

Special Use Permit #2017-00023
221 S. Fayette Street

Application	General Data	
Public hearing and consideration for a parking reduction with lot size, setback, and open space modifications.	Planning Commission Hearing:	May 2, 2017
	City Council Hearing:	May 13, 2017
Address: 221 S. Fayette Street	Zone:	CL/Commercial Low
Applicant: John C. Rand represented by M. Catharine Puskar, attorney	Small Area Plan:	Old Town

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 Reviewer: Alex Dambach, AICP, alex.dambach@alexandriava.gov

PLANNING COMMISSION ACTION, MAY 2, 2017: On a motion made by Vice Chairman Macek and seconded by Commissioner Lyle, the Planning Commission voted to recommend approval of Special Use Permit #2017-00023 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 the staff analysis.

Commissioner Macek commented that this office conversion was on a small scale and represented an appropriate use of this site. He also asked staff to streamline the information gathering process for applicants in order to avoid them needing to hire professionals such as architects or do highly complex research.

Commissioner Brown commented on the supplemental information provided in the staff memo that helped validate that the project meets the criteria for a special use permit with modifications. He also commented that information gathering and thorough analysis is necessary for these types of applications. Commissioner Macek concurred while stating that the information gathering process should not be too overbearing.

Commissioner Mahon and Chairwoman Lyman raised the question of whether an administrative approval process could be used for this type of application. Staff agreed to research this possibility.



I. DISCUSSION

The applicant, John C. Rand, represented by M. Cathy Puskar, Attorney, requests Special Use Permit approval for a parking reduction with modification for front and side yard setback, lot size, and open space requirements. The request is in order to convert a structure currently used as an office back to its original use as a 2-family dwelling.

SITE DESCRIPTION

The subject site is located on one parcel of record at the corner of S. Fayette Street and Duke Street. The parcel has 100 feet of frontage along S. Fayette Street and 34.42 feet of frontage along Duke Street. The total lot area is 3,300.22 square feet and is an existing substandard lot.

Residential uses surround the lot to the east, north, west, and southeast in the form of historic and newer houses and townhouses. The TJ Fannon Heating and Air Conditioning facility is located to the property's southwest.



The parcel is developed with a two story building with approximately 2,460 square feet. This building sits 4.3 feet from its front property line facing S. Fayette Street, 26.9 feet from its front property line facing Duke Street, 5.1 feet from the side lot line perpendicular to Duke Street, and 11.5 feet from the side property line perpendicular to S. Fayette Street. The site has two driveway curb cuts both leading from S. Fayette Street with each serving a single parking space. There is a total of 572 square feet of open space also on the lot.

BACKGROUND

The structure on this lot was constructed in 1968 as a two-unit semi-detached dwelling. It received variances from the Board of Zoning Appeals on January 9, 1968 from zoning standards for floor area ratio (FAR), rear yard setback, and corner lot vision clearance setback. The property was in the RM Zone at the time. The variances permitted the building to be constructed at a floor area ratio of 0.84, however the lot at the time was 2.75 feet narrower than it currently is because of shifts in the width of S. Fayette Street that occurred over time. The structure now meets the FAR limit of 0.75, because the site's ratio is now 0.746 due to additional lot area. The rear yard setback variance is no longer applicable because corner lots, under current zoning, are considered to have two front yards and two side yards, so the rear yard standard from which that variance was granted is no longer applicable. The variance for vision clearance setback, however, remains in effect. It requires there to be no structures, fences, shrubbery or other obstructions to vision taller than three and one-half feet above the curb level within the area enclosed by a site triangle created by the centerline of the intersecting streets and a line joining points on such centerlines at distances of 100 feet from their intersections. Part of the existing dwelling and a parking space sit inside that area, as permitted by its variance.

The structure in question was built as a semi-detached 2-family dwelling and was used in this manner until 1994, when it was converted with minimal physical alteration into an office building. It became subject to the zoning requirements of a commercial structure upon being converted. Commercial buildings do not have requirements for lot size, yards, or open space in this zone. As a residential structure, however, it becomes subject to those applicable standards.

PROPOSAL

After several years as a commercial office use, the applicant, John C. Rand, wishes to convert the building back into a semi-detached 2-family dwelling. To become compliant with zoning as a residential structure, the applicant requests a two-space parking reduction along with modifications of the open space, lot size, front yard, and side yard setback requirements for a residential structure in the CL zone. Although the property was a residential structure previously, it may only be used as a residential structure if it complies with current CL zone provisions for area and bulk regulations, as well as parking requirements. This proposal is to return the building to its original floorplan with a pair of similar side-by-side 2-bedroom dwelling units. The first floors of both units would have a living room, dining room, a kitchen, and a half-bathroom. The second floors would have two bedrooms, a bathroom, laundry area, and a small home office.

PARKING

Section 8-200(A)(1) of the Zoning Ordinance requires two-family dwellings to provide two parking spaces for each dwelling unit. Given that the property was constructed with one parking space per dwelling unit and no additional area exists on the lot to provide additional spaces, the four required parking spaces are not available on-site. The property would, therefore, require SUP approval for a two-space parking reduction for use as a residential structure.

ZONING

The property is located in the CL, Commercial Low zone. Two-family dwellings are permitted in this zone. Nonetheless, residential structures must comply with Sections 4-105 and 4-106, which outline area and bulk regulations for these dwellings, respectively. Table 1 states the areas where the existing building complies or requires a modification for residential use. A variance from 1968 remains in effect for the corner lot vision clearance setback requirement. Special Use Permit approval for a parking reduction along with lot size, open space, front yard, and rear yard modifications is necessary for the structure to comply as a 2-family dwelling.

