

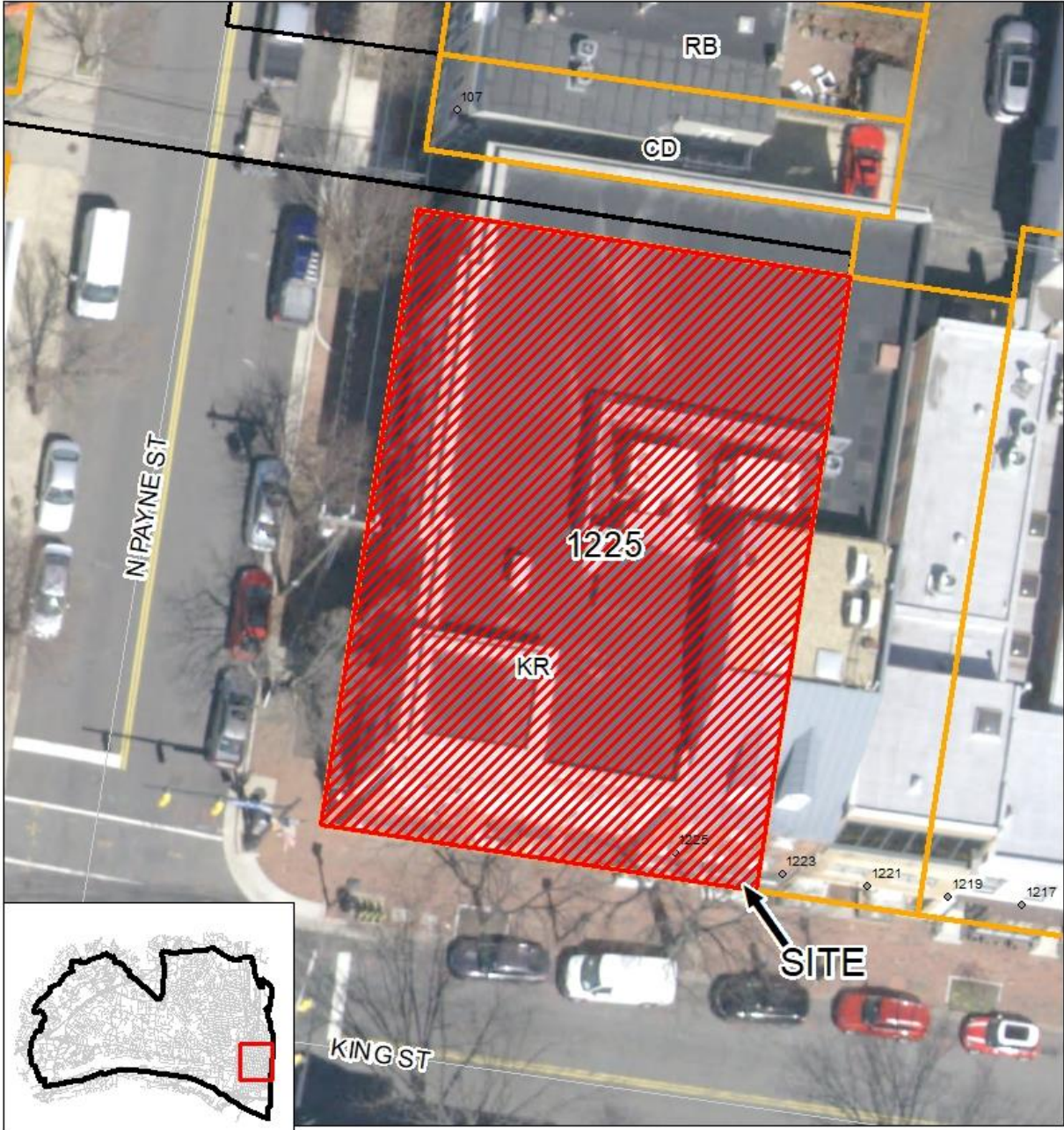


DOCKET ITEM #4
Special Use Permit #2022-00092
1225 King Street

Application	General Data	
Public Hearing and consideration of a request for a Special Use Permit for a floor area ratio (FAR) up to 2.5 with an open space modification for the conversion from nonresidential to residential uses for the upper floors of an existing building.	Planning Commission Hearing:	January 5, 2023
	City Council Hearing:	January 21, 2023
Address: 1225 King Street	Zone:	KR/King Street Urban Retail
Applicant: King Street Apartments LLC, represented by Duncan W. Blair, attorney	Small Area Plan:	Old Town

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

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



 **Special Use Permit #2022-00092**
1225 King Street

0 10 20 40 Feet

N

I. DISCUSSION

The applicant, King Street Apartments, LLC, represented by Duncan W. Blair, attorney, requests Special Use Permit approval for a floor area ratio (FAR) up to 2.5 with an open space modification for the conversion from nonresidential to residential uses for the upper floors of an existing building located at 1225 King Street.

SITE DESCRIPTION

The subject property contains one corner lot of record with 72.41 and 100.00 feet of frontage on King and North Payne Street, respectively. Its lot size is 7,254 square feet. Two commercial buildings occupy the subject property: a three-story building at the southwest corner of the property addressed as 1227 and 1229 King Street and a three-and-a-half story building at the southeast corner of the property addressed as 1225 King Street. In total, the buildings contain approximately 17,400 square feet of net floor area. A mix of commercial and residential uses surround the subject property.



Figure 1 - Subject property

BACKGROUND

On September 15, 2001, City Council approved Development Special Use Permit (DSUP) #2001-00006 which authorized the construction of the 1227 and 1229 King Street building. At the time of approval, the property was zoned CD/Commercial Downtown. The subject property was rezoned to KR/King Street Urban Retail on June 21, 2005. The 1225 King Street building was constructed circa 1920.

