

***Encroachment #2019-00007***  
***219 King Street***  
***Two Nineteen Restaurant***

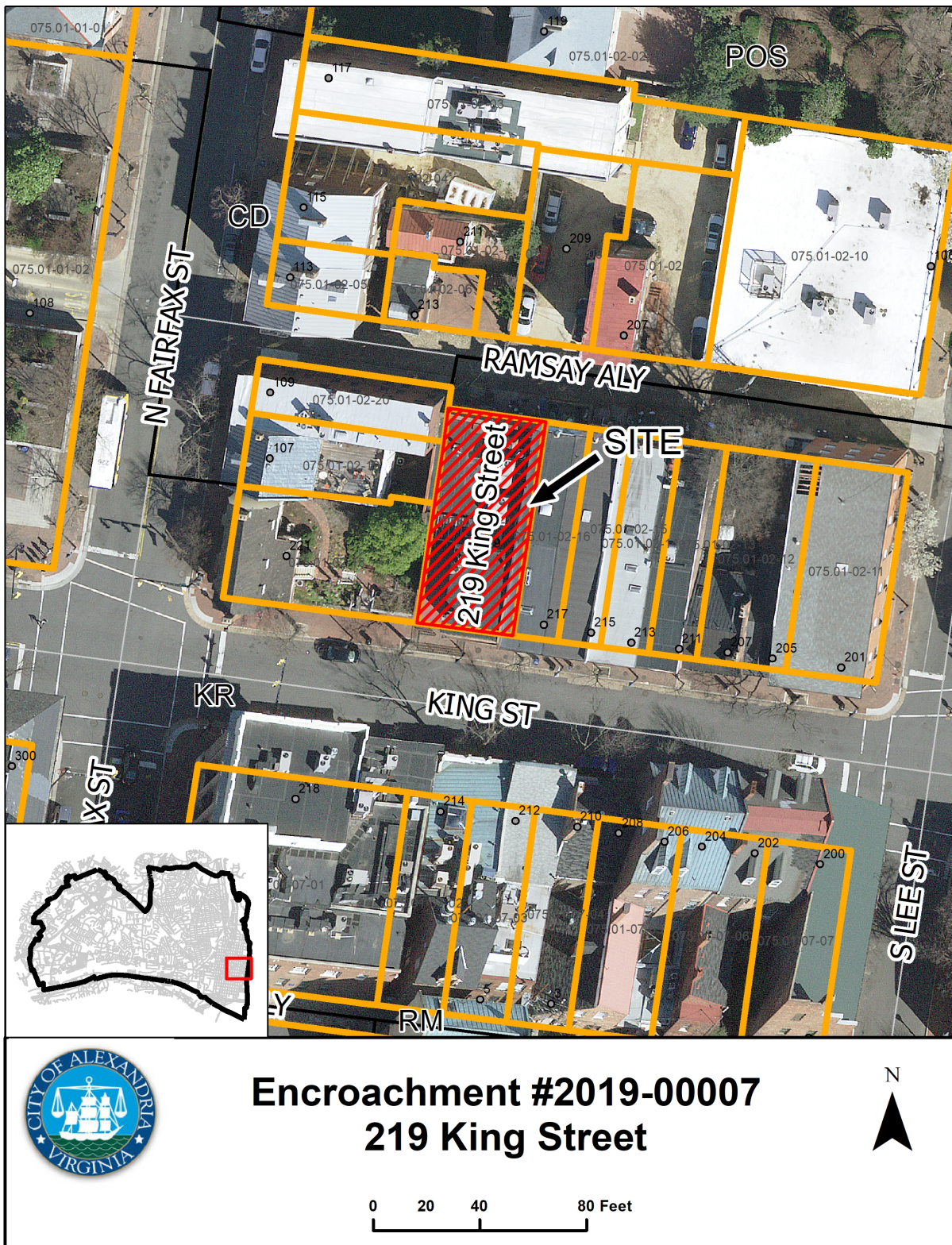
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| <b>Application</b>   | <b>General Data</b>                 |                                  |
|--|-------------------------------------|----------------------------------|
| <b>Request:</b> Public hearing and consideration of a request for an Encroachment into the public right-of-way at the rear of the restaurant for the enclosure of a trash storage area, restaurant equipment and stairs. | <b>Planning Commission Hearing:</b> | February 4, 2020                 |
|  | <b>City Council Hearing:</b>        | February 22, 2020                |
| <b>Address:</b> 219 King Street  | <b>Zone:</b>                        | KR/King Street Urban Retail Zone |
| <b>Applicant:</b> Yupaporn Charoentra, represented by Paul Solon, AIA  | <b>Small Area Plan:</b>             | Old Town                         |

**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](mailto:max.ewart@alexandriava.gov)  
Ann Horowitz, [ann.horowitz@alexandriava.gov](mailto:ann.horowitz@alexandriava.gov)

**PLANNING COMMISSION ACTION, FEBRUARY 4, 2020:** On a motion by Commissioner Lyle, seconded by Commissioner Brown, the Planning Commission voted to recommend approval of Encroachment #2019-00007, as submitted. The motion carried on a vote of 6-0, with Vice Chair Wasowski absent.



