

***Special Use Permit #2016-0086***  
***400 Tennessee Avenue***

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Application	General Data	
<b>Request:</b> Public hearing and consideration of a request to construct a single-family dwelling on a developed substandard lot.	<b>Planning Commission Hearing:</b>	January 5, 2017
	<b>City Council Hearing:</b>	January 28, 2017
<b>Address:</b> 400 Tennessee Avenue	<b>Zone:</b>	R-8/Single-family zone
<b>Applicant:</b> Brenda & Larry Kahan represented by Duncan Blair, attorney	<b>Small Area Plan:</b>	North Ridge/Rosemont

**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:** Sara Brandt-Vorel, [Sara.BrandtVorel@alexandriava.gov](mailto:Sara.BrandtVorel@alexandriava.gov)

**PLANNING COMMISSION ACTION, JANUARY 5, 2017:** On a motion made by Commissioner Koenig and seconded by Vice Chairman Macek, the Planning Commission voted to recommend approval of Special Use Permit #2016-0086 subject to compliance with all applicable codes, ordinances, and staff recommendations. The motion carried on a vote of 6-0, with Commissioner Wasowski absent.

**Reason:** The Planning Commission agreed with staff analysis.

Commissioner Brown inquired when the tree canopy cover could be expected to approach 40% coverage, as required by Condition #2. The City Arborist, John Noelle, responded that a variety of factors could impact rate of growth, therefore he could not provide a definitive timeframe. Mr. Noelle confirmed that the three large oaks on site were in poor condition and could not survive the construction of the proposed dwelling. After weighing a range of zoning and design factors, Commissioner Brown said he would support the application.

Chairwoman Lyman inquired what the impact might be to tree #2 if the proposed construction remained within the footprint of the existing structure. Mr. Noelle responded that the distance between the tree and the rear of the existing dwelling was great enough that construction within

the existing footprint could reasonably occur without impacting the tree and its root system.

Chairwoman Lyle echoed a similar concern to Commissioner Brown that encouraging a redevelopment trend in older neighborhoods, replacing older homes with larger infill development, could further reduce smaller and more affordable homes from the City's housing stock.

Commissioner Macek clarified that under existing regulations the applicants would not require any permission from the City to remove trees from their lot and stated that a historically low FAR, exhibited by the existing neighborhood conditions, should not restrict additional FAR that complied with the Zoning Ordinance. Therefore, while the proposed dwelling was larger than existing structures on the street, Commissioner Macek found the dwelling was not out of scale and presented a compatible design.

Commissioner Koenig stated existing zoning and infill guidelines were the appropriate tools to regulate new development density. Commissioner Koenig supported the application as the proposal conformed to all zoning requirements and utilized a thoughtful design to ameliorate the potential difference in bulk between the existing and proposed dwelling.

Commissioner McMahon voiced her appreciation for the applicant's willingness to exceed the minimum tree canopy coverage requirement. She believed a long-term goal should be to maintain or increase the Citywide tree canopy cover.

Speakers:

Duncan Blair, attorney representing the applicant, spoke in support of the special use permit request and iterated the proposed design was in compliance with the bulk, height, and compatibility of neighborhood architecture.



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## I. DISCUSSION

The applicants, Brenda and Larry Kahan, represented by attorney Duncan Blair, request Special Use Permit approval to construct a new single-family dwelling on a developed substandard lot at 400 Tennessee Avenue (Figure 1).



*Figure 1: Applicant's proposed design for a single-family dwelling at 400 Tennessee Avenue.*

### SITE DESCRIPTION

The subject site is one trapezoidal lot of record with approximately 64.5 feet of frontage along Tennessee Avenue and a lot depth of 112 feet on the east side to 110 feet on the west side for a total parcel area of 7,704 square feet. The subject site is currently developed with a two-story, brick and masonry single-family home of approximately 2,400 gross square feet (Figure 2). The subject site is surrounded by single-family homes and the Beverley Hills United Methodist Church is located approximately one block northwest of the subject site.



*Figure 2: Existing single-family dwelling at 400 Tennessee Avenue.*

### PROPOSAL

The applicant requests approval to construct a two-story, single-family dwelling with a one car detached garage on a developed substandard lot. The existing structure would be demolished to facilitate the construction of the new dwelling. The proposed dwelling would have a total floor area of 2,655 square feet (a gross floor area of 5,977 square feet, including the basement and detached garage) and a proposed building height of 24'3" from average finished grade. The existing structure has a total floor area of 1,178 square feet (gross floor area of 2,435 square feet) and has a building height of 19'1" from average finished grade.

The proposed design for a two-story, single-family home features design elements common of modified Cape Cod homes found in the neighborhood. The proposed design utilizes three wall-



dormers which span the front of the dwelling's second floor and a symmetrical façade; architectural elements typical of the modified Cape Cod style. A full-width front porch with a centered eyebrow in the roofline is proposed and the applicant has selected a saltbox style roof for the dwelling (Figure 3). The entire house would be clad in horizontal hardiplank siding, and light colored or painted brick is proposed for the front porch foundation. A detached one-car garage proposed for the rear of the property would be similarly clad in horizontal hardiplank siding.



*Figure 3: Rendering of proposed dwelling and detached garage clad in horizontal hardiplank siding.*

### ZONING

The subject site is located in the R-8/Single-family zone which has a minimum lot requirement 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 requirement for lot frontage but not for lot square footage and lot width.

#### *Requirement for a Special Use Permit*

As the subject site, a substandard lot, is currently developed with a single-family home, Section 12-900 – *Developed substandard residential lots* – of the Zoning Ordinance is applicable to this SUP request. The applicant's proposal is subject to Section 12-901(C)- *Redevelopment*, and as such, the applicant is required to seek a special use permit (per 12-901(C)(1)). Staff is directed to review the special use permit application for compatibility with the existing neighborhood character in terms of bulk, height, and design (Section 12-901(C)(2)). As the applicant proposes to entirely demolish the existing structure, the application is not subject to section 12-901(A) - *Addition*, which would require the applicant to maintain at least 50 percent of the existing first floor exterior walls and would be able to enlarge the dwelling by right without requiring special use permit approval. Staff has also determined the proposed project is not eligible to be considered a *Replacement*, per Section 12-901(B) which would (1) limit the applicant to a gross floor area increase of no more than ten percent. The applicant's proposal would increase the

gross floor area from the existing 2,435 square feet to a new gross square footage of 5,977 square feet or approximately 143% increase; Furthermore, Section 12-901(B) (2) requires the building height to remain the same and the applicant is proposing to increase the height by 5'2" from the current height of 19'1" to 24'3" in the proposed dwelling.

The applicant's proposal meets all Zoning Ordinance requirements for infill development per section 7-2500 in the R-8 zone as they relate to setbacks, F.A.R., building height and threshold height. Additional zoning elements of the applicant's proposal are summarized in Table 1:

**Table 1: Zoning Elements of Proposed Residential Development at 400 Tennessee Avenue.**

	<b>Requirement</b>		<b>Proposal</b>	<b>Setbacks and FAR of existing dwelling</b>
Lot Size	8,000 SF		7,704 SF	
Lot Width	65' Min		64.5'	
Lot Frontage	40' Min		61'	
Front Yard	prevailing	Average (from property line): 24'7"	24'7"	22'
Side Yard (south east)	Ratio of 1:2 with a minimum of 8'	12'4"	14'	18'5"
Side Yard (northwest)	Ratio of 1:2 with a minimum of 8'	8'	8'8"	8'6"
Rear Yard	Ratio of 1:1 with a minimum of 8'	10'1"	25'	49'
Building Height	Max prevailing plus 20% OR 25' whichever is higher	20'2" + 20% = 24'2"	24'3"	19'1"
Threshold Height	Max prevailing plus 20 %	2'7" + 20% = 3'2"	3'	
FAR	0.35		0.34	0.15

## PARKING

According to Section 8-200(A) (1) of the Zoning Ordinance, a single-family home is required to provide two off-street parking spaces. The applicant meets this parking requirement by providing one space along the proposed driveway and the one-car garage located at the rear of the property.

## MASTER PLAN DESIGNATION

The subject site is located within the boundaries of the North Ridge/Rosemont Small Area Plan and the proposed continuation of the site for a single-family residence is consistent with the goals of the small area plan which designate the land for residential uses.

## **II. STAFF ANALYSIS**

Staff supports the applicant's proposal to redevelop the substandard lot at 400 Tennessee Avenue with a new residential dwelling. While staff has heard from some members of the North Ridge community who oppose the applicant's proposal as it would tear-down the existing structure, the applicant's proposed design is compatible with all R-8 zoning requirements and the City's infill design guidelines. Staff has also worked with the applicant to develop a design which is compatible with the prevailing design aesthetic of the neighborhood. Staff finds the proposed design is compatible with the height, bulk, and design of the neighborhood character and supports the Special Use Permit application request.

### *Bulk*

While the proposed structure is larger in size than the existing structure, the proposed design conforms to all setbacks required under the Zoning Ordinance and does not exceed the site's allotted F.A.R. As the existing structure on site was constructed in 1940, its compact design is indicative of an earlier time period and any new development on site would likely utilize a larger building footprint and greater floor area.

The design of the proposed dwelling serves to minimize the perceived bulk of the structure along the streetscape. The proposed structure, adhering to the average front setbacks of the street, is set further back from the street than the existing structure, creating a deeper front yard and sense of openness. In addition, the applicant's proposed front porch is in-line with the average front setback of the street, and the porch's depth of 7 feet further pushes the bulk of the structure away from the street and decreases the presence of the structure. The massing of the structure has been broken up between the primary central component of the structure and the smaller wings of the house which are further set back; the tiered massing of the structure further reduces the perceived bulk of the structure.

### *Height*

According to the infill development regulations of Section 7-2502(A) of the Zoning Ordinance, the height of new construction shall not exceed the greater of either 25' or the average height of residential buildings on the block plus an additional 20 percent; in this instance, the 25' limit is used.

The applicant's proposed dwelling would be taller than the structures to the west (Figure 4 and seen as structures to the right of the proposed dwelling in the diagram below), however the proposed dwelling matches the height of the immediately adjacent 398 Tennessee Avenue and the pairing of the two structures would create a sense of balance and a compatible streetscape. The varied topography of the North Ridge neighborhood reduces the perceived height of the dwelling, as moving from east to west the topography of the 400 block of Tennessee Avenue



gradually declines by approximately 15 feet, the length of the block from 398 Tennessee Avenue to 412 Tennessee Avenue.



***Figure 4: Rendering of proposed dwelling to compare massing with nearby existing dwellings as seen from Tennessee Avenue.***

### *Design*

The 400 block of Tennessee Avenue is characterized by two story wood and brick structures which were primarily constructed in the late 1930s or early 1940s with a modified Cape Cod design; emphasizing symmetry, limited ornamentation, and the use of wall dormers. Architecturally, many of the dwellings on the block utilize a row of wall dormers which span the second floor of the structure. Additional architectural themes also include a symmetrical central massing flanked by smaller secondary structures, such as garages, side porches, and side entrances. Primary building materials on the block include a combination of brick, both painted and unpainted, and siding. The existing dwelling on the subject site was constructed during the same period as its neighbors and exemplifies the modified Cape Cod design with a symmetrical façade consisting of a central portion that is balanced by two smaller appendages; a garage and a side porch with an entryway on either side. The central portion of the structure has two ground floor windows situated underneath two wall dormers on the second floor (Figure 2).



***Figure 5: Rendering of proposed dwelling at 400 Tennessee Avenue.***

The design of the proposed home, while departing slightly from the design of the in situ structure, has strong references to architectural elements seen in surrounding dwellings and is compatible with the existing neighborhood design. The proposed design integrates the use of wall dormers across the second floor and maintains a symmetrical central massing with smaller

structures on either side. Visually, the garage balances the design of the structure by acting as a counter-weight to the living space on the opposite side of the structure. While the proposed saltbox roof is a relatively unique design choice, the visual impact of the roof is most apparent from the side and rear of the home, while the front of the structure would maintain a pointed roofline similar to the adjacent properties and would not impact the rhythm of the street.

The applicant's design also includes a full-width front porch with a central eyebrow over the front door, and while this specific configuration is not seen on the 400 block of Tennessee it combines elements from other dwellings on the street. Staff found that many existing residences on the block have porch-like features, including porticos over front doors or larger side porches and screened in sun-rooms to create usable indoor-outdoor space. Additionally, the arched eyebrow shape in the porch line can be seen framing a doorway for an existing home on the street. The proposed dwelling would also be clad in hardiplank siding with brick elements to replicate the dominant building materials used in the street and further integrate the design with the neighborhood character (Figure 5).

Staff worked with the applicant to modify several external architectural features to better integrate the proposed design with the existing neighborhood character and supports the resulting aesthetic. Specifically, staff found the initial design combined architectural features typical of Craftsman style dwellings, such as the decorative windows on the garage and front door, and the use of sidelights on either side of the front door which were inconsistent with the architectural features of the neighborhood. In addition, the applicant proposed a flagstone facing along the front porch and pillars, a building material not commonly seen in the neighborhood (Figure 6). As a whole, these design elements created a busier façade than the more restrained design of the modified Cape Cod typical of the block. The applicant willing revised their design to simplify the exterior and use more commonly found design and material elements, with revisions to the proposed front door, garage door windows, and foundation materials for the porch.



