

Rezoning #2019-0004
101 East Windsor Avenue

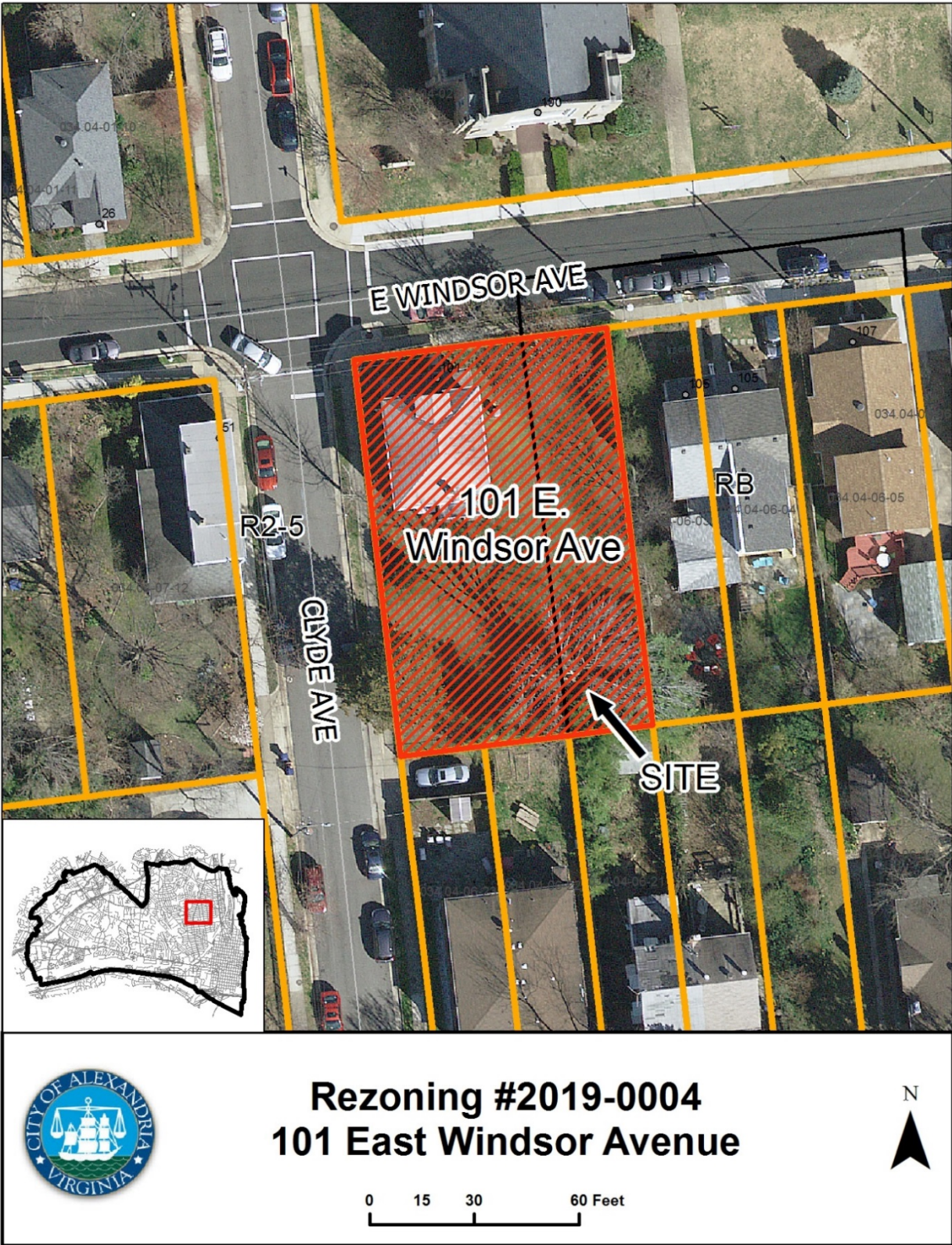
Application	General Data	
Public hearing and consideration of a request for an amendment to the official zoning map to change the zone from RB/Residential Townhouse to R-2-5/Residential Single and Two-Family	Planning Commission Hearing:	June 4, 2019
	City Council Hearing:	June 22, 2019
Address: 101 East Windsor Avenue	Zone:	<u>Existing:</u> RB/Residential Townhouse <u>Proposed:</u> R-2-5/Residential Single and Two-Family
Applicant: David C. Vondle and Patricia Barry, represented by Duncan Blair, attorney	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: Tony LaColla, AICP, anthony.lacolla@alexandriava.gov
Sam Shelby, sam.shelby@alexandriava.gov

PLANNING COMMISSION ACTION, JUNE 4, 2019: By unanimous consent, the Planning Commission approved the request, subject to compliance with all applicable codes, ordinances and staff recommendations.

Reason: The Planning Commission agreed with the staff analysis.



