

Special Use Permit #2021-00121
5241 Seminary Road –
Substandard Lot Redevelopment

Application	General Data	
Request: Public Hearing and consideration of a request for a Special Use Permit for the redevelopment of a substandard lot with a new single-family dwelling with lot modifications; zoned: R-12/Single-family.	Planning Commission Hearing:	February 1, 2022
	City Council Hearing:	February 12, 2022
Address: 5241 Seminary Road	Zone:	R-12/Single-family
Applicant: Eden Wubante	Small Area Plan:	Alexandria West Small Area Plan

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

Staff Reviewers: Alexa Powell, alexa.powell@alexandriava.gov
Ann Horowitz, ann.horowitz@alexandriava.gov

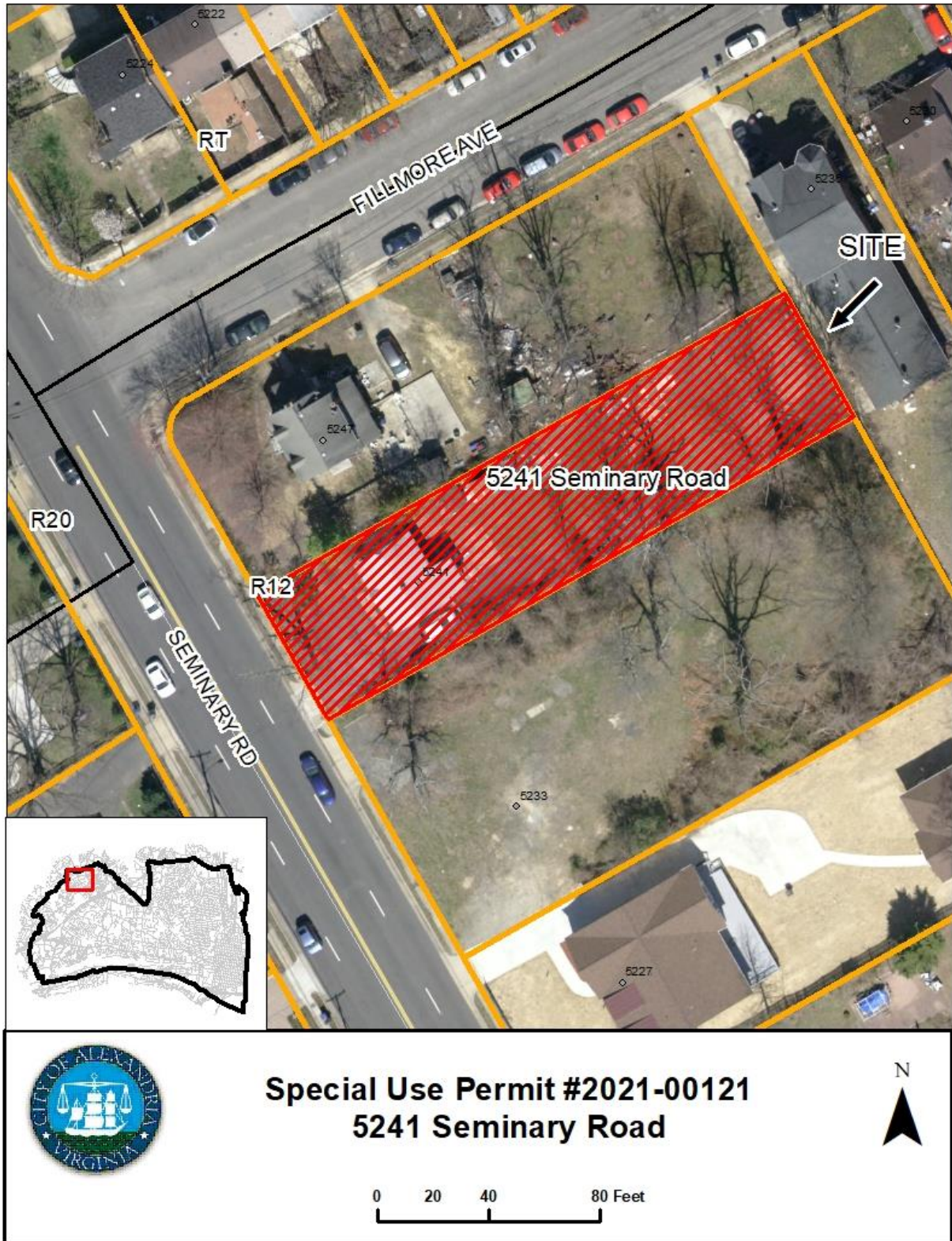
PLANNING COMMISSION ACTION, FEBRUARY 1, 2022: On a motion by Commissioner Brown, seconded by Commissioner Lyle, the Planning Commission moved to recommended approval of Special Use Permit #2021-00121 with all applicable codes, ordinances, and staff recommendations, including the applicant revisions and condition amendment from the staff memorandum, dated January 28, 2022. The motion carried on a vote of 6-0, with Commissioner Ramirez absent.

Reason: The Planning Commission agreed with staff analysis.

Commissioner Brown commended the applicant for revising the project to bring the proposal into compliance with the side yard setback requirements without the need for the previously requested lot modifications and stated support for the project. He also shared why he was generally opposed to granting lot modifications for substandard redevelopment lot requests. As a member of the infill task force, he reiterated that the intent of the substandard lot SUP process was to determine compatibility for a project in terms of height, bulk, and design rather than as a way of avoiding complying with the requirements of the zone through modifications. In his view, granting a

modification for a substandard lot SUP ought to meet the same standards as a variance, namely, that “The condition or situation of the property concerned is not of so general or recurring a nature as to make reasonably practicable.” He did not think a modification was warranted in this case as he identified that other similar properties in this neighborhood have been developed and complied with the requirements of the zone despite being similarly narrow with respect to width without requiring such variances or modifications.

Commissioner Koenig expressed support for Commissioner Brown’s perspective and gratitude to the applicant for the project refinement, as stated in the staff memorandum. Likewise, Chair Macek agreed with Commissioner Brown’s analysis.



I. DISCUSSION

REQUEST

The applicant, Eden Wubante, requests special use permit approval to redevelop a single-family dwelling on a substandard lot with side yard setback lot modifications.

SITE DESCRIPTION

The subject property is one lot of record with 50 feet of frontage on Seminary Road, 220 feet of depth and a total lot area of 11,000 square feet.

The property is surrounded exclusively by single-family residential uses. Residential townhouses exist a short distance to the north along Seminary Road.

BACKGROUND

The site was previously developed with a one-story single-family dwelling. The house shown in Figure 1 has since been demolished.

The applicant originally submitted a building permit for an addition which was granted by-right. However, during construction it was brought to our attention that the project had exceeded the scope of work for which it had been approved by demolishing the existing house. In removing more than 50% of the existing first floor walls the project could no longer be considered an addition due to the substandard nature of the lot. Subsequently the property owner was notified that they would require a Special Use Permit approval to redevelop with the proposed dwelling.



Figure 1 – Previous House

PROPOSAL

The applicant proposes to construct a new two-story single-family dwelling with lot modifications of 1.1 feet for each of the side yard setbacks, as he seeks a larger home. The previous house on the lot, while an example of an historic bungalow, was very small measuring approximately 632 square feet in size and featured one bedroom and one bathroom. The proposed dwelling, would have 3,252 square feet of net floor area and would measure 25.58 feet in height from average preconstruction grade to the midpoint of the dwelling's gable roof.

The applicant's proposed design would include mostly Craftsman elements, including a traditional

low-pitched front gable roof and details like a front door with side lights and transom and a full-length front porch. Figure two, below, shows the proposed elevations.

Figure 2 - Proposed Elevations



ZONING

The subject property is located in the R-12 zone, which requires a minimum lot size of 12,000 square feet, a minimum lot width of 80 feet, and a minimum lot frontage of 60 feet for a single-family dwelling. As the lot is deficient in terms of lot area, with only 11,000 square feet, the property is 1,000 square feet shy of meeting the minimum lot area for the zone. At 50 feet wide with the same amount of frontage the property falls thirty feet short of meeting the minimum lot width and ten feet less than the minimum lot frontage requirement for the zone. The lot is therefore considered substandard and subject to infill regulations for a substandard lot.

The provisions of Section 12-900 of the Zoning Ordinance, regarding developed substandard lots, apply in this case, as opposed to those of Section 12-400 (substandard regulations for undeveloped lots), because the lot is already developed. More specifically, Section 12-901(C) requires a Special Use Permit for the demolition and construction of a dwelling that exceeds the floor area of the existing dwelling by more than 10%, which is the case here. This section also requires a finding by City Council “that the proposed development will be compatible with the existing neighborhood character in terms of bulk, height, and design.”

The proposal meets building height, threshold height, and FAR requirements. The following table further illustrates the significant zoning elements associated with this proposal.

Table 1 - Zoning Requirements

	Requirement		Proposal
Lot Size	12,000 SF Min		11,00 SF
Lot Width	80' Min		50'
Lot Frontage	60' Min		50'
Front Yard	Established setback range	34.4'-55.7'	47'
Side Yard (East)	1:2 with 10' min (Height: 22.2')	11.1'	10' (1.1' Modification requested)
Side Yard (West)	1:2 with 10' min (Height: 22.2')	11.1'	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'	25.62'
Threshold Height	2.5'	2.5'	1.8'
FAR	0.30	0.30 x 11,000 SQFT = Maximum 3,300 SF	3,252

PARKING

Pursuant to Section 8-200(A)(1) of the zoning ordinance, a minimum of two parking spaces are required for single family detached dwellings. The applicant meets this requirement with the proposed driveway pad at the front of the property.

MASTER PLAN DESIGNATION

The proposed use is consistent with the Alexandria West Small Area Plan chapter of the Master Plan which designates the property for residential use.

II. STAFF ANALYSIS

Staff supports the applicant's proposal to construct a new dwelling on this property as it is compatible with the height, bulk and design of the neighborhood. Throughout this process the homeowner and architect have taken the feedback provided by staff into careful consideration and incorporated many of these recommendations into the final design.

Height

Staff found the proposed height to be compatible with neighborhood character. With respect to overall height, when measured to the midpoint of the gable, the proposed house is 25.62 feet tall. While the proposed height exceeds the average for the block it is shorter than the tallest house on the street by 2.5 feet as shown below in Table 2 – Dwelling heights. Further, the height of the dwellings within the contextual block face at 5247 Seminary, 5254 Seminary, and 5300 Seminary more accurately reflect how the increase in height for the subject property will be perceived. The height of the dwellings within the contextual block face measure between 18.48 feet to 28.15 feet and the proposed height of the subject property would fall within this range. At 25.62 feet, the proposed dwelling would also be 4.38 feet below the maximum height permitted by the R-12 zone of 30 feet, if the proposal qualified as by-right construction on a standard-sized lot. The height to the bottom of the eave measures 22.2ft.

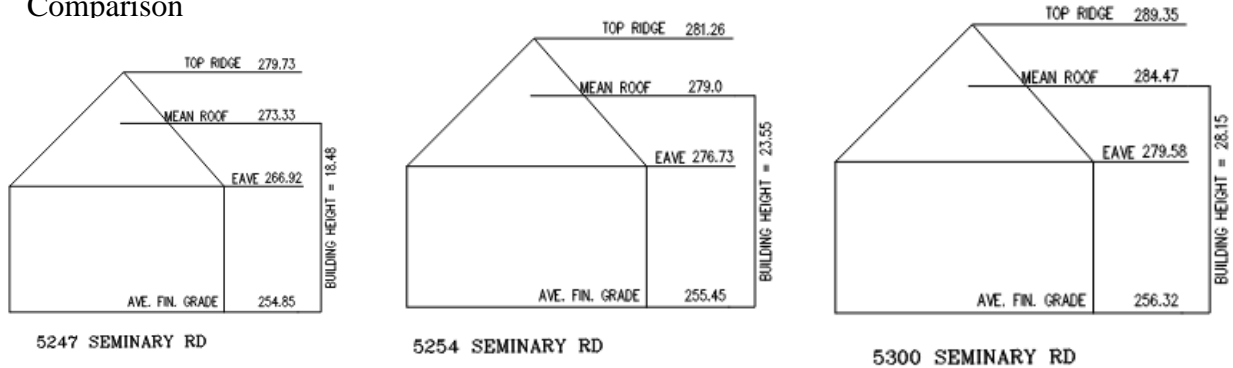
Finally, the applicant is proposing increasing the front yard setback from 39 feet to 47 feet (not including the front porch). This increased distance from the front property line, will also minimize the perception of height and bulk from the street. Upon evaluation, Staff believes the proposed height is reasonable and compatible with other homes on the block. The threshold height is also within the established limit.