*Figure 6: Design iterations for proposed residential dwelling at 400 Tennessee Avenue. Initial design, seen on top, with final revised design seen below.*



*Additional Analysis*

Development of the proposed dwelling would entail the removal of three mature oak trees on the subject site, each with a caliper of 32" and a total tree canopy of approximately 50 percent on the subject site. Two of the trees are located in the rear of the current dwelling and one is located directly in front of the current dwelling. As one of the defining characterizations of the North Ridge neighborhood is its high number of mature oak trees, staff evaluated the potential of preserving some or all of the mature oaks at the subject site. Staff concluded that the two oak trees located behind the proposed dwelling were too close to the proposed dwelling to survive the expected impacts of construction. While it may have been possible to preserve the mature oak tree located in the front of the property by reorienting the proposed sidewalk, an assessment by the City Arborist indicated there was root and stem decay and significant deadwood in the tree crown which indicated the health of tree was in decline. As such, staff did not advocate for the preservation of the tree. Staff also received a letter from the North Ridge Citizens Association, which while delaying a formal opinion on the applicant's proposed structure, requested that the applicant exceed the minimum requirement for tree coverage to preserve the heavily wooded feel of the community.

Although staff is disappointed that the existing trees cannot be maintained, staff believes that Condition #2, requiring a 40 percent tree canopy would compensate for the loss of the oaks and address the concerns of the North Ridge Citizens Association. A 40 percent tree canopy cover would exceed the minimum 25 percent canopy cover required of grading plans and the originally proposed coverage of approximately 32 percent by the applicant, but would demonstrate a tangible effort towards preserving the uniquely wooded nature of the North Ridge neighborhood. The applicant's initial landscaping plan indicates their intent to plant a large Red Maple tree, a medium size Yellow Wood tree and two smaller Japanese Maple trees. After discussion with the City Arborist, staff has determined that one or more of the medium to smaller trees on the proposed landscaping plan could be replaced with a larger shade tree specimen or add more trees to achieve a 40 percent tree canopy. As the applicant must still receive final grading plan approval to ensure the proposed trees are compatible with the site, staff included Condition #2 requiring the applicant to plant replacement trees to create a tree canopy of 40 percent on the subject lot.

Given that the proposed dwelling complies with infill guidelines for height and bulk and the proposed design is compatible with the neighborhood, staff believes that the Special Use Permit request is reasonable and recommends approval subject to the conditions contained in Section III of this report.

### III. STAFF RECOMMENDATION

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 December 20, 2016. (P&Z)
2. As part of the grading plan, trees must be planted or existing trees preserved to exceed a minimum of 40 percent canopy cover over the site. The final grading plan should be substantially consistent with the landscaping plan submitted to Planning and Zoning on December 20, 2016, however the applicant may increase their proposed tree canopy. (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. Applicant shall be responsible for repairs to the adjacent City right-of-way if damaged during construction activity. (T&ES)
5. 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)
6. Demolition and construction activities requiring appropriate permits shall be carried out in such a way to minimize generation of fugitive dust that negatively impacts neighboring residences. (T&ES)

STAFF: Alex Dambach, Division Chief, Land Use Regulatory Services,  
Department of Planning and Zoning;  
Sara Brandt-Vorel, Urban Planner, Planning and Zoning.

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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.

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)
- R-3 Demolition and construction activities requiring appropriate permits shall be carried out in such a way to minimize generation of fugitive dust that negatively impacts neighboring residences. (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 subject to the Exceptions described in Section 5-4-5. 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 Article XIII Environmental Management Ordinance of the City of Alexandria. (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 Flow from downspouts, foundation drains, and sump pumps shall be discharged to the storm sewer per the requirements of Memorandum to Industry 05-14 that is available on the City of Alexandria's web site. The downspouts and sump pump discharges shall be piped to the storm sewer outfall, where applicable per the requirements of Article XIII of Alexandria Zoning Ordinance (AZO). 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)

Code Enforcement:

F-1 A building permit, plan review, and inspections are required prior to the start of construction.

Fire Department:

F-1 No comments or concerns.

Health Department:

F-1 No comments or concerns.

Parks and Recreation:

No comments received.

Police Department:

No comments received.



## APPLICATION

# SPECIAL USE PERMIT

2016-0086

**SPECIAL USE PERMIT #** \_\_\_\_\_

**PROPERTY LOCATION:** 400 Tennessee Avenue, Alexandria, Virginia

**TAX MAP REFERENCE:** 15.01-01-04

**ZONE:** R-8

**APPLICANT:**

Name: Larry Kahan and Brenda Kahan

Address: 10187 Red Spruce Road, Fairfax, Virginia 22032

**PROPOSED USE:** Special Use Permit to construct a new single family dwelling on a developed substandard lot pursuant to Section 12-900 et seq. of the Alexandria Zoning Ordinance.

☒ **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.

Duncan W. Blair, Esq.

Print Name of Applicant or Agent

524 King Street

Mailing/Street Address

Alexandria, VA

City and State

22314

Zip Code

Signature

October 21, 2016

Date

703-836-1000

Telephone #

703-549-3335

Fax #

dblair@landcarroll.com

Email address

**ACTION-PLANNING COMMISSION:** \_\_\_\_\_ **DATE:** \_\_\_\_\_

**ACTION-CITY COUNCIL:** \_\_\_\_\_ **DATE:** \_\_\_\_\_

**PROPERTY OWNER'S AUTHORIZATION NOT APPLICABLE. OWNER IS APPLICANT.**

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

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 three percent.

Larry Kahan and Brenda Kahan are individual owners of the property.

\_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_



# 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 three 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. Larry Kahan and Brenda Kahan	10187 Red Spruce Road, Fairfax, VA 22032	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 400 Tennessee Avenue, Alexandria, VA (address), unless the entity is a corporation or partnership, in which case identify each owner of more than three 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. Larry Kahan and Brenda Kahan	10187 Red Spruce Road, Fairfax, VA 22032	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 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. Larry Kahan and Brenda Kahan	None	PC and CC
2.		
3.		

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

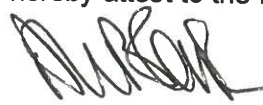
As the applicant or the applicant's authorized agent, I hereby attest to the best of my ability that the information provided above is true and correct.

October 21, 2016

Date

Duncan W. Blair, Agent

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.)

Larry Kahan and Brenda Kahan are requesting a special use permit to construct a single family dwelling on a developed substandard lot pursuant to Section 12-900 et. seq. of the Alexandria Zoning Ordinance. The Kahans are building the new dwelling to be occupied by them as their residence. The existing single family dwelling will be demolished.

## 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: Section 12-900 Special Use Permit to construct a single family dwelling.

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).

Not applicable - single family dwelling.

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

Not applicable - single family dwelling.

6. Please describe the proposed hours and days of operation of the proposed use: **Not applicable - single family dwelling.**

Day:

Hours:

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

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

Not applicable - single family dwelling.

B. How will the noise be controlled?

Not applicable - single family dwelling.

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

Not applicable.

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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)  
Not applicable.
- 
- 

- B. How much trash and garbage will be generated by the use? (i.e. # of bags or pounds per day or per week)  
Not applicable.
- 
- 

- C. How often will trash be collected?

Trash and recycled material will be picked up in accordance with the City schedule for the area.

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

Not applicable.

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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:

Small quantities of cleaning solvents generally recognized to be appropriate for residential

use in the operation of the residence will be stored, used as solvents and disposed of in

accordance with applicable regulations.

- 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:

Small quantities of cleaning solvents generally recognized to be appropriate for residential  
use in the operation of the residence will be stored, used and disposed of in accordance  
with applicable regulations.

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

Not applicable.

## 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.

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**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?

Not applicable.

**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

Not applicable.

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

Not applicable.

- A. How many loading spaces are available for the use? \_\_\_\_\_

**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? Not applicable.
- C. During what hours of the day do you expect loading/unloading operations to occur?  
Not applicable.
- D. How frequently are loading/unloading operations expected to occur, per day or per week, as appropriate?  
Not applicable.
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?  
Not applicable.

## 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 (New construction)
- How large will the addition be? 2,655 square feet.  
(New construction)
18. What will the total area occupied by the proposed use be?  
N/A sq. ft. (existing) + 2,655 sq. ft. (addition if any) = 2,655 sq. ft. (total)
19. The proposed use is located in: (check one)
- ☐ a stand alone building
  - ☒ a house located in a residential zone (New house to be constructed)
  - ☐ 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**

SUP2016-0086

11/28/16

# 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 400 Tennessee AvenueZone R-8A2. 7705x 0.35= 2696.75

Total Lot Area

Floor Area Ratio Allowed by Zone

Maximum Allowable Floor Area

**B. Existing Gross Floor Area**

Existing Gross Area *		Allowable Exclusions	
Basement	524	Basement**	524
First Floor	733	Stairways**	
Second Floor	733	Mechanical**	
Third Floor	445	Porch/ Garage**	
Porches/ Other		Attic less than 5**	733
Total Gross *	2435	Total Exclusions	1257

B1. Existing Gross Floor Area \*  
2435 Sq. Ft.B2. Allowable Floor Exclusions\*\*  
1257 Sq. Ft.B3. Existing Floor Area minus  
Exclusions 1178 Sq. Ft.  
(subtract B2 from B1)**C. Proposed Gross Floor Area (does not include existing area)**

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

C1. Proposed Gross Floor Area \*  
\_\_\_\_\_ Sq. Ft.C2. Allowable Floor Exclusions\*\*  
\_\_\_\_\_ Sq. Ft.C3. Proposed Floor Area minus  
Exclusions \_\_\_\_\_ Sq. Ft.  
(subtract C2 from C1)**D. Existing + Proposed Floor Area**D1. Total Floor Area (add B3 and C3) 1178 Sq. Ft.D2. Total Floor Area Allowed by Zone (A2) 2696.75 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: Date: 11/22/2016

Updated July 18, 2008



**REVISED**

SUP2016-0086

Application Materials

12/5/16

# 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 400 Tennessee AvenueZone R-8

A2.  $\frac{7705}{\text{Total Lot Area}} \times \frac{0.35}{\text{Floor Area Ratio Allowed by Zone}} = \frac{2696.75}{\text{Maximum Allowable Floor Area}}$

**B. Existing Gross Floor Area**

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

B1. Existing Gross Floor Area \*  
0 Sq. Ft.B2. Allowable Floor Exclusions\*\*  
0 Sq. Ft.B3. Existing Floor Area minus  
Exclusions 0 Sq. Ft.  
(subtract B2 from B1)**C. Proposed Gross Floor Area (does not include existing area)**

Proposed Gross Area*		Allowable Exclusions	
Basement	2057	Basement**	2057
First Floor	2081	Stairways**	166
Second Floor	796	Mechanical**	23
Third Floor	632	Porch/ Garage**	411
Porches/ Other	411	Attic less than 5'**	665
<b>Total Gross *</b>	<b>5977</b>	<b>Total Exclusions</b>	<b>3322</b>

C1. Proposed Gross Floor Area \*  
5977 Sq. Ft.C2. Allowable Floor Exclusions\*\*  
3322 Sq. Ft.C3. Proposed Floor Area minus  
Exclusions 2655 Sq. Ft.  
(subtract C2 from C1)**D. Existing + Proposed Floor Area**D1. Total Floor Area (add B3 and C3) 2655 Sq. Ft.D2. Total Floor Area Allowed by Zone (A2) 2696.75 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: Date: 12/5/2016







FRONT ELEVATION  
400 TENNESSEE Ave



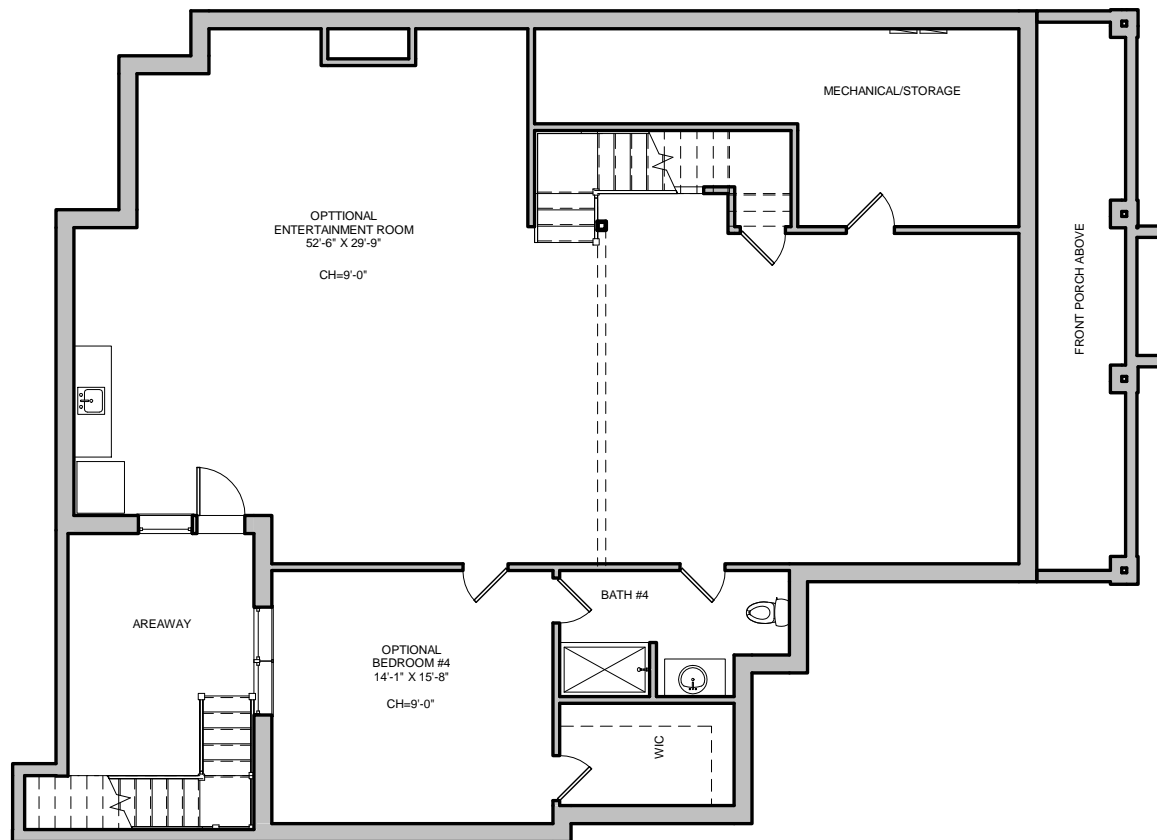
Classic  
Cottages, LLC

1000 Pendleton Street  
Alexandria, VA 22314

Phone: 703.962.7170  
Fax: 703.256.1401  
Website: [www.ccottages.com](http://www.ccottages.com)