## I. REPORT SUMMARY

The applicant, Yupaporn Charoentra, represented by architect, Paul Solon, requests approval for an encroachment into the public right-of-way for the enclosure of a trash storage area, restaurant equipment and stairs behind the Two-Nineteen Restaurant at 219 King Street. Staff recommends approval of the encroachment request with conditions as described in the report.

### SITE DESCRIPTION

The subject property is one rectangular lot of record located at 219 King Street. The lot has 36.5 feet of frontage on King Street, 80.4 feet of depth and approximately 3,000 square feet of lot area (Figure 1). Ramsay Alley, which connects North Fairfax Street and North Lee Street, is used to access the rear of the lot. The proposed area of encroachment is located at the rear of the lot with frontage on Ramsay Alley.



*Figure 1 – Proposed Area of Encroachment*

A mix of commercial, residential and institutional uses surround the subject site. Retail businesses along King Street include Three Sisters, Comfort One Shoes and John Crouch Tobacconist to the east and Kilwin's Candy to the south, across King Street. The Ramsay House Visitors Center, City Hall and Market Square are to the west. Restaurants on lower King Street include Ichiban Sushi House and Sonoma Cellar to the east and The Warehouse and Kisser Asian Bistro to the south across King Street.

### BACKGROUND

The restaurant at 219 King Street operated prior to 1992 when the Zoning Ordinance was changed to require Special Use Permits for restaurants, qualifying the business as a grandfathered restaurant. A letter of agreement dated June 8, 1994, from the Department of Planning and Zoning was written to confirm the grandfathered status.

On September 15, 2018, City Council approved SUP #2018-0032 for the intensification of a grandfathered restaurant to extend hours of operation, add indoor and outdoor seats and to add live entertainment. During the Planning Commission public hearing, residents living on Ramsay Alley requested the enclosure of the trash area behind the restaurant and the commission responded with an amendment to Condition #22 to require screening of the trash area. On December 19, 2018, the Board of Architectural Review approved a request for partial demolition/capsulation, alterations, signage, waiver of rooftop HVAC screening requirements, and fence screening for the trash area. During the analysis of the BAR request, staff discovered that the screening of the trash area would require encroachment approval as the trash area extended into the public right-of-way.

In July 2019, City Zoning Enforcement inspectors issued a warning for violation of Conditions #4 and #9 for a noise violation and failure to post the hours of operation. A follow up inspection confirmed that the applicant complied with all SUP conditions.

### PROPOSAL

The applicant proposes an encroachment of 285 square feet in the rear of the lot to construct a fence to screen a trash area along Ramsay Alley to comply with Condition #22 of SUP #2018-0032. When staff researched this request, it found that an existing transformer, bollards and stairs leading to a rear door also encroached into the public right-of-way and also required encroachment approval. The portion proposed for the encroachment area along Ramsay Alley would measure approximately 37 feet in length and 10 feet in depth. (Figure 2).



### ZONING/ MASTER PLAN DESIGNATION

The subject property is located in the KR/King Street Urban Retail Zone. Section 6-702(A)(k) and (B)(2)(a) of the Zoning Ordinance allows for restaurant uses that exceed the administrative standards of Section 11-513 only with Special Use Permit approval in the KR Zone.

The subject site is within the Old Town Small Area Plan and the King Street Retail Strategy overlay area within the small area plan. The small area plan designates the site for commercial uses and the King Street Retail Strategy targets the site as being part of the Historic Waterfront that caters to Alexandria's tourism industry.

### VALUE OF ENCROACHMENT

Section 3-2-85 of the City Code defines the annual charge for commercial encroachments to be the equivalent of what would be the real estate tax upon the land being encroached if it were owned by the owner of the encroaching property. The Department of Real Estate Assessments has valued the land and air-rights area in question at a rate of \$1.13 per \$100 of assessed value for an annual encroachment fee of \$1,250.00 (rounded). (See attached Memorandum, dated December 12, 2019.)

## **II. STAFF ANALYSIS**

Staff supports the applicant's encroachment request. The encroachment proposal would allow the applicant to screen the restaurant's trash area with a fence, as required in Condition #22 of SUP #2018-0032, to improve the quality of the Ramsay Alley residents' view from their homes. It also brings into compliance the restaurant-related generator, bollards and stairs that have encroached into the public right-of-way. The proposed area of encroachment does not impede on the 10 feet of public right-of-way clearance along Ramsay Alley, ensuring room for one-way vehicular movement.

