

Application	General Data			
Public hearing and consideration of a	Planning Commission February 4, 2020			
request to construct a single-family	Hearing:			
dwelling on developed, substandard	City Council	February 22, 2020		
lot.	Hearing:			
Address:	Zone:	R-8/Residential Single-Family		
3202 Old Dominion Boulevard				
Applicant:	Small Area Plan:	North Ridge/Rosemont		
Karina Vera-Lopez, represented by				
Frank Durkin				

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

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

PLANNING COMMISSION ACTION, FEBRUARY 4, 2020: On a motion by a Commissioner Lyle, seconded by Commissioner Koenig, the Planning Commission voted to recommend approval of SUP #2019-00094, subject to all applicable codes, ordinances and staff recommendations. The motion carried on a vote of 5 to 1 with Commissioner Brown voting against and Commissioner Wasowski absent.

<u>Reason</u>: The Planning Commission agreed with staff analysis. The dissenting Commissioner found that the applicant should have engaged further with North Ridge Citizens' Association. He felt that through further engagement, a more compatible design could have been produced.

Commissioner Brown asked if there was a difference between average pre-construction and finished grades along the front elevation. Staff confirmed that there would be no change between average pre-construction and finished grades. Commissioner Brown felt that the height measurement of the front-facing cross gables from average pre-construction grade did not accurately represent the visible height of the dwelling. He also confirmed with staff the front yard setbacks of the two adjacent dwellings at 3200 and 3204 Old Dominion Boulevard and asked for clarification regarding the front yard of the proposed dwelling. Commissioner Brown recognized the applicant's responsiveness to staff's previous recommendation but was disappointed that she did not engage further with North Ridge Citizens' Association. He spoke in opposition to the request, finding the proposal incompatible with the surrounding dwellings in terms of bulk, height

and front setback.

Chairman Macek spoke in support of the request and asked staff to confirm that the proposed dwelling's threshold height would be lower than that of the existing dwelling. Staff confirmed this statement. He also asked staff to clarify that the proposal would not require the SUP review process if not for the substandard nature of the lot. Staff confirmed that the applicant had not requested modifications to setbacks or height and that the proposal complied with all zoning requirements. Chairman Macek also asked staff to confirm that the Zoning Ordinance regulates floor area based on net rather than gross square footage measurements. Staff replied that the Zoning Ordinance just sets maximum FAR based on net square footage measurements.

Commissioner McMahon found that the applicant's revised design was compatible with the neighboring dwellings. She also found that revised design has features which create depth and variation that effectively minimize the perceived height and bulk. She commended the efforts by the applicant, staff and neighbors on their contributions to the evolution of the proposal.

Commissioners Lyle and Goebel echoed Commissioner McMahon's statements and expressed support for the proposal. Commissioner Goebel commended the applicant and designer for the difficult task of revising the application quickly and for presenting an approachable and balanced design.

Commissioner Koenig expressed support for the proposal as it reflected the spirit of the neighborhood and the infill regulations. He confirmed that the block face height was only relevant due to the SUP compatibility requirements and recognized that the applicant could have chosen a by-right approach which would have allowed for a taller home. He also stated that gross square footage should not be considered when evaluating bulk and that net FAR is the metric that accurately represents it.

Speakers:

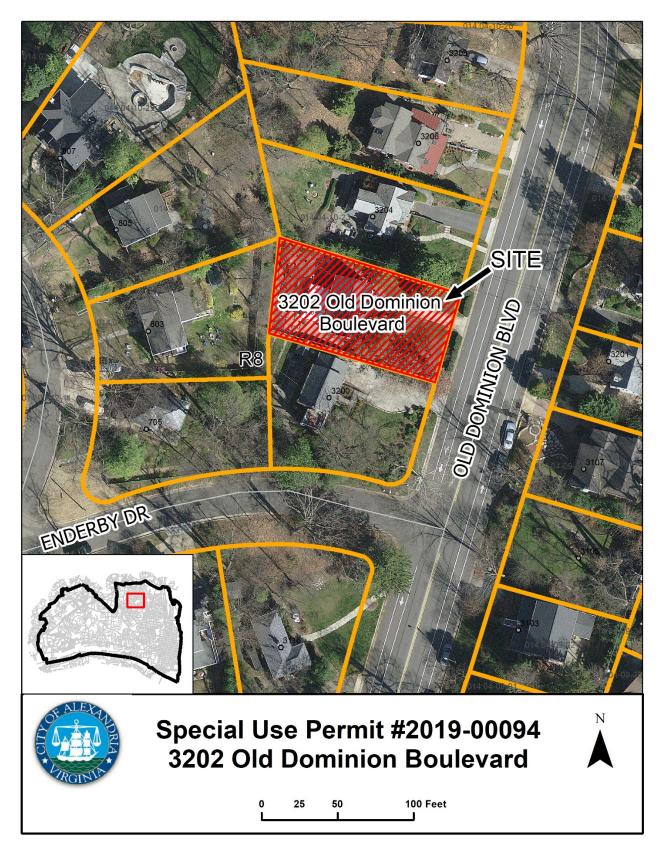
Karina Vera-Lopez, applicant, presented her case and answered questions from the Planning Commission. She mentioned the letter submitted by North Ridge Citizens' Association, contained incorrect information regarding the proposed dwelling's height. She also felt that neighbor concerns about the dwelling being occupied by more than one family could be racially motivated or based on cultural stereotypes. Ms. Vera-Lopez emphasized how much she and her designer had worked with staff to design a dwelling that would be compatible with the neighborhood.

Christopher Gay, 3201 Old Dominion Boulevard, expressed concerns about the proposed dwelling's bulk and height, finding both to be incompatible with the neighboring dwellings. Mr. Gay was also concerned landscaping, particularly removal of the Southern Magnolia at the front of the property. He also clarified that his statement regarding the potential use of the dwelling's basement as a secondary dwelling unit was not meant to be racially or culturally insensitive. Mr. Gay recognized and appreciated the applicant's significant changes from the previous design.

Lyn Gubser, representing North Ridge Citizens' Association, spoke in opposition to the request, highlighting bulk and height-related concerns. He felt that the dwelling would be incompatible with the neighboring dwellings. He was also concerned about loss of landscaping, including the

Southern Magnolia mentioned by another speaker.

Frank Durkin, representing the applicant, spoke in support of the request and answered questions from the Planning Commission. Mr. Durkin highlighted the challenges presented by the existing dwelling's configuration and the property's topography.



PROJECT LOCATION MAP

I. DISCUSSION

The applicant, Karina Vera-Lopez, represented by Frank Durkin, requests Special Use Permit (SUP) approval to construct a single-family dwelling on a developed, substandard lot at 3202 Old Dominion Boulevard.

SITE DESCRIPTION

The subject property is a developed, substandard lot of record at 3202 Old Dominion Boulevard. It has 60.40 feet of frontage along Old Dominion Boulevard and contains 7,506 square feet of lot area. The subject property's topography slopes significantly upward from front to back with an elevation change of approximately 20 feet between the front and rear lot lines. Single-family dwellings surround the subject property. A one-and-a-half story dwelling currently occupies the subject property. The existing dwelling measures 16 feet tall, has a 1,190 square foot footprint and contains approximately 2,770 square feet of gross floor area. City Real Estate records indicate the house was constructed in 1939.



Figure 1 - Subject Property

BACKGROUND

In August 2019, staff responded to an inquiry from the applicant's engineer about the subject property's development potential. At that time, staff identified the lot as substandard and determined that demolition of the existing dwelling and redevelopment with a new one would require SUP approval. The following month, staff met with the applicant and outlined the requirements for SUP approval. Staff also summarized the two alternatives permitted by the zoning ordinance which would not require SUP approval.

This SUP was originally scheduled to be considered at the January Planning Commission and City Council hearings. The applicant requested deferral prior to the January 7 Planning Commission hearing to revise the proposal, improving the height, bulk and design compatibility with the immediate neighborhood. The applicant then submitted a revised proposal to be considered at the February hearings.

Staff suggested several changes to the original proposal (figure 2, below), to increase the dwelling's height and design compatibility with other houses in the immediate neighborhood.

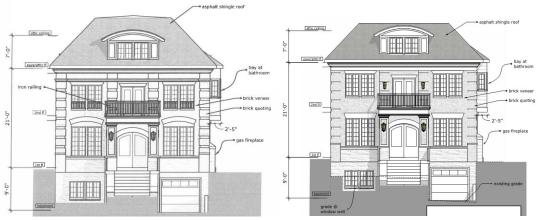


Figure 2 - Original Proposal (Left), Revised Proposal (Right)

Although the applicant revised the original proposal to reduce the height and simplify the design, staff continued to find the revised proposal incompatible with the established neighborhood character. Staff therefore recommended denial of the SUP request in its staff report to the Planning Commission in January. The applicant then requested deferral of the case prior to the January 7 Planning Commission hearing to revise the proposal. The applicant worked diligently with staff to increase the dwelling's compatibility with the surrounding neighborhood. The current proposal represents a complete redesign from the previous submissions. It is also 4.2 feet shorter than the last proposal. The final, revised design, figure 3, can be found in the proposal section, below.

PROPOSAL

The applicant proposes to demolish the existing dwelling and requests SUP approval to construct a two-story, single-family dwelling with 2,543 square feet of net floor area (6,362 gross square feet). The dwelling would measure 25.2 feet in height from average preconstruction grade to the midpoint of the dwelling's gable roof.

The applicant proposes a Craftsman-inspired dwelling with a side-gabled main roof and lower, asymmetrical cross gables that would face the street. The dwelling would feature 10foot ceilings on the first floor and nine-foot ceilings on the second floor. The front elevation would have a porch with tapered columns on stone-clad piers, typical of a Craftsman Figure 3 - Proposed Dwelling dwelling. It would also feature tall, multipaned



casement windows and a front vestibule with an arched entry. All façades would be clad in a lightcolored, Hardie plank siding. Figures 4 through 7, below, show the proposed elevations.



Figure 4- Front Elevation



Figure 5 - Side Elevation (south)

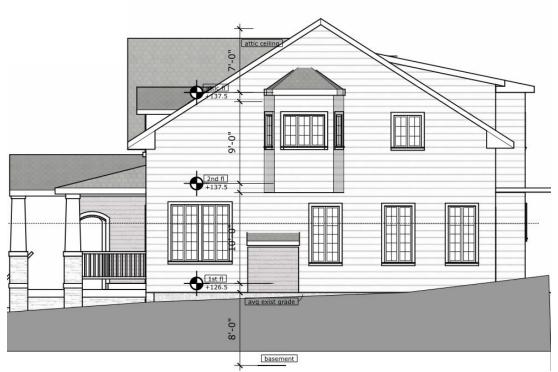


Figure 6 - Side Elevation (North)



Figure 7 - Rear Elevation

The dwelling would measure approximately 41.7 by 32.0 feet and would have a footprint of about 1,390 square feet. It would provide a front yard of 32.0 feet; south and north side yards of 11.7 and 16.9, respectively, and a rear yard of 38.5 feet. Figure 8, below, shows the proposed site plan.

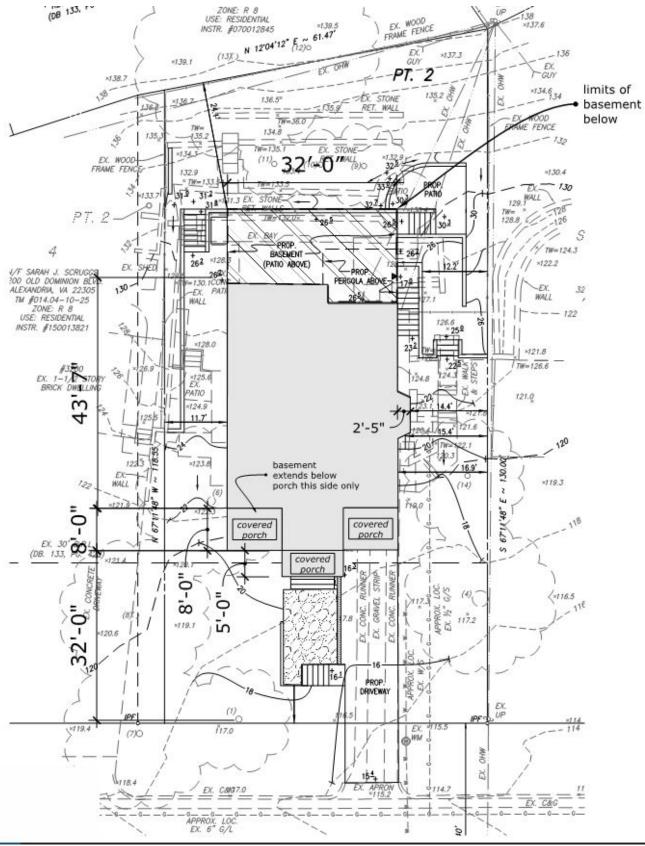


Figure 8- Proposed Site Plan

<u>PARKING</u>

Zoning Ordinance section 8-200(A)(1) requires two off-street parking spaces for a single-family dwelling. The applicant proposes an attached, tandem, two-car garage on the basement level of the dwelling. A tandem driveway would provide two additional spaces for a total of four off-street parking spaces.

ZONING

The subject property is zoned R-8/Residential Single-Family. For single-family dwellings, the R-8 zone requires a minimum lot size of 8,000 square feet, a minimum lot width of 65 feet as measured at 30 feet from the front lot line and a minimum lot frontage of 40 feet. The subject property provides a lot size of 7,506 square feet and 60.4 feet of both lot width and frontage. Because the subject property does not provide the R-8 zone's lot minimum lot size and width requirements, the zoning ordinance deems it substandard.

Because the subject property is substandard and is developed with a dwelling, zoning ordinance sections 12-900 and 12-901 apply. These sections set requirements for the expansion, replacement or redevelopment of a developed substandard lot. Because the applicant proposes redevelopment, zoning ordinance section 12-901(C) applies and requires SUP approval. This section states that "City Council, upon consideration of the special use permit, finds that the proposed development will be compatible with the existing neighborhood character in terms of bulk, height and design." The Infill Task Force created this section in 2008. Task Force members were concerned about demolition and reconstruction on substandard lots. They felt that the Zoning Ordinance did not sufficiently protect established neighborhood character from incompatible new dwellings. They also found that additional public input on the development of these lots would be valuable.

The existing lot and proposed dwelling would meet all R-8 zoning requirements besides lot width and size.

The following table provides a summary of all zoning regulations as they pertain to the subject property and proposed dwelling:

	Required/Permitted	Provided / Proposed
Lot Area	8,000 Sq. Ft.	7,506 Sq. Ft.
Lot Width	65.00 Ft.	60.40 Ft.
Lot Frontage	40.00 Ft.	60.40 Ft.
Front Yard	29.60 Ft. (minimum) 53.70 (maximum)	32.00 Ft.
Side Yard (North)	13.80 Ft. (1:2 height to setback ratio, 8 Ft. min.)	16.40 Ft.
Side Yard (South)	11.90 Ft. (1:2 height to setback ratio, 8 Ft. min.)	12.00 Ft.
Rear Yard	21.10 Ft. (1:1 height to setback ratio, 8 Ft. min.)	38.50 Ft. (dwelling) 24.10 Ft. (patio)
Net Floor Area	2,627.1 Sq. Ft. 0.35 Floor Area Ratio (FAR)	2,543 Sq. Ft. 0.34 FAR
Maximum Height	30.00 Ft.	25.20 Ft. (rear shed dormer) 23.40 Ft. (main roof) 22.3 Ft. (front-facing dormer)
Maximum Threshold Height	5.90 Ft.	5.70 Ft.
Parking in required yards	50% maximum	17% (front yard)

Table 1 – Zoning Analysis

MASTER PLAN DESIGNATION

The proposed single-family residential use is consistent with the North Ridge/Rosemont Small Area Plan which designates this area for low-density residential development.

II. STAFF ANALYSIS

Staff supports the applicant's proposal to develop this substandard lot with a new two-story dwelling. As required by Zoning Ordinance section 12-901(C), the proposed dwelling would be compatible with the existing neighborhood in terms of height, bulk and design.

<u>Height</u>

Staff analyzed the applicant's proposed dwelling height in several ways, taking into consideration several factors, including current building trends and the subject property's topography. Each analysis demonstrates that the proposed height would be compatible with the established neighborhood character.

The proposed dwelling would be designed with a side-facing gabled roof with three dormers: two cross gables on the front elevation and a shed dormer in the rear. Staff measured all heights in this paragraph from average pre-construction grade to the midpoint established between the eaves and ridge line of each gable roof as required by Zoning Ordinance section 2-154. The main gabled roof would measure 23.4 feet in height. Although it would likely not be visible from the street, the shed dormer in the rear would establish the dwelling's maximum height of 25.2 feet. The two cross gables would measure 22.3 (larger) and 20.1 (smaller) feet in height. Figures 9 and 10, below, identify the four gable roofs and their height measurements.