Table 1	Required	221 N. Fayette St	Complies
Lot Area	5,000	3,300.22 sq. ft.	no (mod. req.)
Frontage	70 ft.	100 ft.	yes
Front Yard (Fayette)	20 ft.	4.3 ft.	no (mod. req.)
Front Yard (Duke)	20 ft.	26.9 ft.	yes
Side Yard (west)	1:3 or 8 ft. min.	5.1 ft.	no (mod. req.)

Side Yard (north)	1:3 or 8 ft. min.	11.5 ft.	yes
Open Space	40% of lot = 1,320 sf.	572 sf.	no (mod. req.)

MASTER PLAN DESIGNATION

The property is located within the Old Town Small Area Plan. The plan recommends this location to have the CL zone designation which accommodates commercial and residential uses.

STAFF ANALYSIS

Staff supports the applicant's SUP request for a two-space parking reduction with modifications for lot size, open space, and setback requirements. Approval of the Special Use Permit request would allow the structure to return to its original use. As the two-family dwelling originally functioned as a residential property and was granted specific approvals for that purpose, staff finds that the configuration and placement of the dwelling on the lot provides adequate outdoor spaces for residential use and provides one parking space per dwelling, which is suitable when considering the site's proximity to public transit and its highly walkable location with many businesses and amenities nearby. This proposed use is also more highly compatible with the surroundings than an office, considering that this site is surrounded on three sides by similar townhouse-type dwellings. Staff proposes conditions to maintain open space and yard areas at provided levels.



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:

1. Open space shall not be reduced to less than 572 square feet.
2. The western side yard setback shall be limited to no less than 5.1 feet, and the front yard facing Fayette Street shall be limited to no less than 4.3 feet.

STAFF: Alex Dambach, Division Chief, Land Use Regulatory Services

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:

No comments.

Code Enforcement:

F-1 No comment for parking reduction.

C-1 A building permit and certificate of occupancy are required for the conversion of a structure that is currently being classified as office space to residential use. The applicant will need to apply for a building permit to complete this change in use group classification prior to completing this conversion.

Fire:

No comments or concerns.

Health:

No comments.

Parks and Recreation:

No comments received.

Police Department:

No comments received.



APPLICATION

SPECIAL USE PERMIT

SPECIAL USE PERMIT # 2017-0023

PROPERTY LOCATION: 221 S. Fayette Street

TAX MAP REFERENCE: 074.01-10-26 **ZONE:** CL

APPLICANT:

Name: John C. Rand

Address: P.O. Box 424 Oakton, Virginia 22124

PROPOSED USE: Parking reduction with modifications of minimum lot size, front and side yard
and open space requirements.

☒ **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.

Revised 4/19/17

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

MCPuskar

Signature

2/21/2017

Date

703-528-4700

Telephone #

703-525-3197

Fax #

cpuskar@thelandlawyers.com

Email address

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

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

SUP # 2/21/17

PROPERTY OWNER'S AUTHORIZATION

As the property owner of 221 S. Fayette Street, I hereby
(Property Address)
grant the applicant authorization to apply for the parking reduction with modifications use as
(use) **SEE ATTACHED LETTER**
described in this application.

Name: _____ Phone: _____
Please Print
Address: _____ Email: _____
Signature: _____ Date: _____

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

☒ Required floor plan and plot/site plan attached.

☐ Requesting a waiver. See attached written request.

2. The applicant is the (check one):

☒ Owner

☐ Contract Purchaser

☐ Lessee or

☐ Other: _____ of the subject property.

State the name, address and percent of ownership of any person or entity owning an interest in the applicant or owner, unless the entity is a corporation or partnership, in which case identify each owner of more than 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. John C. Rand (Applicant)	P.O. Box 424 Oakton, VA 22124	
2.		
3.		

2. Property. State the name, address and percent of ownership of any person or entity owning an interest in the property located at 221 S. Fayette Street (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. John Clifton Rand Trust (Inter Vivos Revocable Trust Effective September 1, 2005) - John C. Rand, Sole Trustee	P.O. Box 424 Oakton, VA 22124	100%
2.		
3.		

3. Business or Financial Relationships. Each person or entity indicated above in sections 1 and 2, with an ownership interest in the applicant or in the subject property are require to disclose any business or financial relationship, as defined by Section 11-350 of the Zoning Ordinance, existing at the time of this application, or within the 12-month period prior to the submission of this application with any member of the Alexandria City Council, Planning Commission, Board of Zoning Appeals or either Boards of Architectural Review. **All fields must be filled out completely. Do not leave blank. (If there are no relationships please indicated 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](#).

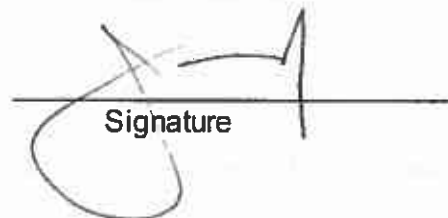
Name of person or entity	Relationship as defined by Section 11-350 of the Zoning Ordinance	Member of the Approving Body (i.e. City Council, Planning Commission, etc.)
1. John C. Rand	None	<i>Not Applicable</i>
2.		
3.		

