

DOCKET ITEM #2
Special Use Permit #2019-0042
607 & 609 North Alfred Street
(Parcel Address: 607 North Alfred Street)

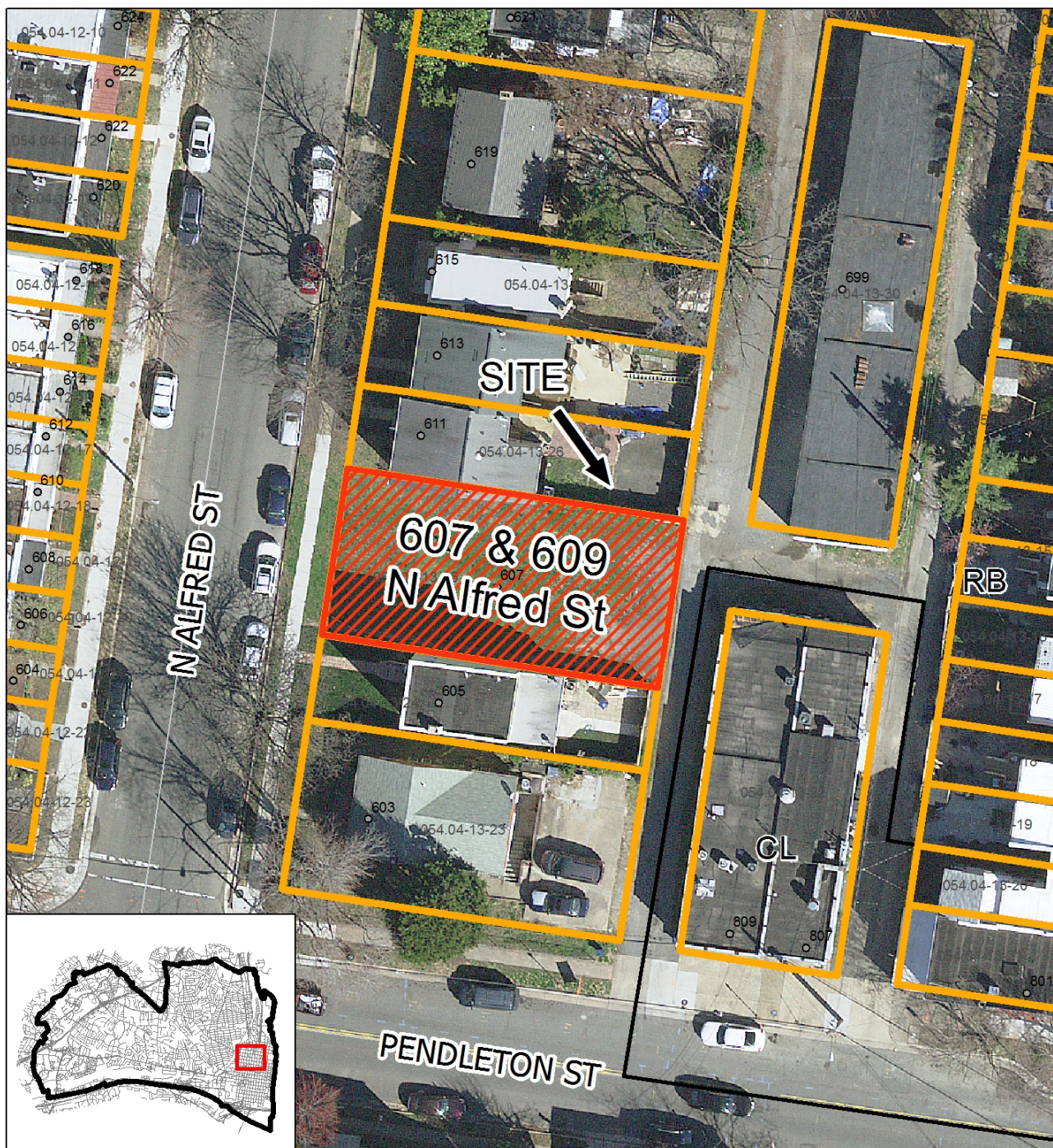
CONSENT AGENDA ITEM

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 request for parking reduction and lot modifications for the construction of two single-family dwellings.	Planning Commission Hearing:	September 3, 2019
	City Council Hearing:	September 14, 2019
Address: 607 and 609 North Alfred Street (parcel address: 607 North Alfred Street)	Zone:	RB/Townhouse
Applicant: Deyi Awadallah	Small Area Plan:	Braddock Road Metro Station

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

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



**Special Use Permit #2019-0042
607 & 609 North Alfred Street (Parcel
Address: 607 North Alfred Street)**



A horizontal number line with tick marks at 0, 15, 30, and 60. The unit is labeled "Feet".

PROJECT LOCATION MAP

I. DISCUSSION

The applicant, Deyi Awadallah, requests special use permit (SUP) approval for parking reductions and open space modifications for the construction of two abutting single-family dwellings on two lots.

SITE DESCRIPTION

The subject properties are two identically dimensioned lots of record. Each rectangular lot, located on the east side of the street, has approximately 22.00 feet of frontage on North Alfred Street, a depth of 87.00 feet and a lot area of 1,914 square feet. Both lots are currently vacant. An alley, which runs parallel to North Alfred Street behind the subject properties, connects Wythe Street to Pendleton Street.

A mix of single and two-family and townhouse dwellings surround the subject properties. To the south are two detached single-family dwellings and to the north is a two-family semi-detached dwelling. A market and grandfathered carryout restaurant sit behind the subject properties and have frontage on Pendleton Street. A one-story garage/storage structure is also located across the alley behind the subject properties.



Fig. 1: Photo of subject properties

BACKGROUND

Deed information and subdivision records show that the subject properties at 607 and 609 North Alfred Street (Lots 31 and 30 respectively) were created by subdivision in 1923 and have continued to exist as two separate lots on one recorded deed. Historical zoning maps indicate the lots were zoned RM in 1951, then rezoned to RB on March 19, 1963. The lots have remained RB since that time. It appears these two lots have never been developed. Because the lots were recorded prior to December 28, 1951 they are eligible to be developed with single-family dwellings at their current lot size.

PROPOSAL

The applicant, Deyi Awadallah., requests Special Use Permit approval for a one-space parking reduction and an open space modification on each of two lots for the construction of two, identical, detached single family dwellings; one at 607 North Alfred Street and one at 609 North Alfred Street. The applicant proposes parking for one vehicle on each lot, as opposed to the

zoning requirement for two parking spaces for each dwelling unit. Each lot can accommodate only one standard parking space due to the turning radius constraints caused by the varying width of the adjacent alley to the rear, which provides access to these lots.



Fig. 2: Proposed elevations

The applicant also proposes 644 square feet of open space for each lot and requests 156 square foot modifications from the RB zone's 800 square foot open space requirement. The applicant requests the modification to provide an adequate footprint for a marketable single-family dwelling with off-street parking on each lot. The gross square footage for each proposed home is 3,283.2 square feet, which includes 820.8 square feet each for the basement and attic levels.

