

Special Use Permit #2017-0088
405 North Alfred Street

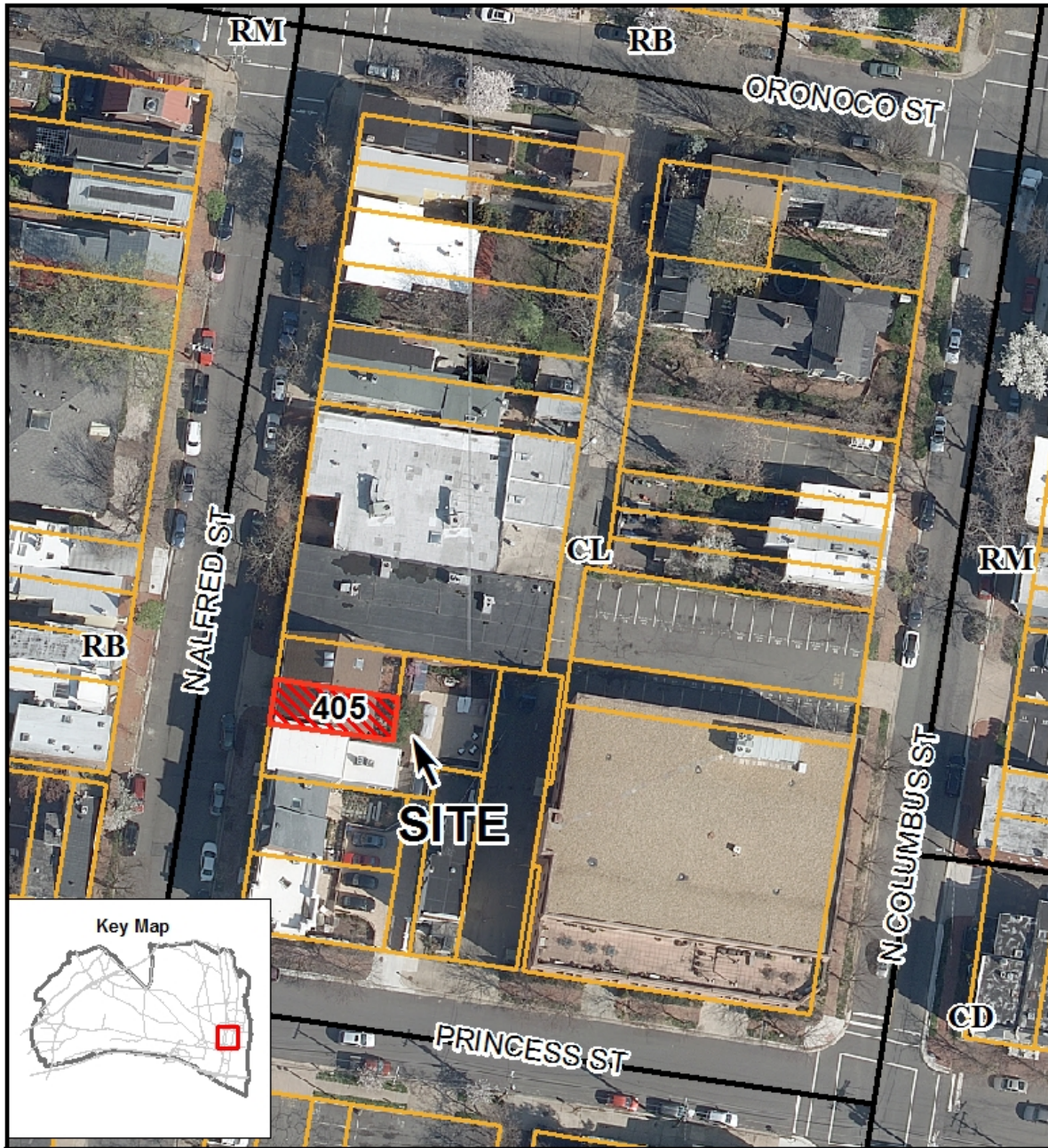
Application	General Data	
Public hearing and consideration of a request for additional building height and for a front yard setback modification to add a dormer to the roof of an existing semi-detached, two-family dwelling.	Planning Commission Hearing:	October 3, 2017
	City Council Hearing:	October 14, 2017
Address: 405 North Alfred Street	Zone:	CL/Commercial Low
Applicants: Wayne A. and Sherrill Neale	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, OCTOBER 3, 2017: By unanimous consent, the Planning Commission voted to recommend approval of Special Use Permit #2017-0088.

