



DOCKET ITEM #10

***Special Use Permit #2014-0111***  
***1117 Roan Lane***

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Application	General Data	
Public hearing and consideration of a request to construct a new single-family dwelling on a substandard lot.	<b>Planning Commission Hearing:</b>	January 6, 2015
	<b>City Council Hearing:</b>	January 24, 2015
<b>Address:</b> 1117 Roan Lane	<b>Zone:</b>	R-12/Residential Single-Family
<b>Applicant:</b> Classic Cottages LLC represented by Duncan Blair, attorney	<b>Small Area Plan:</b>	Taylor Run/Duke Street

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

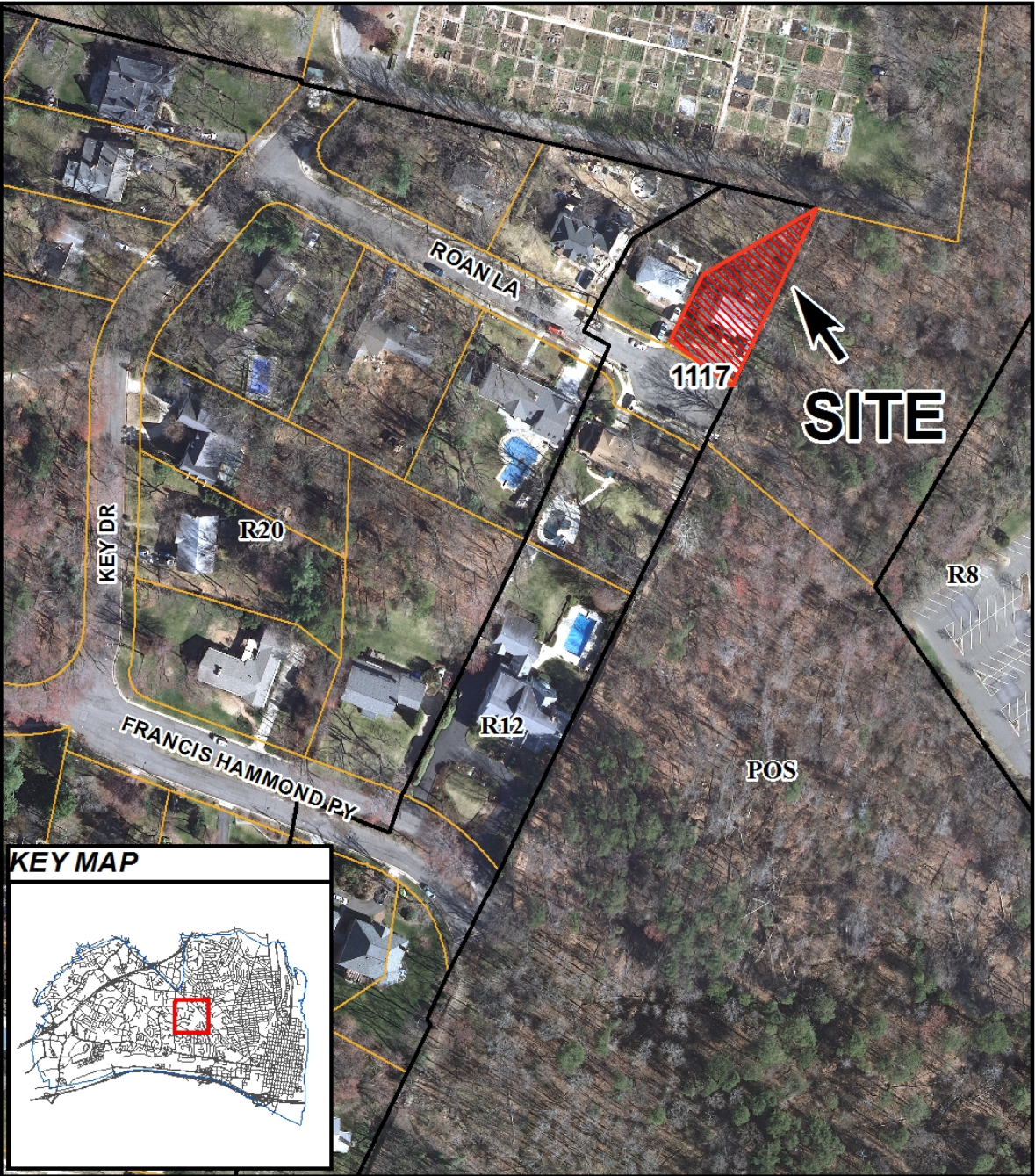
**Staff Reviewers:** Taryn Toyama, [taryn.toyama@alexandriava.gov](mailto:taryn.toyama@alexandriava.gov)  
Marlo Ford, [marlo.ford@alexandriava.gov](mailto:marlo.ford@alexandriava.gov)

**PLANNING COMMISSION ACTION, JANUARY 6, 2015:** On a motion by Commissioner Lyman, seconded by Commissioner Wasowski, the Planning Commission voted to recommend approval of the request subject to all applicable codes, ordinances, and staff recommendations. The motion carried on a vote of 6 to 1 with Commissioner Brown voting against.

Reason: The Planning Commission agreed with the staff analysis that the proposed home is compatible with the neighborhood and meets the standards for infill development. Commissioners noted that staff's finding that the proposal requires an SUP is correct, but was not fully explained (the requested additional information, including the existing dwelling's gross square footage and height, has subsequently been added to this final report). It was finally determined at the hearing, however, that the information provided in the original report was appropriate for analysis of this application, and the proposed dwelling was found to be suitable for the site.

Speakers:

Duncan Blair, attorney for the applicant, spoke in favor of the proposal.



**SUP #2014-0111**  
**1117 Roan Lane**





## I. DISCUSSION

The applicant being represented by Duncan Blair as counsel requests Special Use Permit (SUP) approval to construct a new single-family dwelling on a substandard lot at 1117 Roan Lane.

### SITE DESCRIPTION

The subject property is one lot of record with 71 feet of lot frontage and width, 185.84 feet of depth along the east side property line, 80 feet of depth along the west side property line, and total of 9,338 square feet of lot area.

The subject property is surrounded by other single family dwellings to the west and south, and surrounded by public open space to the north and east.

### PROPOSAL

The applicant requests a SUP approval to demolish the lot's existing two-story dwelling and construct a new two-story single family dwelling on this substandard lot. The proposed dwelling would have a net floor area of 2,779 square feet and a building height of 24.9 feet measured from average finished grade.

### PARKING

Pursuant to section 8-200(A)(1) of the Zoning Ordinance, a minimum of two standard size parking spaces are required for single-family detached dwellings. The applicant meets this requirement by providing two standard size parking spaces along the proposed driveway along the east side yard property line.

### MASTER PLAN DESIGNATION

The proposed single-family residential use is consistent with the Taylor Run/Duke Street Small Area Plan which designated this property for low density residential development.

### ZONING

The subject property is located in the R-12/Single-Family Residential zone, which requires a minimum lot area of 12,000 square feet, a minimum lot frontage of 60 feet and a minimum lot width of 80 feet at the building line. The lot is substandard as to its lot width and lot area, but meets the minimum lot frontage requirement.

Section 12-901(C) of the Zoning Ordinance requires a SUP for the demolition and construction of a new dwelling on a substandard lot, when the new dwelling exceeds the floor area of the existing dwelling by more than 10 percent. This rule is an important component of the infill regulations adopted in 2008. Here, the square footage of the existing dwelling is approximately 2,100 square feet, and the proposed dwelling increases the floor area by adding an additional 679 square feet for a total of 2,779 square feet. At the January 6, 2015 hearing, the Planning

**Figure 1. Existing House**



Commission requested additional information concerning the change in gross square feet between the existing home, approximately 3,355 square feet, and the proposed home at 5,719 square feet. The new dwelling would thus exceed the 10 percent threshold and require an SUP. Under section, 12-901, the threshold criteria typically associated with a substandard lot does not apply and the SUP should be granted if the proposed development is compatible with the existing neighborhood character in terms of bulk, height and design.