PROPOSAL

The applicant proposes a conversion of the existing, nonresidential use of the upper floors to residential uses. 12 dwelling units would be provided. The first floors of both buildings would remain commercial. There would be no change to the building's footprint, but the applicant proposes renovations to the 1227 and 1229 King Street building to provide rooftop open space. The applicant requests SUP approval to allow for a residential floor area (FAR) up to 2.5 with an open space modification for the proposed conversion.

PARKING

Zoning Ordinance section 8-200(A)(2)(a)(i) requires eight-tenths of parking space per bedroom for multifamily dwellings within the metro walkshed. This ratio is reduced by five percent if the multifamily dwelling is within one-quarter mile of four or more active bus routes and an additional ten percent if the subject property is in an area with a walkability index of 90-100. The subject property meets both these criteria, so the final parking ratio for the subject property is 0.68 spaces per bedroom. Given that the applicant proposes 15 total bedrooms, 11 off-street parking spaces would be required. The first-floor commercial uses are exempt from off-street parking requirements pursuant to section 8-300(B).

The 1227 and 1229 King Street building's first floor contains a parking garage with 11 off-street parking spaces. Of these, five spaces are compact. Section 8-200(E)(1) permits up to 75 percent of the required off-street parking spaces to be compact. The compact spaces account for 45 percent of the off-street parking requirement. As such, the proposal would comply with all parking requirements.

ZONING/MASTER PLAN DESIGNATION

The subject property is zoned KR/King Street Urban Retail. The KR zone permits a maximum floor area ratio (FAR) of 1.25 for residential uses. With SUP approval, the KR zone permits a maximum FAR of 2.5 for residential uses. The existing building provides a 2.4 FAR (approximately 17,400 square feet of net floor area). All the existing floor area is nonresidential. Because the applicant proposes conversion of the existing nonresidential floor area to residential, increasing the residential FAR from 0 to 1.6, SUP approval is required pursuant to section 6-705(C)(1)(b).

The KR zone requires multifamily dwellings to provide 150 square feet per dwelling unit. With 12 units, 1,800 square feet of open space would be required. Further, the KR zone requires that "...ground level open space shall be a qualitatively significant component of the total open space." Because the existing building occupies the entire site, ground level open space of any kind is not possible. The applicant proposes 2,155 square feet of rooftop open space. Because ground level open space cannot be provided, a modification from the open space requirement is necessary.

The subject property is located within the Old and Historic Alexandria district. As such, the exterior work required for the rooftop would require approval by the Board of Architectural Review.

The Old Town Small Area Plan (SAP) and King Street Retail Strategy identify the subject property for ground-floor commercial uses and full-utilization of the upper floors with either commercial or residential uses.

II. STAFF ANALYSIS

Staff supports the applicant's proposal to convert the upper floors of the existing buildings from nonresidential to residential uses and recommends approval of both the SUP for increased residential FAR and the open space modification. The applicant's proposal would be consistent with the King Street Retail Strategy which encourages full utilization of a building's upper floors. Specifically, the strategy encourages "...residential uses on upper floors to provide 16-hour activity and lights on the street in the evening."

Staff does not anticipate neighborhood impacts with the applicant's proposal. The existing garage meets the parking off-street parking requirement, ensuring that there are minimal impacts to surrounding on-street parking.

The applicant's request for a 1.6 residential floor area, 0.35 greater than what would be permitted by-right, is reasonable given that the building would not be physically expanded. The King Street Retail Strategy also states that "residential use creates life on the street after dark and provides a market for business; therefore the amount of residential floor area... should be modified to make residential a more attractive King Street use and a more competitive market choice."

Staff also supports the open space modification because it is necessary to good site development as required by section 11-416(A)(1). Providing ground level open space that is "qualitatively significant," as required by section 6-705(B), would not be feasible without partial or complete demolition of the existing buildings. The proposed rooftop open space would exceed the minimum required for the subject property. A mix of predominately nonresidential uses surround the subject property, so the rooftop open space would not be disruptive to nearby residential neighbors.

OTHER CONSIDERATIONS

Staff notified Old Town Civic Association of the request but has not received comments from the organization.

The 2020/21 Housing Contributions Policy Update established a new voluntary monetary contribution policy for commercial to residential building conversions. The contribution is based on existing floor area proposed to be converted from commercial to residential use as adjusted for any prior housing contributions made by the property to the City's Housing Trust Fund. The subject property is converting 11,917 square feet of commercial floor area, as defined by Section 2-145(B), to residential use. The contribution resulting from the proposed conversion totals \$19,186 based on a 2022 contribution rate of \$1.61 per square foot. The original development approval for the site (DSUP #2001-00006) resulted in a contribution of \$9,950. Adjusted for the prior contribution, a new contribution of \$9,236 would be consistent with the City's 2020/21 Policy Update.

Subject to the conditions stated in Section III of this report, staff recommends approval of the

Special Use Permit request.

III. RECOMMENDED CONDITIONS

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

1. The special use permit shall be granted to the applicant only or to any business or entity such as a special purpose entity affiliate in which the applicant has a controlling interest. (P&Z)
2. A minor site plan amendment to DSUP #2001-00006 is required. (P&Z)
3. Prior to the issuance of the Certificate of Occupancy, contribute \$9,236 to the City's Housing Trust Fund. Make out all payments to the City of Alexandria and submit them to the Office of Housing with a cover letter to include the project name, case number, and explanation of the contribution amount, if phased. (Housing)
4. The Director of Planning and Zoning shall review the special use permit one year after approval and shall docket the matter for consideration by the Planning Commission and City Council if: (a) there have been documented violations of the permit conditions which were not corrected immediately, constitute repeat violations or which create a direct and immediate adverse zoning impact on the surrounding community; (b) the director has received a request from any person to docket the permit for review as the result of a complaint that rises to the level of a violation of the permit conditions, or (c) the director has determined that there are problems with the operation of the use and that new or revised conditions are needed. (P&Z)

STAFF: Tony LaColla, AICP, Division Chief, Department of Planning and Zoning
Sam Shelby, Principal Planner, 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 18 months of the date of granting of a special use permit by City Council or the special use permit shall become void.

