

***Special Use Permit #2020-00057
1413 and 1415 Princess Street
Parking Reductions and Open Space Modifications***

Application	General Data	
Request: Public hearing and consideration of a request for a Special Use Permit for parking reductions with lot modifications for the construction of two single-family dwellings on each lot.	Planning Commission Hearing:	October 6, 2020
	City Council Hearing:	October 17, 2020
Address: 1413 and 1415 Princess Street	Zone:	RB/Townhouse Zone
Applicant: Deyi Awadallah	Small Area Plan:	Braddock Road Metro Station

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

Staff Reviewer: Ray Roakes, raymond.roakes@alexandriava.gov
Ann Horowitz, ann.horowitz@alexandriava.gov

PLANNING COMMISSION ACTION, OCTOBER 6, 2020: On a motion by Vice Chair McMahon, and seconded by Commissioner Lyle, the Planning Commission voted to recommend approval of Special Use Permit #2020-00057, subject to all applicable codes, ordinances, and staff recommendations. The motion carried on a vote of 7-0.

Reason: The Planning Commission agreed with staff analysis.

Commissioner Brown inquired about the use of an adjacent, vacant and similarly sized lot at 1417 Princess. Staff confirmed that a single-family home would be constructed on the lot, which had recently received SUP approval for a similar open space modification and for a full parking reduction.

Vice Chair McMahon supported the request as it represented smart infill development near mass transit and schools.



PROJECT LOCATION MAP

I. REPORT SUMMARY

The applicant, Deyi Awadallah, requests Special Use Permit approval for one-space parking reduction and open space modifications on each lot for the construction of two single-family dwellings, one located at 1413 Princess Street and the other located at 1415 Princess Street.



Figure 1: Site Photo (Front from Princess Street)



Figure 2: Site Photo (Rear from alley)

SITE DESCRIPTION

The subject properties include two rectangular lots of record located on the north side of Princess Street. The lots both have 16 feet of frontage on Princess Street, 85 feet of depth and 1,360 square feet of lot area (Figures 1 and 2). The undeveloped lots are accessible from the rear by an alley that connects North Peyton Street and North West Street.

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

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

BACKGROUND

Deed information and subdivision records show that the subject lots at 1413 and 1415 Princess Street were created by subdivision in 1893 and have remained undeveloped and of the same dimensions since that date.

City Council approved SUP #2019-0080 in December 2019 for a similar proposal at the adjacent undeveloped lot at 1417 Princess Street. City Council amended the staff recommendation for a one-space parking reduction and allow for a two-space, full parking reduction. Although the two-space parking reduction was granted, the applicant chose to provide one-space as noted on the plans submitted for BAR review. An open space modification request for 482 square feet or 35.4% of the lot area was also approved.

PROPOSAL

The applicant, Deyi Awadallah, requests Special Use Permit approval for one-space parking reduction and open space modifications for the construction of two single-family dwellings on each of the two lots at 1413 and 1415 Princess Street. The applicant proposes parking for one vehicle at the rear of both lots. The lots can accommodate only one standard parking space each, which measures 9 feet by 18.5 feet, due to the existing 16-foot lot width.

The applicant also proposes 408 square feet of open space for each lot and, therefore, requests for each property a 392 square foot modification from the RB zone's 800 square foot open space requirement (Figure 3). The applicant requests the modifications to provide adequate footprints for marketable single-family dwellings with one off-street parking space on each lot. The gross square footages for the proposed two-story homes are 1,728 square feet each, which would include 576 square feet on each level of the homes.

If the parking reductions and the lot modifications for open space are approved through this SUP, the Board of Architectural Review will review the exterior design of the dwelling to comply with the Parker-Gray Historic District requirements. In doing so, it may adjust the front setbacks of the new dwellings, from that proposed in this report, as provided in the Zoning Ordinance.

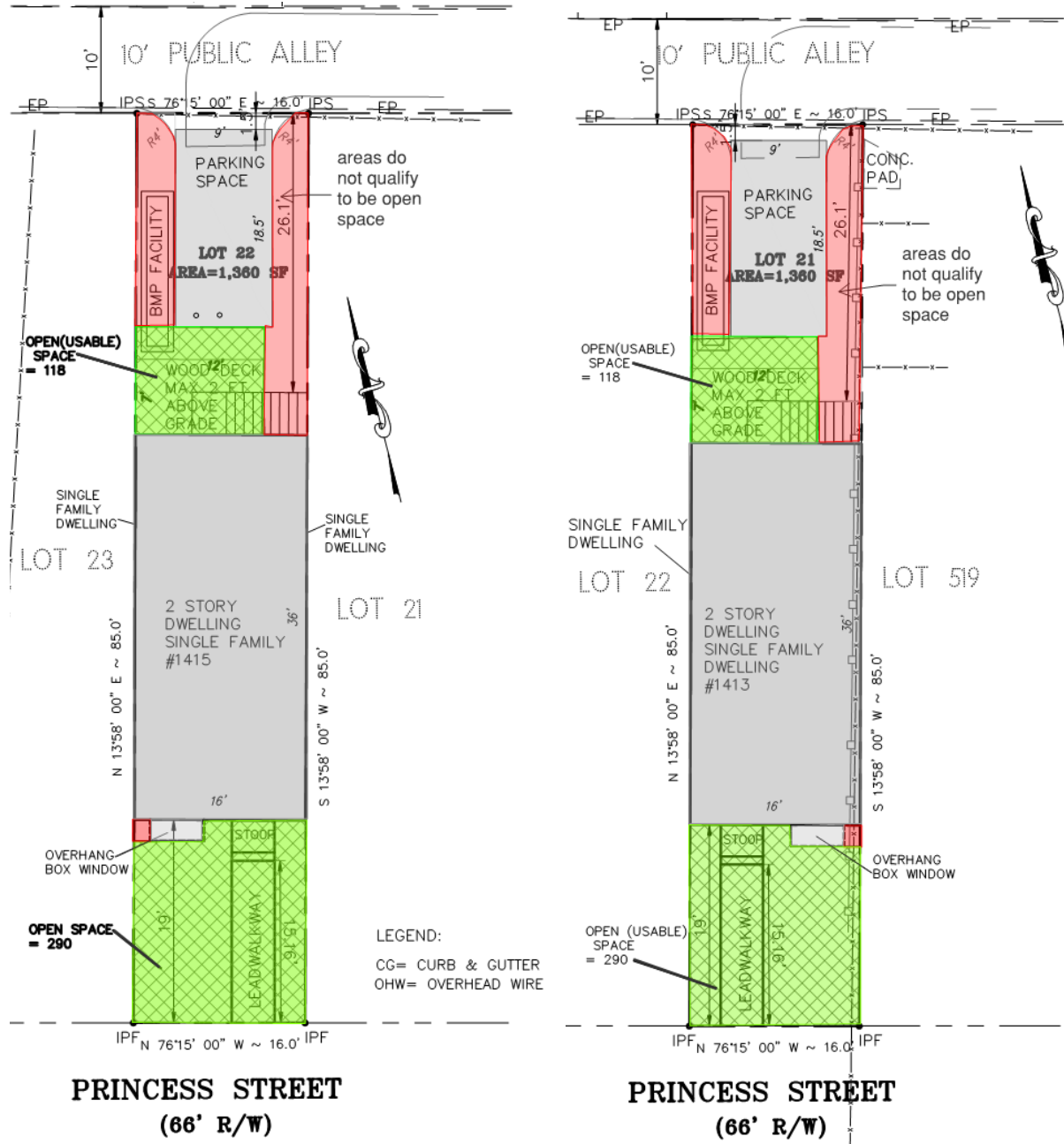


Figure 3: Proposal

- Gray = footprints of proposed dwelling and parking spaces.
- Green = 408 sq. ft. of open and usable space.
- Red = Approximately 180 additional sq. ft. of open space that cannot be counted toward open space requirements, in accordance with Section 2-180 of the Zoning Ordinance.

PARKING

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

ZONING/ MASTER PLAN DESIGNATION

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

Section 3-706(B) of the Zoning Ordinance requires each lot occupied by a dwelling unit to provide 800 square feet of open and usable space. Section 2-180(A) defines open space as areas that are more than eight feet in width. The applicant proposes 408 square feet of open space on each lot, a reduction of 392 square feet.