Reason: The Planning Commission agreed with the staff analysis.



Special Use Permit #2017-0088
405 North Alfred Street



I. DISCUSSION

The applicants, Wayne A. and Sherrill Neale, request Special Use Permit approval for additional building height to add a roof to an existing semi-detached, two family dwelling and for a front yard setback modification.

SITE DESCRIPTION

The subject site contains one rectangular-shaped lot of record at 405 North Alfred Street. The lot has 18.25 feet of frontage, a depth of 56 feet, and a lot area of 1,022 square feet. It is developed with a three-story, 2,292 square foot, semi-detached, two family dwelling (Fig. 1). Residential dwellings primarily surround the lot. An office building, day care center, and church are also located in the neighborhood.

BACKGROUND

The Board of Zoning Appeals (BZA) approved BZA #1695 in February 1978, which granted variances for side, front, and rear yard setbacks for the construction of two semi-detached, two-family dwellings at 405 and 407 North Alfred Street in the C-2 zone. The front yard setback variance allowed the applicant to construct the dwelling to the front property line in alignment with neighboring properties, rather than adhere to the minimum 20-foot setback requirement of the C-2 zone. The semi-detached dwellings were constructed in 1979. The lot was rezoned as CL in 1992, which also requires a 20-foot setback.

In December 2016, the applicant submitted applications, BAR #2016-00449 and BAR #2016-00450, to the Parker-Gray Board of Architectural Review (BAR) for work related to the addition of a roof dormer to the front of the building at 405 North Alfred Street. The Zoning review revealed that the dormer addition exceeded the 35-foot height requirement with a measurement of 36 feet from average existing grade to the highest roof midpoint, the midpoint of the proposed dormer. The height of the existing building complies with the height requirement as it measures 33 feet in height to the mid-point of the sloping roof. In addition, the Zoning analysis found for the BAR applications found that the previously approved front setback variance specifically applied only to the building construction that was approved by the BZA in 1978, and would require a front setback modification with the proposed dormer addition. The BAR cases were tentatively deferred until October 25, 2017 to address the outstanding zoning issues through the Special Use Permit process.



Fig. 1: 405 North Alfred Street

PROPOSAL

The applicants request SUP approval for additional height for a proposed roof dormer addition to the front of an existing semi-detached dwelling at 405 North Alfred Street. The dormer addition would provide a street view from the attic. As measured from the mid-point of the dormer, the height would be 36 feet (Figs. 2 and 3). The dormer addition would not increase the Floor Area Ratio for the dwelling. A front-yard setback modification of 20 feet is also requested. No other changes are proposed to the existing dwelling.

