

DOCKET ITEM #2
Encroachment #2015-0002
700-710 North Washington Street (Parcel Address: 702 North Washington Street)

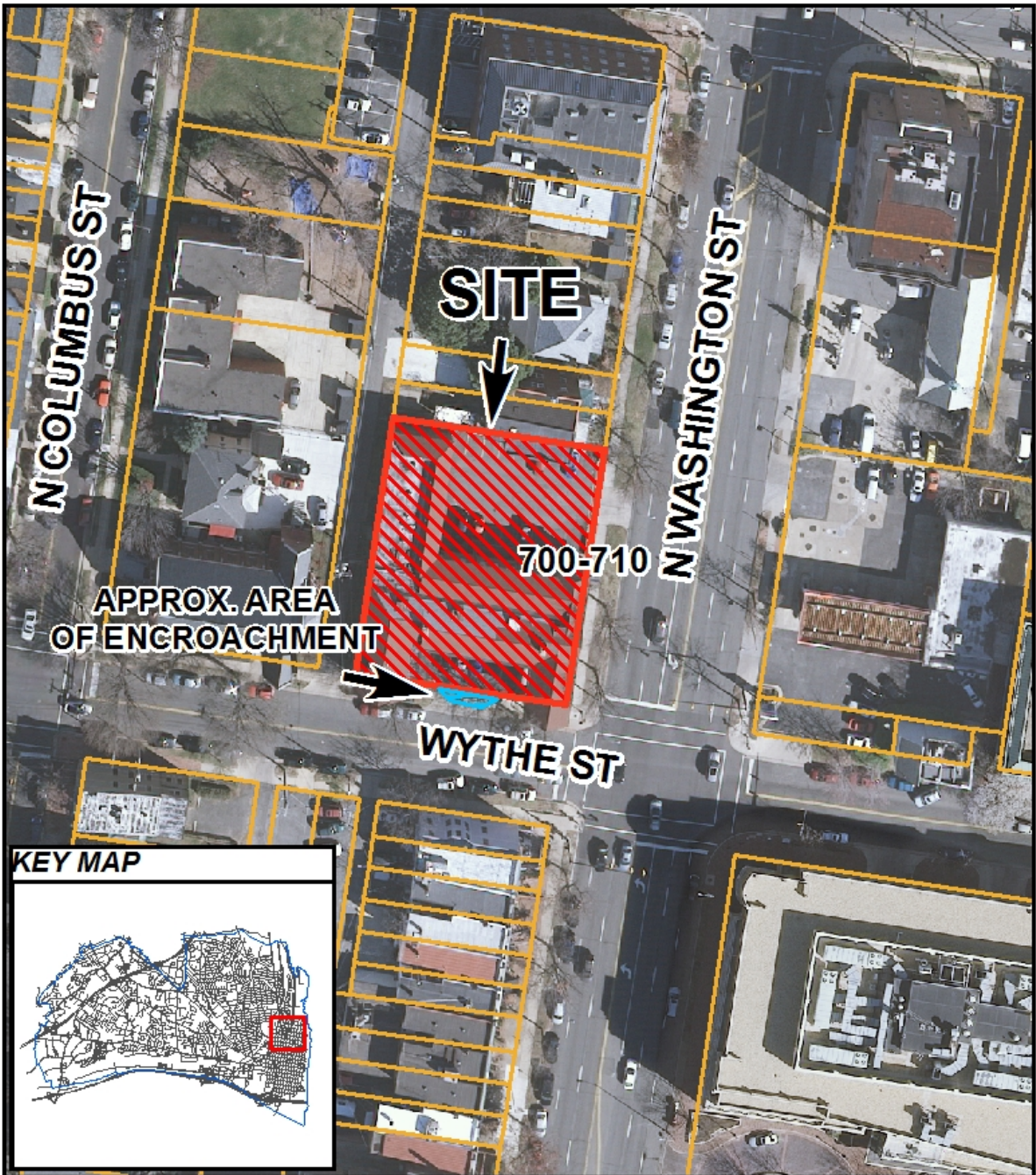
CONSENT AGENDA ITEM

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	
Request: Consideration of a request for an encroachment into the public right of way for a bay window	Planning Commission Hearing:	June 2, 2015
	City Council Hearing:	June 13, 2015
Address: 700-710 North Washington Street (Parcel Address: 702 North Washington Street)	Zone:	CRMU-X
Applicant: Mahmood Investment Corp	Small Area Plan:	Old Town North

Staff Recommendation: APPROVAL subject to compliance with all applicable codes, ordinances, and conditions of approval.

