

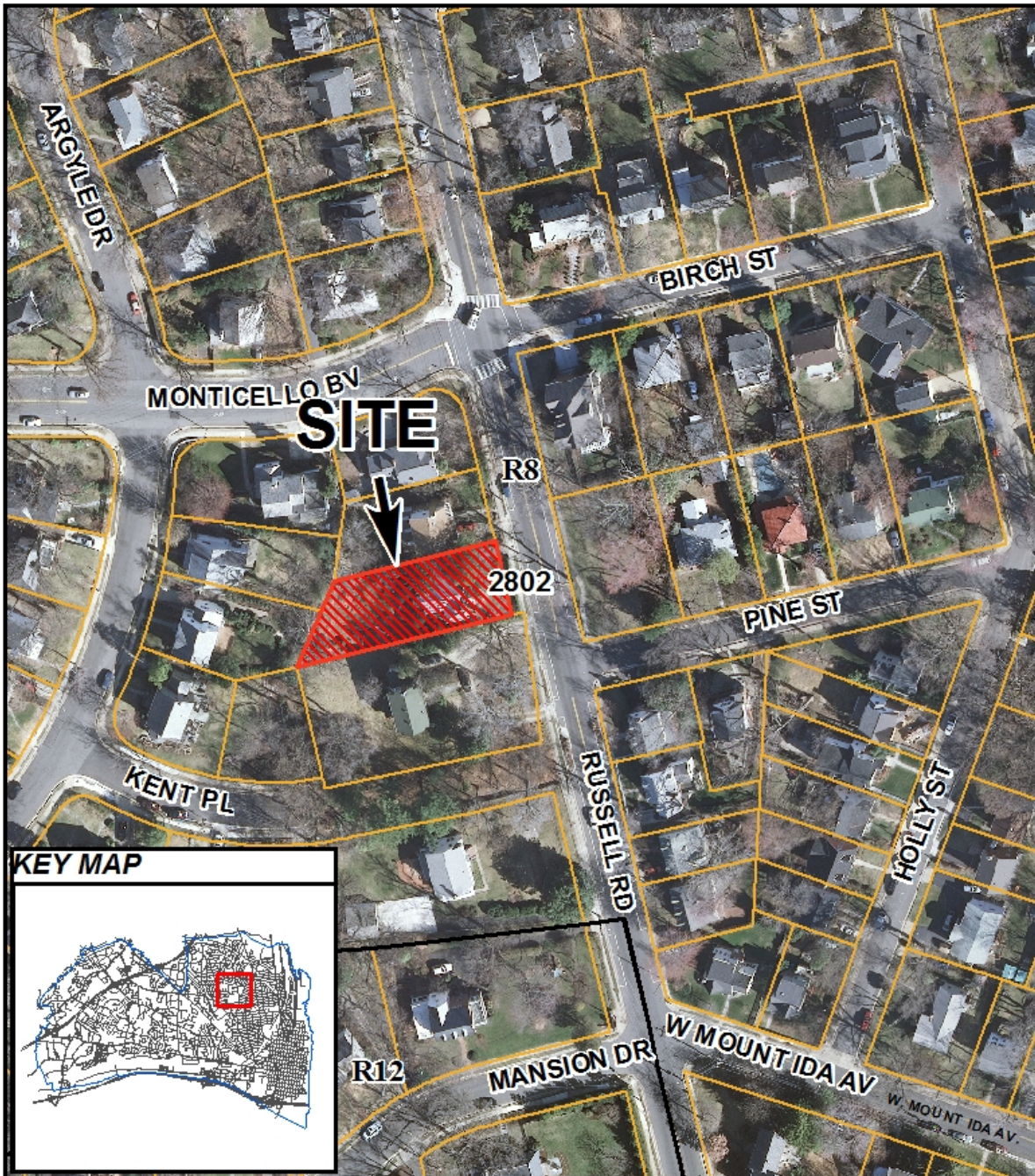


DOCKET ITEM #6
Special Use Permit #2015-0009
2802 Russell Road

Application	General Data	
Public hearing and consideration of a request to construct a new single-family dwelling on a developed substandard lot.	Planning Commission Hearing:	April 7, 2015
	City Council Hearing:	April 18, 2015
Address: 2802 Russell Road	Zone:	R-8/Residential Single-Family
Applicant: Elias Voces	Small Area Plan:	Northridge/Rosemont

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: Nathan Randall nathan.randall@alexandriava.gov



KEY MAP



SUP #2015-0009
2802 Russell Road



I. DISCUSSION

The applicant, Elias Voces, requests Special Use Permit approval to construct a new single-family dwelling on a developed substandard lot at 2802 Russell Road.

SITE DESCRIPTION

The subject site is one lot of record with 60 feet of frontage on Russell Road, an average of 160 feet of depth, and a total lot area of 9,454 square feet. It is improved with a one-story single-family residence constructed in 1940 (Figure 1).

The property is entirely surrounded by other single-family dwellings.

PROPOSAL

The applicant proposes to demolish the existing dwelling at the site and construct a new, two-story single-family dwelling on this substandard lot as shown in Figure 2. The proposed new dwelling would have a net floor area of 3,206 square feet and a gross floor area of 6,834 square feet (including all basement and attic areas). The proposed height of the building, as measured from the average proposed grade (which would be lower than existing grade) would be 28.4 feet.

The dwelling design would evoke an American Foursquare style. It would feature a hip roof, a decorative front dormer, a full-width front porch, and a partial-width rear porch. It would be clad on all four sides in two tones of hardiplank siding, one on each floor of the building, which would be separated by a belt course.

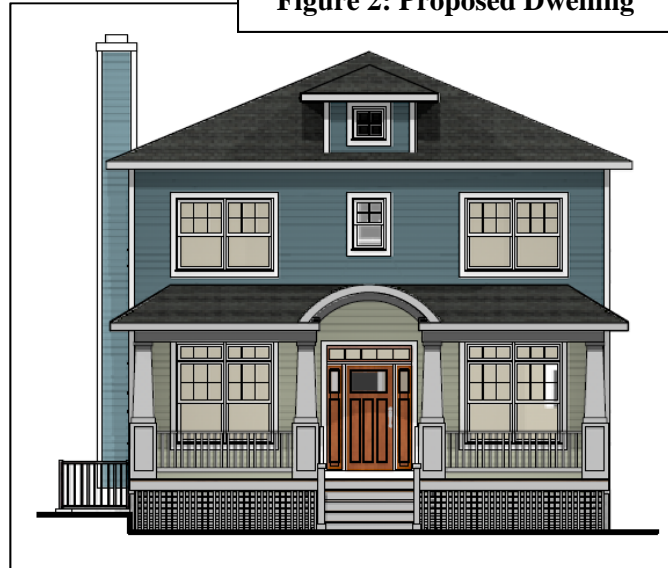
ZONING

The subject property is located in the R-8 / Single-Family Residential zone, which requires a minimum lot area of 8,000 square feet, a minimum lot frontage of 40 feet and a minimum lot width of 65 feet at the front building wall. The subject lot meets minimum requirements for lot

Figure 1: Existing Dwelling



Figure 2: Proposed Dwelling



size and lot frontage, but with a lot width of 60 feet instead the required 65 feet, it does not meet the minimum lot width requirement. The property is therefore considered to be a substandard lot.

Section 12-900 of the Zoning Ordinance applies to this property given that the lot is substandard and already developed with a single-family dwelling. Pursuant to Section 12-901(C), a Special Use Permit is required when proposed residential construction exceeds the gross floor area (including all attic and basement areas) of the existing dwelling by more than ten percent. The gross floor area of the existing one-story residence, which only has a partial basement, is 1,721 square feet. It would be replaced with a residence containing 6,834 square feet of gross floor area, approximately 3,200 square feet of which are basement and attic areas that may be deducted for FAR purposes. The new dwelling therefore would be 5,113 square feet, or 297%, larger than the current dwelling based on gross square footage. Section 12-901(C) also requires an SUP if the proposed dwelling would be taller in height than the existing dwelling. The proposed dwelling would be 28.4 feet tall, and the existing dwelling is an estimated 16 feet tall, for a difference of 12.4 feet or 77%. SUP approval is therefore required for the proposed new dwelling to be constructed.

Section 12-901(C)(2) of the Zoning Ordinance further specifies that requests for new single-family dwellings on developed substandard lots should be analyzed for their compatibility with the bulk, height, and design of other dwellings in the neighborhood. The applicants' proposal meets all the R-8 zone and infill requirements regarding setbacks, FAR, building height, and threshold height. Zoning elements of the proposal are as follows:

	Requirement		Proposal
Lot Size	8,000 sq. ft. (min)		9,454 sq. ft.
Lot Width	65 feet (min)		<u>60 feet</u>
Lot Frontage	40 feet (min)		60 feet
Front Yard	Prevailing	32.2 feet	32.2 feet
Side Yard (South)	1:2 with 8' min	11.3 feet	12 feet (11.5 feet to non-exempt portion of eave)
Side Yard (North)	1:2 with 8' min	12.1 feet	18 feet (17.5 feet to non-exempt portion of eave)
Rear Yard	1:1 with 8' min	23.25 feet	39 feet
Building Height	Max: prevailing plus 20% OR 25' (whichever is higher)	25.1' + 20% = 30.1 feet	28.4 feet
Threshold Height	Max: prevailing plus 20%	3.6' + 20% = 4.3 feet	4 feet
FAR	0.35		0.34

MASTER PLAN DESIGNATION

The proposed single-family residential use is consistent with the North Ridge Small Area Plan chapter of the Alexandria Master Plan, which designates this property for residential development.

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 at least two standard-sized parking spaces in the existing driveway, which would be enlarged under this proposal, and which is located on the north side of the property. The applicant has submitted two options for the potential configuration of the expanded driveway in his plans, one of which includes a small turn-around area for vehicles.

II. STAFF ANALYSIS

Staff supports the applicant's request to construct a new single-family dwelling on this substandard lot. The current proposal for the design and placement of the dwelling, which includes staff-recommended refinements, is reasonable and compatible with other dwellings in the neighborhood in terms of design, bulk, and height.