The final design of the dwellings will be reviewed by the Board of Architectural Review to ensure compatibility of the new dwellings with Parker-Gray Historic District.

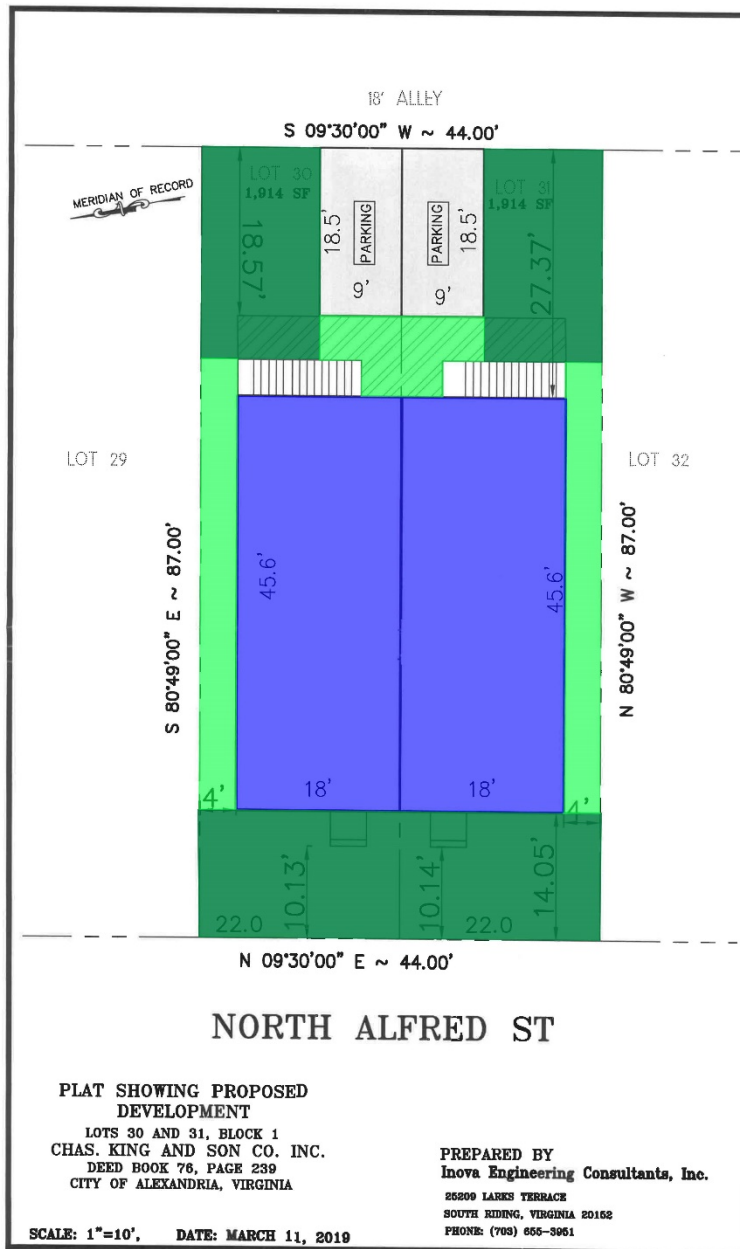


Fig. 3: Proposed site plan.

Blue = footprints of proposed dwellings.

Dark green = 644 sq. ft. of open and usable space for each lot.

Light green = Approximately 261 additional sq. ft. of open space for each lot that cannot be included in open space calculations, in accordance with Section 2-180 of the Zoning Ordinance.

PARKING

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

ZONING

The subject properties are located in the RB zone which permits single-family dwellings pursuant to Section 3-702(A) of the Zoning Ordinance. The lots were created by subdivision in 1923 and have continued to exist as two separate lots on one recorded deed since that time. Although these lots are substandard as to lot size, width and frontage, they may be developed with single-family dwellings at their current lot size because they were recorded prior to December 28, 1951 and are grandfathered according to section 3-707(B).

Section 3-706(B) of the Zoning Ordinance requires each lot occupied by a dwelling unit to provide 800 square feet of open and usable space. The applicant proposes to provide 644 square feet of open space on each lot, a reduction of 156 square feet. The open space reduction is necessary so the applicant can provide at least one off-street parking space.

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

Table 1: Compliance with the RB Zone requirements

	Requirement	Proposal for each lot
Lot Size	1,980 SF	1,1914 SF*
Lot Width	50' Min.	22.00'*
Lot Frontage	50' Min.	22.00'*
Front Yard Setback	0' or as approved by the BAR	14.05'***
Side Yard Setback	0', not required	0', not required
Rear Yard Setback	11.30' (Ratio of 1:1 with a minimum of 8' and one-half width of alley consideration***)	27.37'
Open Space	800 Sq. Ft.	644 Sq. Ft.
Building Height	45'	24.5'
FAR	1,435.50 SF (.75)	1,391 (.73)

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

*** Board of Architectural Review (BAR) will review and approve a front setback consistent with the character of the district.*

****Section 7-1003 states that whenever any public or private alley occurs in any zone, one-half of the width of such alley shall be considered in the determination of the rear yard setback ratio requirement of any lot abutting on such alley.*

MASTER PLAN DESIGNATION

The properties are located within the Braddock Road Metro Station Small Area Plan that designates the property for residential use. The proposed residential use of the properties would also be consistent with the Braddock Road Metro Neighborhood Plan and the Braddock East Master Plan.

II. STAFF ANALYSIS

Staff supports the applicant's request for a one-space parking reduction and for an open space modification for each of the proposed single-family dwellings. The applicant's proposal, construction of single-family dwellings on currently vacant lots, would strengthen the residential character of the existing neighborhood without adding negative impacts.

Parking reduction

Staff finds that providing the two required off-street parking spaces would be challenging due to the limited vehicular turning radius that would be allowed by the narrow width of both the subject properties and alley to the rear. Further, the applicant would be able to provide more open space with one off-street parking space. The addition of a second off-street parking space would eliminate any open space in the subject properties' rear yards. The subject properties are well served by public transportation options and are located near many retail and service establishments. Many daily errands would not require a car. These factors could lessen future homeowners' dependency on car travel.

Open space modification

Staff also supports the applicant's request for open space modifications to allow each lot to provide 644 square feet of open space, 156 square feet below the 800 square feet required by the RB zone. Most other zones within Old Town establish open space requirements proportionate to a subject property's lot size. For example, the RM zone requires 35 percent of a residential lot to be open space. The RB zone requires 800 square feet of open space regardless of lot size. Based on the subject properties' lot size of 1,914 square feet each, the 800 square foot requirement translates roughly to a 42 percent open space requirement. The applicant proposes 644 square feet of open space which translates to 34 percent of the lot area, similar to the ratio in the RM zone.

