



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

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

PLANNING COMMISSION ACTION, MAY 2, 2017: On a motion made– by Vice Chairman Macek and seconded by Commissioner Koenig, the Planning Commission voted to recommend approval of Special Use Permit #2016-0100 subject to compliance with all applicable codes, ordinances, and staff recommendations. The motion carried on a vote of 7-0.

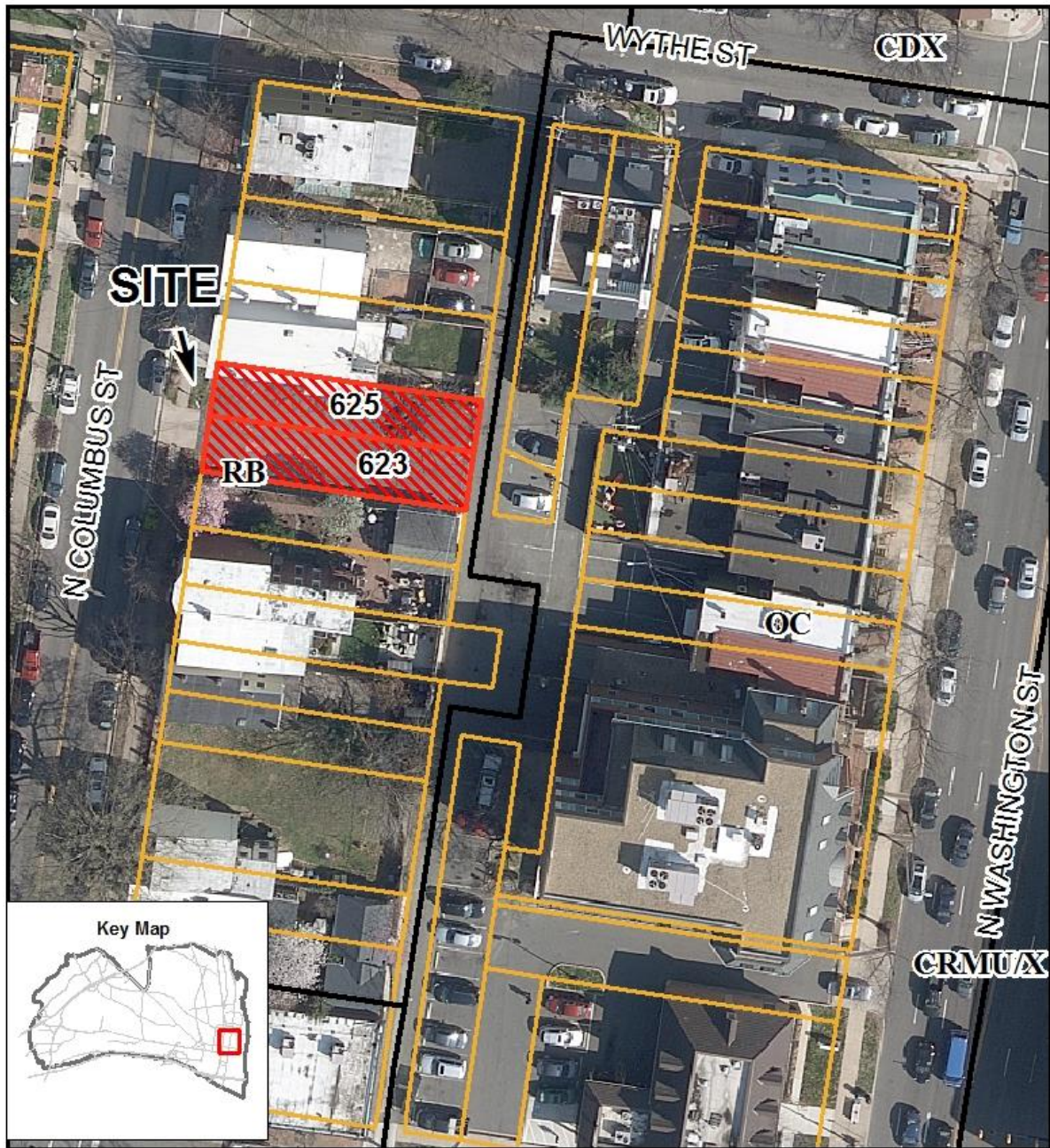
Reason: The Planning Commission agreed with staff analysis.

Vice Chairman Macek stated his support and mentioned that the proposal represented a sensitive approach to infill development which is compatible with the historical development in Old Town. He added that the parking reduction was a reasonable request as most homes do not provide parking in the area. The closing of the curb cut would add two additional on-street spaces to offset the lack of one space on each lot. Commissioner Koenig concurred, stating that the proposed design and massing of the residences is appropriate for the site, provided distance to the neighboring property at 629 N. Columbus Street, and suitably balanced the open space and parking areas. Commissioner Brown expressed support for the proposal, however, recommended an amendment to Section 3-707(B) of the Zoning Ordinance to clarify “lot size.” Planning Director Karl Moritz agreed and said the language would be clarified in a text amendment. Chairwoman Lyman conveyed her support for the SUP request, although she was sympathetic to the 629 N. Columbus Street resident’s concern regarding the reduction of light and air on the south side of the property due to the proposed construction of 625 N. Columbus Street.

Speakers:

Mark Plotz, 629 N. Columbus Street tenant, requested that the Planning Commission consider requiring the applicant to include an additional two-foot setback on the north side of the 625 N. Columbus Street lot. He stated that this would improve the property’s access to light and air.

M. Catherine Puskar, attorney representing the applicant, spoke in support of the SUP application.



**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).

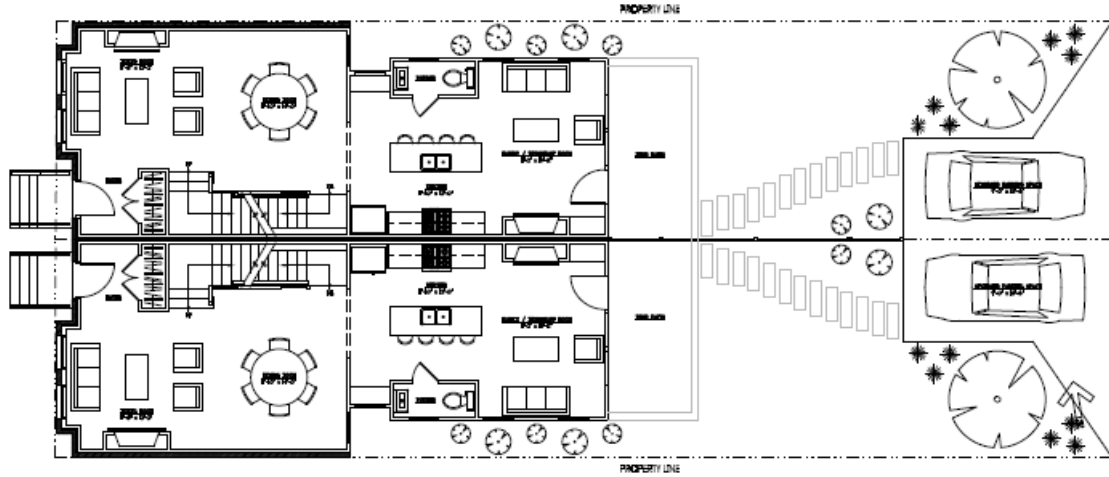


Fig. 2: Proposed first floor and rear yard plan

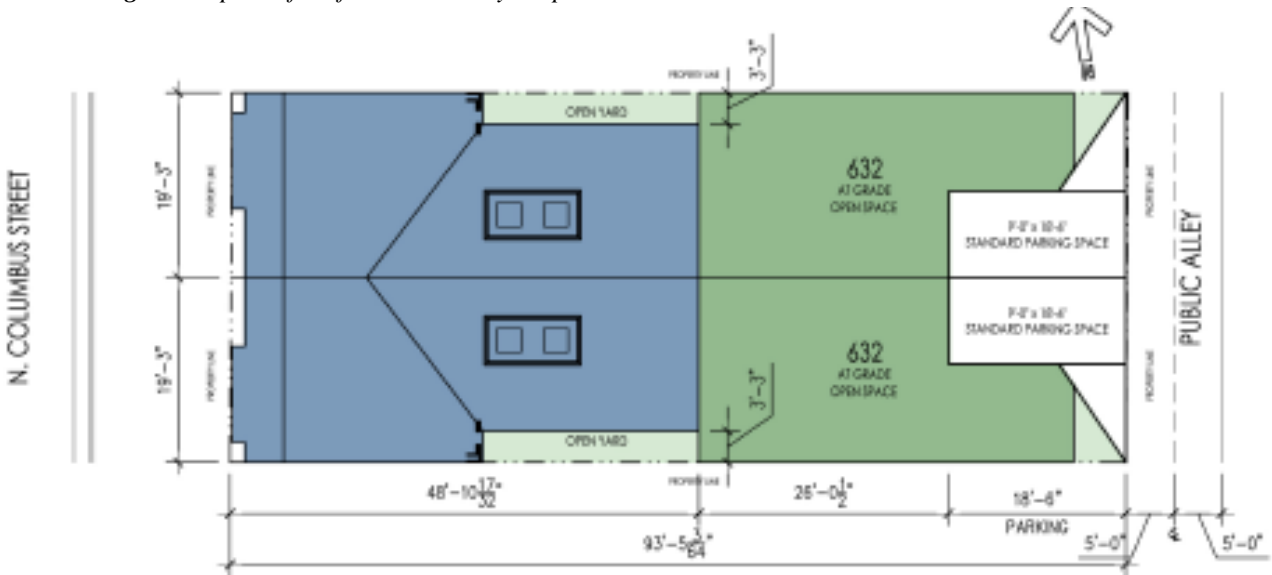


Fig. 3: Proposed site plan

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

	Requirement		Proposal for each lot
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).

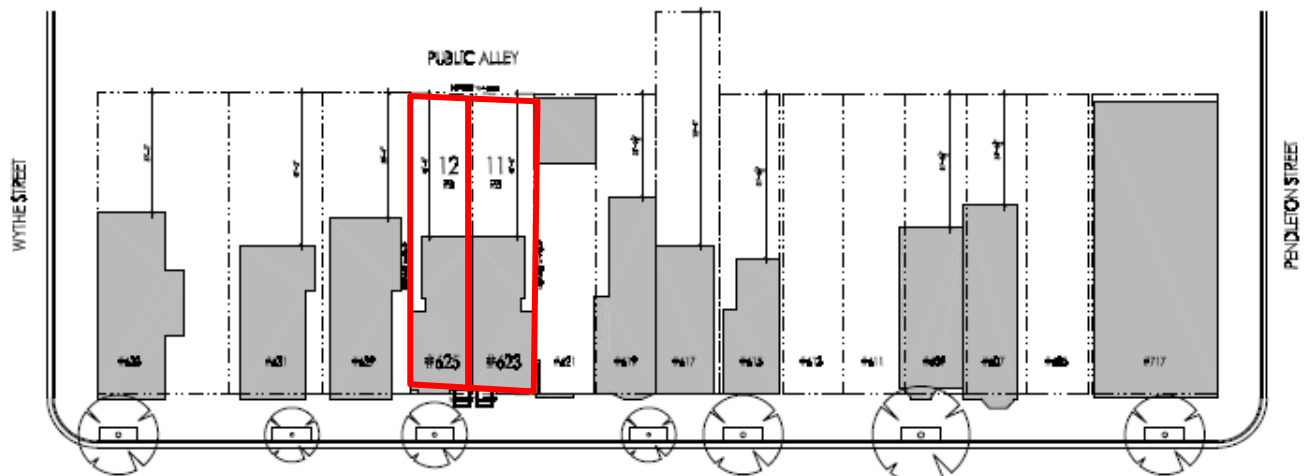


Fig. 6: Proposed footprints of single family dwellings outlined in red and compared with existing homes on the 600 block of North Columbus Street.

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'
Existing home average	1,039'

**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'
Existing home average	44'

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

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.

