



City of Alexandria

# Encroachment #2025-000001

## 400 Carlisle Drive

**City Council**

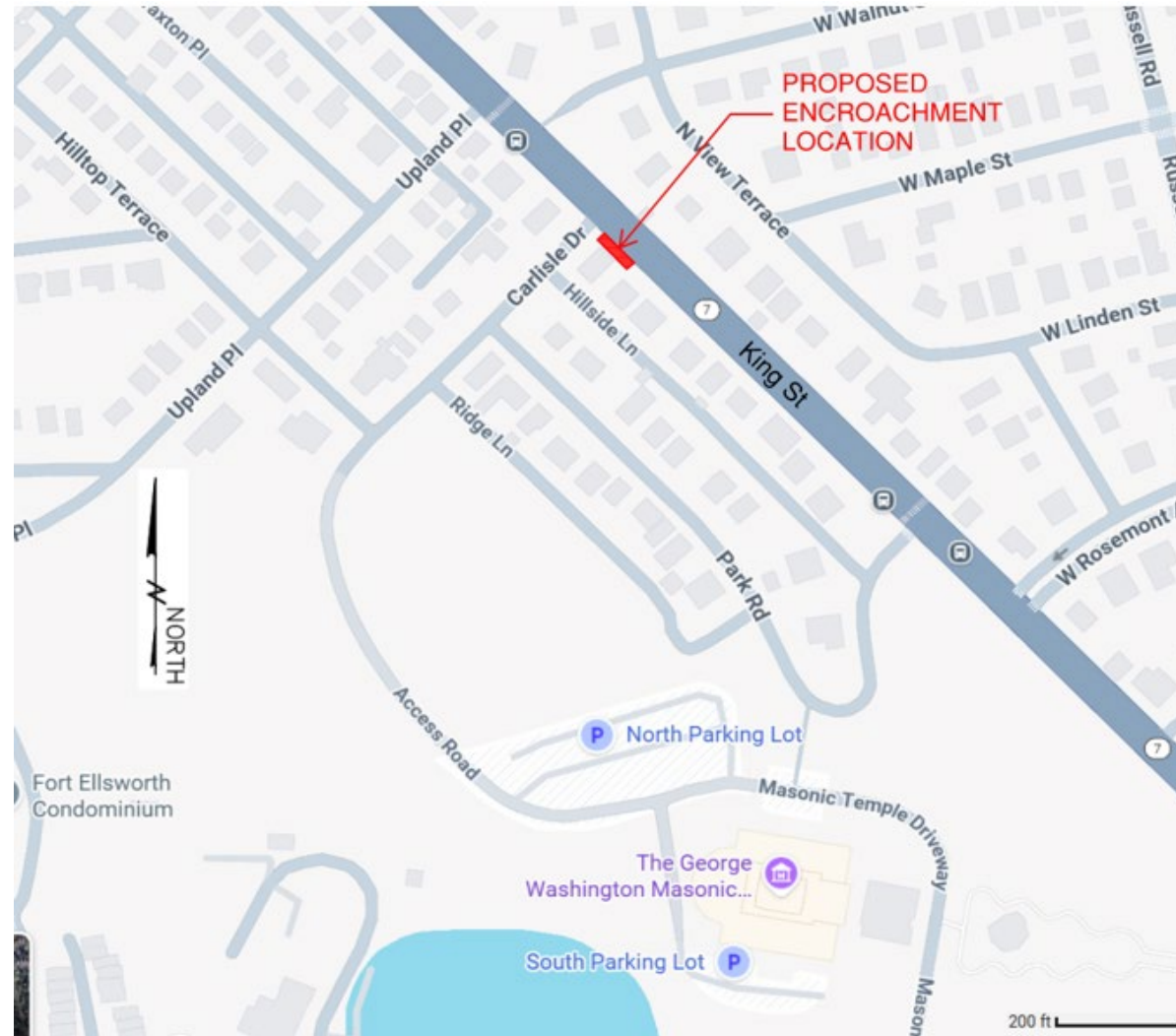
June 14, 2025



# Agenda



1. Location Map
2. Summary
3. Background Information
4. Requested Encroachment
5. Staff Analysis
6. Recommendation
7. Conclusion



**PROJECT LOCATION MAP**

Scale: 1" = 200'