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

### III. RECOMMENDED CONDITIONS

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

1. Neither the City nor any Private utility company will be held responsible for damage to the private improvements in the public right-of-way during repair, maintenance or replacement of any utilities that may be located within the area of the proposed encroachment. (T&ES)
2. In the event the City shall, in the future, have need for the area of the proposed encroachment, the applicant shall remove any structure that encroached into the public right-of-way, within 60 days, upon notification by the City. (T&ES)
3. The applicant shall bear all the cost associated with the removal of the encroachments. (T&ES)
4. The owner shall obtain and maintain a policy of general liability insurance in the amount of \$1,000,000 which will indemnify the owner (and all successors in interest); and the City as an additional insured, against claims, demands, suits and related costs, including attorneys' fees, arising from an bodily injury or property damage which may occur as a result of the encroachment. (sec. 5-29(h)(1)))

**Please submit Insurance Certificate:**  
**City of Alexandria**  
**T&ES**  
**Attn: Development Services**  
**301 King Street, Room 4130**  
**Alexandria, VA 22314**

STAFF: Tony LaColla, AICP, Division Chief, Land Use Services  
Ann Horowitz, Principal Planner  
Max Ewart, Urban Planner

#### IV. CITY DEPARTMENT COMMENTS

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

Transportation & Environmental Services:

- R-1 Neither the City nor any Private utility company will be held responsible for damage to the private improvements in the public right-of-way during repair, maintenance or replacement of any utilities that may be located within the area of the proposed encroachment. (T&ES)
- R-2 In the event the City shall, in the future, have need for the area of the proposed encroachment, the applicant shall remove any structure that encroached into the public right-of-way, within 60 days, upon notification by the City. (T&ES)
- R-3 The applicant shall bear all the cost associated with the removal of the encroachments. (T&ES)
- R-4 The owner shall obtain and maintain a policy of general liability insurance in the amount of \$1,000,000 which will indemnify the owner (and all successors in interest); and the City as an additional insured, against claims, demands, suits and related costs, including attorneys' fees, arising from an bodily injury or property damage which may occur as a result of the encroachment. (sec. 5-29(h)(1)))

**Please submit Insurance Certificate:  
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T&ES  
Attn: Development Services  
301 King Street, Room 4130  
Alexandria, VA 22314**

Code Enforcement:

No comments received

Fire:

No comments or concerns

Health:

No comments received

Recreation, Parks & Cultural Activities:

No comments received

Police Department:

No comments received

Archaeology:

F-1      There is low potential for significant archaeological resources to be disturbed by this project. No archaeological action is required.

**APPLICATION****ENCROACHMENT**

ENC# \_\_\_\_\_

PROPERTY LOCATION: 219 KING STREETTAX MAP REFERENCE: 075.01-02-17 ZONE: KR**APPLICANT**Name: YUPA PORN CHAROENTRA  
Address: 1865 MIDDLEBRIDGE DR. SILVER SPRING MD 20906**PROPERTY OWNER**Name: YUPA PORN CHAROENTRA  
Address: 1865 MIDDLEBRIDGE DR. SILVER SPRING MD 20906  
PROPOSED USE: RESTAURANTINSURANCE CARRIER (copy attached) TRAVELERS INDemnITY OF AMERICA POLICY # 6805F914195

A certificate of general liability insurance in the amount of \$1,000,000 which will indemnify the owner and names the city as an additional insured must be attached to this application.

☒ **THE UNDERSIGNED** hereby applies for an Encroachment Ordinance in accordance with the provisions of Section 8-1-16 and Sections 3-2-82 and 85 of the Code of the City of Alexandria, Virginia.☒ **THE UNDERSIGNED** hereby applies for an Administrative Use Permit in accordance with the provisions of Article VI, Section 6-600 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 to post placard notice on the property for which this application is requested, pursuant to Article XI, Section 11-301 (B) of the 1992 Zoning Ordinance of the City of Alexandria, Virginia.☒ **THE UNDERSIGNED** also attests that all of the information herein provided and specifically including all surveys, drawings, etc., required of the applicant are true, correct and accurate to the best of their knowledge and belief.Print Name of Applicant or Agent PAUL SOLON, AIAMailing/Street Address 5510 TRIM ST ALEXANDRIA VACity and State ALEXANDRIA VA Zip Code 22310Signature Telephone # 703 599-6324 Fax # \_\_\_\_\_Email address PSolon006@gmail.comDate 10/13/19

Application Received: \_\_\_\_\_

Date and Fee Paid: \$ \_\_\_\_\_

ACTION - PLANNING COMMISSION: \_\_\_\_\_

ACTION - CITY COUNCIL: \_\_\_\_\_

## 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. KELVIN EAP          | 1865 MIDDLEBROOK DR<br>SILVER SPRING MD 20906 | 50%                  |
| 2. YUPAPORN CHAROENTRA | " SAME "                                      | 50%                  |
| 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. KELVIN EAP          | 1865 MIDDLEBROOK DR<br>SILVER SPRING MD 20906 | 50%                  |
| 2. YUPAPORN CHAROENTRA | SAME  | 50%                  |
| 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. KELVIN EAP            | NONE  | NONE  |
| 2. YUPAPORN CHAROENTRA   | NONE  | NONE  |
| 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.

