

***Special Use Permit #2023-00076
404-A E. Alexandria Ave – Substandard Lot without Street
Frontage Development***

Application	General Data	
Public Hearing and consideration of a request for Special Use Permits for the redevelopment of a vacant substandard lot with a single-family dwelling, a lot without frontage on a public street, and a parking reduction.	Planning Commission Hearing:	January 4, 2024
	City Council Hearing:	January 20, 2024
	City Council Hearing:	February 24, 2024
Address: 404-A E. Alexandria Avenue	Zone:	R 2-5/ Residential Single Family and Two Family
Applicant: Eric Teran and Daniela Gross	Small Area Plan:	Potomac West 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: Rachel Drescher, rachel.drescher@alexandriava.gov
Sam Shelby, sam.shelby@alexandriava.gov

CITY COUNCIL ACTION, JANUARY 20, 2023: On a motion by Councilmember Gaskins, seconded by Councilmember McPike, the City Council voted to defer SUP #2023-00076 to the February 24, 2024 City Council Public Hearing. The motion carried on a vote of 7 to 0.

Reason: At the hearing, staff was notified by the applicant that a previous version of the applicants' plans had been provided to City Council. Given this, staff recommended deferral. City Council agreed with staff's recommendation.

PLANNING COMMISSION ACTION, JANUARY 4, 2023: On a motion by Commissioner Koenig, seconded by Vice Chair McMahan, the Planning Commission voted to recommend approval of SUP #2023-00076. The motion carried on a vote of 4 to 3, with Commissioners Brown, Lyle, and Ramirez voting against.

Reason: The Planning Commission generally agreed with staff analysis.

Discussion:

Commissioner Lyle asked which City department is responsible for enforcing short term rental regulations. Staff replied that Planning and Zoning inspectors enforce the regulations but that there are some enforcement challenges, particularly with the limitations imposed on accessory dwelling units. Short term rentals must be registered with the City's Finance Department. Staff also mentioned that private companies monitor short term rental metrics including advertising.

Commissioner Lyle observed that it would not be feasible to store construction vehicles or equipment on the subject property due to its size and proposed configuration. She asked staff where these activities would occur. Staff explained that the applicant would be required to comply with all applicable City regulations and these matters would be reviewed during the grading plan and building permit processes.

Commissioner Manor asked whether Airbnb requires compliance with City required transient lodging tax and whether enforcement of short term rental limits could be tracked through tax receipts. Staff said tax is collected, however, tax revenue is subject to confidentiality laws that may restrict using that information for enforcement.

Commissioner Brown asked where the heating facilities would be located and whether the accessory dwelling unit (ADU) and main house would have separate facilities. Mr. Teran, the applicant, explained the main house would have mini splits in the wall and the condenser units would be placed on the west side of the house. The ADU's heating facility would be located either in the same location or between the main house and ADU. They would be separate.

Commissioner Koenig asked about how cars would maneuver in and out of the subject property. Mr. Teran explained that getting in and out of the driveway would be feasible but somewhat difficult due to the configuration of the alleys. Commissioner Koenig also asked about the use of the property regarding short term rentals. Mr. Teran said he intends to rent the property to long term tenants.

Commissioner Manor asked what size ADU would be allowed on the property. Staff explained he could build up to 500 square feet and up to the same height of the dwelling, however this size could likely not be accommodated on the lot.

Chair Macek asked how ADU policies apply now that Zoning for Housing would allow for multiple units. Staff explained that the ADU regulations have not changed, and while there are more restrictions for ADUs, they still offer setback and FAR incentives that are not provided to multi-unit dwellings.

Vice Chair McMahon observed that many concerns about the proposal were related to the small size of the subject property and that it appears to be twice the size of the lots to the south. She asked staff for a rough estimate of lot size in Del Ray. Staff replied that the average lot size is 2,500 square feet and that most single unit dwellings in the neighborhood are built across two

lots. Vice Chair McMahon stated that part of the paved alley is on the subject property which could change how the alley is used.

Vice Chair McMahon asked staff to confirm that the alleys from East Alexandria Avenue and Mount Vernon Avenue are public. Staff explained they are platted as public and the 10-foot access from Mount Vernon Avenue is suitable and the same width as East Abingdon Drive around George Washington Parkway. There are alleys that are narrower in Old Town, and there are other laneway homes throughout Alexandria. This type of development is not atypical, not just here, but all over the world because it is a way to have incrementally smaller housing units. Staff also stated that they asked the applicant to provide turning movements to demonstrate that a vehicle could access the site, and that applicant is providing additional pervious paver area for maneuverability. Staff proposed conditions requiring both bollards to be placed to protect the existing utility equipment and for the alleys to be repaved.

Vice Chair McMahon asked staff whether the tree preservation plan the applicant proposed reflects a typical procedure. Staff explained that an applicant must show the root zones that extend into a subject property from neighboring properties. This situation is unique because one of the trees is located on City-owned right-of-way (ROW) so staff can negotiate directly with the applicant as to how the tree would be protected. If any construction or activity is within the root zone of trees on neighboring properties, the landscape guidelines require the applicant to notify the neighbors. In this case, the applicant provided that the root zones would not be affected by the proposal. If any root zones were affected, this would not necessarily preclude construction.

Commissioner Ramirez asked who owns the lot to the east. Staff explained that the City owns the ROW to the east. She asked if this would be used for fire access. Staff explained that fire codes require a house entrance to be located within 100 feet of a street but in a real emergency, the Fire Department may use the public ROW to access the property. Staff explained that the applicant would be required to seek code modifications that may necessitate changes to building construction to comply with fire code. These changes could include a fire sprinkler system and fire rated walls.

Commissioner Koenig stated that he respects the observations and concerns of the neighbors who spoke in opposition but that they did not convince him to recommend denial of the proposal. He noted that almost all the surrounding lots are residential and that they have a wide variety of lot sizes. Commissioner Koenig also noted the wide range of house sizes surrounding the subject property. He found that the size and shape of the lot and proposed dwelling to be in line with the character of the neighborhood. He stated the design is modest in scale and simple in form which is the same many of the dwellings that surround the subject property. Commissioner Koenig explained that Del Ray contains diverse architecture. He found that the proposal was carefully crafted to fit well into the small site. Commissioner Koenig reiterated that the lot is not legally unbuildable and posited that a reason it had not been previously developed could be that no developer had found a solution that worked on the site. He stated that the SUP process exists to deal with unique sites. Commissioner Koenig stated the applicant has provided a design to construct a dwelling and ADU without requiring any relief from setbacks or FAR, which,

given the lot size and dimensions, ensure a modestly sized house. Commissioner Koenig also observed that there the City has no restrictions on short term rentals of primary dwellings.

Commissioner Brown stated that he respected the Commissioner Koenig's position but that he disagreed. He stated that development of substandard lots used to be prohibited but regulations were created to allow development with SUP approval. To be considered for SUP approval, Commissioner Brown emphasized that the proposal must be compatible with the neighborhood. He stated that compatibility includes bulk, height, and design considerations but that it is also a subjective judgment call. Commissioner Brown stated developers should work out the compatibility issues, such as changing or scaling back the design, with the neighbors before coming to public hearing, and did not feel this developer worked with the neighbors enough prior to the hearing. Commissioner Brown stated he could not support the request.

Commissioner Lyle stated she agreed with Commissioner Brown. She recommended that the applicant defer and work with the neighbors to make changes that would be supported. She found the proposal would not be compatible with the neighborhood. Commissioner Lyle recalled that previous SUPs for substandard lots had been deferred and returned to Planning Commission with a project she felt comfortable supporting. Commissioner Lyle stated she does not believe that the lot is unbuildable but that the proposal did not meet the required SUP criteria for approval.

Commissioner Manor stated he would support a deferral.

Vice Chair McMahan outlined the issues raised: landscaping, stormwater, emergency access, utility lines, and short term rental. She found that the staff had worked with the applicant to address concerns that could be appropriately addressed through the SUP process and that the balance of the concerns would be worked out through the grading plan and building permit processes. Vice Chair McMahan shared Commissioner Koenig's observations that the project would meet all the setback requirements, and while it does not meet the lot size requirements, however, as shown on the map, lots and houses of this size or smaller already exist on this block. Vice Chair McMahan stated she is sympathetic to Commissioners Lyle and Brown's concerns that a neighborhood consensus had not been established but that the proposed dwelling would not be imposing as it has a diminutive height and a significant portion of its living space would be located below grade. Vice Chair McMahan stated that she appreciates seeing a dialogue between the applicant and neighbors, but that she found the SUP criteria to be met and was supportive of the request.

Chair Macek stated he would not support a deferral. He explained that there is no requirement for an applicant to meet with or get consensus from surrounding neighbors. He found the proposal would meet all SUP criteria. Chair Macek highlighted that the subject property is twice the size of two directly adjacent lots that are in the same zone and reiterated that the lot is not legally unbuildable. He observed that many of the surrounding lots are substandard, as are half the lots in Del Ray. Chair Macek stated that while the lot does not have street frontage, this is not the fault of the applicant. This is an existing lot, and the applicant is trying to make productive use of it. He found the proposal to reflect similar carriage lots in other parts of the City. Chair Macek said he had not heard from other Commissioners what changes would need to

be made to make a deferral effective. He agreed that staff should encourage applicants to meet with the neighbors, but he did not hear from the neighbors what changes could be made to change their positions.

Commissioner Brown restated that the proposal must be compatible, and that compatibility is partially a judgement call. Commissioner Brown proposed an alternative development of the subject property: it could be put up for sale and purchased by one of the property owners along East Alexandria Avenue. Then, that property owner could seek to vacate the public alley between the subject property and theirs. That property owner could then construct an ADU on the subject property.

Commissioner Koenig responded to Commissioner Brown's observations regarding scaling back the house and matching the design to other dwellings on the block. Commissioner Koenig stated scaling back the house would not be reasonable given its already modest size and height. In terms of making the house look like the others on the block, this is not plausible as there are fundamentally different architectural styles. Commissioner Koenig stated that, given what he heard from speakers, a consensus on the proposal may not be possible. This difference of opinion did not necessitate a deferral to Commissioner Koenig. He stated the applicant submitted a detailed application that responded to the majority of the neighbors' concerns. The applicant made a distinctive change to the architecture and reduced the square footage in order to respond to concerns to save the tree. Commissioner Koenig stated that he did not believe further conversation with the neighbors would be productive.

Speakers:

Brett Rice, 408 East Alexandria Avenue, spoke in opposition to the request. He stated that the SUP process should be a collaboration between the applicant, staff, and neighbors, and that did not occur. He expressed concern about developing a lot that was only 2,662 square feet, about the property being used as a short-term rental, and that the applicant could request up to four units on the property under the new Zoning for Housing provisions. He stated the proposal was not compatible as there are no other contemporary dwellings on the street nor are there any other lots without street frontage in Del Ray. He also had stormwater and flooding concerns.

Commissioner Macek asked Mr. Rice if there were any alternatives to the proposal that he would be supportive of. Mr. Rice replied that it is not a developable lot and that no development would be acceptable.

Matt Kaim, 1413 Mount Vernon Avenue, spoke in opposition to the request. He stated the size of the subject property is nearly 50 percent smaller than the 5,000 square foot lot size requirement and that its lot width is less than the required 50 foot lot width. He had concerns about emergency access, stormwater and flooding, tree preservation, limited on-street parking on Mount Vernon and East Alexandria Avenues, alley vision clearance, and lack of staff outreach. He also had concerns that construction vehicles would use his driveway to maneuver and would cause damage to his property.

Alicia Montgomery, 406 East Alexandria Avenue, spoke in opposition to the request. She agreed with the Del Ray Land Use Committee's recommendation of denial. She stated there was minimal public engagement and did not hear from staff when she emailed, and that staff's

recommendation did not align with the opinion of local residents. She said the proposal is not in character with the neighborhood because there are no other Del Ray lots that lack street frontage and that approving this project would set a precedent that would drastically change the neighborhood character, increase density, and negatively impact on-street parking. She also expressed concern about vehicular access including access for emergency vehicles.

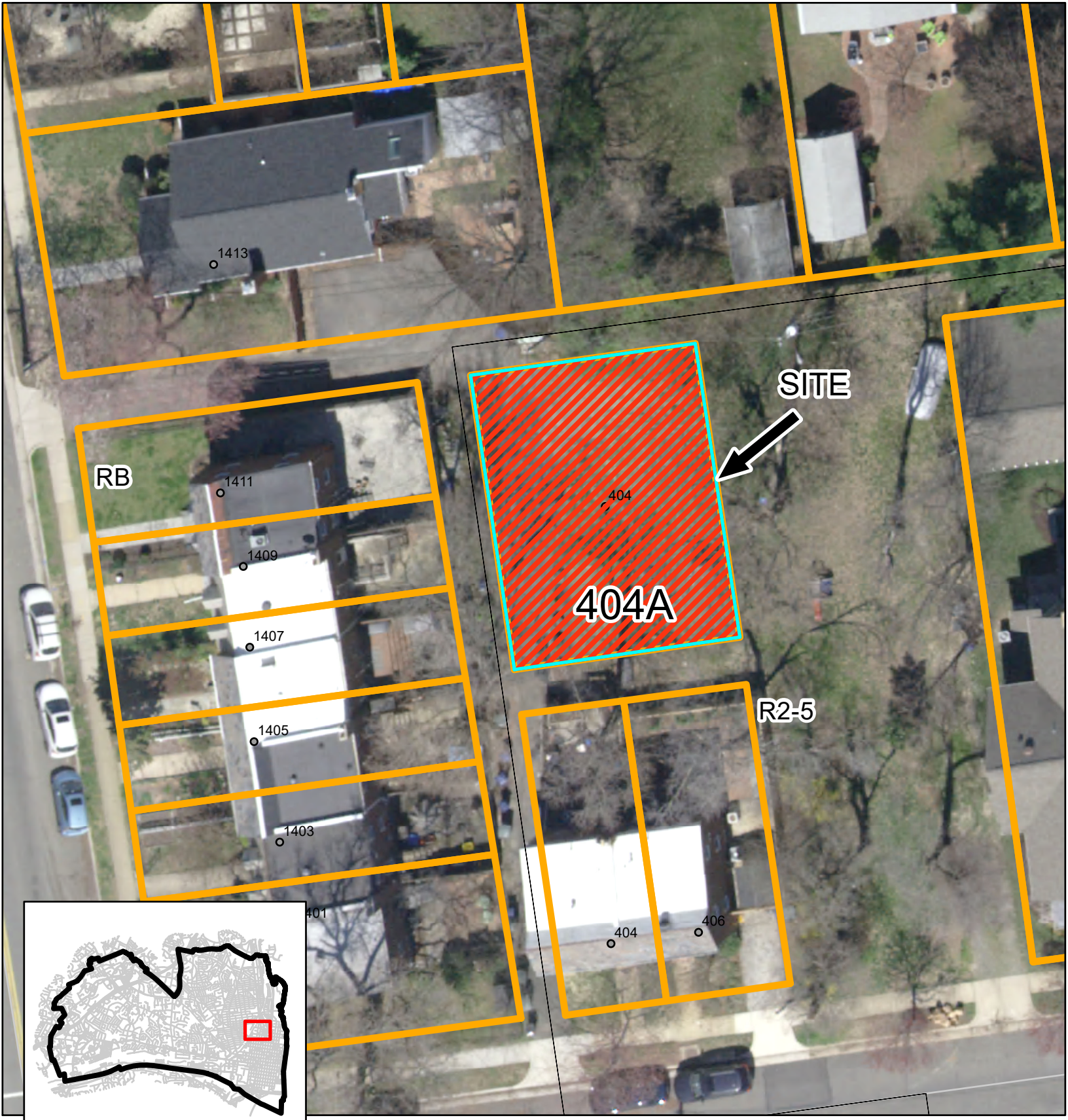
John Burdick, 1409 Mount Vernon Avenue, spoke in opposition to the request. He had concerns about stormwater and flooding, that the proposed dwelling would be constructed too close to his property, how this would impact the appeal of his property to future renters or buyers, and that the lack of frontage would challenge delivery service providers.

Angela Rice, 408 East Alexandria Avenue, spoke in opposition to the request. She stated the reason the lot had not been developed is because the lot is too small and does not have street frontage. She had concerns about tree preservation, and the contemporary design. She also stated that children play in the alleys surrounding the subject property and expressed concerns about their safety. She was also concerned about how construction materials would be delivered and stockpiled on the subject property.

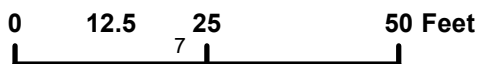
Patrick Welsh, 413 East Alexandria Avenue, spoke in opposition of the request. He had concerns with the location of house.

Mary Ellen File, 1401 Mount Vernon Avenue, spoke in opposition of the request.

Eric Teran, applicant, spoke in support of the request. Mr. Teran stated he reached out to neighbors and held a meeting at the subject property in early November to share his proposal. He also attended the Del Ray Land Use Committee meeting and said that he had worked to address their concerns. After receiving staff feedback regarding the surrounding trees, he hired an arborist and redesigned the house as to not be located within structural root zones. He also stated that this would not set a precedent since there are very few lots without street frontage in Alexandria and only two vacant lots left in Del Ray. In terms of lot size, the 2,662 square foot lot is on the smaller side, however, there are a mix of lots sizes in this area with square footage between 1,200 and 5,000 and above. Regarding design, he explained there is a wide range of architectural styles in this neighborhood. While the proposal is contemporary, he said he drew from other styles in the neighborhood. In regard to parking, originally there were two spaces on the plans. After receiving feedback from staff regarding maneuverability, this was adjusted to one space. Regarding street frontage, the final design he proposed would be significantly smaller and shorter than many of the surrounding houses. Mr. Teran also conducted a shadow study to demonstrate that the proposal would not impede light and air supply to surrounding properties. He further explained that the lot was created in 1938 and it had never been considered a non-buildable lot. He explained many of the neighbors' concerns regarding construction would be addressed during the building permit process. Regarding stormwater concerns, he explained he would be required to retain stormwater, and that any excess runoff would go drain directly to the City's stormwater collection system. He also mentioned the proposal's green roof and softscape elements which reduce the impact of impervious surfaces. Mr. Teran also mentioned that he spoke with Fire Department staff and confirmed he would comply with any modifications required to comply with fire code requirements.



Special Use Permit #2023-00076 404A East Alexandria Avenue



I. DISCUSSION

The applicants, Eric Teran and Daniela Gross, request Special Use Permit (SUP) approval to develop a single-family dwelling on a vacant, substandard lot without street frontage at 404-A East Alexandria Avenue. The existing lot is substandard as it does not meet the R-2-5 zone’s minimum lot area and lot width requirements. The applicants also request SUP approval for a parking reduction.

SITE DESCRIPTION

The Zoning Ordinance classifies the subject property at 404-A East Alexandria Avenue as a vacant, substandard lot of record without street frontage. The lot has a rectangular shape and measures approximately 59 feet (along its east and west lot lines) by 45 feet (along its north and south lot lines). It has a lot size of 2,662 square feet. 10-foot-wide alleys run along the north, west and south lot lines of the subject property. A portion of unimproved City right-of-way (ROW) abuts the subject property to the east. Single-family, two-family, and multi-family dwellings coexist within the same block. Figure one, below, shows the subject property.



Figure 1 - Subject Property (vacant lot)

BACKGROUND

The subject property was created by a re-subdivision of a portion of Block 10 of the “Park Addition to Alexandria” subdivision in 1938. Aerial imagery dating back to 1937 shows that the subject property has been continuously vacant since its creation. In 2013, vacation request (VAC #2013-00001) was submitted to vacate a portion of the right-of-way adjacent to the subject property. It was subsequently withdrawn.

PROPOSAL

The applicants request SUP approvals to develop the subject property with a two-story dwelling. The proposed dwelling would have 1,082.50 square feet of net floor area and would measure 19.83 feet in height from average pre-construction grade to the midpoint of the dwelling's gable roof.

The applicants' proposed design exhibits a contemporary architectural style, which exhibits clean lines, minimal ornament, and a traditional form. Figures two through five, below, show the proposed elevations.

