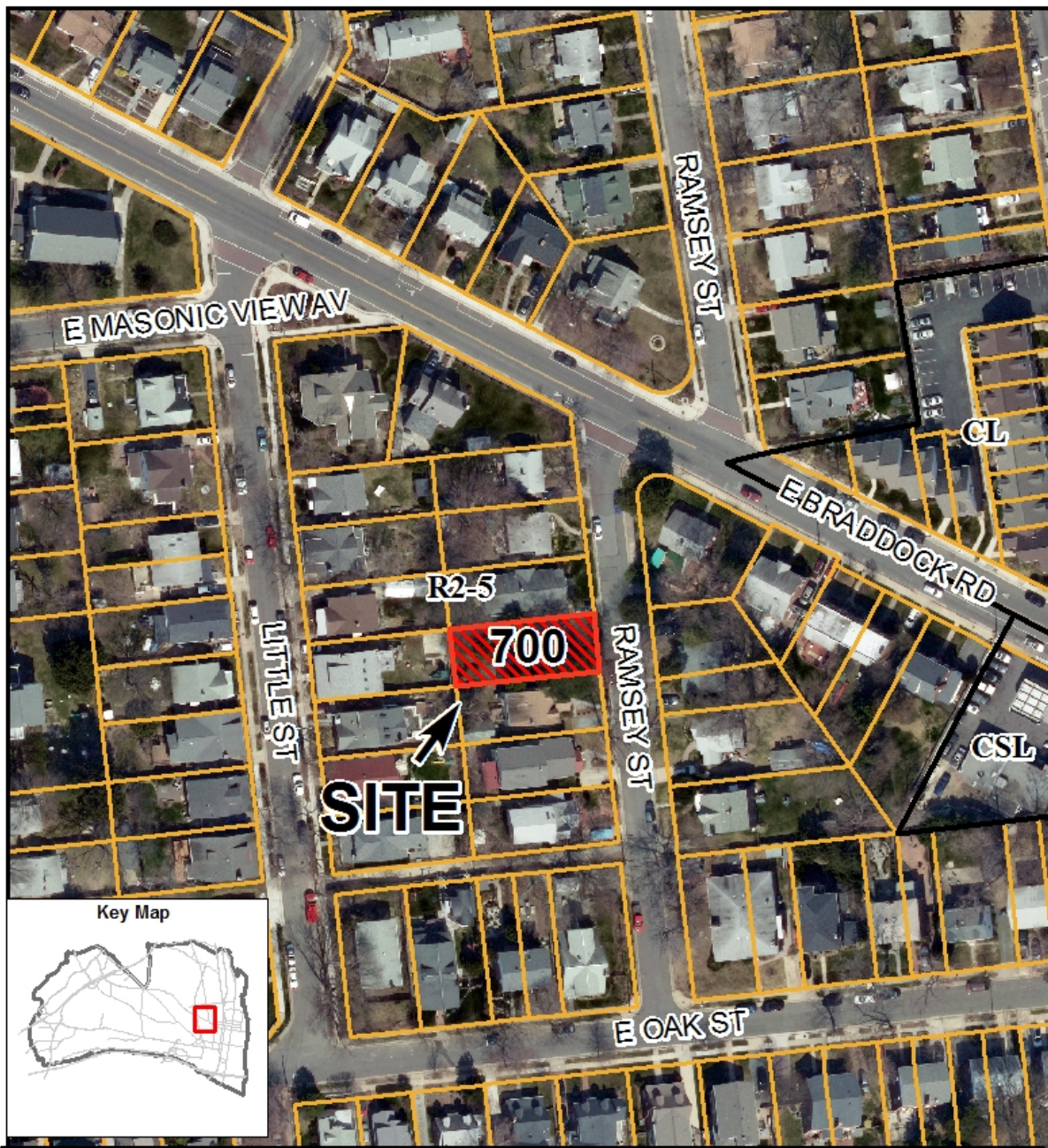




DOCKET ITEM #8
Special Use Permit #2015-0090
700 Ramsey Street

Application	General Data	
Public hearing and consideration of a request to construct a new single-family dwelling on a vacant, substandard lot.	Planning Commission Hearing:	November 5, 2015
	City Council Hearing:	November 14, 2015
Address: 700 Ramsey Street	Zone:	R-2-5/Residential Single-Family
Applicant: West Restored Properties, LLC	Small Area Plan:	Potomac West

Staff Recommendation: APPROVAL subject to compliance with all applicable codes and ordinances and the recommended permit conditions found in Section III of this report.
Staff Reviewers: Taryn Toyama, taryn.toyama@alexandriava.gov Alex Dambach, alex.dambach@alexandriava.gov



SUP #2015-0090
700 Ramsey Street



I. DISCUSSION

The applicant, West Restored Properties, LLC, is the owner for the property in question and requests Special Use Permit (SUP) approval to construct a new single-family dwelling on the vacant substandard lot at 700 Ramsey Street.

SITE DESCRIPTION

The subject property is one vacant lot of record with 40 feet of lot frontage along Ramsey Street; 100 feet of lot depth and a total of 4,000 square feet of lot area. The subject property is surrounded by other single-family dwellings and one two-family semi-detached dwelling located across the street.



PROPOSAL

The applicant requests SUP approval to construct a new two-story single-family dwelling on a vacant substandard lot. The proposed dwelling would measure 24 feet in overall height as measured from the average pre-construction grade and proposes a net floor area of 1,798 square feet. The proposed design of the dwelling is in a craftsman-inspired style with a two-story front gabled façade, roof overhangs attenuated with brackets and a front porch spanning the entire width of the front elevation.

PARKING

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

MASTER PLAN DESIGNATION

The proposed single-family residential use is consistent with the Potomac West Small Area Plan which designated this property for low density residential development.

ZONING

This is an application for construction of a single-family dwelling on a vacant substandard lot, which qualifies for development and automatically triggers the requirement for SUP approval. The subject property is located in the R-2-5/Single-Family Residential zone.

R-2-5 Lot Requirements

This interior lot requires a minimum lot size of 5,000 square feet, a lot frontage of 40 feet, and a lot width (at the front building wall) of 50 feet. The lot is substandard as to its lot area and lot width at the front building wall.

Table 1: Minimum R-2-5 Lot Requirements

Requirement	R-2-5 minimum	Subject Property	Meet Minimum?
Lot size	5,000 square feet	4,000 square feet	No
Lot frontage	40 feet	40 feet	Yes
Lot width at front building wall	50 feet	40 feet	No

Because this lot cannot meet all the minimum requirements of the R-2-5 zone, it is deemed substandard. However, the Zoning Ordinance does provide relief, should the lot meet the criteria detailed below in section 12-402 of the Zoning Ordinance.

Vacant Substandard Lot Development Eligibility Test

Section 12-402 of the Zoning Ordinance regulates the development of vacant substandard lots. This section requires that the vacant substandard lot pass an eligibility test. This eligibility test assesses whether the substandard lot is similar to the other developed lots on the same block. The Zoning Ordinance states:

Notwithstanding the provisions of section 12-401, a substandard lot which complied with the provisions of this ordinance or other prior law in effect on the date such lot was recorded, and which has continuously been of record since such date, may be developed only with a single-family dwelling and its accessory buildings, subject to the following provisions:

(A) No person has, at any time from and after September 16, 1988, held any present or future freehold estate, except as trustee only, or any equitable interest of like quantum, or held any interest as contract purchaser, in the substandard lot and in any contiguous undeveloped or unimproved lot of record; and

1) The substandard lot contains at least the lot area, and has at least the lot width at both the front lot line and front building line, as exhibited by more than 50 percent of the developed lots on the block face in which the substandard lot is located...

The subject property meets these criteria because the adjacent lot at 702 Ramsey Street, which also belongs to the applicant, is developed with a single-family dwelling, and the lot for this

application contains the lot area, frontage and width at the front building line as exhibited by more than 50 percent of the developed lots on the block face, shown in Table 2.

Table 2: 50 Percent Eligibility Test

Address	Lot Area (sqft)	Lot Frontage (ft)	Lot Width (ft)
205 E Braddock	7272	22.45	48.50
206 E Oak** lot 1	2500	50.00	50.00
206 E Oak** lot 2	2500	50.00	50.00
301 E Braddock*	6057	80.00	92.00
603 Ramsey*	4600	100.00	100.00
604 Ramsey*	4000	40.00	40.00
605 Ramsey** lot 14	3475	25.00	25.00
605 Ramsey** lot 15	3475	25.00	25.00
606 Ramsey	4000	40.00	40.00
607 Ramsey** lot 16	2825	25.00	25.00
607 Ramsey** lot 17	2825	25.00	25.00
608 Ramsey	4000	40.00	40.00
609 Ramsey*	2611	25.00	25.00
611 Ramsey*	3640	50.00	50.00

* Measurements taken from City Tax Maps, not survey plat.

**Lot area, frontage and width are approximate, since survey plats were not available.

Out of 17 total lots in the block face (excluding the subject property):

- 14 lots have 4000 square feet or less in total lot area (82 percent).
- 11 lots have 40 feet or less in total lot frontage (65 percent).
- 11 lots have 40 feet or less in lot width at the front building line (65 percent).

Since the proposed vacant lot meets the eligibility criteria listed in section 12-402(A)(1) of the Zoning Ordinance, special use permit approval is required for construction that will not unreasonably impair an adequate supply of light and air to adjacent properties, will not diminish or impair the established property value in the surrounding areas, and will be compatible with the existing neighborhood character.

Zoning Analysis

Although the vacant lot is smaller than a typical R-2-5 lot, the proposed dwelling meets the R-2-5 zoning requirements and adheres to the single-family infill regulations, with respect to setbacks, FAR, building height, and threshold height.

Additional zoning elements of the proposal are listed in Table 3 below.

Table 3. R-20 Zoning Table

	Required		Proposed
Front Yard	30.6 ft*		30.6 ft
Side Yard (north)	1:3 with 7 ft min	7 ft	8.0 ft
Side Yard (south)	1:3 with 7 ft min	7 ft	7.7 ft
Rear Yard	1:1 with 7 ft min	21.5 ft	22.4 ft
Building Height	Maximum 25 ft		24 ft
Threshold Height	3.6 ft**		2.3 ft
FAR	Max: 0.45 or 1,800 sq. ft		0.45 or 1,798 sq. ft
Parking	2 standard spaces		2 standard spaces
Parking/Driving in Required Yard	Max: 50 percent		Less than 50 percent

* Determined by front yard setback block face survey.