Designer:  
Christopher Young  
Classic Cottages, LLC  
e. [chris@ccottages.com](mailto:chris@ccottages.com)  
p. 571.319.9856

Designer:  
Jessica Villarreal  
Classic Cottages, LLC  
e. [jessica@ccottages.com](mailto:jessica@ccottages.com)  
p. 202.830.9577



① Basement Floor Plan  
3/32" = 1'-0"

400 Tennessees Ave.

Floor Plans

SUP2016-0086  
Revised 12/20/16



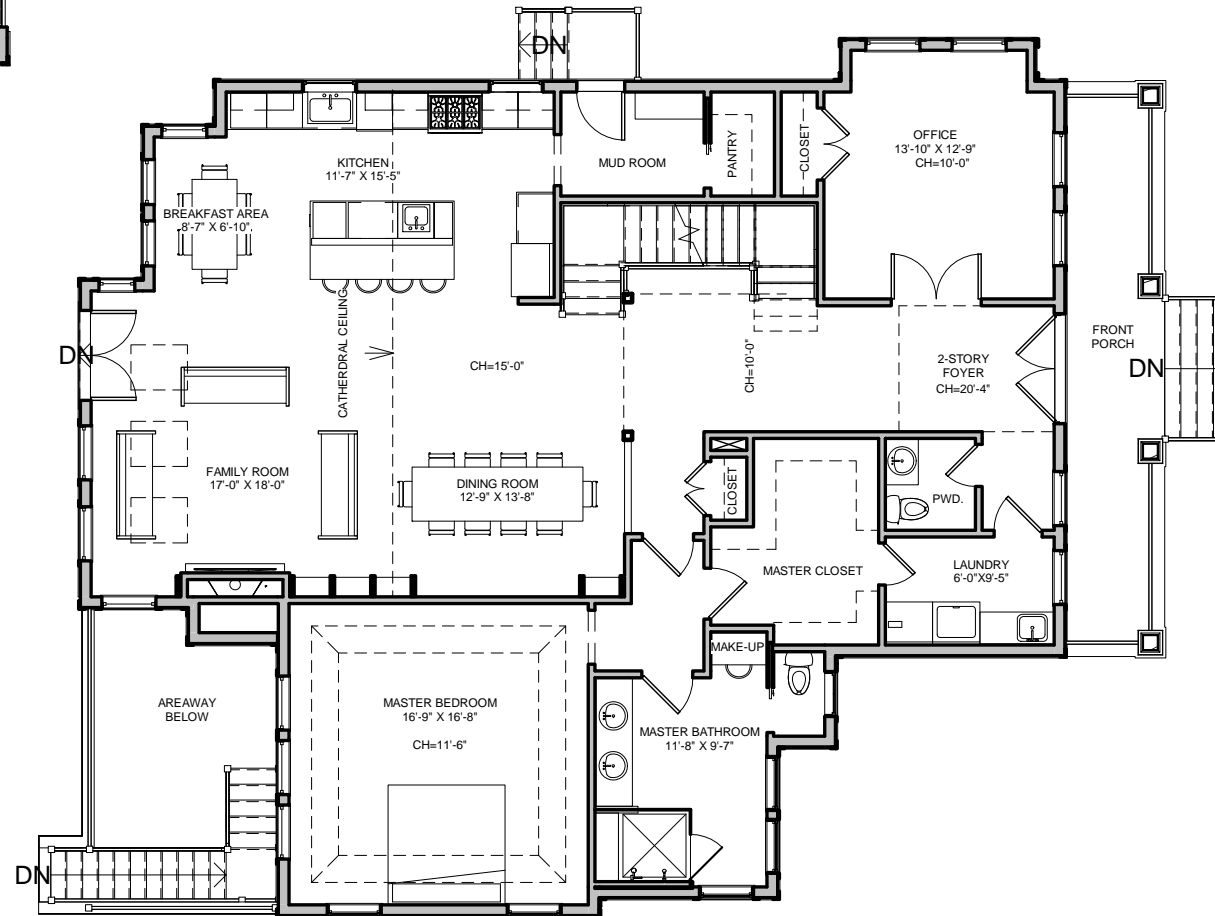
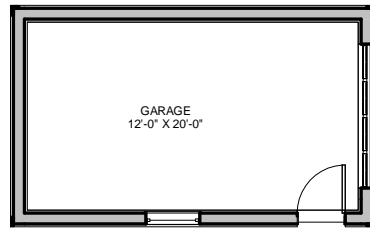
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Designer:  
Christopher Young  
Classic Cottages, LLC  
e. chris@ccottages.com  
p. 571.319.9856

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Classic Cottages, LLC  
e. jessica@ccottages.com  
p. 202.830.9577



1 First Floor Plan  
3/32" = 1'-0"

400 Tennessees Ave.

Floor Plans



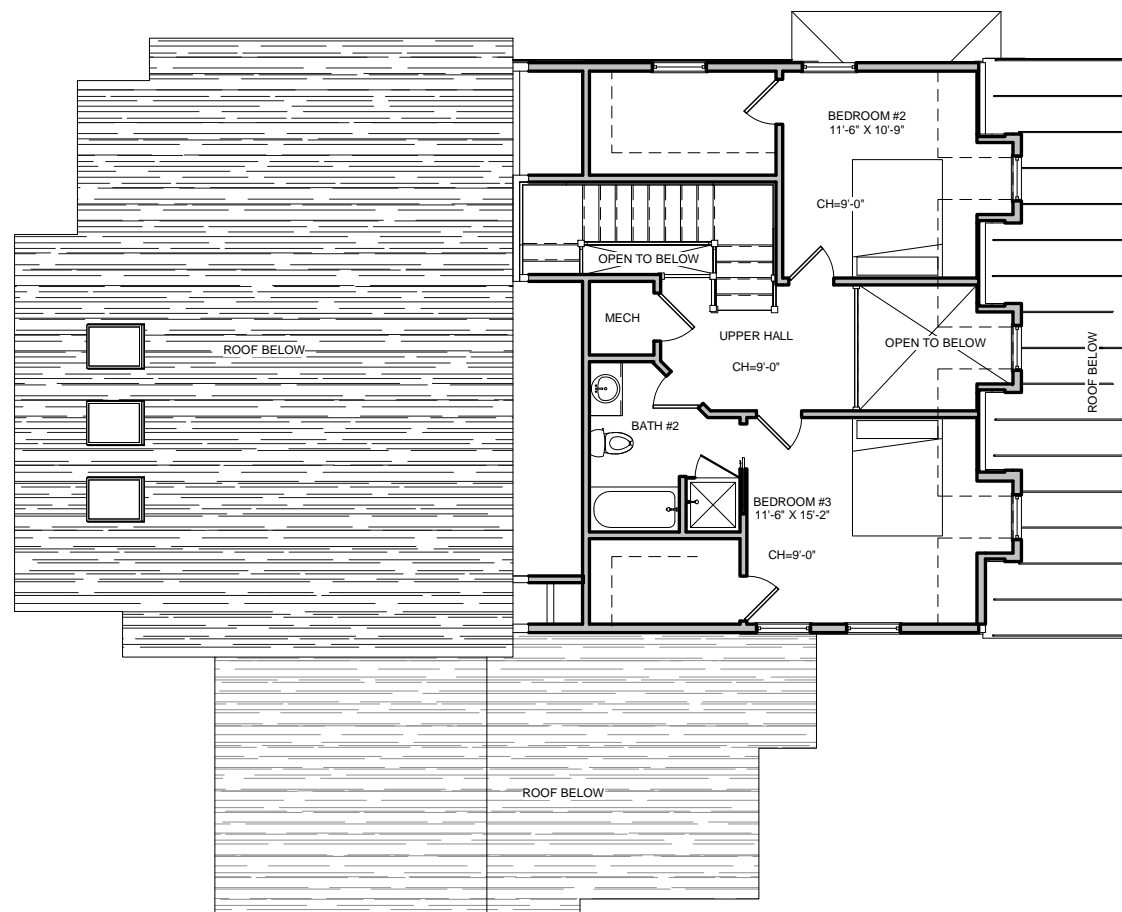
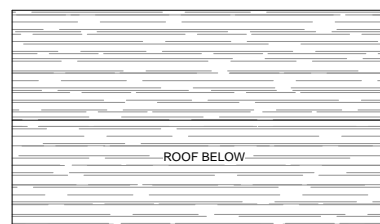
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Designer:  
Jessica Villarreal  
Classic Cottages, LLC  
e. [jessica@ccottages.com](mailto:jessica@ccottages.com)  
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① Second Floor Plan  
3/32" = 1'-0"

400 Tennessees Ave.

Floor Plans

REVISED  
SUP2016-0086  
11/17/16



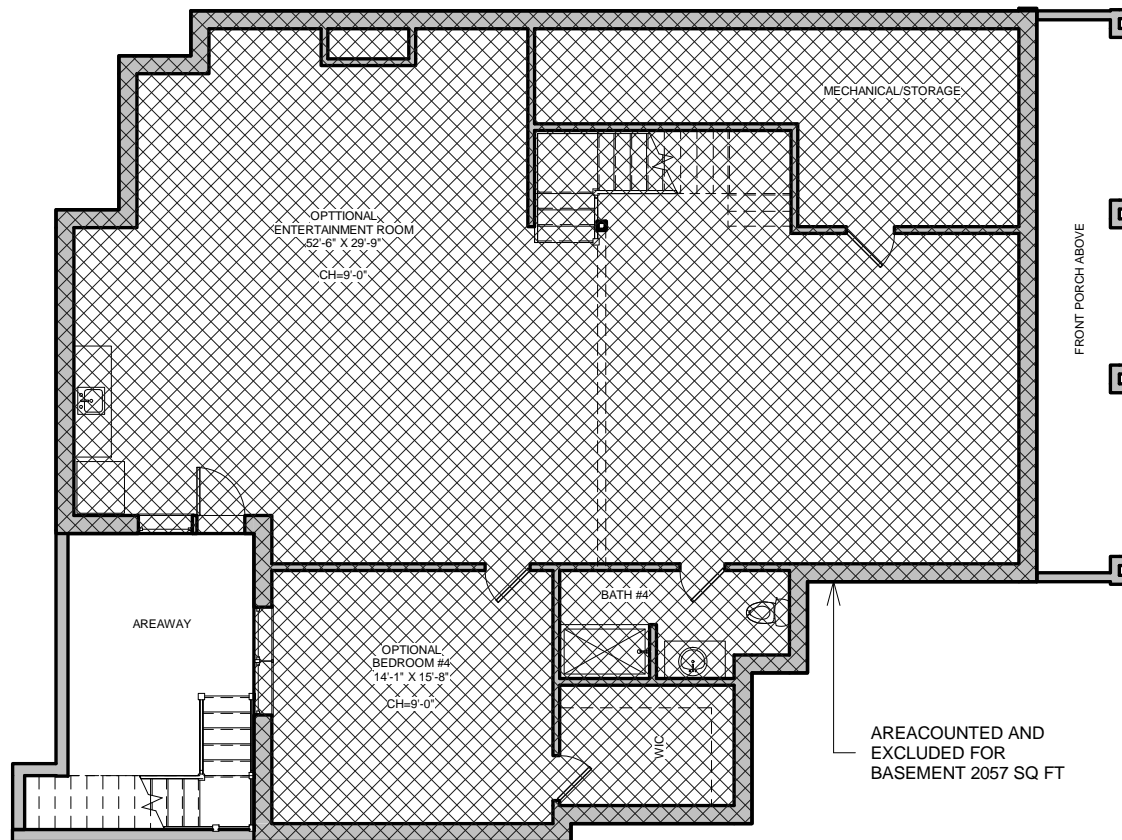
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Alexandria, VA 22314

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Designer:  
Jessica Villarreal  
Classic Cottages, LLC  
e. [jessica@ccottages.com](mailto:jessica@ccottages.com)  
p. 202.830.9577



