



***Docket Item #5A&B  
Development Site Plan #2012-0018  
Subdivision Plat #2012-0004  
813 Princess Street-Princess & Alfred Street Townhomes***

<b>Application</b>	<b>General Data</b>	
<b>Project Name:</b> Princess & Alfred Street Townhomes	PC Hearing:	April 2, 2013
	CC Hearing:	N/A
	If approved, DSP Expiration:	April 2, 2016
	Plan Acreage:	0.18 Acres (7,926 sq. ft.)
<b>Location:</b> 813 Princess Street	Zone:	CL, Commercial Low
	Proposed Use:	Residential
	Dwelling Units:	3 Townhouses
	Net Floor Area:	5,297 square feet
<b>Applicant:</b> Princess & Alfred, LLC by Duncan Blair, attorney	Small Area Plan:	Braddock Road Metro
	Historic District:	Parker – Gray Historic District
	Green Building:	Compliance with the City's Green Building Policy

**Purpose of Application:**

The applicant requests approval of a development site plan, with modifications, and subdivision of a single existing lot into four lots, to permit the construction of three townhouses and a shared rear driveway.

**Special Use Permits and Modifications Requested:**

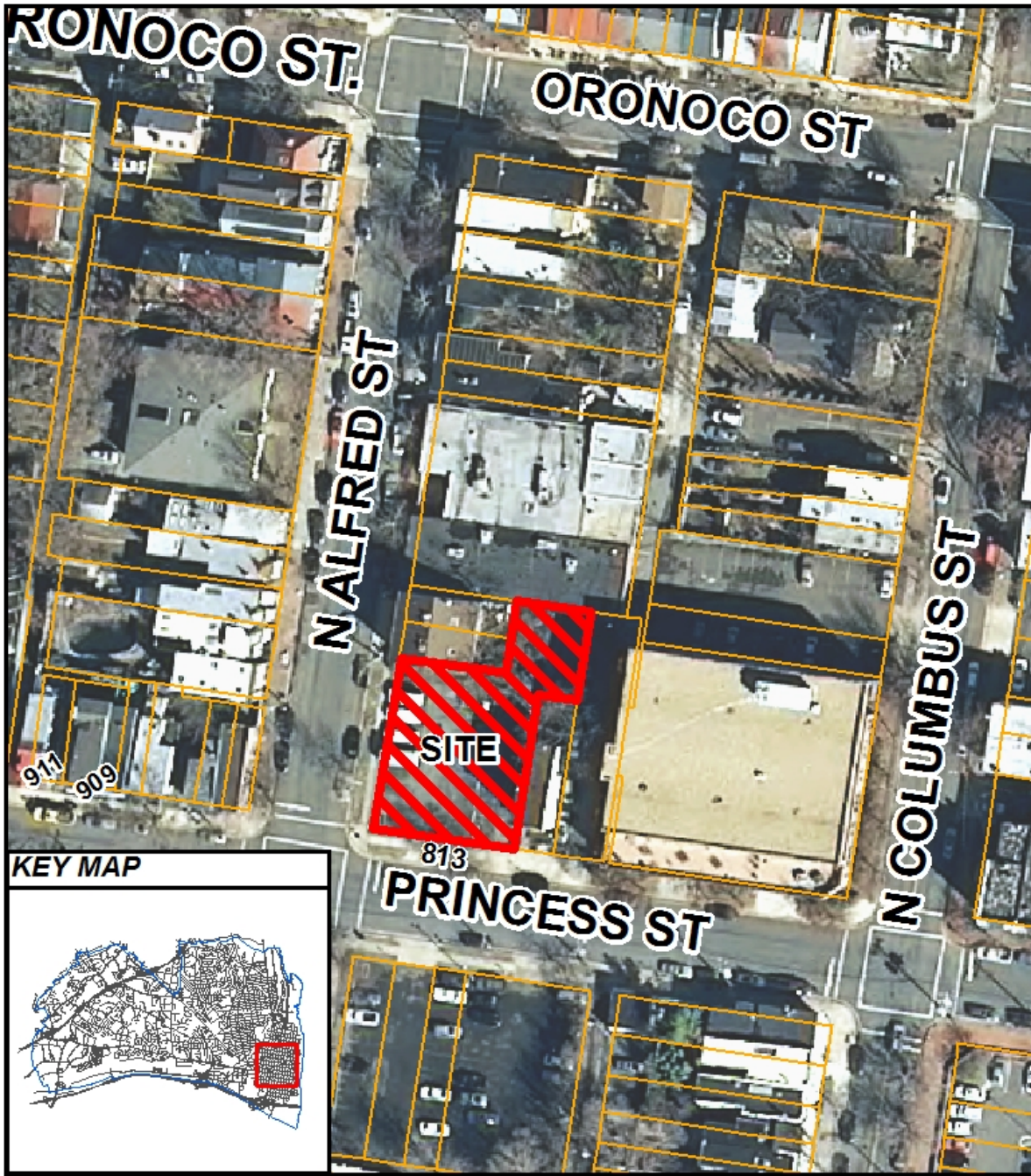
1. Development Site Plan (DSP) to construct three townhomes;
2. Subdivision to create four lots with variations to lot frontage on two lots; and
3. Modifications to front yard setbacks, a rear yard setback, open space and percentage of required yard occupied by parking.

**Staff Recommendation: APPROVAL WITH CONDITIONS**

**Staff Reviewers:**

Dirk H. Geratz, AICP; [dirk.geratz@alexandriava.gov](mailto:dirk.geratz@alexandriava.gov)

James Roberts, [james.roberts@alexandriava.gov](mailto:james.roberts@alexandriava.gov)



DSP #2012-0018  
SUB #2013-0004

4/2/2013



## **I. SUMMARY**

### ***A. Recommendation***

Staff recommends approval of a request for a development site plan, with modifications, and a subdivision, with variations, to construct three townhouses in the CL/Commercial Low zone, subject to compliance with the staff recommendations.

### ***B. General Project Description and Summary of Issues***

The applicant, Princess & Alfred, LLC, requests approval of a development site plan (DSP) and subdivision plat to construct three residential townhouses on a site which is currently occupied by a surface parking lot. The applicant proposes to create a four lot subdivision to include three building lots and one lot for the purpose of creating a rear driveway for vehicular access. To construct the project, the applicant requests approval of the following:

- Development Site Plan pursuant to Section 11-400;
- Modifications pursuant to Section 11-416(A)(1) to include:
  - Lots 601 – 603: Section 4-106(A)(2)(b) to permit a reduction in the required 40% open space;
  - Lots 601 – 603: Section 7-1005 to permit parking in required yards in excess of 50%;
  - Lots 601, 602 & 603: Section 4-106(A)(2)(a) to permit reduced front yard setbacks and,
  - Lot 603: Section 4-106(A)(2)(a) to permit a reduced rear yard setback.
- Subdivision pursuant to Section 11-1700 to include:
  - Variations pursuant to Section 11-1713 to the lot frontage requirement for lots 601 & 603.

Key issues that were considered with this proposal, which are discussed in further detail below include the following:

- The mass, scale and architectural character of the proposed townhouses, in relation to the neighborhood context and adjacent historic structures;
- Access to proposed parking spaces; and
- Requested modifications.

## **II. BACKGROUND**

### ***A. Site Context***

The project site is approximately 0.18 acres (7,926 square feet) and is located in the Parker – Gray Historic District. The site consists of a single parcel at 813 Princess Street that is currently occupied by an asphalt surface parking lot. The site is bordered by Princess Street to the south,

existing residential townhouses to the north, by the residential townhouses of N. Alfred Street to the west and a single freestanding home to the east. This home is currently for sale and has previously been used as office space. A large three story office building is located immediately to the east of the freestanding house.

The surrounding neighborhood is predominantly residential in character, with a mixture of office and religious uses mixed into the neighborhood. Including the subject property, three of the corners at the intersection of Alfred Street and Princess Street are occupied by parking lots. A similar commercial parking lot is located across Princess Street at the southeast corner of the intersection and a third parking lot associated with Meade Memorial Episcopal church occupies the southwest corner of the street intersection.

### ***B. Project Evolution***

The applicant submitted an initial concept plan in the early Fall of 2012 followed by a more detailed concept plan, which included the proposed building mass and scale. During these reviews staff expressed concern with the number of modifications and encroachments. The number of modifications requested was partly driven by the irregularly shaped lot and by the desire of the townhouse lots to meet the frontage width which is characteristic of the neighborhood rather than that prescribed by the zone. Additionally, creation of a lot to accommodate the shared driveway (required under the zoning ordinance) also contributed to the modifications being requested by the applicant but resulted in a design where parking could be accommodated to the rear of the units. Staff recommended that the applicant explore options to reduce the number of modifications if possible and recommended against supporting any encroachments. The subsequent proposals reduced the degree of severity of the modifications and removed the encroachment requests.

The Board of Architectural Review (BAR) staff has also worked with the applicant and their architect in the development of the design of the new townhouses to ensure their compatibility within the context of the surrounding neighborhood. The project has been reviewed by the BAR and received conceptual endorsement for scale, mass and character.

### ***C. Detailed Project Description***

With this application, the applicant proposes to remove the existing commercial parking lot and subdivide the parcel into four lots and construct a residential townhouse on three of the lots. The fourth lot is proposed to create a driveway to provide vehicular access to the three townhouse lots from the rear. Consistent with the Zoning Ordinance requirements, the applicant proposes two parking spaces on each lot, all of which are accessed from the proposed driveway.

All three homes will front on Alfred Street and have small backyards. Each yard will include either a patio or deck and a parking pad. The two southern townhouses will be two stories and include a basement. The third townhouse located north of the others will be three stories with a basement. The townhouses will vary in height from approximately 30 to 35 feet which is within the 35 feet allowed in the CL zone.

