

***DOCKET ITEM #4***  
***Special Use Permit #2020-00097***  
***428 North Pitt Street***  
***Parking Reduction and Lot Modifications***

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**CONSENT AGENDA ITEM**

If no one asks to speak about this case prior to the hearing, it will be approved without discussion as part of the Consent Agenda.

<b>Application</b>	<b>General Data</b>	
	<b>Planning Commission</b>	<b>Hearing:</b>
<b>Request:</b> Public hearing and consideration of a request for a Special Use Permit for a parking reduction for two compact parking spaces and for modifications to the rear yard setback, open space, parking in a required yard and vision clearance for the construction of a townhouse dwelling.	<b>City Council</b>	February 2, 2021
	<b>Hearing:</b>	February 20, 2021
<b>Address:</b> 428 N. Pitt Street	<b>Zone:</b>	RM/Townhouse Zone
<b>Applicant:</b> Stephen Bannister, represented by Robert D. Brant, attorney	<b>Small Area Plan:</b>	Old Town Small Area Plan

**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:** Maggie Cooper, [margaret.cooper@alexandriava.gov](mailto:margaret.cooper@alexandriava.gov)  
Ann Horowitz, [ann.horowitz@alexandriava.gov](mailto:ann.horowitz@alexandriava.gov)



PROJECT LOCATION MAP

## I. REPORT SUMMARY

The applicant, Stephen Bannister, represented by Robert D. Brant, attorney, requests Special Use Permit approval for a parking reduction for two compact parking spaces and for modifications to the rear yard setback, parking in a required yard, open space and vision clearance for the construction of a townhouse dwelling at 428 N. Pitt Street.

### SITE DESCRIPTION

The subject property is one rectangular lot of record located on the southwest corner of Oronoco and N. Pitt Streets. The lot has 36 feet of frontage on N. Pitt Street, 60 feet of frontage on Oronoco Street, and 2,160 square feet of lot area. There is a 3.50-foot wide private alley that runs along the rear west property line.

Residential uses, predominately townhouse dwellings, surround the subject property. The subject property is improved with a commercial building that is attached to the building located directly to the south along N. Pitt Street and is used as a restaurant.

### BACKGROUND

Real Estate Assessment records show that the existing building was constructed in 1966 and is 1,278 square feet. While staff could not find records for the original building permit, the structure has consistently been a commercial use since at least 1992, as it is identified as a commercial structure in the 1992 Old Town Small Area Plan. The existing grandfathered restaurant has operated at this location for several decades.

### PROPOSAL

The applicant, Stephen Bannister, represented by attorney Robert D. Brant, requests a Special Use Permit for a parking reduction for two compact parking spaces and for modifications to the rear yard setback, parking in a required yard, open space and vision clearance for the construction of a townhouse dwelling at 428 N. Pitt Street. The applicant requests the parking reduction and modifications to provide an adequate footprint for a marketable townhouse dwelling. The gross square footage for the proposed three-story home is 5,187 square feet, which would include a 1,302 square foot underground basement, a first and second story with 1,302 square feet each and a third floor with 1,093 square feet. With exclusions, the proposed floor area is 3,233 square feet, which



*Figure. 1: Subject site – Oronoco Street*



*Figure. 2: Subject site – North Pitt Street*



meets the required RM zone's 1.5 Floor Area Ratio (lot area = 2,160 x 1.5 = 3,240 square feet of allowed floor area).

### Parking Reduction

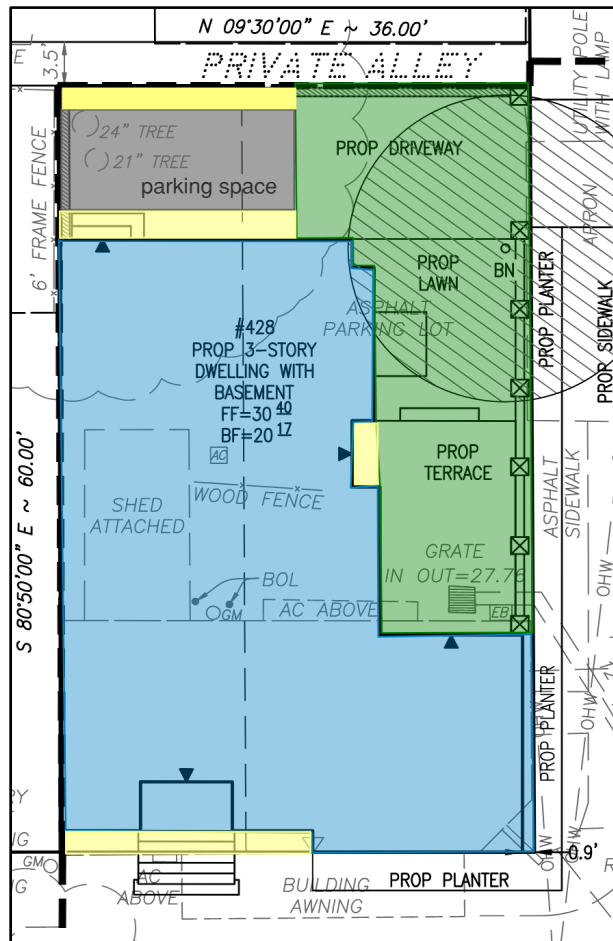
#### *Parking Reduction*

The applicant proposes to construct two compact tandem parking spaces 8 feet by 16 feet along the rear property line, with access from an existing curb cut off Oronoco Street. The existing curb cut is 22.04 feet in width. The applicant proposes to move the curb cut 3.17 feet to the west and decrease the curb cut width by 12.04 feet, leaving a 10-foot curb cut.

### Lot Modifications

#### *1. Open Space*

The applicant also proposes 584 square feet (27%) of open space for the lot and, therefore, requests a 172-square-foot open space modification from the RM zone's 35% open space requirement. Thirty-five percent of the 2,160 square foot lot area equates to 756 square feet of required open space (Figure 3).



**Figure 3: Proposed Open Space and Building Footprint**

*Blue = footprint of proposed dwelling.*

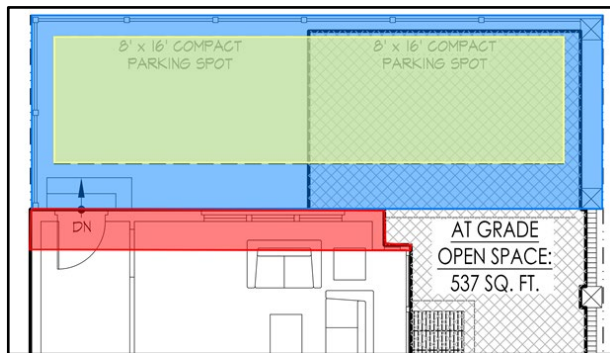
*Green = 584 sq. ft. of open and usable space or 27% open space*

*Yellow = open space that cannot be counted toward open space requirements, in accordance with Section 2-180 of the Zoning Ordinance.*

### 2. Rear Yard Modifications: Setback and Parking Area in a Required Yard

The applicant requests a 2.71-foot modification from the rear yard setback. In the RM zone, a exterior townhouse unit has a primary and secondary front, a side yard and a rear yard. Per §3-1106(A), the front setback in the RM zone is the building line, there are no required side yard setbacks as the proposed building is a townhouse, and the required rear yard setback is 1:2 with a minimum of 16 feet. As the height of the building is 33.33 feet, the rear yard setback from the west property line is 14.92 feet. The proposed townhouse is 12.21 feet from the rear west property line, which is 2.71 feet closer to the property line than allowed by-right (Figure 4).

The applicant also needs a modification from §7-1005, which states that no more than 50% of a rear yard shall be used for parking. If the 2.71-foot rear yard reduction is allowed, the rear yard will be 439 square feet. The parking will take up 256 square feet, thus making it 58 percent of the required rear yard (Figure 4).



**Figure 4:** Proposed Rear Yard for Parking and Rear Setback

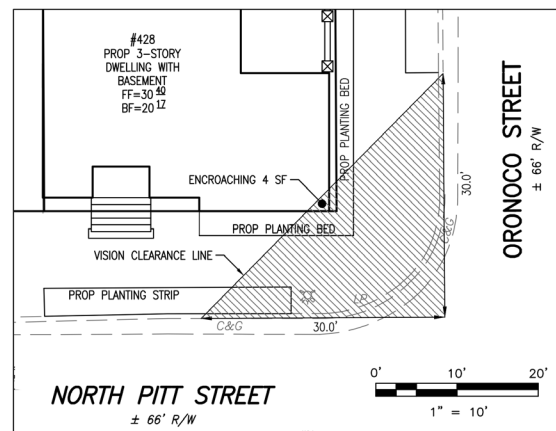
Blue= 439 square-foot rear yard

yellow= 256 square-foot parking area

red= area of proposed dwelling hat falls within the required 14.92 required rear setback

### 3. Vision Clearance

Lastly, the applicant requests a modification from §7-801, which restricts any obstructions more than 4.00 feet in height from being in the vision clearance. The proposal encroaches 4.00 square feet into the vision clearance at the corner of N. Pitt Street and Oronoco Street (Figure 5).



**Figure 5:** Proposed Vision Clearance Encroachment

### PARKING

According to §8-200(A)(1) of the Zoning Ordinance, a townhouse dwelling unit is required to provide two off-street parking spaces. Section 8-200(D)(1) requires off-street parking spaces to be standard in size and no less than 18.5 feet in length by 9 feet in width, however, §8-100(A)(4)

allows reductions of the parking requirement by Special Use Permit approval. The applicant would provide two compact off-street parking spaces measuring 16 feet in length by 8 feet in width, requiring special use permit approval for the two compact spaces.

#### ZONING/ MASTER PLAN DESIGNATION

The subject property is located in the RM/Townhouse Zone which permits townhouse dwellings pursuant to § 3-1102(C) of the Zoning Ordinance. The proposed dwelling complies with the Zoning Ordinance requirements as indicated on Table 1.

Because the parking reduction request for the two off-street compact parking spaces requires a Special Use Permit, §11-416(C) allows the review of minimum lot modifications, such as the proposed rear yard setback, parking in the rear yard, vision clearance and open space, as part of the SUP consideration. Section 7-1005 requires that no more than 50% of a rear yard may be dedicated to parking. The 35% requirement for open space in the RM zone is stated in §3-1106(B)(1)(a). Vision clearance requirements are mandated in §7-801.

The 1974 Generalized Land Use Plan designated it for medium density residential and the 1992 Old Town Small Area Plan showed it is in the townhouse zone but specifically identified the property as a commercial use.

The lot is located approximately 64 feet outside of the Old and Historic Alexandria District and therefore does not require Board of Architectural Review approval for the design of the proposed building nor for the demolition of the existing building,

***Table 1: Compliance with RM Zone Requirements***

	<b>RM Zone Requirements</b>	<b>Lot Characteristics and Proposal</b>
Lot Size	1,420 SF	2,160 SF
Lot Width	No requirement *	36' along N. Pitt / 60' along Oronoco
Lot Frontage	No requirement *	36' along N. Pitt / 60' along Oronoco
Front Yard Setback	0'	0'
Side Yard Setback	0', not required	0', not required
Rear Yard Setback	14.92' (Ratio of 1:2 with a minimum of 16' and one-half width of alley consideration**)	12.21'
Open Space	756 SF	584 SF
FAR	Maximum 3,240 (1.5)	3,233 (1.49)

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*\*The RM zone does not list a lot width or frontage for exterior townhouse end units on corners; it only lists for interior townhouse lots. The width and frontage for townhouse interior lots is 18 feet.*

*\*\*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 two compact parking spaces and modifications to the open space, rear yard, parking in the rear yard and vision clearance to allow for the construction of a townhouse dwelling. The construction of a townhouse dwelling is reasonable and compatible with the surrounding neighborhood. The request for modifications would not create negative impacts related to parking, traffic, or open space aesthetics in the neighborhood.

