



Encroachment #2015-0006
600 Wolfe Street
The Little Theatre of Alexandria

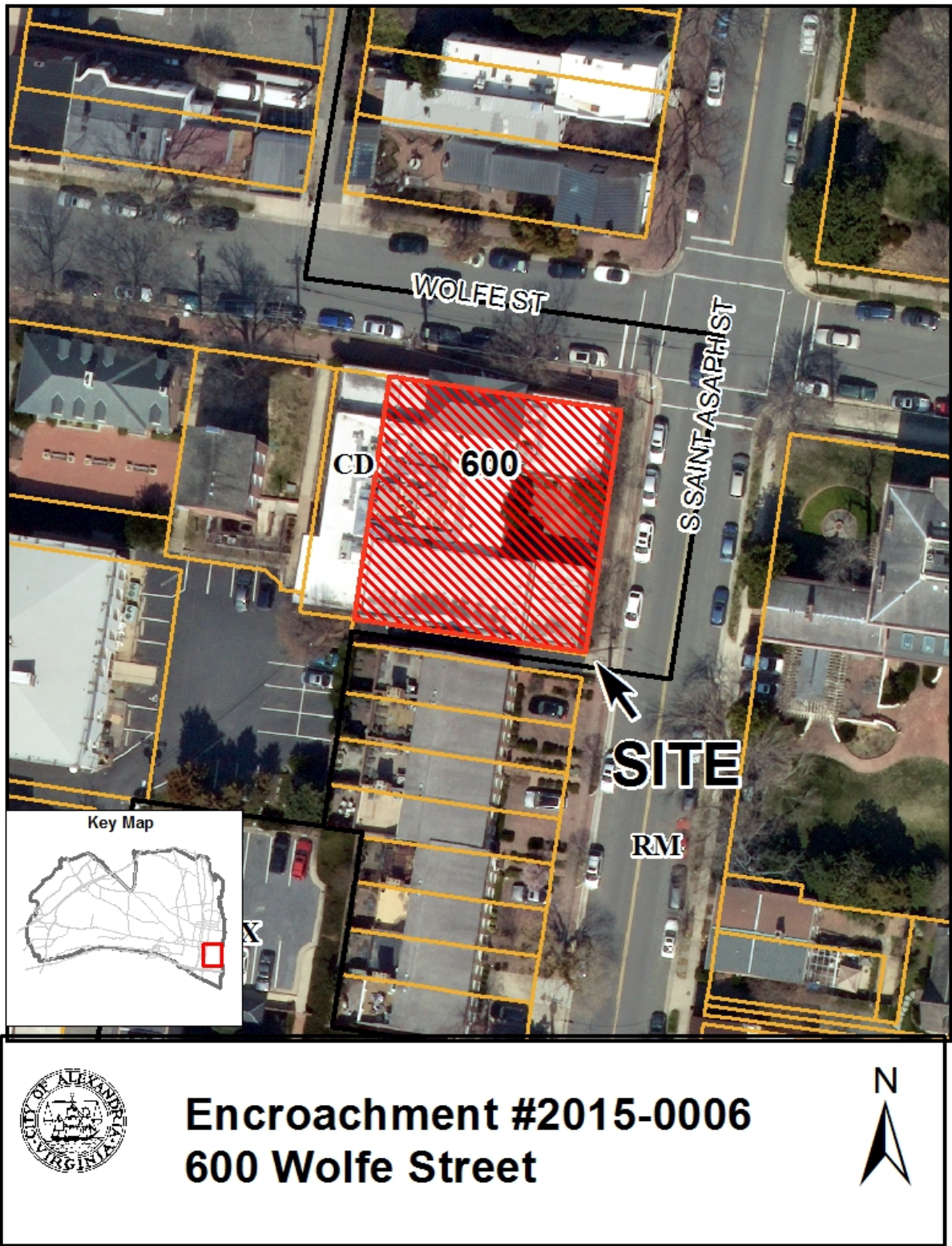
Application	General Data	
Public hearing and consideration of a request for an encroachment into the public right-of way for an ADA compliant ramp	Planning Commission Hearing:	January 5, 2016
	City Council Hearing:	January 23, 2016
Address: 600 Wolfe Street	Zone:	CD/Commercial Downtown
Applicants: Lloyd Bittinger	Small Area Plan:	Old Town

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: Ann Horowitz, ann.horowitz@alexandriava.gov

PLANNING COMMISSION ACTION, JANUARY 5, 2016: By unanimous consent, the Planning Commission voted to recommend approval of the request, subject to compliance with all applicable codes, ordinances and staff recommendations.

Reason: The Planning Commission agreed with staff analysis.



I. DISCUSSION

The applicant, Lloyd Bittinger, President of the Little Theatre of Alexandria, requests an encroachment into the public right-of way for an ADA compliant ramp for front door access of all patrons.

SITE DESCRIPTION

The subject site is one corner lot with 181 feet of frontage on Wolfe Street, 97 feet of frontage on South St. Asaph Street, and a total lot area of approximately 7,500 square feet. It is improved with a two story brick building. Residential uses surround the lot to the north, south and east. The Old Alexandria Academy Building and a real estate business are sited to the west.