Staff Reviewers: Dirk H. Geratz, AICP dirk.geratz@alexandriava.gov
Maya Contreras, maya.contreras@alexandriava.gov
Catherine K. Miliaras, AICP, catherine.miliaras@alexandriava.gov



ENC #2015-0002
700-710 North Washington Street
(Parcel Address: 702 North Washington Street)



I. DISCUSSION

The applicant, Mahmood Investment Corp., has submitted a request for approval of an encroachment ordinance for a bay window in a new development project on property located at 700 N. Washington Street.

SITE DESCRIPTION

The project site consists of one 17,804 square foot lot located at the northwest corner of N. Washington Street and Wythe Street in the Old Town North Small Area planning district. The lot is zoned Commercial Residential Mixed-Use (Old Town North), and is within the Old and Historic Alexandria District (OHAD), and immediately adjacent to the Braddock Metro Neighborhood planning area.

BACKGROUND

The property currently houses the Travelodge motel, and was approved by City Council in October 2013 for redevelopment under DSUP#2013-0002 for a mixed-use building. The uses of the approved for the building included 31 residential units, a ground floor restaurant and below grade parking. The Old and Historic Alexandria District Board of Architectural Review (BAR) reviewed the project for a Permit to Demolish and Certificate of Appropriateness at two hearings in March 2015.

At the March 4, 2015 hearing, the BAR gave several comments for further refinement for the applicant to address and deferred the project. One comment specifically noted that the applicant should pursue an encroachment for a two-story projecting bow window on the Wythe Street elevation to add depth and architectural interest, noting that a flat bow window would be visually unsuccessful. The BAR supported a bow window that projected approximately 3 feet from the face of the building and advised the applicant to submit an encroachment application prior to final approval of a Certificate of Appropriateness. The applicant then made a number of refinements as well as applied for an encroachment as directed by the BAR. The BAR approved a Permit to Demolish and Certificate of Appropriateness on March 18, 2015.

APPROVED BUILDING DESIGN

The current submission is for one large building that will visually appear to be four separate buildings with a range of architectural styles and three- and four-story tall elements, as required by the Washington Street Standards to maintain the scale of this important street. On Washington Street, the southernmost building will be a three-story Italianate brick building with a prominent first-floor storefront. The center building, the largest element at four-stories and with prominent projecting bays, is designed to look like a late-19th-century apartment building in the late 19th century Richardsonian Romanesque architectural style. The northernmost element will appear to be a substantial three-story brick townhouse set back from the sidewalk with a raised terrace.

The Wythe Street elevation also provides the visual appearance of multiple buildings and relates to the styles on the Washington Street elevation as the three-story Italianate building wraps the

corner and the prominent center building from Washington Street also dominates this elevation. The western part of this elevation steps down significantly toward the alley. It is on this Wythe Street elevation that the bay window is proposed to be added.

SCOPE OF APPROVAL

The applicant requests approval of a maximum encroachment of 3.6 feet into the Wythe Street public right of way for a bow window at the second and third stories, approximately 12 feet above the sidewalk. The two-story bow window is located at approximately the middle of the Wythe Street elevation. There is no physical encroachment into the public sidewalk along Wythe Street as it is above the first story.

ZONING/MASTER PLAN

The subject property is zoned Commercial Residential Mixed-Use (Old Town North), and falls within the Old Town North Small Area Plan District.

II. STAFF ANALYSIS

Staff supports the requested encroachment for the two-story bow window with a projection of approximately 3.6 feet. The approved development project was reviewed by the Old and Historic Alexandria District Board of Architectural Review for height, scale, mass and architectural character in 2013 as part of the BAR concept review process. At that time, a projecting two-story bow window was represented on the Wythe Street elevation to define this particular element of the building and be stylistically compatible with the overall design intention. But, as it was concept review, it was not fully detailed or dimensioned.