IV. CITY DEPARTMENT COMMENTS

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

Transportation & Environmental Services:

Findings:

1. DROW, Transportation Planning and OEQ have no comments.

City Code Requirements:

1. The applicant shall comply with the City of Alexandria's Solid Waste Control, Title 5, Chapter 1, which sets forth the requirements for the recycling of materials (Sec. 5-1-99). In order to comply with this code requirement, the applicant shall provide a completed Recycling Implementation Plan (RIP) Form within 60 days of SUP approval. Contact the City's Recycling Program Coordinator at (703) 746-4410, or via e-mail at commercialrecycling@alexandriava.gov, for information about completing this form. (T&ES)
2. 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)
3. Section 5-1-42- Collection by Private collectors. (c) Time of collection. Solid waste shall be collected from all premises not serviced by the city at least once each week. No collections may be made between the hours of 11:00 p.m. and 7:00 a.m. (6:00 a.m. from May 1, through September 30) if the collection area is less than 500 feet from a residential area. (T&ES)

Code Administration:

No comments.

Fire:

No comments received.

Health:

No comments received.

Recreation, Parks and Cultural Activities:

No comments.

Police Department:

No comments.

Historic Preservation:

C-1 Any exterior alterations require Board of Architectural Review approval

Historic Alexandria (Archaeology):

No comments.



APPLICATION

SPECIAL USE PERMIT

SPECIAL USE PERMIT # _____

Land Condominium Units O, C and R 1225 1229 King Street Land Condominium C
(the units are in the buildings designated 1225 & 1229 King Street)

PROPERTY LOCATION: _____ KR/King Street

TAX MAP REFERENCE: 64.03 0E 0O, 0C & 0R **ZONE:** Urban Retail Zone

APPLICANT: King Street Apts LLC, a Virginia limited liability company

Name: _____

8521 Leesburg Pike, Suite 270, Vienna, Virginia 22182

Address: _____

Multi-family residential use in Land Condominium Units O and R in the existing

PROPOSED USE: ~~multi-family~~ office building at 1229 King Street with a increase of FAR per Section 705 C)
(1)(b) of the AZO and and modification of ground level open space per Section 705 (B)
of the AZO.

- 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.

Duncan W. Blair, Attorney Agent

Duncan W Blair 10 24 22

Print Name of Applicant or Agent
524 King Street

Signature Date
703 836-1000 703 549-3335

Mailing/Street Address
Alexandria, Virginia 22314


Telephone # Fax #
dblair@landcarroll.com

City and State Zip Code

Email address

PROPERTY OWNER'S AUTHORIZATION

Land Condominium Units O, C and R 1225 & 1229 King Street
As the property owner of _____, I hereby
(Property Address)
grant the applicant authorization to apply for the Multifamily Use _____ use as
(use)
described in this application.

King Street Apts LLC
Name: _____ Phone: _____
Please Print 8521 Leesburg Pike, Suite 270, Vienna,
Address: _____ Virginia 22182 Email: _____
King Street Apts LLC
Signature: By:  Date: 10 24 22

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.

Giuliano Salvo, Matthew Brady amd Phat Dang are the only individuals owning in

_____ excess of a 3% ownwership interest in King Street Apt LLC.

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. GIULIANO SALVO	9838 SQUAW VALLEY DR VIENNA VA 22182	33%
2. MATTHEW BRADY	852 TROTTER CT GREAT FALLS VA 22064	33%
3. PHAT DANG	6543 OAKWOOD DR FAUS CHURCH VA 22041	33%

2. Property. State the name, address and percent of ownership of any person or entity owning an interest in the property located at 1225-1229 KING STREET ALEXANDRIA, VA (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. GIULIANO SALVO	9838 SQUAW VALLEY DR VIENNA VA 22182	33%
2. MATTHEW BRADY	852 TROTTER CT GREAT FALLS VA 22064	33%
3. PHAT DANG	6543 OAKWOOD DR FAUS CHURCH VA 22041	33%

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).

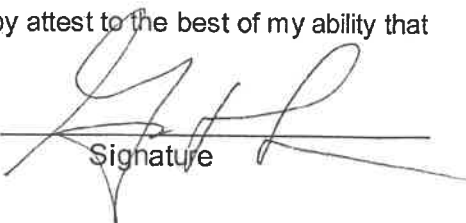
For a list of current council, commission and board members, as well as the definition of business and financial relationship, [click here](#).

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. GIULIANO SALVO	NONE	
2. MATTHEW BRADY	NONE	
3. PHAT DANG	NONE	

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.

10/25/2022 — GIULIANO SALVO
Date Printed Name


 Signature

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

Yes. Provide proof of current City business license

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

NARRATIVE DESCRIPTION

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

See attached narrative description.

On December 18, 1999, the Alexandria City Council granted 1225-1229 King Street Associate a Development Special Use Permit with Site Plan (**DSUP #99-0052**), to construct a mixed-use office and retail building with an increase of floor area ratio, and modifications to crown coverage, zone transition setback requirement and vision clearance for the property located at 1225, 1227 and 1229 King Street (the "**Property**") (the "**DSUP**"). The DSUP was granted pursuant to Section 4-506(B)(2) of the CD/Commercial Downtown zoning regulations governing the use and development of the Property at that time. The DSUP approved an overall development of the Property with a total of 17,400 net square feet of retail and office space for a total FAR of 2.4 of commercial space. At the time the DSUP was granted, the CD/Commercial Downtown zone regulations limited residential FAR to 1.25 (Sec. 4-506 (B)(2)) and did not contain a provision where the FAR could be increased by special use permit. However, pursuant to Sec. 4-506 (B)(1) of the CD/Commercial Downtown zone regulations Nonresidential space had a permitted FAR of 1.5 with the ability to increase the FAR to 2.5 with a special use permit.

