

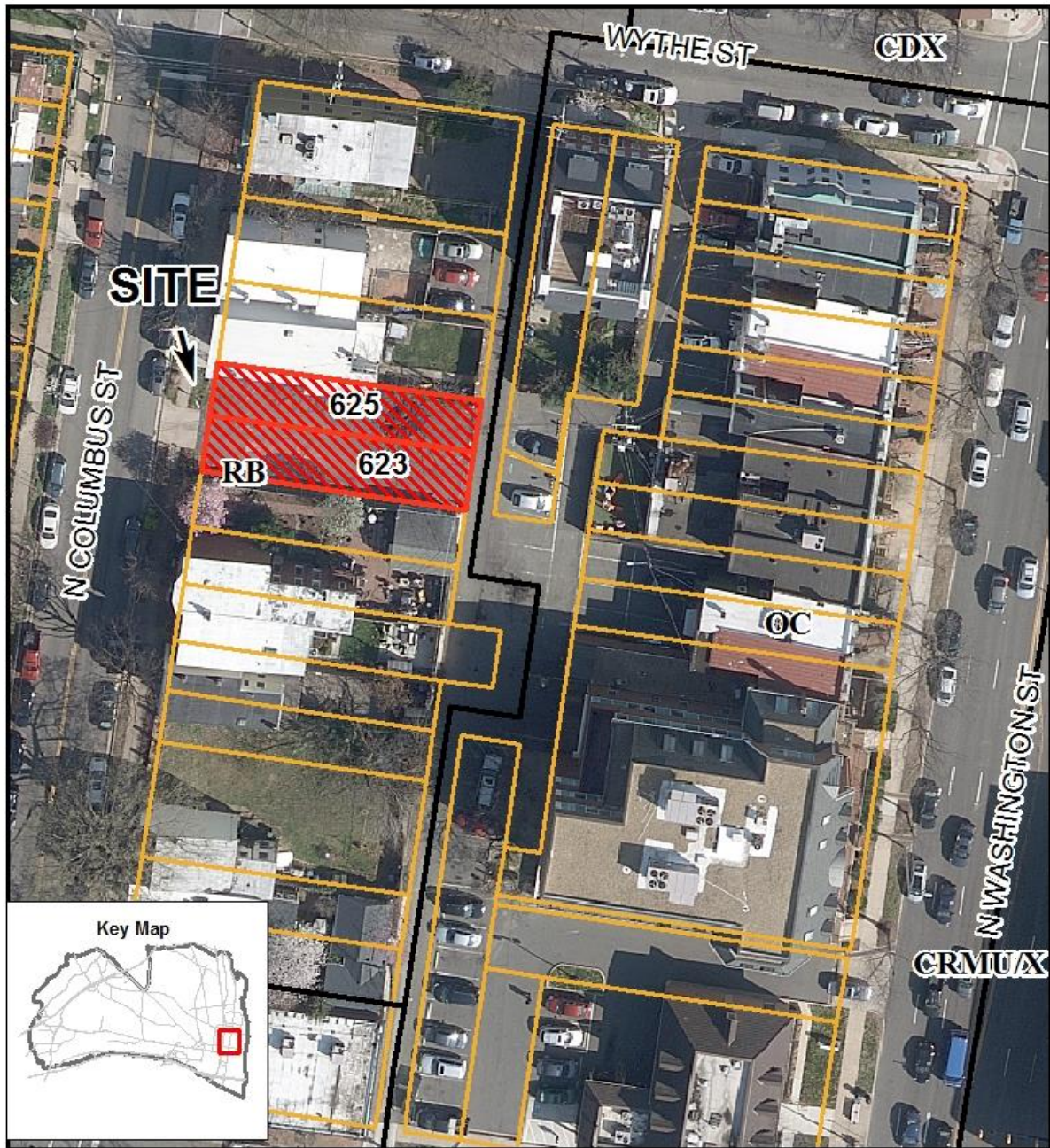
***DOCKET ITEM #10***  
***Special Use Permit #2016-0100***  
***623 and 625 North Columbus Street***

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<b>Application</b>	<b>General Data</b>	
Public hearing and consideration of a request for parking reductions and for open space modifications for two single family dwellings.	<b>Planning Commission Hearing:</b>	May 2, 2017
	<b>City Council Hearing:</b>	May 13, 2017
Address: 623 & 625 North Columbus Street	<b>Zone:</b>	RB/Townhouse
<b>Applicant:</b> 623 & 625 North Columbus Street Homes, LLC, represented by M. Catherine Puskar, attorney	<b>Small Area Plan:</b>	Braddock Road Metro Station

**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](mailto:ann.horowitz@alexandriava.gov)



**Special Use Permit #2016-0100  
623 & 625 North Columbus Street**





## I. DISCUSSION

The applicant, 623 & 625 North Columbus Street Homes, LLC, represented by M. Catherine Puskar, requests Special Use Permit approval for parking reductions and open space modifications for the construction of abutting single family dwellings on two lots.

### SITE DESCRIPTION

The two lots of record share the same dimensions. Each rectangular lot, located on the east side of the street, has approximately 19.3 feet of frontage on North Columbus Street, a depth of 93.4 feet, and an area of 1798.3 square feet. The lots have been improved with a 13-space, 3,596.6 square foot parking lot. An alley, which runs parallel with North Columbus Street, connects Wythe Street to Pendleton Street and is located at the rear of the subject lots (Fig. 1).



*Fig. 1: Existing site*

Single family dwellings and townhouses are located immediately to the north, south, and west. To the east, a mix of commercial uses – child day care, retail, office, and personal service establishments -- are located on the 600 block of North Washington Street. A parking lot that services the North Washington Street businesses and Wythe Street residences is sited to the east of the alley and in the center of the block.

### BACKGROUND

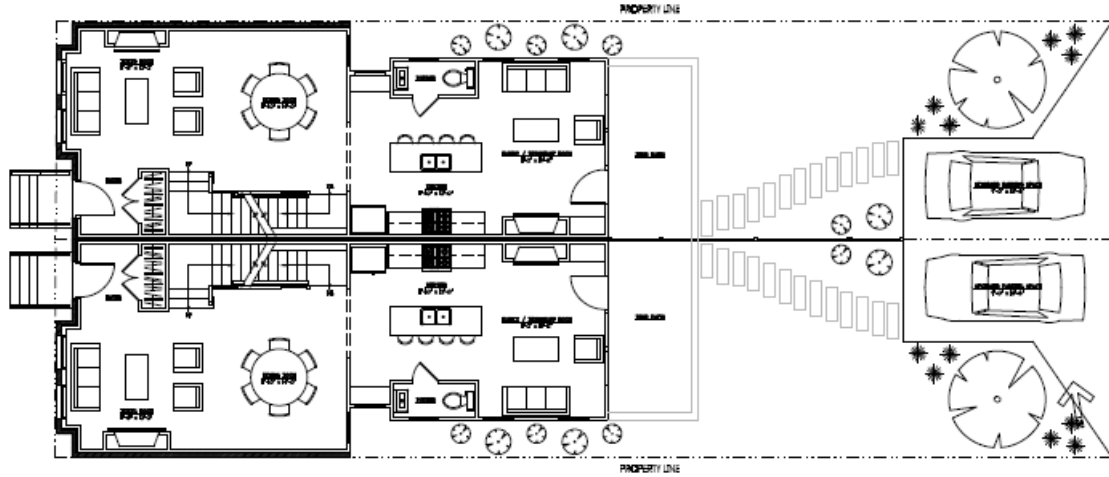
The two subject lots remained undeveloped until after June 27, 1961 when City Council approved SUP #451 for a 10-space surface parking lot that accommodated professional offices located at 618 North Washington Street. Great Beginnings Early Learning Center uses the parking lot for its day care operation at 618-622 North Washington Street.

### PROPOSAL

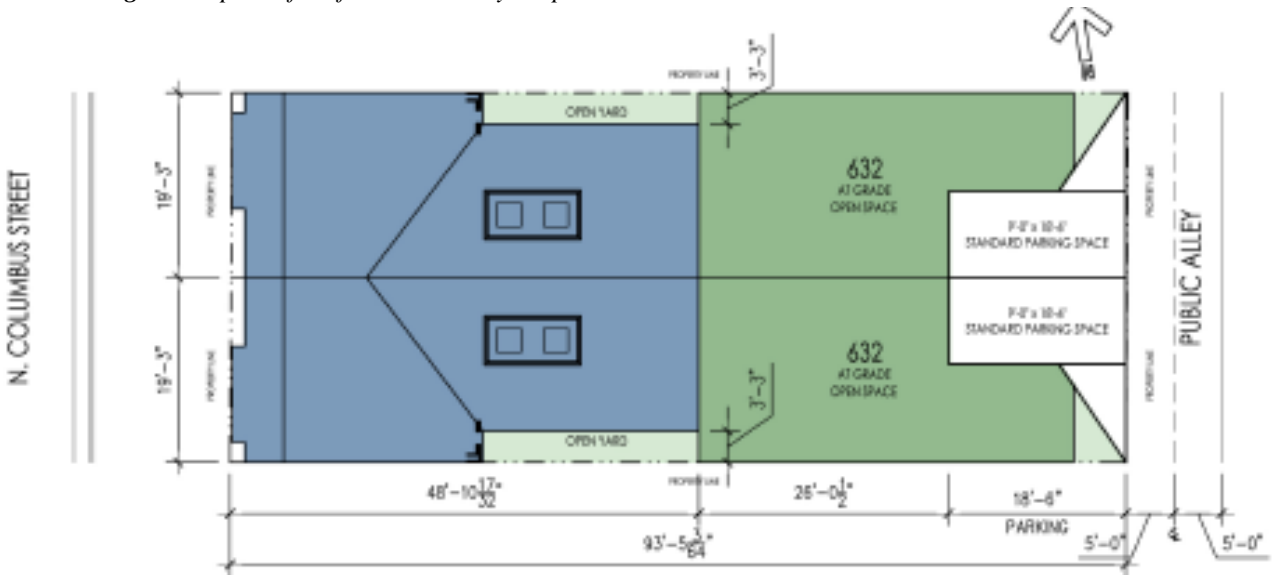
The applicant, 623 & 625 North Columbus Street Homes, LLC, requests Special Use Permit approval for a two-space parking reduction and open space modifications for the construction of two, identical, detached single family dwellings: one at 623 North Columbus Street and one at 625 North Columbus Street. The applicant proposes parking for one vehicle on each lot, as opposed to the zoning requirement for two parking spaces for each dwelling unit. Each lot can accommodate only one standard parking space due to the driving movement constraints caused by the 10-foot width of the adjacent alley, which provides access to these lots. As a result, the

applicant proposes to dedicate a circulation area adjacent to each parking space to accommodate adequate driving movements as vehicles exit and enter the proposed parking spaces (Fig. 2).

Open space modifications are also requested given that the proposal for 632 square feet of open space for each lot is less than the 800 square feet required by zoning. The applicant requests the modification to provide an appropriate footprint for a marketable single family dwelling on each lot. The gross square footage for each proposed home is 2,532 square feet, including an 844-square foot basement. The above-ground square footage is 1,688 gross square feet. Each dwelling has 1,346 net square feet with allowable FAR exclusions (Fig. 3).



*Fig. 2: Proposed first floor and rear yard plan*



*Fig. 3: Proposed site plan*

*Blue = footprints of proposed dwellings*

*Dark green = 632 sq. ft. of open and usable space for each lot as defined by Section 2-180.*

*Light green = Approximately 93 additional sq. ft. of open space for each lot that cannot be included in open space calculations, in accordance with Section 2-180 of the Zoning Ordinance.*



### PARKING

According to Section 8-200(A) (1) of the Zoning Ordinance, a single-family detached home is required to provide two off-street parking spaces. Section 8-100(A) (4) allows reductions of the parking requirement by Special use Permit approval. Each proposed dwelling would provide one parking space.

Great Beginnings Early Learning Center leases the parking lot to meet its 13-space parking requirement, as mandated in its pick-up/drop off letter of agreement, dated March 4, 2011. The lease between the day care operator and the applicant expires on May 17, 2017 for use of the 13-space parking lot. The applicant has been in contact with the day care operator regarding the parking lot use and is open to extending the lease until June 30, 2017, consistent with the lease of the day care tenant space on North Washington Street.

### ZONING

The subject properties are located in the RB zone which permits single family dwellings pursuant to Section 3-702(A) of the Zoning Ordinance. Although these lots are substandard as to area, frontage, and width, the lots' characteristics have been determined to be grandfathered and may be developed with single family dwellings as the lots were recorded prior to December 28, 1951, as allowed by Section 3-707(B). The properties have been lots of record since before March 24, 1948 according to deed records. Section 3-706(B) of the Zoning Ordinance requires each lot occupied by a dwelling unit to provide 800 square feet of open and usable space. Table 1 indicates that the proposal is in compliance with the RB zone with the exception of the open space requirement.

The lots are located within the Old & Historic Alexandria District (OHAD) and any new construction, exterior alterations visible from a public way, or exterior demolition, regardless of visibility require approval by the Board of Architectural Review (BAR).

**Table 1: Compliance with the RB Zone requirements**

	<b>Requirement</b>		<b>Proposal for each lot</b>
Lot Size	1,980 SF		1798.3 SF*
Lot Width	50' Min		19.3'*
Lot Frontage	50' Min		19.3'*
Front Yard Setback	0' Same as lot line		0' Same as lot line
Side Yards	0' Not required		0' Not required
Rear Yard	Ratio of 1:1 with a minimum of 8'	28.5'	44.5'
Open Space	800 SF		632 SF (35.1% of existing 1798.3 SF lot)
Building Height	45'		28.5'
FAR	0.75		0.75

*\*Complies with the Zoning Ordinance requirements as stated in Section 3-707(B).*

### MASTER PLAN DESIGNATION

The properties are located within the Braddock Road Metro Station Small Area Plan that designates the property for residential use. The lots are also in the Braddock Metro Neighborhood Plan that supports the residential character of the Parker-Gray Neighborhood (Figs. 4 & 5).



***Figs. 4&5: Preliminary streetscape views***

*Preliminary concept for proposed single family dwellings is outlined in red. The final design review falls under the purview of the Old and Historic Alexandria District Board of Architectural Review.*

## **II. STAFF ANALYSIS**

Staff supports the applicant's request for a one space parking reduction at each dwelling and for an open space modification at each of the lots located at 623 and 625 North Columbus Street. Approval of these requests makes it possible for the applicant to improve the residential character of the existing neighborhood and enhance the streetscape with the construction of two single family homes in place of a surface parking lot. The proposal sensitively addresses potential impacts on adjacent neighbors as it proposes to develop single family homes on challenging sites -- substandard lots that are bordered at the rear by a narrow alley.

### *Parking reduction*

Given the difficulties with creating parking spaces at the rear of the properties due to limited driving movements, staff believes that the request for a one-space parking reduction for each lot is reasonable. Parking impacts would be limited as a curb would replace the driveway entrance in front of the proposed dwellings, creating two additional on-street spaces. Further, it is possible that future homeowners may find the need for only one car as the proposed dwellings would be located within walking distance of the Braddock Metro Station and retail and service establishments.

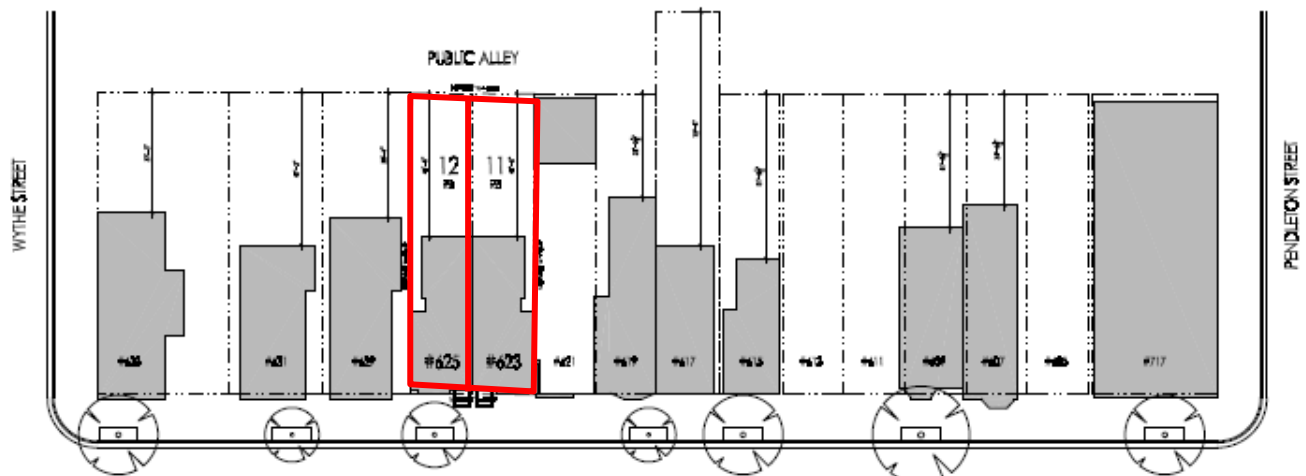


Open space modification

Although the open space proposed for each lot is 168 square feet less than the RB zone requirement, staff recommends support for the open space modification request as it would provide for construction of new context-appropriate dwellings in the neighborhood. The proposed 632 square feet of open space, in addition to the 93 square feet that cannot be formally calculated according to the Zoning Ordinance, provides a relatively proportionate amount of actual open space at 725 square feet when compared with other residential properties on the east side of the 600 block of North Columbus Street (Fig. 6). It is also important to consider that the proposed 35.1% open space is consistent with the 35% open space requirement in the RM/Townhouse zone. The RM zone encompasses the Old and Historic Alexandria District and is similar in residential character and development patterns to the RB/Townhouse zone and is particularly comparable to the layout of this site.

Moreover, staff recognizes that the size of the proposed single family homes, with gross above-ground living space of 1,688 square feet and 844-square foot building footprints, is not overly expansive or visually disproportionate to their lot areas, particularly when compared with the existing homes on the block. The applicant worked closely with staff on revisions to the original application to increase open space and minimize building footprints. Additionally, the applicant tactfully re-configured the dwellings to provide appropriate clearance between the proposed dwelling at 625 North Columbus Street and the side windows on an adjacent dwelling at 629 N. Columbus Street (Fig. 6).

The proposed homes' relatively modest size on the substandard lots is illustrated through the comparative analysis of footprint sizes and rear-yard setbacks with existing homes on the block. The proposed homes rank second smallest in terms of footprint size, which is 195 square feet smaller than the 1,039 square foot block average (Table 2). A ranking of rear-yard setback measurements reveals that the proposed homes provide the fourth largest rear-yard setbacks on the block, which slightly exceed the block average of 44 feet (Table 3).



**Fig. 6:** Proposed footprints of single family dwellings outlined in red and compared with existing homes on the 600 block of North Columbus Street.

**Table 2**

Address on North Columbus Street	Approximate square footage for building footprint
615	762
<i>623 (proposed)</i>	<i>844'*</i>
<i>625 (proposed)</i>	<i>844'*</i>
609	851'
617	889'
619	917'
631	986
607	1,152'
633	1,339'
629	1,418'
<b>Existing home average</b>	<b>1,039'</b>

*\*Actual measurement*

**Table 3**

Address on North Columbus Street	Rear-yard setbacks
619	32'
607	35'
633	37'
629	39'
609	42'
<i>623 (proposed)</i>	<i>45'</i>
<i>625 (proposed)</i>	<i>45'</i>
631	47'
615	51'
617	72'
<b>Existing home average</b>	<b>44'</b>

Staff has included conditions to ensure that a minimum of 632 square feet of open space is included in the construction plans for the single family dwellings. The proposed footprint of the dwellings must remain consistent with this SUP proposal, as required in Condition 2 and Condition 3 mandates that each lot contains no less than 632 square feet of open space.

### Conclusion

Staff supports the applicant's request for parking reductions and open space modifications which are necessary for the proposed development of two single family homes at 623 and 625 Columbus Street. Staff believes the applicant proposes a reasonable plan to develop two neighborhood compatible and marketable homes on substandard lots in a way that limits neighborhood impacts and improves the aesthetics of the historic district streetscape.

Subject to the conditions contained in Section III of this report, staff recommends approval of the Special Use Permit request.

### III. RECOMMENDED CONDITIONS

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

The owner is responsible for ensuring that the following conditions are adhered to at all times. Violation of any of the conditions may result in fines and/or referral by the Director to public hearing by the Planning Commission and City Council.

1. The Special Use Permit shall be granted to the applicant only or to any corporation in which the applicant has a controlling interest. (P&Z)
2. The footprint of the dwellings shall be substantially consistent with illustrations submitted on March 16, 2017. (P&Z)
3. Open space shall be maintained at no less than 632 square feet for each lot at 623 and 625 North Columbus Street. (P&Z)
4. The existing curb cut along N. Columbus Street shall be removed and replaced with City Standard curb and gutter, sidewalk, and extension of the planting strip. The new on-street parking spaces shall be subject to the existing restrictions posted on this block face. (T&ES)
5. Design the parking spaces so it is clear where the property ends to ensure vehicles do not encroach into the public alley. (T&ES)
6. 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 grading plan. (T&ES)

STAFF: Alex Dambach, Division Chief, Department of Planning and Zoning  
Ann Horowitz, Urban Planner III

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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 18 months of the date of granting of a special use permit by City Council or the special use permit shall become void.



#### IV. CITY DEPARTMENT COMMENTS

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

Transportation & Environmental Services:

- R-1 The existing curb cut along N. Columbus Street shall be removed and replaced with City Standard curb and gutter, sidewalk, and extension of the planting strip. The new on-street parking spaces shall be subject to the existing restrictions posted on this block face. (T&ES)
- R-2 Design the parking spaces so it is clear where the property ends to ensure vehicles do not encroach into the public alley. (T&ES)
- R-3 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 grading plan. (T&ES)
- C-1 Any redevelopment shall comply with Section 5-6-224 (d) of the City Code regarding grading plan requirements. (T&ES)
- C-2 Any future development/redevelopment on the lots shall provide adequate storm water outfall per the requirements of Article XI and XIII of Alexandria Zoning Ordinance. (T&ES)
- C-3 The development and redevelopment of the lots shall not adversely impact the storm water drainage or create a nuisance on the public and private properties. (Sec. 5-6-224) (T&ES)
- C-4 Any future development/redevelopment on the shall comply with the requirements of City of Alexandria Zoning Ordinance Article XIII Environmental Management Ordinance and the relevant laws of the Commonwealth of Virginia and the City of Alexandria, as applicable, for storm water management regarding water quality improvement and quantity control at the time of submission of the first final plan. (T&ES)
- C-5 Roof, surface and sub-surface drains 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) (T&ES)
- C-6 All secondary utilities serving this site shall be placed underground. (Sec. 5-3-3) (T&ES)
- C-7 Any work within the right-of-way requires a separate permit from T&ES. (Sec. 5-2) (T&ES)

C-8 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)

Code Enforcement:

F-1 No comment for a request for a parking reduction

C-1 A building permit, plan review and inspections will be required for the construction of two new dwelling units.

Fire:

No comments or concerns related to parking reduction request.

Health:

No comments.

Parks and Recreation:

No comments received.

Police Department:

No comments received.



## APPLICATION

# SPECIAL USE PERMIT

**SPECIAL USE PERMIT #** 2016-0100

**PROPERTY LOCATION:** 623 & 625 N. Columbus Street

**TAX MAP REFERENCE:** 054.04-14-25 **ZONE:** RB

**APPLICANT:**

Name: 623 & 625 North Columbus Street Homes LLC

Address: 8400 Radford Avenue, Suite 200, Alexandria, Virginia 22309

**PROPOSED USE:** Parking reduction with a modification to open space.

☒ **THE UNDERSIGNED**, hereby applies for a Special Use Permit in accordance with the provisions of Article XI, Section 4-11-500 of the 1992 Zoning Ordinance of the City of Alexandria, Virginia.

☒ **THE UNDERSIGNED**, having obtained permission from the property owner, hereby grants permission to the City of Alexandria staff and Commission Members to visit, inspect, and photograph the building premises, land etc., connected with the application.

☒ **THE UNDERSIGNED**, having obtained permission from the property owner, hereby grants permission to the City of Alexandria to post placard notice on the property for which this application is requested, pursuant to Article IV, Section 4-1404(D)(7) of the 1992 Zoning Ordinance of the City of Alexandria, Virginia.

☒ **THE UNDERSIGNED**, hereby attests that all of the information herein provided and specifically including all surveys, drawings, etc., required to be furnished by the applicant are true, correct and accurate to the best of their knowledge and belief. The applicant is hereby notified that any written materials, drawings or illustrations submitted in support of this application and any specific oral representations made to the Director of Planning and Zoning on this application will be binding on the applicant unless those materials or representations are clearly stated to be non-binding or illustrative of general plans and intentions, subject to substantial revision, pursuant to Article XI, Section 11-207(A)(10), of the 1992 Zoning Ordinance of the City of Alexandria, Virginia.

M. Catharine Puskar

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

Mailing/Street Address

Arlington, VA 22201

City and State

Zip Code

Signature

11/29/2016

Date

703-528-4700

Telephone #

703-525-3197

Fax #

cpuskar@thelandlawyers.com

Email address

Revised 3/9/17

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

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



SUP # 3/9/17

**PROPERTY OWNER'S AUTHORIZATION**

As the property owner of 623 & 625 N. Columbus Street, I hereby  
(Property Address)  
grant the applicant authorization to apply for the parking reduction with modification use as  
(use)  
described in this application. **SEE ATTACHED LETTER**

Name: \_\_\_\_\_ Phone: \_\_\_\_\_  
Please Print  
Address: \_\_\_\_\_ Email: \_\_\_\_\_  
Signature: \_\_\_\_\_ Date: \_\_\_\_\_

- 1.** Floor Plan and Plot Plan. As a part of this application, the applicant is required to submit a floor plan and plot or site plan with the parking layout of the proposed use. The SUP application checklist lists the requirements of the floor and site plans. The Planning Director may waive requirements for plan submission upon receipt of a written request which adequately justifies a waiver.

☒ **Required floor plan and plot/site plan attached.**

☐ **Requesting a waiver. See attached written request.**

- 2.** The applicant is the (check one):

☒ Owner

☐ Contract Purchaser

☐ Lessee or

☐ Other: \_\_\_\_\_ of the subject property.

State the name, address and percent of ownership of any person or entity owning an interest in the applicant or owner, unless the entity is a corporation or partnership, in which case identify each owner of more than ten percent.

See attached.

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## OWNERSHIP AND DISCLOSURE STATEMENT

Use additional sheets if necessary

**1. Applicant.** State the name, address and percent of ownership of any person or entity owning an interest in the applicant, unless the entity is a corporation or partnership, in which case identify each owner of more than ten percent. The term ownership interest shall include any legal or equitable interest held at the time of the application in the real property which is the subject of the application.

Name	Address	Percent of Ownership
1. Louis V. Genuario, Jr.	8400 Radford Ave, Suite 200, Alexandria, VA 22309	25.5%
2. Arthur R. Genuario	8400 Radford Ave, Suite 200, Alexandria, VA 22309	25.5%
3. Peter H. Lunt	8230 Leesburg Pike, Suite 820 Tysons Corner, Virginia 22182	24.5%
4. Stephen M. Cumble	8230 Leesburg Pike, Suite 820 Tysons Corner, Virginia 22182	24.5%

**2. Property.** State the name, address and percent of ownership of any person or entity owning an interest in the property located at 623 & 826 North Columbus Street Homes, LLC (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. Louis V. Genuario, Jr.	8400 Radford Ave, Suite 200, Alexandria, VA 22309	25.5%
2. Arthur R. Genuario, Jr.	8400 Radford Ave, Suite 200, Alexandria, VA 22309	25.5%
3. Peter H. Lunt	8230 Leesburg Pike, Suite 820 Tysons Corner, Virginia 22182	24.5%
4. Stephen M. Cumble	8230 Leesburg Pike, Suite 820 Tysons Corner, Virginia 22182	24.5%

**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 other 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. Louis V. Genuario, Jr.	NONE	NONE
2. Arthur R. Genuario	NONE	NONE
3. Peter H. Lunt	NONE	NONE
4. Stephen M. Cumble	NONE	NONE

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

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

11/15/16

Louis V. Genuario, Jr./President GPI/manager Member

Date

Printed Name

Signature

**623 & 625 NORTH COLUMBUS STREET  
HOMES LLC**

November 28, 2016

623 & 625 North Columbus Street Homes LLC  
8400 Radford Avenue  
Suite 200  
Alexandria, Virginia 22309

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

Re: Authorization and Consent to File Application for Special Use Permit for  
Parking Reduction and Associated Requests  
Applicant/Owner: 623 & 625 North Columbus Street Homes LLC  
623 North Columbus Street, Tax Map ID 054.04-14-25 (the "Property")

Dear Mr. Moritz:

**623 & 625 North Columbus Street Homes LLC, the Applicant and owner of the above-referenced Property, hereby authorizes Walsh, Colucci, Lubeley & Walsh, P.C. to act as agent on its behalf for the filing and representation of an application for a special use permit for a parking reduction and any related requests to allow for the development of two single family dwellings on the Property.**

Very truly yours,

623 & 625 NORTH COLUMBUS STREET HOMES LLC

  
Its: President/GPI/Manager Member

11/28/16

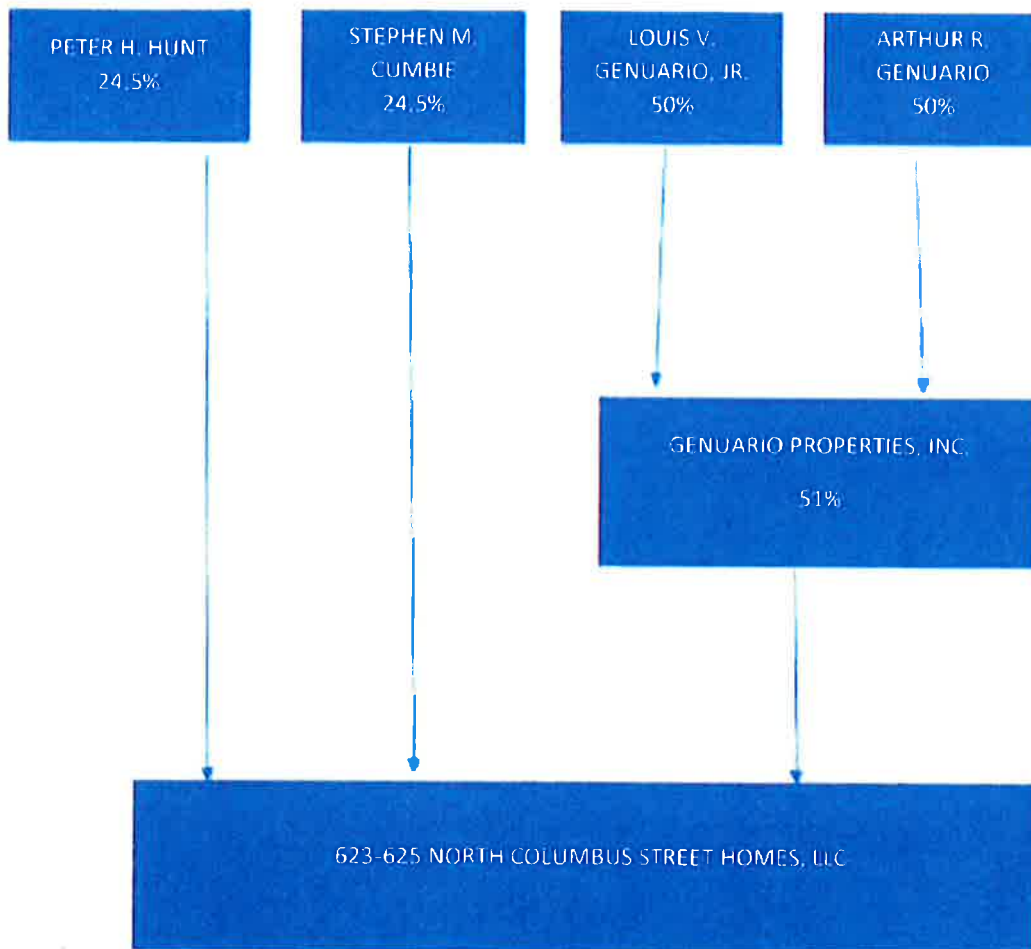
CC: GPJ.21603.08  
Doc/GPI/ActiveProjects/623-625 N.ColumbusSt./City



**623 & 625 NORTH COLUMBUS STREET HOMES, LLC**

**ORGANIZATIONAL CHART**

11/15/16



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

See attached.

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Statement of Justification  
623 & 625 N. Columbus Street  
Tax Map ID: 054.04-14-25

623 & 625 North Columbus Street Homes LLC (the “Applicant”) requests approval of a Parking Reduction Special Use Permit to allow the provision of two (2) standard parking spaces in lieu of the four (4) standard parking spaces required for the two proposed single-family dwellings on property located at 623 N. Columbus Street (the “Application Property”). As part of this application, the Applicant also requests approval of a modification to open space pursuant to Section 11-416(C) of the Zoning Ordinance.

The Application Property, which consists of two individual lots of record that have existed since at least March 24, 1948, contains approximately 3,596.67 square feet, and is zoned RB/Townhouse zone. Each of the two 1,798.335 square foot lots are approximately 182 square feet smaller than the 1,980 square foot minimum lot size required by Section 3-705 of the current Zoning Ordinance. The lots are located on the east side of N. Columbus Street south of its intersection with Wythe Street. The lots are currently developed with a surface parking lot, and are surrounded by residential dwellings to the north, south and west, and by retail/commercial uses along N. Washington Street to the east.

The Applicant proposes to construct one single family dwelling on each lot. Section 3-707(B) of the Zoning Ordinance permits development of single family homes on substandard lots recorded prior to December 28, 1951. As a result of the substandard lot sizes, there are constraints on the Applicant’s ability to provide a reasonable footprint for a single family dwelling on each lot while also meeting the current bulk, parking and open space requirements set forth in the Zoning Ordinance. Under current zoning regulations, pursuant to Section 8-200 and Section 3-706 of the Zoning Ordinance, each lot occupied by a dwelling unit in the RB zone must provide a minimum of two (2) parking spaces and 800 square feet of open space.

The proposed parking reduction of two (2) spaces (one for each lot) is necessary to maximize the amount of open space for the single-family dwellings, and to ensure the functionality of the parking spaces which will be located adjacent to an existing 10’ wide alley at the rear of the Application Property. The Applicant has coordinated with staff to ensure that vehicles will be able to effectively enter and exit the parking spaces. In addition, given the urban context of the surrounding area and the location of the Application Property within a one-half mile walk of the Braddock Road Metrorail Station, the requested parking reduction is reasonable.

The Applicant’s proposal includes the provision of 632 square feet of at-grade open space on each lot, thereby requiring an open space modification. The proposed open space modification is necessary to achieve a reasonable building footprint for the proposed dwellings while also providing functional off-street parking spaces. Although less than the 800 square feet required in the RB zone, the 632 square feet of open space provided on each lot equates to 35% of the lot area, which is compatible with the open space requirement for residential lots in the RM zone which are prevalent throughout Old Town. Given that the Application Property currently consists of a paved surface parking lot, the net addition of 1,264 square feet of at-grade open space represents an improvement to the existing conditions that will have a positive impact on adjacent and nearby properties. Finally, as shown on the enclosed Block Analysis prepared by Kulinski Group Architects, P.C., in an effort to maximize at-grade open space, the footprints of the proposed single family dwellings have been designed to be approximately equal to or less than a majority of existing buildings on the block. As a result, the proposed single family dwellings are consistent with the size and scale of existing homes along N. Columbus Street.

The requested parking reduction and open space modification are reasonable given the size and urban context of the lots, meet the criteria set forth in Section 11-416(A)(1) of the Zoning Ordinance, and will allow the Applicant to redevelop the existing parking lot with two single-family dwellings that will be consistent with the residential character of the surrounding neighborhood. Notwithstanding what is shown on the elevations submitted in conjunction with this application, the final architectural appearance of the single family dwellings are subject to review and approval by the Board of Architectural Review.

SUP # \_\_\_\_\_

## USE CHARACTERISTICS

4. The proposed special use permit request is for (check one): **PARKING REDUCTION SUP**

☒ 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).

N/A

- B. How many employees, staff and other personnel do you expect?

Specify time period (i.e., day, hour, or shift).

N/A

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

Day:

N/A

Hours:

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

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

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

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

N/A

- B. How will the noise be controlled?

N/A



SUP # \_\_\_\_\_

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. N/A

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

N/A

SUP # 3/9/17

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. N/A

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

N/A

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

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## ALCOHOL SALES

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

☐ Yes ☐ No N/A

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.

N/A

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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?

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

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

**☒ Parking reduction requested; see attached supplemental form**

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

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

Planning and Zoning Staff Only

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

Does the application meet the requirement?

☐ Yes ☐ No

SUP #

3/16/17

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

16. Is street access to the subject property adequate or are any street improvements, such as a new turning lane, necessary to minimize impacts on traffic flow?

Street access is adequate.

## SITE CHARACTERISTICS

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

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

0 sq. ft. (existing) + 2,692 sq. ft. (addition if any) = 2,692 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: Two single-family dwellings.

End of Application

SUP # \_\_\_\_\_



## APPLICATION - SUPPLEMENTAL

### PARKING REDUCTION

***Supplemental information to be completed by applicants requesting special use permit approval of a reduction in the required parking pursuant to section 8-100(A)(4) or (5).***

**1. Describe the requested parking reduction.** (e.g. number of spaces, stacked parking, size, off-site location)

The Applicant requests a parking reduction to allow the provision of two (2) standard parking spaces in lieu of four (4) standard parking spaces for the two proposed single family dwellings.

**2. Provide a statement of justification for the proposed parking reduction.**

See attached statement of justification.

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**3. Why is it not feasible to provide the required parking?**

See attached statement of justification.

**4. Will the proposed reduction reduce the number of available parking spaces below the number of existing parking spaces?**

☒ Yes. ☐ No.

\*The Application Property is currently developed with an existing surface parking lot.

5. If the requested reduction is for more than five parking spaces, the applicant must submit a **Parking Management Plan** which identifies the location and number of parking spaces both on-site and off-site, the availability of on-street parking, any proposed methods of mitigating negative affects of the parking reduction.

6. The applicant must also demonstrate that the reduction in parking will not have a negative impact on the surrounding neighborhood. See attached statement of justification.





## DEPARTMENT OF PLANNING AND ZONING FLOOR AREA RATIO AND OPEN SPACE CALCULATIONS

### A. Property Information

A1. Street Address 627 N. Cameron Street Zone CP  
A2. 1,748.335 x .75 = 1,310.75  
Total Lot Area Floor Area Ratio Allowed by Zone Maximum Allowable Floor Area

### B. Existing Gross Floor Area

Existing Gross Area*		Allowable Exclusions	
Basement	<u>          </u>	Basement**	<u>          </u>
First Floor	<u>          </u>	Stairways**	<u>          </u>
Second Floor	<u>          </u>	Mechanical**	<u>          </u>
Third Floor	<u>          </u>	Other**	<u>          </u>
Porches/ Other	<u>          </u>	Total Exclusions	<u>          </u>
Total Gross *			<u>          </u>

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

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

Proposed Gross Area*		Allowable Exclusions	
Basement	<u>844</u>	Basement**	<u>844</u>
First Floor	<u>844</u>	Stairways**	<u>151</u>
Second Floor	<u>844</u>	Mechanical**	<u>24</u>
Third Floor	<u>          </u>	Other**	<u>167</u>
Porches/ Other	<u>          </u>	Total Exclusions	<u>1,186</u>
Total Gross *			<u>2,532</u>

C1. Proposed Gross Floor Area \*  
2,532 Sq. Ft.  
C2. Allowable Floor Exclusions\*\*  
1,186 Sq. Ft.  
C3. Proposed Floor Area minus  
Exclusions 1,346 Sq. Ft.  
(subtract C2 from C1)

### D. Existing + Proposed Floor Area

D1. Total Floor Area (add B3 and C3) 1,346 Sq. Ft.  
D2. Total Floor Area Allowed by Zone (A2) 1,348.75 Sq. Ft.

\*Gross floor area is the sum of all gross horizontal areas under roof, measured from the face of exterior walls, including basements, garages, sheds, gazebos, guest buildings and other accessory buildings.

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

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

### F. Open Space Calculations

Existing Open Space	<u>0</u>
Required Open Space	<u>800</u>
Proposed Open Space	<u>632</u>

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

Signature: [Signature]

Date: 3/16/17



## DEPARTMENT OF PLANNING AND ZONING FLOOR AREA RATIO AND OPEN SPACE CALCULATIONS

### A. Property Information

A1. Street Address 625 N. COLUMBUS STREET Zone RP  
A2. 1,798.335 x .75 = 1,348.75  
Total Lot Area Floor Area Ratio Allowed by Zone Maximum Allowable Floor Area

### B. Existing Gross Floor Area

Existing Gross Area*		Allowable Exclusions	
Basement	<u>          </u>	Basement**	<u>          </u>
First Floor	<u>          </u>	Stairways**	<u>          </u>
Second Floor	<u>          </u>	Mechanical**	<u>          </u>
Third Floor	<u>          </u>	Other**	<u>          </u>
Porches/ Other	<u>          </u>	Total Exclusions	<u>          </u>
Total Gross *			<u>          </u>

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

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

Proposed Gross Area*		Allowable Exclusions	
Basement	<u>844</u>	Basement**	<u>844</u>
First Floor	<u>844</u>	Stairways**	<u>151</u>
Second Floor	<u>844</u>	Mechanical**	<u>24</u>
Third Floor	<u>          </u>	Other**	<u>167</u>
Porches/ Other	<u>          </u>	Total Exclusions	<u>1,186</u>
Total Gross *			<u>2,532</u>

C1. Proposed Gross Floor Area \*  
2,532 Sq. Ft.  
C2. Allowable Floor Exclusions\*\*  
1,186 Sq. Ft.  
C3. Proposed Floor Area minus  
Exclusions 1,346 Sq. Ft.  
(subtract C2 from C1)

### D. Existing + Proposed Floor Area

D1. Total Floor Area (add B3 and C3) 1,346 Sq. Ft.  
D2. Total Floor Area Allowed by Zone (A2) 1,348.75 Sq. Ft.

\*Gross floor area is the sum of all gross horizontal areas under roof, measured from the face of exterior walls, including basements, garages, sheds, gazebos, guest buildings and other accessory buildings.

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

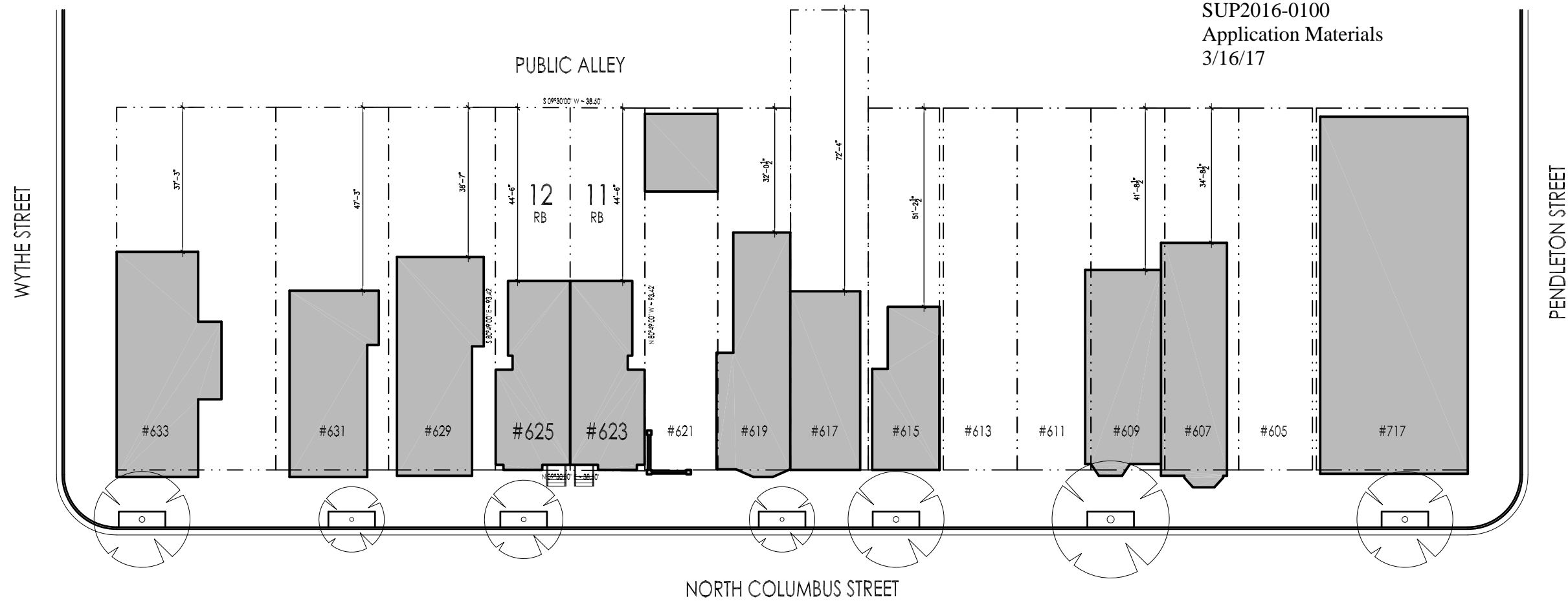
If taking exclusions other than basements, floor plans with excluded areas must be submitted for review. Sections may also be required for some exclusions.

### F. Open Space Calculations

Existing Open Space	<u>0</u>
Required Open Space	<u>800</u>
Proposed Open Space	<u>632</u>

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

Signature: [Signature] Date: 3/16/17



## 1 PROPOSED ZONING PLAN

A1.1 SCALE: 1/32" = 1'-0"

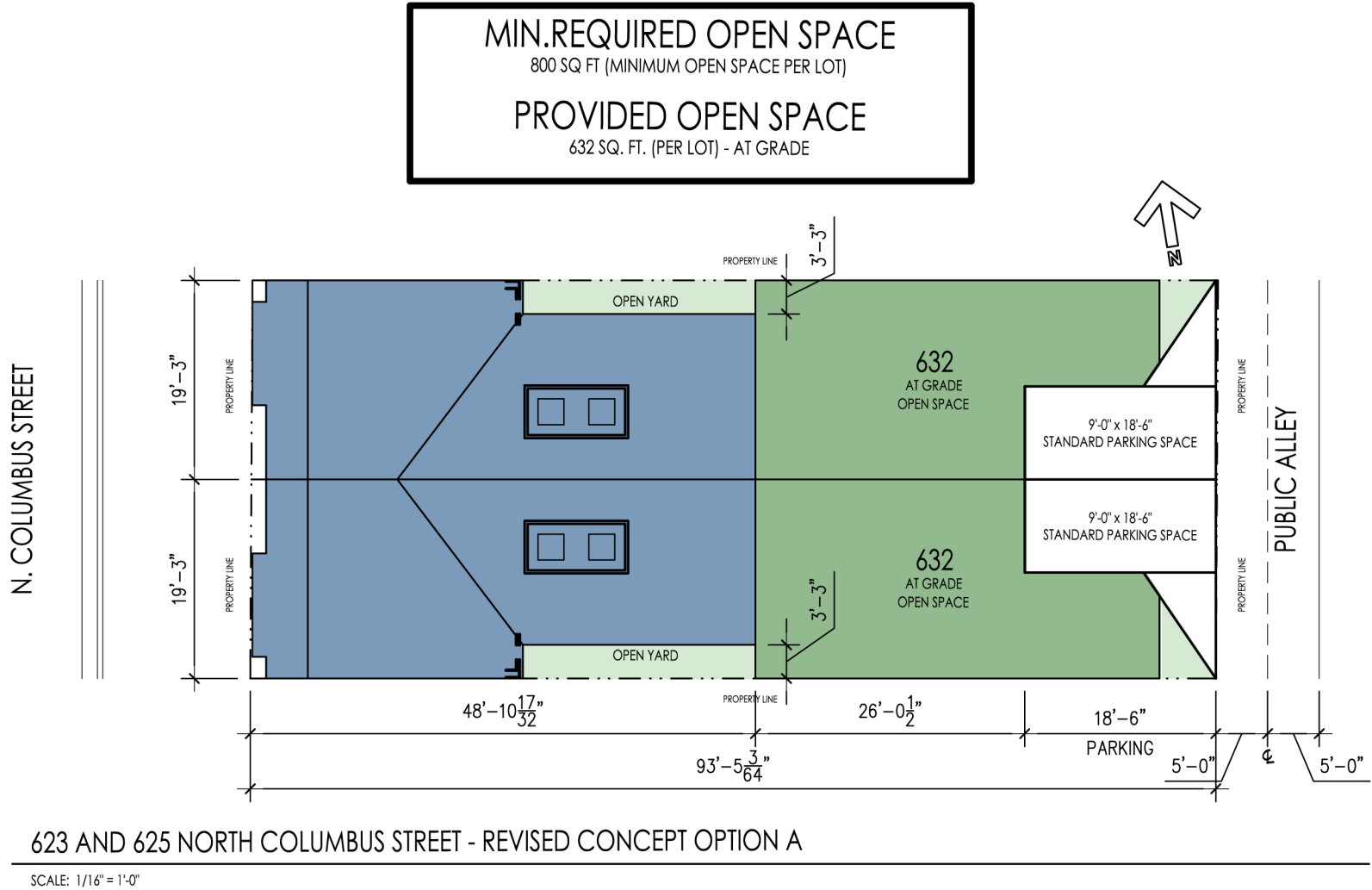


## 2 PROPOSED STREETSCAPE ELEVATION

A1.1 SCALE: 1/32" = 1'-0"

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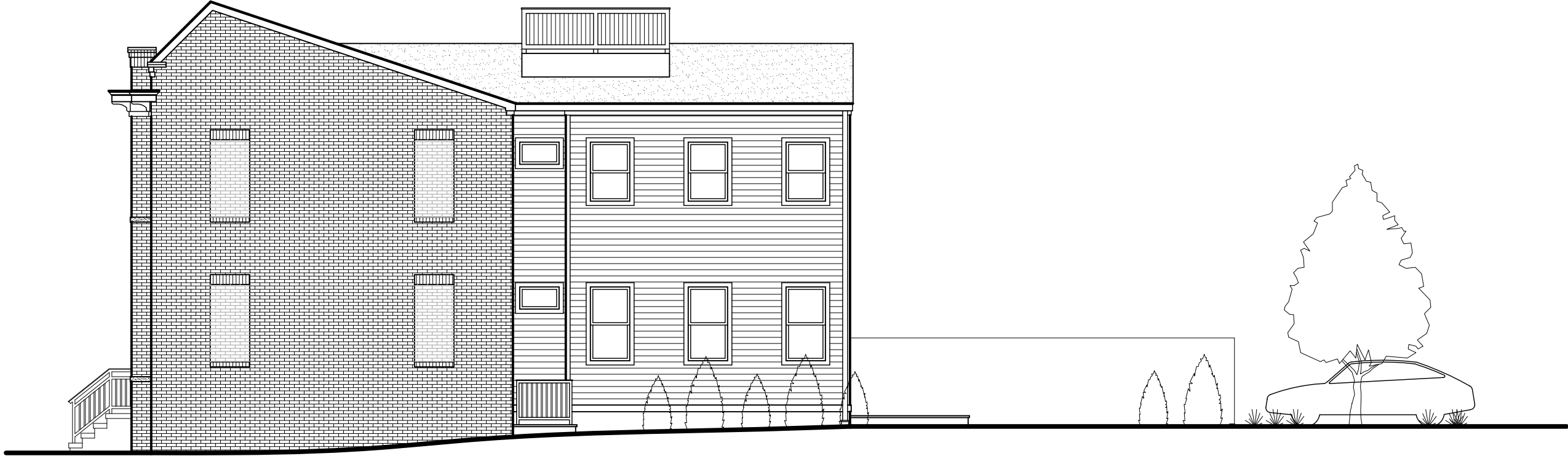
**1** OPEN SPACE DIAGRAM  
A1.2 SCALE: 1/16" = 1'-0"

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1 PROPOSED WEST ELEVATION  
A2 SCALE: 1/8" = 1'-0"

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1  
A3  
PROPOSED SOUTH ELEVATION  
SCALE: 1/8" = 1'-0"

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

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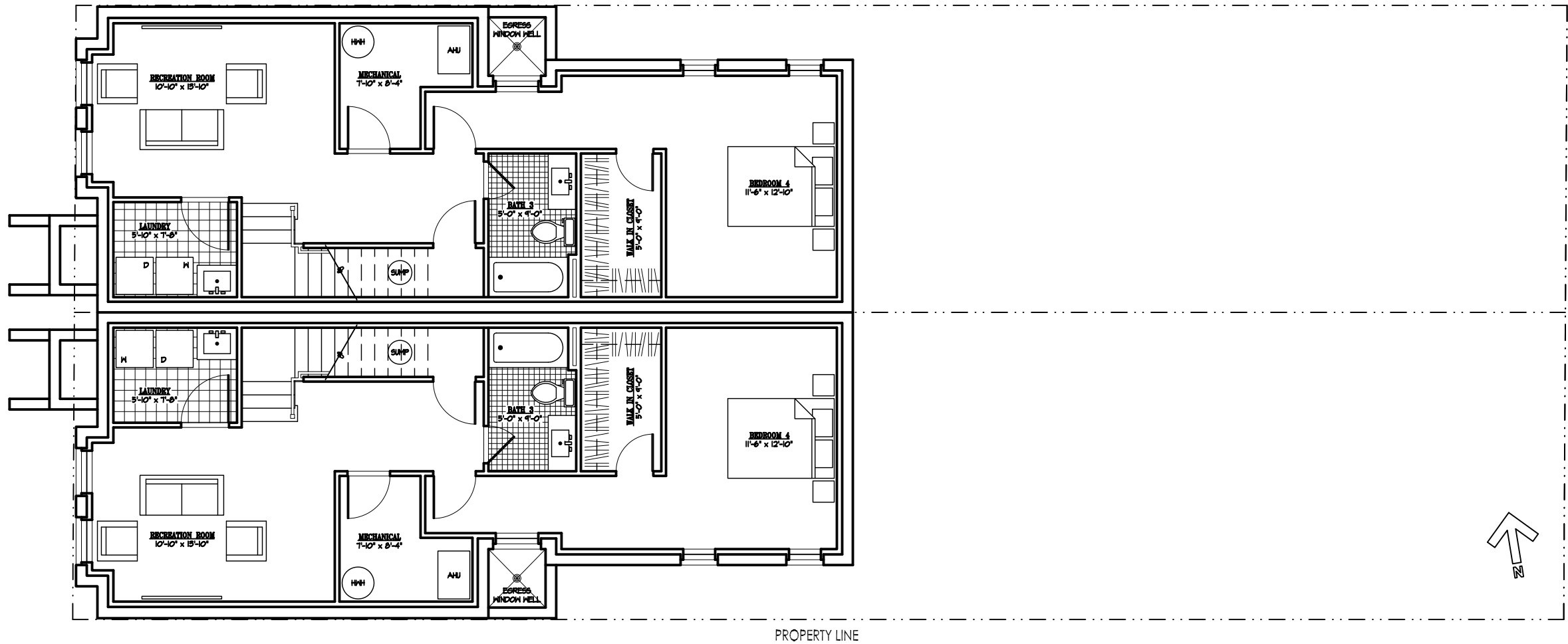


**1** **PROPOSED NORTH ELEVATION**  
A5 SCALE: 1/8" = 1'-0"

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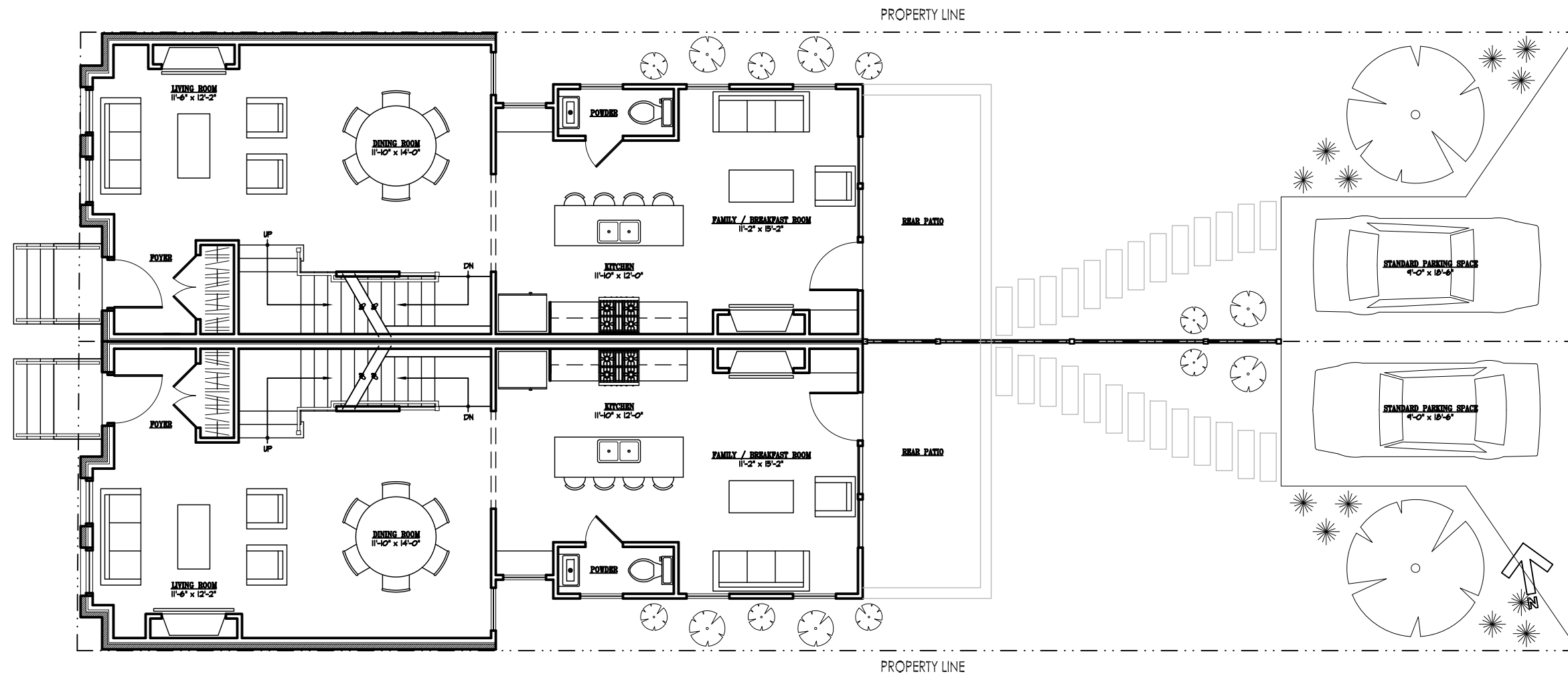


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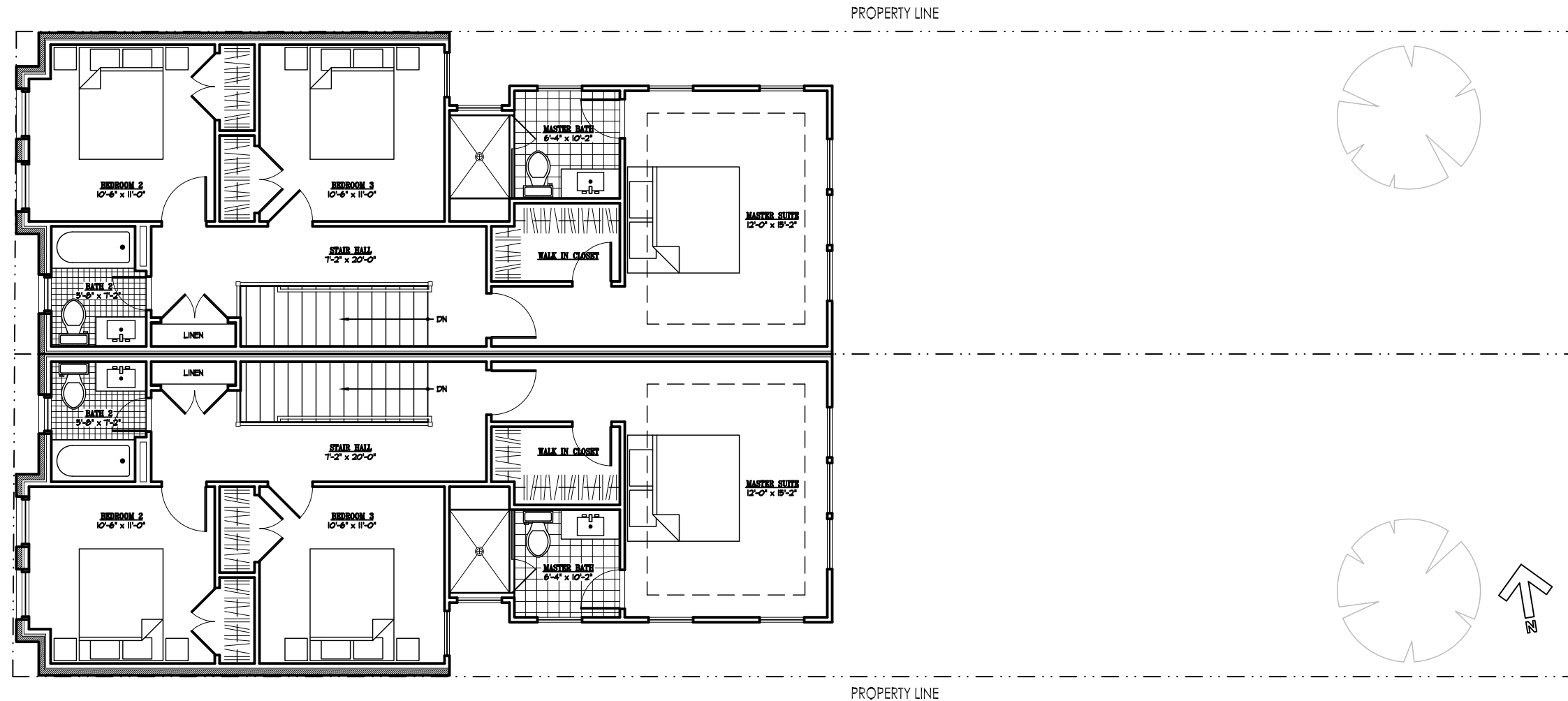
**1** PROPOSED BASEMENT PLAN  
A7 SCALE: 1/8" = 1'-0"

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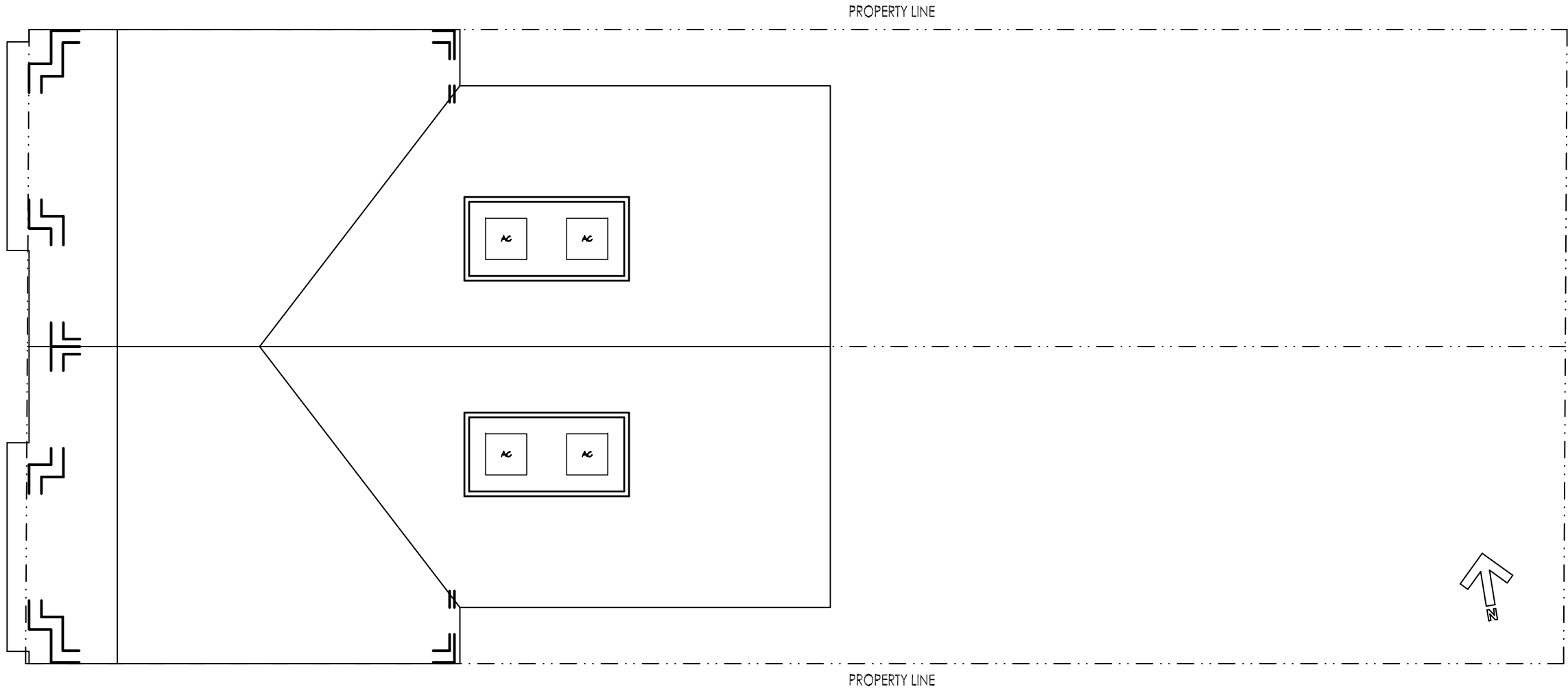
**1** PROPOSED FIRST FLOOR PLAN  
 A8 SCALE: 1/8" = 1'-0"

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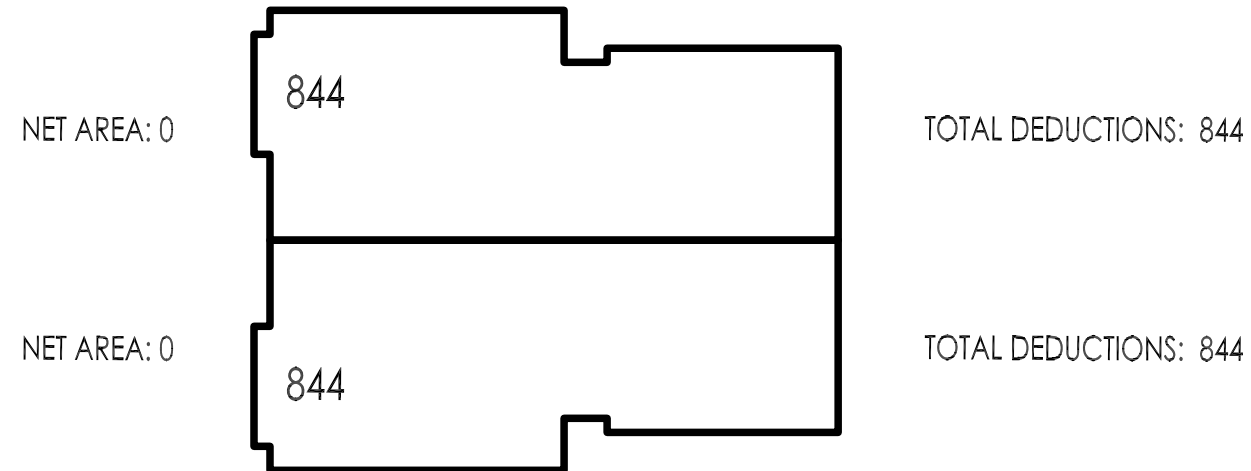
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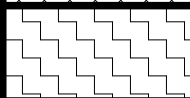


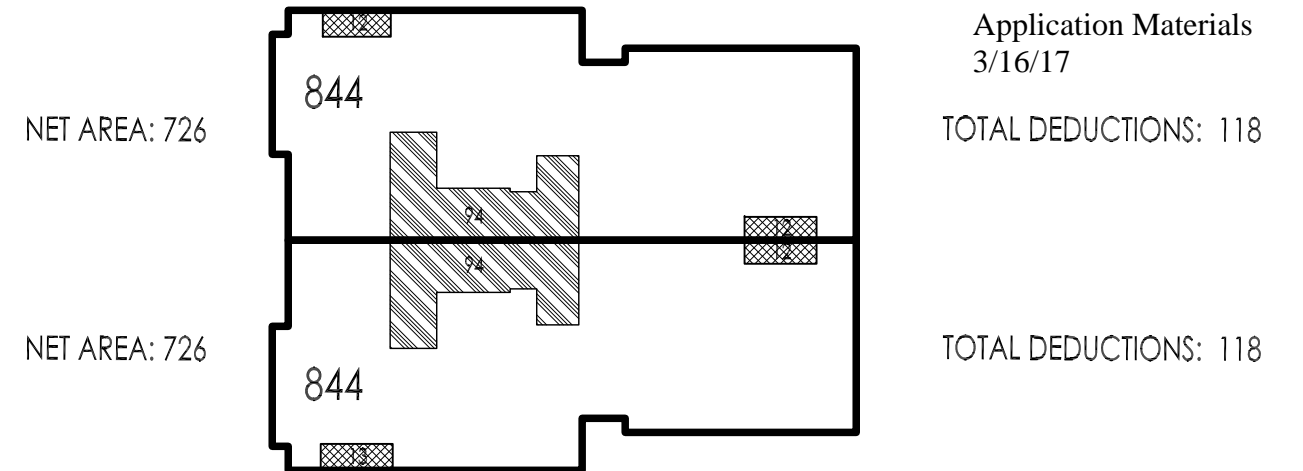
**1** **PROPOSED ROOF PLAN**  
A10 SCALE: 1/8" = 1'-0"

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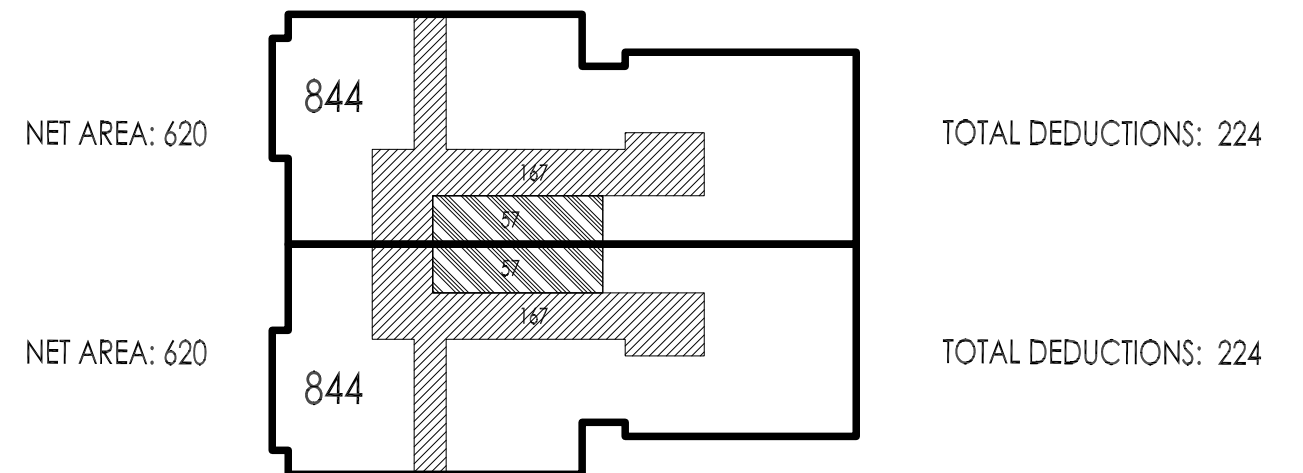


**1** PROPOSED BASEMENT PLAN FAR DIAGRAM  
 A11 SCALE: 1/16" = 1'-0"

DRAWING KEY	
AREA BELOW 7'-6"	
STAIRS AND LANDINGS	
MECHANICAL	
OPEN SPACE	



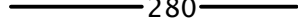



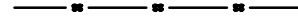














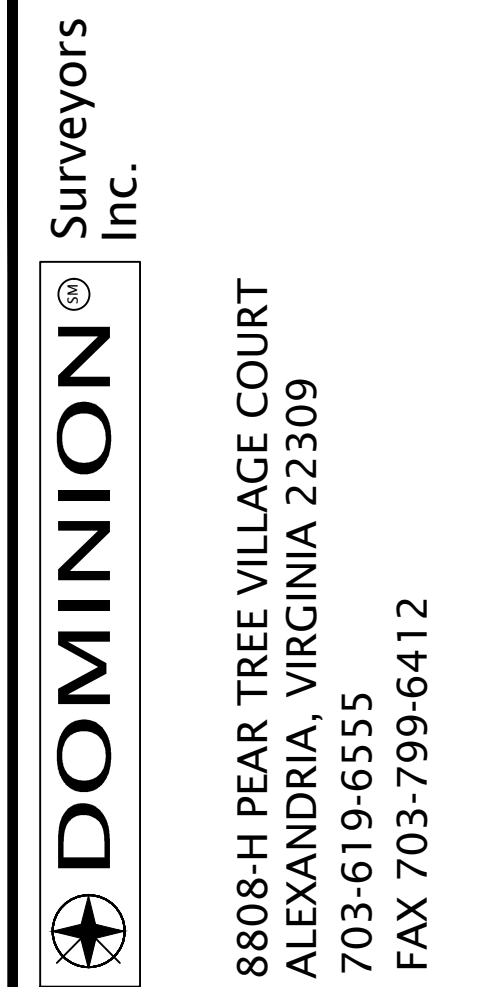
**2** PROPOSED FIRST FLOOR FAR DIAGRAM  
 A11 SCALE: 1/16" = 1'-0"



**3** PROPOSED SECOND FLOOR FAR DIAGRAM  
 A11 SCALE: 1/16" = 1'-0"

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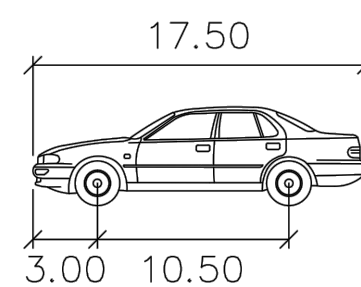
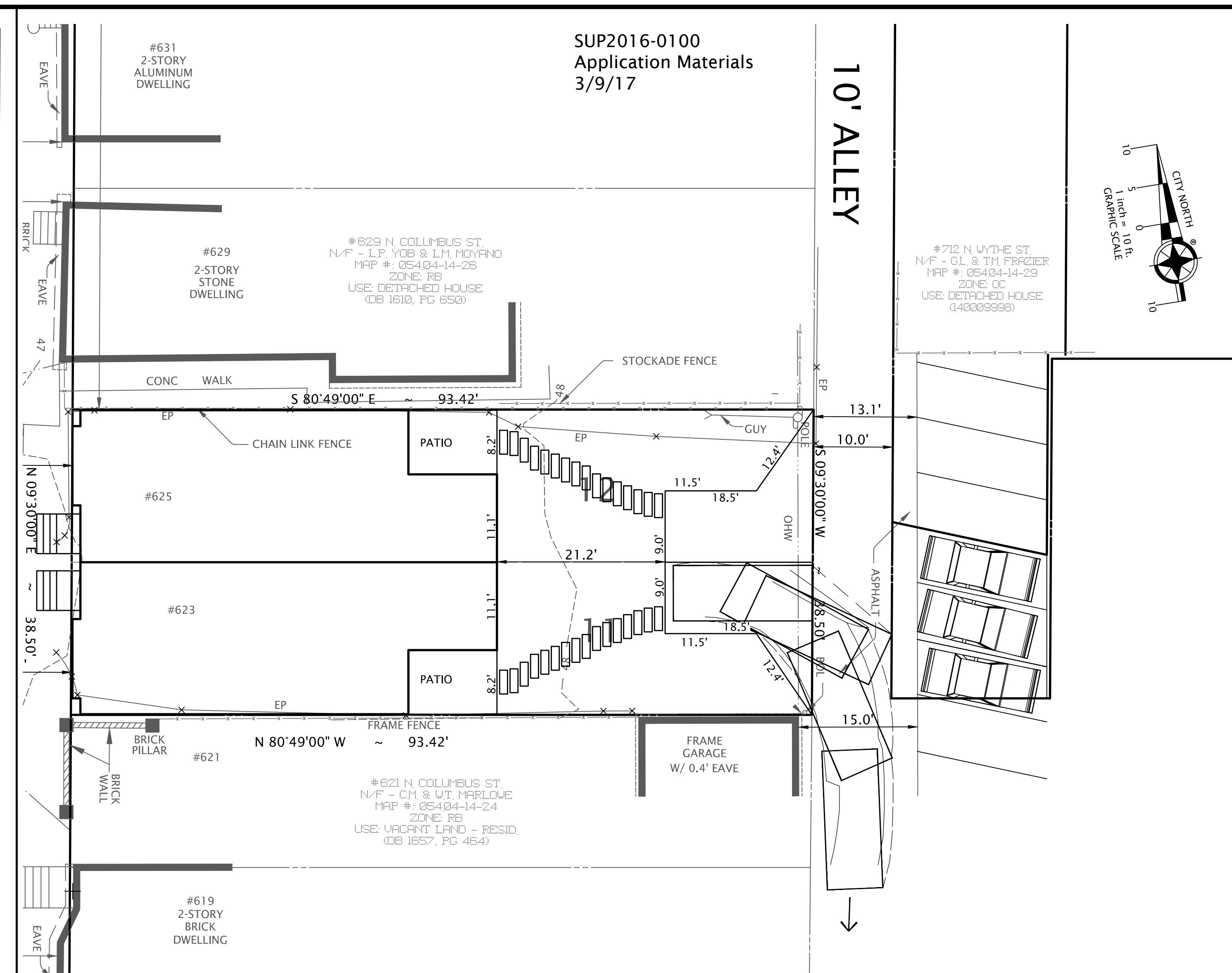
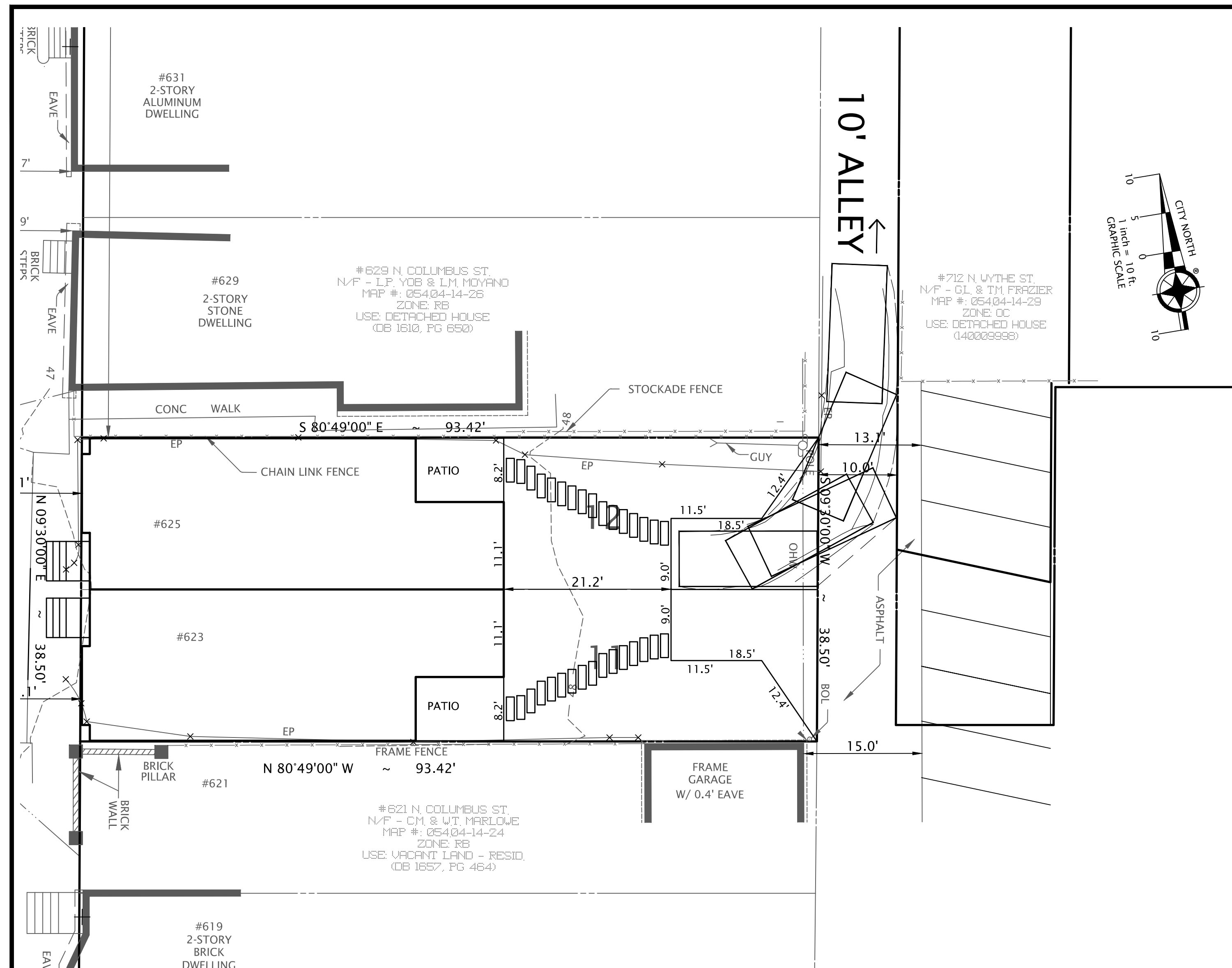
	EXISTING CONTOUR MAJOR
	EXISTING CONTOUR MINOR
	PROPOSED MAJOR CONTOUR
	PROPOSED CONTOUR
	EXISTING SPOT ELEVATION
	PROPOSED SPOT ELEVATION
	PROPOSED SANITARY LINE
	EXISTING SANITARY
	PROPOSED WATER LINE
	EXISTING WATER LINE
	PROPOSED STORM WATER PIPE
	EXISTING STORM WATER PIPE
	PROPOSED TREE LINE
	EXISTING TREE LINE
	EXISTING EDGE OF PAVEMENT
	EXISTING OVERHEAD UTILITY
	LIMITS OF CLEARING & GRADING
	PROPOSED SUMP PUMP LOCATION
	BUILDING ENTRANCES



623-625 N. COLUMBUS STREET

No.

FILE# 81-16



Width	: 7.00
Track	: 6.00
Lock to Lock Time	: 6.0
Steering Angle	: 41.0

Track : 6.00

Lock to Lock Time : 6.0

Steering Angle : 41.0

**DOMINION** SM **Surveyors Inc.**

8808-H PEAR TREE VILLAGE COURT  
ALEXANDRIA, VIRGINIA 22309  
703-619-6555  
FAX 703-799-6412

**TURNING MOVEMENT EXHIBIT**

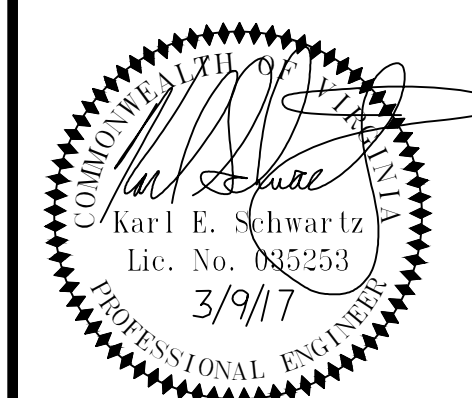
623-625 N. COLUMBUS STREET

CITY OF ALEXANDRIA, VIRGINIA  
SCALE: 1" = 10' FEBRUARY 13, 2017

No

DSI # 160819035

FILE# 81-16



SHEET 1 OF 1

#633 N. COLUMBUS ST.  
N/F - SHELTERED HOMES OF ALEXANDRIA  
MAP #: 054.04-14-01  
ZONE: RB  
USE: BOARDS/COMMISSIONS  
(DB 1431, PG 1043)

#631 N. COLUMBUS ST.  
N/F - SOJOURN PROPERTIES, LLC  
MAP #: 054.04-14-27  
ZONE: RB  
USE: DETACHED HOUSE  
(INSTRUMENT # 130005651)

#629 N. COLUMBUS ST.  
N/F - L.P. YOB & L.M. MOYANO  
MAP #: 054.04-14-26  
ZONE: RB  
USE: DETACHED HOUSE  
(DB 1610, PG 650)

#621 N. COLUMBUS ST.  
N/F - C.M. & W.T. MARLOWE  
MAP #: 054.04-14-24  
ZONE: RB  
USE: VACANT LAND - RESID.  
(DB 1657, PG 464)

#619 N. COLUMBUS ST.  
N/F - C.M. & W.T. MARLOWE  
MAP #: 054.04-14-23  
ZONE: RB  
USE: DETACHED HOUSE  
(DB 1657, PG 464)

#617 N. COLUMBUS ST.  
N/F - M.B. & K.E. HICKEY  
MAP #: 054.04-14-22  
ZONE: RB  
USE: DETACHED HOUSE  
(INSTRUMENT # 130024809)

#615 N. COLUMBUS ST.  
N/F - V. & W. DEL BAGNO  
MAP #: 054.04-14-21  
ZONE: RB  
USE: DETACHED HOUSE  
(INSTRUMENT # 130019640)

#613 COLUMBUS ST.  
N/F - B.J. IRBY, ET AL (HEIRS OF A.G. IRBY)  
MAP #: 054.04-14-20  
ZONE: RB  
USE: VACANT LAND - RESID.  
(INSTRUMENT # F04001205)

#609 N. COLUMBUS ST.  
N/F - B.J. IRBY, ET AL (HEIRS OF A.G. IRBY)  
MAP #: 054.04-14-19  
ZONE: RB  
USE: SEMI-DETACHED HOUSE  
(INSTRUMENT # F04001205)

#607 N. COLUMBUS ST.  
N/F - K.B. CONNER  
MAP #: 054.04-14-18  
ZONE: RB  
USE: SEMI-DETACHED HOUSE  
(INSTRUMENT # 150017305)

#605 COLUMBUS ST.  
N/F - K.B. CONNER  
MAP #: 054.04-14-17  
ZONE: RB  
USE: VACANT LAND - RESID.  
(INSTRUMENT # 150017304)

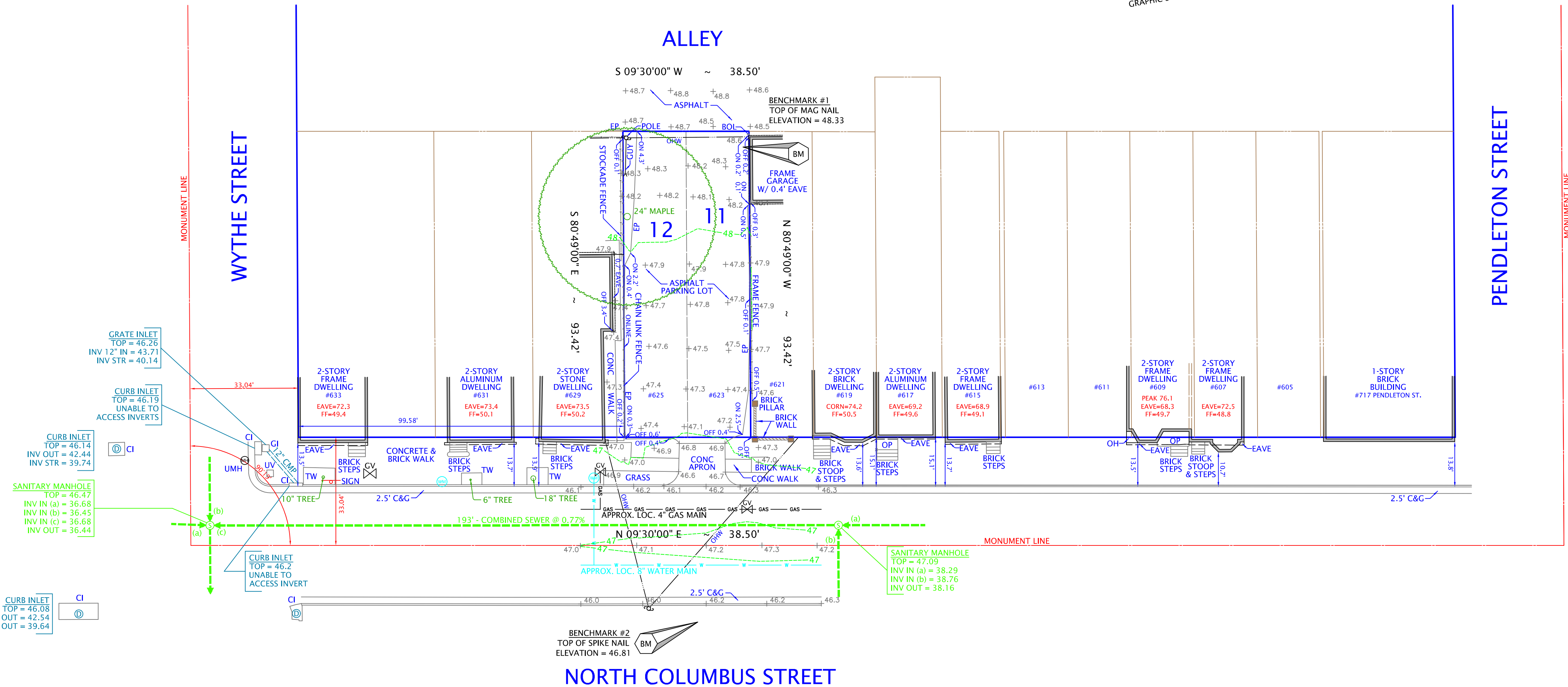
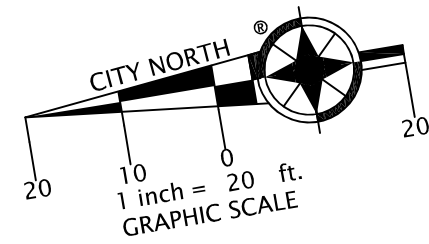
#717 PENDLETON ST.  
N/F - PENDLETON OFFICE CONDOMINIUM  
MAP #: 054.04-0E-00  
ZONE: CL  
USE: CONDO MASTER CARDS  
(INSTRUMENT # 070025676)

LEGEND	
BOL	BOLLARD
CONC	CONCRETE
---	CONTOUR
CORN	CORNICE
C&G	CURB & GUTTER
CI	CURB INLET
DB	DEED BOOK
EP	EDGE OF PAVEMENT
FF	FIRST FLOOR
GV	GAS VALVE
GI	GRATE INLET
GUY	GUY WIRE
OH	OVERHANG
OP	OPEN PORCH
PG	PAGE
SM	SANITARY MANHOLE
+ 45.2	SPOT ELEVATION
TW	TREE WELL
UMH	UTILITY MANHOLE
UP	UTILITY POLE
UV	UTILITY VAULT
WM	WATER METER

#### NOTES:

- THE PROPERTY DELINEATED HEREON IS SHOWN AS TAX MAP #: 054.04-14-25 AND IS ZONED RB.
- OWNER: RAFAT & SHAISTA MAHMOOD  
700 N. WASHINGTON STREET  
ALEXANDRIA, VIRGINIA 22314  
DB. 1573, PG. 741
- NO TITLE REPORT FURNISHED.
- THIS PROPERTY IS SUBJECT TO RESTRICTIONS OF RECORD.
- ELEVATIONS ARE BASED ON NAVD '88.
- GAS MAIN, WATER MAIN, AND SANITARY LATERAL LOCATIONS (IF DEPICTED) ARE APPROXIMATE AND ARE SHOWN FROM AVAILABLE RECORDS AND/OR OBSERVABLE FIELD EVIDENCE. CALL MISS UTILITY TO VERIFY LOCATIONS PRIOR TO ANY LAND DISTURBANCE.
- THIS PROPERTY IS NOT LOCATED WITHIN A RESOURCE PROTECTION AREA PER THE CHESAPEAKE BAY PRESERVATION ORDINANCE.
- AREA = 3,597 SQUARE FEET.

SUP2016-0100  
Application Materials  
3/16/17



#### TOPOGRAPHIC SURVEY CERTIFICATION:

I, GEORGE M. O'QUINN, L.S., DO HEREBY CERTIFY THAT THIS TOPOGRAPHIC SURVEY WAS COMPLETED UNDER MY DIRECT AND RESPONSIBLE CHARGE FROM AN ACTUAL ☒ GROUND, OR ☐ AIRBORNE SURVEY MADE UNDER MY SUPERVISION, THAT THE IMAGERY AND/OR ORIGINAL DATA WAS OBTAINED ON SEPTEMBER 2, 2016, AND THAT THIS PLAT, MAP, OR DIGITAL GEOSPATIAL DATA (INCLUDING METADATA), MEETS MINIMUM ACCURACY STANDARDS, UNLESS OTHERWISE NOTED.

TOPOGRAPHIC SURVEY  
ON  
THE PROPERTY LOCATED AT  
**#623-625 NORTH COLUMBUS STREET**  
(DEED BOOK 1573, PAGE 741)  
ALSO KNOWN AS  
LOTS 11 AND 12  
OF A SQUARE OF GROUND BOUNDED BY  
**WASHINGTON, COLUMBUS,  
PENDLETON & WYTHE STREETS**  
(DEED BOOK 25, PAGE 360)  
CITY OF ALEXANDRIA, VIRGINIA  
SCALE: 1" = 20' SEPTEMBER 02, 2016 (BLOCK SURVEY)  
SEPTEMBER 22, 2016 (REVISED)

 SHEET 1 OF 1	 8808-H PEAR TREE VILLAGE COURT ALEXANDRIA, VIRGINIA 22309 703-619-6555 FAX 703-799-6412 #160819035	81-16
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**WALSH COLUCCI  
LUBELEY & WALSH PC**

M. Catharine Puskar  
(703) 528-4700 Ext. 5413  
cpuskar@thelandlawyers.com

April 20, 2017

**Via E-Mail**

Alex Dambach, Division Chief  
City of Alexandria, Department  
of Planning and Zoning Services  
301 King Street, Suite 2100  
Alexandria, Virginia 22313

Re: 623 & 625 N. Columbus Street (the "Property")

Dear Alex:

On behalf of my client, 623 & 625 North Columbus Street Homes LLC, the owner of the above-referenced Property, I am writing to follow up on our recent conversations regarding the existing parking spaces on the Property. As you are aware, the parking spaces are currently used by the Great Beginnings Early Learning Center day care facility (the "Day Care"), which leases space in the building located at 618 N. Washington Street. It is my client's understanding that the Day Care's current lease expires on June 30, 2017. My client is amenable to entering into an agreement with the Day Care to allow it to use the parking spaces on the Property through June 30, 2017. To the extent the Day Care requires additional parking beyond this date, my client is willing to have further discussions with the Day Care as its lease expiration date approaches.

Thank you for your attention to this matter. Please do not hesitate to contact me if you have any questions.

Sincerely,

WALSH, COLUCCI, LUBELEY & WALSH, P.C.

M. Catharine Puskar

cc: Louis Genuario

ATTORNEYS AT LAW

703 528 4700 ■ WWW.THELANDLAWYERS.COM  
2200 CLARENDON BLVD. ■ SUITE 1300 ■ ARLINGTON, VA 22201-3359

LOUDOUN 703 737 3633 44 WOODBRIDGE 703 680 4664

# Request to remove Special Use Permit #2016-0100 from the Consent Calendar for April 6 2017 meeting

SUP2016-0100  
Additional Materials  
3/27/17

Mark Plotz <mark@bikewalk.org>

Mon 3/27/2017 5:30 PM

Inbox

To: PlanComm <PlanComm@alexandriava.gov>;

Hello,

I respectfully request that item Special Use Permit #2016-0100 be removed from the Consent Calendar for the April 6 2017 meeting of the Planning Commission. I reside at 629 North Columbus which is the property that will most immediately be impacted by the proposed construction.

My concern is this: a two story building next to my house with minimal setback is going to block sunlight. The majority of our windows face south (Staff report page 3, figure 1). I reviewed the staff report and noted this relevant section:

*The applicant worked closely with staff on revisions to the original application to increase open space and minimize building footprints. Additionally, the applicant tactfully re-configured the dwellings to provide appropriate clearance between the proposed dwelling at 625 North Columbus Street and the side windows on an adjacent dwelling at 629 N. Columbus Street*

But I am looking at the proposal and I am left to wonder what City staff considers appropriate clearance. To me, it looks like my living room will soon resemble a cave at high noon.

Excuse the hyperbole, but I only learned of this plan on Saturday after a conversation with my neighbor, and a postcard delivered later that day with an invitation from the developer to drop by over wine to discuss the project.

Thank you for your consideration.

Mark Plotz  
629 N Columbus Street  
Alexandria VA 22314  
703-371-0698 cell

--

Mark Plotz  
Vice President  
Project for Public Spaces  
2599 Ontario Road NW  
Washington DC 20009  
202.518.0524 x224  
walkbikeplaces [dot] org



SUP2016-0100  
Additional Materials  
4/4/17

**From:** Mark Plotz [mailto:mark@bikewalk.org]  
**Sent:** Monday, April 03, 2017 11:39 AM  
**To:** Alex Dambach  
**Cc:** Kristen Walentisch; Ann Horowitz  
**Subject:** Re: Regarding special use permit 2016-0100

Hi Alex,

I had a chance to meet with the developer (Louis) and Linda Wolf (realtor?) on Saturday (April 1, 2017) to walk the property and discuss my concerns about the proposed development. After that meeting I still do not support the project. My concern remains the impact that a 28 foot structure -- 4 feet away from our house -- will have on sunlight. Why are they allowed to build to the property line? I appreciate that there is offset for the rear half of the house, but what matters most to us in the front half -- that's the living space where we spent more of our time.

Mark

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**From:** Walt Marlowe <Marlowew@aaps.org>  
**Sent:** Tuesday, March 28, 2017 10:21 AM  
**To:** Sara Brandt Vorel; Karl Moritz; Jeffrey Farner; Ann Horowitz; Kristen Walentisch  
**Cc:** waltmarlowe@gmail.com; corinnemarlowe@gmail.com  
**Subject:** RE: April 6, 2017 Planning Commission Docket - Item #3 - Special Use Permit # 2016-0100 - PLEASE RECOMMEND AGAINST THIS REQUEST!!!

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

I should also add that the parking spaces at 623/625 N Columbus St are also promised as fulfillment for a special use permit to allow the operation of Great Beginnings Early Learning Center (day care center) at 618 N Washington St, Alexandria, VA 22314. Unfortunately, I don't have the official permit numbers on that one. It is an amazing parking shell game that is going on!!!

Is the city prepared to close down the day care center because of no parking also? The owner of 623/625 N Columbus St has not even informed the day care center operators that they will be losing the parking that they have relied upon for compliance with the city. He is intentionally trying to avoid any responsibility for providing ANY parking.

So the neighborhood is going to suffer from insufficient parking for 3 properties: 700 N Washington, 618 N Washington and 623/625 N Columbus. PLEASE HELP US!!!

---

**From:** Walt Marlowe  
**Sent:** Tuesday, March 28, 2017 10:05 AM  
**To:** 'sara.brandtvorel@alexandriava.gov' <[sara.brandtvorel@alexandriava.gov](mailto:sara.brandtvorel@alexandriava.gov)>; 'karl.moritz@alexandriava.gov' <[karl.moritz@alexandriava.gov](mailto:karl.moritz@alexandriava.gov)>; 'jeffrey.farner@alexandriava.gov' <[jeffrey.farner@alexandriava.gov](mailto:jeffrey.farner@alexandriava.gov)>; 'ann.horowitz@alexandriava.gov' <[ann.horowitz@alexandriava.gov](mailto:ann.horowitz@alexandriava.gov)>; 'kristen.walentisch@alexandriava.gov' <[kristen.walentisch@alexandriava.gov](mailto:kristen.walentisch@alexandriava.gov)>  
**Cc:** 'waltmarlowe@gmail.com' <[waltmarlowe@gmail.com](mailto:waltmarlowe@gmail.com)>; [corinnemarlowe@gmail.com](mailto:corinnemarlowe@gmail.com)  
**Subject:** April 6, 2017 Planning Commission Docket - Item #3 - Special Use Permit #2016-0100 - PLEASE RECOMMEND AGAINST THIS REQUEST!!!

Dear Planning & Zoning Staff Members,

I am a very frustrated citizen who is slowly but surely losing faith that anyone in the Planning & Zoning process cares even the slightest bit about individual Alexandria citizens. It seems that the average citizen loses out to developers in every single situation.

I currently reside on the 600 block of North Columbus St. On October 19, 2013, the City Council approved development of 700 North Washington Street with the staff recommended condition that the developer provide parking within 300 feet of the location to assist in meeting the absolute MINIMUM parking requirement (Master Plan Amendment #2013-0004, Rezoning #2013-0003, DSUP#2013-0002, Encroachment # 2013-0003).

The required parking for 700 N Washington was clearly identified as being provided via an existing surface lot at 623/625 North Columbus St. (see attached presentation from the meeting). Without this parking area, the development would

not have been approved due to parking deficiencies. Without this parking the residents in the neighborhood will be severely, negatively impacted by overflow parking from 700 N Columbus St.

Now that condition on providing parking at 623/625 N Columbus (recommended by staff, approved by the City Council, and agreed to be by the developer) is being thrown out the window. The owner/developer of 700 N Washington St and 623/625 N Columbus has now conveniently forgotten about that condition on the development. He is now going ahead with plans to build two residences at 623/625 N Columbus.

He also has the nerve to ask for a reduction in the required parking requirements for the new residences!!! This has to be the height of arrogance. The request is on the April 6, 2017 Planning Commission Docket - Item #3 - Special Use Permit #2016-0100. It is imperative that this request be denied until he is able to fulfill the parking requirements for 700 N Washington to which he already agreed to with the City Council.

If this request is not denied who gets stuck holding the parking bag? The residents surrounding both properties.

And who has the responsibility to ensure that developers cannot ignore existing agreements when they move forward with requests for additional Special Use Permits? YOU DO. Please prove to the residents in the area impacted by 700 N Washington and 623/625 N Columbus that you actually care even a little bit about living up to agreements and protecting the interests of individuals in our city.

I implore you to look into this situation and deny the ability of the developer to renege on their agreements to provide MINIMAL parking with 700 N Washington St. You cannot grant Special Use Permit #2016-0100 until this matter is resolved.

Walter Marlowe  
619 N Columbus St  
Alexandria, VA 22314  
[waltmarlowe@gmail.com](mailto:waltmarlowe@gmail.com)  
703-609-1786

March 30, 2017

To the City of Alexandria Planning Commission, City Council, Mayor Silberberg

We, the undersigned residents of the 600 block of North Columbus Street, Alexandria, VA 22314, object to the request by 623 & 625 North Columbus Street Homes, LLC ("Applicant"), to modify use of the lot at 623 North Columbus Street ("the Lot") through Special Use Permit #2016-0100. The matter is presently scheduled as Consent Calendar Docket Item 3 on the Planning Commission's work session scheduled for April 6, 2017. It is also scheduled to be heard by the Alexandria City Council on April 22, 2017.

We ask the City of Alexandria to deny Applicant's request to modify use of the Lot for the following reasons:

1. The Lot was owned by Ray Mahmood until he conveyed it to Applicant on August 18, 2016.
2. The Lot has served as a parking lot since June 27, 1961, when the City Council approved SUP #451 for a 10-space parking lot to accommodate commercial offices on 618 North Washington Street. When conveyed by Mahmood to Applicant, the Lot was a parking lot and continues to be used for parent and staff parking for Great Beginnings Early Learning Center, for its day care operation at 618-622 North Washington Street Monday through Friday from 7 AM – 6:30 PM. Outside of those hours and on weekends, the parking lot is and has been available as open overflow parking for residents and visitors for decades.
3. In October 2013, Mahmood Investment Corp. and/or Ray Mahmood ("Mahmood") appealed to the city for permission to demolish its Travelodge motel to build a residential/commercial building on 700 N. Washington Street and 710 N. Washington (the "Project"). This request is memorialized in Master Plan Agreement #2103-0004, Rezoning #2013-0003, Development Special Use Permit #2013-0002, Encroachment #2013-0003, 700 & 710 N. Washington St. (the "Master Plan and DSPU"). One of five key issues specifically analyzed in this Master Plan and DSPU report was the provision of adequate parking. As noted in Part IV, Staff Analysis, Paragraph G of the Master Plan and DSPU report, Mahmood's proposal did not offer an adequate number of parking spaces as required by Zoning Ordinance 8-200(A). In fact, the proposal offered only 42 on-site spaces, or 30 fewer spaces than the 72 (43 residential + 29 retail spaces) mandated by the ordinance.
4. As part of his request for approval of the Project, Mahmood sought and was granted permission to proceed with substantially fewer parking spaces than required by the ordinance. In order to mitigate potential impacts to the neighborhood that providing only 42 parking spaces on site anticipated, Mahmood's DSUP application offered the additional 12 off-site parking spaces at 623 N. Columbus Street (the Lot). This offer was supported by the independent parking

study conducted for this project. In his DSUP #2013-0002 application, Mahmood specifically referenced the Lot as part of a solution to help meet the additional parking needs that the project was expected to generate. The application also provided that this lot would be used for valet parking once the retail restaurant opened. The Planning Commission and City Council's analysis in the Master Plan DSUP report specifically reference the Lot on page 12 of its report, as the offsite solution to mitigate potential impacts to the neighborhood.

5. The 2017 application for Special Use Permit #2016-0100 now before the Planning Commission seeks to convert the Lot from a parking area to two single-family homes.

6. Alexandria Zoning Ordinance sec. 8-100 (A)(1) provides that no land shall be used or changed in use unless the off-street parking required by this article is provided for the entire land. The Applicant's request in SUP #2016-0100 would change use of the Lot, itself an off-street parking lot, without providing an alternative, acceptable location for the 12 spaces pledged by Mahmood in DSUP #2013-0002.<sup>i</sup>

7. The application for Special Use Permit #2016-0100 now before the Planning Commission would further exacerbate the parking shortage by reducing by half (from 2 spaces to 1) the total number of parking spaces required by Section 8-200(A) of the Zoning Ordinance for each of the proposed two residences beyond the 12 spaces that would already be eliminated if the application were granted. Thus, city approval of this application would immediately create an additional parking shortfall to residents and visitors of 14 spaces.

8. Furthermore, the application for Special Use Permit #2016-0100 contains several irregularities that the city cannot ignore: 1) the application for SUP #2106-0100 fails to recognize the existing use of the Lot as off-site parking as set forth in DSUP #2013-0002; 2) the application erroneously refers to the Lot as two lots, which it designates as 623 & 625 North Columbus Street. In reality, the Lot is actually only one lot, 623, as evinced in the city's real estate assessment site and the city's [tax map](#).

9. Back in 2013, the Master Plan and DSUP was approved with certain conditions. One of these conditions, added by the Planning Commission itself as Paragraph 31, provided that the Directors of Transportation & Environmental Service and of Planning and Zoning would be compelled to review the retail parking issue upon a complaint by anyone that a violation of the permit conditions has taken place. **We as homeowners submit that the sale of the Lot and its proposed redevelopment as single-family housing constitutes a condition violation that the city is compelled to review.**

10. The City of Alexandria must deny Applicant's request for SUP #2016-0100 until it conducts a feasibility study that takes into account the present and projected critical shortage of parking along the 600 N. Columbus Street block. As reflected by

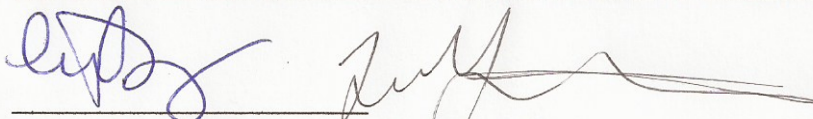


the 2013 Master Plan and DSUP, this shortage will only intensify as the retail components of the 700 N. Washington Street project become fully operational.

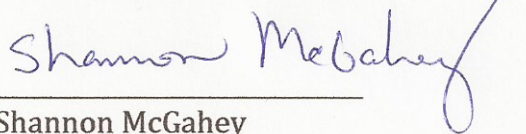
For the foregoing reasons, we homeowners and residents of the 600 N. Columbus Street block object to the Applicant's proposal to eliminate the parking lot by dividing and converting the Lot to homes. We demand that the Planning Commission and City Council honor the conditions of the 2013 Master Plan and DSUP that established the Lot as off-site parking for the 700 N. Washington Street project. We further demand that the city to put the interests of its residents ahead of new development such as the one presently being proposed by Applicant in Special Use Permit #2016-0100. We believe that our rights as long-term homeowner/taxpayers who have a genuine and vested interest in our community's quality of life, outweigh the profit-only motivations demonstrated by these developers in moving forward as if no commitments had been made to us or to the City of Alexandria.

We have experienced numerous instances where developers ignore requests by the community to work together for the betterment of the neighborhood, its homes and its residents. It is our hope that the city will not yield to developers like Mahmood and the Applicant in their efforts to place personal profit over the interests of the community. For this reason, the City of Alexandria must not grant SUP #2016-0100 without a careful and thorough feasibility study that takes into account the rights of residents and the best interests of our neighborhood.

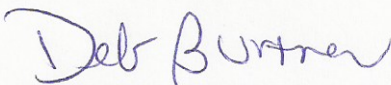
Homeowners and Residents of the 600 Block of N. Columbus Street:



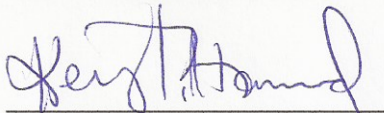
Lillian Moyano Yob and Louis Peter Yob  
629 N. Columbus Street



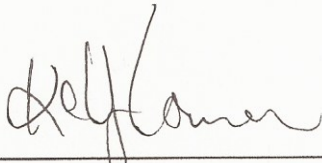
Shannon McGahey  
632 N. Columbus Street



Deb Burtner  
626 N. Columbus Street



Kerry Aucamp Hammond  
624 N. Columbus Street



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Kelly Conner  
607 N. Columbus Street

SUP2016-0100  
Additional Materials  
4/3/17

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<sup>1</sup> It has been brought to our attention that Mahmood has vaguely offered an alternative parking solution for Great Beginnings at the 700 N. Washington Street project. Given the specific acknowledgement in the Master Plan and DSUP that reduced parking at the project site required the solution of additional off-site parking at the Lot to begin with, this "solution" to move the capacity currently serviced by the Lot to the over-capacity site that required the off-site solution in the first place represents nothing more than a farce, and would be another attempt by this developer to promise something it has neither capacity nor true intention to deliver.

Leasing parking spaces at the Saul Center for commercial parking would also not be a genuine solution for our neighborhood. Our experience as residents of the 600 block is that visitors to the neighborhood first seek parking along our streets, which are easier to access and more visible than underground parking. Eliminating the Lot would lead to even greater scarcity of street side parking for the residents of longstanding homes along the 600 block who pay not only real property taxes, but also substantial personal property taxes on their vehicles and parking permit fees, all for the right to park along the street as near to their homes as possible.



March 31, 2017

To the City of Alexandria Planning Commission, City Council, Mayor Silberberg,

My husband and I are owners of the home that will be directly impacted by the application for Special Use Permit #2016-0100, 623 and 625 North Columbus Street (Docket Item #3 on the April 6, 2017 Planning Commission meeting).

Our house at 629 N. Columbus Street is adjacent to the lot. We learned only on Monday, March 27 of the application for Special Use Permit #2016-0100 to convert the lot that has for decades been used for parking, to two single family homes. We learned about this only from a neighbor's Facebook post.

We object to the request by 623 & 625 North Columbus Street Homes, LLC ("Applicant"), to modify use of the lot at 623 North Columbus Street (the "Lot") as set forth in the application for Special Use Permit #2016-0100. We ask the City of Alexandria to deny this application in its totality and refuse permission to construct any building on the lot for the following reasons:

1. Construction of homes on this lot will significantly and substantially diminish the value and enjoyment of our home at 629 N. Columbus Street. Applicant's plan would have one of the homes directly touching our property line. No side yard is contemplated, and the homes would each have 168 square feet less open space than Zoning Ordinance Section 3-706(B) requires.
2. Construction of this house at our property line would totally obstruct 13 windows of our home. This obstruction would cause us to lose almost all natural light and the utility of over 60% of our windows. The elimination of the majority of our home's natural light will substantially diminish the value of the house, increase our utility costs, impede ventilation and significantly reduce enjoyment of the home.
3. The application for Special Use Permit #2016-0100 contains several irregularities that the city cannot ignore: 1) the application for SUP #2106-0100 fails to recognize the existing use of the Lot as off-site parking as set forth in DSUP #2013-0002i; 2) the application erroneously refers to the Lot as two lots, which it designates as 623 & 625 North Columbus Street. In reality, the Lot is actually only one lot, 623, as evinced in the city's real estate assessment site and the city's [tax map](#). To assume there are two lots requires extreme modification of the proposed dwellings to allow development on what then must be characterized as substandard lots. Developing the Lot as two substandard lots increases density. The result is a reduction of width for each dwelling (19.3' from the 50' required by zoning ordinance) and most crucially for us, no room for side yards, diminished open spaces and parking, and obstruction of the entire side of our freestanding house, including access to natural light.



4. Zoning Ordinance Section 11-416 (A) only allows the Planning Commission to modify minimum yard or open and usable space requirements where it determines that such modification would not be detrimental to neighboring property. Where the structure would exceed maximum density of the zone, the Planning Commission may not authorize the site plan. Further, where the distinction between minimum and maximum is unclear, such as in the case of density expressed in terms of both minimum lot area and maximum floor area, then no modification shall be allowed. Section 11-416(a)(2).

5. For the reasons herein described, modification of side yard and open space requirements would be severely detrimental to our property. This development begs too much in too little space and is damaging to neighboring property and the welfare of residents on the block.

Excessive new construction in Historic Old Town and Parker Gray Districts is eroding the historic nature of Old Town Alexandria. Materials and architectural styles are often not consistent with traditional materials. In a district where longtime homeowners of truly historic residences cannot even replace decorative shutters without city approval and use of specific and costly materials, allowing new construction that is not subject to the same stringent requirements for historic preservation penalizes stakeholders who truly care about preserving the past and maintaining the historic character of our neighborhoods.

Over the past 23 years that we have resided in Old Town Alexandria, we have seen the virtual disappearance of all open spaces. We have also witnessed the disappearance of the low-income projects and demographic diversity that once was Old Town Alexandria. In place of what was once a mixed, vibrant community of economic and racial classes are now a multitude of development projects spurred only by return on investment, rapid profit and gentrification.

Our home at 629 N. Columbus Street is our nest egg. We have cared for this property and our block since we purchased the home in 1997. It represents the grand majority of our net worth. We are not developers or commercial investors interested only in quick exploitation for gain; we are a military family working day-to-day for the greater good and to provide for our family. Construction of these homes as proposed by SUP #2016-0100, which according to realtor Linda Trinkle Wolf will yield homes that will sell for \$1 million each, would trade our own financial security and the bright, light-filled home we've loved for decades just to maximize profit for investors who have no attachment to our community nor care for its longtime residents.

For the foregoing reasons, we implore the City of Alexandria to deny the Application. We object to the proposed development in its entirety.

As a final note, we wish the record to reflect that we are not here in person to present our objections because we are assigned overseas through the U.S. Army. Lacking any timely, appropriate notice of this Application, it was impossible for us to return to the U.S. in time for this hearing. We were also told by the Planning Commission that we could not present our objections orally through a teleconference call at this hearing, but that instead, we had to ensure live representation at today's hearing. This requirement is unduly burdensome, and an unreasonable impediment to our right to be heard.

Sincerely yours,



Louis Peter Yob and Lillian Moyano Yob  
629 N. Columbus Street  
peteandlillian@comcast.net

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<sup>1</sup> The off-site parking issue is thoroughly addressed by the other letter that we and other homeowners have submitted in opposition of this project. We ask the Planning Commission and City Council to refer to the companion letter and to incorporate its arguments into this letter. Beyond the reasons set forth in that letter, we add here that the reduction by half (from 2 spaces to 1) the total number of parking spaces required by Section 8-200(A) of the Zoning Ordinance for each of the proposed two residences will directly impact availability of parking in the immediate vicinity of our house as the new residents park their own and their visitors' additional vehicle(s) along the street.