After approval of the DSUP, the applicant returned to the BAR to request a Certificate of Appropriateness. At this point in the review process, the BAR reviews and comments on architectural details, materials, fenestration and similar items to insure that they are historically compatible and high quality. Therefore, the two-story bow window had not been fully developed as an architectural feature until after approval of the DSUP. Historically, bay and bow windows, whether on two-story rowhouses or more substantial commercial buildings, always had significant depth as they functioned not just as an element of decorative interest but functionally increased the amount of light into a space. Therefore, when the applicant presented the BAR with two studies, one showing a relatively “flat” bow that projected less than one foot and appeared “pasted” on and the other showing a bow window with the more traditional three foot projection, it was clear to all of the BAR members that the historically accurate option was the only supportable design. However, because the City Code does not permit such architectural decorations to project into the public way more than ten inches, the applicant was required by the BAR to pursue an encroachment. It should be noted that the majority of historic bay and bow windows found throughout Old Town currently project significantly into the public right-of-way. As part of the Staff review it was determined that there were no identified conflicts between the bay window and street trees, street lights or utilities.

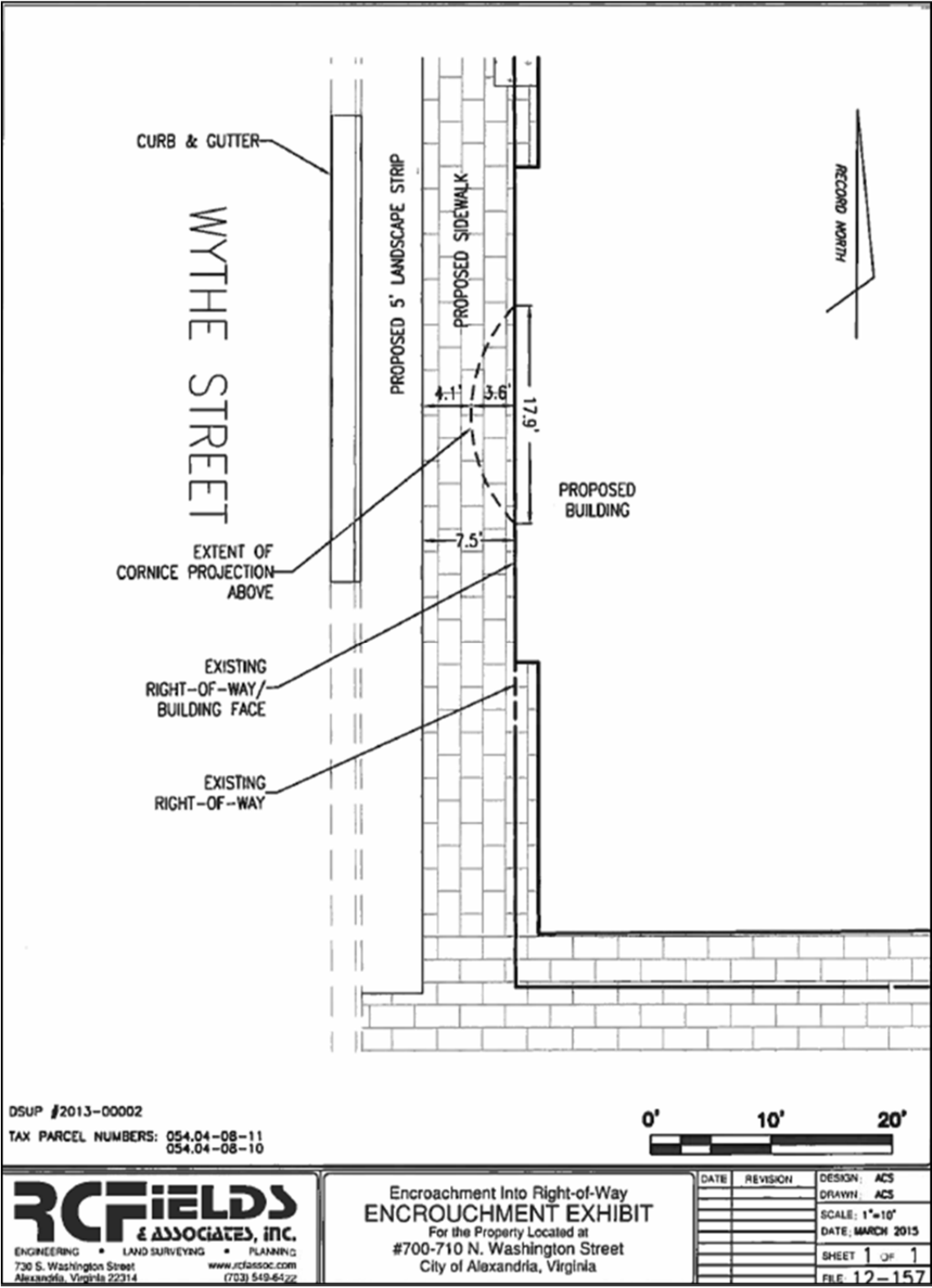
Therefore, in order to be consistent with the BAR's direction given to the applicant as part of the Certificate of Appropriateness approval, staff recommends approval of the proposed encroachment finding that it provides the necessary architectural interest and depth for the two-story bow window so desired by the BAR.

