



DOCKET ITEM #6
Subdivision #2017-0003
2619 and 2621 Randolph Avenue

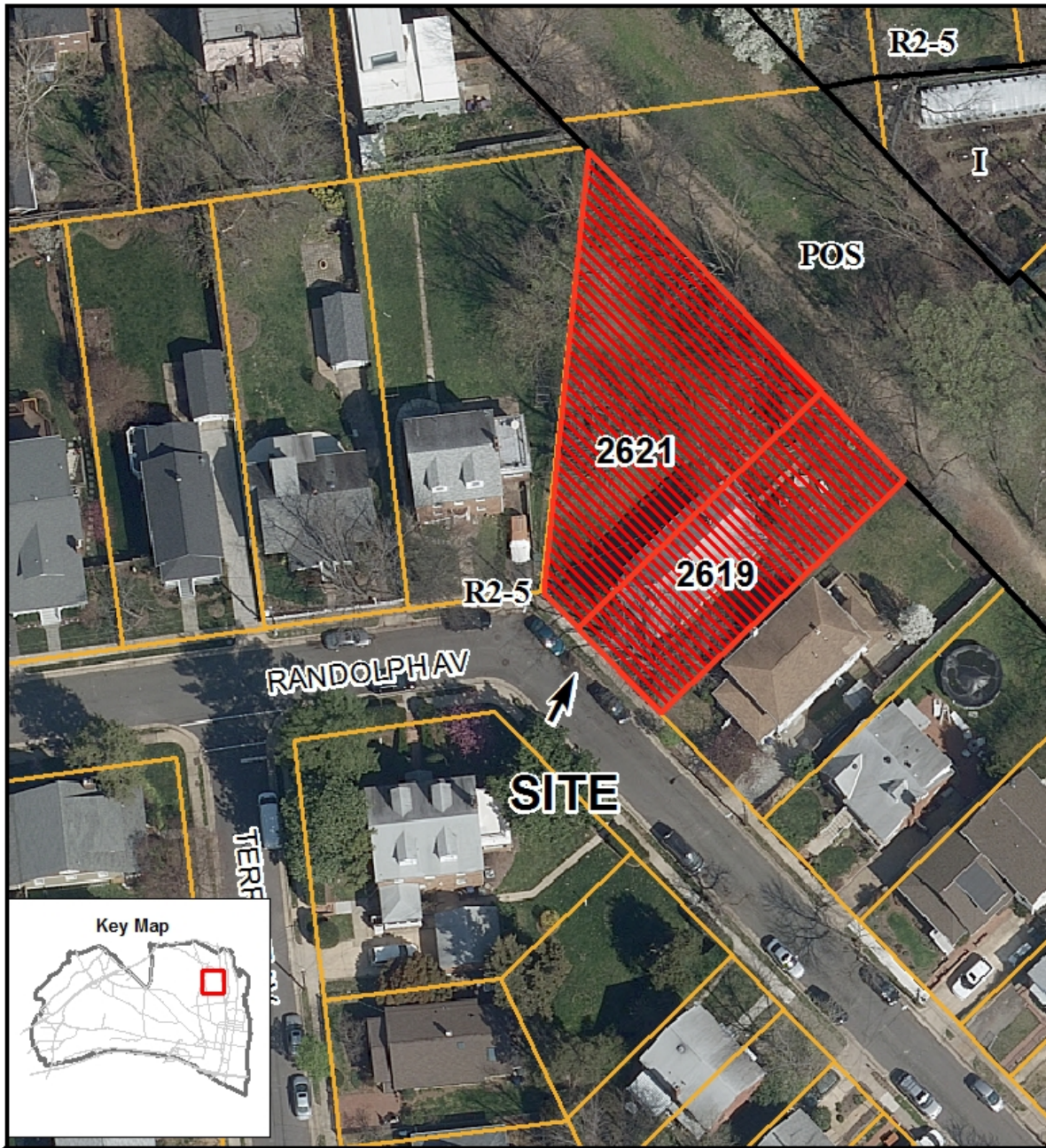
CONSENT AGENDA ITEM

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	
Request: Public hearing and consideration of a request for a subdivision with a variation to re-subdivide two lots into a new configuration.	Planning Commission Hearing:	June 5, 2018
	Approved Plat must be recorded by:	December 5, 2019
Address: 2619 and 2621 Randolph Avenue	Zone:	R-2-5/Residential Single and Two Family
Applicant: Charles P. Halloran	Small Area Plan:	Potomac West

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



Subdivision #2017-0003
2619 & 2621 Randolph Avenue



I. DISCUSSION

The applicant, Charles P. Halloran, requests a subdivision with a variation for lot width to re-subdivide two, two-family, semi-detached dwelling lots into a new configuration, which would accommodate one semi-detached dwelling unit on each of the two lots.

SITE DESCRIPTION

The subject sites at 2619 and 2621 Randolph Avenue are each one lot of record. The rectangular lot at 2619 Randolph Avenue (Lot 501) has 41 feet of frontage and lot width. It has a total lot area of 4,715 square feet. A 1.25 story, 1,230 square foot single-family dwelling exists on the lot (Figure 1). The dwelling was constructed circa 1925 and is listed as a contributing structure in the Town of Potomac National Register Historic District. The trapezoidal-shaped lot at 2621 Randolph Avenue (Lot 500) is undeveloped and has 18 feet of frontage and a total lot area of 7,784 square feet (Figure 2).

Single-family and two-family, semi-detached dwellings surround the lots to the north, west, and south. The Mount Jefferson Park and Greenway borders the lots to the east and separates the residential area from the Oakville Triangle commercial and industrial area.

SUBDIVISION BACKGROUND

This site originally consisted of Lots 16 and 17 in the Abingdon subdivision of 1922 (Figure 3). The existing single-family dwelling was constructed on the lot line, resulting in a property with a combined frontage of 59 feet, a 72-foot width, and a lot area of 12,499 square feet. The combined lots' frontage, width, and area conformed to present-day Zoning Ordinance regulations for single family dwelling lots.

The applicant submitted a subdivision request in 2005 to re-subdivide the lot and create two lots with zoning characteristics that would accommodate construction of a two-family semi-detached dwelling with one unit on each lot. The Planning Commission approved SUB #2005-0007 with a variation for lot frontage (18 feet from the required 40 feet) at 2621 Randolph Avenue on October 4, 2005 for the two-family, semi-detached dwelling lots. The existing single-family home was to be demolished and the applicant planned to construct a new two-family semi-detached dwelling, with one dwelling unit on each lot.



Figure 1: 2619 Randolph Avenue



Figure 2: 2621 Randolph Avenue



*Figure 3: Original Abingdon subdivision, 1922.
Original lots depicted in red.*

The approved variation for lot frontage at Lot 500 was required to enable the lots to accommodate one dwelling unit of a two-family semi-detached dwelling on each lot in the R-2-5 zone. The applicant, however, did not execute the construction plans for the two-family, semi-detached dwelling as he preferred to maintain the existing historic dwelling at 2619 Randolph Avenue and construct a new single-family dwelling at 2621 Randolph Avenue.