** Determined by threshold block face survey.

II. STAFF ANALYSIS

Staff supports the applicant's proposal to develop this vacant substandard lot with a new two-story single-family dwelling. The applicant demonstrates that the proposed dwelling would not unreasonably impair an adequate supply of light and air, would not diminish or impair the established property values in the surrounding areas and would be compatible with the existing neighborhood character as required by section 12-401(C) of the Zoning Ordinance.

Light and Air Adequacy

As previously analyzed in the Zoning section of this report, the proposed design of the new dwelling will meet the required side yard setbacks established by the R-2-5 zone maintaining adequate light and air to the adjacent parcels. The single-family infill regulations also ensure that the home will not be more than 25 feet tall, which was created as a standard by the infill regulations as an acceptable maximum height for a two-story dwelling in a residential neighborhood. Additionally, the applicant's front yard setback survey demonstrates that the new home would be placed in line with the existing homes along the Ramsey Street block face.

Property Values

The City's Real Estate Department assessed the subject lot as a vacant lot with no building valuation. With the development on the new single-family dwelling on this vacant lot, the assessed value for the property will increase, creating real estate tax revenue as well as an increase in assessed value of the neighborhood. Generally, in Alexandria, new infill construction does not adversely affect surrounding home property values.

Design and Neighborhood Compatibility

The overall height, threshold height, architectural character and placement of the dwelling on the lot are appropriate in this neighborhood. The new dwelling is consistent in scale with existing homes in the greater neighborhood, while adhering to the single-family infill regulations applied by the R-2-5 zone.

The Rosemont Park neighborhood has a variety of house styles and sizes. There is not a strong or singular design character in this neighborhood. A majority of the lots along Ramsey Street are considered developed substandard lots in the R-2-5 zone. These lots were created prior to the City of Alexandria's 1942 zoning ordinance, creating an undue restriction affecting building bulk and placement, since many of the lots are smaller than the 5,000 square foot minimum and narrower than the minimum 50 foot width. Despite the substandard nature of the lots in the neighborhood, the applicant proposes a new dwelling that will fall in-line with the existing homes along Ramsey Street by complying with the single-family infill regulations for height and bulk and using an appropriate urban design.

Figure 1. Proposed Home and Existing Lot



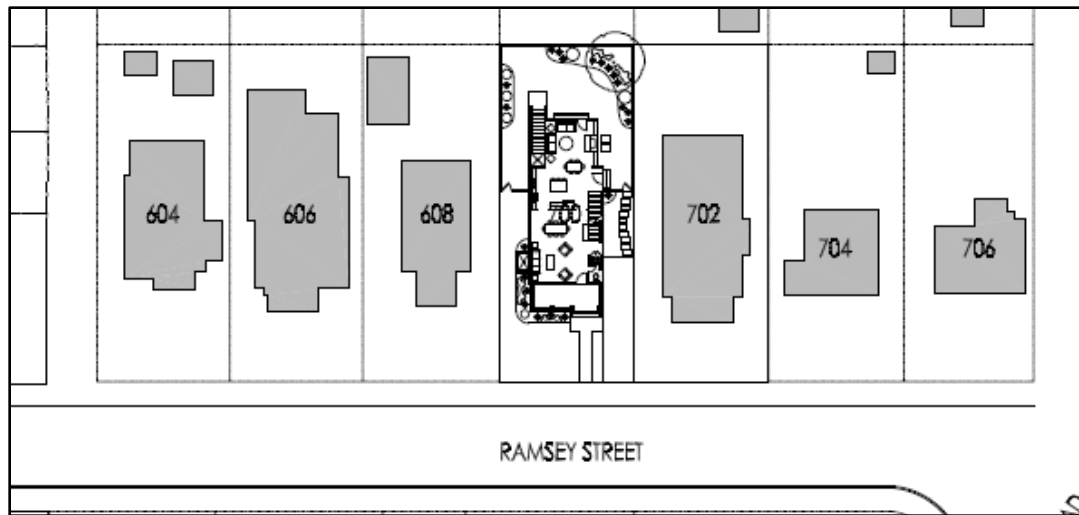
The bulk and massing of the proposed home is compatible with the homes along Ramsey Street. The proposed home would offer 1,798 net square feet of floor area, which is slightly less than the permitted 1,800 net square feet floor area for the site. The height for the proposed home meets the single-family infill requirement by proposing a building height of 24 feet above average pre-construction finished grade. The two-story front gable roof design is appropriate for the neighborhood, as homes along Ramsey Street show a variety of roof forms, including the two-story front gable design proposed (see Figure 2). The applicant is also proposing a front door threshold height of 2.3 feet, which is 1.3 feet lower than the average threshold height along the block face, bringing the front door closer to the street level and creating a more inviting pedestrian-scaled front entrance. The proposed front porch reinforces the connection from the dwelling to the street, creating a similar streetscape to other homes on Ramsey Street that already have a covered front portico or porch.

Figure 2: Neighborhood Context



There is not a strong or singular neighborhood character that defines the surrounding neighborhood. Neighboring homes, such as 604 Ramsey Street, 606 Ramsey Street and 702 Ramsey Street, have added single-story or two-story additions to the rear of the existing dwelling. The applicant purposely designed this new dwelling in a similar fashion to conform to the building footprint pattern of the existing development along Ramsey Street, where the building footprint narrows towards the back of the home to create the illusion that a two-story addition was later added on to the existing home (see Figure 3).

Figure 3. Building Footprint Pattern



The development of this lot would require the removal of several matured trees on the site. However, the applicant will be required to add trees and other approved landscaping to the site to achieve an overall crown coverage of at least 25 percent as required under infill regulations (Condition #2).

Under the original proposal, the applicant provided the required off-street parking by a new curb cut and driveway at the southeast corner of the lot. After a site visit, staff determined that the existing street tree located between the subject property and 608 Ramsey Street was viable and would have been adversely affected by this new curb cut. The City Arborist has recommended against its removal for a new curb cut (Condition #3). After discussing with staff and the neighboring property owner, the applicant has shifted the driveway the northeast corner of the lot instead, allowing the street tree to remain undisturbed.

Staff finds that the proposed new single-family dwelling is appropriate for this location and, subject to the conditions in Section III of this report, recommends approval of the 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 shall be substantially consistent with illustrations dated October 19, 2015 to the satisfaction of the Director of Planning & Zoning. (P&Z)
2. As part of the grading plan, new trees must be planted to provide a minimum of 25 percent canopy cover over the site. (P&Z)
3. Street tree does not qualify for removal for the purpose of a curb cut. The installation of the proposed curb cut would disrupt the root system of the tree which detrimentally affects its health and stability. (Parks & Rec)(P&Z)

4. Building, trade permits and inspections are required to construct single-family home on this substandard lot. (Code)
5. The new construction must comply with the current edition of the Uniform Statewide Building Code (USBC). (Code)
6. 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)
8. A grading plan showing all improvements and alterations to the site shall be required prior to any land disturbing activities and must be approved prior to issuance of a building permit. (5-6-224) (T&ES)
9. An erosion and sediment control plan must be approved by T&ES prior to any land disturbing activity greater than 2500 square feet. An erosion and sediment control bond shall be posted prior to release of the grading plan. (Sec.5-4-1.1) (T&ES)
10. The applicant shall comply with the provisions of the City's Environmental Management Ordinance (Article XIII of the City's Zoning Ordinance) current at the time of grading plan submittal. (T&ES)
11. All improvements to the city right-of-way such as curbing, sidewalk, driveway aprons, etc. must be city standard design. (Sec.5-2-1) (T&ES)
12. Roof, surface and sub-surface drains shall be connected to the public storm sewer system, if available, by continuous underground pipe. Where storm sewer is not available, the applicant must provide a design to mitigate the impact of stormwater drainage onto adjacent properties and to the satisfaction of the Director of Transportation & Environmental Services. (Sec.5-6-224)
13. All secondary utilities serving this site shall be placed underground. (Sec. 5-3-3) (T&ES)
14. The applicant shall pay sanitary sewer connection fee prior to release of Grading Plan. (Sec. 5-6-25) (T&ES)
15. Any work within the right-of-way requires a separate permit from T&ES. (Sec. 5-361) (T&ES)
16. The applicant shall comply with the City of Alexandria's Noise Control Code, Title 11, Chapter 5, which sets the maximum permissible noise level as measured at the property line. (T&ES)

STAFF: Taryn Toyama, Urban Planner;
Alex Dambach, Division Chief.

ATTACHMENTS:

Attachment 1: Propose Plat Map & Survey Data
Attachment 2: Propose Floor Plans, Elevations, Photos and Rendering
Attachment 3: Revised FAR calculations and FAR Diagram
Attachment 4: SUP Application

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 The following comments are for site plan review only. Once the applicant has filed for a building permit and additional information has been provided, code requirements will be based upon the building permit plans and the additional information submitted. If there are any questions, the applicant may contact Charles Cooper, Plan Review Division at Charles.cooper@alexandriava.gov or 703-746-4197.

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

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

Fire Department:

F-1 No comments or concerns.

Health:

F-1 No comments received.

Parks and Recreation:

C-1 Street tree does not qualify for removal for the purpose of a curb cut. The installation of the proposed curb cut would disrupt the root system of the tree which detrimentally affects its health and stability. (Parks & Rec)

Police Department:

F-1 No comments received.



APPLICATION

SPECIAL USE PERMIT

SPECIAL USE PERMIT # 2015-00090

PROPERTY LOCATION: 700 Ramsey Street

TAX MAP REFERENCE: 053.04-04-03

ZONE: R 2-5

APPLICANT:

Name: West Restored Properties LLC

Address: PO Box 7469, Alexandria VA 22307

PROPOSED USE: Single family dwelling

☒ **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.