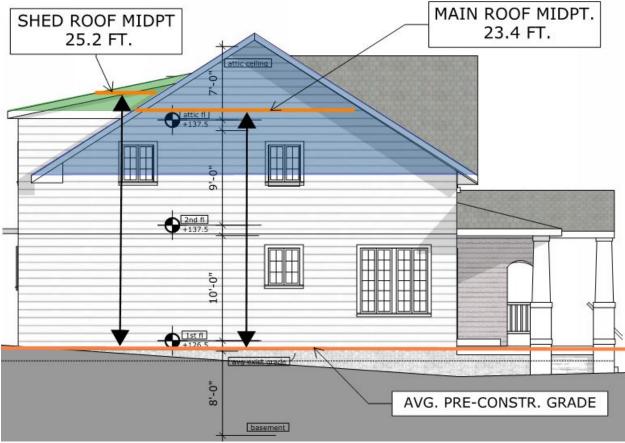


Figure 9- Main Roof Gable (in Blue), Shed Roof Gable (in Green)



Figure 10- Large and Small Cross Gables on Proposed Front Elevation

Block Face Heights

Staff compared the proposed height to the existing dwellings' heights on the west side of Old Dominion Boulevard. While the technical zoning height would be measured to the tallest midpoint established by the rear shed dormer, staff found that both its size and placement would significantly diminish its height presence. Staff found that the dwelling's visible height would likely be established by the larger but lower main front roof. At 23.4 feet in height, the main roof would be 3.9 feet or 20 percent higher than the block face average. Staff found this additional height would represent a reasonable deviation from the block face average and would appear to be compatible with the surrounding dwellings. Because the cross dormers that directly face the street are lower still, at 2.8 feet or 15% higher than the block face average, the height presence of the dwelling would be further reduced. Table 2 below shows how the proposed height compares to the established block face height.

Address	Height
3212 Old Dominion Blvd	16.30 Ft.
3206 Old Dominion Blvd	18.60 Ft.
3204 Old Dominion Blvd (adjacent neighbor)	18.90 Ft.
3208 Old Dominion Blvd	19.30 Ft.
Average of Block Face	19.50 Ft.
3210 Old Dominion Blvd	20.90 Ft.
3202 Old Dominion Blvd (subject property's larger front-facing cross gable)	22.30 Ft.
3200 Old Dominion Blvd (adjacent neighbor)	23.00 Ft.
Average of Block Face +20%	23.40 Ft.
3202 Old Dominion Blvd (subject property's main roof)	23.40 Ft.
3202 Old Dominion Blvd (subject property's rear shed dormer)	25.20 Ft.
Tallest Dwelling within Block Face + 20%	27.60 Ft.

 Table 2 – Block Face Heights (arranged shortest to tallest)

The following figure also shows a street perspective of the proposed dwelling.



Figure 11 - Street Perspective

Topography

Staff also studied the subject property's challenging topography. Staff found that the because of the topography, the applicant could not lower the dwelling any further into the ground. As with many other others on this block of Old Dominion Boulevard between Enderby Drive and Beverley Circle, the subject property's topography slopes steeply upward from front to rear.

Because of this, most dwellings on this block have an elevated first floor level and significant portions of their basement levels visible on their front façades as viewed from the street. The proposed dwelling would match this configuration. The topography poses a significant challenge because if the applicant were to lower the dwelling any further into the ground, its first floor would be below grade at the rear. This could cause significant construction challenges and water/drainage issues.

<u>Bulk</u>

The dwelling would comply with maximum FAR and minimum setback requirements. Although it would be the largest on the block, staff found that the proposed bulk would be compatible as the basement and attic represent a significant portion of gross floor area and these spaces do not visually impact the perception of bulk. In addition, because of the subject property's topography, a portion of the basement level would be visible from the street but nearly none of it would be visible from the side or rear elevations. Staff further found that additional bulk-related concerns, addressed in the design analysis, below, would lessen any bulk-related compatibility issues.

Design

The applicant proposes a two-story dwelling that would be compatible with other dwellings along Old Dominion Boulevard. Of these six dwellings, only two are two stories tall. One-and-a-half or one-and-three-quarter story dwellings make up the rest. The applicant's proposal would match this pattern because it would appear to be a one-and-a-half story dwelling as viewed from the street. Further, because the applicant proposes a roof with its gable facing the sides, the ridge of the main roof, which would be the dwellings tallest point, would be set well behind the front of the dwelling, reducing its visual impact from the street. The front porch would also lessen the perception of height and bulk by providing a visual break in the massing of the front elevation. It would also help to mask the basement level, reducing its visual impact.

Staff found that the proposed design contains elements that would establish a necessary cohesiveness with the existing neighborhood character. North Ridge has an established and eclectic feel. The block of Old Dominion Boulevard containing the subject property is no exception. The dwellings were all constructed in the late 1930's and have designs that could be described as Colonial or Tudor Revival. Their essential character is established by asymmetrical features, simple ornamentation and varied or tiered massing that limits their visible bulk and height. Most dwellings within the block face have been expanded and could be described as modified Cape Cods, characterized by the lack of a full second story and attic on top. Instead, these dwellings contain "half" second stories with dormers that create livable space on the second floor. Building materials of these dwellings include siding, painted and unpainted brick. Photographs of several of these dwellings can be found below.



Figure 12 - 3204 Old Dominion Boulevard



Figure 13 - 3210 Old Dominion Boulevard



Figure 14 - 3212 Old Dominion Boulevard

The proposed dwelling's design would almost directly mirror the established neighborhood character. The proposed Craftsman-inspired design would be asymmetrical, and its height and bulk would be presented in several planes, creating the perception of a one-and-a-half story dwelling as viewed from the street. The garage would be recessed eight feet behind the dwelling's front, reducing the visual impact of an otherwise fully exposed basement level.

The applicant's proposed fenestration, with tall, multipaned casement windows, would be consistent with the fenestration of several dwellings along Old Dominion.

Although the applicant's proposed Craftsman-inspired design would be unique on this block, the overall design would honor the essential character of the surrounding dwellings. As a result, staff found that the proposed design would be compatible with the established neighborhood character.

Additional Considerations

Staff recommends a condition that requires preservation of two trees originally slated to be removed which are located outside the limits of disturbance (Condition #2). Staff further recommends that no trees be removed from the City right-of-way without consulting the City Arborist (Condition #3).

The applicant presented the last proposal at the North Ridge Citizens' Association (NRCA) on December 9 but has not yet had a chance to present the new design to NRCA. Staff had also received correspondence from neighbors which expressed concern about the previous, withdrawn design. Although these concerns are included in the docket materials, they do not apply to this proposal. Staff provided the new design to NRCA and neighbors on January 17 but has not yet

received comments at the time of the SUP report publication.

CONCLUSION

Staff found that the proposed dwelling's height, bulk and design would be compatible with the established neighborhood character. Subject to the conditions contained in Section III of this report, staff recommends approval of the SUP request.

III. RECOMMENDED CONDITIONS

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

- 1. The dwelling's bulk, height and design shall be substantially consistent with the application materials submitted on January 15, 2020 to the satisfaction of the Director of Planning and Zoning. (P&Z)
- 2. Preserve the Flowering Dogwood (T-967) and Black Gum (T-968) trees as these are located outside the limits of disturbance. (P&Z)
- 3. Trees located within the public right-of-way shall not be removed without approval from the City Arborist. Provide evidence of correspondence with the City Arborist with the first grading plan submission regarding the preservation or removal of Tree 979, including any remedial or replacement measures recommended by the City Arborist, as necessary. (P&Z)
- 4. Applicant shall be responsible for repairs to the adjacent City right-of-way if damaged during construction activity (T&ES)
- 5. 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)
- Unless prior permission is obtained from the City construction inspector, all vehicles and trucks associated with this construction project shall not idle for more than 10 minutes. (T&ES)
- STAFF:Sam Shelby, Urban Planner, Department of Planning and Zoning
Ann Horowitz, Principal Planner, Department of Planning and Zoning
Tony LaColla, AICP, Division Chief, Department of Planning and Zoning

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

IV. CITY DEPARTMENT COMMENTS

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

Transportation & Environmental Services:

- R-1 Applicant shall be responsible for repairs to the adjacent City right-of-way if damaged during construction activity (T&ES)
- R-3 No permanent structure may be constructed over any existing private and/or public utility easements. It is the responsibility of the applicant to identify any and all existing easements on the plan. (T&ES)
- R-4 Unless prior permission is obtained from the City construction inspector, all vehicles and trucks associated with this construction project shall not idle for more than 10 minutes. (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. (Sec. 5-2-14) (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. (Sec.5-4-1.1) (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. (Sec.5-2-1) (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. (Sec.5-6-224) (T&ES)
- C-7 All secondary utilities serving this site shall be placed underground. (Sec. 5-3-3) (T&ES)
- C-8 Pay sanitary sewer connection fee prior to release of Grading Plan. (Sec. 5-6-25) (T&ES)

- C-9 Any work within the right-of-way requires a separate permit from T&ES. (Sec. 5-361) (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)

Code Enforcement:

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

Health:

No comments.

Parks, Recreation and Cultural Activities:

No comments.

Police Department:

No comments received.



APPLICATION

SPECIAL USE PERMIT

SPECIAL USE PERMIT #

PROPERTY LOCATION: 3202 Old Dominion Blvd, Alexandria, Virginia

TAX MAP REFERENCE: 014.04-10-24

ZONE: R-8

APPLICANT:

Name: Karina Vera-Lopez

Address 6522 BIRCHLEIGH WAY ALEXANDRIA VA 22315

PROPOSED LISE: Special Use Permit to construct a new single family dwelling on a developed

substandard lot pursuant to section 12-900 et seg. of the Alexandria Zoning Ordinance,

ETHE 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.

EXITHE 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.

ETTHE 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 nonbinding 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.

Frank Durkin, Designer Print Name of Applicant or Agent 2365 N. Quincy St		Signature 202-531-1455	<u>10/28/19</u>
Mailing/Street Address Arlington, VA	22207	Telephone # frank@fxdurkin.com	Fax #
City and State	Zip Code	Email address	
ACTION-PLANNING	COMMISSION:	DATE:	
ACTION-CITY COUN	CIL:	DATE:	

	SUP #			
PROPERTY OWNER'S AUTHORIZATION As the property owner of 3202 Old Dominion Blvd, Alexandria, VA , I hereby				
(Property Address) grant the applicant authorization to apply for the single family how (use)				
described in this application. Name: Karina Vera-Lopez Phone 70	03-626-9487			
Address: 6522 BIRCHLEIGH WAY ALEXAN DRIA Email: K				
Signature: Date: 1	0/28/19			

- 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):
 - [v] 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.

- Karina Vera-Lopez is the sole individual owner of the property.

OWNERSHIP AND DISCLOSURE STATEMENT

Use additional sheets if necessary

<u>1.—Applicant</u>. 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 <u>equitable interest</u> held at the time of the application in the real property which is the subject of the application.

Name	Address	Percent of Ownership
Karina Vera-Lopez	6522 Birchleigh Way Alexandria, VA 22315	100%
2		
3		

2. <u>Property</u>. State the name, address and percent of ownership of any person or entity owning an interest in the property located at <u>3202 Old Dominion Blvd</u>, Alexandria, VA (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 <u>equitable</u> interest held at the time of the application in the real property which is the subject of the application.

N	lame	Address	Percent of Ownership
^{1.} Kanna Ve	ra-Lopez	6522 Birchisigh Way Alexandria VA 22315	100%
2			

3. Business or Financial Relationships. Each person or entity indicated above in sections 1 and 2, with an ownership interest in the applicant or in the subject property are require to disclose any business or financial relationship, as defined by <u>Section 11-350 of the Zonino Ordinance</u>, existing at the time of this application, or within the12-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. Karina Vera-Lopez	N/A	N/A	
2			

NOTE: Bus trees or financial relationships of the type described in Sec. 11-350 that arise effor 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 atlest to the best of my ability that the information provided above is true and correct.

10/28/19	Frank Durkin, Designer	
Date	Printed Name	

Signature

SUP #			

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

[] Yes. Provide proof of current City business license

[7] 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.)

The property shall be used exclusively as a single-family residence. The SUP is being submitted to request approval to construct a single-family dwelling with one single garage door. The existing structure would be demolished to facilitate the construction of the new home. The site is an R-8 residential zone, but is of a substandard size at 7505 sf. The design meets all zoning regulations with respect to setbacks, FAR, and height requirements. Because the lot is less than 65' in width, we are providing a single garage door facing the street which is located 8' behind the front face of the house, in accordance with regulation 7-2502. We believe the design to be compatible with existing neighborhood area with respect to the bulk, height, and design. (See attached surrounding neighborhood homes.)

SUP #

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: Section 12-900 Special Use Permit to construct a single family dwelling.
- 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). N/A - Single family dwelling
 - B. How many employees, staff and other personnel do you expect? Specify time period (i.e., day, hour, or shift).
 N/A - Single family dwelling.
- 6. Please describe the proposed hours and days of operation of the proposed use: N/A- Single family dwelling.

Day:	Hours:

- 7. Please describe any potential noise emanating from the proposed use.
 - A. Describe the noise levels anticipated from all mechanical equipment and patrons.

N/A Single family dwell	ling
-------------------------	------

B. How will the noise be controlled?

N/A Single family dwelling.

SUP #

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

N/A - Single family dwelling.

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)
 <u>The single family home will use standard rolling trash and recycle containers</u> <u>supplied by the city and typical to residential homes.</u>
- B. How much trash and garbage will be generated by the use? (i.e. # of bags or pounds per day or per week)

One recycle and trash container per week.

C. How often will trash be collected?

Once per week as per normal homeowner pickups.

- 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: <u>NOTE: Small quantities of cleaning solvents generally recognized to be appropriate</u> for residential use in the operation of the home will be stored, such as solvents and

disposed of in accordance with applicable regulations.

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: NOTE: Small quantities of cleanings solvents generally recognized to be appropriate for residential use in the operation of the residence will be stored, used and disposed in accordance with applicable regulations.

12. What methods are proposed to ensure the safety of nearby residents, employees and patrons? 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.

SUP #_			

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?

Not Applicable.

PLEASE NOTE: Pursuant to Section 8-200 (C) of the Zoning Ordinance, commercial and industrial uses may provide offsite 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? <u>Not Applicab</u>

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					

			SUP #		
	B.	Where are off-street loading facilities located?			
		Not Applicable			
	C.	During what hours of the day do you expect loading/unloa	•		
	D.	How frequently are loading/unloading operations expected	d to occur, per	day or	per week, as appropriate?
		Not Applicable		_	
16.	Not A	t access to the subject property adequate or are any street ary to minimize impacts on traffic flow? oplicable	t improvemente	s, such a	as a new turning lane,
311E	CHAN	ACTERISTICS			
17.	Will the	proposed uses be located in an existing building?	[] Yes	[⁄] No	
	Do you	propose to construct an addition to the building?	[] Yes	[-] No	(Propose to
	How lar	ge will the addition be? square feet.			demolish the existing and construct a new
18.	What wi	Il the total area occupied by the proposed use be?			dwelling.)
	N/A	sq. ft. (existing) + $2,613$ sq. ft. (addition if any) = 2	2,613sq. ft. (1	total)	(New Construction)
19.		posed use is located in: <i>(check one)</i> nd alone building			
		use located in a residential zone			

[] a warehouse

End of Application



Department of Planning and Zoning Floor Area Ratio and Open Space Calculations for **Single and Two-Family Residential Outside Historic Districts**

A

	Ŭ			
Α.	Property Info	rmation		
A1.	3202 Old Dominic	on Blvd	R-8	
	Street Address		Zone	
A2.	2. 7,506.00 Total Lot Area		C 0.35 = 2,627.10 Floor Area Ratio Allowed by Zone Maximum Allowable Floor Area	
В.	Existing Gros			
	Existing Gross		Allowable Exclusions** Basement**	
	Basement	790.00	B1. Evisting Cross Floer Areat	q. Ft.
	First Floor	1,190.30		
	Second Floor	790.00	Mechanical** B2. U.00 Allowable Floor Exclusions**	q. Ft.
	Third Floor		Attic less than 7'**	a Et
	Attic		Porches** Existing Floor Area Minus Exclusion	q. Ft. Is
	Porches		Balcony/Deck** (subtract B2 from B1)	
	Balcony/Deck		Garage** Comments for Existing Gross Floor Ar	rea
	Garage		Other***	
	Other***		Other***	
B1.	Total Gross	2,770.30	32. Total Exclusions 0.00	
	Basement First Floor Second Floor Third Floor Attic		Stairways** Proposed Gross Floor Area* Mechanical** 0.00 Attic less than 7'** Allowable Floor Exclusions**	q. Ft. q. Ft. q. Ft.
	Porches Balcony/Deck		Balcony/Deck** (subtract C2 from C1) Garage**	
	Garage		Other*** Notes	
	Other***		Other*** *Gross floor area for residential single	e and
C1.	<u>Total Gross</u>	0.00	C2. <u>Total Exclusions</u> 0.00 two-family dwellings in the R-20, R-12, R-5, R-2-5, RB and RA zones (not inclu properties located within a Historic Distri the sum of all areas under roof of a	uding ict) is
D.	Total Floor A	rea	E. Open Space (RA & RB Zones) <i>measured from exterior walls.</i>	
D1.	2,770.30 Total Floor Area (E1. Sq. Ft. Existing Open Space Sq. Ft. Existing Open Space	aff for ons.
D2.	2,627.10 Total Floor Area	Sq. Ft.	E2. Sq. Ft. exclusions.	
	by Zone (A2)		Required Open Space *** Refer to the Zoning Ordinance (Sect. E3. Sq. Ft. Proposed Open Space Sq. Ft. Proposed Open Space balconies, retractable awnings, etc.	aff for tional

