



**DOCKET ITEM #6**  
**Development Site Plan #2014-0044**  
**500 Pendleton Street – Adams Residence**

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**CONSENT AGENDA ITEM**

If no one asks to speak about this case prior to the hearing, it will be approved without discussion as part of the Consent Agenda.

Application	General Data	
<b>Project Name:</b> Adams Residence	PC Hearing:	May 5, 2015
	If approved, DSP Expiration:	May 5, 2018
	Lot Size:	3,024 square feet
<b>Location:</b> 500 Pendleton Street	Zone:	RM, Townhouse Zone
	Proposed Use:	Residential
	Dwelling Units:	One
	Gross Floor Area:	3,896 square feet (w/expansion)
<b>Applicant:</b> General & Mrs. Harold Adams	Small Area Plan:	Old Town North
	Historic District:	N/A

**Purpose of Application:**

To construct a one-story addition to an existing townhouse

**Staff Recommendation: APPROVAL WITH CONDITIONS**

**Staff Reviewers:** Robert M. Kerns, AICP, Chief of Development  
Dirk H. Geratz, AICP, Principal Planner



DSP #2014-0044  
500 Pendleton Street



## **I. SUMMARY**

### ***A. Recommendation & Summary of Issues***

Staff recommends approval of the addition to an existing townhouse as represented on the preliminary site plan. During the review process staff focused on the following concerns in an effort to enhance the proposed design. These included:

- Minimize the impact of the mass and scale of the addition to the existing property and to the adjoining property to the west;
- Create a design solution that seamlessly connects the existing townhouse with the detached garage;
- Minimize the reduction of open space and limit the amount of new impervious coverage of the property.

### ***B. Project Description***

The applicants propose to add an addition to their existing townhouse at 500 Pendleton in Old Town North. The one story addition will include a modest dining room expansion, a new family room and a mud room. Once completed, the addition will connect the main body of the house to the existing one story, two-car garage at the rear of the property. The Adams' residence is one of 11 townhouses approved originally as part of the Garrett's Mill site plan.

## **II. BACKGROUND**

### ***A. Procedural Background***

The 11-unit Garrett's Mill development was originally approved as a development site plan (DSP) by the Planning Commission in January of 2002. The townhouses were built and have been occupied for over a decade. General and Mrs. Adams are owners of a townhouse unit and are applying for a development site plan (DSP) application to expand their dwelling. This is considered an amendment to the original approval and the proposed addition will only affect the subject townhouse lot.

### ***B. Site Context***

The Adams' residence is part of the eleven-unit Garrett's Mill townhouse community which occupies a corner location at Pendleton and North Pitt Streets. The subject townhouse anchors the end of a row of four units fronting on Pendleton Street, with the other three units located immediately to the west. Seven additional townhouses are located to the south of the subject site and front on North Pitt Street. An alley runs between the two rows of units and provides access to freestanding garages that provide the required parking for all eleven townhomes. Garrett's Mill is located adjacent to the recently approved redevelopment of the old City Health Department building into new townhouses. Those new homes will share an alley with Garrett's Mill once completed.

The neighborhood can be characterized as being primarily residential with similar townhouses, known as Chatham Square, located across North Pitt Street from the site. Portner's Landing townhouses and condominiums are located immediately across Pendleton Street from the Adams' home. The WMATA "bus barn" is located diagonally across Pendleton Street to the northeast.

### ***C. Project Evolution***

Staff worked closely with the architect and the applicant to arrive at a design solution that results in an addition that seamlessly fits into the open space between the existing townhouse and the detached garage. Staff made several suggestions with regard to the design and scale of the addition to ensure that the addition would not overwhelm the existing garage or create negative impacts on the abutting townhouse immediately to the west. To address these concerns the architect lowered the overall height of the addition and created a hipped roof design which creates the appearance of a lower roofline than a gabled roof form.

## **III. ZONING**

Property Address:	500 Pendleton Street	
Lot Size:	3,024 square feet	
Total Site Area:	24,317 square feet (Garrett's Mill	
Zone:	RM, Townhouse	
Current Use:	Residential Townhouse	
Proposed Use:	Residential Townhouse	
	Permitted/Required	Proposed
FAR	1.5	1.2883
Setbacks:		
Front	0.33 feet, per original approval	No change
Side	0 feet	No change
Rear	16 feet minimum	20.5 feet for addition
Height	45 feet	17' – 5' to ridge of addition
Parking	2	No change
Open Space	35% (53.28% existing)	35.34%

## **IV. STAFF ANALYSIS**

### ***A. Building Design***

The addition is designed to resemble a garden pavilion with a hipped roof and a wall of French doors and windows. Since the addition will be connected the main house to the north, the garage to the south and abuts an adjoining townhouse to the west, the design of the east façade takes full

advantage of the open view to the private rear yard with the large expanse of doors and windows. Though the design is distinct, it easily compliments the existing traditional, three story, brick townhouse. This is achieved through the use of divided lite windows, traditional columns and trim and matching asphalt shingles.