M. Catharine Puskar, Attorney/Agent

Print Name of Applicant or Agent
Walsh, Colucci, Lubeley, & Walsh PC
2200 Clarendon Blvd., Suite 1300

Mailing/Street Address

Arlington, VA 22201

City and State

Zip Code

M. Catharine Puskar, by aef 7/28/2015

Signature

Date

703-528-4700

703-525-3197

Telephone #

Fax #

cpuskar@thelandlawyers.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.

The Applicant is the contract purchaser and will close on the property in August.
 The Applicant will provide evidence of ownership prior to the public hearing.

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.

Mark Poskaitis, 52%, PO Box 7469, Alexandria VA 22307

Carter Land, 16%, 719 Timber Branch Drive, Alexandria VA 22302

Howard L. Parris, 16%, 616 King Cloister Circle, Alexandria VA 22302

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 Mark Poskaitis	PO Box 7469, Alexandria VA 22307	52%
² Carter Land	719 Timber Branch Drive, Alexandria VA 22302	16%
³ Howard Parris	616 King Cloister Circle, Alexandria VA 22302	16%

2. Property. State the name, address and percent of ownership of any person or entity owning an interest in the property located at 700 Ramsey Street (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 The Applicant is the contract purchaser and will close on the property in August. The Applicant will provide evidence of ownership prior to the public hearing.		
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 Mark Poskaitis	None	None
² Carter Land	None	None
³ Howard Parris	None	None

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.

7/28/2015

Date

M. Catharine Puskar, Attorney/Agent

Printed Name

M. Catharine Puskar, by a/b
Signature

(Letterhead)

West Restored Properties LLC
c/o Mark Poskaitis, Manager
PO Box 7469
Alexandria, VA 22307

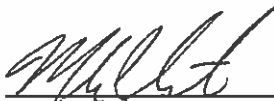
Karl Moritz
301 King Street
City Hall, Room 2100
Alexandria, Virginia 22314

Re: Consent to File Application for an SUP and associated requests
700 Ramsey Street; Tax Map ID: 053.04-04-03 (the "Property")

Dear Mr. Moritz:

West Restored Properties LLC, hereby authorizes Walsh, Colucci, Lubeley & Walsh, P.C. to act as agent on our behalf for the filing and representation of applications for an SUP to construct a single-family dwelling on a substandard lot and any related requests on the Property.

Very truly yours,

By: 

Its: Managing Member of West Restored Properties

Date: 7/27/15

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.

N/A

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.)

The Applicant requests approval for an SUP to construct a single-family dwelling on a substandard lot that is currently vacant. The home is designed to meet the infill regulations as well as the character of the immediate neighborhood.

Parking for two full size cars will be provided in a new driveway via a single curb cut on the southern part of the property. The new driveway will be 9 feet wide x 37 feet long. Parking is in a configuration similar to the other homes on the street.

The new house design will be two stories in height with a full width one story front porch. Several architectural techniques will be employed to meet the goals of the infill regulations. A comfortable sized front porch will encourage neighborly interaction. The massing has been broken down with the one story porch elements, offset walls and a secondary building block at the rear of the house. The house will appear as if it was once a smaller structure that was added to years later. This mimics the development pattern of both the Rosemont and Del Ray Neighborhoods. Careful selection of siding materials, paint colors and historic detailing will respect the character of the neighborhood.

The substandard property has the same square footage (4,000) of every lot on the blockface with the exception of the corner lots.

The house height is planned to be one foot lower than the minimum standard 25 foot height allowed for all houses under the infill regulations.

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: A new 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).

N/A

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

N/A

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

Day:

N/A

Hours:

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

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

Typical for single-family residential use

B. How will the noise be controlled?

N/A

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

N/A

9. Please provide information regarding trash and litter generated by the use.

- A. What type of trash and garbage will be generated by the use? (i.e. office paper, food wrappers)
Standard household waste
-

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

- C. How often will trash be collected?

Weekly

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

N/A

10. Will any hazardous materials, as defined by the state or federal government, be handled, stored, or generated on the property?

[] Yes. [✓] No.

If yes, provide the name, monthly quantity, and specific disposal method below:

- 11.** Will any organic compounds, for example paint, ink, lacquer thinner, or cleaning or degreasing solvent, be handled, stored, or generated on the property?

☐ Yes. ☒ No.

If yes, provide the name, monthly quantity, and specific disposal method below:

- 12.** What methods are proposed to ensure the safety of nearby residents, employees and patrons?
N/A

ALCOHOL SALES

- 13.** A. Will the proposed use include the sale of beer, wine, or mixed drinks?

☐ Yes ☒ No

If yes, describe existing (if applicable) and proposed alcohol sales below, including if the ABC license will include on-premises and/or off-premises sales.

PARKING AND ACCESS REQUIREMENTS

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

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

Planning and Zoning Staff Only

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

Does the application meet the requirement?

☐ Yes ☐ No

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

☒ on-site

☐ off-site

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

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

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

☐ Parking reduction requested; see attached supplemental form

15. Please provide information regarding loading and unloading facilities for the use:

- A. How many loading spaces are available for the use? N/A

Planning and Zoning Staff Only

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

Does the application meet the requirement?

☐ Yes ☐ No

- B. Where are off-street loading facilities located? N/A
- C. During what hours of the day do you expect loading/unloading operations to occur?
N/A
- D. How frequently are loading/unloading operations expected to occur, per day or per week, as appropriate?
N/A

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?

Street access is adequate

SITE CHARACTERISTICS

17. Will the proposed uses be located in an existing building? ☐ Yes ☒ No
- Do you propose to construct an addition to the building? ☐ Yes ☒ No
- How large will the addition be? _____ square feet.

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

N/A sq. ft. (existing) + 1,786 sq. ft. (addition if any) = 1,786 sq. ft. (total)
New building

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

- ☒ a stand alone building
- ☐ a house located in a residential zone
- ☐ a warehouse
- ☐ a shopping center. Please provide name of the center: _____
- ☐ an office building. Please provide name of the building: _____
- ☐ other. Please describe: _____

End of Application



DEPARTMENT OF PLANNING AND ZONING

301 King Street, Room 2100
P.O. Box 178

Alexandriava.gov

Phone (703) 746-4666

September 2, 2015

M. Catherine Puskar
Walsh, Colucci, Lubeley & Walsh PC
2200 Clarendon Blvd., Suite 1300
Arlington, VA 22201

West Restored Properties, LLC
P.O. Box 7469
Alexandria, VA 22307

RE: 700 Ramsey Street Substandard Lot Determination

Dear Ms. Puskar:

The City of Alexandria, Planning and Zoning Department has made a determination regarding whether the undeveloped lot at 700 Ramsey Street is eligible to apply for a special use permit under Sections 12-401 or 12-402 of the Alexandria Zoning Ordinance. After careful analysis, we have determined that the subject property is substandard for the R-2-5 zone and is eligible to apply for a special use permit to allow construction of a new single-family home. This letter explains how we arrived at this decision.

Background

To determine eligibility for development, we first define the type of lot and the minimum requirements for the R-2-5 zone. The subject property is currently defined as an interior lot based on section 2-169 of the Alexandria Zoning Ordinance.

A lot in the R-2-5 zone requires a minimum lot size of 5,000 square feet, a minimum lot frontage of 40 feet, and a minimum lot width (at the front building wall) of 50 feet.

Table 1: Minimum Lot Requirements

Requirement	R-2-5 minimum	Subject Property	Meet Minimum?
Lot size	5,000 square feet	4,000 square feet	No
Lot width at front building wall	50 feet	40 feet	No
Lot frontage	40 feet	40 feet	Yes

As shown in Table 1, the lot at 700 Ramsey Street is substandard because it does not contain the minimum lot size or lot width for the R-2-5 zone, and is therefore deemed substandard. However, the Alexandria Zoning Ordinance does provide relief to the property owner, should their lot meet the criteria detailed in section 12-400.

Eligibility Test

The Zoning Ordinance details three different eligibility tests for lots that are substandard in section 12-400. This section regulates the development of substandard lots. Specifically section 12-401 establishes the first eligibility test to be met to build on a substandard vacant lot that is a lot of record on December 28, 1951.

Any lot in the R-20, R-12, R-8, R-5, R-2-5 or RA residence zones, which lot was of record on December 28, 1951, and continuously thereafter, but which lot has less area or less width at the front lot line or front building line than the minimum required for use in the zone where it is situated (referred to hereafter in this section as a substandard lot), may be developed only with a single-family dwelling and its accessory buildings, subject to the following provisions:

- (A) No person has at any time from and after May 14, 1974, contemporaneously held any present or future freehold estate, except as trustee only, or an equitable interest of like quantum, in the substandard lot and in any contiguous land; and*

Our real estate records show that this lot has been in common ownership since August 22, 1951 for both 700 Ramsey Street and the adjacent property at 702 Ramsey Street. Since the subject property is unable to meet the criterion listed in subsection (A) above, the lot is not eligible to apply for a special use permit under section 12-401.

Section 12-402(A) provides the second eligibility test. This eligibility test assesses whether the substandard lot is similar to the other developed lots on the same block.

Notwithstanding the provisions of section 12-401, a substandard lot which complied with the provisions of this ordinance or other prior law in effect on the date such lot was recorded, and which has continuously been of record since such date, may be developed only with a single-family dwelling and its accessory buildings, subject to the following provisions:

- (A) *No person has, at any time from and after September 16, 1988, held any present or future freehold estate, except as trustee only, or any equitable interest of like quantum, or held any interest as contract purchaser, in the substandard lot and in any contiguous undeveloped or unimproved lot of record; and*

The subject property meets this criterion because the adjacent lot at 702 Ramsey Street is developed with a single family home and not undeveloped.

- 1) *The substandard lot contains at least the lot area, and has at least the lot width at both the front lot line and front building line, as exhibited by more than 50 percent of the developed lots on the block face in which the substandard lot is located; or*

The subject property meets this criterion because the lot contains the lot area, frontage and width at the front building line as exhibited by more than 50 percent of the developed lots on the block face, as shown in Table 2.

