

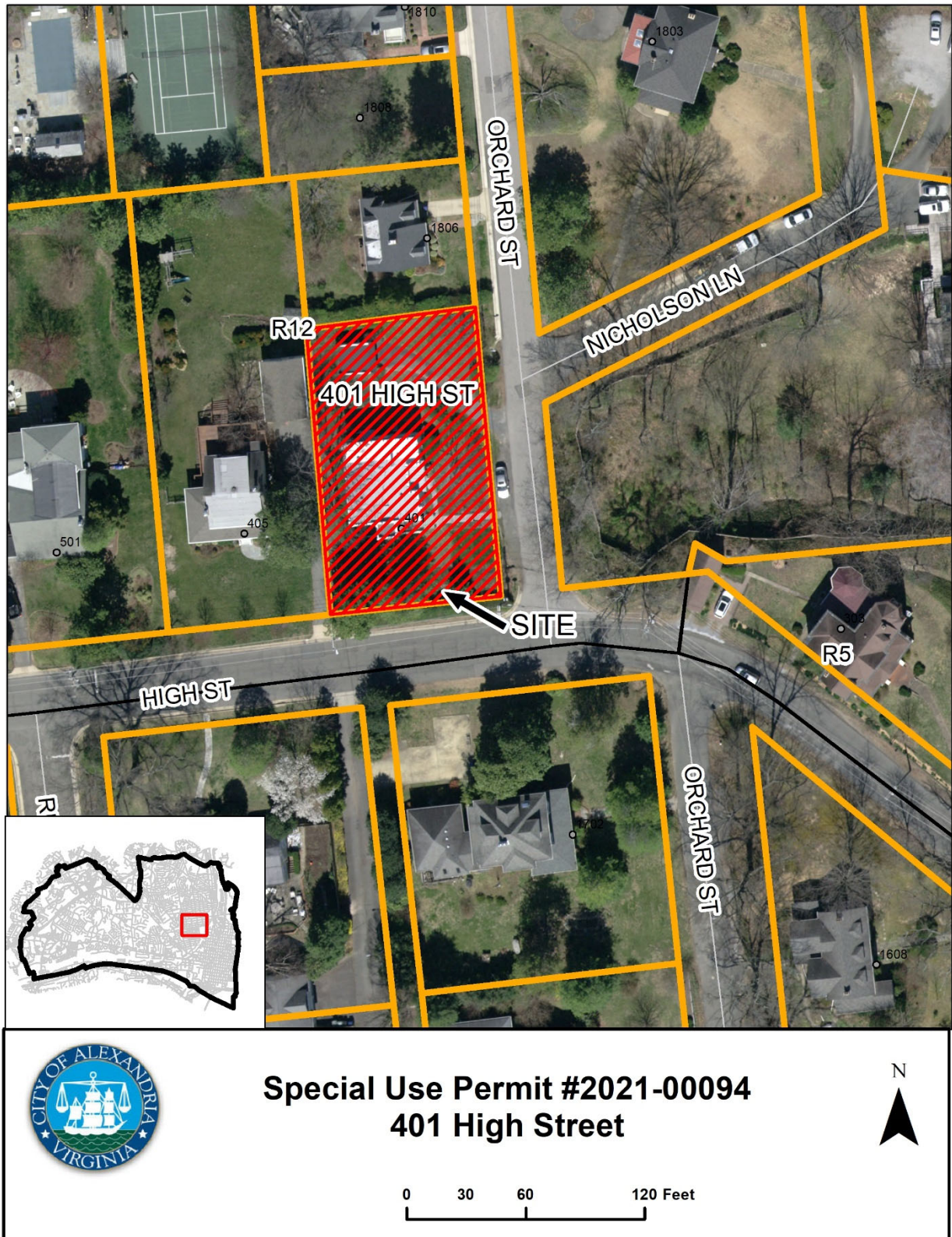


DOCKET ITEM #8
Special Use Permit #2021-00094
401 High Street

Application	General Data	
Public Hearing and consideration of a request for Special Use Permit for the redevelopment of a substandard lot with a single-family dwelling.	Planning Commission Hearing:	December 7, 2021
	City Council Hearing:	December 18, 2021
Address: 401 High Street	Zone:	R-12/ Residential Single Family
Applicant: Mike Dameron	Small Area Plan:	Northridge/Rosemont Small Area Plan

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

Staff Reviewers: Ashley Labadie, AICP, ashley.labadie@alexandriava.gov
Ann Horowitz, ann.horowitz@alexandriava.gov



PROJECT LOCATION MAP

I. DISCUSSION

The applicant, Mike Dameron of Windmill Hill, LLC, requests Special Use Permit (SUP) approval to construct a single-family dwelling on a developed, substandard lot at 401 High Street. The existing lot is substandard as it does not meet the R-12 zone's minimum lot width and lot frontage requirements.

SITE DESCRIPTION

The Zoning Ordinance classifies the subject property at 401 High Street as a developed, substandard, lot of record. The corner lot has a nine-foot grade change across the site, has 88.5 feet of frontage along High Street, 105.35 feet of frontage along Orchard Street, and a lot size of 13,344 square feet. Single-family dwellings immediately surround the subject property. A one-story Spanish Eclectic style dwelling with a gross floor area of approximately 3,075 square feet and a detached garage of approximately 245 square feet currently occupies the site.



Figure 1 - Subject Property (dwelling pictured to be demolished)

BACKGROUND

On September 24, 2021, the applicant submitted a special use permit application to construct a two-story single-family dwelling with a detached garage on a substandard lot. Because the subject property is substandard and is developed with a dwelling, Zoning Ordinance sections 12-900 and 12-901 apply. These sections set requirements for the expansion, replacement, or redevelopment of a developed substandard lot. Because the applicant proposes redevelopment, Zoning Ordinance

section 12-901(C) applies and requires SUP approval ensuring the proposed development will be compatible with the existing neighborhood character in terms of bulk, height and design.

City Real Estate Assessment records indicate the existing house was constructed in 1922. Despite its age, the existing structure is not considered a protected historic structure nor is it within a historic district. It was communicated to the applicant that the existing dwelling could have an addition or be replaced pursuant to 12-901(A) and (B), respectively, but the applicant elected to apply for SUP approval for redevelopment pursuant to 12-901(C). The applicant stated that after a thorough inspection of the property, there were multiple areas of concern, including above and below grade water infiltration and structural deficiencies present with the existing foundation and foundation walls. From both an architectural and structural perspective, it was determined the best route forward was to proceed with a new build.

Upon staff review of the initial plan submittal in late September 2021, staff communicated with the applicant about minor corrections and providing more information about the surrounding dwellings in the neighborhood to assess neighborhood compatibility more accurately. The applicant submitted revised drawings on November 3, 2021 that included:

- Revised floor area calculations;
- Accurate and consistently applied average pre-construction grade;
- Accurate building height;
- Building heights of surrounding dwellings; and
- A neighborhood compatibility assessment.

The revised drawings were reviewed by staff and considered by the North Ridge Citizens' Association (NRCA) prior to the applicant providing a presentation of the proposed project at the November 8, 2021 NRCA meeting. The applicant was notably responsive to concerned neighbors answering all questions in the meeting and emails and also met on site to discuss the proposal. More on the neighbors' concerns are featured in the "Additional Considerations" section below.

PROPOSAL

The applicant requests SUP approval to construct a two-story dwelling with a detached garage. It would have 3,679 square feet of net floor area and would measure 28.8 feet in height from average pre-construction grade to the midpoint of the dwelling's gable roof.



Figure 2 - Proposed Dwelling along High Street

The applicant's proposed design exhibits a mix of styles but mostly includes Queen Anne, Folk Victorian and Colonial Revival elements such as wrap-around porch, use of wood siding, and asymmetrical building form with a variety of hipped, gabled, and intersecting gabled roofs. Figures 3 through 6, below, show the proposed elevations.

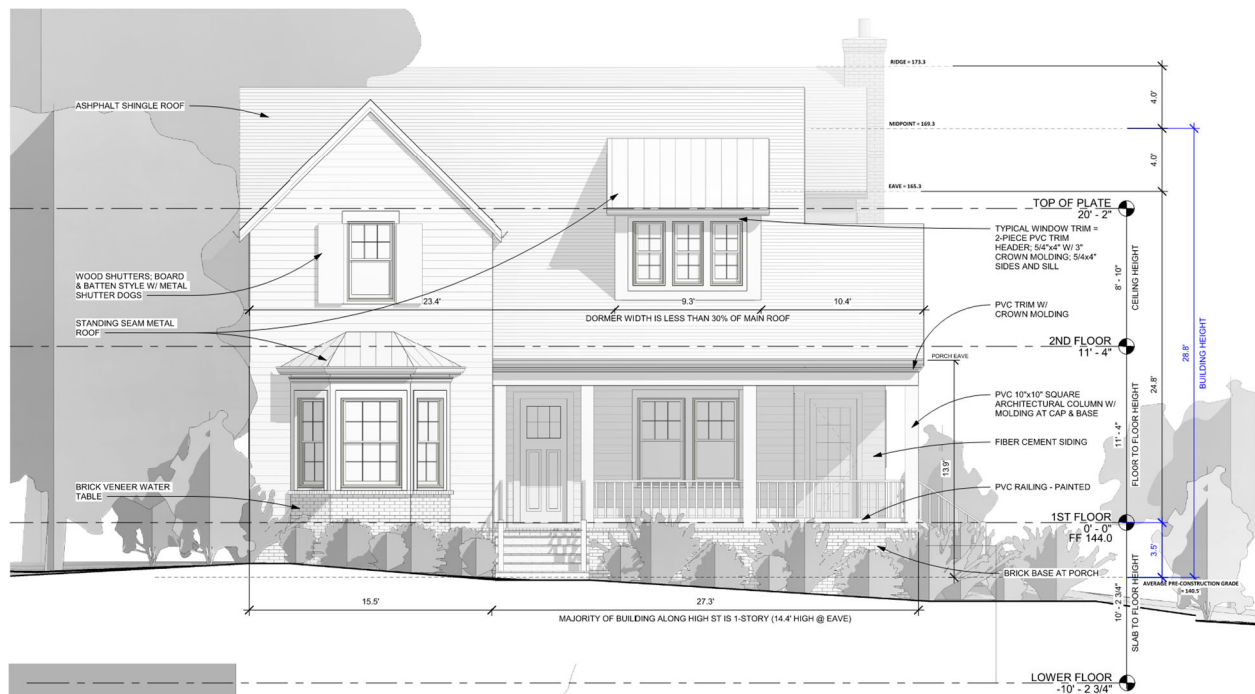


Figure 3 - Proposed South Elevation (Primary Front along High Street)



Figure 4 – Proposed East Elevation (Secondary Front along Orchard Street)



Figure 5 - Proposed North Elevation (Side)



Figure 6 - Proposed West Elevation (Side)

The dwelling would measure approximately 64.8 feet by 40.75 feet with a footprint of about 2,265 square feet, including the front porch. It would provide a primary front yard of 35.2 feet along High Street; a secondary front yard of 28.75 feet along Orchard Street; a west side yard of 18.8 feet; and a north side yard of 50.9 feet measured to the one-story portion of the proposed dwelling, 55.6 feet to the two-story portion, and 8.25 feet to the garage. Figure 8, below, shows the proposed site plan.

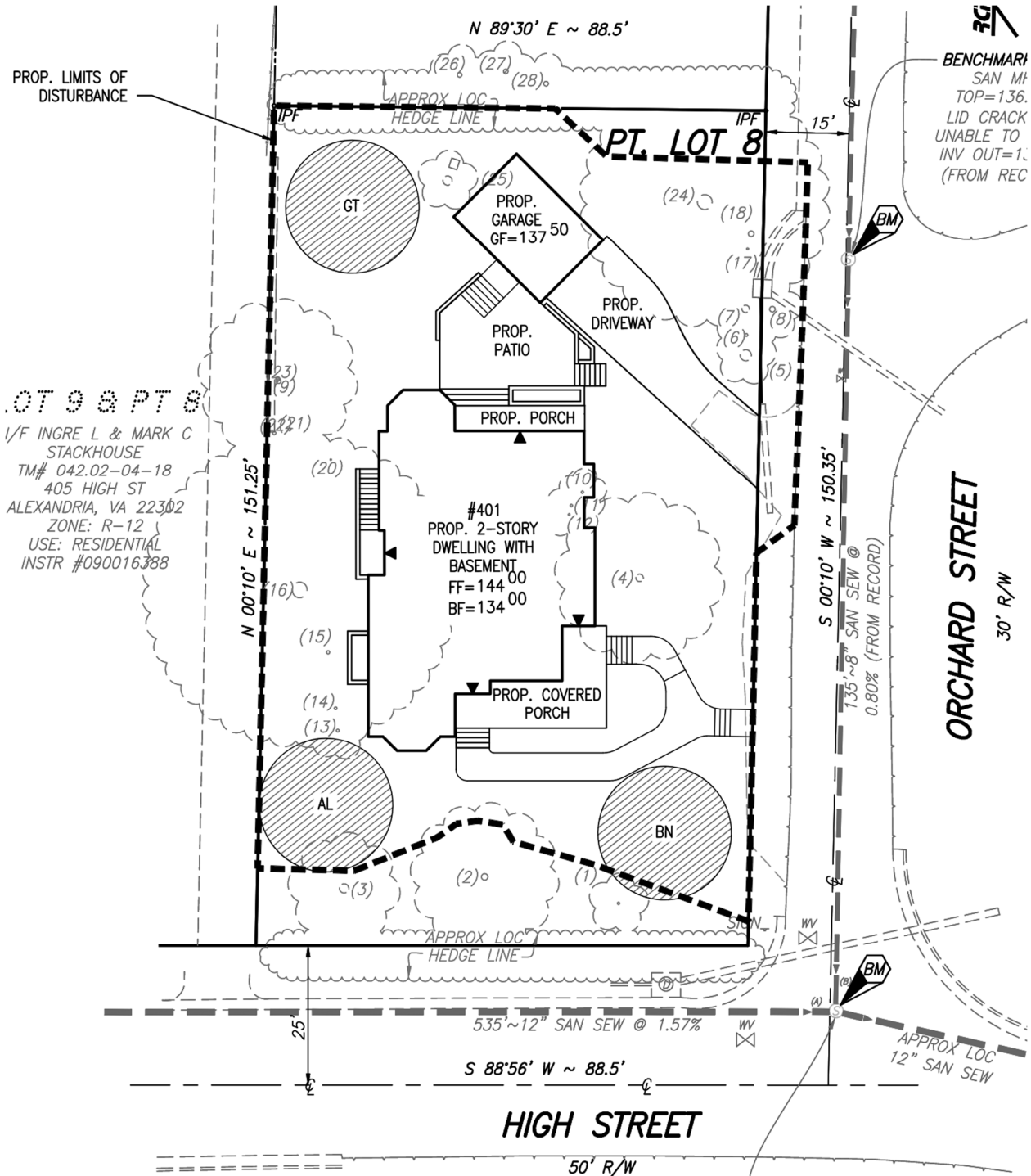


Figure 7 - Proposed Site Plan

PARKING

Zoning Ordinance section 8-200(A)(1) requires two off-street parking spaces for a single-family dwelling. The applicant would improve the existing curb cut and driveway located in the secondary

front yard along Orchard Street to provide access to the free-standing one-car garage. While the proposed driveway would be approximately 20 feet shorter than the existing driveway, it would provide space for both required standard parking spaces in a tandem parking arrangement when one vehicle is not parked in the garage.

ZONING

The subject property is zoned R-12/Residential Single. For single-family dwellings, the R-12 zone requires a minimum lot width of 95.0 feet and a minimum lot frontage of 60.0 feet. The subject property provides only 88.5 feet of lot width and lot frontage along its primary frontage, High Street. Zoning Ordinance section 12-901 classifies the subject property as a substandard lot because it does not provide the R-12 zone's lot minimum lot width and lot frontage requirements.

The existing lot and proposed dwelling would meet all R-12 zoning requirements besides lot width and lot frontage. The following table provides a summary of all zoning regulations as they pertain to the subject property and proposed dwelling:

Table 1 – Zoning Analysis

	Required/Permitted	Provided /Proposed
Lot Area	12,000 Sq. Ft.	13,344 Sq. Ft.
Lot Width	Min. 95.0 Ft. (for corner lot measured at the building line)	Primary – High Street 88.5 Ft. Secondary – Orchard Street 105.7 Ft.
Lot Frontage	Min. 60.0 Ft. (measured at the front lot line)	Primary – High Street 88.5 Ft. Secondary – Orchard Street 105.35 Ft.
Front Yard	Primary – High Street Min. 35.0 Ft. (all front yards of lots in contextual block face, including the existing lot in question, is greater than 35.0 Ft.) Secondary – Orchard Street Min. 24.2 Ft. (between the range established by the front yards within the contextual block face)	Primary – High Street 35.2 Ft. (Dwelling) 39.3 Ft. (Porch) Secondary – Orchard Street 28.75 Ft. (Dwelling) 26.3 Ft. (Porch) 28.8 Ft. (Garage)

Side Yard (West)	Min. 14.15 Ft. (Dwelling) (1:2 height to setback ratio, 10 Ft. min.) 3.0 Min. Ft. (Garage)	18.8 Ft. (Dwelling) 32.75 Ft. (Garage)
Side Yard (North)	Min. 7.4 Ft. (Dwelling – One-story portion) Min. 13.25 Ft. (Dwelling – Two-story portion) (1:2 height to setback ratio, 10 Ft. min.) 3.0 Min. Ft. (Garage)	50.9 Ft. (Dwelling – One-story portion) 55.6 Ft. (Dwelling – Two-story portion) 8.25 Ft. (Garage)
Net Floor Area	4,003.2 Sq. Ft. 0.30 Floor Area Ratio (FAR)	3,679.0 Sq. Ft. 0.28 FAR
Maximum Height	30.0 Ft. (Dwelling) 13.5 Ft. (Garage)	28.8 Ft. (Dwelling) 13.25 Ft. (Garage)
Maximum Threshold Height	3.5 Ft. (Maximum within contextual block face)	3.5 Ft.