PROJECT LOCATION MAP

I. DISCUSSION

The applicants, David C. Vondle and Patricia Barry, represented by Duncan Blair, attorney, request an amendment to the official zoning map to rezone the subject property at 101 East Windsor Avenue from RB/Residential Townhouse to R-2-5/Residential Single and Two-Family.

SITE DESCRIPTION AND BACKGROUND

The subject property is an interior lot of record (lot 336) addressed as 101 East Windsor Avenue. It's under common ownership with two adjacent lots (lots 335 and 334) at the intersection of East Windsor and Clyde Avenues. All three lots have been under common ownership by the previous owner since at least 1960. The subject lot has 25 feet of frontage on East Windsor Avenue, is 115 feet deep and has 2,875 square feet of area. The three lots, in total, have 75 and 115 feet of frontage along East Windsor and Clyde Avenues, respectively, with a combined area of 8,625 square feet.

The subject property is currently vacant but a two-story, single-family dwelling was constructed across the shared lot line between the two adjacent lots circa 1912. The subject property is within the boundaries of the Town of Potomac, a National Register Historic District.



Figure 1 - 101 East Windsor Avenue with subject property on far left

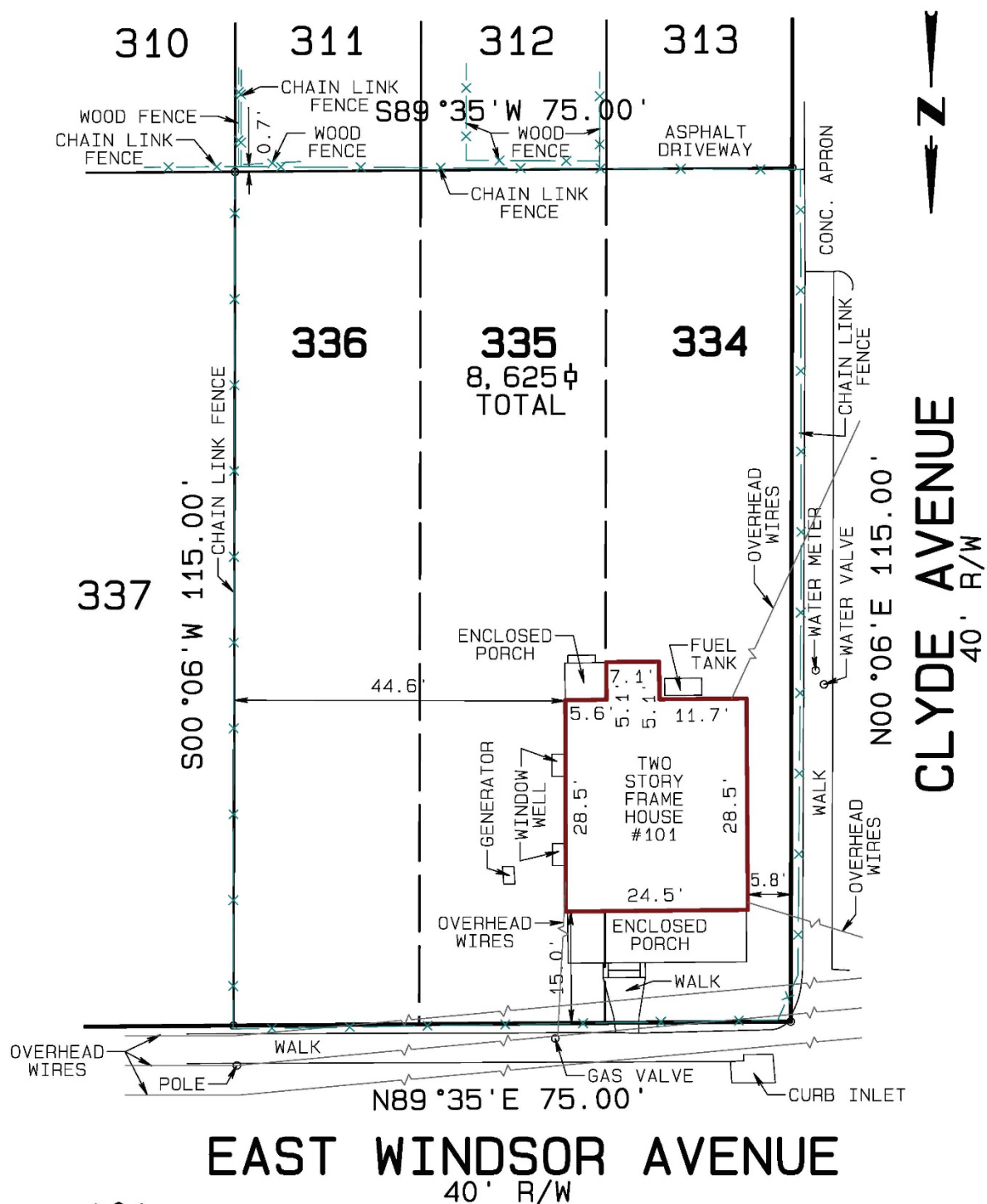


Figure 2 - Plat with Subject Property (Lot 336)

The subject property is located within the Potomac West Small Area Plan (SAP) Chapter of the City's Master Plan which designates the area for residential uses.

