

DOCKET ITEM #2
Special Use Permit #2019-0080
1417 Princess Street
Parking Reduction and Lot Modification

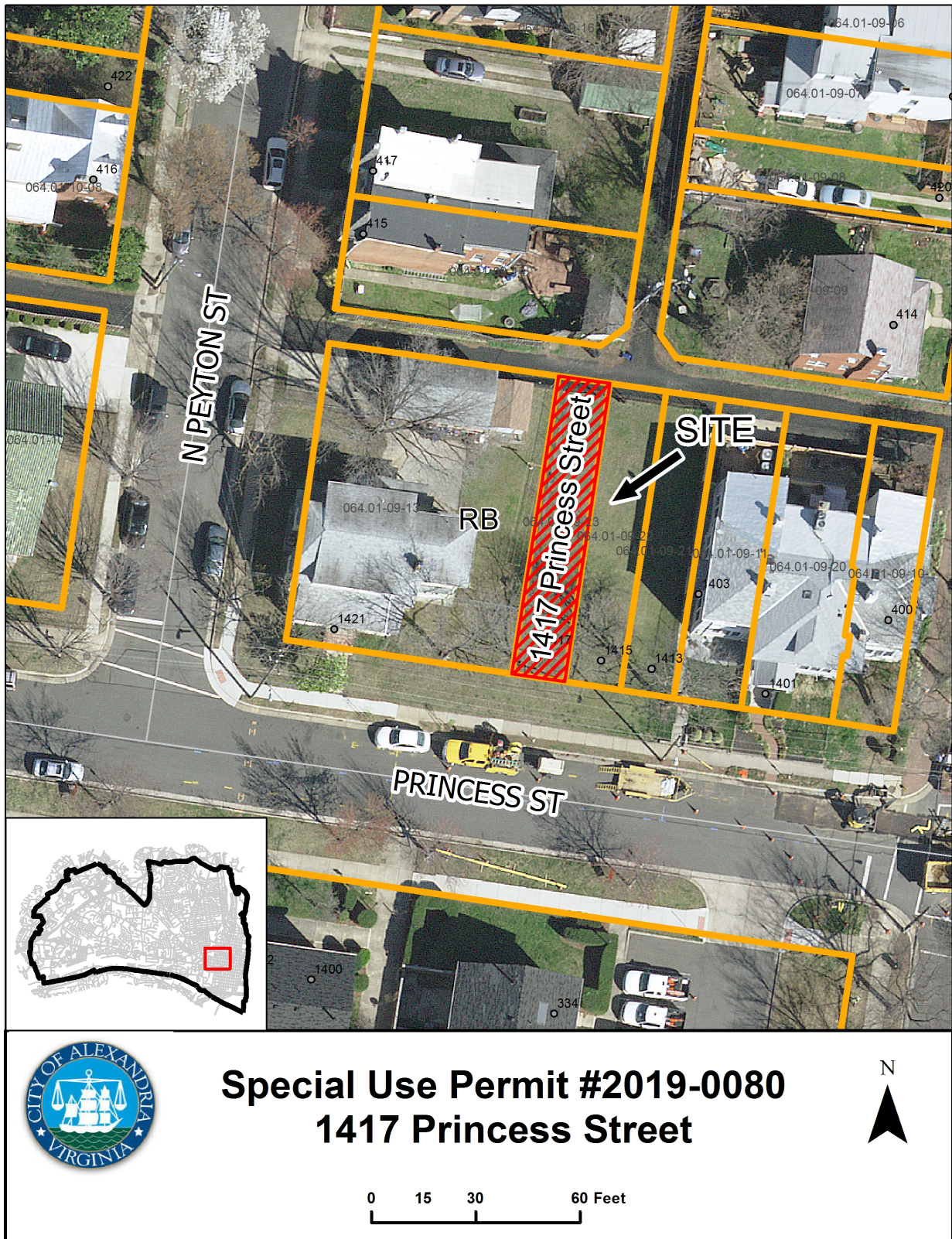
CONSENT AGENDA ITEM

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 Special Use Permit for a parking reduction with lot modifications for the construction of a single-family dwelling.	Planning Commission Hearing:	December 3, 2019
	City Council Hearing:	December 14, 2019
Address: 1417 Princess Street	Zone:	RB/Townhouse Zone
Applicant: Ala 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 Reviewer: Max Ewart, max.ewart@alexandriava.gov
Ann Horowitz, ann.horowitz@alexandriava.gov



I. REPORT SUMMARY

The applicant, Ala Awadallah, requests Special Use Permit approval for a one-space parking reduction and an open space modification for the construction of one single-family dwelling at 1417 Princess Street.