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	25.62'

*Dwellings within the contextual block face

Figure 3 – Contextual Block Face Heights Comparison



Bulk

The applicant's proposal would be compatible with neighborhood character in terms of bulk. The proposed dwelling is similar in size and bulk with others on the block, including its neighbors at 5246 and 5252 Seminary Road. Figures 4 and 5 show these comparable dwellings along Seminary Road.

Staff also supports the request for the approximate 1.1 foot modification to the east and west side yard to allow a second-story. Taking into consideration the trade-offs alternatives present, staff believes the minor modification of 1.1 feet on both sides of the dwelling is reasonable and does not negatively impact the perception of bulk. The prominent front porch breaks up the massing and minimizes the perception of bulk. In addition, the removal of the parking pad at the front will increase open space in this required yard and reduce the perception of bulk. Having the two-story mass of the dwelling further from the front lot line would also help to reduce its visual impact from street view. With 3,252 square feet of net floor area, the proposed dwelling would be 48 square feet below the maximum floor area permitted by the R-12 zone.



Figure 4 – 5246 (left) and 5254 (right) Seminary Road



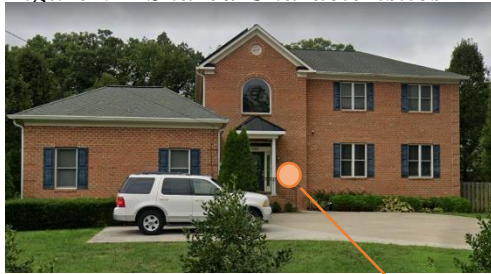
Figure 5 – 5300 Seminary Road

Design

Additionally, staff found the proposed design to be compatible with the established neighborhood. This area of Alexandria contains a wide range of architectural styles which express some Craftsman-style features, along with a mix of architectural styles from the mid-20th to 21st century. No specific unifying features stand out as defining architectural characteristics of the neighborhood.

This proposal includes elements from several architectural styles, similar to some in the immediate neighborhood. It includes a full-length front porch with a hip roof. The transom window above the front door and sidelights are characteristic of the Craftsman period. The front porch reinforces the connection between the dwelling and the street; mirroring the design of many other dwellings along the block which also feature front porches.

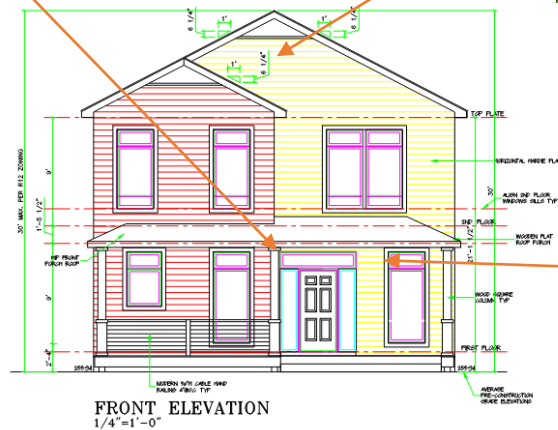
Figure 6 – Shared Characteristics



Front door transom window
sidelights
(5310 Seminary Road)



Front facing gable roof.
(5234 Seminary Road)



Front porch with a hip
roof.
(5246 Seminary Road)

Modifications

The applicant has requested modifications from the required east side yard. Pursuant to Zoning Ordinance section 11-416, these modifications are necessary or desirable for good site development, that the site design would make up for potential impacts and that they will not be detrimental to neighboring property. Staff found that these modifications would meet these standards.

The two-story portion of the proposed dwelling's east and west elevation would provide a side yard of ten feet which meets the minimum requirement but not the 1:2 height to setback ratio for the zone. The subject property's narrowness also presents a challenge to desirable site design. If the applicant provided a complying east and west side yard, the proposed dwelling could be proposed as narrower and deeper, reducing the size of its rear yard which is a desirable feature of the proposal. An open backyard is a common feature of most lots in this neighborhood. Alternatively, the property owner could increase the pitch of the roof to comply with these setbacks but this would result a steeper roof pitch which would increase overall height. Given these trade-offs, the minor modification request would still result in compatibility with the surrounding neighborhood.

Additionally, a handful of dwellings along Seminary Road provide at least one noncomplying side yard because of the narrowness of their lots. As such, the requested side yard modification would be compatible with the surrounding neighborhood and would not be detrimental.

Additional Considerations

Staff has included Condition #2 which would require the applicant to provide 25 percent canopy coverage pursuant to the City's Landscape Guidelines, evaluated at the grading plan stage. Transportation and Environmental Services staff has also included standard conditions #3 through #4.

Given the scope of the special use permit review, and the compatibility of the proposed new house with its immediate neighborhood, staff recommends approval of the application.

III. RECOMMENDED CONDITIONS

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

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)
2. A minimum 25 percent canopy coverage shall be provided as required in the grading plan. (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)

STAFF:

Tony LaColla, Division Chief, AICP
Ann Horowitz, Principal Planner
Alexa Powell, Urban Planner

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 18 months of the

SUP #2021-00121
5241 Seminary Road

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:

- F-1 No comments from transportation Planning, floodplain, or stormwater.
- F-2 No comments received from OEQ.
- R-1 Applicant shall be responsible for repairs to the adjacent City right-of-way if damaged during construction activity. (T&ES)
- R-2 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)

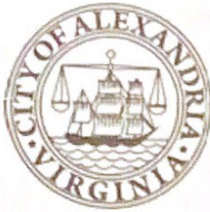
- C-8 Pay sanitary sewer connection fee prior to release of Grading Plan. (Sec. 5-6-25) (T&ES)
- C-9 Any work within the right-of-way requires a separate permit from T&ES. (Sec. 5-361) (T&ES)
- C-10 The applicant shall comply with the City of Alexandria's Noise Control Code, Title 11, Chapter 5, which sets the maximum permissible noise level as measured at the property line. (T&ES)

Code Enforcement:

- F-1 Code Enforcement provided no comments or objections to construction on a substandard lot.

Fire:

No comments received.



APPLICATION

SPECIAL USE PERMIT

SPECIAL USE PERMIT # _____

PROPERTY LOCATION: 5241 SEMINARY RD. ALEXANDRIA VA 22311

TAX MAP REFERENCE: 010.02-02-44 ZONE: R 12

APPLICANT:

Name: EDEN WUBANTE

Address: 5241 SEMINARY RD ALEXANDRIA VA. 22311

PROPOSED USE: SINGLE FAMILY HOUSE.

- ☒ 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.

EDEN WUBANTE
Print Name of Applicant or Agent

Eden W
Signature

11-08-21
Date

5241 SEMINARY RD ALEXANDRIA VA 22311
Mailing/Street Address

202.355.4830
Telephone #

Fax #

ALEXANDRIA VA. 22311
City and State Zip Code

Kingkb101@gmail.com.
Email address

PROPERTY OWNER'S AUTHORIZATION

As the property owner of 5241 SEMINARY RD ALEXANDRIA VA. 22311, I hereby
(Property Address)
grant the applicant authorization to apply for the SINGLE FAMILY HOME. use as
(use)
described in this application.

Name: EDEM WUBALTE

Phone: 202.355.4330.

Please Print

Address: 5241 SEMINARY RD ALEXANDRIA VA 22311

Email: KINGK5101@GMAIL.COM.

Signature: *EDEM WUBALTE*

Date: 11-08-21

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.

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. EDEU WUBANTE	5241 SEMINARY RD ALEXANDRIA VA 22311	100%
2.		
3.		

2. Property. State the name, address and percent of ownership of any person or entity owning an interest in the property located at 5241 SEMINARY RD ALEXANDRIA VA 22311 (address), unless the entity is a corporation or partnership, in which case identify each owner of more than three percent. The term ownership interest shall include any legal or equitable interest held at the time of the application in the real property which is the subject of the application.

Name	Address	Percent of Ownership
1.		
2.		
3.		

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

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

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

11.08.21

Date

EDEU WUBANTE

Printed Name



Signature

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

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

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

NARRATIVE DESCRIPTION

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

BUILD addition ON EXISTING HOUSE - (FIRST FLOOR addition AND RENOVATION

- 2ND FLOOR addition WITH FRONT PORCH AND REAR DECKS.

NEW KITCHEN - NEW BATHROOMS AND NEW MASTER SUITE WITH

MASTER BATHROOM AND WALK-IN CLOSET. - NEW HVAC UNIT.

ELECTRICAL AND PLUMBING WORK.

* WE ARE REQUESTING MODIFICATIONS FROM THE SIDE YARD
REQUIREMENTS.

* HEIGHTS OF THE FOLLOWING NEIGHBORING HOUSES:

(5205 SEMINARY RD. : 22' H.) (5217 SEMINARY RD. : 22' H.)

(5247 SEMINARY RD. : 25' H.) (5254 SEMINARY RD. : 28' H.)

* TREE INVENTORY : "NO TREES ON OUR LOT"

* GRADING PLAN WAS WAVING ALREADY (NOT APPLY).

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: NOT USE CHANGE ON THIS PROPERTY.
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).
N/A
- B. How many employees, staff and other personnel do you expect?
Specify time period (i.e., day, hour, or shift).
N/A
6. Please describe the proposed hours and days of operation of the proposed use:
- Day: N/A Hours: N/A
RESIDENTIAL USE
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 (RESIDENTIAL USE)
- 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)

N/A

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

N/A

- C. How often will trash be collected?

N/A

- 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?

N/A.

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.

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

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

Planning and Zoning Staff Only

Required number of spaces for use per Zoning Ordinance Section 8-200A _____

Does the application meet the requirement?

☐ Yes ☐ No

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

☒ on-site

☐ off-site

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

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

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

☐ 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? X/4

Planning and Zoning Staff Only

Required number of loading spaces for use per Zoning Ordinance Section 8-200 _____

Does the application meet the requirement?

☐ Yes ☐ No

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

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

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? 2352 square feet.

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

640 sq. ft. (existing) + 2352 sq. ft. (addition if any) = 2992 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

PARKING AND ACCESS REQUIREMENTS



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

B. Where are off-street loading facilities located? _____

5241 SEMINARY RD.
ALEXANDRIA VA. 22311

FIRST FLOOR PARTIAL ADDITION & SECOND FLOOR
ADDITION

DAMAT SERVICES INC.
CAD DRAWINGS
consulting
interiors

P.O. BOX 4632 ■ CROFTON - MARYLAND
tel: 240.535.0223 ■ damatvalverde@yahoo.com

General Notes:
1. DO NOT SCALE
DRAWINGS. Verify all
conditions in the field
prior to construction.
Notify the Designer of
any discrepancies.
2. All dimensions are to
face of drywall, unless
otherwise noted.

DAMAT SERVICES INC.
CAD DRAWINGS
consulting
interiors

BOX 4632 ■ CROFTON - MARYLAND
 240.535.0223 ■ damatvalverde@yahoo.com

General Notes:

DO NOT SCALE DRAWINGS. Verify all conditions in the field prior to construction. Notify the Designer of any discrepancies.

All dimensions are to
ce of drywall, unless
herwise noted.