In June 1992, City Council repealed the City's 1974 Adopted Consolidated Mater Plan and adopted the City's 1992 Master Plan. In addition, City Council repealed the City's 1951 Zoning Ordinance and Maps, as amended, and adopted the City's 1992 Zoning Ordinance and Maps. Through these adoptions, the subject property was rezoned from R-2-5 to RB. The rezoning split-zoned the subject property (lot 336) from the two adjacent lots (lots 335 and 334) which remained R-2-5, although all three were under common ownership. The zone change occurs along the subject property's west side lot line. Prior to June 1992, all three lots were zoned R-2-5. Figure three, below, shows zoning of the area surrounding the subject property. Though there are small sections zoned RB, and the Mount Vernon Avenue commercial corridor zoned CL, the predominate zone in the area is R-2-5.

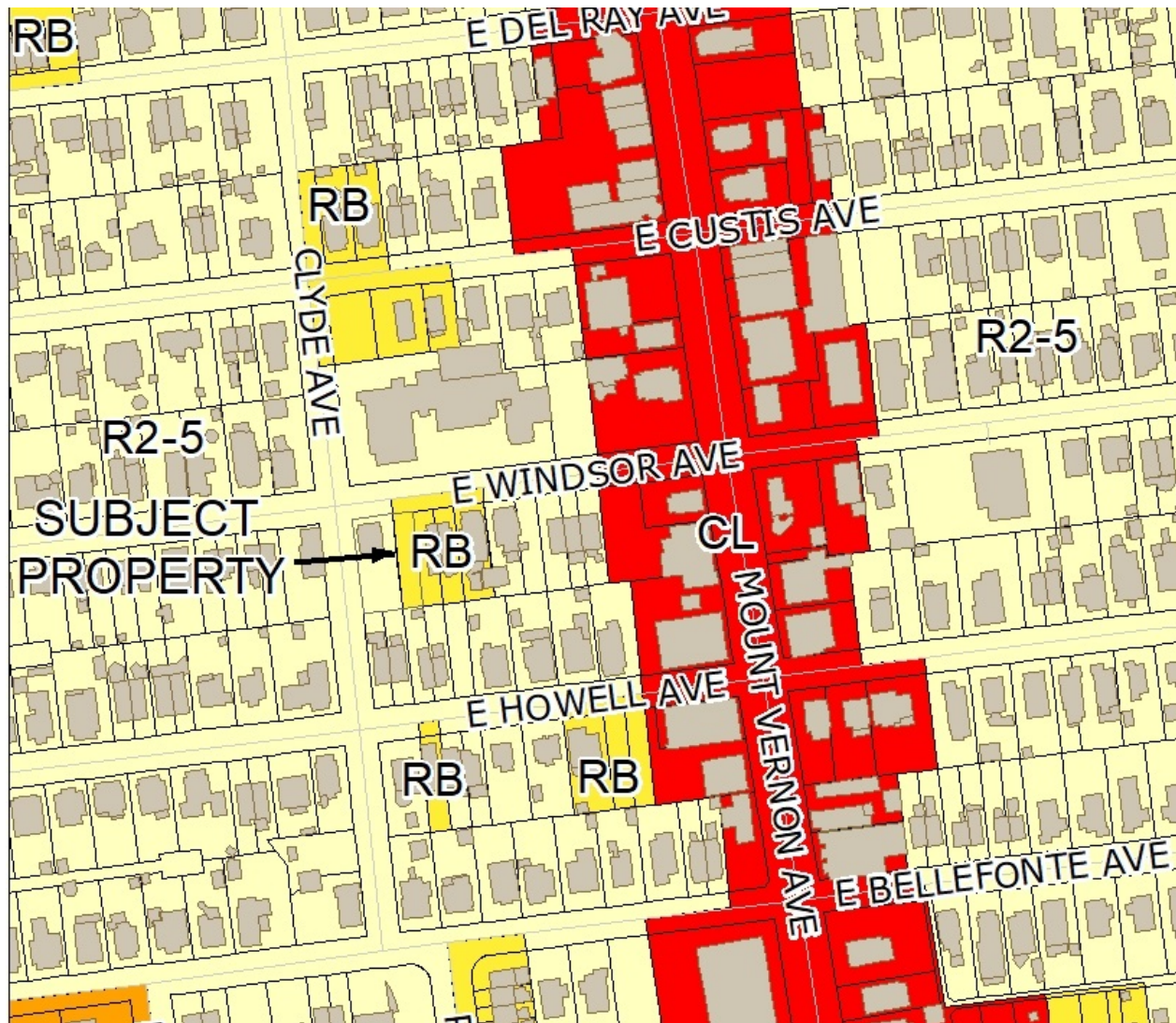


Figure 3- Subject Property and Surrounding Zoning

PROPOSAL

The applicants request an amendment to the official zoning map to rezone the subject property (lot 336) from RB/Residential Townhouse to R-2-5/Residential Single and Two-Family. A Master Plan Amendment is not required because the proposed use is consistent with the Potomac West SAP land use designation. The applicants would consolidate the subject property with two adjacent lots and continue to use the property as a single-family dwelling.