### Parking Reduction

Staff finds that providing compact parking spaces would be reasonable at this location as the site satisfies the two-parking space requirement, contributing additional square footage to open space.

### Open Space Modification

Staff supports the applicant's request for an open space modification to allow for the construction of a townhouse dwelling with 584 square feet of open space. The proposed amount of open space represents 27% of the lot area, however, the proposal also includes a 188-square-foot second story balcony, which provides useable outdoor space. Although the RM zone only allows areas at ground level to count towards open space, this balcony would provide useable outdoor space similar to ground-level open space. If the balcony could count towards the open space calculation, the property would exceed the open space requirement by 16 square feet.

### Rear Yard Modifications

Staff supports the request for a modification to the requirement for parking in a rear yard as the rear yard is the most reasonable location for two parking spaces on the property. This location also allows the applicant to decrease the size of the curb cut while still providing two off-street parking spaces.

Additionally, staff supports the request for modification to the rear yard setback because it is a reasonable deviation from the required setback, particularly in the densely developed RM zone. The RM zone is the only residential zone that requires a corner townhouse unit to have a rear yard, as all other residential uses on corner lots have two side yards and two front yards.

### Vision Clearance

Staff supports the request for modification to the vision clearance, as the request is minimal. The RM zone requires buildings to be constructed at the front property line and the proposed placement at the front property lines at the corner of N. Pitt and Oronoco is consistent with the development pattern of the neighborhood.

*Conclusion*

Staff supports the applicant's request for a parking reduction and modifications to the rear yard setback, parking in a rear yard, open space and vision clearance which are necessary for the proposed development of a single-family home at 428 N. Pitt Street. Staff believes the proposal supports the vision for this area by converting the commercial property to residential use, decreasing the width of the curb cut, and respecting the existing development pattern and architectural elements.

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 dwelling shall be substantially consistent with the illustrations submitted on November 9, 2020. (P&Z)
2. Open space shall be maintained at no less than 27% of the lot area at 428 North Pitt Street. (P&Z)
3. No vehicles associated with this construction project shall be permitted to idle for more than 10 minutes when parked. (T&ES)

STAFF: Tony LaColla, AICP, Division Chief, Land Use Services  
Ann Horowitz, Principal Planner  
Maggie Cooper, 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 standard spaces to two compact spaces given the constraints of the existing parcel and the location of the property in a transit-oriented area. Additionally, the reduction accommodates additional open space in the neighborhood. (T&ES/Transportation Planning)

R-2 No vehicles associated with this construction project shall be permitted to idle for more than 10 minutes when parked. (T&ES)

##### Code Enforcement:

No comments received

##### Fire:

No comments or concerns

##### Recreation, Parks & Cultural Activities:

No comments received

##### Police Department:

No comments received



# APPLICATION SPECIAL USE PERMIT

**SPECIAL USE PERMIT #** 2020-00097

**PROPERTY LOCATION:** 428 N. Pitt Street Alexandria, VA 22314

**TAX MAP REFERENCE:** 064.02-10-10

**ZONE:** RM

**APPLICANT:**

Name: Stephen A. Bannister

Address: 2560 Huntington Avenue, Suite 200, Alexandria, VA 22303

**PROPOSED USE:** Parking Reduction with modifications to vision clearance, the minimum rear yard requirement, open space, and the requirements of Section 7-1005 for parking in the rear yard.

- ☒ 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.

Robert D. Brant, Attorney/Agent

Print Name of Applicant or Agent

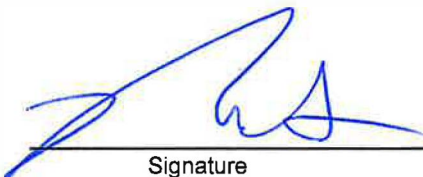
Walsh Colucci Lubeley & Walsh PC 2200 Clarendon Blvd Suite 1300

Mailing/Street Address

Arlington, VA 22201

City and State

Zip Code



Signature

11/11/2020

Date

(703) 528-4700

Telephone #

(703) 525-3197

Fax #

rbrant@thelandlawyers.com

Email address

Revised  
1/8/2021

### PROPERTY OWNER'S AUTHORIZATION

As the property owner of See Attached, I hereby  
(Property Address)  
grant the applicant authorization to apply for the Parking Reduction with Modifications use as  
(use)  
described in this application.

Name: See Attached Phone: \_\_\_\_\_  
Please Print  
Address: \_\_\_\_\_ Email: \_\_\_\_\_  
Signature: \_\_\_\_\_ Date: \_\_\_\_\_

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

☒ Required floor plan and plot/site plan attached.

☐ Requesting a waiver. See attached written request.

2. The applicant is the (check one):

☐ Owner

☒ Contract Purchaser

☐ Lessee or

☐ Other: \_\_\_\_\_ of the subject property.

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

See attached

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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
1. Stephen A. Bannister	2560 Huntington Ave, Suite 200, Alexandria, VA 22303	100%
2.		
3.		

**2. Property.** State the name, address and percent of ownership of any person or entity owning an interest in the property located at 428 N. Pitt Street (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. The Rita D. Crowder Trust*	1120 Gladstone Place Alexandria, VA 22308	100%
2. *Carol Satterfield, Sole Beneficiary		
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 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 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. Stephen A. Bannister	None	None
2. The Rita D. Crowder Trust	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.

11/11/20  
Date

Robert D. Brant  
Printed Name

  
Signature



November 4, 2020

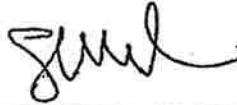
Karl Moritz  
301 King Street  
City Hall, Room 2100  
Alexandria, Virginia 22314

Re: Authorization to File Application for a Parking Reduction Special Use  
Permit and Associated Requests  
Applicant: Stephen A. Bannister  
428 N. Pitt Street, Tax Map ID 064.02-10-10 (the "Property")

Dear Mr. Moritz:

As the contract purchaser of the above-referenced Property, I hereby authorize Walsh, Colucci, Lubeley & Walsh, P.C. to act as agent on my behalf for the filing and representation of an application for a parking reduction special use permit and any related requests to allow for the development of a residential dwelling on the Property.

Very truly yours,



Stephen A. Bannister

Date: 11/5/20

November 4, 2020

Karl Moritz  
301 King Street  
City Hall, Room 2100  
Alexandria, Virginia 22314

Re: Consent to File Application for Special Use Permit for a Parking  
Reduction Special Use Permit and Associated Requests  
Applicant: Stephen A. Bannister  
428 N. Pitt Street, Tax Map ID 064.02-10-10 (the "Property")

Dear Mr. Moritz:

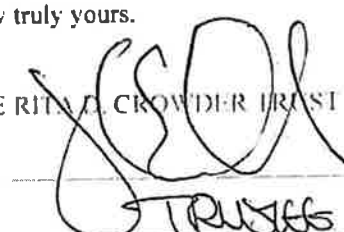
As the owner of the above-referenced Property, I hereby consent to the filing of an application for a parking reduction special use permit and any related requests on the Property by Stephen A. Bannister to allow for the development of a residential dwelling on the Property.

Very truly yours,

THE RITA J. CROWDER TRUST

By: \_\_\_\_\_

Its: \_\_\_\_\_

A handwritten signature, likely of Rita J. Crowder, is written over the line for 'By:'. Below the signature, the word 'TRUSTS' is handwritten in capital letters.

☐ **Yes.** Provide proof of current City business license

## NARRATIVE DESCRIPTION

See attached.

This image shows a single sheet of white paper with horizontal blue or grey ruling lines. The lines are evenly spaced and run across the width of the page. There are approximately 20 lines visible. On the left side, there is a vertical margin line, creating a narrow left margin. The paper appears to be from a notebook or a standard ruled sheet of paper. There is no handwriting or other markings on the page.

Statement of Justification  
Revised: January 8, 2021  
428 N. Pitt Street  
Tax Map ID: 064.02-10-10

Stephen A. Bannister (the “Applicant”) requests approval of a parking reduction Special Use Permit to allow the provision of two (2) compact parking spaces in lieu of the two (2) standard parking spaces required for the proposed townhouse dwelling on property located at 428 N. Pitt Street (the “Property”). As part of this application, pursuant to Section 11-416(C) of the Zoning Ordinance, the Applicant requests approval of modifications of: 1) the minimum rear yard requirement; 2) the requirements of Section 7-1005 to allow the proposed parking in the rear yard; 3) the minimum open space requirement; and 4) the vision clearance triangle requirement of Section 7-800.

The Property is an approximately 2,160 square foot parcel that is zoned to the RM/Townhouse zone. The Property is developed with a two-story commercial building that was constructed in 1966, and an associated surface parking area to the rear of the building. Access to the parking area is provided through a curb cut on Oronoco Street. While the building is currently occupied by an existing noncomplying carryout restaurant use and an associated asphalt parking lot, the Property is surrounded entirely by residential uses.

The Applicant proposes to redevelop the Property with one townhouse dwelling and establish a use that is more consistent with the residential character of the surrounding neighborhood. The proposed townhouse consists of approximately 3,233 square feet, resulting in a 1.49 FAR that is consistent with RM zone requirements. Approximately 595 square feet of at-grade open space is provided in the form of a lawn and terrace on the north side of the Property, with an additional 188 square feet of open space provided above grade. The existing curb cut on Oronoco Street will remain, but will be reduced in width to provide access to a driveway with two tandem parking spaces located to the rear of the townhouse.

Because the Property is only 36’ wide, it is not possible to provide two standard parking spaces in the driveway that measure at least 18.5 feet in length as required by Section 8-200(D) of the Zoning Ordinance. Accordingly, the Applicant is requesting a parking reduction to allow the provision of compact parking spaces in lieu of the required standard spaces. The reduced length of the parking spaces will not impact their functionality, and because the required number of spaces is being provided on-site, the reduction will have no impact on the surrounding neighborhood. For these reasons, the requested parking reduction is reasonable.

In conjunction with this request, the Applicant is requesting the modifications stated above for the proposed townhouse.

Under RM zone regulations, the proposed townhouse requires a rear yard based on a setback ratio of 1:2, and a minimum size of 16 feet. The height of the proposed townhouse when measured at the rear building wall is 33 feet, resulting in a rear yard requirement of 16.5 feet. When measured from the center line of the abutting 3.5 foot wide private alley in accordance with Section 7-1003 of the Zoning Ordinance, a 13.7 foot rear yard is provided. While the full width of the alley cannot technically be included in the rear yard calculation, the alley results in an effective rear yard of 15.2 feet when measured from the rear building wall to the adjacent home on Oronoco Street. In addition, the depth of the proposed townhouse is comparable to the location of rear walls of existing townhouses on this block of N. Pitt Street. Because the extent of the requested rear yard modification is limited to 2.8 feet, and given that the location of the rear wall is consistent with existing townhouses along this block of N. Pitt Street, the requested modification is appropriate.