MASTER PLAN DESIGNATION

The proposed single-family residential use is consistent with the Northridge/Rosemont Small Area Plan which designates this area for low-density residential development.

II. STAFF ANALYSIS

Staff supports the applicant's proposal to develop this substandard lot with a new two-story dwelling and free-standing garage. As required by Zoning Ordinance section 12-901(C), the proposed dwelling would be compatible with the existing neighborhood in terms of height, bulk, and design.

HEIGHT

Staff finds the proposed dwelling to be compatible with neighborhood character in terms of height. In this case, the heights for adjacent houses on both sides of High Street, the primary frontage, as well as heights of buildings on the same side of Orchard Street, the secondary frontage, were examined (Figure 8). The height of the dwellings on these properties, as measured to the mid-point of the roof, is shown in Table 2, below.

Figure 8 – Surrounding Properties

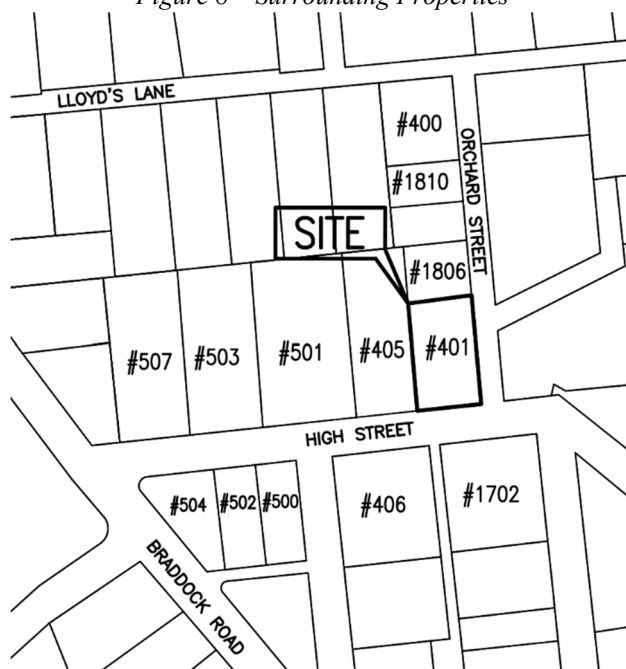


Table 2 – Dwelling Heights

507 High Street	21.7 Ft.
503 High Street	18.7 Ft.
501 High Street	17.7 Ft.
405 High Street	23.7 Ft.
504 High Street	26.0 Ft.
502 High Street	22.6 Ft.
500 High Street	23.3 Ft.
406 High Street	19.0 Ft.
1702 Orchard Street	31.0 Ft.
1806 Orchard Street	18.9 Ft.
1810 Orchard Street	24.9 Ft.
400 Lloyds Lane	18.9 Ft.
Average	22.2 Ft.
Proposed Dwelling at 401 High Street	28.8 Ft.

While the proposed dwelling height is larger than the average height of surrounding properties, it is within the range of heights presented in this sampling. The proposed dwelling height for the closest portion of the structure to High Street, the primary frontage, would be 1.3 feet lower than the tallest portion of the structure. This height difference paired with certain massing and design elements presented in greater detail in the following sections minimize any potential looming effect over the street. Furthermore, the proposed dwelling would be situated directly across the street from a 31-foot structure, measured to the mid-point of the roof, on 1702 Orchard Street. Additionally, while the property at 405 High Street is shorter than the proposed dwelling at 401 High Street, the existing dwelling at 405 High Street is positioned at an average grade of 144.5 feet, which is four feet above the proposed dwelling's average pre-construction grade of 140.5 feet. Comparing ridge to ridge with average grade, the proposed dwelling would be 1.5 feet taller than the existing dwelling on 405 High Street. Figure 9 demonstrates the height relationship between 401 High Street and its western neighbor at 405 High Street with the roof lines highlighted in blue. Figure 9 also demonstrates an approximate distance of 42.8 feet from the existing dwelling on 405 High Street to the proposed dwelling on 401 High Street, a dimension comparable to an average public street and 5.2 feet larger than the existing distance between the existing dwelling on 405 High Street and the existing dwelling on 401 High Street (shown in green). This additional separation from 405 High Street dilutes the impact of the increased height.

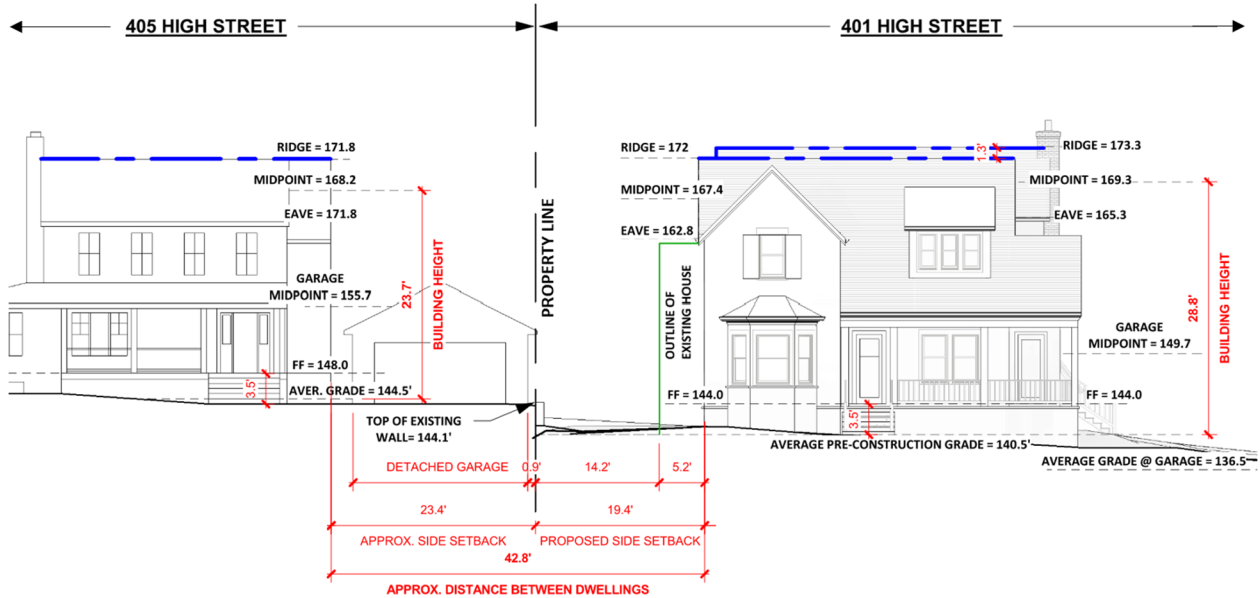


Figure 9 – High Street Elevations of Proposed Dwelling with Western Neighboring Property

Along the secondary frontage, Orchard Street, the proposed dwelling steps down as it approaches the property at 1806 Orchard Street, as seen in Figure 10. The roof lines of the proposed dwelling and garage on 401 High Street and the existing dwelling on 1806 Orchard Street are shown in blue. While the existing structure on 1806 Orchard Street is shorter in overall height than the proposed dwelling, it is situated at an average grade of 140.5 feet, which is the same as the existing average pre-construction grade for the main structure of 401 High Street and four feet higher than the average pre-construction grade of the proposed garage. There would be 75.9 feet between the proposed two-story dwelling and the existing dwelling on 1806 Orchard Street and 33.2 feet of distance between the proposed garage and the existing dwelling on 1806 Orchard Street, which is ample distance to soften the impact of the proposed height of both structures. Moreover, the portion of the proposed dwelling closest to Orchard Street and aligned with the existing dwelling at 1806 Orchard Street measures 18.4 feet to the midpoint of the gable, which is 0.5 feet shorter than the height measured to the mid-point of the roof of the existing dwelling on 1806 High Street. Figure 10 demonstrates the height relationship among the two properties.

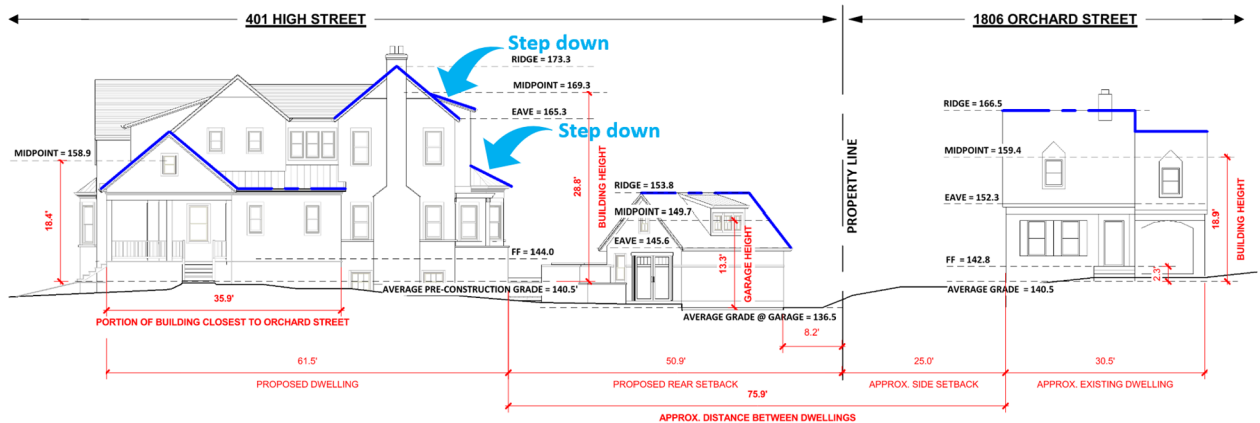


Figure 10 – Orchard Street Elevations of Proposed Dwelling with Northern Neighboring Property

BULK

Staff finds the applicant's proposal compatible with neighborhood character in terms of bulk. The proposed dwelling would share High Street with other two-story dwellings, and it would share the Orchard Street side with 1.5 and two-story dwellings. In terms of mass and scale, the proposed dwelling's above grade living space (first and second floor) would be comparable to that of others along High Street and Orchard Street as seen Table 3. Not only would the above ground living space be within the range of the sampling below, it would be less than its western neighbor at 405 High Street and its southern neighbor at 1702 Orchard Street. Additionally, with 3,679 square feet of net floor area, the proposed dwelling would be 324 square feet below the maximum floor area permitted by the R-12 zone.

*Table 3 – Above Grade Living Area**

507 High Street	3,772 Sq. Ft.
503 High Street	5,713 Sq. Ft.
501 High Street	4,253 Sq. Ft.
405 High Street	4,021 Sq. Ft..
504 High Street	2,876 Sq. Ft.
502 High Street	1,942 Sq. Ft.
500 High Street	2,304 Sq. Ft.
406 High Street	3,507 Sq. Ft.
1702 Orchard Street	4,150 Sq. Ft.
1806 Orchard Street	1,304 Sq. Ft.
1810 Orchard Street	2,808 Sq. Ft.
400 Lloyds Lane	1,755 Sq. Ft.
Average	3,200 Sq. Ft.
Proposed Dwelling at 401 High Street	3,921 Sq. Ft.

*Per Real Estate Assessment

Lastly, the proposed dwelling demonstrates varied massing along all facades. Of particular exposure is the southern and eastern facades along High Street and Orchard Street. The southern façade along High Street portrays three distinct masses: a forward positioned portion about a third of the width of the façade with a bay window; the stepped back portion of the main structure with wrap-around porch and dormer; and a tertiary portion towards the rear of the structure with a slightly higher ridge and an accentuated chimney stack. A majority of the massing on this façade is just under 14 feet in height which helps to achieve depth without sacrificing an inviting scale along the street. The eastern façade along Orchard Street includes a fourth mass along the rear of the structure that incorporates a step-down effect through the use of a dormer and bay window. The four major masses on this façade incorporate additional levels of articulation, which provides more dimension, depth and interest to the structure while softening the overall bulk. Also, these four masses appear sequential much like that of other dwellings in the neighborhood who have

constructed meaningful additions over time. Figure 11, below, shows the proposed south and east elevations with shading to show the varied massing proposed. Figures 12 shows compatible varied massing of existing dwellings along High Street on corner lots with comparable siting and exposure as the proposed dwelling on 401 High Street. The existing dwelling at 500 High Street, in particular, shares similar massing with the proposed dwelling with a gabled mass with chimney stack and secondary mass with wrap-around porch.

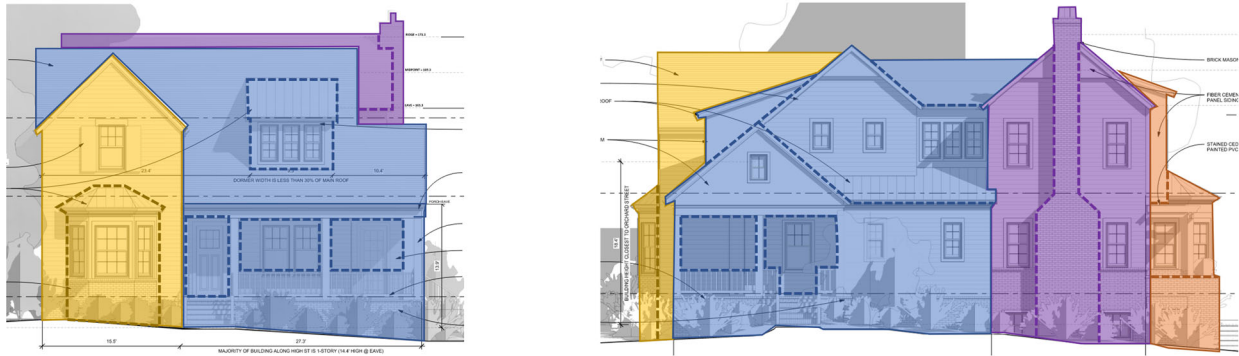


Figure 11 - Varied Massing of Proposed Dwelling (South Elevation on Left; East Elevation on Right)



Figure 12 – Corner Lots at 406 and 500 High Street with Varied Massing

In comparison to the proposed dwelling's western neighbor, the proposed dwelling is 0.6 feet shorter in width than the existing dwelling on 405 High Street along the High Street frontage while also on a 9-foot wider lot. In other words, the existing dwelling on 405 High Street takes up 54.5 percent of the lot width while the proposed dwelling on 401 High Street takes up 48.4 percent of

the lot width. Additionally, because 401 High Street is a corner lot, the proposed detached garage is easily situated to the rear of the main structure, limiting any additional bulk along the primary frontage of High Street. In comparison, the two-car detached garage on 405 High Street communicates more mass seen from this primary frontage than the proposal to the east. Figure 13 demonstrates this bulk comparison.

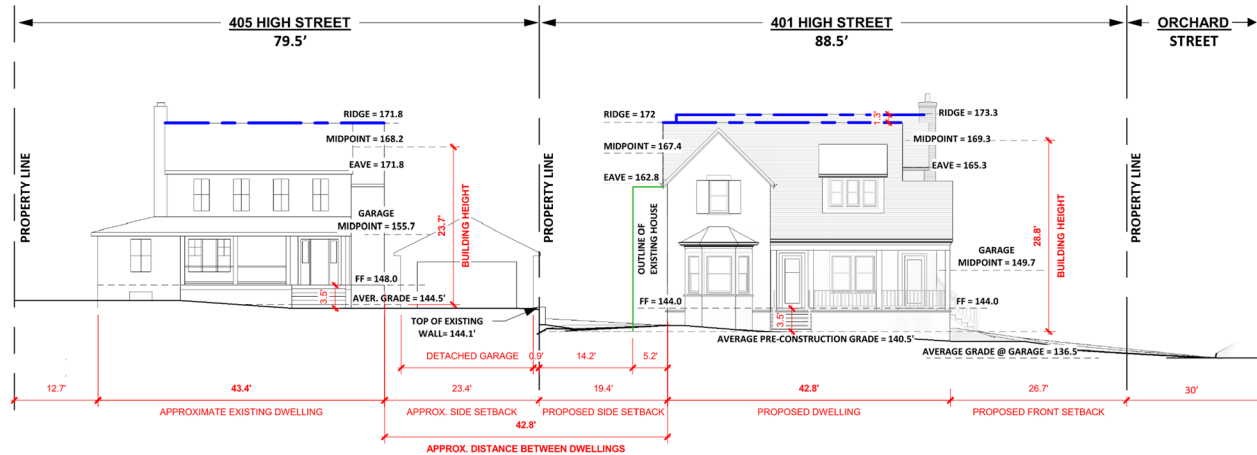


Figure 13 – Bulk Comparison of 405 and 401 High Street

DESIGN

Staff finds the proposed design to be compatible with the established neighborhood character. High Street and Orchard Street include an eclectic mix of styles including Queen Anne, Folk Victorian, Tudor Revival, American Foursquare, Colonial Revival, and modern, many of which are shown in Figure 14. The proposed dwelling would share a western property line with a Folk Victorian style home with front porch (405 High Street), and it would share a northern property line with a Colonial Revival style home (1806 Orchard Street).



Figure 14 – Variety of Styles along High Street and Orchard Street

The proposed dwelling mostly demonstrates design elements of Queen Anne, Folk Victorian and Colonial Revival styles, such as the asymmetrical or “L-shaped” building form with a variety of hipped and gabled roofs, a large wrap-around porch offering outdoor living space, wood siding from the brick base to the roof, and a dominant chimney with symmetrical windows on either side of the stack. Many of these design features are exemplified in neighboring homes along High Street and Orchard Street, as seen in Figure 15.

Characteristic of Queen Anne and Folk Victorian styles is an asymmetrical, “L-shape” building layout. This configuration offers the opportunity for a wrap-around porch, a friendly design gesture, facing the corner of High Street and Orchard Street. Two entrances to the front porch, one from the High Street side and one from the Orchard Street side, suggests a welcoming porosity and reinforces the connection between the dwelling and the street, a feature shared among many other dwellings with porches along High Street.