ZONING

The subject property is currently zoned RB which allows for medium density residential development with a maximum Floor Area Ratio (FAR) of 0.75. The subject property does not meet the existing RB zone's lot frontage or width requirements. As such, it could only be developed with a single-family dwelling pursuant to Zoning Ordinance section 3-707(B).

The proposed R-2-5 zone allows for low-density residential development with a maximum FAR of 0.45. As with the RB zone, the subject property does not meet the exiting R-2-5 zone's lot frontage or width requirements.

Table 1 below shows the existing RB zone and proposed R-2-5 zone lot requirements compared to the exiting conditions on the subject site.

Table 1 – Existing RB and proposed R-2-5 zone requirements with exiting lot conditions

	RB Zone Requirements	R-2-5 Zone Requirements	Existing Lot
Lot Size	1,980 Sq. Ft.	5,000 Sq. Ft. 6,500 Sq. Ft. (corner lot)	2,875 Sq. Ft.
Lot Width	50 Ft.	50 Ft. 65 Ft. (corner lot)	25 Ft.
Lot Frontage	50 Ft.	40 Ft.	25 Ft.

Under the applicant's proposal to rezone the subject property and consolidate all three lots, the following table shows the R-2-5 zone's lot and floor area requirements for a corner property. Under the applicant's proposal, the subject property would comply with the R-2-5 lot and floor area requirements for a corner property as shown in Table 2, below.

Table 2 – R-2-5 zone requirements (proposed, with lot consolidation)

	Required/Permitted	Proposed with Consolidation
Lot Size	6,500 Sq. Ft.	8,625 Sq. Ft.
Lot Width	65 Ft.	75 Ft. (E. Windsor Ave.) 115 Ft. (Clyde Ave.)
Lot Frontage	40 Ft.	75 Ft. (E. Windsor Ave.) 115 Ft. (Clyde Ave.)

II. STAFF ANALYSIS

Staff recommends approval of the applicant's proposal to rezone the subject property from RB to R-2-5. The applicant's proposal, with eventual lot consolidation, would bring the subject property into compliance with the R-2-5 zone's lot requirements and would be more consistent with the Potomac West SAP.

A. Compliance with R-2-5 Lot Requirements

Under the applicant's proposal, the rezoned and consolidated subject property would comply with the R-2-5 zone requirements for corner lots. As currently zoned, the subject property (lot 334) does not meet the RB zone's lot requirements. Further, the adjacent lots do not meet R-2-5 zone lot requirements. The applicant's proposal would bring the subject property into compliance with the Zoning Ordinance.

B. Conformance with the Potomac West SAP

The rezoning would be in conformance with the Potomac West SAP which designates this area for low-density residential uses (single and two-family dwellings). The SAP encourages residential infill development consistent with the scale and density of surrounding housing. Staff finds that the proposed rezoning and lot configuration would result in further development that would be more in character with the single and two-family dwellings surrounding the subject property.

C. Additional Considerations

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 the proposed rezoning would increase the subject property's compliance with the R-2-5 zoning regulations and increases its conformance with the Potomac West SAP. Staff recommends approval of the rezoning request.

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

III. CITY DEPARTMENT COMMENTS

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

Transportation & Environmental Services:

- F-1 SWM, Traffic, Transportation Planning, and AlexRenew have no comments.
- F-2 No comments received from Sanitary, PWS, Resource Recovery, and VAWC.
- C-1 Any future development plans shall comply with the regulatory requirements of Article XIII Environmental Management Ordinance of the City of Alexandria and the Commonwealth of Virginia for storm water quality improvement and quantity control. (D- ROW)
- C-2 Additional conditions and/or recommendations shall be provided with the next submission. (D- ROW)

Code Administration:

No comments.

Health:

No comments received.

Parks and Recreation:

No comments received.

Police Department:

No comments.

Fire Department:

No comments.



APPLICATION

☐ Master Plan Amendment MPA# _____

☐ Zoning Map Amendment REZ# _____

PROPERTY LOCATION: 101 E. Windsor Ave., Alexandria, Virginia

APPLICANT

Name: David C. Vondle and Patricia Barry

Address: 101 E. Windsor Ave., Alexandria, Virginia

PROPERTY OWNER:

Name: David C. Vondle and Patricia Barry

Address: 101 E. Windsor Ave., Alexandria, Virginia

Interest in property:

☒ Owner ☐ Contract Purchaser

☐ Developer ☐ Lessee ☐ Other _____

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

☒ yes: If yes, provide proof of current City business license.

