



***Special Use Permit #2019-00117***  
***1217 Colonial Avenue***

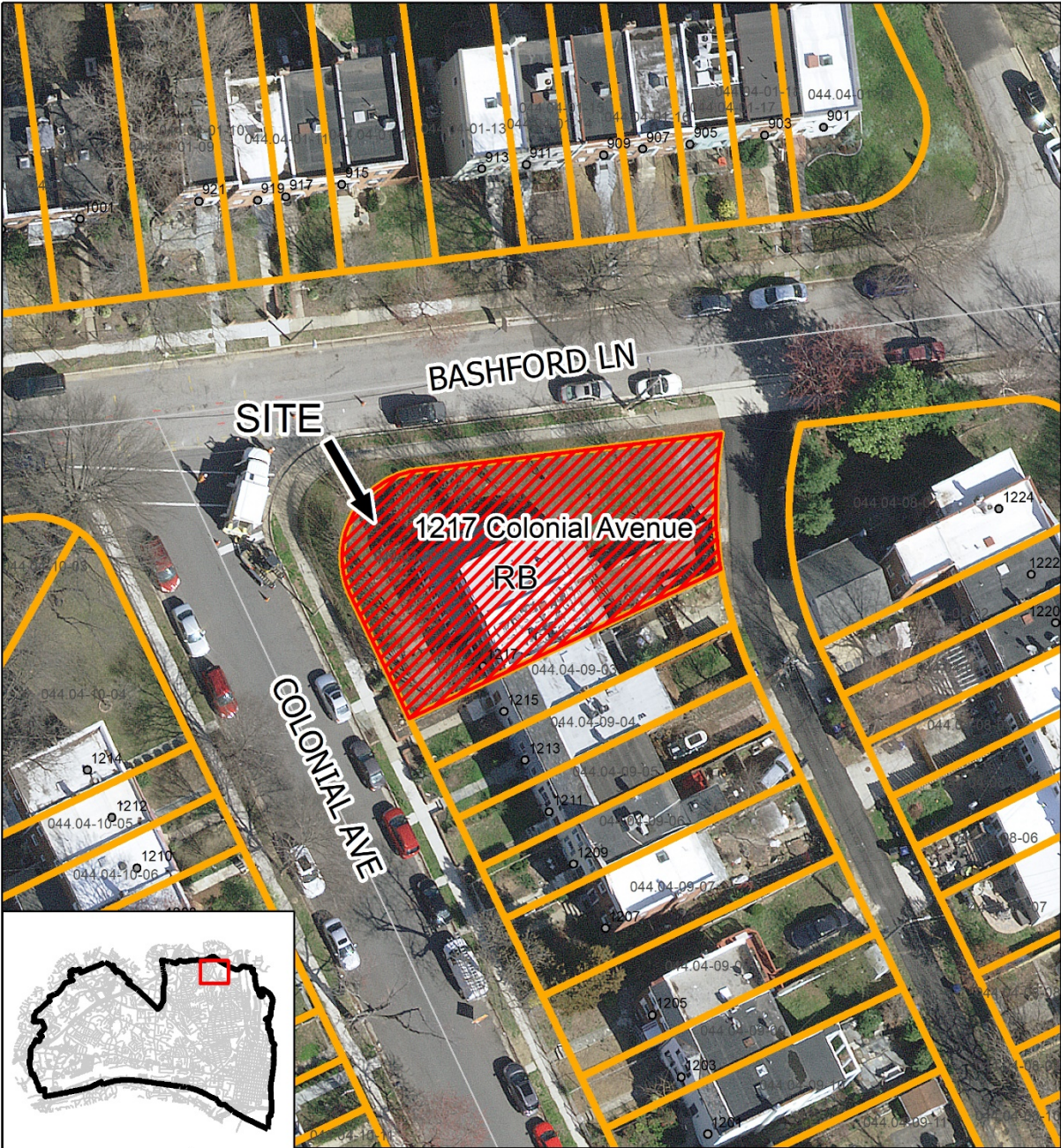
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Application	General Data	
<b>Request:</b> Public Hearing and consideration of a request for a Special Use Permit for a parking reduction and lot modifications at a residential property	<b>Planning Commission Hearing:</b>	June 2, 2020
	<b>City Council Hearing:</b>	June 20, 2020
<b>Address:</b> 1217 Colonial Avenue	<b>Zone:</b>	RB/Residential Townhouse
<b>Applicant:</b> John D. Bullington represented by Minturn Wright, attorney	<b>Small Area Plan:</b>	Northeast

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

**Staff Reviewers:** Sam Shelby, [sam.shelby@alexandriava.gov](mailto:sam.shelby@alexandriava.gov)  
Ann Horowitz, [ann.horowitz@alexandriava.gov](mailto:ann.horowitz@alexandriava.gov)

**PLANNING COMMISSION ACTION, JUNE 2, 2020:** On a motion by Commissioner Lyle, seconded by Commissioner McMahon, the Planning Commission voted to recommend approval of Special Use Permit #2019-00117, as submitted. The motion carried on a vote of 6-0, with Commissioner Goebel absent.



**Special Use Permit #2019-00117  
1217 Colonial Avenue**



0 15 30 60 Feet

PROJECT LOCATION MAP

## I. DISCUSSION

The applicant, John D. Bullington represented by Minturn Wright, attorney, requests Special Use Permit (SUP) approval for a parking reduction with lot modifications at 1217 Colonial Avenue.

### SITE DESCRIPTION

The subject property is a standard lot of record at the southeast corner of Colonial Avenue and Bashford Lane. A 20-foot wide alley runs along the subject property's east side. The subject property contains 5,674 square feet of lot area and has 62.24 and 105.49 feet of frontage along Colonial Avenue and Bashford Lane, respectively. A two-story single-family, end unit townhouse dwelling occupies the subject property. The dwelling provides 25.1 and 18.9-foot front yards along Colonial Avenue and Bashford Lane, respectively. It provides a 45.7-foot east side yard. Townhouse dwellings surround the subject property on all sides.



