



Special Use Permit #2016-0018
2503 Taylor Avenue

Application	General Data	
Public hearing and consideration of a request to construct a new single-family dwelling on a developed substandard lot.	Planning Commission Hearing:	May 4, 2016
	City Council Hearing:	May 14, 2016
Address: 2503 Taylor Avenue	Zone:	R-8/Residential Single-Family
Applicant: Matt Heckel	Small Area Plan:	North Ridge

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, MAY 4, 2016: On a motion made by Commissioner Brown and seconded by Commissioner Koenig, the Planning Commission voted to recommend approval of Special Use Permit #2016-0018, subject to compliance with all applicable codes, ordinances and staff recommendations. The motion carried on a vote of 5 to 0, with Commissioners Lyle and Wasowski absent.

Reason: The Planning Commission agreed with the staff analysis. Chairman Lyman asked staff to respond to a speaker's drainage concerns. Staff replied that drainage and stormwater are addressed at the grading plan stage which includes a thorough analysis and review by the Transportation and Environmental Services Department. Commissioner Brown encouraged the applicant to attend the upcoming Northridge Citizens Association meeting and present his proposal prior to the City Council meeting. He added that he supported the applicant's proposal.

Speakers:

Paul Kesaris, 507 Virginia Avenue, expressed concerns relating to the driveway location, the height of the proposed dwelling side wall next to his home, and the possibility of drainage issues.

Matt Heckel, applicant, responded that the footprint of proposed building is smaller than the existing dwelling, the setbacks provide more open space between the homes, and drainage would likely improve with the construction of a new home. The driveway location was proposed to buffer the applicant's new dwelling from the school parking lot and to preserve trees that exist on the other side of the proposed dwelling.



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I. DISCUSSION

The applicant, Matt Heckel, requests Special Use Permit approval to construct a single family dwelling on a substandard lot at 2503 Taylor Avenue (Fig. 1).

SITE DESCRIPTION

The subject property is one trapezoidal lot of record located at the dead-end of Taylor Avenue. The front property lot line is angled. The property has 60 feet of lot frontage, 61 feet of lot width, 115 feet of depth along the south side property line, 120 feet of depth along the north side property line, and 7,047 square feet of lot area. The subject property is improved with a two-story single family home measuring 3,508 gross square feet and two detached accessory structures accounting for a total of 3,868 gross square feet (Fig. 2). Single-family dwellings surround the property to the south, east, and west. George Mason Elementary School borders the property to the north.

BACKGROUND

The existing dwelling was constructed in 1952 on a substandard lot and is non-complying as to setbacks and FAR (Fig. 3 and Table 1 on page 6 for comparison to R-8 zone regulations). The dwelling was constructed on a concrete slab. In October 2015, The Board of Zoning Appeals approved BZA #2015-0012 for front and south side yard setback variances to permit a second story addition. Variances were necessary for the home renovation as the substandard characteristics of the lot, the angled front property line, and the placement of the existing dwelling created pre-existing hardships.

Subsequently, the applicant decided against constructing the approved addition, and chose to pursue the construction of a new single family home for several reasons. Design for a new dwelling would provide a basement and an attic. Replacing the ungrounded electrical system could be more easily achieved with new construction. In addition, replacing the dated HVAC system and the corroded cast iron plumbing of the existing dwelling was not possible as these



Fig. 1: Proposed dwelling



Fig. 2: Existing dwelling

systems are partially buried under the concrete slab of the existing dwelling. Further, renovation would have required the addition of insulation throughout the uninsulated existing home. The applicant was also interested in developing a new home of an architectural style that better suited his design preferences.

PROPOSAL

The applicant requests approval to redevelop a substandard lot with a new two-story single family dwelling. The existing dwelling and detached shed would be demolished. The proposed dwelling would have a floor area of 2,448 square feet (gross floor area of 5,420 square feet), and a building height of 26.2 feet, measured from average finished grade. The existing dwelling and accessory structures measure 3,868 gross square feet. A driveway accommodating two tandem parking spaces is proposed, to the north of the dwelling.

A two-story, American Foursquare-style house with Craftsmen features is proposed as the new dwelling. The proposed dwelling would be clad with Hardiplank horizontal siding on the first floor of the façade as well as the rear and side elevations. The second floor of the façade and the roof dormer would feature Hardiplank shake siding. A transom entrance and a full-width front porch would accent the entryway (Fig. 4).

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 proposing two standard sized parking spaces on the proposed driveway, parallel to the property line on the north.



Fig. 3: Existing dwelling placement on substandard lot

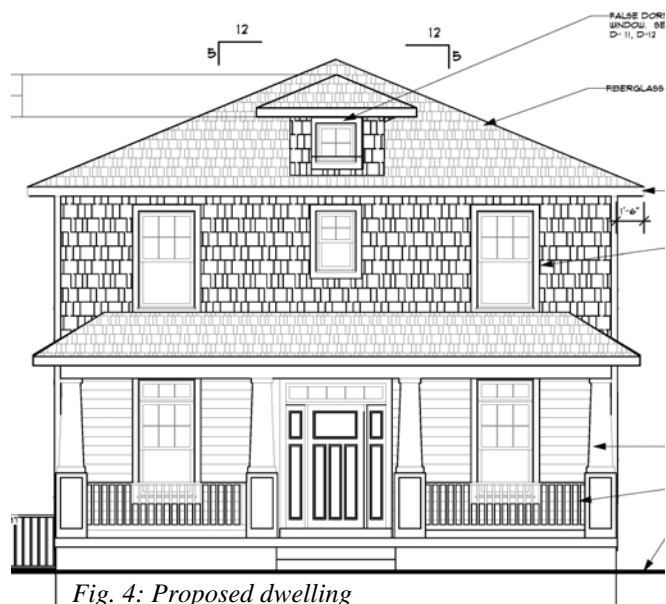


Fig. 4: Proposed dwelling

ZONING

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

Requirement for an SUP

Given that the substandard lot is developed with the existing home, Section 12-900 of the Zoning Ordinance applies to this SUP request. Section 12-901(C) of the Zoning Ordinance states that an SUP is required when residential construction is proposed that would exceed the gross floor area (as defined in Section 2-145(A)) of the existing dwelling by more than ten percent. The gross floor area of the existing home is 3,868 square feet and would be replaced with a home that is 5,420 gross square feet or 29 percent larger than the current dwelling, primarily due to the inclusion of a basement. Section 12-901(C) also requires an SUP if the proposed dwelling would be taller in height than the existing dwelling. The proposed dwelling would be 26.2 feet tall, and the height of the existing dwelling is 24 feet. A request for SUP approval is required for the proposed dwelling to be constructed. Additionally, Section 12-901(C)(2) requires that an analysis of the proposed dwelling and its compatibility with the bulk, height, and design of the existing neighborhood is included in SUP analyses for residential dwellings proposed on substandard lots.

The applicants' proposal meets all Zoning Ordinance requirements for infill development in the R-8 zone regarding setbacks, FAR, building height, and threshold height. Additional zoning elements of the proposal are indicated in Table 1:

Table 1	Requirement		Proposal	<i>Setbacks and FAR for Existing Dwelling</i>
Lot Size	8000 SF Min		7,047SF	
Lot Width	65' Min		60'	
Lot Frontage	40' Min		60'	
Front Yard	prevailing	Average: 35	35'*	26'
Side Yard (North)	1:2 with 8' min	10.7'	17.5'*	5.2'
Side Yard (South)	1:2 with 8' min	10.5'	11.5'*	6.6'
Rear Yard	1:1 with 8' min	26.2'	30.9'*	24'
Building Height	Max Prevailing plus 20% OR 25' whichever is higher	22' + 20% = 26.4'	26.2'	24'
Threshold Height	Max Prevailing plus 20%	2.8 + 20% = 3.36'	2.57'	
FAR	0.35		.347	.531

*The dwelling would have 1.5' roof eaves. One foot of the eave area is exempt from the setback requirement. One half foot of the 1.5' eaves must comply with setbacks.

MASTER PLAN DESIGNATION

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

II. STAFF ANALYSIS

Staff supports the applicant's proposal to redevelop the substandard lot at 2503 Taylor Avenue with a new single-family dwelling. The architectural design and the infill provisions of the Zoning Ordinance related to dwelling height, threshold height, and setbacks are consistent and compatible with the neighborhood character. Staff has worked with the applicant throughout the SUP review process on revisions to ensure that the proposal complies with the R-8 and infill Zoning regulations, as well as with SUP application requirements. In addition, staff believes that

the proposed new dwelling would be relatively compatible with existing homes in the neighborhood in terms of bulk, height, and design.

Bulk

The bulk of the proposed new home would likely not be viewed as larger than the existing dwelling. The FAR is 18% less than the existing home, with the basement representing 23% of the gross floor area. Unlike the existing dwelling, the proposed house design is in compliance with side and front setbacks, providing a balance between open space and the structure, particularly to the south where the existing dwelling is only 6.6 feet from the property line. In comparison to the adjacent school building, the bulk of the new dwelling would be appear smaller in size and consistent with the overall neighborhood character. Moreover, the façade design of the proposed dwelling minimizes the perception of bulk due to the five windows, the full-width porch, the dormer, and the two different siding treatments.

