



APPLICATION

SPECIAL USE PERMIT

SPECIAL USE PERMIT # _____

PROPERTY LOCATION: 1010, 1011 & 1020 Princess and 333 N. Henry Streets

64.01 14 01, 02, 23 & 27 CL

TAX MAP REFERENCE: _____ **ZONE:** _____

APPLICANT:

Name: Old Creek Homes, LLC, a Virginia Limited liability company

Address: [Redacted]

PROPOSED USE: Conversion to Commercial Office to Residential Multi-Unit Dwelling

with modifications to residential multi-Unit Dwelling zone regulations (See Schedule A) and a parking reduction Special Use Permit for compact parking spaces. (See Schedule B).

- 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 Blair

4 14 26 REV 4 23 26

Print Name of Applicant or Agent
[Redacted]

Signature _____ Date _____

Mailing/Street Address
[Redacted]

Telephone # _____ Fax # _____

City and State _____ Zip Code _____

Email address _____

PROPERTY OWNER'S AUTHORIZATION

SEE ATTACHED

As the property owner of _____, 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.

The Applicant Old Creek Homes, LLC is a Virginia limited liability company. The sole

member of the limited liability company is Matt Gray 228 S. Washington Street, Alexandria

Virginia 22314.

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.	Old Creek Homes , LLC		100%
2.			100% of OCH, LLC
3.			

2. Property. State the name, address and percent of ownership of any person or entity owning an interest in the property located at 1010, 1011 and 1020 Princess & 333 N. Henry (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.			
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.		
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.

4 14 26 Duncan W. Blair, Attorney Agent.



Date

Printed Name

Signature

NARRATIVE DESCRIPTION

1010, 1011 & 1020 PRINCESS STREET and 333. HENRY STREET SPECIAL USE PERMIT TO CONVERT COMMERCIAL OFFICE USE TO RESIDENTIAL USE WITH MODIFICATION.

The Applicant Old Creek Homes, LLC, a Virginia limited liability company (the "Applicant"), is the contract purchaser of the real property located in at 1010, 1011 & 1020 Princess Street and 333 N. Henry Street (the "Property"). The 1010 & 1020 Princess Street and 333 N. Henry Street is currently improved by a three story, 7,033 square foot commercial office and surface parking facility and 1011 Princess Street is improved with a surface parking facility. The Property is zoned Commercial Low (CL) and is located in the Parker Gray Historic District. The Property is part of the Braddock Road Metro Station Small Area Plan and the Braddock Metro Neighborhood Plan Chapter of the City of Alexandria's Master Plan.

The Applicant is requesting a Special Use Permit to convert the existing office building to an eleven (11) unit multi-unit dwelling and associated off-street parking. The Applicant is requesting modification to the CL residential rear yard setback requirement of from a minimum based on a 1:1 setback ratio or a minimum of 8 feet to the existing setback for the existing commercial office building of 1.2 setback from the southern property line. Additionally, the Applicant is requesting a modification from the CL 35% open space requirement. It is anticipated that as the design of the building progresses that a portion of the third floor will be reconfigured as roof top open space and reduce the amount of the requested modification. The footprint of the existing building will not change. The open area on

the west side of the building at the corner of Princess and N. Henry Streets, although technically not code complaint open space, will remain an open area.

The granting of the Special Use Permit is consistent with the recently adopted Section 12-1100 et. seq. of the Alexandria Zoning Ordinance encouraging the adaptive reuse of existing commercial space in a challenging commercial market and providing additional housing production. The requested conversion to a residential use is consistent with Goals and Objective of the Master Plan to enliven the area as a vibrant mix of compatible uses.

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: Conversion of Commercial Office to Residential Multi-Unit Dwelling.

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).
The multi-unit dwelling will have eleven (11) units.

B. How many employees, staff and other personnel do you expect?
Specify time period (i.e., day, hour, or shift).
It is not anticipated that there will be any onsite employees at to manage the residential building.

