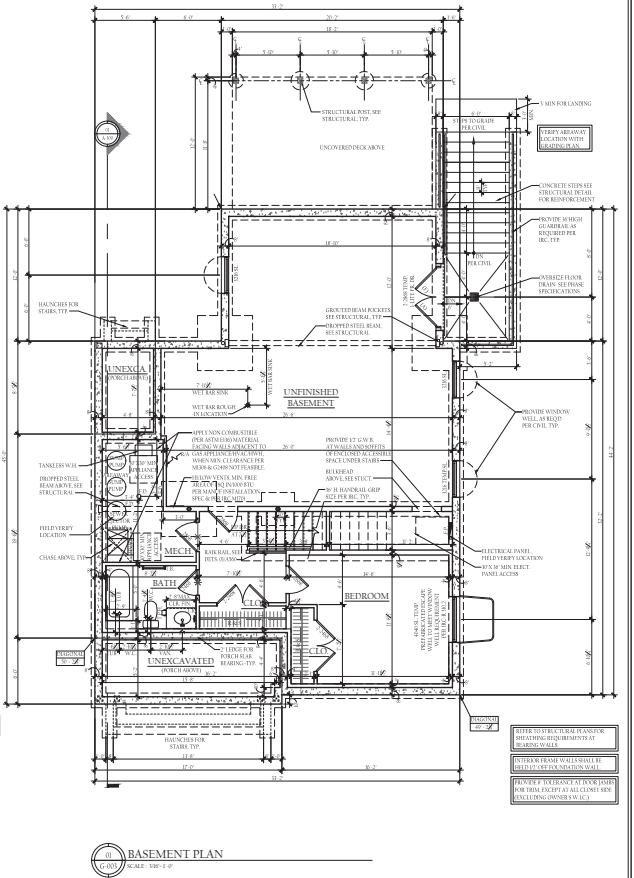
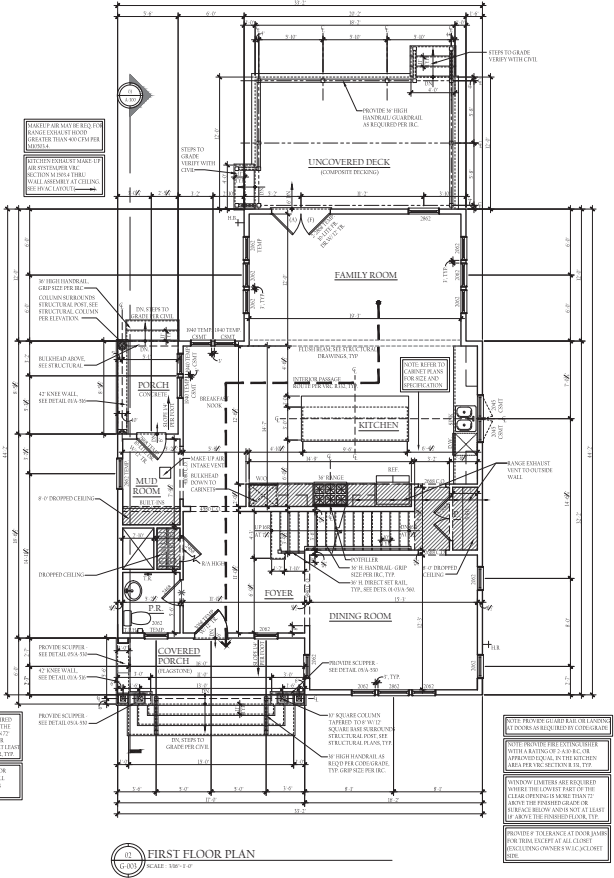
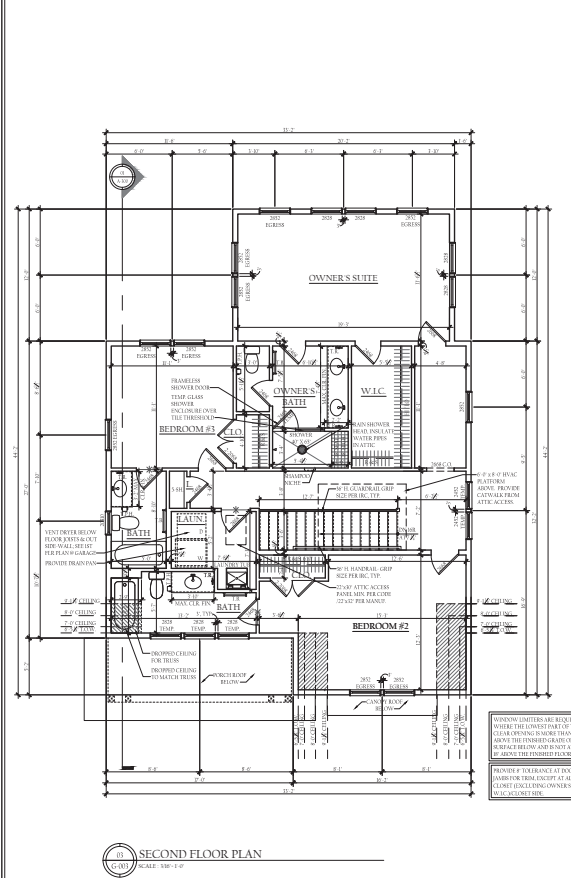
ALEXANDER 3-0
905 BAYVIEW DRIVE, WEST LAFAYETTE, IN 47906
EVERGREENE HOMES
BYRDI 0000