Height

The proposed new dwelling height of 26.2 feet is only 2.2 feet higher than the existing dwelling and would not likely result in a noticeable difference in height after construction. The proposed building height is similar to two dwellings – 2413 Taylor Avenue and 509 Taylor Avenue -- in the eight dwelling sample. These homes are located adjacent to Cape Cod-style homes measuring 8-10 feet lower in height, indicating a theme of undulating dwelling heights in the neighborhood. The proposed dwelling height at 2503 Taylor Avenue, therefore, would not create an uncharacteristic appearance when compared to the dwelling to the south at 507 Virginia Avenue. (Fig. 5).

Design

The neighborhood is composed of one-and-one half and two-story homes that were constructed between 1927 and 1952 and represent Colonial Revival and Tudor Revival designs (Figs. 6-9). The exteriors of the dwellings are primarily brick, however, homes with horizontal siding also exist. Likewise, horizontal siding clad home additions are a common architectural feature in the immediate neighborhood. Although the architectural design of the proposed dwelling is a derivative of an earlier style, it is similar to area homes in symmetry and in rectilinear mass. The horizontal siding of the proposed dwelling complementarily compares to nearby homes, as well as to the materials of surrounding home additions.



Fig. 5:
An approximate comparison of proposed dwelling (left) and dwelling to the south at 507 Virginia Avenue.



Figs. 6-9:
Architectural styles and exterior materials of adjacent homes on Taylor Avenue.

Additional Analysis

Staff recommends that the applicant retain the 30-inch caliper oak that exists on the property. To ensure the retention of this mature tree, Condition 4 restricts the removal of trees from the property prior to approval of a grading plan, and tree protection and replacement measures are mandated in Condition 5. The applicant is required to adhere to the 25% tree canopy coverage requirement, referenced in Condition 2. Given that the parking coverage for the side yard to the north is substantial at 49.8%, slightly below the 50% maximum coverage, and the parking coverage for the front yard is 15.1%, staff recommends that use of permeable paving materials for the construction of a new driveway, as stated in Condition 3. This condition has been consistently applied in previous SUP approvals for single family dwelling construction on substandard lots to reduce stormwater runoff.

Staff concludes that the proposal is a reasonable plan for the redevelopment of this substandard lot and recommends approval of the Special Use Permit 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 design of the dwelling shall be substantially consistent with illustrations submitted on April 7, 2016. (P&Z)
2. As part of the grading plan, trees must be planted or existing trees preserved to exceed a minimum of 25 percent canopy cover over the site. (P&Z)
3. Any new driveway areas shall be constructed with a permeable paving system to the satisfaction of the Director of Planning and Zoning, (P&Z)
4. No trees shall be removed at the site, without approval from the Director of Planning & Zoning, prior to approval of a grading plan for the development of the property. (P&Z)
5. The applicant shall provide, implement, and follow tree protection measures, immediately prior to and during construction, for the 30-inch oak tree on the northeastern portion of the lot as identified on the April 7, 2015 plat submitted with this Special Use Permit application. The applicant shall also depict the tree(s) and necessary protection areas around the tree(s) on any future grading plan. Tree protection measures shall be determined by the Director of Planning & Zoning consistent with the City of Alexandria Landscape Guidelines. If the approved tree protection methods have not been followed, replacement tree(s) or a monetary fine commensurate with the value of replacement tree(s) shall be required for each tree identified for protection that is destroyed. The replacement tree(s) shall be installed and, if applicable, the fine shall be paid prior to the issuance of the Certificate of Occupancy permit. (P&Z)

6. The Director may waive the requirement in Condition #4 for the protection of the trees if they are severely damaged by natural causes or upon submission of a report from a certified arborist indicating that the trees are dying or diseased due to natural causes. (P&Z)
7. Applicant shall be responsible for repairs to the adjacent city right-of-way if damaged during construction activity. (T&ES)
8. No permanent structure may be constructed over any existing private and/or public utility easements. It is the responsibility of the applicant to identify any and all existing easements on the plan. (T&ES)

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

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:

- F-1 Curb cut proposed on the north side of the property was approved August, 2015. (T&ES)
- 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 New curb cuts require separate approval from the City. (Sec. 5-2-14) (T&ES)
- C-3 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-4 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-5 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-6 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-7 All secondary utilities serving this site shall be placed underground. (Sec. 5-3-3) (T&ES)
- C-8 Pay sanitary sewer connection fee prior to release of Grading Plan. (Sec. 5-6-25) (T&ES)
- C-9 Any work within the right-of-way requires a separate permit from T&ES. (Sec. 5-361) (T&ES)

- C-10 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)
- C-11 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:

No comments received

Fire:

No comments received

Health:

No comments

Parks and Recreation:

No comments received

Police Department:

No comments received



APPLICATION

SPECIAL USE PERMIT

SPECIAL USE PERMIT # 2016-0018

PROPERTY LOCATION: 2503 Taylor Ave

TAX MAP REFERENCE: 023.04.10.33

ZONE: R-8

APPLICANT:

Name: Matt and Andrea Heckel

Address: 325 Clifford Ave, Alexandria, VA 22305

PROPOSED USE: Single Family Residential

☒ **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.

Matt Heckel

Print Name of Applicant or Agent

325 Clifford Ave

Mailing/Street Address

Alexandria, VA

City and State

2205

Zip Code

Matt Heckel

Signature

703-470-2448

Telephone #

matt_heckel@yahoo.com

Email address

02/08/2016

Date

Fax #

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

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

REVISED**PROPERTY OWNER'S AUTHORIZATION**

As the property owner of 2503 Taylor Ave, I hereby
 (Property Address)
 grant the applicant authorization to apply for the residential use as
 (use)
 described in this application.

Name: Matt HeckelPhone: 703-470-2448Please Print
Address: 325 Clifford AveEmail: matt_heckel@yahoo.comSignature: Matt HeckelDate: 02/08/2016

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.

50 ~~100~~% Matthew Heckel, 325 Clifford Ave Hwy, VA 22305
 50 ~~100~~% Andrea Heckel, 325 Clifford Ave, Hwy, VA 22305

OWNERSHIP AND DISCLOSURE STATEMENT

Use additional sheets if necessary

REVISED

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. Matthew and Andrea Heckel	325 Clifford Ave	100
2. Matthew and Andrea Heckel		
3. Matthew and Andrea Heckel		

2. Property. State the name, address and percent of ownership of any person or entity owning an interest in the property located at 325 Clifford Ave, Alexandria, VA 22305 (address), unless the entity is a corporation or partnership, in which case identify each owner of more than ten percent. The term ownership interest shall include any legal or equitable interest held at the time of the application in the real property which is the subject of the application.

Name	Address	Percent of Ownership
1. Matthew and Andrea Heckel		100
2. Matthew and Andrea Heckel		
3. Matthew and Andrea Heckel	325 Clifford Ave	

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. Matthew and Andrea Heckel	<i>None</i> N/A	<i>None</i> N/A
2. Matthew and Andrea Heckel		
3. Matthew and Andrea Heckel		

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.

02/08/2018

Matt Heckel

Date

Printed Name



Signature

If property owner or applicant is being represented by an authorized agent such as an attorney, realtor, or other person for which there is some form of compensation, does this agent or the business in which the agent is employed have a business license to operate in the City of Alexandria, Virginia?

☐ **Yes.** Provide proof of current City business license

☐ **No.** The agent shall obtain a business license prior to filing application, if required by the City Code.

NARRATIVE DESCRIPTION

3. The applicant shall describe below the nature of the request **in detail** so that the Planning Commission and City Council can understand the nature of the operation and the use. The description should fully discuss the nature of the activity. (Attach additional sheets if necessary.)

My wife and I purchased the property in June of 2015 because we liked its location which is next to a park. The plan was to renovate the home and add a fourth bedroom upstairs for our 5 person family. However, during the course of me personally renovating the home, I started to suspect that it would be better if we simply tore the existing home down and start new. Reasons for this included: the existing home has no basement and is built on a concrete slab, it has a non-grounded electrical system, the cast iron plumbing is heavily corroded and 1/2 is buried under concrete, the HVAC duct work is old and dirty and 1/3 of it is buried under the concrete slab, the floor layout is not as functional as we'd like, the home has no insulation, there is one story addition off the back that was used as a meeting house for a church that does not fit as a residence, the ceilings on both floors are 8' high, we don't care for the architectural style of the home, to build an addition we will have to demolish part of the existing structure to meet the FAR. Given today's high costs for renovating, the amount of money that will be necessary to renovate the home and build the addition will be nearly the same amount as necessary to tear down and build new. Financially, it doesn't make sense to renovate but further, even if it did, we would be less happy with that end result due to the existing architectural style than we would if we built a new home of our choosing new. I cannot spend that much money on something I am not going to be thrilled about.

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: _____

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).

5 _____

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:

n/a _____

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

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

n/a _____

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)

n/a

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

n/a

- C. How often will trash be collected?

n/a

- 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
0 Compact spaces
0 Handicapped accessible spaces.
0 Other.