Table 2: 50 Percent Eligibility Test

Address	Lot Area (sqft)	Lot Frontage (ft)	Lot Width (ft)
205 E Braddock	7272	22.45	48.50
206 E Oak** lot 1	2500	50.00	50.00
206 E Oak** lot 2	2500	50.00	50.00
301 E Braddock*	6057	80.00	92.00
603 Ramsey*	4600	100.00	100.00
604 Ramsey*	4000	40.00	40.00
605 Ramsey** lot 14	3475	25.00	25.00
605 Ramsey** lot 15	3475	25.00	25.00
606 Ramsey	4000	40.00	40.00
607 Ramsey** lot 16	2825	25.00	25.00
607 Ramsey** lot 17	2825	25.00	25.00
608 Ramsey	4000	40.00	40.00
609 Ramsey*	2611	25.00	25.00
611 Ramsey*	3640	50.00	50.00

* Measurements taken from City Tax Maps, not survey plat.

** Lot area, frontage and width are approximate, since survey plats are not available.

Out of 17 total lots in the block face (excluding the subject property):

- 14 lots have 4000 square feet or less in total lot area (82 percent).
- 11 lots have 40 feet or less in total lot frontage (65 percent).
- 11 lots have 40 feet or less in lot width at the front building line (65 percent).

- 2) *The substandard lot contains at least 90 percent of the minimum lot area, and 90 percent of the required lot width at both the front lot line and front building line, as required by the zone in which the substandard lot is located; and*

The subject property does not meet the criteria listed in section 12-402(A)(2) because the lot does not have at least 90 percent of the required lot area or lot width as prescribed by the R-2-5 zone (as shown in Table 3).

Table 3: 90 Percent Eligibility Test

Requirement	R-2-5 minimum	700 Ramsey Street	% of Requirement
Lot size	5,000 square feet	4,000	80%
Lot width	50 feet	40 feet	80%
Lot frontage	40 feet	40 feet	100%

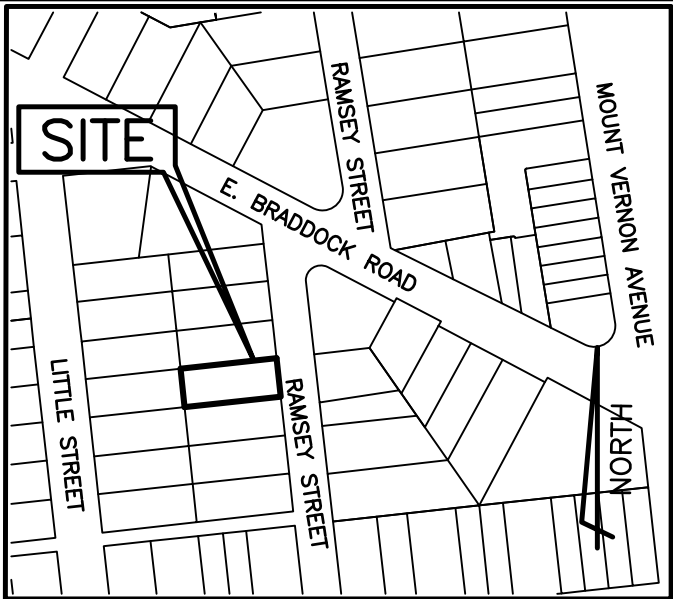
Since you are able to meet the criteria listed in 12-402(A) above, your lot is eligible to apply for a special use permit.

Sincerely,

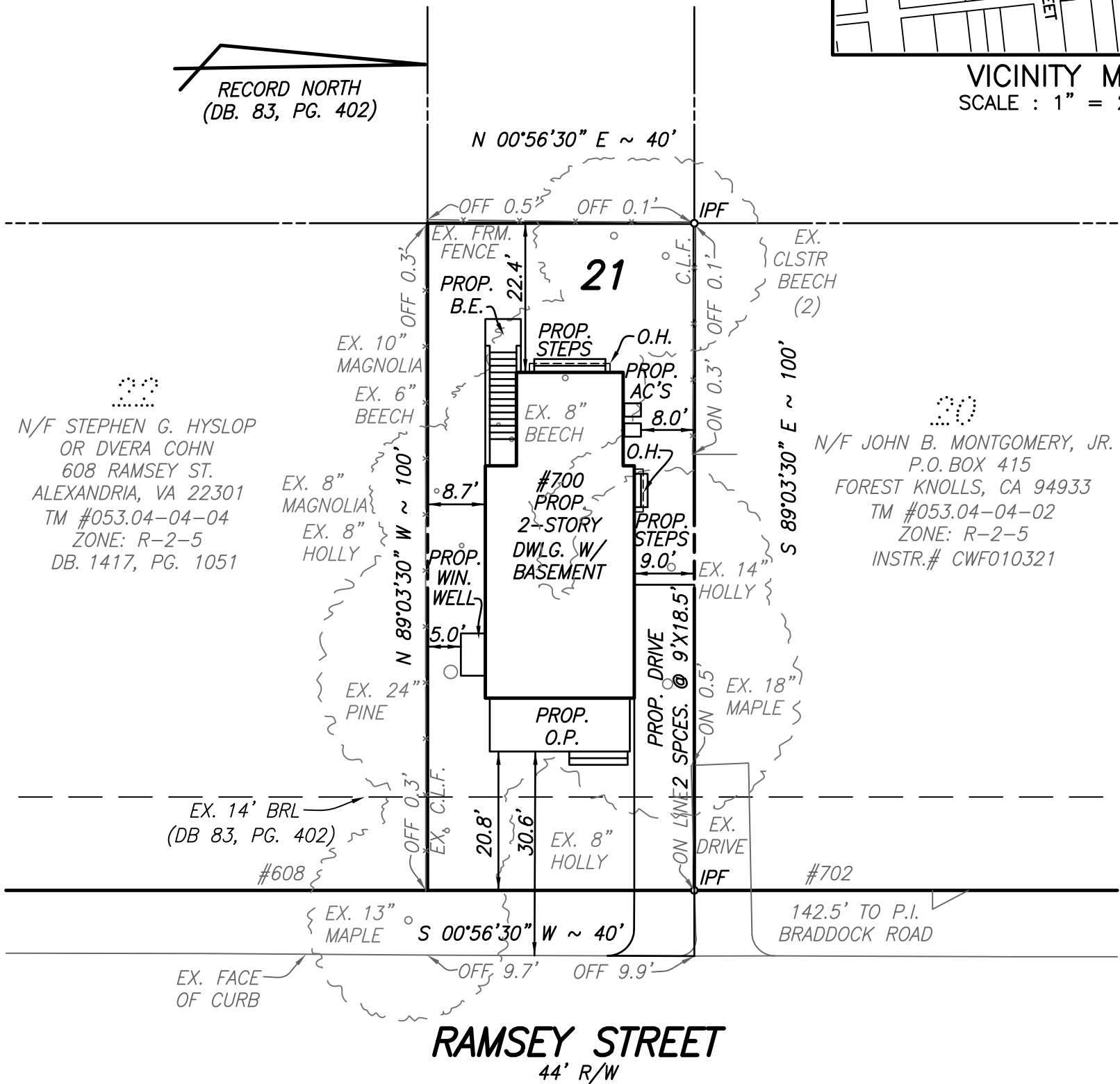


Alex Dambach
Land Use Division Chief, Planning & Zoning

CC: File



VICINITY MAP
SCALE : 1" = 200'



GENERAL NOTES:

1. TAX MAP: #053.04-04-03
2. EX. ZONING: R-2-5
3. OWNER: JOHN B. MONTGOMERY, JR.
P.O. BOX 415
FOREST KNOLLS, CA 94933
INSTR.# CWF010321
4. NO TITLE REPORT FURNISHED.
5. PLAT SUBJECT TO RESTRICTIONS OF RECORD.
6. TOTAL SITE AREA = 4,000 S.F OR 0.0918 AC.
7. AVERAGE EXISTING AND PROPOSED FINISHED GRADE = 27.2

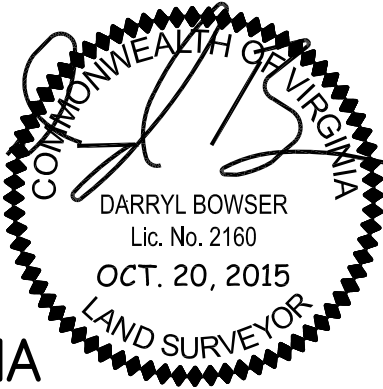
SPECIAL USE PERMIT PLAT
LOT 21, BLOCK 8

ROSEMONT PARK

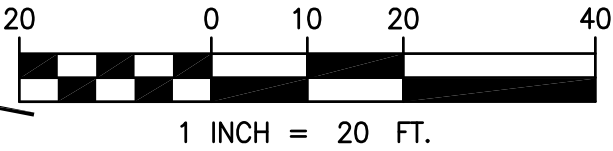
(DB. 83, PG. 402)

CITY OF ALEXANDRIA, VIRGINIA

SCALE: 1" = 20' DATE: JULY 27, 2015
REVISED: SEPTEMBER 25, 2015 ; OCTOBER 6, 2015 ; OCTOBER 20, 2015



GRAPHIC SCALE



EXISTING & PROPOSED CONDITIONS

FILE NO. 15-114	COMP.	WDS
SHEET 1 OF 1	DRAWN	GDL
	CHECKED	RJK

RCF **IELDS & ASSOCIATES**
INCORPORATED

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



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 700 Ramsey Street Alexandria, VA 22301

Zone R-2-5

A2. $\frac{4,000}{\text{Total Lot Area}} \times .45 = 1,800$
 $\text{Floor Area Ratio Allowed by Zone}$ $\text{Maximum Allowable Floor Area}$

B. Existing Gross Floor Area

Existing Gross Area *		Allowable Exclusions	
Basement	NA	Basement**	NA
First Floor	NA	Stairways**	NA
Second Floor	NA	Mechanical**	NA
Third Floor	NA	Porch/ Garage**	NA
Porches/ Other	NA	Attic less than 5'***	NA
Total Gross *	NA	Total Exclusions	NA

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

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

Proposed Gross Area*		Allowable Exclusions	
Basement	1,002	Basement**	1,002
First Floor	1,034	Stairways**	203
Second Floor	1,002	Mechanical**	35
Third Floor	1,002	Porch/ Garage**	168
Porches/ Other	168	Attic less than 5'***	1,002
Total Gross *	4,208	Total Exclusions	2,410

C1. Proposed Gross Floor Area *
 4,208 Sq. Ft.
 C2. Allowable Floor Exclusions**
 2,410 Sq. Ft.
 C3. Proposed Floor Area minus
 Exclusions 1,798 Sq. Ft.
 (subtract C2 from C1)

D. Existing + Proposed Floor Area

D1. Total Floor Area (add B3 and C3) 1,798 Sq. Ft.