Dwelling Placement

Staff has worked with the applicant regarding two changes to the placement of the dwelling on the lot. First, the applicant originally requested a modification of the side yard requirement by up to two feet on the south side of the building. Staff determined that such a modification was unnecessary because the new dwelling could easily be shifted two feet to the north to meet the yard requirement while still maintaining adequate driveway width to meet both practical and zoning-required parking needs. Second, under the original proposal, the front of the dwelling would have been located closer to the street than either the existing dwelling or the three other dwellings on the block. Siting the house at that point would not have met the front yard setback requirement that staff determined using the alternative blockface provisions of the Zoning Ordinance. The new dwelling also would have appeared out of place in comparison to its neighbors. Shifting the dwelling 14 feet farther back on the lot, as currently proposed, meets zoning and enhances the building's compatibility with other homes. Placing it slightly behind the dwellings to the north also achieves a front yard transition, or tapering, between those houses to the north, which are closer to the street, and the houses to the south, which are significantly farther back from Russell Road.

Dwelling Design

The design of the proposed dwelling is compatible with other dwellings in the area, some of which are shown in Figure 3 on the following page. Although the most common dwelling designs in the immediate area are Colonials and Cape Cods, other architectural styles are present here as well, including others with hip roofs. The generally simple, traditional style proposed here would fit in well among a variety of other traditional dwellings in the neighborhood. Staff also worked with the applicant to refine the window scheme and siding choices to enhance the

dwelling's overall appearance. The placement of the side windows is now more symmetrical, the size and style of the windows better match each other, and the amount of wall area without windows has been reduced. The overall effect of these changes is that the window pattern is now more balanced on the sides of the home, at least one of which would be clearly visible from passing traffic given that the neighboring dwelling at 2800 Russell is set back far from the street. The applicant has also clarified that hardiplank siding will be used on all four sides of the home and has agreed to use a two-tone color scheme, separated by a belt course between the first and second floors, on all four sides of the building. The new siding treatment is both more interesting and attractive than the original proposal and does not add significant costs to the project.

Figure 3: Neighboring Dwellings



Dwelling Height and Bulk

Although the new dwelling would be appreciably larger than the existing dwelling, a major reason for this difference is that the existing dwelling is only one-story in height and has only a partial basement. The proposed new dwelling, with two full stories, is reasonable for this neighborhood comprised of primarily two-story dwellings. The use of a hip roof and a 30-foot wide front building wall results in a dwelling design that is generally less bulky than other nearby two-story dwellings. Although three sides of the building are a full two stories in height without any step-backs or other indentations aside from the front porch, this feature can be found on other homes in the area. The staff-recommended siding and window improvements noted previously would also help to break-up the massing of the building.

Figure 4: Bulk/Height Comparison Illustration



The proposed height of the dwelling, at 28.4 feet, is about one-and-a-half feet less than the maximum height limit allowed under infill regulations. The proposed dwelling would not be the tallest dwelling in the “blockface” and would be only slightly taller than its immediate neighbors, which measure 27.8 feet (2800 Russell Road) and 26.2 feet (2806 Russell Road). As shown in Figure 4, the dwelling may actually appear shorter than its neighbors when viewed from the street due to grade and roof line variations. The proposed threshold height of four feet is slightly less than the 4.3 feet maximum permitted by infill requirements and falls within the range found in the blockface. The proposed threshold is 2.5 feet lower than the 6.5-foot threshold located immediately next-door at 2800 Russell Road.

Additional Considerations

Staff has included standard conditions of approval requiring the design and placement of the dwelling to be substantially consistent with the submitted design (Condition #1) and to require that the driveway use a permeable paving system (Condition #2) to the satisfaction of the Director. Staff also recommends in Condition #4 that the 40-inch oak tree near the southeastern corner of the lot, which is both large and a dominant feature of the lot, be protected during construction, unless the applicant submits a report from a certified arborist concluding that the tree is too damaged to be reasonably saved (Condition #5). In all cases, the applicant would be required to have 25% tree canopy coverage as a part of future grading plan approval.

Subject to the conditions contained in Section III of this report, staff recommends approval of the Special Use Permit request.

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, its placement on the lot, and the design of all driveway areas shall be substantially consistent with the illustrations and plats dated March 13, 2015 and submitted as a part of the SUP application. (P&Z)
2. Any new driveway areas shall be constructed with a permeable paving system to the satisfaction of the Director of Planning and Zoning. (P&Z)
3. No trees shall be removed at the site, without approval from the Director of Planning & Zoning, prior to approval of a grading plan for the development of the property. (P&Z)
4. The applicant shall provide, implement and follow tree protection measures, immediately prior to and during construction, for the 40-inch oak tree on the southwestern portion of the lot as identified on the March 13, 2015 plats submitted with this Special Use Permit application. The applicant shall also depict the tree and necessary protection areas around the tree on any future grading plan. Tree protection measures shall be determined by the Director of Planning & Zoning consistent with the City of Alexandria Landscape Guidelines. If the approved tree protection methods have not been followed, replacement tree(s) or a monetary fine commensurate with the value of replacement tree(s) shall be required for each tree identified for protection that is destroyed. The replacement tree(s) shall be installed and, if applicable, the fine shall be paid prior to the issuance of the Certificate of Occupancy permit. (P&Z)
5. The Director may waive the requirement in Condition #4 for the protection of the tree if it is severely damaged by natural causes or upon submission of a report from a certified arborist indicating that the tree is dying or diseased due to natural causes. (P&Z)
6. The applicant shall be responsible for repairs to the adjacent city right-of-way if damaged during construction activity. (T&ES)
7. 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: Nathan Randall, Urban Planner III, Department of Planning and Zoning
Alex Dambach, Division Chief, Department of Planning and Zoning

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

IV. CITY DEPARTMENT COMMENTS

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

Transportation & Environmental Services:

- R-1 Applicant shall 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 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 No comments received

Health:

F-1 No comments received

Parks and Recreation:

F-1 No comments received

Police Department:

F-1 No comments received

Fire Department:

F-1 No comments or concerns



APPLICATION SPECIAL USE PERMIT

SPECIAL USE PERMIT # 2015-0009

PROPERTY LOCATION: 2802 Russell Rd; Alexandria, VA

TAX MAP REFERENCE: 024.01-01-11

ZONE: R-8

APPLICANT:

Name: Elias Voces

Address: 2802 Russell Rd; Alexandria, VA

PROPOSED USE: Special Use Permit to construct a new single family dwelling on a developed substandard lot.

☒ **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.

Elias Voces

Print Name of Applicant or Agent

13 Herbert St

Mailing/Street Address

Alexandria, VA 22305

City and State

Zip Code

E Voces

Signature

22 JAN 15

Date

703-200-6708

Telephone #

Fax #

eliasvoces@gmail.com

Email address

ACTION-PLANNING COMMISSION: _____ **DATE:** _____

ACTION-CITY COUNCIL: _____ **DATE:** _____

PROPERTY OWNER'S AUTHORIZATION

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.

Elias Voces, 2802 Russell Rd; Alexandria, VA; 100%

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.	Not Applicable		
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 2802 Russell Rd; Alexandria, VA 22305 (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.			
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.	Not Applicable		
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.

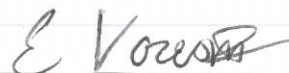
As the applicant or the applicant's authorized agent, I hereby attest to the best of my ability that the information provided above is true and correct.

26 Mar 15

Date

Elias Voces

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.)

We request a Special Use Permit to construct a single family dwelling on a developed substandard lot.

The existing single family dwelling will be demolished.

We request a modest modification from Section 3-306: Bulk and Open Space Regulations to allow for a 20' wide side yard on the north side of the lot and a 10' wide side yard on the south side of the lot.

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: Special Use Permit to construct a single family dwelling on a
substandard lot.

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.

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.

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

Not applicable - Single family dwelling.

Day:

Hours:

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.

B. How will the noise be controlled?

Not applicable - Single family dwelling.

- 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 paint and cleaning solvents generally recognized as appropriate for
residential use in the operation of a single family dwelling 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.

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? 4,924 square feet.

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

6,834 gross
3,206 net
6,834/3,206
_____ sq. ft. (existing) + 4,924 sq. ft. (addition if any) = 4,924 sq. ft. (total)

19. The proposed use is located in: (check one)
☐ a stand alone building
☒ a house located in a residential zone (New single family dwelling 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

Date: 1/26/15

Elias & Jenny Voces
2802 Russell Road
Alexandria, VA 22305

Re: Special Use Permit Application for 2802 Russell Rd, Alexandria, VA 22305

Dear Jenny & Elias,

Thanks for sharing your plans and intentions for redevelopment of your home on 2802 Russell Road. We understand that City approval is required to demolish and rebuild a house in the City of Alexandria. As a resident and neighbor, I am writing to express my full support for the demolition and replacement of the residence at 2802 Russell Road.

We further believe that the proposed home design falls within the character of our North Ridge neighborhood, will be an improvement over the existing structure, and should have a positive effect on home values in the neighborhood.

We are in support of this project and wish to share this sentiment with the city of Alexandria.

Sincerely,

KD

welcome to
the neighborhood!

Printed Name: KATHRYN AMIN
Proximity to 2802 Russell Road: ACROSS THE STREET
Our Address: 2805 RUSSELL ROAD

18/02/2015

TO: Elias & Jenny Voces

2802 Russell Road

Alexandria, VA 22305

RE: Special Use Permit Application for 2802 Russell Road, Alexandria, VA 22305


Dear Jenny & Elias,

Thanks for sharing your plans and intentions for redevelopment of your home at 2802 Russell Road. We understand that City Approval is required to demolish and rebuild a house in the city of Alexandria. As a resident/owner and next-door neighbor at 2806 Russell Road, We are writing to express our full support for the demolition and replacement of the residence at 2802 Russell Road.

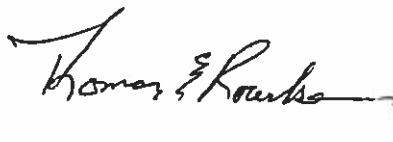
We further believe that the proposed home design falls within the character of our North Ridge Neighborhood, will be an improvement over the existing structure and should have a positive effect on home values in the neighborhood.

We (CO-Owners) Robert J Pinney, MD and Thomas E Rourke are in support of this project and wish to share this sentiment with the city of Alexandria.

