



***DOCKET ITEM #4***  
***Special Use Permit #2018-0028***  
***611 & 613 North Columbus Street***

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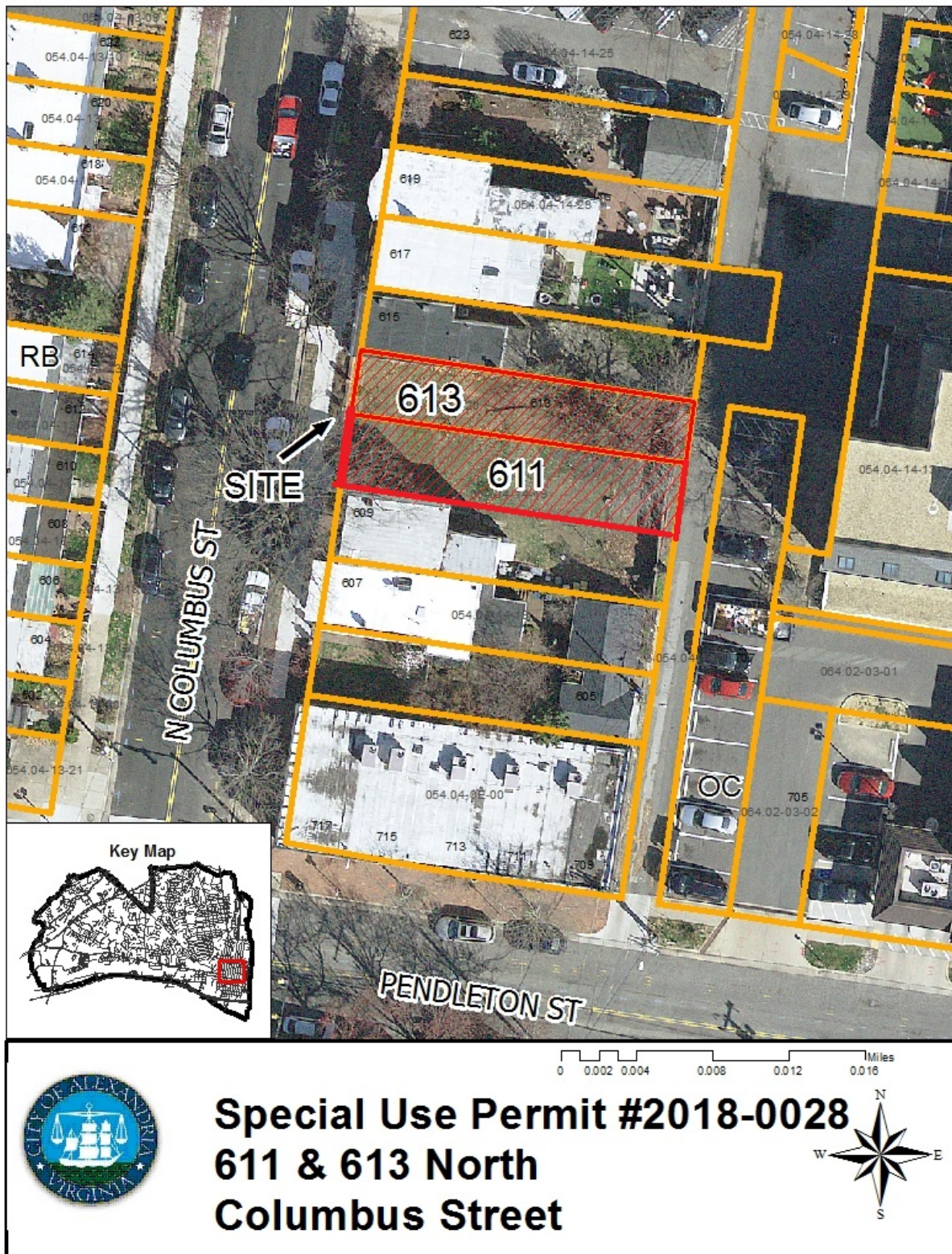
**CONSENT AGENDA ITEM**

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.

<b>Application</b>	<b>General Data</b>	
<b>Request:</b> Public hearing and consideration of a request for parking reductions and for open space modifications for two single family dwellings.	<b>Planning Commission Hearing:</b>	June 5, 2018
	<b>City Council Hearing:</b>	June 23, 2018
Address: 611 and 613 North Columbus Street	<b>Zone:</b>	RB/Townhouse
<b>Applicant:</b> Genuario Properties, Inc., represented by M. Catherine Puskar, attorney	<b>Small Area Plan:</b>	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:** Anna Franco, [anna.franco@alexandriava.gov](mailto:anna.franco@alexandriava.gov)





## I. DISCUSSION

The applicant, Genuario Properties, Inc., represented by M. Catherine Puskar, requests Special Use Permit approval for parking reductions and open space modifications for the construction of two abutting single-family dwellings on two lots.

### SITE DESCRIPTION

The two lots of record share the same dimensions. Each rectangular lot, located on the east side of the street, has approximately 19.25 feet of frontage on North Columbus Street, a depth of 93.42 feet, and an area of 1,798 square feet. Both lots are currently undeveloped. An alley, which runs parallel with North Columbus Street, connects Wythe Street to Pendleton Street and is located at the rear of the subject lots (Fig. 1).



*Fig. 1: Photo of 611 & 613 North Columbus Street dated May 3, 2018.*

The applicant is concurrently proposing a re-subdivision of the properties at 609, 611, and 613 North Columbus Street (through SUB#2018-0002) that would reconfigure the three contiguous lots of record at 609, 611, and 613 North Columbus Street. If the subdivision is approved, the new lots at 611 and 613 North Columbus Street would each have approximately 18.50 feet of frontage on North Columbus Street, a depth of 93.42 feet, and an area of 1,728 square feet.

Single-family dwellings and townhouses are located immediately to the north and west of the subject property. The applicant has recently received approval for two similar single-family homes on the east side of the 600 block, just a few properties north of the subject property, at 623 and 625 North Columbus.

To the south are single family homes and a personal service establishment at the northeast corner of North Columbus and Pendleton Street. To the east, a mix of commercial uses --office, a drive-thru bank, and personal service establishments -- are located on the 600 block of North Washington Street. Parking that services the North Washington Street businesses and Wythe Street residences is sited along the east side of the alley and in the center and south end of the block.

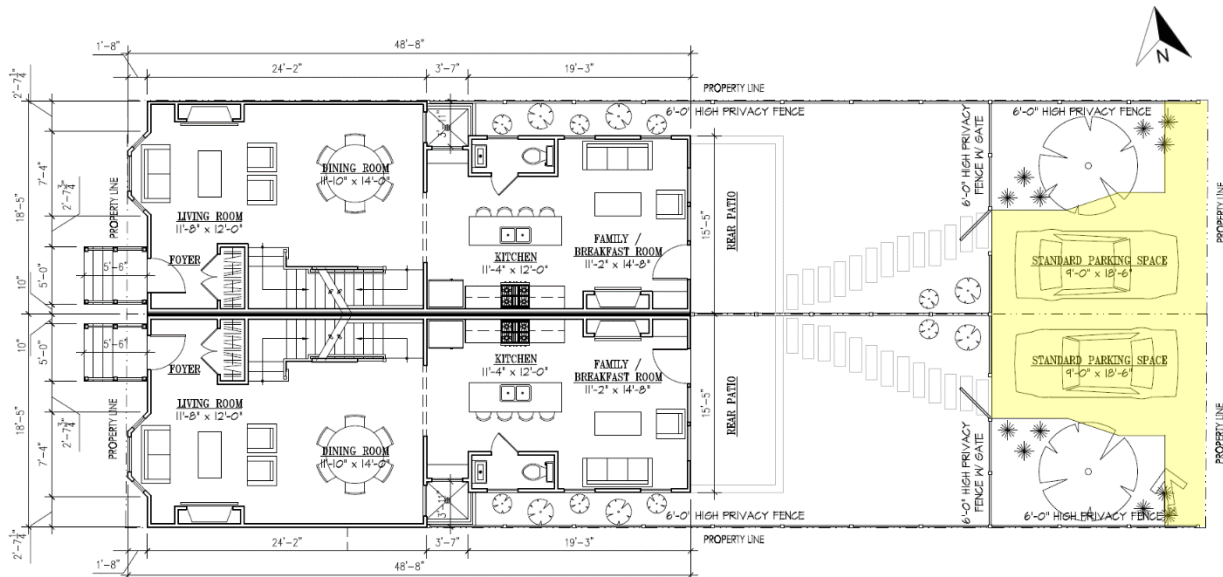
### BACKGROUND

Deed information shows that the subject properties at 611 and 613 North Columbus Street (Lots 6 & 7 respectively) have been under common ownership with the property at 609 North Columbus Street (Lot 5) since 1891, according to a subdivision of the property dated 1891.

As such, the subject properties at 611 & 613 North Columbus Street have never been developed and appear to have served as a side yard for the property at 609 North Columbus Street, which is improved with a two-story single-family building constructed between 1877 and 1891, according to Sanborn Maps from that time period.