SITE DESCRIPTION

The subject property is one rectangular lot of record located on the north side of Princess Street. The lot has 16 feet of frontage on Princess Street, 85 feet of depth and 1,360 square feet of lot area (Figure 1). The undeveloped lot is accessed from the rear by an alley that connects North Peyton Street and North West Street.

A mix of single-family detached dwellings and townhouses surround the subject lot. Detached single-family homes immediately border the lot. Townhouses are located to the east toward North West Street. Across Princess Street to the south is Princess Square, consisting of a three-story apartment building and townhouses.



Figure. 1: Subject site

Jefferson-Houston Elementary School is located two blocks to the south. The King Street Metro Station and Alexandria Union Station are located approximately one-third of a mile to the southwest and the Braddock Metro Station is located approximately one-quarter of a mile to the north.

BACKGROUND

Deed information and subdivision records show that the subject lot at 1417 Princess Street was created by subdivision in 1893 and has remained undeveloped since that time.

PROPOSAL

The applicant, Ala Awadallah, requests Special Use Permit approval for a one-space parking reduction and an open space modification for the construction of one single-family dwelling at 1417 Princess Street. The applicant proposes parking for one vehicle at the rear of the lot. The lot can accommodate only one standard parking space, which measures 9 feet by 18 feet, due to the existing 16 foot lot width.

The applicant also proposes 482 square feet of open space for the lot and, therefore, requests a 318-square foot modification from the RB zone's 800 square foot open space requirement (Figure 2). The applicant requests the modification to provide an adequate footprint for a marketable single-family dwelling with one off-street parking space. The gross square footage for the proposed two-story home is 2,464 square feet, which would include 576 square feet each for the basement and attic levels.

If the parking reduction and the lot modification for open space are approved through this SUP, the Board of Architectural Review will review the exterior design of the dwelling to ensure compatibility with the Parker-Gray Historic District.

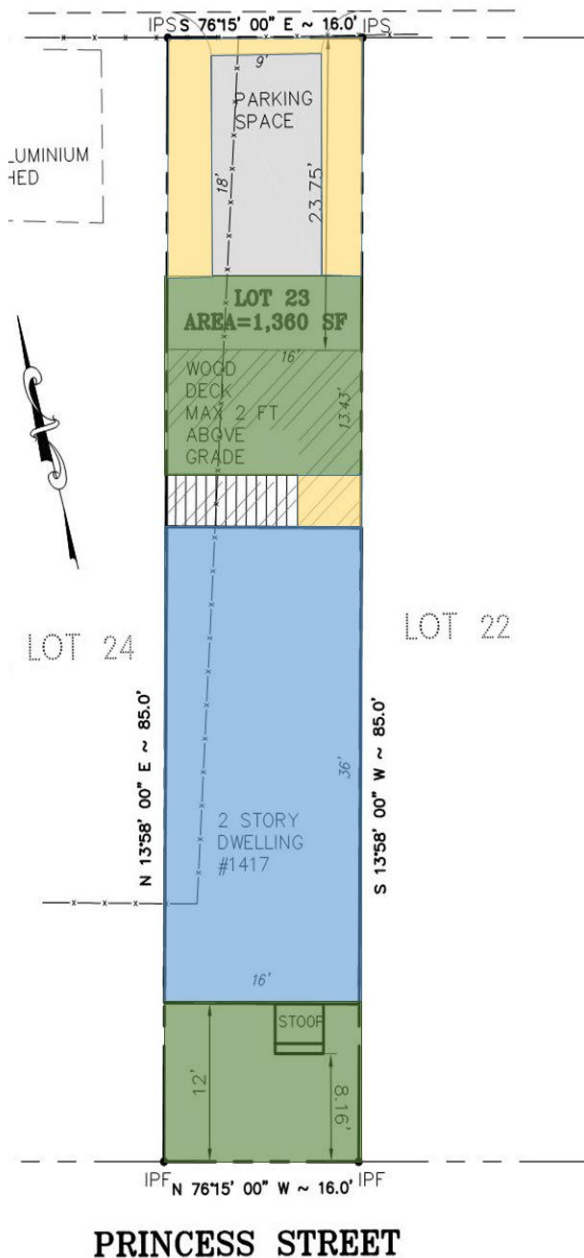


Figure 2: Proposal
Blue = footprint of
proposed dwelling.

Green = 482 sq. ft. of
open and usable space.

Yellow = Approximately
162 additional sq. ft. of
open space that cannot
be counted toward open
space requirements, 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. The proposed dwelling would provide one off-street parking space, requiring an SUP parking reduction approval for one parking space.