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

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

Table 1: Compliance with RB Zone Requirements

	RB Zone Requirements	Individual Lot Characteristics for the Proposed Lots
Lot Size	1,980 SF	1,360 SF*
Lot Width	50' Min.	16'*
Lot Frontage	50' Min.	16'*
Front Yard Setback	0' or as approved by the BAR	19'**
Side Yard Setback	0', not required	0', not required
Rear Yard Setback	13' (Ratio of 1:1 with a minimum of 8' and one-half width of alley consideration***)	30'
Open Space	800 SF	408 SF
FAR	Maximum (per Section 3-707(B)) 1,020 SF (.75)	1,018 (.748)

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

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

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

II. STAFF ANALYSIS

Staff supports the applicant's request for one-space parking reductions and open space modifications to allow for the construction of two single-family dwellings, each on a separate lot. The construction of the single-family dwellings on the undeveloped lots would add to the overall residential character of the neighborhood, increase density around the nearby mass transit hubs at the King Street and Braddock metro stations and support the Zoning for Housing initiative to create new housing opportunities. The request for the parking reductions and open space modifications would not create negative impacts related to parking, traffic, or open space aesthetics in the neighborhood.

Parking Reductions

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

Open Space Modifications

Staff supports the applicant's request for open space modifications to allow for the construction of two single-family dwellings with 408 square feet of open space each. The lot modifications are critical to the residential development of the properties as strict compliance with the 800 square foot requirement of the RB zone would preclude the ability to develop the lots for marketable homes with only 560 square feet of surface area left over for development on each lot. For comparison, the RM zone generally encompasses portions of The Old Town Historic District that include townhouse style development. The RM zone requires 35% open space, which is relatively comparable to the 30% open space being provided on the subject lots. Staff has included conditions to ensure that a minimum of 408 square feet of open space is maintained at both addresses: Condition #1 requires the footprint of the dwellings to remain consistent with the applicant's proposal; and Condition #2 requires that the lot contains no less than 408 square feet of open space.

It is important to also note that the actual open space would appear more expansive as 180 square feet in the back and front yards cannot be technically defined as open space. Although 408 square feet counts toward open space, a perceived total of 588 square feet, or 37% of the total lot area, would benefit the properties in terms of light, air, and aesthetics.

Tree Canopy Coverage

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

Conclusion

Staff supports the applicant's request for parking reductions and open space modifications which are necessary for the proposed development of single-family homes at 1413 and 1415 Princess Street. Staff believes the proposal supports the City's master plan goals that encourage density near mass transit centers and the initiative to create additional housing throughout the City.

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

III. RECOMMENDED CONDITIONS

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

1. The footprint of the dwellings shall be substantially consistent with the illustrations submitted on September 21, 2020. (P&Z)
2. Open space shall be maintained at no less than 408 square feet at 1413 and at 1415 Princess Street. (P&Z)
3. Applicant shall be responsible for repairs to the adjacent City right-of-way if damaged during construction activity. (T&ES)
4. No permanent structure may be constructed over any existing private and/or public utility easements. It is the responsibility of the applicant to identify any and all existing easements on the plan. (T&ES)

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

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

IV. CITY DEPARTMENT COMMENTS

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

Transportation & Environmental Services:

- F-1 OEQ has no comments on this application.
- F-2 Staff supports the requested parking reduction from two spaces per unit to one space per unit. This is consistent with other approvals for townhouses in the neighborhood and the street frontage for this property is wide enough for an on-street space. Additionally, the reduction accommodates additional open space in the neighborhood. (T&ES/ Transportation Planning)
- R-1 Applicant shall be responsible for repairs to the adjacent City right-of-way if damaged during construction activity. (T&ES/ D- ROW)
- R-2 No permanent structure may be constructed over any existing private and/or public utility easements. It is the responsibility of the applicant to identify any and all existing easements on the plan. (T&ES)
- C-1 A GRADING PLAN showing all improvements and alterations to the site shall be required prior to any land disturbing activities and must be approved prior to issuance of a building permit. (5-6-224) (T&ES)
- C-2 New curb cuts require separate approval from the City. (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)
- C-11 The applicant shall comply with the City of Alexandria's Solid Waste Control, Title 5, Chapter 1, which sets forth the requirements for the recycling of materials (Sec. 5-1-99). In order to comply with this code requirement, the applicant shall provide a completed Recycling Implementation Plan (RIP) Form within 60 days of SUP approval. Contact the City's Recycling Program Coordinator at (703) 746-4410, or via e-mail at commercialrecycling@alexandriava.gov, for information about completing this form. (T&ES)

Code Enforcement:

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

Fire:

No comments or concerns

Health:

No comments received

Recreation, Parks & Cultural Activities:

- F-1 Include tree protection measures during construction.
- F-2 RPCA encourages the applicant to continue to look at alternatives to minimize the amount of open space being reduced (maybe look at reconfiguring the parking spaces to reflect what the neighbor's parking arrangement - parallel parking spaces in the alley).

Police Department:

No comments received



APPLICATION SPECIAL USE PERMIT

SPECIAL USE PERMIT # _____

PROPERTY LOCATION: 1413-1415 Princess St. Alexandria, VA 22314

TAX MAP REFERENCE: 60012640 / 60012650 ZONE: RB

APPLICANT: Deyi Awadallah

Name: _____
Address: 3201 Magnolia Ave. Falls Church, VA 22041

PROPOSED USE: Two space parking reduction and open space modification to allow for construction of two single family dwellings.

☒ **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.

Deyi Awadallah
Print Name of Applicant or Agent

3201 Magnolia Ave.
Mailing/Street Address

Falls Church, VA 22041
City and State Zip Code

Amy J 7/10/2020
Signature Date

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

dsaproperties@gmail.com
Email address

ACTION-PLANNING COMMISSION: _____ DATE: _____

ACTION-CITY COUNCIL: _____ DATE: _____

SUP # _____

PROPERTY OWNER'S AUTHORIZATION

As the property owner of 1413-1415 Princess St. Alexandria, VA 22314, I hereby
(Property Address)
grant the applicant authorization to apply for the Parking reduction and open space use as modification
(use)
described in this application.

Name: Deyi Awadallah Phone: 703-501-5252
Please Print
Address: 3201 Magnolia Ave. Falls Church, VA 22041 Email: dsaproperties@gmail.com
Signature: [Signature] Date: 7/10/2020

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

☒ Required floor plan and plot/site plan attached.

☐ Requesting a waiver. See attached written request.

2. The applicant is the (check one):

☒ Owner
☐ Contract Purchaser
☐ Lessee or
☐ Other: _____ of the subject property.

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

Deyi Awadallah
1413-1415 Princess St. Alexandria, VA 22314 100%

OWNERSHIP AND DISCLOSURE STATEMENT

Use additional sheets if necessary

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

owner of

	Name	Address	Percent of Ownership
1.	Deyi Awadallah	32d Magnolia Ave Falls Church	100%
2.	Domestic Renovations	VA 22041	100%
3.	LLC	same address	

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

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

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

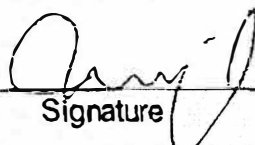
For a list of current council, commission and board members, as well as the definition of business and financial relationship, click here.

	Name of person or entity	Relationship as defined by Section 11-350 of the Zoning Ordinance	Member of the Approving Body (i.e. City Council, Planning Commission, etc.)
1.	Deyi Awadallah	none	none
2.	Domestic Renovations, LLC	none	none
3.			

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

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

7/10/2020 Deyi Awadallah
Date Printed Name


Signature

Consideration \$275,000.00
 Assessed Value: \$302,112.00
 Tax Map No: 064.01-09-21 Acct.# 60012640
 Grantee Address:
3201 Magnolia Avenue
Falls Church, VA 22041

Document Prepared By:
Millennium Title and Abstract Co
2905 Mitchellville Rd, Ste 209
Bowie, MD 20716
 Virginia State Bar Number _____

File No. 20201254VAPP

This Deed is prepared outside of the Commonwealth of VA

Underwriter: **Westcor Land Title Insurance Company**

This Deed, made this June 1, 2020, by and between Maggie J. **BUTLER** and Effie L. **BUTLER**, Grantors, and **DOMESTIC RENOVATIONS, LLC**, Grantee.