The applicant submitted a subdivision application (SUB #2016-0005) in April 2016 to amend SUB #2005-0007, requesting that the Planning Commission consider granting variations that would accommodate single family dwelling lot requirements. The application was withdrawn prior to the Planning Commission hearing as the creation of a curb cut for required off-street parking at 2621 Randolph Avenue posed challenging due to minimal street frontage and storm drain and utility pole obstacles.

The applicant revised the subdivision application, requesting Planning Commission approval of SUB #2017-0003 at the October 2017 Planning Commission hearing to re-subdivide 2621 Randolph Avenue and 2619 Randolph Avenue for the creation of two lots that could accommodate single family dwellings through three granted variations for the proposed width at 2619 Randolph

Avenue and the proposed frontage and width at 2621 Randolph Avenue (Figure 4). The applicant planned to maintain the existing single-family dwelling at 2619 Randolph Avenue and construct a new, second single family dwelling at 2621 Randolph Avenue. Although not pertinent to a subdivision review, the applicant obtained an easement agreement from the property owner at 214 Randolph Avenue for the shared use of the existing curb cut to provide access to off-street parking at 2621 Randolph Avenue, remedying the challenges associated with creating a new curb cut.

Staff recommended denial of the request as the requirements of Section 11-1710(D) were not met for single family dwelling lots in the R-2-5 zone; the variation requests did not meet the criteria for variations in Section 11-1713(A); and the requirements of Section 11-1710(B) were not met for compatibility with the character of other single-family dwelling lots in the neighborhood. The Planning Commission deferred the subdivision proposal at its October 2017 meeting, requesting that the applicant revise the application request.

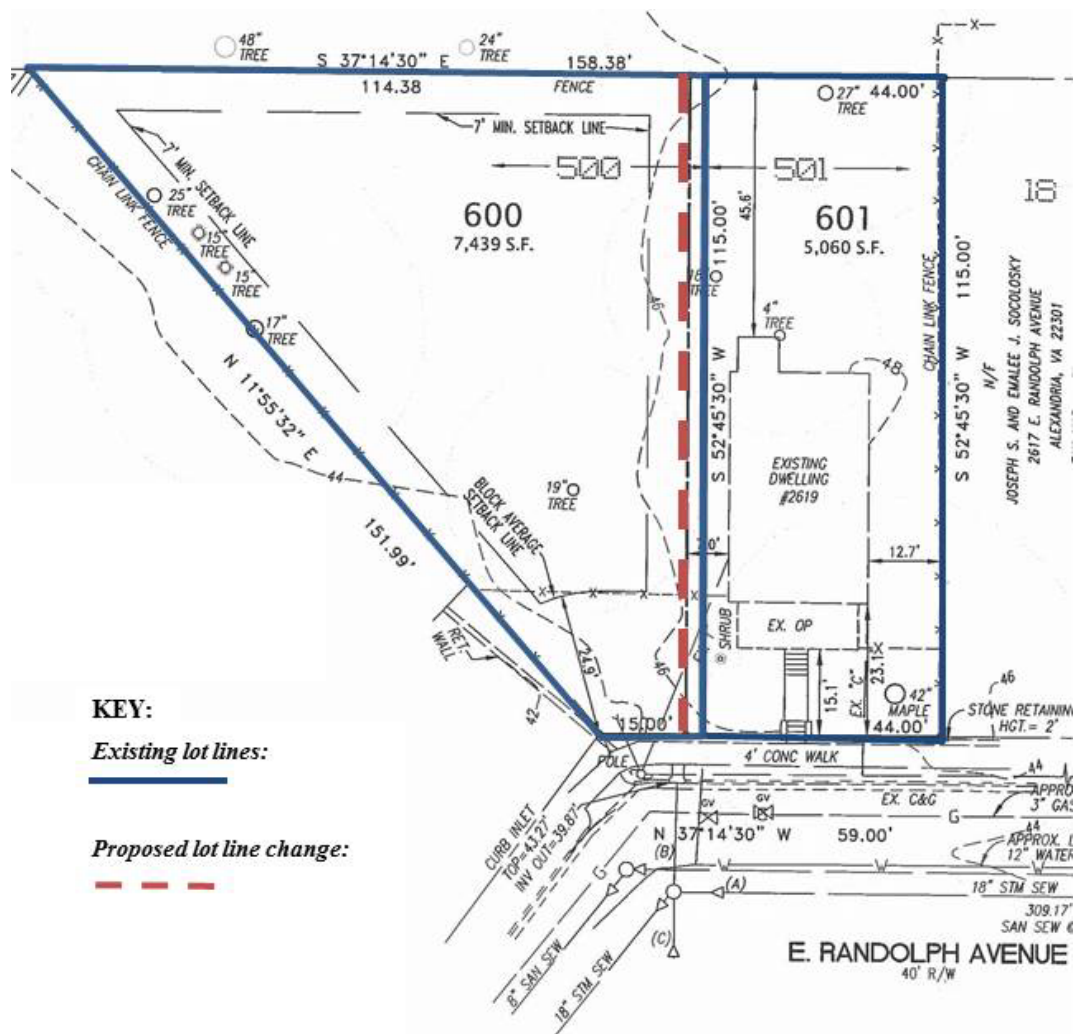


Figure 4: October 2017 proposed lot configurations for two single family lots which required approval of three variations.

PROPOSAL

The applicant, Charles P. Halloran, revised the subdivision application and requests approval to re-subdivide Lots 500 (2621 Randolph Avenue) and 501 (2619 Randolph Avenue) as two-family semi-detached dwelling lots by adjusting the shared property line at a slight angle, beginning at the front of the lots and meeting the rear property line five feet to the north (Figure 5).

The frontage for the lots would remain the same, however, the widths and areas would slightly change. At Proposed Lot 601 (2619 Randolph Avenue), the width would increase from 41 feet to 42 feet and the area would increase from 4,715 square feet to 5,002 square feet. The undeveloped lot at Proposed Lot 600 (2621 Randolph Avenue) would slightly decrease in width from 39 feet to 35.6 feet and the area would decrease from 7,784 square feet to 7,497 square feet.

Given that the proposed width for 2621 Randolph Avenue would not comply with two family, semi-detached dwelling lot requirements, the applicant requests one variation.

If this subdivision request is approved for two-family, semi-detached dwelling lots, the applicant would maintain the existing single-family home and refashion it as a semi-detached home to accommodate the two-family dwelling lot requirements of the zone. This would be accomplished through the construction of an addition to the existing dwelling that would connect with a new semi-detached dwelling unit at the shared property line. The proposed adjustment of the property line would accommodate the additional F.A.R. (129 square feet) required to construct the “hyphen” addition on the historic home. As an addition, the new semi-detached unit on 2621 Randolph Avenue could be constructed behind the average front setback line of 21.4’.