☐ no: If no, said agent shall obtain a business license prior to filing application.

THE UNDERSIGNED certifies that the information supplied for this application is complete and accurate, and, pursuant to Section 11-301B of the Zoning Ordinance, hereby grants permission to the City of Alexandria, Virginia, to post placard notice on the property which is the subject of this application.

Duncan W. Blair, Attorney

Print Name of Applicant or Agent
524 King Street

Signature
703 836-1000

703 549-3335
dblair@landcarroll.com

Mailing/Street Address
Alexandria, Virginia 22314

Telephone #
4/12/2019

Fax #
4/11/19

City and State Zip Code

Date

DO NOT WRITE IN THIS SPACE - OFFICE USE ONLY

Application Received: _____

Fee Paid: \$ _____

Legal advertisement: _____

ACTION - PLANNING COMMISSION _____

ACTION - CITY COUNCIL: _____

MPA # _____

REZ # _____

SUBJECT PROPERTY

Provide the following information for each property for which an amendment is being requested. (Attach separate sheets if needed.)

Address Tax Map - Block - Lot Part of 34.04 04 06 101 E. Windsor Ave., Alex. Va. AKA lot 336 Del Ray.	Land Use Existing - Proposed		Master Plan Designation Existing - Proposed		Zoning Designation Existing - Proposed		Frontage (ft.) Land Area (acres)
	R	No change.	RM	No change	RB	5-2-	2875 sq.ft.
1 _____	_____	_____	_____	_____	_____	_____	_____
2 _____	_____	_____	_____	_____	_____	_____	_____
3 _____	_____	_____	_____	_____	_____	_____	_____
4 _____	_____	_____	_____	_____	_____	_____	_____

PROPERTY OWNERSHIP

☒ Individual Owner ☐ Corporation or Partnership Owner

Identify each person or individual with ownership interest. If corporation or partnership owner, identify each person with more than 10% interest in such corporation or partnership.

1. Name: David C. Vondle Extent of Interest: 100%
Address: 101 E. Windsor Ave., Alexandria, Virginia
2. Name: Patricia Barry Extent of Interest: 100%
Address: 101 E. Windsor Ave., Alexandria, Virginia
3. Name: _____ Extent of Interest: _____
Address: _____
4. Name: _____ Extent of Interest: _____
Address: _____

MPA # _____
REZ # _____

JUSTIFICATION FOR AMENDMENT

(attach separate sheets if needed)

- 1.** Explain how and why any proposed amendment(s) to the Master Plan are desirable, beneficial to surrounding properties, in character with the applicable Small Area Plan and consistent with City policies:

Not applicable.

- 2.** Explain how and why the proposed amendment to the Zoning Map(s) is consistent with the proposed amendment to the Master Plan, or, if no amendment to the Master Plan is being requested, how the proposed zoning map amendment is consistent with the existing Master Plan:

This is a curative map rezoning to correct a cartographers error in preparing the zoning map in 1992. The Potomac West

Small Area Plan did not designate this lot to be rezoned in 1992. The map amendment to rezone the lot to R-2-5 is consistent with the

Small Area plan and eliminates the split zoning of a tract of land. The error was not discovered until 2019.

- 3.** Explain how the property proposed for reclassification will be served adequately by essential public facilities and services such as highways, streets, parking spaces, police and fire, drainage structures, refuse disposal, water and sewers, and schools.

The property is served by adequate public facilities. The reclassification of the property does not increase the need for public facilities.

- 4.** If this application is for conditional zoning approval pursuant to Section 11-804 of the Zoning Ordinance, identify all proffered conditions that are to be considered part of this application (see Zoning Ordinance Section 11-804 for restrictions on conditional zoning):

This is not a proffered rezoning.