III. STAFF RECOMMENDATION

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

1. The applicant (and his successors, if any) must obtain and maintain a policy of general liability insurance in the amount of \$1,000,000, which will indemnify the applicant (and his /her successors, if any) and the City of Alexandria, as an additional named insured, against all claims, demands, suits, etc., and all costs related thereto, including attorney fees, relating to any bodily injury or property damage which may occur as a result of the granting of this encroachment. (T&ES)
2. Neither the City nor any Private utility company will be held responsible for damage to the private improvements in the public right-of-way during repair, maintenance or replacement of any utilities that may be located within the area of the proposed encroachment. (T&ES)
3. In the event the City shall, in the future, have need for the area of the proposed encroachment, the applicant shall remove any structure that encroached into the public right-of-way, within 60 days, upon notification by the City. (T&ES)

IV. GRAPHICS



Final Location Survey for 700 N Washington St



Historic bow windows at 208 North Washington Street



Historic bow window at 417 North Washington Street

CITY DEPARTMENT COMMENTS

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

Planning and Zoning - BAR Staff:

F-1 The request is for an encroachment for a bay window on Wythe Street to be constructed as part of a development special use permit, DSUP2013-0002. The property is located within the Old and Historic Alexandria District and is subject to review by the Old and Historic Alexandria Board of Architectural Review. The BAR supported the use of the bay window to promote architectural variety.

BAR Staff has no objection to the proposed encroachment.

Archaeology:

F-1 There is low potential for significant archaeological resources to be disturbed by this project. No archaeological action is required.

Transportation and Environmental Services:

No comments.

Code Administration:

No comments.

Police Department:

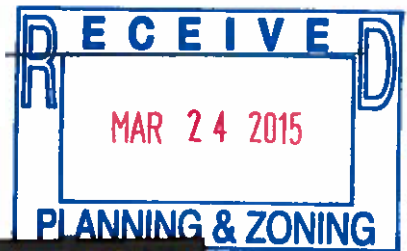
No comments.

Fire Department:

No comments.

Health Department:

No comments.

**APPLICATION****ENCROACHMENT**ENC# 2015-0002

PROPERTY LOCATION: 700 - 710 N. Washington Street
TAX MAP REFERENCE: 054.04-08-10 and -11 **ZONE:** CRMU-X (per DSUP)

APPLICANT

Name: Mahmood Investment Corp.
Address: 700 N. Washington Street, Alexandria VA 22314

PROPERTY OWNER

Name: Mahmood Investment Corp.
Address: 700 N. Washington Street, Alexandria VA 22314

PROPOSED USE: Residential - apartment building

INSURANCE CARRIER (copy attached) Erie Insurance Group **POLICY #** Q392550446

A certificate of general liability insurance in the amount of \$1,000,000 which will indemnify the owner and names the city as an additional insured must be attached to this application.

☒ **THE UNDERSIGNED** hereby applies for an Encroachment Ordinance in accordance with the provisions of Section 8-1-16 and Sections 3-2-82 and 85 of the Code of the City of Alexandria, Virginia.