Two flower beds approximately 45 feet in length and four feet in width are located to the east and west of the front entrance along Wolfe Street and are located in the public right-of-way.

BACKGROUND

The Little Theatre of Alexandria, a non-profit organization, was founded as a community theater in 1934 and operated in at several locations in Old Town before relocating to a building at 600 Wolfe Street, constructed by the City in 1961. The Little Theatre of Alexandria leased the building ~~from the City~~ and subsequently purchased it from the City in 1976.



PROPOSAL

A 4-foot wide and 28-foot long encroachment is requested in the public right of way along Wolfe Street between the existing paved sidewalk and the north wall of the project's building. This area currently contains a flower bed maintained by the theater. (Figures 1 and 2). The existing 8-foot wide brick public sidewalk, adjacent to the encroachment area, would remain. The encroachment would be developed with an ADA compliant ramp with a gradual incline from the sidewalk to the entry landing that is three steps higher than grade.

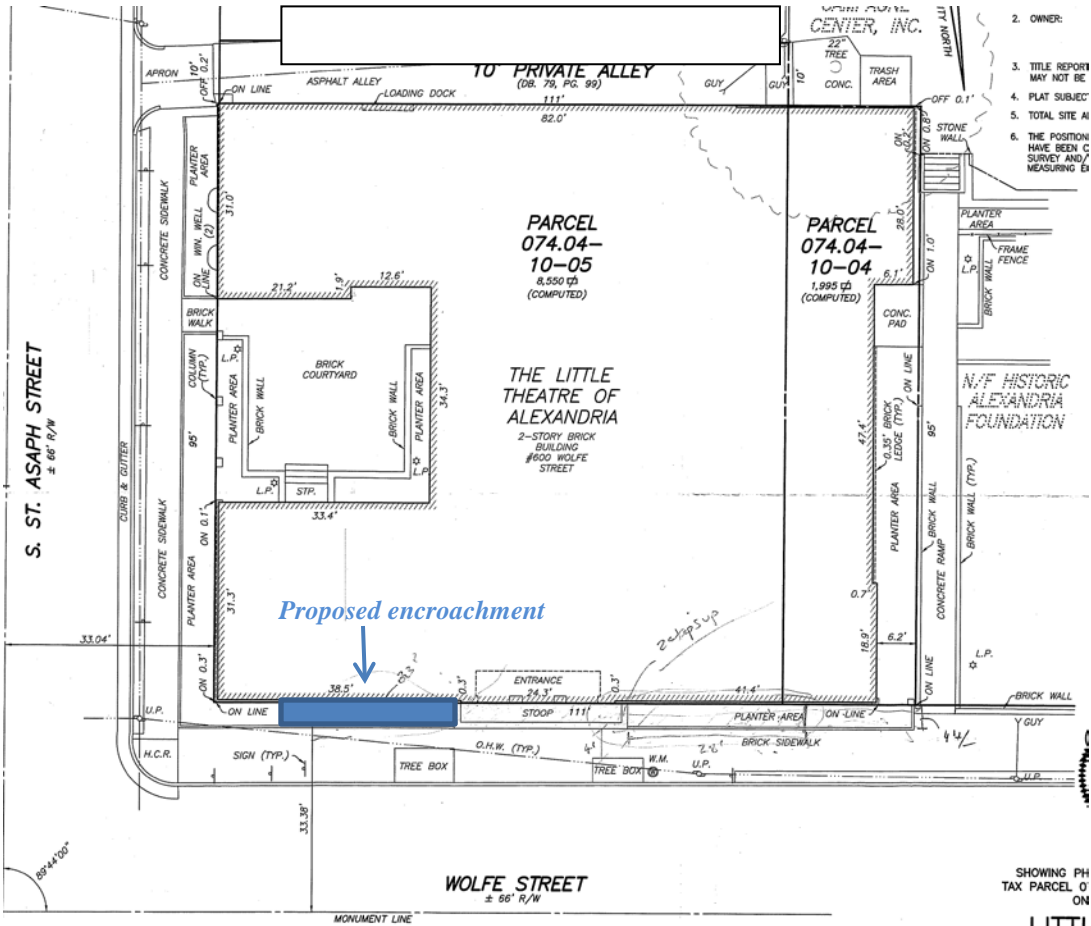


Figure 1
Little Theatre of Alexandria Plat indicating proposed encroachment

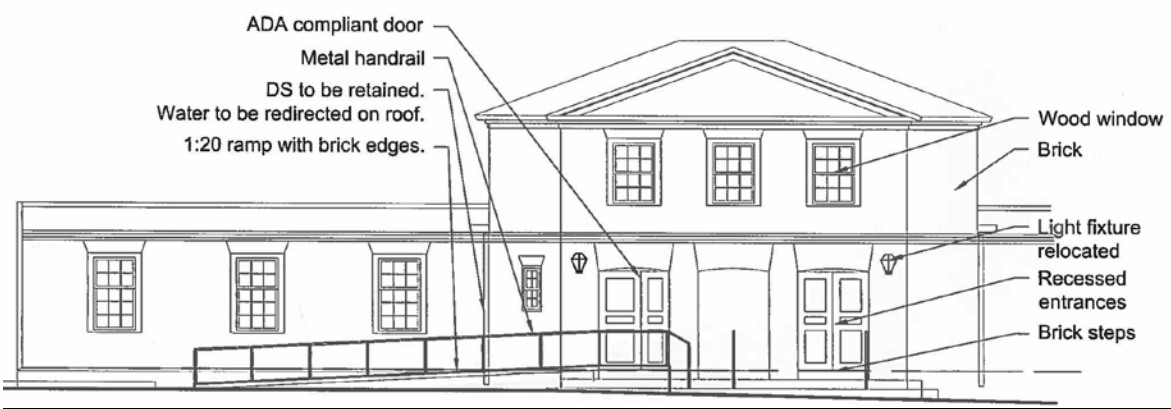


Figure 2
Theater elevation with proposed ADA compliant ramp

ZONING/MASTER PLAN DESIGNATION

The subject site is located in the CD/Commercial Downtown zone. Section 4-503(A) of the Zoning Ordinance allows amusement enterprises in the CD zone only with a Special Use Permit.

The performing arts theater use is consistent with the goals of the Old Town Small Area plan as it supports a mix of commercial and residential uses.

II. STAFF ANALYSIS

Staff supports the applicant's request for an encroachment at 600 Wolfe Street as proposed in its application documents. The proposed encroachment area is now used as a flower bed and the development of an ADA compliant ramp would not negatively affect pedestrian access on the 8-foot wide sidewalk along Wolfe Street. Moreover, the addition of an ADA ramp would provide all theater patrons with the ability to access events through the same entrance, the main entryway fronting on Wolfe Street. Currently, patrons requiring accommodations must enter the theater at the stage door via an existing ramp.

Staff received a resident comment stating that some members of the Little Theatre preferred the construction of an ADA ramp along the South Saint Asaph Street side of the building. A ramp at this location would provide access for patrons requiring accommodations through the courtyard and into an event, rather than through the main entrance. Proposals for ramp options along Wolfe Street and along St. Asaph Street were presented at a membership meeting during the Summer 2015. The majority voted for the Wolfe Street location, primarily, since it provided equal access for all theatergoers.