# Location Map



# Summary

## Request

- Encroachment for the construction of a wall in the right-of-way

## Key Elements of the Discussion

- Criteria for reviewing encroachment requests
- Staff recommendation for smaller, alternative encroachment

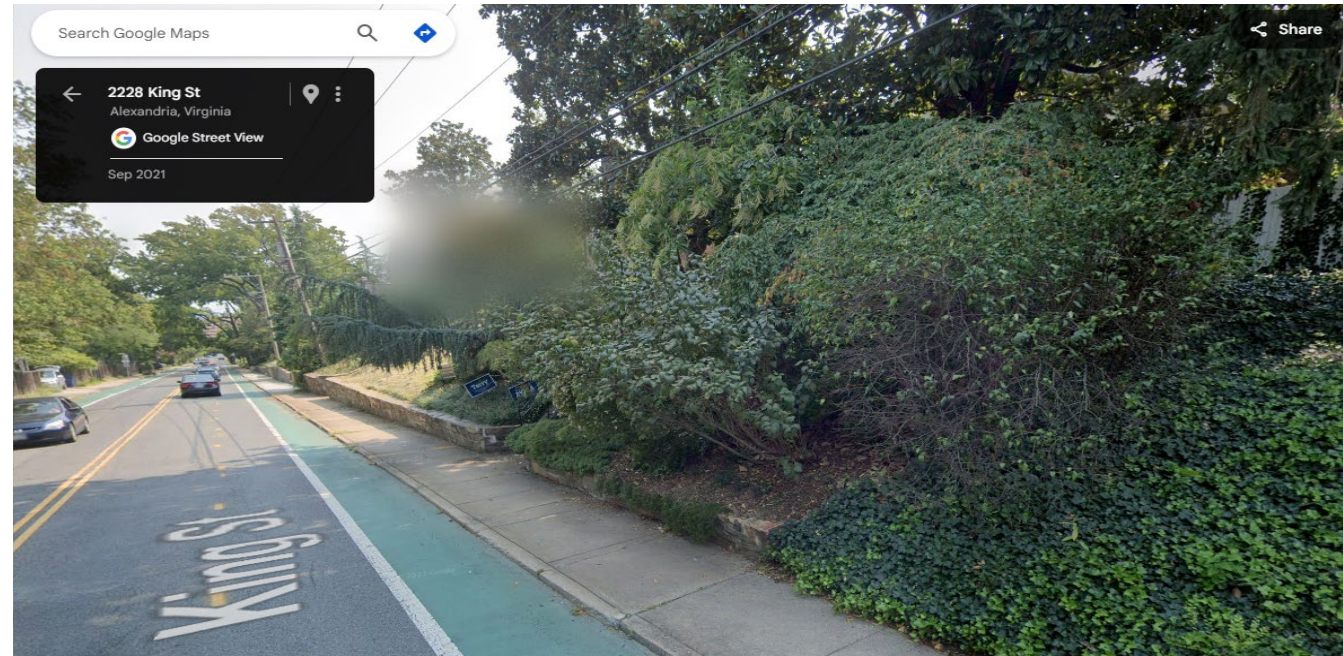




# Background Information

View along King Street

- **Existing Condition**
  - ▶ Wall encroaches into public right-of-way, 4.7' from the property line
  - ▶ Existing sidewalk is 4.4' wide
- **Prior Application**
  - ▶ Grading plan previously approved
  - ▶ Did not include changes to wall
- **Revised Application**
  - ▶ Request to demolish and rebuild wall in current location