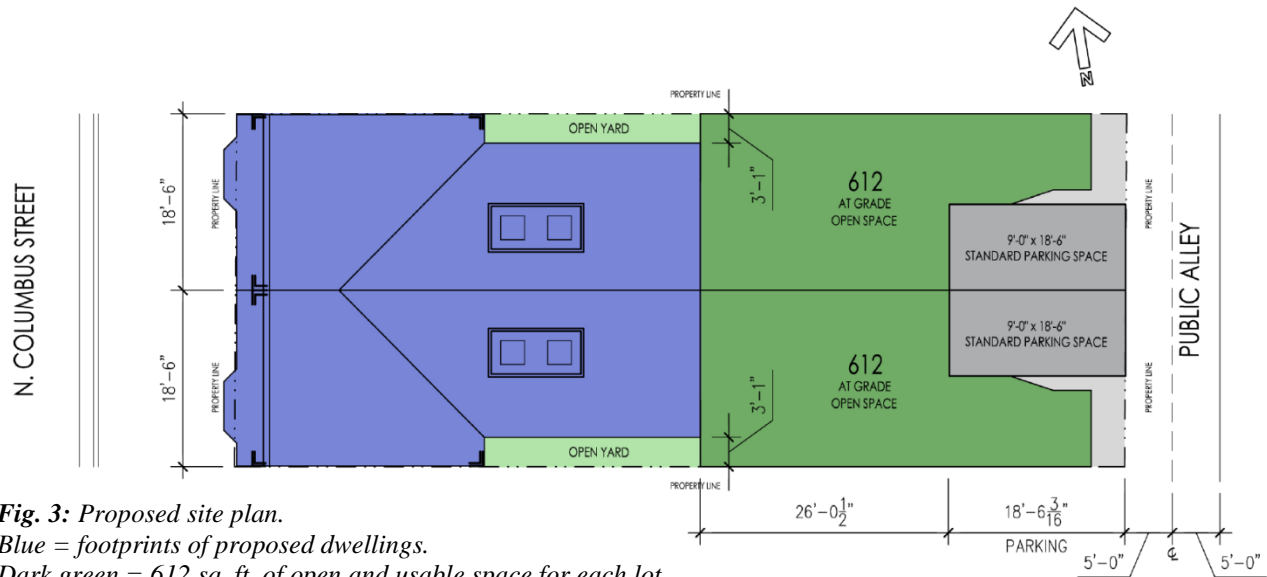
## PROPOSAL

The applicant, Genuario Properties, Inc., requests Special Use Permit approval for a one-space parking reduction and an open space modification on each of two lots for the construction of two, identical, detached single family dwellings; one at 611 North Columbus Street and one at 613 North Columbus Street. The applicant proposes parking for one vehicle on each lot, as opposed to the zoning requirement for two parking spaces for each dwelling unit. Each lot can accommodate only one standard parking space due to the turning radius constraints caused by the 10-foot width of the adjacent alley, which provides access to these lots. As a result, the applicant proposes to dedicate a circulation area adjacent to each parking space to accommodate adequate driving movements as vehicles exit and enter the proposed parking spaces (Fig. 2).



**Fig. 2:** Proposed first floor and rear yard plan. Proposed parking highlighted in yellow.

Open space modifications are also requested given that the proposal for 612 square feet of open space for each lot is less than the 800 square feet required by the RB Zone. The applicant requests the modification to provide an appropriate footprint for a marketable single-family dwelling on each lot. The gross square footage for each proposed home is 2,409 square feet, including an 803-square foot basement. The above-ground square footage is 1,606 gross square feet. Each dwelling has 1,291 net square feet with allowable FAR exclusions (Fig. 3).



**Fig. 3: Proposed site plan.**

Blue = footprints of proposed dwellings.

Dark green = 612 sq. ft. of open and usable space for each lot.

Light green = Approximately 70 additional sq. ft. of open space for each lot that cannot be included in open space calculations, in accordance with Section 2-180 of the Zoning Ordinance.

### PARKING

According to Section 8-200(A)(1) of the Zoning Ordinance, a single-family detached home is required to provide two off-street parking spaces. Section 8-100(A)(4) allows reductions of the parking requirement by Special Use Permit approval. Each proposed dwelling would provide one parking space as shown in Fig. 4 below.



**Fig. 4: Rendering showing the proposed single-family homes and parking area from the rear lot line.**

## ZONING

The subject properties are located in the RB zone which permits single-family dwellings pursuant to Section 3-702(A) of the Zoning Ordinance. Although these lots are substandard as to area, frontage, and width, the lots' characteristics have been determined to be grandfathered and may be developed with single-family dwellings as the lots were recorded prior to December 28, 1951, as allowed by Section 3-707(B). The properties have been lots of record since at least August 10, 1891 according to deed records. After the subdivision, proposed via SUB#2018-0002, the properties will no longer be lots of record as of 1891 and will only require that the lot be zoned RB and provide at least 1,600 square feet to be developed with single-family homes, pursuant to Section 3-707(B).

Section 3-706(B) of the Zoning Ordinance requires each lot occupied by a dwelling unit to provide 800 square feet of open and usable space. Table 1 indicates that the proposal is in compliance with the RB zone with the exception of the open space requirement.

The proposal is also in compliance with the Zoning Ordinance's encroachment requirements per Section 5-2-29. The proposal includes one architectural cornice, atop each bay window of the proposed single family homes, which extends approximately 1' in the North Columbus Street right-of-way. Additionally, the applicant's proposal includes front stairs that extend approximately 3.75' into the North Columbus Street right-of-way. According to the Section 5-2-29(A) and 5-2-29(B) of the Zoning Ordinance, the cornice and steps meets the criteria for a permitted encroachment and are therefore in compliance.

The lots are located within the Old & Historic Alexandria District (OHAD) and any new construction, exterior alterations visible from a public way, or exterior demolition, regardless of visibility, require approval by the Board of Architectural Review (BAR).

***Table 1: Compliance with the RB Zone requirements***

	<b>Requirement</b>	<b>Proposal for each lot</b>
Lot Size	1,980 SF	1,728 SF*
Lot Width	50' Min.	18.50'*
Lot Frontage	50' Min.	18.50'*
Front Yard Setback	0', same as lot line	0', same as lot line
Side Yard Setback	0', not required	0', not required
Rear Yard Setback	Ratio of 1:1 with a minimum of 8' (or 28.5')	45.2'
Open Space	800 SF	612 SF (35.4% of existing 1,728 SF lot)
Building Height	45'	28.5'
FAR	0.75	0.75

*\*Complies with the Zoning Ordinance requirements as stated in Section 3-707(B).*



### MASTER PLAN DESIGNATION

The properties are located within the Braddock Road Metro Station Small Area Plan that designates the property for residential use. The lots are also in the Braddock Metro Neighborhood Plan that supports the residential character of the Parker-Gray Neighborhood (Figs. 5 & 6).



***Figs. 5 & 6: Preliminary streetscape views***

*The preliminary concept for proposed single family dwellings is outlined in red. The final design review falls under the purview of the Old and Historic Alexandria District Board of Architectural Review.*

## **II. STAFF ANALYSIS**

Staff supports the applicant's request for parking reductions and for open space modifications for two single-family dwellings as the request would have negligible area impacts on and is consistent with the development pattern of the immediate neighborhood. Staff analyses follows on the parking reduction and open space modification requests associated with the proposed construction of two single-family dwellings at 611 and 613 North Columbus Street.

### Parking reduction

Given the difficulties with creating parking spaces at the rear of the properties due to the limited turning radius, staff believes that the request for a one-space parking reduction for each lot is

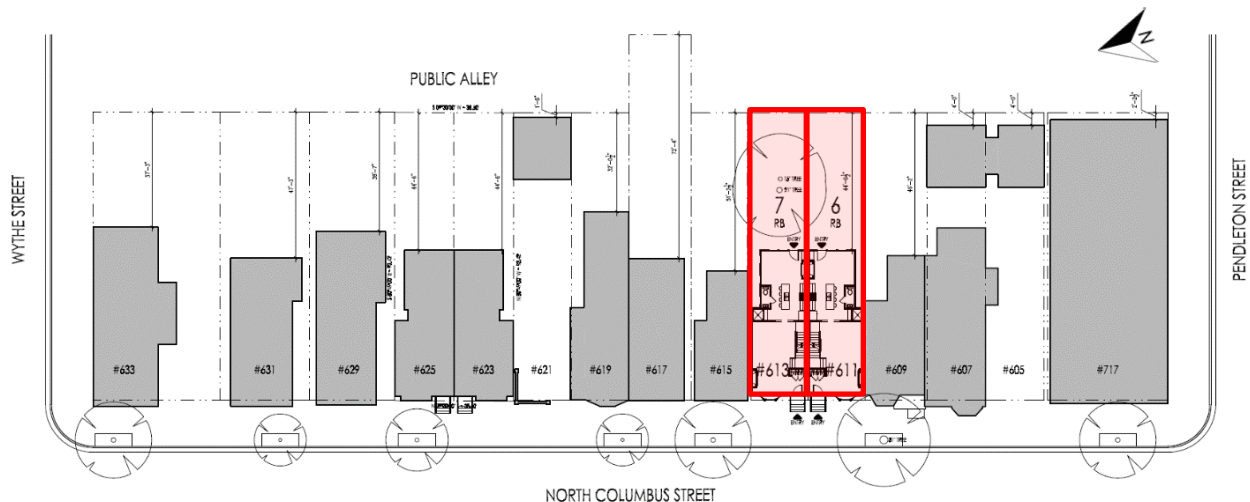
reasonable. Parking impacts may be limited as it is possible that future homeowners may find the need for only one car as the proposed dwellings would be located within walking distance of the Braddock Metro Station and retail and service establishments. On-street parking is also prevalent in this area of Alexandria, with the 500, 600, and 700 block of North Columbus Street having on-street parking on both sides of the street.