### III. ZONING

Property Address:	813 Princess Street	
Total Site Area:	0.18 Acres (7,926 sq. ft.)	
Zone:	CL / Commercial Low	
Current Use:	Parking Lot	
Proposed Use:	Three Residential Townhouses	
	Permitted/Required	Proposed
FAR	.75	.73
Height	35 feet or 45 feet*	34.91 max
Setbacks		
Front	20 feet	Less than 1 foot**
Side	None	3.1 feet for 603
Rear	8 feet for 601 & 602 27.3 for 603	33.5 feet (601) 34 feet (602) 16.6 feet (603)**
Parking	2 spaces per residence	2 spaces per residence
Open Space	40% percent	33.5 – 35.7%**

\* The maximum permitted height for a structures is 35 feet, provided however that the maximum height may be increased to an amount not to exceed 45 feet if the ridge line of the roof is parallel to the street and the slope of the roof is compatible with neighboring buildings.

\*\* These are reductions for which modifications have been requested and discussed in greater detail elsewhere in the report.

### IV. STAFF ANALYSIS

#### *A. Conformance to the Small Area Plan*

The Braddock Road Metro Small Area Plan, adopted as part of the 1992 Master Plan, is a guiding document for the redevelopment of sites within the Braddock Metro neighborhood. The Braddock Plan was most recently updated in 2008. The Plan identifies four *character areas* based on the existing neighborhood character as well as the character envisioned for those areas where redevelopment is planned. The character areas are defined by urban design characteristics such as height, density and how much the area is expected to change.

The subject property is identified in the Plan as being within the Parker-Gray Neighborhood Area. This area generally coincides with the boundaries of the Parker-Gray Historic District and is defined by two and three story historic row houses with a handful of commercial buildings. The plan notes that this area is not expected to change significantly but rather is an area where the existing scale and character are to be maintained.

The Plan also recommends that the pedestrian experience be enhanced through improved sidewalk conditions and streetscape design. The Plan calls for wider sidewalks, street trees and a recommendation for small green spaces between the edge of the sidewalk and the front of new buildings.

Staff believes that the applicant's proposal to remove the existing surface parking lot and construct three residential townhomes is consistent with the goals of maintaining the neighborhood's residential character and enhancing the pedestrian environment.

## ***B. Building Design***

### *Design Approach*

The three townhouses are intentionally designed to appear very different from one another, with each having a unique style. The houses will vary in height, roof form and window style. Though all three homes will have brick facades, they will vary in color from orange, red and a buff color. This variation will make the homes appear as if they were built at different times creating a more organic appearance. The property lies within the boundaries of the Parker-Gray Historic District and the final building design for each townhouse is subject to review and approval by the Parker-Gray Board of Architectural Review (BAR). The project was presented to the BAR on January 18<sup>th</sup> at concept stage, was generally well received and attained conceptual endorsement for scale, mass and character. BAR and Planning staff will continue to work with the project architect to make some refinements before the proposal goes back to the BAR for final approval.

Staff finds that the overall scale and massing and site planning are acceptable and compatible with the surrounding character of the neighborhood.

### *Green Building and Sustainable Design*

A residential development of this type is required to meet the City's Green Building Policy. This means the townhouses will need to meet the minimum LEED standard of Certified or an equivalent green building rating system. Compliance with the Green Building Policy will be assured during the final site plan review.

## ***C. Requests for Site Plan Modifications***

This project requests approval of a development site plan (DSP) pursuant to Section 11-400. Since the residential use is a permitted use a special use permit (SUP) is not required. As part of the DSP request the applicant is asking for several modifications for each of the lots. Modifications to certain zoning requirements may be granted by the Planning Commission pursuant to Section 11-416(A)(1) of the zoning ordinance. As noted earlier in the staff report, the number of modifications requested was partly driven by the irregularly shaped lot and by the desire to create a townhouse infill project that compliments the character of the neighborhood.

### *Open Space Modification*

Residential uses in the CL zone are required to provide 40 percent open space per residential lot. With this application, the open space requirements would be 815 square feet for lots 601 and 602

and 1,271 square feet for lot 603. The applicant proposes a reduction in the open space so that the amount provided ranges from 33.5 percent for lot 601, 34.2 percent for lot 602 and 35.7 percent for lot 603. Thus the applicant is requesting a modifications to each lot from the open space requirement of Section 4-106(A)(2)(b) of the CL zone.

Staff supports the reduction in open space for several reasons. First, the existing lot configuration is irregular, making it challenging to create three regularly shaped parcels where the land area could be divided more equally among the three parcels. Additionally, the City requires creation of a separate lot of record for the shared ingress/egress access. This results in a substantial reduction in the amount of land area for lots 601 and 602. Furthermore, unlike townhouse zones such as the RM zone, the CL zone does not allow one of the required two parking spaces to count towards open space.

In addition, the Zoning Ordinance defines open space as space that is eight feet or more in width. Therefore the front yards along Alfred and Princess Streets and the side yard associated with lot 603 are not considered open space.

Staff believes that this project, while not meeting the technical percentage of required open space, will have an open space pattern that is typical of historic development patterns in the neighborhood and that the footprints of the new townhouses are not too large – together taking up approximately only 30% of the total land area.

#### Parking in Required Yards Modification

Section 7-1005 requires that more than 50 percent of a required yard may not be occupied by parking. In this case, a modification to this standard is being requested for each of the three required yards located to the rear of the three townhouses. It is often a challenge to create infill development that maintains the historic character and site planning of the site and at the same time complies with more contemporary standards such as required parking. Each lot is providing two off-street parking spaces consistent with the parking requirements. However, because of the limited area lot size, the parking area exceeds the 50 percent rule by between 8 and 9 percent for each of the lots.

Staff finds this modification is acceptable since it is a minor reduction and the required yards are still larger than many of those found in the immediate vicinity.

#### Yard Setback Modifications

The applicant is requesting a modification to the front yard requirements of Section 4-106(A)(2)(a) for all three lots and a rear yard modification from the same section for the rear yard setback of lot 603.

The CL zone requires a front yard setback of 20 feet. This is inconsistent with the prevailing front setbacks that exist for the other buildings in the surrounding neighborhood where most structures are built close, if not to the front property line. The requested reduction of all the front

setbacks, including both front yards for the corner lot 601 would be to less than one foot. It is customary practice for staff to support reductions to the front setback within the historic districts in order to achieve compatibility and consistency with existing structures. For these reasons staff supports the front yard modifications.

In addition to the front yard setback, the applicant also requests a modification to the rear yard setback on lot 603. In this case, the required rear yard is 27.3 feet and the modification would reduce the rear yard to 16.8 feet. Staff supports this reduction because of the irregular shape of the rear yard which technically is two rear lot lines. The rear lot line requiring the reduction is located immediately behind the townhouse where the driveway is proposed. The second rear lot line is located immediately to the rear (east) of the parking area. This second lot line exceeds the setback requirement creating a significantly large rear yard. Therefore, staff supports the reduction of the rear yard setback modification as well.

#### ***D. Request for Subdivision and Variations***

Pursuant to Section 11-1700 of the zoning ordinance, the applicants are requesting approval of a four lot subdivision. Three lots, facing Alfred Street, are planned for each of the three townhouses and the fourth lot is required for a proposed shared driveway. The driveway will be accessed from Princess Street and will provide necessary vehicular access to the rear parking areas for each of the three homes. The lot for the shared driveway will be owned and maintained in common ownership and will require the establishment of a homeowners association.

Two of the lots, 601 and 603, require a variation to their respective lot frontage requirements. Section 11-1713 of the zoning ordinance provides a process by which lot frontage may be reduced. Lot frontage in this case refers to the amount of width of the lot that fronts onto a street. In this instance the frontage for lot 601 would be reduced from the required 38 feet to 33.50 feet and lot 603 would be reduced from the required 26 feet to 22.83 feet. Lot 602, the middle lot, will have a frontage of 33.50 feet which exceeds the lot frontage requirement for a middle lot which is 18 feet. The proposed reductions are consistent with lot frontages required for townhouses in most residential zones. These reduced frontages are consistent with the majority of the existing residential lots in the neighborhood which typically range from 15 to 25 feet.

Staff finds that the proposed subdivision meets the various requirements to create a legal subdivision and supports the reduction to the frontages as proposed for the two end lots.

#### ***E. Pedestrian and Streetscape Improvements***

The redevelopment of this site provides an opportunity to enhance the existing streetscape and complete the street corner. As part of the redevelopment, the existing narrow concrete sidewalks will be replaced with wider brick sidewalks. The sidewalks will be expanded from 4 feet to approximately 5 with an adjoining grass strip with adequate space for street trees. A total of three new street trees and retention of one existing tree is proposed. Additionally, one of the existing two curb cuts will be eliminated which are located on Princess Street. The second curb

cut will be used to serve the new shared driveway. These elements are considered an improvement for pedestrians at this location.

In addition to the improved sidewalks and added street trees, the pedestrian environment is also enhanced through the introduction of residential entries along Alfred Street. These entries encourage ground-level activity and engagement with the passing pedestrian. The varied front yard setback and foundation plantings along both Alfred and Princess Streets will provide visual relief to further enhance the pedestrian environment.

### ***F. Parking***

Pursuant to Section 8-200 of the Zoning Ordinance a total of two parking spaces are required for each townhouse unit. Accordingly, each townhouse will be provided with two spaces on a parking pad within each rear yard. Access to the parking will be via a private shared driveway being created along the eastern property boundary. The driveway will be accessible from Princess Street and will be located on a separate lot of record. All three future property owners will share in the ownership and maintenance of the driveway.

On-street parking will also be available on both Alfred Street and Princess Street. Though these spaces are not striped, staff estimates about six spaces can be accommodated along the two streets. The closure of one of the curb cuts on Princess St provides additional space for on-street parking.

### ***G. Contributions***

The project is not subject to the City's public arts policy as the concept plan was submitted prior to the policy's establishment. Nor is it subject to the affordable housing policy, which applies only to development of more than five units.

## **V. COMMUNITY**

The applicant has contacted the West Old Town Civic Association as well as the Old Town Civic Association informing them of the project. The applicant has been invited to attend a meeting of the West Old Town Civic Association in early April. A concept presentation of the project was made to the Parker-Gray Board of Architectural Review on January 18<sup>th</sup>. This meeting was open to the public and several neighbors were present at the meeting and spoke. Comments were generally supportive. Some concerns were focused on the lack of access to the freestanding house located immediately to the east at 809 Princess Street. This property, though surrounded by parking, has no dedicated off-street parking on its property. The 20-foot wide property has no space for parking in either the side yard or front yard. Though a small rear yard exists, access to it would require a negotiated access easement with a neighboring property owner. At present, no access exists.