D2. Total Floor Area Allowed by Zone (A2) 1,800 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.

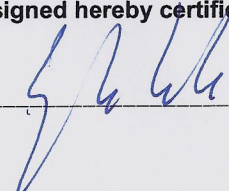
**Refer to the zoning ordinance (Section 2-145(A)) and consult with zoning staff for information regarding allowable exclusions.

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

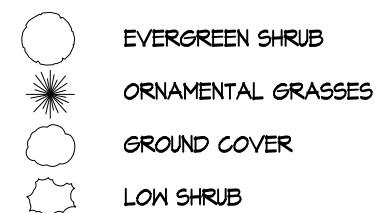
Existing Open Space	NA
Required Open Space	NA
Proposed Open Space	NA

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

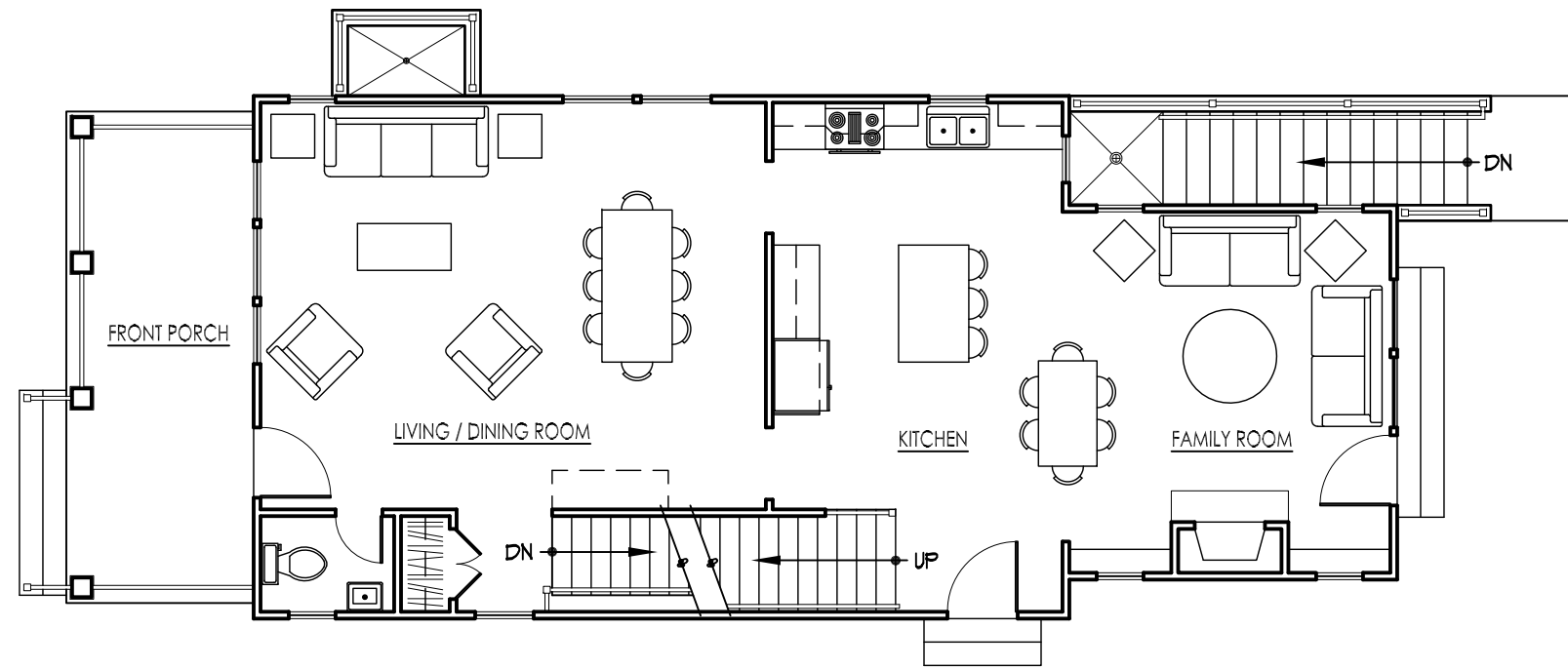
Signature: 

Date: 10/20/15

							<u>Front Setback Data</u>										
RAMSEY STREET																	
		Setback From				Setback From											
Address #		Property Line		Address #		Property Line											
706			28.6														
704			33.8														
702			27.9														
608			31.5														
606			28.6														
604			34.4														
206		**	29.4														
AVERAGE =			30.6														
						<u>Building & Threshold Height Data</u>											
	A		B		C		D		E		F		G		H		I
											(C-B)		(D-B)		(E-B)		(G+H)/2
					1st Floor		Bottom		Top		Distance		Distance		Distance		
			Ground		Threshold		of Roof		of Roof		Ground to		Ground to		Ground to		Building
	Address #		Elevation		Elevation		Elevation		Elevation		1st Floor		Bottom of Roof		Top of Roof		Height
	706		103.9		107.4		0.0		0.0		3.5		0.0		0.0		0.0
	704		0.0		0.0		0.0		0.0		2.8		0.0		0.0		0.0
	702		102.6		105.9		0.0		0.0		3.3		0.0		0.0		0.0
	608		100.0		102.7		0.0		0.0		2.7		0.0		0.0		0.0
	606		99.5		103.6		0.0		0.0		4.1		0.0		0.0		0.0
	604		99.5		100.5		0.0		0.0		1.0		0.0		0.0		0.0
	206	**	0.0		0.0		0.0		0.0		3.5		0.0		0.0		0.0
	AVERAGE		101.1		104.0		0.0		0.0		3.0		0.0		0.0		0.0
									x1.2=		3.6				x1.2=		*
* MAXIMUM HEIGHT PROVIDED = 25.0																	
** ADDRESS ON OAK STREET																	

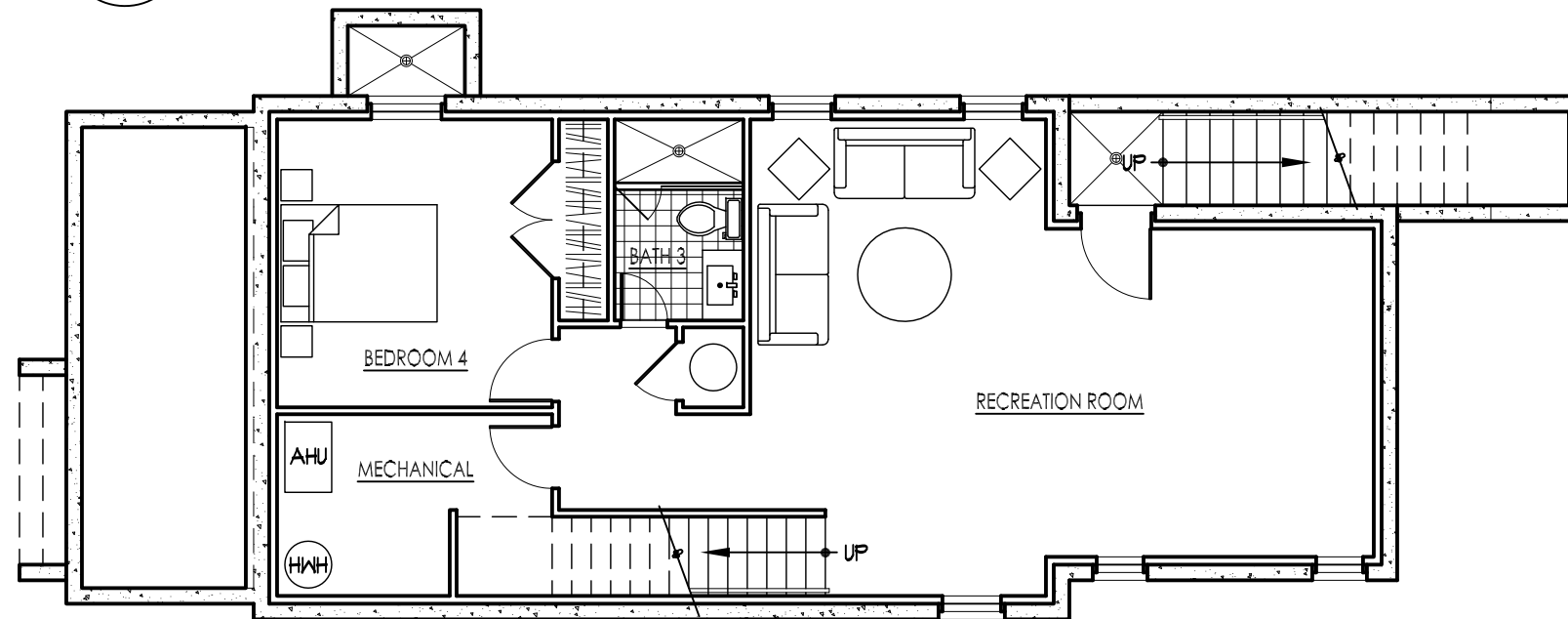


A1 SCALE: 1/8" = 1'-0"