Section 7-1005 of the Zoning Ordinance limits the amount of parking in required yards to 50% of the area. With the proposed rear yard modification, the proposed driveway will occupy most of the rear yard. Given the site constraints discussed above and the need to provide off-street parking and at-grade open space, it is not possible to satisfy this requirement. However, the Applicant's proposal will significantly improve the existing conditions on the Subject Property by substantially reducing the extent of the parking area. The existing parking area contains approximately 1,151 square feet, while the proposed driveway will be only 380 square feet. The Applicant's proposal will therefore reduce the parking area on-site by 771 square feet, or 67%. The requested modification is therefore appropriate.

Section 3-1106 of the Zoning Ordinance requires residential lots in the RM Zone to provide at-grade open space equal to the lesser of 35% of the lot area or the amount existing on June 24, 1992, but no less than 300 square feet. While no open space existed on the lot on June 24, 1992 due to the presence of the commercial use that existed at that time, because the Applicant is proposing to redevelop the site with a residential use, the 35% requirement applies. The Applicant's proposal includes 537 square feet of at-grade open space, or approximately 24.8% of the lot area. While not technically included in open space calculations in the RM Zone, the Applicant's proposal also includes 188 square feet of usable open space located on a third-floor balcony. The 725 square feet of combined at-grade and balcony open space is equal to 33.5% of the lot area. Because the removal of the expansive asphalt parking lot and addition of at and above-grade open space on the Subject Property where none exists today represents a significant improvement of the existing conditions, the requested modification is appropriate.

Finally, Section 7-800 of the Zoning Ordinance requires the provision of a vision clearance triangle at the intersection of N. Pitt Street and Oronoco Street. As illustrated on the submitted plans, approximately 4 square feet of the proposed building footprint encroaches into this triangle. This condition is consistent with corner lots developed with residential homes throughout Old Town, including the lots on the other three corners of this intersection. Given that the RM zone regulations require buildings to be constructed to the front lot line, and that the proposed 4 square foot encroachment into the vision clearance triangle will result in a condition consistent with the surrounding neighborhood, the requested modification is therefore appropriate.

The requested parking reduction and modifications are reasonable given the dimensions of the Property and its context within an urban area of Old Town North. Approval of these requests will allow the Applicant to improve the existing conditions on the Subject Property and construct a townhouse that is more compatible with the residential character of the surrounding area.



## 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: A parking reduction to allow the provision of two compact parking spaces.

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 to the proposed residential use.

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

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

Not applicable to the proposed residential use.

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

Day:

Not applicable to the proposed residential use.

Hours:

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

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

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

Not applicable to the proposed residential use.

B. How will the noise be controlled?

Not applicable to the proposed residential use.

- 8.** Describe any potential odors emanating from the proposed use and plans to control them:  
No odors are anticipated in conjunction with the residential use.

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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)  
Typical of single family residential use.

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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)

Typical of single family residential use.

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C. How often will trash be collected?

As often as necessary.

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

Not applicable to the proposed residential use.

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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:

N/A

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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:

N/A

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- 12.** What methods are proposed to ensure the safety of nearby residents, employees and patrons?  
Not applicable to the proposed residential use.

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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.

N/A

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## PARKING AND ACCESS REQUIREMENTS

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

0 \_\_\_\_\_ Standard spaces  
2 \_\_\_\_\_ Compact spaces  
0 \_\_\_\_\_ Handicapped accessible spaces.  
0 \_\_\_\_\_ Other.

\*Parking reduction requested to allow the provision of 2 compact parking spaces.

Planning and Zoning Staff Only
Required number of spaces for use per Zoning Ordinance Section 8-200A _____
Does the application meet the requirement? [ ] Yes [ ] No

- B. Where is required parking located? (check one)

[✓] on-site

[ ] off-site

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

---

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

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

[✓] Parking reduction requested; see attached supplemental form

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

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

Planning and Zoning Staff Only
Required number of loading spaces for use per Zoning Ordinance Section 8-200 _____
Does the application meet the requirement? [ ] Yes [ ] No

- B. Where are off-street loading facilities located? None required for the proposed residential use.
- C. During what hours of the day do you expect loading/unloading operations to occur?  
Not applicable to the proposed residential use.
- D. How frequently are loading/unloading operations expected to occur, per day or per week, as appropriate?  
Infrequently, given the nature of the proposed residential use.

- 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?

Street access is adequate. The existing curb cut on Oronoco Street that serves the commercial building will be reduced in width to accommodate the proposed single-lane driveway.

## 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?

           sq. ft. (existing) + 3,233 sq. ft. (addition if any) = 3,233 sq. ft. (total)

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

☐ a stand alone building  
☒ a house located in a residential zone  
☐ a warehouse  
☐ a shopping center. Please provide name of the center: \_\_\_\_\_  
☐ an office building. Please provide name of the building: \_\_\_\_\_  
☐ other. Please describe: \_\_\_\_\_

**End of Application**





# APPLICATION - SUPPLEMENTAL

## PARKING REDUCTION

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

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

The Applicant is requesting a parking reduction to allow the provision of 2 compact parking spaces in lieu of 2 standard parking spaces for the proposed townhouse dwelling.

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

See attached statement of justification.

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

Due to the 36' width of the property, it is not feasible to provide two standard tandem parking spaces within the proposed driveway that are each at least 18.5' in length.

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

☒ Yes. ☐ No.

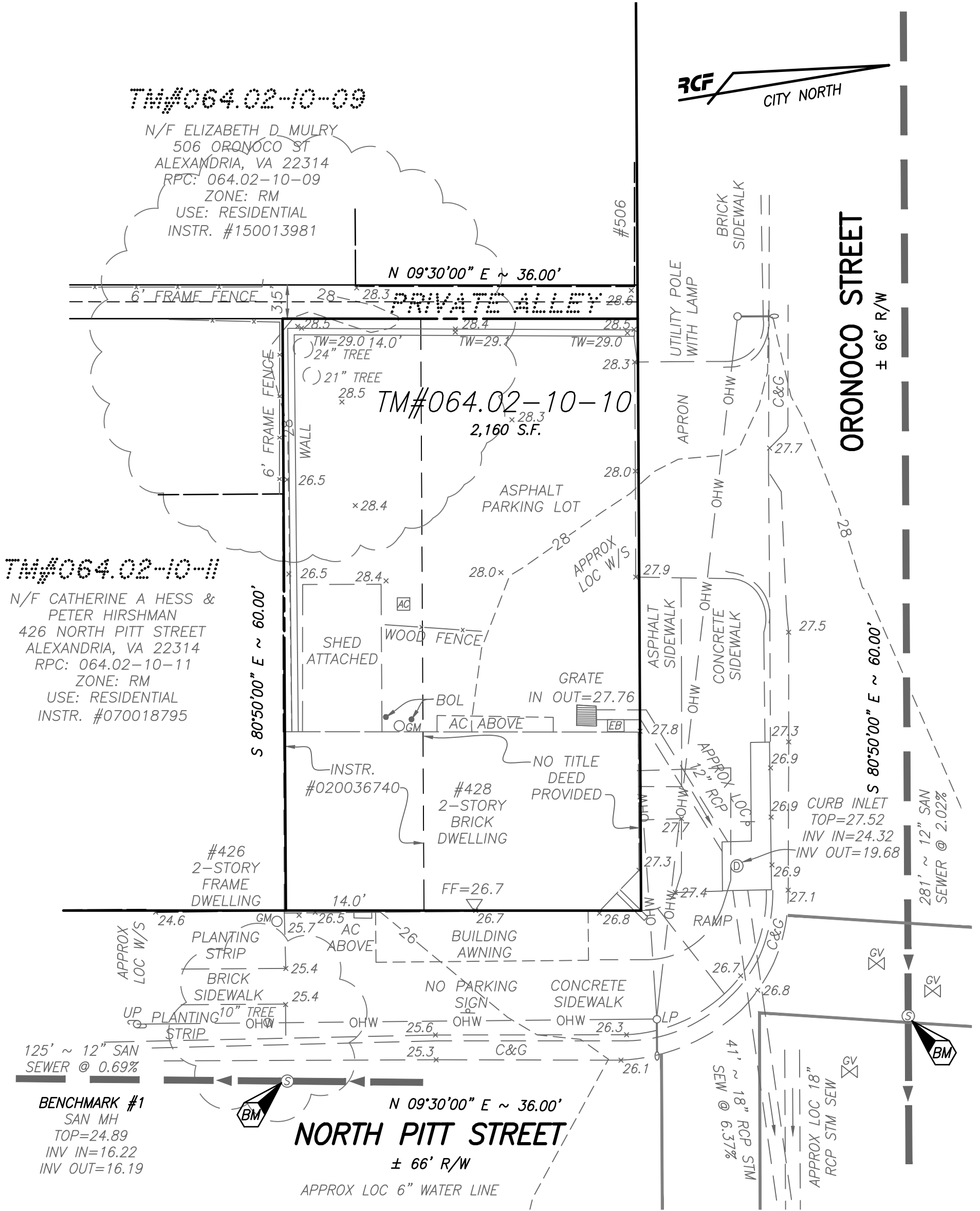
\*As discussed in the Statement of Justification, the Applicant proposes to remove the existing commercial building and associated surface parking lot on the Property and construct a townhouse dwelling.

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.  
N/A

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

See above and attached Statement of Justification.

TAX ASSESSMENT MAP NUMBER: 064.02-10-10  
PLAT SUBJECT TO RESTRICTIONS OF RECORD  
INST. #200036740  
TOTAL SITE AREA = 2,160 SF OR 0.0496 AC



EX- TREE TABLE			
Tree ID#	Trunk Diameter	Botanic Name	Description
1	24"	TREE	24 24
2	21"	TREE	21 21
3	10"	TREE	10 10