☐ **THE UNDERSIGNED** hereby applies for an Administrative Use Permit in accordance with the provisions of Article VI, Section 6-600 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 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 their knowledge and belief.

John Rust, Rust | Orling Architecture (Agent)

Print Name of Applicant or Agent

1215 Cameron Street

Mailing/Street Address

Alexandria, VA 22314

City and State Zip Code


Signature

703.836.3205

Telephone #

N/A

Fax #

jrust@rustorling.com

Email address

3/24/2015

Date

Application Received: _____

Date and Fee Paid: \$ _____

ACTION - PLANNING COMMISSION: _____ ACTION - CITY COUNCIL: _____

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. Mahmood Invest. Corp.	700 N Washington St	100%
2.		
3.		

2. Property. State the name, address and percent of ownership of any person or entity owning an interest in the property located at 700-710 N Washington St. (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. Mahmood Invest. Corp.	700 N Washington St.	100%
2. Rafat Mahmood	710 N Washington St.	50%
3. Shaista Mahmood	710 N Washington St.	50%

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 below and "None" in the corresponding fields)

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. Mahmood Investment Corp.	None	None
2. Rust Orling Architecture	None	None
3.		

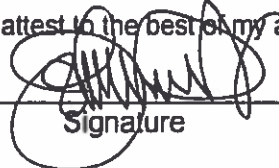
NOTE: Business or financial relationships of the type described in Sec. 11-350 that arise after the filing of this application and before each public hearing must be disclosed prior to the public hearings.

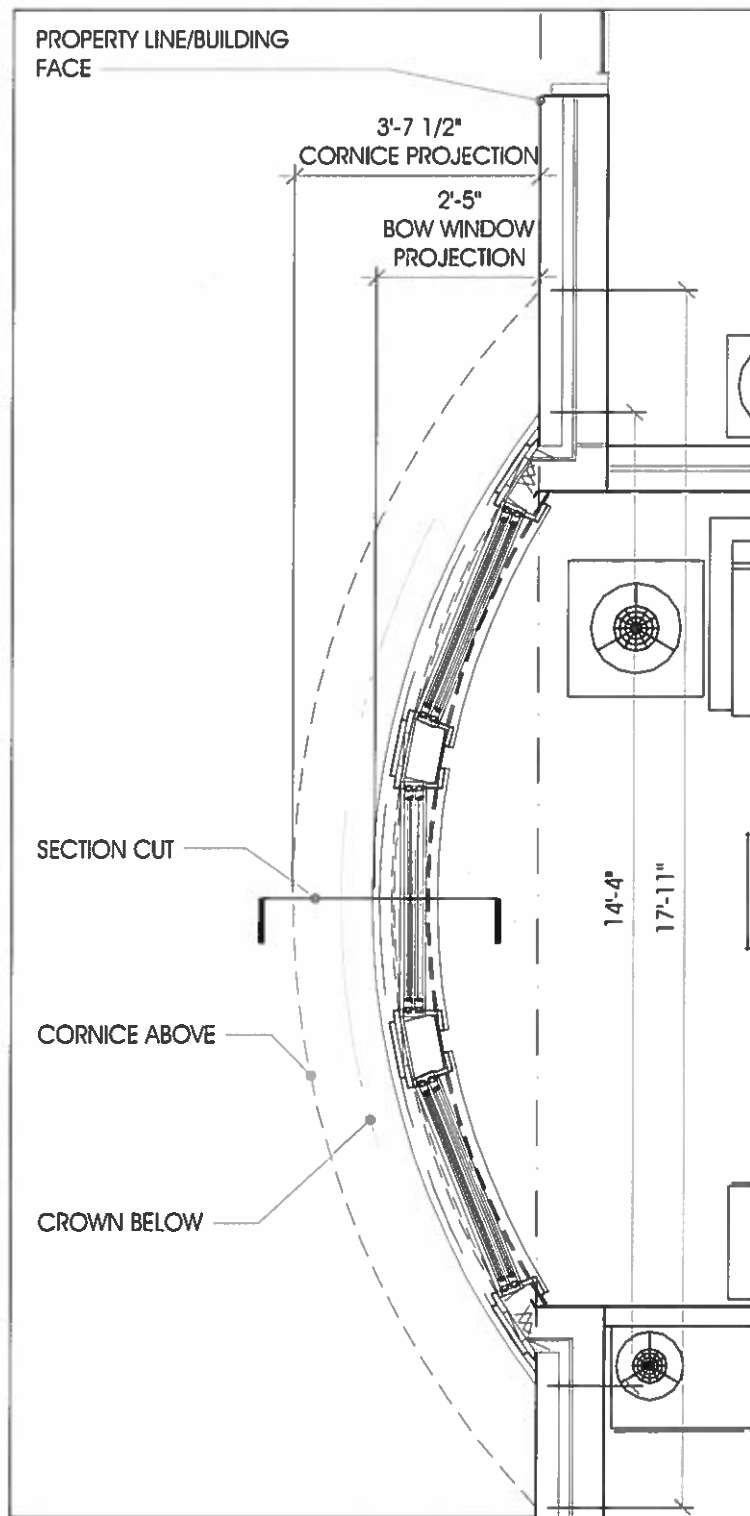
As the applicant or the applicant's authorized agent, I hereby attest to the best of my ability that the information provided above is true and correct.