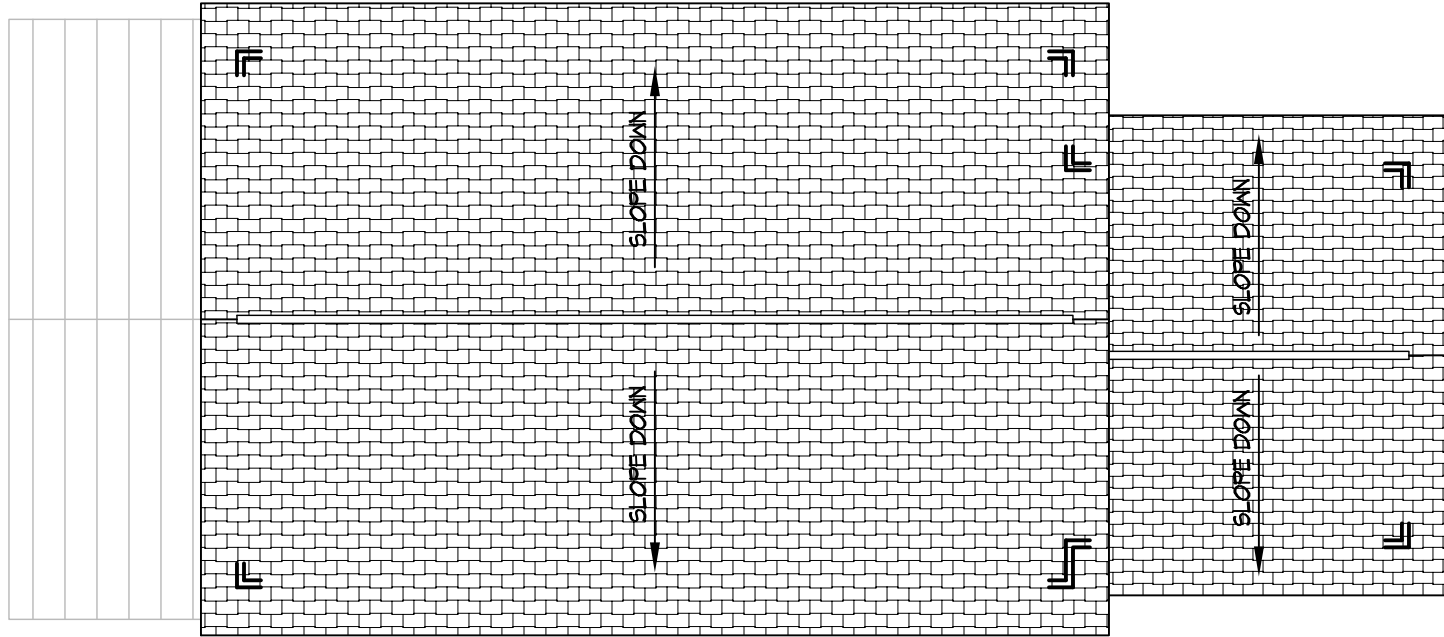
2 FIRST FLOOR PLAN
A2 SCALE: 1/8" = 1'-0"

FIRST FLOOR: 1,002 SQ. FT.

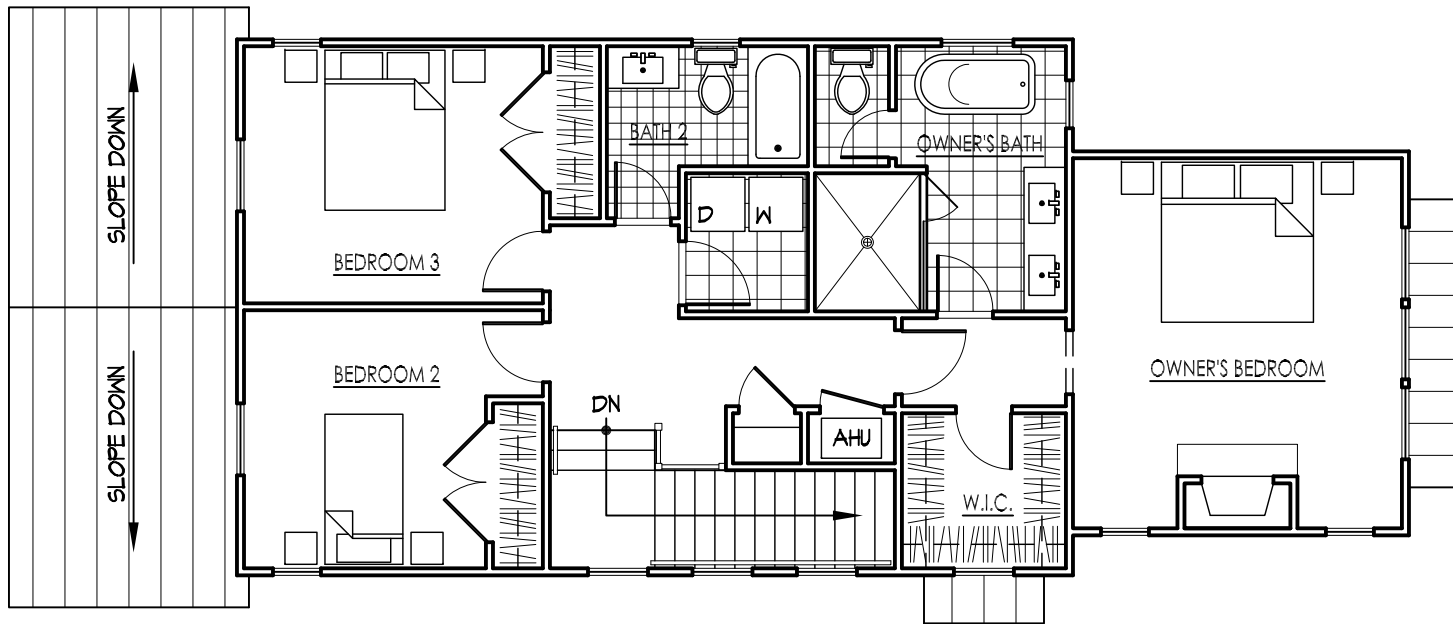


1 BASEMENT PLAN
A2 SCALE: 1/8" = 1'-0"

BASEMENT: 1,002 SQ. FT.



2 **ROOF PLAN**
A3 SCALE: 1/8" = 1'-0"



1 **SECOND FLOOR PLAN**
A3 SCALE: 1/8" = 1'-0"

SECOND FLOOR: 1,002 SQ. FT.



1
A4 **PROPOSED EAST ELEVATION STREETSCAPE**
SCALE: 1/8" = 1'-0"

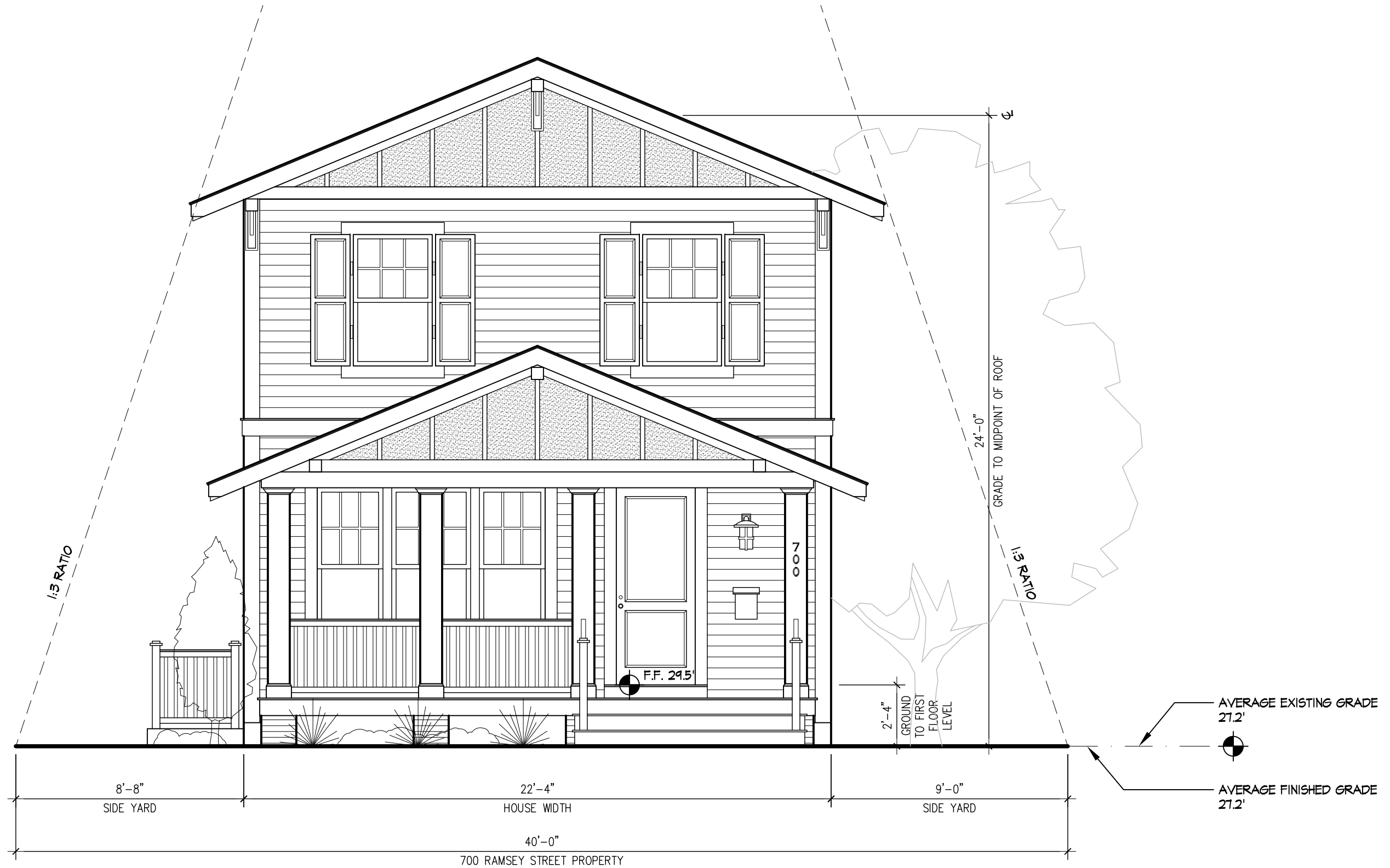
700 RAMSEY STREET
700 RAMSEY STREET ALEXANDRIA, VA 22301