- *Witnesseth* -

That for and in consideration of the sum of Ten Dollars (\$10.00), cash in hand paid, and other good and valuable consideration, receipt of which is hereby acknowledged, the Grantors do hereby grant, bargain, sell and convey, in fee simple, with GENERAL WARRANTY and English Covenants of title, unto the Grantee, all the following-described lot or parcel of land together with improvements thereon, situate, lying and being in the **City of Alexandria**, Commonwealth of Virginia:

Lot number 21 containing approximately 1,360 square feet, more or less in BLOCK numbered ONE (1) of WHEAT AND SUTER SUBDIVISION, as the same is recorded among the land records of Arlington County, Virginia in Liber O, No. 4, at page 22, and among the land records of Alexandria, Virginia in Liber 0, No. 4, at page 22, and among the land records of Alexandria, Virginia, in Liber No. 29, at page 365.

For derivation of title, see Liber 553, page236 of the land records of the city of Alexandria, Virginia.

The improvements known as, 1413 Princess Street, Alexandria, VA 22314
 Tax ID# 064.01-09-21 Acct. # 60012640

BEING Part of the same property conveyed to Maggie J. Butler and Effie L. Butler, as joint tenants from Maggie J. Butler, by Deed of Gift dated February 6, 2009, and recorded on February 9, 2009, as Instrument No. 090001896.

BEING the same property conveyed to Maggie J. Butler from Maggie J. Butler, by Deed of Correction dated February 6, 2009, and recorded on February 9, 2009, as Instrument No. 090001895. Re-recorded to reflect full legal name of grantor.

BEING the same property conveyed to Maggie J. Butler from Charlie Butler and Maggie J. Butler, by Deed of Correction dated February 6, 2009, and recorded on February 9, 2009, as Instrument No. 090001894. Re-recorded due to the death of Charlie Butler.

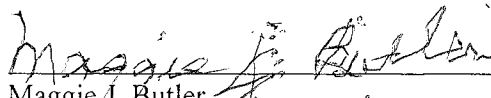
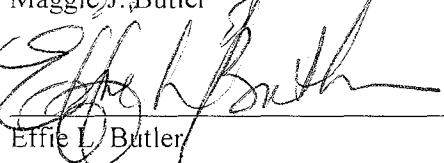
BEING Part of the same property conveyed to Maggie J. Butler, widowed and not remarried from Claudette Marie Smith, married and Lloyd George Smith, her spouse, by Deed of Correction dated March 20, 2011, and recorded on April 14, 2011, as Instrument No. 110006600. Whereas, Maggie J. Butler intended to give, devise, and bequeath such property to her daughter, Claudette Marie Smith, upon Ms. Butler's death. The transfer was incorrect and unintentionally made as an inter vivos gift.

AND BEING the same property conveyed to Claudette Marie Smith, married from Maggie J. Butler, widowed by Deed of Gift dated January 10, 2007 and recorded on January 25, 2007 in Document Number 070002007, among the aforesaid land records.

This conveyance is made expressly subject to the easements, conditions, restrictions, and rights-of-way of record contained in the instruments forming the chain of title to the property conveyed herein and to matters visible upon inspection.

The Grantors covenant that they are seized in fee simple of the property herein conveyed, have the right to convey the said land to the Grantee and have done no act to encumber the lands. The Grantors covenant that the Grantee shall have quiet possession of the land free from all encumbrances, except as mentioned herein, and that they, the Grantors, will execute such further assurances of the lands as may be requisite.

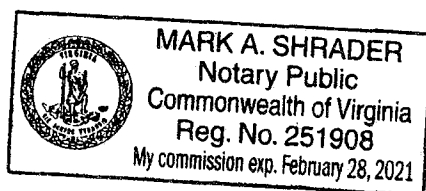
Witness the following signatures and seals.

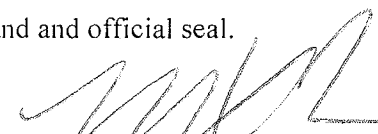
 (SEAL)
 Maggie J. Butler
 (SEAL)
 Effie L. Butler

COMMONWEALTH OF VIRGINIA } ss
 CITY OF ALEXANDRIA

The foregoing deed was acknowledged before me on June 1, 2020 by Maggie J. Butler and Effie L. Butler.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.




 Notary Public
 My Commission Expires: _____

After recording, please return to:
 Millennium Title and Abstract Co
 2905 Mitchellville Rd, Ste 209
 Bowie, MD 20716

Reserved for Recording Clerk:

INSTRUMENT 200009277
 RECORDED IN THE CLERK'S OFFICE OF
 ALEXANDRIA CIRCUIT COURT ON
 JUNE 3, 2020 AT 12:42 PM
 \$302.50 GRANTOR TAX WAS PAID AS
 REQUIRED BY SEC 58.1-802 OF THE VA. CODE
 STATE: \$151.25 LOCAL: \$151.25
 WMATA FEE: \$453.30
 GREG PARKS, CLERK
 RECORDED BY: BEG

Consideration \$275,000.00
 Assessed Value: \$302,112.00
 Tax Map No: 064.01-09-22 Acct.# 60012650
 Grantee Address:
3201 Magnolia Avenue
Falls Church, VA 22041

Document Prepared By:
Millennium Title and Abstract Co
2905 Mitchellville Rd, Ste 209
Bowie, MD 20716
 Virginia State Bar Number _____

File No. **20201255VAPP**

This Deed is prepared outside of the Commonwealth of VA

Underwriter: **Westcor Land Title Insurance Company**

This Deed, made this June 1, 2020, by and between Maggie J. **BUTLER** and Effie L. **BUTLER**, Grantors, and **DOMESTIC RENOVATIONS, LLC**, Grantee.

- ~~Witnesseth~~ -

That for and in consideration of the sum of Ten Dollars (\$10.00), cash in hand paid, and other good and valuable consideration, receipt of which is hereby acknowledged, the Grantors do hereby grant, bargain, sell and convey, in fee simple, with GENERAL WARRANTY and English Covenants of title, unto the Grantee, all the following-described lot or parcel of land together with improvements thereon, situate, lying and being in the **City of Alexandria**, Commonwealth of Virginia:

Lot number 22 containing approximately 1,360 square feet, more or less in BLOCK numbered ONE (1) of WHEAT AND SUTER SUBDIVISION, as the same is recorded among the land records of Arlington County, Virginia in Liber 0, No. 4, at page 22, and among the land records of Alexandria, Virginia in Liber 0, No. 4, at page 22, and among the land records of Alexandria, Virginia, in Liber No. 29, at page 365.

For derivation of title, see Liber 553, page 236 of the land records of the city of Alexandria, Virginia.

The improvements known as, 1415 Princess Street, Alexandria, VA 22314
 Tax ID# 064.01-09-22 Acct. # 60012650

BEING part of the same property conveyed to Maggie J. Butler and Effie L. Butler from Maggie J. Butler, by Deed of Gift dated February 6, 2009, and recorded on February 9, 2009, as Instrument No. 090001896.

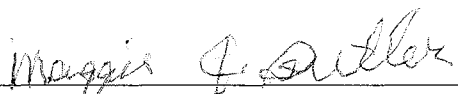
BEING the same property conveyed to Maggie J. Butler from Maggie J. Butler, by Deed of Correction dated February 6, 2009, and recorded on February 9, 2009, as Instrument No. 090001895. Re-recorded to reflect full legal name of grantor.

BEING the same property conveyed to Maggie J. Butler from Charlie Butler and Maggie J. Butler, by Deed of Correction dated February 6, 2009, and recorded on February 9, 2009, as Instrument No. 090001894. Re-recorded due to the death of Charlie Butler.

~~This conveyance~~ is made expressly subject to the easements, conditions, restrictions, and rights-of-way of record contained in the instruments forming the chain of title to the property conveyed herein and to matters visible upon inspection.