**RCFIELD**  
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700 S. Washington Street, Suite 220  
Alexandria, Virginia 22314

www.rcfassoc.com  
(703) 549-6422

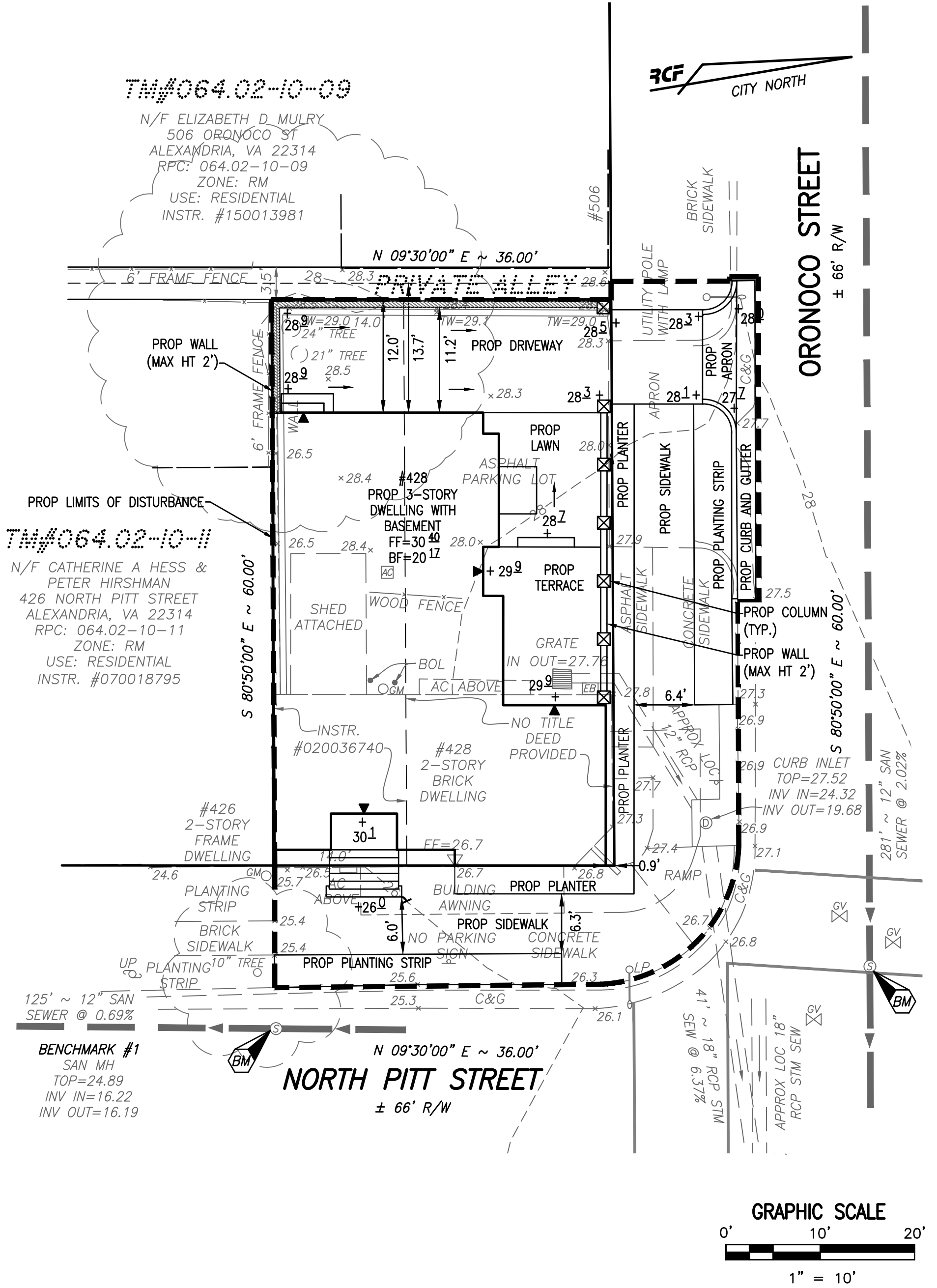
EXISTING CONDITIONS PLAT  
PROPERTY LOCATED AT  
**428 NORTH PITT STREET**  
(INSTR. #020036740)  
**CITY OF ALEXANDRIA, VIRGINIA**

DESIGN: KMB  
DRAWN: KMB  
SCALE: 1"=10'  
DATE: NOV. 2020

FILE: **20-169**

SHEET **1** OF **5**

TAX ASSESSMENT MAP NUMBER: 064.02-10-10  
PLAT SUBJECT TO RESTRICTIONS OF RECORD  
INST. #200036740  
TOTAL SITE AREA = 2,160 SF OR 0.0496 AC



**RCF**  
**FIELD'S**  
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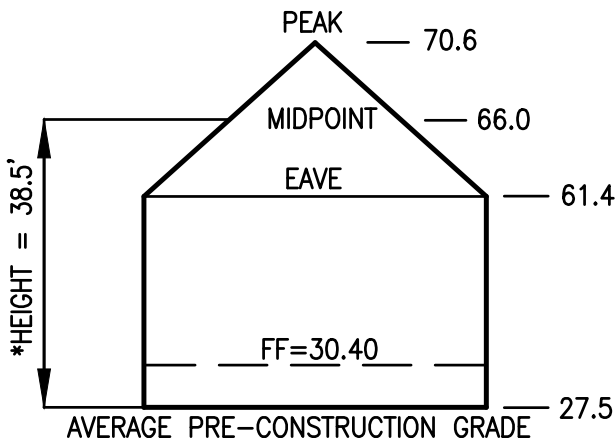
**SPECIAL USE PERMIT PLAT**  
PROPERTY LOCATED AT  
**428 NORTH PITT STREET**  
(INSTR. #020036740)  
**CITY OF ALEXANDRIA, VIRGINIA**

DESIGN: KMB  
DRAWN: KMB  
SCALE: 1"=10'  
DATE: NOV. 2020  
FILE: **20-169**  
SHEET **2** OF **5**

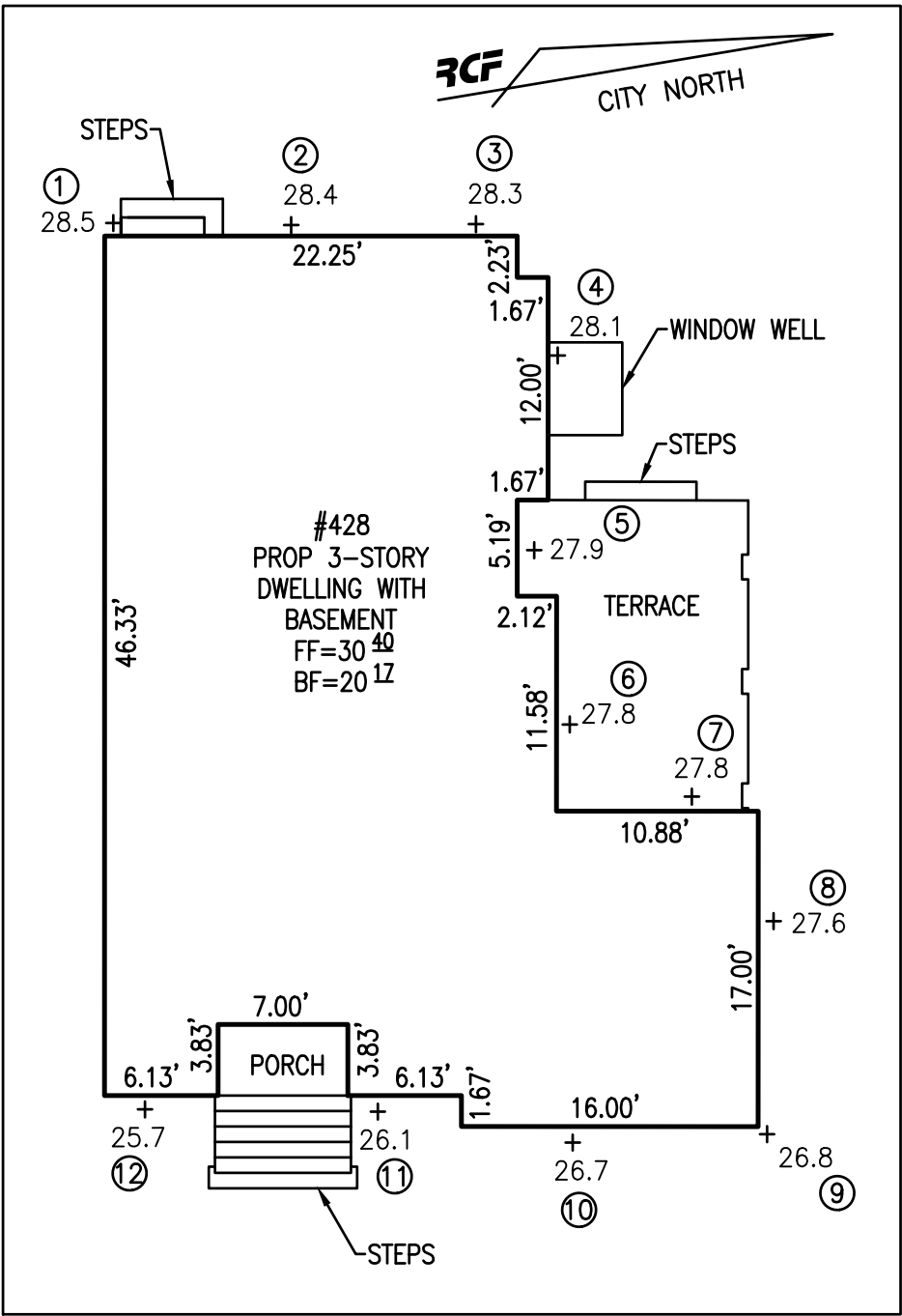
TAX ASSESSMENT MAP NUMBER: 064.02-10-10  
PLAT SUBJECT TO RESTRICTIONS OF RECORD  
INST. #200036740  
TOTAL SITE AREA = 2,160 SF OR 0.0496 AC

SPOTS	EXISTING - ELEVATION
1	28.5
2	28.4
3	28.3
4	28.1
5	27.9
6	27.8
7	27.8
8	27.6
9	26.8
10	26.7
11	26.1
12	25.7
SUM:	329.7
AVERAGE:	27.5

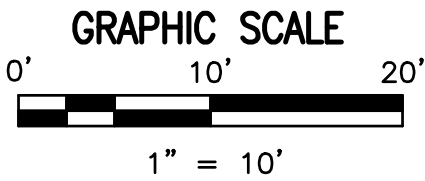
DWELLING HEIGHT DETAIL



\*NOTE: MAX BUILDING HT. 45' PER SEC. 3-1106(D) OF THE CITY ZONING ORDINANCE



AVERAGE EX. GRADE & DWELLING DETAIL  
(SCALE: 1" = 10')