The proposed dwelling meets the Zoning Ordinance R-12 requirements, including all of the infill regulations, with respect to setbacks, FAR, building height and threshold height, with the exception of the east side yard setback. The applicant is requesting a side yard setback modification of less than one foot to allow a building height of 24 feet along the east side yard. Additional zoning elements of the proposal are in Table 1:

**Table 1. Zoning Table**

	<b>Required</b>		<b>Proposed</b>
Lot Area	12,000 sq. ft		9,338 sq. ft
Lot Width	80 ft		71 ft
Lot Frontage	60 ft		71 ft
Front Yard	52.6 ft		52.6 ft*
Side Yard (east)	1:2 with 10 ft min	12 ft	<b><i>11.7 ft</i></b>
Side Yard (west)	1:2 with 10 ft min	11.9 ft	14.5 ft
Rear Yard	1:1 with 10 ft min	11.3 ft	19 ft
Building Height	25 ft		24.9 ft
Threshold Height	4.1 ft		2.7 ft
FAR	Max: 0.30 (2,801 sq. ft)		0.298 (2,779 sq. ft)
FAR over existing house	2,100 sq.ft + 10% = 2,310 sq. ft (maximum without SUP)		2,779 sq. ft
Parking	2 standard spaces		2 standard spaces
Parking/Driving in Required Yard	Max: 50 percent		Less than 50 percent

\*Proposed bay windows would project no more than 20" and are permitted to project into the required front yard.

Section 12-901(C) requires a review for compatibility with the existing neighborhood character in terms of bulk, height and design. The Infill Taskforce specifically anticipated cases where older homes are demolished and completely redeveloped in neighborhoods and blocks developed predominately with smaller scale homes. The Taskforce crafted regulations to allow these dwelling to expand with some limitations. An example of these limitations is maximum height limitation of 25 feet. In addition, uniform front setbacks and threshold heights encourage the continuation of the rhythm of existing development along the block.

The Infill Taskforce agreed that the increase in floor area and height to houses in these historically one-story residential neighborhoods were acceptable and inevitable.

## **II. STAFF ANALYSIS**

Staff supports the applicant's proposal to redevelop this substandard lot with a new single-family dwelling. The overall height, threshold height, architectural character and placement of the house on the lot are appropriate in this neighborhood. Although the new house is larger than the existing dwelling, it is consistent in scale with many new homes and additions to existing homes in the neighborhood including immediately adjacent homes, while still adhering to the infill regulations.

### *Demolition of Existing House*

The existing house is a midcentury split-foyer suburban-style house built in 1963. It is characterized by a medium pitched, side gable roof with narrow eaves, rectangular massing and a symmetrical front façade with a prominent front entry ornamented with pillars and a pitched roof covering. The first floor threshold is raised almost a full story above the existing grade, creating a top-heavy design where the majority of the building mass sits on the second story. Beyond the subject property, the immediate area demonstrates several similar midcentury split-foyer and split-level homes and sprawling one-story ranch-style homes. The existing home does not contain significant architectural details or features singular to this neighborhood.

### *Neighborhood Compatibility*

The Sweetwoods neighborhood is one in transition with homes zoned R-20 and R-12 Single-Family Residential. Although historically characterized by large one-story and split-level dwellings on 20,000 square foot lots, many adjacent homes have undergone renovations to include large new second-story or rear yard additions, significantly changing the relative uniform appearance from the street. Of the eight homes along Roan Lane, five have undergone a major addition or complete redevelopment, with the subject property becoming the sixth home to redevelop along the block. As Roan Lane continues to Key Drive and Francis Hammond Parkway, many homes have redeveloped in similar fashion, making this proposed home similar in character with other redevelopment in the extended neighborhood.

**Figure 2. Side by Side Comparison**



**Existing House**



**Proposed House**

The bulk and massing of the proposed home is compatible with the homes along Roan Lane. The proposed home is slightly larger than the existing home, but still proportionate to its lot area (See Figure 2). The subject parcel and its proposed home would offer 2,779 net square feet of floor area, which is slightly less than the total allowed floor area for the site. While the proposed home adds approximately 679 square feet in floor area, the applicant positioned the mass of the home to the rear and east property lines to maintain generous setbacks to keep the home from negatively impacting the neighboring parcel. Additionally, the applicant worked with staff to adjust the front yard setback of the proposed home, to site the new front building wall at the same location as the existing home and maintain the building wall along Roan Lane.

The height for the proposed home meets the infill requirement of 25 feet maximum by proposing a building height of 24.9 feet above average finished grade. While the neighborhood height average plus 20 percent increase is 23.3 feet, the proposed home would be only 2.1 feet taller than the existing home, which is currently 22.8 feet in height. The height and gable roof design are appropriate for a two-story dwelling in the neighborhood. The proposed roof is similar to the existing home, with a medium pitch and a side-facing gable, and it adds two new dormers along the roof line. Although the proposed home would sit at 24.9 feet above average finished grade, it nearly mirrors the height and mass of 1124 Roan Lane, a new dwelling located directly across the street that sits at a similar 24.5 feet above finished grade (See Figure 3). The applicant is also proposing a front door threshold height of 2.7 feet which is five feet lower than the existing house's threshold height. This lower threshold keeps the overall height of the building to less than 25 feet and helps reduce the mass of the dwelling at the front of the home, since the grade slopes downward towards the rear property line.

All but two of the existing homes on the block added a second-story or a sizeable rear addition creating homes with more than 2,100 square feet in floor area. With the exception of 1124 Roan Lane, the renovated homes on the block were completed prior to the Infill Taskforce regulations, resulting in variation in neighborhood threshold and building heights, as well as allowing a more bulk on individual parcels than is allowed today (See Figure 3). The applicant designed a home that maintains the existing building wall and adjusts the first floor threshold to limit the overall height of the new home, making it an attractive and compatible addition to the neighborhood.



**Figure 3. Adjacent Roan Lane Homes**



**1105 Roan Lane**



**1111 Roan Lane**



**1124 Roan Lane**

While the resulting dwelling is slightly larger and taller than the adjacent home, staff concludes that the new home is still smaller and more compatible with the overall neighborhood than it would have been prior to the infill regulations. Therefore, the new home would be compatible with the current neighborhood character in terms of bulk and height.

#### *Design of Proposed House*

As for design compatibility, the proposed home design maintains a similar shape and mass to the existing home, but with a lowered first floor threshold and additional fenestration along the roof using dormer windows and on the first floor with bay windows. The most notable difference in architectural style is the building material change from brick veneer to a horizontal wood siding. While other homes along Roan Lane have painted brick veneer exteriors, the proposed home and the home directly across the street (1124 Roan Lane) would match in material by using wood siding. Figure 4 displays a rendering of the proposed streetscape.

**Figure 4. Proposed Streetscape**



The proposed front gable projects forward of the main front building wall breaking up the single plane along the front façade. The proposed front portico is modest in size and is less intrusive than the previous two-story portico on the front of the home. Overall the proposed home rebalances the mass of the building, taking the focus off the large second story windows of the existing home and creating a more traditional full first floor and second floor, rather than keeping the older style split-foyer floorplan. Staff finds that the overall home design is highly compatible with the neighborhood.

With these conditions, staff recommends APPROVAL of the SUP for the proposed new house.

### **III. RECOMMENDED CONDITIONS**

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

1. The design of the dwelling shall be substantially consistent with illustrations submitted on December 12, 2014. (P&Z)
2. A modification shall be granted to allow the east side yard setback of 11.7 feet, where 12 feet is required. (P&Z)
3. As part of the grading plan, trees must be planted or existing trees preserved to provide a minimum of 25 percent canopy cover over the site. (P&Z)
4. The applicant shall be responsible for repairs to the adjacent city right-of-way if damaged during construction activity.(T&ES)
5. 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)
6. The proposed use 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)
7. The proposed use shall comply with the City's Environmental Management Ordinance. (T&ES)
8. 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. (Sec. 5-6-224) (T&ES)
9. An erosion and sediment control plan must be approved by T&ES prior to any land disturbing activity greater than 2500 square feet. An erosion and sediment control bond shall be posted prior to release of the grading plan. (Sec.5-4-1.1) (T&ES)
10. The applicant shall comply with the provisions of the City's Environmental Management Ordinance (Article XIII of the City's Zoning Ordinance) current at the time of grading plan submittal. (T&ES)
11. 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)



12. Roof, surface and sub-surface drains shall be connected to the public storm sewer system, if available, by continuous underground pipe. 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) (T&ES)
13. All secondary utilities serving this site shall be placed underground. (Sec. 5-3-3) (T&ES)
14. Pay sanitary sewer connection fee prior to release of Grading Plan. (Sec. 5-6-25) (T&ES)
15. Any work within the right-of-way requires a separate permit from T&ES. (Sec. 5-361) (T&ES)
16. 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)
17. Building and trade permits are required for this project. (Code)
18. New construction must comply with the current edition of the Uniform Statewide Building Code (USBC). (Code)

STAFF: Taryn Toyama, Urban Planner;  
Marlo Ford, Urban Planner;  
Alex Dambach, Land Use Division Chief.