ZONING/ MASTER PLAN DESIGNATION

The subject property is located in the RB/Townhouse Zone which permits single-family dwellings pursuant to Section 3-702(A) of the Zoning Ordinance. Although the lot is substandard in lot size, width, and frontage, it may be developed with a single-family dwelling at the current lot size. Section 3-707(B) allows for any land zoned to RB prior to February 27, 1973 to be developed with a single-family dwelling if the lot was recorded prior to December 28, 1951. Given the lot creation in 1893, a single-family dwelling is permitted. Table 1 compares the minimum lot and bulk requirements in the RB Zone with the existing lot characteristics and proposal.

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. Section 2-180(A) defines open space as areas that are more than eight feet in width. The applicant proposes 482 square feet of open space on the lot, a reduction of 318 square feet.

The lot is 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).

The lot is also located within the Braddock Road Metro Station Small Area Plan that designates it for residential use. The lot is also located in the Braddock Road Metro Neighborhood Plan area, which is an overlay plan within the small area plan. The neighborhood plan supports residential use at the subject site to enhance the residential vitality of the Parker-Gray neighborhood.

Table 1: Compliance with RB Zone Requirements

	RB Zone Requirements	Lot Characteristics and Proposal
Lot Size	1,980 SF	1,360 SF*
Lot Width	50' Min.	16'*
Lot Frontage	50' Min.	16'*
Front Yard Setback	0' or as approved by the BAR	12'**
Side Yard Setback	0', not required	0', not required
Rear Yard Setback	13' (Ratio of 1:1 with a minimum of 8' and one-half width of alley consideration***)	37.18'
Open Space	800 SF	482 SF
FAR	Maximum (per Section 3-707(B)) 1,020 SF (.75)	1,018 (.748)

*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.

II. STAFF ANALYSIS

Staff supports the applicant's request for a one-space parking reduction and an open space modification to allow for the construction of a single-family dwelling. The construction of a single-family dwelling on an undeveloped lot would strengthen the residential character and increase density around the nearby mass transit hubs at the King Street and Braddock metro stations. The request for a parking reduction and an open space modification would not create negative impacts related to parking, traffic or open space aesthetics in the neighborhood.

Parking Reduction

Staff finds that providing one parking space would be reasonable at this location as future homeowners would not likely need more than one car due to the proximity to mass transit and to the commercial offerings along King Street and in the Braddock area. Two metro stations, the Amtrak station and several DASH and Metro bus routes are also within a ten-minute walk from the proposed home site.

Open Space Modification

In addition, staff supports the applicant's request for an open space modification to allow for the construction of a single-family dwelling with 482 square feet of open space. The lot modification

is critical to the residential development of the property as strict compliance with the 800 square foot requirement of the RB zone would preclude the ability to develop the lot with a marketable home on 560 square feet. The proposed amount of open space represents 35.4% of the lot area which is slightly larger than the 35% open space requirement in the similarly developed RM zone, generally encompassing the Old and Historic District. Staff has included conditions to ensure that a minimum of 482 square feet is maintained at 1417 Princess Street: Condition #1 requires the footprint of the dwelling to remain consistent with the applicant's proposal; and Condition #2 requires that the lot contains no less than 482 square feet of open space.

It is important to also note that the actual open space would appear more expansive as 162 square feet in the backyard cannot be technically defined as open space. Although 482 square feet counts toward open space, a perceived total of 644 square feet, or 47.4% of the total lot area, would benefit the property in terms of light, air and aesthetics.

Tree Canopy Coverage

Prior to construction of the single-family dwelling, the applicant would be required to provide 25% tree canopy coverage in accordance with the 2019 Landscape Guidelines. The increased tree canopy coverage on the lot will contribute to the City's Environmental Action Plan (EAP) Land Use and Open Space Chapter goal to expand a healthy urban tree canopy.

Conclusion

Staff supports the applicant's request for a parking reduction and an open space modification which are necessary for the proposed development of a single-family home at 1417 Princess Street. Staff believes the proposal supports the City's master plan goals that encourage density near mass transit centers.

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

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 October 25, 2019. (P&Z)
2. Open space shall be maintained at no less than 482 square feet at 1417 Princess Street. (P&Z)
3. Applicant shall be responsible for repairs to the adjacent City right-of-way if damaged during construction activity. (T&ES)
4. 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
Ann Horowitz, Principal Planner
Max Ewart, 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:

- R-1 Applicant shall be responsible for repairs to the adjacent City right-of-way if damaged during construction activity. (T&ES)
- R-2 No permanent structure may be constructed over any existing private and/or public utility easements. It is the responsibility of the applicant to identify any and all existing easements on the plan. (T&ES)
- C-1 A GRADING PLAN showing all improvements and alterations to the site shall be required prior to any land disturbing activities and must be approved prior to issuance of a building permit. (5-6-224) (T&ES)
- C-2 New curb cuts require separate approval from the City. (T&ES)
- C-3 An erosion and sediment control plan must be approved by T&ES prior to any land disturbing activity greater than 2500 square feet subject to the Exceptions described in Section 5-4-5. An erosion and sediment control bond shall be posted prior to release of the grading plan. (T&ES)
- C-4 The applicant shall comply with the provisions of Article XIII Environmental Management Ordinance of the City of Alexandria. (T&ES)
- C-5 All improvements to the City right-of-way such as curbing, sidewalk, driveway aprons, etc. must be City standard design. (T&ES)
- C-6 Flow from downspouts, foundation drains, and sump pumps shall be discharged to the storm sewer per the requirements of Memorandum to Industry 05-14 that is available on the City of Alexandria's web site. The downspouts and sump pump discharges shall be piped to the storm sewer outfall, where applicable per the requirements of Article XIII of Alexandria Zoning Ordinance (AZO). Where storm sewer is not available applicant must provide a design to mitigate impact of stormwater drainage onto adjacent properties and to the satisfaction of the Director of Transportation & Environmental Services. (T&ES)
- C-7 All secondary utilities serving this site shall be placed underground. (T&ES)
- C-8 Pay sanitary sewer connection fee prior to release of Grading Plan. (T&ES)
- C-9 Any work within the right-of-way requires a separate permit from T&ES. (T&ES)
- C-10 The applicant shall comply with the City of Alexandria's Noise Control Code, Title 11, Chapter 5, which sets the maximum permissible noise level as measured at the property line. (T&ES)

- C-11 The applicant shall comply with the City of Alexandria's Solid Waste Control, Title 5, Chapter 1, which sets forth the requirements for the recycling of materials (Sec. 5-1-99). In order to comply with this code requirement, the applicant shall provide a completed Recycling Implementation Plan (RIP) Form within 60 days of SUP approval. Contact the City's Recycling Program Coordinator at (703) 746-4410, or via e-mail at commercialrecycling@alexandriava.gov, for information about completing this form. (T&ES)

Code Enforcement:

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

Fire:

No comments or concerns

Health:

No comments received

Recreation, Parks & Cultural Activities:

No comments received

Police Department:

No comments received



APPLICATION

SPECIAL USE PERMIT

SPECIAL USE PERMIT # _____

PROPERTY LOCATION: 1417 Princess St. Alexandria VA 22314

TAX MAP REFERENCE: 064-01 **ZONE:** RB

APPLICANT:

Name: Ala Awadallah

Address: 3335 Glenmore Dr. Falls Church VA

PROPOSED USE: single family dwelling parking reduction & open space modification *AA*

☒ **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.

Ala Awadallah
Print Name of Applicant or Agent

3335 Glenmore Dr.
Mailing/Street Address

Falls Church, VA 22041
City and State Zip Code

[Signature] 8/29/19
Signature Date

703-508-4466 N/A
Telephone # Fax #

ala.awadallah@yahoo.com
Email address

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

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

PROPERTY OWNER'S AUTHORIZATION

As the property owner of 1417 Princess St. Alexandria VA, I hereby
 (Property Address)
 grant the applicant authorization to apply for the parking reduction and open space modification
~~Special use permit~~ use as SA
 (use)
 described in this application.

Name: Ala Awadallah Phone: 703-508-4466
 Please Print
 Address: 3335 Glenmore Dr. Falls Church VA 22041 Email: ala.awadallah@yahoo.com
 Signature: [Signature] Date: 8/29/19

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.

Ala Awadallah, 3335 Glenmore Dr. Falls
1417 Princess St. Alexandria VA. 100%

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. Ala Awadallah	1417 Princess St.	100%
2.		
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. Ala Awadallah	1417 Princess St.	100%
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 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. Ala Awadallah	none	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.

8/29/19
Date

Ala 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.)

~~construction of single family dwelling -~~

~~special use permit, parking reduction~~

The request is for one single space parking reduction and an open space modification to construct a single family dwelling.

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,
~~NO~~ ☒ 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).

~~3-5 patrons, 8-5 pm~~ not applicable AA

B. How many employees, staff and other personnel do you expect?

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

~~3-4, m-F, 8-4 pm~~ not applicable AA

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

Day: ~~m-F construction~~

Hours: ~~9am-4pm~~

not applicable AA

not applicable AA

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

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

~~slight noise between 11-12~~ AA
 not applicable

B. How will the noise be controlled?

~~inside the unit~~ AA
 not applicable

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)

~~construction remains.~~ not applicable ~~AS~~

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

~~3 bags a day~~ not applicable ~~AS~~

- C. How often will trash be collected?

~~every other day~~ not applicable ~~AS~~

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

~~littering will not be an issue and will be controlled.~~ not applicable ~~AS~~

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?

~~The products will be used inside the construction site and disposed of immediately and safely.~~
not applicable

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:

21 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? 0

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?