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 for Single and Two-Family Residential Outside Historic Districts

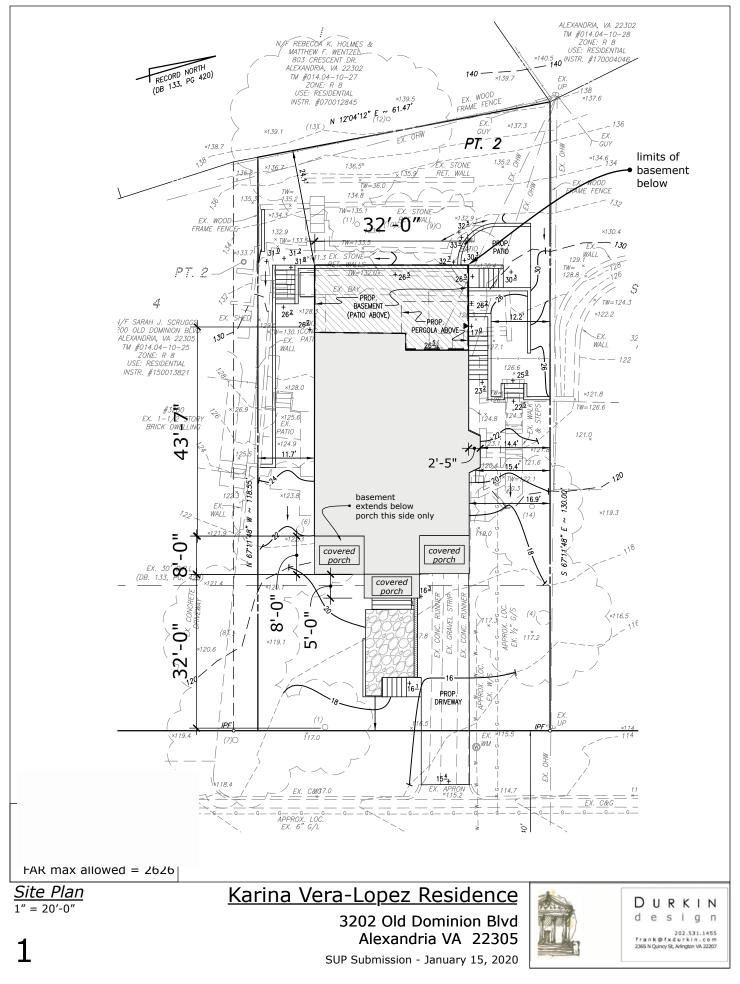
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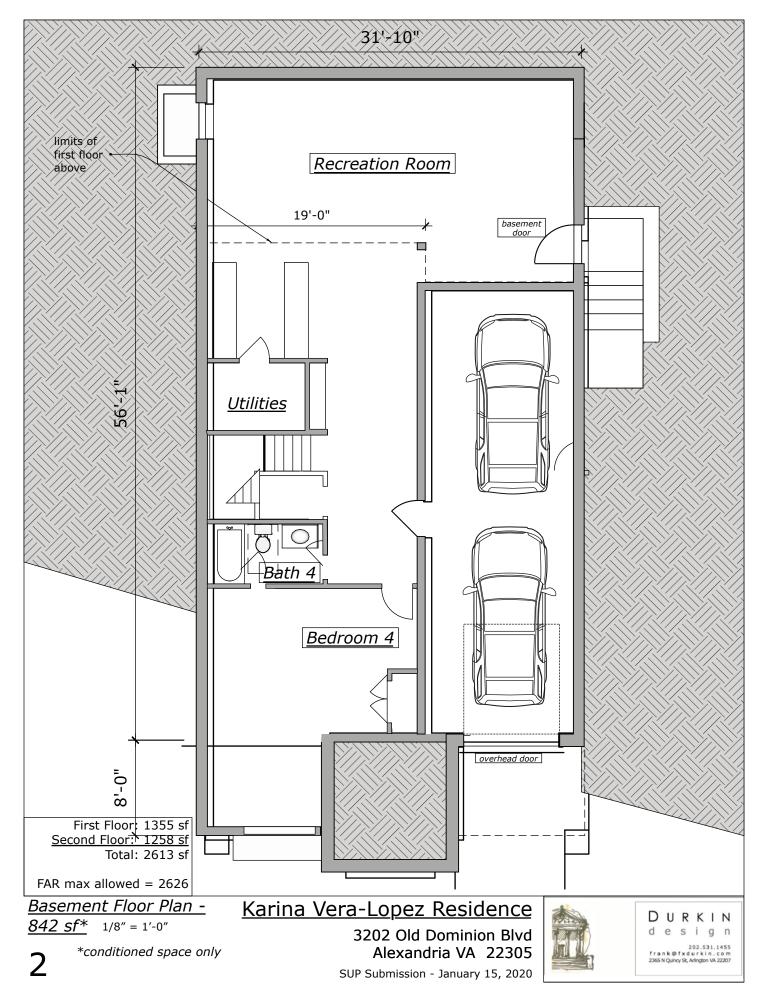
RGTN	Single	and Two-F	am	nily Reside	ntial Outsic	de	Hi	storic Districts
A. A1.	Property Info 3202 Old Dominio Street Address						R-8 Zon	e
A2.	7,506.00		x	0.35		=	2,62	7.10
	Total Lot Area			Floor Area Ratio A	llowed by Zone		Maxi	mum Allowable Floor Area
	Existing Gross Existing Gross Basement First Floor Second Floor Third Floor Attic Porches Balcony/Deck Garage Other*** Total Gross		B2.	Allowable Exclu Basement** Stairways** Mechanical** Attic less than 7'** Porches** Balcony/Deck** Garage** Other*** Other***			B1. B2. B3. Cor	0.00 Sq. Ft. Existing Gross Floor Area* 0.00 Sq. Ft. Allowable Floor Exclusions** 0.00 Sq. Ft. Existing Floor Area Minus Exclusions (subtract B2 from B1) mments for Existing Gross Floor Area
			,	()			
C.	Proposed Gross	oss Floor Area s Area		Allowable Exclu	sions**			
	Basement	2,106.50		Basement**	2,106.50		C1	6,362.50 Sq. Ft.
	First Floor	1,390.00		Stairways**	145.00		•	Proposed Gross Floor Area*
	Second Floor	1,310.00		Mechanical**	12.00		C2.	3,819.50 Sq. Ft.
	Third Floor			Attic less than 7'**	1,310.00			Allowable Floor Exclusions**
	Attic	1.310.00		Porches**	246.00		C3.	
	Porches	246.00		Balcony/Deck**				Proposed Floor Area Minus Exclusions (subtract C2 from C1)
	Balcony/Deck			Garage**				
	Garage			Other***				
	Other***							Notes
		6 262 50		Other***	2 840 50			*Gross floor area for residential single and two-family dwellings in the R-20, R-12, R-8,
C1.	<u>Total Gross</u>	6,362.50	C2	. <u>Total Exclusions</u>	3,819.50			R-5, R-2-5, RB and RA zones (not including properties located within a Historic District) is
D.	Total Floor A	rea		E. Open Spa	Ce (RA & RB Zones))		the sum of <u>all areas under roof of a lot</u> , measured from exterior walls.
D1.	2,543.00	Sq. Ft.		E1.	Sq. I	Ft.		** Refer to the Zoning Ordinance (Section 2-145(A)) and consult with Zoning Staff for
	Total Floor Area ((add B3 and C3)	Existing Open Space					information regarding allowable exclusions. Sections may also be required for some
D2.	2,627.10	Sq. Ft.		E2.	Sq. I	Ft.		exclusions.
	Total Floor Area / by Zone <i>(A2)</i>	Allowed		Required Op E3. Proposed Op	Sq. I	Ft.		*** Refer to the Zoning Ordinance (Section 2-145(A)) and consult with Zoning Staff for additional allowable exclusions. Additional exclusions may include space under balconies, retractable awnings, etc.

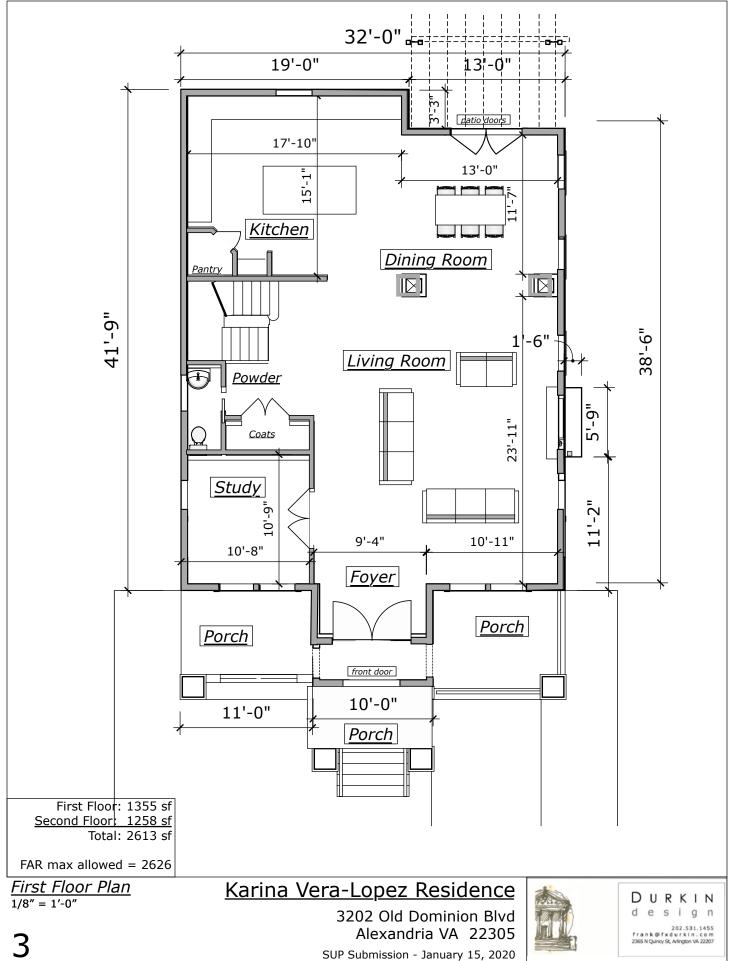
The undersigned hereby certifies and attests that, to the best of his/her knowledge, the above computations are true and correct.

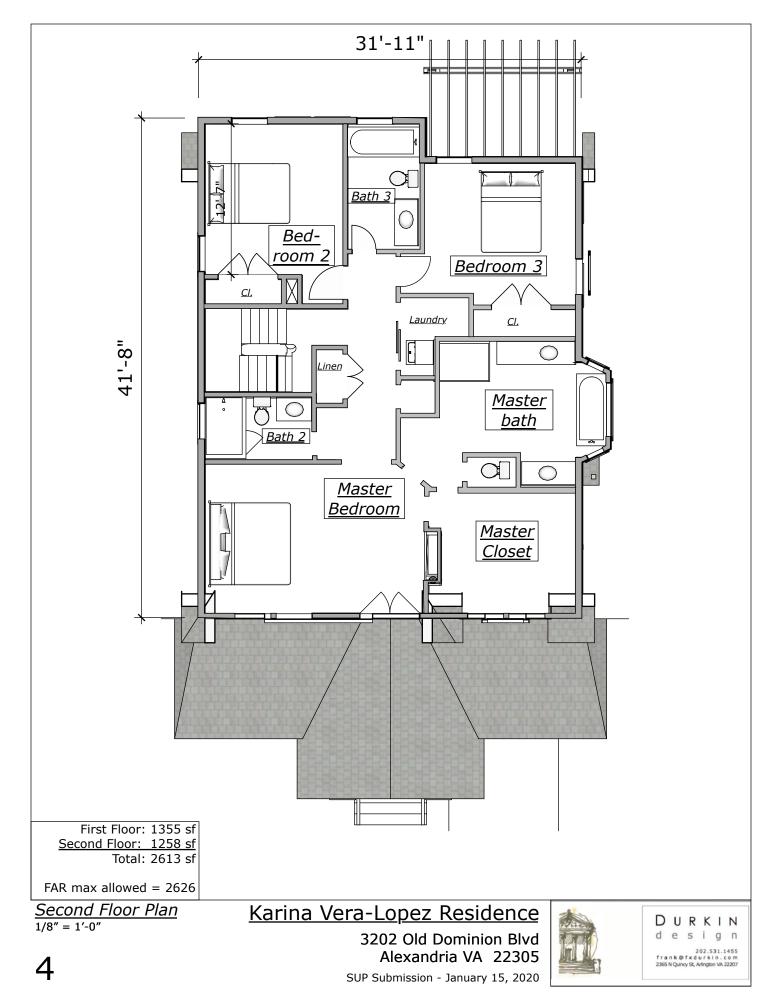
Signature: _

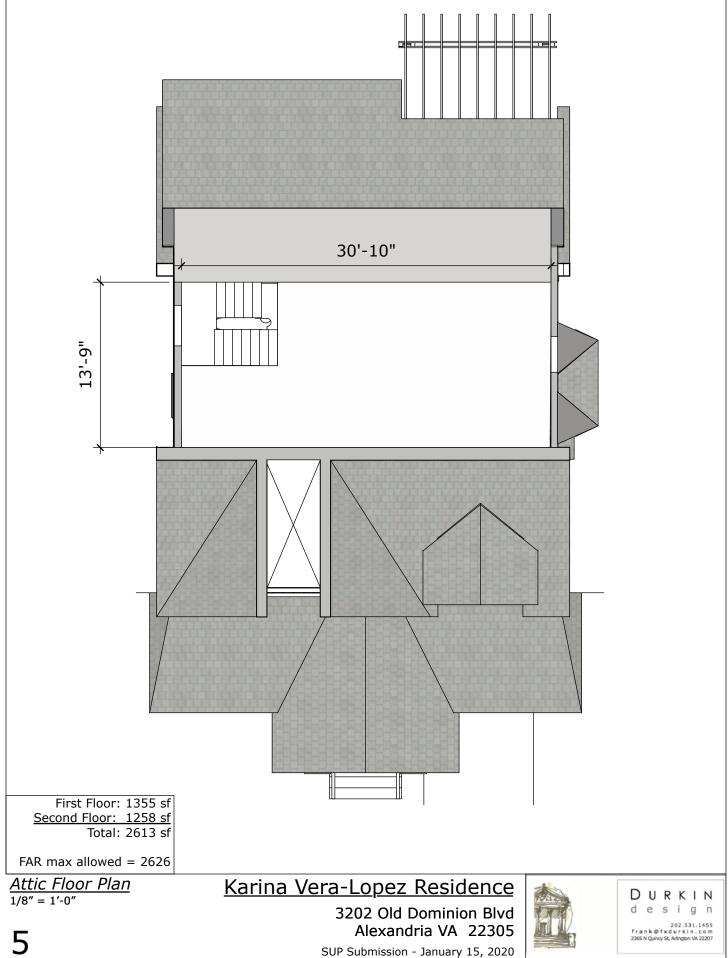
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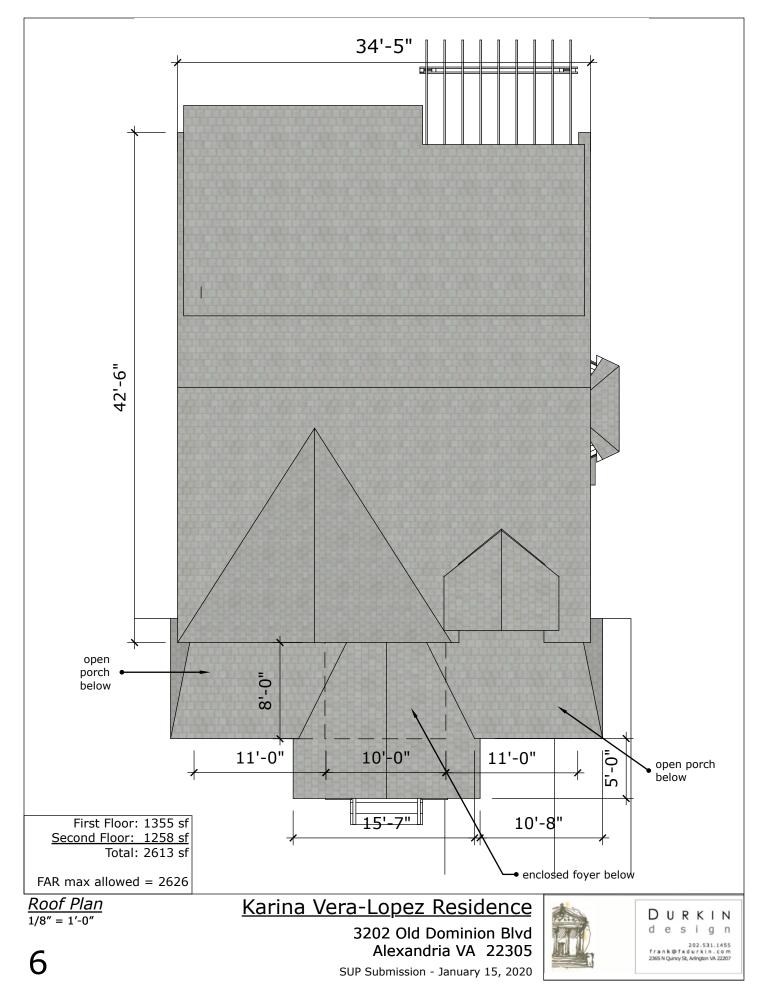