405 High Street

Queen Anne & Folk Victorian

- Mix of hipped and gabled roofs
- Asymmetrical building form
- Wrap-around porch
- Use of wood siding



303 High Street



1810 Orchard Street



500 High Street

Colonial Revival

- Dominant chimney stack with symmetrical windows

Figure 15 – Style Elements in the Proposed Design

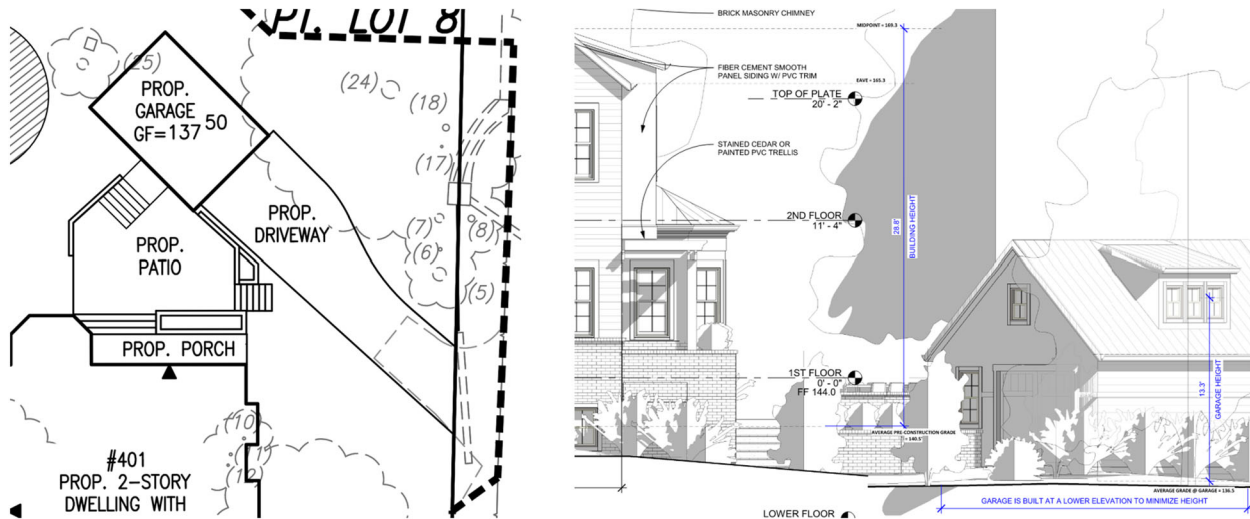
Lastly, the free-standing garage is compatible with both the main structure and others found in visible locations along High Street and Orchard Street in terms of materials, bulk, height, and design. The proposed garage is a 350 square foot single-car garage measuring 13.25 feet in height (Figure 16). Figure 17 shows other free-standing garages ranging from 300 to 500 square feet and with access and visibility from either High Street, Orchard Street or Ruffner Road. These existing garages are either accessed from within the property (1803 Orchard Street), from an alley (500 High Street) or directly from the street (303 High Street), demonstrating a lack of conformity when it comes to access and what view is presented to the street. In each case, a different façade is facing the street. In the case of the proposed garage on 401 High Street, it would be accessed using an existing curb cut from Orchard Street, and the building would be at a slight angle from the street rather than head-on, a unique yet thoughtful placement given the topography of the lot. In this location, the structure would sit slightly lower on the lot than the main structure, which presents an opportunity to not only connect the two structures with a charming, uncovered patio space but to also reinforce connection with the street through a set of stairs similar to the adjacent porch (Figure 18).



Figure 16 – Proposed Free-standing Garage



Figure 17 – Free-standing Garages Positions along High Street and Orchard Street



ADDITIONAL CONSIDERATIONS

As noted above, staff notified the North Ridge Citizens' Association of the initial proposal and worked with the applicant to forward the revised submission dated November 3, 2021 to them, as well. In addition to meeting with the NRCA on November 8, 2021, the applicant met on-site with neighbors to discuss the proposal and walk the lot. The applicant staked-out the lot to help those in attendance perceive the size of the proposed footprint as well as setbacks from neighboring property and High Street and Orchard Street. Staff met with members of the NRCA virtually on November 10, 2021, as well as the neighbor at 405 High Street on November 12, 2021. A letter from the NRCA is forthcoming and will be attached to docket materials prior the public hearing.

Presented at the exchanges noted above were concerns from the neighbors regarding the proposed height and bulk of the proposed structure, the removal of existing mature trees, general stormwater run-off, and future construction parking and staging.

Height and Bulk

Staff walked members of the NRCA through the ways in which staff evaluates height, setbacks and floor area ratio against the requirements of the zoning ordinance and discussed how the proposal is meeting the requirements of the R-12 zone.

Trees and Shrubs

The site currently has 18 trees with 40% tree canopy coverage, and the applicant proposes to remove all but three along the High Street frontage. The three to be saved include a mature Southern Magnolia and two American Hollies. Although several trees to be removed are mature and in good condition, they would be located in the area of disturbance and therefore impossible to protect during future construction. That said, upon hearing of the neighbor's concerns, the applicant agreed to plant two additional oaks. Condition #5 requires the applicant to plant the two oak trees to re-establish a minimum 40% crown coverage on the property.

Of additional concern with some neighbors and staff is the existing mature hedge located mostly within the public right-of-way on High Street (Figure 19). The hedge currently creates a thick screen that limits access to the site and visibility at the intersection of High Street and Orchard Street. Staff recommends Condition #2 to ensure the hedge is removed, eliminating the encroachment into the public right-of-way, improving the vision clearance at the corner, and creating a more inviting and open aesthetic on this prominent corner lot.



Figure 19 – Existing Hedge along High Street

Stormwater

Members of the NRCA and the neighbors at 405 High Street expressed concern about water flow during major rain events. The applicant noted their willingness to work with other property owners in coming up with a solution to the broader issue and would be incorporating on site detention measures to ensure that post development water overflow will be equal to or less than pre-development as required with all grading plans. Staff reiterated that all land disturbing activities over 2,500 square feet are subject to grading plan reviews, a process independent of the SUP review, and must comply with the City's water quantity requirements which require the amount of runoff after development to be less than the amount of runoff prior to development. Increases in runoff from development of single-family homes are mitigated to the maximum extent practicable by providing stormwater detention facilities. Changes in the direction of runoff is mitigated to the maximum extent practicable through grading, piping of downspouts, or detention. Single family homes are exempt from water quality treatment.

Construction Parking and Staging

One member was concerned with potential future on-site construction parking and staging. The applicant must comply with all City Code requirements for construction parking and staging. The applicant notes that all trucks will be parked on site or on the 401 High Street side of Orchard Street. They also mentioned that the project is estimated to be complete within 12 months and gave their direct contact information to concerned parties.

CONCLUSION

Staff found that the proposed dwelling's height, bulk and design would be compatible with the established neighborhood character. Subject to the conditions contained in Section III of this report, staff recommends approval of the SUP request.

III. RECOMMENDED CONDITIONS

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

1. The dwelling's bulk, height, and design, including materials, shall be substantially consistent with the application materials submitted November 3, 2021 to the satisfaction of the Director of Planning and Zoning. (P&Z)
2. Applicant shall remove all shrubs along the subject parcel's frontage on High Street, including those within the public right of way and vision clearance area. (T&ES) (P&Z)
3. Applicant shall be responsible for repairs to the adjacent City right-of-way if damaged during construction activity. (T&ES)
4. No permanent structure may be constructed over any existing private and/or public utility easements. It is the responsibility of the applicant to identify any and all existing easements on the plan. (T&ES)
5. Two additional oak trees shall be planted, contributing to a minimum of 40% tree canopy coverage. The tree plan indicating a 40% minimum canopy coverage shall be included on the grading plan. (P&Z)

STAFF: Ashley Labadie, AICP, Urban Planner, Department of Planning and Zoning
Ann Horowitz, Principal Planner, Department of Planning and Zoning
Tony LaColla, AICP, Division Chief, Department of Planning and Zoning

Staff Note: In accordance with section 11-506(c) of the Zoning Ordinance, construction or operation shall be commenced and diligently and substantially pursued within 36 months of the date of granting of a special use permit by City Council or the special use permit shall become void.

IV. CITY DEPARTMENT COMMENTS

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

Transportation & Environmental Services:

- R-1 Applicant shall remove all shrubs along the subject parcel's frontage on High Street, including those within the public right of way and vision clearance area. (T&ES)
- R-2 Applicant shall be responsible for repairs to the adjacent City right-of-way if damaged during construction activity. (T&ES)
- R-3 No permanent structure may be constructed over any existing private and/or public utility easements. It is the responsibility of the applicant to identify any and all existing easements on the plan. (T&ES)
- C-1 A GRADING PLAN showing all improvements and alterations to the site shall be required prior to any land disturbing activities and must be approved prior to issuance of a building permit. (5-6-224) (T&ES)
- C-2 New curb cuts require separate approval from the City. (Sec. 5-2-14) (T&ES)
- C-3 An erosion and sediment control plan must be approved by T&ES prior to any land disturbing activity greater than 2500 square feet subject to the Exceptions described in Section 5-4-5. An erosion and sediment control bond shall be posted prior to release of the grading plan. (Sec.5-4-1.1) (T&ES)
- C-4 The applicant shall comply with the provisions of Article XIII Environmental Management Ordinance of the City of Alexandria. (T&ES)
- C-5 All improvements to the City right-of-way such as curbing, sidewalk, driveway aprons, etc. must be City standard design. (Sec.5-2-1) (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 Industry 05-14 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 per the requirements of Article XIII of Alexandria Zoning Ordinance (AZO). Where storm sewer is not available applicant must provide a design to mitigate impact of stormwater drainage onto adjacent properties and to the satisfaction of the Director of Transportation & Environmental Services. (Sec.5-6-224)
- C-7 All secondary utilities serving this site shall be placed underground. (Sec. 5-3-3) (T&ES)
- C-8 Pay sanitary sewer connection fee prior to release of Grading Plan. (Sec. 5-6-25) (T&ES)
- C-9 Any work within the right-of-way requires a separate permit from T&ES. (Sec. 5-361) (T&ES)

- C-10 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)

Code Enforcement:

- C-1 A building permit and plan review are required prior to the start of construction.

Recreation, Parks and Cultural Activities:

- F-1 Plan will not impact publicly owned trees.

Police Department:

No comments received.

Fire Department:

No comments or concerns.



APPLICATION

SPECIAL USE PERMIT

SPECIAL USE PERMIT # SUP2021-00094

PROPERTY LOCATION: 401 High Street Alexandria VA 22302

TAX MAP REFERENCE: 042.02-04-17

ZONE: R-12

APPLICANT:

Name: Windmill Hill, LLC

Address: 401 High Street Alexandria VA 22302

PROPOSED USE: Residential Single Family

- ☒ THE UNDERSIGNED, hereby applies for a Special Use Permit in accordance with the provisions of Article XI, Section 4-11-500 of the 1992 Zoning Ordinance of the City of Alexandria, Virginia.
- ☒ THE UNDERSIGNED, having obtained permission from the property owner, hereby grants permission to the City of Alexandria staff and Commission Members to visit, inspect, and photograph the building premises, land etc., connected with the application.
- ☒ THE UNDERSIGNED, having obtained permission from the property owner, hereby grants permission to the City of Alexandria to post placard notice on the property for which this application is requested, pursuant to Article IV, Section 4-1404(D)(7) of the 1992 Zoning Ordinance of the City of Alexandria, Virginia.
- ☒ THE UNDERSIGNED, hereby attests that all of the information herein provided and specifically including all surveys, drawings, etc., required to be furnished by the applicant are true, correct and accurate to the best of their knowledge and belief. The applicant is hereby notified that any written materials, drawings or illustrations submitted in support of this application and any specific oral representations made to the Director of Planning and Zoning on this application will be binding on the applicant unless those materials or representations are clearly stated to be non-binding or illustrative of general plans and intentions, subject to substantial revision, pursuant to Article XI, Section 11-207(A)(10), of the 1992 Zoning Ordinance of the City of Alexandria, Virginia.

Windmill Hill, LLC

Print Name of Applicant or Agent

2401 Mt. Vernon Avenue Unit B

Mailing/Street Address

Alexandria, VA

City and State

22301

Zip Code

DocuSigned by:

Mike Dameron

72CAF9B90F7C428...

Signature

09/24/2021

Date

703-989-7399

Telephone #

Fax #

mike@wmhhomes.com

Email address

PROPERTY OWNER'S AUTHORIZATION

As the property owner of 401 High Street Alexandria VA 22302, I hereby
 (Property Address)

grant the applicant authorization to apply for the Single Family use as
 (use)

described in this application.

Name: Windmill Hill, LLC

Phone: 703-989-7399

Please Print

Address: 2401 Mt. Vernon Avenue Unit B Alexandria VA 22301

Email: mike@wmhhomes.com

Signature: DocuSigned by:

Mike Dameron

72CAF9B90F7C428...

Date: 09/29/2021

1. Floor Plan and Plot Plan. As a part of this application, the applicant is required to submit a floor plan and plot or site plan with the parking layout of the proposed use. The SUP application checklist lists the requirements of the floor and site plans. The Planning Director may waive requirements for plan submission upon receipt of a written request which adequately justifies a waiver.

☒ **Required floor plan and plot/site plan attached.**

☐ **Requesting a waiver. See attached written request.**

2. The applicant is the (check one):

☒ Owner

☐ Contract Purchaser

☐ Lessee or

☐ Other: _____ of the subject property.

State the name, address and percent of ownership of any person or entity owning an interest in the applicant or owner, unless the entity is a corporation or partnership, in which case identify each owner of more than three percent.

Mike Dameron - 50% ownership of Windmill Hill, LLC

Leigh Dameron - 50% ownership of Windmill Hill, LLC

OWNERSHIP AND DISCLOSURE STATEMENT

Use additional sheets if necessary

1. Applicant. State the name, address and percent of ownership of any person or entity owning an interest in the applicant, unless the entity is a corporation or partnership, in which case identify each owner of more than three percent. The term ownership interest shall include any legal or equitable interest held at the time of the application in the real property which is the subject of the application.

Name	Address	Percent of Ownership
1. Mike Dameron - Windmill Hill, LLC	2401 Mt. Vernon Avenue Unit B Alexandria VA 22301	50%
2. Leigh Dameron - Windmill Hill	2401 Mt. Vernon Avenue Unit B Alexandria VA 22301	50%
3.		

2. Property. State the name, address and percent of ownership of any person or entity owning an interest in the property located at 401 High Street Alexandria VA 22302 (address), unless the entity is a corporation or partnership, in which case identify each owner of more than three percent. The term ownership interest shall include any legal or equitable interest held at the time of the application in the real property which is the subject of the application.

Name	Address	Percent of Ownership
1. Mike Dameron - Windmill Hill	2401 Mt. Vernon Avenue Unit B Alexandria VA 22301	50%
2. Leigh Dameron - Windmill Hill	2401 Mt. Vernon Avenue Unit B Alexandria VA 22301	50%
3.	2401 Mt. Vernon Avenue Unit B Alexandria VA 22301	

3. Business or Financial Relationships. Each person or entity indicated above in sections 1 and 2, with an ownership interest in the applicant or in the subject property are required to disclose any business or financial relationship, as defined by [Section 11-350 of the Zoning Ordinance](#), existing at the time of this application, or within the 12-month period prior to the submission of this application with any member of the Alexandria City Council, Planning Commission, Board of Zoning Appeals or either Boards of Architectural Review. **All fields must be filled out completely. Do not leave blank. (If there are no relationships please indicate each person or entity and "None" in the corresponding fields).**

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

Name of person or entity	Relationship as defined by Section 11-350 of the Zoning Ordinance	Member of the Approving Body (i.e. City Council, Planning Commission, etc.)
1. N/A		
2.		
3.		

NOTE: Business or financial relationships of the type described in Sec. 11-350 that arise after the filing of this application and before each public hearing must be disclosed prior to the public hearings.

As the applicant or the applicant's authorized agent, I hereby attest to the best of my ability that the information provided above is true and correct.

09/24/2021

Windmill Hill, LLC

Date

Printed Name

DocuSigned by:

Mike Dameron

72CAF9B90F7C428...

Signature

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

☒ **Yes.** Provide proof of current City business license

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

NARRATIVE DESCRIPTION

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

This corner lot is located in R-12 zoning with a required lot width of 95'. The parcel
currently has a lot width of 88.5'. Windmill Hill, LLC is proposing to demolish the
existing single family home and detached garage and construct a new single family
home in accordance with all required R-12 zoning ordinances short of 88.5' lot width.

USE CHARACTERISTICS

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

- ☐ a new use requiring a special use permit,
☐ an expansion or change to an existing use without a special use permit,
☐ an expansion or change to an existing use with a special use permit,
☒ other. Please describe: Single Family Residence - same use.

5. Please describe the capacity of the proposed use:

A. How many patrons, clients, pupils and other such users do you expect?
 Specify time period (i.e., day, hour, or shift).

0

B. How many employees, staff and other personnel do you expect?
 Specify time period (i.e., day, hour, or shift).

0

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

Day:
 N/A

Hours:

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

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

N/A

B. How will the noise be controlled?

N/A

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

N/A

- 9.** Please provide information regarding trash and litter generated by the use.

- A. What type of trash and garbage will be generated by the use? (i.e. office paper, food wrappers)

Residential Waste

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

Residential Waste

- C. How often will trash be collected?

1 per week per city trash collection

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

N/A

- 10.** Will any hazardous materials, as defined by the state or federal government, be handled, stored, or generated on the property?

☐ Yes.

☒ No.

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

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

☐ Yes. ☒ No.

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

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

ALCOHOL SALES

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

☐ Yes ☒ No

If yes, describe existing (if applicable) and proposed alcohol sales below, including if the ABC license will include on-premises and/or off-premises sales.