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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 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)
- R-3 The proposed use 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)
- R-4 The proposed use shall comply with the City's Environmental Management Ordinance. (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. (Sec. 5-6-224) (T&ES)
- C-2 An erosion and sediment control plan must be approved by T&ES prior to any land disturbing activity greater than 2500 square feet. An erosion and sediment control bond shall be posted prior to release of the grading plan. (Sec.5-4-1.1) (T&ES)
- C-3 The applicant shall comply with the provisions of the City's Environmental Management Ordinance (Article XIII of the City's Zoning Ordinance) current at the time of grading plan submittal. (T&ES)
- C-4 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-5 Roof, surface and sub-surface drains shall be connected to the public storm sewer system, if available, by continuous underground pipe. 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-6 All secondary utilities serving this site shall be placed underground. (Sec. 5-3-3) (T&ES)
- C-7 Pay sanitary sewer connection fee prior to release of Grading Plan. (Sec. 5-6-25) (T&ES)
- C-8 Any work within the right-of-way requires a separate permit from T&ES. (Sec. 5-361) (T&ES)

- C-9 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 The following comments are for SUP. Once the applicant has filed for a building permit and additional information has been provided, code requirements will be based upon that information and the building permit plans. If there are any questions, the applicant may contact Charles Cooper, Plan Review division at [Charles.cooper@alexandriava.gov](mailto:Charles.cooper@alexandriava.gov) or 703-746-4197.

- C-1 Building and trade permits are required for this project.

- C-2 New construction must comply with the current edition of the Uniform Statewide Building Code (USBC).

Fire Department:

Fire Department has no comments or concerns with this project.

Health:

Comments will be forwarded upon receipt.

Parks and Recreation:

Comments will be forwarded upon receipt.

Police Department:

Comments will be forwarded upon receipt.





## APPLICATION SPECIAL USE PERMIT

**SPECIAL USE PERMIT #** 2014-0111

**PROPERTY LOCATION:** 1117 Roan Lane, Alexandria, Virginia

**TAX MAP REFERENCE:** 41.02 02 07 **ZONE:** R-12

**APPLICANT:**

**Name:** Classic Cottages, LLC

**Address:** 1000 Pendleton Street, Alexandria, Virginia 22314

**PROPOSED USE:** Special Use Permit to construct a new single family dwelling on a developed substandard lot pursuant to section 12-900 et. seq. of the Alexandria Zoning Ordinance.

☒ **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.

Duncan W. Blair, Esq.

Print Name of Applicant or Agent

Signature

Oct 28, 2014

Date

524 King Street

Mailing/Street Address

703.836.1000

Telephone #

703.549.3335

Fax #

Alexandria, VA

City and State

22314

Zip Code

dblair@landcarroll.com

Email address

**ACTION-PLANNING COMMISSION:** \_\_\_\_\_ **DATE:** \_\_\_\_\_

**ACTION-CITY COUNCIL:** \_\_\_\_\_ **DATE:** \_\_\_\_\_

**PROPERTY OWNER'S AUTHORIZATION** NOT APPLICABLE. OWNER IS APPLICANT.

As the property owner of \_\_\_\_\_, I hereby  
 (Property Address)  
 grant the applicant authorization to apply for the \_\_\_\_\_ use as  
 (use)  
 described in this application.

Name: \_\_\_\_\_

Phone: \_\_\_\_\_

Please Print

Address: \_\_\_\_\_

Email: \_\_\_\_\_

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

Date: \_\_\_\_\_

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 ten percent.

Classic Cottages, LLC is a Virginia limited liability company. The members of the limited

liability company owning in excess of 10% interests are: David Tracy and Lawrence

Financial Services. Paul Lawrence is the Principal of Lawrence Financial Services.

Mailing address for the members is: 1000 Pendleton Street, Alexandria, Virginia 22314.

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.)

Classic Cottages, LLC is requesting a special use permit to construct a single family  
dwelling on a developed substandard lot pursuant to section 12-900 et. seq. of the  
Alexandria Zoning Ordinance.

The existing single family dwelling will be demolished.



## OWNERSHIP AND DISCLOSURE STATEMENT

Use additional sheets if necessary

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

Name	Address	Percent of Ownership
1. David Tracy	1000 Pendleton St, Alexandria, VA	More than 10%
2. Paul Lawrence	1000 Pendleton St, Alexandria, VA	More than 10%
3.		

**2. Property.** State the name, address and percent of ownership of any person or entity owning an interest in the property located at 1117 Roan Lane, Alexandria, VA (address), unless the entity is a corporation or partnership, in which case identify each owner of more than ten percent. The term ownership interest shall include any legal or equitable interest held at the time of the application in the real property which is the subject of the application.

Name	Address	Percent of Ownership
1. David Tracy	1000 Pendleton St, Alexandria, VA	More than 10%
2. Paul Lawrence	1000 Pendleton St, Alexandria, VA	More than 10%
3.		

**3. Business or Financial Relationships.** Each person or entity listed above (1 and 2), with an ownership interest in the applicant or in the subject property is 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.

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. David Tracy	None	PC and CC
2. Paul Lawrence	None	PC and CC
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.

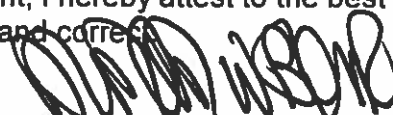
As the applicant or the applicant's authorized agent, I hereby attest to the best of my ability that the information provided above is true and correct.

October 28, 2014

Date

Duncan W. Blair, Esq.

Printed Name



Signature

**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: \$12-900 Special Use Permit to construct a single family dwelling.

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).

***Not applicable - single family dwelling.***

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

***Not applicable - single family dwelling.***

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6. Please describe the proposed hours and days of operation of the proposed use: ***Not applicable - single family dwelling.***

Day:

Hours:

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

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

***Not applicable - single family dwelling.***

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- B. How will the noise be controlled?

***Not applicable - single family dwelling.***

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

**Not applicable.**

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)

**Not applicable.**

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

**Not applicable.**

- C. How often will trash be collected?

Trash and recycled material will be picked up weekly in accordance with the City  
schedule for the area.

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

**Not applicable.**

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:

Small quantities of cleaning solvents generally recognized to be appropriate for residential  
use in the operation of the business will be stored, used as solvents and disposed of in  
accordance with applicable regulations.



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:

Small quantities of cleaning solvents generally recognized to be appropriate for residential  
use in the operation of the business will be stored, used and disposed of in accordance  
with applicable regulations.

12. What methods are proposed to ensure the safety of nearby residents, employees and patrons?

Not applicable.

## 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.

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**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 align="center"><b>Planning and Zoning Staff Only</b></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 checked="" type="checkbox"/> No</p>
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- 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?

**Not applicable.**

**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. **Not applicable.**

☐ Parking reduction requested; see attached supplemental form

15. Please provide information regarding loading and unloading facilities for the use: **Not applicable.**

- A. How many loading spaces are available for the use? \_\_\_\_\_

<p align="center"><b>Planning and Zoning Staff Only</b></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? Not applicable.

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

Not applicable.

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

Not applicable.

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?