*Figure 1 - Subject property*

### BACKGROUND

The subject property (lot 500) originally contained two lots of record (lots 34 and 35) with one townhouse dwelling on each lot. The two dwellings were constructed in 1940 and complied with the lot and parking requirements of the zone at that time.

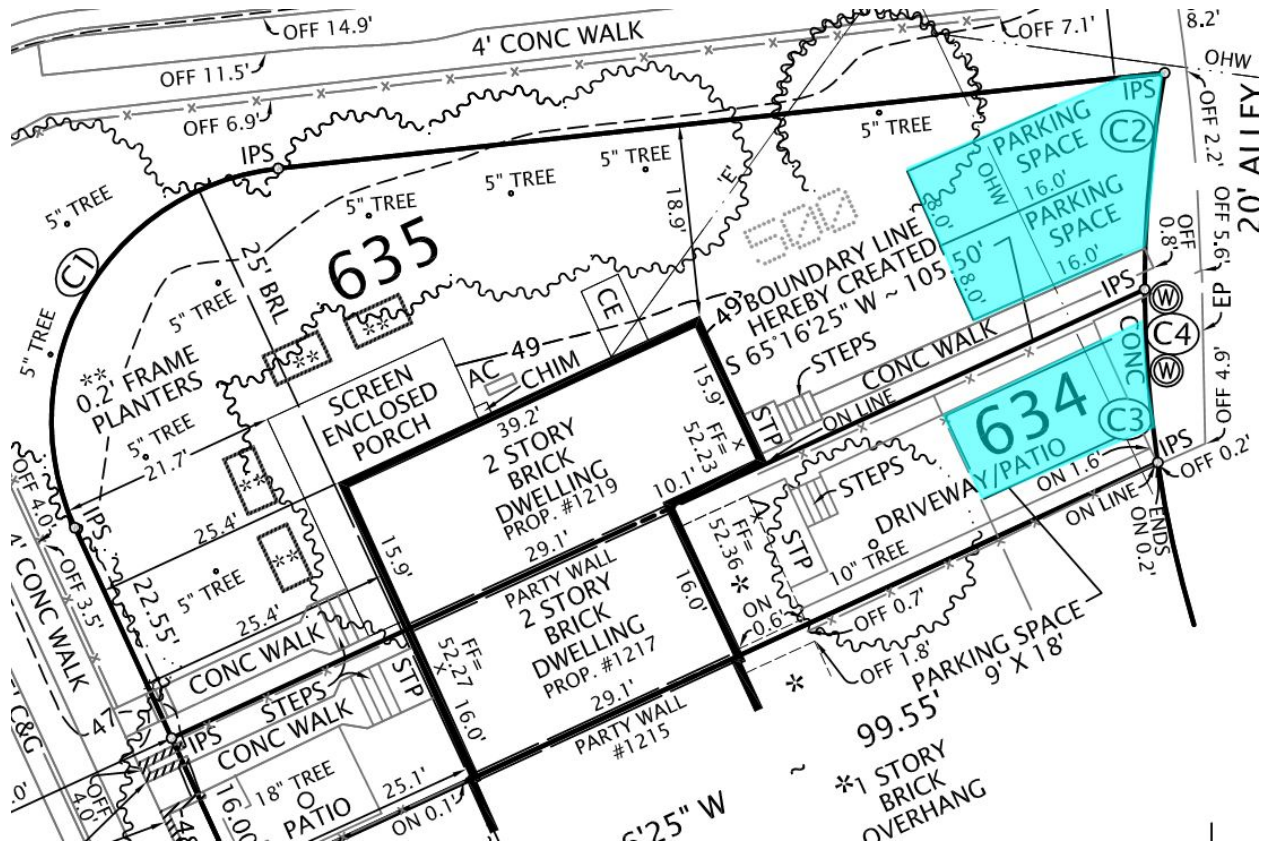
In 2009, the applicant consolidated Lots 34 and 35 with the intention of combining the two dwellings into one single-family dwelling. The applicant's plans to merge the two dwellings into one changed when he moved out of the area. He wishes to restore the lot line that was vacated in 2009 to its original two-lot configuration to prepare for the sale of two homes, prompting the need for a subdivision. Subdivision #2019-0023 is also docketed for Planning Commission review in April.

As the 1992 zoning ordinance changed the lot requirements for the RB zone and the parking standards for residential dwellings, a return to the original two-lot configuration creates non-complying lots. Consequently, the applicant submitted this SUP application for lot modifications and parking reductions to create lots that comply with the zoning ordinance.



### PARKING

Zoning Ordinance Section 8-200(A)(1) requires two off-street standard-sized parking spaces for a single-family dwelling. Section 8-100(A)(4) allows reductions of this parking requirement with SUP approval. Figure three, below, shows the proposed parking spaces outlined in blue.



**Figure 3 - Off-street parking spaces**

### ZONING

The subject property is zoned RB, which permits single-family dwellings pursuant to Zoning Ordinance Section 3-702(A). With the applicant's subdivision request, Proposed Lot 635 would comply with all lot, bulk and open space requirements. Proposed lot 634 would provide a lot width of 16 feet, two feet below the minimum 18-foot requirement, and a lot area of 1,637 square feet, 343 square feet below the 1,980 square foot requirement. The applicant's subdivision request includes variations, which, if approved, would allow for this configuration.

Zoning Ordinance section 3-706(B) requires each lot to provide 800 square feet of open and usable space. Proposed lot 635 would meet this requirement but proposed lot 634 would be deficient by 64 square feet. Zoning Ordinance section 3-706(A)(1) requires each lot to provide a minimum 20-foot front yard. Proposed lot 635 would provide an 18.9-foot secondary front yard, 1.1 feet below the minimum. Proposed lot 634 would comply with the minimum front yard requirement. The applicant requests modifications to allow for these deficiencies.

Both lots would comply with all other requirements except for off-street parking. Figure four, below, summarizes all zoning requirements pertinent to this request.