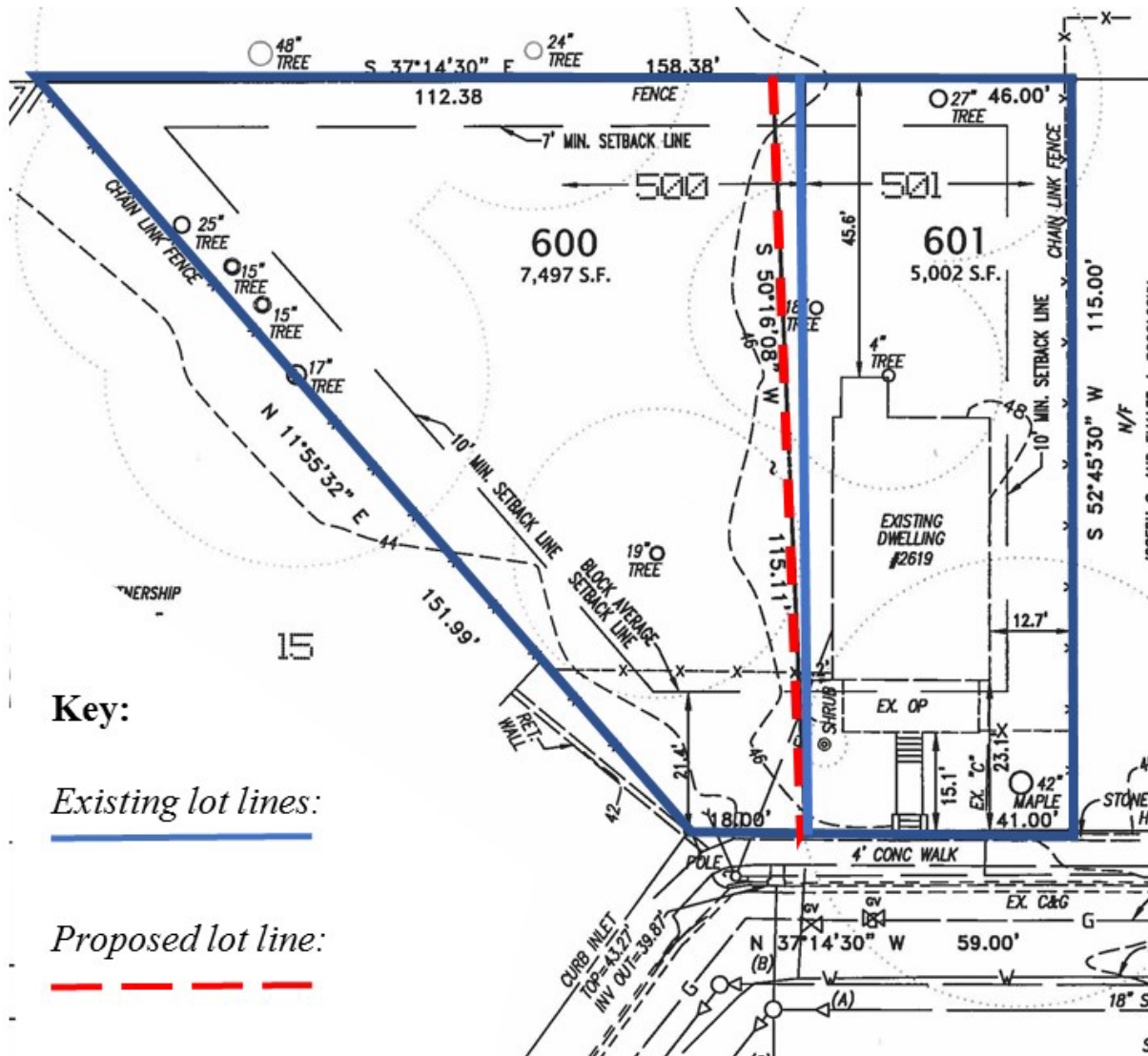


Figure 5: Proposed preliminary subdivision plat

ZONING / MASTER PLAN DESIGNATION

The property is located in the R-2-5 / Single and Two-Family zone. The analysis of the subdivision proposal and its compliance with two-family semi-detached dwelling lot requirements, as established in Sections 3-505 and 3-506, is provided in Table 2. The lot characteristics for Proposed Lot 601 (2619 Randolph Street) meet the minimum lot size requirements for two-family semi-detached dwelling lots in terms of lot area, frontage, and width. Proposed Lot 600 (2621 Randolph Avenue) is compliant with the two-family semi-detached dwelling lot requirements in terms of lot area and frontage, although the width falls slightly below these requirements.

The property is also located within the Potomac West Small Area Plan Chapter of the Alexandria Master Plan, which designates the property for uses consistent with the R-2-5 zone.

Table 2: Zoning Analysis considering Two-Family Dwelling Lot Requirements in the R-2-5 zone

	Existing Approved by SUB #2005-0007		Minimum Required for Two-family, Semi- Detached Dwellings	Proposed	
	2619 Randolph Avenue (existing dwelling) Lot 501	2621 Randolph Avenue Lot 500		2619 Randolph Avenue (existing dwelling) Lot 601	2621 Randolph Avenue Lot 600
Lot Size	4,715 sq. ft.	7,784 sq. ft.	2,500 sq. ft.	5,002 sq. ft.	7,497 sq. ft.
Lot Frontage	41 feet	18 feet*	37.5 feet	41 feet	18 feet*
Lot Width	41 feet	39 feet (<i>measured at building line from average blockface setback</i>)	37.5 feet (at building line)	42 feet	35.6 feet** (<i>measured at building line from average blockface setback</i>)
Front Yard setback	15.1 feet (existing)		Block face average = 21.4 feet	15.1 feet (existing)	21.4 feet
Side Yard setback	12.7 feet (South)		1:3 ratio / 10 foot minimum	12.7 feet (South)	Not required to the South
Side Yard Setback	4 feet (North)		1:3 ratio / 10 foot minimum	Not required to the North	1:3 ratio / 10 foot minimum
Rear Yard setback	45.6 feet		1:1 ratio/ 7 foot minimum	45.6 feet	1:1 ratio/ 7 foot minimum
FAR	2,138 sq. ft. (estimated)		0.45	Up to 2,251 sq. ft. possible	Up to 3,374 sq. ft. possible

* Granted through variation in SUB #2005-0007

** Requires subdivision variation

SUBDIVISION STANDARDS

Several sections of the Zoning Ordinance establish the standards for subdivisions:

Sections 11-1706 and 11-1709 address technical subdivision requirements;
Section 11-1710(C) requires that the subdivision conform to the City Master Plan;
Section 11-1710(D) requires that all lots meet zone requirements;
Sections 1710(A) and (E) through (R) contain infrastructure requirements; and
Section 11-1710(B) states that subdivided lots “shall be of substantially the same character as to suitability for residential use and structures, lot areas, orientation, street frontage, alignment to streets and restrictions as other land in the subdivision, particularly with respect to similarly situated lots within the adjoining portions of the original subdivision.” Subdivision plat documents or land in the same general location and zone with similar features may be used to determine neighborhood character.