Additionally, each lot provides a four-foot side yard for the entire length of the dwelling. This area (198 square feet), plus other areas in the rear yard (63 square feet), account for a total of 261 square feet, which cannot be counted as open space. These areas measure less than eight by eight feet and do not meet the definition of open space. If this substandard open space were included, a total of 905 square feet of open space would be provided and no modification would be required.

Staff also recognizes that the size of the proposed single-family homes, with gross above-ground living space of 1,641.60 square feet and 820.80 square foot building footprints, is not overly large or visually disproportionate to the lot size, particularly when compared with other homes on the block.

Staff has included conditions to ensure that a minimum of 644 square feet of open space is maintained on each lot. The proposed footprint of the dwellings must remain consistent with this applicant's proposal, as required in Condition #1. Condition #2 mandates that each lot contains no less than 644 square feet of open space.

Tree preservation

There are currently no trees on the site. The proposed lots will be required to provide a 25% tree coverage canopy, which will be reviewed during the grading plan process. Staff has included Condition #3 to require 25% tree canopy coverage.

Conclusion

Staff supports the applicant's request for parking reductions and open space modifications which are necessary for the proposed development of two single-family homes at 607 and 609 North Alfred Street. Staff believes the applicant proposes a reasonable plan to develop two neighborhood compatible and marketable homes on substandard lots in a way that limits neighborhood impacts.

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

III. RECOMMENDED CONDITIONS

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

1. The footprint of the dwellings shall be substantially consistent with the illustrations submitted on July 19, 2019. (P&Z)
2. Open space shall be maintained at no less than 644 square feet for each lot at 607 and 609 North Alfred Street. (P&Z)
3. A minimum 25 percent tree canopy coverage shall be provided and maintained, consistent with the City of Alexandria Landscape Guidelines. (P&Z)
4. Design the parking spaces so it is clear where the property ends to ensure vehicles do not encroach into the public alley. (T&ES)
5. Applicant shall be responsible for repairs to the adjacent City right-of-way if damaged during construction activity. (T&ES)
6. No permanent structure may be constructed over any existing private and/or public utility easements. It is the responsibility of the applicant to identify any and all existing easements on the plan. (T&ES)

STAFF: Tony LaColla, AICP, Division Chief, Land Use Services
Mary Christesen, Zoning Manager
Ann Horowitz, Principal Planner
Sam Shelby, Urban Planner

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

IV. CITY DEPARTMENT COMMENTS

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

Transportation & Environmental Services:

- F-1 Traffic, OEQ and storm have no comments.
- F-2 Staff supports the requested parking reduction from two spaces per unit to one space per unit. This is consistent with other approvals for townhouses in the neighborhood and the street frontage for this property is wide enough for two on-street spaces. Additionally, the reduction accommodates additional open space in the neighborhood. (T&ES/ Transportation Planning)
- R-1 Design the parking spaces so it is clear where the property ends to ensure vehicles do not encroach into the public alley. (T&ES/ Transportation Planning)
- R-2 Applicant shall be responsible for repairs to the adjacent City right-of-way if damaged during construction activity. (T&ES/ D- ROW)
- 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/ D- ROW)
- C-1 A GRADING PLAN showing all improvements and alterations to the site shall be required prior to any land disturbing activities and must be approved prior to issuance of a building permit. (5-6-224) (T&ES/ D- ROW)
- C-2 New curb cuts require separate approval from the City. (Sec. 5-2-14) (T&ES/ D- ROW)
- C-3 An erosion and sediment control plan must be approved by T&ES prior to any land disturbing activity greater than 2500 square feet subject to the Exceptions described in Section 5-4-5. An erosion and sediment control bond shall be posted prior to release of the grading plan. (Sec.5-4-1.1) (T&ES/ D- ROW)
- C-4 The applicant shall comply with the provisions of Article XIII Environmental Management Ordinance of the City of Alexandria. (T&ES/ D- ROW)
- C-5 All improvements to the City right-of-way such as curbing, sidewalk, driveway aprons, etc. must be City standard design. (Sec.5-2-1) (T&ES/ D- ROW)
- C-6 Flow from downspouts, foundation drains, and sump pumps shall be discharged to the storm sewer per the requirements of Memorandum to Industry 05-14 that is available on the City of Alexandria's web site. The downspouts and sump pump discharges shall be piped to the storm sewer outfall, where applicable per the requirements of Article XIII of Alexandria Zoning Ordinance (AZO). Where storm sewer is not available applicant must provide a design to mitigate impact of stormwater drainage onto adjacent properties

and to the satisfaction of the Director of Transportation & Environmental Services.
(Sec.5-6-224)

- C-7 All secondary utilities serving this site shall be placed underground. (Sec. 5-3-3) (T&ES/ D- ROW)
- C-8 Pay sanitary sewer connection fee prior to release of Grading Plan. (Sec. 5-6-25) (T&ES/ D- ROW)
- C-9 Any work within the right-of-way requires a separate permit from T&ES. (Sec. 5-361) (T&ES/ D- ROW)
- C-10 The applicant shall comply with the City of Alexandria's Noise Control Code, Title 11, Chapter 5, which sets the maximum permissible noise level as measured at the property line. (T&ES/ D- ROW)
- C-11 The applicant shall comply with the City of Alexandria's Solid Waste Control, Title 5, Chapter 1, which sets forth the requirements for the recycling of materials (Sec. 5-1-99). In order to comply with this code requirement, the applicant shall provide a completed Recycling Implementation Plan (RIP) Form within 60 days of SUP approval. Contact the City's Recycling Program Coordinator at (703) 746-4410, or via e-mail at commercialrecycling@alexandriava.gov, for information about completing this form. (T&ES/ D- ROW)

Code Enforcement:

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

Fire:

No comments

Parks and Recreation:

No comments

Real Estate Assessments:

No comments received

Police Department:

No comments



APPLICATION

SPECIAL USE PERMIT

SPECIAL USE PERMIT # _____

PROPERTY LOCATION: 607-609 North Alfred St

TAX MAP REFERENCE: 054-04-13-25 **ZONE:** R2B

APPLICANT:

Name: Deq. Awadallah

Address: 3201 Magnolia Ave falls church VA 22041

PROPOSED USE: Two space parking reduction and front yard

open space modification to allow for construction of two single family dwelling

☒ **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.

Deq. Awadallah
Print Name of Applicant or Agent

3201 Magnolia Ave
Mailing/Street Address

Falls church VA 22041
City and State Zip Code

[Signature] 4-25-2019
Signature Date

703-501-5252 703-562-6999
Telephone # Fax #

dsaproperties@gmail.com
Email address

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

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

PROPERTY OWNER'S AUTHORIZATION

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

Name: _____

Phone: _____

Please Print

Address: _____

Email: _____

Signature: _____

Date: _____

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

☒ Required floor plan and plot/site plan attached.

☐ Requesting a waiver. See attached written request.