1 Basement Floor Plan  
3/32" = 1'-0"

400 Tennessees Ave.

Floor Plans



REVISED  
SUP2016-0086  
11/17/16



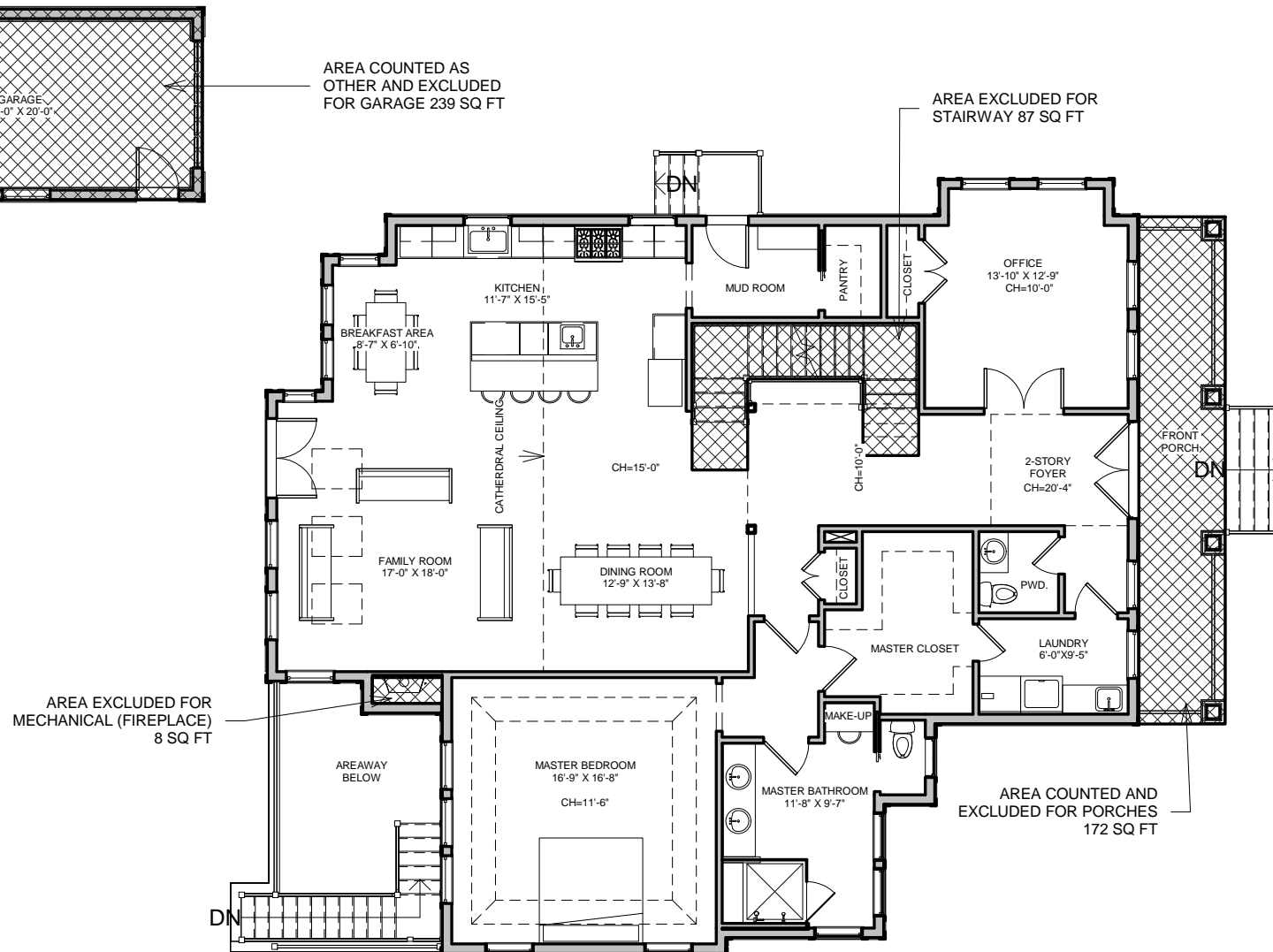
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e. jessica@ccottages.com  
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1 First Floor Plan  
3/32" = 1'-0"

400 Tennessees Ave.

Floor Plans

**REVISED**  
**SUP2016-0086**  
**11/17/16**



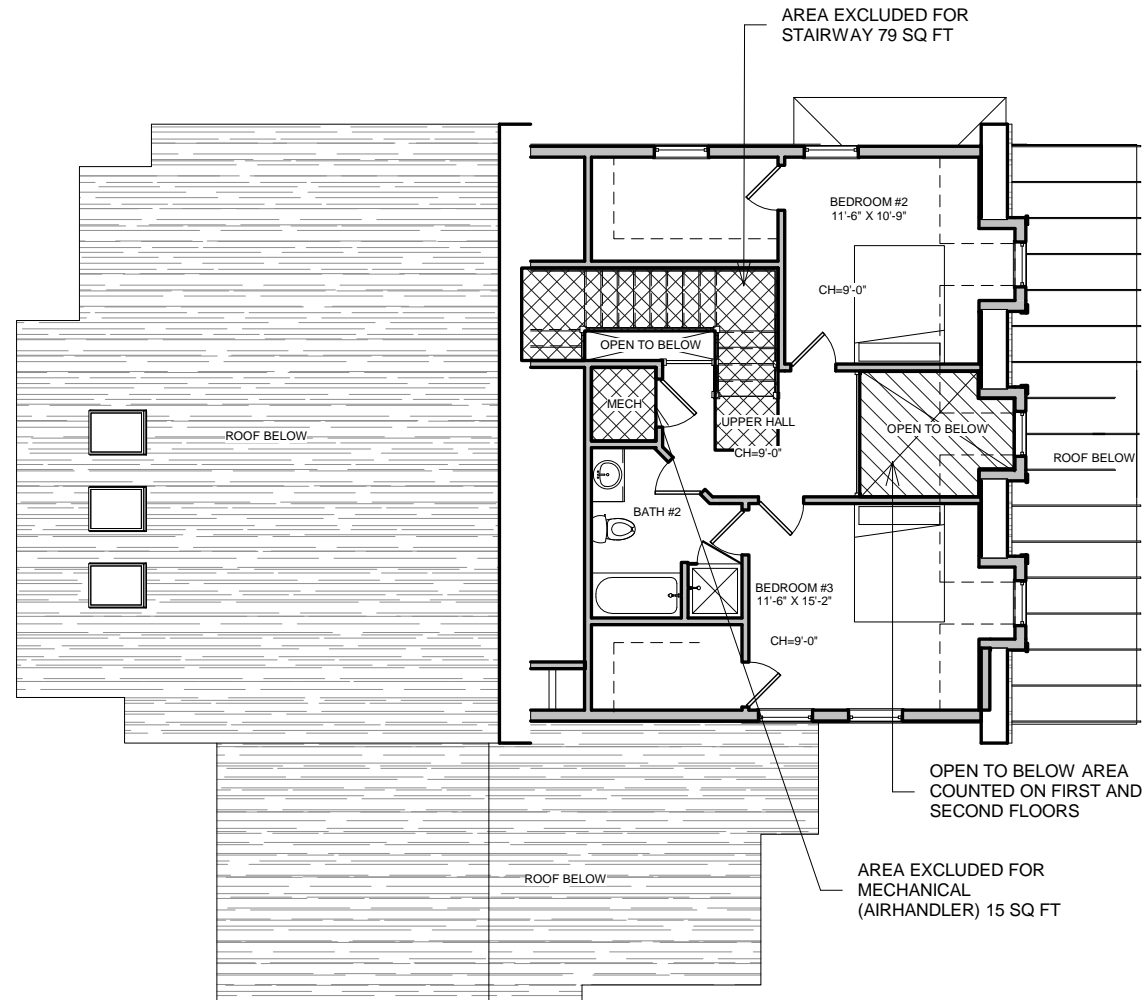
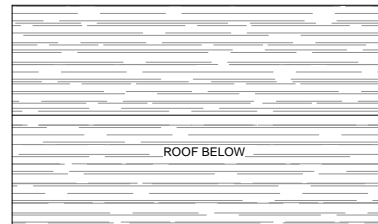
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① Second Floor Plan  
 3/32" = 1'-0"

400 Tennessees Ave.

Floor Plans

**REVISED**  
**SUP2016-0086**  
**11/17/16**



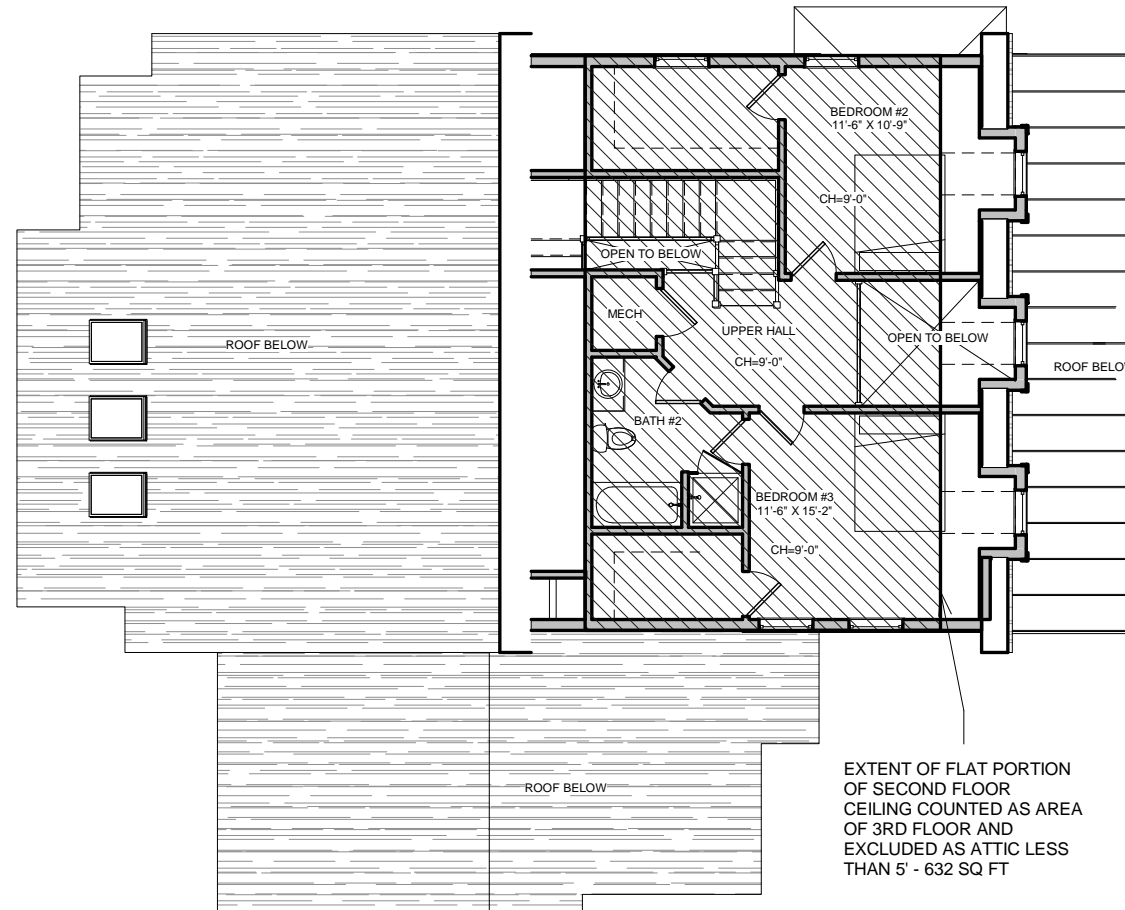
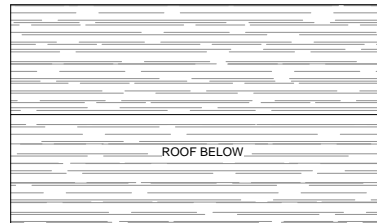
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 Alexandria, VA 22314

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 Classic Cottages, LLC  
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 p. 571.319.9856

Designer:  
 Jessica Villarreal  
 Classic Cottages, LLC  
 e. jessica@ccottages.com  
 p. 202.830.9577



① Second Floor Plan With 3rd Floor Footprint  
 3/32" = 1'-0"

400 Tennessees Ave.

Floor Plans

SUP2016-0086  
Revised 12/20/16



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Alexandria, VA 22314

Phone: 703.962.7170  
Fax: 703.256.1401  
Website: [www.ccottages.com](http://www.ccottages.com)

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e. [chris@ccottages.com](mailto:chris@ccottages.com)  
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Jessica Villarreal  
Classic Cottages, LLC  
e. [jessica@ccottages.com](mailto:jessica@ccottages.com)  
p. 202.830.9577



① Front Elevation  
1/8" = 1'-0"

400 Tennessees Ave.

Front Elevation

SUP2016-0086  
Revised 12/20/16



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Classic Cottages, LLC  
e. [jessica@ccottages.com](mailto:jessica@ccottages.com)  
p. 202.830.9577



① Right Elevation  
1/8" = 1'-0"

400 Tennessees Ave.

Right Elevation



SUP2016-0086  
Revised 12/20/16



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Classic Cottages, LLC  
e. [jessica@ccottages.com](mailto:jessica@ccottages.com)  
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1 Rear Elevation  
1/8" = 1'-0"

400 Tennessees Ave.

Rear Elevation



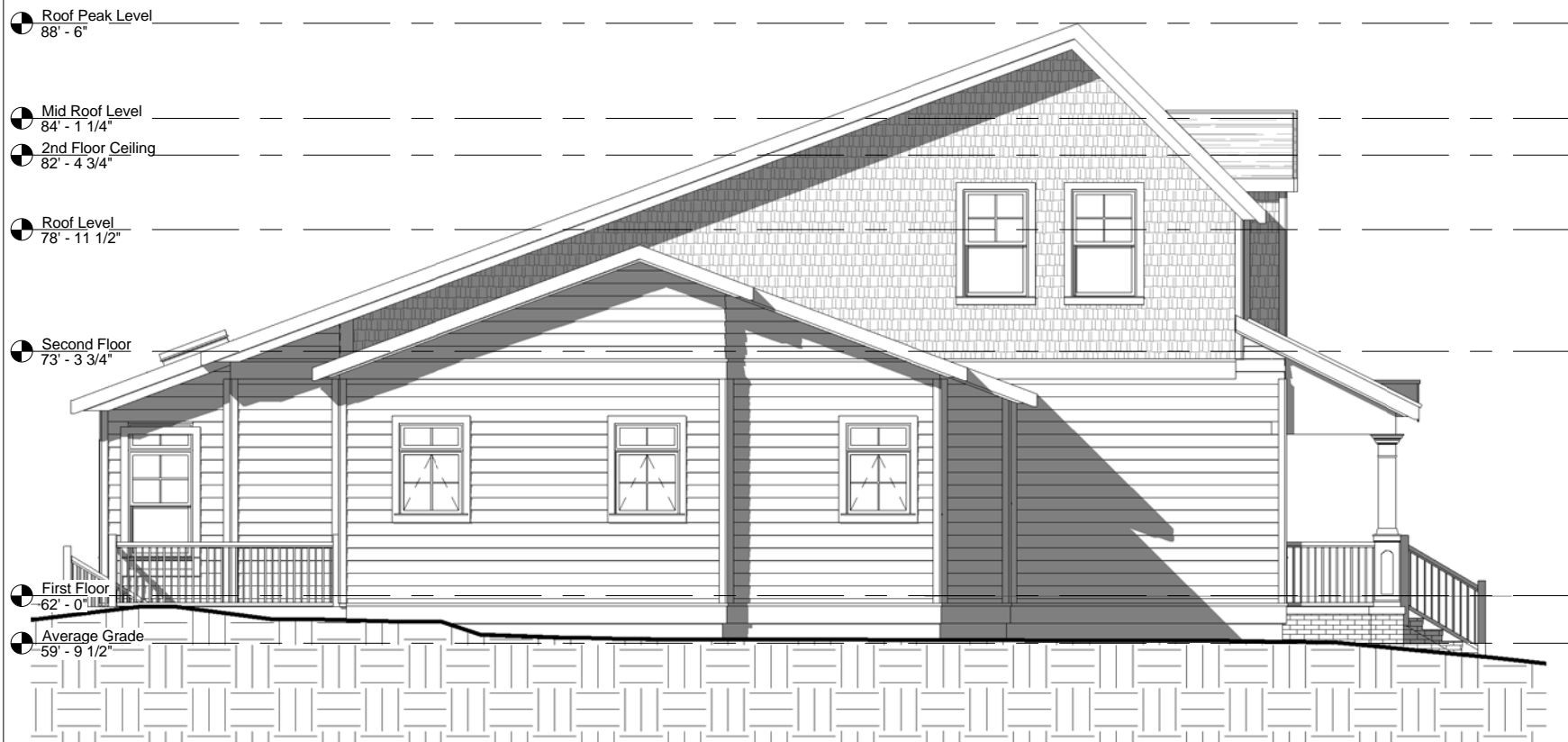
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Classic Cottages, LLC  
e. [jessica@ccottages.com](mailto:jessica@ccottages.com)  
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① Left Elevation  
1/8" = 1'-0"