The Grantors covenant that they are seized in fee simple of the property herein conveyed, have the right to convey the said land to the Grantee and have done no act to encumber the lands. The Grantors covenant that the Grantee shall have quiet possession of the land free from all encumbrances, except as mentioned herein, and that they, the Grantors, will execute such further assurances of the lands as may be requisite.

Witness the following signatures and seals.

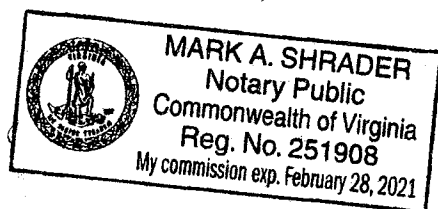
 (SEAL)
Maggie J. Butler

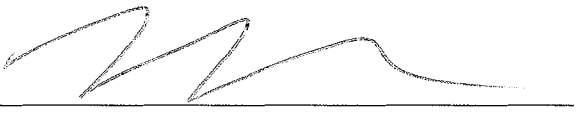
 (SEAL)
Effie L. Butler

COMMONWEALTH OF VIRGINIA } ss
CITY OF ALEXANDRIA

The foregoing deed was acknowledged before me on June 1, 2020 by Maggie J. Butler and Effie L. Butler.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.




Notary Public

My Commission Expires: _____
Reserved for Recording Clerk:

After recording, please return to:
Millennium Title and Abstract Co
2905 Mitchellville Rd, Ste 209
Bowie, MD 20716

INSTRUMENT 200009278
RECORDED IN THE CLERK'S OFFICE OF
ALEXANDRIA CIRCUIT COURT ON
JUNE 3, 2020 AT 12:42 PM
\$302.50 GRANTOR TAX WAS PAID AS
REQUIRED BY SEC 58.1-802 OF THE VA. CODE
STATE: \$151.25 LOCAL: \$151.25
WMATA FEE: \$453.30
GREG PARKS, CLERK
RECORDED BY: BEG

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

☐ **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 request is for two space parking reduction and open space modification to construct two single family dwellings.

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: parking reduction and open space modification

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

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

N/A

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

Day:

N/A

Hours:

N/A

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

- B. How will the noise be controlled?

N/A

SUP # _____

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

N/A

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

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

N/A

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

N/A

- C. How often will trash be collected?

N/A

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

N/A

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

[] Yes.

☒ No.

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

N/A

SUP # _____

11. Will any organic compounds, for example paint, ink, lacquer thinner, or cleaning or degreasing solvent, be handled, stored, or generated on the property?

[] Yes. ☒ No.

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

N/A

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

N/A

ALCOHOL SALES

13.

- A. Will the proposed use include the sale of beer, wine, or mixed drinks?

[] Yes ☒ No

If yes, describe existing (if applicable) and proposed alcohol sales below, including if the ABC license will include on-premises and/or off-premises sales.

N/A

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?	
<input type="checkbox"/> Yes	<input type="checkbox"/> No

- B. Where is required parking located? (check one)
☒ on-site
☐ off-site

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

N/A

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

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

☒ Parking reduction requested; see attached supplemental form

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

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

Planning and Zoning Staff Only	
Required number of loading spaces for use per Zoning Ordinance Section 8-200 _____	
Does the application meet the requirement?	
<input type="checkbox"/> Yes	<input type="checkbox"/> No

SUP # _____

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?

N/A

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? N/A square feet.

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

0 sq. ft. (existing) + 2464 sq. ft. (addition if any) = 4928 sq. ft. (total)
per dwelling

19. The proposed use is located in: (check one)

☐ a stand alone building

☒ a house located in a residential zone

☐ a warehouse

☐ a shopping center. Please provide name of the center: _____

☐ an office building. Please provide name of the building: _____

☐ other. Please describe: _____

End of Application



Department of Planning and Zoning

Floor Area Ratio and Open Space Calculations

as of 12/20/18

B

A. Property Information

A1. 1413 Princess St
Street Address

A2. 1360
Total Lot Area

x 0.75
Floor Area Ratio Allowed by Zone

~~RB~~ RB
Zone

= 0.00 1020
Maximum Allowable Floor Area

B. Existing Gross Floor Area

Existing Gross Area

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

N/A

Allowable Exclusions**

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

N/A

B1. **Total Gross** 0.00

B2. **Total Exclusions** 0.00

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

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

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

Comments for Existing Gross Floor Area

Vacant Land

C. Proposed Gross Floor Area

Proposed Gross Area

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

576
576
496
0
576
16
144
80
0

Allowable Exclusions**

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

576
54
0
576
16
144
80
0
0

C1. **Total Gross** 0.00 2464

C2. **Total Exclusions** 0.00 1446

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

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

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

D. Total Floor Area

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

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

E. Open Space

E1. 1360 Sq. Ft.
Existing Open Space

E2. 800 Sq. Ft.
Required Open Space

E3. 640 Sq. Ft.
Proposed Open Space

Notes

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

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

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

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

Signature: [Signature]

Date: 7/10/2020



Department of Planning and Zoning
Floor Area Ratio and Open Space Calculations
as of 12/20/18

B

A. Property Information

A1. 1415 Princess St
Street Address

A2. 1360
Total Lot Area

x 0.75
Floor Area Ratio Allowed by Zone

~~RB~~ RB
Zone
= 0.00 1020
Maximum Allowable Floor Area

B. Existing Gross Floor Area

Existing Gross Area

Basement

N/A

First Floor

Second Floor

Third Floor

Attic

Porches

Balcony/Deck

Lavatory***

Other**

Allowable Exclusions**

Basement**

Stairways**

Mechanical**

Attic less than 7'

Porches**

Balcony/Deck**

Lavatory***

Other**

Other**

N/A

B1. 0.00 Sq. Ft.

Existing Gross Floor Area*

B2. 0.00 Sq. Ft.

Allowable Floor Exclusions**

B3. 0.00 Sq. Ft.

Existing Floor Area Minus Exclusions
(subtract B2 from B1)

Comments for Existing Gross Floor Area

Vacant land

B1. Total Gross

0.00

B2. Total Exclusions

0.00

C. Proposed Gross Floor Area

Proposed Gross Area

Basement

576

First Floor

576

Second Floor

496

Third Floor

0

Attic

576

Porches

16

Balcony/Deck

144

Lavatory***

80

Other

0

Allowable Exclusions**

Basement**

576

Stairways**

54

Mechanical**

0

Attic less than 7'

576

Porches**

16

Balcony/Deck**

144

Lavatory***

80

Other**

0

Other**

0

C1. 0.00 2464 Sq. Ft.

Proposed Gross Floor Area*

C2. 0.00 1446 Sq. Ft.

Allowable Floor Exclusions**

C3. 0.00 1018 Sq. Ft.

Proposed Floor Area Minus Exclusions
(subtract C2 from C1)

C1. Total Gross

0.00 2464

C2. Total Exclusions

0.00 1446

D. Total Floor Area

D1. 0.00 1018 Sq. Ft.

Total Floor Area (add B3 and C3)

D2. 0.00 1020 Sq. Ft.

Total Floor Area Allowed
by Zone (A2)

E. Open Space

E1. 1360 Sq. Ft.

Existing Open Space

E2. 800 Sq. Ft.

Required Open Space

E3. 640 Sq. Ft.

Proposed Open Space

Notes

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

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

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

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

Signature: _____

Date: _____

7/10/2020



APPLICATION - SUPPLEMENTAL

PARKING REDUCTION

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

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

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

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

Parking reduction is necessary to provide more open space.

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

Providing the full amount of parking is impossible taking into account the size of the property and if the parking requirement were to be met and even greater amount of greenspace would have to receive approval for a reduction.

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.