10/13/19  
Date

PAUL SOLOM  
Printed Name

  
Signature



219IN-1

OP ID: SF

## CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

10/15/2019

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

**IMPORTANT:** If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

|   |                     |   |                                       |
|---|---------------------|---|---------------------------------------|
| <b>PRODUCER</b><br>Walterry Insurance Brokers<br>7411 Old Branch Avenue<br>Clinton, MD 20735<br>William J. C. Coady AAI | <b>800-638-8791</b> | <b>CONTACT</b> William J.C. Coady AAI         |                                       |
|   |                     | <b>PHONE</b><br>(A/C, No, Ext): 800-638-8791  | <b>FAX</b><br>(A/C, No): 301-868-2611 |
|   |                     | <b>E-MAIL ADDRESS:</b> bcoady@walterry.com    |                                       |
|   |                     | <b>INSURER(S) AFFORDING COVERAGE</b>          | <b>NAIC #</b>                         |
|   |                     | <b>INSURER A:</b> Travelers Indemnity Company | 25658                                 |
|   |                     | <b>INSURER B:</b>                             |                                       |
|   |                     | <b>INSURER C:</b>                             |                                       |
|   |                     | <b>INSURER D:</b>                             |                                       |
|   |                     | <b>INSURER E:</b>                             |                                       |
|   |                     | <b>INSURER F:</b>                             |                                       |

**INSURED**  
219, Inc.,  
Final LLC &  
Sirmongkol LLC  
219 King Street  
Alexandria, VA 22314

## COVERAGES

## CERTIFICATE NUMBER:

## REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

| INSR<br>LTR | TYPE OF INSURANCE   | ADDL SUBR<br>INSD WVD | POLICY NUMBER | POLICY EFF<br>(MM/DD/YYYY) | POLICY EXP<br>(MM/DD/YYYY) | LIMITS   |
|-------------|---|-----------------------|---------------|----------------------------|----------------------------|--|
| A           | COMMERCIAL GENERAL LIABILITY  |                       |               |                            |                            |  |
|             | CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR                       | X                     | 6805F914195   | 01/01/2019                 | 01/01/2020                 | EACH OCCURRENCE \$ 1,000,000                         |
| X           | Business Owners   |                       |               |                            |                            | DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 300,000 |
|             |   |                       |               |                            |                            | MED EXP (Any one person) \$ 5,000                    |
|             |   |                       |               |                            |                            | PERSONAL & ADV INJURY \$ 1,000,000                   |
|             |   |                       |               |                            |                            | GENERAL AGGREGATE \$ 2,000,000                       |
|             |   |                       |               |                            |                            | PRODUCTS - COMP/OP AGG \$ 2,000,000                  |
|             |   |                       |               |                            |                            | Liquor \$ 1,000,000                                  |
|             |   |                       |               |                            |                            |  |
| A           | AUTOMOBILE LIABILITY  |                       | 6805F914195   | 01/01/2019                 | 01/01/2020                 | COMBINED SINGLE LIMIT (Ea accident) \$ 1,000,000     |
|             | ANY AUTO OWNED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS          |                       |               |                            |                            | BODILY INJURY (Per person) \$                        |
| X           | HIRED AUTOS ONLY <input checked="" type="checkbox"/> NON-OWNED AUTOS ONLY   |                       |               |                            |                            | BODILY INJURY (Per accident) \$                      |
|             |   |                       |               |                            |                            | PROPERTY DAMAGE (Per accident) \$                    |
|             |   |                       |               |                            |                            |  |
|             | UMBRELLA LIAB   | OCCUR                 |               |                            |                            | EACH OCCURRENCE \$                                   |
|             | EXCESS LIAB   | CLAIMS-MADE           |               |                            |                            | AGGREGATE \$   |
|             | DED   | RETENTION \$          |               |                            |                            |  |
|             | WORKERS COMPENSATION AND EMPLOYERS' LIABILITY                               |                       |               |                            |                            | PER STATUTE OTH-ER                                   |
|             | ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) | Y/N                   | N/A           |                            |                            | E.L. EACH ACCIDENT \$                                |
|             | If yes, describe under DESCRIPTION OF OPERATIONS below                      |                       |               |                            |                            | E.L. DISEASE - EA EMPLOYEE \$                        |
| A           | Business Owners   |                       | 6805F914195   | 01/01/2019                 | 01/01/2020                 | E.L. DISEASE - POLICY LIMIT \$                       |
|             |   |                       |               |                            |                            | BUILDING 1,906,006                                   |
|             |   |                       |               |                            |                            | PROPERTY 218,968                                     |

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

Certificate holder is listed as additional insured with respect to the insureds operations when required by written contract.

