



Docket Item #2
Special Use Permit #2017-0038
919 Duke Street

CONSENT AGENDA ITEM

If no one asks to speak about this case prior to the hearing, it will be approved without discussion as part of the Consent Agenda.

Application	General Data	
Public hearing and consideration of a request for a parking reduction and for setback and open space modifications to convert a building used for office to residential use.	Planning Commission Hearing:	September 5, 2017
	City Council Hearing:	September 16, 2017
Address: 919 Duke Street	Zone:	CL/Commercial Low
Applicant: David L. Chamowitz	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: Anh Vu, anh.vu@alexandriava.gov



I. DISCUSSION

The applicant, David L. Chamowitz, requests Special Use Permit approval for a parking reduction and for setback and open space modifications to convert a building used for office to residential use. The request is required for the proposed residential use of the structure to address the CL zone's area and bulk regulations and parking requirements.

SITE DESCRIPTION

The subject site is located on one parcel of record with 21.50 feet of frontage on Duke Street and a depth of 88 feet. The rear of the lot (easterly property line) borders a 20 foot wide alley, Irving Court (Figure 3). It has a lot area of 1,892 square feet. The parcel is developed with a two-story 2,136 square foot (existing gross area) building (Figure 1 and Figure 2).

Commercial and residential uses surround the lot (Figure 3). Historic homes consisting of single-family, semi-detached, and townhouse dwellings are located in close proximity to the south and east. The Alfred Street Baptist Church is located on the opposite side of Duke Street.

BACKGROUND

The affected property is a two-story Victorian-accented structure located on a 1,892 square foot lot. Tax records indicate the subject property and the adjoining property, 921 Duke Street, were constructed concurrently in 1880 as residential structures. In 1976, a one-story rear addition was constructed. The subject property remained residential until 1990 when it was converted into an office building. According to tax records, it appears that 921 Duke Street has remained residential.

In 1992, the zone changed from C-2 Commercial to CL Commercial Low. The subject property is located in the Central Business District and Old and Historic Alexandria District. There have been



Figure 1: Subject property (front view)



Figure 2: Subject property (rear view)

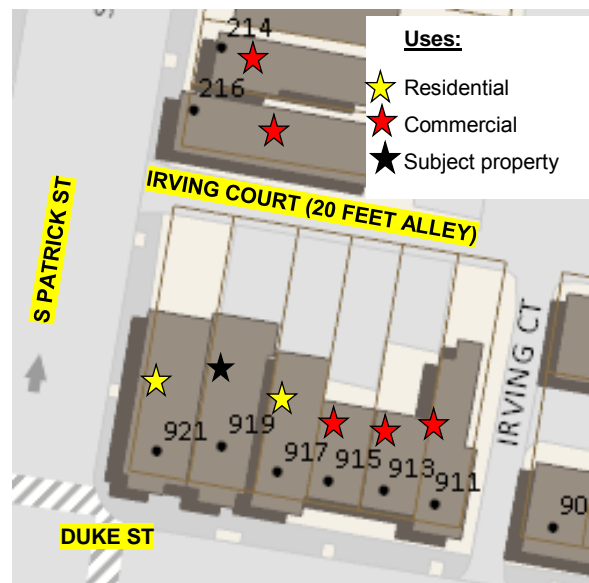


Figure 3: Subject property and nearby uses

no variances or special exceptions previously granted for the subject property.

PROPOSAL

The applicant desires to return the structure to residential use. As a commercial structure, this building and lot complied with bulk regulations for the CL Zone. In addition, the subject property is located in the Central Business District. Within the Central Business District, nonresidential uses that meet certain requirements are not required to provide off-street vehicle parking. The former office use of this structure was not required to provide parking.

Although the subject property was originally constructed as a residential structure, whenever a property owner converts from one use to another, the proposed new use must come into compliance with the current zoning ordinance regulations.

Because the site cannot physically accommodate standard parking spaces and comply with open space and yard setback requirements, the applicant requests a two-space parking reduction with modifications for the lot area, open space, frontage, front yard and side yard (southerly property line) setback requirements for a residential structure in the CL zone.

The applicant proposes to provide two compact parking spaces. Each compact parking space is to be 8 feet wide and 16 feet long. Access to the parking area will be from the rear of the property from a 20 foot wide alley. The applicant proposes 264 square feet of open space. An additional area 5.5 feet wide and 16 feet long, which contains approximately 88 square feet of space will remain open. However, the 88 square feet of space does not qualify as open and usable space because it is less than 8 feet wide (Figures 4-6).