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<p align="center">Planning and Zoning Staff Only</p> <p>Required number of spaces for use per Zoning Ordinance Section 8-200A _____</p> <p>Does the application meet the requirement? <input type="checkbox"/> Yes <input type="checkbox"/> No</p>
--

- 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

<p align="center">Planning and Zoning Staff Only</p> <p>Required number of loading spaces for use per Zoning Ordinance Section 8-200 _____</p> <p>Does the application meet the requirement? <input type="checkbox"/> Yes <input type="checkbox"/> No</p>

- 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?
currently 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?
2445 sq. ft. (existing) + _____ sq. ft. (addition if any) = 2445 sq. ft. (total)
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



REVISED

DEPARTMENT OF PLANNING AND ZONING FLOOR AREA RATIO AND OPEN SPACE CALCULATIONS FOR SINGLE AND TWO-FAMILY RESIDENTIAL OUTSIDE HISTORIC DISTRICTS

A. Property Information

A1. Street Address 2503 Taylor Avenue

Zone R-8

A2. 7047

x 0.35

= 2466

Total Lot Area

Floor Area Ratio Allowed by Zone

Maximum Allowable Floor Area

B. Existing Gross Floor Area

Existing Gross Area *		Allowable Exclusions	
Basement	0	Basement**	0
First Floor	1828.26	Stairways**	80.95
Second Floor	670.8	Mechanical**	47.45
Third Floor	1008.8	Porch/ Garage**	0
Porches/ Other <i>Shed</i>	40/224.6/96	Attic less than 5'***	0
Total Gross *	3868.46	Total Exclusions	128.4

B1. Existing Gross Floor Area *
3868.46 Sq. Ft.

B2. Allowable Floor Exclusions**
224.4 Sq. Ft.

B3. Existing Floor Area minus
Exclusions 3644.06 Sq. Ft.
(subtract B2 from B1)

** Existing home and
Shed to be demolished*

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

Proposed Gross Area*		Allowable Exclusions	
Basement	1220	Basement**	1220
First Floor	1202	Stairways**	181.4
Second Floor	1202	Mechanical**	10.83
Third Floor	1320	Porch/ Garage**	240
Porches/ Other	476	Attic less than 5'***	1320
Total Gross *	5420	Total Exclusions	2972.23

C1. Proposed Gross Floor Area *
5420 Sq. Ft.

C2. Allowable Floor Exclusions**
2972.23 Sq. Ft.

C3. Proposed Floor Area minus
Exclusions 2447.77 Sq. Ft.
(subtract C2 from C1)

D. Existing + Proposed Floor Area

D1. Total Floor Area (add B3 and C3) 2448 Sq. Ft.

D2. Total Floor Area Allowed by Zone (A2) 2466 Sq. Ft.

*Gross floor area for residential single and two-family dwellings in the R-20, R-12, R-8, R-5, R-2-5, RB and RA zones (not including properties located within a Historic District) is the sum of all areas under roof on a lot, measured from exterior walls.

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

If taking exclusions other than basements, floor plans with excluded areas illustrated must be submitted for review. Sections may also be required for some exclusions.

F. Open Space Calculations Required in RA & RB zones

Existing Open Space	
Required Open Space	
Proposed Open Space	

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

Signature: Mario Hechel Date: 4/15/16

From: Matt Heckel <matt_heckel@yahoo.com>
Sent: Wednesday, April 13, 2016 4:37 PM
To: Ann Horowitz
Subject: Re: exterior siding materials

REVISED

Ann,

The siding will be Hardiplank.

I can stop by on Tuesday of next week. Any particular time is good for you?

From: Ann Horowitz <ann.horowitz@alexandriava.gov>
To: "matt_heckel@yahoo.com" <matt_heckel@yahoo.com>
Sent: Wednesday, April 13, 2016 4:03 PM
Subject: exterior siding materials

Matt,

Could you let me know the type of materials you are planning to use to side the exterior of the building. I need this information for the report.

Also, could you stop by sometime on Monday or Tuesday to include some information that was omitted on the application? Specifically, you need to sign the application and state the property ownership in one section.

Thank you.

Ann

*Urban Planner
City of Alexandria
Department of Planning and Zoning
Room 2100
City Hall
301 King Street
Alexandria, VA 22314
Phone: 703-746-3821
Fax: 703-838-6393*



REVISED

DEPARTMENT OF TRANSPORTATION
AND ENVIRONMENTAL SERVICES

P.O. Box 178 - City Hall
Alexandria, Virginia 22313

703-746-4035 (office)

alexandriava.gov

703-838-6438 (fax)

August 12, 2015

Matt and Andrea Heckel
2503 Taylor Avenue
Alexandria, Virginia 22302

Re: New Driveway Apron
2503 Taylor Avenue

Dear Mr. and Mrs. Heckel:

Your request to install a new driveway apron at 2503 Taylor Avenue has been reviewed by staff and is approved.

At your request, we will provide a cost estimate to have the city contractor install the curb cut for you. You may alternately hire a contractor of your choosing to perform the work. Your contractor will be required to obtain an excavation permit to perform the work. Requirements to obtain an excavation permit are on our web site at alexandriava.gov. Choose City Departments; Transportation & Environmental Services; Construction & Inspection Division; Basic Guidelines for Obtaining Permits.

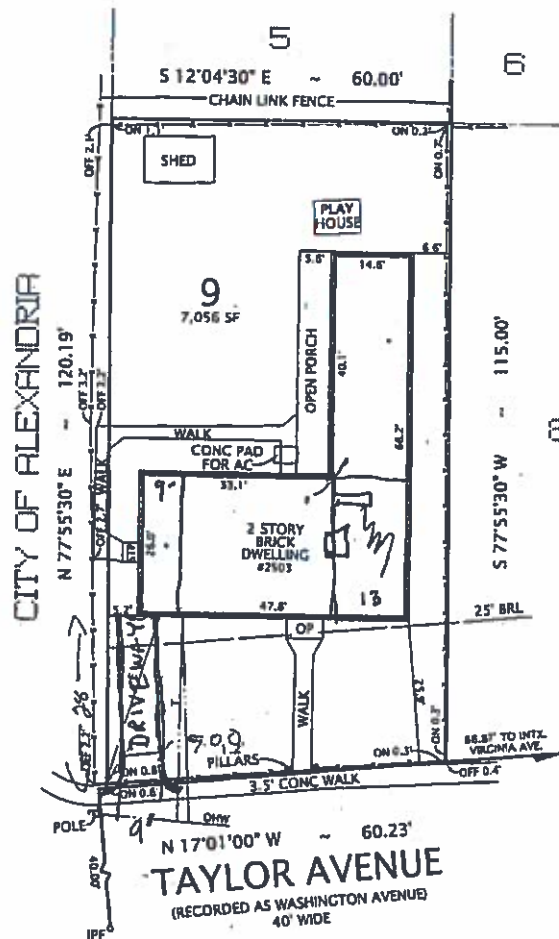
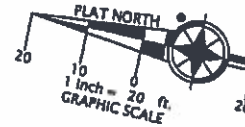
Please note that any work on private property, including drain connections, is the responsibility of the property owner or their contractor, and will not be provided by the City.

If you have any questions, you may call the permit office at 703-746-4035.

Sincerely,

A handwritten signature in black ink, appearing to read "Wayne E. Lightfoot, Jr.", is written over a circular stamp.

Wayne E. Lightfoot, Jr., EIT
Civil Engineer III
Infrastructure Right of Way
Transportation & Environmental Services



School

NOT TO SCALE

06/03/2015
 GEORGE M. O'QUINN
 LICENSE NO.
 2069
 LAND SURVEYOR
 George M. O'Quinn

DOMINION Surveyors
Inc.®
8808 H PEAR TREE VILLAGE COURT
ALEXANDRIA, VIRGINIA 22309
703-619-6555
FAX: 703-799-6412

8150528005

REVISED

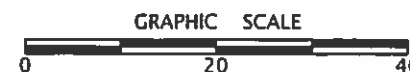
2503 Taylor Ave
 SUP 2016-0018
 Zoning Comments #1
 March 18, 2016

Staff has completed a zoning analysis of the subject property located 2503 Taylor Ave. The lot is zoned R-8, single family residential and is currently occupied by a two story dwelling. The lot is substandard as to the required lot area and width. It complies with the required 40' of frontage. The applicant proposes to demolish the existing dwelling and reconstruct a new two-story single-family dwelling. A special use permit is required to redevelop the lot because it is developed substandard.