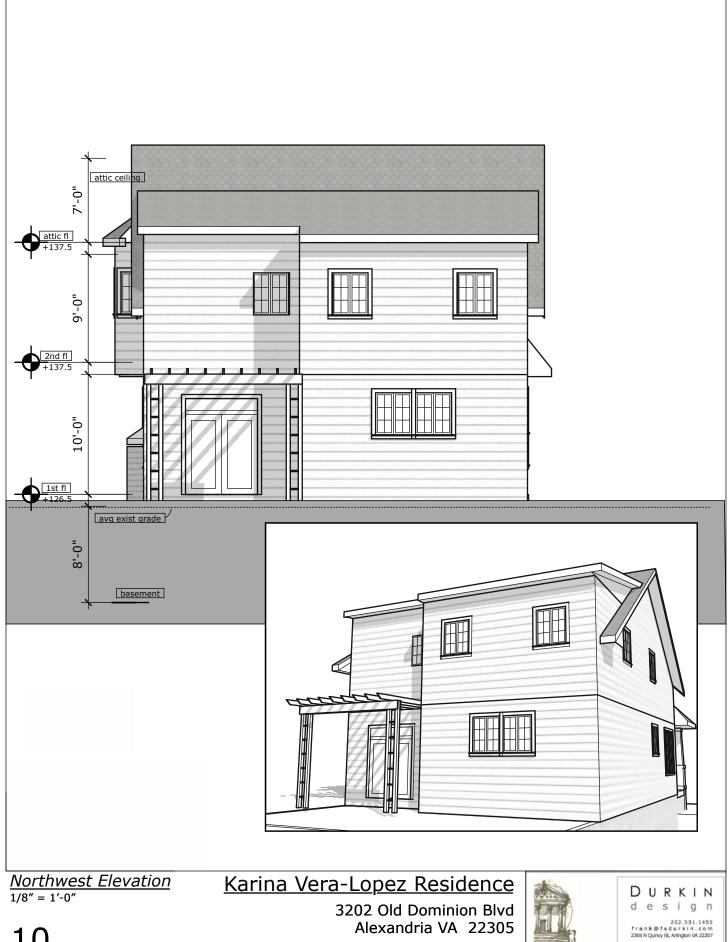




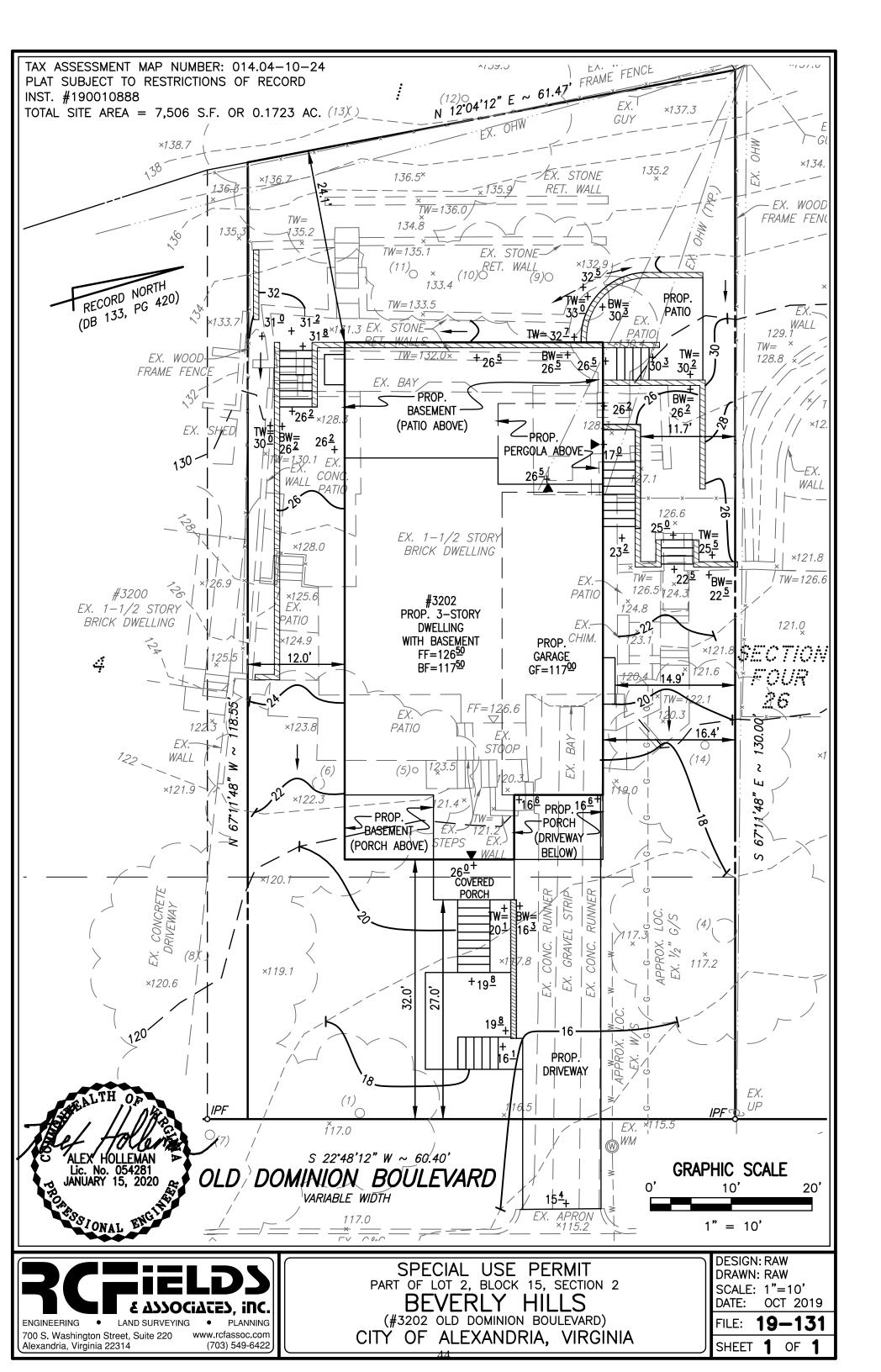




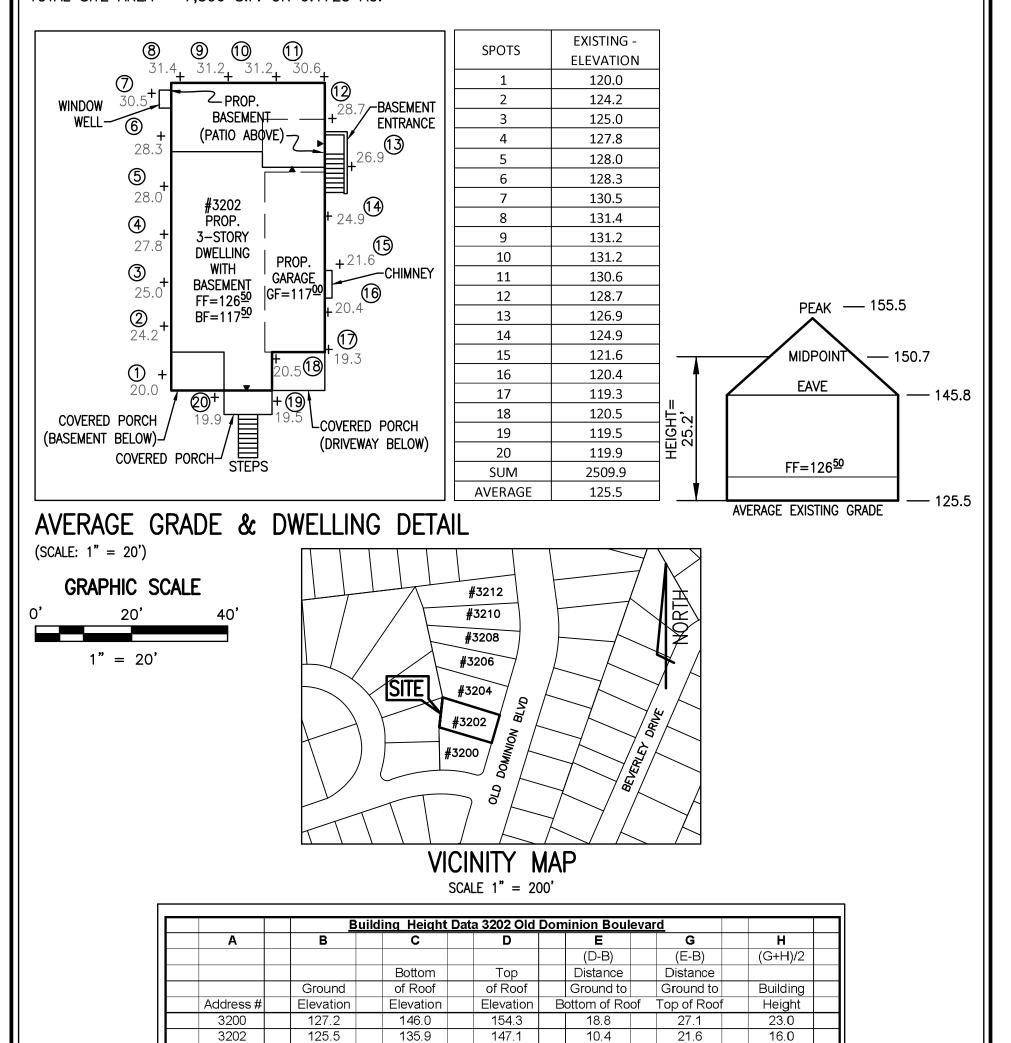




SUP Submission - January 15, 2020



TAX ASSESSMENT MAP NUMBER: 014.04-10-24 PLAT SUBJECT TO RESTRICTIONS OF RECORD INST. #190010888 TOTAL SITE AREA = 7,506 S.F. OR 0.1723 AC.

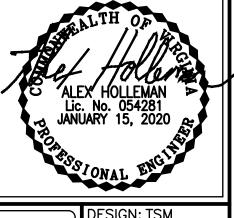


3204	119.5	134.1	142.7	14.0	Z3.Z	10.9	1
3206	116.3	128.5	141.3	12.2	25.0	18.6	
3208	113.9	129.0	137.5	15.1	23.6	19.4	
3210	111.0	128.2	135.6	17.2	24.6	20.9	
3212	107.1	117.7	129.0	10.6	21.9	16.3	