## 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 **(New construction)**

How large will the addition be? 4,777 square feet.  
**(new construction)**

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

N/A sq. ft. (existing) + 4,777 **(new construction)** sq. ft. (addition if any) = 4,777 sq. ft. (total)

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

☐ a stand alone building

☒ a house located in a residential zone **(New house to be constructed)**

☐ 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 AND ZONING

## FLOOR AREA RATIO AND OPEN SPACE CALCULATIONS FOR SINGLE AND TWO-FAMILY RESIDENTIAL OUTSIDE HISTORIC DISTRICTS

### A. Property Information

A1. Street Address 1117 Roan Lane Zone R-12

A2. 9338 x 0.30 = 2801.40  
 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**	
First Floor		Stairways**	
Second Floor		Mechanical**	
Third Floor		Porch/ Garage**	
Porches/ Other		Attic less than 5'***	
Total Gross *		Total Exclusions	

B1. Existing Gross Floor Area \*  
 \_\_\_\_\_ Sq. Ft.  
 B2. Allowable Floor Exclusions\*\*  
 \_\_\_\_\_ Sq. Ft.  
 B3. Existing Floor Area minus  
 Exclusions \_\_\_\_\_ Sq. Ft.  
 (subtract B2 from B1)

### C. Proposed Gross Floor Area (does not include existing area)

Proposed Gross Area*		Allowable Exclusions	
Basement	1359.23 ✓	Basement**	1395.23 ✓
First Floor	1385.49 ✓	Stairways**	164.66 ✓
Second Floor	1359.23 ✓	Mechanical**	9 ✓
Third Floor	1359.23 ✓	Porch/ Garage**	54 ✓
Porches/ Other	256.18 ✓	Attic less than 5'***	1359.23 ✓
Total Gross *	5719.36	Total Exclusions	2946.12

C1. Proposed Gross Floor Area \*  
 5719.36 Sq. Ft.  
 C2. Allowable Floor Exclusions\*\*  
 2946.12 Sq. Ft.  
 C3. Proposed Floor Area minus  
 Exclusions 2773.24 Sq. Ft.  
 (subtract C2 from C1)

### D. Existing + Proposed Floor Area

D1. Total Floor Area (add B3 and C3) 2773.24 Sq. Ft.  
 D2. Total Floor Area Allowed by Zone (A2) 2801.40 Sq. Ft.

\*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 on 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.

If taking exclusions other than basements, floor plans with excluded areas illustrated must be submitted for review. Sections may also be required for some exclusions.

### F. Open Space Calculations Required in RA & RB zones

Existing Open Space	
Required Open Space	
Proposed Open Space	

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

Signature:  Date: 12/11/2014



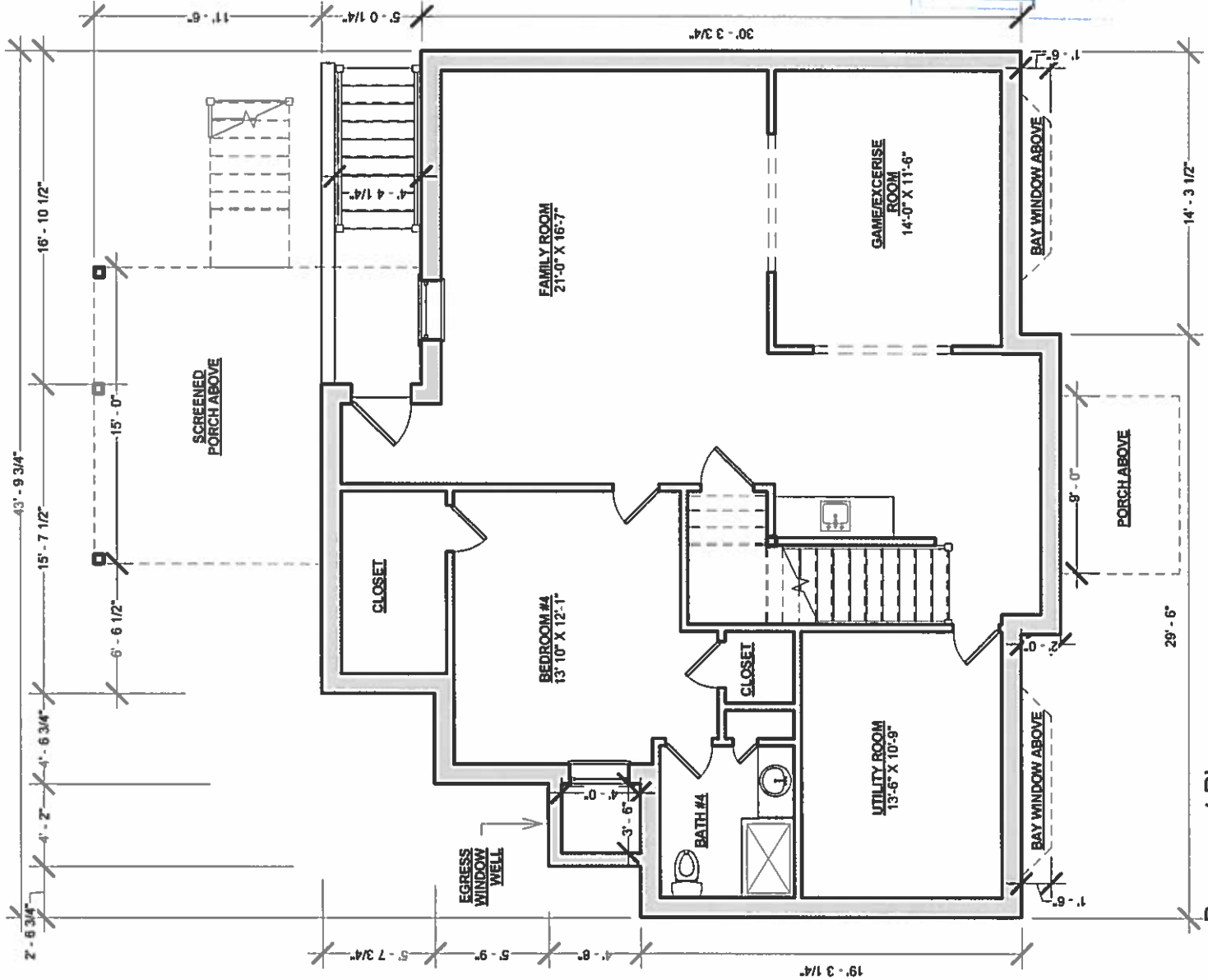


Classic  
Cottages, LLC

1000 Pendleton Street  
Alexandria, VA 22314  
Phone: 703.962.7170  
Fax: 703.258.1401  
Website: www.classiccottages.com

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e. ken@classiccottages.com  
p. 609.602.3887

Designer:  
Christopher Young  
Classic Cottages, LLC  
e. chris@classiccottages.com  
p. 571.319.9856



