

DOCKET ITEM #2
Special Use Permit #2019-0023
201 East Monroe Avenue

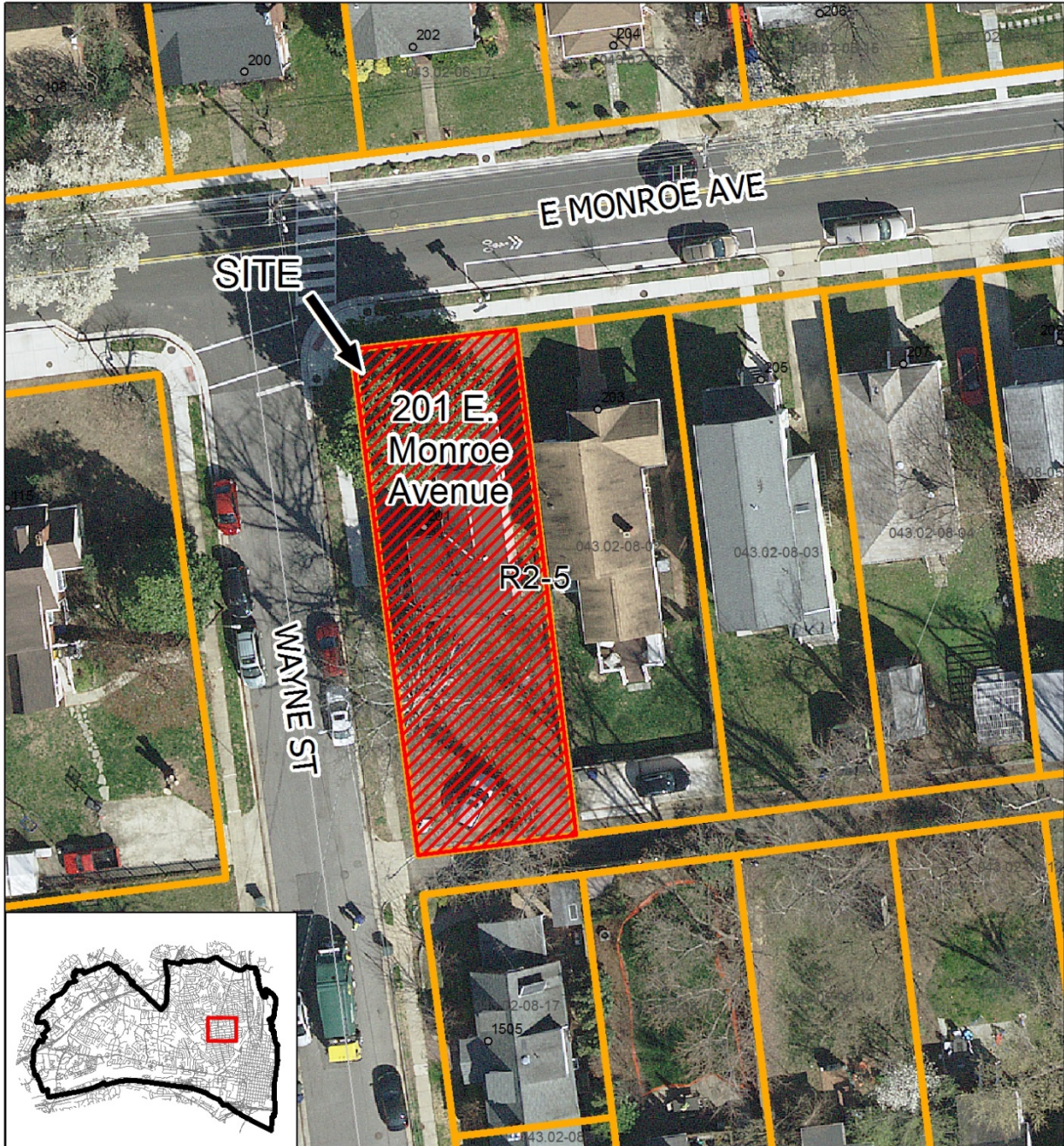
CONSENT AGENDA ITEM

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	
Public hearing and consideration of a special use permit to add floor area for the construction of a detached two-car garage (amending SUP #2018-0073)	Planning Commission Hearing:	June 4, 2019
	City Council Hearing:	June 22, 2019
Address: 201 East Monroe Avenue	Zone:	R-2-5/Residential Single and Two-Family
Applicant: Robert K. Miller	Small Area Plan:	Potomac West

Staff Recommendation: APPROVAL subject to compliance with all applicable codes, ordinances and recommended permit conditions found in Section III of this report.

Staff Reviewers: Sam Shelby, sam.shelby@alexandriava.gov
Ann Horowitz, ann.horowitz@alexandriava.gov



Special Use Permit #2019-0023
201 East Monroe Avenue



0 15 30 60 Feet

PROJECT LOCATION MAP

I. DISCUSSION

The applicant, Robert K. Miller, requests Special Use Permit (SUP) approval to amend Condition #3 of SUP #2018-0073 to allow for additional floor area for the construction of a detached garage at 201 East Monroe Avenue.

SITE DESCRIPTION

The subject property is a substandard, corner lot of record at 201 East Monroe Avenue with 42.64 and 130.00 feet of frontage along East Monroe Avenue and Wayne Street, respectively, and a lot size of 5,577 square feet. As a corner lot, Zoning Ordinance section 2-205 defines the yards along each street as front yards and the remaining yards as side yards.