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%
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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

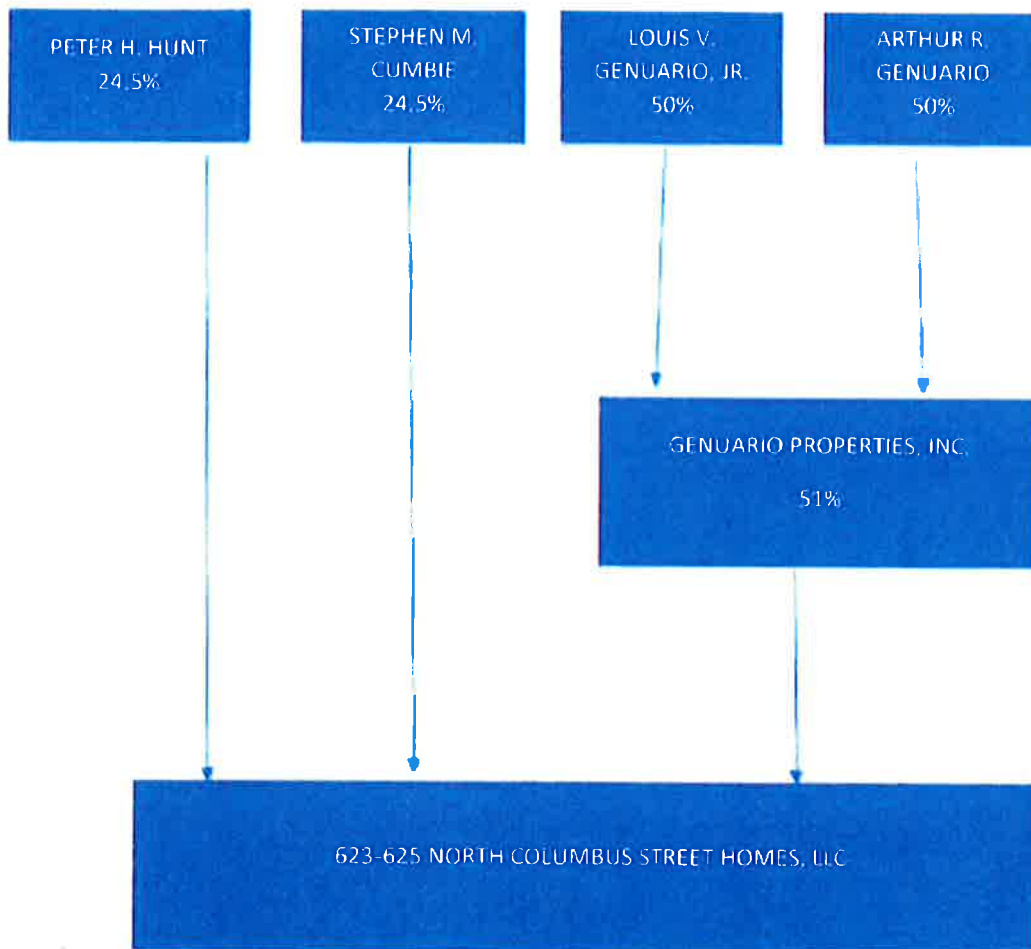
11/28/16

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.

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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

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

ALCOHOL SALES

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

☐ Yes ☐ No 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

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.

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.

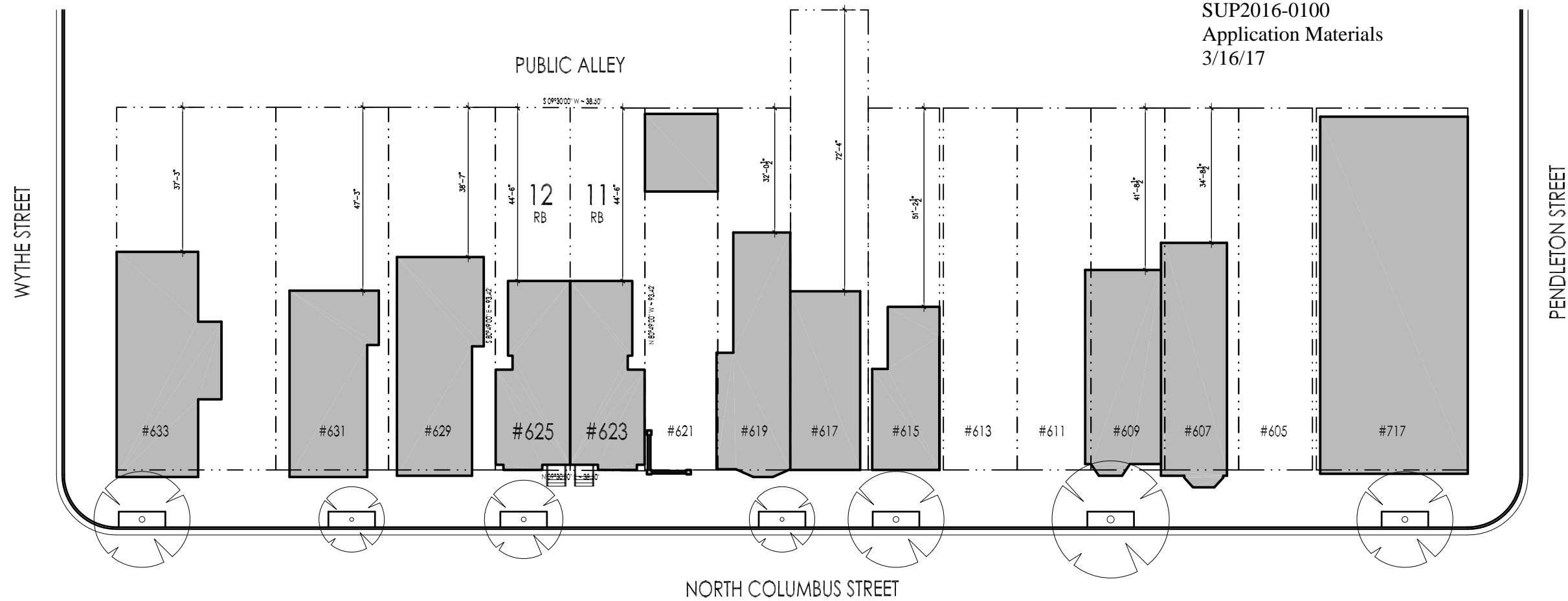
If taking exclusions other than basements, floor plans with excluded areas must be submitted for review. Sections may also be required for some exclusions.

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

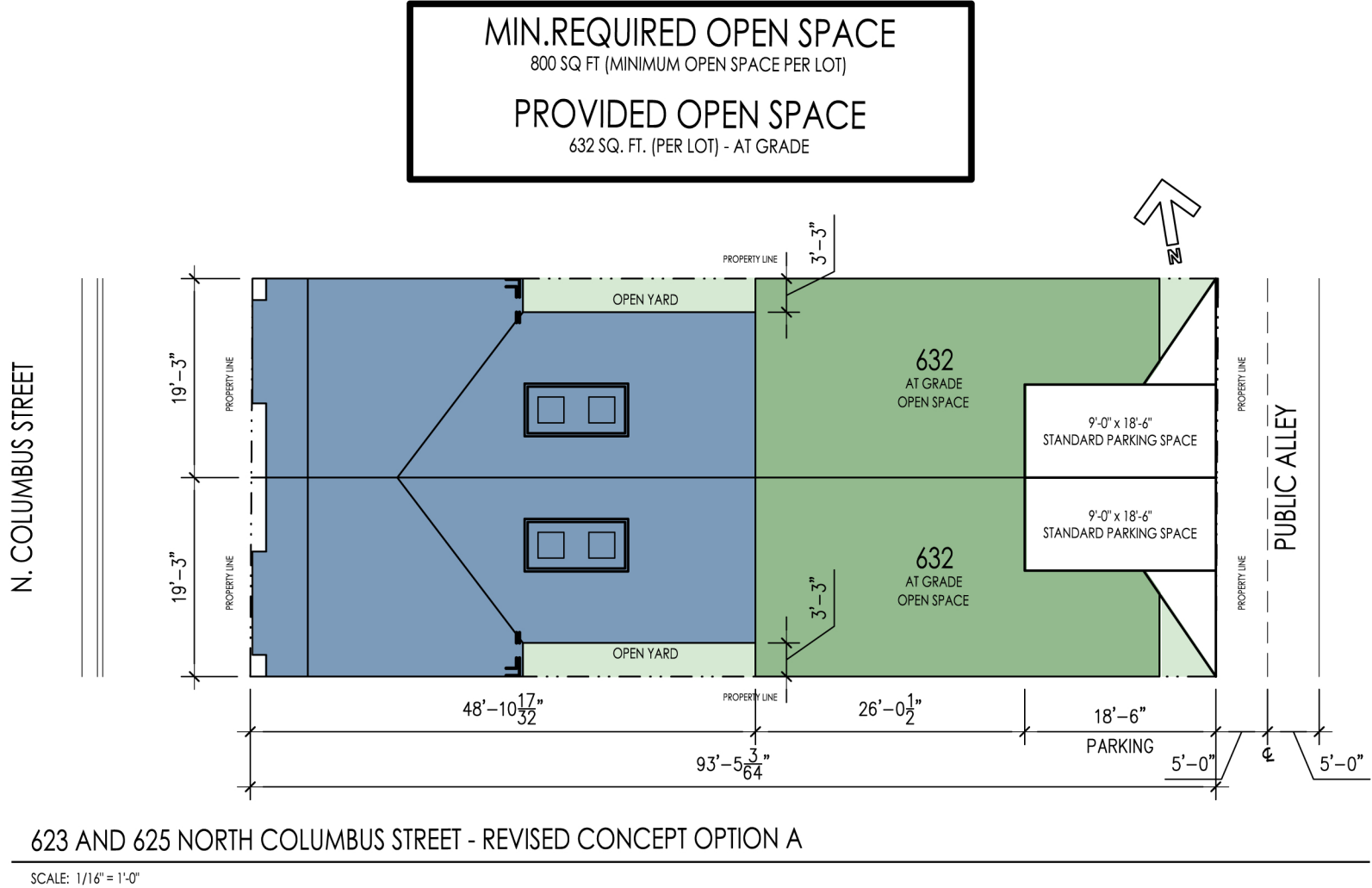
A1.1 SCALE: 1/32" = 1'-0"



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

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

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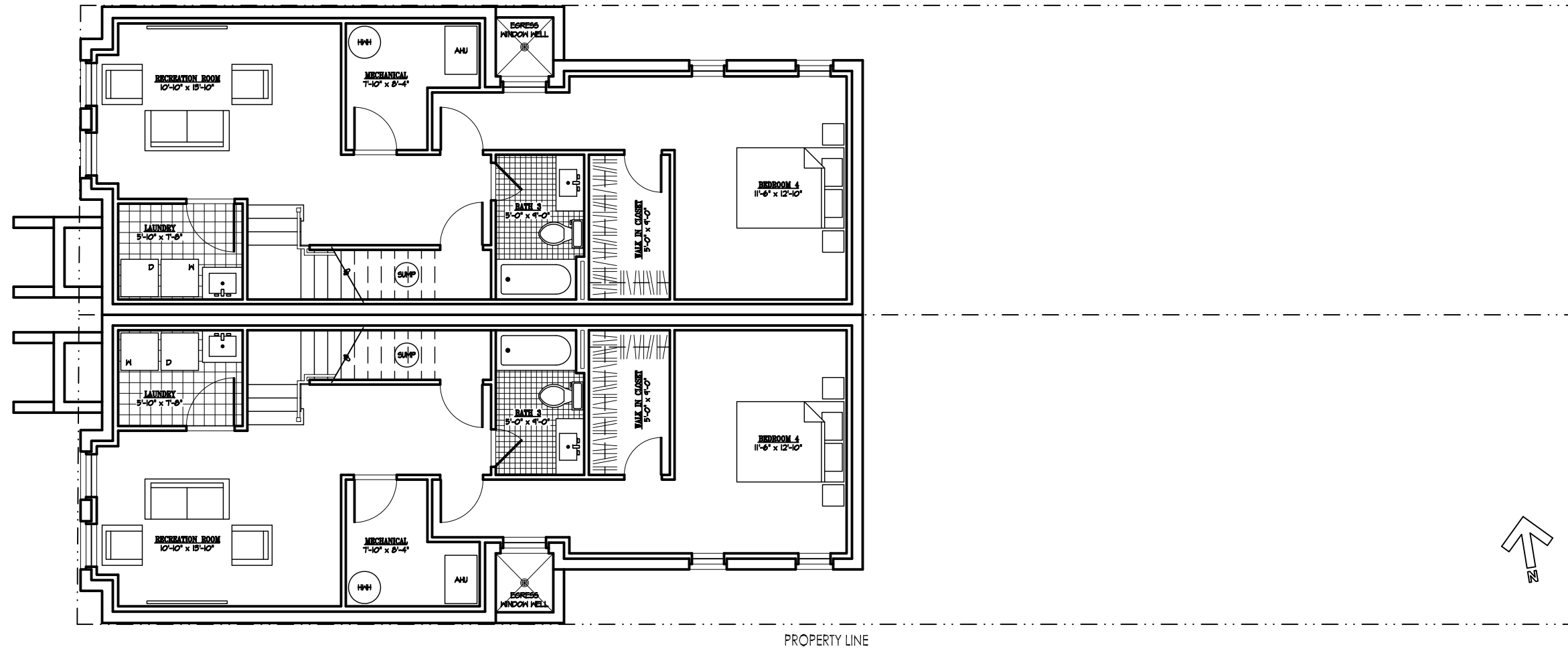


1 **PROPOSED NORTH ELEVATION**
A5 SCALE: 1/8" = 1'-0"