[illegible]

SECOND FLOOR ADDITION
5241 SEMINARY RD. ALEXANDRIA VA. 22311

MEET TITLE:
OVERSHEET

DATE:
PERMIT SET: 11.10.21

CLIENT:
J. EDEN WUBANTE
1 SEMINARY RD.
ALEXANDRIA VA 22311

Scale: As Shown

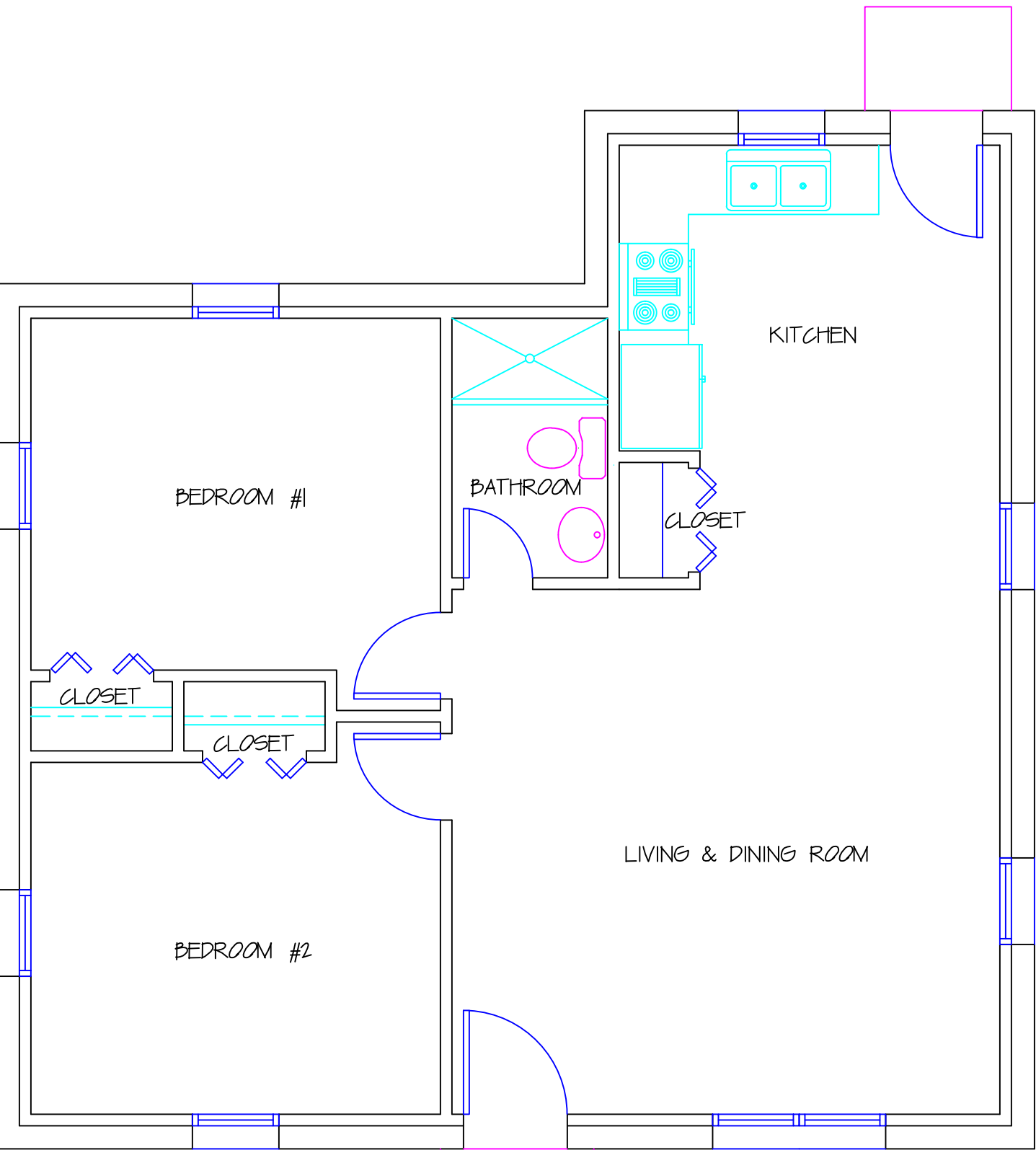
Job No.: ---

checked by: .IV

Sheet No.:

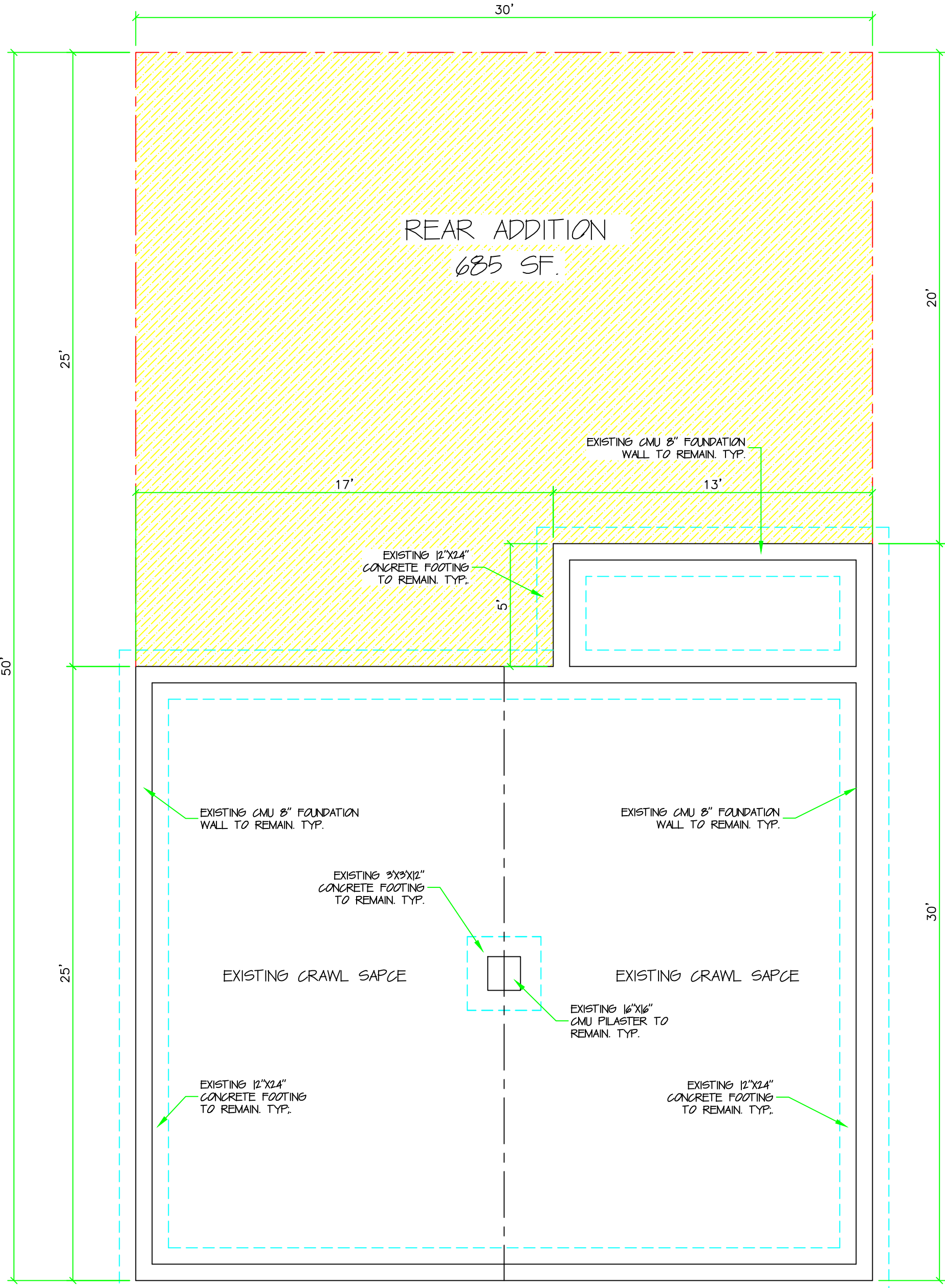
CS

NOTE: THESE PLANS ARE FOR THE USE OF THE BUILDER IN FACILITATING CONSTRUCTION. ALL DIMENSIONS INDICATED ARE APPROXIMATE AND MAY VARY DUE TO ADJUSTMENTS REQUIRED IN THE FIELD. OPTIONAL FEATURES, FINISHES, ELECTRICAL AND H.V.A.C. EQUIPMENT MAY OR MAY NOT BE INDICATED ON PLANS.

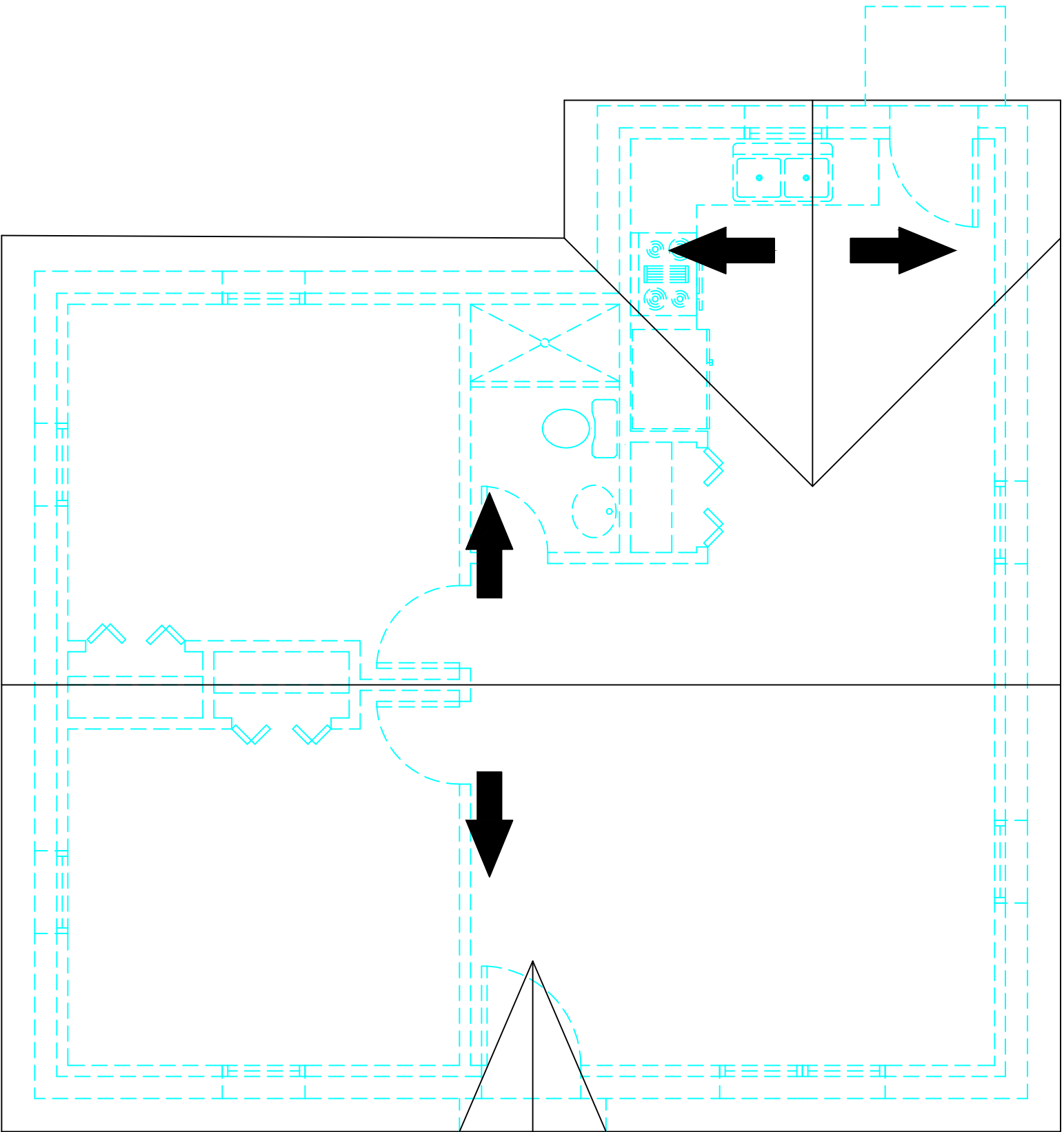


EXISTING 1ST. FLOOR PLAN
1/4"=1'-0"

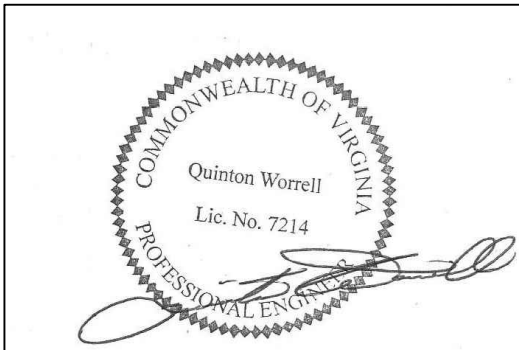
EXISTING FOOT PRINT	815 SF.
NEW REAR ADDITION	685 SF.