**Figure 4 - Zoning Regulations**

	<b>Required/Permitted</b>	<b>Proposed Lot 634</b>	<b>Proposed Lot 635</b>
<b>Lot Area</b>	1,980 Sq. Ft.	1,637 Sq. Ft.**	4,037 Sq. Ft.
<b>Lot Width/Frontage</b>	18.00 Ft. (interior lots) 38.00 Ft. (corner lots)	16 Ft.**	46.24 Ft.
<b>Front Yard</b>	20 Ft.	25.1 Ft.	25.4 Ft. primary (Colonial Ave) 18.9 Ft. secondary (Bashford Ln)
<b>Side Yard</b>	1:3 height to setback ratio, 8 Ft. min.	N/A	41.8 Ft.
<b>Rear Yard*</b>	0 Ft.	37.8 Ft.	N/A
<b>Net Floor Area</b>	0.75 Floor Area Ratio (FAR)	1,025 Sq. Ft. 0.63 FAR	1,247 Sq. Ft. 0.31 FAR
<b>Open Space</b>	800 Sq. Ft.	736 Ft.	2,535 Sq. Ft.

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

*\*\* Non-complying lot characteristics addressed in SUB #2019-0023*

#### MASTER PLAN DESIGNATION

The proposed residential uses would be consistent with the Northeast Small Area Plan which designates the area for medium-density residential development.

## II. STAFF ANALYSIS

Staff supports the applicant's request for parking reductions and lot modifications for each single-family dwelling. As no alterations to the existing dwellings are proposed, the request would have no visual impact to the surrounding area and would maintain consistency with the development pattern of the immediate neighborhood.

### Parking Reduction

Staff finds that providing the two standard-sized off-street parking spaces on both lots would be infeasible due to the narrowness of both lots. Off-street parking spaces in other arrangements, including tandem, would occupy more open space than what the applicant has proposed. The subject properties are well served by public transportation options and are located near retail and service establishments. Daily errands and commuting could be accomplished without a car.

### Open Space Modification for Proposed Lot 634

Staff supports the applicant's request for an open space modification to allow Proposed Lot 634 to provide 736 square feet of open space (64 square feet below the 800 square foot minimum required). The 736 square feet would represent nearly 44 percent of the subject property's total lot area. This is proportional to the RB zone's 800 square foot open space minimum representing 40 percent of the RB zone's minimum lot size of 1,980 square feet. Despite the subject property's substandard size, it would still provide open space at a proportion that would exceed what would be required if it were a standard lot.

### Front Yard Modification for Proposed Lot 635

Staff also supports the applicant's request for a front yard modification to allow Proposed Lot 635 to provide an 18.9-foot front yard along its secondary, Bashford Lane frontage. This would be 1.1 feet below the minimum 20-foot front yard requirement. Considering that the abutting property to the east on the same side of Bashford Lane provides a 17-foot front yard, staff finds that granting of the front yard modification would not be detrimental to neighboring properties.

### Conclusion

Staff supports the applicant's request for parking reductions, open space and front yard modifications, which are necessary, along with the proposed subdivision, for the proposed reestablishment of two single-family townhouse dwellings at 1217 Colonial Avenue.

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

### III. RECOMMENDED CONDITIONS

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

1. The Special Use Permit shall only be valid if SUB #2019-0023 is approved and recorded. (P&Z)
2. Open space shall be maintained at no less than 736 square feet for Proposed Lot 634. (P&Z)

STAFF: Tony LaColla, AICP, Land Use Division Chief, Department of Planning and Zoning  
Ann Horowitz, Principal Planner  
Sam Shelby, Urban Planner

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

#### IV. CITY DEPARTMENT COMMENTS

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

##### Transportation & Environmental Services:

- F-1 Staff supports the requested parking reduction from two spaces per unit to one space per unit. This is consistent with other approvals for townhouses in the neighborhood. Additionally, the reduction accommodates additional open space in the neighborhood. (T&ES/ Transportation Planning)

##### Code Administration:

- C-1 A building permit, plan review and inspections are required to reverse consolidation of existing lots per code sections 108.1 and 302.2
- C-2 The closing up of the passages through the party wall between the two houses to separate them will require a building permit, plan review and inspections. Contact Code Administration to apply for the building permit.

##### Fire:

No comments or concerns.

##### Health Department:

No comments.

##### Parks and Recreation:

No comments.

##### Real Estate Assessments:

No comments.

##### Police Department:

No comments received.

##### Historic Alexandria:

No comments.



# APPLICATION SPECIAL USE PERMIT

**SPECIAL USE PERMIT #** \_\_\_\_\_

**PROPERTY LOCATION:** 1217 Colonial Avenue

**TAX MAP REFERENCE:** 044.04-09-36 **ZONE:** RB

**APPLICANT:**

Name: John D. Bullington by Minturn Wright, atty.

Address: 1217 Colonial Avenue

**PROPOSED USE:** residential - two row houses; request parking reductions, open space, and setback variations

- ☒ THE UNDERSIGNED, hereby applies for a Special Use Permit in accordance with the provisions of Article XI, Section 4-11-500 of the 1992 Zoning Ordinance of the City of Alexandria, Virginia.
- ☒ THE UNDERSIGNED, having obtained permission from the property owner, hereby grants permission to the City of Alexandria staff and Commission Members to visit, inspect, and photograph the building premises, land etc., connected with the application.
- ☒ THE UNDERSIGNED, having obtained permission from the property owner, hereby grants permission to the City of Alexandria to post placard notice on the property for which this application is requested, pursuant to Article IV, Section 4-1404(D)(7) of the 1992 Zoning Ordinance of the City of Alexandria, Virginia.
- ☒ THE UNDERSIGNED, hereby attests that all of the information herein provided and specifically including all surveys, drawings, etc., required to be furnished by the applicant are true, correct and accurate to the best of their knowledge and belief. The applicant is hereby notified that any written materials, drawings or illustrations submitted in support of this application and any specific oral representations made to the Director of Planning and Zoning on this application will be binding on the applicant unless those materials or representations are clearly stated to be non-binding or illustrative of general plans and intentions, subject to substantial revision, pursuant to Article XI, Section 11-207(A)(10), of the 1992 Zoning Ordinance of the City of Alexandria, Virginia.