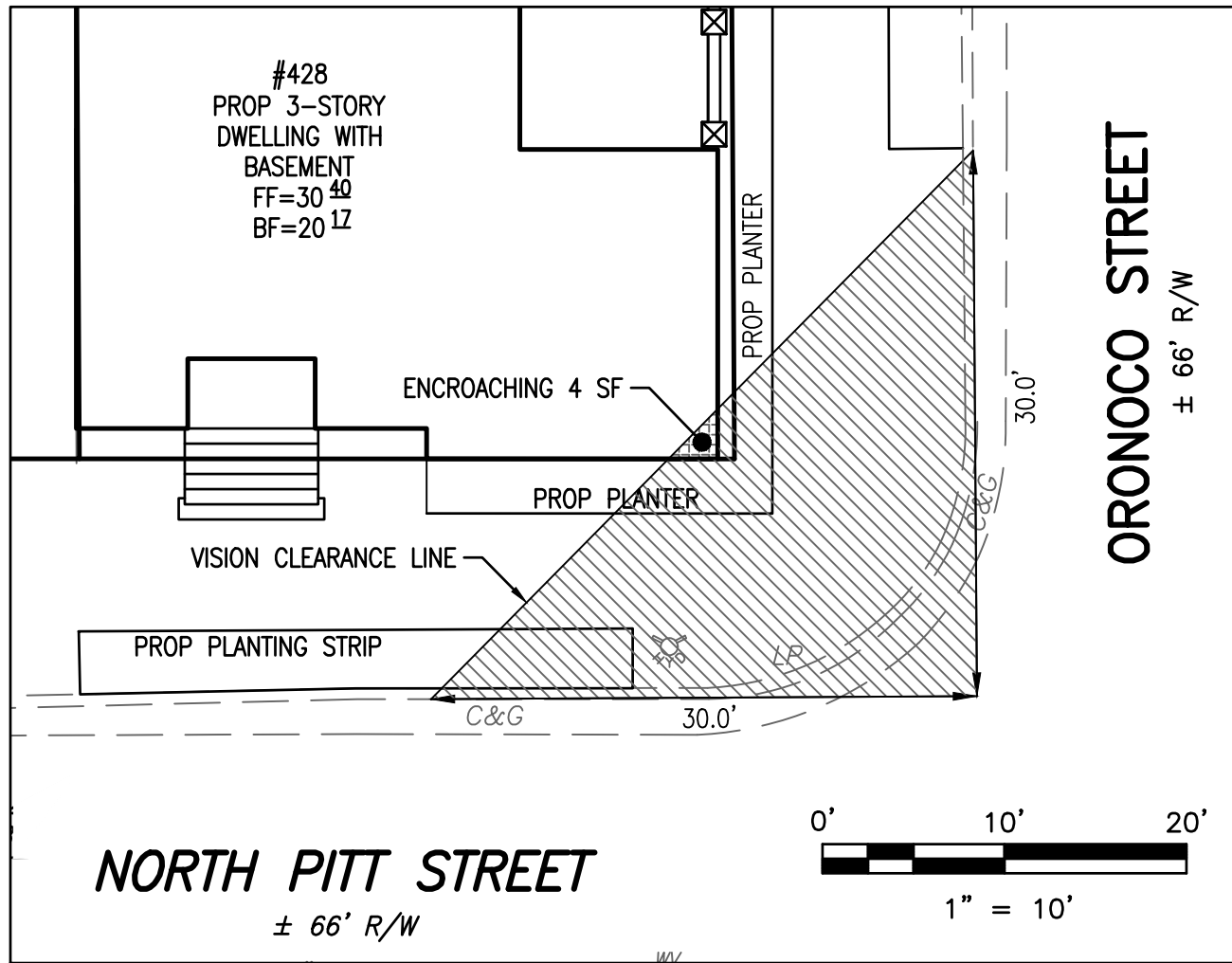
DWELLING HEIGHT CALCULATION				
AVERAGE EX. GRADE	ROOF EAVE ELEVATIONS	PEAK ROOF (HIGHEST RIDGE) ELEVATION	ROOF MIDPOINT (ROOF HEIGHT) ELEVATION	PROPOSED DWELLING HEIGHT
27.5	61.4	70.6	66.0	38.5

SETBACK REQUIREMENTS FOR DWELLING

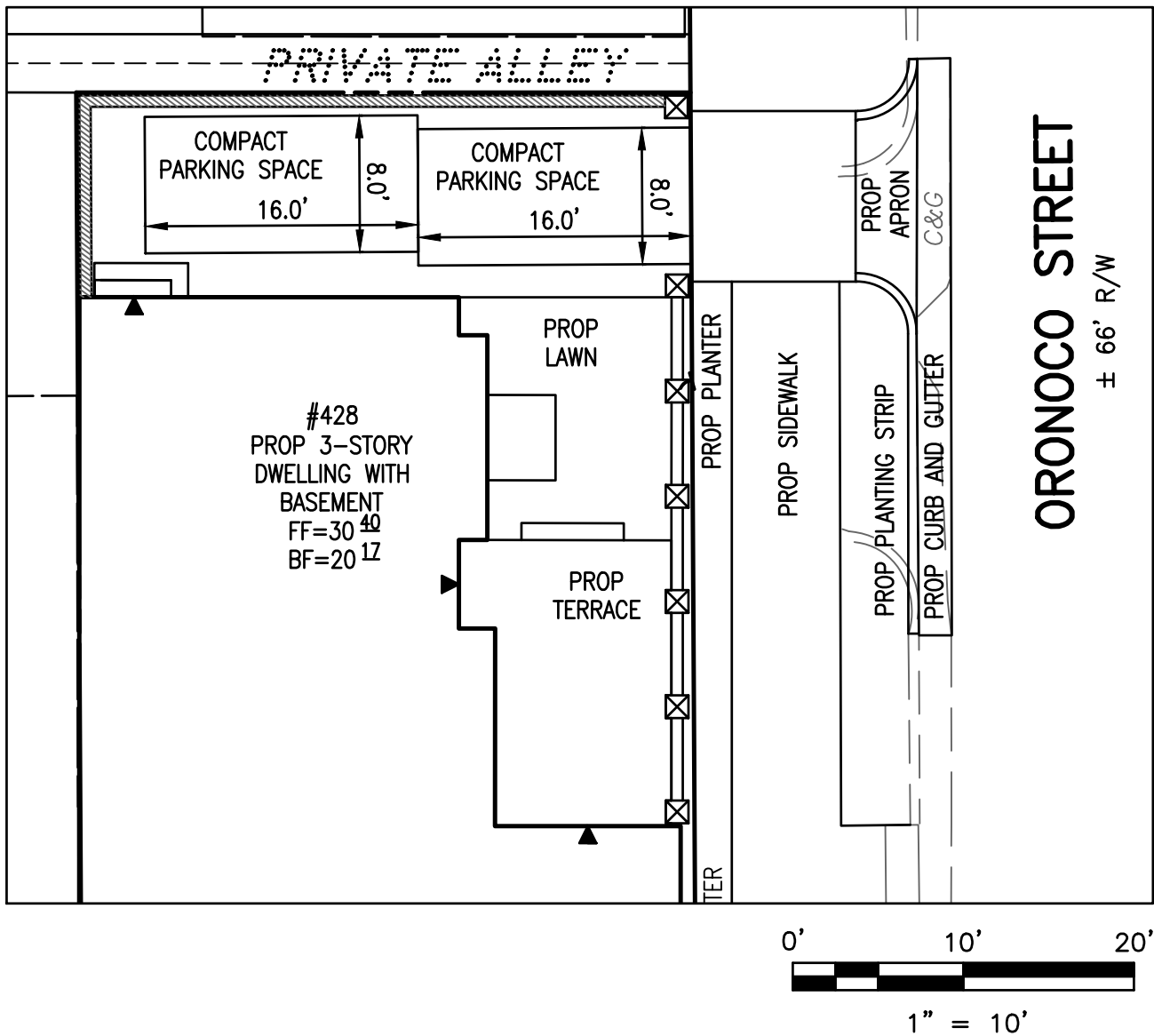
BUILDING SIDE	AVERAGE GRADE	BUILDING HEIGHT	ZONING SETBACK	SETBACK REQUIRED	SETBACK PROVIDED
REAR-(WEST)	28.4	33.0'	1:2, MIN. 16'	16.5'	13.7'

TAX ASSESSMENT MAP NUMBER: 064.02-10-10  
PLAT SUBJECT TO RESTRICTIONS OF RECORD  
INST. #200036740  
TOTAL SITE AREA = 2,160 SF OR 0.0496 AC

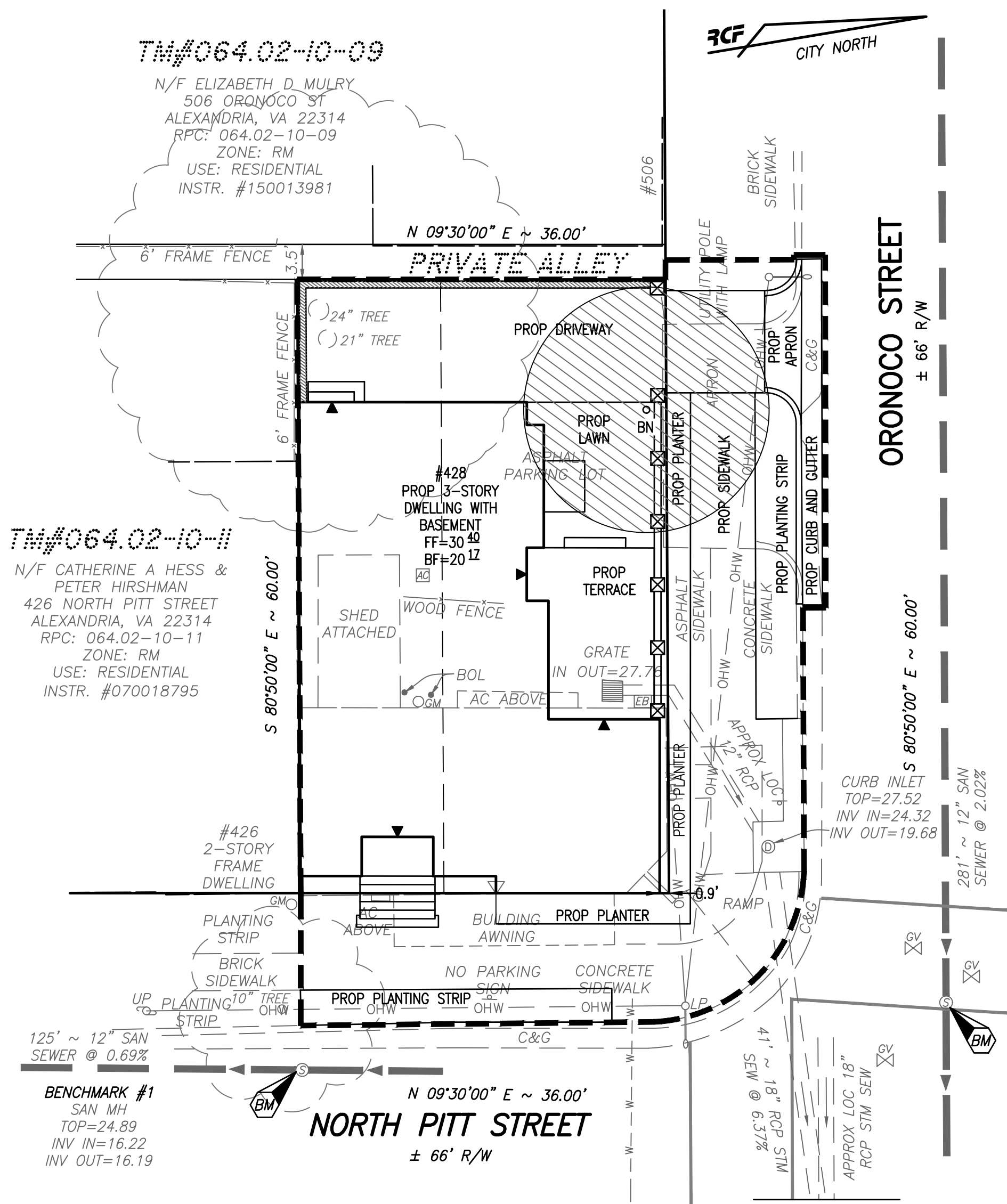
VISION CLEARANCE DETAIL  
(SCALE: 1" = 10')



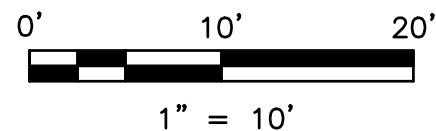
PARKING REQUIREMENT DETAIL  
(SCALE: 1" = 10')



TAX ASSESSMENT MAP NUMBER: 064.02-10-10  
PLAT SUBJECT TO RESTRICTIONS OF RECORD  
INST. #200036740  
TOTAL SITE AREA = 2,160 SF OR 0.0496 AC



PLAN KEY	QUANTITY	GENUS	SPECIES	VAR./CULTIVAR/HYBRID	COMMON NAME	CALIPER/HEIGHT	CCA PER TREE (SF)	TOTAL CROWN COVER (SF)	LOCAL/ REGIONAL (#)	EASTERN U.S. (#)	TOTAL
BN	1	Betula	Nigra		River Birch	2"-3" cal./12-14 ft. ht.	750	750	1	1	1
TOTAL	1						STANDARD TREE CCA:	750	1	1	1
									100.0%	100.0%	100.0%