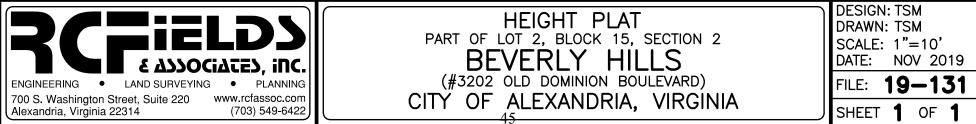
147.1

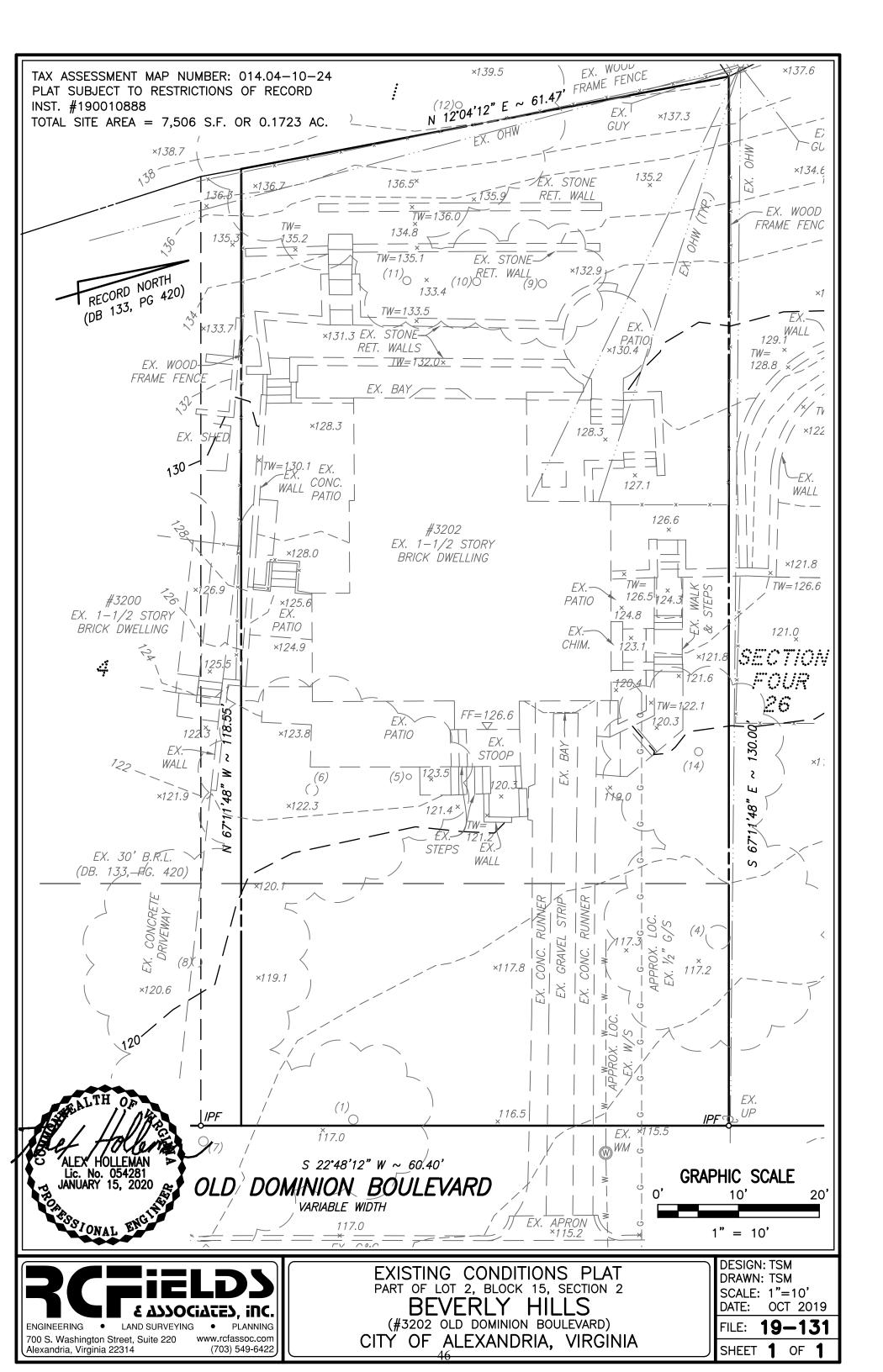
125.5

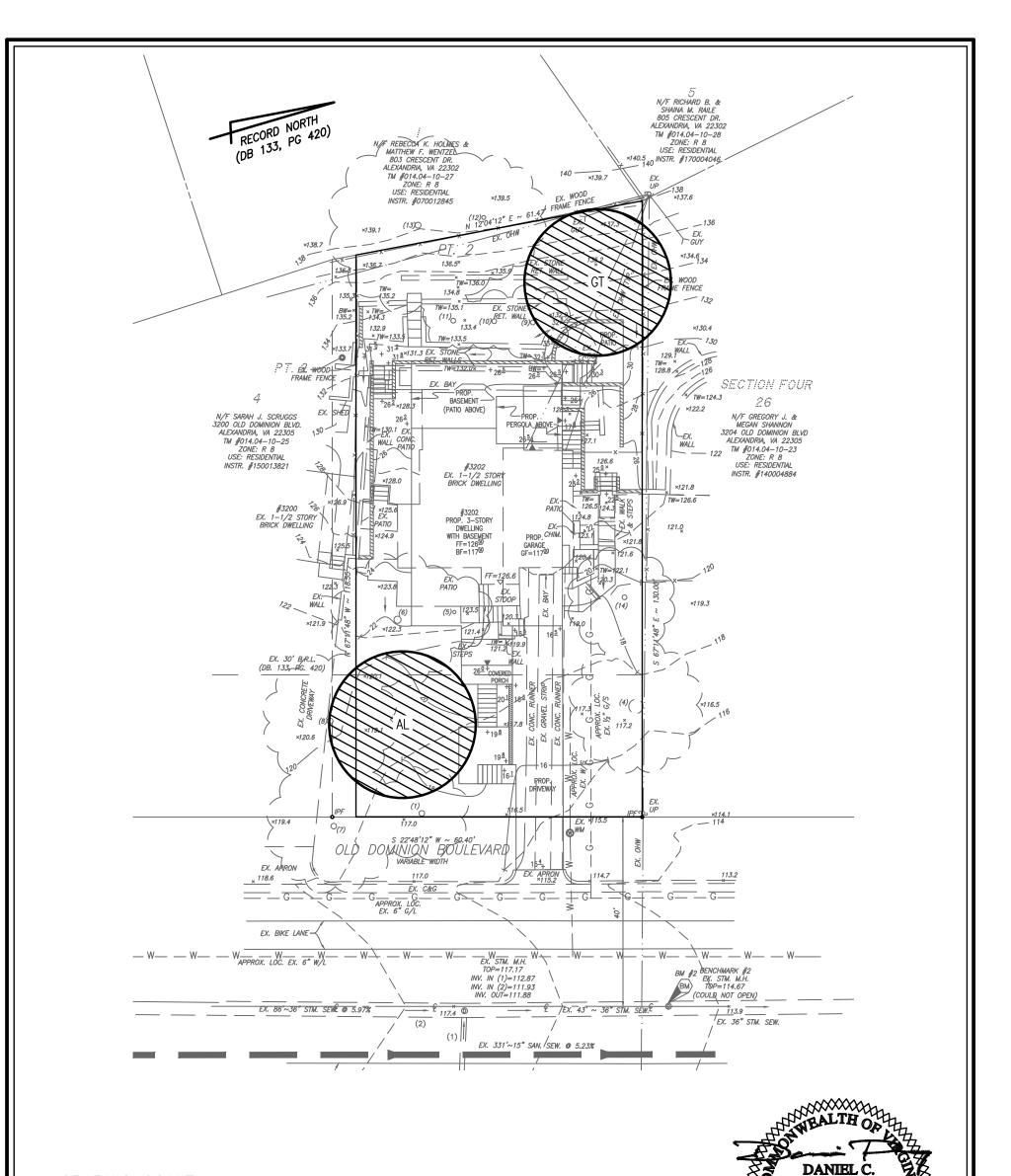
135.9

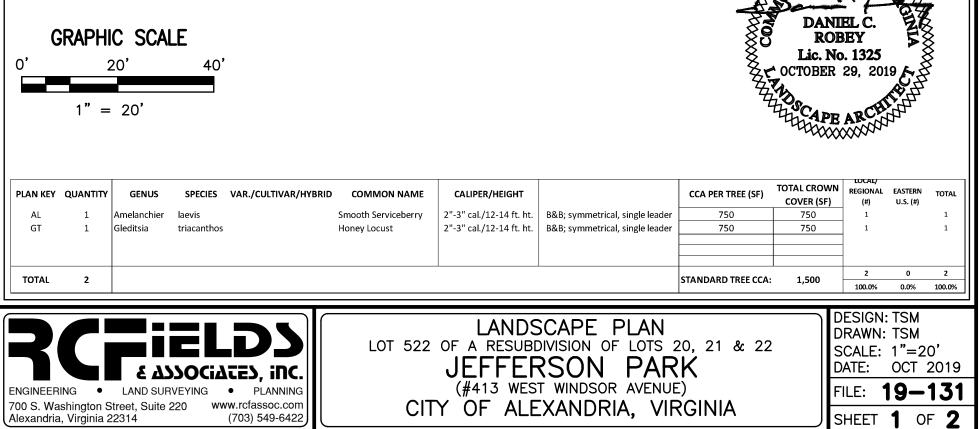


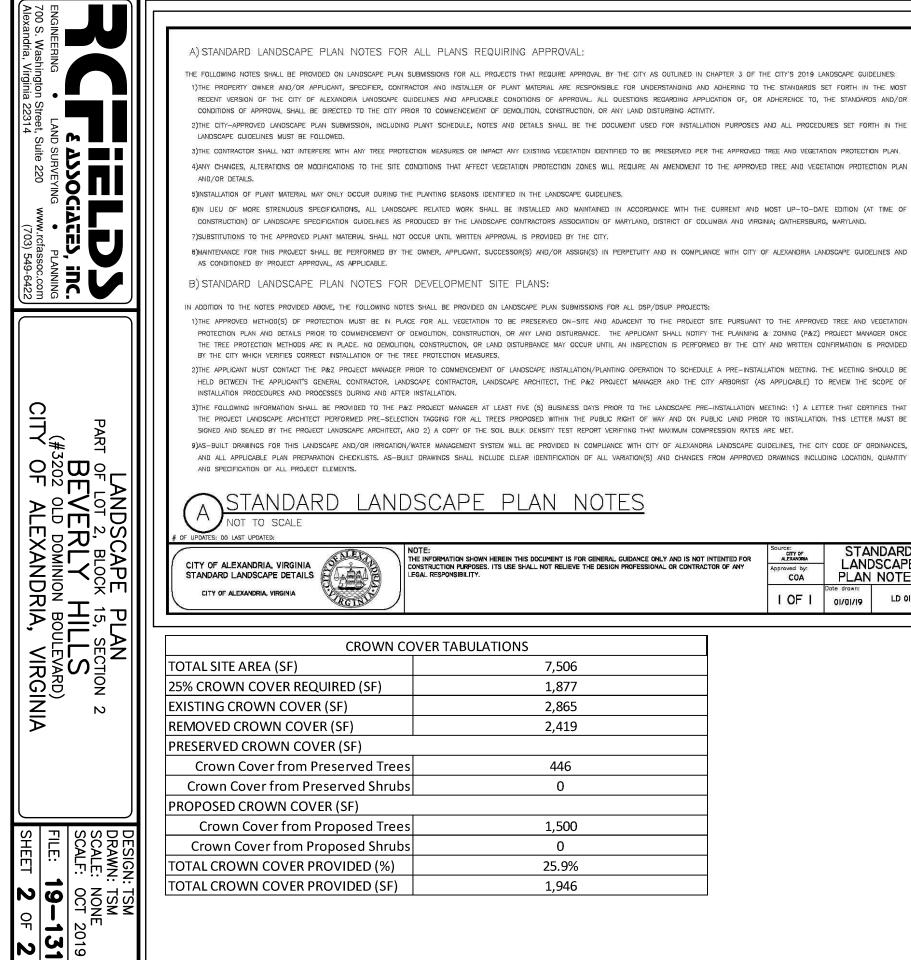
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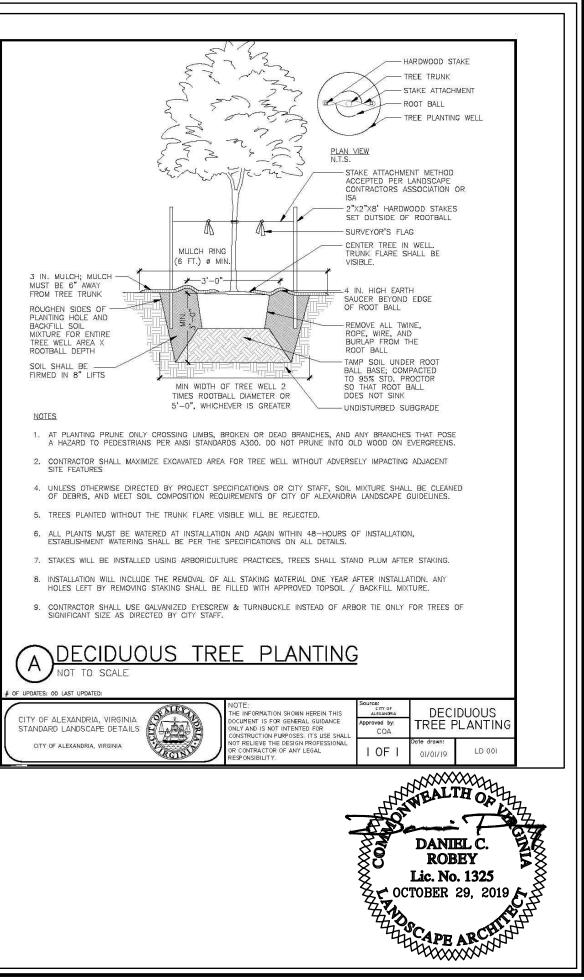






)THE CONTRACTOR SHALL NOT INTERFERE WITH ANY TREE PROTECT	ION MEASURES OR IMPACT ANY EXISTING VEGETATION IDENTIFIED TO BE PRESERVED PER THE APPROVED	TREE AND VEGETATION PROTECTION PLAN.				
)ANY CHANGES, ALTERATIONS OR MODIFICATIONS TO THE SITE COL AND/OR DETAILS.	NDITIONS THAT AFFECT VEGETATION PROTECTION ZONES WILL REQUIRE AN AMENDMENT TO THE APPROVED	TREE AND VEGETATION PROTECTION PLAN				
)INSTALLATION OF PLANT MATERIAL MAY ONLY OCCUR DURING THE	PLANTING SEASONS IDENTIFIED IN THE LANDSCAPE GUIDELINES.					
• an instant and instantial province and the second s	E RELATED WORK SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE CURRENT AND	Enclared when when relation interferences where consistent relation				
	DEUCED BY THE LANDSCAPE CONTRACTORS ASSOCIATION OF MARYLAND, DISTRICT OF COLUMBIA AND VIRGII	NIA; GAITHERSBURG, MARYLAND.				
	JBSTITUTIONS TO THE APPROVED PLANT MATERIAL SHALL NOT OCCUR UNTIL WRITTEN APPROVAL IS PROVIDED BY THE CITY. ANTENANCE FOR THIS PROJECT SHALL BE PERFORMED BY THE OWNER, APPLICANT, SUCCESSOR(S) AND/OR ASSIGN(S) IN PERPETUITY AND IN COMPLIANCE WITH CITY OF ALEXANDRIA LANDSCAPE GUIDELINES AND S CONDITIONED BY PROJECT APPROVAL, AS APPLICABLE.					
STANDARD LANDSCAPE PLAN NOTES FOR	DEVELOPMENT SITE PLANS:					
ADDITION TO THE NOTES PROVIDED ABOVE, THE FOLLOWING NOTES	SHALL BE PROVIDED ON LANDSCAPE PLAN SUBMISSIONS FOR ALL DSP/DSUP PROJECTS:					
PROTECTION PLAN AND DETAILS PRIOR TO COMMENCEMENT OF D	FOR ALL VEGETATION TO BE PRESERVED ON-SITE AND ADJACENT TO THE PROJECT SITE PURSUANT EMOLITION, CONSTRUCTION, OR ANY LAND DISTURBANCE. THE APPLICANT SHALL NOTIFY THE PLANNING OF CONSTRUCTION, OR LAND DISTURBANCE MAY OCCUR UNTIL AN INSPECTION IS PERFORMED BY THE CITY E PROTECTION MEASURES.	2 ZONING (P&Z) PROJECT MANAGER ONCE				
	OR TO COMMENCEMENT OF LANDSCAPE INSTALLATION/PLANTING OPERATION TO SCHEDULE A PRE-INSTAL CAPE CONTRACTOR, LANDSCAPE ARCHITECT, THE P&Z PROJECT MANAGER AND THE CITY ARBORIST (AS INSTALLATION.					
THE PROJECT LANDSCAPE ARCHITECT PERFORMED PRE-SELECTION	PROJECT MANAGER AT LEAST FIVE (5) BUSINESS DAYS PRIOR TO THE LANDSCAPE PRE-INSTALLATION M N TAGGING FOR ALL TREES PROPOSED WITHIN THE PUBLIC RIGHT OF WAY AND ON PUBLIC LAND PRIOF D 2) A COPY OF THE SOIL BULK DENSITY TEST REPORT VERIFYING THAT MAXIMUM COMPRESSION RATES A	R TO INSTALLATION. THIS LETTER MUST BE				
· · · · · · · · · · · · · · · · · · ·	ATER MANAGEMENT SYSTEM WILL BE PROVIDED IN COMPLIANCE WITH CITY OF ALEXANDRIA LANDSCAPE GL DRAWINGS SHALL INCLUDE CLEAR IDENTIFICATION OF ALL VARIATION(S) AND CHANGES FROM APPROVED					
A STANDARD LAND	SCAPE PLAN NOTES					
PDATES: 00 LAST UPDATED:	DTE:					
TY OF ALEXANDRIA, VIRGINIA	E INFORMATION SHOWN HEREIN THIS DOCUMENT IS FOR GENERAL GUIDANCE ONLY AND IS NOT INTENTED FOR NSTRUCTION PURPOSES. ITS USE SHALL NOT RELIEVE THE DESIGN PROFESSIONAL OR CONTRACTOR OF ANY GAL RESPONSIBILITY.	Source: areas and a second and a second and a second a s				
CITE A						
CROWN CO	VER TABULATIONS					
AL SITE AREA (SF)	7,506					
CROWN COVER REQUIRED (SF)	1,877					
TING CROWN COVER (SF)	2,865					
OVED CROWN COVER (SF)	2,419					
SERVED CROWN COVER (SF)	2,413					
Crown Cover from Preserved Trees	446					
rown Cover from Preserved Shrubs	0					
POSED CROWN COVER (SF)	4.500					
Crown Cover from Proposed Trees	1,500					
Crown Cover from Proposed Shrubs	0					
AL CROWN COVER PROVIDED (%)	25.9%					
AL CROWN COVER PROVIDED (SF)	1,946					
		48				

when we we we we want
MULCH; MULCH BE 6" AWAY I TREE TRUNK SHEN SIDES OF TING HOLE AND FILL SOIL JRE FOR ENTIRE WELL AREA X BALL DEPTH SHALL BE
ED IN 8" LIFTS MIN WIDTH TIMES ROOT 5'-0", WHIC
AT PLANTING PRUNE ONLY CROSSING LIMBS, A HAZARD TO PEDESTRIANS PER ANSI STAND
CONTRACTOR SHALL MAXIMIZE EXCAVATED ARE SITE FEATURES
UNLESS OTHERWISE DIRECTED BY PROJECT S