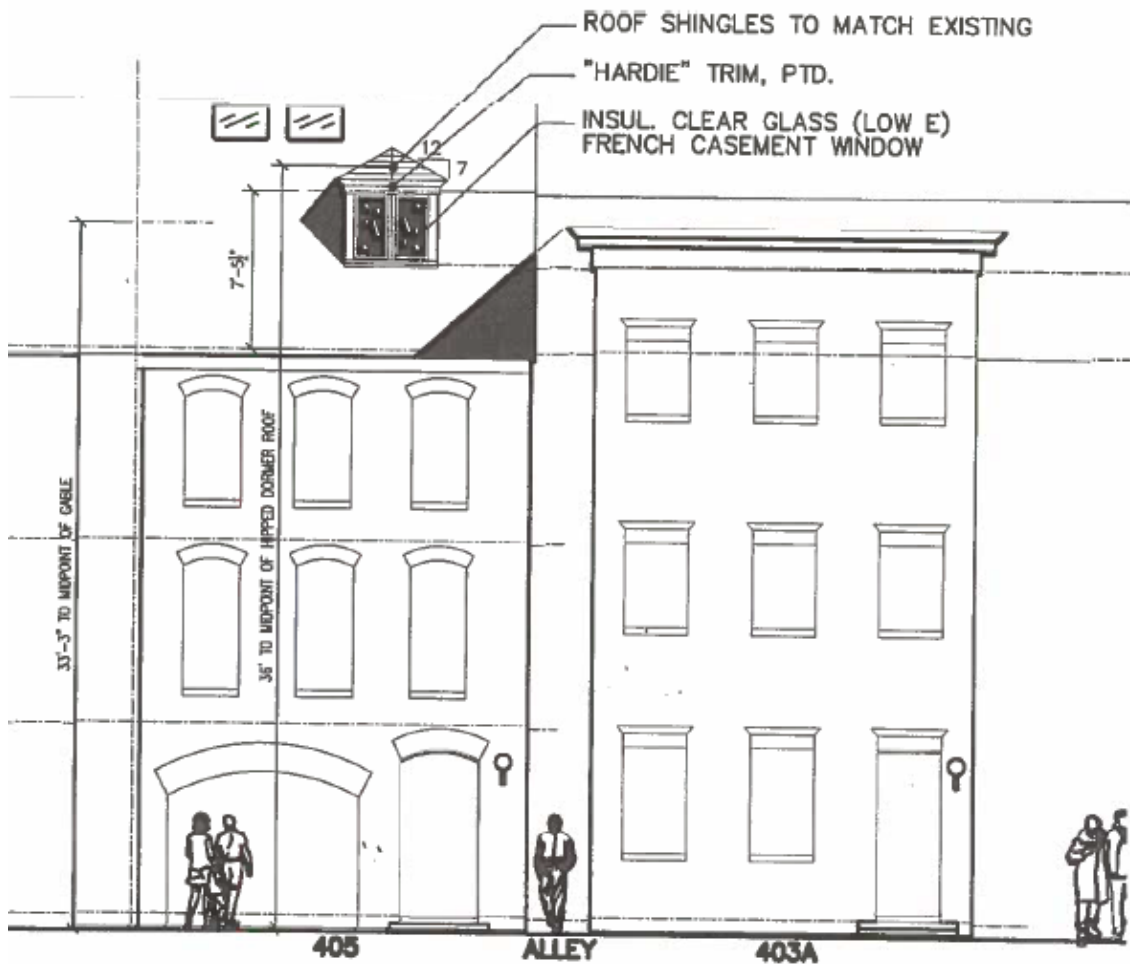


Fig. 2: Proposed dormer and height measurements

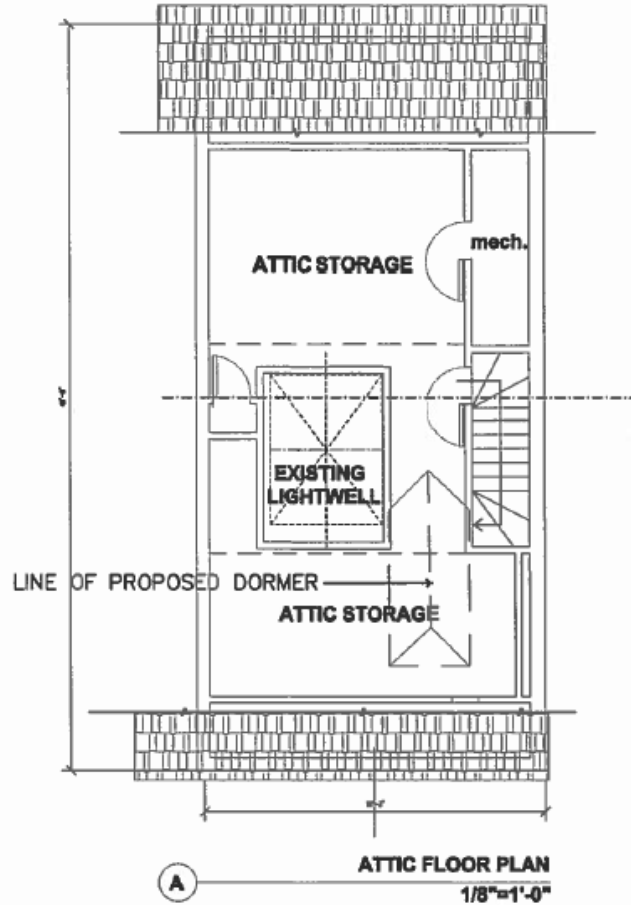


Fig. 3: Attic floor plan

ZONING

The subject property is located in the CL/Commercial Low zone. Section 4-102(A.1) of the Zoning Ordinance permits two-family dwellings in the CL zone. Section 4-106(2)(a) requires 20-foot front yard setbacks for two-family dwellings. Section 4-106(C) permits up to a 35 foot building height in the CL zone unless a Special Use Permit is granted for additional height. Section 11-416(C) allows for City Council review of lot modifications requests as part of an SUP application.

The lot is located within the locally regulated Parker-Gray District. Exterior alterations visible from a public way require review and approval by the Parker-Gray Board of Architectural Review (BAR).

MASTER PLAN DESIGNATION

The lot is located within the Braddock Road Metro Station Small Area Plan which designates this property for residential use. The residential use also complies with the Braddock Metro Neighborhood Plan area of the small area plan, where it is located.

II. STAFF ANALYSIS

Staff supports the requests for a one-foot height increase of the dwelling at 405 North Alfred Street and for a front yard setback modification. Although the minor addition of a roof dormer prompts a technical recalculation of height, the overall dwelling height would remain visually compatible with adjacent dwellings, particularly those to the immediate south of the subject property (Fig. 4).

Additionally, the dormer addition to the facade triggered the need for a technical approval of a front yard setback modification for compliance with the Zoning Ordinance. The existing front setback continues to be consistent with adjacent properties and contributes to the uniformity of the block face.



