

# City of Alexandria, Virginia

## MEMORANDUM

DATE: JANUARY 28, 2022

TO: CHAIR NATHAN MACEK AND MEMBERS OF THE PLANNING COMMISSION

FROM: KARL W. MORITZ, DIRECTOR, DEPARTMENT OF PLANNING & ZONING

SUBJECT: DOCKET ITEM #5 – SPECIAL USE PERMIT #2021-00121 – 5241 SEMINARY ROAD

The purpose of this memorandum is to provide details about an amendment to submitted plans by the applicant for a substandard lot redevelopment request at 5241 Seminary Road. This revision reduces the height of the proposed new dwelling as measured from the average preconstruction grade to the top of the eaves as well as to the midpoint of the gable. Specifically, the changes to Table 1. Zoning Requirements on page six of the staff report are outlined below.

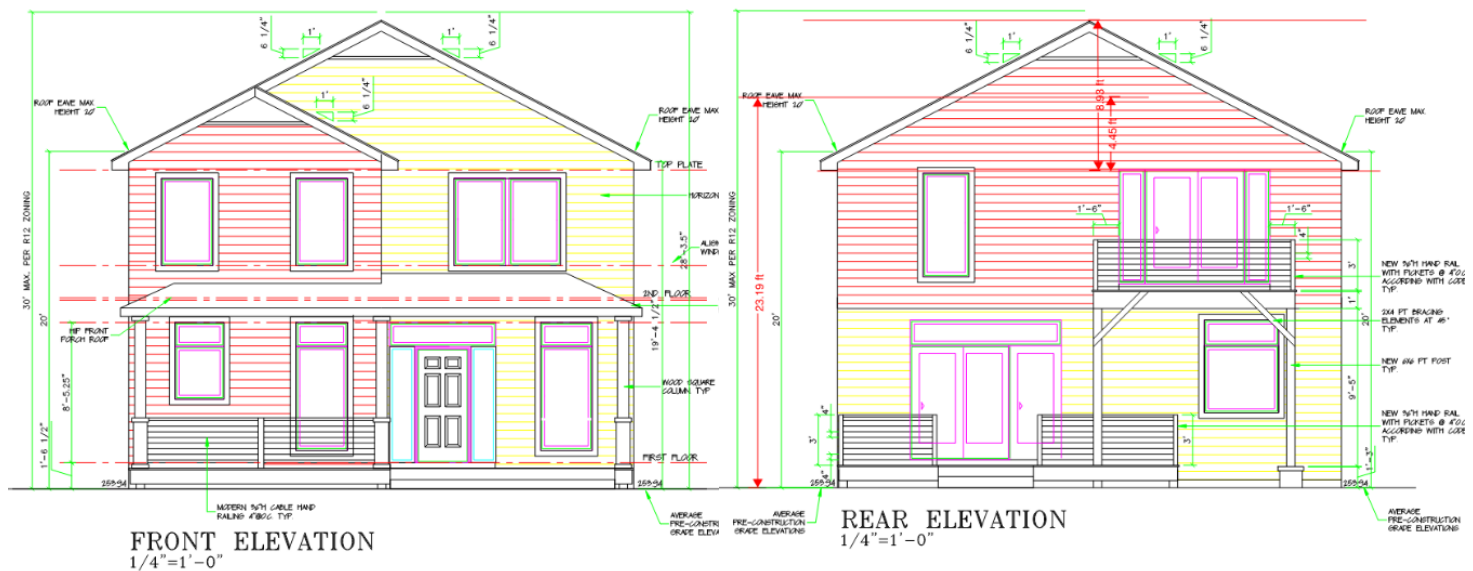
Table 1. Zoning Requirements

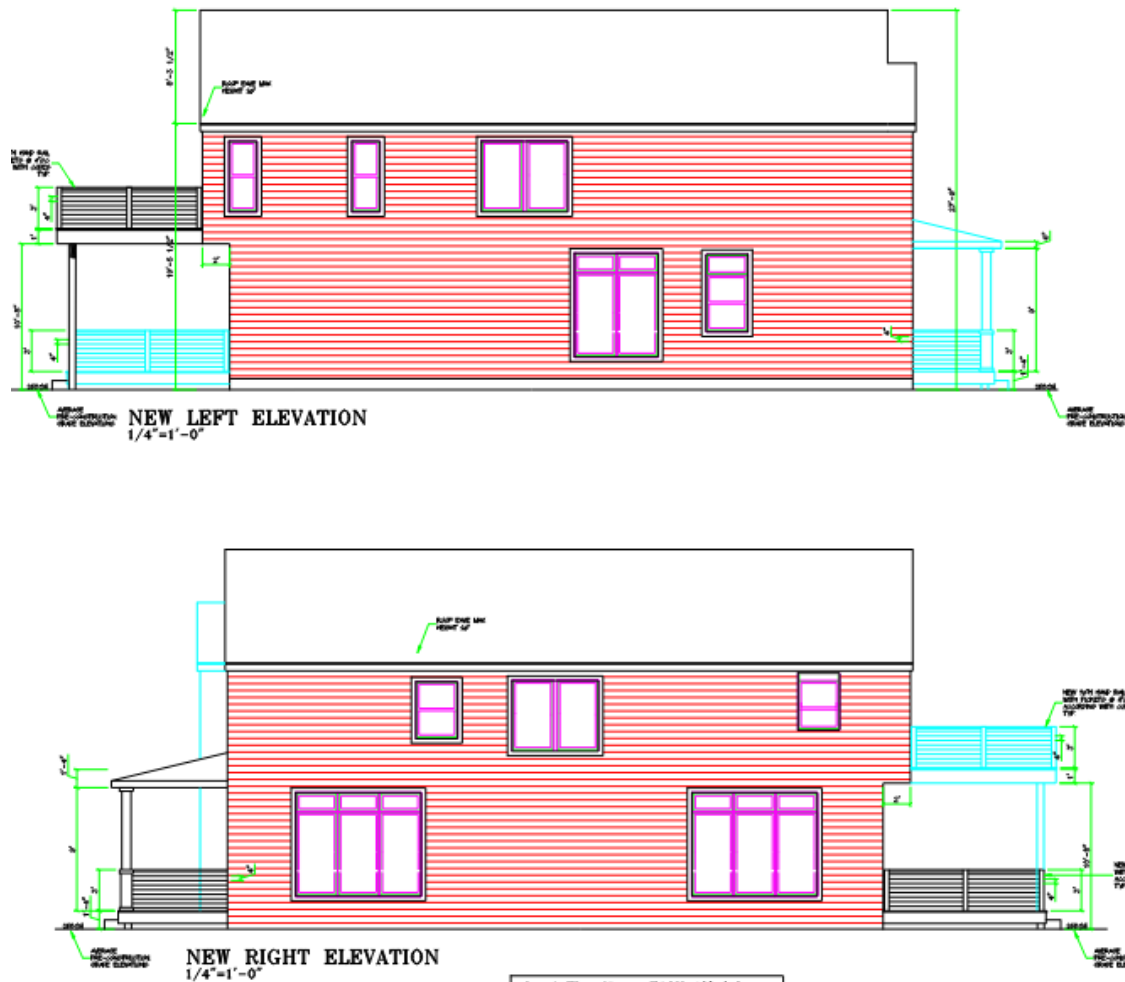
	Requirement		Proposal
Lot Size	12,000 SF Min		<b>11,00 SF</b>
Lot Width	80' Min		<b>50'</b>
Lot Frontage	60' Min		<b>50'</b>
Front Yard	Established setback range	34.4'-55.7'	47'
Side Yard (East)	1:2 with 10' min (Height: <del>22.2'</del> 20.0')	<del>11.1'</del> 10.0'	10' (1.1' Modification requested)
Side Yard (West)	1:2 with 10' min (Height: <del>22.2'</del> 20.0')	<del>11.1'</del> 10.0'	10' (1.1' Modification requested)
Rear Yard	1:1 with 10' min	25.62'	123'
Building Height	Max Avg. Prevailing plus 20% OR 30' whichever is higher	30'	<del>25.62'</del> 23.19'

Threshold Height	2.5'	2.5'	1.8'
FAR	0.30	0.30 x 11,000 SQFT = Maximum 3,300 SF	3,252

This revision aims to address concerns raised by Commissioners at their briefings about granting a 1.1ft lot modification for both side yard setbacks. By reducing the height of the proposal at the top of the eaves to 20ft, the proposal provides a 10ft side yard on both sides, and it now complies with the 1:2 height to setback ratio for the zone and therefore no longer requires a lot modification. This change is reflected in Figure 1. Height Revisions available below.