On June 21, 2005, the Alexandria City Council adopted Ordinance 4413 codifying the KR/King Street Urban Retail Zone as Section 6-700 et seq. of the Alexandria Zoning Ordinance, 1992, as amended, rezoning the Property to the Sec. 4-506 (B)(2) to the KR/King Street Urban Retail Zone. The adoption of Ordinance 4413 was the culmination of a multi-year planning effort known as the King Street Retail Strategy study. One of the major tenets of the King Street Retail Strategy study was to create incentives to encourage residential use of the upper stories of buildings on the King Street corridor by "allowing residential use to have the same FAR as allowed for office or commercial use within the same zone." Pursuant to Sec. 7-702 (B)(1)(A) KR/King Street Urban Retail Zone regulations multifamily dwelling units are a permitted use on the upper floors of KR/King Street Urban Retail zoned properties and buildings.

King Street Apt LLC, a Virginia limited liability company, the current owner of the Property desires to convert the upper story office/commercial spaces in Land Condominium Units R and O into permitted residential use.

While residential use is a permitted use of the upper stories of the existing Land Condominium Buildings and the per unit open space of 150 square feet per unit on the rooftop and the required parking is provided, it has been determined that a special use permit is required to change the existing DSUP approved additional commercial FAR to allow the existing building to utilize the additional FAR approved for the DSUP to be used for residential use pursuant to the provisions of 6-705 (C)(1)(B) of the KR/King Street Urban Retail Zone regulations allowing residential use up to a 2.5 FAR. The residential use will be within the existing footprint of the of the building. When the building was constructed the approved footprint covered the entire site and there was no ground level open space required or provided. Section 6-705(B) of the KR/King Street Urban Retail Zone regulations requires that ground level open space be a "qualitatively significant component of the total open space." King Street Apt LLC is requesting a modification

of this requirement given that the building is an existing structure with no ground level open space and that the per dwelling open space is provided on the rooftop.

USE CHARACTERISTICS

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

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

5. Please describe the capacity of the proposed use:

A. How many patrons, clients, pupils and other such users do you expect?

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

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:

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)

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

C. How often will trash be collected?

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:

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

Yes. No.

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

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

Not applicable

ALCOHOL SALES

13.

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

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:

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

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

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?

Not applicable

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? _____ None

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

- 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?
Not applicable
-

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? NA square feet.
- 18.** What will the total area occupied by the proposed use be?
17,400 sq. ft. (existing) + NA sq. ft. (addition if any) = 17,400 sq. ft. (total) NotE Proposed 15,942 Residential FAR
- 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: Unit R of the 1225 1229 King Street Land Condominium.

End of Application

1225 and 1229 FAR Calculations.

1229 King Street Total Existing FAR: 14,054 NSf

1229 King Street Total Proposed FAR: 12,885 NSf

Office area conversion to Residential:

Existing 2nd floor FAR: 5,822 NSf

Proposed 2nd floor FAR: 5,338 NSf

Existing 3rd floor FAR: 5,822 NSf

Proposed 3rd floor FAR: 5,331 NSf

Existing Roof FAR: 0 NSf

Proposed Roof floor FAR: 22 NSf

Total Existing Office FAR: 11,644 NSf

Total Proposed Residential FAR: 10,691 NSf

1225 King Street Total Existing FAR: 3,346 NSf

1225 King Street Total Proposed FAR: 3,039 NSf

Existing 1st floor FAR: 969 NSf

Proposed 1st floor FAR: 877 NSf

Office area conversion to Residential:

Existing 2nd floor FAR: 879 NSf

Proposed 2nd floor FAR: 817 NSf

Existing 3rd floor FAR: 879 NSf

Proposed 3rd floor FAR: 801 NSf

Existing Roof FAR: 619 NSf

Proposed 2nd floor FAR: 544 NSf

Total Existing Office FAR: 3,346 NSf

Total Proposed Residential FAR: 2,162 NSf



Department of Planning & Zoning
Special Use Permit Application Checklist

Supplemental application for the following uses:

- Automobile Oriented
- Parking Reduction
- Signs
- Substandard Lot
- Lot modifications requested with SUP use

Interior Floor Plan

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

If Applicable

- Plan for outdoor uses

Contextual site image

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



2022 City of Alexandria Business License

Finance Department, Revenue Administration Division, City of Alexandria
301 King Street, Room 1700, Alexandria, VA 22314
Phone: 703.746.4800 <http://www.alexandriava.gov/>

License Number: 110827-2022
Account Number: 110827
Tax Period: 2022
Business Name: Land, Carroll & Blair PC
Trade Name: Land, Carroll & Blair PC
Business Location: 524 KING ST
Alexandria, VA 22314

LAND, CARROLL & BLAIR PC
524 KING ST
Alexandria, VA 22314-3104

License Classification(s):
Professional Occupations/Businesses
9-071-007
Attorney-At-Law

January 19, 2022

Dear Taxpayer:

This is your 2022 City of Alexandria Business License. The bottom portion of this page is perforated to allow you to tear off and post the business license in your establishment.

If you paid for your business license via check, please be aware that if your check is not honored by your financial institution, this business license shall be invalid.

As with all taxes, our goal is to administer Business License taxes fairly and in accordance with Commonwealth and Locality code. Our staff strives to provide professional assistance and quality customer service. Your satisfaction is important to us and your comments are always welcome.

If you have any questions regarding this letter, please visit <http://www.alexandriava.gov/> or contact my office via phone at 703.746.4800.

Finance Department, Revenue Administration Division, City of Alexandria

Keep this letter for your records.