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

☐ Owner

☒ Contract Purchaser

☐ Lessee or

☐ Other: _____ of the subject property.

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

Rey Awadallah 100% owner
 3201 Magnolia Ave Falls Church VA 22041

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. Deyi Awadallah	32a Magnolia Ave Falls church	100 %
2.	VA 22041	
3.		

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

Name	Address	Percent of Ownership
1. Same	as above	
2.		
3.		

3. Business or Financial Relationships. Each person or entity indicated above in sections 1 and 2, with an ownership interest in the applicant or in the subject property are required to disclose any business or financial relationship, as defined by Section 11-350 of the Zoning Ordinance, existing at the time of this application, or within the 12-month period prior to the submission of this application with any member of the Alexandria City Council, Planning Commission, Board of Zoning Appeals or either Boards of Architectural Review. **All fields must be filled out completely. Do not leave blank. (If there are no relationships please 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.	none	
2.		
3.		

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.

4-25-2019
Date

Deyi Awadallah
Printed Name


Signature

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

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

☐ **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.)

Requesting a Special use permit to allow for a 4
two-space parking reduction, open space,
allow for the construction
of one single family dwelling each on two lots
of record addressed as 607-609 North
Alfred Street. Also requesting to provide
725.6 square feet of open space on each lot
which accounts for 38% of the total lot
area a modification from the yard requirement

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: parking reduction and open space

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).

NA

- B. How many employees, staff and other personnel do you expect?
Specify time period (i.e., day, hour, or shift).

NA

6. Please describe the proposed hours and days of operation of the proposed use:

Day:

NA

Hours:

NA

7. Please describe any potential noise emanating from the proposed use.

- A. Describe the noise levels anticipated from all mechanical equipment and patrons.

NA

- B. How will the noise be controlled?

NA

SUP # _____

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

N/A

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

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

N/A

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

N/A

- C. How often will trash be collected?

N/A

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

N/A

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

[] Yes.

☒ No.

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

N/A

SUP # _____

- 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:

N/A

- 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.

N/A

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?

N/A

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

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

☒ Parking reduction requested; see attached supplemental form

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

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

Planning and Zoning Staff Only

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

Does the application meet the requirement?

☐ Yes ☐ No

B. Where are off-street loading facilities located? _____

N/A

C. During what hours of the day do you expect loading/unloading operations to occur?

N/A

D. How frequently are loading/unloading operations expected to occur, per day or per week, as appropriate?

N/A

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

Yes its adequate, the properties abut an 18-foot wide alley to the rear

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? N/A ☐ Yes ☐ No

How large will the addition be? N/A square feet.

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

0 sq. ft. (existing) + 3067.20 sq. ft. (addition if any) = 6134.4 sq. ft. (total)
per dwelling

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: _____

End of Application



APPLICATION - SUPPLEMENTAL

PARKING REDUCTION

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

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

requesting that the parking requirement of each house to be reduced from two parking spaces to one space. Proposing to provide one standard-size parking space per dwelling

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

Parking reduction is necessary to provide more open space

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

Its not feasible to provide both the required off street parking spaces and the required 800 square feet of open space for each dwelling

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

____ Yes. ☒ No.

5. If the requested reduction is for more than five parking spaces, the applicant must submit a **Parking Management Plan** which identifies the location and number of parking spaces both on-site and off-site, the availability of on-street parking, any proposed methods of mitigating negative affects of the parking reduction.

6. The applicant must also demonstrate that the reduction in parking will not have a negative impact on the surrounding neighborhood.



Department of Planning and Zoning

Floor Area Ratio and Open Space Calculations

as of 12/20/18

B

A. Property Information

A1. 607 North Alfred Street
Street Address

RB
Zone

A2. 1,914.00 x 0.75
Total Lot Area Floor Area Ratio Allowed by Zone

= 1,435.50
Maximum Allowable Floor Area

B. Existing Gross Floor Area

Existing Gross Area

Basement

First Floor

Second Floor

Third Floor

Attic

Porches

Balcony/Deck

Lavatory***

Other**

Allowable Exclusions**

Basement**

Stairways**

Mechanical**

Attic less than 7***

Porches**

Balcony/Deck**

Lavatory***

Other**

Other**

B1. 0.00 Sq. Ft.
Existing Gross Floor Area*

B2. 0.00 Sq. Ft.
Allowable Floor Exclusions**

B3. 0.00 Sq. Ft.
Existing Floor Area Minus Exclusions
(subtract B2 from B1)

Comments for Existing Gross Floor Area

B1. Total Gross 0.00 B2. Total Exclusions 0.00

C. Proposed Gross Floor Area

Proposed Gross Area

Basement 766.80

First Floor 766.80

Second Floor 766.80

Third Floor

Attic 766.80

Porches

Balcony/Deck

Lavatory***

Other

Allowable Exclusions**

Basement** 766.80

Stairways** 120.80

Mechanical**

Attic less than 7*** 766.80

Porches**

Balcony/Deck**

Lavatory*** 131.40

Other**

Other**

C1. 3,067.20 Sq. Ft.
Proposed Gross Floor Area*

C2. 1,785.80 Sq. Ft.
Allowable Floor Exclusions**

C3. 1,281.40 Sq. Ft.
Proposed Floor Area Minus Exclusions
(subtract C2 from C1)

C1. Total Gross 3,067.20 C2. Total Exclusions 1,785.80

D. Total Floor Area

D1. 1,281.40 Sq. Ft.
Total Floor Area (add B3 and C3)

D2. 1,435.50 Sq. Ft.
Total Floor Area Allowed
by Zone (A2)

E. Open Space

E1. 1,914.00 Sq. Ft.
Existing Open Space

E2. 800.00 Sq. Ft.
Required Open Space

E3. 725.40 Sq. Ft.
Proposed Open Space

Notes

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

** Refer to the Zoning Ordinance (Section 2-145(B)) and consult with Zoning Staff for information regarding allowable exclusions. Sections may also be required for some exclusions.

***Lavatories may be excluded up to a maximum of 50 square feet, per lavatory. The maximum total of excludable area for lavatories shall be no greater than 10% of gross floor area.