Figure 1 - Subject property

The subject property contains a two-story, single-family dwelling constructed 23.90 and 12.52 feet from the East Monroe Avenue (north) and Wayne Street (west) front lot lines, respectively. The dwelling provides 6.72-foot and 60.6-foot east and south side yards, respectively. A 10-foot wide alley that runs parallel to East Monroe Avenue abuts the subject property along its south lot line. Single-family dwellings surround the subject property.

BACKGROUND

On January 8, 1987, the Board of Zoning Appeals (BZA) granted BZA Case #5408 to allow a front setback of 12 feet along the subject property's Wayne Street frontage. At that time, the R-2-5 zone required a 25-foot front setback.

On January 24, 1987, City Council granted SUP #1963 which allowed for construction of the existing single-family dwelling on a vacant, substandard lot. City Council included the following

condition of approval: "...the applicant shall, as a condition of this permit, take whatever steps necessary, including receiving a variance from the Board of Zoning Appeals, to preserve the large oak tree on the property."

On February 12, 1987, the BZA granted BZA Case #5419 to allow a 24-foot front setback along East Monroe Avenue. This allowed the applicant to preserve the oak tree as conditioned by the SUP approval.

Staff administratively approved SUP #2018-0073, a minor amendment, on August 24, 2018 to allow for construction of a previously approved but never constructed second-story addition. Prior to this approval, a previous owner removed two large trees from the property.

Between 2014 and 2018, several complaints related to property maintenance were received by Code Administration. Staff issued warning notices to previous owners of the subject property who generally responded quickly to correct violations. Staff inspected the property on May 15, 2019 and found no violations.

PROPOSAL

The applicant requests an amendment to Condition #3 of SUP #2018-0073 to allow for additional floor area for the construction of a two-car, detached garage. The garage would be located seven feet from the property's east and south side lot lines and 12.39 feet from the front lot line along Wayne Street. Vehicular access to the garage would be provided via a permeable driveway that would connect to the alley abutting the subject property. The applicant proposes a garage that measures 22 feet by 22 feet with 484 square feet of floor area. It would measure 12.4 feet in height to the midpoint of the proposed hip roof.