PARKING

Section 8-200(A)(1) of the Zoning Ordinance requires two-family dwellings to provide two parking spaces for each dwelling unit. The

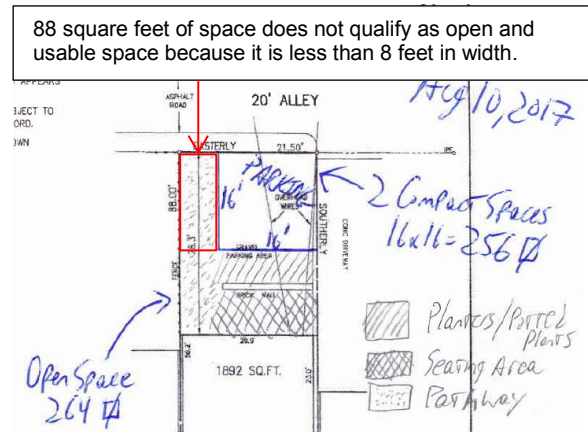


Figure 4: Proposed conditions (partial view of the subject property)



Figure 5: Proposed conditions

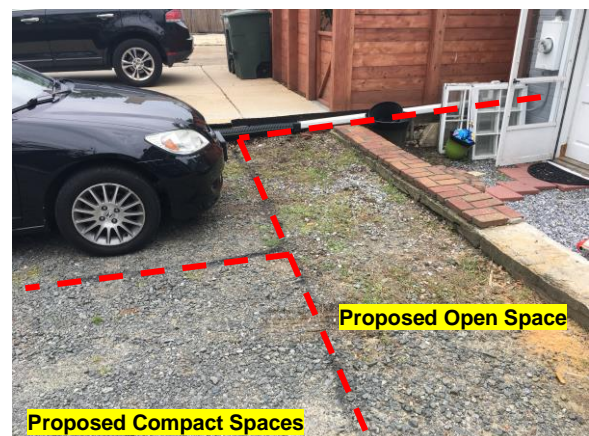


Figure 6: Proposed conditions

existing site conditions do not allow for the creation of standard-sized parking spaces or sufficient open space. The subject property would, therefore, require Special Use Permit approval for a two-space parking reduction for use as a residential structure with compact-car parking.

ZONING

The property is located in the CL, Commercial Low Zone. Two-family dwellings are a permitted use in the CL zone, pursuant to Zoning Ordinance Section 4-102(A.1) of the Zoning Ordinance. Residential development must comply with Sections 4-105 and 4-106, which outline the area and bulk regulations for residential uses, respectively (Table 1). Special Use Permit approval for a parking reduction along with lot area, open space, frontage, front yard and side yard (southerly property line) setback modifications are necessary for the structure at 919 Duke Street to comply as a residential structure.

Table 1	Required	919 Duke St	Complies
Lot Area	5,000 sq. ft.	1,892 sq. ft.	no
Frontage	50 ft.	21.50 ft.	no
Front Yard	20 ft.	0.80 ft. over property line	no; encroaches 0.80 ft. over property line
Side Yard Setback (south side)	1:3 and 8 ft. min.	0 ft.	no
Side Yard Setback (north side)	0 ft.; shares party wall with 921 Duke St	0 ft.	yes
Rear Yard Setback	1:1 and 8 ft. min.	28.3 ft.	yes
Open Space (40% of lot area)	40% = 757 sq. ft.	14% = 264 sq. ft.	no

MASTER PLAN DESIGNATION

The subject property is located within the Old Town Small Area Plan. The Plan suggests that the majority of the buildings in close proximity to the subject property is used for commercial purposes and therefore designates the subject property's area for commercial use. However, retaining residential uses in areas that are presently used for residential purposes is a goal and objective from the Old Town Small Area Plan (1992). The subject property was originally constructed as a residential structure and remained residential until 1990 when it was converted into an office building. To convert the structure back to residential use would align with the goal and objective of the Old Town Small Area Plan. Additionally, the subject property is located between two residential dwellings, 917 and 921 Duke Street (Figure 3). The property is also located in the Old and Historic Alexandria District.

II. STAFF ANALYSIS

Staff supports the applicant's Special Use Permit request for a two-space parking reduction to permit the site to have compact parking spaces with modifications of lot area, frontage, open space, and setback requirements. Approval of the Special Use Permit request would allow the structure to return to its original use. The subject property pre-dates the current zoning requirements and historically functioned as a residential structure for over a century prior to becoming a commercial property for office use. Staff believes that the configuration and placement of the lot is consistent, specifically, with the adjoining property located at 921 Duke Street and generally, with similar residences in the Old and Historic Alexandria District.