The hipped roof design creates a lower roof profile than a gabled roof and therefore reduces the impact on the adjoining townhouse to the west. Additionally, the architect proposes an articulated brick design feature in the portion of the west façade that faces the neighboring townhouse. A brick wall currently exists between the properties that is about six feet in height. This wall will be increased in height by about four feet to match the cornice height of the neighbors' garage. The extended portion of the wall will include three brick arches with a key stone at the top of each arch (see attachment #1) to create an attractive solution for a solid privacy wall. The adjacent property owners are in support of this design solution.

Staff finds that the design of the addition is consistent with the Urban Design Guidelines of the Old Town North Small Area Plan. In particular, the addition conforms to the standards related to creating a thoughtful orientation of the addition to the site and an appropriate setback from North Pitt Street. The addition also meets the guidelines with regard to appropriate massing as it relates to the existing structure and surrounding structures, and maintains an attractive open space in the form of a private court yard.

### ***B. Open Space***

As part of the original site plan approval, the subject property provided a large yard that easily exceeded the required 35% open space in the RM zone. In the RM zone, open space for fee simple townhouses is calculated for each individual lot. Of the eleven townhouses in Garrett's Mill, every townhouse lot received an open space modification in the original approval with the exception of the subject property. Though the proposed addition will reduce the existing open space from the current 53% to 35.34%, the property will comply with the required 35% open space. Much of the proposed addition will be built over an existing patio and a new patio with walkways will be incorporated into the overall design. No trees will be removed as part of the reduction of open space. A redesign of the back yard will include the use of pervious pavers to ensure that the amount of new impervious surface area will not increase beyond the existing conditions. New planting areas in the back yard are also proposed. The Adams' residence is currently beautifully landscaped and that level of landscaping will be continued and maintained with this proposal.

### ***C. Building Height and Yard Setback Compliance***

The height of the proposed infill addition is 14.7 feet as measured to the mid-point of the hipped roof. This is well within the height limit allowed of 45 feet in the RM zone. The height was intentionally designed with a low profile to limit impact of this infill project on the neighboring property to the west, as well as, limit the impact on the infill design on the subject property and N. Pitt Street to the east. The addition also complies with the RM zoning requirements with regard to the yard setbacks. A zero setback is permitted on the side abutting the adjoining townhouse. The two front yards along Pendleton and N. Pitt Streets are met as the required

setback may be the same as the front lot line. Finally, the rear yard is based on a setback ratio of 1:2 with a minimum of 16 feet. Based on the height of the addition a rear yard setback of 16 feet would be required. As proposed, the addition located inward of the garage would provide a setback of over 20 feet, well in excess of what is required.

#### ***D. City Policies and Contributions***

The small sale of this project does not trigger the policies and contributions related to affordable housing, public art contribution or compliance with the Green Building policy. With regard to affordable housing a minimum of five new dwelling units are needed to trigger this contribution. The art policy is triggered by Development Special Use Permits (DSUP's) only and does not apply to Development Site Plans (DSP's). Similarly, the Green Building policy applies to townhouse developments when building three or more new townhouses. It would be challenging to apply the Green Building Policy for an addition to an existing house because the entire house would have to be upgraded to be eligible for meet the requirements of a green building program. However, staff will work with the applicant to encourage them to use green building practices to the addition as appropriate.

### **V. COMMUNITY**

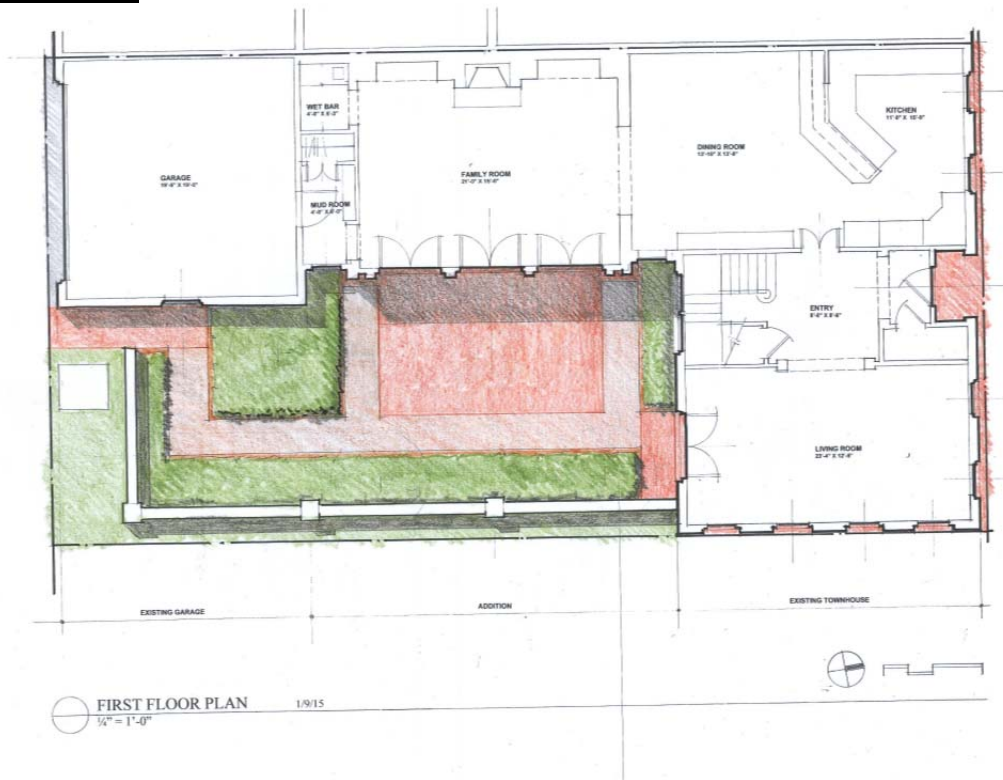
The Adams's met one on one with the neighbors of the adjoining townhouse. The owners were happy with the design and were pleased that the wall facing their backyard was designed with an interesting brick pattern. Additionally, a meeting was held on March 9 with the Garrett's Mill homeowner's association. The results of that meeting were positive as well and no objections were raised with regard to the proposed addition.