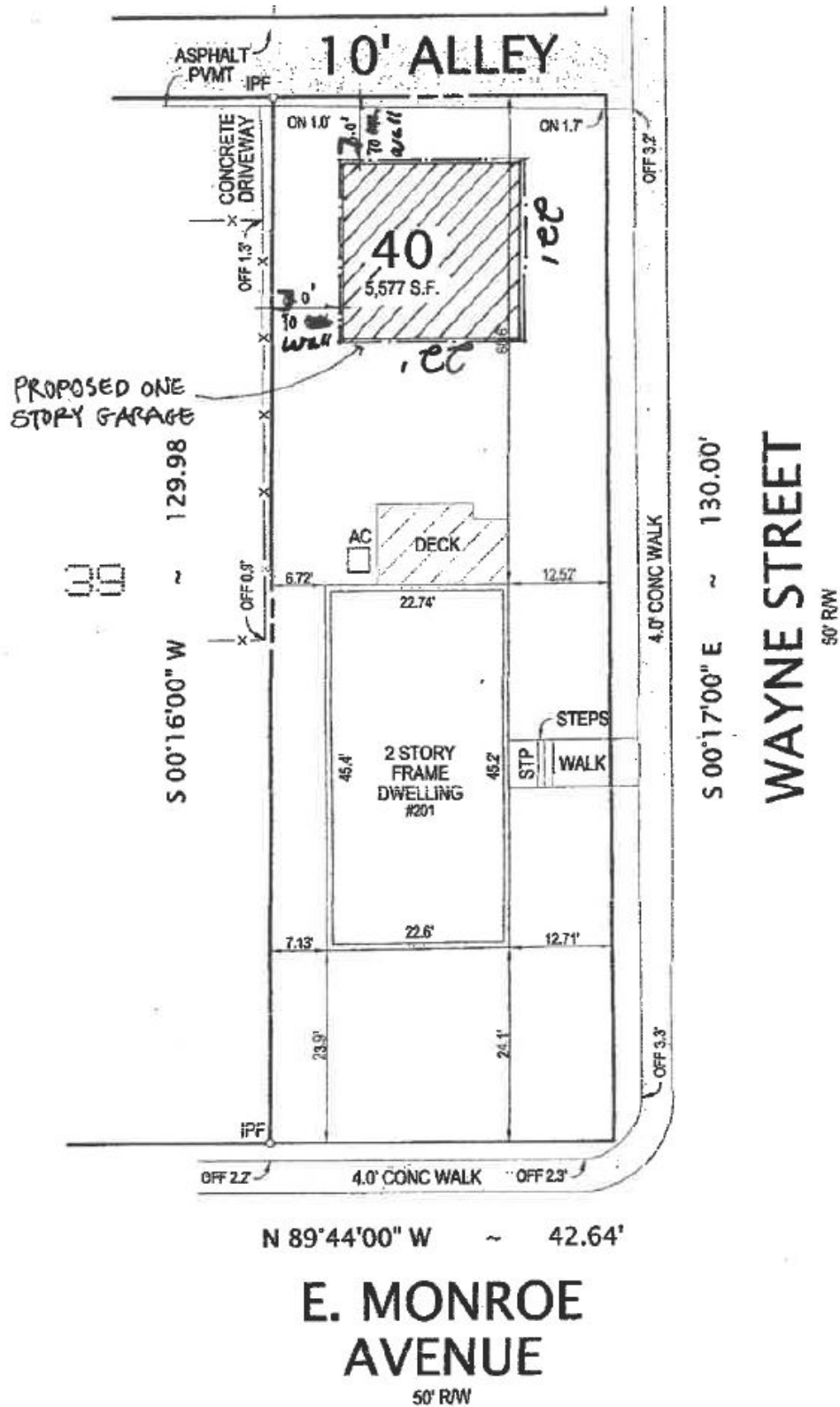


Figure 2 - Site Plan

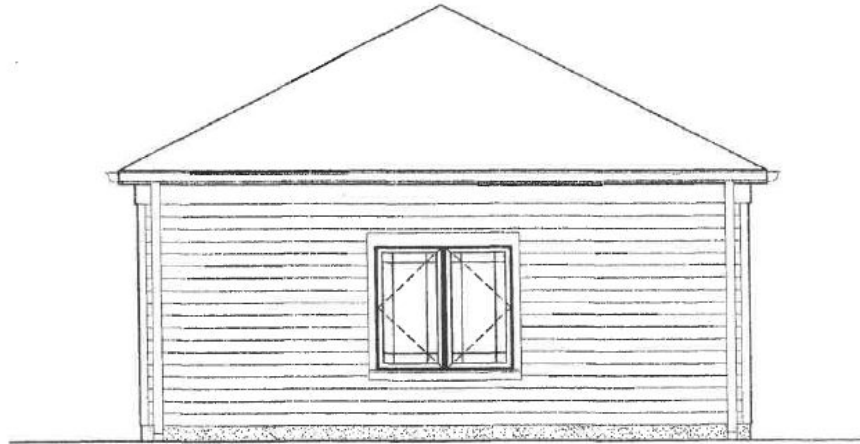


Figure 3- West Elevation (as viewed from Wayne Street)

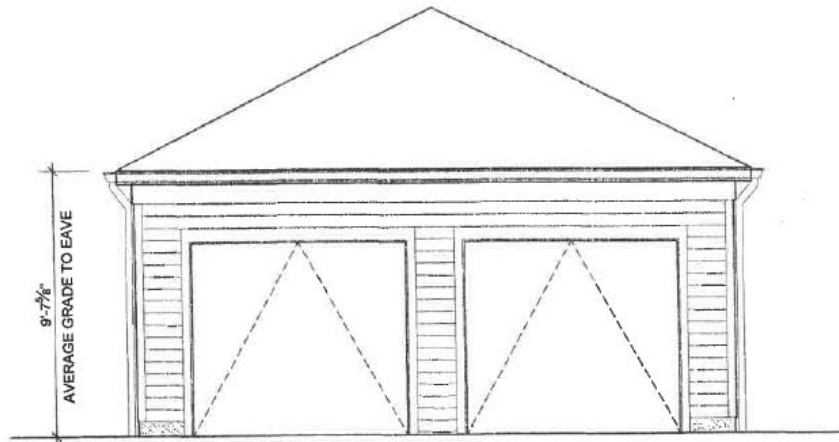


Figure 4 - South Elevation (as viewed from alley)

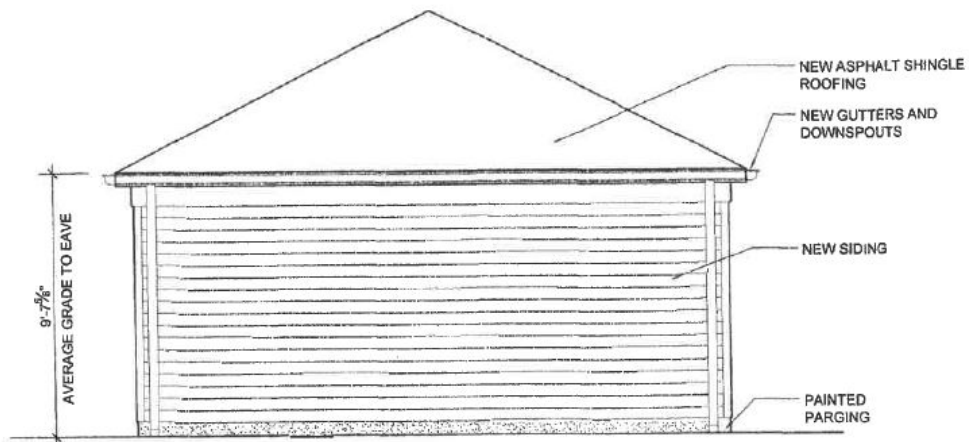


Figure 5- East Elevation (as viewed from adjacent property)

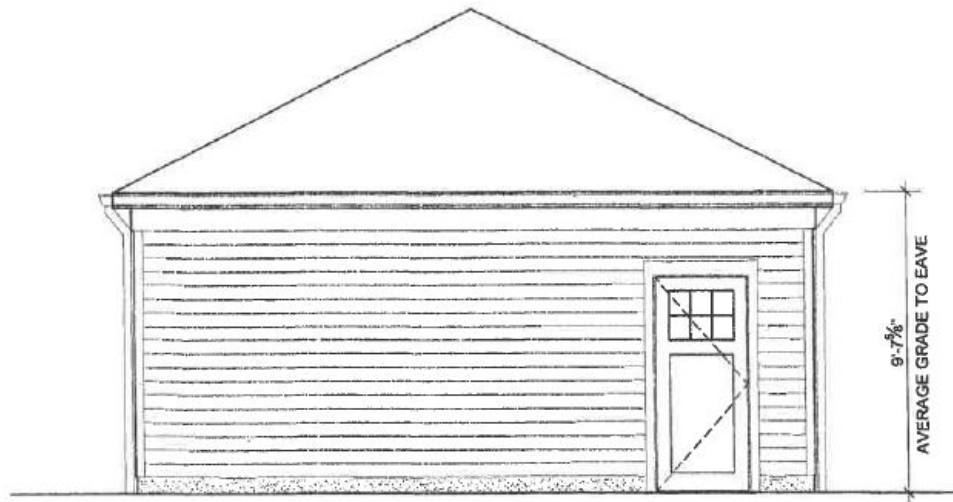


Figure 6 - North Elevation (as viewed from existing dwelling)