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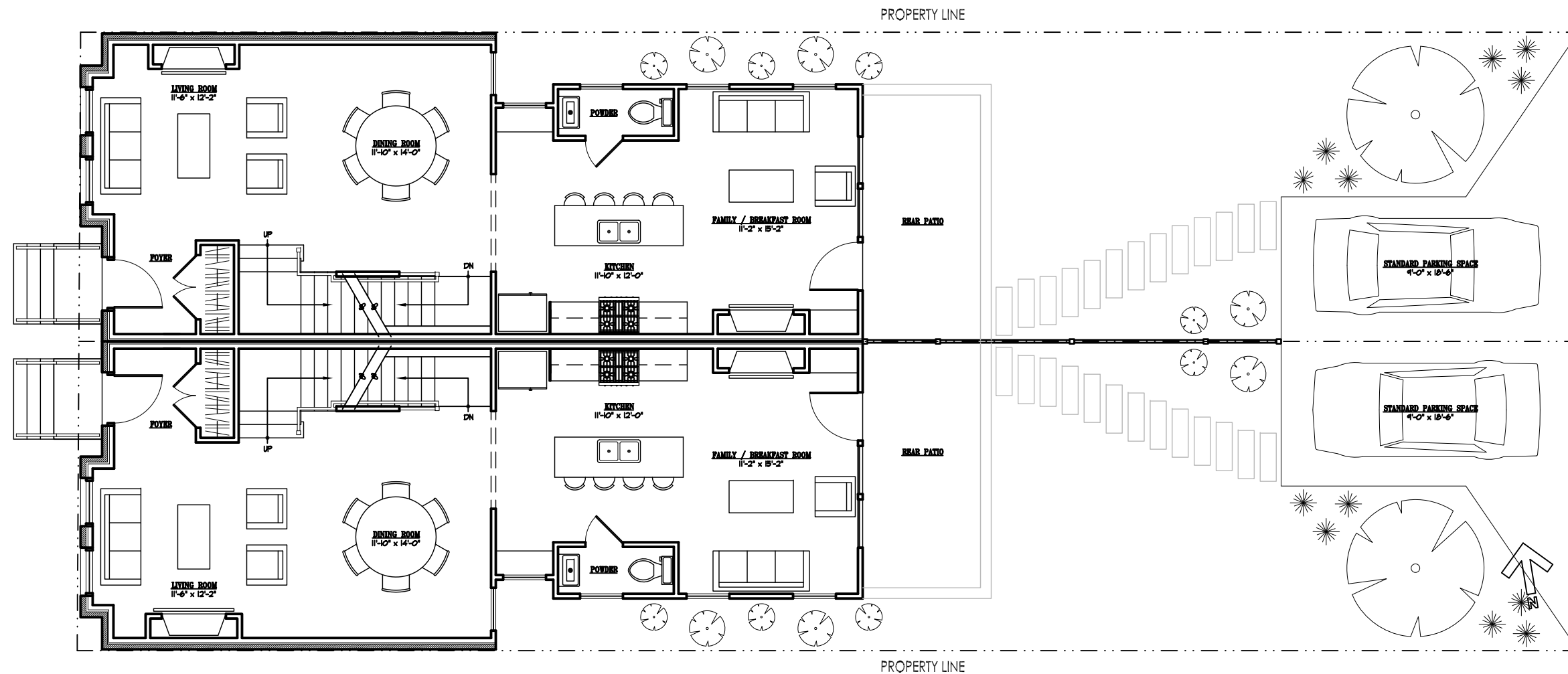


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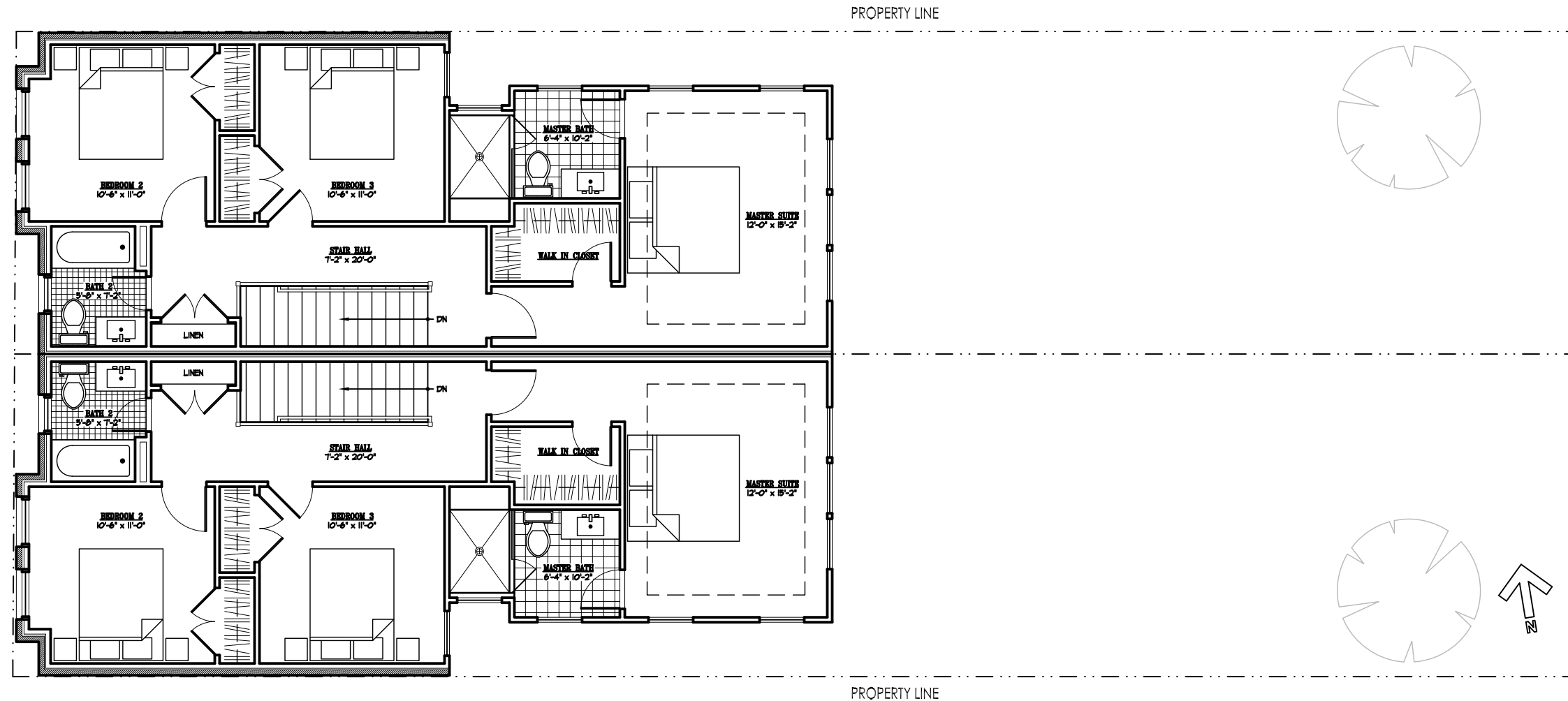
1 PROPOSED BASEMENT PLAN
A7 SCALE: 1/8" = 1'-0"

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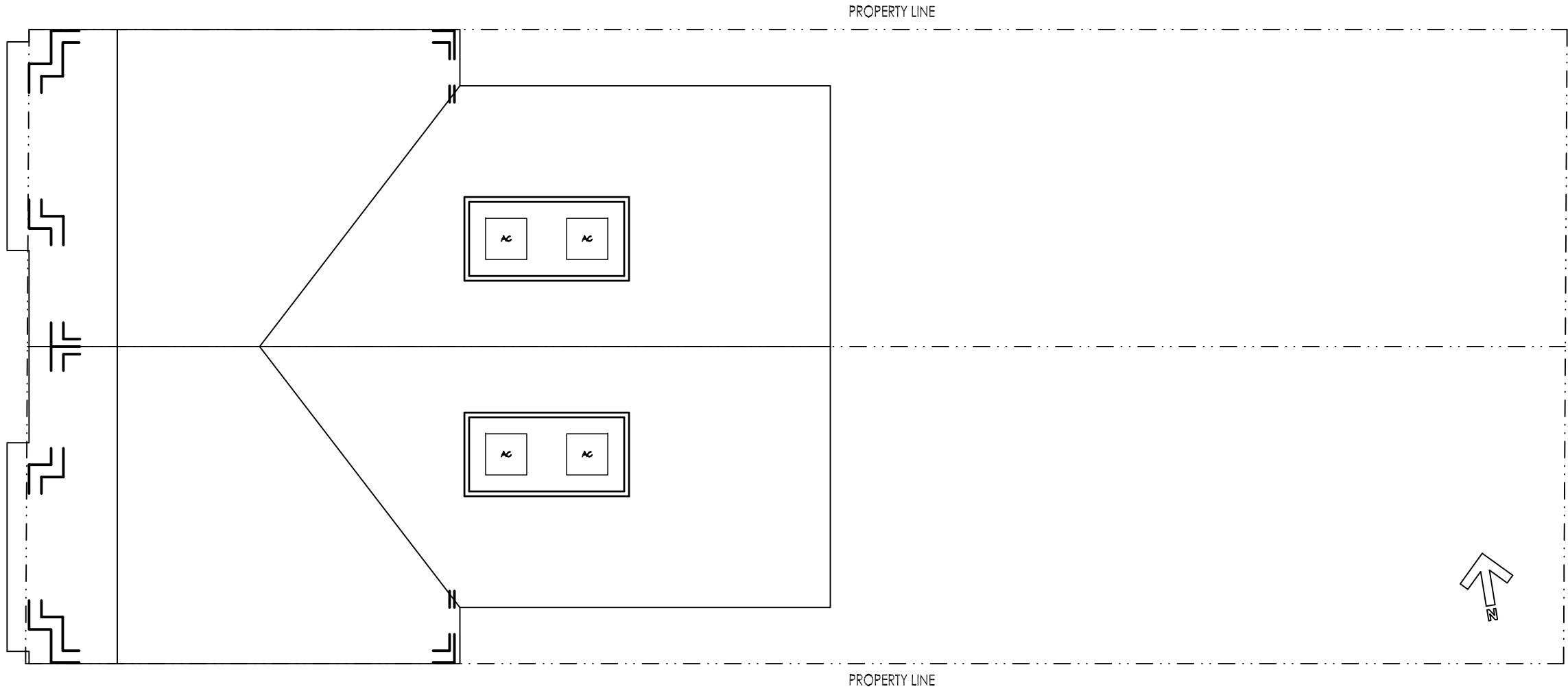
1 PROPOSED FIRST FLOOR PLAN
 A8 SCALE: 1/8" = 1'-0"

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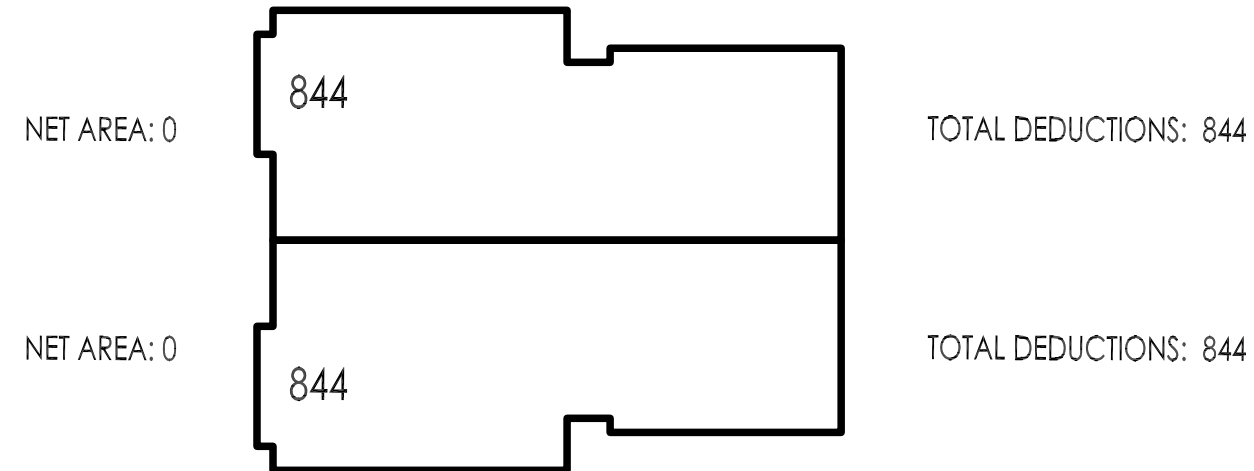
1 PROPOSED SECOND FLOOR PLAN
A9 SCALE: 1/8" = 1'-0"

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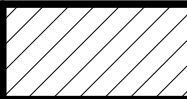
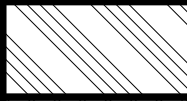
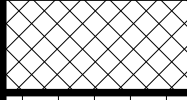
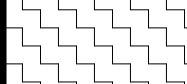


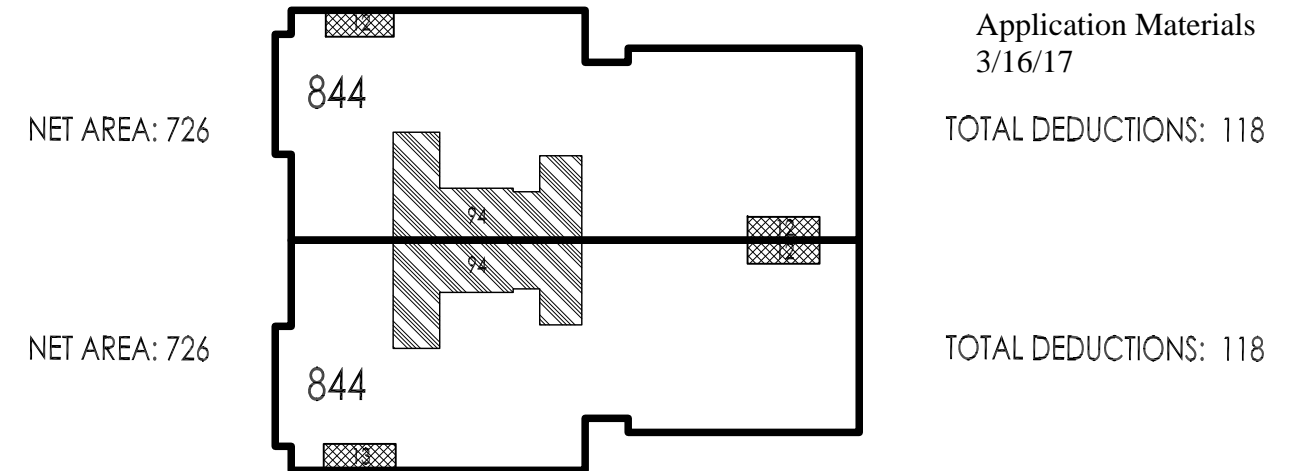
1 PROPOSED ROOF PLAN
A10 SCALE: 1/8" = 1'-0"