The other concern related to this property was a screening wall the applicants had planned along the shared property line and the impact the wall would have in partially obscuring the historic house at 809 Princess St. The applicant has withdrawn the wall from the current proposal.

As with all development cases, the subject property has been posted with a public notice sign identifying the pending project and providing contact information. Such a sign has been posted facing Princess Street and another facing Alfred Street.

## **VI. CONCLUSION**

Staff recommends approval of the request for a development site plan, with modifications and subdivision plat with variations subject to compliance with all applicable codes, ordinances and the following staff recommendations.

STAFF:           Gwen Wright, Chief, Development  
                    Dirk H. Geratz, AICP, Principal Planner  
                    James Roberts, Urban Planner





1 NORTH ALFRED STREET ELEVATIONS LOT 603 602 AND 601  
 A1 SCALE: 1/4" = 1'-0"

**N. ALFRED ST ELEVATION**



1 PRINCESS STREET ELEVATION  
 A2 SCALE: 1/4" = 1'-0"

**PRINCESS ST ELEVATION**



**1** CORNER VIEW  
A10 SCALE: N.T.S.



**2** CORNER VIEW NO TREES  
10 SCALE: N.T.S.

**ILLUSTRATIVE VIEWS FROM CORNER OF N. ALFRED & PRINCESS STs**

## **VIII. STAFF RECOMMENDATIONS:**

1. The Final Site and Subdivision Plat shall be in substantial conformance with the preliminary plan dated 1/31/12, with updated information submitted on 2/12/13, and comply with the following conditions of approval.

### **A. PEDESTRIAN/STREETSCAPE:**

2. Provide the following pedestrian improvements to the satisfaction of the Directors of P&Z and T&ES:
  - a. Complete all pedestrian improvements prior to the issuance of a certificate of occupancy permit.
  - b. The minimum unobstructed width of newly constructed sidewalks shall be 5 feet.
  - c. All brick sidewalks shall comply with the City's Memo to Industry 05-08.
  - d. Sidewalks shall be flush across all driveway crossings.
  - e. All newly constructed curb ramps in Alexandria shall be concrete with detectable warning and shall conform to current VDOT standards.  
\*\*\* (P&Z) (T&ES)

### **B. OPEN SPACE/LANDSCAPING:**

3. Develop, provide, install and maintain an integrated Landscape Plan with the final site plan that is coordinated with other associated site conditions to the satisfaction of the Directors of P&Z. At a minimum the Landscape Plan shall:
  - a. Provide an enhanced level of detail for plantings throughout the site (in addition to street trees). Plantings shall include a simple mixture of seasonally variable, evergreen and deciduous shrubs, ornamental and shade trees, groundcovers and perennials that are horticulturally acclimatized to the Mid-Atlantic and Washington, DC National Capital Region.
  - b. Ensure positive drainage in all planted areas.
  - c. Provide detail, section and plan drawings of tree wells showing proposed plantings and associated materials, irrigation, adjacent curb/pavement construction, including: edge restraint system, dimensions, drainage, and coordination with site utilities.
  - d. Provide planting details for all proposed conditions including street trees, multi-trunk trees, shrubs, perennials, and groundcovers.
  - e. All sidewalks and driveways constructed above tree wells/trenches shall be structurally supported. Areas of uncompacted growing medium shall not be used to support sidewalks and driveways without additional

- structural support. Provide section details both parallel and perpendicular to the street that verify this requirement.
- f. Identify the extents of any areas of tree wells/trenches within the sidewalk on the landscape and site plans.
  - g. Provide a plan exhibit that verifies the growing medium in street tree wells/trenches meets the requirements of the City's Landscape Guidelines for soil volume. The plan shall identify all areas that are considered to qualify towards the soil requirements, with numerical values illustrating the volumes. (P&Z)
- 4. Plantings (other than lawn or simple groundcover) in the Right-of-Way shall require a landscape maintenance agreement with the City.
  - 5. Provide material, finishes, and architectural details for all retaining walls, seat walls, decorative walls, and screen walls. Indicate methods for grade transitions, handrails- if required by code, directional changes, above and below grade conditions. Coordinate with adjacent conditions. Design and construction of all walls shall be to the satisfaction of the Directors of P&Z and T&ES. (P&Z)(T&ES)(BAR)

#### **C. TREE PROTECTION AND PRESERVATION:**

- 6. Provide, implement and follow a tree conservation and protection program that is developed per the City of Alexandria Landscape Guidelines and to the satisfaction of the Directors of P&Z, and RP&CA and the City Arborist. The protection plan shall include the ten inch Chinese Elm located within the Right-of-Way and trees overhanging the site from neighboring properties. (P&Z)(RP&CA)
- 7. A fine shall be paid by the applicant in an amount not to exceed \$10,000 for each tree listed above that is destroyed and/or the City may request that replacement trees of similar caliper and species be provided for damaged trees if the approved tree protection methods have not been followed. The replacement trees shall be installed and if applicable the fine shall be paid prior to the issuance of the last certificate of occupancy permit. \*\*\* (P&Z)(RP&CA)
- 8. The area of the limits of disturbance and clearing for the site shall be limited to the areas as generally depicted on the preliminary site plan dated 2/12/13 and reduced if possible to retain existing trees and grades. (P&Z)(RP&CA)
- 9. Per the City's Landscape Guidelines, neighboring property owners shall be notified of the potential impact to trees on their property as a result of the proposed construction activity.

**D. BUILDING:**

10. Building materials, finishes, and relationships shall be subject to review and approval by the Department of Planning and Zoning to the satisfaction of the Director prior to selection of final building materials:
  - a. Provide a materials board that includes all proposed materials and finishes at first final site plan. \*
  - b. The materials board shall remain with the Department of Planning and Zoning until the final certificate of occupancy, upon which all samples shall be returned to the applicant.\*\*\* (P&Z) (BAR)
11. Per the City's Green Building Policy adopted April 18, 2009, achieve a green building certification level of LEED Certified or Equivalent to the satisfaction of the Directors of P&Z and T&ES. Diligent pursuance and achievement of this certification shall be monitored through the following:
  - a. Provide evidence of the project's registration with LEED (or equivalent) with the submission of the first final site plan.\*
  - b. Provide evidence of submission of materials for Design Phase credits to the U.S. Green Building Council (USGBC) (or equivalent) prior to issuance of a certificate of occupancy. \*\*\*
  - c. Provide evidence of submission of materials for Construction Phase credits to USGBC (or equivalent) within six months of obtaining a final certificate of occupancy.
  - d. Provide documentation of LEED Certification from USGBC (or equivalent) within two years of obtaining a final certificate of occupancy.
  - e. Failure to achieve LEED Certification (or equivalent) will be evaluated by City staff, and if staff determines that a good faith, reasonable, and documented effort was not made to achieve these certification levels, then any City-wide Green Building policies existing at the time of staffs' release of Final Site Plan will apply. (P&Z)(T&ES)
12. The applicant shall work with the City for recycling and/or reuse of the leftover, unused, and/or discarded building materials. (T&ES)(P&Z)
13. In order to provide a more sustainable use of natural resources, the applicant shall use EPA-labeled WaterSense or equivalent low flow fixtures. A list of applicable mechanisms can be found at [Http://www.epa.gov/WaterSense/pp/index.htm](http://www.epa.gov/WaterSense/pp/index.htm). (T&ES)

**E. SIGNAGE:**

14. Install a temporary informational sign on the site prior to the approval of the final site plan for the project. The sign shall be displayed until construction is complete or replaced with a contractor or real estate sign incorporating the required information; the sign shall notify the public of the nature of the upcoming project and shall provide a phone number for public questions regarding the project.\* (P&Z)(T&ES)

**F. SITE PLAN:**

15. Submit the plat of subdivision and all applicable easements prior to the final site plan submission. The plat(s) shall be approved and recorded prior to the release of the final site plan.\* (P&Z)(T&ES)
16. A homeowners' association shall be created in order to manage and maintain the elements of the project under common ownership including Lot #604, BMP(s) and pervious paving. (P&Z)(T&ES)
17. Coordinate location of site utilities with other site conditions to the satisfaction of the Directors of P&Z and T&ES. These items include:
  - a. Location of site utilities including above grade service openings and required clearances for items such as transformers, telephone, HVAC units and cable boxes.
  - b. Minimize conflicts with plantings, pedestrian areas and major view sheds. (P&Z)(T&ES)(BAR)
18. Provide a lighting plan with the final site plan to verify that lighting meets City standards. The plan shall be to the satisfaction of the Directors of T&ES and P&Z, in consultation with the Chief of Police and shall include the following:
  - a. Clearly show location of all existing and proposed street lights and site lights, shading back less relevant information.
  - b. A lighting schedule that identifies each type and number of all fixtures, mounting height, and strength of fixture in Lumens or Watts.
  - c. Manufacturer's specifications and details for all proposed fixtures including site, landscape, pedestrian, sign(s) and security lighting.
  - d. A photometric plan with lighting calculations that include all existing and proposed light fixtures, including any existing street lights located on the opposite side(s) of all adjacent streets. Photometric calculations must extend from proposed building face(s) to property line and from property line to the opposite side(s) of all adjacent streets and/or 20 feet beyond the property line on all adjacent properties and rights-of-way. Show existing and proposed street lights and site lights.
  - e. Photometric site lighting plan shall be coordinated with architectural/building mounted lights, site lighting, street trees and street lights to minimize light spill into adjacent residential areas.
  - f. Provide location of conduit routing between site lighting fixtures so as to avoid conflicts with street trees.
  - g. Detail information indicating proposed light pole and footing in relationship to adjacent grade or pavement.