As proposed Lot 600 (2621 Randolph Avenue) does not meet the R-2-5 zone requirements for width to accommodate a two-family semi-detached dwelling as required by Section 11-1710(D), one variation is required to comply with the zone standards. Section 11-1713 provides standards for variation review. Criteria for variation review are established in Section 11-1713 (A):

- (i) a strict adherence to Section 11-1700 would result in substantial injustice;
- (ii) the use and character of the resulting lots or parcels in such a subdivision would not be inconsistent with the use provisions of the zone in which the property is situated and with the existing development in the immediate area; and
- (iii) one or more of the following special circumstances exists:
 - (1) Extremely rugged topography.
 - (2) Irregularity in shape of parcel preventing conformance with normal lot area or frontage requirements.
 - (3) Insufficient frontage on existing street where the interior of the tract can be served only by a street substandard in width when not serving more than five lots, provided the street is not less than 30 feet in width. If only a single lot is served, the width may be less than 30 feet. A turn around area may be required.
 - (4) Streets along border of the subdivision where the subdivision borders on unsubdivided land and the remaining street width will be provided from adjacent land.
 - (5) Resubdivision of lots in subdivisions of record as of January 1, 1952, where, because of existing structures or gross area of land involved, the subdivided lots would not conform to all of the requirements of the zone in which the subdivision is located.

Section 11-1713 (B) defines "substantial injustice" as causing the applicant an unreasonable burden on the development, use and enjoyment of the property, outweighing the land use or land development purposes served by the specific zoning provision or provisions of this ordinance at issue with the strict application of zoning requirements.

As required by Section 11-1713(C), the applicant provides a justification for how Section 11-1713(A)(i-iii) applies to the subdivision proposal. The applicant states the variation for lot width at 2621 Randolph Avenue is justified as submitted:

1. 11-1713(A)(i)

The application of the Zoning Ordinance infill requirements for building to the average front setback line requires that the lot width measurement be taken toward the front of the property and the narrowest part of the property. The pre-existing shape of the lots precludes them from ever being able to meet both the lot frontage and lot width requirements. Since a semi-detached home is proposed for this site, the front of the house at 2621 does not even need to sit on the average front setback line, so the lot width requirement becomes irrelevant. This causes undue hardship and a substantial injustice on the applicant in that it significantly restricts what can be built on a property that is of more than substantial lot size to construct compatible dwellings to the surrounding neighborhood.

The applicant also discussed options for creating a lot that would not require any variations by angling the property line to the north of the building setback line, but was advised by staff that the property line has to be straight/radial. As based on this determination, a variation for lot width is needed. Given the policy of the City that the property line has to be straight, it is unreasonable to consider the 1.9' variation detrimental to public interest.

2. 11-1713(A)(ii)

Semi-detached and single family, are both consistent uses in the zone in which the property is situated. This subdivision will not change that.

3. 11-1713(A)(iii)(3)

The irregularity in shape of the existing lots caused by the bend in East Randolph Ave and the location of the Washington & Old Dominion Railroad (now Mt. Jefferson Park Trail) prevent conformance with normal lot frontage requirements. However, the lot frontage was previously approved during the subdivision in 2005 and is not under consideration in this application.

II. STAFF ANALYSIS

Staff recommends approval of the re-subdivision request to adjust a property line for the creation of two-family semi-detached dwelling lots at 2619 and 2621 Randolph Avenue with one variation. The proposal meets the standards of Section 11-1710(D) for two-family semi-detached dwelling lot requirements of the R-2-5 zone with the exception of lot width for 2621 Randolph Avenue. Staff agrees with the applicant's justification for the granting of a variation for 1.9 feet of lot width at 2621 Randolph Avenue. Criteria for Sections 11-1713(A)(i), (ii), and (iii)(3) are met. In addition to the applicant's justification for Section 11-1713(A)(i), staff believes that a substantial injustice would be imposed on the applicant if a variation of only 1.9 feet for width would not be granted as it is relatively minor and is wider than 84% of the two-family, semi-detached dwelling interior lots in the original subdivision. In addition, the staff finds that the proposal complies with the neighborhood character for two-family, semi-detached dwelling lots required by Section 11-1710(B).

Neighborhood Character Analysis

The original Abingdon subdivision is generally composed of rectangular lots with standard 25-foot widths, 120-foot depths and lot areas of 3,000 square feet (Figure 3). Exceptions were sited in areas where angled streets diverge from the gridded street pattern and resulted in triangular or trapezoidal lots, primarily at street corners. Over time, the neighborhood has become primarily defined with single family dwellings frequently constructed on consolidated lots with 50 feet of frontage and, to a lesser extent, two-family, semi-detached dwellings typically developed on lots with 25-foot frontages. Although the majority of existing two-family, semi-detached lots complies with the zoning ordinance for lot area, 86% are substandard in frontage and lot width.

Area of Comparison and Similarly Situated Lots

The staff review of the re-subdivision request includes an analysis of the proposed lots' characteristics as compared to similarly situated lots in the Abingdon subdivision and provides the basis for the recommendation of approval. The proposed lots are compared to 43 two-family dwelling, semi-detached lots that are located on interior blocks as indicated in Figure 6.

Lot Analysis – 2619 Randolph Avenue (Lot 601)

In addition to complying with the R-2-5 Zoning Ordinance requirements for lot frontage, width, and area, Proposed Lot 601 would be compatible with similarly situated lots as its lot characteristics would be altered only slightly. The area of the proposed lot would remain as one of the largest two-family dwelling lots in the subdivision. The unchanged frontage and the one-foot in additional width also ranks the lot at the higher end of the similarly situated lot sample. Further, the non-perpendicular lot line at the rear of the property is replicated in 40% of the two-family, semi-detached lots in the study area, indicating a recurrence of this lot configuration in the original subdivision.

Lot Analysis – 2621 Randolph Avenue (Lot 600)

With a granted variation for lot width and the previously granted variation for lot frontage, Lot 600 would comply with the R-2-5 Zoning Ordinance requirements. Additionally, the proposed lot would be compatible with similarly situated lots in the original subdivision. Although slightly diminished in size, the lot area would still qualify as the largest two-family, semi-detached dwelling lot in the subdivision and the frontage would be unaffected by the proposal. The proposed width would be wider than 84% of similarly situated lots in the study area.



Figure 6: Similarly situated two-family, semi-detached dwelling lots are outlined in orange.

Resident Comments

The Del Ray Citizens Association submitted a letter of support for the subdivision request. The proposal was presented at the Del Ray Land Use Committee meeting on April 10th and at the Association's membership meeting on April 11th.

Conclusion

In summary, Proposed Lots 600 and 601 adhere to all subdivision requirements and to the technical two-family semi-detached lot standards of the R-2-5 zone with the approval of one variation. Further, the lots are of substantially the same character as other similarly situated lots, as stipulated in the Zoning Ordinance. Therefore, staff recommends approval of the request subject to the conditions contained in Section III of this report.