Fig. 4: Heights of adjacent dwellings to the south of 405 North Alfred Street (left)

Staff recommends approval of the SUP requests.

III. RECOMMENDED CONDITIONS

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

1. The design of the dwelling shall be substantially consistent with the illustrations submitted on July 18, 2017. (P&Z)
2. Applicant shall be responsible for repairs to the adjacent city right-of-way if damaged during construction activity. (P&Z)

STAFF: Alex Dambach, Land Use Regulatory Services Division Chief,
Planning and Zoning;
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 36 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 received

Code Enforcement:

No comments received

Fire:

No comments

Health:

No comments

Parks and Recreation:

No comments received

Police Department:

No comments received



APPLICATION

SPECIAL USE PERMIT

SPECIAL USE PERMIT # _____

PROPERTY LOCATION: 405 NORTH ALFRED STREET

TAX MAP REFERENCE: 064.02-07-30 ZONE: C-L

APPLICANT:

Name: WAYNE A. NEALE & SHERRILL NEALE

Address: 405 NORTH ALFRED STREET

PROPOSED USE: RESIDENTIAL, SUP FOR
HEIGHT & FRONT YARD

☒ **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.

WAYNE A. NEALE

Print Name of Applicant or Agent

405 NORTH ALFRED ST.

Mailing/Street Address

ALEX., VA. 22314

City and State

Zip Code

Wayne Neale 7/18/17

Signature

Date

703.600.0037 N/A

Telephone #

Fax #

Wayneneale@outlook.com

Email address

ACTION-PLANNING COMMISSION: _____ DATE: _____

ACTION-CITY COUNCIL: _____ DATE: _____

Special Use Permit Application Submission Checklist

WARNING: If any required portion of the application is not submitted, the application may not be accepted.

☒ Completed and signed Special Use Permit application. All questions must be answered fully and legibly.