PARKING AND ACCESS REQUIREMENTS

14. A. How many parking spaces of each type are provided for the proposed use:

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

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

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

☒ on-site

☐ off-site

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

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

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

☐ Parking reduction requested; see attached supplemental form

15. Please provide information regarding loading and unloading facilities for the use:

- A. How many loading spaces are available for the use? n/a

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

- B. Where are off-street loading facilities located? N/A
- C. During what hours of the day do you expect loading/unloading operations to occur?
N/A
- D. How frequently are loading/unloading operations expected to occur, per day or per week, as appropriate?
N/A

- 16.** Is street access to the subject property adequate or are any street improvements, such as a new turning lane, necessary to minimize impacts on traffic flow?

N/A

SITE CHARACTERISTICS

- 17.** Will the proposed uses be located in an existing building? ☐ Yes ☒ No
- Do you propose to construct an addition to the building? ☐ Yes ☒ No
- How large will the addition be? _____ square feet.

- 18.** What will the total area occupied by the proposed use be?

_____ sq. ft. (existing) + _____ sq. ft. (addition if any) = 3,755 sq. ft. (total)

- 19.** The proposed use is located in: *(check one)*

- ☐ a stand alone building
- ☒ a house located in a residential zone
- ☐ a warehouse
- ☐ a shopping center. Please provide name of the center: _____
- ☐ an office building. Please provide name of the building: _____
- ☐ other. Please describe: _____

End of Application



Department of Planning & Zoning Special Use Permit Application Checklist

Supplemental application for the following uses:

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

Interior Floor Plan

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

If Applicable

- ☒ Plan for outdoor uses

Contextual site image

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

TAX ASSESSMENT MAP NUMBER: 042.02-04-17
PLAT SUBJECT TO RESTRICTIONS OF RECORD
INST. #990025294
TOTAL SITE AREA = 13,344 SF OR 0.3063 AC

PT. LOT 8

N/F PATRICK & STEPHANIE WIRE
TM# 042.02-04-16
1806 ORCHARD ST
ALEXANDRIA, VA 22302
ZONE: R-12
USE: RESIDENTIAL
INSTR #180014636

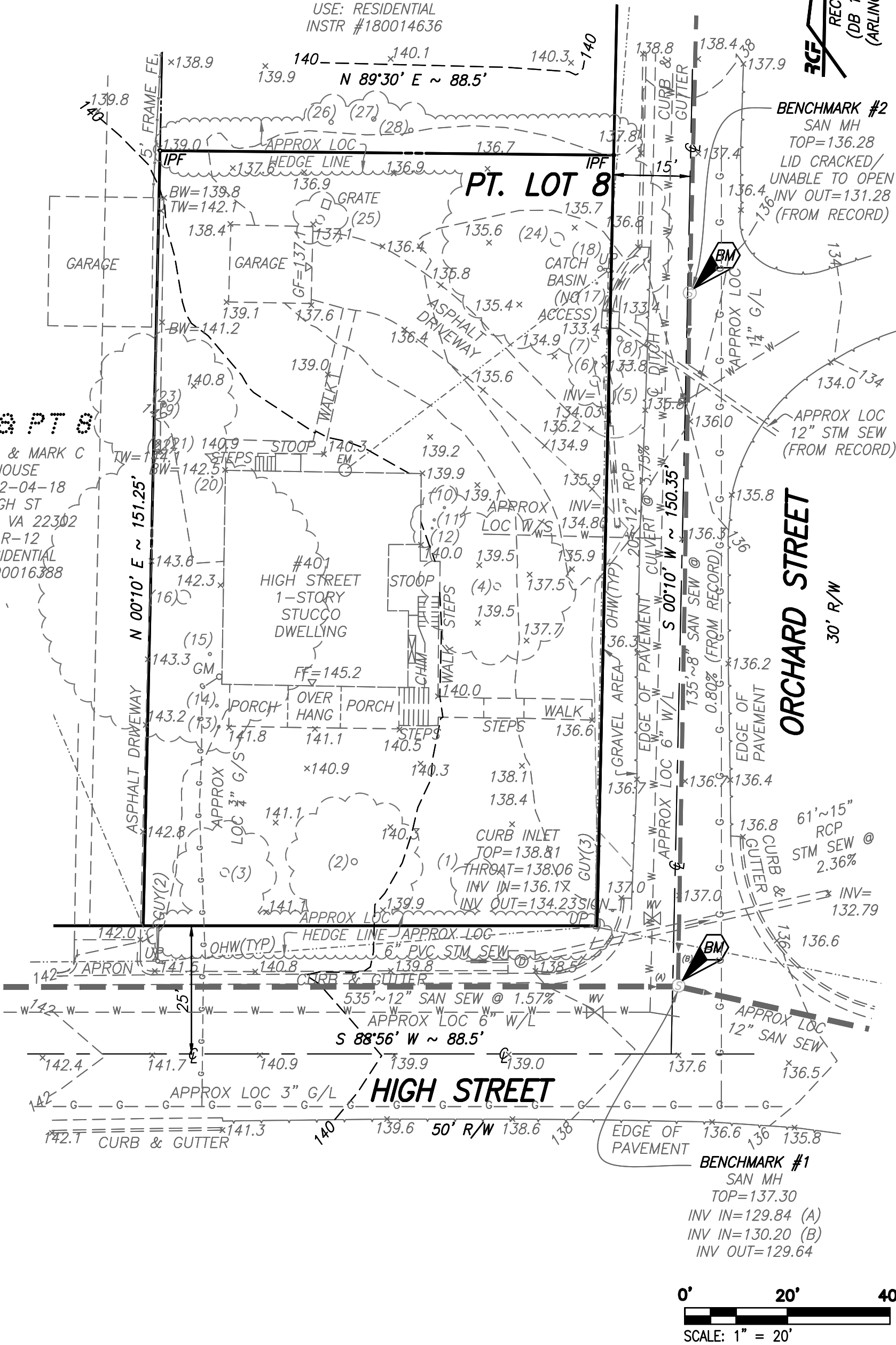
RECORD NORTH
(DB 162, PG 208)
(ARLINGTON COUNTY)

LOT 9 & PT 8

N/F INGRE L & MARK C
STACKHOUSE
TM# 042.02-04-18
405 HIGH ST
ALEXANDRIA, VA 22302
ZONE: R-12
USE: RESIDENTIAL
INSTR #090016388

EXISTING
TREE
TABLE:

- 1) 5" TREE
- 2) 14" TREE
- 3) 20" TREE
- 4) 16" TREE
- 5) 24" TREE
- 6) 6" TREE
- 7) 16" TREE
- 8) 12" TREE
- 9) 10" TREE
- 10) 5" TREE
- 11) 5" TREE
- 12) 4" TREE
- 13) 6" TREE
- 14) 6" TREE
- 15) 7" TREE
- 16) 32" TREE
- 17) 4" TREE
- 18) 12" TREE
- 20) 3" TREE
- 21) 6" TREE
- 22) 7" TREE
- 23) 8" TREE
- 24) 32" TREE
- 25) 20" TREE
- 26) 10" TREE
- 27) 10" TREE
- 28) 10" TREE



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EXISTING CONDITIONS PLAT
PT LOT 8
J.M.W. ATLEE PROPERTY
(401 HIGH STREET)
CITY OF ALEXANDRIA, VIRGINIA

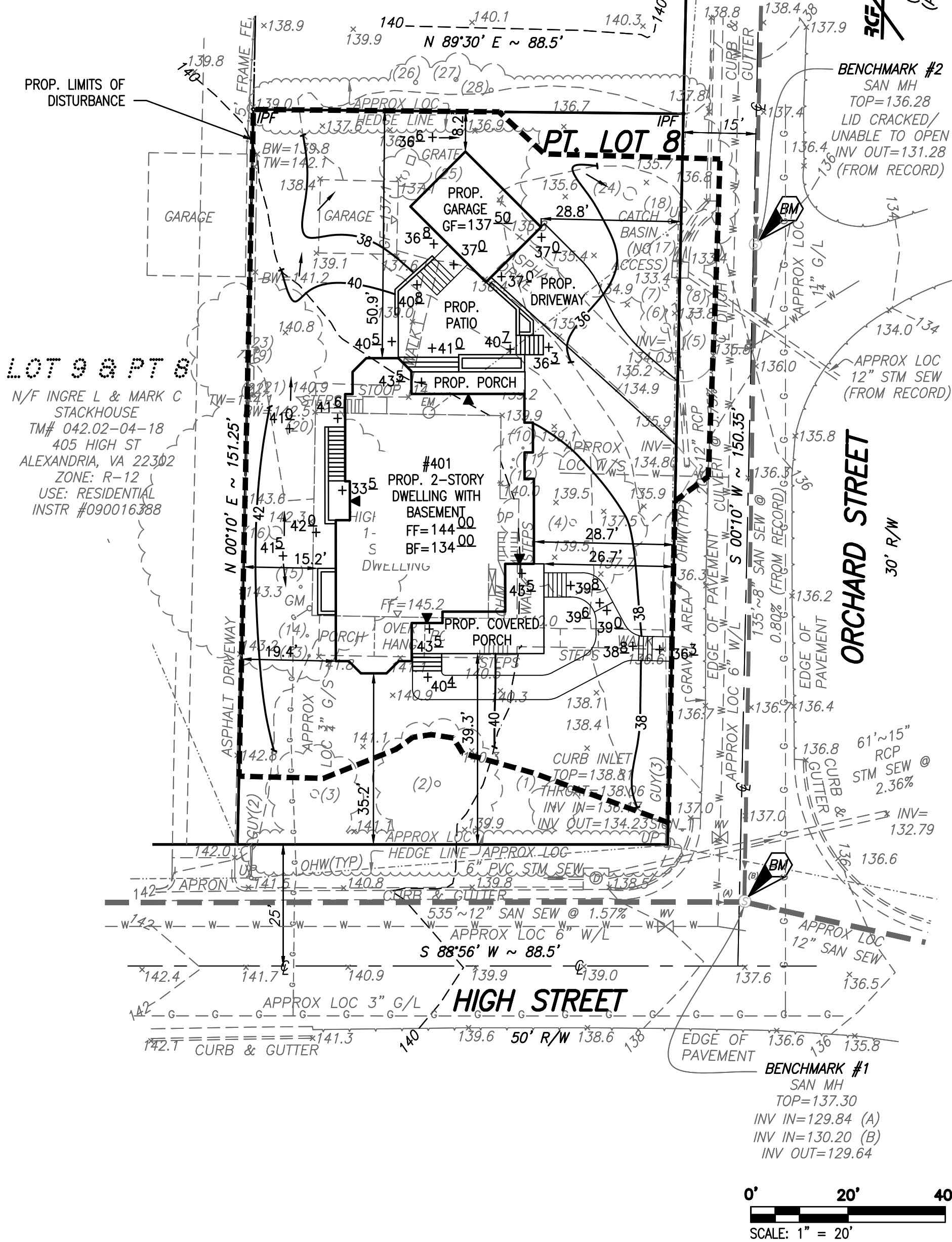
DESIGN: KRK
DRAWN: KRK
SCALE: 1" = 20'
DATE: NOV. 2021
FILE: **21-129**
SHEET **1** OF **6**

TAX ASSESSMENT MAP NUMBER: 042.02-04-17
PLAT SUBJECT TO RESTRICTIONS OF RECORD
INST. #990025294
TOTAL SITE AREA = 13,344 SF OR 0.3063 AC

PT. LOT 8

N/F PATRICK & STEPHANIE WIRE
TM# 042.02-04-16
1806 ORCHARD ST
ALEXANDRIA, VA 22302
ZONE: R-12
USE: RESIDENTIAL
INSTR #180014636

RECORD NORTH
(DB 162, PG 208)
(ARLINGTON COUNTY)

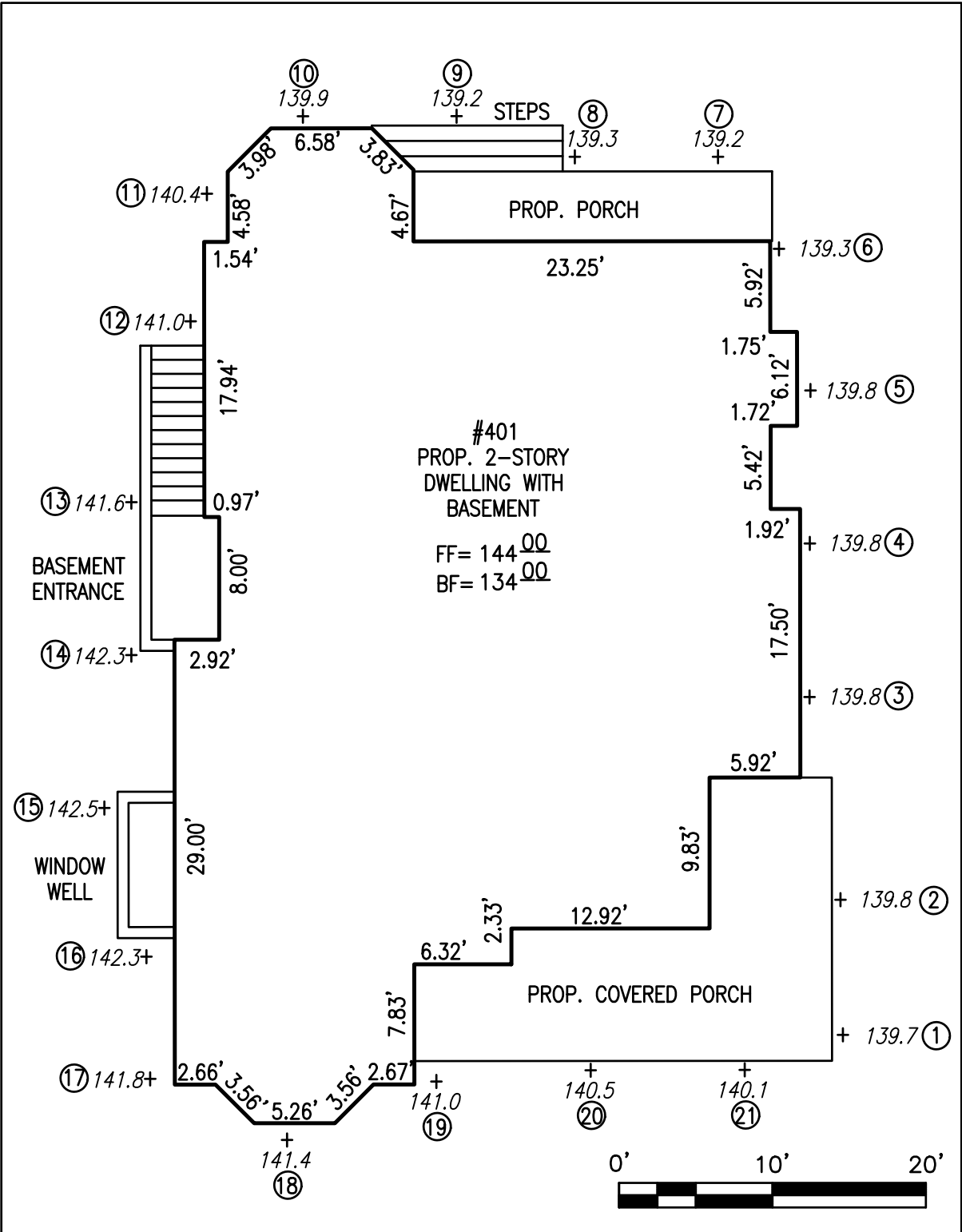


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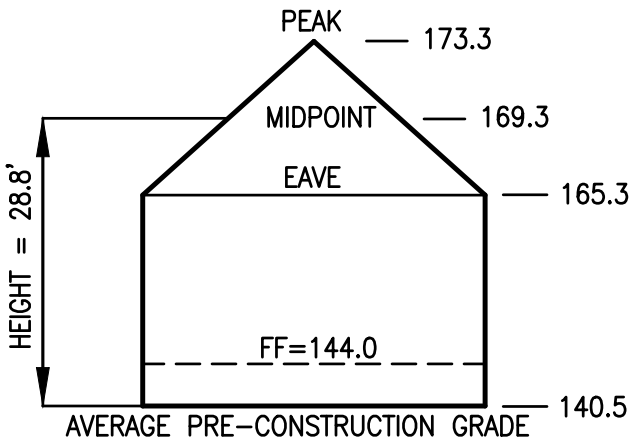
SPECIAL USE PERMIT PLAT
PT LOT 8
J.M.W. ATLEE PROPERTY
(401 HIGH STREET)
CITY OF ALEXANDRIA, VIRGINIA

DESIGN: KRK
DRAWN: KRK
SCALE: 1" = 20'
DATE: NOV. 2021
FILE: **21-129**
SHEET **2** OF **6**

TAX ASSESSMENT MAP NUMBER: 042.02-04-17
PLAT SUBJECT TO RESTRICTIONS OF RECORD
INST. #990025294
TOTAL SITE AREA = 13,344 SF OR 0.3063 AC



DWELLING HEIGHT DETAIL



MAX. BUILDING HEIGHT FOR R-12 ZONE IS 30.0' PER ART. III, DIV. A, SEC. 3-206(C) OF THE ZONING ORDINANCE

SPOTS	EXISTING - ELEVATION
1	139.7
2	139.8
3	139.8
4	139.8
5	139.8
6	139.3
7	139.2
8	139.3
9	139.2
10	139.9
11	140.4
12	141.0
13	141.6
14	142.3
15	142.5
16	142.3
17	141.8
18	141.4
19	141.0
20	140.5
21	140.1
SUM:	2950.7
AVERAGE:	140.5

AVERAGE EX. GRADE & DWELLING DETAIL
(SCALE: 1" = 10')

DWELLING HEIGHT CALCULATION				
AVERAGE EX. GRADE	ROOF EAVE ELEVATIONS	PEAK ROOF (HIGHEST RIDGE) ELEVATION	ROOF MIDPOINT (ROOF HEIGHT) ELEVATION	PROPOSED DWELLING HEIGHT
140.5	165.3	173.3	169.3	28.8

SETBACK REQUIREMENTS FOR DWELLING

BUILDING SIDE	AVERAGE GRADE	BUILDING HEIGHT	ZONING SETBACK	SETBACK REQUIRED	SETBACK PROVIDED
*FRONT-(HIGH STREET)	140.8	N/A	N/A	**35.0'	35.2'
*FRONT-(ORCHARD STREET)	139.7	N/A	N/A	24.2'-28.7'	28.7'
SIDE-(EAST)	141.7	27.6'	1:2, MIN. 10'	13.8'	19.4'
REAR-(NORTH)	139.4	25.9'	1:1, MIN. 10'	25.9'	50.9'

*FRONT SETBACK IS ESTABLISHED BY THE CONTEXTUAL BLOCK FACE STUDY, SEE SHEET 5.
**SINCE RANGE EXCEEDS 35', A RESIDENTIAL USE SHALL PROVIDE A FRONT YARD SETBACK OF AT LEAST 35'.