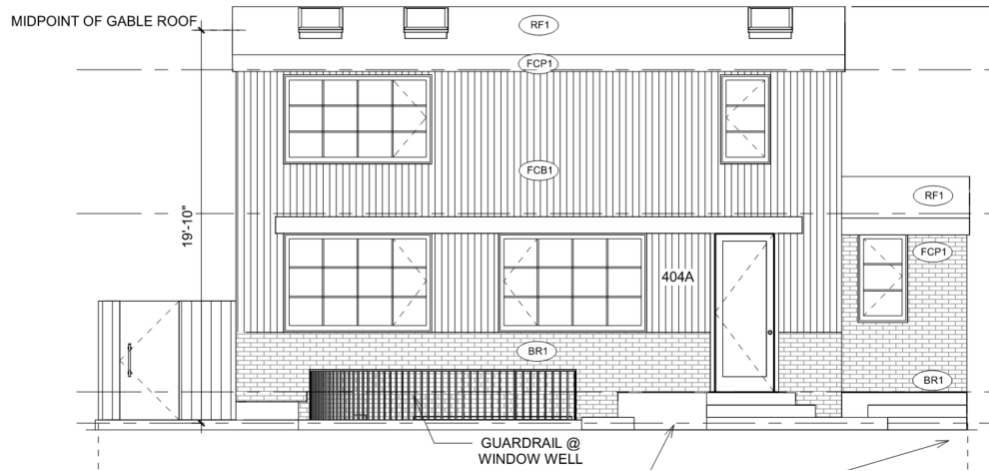


Figure 2 - Proposed North Elevation (Front)

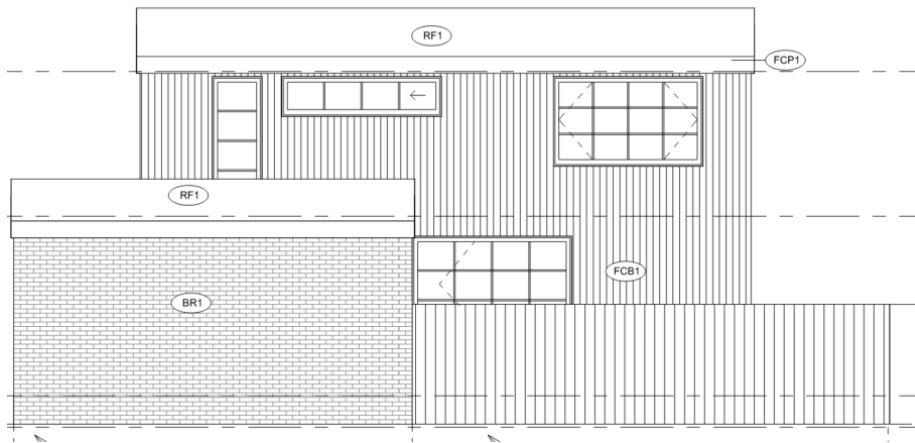


Figure 3 – Proposed North Elevation (Rear)

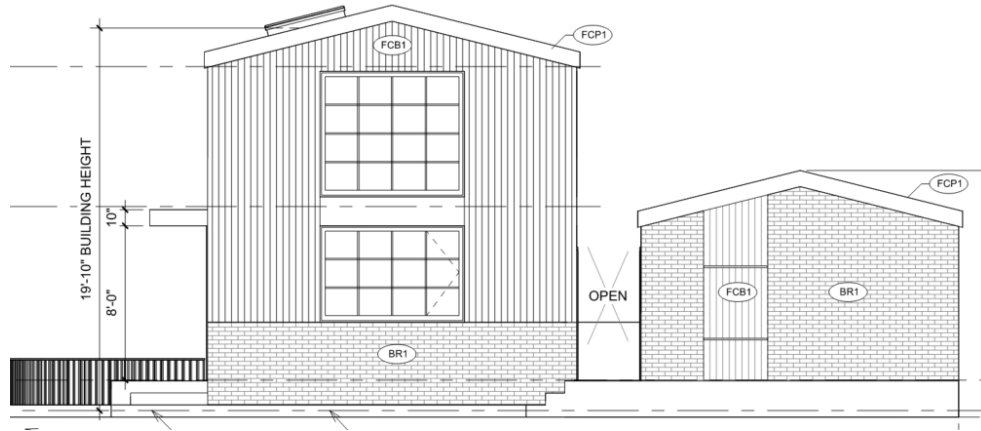


Figure 4 - Proposed West Elevation (Side)

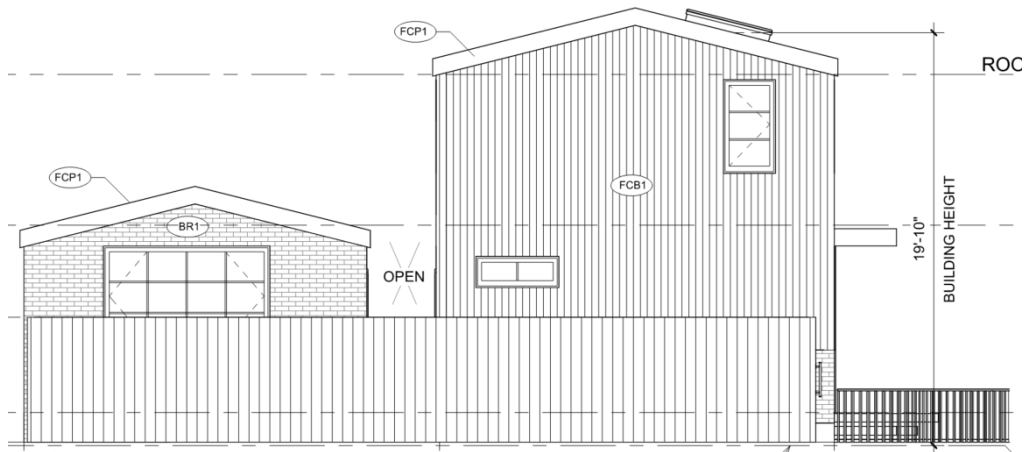


Figure 5 - Proposed East Elevation (Side)

The dwelling would measure approximately 30.67 feet by 19 feet with a footprint of about 661.29 square feet, including the front porch. It would provide a front yard of 20 feet; a west side yard of 7.0 feet; an east side yard of 7.0 feet; and a 19.83-foot rear yard. Figure 6, below, shows the proposed site plan.

The site currently contains no trees nor landscaping. The applicants propose a Black Gum tree in the front yard of the property upon redevelopment to satisfy the City's required 25 percent tree canopy coverage.

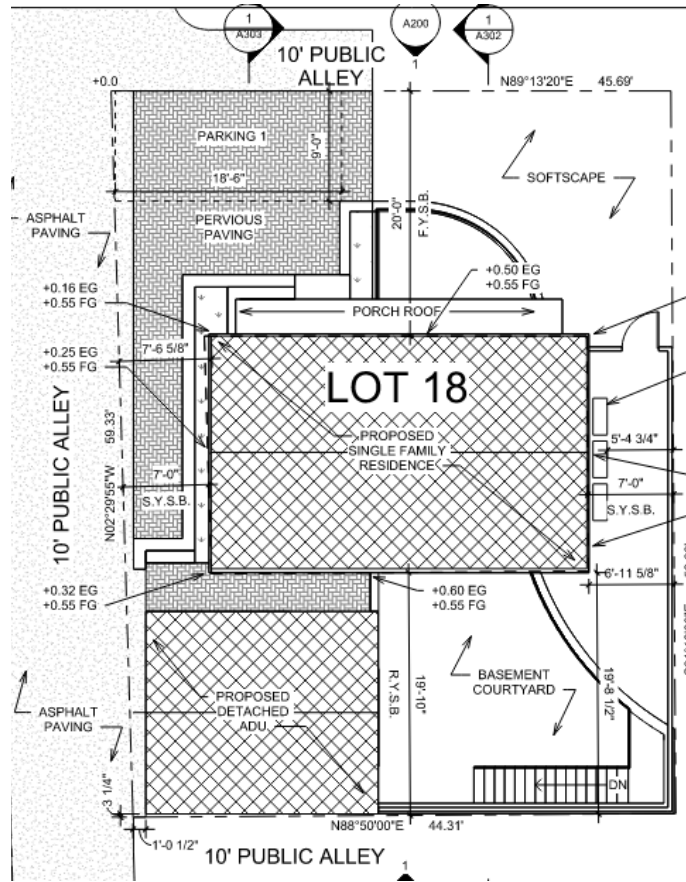


Figure 6 - Proposed Site Plan

PARKING

Zoning Ordinance section 8-200(A)(1) requires two off-street parking spaces for a single-family dwelling. The applicants would use the alley off Mount Vernon Avenue to access the property. The applicants are requesting a one space reduction to the two-space requirement.

ZONING

The subject property is zoned R-2-5/Residential Single and Two Family. For single-family dwellings, the R-2-5 zone requires a minimum lot size of 5,000 square feet. The zone also requires the lot to be at least 50 square feet wide and have at least 40 feet of frontage along a public street.

The subject property is 2,662 square feet and 45 feet wide. Given that the subject property is zoned R-2-5, was a lot of record prior to December 28, 1951 and does not meet the R-2-5 zone’s minimum lot size nor lot width requirements, Zoning Ordinance Section 12-401 applies and states:

Any lot in the . . . R-2-5 . . . residence zones, which lot was of record on December 28, 1951, and continuously thereafter, but which lot has less area or less width at the front lot line or front building line than the minimum required for use in the zone where it is situated (referred to hereafter in this section as a substandard lot), may be developed only with a single-family dwelling and its accessory buildings, subject to the following provisions:

- (A) No person has at any time from and after May 14, 1974, contemporaneously held any present or future freehold estate, except as trustee only, or an equitable interest of like quantum, in the substandard lot and in any contiguous land; and
- (B) A special use permit is granted under the provisions of section 11-500; and
- (C) City council, upon consideration of the special use permit, finds that the proposed development will not unreasonably impair an adequate supply of light and air to adjacent property, will not diminish or impair the established property values in the surrounding areas, and will be compatible with the existing neighborhood character.

Because the subject property is surrounded by alleys and unimproved right-of-way, it does not have any “contiguous land.” Section 12-401(A) would be met. Therefore, City Council may consider a SUP request for development of the subject property with a single-family dwelling. In order to approve the SUP, City Council must find that the proposal meets the requirements of sections 11-500 and 12-401(C).

The subject property also has no street frontage. Zoning Ordinance Section 7-1007 allows for lots without frontage on a public street to be developed with SUP approval. In determining which yard would be considered the subject property’s front, the proposal must be analyzed for compliance with Zoning Ordinance section 11-504, including but not limited to subsections (B)(10) and (11). These provisions require that the proposed development be compatible with the surrounding neighborhood character.

The existing lot and proposed dwelling would meet all other zoning requirements. 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	Proposed
Lot Area	5,000 Sq. Ft.	2,662 Sq. Ft.*
Lot Width	Min. 50.0 Ft.	45.0 Ft.*
Lot Frontage	Min. 40.0 Ft.	0 Ft.
Front Yard	Min. 20 Ft. (between the range of all lots within the contextual block face)	20 Ft. (Main Building) 17 Ft. (Open Porch)
Side Yard (East)	7.0 Ft. (Main Building) (1:3 height to setback ratio, 7 Ft. min.) 1.0 Ft. (ADU)	7.0 Ft. (Main Building) 24.25 Ft. (ADU)
Side Yard (West)	7.0 Ft. (Main Building) (1:3 height to setback ratio, 7 Ft. min.) 1.0 Ft. (ADU)	7.0 Ft. (Main Building) 1.0 Ft. (ADU)
Rear Yard	19. Ft. (Main Building) (1:1 height to setback ratio, 7 Ft. min.) 0 Ft. (ADU)**	19.83 Ft. (Main Building) 0 Ft. (ADU)
Net Floor Area	1,197 Sq. Ft. 0.45 Floor Area Ratio (FAR)	1,096 Sq. Ft. 0.45 Floor Area Ratio (FAR)
Height	Max. 30.0 Ft. (Main Building) Max. Height of main building or 20 Ft., whichever is lesser (ADU)	19.80 Ft. (Main Building) 12.45 Ft. (ADU)
Threshold Height	Max. 3.67 Ft.	1.58 Ft.

*Deficiency resulting in a substandard lot

**Per Section 7-1003, one-half of the width of an alley to the rear of a property can be used to comply with the rear yard setback

MASTER PLAN DESIGNATION

The proposed single-family residential use is consistent with the Potomac West Small Area Plan which designates this area for medium-density residential development.

II. STAFF ANALYSIS

Staff supports the applicants’ proposal. As required by Zoning Ordinance section 12-401(C), the proposed development would not impact light nor air supply to adjacent properties, diminish nor impair property values, and would be compatible with existing neighborhood character in terms of height, bulk, and design.

LIGHT AND AIR

The proposed design of the new dwelling would meet the required side, rear, and front yard setbacks established by the R-2-5 zone, providing adequate light and air to the adjacent parcels. In addition, the property is surrounded by alleys and public right-of-way, which provide further setback from the adjacent properties.

PROPERTY VALUES

The City's Real Estate Department assessed the property as a vacant lot with no building valuation. The development of a new dwelling on the vacant lot would increase the assessed value for the property. This would increase the assessed value of comparably sized properties in the neighborhood. The new infill construction will not adversely affect surrounding property values.

HEIGHT

Staff finds the proposed dwelling to be compatible with neighborhood character in terms of height. In this case, the heights for all adjacent houses surrounding the parcel were examined (Figure 8). The height of the dwellings on these properties, as measured to the roof ridgeline, is shown in Table 2.

Staff finds the height of the proposed two-story dwelling to be compatible with the neighborhood, overall. The 1400 block of Mount Vernon Avenue and 400 block of East Alexandria Ave, which contains the subject property includes a mix of one and two-story single-family dwellings as well as two story semi-detached, multifamily and townhouse dwellings. The proposed dwelling would be one of the shorter dwellings of the surrounding buildings to this property.

Table 2 – Dwelling Heights

Address	Height of roof ridge
1413 Mt Vernon Ave	16.75 Ft.
Proposed Dwelling at 404-A E. Alexandria Ave	21.02 Ft.
1403 Mt Vernon Ave	25.92 Ft.
1409 Mt Vernon Ave	25.92 Ft.
Average Height	26.96 Ft.
1401 Mt Vernon Ave	27.92 Ft.
1405 Mt Vernon Ave	27.92 Ft.
1407 Mt Vernon Ave	27.92 Ft.
1411 Mt Vernon Ave	27.92 Ft.
404 E. Alexandria Ave	27.92 Ft.
406 E. Alexandria Ave	27.92 Ft.
408 E. Alexandria Ave	33.50 Ft.

BULK

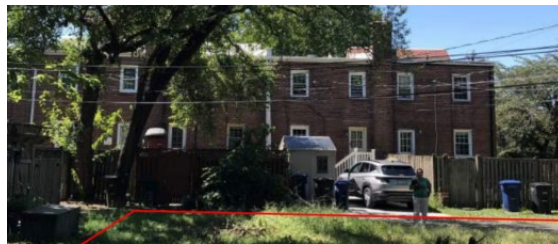
Staff finds the applicants' proposal compatible with neighborhood character in terms of bulk. The proposed dwelling would be of similar size or smaller in terms of mass and scale than a majority of the other buildings within the block with a significant portion of the floor area below grade. The dwelling is also surrounded by alleys on three sides of the lot and public right of way on the fourth side, providing additional distance from other surrounding dwellings, further reducing the visual impact of the modest dwelling.

DESIGN

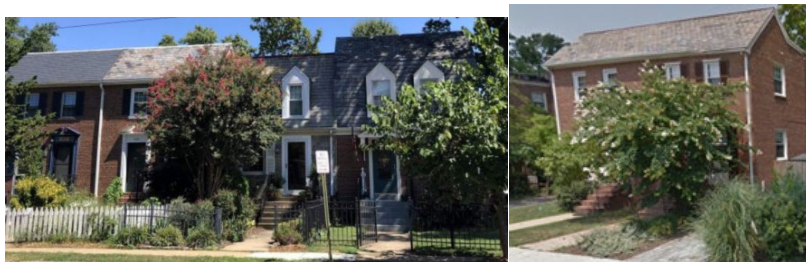
While the overall proposed contemporary design would be the first of its kind for this block, the applicant has incorporated architectural elements that are common for the area, such as a rectangular form, gable roof, windows with divided lites, and a partial brick façade.

The design would fit well with the varied architecture along the 400 block of East Alexandria and 1400 block of Mount Vernon Avenues as well as the wider Del Ray neighborhood. Further, the house would be minimally visible from both Mount Vernon Avenue and East Alexandria Avenue.

Examples of rectangular structures on Mount Vernon and East Alexandria Avenues:



Examples of gable roofs along Mount Vernon and East Alexandria Avenues:



Staff has included further design analysis with regard to the subject property's lack of public street frontage in the following section.

LOT WITHOUT FRONTAGE

While staff is not aware of any other lots without frontage in Del Ray, the applicants' proposed design would compensate for the unique configuration of the subject property. First, the smaller lot size, as compared to the surrounding lots, necessitates a smaller and shorter dwelling than those that surround it. Second, the low-pitched roof would reduce the dwelling's perceived height and bulk. Third, unlike typical dwellings with basements that are only partially below grade, the proposed dwelling's basement would be fully below grade, which hides its bulk from view. Further, having the first floor close to the actual grade level reduces the overall building height.

Any amount of the basement above grade would make the dwelling seem larger visually and would make it physically taller. Overall, while the site is unique, the proposed dwelling's size, height, and design features would mimic the appearance of an accessory building. The proposed dwelling would therefore fit on this challenging site without changing the essential character of the neighborhood.

Staff finds this lot to have sufficient vehicular and pedestrian access as it is surrounded by alleys and public right of way. The alley off Mount Vernon Avenue would provide vehicular access to the property, just as it already serves the driveway to the dwellings located at 1413 and 1409 Mount Vernon Avenue. Pedestrians could access the subject property from the alleys off Mount Vernon and East Alexandria Avenues and the adjacent public right of way.

Regarding which yard would be considered the subject property's front yard, staff found the proposed orientation to be compatible with the surrounding properties. Without exception, the dwellings that surround the subject property are located on rectangular lots with their front yards placed along one of the short sides of the lot. The proposed design would mirror this configuration. Also, the proposed design orients the rear of the dwelling toward the rear of the dwellings along East Alexandria Ave, and one side yard toward the rear of the dwellings along Mount Vernon Avenue. The front yard orientation is the most appropriate toward the alley where vehicular access is already being used for the existing dwelling at 1413 Mount Vernon Avenue.



Figure 7 – Aerial showing orientation of existing buildings

PARKING REDUCTION

Staff supports the request for a parking reduction. Providing two parking spaces on the site is infeasible due to the limited maneuverability on the narrow alleys, small lot size, and utility equipment located within the alley to the north. In addition, many of the surrounding dwellings do not provide off-street parking, and there is still ample on-street parking on both Mount Vernon and East Alexandria Avenues. The property is close to several bus routes along both Mount Vernon and East Monroe Avenues, about a half mile from the Braddock metro station, and walkable to essential neighborhood amenities including a grocery store and a pharmacy. This reduction aligns with the Zoning for Housing text amendments to reduce parking requirements for residential dwellings.

ADDITIONAL CONSIDERATIONS

Community Engagement

The applicants met with the surrounding neighbors on November 2, 2023, and at the Del Ray Land Use committee meeting on November 7, 2023. The Del Ray Citizens' Association provided a letter to staff and the applicants outlining their concerns with the project, which include the design, emergency access, stormwater management, the FAR basement exclusion and setbacks, the impact of utility lines, the impact on neighboring trees, vision clearance at the alley entrances, and the use of the accessory dwelling unit as a short-term rental.

Design

While this is the only alley lot in the Del Ray neighborhood, as described in detail above, the applicants' design is sensitive to its unique configuration.

Emergency access

Emergency vehicle access is required within 100 feet of a dwelling's main entrance. The entrance of the proposed dwelling is roughly 107 feet from Mount Vernon Avenue. The applicants would be required to request a code modification through Code Administration during the building permit process and provide further fire protection to the dwelling to the satisfaction of the fire department and Code Administration. The Fire Department and Department of Code Administration would ensure that all life safety requirements are met under any future building permit reviews. SUP approval would not preclude necessary improvements or changes to the building or site to ensure life safety requirements are met.

Stormwater management

Compliance with stormwater requirements will be ensured during the grading plan process.

FAR basement exclusion and setbacks

Per Section 2-120, a basement shall only count as floor area where the average finished grade is four feet or more below the bottom of first floor construction. Per Section 2-150.2, average finished grade is calculated by averaging the surface level elevations at 10-foot intervals around the perimeter of the proposed building, which includes the basement. Figure 8 shows the points used to calculate average finished grade from the bottom of the first floor.

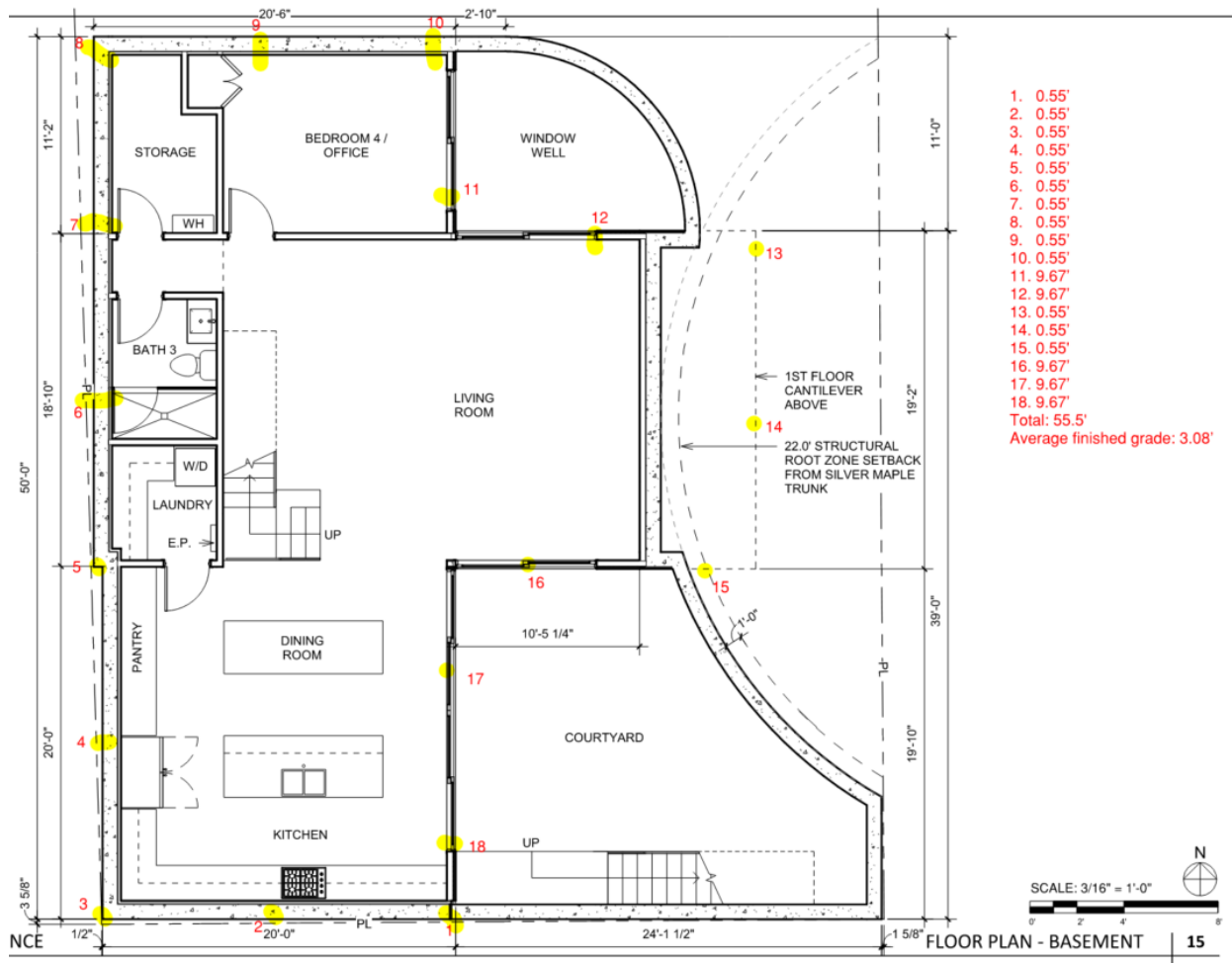


Figure 8 – Average finished grade calculation

Per Section 2-193, setback to height ratio is based upon the height of each portion of the building above average pre-construction grade. The basement is fully below average pre-construction grade. The basement and courtyard must be fully on private property.

Utility line relocation

The property currently has extensive utility lines running above the site. If approved, the applicants must work with Dominion to reconfigure the lines prior to starting construction on the site. If the reconfiguration results in any significant changes to the plan, then the applicants will be required to request a Special Use Permit for the new design per condition #1.

Trees

An existing Silver Maple tree is located within the public right-of-way to the east of the property. The applicant has made significant design adjustments to ensure the tree’s critical root zone would not be impacted. Further, the applicants would be required to adhere to tree protection measures as outlined in the City’s landscape guidelines. If these measures fail, the applicants shall be

required to either replace the tree as determined by the City Arborist or pay a contribution fee of \$2,500 per condition #5. In addition, the adjacent properties contain two Siberian Elms, a Northern Catalpa, and a White Mulberry that could be affected by construction work on the subject property. The applicant will be required to notify the immediate property owners of the potential impact to their trees and take measures to ensure minimal impacts per condition #3 and #4.