#### Open space modification

Although the open space proposed for each lot is 188 square feet less than the RB zone requirement, staff recommends support for the open space modification request as it would provide for construction of new context-appropriate dwellings in the neighborhood. The proposed 612 square feet of open space, in addition to the 70 square feet that cannot be formally calculated as open space because it is less than 8 by 8 feet and does not meet the definition of open space, provides a relatively proportionate amount of actual open space at 682 square feet when compared with other residential properties on the east side of the 600 block of North Columbus Street (Fig. 7).

It is also important to consider that the proposed 35.4% open space is consistent with the 35% open space requirement in the RM/Townhouse zone. The 682 square feet of open space, when you include the less than 8 by 8 foot area, is proportional to the 800 square feet required for a standard lot of 1,980 square feet. The RM zone also encompasses the Old and Historic Alexandria District and is similar in residential character and development patterns to the RB/Townhouse zone and is particularly comparable to the layout of this site.

Moreover, staff recognizes that the size of the proposed single-family homes, with gross above-ground living space of 1,606 square feet and 803-square foot building footprints, is not overly expansive or visually disproportionate to their lot areas, particularly when compared with the existing homes on the block. Furthermore, the proposed configuration of the rear portion of the building provides some clearance between the buildings. Unlike the Special Use Permit granted for the property at 623 and 625 North Columbus Street in 2017, the adjacent properties do not contain windows facing the subject property (Fig. 7).



**Fig. 7: Comparison with Existing Homes on the 600 Block of North Columbus Street**  
*The proposed single-family dwellings' footprints are outlined in red.*



The proposed homes' relatively modest size on the substandard lots is illustrated through the comparative analysis of footprint sizes and rear-yard setbacks with existing homes on the block. The proposed homes rank second smallest in terms of footprint size and are approximately 164 square feet smaller than the 967 square foot block average (Table 2). A ranking of rear-yard setback measurements reveals that the proposed homes provide the fourth largest rear-yard setbacks on the block, which slightly exceed the block average of 44.6 feet (Table 3).

**Table 2: Approximate square footage of homes on the 600 block of North Columbus Street.**

Address on North Columbus Street	Approximate square footage for building footprint (sq. feet)
615	762
<b>611 (proposed)</b>	<b>803</b>
<b>613 (proposed)</b>	<b>803</b>
623	844
625	844
609	851
617	889
619	917
631	986
607	1,152
633	1,339
629	1,418
<b>Existing home average</b>	<b>967</b>

\*Actual measurement

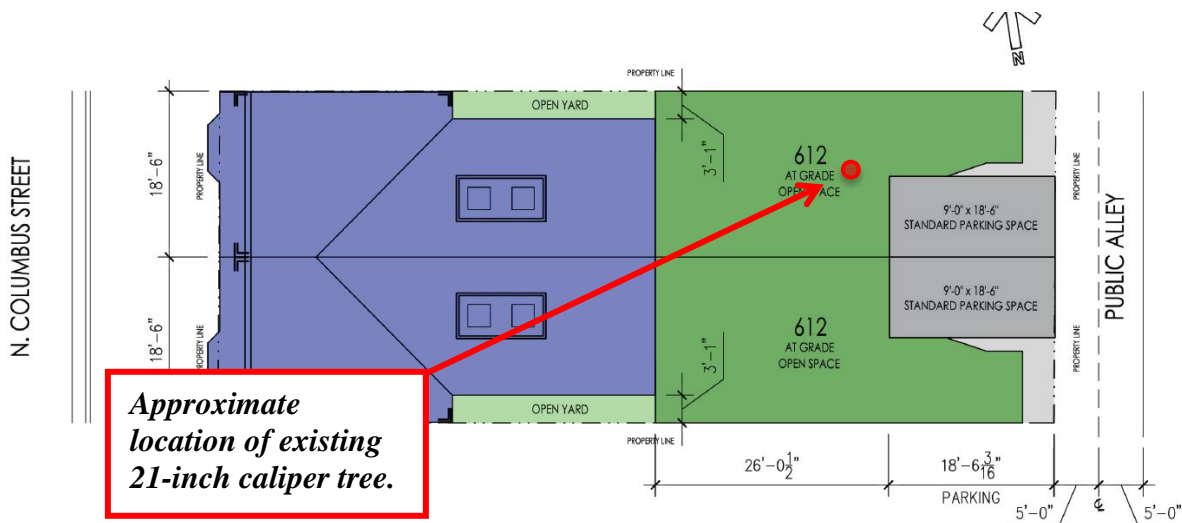
**Table 3: Rear yard setbacks of properties on the 600 block of North Columbus Street.**

Address on North Columbus Street	Rear-yard setbacks
619	32'
607	35'
633	37'
629	39'
609	42'
623	45'
625	45'
<b>611 (proposed)</b>	<b>45.2'</b>
<b>613 (proposed)</b>	<b>45.2'</b>
631	47'
615	51'
617	72'
<b>Existing home average</b>	<b>44.6'</b>

Staff has included conditions to ensure that a minimum of 612 square feet of open space is included in the construction plans for the single-family dwellings. The proposed footprint of the dwellings must remain consistent with this SUP proposal, as required in Condition #3 and Condition #4 mandates that each lot contains no less than 612 square feet of open space.

#### Tree preservation

Staff finds the screen of trees desirable and an amenity which should be preserved if possible. According to the proposed preliminary plat and site visits conducted by City staff, three deciduous trees are currently located on the subject property. A review of the quality and specimens of the trees on site show that the 21-inch caliper tree on proposed Lot 507 (or at 613 North Columbus Street) should be preserved. Staff finds that the tree does not conflict with the proposed parking at the rear of the property and that the tree can be reasonable protected during construction. Any proposed underground utility infrastructure associated with the future single-family dwellings should be routed as to preserve the existing tree. Furthermore, the proposed lots would be ultimately required to provide a 25% tree coverage canopy, which will be reviewed during the grading plan process. Staff has included Conditions #5 to ensure preservation of the subject tree.



**Fig. 8:** Location of existing 21-inch caliper tree on the property at 613 North Columbus Street.

#### Conclusion

Staff supports the applicant's request for parking reductions and open space modifications which are necessary for the proposed development of two single-family homes at 611 and 613 North Columbus Street. Staff believes the applicant proposes a reasonable plan to develop two neighborhood compatible and marketable homes on substandard lots in a way that limits neighborhood impacts and improves the aesthetics of the historic district streetscape.

Subject to the conditions contained in Section III of this report, staff recommends approval of the Special Use Permit request.

### III. RECOMMENDED CONDITIONS

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

1. The Special Use Permit shall be granted to the applicant only or to any corporation in which the applicant has a controlling interest. (P&Z)
2. The Special Use Permit shall only be valid if SUB#2018-0002 is approved and recorded. (P&Z)
3. The footprint of the dwellings shall be substantially consistent with illustrations submitted on May 3, 2018. (P&Z)
4. Open space shall be maintained at no less than 612 square feet for each lot at 611 and 613 North Columbus Street. (P&Z)
5. The 21-inch tree at 613 North Columbus Street shall be preserved, in accordance with the following: (P&Z)
  - a. The applicant shall put forth a good faith effort to provide, implement, and follow tree protection measures, immediately prior to and during construction, for the 21-inch tree on 613 North Columbus Street as identified on the March 6, 2018 plat submitted with this Special Use Permit application. The applicant shall also depict the tree and necessary protection areas around the tree on any future grading plan. Tree protection measures shall be determined by the Director of Planning & Zoning consistent with the City of Alexandria Landscape Guidelines. If the tree protection methods have not been followed or have failed, the applicant shall provide a narrative on any future grading plan stating why tree preservation measures have not been followed or have failed and provide a fee of \$1,850.00 to the City's Living Landscape Fund, in addition to providing the 25% crown cover required by the Zoning Ordinance. (P&Z)
  - b. The Director may waive the requirement to preserve and protect the tree if it is severely damaged by natural causes, upon submission of a report from a certified arborist indicating that the tree is dying or diseased due to natural causes. (P&Z)
6. With the grading plan submission, design the parking spaces so it is clear where the property ends to ensure vehicles do not encroach into the public alley. (T&ES)
7. Applicant shall be responsible for repairs to the adjacent City right-of-way if damaged during construction activity. (T&ES)
8. No permanent structure may be constructed over any existing private and/or public utility easements. It is the responsibility of the applicant to identify any and all existing easements on the plan. (T&ES)



STAFF: Mary Christesen, Acting Division Chief, Department of Planning and Zoning  
Ann Horowitz, Principal Planner  
Anna Franco, Urban Planner

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Staff Note: In accordance with section 11-506(c) of the zoning ordinance, construction or operation shall be commenced and diligently and substantially pursued within 18 months of the date of granting of a special use permit by City Council or the special use permit shall become void.