Through its analysis of the proposal, staff recommends approval of the Encroachment request, subject to the conditions contained in Section III of this report.

III. RECOMMENDED CONDITIONS

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)

STAFF: Alex Dambach, Division Chief, Land Use Regulatory Services,
Department of Planning and Zoning;
Ann Horowitz, Urban Planner.

IV. CITY DEPARTMENT COMMENTS

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

Transportation & Environmental Services:

- R-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)
- R-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)
- R-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)

Code Enforcement:

No comments received

Fire

No comments received

Health:

No comments received

Parks and Recreation:

No comments received

Police Department:

No comments received

**APPLICATION****ENCROACHMENT**ENC# 2015-0006PROPERTY LOCATION: 600 WOLFE ST, ALEXANDRIA, VA 22314-3732TAX MAP REFERENCE: 074.04 ZONE: CD**APPLICANT**Name: LLOYD BITTINGER (PRESIDENT, BOARD OF GOVERNORS)Address: 6530 BRICK HEARTH CT, ALEXANDRIA, VA 22306-3313**PROPERTY OWNER**Name: THE LITTLE THEATRE OF ALEXANDRIAAddress: 600 WOLFE ST, ALEXANDRIA, VA 22314-3732PROPOSED USE: INSTALL ADA COMPLIANT RAMP AT FACILITYINSURANCE CARRIER (copy attached) FIREMEN'S INSURANCE CO. OF DC POLICY # CPA000044546

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** I so 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.LLOYD BITTINGER

Print Name of Applicant or Agent

600 WOLF ST.

Mailing/Street Address

ALEXANDRIA, VA 22314-3732

City and State

Zip Code

Lloyd Bittinger

Signature

(202) 253-7747 (703) 683-1378

Telephone #

Fax #

LTALLOYD@AOL.COM

Email address

10/08/15

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. THE LITTLE THEATRE OF ALEXANDRIA	600 WOLFE ST. ALEXANDRIA, VA 22314-3732	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 _____ (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 LITTLE THEATRE OF ALEXANDRIA	600 WOLFE ST. ALEXANDRIA, VA 22314-3732	100
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 require 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 indicated 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. LLOYD BITTINGER	NONE	NOT APPLICABLE
2. BOARD OF COUNCILORS	SEE ATTACHED LIST	
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.