N/A Supplemental Application for the following uses:

☐ Automobile Oriented ☐ Child Care Homes and Daycare Centers
☐ Parking Reductions ☐ Freestanding Signs
☐ Restaurants

☒ **Interior Floor Plan**

☐ Submit one copy no larger than 11 x 17
☐ Show and label all entrance and exit doors and windows;
☐ Show and label all rooms/areas, staircases, elevators, bathrooms;
☐ Show all seats, tables, counters, equipment, etc., as appropriate to the use;
☐ Show outdoor seating areas, if applicable;
☐ Title block showing the address, name of the business, name of applicant(s) and square footage of the interior space

Note: Please provide drawings to scale if possible. Drawings must be legible and a clear representation of the proposed use.

☒ **Site Plan**

☒ Submit one copy no larger than 11 x 17
☒ Show the subject site and surrounding buildings;
☒ Show cross streets;
☒ Show all points of ingress and egress on the property (include curbcuts, entrance gates and doors, etc.);

N/A If use is contained in a multi use building, show the exact location of the proposed use;

N/A Show and label any landscaping, trees or open space on the property. Indicate caliper of trees if available;

N/A Show and label all parking available to the use on-site and/or within 300 feet of the site;

N/A Show dimensions of each on-site parking space.

Note: Please provide drawings to scale if possible. Drawings must be legible and a clear representation of the proposed use.

☒ Application fee. Check the current fee schedule.

☒ Other pictures or exhibits that explain the nature of the use and the site. (Not required but recommended)

☐ Letters of support from the community (Not required but recommended)

SUP # _____

PROPERTY OWNER'S AUTHORIZATION

As the property owner of 405 N. ALFRED STREET, I hereby
(Property Address)
grant the applicant authorization to apply for the RESIDENTIAL use as
(use)
described in this application.

Name: WAYNE NEALE

Phone 703.606.0037

Please Print

Address: 405 N. ALFRED ST

Email: wayne.neale@outlook.com

Signature: Wayne Neale

Date: 7/18/17

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.

OWNERSHIP AND DISCLOSURE STATEMENT

Use additional sheets if necessary

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

Name	Address	Percent of Ownership
1. WAYNE NEALE	405 N. ALFRED	50%
2. SHERRILL NEALE	"	50%
3.		

2. Property. State the name, address and percent of ownership of any person or entity owning an interest in the property located at 405 N. ALFRED ST. (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. SAME AS ABOVE		
2.		
3.		

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

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. N/A		
2. WAYNE NEALE 405		
3. SHERRILL NEALE		

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.

7/10/17 WAYNE NEALE

Date
REV. 8/1/17

Printed Name

Wayne Neale
Signature

* NEITHER HAS A FINANCIAL OR BUSINESS RELATIONSHIP WITH AN APPROVING BOARD MEMBER.

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? **N/A**

☐ **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.)

C-L ZONE BULK REGULATIONS - (4-106)

	<u>REQUIRED</u>	<u>REQUESTED</u>
FRONT YARD (4-106.A.2a)	20'	0'
HEIGHT (4-106.C)	35'*	30'

**** ALTERATIONS TO ROOF. ADD DORMER TO PROVIDE VIEW TO STREET.**

*** PERMITTED**

**** REVISED 8/1/17**

USE CHARACTERISTICS

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

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

5. Please describe the capacity of the proposed use:

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

_____ 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:

NONE

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.

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

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?

STANDARDS AS REQ'D BY CODE.

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.

PARKING AND ACCESS REQUIREMENTS

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

_____ 1 _____ 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?

N/A

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

- 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?

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? 0 square feet.
18. What will the total area occupied by the proposed use be?
- 1533 sq. ft. (existing) + 0 sq. ft. (addition if any) = 1533 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: A HOUSE IN A COMMERCIAL ZONE.

End of Application

N.F. MARTIN

AS PER
CITY DATA

S 09° 30' 00" W - 36.50'

01 18.25 8" BRICK WALLS .825

16.0'

1

10226

2

10226

S 80° 48' 00" E - 56.00'

40.0'

THREE
STORY
BRICK

Nº. 407

S 80° 48' 00" E - 56.00'

PARTY
WALL

THREE
STORY
BRICK

Nº. 405

40.0'

DB 359/235

3' ALLEY

ACCESS

N 80° 48' 00" W - 56.00'

N.F. MARTIN

89.83' TO COR.
PRINCESS ST

EX. BUILDING

BLDG ON R

ST

ST

N 09° 30' 00" E - 36.50'

NORTH ALFRED STREET

RESUBDIVISION OF LOT 8 BLK 7
TAX MAP 64.02.