- h. The lighting for the areas not covered by the City of Alexandria' standards shall be designed to the satisfaction of Directors of T&ES and P&Z.
- i. Provide numeric summary for various areas (i.e., roadway, walkway/sidewalk) in the proposed development.
- j. Full cut-off lighting shall be used at the development site to prevent light spill onto adjacent properties. (P&Z)(T&ES)(Police)(BAR)

## **G. CONSTRUCTION:**

- 19. Submit a construction phasing plan to the satisfaction of the Director of T&ES, for review, approval and partial release of Erosion and Sediment Control for the final site plan. In addition, building and construction permits required for site preconstruction shall be permitted prior to release of the final site plan to the satisfaction of the Director of T&ES. \* (T&ES)
- 20. Submit a construction management plan for review and approval by the Directors of P&Z, T&ES and Code Administration prior to final site plan release. The plan shall:
  - a. Include a plan for temporary pedestrian and vehicular circulation;
  - b. Include analysis as to whether temporary street lighting is needed on the site and how it is to be installed.
  - c. Include the overall schedule for construction and the hauling route;
  - d. Copies of the plan shall be posted in the construction trailer and given to each subcontractor before they commence work;
  - e. If the plan is found to be violated during the course of construction, citations will be issued for each infraction and a correction notice will be forwarded to the applicant. If the violation is not corrected within five (5) calendar days, a "stop work order" will be issued, with construction halted until the violation has been corrected. \* (P&Z)(T&ES)(Code)
- 21. Provide off-street parking for all construction workers without charge to the construction workers. For the construction workers who use Metro, DASH, or another form of mass transit to the site, the applicant shall subsidize a minimum of 50% of the fees for mass transit. Compliance with this condition shall be a component of the construction management plan, which shall be submitted to the Department of P&Z and T&ES prior to final site plan release. This plan shall:
  - a. Establish the location of the parking to be provided at various stages of construction, how many spaces will be provided, how many construction workers will be assigned to the work site, and mechanisms which will be used to encourage the use of mass transit.
  - b. Provide for the location on the construction site at which information will be posted regarding Metro schedules and routes, bus schedules and routes.
  - c. If the plan is found to be violated during the course of construction, a correction notice will be issued to the developer. If the violation is not corrected within five (5) days, a "stop work order" will be issued, with construction halted until the violation has been corrected. \* (P&Z)(T&ES)

22. The sidewalks shall remain open during construction or pedestrian access shall be maintained to the satisfaction of the Director of T&ES throughout the construction of the project. (T&ES)
23. No major construction staging shall be allowed within the public right-of-way. The applicant shall meet with T&ES to discuss construction staging activities prior to release of any permits for ground disturbing activities. \*\* (T&ES)
24. A “Certified Land Disturber” (CLD) shall be named in a letter to the Division Chief of Construction Management & Inspection prior to any land disturbing activities. If the CLD changes during the project, that change must be noted in a letter to the Division Chief. A note to this effect shall be placed on the Phase I Erosion and Sediment Control sheets on the site plan. (T&ES)
25. Prior to commencing clearing and grading of the site, the applicant shall hold a meeting with notice to all adjoining property owners and civic associations to review the location of construction worker parking, plan for temporary pedestrian and vehicular circulation, and hours and overall schedule for construction. The Departments of P&Z and T&ES shall be notified of the date of the meeting before the permit is issued. (P&Z)(T&ES)
26. Identify a person who will serve as a liaison to the community throughout the duration of construction. The name and telephone number, including an emergency contact number, of this individual shall be provided in writing to residents, property managers and business owners whose property abuts the site and shall be placed on the project sign, to the satisfaction of the Directors of P&Z and T&ES. (P&Z)(T&ES)
27. Implement a waste and refuse control program during the construction phase of this development. This program shall control wastes such as discarded building materials, concrete truck washout, chemicals, litter or trash, trash generated by construction workers or mobile food vendor businesses serving them, and all sanitary waste at the construction site and prevent offsite migration that may cause adverse impacts to neighboring properties or to the environment to the satisfaction of Directors of T&ES and Code Administration. All wastes shall be properly disposed offsite in accordance with all applicable federal, state and local laws. (T&ES)
28. Contractors shall not cause or permit vehicles to idle for more than 10 minutes when parked. (T&ES)
29. If there are outstanding performance, completion or other bonds for the benefit of the City in effect for the property at such time as it may be conveyed or sold to a party other than the applicant, a substitute bond must be provided by that party or, in the alternative, an assignment or other documentation from the bonding company indicating that the existing bond remains in effect despite the change in ownership

may be provided. The bond(s) shall be maintained until such time that all requirements are met and the bond(s) released by the City. (T&ES)

**H. WASTEWATER / SANITARY SEWERS:**

30. The project lies within the Combined Sewer District, therefore, stormwater management and compliance with the City's Chesapeake Bay Program shall be coordinated with the City's policy for management of the Combined Sewer District. (T&ES)
31. The project lies within the Combined Sewer area; therefore, the applicant shall contribute \$28,095.00 (based on the total site area) to the City's Combined Sewer Separation Fund prior to release of the Final Site Plan. \* (T&ES)

**I. SOLID WASTE:**

32. In order for the City to provide solid waste service the developer must purchase the standard containers from the City or provide containers that are compatible with City collection system and approved by the Director of T&ES. Payment shall be made to the City or proof of payment for approved containers provided, prior to issuance of the Certificate of Occupancy for each townhouse. The containers must be placed within an enclosure that completely screens them from view. (T&ES)
33. Where the City of Alexandria provides the solid waste collection services; all refuse/recycling shall be placed at the City Right-of-Way. (T&ES)
34. Provide \$1,150 to the Director of T&ES for purchase and installation of one (1) Iron Site Bethesda Series, Model SD-42 decorative black metal trash can with domed lid by Victor Stanley. Payment required prior to release of Final Site Plan.\* (T&ES)

**J. STREETS / TRAFFIC:**

35. If the City's existing public infrastructure is damaged during construction, or patch work required for utility installation then the applicant shall be responsible for construction/ installation or repair of the same as per the City of Alexandria standards and specifications and to the satisfaction of Director, Transportation and Environmental Services. (T&ES)
36. A pre-construction walk/survey of the site shall occur with Transportation and Environmental Services Construction Management & Inspection staff to document existing conditions prior to any land disturbing activities. (T&ES)
37. Submit a Traffic Control Plan as part of the final site plan, for construction detailing proposed controls to traffic movement, lane closures, construction entrances, haul routes, and storage and staging shall be provided for informational purposes. In

addition, the Traffic Control Plan shall be amended as necessary and submitted to the Director of T&ES along with the Building and other Permit Applications as required. The Final Site Plan shall include a statement "FOR INFORMATION ONLY" on the Traffic Control Plan Sheets. (T&ES)

38. All Traffic Control Device design plans, Work Zone Traffic Control plans, and Traffic Studies shall be signed and sealed by a professional engineer, registered in the Commonwealth of Virginia. (T&ES)
39. Show turning movements of a compact vehicle for the northern parking space for Lot 603. Turning movements shall be to the satisfaction of the Director of T&ES. (T&ES)

**K. UTILITIES:**

40. Locate all private utilities without a franchise agreement outside of the public right-of-way and public utility easements. (T&ES)

**L. WATERSHED, WETLANDS, & RPAs:**

41. The storm water collection system is located within the Potomac River watershed. All on-site storm water curb inlets and public curb inlets within 50 feet of the property line shall be duly marked using standard City markers, or to the satisfaction of the Director of T&ES. (T&ES)

**M. BMP FACILITIES:**

42. The City of Alexandria's storm water management regulations regarding water quality are two-fold: first, phosphorus removal requirement and second, water quality volume default. Compliance with the phosphorus requirement does not relieve the applicant from the water quality default requirement. The water quality volume determined by the site's proposed impervious area shall be treated in a Best Management Practice (BMP) facility. (T&ES)
43. Provide BMP narrative and complete pre and post development drainage maps that include areas outside that contribute surface runoff from beyond project boundaries to include adequate topographic information, locations of existing and proposed storm drainage systems affected by the development, all proposed BMPs and a completed Worksheet A or B and Worksheet C, as applicable. (T&ES)
44. The storm water Best Management Practices (BMPs) required for this project shall be constructed and installed under the direct supervision of the design professional or his designated representative. Prior to release of the performance bond, the design professional shall submit a written certification to the Director of T&ES that the BMPs are:

- a. Constructed and installed as designed and in accordance with the approved Final Site Plan.
  - b. Clean and free of debris, soil, and litter by either having been installed or brought into service after the site was stabilized. \*\*\*\* (T&ES)
45. Surface-installed storm water Best Management Practice (BMP) measures, i.e. Bio-Retention Filters, Vegetated Swales, etc. that are employed for this site, require installation of descriptive signage to the satisfaction of the Director of T&ES. (T&ES)
46. Submit two originals of the storm water quality BMP Maintenance Agreement with the City to be reviewed as part of the Final #2 Plan. The agreement must be executed and recorded with the Land Records Division of Alexandria Circuit Court prior to approval of the final site plan.\* (T&ES)
47. The Applicant shall be responsible for maintaining storm water Best Management Practices (BMPs) until activation of the homeowner's association (HOA). Prior to transferring maintenance responsibility for the BMPs to the HOA, the Applicant shall execute a maintenance service contract with a qualified private contractor for a minimum of three years, and transfer the contract to the HOA. A copy of the contract shall also be placed in the BMP Operation and Maintenance Manual. Prior to release of the performance bond, a copy of the maintenance contract shall be submitted to the City. \*\*\*\*(T&ES)
48. As the units will be sold as individual units and a homeowner's association (HOA) established the following two conditions shall apply:
- a. The Applicant shall furnish the Homeowner's Association with an Owner's Operation and Maintenance Manual for all Best Management Practices (BMP's) used on site. The manual shall include at a minimum: an explanation of the functions and operations of the BMP(s); drawings and diagrams of the BMP(s) and any supporting utilities; catalog cuts on maintenance requirements including any mechanical or electrical equipment; manufacturer contact names and phone numbers; a copy of the executed maintenance service contract; and a copy of the maintenance agreement with the City.
  - b. The Developer shall furnish each home purchaser with a brochure describing the storm water BMP(s) installed on the site, outlining the responsibilities of the homeowners and the Homeowner's Association (HOA) with respect to maintenance requirements. Upon activation of the HOA, the Developer shall furnish five copies of the brochure per unit to the HOA for distribution to subsequent homeowners.