Vision clearance at alley entrance

Both alleys' intersections with East Alexandria and Mount Vernon Avenues are existing and are currently utilized by adjacent property owners to access off-street parking areas. The applicant proposes no changes to these intersections. The alley's entrance complies with the City's vision clearance requirements.

Short term rental

Section 7-203(B)(7) prohibits an ADU to be used as a short-term rental for more than 120 days per year.

CONCLUSION

Staff found that the proposal would meet all approval criteria. Staff recommends approval of the SUP request subject to the conditions contained in Section III of this report.

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 December 14, 2023 to the satisfaction of the Director of Planning and Zoning. (P&Z)
2. A minimum 25 percent canopy coverage shall be provided. (P&Z)
3. The applicant shall install all tree protection fencing prior to demolition of the site or structures, delivery of materials (stockpiling), and/or placement or operation of heavy machinery on the site. (P&Z)
4. The applicant shall notify owners of the immediately adjacent properties of the potential impact to trees on their properties as a result of construction prior to the application of the grading plan and provide delivery information for the correspondence. The applicant shall ensure tree protection of neighboring trees by reducing the limit of disturbance around the trees as much as possible, root pruning, root matting and similar best practices. (P&Z)
5. If tree protection measures fail for trees located on public property, the applicant shall be responsible for planting a replacement tree as determined by the City Arborist or paying the City \$2,500 replacement fee. (RPCA)

6. The applicant shall be responsible for repairs to any adjacent City right-of-way if damaged during construction activity. (T&ES)
7. The applicant shall repave the portion of the public alley abutting the subject property to the west. (T&ES)
8. No permanent structure may be constructed over any existing private and/or public utility easements. It is the responsibility of the applicant to identify any and all existing easements on the plan. (T&ES)
9. The applicant shall install a backflow preventer on the sanitary sewer lateral connection to the basement and provide notation of this on the grading plan and building permit. (T&ES)
10. The Applicant shall install a minimum of one (1) bollard near the electrical box to prevent vehicles from striking the equipment. (T&ES)

STAFF: Rachel Drescher, Urban Planner, Department of Planning and Zoning
 Sam Shelby, Principal 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:

- C-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)
- C-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)
- C-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 Enforcement:

C-1 Building permit is required.

Recreation, Parks and Cultural Activities:

F-1 If tree protection measures fail for any tree located on public property, the applicant shall be responsible for planting a replacement tree as determined by the City Arborist or paying a \$2,500 replacement fee to the City. Due to the site location, suitable replacements would be a +2" caliper London plain tree, American elm variety, red oak species, sweetgum, or ginkgo (male only). If the precautions are followed to protect the tree, the chances of survivability would be moderate to high.

Police Department:

No comments received.

Fire Department:

C-1 EMERGENCY VEHICLE ACCESS as required in the City of Alexandria Code D101.1 Requirements. The following requirements shall be followed when designing emergency vehicle access:

1. Access for emergency vehicles shall be provided to within 100 feet of the main or principal entrance to every building. The access shall be provided by a public or private street or parking lot.

In the event access is not available a code modification will be required.



APPLICATION SPECIAL USE PERMIT

SPECIAL USE PERMIT # _____

PROPERTY LOCATION: 404-A East Alexandria Ave

TAX MAP REFERENCE: 43.04 **ZONE:** R-2-5

APPLICANT:

Name: Eric Teran and Daniela Gross

Address: 2800 N. Rosser ST, Alexandria, VA 22311

PROPOSED USE: Single Family Residence

- 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.

Eric Teran
 Print Name of Applicant or Agent
2800 N. Rosser ST.
 Mailing/Street Address
Alexandria, VA 22311
 City and State Zip Code

 8/14/23
 Signature Date
202.569.9620 _____
 Telephone # Fax #
eteran@eustilus.com
 Email address

PROPERTY OWNER'S AUTHORIZATION

As the property owner of 404-A East Alexandria Ave, I hereby

(Property Address)

grant the applicant authorization to apply for the SUP use as

(use)

described in this application.

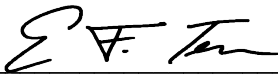
Name: Eric Teran

Phone: 202.569.9620

Please Print

Address: _____

Email: eteran@eustilus.com

Signature: 

Date: 8/14/23

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.

NA

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 Eric Teran		50%
2 Daniela Gross		50%
3.		

2. Property. State the name, address and percent of ownership of any person or entity owning an interest in the property located at 2800 N. Rosser ST, Alexandria, VA 22311 (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 NA		
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 NA		
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.

8/14/23

Eric Teran

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.)

To build a single family residence on a non-conforming vacant lot located in the R-2-5
zone.

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).

NA

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

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

NA

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

Day:

NA

Hours:

NA

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

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

NA

B. How will the noise be controlled?

NA

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

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)
Typical of a single family residence

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

C. How often will trash be collected?
Weekly per the trash collection schedule for this neighborhood

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

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?

NA

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:

- 1 _____ Standard spaces
_____ Compact spaces
_____ Handicapped accessible spaces.
_____ Other.

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

B. Where is required parking located? (*check one*)

- on-site
 off-site

If the required parking will be located off-site, where will it be located?

PLEASE NOTE: Pursuant to Section 8-200 (C) of the Zoning Ordinance, commercial and industrial uses may provide off-site parking within 500 feet of the proposed use, provided that the off-site parking is located on land zoned for commercial or industrial uses. All other uses must provide parking on-site, except that off-street parking may be provided within 300 feet of the use with a special use permit.

C. If a reduction in the required parking is requested, pursuant to Section 8-100 (A) (4) or (5) of the Zoning Ordinance, complete the PARKING REDUCTION SUPPLEMENTAL APPLICATION.

[X] 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? NA

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? NA

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

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

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?

Access is through an alley

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?

0 sq. ft. (existing) + 870 sq. ft. (addition if any) = 870 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 & 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



APPLICATION - SUPPLEMENTAL

PARKING REDUCTION

Supplemental information to be completed by applicants requesting special use permit approval of a reduction in the required parking pursuant to section 8-100(A)(4) or (5).

1. Describe the requested parking reduction. (e.g. number of spaces, stacked parking, size, off-site location)

To provide one standard size parking space instead of two on a residential lot in the R-2-5 zone.

2. Provide a statement of justification for the proposed parking reduction.

There are major bus routes on Mt. Vernon Ave. less than 100' from the lot and a metro stop approximately 3,000 feet from the lot.

3. Why is it not feasible to provide the required parking?

The lot is difficult to pull in and out for two cars due to the narrow alley and existing conditions.

4. Will the proposed reduction reduce the number of available parking spaces below the number of existing parking spaces?

_____ Yes. No.

5. If the requested reduction is for more than five parking spaces, the applicant must submit a *Parking Management Plan* which identifies the location and number of parking spaces both on-site and off-site, the availability of on-street parking, any proposed methods of mitigating negative affects of the parking reduction.

6. The applicant must also demonstrate that the reduction in parking will not have a negative impact on the surrounding neighborhood.



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 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="0.00"/> Sq. Ft.
First Floor <input type="text"/>	Stairways** <input type="text"/>	Existing Gross Floor Area*
Second Floor <input type="text"/>	Mechanical** <input type="text"/>	B2. <input type="text" value="0.00"/> 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
Balcony/Deck <input type="text"/>	Garage** <input type="text"/>	(subtract B2 from B1)
Garage <input type="text"/>	Other*** <input type="text"/>	
Other*** <input type="text"/>	Other*** <input type="text"/>	
B1. <u>Total Gross</u> <input type="text" value="0.00"/>	B2. <u>Total Exclusions</u> <input type="text" value="0.00"/>	

Comments for Existing Gross Floor Area

C. Proposed Gross Floor Area

<u>Proposed Gross Area</u>	<u>Allowable Exclusions**</u>	
Basement <input type="text" value="1,222.00"/>	Basement** <input type="text" value="1,222.00"/>	C1. <input type="text" value="2,807.00"/> Sq. Ft.
First Floor <input type="text" value="587.00"/>	Stairways** <input type="text" value="78.00"/>	Proposed Gross Floor Area*
Second Floor <input type="text" value="587.00"/>	Mechanical** <input type="text" value="0.00"/>	C2. <input type="text" value="1,711.00"/> Sq. Ft.
Third Floor <input type="text" value="0.00"/>	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="81.00"/>	C3. <input type="text" value="1,096.00"/> Sq. Ft.
Porches <input type="text" value="81.00"/>	Balcony/Deck** <input type="text" value="0.00"/>	Proposed Floor Area Minus Exclusions
Balcony/Deck <input type="text" value="0.00"/>	Garage** <input type="text" value="0.00"/>	(subtract C2 from C1)
Garage <input type="text" value="0.00"/>	Other*** <input type="text" value="0.00"/>	
Other*** <input type="text" value="330.00 ADU"/>	Other*** <input type="text" value="330.00 ADU"/>	
C1. <u>Total Gross</u> <input type="text" value="2,807.00"/>	C2. <u>Total Exclusions</u> <input type="text" value="1,711.00"/>	

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:

GROSS - TERAN RESIDENCE

404A E. ALEXANDRIA AVE., ALEXANDRIA, VA 22301



- ALEXANDRIA VACANT LOTS 1
- DEL REY VACANT LOTS 2
- DEL REY SIMILAR LOTS 3
- SITE PHOTOS 4
- HEIGHT STUDY 12
- PROJECT INFORMATION 13
- SITE PLAN 14
- FLOOR PLANS 15
- ELEVATIONS 19
- SECTIONS 23
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- PARKING DIAGRAM 30
- FIRE DIAGRAM 31
- LANDSCAPE NOTES 32
- LANDSCAPE PLANS 33
- LANDSCAPE DETAILS 34
- RENDERINGS 36
- MATERIAL COMPATIBILITY 41

EUSTILUS architecture

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ALEXANDRIA, VA 22311

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5213 FILLMORE AVE
 5233 SEMINARY RD
 2715 N ROSSER ST
 2211 & 2213 IVOR LA
 1101 FINLEY LA
 1321 N. PEGRAM ST



DEL REY MAP, PAGE 2

2010 LA GRANDE AVE.

404A E. ALEXANDRIA AVE.

906 JUNOIR ST

1119 QUEEN ST

17 W LINDEN ST

1215 A CAMERON ST

310 A PRINCESS ST

211 COMMERCE ST

219 A S FAYETTE ST

308 N. QUAKER LA

16 VACANT LOTS PER THE FOLLOWING GUIDELINES:

1. VACANT LOTS CLASSIFIED AS RESIDENTIAL
 2. VACANT LOTS NOT OWNED BY THE CITY OF ALEXANDRIA
 3. VACANT LOTS NOT OWNED BY THE ADJACENT OWNER
 4. VACANT LOTS NOT BEING USED FOR PARKING
- *PER THE ALEXANDRIA GIS PARCEL VIEWER

GROSS - TERAN RESIDENCE

404A E. ALEXANDRIA AVE., ALEXANDRIA, VA 22301



2010 LA GRANDE AVE.

NEIGHBORHOOD AREA,
PAGE 3

404A E. ALEXANDRIA AVE.

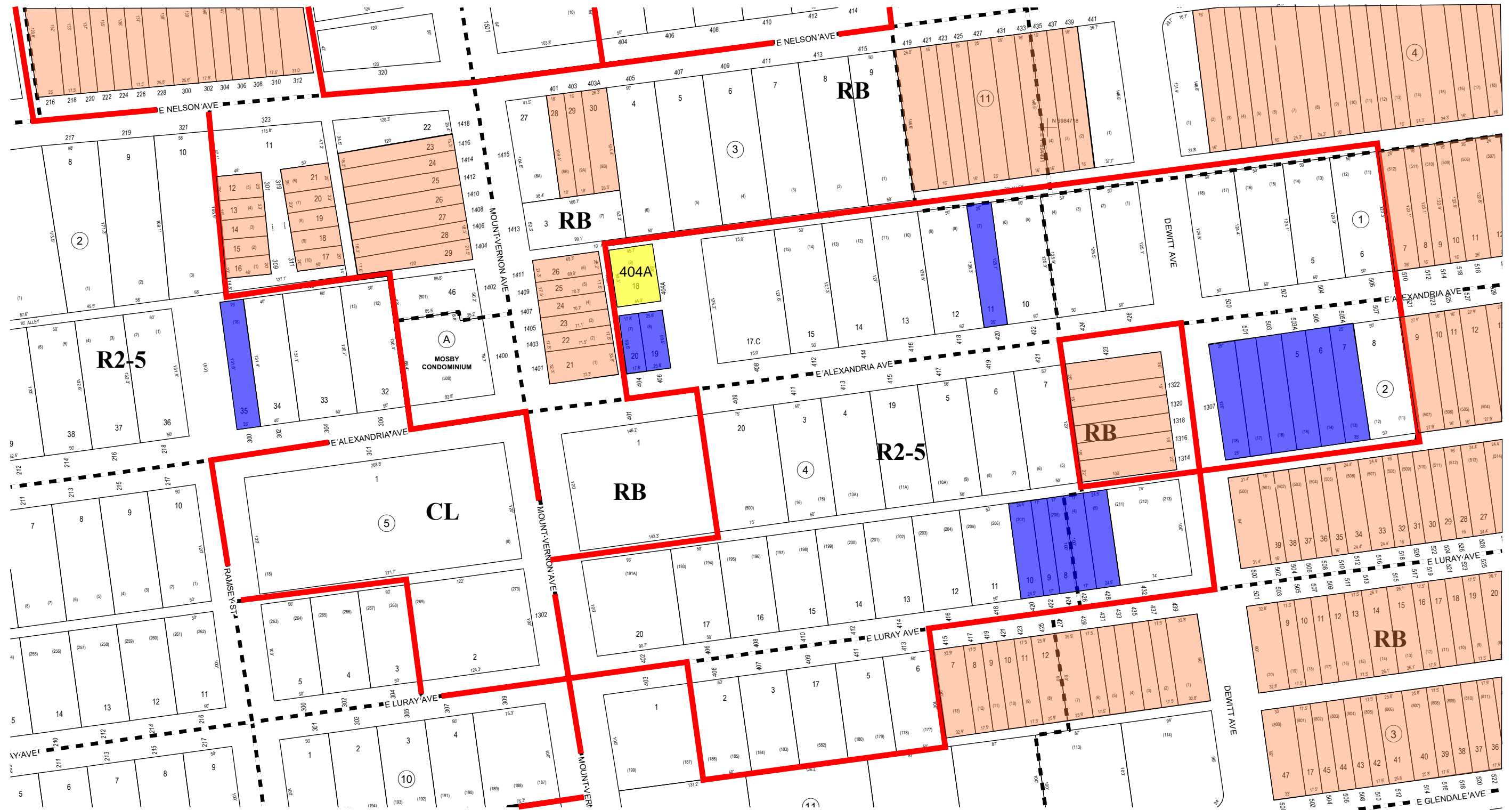
- 2 VACANT LOTS PER THE FOLLOWING GUIDELINES:
1. VACANT LOTS CLASSIFIED AS RESIDENTIAL
 2. VACANT LOTS NOT OWNED BY THE CITY OF ALEXANDRIA
 3. VACANT LOTS NOT OWNED BY THE ADJACENT OWNER
 4. VACANT LOTS NOT BEING USED FOR PARKING
- *PER THE ALEXANDRIA GIS PARCEL VIEWER

GROSS - TERAN RESIDENCE


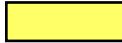


404A E. ALEXANDRIA AVE., ALEXANDRIA, VA 22301

DEL REY - VACANT LOTS

EUSTILUS architecture



LEGEND

	ZONE BOUNDARY
	R-2-5 404A, SUBJECT PROPERTY
	R-2-5 15 LOTS SIMILAR SIZE
	RB 134 LOTS SIMILAR SIZE

GROSS - TERAN RESIDENCE

404A E. ALEXANDRIA AVE., ALEXANDRIA, VA 22301

DEL REY - NEIGHBORING SIMILAR LOT SIZES

EUSTILUS architecture



1. NORTHWEST CORNER OF MT. VERNON AVE. & E. ALEXANDRIA AVE.



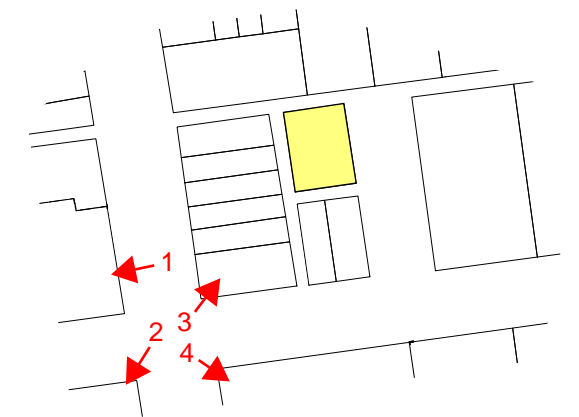
2. NORTHEAST CORNER OF MT. VERNON AVE. & E. ALEXANDRIA AVE.



3. SOUTHWEST CORNER OF MT. VERNON AVE. & E. ALEXANDRIA AVE.



4. SOUTHEAST CORNER OF MT. VERNON AVE. & E. ALEXANDRIA AVE.



GROSS - TERAN RESIDENCE

404A E. ALEXANDRIA AVE., ALEXANDRIA, VA 22301

SITE PHOTOS

4

EUSTILUS architecture



1. 1413 MT. VERNON AVE. NORTH OF PUBLIC ALLEY ENTRANCE



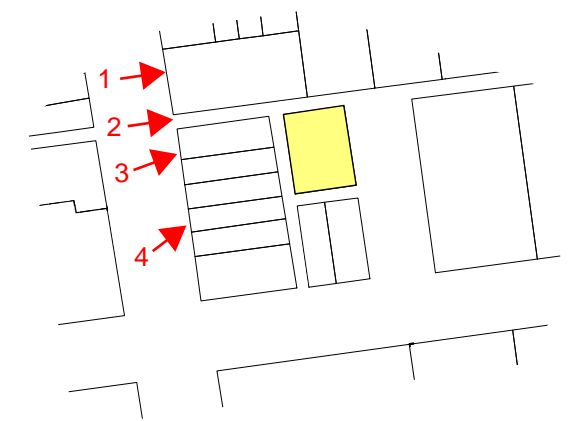
2. PUBLIC ALLEY ENTRANCE FROM MT. VERNON AVE.



3. 1405 - 1411 MT. VERNON AVE., PUBLIC ALLEY ENTRY ON THE LEFT



4. 1401 - 1407 MT. VERNON AVE.



GROSS - TERAN RESIDENCE

404A E. ALEXANDRIA AVE., ALEXANDRIA, VA 22301

SITE PHOTOS

5

EUSTILUS architecture



1. VIEW OF 1401 MT. VERNON AVE. ALONG E. ALEXANDRIA AVE.



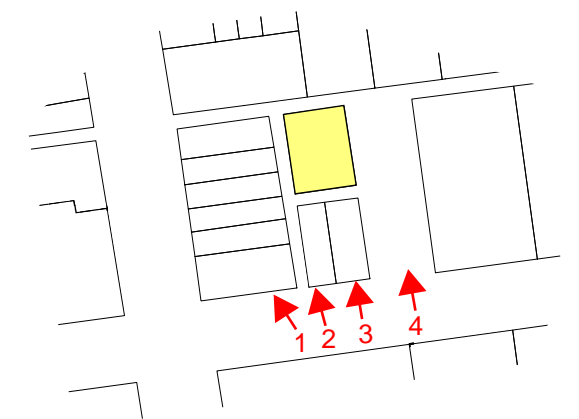
2. PUBLIC ALLEY ENTRY FROM E. ALEXANDRIA AVE.



3. 404 & 406 E. ALEXANDRIA AVE., PUBLIC ALLEY ENTRY ON THE LEFT



4. VACANT LAND BETWEEN 406 & 408 E. ALEXANDRIA AVE.



GROSS - TERAN RESIDENCE

404A E. ALEXANDRIA AVE., ALEXANDRIA, VA 22301

SITE PHOTOS

6

EUSTILUS architecture



1. VACANT LAND BETWEEN 406 & 408 E. ALEXANDRIA AVE., 404A BACK LEFT OF THE PHOTO



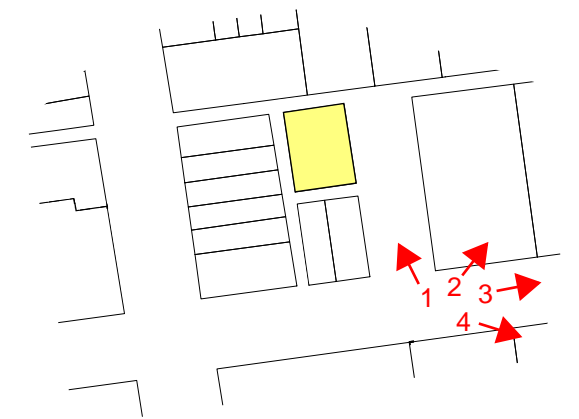
2. 408 - 414 E. ALEXANDRIA AVE.



3. VIEW EAST ON E. ALEXANDRIA AVE.



4. 411 - 413 E. ALEXANDRIA AVE.



GROSS - TERAN RESIDENCE

404A E. ALEXANDRIA AVE., ALEXANDRIA, VA 22301

SITE PHOTOS

7

EUSTILUS architecture



1. PUBLIC ALLEY LOOKING WEST TO MT. VERNON AVE FROM 404A



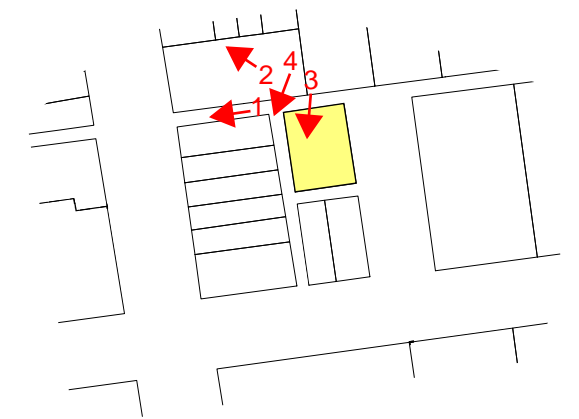
2. 1413 MT. VERNON AVE SIDE AND REAR FACADE



3. REAR FACADES OF HOUSES ALONG MT. VERNON AVE. TO THE RIGHT & MT. VERNON AVE. TO THE REAR OF THE PHOTO



4. 1403 TO 1411 MT. VERNON AVE. REAR FACADES



GROSS - TERAN RESIDENCE

404A E. ALEXANDRIA AVE., ALEXANDRIA, VA 22301

SITE PHOTOS

8

EUSTILUS architecture



1. EXISTING UTILITY POLE FOR HOMES AT 1405 TO 1411 MT. VERNON AVE. & 404 TO 406 E. ALEXANDRIA AVE.



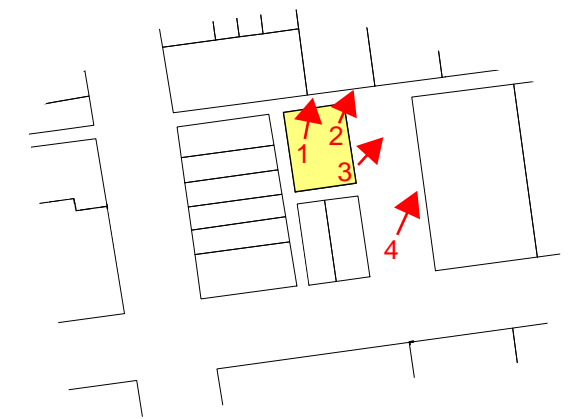
2. LOOKING NORTH FROM 404A TO UTILITY POLE AND REAR HOMES ALONG E. NELSON AVE.