### **VI. CONCLUSION**

Staff recommends approval of the development site plan subject to compliance with all applicable codes and the following staff recommendations.



## VII. GRAPHICS



Site Plan / First Floor Plan



North Pitt Street Elevation



PERSPECTIVE VIEW FROM PITT STREET

PROJECT: ADAMS RESIDENCE  
 500 SOUTH PENDLETON STREET  
 ALEXANDRIA, VA 22314  
 A6.1

<b>APPROVED</b>	
CITY OF ALEXANDRIA	DATE: 01/15/15
DEPARTMENT OF PLANNING & COMMUNITY DEVELOPMENT	BY: [Signature]
PROJECT: ADAMS RESIDENCE	DATE: 01/15/15
PROJECT NO: 2014-0044	DATE: 01/15/15

Perspective as seen from North Pitt Street



## VIII. STAFF RECOMMENDATIONS

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

*Note: Conditions #1-62 have been carried forward from DSUP 2001-0019 and deleted or amended as necessary for this new request. New, standard conditions that apply to this request have been added beginning at Condition #63.*

- 1A. **[NEW CONDITION ADDED BY STAFF]** The Final Site shall be in substantial conformance with the preliminary plan dated February 2, 2015, a slip sheet (sheet A6.2) received March 12, 2015 and comply with the following conditions of approval. These conditions, amended or added, only apply to impacts resulting from the addition proposed for lot #8, also known as 500 Pendleton Street. (P&Z)(T&ES)

### EXISTING CONDITIONS (DSUP 2001-0019)

1. The final architectural elevations shall be revised to provide a more varied roof-line and architectural variations for Pitt and Pendleton Streets as generally depicted in *Attachment No.1*. In addition, the applicant shall provide additional refinements to the satisfaction of the Director of P&Z that shall at a minimum include:
  - a. Additional variation in the materials and colors for the facade through contrasting brick and/or painted brick for each of the units. The applicant shall also provide contrasting roof materials.
  - b. The architectural elements and materials of the building shall be revised to be more consistent with the architectural style for each unit. (P&Z)
2. The applicant shall be allowed to make minor adjustments to the building location and increase the floor area ratio up to 1.5 for all lots if the changes do not result in the loss of parking, open space of more than nine (9) square feet for each townhouse garage for trash containers, or an increase in the building height or building footprint. (P&Z) (PC)
3. Architectural elevations (front, side and rear) shall be submitted with the final site plan. Each elevation shall indicate the average finished grade line on each lot to ensure compliance with the setback and floor area requirements. The first floor elevations and number of risers for the front entrances shall be generally consistent with the preliminary plan. (P&Z)
4. An ingress/egress easement shall be recorded by the applicant for the portion of the 22 ft. wide alley owned by the applicant extending west approximately 100 feet from the North Pitt Street property line and then extending south to the existing 10 ft. public alley. The easement, along with the 6.92 ft. private alley that is adjacent, shall provide vehicular and pedestrian access for the eleven townhomes, and all property contiguous to the alley including the property owned by the City of Alexandria. The City, as owner of such contiguous property, and the applicant, as owner of the property which is the subject of

this application, acknowledge that the existing 6.92 ft. alley is a private alley which benefits the adjacent lots, including the lots owned by the City of Alexandria, its successors in interest, and the lots owned by the applicant, and its successors in interest. A plat showing the easement and all required documentation shall be submitted to the City Attorney and shall be recorded among the land records. A proportional maintenance and liability agreement for the applicant and all adjoining property owners shall be approved to the satisfaction of the City Attorney. All easements and reservations shall be approved by the City Attorney prior to release of the subdivision plan and building permits. The applicant shall disclose to all prospective buyer(s) through the sales literature and documents, sales contracts etc. the maintenance requirements, current and future access rights by all adjoining property owners and potential liability for the easement, and shall include the same in the Homeowners Association documents. (P&Z) (PC)