~~SE~~ N/A ~~Alley behind process~~ ~~to~~

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

~~9-10 am - M-F~~ N/A ~~to~~

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

~~two times per week~~ N/A ~~to~~

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?

N/A

SITE CHARACTERISTICS

17. Will the proposed uses be located in an existing building?

~~Yes~~ ☒ No ~~to~~

Do you propose to construct an addition to the building?

☒ Yes ~~No~~How large will the addition be? 2464 square feet. new house ~~to~~

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

~~2464~~ ~~sq. ft. (existing)~~ + 2464 ~~sq. ft. (addition if any)~~ = 2464 sq. ft. (total) sq. ft. new house ~~to~~

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)

reducing parking space to "9' by 18' to allow for 1300 sq feet of lot area. There will be one parking spot -

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

the parking space will be used to create larger space in the back of residence

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

the parking suggested in the plan is the only amount that the residents of this property will require

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. 1417 Princess St
Street Address

A2. 1360
Total Lot Area

x 0.75
Floor Area Ratio Allowed by Zone

~~R-2B~~ RB
Zone

= 0.00 1020
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**

N/A

Allowable Exclusions**

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

N/A

B1. Total Gross

0.00

B2. Total Exclusions

0.00

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

Vacant Land

C. Proposed Gross Floor Area

Proposed Gross Area

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

576
576
496
0
576
16
144
80
0

Allowable Exclusions**

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

576
54
0
576
16
144
80
0
0

C1. Total Gross

0.00 2464

C2. Total Exclusions

0.00 1446

C1. 0.00 2464 Sq. Ft.
Proposed Gross Floor Area*

C2. 0.00 1446 Sq. Ft.
Allowable Floor Exclusions**

C3. 0.00 1018 Sq. Ft.
Proposed Floor Area Minus Exclusions
(subtract C2 from C1)

D. Total Floor Area

D1. 0.00 1018 Sq. Ft.
Total Floor Area (add B3 and C3)

D2. 0.00 1020 Sq. Ft.
Total Floor Area Allowed
by Zone (A2)

E. Open Space

E1. 1360 Sq. Ft.
Existing Open Space

E2. 800 Sq. Ft.
Required Open Space

E3. 640 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: 8/29/19

PROPERTY OWNER:
ALA AWADALLAH
1417 PRINCESS STREET
ALEXANDRIA, VA 22314
PHONE NUMBER: 703-508-4466

ALUMINIUM
SHED

10' ALLEY

IPSS 76°15' 00" E ~ 16.0' IPS

PARKING
SPACE

LOT 23
AREA=1,360 SF

WOOD
DECK
MAX 2 FT
ABOVE
GRADE

LOT 24

LOT 22

2 STORY
DWELLING
#1417

STOOP

IPF N 76°15' 00" W ~ 16.0' IPF

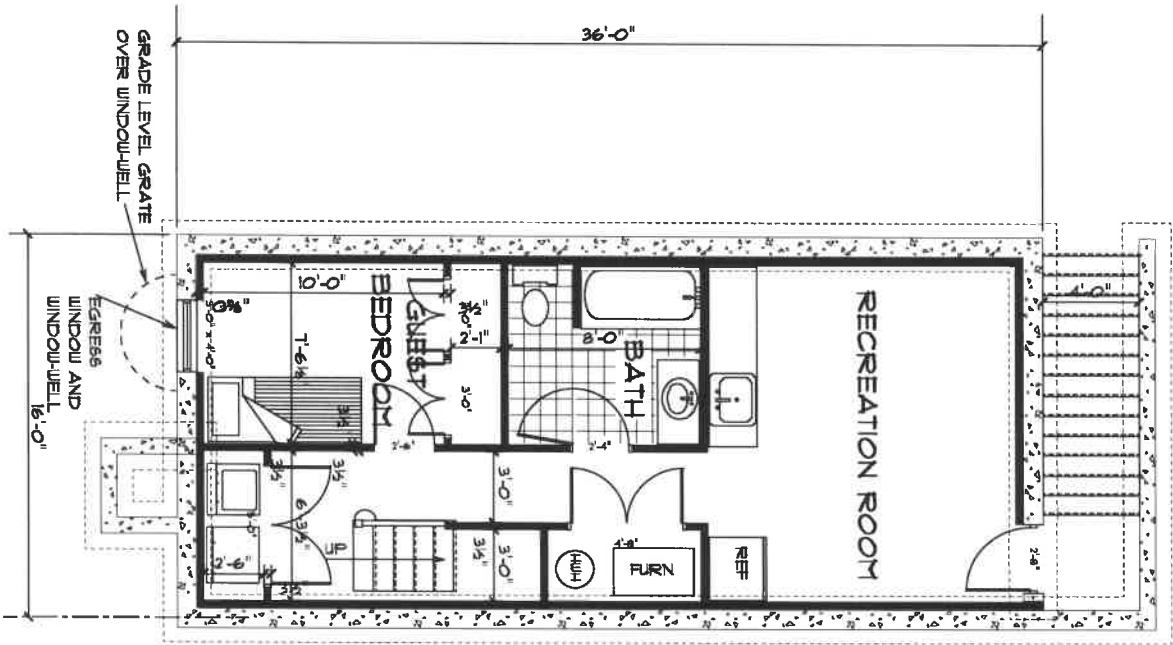
PRINCESS STREET
(66' R/W)