3. 408 E. ALEXANDRIA AVE. DETACHED GARAGE AND ADU



4. 408 E. ALEXANDRIA AVE. WEST SIDE YARD



GROSS - TERAN RESIDENCE

404A E. ALEXANDRIA AVE., ALEXANDRIA, VA 22301

SITE PHOTOS

9

EUSTILUS architecture



1. 404A, APPROXIMATE LOT OUTLINED IN RED



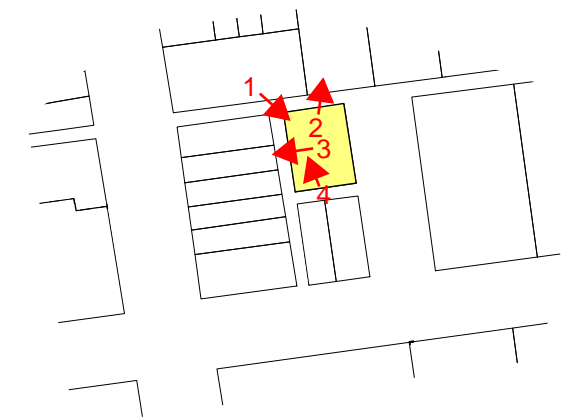
2. LOOKING NORTH FROM 404A



3. REAR FACADES AND YARDS OF 1407 - 1411



4. LOOKING NORTH FROM 404A TO 1413 MT. VERNON AVE. & THE REAR FACADES OF THE ROWHOMES ALONG E. NELSON AVE., APPROXIMATE LOT OUTLINED IN RED



GROSS - TERAN RESIDENCE

404A E. ALEXANDRIA AVE., ALEXANDRIA, VA 22301

SITE PHOTOS

10

EUSTILUS architecture



1. 404A, LOOKING SOUTHEAST, APPROXIMATE LOT OUTLINED IN RED



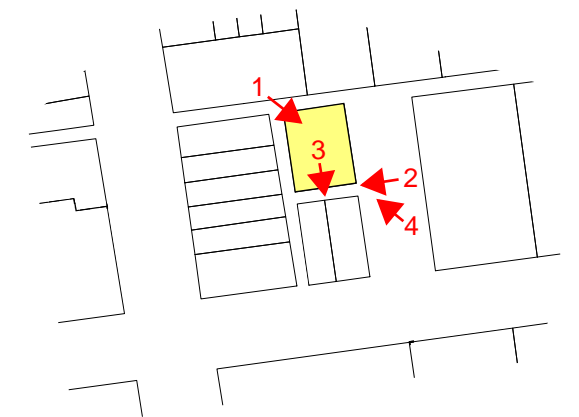
2. 404A, LOOKING WEST, APPROXIMATE LOT OUTLINED IN RED



3. 404A, LOOKING SOUTH AT 404 & 406 E. ALEXANDRIA AVE & ALLEY, APPROXIMATE LOT OUTLINED IN RED



4. LOOKING TOWARDS 404A, APPROXIMATE LOT OUTLINED IN RED



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404A E. ALEXANDRIA AVE., ALEXANDRIA, VA 22301

SITE PHOTOS

11

EUSTILUS architecture



<u>ADDRESS</u>	<u>THRESHOLD</u>	<u>ROOF RIDGE</u>	<u>STORIES</u>
1401 MT. VERNON AVE	3'-6"	27'-11"	2
1403 MT. VERNON AVE	3'-6"	25'-11"	2
1405 MT. VERNON AVE	3'-6"	27'-11"	2
1407 MT. VERNON AVE	3'-6"	27'-11"	2
1409 MT. VERNON AVE	3'-6"	25'-11"	2
1411 MT. VERNON AVE	3'-6"	27'-11"	2
1413 MT. VERNON AVE	0'-6"	16'-9"	1
404 E. ALEXANDRIA AVE	3'-6"	27'-11"	2
406 E. ALEXANDRIA AVE	3'-6"	27'-11"	2
408 E. ALEXANDRIA AVE	3'-8"	33'-6"	2
PROPOSED			
404 A E. ALEXANDRIA AVE	0'-0"	21'-10"	2



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404A E. ALEXANDRIA AVE., ALEXANDRIA, VA 22301

PROJECT DATA

OWNER: DANIELA GROSS & ERIC TERAN
 2800 N. ROSSER ST.
 ALEXANDRIA, VA 22311

EXISTING VACANT LOT
 PROPOSED SINGLE FAMILY RESIDENCE
 SCOPE OF WORK NEW TWO STORY RESIDENCE OVER A
 BASEMENT WITH A DETACHED ADU

APPLICABLE CODES

VIRGINIA RESIDENTIAL CODE 2015

ZONING DATA

MAP-BLOCK-LOT-NUMBER 043.04-03-18
 ZONE R-2-5
 USE GROUP R-3
 CONSTRUCTION TYPE VB

	REQUIRED	PROPOSED
LOT SIZE	5,000 SF	2,661.84 SF
LOT WIDTH	50'-0"	59'-3"
LOT FRONTAGE	40'-0"	45'-8"
BULK REQUIREMENTS		
FRONT YARD SETBACK	20'-0"	20'-0"
REAR YARD SETBACK	1:1	19'-10"
SIDE YARD SETBACK	1:3	7'-0"
HEIGHT LIMIT	30'-0"	19' 10"
FLOOR AREA RATIO	0.45	0.44
1ST FLOOR		587 SF
2ND FLOOR		587 SF
TOTAL		1,174 SF
BASEMENT		1,222 SF
DETACHED GARAGE		314 SF

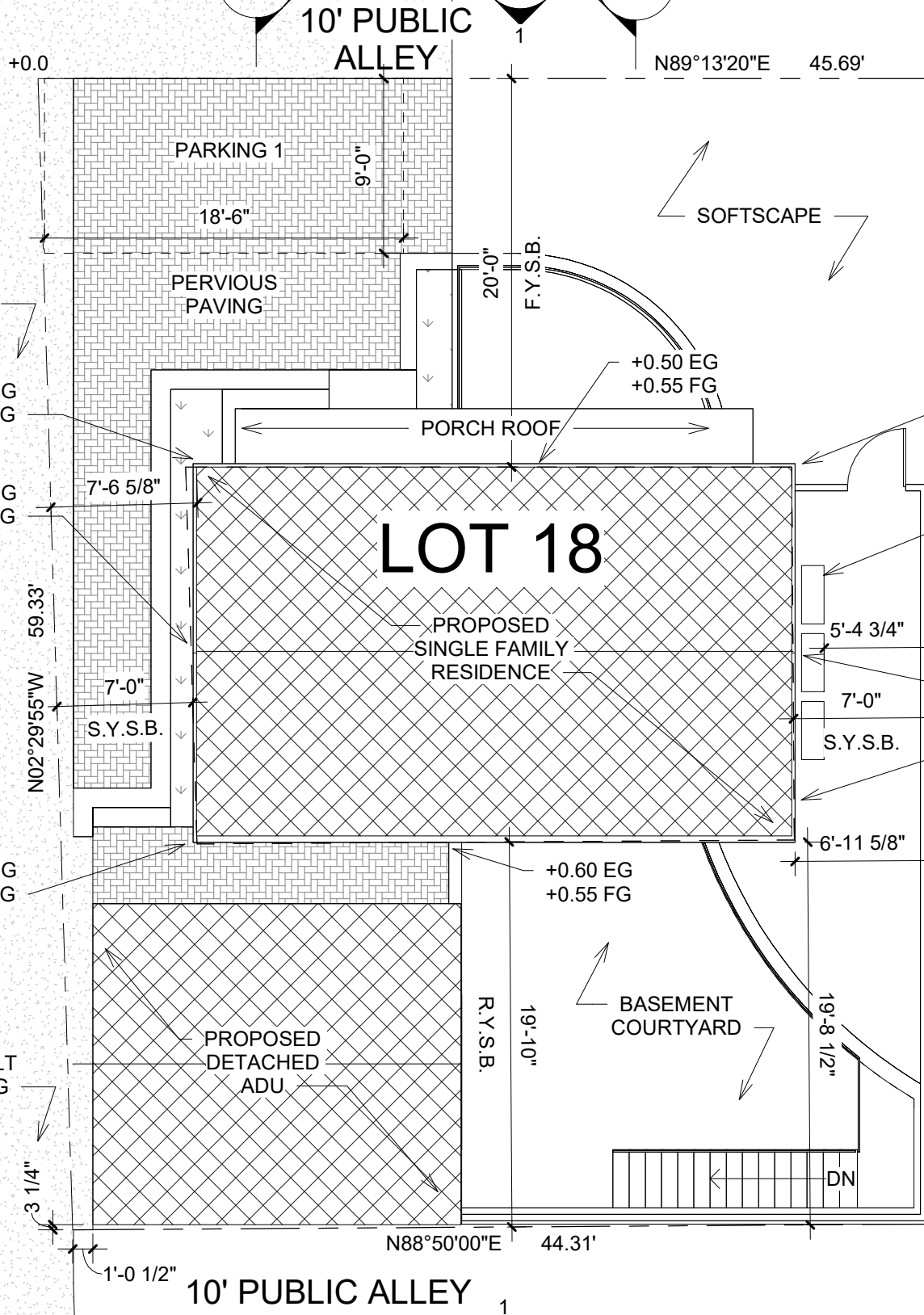
PUBLIC ALLEY

LOT 26

LOT 25

LOT 24

LOT 23



HOUSE HEIGHT CALCULATIONS		
SPOT	PRE-ELEVATION	POST ELEVATION
1	0.16	0.55
2	0.25	0.55
3	0.32	0.55
4	0.60	0.55
5	0.94	0.55
6	0.90	0.55
7	0.84	0.55
8	0.50	0.55
SUM	4.51	4.40
AVERAGE	0.56	0.55

ROOF EAVE ELEVATIONS	
PEAK ROOF (HIGHEST RIDGE)	18.30'
ROOF MIDPOINT (ROOF HEIGHT)	22.33'
PROPOSED DWELLING HEIGHT	20.35'

+0.84 EG
+0.55 FG

CONDENSOR UNITS

+0.90 EG
+0.55 FG

+0.94 EG
+0.55 FG

+0.60 EG
+0.55 FG

+0.32 EG
+0.55 FG

+0.25 EG
+0.55 FG

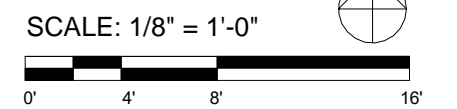
+0.16 EG
+0.55 FG

GROSS - TERAN RESIDENCE

404A E. ALEXANDRIA AVE., ALEXANDRIA, VA 22301

LOT 20

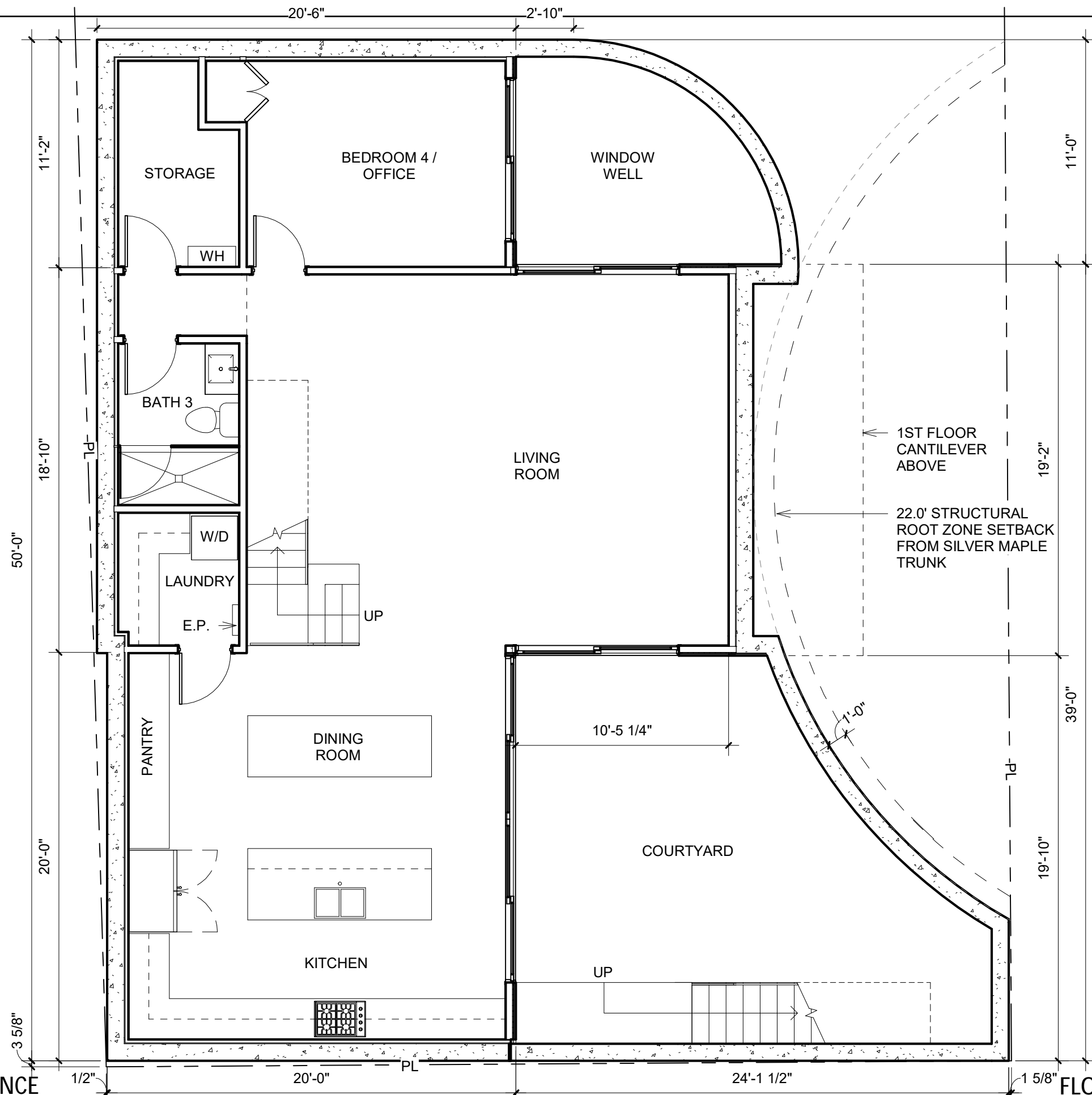
LOT 19



SITE PLAN

14

EUSTILUS architecture



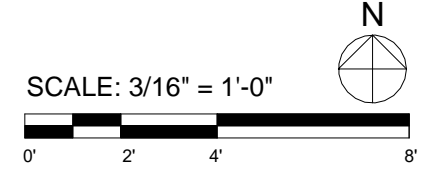
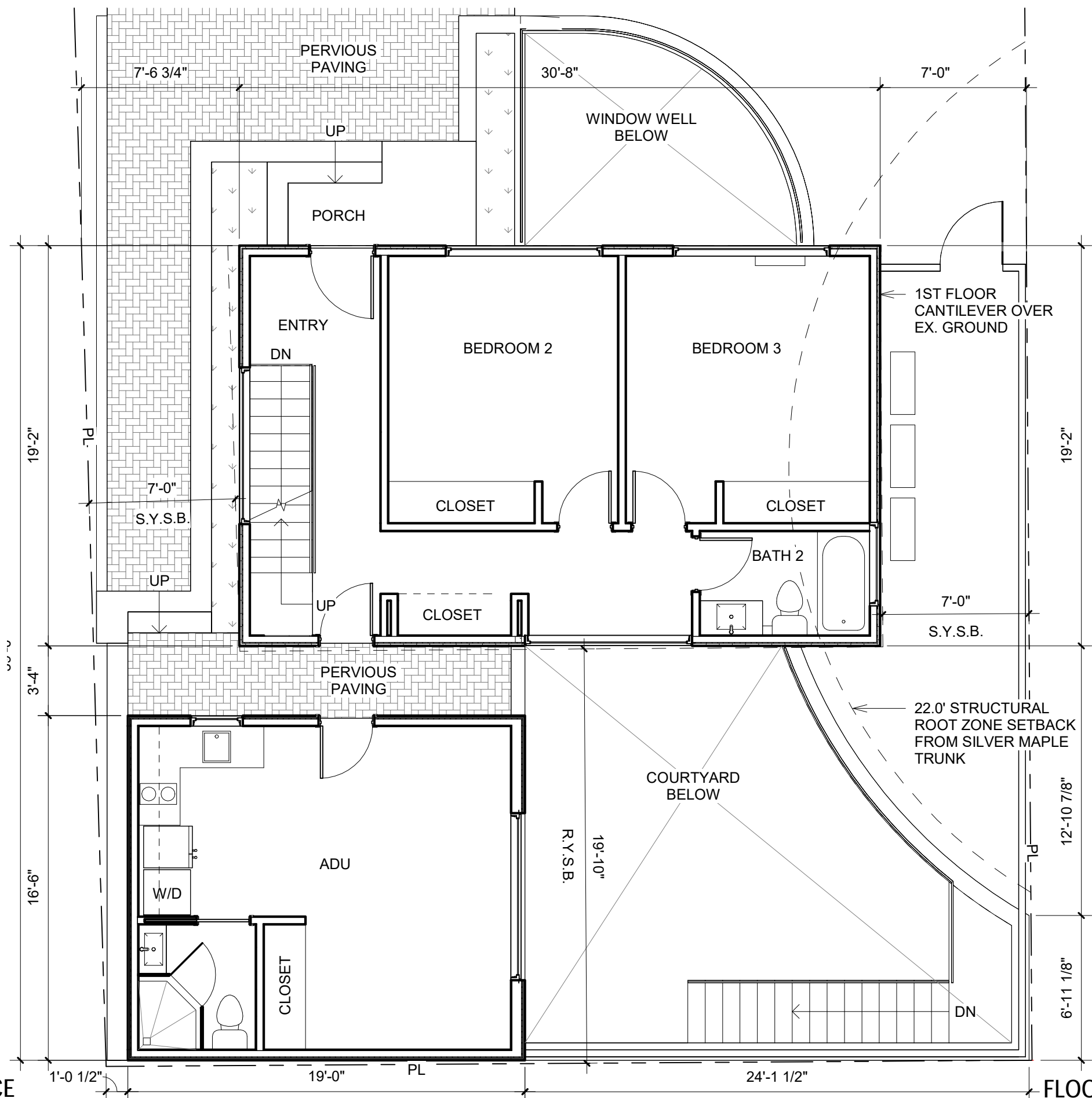
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404A E. ALEXANDRIA AVE., ALEXANDRIA, VA 22301

FLOOR PLAN - BASEMENT

EUSTILUS architecture

15

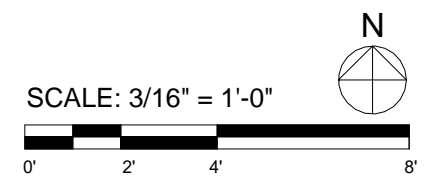
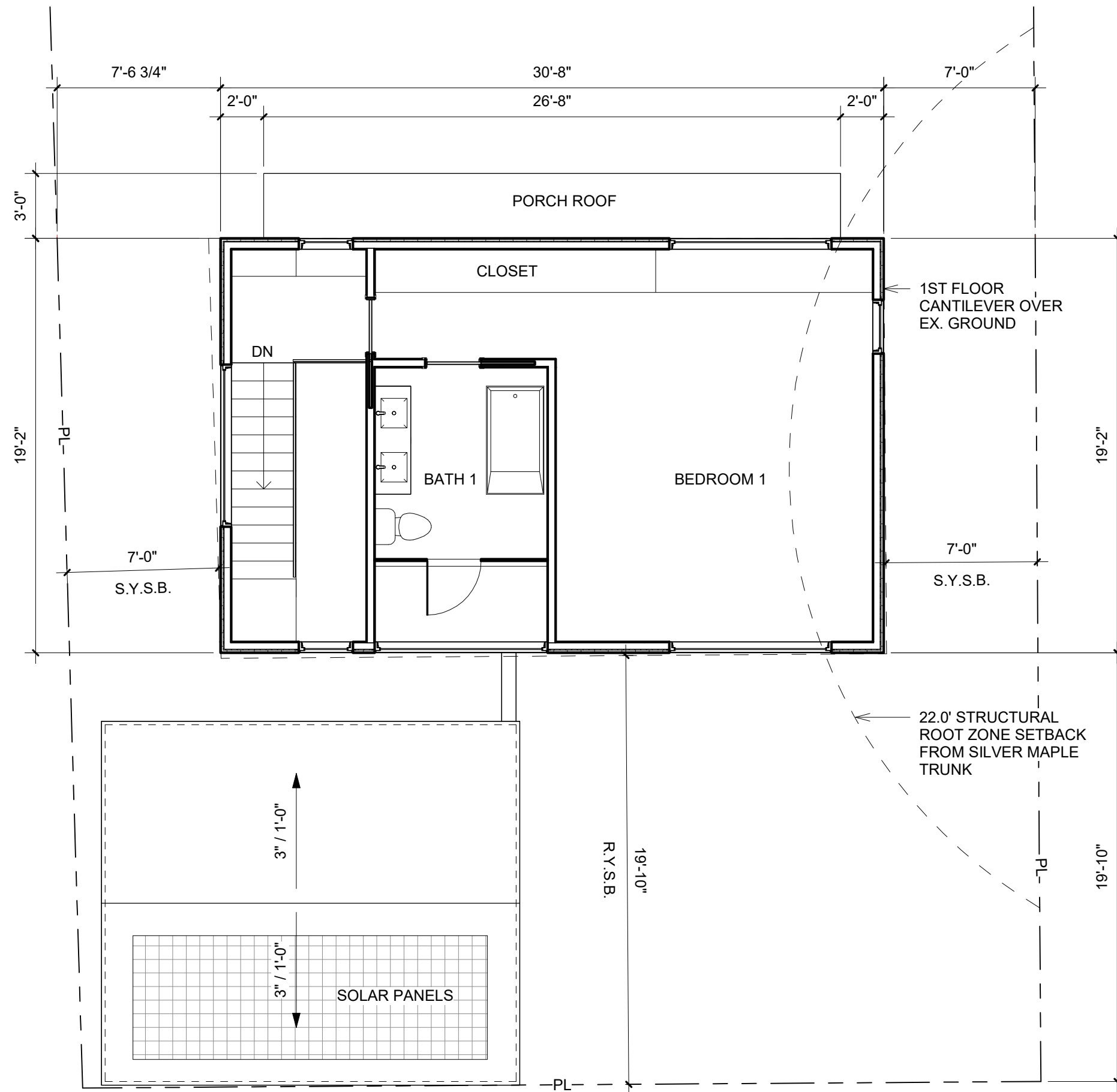