HOUSE LOCATION SURVEY

ALEXANDRIA, VIRGINIA

LOT	BLOCK	SECTION	SUBDIVISION
1 & 2		*	NEALE Nº. 1

SCALE 1" = 10'

DATE AUG. 2, 1980

Note:
House location surveys do not
include ~~existing~~ iron pipes on

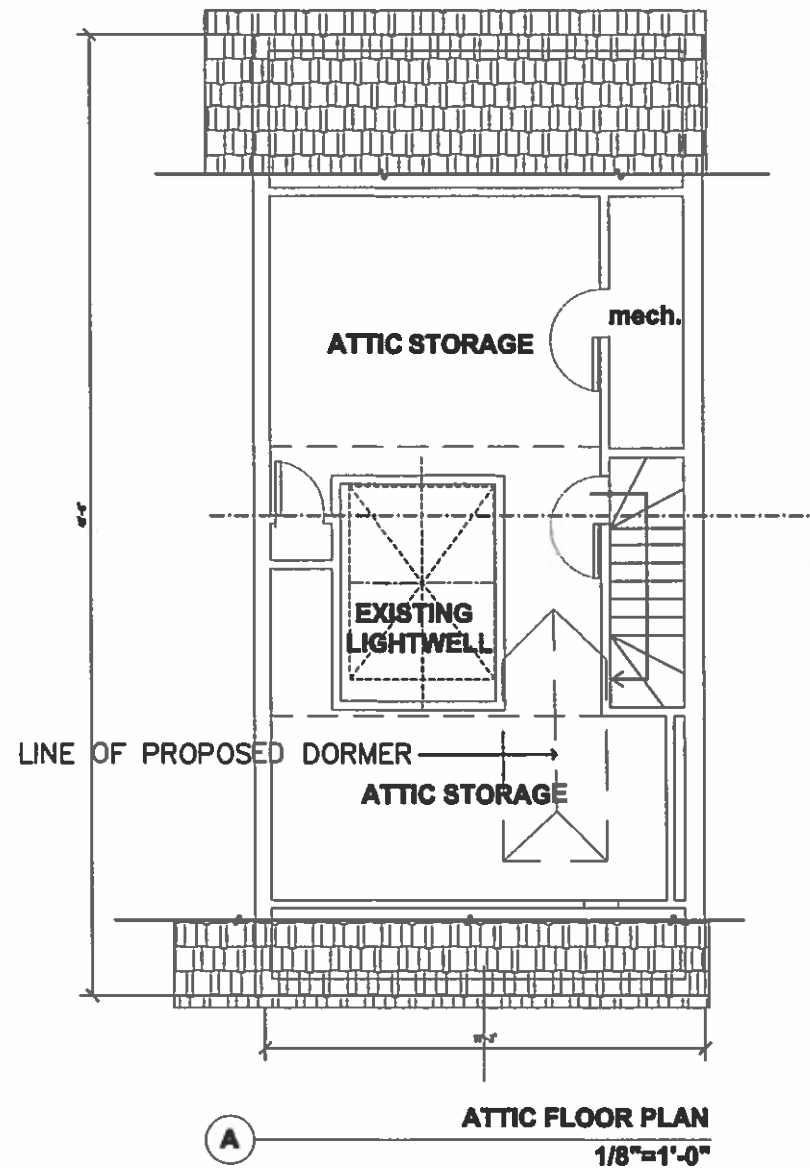
SURVEYOR'S CERTIFICATE:
I hereby certify that the position of all the existing
improvements on the above described property has

405 NORTH ALFRED STREET

APPLICATION FOR ALTERATIONS TO ROOF
WAYNE AND SHERRILL NEALE
12.16.16

NOTE ON FAR:

405 North Alfred Street was built in 1979 in accordance with the C-2 zone present at that time. The C-2, medium density, commercial zone permitted an FAR of 1.50 for "residential" use, and the house was constructed accordingly with a 1.50 FAR. Therefore, the house is an existing, non-conforming use. The dormer is designed to have a ceiling height of less than 7'-6" high so that the floor area is not increased. Similarly, the open space is unchanged.