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LANDSCAPE PLAN  
PROPERTY LOCATED AT  
**428 NORTH PITT STREET**  
(INSTR. #020036740)  
CITY OF ALEXANDRIA, VIRGINIA

DESIGN: KMB
DRAWN: KMB
SCALE: 1"=10'
DATE: NOV. 2020
FILE: <b>20-169</b>
SHEET <b>5</b> OF <b>5</b>





# Department of Planning and Zoning Floor Area Ratio and Open Space Calculations

**B**

## A. Property Information

A1. 428 N. Pitt Street  
Street Address RM Zone

A2. 2,160.00 x 1.50 = 3,240.00  
Total Lot Area Floor Area Ratio Allowed by Zone 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\*\*

### Allowable Exclusions\*\*

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

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

B1. **Total Gross** 0.00 B2. **Total Exclusions** 0.00

## C. Proposed Gross Floor Area

### Proposed Gross Area

Basement 1,302.00  
First Floor 1,302.00  
Second Floor 1,302.00  
Third Floor 1,093.00  
Attic  
Porches  
Balcony/Deck 188.00  
Lavatory\*\*\*  
Other

### Allowable Exclusions\*\*

Basement\*\* 1,302.00  
Stairways\*\* 254.00  
Mechanical\*\* 5.00  
Attic less than 7'\*\*\*  
Porches\*\*  
Balcony/Deck\*\* 188.00  
Lavatory\*\*\* 205.00  
Other\*\*  
Other\*\*

C1. 5,187.00 Sq. Ft.  
Proposed Gross Floor Area\*

C2. 1,954.00 Sq. Ft.  
Allowable Floor Exclusions\*\*

C3. 3,233.00 Sq. Ft.  
Proposed Floor Area Minus Exclusions  
(subtract C2 from C1)

C1. **Total Gross** 5,187.00 C2. **Total Exclusions** 1,954.00

## D. Total Floor Area

D1. 3,233.00 Sq. Ft.  
Total Floor Area (add B3 and C3)

D2. 3,240.00 Sq. Ft.  
Total Floor Area Allowed  
by Zone (A2)

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

E1. 0.00 Sq. Ft.  
Existing Open Space

E2. 300.00 Sq. Ft.  
Required Open Space

E3. 537.00 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.

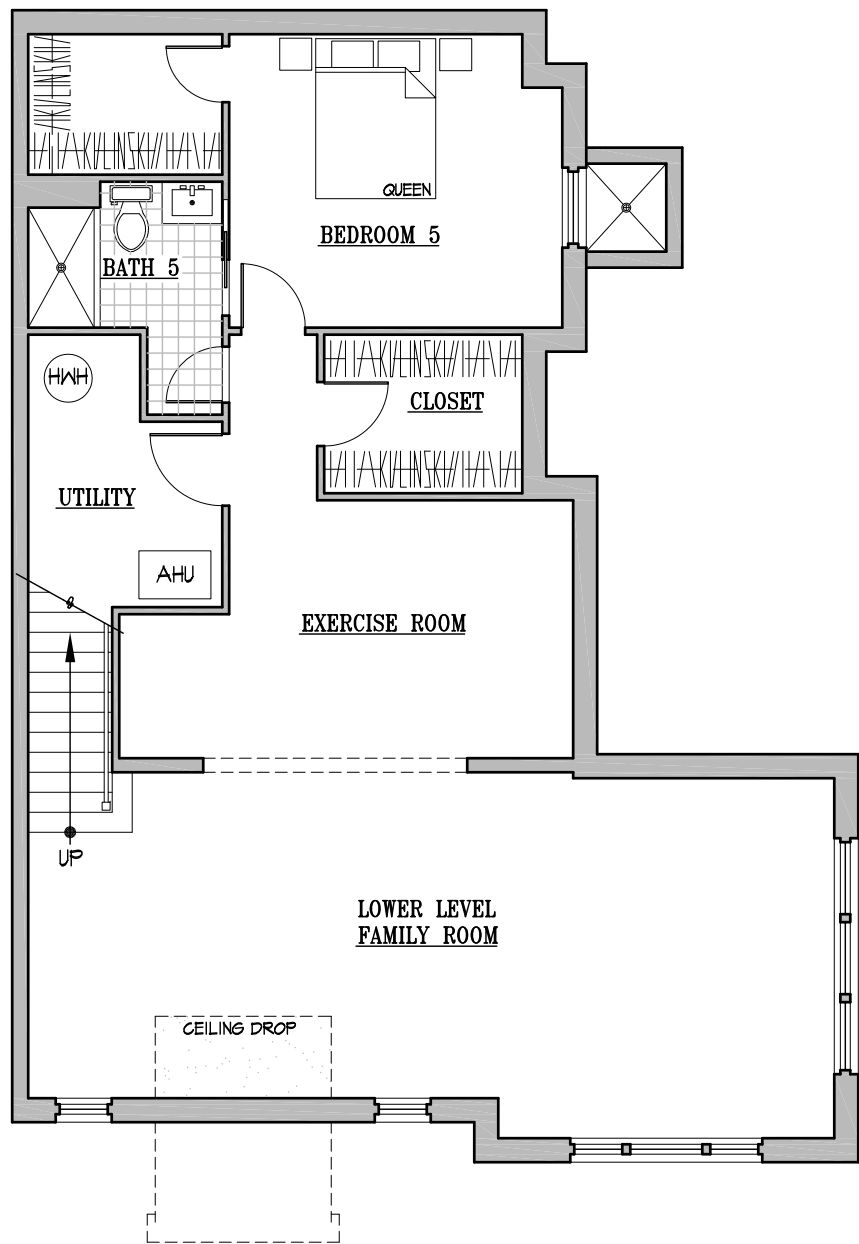
\*\*Refer to the Zoning Ordinance (Section 2-145(B)) and consult with Zoning Staff for information regarding allowable exclusions. Sections may also be required for some exclusions.

\*\*\*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.

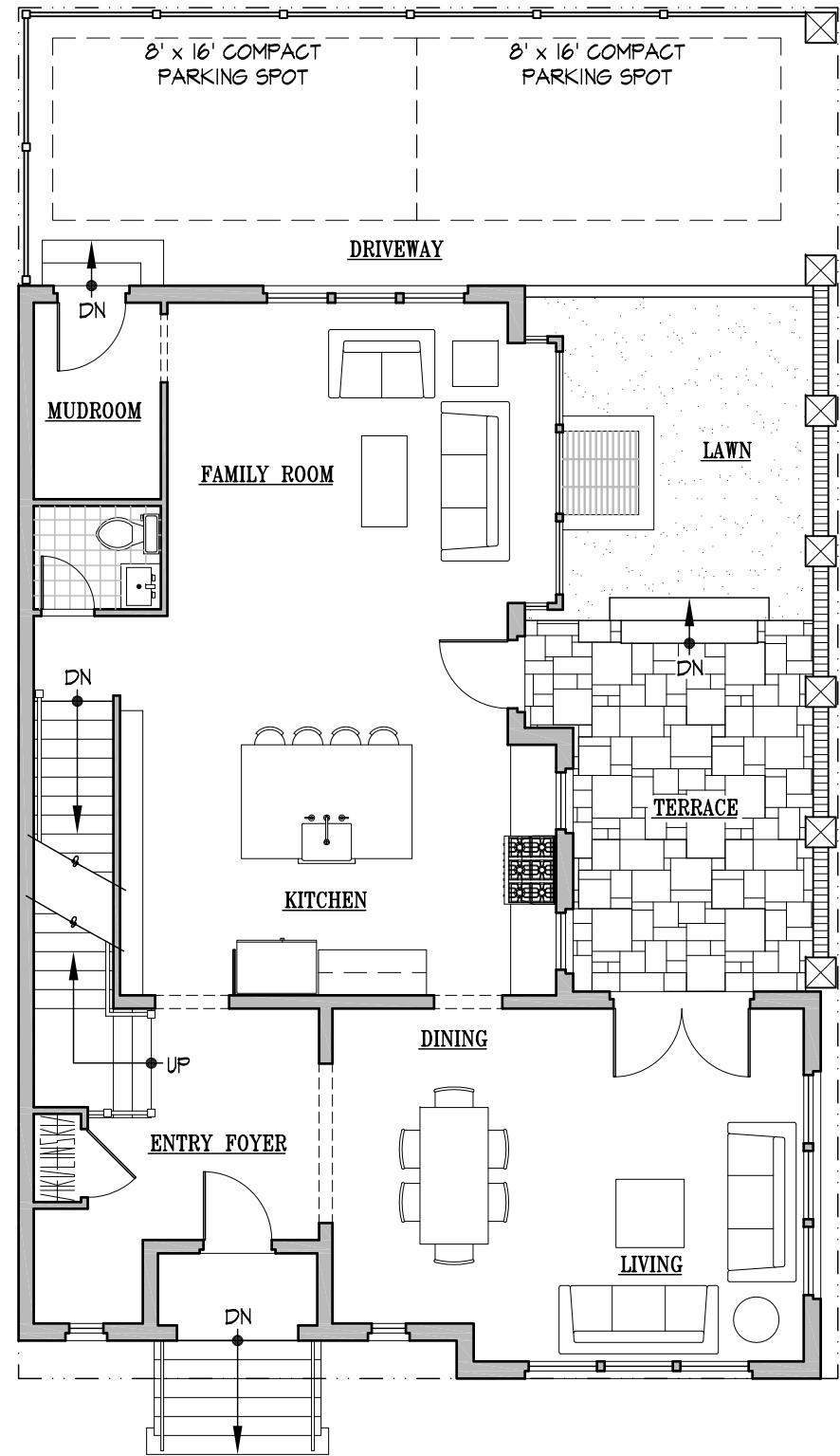
The undersigned hereby certifies and attests that, to the best of his/her knowledge, the above computations are true and correct.