Sincerely,



ROBERT J PINNEY



Thomas E Rourke

Proximity to 2802 Russell Road: Next Door Neighbor to the general North direction

Our Address is: 2806 Russell Rd Alexandria, VA 22305

(Our current mailing address is 9055 Torrey Rd, Grand Blanc, MI 48439)

Date:

Elias & Jenny Voces
2802 Russell Road
Alexandria, VA 22305

Re: Special Use Permit Application for 2802 Russell Rd, Alexandria, VA 22305

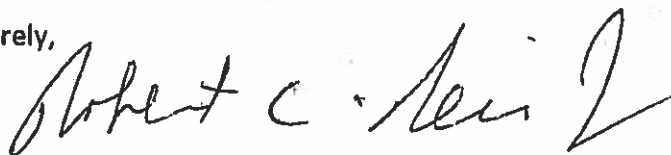
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We are in support of this project and wish to share this sentiment with the city of Alexandria.

Sincerely,



Printed Name:

ROBERT C. REIS JR.

Proximity to 2802 Russell Road:

Our Address:

408 ARGYLE DRIVE

Date: 11 Feb 2015

Elias & Jenny Voces
2802 Russell Road
Alexandria, VA 22305

Re: Special Use Permit Application for 2802 Russell Rd, Alexandria, VA 22305

Dear Jenny & Elias,

Thanks for sharing your plans and intentions for redevelopment of your home on 2802 Russell Road. We understand that City approval is required to demolish and rebuild a house in the City of Alexandria. As a resident and neighbor, I am writing to express my full support for the demolition and replacement of the residence at 2802 Russell Road.

We further believe that the proposed home design falls within the character of our North Ridge neighborhood, will be an improvement over the existing structure, and should have a positive effect on home values in the neighborhood.

We are in support of this project and wish to share this sentiment with the city of Alexandria.

Sincerely,



Printed Name:

RACHEL A. BERRY

Proximity to 2802 Russell Road:

Across the street

Our Address:

2707 Russell Rd, Alexandria, Va 22305

The North Ridge Citizens' Association

A Non-Profit Organization
PO BOX 3242 ALEXANDRIA, VA 22302-0242

Elias & Jenny Voces
13 Herbert St.
Alexandria, VA 22305

February 11, 2015

Dear Mr. and Mrs. Voces;

Thank you for sharing your plans for the proposed new residence at 2802 Russell Road.

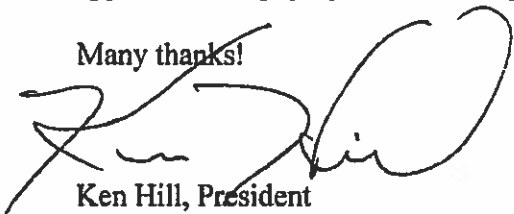
Your presentation and the discussion the other evening were very helpful in providing our Board and attendees necessary insights to your project plans. The discussion of your plans was positive and supportive. I personally observed no objections to the plans as presented.

Having both of you make the presentation enriched the conversation! We were also delighted that staff from the Office of Planning and Zoning attended as well. The fact that you had been in touch with the neighbors who will be most directly affected by your plans and the construction was also very reassuring.

Your projector and screen were very helpful and we very much appreciate your efforts in bringing them to the meeting!

We look forward to watching your project develop and we are encouraged by your very positive approach to engaging and informing the neighborhood. Congratulations!

Many thanks!



Ken Hill, President
North Ridge Citizens' Association

cc: Lyn Gubser

**REVISED**

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 2802 Russell Rd Zone R-8

A2. 9,454 x 0.35 = 3,308

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	1,608	Basement**	1,608
First Floor	1,618	Stairways**	174
Second Floor	1,665	Mechanical**	10
Third Floor	1,655	Porch/ Garage**	240
Porches/ Other	288	Attic less than 5**	1,596
Total Gross *	6,834	Total Exclusions	3,628

C1. Proposed Gross Floor Area *

6,834 Sq. Ft.

C2. Allowable Floor Exclusions**

3,628 Sq. Ft.

C3. Proposed Floor Area minus Exclusions

3,206 Sq. Ft.

(subtract C2 from C1)

D. Existing + Proposed Floor Area

D1. Total Floor Area (add B3 and C3) _____ Sq. Ft.

D2. Total Floor Area Allowed by Zone (A2) _____ 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

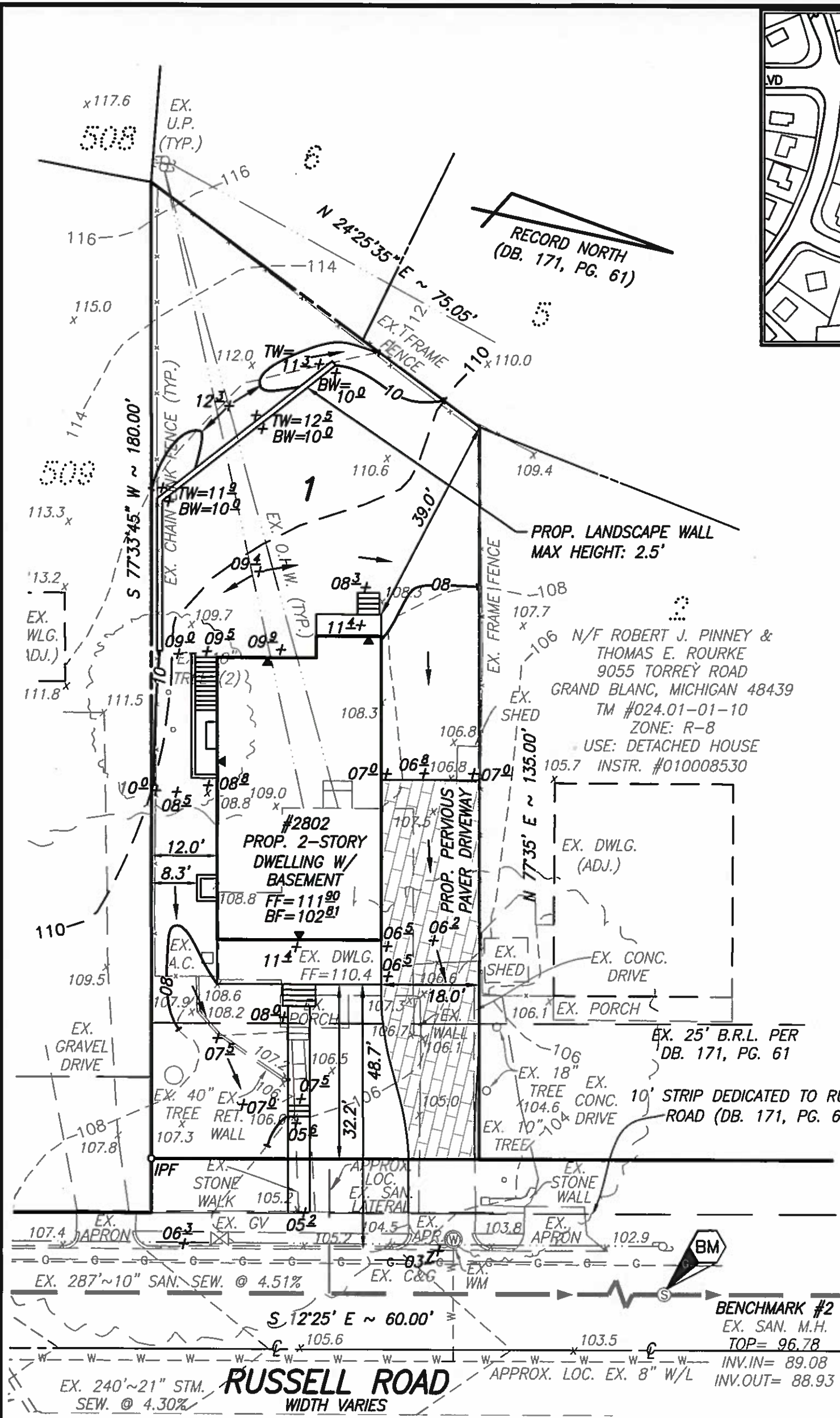
Existing Open Space	
Required Open Space	
Proposed Open Space	

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

Signature: MICHAEL STEVENSON

Date: 3/11/15

Updated July 10, 2008



VICINITY MAP
SCALE : 1" = 200'

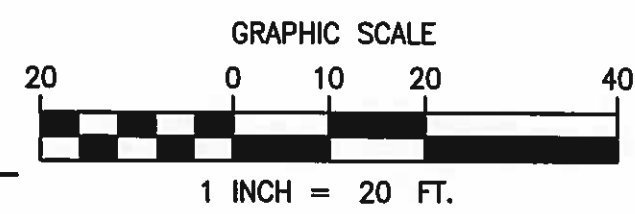
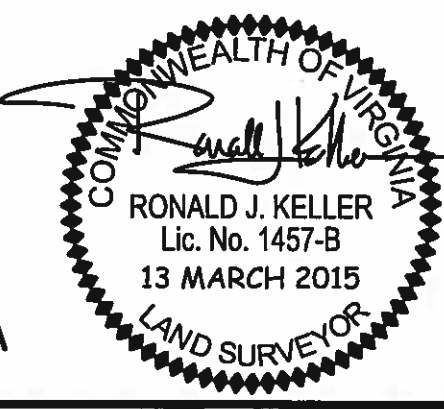
REVISED

4. TITLE REPORT NOT FURNISHED, THUS ALL EASEMENTS MAY NOT BE SHOWN
5. PLAT SUBJECT TO RESTRICTIONS OF RECORD.
6. TOTAL SITE AREA = 9,454 S.F OR 0.2170 AC.