INDEX OF DRAWINGS

A

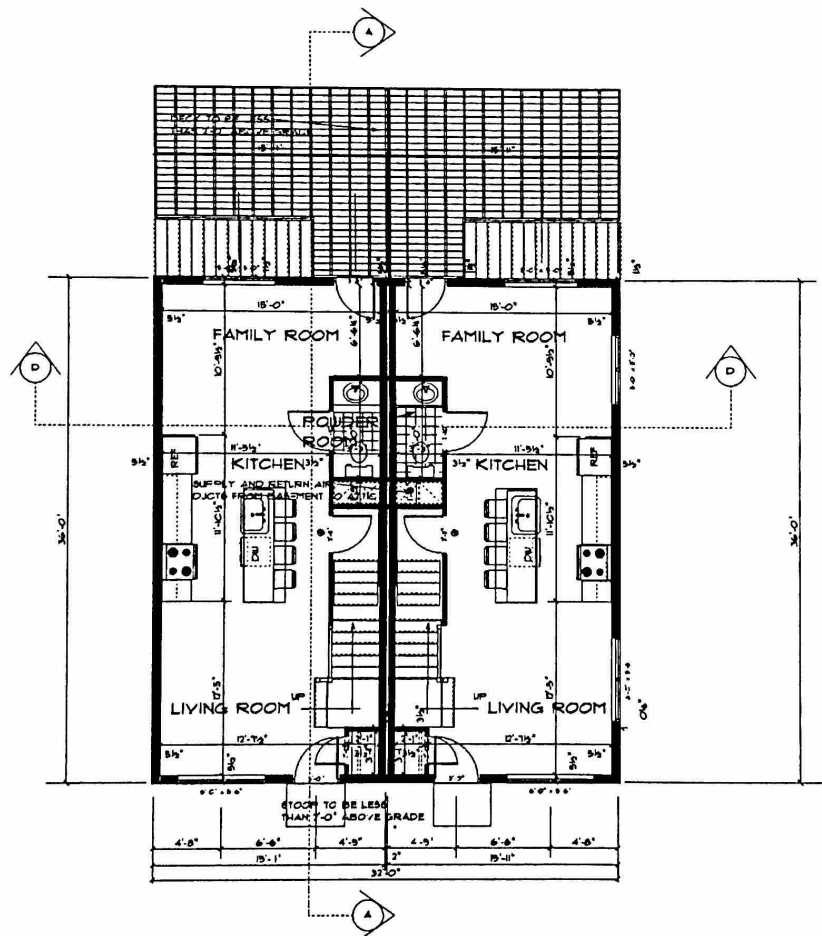
COVER SHEET

7.12.2020

2 ABUTTING SINGLE FAMILY DWELLINGS FOR
DEYI AWADALLAH
1413 AND 1415 PRINCESS STREET, ALEXANDRIA, VA

I. THOMAS WALSHMAN, ARCHITECT
Contact: i.thomas.walshman@gmail.com cell: 804.960.1117

DESIGN CRITERIA TABLE												
BASED ON VIRGINIA RESIDENTIAL CODE 2015 AS MODIFIED BY CITY OF ALEXANDRIA OR LOCAL AMMENDMENTS												
GROUND BASIC LOAD	WIND	EARTHQUAKE SPECTRAL RESPONSE	SEismic DESIGN CATEGORY	SUBJECT TO DAMAGE FROM				WINTER DESIGN TEMP	FLOOD HAZARDS	AIR FREEZING INDEX	MEAN ANNUAL TEMP.	ICE SHELD MEASURE
	SPED (MPH)			WEATHERING	PROCT LINE DEPTH	TERMS	DECAY					
25 PSF	SOUTH	occasional or (at short periods) 0.14 or 1 second period 0.16	B	SEVERE	24"	MODERATE TO SEVERE	BRIGHT TO MODERATE	1 DEGREES F	3 IN/100 NATIONAL PLUMBING NUMBERS DATA	LESS THAN OR EQUAL TO 10	50 DEGREES F	YES



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

LEGEND

	FLUORESCENT FIXTURE
	HVAC DIFFUSER
	TELEPHONE OUTLET
	ELECTRICAL OUTLET
	GFI ELECTRICAL OUTLET
	RECESSED LIGHT
	SURFACE MTD. LIGHT
	BATHROOM HEAT/LAMP
	CEILING FAN
	CABLE OUTLET
	SWITCH LOCATION
	3-WAY SWITCH LOCATION
	TYPICAL PARTITION, 1/2" DRYWALL BOTH SIDES ON 2X4 @ 16" O.C.
	TYPICAL 3'-0" X 8'-0" DOOR W/ DOOR SLING BACON
	SMOKE DETECTOR
	CARBON MONOXIDE DETECTOR
	CHANDELIER
	BATHROOM EXHAUST FAN
	VANITY LIGHT
	SCONCE
	JUNCTION BOX

2 ABUTTING SINGLE FAMILY DWELLINGS FOR
DEYIAWADALLAH

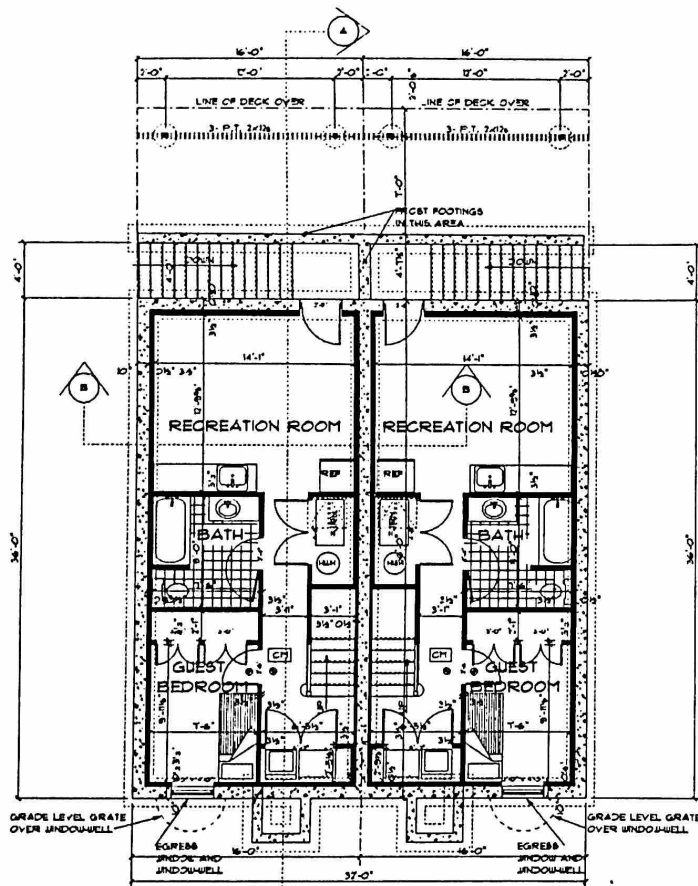
1413 AND 1415 PRINCESS STREET, ALEXANDRIA, VA

FIRST FLOOR PLANS

8-10-2018

A-2

I. THOMAS WALSHMAN, ARCHITECTURAL LITERARY ARCHITECTURE, LLC PHONE (703) 688-3411



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

LEGEND

	FLUORESCENT FIXTURE
	H/VAC DIFFUSER
	TELEPHONE OUTLET
	ELECTRICAL OUTLET
	GFI ELECTRICAL OUTLET
	RECESSED LIGHT
	SURFACE MTD. LIGHT
	BATHROOM HEAT LAMP
	CEILING FAN
	CABLE OUTLET
	SWITCH LOCATION
	3 WAY SWITCH LOCATION
	TYPICAL PARTITION, 1/2" DRYGALL BOTH SIDES ON 2X4 @ 16" O.C.
	TYPICAL 3'-0" X 6'-8" DOOR W/ DOOR SWING SHOWN
	SMOKE DETECTOR
	CARBON MONOXIDE DETECTOR
	C-CHANDELIER
	BATHROOM EXHAUST FAN
	VANITY LIGHT
	ACONCE
	JUNCTION BOX