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

Signature: _____

Date: _____



Department of Planning and Zoning

Floor Area Ratio and Open Space Calculations

as of 12/20/18

B

A. Property Information

A1. 609 North Alfred Street
Street Address

RB
Zone

A2. 1,914.00
Total Lot Area

x 0.75
Floor Area Ratio Allowed by Zone

= 1,435.50
Maximum Allowable Floor Area

B. Existing Gross Floor Area

Existing Gross Area

Basement
First Floor
Second Floor
Third Floor
Attic
Porches
Balcony/Deck
Lavatory***
Other**

Allowable Exclusions**

Basement**
Stairways**
Mechanical**
Attic less than 7***
Porches**
Balcony/Deck**
Lavatory***
Other**
Other**

B1. 0.00 Sq. Ft.
Existing Gross Floor Area*
B2. 0.00 Sq. Ft.
Allowable Floor Exclusions**
B3. 0.00 Sq. Ft.
Existing Floor Area Minus Exclusions
(subtract B2 from B1)

Comments for Existing Gross Floor Area

B1. Total Gross

0.00

B2. Total Exclusions

0.00

C. Proposed Gross Floor Area

Proposed Gross Area

Basement 766.80
First Floor 766.80
Second Floor 766.80
Third Floor
Attic 766.80
Porches
Balcony/Deck
Lavatory***
Other

Allowable Exclusions**

Basement** 766.80
Stairways** 120.80
Mechanical**
Attic less than 7*** 766.80
Porches**
Balcony/Deck**
Lavatory*** 131.40
Other**
Other**

C1. 3,067.20 Sq. Ft.
Proposed Gross Floor Area*
C2. 1,785.80 Sq. Ft.
Allowable Floor Exclusions**
C3. 1,281.40 Sq. Ft.
Proposed Floor Area Minus Exclusions
(subtract C2 from C1)

C1. Total Gross

3,067.20

C2. Total Exclusions

1,785.80

D. Total Floor Area

D1. 1,281.40 Sq. Ft.
Total Floor Area (add B3 and C3)

D2. 1,435.50 Sq. Ft.
Total Floor Area Allowed
by Zone (A2)

E. Open Space

E1. 1,914.00 Sq. Ft.
Existing Open Space

E2. 800.00 Sq. Ft.
Required Open Space

E3. 725.60 Sq. Ft.
Proposed Open Space

Notes

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

** Refer to the Zoning Ordinance (Section 2-145(B)) and consult with Zoning Staff for information regarding allowable exclusions. Sections may also be required for some exclusions.

***Lavatories may be excluded up to a maximum of 50 square feet, per lavatory. The maximum total of excludable area for lavatories shall be no greater than 10% of gross floor area.

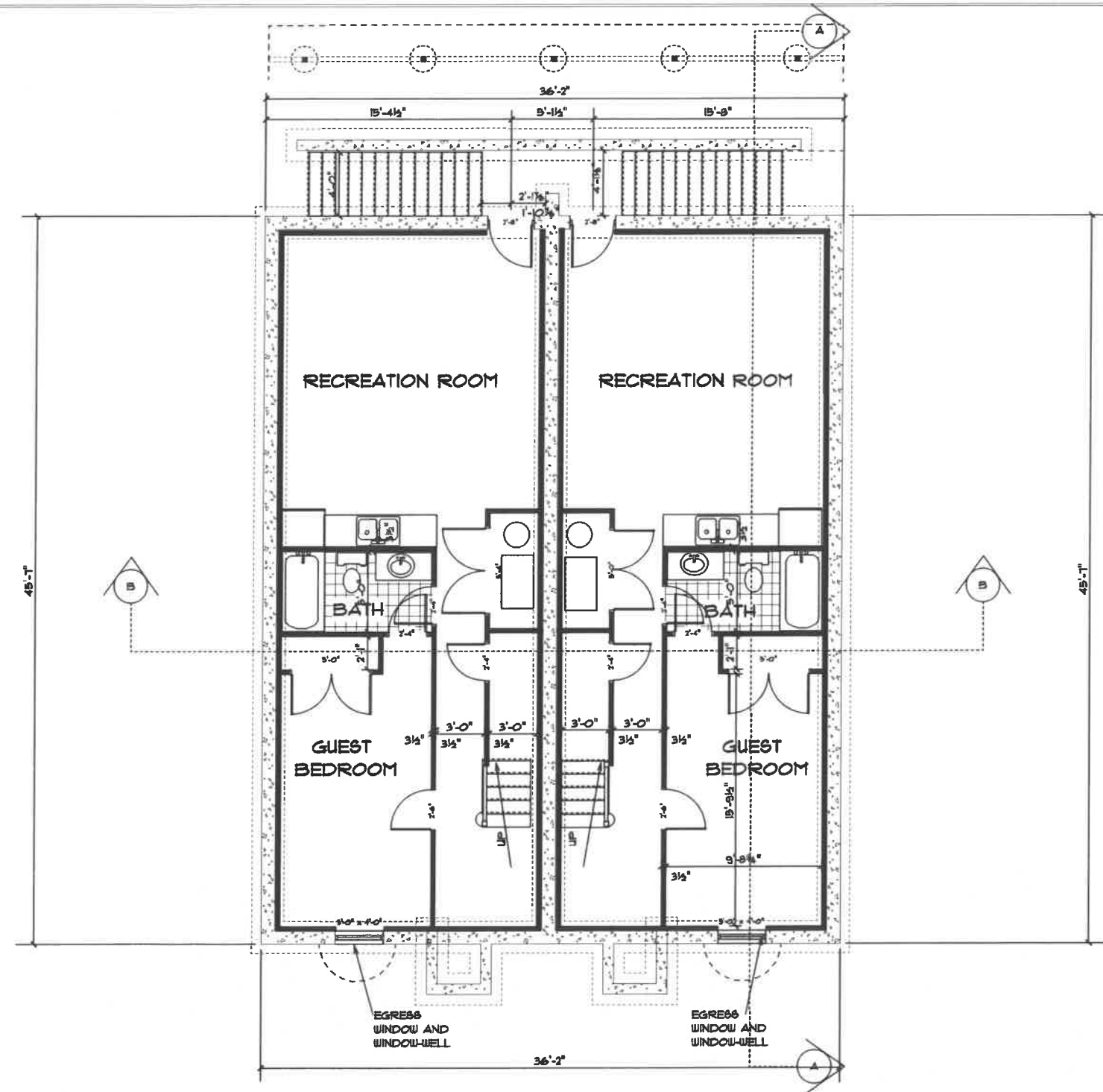
The undersigned hereby certifies and attests that, to the best of his/her knowledge, the above computations are true and correct.