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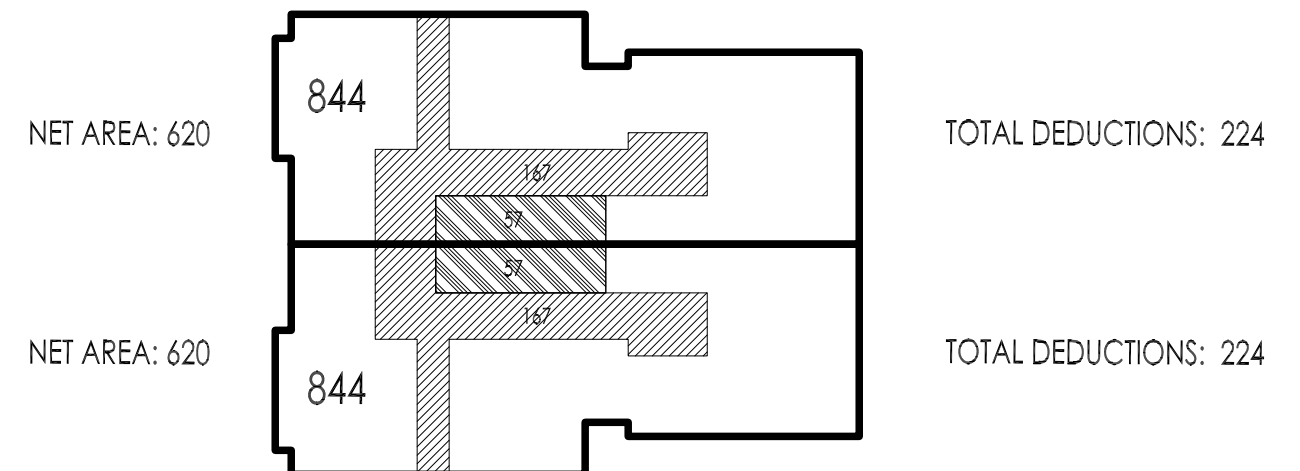


1 PROPOSED BASEMENT PLAN FAR DIAGRAM
 A11 SCALE: 1/16" = 1'-0"

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












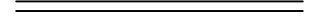









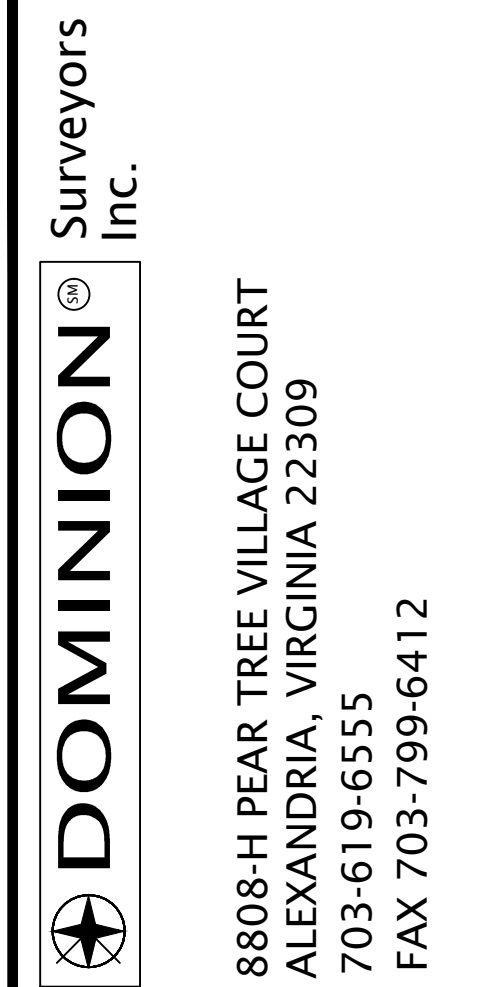
2 PROPOSED FIRST FLOOR FAR DIAGRAM
 A11 SCALE: 1/16" = 1'-0"



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

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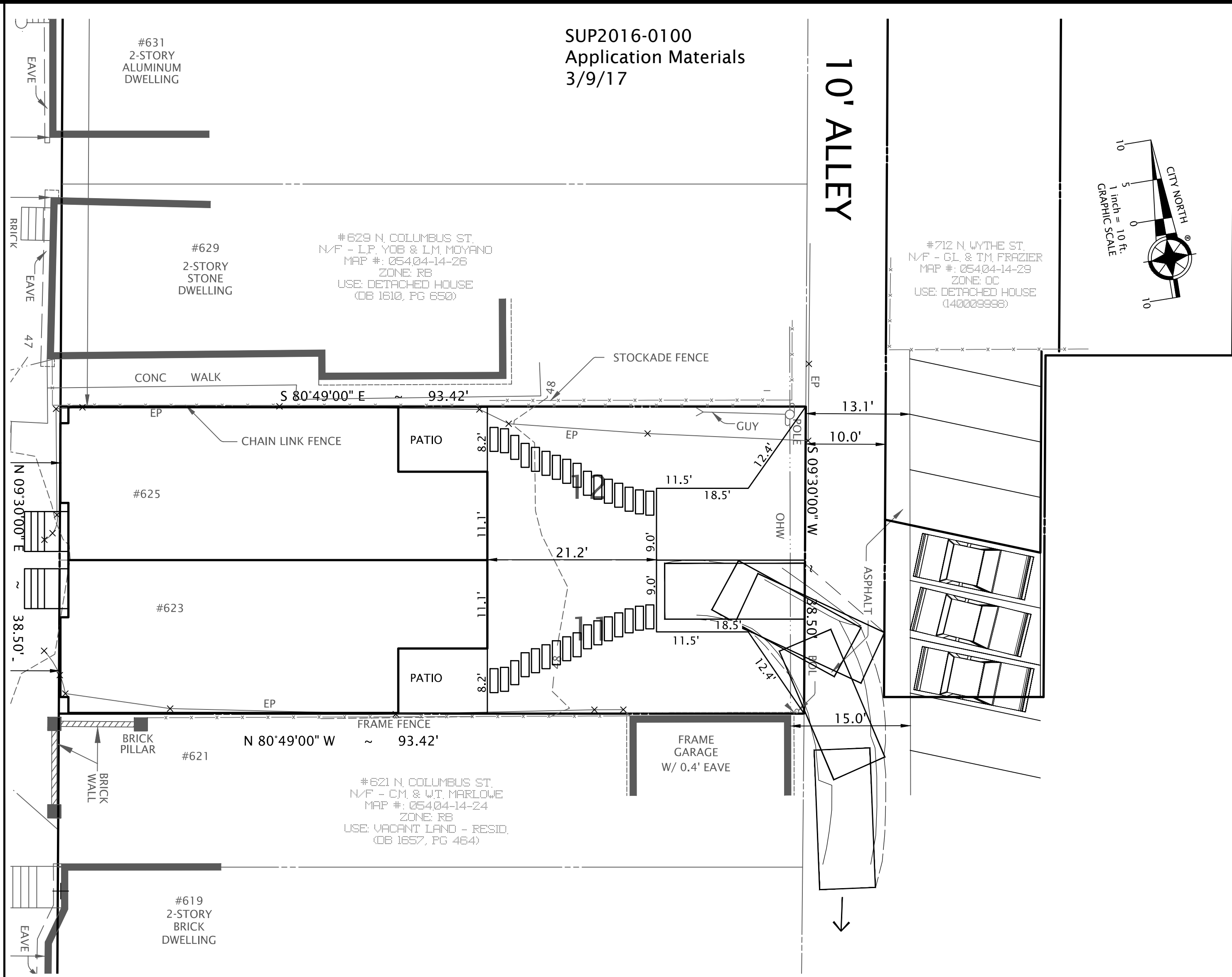
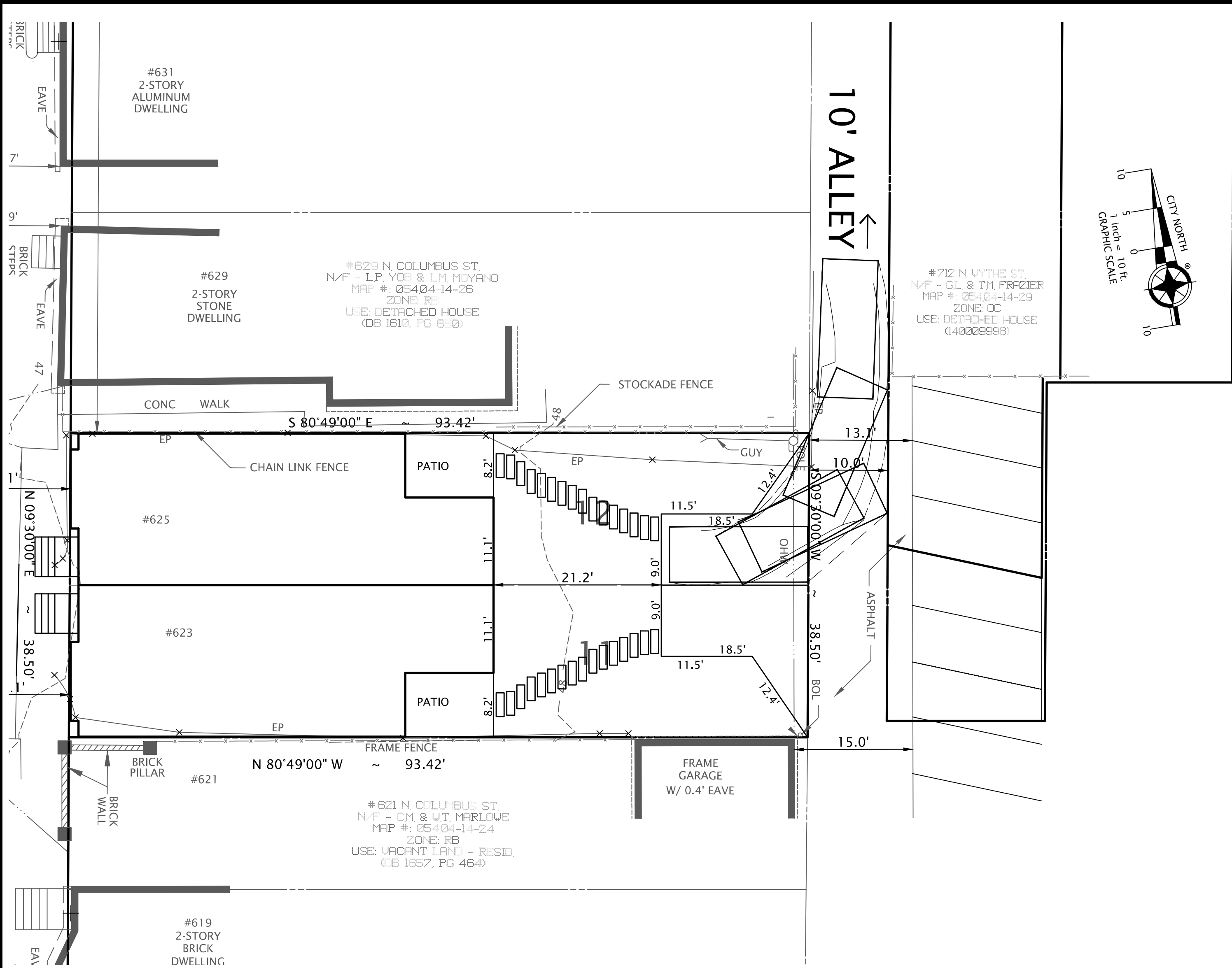
	280	EXISTING CONTOUR MAJOR
	288	EXISTING CONTOUR MINOR
	280	PROPOSED MAJOR CONTOUR
	282	PROPOSED CONTOUR
		EXISTING SPOT ELEVATION
		PROPOSED SPOT ELEVATION
		PROPOSED SANITARY LINE
		EXISTING SANITARY
		PROPOSED WATER LINE
		EXISTING WATER LINE
		PROPOSED STORM WATER PIPE
		EXISTING STORM WATER PIPE
		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

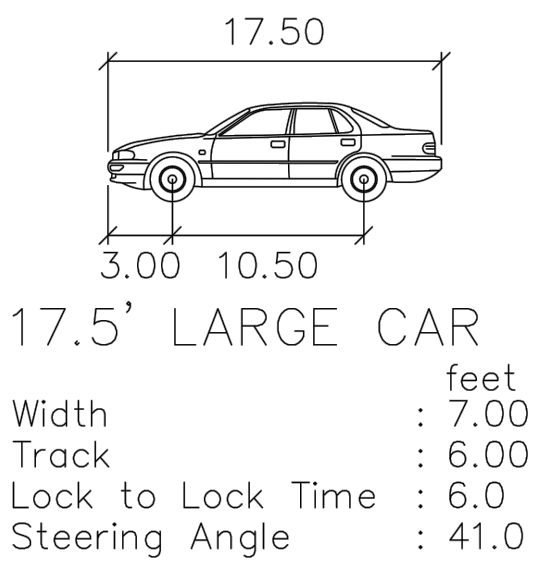
CITY OF ALEXANDRIA, VIRGINIA
SCALE: 1" = 10' JANUARY 19, 2017

DSI # 160819035



625 N COLUMBUS
CITY STANDARD LARGE VEHICLE
BACKING INTO & PULLING OUT OF SPACE
SCALE: 1" = 10'

623 N COLUMBUS
CITY STANDARD LARGE VEHICLE
BACKING INTO & PULLING OUT OF SPACE
SCALE: 1" = 10'



17.5' LARGE CAR
Width : 7.00
Track : 6.00
Lock to Lock Time : 6.0
Steering Angle : 41.0

DOMINION Surveyors Inc.