LEGEND:
IPF= IRON PIPE FOUND
IPS= IRON PIPE SET

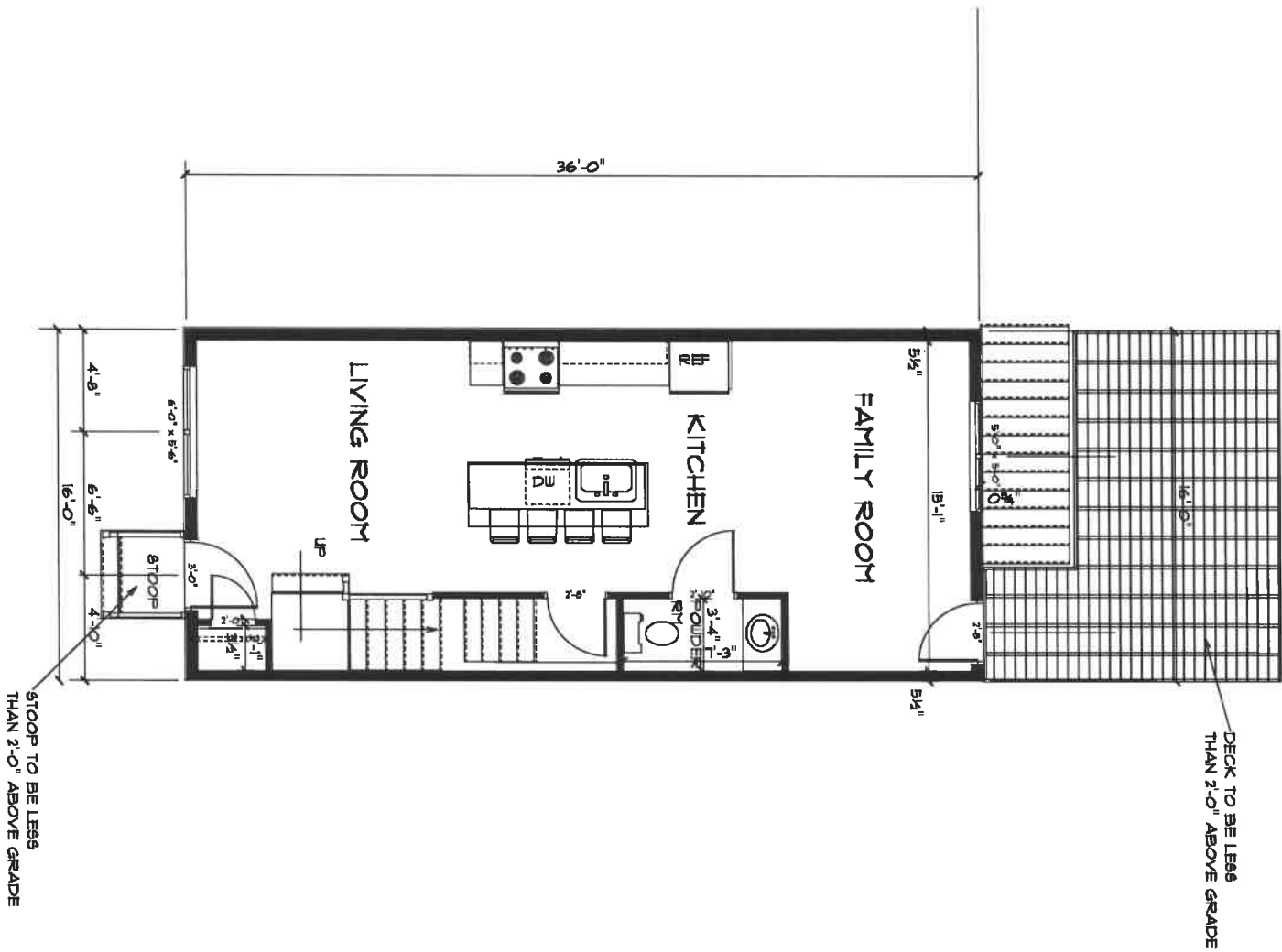


SPECIAL PERMIT PLAT
LOT 23, BLOCK 1
WHEAT & SUTER
1417 PRINCESS STREET
CITY OF ALEXANDRIA, VA 22314
SCALE: 1"=10', DATE: OCT 1, 2019