#### IV. CITY DEPARTMENT COMMENTS

Legend: C - code requirement R - recommendation S - suggestion F - finding

Transportation & Environmental Services:

- F-1 If the land disturbance is less than 2,500 square feet, the applicant shall submit Land Disturbance and Drainage Certificates along with the required grading plan showing topography, drainage, and grading. (T&ES)
- F-2 SWM has no comments.
- F-3 Staff supports the requested parking reduction from two spaces per unit to one space per unit. This is consistent with other approvals for townhouses in the neighborhood and the street frontage for this property is wide enough for two on-street spaces. Additionally, the reduction accommodates additional open space in the neighborhood. (T&ES)
- F-4 T&ES/OEQ does not have any comments on this SUP application.
- F-5 No comments received from Floodplain.
- R-1 With the grading plan submission, design the parking spaces so it is clear where the property ends to ensure vehicles do not encroach into the public alley. (T&ES)
- R-2 Applicant shall be responsible for repairs to the adjacent City right-of-way if damaged during construction activity. (T&ES)
- R-3 No permanent structure may be constructed over any existing private and/or public utility easements. It is the responsibility of the applicant to identify any and all existing easements on the plan. (T&ES)
- C-1 A GRADING PLAN showing all improvements and alterations to the site shall be required prior to any land disturbing activities and must be approved prior to issuance of a building permit. (5-6-224) (T&ES)
- C-2 New curb cuts require separate approval from the City. (Sec. 5-2-14) (T&ES)
- C-3 An erosion and sediment control plan must be approved by T&ES prior to any land disturbing activity greater than 2500 square feet subject to the Exceptions described in Section 5-4-5. An erosion and sediment control bond shall be posted prior to release of the grading plan. (Sec.5-4-1.1) (T&ES)
- C-4 The applicant shall comply with the provisions of Article XIII Environmental Management Ordinance of the City of Alexandria. (T&ES)
- C-5 All improvements to the City right-of-way such as curbing, sidewalk, driveway aprons, etc. must be City standard design. (Sec.5-2-1) (T&ES)

- C-6 Flow from downspouts, foundation drains, and sump pumps shall be discharged to the storm sewer per the requirements of Memorandum to Industry 05-14 that is available on the City of Alexandria's web site. The downspouts and sump pump discharges shall be piped to the storm sewer outfall, where applicable per the requirements of Article XIII of Alexandria Zoning Ordinance (AZO). Where storm sewer is not available applicant must provide a design to mitigate impact of stormwater drainage onto adjacent properties and to the satisfaction of the Director of Transportation & Environmental Services. (Sec.5-6-224) (T&ES)
- C-7 All secondary utilities serving this site shall be placed underground. (Sec. 5-3-3) (T&ES)
- C-8 Pay sanitary sewer connection fee prior to release of Grading Plan. (Sec. 5-6-25) (T&ES)
- C-9 Any work within the right-of-way requires a separate permit from T&ES. (Sec. 5-361) (T&ES)
- C-10 The applicant shall comply with the City of Alexandria's Noise Control Code, Title 11, Chapter 5, which sets the maximum permissible noise level as measured at the property line. (T&ES)
- C-11 The applicant shall comply with the City of Alexandria's Solid Waste Control, Title 5, Chapter 1, which sets forth the requirements for the recycling of materials (Sec. 5-1-99). In order to comply with this code requirement, the applicant shall provide a completed Recycling Implementation Plan (RIP) Form within 60 days of SUP approval. Contact the City's Recycling Program Coordinator at (703) 746-4410, or via e-mail at [commercialrecycling@alexandriava.gov](mailto:commercialrecycling@alexandriava.gov), for information about completing this form. (T&ES)

Code Enforcement:

- C-1 A building permit, plan review and inspections are required for the construction of two newly constructed townhomes.(Code Enforcement)

Fire:

No comments or concerns.

Health Department:

No comments.

Parks and Recreation:

No comments at this time.

Real Estate Assessments:

No comments.

Police Department:

No comments received.





## APPLICATION

# SPECIAL USE PERMIT

**SPECIAL USE PERMIT #** \_\_\_\_\_

**PROPERTY LOCATION:** 611 - 613 N. Columbus Street

**TAX MAP REFERENCE:** 054.04-14-19 (part) & 054.04-14-20 **ZONE:** RB

**APPLICANT:**

Name: Genuario Properties, Inc.

Address: 8400 Radford Avenue, Suite 200, Alexandria, Virginia 22309

**PROPOSED USE:** Parking reduction with a modification to open space.

☒ **THE UNDERSIGNED**, hereby applies for a Special Use Permit in accordance with the provisions of Article XI, Section 4-11-500 of the 1992 Zoning Ordinance of the City of Alexandria, Virginia.

☒ **THE UNDERSIGNED**, having obtained permission from the property owner, hereby grants permission to the City of Alexandria staff and Commission Members to visit, inspect, and photograph the building premises, land etc., connected with the application.

☒ **THE UNDERSIGNED**, having obtained permission from the property owner, hereby grants permission to the City of Alexandria to post placard notice on the property for which this application is requested, pursuant to Article IV, Section 4-1404(D)(7) of the 1992 Zoning Ordinance of the City of Alexandria, Virginia.

☒ **THE UNDERSIGNED**, hereby attests that all of the information herein provided and specifically including all surveys, drawings, etc., required to be furnished by the applicant are true, correct and accurate to the best of their knowledge and belief. The applicant is hereby notified that any written materials, drawings or illustrations submitted in support of this application and any specific oral representations made to the Director of Planning and Zoning on this application will be binding on the applicant unless those materials or representations are clearly stated to be non-binding or illustrative of general plans and intentions, subject to substantial revision, pursuant to Article XI, Section 11-207(A)(10), of the 1992 Zoning Ordinance of the City of Alexandria, Virginia.

M. Catharine Puskar

Print Name of Applicant or Agent  
Walsh, Colucci, Lubeley & Walsh PC  
2200 Clarendon Blvd., Suite 1300

Mailing/Street Address

Arlington, VA 22201

City and State

Zip Code

McPuskar

Signature

By: ROS

3/12/2018

Date

703-528-4700

Telephone #

703-525-3197

Fax #

cpuskar@thelandlawyers.com

Email address

Revised  
3/27/2018

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

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

**PROPERTY OWNER'S AUTHORIZATION**

As the property owner of 609 - 613 N. Columbus Street, I hereby  
 (Property Address)  
 grant the applicant authorization to apply for the parking reduction with modification 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.

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March 8, 2018



March 7, 2018

Genuario Properties, Inc.  
8400 Radford Avenue  
Suite 200  
Alexandria, Virginia 22309

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

Re: Authorization and Consent to File Application for Special Use Permit for  
Parking Reduction, Subdivision of Lots, and Associated Requests  
Applicant/Contract Owner: Genuario Properties, Inc.  
609, 611, & 613 North Columbus Street, Tax Map IDs 054.04-14-19,  
054.04-14-20 and 054.04-14-21 (collectively the "Property")

Dear Mr. Moritz:

Genuario Properties, Inc., the Applicant and contract purchaser of the above-referenced Property, hereby authorizes Walsh, Colucci, Lubeley & Walsh, P.C. to act as agent on its behalf for the filing and representation of an application for a special use permit for a parking reduction, lot subdivision, and any related requests to allow for the development of two single family homes on the vacant lots and renovation of the existing home on the Property.

Very truly yours,

Genuario Properties, Inc.

By:   
Its: President

Date: 03/07/18

Docs/GPI/ActiveProjects/609-613 N.ColumbusSt./CityPermits

**8400 RADFORD AVENUE, SUITE 200 ♦ ALEXANDRIA, VIRGINIA ♦ 22309**  
**PHONE: 703-360-3134 ♦ FAX: 703-360-3686**



# **GENUARIO PROPERTIES, INC.**

## **ORGANIZATIONAL CHART**

**03/07/18**

LOUIS V. GENUARIO, JR.

President

50% Owner

ARTHUR R. GENUARIO

Vice President

50% Owner

March 12, 2018

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

Re: Consent to File Applications for Special Use Permit for Parking  
Reduction, Subdivision of Lots, and Associated Requests  
Applicant: Genuario Properties, Inc.  
609, 611, & 613 North Columbus Street, Tax Map IDs 054.04-14-19 and  
054.04-14-20 (collectively the "Property")

Dear Mr. Moritz:

As the owners of the above-referenced Property, we hereby consent to the filing of an application for a special use permit for a parking reduction, lot subdivision, and any related requests on the Property by Genuario Properties, Inc. to allow for the development of two single family homes on the vacant lots and renovation of the existing home on the Property.

Very truly yours,

By: Janice M. Irby 3/12/2018 | 1:07 PM EDT  
DocuSigned by: Janice M. Irby  
A79C3A35D9E44F3... Date

By: Deloris D. Irby 3/12/2018 | 4:15 PM EDT  
DocuSigned by: Deloris D. Irby  
2C9E8BA4D9D140D... Date

By: Betty Jean Irby 3/12/2018 | 1:06 PM EDT  
DocuSigned by: Betty Jean Irby  
B2A6880D176483... Date

By: Dinell Cook 3/12/2018 | 4:29 PM EDT  
DocuSigned by: Dinell Cook  
C6411687484D4B4... Date

By: The Estate of Betty Jean Irby by Janice M. Irby Personal Representative  
DocuSigned by: The Estate of Betty Jean Irby  
A79C3A35D9E44F3...  
The Estate of Betty Jean Irby

# OWNERSHIP AND DISCLOSURE STATEMENT

Use additional sheets if necessary

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

Name	Address	Percent of Ownership
1. Louis V. Genuario, Jr.	8400 Radford Avenue, Suite 200 Alexandria, VA 22309	50%
2. Arthur R. Genuario	8400 Radford Avenue, Suite 200 Alexandria, VA 22309	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 609, 611, & 613 North Columbus Street, Alexandria, VA 22314 (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. Janice M. Irby	12821 Hunterbrook Drive, Woodbridge, VA. 22192	25%
Deloris Irby	609 North Columbus St., Alexandria, VA 22314	25%
2. Dinell Cook	619 Bay Front Drive Fort Washington, MD 2074	25%
3. Byron Irby	316 Rolling Valley Drive, Fredericksburg, VA. 22405-1262	25%

**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. Louis V. Genuario, Jr.	NONE	NONE
Arthur R. Genuario	NONE	NONE
2. Janice M. Irby	NONE	NONE
Deloris Irby	NONE	NONE
3. Dinell Cook	NONE	NONE
Byron Irby	NONE	NONE

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

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

03/07/18

Louis V. Genuario, Jr. Pres/GPI

Date

Printed Name

Signature

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

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

☐ **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.)