Signature:

[Signature]

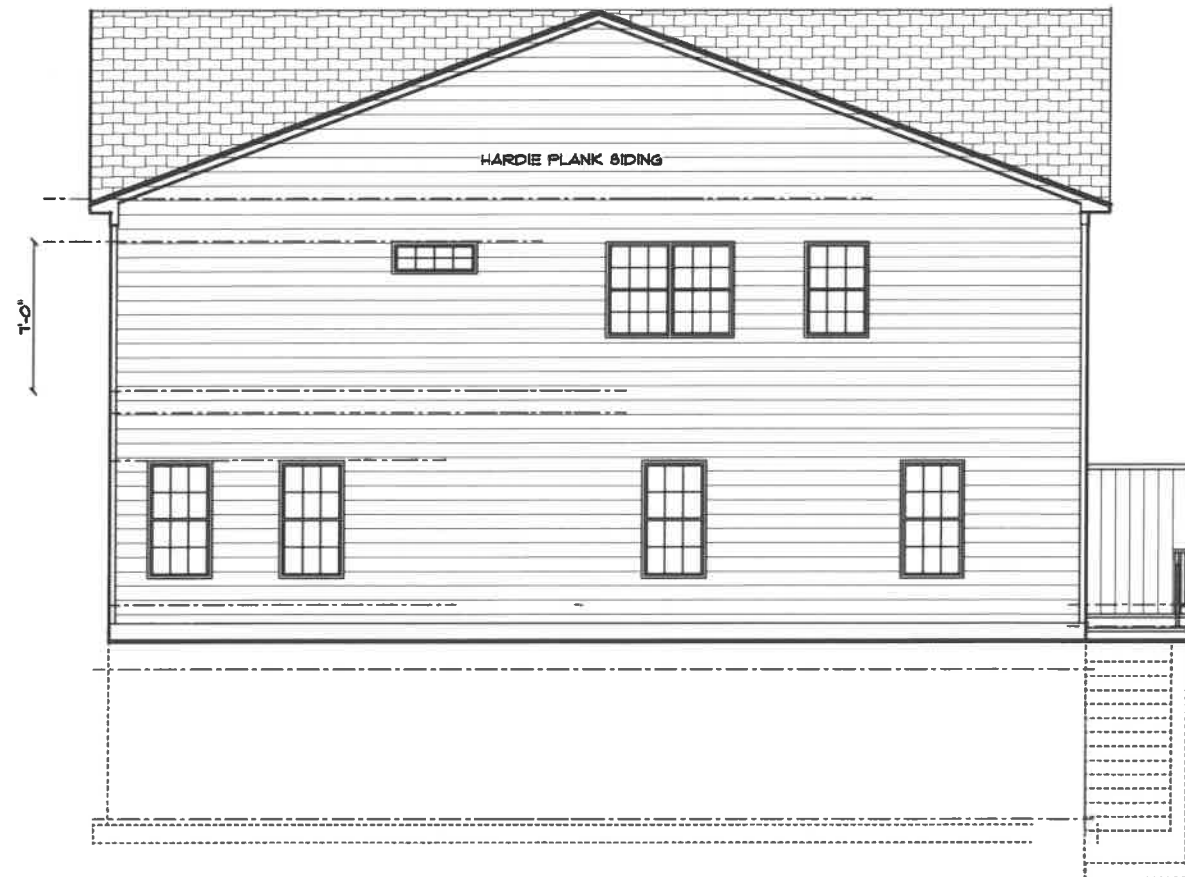
Date:

4-25-2019

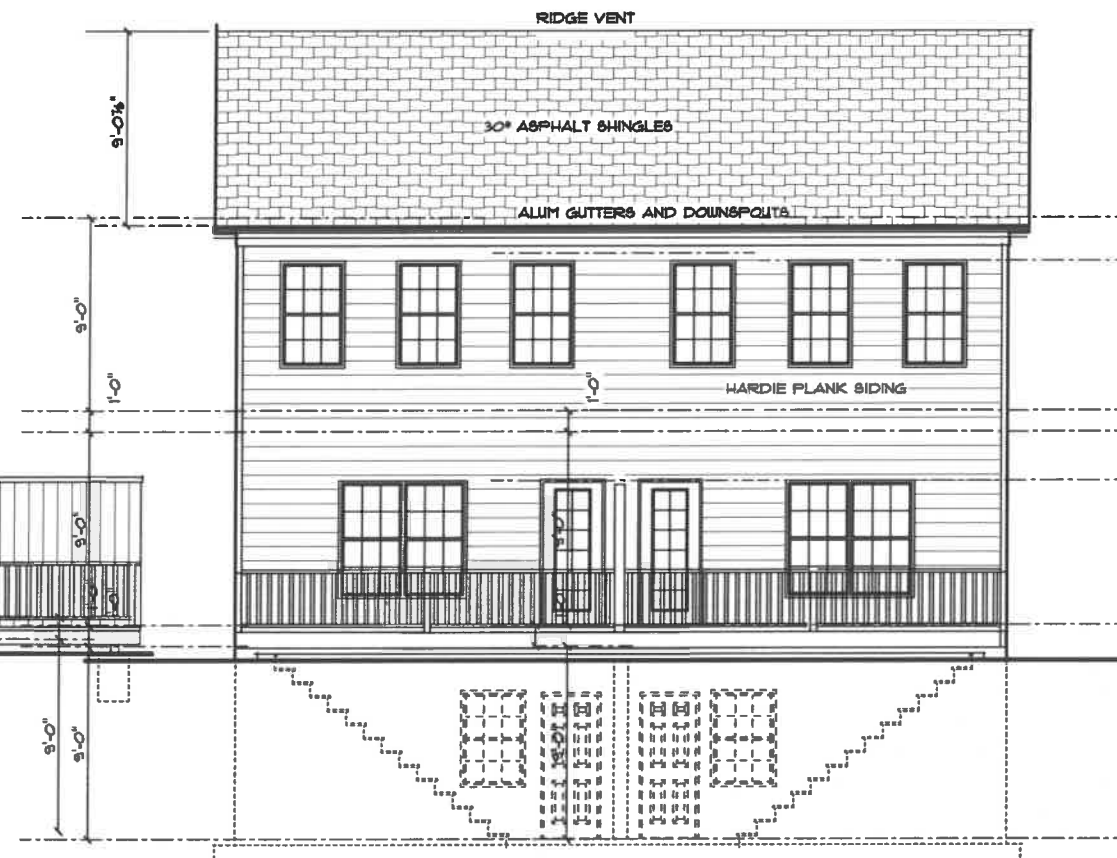


BASEMENT FLOOR PLAN

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

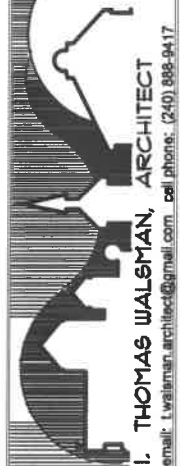


RIGHT SIDE ELEVATION
SCALE: 1/8" = 1'-0"