10/08/15
Date

LLOYD BITTINGER
Printed Name

Lloyd Bittinger
Signature



MEMORANDUM

TO: Ann Horowitz, City of Alexandria, Department of Planning and Zoning

FROM: Lloyd Bittinger, President

SUBJ: Encroachment Application

DATE: 16 October 2015

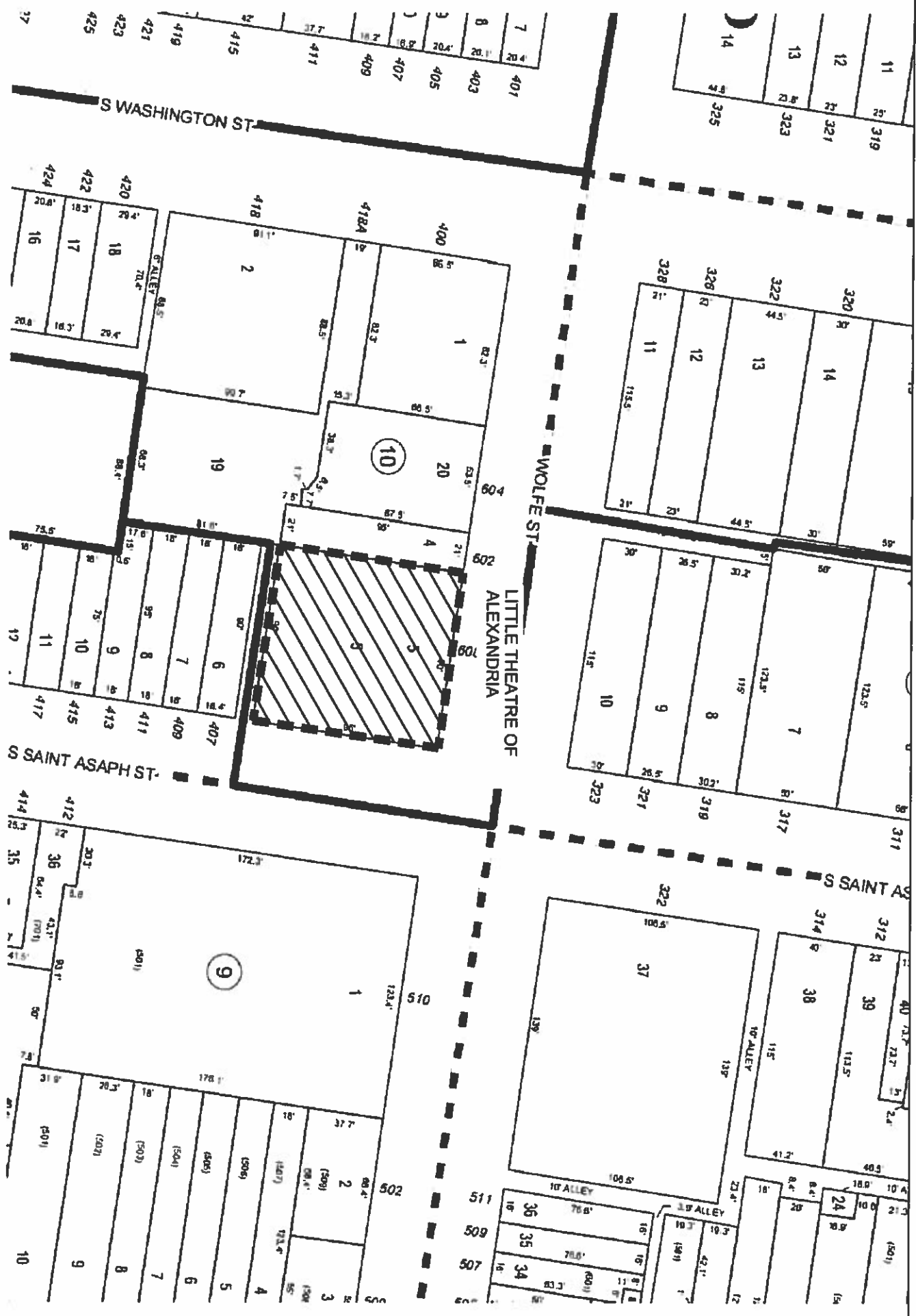
This memo is in response to your request for additional information associated with the encroachment application filed with your office on Thursday, 8 October 2015. Specifically, you have requested a list of all elected members of the Board of Governors at the theatre, along with a statement as to any business and/or financial relationship each may have with members of the City of Alexandria Council or the Department of Planning and Zoning.

Attached is our Board of Governors roster. Each of our governors has responded to me via email regarding the question at hand and the responses are below:

- 1) Beverly Benda, Governor for Artistic Support: No relationship
- 2) Rae Edmonson, Governor for Box Office: No relationship
- 3) David Hale, Governor for Building: No relationship
- 4) Jim Howard, Governor for Development: No relationship
- 5) Roland Branford Gomez, Governor for Education: No relationship
- 6) Eddie Page, Governor for Front-of-House: No relationship
- 7) Maria Ciarrocchi, Governor for Membership: Business relationship*
- 8) Russ Wyland, Governor for Production: No relationship
- 9) Rachel Alberts, Governor for Public Relations: No relationship
- 10) Frank Shutts II, Governor for Seasonal Planning: No relationship
- 11) Robert Kraus, Governor for Technical Support: No relationship

*Vice President of Public Policy and Programing for the Alexandria Chamber of Commerce; works at City Hall

Via this memo I hereby attest that I have no business and/or financial relationship with any member of the city council or any member of the Department of Planning and Zoning. Email responses as specified above are attached.