The pre-existing structure and site conditions do not allow for the creation of standard-sized parking spaces partially due to the 20 foot width of the alley that serves as the access aisle for these spaces. An access aisle for a standard parking space is required to be 22 feet wide. The applicant has proposed to provide adequate parking with two compact spaces and sufficient open and usable space. This proposal complies with the requirements of Section 8-100(A)(4) for the granting of a parking reduction. It is infeasible to provide the required standard-sized parking spaces due to the property's alley width. This project would have no adverse impact on the community, as compact parking is provided, and the number of existing parking spaces is not to be reduced.

The requested modifications are justified given the physical conditions of the site. This application complies with Section 11-416 (A)(1) in that the requested modifications are necessary for this site to return to its historical residential use, and the existing site design as a historic Old Town semi-detached dwelling provides adequate open space and urban design amenities so as not to adversely affect the surrounding community. Additional landscaping is proposed to further enhance the open space provisions of this site.

As stated in Condition 1 and 2, parking is only permitted in the designated area, and a minimum of 264 square feet of open and usable space must be maintained. An additional area of 5.5 feet wide and 16 feet long (along the northern edge of the parking spaces), which contains approximately 88 square feet of space will remain open. However, this 88 square foot space does not qualify as open and usable space because it is less than 8 feet in width (Figures 4). For safety and for functional and aesthetic purposes, staff recommends that the applicant install landscaping elements to create a physical barrier between the parking and open space.

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. Parking shall only occur in the 16' by 16' area designated in the plat. All areas designated as open space shall not be used for parking. (T&ES)
2. Open and usable space shall not be reduced to less than 264 square feet. (P&Z)
3. Landscaping shall be installed in the designated open and useable space including buffers between the parking spaces and the open space. (P&Z)

STAFF: Alex Dambach, Division Chief, Land Use Regulatory Services
Anh Vu, Urban Planner
Ann Horowitz, Urban Planner

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:

F-1 OEQ has no comments on this application.

C-1 The applicant shall comply with the City of Alexandria's Noise Control Code, Title 11, Chapter 5, which sets the maximum permissible noise level as measured at the property line. (T&ES)

Board of Architectural Review (BAR):

F-1 This project is located within the locally regulated Old and Historic Alexandria District. Exterior alterations visible from a public way require review and approval by the OHAD Board of Architectural Review (BAR).

F-2 BAR approval is required for all hard surface paving materials in excess of 150 square feet which are or may be used for parking on private property.
Historic Alexandria (Archaeology):

Code Enforcement:

F-1 No comment for parking reduction and setback modifications.

C-1 A building permit, plan review and inspections are required for a change of use group classification for this structure.

Fire:

F-1 No comments or concerns.

Health:

No comments received.

Parks and Recreation:

No comments received.

Police Department:

No comments received.



APPLICATION

SPECIAL USE PERMIT

SPECIAL USE PERMIT # _____

PROPERTY LOCATION: 919 Duke Street

TAX MAP REFERENCE: 074.01-07-25 **ZONE:** CL

APPLICANT:

Name: Katie Detweiler

Address: 919 Duke Street, Alexandria, VA 22314

PROPOSED USE: Parking Reduction and Modifications

☒ **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.

David L. Chamowitz

Print Name of Applicant or Agent

118 N. Alfred Street

Mailing/Street Address

Alexandria, VA

City and State

22314

Zip Code

Signature

3/16/2017

Date

7035480110

Telephone #

Fax #

dchamowitz@chamlaw.com

Email address

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

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

SUP # _____

PROPERTY OWNER'S AUTHORIZATION

REVISED

As the property owner of 919 Duke Street, I hereby
(Property Address)
grant the applicant authorization to apply for the Parking Reduction and Modifications use as
(use)
described in this application.

Name: Katie Detweiler Phone: 703 548 0110
Please Print
Address: 919 Duke Street Email: dchamowitz@chamlaw.com
Signature: KD by [Signature] Date: 8 June 17

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

☒ Required floor plan and plot/site plan attached.

☐ Requesting a waiver. See attached written request.

2. The applicant is the (check one):

☒ Owner

☐ Contract Purchaser

☐ Lessee or

☐ Other: _____ of the subject property.

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

Katie Detweiler - 100%

OWNERSHIP AND DISCLOSURE STATEMENT

Use additional sheets if necessary

REVISED

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

	Name	Address	Percent of Ownership
1.	Kane Demeler	919 Duke St	100%
2.			
3.			