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ZONING DATA

PT LOT 8

J.M.W. ATLEE PROPERTY

(401 HIGH STREET)

CITY OF ALEXANDRIA, VIRGINIA

DESIGN: KRK

DRAWN: KRK

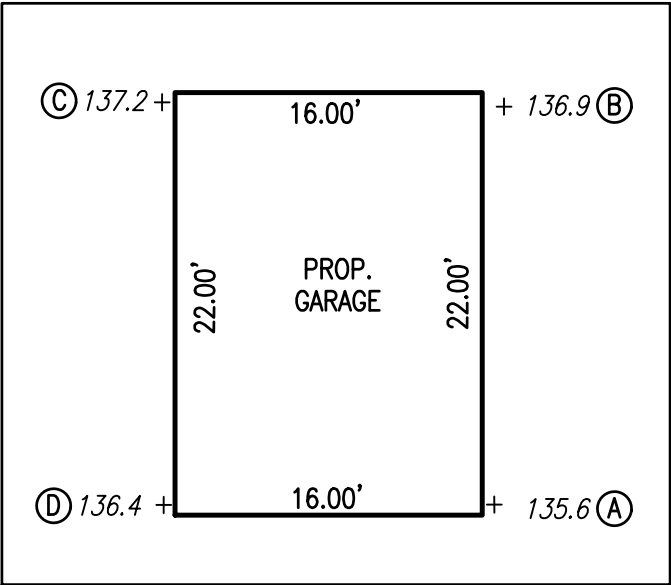
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DATE: NOV. 2021

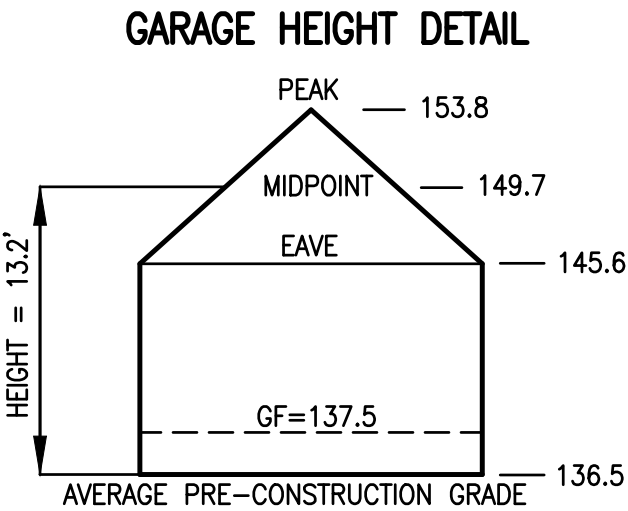
FILE: **21-129**

SHEET **3** OF **6**

TAX ASSESSMENT MAP NUMBER: 042.02-04-17
PLAT SUBJECT TO RESTRICTIONS OF RECORD
INST. #990025294
TOTAL SITE AREA = 13,344 SF OR 0.3063 AC



AVERAGE GRADE AND GARAGE DETAIL
(SCALE: 1" = 10')



SPOTS	EXISTING-ELEVATION
A	135.6
B	136.9
C	137.2
D	136.4
SUM:	546.1
AVERAGE	136.5

GARAGE HEIGHT CALCULATION				
AVERAGE EX. GRADE	ROOF EAVE ELEVATIONS	PEAK ROOF (HIGHEST RIDGE) ELEVATION	ROOF MIDPOINT (ROOF HEIGHT) ELEVATION	PROPOSED DWELLING HEIGHT
136.5	145.6	153.8	149.7	13.2

YARD PARKING REQUIREMENT

REQUIRED YARD AREA	YARD AREA (SQ. FT.)	PARKING AREA (SQ. FT.)	ALLOWABLE RATIO	PARKING RATIO PROPOSED
FRONT YARD (ORCHARD ST)	4,320	470	50%	10.9%
REAR YARD	2,292	9	50%	0.4%

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ZONING DATA
PT LOT 8

J.M.W. ATLEE PROPERTY
(401 HIGH STREET)
CITY OF ALEXANDRIA, VIRGINIA

DESIGN: KRK
DRAWN: KRK
SCALE: 1" = 10'
DATE: NOV. 2021

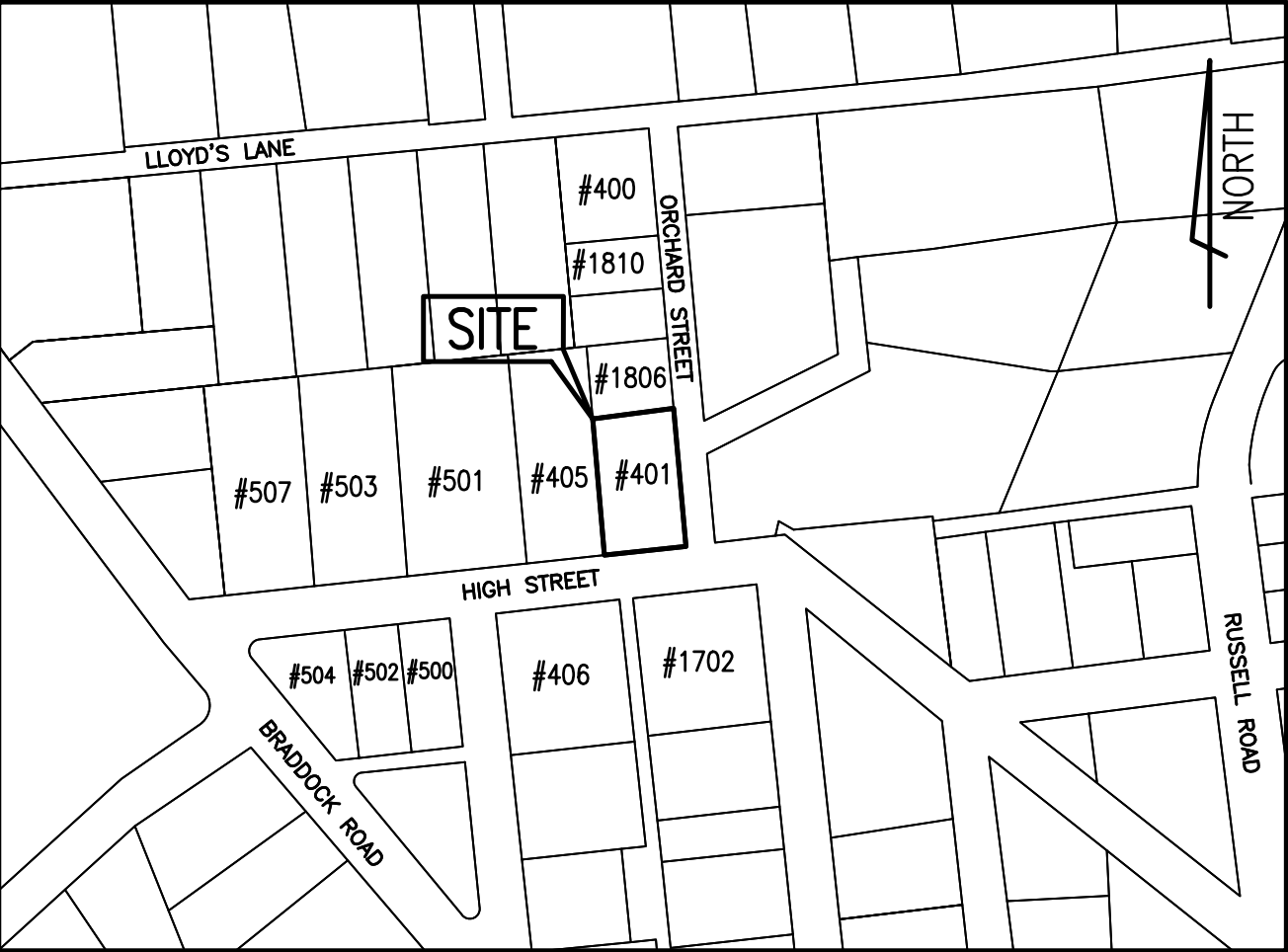
FILE: **21-129**

SHEET **4** OF **6**

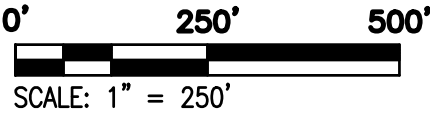
TAX ASSESSMENT MAP NUMBER: 042.02-04-17
PLAT SUBJECT TO RESTRICTIONS OF RECORD
INST. #990025294
TOTAL SITE AREA = 13,344 SF OR 0.3063 AC

BLOCK STUDY FOR SUP

Front Setback and Threshold Data				
#401 High Street (RCF #21-129)				
<u>Setback Data</u>				
		Setback From		
HIGH STREET		Property Line		
507 HIGH STREET		44.8'		
503 HIGH STREET		50.3'		
501 HIGH STREET		57.4'	USE BETWEEN 44.8' AND 57.4'	
405 HIGH STREET		48.5'		
ORCHARD STREET				
1806 ORCHARD STREET		24.2'		
1810 ORCHARD STREET		25.4'	USE BETWEEN 24.2' AND 28.7'	
400 LLOYDS LANE		28.7'		
<u>Threshold/Height Data</u>				
A		B	C	
		Building	(C-B)	
		Height	Distance	
Address #			Ground to	
			1st Floor	
507 HIGH STREET		21.7'	1.2	
503 HIGH STREET		18.7'	4.9	
501 HIGH STREET		17.7'	2.9	
405 HIGH STREET		23.7'	3.5	
1806 ORCHARD STREET		18.9'	2.3	
1810 ORCHARD STREET		24.9'	2.9	
400 LLOYDS LANE		18.9'	2.9	
1702 ORCHARD STREET		31.0'		
406 HIGH STREET		19.0'		
500 HIGH STREET		23.3'		
502 HIGH STREET		22.6'		
504 HIGH STREET		26.0'		
MAXIMUM THRESHOLD HEIGHT 4.9				



VICINITY MAP
SCALE 1" = 250'



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ZONING DATA
PT LOT 8

J.M.W. ATLEE PROPERTY
(401 HIGH STREET)

CITY OF ALEXANDRIA, VIRGINIA

DESIGN: KRK
DRAWN: KRK
SCALE: 1" = 250'
DATE: NOV. 2021

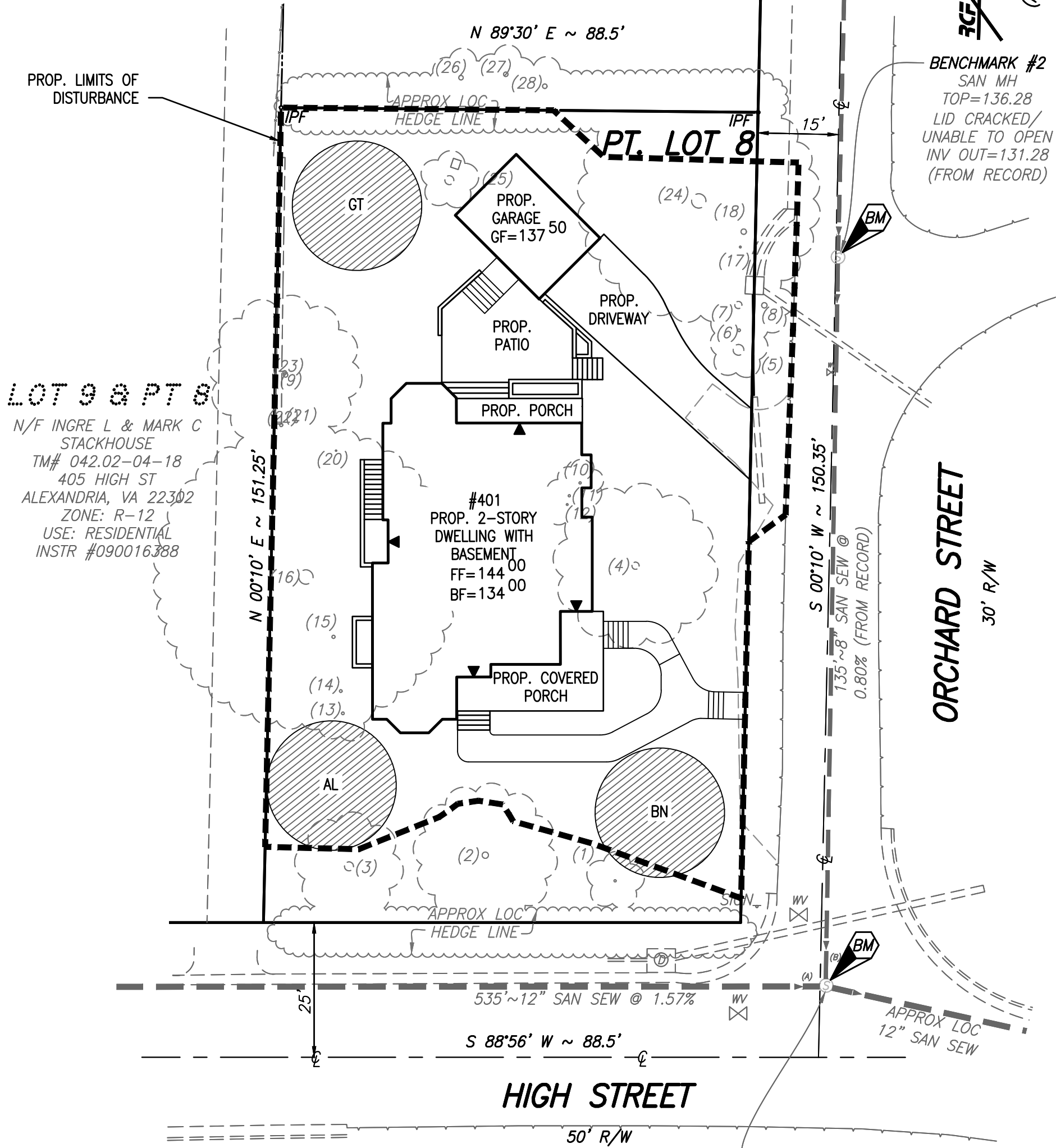
FILE: 21-129

SHEET 5 OF 6

TAX ASSESSMENT MAP NUMBER: 042.02-04-17
PLAT SUBJECT TO RESTRICTIONS OF RECORD
INST. #990025294
TOTAL SITE AREA = 13,344 SF OR 0.3063 AC

PT. LOT 8
N/F PATRICK & STEPHANIE WIRE
TM# 042.02-04-16
1806 ORCHARD ST
ALEXANDRIA, VA 22302
ZONE: R-12
USE: RESIDENTIAL
INSTR #180014636

RCF
RECORD NORTH
(DB 162, PG 208)
(ARLINGTON COUNTY)



0' 20' 40'
SCALE: 1" = 20'
BENCHMARK #1
SAN MH
TOP=137.30
INV IN=129.84 (A)
INV IN=130.20 (B)
INV OUT=129.64

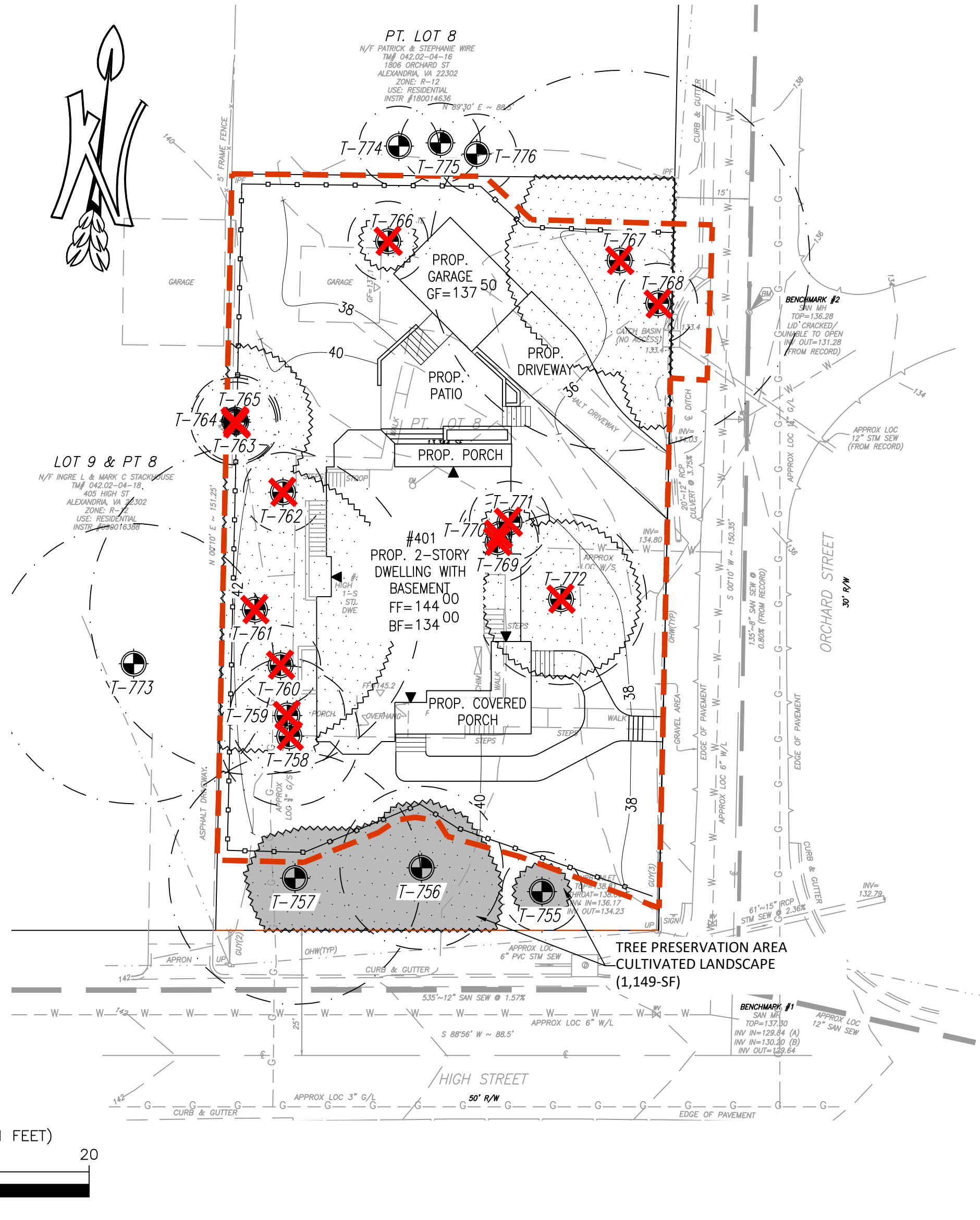
PLAN KEY	QUANTITY	GENUS	SPECIES	COMMON NAME	CALIPER/HEIGHT		CCA PER TREE (SF)	TOTAL CROWN COVER (SF)	REGIONAL (#)	EASTERN U.S. (#)	TOTAL
GT	1	Gleditsia	triancathos	Honey Locust	2"-3" cal./12-14 ft. ht.	B&B; symmetrical, single leader	750	750	1	0	1
BN	1	Betula	nigra	River Birch	2"-3" cal./12-14 ft. ht.	B&B; multistem; full branching	750	750	1	0	1
AL	1	Amelanchier	laevis	Smooth Serviceberry	2"-3" cal./12-14 ft. ht.	B&B; full branching	750	750	1	0	1
TOTALS	3						STANDARD TREE CCA	2,250	3	0	3
									100.0%	0.0%	100.0%