5. A plat of consolidation and final subdivision plan shall be consistent with the final site plan, and shall be approved and recorded prior to issuance of a building permit. (P&Z)
6. Utility lines such as water, storm sewer and electric lines shall be located to minimize impacts on existing and proposed street trees and open space. (P&Z)
7. The front yard setback for lot 2, lot 3 and lot 5 shall be a minimum of 8 feet from the property line. The front yard setback for lot 4 shall be increased to 8 ft. to retain the adjoining street tree. Lots 9 and 10 shall be setback 2 feet from the property line and the remaining lots shall generally be located on the front property line. Dimension lines shall be provided on the final site plan to ensure the front setbacks. (P&Z)
8. The detached garages shall contain a minimum unobstructed dimension of 9 ft. x 18.5 ft. for each of the two standard spaces within the detached garages. The use of the garages shall be for vehicle storage, incidental storage and shall not include habitable space. (P&Z)
9. A freestanding subdivision or development sign that differentiates the proposed development from the existing neighborhood shall be prohibited. (P&Z)
10. The surface for east-west alley visible from the public right-of-way from the North Pitt Street entrance to the western property line shall be stamped and colored bomanite concrete, imprinted asphalt or brick pavers to appear as cobblestone/brick or similar decorative surface to the satisfaction of the Director of P&Z to reduce the perceived expanse of pavement of the alley. (P&Z) (PC)
11. Along North Pitt and Pendleton Streets, a minimum 10 ft. wide brick sidewalk shall be provided. The site plan shall be revised to provide a minimum 6 ft. wide un-obstructed width for the sidewalks that shall not include tree wells, bay windows, stoops, etc. The brick sidewalk on Pitt Street shall continue over the proposed alley to provide a continuous uninterrupted brick sidewalk. (P&Z)

12. The brick walls parallel to North Pitt Street (lot 8) and parallel to the public alley (lot 1) shall be a maximum height of 6 ft. and be of high quality design and materials such as brick as generally depicted on the preliminary plan. Provide a detail of all walls and fences on the final site plan. (P&Z)
13. The brick wall on North Pitt Street shall be extended to the south to screen the proposed transformer. The final location and screening of all above grade utility structures, such as transformers, switch-boxes, cable and telephone pedestals must be approved by the Director of Planning & Zoning prior to the installation of such structures. To the extent feasible, all such structures shall be located out of view of public streets and shall be screened. (P&Z)
14. A revised landscape plan shall be provided with the final site plan to the satisfaction of the Directors of P&Z and RC&PA. At a minimum the plan shall provide the level and quality of landscaping depicted on the preliminary landscape plan and the plan shall be revised to also provide:
  - a. Three or four street trees such as Red Oak or Willow Oak on Pendleton Street that generally align with the adjoining street trees for Portner's Landing. The street trees shall be a minimum of 4"-5" caliper at the time of planting.
  - b. The three existing 12" caliper street trees adjacent to lot 2, lot 3 and lot 4 as depicted on the site plan shall be preserved.
  - c. Four to five additional 4"-5" caliper Red Oak or Willow Oak Street trees shall be provided on Pitt Street in addition to the three trees that are to be preserved. The new trees shall be planted approximately 30 ft. on-center.
  - d. The existing 15" caliper locust tree on the western portion of the Health Department shall be preserved if possible and the remainder of the trees on the Health Department property shall be preserved.
  - e. A tree preservation plan for all trees that are required to be preserved on the site plan. The tree preservation plan shall be prepared by a certified arborist or other horticultural professional with a demonstrated expertise in tree preservation in urban areas. The tree preservation plan shall be submitted to the City Arborist with the submission of the final site plan. The applicant shall perform all necessary enhancements for the street trees such as watering/fertilizer, etc., that are required by the tree preservation plan prior to construction/grading of the site.
  - f. All proposed tree protection details shall be depicted on the final site plan and shall be maintained throughout the construction process.
  - g. The tree preservation methods shall be installed and inspected by the City Arborist prior to any construction, demolition, grading or utility work for the site.
  - h. If any of the trees that are designated to be preserved are damaged or destroyed during the construction process the applicant shall replace the tree(s) with 4"-5" caliper trees. In addition, the landscape bond shall be retained for a minimum of 24 months from the date of the last certificate of occupancy permit to ensure that the three street trees have survived the construction process. At the end of the 24 month period, the applicant shall remove and replace any of the three trees with 4"-5" caliper trees determined necessary by the Directors of P&Z and PC&PA.