III. RECOMMENDED CONDITIONS

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

1. The final subdivision plat shall comply with the requirements of Section 11-1700 of the Zoning Ordinance. (P&Z)
2. The applicant shall provide, implement and follow a tree protection program to the satisfaction of the Director of Planning & Zoning for the 42-inch and 27-inch trees on Lot 601 and for two 15-inch, the 17-inch, and the 25-inch trees located along the north property line on Lot 600, as shown on the preliminary subdivision plat. The tree protection area shall be depicted on the future grading plan. Tree protection measures shall be determined by the Director of Planning & Zoning consistent with the City of Alexandria Landscape Guidelines. Replacement trees or a monetary fine commensurate with the value of replacement trees shall be required for each tree identified for protection that is destroyed if the approved tree protection methods have not been followed. The replacement trees shall be installed and, if applicable, the fine shall be paid prior to the issuance of the Certificate of Occupancy permit. (P&Z)
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. (T&ES)
4. Provide agreement of temporary construction entrance between properties owners of 2621 and 214 Randolph Ave. prior to release of grading plan for new dwelling. (T&ES)

STAFF: Mary Christesen, Acting Division Chief, Land Use Regulatory Services
Ann Horowitz, Urban Planner

Staff Note: This plat will expire 18 months from the date of approval (December 5, 2019) unless recorded sooner.

IV. CITY DEPARTMENT COMMENTS

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

Transportation & Environmental Services:

- F-1 The applicant has proposed a subdivision to accommodate an additional dwelling unit on the property. This property will provide two parking spaces. The adjacent existing dwelling will not supply off-street parking. This condition exists today; therefore, staff does not have concerns related to parking supply with the proposal. (Transportation Planning)
- R-1 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. (T&ES)
- R-2 Provide agreement of temporary construction entrance between properties owners of 2621 and 214 Randolph Ave. prior to release of grading plan for new dwelling. (T&ES)
- C-1 The final subdivision plat shall comply with the provisions of Section 11-1709 of the City's Zoning Ordinance. (T&ES)
- C-2 On the final plat the lot line between lot numbers 500 and 501 shall be shown as a dotted line. Section 11-7106 (D) (9). (T&ES)
- C-3 Any future development/redevelopment on the subdivided lots shall comply with the requirements of City of Alexandria Zoning Ordinance Article XIII Environmental Management Ordinance and the relevant laws of the Commonwealth of Virginia and the City of Alexandria, as applicable, for storm water management regarding water quality improvement and quantity control at the time of submission of the first final plan. (T&ES)
- C-4 The development and redevelopment of the subdivided lots shall not adversely impact the storm water drainage or create a nuisance on the public and private properties. (Sec. 5-6-224) (I-ROW)
- C-5 All secondary utilities serving the subdivided lots shall be placed underground. (Sec. 5-3-3) (I-ROW)
- C-6 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-7 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-8 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)
- C-9 Pay sanitary sewer connection fee prior to release of Grading Plan. (Sec. 5-6-25) (T&ES)
- C-10 Any work within the right-of-way requires a separate permit from T&ES. (Sec. 5-361) (T&ES)

Code Enforcement:

- C-1 A building permit, plan review and inspections are required for this project.
- C-2 The movement of lot lines will impact the requirement for fire separation for exterior walls and openings. This will be reviewed during the building permit plan review.

Archaeology:

Because this project involves no ground disturbance, no archaeological action is required.

Real Estate Assessments:

No comments

Recreation, Parks, & Cultural Activities:

No comments

Police Department:

No comments received

Fire Department:

No comments or concerns



APPLICATION

SUBDIVISION OF PROPERTY

SUB # _____

PROPERTY LOCATION: 2619 & 2621 Randolph Ave Alexandria, VA 22301

TAX MAP REFERENCE: 024.04-03-47

ZONE: R2-5

APPLICANT:

Name: Charles Halloran

Address: 2619 & 2621 Randolph Ave, Alexandria VA 22301

PROPERTY OWNER:

Name: Charles Halloran

Address: 2508 DEWITT AVE ALEXANDRIA, VA 22301

SUBDIVISION DESCRIPTION

2619 & 2621 Randolph Ave. Request to resubdivide two lots into a new configuration to allow for semi-detached housing in R2-5 zone

☒ **THE UNDERSIGNED** hereby applies for Subdivision in accordance with the provisions of Section 11-700 of the 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 to post placard notice on the property for which this application is requested, pursuant to Article XI, Section 11-301 (B) of the 1992 Zoning Ordinance of the City of Alexandria, Virginia.

☒ **THE UNDERSIGNED** also attests that all of the information herein provided and specifically including all surveys, drawings, etc., required of the applicant are true, correct and accurate to the best of his/her knowledge and belief.

Charles Halloran

Print Name of Applicant or Agent

2508 DeWitt Ave

Mailing/Street Address

Alexandria, VA

City and State

22301

Zip Code

Signature

410.867.7192

Telephone #

Fax #

charles@cfsaa.com

Email address

3/12/2018

Date

DO NOT WRITE IN THIS SPACE - OFFICE USE ONLY

Application Received: _____

Fee Paid and Date: _____

ACTION - PLANNING COMMISSION: _____

ALL APPLICANTS MUST COMPLETE THIS FORM.

Supplemental forms are required for child care facilities, restaurants, automobile oriented uses and freestanding signs requiring special use permit approval.

1. The applicant is: (check one)

☒ the 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, unless the entity is a corporation or partnership in which case identify each owner of more than three percent.

Charles Halloran - 100%

2508 DeWitt Ave

Alexandra, VA 22301

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.

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. Charles Halloran	2508 Dewitt Ave, Alexandria VA 22301	100
2. Charles Halloran		
3. Charles Halloran		

2. Property. State the name, address and percent of ownership of any person or entity owning an interest in the property located at 2619 & 2621 Randolph Ave, Alexandria VA 22301 (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. Charles Halloran	2508 Dewitt Ave, Alexandria, VA 22301	100
2. Charles Halloran		
3. Charles Halloran		

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 indicate each person or entity and "None" in the corresponding fields).

For a list of current council, commission and board members, as well as the definition of business and financial relationship, [click here](#).

Name of person or entity	Relationship as defined by Section 11-350 of the Zoning Ordinance	Member of the Approving Body (i.e. City Council, Planning Commission, etc.)
1. Charles Halloran	NONE	NONE
2. Charles Halloran		
3. Charles Halloran		

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.

3/12/2018

Date

Printed Name

Signature

Subdivision # _____

WAIVER OF RIGHT TO AUTOMATIC APPROVAL

**SUBMITTED TO
THE DEPARTMENT OF PLANNING AND ZONING
CITY OF ALEXANDRIA, VIRGINIA**

PROJECT NAME: Halloran Subdivision

PROJECT ADDRESS: 2619 & 2621 Randolph Ave, Alexandria VA 22301

DESCRIPTION OF REQUEST:

~~2619 & 2621 Randolph Ave. Request to resubdivide two lots into a new configuration to allow for semi-detached housing in R2-5 zone~~

THE UNDERSIGNED hereby waives the right to the 45 day automatic approval provision of Section 11-1708 (B)(2) of the Zoning Ordinance of the City of Alexandria, Virginia, for the application stated above.

Date: 03/12/18

☒ Applicant

☐ Agent

Signature: _____



Printed Name: _____

Charles P. Halloran

Address: 2619 & 2621 Randolph Ave, Narrative

This application is an amendment to SUB2005-0007.