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.

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MAY 03 2018

Statement of Justification  
611 & 613 N. Columbus Street  
Tax Map ID: 054.04-14-19 (Part) & 054.04-14-20

PLANNING & ZONING

Genuario Properties, Inc. (the "Applicant") requests approval of a parking reduction Special Use Permit to allow the provision of two (2) standard parking spaces in lieu of the four (4) standard parking spaces required for two proposed single-family dwellings on property located at 611 and 613 N. Columbus Street (the "Application Property"). As part of this application, the Applicant requests approval of a modification to open space pursuant to Section 11-416(C) of the Zoning Ordinance.

The Application Property consists of two tax parcels including three individual lots of record that are zoned RB/Townhouse zone. 609 N. Columbus Street is developed with a single family home that was constructed in the early 1900's prior to the effective date of the Zoning Ordinance. A portion of the dwelling encroaches onto the adjacent lot at 611 N. Columbus Street. 611 and 613 N. Columbus Street are the subject of this parking reduction application, and the Applicant has submitted a concurrent subdivision application to adjust the location of lot lines to remove the existing encroachment. Each of the lots is currently smaller than the 1,980 square foot minimum lot size required by Section 3-705 of the current Zoning Ordinance.

The Applicant proposes to construct one single family dwelling on each lot at 611 and 613 N. Columbus Street. Pursuant to Section 3-707(B) of the Zoning, land zoned RB prior to February 27, 1973 may be developed at a minimum lot size of 1,600 square feet. Following approval of the proposed subdivision, 611 and 613 N. Columbus Street will include 1,728 square feet per lot. As a result of the substandard lot sizes, there are constraints on the Applicant's ability to provide a reasonable footprint for a single family dwelling on each lot while also meeting the current parking and open space requirements set forth in the Zoning Ordinance. Under current zoning regulations, pursuant to Section 8-200 and Section 3-706 of the Zoning Ordinance, each lot occupied by a dwelling unit in the RB zone must provide a minimum of two (2) parking spaces and 800 square feet of open space.

The proposed parking reduction of two (2) spaces (one for each lot) is necessary to maximize the amount of open space for the single-family dwellings, and to ensure the functionality of the parking spaces on the Application Property. Given the urban context of the surrounding area and the location of the Application Property within a one-half mile walk of the Braddock Road Metrorail Station, the requested parking reduction is reasonable.

The Applicant's proposal includes the provision of 612 square feet of at-grade open space on each lot, thereby requiring an open space modification. The proposed open space modification is necessary to achieve a reasonable building footprint for the proposed dwellings while also providing functional off-street parking spaces. Although less than the 800 square feet required in the RB zone, the 612 square feet of open space provided on each lot equates to 35.4% of the lot area, which is compatible with the open space requirement for residential lots in the RM zone which are prevalent throughout Old Town. As shown on the enclosed Block Analysis prepared by Kulinski Group Architects, P.C., in an effort to maximize at-grade open space, the footprints of the proposed single family dwellings have been designed to be approximately equal to or less than a majority of existing buildings on the block. The proposed dwellings are consistent with the size and scale of existing homes along N. Columbus Street.

The requested parking reduction and open space modification are reasonable given the size and urban context of the lots, meet the criteria set forth in Section 11-416(A)(1) of the Zoning Ordinance, and will allow the Applicant to construct two single-family dwellings that will be 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:

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**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

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

N/A

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9. Please provide information regarding trash and litter generated by the use.

- A. What type of trash and garbage will be generated by the use? (i.e. office paper, food wrappers)

N/A

---

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

N/A

---

- C. How often will trash be collected?

N/A

---

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

N/A

---

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

☐ Yes.

☐ No.

N/A

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

N/A

---

---

- 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

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

N/A

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## 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

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---

**PARKING AND ACCESS REQUIREMENTS**

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

2 \_\_\_\_\_ Standard spaces  
 \_\_\_\_\_ Compact spaces  
 \_\_\_\_\_ Handicapped accessible spaces.  
 \_\_\_\_\_ Other.

Planning and Zoning Staff Only

Required number of spaces for use per Zoning Ordinance Section 8-200A \_\_\_\_\_

Does the application meet the requirement?

☐ Yes ☐ No

- B. Where is required parking located? (*check one*)
- ☒ on-site  
☐ off-site

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

---

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

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

**☒ Parking reduction requested; see attached supplemental form**

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

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

Planning and Zoning Staff Only

Required number of loading spaces for use per Zoning Ordinance Section 8-200 \_\_\_\_\_

Does the application meet the requirement?

☐ Yes ☐ No

- B. Where are off-street loading facilities located? N/A
- C. During what hours of the day do you expect loading/unloading operations to occur?  
N/A
- D. How frequently are loading/unloading operations expected to occur, per day or per week, as appropriate?  
N/A

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

Street access is adequate.

## SITE CHARACTERISTICS

17. Will the proposed uses be located in an existing building? ☐ Yes ☒ No

Do you propose to construct an addition to the building? ☐ Yes ☐ No

How large will the addition be? \_\_\_\_\_ square feet.

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

0 sq. ft. (existing) + 2,590 sq. ft. (addition if any) = 2,590 sq. ft. (total)

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

☐ a stand alone building

☐ a house located in a residential zone

☐ a warehouse

☐ a shopping center. Please provide name of the center: \_\_\_\_\_

☐ an office building. Please provide name of the building: \_\_\_\_\_

☒ other. Please describe: Two single-family dwellings.

**End of Application**





# APPLICATION - SUPPLEMENTAL

## PARKING REDUCTION

***Supplemental information to be completed by applicants requesting special use permit approval of a reduction in the required parking pursuant to section 8-100(A)(4) or (5).***

**1. Describe the requested parking reduction.** (e.g. number of spaces, stacked parking, size, off-site location)

The Applicant requests a parking reduction to allow the provision of two (2) standard parking spaces in lieu of four (4) standard parking spaces for the two proposed single family dwellings.

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

See attached statement of justification.

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

See attached statement of justification.

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

\_\_\_\_\_ Yes.      ☒ No.

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.



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## DEPARTMENT OF PLANNING AND ZONING FLOOR AREA RATIO AND OPEN SPACE CALCULATIONS

### A. Property Information

A1. Street Address 611 N. Courthouse STREET Zone RB  
 A2. 1,728 x .75 = 1,296  
 Total Lot Area Floor Area Ratio Allowed by Zone Maximum Allowable Floor Area

### B. Existing Gross Floor Area

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

B1. Existing Gross Floor Area \*  
 \_\_\_\_\_ Sq. Ft.

B2. Allowable Floor Exclusions\*\*  
 \_\_\_\_\_ Sq. Ft.

B3. Existing Floor Area minus Exclusions  
 \_\_\_\_\_ Sq. Ft.  
 (subtract B2 from B1)

### C. Proposed Gross Floor Area (does not include existing area)

Proposed Gross Area*		Allowable Exclusions	
Basement	<u>803</u>	Basement**	<u>803</u>
First Floor	<u>803</u>	Stairways**	<u>139</u>
Second Floor	<u>803</u>	Mechanical**	<u>11</u>
Third Floor	_____	Other** <u>Basement 7'6"</u>	<u>161</u>
Porches/ Other	_____	Total Exclusions	<u>1,114</u>
Total Gross *	<u>2,409</u>		

C1. Proposed Gross Floor Area \*  
2,409 Sq. Ft.

C2. Allowable Floor Exclusions\*\*  
1,114 Sq. Ft.

C3. Proposed Floor Area minus  
 Exclusions 1,295 Sq. Ft.  
 (subtract C2 from C1)

### D. Existing + Proposed Floor Area

D1. Total Floor Area (add B3 and C3) 1,295 Sq. Ft.  
 D2. Total Floor Area Allowed by Zone (A2) 1,296 Sq. Ft.

\*Gross floor area is the sum of all gross horizontal areas under roof, measured from the face of exterior walls, including basements, garages, sheds, gazebos, guest buildings and other accessory buildings.

\*\* Refer to the zoning ordinance (Section 2-145(B)) and consult with zoning staff for information regarding allowable exclusions.

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

### F. Open Space Calculations

Existing Open Space	<u>1,728</u>
Required Open Space	<u>800</u>
Proposed Open Space	<u>612</u>

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

Signature: [Signature] Date: 5/1/18



REVISED

## DEPARTMENT OF PLANNING AND ZONING FLOOR AREA RATIO AND OPEN SPACE CALCULATIONS

### A. Property Information

A1. Street Address 613 N. Columbus Street Zone AB

A2. 1,728 x .75 = 1,296  
Total Lot Area Floor Area Ratio Allowed by Zone Maximum Allowable Floor Area

### B. Existing Gross Floor Area

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

B1. Existing Gross Floor Area :  
\_\_\_\_\_ Sq. Ft.