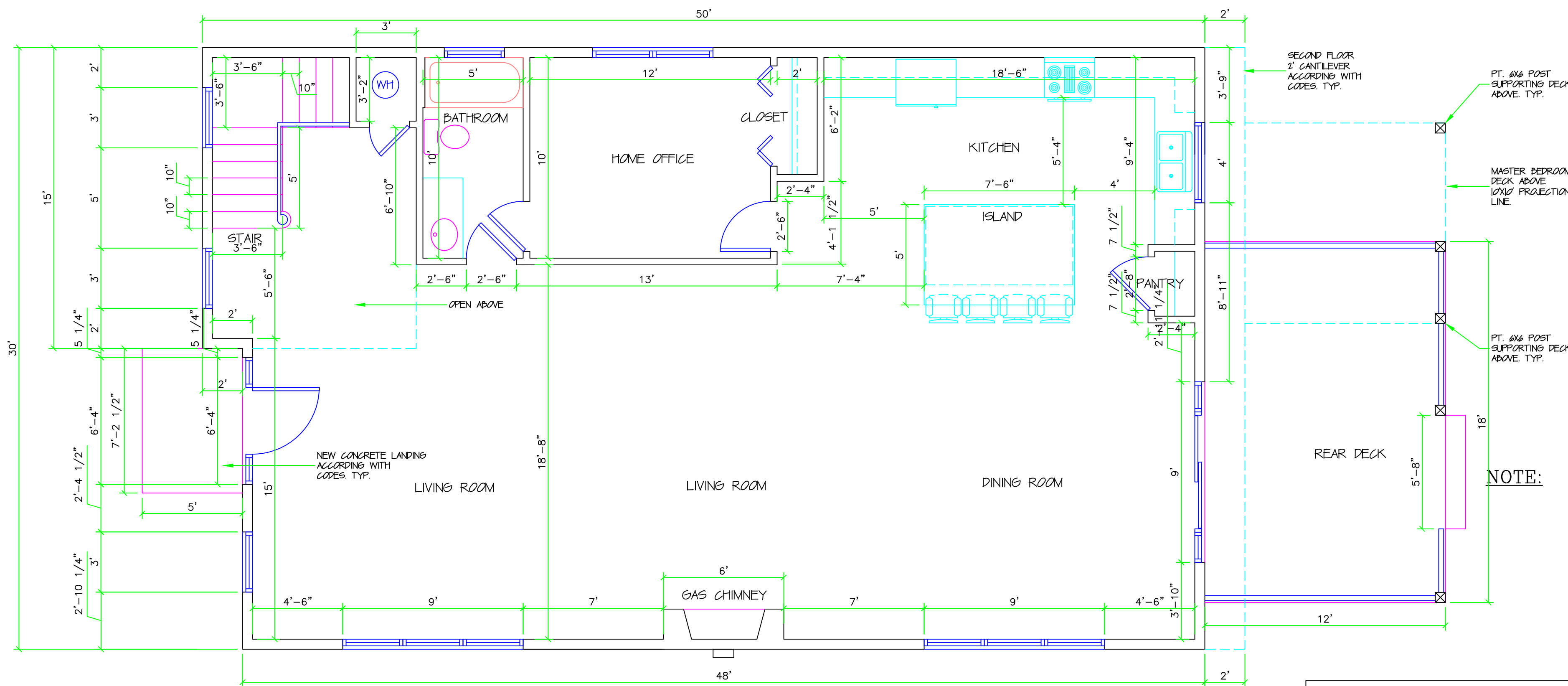
EXISTING FOUNDATION PLAN TO REMAIN
1/4"=1'-0"



EXISTING ROOF PLAN
1/4"=1'-0"

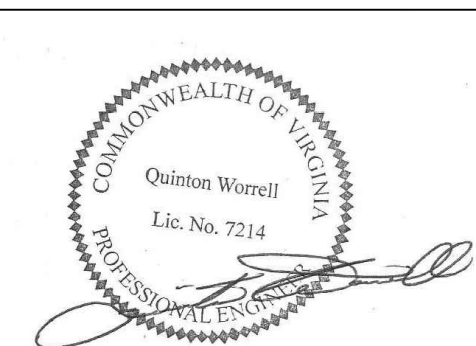