- C-1 Proposed dwelling does not comply with the established front setback of 35 feet. Reposition house to comply with setback or request a modification for front porch to be located in required front yard.
- C-2 Height does not comply. Overall building height is measured to the tallest point, which is the midpoint of the hipped roof of the front dormer. This is showing approximately 27 feet in height. Reduce to meet the average height of 26.39 feet.
- C-3 Correct setback to height ratios are being taken from average existing/pre-construction grade not average finished grade. Please correct this calculation.
- C-4 FAR is currently over the permitted maximum. Based on current floor plans, 2840.77 square feet is being proposed where 2466 is permitted.
 - a) Attic was not accounted for in the FAR calculation. If the attic space is at any time over five feet in height, the area is counted against FAR. Provide roof plan or cross-sections to ensure that applicant can meet FAR.
 - b) Shed in rear yard is indicated "TBS" and was not included in the FAR calculation.
 - c) Mechanical equipment was calculated incorrectly. Fireplace on first floor is only 10.83 square feet.
 - d) Porch is shown at 180 square feet, not 240 square feet.
- C-5 Plat and floor plan dimensions do not match. Length of home on plat is 44 feet, but on floor plans shows 44 feet and 4 inches. Additionally, the porch is shown at different dimensions. Please correct.
- C-6 Indicate the projection of the eaves from the building wall. Eaves can project into a required yard if they are no more than 12 inches. Current elevations show an 18" eave projection. If this is the case, then the setback requirement will need to be increased by 0.5" on each side.
- C-7 Ensure AC unit locations are indicated on the proposed grading plan and that such units meet the required setbacks.

- C-8 Indicate all fence heights on grading plan and on all construction drawings submitted for building permits.
- C-9 Submit height of dwelling/addition at the eave and ridge lines and dimensions on all construction drawings submitted for building permits.
- C-10 Zoning will require a survey plat confirming building footprint, setbacks, and building height compliance from average existing grade from a licensed surveyor prior to the release of a certificate of occupancy.
- C-11 Zoning will require a certification of Floor Area calculation from a licensed architect or engineer after construction and prior to release of certificate of occupancy.

Staff: Taryn Toyama



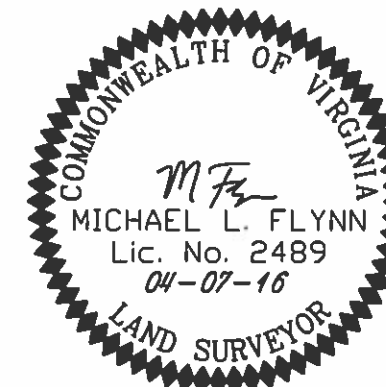
1. OWNER: MATTHEW P. OR ANDREA S. HECKEL
2503 TAYLOR AVENUE
ALEXANDRIA VA. 22302
2. TAX MAP: #023.04-10-33
3. ZONE: R-8, EX. USE = RESIDENCE PROP. USE = RESIDENCE
4. SETBACKS: FRONT = 25' PER ZONE (35' FROM FACE OF CURB PER BLOCK FACE STUDY)
SIDE = 1:2 BUILDING HEIGHT, 8 FEET MINIMUM
REAR = 1:1 BUILDING HEIGHT, 25 FEET MINIMUM
(FRONT SETBACK & HEIGHT BASED ON INFILL BLOCK STUDY, SEE SHT. 2)
5. FLOOR AREA RATIO ALLOWED: 0.35
7,047 SQ. FT. (SITE AREA) \times 0.35 = 2466 SQ. FT.
FLOOR AREA RATIO PROPOSED: 2,445.5 SF OR 0.347 (PROVIDED BY OTHERS)
7. TOTAL SITE AREA (EXISTING LOT) _____ 7,047 SQ. FT. OR 0.1618 AC.
MINIMUM LOT AREA REQUIRED _____ 8,000 SQ. FT. OR 0.1837 AC.
(LOT IS AN EXISTING SUB-STANDARD LOT)
8. NO TITLE REPORT FURNISHED FOR PREPARATION OF PLAN, THEREFORE ALL EASEMENTS AND RESTRICTIONS MAY NOT BE SHOWN.
9. PLAN IS SUBJECT TO RESTRICTIONS OF RECORD.
10. A FIELD RUN TOPOGRAPHIC SURVEY WAS PREPARED BY THIS MERESTONE LAND SURVEYING.
(DATUM IS NAD 29)
11. ALL CONSTRUCTION SHALL CONFORM TO THE CURRENT EDITION OF THE UNIFORM STATEWIDE BUILDING CODE. ALL CONSTRUCTION SHALL CONFORM TO ALEXANDRIA STANDARDS.
12. SITE CONTAINS NO ON-SITE PARKING. PARKING IS PROPOSED TO BE A MINIMUM OF TWO STANDARD PARKING SPACES (9'X18.5') WITHIN THE PROPOSED DRIVEWAY. SEE SHEET 2 FOR FRONT AND SIDE YARD COVERAGE CALCULATIONS.

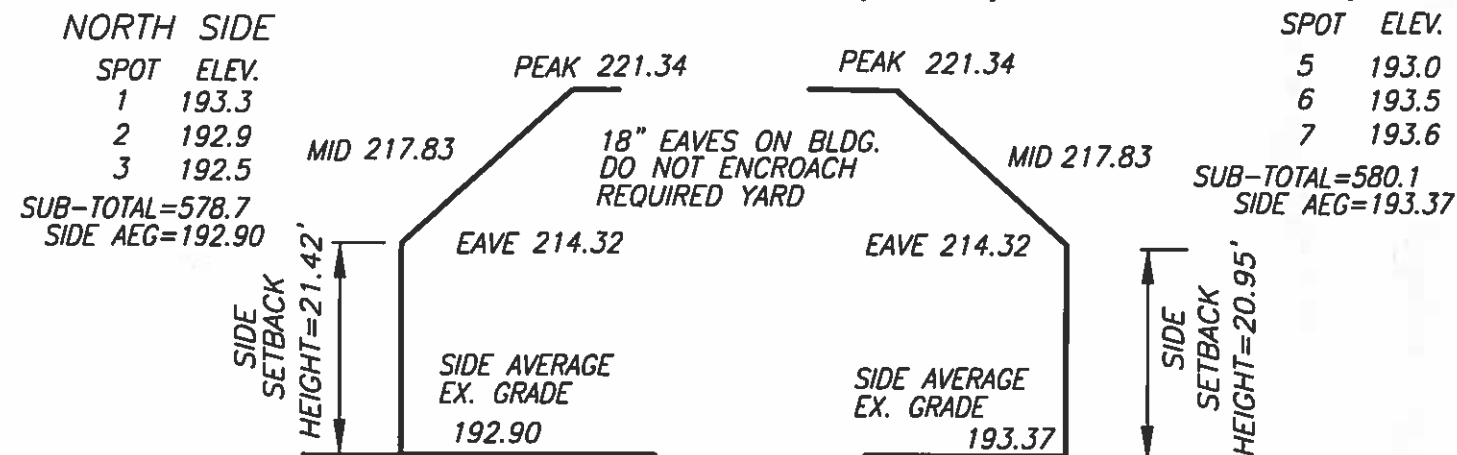
REVISED

ALEXANDRIA SURVEYS, LLC

1229 GARRISONVILLE ROAD #104 STAFFORD, VIRGINIA 22556
TEL. NO. 703-636-1313 FAX NO. 703-636-4266

SHEET 1 OF 2



DWELLING SETBACK (SIDES):

BUILDING SIDE	BUILDING HEIGHT	ZONING SETBACK	SETBACK ALLOWED	SETBACK PROVIDED BLDG.	SETBACK PROVIDED EAVE**
NORTH	21.42'	1:2, MIN. 8'	10.71'	18.0'	16.5'
SOUTH	20.95'	1:2, MIN. 8'	10.48'	12.0'	10.5'

NOTE; REAR YARD SETBACK OF 38.8' EXCEEDS MINIMUM OF 25' REQUIRED.

** EAVES MAY ENCROACH UP TO 12" INTO REQUIRED SETBACK.

BLOCK STUDY SUBJECT PROPERTY: 2503 TAYLOR AVENUE
BLOCK DESCRIPTION: BETWEEN NORTH END OF TAYLOR AVENUE TO WOODLAND TERRACE

A	B	C	D	E	F	G	H		
ADDRESS	GROUND ELEVATION	1ST FLOOR THRESHOLD ELEVATION	BOTTOM OF ROOF ELEVATION	TOP OF ROOF ELEVATION	DISTANCE GROUND TO 1ST FLOOR (C-B)	DISTANCE GROUND TO BOTTOM OF ROOF (D-B)	DISTANCE GROUND TO TOP OF ROOF (E-B)	SETBACK FROM FACE OF CURB (FEET)	
507 VIRGINIA	102.4	104.2	120.6	127.6	1.8	18.2	21.7	25.2	38.2
508 VIRGINIA	102.7	105.6	114.6	127.4	2.9	11.9	18.3	24.7	33.5
2423 TAYLOR	104.5	107.1	116.8	133.4	2.6	12.3	20.6	28.9	33.3
2421 TAYLOR	104.4	107.1	115.8	133.0	2.7	11.4	20	28.6	33.2
509 TYLER	103.4	106.3	125.1	138.1	2.9	21.7	28.2	34.7	34.8
2417 TAYLOR	102.8	105.5	114.3	127.3	2.7	11.5	18	24.5	34.3
2415 TAYLOR	103.8	106.8	123.9	131.2	3.0	20.1	19.6	27.4	35.0
2413 TAYLOR	102.6	106.2	123.4	132.9	3.6	20.8	25.6	30.3	37.3
AVERAGE	103.3	106.1	119.3	131.4	2.8	16.0	28.0		35.0