PARKING

Zoning Ordinance section 8-200(A)(1) requires two off-street parking spaces for a single-family dwelling. The proposed garage would accommodate two vehicles which would meet this requirement. The proposed driveway would be located in the south side yard and would be accessed from the abutting alley.

ZONING

The subject property is zoned R-2-5/Residential Single and Two-Family. Zoning Ordinance section 3-505 requires a minimum lot size of 6,500 square feet, a minimum lot width of 65 feet and a minimum lot frontage of 40 feet for corner lots in the R-2-5 zone. The subject property provides a lot size of 5,577 square feet and 42.64 feet of lot width along its East Monroe Avenue frontage. The subject property does not meet the R-2-5 zone's lot size and width requirements and is considered substandard. SUP #1963 was granted in 1987, pursuant to City Code section 7-6-44(A), to allow for the subject property to be developed with a single-family dwelling. Currently, Zoning Ordinance section 12-400 establishes the development requirements for substandard lots. Because the current request does not meet the standards for an administrative amendment to the existing SUP under Zoning Ordinance section 11-511(A)(2)(b)(i), and because Condition #3 of SUP #2018-0073 required a full hearing SUP for any additional floor area, this case required a docketed case review.

Zoning Ordinance section 7-101 permits a private garage as an accessory structure to a residential dwelling. The proposed garage would meet the accessory structure use limitations of Zoning Ordinance section 7-103 as well as the R-2-5 yard, floor area ratio (FAR) and height requirements. Table 1, below, provides a summary of all zoning regulations as they pertain to the proposed garage.

Table 1 – Zoning Requirements

	Required/Permitted	Proposed
Front Yard (Wayne Street)	12.20 Ft.	12.40 Ft.
Side Yard (East)	7.00 Ft. (1:3 height to setback ratio, 7 Ft. min.)	7.00 Ft.
Side Yard (South)	7.00 Ft. (1:3 height to setback ratio, 78 Ft. min.)	7.00 Ft.
Net Floor Area	2,509.7 Sq. Ft. 0.45 Floor Area Ratio (FAR)	2,374.9 Sq. Ft. 0.43 FAR
Height	30.00 Ft.	12.40 Ft.
Parking in required yards	50% maximum	43.5% (side)

MASTER PLAN DESIGNATION

The proposed garage, as an accessory use to a single-family residential dwelling, is consistent with the Potomac West Small Area Plan which designates this area for low-density residential development.

II. STAFF ANALYSIS

Staff recommends approval of the applicant's proposal to amend Condition #3 of SUP #2018-0073 to construct a detached garage. The proposed garage would not unreasonably impair an adequate supply of light and air to adjacent property, would not diminish or impair the established property value in the surrounding areas and would be compatible with the existing neighborhood character as required for development on substandard lots by Zoning Ordinance Section 12-401 (C).

Staff analysis of the aforementioned requirements follows:

A. Light and Air Supply

The Zoning Ordinance establishes maximum FAR and minimum yard requirements, in part, to ensure that structures do not impair light and air supply to nearby properties. Despite the subject property's substandard lot width and size, the proposed garage would meet the R-2-5 zone's yard and FAR requirements and would not unreasonably impair an adequate supply of light and air to adjacent parcels.

B. Established Property Values

The proposed garage would likely increase the subject property's assessed value. Because property values are established, in part, by the assessed values of surrounding properties, the proposal would not diminish or impair the established property value in the surrounding area.

C. Compatibility with Existing Neighborhood Character

The proposed garage would be compatible with the existing dwelling's design, which under previous SUP reviews, was found to be compatible with the existing character of the surrounding neighborhood. The applicant intentionally designed the garage to conform with the design of the existing dwelling. The garage's proposed siding as well as the proposed hip roof would match those of the existing dwelling.

Accessory structures, particularly detached garages, are relatively common on nearby properties and in the surrounding Del Ray neighborhood.

D. Additional Considerations

To reduce the property's impervious surface and stormwater runoff, staff continues to recommend that the applicant install a permeable driveway (Condition #2).

Over time, previous owners removed several mature trees from the subject property. As such, staff recommends that 25 percent crown coverage shall be provided and maintained by the applicant (Condition #4).

With the proposed garage, the subject property is nearing its maximum floor area limit. Because the additional allowable floor area is approximately 135 square feet and relatively insignificant, staff recommends that further additions shall be permitted without SUP approval (Condition #9).

Staff notified the Del Ray Civic Association's Land Use Committee of this request. To date, staff has not received any comments.

CONCLUSION

Staff finds that the proposed garage is appropriate for the lot and is compatible with the surrounding residential character. As such, staff recommends approval of the SUP request subject to the conditions in Section III of this report.