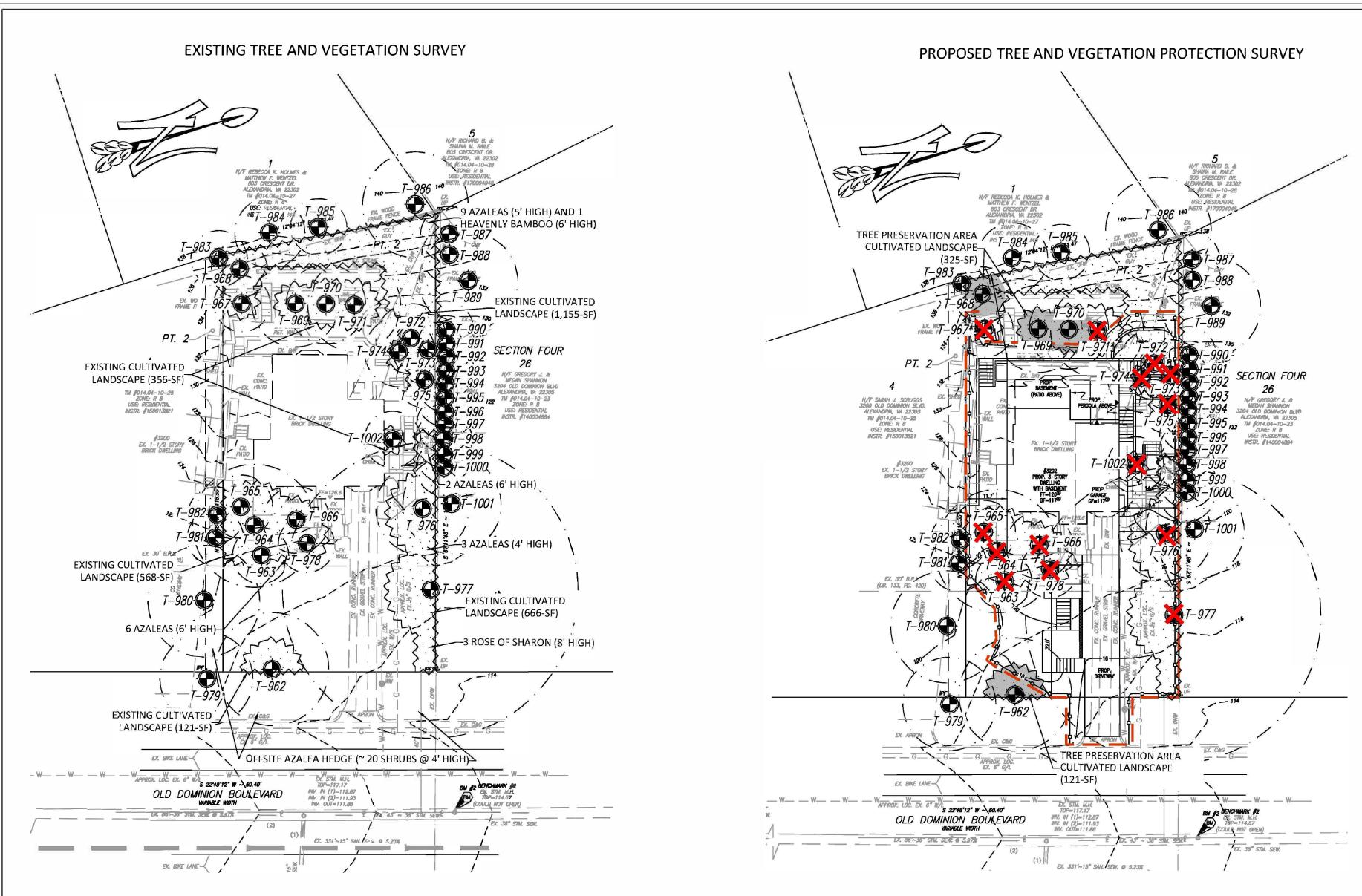


STANDARD

LANDSCAPE

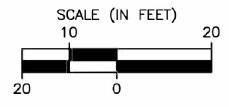
PLAN NOTES

LD 016



Tree Number	Common Name	Scientific Name	Size (dia. @ 54-in. above grade)	Critical Root Zone (feet)		Likelihood of Survival of Construction	Remove?	Offsite or Shared	Notes & Recommendations
962	Crepe Myrtle	Lagerstroemia spp.	16.0	16.0	100%	High	Save		
963	Japanese Maple	Acer palmatum	4.0	8.0	88%	None, within LOD	TBR		Some small dead limbs
964	Eastern Redcedar	Juniperus virginiana	17.5	17.5	56%	None, within LOD	TBR		Dead limbs, dieback, thin canopy
965	Waxleaf Privet	Ligustrum japonicum	9.0	9.0	100%	None, within LOD	TBR		
966	Waxleaf Privet	Ligustrum japonicum	9.5	9.5	100%	None, within LOD	TBR		
967	Flowering Dogwood	Cornus florida	5.4	8.0	81%	Low	TBR*		Some small dead limbs; prune to ANSI A300 Standard
968	Black Gum	Nyssa sylvatica	4.6	8.0	78%	High	Save		Some small dead limbs; prune to ANSI A300 Standard
969	Crepe Myrtle	Lagerstroemia spp.	12.4	12.4	100%	High	Save		
970	Crepe Myrtle	Lagerstroemia spp.	11.3	11.3	100%	High	Save		
971	Crepe Myrtle	Lagerstroemia spp.	13.2	13.2	100%	Low	TBR*		
972	Winterberry	llex verticillata	10.0	10.0	100%	None, within LOD	TBR		Multi-stem
973	Winterberry	llex verticillata	10.0	10.0	100%	None, within LOD	TBR		Multi-stem
974	Winterberry	llex verticillata	10.0	10.0	100%	None, within LOD	TBR		Multi-stem
975	Southern Magnolia	Magnolia grandiflora	2.1	8.0	100%	None, within LOD	TBR		
976	American Holly	llex opaca	13.2	13.2	75%	None, within LOD	TBR		Some small dead limbs, double-stem
977	Southern Magnolia	Magnolia grandiflora	42.0	42.0	91%	None, within LOD	TBR		Some small dead limbs, multi-stem
978	Flowering Dogwood	Cornus florida	2.0	8.0	75%	None, within LOD	TBR		Some small dead limbs, small cavities
979	Turkey Oak	Quercus cerris	13.2	13.2	97%	High		Offsite	Some small dead limbs
980	White Oak	Quercsu alba	15.9	15.9	88%	High		Offsite	Some small dead limbs
981	Waxleaf Privet	Ligustrum japonicum	4.0	8.0	100%	High		Offsite	
982	Burning Bush	Euonymus alatus	4.0	8.0	100%	High		Offsite	
983	Black Cherry	Prunus serotina	4.0	8.0	69%	High		Offsite	Dead limbs, dieback
984	Shagbark Hickory	Carya ovata	10.0	10.0	72%	High		Offsite	Some dead limbs, dieback
985	Black Cherry	Prunus serotina	7.0	8.0	59%	High		Offsite	Dead limbs, dieback
986	White Mulberry	Morus alba	15.0	15.0	75%	High		Offsite	Some small dead limbs, invasive species
987	Eastern Hemlock	Tsuga canadensis	6.0	8.0	97%	High		Offsite	Some small dead limbs, multi-stem
988	American Holly	llex opaca	6.0	8.0	97%	High		Offsite	Some small dead limbs, multi-stem
989	River Birch	Betula nigra	14.0	14.0	97%	High		Offsite	Multi-stem
990	Norway Spruce	Picea abies	6.0	8.0	97%	High		Offsite	
991	American Holly	llex opaca	6.0	8.0	97%	High		Offsite	
992	Southern Magnolia	Magnolia grandiflora	6.0	8.0	97%	High		Offsite	
993	Southern Magnolia	Magnolia grandiflora	6.0	8.0	97%	High		Offsite	
994	Southern Magnolia	Magnolia grandiflora	6.0	8.0	97%	High		Offsite	
995	Southern Magnolia	Magnolia grandiflora	6.0	8.0	97%	High		Offsite	
996	American Holly	llex opaca	2.5	8.0	97%	High		Offsite	
997	American Holly	llex opaca	2.5	8.0	97%	High		Offsite	
998	American Holly	llex opaca	2.5	8.0	97%	High		Offsite	
999	American Holly	llex opaca	2.5	8.0	97%	High		Offsite	
1000	American Holly	llex opaca	2.5	8.0	97%	High		Offsite	
1001	American Holly	llex opaca	14.0	14.0	75%	High		Offsite	Some small dead limbs
1002	Burning Bush	Euonymus alatus	4.0	8.0	100%	None, within LOD	TBR		

NOTES: 6. TOTAL CANOPY COVER: 2,866 SQUARE FEET (SF). 7. TOTAL SITE AREA: 7,506 SF. 8. PERCENT OF SITE COVERED: 38.2%



NOTES:

1. SHARED/OFFSITE TREES SHALL NOT BE REMOVED WITHOUT WRITTEN PERMISSION FROM AFFECTED ADJACENT PROPERTY OWNERS.

*2. TREES NOTED FOR REMOVAL WITHIN THE SAVE AREAS SHALL BE DONE SO BY HAND WITHOUT THE USE OF HEAVY MACHINERY.

3. OFFSITE TREES WERE ASSESSED FROM THE SUBJECT PROPERTY SO NOT TO TRESPASS ONTO ADJACENT PROPERTY. DBH MEASUREMENTS AND TREE LOCATIONS ARE APPROXIMATE.

4. TREES LOCATED WITHIN OR ON THE LIMITS OF DISTURBANCE, OR RATED AS BEING "POOR" IN CONDITION, ARE RECOMMENDED FOR REMOVAL BY TNT ARBORISTS DUE TO THE LIKELIHOOD OF TREE FAILURE. HOWEVER, AT THE DISCRETION OF THE APPLICANT, SOME OF THESE MAY BE PRESERVED DURING CONSTRUCTION WITH THE APPROVAL OF THE CITY.



EXISTING CULTIVATED LANDSCAPE (2,866-SF)

TREE PRESERVATION AREA (CULTIVATED LANDSCAPE) (446-SF)



CRITICAL ROOT ZONE (CRZ)

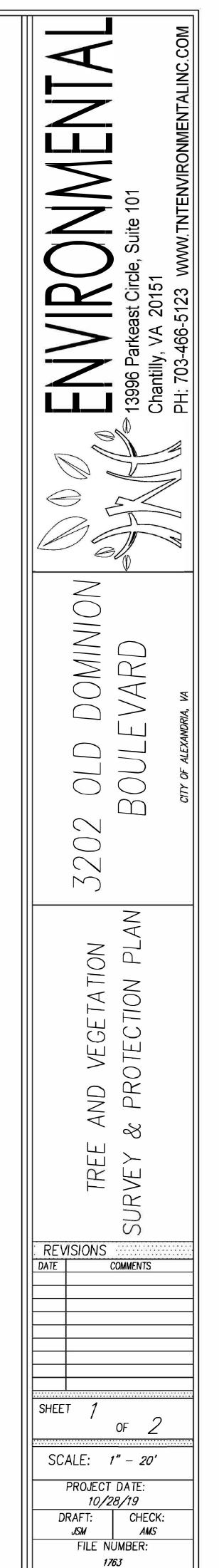
TREE LOCATION

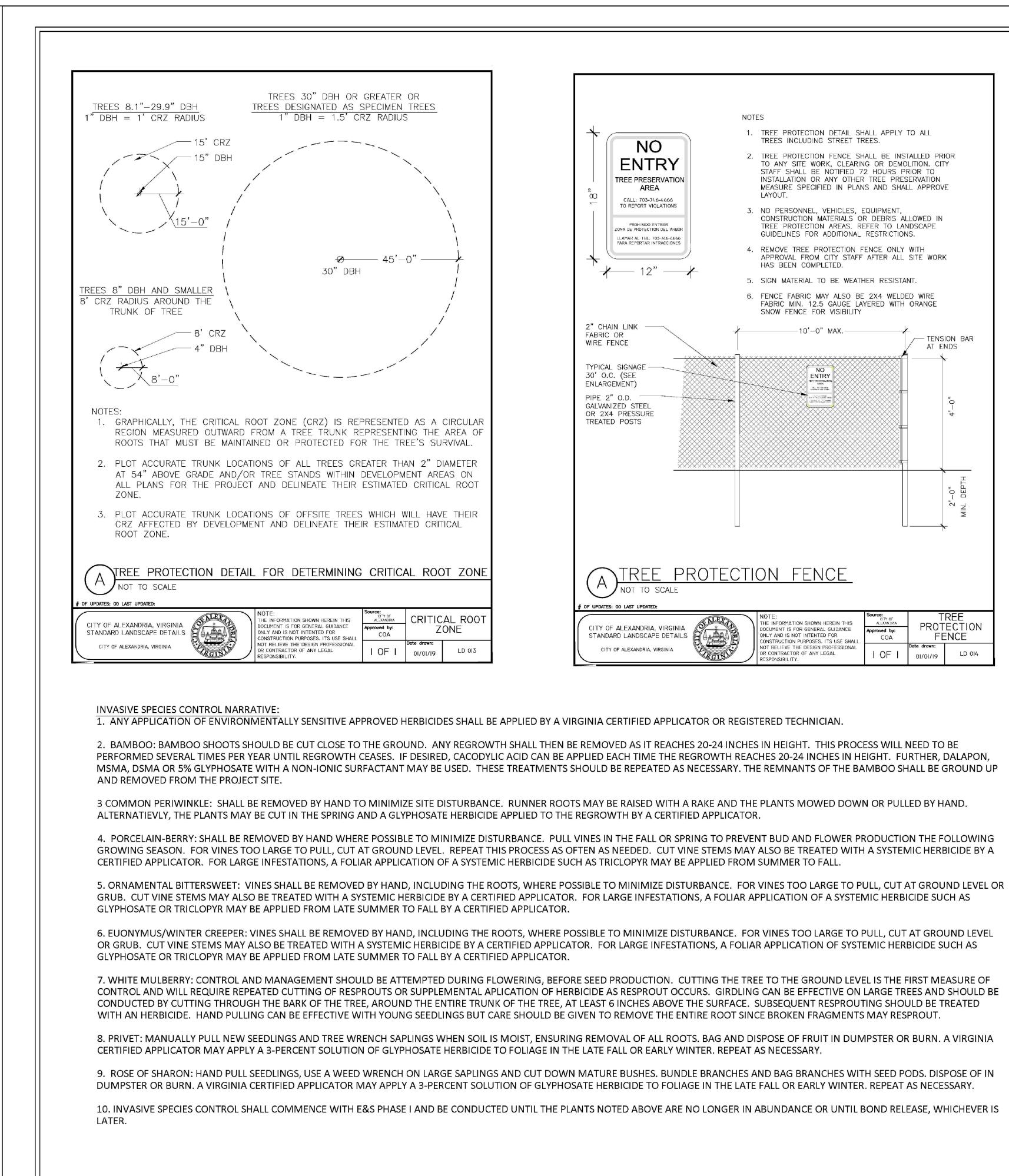
TREE TO BE REMOVED (TBR)

TREE PROTECTION FENCING

- 1. THE PROPERTY DELINEATED HEREON IS LOCATED AT 3202 OLD DOMINION BOULEVARD.
- 2. BOUNDARY AND TOPOGRAPHIC INFORMATION FROM FIELD SURVEY BY R.C. FIELDS & ASSOCIATES, INC., 2019. 3. PROPOSED DEVELOPMENT PLAN BY R.C. FIELDS & ASSOCIATES, INC., 2019.
- 4. TREE EVALUATIONS AND COMPUTATIONS BY TNT ENVIRONMENTAL, INC., OCTOBER 2019.
- (MS. JILLIAN S, MOORE, CERTIFICATION #: WE-10779A).
- 5. CRZ MEASUREMENTS IN RADIUS PER THE CITY OF ALEXANDRIA DETAIL.
- 9. PERCENT COVER REQUIRED BY ZONING: 25%
- 10. QUALIFYING CANOPY TO BE PRESERVED: 446 SF x 1.0 CANOPY MULTIPLIER = 446 SF (5.9%)
- 11. MINIMUM CANOPY AREA TO BE PLANTED TO MEET REQUIREMENT: 1,431 SF (19.1%)







NOTES

LAYOUT.

HAS BEEN COMPLETED.

SNOW FENCE FOR VISIBILITY

-10'-0" MAX.-

ENTRY

THE INFORMATION SHOWN HEREIN THIS

ONLY AND IS NOT INTENTED FOR

OR CONTRACTOR OF ANY LEGAL

RESPONSIBILITY

DOCUMENT IS FOR GENERAL GUIDANCE

CONSTRUCTION PURPOSES. ITS USE SHALL

NOT RELIEVE THE DESIGN PROFESSIONAL

- 1. TREE PROTECTION DETAIL SHALL APPLY TO ALL TREES INCLUDING STREET TREES.

- TO ANY SITE WORK, CLEARING OR DEMOLITION, CITY

CONSTRUCTION MATERIALS OR DEBRIS ALLOWED IN

APPROVAL FROM CITY STAFF AFTER ALL SITE WORK

TREE PROTECTION AREAS. REFER TO LANDSCAPE

GUIDELINES FOR ADDITIONAL RESTRICTIONS.

4. REMOVE TREE PROTECTION FENCE ONLY WITH

5. SIGN MATERIAL TO BE WEATHER RESISTANT.

6. FENCE FABRIC MAY ALSO BE 2X4 WELDED WIRE

FABRIC MIN. 12.5 GAUGE LAYERED WITH ORANGE

- 2. TREE PROTECTION FENCE SHALL BE INSTALLED PRIOR
- STAFF SHALL BE NOTIFIED 72 HOURS PRIOR TO INSTALLATION OR ANY OTHER TREE PRESERVATION MEASURE SPECIFIED IN PLANS AND SHALL APPROVE 3. NO PERSONNEL, VEHICLES, EQUIPMENT,

- TENSION BAR

PROTECTION

FENCE

LD 014

ate drawn:

01/01/19

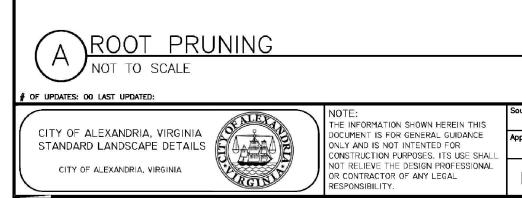
oproved by:

COA

OFI

AT ENDS

- ROOT PRUNE ON -TREE SIDE OF FENCE PROTECTION AREA -----27 _____ TREE PROTECTION AREA
 - IOTES
 - . ROOT PRUNING SHALL BE DONE WITH TRENCHER OR VIBRATORYPLOW TO DEPTH OF 18". RO HAVE A CLEAN OUT MADE BY A CLEAN SAW ON THE SURFACE OF THE ROOT, WHICH IS ST BREAK OR CHOP. DO NOT PAINT THE CUT ROOT END. IF EXCAVATION IS FOR INSTALLATION THE ROOT INTACT AND THREAD THE LINES UNDERNEATH
 - . ROOT PRUNING SHALL TAKE PLACE PRIOR TO ANY CLEARING AND GRADING. EXACT LOCATION SHALL BE STAKED OR FLAGGED PRIOR TO TRENCHING AND SHALL BE APPROVED BY CITY S
 - ROOT PRUNING SHALL BE CONDUCTED WITH THE SUPERVISION OF AN ISA CERTIFIED ARBOR PROVIDED TO THE CITY UPON COMPLETION.
 - . BACKFILL THE ROOT-PRUNING TRENCH WITH APPROVED LOOSE TOPSOIL MIX AND TOP WITH LOCATION FOR FUTURE REFERENCE, SILT FENCE MAY BE INSTALLED IN TRENCH PRIOR TO B TRENCH IS NOT OPEN FOR LONGER THAN 48 HOURS WITHOUT WATERING
 - . ROOT PRUNING WORK SHALL NOT BE DONE WHEN MORE THAN THE TOP 1 INCH OF SOIL IS NOT BE UNDERTAKEN WHEN THE SOIL IS WET AND CONDITIONS ARE MUDDY.
 - . CITY OF ALEXANDRIA STAFF SHALL BE NOTIFIED 72 HOURS PRIOR TO TRENCHING AND WHEN ALL ROOT PRUNING AND TREE PROTECTION FENCE INSTALLATION IS COMPLETE



TREE PRESERVATION AREA NOTES FOR CONSTRUCTION ACTIVITY AND MAINTENANCE:

AREAS DESIGNATED FOR PROTECTION AND/OR PRESERVATION OF VEGETATION SHALL NOT BE ENTERED OR UTILIZED (APPROVED MAINTENANCE PROCEDURES AND WATERING EXCEPTED) THROUGHOUT THE ENTIRE CONSTRUCTION PERIOD. PROHIBITED ITEMS/ ACTIVITIES INCLUDE, BUT ARE NOT LIMITED TO:

I. MODIFYING SITE TOPOGRAPHY IN A MANNER THAT DIRECTLY OR INDIRECTLY ALTERS EXISTING SITE DRAINAGE WITHIN PROTECTION ZONE INCLUDING TRENCHING OR GRADING OPERATIONS AND PLACING, STORING OR STOCKPILING SOIL OR CONSTRUCTION RELATED SUPPLIES.