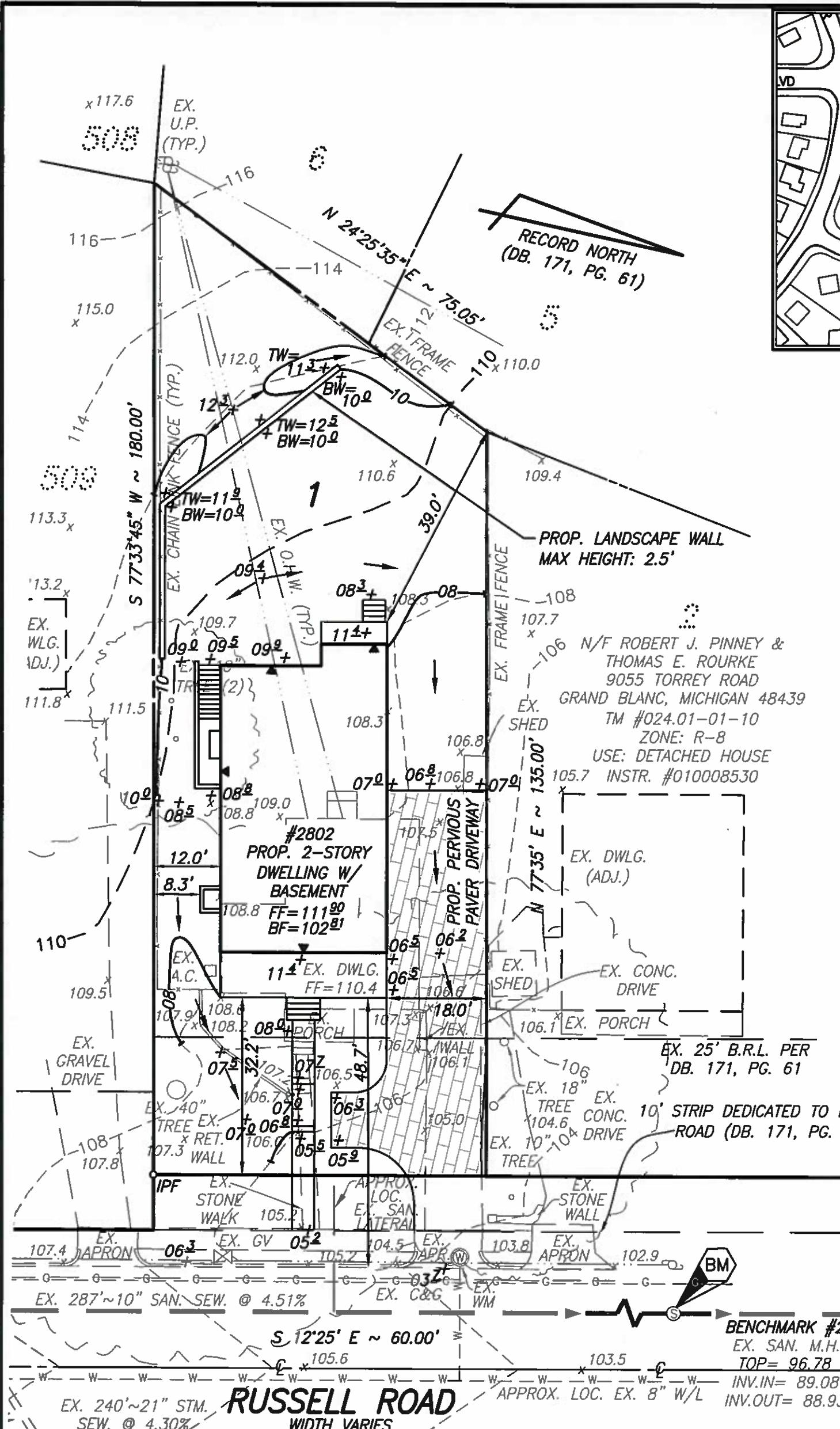
- GENERAL NOTES:**
1. TAX MAP: #024.01-01-11
 2. EX. ZONING: R-8
 3. OWNER: EILIAS I. VOCES III
2802 RUSSELL ROAD
ALEXANDRIA, VIRGINIA 22305
INSTRUMENT NUMBER 120020478
 4. CLIENT: NEW DIMENSIONS INC.

VERTICAL DATUM USED = NAVD '88 PER REAL TIME KINEMATIC GPS SURVEY DATA COLLECTED USING CARON EAST NETWORK

SPECIAL USE PERMIT PLAT
LOT 1, BLOCK 2, SECTION 1
MONTICELLO PARK
2802 RUSSELL ROAD
(D.B. 171, PG. 61)
CITY OF ALEXANDRIA, VIRGINIA
SCALE: 1" = 20' DATE: 13 MARCH 2015



FILE NO. 14-121	COMP.	AWB
SHEET 1 OF 3	DRAWN	WDS
PROPOSED CONDITIONS	CHECKED	RJK



VICINITY MAP
SCALE : 1" = 200'

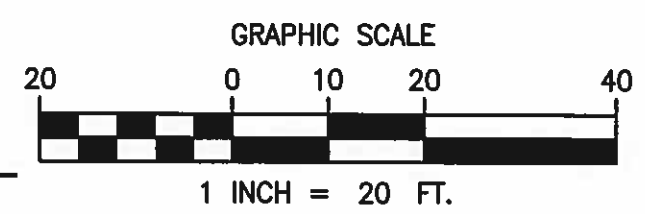
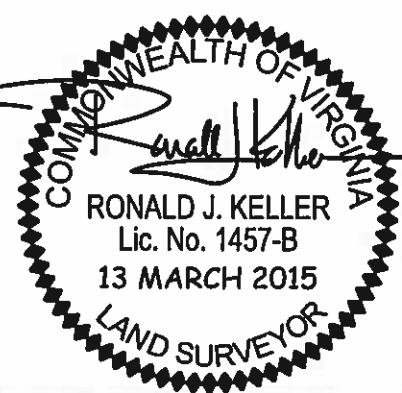
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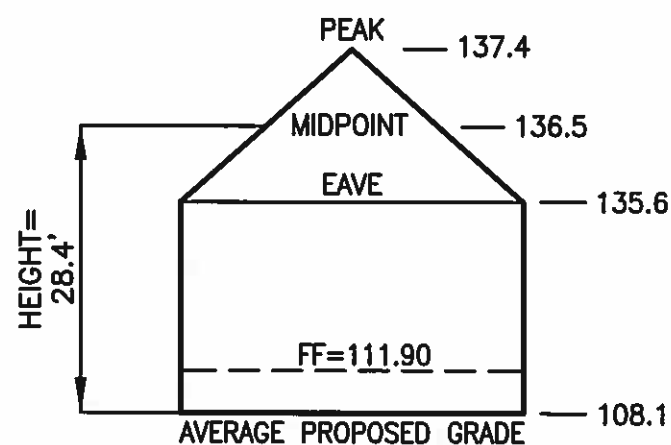
FILE NO. 14-121	COMP.	AWB
SHEET 1 OF 3	DRAWN	WDS
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Diagram illustrating the proposed 2-story dwelling with basement, showing various elevation points and dimensions:

- Basement Entrance:** Located on the left side, with a vertical dimension of 52.00'.
- Chimney Above:** Located on the left side, with a vertical dimension of 56.00'.
- Window Well:** Located on the left side, with a vertical dimension of 30.00'.
- Covered Porch:** Located at the bottom, with a vertical dimension of 30.00'.
- Covered Stoop:** Located at the top right, with a vertical dimension of 4.00'.
- Steps:** Located at the top and bottom, with a vertical dimension of 11.87'.
- Elevation Points (Circled Numbers):**
 - ①: 109.5 + 109.8
 - ②: 108.3 + 108.4 +
 - ③: 107.8 + 108.3
 - ④: 107.0 + 107.9
 - ⑤: 106.5 + 107.3
 - ⑥: 108.0 + 107.8
 - ⑦: 108.0 + 108.6 +
 - ⑧: 108.5 + 108.8 +
 - ⑨: 109.1 + 109.1 +
- Dimensions:**
 - 18.13' (Horizontal distance from basement entrance to top steps)
 - 4.00' (Vertical distance from top steps to covered stoop)
 - 11.87' (Vertical distance from top steps to covered stoop)
 - 52.00' (Vertical distance from basement entrance to chimney above)
 - 56.00' (Vertical distance from chimney above to covered porch)
 - 30.00' (Vertical distance from covered porch to window well)
- Text:**
 - #2802
 - PROP. 2-STORY DWELLING W/ BASEMENT
 - FF=111.90
 - BF=102.81

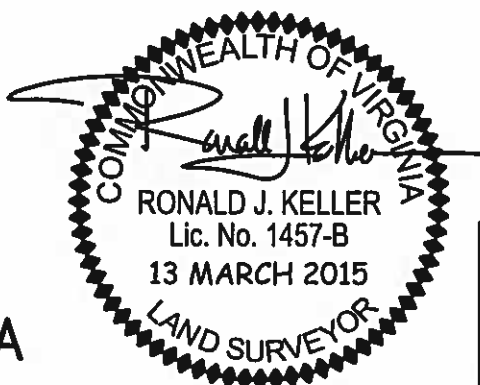
SCALE: 1" = 20'

SPOTS	EXISTING - ELEVATION	POST- ELEVATION
1	109.8	109.5
2	108.4	108.3
3	108.3	107.8
4	107.9	107.0
5	107.3	106.5
6	107.8	108.0
7	108.6	108.0
8	108.8	108.5
9	109.1	109.1
SUM:	976.0	972.7
AVERAGE:	108.4	108.1



DWELLING HEIGHT CALCULATION				
AVERAGE PROPOSED GRADE	ROOF EAVE ELEVATIONS	PEAK ROOF (HIGHEST RIDGE) ELEVATION	ROOF MIDPOINT (ROOF HEIGHT) ELEVATION	PROPOSED DWELLING HEIGHT
108.1	135.6	137.4	136.5	28.4

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 SCALE: 1" = 20' DATE: 13 MARCH 2015



FILE NO. **14-121**
 SHEET **2** OF **3**
 DETAILS & HEIGHT CALCS

RCF **IELDS & ASSOCIATES**
INCORPORATED

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

Front Setback Data									
RUSSEL ROAD									
Address #	Setback From Face of Curb	Address #	Setback From Face of Curb						
2800	98.9	2819	27.3						
2805	28.3	300*	46.6	* MONTICELLO BLVD ADDRESS					
2806	42.3								
AVERAGE =			48.7						
Lot width along Russell Road									
2800	100.0	2819	120.0						
2805	120.0	300*	70.4	* MONTICELLO BLVD ADDRESS					
2806	60.0								
AVERAGE =			94.1						
Building & Threshold Height Data									
A	B	C	D	E	F	G	H	I	
		1st Floor	Bottom	Top	(C-B)	(D-B)	(E-B)	(G+H)/2	
	Ground	Threshold	of Roof	of Roof	Distance	Distance	Distance		
Address #	Elevation	Elevation	Elevation	Elevation	Ground to 1st Floor	Bottom of Roof	Top of Roof	Building Height	
2800	114.9	121.4	138.8	146.5	6.5	23.9	31.6	27.8	
2805	108.2	110.3	129.8	138.4	2.1	21.6	30.2	25.9	
2806	105.2	107.0	124.5	138.2	1.8	19.3	33.0	26.2	
2819	103.0	107.7	126.5	139.8	4.7	23.5	36.8	30.2	
300*	101.4	104.1	112.3	121.4	2.7	10.9	20.0	15.5	
AVERAGE	106.5	110.1	126.4	136.9	3.6	19.8	30.3	25.1	
					x1.2=	4.3			x1.2=
									30.1
NOTE: THRESHOLD DISTANCES TAKEN FROM AVERAGE GRADE AT BUILDING FACE TO FIRST FLOOR.									
BUILDING HEIGHTS TAKEN FROM AVERAGE GRADE AROUND ENTIRE BUILDING TO ROOF MID-POINT.									