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404A E. ALEXANDRIA AVE., ALEXANDRIA, VA 22301

FLOOR PLAN - FIRST FLOOR

EUSTILUS architecture



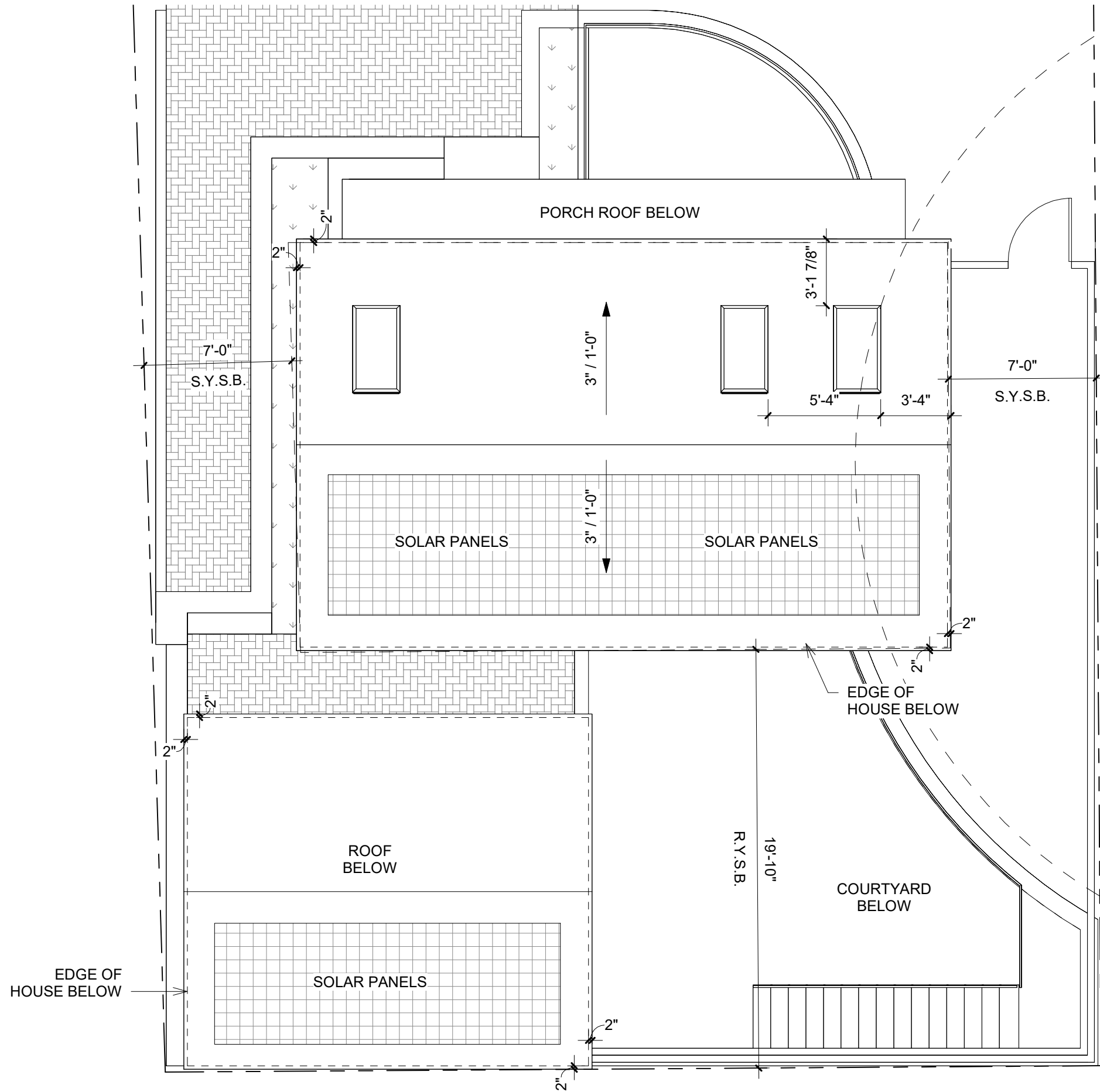
GROSS - TERAN RESIDENCE

404A E. ALEXANDRIA AVE., ALEXANDRIA, VA 22301

FLOOR PLAN - SECOND FLOOR

EUSTILUS architecture

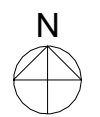
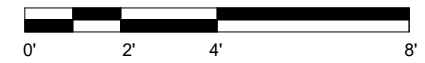
17



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404A E. ALEXANDRIA AVE., ALEXANDRIA, VA 22301

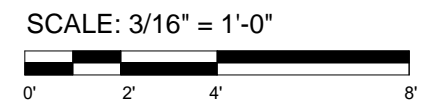
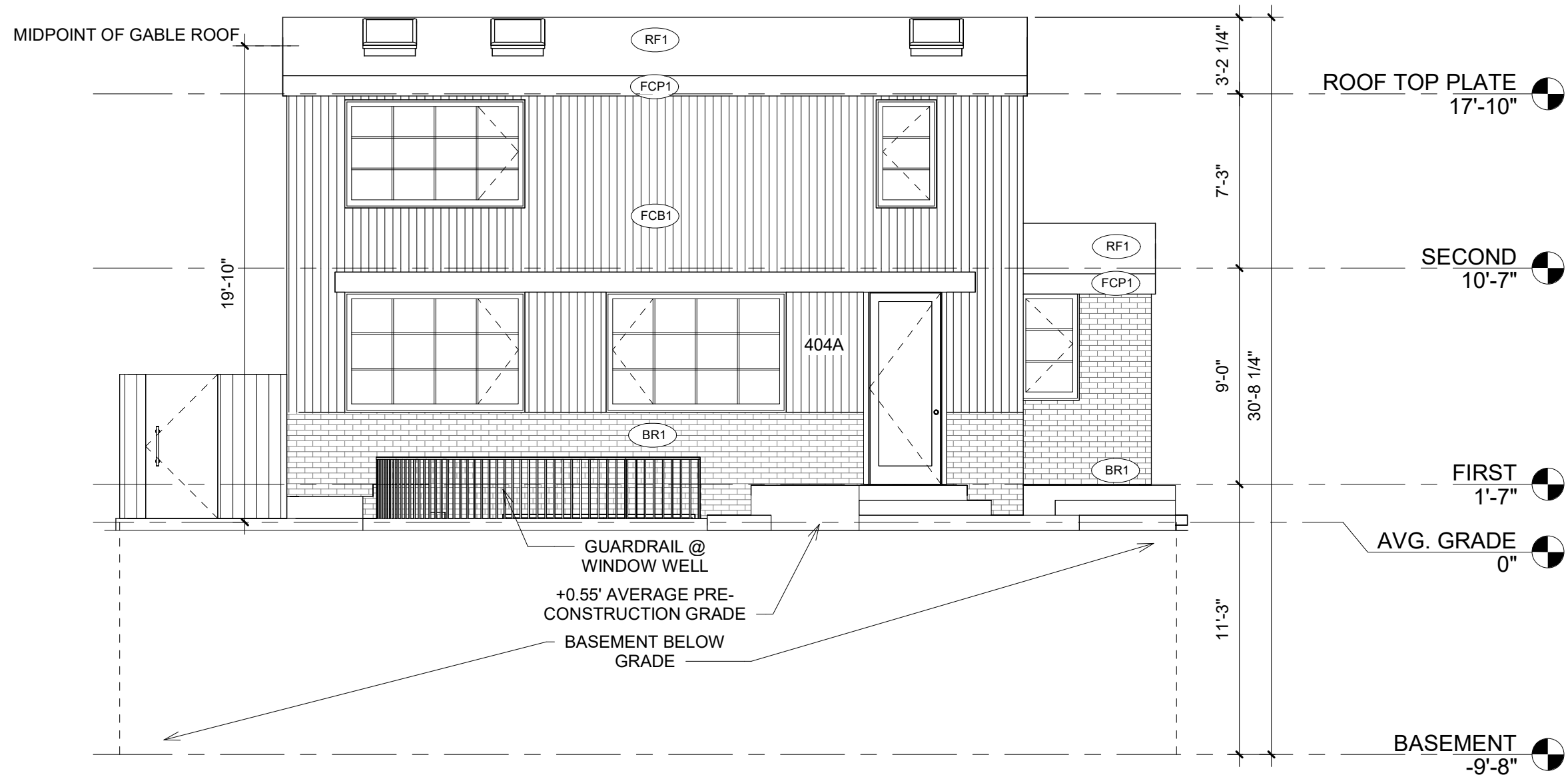
SCALE: 3/16" = 1'-0"



ROOF PLAN

18

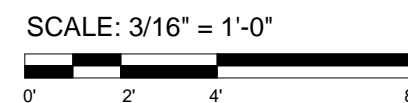
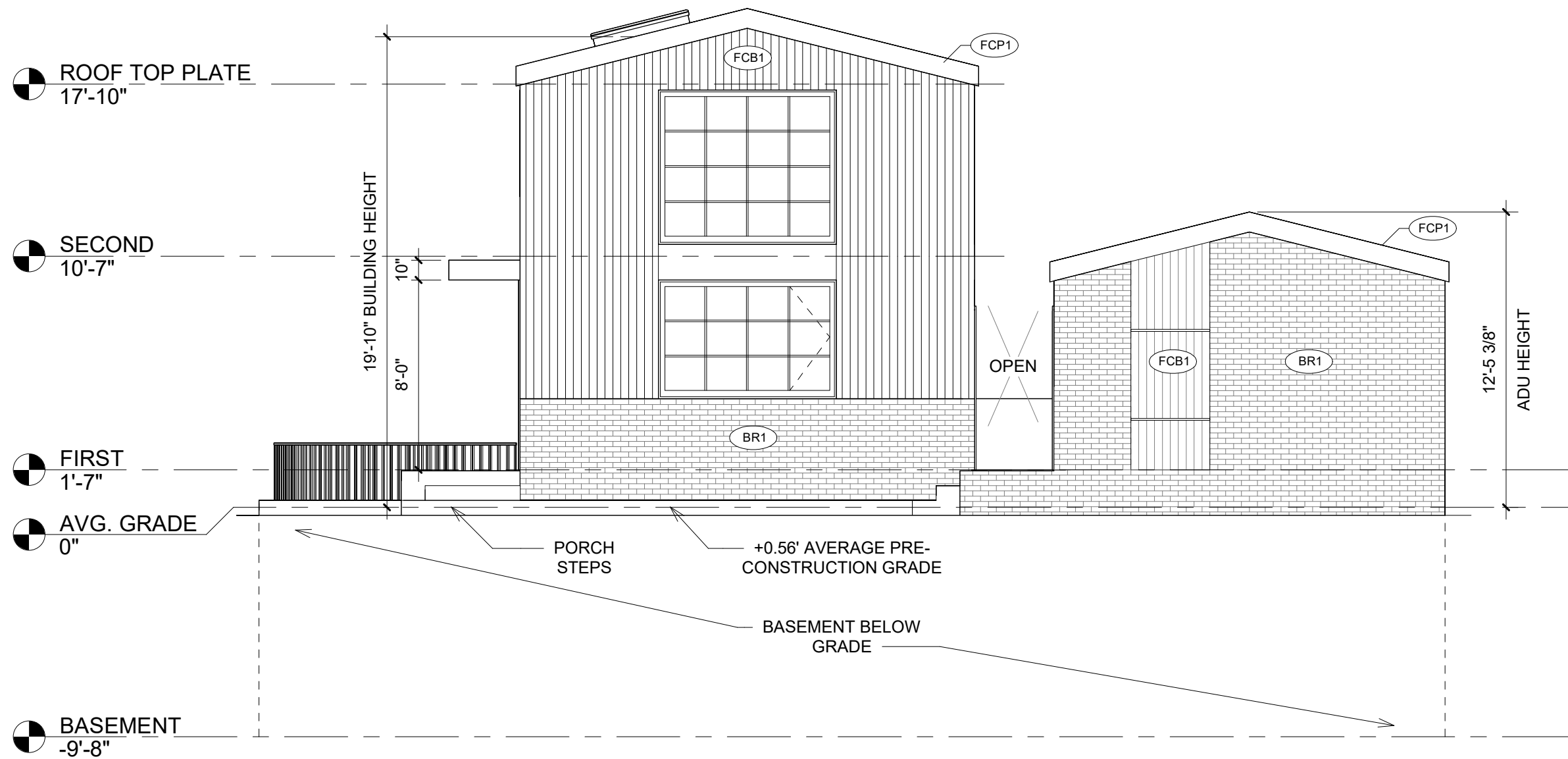
EUSTILUS architecture



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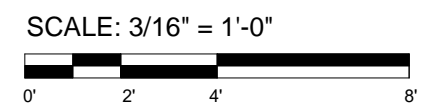
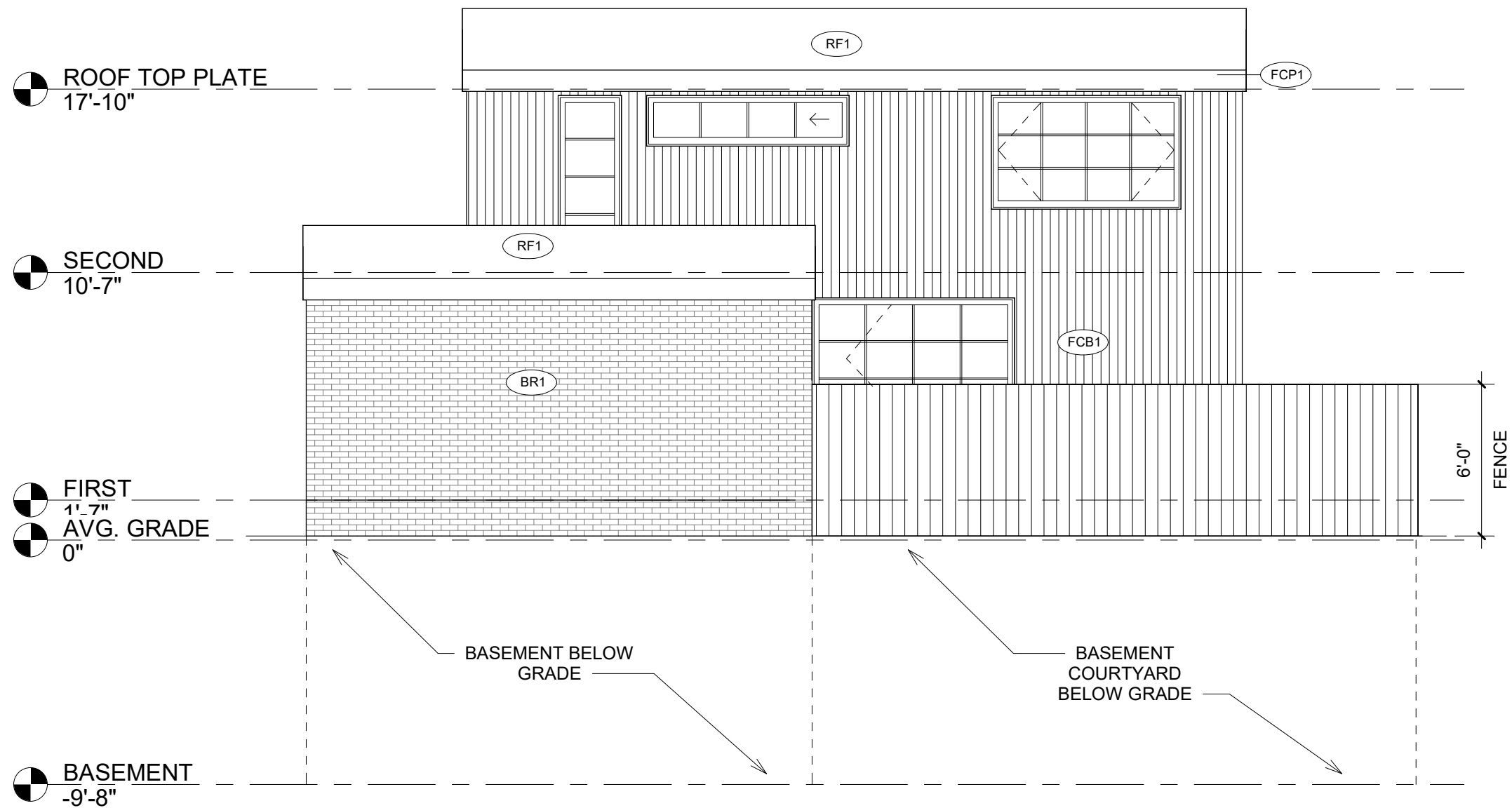
ELEVATION - NORTH | 19
EUSTILUS architecture



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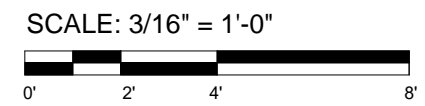
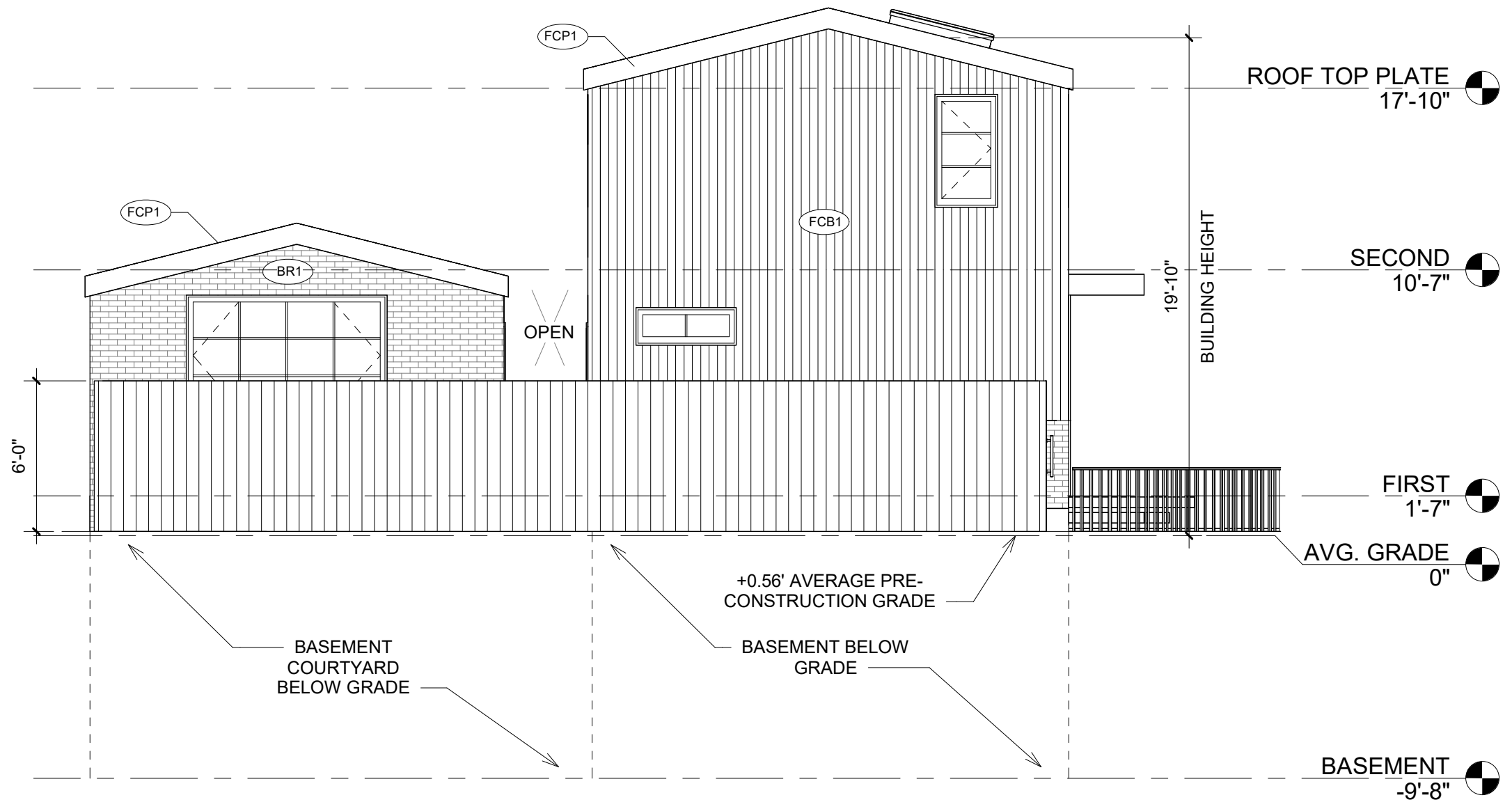
ELEVATION - WEST | 20
 EUSTILUS architecture



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404A E. ALEXANDRIA AVE., ALEXANDRIA, VA 22301