- i. The tree wells on both Pitt and Pendleton Street shall be a minimum dimension of 4 ft. x 10 ft. as generally depicted on the preliminary plan. The tree wells on Pitt Street shall be larger if deemed necessary by the City Arborist to retain the three trees that are to be preserved.
  - j. All of the tree wells on Pitt and Pendleton Street shall include tree grates.
  - k. Street lights shall be located to minimize conflicts with the street trees.
  - l. Provide a significant amount of plantings within the landscape strip between the sidewalk and each townhouse. Provide a typical planting detail for these areas on the final site plan.
  - m. All landscaping shall be maintained in good condition and replaced as needed.
  - n. A final landscape plan at a scale of 1" = 10'.
  - o. All plant materials and specifications shall be in accordance with the current and most up to date edition of the American Standard for Nursery Stock (ANSI Z60.1) as produced by the American Association for Nurserymen, Washington, D.C.  
(P&Z) (PC)
15. The grading for the western portion of the site and the alley shall generally be consistent with the preliminary plan. A retaining wall and/or fence on the western portion of the site shall not be permitted unless necessary for tree preservation. (P&Z)
16. All existing above ground utility poles and overhead lines on Pitt Street and Pendleton Street shall be located underground. The underground utilities shall be located away from proposed street trees to the extent feasible, to minimize any negative impacts on the street trees, to the satisfaction of the Director of P&Z and the City Arborist. (P&Z) (T&ES)
17. A temporary informational sign shall be installed on the site prior to the approval of the final site plan for the project and shall be displayed until construction is complete or replaced with a marketing sign incorporating the required information; the sign shall notify the public of the nature of the upcoming project and shall provide a phone number for public questions regarding the project. (P&Z)
18. Prior to the release of the first certificate of occupancy for the project, the City shall review and approve the language of the Homeowner's Agreement to ensure that it conveys to the future homeowners the requirements of this site plan, including the restrictions listed below. The HOA language shall establish and clearly explain that these conditions cannot be changed except by an amendment to this site plan approved by the Planning Commission.
- a. The principal use of the detached garages and surface parking spaces shall be for passenger vehicle parking only; storage or other uses which interfere with the use of a parking space for a motor vehicle is not permitted.
  - b. The alley contains a perpetual vehicular ingress/egress easement for the 11 townhomes and all contiguous properties for current and any future development.
  - c. Vehicles shall not park or encroach into the alley.

- d. The maintenance and liability requirements of the alley.
  - e. All landscaping and open space areas within the development including the landscape areas within the public right-of-way, except for the street trees, shall be maintained by the homeowners. All landscaping and open space that is located within common area(s) shall be maintained by the Homeowners Association.
  - f. All or portions of the landscape area located in the front yard of many of the units are located within the public right-of-way and therefore may be utilized for other purposes in the future as deemed necessary by the City of Alexandria.
  - g. All landscaping and screening shown on the final plan shall be maintained in good condition and may not be reduced without approval of the Planning Commission or the Director of Planning and Zoning, as determined by the Director.
  - h. Vehicles shall be prohibited from parking in the emergency access easements.
  - i. No balconies, bay windows, or any other improvements shall be allowed to encroach into the space above an emergency vehicle easement.  
(P&Z) (PC)
19. Any inconsistencies between the various drawings submitted by the applicant shall be reconciled to the satisfaction of the Directors of Planning and Zoning and Transportation and Environmental Services. (P&Z)
20. Submit a building location survey to the Planning and Zoning staff prior to applying for a certificate of occupancy permit for each unit. (P&Z)
21. Temporary construction trailer(s) shall be permitted and be subject to the approval of the Director of P&Z. The trailer(s) shall be removed prior to the issuance of the first certificate of occupancy permit. A separate sales trailer will require approval of a special use permit approved by City Council. (P&Z)
22. The applicant shall attach a copy of the final released site plan to each building permit application and be responsible for insuring that the building permit drawings are consistent and in compliance with the final released site plan prior to review and approval of the building permit by the Departments of Planning and Zoning and Transportation and Environmental Services. (P&Z)
23. Solid waste services shall be provided by the City. In order for the City to provide solid waste service, the following conditions must be met. The development must meet all the minimum street standards, including all standard cul-de-sac turnarounds. The developer must provide adequate space within each unit to accommodate a City Standard super can and recycling container. The containers must be placed inside the units or within an enclosure that completely screens them from view. The developer must purchase the standard containers from the City or provide containers that are compatible with the City collection system and approved by the Director of Transportation and Environmental Services. (T&ES)
24. No overhangs (decks, bays, etc.) shall protrude into the vehicular travelways. (T&ES)

25. Provide all pedestrian and traffic signage to the satisfaction of the Director of T&ES. (T&ES)
26. Provide a site lighting plan to the satisfaction of the Director of T&ES in consultation with the Chief of Police. The plan shall show the existing and proposed street lights and site lights. Indicate the type of fixture, and show mounting height, and strength of fixture in Lumens or Watts. Provide manufacturer's specifications for the fixtures. Provide lighting calculations to verify that lighting meets city standards and are located to prevent excessive spillover lighting and glare from adjacent properties. (T&ES) (P&Z)
27. The public storm sewer located under the western sidewalk on N. Pitt Street is not acceptable. Relocate the storm sewer into the pavement on N. Pitt Street, to the satisfaction of the Director of T&ES. In addition, the developer shall reconstruct the existing structure if an assessment indicates the need. (T&ES)
28. All stormwater designs, including stormwater quality, that require hydraulic analysis including computation of hydraulic gradients, stormwater routing, and design of special flow control structures, and non-standard or special stormwater management structures, must be sealed by a professional engineer registered in the State of Virginia. (T&ES)
29. Plan must demonstrate to the satisfaction of director of T&ES that adequate stormwater outfall is available to the site or else developer is to design and build any on-site or off-site improvements to discharge to an adequate outfall. (T&ES)
30. Provide a single continuous pavement replacement for the utility trenches on N. Pitt Street and Pendleton Street for the water service and sanitary sewer laterals. (T&ES)
31. All Traffic Control Device design plans, Work Zone Traffic Control plans, and Traffic Studies shall be sealed by a professional engineer registered in the State of Virginia. (T&ES)
32. All driveway entrances and sidewalks in public right-of-way or abutting public right-of-way shall meet City standards. (T&ES)
33. Show all existing and proposed easements, both public and private. (T&ES)
34. Replace existing curb and gutter, sidewalks, and handicap ramps that are in disrepair or broken. (T&ES)
35. Provide City standard pavement for emergency vehicle easements (CSAP-1) and show a detail on the plan. (T&ES)
36. Prior to the release of the final site plan, provide a Traffic Control Plan for construction detailing proposed controls to traffic movement, lane closures, construction entrances, haul routes, and storage and staging. (T&ES)