2. Property. State the name, address and percent of ownership of any person or entity owning an interest in the property located at 919 Duke Street, Alexandria, VA 22314 (address), unless the entity is a corporation or partnership, in which case identify each owner of more than three percent. The term ownership interest shall include any legal or equitable interest held at the time of the application in the real property which is the subject of the application.

	Name	Address	Percent of Ownership
1.	Kane Demeler	919 Duke St	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.	Kane Demeler	None	-
2.	None	-	-
3.	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.

6/14/17
Date
David Chamorro
Printed Name


Signature

REVISED

SUP # _____

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

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

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

NARRATIVE DESCRIPTION

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

This is a request for a parking reduction and modifications to the front yard setback, side-yard setback, and street frontage and open space requirements.

According to City records, this house was originally built in 1880, almost certainly as a residence.

Ms. Detweiler purchased it for use as her home, with no awareness that various City departments currently considered it an "office use".

P&Z Staff explained to Ms. Detweiler that the Zoning Ordinance sets forth different setback and frontage standards based on uses within an existing building, even if the the parcel size and exterior wall locations have not changed in nearly 140 years, and that this SUP with modifications was needed.

She wants only to live in this house as her home, as previous owners have done for many, many years.

The Parking Reduction requested is to allow the 2 spaces provided to be compact instead of full-size.

The total amount of Open Space provided after accounting for 2 compact parking spaces is 352.5 square feet.

The home is approximately 29 feet tall, and in any event is within the permissible 35 foot height limit for this zone.

USE CHARACTERISTICS**REVISED**

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

☐ a new use requiring a special use permit,
☐ an expansion or change to an existing use without a special use permit,
☐ an expansion or change to an existing use with a special use permit,
☒ other. Please describe: Parking Reduction and Modifications

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. PROPOSED RESIDENTIAL USE

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

N/A. PROPOSED RESIDENTIAL USE

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

Day:

N/A. PROPOSED RESIDENTIAL USE

Hours:

N/A. PROPOSED RESIDENTIAL USE

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. PROPOSED RESIDENTIAL USE

- B. How will the noise be controlled?

N/A. PROPOSED RESIDENTIAL USE

REVISED

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

N/A. PERMITTED RESIDENTIAL USE

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. PERMITTED 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)

N/A. PERMITTED RESIDENTIAL USE

- C. How often will trash be collected?

N/A. PERMITTED RESIDENTIAL USE

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

N/A. PERMITTED RESIDENTIAL USE

10. Will any hazardous materials, as defined by the state or federal government, be handled, stored, or generated on the property?

☐ Yes. ☒ No.

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

REVISED

- 11.** Will any organic compounds, for example paint, ink, lacquer thinner, or cleaning or degreasing solvent, be handled, stored, or generated on the property?

☐ Yes. ☒ No.

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

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

ALCOHOL SALES

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

☐ Yes ☒ No

If yes, describe existing (if applicable) and proposed alcohol sales below, including if the ABC license will include on-premises and/or off-premises sales.

SUP = _____

PARKING AND ACCESS REQUIREMENTS

14. A. How many parking spaces of each type are provided for the proposed use:

0 _____ Standard spaces
2 _____ Compact spaces
_____ Handicapped accessible spaces
_____ Other

REVISED

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. PROPOSED

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 # _____

REVISED
B. Where are off-street loading facilities located? N/A. PROPOSED RESIDENTIAL USE

C. During what hours of the day do you expect loading/unloading operations to occur?
N/A. PROPOSED RESIDENTIAL USE

D. How frequently are loading/unloading operations expected to occur, per day or per week, as appropriate?
N/A. PROPOSED RESIDENTIAL USE

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

N/A. PROPOSED RESIDENTIAL USE

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?

_____ sq. ft. (existing) + _____ sq. ft. (addition if any) = _____ sq. ft. (total)

19. The proposed use is located in: (check one)

☐ a stand alone building

☐ a house located in a residential zone

☐ a warehouse

☐ a shopping center. Please provide name of the center: _____

☐ an office building. Please provide name of the building: _____

☒ other. Please describe: An existing townhouse in a CL zone.

*See previously
submitted sketch
for layout*

End of Application

REVISED

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)

This is an application for a parking reduction for a residential rowhouse, in order to allow the 2 spaces provided to be compact instead of full-size.

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

Unbeknownst to Ms. Detweiler, prior to her purchase her home was considered an "office use" by the City, with a zero parking requirement. Ms. Detweiler's property is too small to accommodate 2 full-size spaces in addition to a reasonable amount of open space. This SUP request is meant to strike a balance.