Minturn Wright, Esq. (agent for owner)

Print Name of Applicant or Agent

124 S. Royal Street

Mailing/Street Address

Alexandria, Va. 22314

City and State

Zip Code



Signature

571-620-1930

Telephone #

mwright@smw.law

Email address

12-20-19

Date

571-620-1931

Fax #

**PROPERTY OWNER'S AUTHORIZATION**

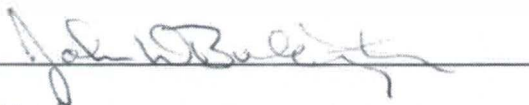
As the property owner of 1217 Colonial Avenue, I hereby  
(Property Address)  
grant the applicant authorization to apply for the residential - two row houses use as  
(use).  
described in this application.

Name: John D. Bullington

Phone: 931 581 8518

Please Print  
Address: box 74, Viola, Tennessee 37394

Email: whoppe44@hotmail.com

Signature: 

Date: 19 DEC 2019

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

☒ Required floor plan and plot/site plan attached.

☐ Requesting a waiver. See attached written request.

2. The applicant is the (check one):

☐ Owner

☐ Contract Purchaser

☐ Lessee or

☒ Other: agent and attorney of the owner 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.

The sole owner is a natural person, John D. Bullington. As sole owner, he owns 100% of the property in question.

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# OWNERSHIP AND DISCLOSURE STATEMENT

Use additional sheets if necessary

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

Name	Address	Percent of Ownership
<sup>1.</sup> John D. Bullington	Box 74, Viola, Tennessee 37394	100%
<sup>2.</sup> John D.		
<sup>3.</sup> John D. Bullington		

**2. Property.** State the name, address and percent of ownership of any person or entity owning an interest in the property located at 1217 Colonial Avenue (address), unless the entity is a corporation or partnership, in which case identify each owner of more than three percent. The term ownership interest shall include any legal or equitable interest held at the time of the application in the real property which is the subject of the application.

Name	Address	Percent of Ownership
<sup>1.</sup> John D. Bullington	Box 74, Viola, Tennessee	100%
<sup>2.</sup> John D. Bullington		
<sup>3.</sup> John D. Bullington	box 74, Viola, Tennessee 37394	

**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 Section 11-350 of the Zoning Ordinance, existing at the time of this application, or within the 12-month period prior to the submission of this application with any member of the Alexandria City Council, Planning Commission, Board of Zoning Appeals or either Boards of Architectural Review. **All fields must be filled out completely. Do not leave blank. (If there are no relationships please indicated each person or entity and "None" in the corresponding fields).**

For a list of current council, commission and board members, as well as the definition of business and financial relationship, [click here](#).

Name of person or entity	Relationship as defined by Section 11-350 of the Zoning Ordinance	Member of the Approving Body (i.e. City Council, Planning Commission, etc.)
<sup>1.</sup> John D. Bullington	none	none
<sup>2.</sup> John D. Bullington		
<sup>3.</sup> John D. Bullington		

**NOTE: Business or financial relationships of the type described in Sec. 11-350 that arise after the filing of this application and before each public hearing must be disclosed prior to the public hearings.**

As the applicant or the applicant's authorized agent, I hereby attest to the best of my ability that the information provided above is true and correct.

12-20-19  
Date

Minturn Wright, agent  
Printed Name

  
Signature

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

- ☒ **Yes.** Provide proof of current City business license
- ☐ **No.** The agent shall obtain a business license prior to filing application, if required by the City Code.

**NARRATIVE DESCRIPTION**

**3.** The applicant shall describe below the nature of the request **in detail** so that the Planning Commission and City Council can understand the nature of the operation and the use. The description should fully discuss the nature of the activity. (Attach additional sheets if necessary.)

~~The house at what is now 1217 Colonial Avenue was formerly two adjacent row houses (Nos. 1217 and 1219) on two adjacent, but separate, lots. The applicant owner consolidated the two lots and converted the houses into one dwelling unit for his own use. His plans have changed, however, and he wishes to reverse the consolidation, restoring the land to two lots with two houses thereon, just as it was before. No change is contemplated in the residential nature of this property. However, the prior lots (platted in 1939) were not entirely compliant with the subsequently enacted (1992) zoning ordinance, reflecting the standards of the 1940s, not the 2010s. The owner requests the small variances necessary to account for these differences:~~

- ~~- a parking reduction for one of the two required spaces for proposed Lot 634 and possibly Lot 635 (or, preferably, a narrowing of the spaces on 635 as discussed);~~
- ~~- for an open space modification from the 800 square foot requirement for proposed Lot 634; this lot would have 736 square feet of open space. Lot 635's 2,540 square feet meets the requirements; and~~
- ~~- for side yard setback modifications from the eight foot requirement for both lots, as these are row houses.~~

See attached

## 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: to facilitate restoration of the previously-existing lots

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).

not applicable: this is residential property; one household is expected in each house

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

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

not applicable: this is residential property

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

Day:  
not applicable

Hours:

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

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

only residential level noise

B. How will the noise be controlled?

by appropriate residential means

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

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- 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)  
**household waste**

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- B. How much trash and garbage will be generated by the use? (i.e. # of bags or pounds per day or per week)  
**one household's worth for each lot**

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- C. How often will trash be collected?  
**per city schedule**

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

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- 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:  
**only household use**

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- 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:  
(only household use)

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- 12.** What methods are proposed to ensure the safety of nearby residents, employees and patrons?  
customary household procedures

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## **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.

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## PARKING AND ACCESS REQUIREMENTS

14. A. How many parking spaces of each type are provided for the proposed use:

1 Standard spaces (for proposed Lot 634)  
2 Compact spaces (proposed Lot 635)  
\_\_\_\_\_ Handicapped accessible spaces.  
\_\_\_\_\_ Other.

<p>Planning and Zoning Staff Only</p> <p>Required number of spaces for use per Zoning Ordinance Section 8-200A _____</p> <p>Does the application meet the requirement?</p> <p><input type="checkbox"/> Yes <input type="checkbox"/> No</p>
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- B. Where is required parking located? (*check one*)
- ☒ on-site  
☐ off-site

If the required parking will be located off-site, where will it be located?