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

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

2-13-17
Date

John C. Rand
Printed Name


Signature

John C. Rand
P.O. Box 424
Oakton, Virginia 22124

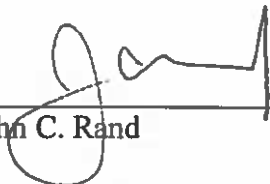
Karl Moritz
301 King Street
City Hall, Room 2100
Alexandria, Virginia 22314

Re: Authorization to File Application for a Special Use Permit for Parking Reduction
and Associated Requests
221 S. Fayette Street, Tax Map ID 074.01-10-26 (the "Property")

Dear Mr. Moritz:

I, John C. Rand, hereby authorize Walsh, Colucci, Lubeley & Walsh, P.C. to act as agent on my 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 conversion of the existing building on the Property into two residential dwellings.

Very truly yours,



John C. Rand

Date: 2-13-17

JOHN C. RAND
ATTORNEY AT LAW

SUP2017-0023
Application Materials
2/21/17

P.O. BOX 424
OAKTON, VIRGINIA 22124

(571) 276-7774
randjohnc@gmail.com

John Clifton Rand Trust
(Intervivos Revocable Trust Effective September 1, 2005)
P.O. Box 424
Oakton, Virginia 22124

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

Re: Consent to File Application for Special Use Permit for Parking Reduction and
Associated Requests
Applicant: John C. Rand
221 S. Fayette Street, Tax Map ID 074.01-10-26 (the "Property")

Dear Mr. Moritz:

The John Clifton Rand Trust (Inter Vivos Revocable Trust Effective September 1, 2005), owner of the above-referenced Property, hereby consents to the filing of an application for a special use permit for a parking reduction and any related requests to allow for the conversion of the existing building on the Property into two residential dwellings.

Very truly yours,

JOHN CLIFTON RAND TRUST (INTER VIVOS REVOCABLE
TRUST EFFECTIVE SEPTEMBER 1, 2005)

By: 
John C. Rand

Its: Trustee

Date: 2/13/17

SUP # 2/21/17

☐ **Yes.** Provide proof of current City business license N/A

NARRATIVE DESCRIPTION

See attached.

This image shows a single sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.

Statement of Justification
221 S. Fayette Street
Tax Map ID: 074.01-10-26

John C. Rand (the "Applicant") requests approval of a Parking Reduction Special Use Permit to allow the provision of two (2) parking spaces for the two (2) proposed semi-detached dwellings on property located at 221 S. Fayette Street (the "Property"), with modifications of minimum lot size, front and side yard and open space requirements pursuant to Section 11-416(C) of the Zoning Ordinance.

The Property, which is located in the northwest quadrant of the intersection of S. Fayette Street and Duke Street, contains approximately 3,300.22 square feet and is zoned to the CL/Commercial Low Zone. Nearby uses include residential dwellings along both sides of S. Fayette Street to the north and east of the Property. The Property, which was previously zoned to the RM zone, is currently developed with a 2,464 square foot two-story brick building that was constructed in the 1960's as a two-family dwelling. For nearly three decades, the building was used for residential purposes. In 1994, the building was converted to non-residential use, and has been occupied by office tenants since that time. The Applicant proposes to re-establish the original residential use, and convert the building back into two (2) semi-detached dwelling units.

There are currently two (2) existing parking spaces on the Property, which are located in driveways on either side of the building. These spaces were previously utilized by residents of the two original dwellings. The Applicant proposes to retain these existing spaces for use by future residents, following the conversion of the building back into two semi-detached dwellings. It is not possible to provide additional parking spaces on the Property due to existing site constraints. The proposed parking reduction will allow the provision of the two (2) existing on-site parking spaces in lieu of the four (4) parking spaces currently required for two (2) semi-detached dwellings. The proposed reduction will allow the Applicant to return the building to its original residential use, with the same number of parking spaces that were originally provided. In addition, the Property is located within a one-half (1/2) mile walk of the King Street Metrorail station, which will provide future residents with convenient access to transit options.

As part of this application, pursuant to Section 11-416(C) of the Zoning Ordinance, the Applicant is requesting modifications of the minimum lot size, front and side yard, and open space requirements set forth in Sections 4-105 and 4-106 of the Zoning Ordinance. Pursuant to Section 4-105(B)(1) of the Zoning Ordinance, two-family dwellings require 2,500 square feet of land area for each dwelling unit. Pursuant to Section 4-106, each two-family dwelling must provide a front yard of 20 feet, and side yards based on a 1:3 setback ratio and a minimum of 8 feet. In addition, residential development must provide forty percent (40%) of the lot as open and usable space. The Applicant is requesting a modification of each of these current Zoning Ordinance requirements to reflect the existing lot size, yards and open space created with the development of the Property in the 1960's. The existing building, which was developed prior to the effective date of the current Zoning Ordinance, is located on a lot consisting of only 3,300.22 square feet. A front yard of 4.3 feet is being maintained along the S. Fayette Street frontage of the Property, which is consistent with the requirements of the former RM zoning of the Property. In addition, a yard of 5.1 feet is being maintained along the western border of the Subject Property, consistent with the dimension approved in a 1968 variance. The proposed improvements are limited to interior and minor exterior renovations within the footprint of the existing building. Given that the building was previously used as a two-family dwelling, and that the proposed conversion will maintain existing yards and open space, the requested modifications of minimum lot size, front and side yard and open space requirements will result in no detriment to neighboring properties or to the public health, safety and welfare.

The proposed conversion of an existing office building back to its historic residential use is consistent with the residential character of the surrounding neighborhood.

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)
The proposed semi-detached dwellings will generate trash and garbage typically associated with residential use.
- B. How much trash and garbage will be generated by the use? (i.e. # of bags or pounds per day or per week)
An amount of trash and garbage typically generated by two (2) semi-detached dwellings.
- C. How often will trash be collected?
Once per week.
- D. How will you prevent littering on the property, streets and nearby properties?
Residents of the proposed residential dwellings will be responsible for monitoring the property for litter.