TURNING MOVEMENT EXHIBIT

623-625 N. COLUMBUS STREET

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

No.



SHEET 1 OF 1

FILE# 81-16

DSI # 160819035

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

#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)

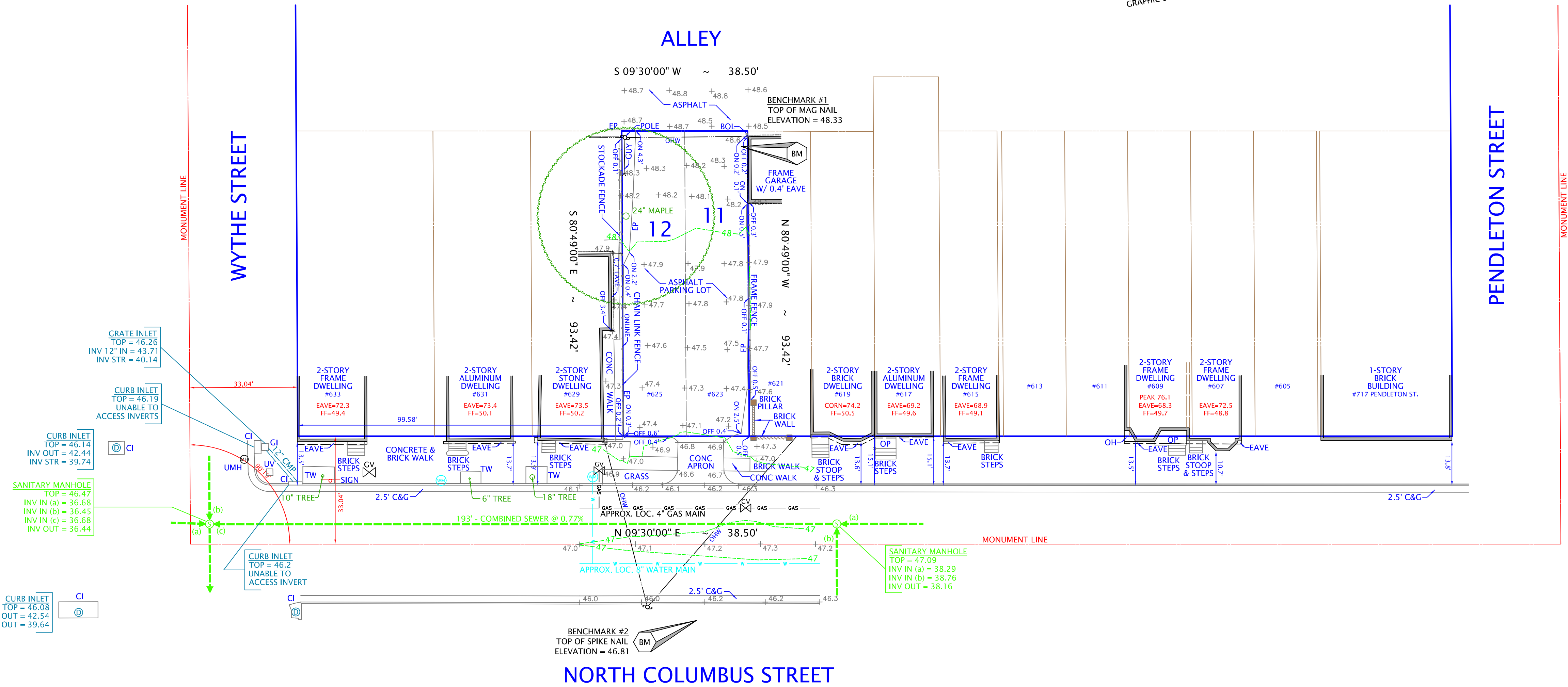
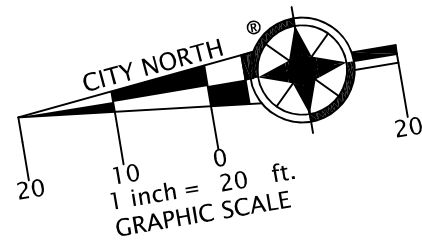
#717 PENDLETON ST.
N/F - PENDLETON OFFICE CONDOMINIUM
MAP #: 054.04-0E-00
ZONE: CL
USE: CONDO MASTER CARDS
(INSTRUMENT # 070025676)

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

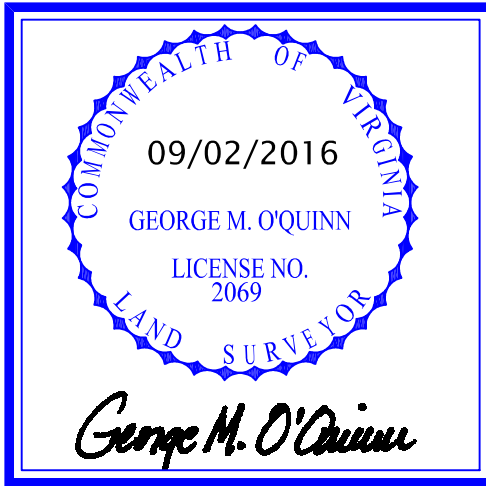
**WASHINGTON, COLUMBUS,
PENDLETON & WYTHE STREETS**

(DEED BOOK 25, PAGE 360)

CITY OF ALEXANDRIA, VIRGINIA

SCALE: 1" = 20'

SEPTEMBER 02, 2016 (BLOCK SURVEY)
SEPTEMBER 22, 2016 (REVISED)



DOMINION Surveyors
Inc.®

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

SHEET 1 OF 1

#160819035

81-16



**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

City of Alexandria, Virginia

MEMORANDUM

DATE: APRIL 26, 2017

TO: CHAIRWOMAN AND MEMBERS OF THE
PLANNING COMMISSION

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

SUBJECT: DOCKET ITEM #10
SUP #2016-0100, 623-625 North Columbus Street
RESPONSE TO RESIDENTS' CONCERNS

Special Use Permit #2016-0100 is a request for parking reductions and open space modifications associated with the construction of two single family dwellings at 623 and 625 N. Columbus Street. The site in question consists of two independent lots, denoted as Lots 11 and 12 in Deed Book 1573, Page 741 and depicted on a survey plat prepared by Virginia Licensed Surveyor George O'Quinn (LIC #2069) and dated September 2, 2016. The proposed project would construct a single family dwelling on each lot.

This case was deferred at the April Planning Commission hearing in order to allow the applicant and the property's former owner to address neighbor concerns related to the existing use of the property and other aspects of the project as referenced in resident letters dated March 30, 2017 and March 31, 2017. These letters raise questions about the current use of the property, the requested parking reduction, and the proposed side yard setback of one of the dwellings. Although issues related to the site's current use are not elements of the SUP proposal, it is helpful to provide the community, the Planning Commission, and the City Council with additional information as it has become available while the application for this special use permit [gets](#) evaluated on the merits of the project as proposed. Staff continues to recommend approval of the SUP requests for parking reductions and open space modifications based on the merits of the applicant's proposal

Current Use of the Property

The property is currently used as a parking lot for the Great Beginnings Daycare located at 618-622 N. Washington Street. This daycare center uses this parking lot to comply with its minimum parking requirements under the Zoning Ordinance and to provide a pick-up and drop-off area in accordance with a plan approved by the City on March 4, 2011. A daycare has operated at this site since 1996 when it was granted SUP approval, as was required at that time. The tenant space lease at 618-622 N. Washington Street includes the use of [these](#) lots at 623 and 625 N. Columbus Street, which were under common ownership at the time the lease was signed. Currently different parties own the 623-625 N. Columbus Street and the 618-622 N. Washington Street Properties. The property at 623-625 N. Washington Street was sold on August 18, 2016 from Rafat Mahmood, the owner of the 618-622 N. Washington property, to the SUP applicant, 623 & 625 N. Columbus Street Homes, LLC, owned by Louis V. Genuario,

Arthur Genuario, Peter Lunt, and Stephen Cumble. The lease for the day care center's tenant space expires on June 30, 2017. As current owner of 623-625 N. Columbus Street, the applicant **had initially** revised the day care center's lease to expire on May 17, 2017, however, it has **now** stated in its April 20, 2017 letter (attached) that it intends to extend the parking lot lease until it June 30, 2017 to coincide with the **daycare's** tenant space lease.

While this property is in use as parking lot for Great Beginnings Daycare, it was also considered as a possible night and weekend parking facility for the commercial component of the new mixed-use development under construction at 700 N. Washington Street, **as discussed** in the staff report for that project's site plan and entitlement review and approval in 2013. Condition #28 of the project's approval (DSUP #2013-0002) required that "Prior to Initial CO approval for the commercial space, the applicant shall provide 12 off-site parking spaces for future commercial use, at a location and with availability as generally described in the staff report, to the satisfaction of the Directors of T&ES and P&Z." The staff report references the lot at 623-625 N. Columbus Street, but it does not mandate that this lot be the only possible place to provide the required 12 off-street parking spaces.

The developer for the 700 N. Washington Street project, Mahmood Investment Corp. confirmed in a letter dated April 17, 2017 (attached) that a 14-space parking lot it owns at 898 N. Columbus Street would be available to satisfy the off-site evening and weekend parking requirement of DSUP #2013-0002, Condition #28. This parking lot would satisfy Zoning Ordinance requirements under Section 8-200(C)(3) pertaining to the location of parking facilities and requiring that off-site commercial parking lots be located within 500 feet of the commercial use it serves and requiring that the parking lot be located in a commercial or industrial zone. This lot is currently not used and would be provided for the 700 N. Washington Street's commercial space.

If the daycare center wishes to renew its lease at 618-622 N. Washington Street, it would need to secure alternate parking and pick-up and drop-off arrangements to comply with the Zoning Ordinance. As an option, Mahmood Investment Corp. has offered in its April 17th letter to allow the day care center use of the parking lot at 898 N. Columbus Street during its business hours on weekdays. However, because of the conditions of Section 8-200(C)(3), as referenced above, a technical parking reduction SUP would be required for the daycare to use this lot because this lot is more than 500 feet from the establishment (Figure 1). The daycare could also propose other parking options if it chooses to remain at its N. Washington Street facility.

The applicant has also mentioned in its April 20th letter that it would consider allowing the center to park in the 623-625 N. Columbus Street lot beyond its lease expiration date of June 30th. An alternative pick-up and drop-off plan would also be necessary if the daycare remains at its location. Alternatives include an on-street loading zone and the potential reuse of former parking spaces at the rear of the property that are no longer used.

Parking Reduction

Staff recommends approval for the requested parking reduction, as stated in the staff report, given the difficulties with creating parking spaces at the rear of the subject properties because of the narrow alley width, which severely limits driving movements. A one-space parking reduction for each lot is also reasonable because of the site's proximity to the Braddock Road Metro Station and its walking-distance proximity to retail, service, and employment opportunities in the area. Parking impacts would also be partially mitigated because a new curb would replace the existing parking lot driveway entrance in front of the proposed dwellings, creating two additional on-street spaces.

Side Yard Setbacks

As another issue, the owner and the lessee of 629 N. Columbus Street, the property adjacent to the proposed dwelling at 625 N. Columbus Street, have expressed concerns related to the proximity of this dwelling to their side windows. Although the RB zone does not require side yard setbacks for new dwellings, the applicant designed the proposed dwelling to provide a distance of at least six feet along the entire length of the dwelling from the adjacent building's windows (Figure 2) allowing light and air to reach the adjacent property. Six feet of distance is reasonable and similar to the amount of space often found between Old Town dwellings.

Conclusion:

Staff continues to recommend approval of this project. The information in this memo explains efforts of the prior and current owners to address the parking needs for other uses that have present-day access to the parking lot or proposed to use this site for parking in the future. The applicant has also met several times with adjacent neighbors in an effort to address their concerns. Staff believes that parking impact concerns are minimized by the location of parking for 700 N. Washington Street at 898 N. Columbus Street and by the day care center's options to also relocate parking to that site or to explore reasonable alternatives. Further, the six-foot distance between the proposed property at 625 N. Columbus Street and 629 N. Columbus Street creates a reasonable space outside the neighboring windows. Given the context-sensitive design of this proposed dwelling and the residential nature of this site's zone and surroundings, it is reasonable to grant approval for SUP #2016-0100, permitting parking reductions and open space modifications.