37. The developer shall notify prospective buyers, in its marketing materials, that the access road is a private street and that the storm sewers located in the access road are private and all will be maintained by the Homeowners Association. (T&ES)
38. Provide detail on plan of proposed Emergency Vehicle Easement and Handicap Parking. (T&ES)
39. Provide detail of proposed brick sidewalk that meets city design standards. (T&ES)
40. Handicap ramps (CSRP-1) are mislabeled as CSES-1A (driveway entrance). Correct plan. (T&ES)
41. Provide details for storm sewer manholes and grate. (T&ES)
42. If fireplaces are to be included in the development, the applicant is required to install gas fireplaces to reduce air pollution and odors. Animal screens must be included on chimneys. (T&ES)
43. Due to the proximity of historic landfill and the potential for contamination, the applicant shall design and install a vapor barrier and ventilation system for the buildings and parking areas to prevent the migration or accumulation of methane or other gases under parking areas or into buildings, or conduct a study and provide a report signed by a professional engineer showing that such measures are not needed to the satisfaction of Directors of T&ES and Code Enforcement. (T&ES)
44. All required permits from Virginia Department of Environmental Quality, Environmental Protection Agency must be in place for all project construction and mitigation work prior to release of the final site plan. (T&ES)
45. The stormwater collection system is part of the Potomac River watershed. All stormwater inlets shall be duly marked to the satisfaction of the Director of T&ES. (T&ES)
46. Provide a drainage map for the area flowing to the chosen BMP, including topographic information and storm drains. (T&ES)
47. The stormwater Best Management Practices (BMPs) required for this project shall be constructed and installed under the direct supervision of the design engineer or his designated representative. The design engineer shall make a written certification to the City that the BMP(s) are constructed and installed as designed and in accordance with the approved Final Site Plan. (T&ES)
48. The surface appurtenances associated with the on-site structural BMP's shall be marked to the satisfaction of the Director of T&ES to identify them as part of the structural BMP system. (T&ES)

49. For any surface-installed Best Management Practices, i.e. Bio-Retention Filters, Vegetated Swales, etc. are employed for this site; descriptive signage for the BMPs is required to be installed to the satisfaction of the Director of T&ES. (T&ES)
50. The applicant is advised that all stormwater designs that require analysis of pressure hydraulic systems and/or inclusion and design of the flow control structures must be sealed by a professional engineer, registered in the Commonwealth of Virginia. If applicable, the Director of T&ES may require resubmission of all plans that do not meet this standard. (T&ES)
51. Descriptive signage for the stormwater Best Management Practices (BMPs) required for this project installed to the satisfaction of the Director of Transportation and Environmental Services. (T&ES)
52. The Developer shall furnish the Homeowner Association with an Owner's Operation and Maintenance Manual for all the Best Management Practices (BMP's) used on-site. The manual shall include at a minimum: an explanation of the functions and operations of the BMP(s), drawings and diagrams of the BMP(s) and any supporting utilities, catalog cuts on maintenance requirements and a copy of the Maintenance Agreement with the City. (T&ES)
53. The Developer shall furnish each home purchaser with a brochure describing the stormwater BMP(s) installed on the site, outlining the responsibilities of the homeowners and the Homeowner's Association (HOA) with respect to maintenance requirements. Upon activation of the HOA, the Developer shall furnish five copies of the brochure per unit to the HOA for distribution to subsequent homeowners. (T&ES)
54. A "Certified Land Disturber" must be named on the Erosion and Sediment Control sheets prior to release of the final Site Plan in accordance with Virginia Department of Conservation and Recreation guidelines. (T&ES)
55. Engineer shall use newly revised (Engineers & Surveyors Institute) ESI checklist to prepare final site plan. (T&ES)
56. The developer shall purchase one city standard Model SD-42 litter receptacle to be placed on the adjacent right-of-way. (T&ES)
57. The proposed 16 foot wide entrance, and the 90-degree turns at the "L" and alley egress shall have turning radii to support vehicular movements per AASHTO guidelines. (T&ES)
58. The applicant shall contact the Crime Prevention Unit of the Alexandria Police Department regarding security hardware and alarms for the town homes. (Police)
59. The side windows next to the front doors should be removed. These side windows make the front doors very vulnerable to being forced open. (Police)