Justification Statement:

11-1713(A)

- (i) *a strict adherence to Section 11-1700 would result in substantial injustice;*
- (ii) *The use and character of the resulting lots or parcels in such a subdivision would not be inconsistent with the use provisions of the zone in which the property is situated and with the existing development in the immediate area;*
- (iii) *One or more of the following special circumstances exists:*
 - 2) *Irregularity in shape of parcel preventing conformance with normal lot area or frontage requirements*

1. 11-1713(A) (i)

The application of the Zoning Ordinance infill requirements for building to the average front setback line requires that the lot width measurement be taken toward the front of the property and the narrowest part of the property. The pre-existing shape of the lots precludes them from ever being able to meet both the lot frontage and lot width requirements. Since a semi-detached home is proposed for this site, the front of the house at 2621 does not even need to sit on the average front setback line, so the lot width requirement becomes irrelevant. This causes undue hardship and a substantial injustice on the applicant in that it significantly restricts what can be built on a property that is of more than substantial lot size to construct compatible dwellings to the surrounding neighborhood.

The applicant also discussed options for creating a lot that would not require any variations by angling the property line to the north of the building setback line, but was advised by staff that the property line has to be straight/radial. As based on this determination, a variation for lot width is needed. Given the policy of the City that the property line has to be straight, it is unreasonable to consider the 1.9' variation detrimental to public interest.

2. 11-1713(A) (ii)

Semi-detached and single family, are both consistent uses in the zone in which the property is situated. This subdivision will not change that

3. 11-1713(A) (iii) (3)

The irregularity in shape of the existing lots caused by the bend in East Randolph Ave and the location of the Washington & Old Dominion Railroad (now Mt. Jefferson Park Trail) prevent conformance with normal lot frontage requirements. However, the lot frontage was previously approved during the subdivision in 2005 and is not under consideration in this application.

Subdivision

3/26/2018

Address: 2619 & 2621 Randolph Ave, Narrative

This application is an amendment to SUB2005-0007.

Narrative:

The Applicant is requesting a Subdivision of two existing lots in the R-2-5 zone to allow Semi-Detached Dwellings. The request is that the property line between proposed lots 600 and 601 be shifted toward lot 600 by 5 feet at the rear of the property only. This would increase the size of lot 601, and decrease lot 600, by 287 square feet. This revision will not change the previously approved Lot Frontages of 18' for lot 600 (500) and 41' for lot 601 (501) that were created by Subdivision #2005-007.

A variation of 2 feet is requested from the Lot Width requirements for Lot 600 based on the infill requirement block average setback line, and the dwelling on Lot 601 meets the minimum width requirements. There is no variation required from Lot Frontage, because the lot Frontages were previously approved in a 2005 Subdivision.

The site is unique in Del Ray. It is situated at a point on East Randolph Avenue where the street makes an oblique turn and narrows. The street turns because what is now known as the Mount Jefferson Park, the site of a former railroad track, runs at roughly a 45 degree angle to the street. This bend in the street creates an irregular shaped property that is trapezoidal and much larger than a standard R-2-5 rectangular Del Ray lot. During the prior 2005 subdivision, the site was divided into a rectangular lot 501 (4,715 S.F. and 41.0' of frontage along East Randolph Ave) where the existing yellow bungalow is located, and a trapezoidal lot 500 (7,784 S.F., and 18.0' of frontage along East Randolph Ave, and 117.38' at the rear of the property along Mt. Jefferson Park) that currently has no built structure. The northeast property line of lot 500 abuts a curb cut for 214 Randolph Avenue. A mature 42" maple tree is to the south property line of lot 501. The rear property lines abut Mt. Jefferson Park and there is no alley adjacent to the properties. The existing bungalow is listed as a contributing structure to the Town of Potomac Historic District. A curb cut for off-street parking does not currently exist for either lot because a stone retaining wall extends along the sidewalk, and there are utility poles and storm drains along the right of way.

The property was previously subdivided in 2005 prior to the infill requirements being part of the code. The original Abingdon Subdivision listed these properties as lots 16 and 17. Lot 17 had 25' of frontage and was rectangular in shape. Lot 16 was trapezoidal in shape and had 34' of frontage. The 2005 subdivision was approved with the intent of demolishing the existing bungalow and building a new semi-detached house spanning the two lots. A curb cut was approved for a new driveway and parking pad in front of the proposed house, and the house would have been set back approximately 40+ feet from the front property line. The Applicant has decided not to tear down the existing house and build the originally proposed semi-detached house because of overwhelming support of the Del Ray neighborhood to keep the existing yellow house. The properties have not been modified in the past 13 years. The applicant attempted to amend the subdivision in 2016 and 2017 to allow 2 single family homes by maintaining the

Address: 2619 & 2621 Randolph Ave, Narrative

This application is an amendment to SUB2005-0007.

existing historic house and building a new single family bungalow. This proposal was supported by the Del Ray Citizens Association, Historic Alexandria Foundation and some of the members of the Planning Commission. However, City Staff did not support the application.

Now, the applicant proposes to preserve the existing dwelling on lot 601, and build a rear addition that would attach with a hyphen to a new home on lot 600. The existing bungalow wood frame home is listed as a contributing structure to the Town of Potomac Historic District, and tearing it down would have a negative effect on the historic fabric of the neighborhood. A new home that reflects the style and character of the neighboring homes is proposed for the vacant lot. The two dwellings would be attached by a hyphen between the new dwelling and an addition to the existing dwelling and would still attempt to create the look of two single family dwellings even though they would be semi-detached.

The Applicant has met with the surrounding neighbors from East Randolph Ave and has sought the guidance of the Del Ray Land Use Committee in the efforts to create an addition to the neighborhood that meets his requirements for a new home, maintains and restores an existing historic home and does not change the residential scale of the street. He will meet with the neighborhood again to seek support for the semi-detached concept. The Applicant proposes to keep an important 100+year old 42" maple tree, and preserve a 110-year old historic stone retaining wall that fronts the property. The wall is similar to features listed in the Del Ray Residential Pattern Book as adding character to the neighborhood.

Lots 600 and 601 are not rectangular in shape, but this does not detract from the suitability for residential use and structures. A dwelling can be designed on the trapezoidal shaped properties that meets all of the requirements imposed by the zoning code and infill regulations. The lot size is larger, by almost one and a half times, than a typical Del Ray R2-5 lot. The bend in the street is what is causing this property to be irregularly shaped, and there is a similarly shaped property at 2603 East Randolph Ave. There are also other triangular and trapezoidal shaped properties that are adjacent to the Mt. Jefferson Park. The irregularity in shape of the parcel caused by the Park and the bend in East Randolph Avenue prevent conformance with normal lot width and lot frontage requirements.

A new curb cut is not feasible at this location due to an existing Dominion Power pole, a large curb inlet for street drainage and a 2' high stone retaining wall. The applicant has negotiated an easement to share the curb cut and a portion of the driveway access with the neighbor at 214 East Randolph (lot 15). This easement will allow access to proposed new onsite parking for lot 600. The easement letter and sketch of the proposed driveway is attached to this narrative.

Subdivision

3/26/2018

Address: 2619 & 2621 Randolph Ave, Narrative

This application is an amendment to SUB2005-0007.