PROPOSED EAST ELEVATION STREETSCAPE

SHEET NUMBER

A4

10/19/15



1 PROPOSED EAST ELEVATION / ZONING DIAGRAM
A5 SCALE: 1/4" = 1'-0"

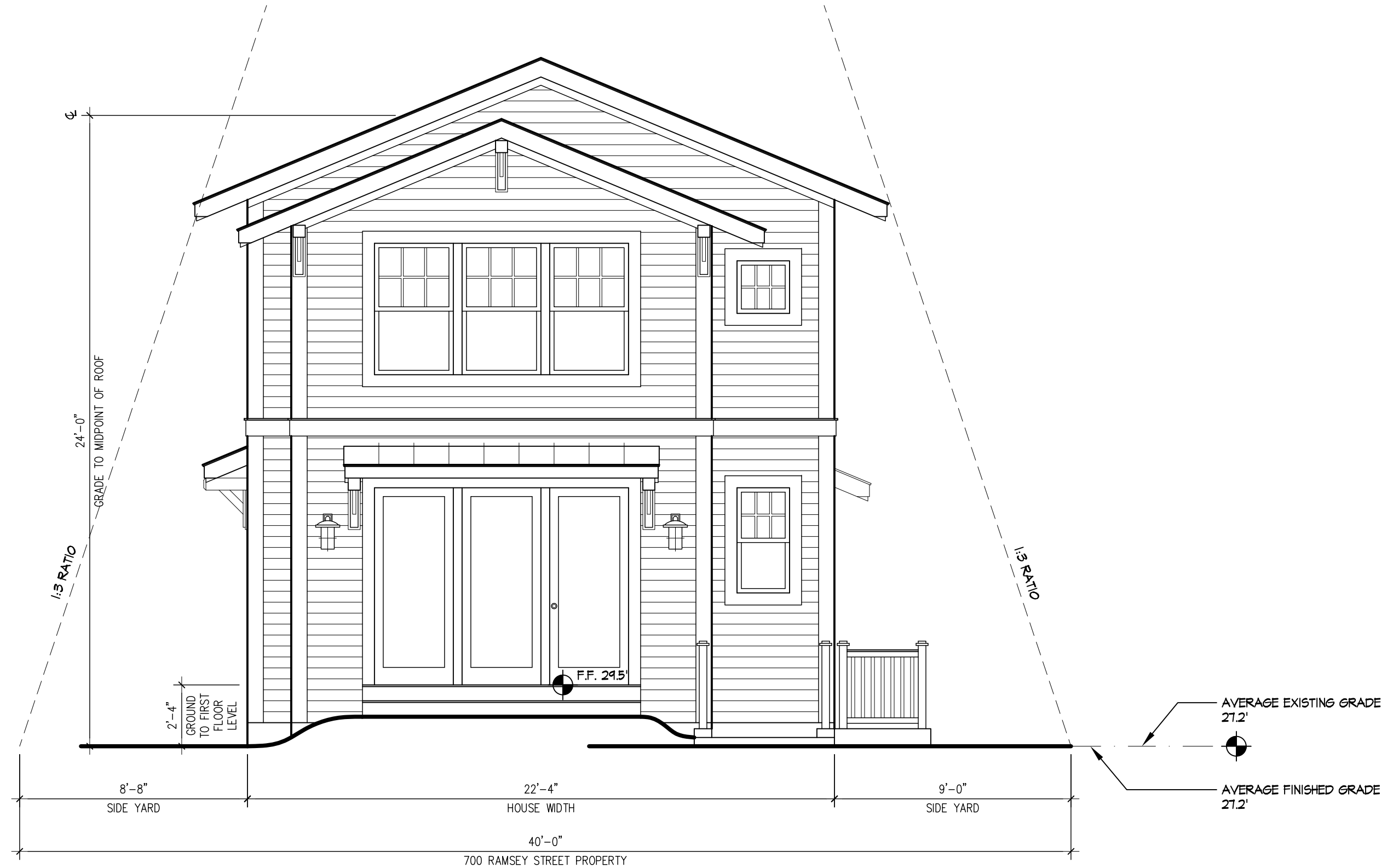
700 RAMSEY STREET
700 RAMSEY STREET ALEXANDRIA, VA 22301

PROPOSED EAST ELEVATION / ZONING DIAGRAM

SHEET NUMBER

A5

10/19/15



1 PROPOSED WEST ELEVATION / ZONING DIAGRAM
A6 SCALE: 1/4" = 1'-0"

700 RAMSEY STREET
700 RAMSEY STREET ALEXANDRIA, VA 22301

PROPOSED WEST ELEVATION / ZONING DIAGRAM

SHEET NUMBER

A6

10/19/15



1 PROPOSED SOUTH ELEVATION
A7 SCALE: 1/8" = 1'-0"



2 PROPOSED NORTH ELEVATION
A7 SCALE: 1/8" = 1'-0"

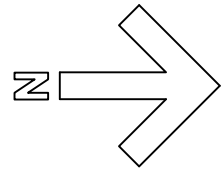
700 RAMSEY STREET
700 RAMSEY STREET ALEXANDRIA, VA 22301

PROPOSED NORTH / SOUTH ELEVATIONS

SHEET NUMBER

A7

10/19/15



EAST OAK STREET

LITTLE STREET



RAMSEY STREET

E. BRADDOCK ROAD

700 RAMSEY STREET
700 RAMSEY STREET ALEXANDRIA, VA 22301

VICINITY MAP - SCALE : 1/32" = 1'-0"



SHEET NUMBER

A8

10/19/15



606 | 608 | 700 - SUBJECT PROPERTY | 702 | 704 | 706

1 RAMSEY STREET 700 BLOCK STREETScape
A9 SCALE: N.T.S.



608 | 700 - SUBJECT PROPERTY | 702

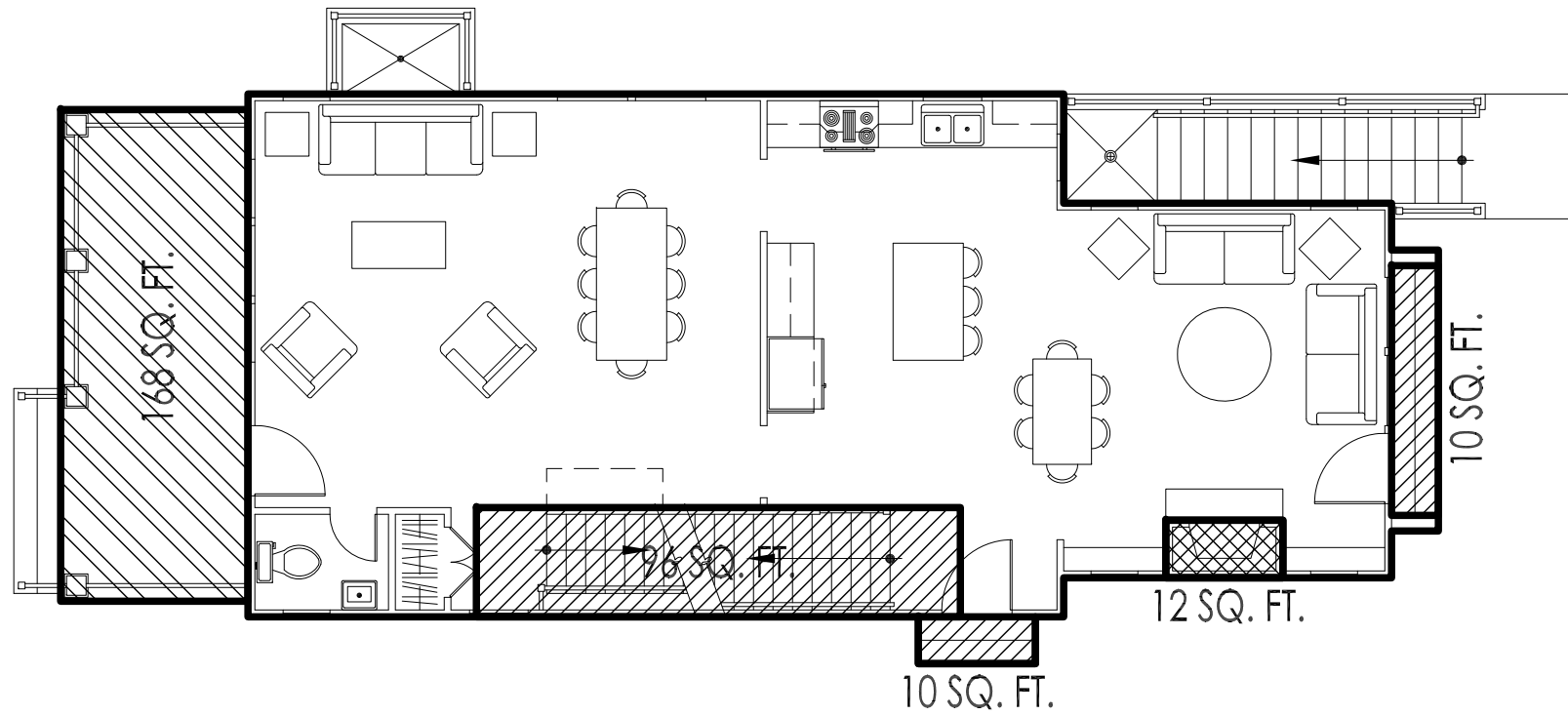
2 RAMSEY STREET ADJACENT PROPERTIES STREETScape
A9 SCALE: N.T.S.