400 Tennessees Ave.

Left Elevation

SUP2016-0086



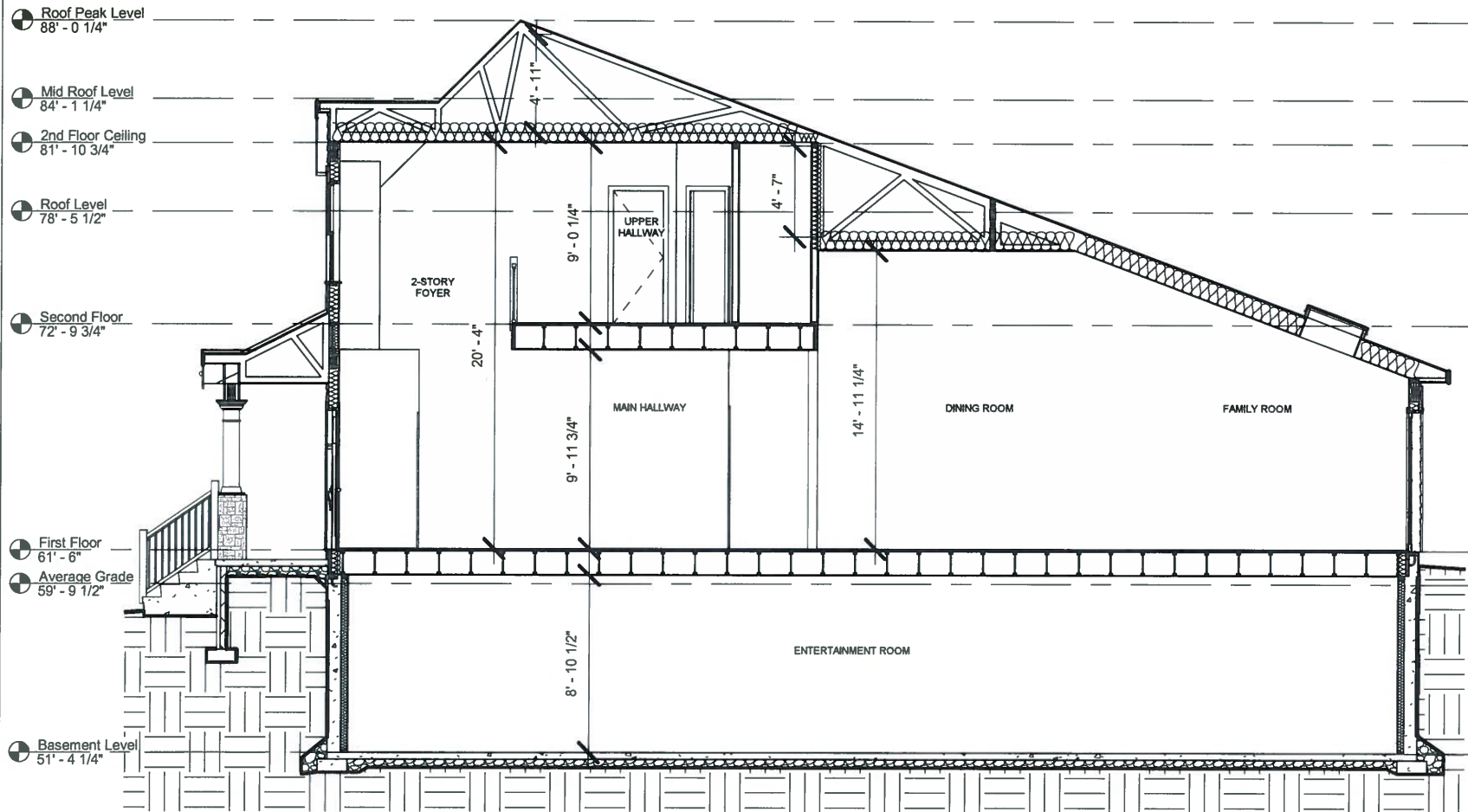
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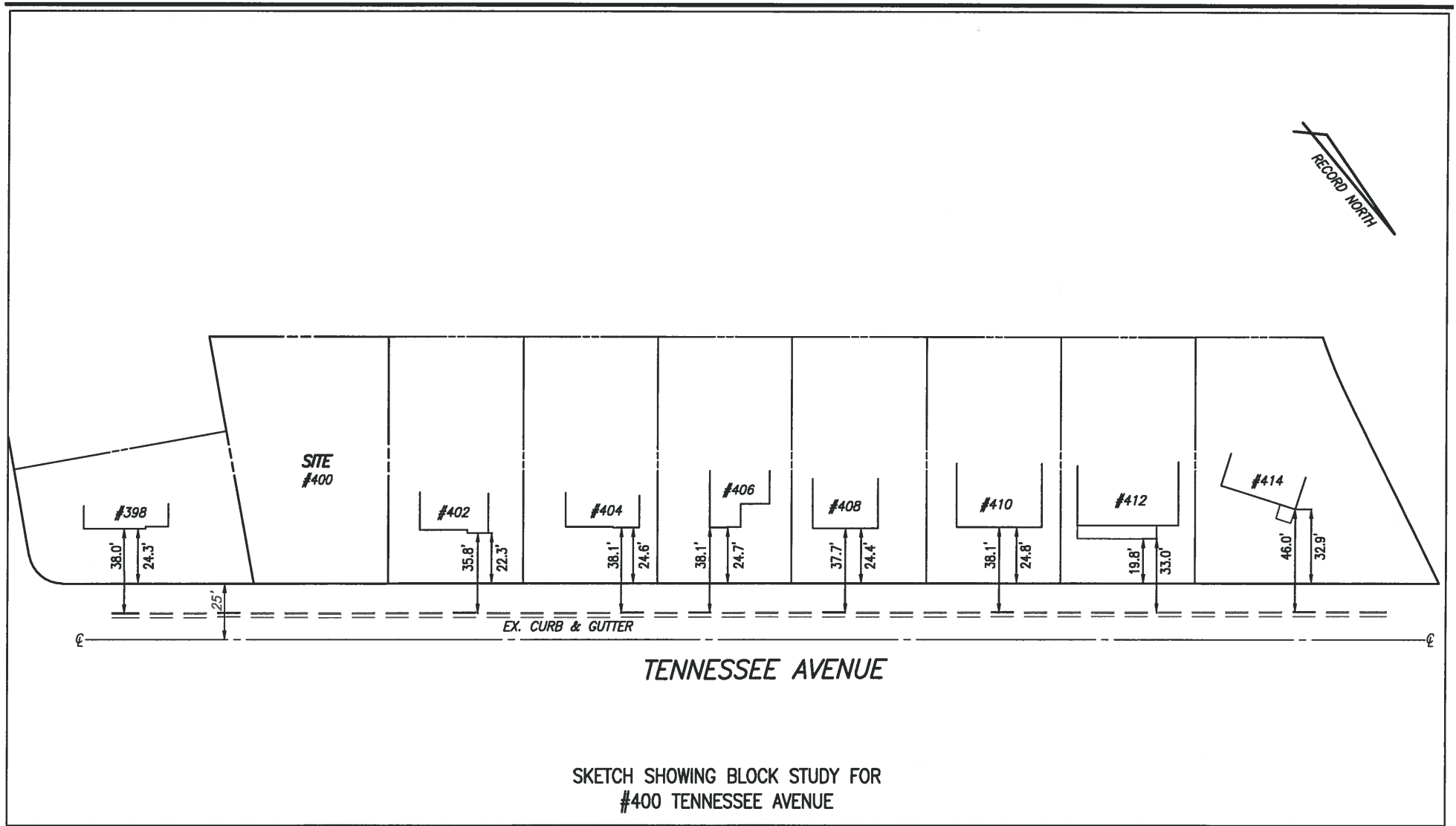


① Longitudinal Section  
1/8" = 1'-0"

400 Tennessees Ave.

Longitudinal  
Section





ENGINEERING • LAND SURVEYING • PLANNING

730 S. Washington Street Alexandria, Virginia 22314 (703) 549-6422

**RC FIELDS & ASSOCIATES, INC.**

FILE: **16-177**

SHEET **1** OF **1**

DESIGN: TJD  
DRAWN: TJD  
SCALE: 1"=40'  
DATE: 10/24/16

\\2016\16177\DWG\EXHIBITS\16177 - Blockdocs.dwg  
Date: 10/24/2016 1:41:38pm





408 Tennessee Avenue



410 Tennessee Avenue



412 Tennessee Avenue



406 Tennessee Avenue

400 Tennessees Ave.



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1000 Pendleton Street  
Alexandria, VA 22314

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p. 202.830.9577





398 Tennessee Avenue



402 Tennessee Avenue



404 Tennessee Avenue



406 Tennessee Avenue

400 Tennessees Ave.



Classic  
Cottages, LLC

1000 Pendleton Street  
Alexandria, VA 22314

Phone: 703.962.7170  
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SUP2016-0086

REVISED  
11/28/16RESUBD. LOT 9, BLOCK 2,  
SECTION ONE BEVERLY HILLS  
& LOT 6, L. B. BURKE'S SUBD

507

N/F GARY J. OR KARMA K. LOBERG  
313 KENTUCKY AVENUE  
ALEXANDRIA, VA 22305TM #015.01-01-12  
ZONE: R-8  
USE: RESIDENTIAL  
INSTR. #150014210N/F HEATHER L. OR PHILIP A.  
MUSSER315 KENTUCKY AVENUE  
ALEXANDRIA, VA 22305  
TM #015.01-01-11  
ZONE: R-8  
USE: RESIDENTIAL  
INSTR. #050015046

VICINITY MAP

SCALE 1" = 200'

RECORD NORTH  
(DB. 145, PG. 68)N/F RINELDA BLISS  
317 KENTUCKY AVENUE  
ALEXANDRIA, VA 22305  
TM #015.01-01-10  
ZONE: R-8  
USE: RESIDENTIAL  
INSTR. #16591516N/F JENNIFER A. OR  
ANDREW G. PULLIAM  
3604 NORRIS PLACE  
ALEXANDRIA, VA 22305  
TM #015.01-01-06  
ZONE: R-8  
USE: RESIDENTIAL  
INSTR. #120002325N/F MICHELLE LOOSLI  
398 TENNESSEE AVENUE  
ALEXANDRIA, VA 22305  
TM #015.01-01-05  
ZONE: R-8  
USE: RESIDENTIAL  
INSTR. #130015698N/F MATTHEW S. ZEZIMA  
402 TENNESSEE AVENUE  
ALEXANDRIA, VA 22305  
TM #015.01-01-03  
ZONE: R-8  
USE: RESIDENTIAL  
INSTR. #130013148EX. ON-SITE  
TREE INVENTORY

- (1) 32" OAK (TBR)
- (2) 32" OAK (TBR)
- (3) 32" OAK (TBR)

EX. 15' B.R.L.  
(DB. 145 PG. 68)BENCHMARK #1  
EX. SAN. M.H.  
TOP=53.74  
INV.IN=47.09  
INV.OUT=47.04TENNESSEE AVENUE  
50' R/WBENCHMARK #2  
EX. SAN. M.H.  
TOP=48.35  
INV.IN=40.05  
INV.OUT=39.65

GRAPHIC SCALE

0' 10' 20' 40'

**RC FIELDS**  
& ASSOCIATES, INC.  
ENGINEERING • LAND SURVEYING • PLANNING  
730 S. Washington Street  
Alexandria, Virginia 22314  
www.rcfassoc.com  
(703) 549-6422EXISTING CONDITIONS PLAT  
LOT 8, BLOCK 2, SECTION 1  
BEVERLY HILLS  
(#400 TENNESSEE AVENUE)  
CITY OF ALEXANDRIA, VIRGINIADESIGN: TJD  
DRAWN: TJD  
SCALE: 1"=20'  
DATE: NOV. 2016  
FILE: **16-177**  
SHEET **1** OF **4**



SUP2016-0086

REVISED  
11/28/16

GENERAL NOTES:

1. TAX MAP: #015.01-01-04
2. ZONE: R-8
3. OWNER: LARRY AND BRENDA KAHAN  
10187 RED SPRUCE ROAD  
FAIRFAX, VA 22032
4. TOTAL SITE AREA = 7,704 S.F. OR 0.1012 AC.\*
5. TOTAL FLOOR AREA ALLOWED = 2,696.75 S.F.  
TOTAL FLOOR AREA PROPOSED = 2,655 S.F.
6. TOPOGRAPHIC SURVEY WAS RUN BY THIS FIRM. VERTICAL DATUM USED = NAVD  
'88 PER CITY OF ALEXANDRIA MONUMENT #130. ELEVATION = 48.23'
7. A TITLE REPORT WAS NOT FURNISHED, THEREFORE ALL EASEMENTS MAY NOT BE  
SHOWN.
8. PLAT SUBJECT TO RESTRICTION OF RECORD.