- II. FELLING AND STORING VEGETATION.
- III. INCINERATING MATERIALS WITHIN OR IN CLOSE PROXIMITY.

i de la constante de la constan
- TREE PROTECTION FENCE (SEE CITY STANDARD DETAIL) MAY BE OUTSIDE OF TRENCHLINE OR WITHIN TRENCH
- FENCE TO FOLLOW LIMIT OF DISTURBANCE (LOD) UNLESS OTHERWISE NOTED
18" DEPTH (TYP.)
- ROOT PRUNING TRENCH 6" MAX. WIDTH
DEPTH OF 18". ROOTS OVER 1.5" IN DIAMETER SHA ROOT, WHICH IS STILL ATTACHED TO THE TREE. DO I FOR INSTALLATION OF UNDERGROUND UTILITIES, LEA
NG. EXACT LOCATION OF TREE PROTECTION AREAS PPROVED BY CITY STAFF.
A CERTIFIED ARBORIST. CERTIFICATION SHALL BE
MIX AND TOP WITH 3-4" BARK MULCH AND MARK RENCH PRIOR TO BACKFILLING AS LONG AS THE 3.
1 INCH OF SOIL IS FROZEN. ROOT PRUNING SHALL

UFCE: CITY OF ALEXANDR A	ROOT			
proved by: COA	PRL	JNING		
I OF I	Date drawn: 01/01/19	LD 015		

IV. OPERATING MACHINERY OR EQUIPMENT, INCLUDING VEHICLE/EQUIPMENT PARKING OR STORAGE.

V. TEMPORARY OR PERMANENT UTILITY CONSTRUCTION, PAVING OR IMPERVIOUS SURFACE INSTALLATION.

VI. DISPOSAL OF DEBRIS OR CHEMICALS.

VII. TEMPORARY FACILITIES OR OCCUPATION BY WORK FORCE.

VIII. STORAGE OF CONSTRUCTION MATERIALS OR WASTE.

TH RULE	51
ARBORIS	
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vinash M. Sareen Certified Arborist ertification # MA-4727A

	OLD DOMINION OF AN KONNEN AL	30ULEVARD Chantilly, VA 20151	CITY OF ALEXANDRIA, VA
DATE SHEE	T 2 ALE: PROJECT	of 2 NTS DATE: 28/19 CHECK: AMS	

From:	Gregory Shannon <gjshannon@gmail.com></gjshannon@gmail.com>
Sent:	Tuesday, December 17, 2019 5:05 PM
To:	Sam Shelby; Kay Stimson
Cc:	Megan Shannon; sarah_scruggs@americanchemistry.com; Matthew Wentzel
Subject:	[EXTERNAL]Special Use Permit for 3202 Old Dominion Blvd.
Follow Up Flag:	Follow up
Flag Status:	Completed

Dear Sam and Kay,

I am writing in regards to the proposed application for a Special Use Permit at 3202 Old Dominion Blvd. I have copied the adjoining neighbors on this email as well. We as a group are very concerned with the proposed home design as submitted. First, we do not agree this lot meets the definition of a substandard lot as defined in Sec 12-900 of the City of Alexandria Zoning Ordinance. Even if this was to be classified as a substandard lot this project would fall under sec 12-901 - C, Redevelopment. Under this section as it reads "The proposed development will be compatible with the existing neighborhood character in the terms of bulk, height and design." We do not feel the current design is compatible with the charm of the neighborhood. We are very concerned with the overall scale of the home at 5,464 sq feet. The proposed height is also alarming, the existing home at 3202 has a roof elevation of 147.1 The proposed roof elevation is 161.5. This is 18.8 feet higher than the adjacent home at 3204 Old Dominion Blvd. and 7.2 feet higher than 3200 Old Dominion Blvd. This will dwarf the neighbors and will actually block sunlight from reaching my patio and landscape during the fall and winter months at 3204 Old Dominion. I also do not feel the Mansard Roof Style fits the style of the neighborhood which is almost entirely Gable roofed homes.

In closing I would like to say we welcome all new homeowners to our neighborhood, North Ridge is truly a special place to call home. Our intention is to preserve this charm.

If you have any questions or would like to speak further my cell phone is 571.489.3345.

Regards

Greg Shannon

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From:	Kay Stimson <kstimson@me.com></kstimson@me.com>
Sent:	Wednesday, December 18, 2019 4:58 PM
То:	Sam Shelby
Cc:	Lyn Gubser; Karina Vera; Charles Kent; Jeanne Snapp
Subject:	[EXTERNAL]Special Use Permit for 3202 Old Dominion Blvd.

Good afternoon, Sam. On behalf of the North Ridge Citizens' Association (NRCA), I am writing to request a one-month postponement for the SUP pertaining to 3202 Old Dominion Boulevard, which is presently scheduled for January 7th.

As you know, Ms. Vera-Lopez was just beginning her outreach to other homeowners when we met earlier this month. NRCA has since received notice from neighbors adjacent to the property who have a number of concerns with the project. We would like to have more time to receive input from the community and to allow Ms. Vera-Lopez more time to speak with neighbors.

Thanks, Kay

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Fwd: [EXTERNAL]Special Use Permit - 3202 Old Dominion Blvd.

Sam Shelby <sam.shelby@alexandriava.gov> Mon 12/23/2019 9:56 PM To: Patrick Silva <Patrick.Silva@alexandriava.gov> Cc: Ann Horowitz <ann.horowitz@alexandriava.gov>; Tony LaColla <Anthony.LaColla@alexandriava.gov> Another statement for SUP2019-00094

Sent from my iPhone

Begin forwarded message:

From: "Gay, Christopher B." <Christopher.Gay@wsp.com>
Date: December 22, 2019 at 1:04:08 PM EST
To: Sam Shelby <sam.shelby@alexandriava.gov>
Cc: "kstimson@me.com" <kstimson@me.com>
Subject: [EXTERNAL]Special Use Permit - 3202 Old Dominion Blvd.

Hello Sam, My wife and I live at 3201 Old Dominion Blvd. and would like to express our concerns about the new home construction proposed for 3202 Old Dominion Blvd., which is directly across the street from us. We have carefully reviewed the latest SUP application package that you provided and offer the following concerns:

- 1. We believe that the size, scale and design of the house are not at all in character with our neighborhood. This will be an imposing structure that will literally tower over the adjacent homes and the French Provincial design is unlike any other homes in the adjacent areas.
- 2. We take issue with how the FAR has been calculated. It seems that the basement and attic spaces are not included in the FAR calculation. The so-called attic shown on the plans is of particular concern. Although it is labeled as an attic on the plan sheet it is actually shown as a "playroom" with a walk-out balcony in the application. Although you have told us that areas with a height of less than 7 feet don't count against the FAR, we don't understand how a playroom living area with a ceiling of less than 7 feet would be in compliance with City Code. If it will have to have a higher ceiling to comply, then that space should also count toward the FAR calculation.
- 3. We note that the applicant is planning to take down many of the mature trees on the site, most notably the large mature magnolia tree on the north boundary. We have lived here for 20 years and have always valued that tree for its beauty and buffering/screening function. It appears from the landscaping plan that this lot will become much less vegetated once constructed.
- 4. We also noted the external entrance to the basement and are concerned that the owner may be planning to rent out the space, thereby converting the house to a multi-family dwelling. This would not be compatible with our neighborhood and we believe would be in conflict with the R-8 zoning regulations.
- 5. We understand that T&ES will review the site's grading and drainage plans and will note that given the topography of our neighborhood, drainage impacts on adjacent properties are a major issue. We will hope that the City compels the property owner to mitigate any potential negative drainage impacts.

We are also hereby communicating these concerns to Kay Stimson with the North Ridge Civic Association. We wanted to make them aware of our concerns and the negative impacts on the neighborhood that this project will have.

We greatly appreciate your responsiveness to our questions and concerns to date.

Thank you, Chris and Gwen Gay

3201 Old Dominion Blvd. Alexandria, VA 22305 571-458-8028

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-LAEmHhHzdJzBITWfa4Hgs7pbKl

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Fwd: [EXTERNAL]Problem with new build on Old Dominion Ave.

Sam Shelby <sam.shelby@alexandriava.gov> Mon 12/23/2019 9:56 PM To: Patrick Silva <Patrick.Silva@alexandriava.gov> Cc: Ann Horowitz <ann.horowitz@alexandriava.gov>; Tony LaColla <Anthony.LaColla@alexandriava.gov> Patrick - please include this with the docket materials for SUP2019-00094

Sent from my iPhone

Begin forwarded message:

From: Matthew Wentzel <drwentzel@gmail.com>
Date: December 23, 2019 at 9:04:09 AM EST
To: Sam Shelby <sam.shelby@alexandriava.gov>
Subject: [EXTERNAL]Problem with new build on Old Dominion Ave.

Good morning Mr. Shelby,

I am the backyard neighbor of the new build on 3202 Old Dominion Ave. We have significant issues and questions regarding this new build and would like for the city meetings to be postponed. I understand there is a letter going out today (12/23) right before Christmas and the meeting with the city is January 7, right at the beginning of the new year. This is a terribly busy time of year, and I wouldn't want to have these plans quietly get approved through the city while everyone is distracted with the holidays and new year.

I am concerned why a special permit was granted for a tear down and new build, the lot is not substandard but standard for Beverley Hills neighborhood.

I am also concerned of the size of the house. It seems outrageously large and cannot meet the requirements for the City's FAR and for height. It does not seem believable that a new build would build a new basement and attic under 7'. The exception for under 7' should only be grandfathered in for existing basements or attics that are under 7'. I say this as I am aware of a new build on Enderby 10 years ago that were above 7' and all that happened was they got fined by the City. I would not want this to be the case where people get approval, build as they wish, and then get slapped with a fine - while the neighbors are the ones to live with an extraordinarily large house.

Additionally, I am concerned about the architectural design. There is not a stone french chateau style house anywhere in Beverley Hills neighborhood. Nor are there 4 story homes. The pictures they attached with the building permit are of colonial style homes in the neighborhood and the two on Russel Road are NOT in the Beverley Hills neighborhood.

Mail - Patrick Silva - Outlook

With the Amazon HQ coming, the City needs to come up with very strict regulations regarding tear downs and new builds. I am concerned this will be an eyesore in the neighborhood and will be so large it will affect the light in my home. We recently built an addition, so I am familiar with all the strict regulations from the City regarding size and height, this is why I am so confused as to how this house was approved by the City,

Please let me know if you are able to postpone the meeting to later than Jan. 7 as many in the neighborhood would like to attend, but find this to be a busy time of year.

Thank you very much,

Dr. Matthew Wentzel and Ms. Rebecca Holmes (703) 403-7941

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NRCA, P.O. Box 3242, Alexandria, VA 22302

December 23, 2019

SENT VIA EMAIL

Mr. Karl Moritz, Director City of Alexandria Planning & Zoning 301 King Street Alexandria, VA 22314

RE: SUP 2019-00093--3202 Old Dominion Boulevard

Dear Mr. Moritz:

On behalf of the North Ridge Citizens' Association (NRCA), I am writing to convey our difficult position regarding SUP 2019-00093, pursuant to the replacement of a single-family dwelling at 3202 Old Dominion Boulevard with a significantly larger single-family home. Following a December 9th presentation by the Applicant, NRCA Board members had many questions and concerns, including:

- Lack of complete application materials. In an email to the City Planning & Zoning office dated November 27, 2019, I noted that NRCA had few details about the project and that Board members were hoping for more information. Alexandria Urban Planner Sam Shelby wrote that "no other materials are available yet." In fact, the full application was supplied just prior to NRCA's December 9th regular monthly meeting, leaving little time to circulate it to Board members, or to adequately notify residents. The fact that the city staff report will not be available until December 26th during the busy end-of-year holiday season adds to this concern.
- Lack of notice/adequate time for community input. As of November 19th, no notices of demolition/replacement of the existing residential structure had been posted at the property. There is some question as to whether these notices were posted late. At NRCA's December 9th meeting, the Applicant acknowledged that she had not begun reaching out to neighboring homeowners in the immediate vicinity of the property, which she agreed to do as quickly as possible. Again, the scheduling of this SUP for January 7th, coming off of the busy holiday season when many North Ridge residents are traveling, seems hasty in light of these circumstances.

On December 18, 2019, after consulting with our Board officers and our Planning & Zoning Chair, we requested consideration for postponing this SUP hearing by one month. We simply cannot fulfill our responsibility as a civic association to garner adequate community input and to verify that notices were posted in timely fashion without more time. This step is also essential for the applicant to successfully consult with her neighbors, and for NRCA to complete its due diligence in evaluating the Application.



NRCA, P.O. Box 3242, Alexandria, VA 22302

Unfortunately, Mr. Shelby has informed us that only the applicant can make such a deferral request. Since we cannot locate this procedural rule anywhere in the ordinances posted to the City's website, we hope that your office can point us to where it is posted so that we can better review and understand it. If it is not possible to delay the hearing for this docket item at the request of a civic association, we respectfully request that the Planning Commission consider adding such a provision to our city Zoning Ordinances.

Additionally, we have now received two letters of opposition from residents adjacent to the property. Our Board officers share the concerns of the residents who have raised legitimate questions about the Application, most notably regarding compatibility with neighborhood character. Property neighbors have noted that the proposed bulk, height and design of the current plan seem incompatible with the character of other dwellings on the street (Old Dominion Boulevard), and the neighborhood overall. Specifically, we must agree that a house that is 18.8 feet taller than the house next to it would make for "an imposing structure," as one neighbor noted in comments to NRCA.

Regarding the FAR calculation, we would also like to better understand if the basement and the attic/playroom were included.

We also wish to see the Applicant keep the existing magnolia, American Holly and Japanese Maple trees on the property to preserve our neighborhood's unique and beloved tree canopy.

Thank you for your attention to this matter. Please reach out if we can be of further assistance.

Sincerely,

Kay Stimson

Kay Stimson President, North Ridge Citizens' Association (NRCA)

cc: Mr. Nathen Macek, Chair, Planning Commission
 Mr. Sam Shelby, Urban Planner, City of Alexandria
 Mr. Lyn Gubser, Chair, NRCA Planning & Zoning Committee

SUP #2019-00094

3202 Old Dominion Blvd.

Zoning ordinance section 12-901(C) applies to this redevelopment proposal and states that "City Council, upon consideration of the special use permit, finds that the proposed development will be compatible with the existing neighborhood character in terms of bulk, height and design."

After a careful review of the latest development proposal and associated staff report, we believe that the current proposal will not be compatible with the existing neighborhood character from a variety of perspectives, which are described below.

Our primary over-arching concern is that if the current development proposal is approved, this will set a precedent for our neighborhood that will be cited by future development applicants seeking to redevelop their properties with significantly larger houses than those currently existing. For example, since the current development proposal shows a new house of 6,362 gross square feet versus the average of 3,233 gross square feet per house along this section of Old Dominion Blvd., a future development proposal applicant could correctly claim that construction of a new house that is twice as big as the average of the neighboring houses should be approved since the City approved the 3202 Old Dominion Blvd. application. This situation could ultimately lead to ever-increasing house sizes to the detriment of current property owners in this neighborhood.

Although the zoning ordinance section referenced above does not specify precisely what level of building size increase is allowed, we believe that a doubling of the existing average house size is clearly not compatible with the existing neighborhood character.

Our concerns specific to the elements of bulk, height, design and landscaping are presented below.

Bulk

The table below provides a summary of the relevant gross square feet (GSF) floor area data related to the subject property.