60. It is the City's policy that a standard contribution of \$.50 per gross square foot on all new housing and or commercial development and on additions to existing structures should be paid to the City prior to the issuance of the certificate of occupancy in the case of office, retail, hotel or rental apartments, and paid at sale to the end user in the case of condominium or single family houses. For residential projects, in lieu of this contribution, the developer may submit an Affordable Housing Plan proposing another means of meeting the affordable housing requirement such as the provision of on-site or off-site units, or a lesser contribution in combination with affordable units. (Housing)
61. It is the City's policy that a standard contribution of \$.50 per gross square foot on all new housing and or commercial development and on additions to existing structures should be paid to the City prior to the issuance of the certificate of occupancy in the case of office, retail, hotel or rental apartments, and paid at sale to the end user in the case of condominium or single family houses. For residential projects, in lieu of this contribution, the developer may submit an Affordable Housing Plan proposing another means of meeting the affordable housing requirement such as the provision of on-site or off-site units, or a lesser contribution in combination with affordable units. (Housing)
62. The applicant shall attach a copy of the final released site plan to each building permit document application and be responsible for insuring that the building permit drawings are consistent and in compliance with the final released site plan prior to review and approval of the building permit by the Departments of Planning and Zoning and Transportation and Environmental Services. (P&Z)

### **NEW CONDITIONS SPECIFIC TO DSUP #2014-0044**

#### ***BUILDING:***

63. The building design, including the quality of materials, final detailing, and overall dimensions, including height shall be consistent with the architectural elevations dated February 2, 2015. (P&Z)
64. Windows and French doors should correctly reflect the architectural style, building type and period that is referenced by the building design to the satisfaction of the Director of P&Z. Consideration should be given to the following for exterior applied muntins:
  - a. have a minimum depth/projection of 3/8" and a maximum width of 1".
  - b. have a detailed profile that will create a strong shadow pattern;
  - c. have an integral spacer bar between the panes of glass that matches the muntins in width;
  - d. corresponding interior muntins are encouraged, but not required. (P&Z)

#### ***SITE PLAN:***

65. Per Section 11-418 of the Zoning Ordinance, the development site plan (DSP) shall expire and become null and void, unless substantial construction of the project is

commenced within 36 months after initial approval and such construction is thereafter pursued with due diligence. (P&Z)

66. Permeable pavers shall be installed per the specifications in the Virginia BMP Clearinghouse to be considered as pervious area as noted on the Preliminary Plan. (T&ES)

***STREETS / TRAFFIC:***

67. If the City's existing public infrastructure is damaged during construction, or patch work required for utility installation then the applicant shall be responsible for construction/ installation or repair of the same as per the City of Alexandria standards and specifications and to the satisfaction of Director, Transportation and Environmental Services. (T&ES)

***AIR POLLUTION:***

68. If fireplaces are utilized in the development, the Applicant is required to install gas fireplaces to reduce air pollution and odors. Animal screens must be installed on chimneys. (T&ES)