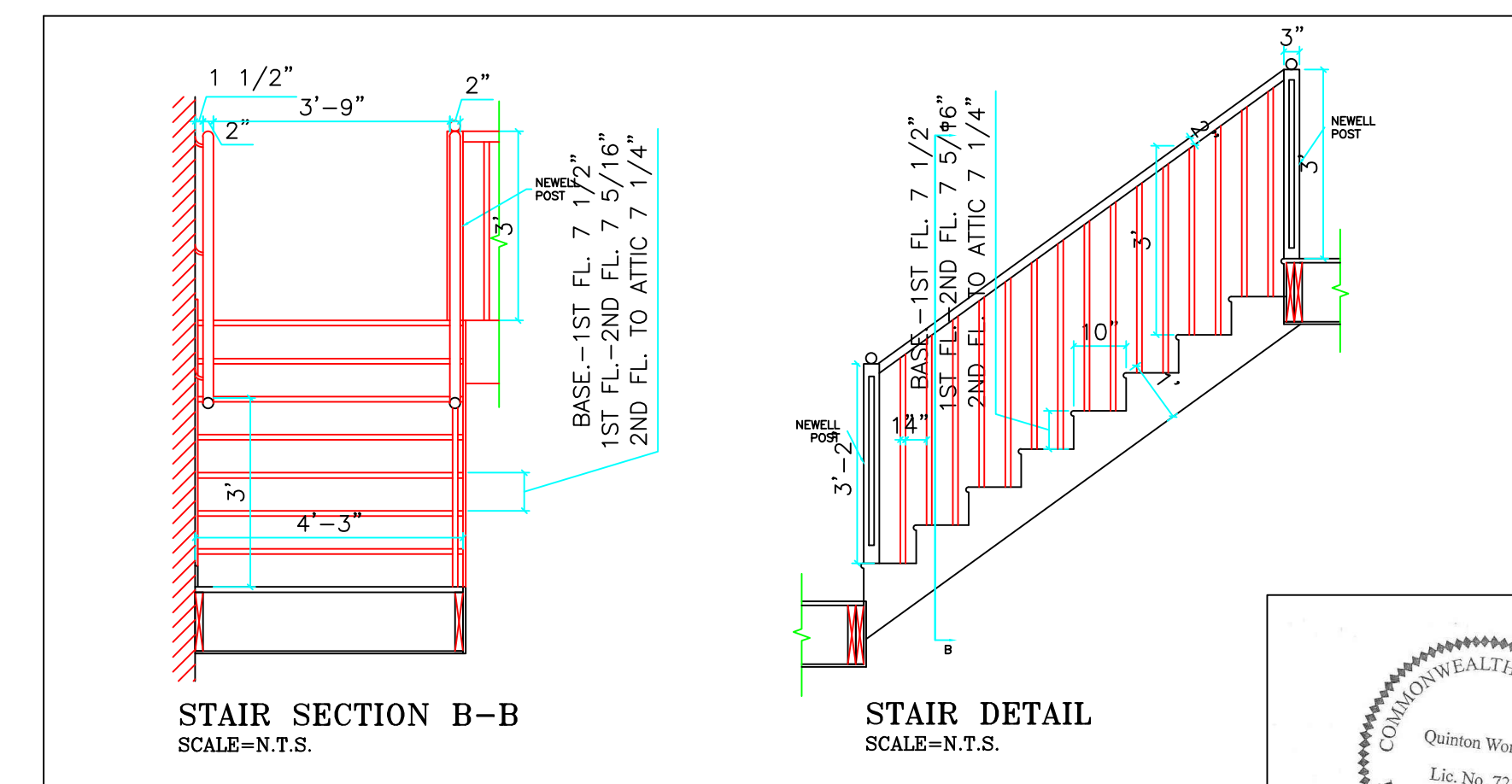
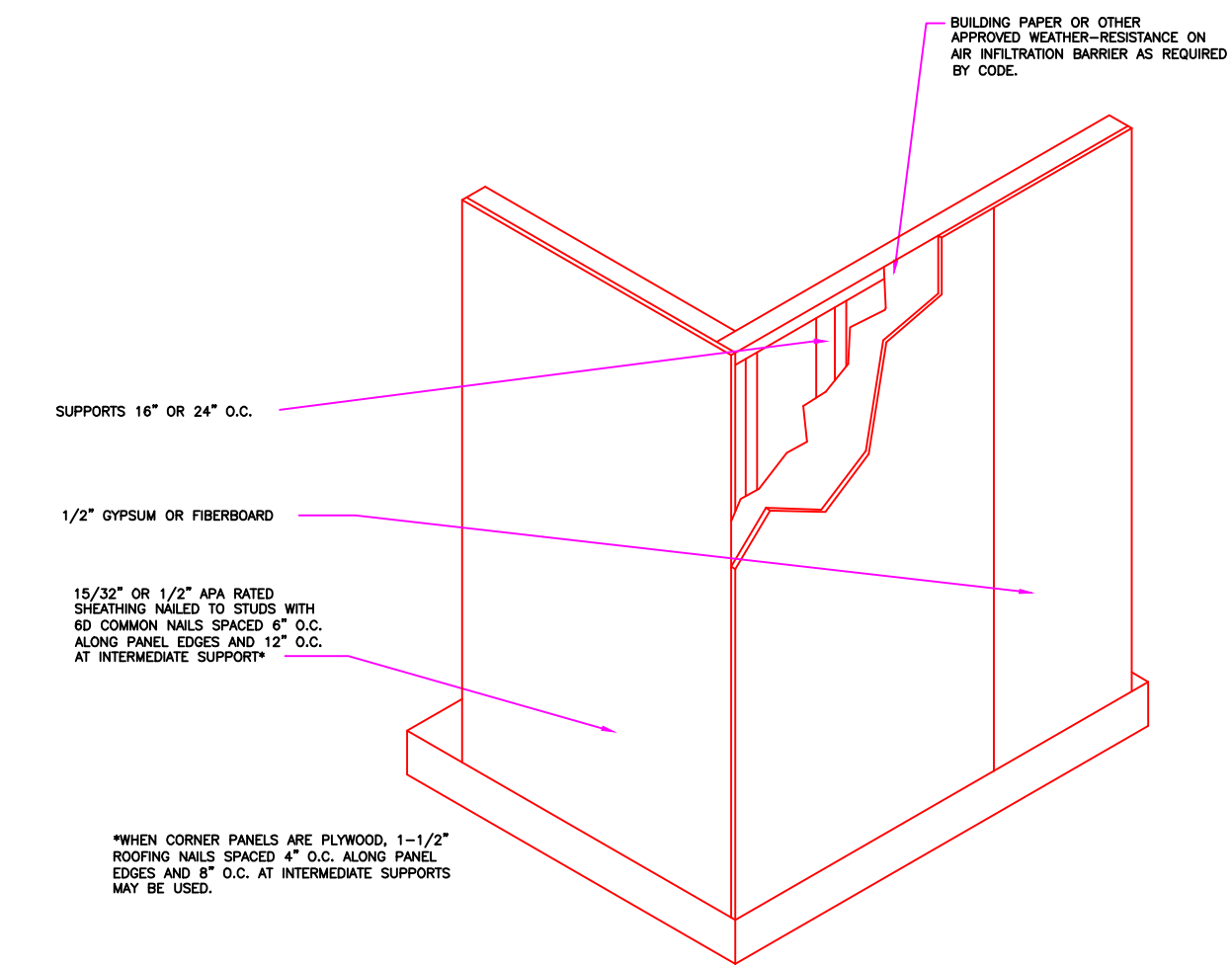
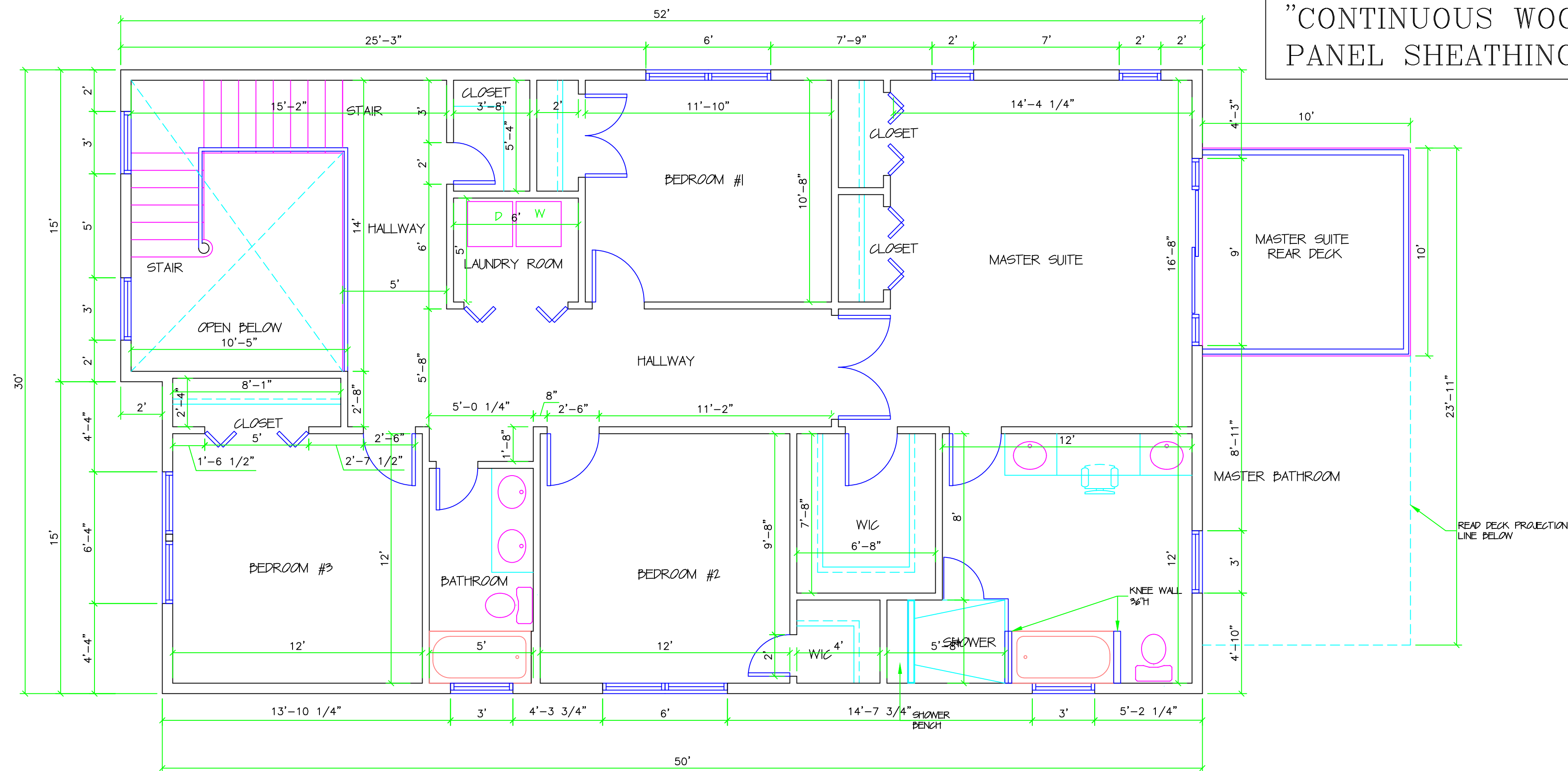
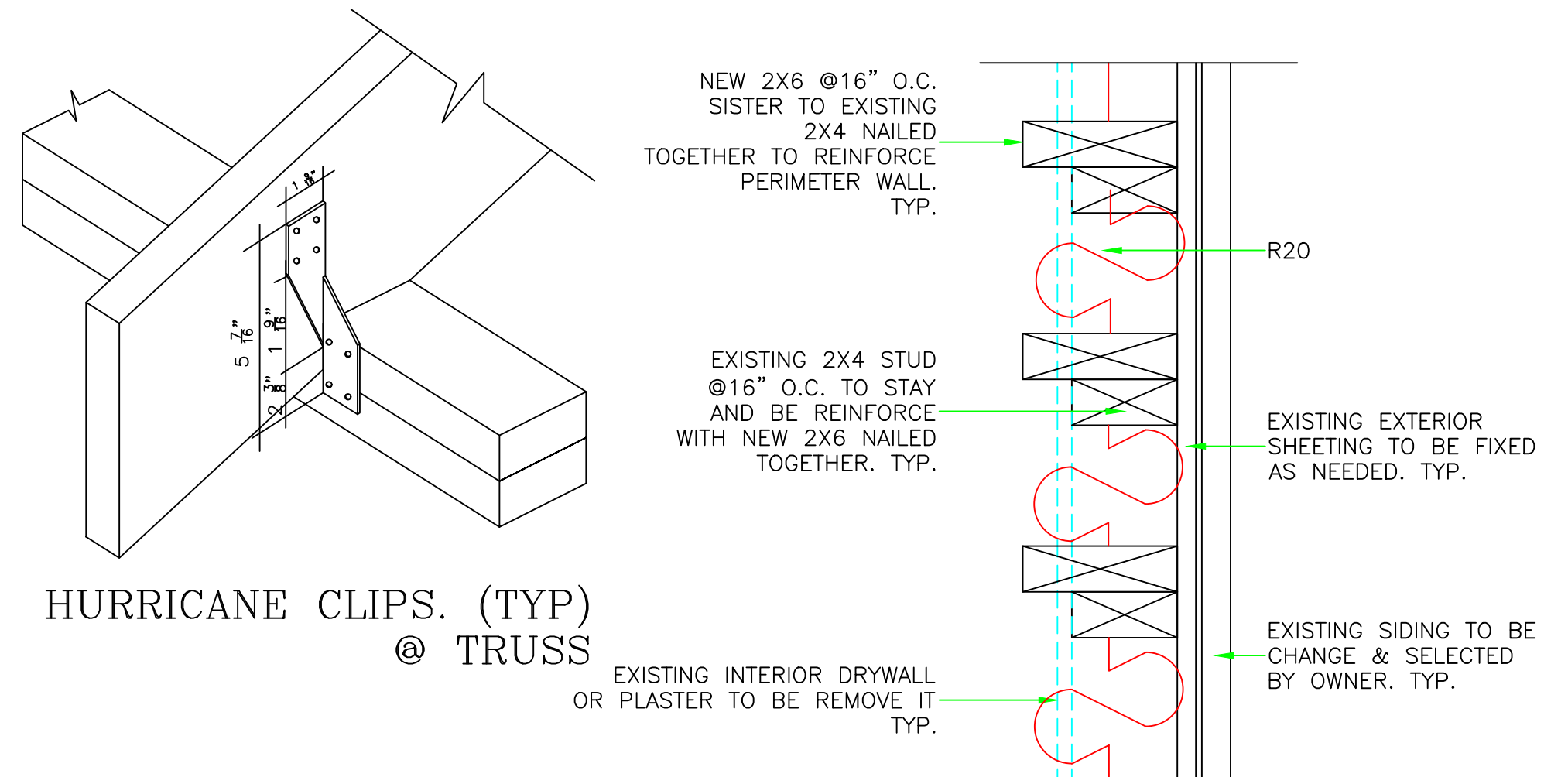