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LANDSCAPE PLAN
PT LOT 8
J.M.W. ATLEE PROPERTY
(401 HIGH STREET)
CITY OF ALEXANDRIA, VIRGINIA

DESIGN: KRK
DRAWN: KRK
SCALE: 1" = 20'
DATE: NOV. 2021
FILE: **21-129**
SHEET **6** OF **6**

PROPOSED TREE AND VEGETATION PROTECTION SURVEY



 TREELINE
 EXISTING CULTIVATED LANDSCAPE (5,340-SF)
 INVASIVE SHRUBS
 TREE PRESERVATION AREA (CULTIVATED LANDSCAPE) (1,149-SF)
 CRITICAL ROOT ZONE (CRZ)
 TREE LOCATION
T-XXX
 TREE TO BE REMOVED (TBR)
T-XXX
 TREE PROTECTION FENCING

1. THE PROPERTY DELINEATED HEREON IS LOCATED AT 401 HIGH STREET.
2. BOUNDARY AND TOPOGRAPHIC INFORMATION FROM FIELD SURVEY BY R.C. FIELDS & ASSOCIATES, INC., 2021.
3. PROPOSED DEVELOPMENT PLAN BY R.C. FIELDS & ASSOCIATES, INC., 2021.
4. TREE EVALUATIONS AND COMPUTATIONS BY TNT ENVIRONMENTAL, INC., SEPTEMBER 2021.
(MR. AVI SAREEN, CERTIFICATION #: MA-4727A).
5. CRZ MEASUREMENTS IN RADIUS PER THE CITY OF ALEXANDRIA DETAIL.
6. TOTAL CANOPY COVER: 5,340 SQUARE FEET (SF).
7. TOTAL SITE AREA: 13,344 SF.
8. PERCENT OF SITE COVERED: 40.0%
9. PERCENT COVER REQUIRED BY ZONING: 25%
10. QUALIFYING CANOPY TO BE PRESERVED: 1,149 SF x 1.0 CANOPY MULTIPLIER = 1,149 SF (8.6%)
11. MINIMUM CANOPY AREA TO BE PLANTED TO MEET REQUIREMENT: 2,187 SF (16.4%)

NOTES:

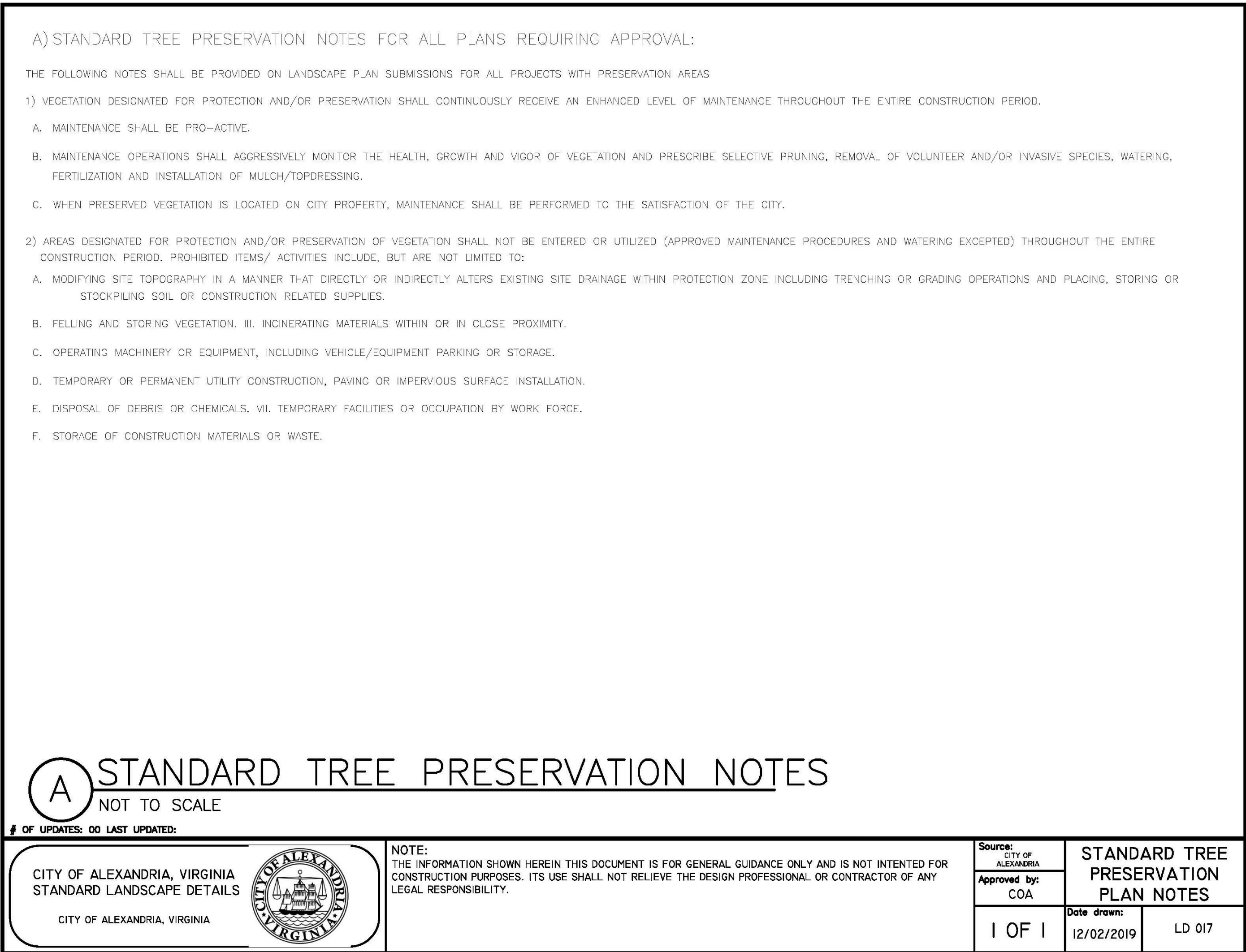
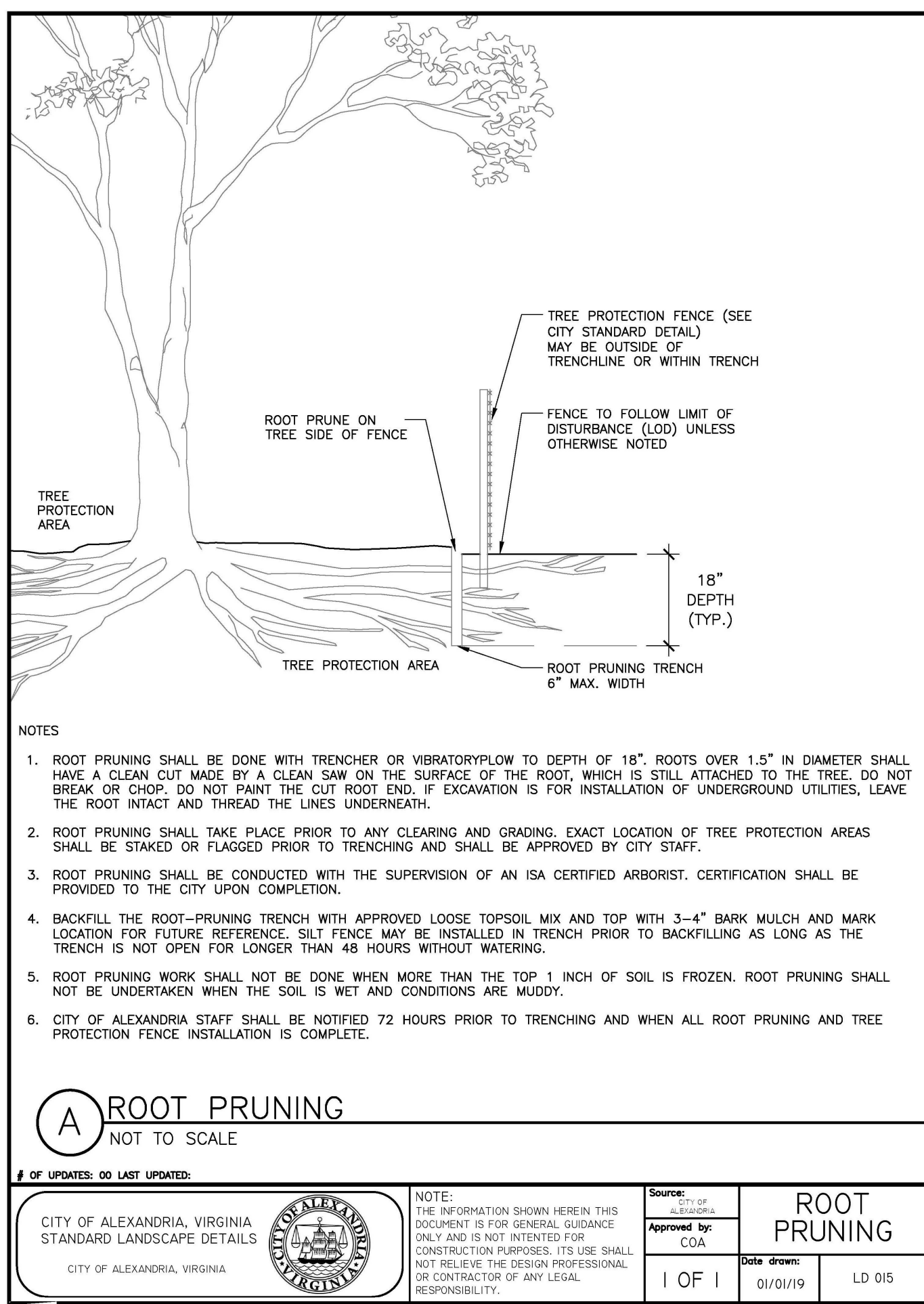
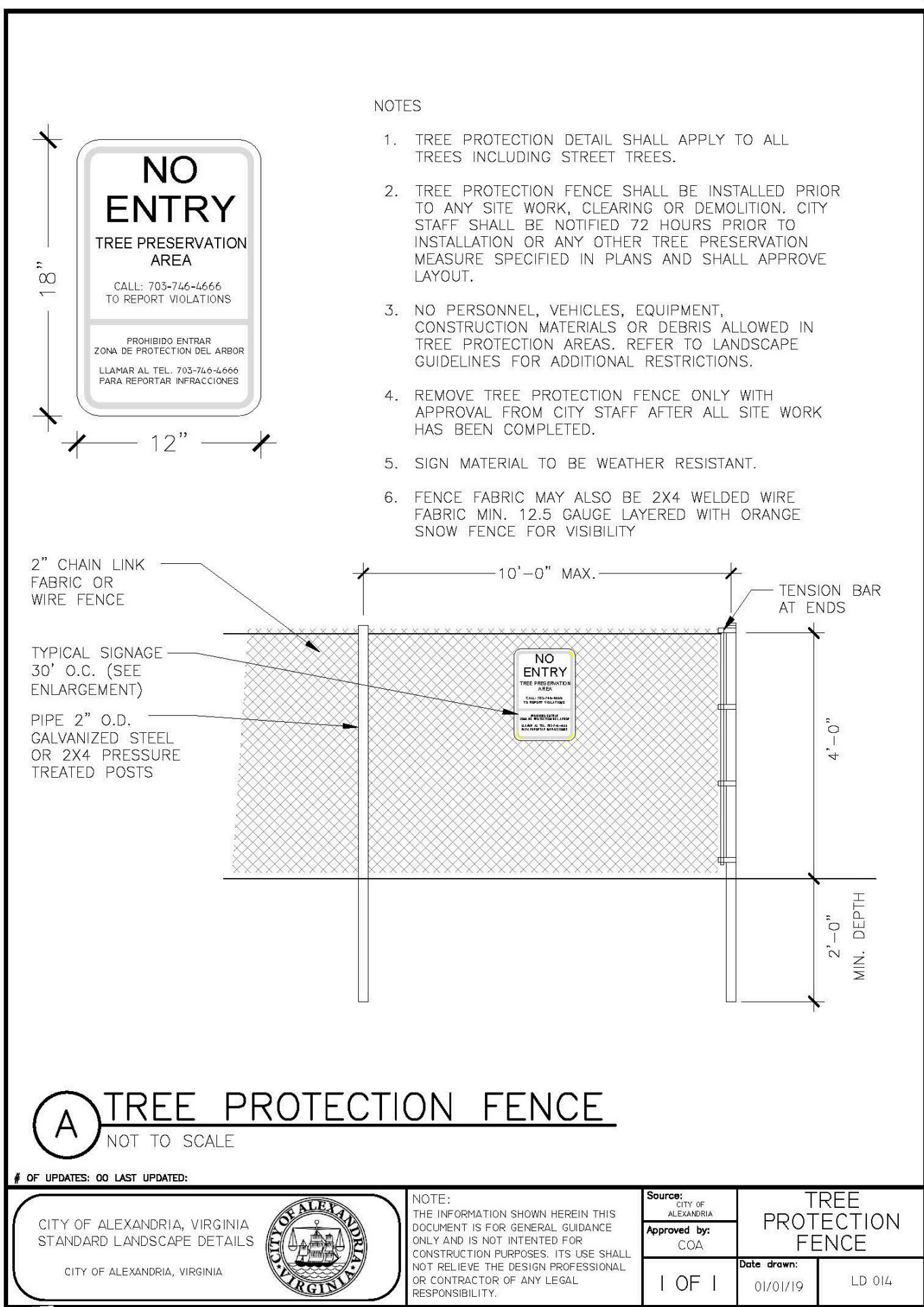
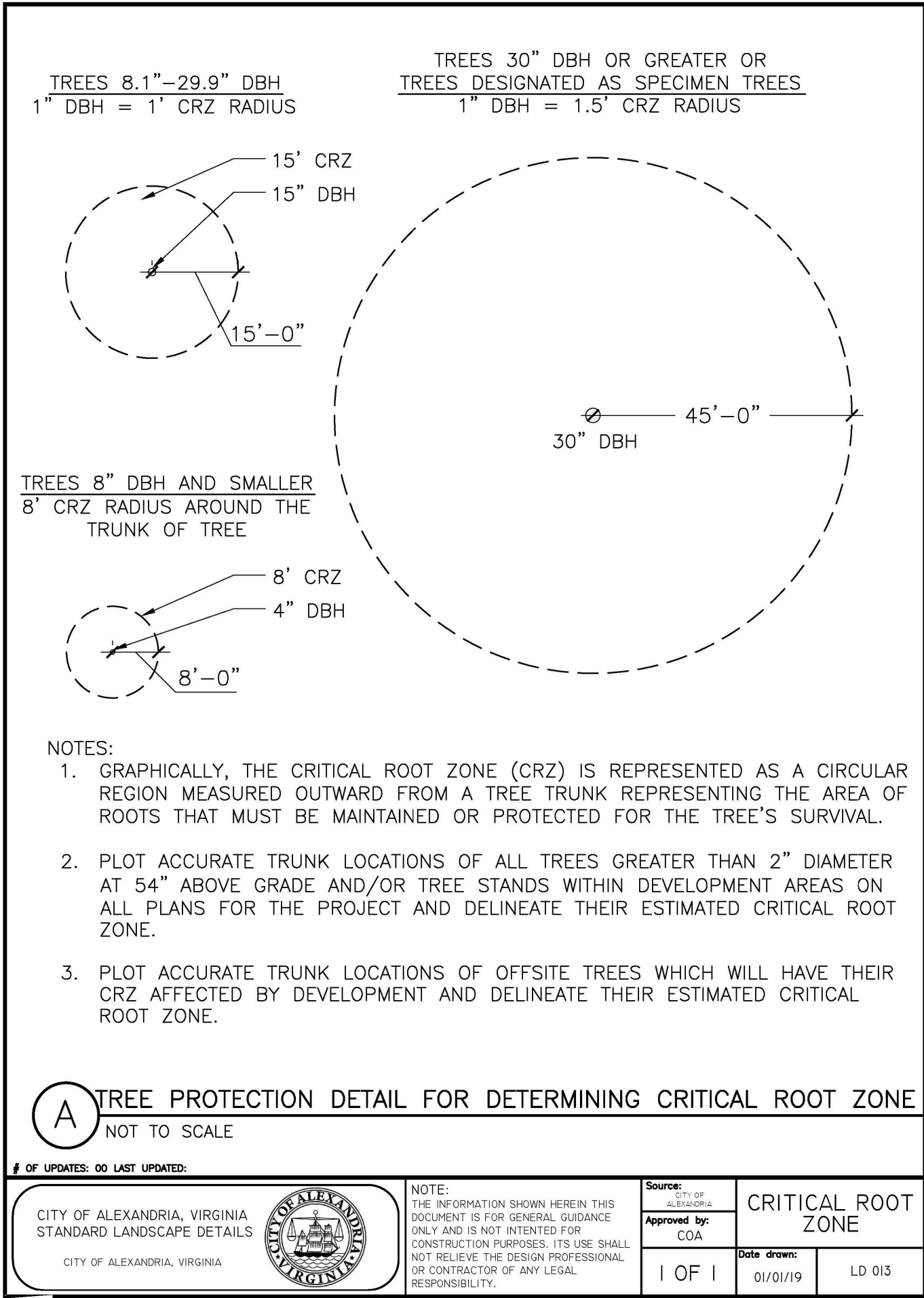
1. SHARED/OFFSITE TREES SHALL NOT BE REMOVED WITHOUT WRITTEN PERMISSION FROM AFFECTED ADJACENT PROPERTY OWNERS.
2. TREES NOTED FOR REMOVAL WITHIN THE SAVE AREAS SHALL BE DONE SO BY HAND WITHOUT THE USE OF HEAVY MACHINERY.
3. OFFSITE TREES WERE ASSESSED FROM THE SUBJECT PROPERTY SO NOT TO TRESPASS ONTO ADJACENT PROPERTY. DBH MEASUREMENTS AND TREE LOCATIONS ARE APPROXIMATE.
4. TREES LOCATED WITHIN OR ON THE LIMITS OF DISTURBANCE, OR RATED AS BEING "POOR" IN CONDITION, ARE RECOMMENDED FOR REMOVAL BY TNT ARBORISTS DUE TO THE LIKELIHOOD OF TREE FAILURE. HOWEVER, AT THE DISCRETION OF THE APPLICANT, SOME OF THESE MAY BE PRESERVED DURING CONSTRUCTION WITH THE APPROVAL OF THE CITY.