3-24-15
Date

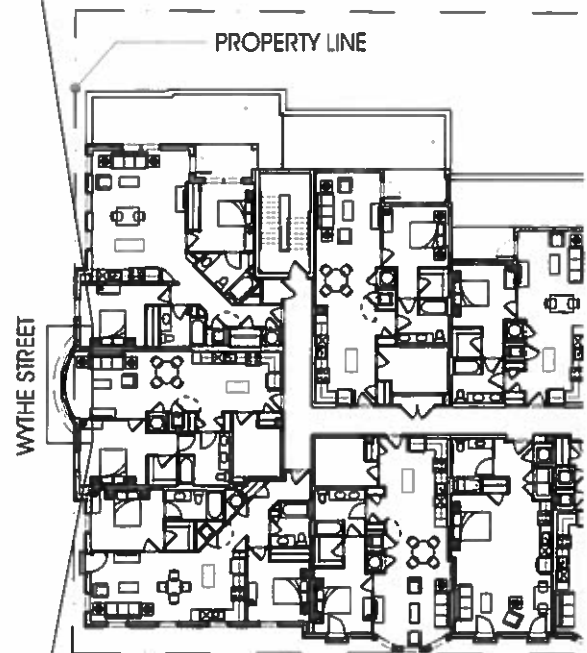
John W. Rust

Printed Name


Signature



PLAN DETAIL AT 3/8" = 1'-0"