FLOOR PLANS

CITY OF ALEXANDRIA REVIEW	191/90/01
PROJECT NUMBER	BYRDI 0000
FILE NAME	FL GRG
DRAWN BY	PL GRG
CHECKED BY	CSM, CSM
PLAT DATE	09/26/2024

G-003

21



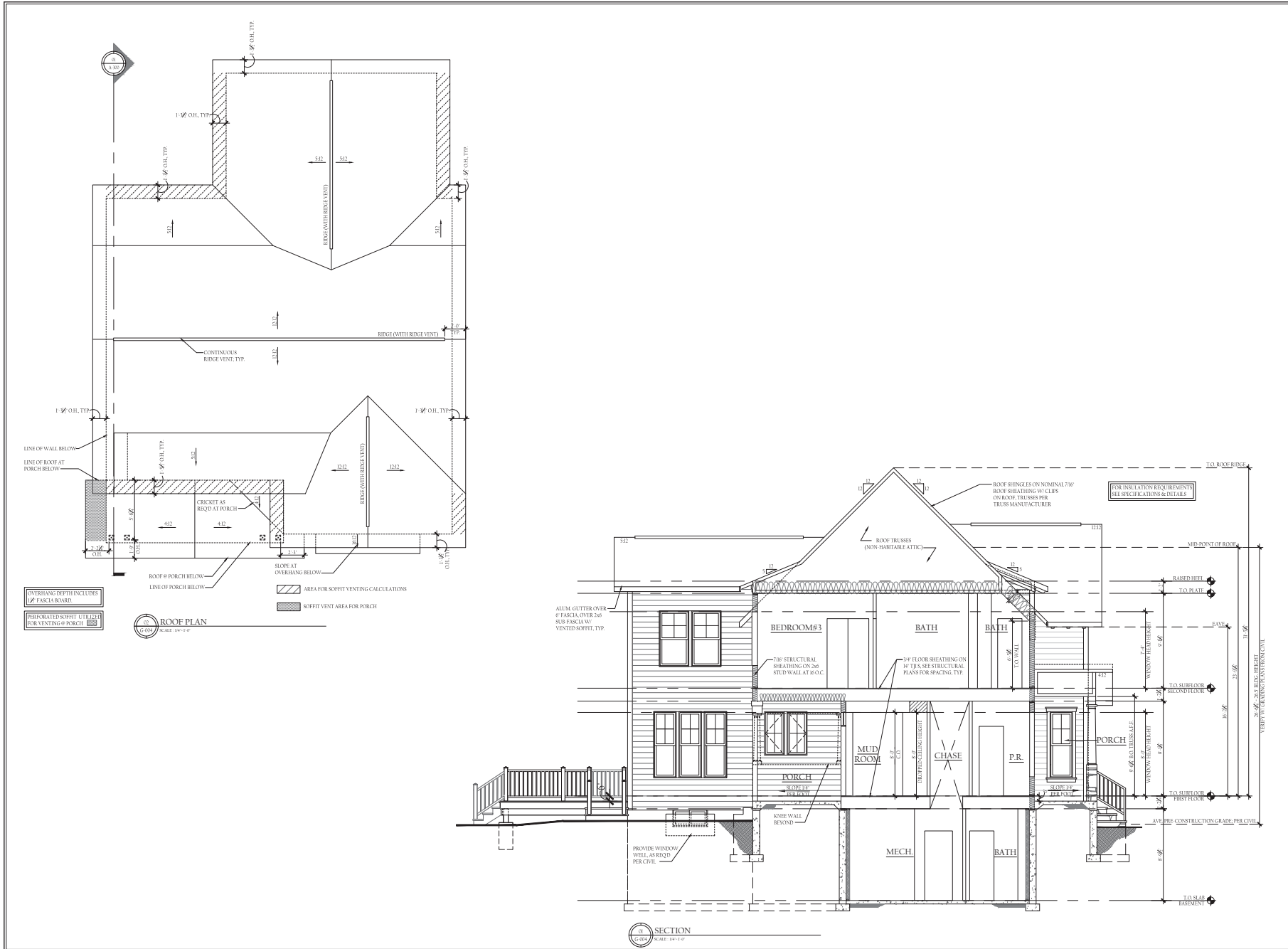


PHOTO COMPARISON

913 BEVERLEY DRIVE:



914 BEVERLEY DRIVE:



916 BEVERLEY DRIVE:



917 BEVERLEY DRIVE:



918 BEVERLEY DRIVE:

