



Special Use Permit #2023-00002
1313 Cleveland Street – 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:	November 7, 2024
	City Council Hearing:	November 16, 2024
Address: 1313 Cleveland Street	Zone:	R-8/Residential Single Family
Applicant: Richard Thomas Price, Jr.	Small Area Plan:	Northridge/Rosemont Small Area Plan

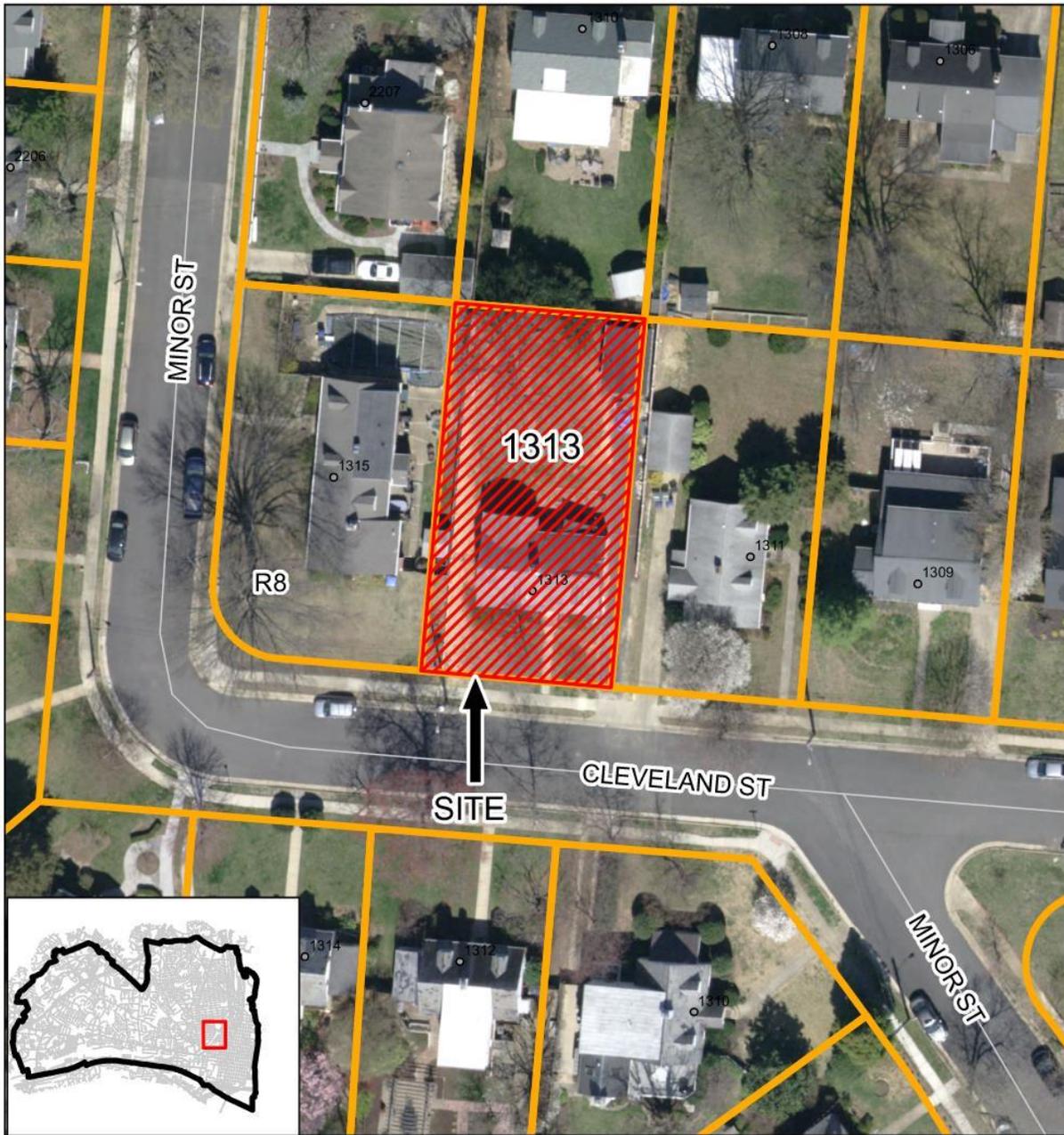
Staff Recommendation: APPROVAL subject to compliance with all applicable codes, ordinances and the recommended permit conditions found in Section III of this report.

Staff Reviewers: Sam Shelby, sam.shelby@alexandriava.gov

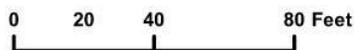
PLANNING COMMISSION ACTION, NOVEMBER 7, 2024: On a motion made by Commissioner Brown, seconded by Vice Chair McMahon, the Planning Commission moved to recommend approval of SUP #2024-00057. The motion carried on a vote of 7 to 0.

Reason: The Planning Commission agreed with staff analysis.

Discussion: Commissioner Brown noted that while the proposed dwelling would be taller than its surroundings, it would still be compatible with the neighborhood. He appreciated staff including additional information on the proposed dwelling’s floor area.



SUP#2024-00057
1313 Cleveland Street



I. DISCUSSION

The applicant, Richard Thomas Price Jr., requests Special Use Permit (SUP) approval to construct a single-unit dwelling on a developed, substandard lot at 1313 Cleveland Street. 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 Cleveland Street. A one-and-a-half story dwelling currently occupies the site. City Real Estate Assessment records indicate the dwelling was constructed in 1940. It provides a 25-foot front yard; east and west side yards of 10 and 11 feet, respectively; and a 65.7-foot rear yard.



Figure 1 - Subject Property

PROPOSAL

The applicant requests SUP approval to redevelop the subject property with a new two-story dwelling. It would have 2,516 square feet of net floor area and would measure 24.6 feet in height from average pre-construction grade to the midpoint of the dwelling's gable roof.

The applicant's proposed design would exhibit a mix of architectural styles. The dwelling would feature shake-style siding and a standing-seam metal roof on the proposed front porch. Figures 2 through 5, below, show the proposed elevations.



Figure 2 – Front Elevation

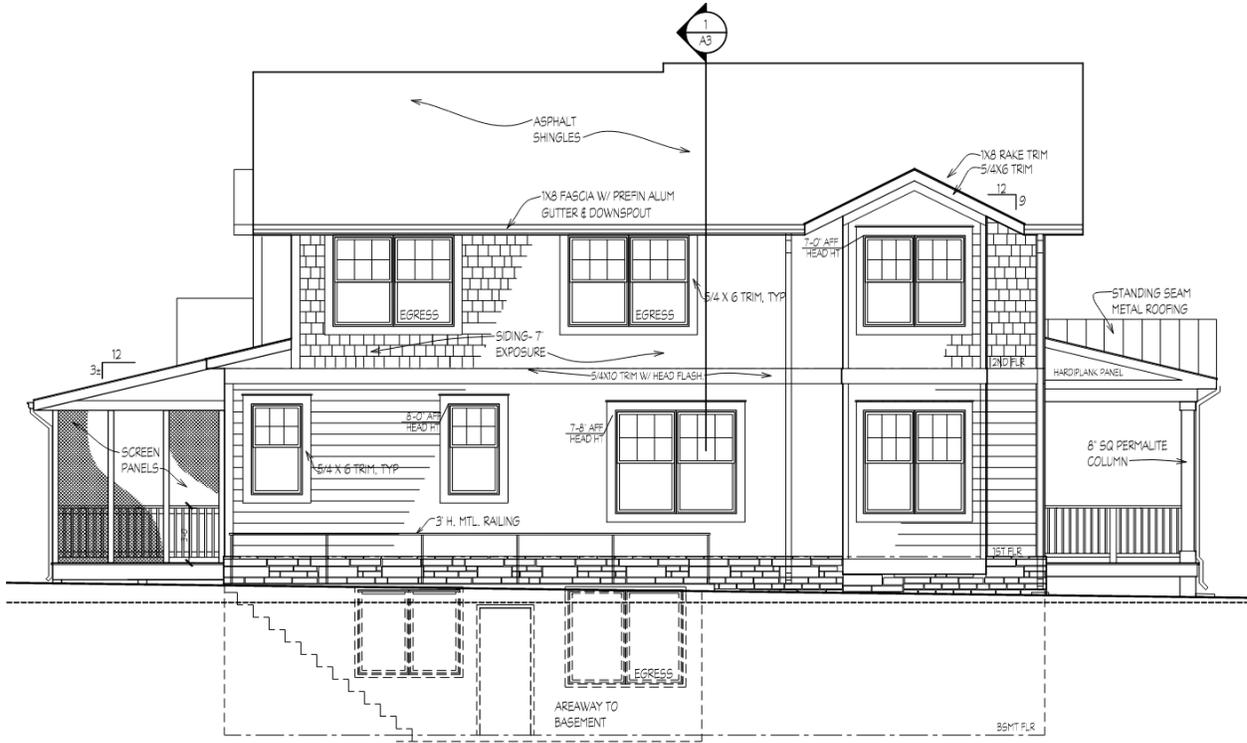


Figure 3 – West Side Elevation

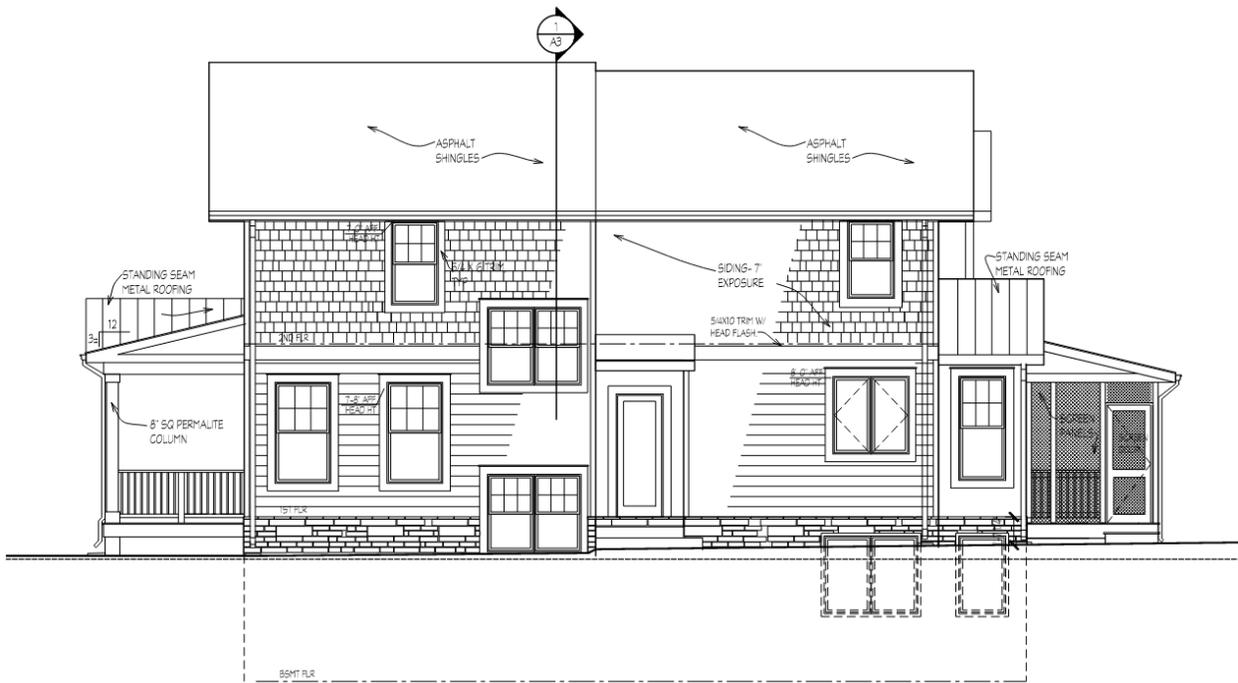


Figure 4 – East Side Elevation

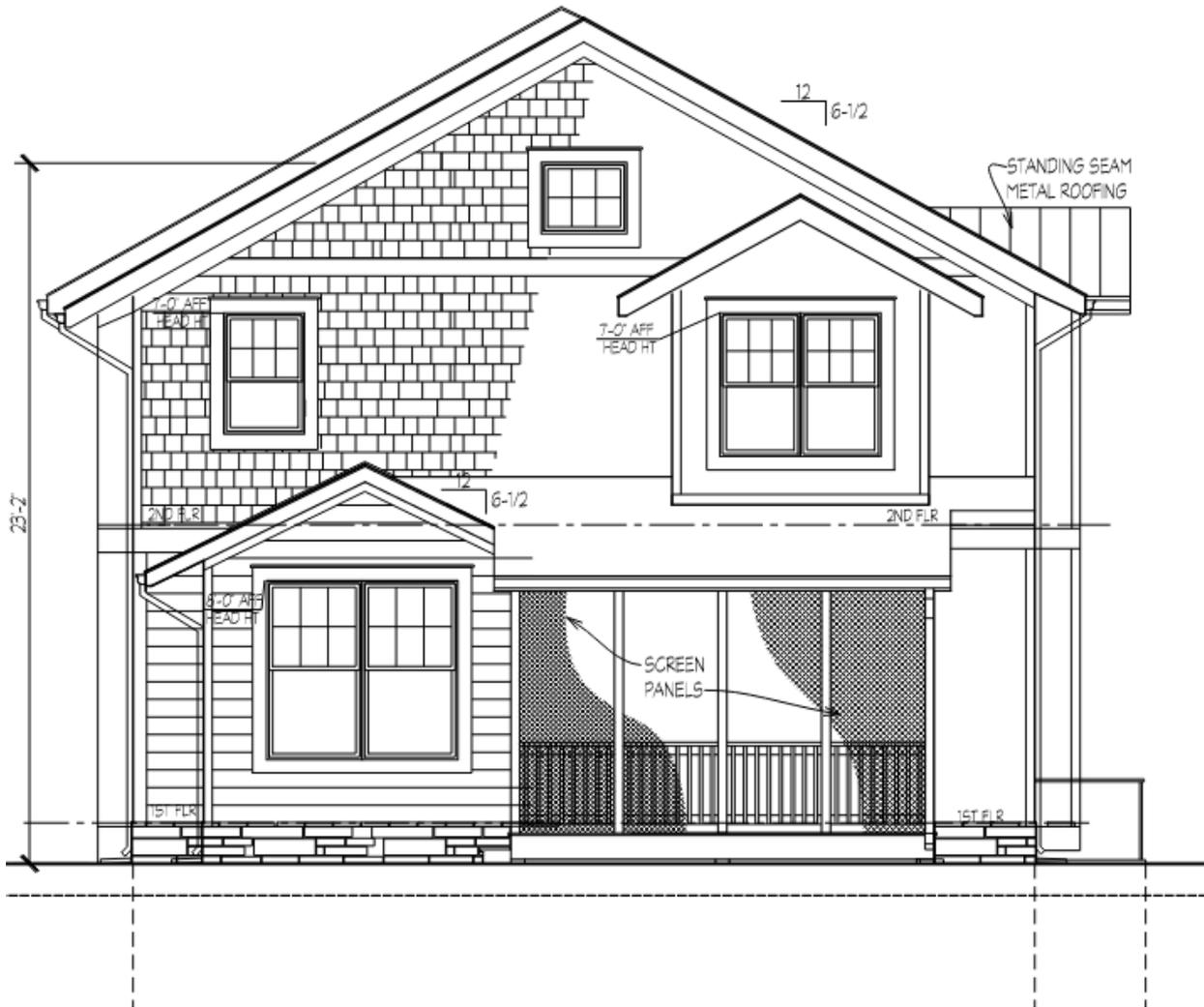


Figure 5 – Rear Elevation

The dwelling would measure approximately 51 by 31 feet with a footprint of about 1,448 square feet. It would provide a 25.2-foot front yard; east and west side yards of 16.6 and 12.4 feet, respectively; and a 42.8-foot rear yard. Figure 7, below, shows the 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 and existing detached garage would satisfy this requirement.

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 Ft.	25.0 Ft.	25.2 Ft.
Side Yard (East)	9.9 Ft.	11.0 Ft.	16.6 Ft.
Side Yard (West)	9.9 Ft.	10.0 Ft.	12.4 Ft.
Rear Yard	23.2 Ft.	65.7 Ft.	42.8 Ft.
Floor Area	2,520 Sq. Ft. 0.35 Floor Area Ratio (FAR)	~1,990 Sq. Ft. 0.28 FAR	2,516 Sq. Ft. 0.35 FAR
Height	30 Ft.	14.8 Ft.	24.6 Ft.
Threshold Height	2.7 Ft.	2.3 Ft.	2.6 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 development.

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

1315 Cleveland Street	16.2 Ft.
1311 Cleveland Street	15.8 Ft.
1314 Cleveland Street	16.0 Ft.
1312 Cleveland Street	16.0 Ft.
Average	16.0 Ft.
Proposed Dwelling	24.9 Ft.

The surrounding Cape Cod dwellings are all essentially the same height. While the proposed dwelling would be roughly nine feet taller than its surroundings, the applicant's proposed height represents the bare minimum needed for a two-story dwelling. Staff does not find a two-story dwelling to be incompatible with the existing neighborhood character. The applicant's proposed threshold height matches those of the surrounding dwellings which increases compatibility. Further, the dwelling would be about five feet less than the maximum height permitted by the R-8 zone. The applicant's design choices would also reduce the impact of the proposed height. Staff analysis of this point follow in a later section. Figure 8 and 9, below, illustrates how the dwelling would fit in within the block face.



Figure 8 – Proposed dwelling with adjacent properties

BULK

Staff finds the applicant's proposal compatible with neighborhood character in terms of bulk. The proposed floor area ratio (FAR) of 0.35 is higher than the surrounding dwellings as shown in table 3, below. The surrounding lots are larger than the subject property, so despite the proposed dwelling's similar size to the 1314 and 1315 Cleveland Street dwellings, its FAR is higher. Again, the applicant's design choices also reduce the impact of the proposed bulk.

Table 3 – Dwelling FARs

Address	FAR	Floor Area	Lot size
1312 Cleveland Street	0.16	1,682 Sq. Ft.	10,377 Sq. Ft.
1311 Cleveland Street	0.18	1,281 Sq. Ft.	7,200 Sq. Ft.
1314 Cleveland Street	0.22	2,275 Sq. Ft.	10,461 Sq. Ft.
1315 Cleveland Street	0.29	2,322 Sq. Ft.	8,087 Sq. Ft.
<i>Proposed Dwelling</i>	<i>0.35</i>	<i>2,516 Sq. Ft.</i>	<i>7,200 Sq. Ft.</i>

DESIGN

Staff finds that proposed design would be compatible with the established neighborhood character. The surrounding dwellings are all Cape Cods with one-and-a-half stories. Most of them have been expanded over time. While the proposed dwelling is not a Cape Cod, it would have a simple building form like its surrounding dwellings. The proposed dwelling would also feature paired windows similar to the dwelling at 1314 Cleveland Street.

The applicant’s proposed front porch serves to reduce the perception of the bulk and height of the proposed dwelling. The applicant also proposes a front-facing gable which reduces the height impact of the proposed dwelling on its adjacent neighbors.

ADDITIONAL CONSIDERATIONS

Staff notified the North Ridge Citizens’ Association (NRCA) of the request. At the time of report writing, staff had not yet received a statement from NRCA. The applicant has been in touch with surrounding neighbors and states that there are no objections to the proposal.

Given that the subject property currently provides 38 percent canopy coverage, and that a mature tree canopy is a characteristic of the surrounding neighborhood, staff recommends the inclusion of Condition #2. This condition would require a 40 percent canopy coverage.

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 October 11, 2024 to the satisfaction of the Director of Planning and Zoning. (P&Z)
2. The applicant shall provide 40 percent canopy coverage pursuant to the City's 2019 Landscape Guidelines. The applicant shall provide a tree plan consistent with these requirements with the grading plan submission. (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:

F-1 No comments.

Police Department:

No comments received.

Fire Department:

No comments or concerns.

Historic Alexandria (Archaeology):

F-1 The 37th New York Union Army camped in the general vicinity of the subject property during the Civil War. Therefore, this project has the potential to uncover significant archaeological evidence pertaining to the Civil War in Alexandria.

C-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.* (Archaeology)

C-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.* (Archaeology)



APPLICATION

SPECIAL USE PERMIT

SPECIAL USE PERMIT # _____

PROPERTY LOCATION: 1313 Cleveland Street, Alexandria VA 22302

TAX MAP REFERENCE: 032.04-05-15 ZONE: R-8

APPLICANT:

Name: ~~Thomas Price~~ RICHARD THOMAS PRICE JR

Address: 1313 Cleveland Street, Alexandria VA 22302

PROPOSED USE: removal of existing house on a substandard lot and replacing with new house

- 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.

RICHARD THOMAS PRICE JR.
Print Name of Applicant or Agent

Richard Thomas Price 08/26/2024
Signature Date

1313 CLEVELAND STREET
Mailing/Street Address

703-980-8184
Telephone # Fax #

ALEXANDRIA VA 22302
City and State Zip Code

THOMAS.PRICE4@YAHOO.COM
Email address

PROPERTY OWNER'S AUTHORIZATION

As the property owner of 1313 CLEVELAND STREET, I hereby
(Property Address) ALEXANDRIA VA 22302
grant the applicant authorization to apply for the SPECIAL use as
(use)
described in this application.

Name: RICHARD THOMAS PRICE JR Phone: 703-980-8164
Please Print
Address: 1313 CLEVELAND STREET Email: THOMAS.PRICE4@YAHOO.COM
ALEXANDRIA VA 22302
Signature: [Handwritten Signature] Date: 08/26/2024

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.

N/A

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. RICHARD T. PRICE JR	1313 CLEVELAND STREET 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 1313 Cleveland Street, 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. RICHARD T. PRICE JR	SAME	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](#).

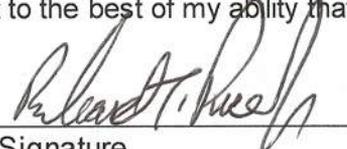
Name of person or entity	Relationship as defined by Section 11-350 of the Zoning Ordinance	Member of the Approving Body (i.e. City Council, Planning Commission, etc.)
1. N/A		
2.		
3.		

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.

08-26-2024
Date

RICHARD T. PRICE JR.
Printed Name


Signature

If property owner or applicant is being represented by an authorized agent such as an attorney, realtor, or other person for which there is some form of compensation, does this agent or the business in which the agent is employed have a business license to operate in the City of Alexandria, Virginia?

Yes. Provide proof of current City business license

No. The agent shall obtain a business license prior to filing application, if required by the City Code.

NARRATIVE DESCRIPTION

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

Remove existing house and patio and building
a new ^{(2)story} house with a basement.

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: change to house on sub-standard 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).

residential property- single family

B. How many employees, staff and other personnel do you expect?

Specify time period (i.e., day, hour, or shift).

n/a

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

Day:

n/a

Hours:

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

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

n/a - single family home

B. How will the noise be controlled?

n/a

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

n/a

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

A. What type of trash and garbage will be generated by the use? (i.e. office paper, food wrappers)
n/a- single family home

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

typical single family garbage

C. How often will trash be collected?

standard residential trash collection

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

n/a

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

Yes.

No.

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

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

[] Yes. [x] No.

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

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

SIGNS AND TEMPORARLY FENCE ALONG
FRONT PROPERTY LINE, ALL OTHER PROPERTY
LINES HAVE A 6' HIGH WOODEN FENCE

ALCOHOL SALES

13.

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

[] Yes [x] 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?

n/a

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? _____

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

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

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?
n/a

SITE CHARACTERISTICS

17. Will the proposed uses be located in an existing building? Yes No
Do you propose to construct an addition to the building? Yes No
How large will the addition be? _____ square feet.

18. What will the total area occupied by the proposed use be?
_____ sq. ft. (existing) + _____ sq. ft. (addition if any) = 2515 sq. ft. (total)

19. The proposed use is located in: (check one)
 a stand alone building
 a house located in a residential zone
 a warehouse
 a shopping center. Please provide name of the center: _____
 an office building. Please provide name of the building: _____
 other. Please describe: _____

End of Application



Department of Planning and Zoning

Floor Area Ratio and Open Space Calculations for

Single and Two-Family Residential Outside Historic Districts

A

A. Property Information

A1. Street Address R-8 Zone

A2. Total Lot Area x Floor Area Ratio Allowed by Zone = Maximum Allowable Floor Area

B. Existing Gross Floor Area

<u>Existing Gross Area</u>		<u>Allowable Exclusions**</u>		
Basement	<input type="text"/>	Basement**	<input type="text"/>	B1. <input type="text" value="2,238.20"/> Sq. Ft.
First Floor	<input type="text" value="1,034.70"/>	Stairways**	<input type="text"/>	Existing Gross Floor Area*
Second Floor	<input type="text" value="955.50"/>	Mechanical**	<input type="text"/>	B2. <input type="text" value="2,238.20"/> Sq. Ft.
Third Floor	<input type="text"/>	Attic less than 7'***	<input type="text"/>	Allowable Floor Exclusions**
Attic	<input type="text"/>	Porches**	<input type="text"/>	B3. <input type="text" value="0.00"/> Sq. Ft.
Porches	<input type="text"/>	Balcony/Deck**	<input type="text"/>	Existing Floor Area Minus Exclusions (subtract B2 from B1)
Balcony/Deck	<input type="text"/>	Garage**	<input type="text" value="248.00"/>	Comments for Existing Gross Floor Area <div style="border: 1px solid gray; border-radius: 10px; padding: 10px; margin-top: 10px;">***removing existing house. Garage to remain</div>
Garage	<input type="text" value="248.00"/>	Other***	<input type="text" value="1,990.20"/>	
Other***	<input type="text"/>	Other***	<input type="text"/>	
B1. <u>Total Gross</u>	<input type="text" value="2,238.20"/>	B2. <u>Total Exclusions</u>	<input type="text" value="2,238.20"/>	

C. Proposed Gross Floor Area

<u>Proposed Gross Area</u>		<u>Allowable Exclusions**</u>		
Basement	<input type="text" value="1,311.50"/>	Basement**	<input type="text" value="1,311.50"/>	C1. <input type="text" value="4,470.38"/> Sq. Ft.
First Floor	<input type="text" value="1,322.75"/>	Stairways**	<input type="text" value="157.60"/>	Proposed Gross Floor Area*
Second Floor	<input type="text" value="1,233.61"/>	Mechanical**	<input type="text" value="14.50"/>	C2. <input type="text" value="1,955.60"/> Sq. Ft.
Third Floor	<input type="text"/>	Attic less than 7'***	<input type="text" value="0.00"/>	Allowable Floor Exclusions**
Attic	<input type="text" value="0.00"/>	Porches**	<input type="text" value="224.00"/>	C3. <input type="text" value="2,514.78"/> Sq. Ft.
Porches	<input type="text" value="354.52"/>	Balcony/Deck**	<input type="text"/>	Proposed Floor Area Minus Exclusions (subtract C2 from C1)
Balcony/Deck	<input type="text"/>	Garage**	<input type="text" value="248.00"/>	
Garage	<input type="text" value="248.00"/>	Other***	<input type="text"/>	
Other***	<input type="text"/>	Other***	<input type="text"/>	
C1. <u>Total Gross</u>	<input type="text" value="4,470.38"/>	C2. <u>Total Exclusions</u>	<input type="text" value="1,955.60"/>	

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.

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

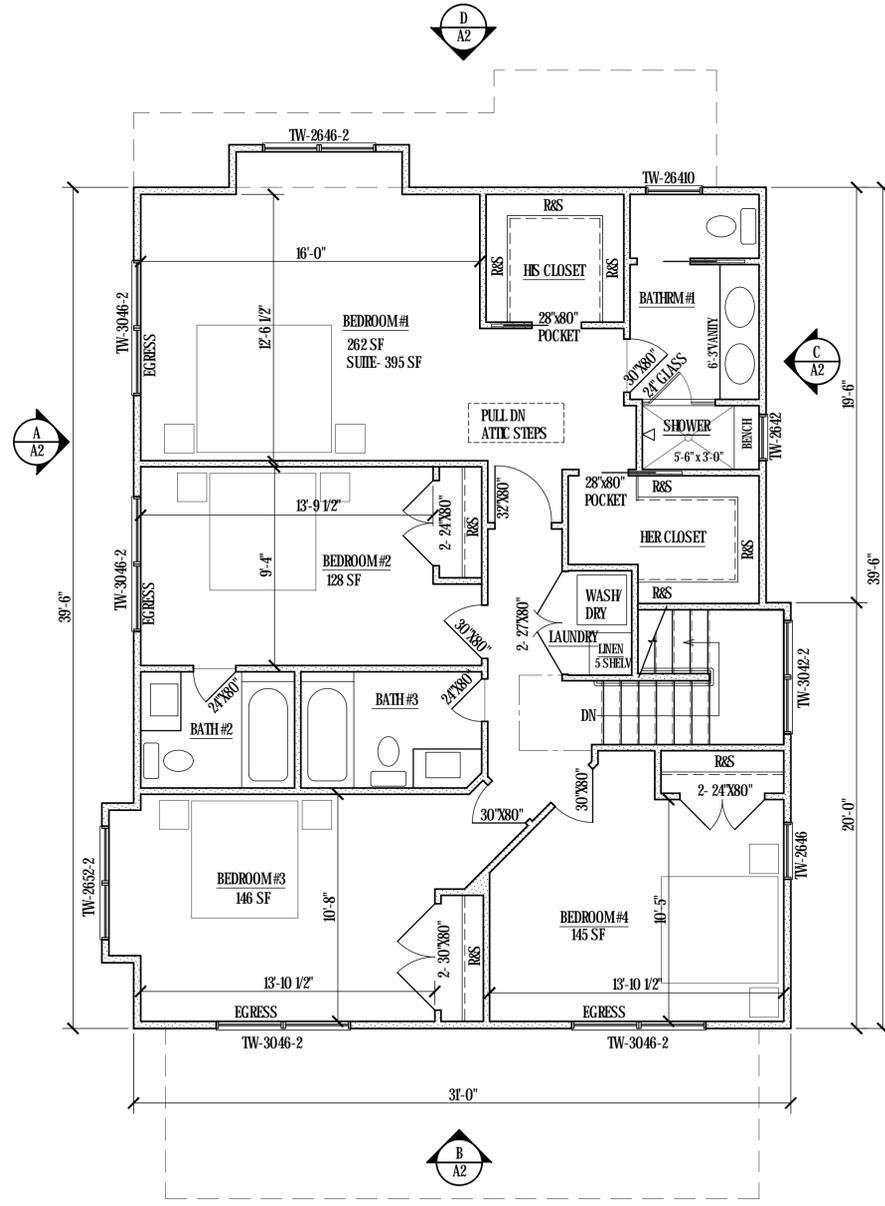
E2. Sq. Ft.
Required Open Space

E3. Sq. Ft.
Proposed Open Space

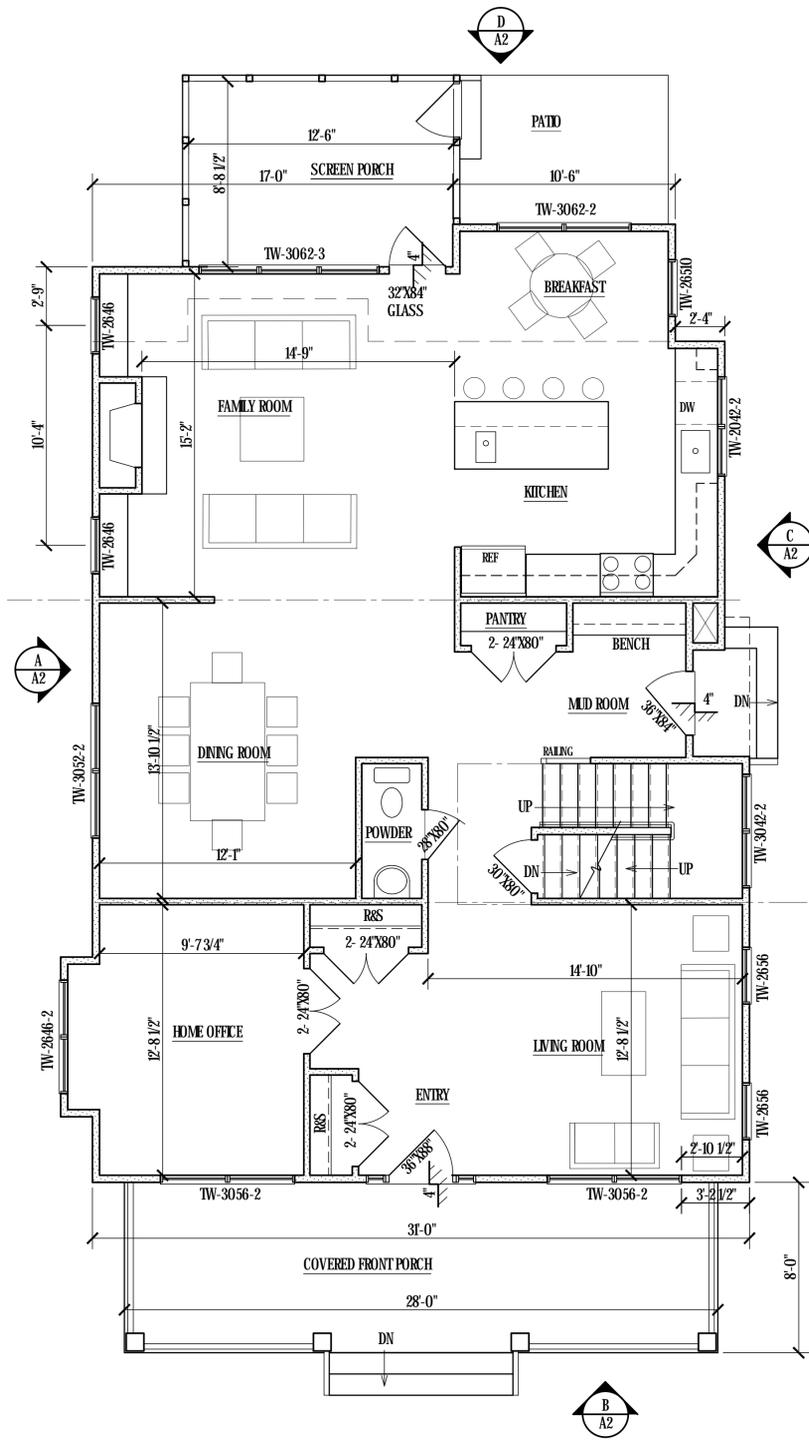
The undersigned hereby certifies and attests that, to the best of his/her knowledge, the above computations are true and correct.

Signature: **Rebecca LG Bostick**
Digitally signed by Rebecca LG Bostick
DN: cn=Rebecca LG Bostick, o, ou, email=rbarch@mindspring.com,
c=US
Date: 2024.08.26 14:47:09 -04'00'

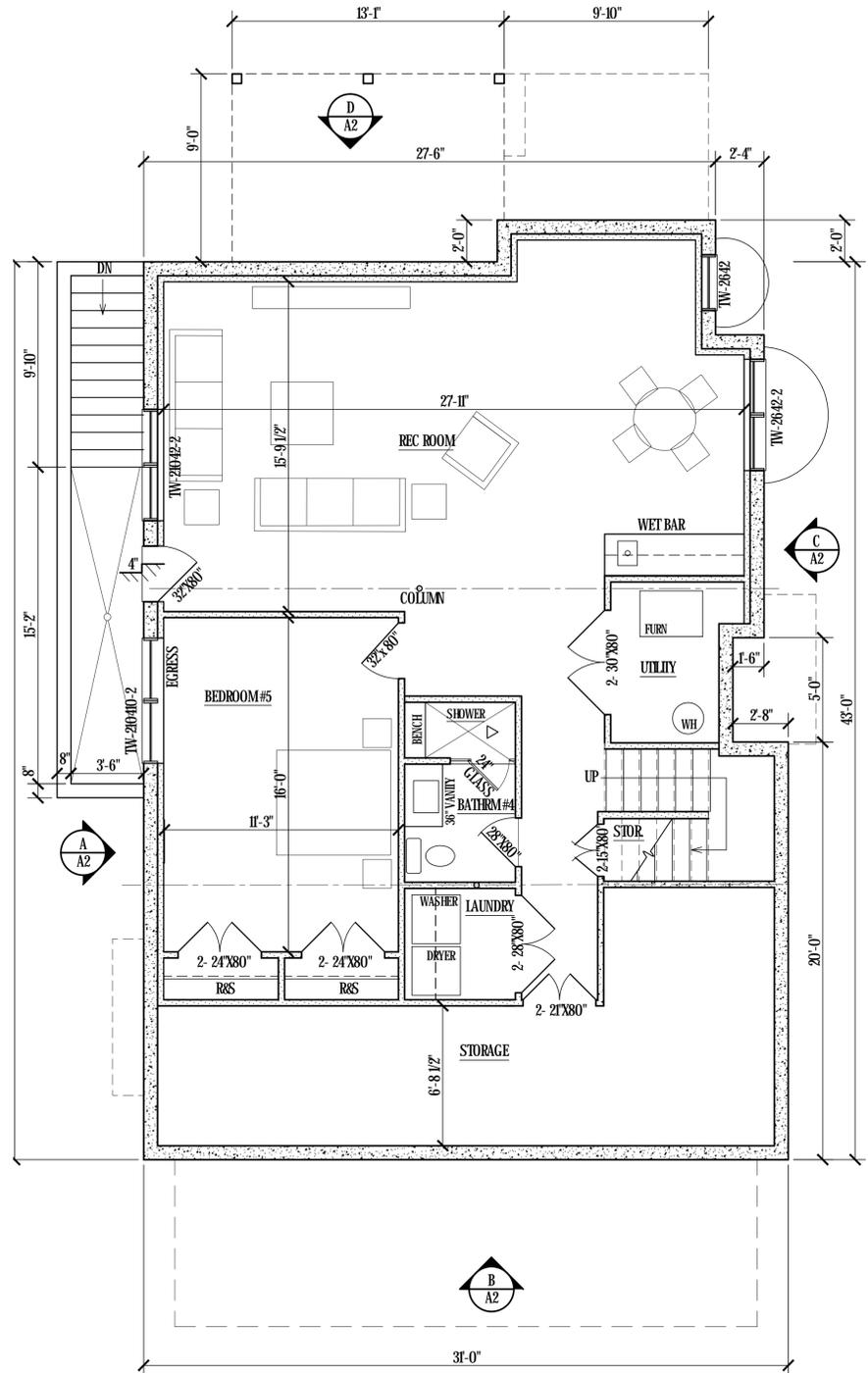
Date: 9/18/24 updated



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



FIRST FLOOR PLAN
1/4" = 1'-0"
1. BUILDING CODE- 2021 VRC
2. WALL BRACING REQUIREMENTS ARE IN ACCORDANCE W/ R602.10 AND BRACING DIAGRAM SHEET A5
3. WINDOW MANE. #S ARE ANDERSON WINDOWS 400 SERIES.
4. DIMENSIONS ARE FACE OF STUD TO FACE OF STUD, EXTERIOR WALLS INCLUDE PLYWOOD SHEATHING.



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

DRAWING LEGEND

HB	HOSE BIBB
⊕	ELEC. RECEPTACLE
WP ⊕	EXT. WEATHERPROOF RECEPTACLE
SD ⊕	SMOKE DETECTOR
⊗	EXHAUST FAN
○	LIGHT
S	WALL SWITCH
S ₃	3-WAY LIGHT SWITCH
S ₂	DIMMER SWITCH
⊕	JUNCTION BOX
⊕	FLOODLIGHTS
⊕	RECESSED LIGHTS
⊕	TELEPHONE
⊕	CABLE
▭	EXISTING CONSTRUCTION
▭	NEW CONSTRUCTION

THE CONTRACTOR SHALL VERIFY ALL FIELD CONDITIONS AND DIMENSIONS PRIOR TO PROCEEDING WITH WORK. THE CONTRACTOR SHALL COMPARE AND COORDINATE ALL DRAWINGS WITH FIELD CONDITIONS. ANY DISCREPANCIES SHALL BE REPORTED TO THE ARCHITECT BEFORE PROCEEDING. DO NOT SCALE DRAWINGS. PDF PRODUCTION ALTERS THE SCALE.

REBECCA L.G. BOSTICK, AIA
ARCHITECT

1819 DRURY LANE, SUITE 101
ALEXANDRIA, VA 22307
(703) 768-2250

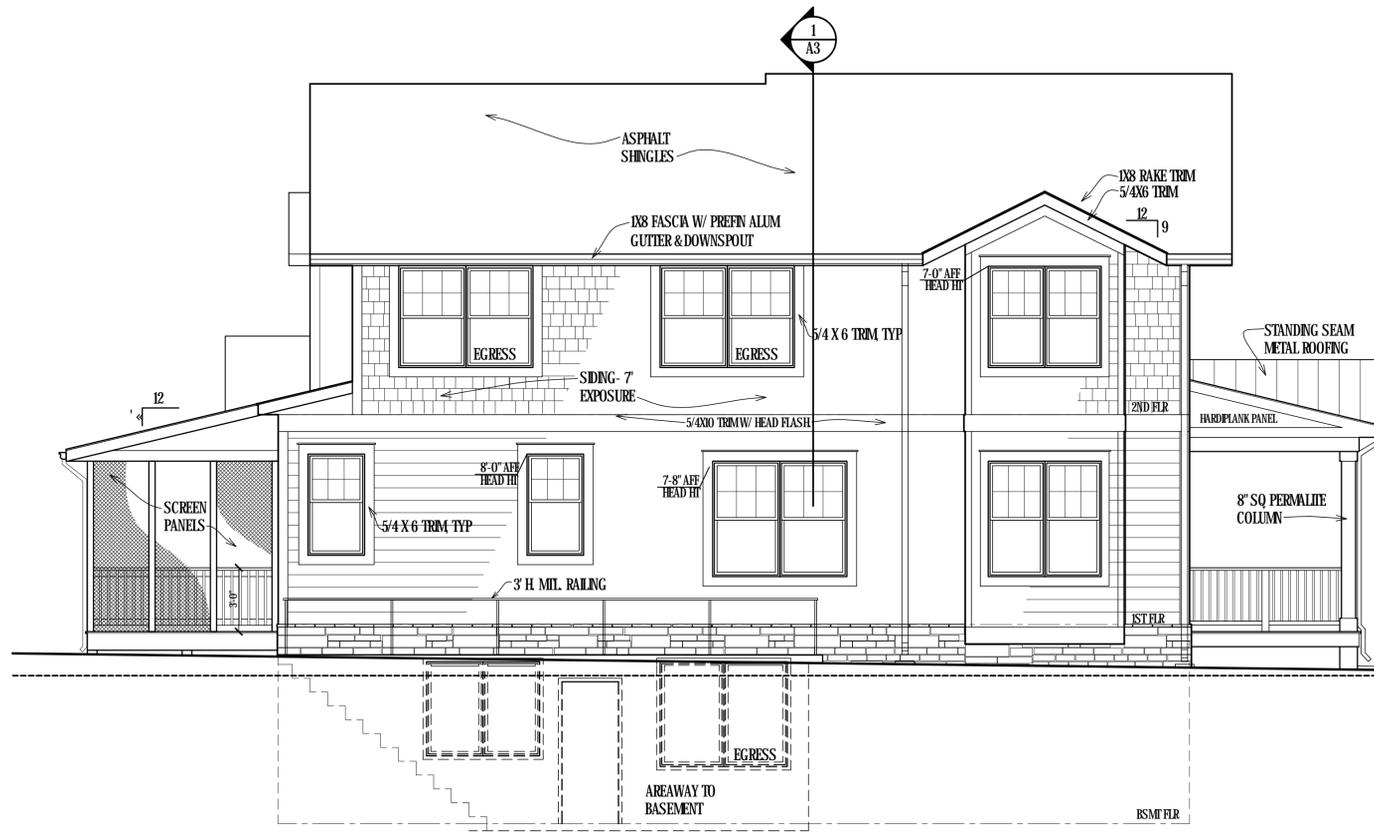
New Home for the

PRICE RESIDENCE

1313 CLEVELAND STREET, ALEXANDRIA, VA 22302

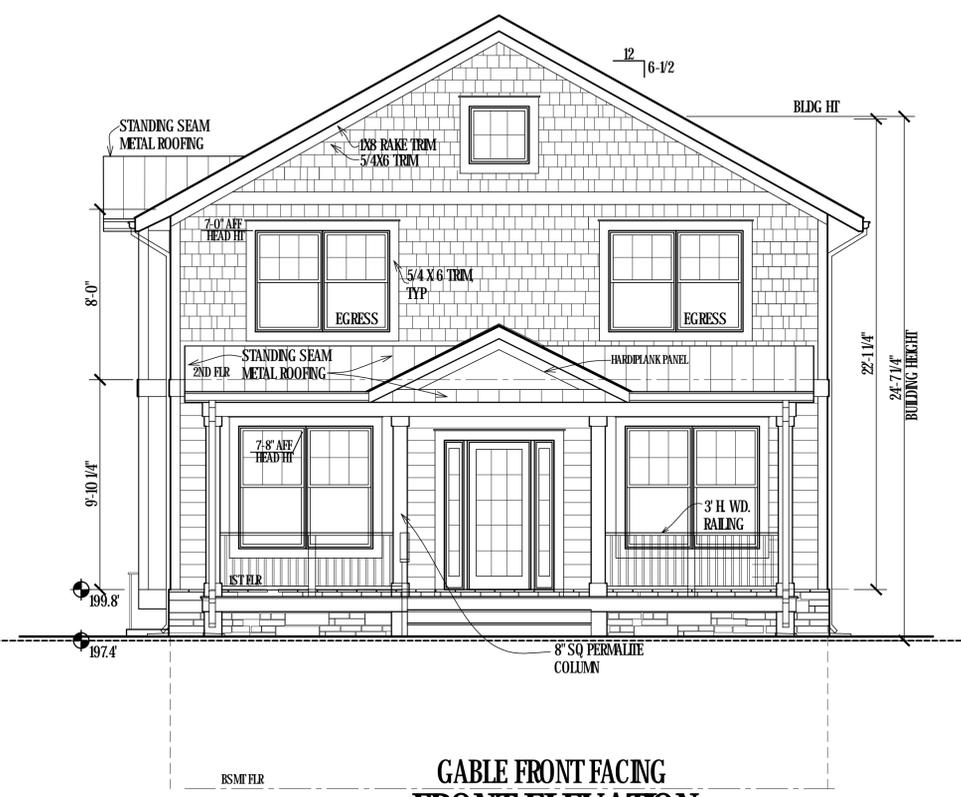
A1

SHEET 1 OF 3
DATE 08/24/24
REVISED



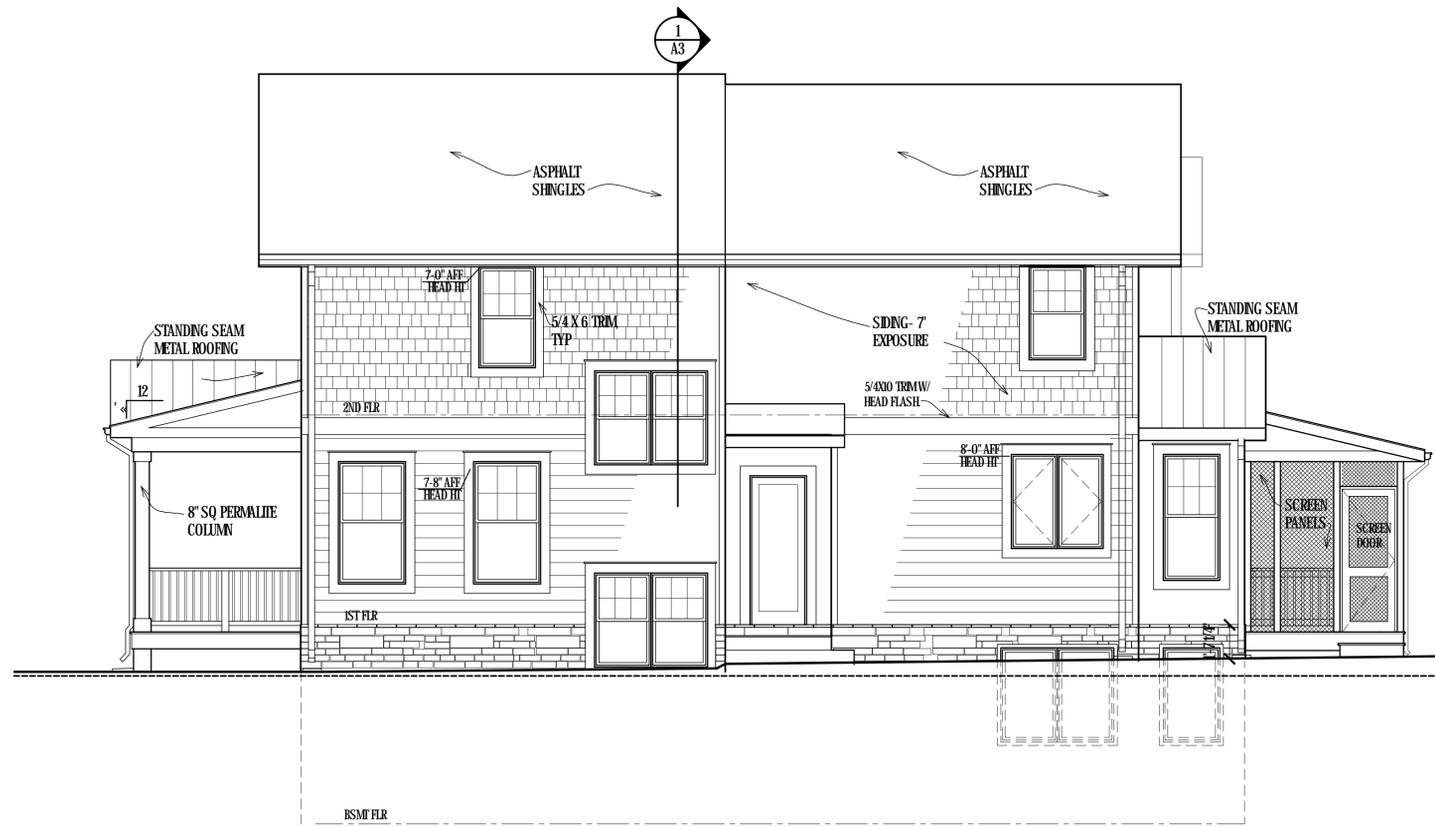
A
A2
1/4"=1'-0"

SIDE/END ELEVATION



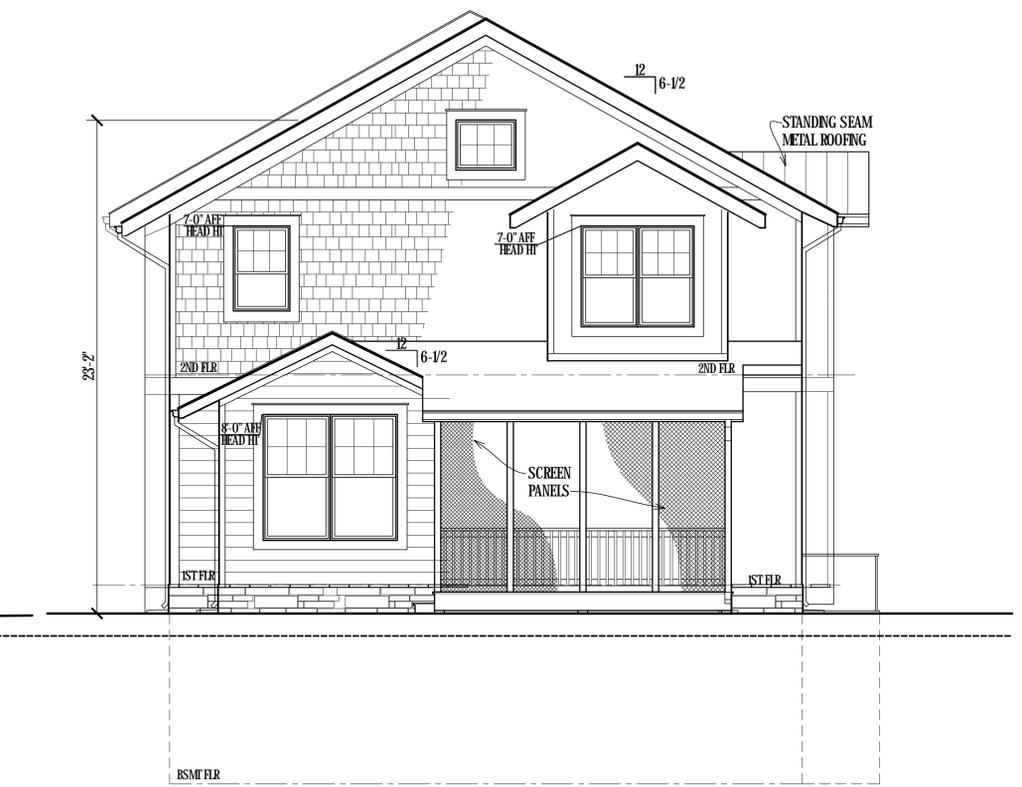
B
A2
1/4"=1'-0"

GABLE FRONT FACING FRONT ELEVATION



C
A2
1/4"=1'-0"

END/SIDE ELEVATION

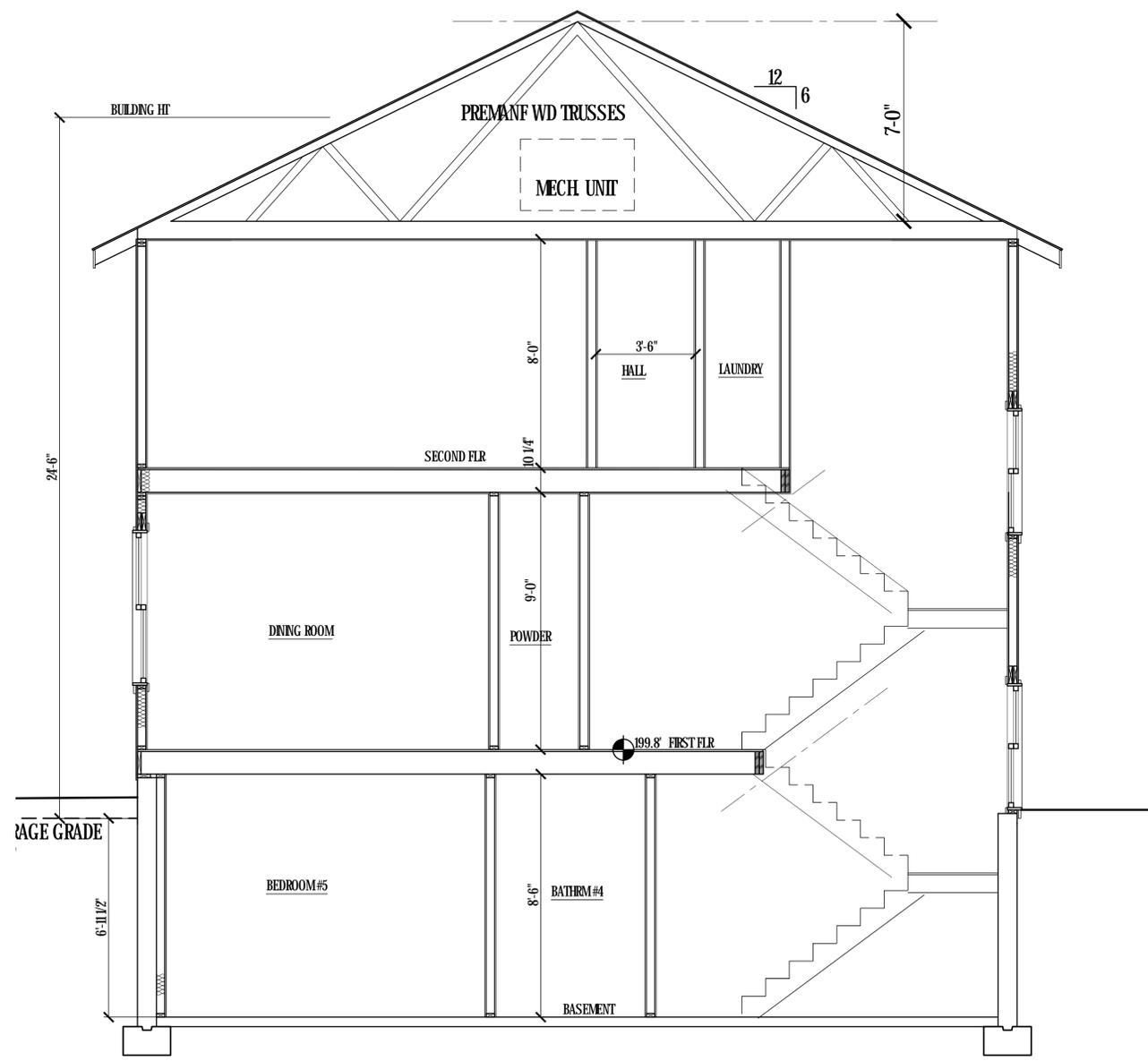


D
A2
1/4"=1'-0"

REAR ELEVATION

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 ARCHITECT
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1 HOUSE SECTION
A3 3/8"=1'-0"

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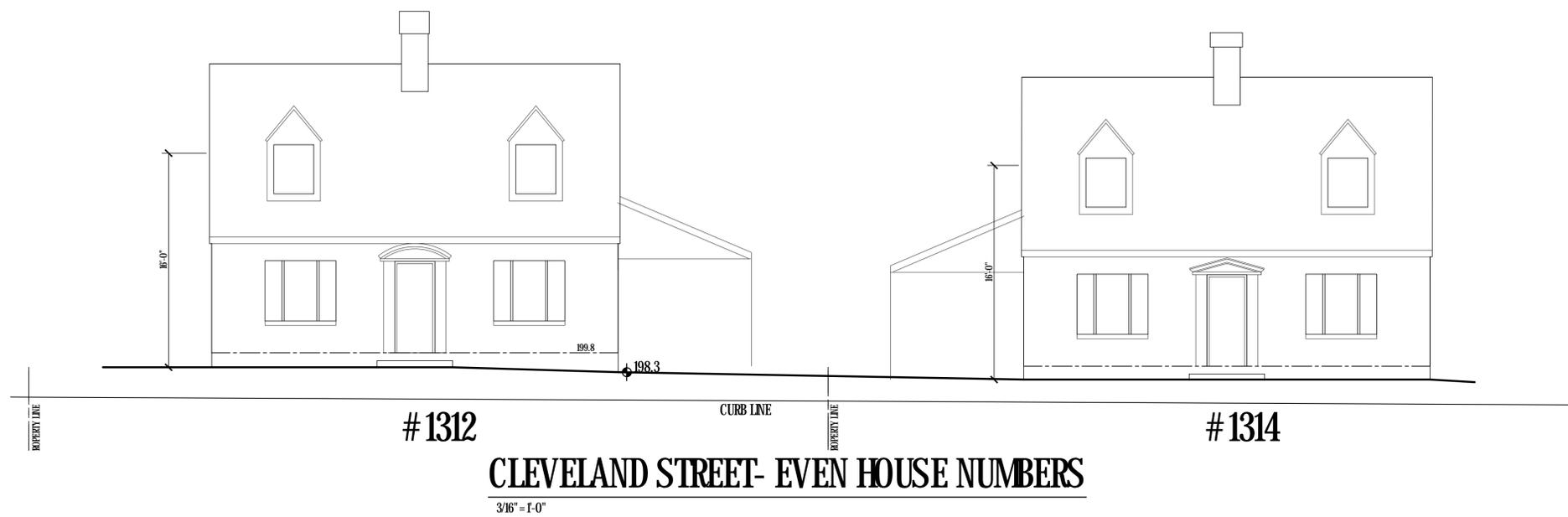
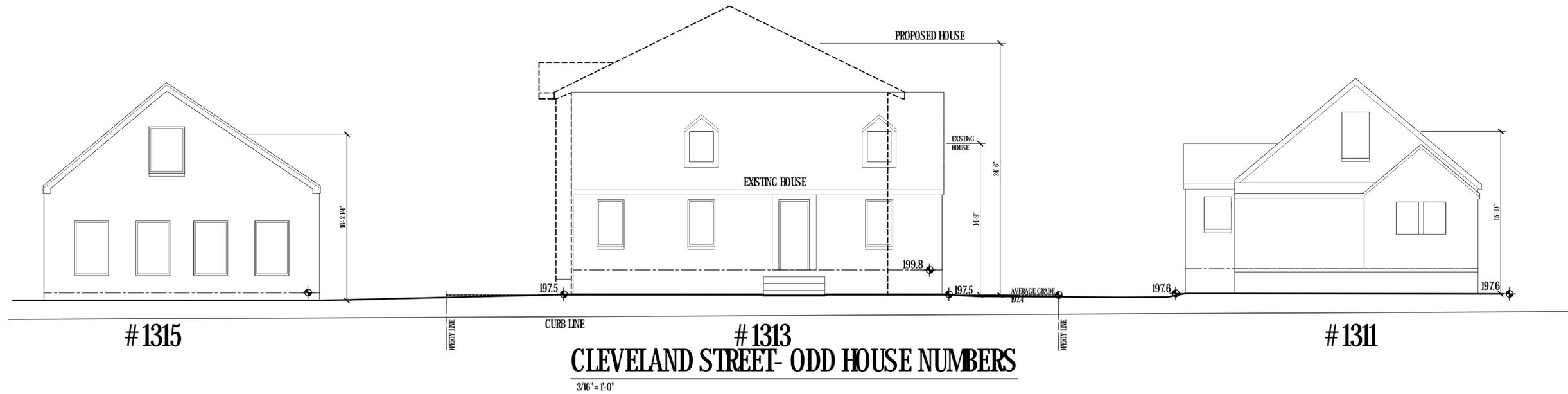
1313 CLEVELAND STREET, ALEXANDRIA, VA 22302

A3

SHEET 3 OF 3

DATE 09/18/24

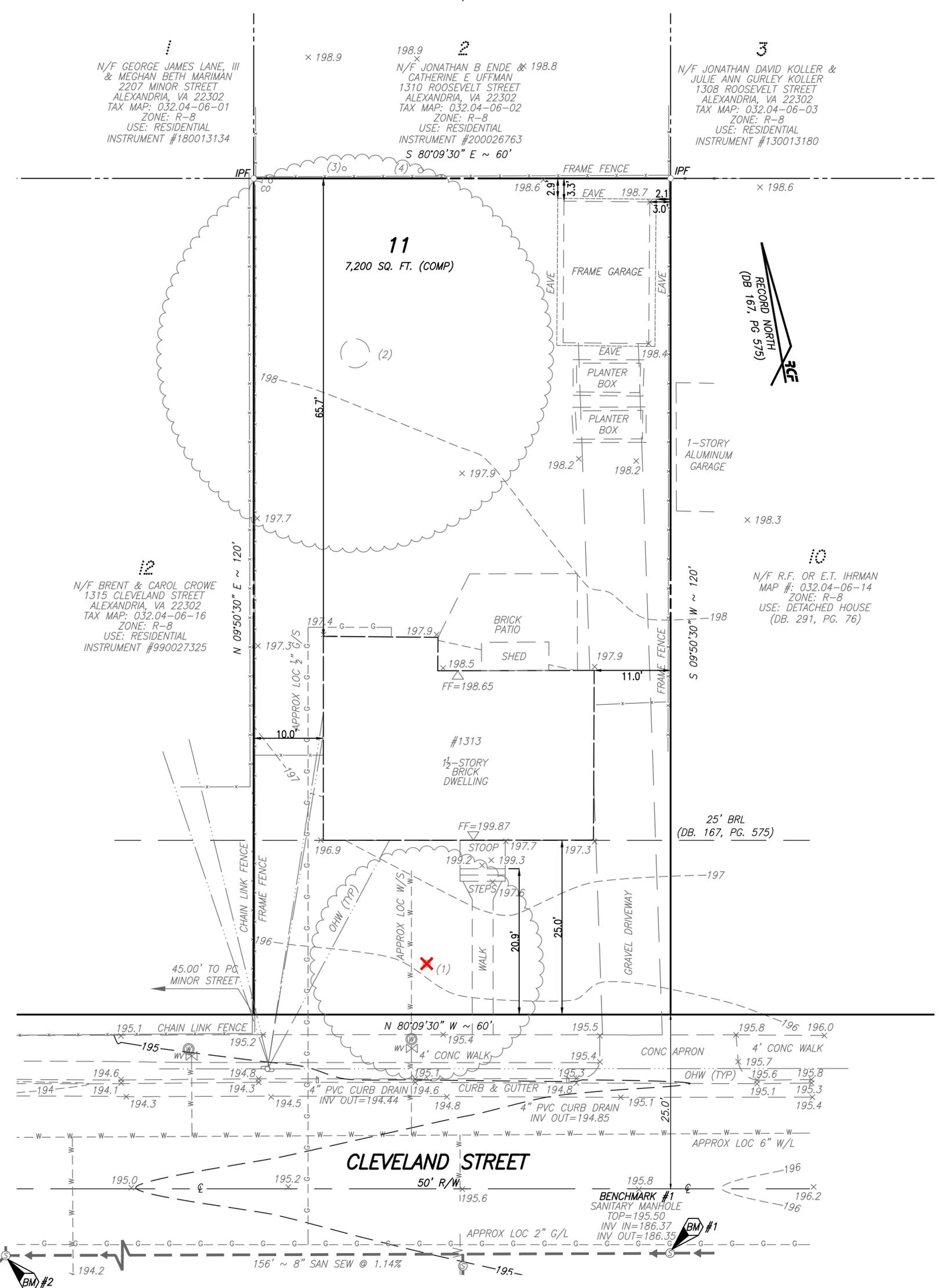
REVISIED



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 DO NOT SCALE DRAWINGS. PDF PRODUCTION ALTERS THE SCALE. PDF PRODUCTION ALTERS SCALE OF DRAWING

REBECCA L.G. BOSTICK, AIA
 ARCHITECT
 1819 DRURY LANE, SUITE 101 ALEXANDRIA, VA 22307
 (703) 768-2250
 New Home for the
PRICE RESIDENCE
 1313 CLEVELAND STREET, ALEXANDRIA, VA 22302
 BLOCK FACE STUDY
 A1
 SHEET 1 OF 1
 DATE 9/18/24
 REVISED

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 Tue, Oct 08 2024 - 10:55:20am



N/F GEORGE JAMES LANE, III
 & MEGHAN BETH MARIMAN
 2207 MINOR STREET
 ALEXANDRIA, VA 22302
 TAX MAP: 032.04-06-01
 ZONE: R-8
 USE: RESIDENTIAL
 INSTRUMENT #180013134

198.9
 N/F JONATHAN B ENDE & 198.8
 CATHERINE E UFFMAN
 1310 ROOSEVELT STREET
 ALEXANDRIA, VA 22302
 TAX MAP: 032.04-06-02
 ZONE: R-8
 USE: RESIDENTIAL
 INSTRUMENT #200026763
 S 80°09'30" E ~ 60'

N/F JONATHAN DAVID KOLLER &
 JULIE ANN GURLEY KOLLER
 1308 ROOSEVELT STREET
 ALEXANDRIA, VA 22302
 TAX MAP: 032.04-06-03
 ZONE: R-8
 USE: RESIDENTIAL
 INSTRUMENT #130013180

N/F BRENT & CAROL CROWE
 1315 CLEVELAND STREET
 ALEXANDRIA, VA 22302
 TAX MAP: 032.04-06-16
 ZONE: R-8
 USE: RESIDENTIAL
 INSTRUMENT #990027325

N/F R.F. OR E.T. IHRMAN
 MAP #: 032.04-06-14
 ZONE: R-8
 USE: DETACHED HOUSE
 (DB. 291, PG. 76)

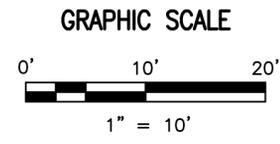
RECORD NORTH
 (DB 167, PG 575)

X - EXISTING TREE TO BE REMOVED

EXISTING TREE INVENTORY:

Tree #	Common Name	DBH (Inches)	CRZ (Feet)	Condition Rating %	Radius of Canopy (Feet)	Remove? X	Off site or shared	Notes & Recommendations
001	Willow oak	18.5	18.5	95%	15	X		
002	Silver maple	46.5	69.8	75%	35			Few dead limbs and branches
003	American holly	7, 6, 6, 5, 4	8.0	85%			Off	Multi-stem, bush form
004	American holly	9, 6, 6, 4	9.0	85%			Off	Multi-stem, bush form

TREE INVENTORY AND TREE ANALYSIS CONDUCTED BY NATE GROVES ISA CERTIFIED ARBORIST (MA-7022A)



TAX ASSESSMENT MAP NUMBER: 032.04-06-15
 PLAT SUBJECT TO RESTRICTIONS OF RECORD
 INSTRUMENT # 160014995
 TOTAL SITE AREA = 7,200 SF OR 0.1653 AC

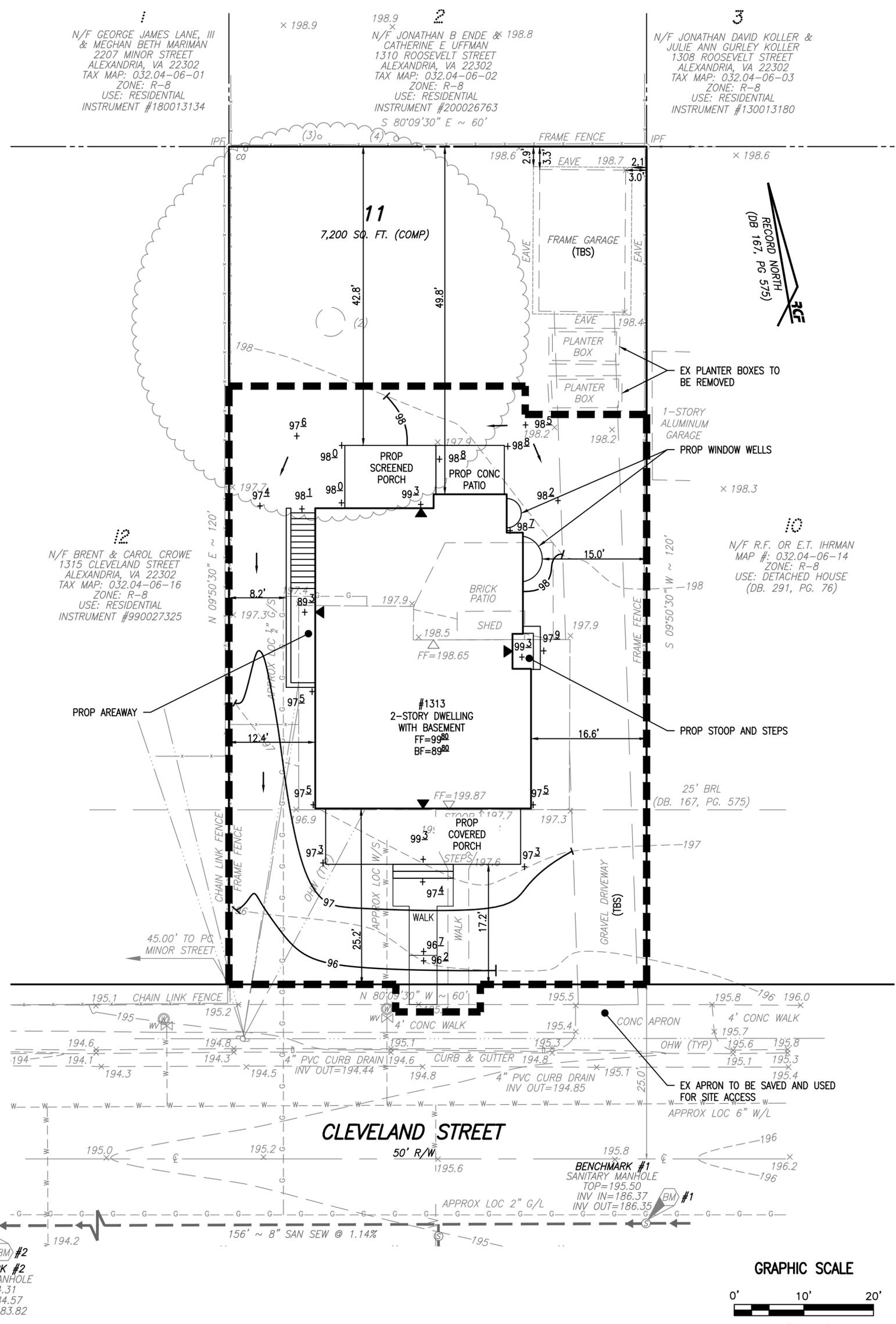
EXISTING CONDITIONS PLAT
 LOT 11, SECTION 3
SEMINARY HEIGHTS
 INSTRUMENT # 160014995
 (1313 CLEVELAND STREET)
 CITY OF ALEXANDRIA, VIRGINIA

FILE: **24-132**
 SHEET **1** OF **4**
 DRAWN: BMC
 SCALE: 1"=10'
 DATE: 8/24



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TAX ASSESSMENT MAP NUMBER: 032.04-06-15
 PLAT SUBJECT TO RESTRICTIONS OF RECORD
 INSTRUMENT # 160014995
 TOTAL SITE AREA = 7,200 SF OR 0.1653 AC

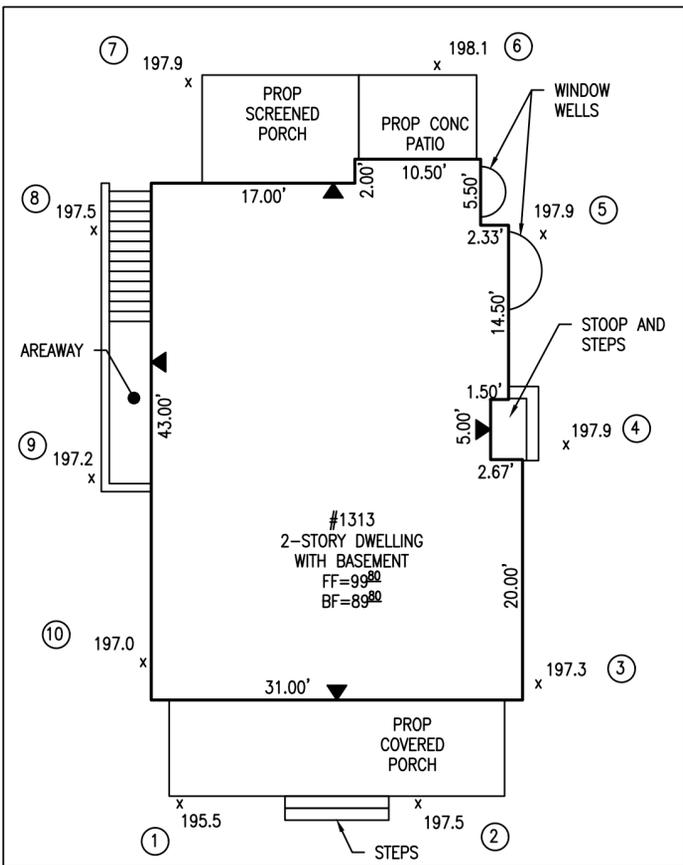
SPECIAL USE PERMIT PLAT
 LOT 11, SECTION 3
SEMINARY HEIGHTS
 INSTRUMENT # 160014995
 (1313 CLEVELAND STREET)
 CITY OF ALEXANDRIA, VIRGINIA

FILE: **24-132**
 SHEET **2** OF **4**
 DRAWN: BMC
 SCALE: 1"=10'
 DATE: 8/24



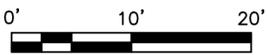
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AVERAGE EX. GRADE & DWELLING DETAIL

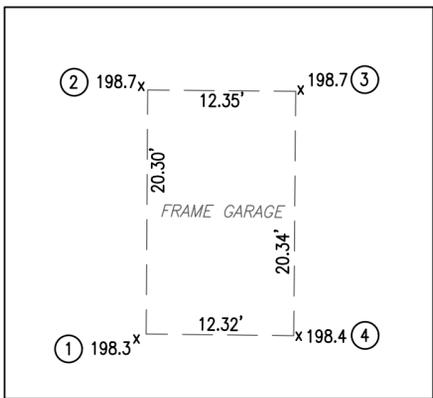
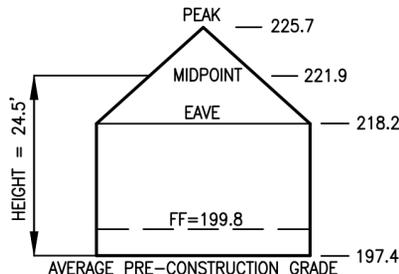
(SCALE: 1" = 10')



RECORD NORTH
 (DB 167, PG 575)

DWELLING HEIGHT CALCULATION				
AVERAGE EX. GRADE	ROOF EAVE ELEVATIONS	PEAK ROOF (HIGHEST RIDGE) ELEVATION	ROOF MIDPOINT (ROOF HEIGHT) ELEVATION	PROPOSED DWELLING HEIGHT
197.4	218.2	225.7	221.9	24.5

SPOTS	EXISTING - ELEVATION
1	195.5
2	197.5
3	197.3
4	197.9
5	197.9
6	198.1
7	197.9
8	197.5
9	197.2
10	197.0
SUM:	1973.8
AVERAGE:	197.4



AVERAGE EX. GRADE & GARAGE DETAIL

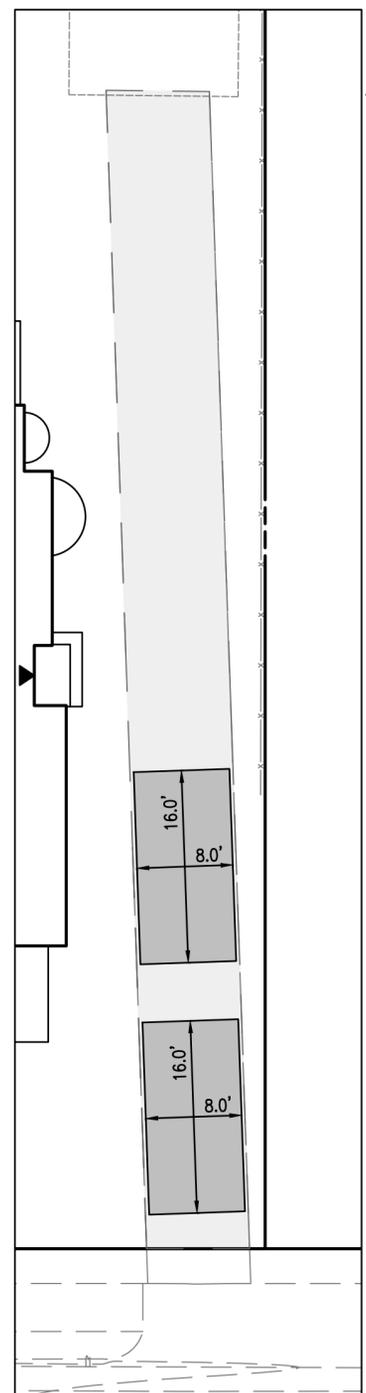
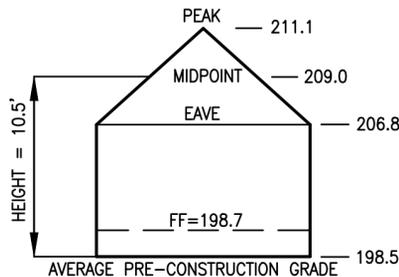
(SCALE: 1" = 10')



RECORD NORTH
 (DB 167, PG 575)

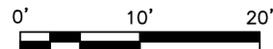
GARAGE HEIGHT CALCULATION				
AVERAGE EX. GRADE	ROOF EAVE ELEVATIONS	PEAK ROOF (HIGHEST RIDGE) ELEVATION	ROOF MIDPOINT (ROOF HEIGHT) ELEVATION	PROPOSED DWELLING HEIGHT
198.5	206.8	211.1	209.0	10.5

SPOTS	EXISTING - ELEVATION
1	198.3
2	198.7
3	198.7
4	198.4
SUM:	794.1
AVERAGE:	198.5



PARKING REQUIREMENT DETAIL

(SCALE: 1" = 10')



- = EXISTING DRIVEWAY AREA
- = COMPACT 16.0' X 8.0' PARKING SPACE

SETBACK REQUIREMENTS FOR DWELLING

BUILDING SIDE	AVERAGE EX. GRADE	BUILDING HEIGHT	ZONING SETBACK	SETBACK REQUIRED	SETBACK PROVIDED
FRONT (CLEVELAND ST)	197.4	26.3'	BLOCKFACE	25.0'-34.1'	25.2'
SIDE-RIGHT (EAST)	197.4	19.7'	2:1	9.9'	16.6'
SIDE-LEFT (WEST)	197.4	17.4'	2:1	8.7'	12.4'
REAR (NORTH)	197.4	26.3'	1:1	26.3'	49.8'

Threshold	
AEG along front	197.20
FF Elev	199.80
Threshold (prov.)	2.60
Threshold (max)	2.7

BLOCK FACE STUDY

Front Setback and Threshold Data	
#1313 CLEVELAND STREET (RCF #24-132)	
#1313 CLEVELAND STREET (Existing setback from property line = 25.0', Existing Threshold Height = 2.8')	
Setback Data	
	Setback From Property Line
CLEVELAND STREET	
1310 CLEVELAND STREET	25.2'
1311 CLEVELAND STREET	25.0'
1312 CLEVELAND STREET	34.1'
1314 CLEVELAND STREET	34.1'
1315 CLEVELAND STREET	32.3'
SETBACK BETWEEN 25.0' AND 34.1'	
Threshold Data	
	Distance Ground to 1st Floor
Address #	
1310 CLEVELAND STREET	1.8'
1311 CLEVELAND STREET	2.4'
1312 CLEVELAND STREET	1.4'
1314 CLEVELAND STREET	1.0'
1315 CLEVELAND STREET	2.7'
MAXIMUM THRESHOLD HEIGHT 2.7'	

TAX ASSESSMENT MAP NUMBER: 032.04-06-15

PLAT SUBJECT TO RESTRICTIONS OF RECORD

INSTRUMENT # 160014995

TOTAL SITE AREA = 7,200 SF OR 0.1653 AC

ZONING DATA
 LOT 11, SECTION 3
SEMINARY HEIGHTS
 INSTRUMENT # 160014995
 (1313 CLEVELAND STREET)
 CITY OF ALEXANDRIA, VIRGINIA

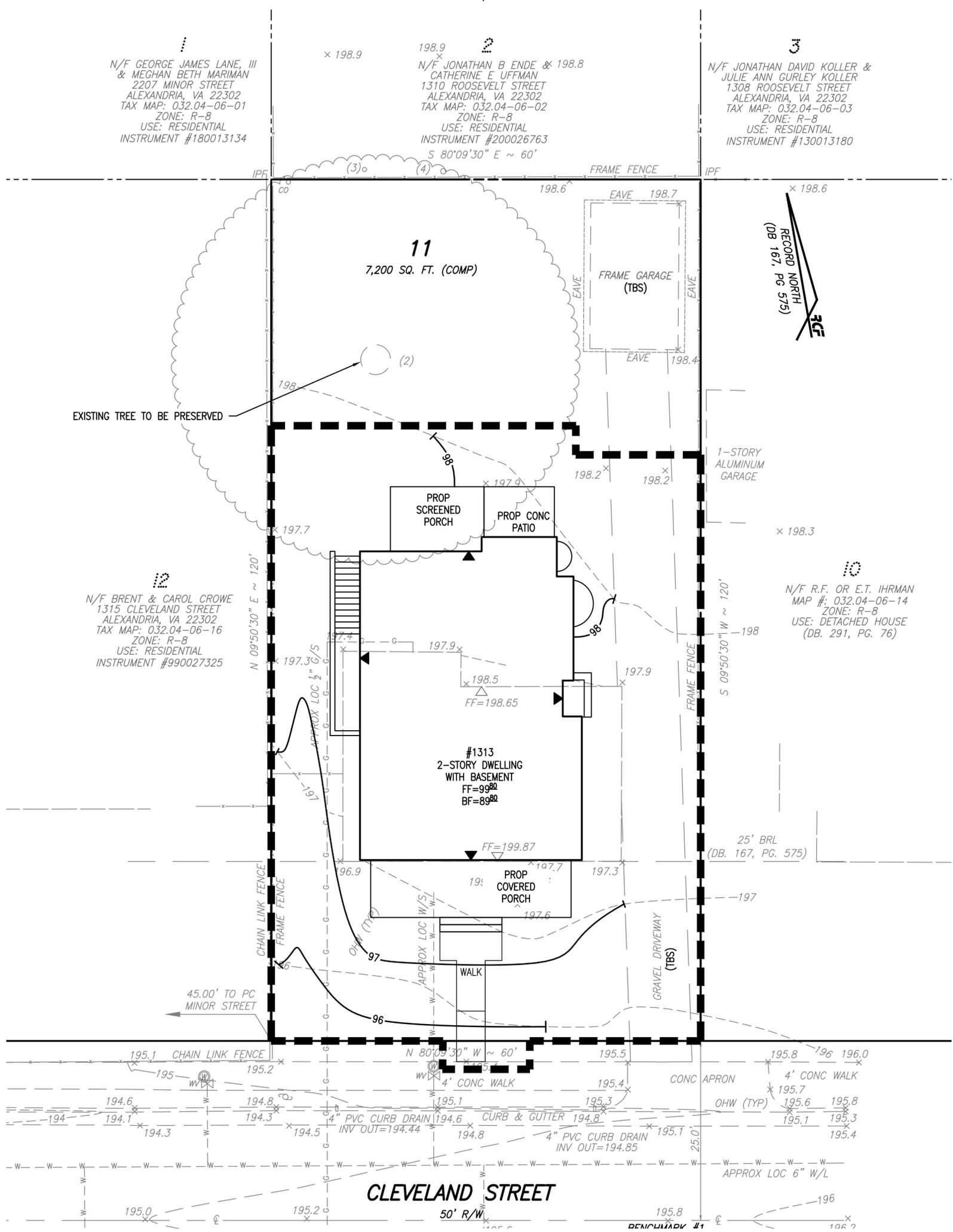
FILE: **24-132**
 SHEET **3** OF **4**

DRAWN: BMC
 SCALE: 1"=10'
 DATE: 8/24

RCF FIELDS & ASSOCIATES, INC.

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N/F GEORGE JAMES LANE, III
 & MEGHAN BETH MARIMAN
 2207 MINOR STREET
 ALEXANDRIA, VA 22302
 TAX MAP: 032.04-06-01
 ZONE: R-8
 USE: RESIDENTIAL
 INSTRUMENT #180013134

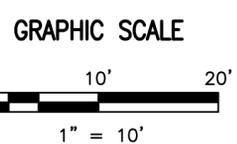
N/F JONATHAN B ENDE & 198.8
 CATHERINE E UFFMAN
 1310 ROOSEVELT STREET
 ALEXANDRIA, VA 22302
 TAX MAP: 032.04-06-02
 ZONE: R-8
 USE: RESIDENTIAL
 INSTRUMENT #200026763
 S 80°09'30" E ~ 60'

N/F JONATHAN DAVID KOLLER &
 JULIE ANN GURLEY KOLLER
 1308 ROOSEVELT STREET
 ALEXANDRIA, VA 22302
 TAX MAP: 032.04-06-03
 ZONE: R-8
 USE: RESIDENTIAL
 INSTRUMENT #130013180

N/F BRENT & CAROL CROWE
 1315 CLEVELAND STREET
 ALEXANDRIA, VA 22302
 TAX MAP: 032.04-06-16
 ZONE: R-8
 USE: RESIDENTIAL
 INSTRUMENT #990027325

N/F R.F. OR E.T. IHRMAN
 MAP #: 032.04-06-14
 ZONE: R-8
 USE: DETACHED HOUSE
 (DB. 291, PG. 76)

RECORD NORTH
 (DB 167, PG 575)



CROWN COVER TABULATIONS	
TOTAL SITE AREA (SF)	7,200
25% CROWN COVER REQUIRED (SF)	1,800
EXISTING CROWN COVER (SF)	2,730
REMOVED CROWN COVER (SF)	698
PRESERVED CROWN COVER (SF)	
Crown Cover from Preserved Trees	2,032
Crown Cover from Preserved Shrubs	0
PROPOSED CROWN COVER (SF)	
Crown Cover from Proposed Trees	0
Crown Cover from Proposed Shrubs	0
TOTAL CROWN COVER PROVIDED (%)	28.2%
TOTAL CROWN COVER PROVIDED (SF)	2,032

THE REQUIRED CROWN COVER IS MET THROUGH CROWN COVER FROM PRESERVED TREES, THEREFORE, NO PLANTINGS ARE PROPOSED.

TAX ASSESSMENT MAP NUMBER: 032.04-06-15
 PLAT SUBJECT TO RESTRICTIONS OF RECORD
 INSTRUMENT # 160014995
 TOTAL SITE AREA = 7,200 SF OR 0.1653 AC

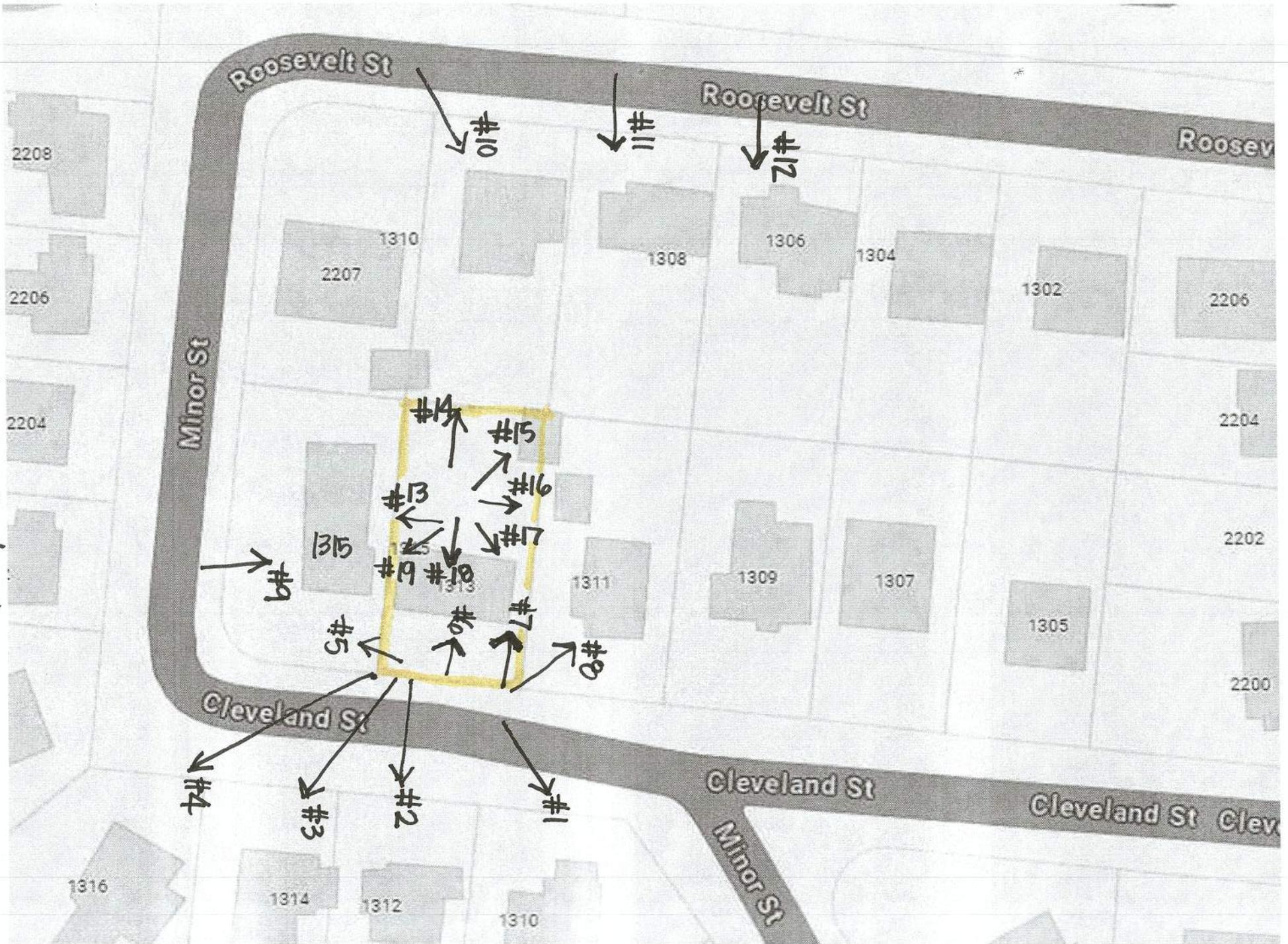
LANDSCAPE PLAN
 LOT 11, SECTION 3
SEMINARY HEIGHTS
 INSTRUMENT # 160014995
 (1313 CLEVELAND STREET)
 CITY OF ALEXANDRIA, VIRGINIA

FILE: **24-132**
 SHEET **4** OF **4**
 DRAW: BMC
 SCALE: 1"=10'
 DATE: 8/24



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1313 Cleveland Street





#1 1310 & 1312 Cleveland St - across street



#2 1312 Cleveland St - directly across street



#3 1312 & 1314 Cleveland Street - across street



#4 1314, 1316, & 1318 Cleveland street



#5 1315 Cleveland street- next door- left



#6 1313 Cleveland street- subject property



#7 1313 Cleveland St- subject property



#8 1311 Cleveland St- next door- right



#9 1315 Cleveland Street - corner/next dr left



#10 1310 Roosevelt St- behind property



#11 1308 & 1310 Roosevelt St- behind property



#12 1306 & 1308 Roosevelt St- behind property



#13 - 1313- rear yard- looking at 1315



#14 1313-rear yard- looking towards Roosevelt



#15-1313 rear yard- looking towards 1311



#16- 1313- looking at 1311



#17 - rear yards looking towards 1311 & 1313



#18- rear yard looking at 1313- subject



#19- rear yard - looking at 1313 & 1315 neighbor