\* A SPECIAL USE PERMIT IS REQUESTED TO REDEVELOP THE SUBJECT PARCEL WITH SUBSTANDARD LOT AREA (REQUIRED = 8,000 S.F., PROVIDED = 7,704 S.F.) AND LOT WIDTH (REQUIRED = 65.0', PROVIDED = 64.5')

RESUBD. LOT 9, BLOCK 2,  
SECTION ONE BEVERLY HILLS  
& LOT 6, L. B. BURKE'S SUBD

507

N/F GARY J. OR KARMA K. LOBERG  
313 KENTUCKY AVENUE  
ALEXANDRIA, VA 22305

TM #015.01-01-12  
ZONE: R-8  
USE: RESIDENTIAL  
INSTR. #150014210

N/F HEATHER L. OR PHILIP A.  
MUSSER

315 KENTUCKY AVENUE  
ALEXANDRIA, VA 22305

TM #015.01-01-11  
ZONE: R-8  
USE: RESIDENTIAL  
INSTR. #050015046

N/F RINELDA BLISS  
317 KENTUCKY AVENUE  
ALEXANDRIA, VA 22305

TM #015.01-01-10  
ZONE: R-8  
USE: RESIDENTIAL  
INSTR. #16591516

N/F JENNIFER A. OR  
ANDREW G. PULLIAM  
3604 NORRIS PLACE  
ALEXANDRIA, VA 22305

TM #015.01-01-06  
ZONE: R-8  
USE: RESIDENTIAL  
INSTR. #120002325

N/F MICHELLE LOOSLI  
398 TENNESSEE AVENUE  
ALEXANDRIA, VA 22305  
TM #015.01-01-05  
ZONE: R-8  
USE: RESIDENTIAL  
INSTR. #130015698

N/F MATTHEW S. ZEZIMA  
402 TENNESSEE AVENUE  
ALEXANDRIA, VA 22305  
TM #015.01-01-03  
ZONE: R-8  
USE: RESIDENTIAL  
INSTR: #130013148

**EX. ON-SITE  
TREE INVENTORY**  
(1) 32" OAK (TBR)  
(2) 32" OAK (TBR)  
(3) 32" OAK (TBR)

### GRAPHIC SCALE

**BENCHMARK #1**  
EX. SAN. M.H.  
TOP=53.74  
INV.IN=47.09  
INV.OUT=47.04

**TENNESSEE AVENUE**  
50' R/W

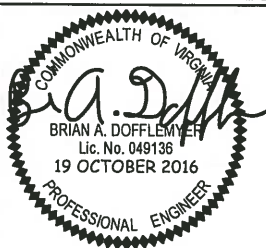
**BENCHMARK #2**  
EX. SAN. M.H.  
TOP=48.35  
INV.IN=40.05  
INV.OUT=39.65

**RCFIELDS**  
 & ASSOCIATES, INC.

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

SPECIAL USE PERMIT PLAT  
LOT 8, BLOCK 2, SECTION 1  
BEVERLY HILLS  
(#400 TENNESSEE AVENUE)  
CITY OF ALEXANDRIA, VIRGINIA

DESIGN: TJD  
DRAWN: TJD  
SCALE: 1"=20'  
DATE: NOV. 2016  
FILE: **16-177**  
SHEET **2** OF **4**



### SETBACK REQUIREMENTS FOR DWELLING

BUILDING SIDE	AVERAGE GRADE	BUILDING HEIGHT	ZONING SETBACK	SETBACK REQUIRED	SETBACK PROVIDED
FRONT--(TENNESSEE AVE)	N/A	N/A	N/A	24.7'	24.7'
SIDE--(EAST)	59.3 (PROP.)	24.8'	1:2, MIN. 8'	12.4'	14.0'
SIDE--(WEST)	60.0 (PROP.)	12.6'	1:2, MIN. 8'	8.0'	8.8'
REAR--(SOUTH)	61.4 (PROP.)	10.1'	1:1, MIN. 8'	10.1'	25.0'

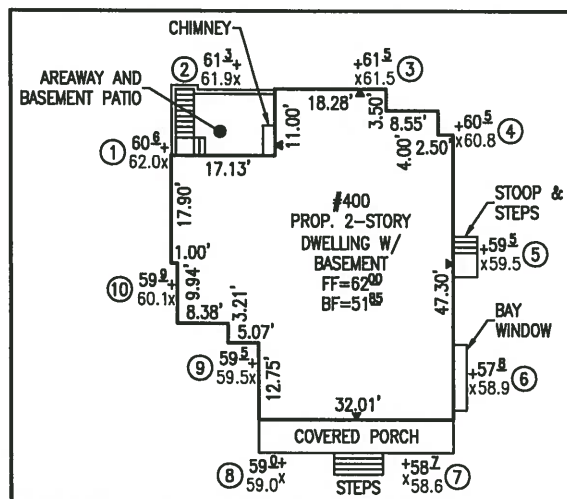
\*SEE ZONING CRITERIA STUDY ON SHEET 4

### YARD PARKING REQUIREMENTS

REQUIRED YARD AREA	YARD AREA (SQ. FT.)	PARKING AREA (SQ. FT.)	ALLOWABLE RATIO	PARKING RATIO PROPOSED
FRONT (TENNESSEE AVE)	1,538	222	50%	14.4%
SIDE (WEST)	880	721	50%	81.9%*

\*ALLOWED SINCE A PERVIOUS DRIVEWAY IS ACCESSING A DETACHED GARAGE IN THE REAR.

NO PARKING IS PROPOSED WITHIN THE REQUIRED REAR OR THE EASTERN SIDE YARDS.



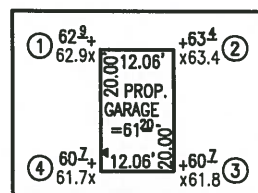
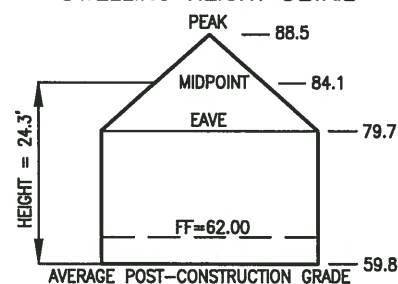
### DWELLING DETAIL

SCALE: 1" = 20'

DWELLING HEIGHT CALCULATION				
AVERAGE PROP. GRADE	ROOF EAVE ELEVATIONS	PEAK ROOF (HIGHEST RIDGE) ELEVATION	ROOF MIDPOINT (ROOF HEIGHT) ELEVATION	PROPOSED DWELLING HEIGHT
59.8	79.7	88.5	84.1	24.3

SPOTS	EXISTING - ELEVATION	POST- ELEVATION
1	62.0	60.6
2	61.9	61.3
3	61.5	61.5
4	60.8	60.5
5	59.5	59.5
6	58.9	57.8
7	58.6	58.7
8	59.0	59.0
9	59.5	59.5
10	60.1	59.9
SUM:	601.8	598.3
AVERAGE:	60.2	59.8

### DWELLING HEIGHT DETAIL



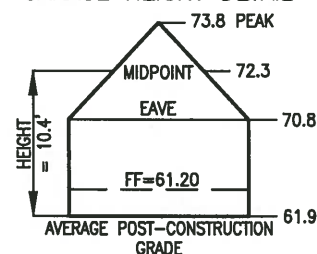
### GARAGE DETAIL

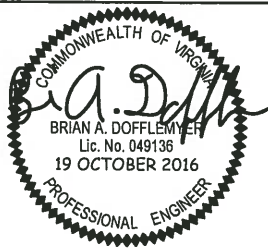
SCALE: 1" = 20'

GARAGE HEIGHT CALCULATION				
AVERAGE PROP. GRADE	ROOF EAVE ELEVATIONS	PEAK ROOF (HIGHEST RIDGE) ELEVATION	ROOF MIDPOINT (ROOF HEIGHT) ELEVATION	PROPOSED DWELLING HEIGHT
61.9	70.8	73.8	72.3	10.4

SPOTS	EXISTING - ELEVATION	POST- ELEVATION
1	62.9	62.9
2	63.4	63.4
3	61.8	60.7
4	61.7	60.7
SUM:	249.8	247.7
AVERAGE:	62.5	61.9

### GARAGE HEIGHT DETAIL





Front Setback Data				
TENNESSEE AVENUE				
Address #	Street name	Setback From Face of Curb/EP	Comment	Setback From Property Line
398	Tennessee Avenue	38.0		24.3
402	Tennessee Avenue	35.8		22.3
404	Tennessee Avenue	38.1		24.6
406	Tennessee Avenue	38.1		24.7
408	Tennessee Avenue	37.7		24.4
410	Tennessee Avenue	38.1		24.8
412	Tennessee Avenue	33.0	Porch	19.8
414	Tennessee Avenue	46.0		32.9
AVERAGE (FACE OF CURB) =		38.1		24.7' = AVERAGE (PROPERTY LINE)

Building & Threshold Height Data								
A	B	C	D	E	F	G	H	I
		1st Floor	Bottom	Top	(C-B)	(D-B)	(E-B)	(G+H)/2
Address #	Ground	Threshold	of Roof	of Roof	Distance	Distance	Distance	Building
	Elevation	Elevation	Elevation	Elevation	Ground to	Ground to	Ground to	Height
					1st Floor	Bottom of Roof	Top of Roof	
TENNESSEE AVENUE								
398	59.8	65.3	76.8	88.5	5.5	17.0	28.7	22.9
402	57.2	59.4	71.0	82.6	2.2	13.8	25.4	19.6
404	57.9	60.2	72.5	81.5	2.3	14.6	23.6	19.1
406	58.0	60.7	72.5	82.3	2.7	14.5	24.3	19.4
408	55.5	59.2	71.3	80.2	3.7	15.8	24.7	20.3
410	49.6	50.8	63.0	76.2	1.2	13.4	26.6	20.0
412	49.8	52.3	67.0	73.7	2.5	17.2	23.9	20.6
414	51.0	52.2	69.3	73.1	1.2	18.3	22.1	20.2
AVERAGE	54.9	57.5	70.4	79.8	2.7	15.6	24.9	20.2
					x1.2=	3.2	x1.2= 24.2	
USE 25' FOR MAXIMUM HEIGHT								

### ZONING CRITERIA STUDY (TENNESSEE AVENUE):

BASED ON A FIELD STUDY OF THE EXISTING DWELLINGS ALONG TENNESSEE AVENUE, THE FOLLOWING DWELLING CRITERIA WAS DETERMINED:

AVERAGE BLOCK THRESHOLD HEIGHT: 2.7'  
 AVERAGE FRONT SETBACK FROM FACE OF CURB: 38.1'  
 AVERAGE FRONT SETBACK TO PROPERTY LINE: 24.7'  
 AVERAGE DWELLING HEIGHT: 20.2'

DWELLING HEIGHT ALLOWED:  $20.2 \times 1.20 = 24.2' \rightarrow 25.0'$   
 DWELLING HEIGHT PROPOSED: 24.3'  
 (FROM AVERAGE POST-CONSTRUCTION GRADE OF SUBJECT PARCEL)

THRESHOLD HEIGHT ALLOWED:  $2.7 \times 1.20 = 3.2'$   
 THRESHOLD HEIGHT PROPOSED: 3.0'  
 (FROM AVERAGE EXISTING GRADE AT FRONT OF BUILDING: 59.0)

SETBACK FROM PROPERTY LINE REQUIRED: 24.7'  
 SETBACK FROM PROPERTY LINE PROVIDED: 24.7'



## Panoramic Street View

SUP2016-0086  
Revised 12/20/16



Classic  
Cottages, LLC

1000 Pendleton Street  
Alexandria, VA 22314

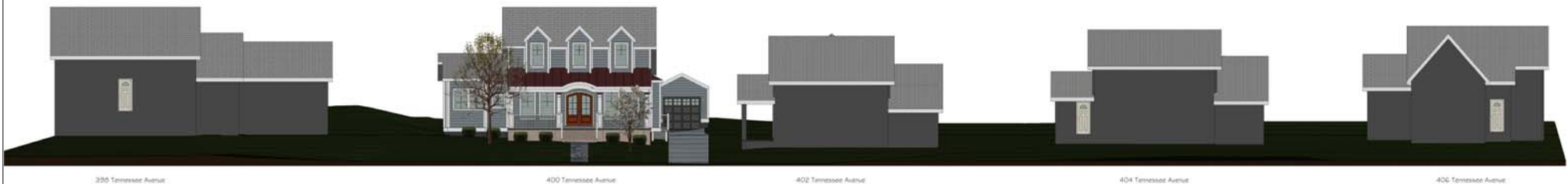
Phone: 703.962.7170  
Fax: 703.256.1401  
Website: [www.ccottages.com](http://www.ccottages.com)

Designer:  
Christopher Young  
Classic Cottages, LLC  
e. [chris@ccottages.com](mailto:chris@ccottages.com)  
p. 571.319.9856