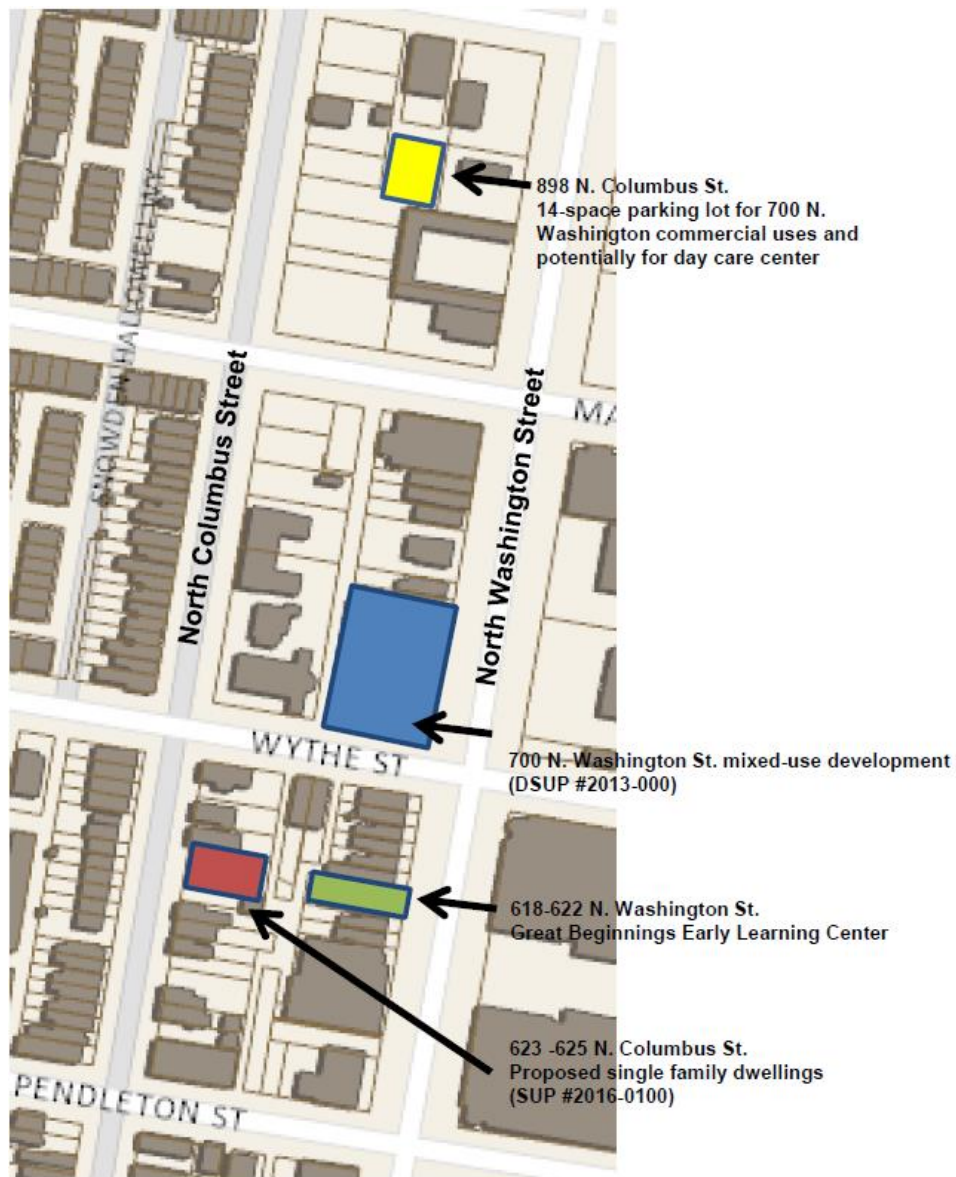


Figure 1



Figure 2:
Six feet of space exists between 625 N. Columbus Street and 629 N.
Columbus Street, as shaded in blue.



**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

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2200 CLARENDON BLVD. ■ SUITE 1300 ■ ARLINGTON, VA 22201-3359

LOUDOUN 703 737 3633 50 WOODBRIDGE 703 680 4664

HART, GIBBS, PIERCE & KARP, P.C.

ATTORNEYS AND COUNSELLORS AT LAW

700 N. FAIRFAX STREET, SUITE 600
ALEXANDRIA, VIRGINIA 22314

TELEPHONE (703) 836-5757
FAX (703) 548-5443

April 17, 2017

Sent Via Email

Dirk Geratz, Development Division
Alex Dambach, Zoning Division
Department of Planning & Zoning
City Hall, Room 2100
Alexandria, VA 22314

RE: Report on Parking Provided for 700 N. Washington's DSUP and Flagstone Day Care

Dear Mr. Geratz and Mr. Dambach,

In response to the meeting held on April 11, 2017, you asked that our client, 700 N. Washington St., LLC, and Mahmood Investment Corp., provide the City with information regarding where parking will be provided for both the off-site parking authorized by the conditions of DSUP 2013-0002 as well as for the day care center operated by Great Beginnings Early Learning Center, located at 618-622 N. Washington Street. This letter is submitted as a written status report of both of those items.

Attached please find the parking layout for property owned by our client located at 898 N. Columbus Street, tax map no. 054.04-02-03. There are 14 existing parking spaces available on that lot, and those spaces will be made available for the day care center's use immediately upon the termination of the parking space lease with the new owner of 623 N. Columbus Street. Furthermore, when the commercial space of the development of 700 N. Washington Street is ready for occupancy, these spaces will be available on nights and weekends for the limited off-site parking required by DSUP 2013-0002.

Please feel free to give me a call if you have any questions regarding this matter.

Yours truly,

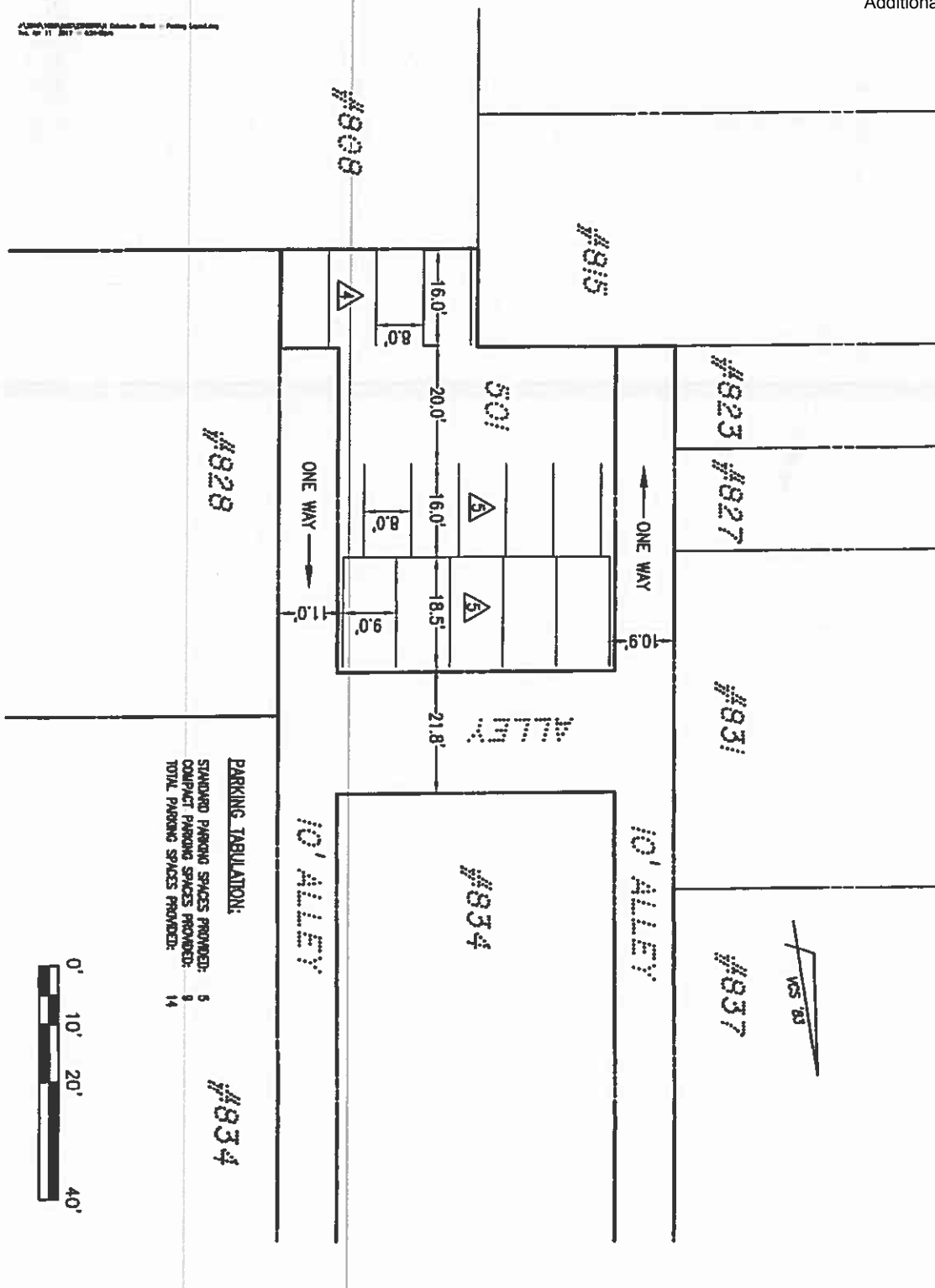


Harry P. Hart
Counsel for Mahmood Investment Corp. and
700 N. Washington St. LLC

cc: Mr. Ray Mahmood

Attachment





3/29/2017

Request to remove Special Use Permit #2016-0100 from the Consent... - PlanComm

SUP2016-0100
Additional Materials
4/27/17

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

Kim Dobbin

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

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>; 'karl.moritz@alexandriava.gov' <karl.moritz@alexandriava.gov>; 'jeffrey.farner@alexandriava.gov' <jeffrey.farner@alexandriava.gov>; 'ann.horowitz@alexandriava.gov' <ann.horowitz@alexandriava.gov>; 'kristen.walentisch@alexandriava.gov' <kristen.walentisch@alexandriava.gov>
Cc: 'waltmarlowe@gmail.com' <waltmarlowe@gmail.com>; 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 the 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
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.ⁱ

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.**

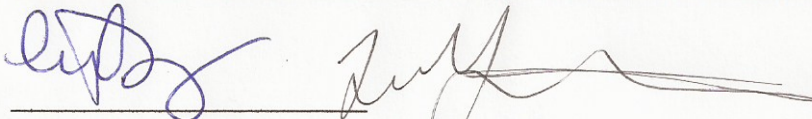
10. The City of Alexandria must deny Applicant's request for SUP #2016-0100 until it conducts a feasibility study that takes into account the present and projected critical shortage of parking along the 600 N. Columbus Street block. As reflected by

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.

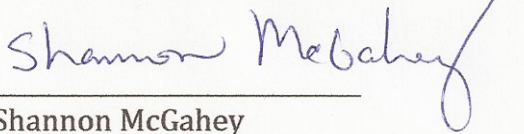
For the foregoing reasons, we homeowners and residents of the 600 N. Columbus Street block object to the Applicant's proposal to eliminate the parking lot by dividing and converting the Lot to homes. We demand that the Planning Commission and City Council honor the conditions of the 2013 Master Plan 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.

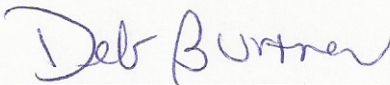
Homeowners and Residents of the 600 Block of N. Columbus Street:



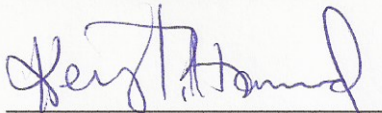
Lillian Moyano Yob and Louis Peter Yob
629 N. Columbus Street



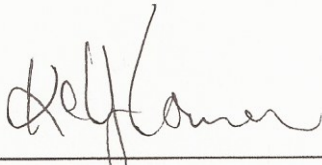
Shannon McGahey
632 N. Columbus Street



Deb Burtner
626 N. Columbus Street



Kerry Aucamp Hammond
624 N. Columbus Street



Kelly Conner
607 N. Columbus Street

¹ 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.

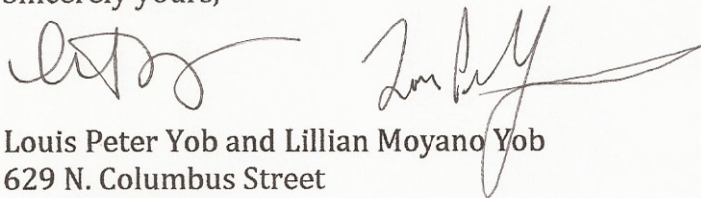
Over the past 23 years that we have resided in Old Town Alexandria, we have seen the virtual disappearance of all open spaces. We have also witnessed the disappearance of the low-income projects and demographic diversity that once was Old Town Alexandria. In place of what was once a mixed, vibrant community 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

¹ 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.