**CITY DEPARTMENT CODE COMMENTS**

Legend: C - Code Requirement R - Recommendation S - Suggestion F – Finding

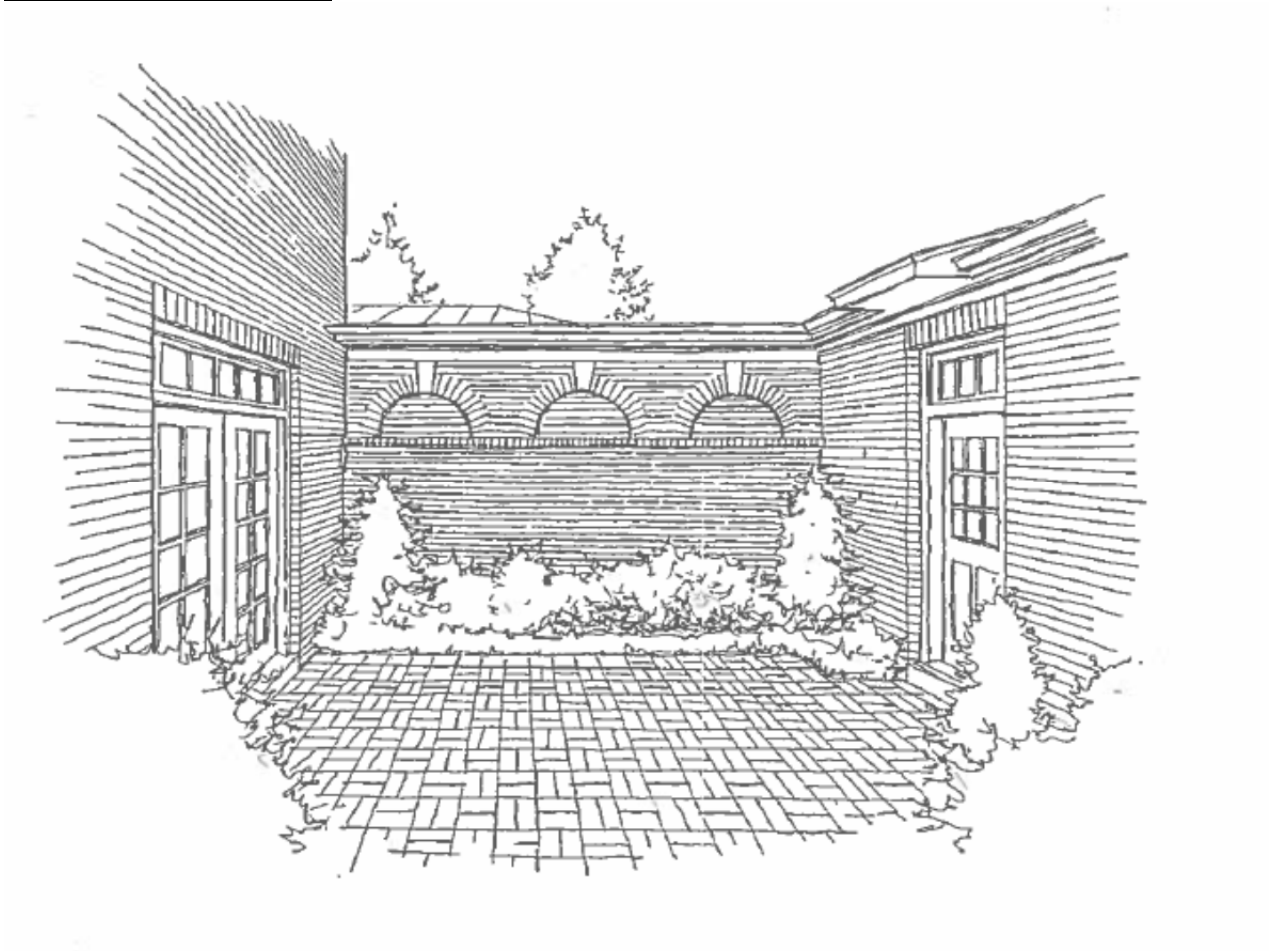
**Planning and Zoning**

- R1. On the cover sheet, Table 1: Revise the two asterisked notes by replacing DUP with DSP;
- R2. On the cover sheet, Zoning Information: Shift the 35% min reference from Density to Open Space.
- R3. On the cover sheet, Applications: Remove the reference for a need for a rear yard modification. It was determined during the review that a modification request was not necessary as the infill addition will conform to the required setback.

**Transportation & Environmental Services**

- 1. Staff recommends not building over the existing privately owned and maintained storm sewer system. (I-ROW)

## **IX. ATTACHMENTS**



**ATTACHMENT #1:**

Perspective view of expanded wall as seen  
from the neighbor's backyard





## APPLICATION

### DEVELOPMENT SITE PLAN

DSP # 2014-0044 Project Name: \_\_\_\_\_

PROPERTY LOCATION: 500 Pendleton St.

TAX MAP REFERENCE: 6 ZONE: RM

#### APPLICANT

Name: Frederick Taylor, AIA

Address: 1433 Otis St. NE Washington DC 20017

#### PROPERTY OWNER

Name: General and Mrs. Harold Adams

Address: 500 Pendleton St., Alexandria VA 22314

PROPOSED USE: single family

☒ **THE UNDERSIGNED** hereby applies for Development Site Plan approval in accordance with the provisions of Section 11-400 of the 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 to post placard notice on the property for which this application is requested, pursuant to Article XI, Section 11-301 (B) of the 1992 Zoning Ordinance of the City of Alexandria, Virginia.

☒ **THE UNDERSIGNED** also attests that all of the information herein provided and specifically including all surveys, drawings, etc., required of the applicant are true, correct and accurate to the best of his/her knowledge and belief.

Frederick E. Taylor AIA  
Print Name of Applicant or Agent

1433 Otis St. NE  
Mailing/Street Address

Washington DC 20017  
City and State Zip Code

[Signature]  
Signature

(202) 277 8087  
Telephone # Fax #

ftaylor@aia.com  
Email address

11/18/2014  
Date

#### DO NOT WRITE IN THIS SPACE - OFFICE USE ONLY

Application Received: \_\_\_\_\_

Received Plans for Completeness: \_\_\_\_\_

Fee Paid and Date: \_\_\_\_\_

Received Plans for Preliminary: \_\_\_\_\_

ACTION - PLANNING COMMISSION: \_\_\_\_\_

## 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. Frederick Taylor	1433 Otis St NE	100%
2.	Wash. DC 20017	
3.		

**2. Property.** State the name, address and percent of ownership of any person or entity owning an interest in the property located at \_\_\_\_\_ (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 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.		
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.

\_\_\_\_\_  
Date                      Printed Name                      Signature

**ALL APPLICANTS MUST COMPLETE THIS FORM.**

**The applicant is: (check one)**

☐ the Owner    ☐ Contract Purchaser    ☐ Lessee or    ☒ Other: ARCHITECT of the subject property.

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.

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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.