III. RECOMMENDED CONDITIONS

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

1. Condition deleted. (SUP #2018-0073)
2. **CONDITION AMENDED BY STAFF:** Driveway areas shall be constructed with a permeable surface. The off-street parking area shall be smoothly graded, adequately drained and constructed with suitable subgrade base and surfacing suitable for residential parking using permeable material. (P&Z) (SUP #2018-0073)
3. **CONDITION DELETED BY STAFF:** Any construction that adds gross FAR, including but not limited to additions, garages or porches will require a full hearing SUP. (SUP #2018-0073) (P&Z)
4. **CONDITION AMENDED BY STAFF:** The applicant shall provide and maintain a minimum 25 percent tree canopy coverage consistent with the City of Alexandria Landscape Guidelines. install one large shade tree subject to the approval of the director of Planning and Zoning. (SUP #2018-0073) (P&Z)
5. **CONDITION AMENDED BY STAFF:** If the land disturbance is less than 2,500 square the applicant shall submit Land Disturbance and Drainage Certificates along with the required grading plan waiver request showing topography, drainage, and grading. (T&ES) (SUP #2018-0073)
6. Applicant shall be responsible for repairs to the adjacent City right-of-way if damaged during construction activity. (T&ES) (SUP #2018-0073)
7. 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) (SUP #2018-0073)
8. **CONDITION ADDED BY STAFF:** The garage's design and location shall be substantially consistent with the application materials submitted March 6, 2019 to the satisfaction of the Director of Planning and Zoning. (P&Z)
9. **CONDITION ADDED BY STAFF:** Future additions up to the maximum FAR allowed in the zone and as defined by Zoning Ordinance Section 12-901(A) shall be permitted. (P&Z)

STAFF: Sam Shelby, Urban Planner, Department of Planning and Zoning
Ann Horowitz, Principal Planner, Department of Planning and Zoning
Tony LaColla, AICP, Division Chief, Department of Planning and Zoning

Staff Note: In accordance with section 11-506(c) of the zoning ordinance, construction or operation shall be commenced and diligently and substantially pursued within 36 months of the date of granting of a special use permit by City Council or the special use permit shall become void.

IV. CITY DEPARTMENT COMMENTS

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

Transportation & Environmental Services:

- R-1 **CONDITION AMENDED BY STAFF:** If the land disturbance is less than 2,500 square the applicant shall submit Land Disturbance and Drainage Certificates along with the required grading plan waiver request showing topography, drainage, and ~~grading~~ improvements. (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 or grading plan waiver 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 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) (SUP2018-00073)
- C-4 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) (SUP2018-00073)
- C-5 All secondary utilities serving this site shall be placed underground. (Sec. 5-3-3) (T&ES) (SUP2018-00073)
- C-6 Pay sanitary sewer connection fee prior to release of Grading Plan. (Sec. 5-6-25) (T&ES) (SUP2018-00073)
- C-7 Any work within the right-of-way requires a separate permit from T&ES. (Sec. 5-361) (T&ES) (SUP2018-00073)

- C-8 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, for information about completing this form. (T&ES) (SUP2018-00073)
- C-9 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) (SUP2018-00073)
- C-10 Section 5-1-42- Collection by Private collectors. (c) Time of collection. Solid waste shall be collected from all premises not serviced by the city at least once each week. No collections may be made between the hours of 11:00 p.m. and 7:00 a.m. (6:00 a.m. from May 1, through September 30) if the collection area is less than 500 feet from a residential area. (T&ES) (SUP2018-00073)

Code Administration:

- C-1 A building permit, plan review, and inspections are required prior to the start of construction.

Health:

No comments received.

Parks and Recreation:

No comments received.

Police Department:

No comments received.

Fire Department:

No comments.



APPLICATION

SPECIAL USE PERMIT

SPECIAL USE PERMIT # _____

PROPERTY LOCATION: 201 E. Monroe Ave., Alexandria, VA 22301

TAX MAP REFERENCE: 043.02-08-01 **ZONE:** R 2-5

APPLICANT:

Name: Robert K. Miller

Address: 201 E. Monroe Ave, Alexandria, VA 22301

PROPOSED USE: Detached 2 Car Garage

☒ **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.

<u>Robert K Miller</u>		<u><i>Robert K Miller</i></u>	<u>03/06/2019</u>
Print Name of Applicant or Agent		Signature	Date
<u>201 E. Monroe Ave</u>		<u>703 967-0910</u>	
Mailing/Street Address		Telephone #	Fax #
<u>Alexandria, VA</u>	<u>22301</u>	<u>vabobmiller99@gmail.com</u>	
City and State	Zip Code	Email address	

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

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

SUP # _____

PROPERTY OWNER'S AUTHORIZATION

As the property owner of 201 E. Monroe Ave, Alexandria, VA 22301, I hereby
(Property Address)
grant the applicant authorization to apply for the Detached 2 Car Garage use as
(use)
described in this application.

Name: Robert K Miller

Phone: 703 967-0910

Please Print

Address: 201 E Monroe Ave Alexandria VA 22301

Email: vabobmiller99@gmail.com

Signature: R K Miller

Date: 03/05/2019

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

☒ Required floor plan and plot/site plan attached.

☐ Requesting a waiver. See attached written request.

- 2.** The applicant is the (check one):

☒ Owner

☐ Contract Purchaser

☐ Lessee or

☐ Other: _____ of the subject property.