1 Basement Plan  
1/8" = 1'-0"

1117 Roan Lane



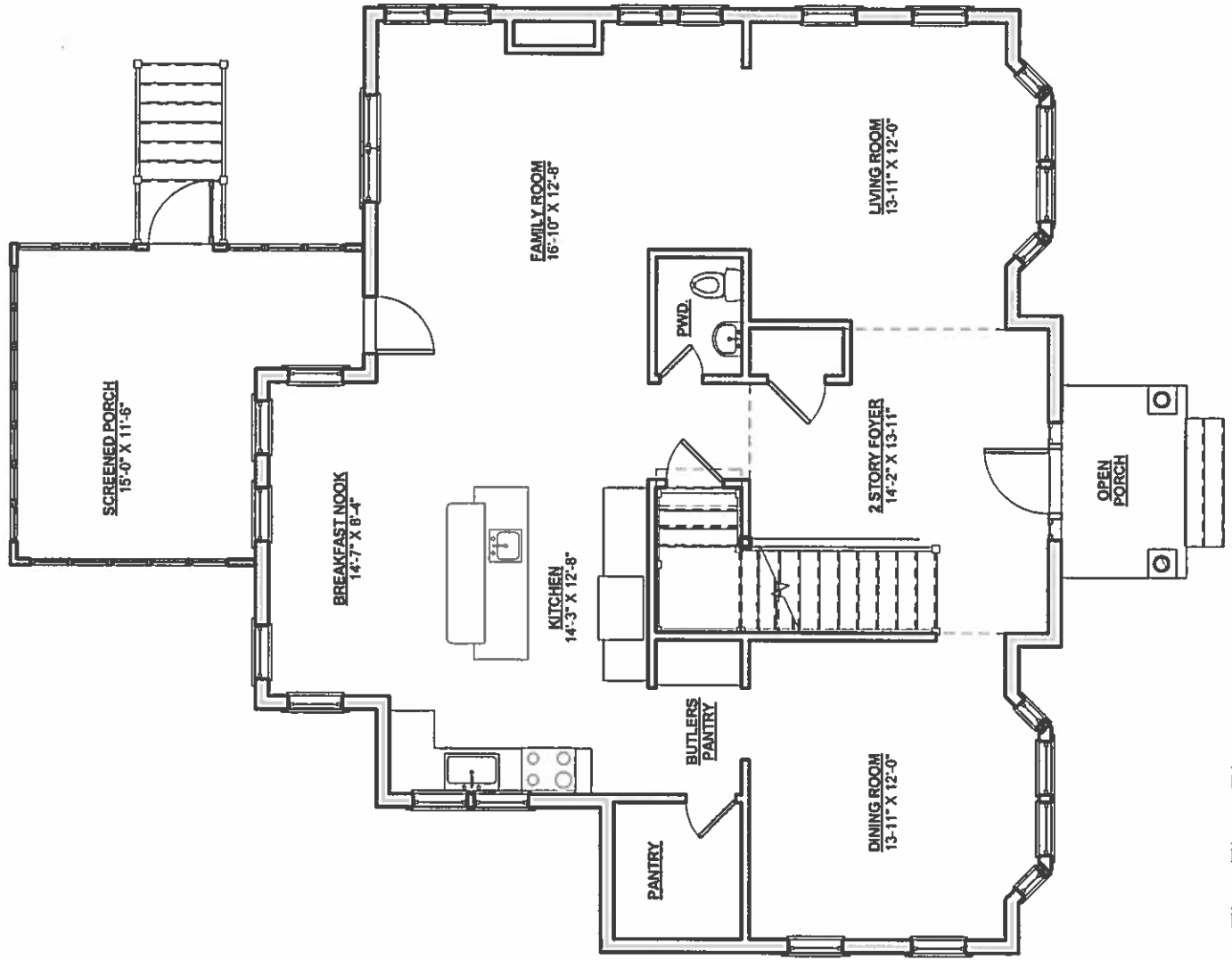
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p. 609.602.3887

Designer:  
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p. 571.319.9856



1 First Floor Plan  
1/8" = 1'-0"

1117 Roan Lane



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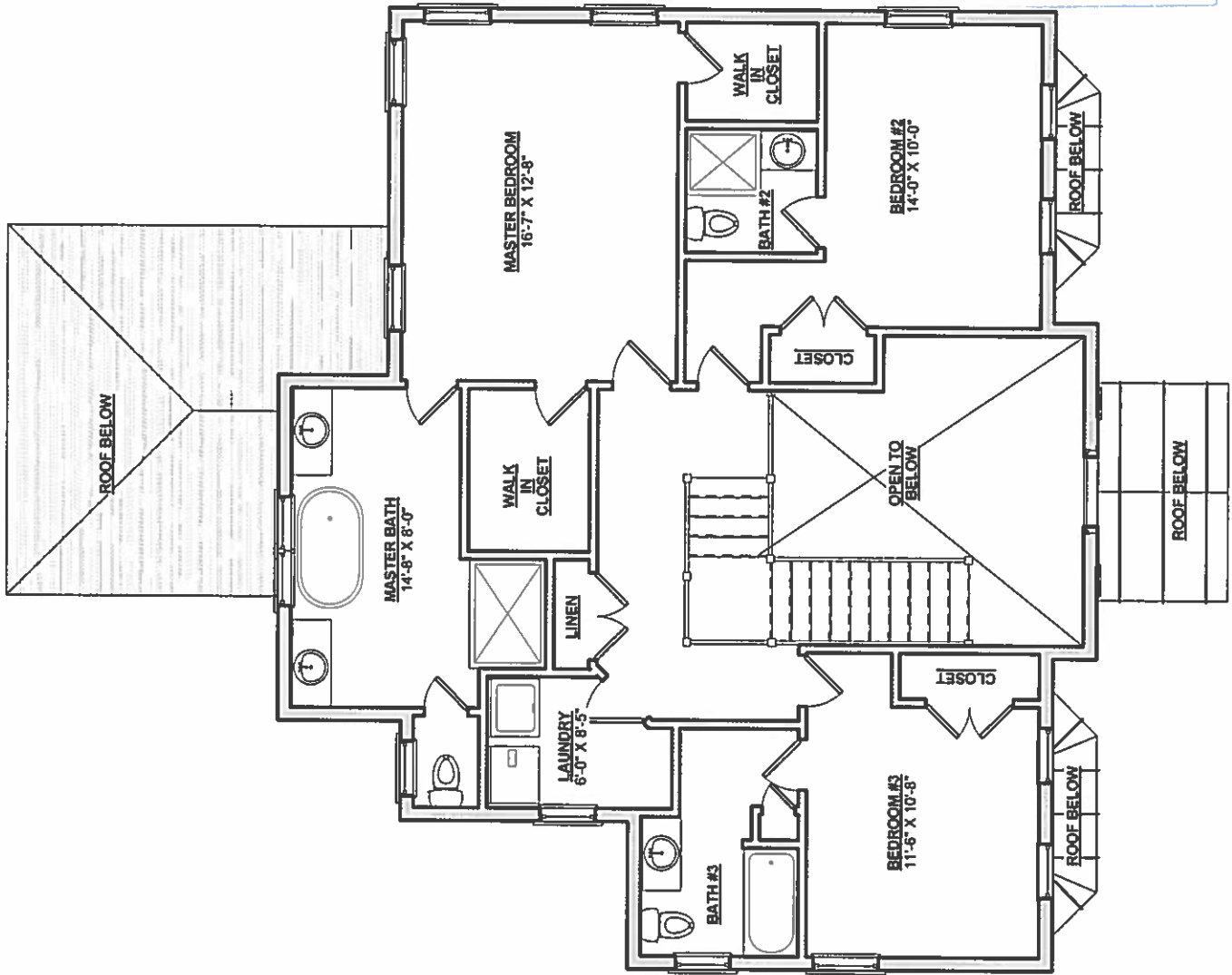
Designer:

Christopher Young

Classic Cottages, LLC

e. [chris@cottages.com](mailto:chris@cottages.com)