ELEVATION - SOUTH | 21
 EUSTILUS architecture

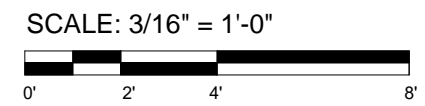
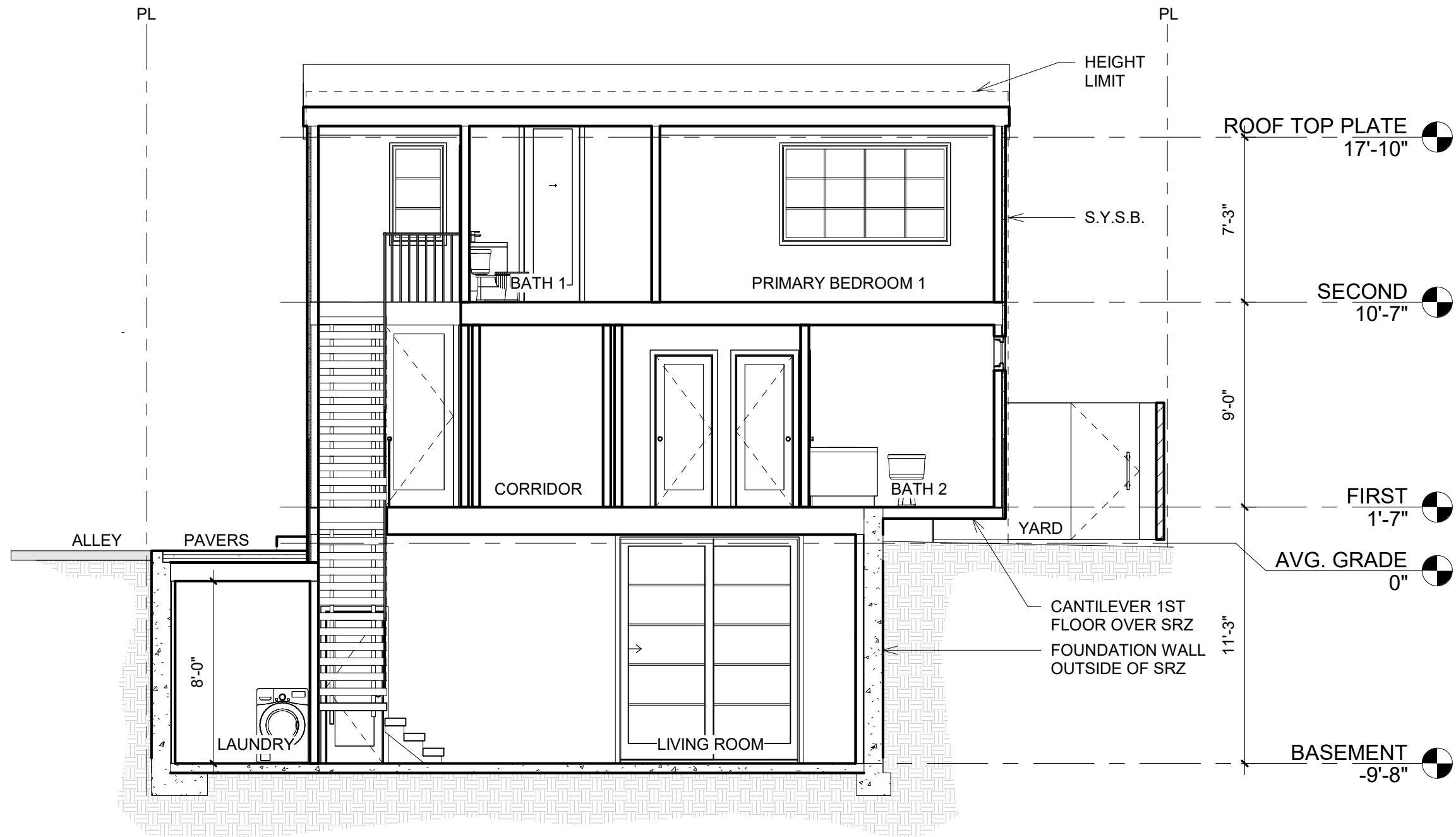


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404A E. ALEXANDRIA AVE., ALEXANDRIA, VA 22301

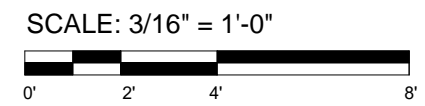
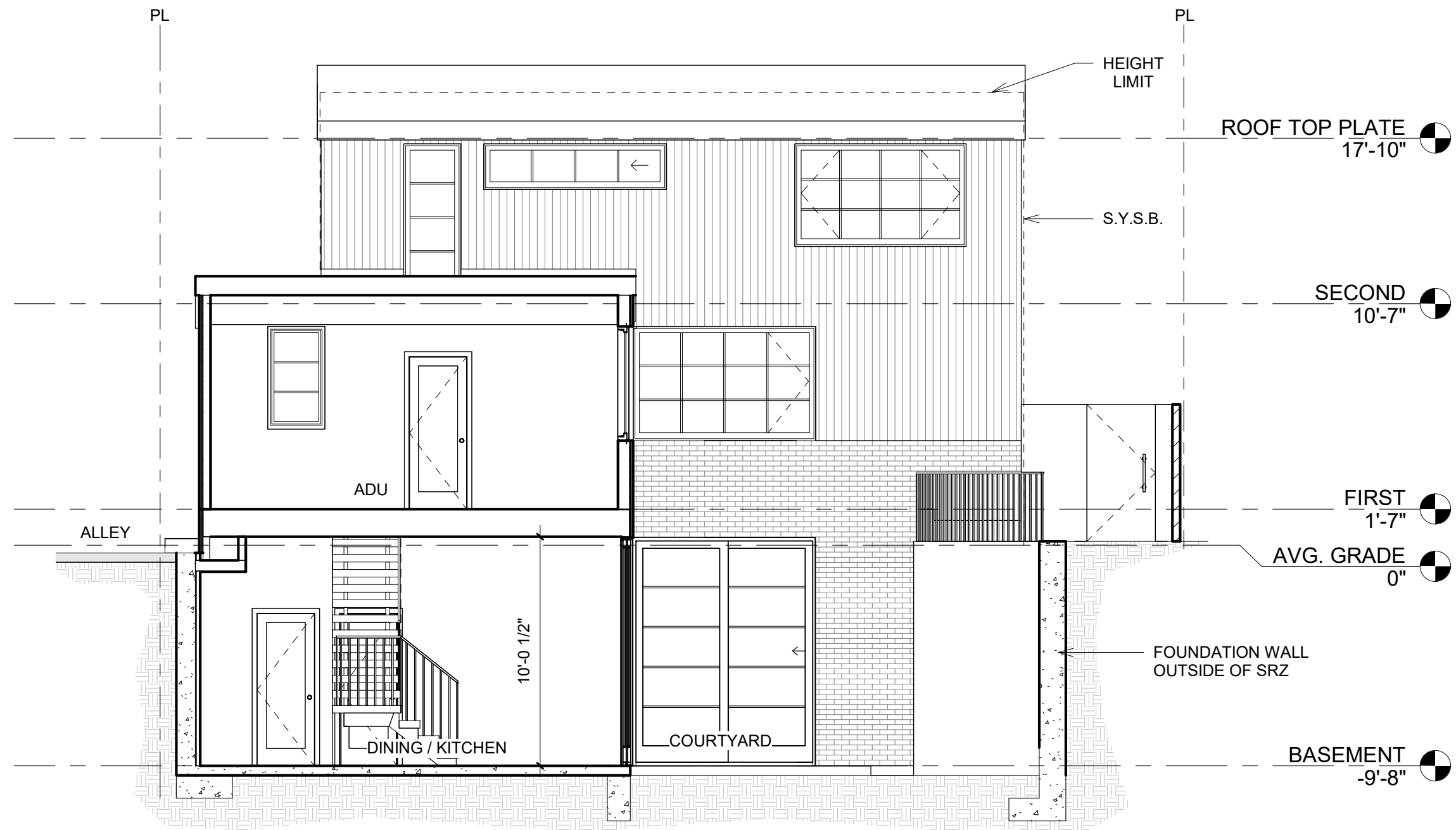
ELEVATION - EAST | 22

EUSTILUS architecture



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 404A E. ALEXANDRIA AVE., ALEXANDRIA, VA 22301

SECTION: EAST - WEST 01 | 23
 EUSTILUS architecture

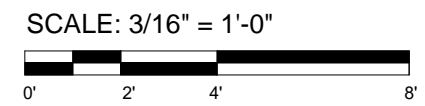
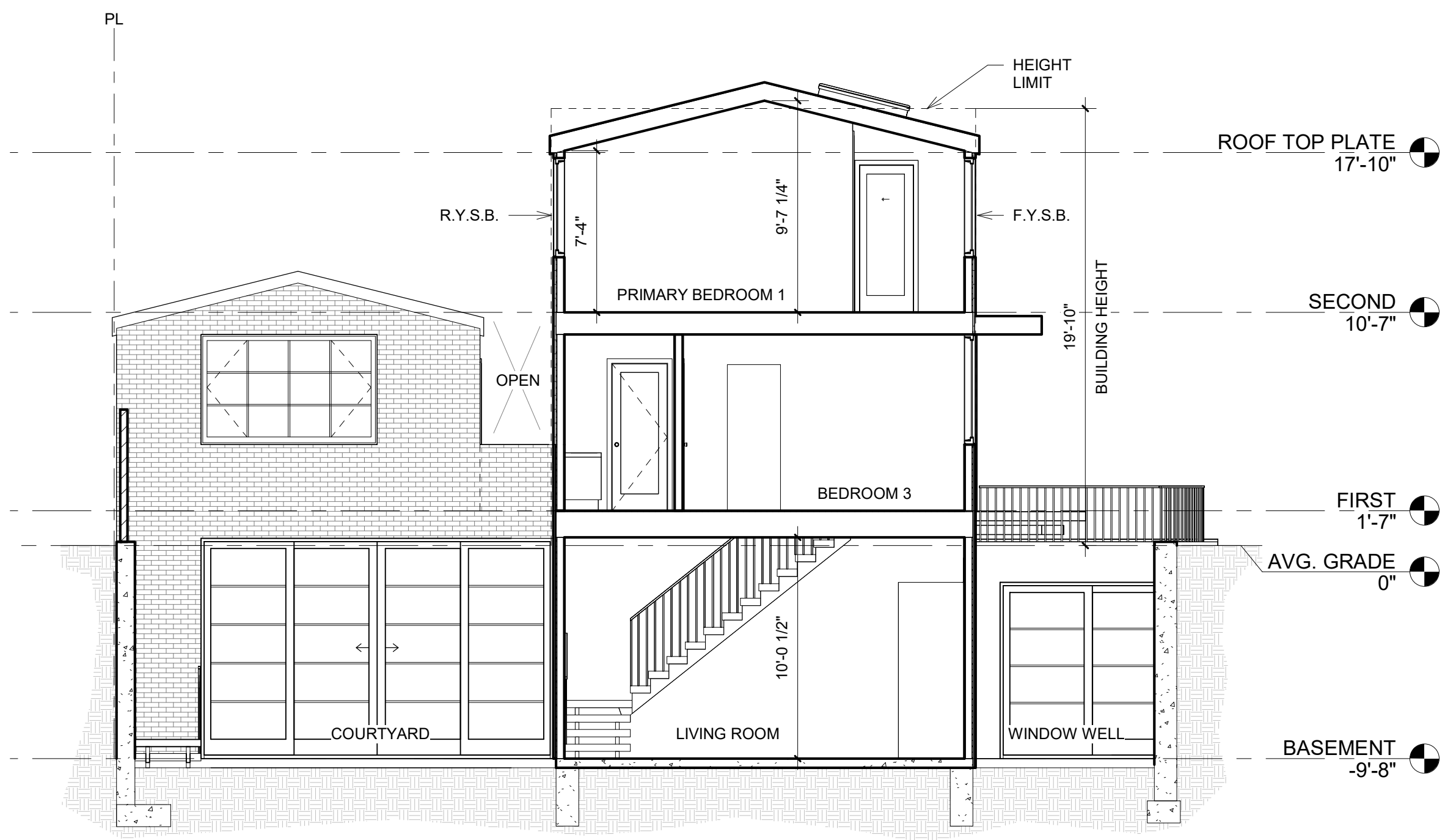


GROSS - TERAN RESIDENCE

404A E. ALEXANDRIA AVE., ALEXANDRIA, VA 22301

SECTION: EAST - WEST 02

EUSTILUS architecture

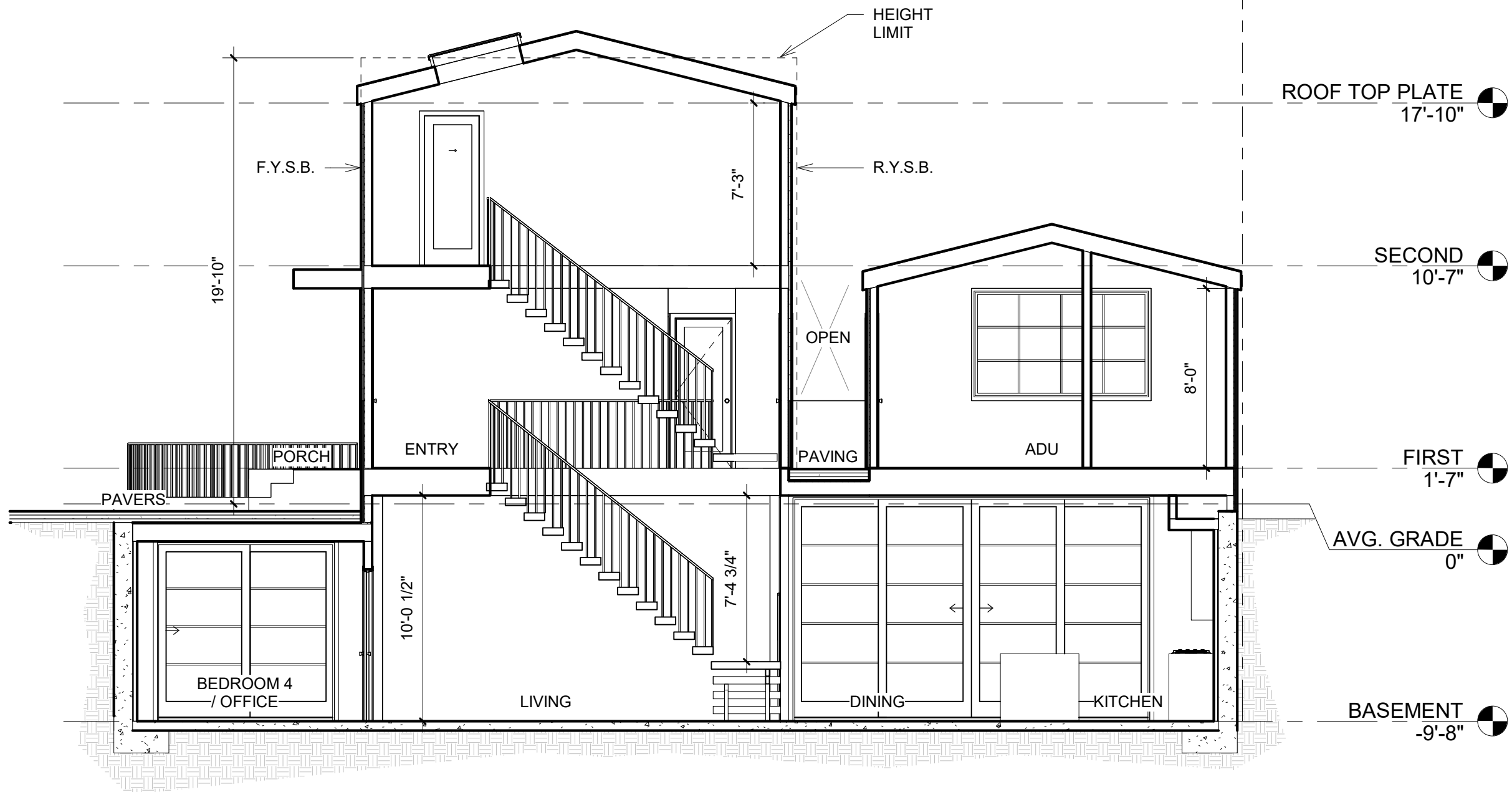


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404A E. ALEXANDRIA AVE., ALEXANDRIA, VA 22301

SECTION: NORTH - SOUTH 01

EUSTILUS architecture



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404A E. ALEXANDRIA AVE., ALEXANDRIA, VA 22301

SECTION: NORTH - SOUTH 02

EUSTILUS architecture



SUMMER SOLSTICE - 9:00 A.M.



WINTER SOLSTICE - 9:00 A.M.



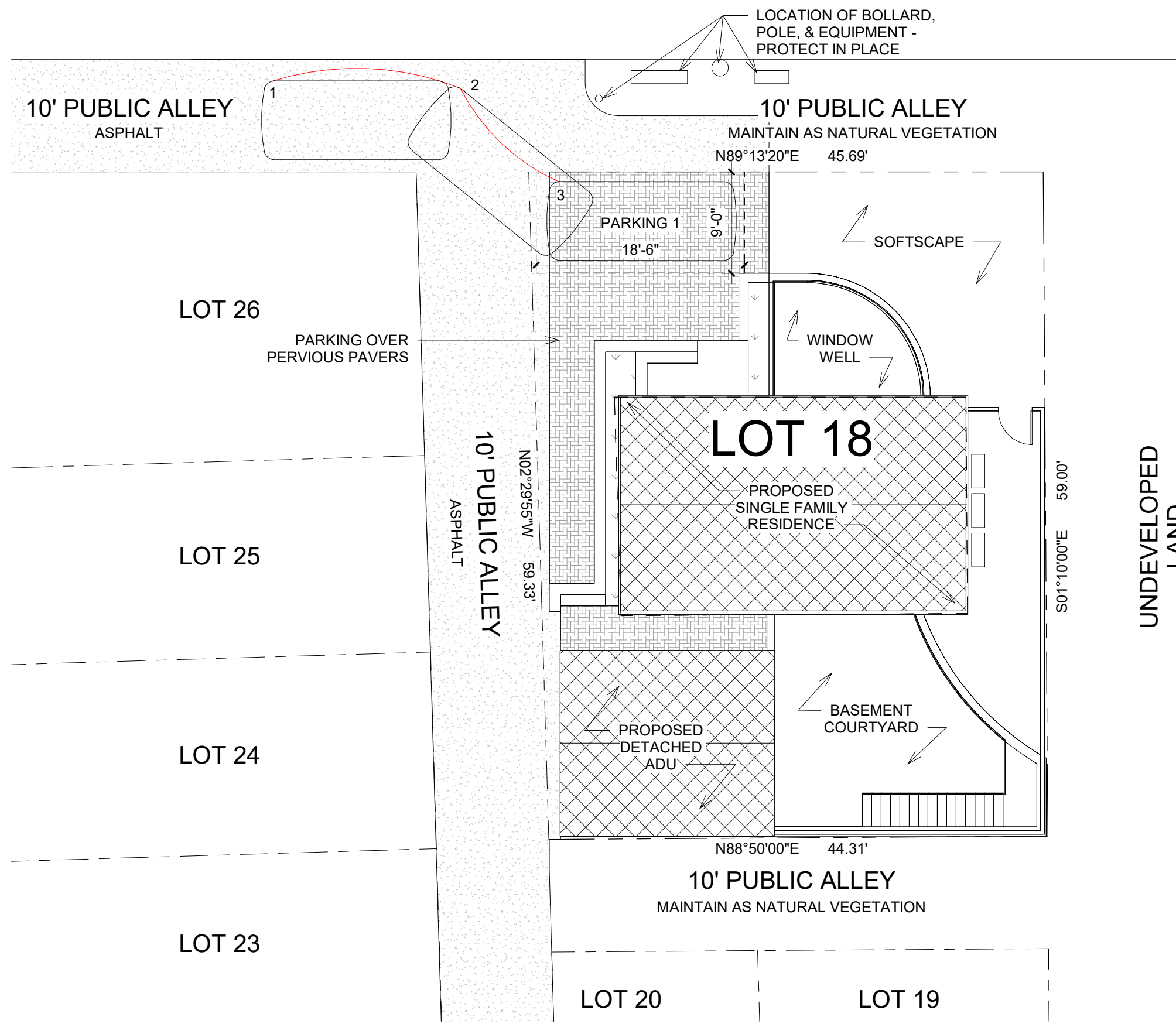
SUMMER SOLSTICE - 12:00 P.M.

WINTER SOLSTICE - 12:00 P.M.



SUMMER SOLSTICE - 3:00 P.M.

WINTER SOLSTICE - 3:00 P.M.

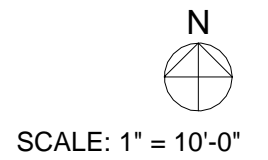


GROSS - TERAN RESIDENCE

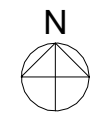
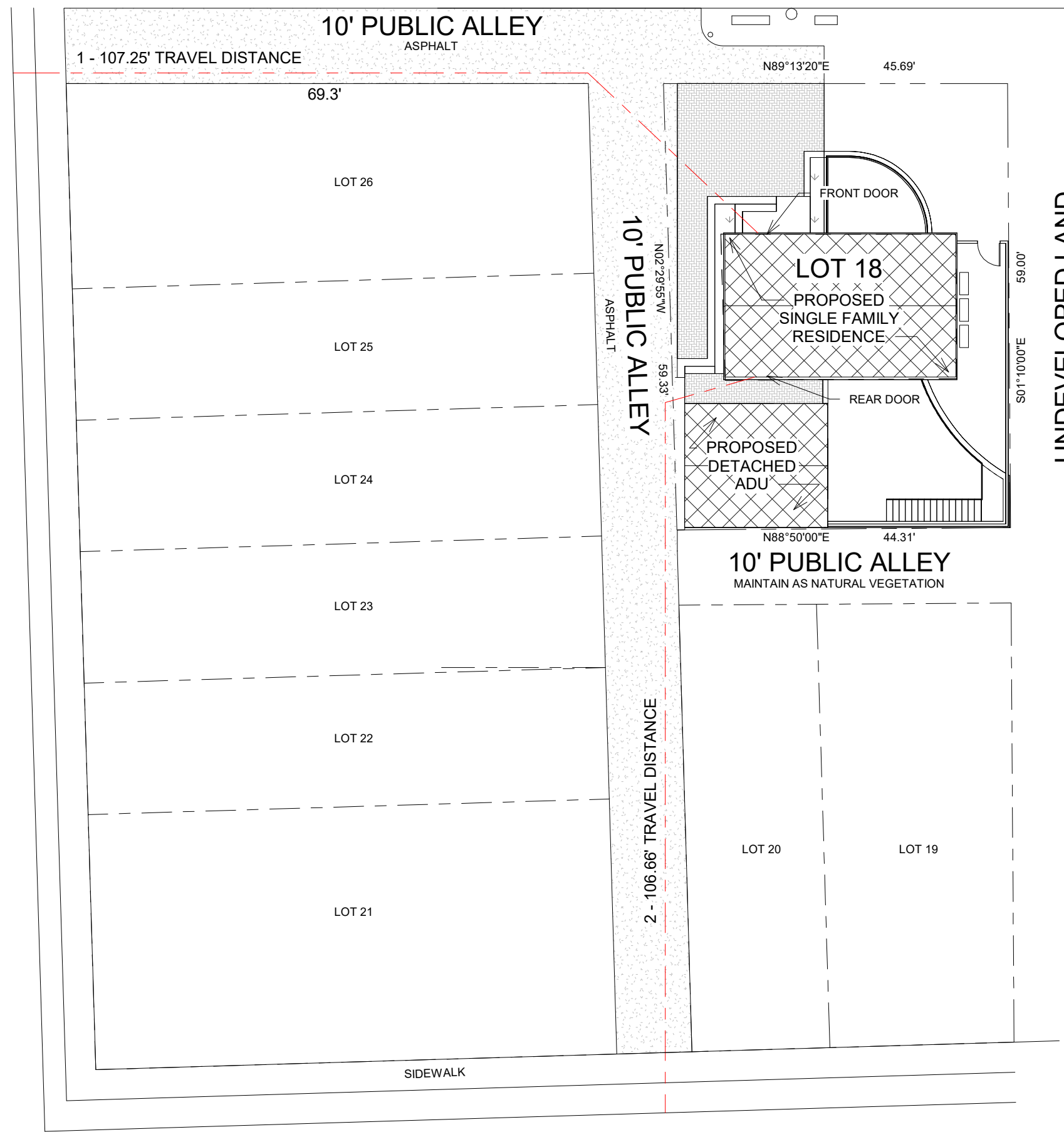
404A E. ALEXANDRIA AVE., ALEXANDRIA, VA 22301

PARKING DIAGRAM
EUSTILUS architecture

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MT. VERNON AVE,



SCALE: 1/16" = 1'-0"

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404A E. ALEXANDRIA AVE., ALEXANDRIA, VA 22301

E. ALEXANDRIA AVE

FIRE ACCESS DIAGRAM

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EUSTILUS architecture

Becker Landscaping & Tree Service
10698 Moore Dr.
Manassas, Va. 20111
703-330-5204

Narrative of Tree Preservation
404 E. Alexandria Ave., Alexandria, Va.