Avinash M. Sareen
Certified Arborist
Certification # MA-47274

CITY OF ALEXANDRIA, VA

TREE AND VEGETATION SURVEY & PROTECTION PLAN

REVISONS	
DATE	COMMENTS
SHEET 1	OF 2
SCALE: 1" = 20'	
PROJECT DATE: 9/28/21	
DRAFT: MMS	CHECK: AMS
FILE NUMBER: 2571	



INVASIVE SPECIES CONTROL NARRATIVE:

1. ANY APPLICATION OF ENVIRONMENTALLY SENSITIVE APPROVED HERBICIDES SHALL BE APPLIED BY A VIRGINIA CERTIFIED APPLICATOR OR REGISTERED TECHNICIAN.

2. ENGLISH IVY: REMOVE FROM TREES AND LANDSCAPE BY CUTTING ALL VINES AT GROUND LEVEL. VINES SHOULD BE CUT AGAIN SEVERAL FEET UP THE TRUNK. PEEL THE CUT SECTIONS OFF BUT CARE SHOULD BE TAKEN NOT TO STRIP THE BARK OFF THE TREE. PULL GROUND COVER BACK A FEW FEET FROM THE BASE OF THE TREE TO SLOW REGROWTH UP THE TREE TRUNK. REMOVE GROUND COVER BY HAND PULLING, CUTTING AND MULCHING OVER TOP, AND/OR APPLYING A GLYPHOSATE HERBICIDE AS A 4-PERCENT SOLUTION (1 PINT PER 3-GALLON MIX) TO LEAVES OR FRESHLY CUT LARGE STEMS, BY THOROUGHLY WETTING THEM. USE A STRING TRIMMER TO REDUCE GROWTH LAYERS AND TO INJURE LEAVES FOR IMPROVED HERBICIDE UPTAKE. RETREATMENT MAY BE NECESSARY FOR COMPLETE ERADICATION. THE REMNANTS SHALL BE BAGGED AND REMOVED FROM THE PROJECT SITE.

3. COMMON PERIWINKLE: SHALL BE REMOVED BY HAND TO MINIMIZE SITE DISTURBANCE. RUNNER ROOTS MAY BE RAISED WITH A RAKE AND THE PLANTS MOWED DOWN OR PULLED BY HAND. ALTERNATIVELY, THE PLANTS MAY BE CUT IN THE SPRING AND A GLYPHOSATE HERBICIDE APPLIED TO THE REGROWTH BY A CERTIFIED APPLICATOR.

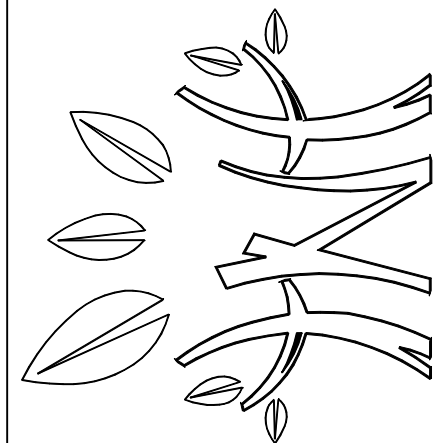
4. WHITE MULBERRY: CONTROL AND MANAGEMENT SHOULD BE ATTEMPTED DURING FLOWERING, BEFORE SEED PRODUCTION. CUTTING THE TREE TO THE GROUND LEVEL IS THE FIRST MEASURE OF CONTROL AND WILL REQUIRE REPEATED CUTTING OF RESPROUTS OR SUPPLEMENTAL APPLICATION OF HERBICIDE AS RESPROUT OCCURS. GIRDLING CAN BE EFFECTIVE ON LARGE TREES AND SHOULD BE CONDUCTED BY CUTTING THROUGH THE BARK OF THE TREE, AROUND THE ENTIRE TRUNK OF THE TREE, AT LEAST 6 INCHES ABOVE THE SURFACE. SUBSEQUENT RESPROUTING SHOULD BE TREATED WITH AN HERBICIDE. HAND PULLING CAN BE EFFECTIVE WITH YOUNG SEEDLINGS BUT CARE SHOULD BE GIVEN TO REMOVE THE ENTIRE ROOT SINCE BROKEN FRAGMENTS MAY RESPROUT.

5. WISTERIA: WHEN POSSIBLE, PULL, CUT AND TREAT WHEN SEEDPODS ARE NOT PRESENT. THOROUGHLY WET ALL LEAVING USING A GLYPHOSATE HERBICIDE AS A 4-PERCENT SOLUTION (1 PINT PER 3-GALLON MIX) FROM SEPTEMBER-OCTOBER. RETREATMENT MAY BE NECESSARY FOR COMPLETE ERADICATION. THE WISTERIA REMNANTS SHALL BE BAGGED AND REMOVED FROM THE PROJECT SITE.

6. CHINESE PRIVET: MANUALLY PULL NEW SEEDLINGS AND TREE WRENCH SAPLINGS WHEN SOIL IS MOIST, ENSURING REMOVAL OF ALL ROOTS. BAG AND DISPOSE OF FRUIT IN DUMPSTER OR BURN. A VIRGINIA CERTIFIED APPLICATOR MAY APPLY A 3-PERCENT SOLUTION OF GLYPHOSATE HERBICIDE TO FOLIAGE IN THE LATE FALL OR EARLY WINTER. REPEAT AS NECESSARY.

7. INVASIVE SPECIES CONTROL SHALL COMMENCE WITH E&S PHASE I AND BE CONDUCTED UNTIL THE PLANTS NOTED ABOVE ARE NO LONGER IN ABUNDANCE OR UNTIL BOND RELEASE, WHICHEVER IS LATER.

ENVIRONMENTAL



4455 Brookfield Corporate Drive, Suite 100
Chantilly, VA 20151

PH: 703-466-5123 WWW.TNTENVIRONMENTALINC.COM

401 HIGH STREET

CITY OF ALEXANDRIA, VA

TREE AND VEGETATION
SURVEY & PROTECTION PLAN

REVISIONS

DATE	COMMENTS

SHEET 2 OF 2

SCALE: NTS

PROJECT DATE:
9/28/21

DRAFT: MMS CHECK: AMS

FILE NUMBER:
2571



Vinash M. Sareen
Certified Arborist
Certification # MA-4727A

NEW SINGLE-FAMILY RESIDENCE

401 High Street

Alexandria, VA 22302



HIGH STREET VIEW



ORCHARD STREET VIEW

BUILDING CODE:

BUILDING DESCRIPTION: SINGLE FAMILY RESIDENCE

APPLICABLE BUILDING CODES: 2018 VIRGINIA RESIDENTIAL CODE
INCLUDES: BUILDING, STRUCTURAL,
MECHANICAL, PLUMBING, FUEL GAS,
AND ELECTRICAL


FLOOR AREA:

AREA CALCULATION INCLUDE GROSS FLOOR AREA TO EXTERIOR FACE OF WALL FOR ALL
CONDITIONED AND FINISHED SPACES AND EXCLUDE UPPER LEVELS OF MULTI-STORY SPACES.

MAIN: 1960 SF

UPPER: 1784 SF

TOTAL ABOVE GRADE: 3744 SF



Department of Planning and Zoning
Floor Area Ratio and Open Space Calculations for
Single and Two-Family Residential Outside Historic Districts

A

A. Property Information

A1. 401 High Street
Street Address

A2. 13,344.00 x 0.30 = 4,003.20
Total Lot Area Floor Area Ratio Allowed by Zone Maximum Allowable Floor Area

B. Existing Gross Floor Area

Existing Gross Area	Allowable Exclusions**	
Basement	Basement**	B1. 0.00 Sq. Ft.
First Floor	Stairways**	Existing Gross Floor Area*
Second Floor	Mechanical**	B2. 0.00 Sq. Ft.
Third Floor	Attic less than 7'***	Allowable Floor Exclusions**
Attic	Porches**	B3. 0.00 Sq. Ft.
Porches	Balcony/Deck**	Existing Floor Area Minus Exclusions (subtract B2 from B1)
Balcony/Deck	Garage**	Comments for Existing Gross Floor Area
Garage	Other***	
Other***	Other***	
B1. Total Gross 0.00	B2. Total Exclusions 0.00	

C. Proposed Gross Floor Area

Proposed Gross Area	Allowable Exclusions**	
Basement 2,245.00	Basement** 2,245.00	C1. 8,775.00 Sq. Ft.
First Floor 2,081.00	Stairways** 208.00	Proposed Gross Floor Area*
Second Floor 1,830.00	Mechanical** 24.00	C2. 5,096.00 Sq. Ft.
Third Floor	Attic less than 7'*** 2,017.00	Allowable Floor Exclusions**
Attic 2,017.00	Porches** 252.00	C3. 3,679.00 Sq. Ft.
Porches 252.00	Balcony/Deck**	Proposed Floor Area Minus Exclusions (subtract C2 from C1)
Balcony/Deck	Garage** 350.00	
Garage 350.00	Other***	
Other***	Other***	
C1. Total Gross 8,775.00	C2. Total Exclusions 5,096.00	

D. Total Floor Area

D1. 3,679.00 Sq. Ft.
Total Floor Area (add B3 and C3)

D2. 4,003.20 Sq. Ft.
Total Floor Area Allowed
by Zone (A2)

E. Open Space (RA & RB Zones)

E1. Existing Open Space Sq. Ft.

E2. Required Open Space Sq. Ft.

E3. Proposed Open Space Sq. Ft.

Notes

*Gross floor area for residential single and two-family dwellings in the R-20, R-12, R-8, R-5, R-2.5, RB and RA zones (not including properties located within a Historic District) is the sum of all areas under roof of a lot, measured from exterior walls.

** Refer to the Zoning Ordinance (Section 2-145(A)) and consult with Zoning Staff for information regarding allowable exclusions. Sections may also be required for some exclusions.

*** Refer to the Zoning Ordinance (Section 2-145(A)) and consult with Zoning Staff for additional allowable exclusions. Additional exclusions may include space under balconies, retractable awnings, etc.

The undersigned hereby certifies and attests that, to the best of his/her knowledge, the above computations are true and correct.

Signature: *MW* Date: 2021.11.03

MJW DESIGNS, LLC

New Residence
401 HIGH STREET
ALEXANDRIA, VA

ISSUE:
SUP SUBMISSION

DATE:
2021.11.03

SITE PLAN &
GENERAL INFO

A001

42



Structural Engineer
Kyle N. Franzen
703.946.3188
kyle@knfeng.com

New Residence
401 HIGH STREET
ALEXANDRIA, VA

DATE:
2021.11.03

A100



② SECOND FLOOR PLAN
1/4" = 1'-0"



1ST FLOOR FLOOR FINISH IS HARDWOOD UNLESS NOTED OTHERWISE.

① FIRST FLOOR PLAN
1/4" = 1'-0"

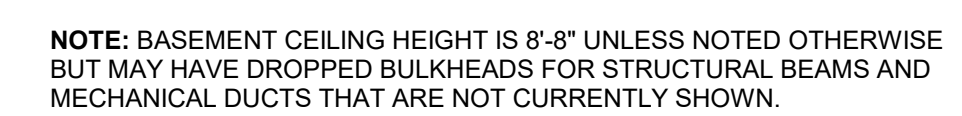


Structural Engineer
Kyle N. Franzen
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New Residence
401 HIGH STREET
ALEXANDRIA, VA

DATE:
2021.11.03

A101



① LOWER FLOOR PLAN
1/4" = 1'-0"



WINDMILL
HILL

KNF Engineering

Structural Engineer
Kyle N. Franzen
703.946.3188
kyle@knfeng.com

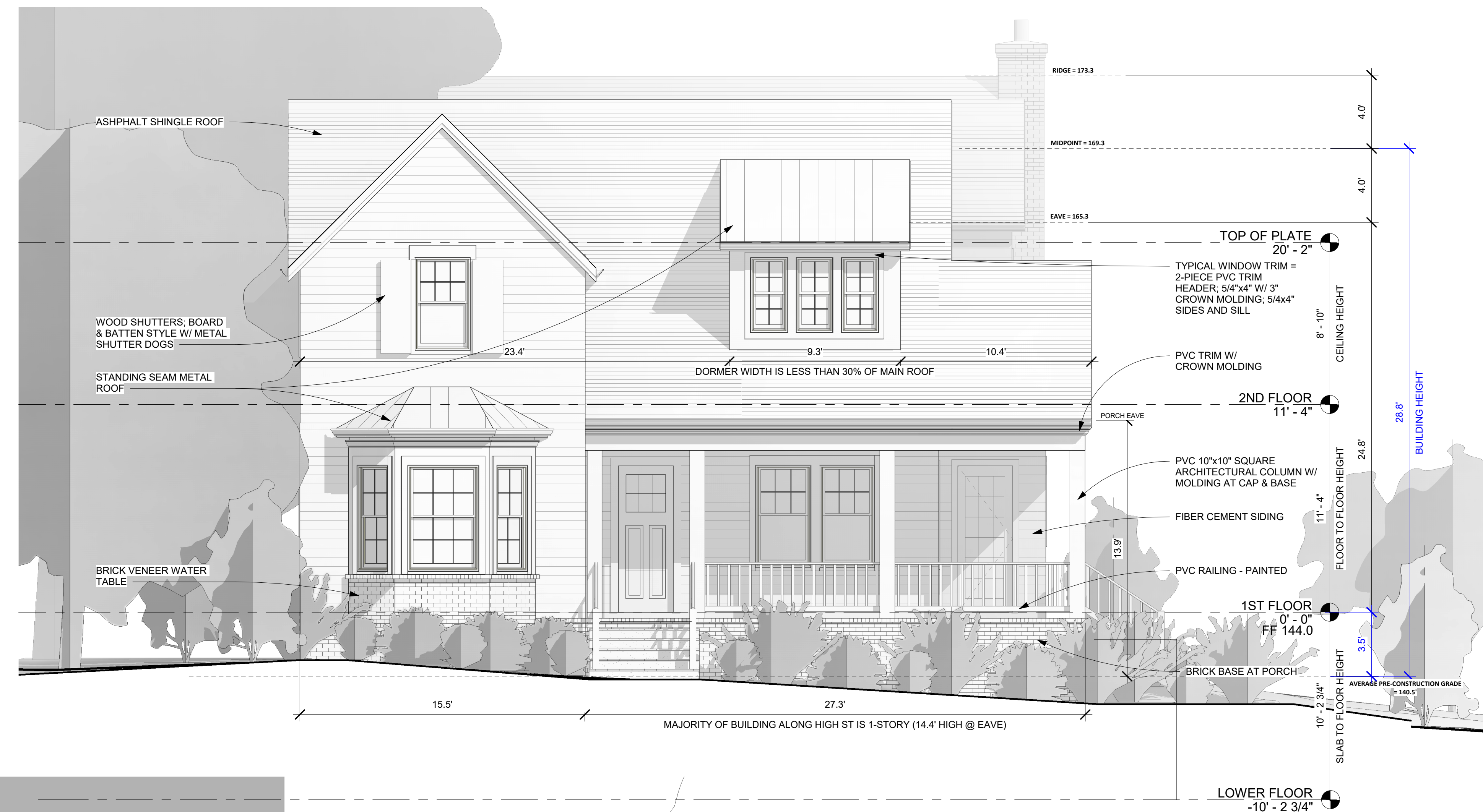
New Residence
401 HIGH STREET
ALEXANDRIA, VA