p. 571.319.9856



1 Second Floor Plan  
1/8" = 1'-0"

1117 Roan Lane

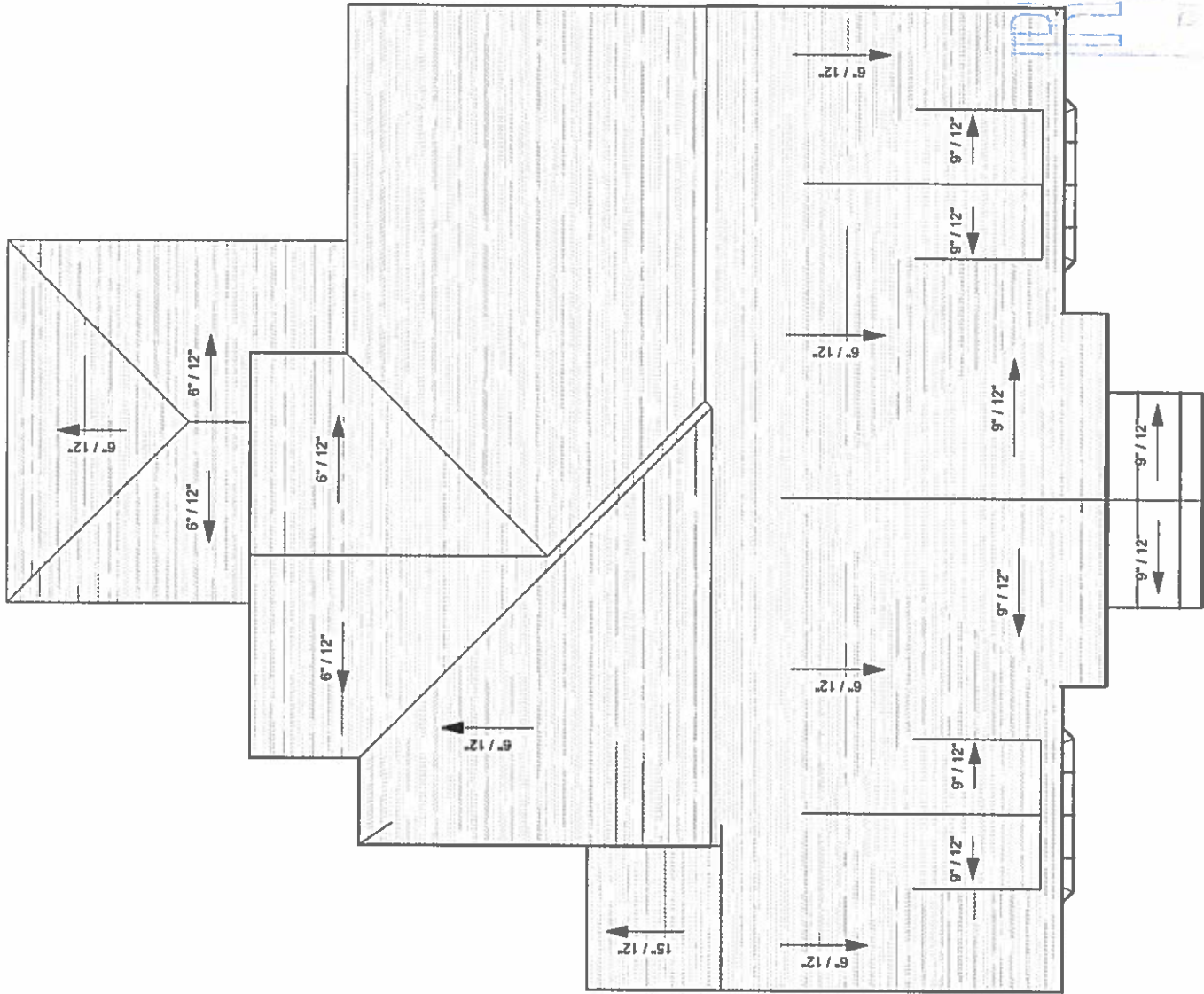


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1 Roof Plan  
1/8" = 1'-0"

1117 Roan Lane





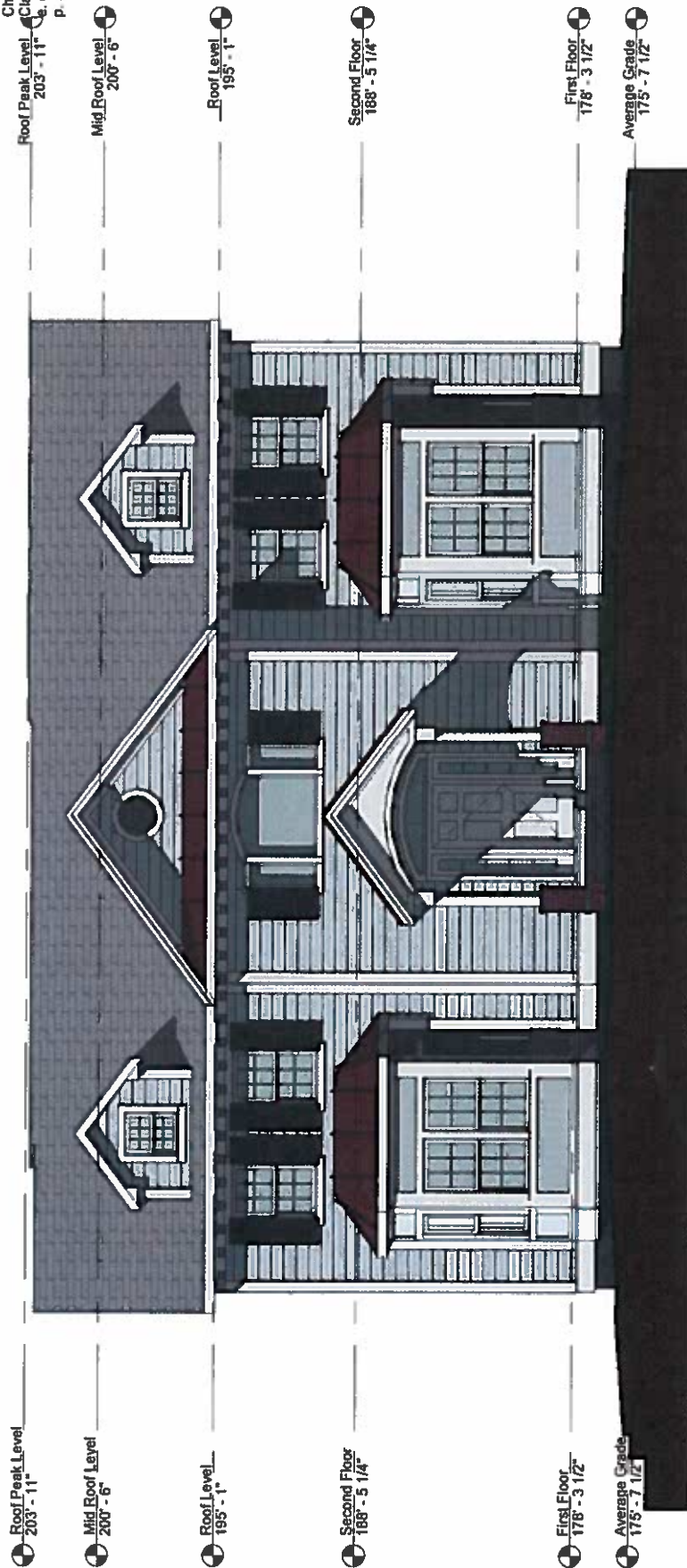
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1 Front Elevation  
1/8" = 1'-0"

1117 Roan Lane



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① Rear Elevation  
1/8" = 1'-0"