2 ABUTTING SINGLE FAMILY DWELLINGS FOR
DEYI AWADALLAH

1413 AND 1415 PRINCESS STREET, ALEXANDRIA, VA

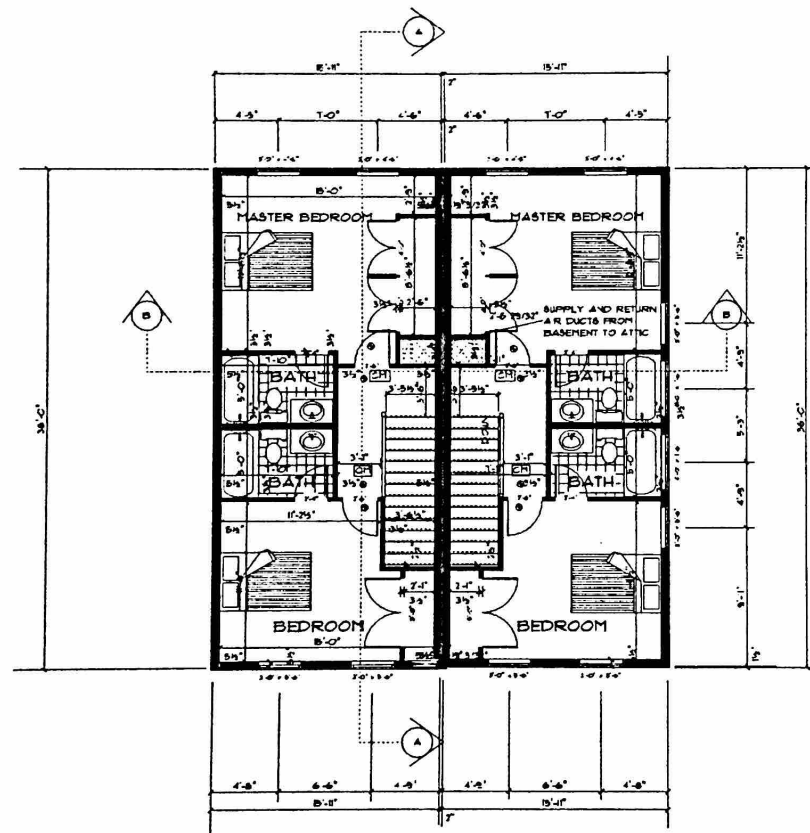
BASEMENT FLOOR PLANS



L. THOMAS WALSTAN, ARCHITECT email: lwalstan@earthlink.net call phone: (703) 535-9417

7-11-2020






















A-1



SECOND FLOOR PLAN

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

LEGEND

-  FLUORESCENT FIXTURE
-  HVAC DIFFUSER
-  TELEPHONE OUTLET
-  ELECTRICAL OUTLET
-  GFI ELECTRICAL OUTLET
-  RECESSED LIGHT
-  SURFACE MTD. LIGHT
-  BATHROOM HEAT LAMP
-  CEILING FAN
-  CABLE OUTLET
-  SWITCH LOCATION
-  3-WAY SWITCH LOCATION
-  TYPICAL PARTITION: 1/2" DRYWALL, BOTH SIDES ON 2X4 @ 6" O.C.
-  TYPICAL 3'-0" X 6'-8" DOOR W/ DOOR SWING SHOWN
-  SMOKE DETECTOR
-  CARBON MONOXIDE DETECTOR
-  CHANDELIER
-  BATHROOM EXHAUST FAN
-  VANITY LIGHT
-  SCONCE
-  JUNCTION BOX

2 ABUTTING SINGLE FAMILY DWELLINGS FOR
DEYI AWADALLAH

1413 AND 1415 PRINCESS STREET, ALEXANDRIA, VA

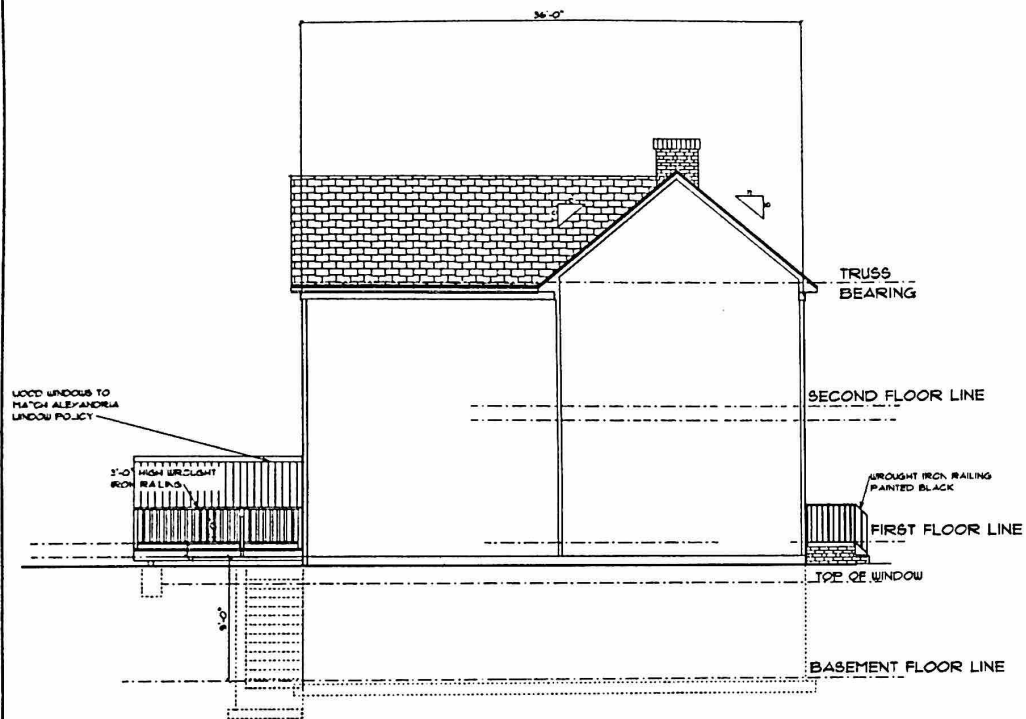
SECOND FLOOR PLAN



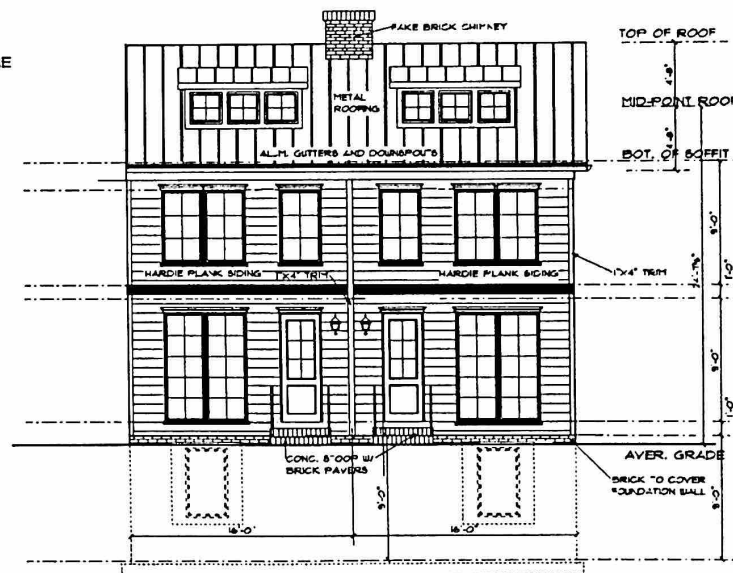
L. THOMAS WALSHMAN, ARCHITECTURAL
11111 LEE HIGHWAY, SUITE 100, ALEXANDRIA, VA 22304
TEL: 703.835.1111 FAX: 703.835.1112

1/12/2008

A-3



LEFT SIDE ELEVATION
SCALE: 1/4" = 1'-0"



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

NOTE: ALL WINDOWS ARE GOOD
TO MATCH ALEXANDRIA WINDOW POLICY

2 ABUTTING SINGLE FAMILY DWELLINGS FOR
DEVI AWADALLAH
1413 AND 1415 PRINCESS STREET, ALEXANDRIA, VA

FRONT AND LEFT SIDE ELEVATIONS

L. THOMAS WALKER, ARCHITECT
L. THOMAS WALKER ARCHITECTS, LLC
1413 PRINCESS STREET, ALEXANDRIA, VA 22304
TEL: 703.838.1413

7.14.20

A-4

* The two proposed units have independent walls in between them and not a party wall.