49. Submit a copy of the Operation and Maintenance Manual to the Office of Environmental Quality on digital media prior to release of the performance bond. \*\*\*\*(T&ES)
50. Prior to release of the performance bond, the Applicant is required to submit a certification by a qualified professional to the satisfaction of the Director of T&ES that any existing storm water management facilities adjacent to the project and associated conveyance systems were not adversely affected by construction operations. If maintenance of the facility or systems were required in order to make this certification, provide a description of the maintenance measures performed. \*\*\*\*(T&ES)

**N. CONTAMINATED LAND:**

51. Indicate whether or not there is any known soil and groundwater contamination present as required with all preliminary submissions. Should any unanticipated contamination, underground storage tanks, drums or containers be encountered at the site, the Applicant must immediately notify the City of Alexandria Department of Transportation and Environmental Services, Office of Environmental Quality. (T&ES)

**O. NOISE:**

52. Loading and unloading activities shall not occur between the hours of 11:00pm and 7:00am. (T&ES)

**P. AIR POLLUTION:**

53. If fireplaces are utilized in the development, the Applicant is required to install gas fireplaces to reduce air pollution and odors. Animal screens must be installed on chimneys. (T&ES)

**Q. ARCHAEOLOGY:**

54. Call Alexandria Archaeology (703/746-4399) two weeks before the starting date of any ground disturbance so that an inspection or monitoring schedule for city archaeologists can be arranged. The language noted above shall be included on all final site plan sheets involving any ground disturbing activities. (Archaeology)
55. Call Alexandria Archaeology immediately (703-746-4399) if any buried structural remains (wall foundations, wells, privies, cisterns, etc.) or concentrations of artifacts are discovered during development. Work must cease in the area of the discovery until a City archaeologist comes to the site and records the finds. The language noted

above shall be included on all final site plan sheets involving any ground disturbing activities. (Archaeology)

56. The applicant shall not allow any metal detection and/or artifact collection to be conducted on the property, unless authorized by Alexandria Archaeology. Failure to comply shall result in project delays. The language noted above shall be included on all final site plan sheets involving any ground disturbing activities. (Archaeology)

### **CITY DEPARTMENT CODE COMMENTS**

Legend: C - Code Requirement R - Recommendation S - Suggestion F – Finding

#### **Planning and Zoning**

- C -1. As-built documents for all landscape and irrigation installations are required to be submitted with the Site as-built and request for Performance Bond release. Refer to City of Alexandria Landscape Guidelines, Section III A & B. \*\*\*\* (P&Z) (T&ES)
- C-2. The landscape elements of this development shall be subject to the Performance and Maintenance bonds, based on criteria established by the City and available through T&ES. Release of Performance and Maintenance Bonds are subject to inspections by City staff per City Code requirements. A final inspection for landscaping is also required three years after completion. \*\*\*\* (P&Z) (T&ES)
- C-3. Please contact the GIS division for street level addressing. Moe Abu-Rabi 703-746-3823 ([Moe.AbuRabi@alexandriava.gov](mailto:Moe.AbuRabi@alexandriava.gov)). (GIS)
- C-4 No permits shall be issued prior to the release of the Certificate of Appropriateness from the Board of Architectural Review.

#### **Transportation and Environmental Services**

- F - 1. Sheets 7 and 8 of 24: Sheet 7 shows the New Homes Driveway to be pervious; however, the Project Description states the Driveway to be impervious. The submitting engineer must clarify and correct. In order for the pavers to be considered pervious, they must include an underdrain. (T&ES- Engineering/OEQ)
- F - 2. Sheet 8 of 24: ‘Storm Water management Narrative’ must state that the proposed development increases the perviousness and reduces the storm water runoff generation from the site and, therefore, no detention will be provided. (T&ES- Engineering)
- F - 3. Update symbol for brick sidewalk along North Alfred Street to comply with Memo to Industry 05-08, Standards for Brick Sidewalks in New Developments, showing the brick pattern running parallel to the street. (T&ES- Engineering)
- F - 4. Per previous comment, turning movements will be required for the northernmost parking space on Lot 603. Article VIII of the city’s zoning ordinance establishes the requirements for off-street parking. This Article requires a 20 to 22 foot drive aisle to serve off-street parking spaces. Since the proposed 10 foot wide drive aisle fails to meet zoning ordinance requirements, it is incumbent upon the applicant to demonstrate that the proposed drive aisle width is adequate to serve the parking spaces. A future condition of approval will require turning movements be shown as part of the final site plan. (T&ES- Transportation)

- F - 5. Provide the VDOT CG-12A detail with the Final site plan submission. (T&ES-Transportation)
- F - 6. The plan will require separate BMP agreements for each lot. (T&ES- OEQ)
- F - 7. The Final Site Plan must be prepared per the requirements of Memorandum to Industry 02-09 dated December 3, 2009, Design Guidelines for Site Plan Preparation, which is available at the City's following web address:

<http://alexandriava.gov/uploadedFiles/tes/info/Memo%20to%20Industry%20No.%2002-09%20December%203,%202009.pdf>

- F - 8. The plan shall show sanitary and storm sewer, and water line in plan and profile in the first final submission and cross reference the sheets on which the plan and profile is shown, if plan and profile is not shown on the same sheet. Clearly label the sanitary and storm sewer, or water line plans and profiles. Provide existing and proposed grade elevations along with the rim and invert elevations of all the existing and proposed sanitary and storm sewer at manholes, and water line piping at gate wells on the respective profiles. Use distinctive stationing for various sanitary and storm sewers (if applicable or required by the plan), and water line in plan and use the corresponding stationing in respective profiles. (T&ES)
- F - 9. The Plan shall include a dimension plan with all proposed features fully dimensioned and the property line clearly shown. (T&ES)
- F - 10. Include all symbols, abbreviations, and line types in the legend. (T&ES)
- F - 11. All storm sewers shall be constructed to the City of Alexandria standards and specifications. Minimum diameter for storm sewers shall be 18" in the public Right of Way (ROW) and the minimum size storm sewer catch basin lead is 15". The acceptable pipe materials will be AWWA C-151 (ANSI A21.51) Class 52 or Reinforced Concrete Pipe (RCP) ASTM C-76 Class IV. For roof drainage system, Polyvinyl Chloride (PVC) ASTM D-3034-77 SDR 26 and ASTM 1785-76 Schedule 40 pipes will be acceptable. The acceptable minimum and maximum velocities will be 2.0 fps and 15 fps, respectively. The storm sewers immediately upstream of the first manhole in the public Right of Way shall be owned and maintained privately (i.e., all storm drains not shown within an easement or in a public Right of Way shall be owned and maintained privately). (T&ES)
- F - 12. All sanitary sewers shall be constructed to the City of Alexandria standards and specifications. Minimum diameter of sanitary sewers shall be 10" in the public Right of Way and sanitary lateral 6" for all commercial and institutional developments; however, a 4" sanitary lateral will be acceptable for single family residences. The acceptable pipe materials will be Polyvinyl Chloride (PVC) ASTM D-3034-77 SDR 26, ASTM 1785-76 Schedule 40, Ductile Iron Pipe (DIP) AWWA C-151 (ANSI A21.51) Class 52, or

- reinforced concrete pipe ASTM C-76 Class IV (For 12" or larger diameters); Class III may be acceptable on private properties. The acceptable minimum and maximum velocities will be 2.5 fps and 10 fps, respectively. Laterals shall be connected to the sanitary sewer through a manufactured "Y" or "T" or approved sewer saddle. Where the laterals are being connected to existing Terracotta pipes, replace the section of main and provide manufactured "Y" or "T", or else install a manhole. (T&ES)
- F - 13. Lateral Separation of Sewers and Water Mains: A horizontal separation of 10' (edge to edge) shall be provided between a storm or sanitary sewer and a water line; however, if this horizontal separation cannot be achieved then the sewer and water main shall be installed in separate trenches and the bottom of the water main shall be at least 18" above of the top of the sewer. If both the horizontal and vertical separations cannot be achieved then the sewer pipe material shall be Ductile Iron Pipe (DIP) AWWA C-151 (ANSI A21.51) Class 52 and pressure tested in place without leakage prior to installation.(T&ES)
- F - 14. Crossing Water Main Over and Under a Sanitary or Storm Sewer: When a water main over crosses or under crosses a sanitary / storm sewer then the vertical separation between the bottom of one (i.e., sanitary / storm sewer or water main) to the top of the other (water main or sanitary / storm sewer) shall be at least 18" for sanitary sewer and 12" for storm sewer; however, if this cannot be achieved then both the water main and the sanitary / storm sewer shall be constructed of Ductile Iron Pipe (DIP) AWWA C-151 (ANSI A21.51) Class 52 with joints that are equivalent to water main standards for a distance of 10 feet on each side of the point of crossing. A section of water main pipe shall be centered at the point of crossing and the pipes shall be pressure tested in place without leakage prior to installation. Sewers crossing over the water main shall have adequate structural support (concrete pier support and/or concrete encasement) to prevent damage to the water main. Sanitary sewers under creeks and storm sewer pipe crossings with less than 6" clearance shall be encased in concrete. (T&ES)
- F - 15. No water main pipe shall pass through or come in contact with any part of sanitary / storm sewer manhole. Manholes shall be placed at least 10 feet horizontally from the water main whenever possible. When local conditions prohibit this horizontal separation, the manhole shall be of watertight construction and tested in place. (T&ES)
- F - 16. Crossing Existing or Proposed Utilities: Underground telephone, cable T.V., gas, and electrical duct banks shall be crossed maintaining a minimum of 12" of separation or clearance with water main, sanitary, or storm sewers. If this separation cannot be achieved then the sewer pipe material shall be Ductile Iron Pipe (DIP) AWWA C-151 (ANSI A21.51) Class 52 for a distance of 10 feet on each side of the point of crossing and pressure tested in place without leakage prior to installation. Sanitary / storm sewers and water main crossing over the utilities shall have adequate structural support (pier support and/or concrete encasement) to prevent damage to the utilities. (T&ES)