## CERTIFICATE HOLDER

## CANCELLATION

CITYA-3

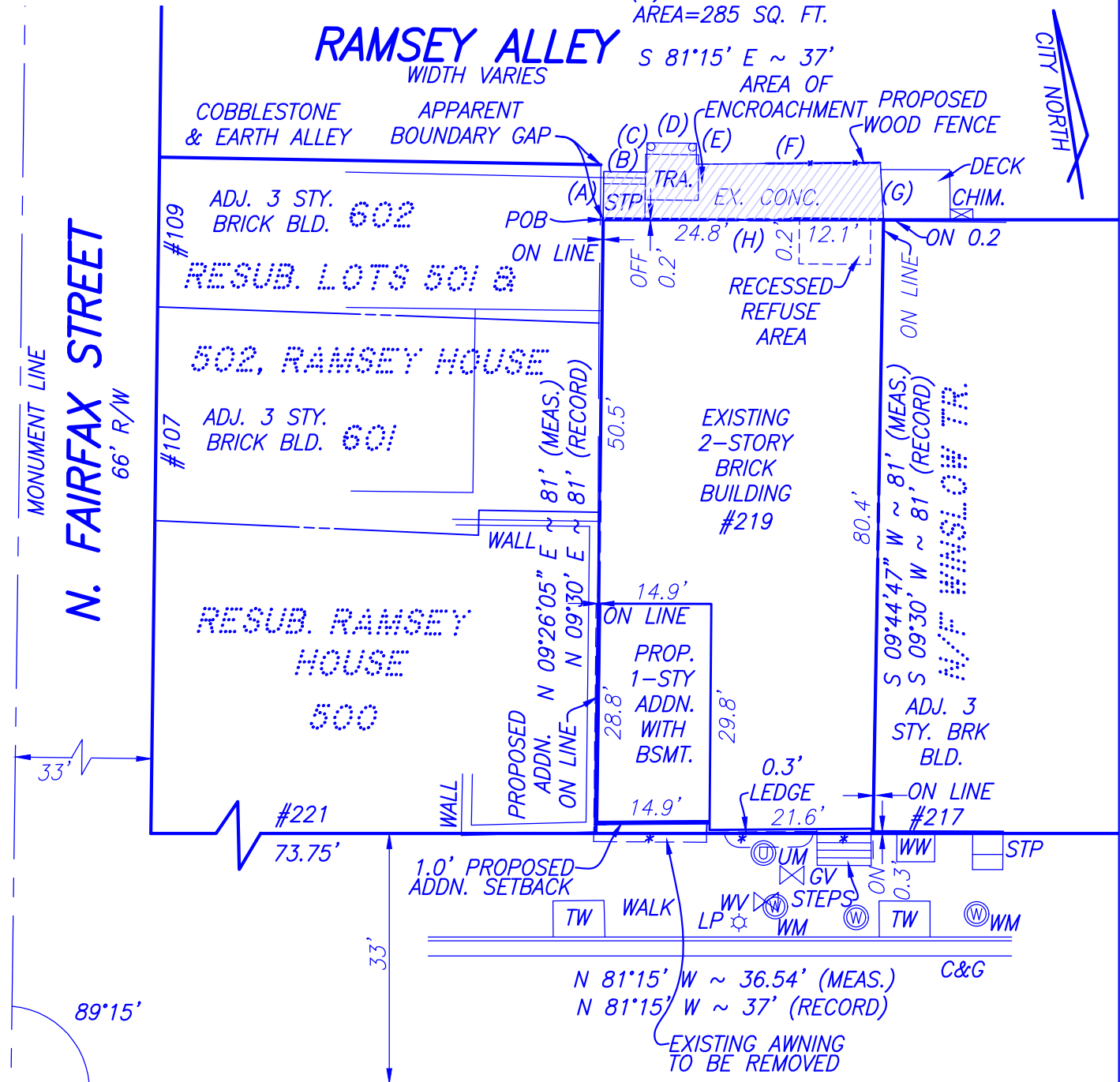
City of Alexandria

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

NOTE: TAX ASSESSMENT MAP NUMBER: 075.01-02-17  
LOT AREA = 2,978 S.F. (COMP.)  
DIMENSIONS TO INSIDE OF BRICK LEDGE  
TIES TO OUTSIDE OF LEDGE

ENCROACHMENT AREA INFORMATION (POB@A)  
(A) N 09°27'39" E ~ 6.38'  
(B) S 80°32'21" E ~ 5.70'  
(C) N 08°45'00" E ~ 3.85'  
(D) S 80°43'53" E ~ 6.51'  
(E) S 08°45'00" W ~ 2.76'  
(F) S 81°42'13" E ~ 24.28'  
(G) S 05°30'13" W ~ 7.55'  
(H) N 81°15'00" W ~ 37.00'  
AREA=285 SQ. FT.