\_\_\_\_\_

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

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

☒ Parking reduction requested; see attached supplemental form

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

- A. How many loading spaces are available for the use? none

<p>Planning and Zoning Staff Only</p> <p>Required number of loading spaces for use per Zoning Ordinance Section 8-200 _____</p> <p>Does the application meet the requirement?</p> <p><input type="checkbox"/> Yes <input type="checkbox"/> No</p>
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- B. Where are off-street loading facilities located? n/a
- C. During what hours of the day do you expect loading/unloading operations to occur?  
n/a
- D. How frequently are loading/unloading operations expected to occur, per day or per week, as appropriate?  
n/a

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

## SITE CHARACTERISTICS

17. Will the proposed uses be located in an existing building? ☒ Yes ☐ No
- Do you propose to construct an addition to the building? ☐ Yes ☒ No
- How large will the addition be? \_\_\_\_\_ square feet.

18. What will the total area occupied by the proposed use be?  
Lot 634:  
1,637 sq. ft. (existing) + 0 sq. ft. (addition if any) = 1,637 sq. ft. (total)  
Lot 635: 4037 sq.ft. existing; no addition; total = 4,037 sq. ft.

19. The proposed use is located in: *(check one)*
- ☐ a stand alone building
- ☐ a house located in a residential zone
- ☐ a warehouse
- ☐ a shopping center. Please provide name of the center: \_\_\_\_\_
- ☐ an office building. Please provide name of the building: \_\_\_\_\_
- ☒ other. Please describe: two existing row houses in a residential zone

End of Application



## APPLICATION - SUPPLEMENTAL

### PARKING REDUCTION

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

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

~~Request reduction of parking to (1) one standard-sized parking space on proposed Lot 634, and (2) either narrower spaces than standard (preferred) and/or one space on proposed Lot 635.~~

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

~~On proposed Lot 634, having two spaces would greatly reduce the available open space on the lot, and the spaces would have to be tandem spaces--if they could fit. On proposed Lot 635, allowing narrower, wedge-like spaces (less than 9 feet wide) would allow two spaces to exist in a location where two cars have long been parked.~~

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

~~Insufficient space on Lot 634, except with the loss of the whole back yard. Leaving 18 feet of entrance width from the service alley onto Lot 635 would require removal of trees; two cars have long been parked in the area, despite its not being the full "standard" 9 feet wide. See attachments.~~

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

\_\_\_\_\_ Yes.      ☒ No.

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

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

**Attachment to Special Use Permit Application**  
*1217 Colonial Avenue*

This application is submitted in connection with an application for subdivision, per the instructions of Ann Horowitz. The special use permit is necessitated by the need to obtain modifications of certain zoning requirements as a result of the characteristics of the resulting lots.

The existing lot is the result of a lot consolidation. The owner of former Nos. 1217 and 1219 Colonial Avenue (formally, Lots 34 and 35 of Square 2, Westover) wished to convert the two row houses on those lots into a single house, and recorded a lot consolidation in 2009, creating Lot 500 (tax map parcel # 044.04-09-36). However, his plans have changed, and he has moved out of state. He wishes to reverse the consolidation, and to restore the two houses on adjoining lots that existed previously. Other than closing up the passages through the party wall between the two houses to separate them, there is no construction associated with this re-subdivision; no external construction is planned.

The prior lots (34 and 35, platted in April of 1939) did not entirely conform with the RB zoning now in place, and were grandfathered (see Sec. 12-500 of the Zoning Ordinance). The houses were built in or about 1940, and thus significantly predate the current zoning ordinance (adopted 1992). As restored, the lots would require modifications from the current requirements in the following ways:

- **Open space-** Proposed Lot 634 has a calculated open space of 736 square feet, or 92% of the requirement, approximately the open space area that existed before the consolidation. Were the unpaved areas to the sides of the designated parking area (two strips, each 3 to 4 feet wide and at least 16 feet long) included, the additional 112+ square feet would be more than enough to meet the requirement. In addition, the parking area is not a slab of hardscape: the gaps between the paving bricks are water permeable by design. This lot substantially complies with the open space requirement; the modification requested is minor.
- **Parking-** The applicant also requests a parking reduction for each lot. Proposed Lot 634 can accommodate one “standard” 9’ × 18’ rectangular parking space with no difficulties, as shown on the plat; a single parking space (or a one-car garage) was standard for houses in 1940. An additional standard size space could only be added to proposed Lot 634 by destroying its entire back yard and giving it over to parking. This would greatly affect the open space available on that lot, resulting in its being far from complying with the zoning requirement.
- Similarly, proposed Lot 635 could accommodate two cars, which have been parked there in the past, if the parking spaces are 8’ × 16’ “compact” spaces (see plat). The proposed lots are about one block from a bus stop served by two bus systems (Alexandria Dash and Metro), and less than three-quarters of a mile from Braddock Road Metro Station; the proximity of an array of transit choices makes multiple automobiles distinctly less of a need in this day and age. This modification from the zoning requirement for parking spaces should not have a negative impact on the neighborhood, as this is a reduction on paper only: the actual number of parking spaces on these two lots will remain the same as before.

- **Side yards-** The proposed lots also do not meet the RB zone's side yard requirements. This is only to be expected of row houses which—by definition—touch one another, leaving no side yard at all between them.

In summary, the following modifications are requested:

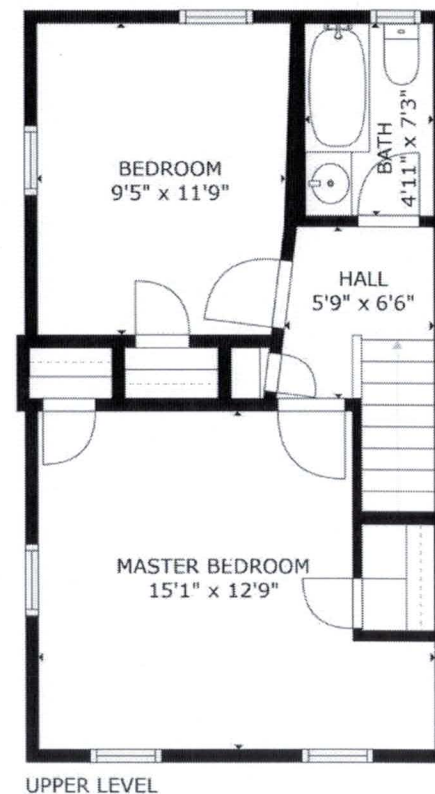
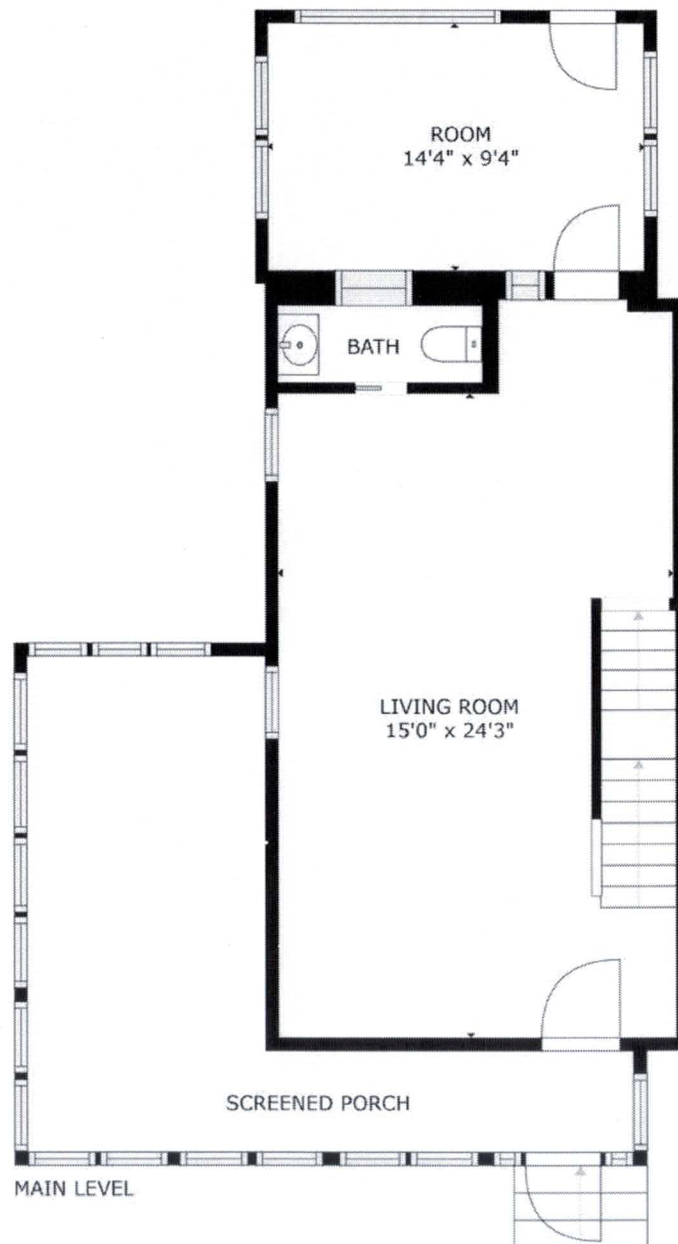
<b>Requirement</b>	<b>Lot 634</b>	<b>Lot 635</b>
<i>Parking</i>	Reduction to one space	Two compact spaces
<i>Side yard setback</i>	Reduction to zero on each side (middle of row)	Reduction to zero on south side (end of row)
<i>Open space</i>	Reduction to 736 square feet	(none requested)

It would be a great burden to require these proposed lots to conform strictly to these requirements, as the old lots were platted, and the houses built on them, nearly eighty years ago in compliance with then-existing standards and expectations (in particular, these are row houses in a zone that now requires side yards). Meeting all of these requirements would create an unreasonably heavy burden, as it would require the existing houses to be demolished, and new houses to be built in their place, even though the existing houses were permitted (through grandfathering) at the time of the lot consolidation. The use and character of the resulting lots or parcels in this subdivision would not be inconsistent with the use provisions of the zone in which the property is situated and with the existing development, as these houses—and most of their surroundings—have been in existence for the better part of a century. This land was subdivided before 1952; because of the existing structures, the newly-resubdivided lots would not and could not conform to all of the requirements of the zone in which the subdivision is located, which zone was put into effect after they were built. The applicant respectfully requests that the Planning Commission allow these small modifications, the better to restore these lots to their previous condition.