- F - 17. Show the drainage divide areas on the grading plan or on a sheet showing reasonable information on topography along with the structures where each sub-area drains. (T&ES)
- F - 18. Provide proposed elevations (contours and spot shots) in sufficient details on grading plan to clearly show the drainage patterns. (T&ES)
- F - 19. All the existing and proposed public and private utilities and easements shall be shown on the plan and a descriptive narration of various utilities shall be provided. (T&ES)
- F - 20. The Traffic Control Plan shall replicate the existing vehicular and pedestrian routes as nearly as practical and the pedestrian pathway shall not be severed or moved for non-construction activities such as parking for vehicles or the storage of materials or equipment. Proposed traffic control plans shall provide continual, safe and accessible pedestrian pathways for the duration of the project. (T&ES)
- F - 21. Plat Comment- Label the 2.54' wide area denoted adjacent to North Alfred Street on the plat. (Engineering)
- C - 1. Per the requirements of the City of Alexandria Zoning Ordinance Article XI, the applicant shall complete a drainage study and adequate outfall analysis for the total drainage area to the receiving sewer that serves the site. If the existing storm system is determined to be inadequate then the applicant shall design and build on-site or off-site improvements to discharge to an adequate outfall; even if the post development storm water flow from the site is reduced from the pre-development flow. The Plan shall demonstrate to the satisfaction of the Director of T&ES that a non-erosive stormwater outfall is present. (T&ES)
- C - 2. Per the requirements of the City of Alexandria Zoning Ordinance (AZO) Article XIII, the applicant shall comply with the peak flow requirements and prepare a Stormwater Management Plan so that from the site, the post-development peak runoff rate from a two-year storm and a ten-year storm, considered individually, shall not exceed their respective predevelopment rates. If combined uncontrolled and controlled stormwater outfall is proposed, the peak flow requirements of the Zoning Ordinance shall be met. If the project site lies within the Braddock-West watershed then the applicant shall provide an additional 10% storage of the pre-development flows in this watershed to meet detention requirements. (T&ES)
- C - 3. Per the requirements of Article 13-113 (d) of the AZO, all stormwater designs that require analysis of pressure hydraulic systems, including but not limited to the design of flow control structures and storm water flow conveyance systems shall be signed and sealed by a professional engineer, registered in the Commonwealth of Virginia. The design of storm sewer shall include the adequate outfall, inlet, and hydraulic grade line (HGL) analyses that shall be completed to the satisfaction of the Director of T&ES. Provide appropriate reference and/or source used to complete these analyses. (T&ES)

- C – 4. Location of customer utility services and installation of transmission, distribution and main lines in the public rights of way by any public service company shall be governed by franchise agreement with the City in accordance with Title 5, Chapter 3, Section 5-3-2 and Section 5-3-3, respectively. The transformers, switch gears, and boxes shall be located outside of the public right of way. (T&ES)
- C – 5. (a) Per the requirements of Section 5-3-2, Article A, Chapter 3 of the City of Alexandria Code, all new customer utility services, extensions of existing customer utility services and existing overhead customer utility services supplied by any existing overhead facilities which are relocated underground shall, after October 15, 1971 be installed below the surface of the ground except otherwise exempted by the City Code and to the satisfaction of the Director, Department of Transportation and Environmental Services. (b) Per the requirements of Section 5-3-3, Article A, Chapter 3 of the City of Alexandria Code, all new installation or relocation of poles, towers, wires, lines, cables, conduits, pipes, mains, and appurtenances used or intended to be used to transmit or distribute any service such as electric current, telephone, telegraph, cable television, traffic control, fire alarm, police communication, gas, water, steam or petroleum, whether or not on the streets, alleys, or other public places of the City shall, after October 15, 1971, be installed below the surface of the ground or below the surface in the case of bridges and elevated highways except otherwise exempted by the City Code and to the satisfaction of Director, Department of Transportation and Environmental Services. (T&ES)
- C – 6. Flow from downspouts, foundation drains, and sump pumps shall be discharged to the storm sewer per the requirements of Memorandum to the industry on Downspouts, Foundation Drains, and Sump Pumps, Dated June 18, 2004 that is available on the City of Alexandria’s web site. The downspouts and sump pump discharges shall be piped to the storm sewer outfall, where applicable after treating for water quality as per the requirements of Article XIII of Alexandria Zoning Ordinance (AZO). (T&ES)
- C – 7. In compliance with the City of Alexandria Zoning Ordinance Article XI, the applicant shall complete a sanitary sewer adequate outfall analysis as per the requirements of Memorandum to Industry No. 02-07 New Sanitary Sewer Connection and Adequate Outfall Analysis dated June 1, 2007. The memorandum is available at the following web address of the City of Alexandria (T&ES)
- [http://alexandriava.gov/uploadedFiles/tes/info/New%20Sanitary%20Sewer%20Connection%20and%20Adequate%20Outfall%20Analysis%20\(02-07\).pdf](http://alexandriava.gov/uploadedFiles/tes/info/New%20Sanitary%20Sewer%20Connection%20and%20Adequate%20Outfall%20Analysis%20(02-07).pdf)
- C – 8. In compliance with Title 5: Transportation and Environmental Services, Section 5-1-2(12b) of the City Charter and Code, the City of Alexandria shall provide solid waste collection services. All refuse / recycling receptacles shall be placed at the City Right-of-Way. (T&ES)

- C-9. Per the requirements of Title 4, Chapter 2, Article B, Section 4-2-21, Appendix A, Section A 106(6), Figure A 106.1 Minimum Standards for Emergency Vehicle Access: provide a total turning radius of 25 feet to the satisfaction of Directors of T&ES and Office of Building and Fire Code Administration and show turning movements of standard vehicles in the parking lot as per the latest AASHTO vehicular guidelines. (T&ES)
- C-10. Bond for the public improvements must be posted prior to release of the site plan.\* (T&ES)
- C-11. The sewer tap fee must be paid prior to release of the site plan.\* (T&ES)
- C-12. All easements and/or dedications must be recorded prior to release of the site plan.\* (T&ES)
- C-13. Provide a phased erosion and sediment control plan consistent with grading and construction plan. (T&ES)
- C-14. Per the Memorandum to Industry, dated July 20, 2005, the applicant is advised regarding a requirement that applicants provide as-built sewer data as part of the final as-built process. Upon consultation with engineering firms, it has been determined that initial site survey work and plans will need to be prepared using Virginia State Plane (North Zone) coordinates based on NAD 83 and NAVD 88. Control points/Benchmarks which were used to establish these coordinates should be referenced on the plans. To insure that this requirement is achieved, the applicant is requested to prepare plans in this format including initial site survey work if necessary. (T&ES)
- C-15. The thickness of sub-base, base, and wearing course shall be designed using “California Method” as set forth on page 3-76 of the second edition of a book entitled, “Data Book for Civil Engineers, Volume One, Design” written by Elwyn E. Seelye. Values of California Bearing Ratios used in the design shall be determined by field and/or laboratory tests. An alternate pavement section for Emergency Vehicle Easements (EVE) to support H-20 loading designed using California Bearing Ratio (CBR) determined through geotechnical investigation and using Virginia Department of Transportation (VDOT) method (Vaswani Method) and standard material specifications designed to the satisfaction of the Director of Transportation and Environmental Services (T&ES) will be acceptable. (T&ES)
- C-16. No overhangs (decks, bays, columns, post or other obstructions) shall protrude into public Right of Ways, public easements, and pedestrian or vehicular travelways unless otherwise permitted by the City Code. (T&ES)
- C-17. All driveway entrances, curbing, etc. in the public ROW or abutting public ROW shall meet City design standards. (T&ES)

- C-18. All sanitary laterals and/or sewers not shown in the easements shall be owned and maintained privately. (T&ES)
- C-19. 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-20. The applicant shall comply with the Article XIII of the City of Alexandria Zoning Ordinance, which includes requirements for stormwater pollutant load reduction, treatment of the water quality volume default and stormwater quantity management. (T&ES)
- C-21. The applicant shall comply with the City of Alexandria, Erosion and Sediment Control Code, Section 5, Chapter 4. (T&ES)
- C-22. All required permits from Virginia Department of Environmental Quality, Environmental Protection Agency, Army Corps of Engineers, Virginia Marine Resources shall be in place for all project construction and mitigation work prior to release of the final site plan. This includes the state requirement for a VSMP permit for land disturbing activities greater than 2500 SF. \* (T&ES)

VAWC Comments:

- F-1. VAWC has no comments.

AlexRenew Comments:

- F-1. AlexRenew has no comments.

**Fire Department:**

- F-1. Plans should show location of all existing and proposed fire hydrants in and around site and existing and proposed fire department connections so that a determination can be made regarding the impact of construction and the ability of the fire department to provide a water supply.
- F-2. If houses are not protected by a fire sprinkler system, a hydrant shall be installed between lots 602 and 603 on North Alfred Street.
- C-1. The applicant shall provide three wet stamped copies of the fire flow analysis performed by a certified licensed fire protection engineer to assure adequate water supply for the structure being considered. The three copies shall be submitted to Alexandria Fire Department, Fire Prevention, C/O A. Maurice Jones, Jr. 900 Second Street, Alexandria, Va. 22314, not to the Site Plan Coordinator of Code Administration.

**Code Administration (Building Code):**

- F-1. The review by Code Administration is a preliminary review only. Once the applicant has filed for a building permit, code requirements will be based upon the building permit plans. If there are any questions, the applicant may contact Ken Granata, Acting Plan Review Supervisor at [ken.granata@alexandriava.gov](mailto:ken.granata@alexandriava.gov) or 703-746-4193.
- C-1. Demolition, building and trades permits are required for this project. Six sets of *construction documents* sealed by a *Registered Design Professional* that fully detail the construction as well as layout and schematics of the mechanical, electrical, and plumbing systems shall accompany the permit application(s).
- C-2. New construction must comply with the current edition of the Uniform Statewide Building Code (USBC).
- C-3. A soils report must be submitted with the building permit application.
- C-4. All exterior walls within 5 feet from an interior property line shall have a fire resistance rating of 1 hour, from both sides, with no openings permitted within the wall. As alternative, a 2 hour fire wall may be provided.
- C-5. Prior to the issuance of a demolition permit or land disturbance permit, a rodent abatement plan shall be submitted to Code Enforcement that will outline the steps that will be taken to prevent the spread of rodents from the construction site to the surrounding community and sewers.
- C-6. Separate Permits are required for Sheeting and shoring operations. Written release from adjacent property owners which has been recorded in the land records; or through an approved encroachment process is required prior to permit issuance.
- C-7. Permission from adjacent property owners is required if access to the adjacent properties is required to complete the proposed construction. Otherwise, a plan shall be submitted to demonstrate the construction techniques utilized to keep construction solely on the referenced property.
- C-8. Where a structure has been demolished or removed, if left vacant the lot shall be filled and maintained to the existing grade (USBC 3303.4).