Side view of existing retaining wall

ENC#2025-00001





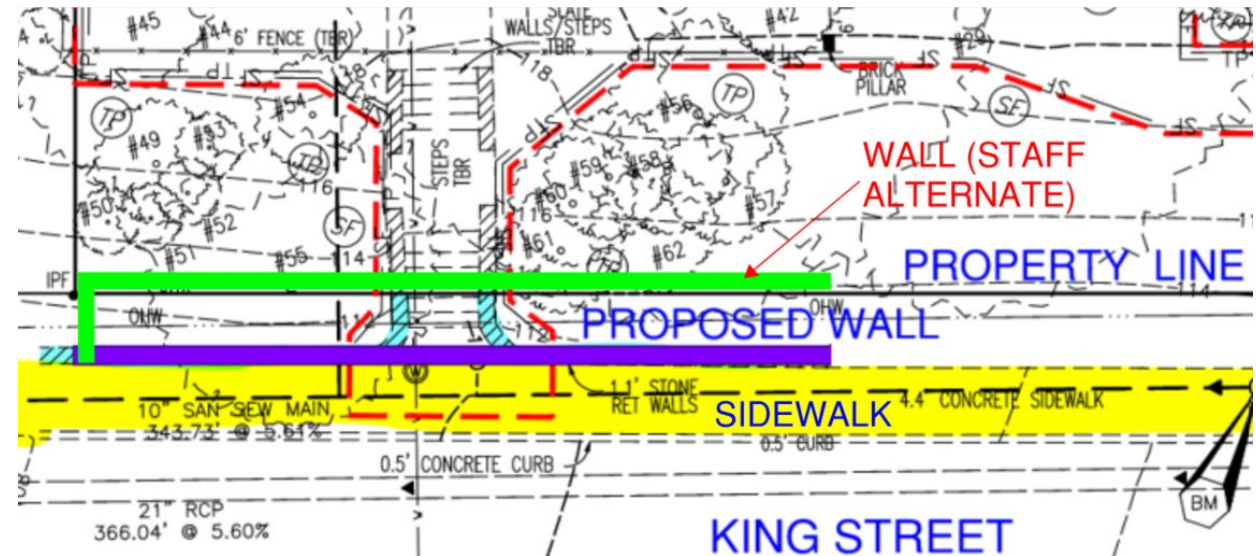
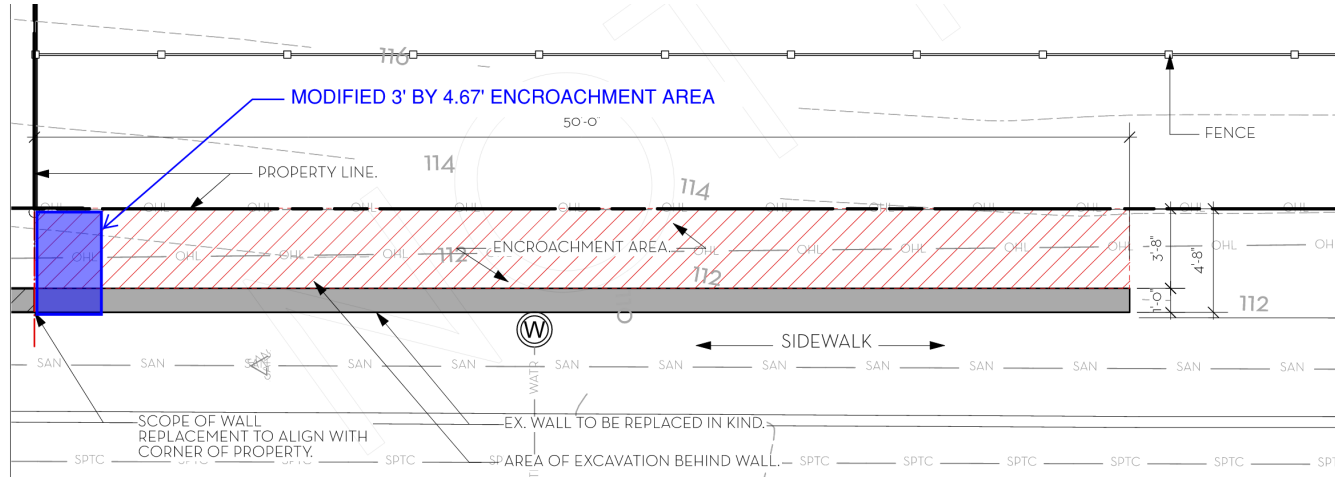


# Staff Analysis

- **Requested encroachment does not meet City criteria**
  - ▶ Limits the intended function of the right-of-way
  - ▶ The encroachment is not required to remedy a construction or historical error
  - ▶ Privatizes the right-of-way in this location
- **Staff recommends an alternative, limited encroachment**
  - ▶ Cost and site impacts limited
  - ▶ Allows for work necessary to connect to neighboring wall, which would remain in place
  - ▶ Provides immediate public benefit of passing space along otherwise narrow sidewalk



# Recommendation



ENC#2025-00001





## **Staff and the Planning Commission Recommend**

- **Disapproval of Applicant Request**
- **Approval of Modified Encroachment**