City of Alexandria Business License

Revenue Administration Division, City of Alexandria, 301 King Street, Room 1700, Alexandria, VA 22314

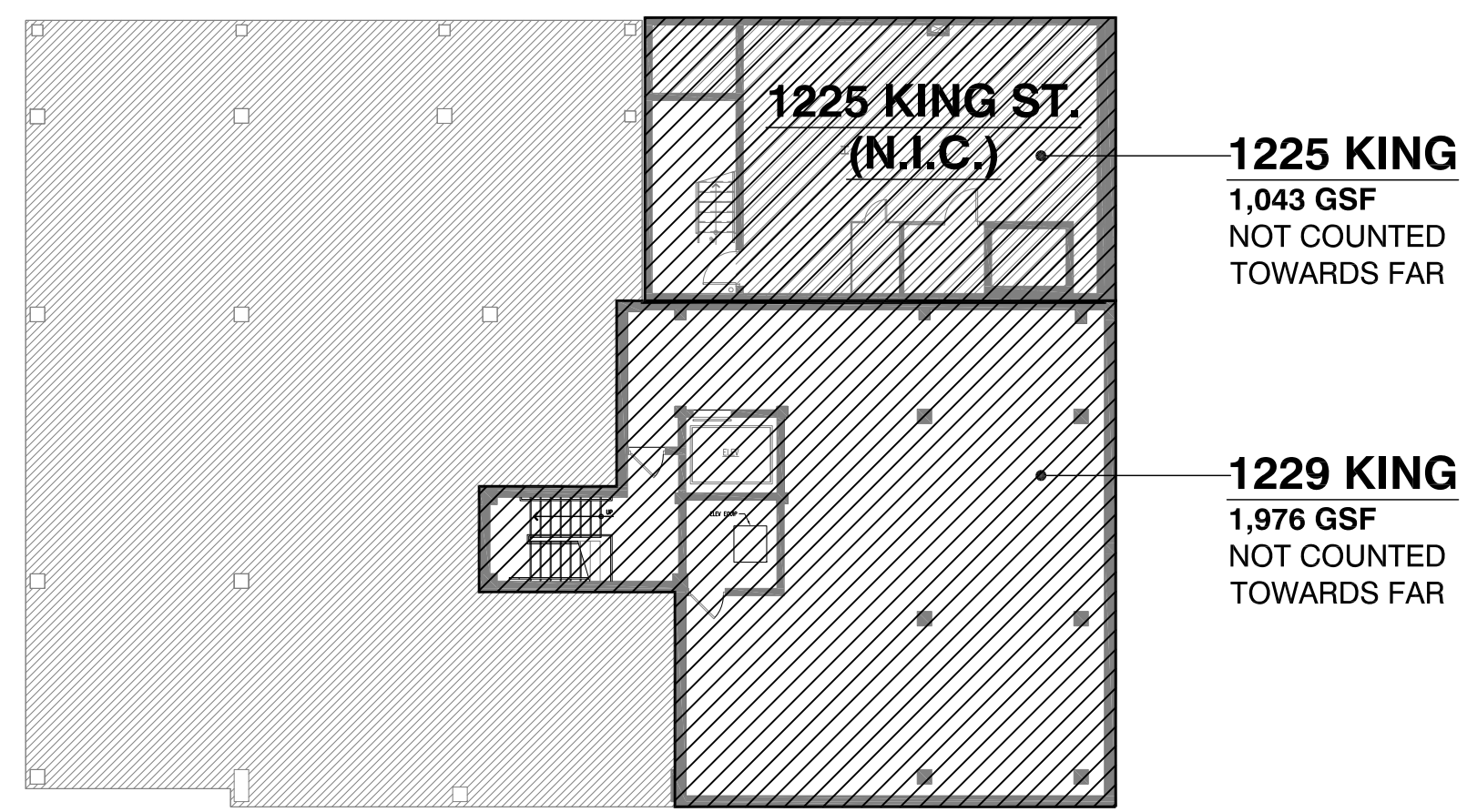


License Number: 110827-2022
Account Number: 110827
Tax Period: 2022
Business Name: Land, Carroll & Blair PC
Trade Name: Land, Carroll & Blair PC
Business Location: 524 KING ST
Alexandria, VA 22314

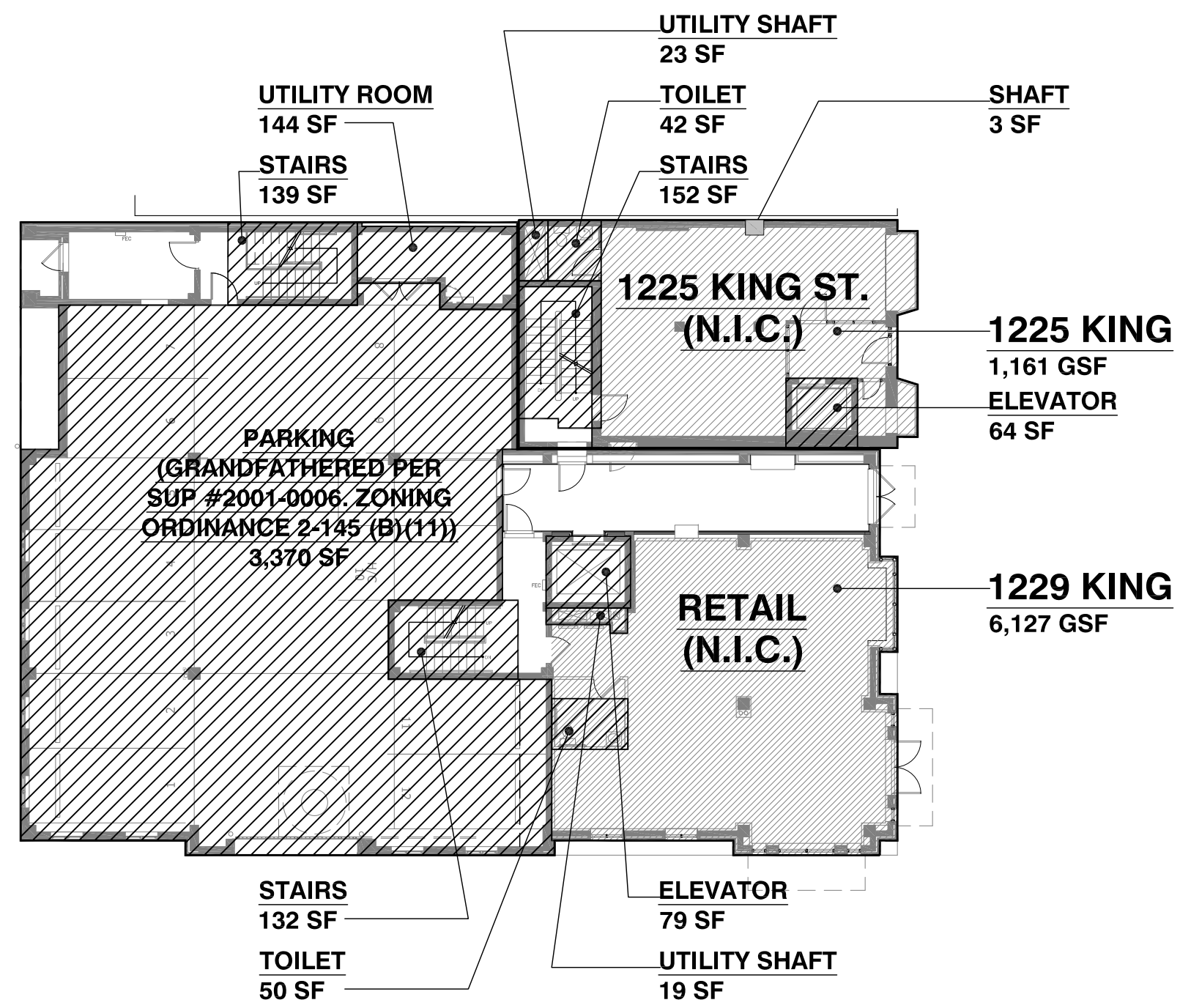
This license has been issued by the Revenue Administration Division of the City of Alexandria and is granted to:

Land, Carroll & Blair PC
524 KING ST
Alexandria, VA 22314

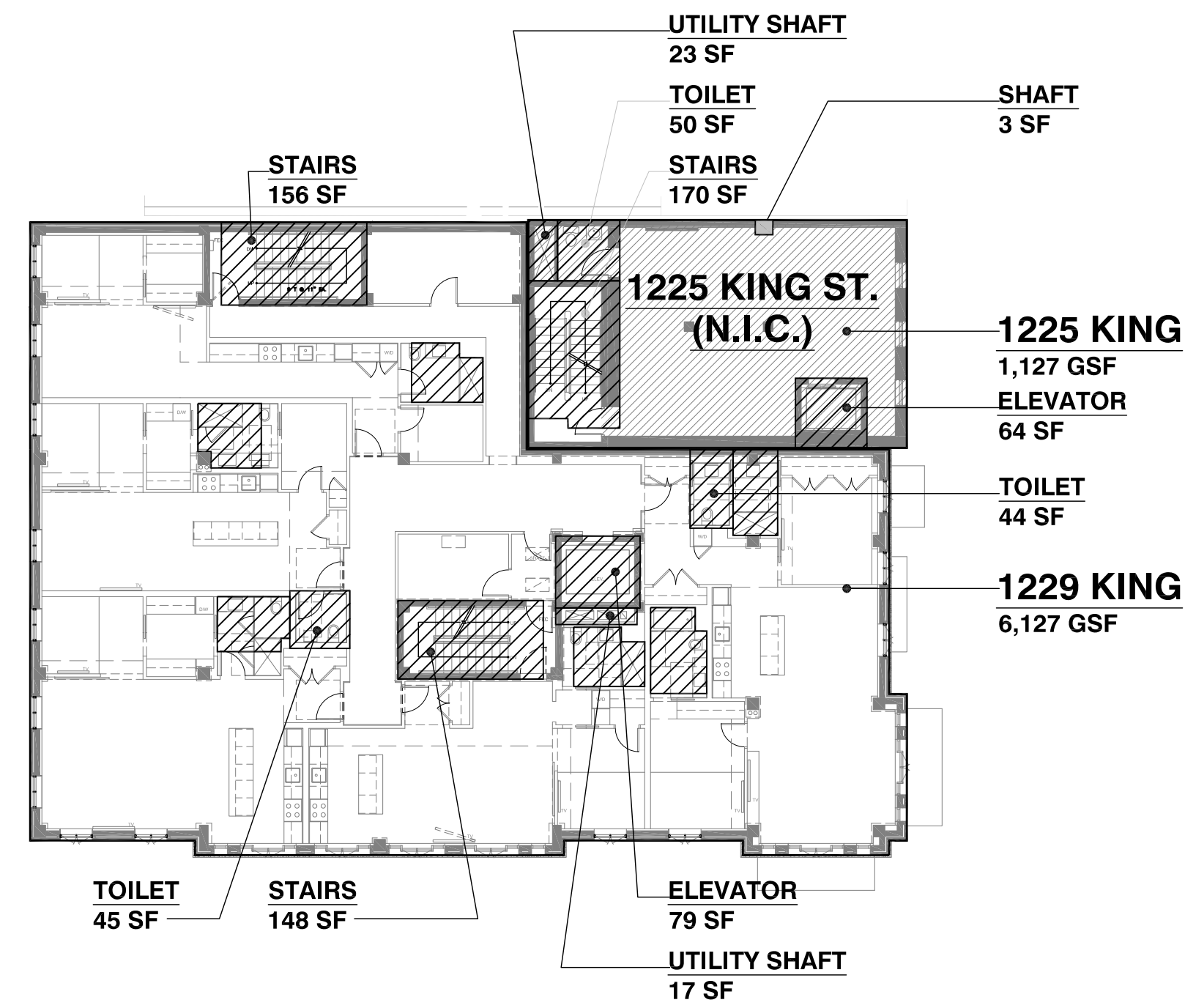
License Classification(s): Professional Occupations/Businesses
9-071-007
Attorney-At-Law