PREPARED BY
Inova Engineering Consultants, Inc.
25209 LARKS TERRACE
SOUTH RIDING, VIRGINIA 20152
PHONE: (703) 655-3951
E-MAIL: INOVAENGINEERS@YAHOO.COM

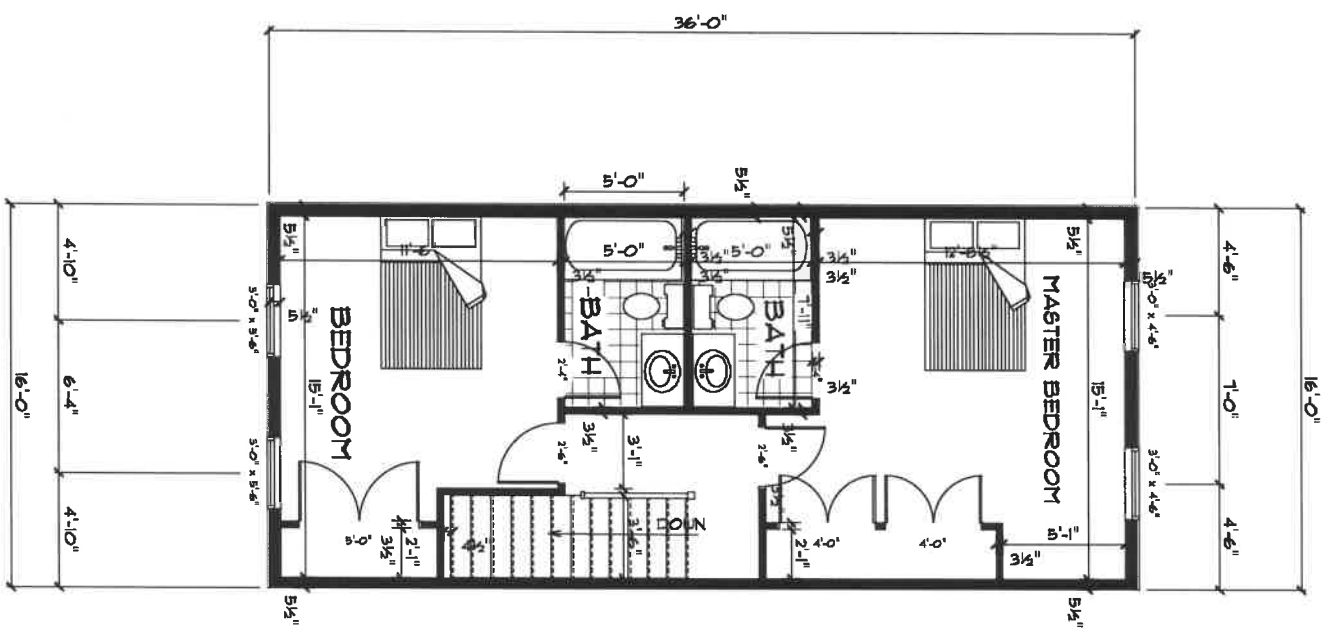


BASEMENT FLOOR PLAN
SCALE: 1/8" = 1'-0"

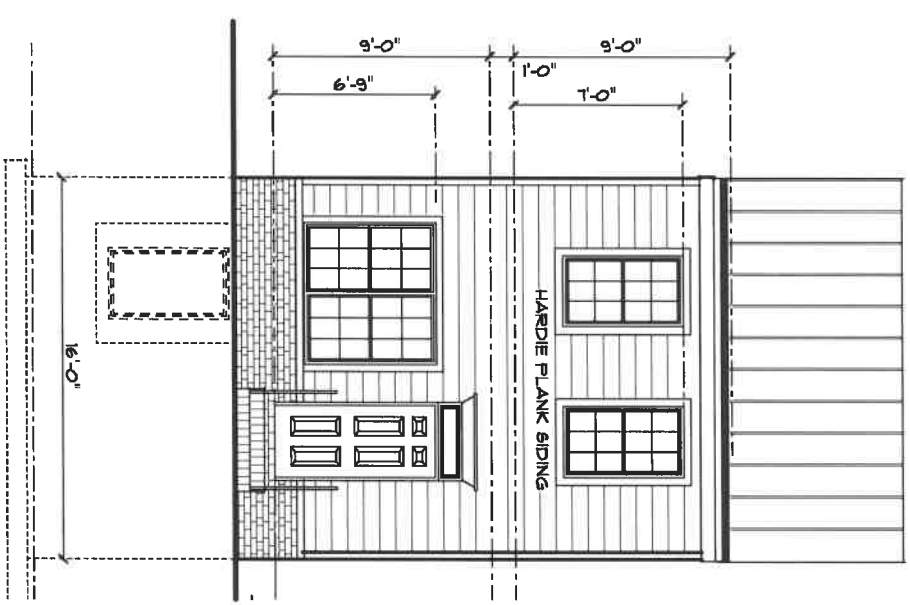


FIRST FLOOR PLAN
SCALE: 1/8" = 1'-0"