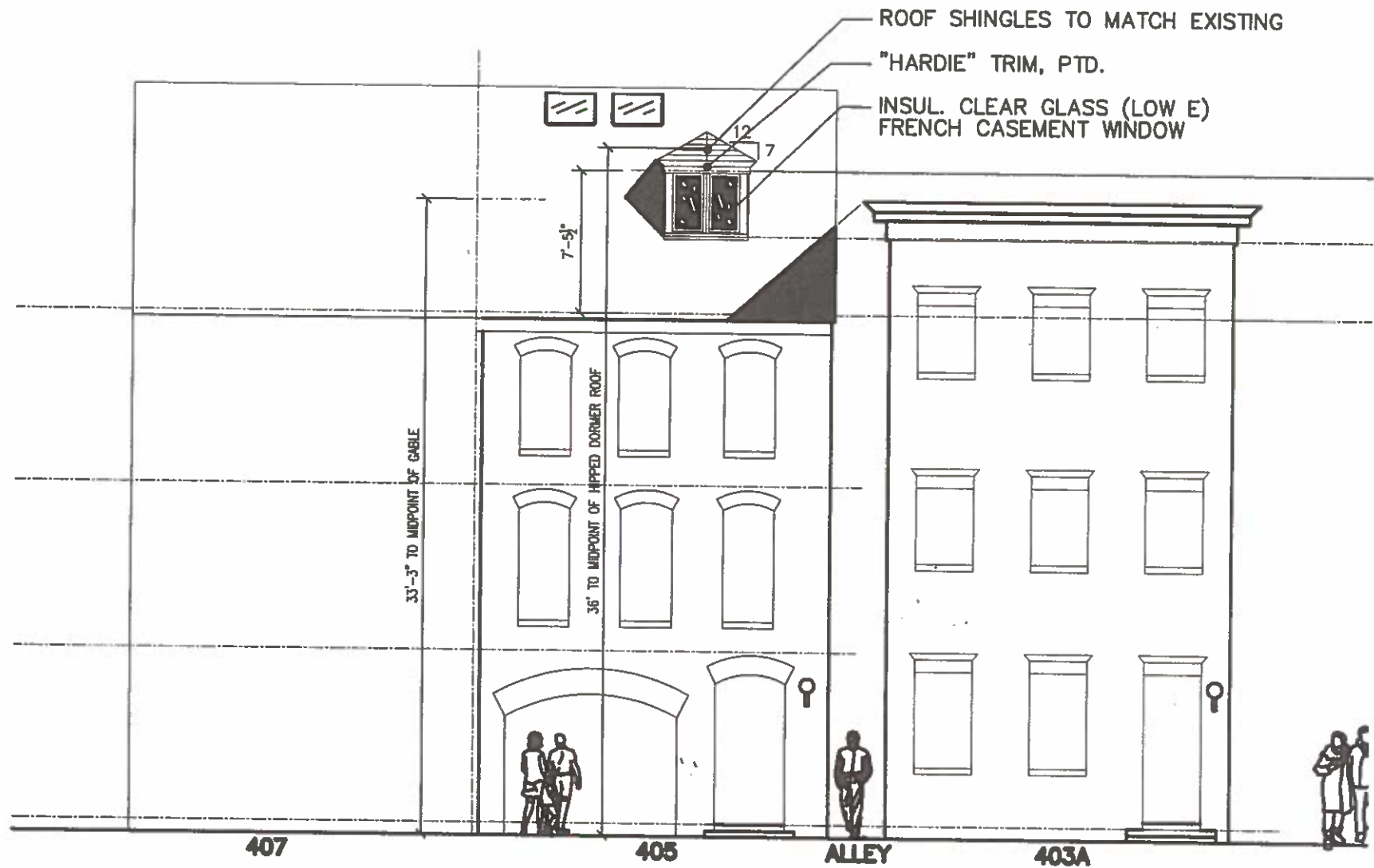


ALTERATIONS TO NEALE RESIDENCE

SCALE AS NOTED
 07.18.2017 rev. 08.01.2017
 rev. 08.14.2017

405 NORTH ALFRED STREET
 16.003

NEALE ARCHITECTS, LLC



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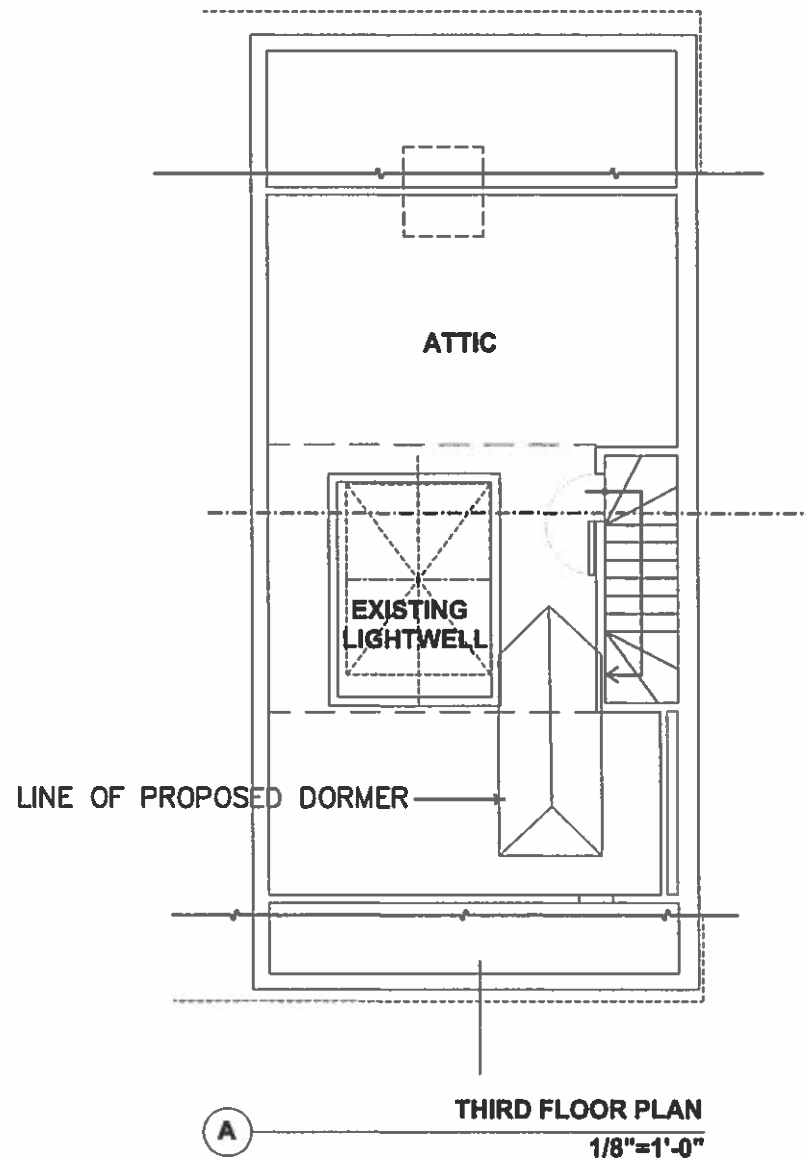
NORTH ALFRED STREET ELEVATION

ALTERATIONS TO NEALE RESIDENCE

SCALE AS NOTED
12.12.16
01.15.17 REV

405 NORTH ALFRED STREET
16.003₂₁

NEALE ARCHITECTS, LLC



ALTERATIONS TO NEALE RESIDENCE

SCALE AS NOTED
07.18.2017 rev. 08.01.2017

405 NORTH ALFRED STREET
16.003

NEALE ARCHITECTS, LLC





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