1117 Roan Lane

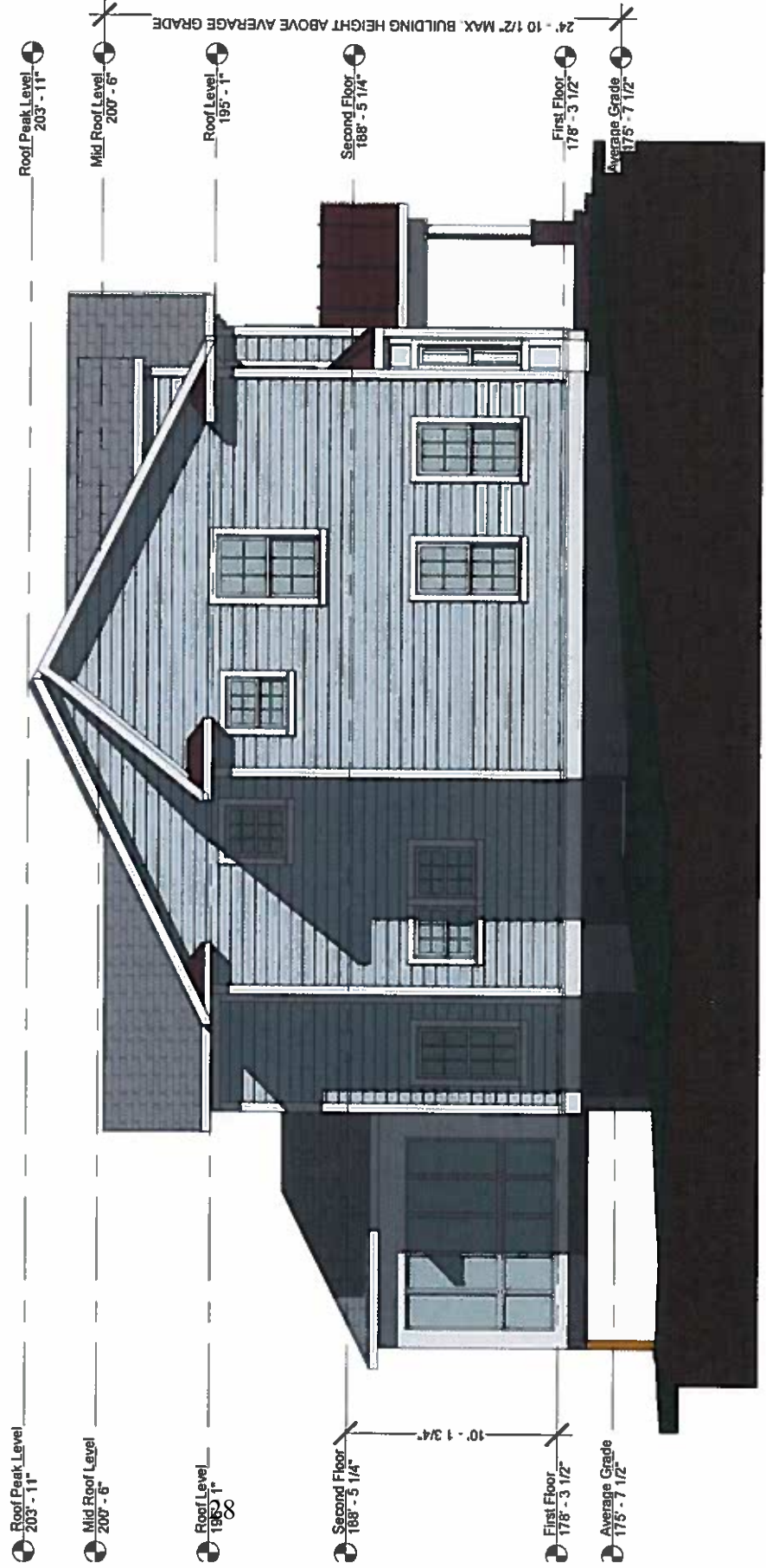


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1 Left Elevation  
1/8" = 1'-0"

1117 Roan Lane





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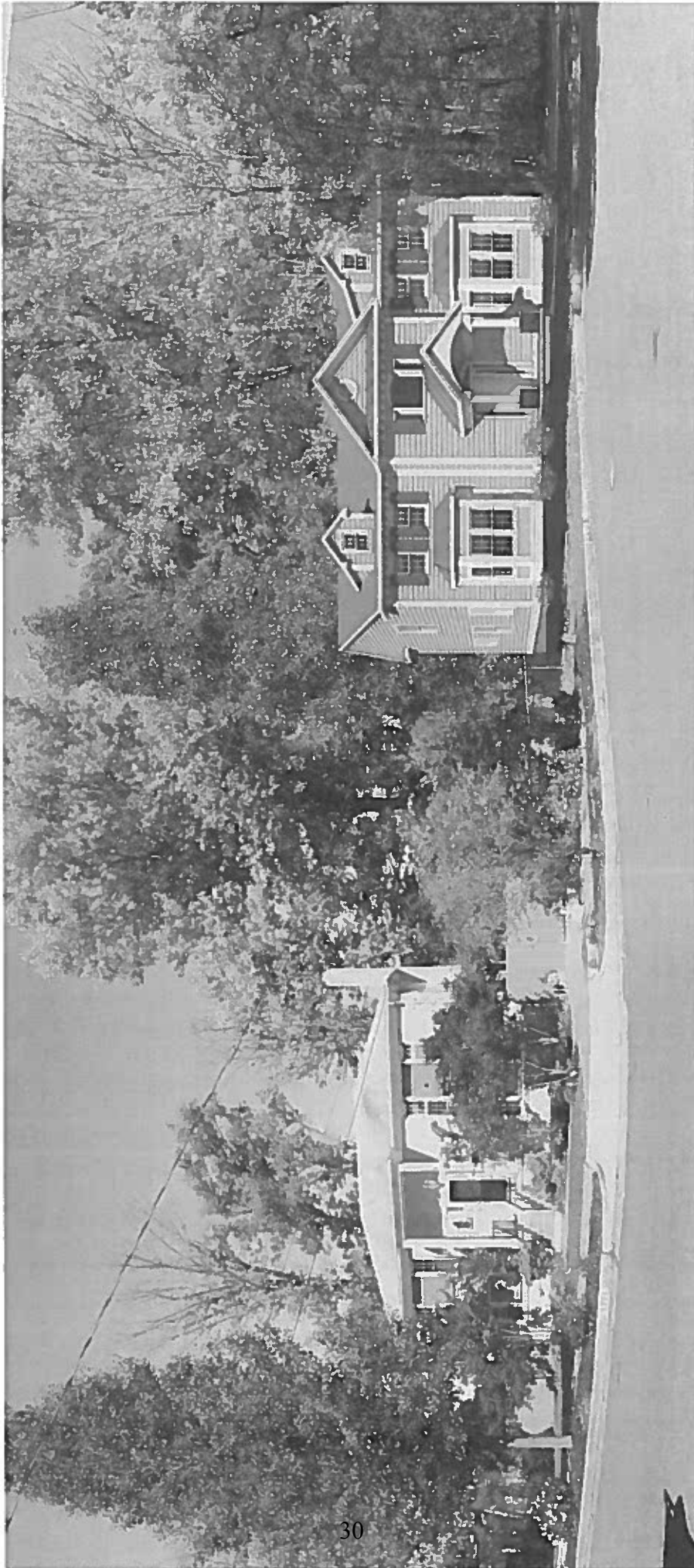
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1 Right Elevation  
1/8" = 1'-0"

1117 Roan Lane



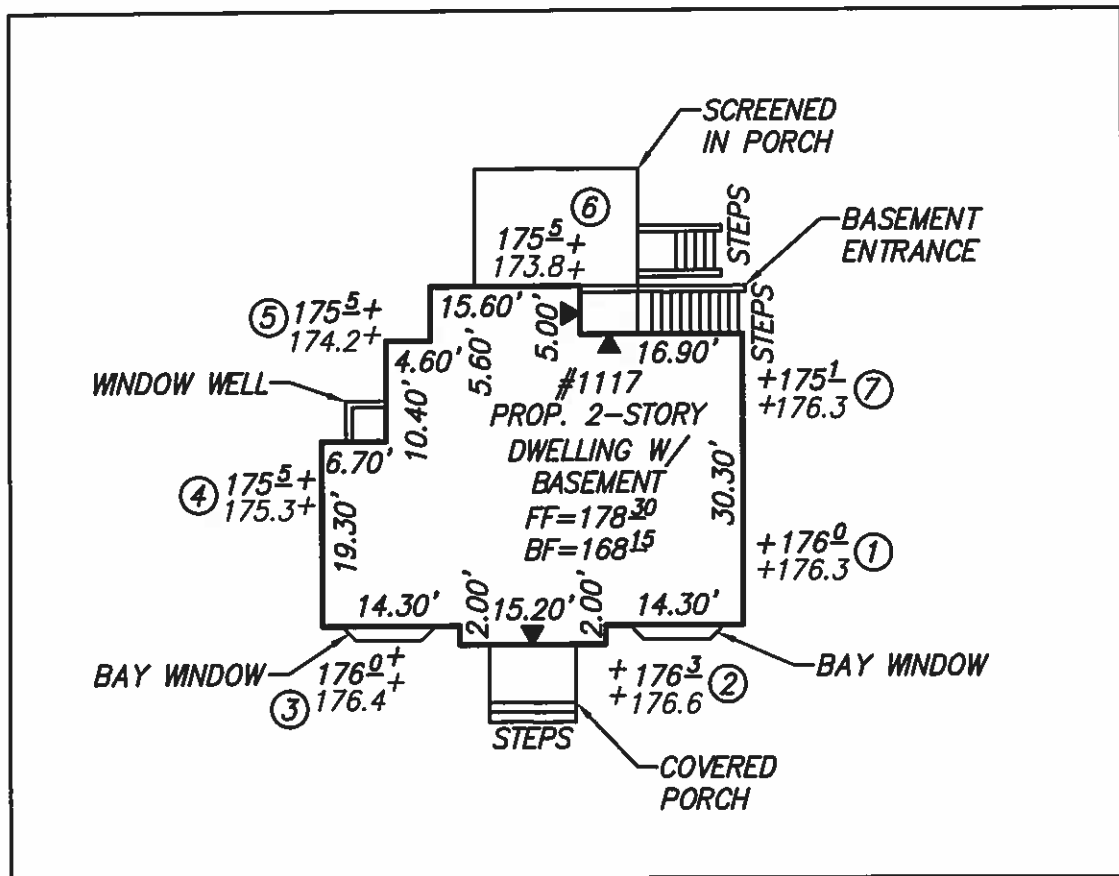
**Roan Lane Street View**





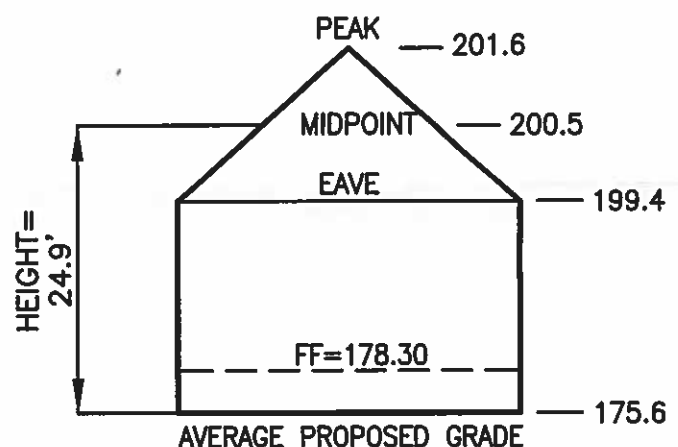


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PLANNING & ZONING



DWELLING DETAIL  
SCALE: 1" = 20'