Re: 623-625 North Columbus St

peteandlillian@comcast.net

Mon 5/1/2017 4:49 PM

To: Ann Horowitz <ann.horowitz@alexandriava.gov>; Kristen Walentisch <kristen.walentisch@alexandriava.gov>; PlanComm <PlanComm@alexandriava.gov>;

1 attachments (154 KB)

May 2 Planning Comm Letter.docx;

Ms. Horowitz,

Please include our attached response to the record of docket materials for the May 2 hearing regarding SUP #2016-0010. We object to this proposed development and its detrimental impact on our property and on our neighborhood. The City of Alexandria has not adequately studied the impact of this proposal on residents of N. Columbus Street and should not be recommending approval at this time.

There seem to be a number of errors and confusion in memoranda filed this week by your Planning and Zoning Director Karl Moritz on this docket file. This too may be probative of our position that not enough time or careful consideration has been given to this proposal or the impact of approval on residents.

Lillian M. Yob, Owner

629 N. Columbus Street

On April 28, 2017 at 9:52 PM Ann Horowitz <ann.horowitz@alexandriava.gov> wrote:

Ms. Yob,

We wanted to share a memo with you that was sent to the Planning Commission as part of the docket materials for their meeting on May 2nd.

Please contact us with any questions or comments.

City of Alexandria Planning Commission, City Council, Mayor Silberberg

We object to Karl Moritz's recommended approval of the project associated with SUP #2016-0100 and the related development of the lot at 625 N. Columbus Street with two homes that would be build with below-code minimal open space and dedicated parking. We incorporate herein the objections stated in our letter to you dated March 31, 2017.

We wish here to address specifically the points raised in the Moritz analysis. We also wish to correct misstatements of fact contained in his memorandum.

- Contrary to Moritz's conclusion, the SUP applicant, 623 & 625 N. Columbus Street Homes, LLC. has not "met several times with adjacent neighbors to address concerns". In fact, the applicant has made no effort to contact us, homeowners of 629 N. Columbus Street and the most directly affected residents of this proposed project, despite having our email address on the objections filed over four weeks ago on March 31. Instead, the applicant has acted in a manner that leads us to believe that their position is that the less notice we have of their intended proposal, the better for them. The first notice we received of this proposal to slip approval through the April 6 Planning Commission's Consent Calendar was through a Facebook post by a neighbor one week before the proposed meeting.
- Contrary to the Moritz memo, Rafat Mahmood did not sell property located at 623-625 N. Washington Street to the SUP applicant, 623 & 625 N. Columbus Street Homes, LLC.
- Mahmood Investment Corp's solution to relocate parking for the day care center to two blocks away is not a solution for the day care center nor for residents of the 600 block of N. Columbus. This alternate lot is so far away from the day care center that it would itself require another special use permit to approve. It stands to reason that parents dropping off children will not use a lot that is more than 500 feet from the center, especially during inclement weather/when they are under time pressures, and will instead continue to park along our block. Furthermore, given Mahmood's track record of disregarding the interests of the community, there is no reason to believe that he will honor in any long-term way any commitment to dedicate yet another one of his properties for parking. Unless the city is willing to encumber the lot at 898 N. Columbus Street to serve as the off-site and evening parking required by DSUP #2013-0002 for as long at the project at 700 N. Washington Street stands, it is no stretch of the imagination to conceive that Mahmood will convey that lot when the right profit opportunity presents itself.

To allow this development to proceed is to disregard the very purpose and intent of the Alexandria Zoning Ordinance at 1-102, which is to protect against overcrowding of land, undue density of population, obstruction of light and air, congestion on public streets, and protection of the social and economic well-being of our city's residents. The City of Alexandria must stop conceding development proposals that require granting of exceptions to Zoning Ordinance requirements at the expense of the historic character of our neighborhoods and the rights of its long-term residents.

This proposed development is part of a pattern in the greater Old Town/Parker Gray area of acquiescing to developers whose only interest in our community is rapid return on investment. As long-term residents who are invested in our community for the right reasons, we are very concerned that our Planning Commission and City Council continue to approve developments designed to increase the tax base while ignoring regulations designed to preserve the historic character and quality of life in our neighborhoods.

The stakes for us personally, as 23+ year residents of Old Town and owners of a home that we have carefully and at large expense slowly restored and maintained since 1997, could not be higher. This home is our pride, it is our future and the future of our children, and it is our nest egg. It is where we have lived when the military has assigned us to the Northern Virginia area and where we plan to return once we retire from the service. This proposed development would destroy over 60% of the natural light in our house. It would make obsolete 13 windows in our home. And it would permanently change our home for the worse while decimating the value of our nest egg.

To allow 623 & 625 N. Columbus Street Homes, LLC to cram two homes to within mere feet of our home on a lot that has been designated in tax records as a single lot is to disregard the fundamental protections of our Zoning Ordinance. It also demonstrates complete disregard for the rights of residents who are directly affected by the very overcrowding, undue density, obstruction of light and air, and congestion that the ordinance seeks to guard against. Why have a Zoning Ordinance and commissions dedicated to preservation of the neighborhood if the City is so readily willing to exempt developers from even minimal requirements without duly considering the impact of these projects and the founded concerns of its residents? Zoning variances should only be granted where they do not affect the rights of others. Where granting a variance or modification enables development that directly harms existing neighboring property and the community as a whole, it should not be granted. The City becomes a biased adjudicator when it summarily modifies ordinances that cause harm to existing property and the community.

In the 2+ decades we've lived in Old Town, we have seen the systematic displacement of long-term residents and the resulting gentrification of our

community. Gone are the low-income homes that once surrounded the historically black St. Joseph's Catholic Church and the Alexandria Black History Museum. With their departure has gone the racial and economic diversity that once made our neighborhoods vibrant places to live. We believe that the future of middle class families like ours - military folks, non profit workers, small business owners and government employees, will soon face the same fate in this community as developers are given green light time and again to develop new, high-end homes affordable only to the highest income earners. In exchange, we continue to pay higher and higher taxes even while our home values are negatively impacted by rising density, city disinterest in mandating strict adherence to zoning and building regulations, the diminishment of the historical fabric of our community, and the disappearance of open spaces.

We are tired of this. We demand a pause on new development until its impact on residents is fully and fairly studied. We demand the City of Alexandria to stop surrendering our interests and the quality of life of our community to profiteers whose only interest here is the potential for rapid gain. We demand to be heard on this matter through a conference call; our assignment overseas prevents us from being physically present at hearings concerning this proposal. We implore the city to deny SUP # 2016-0100 and its request for open space and parking reduction modification. We are also entitled to a review under the language of the 2013 Master Plan and DSUP, where in Paragraph 31 the Planning Commission itself provides that the city is compelled to review the parking issue upon allegation of a violation of the permit conditions.

If our concerns are not considered and Alexandria approves this project without an appropriate review, we will continue to voice our opposition and rally support against this project through every public and legislative avenue available to us.

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

Mark Plotz
629 North Columbus Street
Alexandria, VA 22314

May 2, 2017

Chairwoman and Members of the Planning Commission
Alexandria, VA

To Whom It May Concern:

In September 2016, I (Mark Plotz) and Amanda Malkin signed a 12 month lease and moved into the house at 629 North Columbus Street, Alexandria, Virginia. The house is full of light on almost every day of the year thanks to its high ceilings and a number of windows on the south side of the house.



Figure 1: South facing exterior of 629 North Columbus St.

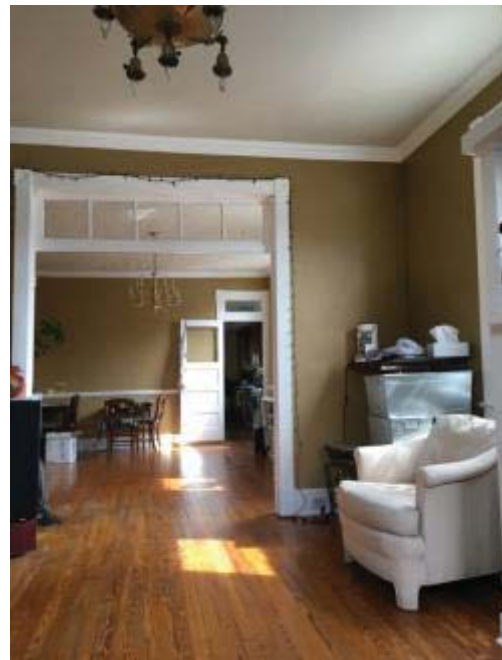


Figure 2: First floor living room of 629 North Columbus St. at 2:40 pm on March 25, 2017.

The structure proposed for 625 North Columbus Street will significantly impact our house by blocking sunlight and air circulation. We request a minimum of a 2-foot sideyard setback. As is detailed below this additional setback will appreciably diminish 625's negative impacts on our house.

Response to the Staff Recommendations

The April 26, 2017 memo "DOCKET ITEM #10: SUP #2016-0100, 623-625 North Columbus Street, RESPONSE TO RESIDENTS' CONCERNS" concludes "the six-foot distance between the proposed property at 625 N. Columbus Street and 629 N. Columbus Street creates a reasonable

space outside the neighboring windows.” The memo also states that six feet is a reasonable distance and similar to the amount of space found between Old Town dwellings.

I disagree on both points. First, the City of Alexandria’s GIS data (published December 28, 2015) shows a separation of approximately 5 foot 2 inches between our structure and the lot line (see page 4). Second, while the RB zone may permit zero setback and while there are buildings in the Old Town historic district with same or similar separation to what is being proposed, our structure is one of the few homes in the historic district with both southern facing windows and a vacant adjacent residentially zoned lot.



Figure 3: Vacant residential parcels as of Fall 2015

Figure 1 depicts the Old Town historic district. Vacant residential parcels are shaded in dark red. Nearly all of these vacant residentially zoned parcels are owned by the adjacent property owners. This means they can control what gets built next to them.

For example: the lot at 207 N Patrick Street is owned by Innovative Properties LLC and the lot at 209 N Patrick Street is owned by Innovative Architects LLC. On lot 207 a zero setback is permitted, but zero setback is not appropriate for this location due to the large number of

southern facing windows. It is also unlikely that a property owner would build a zero setback structure on that lot due to the likely significant negative impacts (reduced light and air circulation).



Figure 4: 209 North Patrick Street and adjacent vacant lot.



Figure 5: 207 North Patrick Street highlighted in red.

By contrast, the structure at 609 North Columbus Street and the vacant lot at 611 North Columbus Street are adjacent to 615 North Columbus Street – a structure which has no southern facing windows making it compatible with zero setback infill. Also pertinent: 611 North Columbus Street is owned by “IRBY BETTY JEAN ET AL” who also owns 609 North Columbus Street.



Figure 6: The southern facing exterior of 615 North Columbus Street.

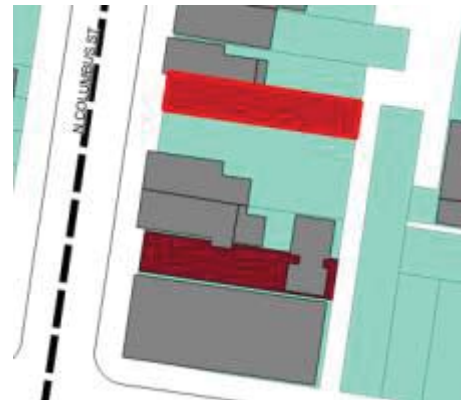
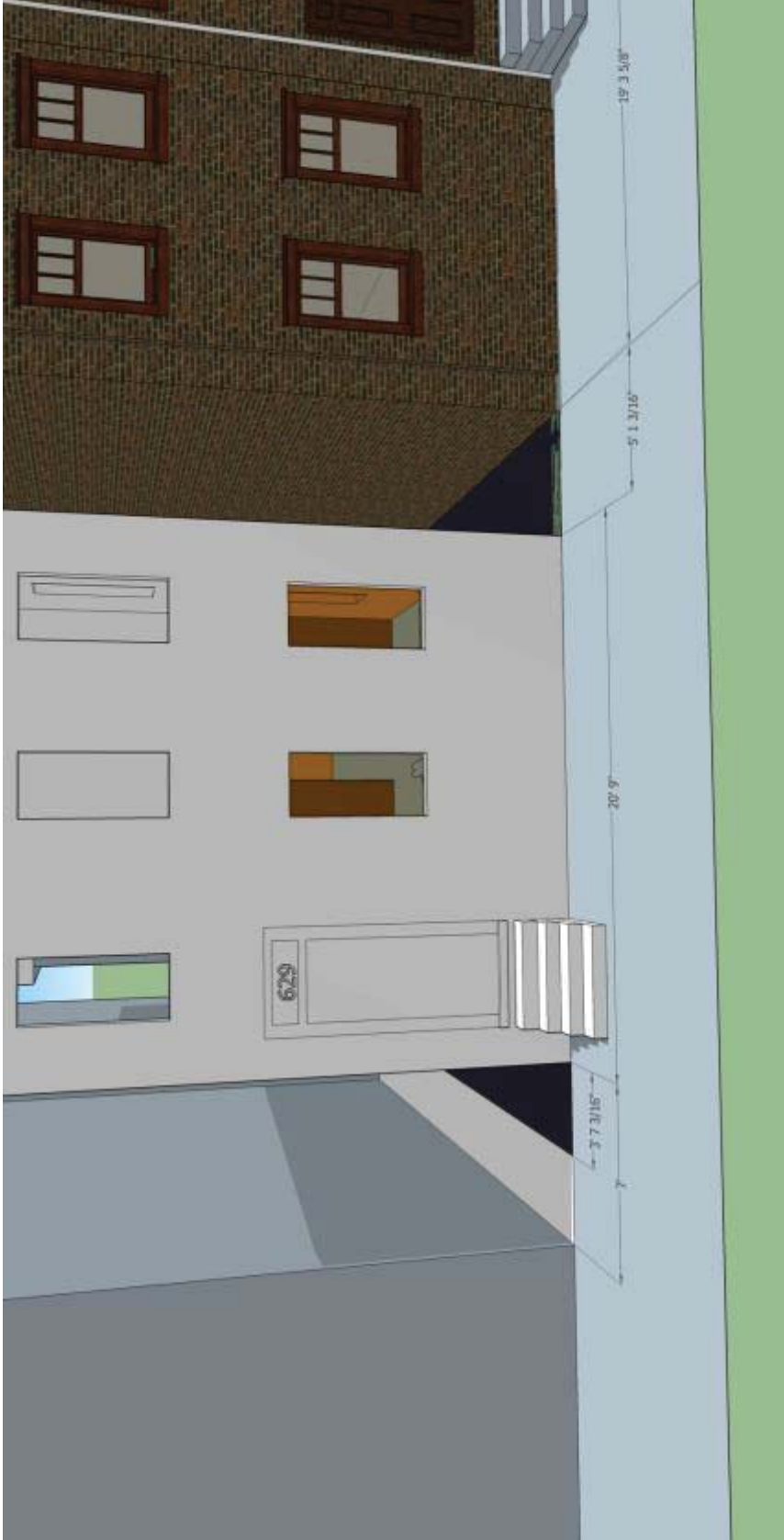


Figure 7: The vacant parcel at 611 North Columbus Street highlighted in red.