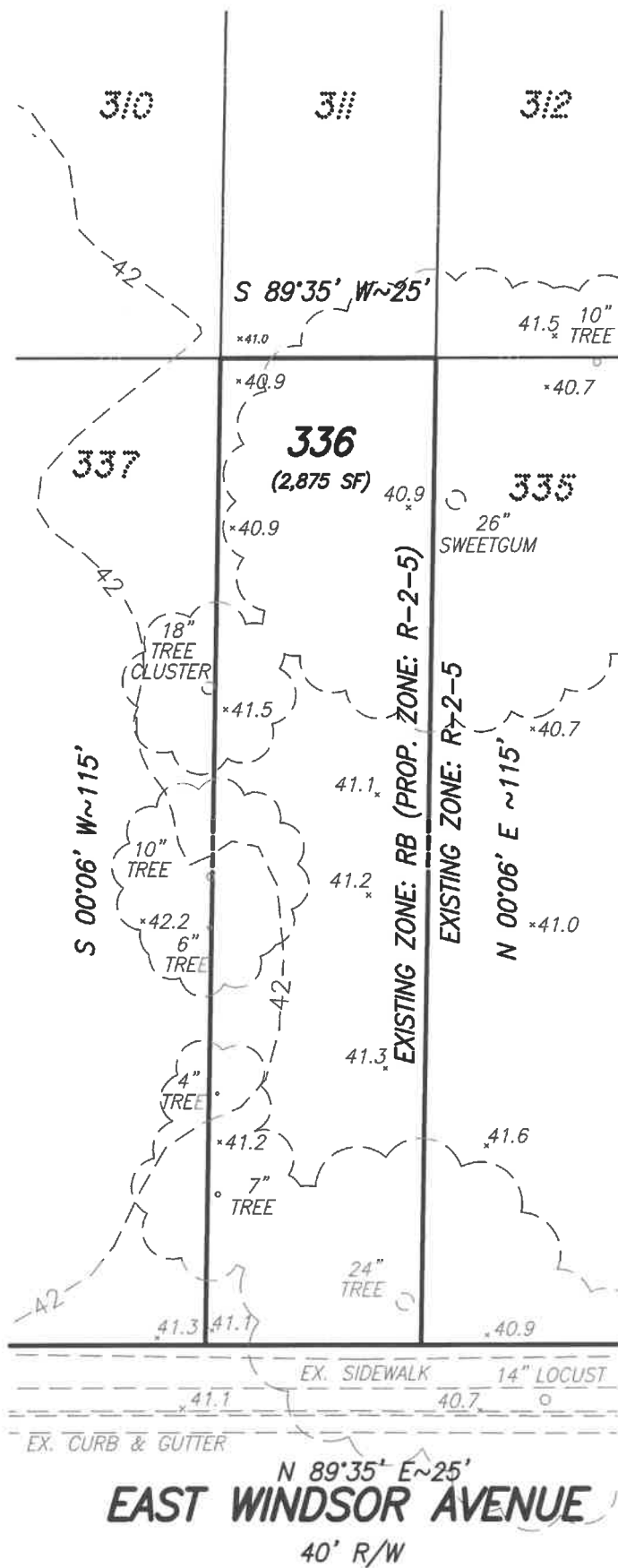
METES AND BOUNDS DESCRIPTION**LOT 336****DEL RAY****LIBER O, NO. 4, PAGES 404, 440
(ARLINGTON COUNTY)****CITY OF ALEXANDRIA, VIRGINIA**

BEING PART OF THE LAND ACQUIRED BY DAVID C. VONDLE AND PATRICIA BARRY FROM REBECCA J. SANDERS, EXECUTOR OF THE ESTATE OF JUANITA W. BRAGG BY DEED DATED OCTOBER 25, 2018 AS RECORDED IN INSTRUMENT NUMBER 180014651 AMONG THE LAND RECORDS OF THE CITY OF ALEXANDRIA, VIRGINIA.

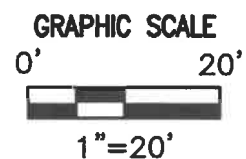
BEGINNING (POB) AT THE INTERSECTION OF THE SOUTHERLY RIGHT-OF-WAY LIMITS OF EAST WINDSOR AVENUE (40' WIDE) WITH THE DIVISION LINE BETWEEN LOT 337 DEL RAY (LIBER O, NO. 4, PGS 404, 440 ARLINGTON COUNTY) ON THE EAST AND LOT 336 DEL RAY (LIBER O, NO. 4, PGS 404, 440 ARLINGTON COUNTY) ON THE WEST, THENCE RUNNING WITH SAID DIVISION LINE;

- 1) SOUTH 00 DEGREES 06 MINUTES WEST, 115 FEET TO A POINT AT THE DIVISION LINE OF SAID LOT 336 ON THE NORTH AND LOT 311, DEL RAY ON THE SOUTH, THENCE RUNNING WITH SAID DIVISION LINE;
- 2) SOUTH 89 DEGREES 35 MINUTES WEST, 25 FEET TO A POINT AT THE DIVISION LINE OF SAID LOT 336 ON THE EAST AND LOT 335, DEL RAY ON THE WEST, THENCE RUNNING WITH SAID DIVISION LINE;
- 3) NORTH 00 DEGREES 06 MINUTES EAST, 115 FEET TO A POINT AT THE SAID SOUTHERLY RIGHT-OF-WAY LIMITS OF EAST WINDSOR AVENUE, THENCE RUNNING WITH SAID RIGHT-OF-WAY LIMITS;
- 4) NORTH 89 DEGREES 35 MINUTES EAST, 25 FEET TO THE PLACE AND POINT OF BEGINNING.