Existing House	2,770 GSF
Current Proposal	6,362 GSF
Previous Proposal	5,645 GSF
Block Average	3,233 GSF

Note: GSF data cited in current and previous staff reports

The current proposal is 130% larger than the existing house, 97% larger than the block average and is even 13% larger than the previous proposal. Finally, the proposed house would be 32% larger than the largest house on the block. It seems apparent from this data that the bulk of the proposed house will not be compatible with the existing neighborhood.

Height

The height of the proposed house, as calculated in the staff report, will be 25.2 feet. This measurement is to midpoint of the shed dormer. This will be higher than both the height of the existing house at 16 feet (63% higher higher) and the average height of 19.5 feet (29% higher) for the other houses on the block. Also, as shown in the current proposal, the peak of the roof will be 30 feet above the existing grade.

Apart from these specific measurements, we found the street perspective views contained in the previous and current staff reports to be illuminating. Staff had taken issue with the proposed height in the applicant's previous concept, finding "... the proposal's height too out of character with its immediate neighbors." Yet, as shown in the perspective drawings below, it appears to us that the most recent proposal will appear to be the same height with respect to its immediate neighbors as the previous proposal.



Perspective of current proposal from pg. 13 of staff report:

Figure 11 - Street Perspective

Perspective of previous proposal from pg. 12 of previous staff report:

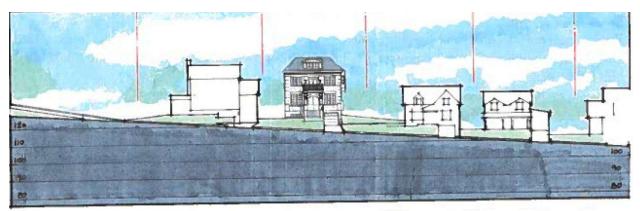


Figure 10 - Street Perspective

Design and Landscaping

We generally share staff's assessment that the current design is an improvement over the previous design proposal in terms of being more compatible with the neighborhood character from an architectural standpoint. However, in addition to the concerns described above with respect to bulk and height, there are elements of the design, including landscaping, that still are a concern.

- 1. It appears to us that the extent of impervious surfaces will be significantly increased from existing conditions with the new concept. The larger footprint, new driveway and front and rear patios seem to be proposed as being made with impervious materials.
- 2. We also note that the new design plan now shows four separate entrances into the first floor (front door plus two sets of french doors and rear patio door) and two separate entrances into the basement (one directly from the garage and one from the north side). We are concerned that this design would lend itself to conversion from a single family house to a multifamily dwelling. This would not be compatible with our neighborhood and we believe would be in conflict with R-8 zoning regulations.
- 3. We are concerned about the proposed loss of existing tree cover on the lot. Apart from the direct loss of trees on the lot, we are also concerned that the large and now deeper excavation that will be required for the two-car garage and basement will negatively impact the roots and condition of existing trees surrounding the lot. Having lived here for 20 years we are particularly concerned about the loss of the large mature Southern Magnolia tree (shown in photo below) whose canopy straddles the property line with 3204. We have always valued that tree for its beauty and buffering/screening function. It appears from the landscaping plan that this lot will become much less vegetated once constructed.



Chris and Gwen Gay 3201 Old Dominion Boulevard



NRCA, P.O. Box 3242, Alexandria, VA 22302

February 3, 2020

SENT VIA EMAIL

ATTN: Mr. Nathan Macek, Chair City of Alexandria Planning Commission 301 King Street Alexandria, VA 22314

RE: Agenda Item 10, Special Use Permit #2019-00094—3202 Old Dominion Boulevard

Dear Mr. Macek:

I am writing on behalf of the North Ridge Citizens Association (NRCA) pursuant to Special Use Permit #2019-00094 (February 4, 2020, Docket Item #10). While not entirely opposed to the replacement of the existing structure at 3202 Old Dominion Boulevard, which is a substandard lot, we remain seriously apprehensive about the height, bulk and compatibility of the proposed structure considering the immediate neighborhood.

Concerns were first raised during our November 11, 2019 monthly meeting, when the applicant and the architect presented an initial building design. These concerns were reiterated by the Planning Commission staff in its December 24th report, resulting in the application's withdrawal. At staff's suggestion, the building design was altered to the extent that when resubmitted in January 2020, staff reversed its position and supported granting the SUP - in effect, agreeing that the proposed replacement structure would be "compatible with the existing neighborhood character in terms of bulk, height, and design," as required by Zoning Ordinance 12-901(C).

While we commend the efforts of P&Z staff in working with the applicant to resolve initial concerns, several neighbors adjacent to – or in close proximity of – 3202 Old Dominion Boulevard remain concerned about the building plan.

Our NRCA reviewers could not agree that the requirements of the ordinance have been met with the latest revisions. Issues of continued concern include:

- Based on the data provided in the January 25th staff report (Figure 11, page 13), the bulk of the proposed replacement house at 6,362 GSF is more than twice (230 percent) the existing home, and nearly twice (197 percent) the average of homes on this block of Old Dominion. In fact, it is now 717 GSF larger than that of the original proposal.
- The height of the proposed structure, although four feet lower than originally proposed, will still be the highest on the block nearly 30 percent taller than the average home. The



proposed house would tower over neighboring 3204 Old Dominion and would be taller than the house at 3200 Old Dominion, which is on higher ground. Given that this is a substandard lot, we must recognize that bulk and height impacts are all the more severe. While lowering the structure's height may impede the construction of nine or ten-foot ceilings, this is an issue that does not serve as a legitimate basis for approval of a building plan that is inconsistent with the character of neighboring properties.

• We remain concerned that existing trees, particularly a large magnolia and a large cedar, will either be removed or destroyed and that the shrub and canopy coverage standards (pages 17-19 of the City's 2019 *Landscape Guidelines*) will not be met.

In summary, NRCA urges the Planning Commission to return this application to staff for further design modification. The goal should be to lessen the impact of a replacement structure on neighboring residents. This request stems not only from our apprehensions about this building's immediate effects on the neighborhood, but also the long-term precedent that would be set if houses on substandard lots that deviate so far from the norm can still be found—to quote the ordinance—"compatible with the existing neighborhood character in terms of bulk, height, and design."

Sincerely,

Kay Stimson

Kay Stimson NRCA President

December 22nd, 2019

Karina Vera 3202 Old Dominion Blvd Alexandria, VA 22305

Reference: Special Use Permit Application for 3202 Old Dominion Blvd, Alexandria, VA 22305

Dear Karina,

Thank you for sharing your plans and intentions for redevelopment of the 3202 Old Dominion Blvd home. We understand the City of Alexandria approval is required to demolish and rebuild a house in the City. As a resident and neighbor, I (we) are writing to express our support for the demolition and replacement of residence at 3202 Old Dominion Blvd.

We further believe that the proposed home design falls within the character of our Beverly Hills neighborhood, will be an improvement over the existing structure and should have a positive effect on home values in the neighborhood.

I, (we) are in support and hereby express that by this letter to be forwarded to the City of Alexandria.

Sincerely,

Summed Alowerd

Proximity to 3202 Old Dominion Blvd: <u>3107 OR Dominion Blvd</u> (ACROSS TITE STREET)

Your Address: 3107 Old Dominion MAd

FW: [EXTERNAL]3202 Old Dominion Blvd

Sam Shelby <sam.shelby@alexandriava.gov>

Tue 2/4/2020 11:15 AM

To: Patrick Silva <Patrick.Silva@alexandriava.gov>
 Cc: Ann Horowitz <ann.horowitz@alexandriava.gov>; Tony LaColla <Anthony.LaColla@alexandriava.gov>; Karl Moritz
 <Karl.Moritz@alexandriava.gov>

Hi Patrick,

More correspondence to include for the meeting tonight. Thanks!

Sam Shelby Urban Planner Planning & Zoning City of Alexandria 703-746-3865

-----Original Message-----From: Frank Durkin <frank@fxdurkin.com> Sent: Tuesday, February 4, 2020 11:04 AM To: lgubser@comcast.net Cc: Karina Vera <kveralop@gmail.com>; Sam Shelby <sam.shelby@alexandriava.gov> Subject: [EXTERNAL]3202 Old Dominion Blvd

Mr. Gubser,

I am writing at the request of my client, Ms Karina Vera-Lopez. She asked me to contact you regarding the opposition letter submitted by Mr. Christopher Gay.

I will not address any of Mr. Gay's arguments until the hearing, but I wanted to clear up any factual confusion prior to that so we can make the best use of our time.

Let me assure you that this is nowhere near a 6,000+ square foot house. Mr. Gay appears to be taking his numbers from the FAR worksheet which was submitted with the original (rejected) design and includes areas excluded from FAR, specifically, the attic and the basement. This allows him to compare our gross area with the neighbors' net areas, a significantly different metric.

Please be aware that since that worksheet was submitted, we worked with staff to reduce the attic from a 1300 square-foot occupiable room to a 300 square foot storage area. The basement has increased slightly (80 square feet) below the new front porch, but remains an exclusionary area. The main floors remain unchanged, as does the compliant FAR area.

In short, the house is smaller than originally proposed, both mathematically and visually, and does not wildly vary from the neighborhood.

Please call me with any questions, and I look forward to seeing you this evening.

Regards,

Frank Durkin 202-531-1455

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Proposed house

1 message

Jane Seward <janeseward@comcast.net> To: Karina Vera <kveralop@gmail.com>, lynn Gas <queenbeegas@yahoo.com> Tue, Feb 4, 2020 at 9:51 AM

Karina, it was nice to meet you last night to talk about your proposed house. Thank you for your willingness to accommodate concerns expressed by neighbors.

Although speaking on my own as a neighbor, I serve on the Board of North Ridge Citizens Association and lead Green Space, Canopy Trees, and Beautification issues for North Ridge. NRCA and your neighbors are passionate about North Ridge's signature characteristic canopy trees which frame our houses, cool summer temperatures, absorb CO2, produce O2, reduce pollution, and absorb water reducing runoff; canopy trees increase the value of our houses. We are also passionate about maintaining the overall character of the houses in the neighborhood.

With respect to the design and size of the house, I will defer to whatever the NRCA board decides regarding its size in relation to adjacent houses and other houses in the neighborhood. They have studied and are studying your proposed design.

Whatever house design and size that is ultimately approved, to minimize the impact of its size and the construction process, you agreed to work with us to plant canopy trees on your property. Canopy trees will

enhance your property, minimize the size and height of the house, and contribute to NRCA reforestation efforts; you agreed to establish protection zones around the mature magnolia and the oaks belonging to the neighbor on the left of your property to ensure that roots are protected during construction, avoiding construction debris and water being dumped into the soil. You agreed to planting a canopy tree in the front right of your property and several along the back right of your house which would shield your house from the neighbor's which towers over yours. You were enthusiastic about working with our Canopy Tree Campaign to decide on the specific trees and their placement.

We did not talk about the new driveway you are planning, but we would urge you to consider a material that is not impervious to water. One of the problems that we are experiencing in Alexandria is increasing water runoff because of increased urbanization and impervious surfaces.

I would be happy to meet with you at your property to identify shrubs and trees worth saving, ways to protect tree roots and to mitigate soil contamination during construction. We can talk about types of trees and shrubs you might want to plant.

jane

Sent from my iPhonento

On Feb 3, 2020, at 10:55 PM, Karina Vera <kveralop@gmail.com> wrote:

FW: [EXTERNAL]Please add this email to the hearing. Thanks!

Sam Shelby <sam.shelby@alexandriava.gov>

Tue 2/4/2020 12:11 PM

To: Patrick Silva <Patrick.Silva@alexandriava.gov>
 Cc: Ann Horowitz <ann.horowitz@alexandriava.gov>; Tony LaColla <Anthony.LaColla@alexandriava.gov>; Karl Moritz <Karl.Moritz@alexandriava.gov>

More correspondence for Old Dominion – one more to follow immediately after this.

Sam Shelby Urban Planner Planning & Zoning City of Alexandria 703-746-3865

From: Karina Vera <kveralop@gmail.com>
Sent: Tuesday, February 4, 2020 11:57 AM
To: Sam Shelby <sam.shelby@alexandriava.gov>; Frank Durkin <frank@fxdurkin.com>
Subject: [EXTERNAL]Please add this email to the hearing. Thanks!

Dear North Ridge Citizens' Association (NRCA) members,

In reference to your letter dated December 23rd, 2019 to the City of Alexandria Planning & Zoning Commission, I would like to address the following:

Per your request, I have moved my hearing to February, 2020.

We have also made changes to the bulk, height, and design of my original home design. The new design is more compatible with neighborhood's character as you requested. Additionally, I had the pleasure of meeting Mrs. Jane Seward and we have discussed options of planting canopy trees in my property to support her Tree Conservation Project at North Ridge. It was a very pleasant and informative meeting, and I am excited to work with her in the near future.

I would also like to voice my concern about sending inaccurate information to the City of Alexandria Planning and Zoning Commission. The official letter stated that the height of my first home proposal was 18.8 ft. taller than the adjacent home. I understand this misinformation came from a neighbor, but it is completely incorrect. My neighbor's current home height based on the block face height study requested by the City is 18.9 ft., indicating that my original home height proposal would have been 37.7 ft. tall, twice as tall as his home's height. The previous height in the City report was 10.5ft taller, but has now decreased to 3.4 ft. This information is not just inaccurate but defamatory. The "imposing structure" rumors spread very quickly among neighbors and it set an overall pessimistic tone and hostility towards my home project. I have tried multiple times to reach my neighbors as you requested, but few neighbors were willing to open their doors to discuss these issues.

As of yesterday, the neighbors I was able to speak with expressed their support towards the new plans. They really like the changes, but are unwilling to memorialize their support in writing. Their main response is that they don't want to go against the other neighbors, who are still unhappy with the plans such as Mr. Christopher Gay. After many attempts, I was only able to get support in writing from Mr. and Mrs. Howard.

Mr. Gray has presented two letters to your board and the latest was also sent to the City of Alexandria Planning & Zoning Commission. We noticed a lack of accuracy and distortion of information in his

Mail - Patrick Silva - Outlook

correspondence. One of the many to mention is the height of the proposed home. I am attaching a Block Face Height Study (FRONT Study) requested by the City and it clearly states that my house is 3.4 ft. taller in comparison to my neighbor to the right and 0.7 SHORTER than my neighbor to the left. Mr. Gray references the REAR shed dormer, but since it is not applicable nor requested by the city, not study was completed nor is one required.

Mr. Gray has also implied in his first letter that I will be renting my basement, "external entrance to the basement and are concerned that the owner may be planning to rent out the space." He continues implying this in his second letter, "design would lend itself to conversion from a single family house to a multifamily dwelling." I am puzzled to know if he assumes this for anybody who has an egress door or French doors in the first floor. I find these remarks derogatory and quite frankly insulting as I have no intention of doing any of this. His obvious intent it to falsely inflame other neighbors by making baseless and insulting accusations in regard to my intended use of my home.

Lastly, meeting your board members last December was a delightful experience. It was refreshing to know that I will living in a community that not only protects its neighbors but also understand their concerns. As a new neighbor, I am asking you to also protect my rights. As you can see, I have worked diligently with my team to meet my neighbors and address the North Ridge Citizens' Association requests. I believe this community is great and I cannot wait to finally begin the construction of my new home. I hope you all can support my home plans, so I can finally move forward with the next phase of my project.

Respectfully submitted,

--

Karina Vera-Lopez DDS

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Fwd: [EXTERNAL]3202 Old Dominion Boulevard - Our COncerns

Sam Shelby <sam.shelby@alexandriava.gov>

Tue 2/4/2020 9:40 AM

To: Patrick Silva <Patrick.Silva@alexandriava.gov>
 Cc: Ann Horowitz <ann.horowitz@alexandriava.gov>; Tony LaColla <Anthony.LaColla@alexandriava.gov>; Karl Moritz <Karl.Moritz@alexandriava.gov>

Please include in the planning commission's materials.

Sent from my iPhone

Begin forwarded message:

From: "Megan Shannon, C.I.D." <megan@meganblakedesign.com>
Date: February 3, 2020 at 8:29:59 PM EST
To: Sam Shelby <sam.shelby@alexandriava.gov>, Greg Shannon
<gjshannon@gmail.com>
Cc: Kay Stimson <kstimson@me.com>
Subject: [EXTERNAL]3202 Old Dominion Boulevard - Our COncerns

Hi Sam,

I had a rough week last week with family health issues and am realizing how late I am to the table for 3202 Old Dominion. My concern is that the neighbor getting this variance or allowance to build larger on a small lot, that can change the landscape for this neighborhood. It opens the gates for the neighborhood to build larger homes on their lots and changes the green landscape and character of this special place in Alexandria. I am also concerned about the height and the blockage of sunlight int he winter months as the sun just skims the top of the existing house.

The our my husband and I's concerns and one of us will be there tomorrow evening to support this.

Hope this is NOT too late. Can you please add th4ese concerns to the list.

Thank you!

Megan and Greg Shannon

Megan Blake Design

Megan Shannon, C.I.D. Megan Blake Design 3204 Old Dominion Boulevard Alexandria, Virginia 22305 202·688·1311 O 703·608·7076 C <u>megan@meganblakedesign.com</u> www.meganblakedesign.com

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