The amended subdivision creates a lot that is more similarly sized to other R2-5 lots. A parking reduction is not required for lot 601, on which there is an existing single family dwelling, as the lot 600 on which the new dwelling is proposed to be constructed will have two parking spaces on the lot utilizing an existing curb cut shared with the property at 2614 Randolph Avenue. The house at 2619 Randolph predates the requirement to provide parking and is a grandfathered use under the Ordinance and that right is not defeated by the re-subdivision of the property. Assuming for a moment that the Grandfathered status was defeated by the subdivision, Section 8-200 (C)(5)(d) of the Alexandria Zoning Ordinance requires that parking for lots in the Town of Potomac must be accessed from an alley or interior court. This regulation was included in the Ordinance to limit the number of new curb cuts in the Town of Potomac in order to maintain the stock of existing parking. In this instance, it is not feasible to provide the access as required so lot 601 is not required to provide parking.

The Applicant has been asked why he is requesting an amendment to the original subdivision when he would currently be allowed to build semi-detached houses by right. The Applicant feels that increasing the lot size up to 5,000 SF (and 120 SF of additional FAR) would allow the coverage required to create the one-room hyphen between the existing bungalow and Lot 600. He has also been advised that the 5,000 SF threshold is important in order to get the return on his investment into the properties due to the additional costs of maintaining and refurbishing the existing bungalow.

The proposed amendment to SUB2005-0007 is beneficial in many ways. It maintains a large mature shade tree, does not destroy an existing historic resource, has zero reduction to on street parking, and creates new infill development in the neighborhood.

Below is a copy of the original subdivision map for Abingdon from 1922. This is what the original subdivision looked like. The subject property is highlighted in pink at Lot 16 in block 4. The other non-rectangular lots are highlighted in yellow. While the majority of the lots in this subdivision are rectangular, all of the properties that are at corners, intersections or are along multiple streets are not rectangular in shape and have varying street frontages and lot widths. The request for subdivision will not create lots that are of substantially different character than what is already in existence in this subdivision. Multiple lots in each block within this subdivision are non-rectangular in order to accommodate the shape of the streets and Washington & Old Dominion Rail Road as laid out. The subject properties are no different.

Address: 2619 & 2621 Randolph Ave, Narrative
This application is an amendment to SUB2005-0007.

Subdivision**3/26/2018**

Address: 2619 & 2621 Randolph Ave, Narrative

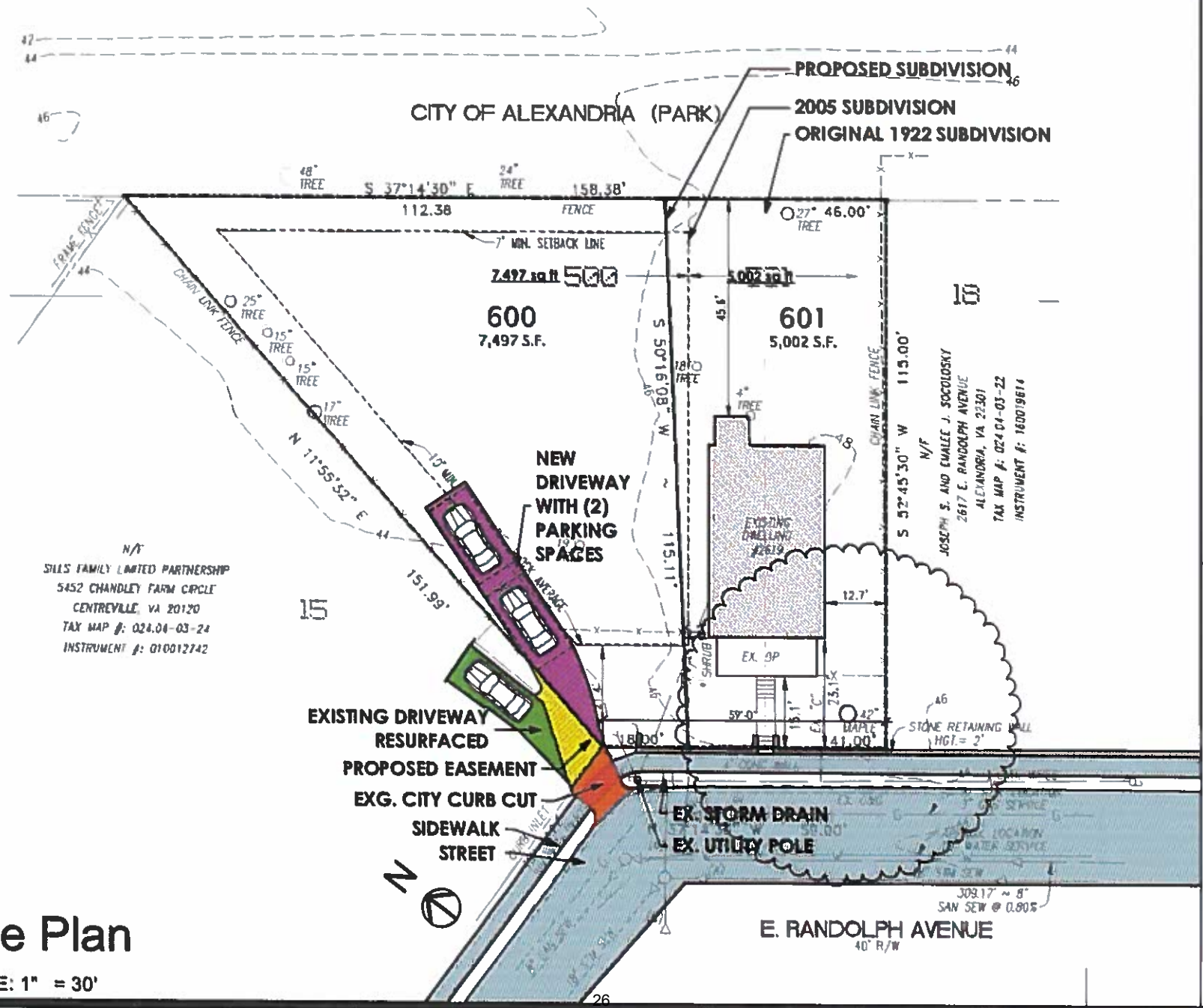
This application is an amendment to SUB2005-0007.

R-2-5 MINIMUM LOT STANDARDS			
	Required for Semi-Detached	Proposed Lot 600	Proposed Lot 601 (existing single family dwelling)
Lot Size	2,500 square feet	7,497 square feet	5,002 square feet
Lot Frontage	37.50 feet	18.00 feet*	41.00 feet
Lot Width	37.50 feet (at building line)		41.6 feet
Front Yard Setback	Average of block face: 21.4'		15.1 feet (existing)
Side Yard Setback	1:3, 10 foot minimum	1:3, 10 foot minimum	12.7 feet (east, existing)
Rear Yard Setback	1:1, 7 foot minimum	1:1, 7 foot minimum	45.6 feet (existing)

At:\Projects\H\Hoffman\Design\2619 Randolph Ave_17_11-20_Semidetached.pln

Site Plan

SCALE: 1" = 30'



Semi-Detached House
2619 Randolph Ave
Alexandria, VA 22301

MANION + ASSOCIATES ARCHITECTS, P.C.