CONTAINING 2,875 SQUARE FEET OR 0.0660 ACRES OF LAND



RECORD NORTH
(LIBER O, NO. 4, PGS. 404,
440 ARLINGTON COUNTY)



RC FIELDS & ASSOCIATES, INC.

ENGINEERING • LAND SURVEYING • PLANNING

730 S. Washington Street
Alexandria, Virginia 22314

www.rcfassoc.com
(703) 549-6422

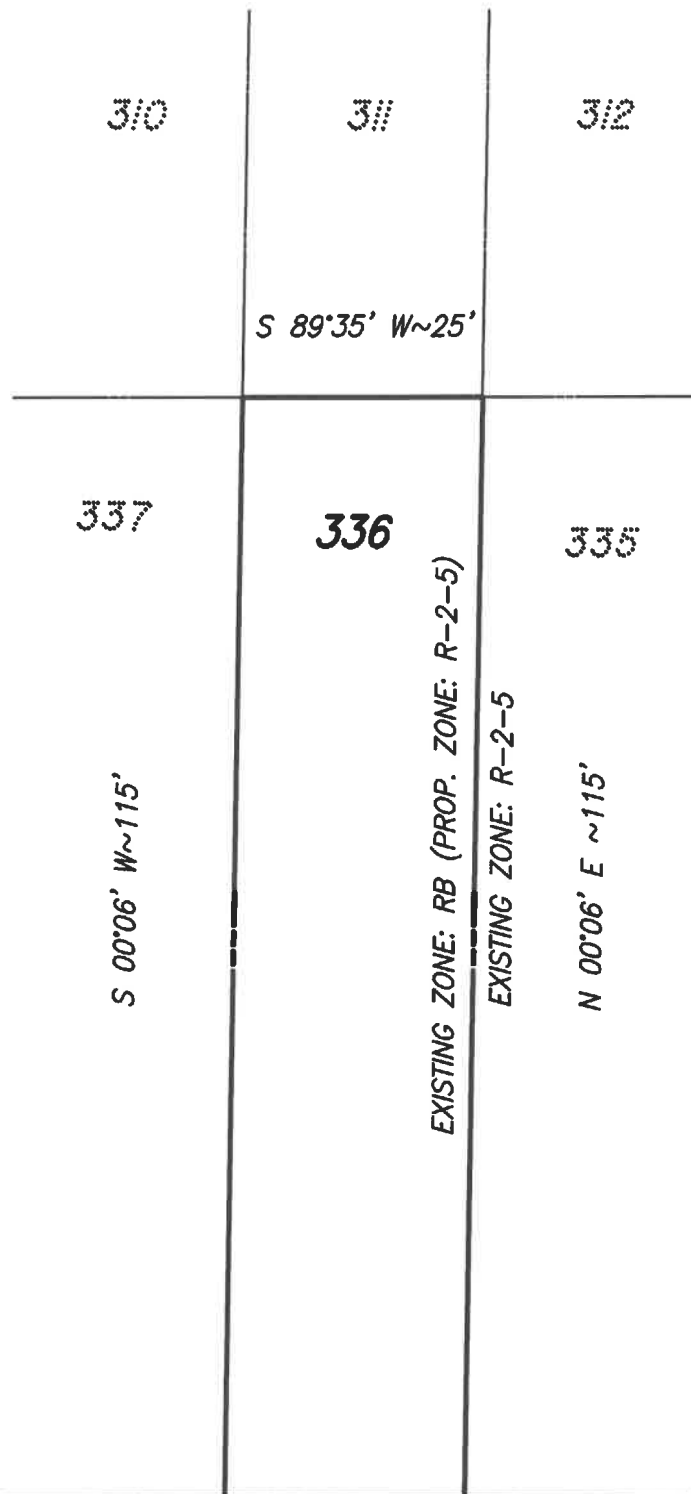
MEETS AND BOUNDS MAP

LOT 336

DEL RAY

#101 EAST WINDSOR AVENUE
CITY OF ALEXANDRIA, VIRGINIA

DATE	REVISION	DESIGN: TSM
		DRAWN: TSM
		SCALE: 1" = 20'
		DATE: APR. 2019
		SHEET 1 OF 1
		FILE: 18-233



RECORD NORTH
(LIBER O, NO. 4, PGS. 404,
440 ARLINGTON COUNTY)

EX. SIDEWALK
EX. CURB & GUTTER
N 89°35' E ~25'
EAST WINDSOR AVENUE
40' R/W

GRAPHIC SCALE
0' 20'
1"=20'