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

Like many rowhouses in Old Town, the 919 Duke Street parcel lacks square footage to accommodate the required 2 off-street standard parking spaces in addition to a reasonable amount of open space, and thus requires a parking reduction to allow 2 compact spaces.

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.



REVISED

8/11/17

DEPARTMENT OF PLANNING AND ZONING

FLOOR AREA RATIO AND OPEN SPACE CALCULATIONS

A. Property InformationA1. Street Address 919 Duke StreetZone CLA2. 1892x .75= 1419*Total Lot Area**Floor Area Ratio Allowed by Zone**Maximum Allowable Floor Area***B. Existing Gross Floor Area**

Existing Gross Area*		Allowable Exclusions	
Basement	NA	Basement**	
First Floor	1185	Stairways**	
Second Floor	915	Mechanical**	
Third Floor	NA	Other**	308
Porches/ Other		Total Exclusions	
Total Gross *	2136		

B1. Existing Gross Floor Area *
2136 Sq. Ft.B2. Allowable Floor Exclusions**
308 Sq. Ft.B3. Existing Floor Area minus Exclusions
1828 Sq. Ft.
(subtract B2 from B1)**C. Proposed Gross Floor Area (does not include existing area)**

Proposed Gross Area*		Allowable Exclusions	
Basement		Basement**	
First Floor		Stairways**	
Second Floor		Mechanical**	
Third Floor		Other**	
Porches/ Other		Total Exclusions	
Total Gross *			

C1. Proposed Gross Floor Area *
_____ Sq. Ft.C2. Allowable Floor Exclusions**
_____ Sq. Ft.C3. Proposed Floor Area minus Exclusions
_____ Sq. Ft.
(subtract C2 from C1)**D. Existing + Proposed Floor Area**D1. Total Floor Area (add B3 and C3) 1828 Sq. Ft.D2. Total Floor Area Allowed by Zone (A2) 1419 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	608.50
Required Open Space	744
Proposed Open Space	264

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

Signature: _____

Date: 8/10/2018

NOTES:

1. FENCE LOCATIONS, IF SHOWN, ARE APPROXIMATE ONLY AND DO NOT CERTIFY AS TO OWNERSHIP.
2. ACCORDING TO THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT'S FLOOD INSURANCE RATE MAP, THE HOUSE SHOWN HEREON APPEARS TO BE IN ZONE: "X"
3. NO TITLE REPORT FURNISHED, PLAT SUBJECT TO RESTRICTIONS AND EASEMENTS OF RECORD.
4. METES AND BOUNDS AND MERIDIAN SHOWN WERE TAKEN FROM DEEDS OF RECORD.
5. IPF = IRON PIPE FOUND.

Plat showing existing conditions



S. PATRICK STREET - ROUTE 1

PARCEL 074.01-07-26
ROBERT & ANN SAMUEL
(D.B. 430 PG. 119)