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

OWNERSHIP AND DISCLOSURE STATEMENT

Use additional sheets if necessary

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

Name	Address	Percent of Ownership
^{1.} Robert K & Myla S Miller		
^{2.} Robert K & Myla S Miller		
^{3.} Robert K & Myla S Miller		

2. Property. State the name, address and percent of ownership of any person or entity owning an interest in the property located at 201 E. Monroe 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.} Robert K & Myla S Miller	201 E. Monroe Ave, Alexandria, VA 22301	100%
^{2.} Robert K & Myla S Miller		
^{3.} Robert K & Myla S Miller		

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.} Robert K & Myla S Miller	None	None
^{2.} Robert K & Myla S Miller	None	None
^{3.} Robert K & Myla S Miller	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.

03/05/2019

Date

Robert K Miller

Printed Name



Signature

SUP # _____

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

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

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

NARRATIVE DESCRIPTION

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

Build a detached 2 car garage accessible from the alley located at the back (southeast) side of the property. Garage to be set back seven feet from the alley and from the neighbor's property at 203 E. Monroe Ave. Garage would be wood construction with siding to match existing house. Garage would have 2 garage doors facing the alley, a window facing Wayne Street in a style matching the existing house, and an access door on the side of the garage facing to the house. A hip roof is planned to minimize the height of the garage, with standard roof overhang and gutters for appropriate drainage. Pavers or similar material will be used for the surface between the garage and the alley and on the side of the garage closest to the neighbor's property at 203 E. Monroe Ave.

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

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

5. Please describe the capacity of the proposed use:**A.** How many patrons, clients, pupils and other such users do you expect?

Specify time period (i.e., day, hour, or shift).

2 cars owned by homeowners to be parked in garage
_____**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:

Daily

Hours:

As needed based upon homeowners' schedule

_____**7.** Please describe any potential noise emanating from the proposed use.**A.** Describe the noise levels anticipated from all mechanical equipment and patrons.No significant noise expected from operation of garage door openers

_____**B.** How will the noise be controlled?N/A

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

No odors expected.

- 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)

None

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

None

- C. How often will trash be collected?

N/A

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

N/A

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

☐ Yes.

☒ No.

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

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

☐ Yes. ☒ No.

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

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

ALCOHOL SALES

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

☐ Yes ☒ No

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

PARKING AND ACCESS REQUIREMENTS

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

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?

No street improvements required.

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.

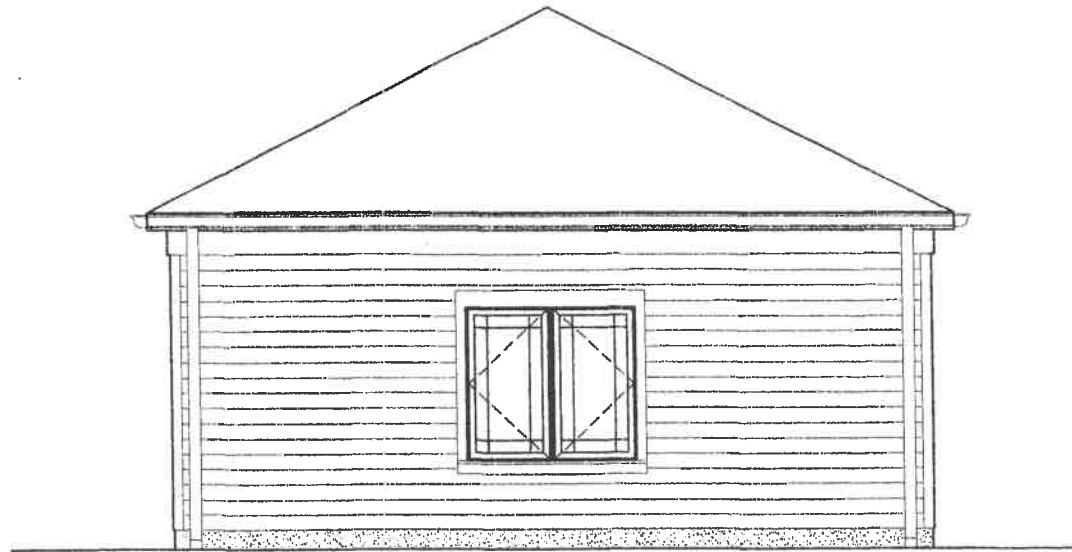
- 18.** What will the total area occupied by the proposed use be?

3051 sq. ft. (existing) + 484 sq. ft. (addition if any) = 3535 sq. ft. (total)

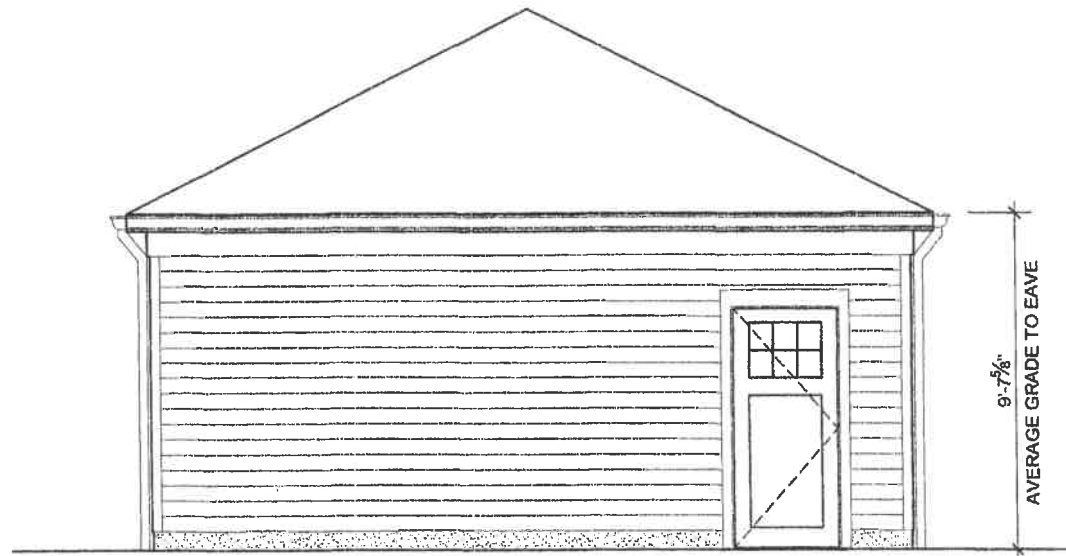
- 19.** The proposed use is located in: (*check one*)