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

2 ABUTTING SINGLE FAMILY DWELLINGS



I. THOMAS WALSMAN, ARCHITECT
email: lwalsman.architect@gmail.com cell phone: (240) 888-9417

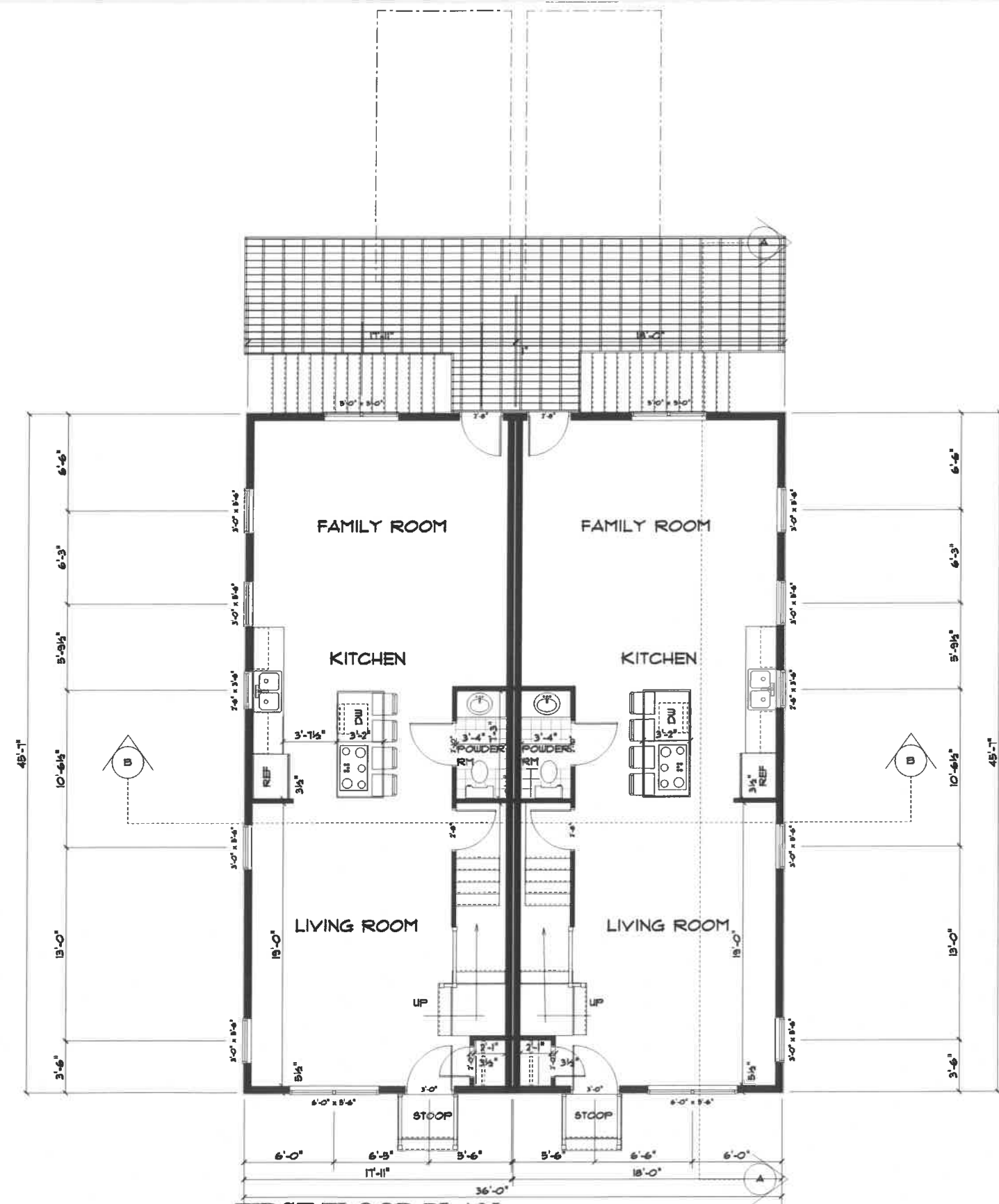
PROPOSED REAR AND RIGHT SIDE ELEVATIONS

7-19-2019

A-5

LEGEND

- FLUORESCENT FIXTURE
- HVAC DIFFUSER
- TELEPHONE OUTLET
- ELECTRICAL OUTLET
- GFI ELECTRICAL OUTLET
- RECESSED LIGHT
- SURFACE MTD. LIGHT
- BATHROOM HEAT/LAMP
- CEILING FAN
- CABLE OUTLET
- SWITCH LOCATION
- 3 WAY SWITCH LOCATION
- TYPICAL PARTITION:
1/2" DRYWALL BOTH SIDES
ON 2x4s @ 16" O.C.
- TYPICAL 3'-0" X 6'-8" DOOR
W/ DOOR SWING SHOWN
- SMOKE DETECTOR
- CARBON MONOXIDE DETECTOR
- CHANDELIER
- BATHROOM EXHAUST FAN
- VANITY LIGHT
- SCONCE
- JUNCTION BOX



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

2 ABUTTING SINGLE FAMILY DWELLINGS

PROPOSED FIRST FLOOR PLAN






















THOMAS WALSHMAN, ARCHITECT
email: t.walshman.architect@gmail.com cell phone: (240) 888-9417