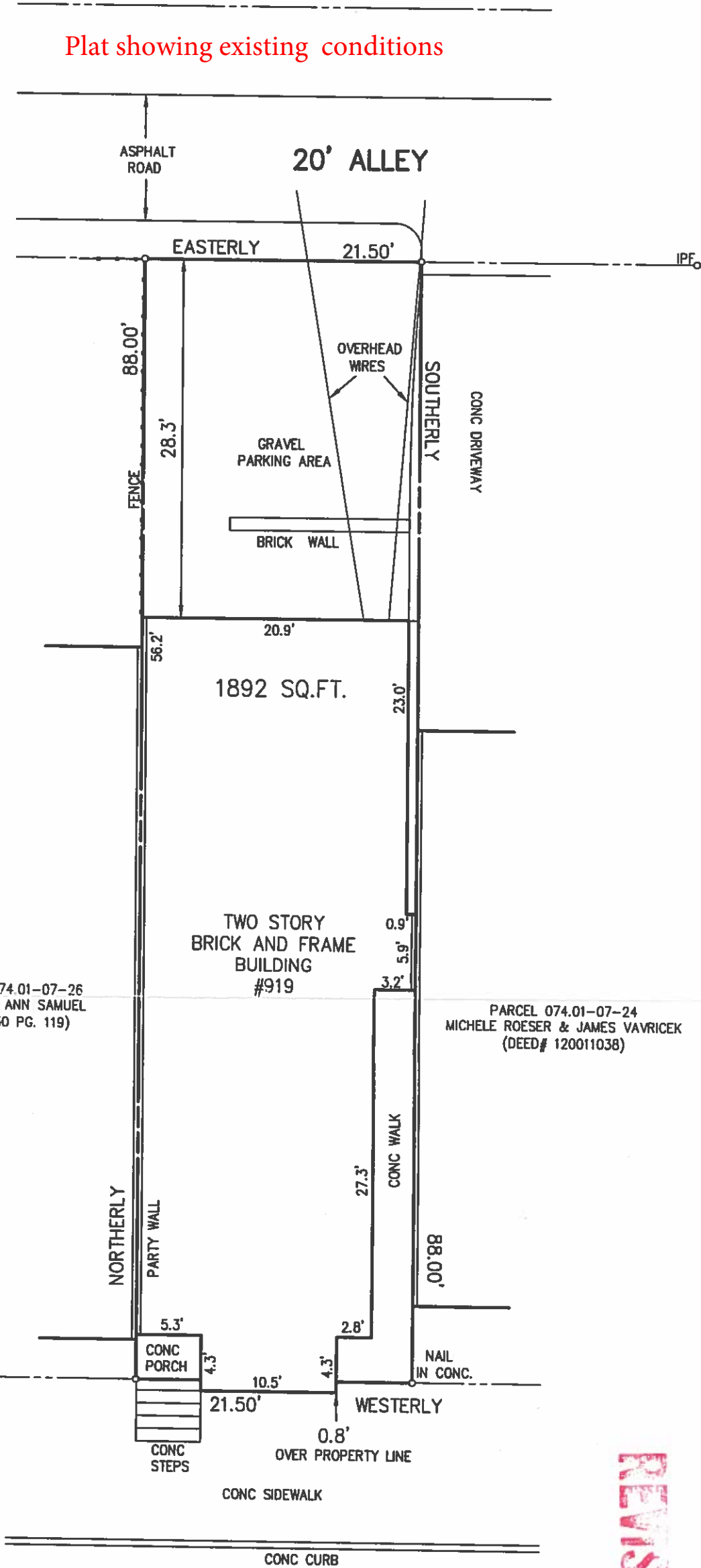
PARCEL 074.01-07-24
MICHELE ROESER & JAMES VAVRICEK
(DEED # 120011038)



BUILDING LOCATION SURVEY
LOCATED AT
919 DUKE STREET

CITY OF ALEXANDRIA, VIRGINIA

SCALE: 1"=10' DATE: 11-24-2015



DUKE STREET - ROUTE 236

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE POSITIONS OF ALL THE EXISTING IMPROVEMENTS HAVE BEEN CAREFULLY ESTABLISHED BY A TRANSIT TAPE SURVEY AND UNLESS OTHERWISE SHOWN THERE ARE NO ENCROACHMENTS EITHER WAY ACROSS THE PROPERTY LINE.

CERTIFIED LAND SURVEYOR



SCHOOLS & TOWNSEND, P.C.

ENGINEERS · SURVEYORS

9252 MOSBY STREET · MANASSAS, VIRGINIA 22110
703-368-8001 · 631-2995 · FAX 703-368-9950

PARCEL IDENTIFICATION #: 074.01-07-25
OWNER OF RECORD: INGE'S PROPERTIES (D.B. 1478 PG. 891)

CASE NAME: CHAMPION TITLE

DRFT. BY: TS

WO#: 4-15-1858

FB. 633 PG. 19

CHKD. BY: KH

REVISED
8/11/17

NOTES:

1. FENCE LOCATIONS, IF SHOWN, ARE APPROXIMATE ONLY AND DO NOT CERTIFY AS TO OWNERSHIP.
2. ACCORDING TO THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT'S FLOOD INSURANCE RATE MAP, THE HOUSE SHOWN HEREON APPEARS TO BE IN ZONE: "X"
3. NO TITLE REPORT FURNISHED, PLAT SUBJECT TO RESTRICTIONS AND EASEMENTS OF RECORD.
4. METES AND BOUNDS AND MERIDIAN SHOWN WERE TAKEN FROM DEEDS OF RECORD.
5. IPF = IRON PIPE FOUND.

Revised
Aug 10, 2017



Open Space
264 sq ft

2 Compact Spaces
16x16=256 sq ft

Plantes/Ported
Plants

Seating Area

Pathway



BUILDING LOCATION SURVEY
LOCATED AT
919 DUKE STREET

CITY OF ALEXANDRIA, VIRGINIA

SCALE: 1"=10' DATE: 11-24-2015

S. PATRICK STREET - ROUTE 1

PARCEL 074.01-07-25
ROBERT & ANN SAMUEL
(D.B. 430 PG. 119)

TWO STORY
BRICK AND FRAME
BUILDING
W/BASEMENT
#919

PARCEL 074.01-07-24
MICHELE ROESER & JAMES VAVRICEK
(DEED # 120011038)

DUKE STREET - ROUTE 236

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE POSITIONS OF ALL THE EXISTING IMPROVEMENTS HAVE BEEN CAREFULLY ESTABLISHED BY A TRANSIT TAPE SURVEY AND UNLESS OTHERWISE SHOWN THERE ARE NO ENCROACHMENTS EITHER WAY ACROSS THE PROPERTY LINE.