6. Please describe the proposed hours and days of operation of the proposed use: Not applicable.

Day:	Hours:
_____	_____
_____	_____
_____	_____
_____	_____

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

A. Describe the noise levels anticipated from all mechanical equipment and patrons.
It is not anticipated that the noise levels from the use of the building as an eleven (11) unit residential will exceed permitted levels allowed by the City's Noise Ordinance.

B. How will the noise be controlled?
The residential use of the building will be governed the City's Noise Ordinance.

USE CHARACTERISTICS

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Day:	Hours:
_____	_____
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A. Describe the noise levels anticipated from all mechanical equipment and patrons.
It is not anticipated that the noise levels from the use of the building as an eleven (11) unit residential will exceed permitted levels allowed by the City's Noise Ordinance.

B. How will the noise be controlled?
The residential use of the building will be governed the City's Noise Ordinance.

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?
It is not anticipated that extraordinary measures will be needed to ensure the safety

of residents of the residential building.

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:

_____ Standard spaces
11 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?
Four (4) parking spaces are provided on 1010 Princess Street.
The seven (7) spaces are located across the street at 1011 Princess Street.

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 are required for residential Use.

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?
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? _____ square feet.

18. What will the total area occupied by the proposed use be?
7,033 sq. ft. (existing) + 0 sq. ft. (addition if any) = 7,033 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

**SCHEDULE B
MODIFICATIONS**

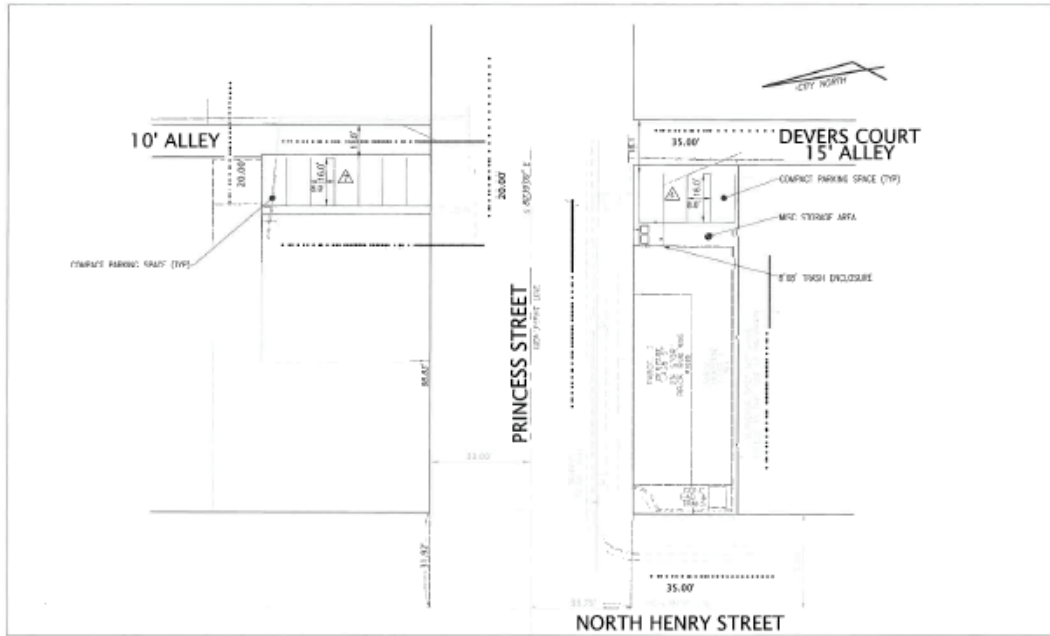
8. SETBACKS (30' HEIGHT ASSUMED):