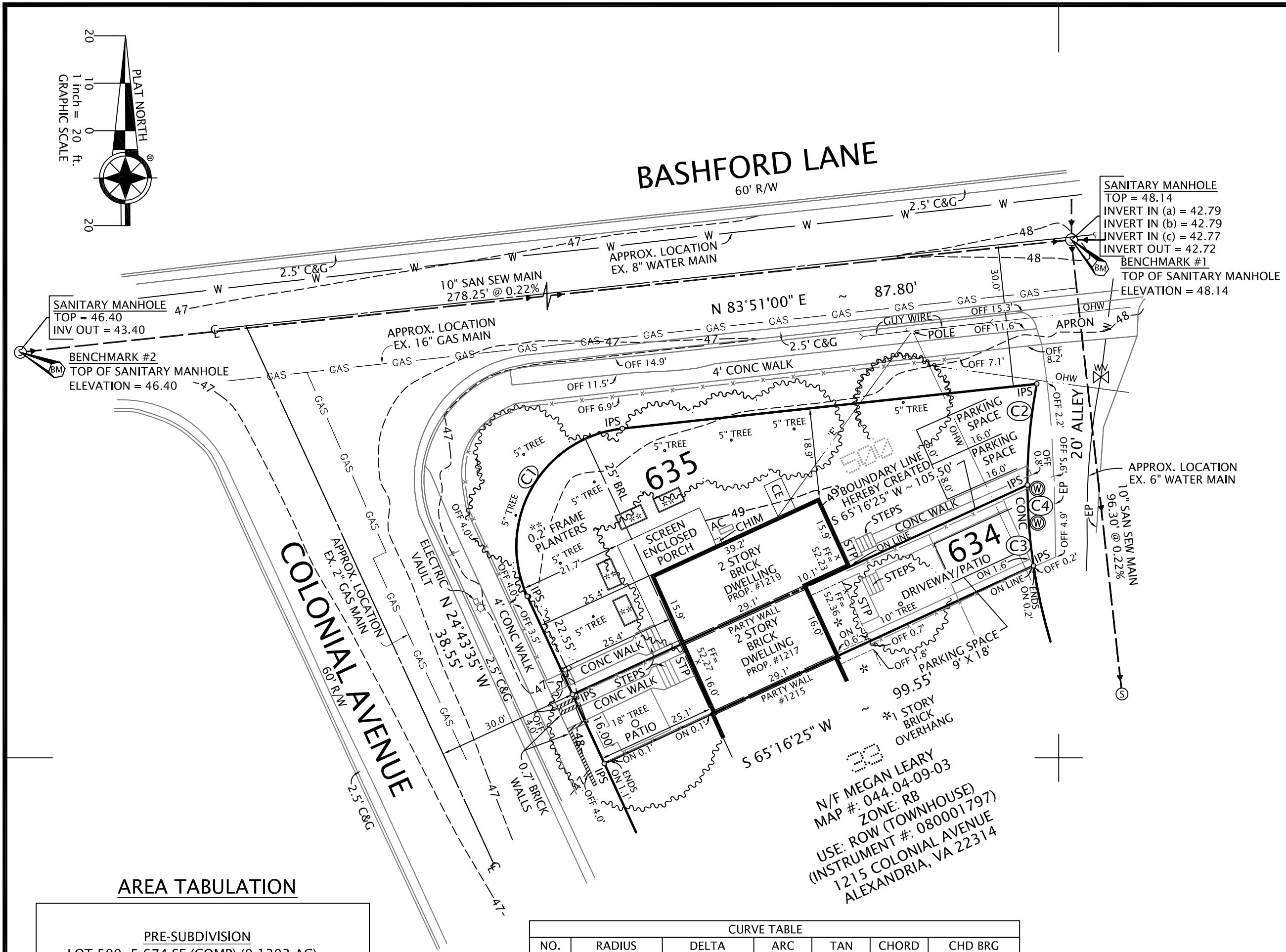


GROSS INTERNAL AREA  
 LOWER LEVEL: 427 sq ft, MAIN LEVEL: 427 sq ft  
 UPPER LEVEL: 426 sq ft, EXCLUDED AREAS:  
 PORCH: 91 sq ft  
 TOTAL: 1280 sq ft

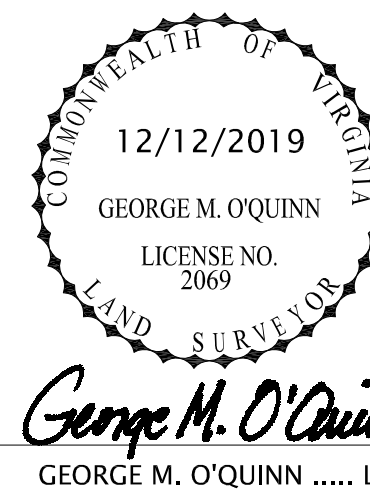
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



GROSS INTERNAL AREA  
 LOWER LEVEL: 470 sq ft, MAIN LEVEL: 568 sq ft  
 UPPER LEVEL: 414 sq ft, EXCLUDED AREAS:  
 PORCH: 225 sq ft  
 TOTAL: 1452 sq ft  
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



APPROVED DATE _____
DIRECTOR OF PLANNING AND ZONING
APPROVED DATE _____
DIRECTOR OF TRANSPORTATION AND ENVIRONMENTAL SERVICES



**PRELIMINARY PLAT**  
SHOWING  
LOTS 634 AND 635  
BEING A RESUBDIVISION OF  
LOT 500  
OF A CONSOLIDATION OF  
LOT 35 AND LOT 34, SQUARE NUMBERED TWO  
**WESTOVER**  
(INSTRUMENT #: 090015031)  
**CITY OF ALEXANDRIA, VIRGINIA**  
SCALE: 1" = 20' DECEMBER 12, 2019

**DOMINION** Surveyors Inc.®  
8808-H PEAR TREE VILLAGE COURT  
ALEXANDRIA, VIRGINIA 22309  
703-619-6555  
FAX: 703-799-6412



# Department of Planning and Zoning

## Floor Area Ratio and Open Space Calculations for

### Single and Two-Family Residential Outside Historic Districts

**A**

#### A. Property Information

A1. 1217 Colonial Avenue (proposed Lot 634)  
Street Address

RB

Zone

A2. 1,637.00 x 0.75 = 1,227.75  
Total Lot Area Floor Area Ratio Allowed by Zone Maximum Allowable Floor Area

#### B. Existing Gross Floor Area

##### Existing Gross Area

Basement 427.00

First Floor 427.00

Second Floor 426.00

Third Floor

Attic

Porches 91.00

Balcony/Deck

Garage

Other\*\*\*

B1. **Total Gross** 1,371.00

##### Allowable Exclusions\*\*

Basement\*\* 427.00

Stairways\*\*

Mechanical\*\*

Attic less than 7'\*\*\*

Porches\*\* 91.00

Balcony/Deck\*\*

Garage\*\*

Other\*\*\*

Other\*\*\*

B2. **Total Exclusions** 518.00

B1. 1,371.00 Sq. Ft.  
Existing Gross Floor Area\*

B2. 518.00 Sq. Ft.  
Allowable Floor Exclusions\*\*

B3. 853.00 Sq. Ft.  
Existing Floor Area Minus Exclusions  
(subtract B2 from B1)

##### Comments for Existing Gross Floor Area

no construction is proposed

#### C. Proposed Gross Floor Area

##### Proposed Gross Area

Basement

First Floor

Second Floor

Third Floor

Attic

Porches

Balcony/Deck

Garage

Other\*\*\*

C1. **Total Gross** 0.00

##### Allowable Exclusions\*\*

Basement\*\*

Stairways\*\*

Mechanical\*\*

Attic less than 7'\*\*\*

Porches\*\*

Balcony/Deck\*\*

Garage\*\*

Other\*\*\*

Other\*\*\*

C2. **Total Exclusions** 0.00

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

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

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

#### Notes

\*Gross floor area for residential single and two-family dwellings in the R-20, R-12, R-8, R-5, R-2-5, RB and RA zones (not including properties located within a Historic District) is the sum of all areas under roof of a lot, measured from exterior walls.