CERTIFIED LAND SURVEYOR



SCHOOLS & TOWNSEND, P.C. Δ

ENGINEERS SURVEYORS
9252 MOSBY STREET MANASSAS, VIRGINIA 22110
703-368-8001 • 631-2995 • FAX 703-368-9990

PARCEL IDENTIFICATION #: 074.01-07-25
OWNER OF RECORD: INGE'S PROPERTIES (D.B. 1478 PG. 891)

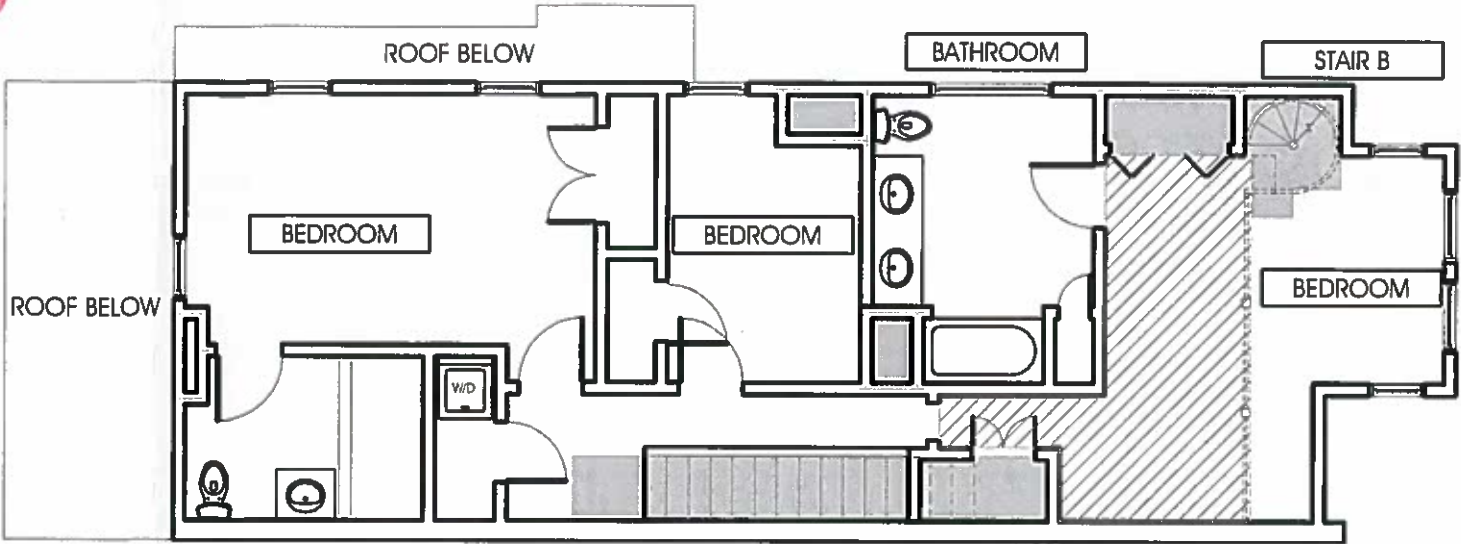
CASE NAME: CHAMPION TITLE DRFT. BY: TS
WO# 4-15-1858 FB. 633 PG. 19 CHKD. BY: KH