PROPERTY OWNER:

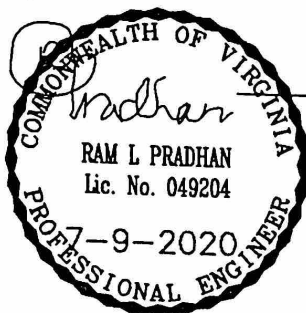
DEYI AWADALLAH
1413 PRINCESS STREET
ALEXANDRIA, VA 22314
PHONE NUMBER: 703-501-5252

NOTES:

1. THE PLAT HAS BEEN PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND DOES NOT NECESSARILY INDICATE ALL ENCUMBRANCES ON THE PROPERTY.
2. THE SURVEY WAS NOT PREPARED FOR CONSTRUCTION PURPOSES (INCLUDING FENCES).
3. THE LOCATION OF FENCES ARE APPROXIMATE AND DO NOT CERTIFY TO OWNERSHIP.
4. THE PROPERTY SHOWN ON THIS PLAT IS LOCATED ON TAX MAP # 064.01-09-21.

NOTE:

DECK AND STOOP WILL BE MAXIMUM 2 FEET ABOVE THE FINISH GRADE.



10' PUBLIC ALLEY

IPSS 76°15' 00" E ~ 18.0' PS

PARKING SPACE
18'
19.42'
LOT 21
AREA=1,360 SF

WOOD DECK
MAX 2 FT
ABOVE
GRADE

LOT 22

2 STORY
DWELLING
#1413

LOT 519

N 13°58' 00" E ~ 85.0'

S 13°58' 00" W ~ 85.0'

OVERHANG
BOX WINDOW

19'

STOOP

LEADWALKWAY

19'

IPF N 76°15' 00" W ~ 16.0' IPF

PRINCESS STREET
(66' R/W)

LEGEND:

CG= CURB & GUTTER
OHW= OVERHEAD WIRE

CONC. SIDEWALK

OHW

OHW

POLE

C & G

SPECIAL PERMIT PLAT

LOT 21, BLOCK 1

(DB 29, PG 365)

WHEAT & SUTERS

1413 PRINCESS STREET

CITY OF ALEXANDRIA, VA 22314

SCALE: 1"=10', DATE: JUL 9, 2020

PREPARED BY

Inova Engineering Consultants, Inc.

25209 LARKS TERRACE

SOUTH RIDING, VIRGINIA 20152

PHONE: (703) 655-3951

E-MAIL: INOVAENGINEERS@YAHOO.COM

PROPERTY OWNER:

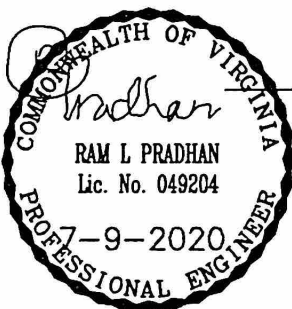
DEYI AWADALLAH
1415 PRINCESS STREET
ALEXANDRIA, VA 22314
PHONE NUMBER: 703-501-5252

NOTES:

1. THE PLAT HAS BEEN PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND DOES NOT NECESSARILY INDICATE ALL ENCUMBRANCES ON THE PROPERTY.
2. THE SURVEY WAS NOT PREPARED FOR CONSTRUCTION PURPOSES (INCLUDING FENCES).
3. THE LOCATION OF FENCES ARE APPROXIMATE AND DO NOT CERTIFY TO OWNERSHIP.
4. THE PROPERTY SHOWN ON THIS PLAT IS LOCATED ON TAX MAP # 064.01-09-22.

NOTE:

DECK AND STOOP WILL BE MAXIMUM 2 FEET ABOVE THE FINISH GRADE.



**PRINCESS STREET
(66' R/W)**

SPECIAL PERMIT PLAT

LOT 22, BLOCK 1

(DB 29, PG 365)

WHEAT & SUTERS

1415 PRINCESS STREET

CITY OF ALEXANDRIA, VA 22314

SCALE: 1"=10', DATE: JUL 9, 2020

PREPARED BY

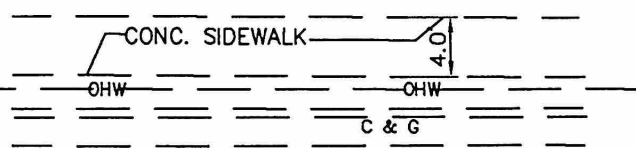
Inova Engineering Consultants, Inc.

25209 LARKS TERRACE

SOUTH RIDING, VIRGINIA 20152

PHONE: (703) 655-3951

E-MAIL: INOVAENGINEERS@YAHOO.COM



LOT 23

LOT 21

N 13°58' 00" E ~ 85.0'

S 13°58' 00" W ~ 85.0'

IPF N 76°15' 00" W ~ 16.0' IPF

IPSS 76°15' 00" E ~ 16.0' IPS

10'

10' PUBLIC ALLEY

PARKING SPACE

LOT 22
AREA=1,360 SF

WOOD DECK
MAX 2 FT
ABOVE
GRADE

2 STORY
DWELLING
#1415

OVERHANG
BOX WINDOW

STOOP

LEADWALKWAY

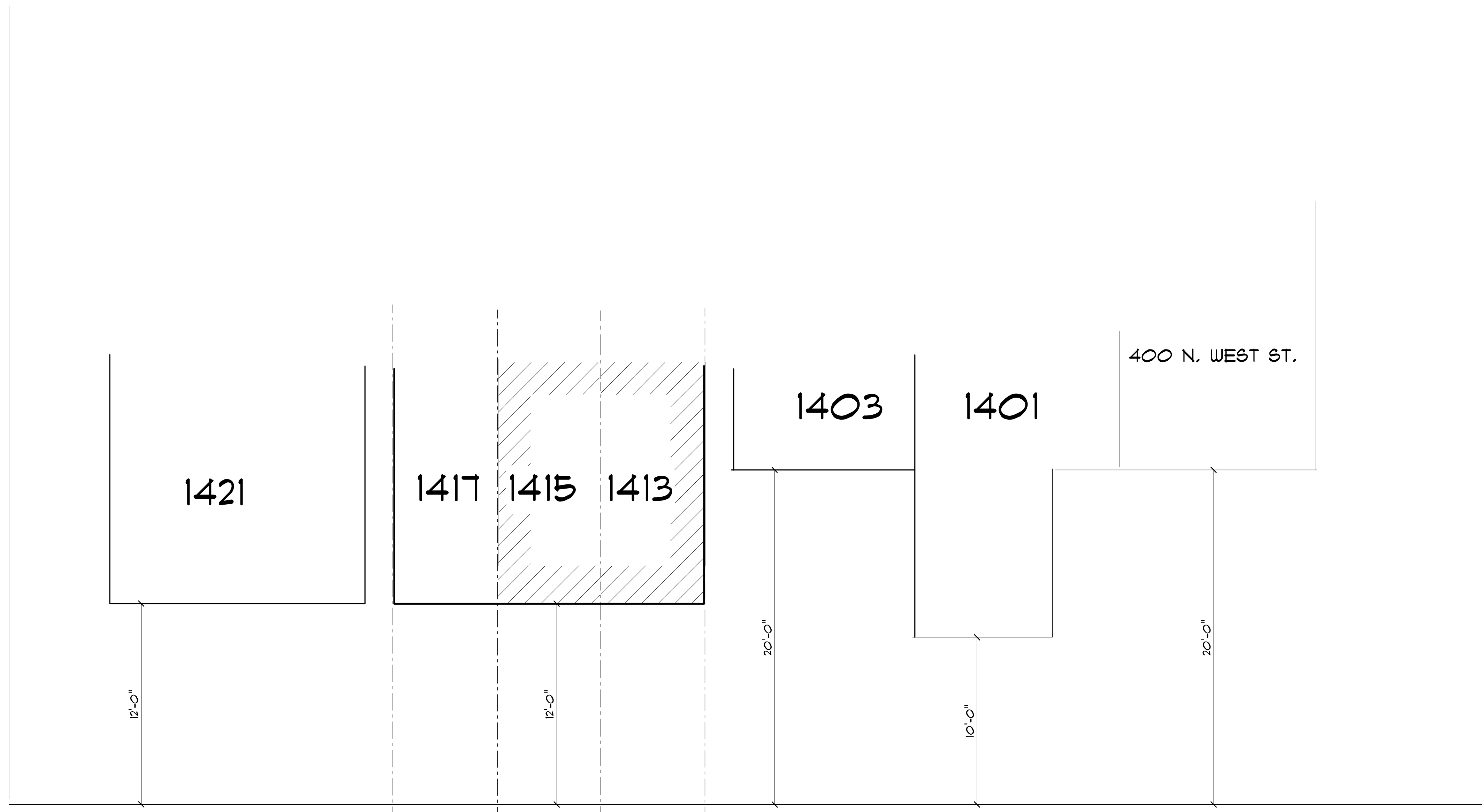
LEGEND:

CG= CURB & GUTTER
OHW= OVERHEAD WIRE

*The two proposed units have independent walls in between them and not a party wall.