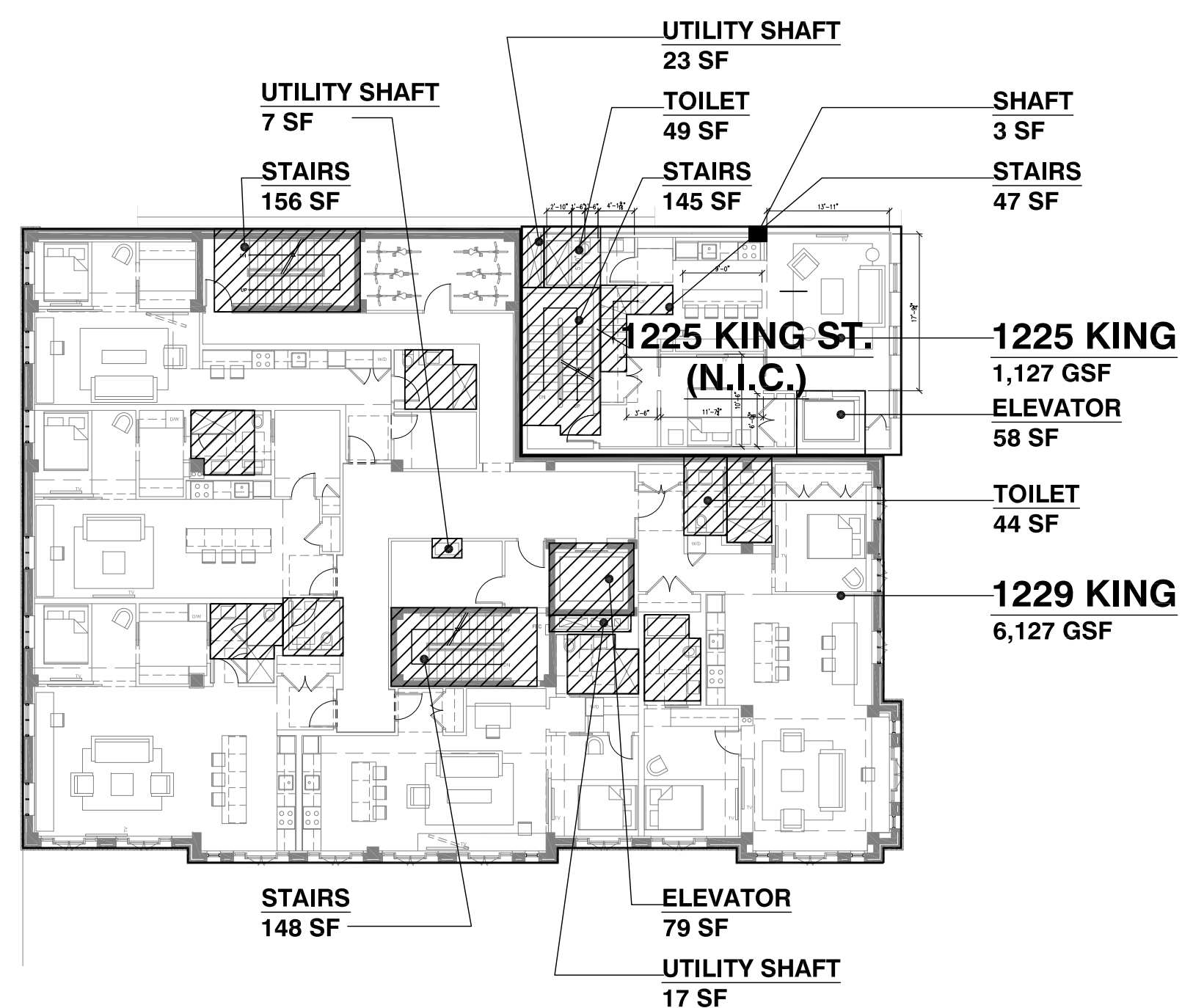
C1 FAR PLAN - BASEMENT LEVEL
SCALE:1/16"=1'-0"



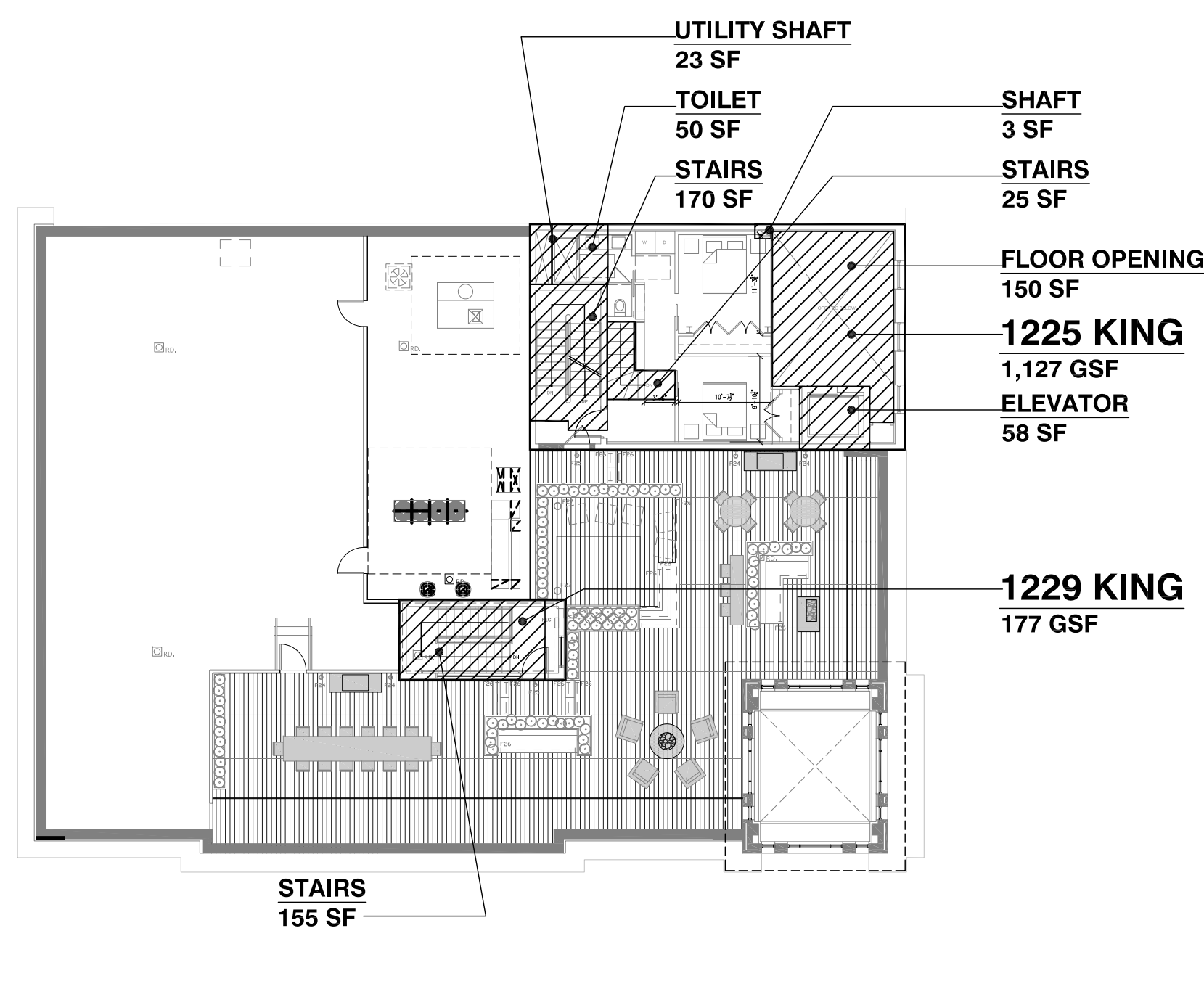
C4 FAR PLAN - GROUND FLOOR
SCALE:1/16"=1'-0"