ISSUE:
SUP SUBMISSION

DATE:
2021.11.03

ELEVATIONS

A200





WINDMILL
HILL

KNF Engineering

Structural Engineer
Kyle N. Franzen
703.946.3188
kyle@knfeng.com

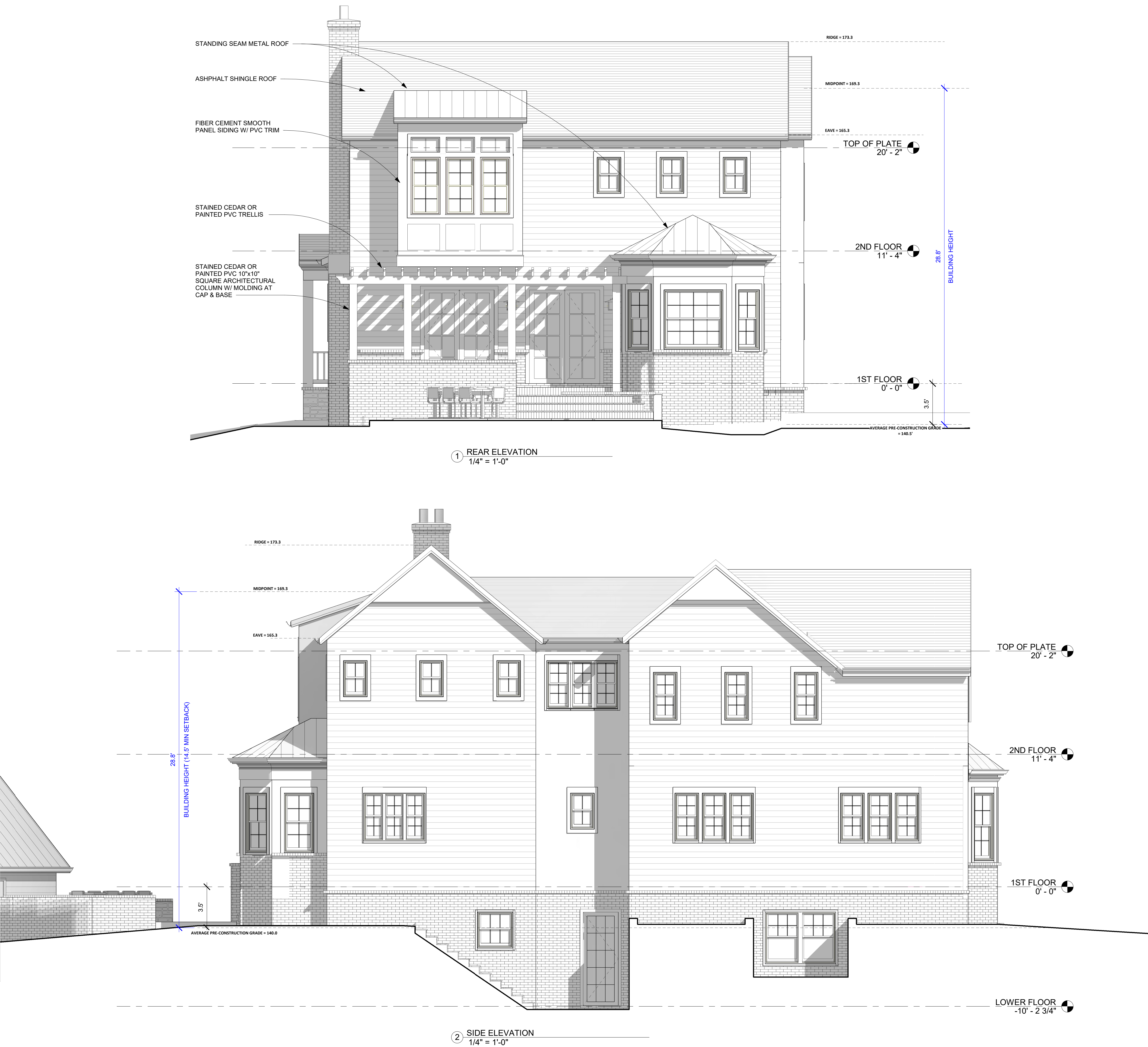
New Residence
401 HIGH STREET
ALEXANDRIA, VA

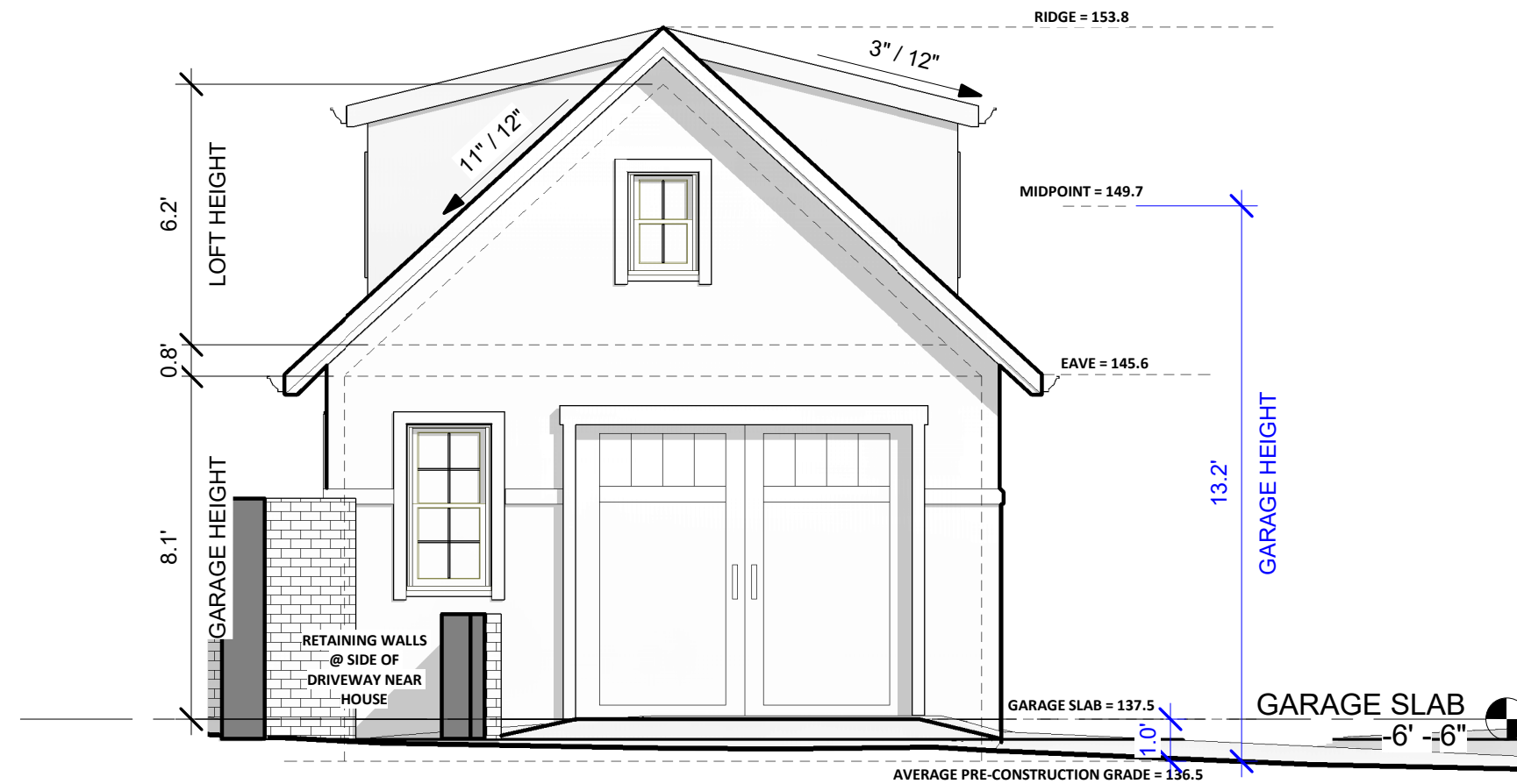
ISSUE:
SUP SUBMISSION

DATE:
2021.11.03

ELEVATIONS

A201

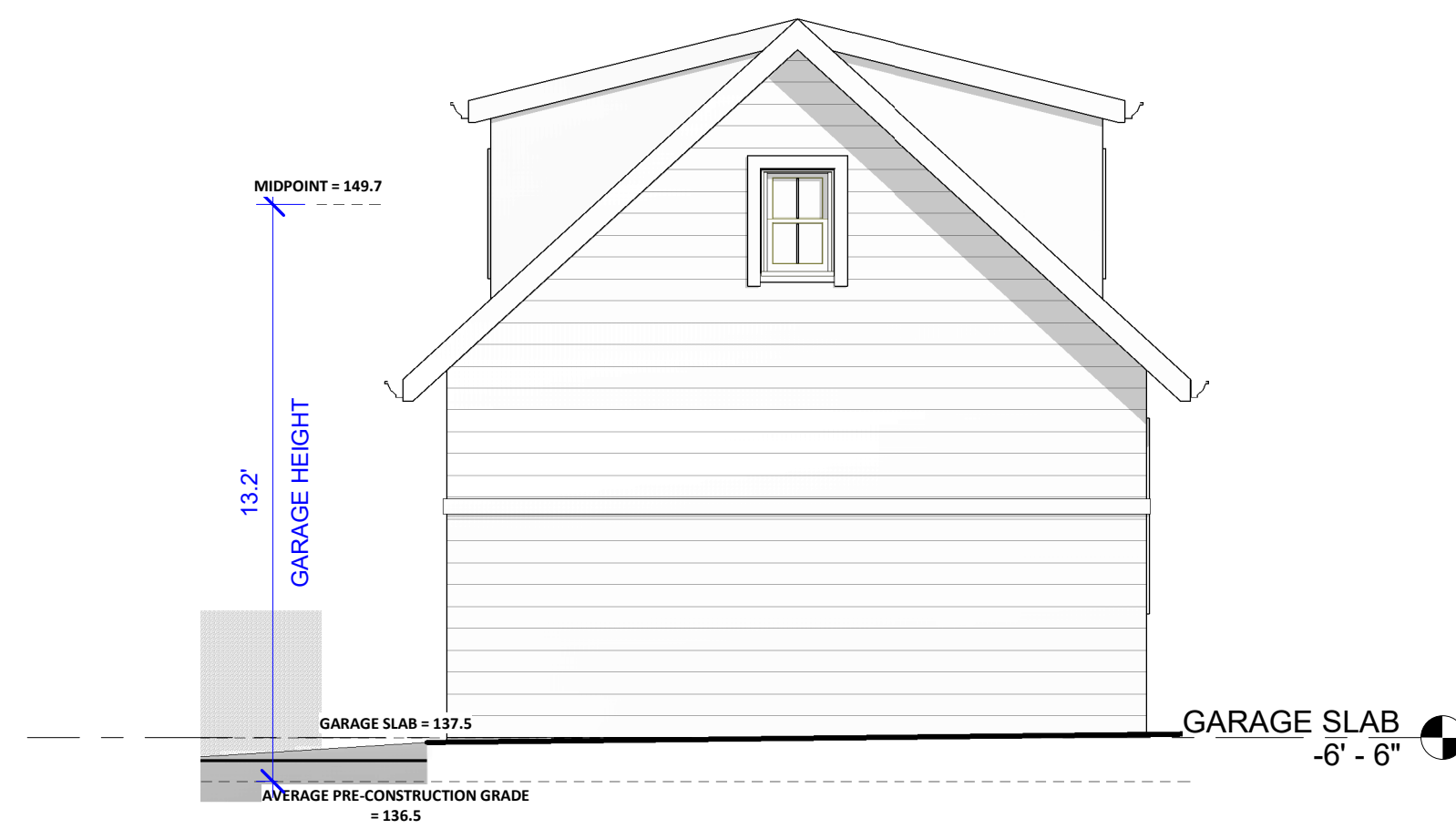




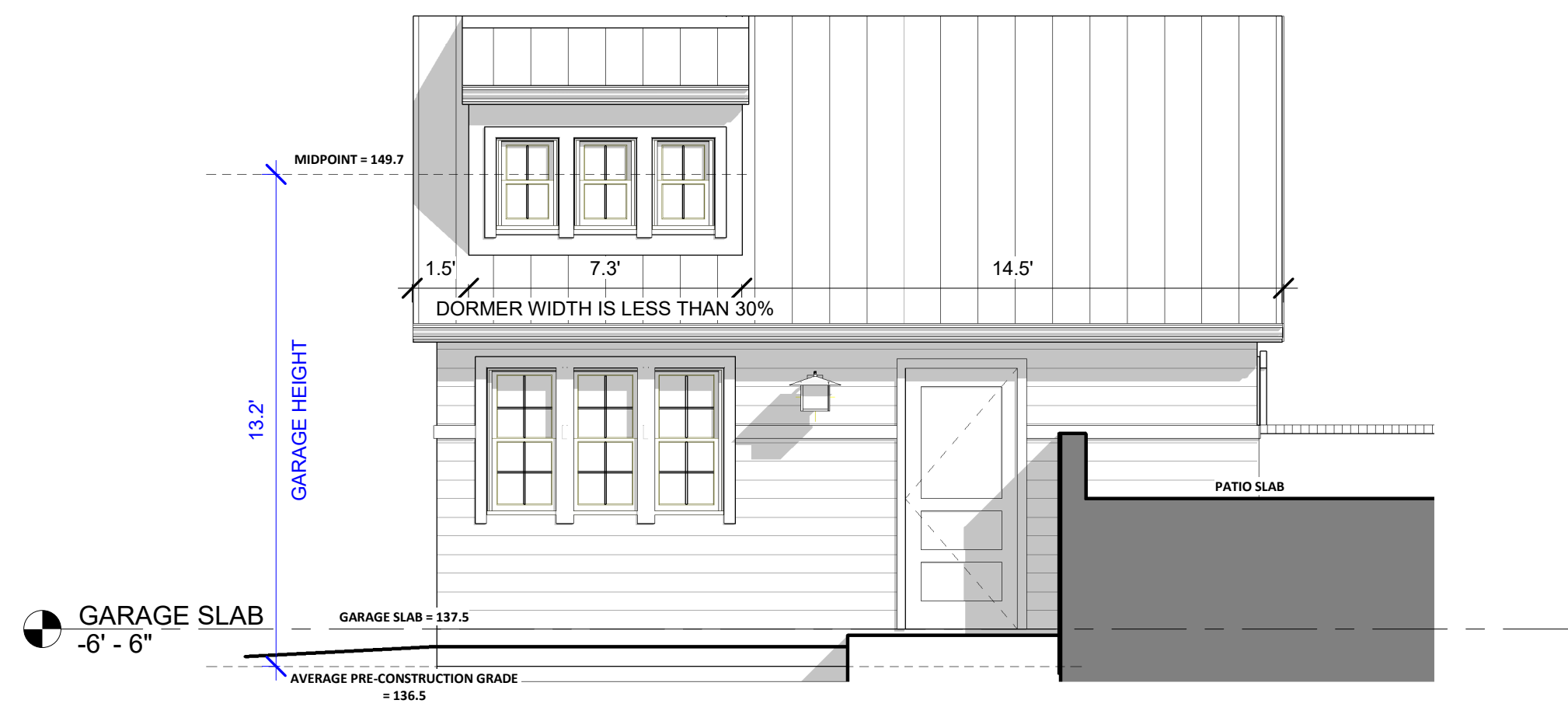
① GARAGE - FRONT ELEVATION
1/4" = 1'-0"



③ GARAGE - SIDE ELEVATION
1/4" = 1'-0"



② GARAGE - REAR ELEVATION
1/4" = 1'-0"



④ GARAGE - SIDE FACING HOUSE
1/4" = 1'-0"



WINDMILL
HILL

KNF Engineering

Structural Engineer
Kyle N. Franzen
703.946.3188
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New Residence
401 HIGH STREET
ALEXANDRIA, VA

ISSUE:
SUP SUBMISSION

DATE:
2021.11.03

GARAGE
ELEVATIONS

A202



SITE CONTEXT AND CHARACTER DEFINING FEATURES:

FORM: Rectangular building forms with steeply pitched front or side gable roof forms. Roof slopes range from 8:12 to 12:12. Surrounding homes vary in height from 1 1/2 stories to 2 1/2 stories high. Dormers always align with windows below.

MATERIALS: Exterior walls are predominantly brick or lap siding with some flagstone accents. Roof materials are shingles, slate, and standing seam metal. There is often a decorative cornice trim at roof eaves.

DOOR & WINDOW PATTERNS: Double hung windows with 1/1, 6/1, or 6/6 light patterns. Paneled or louvered shutters are common. Front door centered between porch columns. Windows have a similar size, rhythm, and alignment on all elevations.

ARCHITECTURAL DETAILS: Masonry chimneys are often located at gable ends. Porch columns are round or square with Colonial cap and base trim. Vertical porch balusters in metal or wood.

LANDSCAPE FEATURES: Prominent mature trees and lush landscaping are a feature of almost every lot in the neighborhood.

New construction designed to retain the character of the neighborhood.

1. Site survey - Photo neighboring properties to understand the visual qualities that give the neighborhood its character.

2. House location - New house is sited in nearly the same location as the existing. It is shifted 5'-0" farther away from the closest neighbor on High St. The existing driveway access off of Orchard Rd is the same. The wrap-around porch is designed to address the unique corner location. The front access to the house is from a walkway on Orchard St, similar to the existing configuration.

The goal of these design considerations is to minimize damage to the existing landscape. All major trees in healthy condition will remain. Three new trees will be planted and are shown on the Landscape Plan. The best way to make a new house fit into an established neighborhood is to preserve as much of the existing landscaping as possible.

3. Garage location - The new garage will be closer to Orchard St. to preserve more open space between adjacent neighbors. The garage location and planting walls are used to create privacy for the outdoor areas along Orchard St. The garage is sited at a lower elevation and angled away from the street to minimize its size and give it a distinctive character that feels appropriate to the neighborhood.

4. Building form - The new home has roof pitches that vary from 10:12-12:12 to be similar in proportion with surrounding homes. The roof forms along Orchard St. are broken into small building modules that provide variation in wall setbacks and roof form. This provides interest and keeps the building in scale with the homes facing Orchard St.

5. All materials and architectural details included in the design of 401 High Street are reflected in the local context.