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

- 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

SUP # _____

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.

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

- B. Where is required parking located? (check one)

☒ on-site
☐ off-site

If the required parking will be located off-site, where will it be located?

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

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

☒ Parking reduction requested; see attached supplemental form

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

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

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

SUP # 4/19/17

- 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? N/A square feet.

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

2,464 sq. ft. (existing) + _____ sq. ft. (addition if any) = 2,464 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 semi-detached 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 parking spaces for the two proposed semi-detached 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?

The property is currently developed with an existing two-story brick building constructed in approximately 1965. There are two (2) existing on-site parking spaces located on the property. Under existing conditions, there is insufficient site area to provide additional on-site parking spaces. No additions or expansions to the existing building are proposed that will result in the provision of fewer parking spaces on the Property than exist today. In addition, the property is located within a one-half (1/2) mile walk of the King Street Metrorail Station, which will provide future residents of the dwellings with convenient access to transit.

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

_____ Yes. ☒ No.

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.

Ann Horowitz

From: Brant, Robert <rbrant@thelandlawyers.com>
Sent: Thursday, March 09, 2017 4:39 PM
To: Ann Horowitz
Cc: Alex Dambach; Puskar, M. Catharine
Subject: 221 S. Fayette Street

REVISED

Ann -

By way of an update, the architect has informed us that the height of the building at 221 S. Fayette is 22' - 4". We are still awaiting confirmation on the floor area figures, and will provide that information as soon as possible. Please let us know if you have any questions. Thanks, Ann.

Best,

Bob



Robert D. Brant

Walsh Colucci Lubeley & Walsh PC

2200 Clarendon Boulevard | Suite 1300 | Arlington, VA 22201

Phone: (703) 528-4700 | Ext. 5424 | Fax: (703) 525-3197

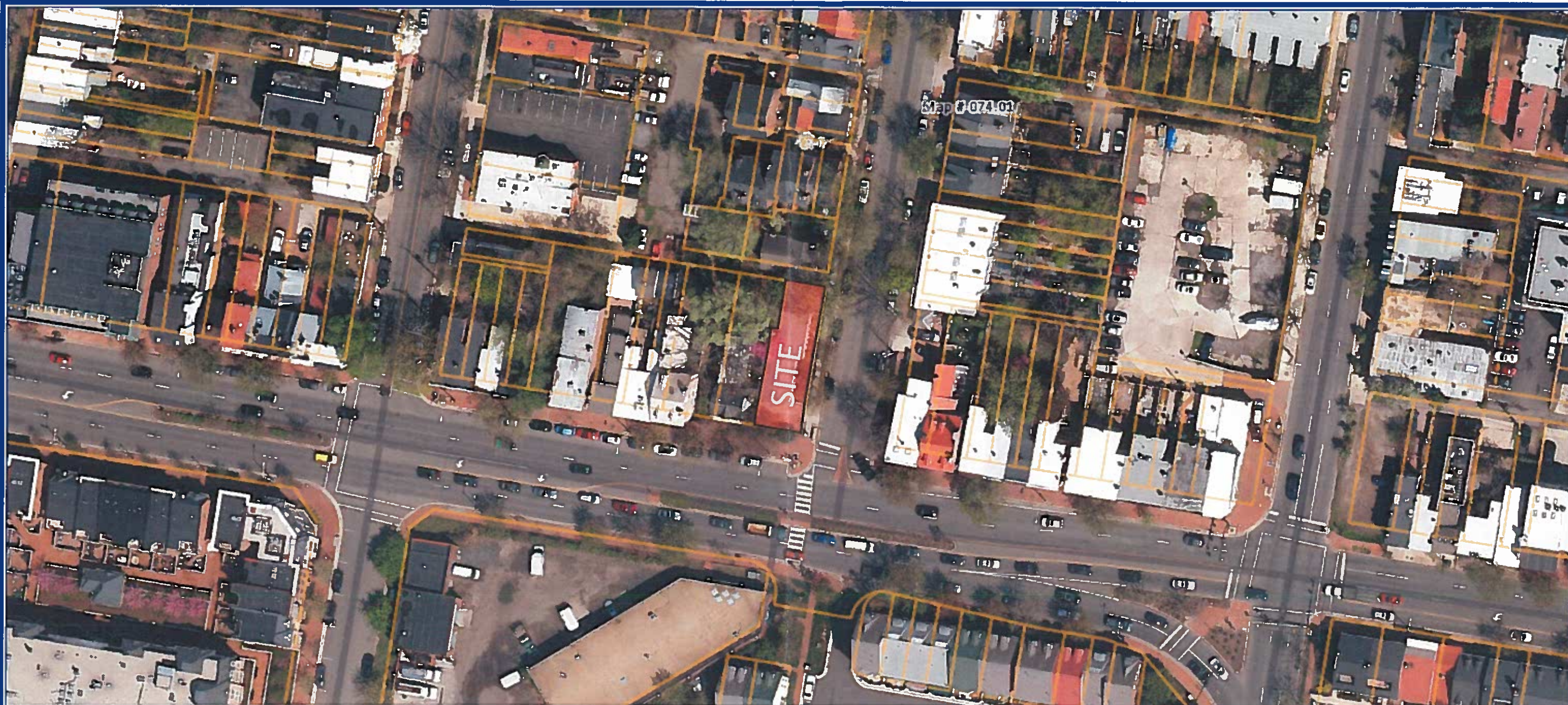
rbrant@thelandlawyers.com

www.TheLandLawyers.com

Named to the *U.S. News & World Report* Best Law Firms 2017

Ranked in *Chambers USA* 2007 – 2016 – Leading Firms – Band 1 – Real Estate: Zoning/Land Use – Northern Virginia