GRAPHIC SCALE  
0' 10' 20' 40'  
( IN FEET )  
1 inch = 20 ft.

ENCROACHMENT AND PERMIT PLAT  
ON THE PROPERTY LOCATED AT  
**219 KING STREET**  
INSTR. #190002813  
CITY OF ALEXANDRIA, VIRGINIA

\*NOTE: DENOTES EXISTING AWNINGS

|   |   |   |
|---|---|---|
| SCALE: 1" = 20'<br>DATE: DECEMBER 5, 2019   | OWNER: SIRIMONGKOL, LLC   |  |
| INSTR. #190002813<br>PLAT SUBJECT TO<br>RESTRICTIONS OF RECORD.<br>TITLE REPORT NOT FURNISHED,<br>THUS ALL EASEMENTS MAY NOT<br>BE SHOWN.   | <br>ENGINEERING • LAND SURVEYING • PLANNING<br>700 S. Washington Street, Suite 220<br>Alexandria, Virginia 22314<br>www.rcfassoc.com (703) 549-6422 |   |
| I HEREBY CERTIFY THAT THE POSITIONS OF ALL THE EXISTING IMPROVEMENTS HAVE BEEN CAREFULLY ESTABLISHED BY A TRANSIT TAPE SURVEY AND/OR WITH CALIBRATED ELECTRONIC DISTANCE MEASURING EQUIPMENT. |   |   |

**METES AND BOUNDS DESCRIPTION**

**ENCROACHMENT AREA INTO RAMSEY ALLEY  
#219 KING STREET  
CITY OF ALEXANDRIA, VIRGINIA**

BEING A STRIP OF LAND HEREINAFTER DESCRIBED RUNNING IN, THROUGH, OVER AND ACROSS PART OF THE RIGHT-OF-WAY OF RAMSEY ALLEY, LYING AND BEING SITUATED IN THE CITY OF ALEXANDRIA, VIRGINIA AND BEING MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWESTERLY CORNER OF THE PROPERTY LOCATED AT #219 KING STREET, SAID POINT ALSO BEING ON THE SOUTHERLY RIGHT-OF-WAY LINE OF RAMSEY ALLEY, THENCE DEPARTING SAID RIGHT-OF-WAY LINE AND RUNNING THROUGH SAID RAMSEY ALLEY THE FOLLOWING SEVEN (7) COURSES AND DISTANCES;

- A) NORTH  $09^{\circ} 27' 39''$  EAST, 6.38 FEET TO A POINT, THENCE;
- B) CONTINUING SOUTH  $80^{\circ} 32' 21''$  EAST, 5.70 FEET TO A POINT, THENCE;
- C) CONTINUING NORTH  $08^{\circ} 45' 00''$  EAST, 3.85 FEET TO A POINT, THENCE;
- D) CONTINUING SOUTH  $80^{\circ} 43' 53''$  EAST, 6.51 FEET TO A POINT, THENCE;
- E) CONTINUING SOUTH  $08^{\circ} 45' 00''$  WEST, 2.76 FEET TO A POINT, THENCE;
- F) CONTINUING SOUTH  $81^{\circ} 42' 13''$  EAST, 24.28 FEET TO A POINT, THENCE;
- G) CONTINUING SOUTH  $05^{\circ} 30' 13''$  WEST, 7.55 FEET TO A POINT, THENCE RUNNING ALONG THE SAID SOUTHERLY RIGHT-OF-WAY LINE OF RAMSEY ALLEY;
- H) NORTH  $81^{\circ} 15' 00''$  WEST, 37.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 285 SQUARE FEET OR 0.0065 ACRES OF LAND.


# City of Alexandria, Virginia

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## MEMORANDUM

**DATE:** DECEMBER 12, 2019

**TO:** KARL MORITZ, DIRECTOR  
DEPARTMENT OF PLANNING AND ZONING

**FROM:** WILLIAM BRYAN PAGE SRA, RM, REAL ESTATE ASSESSOR  
OFFICE OF REAL ESTATE ASSESSMENTS 

**SUBJECT:** ENCROACHMENT OF 285 SQUARE FEET ON RAMSEY ALLEY,  
ALEXANDRIA, VIRGINIA 22314

**PROJECT:** ENCROACHMENT #2019-00007

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Per your request, we have reviewed the proposed 285 square-foot encroachment running through, over and across part of the Ramsey Alley right-of-way. The purpose of the encroachment is to screen trash facilities from public view and for the general support of the existing commercial restaurant operation. The property, which has a street address of 219 King Street, operates as the Two Nineteen Restaurant. This section of Ramsey Alley spans the distance between North Fairfax Street and North Lee Street and is cobblestone and compact earth paved with a central brick stormwater drainage culvert down the centerline.