7307 MacArthur Blvd, Ste. 216, Bethesda, Maryland 20816
T:301.229.7000 F:301.229.7171 www.manionandassociates.com

Proposed Site Plan- SUBDIVISION

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AGREEMENT

This Agreement (the "Agreement") is made and executed in duplicate the 30th day of March, 2017, by and between **SILLS FAMILY LIMITED PARTNERSHIP** ("Sills"), and **CHARLES HALLORAN** ("Halloran").

RECITALS

A. Halloran is the owner and proprietor of that certain real property located at 2621 Randolph Avenue, City of Alexandria, Virginia, (the "**Halloran Property**")

B. Sills are the owners and proprietors of that certain real property located at 214 Randolph Avenue, City of Alexandria, Virginia, (the "**Sills Property**").

C. Halloran is requesting land use and zoning approvals to construct a new single family home on the Halloran Property. As part of the project Halloran would like to acquire an access easement over that portion of the Sills Property designated: "Proposed Easement" on the plat attached as Exhibit A and incorporated by this reference as Exhibit A (the "**Plat**"). Halloran will deliver to Sills a copy of the submitted site plan that is delivered to the City of Alexandria.

WITNESS

In consideration of the mutual covenants, terms, conditions and agreements of Sills and Halloran, all as hereinafter more particularly set forth, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Sills and Halloran agree as follows:

1. **Acquisition of Access Easement.** Sills hereby agrees to grant, transfer and convey to Halloran a perpetual, nonexclusive access easement (the "**Access Easement**") over that portion of the Sills Property designated "Proposed Easement" on the Plat to be use used as a parcel shared driveway for the Sills Property and the Halloran Property.

2. **Purchase Price.** The purchase price for the Access Easement is Six Thousand and 00/100 (\$6,000.00). The Purchase Price will be paid within fifteen days (15) of the removal of the Zoning Contingencies set forth in paragraph 3 of this Agreement and upon the execution and delivery by Sills and the Trustees and Lender of any deed of trust secured by the Sills Property of an Access Easement and substance acceptable to Sills and Halloran. Halloran shall be responsible for the costs of preparing and recording the Access Easement. In addition to the payment of the Purchase Price, and provided the Zoning Contingencies are satisfied, Halloran agrees, that at his sole cost and expense, to reconstruct the retaining wall on the Sills property that runs from the public sidewalk to the garage on the Sills property. The retaining wall will be reconstructed in a good and workmanlike manner using a certified engineer, permits if necessary

and poured concrete or concrete block.. The wall shall not be reconstructed until Halloran reaches the end of the building process on his property.

3. **Zoning Contingencies.** The obligation to purchase the Access Easement shall be subject to the satisfaction, in Halloran's sole and absolute discretion, of the following conditions: Halloran having received all legislative and administrative, land use and other approvals required under the ordinances, laws, statutes, and regulations of the Commonwealth of Virginia, and the City of Alexandria (the "Approvals") required to effectuate the subdivision of Halloran Property and adjacent property also owned by Halloran, approval of a grading plan to construct a new single family dwelling on the Halloran Property and to construct and use the Access Easement for required access to the parking for the single family dwelling, and to construct a new or modify the existing curb cut to accommodate the shared driveway. Halloran is solely responsible for obtaining the Approvals. Sills agrees to cooperate with Halloran in obtaining the Approvals, including but not limited to joining in required applications. Halloran agrees to also provide access to his property in the event that the residents of the Sills property need to get to the back of their lot.

In the event the Approval is denied, or granted but subject to conditions or obligations unacceptable to Halloran, then Halloran can in his sole and absolute discretion, declare the Agreement null and void and of no further force and effect. The parties agree that this agreement is null and void if Halloran does not begin approval process from the city within one year of the date of the agreement.

4. **Entire Agreement.** This Agreement constitutes the final and entire agreement between the parties with respect to the transaction contemplated herein, and all prior letters of intents, agreements, understandings, representations, and statements, oral and written, are merged herein. Neither this Agreement nor any provision hereof may be waived, modified, amended, discharged, or terminated except by a written instrument executed by both parties to this Agreement.

5. **Governing Law.** This Agreement shall be governed, construed, interpreted, and applied according to the laws of the Commonwealth of Virginia.

IN WITNESS WHEREOF, the parties hereto have hereunto set their hands and seals, all pursuant to due and proper authority:

SIGNATURES ON FOLLOWING PAGES


Charles Halloran

COMMONWEALTH OF VIRGINIA:

CITY OF ALEXANDRIA: to-wit

The foregoing instrument was acknowledged before me this 4th April day of March 2017, by Charles Halloran.




Notary Public

My commission expires: 6/30/2020

My registration: 280545

Sills Family Limited Partnership

By: Cecil John Sills, Jr. 58
Cecil John Sills, Jr., General Partner

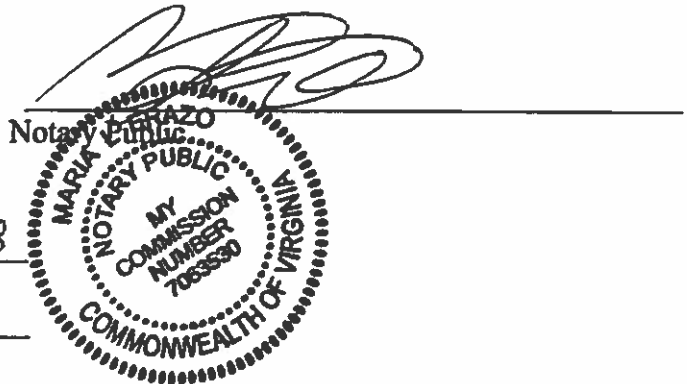
By: Charles B. Sills
Charles B. Sills, General Partner

By: James R. Sills
James R. Sills, General Partner

COMMONWEALTH OF VIRGINIA:

CITY OF MANASSASS: to-wit

The foregoing instrument was acknowledged before me this 30 day of March 2017, by Cecil John Sills Jr., general partner of Sills Family Limited Partnership, on behalf of the limited partnership.




My commission expires: 02/28/18

My registration: 7063530


COMMONWEALTH OF VIRGINIA:

CITY OF MANASSASS: to wit

The foregoing instrument was acknowledged before me this 31 day of March 2017, by James R. Sills, general partner of Sills Family Limited Partnership, on behalf of the limited partnership.



Notary Public




My commission expires: 02/28/18

My registration: 7053630

COMMONWEALTH OF VIRGINIA:

CITY OF MANASSASS: to wit


The foregoing instrument was acknowledged before me this 30 day of March 2017, by Charles B. Sills, general partner of Sills Family Limited Partnership, on behalf of the limited partnership.



Notary Public

My commission expires: 02/28/18

My registration: 7063530



At Project WWH Hoffman/Deaton/2619 Escondido Ave. 6.11.08 Suburban



New House
2619 Randolph Ave
Alexandria, VA 22301

13771103
ISSUE DATE: 11/28/16
EXPIRY DT: 11/30/2016