ZONING CRITERIA STUDY (RUSSELL ROAD):

BASED ON A FIELD STUDY OF THE EXISTING DWELLINGS ALONG RUSSELL ROAD THE FOLLOWING DWELLING CRITERIA WAS DETERMINED:

AVERAGE BLOCK THRESHOLD HEIGHT: 3.6'
AVERAGE FRONT SETBACK FROM FACE OF CURB: 48.7'
AVERAGE DWELLING HEIGHT: 25.1'

LOT WIDTH REQUIRED BY ZONE: 65'
AVERAGE LOT WIDTH OF THE BLOCK: 94.1'
LOT WIDTH OF SUBJECT PARCEL: 60'
*SUP IS BEING SUBMITTED FOR SUBSTANDARD LOT

DWELLING HEIGHT ALLOWED: 30.1'
DWELLING HEIGHT PROPOSED: 28.4'
(FROM AVERAGE PROPOSED GRADE)

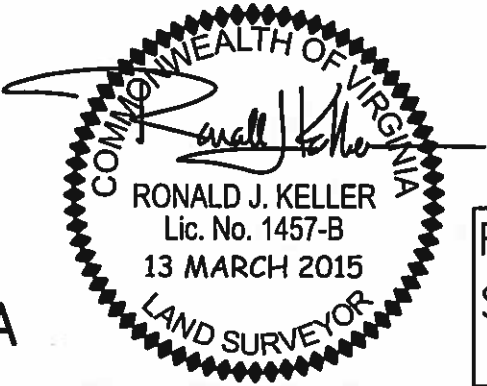
THRESHOLD HEIGHT ALLOWED: 3.6 X 1.20 = 4.3'
THRESHOLD HEIGHT PROPOSED: 4.0'
(FROM AVERAGE EXISTING GRADE AT FRONT OF BUILDING: 107.9)

SETBACK REQUIREMENTS FOR DWELLING

BUILDING SIDE	AVERAGE GRADE	BUILDING HEIGHT	ZONING SETBACK	SETBACK REQUIRED	SETBACK PROVIDED
FRONT-(MOUNT VERNON)	N/A	N/A	N/A	*32.2'*	*32.2'*
REAR-(WEST)	108.9(PROP.)	22.4'	1:1, MIN. 8'	22.4'	39.0'
SIDE-(NORTH)	107.1(PROP.)	24.2'	1:2, MIN. 8'	12.1'	18.0'
SIDE-(SOUTH)	108.8(PROP.)	22.5'	1:2, MIN. 8'	11.3'	12.0'

SETBACK IS FROM PROPERTY LINE

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SCALE: 1" = 20' DATE: 13 MARCH 2015



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SHEET 3 OF 3	DRAWN	WDS
ZONING CRITERIA	CHECKED	RJK

REVISED

DATE: 03/13/15

SUNSET DESIGN

101 S. CHERRY GROVE AVE. #103
ANNAPOLIS, MD 21401

PHONE: 443-995-5585

EMAIL: MBSCEB2@GMAIL.COM

DRAWN BY: MICHAEL STEVENSON

NOTTINGHAM MODEL FOR:

YOCES

BUILDING SITE:

2802 RUSSELL ROAD
ALEXANDRIA, VA 22305

new dimensions inc.

NDI

CUSTOM HOMES SINCE 1988

10611 BALLS FORD RD, SUITE 101
MANASSAS, VA 20109

PHONE:
800-406-8555

SHEET
1 OF 11



FRONT ELEVATION

SCALE: 1/8" = 1'-0"



RIGHT SIDE ELEVATION

SCALE: 1/8" = 1'-0"



REAR ELEVATION

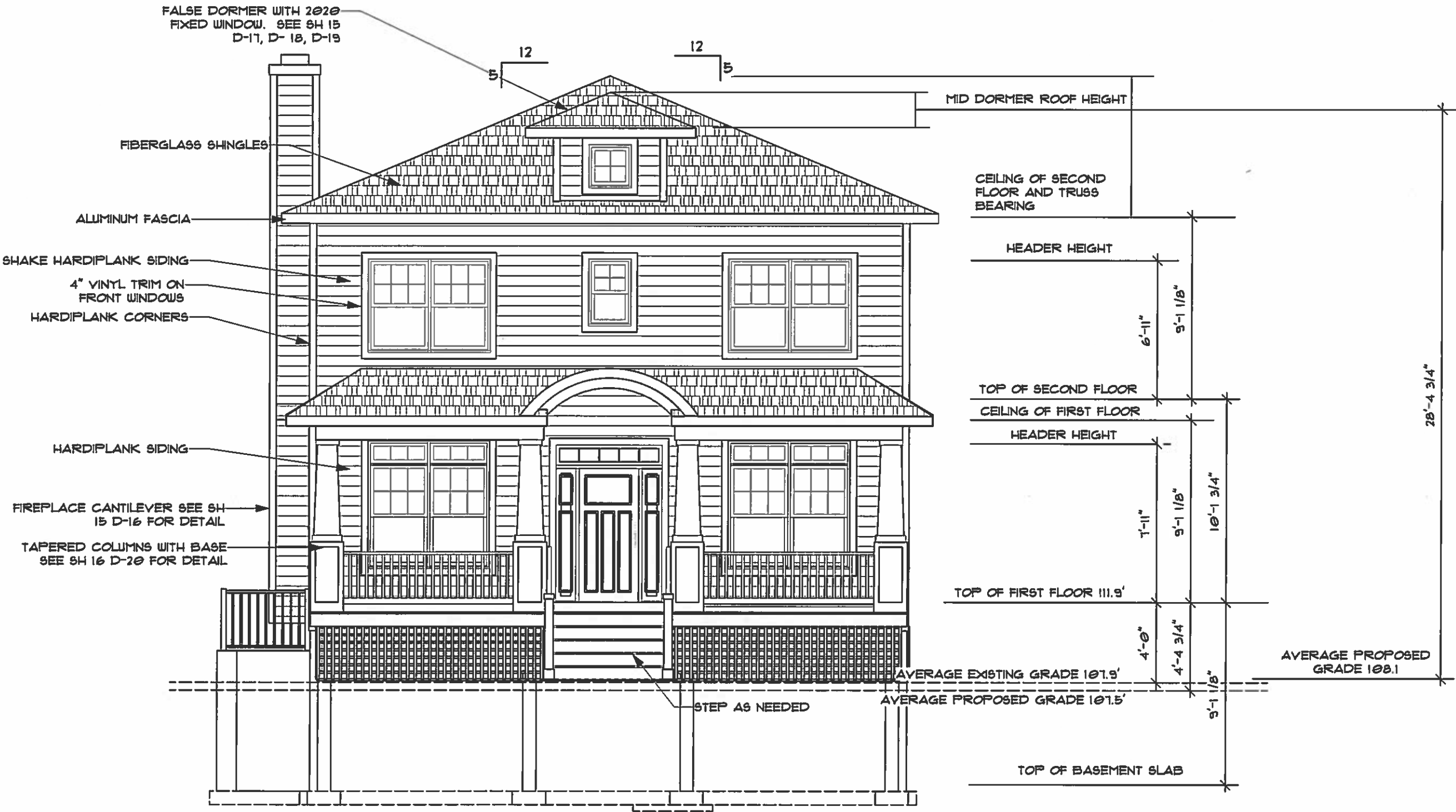
SCALE: 1/8" = 1'-0"



LEFT SIDE ELEVATION

SCALE: 1/8" = 1'-0"

REVISED



FRONT ELEVATION

SCALE: 3/16" = 1'-0"

DATE: 03/13/15

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PHONE: 443-995-5585
EMAIL: MBSCEB2@GMAIL.COM
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CUSTOM HOMES SINCE 1988

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800-406-8555

SHEET
2 OF 11

REVISED



REAR ELEVATION

SCALE: 3/16" = 1'-0"

DATE: 03/13/15

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BUILDING SITE:
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ALEXANDRIA, VA 22305

NDI new dimensions inc.
CUSTOM HOMES SINCE 1988
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MANASSAS, VA 20109

PHONE:
800-406-8555

SHEET
3 OF 11

REVISED

DATE: 03/13/15

SUNSET DESIGN

101 S. CHERRY GROVE AVE. #103
ANNAPOLIS, MD 21401
PHONE: 443-995-5505
EMAIL: MBSCEB2@GMAIL.COM
DRAWN BY: MICHAEL STEVENSON

NOTTINGHAM MODEL FOR:

YOCES
BUILDING SITE:

2802 RUSSELL ROAD
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new dimensions inc.

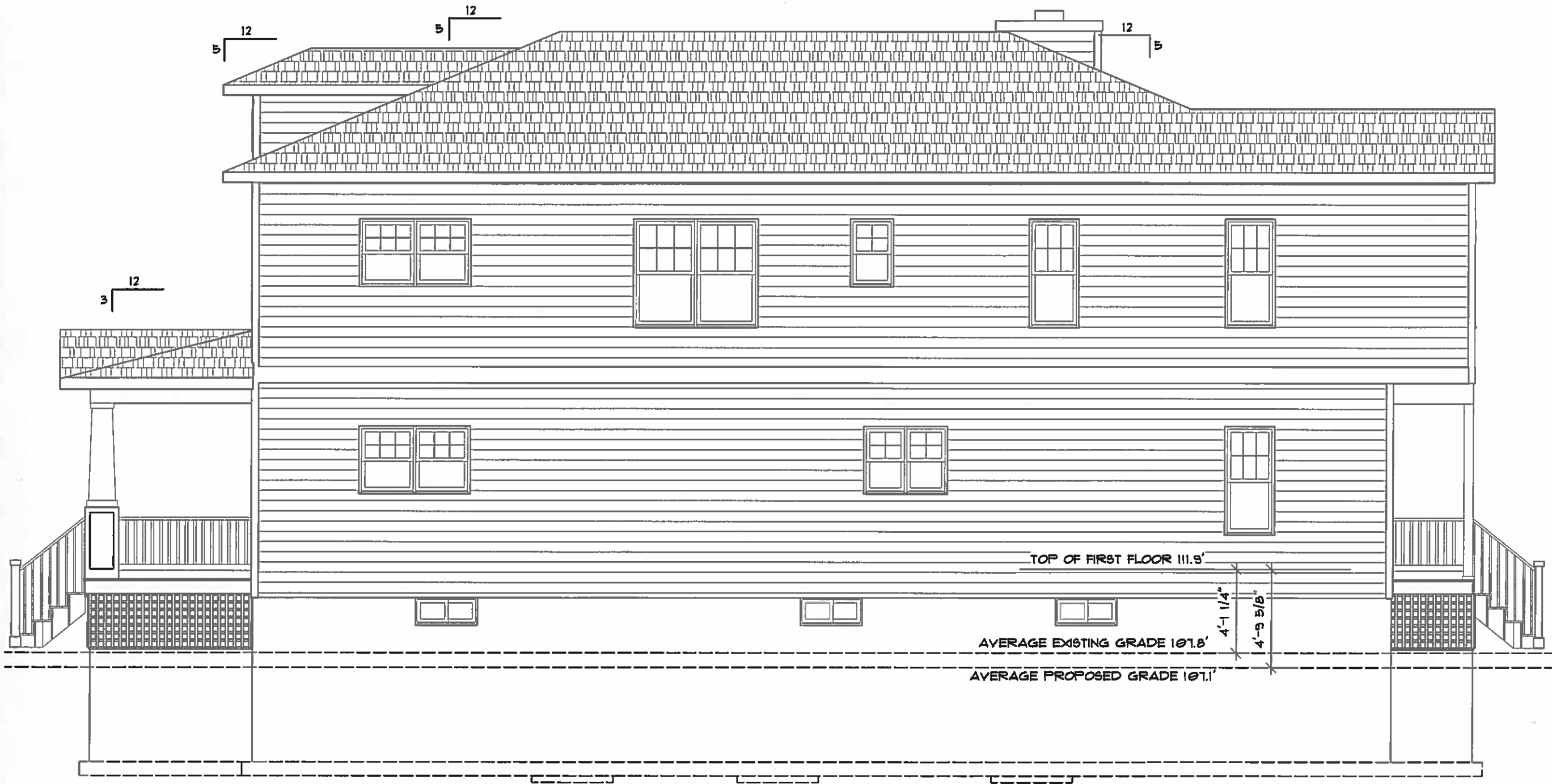
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NDI

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800-406-8555

SHEET
4 OF 11



RIGHT SIDE ELEVATION

SCALE: 3/16" = 1'-0"

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SUNSET DESIGN

101 S. CHERRY GROVE AVE. #103
ANNAPOLIS, MD 21401
PHONE: 443-995-5585
EMAIL: MB6CEB2@GMAIL.COM
DRAWN BY: MICHAEL STEVENSON

NOTTINGHAM MODEL FOR:

YOCES
BUILDING SITE:

2802 RUSSELL ROAD
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new dimensions inc.

CUSTOM HOMES SINCE 1988

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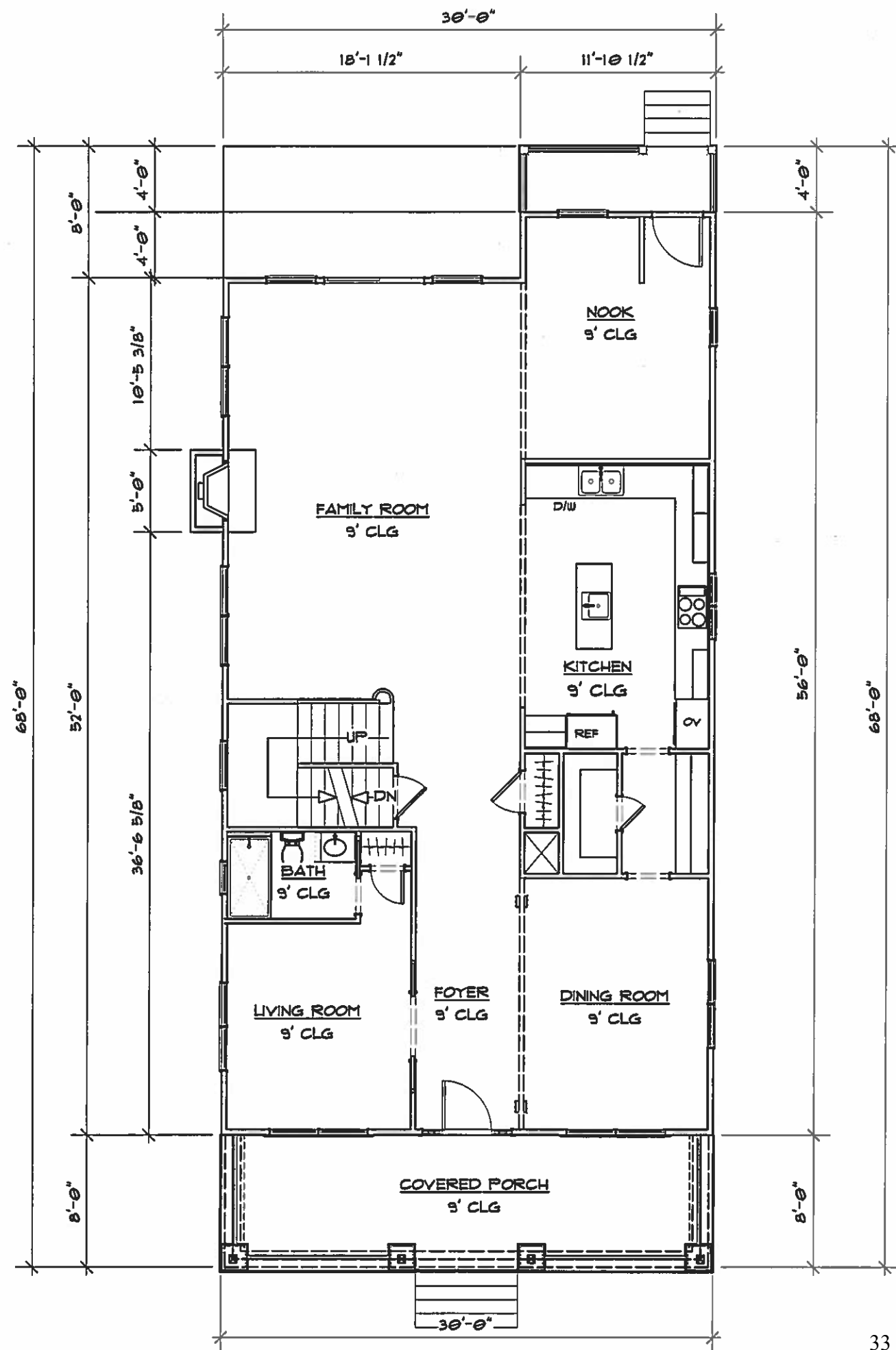
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SHEET
5 OF 11



LEFT SIDE ELEVATION

SCALE: 3/16" = 1'-0"



FIRST FLOOR PLAN

SCALE: 1/8" = 1'-0"

FIRST FLOOR HEATED: 1,608 SQ.FT.

FRONT PORCH: 240 SQ.FT.

BACK PORCH: 48 SQ.FT.

REVISED

DATE: 03/13/15

SUNSET DESIGN

101 S. CHERRY GROVE AVE. #103
ANNAPOLIS, MD 21401
PHONE: 443-995-5585
EMAIL: MB9CEB2@GMAIL.COM
DRAWN BY: MICHAEL STEVENSON

NOTTINGHAM MODEL FOR:

YOCES
BUILDING SITE:

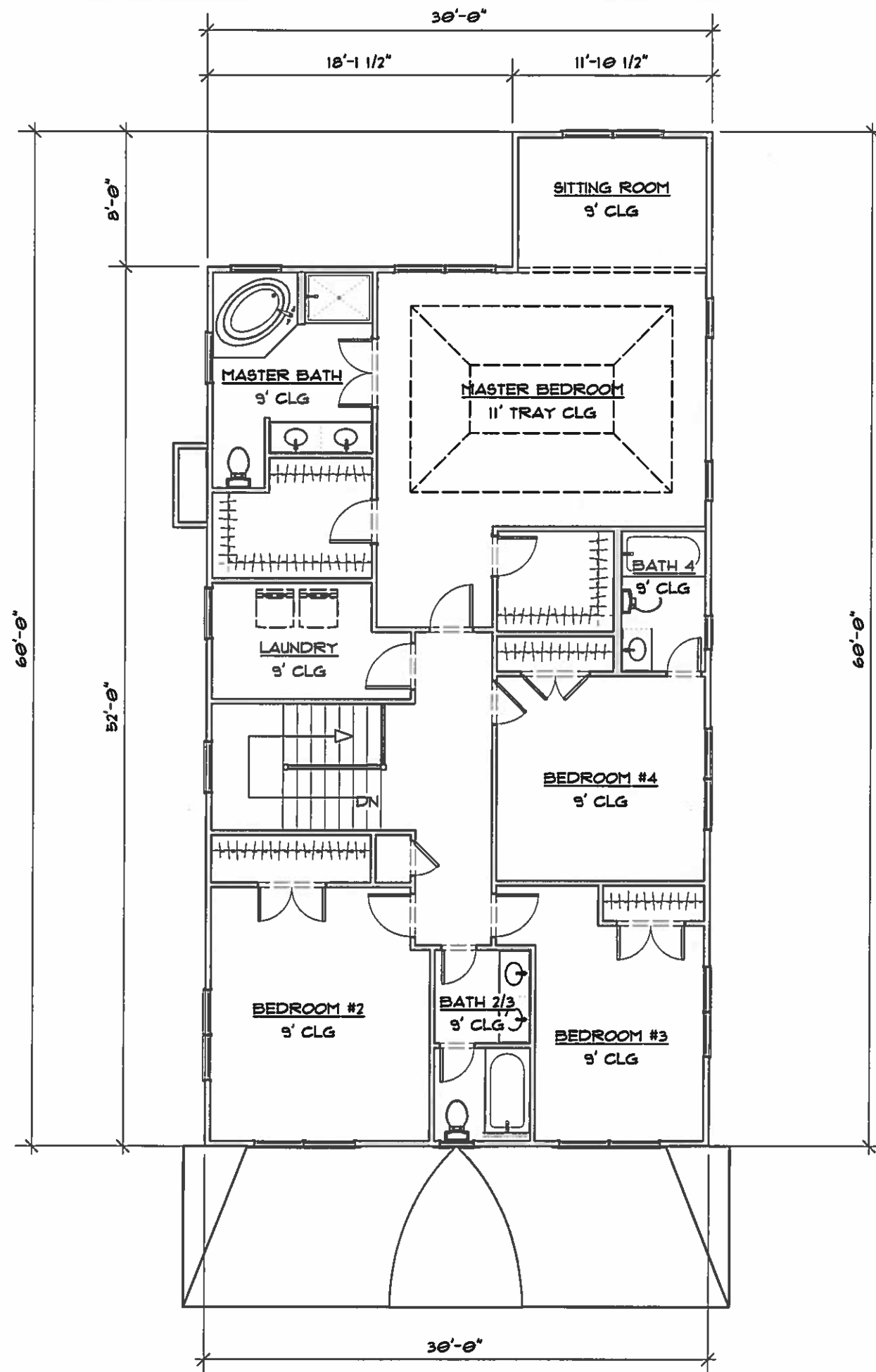
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SHEET
6 OF 11



REVISED

SECOND FLOOR PLAN

SCALE: 1/8" = 1'-0"

SECOND FLOOR HEATED: 1,533 SQ.FT.