B2. Allowable Floor Exclusions\*\*  
\_\_\_\_\_ Sq. Ft.

B3. Existing Floor Area minus Exclusions  
\_\_\_\_\_ Sq. Ft.  
(subtract B2 from B1)

### C. Proposed Gross Floor Area (does not include existing area)

Proposed Gross Area*		Allowable Exclusions	
Basement	<u>803</u>	Basement**	<u>803</u>
First Floor	<u>803</u>	Stairways**	<u>179</u>
Second Floor	<u>803</u>	Mechanical**	<u>11</u>
Third Floor	_____	Other** <u>room 7'-6"</u>	<u>161</u>
Porches/ Other	_____	Total Exclusions	<u>1,114</u>
Total Gross *	<u>2,409</u>		

C1. Proposed Gross Floor Area \*  
2,409 Sq. Ft.

C2. Allowable Floor Exclusions\*\*  
1,114 Sq. Ft.

C3. Proposed Floor Area minus  
Exclusions 1,295 Sq. Ft.  
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D1. Total Floor Area (add B3 and C3) 1,295 Sq. Ft.

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### F. Open Space Calculations

Existing Open Space	<u>1,728</u>
Required Open Space	<u>800</u>
Proposed Open Space	<u>612</u>

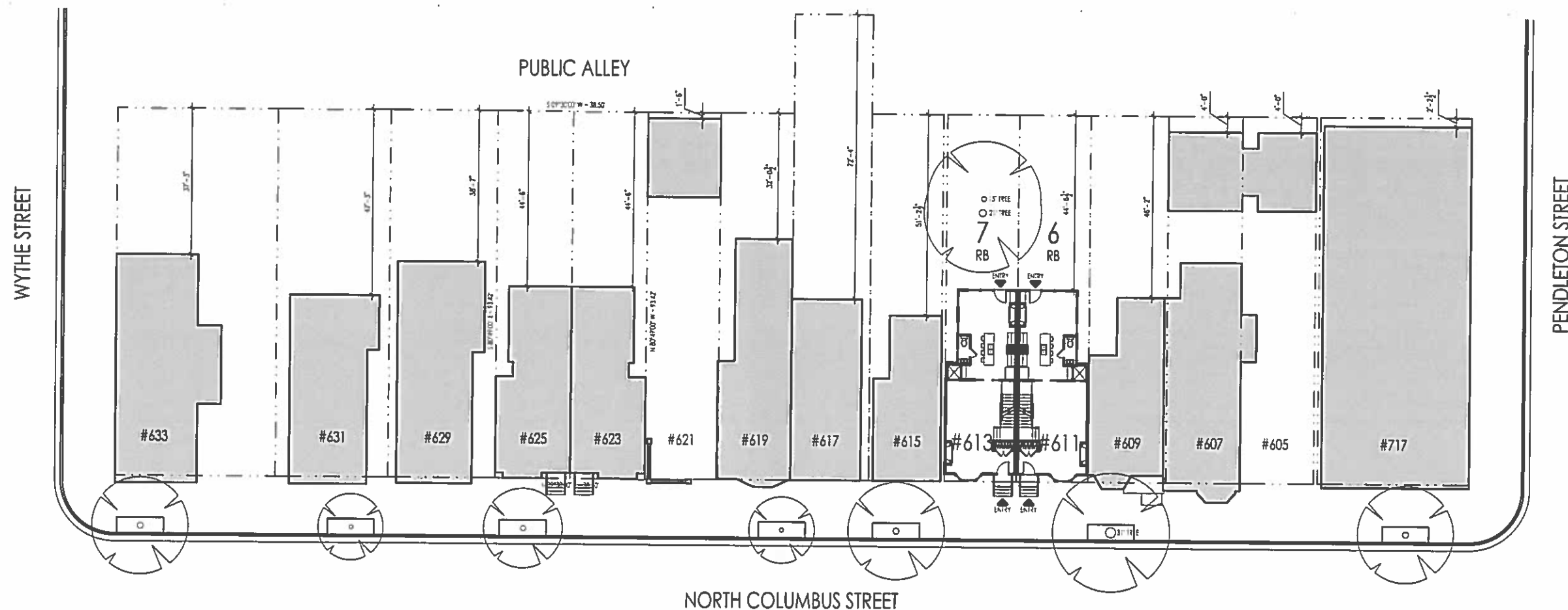
The undersigned hereby certifies and attests that, to the best of his/her knowledge, the above computations are true and correct.

Signature: [Signature] Date: 5/1/18

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PLANNING & ZONING



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



2 PROPOSED STREETScape ELEVATION  
A1.1 SCALE: 1/32" = 1'-0"

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PLANNING & ZONING



613 AND 611 NORTH COLUMBUS STREET

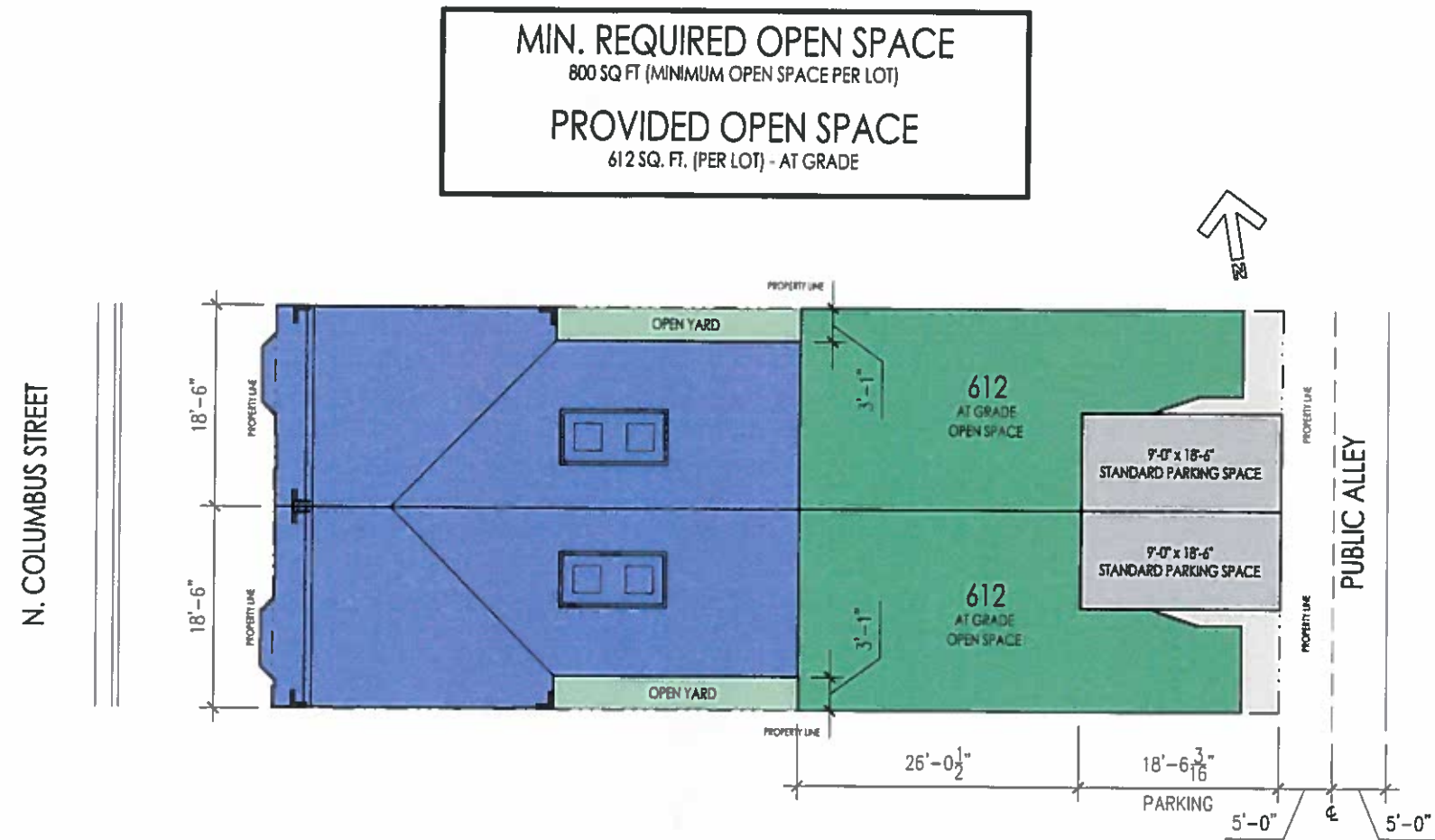
613 AND 611 NORTH COLUMBUS STREET ALEXANDRIA, VA 22314

BLOCK ANALYSIS

UPDATE - 5/1/18

A1.1

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**1 OPEN SPACE DIAGRAM**  
 A1.2 SCALE: 1/16" = 1'-0"

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VIEW LOOKING EAST  
FROM COLUMBUS STREET



VIEW LOOKING SOUTHWEST  
FROM REAR YARD



VIEW LOOKING NORTHEAST  
FROM SIDEWALK



VIEW LOOKING WEST  
FROM REAR ALLEY



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1  
A2

## PROPOSED WEST ELEVATION

SCALE: 1/8" = 1'-0"

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

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

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1  
A5

## PROPOSED NORTH ELEVATION

SCALE: 1/8" = 1'-0"