The property is located within the Old and Historic District of the City of Alexandria and is irregular in configuration with eight contiguous areas that constitute the total encroachment area in question. The servient component is a two-story and partial basement solid masonry building with a combination shed and flat roof with plate glass panels along the roof line. It was originally constructed in 1890 and contains an above grade gross floor area of 5,457 square feet (6,249 including the finished basement) and is situated on a 2,978 square-foot site zoned KR (King Street Urban Retail). The building has been renovated and modernized from time to time to maintain a contemporary appeal.

Because this is not a vacation on the part of the City, the value of the encroachment is determined by the application of **Section 3-2-85** of the City Municipal Code which defines the annual charge for commercial encroachments to be the equivalent of what would be the real estate tax upon the land being encroached if it were owned by the owner or owners of the encroaching property. Based on a 2019 land value of \$387.45 per square-foot, a total encroachment area of 285 square feet, and the 2019 tax rate of 1.13/\$100 of assessed value, the indicated annual fee for the encroachment is **\$1,250.00 (rounded)**.

**One Thousand Two Hundred and Fifty Dollars**

This analysis does not constitute a fully documented real property appraisal report and should not be purported as such. The analysis is based on the current 2019 per square-foot assessed values of similarly zoned parcels in the immediate area of the subject property and complies with City policies and guidelines.

**Attachments:**

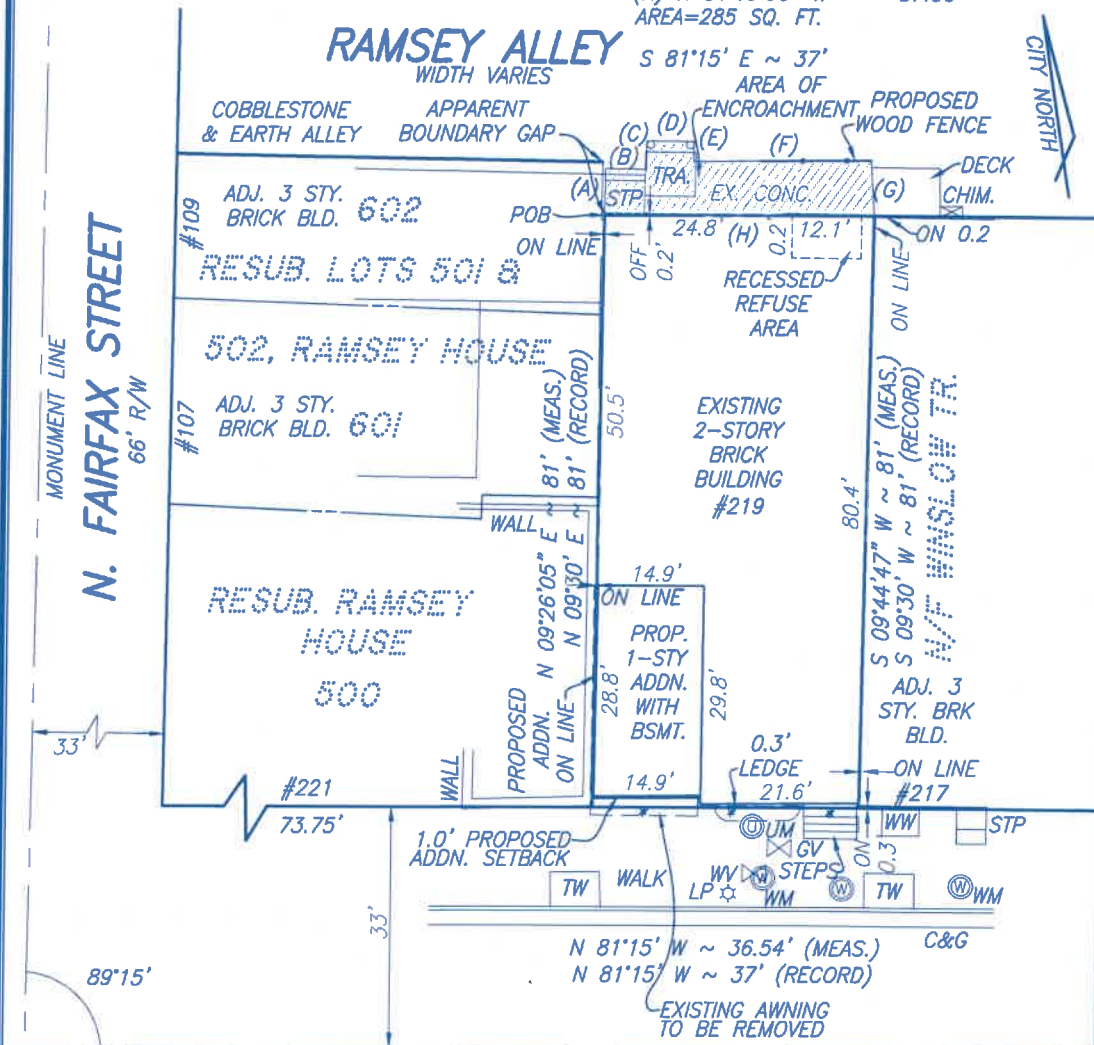
Encroachment Plat (dated December 5, 2019)