1. All tree preservation activities shall be done according to the City Landscape Guidelines and meet current industry standards as specified by the International Society of Arboriculture and the American National Standards Institute.
2. Excavation and demolition shall occur. Prior to this tree protective fence shall be installed. Signs shall be placed every 50' indicating the tree protection areas. No activity, materials or equipment shall go beyond the tree protective fence which shall remain in place until completion of construction.
3. Root pruning will be performed for trees # 1N-5N along the TPF line. This will be a trench 18" deep without pulling or tearing the roots beyond the trench wall.
4. The canopy coverage requirements will be met through the planting of trees.
5. There are no invasive plants on this lot.
6. There are no "Heritage", "Specimen", "Memorial" or "Street" trees on this lot or neighboring lots.

Bill Becker

ISA Certified Arborist # MA – 0216A
 November 7, 2023

Tree List for 404 E. Alexandria., Alexandria, VA

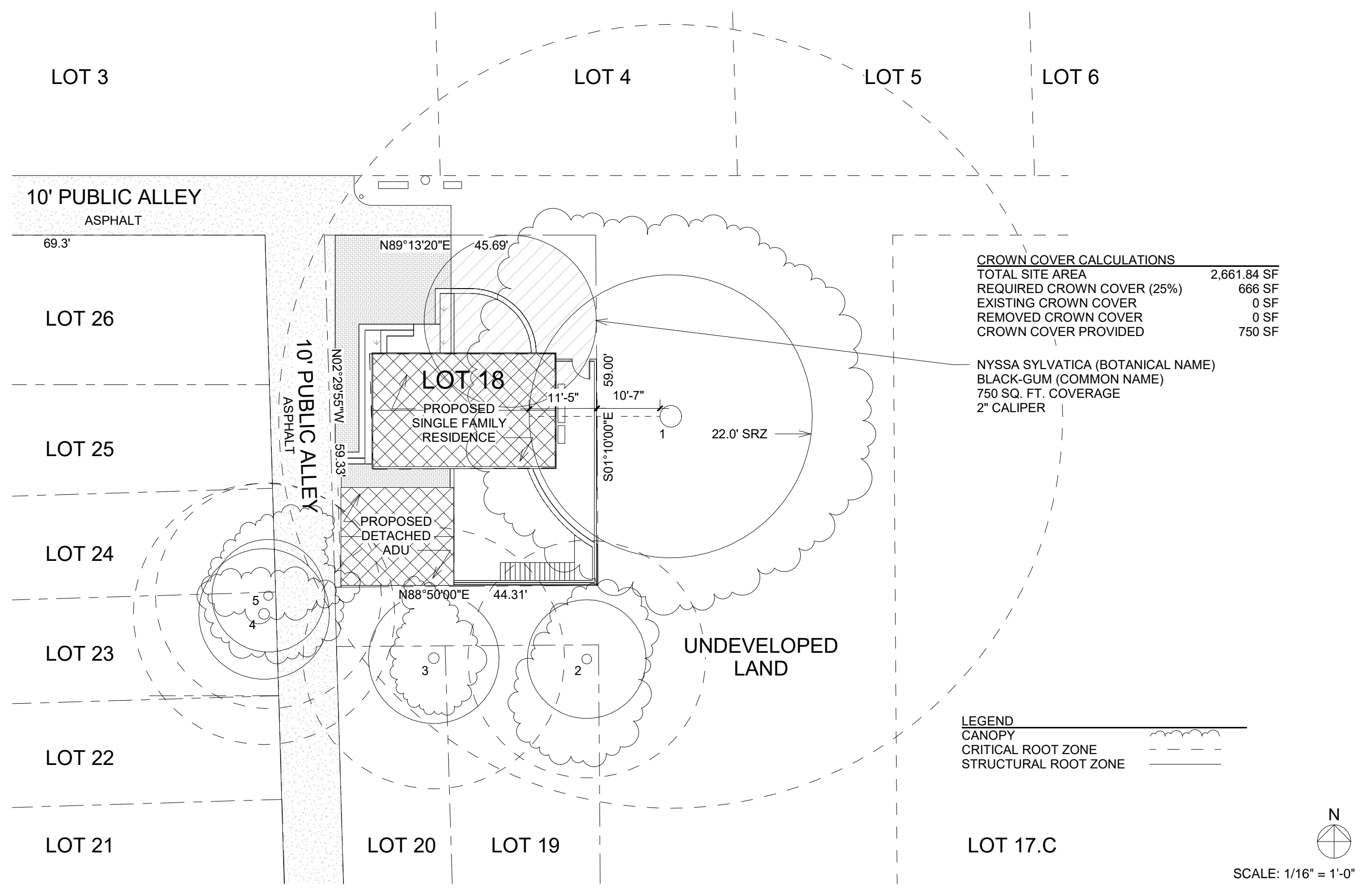
Prepared by Bill Becker, ISA Certified Arborist # MA-0216A November 7, 2023

Lot size = 2,662 s. f. requiring 666 s. f. tree canopy. Existing tree canopy = 0 s. f. Preserved tree canopy = 0 s. f.
 N denotes neighbor's tree. R denotes City Right of Way tree. J denotes jointly owned tree. * denotes not counted for credit.

Tree #	Common Name Botanical name	DBH Height	Health	Comments/Condition	Preservation Measures	Canopy Sq. Ft.
1N	Silver Maple Acer saccharinum	44"	55	Partially topped, cavity in trunk.	Save – install protective fence. Root prune along fence.	N/A
2N	Siberian Elm Ulmus pumila	20"	45	Topped.	Save – install protective fence. Root prune along fence.	N/A
3N	Northern Catalpa Catalpa speciosa	22"	85		Save – install protective fence. Root prune along fence.	N/A
4N	White Mulberry Morus alba	22"	25	Topped.	Save – install protective fence. Root prune along fence.	N/A
5N	Siberian Elm Ulmus pumila	8x4"	75	Declining.	Save – install protective fence. Root prune along fence.	N/A

LANDSCAPE NOTES

1. The property owner and/or applicant, specifier, contractor and installer of plant material are responsible for understanding and adhering to the standards set forth in the most recent version of the city of Alexandria Landscape Guidelines and applicable conditions of approval. All questions regarding application of, or adherence to, the standards and/or conditions of approval shall be directed to the city prior to commencement of demolition, construction, or any land disturbing activity.
2. The City-approved city-approved landscape plan submission, including plant schedule, notes and details shall be the document used for installation purposes and all procedures set forth in the landscape guidelines must be followed.
3. The contractor contractor shall not interfere with any tree protection measures or impact any existing vegetation identified to be preserved per the approved tree and vegetation protection plan.
4. Any changes, alterations or modifications to the site conditions that affect vegetation protection zones will require an amendment to the approved tree and vegetation protection plan and/or details.
5. Installation of plant material may only occur during the planting seasons identified in the landscape guidelines.
6. In lieu of more strenuous specifications, all landscape related work shall be installed and maintained in accordance with the current and most up-to-date edition (at time of construction) of Landscape Specification Guidelines as produced by the Landscape Contractors Association of Maryland, District of Columbia and Virginia; Gaithersburg, Maryland.
7. Substitutions to the approved plant material shall not occur until written approval is provided by the City..
8. Maintenance for this project shall be performed by the owner, applicant, successor(s) and/or assign(s) in perpetuity and in compliance with City of Alexandria Landscape Guidelines and as conditioned by project approval, as applicable.



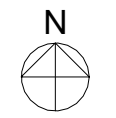
CROWN COVER CALCULATIONS

TOTAL SITE AREA	2,661.84 SF
REQUIRED CROWN COVER (25%)	666 SF
EXISTING CROWN COVER	0 SF
REMOVED CROWN COVER	0 SF
CROWN COVER PROVIDED	750 SF

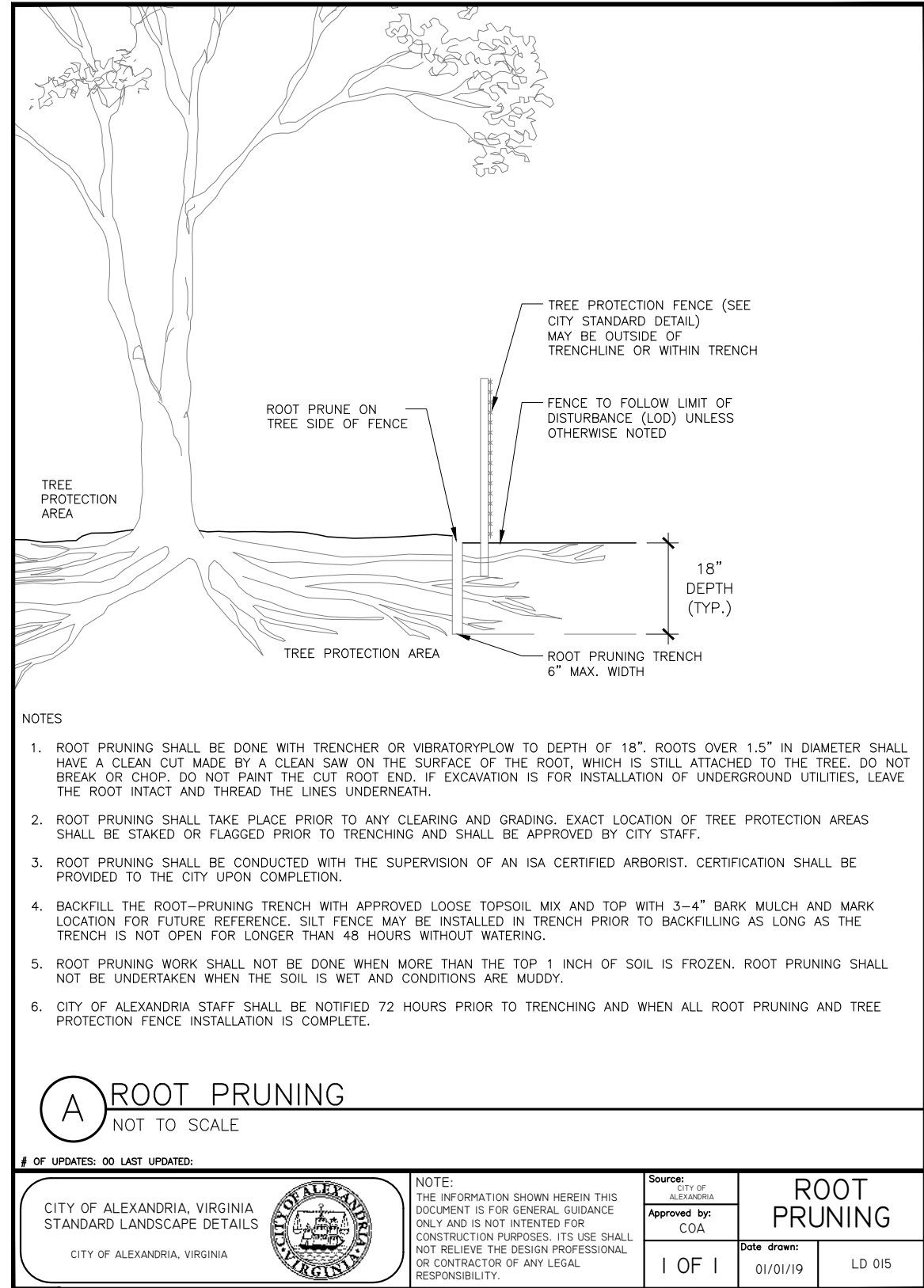
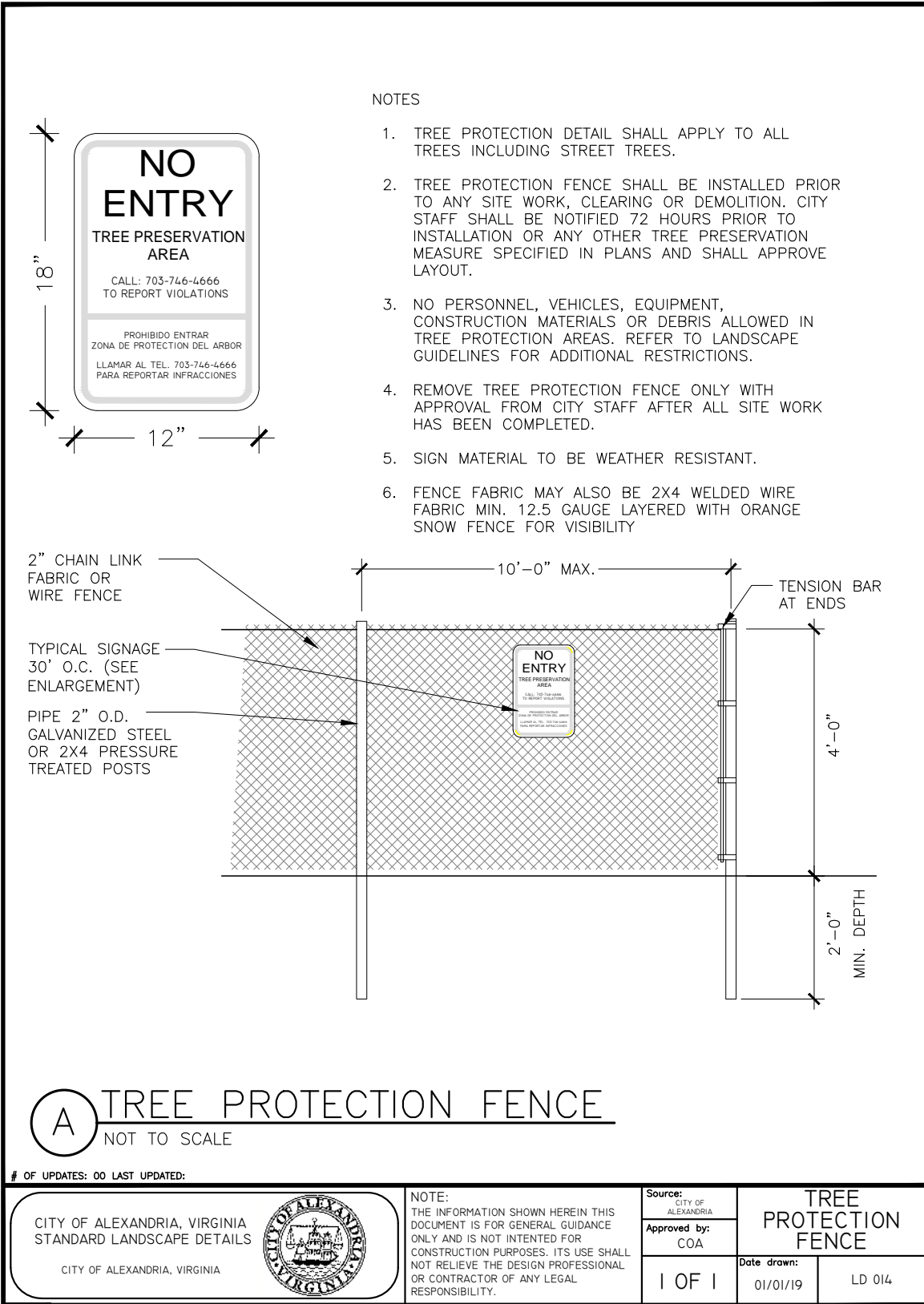
NYSSA SYLVATICA (BOTANICAL NAME)
 BLACK-GUM (COMMON NAME)
 750 SQ. FT. COVERAGE
 2" CALIPER

LEGEND

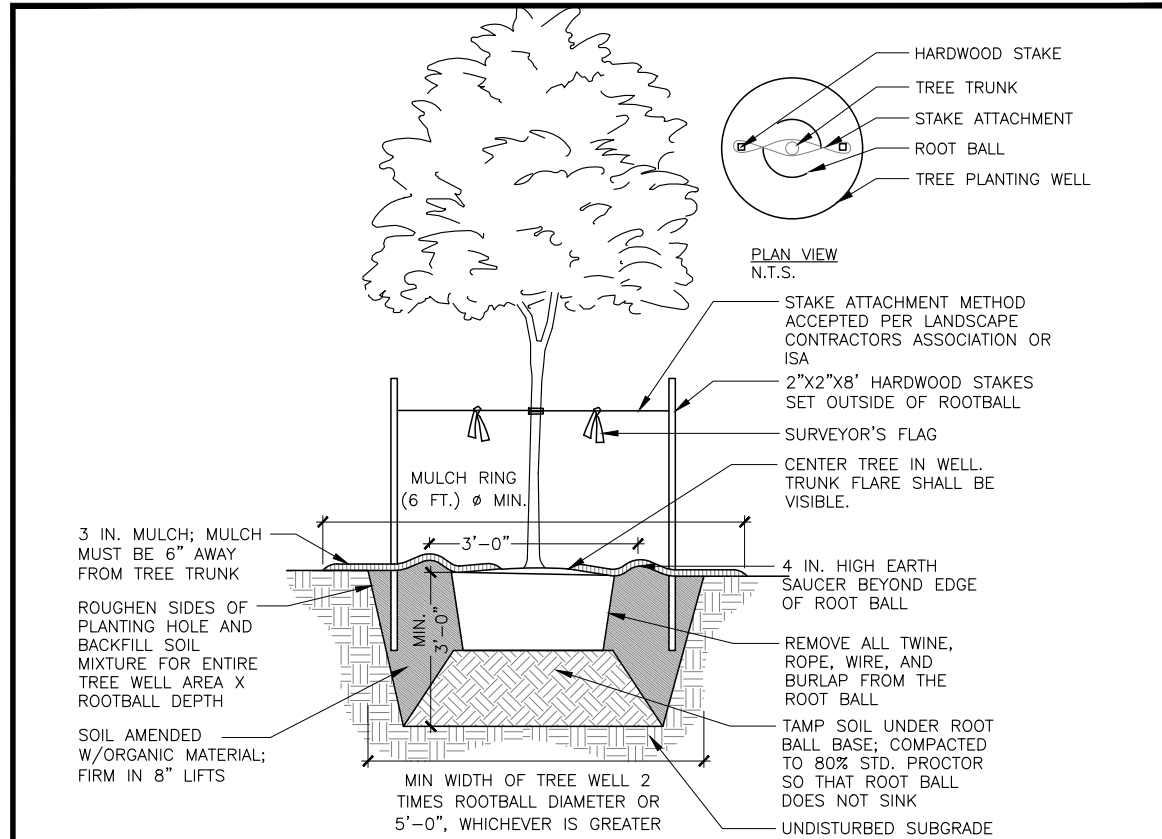
CANOPY	
CRITICAL ROOT ZONE	
STRUCTURAL ROOT ZONE	



SCALE: 1/16" = 1'-0"



SCALE: 1" = 10'-0"



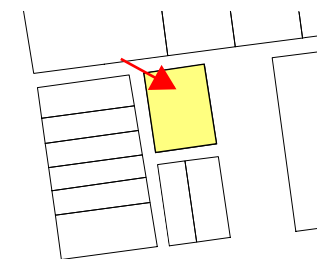
NOTES

1. AT PLANTING PRUNE ONLY CROSSING LIMBS, BROKEN OR DEAD BRANCHES, AND ANY BRANCHES THAT POSE A HAZARD TO PEDESTRIANS PER ANSI STANDARDS A300. DO NOT PRUNE INTO OLD WOOD ON EVERGREENS.
2. CONTRACTOR SHALL MAXIMIZE EXCAVATED AREA FOR TREE WELL WITHOUT ADVERSELY IMPACTING ADJACENT SITE FEATURES
4. UNLESS OTHERWISE DIRECTED BY PROJECT SPECIFICATIONS OR CITY STAFF, SOIL MIXTURE SHALL BE CLEANED OF DEBRIS, AND MEET SOIL COMPOSITION REQUIREMENTS OF CITY OF ALEXANDRIA LANDSCAPE GUIDELINES.
5. TREES PLANTED WITHOUT THE TRUNK FLARE VISIBLE WILL BE REJECTED.
6. ALL PLANTS MUST BE WATERED AT INSTALLATION AND AGAIN WITHIN 48-HOURS OF INSTALLATION, ESTABLISHMENT WATERING SHALL BE PER THE SPECIFICATIONS ON ALL DETAILS.
7. STAKES WILL BE INSTALLED USING ARBORICULTURE PRACTICES, TREES SHALL STAND PLUM AFTER STAKING.
8. INSTALLATION WILL INCLUDE THE REMOVAL OF ALL STAKING MATERIAL ONE YEAR AFTER INSTALLATION. ANY HOLES LEFT BY REMOVING STAKING SHALL BE FILLED WITH APPROVED TOPSOIL / BACKFILL MIXTURE.
9. CONTRACTOR SHALL USE GALVANIZED EYESCREW & TURNBUCKLE INSTEAD OF ARBOR TIE ONLY FOR TREES OF SIGNIFICANT SIZE AS DIRECTED BY CITY STAFF.

A DECIDUOUS TREE PLANTING
NOT TO SCALE

OF UPDATES: 01 LAST UPDATED: 12/02/2019

CITY OF ALEXANDRIA, VIRGINIA STANDARD LANDSCAPE DETAILS CITY OF ALEXANDRIA, VIRGINIA		NOTE: THE INFORMATION SHOWN HEREIN THIS DOCUMENT IS FOR GENERAL GUIDANCE ONLY AND IS NOT INTENDED FOR CONSTRUCTION PURPOSES. ITS USE SHALL NOT RELIEVE THE DESIGN PROFESSIONAL OR CONTRACTOR OF ANY LEGAL RESPONSIBILITY.	Source: CITY OF ALEXANDRIA	DECIDUOUS TREE PLANTING	
			Approved by: COA		
			1 OF 1	LD 001	

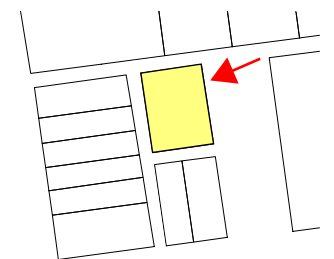


GROSS - TERAN RESIDENCE

404A E. ALEXANDRIA AVE., ALEXANDRIA, VA 22301

VIEW OF FRONT AND SIDE FACADES

EUSTILUS architecture



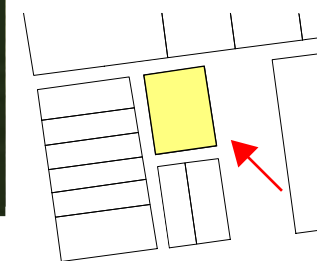
GROSS - TERAN RESIDENCE

404A E. ALEXANDRIA AVE., ALEXANDRIA, VA 22301

VIEW FROM UNDEVELOPED LAND LOOKING AT EAST FACADE

EUSTILUS architecture

37



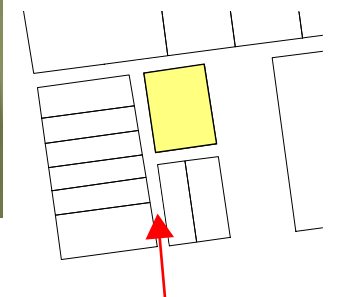
GROSS - TERAN RESIDENCE

404A E. ALEXANDRIA AVE., ALEXANDRIA, VA 22301

VIEW FROM UNDEVELOPED LAND ALONG E. ALEXANDRIA AVE.