N. PEYTON STREET

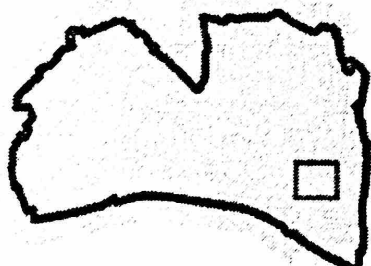
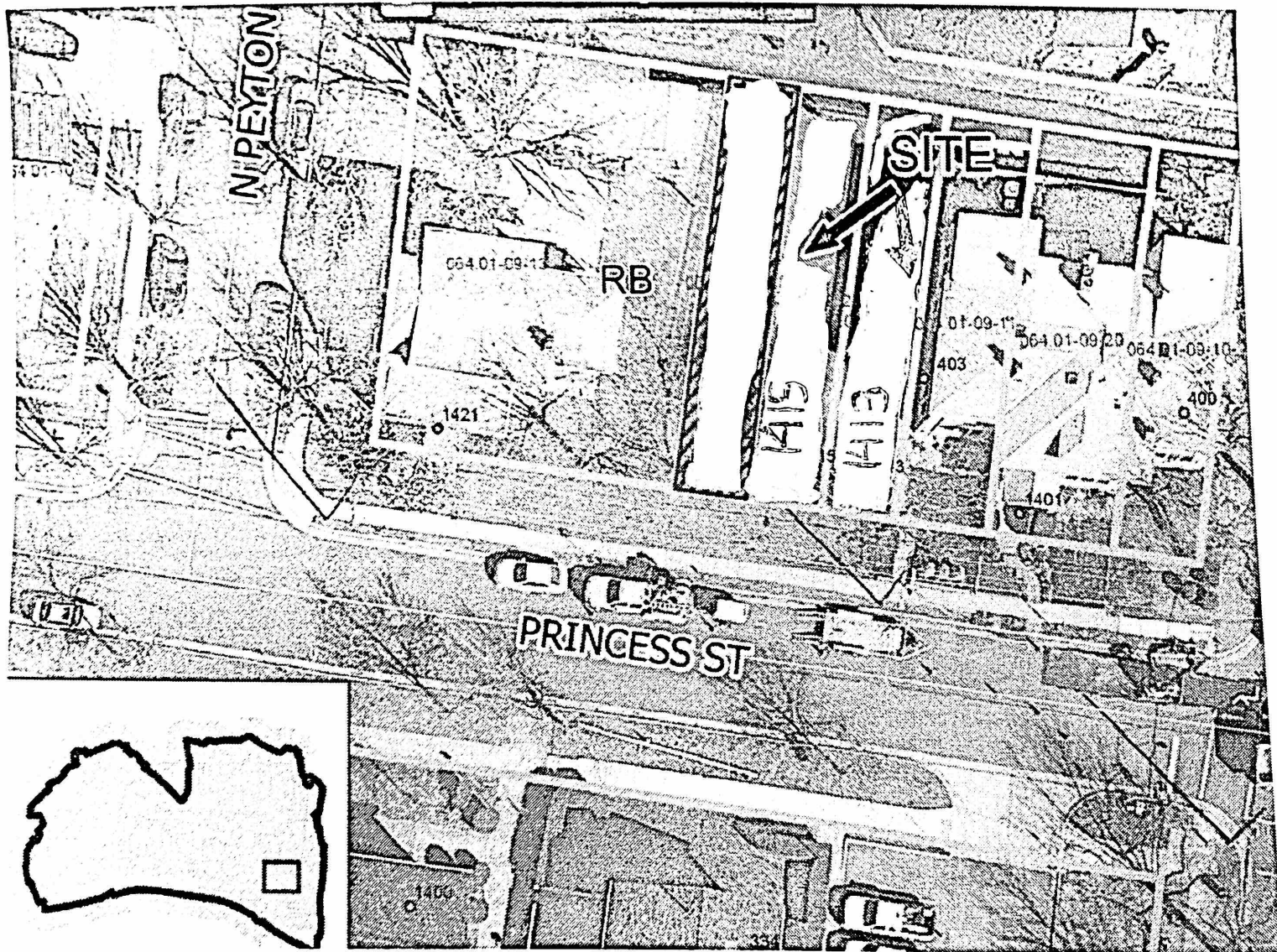
N. WEST STREET



AVERAGE SETBACK USING 7 UNITS = 14.0'

PRINCESS STREET

STREETSCAPE PLAN



1413-1415 Princess Street, Alexandria, VA 22314













DEPARTMENT OF PLANNING AND ZONING

Alexandriava.gov

301 King Street, Room 2100
P.O. Box 178

Phone (703) 746-4666

May 29, 2020

Deyi Awadallah
3201 Magnolia Avenue
Falls Church, Virginia 22041

RE: 1413 and 1415 Princess Street

Dear Mr. Awadallah:

I am responding to your request to determine if the lots located at 1413 and 1415 Princess Street (Lots 21 and 22, respectively) are eligible for development. The properties are zoned RB/Residential Townhouse and City records indicate that they have been zoned as such since at least 1951. Based on the survey plats provided, both completed on April 30, 2020, the lots have identical dimensions and sizes. Each property provides a 16-foot lot frontage/width and 1,360 square feet of lot size. As such, the subject properties are not in compliance with the RB zone's density and lot requirements.

The RB zone, however, provides exceptions for development on lots inconsistent with the its density and lot requirements as follows:

3-707 - Certain structures, lots and uses inconsistent with these provisions.

All land within the RB zone must be used and developed in compliance with the RB zone regulations unless otherwise provided in this ordinance or by the following exceptions:

(B) Any land zoned to RB prior to February 27, 1973 may be developed at a minimum lot size of 1,600 square feet per dwelling; provided however that if the lot was recorded prior to December 28, 1951, the lot may be developed with a single-family dwelling and accessory structures at the lot size shown on the recorded plat.

Based on City records and the deeds provided with this request, the subject properties have been lots of record since at least 1893 and continuously thereafter. Lots 21 and 22 were recorded prior to December 28, 1951 and are each eligible to be developed with a single-family dwelling and accessory structures. Single-family dwellings would have to comply with the RB zone's bulk and open space requirements.

Please note that these properties are located in the Parker-Gray Historic District and any new construction will be subject to Board of Architectural Review approval. For more information on the regulations for this historic district, please contact the Historic Preservation staff at 703.746.3833 or preservation@alexandriava.gov.

This determination is based on the information you provided in your request dated [DATE], 2020 and information contained in City records. If any information is incorrect, this determination may be void.

Sincerely,

Karl Moritz
Director, Planning and Zoning

Please be advised that this notice of violation, written order, requirement, decision or determination of the Director may be appealed to the Board of Zoning Appeals by any person aggrieved by the decision of the Director or any officer, department, board, commission or agency of the City affected by the decision of the Director within thirty (30) days from the date of the decision. The decision is final and unappealable if not appealed within thirty (30) days. The cost for such appeal is \$385.00 and additional information regarding how to file the appeal may be found in Zoning Ordinance Section 11-1200.

Enclosures: Zoning Ordinance sections 3-705, 3-706 and 3-707