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

\*\*\* 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.

#### D. Total Floor Area

D1. 853.00 Sq. Ft.  
Total Floor Area (add B3 and C3)

D2. 1,227.75 Sq. Ft.  
Total Floor Area Allowed by Zone (A2)

#### E. Open Space (RA & RB Zones)

E1. 736.00 Sq. Ft.  
Existing Open Space

E2. 800.00 Sq. Ft.  
Required Open Space

E3. 736.00 Sq. Ft.  
Proposed Open Space

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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January 8, 2020

Date: \_\_\_\_\_



# Department of Planning and Zoning

## Floor Area Ratio and Open Space Calculations for

### Single and Two-Family Residential Outside Historic Districts

**A**

#### A. Property Information

A1. 1217 Colonial Avenue (proposed Lot 635 / 1219 Colonial Avenue) RB  
 Street Address Zone

A2. 4,037.00 x 0.75 = 3,027.75  
 Total Lot Area Floor Area Ratio Allowed by Zone Maximum Allowable Floor Area

#### B. Existing Gross Floor Area

<u>Existing Gross Area</u>		<u>Allowable Exclusions**</u>		
Basement	470.00	Basement**	470.00	B1. 1,677.00 Sq. Ft.
First Floor	568.00	Stairways**		Existing Gross Floor Area*
Second Floor	414.00	Mechanical**		B2. 695.00 Sq. Ft.
Third Floor		Attic less than 7'***		Allowable Floor Exclusions**
Attic		Porches**	225.00	B3. 982.00 Sq. Ft.
Porches	225.00	Balcony/Deck**		Existing Floor Area Minus Exclusions
Balcony/Deck		Garage**		(subtract B2 from B1)
Garage		Other***		
Other***		Other***		
B1. <u>Total Gross</u> 1,677.00		B2. <u>Total Exclusions</u> 695.00		

**Comments for Existing Gross Floor Area**

no change is projected

#### C. Proposed Gross Floor Area

<u>Proposed Gross Area</u>		<u>Allowable Exclusions**</u>		
Basement		Basement**		C1. 0.00 Sq. Ft.
First Floor		Stairways**		Proposed Gross Floor Area*
Second Floor		Mechanical**		C2. 0.00 Sq. Ft.
Third Floor		Attic less than 7'***		Allowable Floor Exclusions**
Attic		Porches**		C3. 0.00 Sq. Ft.
Porches		Balcony/Deck**		Proposed Floor Area Minus Exclusions
Balcony/Deck		Garage**		(subtract C2 from C1)
Garage		Other***		
Other***		Other***		
C1. <u>Total Gross</u> 0.00		C2. <u>Total Exclusions</u> 0.00		

#### D. Total Floor Area

D1. 982.00 Sq. Ft.  
 Total Floor Area (add B3 and C3)

D2. 3,027.75 Sq. Ft.  
 Total Floor Area Allowed by Zone (A2)

#### E. Open Space (RA & RB Zones)

E1. 2,540.00 Sq. Ft.  
 Existing Open Space

E2. 800.00 Sq. Ft.  
 Required Open Space

E3. 2,540.00 Sq. Ft.  
 Proposed Open Space

#### Notes

\*Gross floor area for residential single and two-family dwellings in the R-20, R-12, R-8, R-5, R-2-5, RB and RA zones (not including properties located within a Historic District) is the sum of all areas under roof of a lot, measured from exterior walls.

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

\*\*\* 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.

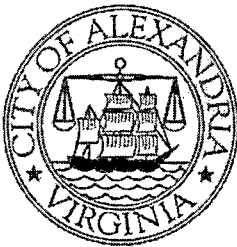
Signature: \_\_\_\_\_

26

Date: January 8, 2020







## 2019 City of Alexandria Business License

Finance Department, Revenue Administration Division, City of Alexandria  
301 King Street, Room 1700, Alexandria, VA 22314  
Phone: 703.746.3903 <http://www.alexandriava.gov/>

Shannon Mullins & Wright LLP  
124 S ROYAL ST  
Alexandria, VA 22314

**License Number:** 148654-2019  
**Account Number:** 148654  
**Tax Period:** 2019  
**Business Name:** Shannon Mullins & Wright LLP  
**Trade Name:** Shannon Mullins & Wright LLP  
**Business Location:** 124 S ROYAL ST  
Alexandria, VA 22314

**License Classification(s):**

Professional Occupations/Businesses  
9-071-007  
Attorney-At-Law

June 26, 2019

Dear Taxpayer:

This is your 2019 City of Alexandria Business License. The bottom portion of this page is perforated to allow you to tear off and post the business license in your establishment.

If you paid for your business license via check, please be aware that if your check is not honored by your financial institution, this business license shall be invalid.

As with all taxes, our goal is to administer Business License taxes fairly and in accordance with Commonwealth and Locality code. Our staff strives to provide professional assistance and quality customer service. Your satisfaction is important to us and your comments are always welcome.

If you have any questions regarding this letter, please visit <http://www.alexandriava.gov/> or contact my office via phone at 703.746.3903.

Finance Department, Revenue Administration Division, City of Alexandria

*Keep this letter for your records.*

### City of Alexandria Business License

Revenue Administration Division, City of Alexandria, 301 King Street, Room 1700, Alexandria, VA 22314



This license has been issued by the Revenue Administration Division of the City of Alexandria and is granted to:

Shannon Mullins & Wright LLP  
124 S ROYAL ST  
Alexandria, VA 22314

**License Number:** 148654-2019  
**Account Number:** 148654  
**Tax Period:** 2019  
**Business Name:** Shannon Mullins & Wright LLP  
**Trade Name:** Shannon Mullins & Wright LLP  
**Business Location:** 124 S ROYAL ST  
Alexandria, VA 22314  
**License Classification(s):** Professional Occupations/Businesses  
9-071-007  
Attorney-At-Law



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Satellite ...



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Map # 044:04