SETBACK & HEIGHT REQUIREMENTS:AVERAGE DWELLING HEIGHT: $(16.0 + 28.0 / 2 =)$ 22.0'DWELLING HEIGHT ALLOWED: $22.0' + 20\% = 26.4'$

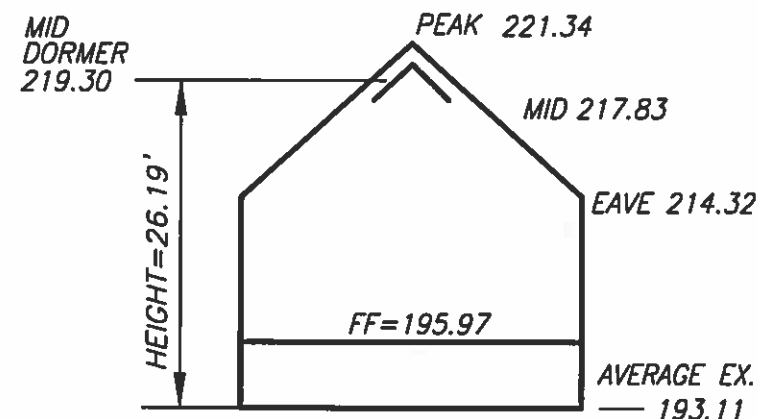
AVERAGE BLOCK THRESHOLD HEIGHT: 2.8 FEET

THRESHOLD HEIGHT ALLOWED: $2.8 + 20\% = 3.36$ FEET

AVERAGE FRONT SETBACK FROM FACE OF CURB: 35.0 FEET

FRONT SETBACK REQUIRED: 35.0' FROM FACE OF CURB

FRONT SETBACK PROPOSED: 35.5' FROM FACE OF CURB (EDGE OF PAVEMENT)

DWELLING HEIGHT:

USE AVERAGE EX. GRADE FOR HEIGHT CALCS

PROPOSED THRESHOLD HEIGHT = 2.57 FEET
($195.97 - *193.4 = 2.57$)

DWELLING HEIGHT PERMITTED= 26.4'

DWELLING HEIGHT PROPOSED= 26.19'

SPOT	ELEV.
1	193.3
2	192.9
3	192.5
4	192.7
5	193.0
6	193.5
7	193.6
8	193.4*

SUB-TOTAL=1,544.9
AVG. EX. GRADE=193.11

SPOT	ELEV.
1	193.5
2	193.5
3	193.0
4	193.6
5	193.5
6	193.7
7	194.0
8	194.8

SUB-TOTAL=1,549.6
AVG. FINISHED GRADE=193.70**PARKING COVERAGE**MIN. SIDE YARD (NORTH) = 8'
SIDE YARD = 959 SF
PARKING = 478 SF OR 49.8%MIN. FRONT YARD = 25.0'
FRONT YARD = 1,505 SF
PARKING = 227 SF OR 15.1%NO PROPOSED PARKING IS SOUTH
SIDE YARD OR REAR YARD.

REVISED

**SPECIAL USE PERMIT PLAT**

LOT 9 BLOC 9 SECTION 1

JEFFERSON PARK

CITY OF ALEXANDRIA, VIRGINIA

SCALE: AS NOTED

FEBRUARY 08, 2016

REV. 03-19-16

REV. 04-07-16

ALEXANDRIA SURVEYS, LLC

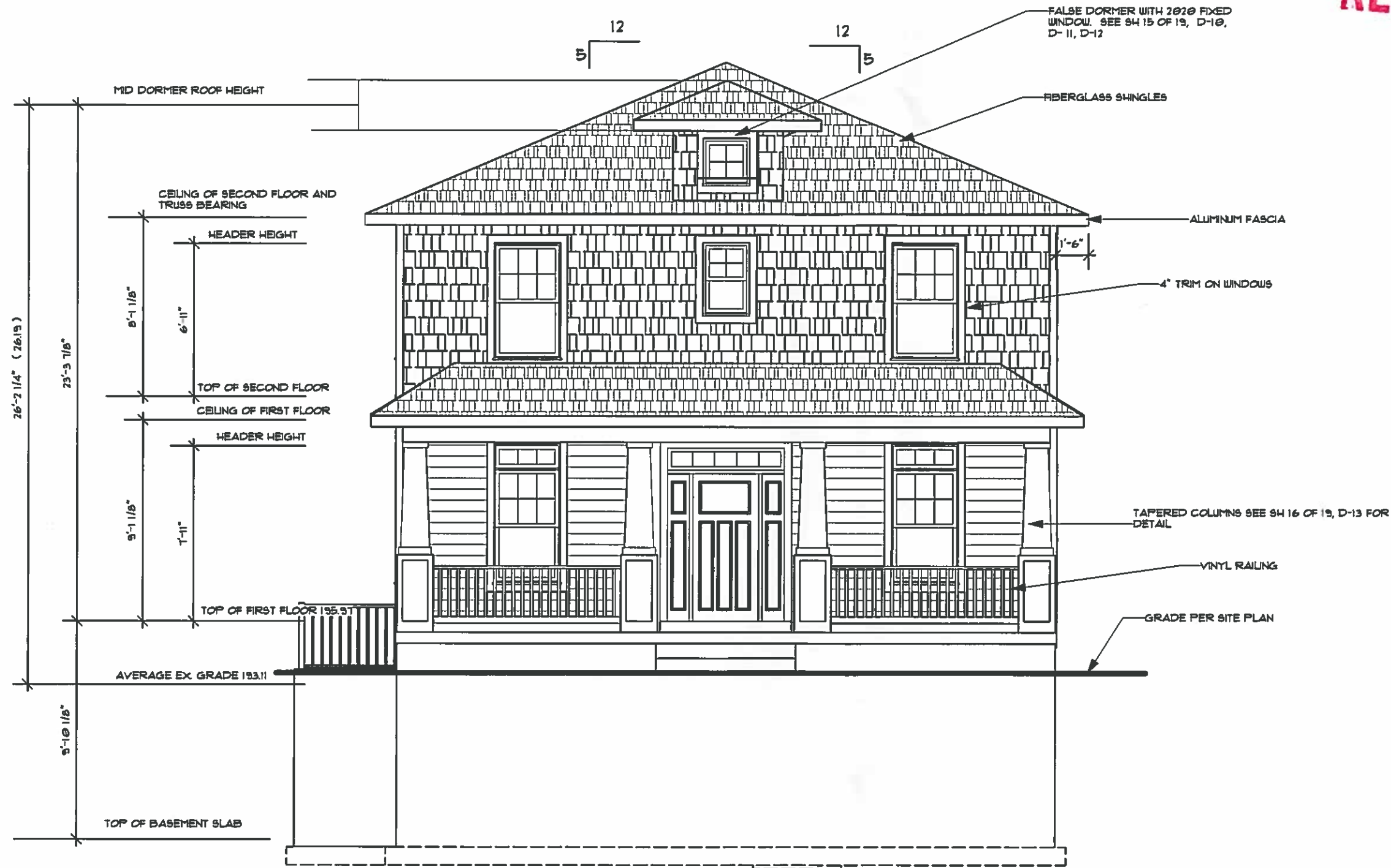
1229 GARRISONVILLE ROAD #104 STAFFORD, VIRGINIA 22556

TEL. NO. 703-636-1313 FAX NO. 703-636-4266

#13895

SHEET 2 OF 2

REVISED



FRONT ELEVATION

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

SUNSET DESIGN
591 MORAN COURT
ANNAPOLIS, MD 21401
PHONE: 443-995-5585
EMAIL: MBSCEB2@GMAIL.COM
DRAWN BY: MICHAEL STEVENSON

CUSTOM MODEL FOR:
HECKEL
BUILDING SITE:
2503 TAYLOR AVENUE
ALEXANDRIA, VA 22302

NDI new dimensions inc.
CUSTOM HOMES SINCE 1988
10611 BALLS FORD RD, SUITE 101
MANASSAS, VA 20109

PHONE:
800-406-8555

SHEET
1 OF 8

DATE: 04/07/16

SUNSET DESIGN

591 MORAN COURT
ANNAPOLIS, MD 21401
PHONE: 443-995-5585
EMAIL: MBSCEB2@GMAIL.COM
DRAWN BY: MICHAEL STEVENSON

CUSTOM MODEL FOR:

HECKEL

BUILDING SITE:

2503 TAYLOR AVENUE
ALEXANDRIA, VA 22302

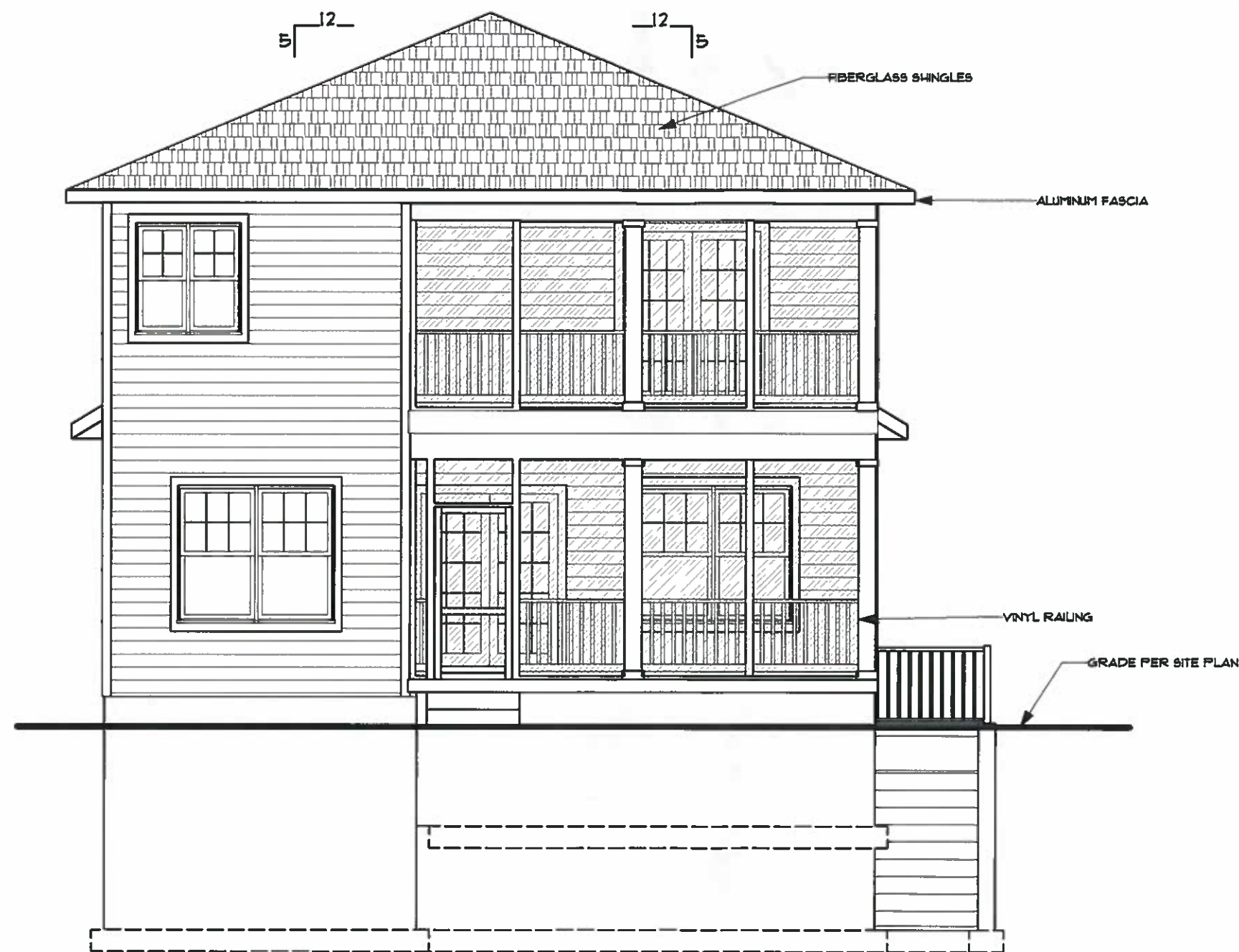
NDI new dimensions inc.
CUSTOM HOMES SINCE 1988

10611 BALLS FORD RD, SUITE 101
MANASSAS, VA 20109

PHONE:
800-406-8555

SHEET
2 OF 8

REVISED



REAR ELEVATION

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



RIGHT SIDE ELEVATION

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

DATE: 04/07/16

SUNSET DESIGN

591 MORAN COURT
ANNAPOLIS, MD 21401
PHONE: 443-995-5585
EMAIL: MBSCEB78@GMAIL.COM
DRAWN BY: MICHAEL STEVENSON

CUSTOM MODEL FOR:

HECKEL

BUILDING SITE:

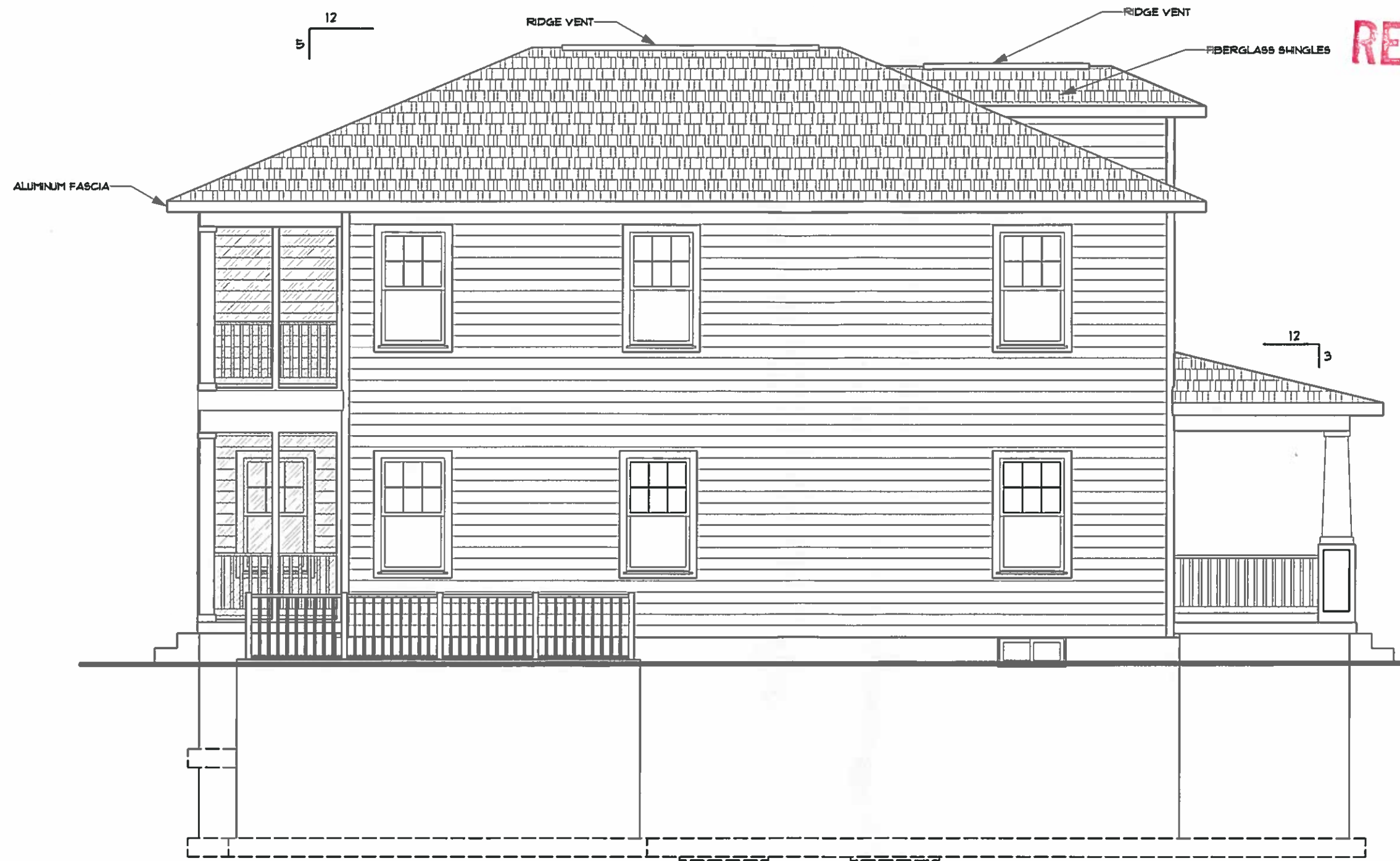
2503 TAYLOR AVENUE
ALEXANDRIA, VA 22302

NDI new dimensions inc.
— CUSTOM HOMES SINCE 1988

10611 BALLS FORD RD, SUITE 101
MANASSAS, VA 20109

PHONE:
800-406-8555

SHEET
3 OF 8



LEFT SIDE ELEVATION

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

DATE: 04/07/16

SUNSET DESIGN

591 MORAN COURT
ANNAPOLIS, MD 21401
PHONE: 443-995-5585
EMAIL: MBSCEB2@GMAIL.COM
DRAWN BY: MICHAEL STEVENSON

CUSTOM MODEL FOR:
HECKEL

BUILDING SITE:

2503 TAYLOR AVENUE
ALEXANDRIA, VA 22302

NDI new dimensions inc.
CUSTOM HOMES SINCE 1988

10611 BALLS FORD RD, SUITE 101
MANASSAS, VA 20109

PHONE:
800-406-8555

SHEET
4 OF 8

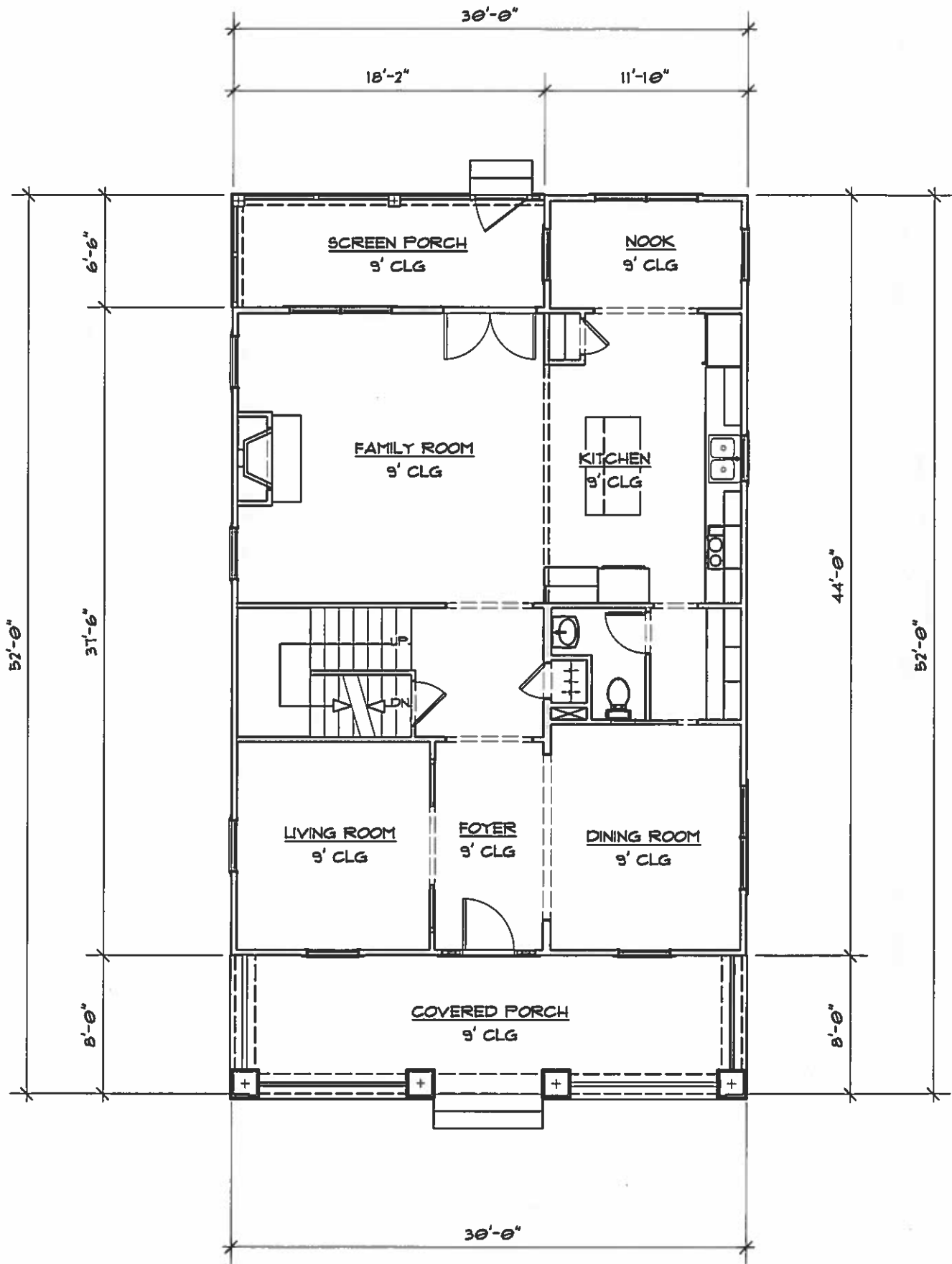
SUNSET DESIGN
591 MORAN COURT
ANNAPOLIS, MD 21401
PHONE: 443-935-5585
EMAIL: MBSCEB2@GMAIL.COM
DRAWN BY: MICHAEL STEVENSON

CUSTOM MODEL FOR:
HECKEL
BUILDING SITE:
2503 TAYLOR AVENUE
ALEXANDRIA, VA 22302

NDI new dimensions inc.
CUSTOM HOMES SINCE 1988
10611 BALLS FORD RD, SUITE 101
MANASSAS, VA 20109
PHONE:
800-406-8555

SHEET
5 OF 8

REVISED



FIRST FLOOR PLAN

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

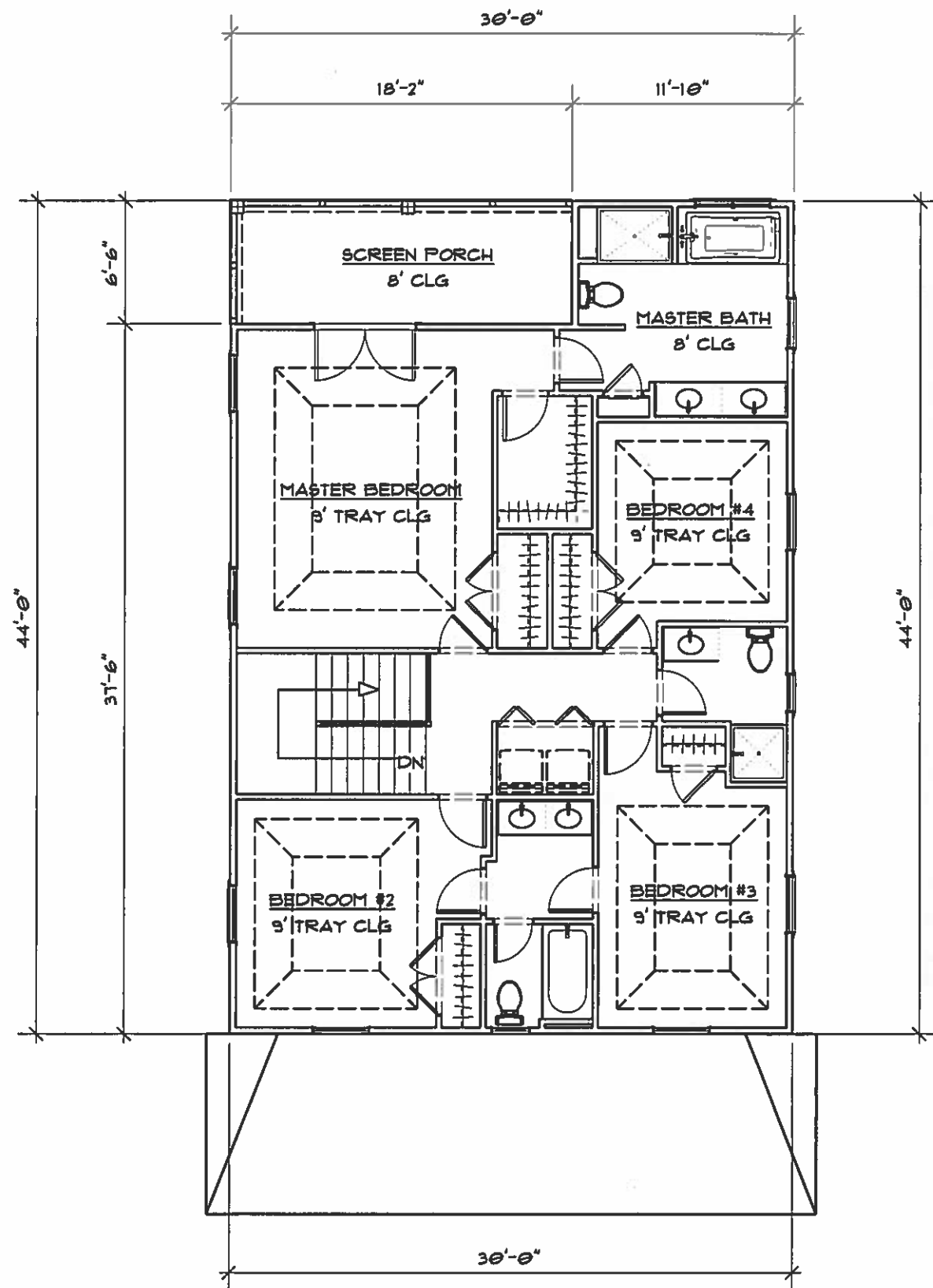
FIRST FLOOR HEATED INCLUDING STAIRS
AND FIREPLACE: 1,202 SQ.FT.

STAIRS: 15 SQ.FT.

FIRAPLACE: 10.83 SQ.FT.

FRONT PORCH: 240 SQ.FT.

SCREEN PORCH: 118 SQ.FT.



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SECOND FLOOR PLAN

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

SECOND FLOOR HEATED NOT INCLUDING STAIRS: 1,124 SQ.FT.

SCREEN PORCH: 118 SQ.FT.