**Miscellaneous**

- R-1. It is recommended that the buildings have an address number which is contrasting in color to the background, at least 3 inches high, reflective, and visible from the street placed on the front and back of each home. It is strongly suggested that no brass or gold colored numbers are used. This aids in a timely response from emergency personnel should they be needed.

- R-2. It is recommended that all of the ground floor level windows be equipped with a device or hardware that allows windows to be secured in a partially open position. This is to negate a “breaking and entering” when the windows are open for air.
- R-3. It is recommended that a “door-viewer” (commonly known as a peep-hole) be installed on all doors on the ground level that lead directly into an apartment. This is for the security of the occupant.

### **Archaeology**

- F - 1. The lot at 813 Princess Street has been actively used and occupied since the early nineteenth century. According to 1810 tax records, the Patten and Butcher families owned the entire north side of Princess Street between N. Alfred and N. Columbus. At that time a man named John Rollins, a joiner by trade, lived on the block as a tenant. By 1830 William Patten and Ann Butcher owned the north side of the 800 block of Princess Street and rented out an “old house” to Patsy Nelson, a free person of color (African American) and her child. In 1850 the estate of Edward Smyth now owned the Patten and Butcher property and rented it to Leanna Davis, a free woman of color, and Alfred Davis (presumably her husband) who was a slave owned by Elizabeth Smith.

By 1877, according to the Hopkins map, a person named Bedle owned the corner lot at 813 Princess Street. A structure stood in the center of lot, but it is unclear whether Bedle occupied this particular building which may have been oriented toward N. Alfred Street. By 1896 a Sanford insurance map shows a structure occupying the same basic location as the building in 1877, although differently configured. The 1896 building fronts on Princess Street and a second building is located in the northwest corner of the lot (along N. Alfred), probably an outbuilding. By 1907 the outbuilding is labeled as an office and four additional small structures line the north edge of the lot, while the main dwelling in the center of the lot remained unchanged. The same buildings are shown on the lot in 1931 and 1941 Sanford insurance maps.

Given the span of activity at 813 Princess Street throughout the nineteenth and twentieth centuries, the property has the potential to provide information about the history and development to Alexandria. Of particular note is the possibility that the lot holds archaeological information pertaining to free African Americans.

- F - 2. If this project is a federal undertaking or involves the use of any federal funding, the applicant shall comply with federal preservation laws, in particular Section 106 of the National Historic Preservation Act of 1966. The applicant will coordinate with the Virginia Department of Historic Resources and the federal agency involved in the project, as well as with Alexandria Archaeology.
- C - 1 All required archaeological preservation measures shall be completed in compliance with Section 11-411 of the Zoning Ordinance.

Asterisks denote the following:

- \* Condition must be fulfilled prior to release of the final site plan
- \*\* Condition must be fulfilled prior to release of the building permit
- \*\*\* Condition must be fulfilled prior to release of the certificate of occupancy
- \*\*\*\* Condition must be fulfilled prior to release of the bond



**APPLICATION**

**DEVELOPMENT SITE PLAN**

**DSP #** 2012-0018

**Project Name:** Princess-Alfred Townhouses

**PROPERTY LOCATION:** 813 Princess Street, Alexandria, Virginia 22314

**TAX MAP REFERENCE:** 064.02-07-09

**ZONE:** C/Commercial Low

**APPLICANT**

Name: Princess and Alfred, LLC, a Virginia limited liability company

Address: 820 S. 18th Street, Arlington, Virginia 22202

**PROPERTY OWNER**

Name: Princess and Alfred, LLC, a Virginia limited liability company

Address: 820 S. 18th Street, Arlington, Virginia 22202

**PROPOSED USE:** \*See Attached

**THE UNDERSIGNED** hereby applies for Development Site Plan approval in accordance with the provisions of Section 11-400 of the 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 to post placard notice on the property for which this application is requested, pursuant to Article XI, Section 11-301 (B) of the 1992 Zoning Ordinance of the City of Alexandria, Virginia.

**THE UNDERSIGNED** also attests that all of the information herein provided and specifically including all surveys, drawings, etc., required of the applicant are true, correct and accurate to the best of his/her knowledge and belief.

Duncan W. Blair

Print Name of Applicant or Agent

524 King Street

Mailing/Street Address

Alexandria, VA 22314

City and State Zip Code

Signature

703-836-1000

703-549-3335

Telephone #

Fax #

dblair@landcarroll.com

Email address

December 19, 2012

Date

**DO NOT WRITE IN THIS SPACE - OFFICE USE ONLY**

Application Received: \_\_\_\_\_

Received Plans for Completeness: \_\_\_\_\_

Fee Paid and Date: \_\_\_\_\_

Received Plans for Preliminary: \_\_\_\_\_

ACTION - PLANNING COMMISSION: \_\_\_\_\_

**PROPOSED USE:**

Approval of a Development Site Plan pursuant to §11-400 et. seq. of the Alexandria Zoning Ordinance, 1992, as amended, (the "Ordinance") to construct three (3) townhouse dwellings and associated infrastructure, with modifications pursuant to §11-416(A)(1) of the Ordinance: (i) 7-1005 Parking in rear yards (lots from 601-603); (ii) §4-106(A)(2)(a) front yard setbacks (601, 602 & 603); (iii) 7-106(A)(2)(a) rear yard setback (603).

As part of the approval of a plat of subdivision of the property pursuant to §11-1700 et. seq. of the Ordinance, variations to the lot frontage requirements for lots 601, 602 and 603 are being requested pursuant to §11-1713 of the Ordinance.

As part of the approval of a Certificate of Appropriation from the Parker-Gray District BAR pursuant to §10-200 et. seq. of the Ordinance; modification of the 7-802 Vision Clearance setback for lot 601 and permission to increase the height of a garden wall pursuant to §702(c) of the Ordinance.

The use and development of 813 Princess Street for residential townhouse dwellings is consistent with the character of the surrounding area and the Parker-Gray Historic District.

**ALL APPLICANTS MUST COMPLETE THIS FORM.**

**The applicant is: (check one)**

the 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, unless the entity is a corporation or partnership in which case identify each owner of more than ten percent.

Princess and Alfred, LLC, is a Virginia limited liability company (the "Company"). The  
Members of the Company owning an interest in excess of ten percent (10%) are: Nathan  
Hamman, Alan Street, Gary Abrams and Andrew Weiss. The mailing address for the  
members is 820 South 18th Street, Arlington, Virginia 22202.

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.

**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 ten 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. Nathan Hamman	820 S. 18th Street, Arlington	25%
2. Alan Street	820 S. 18th Street, Arlington	25%
3. Gary Abrams	820 S. 18th Street, Arlington	25%
4. Andrew Weiss	820 S. 18th Street, Arlington	25%

**2. Property.** State the name, address and percent of ownership of any person or entity owning an interest in the property located at 813 Princess Street (address), unless the entity is a corporation or partnership, in which case identify each owner of more than ten 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.

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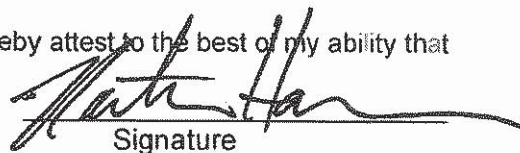
**3. Business or Financial Relationships.** Each person or entity indicated above in sections 1 and 2, with an ownership interest in the applicant or in the subject property are require to disclose any business or financial relationship, as defined by Section 11-350 of the Zoning Ordinance, existing 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 indicated each person or entity below and "None" in the corresponding fields)**

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. Nathan Hamman	None	PC, CC, PG-BAR
2. Alan Street		
3. Gary Abrams		
4. Andrew Weiss		

**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.

12/19/2012      Nathan Hamman  
Date                      Printed Name

  
Signature



**APPLICATION**

**SUBDIVISION OF PROPERTY**

**SUB #** 2012-0004

**PROPERTY LOCATION:** 813 Princess Street, Alexandria, Virginia 22314

**TAX MAP REFERENCE:** 064.02-07-09

**ZONE:** CL/Commercial Low

**APPLICANT:**

Name: Princess and Alfred, LLC, a Virginia limited liability company

Address: 820 S. 18th Street, Arlington, Virginia 22202

**PROPERTY OWNER:**

Name: Princess and Alfred, LLC, a Virginia limited liability company

Address: 820 S. 18th Street, Arlington, Virginia 22202

**SUBDIVISION DESCRIPTION**

Approval of Subdivision plat to subdivide the property at 803 Princess Street into three (3) lots and one parcel with variation to lot frontage for lots 601 and 603 pursuant to §11-1713 of the Alexandria Zoning Ordinance to reduce the lot frontage requirements of §4-105(B)(2) of the Alexandria Zoning Ordinance.

**THE UNDERSIGNED** hereby applies for Subdivision in accordance with the provisions of Section 11-700 of the 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 to post placard notice on the property for which this application is requested, pursuant to Article XI, Section 11-301 (B) of the 1992 Zoning Ordinance of the City of Alexandria, Virginia.

**THE UNDERSIGNED** also attests that all of the information herein provided and specifically including all surveys, drawings, etc., required of the applicant are true, correct and accurate to the best of his/her knowledge and belief.

Duncan W. Blair

Print Name of Applicant or Agent

Signature

524 King Street

703-836-1000

703-549-3335

Mailing/Street Address

Telephone #

Fax #

Alexandria, VA 22314

dblair@landcarroll.com

City and State Zip Code

Email address

December 19, 2012

Date

**DO NOT WRITE IN THIS SPACE - OFFICE USE ONLY**

Application Received: \_\_\_\_\_

Fee Paid and Date: \_\_\_\_\_

ACTION - PLANNING COMMISSION: \_\_\_\_\_

**ALL APPLICANTS MUST COMPLETE THIS FORM.**

Supplemental forms are required for child care facilities, restaurants, automobile oriented uses and freestanding signs requiring special use permit approval.