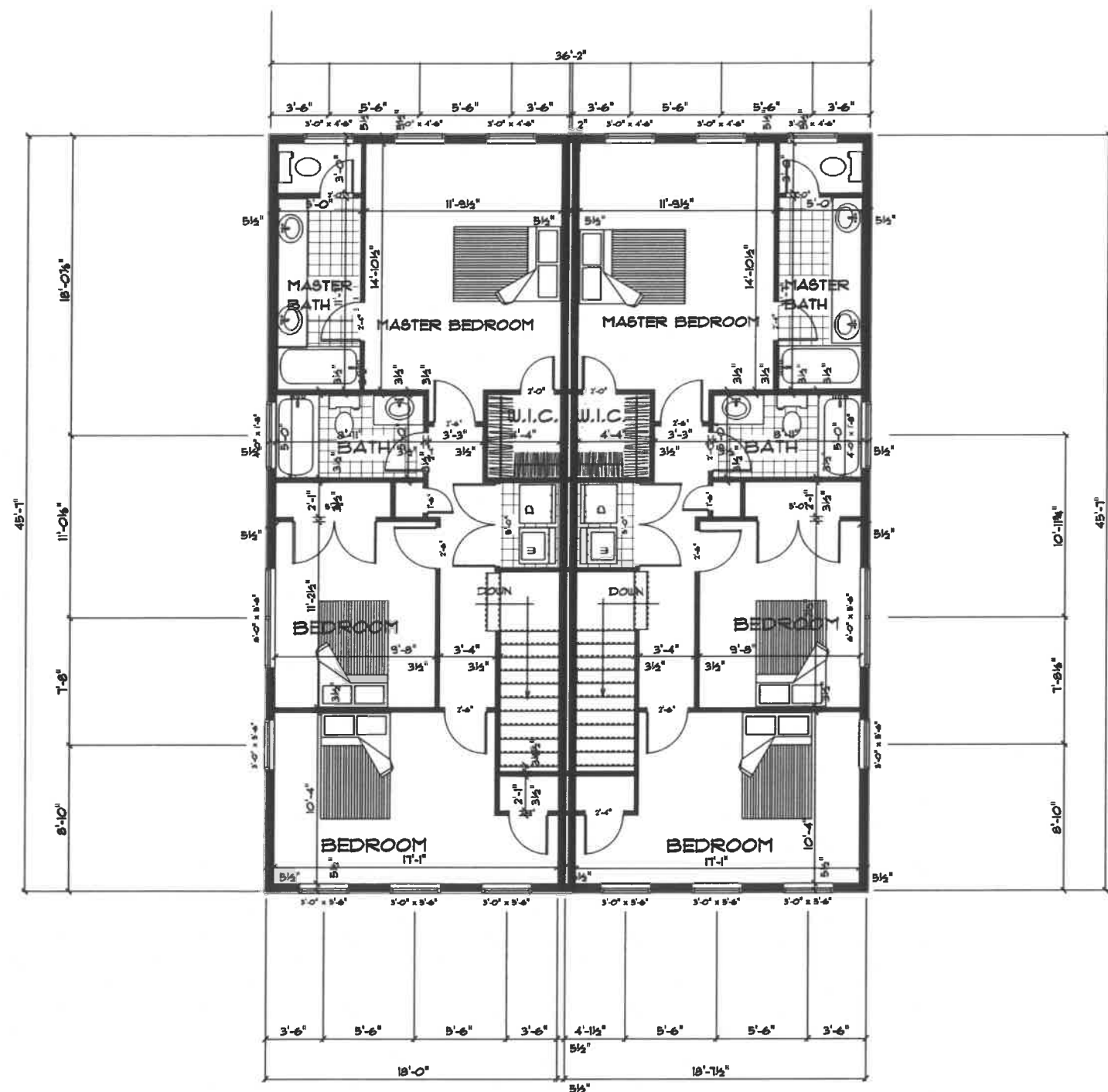
4-19-2019

A-2



LEGEND

	FLUORESCENT FIXTURE
	HVAC DIFFUSER
	TELEPHONE OUTLET
	ELECTRICAL OUTLET
	GFI ELECTRICAL OUTLET
	RECESSED LIGHT
	SURFACE MTD. LIGHT
	BATHROOM HEAT/LAMP
	CEILING FAN
	CABLE OUTLET
	SWITCH LOCATION
	3 WAY SWITCH LOCATION
	TYPICAL PARTITION: 1/2" DRYWALL BOTH SIDES ON 2X4s @ 16" O.C.
	TYPICAL 3'-0" X 6'-8" DOOR W/ DOOR SWING SHOWN
	SMOKE DETECTOR
	CARBON MONOXIDE DETECTOR
	CHANDELIER
	BATHROOM EXHAUST FAN
	VANITY LIGHT
	SCONCE
	JUNCTION BOX



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

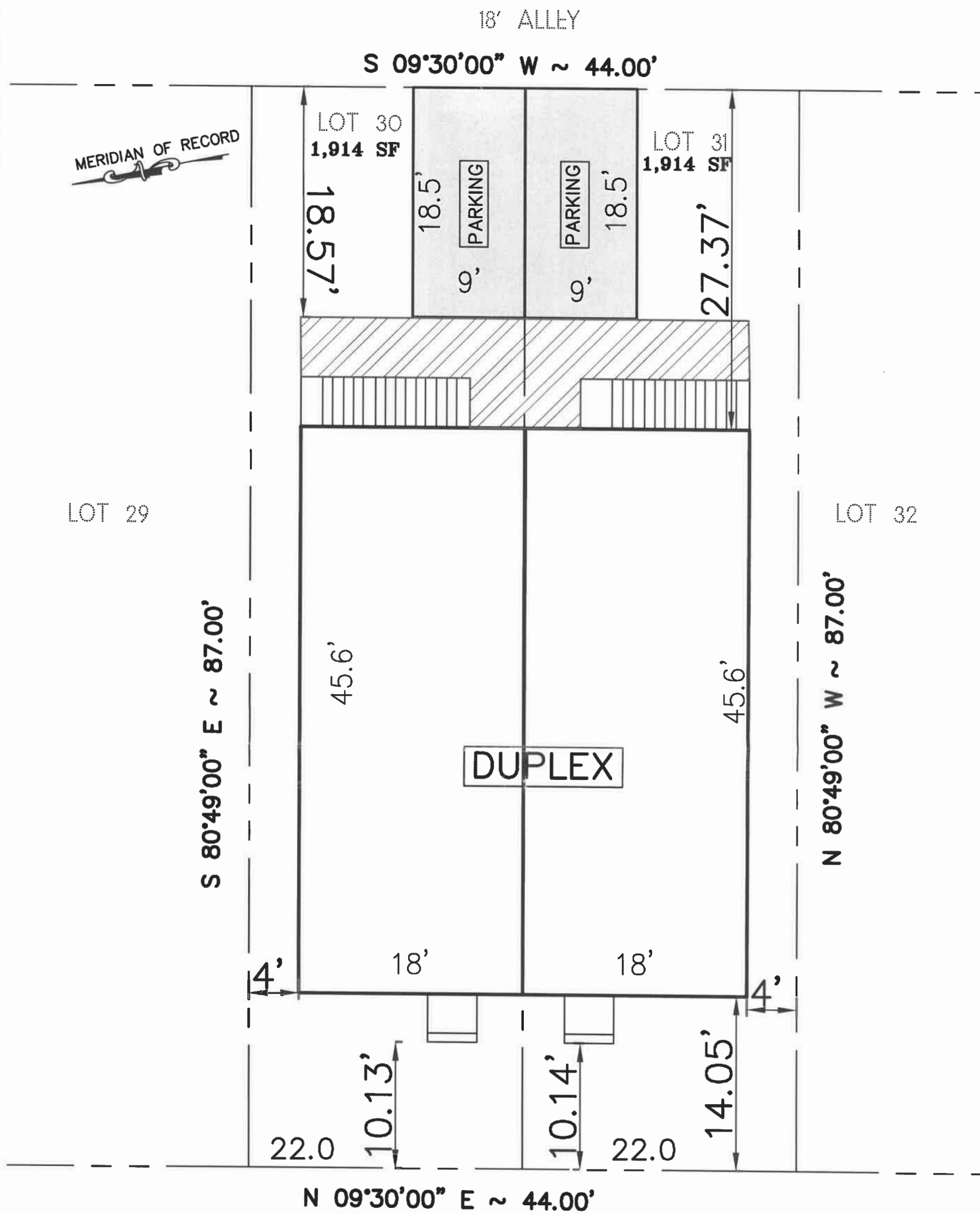
2 ABUTTING SINGLE FAMILY DWELLINGS

PROPOSED SECOND FLOOR PLAN

7-19-2019

A-3

I. THOMAS WALSMAN, ARCHITECT
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NORTH ALFRED ST

PLAT SHOWING PROPOSED DEVELOPMENT

LOTS 30 AND 31, BLOCK 1
CHAS. KING AND SON CO. INC.
DEED BOOK 76, PAGE 239
CITY OF ALEXANDRIA, VIRGINIA

PREPARED BY
Inova Engineering Consultants, Inc.

25209 LARKS TERRACE
SOUTH RIDING, VIRGINIA 20152
PHONE: (703) 655-3951

SCALE: 1"=10', DATE: MARCH 11, 2019