- ☐ 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: Detached 2 Car Garage Located on Property

End of Application



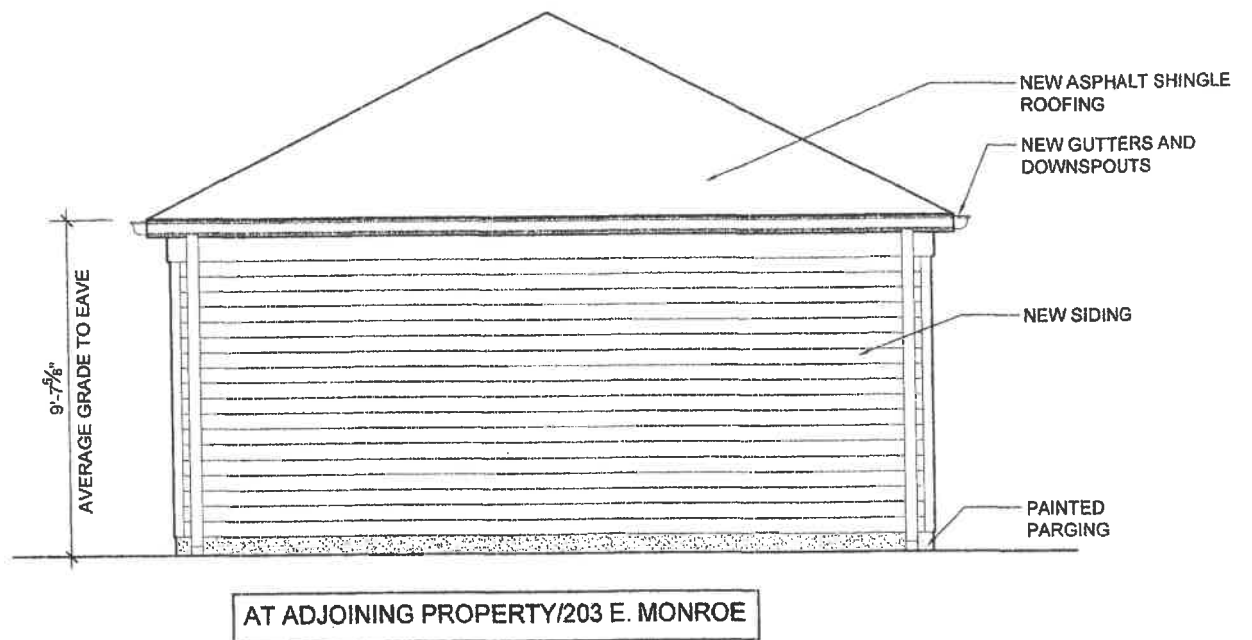
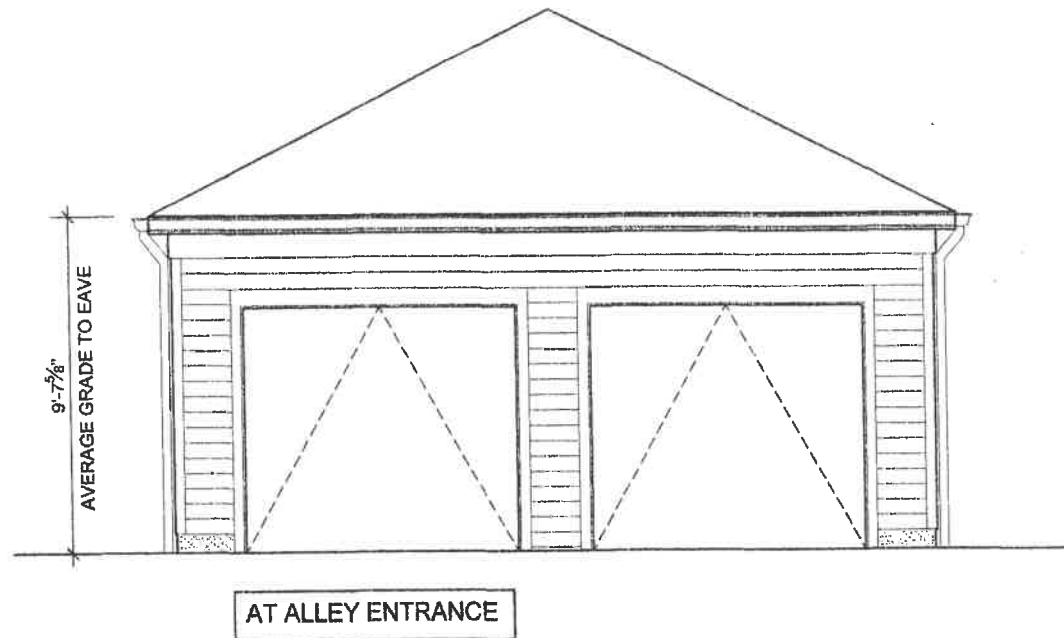
AT WAYNE STREET SIDE