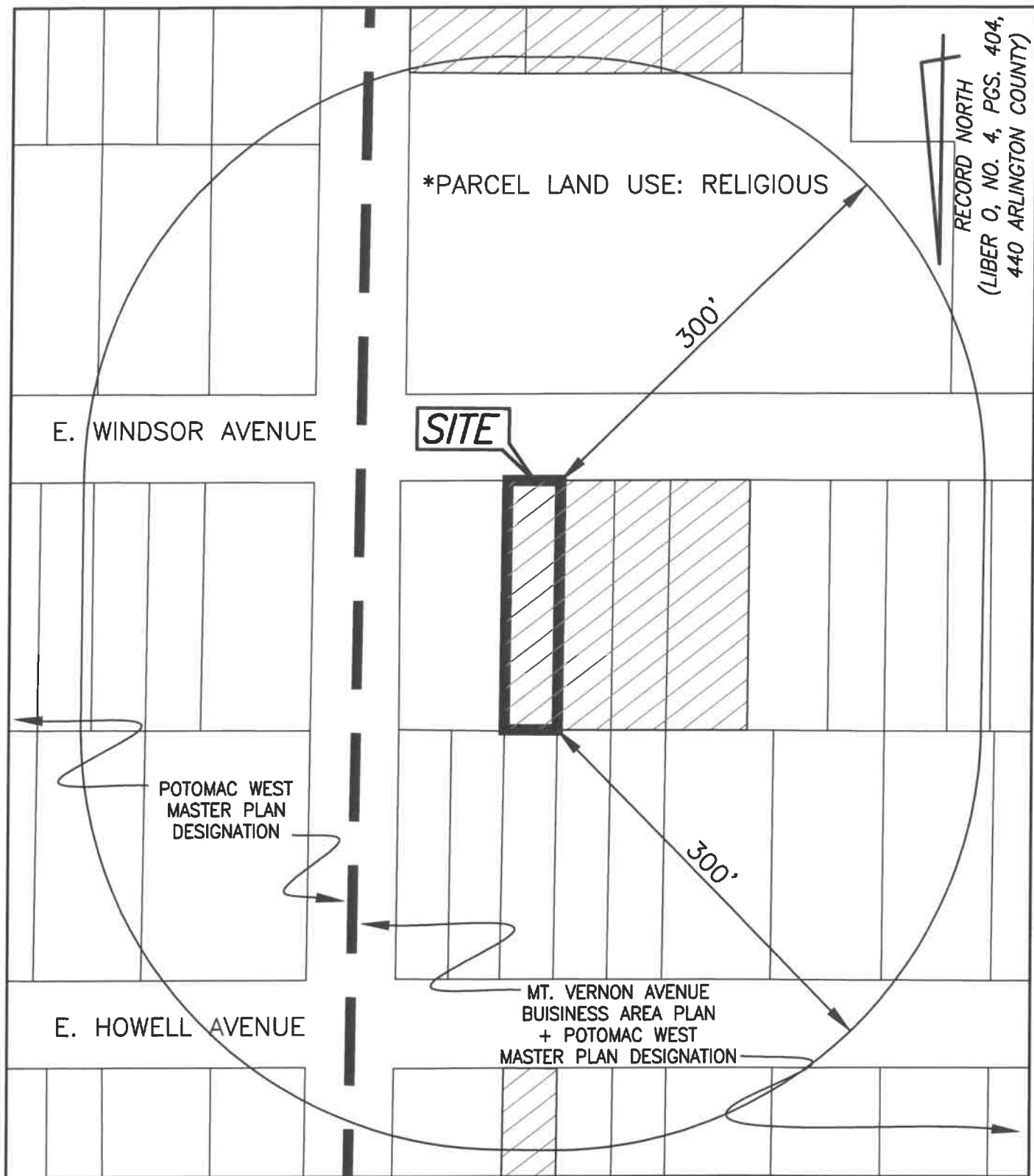
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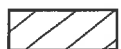

BUILDING AND STRUCTURES MAP

LOT 336
DEL RAY
#101 EAST WINDSOR AVENUE
CITY OF ALEXANDRIA, VIRGINIA

DATE	REVISION	DESIGN: TSM
		DRAWN: TSM
		SCALE: 1" = 20'
		DATE: APR. 2019
		SHEET 1 OF 1
		FILE: 18-233

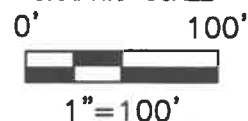


LEGEND

-  = ZONE RB
-  = ZONE R-2-5

*USE NOTE: ALL PARCELS SHOWN ABOVE ARE RESIDENTIAL UNLESS OTHERWISE NOTED

GRAPHIC SCALE



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Alexandria, Virginia 22314
www.rcfassoc.com
(703) 549-6422

VICINITY MAP

LOT 336
DEL RAY
#101 EAST WINDSOR AVENUE
CITY OF ALEXANDRIA, VIRGINIA

DATE	REVISION	DESIGN:	TSM
		DRAWN:	TSM
		SCALE:	1" = 100'
		DATE:	APR. 2019
		SHEET	1 OF 1
		FILE:	18-233

DRAFT NOTICE

Public hearing and consideration of requests for: an curative amendment to the official zoning map to change the zones from RB to R-2-5.