Signature:

Date: 11/9/2020

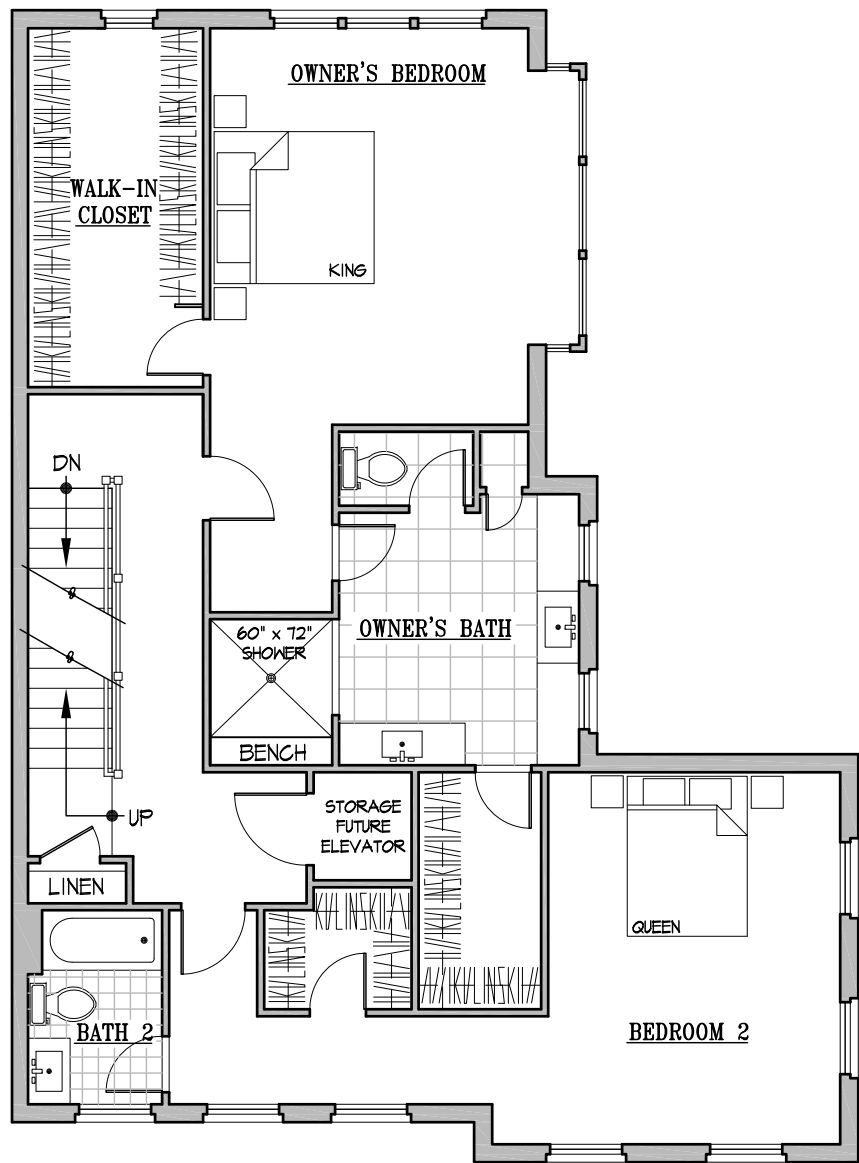


**1** PROPOSED BASEMENT PLAN  
 A1 SCALE: 1/8" = 1'-0"

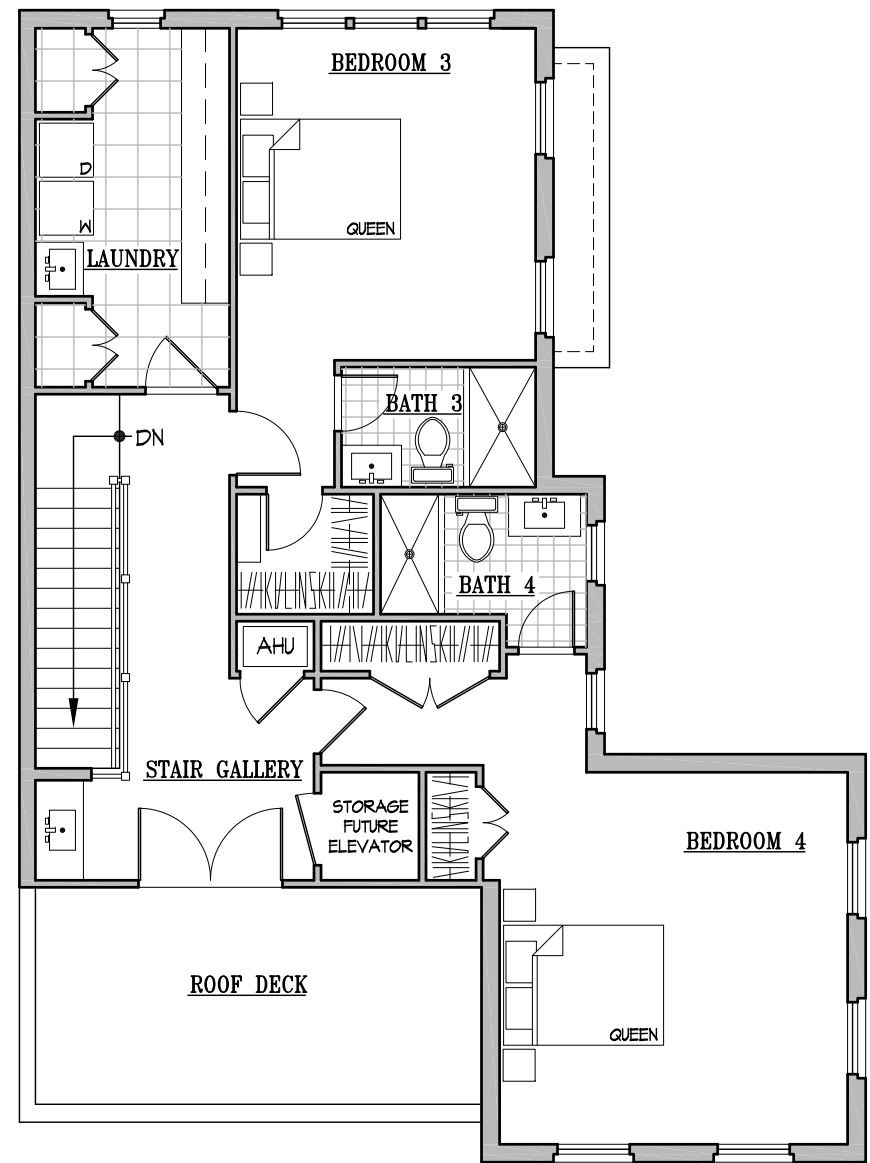


**2** PROPOSED FIRST FLOOR PLAN  
 A1 SCALE: 1/8" = 1'-0"





1 PROPOSED SECOND FLOOR PLAN  
A2 SCALE: 1/8" = 1'-0"



2 PROPOSED THIRD FLOOR PLAN  
A2 SCALE: 1/8" = 1'-0"



1

## PROPOSED FRONT ELEVATION

A3

SCALE: 1/8" = 1'-0"



2

## PROPOSED REAR ELEVATION

A3

SCALE: 1/8" = 1'-0"