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AERIAL VIEW
OF THE PROPERTY ON
#221 SOUTH FAYETTE STREET

(INST #050033566)

CITY OF ALEXANDRIA, VIRGINIA
NO SCALE FEBRUARY 21, 2017 (AERIAL VIEW)



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

SUP2017-0023
Application Materials
2/21/17

2. OPEN SPACE = 572 SQUARE FEET



SKETCH SHOWING
PROPOSED SITE PLAN
#221 SOUTH FAYETTE STREET

(INST #050033566)

CITY OF ALEXANDRIA, VIRGINIA

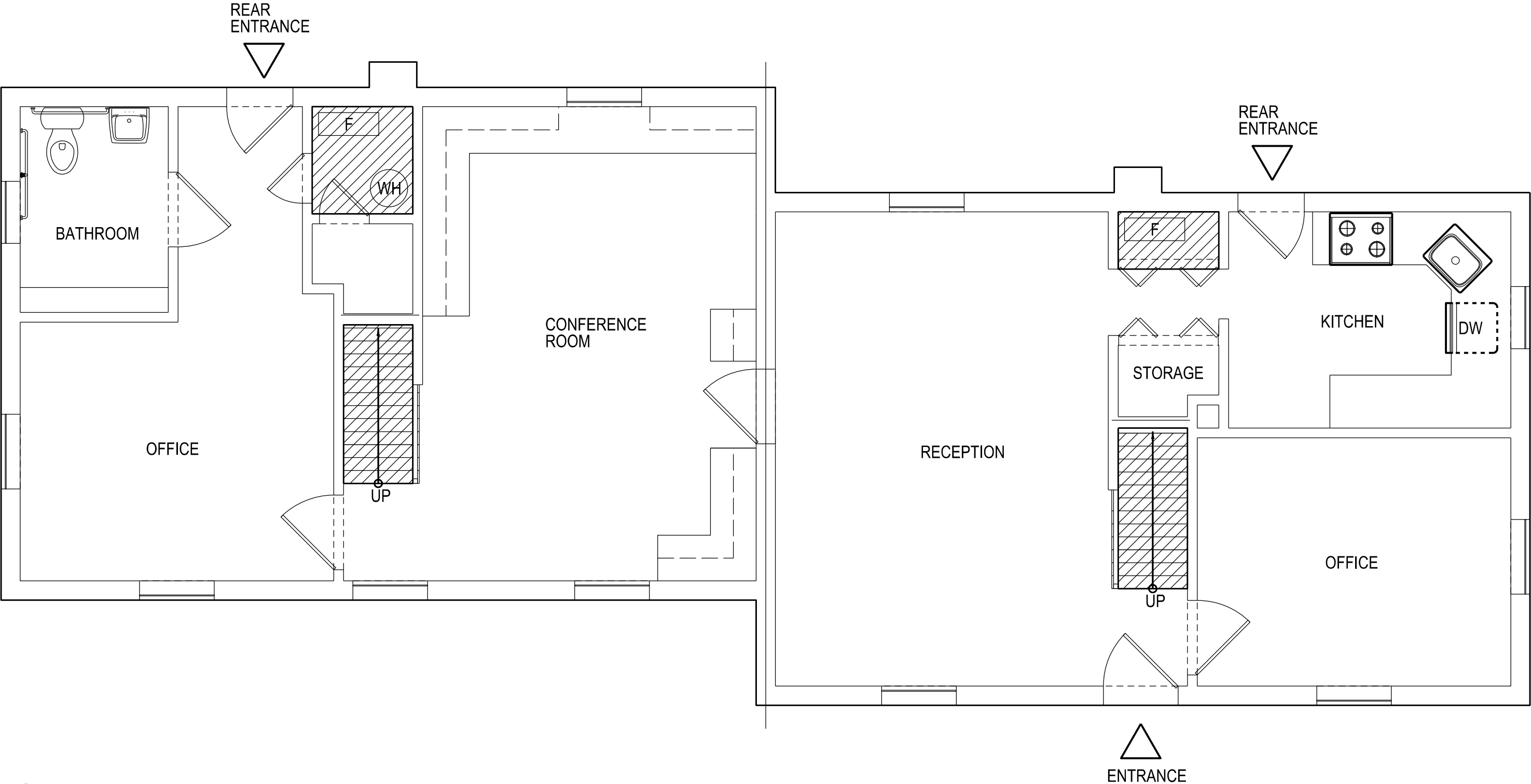
SCALE: 1" = 20'

DECEMBER 27, 2016

FEBRUARY 17, 2017 (SPECIAL USE PERMIT)