EUSTILUS architecture

38

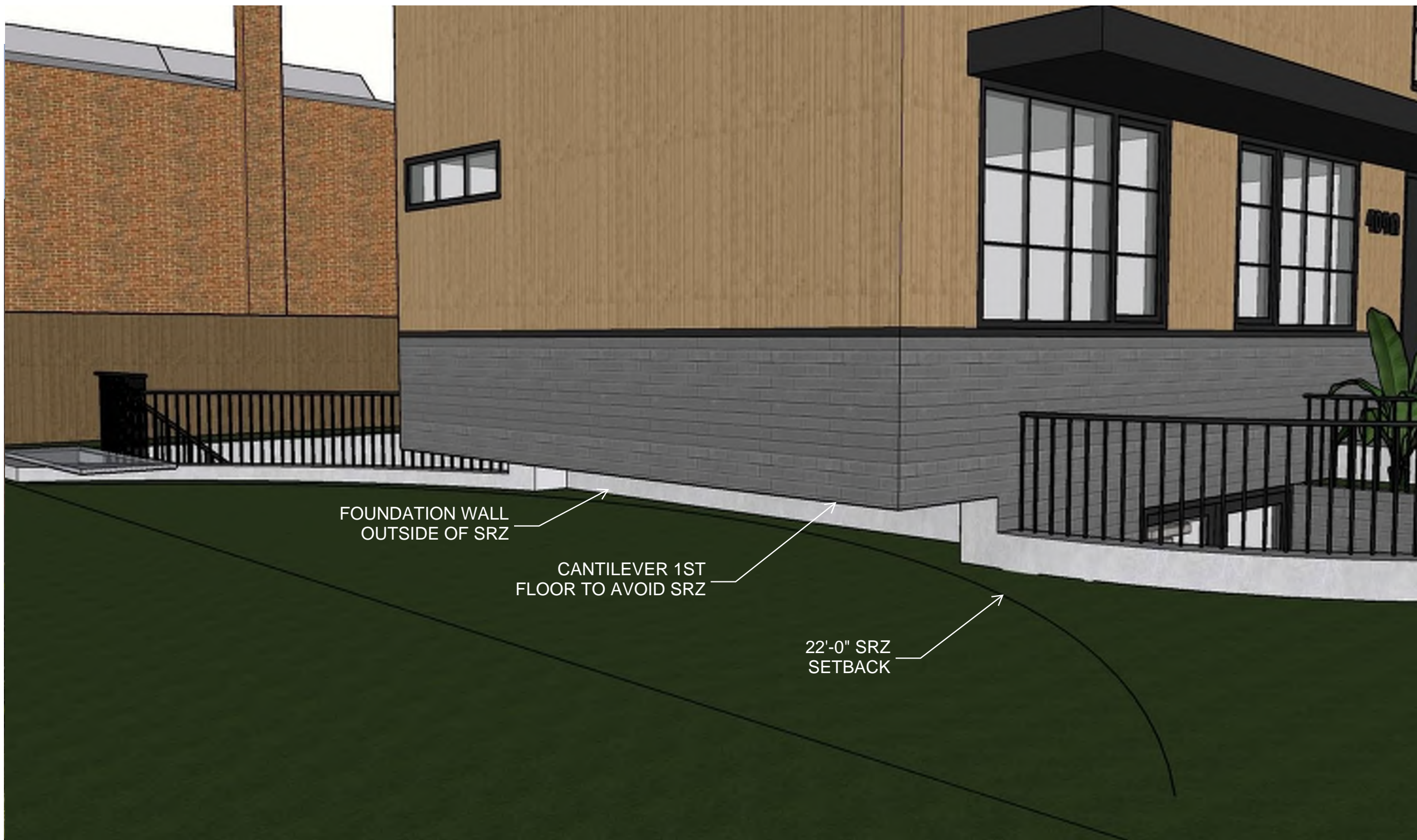


GROSS - TERAN RESIDENCE

404A E. ALEXANDRIA AVE., ALEXANDRIA, VA 22301

VIEW FROM MT. VERNON AVE. ALLEY ENTRY

EUSTILUS architecture



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404A E. ALEXANDRIA AVE., ALEXANDRIA, VA 22301

CANTILEVER OVER SRZ
EUSTILUS architecture

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THE ORIENTATION OF THE HOUSE IS EAST TO WEST WHICH IS THE SAME DIRECTION FOR THE HOMES ALONG MT. VERNON AVE.

DIVIDED LITES ARE A COMMON FEATURES IN WINDOWS THROUGHUOT DEL REY.

THE MAJORITY OF DEL REY HOMES HAVE PORCHES OR AWNINGS OVER THEIR FRONT DOORS. THIS CANTILEVER ROOF COMPLEMENTS THIS FEATURE.

THE GABLE ROOF IS A DOMINANT FEATURE FOR THE HOMES ALONG E. ALEXANDRIA AVE. THE ROOF HEIGHT IS LOWER THAN ALL ADJACENT HOME TO MINIMIZE THE SIZE OF THE STRUCTURE.

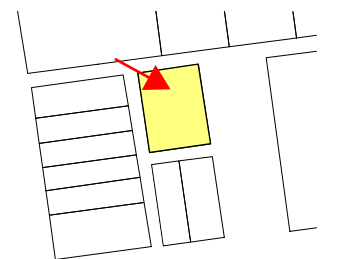
THE GABLE ROOF ALLOWS FOR SOLAR PANELS TO BE INSTALLED ON THE SOUTH FACING ROOF OF THE MAIN HOUSE AND ADU.

THE EIGHT ADJACENT HOMES ALONG MOUNT VERNON AVE. ARE ALL NARROW WITH A SIMILAR WIDTH.

THE FIBER CEMENT SIDING COMPLEMENTS THE HOMES ALONG E. ALEXANDRIA AVE.

THE BRICK SIDING COMPLEMENTS THE HOMES ALONG MOUNT VERNON AVE

PERVIOUS PAVERS ALLOW FOR WATER FILTRATION TO NATIVE SOIL



GROSS - TERAN RESIDENCE

404A E. ALEXANDRIA AVE., ALEXANDRIA, VA 22301

MATERIAL COMPATIBILITY

EUSTILUS architecture

From: Yashin yashin5@gmail.com

Sent: Tuesday November 7, 2023 3:13 PM

To: Rachel M Drescher <rachel.drescher@alexandriava.gov>; landuse@delraycitizen.net

Subject: Special Use Permit for 404-A East Alexandria Ave

Dear Ms. Drescher and the DRCA Land Use Committee,

We live and own one of the properties surrounding 404A East Alexandria Ave, the property for which there has been a Special Use Permit application. We would like to express our concern regarding the plans for this property.

Our concerns:

- 1) **Neighborhood character** the plans are completely inconsistent with the character of the neighbourhood, including in lot size and style.
- 2) **Safety:** Since the proposed construction would have no street frontage, there would be reduced access to emergency and fire services, as the alleyway does not provide enough width for a fire engine to get through. Currently, city workers must walk into the alley for trash pickup because the alley is so narrow. If that house were to catch fire, it would definitely endanger all surrounding houses.
- 3) **Electricity service implications:** Construction would also impact the electric lines that run overhead through the lot, and how this would be resolved is unclear.
- 4) **Reduced lighting in surrounding houses:** The proposed house would reduce natural lighting to the back of the houses on E Alexandria and Mount Vernon that currently surround the lot.
- 5) **Tree** Plan execution would certainly require damaging the root system of a large tree at the edge of the lot that is on city property, effectively killing it.
- 6) **Safety:** Car access to the proposed construction would be through the alley that runs from Mount Vernon to East Alexandria. The alley has poor vision clearance since it was meant for infrequent traffic.

In short, we are strongly against the proposed construction and hope our concerns are heard.

Sincerely

Yashin Lin and Mark Lim

1407 Mount Vernon Ave

Alexandria VA 22301

From: Alicia Montgomery <lishmo.202@gmail.com>
Sent: Tuesday, November 7, 2023 1:17 PM
To: Antoine D Pierce <antoine.pierce@alexandriava.gov>
Subject: [EXTERNAL]Opposition to SUP2023-00076

Dear Mr. Pierce,

I am writing to express my strong opposition to the granting of a Special Use Permit for the construction of a new home in the Del Ray neighborhood of Alexandria, Virginia. While I appreciate the need for development and growth, I believe that the proposed plans for this new home do not align with the character of our neighborhood and raise several significant concerns that need to be addressed.

1) Incompatibility with the Neighborhood Character:

The proposed plans for the new home do not conform to the character of our neighborhood. It lacks street frontage, which is an essential element of Del Ray's aesthetic, and does not meet the minimum lot-size standards for new builds. This nonconformity could potentially set a precedent for other out-of-character developments, threatening the overall charm and appeal of the neighborhood.

2) Harm to Surrounding Trees:

The construction of this new home could potentially harm the mature trees that surround the build site. Overhead branches and the root structure of these trees may be adversely affected, leading to long-term damage or loss of our precious green canopy. Preserving our trees is vital for the well-being of our neighborhood and its residents.

3) Reduction of Natural Light and Light Pollution:

The new construction could result in a reduction of natural light available to the surrounding homes. This would not only diminish the quality of life for current residents but also add to light pollution, disrupting the serenity of our micro-neighborhood at night. We cherish the peacefulness and natural beauty of our area and wish to protect it.

4) Safety Concerns:

The proposed development may hinder access for fire engines and emergency medical services in the event of emergencies. This could put residents at risk and decrease response times, which is a crucial safety concern that cannot be overlooked.

5) Impact on Electric Lines:

The construction may have an adverse impact on the electric lines to surrounding homes, potentially leading to power outages or disruptions in the neighborhood. The reliability of utility services is essential for residents, and we must ensure that this is not compromised.

6) Negative Impact on Property Values:

The construction of a new home that does not conform to the neighborhood's standards and character could negatively affect property values in the surrounding area. This, in turn, could have financial repercussions for homeowners who have invested in the community.

I urge you to carefully consider these concerns and take into account the well-being and interests of the residents of Del Ray and the micro-community that this project impacts directly. I respectfully request that you deny the Special Use Permit for the proposed new home until a more suitable and harmonious plan can be developed.

Thank you for your attention to these important matters. I trust that you will make decisions that are in the best interests of our beloved Del Ray neighborhood and its residents.

Sincerely,

Alicia Montgomery, owner-resident

406 E. Alexandria Ave

Alexandria, VA 22301

phone 202-689-9617



Nov. 20, 2023

Karl W. Moritz, Director
Department of Planning and Zoning
City of Alexandria
City Hall, Room 2100
Alexandria, VA 22314

RE: SUP2023-00076
404A E. Alexandria Ave

Dear Mr. Moritz,

At the Nov. 8 membership meeting, the Del Ray Citizens Association (DRCA) voted to oppose the new single family residence with a “detached” Accessory Dwelling Unit on a substandard lot at 404 E Alexandria Ave for the following reasons:

1. The proposed project does not meet the historical development pattern of Del Ray by not having street frontage.
2. Fire truck and life safety emergency access to the site.
3. Stormwater management on the site due to the historical flooding concentrated on the western end of the 400 block of E. Alexandria Ave.
4. The exclusion of the basement from the FAR calculation and setbacks is questionable as we do not think it meets the zoning requirements for being below the average grade calculation based on the proposed basement exterior walls in the courtyard.
5. Utility impact on the neighbors due to the numerous overhead electrical wires, the outflow connection for stormwater, and the construction issues with the site.
6. Impact of proposed construction on trees both on city owned and neighbors' properties.



7. Vision clearance at alley entrances.

The Del Ray Citizens Association Land Use Committee (DRCA LUC) held a public Zoom meeting on Tuesday, Nov. 7, 2023. The applicant presented the SUP application that had been submitted to the City. Members of the community who were in attendance were given the opportunity to ask questions and provide comments. On Wednesday, Nov. 8, 2023, during the regular DRCA Zoom membership meeting, an abbreviated presentation was made and the motion set forth by the LUC was discussed.

The historical development pattern in Del Ray is to have houses that front on a street. Although alley homes exist in Old Town, it is not part of Del Ray's development and the proposal was not supported.

One of the main concerns of the neighbors was the potential restricted fire and life safety emergency vehicle access to the site due to the fact it does not have street frontage. The public alleys are only 10' wide and even the trash and recycling trucks cannot make it through the alleys. The various contractors currently pull the trash & recycle cans down the alley to the trucks parked on the street as the alley is too narrow.

The western end of E. Alexandria Ave near Mt. Vernon Ave has experienced numerous major floods during rain storms. The applicant was advised that the subterranean courtyard they are proposing will be exposed to flooding when these storms occur, with the potential of 3 -4 feet of stormwater entering the house as has happened to other residences. While it is conceivable that stormwater management features could mitigate the rain that could build up in the courtyard, it will take more than a sump pump dumping water onto grade to control the water. Tying into city storm drains will be necessary, and it is unclear at this time how the applicant would propose to deal with the water.

The project as designed is dependent on the basement square footage being excluded from the FAR calculation, and the assumption that because the basement does not count as FAR, the ADU is considered detached even though there are continuous interior spaces between the primary dwelling and the ADU. The LUC questioned whether the basement would comply for being below the average grade calculation. In addition, the setbacks do



not appear to be in compliance. It appears the foundation will project into the public alleys for the portion of the basement that is shown against the property lines.

The neighbors were also concerned about the numerous overhead electrical lines that supply power to their homes. The lines are fed off of a power pole that is at the north end of the project site and criss-cross overhead. Although the applicant stated he had had discussions with Dominion Power, an actual plan for how their homes would remain in service cannot be developed until the project is approved and the neighbors were left questioning what would happen.

There are also construction issues to be addressed in accessing the site due to the narrow alleys. The proposed structures encompass most of the site and there is not enough site available to use for staging during construction. The applicant stated that craning building materials over the row houses on Mt. Vernon was not feasible.

There are three trees on adjacent property whose root zones would be impacted by the retaining walls of the subterranean courtyard. Two are in the rear corners of 404 and 406 E. Alexandria and the other is on City-owned property adjacent to the site. The applicant has had discussions with the City Arborist about the City owned tree, but it appears the trees on the neighbors' properties have not been addressed.

Lastly, though an existing condition, the vision clearances at the alley entrances was pointed out by the neighbors as being potentially hazardous.

While we understand that the applicant is treating this as a feasibility study and does not want to invest too much time or money into the project before confirming if it is a buildable lot, the DRCA feels like there are too many unanswered variables regarding the proposed house and substandard lot. For these reasons, we cannot support the application.

During the meeting, the applicant stated that he intended to rent out the house and ADU. This information brought up the question of how this could be allowed, as zoning code section 7-203.B.6 Accessory dwellings, states that "the owner of the property shall maintain the property as their primary residence at the time the permit required by





7-203(A), above, is issued.” Requiring owner occupancy of either the primary dwelling or the ADU was of paramount importance when the DRCA originally supported the ADU ordinance. This was in order to control the use of the ADU and to discourage both units on a property being used for short-term rentals (VRBO and AirBnBs). Staff revealed that there was no formalized method for determining primary residence and that there was a Staff-level interpretation made on how to handle a proposal for both a new house and new ADU built on a vacant lot. It seems the primary residence requirement is effectively being ignored by this interpretation policy. This was quite a surprise to members of the DRCA and is something that needs clarification to both staff and the community. We are concerned that lack of enforcement of the primary residence requirement will lead to the majority of ADUs being used as short-term rentals, or by a developer to build out the maximum envelope of a site pushing the sale price higher, rather than providing additional affordable housing. Learning that there is not a homeowner living on site to talk to about mis-use of the ADU degrades the quality of life for those living adjacent to the property. We realize that the ADU topic deserves discussion separate from the SUP proposal under review, and would like to request that it be addressed with a written response to the DRCA outlining the current enforcement of the code.

Sincerely,

Kristine Hesse, DRCA LUC Co-Chair
Lisa Lettieri, DRCA LUC Co-Chair

Katie Waynick
DRCA President

cc: Sam Shelby, P & Z
Rachel Drescher, P & Z
Eric Teran, Eustilus Architects

From: Mary Ellen <maryellen.file@yahoo.com>

Sent: Friday, December 29, 2023 4:43 PM

To: Rachel M Drescher <rachel.drescher@alexandriava.gov>

Cc: Ann.Horiwitz@alexandriava.gov

Subject: [EXTERNAL]404 A East Alexandria Avenue

Good afternoon,

I am writing to express my objection to the plan to build a house in an unbuildable lot at the above referenced address.

There are safety concerns as well as parking, and other issues. That lot has been a nice patch of "green space."

The Del Ray Citizens Association is against this as well as the Del Ray Citizens.

I feel sure that if this lot is safe and practical to build on, someone would have done so 100 or more years ago. My family goes back over 100 years in Del Ray and I have lived here for 80 of those years. I love this neighborhood.

What I am taking from this is that the least important factor in this decision is the people it affects , although I am sure you care about our tax money.

I am also disappointed that no one has responded to the concerns of the Citizens Association.

I ask you to please not approve this project.

Mary Ellen File

1401 Mount Vernon Avenue

Alexandria 22301

Please consider

From: Raj Singh <raj.singh.kumar@gmail.com>

Sent: Sunday, December 24, 2023 5:52 PM

Cc: Rachel M Drescher <rachel.drescher@alexandriava.gov>; Ann Horowitz <ann.horowitz@alexandriava.gov>

Subject: 404A E Alexandria Ave

Hi Rachel and Ann,

I'm writing, as the owner of 404 E Alexandria, Raj and Kim Singh, about the development behind our home. There is a reason it hasn't been built on all this time, and there is a real possibility three large mature trees will die. A 2500 fine or 2 inch tree replacement isn't an acceptable solution. In addition the house will alter the sun and shade to all existing homes.

I'm curious how will the construction equipment get to the site and where will it be stored? In addition, within Del Ray, I don't believe a home has been built with no street frontage, and the architecture of the home doesn't fit in with the area.

The owner is a well known individual who owns several properties and lists them as short term rental. While it's unknown if this will be a short term rental, one can take the available data and conclude it will be. This doesn't adhere to more housing for residents if only tourists are using it.

Two del ray committees stated no to building on this site, so it's also peculiar that city council would go against the advice given.

I'm available to talk.

Raj

From: Matthew Kaim matthewkaim@yahoo.com

Sent: Wednesday January 3, 2024 1:43 PM

To: PlanComm

Subject: Concerns over 404A East Alexandria

Hello All,

My name is Matt Kaim and I am the property owner of 1413 Mt Vernon Avenue, which is adjacent to the lot being considered for a SUP for 404A E Alexandria Avenue in Del Ray. I have owned this home since 2009.

I plan to be at the zoning meeting tomorrow (January 4), but wanted to send a few of my serious concerns with you in this e-mail.

- 1) The 2600 sq ft lot size is nearly 50% smaller than the required 5000 sq ft R-2-5 zone requirement, and the 45' width of the lot is less than the 50' required width
- 2) The proposed property does not meet the 100' or less emergency access requirement. This is a big risk to all surrounding homes, including mine. The 100' requirement was set for a reason.
- 3) My property, the lot in question, and surrounding properties are prone to severe flooding. My property already gets supersaturated quickly and floods due to underground springs around my property and my neighbors' properties. My backyard is the lowest point of all surrounding properties and the runoff/storm water from the proposed structures will worsen this flooding. There is no street for the runoff from the proposed structures to be guided to.
- 4) The project does not comply with the city's vision clearance requirements, making it very dangerous for pedestrians/and small children, which are oftentimes in the alleys.
- 5) Any car parked in the proposed parking spot would need to maneuver into my parking area in order to drive down the alley. This is not acceptable.
- 6) The City did not meet with any neighbors to discuss concerns provided to the City through the Del Ray Citizen's Association.
- 7) The alley from Mt Vernon does not provide the width/clearance for excavation/construction equipment, and attempts to bring that equipment down the alley will cause damage to my property, including trees and cars parked in my parking area.
- 8) The 2 story main building will not look like an accessory structure.
- 9) Parking on Mt Vernon, E Alexandria, and the block in general is very limited. There is no abundance of parking.
- 10) A low-pitch roof does not meet the character of Del Ray.

11) The 100+ year old tree will likely be killed by this project. This is unacceptable, as is the nominal \$200 fine for killing the tree.

12) The approval of this construction will set a very bad precedent for allowing developers to build structures otherwise out of code/zoning laws across Del Ray and Alexandria.

Please let me know if you have any questions or wish to discuss any of this before the meeting tomorrow.

Thank you.

Matt Kaim

703-731-3782

From: Tom VanAntwerp tom@tomvanantwerp.com

Sent: Wednesday January 3, 2024 2:54 PM

To: PlanComm

Subject: Resident comments on docket items 5 and 6

I'm writing to express my views regarding docket item 5 (service station at Monroe and Mount Vernon Ave, Special Use Permit #2023-00097) and docket item 6 (404A E Alexandria, Special Use Permit #2023-00076).

I am against the extension of the SUP for the service station. The dual curb cuts for the service station on both Mount Vernon and Monroe make it treacherous for pedestrians walking by it on any side. It contributes to danger to pedestrians on Mount Vernon Ave, a street mostly geared toward pedestrian-friendly commercial. This service station contributes to making Monroe a busier street than it ought to be, creating a hazardous divide between north and south ends of Del Ray. This service station exists in contradiction to the aims of the Mount Vernon Avenue Area Business Plan. A 20 year extension of this SUP locks the neighborhood into a poor allocation of this land, which doesn't well serve the actual residents versus those driving through. I encourage you to not support this SUP.

I am for the SUP for 404A E Alexandria. I live very near to the lot in question, and it has always perplexed me why that land stood empty. Putting a new home there would be an excellent addition to the neighborhood.

Thank you for taking the time to review my comments.

Best,

Tom VanAntwerp

Resident, Del Ray