1. SEE THE ATTACHED MATERIAL SPECIFICATIONS PACKET FOR DETAILED MATERIAL INFORMATION.



613 AND 611 NORTH COLUMBUS STREET

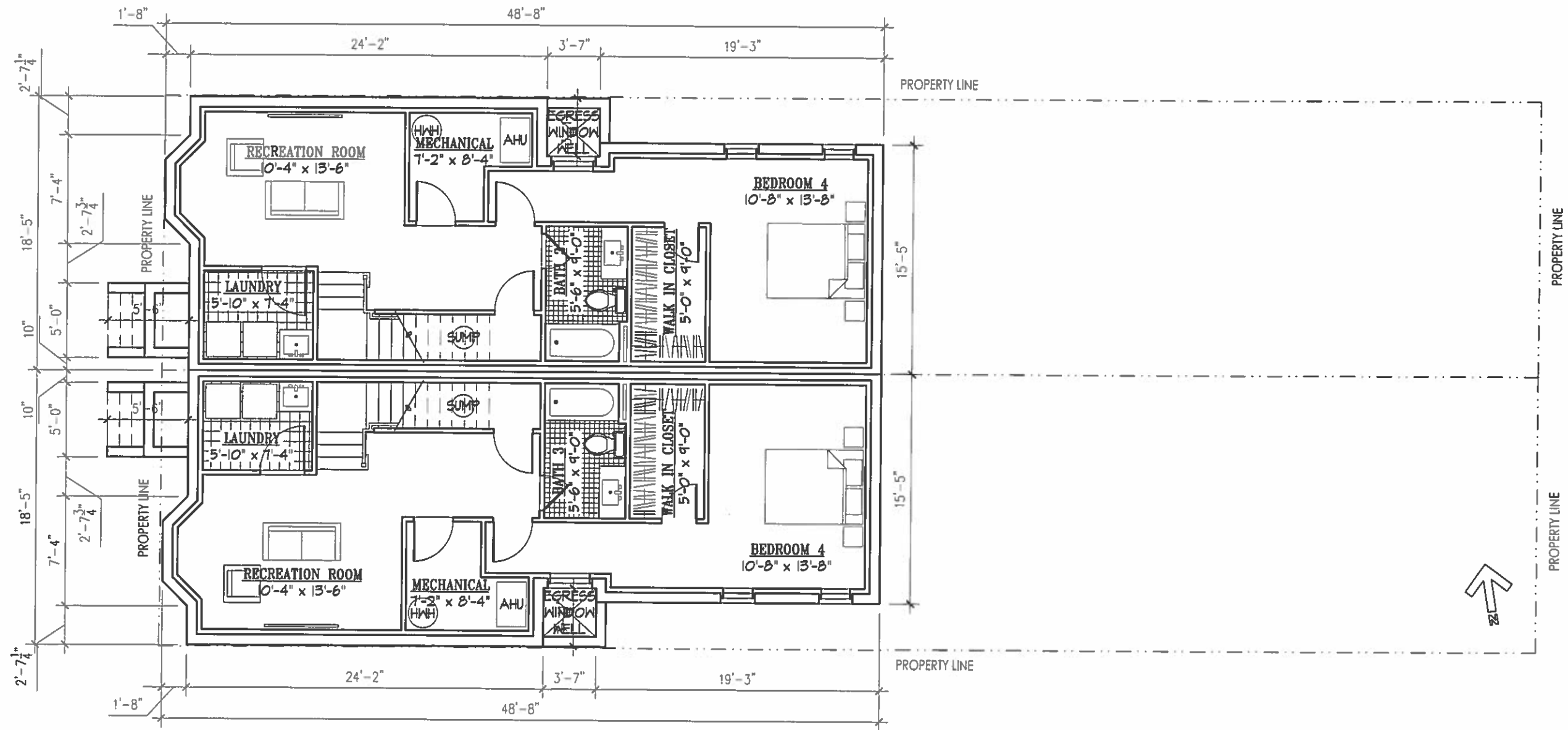
613 AND 611 NORTH COLUMBUS STREET ALEXANDRIA, VA 22314

PROPOSED NORTH ELEVATION

3/26/18

A5





**1** PROPOSED BASEMENT PLAN  
**A6** SCALE: 1/8" = 1'-0"

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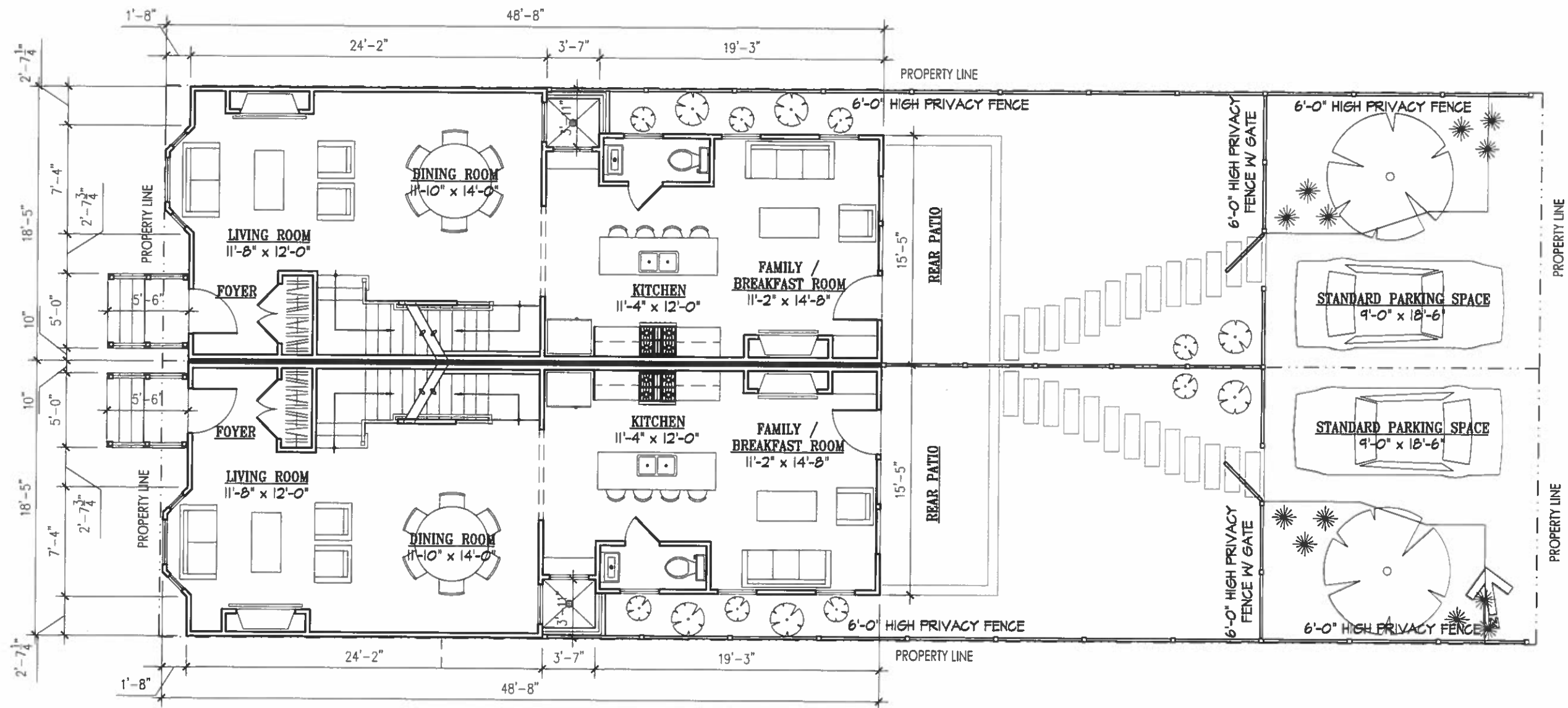