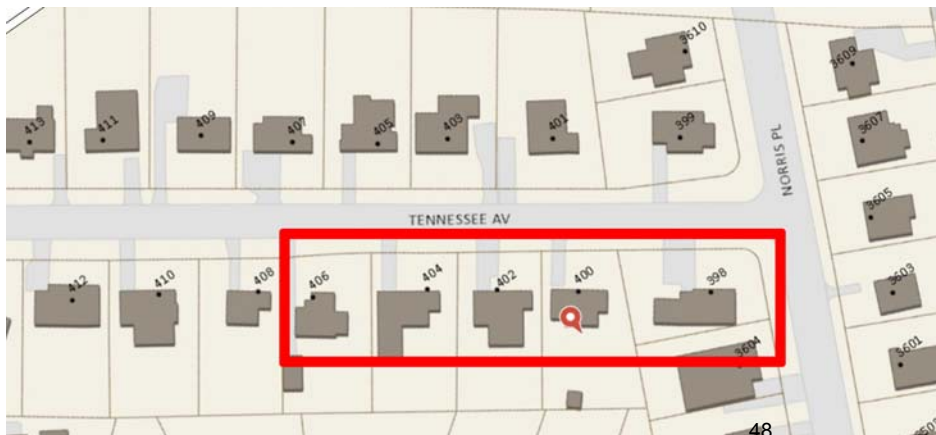
Designer:  
Jessica Villarreal  
Classic Cottages, LLC  
e. [jessica@ccottages.com](mailto:jessica@ccottages.com)  
p. 202.830.9577



## 400 Tennessee Avenue Massing Study



## Massing Study Location

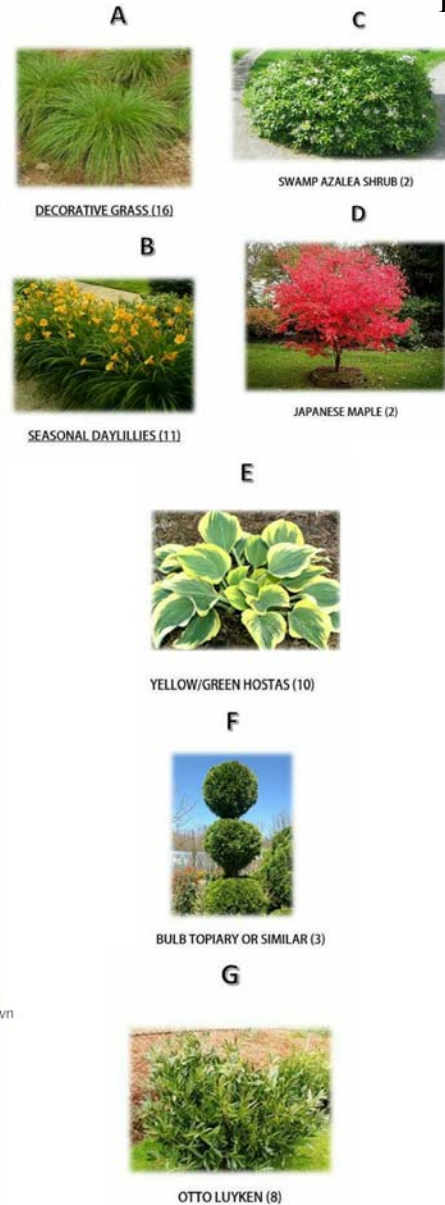


400 Tennessees Ave.

Massing Study



## LEGEND



PROPOSED LANDSCAPING PLAN  
400 TENNESSEE AVENUE  
ALEXANDRIA, VA, 22305

SUP2016-0086  
Revised 12/20/16



Classic  
Cottages, LLC

1000 Pendleton Street  
Alexandria, VA 22314

Phone: 703.962.7170  
Fax: 703.256.1401  
Website: [www.ccottages.com](http://www.ccottages.com)

Designer:  
Christopher Young  
Classic Cottages, LLC  
e. [chris@ccottages.com](mailto:chris@ccottages.com)  
p. 571.319.9856

Designer:  
Jessica Villarreal  
Classic Cottages, LLC  
e. [jessica@ccottages.com](mailto:jessica@ccottages.com)  
p. 202.830.9577

400 Tennessees Ave.

Landscape Plan



September 27, 2016

Mr. Paul Wilder  
RC Fields & Associates  
730 S. Washington Street  
Alexandria, VA 22314

TNT Project Number: 671

Reference: Tree Evaluation, 400 Tennessee Avenue, City of Alexandria, Virginia

Dear Mr. Wilder,

On Monday, September 26, 2016, a TNT Environmental, Inc. (TNT) Certified Arborist conducted a site reconnaissance to visually evaluate an approximately 34" diameter southern red oak (*Quercus falcata*) located in the front yard of the above-referenced property.

Based on a visual inspection of the tree in question, it is evident that the tree has been poorly pruned as several old, rotting wounds were observed. Further, several large dead limbs are located throughout the crown. Failure was noted at the base of the tree.

Based on the proposed plans to redevelop the property, it is unlikely that this can be accomplished in a manner which would allow for the tree to survive. Additionally, given the tree's size, health, and proximity to hazards, it is our recommendation that this tree be removed.

We appreciate the opportunity to work with you on this project. If you have any questions, please feel free to contact us at any time at (703) 466-5123.

Sincerely,

**TNT ENVIRONMENTAL, INC.**

Avi M. Sareen, PWS, PWD, ISA-CA #MA-4724A  
Principal/President  
[Avi@TNTenvironmentalinc.com](mailto:Avi@TNTenvironmentalinc.com)













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**To:** Sara Brandt Vorel  
**Subject:** RE: Special Use Permit Hearing

**From:** Alex Dambach  
**Sent:** Thursday, December 15, 2016 3:36 PM  
**To:** Sara Brandt Vorel  
**Subject:** Fwd: Special Use Permit Hearing

Please see below.

Sent from my iPhone

Begin forwarded message:

**From:** Kathryn Cozzens <[KCozzens@warringco.com](mailto:KCozzens@warringco.com)>  
**Date:** December 15, 2016 at 3:31:30 PM EST  
**To:** "'[alex.dambach@alexandriava.gov](mailto:alex.dambach@alexandriava.gov)'" <[alex.dambach@alexandriava.gov](mailto:alex.dambach@alexandriava.gov)>  
**Subject:** Special Use Permit Hearing

Hi Alex,

A good friend, Engin Artemel gave me your contact information as a resource for an issue our neighborhood is experiencing. There is a house and lot recently sold, 400 Tennessee Ave, which is slated for a SUP to demolish and rebuild substantially larger. We are trying to determine our rights and information access as adjacent homeowners, as there has never been a tear down in our Beverley Hills neighborhood.

The Planning Commission hearing is slated for January 5<sup>th</sup>. Do you know if the staff recommendation has been completed, and whether it is public? We could use all the help we can get, as this would be a detriment to our neighborhood and will certainly open the door to further razing of perfectly good homes in order to replace them with large scale structures that do not fit.

Thanks for any help you can offer.

Kathryn

---

Kathryn M. Cozzens, CPA  
Warring & Company, LLC, CPAs  
218 North Lee Street, Suite 300  
Alexandria, VA 22314  
301.260.0809 (t)  
202.204.6322 (f)  
703.989.1733 (c)

# Special Use permit #2016-0086

Baucom, Katherine [USA] <Zezima\_Katherine@bah.com>

Thu 12/15/2016 12:38 PM

To: PlanComm <PlanComm@alexandriava.gov>;

Good afternoon,

I am writing to express my concern about the new construction at 400 Tennessee ave. I currently reside at 402 Tennessee Ave, directly adjacent to the planned construction. I have seen the plans of the house and would like to strongly state my objection to the current plans.

- The planned home is 3 times the size of the other houses on this street its height will dwarf the surrounding homes.
- They plan to cut down the trees which were the very reason we moved into this neighborhood.
- The home will be so tall it will block sunlight on the block
- The home will change the water table, causing flooding in my home
- The home does not fit the current character of the neighborhood and will devalue the rest of our homes as teardowns
- The street is unable to handle a home demolition and construction. Tennessee Ave is already barely passable with street parking which residents rely on. I have a small car and can often not get through, with construction vehicles parked on the streets for months on end we will be unable to get through our street.

The community does not want this massive home built. please do not approve this special use permit.

Please respond with notice of receipt.

Thank you,

Katie Zezima

Katie Baucom  
Geospatial Program Manager  
919.333.3886

# 400 Tennessee Avenue - PERMIT: 2016-0086

B.C. Davidson <brucecamerondavidson@icloud.com>

Thu 12/15/2016 2:48 PM

To: PlanComm <PlanComm@alexandriava.gov>;

Dear Planning Commission of Alexandria:

My name is Bruce Cameron Davidson and my wife Linda and I live across the street and one house over from 400 Tennessee Avenue. We have owned our home since 2008.

There is a proposed special use permit filed for the 400 Tennessee Avenue property. (2016-0086) The older house is to be demolished and a new home constructed.

We have reviewed the plans for the new home and also attended a local community meeting where the Kahans, their builder, and their attorney spoke to the audience. In an unusual and inappropriate show of support from the City government, a member of the Alexandria Planning Commission was also in attendance.

This new home, if it is built, will have a significant and negative impact upon the neighboring residences of Norris Place and Tennessee Avenue.

The home, as planned, far exceeds the norm for this neighborhood with a staggering 5944 gross square feet excluding a stand-alone garage that will abut two property lines. It will be larger and taller than adjacent homes. Its size will dwarf other homes on the street and change the character of a forested street in one of Alexandria's charming, traditional neighborhoods to one of tear-downs and McMansions.

There is a large Northern Red Oak tree in the front yard that is slated for removal. Our neighborhood has lost too many trees in the past few years, and we value those that remain. Alexandria promotes itself as an eco-city with an urban forest. Removal of this tree will impact our gardens, and it will also increase our summer cooling bills.

I do not believe that the Kahans intend to live in this home as they have stated on their application. We all know that Alexandria is a bit of a small town, and people will talk. It is well known within the real estate community that the Kahans plan to flip this property after construction is finished. This strategy will net them a tidy profit, but will leave the neighbors to live with an eyesore that will prevent us from being able to fully enjoy our homes.

I would love to see the home at 400 Tennessee Avenue replaced with a new house. This proposed home, however, is out of character for this street and neighborhood. It will be a McMansion on a street full of traditional family homes.

PLEASE CONFIRM RECEIPT OF THIS EMAIL.

Thank you.

Bruce C. Davidson  
399 Tennessee Avenue

# Permit #2016-0086, New Construction at 400 Tennessee Ave. Alexandria, VA 22305

Morten Kucey <MKucey@SBCapitalGroup.com>

Thu 12/15/2016 4:16 PM

To: PlanComm <PlanComm@alexandriava.gov>;

Dear Planning Commission,

I am writing to you regarding the proposed new construction permit #2016-0086. I currently own and live at the property directly across the street at 401 Tennessee Avenue. I am writing to you regarding the new construction that is being proposed at 400 Tennessee Ave.

The proposed structure does not meet code and the developer has filed for a Special Use Permit.

I adamantly oppose the new structure for a number of reasons, including but not limited to:

1. The size of the new home will be cover most of the permeable space on the lot which will change the water table and effect the drainage for all the neighboring homes.
2. The size of the house will block sunlight in the winter increase my heating bills.
3. They will take down a beautiful, healthy oak tree in the front yard which will diminish the character of the neighborhood.

Please verify receipt of this email and keep me posted on future meetings on the subject property.

All the best,

Morten Kucey  
401 Tennessee Ave.  
Alexandria, VA  
22305  
mkucey@sbcapitalgroup.com <mailto:mkucey@sbcapitalgroup.com>  
(703) 518-5038



---

**To:** Sara Brandt Vorel  
**Subject:** RE: 400 Tennessee Ave

---

**From:** LYN GUBSER [<mailto:lgubser@comcast.net>]  
**Sent:** Wednesday, December 21, 2016 12:33 PM  
**To:** Sara Brandt Vorel  
**Cc:** Duncan Blair  
**Subject:** 400 Tennessee Ave

Dear Ms. Brandt-Vorel

Following the December 12th presentation of the Kahan's SUP application for 400 Tennessee Avenue by their counsel, Duncan Blair, directors of the North Ridge Citizens Association (NRCA) conferred at length regarding the merits of the application. Their conclusion was that no action be taken by the Board at this time pending a canvassing of neighbors for further information.

There was, however, general concern expressed regarding the restoration of canopy trees on the property to replace those that will be lost to demolition and construction. One of the major concerns of our community and of the NRCA is the significant loss of a majority of the trees that form the canopy of North Ridge, which has long been a principal feature of our community. Given the impact on the character of the neighborhood in removing even one major tree, as in the case of 400 Tennessee, we would expect that the applicants be held to more than the minimum requirement to restore canopy trees with large shade trees as identified by the Alexandria City Arborist ([https://www.alexandriava.gov/recreation/info/default.aspx?id=18902#Large\\_Shade\\_Trees](https://www.alexandriava.gov/recreation/info/default.aspx?id=18902#Large_Shade_Trees)).

We appreciate the efforts of the Kahans in seeking to accommodate the concerns of North Ridge neighbors and their willingness to work to achieve positive outcomes for all concerned in the development of their project.

Lyn Gubser

NRCA President

703-836-8194

text: 703-864-9865

[lgubser@comcast.net](mailto:lgubser@comcast.net)

January 2, 2017

Larry & Brenda Kahan  
400 Tennessee Avenue  
Alexandria, VA 22305

Reference: Special Use Permit Application For 400 Tennessee Avenue, Alexandria, VA

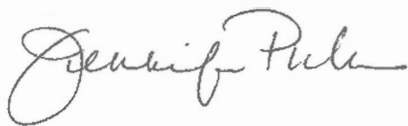
Dear Brenda and Larry,

Thank you for sharing your plans and intentions for redevelopment of the 400 Tennessee Avenue home. We understand that City of Alexandria approval is required to demolish and rebuild a house in the City. As a resident and neighbor, I (we) are writing to express our support for the demolition and replacement of the residence at 400 Tennessee Avenue.

We further believe that the proposed home design falls within the character of our North Ridge neighborhood, will be an improvement over the existing structure and should have a positive effect on home values in the neighborhood.

We are in support and hereby express that by this letter to be forwarded to the City.

Sincerely,



Printed Name Jennifer Pulliam

Proximity to 400 Tennessee Avenue around block / adjacent back yard

Your Address 3604 Norris Place

January 2, 2017

Larry & Brenda Kahan  
400 Tennessee Avenue  
Alexandria, VA 22305

Reference: Special Use Permit Application For 400 Tennessee Avenue, Alexandria, VA

Dear Brenda and Larry,

Thank you for sharing your plans and intentions for redevelopment of the 400 Tennessee Avenue home. We understand that City of Alexandria approval is required to demolish and rebuild a house in the City. As a resident and neighbor, I (we) are writing to express our support for the demolition and replacement of the residence at 400 Tennessee Avenue.

We further believe that the proposed home design falls within the character of our North Ridge neighborhood, will be an improvement over the existing structure and should have a positive effect on home values in the neighborhood.

We are in support and hereby express that by this letter to be forwarded to the City.

Sincerely,



Printed Name ROBERT ORR JR

Proximity to 400 Tennessee Avenue 7 HOUSES WEST

Your Address 415 TENNESSEE AVE Alexandria, VA 22305

PS - THIS CONTROVERSY BY "ONE" PRIMARY NEIGHBOR IS SILLY: A NEW HOME WILL REALLY UPGRADE OUR STREET.

January 2, 2017

Larry & Brenda Kahan  
400 Tennessee Avenue  
Alexandria, VA 22305

Reference: Special Use Permit Application For 400 Tennessee Avenue, Alexandria, VA

Dear Brenda and Larry,

Thank you for sharing your plans and intentions for redevelopment of the 400 Tennessee Avenue home. We understand that City of Alexandria approval is required to demolish and rebuild a house in the City. As a resident and neighbor, (we) are writing to express our support for the demolition and replacement of the residence at 400 Tennessee Avenue.

We further believe that the proposed home design falls within the character of our North Ridge neighborhood, will be an improvement over the existing structure and should have a positive effect on home values in the neighborhood.

We are in support and hereby express that by this letter to be forwarded to the City.

Sincerely,

Printed Name Ben Wang 

Proximity to 400 Tennessee Avenue 413 Tennessee Ave

Your Address 413 Tennessee Ave Alexandria, VA 22305

January 2, 2017

Larry & Brenda Kahan  
400 Tennessee Avenue  
Alexandria, VA 22305

Reference: Special Use Permit Application For 400 Tennessee Avenue, Alexandria, VA

Dear Brenda and Larry,

Thank you for sharing your plans and intentions for redevelopment of the 400 Tennessee Avenue home. We understand that City of Alexandria approval is required to demolish and rebuild a house in the City. As a resident and neighbor, I (we) are writing to express our support for the demolition and replacement of the residence at 400 Tennessee Avenue.

We further believe that the proposed home design falls within the character of our North Ridge neighborhood, will be an improvement over the existing structure and should have a positive effect on home values in the neighborhood.

We are in support and hereby express that by this letter to be forwarded to the City.

Sincerely,



Printed Name Margaret Falwell

Proximity to 400 Tennessee Avenue \_\_\_\_\_

Your Address 411 Tennessee Ave. Alexandria, VA 22305



January 2, 2017

Larry & Brenda Kahan  
400 Tennessee Avenue  
Alexandria, VA 22305

Reference: Special Use Permit Application For 400 Tennessee Avenue, Alexandria,  
VA

Dear Brenda and Larry,

Thank you for sharing your plans and intentions for redevelopment of the 400 Tennessee Avenue home. We understand that City of Alexandria approval is required to demolish and rebuild a house in the City. As a resident and neighbor, I (we) are writing to express our support for the demolition and replacement of the residence at 400 Tennessee Avenue.

We further believe that the proposed home design falls within the character of our North Ridge neighborhood, will be an improvement over the existing structure and should have a positive effect on home values in the neighborhood.

We are in support and hereby express that by this letter to be forwarded to the City.

Sincerely,

Printed Name Charles Tauvoeveau

Proximity to 400 Tennessee Avenue 408 Tennessee Ave

Your Address same Alexandria, VA 22305

January 2, 2017

Larry & Brenda Kahan  
400 Tennessee Avenue  
Alexandria, VA 22305

Reference: Special Use Permit Application For 400 Tennessee Avenue, Alexandria, VA

Dear Brenda and Larry,

Thank you for sharing your plans and intentions for redevelopment of the 400 Tennessee Avenue home. We understand that City of Alexandria approval is required to demolish and rebuild a house in the City. As a resident and neighbor, I (we) are writing to express our support for the demolition and replacement of the residence at 400 Tennessee Avenue.

We further believe that the proposed home design falls within the character of our North Ridge neighborhood, will be an improvement over the existing structure and should have a positive effect on home values in the neighborhood.

We are in support and hereby express that by this letter to be forwarded to the City.

Sincerely,

Printed Name LTC (Ret) Peter K. Patas, I

Proximity to 400 Tennessee Avenue 200' NNW

Your Address 407 Tennessee Avenue Alexandria, VA 22305

January 2, 2017

Larry & Brenda Kahan  
400 Tennessee Avenue  
Alexandria, VA 22305

Reference: Special Use Permit Application For 400 Tennessee Avenue, Alexandria, VA

Dear Brenda and Larry,

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We are in support and hereby express that by this letter to be forwarded to the City.

Sincerely,

Printed Name Karma and Gary Loberg

Proximity to 400 Tennessee Avenue Backyards are adjacent

Your Address 313 Kentucky Ave. Alexandria, VA 22305





January 2, 2017

Larry & Brenda Kahan  
400 Tennessee Avenue  
Alexandria, VA 22305

Reference: Special Use Permit Application For 400 Tennessee Avenue, Alexandria, VA

Dear Brenda and Larry,

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We are in support and hereby express that by this letter to be forwarded to the City.

Sincerely,

Printed Name Jon and Raynel Knight

Proximity to 400 Tennessee Avenue Back up to property

Your Address 3502 Norrell Place Alexandria, VA 22305

January 2, 2017

Larry & Brenda Kahan  
400 Tennessee Avenue  
Alexandria, VA 22305

Reference: Special Use Permit Application For 400 Tennessee Avenue, Alexandria, VA

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We are in support and hereby express that by this letter to be forwarded to the City.

Sincerely,



Printed Name

Lauren Schuk

Proximity to 400 Tennessee Avenue

200 ft NW

Your Address

406 Tennessee Ave

Alexandria, VA 22305

January 2, 2017

Larry & Brenda Kahan  
400 Tennessee Avenue  
Alexandria, VA 22305

Reference: Special Use Permit Application For 400 Tennessee Avenue, Alexandria, VA

Dear Brenda and Larry,

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We further believe that the proposed home design falls within the character of our North Ridge neighborhood, will be an improvement over the existing structure and should have a positive effect on home values in the neighborhood.

We are in support and hereby express that by this letter to be forwarded to the City.

Sincerely,



Printed Name Nicholas Mazar + Megan Wilks

Proximity to 400 Tennessee Avenue 300 ft northwest

Your Address 409 Tennessee Avenue Alexandria, VA 22305

January 2, 2017

Larry & Brenda Kahan  
400 Tennessee Avenue  
Alexandria, VA 22305

Reference: Special Use Permit Application For 400 Tennessee Avenue, Alexandria,  
VA

Dear Brenda and Larry,

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We further believe that the proposed home design falls within the character of our North Ridge neighborhood, will be an improvement over the existing structure and should have a positive effect on home values in the neighborhood.

We are in support and hereby express that by this letter to be forwarded to the City.

Sincerely,



Printed Name MARK S. DUCK

Proximity to 400 Tennessee Avenue 300 ft NW

Your Address 410 TENNESSEE AVE Alexandria, VA 22305



# Re: 400 Tennessee Avenue - PERMIT: 2016-0086

B.C. Davidson <brucecamerondavidson@icloud.com>

Thu 1/5/2017 3:05 PM

Inbox

To: PlanComm <PlanComm@alexandriava.gov>;

Kristen,

These images may be useful for your review of this application.

They were shot directly across the street from 400 Tennessee Avenue with a level pro Nikon camera with a non-distorting lens for architectural work. They are a series. I overlaid the Kahan proposed front view with the current site. The bases of each house are level to one another.

As you can see, the proposed home is significantly larger and is at least 10 feet higher than the current roof line.

Bruce Cameron Davidson



















On Jan 04, 2017, at 11:42 AM, PlanComm <PlanComm@alexandriava.gov> wrote:

Hi Bruce,

This is Kristen Walentisch with the Alexandria Department of Planning & Zoning. I am emailing to let you know that I have received your letter regarding the Special Use Permit at 400 Tennessee Avenue and it has been included with the staff report for this case. The docket and staff report can be viewed here: [http://legistar.granicus.com/alexandria/meetings/2017/1/1633\\_A\\_Planning\\_Commission\\_17-01-05\\_Docket.pdf](http://legistar.granicus.com/alexandria/meetings/2017/1/1633_A_Planning_Commission_17-01-05_Docket.pdf). We have just received your letter via certified mail but our mail room does not sign for letters or packages so I wanted to make sure I followed up with an email to confirm that we did in fact receive both your email and your letter.

Please let me know if you have any questions.

Best regards,

Kristen Walentisch  
Department of Planning & Zoning

City of Alexandria  
(703) 746-3806

**From:** B.C. Davidson <brucecamerondavidson@icloud.com>

**Sent:** Thursday, December 15, 2016 2:48:27 PM

**To:** PlanComm

**Subject:** 400 Tennessee Avenue - PERMIT: 2016-0086

Dear Planning Commission of Alexandria:

My name is Bruce Cameron Davidson and my wife Linda and I live across the street and one house over from 400 Tennessee Avenue. We have owned our home since 2008.

There is a proposed special use permit filed for the 400 Tennessee Avenue property. (2016-0086) The older house is to be demolished and a new home constructed.

We have reviewed the plans for the new home and also attended a local community meeting where the Kahans, their builder, and their attorney spoke to the audience. In an unusual and inappropriate show of support from the City government, a member of the Alexandria Planning Commission was also in attendance.

This new home, if it is built, will have a significant and negative impact upon the neighboring residences of Norris Place and Tennessee Avenue.

The home, as planned, far exceeds the norm for this neighborhood with a staggering 5944 gross square feet excluding a stand-alone garage that will abut two property lines. It will be larger and taller than adjacent homes. Its size will dwarf other homes on the street and change the character of a forested street in one of Alexandria's charming, traditional neighborhoods to one of tear-downs and McMansions.

There is a large Northern Red Oak tree in the front yard that is slated for removal. Our neighborhood has lost too many trees in the past few years, and we value those that remain. Alexandria promotes itself as an eco-city with an urban forest. Removal of this tree will impact our gardens, and it will also increase our summer cooling bills.

I do not believe that the Kahans intend to live in this home as they have stated on their application. We all know that Alexandria is a bit of a small town, and people will talk. It is well known within the real estate community that the Kahans plan to flip this property after construction is finished. This strategy will net them a tidy profit, but will leave the neighbors to live with an eyesore that will prevent us from being able to fully enjoy our homes.

I would love to see the home at 400 Tennessee Avenue replaced with a new house. This proposed home, however, is out of character for this street and neighborhood. It will be a McMansion on a street full of traditional family homes.

PLEASE CONFIRM RECEIPT OF THIS EMAIL.

Thank you.

Bruce C. Davidson  
399 Tennessee Avenue  
Alexandria, VA 22305

# Resident concern

Michael Tackett <miketack@gmail.com>

Wed 1/4/2017 6:26 PM

To: PlanComm <PlanComm@alexandriava.gov>;

Alexandria Planning & Zoning Board  
Alexandria City Hall  
301 King St.  
Suite 2100  
Alexandria, VA 22314

Dear Planning Commissioners,

I'd like to express my concern about the special use permit sought for 400 Tennessee Ave (SUP2016-0086) to tear down the existing home, remove all mature trees from the property and rebuild a much larger home with a detached garage. I disagree with many of the conclusions reached by planning staff.

I do not find the design compatible with the prevailing design aesthetic seen on Tennessee Avenue. The height of the proposed home & the sharp angle of the roofline is not in character with most of the modest, simple homes on this block. I also disagree with the assessment that the design minimizes the perceived bulk on the streetscape.

I believe the bigger structure coupled with the plan to cut down a significant screening tree in the front yard will make this home stick out & clash with its surroundings.

I also dispute the conclusion that the separate garage acts as a balance. Detached garages are uncommon in Beverley Hills and this one will serve to further clutter the view of neighbors, especially those living above on Kentucky Avenue.

Finally, I'm very troubled by the plan to cut down all 3 mature trees on the lot, eliminating all of the canopy that originates on the lot. We prize our tall trees -- the shade they provide & the view they afford -- and we carefully tend to them, removing deadwood to prolong their life. Regarding the significant red oak in the front yard, I suspect the city arborist would find the same emerging issues with most mature trees in our neighborhood but we're not going to be cutting them down. I also question the staff's statement that the backyard trees will not survive construction. Both are at the very edge of the property, one at the side and one at the back. It seems only the detached garage threatens the one on the side edge.

I recognize this proposed home meets technical requirements of the FAR & setbacks but I'd like to see negative impact on the neighborhood aesthetic minimized by keeping the trees & making more adjustments to the construction plan.

Sincerely,

Michael Tackett  
3500 Norris Place  
Alexandria 22305