KD

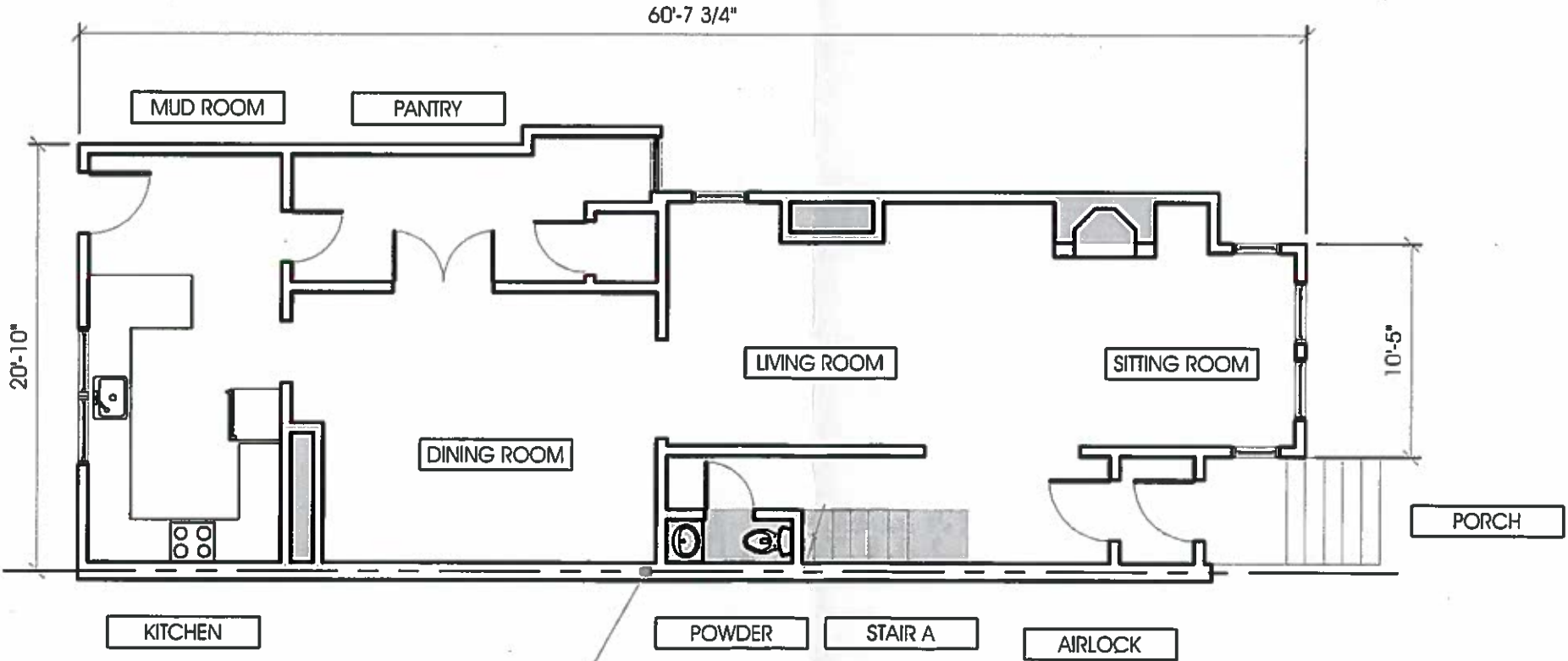
FAR AREA CALCULATIONS	
LOT AREA PER CITY RECORD =	1892 SQ. FT.
CL ZONE ALLOWABLE F.A.R. =	0.75
ALLOWABLE SQUARE FOOTAGE =	1419 SQ. FT.
EXISTING FIRST FLOOR AREA =	1185 SQ. FT.
EXISTING SECOND FLOOR AREA* =	951 SQ. FT.
EXISTING GROSS SQUARE FOOTAGE =	2136 SQ. FT.
FIRST FLOOR EXCLUSIONS =	79 SQ. FT.
SECOND FLOOR EXCLUSIONS =	229 SQ. FT.
TOTAL EXCLUSIONS =	308 SQ. FT.
EXISTING ADJUSTED SQUARE FOOTAGE =	1828 SQ. FT.
*LOFT EXCLUDED	

- AREA OF EXCLUSIONS
- AREA OF EXCLUSION UNDER LOFT

REVISED



SECOND FLOOR



FIRST FLOOR



Legend

- Tax Map Index
- Parcels
- Blocks
- Fire Stations
- Addresses
- Metro Stations
- Metro Lines
 - Blue
 - Yellow
 - Yellow Blue
- City Boundary
- Rail Lines
- Parcels
- Buildings
- Surface Water
- Streams
- Parks
- City of Alexandria

Notes

188.1 0 94.04 188.1 Feet

WGS_1984_Web_Mercator_Auxiliary_Sphere
City of Alexandria, VA

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be current, or otherwise be accurate.

THIS MAP IS NOT TO BE USED FOR NAVIGATION

Application Materials
SUP2017-0038
919 Duke Street
3/28/17



City of Alexandria, Virginia

Blockface Study - 900 Block, Duke Street



Legend

- Tax Map Index
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Notes

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300 block S. Pennick



1000 block Duke



900 block Duke



200 block S. Pennick



REVISED

IRVING CT
0-100

VIRGINIA
VVK-8615



REVISED



Photo of Subject Property (Eastbound view)

REVISED



Photo of Subject Property (Westbound view)