FRONT:	REQUIRED:	<u>BLOCK FACE</u>	PROPOSED:	<u>0.1' (NORTH), 9.5'(WEST)</u>
SIDE:	REQUIRED:	<u>1:2 MIN 16' = 16'</u>	PROPOSED:	<u>27.0' (EAST)</u>
REAR:	REQUIRED:	<u>1:1 MIN 8' = 30'</u>	PROPOSED:	<u>1.2' (SOUTH)*</u>

MODIFICATIONS REQUIRED:

- OPEN SPACE MODIFICATION TO 0.0%
- REAR YARD MODIFICATION

SCHEDULE A
PARKING PLAT

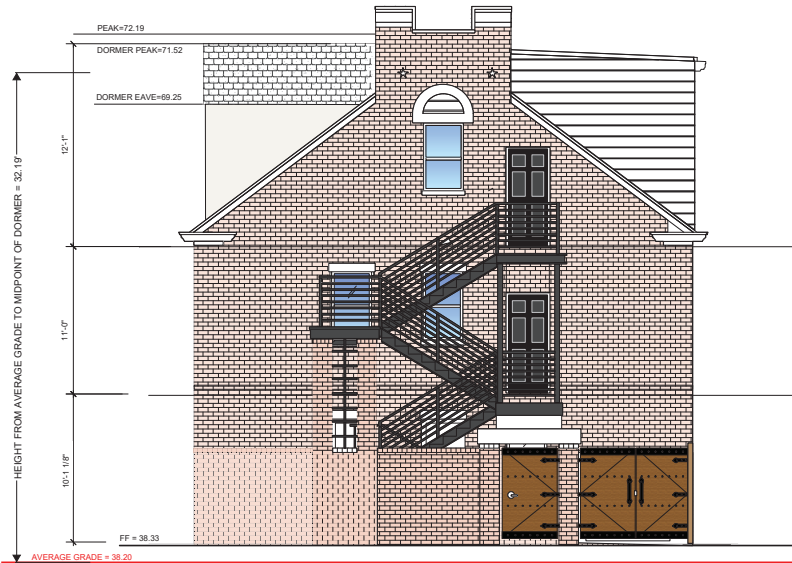


PARKING EXHIBIT
 1020 PRINCESS STREET
 CITY OF ALEXANDRIA, VIRGINIA





1
A-200
CONCEPT ELEVATION - PRINCESS ST.
Scale: 1/4" = 1'-0"



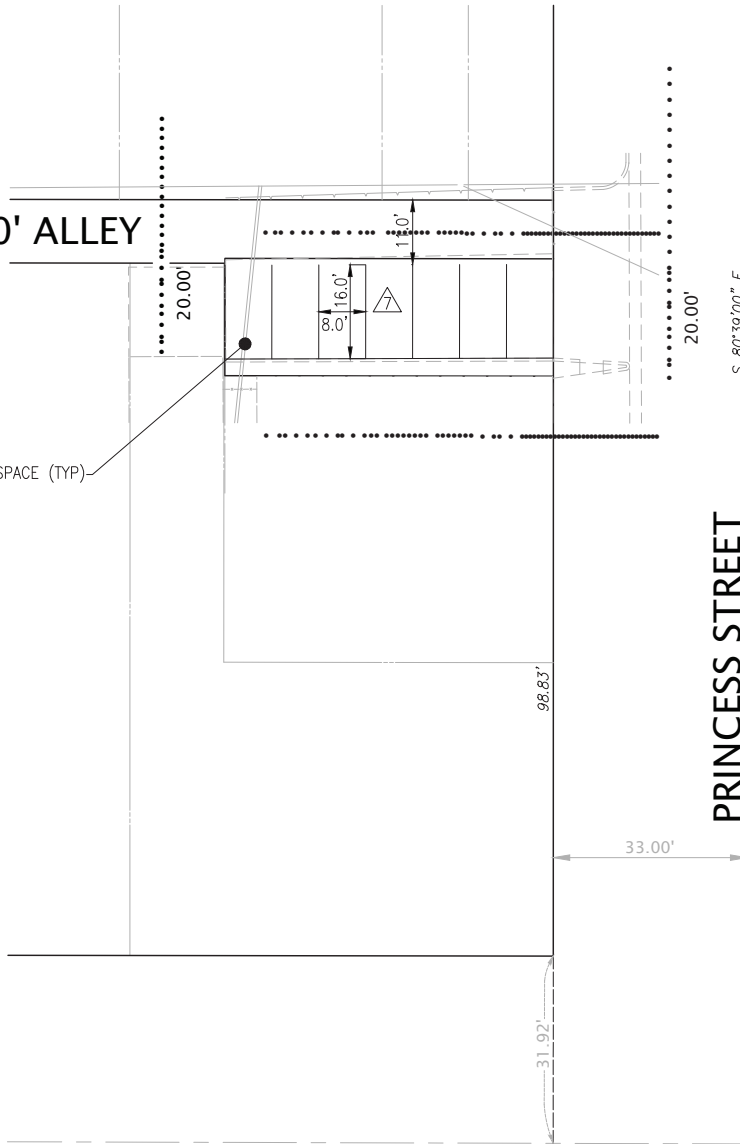
2
A-200
EXISTING ELEVATION - HENRY ST.
Scale: 1/4" = 1'-0"