613 AND 611 NORTH COLUMBUS STREET  
 613 AND 611 NORTH COLUMBUS STREET ALEXANDRIA, VA 22314

PROPOSED BASEMENT PLAN

UPDATE - 5/1/18

A6

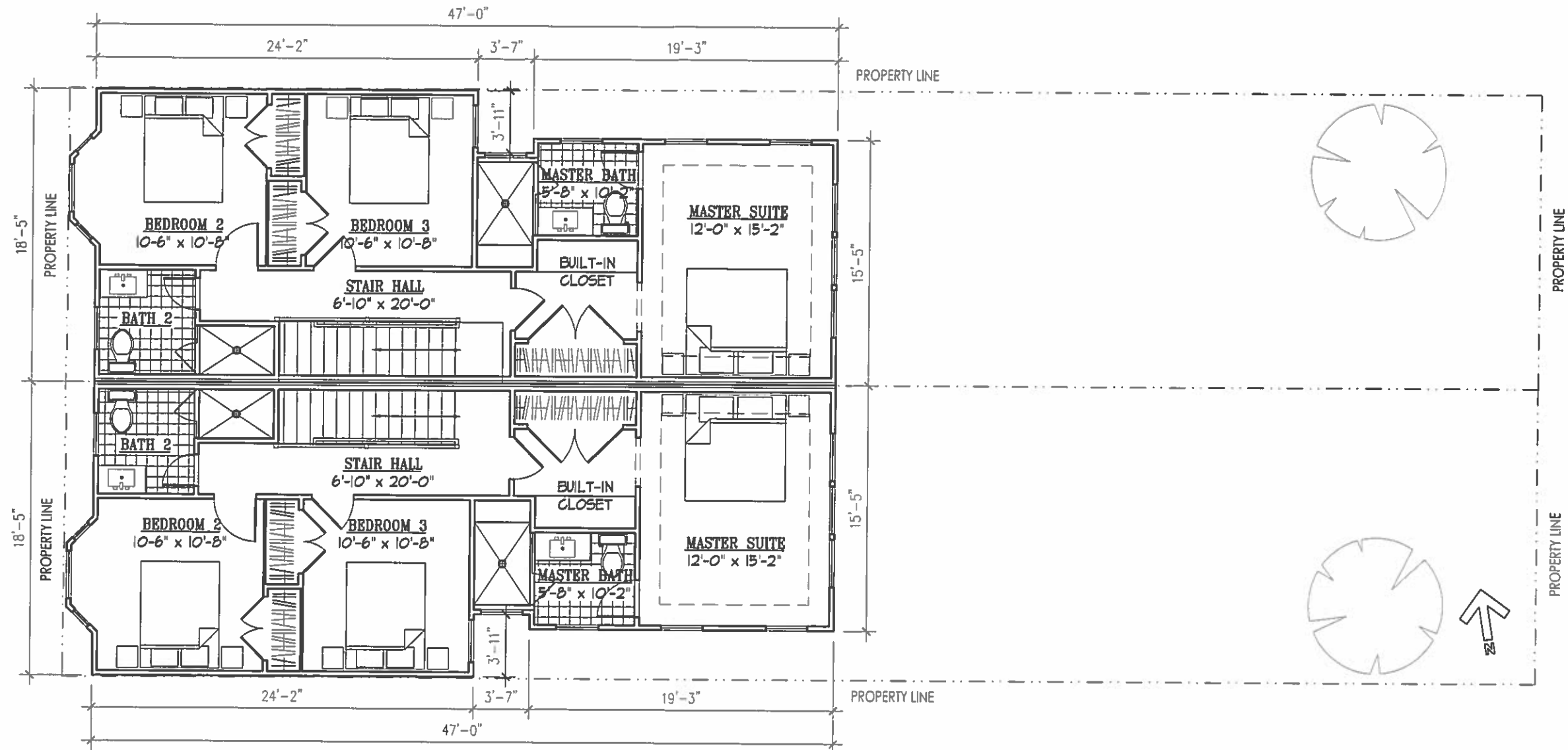


1 PROPOSED FIRST FLOOR PLAN  
A7 SCALE: 1/8" = 1'-0"

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MAY 03 2018

PLANNING & ZONING

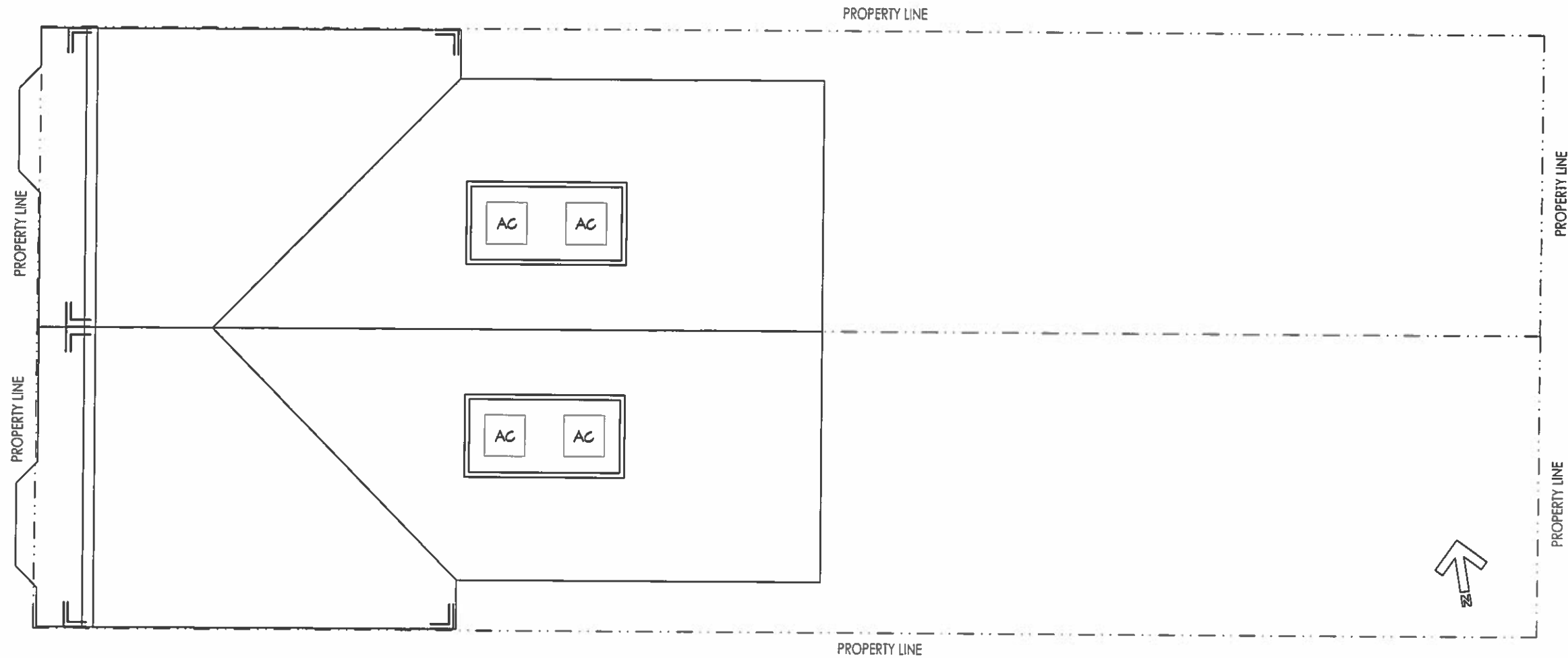


1 PROPOSED SECOND FLOOR PLAN  
A8 SCALE: 1/8" = 1'-0"

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PLANNING & ZONING



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

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613 AND 611 NORTH COLUMBUS STREET

613 AND 611 NORTH COLUMBUS STREET ALEXANDRIA, VA 22314

PROPOSED ROOF PLAN

UPDATE - 5/1/18

A9

NET AREA: 0

NET AREA: 0



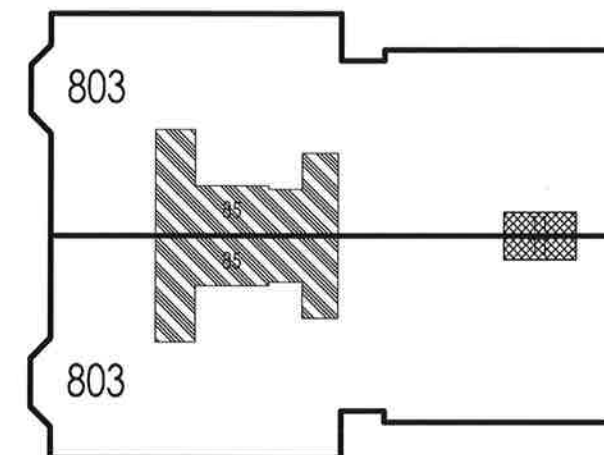
TOTAL DEDUCTIONS: 803

TOTAL DEDUCTIONS: 803

**1** PROPOSED BASEMENT PLAN FAR DIAGRAM  
A10 SCALE: 1/16" = 1'-0"

NET AREA: 707

NET AREA: 707



TOTAL DEDUCTIONS: 96

TOTAL DEDUCTIONS: 96

**2** PROPOSED FIRST FLOOR FAR DIAGRAM  
A10 SCALE: 1/16" = 1'-0"

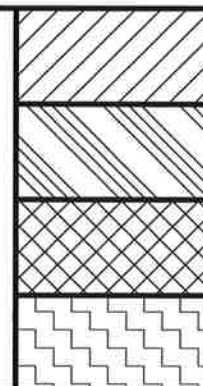
**DRAWING KEY**

AREA BELOW 7'-6"

STAIRS AND LANDINGS

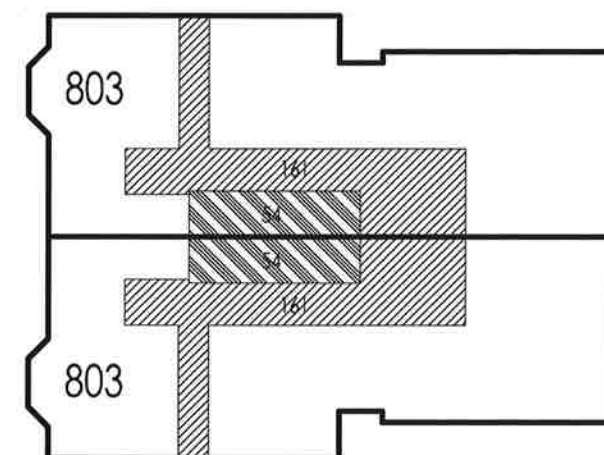
MECHANICAL

OPEN SPACE



NET AREA: 588

NET AREA: 588



TOTAL DEDUCTIONS: 215

TOTAL DEDUCTIONS: 215

**3** PROPOSED SECOND FLOOR FAR DIAGRAM  
A10 SCALE: 1/16" = 1'-0"

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613 / 611 NORTH COLUMBUS STREET



613 / 611 NORTH COLUMBUS STREET

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