APPROVAL STAMP	
DATE: NOVEMBER 10-2021	DRAWING BY: DAMAT Services Inc. Jorge Valverde
OWNER: MRS. EDEN WUBANTE	DESIGN BY: DAMAT SERVICES INC. JORGE VALVERDE 240.536.0223
5241 SEMINARY RD. ALEXANDRIA VA. 22311 FIRST FLOOR PARTIAL ADDITION & SECOND FLOOR ADDITION	
EXISTING FLOOR PLANS TO BE REPLACE BY NEW ADDITIONS	
A1	



NOTE: THESE PLANS ARE FOR THE USE OF THE BUILDER IN FACILITATING CONSTRUCTION. ALL DIMENSIONS INDICATED ARE APPROXIMATE AND MAY VARY DUE TO ADJUSTMENTS REQUIRED IN THE FIELD. OPTIONAL FEATURES, FINISHES, ELECTRICAL AND H.V.A.C. EQUIPMENT MAY OR MAY NOT BE INDICATED ON PLANS.

NOTE: ALL BRACING WALLS ON 1/2" SHEATHING CONTINUOUS WOOD BOARDS
METHOD: CS-WSP
"CONTINUOUS WOOD STRUCTURAL PANEL SHEATHING."



APPROVAL STAMP

DATE:
NOVEMBER 10-2021

DRAWING BY:
DAMAT Services Inc.
Jorge Valverde

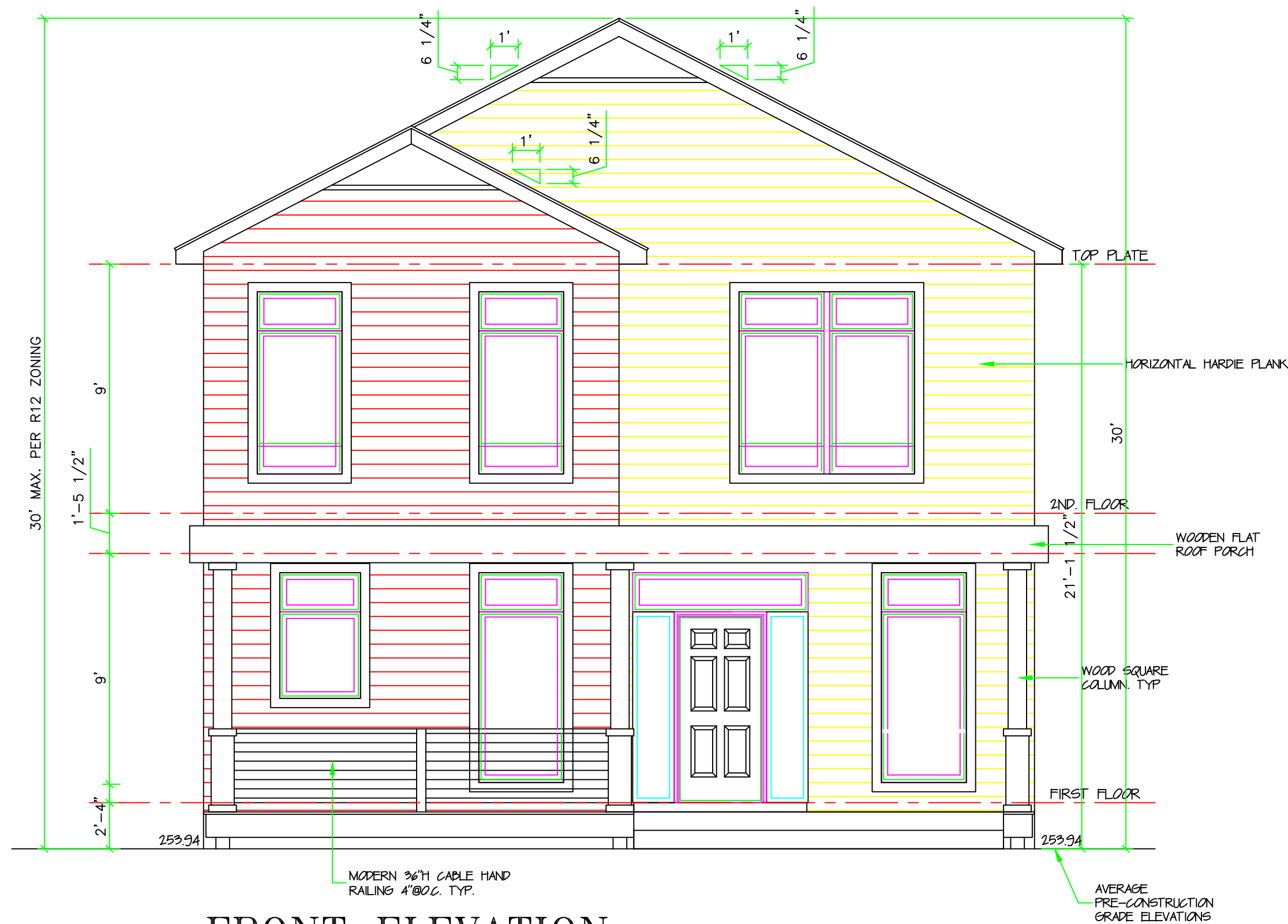
OWNER:
MRS. EDEN WUBANTE

BUILDER:
OWNER
DESIGN BY:
DAMAT SERVICES INC.
JORGE VALVERDE
240.536.0223

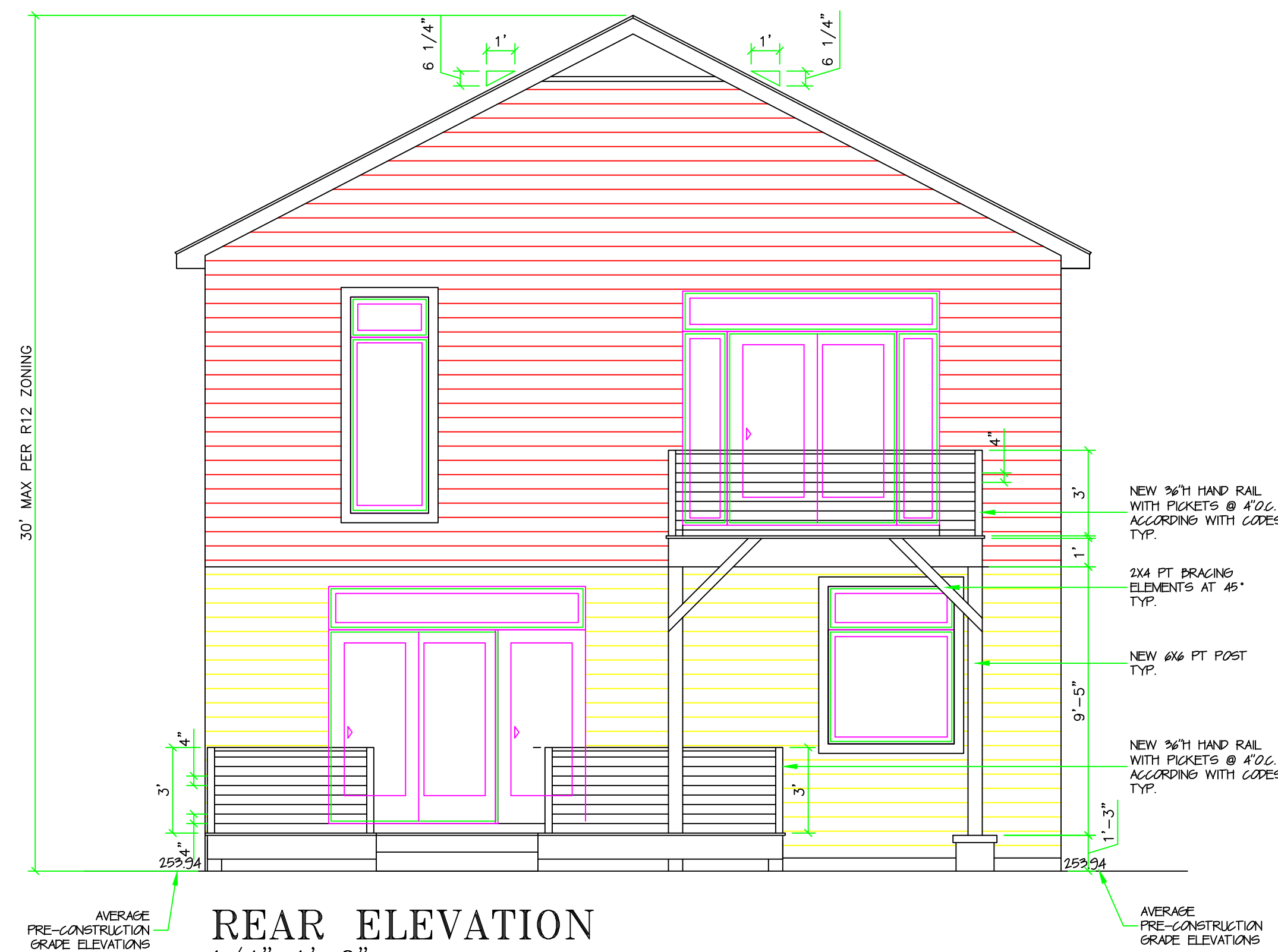
5241 SEMINARY RD.
ALEXANDRIA VA. 22311
FIRST FLOOR PARTIAL
ADDITION & SECOND FLOOR
ADDITION

NEW FIRST FLOOR ADDITION
SECOND FLOOR PLAN
CONSTRUCTION DETAILS

A2

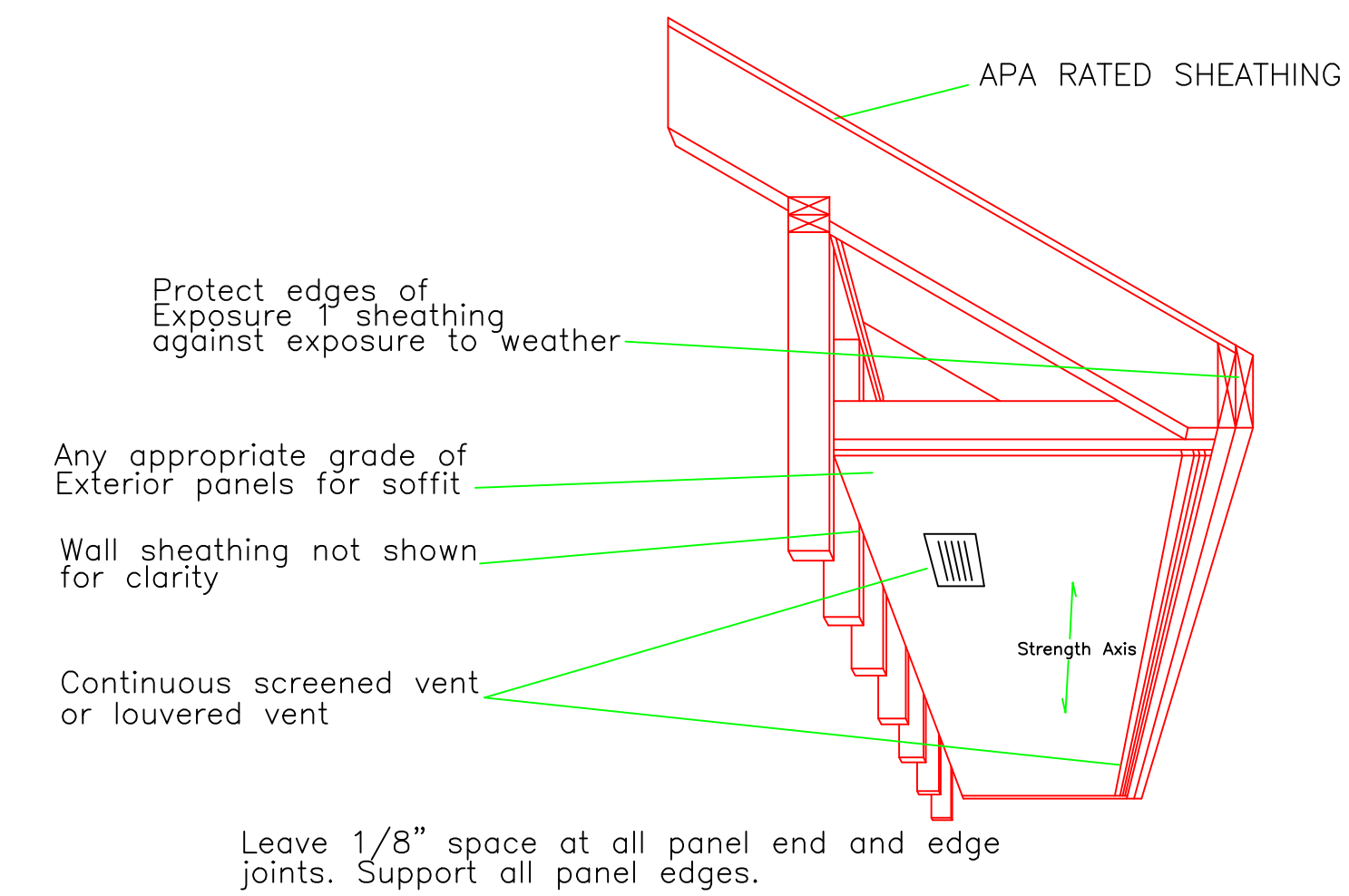


FRONT ELEVATION
1/4"=1'-0"



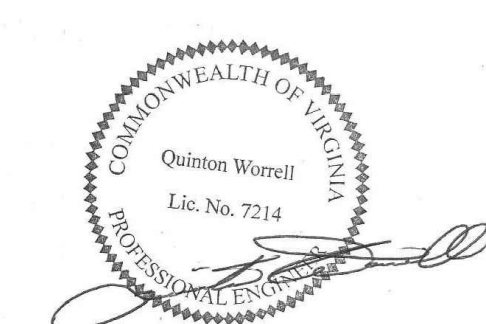
REAR ELEVATION
1/4"=1'-0"

CLOSED SOFFIT

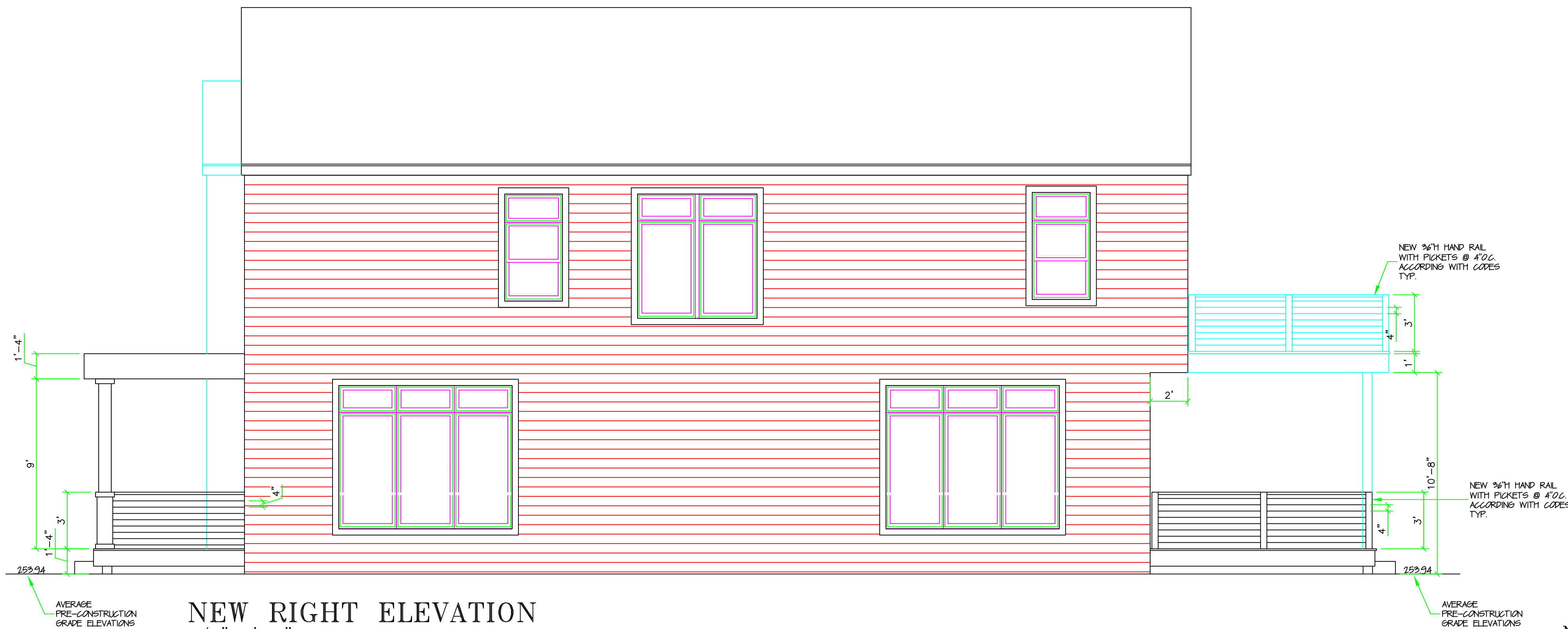


NOTE: ALL BRACING WALLS ON 1/2" SHEATHING CONTINUOUS WOOD BOARDS METHOD: CS-WSP "CONTINUOUS WOOD STRUCTURAL PANEL SHEATHING."