700 RAMSEY STREET
700 RAMSAY STREET ALEXANDRIA, VA 22301

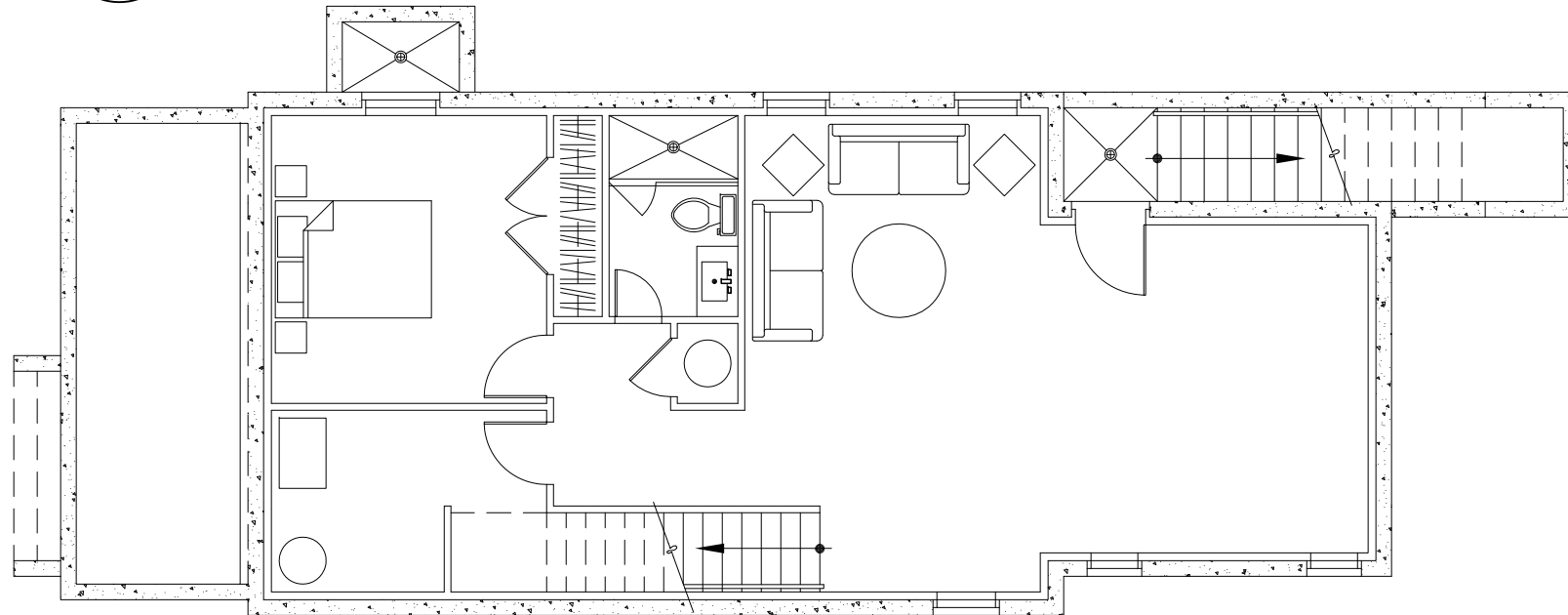
FRONT ELEVATION – COLOR RENDERING

SHEET NUMBER
A10
10/19/15






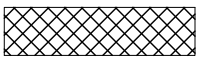

2 FIRST FLOOR PLAN
Z1 SCALE: 1/8" = 1'-0"



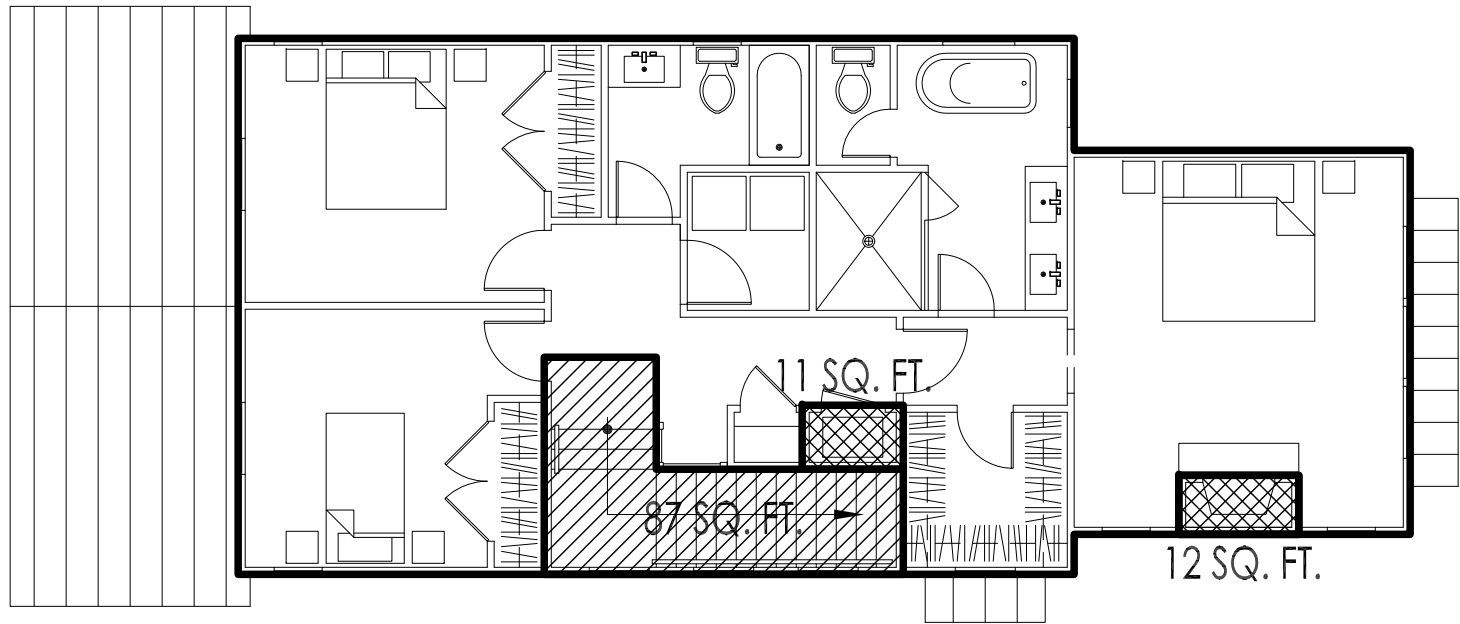
1 BASEMENT PLAN
Z1 SCALE: 1/8" = 1'-0"

FIRST FLOOR: 1,022 SQ. FT.

DEDUCTIONS KEY

-  STAIRS
-  MECHANICAL
-  PORCH

BASEMENT: 1,002 SQ. FT.



DEDUCTIONS KEY	
	STAIRS
	MECHANICAL
	PORCH

SECOND FLOOR: 1,002 SQ. FT.

1
Z2 **SECOND FLOOR PLAN**
SCALE: 1/8" = 1'-0"

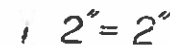
700 RAMSEY STREET
700 RAMSEY STREET ALEXANDRIA, VA 22301

PROPOSED SECOND FLOOR FAR DIAGRAM

SHEET NUMBER

Z2

10/20/15



Scale: about 82% of 1 in = 80'



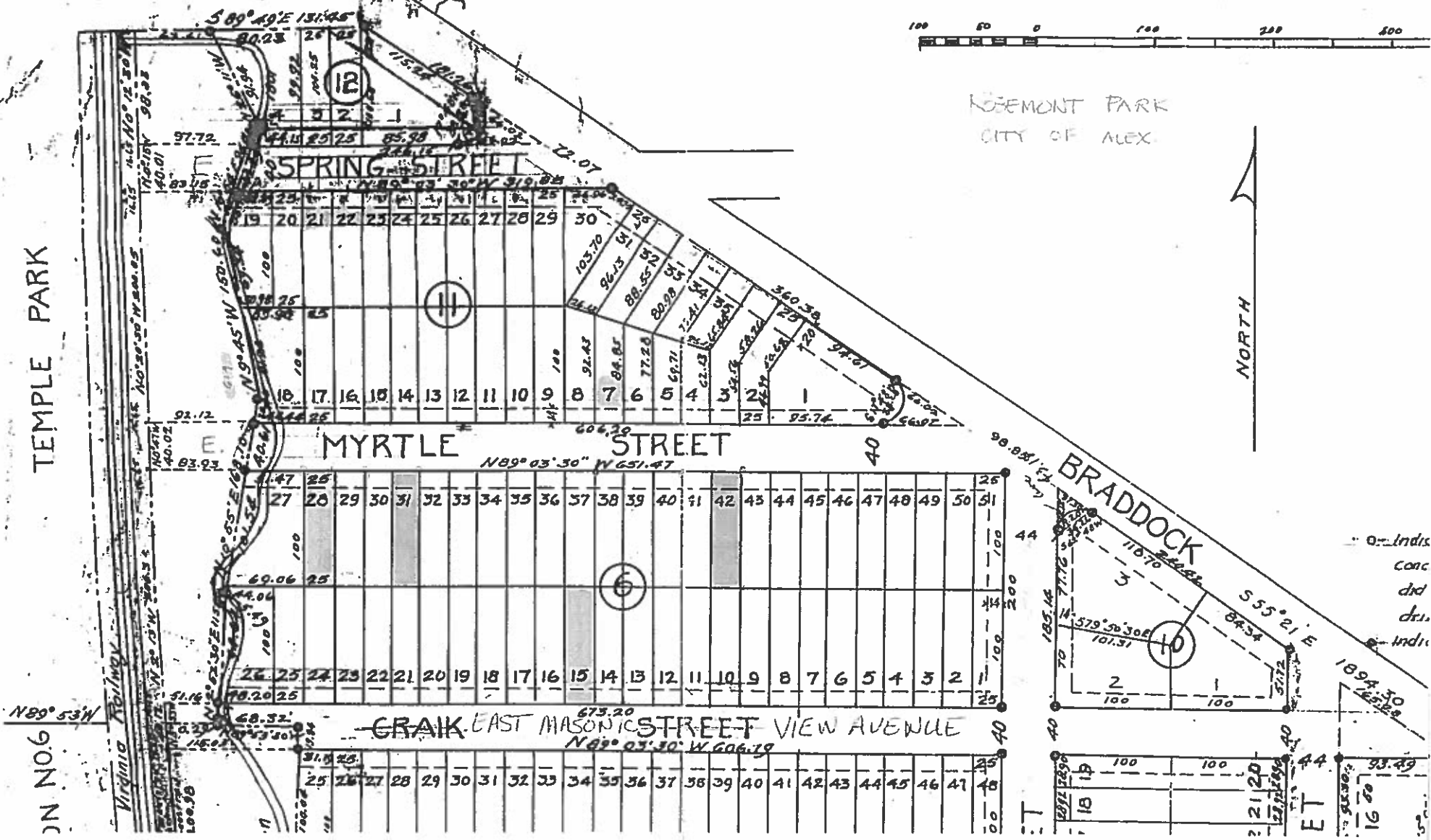
ROSEMONT PARK
CITY OF ALEX.

NORTH

TEMPLE PARK

ON NO. 6

Virginia Railway



Indis
conc
dis
Indis