AT MAIN HOUSE SIDE

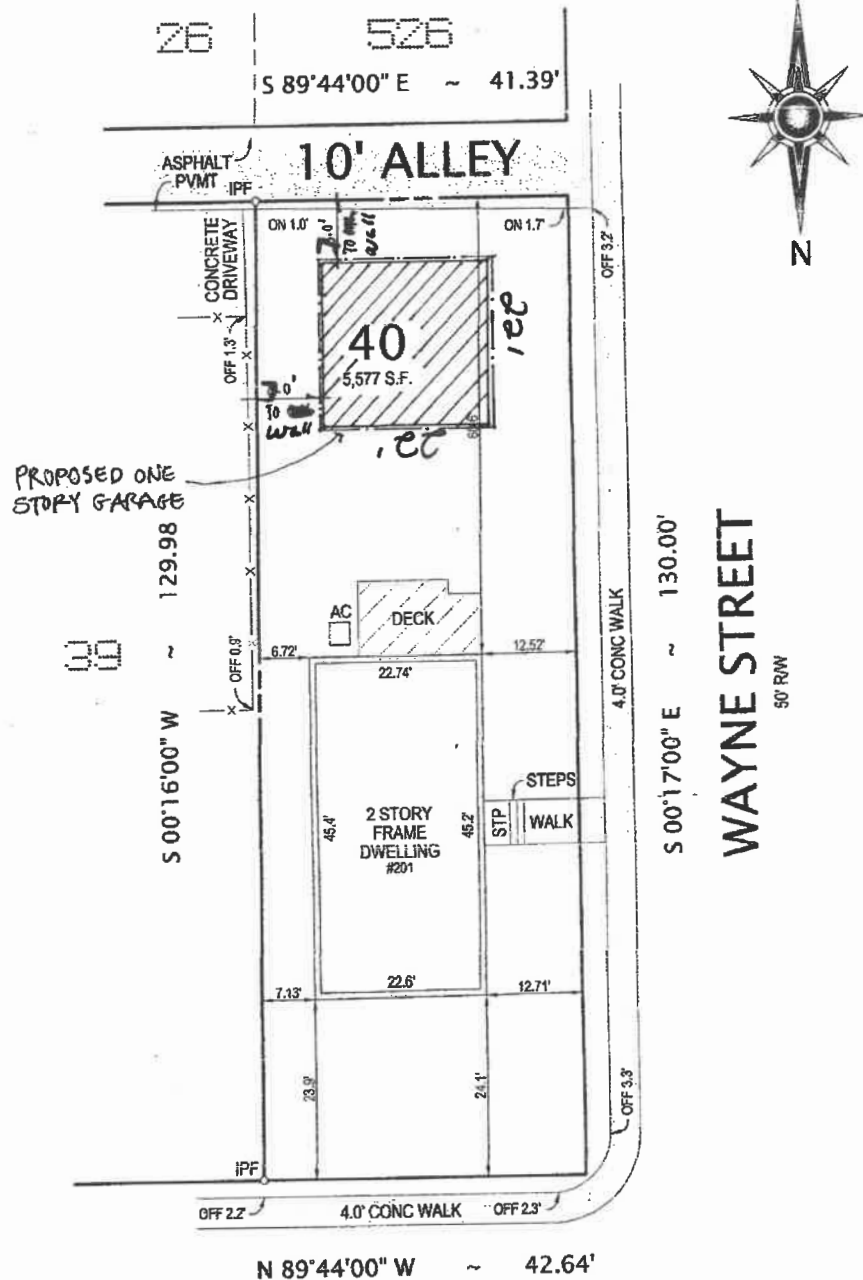
3 PROPOSED GARAGE ELEVATIONS

201 EAST MONROE AVENUE
23 JANUARY 2019

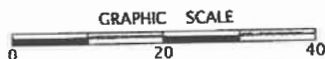


2 PROPOSED GARAGE ELEVATIONS

- NOTES: 1. FENCES ARE FRAME.
2. UTILITIES ARE UNDERGROUND.



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I HEREBY CERTIFY THAT THE LOCATIONS OF ALL EXISTING IMPROVEMENTS HAVE BEEN CAREFULLY ESTABLISHED BY A CURRENT FIELD SURVEY AND UNLESS SHOWN, THERE ARE NO VISIBLE ENCROACHMENTS.

THIS PLAT IS SUBJECT TO RESTRICTIONS OF RECORD.

A TITLE REPORT WAS NOT FURNISHED.
NO CORNER MARKERS SET.



PLAT
SHOWING HOUSE LOCATION ON
LOT 40
COTTAGE PARK
(DEED BOOK 117, PAGE 208)
CITY OF ALEXANDRIA, VIRGINIA
SCALE: 1" = 20' APRIL 22, 2018

ORDERED BY:

CONSTRUCTIVE INC.



6655 ROCKLEIGH WAY
ALEXANDRIA, VA 22315
703-688-4038
INFO@NOVA-SURVEYS.COM
WWW.NOVA-SURVEYS.COM

CASE NAME: CONSTRUCTIVE INC.

#180420001