QUINN EVANS ARCHITECTS

2121 WARD PLACE NW
FOURTH FLOOR
WASHINGTON DC 20037
(202) 298-6700

Project Name : LITTLE THEATRE OF ALEXANDRIA

Project Address: 600 Wolfe Street, Alexandria, VA

LOCATION MAP

Project Number 31402301

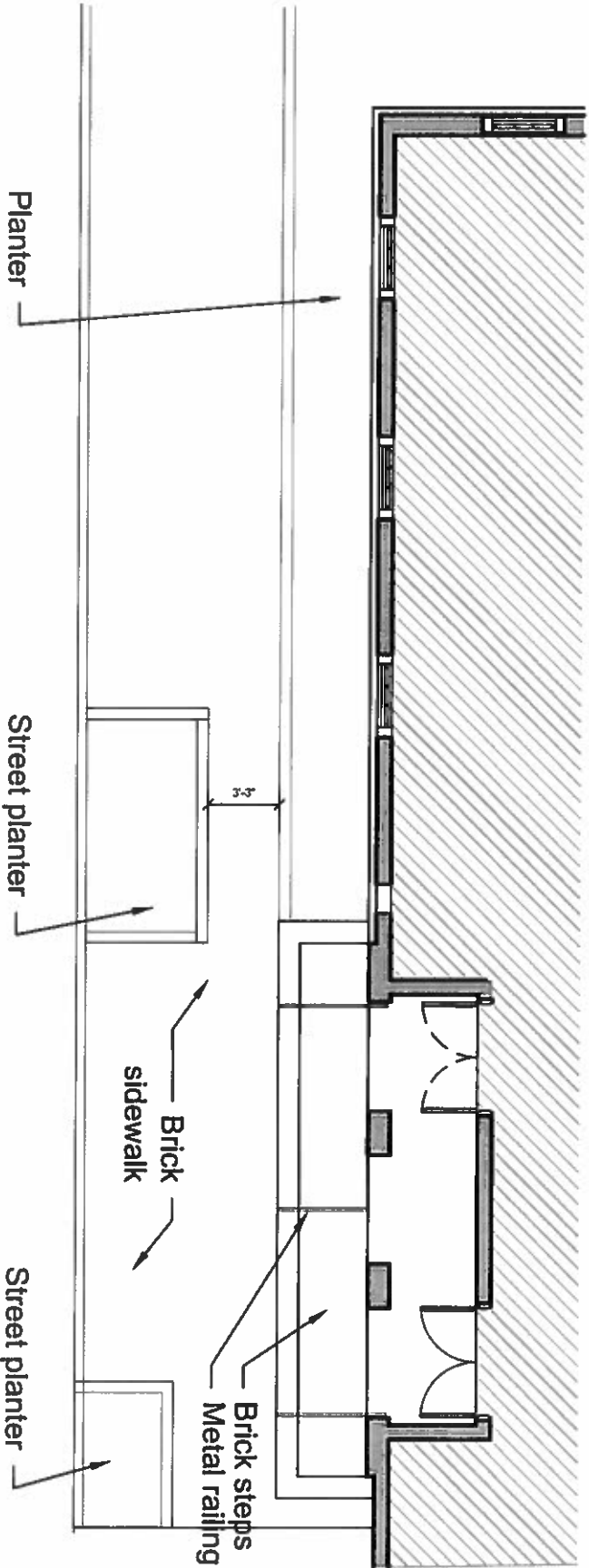
Date: 9/28/2015

Sketch Number:

G101

[illegible]

C101



QUINN EVANS ARCHITECTS

2121 WARD PLACE NW
FOURTH FLOOR
WASHINGTON DC 20037
(202) 298-6700

Scale: 1/8" = 1'-0" REF:

Project Name : LITTLE THEATRE OF ALEXANDRIA

Project Address: 600 Wolfe Street, Alexandria, VA

FLOOR PLAN - EXISTING

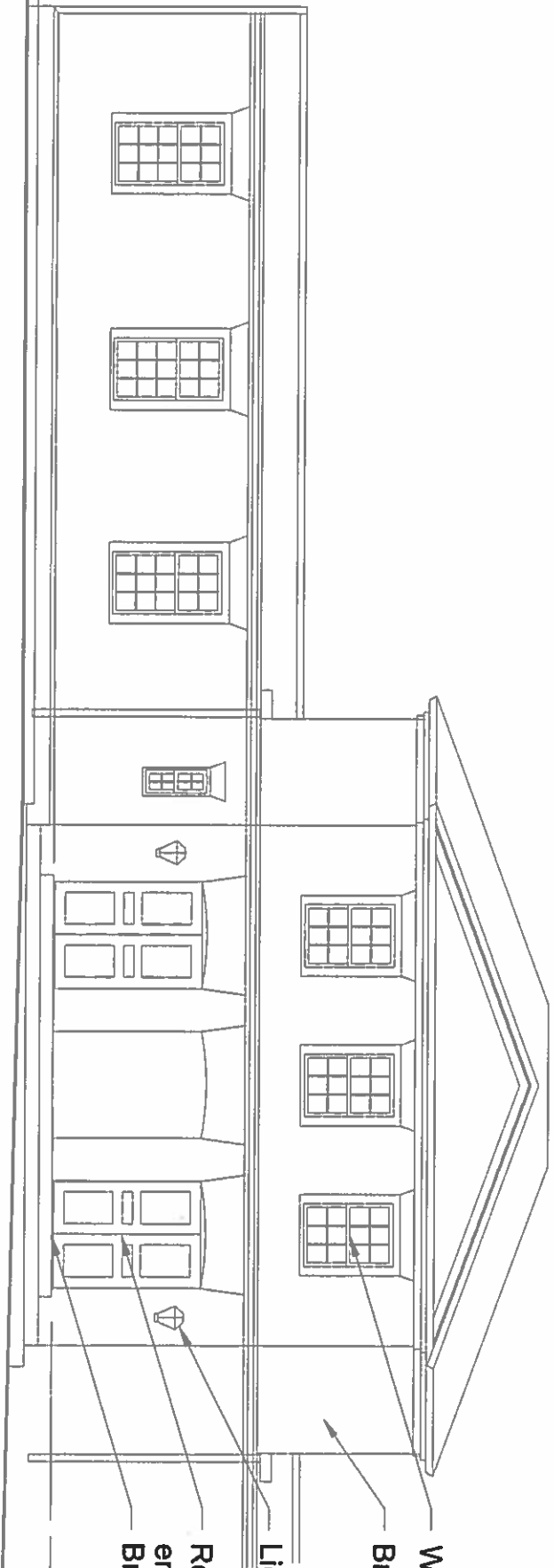


Project Number 31402301

Date: 9/28/2015

Sketch Number:

AE101



QUINN EVANS ARCHITECTS

2121 WARD PLACE NW
FOURTH FLOOR
WASHINGTON DC 20037
(202) 298-6700

Scale: 1/8" = 1'-0" REF:

Project Name : LITTLE THEATRE OF ALEXANDRIA

Project Address: 600 Wolfe Street, Alexandria, VA

FRONT ELEVATION - EXISTING

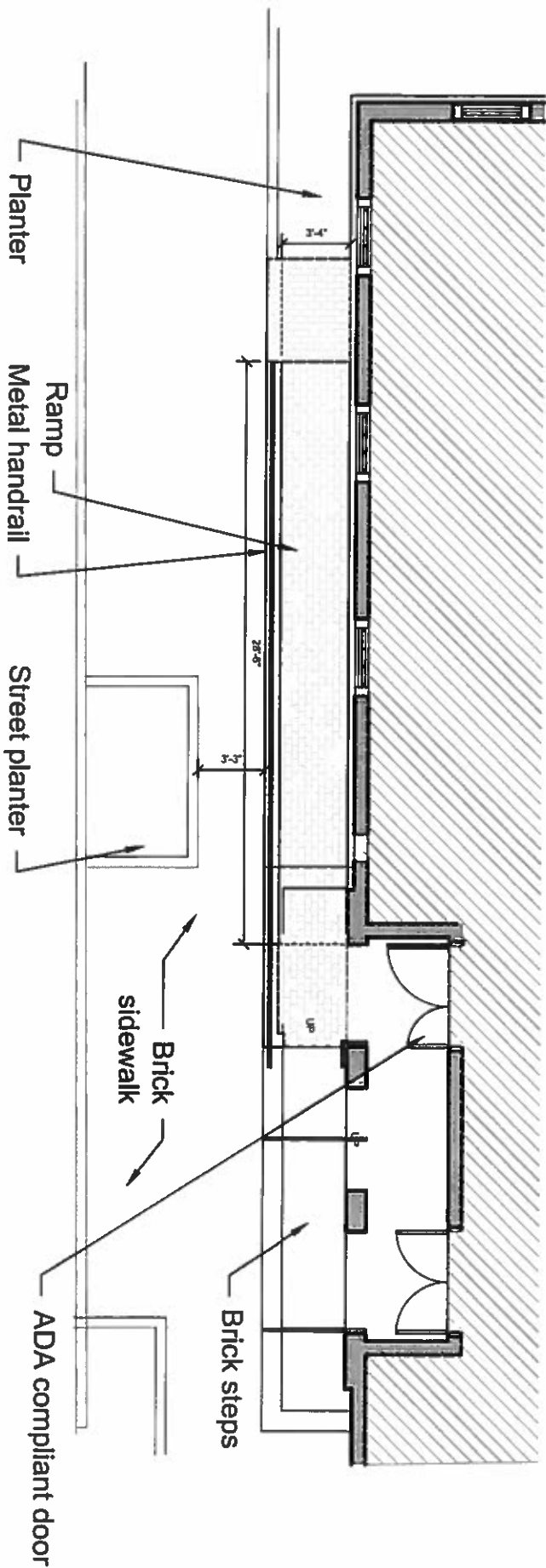


Project Number 31402301

Date: 8/24/2015

Sketch Number:

AE102



QUINN EVANS ARCHITECTS

2121 WARD PLACE NW
FOURTH FLOOR
WASHINGTON DC 20037
(202) 298-6700

Scale: 1/8" = 1'-0" REF:

Project Name : LITTLE THEATRE OF ALEXANDRIA

Project Address: 600 Wolfe Street, Alexandria, VA

FLOOR PLAN - NEW WORK

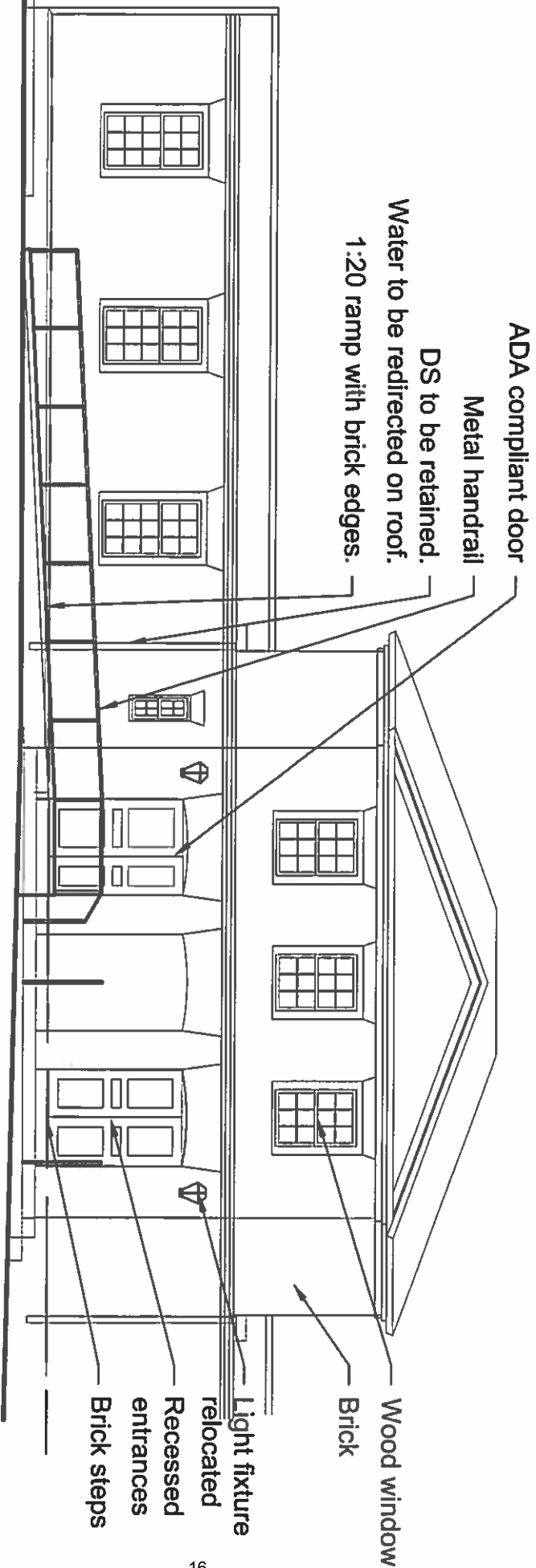


Project Number 31402301

Date: 9/28/2015

Sketch Number:

A101



QUINN EVANS ARCHITECTS

2121 WARD PLACE NW
FOURTH FLOOR
WASHINGTON DC 20037
(202) 298-6700

Scale: 1/8" = 1'-0" REF:

Project Name : LITTLE THEATRE OF ALEXANDRIA

Project Address: 600 Wolfe Street, Alexandria, VA

FRONT ELEVATION - NEW WORK



Project Number 31402301

Date: 9/28/2015

Sketch Number:

A102

City of Alexandria, Virginia

MEMORANDUM

DATE: JANUARY 5, 2015

TO: CHAIRMAN AND MEMBERS OF THE PLANNING COMMISSION

FROM: KARL MORITZ, DIRECTOR,
DEPARTMENT OF PLANNING & ZONING

SUBJECT: REVISIONS TO DOCKET ITEMS #2 (SUP#2015-0112, 4141 Duke Street) AND #4 (ENC#2015-0006, 600 Wolfe Street)

This memorandum contains a recommended revision to Condition 2 of the staff report for Docket Item #2 (a medical care facility at 4141 Duke Street) and contains additional background information for the staff report for Docket Item #4 (an encroachment proposal 600 Wolfe Street):

1. Condition #2 of SUP#2015-0112 outlines the hours of operation as 6 a.m. to 10 p.m., Monday, Wednesday, and Friday, and 6 a.m. to 5 p.m., Tuesday, Thursday, and Saturday. As recommended by a commissioner and by staff, these hours would be amended to reflect a standard range of hours of operation from 6 a.m. to 10 p.m., Monday through Saturday to provide the applicant with flexibility regarding the operation of its business.