428 N. PITT STREET – NEW CONSTRUCTION

22314

ALEXANDRIA, VA

428 N. PITT STREET

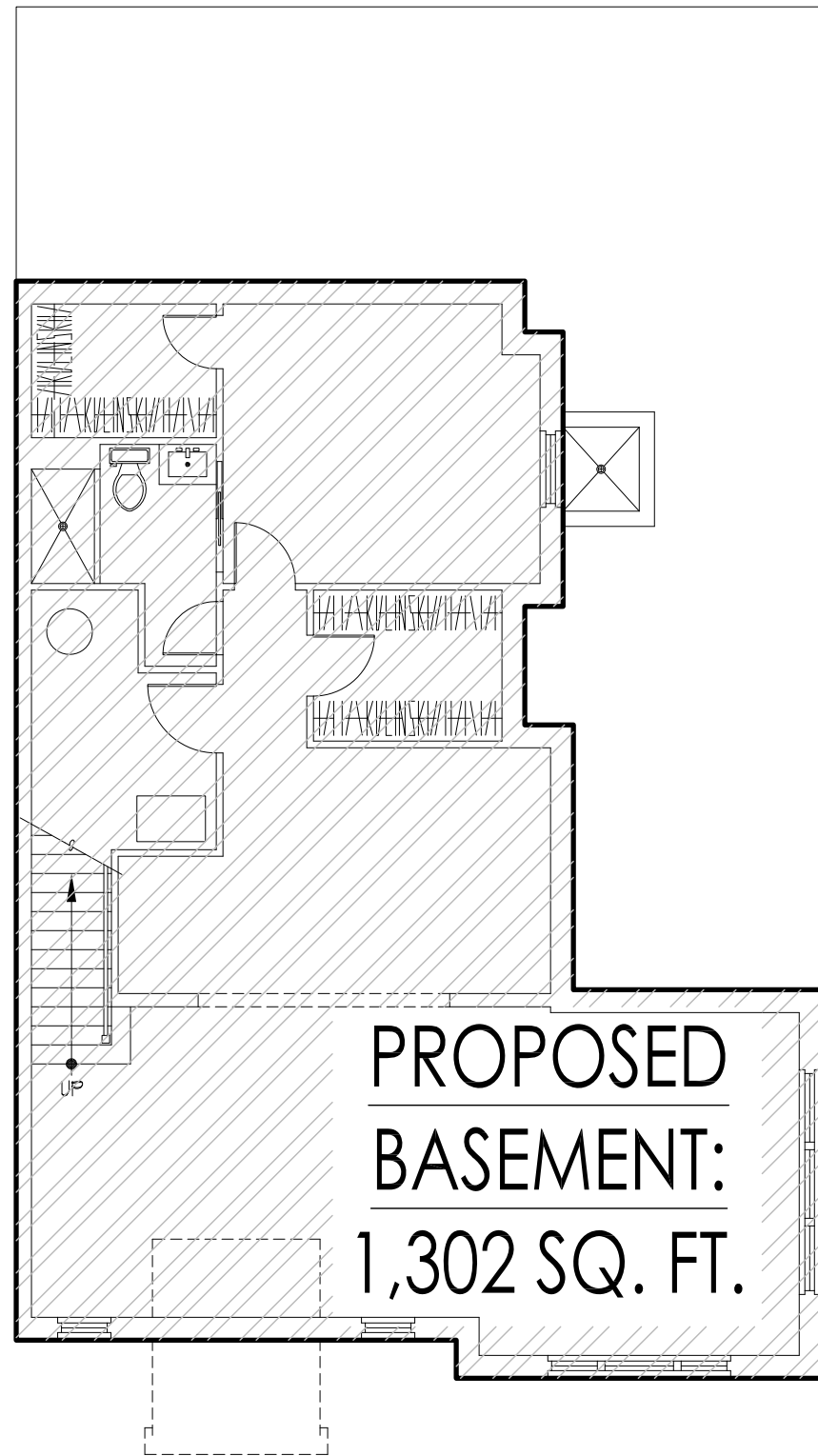
PROPOSED ELEVATIONS

SHEET NUMBER

A3



1 PROPOSED RIGHT SIDE ELEVATION  
A4 SCALE: 1/8" = 1'-0"



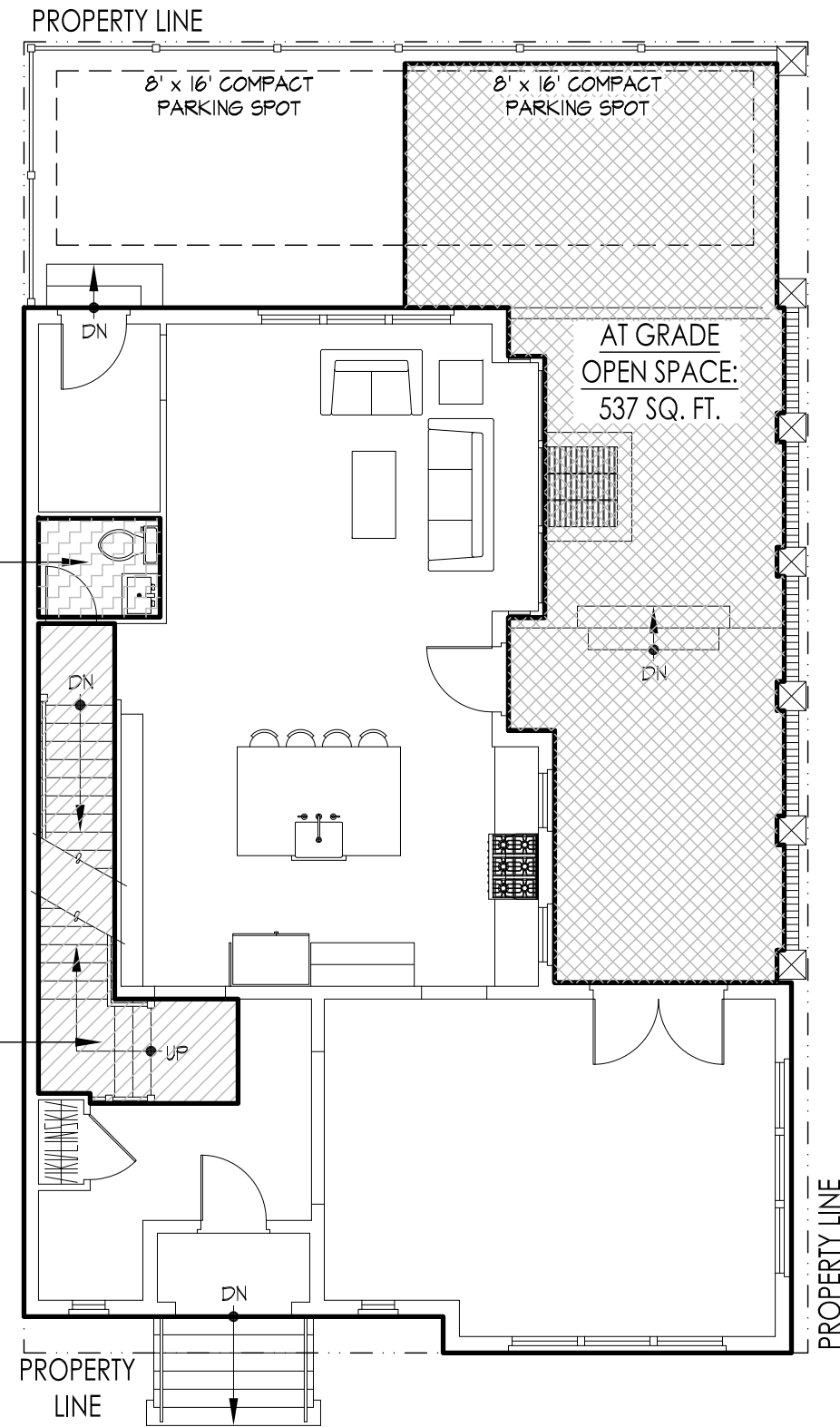
**1**  
Z1 **BASEMENT F.A.R. DIAGRAM**  
SCALE: 1/8" = 1'-0"

DRAWING KEY	
STAIRS AND LANDINGS	
MECHANICAL	
OPEN SPACE	
BASEMENT	
LAVATORY	
BALCONIES AND DECKS	

**PROPOSED  
FIRST FLOOR:  
1,302 SQ. FT.**

LAVATORY  
DEDUCTION:  
25 SQ. FT.

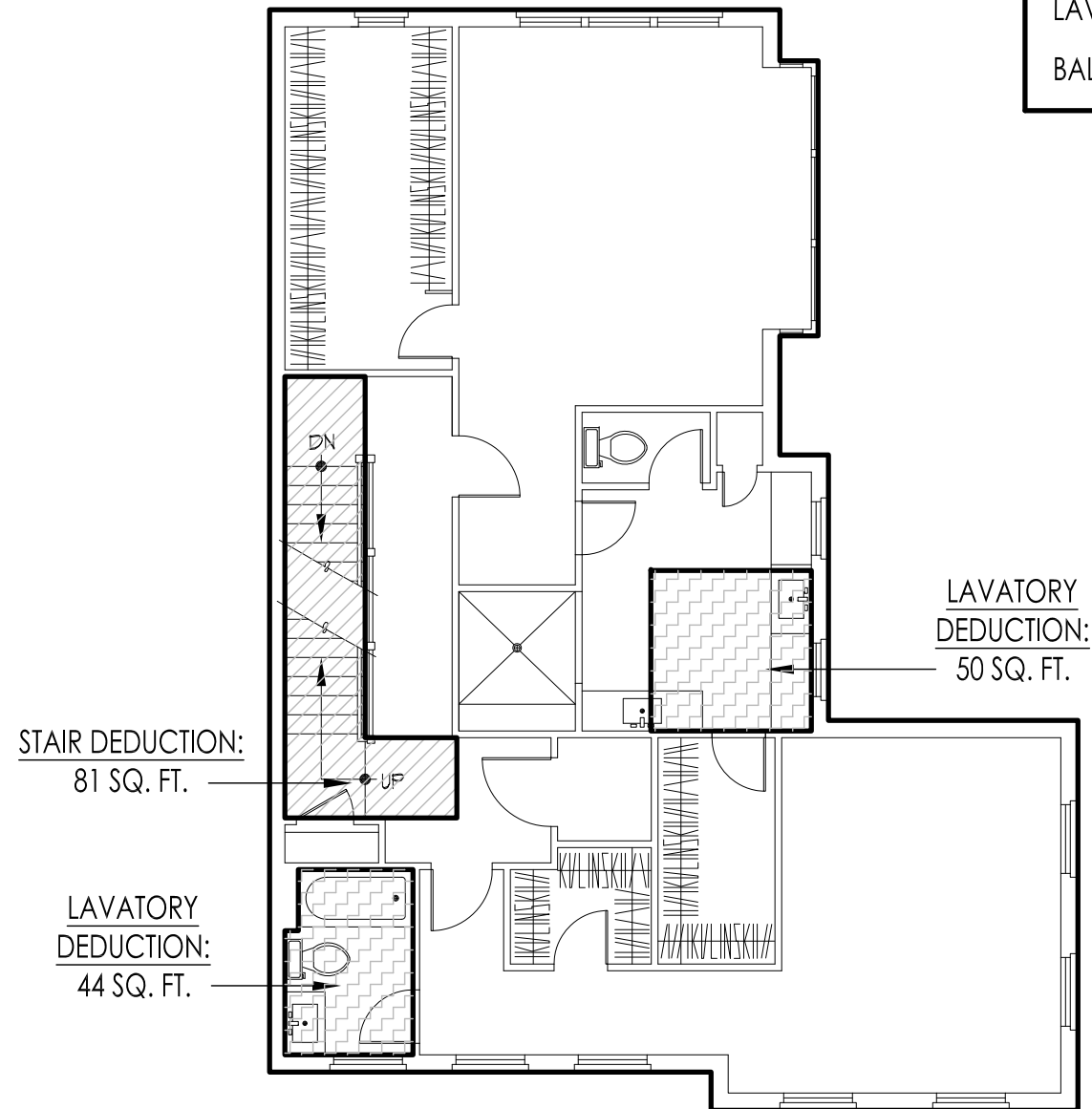
STAIR DEDUCTION:  
103 SQ. FT.



**2**  
Z1 **FIRST FLOOR F.A.R. DIAGRAM**  
SCALE: 1/8" = 1'-0"

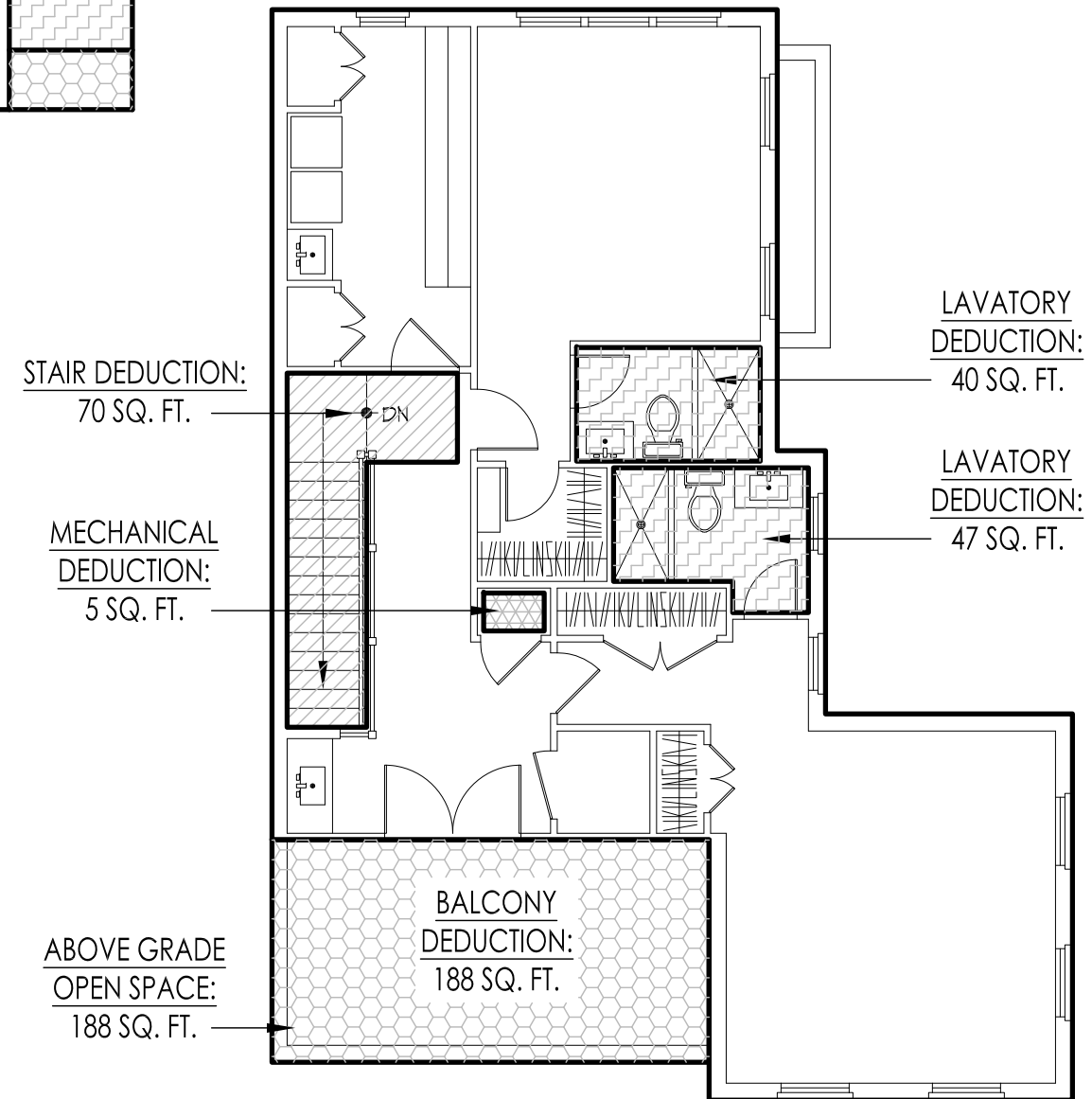
# PROPOSED SECOND FLOOR: 1,302 SQ. FT.

DRAWING KEY	
STAIRS AND LANDINGS	
MECHANICAL	
OPEN SPACE	
BASEMENT	
LAVATORY	
BALCONIES AND DECKS	



1 SECOND FLOOR F.A.R. DIAGRAM  
Z2 SCALE: 1/8" = 1'-0"

# PROPOSED THIRD FLOOR: 1,093 SQ. FT.



2 THIRD FLOOR F.A.R. DIAGRAM  
Z2 SCALE: 1/8" = 1'-0"



MODEL IMAGE  
428 N. PITT STREET





MODEL IMAGE  
428 N. PITT STREET