DATE: 03/13/15

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DRAWN BY: MICHAEL STEVENSON

NOTTINGHAM MODEL FOR:

VOCES
BUILDING SITE:

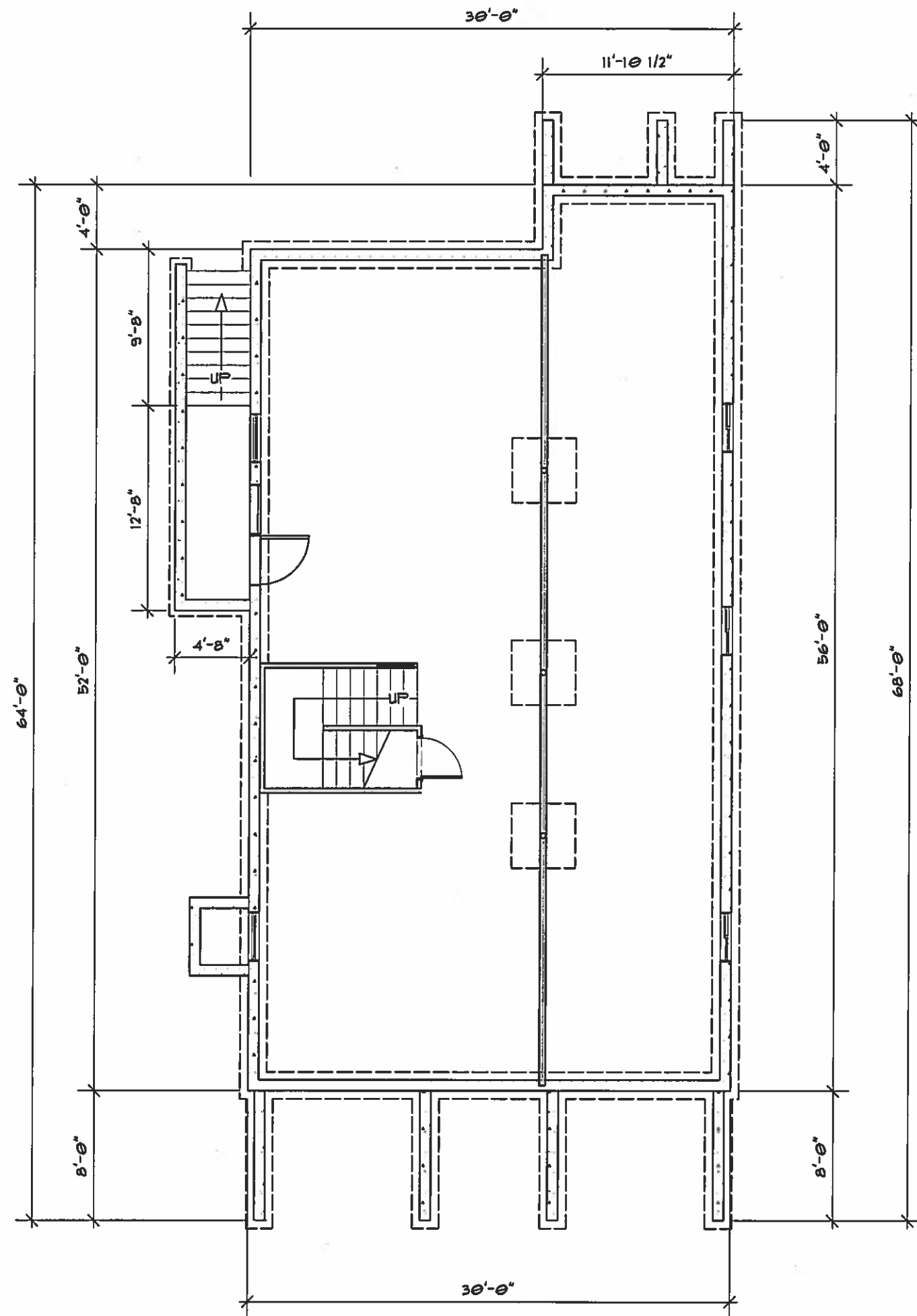
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SHEET
1 OF 11



FOUNDATION PLAN

SCALE: 1/8" = 1'-0"

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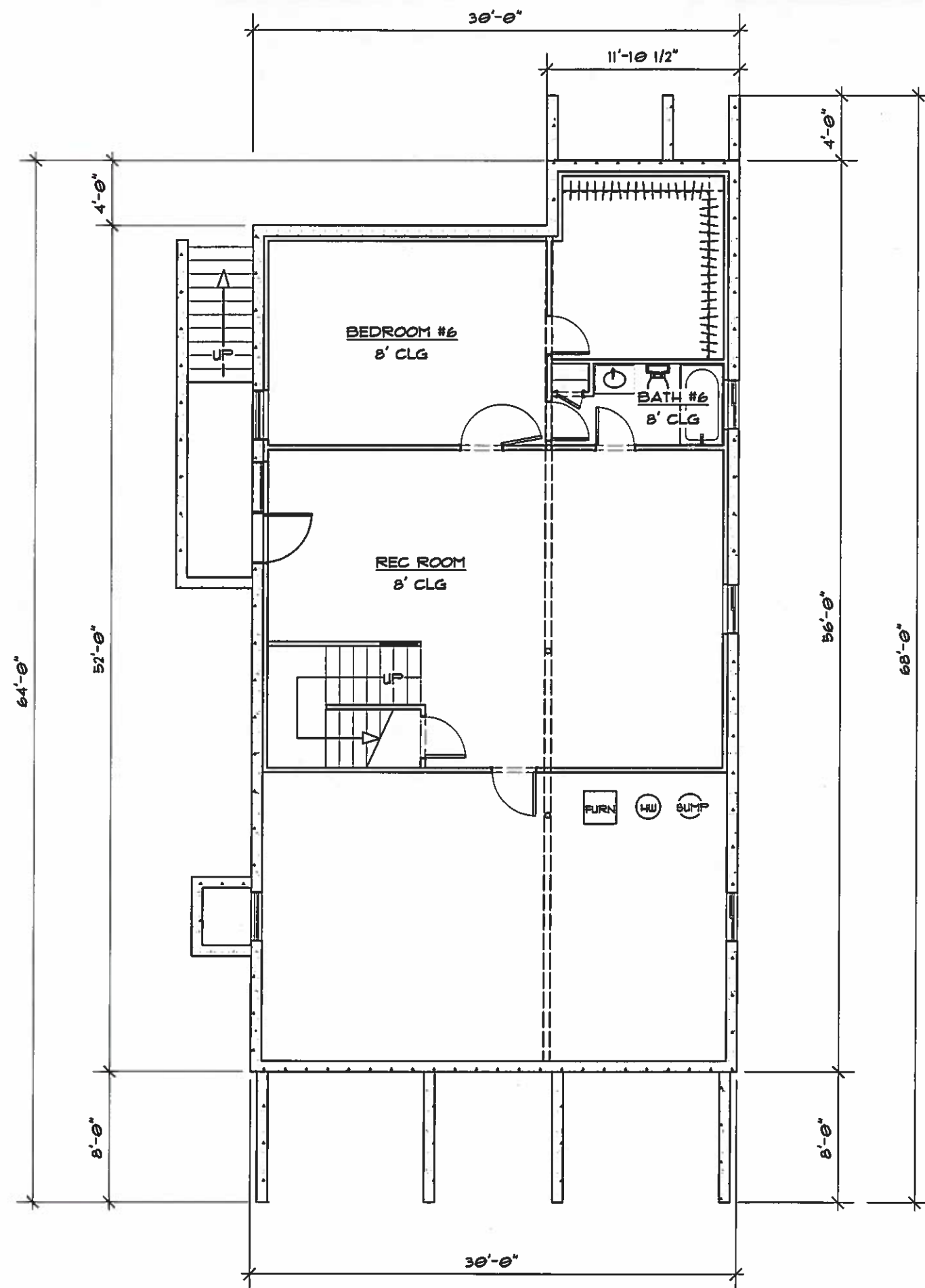
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SHEET
8 OF 11



REVISED

BASEMENT PLAN

SCALE: 1/8" = 1'-0"

FINISHED AREA NOT: 988 SQ.FT.

UNFINISHED AREA: 506 SQ.FT.