NOTE: THESE PLANS ARE FOR THE USE OF THE BUILDER IN FACILITATING CONSTRUCTION. ALL DIMENSIONS INDICATED ARE APPROXIMATE AND MAY VARY DUE TO ADJUSTMENTS REQUIRED IN THE FIELD. OPTIONAL FEATURES, FINISHES, ELECTRICAL AND H.V.A.C. EQUIPMENT MAY OR MAY NOT BE INDICATED ON PLANS.

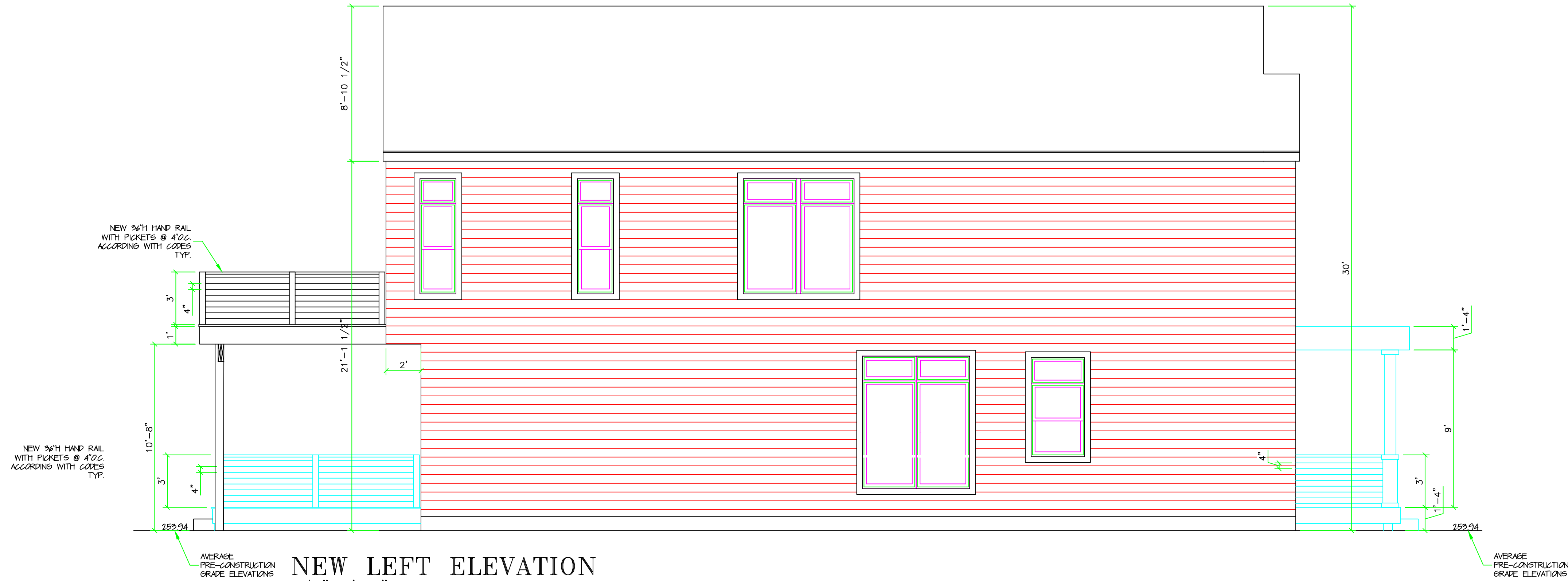


A9	NEW ELEVATIONS CONSTRUCTION DETAILS	5241 SEMINARY RD. ALEXANDRIA VA. 22311 FIRST FLOOR PARTIAL ADDITION & SECOND FLOOR ADDITION	OWNER: MRS. EDEN WUBANTE		DATE: NOVEMBER 10-2021	APPROVAL STAMP
			BUILDER: OWNER			
			DESIGN BY: DAMAT SERVICES INC. JORGE VALVERDE 240.535.0223		DRAWING BY: DAMAT Services Inc. Jorge Valverde	

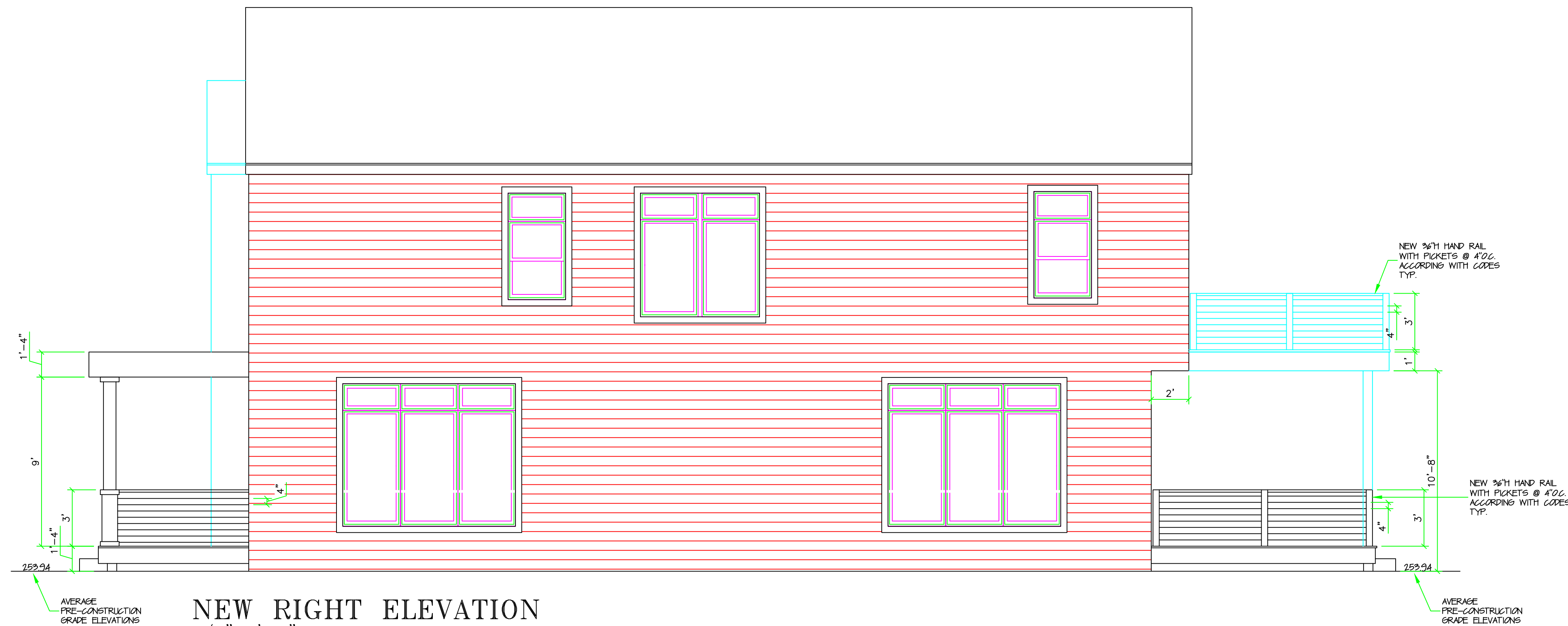


NEW RIGHT ELEVATION
1/4"=1'-0"

Land Elevations: EACH 10' O.C.	
1.	254.02
2.	254.22
3.	254.10
4.	254.00
5.	253.81
6.	253.58
TOTAL	1,523.68/6 = 253.94

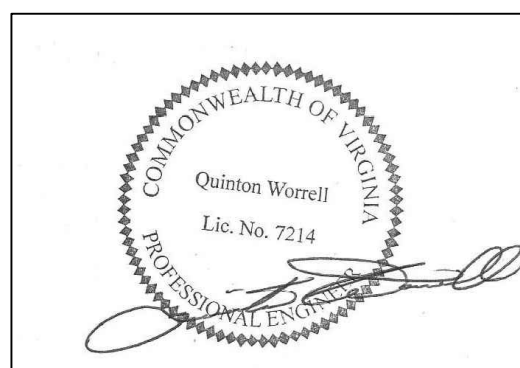


NEW LEFT ELEVATION
1/4"=1'-0"



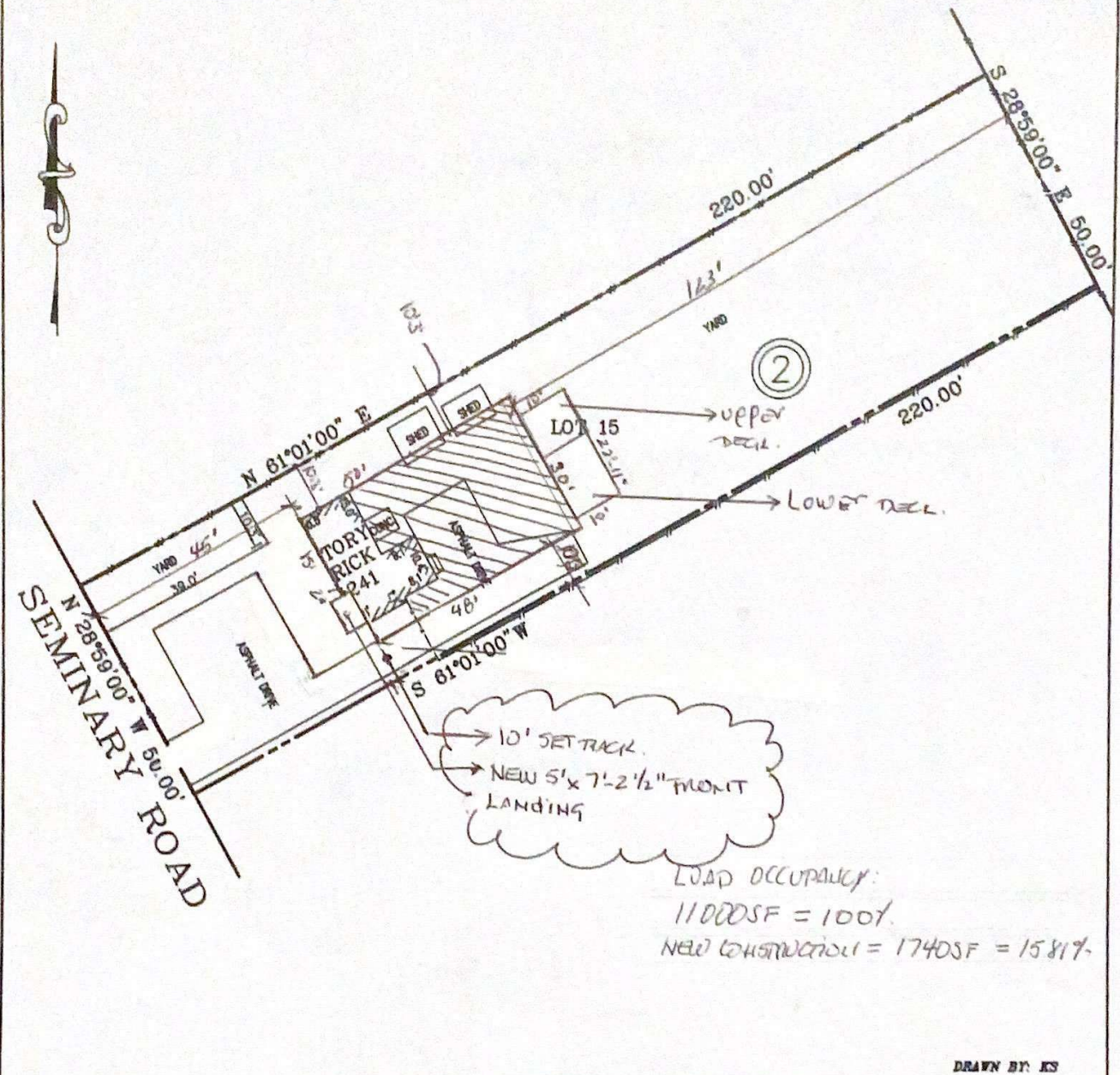
NEW RIGHT ELEVATION
1/4"=1'-0"

Land Elevations: EACH 10' O.C.	
1.	254.02
2.	254.22
3.	254.10
4.	254.00
5.	253.81
6.	253.58
TOTAL	1,523.68/6 = 253.94



APPROVAL STAMP	
DATE: NOVEMBER 10-2021	DRAWING BY: DAMAT Services Inc. Jorge Valverde
OWNER: MRS. EDEN WUBANTE	OWNER: DAMAT SERVICES INC. JORGE VALVERDE 240.536.0223
5241 SEMINARY RD. ALEXANDRIA VA. 22311 FIRST FLOOR PARTIAL ADDITION & SECOND FLOOR ADDITION	
NEW ELEVATIONS CONSTRUCTION DETAILS	
A9A	

ADDRESS: 5241 SEMINARY ROAD
ALEXANDRIA, VA. 22311



I HEREBY CERTIFY THAT IMPROVEMENTS ARE LOCATED AS SHOWN HEREON AND TO THE BEST OF MY INFORMATION, PROFESSIONAL KNOWLEDGE AND BELIEF THERE ARE NO ENCROACHMENTS EXCEPT AS SHOWN.