Zero setback is appropriate for certain contexts (a common owner and/or minimal impacts on adjacent properties); zero setback is inappropriate for 625 North Columbus Street.



This Sketchup model was geolocated using the City of Alexandria's Fall 2015 GIS dataset. Note the ~5 foot two inch separation between 629 North Columbus Street and 625 North Columbus Street. The lot footprint is shaded dark blue.

Impacts of the proposed structure at 625 North Columbus Street

As noted above we enjoy unobstructed sunlight on the first floor of our house on nearly every day of the year. The proposed development, with its height of 28.5' and zero setback would dramatically change this. Using Suncalc.org, in combination with measurements taken from the structure, I calculated number of days our first floor living room would receive direct sunlight, partial sunlight and indirect or no sunlight. Direct sunlight occurs when the adjacent structure casts no shadow on the window. Partial sunlight occurs when the adjacent structure casts some shadow on the window. Indirect or no sunlight occurs when the shadow of the adjacent structure completely covers the window.

Existing conditions

Direct sunlight: >300 days

Zero setback (first floor)	With requested 2' setback	Gain
Direct sunlight: 0 days	68 days	+68 days
Partial sunlight: 54 days	102 days	+48 days
Indirect/no sunlight: 311 days	263 days	

Zero setback (second floor)	With requested 2' setback	Gain
Direct sunlight: 99 days	148 days	+49 days
Partial sunlight: 162 days	208 days	+46 days
Indirect/no sunlight: 55 days	9 days	

The proposed structure would eliminate direct sunlight on the first floor and on 311 days of the year those windows would receive only indirect/no sunlight.

These calculations are based on the geolocation of 629 North Columbus Street (N 38°48'42.01" and W 77°2'47.18"). Twenty-nine days were sampled and the calculations were performed with the sun at the highest point in its arc at an Azimuth of 188° which is approximately perpendicular to our house's south facing exterior.

To ensure accuracy and to provide the Planning Commission with a visual reference to existing conditions and the proposed infill, I rendered 625, 629 and 631 North Columbus Street in Sketchup. The models were geolocated using the City of Alexandria's Fall 2015 GIS dataset. The lot and building boundaries also rely on the aforementioned dataset. The dimensions of 629 North Columbus Street—specifically the locations and dimensions of the windows—were taken by me with a tape measure. The dimensions of 625 North Columbus Street were gleaned/surmised from the late March 2017 Staff Report to the Planning Commission.



Figure 7: EXISTING 0' Setback on Dec 21, 2017 on Winter Solstice



Figure 8: PROPOSED on Dec 21, 2017 Winter Solstice

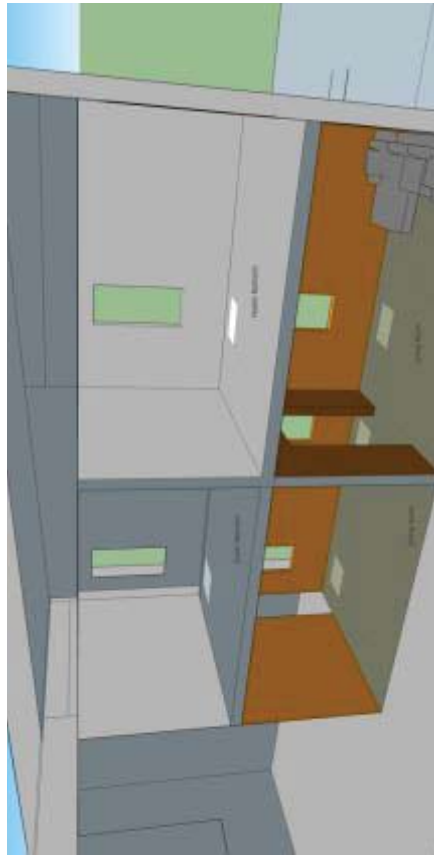


Figure 10: EXISTING at 1:20 pm on May 2, 2017



Figure 9: PROPOSED at 1:20 pm on May 2, 2017



Figure 10: EXISTING on June 21, 2017 the Summer Solstice



Figure 11: PROPOSED on June 21, 2017 the Summer Solstice

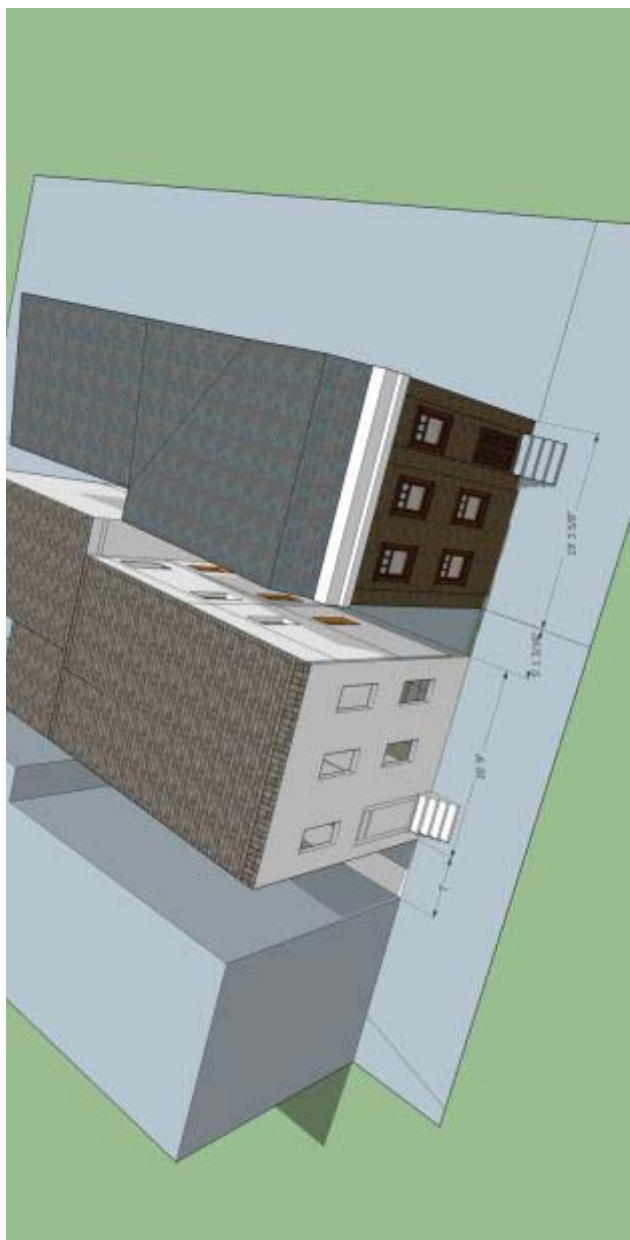


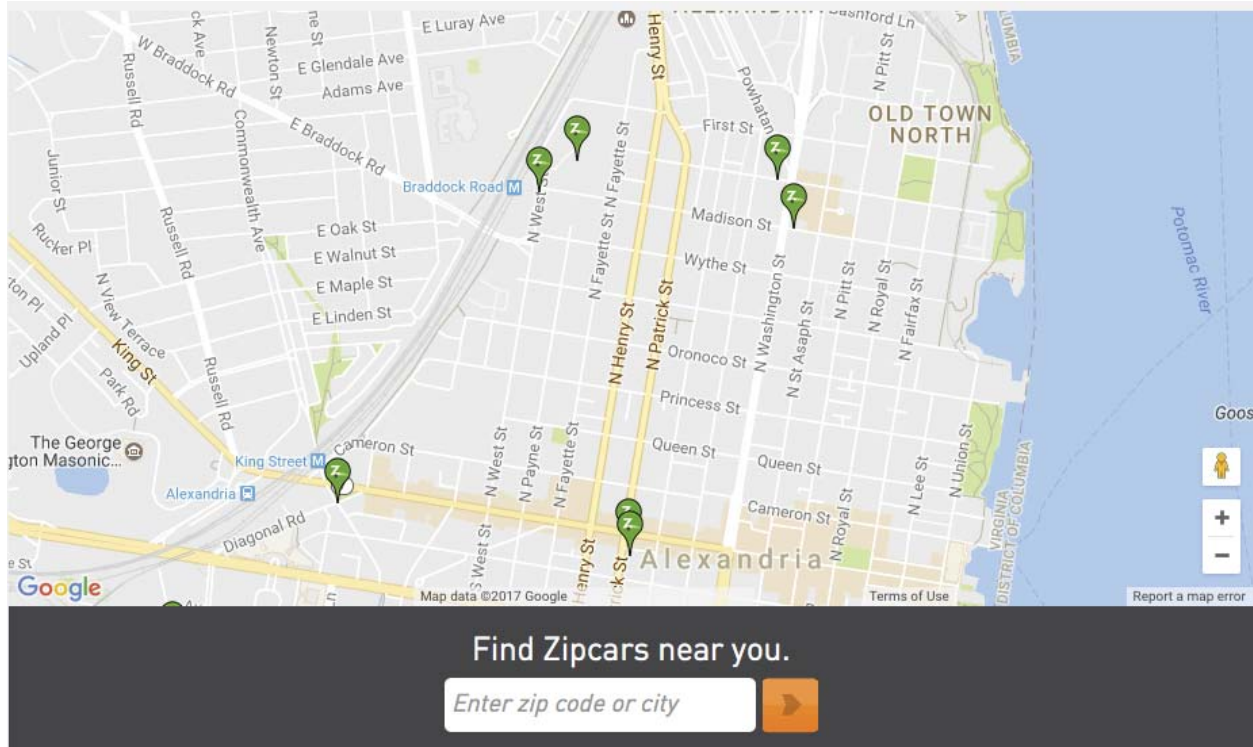
Figure 12: Top view of 631, 629 and 625 depicting building footprint with dimensions.

As the renderings and the Suncalc calculations demonstrate the proposed structure will have a significant impact on the amount of sunlight enjoyed by 629 North Columbus Street. It is for this reason I request that the Planning Commission consider requiring more setback than the proposed 0'.

Street parking

Parking for residents will undoubtedly be impacted by this project. I bike and walk for most of my trips. I do keep a car on the street because the City makes parking permits inexpensive and easy to obtain. If the City were to price permits more appropriately and/or limit the number of parking permits per household I would likely sell my car. It would also be helpful if the City provided more encouragement for car-free and car-lite lifestyles. In our neighborhood there are few Zip Cars, there is little or no onstreet bicycle parking, and most of the transit shelters are lacking in amenities such as benches, shelters and system maps. As long as these conditions remain onstreet parking will be a contested issue in the neighborhood.

Current Zip Car locations in/around Zip Code 22314. Accessed on May 2, 2017.



Conclusion

I am not opposed to infill. I consider a rundown parking lot to be a poor use of valuable land. Developing this parcel for 623 and 625 will improve the neighborhood by adding open space and reducing impermeable surface area. However, I think that more should be done to mitigate the impact that 625 North Columbus Street will have on our house, and that mitigation should be in the form of additional setback from the lot edge.

Throughout this ordeal which began on March 25, 2017, when we learned from our neighbor that a development was being proposed, to today, the City of Alexandria Planning Department has been professional, responsive and communicative. As one person – a renter, nonetheless—who sits across the proverbial table from a team of developers, realtors and lawyers, I have appreciated the courtesy and attention shown by Ms. Ann Horowitz and Mr. Alex Dambach.

Thank you for your consideration.

Sincerely,

Mark Plotz
703.371.0698
mark@bikewalk.org