City of Alexandria Zoning Map Showing Extent of 100-Year Flood Plain

cc: Max Ewart, Urban Planner I  
Patrick Silva, Senior Planning Technician

NOTE: TAX ASSESSMENT MAP NUMBER: 075.01-02-17  
 LOT AREA = 2,978 S.F. (COMP.)  
 DIMENSIONS TO INSIDE OF BRICK LEDGE  
 TIES TO OUTSIDE OF LEDGE

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 (A) N 09°27'39" E ~ 6.38'  
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 (F) S 81°42'13" E ~ 24.28'  
 (G) S 05°30'13" W ~ 7.55'  
 (H) N 81°15'00" W ~ 37.00'  
 AREA=285 SQ. FT.



KING STREET  
 66' R/W

\*NOTE: DENOTES EXISTING AWNINGS

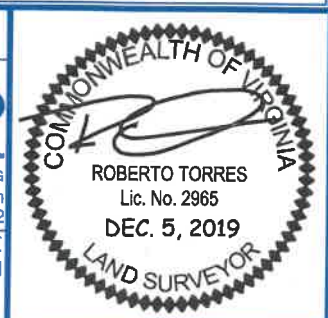
( IN FEET ) ENCROACHMENT AND PERMIT PLAT  
 1 inch = 20 ft.  
 ON THE PROPERTY LOCATED AT  
**219 KING STREET**  
 INSTR. #190002813  
 CITY OF ALEXANDRIA, VIRGINIA

SCALE: 1" = 20'  
 DATE: DECEMBER 5, 2019  
 INSTR. #190002813  
 PLAT SUBJECT TO  
 RESTRICTIONS OF RECORD.  
 TITLE REPORT NOT FURNISHED,  
 THUS ALL EASEMENTS MAY NOT  
 BE SHOWN.

OWNER: SIRIMONGKOL, LLC

**RC FIELDS**  
 & ASSOCIATES, INC.

ENGINEERING • LAND SURVEYING • PLANNING  
 700 S. Washington Street, Suite 220 www.rcfassoc.com  
 Alexandria, Virginia 22314 (703) 549-6422



I HEREBY CERTIFY THAT THE POSITIONS OF ALL THE EXISTING IMPROVEMENTS HAVE BEEN CAREFULLY ESTABLISHED BY A TRANSIT TAPE SURVEY AND/OR WITH CALIBRATED ELECTRONIC DISTANCE MEASURING EQUIPMENT.



### Legend

- 100 Year Floodplain
- 100 Year Buildings
- Proffers
- Zoning Outline
- Zoning**
  - Commercial
  - CDD
  - Commercial Residential Mixed Use
  - Industrial
  - Office
  - Public Open Space
  - Residential Low
  - Residential High
  - Residential Medium
  - Utility and Transport
  - Waterfront Mixed Use
  - Waterfront Park and Rec
- Addresses
- Road Labels
- One Way Streets
- Metro Stations
- Metro Lines**
  - Blue
  - Yellow
  - Yellow Blue
- City Boundary

### Notes

188.1 0 94.04 188.1 Feet

WGS\_1984\_Web\_Mercator\_Auxiliary\_Sphere  
City of Alexandria, VA

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

**THIS MAP IS NOT TO BE USED FOR NAVIGATION**

**[EXTERNAL]219 Restaurant Encroachment: # 2019-00093**

Tal Day <htfairfax@yahoo.com>

Tue 12/31/2019 4:00 PM

To: PlanComm <PlanComm@alexandriava.gov>

Cc: Barbara Day <bkfairfax@yahoo.com>

To The Planning Commission:

This is in support of the staff recommendation that the encroachment and design for shielding the trash receptacles and other utilities of 219 Restaurant accessed by Ramsay Alley should be approved.

In addition, it is our hope that the design developed for shielding of the 219 Restaurant trash receptacles and other utilities can become a model that other commercial establishments with frontage on Ramsay Alley will also adapt. Ramsay Alley is currently an Old Town attraction frequently photographed by tourists and local photographers. It is also a walkway for residents and tourists. Enhancing the visual appeal of the entire Alley is in the interest of the City. The shielding design before the Planning Commission is an important step.

The responsiveness of 219 Restaurant and the leadership which their design for shielding will hopefully promote should be commended.

TAL DAY

H. Talmage Day  
htfairfax@yahoo.com

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