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



1 EXISTING FIRST FLOOR PLAN - 1210.18 SQ FT @ FIRST FLOOR
1/4" = 1'-0"

RAN_PL01E

serranodesigner
7735 inversham dr | falls church, va 22042
P: 703.635.0878

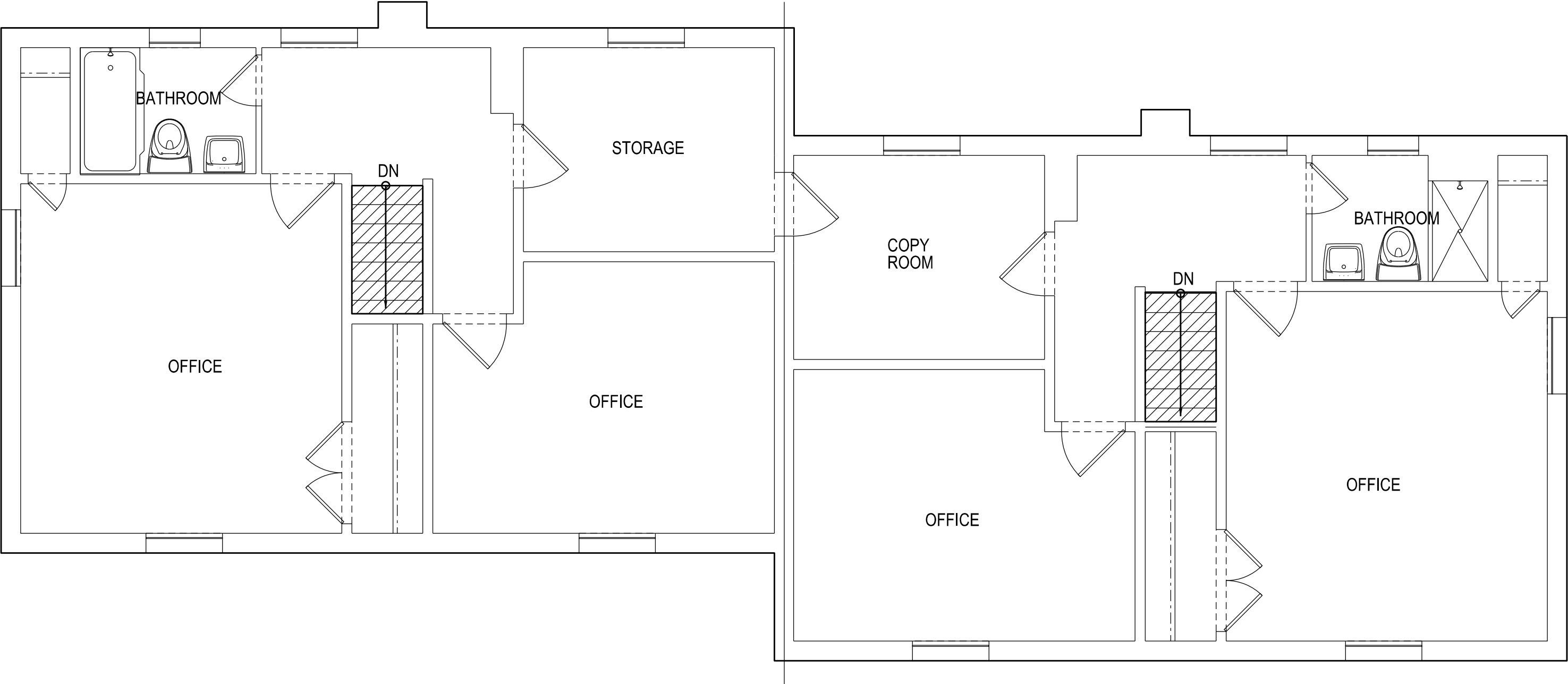
JOHN RAND HOUSE
221 S FAYETTE ST. ALEXANDRIA VA 22314

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PRINTING LOG	
DATE	PURPOSE
02.08.17	SPECIAL CITY PERMIT

DRAWN BY: F.E.S.
CHECKED BY: J.R.
PROJECT NUMBER: 2017-04

EXISTING FIRST FLOOR PLAN
A-101

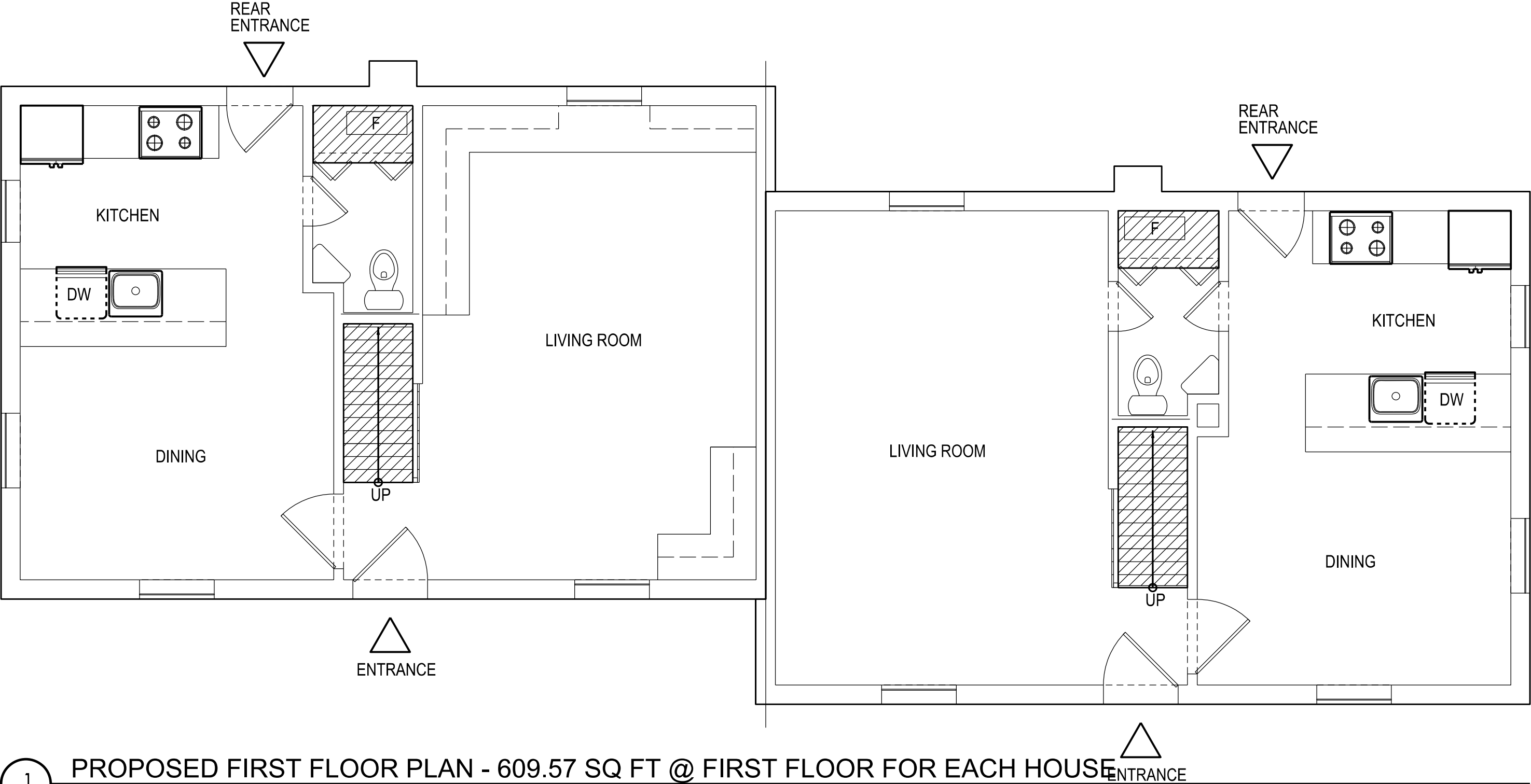


1

EXISTING SECOND FLOOR PLAN 1244.48 SQ FT @ 2ND FLOOR OFFICE

1/4" = 1'-0"

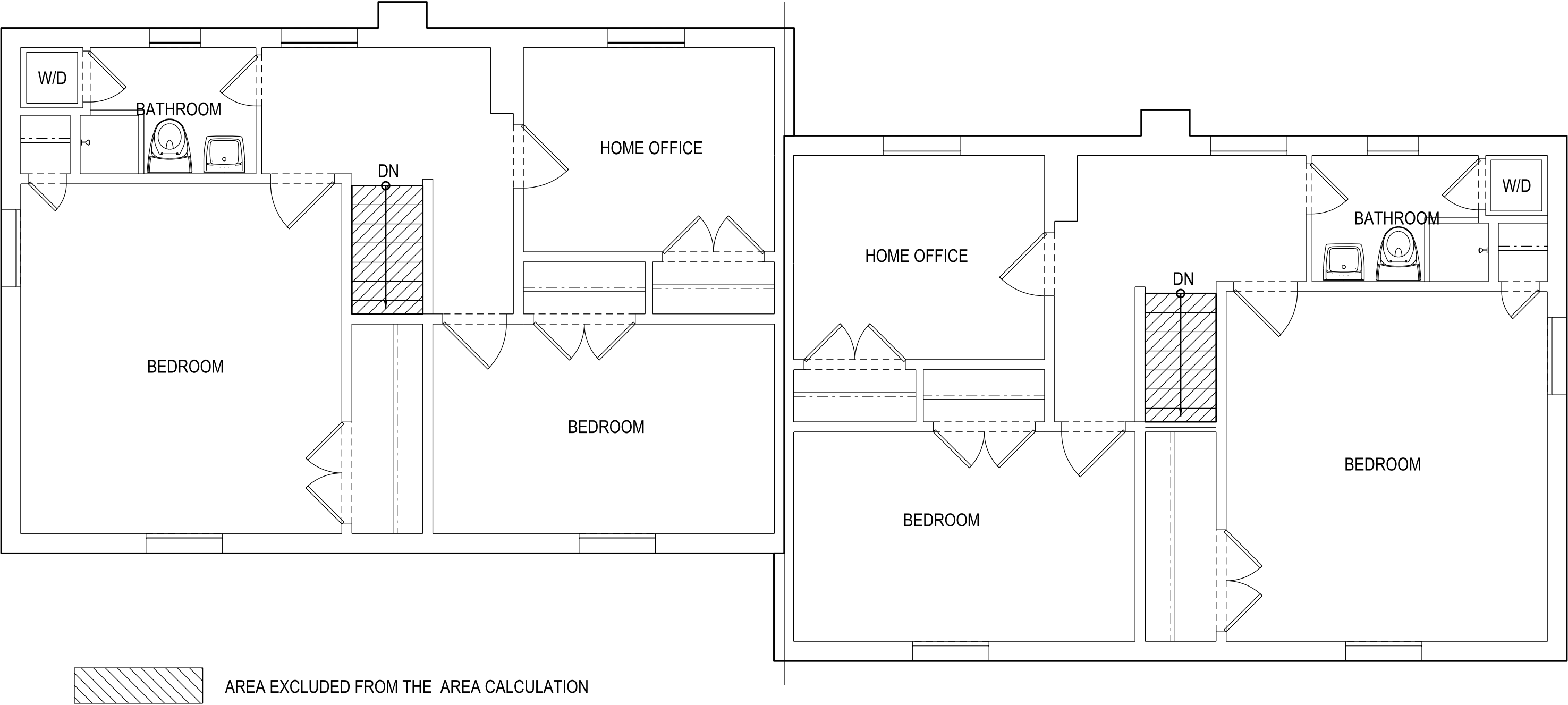
RAN_PL01E



PRINTING LOG	
DATE	PURPOSE
02.08.17	SPECIAL CITY PERMIT

DRAWN BY: F.E.S.
CHECKED BY: J.R.
PROJECT NUMBER: 2017-04

PROPOSED FIRST FLOOR PLAN
A-201



1 PROPOSED SECOND FLOOR PLAN - 622.52 SQ FT @ SECOND FLOOR FOR EACH HOUSE
1/4" = 1'-0"

RAN_PL01EXE

serranodesigner
7735 inversham dr | falls church, va 22042
P: 703.635.0878

JOHN RAND HOUSE
221 S FAYETTE ST. ALEXANDRIA VA 22314

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PRINTING LOG	
DATE	PURPOSE
02.08.17	SPECIAL CITY PERMIT

DRAWN BY: F.E.S.
CHECKED BY: J.R.
PROJECT NUMBER: 2017-04

PROPOSED SECOND FLOOR PLAN
A-202

Petition in Support of Special Use Permit #2017-0023 at 221 S. Fayette Street

We, the undersigned, having reviewed the application materials submitted by the Applicant, John C. Rand, hereby express our support of the proposed Special Use Permit application to allow the conversion of the existing building located at 221 S. Fayette Street back into its original two-family residential use, and ask City of Alexandria staff, the Planning Commission and City Council to approve this project.

The Applicant's proposal will result in the re-establishment of the original residential use of 221 S. Fayette Street, which is consistent with the residential character of the surrounding area.

NAME	ADDRESS	SIGNATURE	DATE
Jacqueline Hepburn	226 S. Fayette, Alex.	Jacqueline Hepburn	3/10/17
ANDREW HEPBURN	226 S. FAYETTE, ALEX.	Andrew Hepburn	3/10/17
John Linn Fannin	1200 Duke St	John Linn Fannin	3/10/17
Janthea B...	224 S Fayette Alex	Janthea B...	3/10/17
Douglas W Payne	219 S Fayette St	Douglas W Payne	3/10/17
Elaine J. Payne	219 S. Fayette St	Elaine J. Payne	3/10/17
Jason Thompson	2205 Fayette St	Jason Thompson	3/10/17
Andrew Baldoni	222 S. Fayette Street	Andrew Baldoni	3/11/17
Lauren Saltzman	214 S. Fayette St Alex	Lauren Saltzman	3/12/17
Stuart Saltzman	214 S. Fayette St Alex	Stuart Saltzman	3/12/17
Marvin D. Miller	1203 Duke St, Alexandria	Marvin D. Miller	3/13/17
Charles H. Heiner	218 S. Fayette St	Charles H. Heiner	3/14/17
CHARLES H. HEINER	216 S. FAYETTE ST	Charles H. Heiner	3/14/17

City of Alexandria, Virginia

MEMORANDUM

DATE: APRIL 28, 2017

TO: CHAIRWOMAN AND MEMBERS OF THE PLANNING COMMISSION

FROM: KARL W. MORITZ, DIRECTOR, PLANNING AND ZONING

SUBJECT: DOCKET ITEM #12
SUP #2017-00023, 221 S. FAYETTE STREET
CORRECTION AND ADDITIONAL INFORMATION

Special Use Permit #2016-0100 is a request for a parking reduction with Modifications associated with the conversion of a building at 221 S. Fayette Street from office use to residential use. There is a typographical error in the staff report in the section that describes the project's proposal. It erroneously states that the site is in the Commercial Downtown (CD) zone in two places. The site is actually in the Commercial Low (CL) zone. The final staff report will be corrected accordingly. Additionally, Commissioner Brown requested clarification of the staff report's information about the criteria for Special Use Permit (SUP) and Modification approval for this project.

A SUP is the mechanism provided in the Zoning Ordinance for the provision of less off-street parking than is otherwise required. A Parking Reduction must comply with the standards of paragraphs (a) – (d) in Section 8-101(A)(4) of the Zoning Ordinance. For this project these paragraphs apply in the following ways:

- Paragraph (a) requires the applicant to show that it is infeasible to provide the required parking. In this case, the property was constructed with one parking space per dwelling unit and no additional area exists on the lot to provide additional spaces. The four required parking spaces are not available on-site.
- Paragraph (b) only applies to parking a reduction of five or more spaces and does not apply in this project. This project is a request for a reduction of two spaces.
- Paragraph (c) requires that the reduction not adversely affect the neighborhood and meet general special use permit requirements. Staff recommends that this project meets the criteria because the project's one parking space per dwelling is suitable when considering the site's proximity to public transit and its highly walkable location with many businesses and amenities nearby. These features reduce the level of car ownership needed for potential residents.
- Paragraph (d) prohibits the reduction in the existing number of parking spaces at the site. This project meets this criterion.

Project Modifications that accompany a SUP must be justified under the requirement of Section 11-416(A)(1), meaning they must be necessary or desirable to good site development, features of the site design make up for potential negative impacts, and the Modification will not be detrimental to neighboring property or to the public health, safety and welfare. Staff finds the requested Modifications are justifiable because the site's structure originally functioned as a residential property and was granted specific approvals for that purpose when built with ample open space and yards suitable for an Old Town dwelling. Staff recommends that the configuration and placement of the dwelling on the lot provides adequate outdoor space for residential use.

This additional information clarification is intended to further assist the Commission in evaluating this project. Staff continues to recommend approval.