C6 FAR PLAN - SECOND FLOOR
SCALE:1/16"=1'-0"



A1 FAR PLAN - THIRD FLOOR
SCALE:1/16"=1'-0"



A4 FAR PLAN - ROOF
SCALE:1/16"=1'-0"

LAND CONDOMINIUM UNIT "C" & "R" (1229 KING)						
LVL	HEIGHTS	GSF (b)		FAR DEDUCTIONS	FAR SF	
		FLOOR	OPENSOURCE			
Basement (a)		1,976	0	1,976	0	
1st (b)	10.25	6,127	0	3,933	2,194	
2nd	11.08	6,127	0	789	5,338	
3rd	17.55	6,127	0	796	5,331	
Roof		177	1,800	155	22	
Total	39	20,534	1,800	5,673	12,885	
					% Deductions	0.28

MAX. HEIGHT 50'-0" ABOVE AFG - SEE ELEVATION

LVL	FAR DEDUCTIONS				TOTAL
	STAIRS/ELEV.	MISC. (c)	SHAFTS/UTILITY	TOILETS	
Basement (a)					1,976
1st	350	3370	163	50	3,933
2nd	383	0	17	389	789
3rd	383	0	24	389	796
Roof	155	0	0	0	155
Total	1271	3370	204	828	7,649

(a) Basement areas not counted toward FAR

(b) GSF per SUP#2001-0006

(c) First floor parking garage SF deduction grandfathered per SUP#2001-0006: Zoning Ordinance 2-145(B)(11)

LAND CONDOMINIUM UNIT "O" (1225 KING)						
LVL	HEIGHTS	GSF (b)		FAR DEDUCTIONS	FAR SF	
		FLOOR	OPENSOURCE			
Basement (a)		1,043	0	1,043	0	
1st	10.25	1,161	0	284	877	
2nd	11.08	1,127	0	310	817	
3rd	11.08	1,127	0	326	801	
4th	11.08	1,017	0	473	544	
Total	33	4,432	0	1,393	3,039	
					% Deductions	0.31

MAX. HEIGHT 50'-0" ABOVE AFG - SEE ELEVATION

LVL	FAR DEDUCTIONS				TOTAL
	STAIRS/ELEV.	MISC.	SHAFTS/UTILITY	TOILETS	
Basement (a)					1,043
1st	216	0	26	42	284
2nd	234	0	26	50	310
3rd	250	0	26	50	326
4th	247	150	26	50	473
Total	947	150	104	192	2,436

(a) Basement areas not counted toward FAR

(b) GSF per SUP#2001-0006

SITE	7,254
ALLOWABLE FAR	2.5 18,135
EXISTING FAR	2.40 17,400
PROPOSED FAR	2.20 15,924
REMAINING FAR	2,211

# OF UNITS	12
REQUIRED OPEN SPACE	1,800
PROPOSED OPENSOURCE	1,800

ALLOWABLE HEIGHT ABOVE AFG	50'-0"
PROPOSED HEIGHT	SAME AS EXISTING

PARKING:	
# OF BEDROOMS (1229 KING)	12
# OF BEDROOMS (1225 KING)	3
TOTAL # OF BEDROOMS	15
METRO STATION WAKSHED AREA:	
8/10ths OF BEDROOMS	12
WALKING SCORE: 97 (10% REDUCTION)	11
PROVIDED PARKING (EXISTING)	12

BIKE SPACES:	
REQUIRED (3 PER 10 UNITS)	4
PROPOSED	10

REGISTRATION:

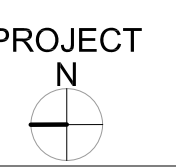
Professional Certification:
I certify that these documents were prepared or approved by me, and that I am a duly licensed architect under the laws of the state of Virginia, license number 0401012577, expiration date 08/31/2024.



NO.	DATE	ISSUE DESCRIPTION
	09/08/2022	ISSUED FOR PERMIT

A/E PROJECT NO:
DRAWN BY:
CHECKED BY:

KEY PLAN:



SHEET TITLE:

SHEET NUMBER: