



***Special Use Permit #2017-0022***  
***1200 North Quaker Lane - Episcopal High School***

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<b>Application</b>	<b>General Data</b>	
Public hearing and consideration of a request to expand a private school to add two single family faculty housing units.	<b>Planning Commission Hearing:</b>	May 2, 2017
	<b>City Council Hearing:</b>	May 13, 2017
<b>Address:</b> 1200 N. Quaker Lane	<b>Zone:</b>	R-20/Residential
<b>Applicant:</b> The Protestant Episcopal High School in Virginia	<b>Small Area Plan:</b>	Seminary Hill / Strawberry Hill

**Staff Recommendation:**

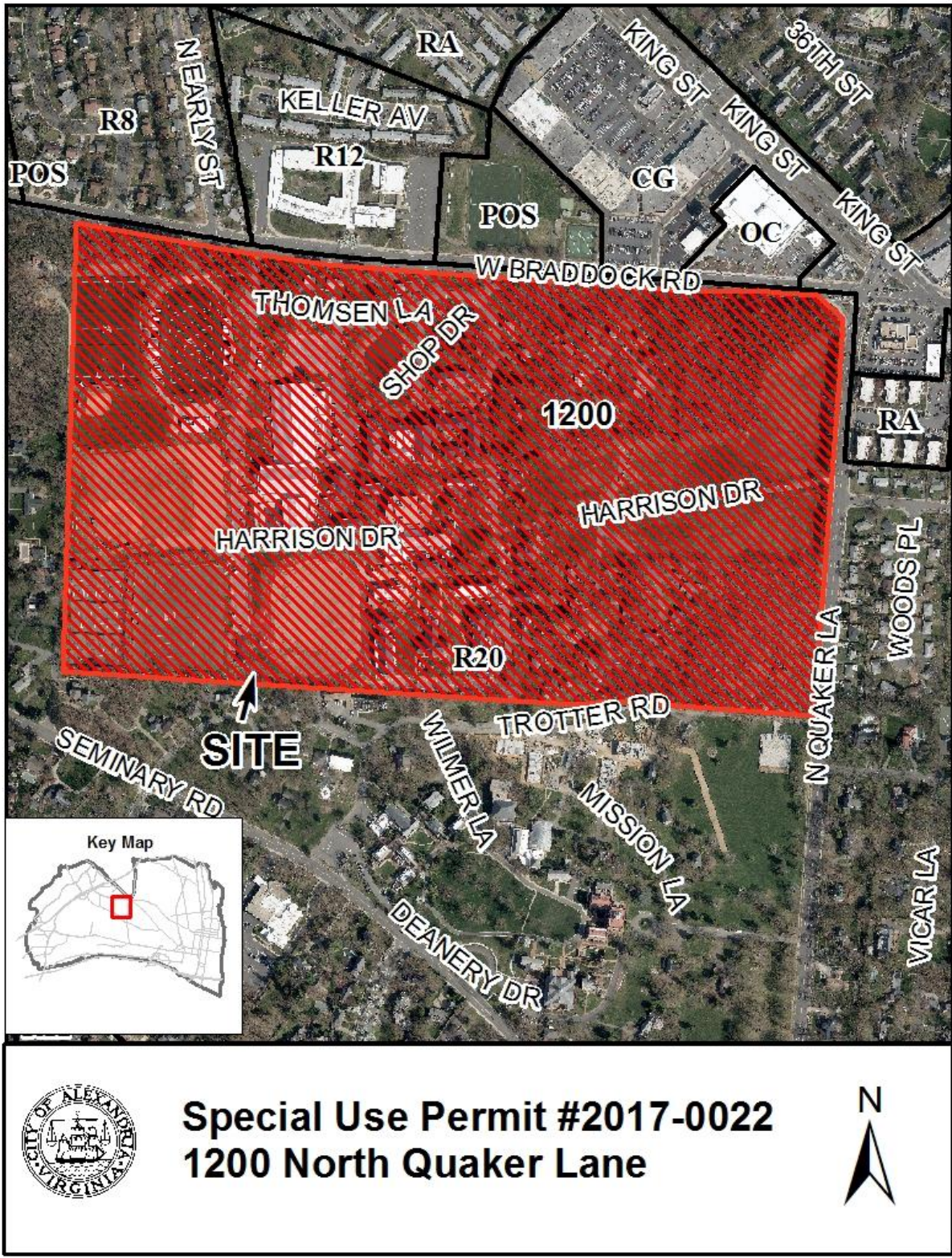
**APPROVAL** subject to compliance with all applicable codes and ordinances and the recommended permit conditions found in Section III of this report.

**Staff Reviewers:**

Robert M. Kerns, AICP, Chief of Development, [robert.kerns@alexandriava.gov](mailto:robert.kerns@alexandriava.gov)  
Dirk H. Geratz, AICP, Principal Planner, [dirk.geratz@alexandriava.gov](mailto:dirk.geratz@alexandriava.gov)

**PLANNING COMMISSION ACTION, MAY 2, 2017:** By unanimous consent, the Planning Commission recommended approval of the request.

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



## **I. DISCUSSION**

### **REQUEST**

The applicant, The Protestant Episcopal High School in Virginia, is requesting a Special Use Permit (SUP) pursuant to Section 3-103(D) of the Zoning Ordinance to permit the expansion of an existing private school through the addition of two single-family homes for school faculty.

### **SITE DESCRIPTION**

Episcopal High School is a boarding school located on a 130 acre campus at 1200 N. Quaker Lane in the Seminary Hill part of Alexandria. The school is bounded by West Braddock Road to the north, North Quaker Lane to the east, Seminary Road to the south and North Howard Street to the West. The campus is contiguous to the Virginia Theological Seminary to the south, commercial and residential uses are to the east, additional commercial, institutional and single-family uses are to the north and single-family uses to the west.

The expansion site is located at the end of an existing cluster of faculty homes located on Goodwin Lane adjacent to the main entrance to the school in the eastern part of the campus (*see attachment 1*). Goodwin Lane will be extended to allow for vehicular access to each of the faculty homes. The site of the new homes is currently a wooded area and a partial clearing of trees will be necessary. A portion of the wooded area will remain just east of the proposed house sites so the homes will still be screened from adjoining streets. The nearby landscape buffers along N. Quaker Lane and Braddock Road will not be impacted. Protection of the street buffers is consistent with the Memorandum of Understanding (MOU), agreed to by the school and the City, dated October 3, 2003. The purpose of the MOU is to protect the open space and a green buffer at the perimeter of the site. To ensure compliance with the MOU and to offset the loss of trees at the building site, staff has included conditions to address these issues, such as limiting the amount of tree clearing and adding replacement trees along the wooded buffer adjacent to North Quaker Lane.

### **BACKGROUND**

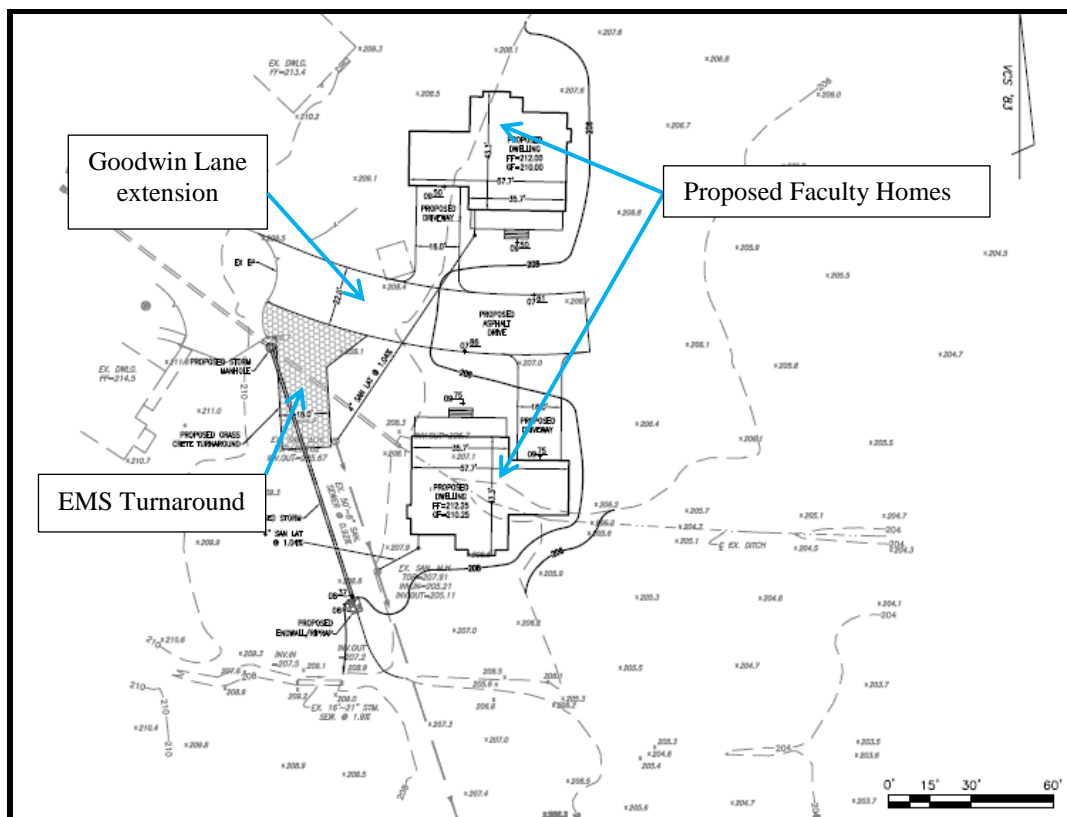
Episcopal High School was founded in 1839 and opened its doors to 35 boys on an 80-acre campus. Since that time the school has grown to approximately 450 students (both male and female) on a campus of 130 acres. As a boarding school, all students reside on-site in student housing and have access to a host of amenities such as dining, recreational activities and library, similar to a small college. The school has significantly expanded its campus by adding to the number of buildings over the years. Recent projects include the expansion of the Centennial Gym in 2008 and the expansion of Townsend Hall in 2011.

A similar application for two faculty homes was approved in 2005 with a SUP. The SUP is required because a private school is a special use in the R-20 zone. Any new construction, from faculty homes to new academic buildings, is considered an expansion of a private school and thus triggers a SUP. A development site plan (DSP) is not required for two single-family homes. Instead, a grading permit followed by a building permit would be the customary procedure. Episcopal High School was established long before such requirements existed. Since about

1970, expansion of the school has been approved primarily through DSUPs for those projects that trigger a site development plan. The property as a whole is currently governed by DSUP 2011-0017 which is the most recent DSUP approval and which permits the school to operate as a private school in the R-20 residential zone.

### PROPOSAL

The high school is requesting approval of a SUP to expand (intensify) a private school by constructing two single-family faculty homes on their campus. A total of 28 faculty dwelling units exist on the campus dedicated for faculty and their families. The two new homes will be detached homes similar to other faculty housing located on the campus. The homes will be located at the end of Goodwin Lane, a small street that currently serves 10 other faculty homes (see attachment 2). Goodwin Lane will be extended to allow for vehicular access to the homes. A temporary grass-crete turnaround is proposed in lieu of a cul-de-sac bulb until such time as Goodwin Lane may be extended in the future.



*Proposed Site Plan of the two faculty houses, extension of Goodwin Lane and emergency vehicle turnaround.*

The purpose of building these homes is to provide additional on-site housing for faculty that currently live off campus. As a boarding school, the students are separated from their families and thus form strong bonds with the faculty for social and emotional needs. As such, the school has a desire to locate as many, if not all, of their faculty on-site to be more accessible to students outside of the classroom.

The two homes will each be constructed in a Colonial style with brick on three sides and siding on the rear, similar to existing faculty homes (see image below). Each home will have 4 bedrooms and 3 full bathrooms and 2 half baths for a total of approximately 4,000 square feet. This includes a finished basement of approximately 1,300 square feet and two floors of 1,300 square feet each. There will be an attached 2 car garage off to one side of each home. A total of two above grade stories are planned with a building height not to exceed 35 feet.



Existing Faculty House which reflects the style of the proposed new homes, without garage.

#### PARKING

In accordance with Section 8-200(A) (1) of the Zoning Ordinance, a total of two parking spaces are required for each single-family home. Each home will have a garage as well as a driveway to accommodate the required parking spaces. The driveways will be accessed by an extension of Goodwin Lane.

#### ZONING/MASTER PLAN DESIGNATION

The entire school campus is zoned R-20/Single-family Residential. Section 3-130 of the Zoning Ordinance allows a private school in this zone by *special use permit* only. As such, an expansion or intensification of a private school also requires approval of a SUP. The proposed faculty houses comply with all the bulk and mass regulations of the R-20 zone. No modifications are being requested or are necessary as part of this proposal.

Furthermore, the school is located within the boundaries of the Seminary Hill / Strawberry Hill Small Area Plan which identifies the subject property as an institutional use. The school use and the proposed expansion are consistent with this designation and is in compliance with the Master Plan.

## II. STAFF ANALYSIS

Staff supports the addition of the two faculty homes to the Episcopal High School campus. As proposed, the two homes are designed to blend in with the existing faculty homes on Goodwin Lane. The siting of the homes is a natural extension of the current cluster of homes and is located in a part of the campus that will not impact any adjoining properties. The homes are set back far enough to limit any impacts on the natural buffer along Quaker Lane. Similarly the location will not disrupt the visual appearance of the formal drive leading to the campus from Quaker Lane. As single-family houses, they are intended for faculty members and their families and are not intended for any other purpose.

As proposed, the vegetative buffer along both North Quaker Lane and Braddock Road will not be impacted by the addition of the two homes. However, trees will need to be removed at the homes' site as part of their construction. Staff is recommending conditions to address tree replacement to ensure that the vegetative buffer is enhanced to limit the visual encroachment of the homes from North Quaker Lane as well as replace those trees that are being removed. A grading plan will be required that will ensure that proper tree protection measures are utilized. Stormwater and erosion & sediment control will be governed by the grading plan.

Episcopal High School staff has reached out to the adjoining Seminary Hill Association to keep the neighborhood informed of the proposal. To date no community comments have been received regarding this project.

## III. RECOMMENDED CONDITIONS

Staff recommends **approval** of the addition of two faculty homes subject to compliance with all applicable codes and ordinances and the following conditions:

1. A grading plan showing all improvements will be required prior to obtaining a building permit. (P&Z)
2. The applicant shall be allowed to make minor adjustments to the building locations provided the changes do not result in the loss of parking, open space or an increase in the overall square footage of the homes. (P&Z)
3. Any inconsistencies between the various drawings submitted by the applicant shall be reconciled to the satisfaction of the Directors of Planning & Zoning and Transportation and Environmental Services. (P&Z, T&ES)
4. Maintain and Preserve the buffer and woodland areas along the frontage of Quaker Lane as outlined in the Memorandum of Understanding dated October 3, 2003. (P&Z)
3. Show the limits of disturbance on the site plan / grading plan and show proper tree protection for all trees over a 2 ½ inch caliper within fifteen feet of the limits of disturbance as well as other measures of protection as outlined in the City's Landscape Guidelines. (P&Z)

4. No construction materials or equipment shall be stored or staged within the drip lines of trees designated for protection. (P&Z)
5. Replace any 2 ½ inch caliper or larger trees to be removed or damaged at a 1 to 1 ratio with new trees at a minimum caliper of 2 ½ inches. These replacement trees shall be planted to enhance the perimeter buffer. (P&Z)
6. Provide a new fire hydrant to serve the two faculty homes and future homes planned for the extension of Goodwin Lane. (FIRE)
7. No permanent structure may be constructed over any existing private and/or public utility easements. It is the responsibility of the applicant to identify any and all existing easements on the grading plan. (T&ES)

STAFF: Dirk H. Geratz, AICP, Principal Planner, Department of 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 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

##### Department of Planning & Zoning (Zoning)

- C-1 Submit Floor Area Ratio Calculation tally sheet with next plot plan submission. FAR calculations must be approved prior to release of plot plan and included with all construction drawings submitted for building permit. This tally should provide the current campus wide FAR and the proposed campus wide FAR. Covered porches are counted in allowable floor area. Deductions from floor area may only include basements (less than 4.00' above grade), mechanical rooms, and stairways per section 2-145 of the zoning ordinance.
- C-2 Submit height of dwelling at the eave and ridge lines and dimensions on all construction drawings submitted for building permits.
- C-3 If applicable, indicate all fence heights on grading plan and on all construction drawings submitted for building permits.
- C-4 Zoning will require a survey plat confirming building footprint, setbacks (as applicable) and building height compliance from average existing grade from a licensed surveyor prior to the release of a certificate of occupancy.
- C-5 Zoning will require a certification of Floor Area calculation from a licensed architect or engineer after construction and prior to release of certificate of occupancy.
- C-6 Zoning review is a preliminary review for the proposed siting of the new homes only. Zoning approval concerning FAR and overall building height will be verified during the building/construction permit process based on submitted plans. Any submitted building plans must comply with the released grading plan, or else a revision to the released grading plan will be required.

##### Transportation & Environmental Services:

- F-1 Transportation and Transportation Planning have no comments.
- F-2 The grading plan will be required to meet the new technical criteria for stormwater quality and quantity. (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 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 must 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)
- C-9 The applicant shall comply with the City of Alexandria's Solid Waste Control, Title 5, Chapter 1, which sets forth the requirements for the recycling of materials (Sec. 5-1-99). In order to comply with this code requirement, the applicant shall provide a completed Recycling Implementation Plan (RIP) Form within 60 days of SUP approval. Contact the City's Recycling Program Coordinator at (703) 746-4410, or via e-mail at [commercialrecycling@alexandriava.gov](mailto:commercialrecycling@alexandriava.gov), for information about completing this form. (T&ES)
- C-10 The applicant shall comply with the City of Alexandria's Noise Control Code, Title 11, Chapter 5, which sets the maximum permissible noise level as measured at the property line. (T&ES)
- C-11 Section 5-1-42- Collection by Private collectors. (c) Time of collection. Solid waste shall be collected from all premises not serviced by the city at least once each week. No collections may be made between the hours of 11:00 p.m. and 7:00 a.m. (6:00 a.m. from May 1, through September 30) if the collection area is less than 500 feet from a residential area. (T&ES)
- C-12 Any future development/redevelopment shall provide adequate storm water outfall per the requirements of Article XI and XIII of Alexandria Zoning Ordinance. (T&ES)

Code Enforcement:

No comments received.

Health:

No comments.

Parks and Recreation:

No comments received.

Fire Department:

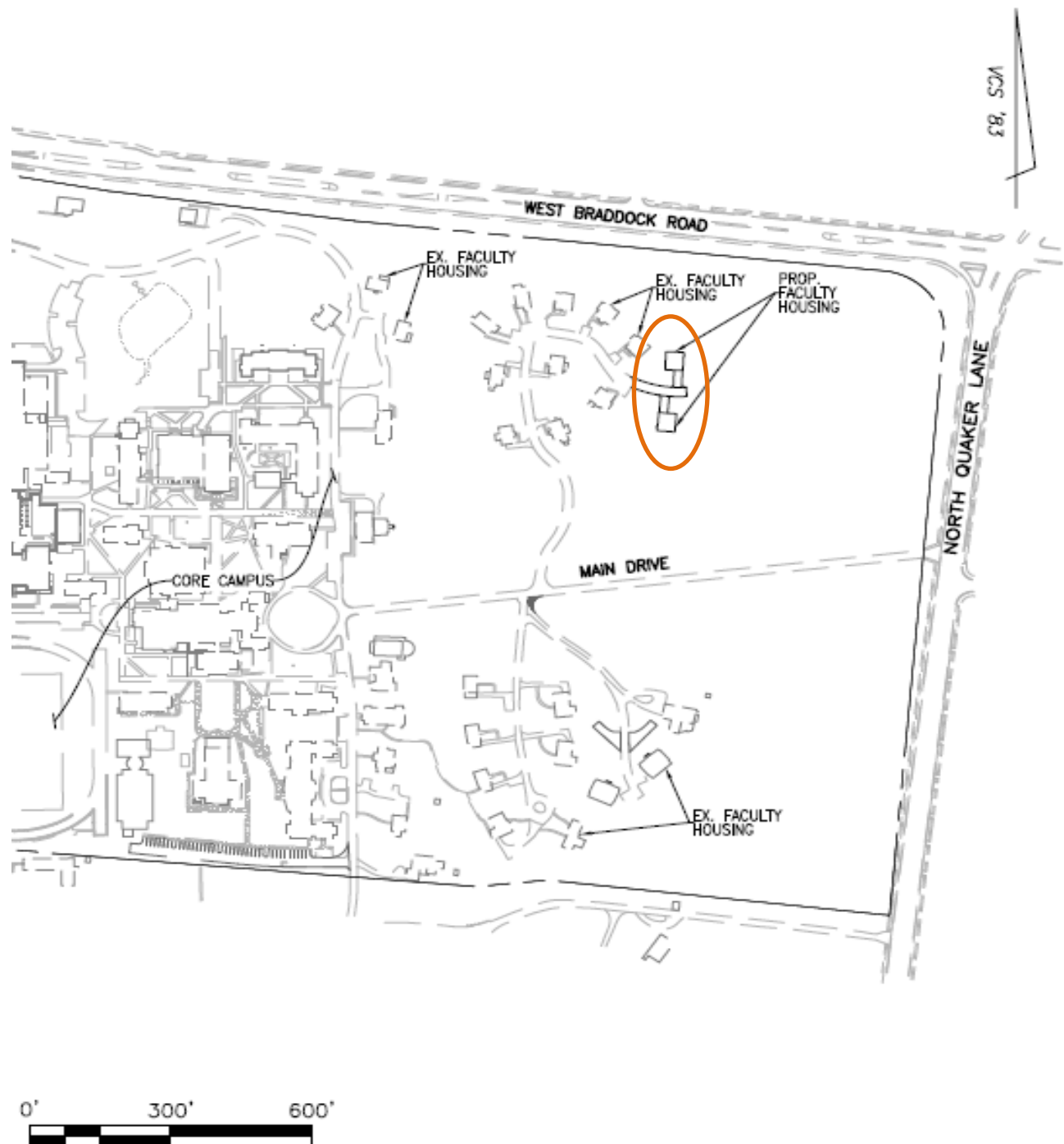
F-1 Applicant has provided a turn-around for fire apparatus but should confirm where the closest fire hydrant is to these proposed houses.

F-2 Confirm if these houses will have a fire sprinkler system protection installed.

Police Department:

No comments received.

**Attachment 1**  
Campus Plan







## APPLICATION

# SPECIAL USE PERMIT

**SPECIAL USE PERMIT #** 2017-0022

**PROPERTY LOCATION:** 1200 North Quaker Lane, Alexandria, Virginia

**TAX MAP REFERENCE:** 031.02-02-06 **ZONE:** R-20

**APPLICANT:**

Name: The Protestant Episcopal High School in Virginia

Address: 1200 North Quaker Lane, Alexandria, Virginia 22302

**PROPOSED USE:** Special Use Permit to expand the existing private school

governed by DSUP #2011-0017 by constructing two new faculty housing buildings, with a grading plan.

☒ **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

Print Name of Applicant or Agent

524 King Street

Mailing/Street Address

Alexandria, VA

City and State

22314

Zip Code

A handwritten signature of Duncan W. Blair in black ink.

Signature

703-836-1000

Telephone #

dblair@landcarroll.com

Email address

2/17/2017

Date

Fax #

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

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

SUP # 2/21/17**PROPERTY OWNER'S AUTHORIZATION****NOT APPLICABLE**

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.

The Protestant Episcopal High School in Virginia ("EHS") is a Virginia nonstock  
corporation. EHS is governed by a twenty-four (24) member Board of Trustees. No  
Member has an ownership interest in EHS.

## 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. The Protestant Episcopal High School in Virginia	1200 North Quaker Lane, Alexandria, VA 22302	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 1200 North Quaker Lane, Alexandria, Virginia 22302 (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. The Protestant Episcopal High School in Virginia	1200 North Quaker Lane, Alexandria, VA 22302	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. The Protestant Episcopal High School in Virginia	None	PC and CC N/A (KPD)
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.

2/17/2017

Date

Printed Name

Signature

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

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

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

## NARRATIVE DESCRIPTION

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

The Protestant Episcopal High School in Virginia, a Virginia nonstock corporation  
("EHS") is requesting approval of a Special Use Permit to expand the existing private  
school governed by DSUP #2011-0017, by constructing two new faculty housing  
buildings, with grading plan. This expansion will allow current faculty living in off-site  
housing to relocate to on-campus housing.

## USE CHARACTERISTICS

4. The proposed special use permit request is for (check one):

- ☐ a new use requiring a special use permit,  
☐ an expansion or change to an existing use without a special use permit,  
☒ an expansion or change to an existing use with a special use permit,  
☐ other. Please describe: \_\_\_\_\_

5. Please describe the capacity of the proposed use:

A. How many patrons, clients, pupils and other such users do you expect?  
Specify time period (i.e., day, hour, or shift).

No change from DSUP #2011-0017.

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

No change from DSUP #2011-0017.

6. Please describe the proposed hours and days of operation of the proposed use: **No change from DSUP #2011-0017.**

Day:  
N/A

Hours:  
N/A

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

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

No changes from DSUP #2011-0017.

B. How will the noise be controlled?

No changes from DSUP #2011-0017.

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

No changes from DSUP #2011-0017.

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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)

No changes from DSUP #2011-0017.

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

No changes from DSUP #2011-0017.

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- C. How often will trash be collected?

No changes from DSUP #2011-0017.

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

No changes from DSUP #2011-0017.

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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:

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- 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:

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

No change from DSUP #2011-0017.

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## 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:

4 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?

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**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: Not Applicable.

- A. How many loading spaces are available for the use? No change from DSUP #2011-0017.

**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? No change from DSUP #2011-0017.  
IN EACH ASSOCIATED DRIVEWAY.
- C. During what hours of the day do you expect loading/unloading operations to occur?  
No change from DSUP #2011-0017.
- D. How frequently are loading/unloading operations expected to occur, per day or per week, as appropriate?  
No change from DSUP #2011-0017.
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?

N/A

## SITE CHARACTERISTICS

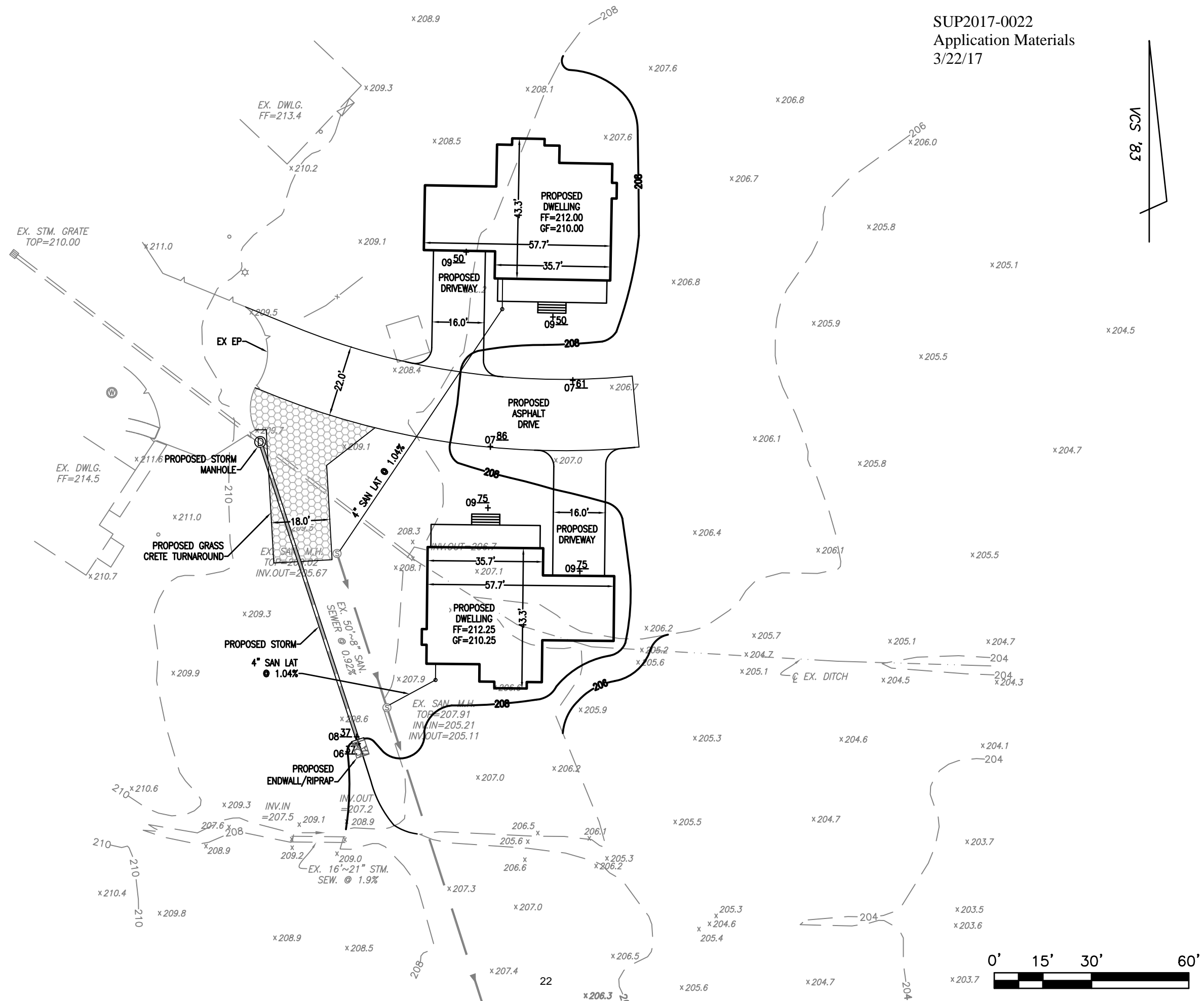
17. Will the proposed uses be located in an existing building? ☐ Yes ☒ No  
 Do you propose to construct an addition to the building? ☐ Yes ☒ No  
 How large will the addition be? \_\_\_\_\_ square feet.
18. What will the total area occupied by the proposed use be? 3,500 gross square feet per dwelling unit.  
 \_\_\_\_\_ sq. ft. (existing) + \_\_\_\_\_ sq. ft. (addition if any) = \_\_\_\_\_ 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 (2) single family dwellings.

End of Application

VCS '83	
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ILLUSTRATIVE PLOT PLAN FOR TWO SINGLE FAMILY  
FACULTY HOMES AND EXTENSION OF GOODWIN LANE  
**EPISCOPAL HIGH SCHOOL**  
CITY OF ALEXANDRIA

DATE	REVISION
DESIGN: <b>ACS</b> DRAWN: <b>ABH</b> SCALE: <b>1" = 30'</b> DATE: <b>3/21/2017</b>	
SHEET <b>1</b> OF <b>1</b>	
FILE: <b>16-244</b>	



Tue, Mar 21 2017 - 4:56:37pm  
J:\2016\16244\DWG\EXHIBITS\Duncan Requested Exhibit - 2.14.17\Duncan Requested Exhibit - 2.14.17.dwg