**1. The applicant is: (check one)**

- the 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, unless the entity is a corporation or partnership in which case identify each owner of more than ten percent.

Princess and Alfred, LLC, is a Virginia limited liability company (the "Company"). The  
Members of the Company owning an interest in excess of ten percent (10%) are: Nathan  
Hamman, Alan Street, Gary Abrams and Andrew Weiss. The mailing address for the  
members is 820 South 18th Street, Arlington, Virginia 22202.

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.

### 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 ten 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
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3. Gary Abrams	820 S. 18th Street, Arlington	25%
4. Andrew Weiss	820 S. 18th Street, Arlington	25%

**2. Property.** State the name, address and percent of ownership of any person or entity owning an interest in the property located at 813 Princess Street (address), unless the entity is a corporation or partnership, in which case identify each owner of more than ten 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.

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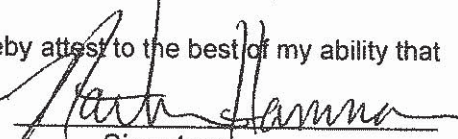
**3. Business or Financial Relationships.** Each person or entity indicated above in sections 1 and 2, with an ownership interest in the applicant or in the subject property are require to disclose any business or financial relationship, as defined by Section 11-350 of the Zoning Ordinance, existing 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 indicated each person or entity below and "None" in the corresponding fields)**

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. Nathan Hamman	None	PC, CC, PG-BAR
2. Alan Street		
3. Gary Abrams		
4. Andrew Weiss		

**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.

12/19/2012      Nathan Hamman  
 Date                                  Printed Name

  
 Signature

Subdivision # 2012-0004

**WAIVER OF RIGHT TO AUTOMATIC APPROVAL**

**SUBMITTED TO  
THE DEPARTMENT OF PLANNING AND ZONING  
CITY OF ALEXANDRIA, VIRGINIA**

**PROJECT NAME:** 813 Princess Street Townhouses

**PROJECT ADDRESS:** 813 Princess Street, Alexandria, Virginia 22314

**DESCRIPTION OF REQUEST:**

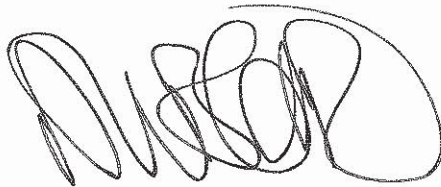
Approval of Subdivision plat to subdivide the property at 803 Princess Street into three (3) lots and one parcel with variation to lot frontage for lots 601 and 603 pursuant to §11-1713 of the Alexandria Zoning Ordinance to reduce the lot frontage requirements of §4-105(B)(2) of the Alexandria Zoning Ordinance.

**THE UNDERSIGNED** hereby waives the right to the 45 day automatic approval provision of Section 11-1708 (B)(2) of the Zoning Ordinance of the City of Alexandria, Virginia, for the application stated above, to the date DSP 2012-0018 will be heard by the Planning Commission.

Date: 12/19/2012

Applicant

Agent

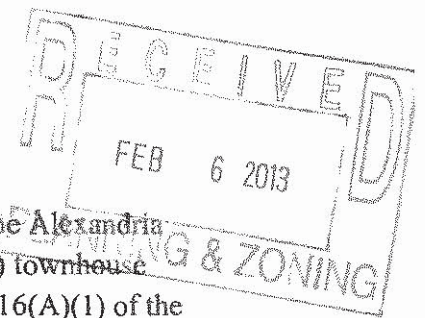


Signature: \_\_\_\_\_

Printed Name: Duncan W. Blair, Land Corroll & Blair, P.C.

PROPOSED USE:

Approval of a Development Site Plan pursuant to §11-400 et seq. of the Alexandria Zoning Ordinance, 1992, as amended, (the "Ordinance") to construct three (3) townhouse dwellings and associated infrastructure, with modifications pursuant to §11-416(A)(1) of the Ordinance: (i) 7-1005 Parking in rear yards (lots from 601-603); (ii) §4-106(A)(2)(a) front yard setbacks (601, 602 & 603); (iii) 7-106(A)(2)(a) rear yard setback (603).



In addition, the applicant is requesting modifications from the Open Space requirements of section 4-106 (A) (2) (b) of the CL/Commercial Low zoning regulations for each of the proposed lots. The amounts of the modifications are set forth in the Open Space section of the open space tabulations on the Site Plan.

The Open Space modifications are required due to the substantial amount of land area of the shallow lots that is dedicated to ingress egress and the two required parking space. Unlike the RM/Townhouse zone open space regulations permits one of the two required parking spaces to be counted as open space, the CL/Commercial Low zone regulations do not have a similar exception. Notwithstanding the fact that a portion of each lot is used for the two required surface parking space and driveway, those areas will not have remain open areas creating visual openness in the interior of the block. In each instance, the square footage of non-code compliant open space on each lot greatly exceeds the square footage code complaint open space that is not being provided. The general character of the area behind the dwelling units will be free of structures and will appear visually as open space.

As part of the approval of a plat of subdivision of the property pursuant to §11-1700 et seq. of the Ordinance, variations to the lot frontage requirements for lots 601 and 603 are being requested pursuant to §11-1713 of the Ordinance. The strict adherence to the lot frontage requirements of the CL/Commercial Low zone regulations in this instance would result in a substantial injustice to the property owner and would result the redevelopment of the property on lots and with dwellings having widths in excess of what is generally found in and characteristic of a residential dwellings in the Parker Gray Historic District. These circumstances result in an unreasonable burden on the development, use and enjoyment of the property which outweighs the material land use or land development purposes served by the lot frontage provisions.

The property is one lot of record located on the northeast corner of Princess and North Alfred Streets in the Parker Gray Historic District. While the property has been subdivided in the past, the linear feet of frontage on North Alfred Street has remained unchanged since prior to 1952. The lot is irregularly shaped and includes a land area that is located behind the properties at 405 and 407 N. Alfred Street. The property is currently used as a surface parking lot.

The Applicant is proposing is to construct three (3) townhouse dwellings fronting on North Alfred Street. On January 23, 2013, the Parker Gray Board of Architectural Review approved the conceptual design of the proposed dwelling units finding that the proposed units are

consistent with the character, mass, scale and size of dwellings in the Parker Gray Historic District.

As shown on the conceptual site plan filed with the concept plan (Sheet 2 of 22 of the plan set) and the consolidated tax map submitted as an exhibit to the application residential lots in the vicinity of the property, and in general within the Parker Gray district, are an eclectic blend of lot sizes and shapes with varying frontages, lot areas and orientations.

The eclectic nature of the lots and the dwelling units on the lots forms the character of the historic district. For example, when the lots at 405 and 407 North Alfred Street were established by subdivision in 1979 variations were granted for lot frontage and lot area. Those lots are the immediate neighbors to the north of the property and are eighteen feet (18') wide. The remainders of lots on the east side of Alfred Street are: 417- 17 feet, 419 - 17 feet, 421- 28.7 feet 423 - 22.8 feet, 425 - 19 feet and 830 Oronoco Street, the corner lot, is 20 feet. In the center of this block is a property with 100 feet of frontage that a former school and now used as a commercial office. The proposed dwellings and lot widths for the three individual lots will be consistent with the character of the east side of North Alfred Street and consistent with the character of the lots on the west side of North Alfred Street which have a range of lot widths and frontages. Given the character of the immediate neighborhood and the larger Parker Gray neighborhood the proposed dwelling and lot size seem to fit clearly within that pattern of development and as such should override the technical frontage requirements of the CL/Commercial Low zone regulations.

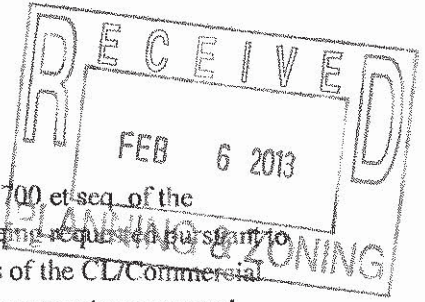
As noted above, the lot frontages are generally consistent with the character of other lots and dwellings in the Parker Gray Historic District, but the lots are unusual in that the lot depths are Seventy (70) feet while the majority of lots in the Parker Gray Historic District, as evidenced on the conceptual site plan are generally One Hundred (100) feet in depth or more. It is for this reason, that the lots and dwelling are located on lots which are essentially the same size and shape.

Additionally, the lot is irregular in that a portion of the lot area is not immediately adjoined to the rear of the property but is located to the north as a small out parcel of land located behind the adjacent properties, 405 and 407 North Alfred Street. These unique characteristics of the property results in a situation where the strict adherence to the lot width frontage reduces the consistency of the lots and dwellings to be constructed on the lots with the lot width, use and character of other lots and dwellings in the immediate area, and generally in the Parker Gray Historic District. This results in a development plan that is not consistent with the character of the Parker Gray Historic District.

As part of the approval of a Certificate of Appropriation from the Parker-Gray District BAR pursuant to §10-200 et seq. of the Ordinance; modification of the 7-802 Vision Clearance

setback for lot 601 and permission to increase the height of a garden wall pursuant to §702(c) of the Ordinance.

The use and development of 813 Princess Street for residential townhouse dwellings is consistent with the character of the surrounding area and the Parker-Gray Historic District.



**Subdivision Application**

As part of the approval of a plat of subdivision of the property pursuant to §11-1700 et seq. of the Ordinance, variations to the lot frontage requirements for lots 601 and 603 are being requested pursuant to §11-1713 of the Ordinance. The strict adherence to the lot frontage requirements of the CL/Commercial Low zone regulations in this instance would result in a substantial injustice to the property owner and would result the redevelopment of the property on lots and with dwellings having widths in excess of what is generally found in and characteristic of a residential dwellings in the Parker Gray Historic District. These circumstances result in an unreasonable burden on the development, use and enjoyment of the property which outweighs the material land use or land development purposes served by the lot frontage provisions.

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