Staff recommends approval of SUP#2015-0112 subject to the SUP conditions that appear in the report with an amendment to Condition 2 as follows:

CONDITION AMENDED BY STAFF: The hours of operation shall be 6:00 a.m. to 10:00 p.m., Monday, ~~Wednesday, Friday, and 6:00 a.m. to 5:00 p.m., Tuesday, Thursday,~~ through Saturday. (P&Z)

2. A revision would be added at the end of the Background section on page 3 of the staff report to complete the ownership record of the Little Theatre of Alexandria as requested by the applicant. Staff recommends approval of ENC#2015-0006 subject to the conditions that appear in the report with this revision to the Background:

The Little Theatre of Alexandria, a non-profit organization, was founded as a community theater in 1934 and operated at several locations in Old Town before relocating to a building at 600 Wolfe Street, constructed by the City in 1961. The Little Theatre of Alexandria leased the building ~~from the City~~ and subsequently purchased it from the City in 1976.

City of Alexandria, Virginia

MEMORANDUM

DATE: JANUARY 5, 2016

TO: KARL MORITZ, DIRECTOR
DEPARTMENT OF PLANNING AND ZONING

FROM: WILLIAM BRYAN PAGE, SRA, REAL ESTATE ASSESSOR
OFFICE OF REAL ESTATE ASSESSMENTS

SUBJECT: HANDICAPPED RAMP ENCROACHMENT, LITTLE THEATRE OF
ALEXANDRIA. 600 WOLFE STREET, ALEXANDRIA, VIRGINIA

PROJECT: ENCROACHMENT #2015-0006

Per your request, we have reviewed the proposed encroachment in the public right-of-way along Wolfe Street between the existing brick paved sidewalk and the north wall of the one- and two-story Little Theatre of Alexandria which was constructed in 1961. Physically, the property is located at the southwest corner of Wolfe Street and South St. Asaph Street in the Old Town area of the City of Alexandria and is zoned CD (Commercial Downtown). The property in aggregate encumbers two parcels (074.04-10-04 and 05) that contain 11,445 square feet.

The proposed encroachment encumbers approximately 112 square feet (4 feet wide by 28 feet in length) for the purpose of construction of an ADA compliant handicapped ramp along the south side of Wolfe Street as identified on the plat, dated September 14, 2015, and prepared by RCFields and Associates, Inc. It will be constructed in an area currently used as a landscaped flower bed. The proposed use would not negatively impact pedestrian access.

Because this is not a vacation on the part of the City, the value of the encroachment can be estimated based on a land rent technique whereby the value of the subject's, adjacent and nearby land parcels (\$/SF) with similar zoning is multiplied by a reasonable rate of return to obtain an annual rent attributable to the proposed encroachment. Based on our land records, adjacent and nearby parcels are valued in 2015 at \$147.83 to \$178.60 per SF of land with the upper limit set by property that fronts on South Washington Street. Based on an estimated land value of \$150 per square-foot of land, and a 7.0 percent rate of return, an annual rent of \$1,175 (rounded) is indicated (112 square feet x \$150/SF x .07).

One Thousand One Hundred and Seventy-Five Hundred Dollars

This analysis does not constitute a fully documented real property appraisal report and should not be purported as such. The analysis is based on 2015 assessed land values of similarly zoned parcels in the immediate area of the subject property, and complies with City policies and guidelines.

Attachments

Location Map

Site Survey

Floor Plan – New Work

Front Elevation – New Work

cc: Ann Horowitz, Urban Planner II
Alex Dambach, Division Chief, Land Use Regulatory Services

From: CallClickConnect@alexandriava.gov
Sent: Friday, November 06, 2015 12:35 PM
To: CCC PZ HistPres
Subject: Call.Click.Connect. #84064: Historic Preservation Inquiries, Compliments, Complaints
Just wanted to let you know that the Lit

Follow Up Flag: Follow up
Flag Status: Flagged

Dear [Call.Click.Connect](#). User

A request was just created using [Call.Click.Connect](#). The request ID is 84064.

Request Details:

- Name: [Call.Click.Connect](#). Customer
- Approximate Address: No Address Specified
- Phone Number: No Phone
- Email: No Email
- Service Type: Historic Preservation Inquiries, Compliments, Complaints
- Request Description: Just wanted to let you know that the Little Theatre of Alexandria also has a set of plans putting the ramp on the side of the building (st. asaph st) MANY members would prefer that the one in the front on Wolfe street. We also feel that the integrity of the federal look at old town will be compromised with the ramp in front AND that the building designed by a member, too, will be compromised. PLEASE, ask LTA to put the ramp on the side of the building!
- Expected Response Date: Friday, November 13