SPOTS	PRE- ELEVATION	POST- ELEVATION
1	176.3	176.0
2	176.6	176.3
3	176.4	176.0
4	175.3	175.5
5	174.2	175.5
6	173.8	175.5
7	176.3	175.1
SUM:	1228.9	1229.9
AVERAGE:	175.6	175.7



DWELLING HEIGHT CALCULATION				
AVERAGE EXISTING GRADE	ROOF EAVE ELEVATIONS	PEAK ROOF (HIGHEST RIDGE) ELEVATION	ROOF MIDPOINT (ROOF HEIGHT) ELEVATION	PROPOSED DWELLING HEIGHT
175.6	199.4	201.6	200.5	24.9

SPECIAL USE PERMIT PLAT  
LOT 4

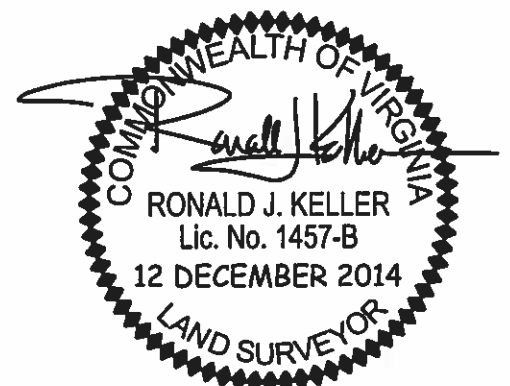
EL DORANN'S ADDITION TO  
SWEETWOODS

(DB. 570, PG. 219)

CITY OF ALEXANDRIA, VIRGINIA

SCALE: 1" = 20'

DATE: DECEMBER 12, 2014



FILE NO. 14-132  
SHEET 2 OF 3

COMP.	WDS
DRAWN	WDS
CHECKED	RJK

**RCF** **IELDS & ASSOCIATES**  
INCORPORATED

● ENGINEERING ● LAND SURVEYING ● PLANNING  
730 S. Washington St. Alexandria, Virginia 22314 (703) 549-6422

Front Setback Data				
ROAN LANE			*= KEY DRIVE ADDRESS	
Address #	Setback From Face of Curb	Address #	Setback From Face of Curb	
1101	55.1	1120	50.1	
1105	55.1	1108 *	47.4	
1111	54.8			
1124	56.8			
1122	48.8		AVERAGE = 52.6	

Lot width			
Address #	Face of Curb	Address #	Face of Curb
1101	148.9	1120	129.8
1105	118.4	1108 *	82.1
1111	80.5		
1124	124.9		
1122	129.8		AVERAGE = 116.3

Building & Threshold Height Data								
A	B	C	D	E	F	G	H	I
ROAN LANE		1st Floor	Bottom	Top	(C-B)	(D-B)	(E-B)	(G+H)/2
Address #	Ground Elevation	Threshold Elevation	of Roof Elevation	of Roof Elevation	Distance Ground to 1st Floor	Distance Ground to Bottom of Roof	Distance Ground to Top of Roof	Building Height
1101	180.9	184.3	196.8	201.8	2.2	15.9	20.9	18.4
1105	176.4	184.7	199.2	208.2	7.4	22.8	31.8	27.3
1111	174.8	181.8	190.1	199.1	5.6	15.3	24.3	19.8
1124	178.4	179.3	198.1	207.7	1.0	19.7	29.3	24.5
1122	181.3	184.1	192.6	199.9	2.8	11.3	18.6	15.0
1120	184.5	185.2	193.1	203.0	0.7	8.6	18.5	13.6
1108 *	181.8	185.0	196.9	201.8	3.8	15.1	20.0	17.6
AVERAGE	179.7	183.5	195.3	203.1	3.4	15.5	23.3	19.4
				x1.2=	4.1		x1.2=	23.3
USE 25' MAX.								

NOTE: THRESHOLD DISTANCES TAKEN FROM AVERAGE GRADE AT FRONT BUILDING FACE TO FIRST FLOOR FF.								
BUILDING HEIGHTS TAKEN FROM AVERAGE GRADE AROUND ENTIRE BUILDING TO ROOF MID-POINT.								

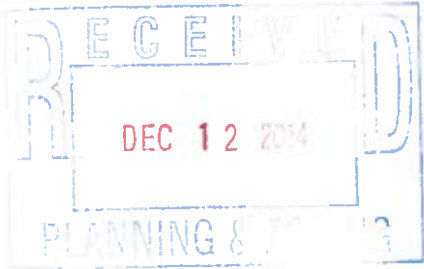
**ZONING CRITERIA STUDY (ROAN LANE):**  
BASED ON A FIELD STUDY OF THE EXISTING DWELLINGS ALONG ROAN LANE THE FOLLOWING DWELLING CRITERIA WAS DETERMINED:

AVERAGE DWELLING HEIGHT: 19.4'  
AVERAGE BLOCK THRESHOLD HEIGHT: 3.4'  
AVERAGE FRONT SETBACK FROM FACE OF CURB: 52.6'

FRONT SETBACK ALLOWED FROM FACE OF CURB: 52.6'  
FRONT SETBACK ALLOWED FROM PROPERTY LINE: 42.5'  
FRONT SETBACK PROPOSED FROM PROPERTY LINE: 42.5'

DWELLING HEIGHT ALLOWED: 25'  
DWELLING HEIGHT PROPOSED: 24.9'  
(FROM AVERAGE PROPOSED GRADE OF SUBJECT PARCEL)

THRESHOLD HEIGHT ALLOWED: 3.4 X 1.20 = 4.1'  
THRESHOLD HEIGHT PROPOSED: 1.8'  
(FROM AVERAGE EXISTING GRADE AT FRONT OF BUILDING: 176.5)



SPECIAL USE PERMIT PLAT  
LOT 4  
EL DORANN'S ADDITION TO  
SWEETWOODS  
(DB. 570, PG. 219)  
CITY OF ALEXANDRIA, VIRGINIA  
SCALE: NONE                      DATE: DECEMBER 12, 2014



FILE NO.14-132	COMP.	WDS
SHEET 3 OF 3	DRAWN	WDS
	CHECKED	RJK

STATEMENT OF SUPPORT

The undersigned residing at 1124 Roan Lane, have (has) reviewed the plans for the proposed new home located at 1117 Roan Lane and supports the City of Alexandria granting a Special Use Permit for its construction.

The re-development of that lot will not impact our use and enjoyment of our own property.

Sincerely,

MAA  
HWZ

Print Name(s): Mike Reinke

\_\_\_\_\_

Date: 11/17/14

STATEMENT OF SUPPORT

The undersigned residing at 1111 Roan, have (has) reviewed the plans for the proposed new home located at 1117 Roan Lane and supports the City of Alexandria granting a Special Use Permit for its construction.

The re-development of that lot will not impact our use and enjoyment of our own property.

Sincerely,

Nick Roman

Print Name(s): Nick Roman

Date: 12/2/14

STATEMENT OF SUPPORT

The undersigned residing at 1122 Roan Lane Alexandria VA have (has) reviewed the plans for the proposed new home located at 1117 Roan Lane and supports the City of Alexandria granting a Special Use Permit for its construction.

The re-development of that lot will not impact our use and enjoyment of our own property.

Sincerely,

Erich E. Veitenheimer III

Print Name(s): Erich E. Veitenheimer III

Date: December 2, 2014