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



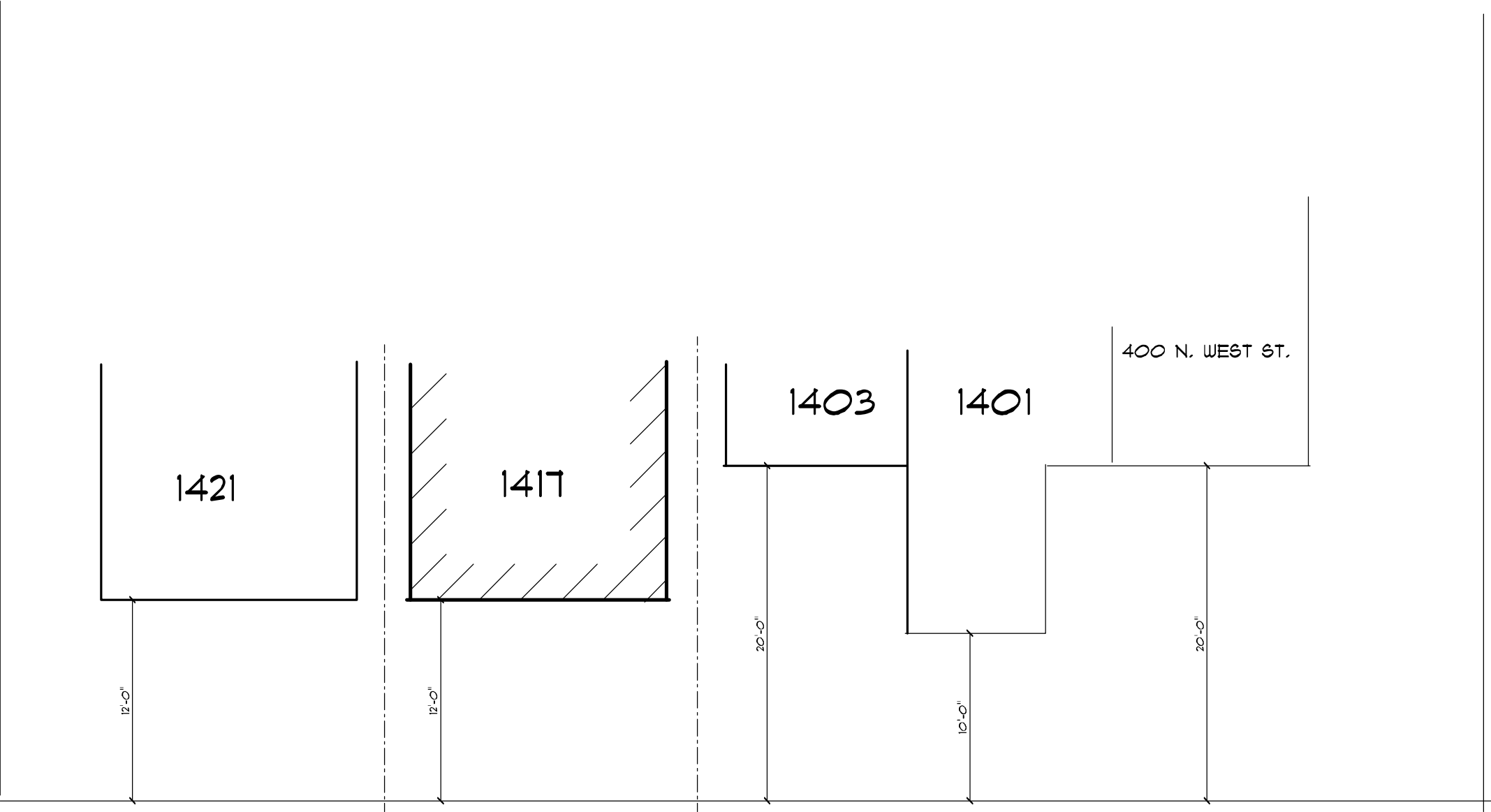
SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"



FRONT ELEVATION
SCALE: 1/4" = 1'-0"

- 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
 - CHANDLIER
 - BATHROOM EXHAUST FAN
 - VANITY LIGHT
 - SCONCE
 - JUNCTION BOX

N. PEYTON STREET



AVERAGE SETBACK USING 5 UNITS = 14.8'

PRINCESS STREET

N. WEST STREET