Figure 1. Height Revisions



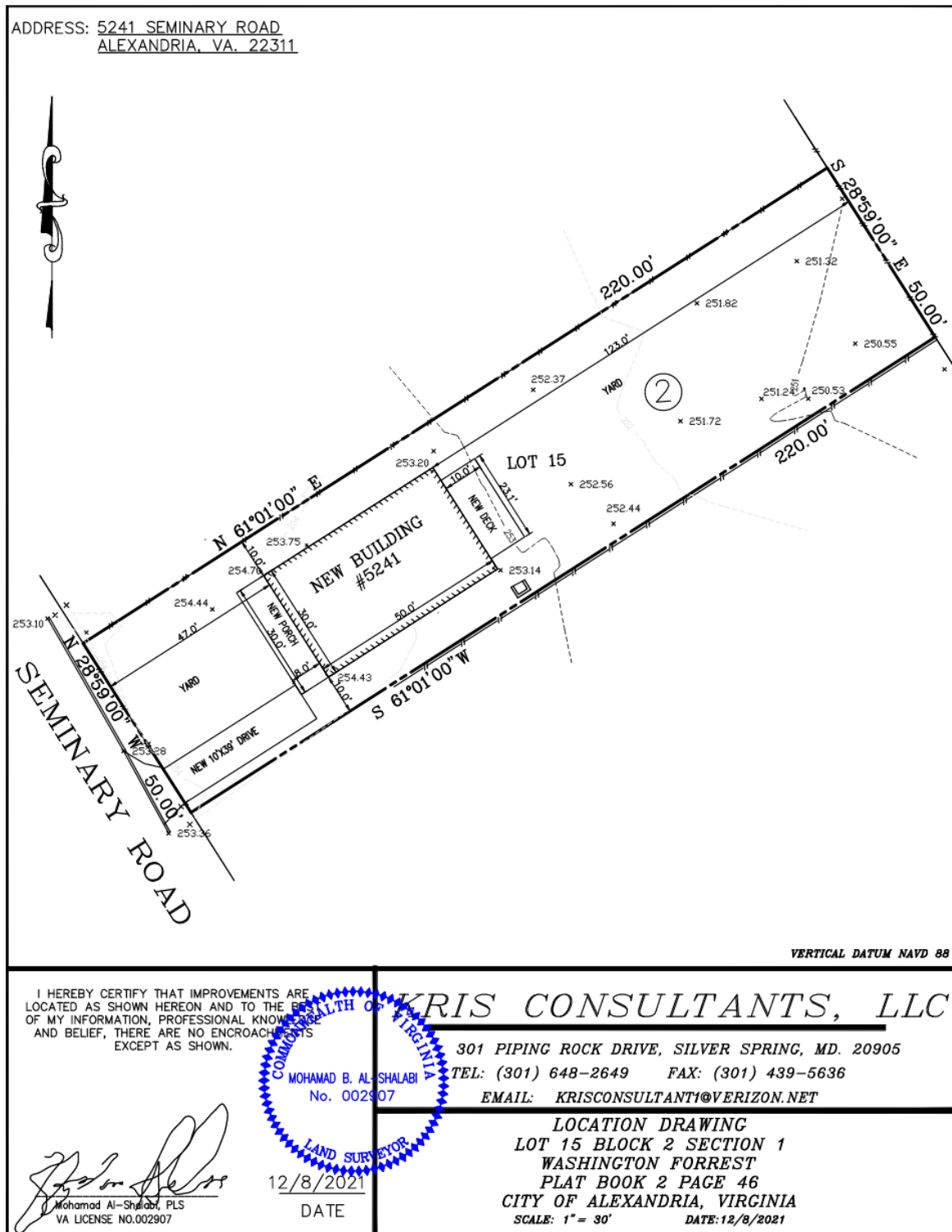


Further, this reduction at the eaves also lowers the overall height from 25.62ft to 23.19ft. For comparison, staff provides the height chart of other dwellings on the block in Table 2. Dwelling Heights, available below, which replaces the table of the same title in the staff report on page seven.

Table 2. Dwelling Heights

Average	19.92'
5247 Seminary Road	18.48'
5227 Seminary Road	16.82'
5217 Seminary Road	17.25'
5205 Seminary Road	15.32'
5254 Seminary Road	23.55'
5300 Seminary Road	28.15'
Proposed Dwelling	23.19'

The revised plat, below, also indicates the revised side yard setbacks to 10ft and will replace the plat shown on page 29 in the staff report.



The proposal will comply with the requirements of the zone in all aspects of the proposal per the staff report.

Based on the applicant's compliance with the side yard setbacks, staff continues to recommend approval of SUP #2021-00121 with the recommended amendment to Condition 1:

1. **CONDITION AMENDED BY PLANNING COMMISSION:** The design of the dwelling shall be substantially consistent with the ~~submitted illustrations, including the~~ revised application submitted on January 4, 2022 and with the revisions to height and side yard setbacks, as indicted on revised elevation drawings and the plat submitted in the memorandum dated January 28, 2022. (P&Z) (PC)