PARTIAL BUILDING PLAN

DSUP #2013-00002

TAX PARCEL #S 054.04-08-11
054.04-08-10

March 18, 2014

Bow Window Encroachment Into Right-of-Way Exhibit

700 - 710 N. Washington Street

14049

RUST | ORLING
ARCHITECTURE



DSUP #2013-00002

TAX PARCEL #'S 054.04-08-11
054.04-08-10

ELEVATION

March 18, 2014

Bow Window Encroachment Into Right-of-Way Exhibit

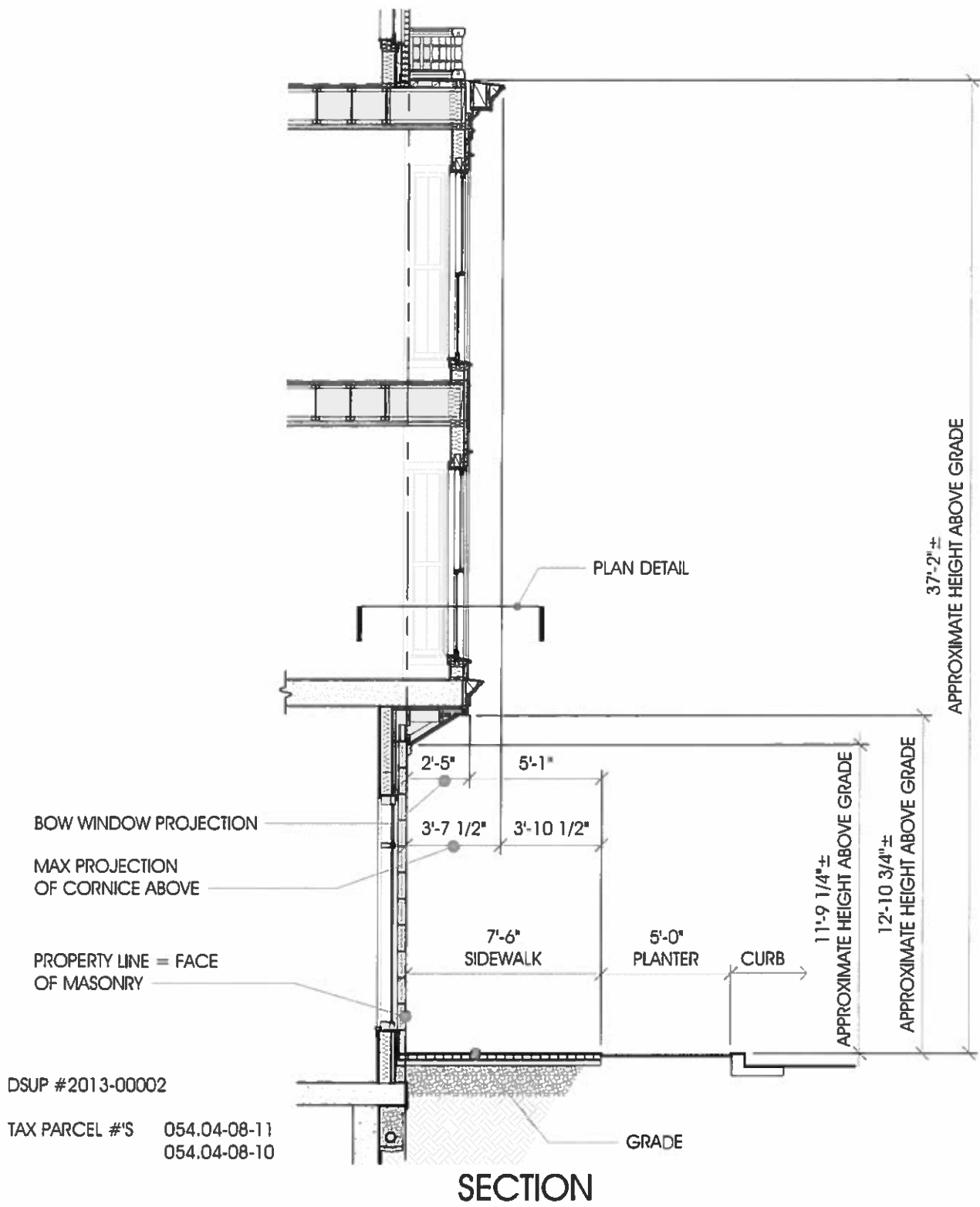
3/16"=1'-0"

700 - 710 N. Washington Street

14049

RUST | ORLING
ARCHITECTURE

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DSUP #2013-00002

TAX PARCEL #'S 054.04-08-11
054.04-08-10

March 18, 2014

Bow Window Encroachment Into Right-of-Way Exhibit

3/16" = 1'-0"

700 - 710 N. Washington Street
14049

RUST | ORLING
ARCHITECTURE

CURB & GUTTER

WYTHE STREET

PROPOSED 5' LANDSCAPE STRIP

PROPOSED SIDEWALK

RECORD NORTH

PROPOSED BUILDING

EXTENT OF CORNICE PROJECTION ABOVE

EXISTING RIGHT-OF-WAY/
BUILDING FACE

EXISTING RIGHT-OF-WAY

4.1' 3.6' 17.9' 7.5'

DSUP #2013-00002

TAX PARCEL NUMBERS: 054.04-08-11
054.04-08-10



RCF **IELDS**
& ASSOCIATES, INC.

ENGINEERING • LAND SURVEYING • PLANNING
730 S. Washington Street
Alexandria, Virginia 22314
www.rcfassoc.com
(703) 549-6422

Encroachment Into Right-of-Way ENCROUCHMENT EXHIBIT

For the Property Located at
#700-710 N. Washington Street
City of Alexandria, Virginia

DATE	REVISION	DESIGN: ACS
		DRAWN: ACS
		SCALE: 1"=10'
		DATE: MARCH 2015
		SHEET 1 OF 1
		FILE: 12-157