DATE: 04/07/16

SUNSET DESIGN

591 MORAN COURT
ANNAPOLIS, MD 21401
PHONE: 443-995-5585
EMAIL: MBSCEB2@GMAIL.COM
DRAWN BY: MICHAEL STEVENSON

CUSTOM MODEL FOR:

HECKEL

BUILDING SITE:

2503 TAYLOR AVENUE
ALEXANDRIA, VA 22302

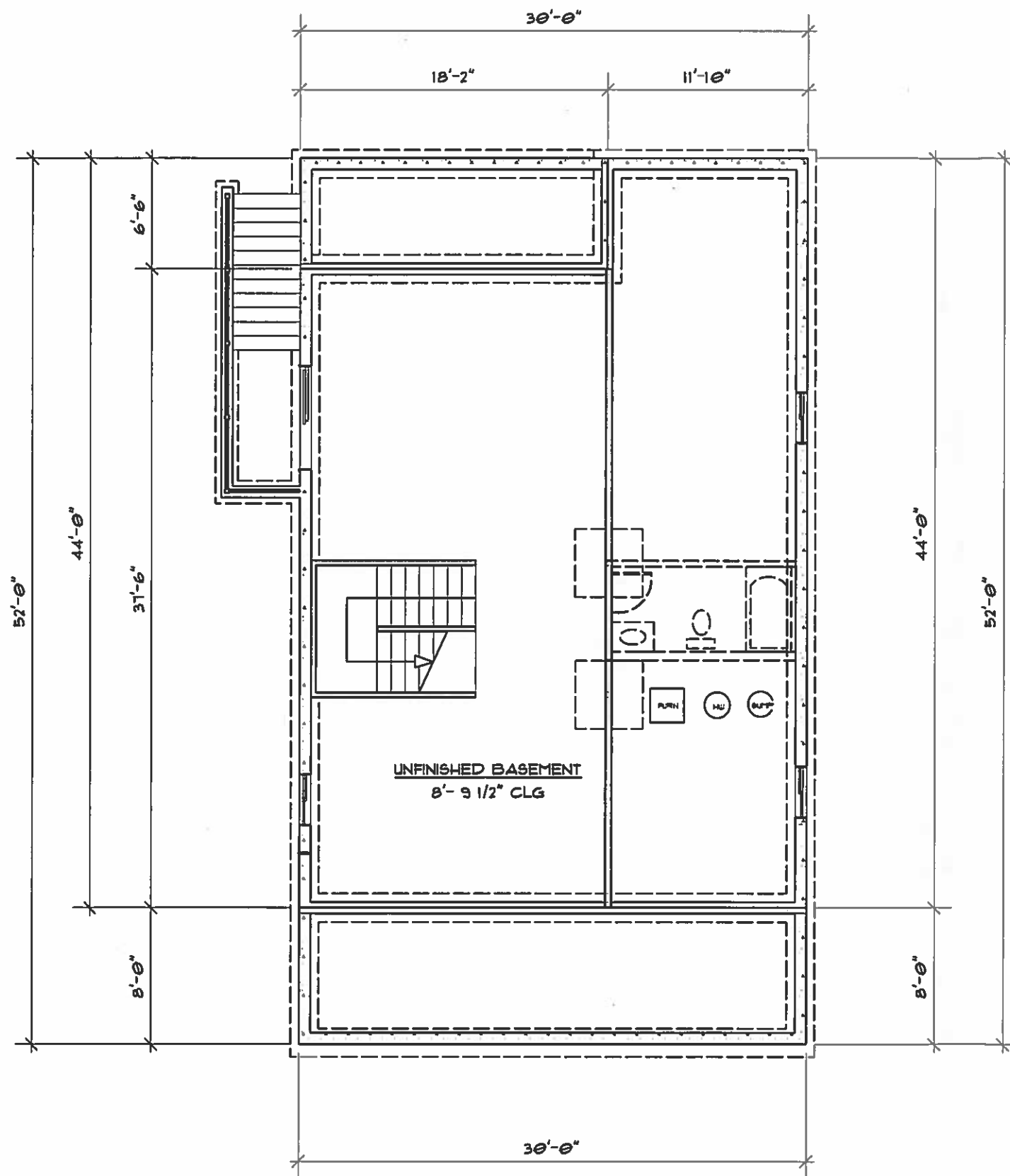
NDI new dimensions inc.

CUSTOM HOMES SINCE 1988

10611 BALLS FORD RD, SUITE 101
MANASSAS, VA 20109

PHONE:
800-406-8555

SHEET
6 OF 8



REVISED

FOUNDATION PLAN

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

UNFINISHED BASEMENT INCLUDING
STAIRS: 1,123 SQ.FT.

STAIRS: 15 SQ.FT.

DATE: 04/07/16

SUNSET DESIGN

591 MORAN COURT
ANNAPOLIS, MD 21401
PHONE: 443-995-5585
EMAIL: MBSCE82@GMAIL.COM
DRAWN BY: MICHAEL STEVENSON

CUSTOM MODEL FOR:

HECKEL
BUILDING SITE:

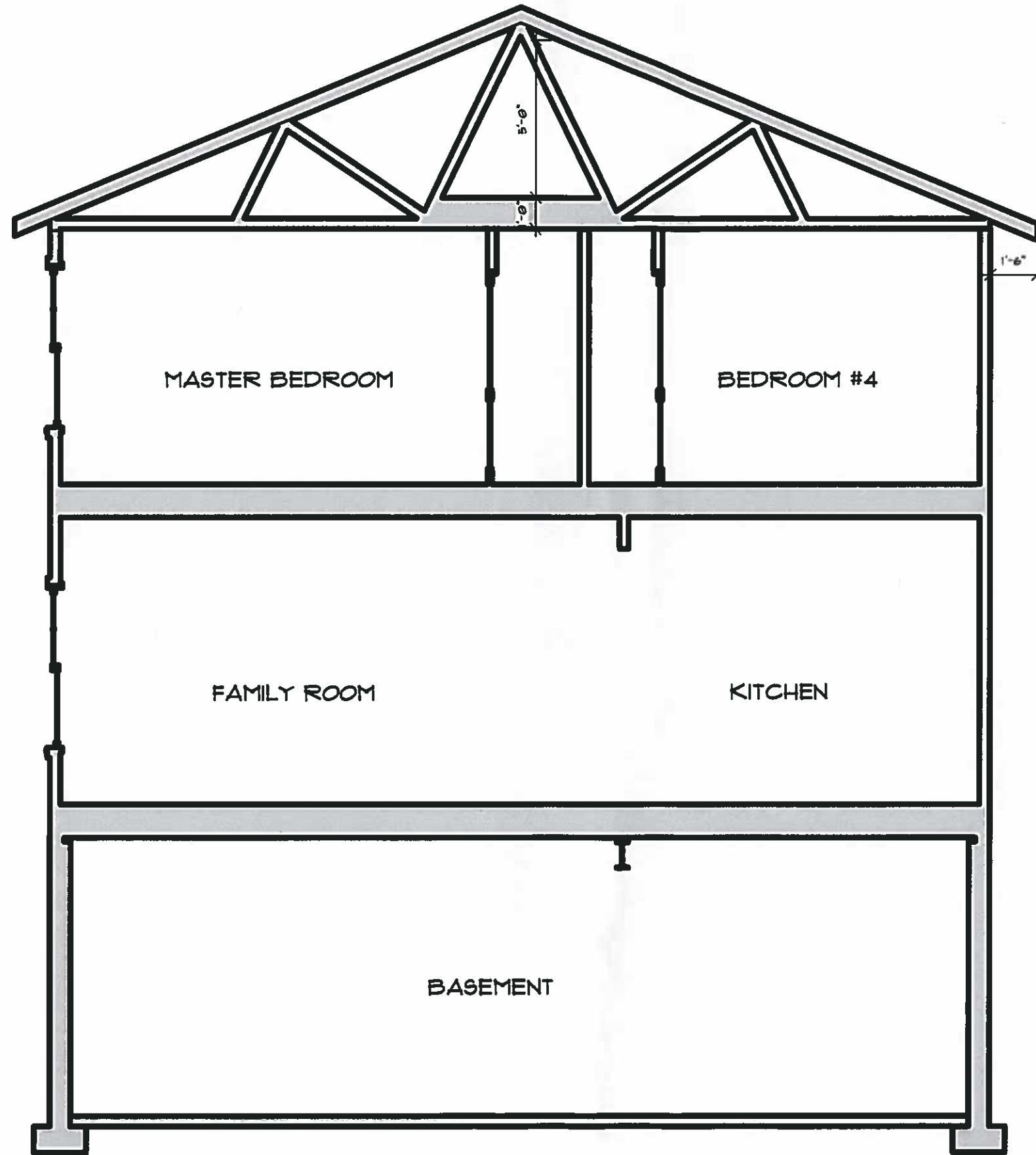
2503 TAYLOR AVENUE
ALEXANDRIA, VA 22302

NDI new dimensions inc.
— CUSTOM HOMES SINCE 1988

10611 BALLS FORD RD, SUITE 101
MANASSAS, VA 20109

PHONE:
800-406-8555

SHEET
1 OF 8



SECTION

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

REVISED

DATE: 04/07/16

SUNSET DESIGN

591 MORAN COURT
ANNAPOLIS, MD 21401
PHONE: 443-995-5585
EMAIL: MBSCEB2@GMAIL.COM
DRAWN BY: MICHAEL STEVENSON

CUSTOM MODEL FOR:

HECKEL

BUILDING SITE:

2503 TAYLOR AVENUE
ALEXANDRIA, VA 22302

NDI new dimensions inc.
— CUSTOM HOMES SINCE 1988

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800-406-8555

SHEET
8 OF 8