DATE: 03/13/15

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101 S. CHERRY GROVE AVE. #103
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PHONE: 443-995-5555
EMAIL: MBSCEB2@GMAIL.COM
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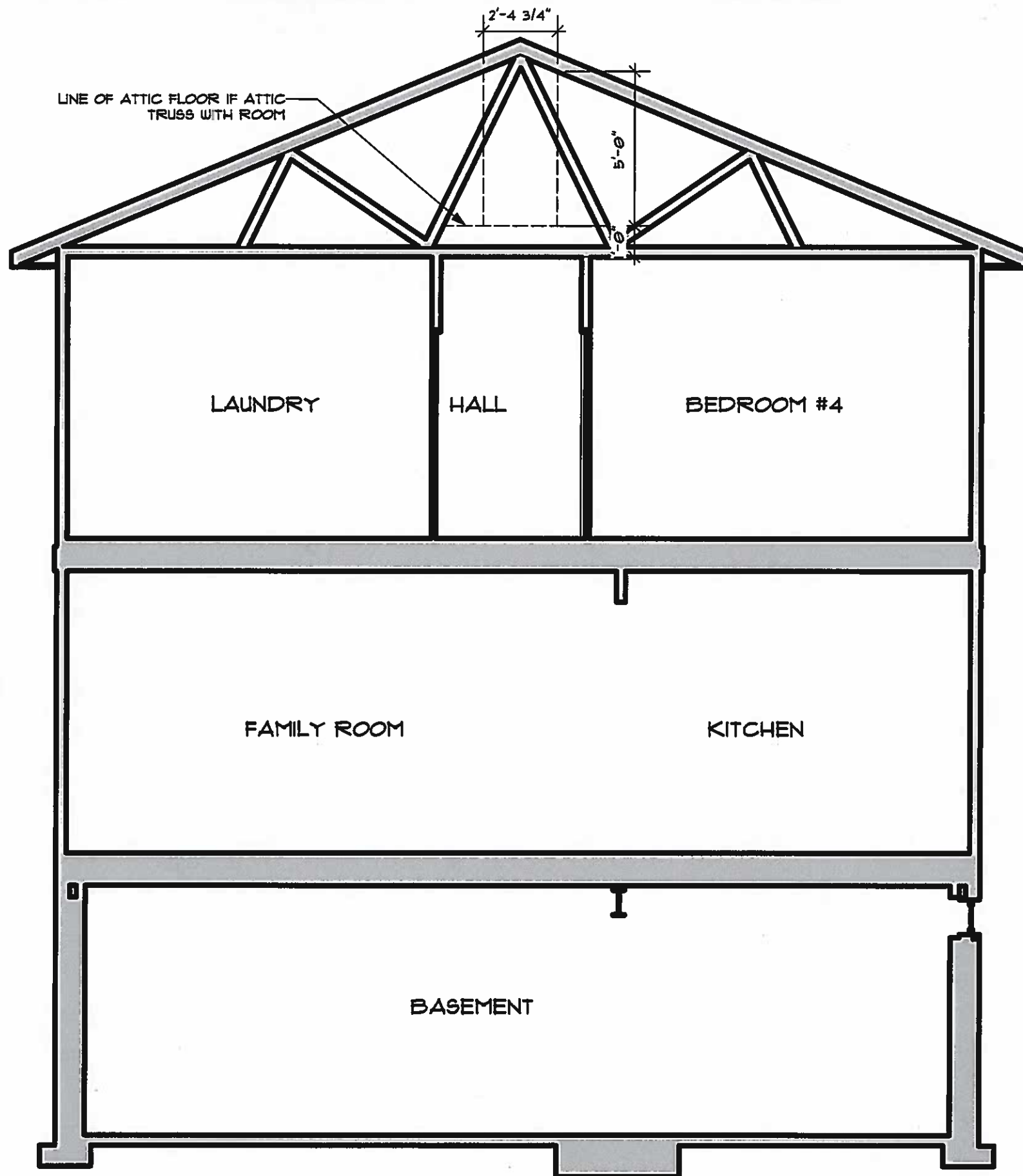
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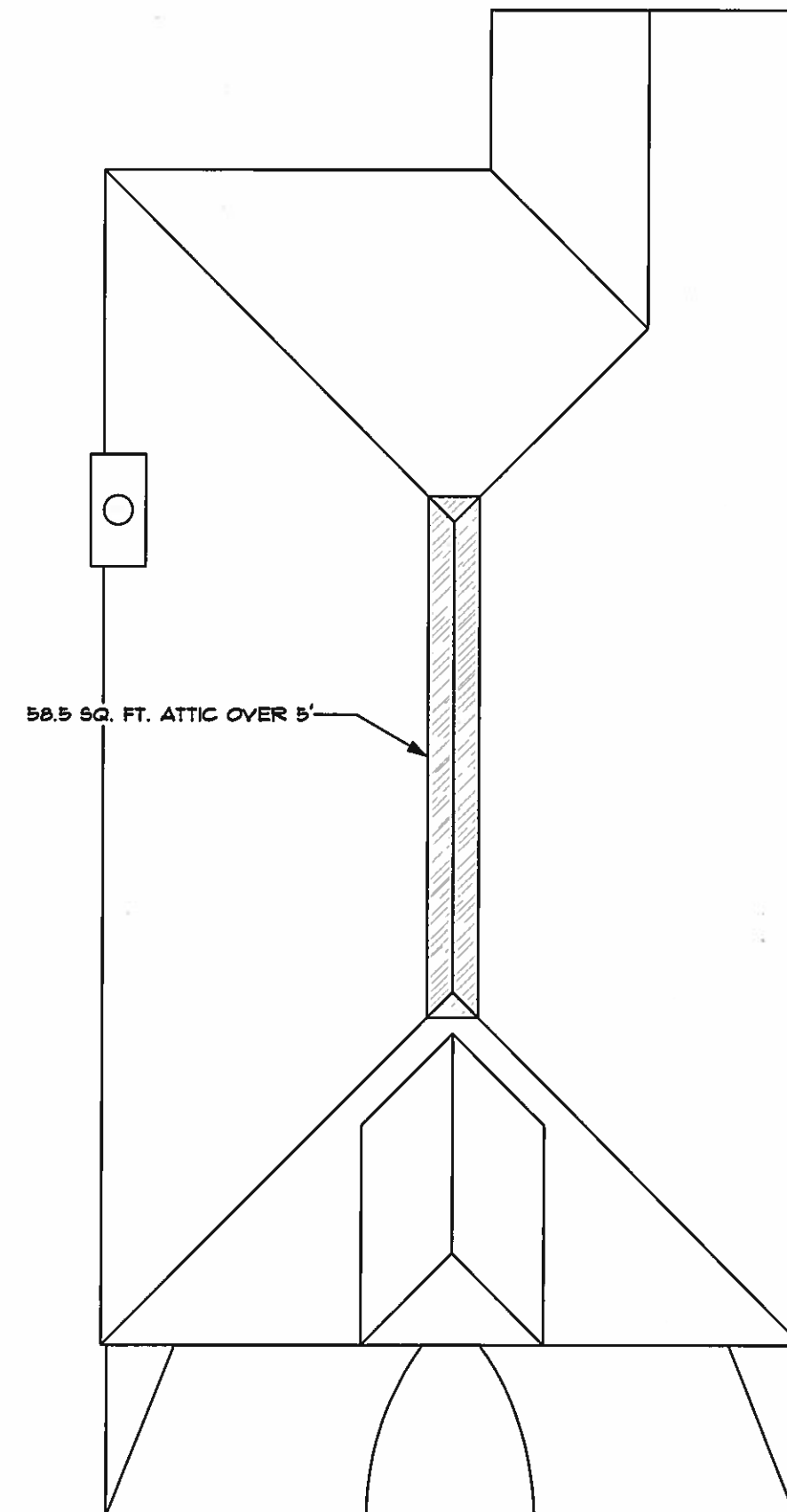
SHEET
9 OF 11



SECTION

SCALE: 1/4" = 1'-0"

37



ROOF PLAN

SCALE: 1/8" = 1'-0"

REVISED

DATE: 03/13/15

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ANNAPOLIS, MD 21401
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EMAIL: MBSCEB2@GMAIL.COM
DRAWN BY: MICHAEL STEVENSON

NOTTINGHAM MODEL FOR:

VOCES
BUILDING SITE:

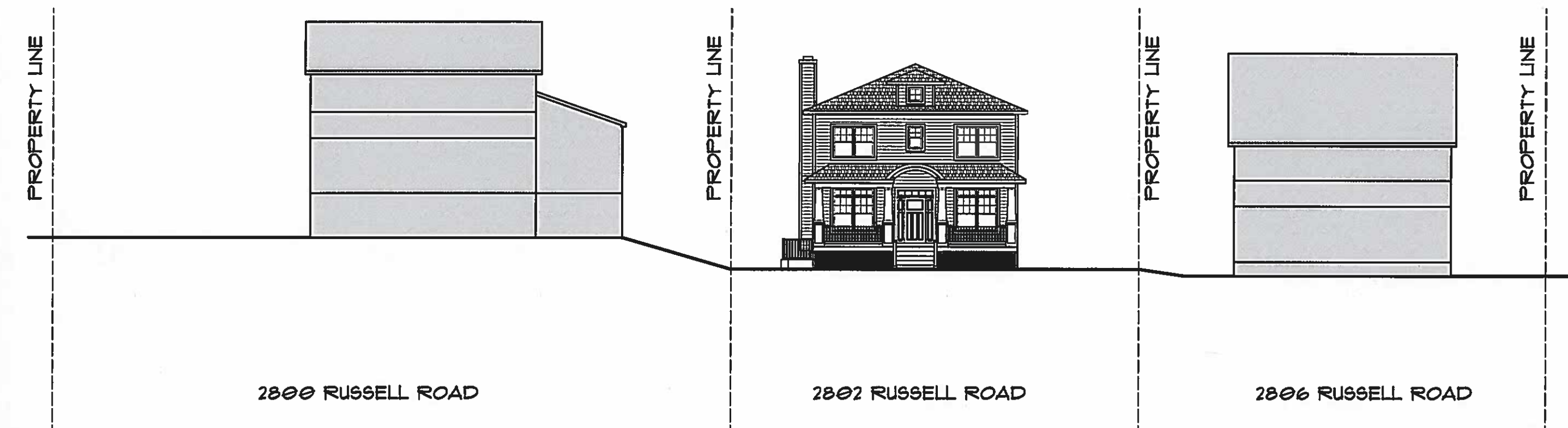
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MANASSAS, VA 20109

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SHEET
10 OF 11



STREET ELEVATION

SCALE: 1/16" = 1'-0"

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DATE: 03/13/15

SUNSET DESIGN

101 S. CHERRY GROVE AVE. #103
ANNAPOLIS, MD 21401
PHONE: 443-995-5585
EMAIL: MBSCE82@GMAIL.COM
DRAWN BY: MICHAEL STEVENSON

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BUILDING SITE:

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SHEET
11 OF 11