COMMONWEALTH OF VIRGINIA
MICHAHAD B. AL-SHALABI
Lic. No. 043709

10/5/2020
DATE
Mohamad Al-Shalabi, PLS
VA LICENSE No. 043709

KRIS CONSULTANTS, LLC

301 PIPING ROCK DRIVE, SILVER SPRING, MD. 20905

TEL: (301) 648-2649 FAX: (301) 439-5636

EMAIL: KRISCONSULTANTS@VERIZON.NET

LOCATION DRAWING
LOT 15 BLOCK 2 SECTION 1
WASHINGTON FORREST
PLAT BOOK 2 PAGE 46
CITY OF ALEXANDRIA, VIRGINIA

SCALE: 1" = 30'

DATE: 10/5/2020

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.

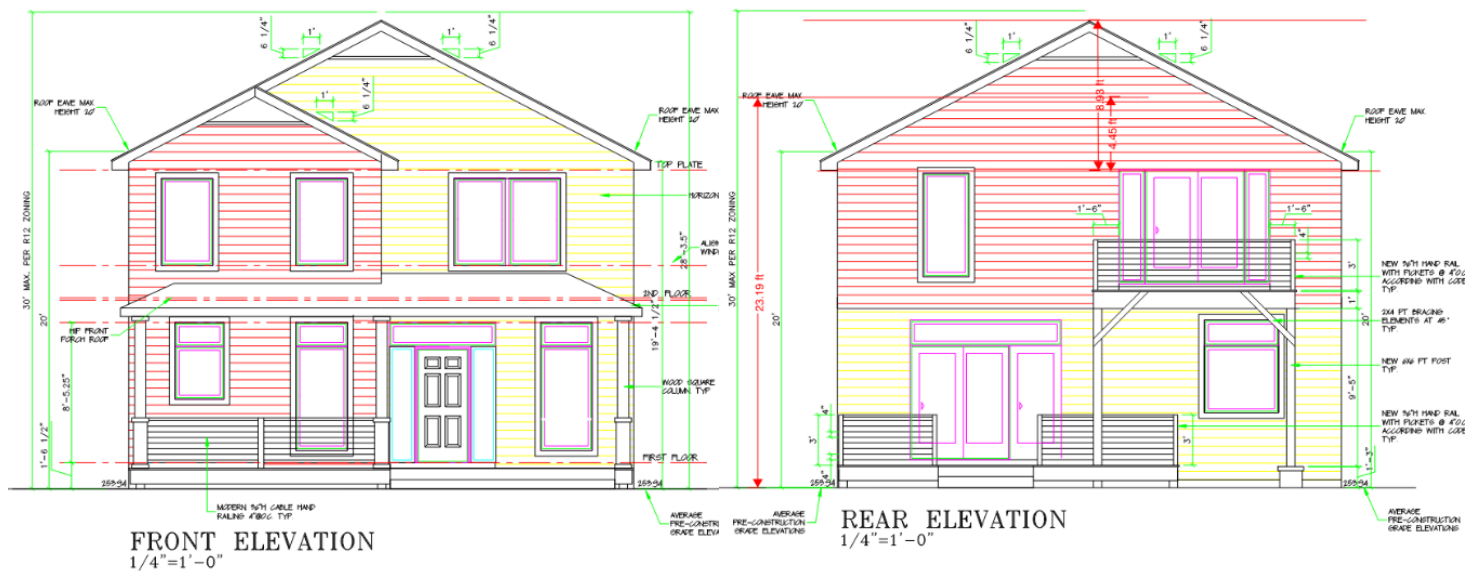
Table 1. Zoning Requirements

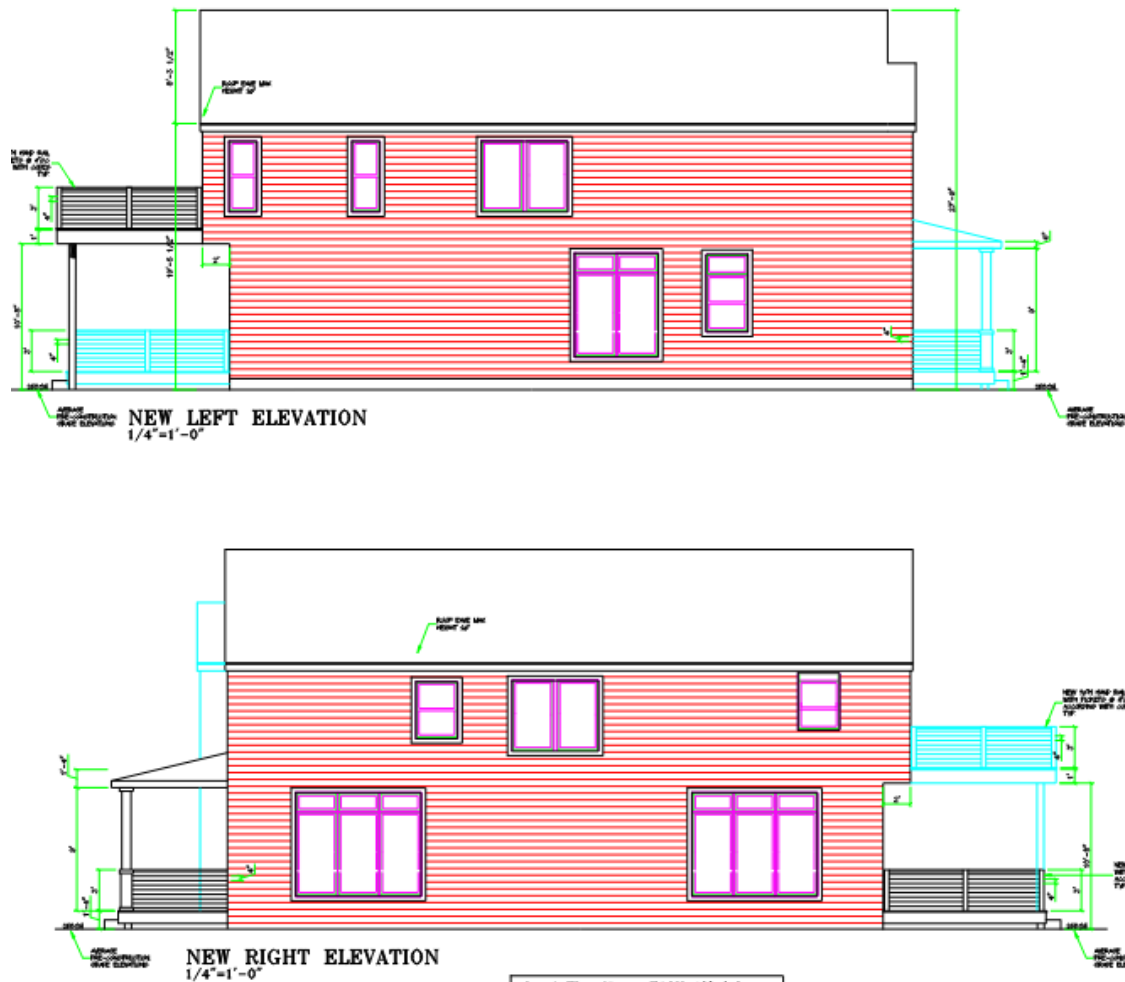
	Requirement		Proposal
Lot Size	12,000 SF Min		11,00 SF
Lot Width	80' Min		50'
Lot Frontage	60' Min		50'
Front Yard	Established setback range	34.4'-55.7'	47'
Side Yard (East)	1:2 with 10' min (Height: 22.2' 20.0')	11.1' 10.0'	10' (1.1' Modification requested)
Side Yard (West)	1:2 with 10' min (Height: 22.2' 20.0')	11.1' 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'	25.62' 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



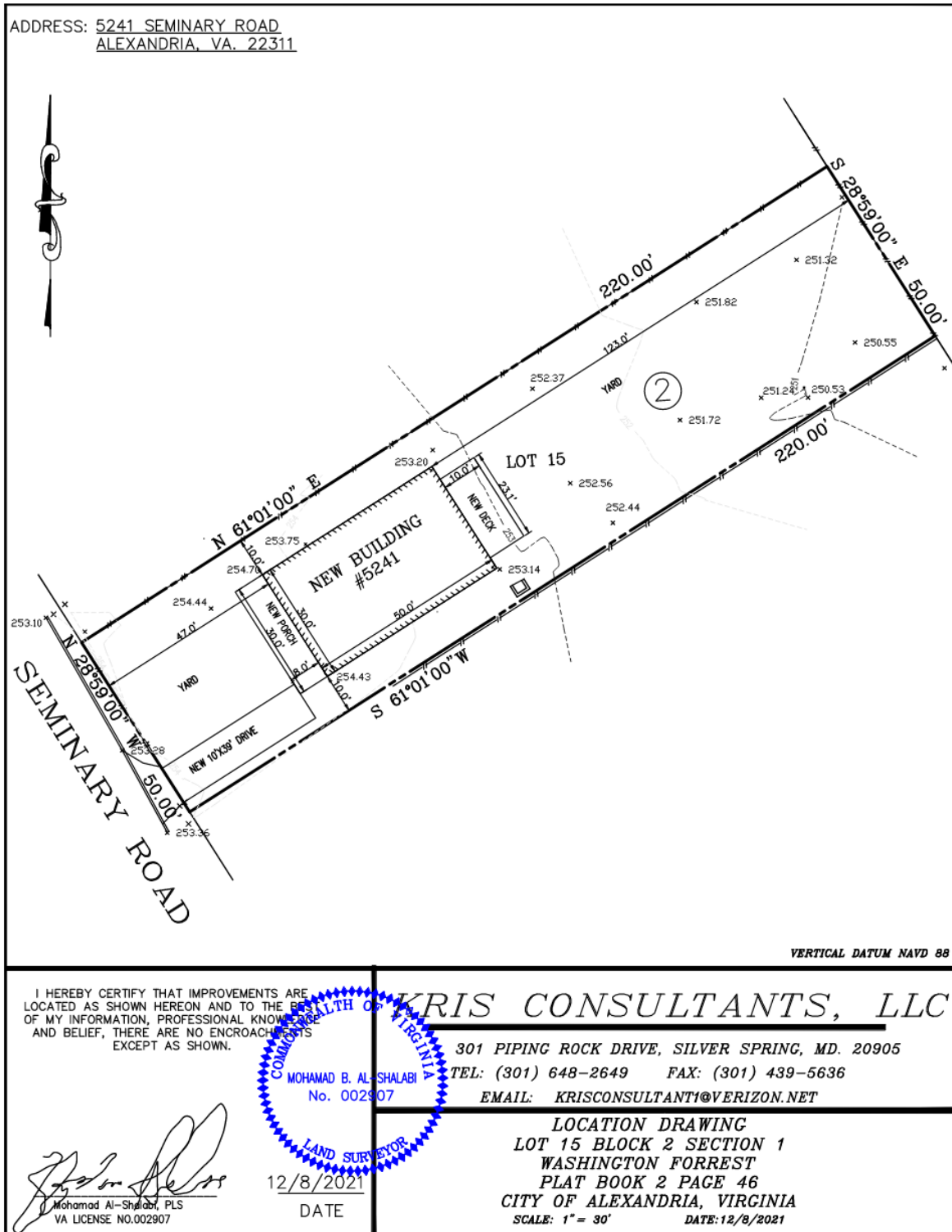


Further, this reduction at the eaves also lowers the overall height from 25.62ft to 23.19ft. For comparison, staff provides the height chart of other dwellings on the block in Table 2. Dwelling Heights, available below, which replaces the table of the same title in the staff report on page seven.

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 indicated on revised elevation drawings and the plat submitted in the memorandum dated January 28, 2022. (P&Z) (PC)