3
A-200
CONCEPT ELEVATION - PARKING SIDE
Scale: 1/4" = 1'-0"

10' ALLEY

COMPACT PARKING SPACE (TYP)

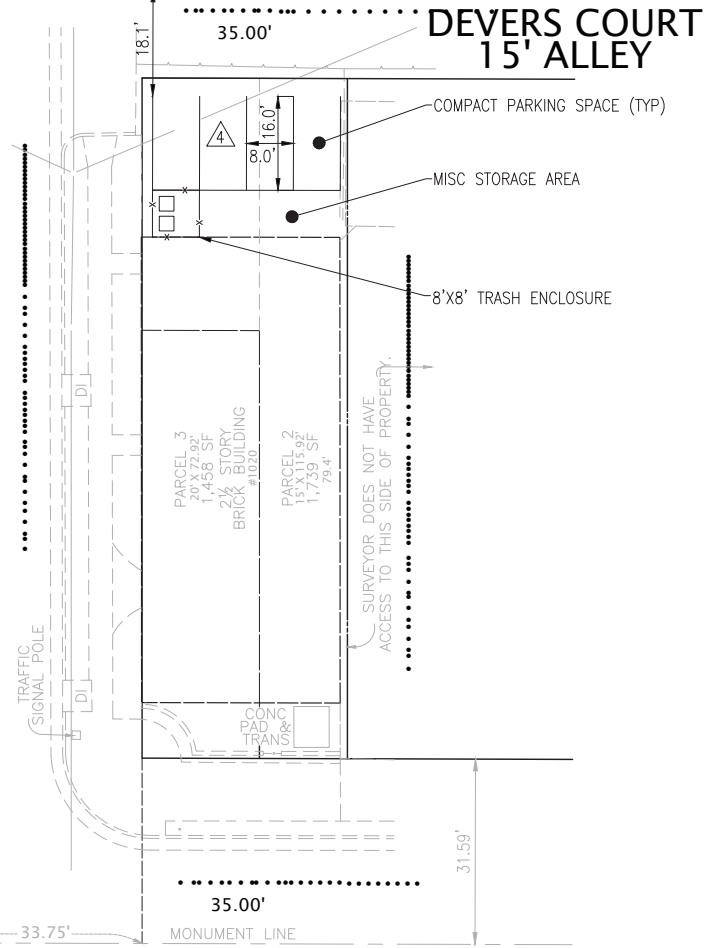


PRINCESS STREET
MONUMENT LINE

S 80°39'00" E



DEVERS COURT
15' ALLEY



NORTH HENRY STREET
MONUMENT LINE

PARKING EXHIBIT
1020 PRINCESS STREET
CITY OF ALEXANDRIA, VIRGINIA

